

**Information with respect to the Land parcel**

<b>Sl.</b>	<b>Particulars</b>	<b>Details</b>
1	Village	Amangal
2	Mandal	Amangal
3	District	Mahabub Nagar District
4	Sy No.	646
5	Extent (in Acres)	40
6	Distance from Shamshabad Airport	42 Kms
7	Distance from outer Ring Road	42 KMs
8	MMTS Railway Station	62 KMs (Hi-tech City MMTS Railway Station)
9	Key Land Marks	The site is adjacent to Amangal Town and existing on Amangal irvin Road leading to Srisailam Highway, MRO and MDO offices are at a walkable distance
10	Educational Institutions	-
11	Hospitals	PHC centre is at a walakable distance
12	Nearby Townships	-
13	Roads / Access	on a 40'-0" Road having 15'-0" Carriage wayB.T.Road passing from Amangal Town To Irvin village branching from Hyderabad Srisailam Highway
14	Water Resouces	Water supply in the neighbourhood is through under ground water sources and neighbourhood lacks in trunk infrastructure network
15	Sewerage and Drinage	Using septic tank and soak pit as neghbourhood lacks in trunk infrastructure network
16	Electrical Lines	Site can be connected to the nearby Electric Sub-station
17	Land title	Owned (Transferred by GoAP vide G.O.Ms.No. 1379, Rev. (Assn.I), dt. 26.10.2007)
18	Permissable Developments	Gems and Jewellery SEZ, Residential and Commercial
19	Permissable Total Built Up area	44000 Sq Ft per Acre

<b>SWOT Analysis:</b>	
<b>Strengths</b>	Subject site being a large land parcel will enhance the development possibilities for a wider product mix
	Subject site enjoys good accessibility from Srisailam Highway Road through an Internal Access road of 15 Ft (Mettalled Road)
<b>Weaknesses</b>	Subject site has an undulating slope with rocky mountainous terrain and thus will require additional outflow on levelling and site development
	Subject site is located 60 KM away from the CBD of the city
	Subject site is located away from the transportaion nodes
	Sloping and steep edges of the subject site will lead to wastage of the developable area
<b>Opportunities</b>	Good connectivity of the subject site through srisailam highway will connect it to other parts of the city
	Proposed developments of residential ventures in the vicinity of 4-5 Kms from the subject site will enhance the value of the subject site
<b>Threats</b>	Since the pace of the growth in the corridor is gradual, proposed high level of residential development by other developers in proximity to the subject site (4-5 KMs) may pose competition and create temporal condition of over supply

**SITE MAP**

