

Information with respect to the Land parcel

Sl.	Particulars	Details
1	Village	Donthalpally
2	Mandal	Shakarpally
3	District	Ranga Reddy
4	Sy No.	197
5	Extent (in Acres)	35
6	Distance from Shamshabad Airport	35 Kms
7	Distance from outer Ring Road	1 KM
8	MMTS Railway Station	8 KMs (Shankarpally Railway Station)
9	Key Land Marks	Institute of Chartered Financial analysisist of India, Business School is adjacent to this site
10	Educational Institutions	ICFAI Business School adjacent to the site
11	Hospitals	-
12	Nearby Townships	Lahari resorts, NPR realestate, JP forms and other ventures are coming up surrounding the site.
13	Roads / Access	10 Ft wide village road, emanating from 60 Ft Shankarpally - Mahdipatnam Road at a distance of 2.5 Kms
14	Water Resouces	Manjeera water main line passing along the Shankarpally-Hyderabad Road I.e 1 KM from the site
15	Sewerage and Drinage	STP can be provided for under ground drainage system
16	Electrical Lines	The A.P. Transco Sub station is existing at a distance of 1 KM. From the site (at the entrance of approach road)
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	128000 Sq Ft per Acre

SWOT Analysis:	
Strengths	Site enjoys good frontage on Earthen Village Road
	Subject property lies in close vicinity of ICFAI Institute
Weaknesses	Subject property does not enjoy direct access from 60 ft wide Shankarpally - Mehdipatnam Road at a distance of 2.5 Kms
	Relatively undulating site topography may result in higher development costs
	Irregular shape may reduce development efficiency
	There is no major real estate development coming up in the micro catchment of the subject site
	The Site lacks requisite trunk infrastructure
	Reasonable number of catchment population in the neighbourhood of the site belong to lower income groups
Opportunities	Proposed and upcoming developments in the Macro Catchment area (Kallur Road) may act as catalyst for the proposed development on the subject property
Threats	The Region may take some time to emerge as the potential growth corridor
	The Market is sluggish in the region

SITE MAP

