

Information with respect to the Land parcel

Sl.	Particulars	Details
1	Village	Bachupally
2	Mandal	Outbullapur
3	District	Ranga Reddy
4	Sy No.	186
5	Extent (in Acres)	50
6	Distance from Shamshabad Airport	50 Kms
7	Distance from outer Ring Road	8 KMs
8	MMTS Railway Station	at a distance of 8 KM (Hitech City - MMTS Railway Station), 25 KMs (Secunderabad Railway Station)
9	Key Land Marks	The site is located close to the Telugu University Campus and is near to Maytas Hill County
10	Educational Institutions	JNTU 6 KM, GRIT Engg @ 1 KM, Vignan Jyothi Eng College 2 KM, Vignan Vidyalaya 3 KMs and Potti Sriramulu Telugu University
11	Hospitals	Remedy and Apollo hospitals at a distance of 6 KM
12	Nearby Townships	Site is abutting Maytas Hill County and near to 21st Century by high rise constructions.
13	Roads / Access	30' wide BT Road (proposed to 100 Ft wide road)
14	Water Resouces	Main watersupply through Groud Water and waterlines are laid along the Nizampet Main road for Maytas and RGK works and hence can be extended to this land
15	Sewerage and Drinage	Trunk infrastructure for sewerage and drainage is not yet laid
16	Electrical Lines	Can be connected to nearby Electricity Subsation at Bachupally Village
17	Land title	Owned (Transferred by GoAP vide GO.Ms.No.1558, Revenue (Assignment - V) Department dated 19.12.2007)
18	Permissable Developments	IT SEZ, Residential and Commercial
19	Permissable Total Built Up area	104934 Sq Ft per Acre

SWOT Analysis:	
Strengths	Subject Property lies among the emerging Growth Corridor
	Enjoys relatively good visibility and frontage on proposed 100 Ft wide earthen village road
Weaknesses	Subject property is located approximately 2 Kms away from Bachupally highway and does not enjoy direct access.
	Relatively undulating site topography may result in higher construction costs
	the Subject site lacks all requisite trunk infrastructures
	irregular shape of the land may have an impact on development efficiency
Opportunities	Upcoming developments in the neighborhood may act as a catalyst for potential development on the subject property
	fair number of catchment population in the neighbourhood of the site belongs to middle income group.
Threats	The potential development on the subject site can face fair degree of competition from the proposed residential developments with in the vicinity.

SITE MAP

