

Information with respect to the Land parcel

Sl.	Particulars	Details
1	Village	Bairagiguda
2	Mandal	Rajendra Nagar
3	District	Ranga Reddy
4	Sy No.	15
5	Extent (in Acres)	19.57
6	Distance from Shamshabad Airport	20 KMs
7	Distance from outer Ring Road	5 KMs
8	MMTS Railway Station	15 KMs (Nampally railway station)
9	Key Land Marks	At a distance of 2.5 KMs from Golconda Fort
10	Educational Institutions	Number of Engineering Colleges in a 2.5 Kms radius
11	Hospitals	Shadan Medical College
12	Nearby Townships	-
13	Roads / Access	on a 30 Ft wide Narsingi-Shakarpalli Village Road (proposed to be 60 Ft) emanating from Himayath Sagar Road at an approximate distance of 5 Kms from the subject site.
14	Water Resouces	Ground Water available and Bulk water supply may be provided by HMWSSB
15	Sewerage and Drainage	Does not have trunk infrastructure facilities for sewerage and drainage
16	Electrical Lines	Passing nearby and can be extended by APSPSCL
17	Land title	Owned (Transferred by GoAP vide G.O.Ms.No. 1558, Rev. (Assn.V), dt. 19.12.2010)
18	Permissable Developments	Residential and Commercial
19	Permissable Total Built Up area	80000 Sq Ft per Acre

SWOT Analysis:	
Strengths	Enjoys good visibility & frontage on the 30 ft wide Internal Road (proposed to 60Ft road)
	Subject property lies in the emerging growth corridor with upcoming residential developments in the micro catchment of the site
	The site has access to requisite trunk infrastructure facilities
	the site lies close to Golconda Fort (2.5 Kms.) which is a major tourist destination of Hyderabad
Weaknesses	Subject property does not enjoy direct access from Himayath Sagar Road and is located approximately 5 KMs away from from the main road on the 30 Ft wide connecting Road.
	Relatively undulating site topography may result in higher construction costs
	It does not have requisite trunk sewerage and drainage facilities
	Fragmented and irregular shape of the land may reduce development efficiency
	Reasonable number of catchment population in the neighbourhood of the site belong to lower income groups
Opportunities	Upcoming residential developments in the neighbourhood may act as catalyst for potential development on the subject property
Threats	The subject site can face fair degree of competition from the proposed residential developments in the vicinity

SITE MAP

