

**Information with respect to the Land parcel**

<b>Sl.</b>	<b>Particulars</b>	<b>Details</b>
1	Village	Malkajgiri
2	Mandal	Malkajgiri
3	District	Ranga Reddy
4	Sy No.	222, 223
5	Extent (in Acres)	13.45
6	Distance from Shamshabad Airport	45 Kms
7	Distance from outer Ring Road	6 KM
8	MMTS Railway Station	10 KMs (Secunderabad Railway Station)
9	Key Land Marks	Subject site is located in Malkajgiri Village abutting Sanath Nagar - Moulali Railway lane. The Site lies at an approximate distance of 250 Mts from the Neredmet X Roads and lies adjacent to Bhavya's Private Residential Colony
10	Educational Institutions	Numerous educational institutions at a distance of 3 KMs at A.S.Rao nagar
11	Hospitals	Number of Hospitals situated in A.S.Rao Nagar at a distance of 3 Kms
12	Nearby Townships	Subject site is in the well developed residential Zone of Hyderabad City
13	Roads / Access	30 ft Balajinagar Colony road
14	Water Resouces	The site enjoys assured Municipal Water Supply and Ground Water is also available
15	Sewerage and Drainage	Sewerage and Drainage conditions have been developed but may be difficult to access as the base of the site is -50 ft from the access point
16	Electrical Lines	The site enjoys assured power supply from the power lines available in the vicinity of the site
17	Land title	Owned (Transferred by GoAP vide G.O.Ms.No. 1558, Rev. (Assn.V), dt. 19.12.2010)
18	Permissable Developments	Residential and Commercial
19	Permissable Total Built Up area	100000 Sq Ft per Acre

<b>SWOT Analysis:</b>	
<b>Strengths</b>	Enjoys good visibility from Railway Line
	Ground Water is potable
	The site has all requisite infrastructure in place
<b>Weaknesses</b>	Subject property does not have direct access to the Malkajgiri main road and is located at an approximate distance of 250 ft from the main road.
	The site does not have proper access
	base of the site is -50 ft from access point and thereby may create problems in accessing the sewerage and drainage infrastructure
	The Highly undulating topography of the site as well as the abandoned quarries that require filling may result in higher development costs
	Nearness to railway line will act as source of noise pollution
<b>Opportunities</b>	Existing residential developments in the vicinity of the site may act as Catalyst for the potential development of the subject property
	Reasonable number of catchment population in the neighbourhood of the site belongs to middle to higher income groups
	Site falls in the growth corridor
<b>Threats</b>	The potential development on subject site may face fair degree of competition from the proposed residential developments in the vicinity

**SITE MAP**

