

Information with respect to the Land parcel

Sl.	Particulars	Details
1	Village	Kukatpally
2	Mandal	Bal Nagar
3	District	Ranga Reddy
4	Sy No.	939
5	Extent	2.52
6	Distance from Shamshabad Airport	40 Kms
7	Distance from outer Ring Road	20 KMs
8	MMTS Railway Station	at a distance of 1/2 KM (Hitech City Railway Station)
9	Key Land Marks	Hi-Tech City, NAC, IJM & APHB and INDU & APHB Joint Projects. No of Multiplexes are up coming around the site
10	Educational Institutions	JNTU 1 KM, GRIET 4 KM, Other Private Engineering and all other Colleges, Schools etc.
11	Health Institutions	Remedy Hospital at 1 KM
12	Nearby Townships	KPHB Colony, Rain Tree Park , INDU & APHB Joint Ventures
13	Width of the Roads	80 Ft wide Internal Sector Road (at a distance of 3.5 Kms from NH-9)
14	Water Resouces	Ground Water Level - at a depth of 200' -0' and Manjera water main lines passing though the site.
15	Sewerage and Drainage	Trunk Sewer Network laid along the JNTU Road
16	Electrical Lines	Can be connected to nearby 33 KV electric sub-station located at JNTU Road
17	Land title	Owned (Alienated by APHB vide sale deed no. 6739/2007 dated 29.09.2007
18	Permissable Developments	Residential (High Rise + Low rise), IT Park, Commercial, Hospital etc.,
19	Permissable Total Built Up area	80000 Per Sq Ft

Boundaries - Sy No.939	
North	Sy. No.937 & 938
South	Sy No.985 & 987
East	Sy No.988 & 987
West	Sy No.940

SWOT Analysis:	
Strengths	Enjoys good visibility and frontage along the 80ft wide internal sector road
	Subject property lies in the established growth corridor with Hightech City in its vicinity
	It has all requisite trunk infrastructures
	Reasonable number of catchment population in the neighbourhood belong to higher income groups
Weaknesses	Subject property is located off 120 ft wide JNTU road and is approximately 3.5 Kms away from NH-9
	fragmented land parcels and Irregular shape of the land parcel may reduce development efficiency
	Relatively undulating site topography may result in additional filling, levelling leading to higher development costs.
	Nearness to railway line will act as a source of sound pollution
Opportunities	Upcoming residential developments in the neighborhood may act as a catalyst for potential development on the subject property
Threats	The Subject site can face a fair degree of competition from the proposed residential developments with in the vicinity.

SITE MAP

