

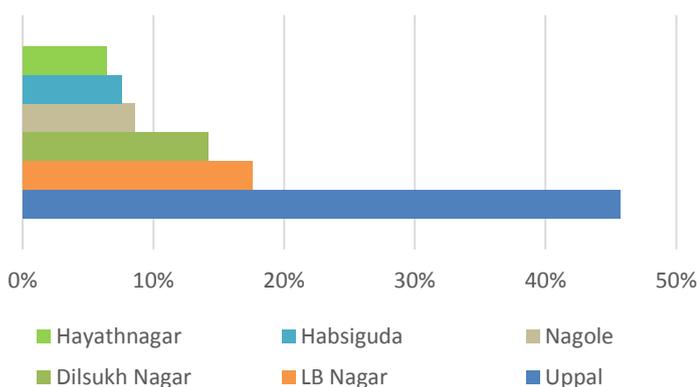
LB Nagar

Lal Bahadur Nagar or LB Nagar as its commonly known is a municipality in the Rangareddy district of Telangana State. Located towards the south-east region of Cyber city, the area falls under the 3 Circle of East Zone of Hyderabad.

Bordering Kothapet in the north, Karmanghat in the south, Saroornagar is the west and Mansoorabad towards the east- the area is cited to be one of the fastest developing residential locality. Some of the important sub localities here are Vivekananda Colony, RTC Colony, Alkapuri, Ramakrishnapuram and NTR Nagar.



Locality Ranking: LB Nagar



Connectivity

- Some of the major connectors that pass through this vicinity include National Highway 9 and Inner Ring Road
- Apart from these arterial roads, there are many roads like Nagole Road, Siris Road, Nagarjuna Sagar Road and Kothapet Road that improve intra-connectivity
- TSRTC (Telangana State Road Transport Corporation) buses ease access to other parts of the city
- Despite the Hyderabad International Airport being 24 km away, flyers can reach the airport in less than an hour via the Inner Ring Road and Srisailem Highway

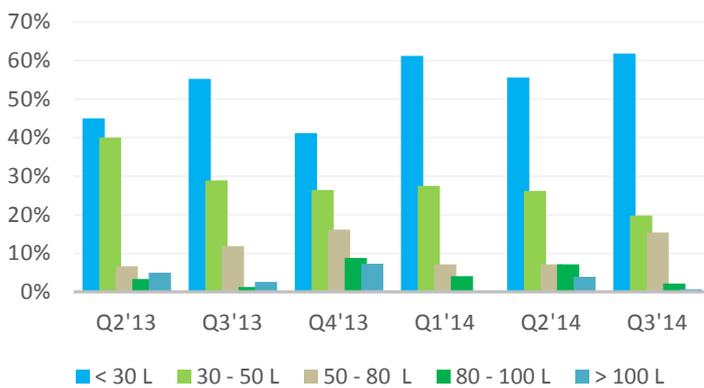
- Kacheguda railway station which is the closest major station to LB Nagar is about 11 km away
- The nearest MMTS (Multi-Modal Transport System) station from this neighbourhood is located in Malakpet at a distance of 9 km

Infrastructure

- The upcoming Phase I, line I of Hyderabad Metro linking LB Nagar to Miyapur is cited to have 26 stations that will ease networking to establish areas like Nampally, Kukatpally, Assembly and Dilsukh Nagar
- The proposed Phase II line of the metro will be extended from LB Nagar to Vanasthalipuram. The construction for this line will begin this year

- Although the residents here face water shortages, the proposed JNURM (Jawaharlal Nehru Urban Renewal Mission) project will provide drinking water to not just LB Nagar but also to other areas like Kapra, Kukatpallu, RC Puram and Serilingampally
- Newly laid pipelines will draw water from the Osmansagar reservoir
- The metro constructions are leading to high traffic bottlenecks during peak hours
- The vicinity is plagued with petty crimes. Recent records have documented the most number of crime incident in this region
- The neighbourhood's proximity to many industrial zones is another major concern for residents as the pollution level always remain high

Budget Preference of Buyers



- There is an inherent demand for 2 and 3 BHK [apartments in LB Nagar](#)
- In a span of two years, apartments here have appreciated over 26%. Ongoing prices for apartment that spreads over 1,000 sqft is expected to cost an average of INR 3,000 psft
- Capital values of residential [plots in LB Nagar](#) have escalated over 33% and plots today cost anywhere between INR 700 and INR 1,500 psft
- Similarly, the growing demand for villas too has pushed property prices to soar. On an average a 2 BHK villa is estimated to cost INR 3,800 psft
- The economical prices have ensured the rental market remains robust. Independent homes for rent generate rental yields anywhere between INR 7 and INR 10 psft per month

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Some Facts

Road Connectivity	Inner Ring Road and National Highway 9
Public Transport	TSRTC bus service and proposed Metro connectivity
Distance from LB Nagar	Airport : 24 km Kacheguda railway station: 11 km

- Illegal building constructions were on the rise in LB Nagar, however the recent checks conducted by the Hyderabad Municipal Corporation has issued many notices which have helped curtail this issue
- The existence of many recreational spots and popular eater joints, malls, schools, colleges and health-care units have lured many to shift base here

Real Estate

- The proposed Hyderabad Metro project has played a pivotal role in flourishing the localities realty sector
- 45% of residential properties in this micro market are multi-storey apartments, followed by independent homes at 40%, plots at 14% and villas at 1%
- Working professionals from nearby IT parks are showing keen interest in investing in properties here
- Compared to its neighbouring localities, property prices here are very economical, thereby making the demand and supply ratio stand at 80:20

Unit Size Preference of Buyers

