

Information with respect to the Land parcel

Sl.	Particulars	Details
1	Village	Dasarlapally
2	Mandal	Mulugu
3	District	Medak
4	Sy No.	69/2, 69/3
5	Extent (in Acres)	266
6	Distance from Shamshabad Airport	55 Kms
7	Distance from outer Ring Road	14 KMs
8	MMTS Railway Station	15 KMs (At Bollaram)
9	Key Land Marks	The Subject site is located in two parts of 90 acres and 176 acres seperated by Dasarapalli village abutting a narrow revenue village road, approximately 5 Kms in the interior from Turkapally village on the Rajiv Gandhi Rahadaari State Highway. ICICI Knowledge park at 3 KMs and Biotech park at 6 KM distance
10	Educational Institutions	Jyothismathi Engg College at a distance of 10 Km PG college in Sameerpet 15 Km
11	Hospitals	Medicity Hospital at Shamirpet within 15 Kms
12	Nearby Townships	Narney Estates Township at a distance of 9 KM
13	Roads / Access	40'-0" wide WBM road to available from Gummadidala and the distance from Gummadidala to Dasarlapally is about 6.00 KM
14	Water Resouces	Watersupply in the neighbourhood is through underground water sources Water available at a depth of 200' -0" as the neighbourhood lacks requisite trunk infrastructure. Manjeera water main line passing adjacent to Rajiv Rahadari at a distance of 10 KM
15	Sewerage and Drinage	Using septic tank and soak pit as trunk infrastructure for sewerage and drainage is not yet laid
16	Electrical Lines	Can be connected to nearby electric lines at a distance of 0.5 KMs
17	Land title	Owned (Transferred by GoAP vide G.O.Ms.No. 1383, Rev. (Assn,IV), dt. 26.10.2007)
18	Permissable Developments	Biotech SEZ, Residential and Commercial
19	Permissable Total Built Up area	52270 Sq Ft per Acre

SWOT Analysis:	
	The site being a large land parcel, may allow for design and planning flexibility
Weaknesses	The 176 Acre land parcel has a HT passing through it
	The subject property does not have direct access to Rajiv Gandhi Rahadari State Highway and is located about 5 Kms away from the Highway
	The neighbourhood lacks in physical infrastructure like municipal water supply, drainage and sewerage
	Rocky terrain and frangmanted site may result in wastage of developable area
	Relatively undulating site topography may result in additional filling and levelling, leading to higher development costs
	The site does not have a permanant access
Opportunities	There are no apparent opportunities for development of township at the subejct property. However, the subject site may be leased for stone crushing if demand for the same exists. Since, the crusher in the adjacent site has not indicated willingness to take on more rocky terrain on lease. it is assumed that demand does not exist for such an activity at this point of time
Threats	Availability of developed land for sale along the state highway is likely to capture demand desitined for the region, with little or no demand likely to be captured by

SITE MAP

