

**Information with respect to the Land parcel**

<b>Sl.</b>	<b>Particulars</b>	<b>Details</b>
1	Village	Kukatpally
2	Mandal	Bal Nagar
3	District	Ranga Reddy
4	Sy No.	981
5	Extent	4.2
6	Distance from Shamshabad Airport	40 Kms
7	Distance from outer Ring Road	20 KMs
8	MMTS Railway Station	at a distance of 1/2 KM (Hitech City Railway Station)
9	Key Land Marks	Hi-Tech City, NAC, IJM & APHB and INDU & APHB Joint Projects. No of Multiplexes are up coming around the site
10	Educational Institutions	JNTU 1 KM, GRIET 4 KM, Other Private Engineering and all other Colleges, Schools etc.
11	Hospitals	Remedy Hospital at 1 KM
12	Nearby Townships	KPHB Colony, Rain Tree Park , INDU & APHB Joint Ventures
13	Roads / Access	80 Ft wide Internal Sector Road (at a distance of 3.5 Kms from NH-9)
14	Water Resouces	Ground Water Level - at a depth of 200' -0' and 400 MM and 600 MM Manjera water main lines laid along the JNTU Road passing though the site.
15	Sewerage and Drainage	Trunk Sewer Network laid along the JNTU Road
16	Electrical Lines	Can be connected to nearby 33 KV electric sub-station located at JNTU Road
17	Land title	Owned (Alienated by APHB vide sale deed no. 6739/2007 dated 29.09.2007)
18	Permissable Developments	Residential (High Rise + Low rise), IT Park, Commercial, Hospital etc.,
19	Permissable Total Built Up area	80000 Sq Ft per Acre

<b>Boundaries - Sy No.981</b>	
North	Sy No.980 & 982
South	Railway Line
East	Sy No.984 & 983
West	Sy No.979

<b>SWOT Analysis:</b>	
<b>Strengths</b>	Enjoys good visibility and frontage along the 80ft wide internal sector road
	Subject property lies in the established growth corridor with Hightech City with in its vicinity
	It has all requisite trunk facilities
	Reasonable number of catchment polulation in the neighbourhood belong to higher income groups
<b>Weaknesses</b>	Subject property is located off 120 ft wide JNTU road and is approximately 3.5 Kms away from NH-9
	Irregular shape of the land parcel may reduce development efficiency
	Relatively undulating site topography may result in additional filling, levelling leading to higher development costs.
	Nearness to railway line will act as a source of sound pollution
<b>Opportunities</b>	Upcoming residential developments in the neighborhood may act as a catalyst for potential development on the subject property
<b>Threats</b>	The Subject site can face a fair degree of competition from the proposed residential developments with in the vicinity.