

**Information with respect to the Land parcel**

<b>Sl.</b>	<b>Particulars</b>	<b>Details</b>
1	Village	Munnerabad
2	Mandal	Medchal
3	District	Rangareddy District
4	Sy No.	26, 26/1, 26/2, 26/7
5	Extent (in Acres)	7.4
6	Distance from Shamshabad Airport	25 Kms
7	Distance from outer Ring Road	2 KM
8	MMTS Railway Station	2 KMs
9	Key Land Marks	Site is located at a distance of 2.5 Kms from National Highway-7 and and 1 KM from Medchal Power Station while travelling from Muneerabad Village to NH-7 (Highway at Medchal)
10	Educational Institutions	CMR Engineering College
11	Hospitals	-
12	Nearby Townships	-
13	Roads / Access	25ft wide Internal Access road, branching out of Medchal Highway
14	Water Resouces	Ground water available. Trunk infrastructure to be provided by the relevant Government agency
15	Sewerage and Drainage	Trunk infrastructure for sewerage and drainage is yet to be developed by the relevant government agency.
16	Electrical Lines	Can be connected to the nearby electricity lines of APSPDCL
17	Land title	Owned (Transferred by GoAP vide G.O.Ms.No. 1380, Rev. (Assn. V), dt. 26.10.2007)
18	Permissable Developments	Residential and Commercial
19	Permissable Total Built Up area	67000 Sq Ft per Acre

<b>SWOT Analysis:</b>	
<b>Strengths</b>	Good visibility from 25ft wide access road
	Subject site is in close proximity to NH-7 and thus had good connectivity
	Proximity to Medchal, which has an active real estate corridor will enhance the value of potential developments on the subject site.
	Subject site is in close proximity to proposed outer ring road which will be approachable at a distance of 1.5 Kms from Subject site.
<b>Weaknesses</b>	Subject site has an undulating slope and thus will require additional outflow on levelling and site development.
	Subject site is located away from the CBD of the city
	Subject site is located away from the transportation nodes.
	Immediate catchments of the subject site are rural and underdeveloped at present
<b>Opportunities</b>	Proximity to NH-7 and Outer Ring Road will encourage demand for potential developments due to better connectivity and linkages
<b>Threats</b>	High level of residential development in Medchal will pose stiff competition for such developments on the site.

**SITE MAP**

