

Information with respect to the Land parcel

Sl.	Particulars	Details
1	Village	Tattiannaram
2	Mandal	Hayath Nagar
3	District	Ranga Reddy
4	Sy No.	Sy.No.117(p), 127/1
5	Extent	34.66
6	Distance from Shamshabad Airport	26 KMs
7	Distance from outer Ring Road	12 KMs
8	MMTS Railway Station	12 KMs
9	Key Land Marks	The Subject site is located on left handside while travelling on Gaurelli Road which branches out from Vijayawada-Warangal Bypass road from Nagore Village, infront of Indu Project site. Site is also in close proximity to Geological Survey of India
10	Educational Institutions	Polytechnique college
11	Hospitals	Kamineni Hospitals
12	Nearby Townships	Indu Aranya , APHB Housing Project
13	Roads / Access	Internal Link road, which connects the site to the 15 Ft wide Guarelli Roadw, which links to National Highway No.9
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. 6388/07 dt. 27/12/07)
18	Permissable Developments	Residential and Commercial
19	Permissable Total Built Up area	91750 Sq Ft per Acre

Boundaries	
North	Private Land
South	Mahaveer Deer Park
East	C.G.M.B.Marepalli Road
West	Road, Private Land

SWOT Analysis:	
Strengths	The Subject site is a large contiguous parcel and thus allows development of wide product mix options
	The Subject site is located in close proximity of established residential and commercial areas like L.B.Nagar and Saroor Nagar etc.,
	Being located in Developed area, the subject site has access to relevant infrastructure facilities
	Present of Projects like Indu Aranya and APHB Housing Scheme will enhance the value of the subject site.
	Subject site is in close proximity to National Highway No.9 (2 KMs)
	Subject site being abutting property of Deer Park, is a populour and recognised location
Weaknesses	The Subject site being an irregularly shaped plot, development efficiecies may be impacted.
	Subject site having rocky patches will involve 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	Proximity to areas like LB Nagar, Saroor Nagar will offer large catchment and target population for proposed development on the site .
	With large land parcels under the use of Deer Park and Geological Survey of India in immediate proximity to the subject site, possibilities of potential competing developments are low.
Threats	High level of proposed nad existing residential developments in close proximity and areas like LB Nagar, Saroor Nagar etc., may offer competition for the subject site.