

Information with respect to the Land parcel

Sl.	Particulars	Details
1	Village	Mahar Nagar
2	Mandal	B.Pochampally
3	District	Nalgonda
4	Sy No.	153, 321
5	Extent (in Acres)	35.00
6	Distance from Shamshabad Airport	50 Kms
7	Distance from outer Ring Road	25 KMs
8	MMTS Railway Station	44 KMs (at Kacheguda, Hyderabad)
9	Key Land Marks	Subject site is located close to a Pharmaceutical Factory abutting Meher Nagar Road, which intersects HYD-VJA NH-9 at 4 KMs away from Subject site. Ramoji Film City and Mount Opera are in close proximity to the site
10	Educational Institutions	Netaji Institute of Engineering & Technology and Swamy Ramananda Theertha Rural Institute
11	Hospitals	-
12	Nearby Townships	Private Ventures existing opposite to the site
13	Roads / Access	60ft wide ROC Mehernagar Road
14	Water Resouces	Water supply in the neighbourhood is through underground water sources at a depth of 80-100 Ft as neighbourhood lacks trunk infrastructure facilities
15	Sewerage and Drainage	Using septic tank and soak pit as neghbourhood lacks in trunk infrastructure network
16	Electrical Lines	Site enjoys assured power supply from 300 KV ESS at Pochampally
17	Land title	Owned (Transferred by GoAP vide G.O.Ms.No. 1382, Rev. (Assn,IV), dt. 26.10.2007)
18	Permissable Developments	Residential and Commercial

SWOT Analysis:	
Strengths	Enjoys good visibility and frontage on approach road i.e.mehernagar road
	Site can be easily accessed from Pochampally-Meher Nagar Road
	Neighbourhood enjoys good power supply
Weaknesses	Subject site is located 4 KMs from NH-9
	Hilly terrain of the site may result in wastage of developable area
	Udulating topography of the site may require levelling and additional filling there by leading to higher development costs
	Neighbourhood lacks basic physical infrastructure like municipal water supply, sewerage and drainage
Opportunities	Site neighbourhood is expected to get developed due to various upcoming real estate developments in the near vicinity
Threats	The potential development on subject site may face fair degree of competition from the upcoming residential developments in the vicinity

SITE MAP

