

Information with respect to the Land parcel

Sl.	Particulars	Details
1	Village	Kotyal
2	Mandal	Mulugu
3	District	Medak
4	Sy No.	595(p)
5	Extent (in Acres)	67.00
6	Distance from Shamshabad Airport	60 Kms
7	Distance from outer Ring Road	14 KMs
8	MMTS Railway Station	20 KMs (At Bollaram)
9	Key Land Marks	Subject site is located at a distance of 3 KMs from Biotech park being developed by APIIC and ICICI Knowledge park is at a distance of 3 KMs
10	Educational Institutions	Jyothismathi Engg College at a distance of 13 Km & PG college in Sameerpet 20 Km
11	Hospitals	Medicity Hospital at Shamirpet within 20 Kms
12	Nearby Townships	Narne Estates Township
13	Roads / Access	40 Ft Mulugu-Kotyal Road that leads to Mulugu Town which branches out of 100Ft wide Hyderabad-karimnagar Highway at a distance of 8 KMs
14	Water Resouces	Watersupply in the neighbourhood is through underground water sources as the neighbourhood lacks requisite trunk infrastructure
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	Residential and Commercial
19	Permissable Total Built Up area	40000 Sq Ft per Acre

SWOT Analysis:	
Strengths	Subject site is well connected from Karimnagar Highway by Mulugu Kotyal Road (40 Ft) leading to Mulugu Village
	Site is in close proximity to proposed Biotech Park (3 KMs) and thus enjoys locational advantage
	Subject site being a large land parcel will enhance the deveopment possibilities for a wider Product Mix
Weaknesses	Site has rocky terrain, which would involve additional outflows on site development
	Subject site is located away from transportation nodes
Opportunities	Close proximity to under construction Bio-tech park by APIC is expected to provide an image lift for any kind of real estate development on the site
	Upcoming residential developments in the vicinity of 4-5 Kms from the subject site indicate active real estate market
Threats	Large number of proposed residential developments by other developers in the site neighbourhood may offer stiff competition to similar kind of developments on

SITE MAP

