

**Information with respect to the Land parcel**

<b>Sl.</b>	<b>Particulars</b>	<b>Details</b>
1	Village	Ameenpur
2	Mandal	Patancheruvu
3	District	Medak
4	Sy No.	993/1
5	Extent (in Acres)	15
6	Distance from Shamshabad Airport	35 Kms
7	Distance from outer Ring Road	3 KM
8	MMTS Railway Station	8 KMs (Hitech City Railway Station)
9	Key Land Marks	Site is abutting 40 Ft wide village earthen road, which emanates from NH-9 at a distance of 3 Kms from the subject site. Site is also close Shiva temple
10	Educational Institutions	JNTU 12 KM, GRIT Engg @ 12 KM, Vignan Junior College 14 KM MNR Medical College 22 KM, Ellenki Engg. College 5 KM
11	Hospitals	MNR Medical College / 100 Bedded Hospital is within 20 KM , BHEL Hospital 5 KM
12	Nearby Townships	Modi Builders Housing Colony , HUDA proposed Science City, Surrounding land plotted and developed
13	Roads / Access	40 ft wide village road emanating from NH-9 at an approximate distance of 3 KMs from the subject site
14	Water Resouces	Trunk watersupply network is available along the 60 ft wide road, in proximity to the site
15	Sewerage and Drinage	Trunk sewer network is available along the JNTU road in proximity to the subject site
16	Electrical Lines	Can be connected to the nearby electricity sub-station
17	Land title	Owned (Transferred by GoAP vide G.O.Ms.No. 1569, Rev. (Assn.IV), dt. 20.12.2007)
18	Permissable Developments	Residential and Commercial
19	Permissable Total Built Up area	99840 Sq Ft per Acre

<b>SWOT Analysis:</b>	
<b>Strengths</b>	Enjoys fair visibility from 40 ft wide village road (earthen road)
	All requisite trunk infrastructure is available in the neighbourhood
	Land parcels has relatively flat topography
	The subject site neighbourhood forms part of emerging growth corridor with few upcoming real estate developments
<b>Weaknesses</b>	It has relatively interior location, approximately 3.0 Kms away from NH-9 on earthen village road
	Fair number of catchment population in the neighbourhood of the site belongs to lower income groups
	The site is accessed through an earthen road
	irregular shape of the subject site may reduce development efficiency
<b>Opportunities</b>	Upcoming residential developments in the neighbourhood may act as catalyst for potential development on the subject property
	The region has started to realize its real estate potential in the recent past
<b>Threats</b>	The potential development on the subject site may face fair degree of competition from the upcoming residential developments in the vicinity

SITE MAP

