

Information with respect to the Land parcel

Sl.	Particulars	Details
1	Village	Kurmalguda
2	Mandal	Saroor Nagar
3	District	Ranga Reddy
4	Sy No.	80/4, 5, 80/6/1, 2, 80/17, 18, 19
5	Extent	23.73
6	Distance from Shamshabad Airport	15 KMs
7	Distance from outer Ring Road	8 KMs
8	MMTS Railway Station	8 KMs
9	Key Land Marks	The Subject site is located on right hand side while travelling at an approximate distance of 2 Kms from RCI Road and net to ATC, Jayabheri Layout
10	Educational Institutions	-
11	Hospitals	-
12	Nearby Townships	Jayabheri Enclave, Viswa Valley, SVR Enclave etc.,
13	Roads / Access	15 Ft wide Kurmalguda Village Road, which branches out of RCI Road. Nagarjuna Sagar road is at a distance of 8 Kms from the subject site.
14	Water Resouces	Ground Water Available. Trunk infrastructure to be provided by Hyderabad Metro Water Supply and Sewerage Board (HMWSSB)
15	Sewerage and Drinage	To be developed by the relevant Govt Agency (HMWSSB)
16	Electrical Lines	To be developed by APSEB
17	Land title	Owned (Alienated by APHB vide sale deed no. 11617/07 dt. 27/12/07)
18	Permissable Developments	Residential and Commercial etc.,
19	Permissable Total Built Up area	46500 Sq Ft per Acre

Boundaries	
North	APSRC Limited, lands
South	Village Boundary of Mallapur
East	Firangi Nala
West	Sy. No.80/16 (part), APSRC Ltd Land

SWOT Analysis:	
Strengths	Subject site is a large contiguous land parcel and thus allows development of wide product mix options
	The subject site is located in fair proximity to defense area and thus enjoys clean and peaceful surroundings
	Residential Township Ventures like Vishwa Valley and SVR Enclave in close proximity will enhance the value of the subject site.
	Proximity to International Airport will enhance the value of the subject site
Weaknesses	Subject site has an undulating and rocky terrain and thus will have a minor impact on the scope of the development
	Given the terrain of the subject site, additional outflow would be involved in site development and construction activities
	Site is located away from the CBD of the city
	Subject site is located away from the Transportation nodes.
Opportunities	Close proximity to International Airport is expected to generate potential demand for proposed developments on the subject site
Threats	Proposed residential development by other developers in proximity to the subject site may create temporal condition of over supply