

Uppal Kalan Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

5 / 10

RISK: MEDIUM

Snapshot

| | |
|---------------------|--|
| Avg price per sqft | ₹0 |
| 2BHK rent / month | ₹0 |
| 5-year appreciation | 46-50% |
| Suits | Budget buyers, IT workforce, investors |
| ORR exit | — |
| ORR distance | — |

Why invest here

Uppal Kalan is an affordable locality in East Hyderabad with significant appreciation potential. The growing Uppal-Ghatkesar IT belt and ECIL employment hub drive demand from budget buyers and investors.

Infrastructure

- ECIL, DRDO and defence employment cluster
- Hyderabad Industrial Development Corporation zones
- Affordable plotted development and gated communities
- ORR East — 20 min to airport via ORR

Nearby localities

Aushapur · Mallapur · Keesara · Bibinagar · Bhuvanagiri

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<https://www.aptllok.com/en/hyderabad/uppal-kalan-real-estate-guide>100+ Hyderabad locality guides + weekly newsroom · [aptllok.com](https://www.aptllok.com)

Methodology: Investment score is computed from 6 weighted factors — price appreciation (25%), infrastructure pipeline (20%), rental yield (15%), connectivity (15%), supply pipeline (15%), and social infrastructure (10%). Full methodology at <https://www.aptllok.com/methodology>.

Data sources: HMDA layout database, Telangana RERA portal, sub-registrar transaction records (IGRS), Telangana Roads & Buildings Department, on-ground verification by AptLok analysts.

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