

**Information with respect to the Land parcel**

<b>Sl.</b>	<b>Particulars</b>	<b>Details</b>
1	Village	Mamidipally
2	Mandal	Saroor Nagar
3	District	Ranga Reddy
4	Sy No.	99/1
5	Extent	50
6	Distance from Shamshabad Airport	5 KMs
7	Distance from outer Ring Road	6 KMs
8	MMTS Railway Station	6 KMs
9	Key Land Marks	The Subject is abutting the Boundary of Shamshabad International Airport and is in close vicinity to upcoming institutional developments such as APIIC Hardware Park, Indu SEZ Project, Hospitality Development such as Novotel Hotel etc.,
10	Educational Institutions	Nishitha Engineering College, Devendra Public School
11	Hospitals	-
12	Nearby Townships	-
13	Roads / Access	Site is on the 200 Ft Srisaillam State Highway and has also access from Internal Link road to Shamshabad International Airport From Hyderabad Srisaillam Highway
14	Water Resouces	Ground Water Available. Trunk infrastructure to be provided by Hyderabad Metro Water Supply and Sewerage Board (HMWSSB)
15	Sewerage and Drainage	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. 49/08 dt. 04/01/08)
18	Permissable Developments	Warehousing SEZ, Residential and Commercial etc.,
19	Permissable Total Built Up area	23000 Sq Ft per Acre

<b>Boundaries</b>	
North	Temple Area
South	200'-0" Wide Srisailam State Highway
East	APIIC Land
West	Airport Boundary

<b>SWOT Analysis:</b>	
<b>Strengths</b>	Subject site is located in growth corridor (Srisailam Highway) and thus has competitive advantage for any kind of real estate development
	Abutting Boundaries of International Airport, the subject site will provide an image lift and visibility to the proposed developments on the site
	Site is in close proximity to proposed APIIC Hardware Park, Upcoming commercial development space of HCL, Indu SEZ Project among others and thus enjoys locational advantage
	Subject site is also in close proximity to Hospitality development of Novotel, which is part of Airport Boundary.
	Subject site being a Huge land parcel allows development of wide product mix
<b>Weaknesses</b>	Subject site is a huge rocky parcel, which would involve additional outflows on site development
	Subject site is located away from the CBD of the city
	Subject site is located away from the Transportation nodes.
<b>Opportunities</b>	Close proximity to International Airport is expected to provide huge foot fall to the site
	Proximity to High degree of residential developments in surrounding areas will offer the target market for the developments on this site
	Being in Immediate Proximity to Airport the subject site holds immense potential for development of hospitality operations
<b>Threats</b>	Highlevel of competing real estate developments
	Immediate proximity to Airport may attract some development restrictions