

**Information with respect to the Land parcel**

<b>Sl.</b>	<b>Particulars</b>	<b>Details</b>
1	Village	Jawahar Nagar
2	Mandal	Shameerpet
3	District	Rangareddy District
4	Sy No.	812, 813
5	Extent (in Acres)	6.65
6	Distance from Shamshabad Airport	50 Kms
7	Distance from outer Ring Road	4 KM
8	MMTS Railway Station	20 KMs (Secunderabad Railway Station)
9	Key Land Marks	Site is located near to Arundhati nagar and CRPF quarters
10	Educational Institutions	Jyothismathi Engg College at a distance of 10 Km & PG college in Sameerpet 15 Km
11	Hospitals	Medicity Hospital at Shamirpet within 15 Kms and Army Dental College nearer to the sites
12	Nearby Townships	Raheja, Infosys IT Parks are 14 Km away and Narney Estates Township is at a distance of 9 KM
13	Roads / Access	20ft wide village road
14	Water Resouces	Watersupply in the neighbourhood is through underground water sources, as the neighbourhood lacks trunk infrastructure facilities
15	Sewerage and Drinage	Trunk infrastructure for sewerage and drainage is not yet laid
16	Electrical Lines	Can be connected to the nearby Electric Sub-station
17	Land title	Owned (Transferred by APHB vide sale deed no. 346/2008 dated 30.01.2008)
18	Permissable Developments	Residential and Commercial
19	Permissable Total Built Up area	60000 Sq Ft per Acre

<b>SWOT Analysis:</b>	
<b>Strengths</b>	Proposed outer ring road in close proximity to the site is likely to provide excellent connectivity and linkages to the subject site
	Large scale residential township ventures in the neighbourhood area will enhance the value of the subject site.
	Subject site falls in the catchment of proposed BITS Pilani institute and Army Dental College and Hospital.
<b>Weaknesses</b>	Subject site has an undulating slope and thus will require additional costs on levelling and site deveopment.
	Subject site is located away from the transportation nods.
<b>Opportunities</b>	Proposed and existing ventures in the vicinity of the site may act as catalyst for the proposed development on the subject site.
	Enhanced connectivity and linkages to the subject site is likely to boost any kind of real estate development on the subject site.
<b>Threats</b>	Upcoming residential developments by Government and private players in this corridor may pose stiff competition for such developments in the site.
	The region may take some time to emerge as the potential growth corridor

**SITE MAP**

