

Information with respect to the Land parcel

Sl.	Particulars	Details
1	Village	Kukatpally
2	Mandal	Bal Nagar
3	District	Ranga Reddy
4	Sy No.	964 (P), 965, 968
5	Extent	15.4
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.964(p)	
North	Sy No.964 (P)
South	Sy No.965, 968 & 969, 970 & 971
East	Sy No.955, 956 & 975
West	Sy No.1009 (P)
Boundaries - Sy No.965	
North	Sy No.964
South	Sy No.966, 967 & 968
East	Sy No.964
West	Sy No.1008 (Tank)
Boundaries - Sy No.968	
North	Sy No.964
South	Sy No.970
East	Sy No.969
West	Sy No.967

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