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As India advances towards its Vision 2047 goals, 2026 is set to be a defining year where infrastructure quality, execution discipline, and capital efficiency will matter more than project scale alone. The infrastructure and real estate sectors are entering a phase of structured growth, driven by enhanced connectivity, policy support, and technology-enabled development. Over the past year, development momentum has expanded beyond metro-centric markets to emerging micro-markets and regional cities. It reaffirming the critical role of infrastructure in shaping real estate value. Premium and luxury housing continued to lead demand, reflecting a clear shift towards quality, lifestyle, and thoughtfully designed spaces. Alongside residential assets, commercial real estate, logistics, data centres, integrated townships, and the growing visibility of SM-REITs signal a maturing appetite for structured, income-generating investments.

Despite this positive momentum, challenges such as fragmented planning, coordination bottlenecks, execution delays, financing gaps, and regulatory pressures remain. Timely execution and integrated decision-making will be the true differentiators in the year ahead across development projects. Bridging policy intent with on-ground delivery will require closer alignment between public investment, private capital, and professional project management.

Looking ahead, 2026 is expected to focus on infrastructure-led, quality-driven, and investor-ready development. Tier 2 and 3 cities will increasingly complement metro expansion, supported by improved connectivity and strategic infrastructure investments. Redevelopment, mixed-use urban projects, and human-centric planning will shape future-ready neighbourhoods. Wider adoption of GIS and BIM enabled workflows will enhance planning accuracy, risk visibility, and delivery efficiency. Also with these, digital registration of all properties for title document and, rationalization of development fees for affordable properties will also be expected in the coming year. Beyond adoption, institutionalising data-driven governance will be essential to ensure transparency, accountability, and predictable outcomes across the project lifecycle.

In 2026, the infrastructure and real estate sectors will reward organisations that plan strategically and execute with discipline. The focus will be on building high-quality, sustainable assets with predictable outcomes. This approach will deliver long-term value for investors, developers, and urban communities alike.

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CEO at GHR Infra



2026 will mark a fresh beginning for Hyderabad's real estate sector, driven by even better infrastructure and emerging job hubs that make life easier for families and investors. With the completion of new ring roads and metro lines extending to rapidly growing areas like Kokapet and the south side, commuting times will be slashed, making these neighborhoods more desirable for homebuyers. People are moving away from chasing quick returns and are now focusing on homes they can truly live in, spacious apartments and villas in well-planned, safe neighborhoods with parks, schools, and essential amenities nearby. As more IT and pharma professionals flock to the city, rental prices are rising, making owning a home a more sensible option than renting for the long term.

The real estate market feels balanced and stable, with people opting for locations that are well-connected to offices, shopping areas, and schools, rather than distant and unconnected plots of land. The south and western parts of the city will be at the forefront of growth, with new job opportunities arising from tech parks, industrial hubs, and commercial developments. Property prices may rise slowly in established neighborhoods, rewarding those who opt for homes that are ready for occupancy rather than speculative investments. Hyderabad is not only building high-rise buildings but is focusing on creating liveable spaces for families, where children can play and families can thrive. For 2026, the best investment will be in areas with strong connectivity and proximity to emerging job hubs—locations that offer lasting value over time.