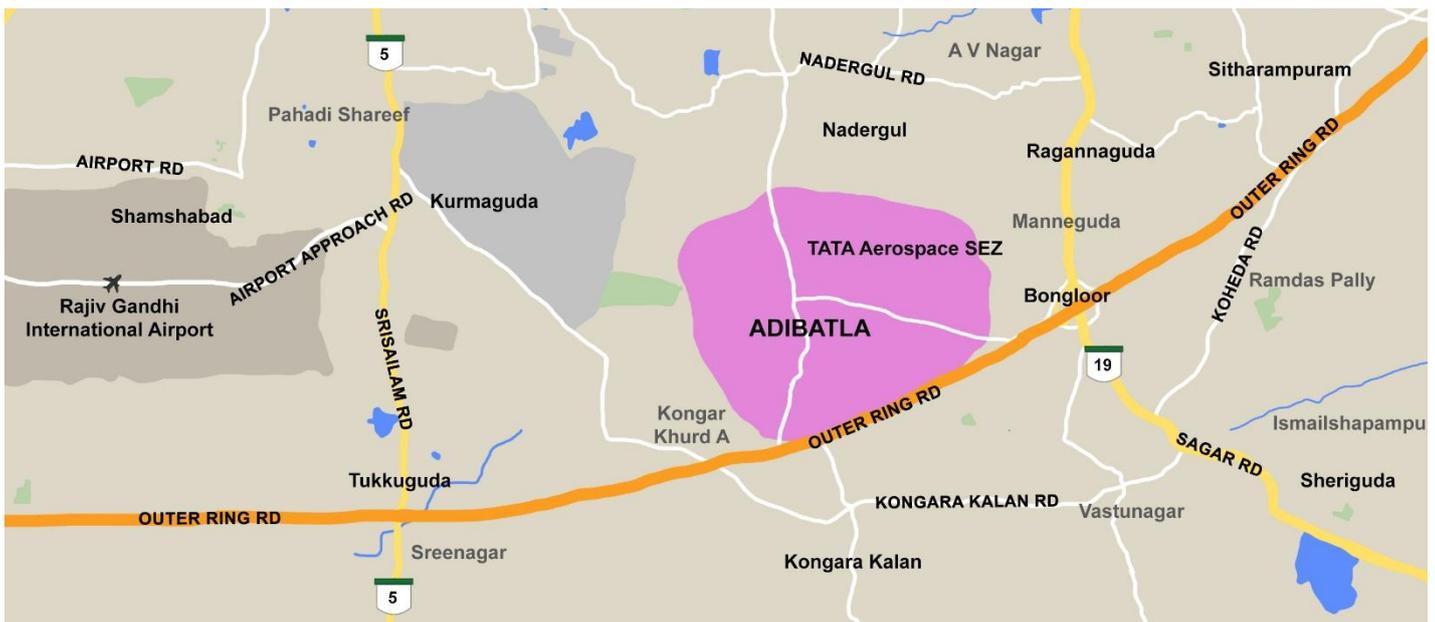


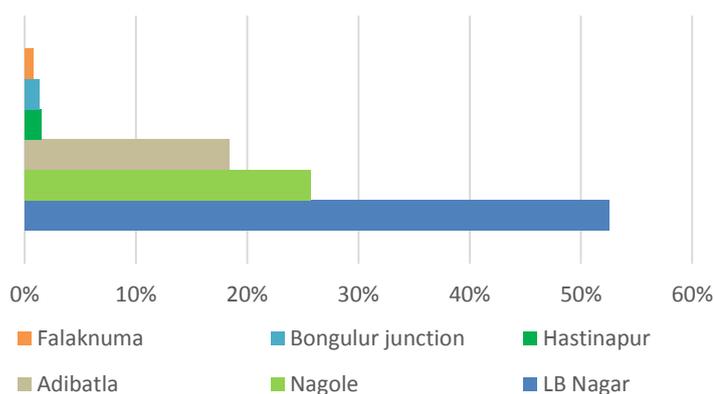
# Adibatla

Being an essential part of the Rangareddy district of Telangana, Adibatla is a tiny village located towards the southern region of Hyderabad. Named after the former Bijapure ruler- Yusuf Adil Shah, the neighborhood falls under the ITIR (Information Technology Investment Region) project. The vicinity is encircled by Bonglur in the east, Kurmaguda in the west, Nadergul towards the north and Kongar Khurd in the south.

Various SEZs like Tata Aerospace formulate this neighbourhood. Some of the important micro markets in an around Adibatla include Shamshabad, Bonglur, Falaknuma and LB Nagar.



## Locality Ranking: Adibatla



## Connectivity

- Some of the major connectors that pass through in and around Adibatla are ORR (Outer Ring Road) and State Highway 19 (Hyderabad-Nagarjuna Sagar Road)
- Apart from these arterial roads, there are many smaller roads and lanes that improve connectivity to other parts of the city
- The Falaknuma railway station which is about 17 km away is the closest railway station to Adibatla. It is a major stop where all MMTS and Express trains halt
- Kacheguda railway station is another transit point that is 21 km from the neighbourhood

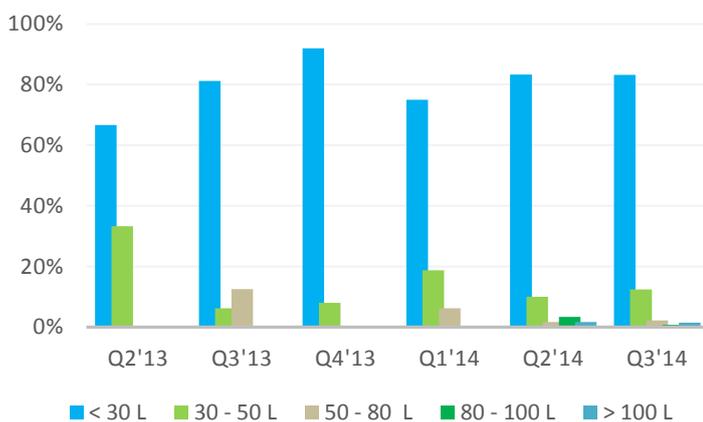
- Its proximity to the Bonglur bus stop has further improved intra-connectivity. State owned buses from here go to all the major localities of Hyderabad

## Infrastructure

- Although the vicinity does not have a metro station, the Falaknuma Metro station is cited to be the closest at 17 km
- The proposed Phase I, line II of Hyderabad Metro linking JBS (Jubilee Bus Stand) to Falaknuma is likely to complete by June 2017

- The locality is cited to have many Special Economic Zones that will host many state of the art office spaces
- Many reputed MNCs are building huge office campuses that spread over 40 acres here
- The insurgence of the IT sector is expected to create more than 26,000 employment opportunities
- To cater to their housing demands, builders are creating extraordinary homes that will accommodate many white collared professionals
- An array of educational institutions and healthcare units are available in and around Adibatla
- However, the locality does not have any shopping malls and other recreational spots
- Krishna Phase II and III project supplies 250 kilo litre of water to this locality

### Budget Preference of Buyers



- [Residential land in Adibatla](#) approved by HMDA (Hyderabad Metropolitan Development Authority) is estimated to hover over a price bracket of INR 350 and INR 880 psft
- The inexpensive prices and high ROI are luring many investors towards this region. Capital values of plots have appreciated over 15% in the past one year
- Today, apartments for sale in Adibatla are expected to cost an average of INR 2,750 psft
- Similarly, villas here are estimated to hover anywhere between INR 1,900 and INR 3,600 psft depending on the amenities and facilities offered by the builder

### About IndiaProperty.com

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### Some Facts

<b>Road Connectivity</b>	Outer Ring Road, State Highway 19
<b>Public Transport</b>	State owned bus service
<b>Distance from Adibatla</b>	Rajiv Gandhi International Airport : 19 kms Falaknuma railway station: 17 km

- The developing social infrastructure and widening of roads makes the vicinity a haven for many investors and real estate developers

### Real estate

- The neighbourhood was once a tiny village with tracts of barren land. But developments began in 2012 after Aerospace projects came up
- Cited to be another IT hub, both local and national real estate developers are attracted to properties in Adibatla
- 97% of area is occupied by residential land followed by houses standing at 1.5% and apartments at 0.5%
- The availability of land in large parcels is luring many property builders to this neighbourhood

### Unit Size Preference of Buyers

