

Information with respect to the Land parcel

Sl.	Particulars	Details
1	Village	Batasingaram
2	Mandal	Hayath Nagar
3	District	Ranga Reddy
4	Sy No.	Sy.No.10/1
5	Extent	32 Acres
6	Distance from Shamshabad Airport	35 KMs
7	Distance from outer Ring Road	6 KMs
8	MMTS Railway Station	6 KMs
9	Key Land Marks	Subject site is located at a distance of approx 5 KMs from Ramoji Film City while travelling to Vijayawada on NH-9.
10	Educational Institutions	Annmacharya College of Engineering
11	Hospitals	-
12	Nearby Townships	Opera Township and other various Commercial and Residential Developments with all Physical Infrastructure,
13	Roads / Access	Site has good connectivity from National Highway No-9 through an Internal Access Road
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 nos 142/08 dt. 10/01/08 & 593/08 dt.13/02/08)
18	Permissable Developments	Residential and Commercial
19	Permissable Total Built Up area	42500 Sq Ft per Acre

Boundaries	
North	Sy No.376
South	Sy No.10/1 Part
East	Sy. No.10/1 part
West	Deshmukh road

SWOT Analysis:	
Strengths	Subject site is well connected through NH-9 and has excellent visibility from NH-9
	Subject site is located in a growth corridor and thus is suitable for any kind of real estate development
	Regular shape of the property will enhance the development efficiencies on the site
	Subject site is part of well established residential locations
	Important localities like LB Nagar, Saroor Nagar are at fair proximity from the subject site
Weaknesses	Subject site has an undulating slope and thus will require additional outflow on levelling and site development.
	Subject site is located away from the CBD of the city
	Subject site is located away from the Transportation nodes.
Opportunities	Close proximity to Ramoji Film City will offer high visibility and image to subject site for any proposed development.
Threats	Subject site can face fair degree of competition from the proposed real estate developments in the vicinity