

**Information with respect to the Land parcel**

<b>Sl.</b>	<b>Particulars</b>	<b>Details</b>
1	Village	Gajularamaram
2	Mandal	Outbullapur
3	District	Ranga Reddy
4	Sy No.	49/6 to 49/9
5	Extent (in Acres)	16.67
6	Distance from Shamshabad Airport	45 Kms
7	Distance from outer Ring Road	14 KMs
8	MMTS Railway Station	at a distance of 10 KM (Hitech City - MMTS Railway Station), 18 KMs (Secunderabad Railway Station)
9	Key Land Marks	Site is located in the Industrial Area of Gajularamaram abutting 150 Ft wide Hyderabad-Narasapur Road and is at a distance of 4 Kms from Aeronautical Engineering Collge and Satyam Computers office
10	Educational Institutions	1) Aeronautical Engineering, at Dundigal 4 Km 2) Malla Reddy College of Engineering, 5 KMs
11	Hospitals	Ushamullapudi Cardiac Hospital - 9 Kms
12	Nearby Townships	Surrounded by Lower Income group colonies
13	Roads / Access	150 Ft Narasapur-Balanagar road
14	Water Resouces	Presently the watersupply in the neighbourhood is maily through underground water supply,However, HMWW & SB is proposing 400 mm 0 main to suraram. Hence the water lines can be provided to this land.
15	Sewerage and Drainage	Trunk Infrastructure facility for Drainage & Sewerage is not available.
16	Electrical Lines	Can be connected to nearby Electricity sub-station
17	Land title	Owned (Transferred by APHB vide sale deed No.1172/08 dt. 20/01/08)
18	Permissable Developments	Residential and Commercial
19	Permissable Total Built Up area	79000 Sq Ft per Acre

<b>SWOT Analysis:</b>	
<b>Strengths</b>	Enjoys excellent visibility on 150 Ft wide Hyderabad-Narsipur Road
	Subject property lies in the established growth corridor
<b>Weaknesses</b>	The Subject site falls in the Industrial Zone, therefore conversion is required to compete with the proposed developments of residential nature in the site neighbourhood
	Population in the site neighbourhood belongs to Lower Income Group
<b>Opportunities</b>	Upcoming developments in the neighborhood may act as a catalyst for potential development on the subject property
	The Image of the site neighbourhood is expected to improve from Industrial to residential due to an upcoming residential project by the name of Harshita Township in the vicinity
<b>Threats</b>	The potential development on the subject site can face fair degree of competition from upcoming residential developments with in the vicinity.

SITE MAP

