

**Information with respect to the Land parcel**

<b>Sl.</b>	<b>Particulars</b>	<b>Details</b>
1	Village	Jalpally
2	Mandal	Saroor Nagar
3	District	Ranga Reddy District
4	Sy No.	124
5	Extent (in Acres)	8.00
6	Distance from Shamshabad Airport	12 Kms (2 KMs from Boundary)
7	Distance from outer Ring Road	2 KM
8	MMTS Railway Station	10 KMs (Falaknuma Railway Station)\
9	Key Land Marks	Subject site is located in Sy.No.124 of Jalpalli Village and is only 3 KMs away from Shamshabad International Airport. The site is also near to Sarhad Varthiya Darga
10	Educational Institutions	-
11	Hospitals	-
12	Nearby Townships	Large scale residential township ventures like Jana Chaitanya, Jalpalli Township, Green City and Rainbow Drive Venture are in close proximity to the subject site
13	Roads / Access	150 Ft Nehru Zoo Road branching out from Jalpalli Road which further connects to Srisailam Highway Road
14	Water Resouces	Ground water available and Bulk water supply may also be provided by HMWSSB
15	Sewerage and Drainage	Trunk infrastructure for Sewerage and Drainage is not yet laid, but can be provided by HMWSSB
16	Electrical Lines	Electricity lines passing nearby and may be exteded by APSPDCL
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	70000 Sq Ft per Acre

<b>SWOT Analysis:</b>	
<b>Strengths</b>	Subject site is located 3 Kms inside the Srisailam Highway which is the upcoming growth corridor of the area and thus has competitive advantage for any kind of real estate development
	Close proximity to Shamshabad International Airport (3 KMs) subject site will provide an image lift and visibility to proposed developments on the site
	Proximity to Srisailam Highway and proposed 150 Ft wide zoo road which connects further to International Airport will increase the connectivity of site with other area
	Large scale residential township ventures like Jana Chaitanya, Jalpalli Township, Green City and Rainbow Drive Venture in close proximity will enhance the value of the subject site
<b>Weaknesses</b>	Subject site has an undulating slope and thus will require additional cost on levelling and site development
	Subject site is located away from the CBD of the City
	The Subject site is located away from transportation nodes
	Slopes and steep edges of the subject site will lead to wastage of the developable area
<b>Opportunities</b>	Close proximity to International Airport is expected to provide huge footfall to the site
	Proximity to High degree of Residential Developments in surrounding areas will offer the target market for developments on this site
	Enhanced connectivity and linkages to subject site will boost any kind of real estate development on the subject site
	Upcoming ventures in the neighbourhood will provide active market in the area
<b>Threats</b>	Upcoming residential developments by Government and private players in this corridor may pose stiff competition for such developments in the site
	Immediate proximity to Airport may attract some development restrictions

# SITE MAP

