

Information with respect to the Land parcel

Sl.	Particulars	Details
1	Village	Bachupally
2	Mandal	Outbullapur
3	District	Ranga Reddy
4	Sy No.	285/1, 286/1, 287/1, 289/2, 294 to 297/1, 290-293
5	Extent (in Acres)	129.33
6	Distance from Shamshabad Airport	40 Kms
7	Distance from outer Ring Road	8 KMs
8	MMTS Railway Station	at a distance of 12 KM (Hitech City - MMTS Railway Station), 25 KMs (Secunderabad Railway Station)
9	Key Land Marks	The site is located close to Maytas Integrated Township and is at a distance of 14 Kms from Hitech City
10	Educational Institutions	JNTU 8 KM, GRIT Engg @ 1 KM, Vignan Junior College 2 KM
11	Hospitals	Number of renowned hospitals within 8 KM distance.
12	Nearby Townships	Maytas Township Duplex Houses within a distance of 2 KM and so many private colonies are developed
13	Roads / Access	30' wide Internal access road from Nizampet-Bachupally Road
14	Water Resouces	Manjeera water main line passing adjacent NH9 at a distance of 4 Kms. Groud Water available at a Depth of 200 Ft.
15	Sewerage and Drinage	Drainage facility not available.
16	Electrical Lines	33 KV Electric Substation lines available at a distance of 0.5 Kms 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	SEZ, Residential and Commercial
19	Permissable Total Built Up area	70000 Sq Ft per Acre

SWOT Analysis:	
Strengths	Subject Property lies with in the emerging Growth Carridor
	Subject property enjoys proximity to Bachupally Highway
	Site neighbourhood comprises of upcoming residential real estate developments and existing educational institutions
Weaknesses	Subject property is located approximately 2 Kms away from highway and have poor accessibility through narrow earthen roads
	Relatively undulating site topography may result in additional filling and levelling, leading to higher development costs
	The Subject site neighbourhood lacks all requisite trunk infrastructures
	Immediate site neighbourhood had poor image due to encroachment by sqatters
	Irregular shape of the plot may reduce development efficiency
Opportunities	Upcoming developments in the neighborhood may act as a catalyst for potential development on the subject property
Threats	The potential development on the subject site can face fair degree of competition from upcoming residential developments with in the vicinity.

SITE MAP

