

Information with respect to the Land parcel

Sl.	Particulars	Details
1	Village	Malkajgiri
2	Mandal	Malkajgiri
3	District	Ranga Reddy
4	Sy No.	278
5	Extent (in Acres)	7.62
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 30 ft proposed road, which intersects ECIL-Secunderabad main road at an approximate distance of 250 Mts away from the site
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 proposed road, intersecting 150 ft ECIL-Secunderabad Road
14	Water Resouces	Manjeera Watersupply is available in the neighbourhood of the site
15	Sewerage and Drinage	Sewerage and Drainage conditions have been developed but may be difficult to access as the base of the site is -70 ft from the access point
16	Electrical Lines	The site enjoys assured power supply from APCPDCL and APSEB
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	75000 Sq Ft per Acre

SWOT Analysis:	
Strengths	Site lies at an approximate distance of only 250 mts from ECIL-Secunderabad main road
	It has all the requisite infratructure i.e. water supply, power supply, sewerage and drainage
Weaknesses	Subject property does not have direct access to the ECIL-Secunderabad Main road
	The highly undulating topography of the site and the abandoned quarries that require filling may result in higher cost of construction
	The visibility of the site is obstructed by the proposed police station and the upcoming police colony
	The base of the site lies at -70 ft from access point and thereby may create problems in accessing the sewerage and drainage infrastructure
Opportunities	The Subject property lies in close proximity to residential plotted developments
	Existing residential plotted developments in the vicinity of the site may prove beneficial for the proposed development on the subject property
	Reasonable number of catchment population in the neighbourhood of the site belongs to middle to higher income groups
Threats	The potential development on subject site may face fair degree of competition from the proposed residential developments in the vicinity
	The present encroachment on the site may act as an obstacle for the proposed development on the site

SITE MAP

