

# Lepakshi Enclave's

*Vision for future Generation...*



# SIYORA

## Lepakshi Enclave's introduction :

We take pride in offering our most prestigious venture **Lepakshi Enclave's** near to Ghatkesar 6 lane Warangal Highway (NH-163). The **Lepakshi Enclave's** Layout is ideal for who wish to invest and the site is less than 5 km from Ghatkesar Railway Station and 25 min drive from Uppal 'X' Road.

## PAYMENT PLAN

Outright Purchase

@ ₹ 2,100/- per Sq.Yd.

Initial Booking Amount ₹ 10,000/-

Plot allotment Amount ₹ 50,000/-

Remaining Amount at the time of Registration

### Note

1. All North East Corner Plots Facing - Rs.150/- per Sq.Yd. Extra
2. All Two Road Corner Plots Rs.100/- Per Sq.Yd. Extra
3. East Facing Plots Rs.50/- Per Sq.Yd. Extra
4. Administrative Charges at the time of Registration will be borne by the member
5. Registration should be done within 45 Days from the Date of Booking

### Spot Registration Offer

Stamp duty

Registration Free

Documentation Charges &

Registration Charges

borne by the company



## LOCATION MAP



## Layout Specifications

- Lepakshi Enclave's Located at part of Nemuragomla Village under Sy. No.73,75,76 & 89 Bibinagar Mandal, Nalgonda Dist.
- 100% Clear Title
- Layout designed as per Vasthu
- NALA (Agriculture to Non Agriculture) converted Layout
- 30 ft black top roads
- Provision of Electric Poles for street lights
- Avenue plantation on both sides of the roads & Park
- Open space for members activity purpose
- Under ground drainage system
- Borewell with pumping system

## Lepakshi Enclave's Proximity

- About 2.5 km to Hyderabad - Warangal 6 lane Highway(NH163)
- About 0.25 km to proposed Radial Road which will connect Outer Ring Road (ORR) to Regional Ring Road (RRR) and also IT-IR cluster II&III
- 10 minutes drive from Outer Ring Road (ORR)
- 25 minutes drive from Uppal 'X' Road
- 10 minutes drive from Singapore City
- 10 minutes drive from 127 Acres Raheja IT Park
- 10 minutes drive from 450 Acres Infosys SEZ
- 10 minutes drive from Pocharam IT-IR
- 10 minutes drive to NIMS University & CCMB
- 10 minutes drive to both Bibinagar & Ghatkesar Railway Stations
- 10 minutes drive to Educational Institutions: Aurora, Srinidhi, VBIT, Anurag and Chaitanya Colleges
- Yadagiri Gutta 20 km away from our Lepakshi Enclave's
- Tourist destinations like Yadagirigutta and Surendra Puri



**MSR  
SIYORA DEVELOPERS PVT. LTD.**  
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**Contact No:**



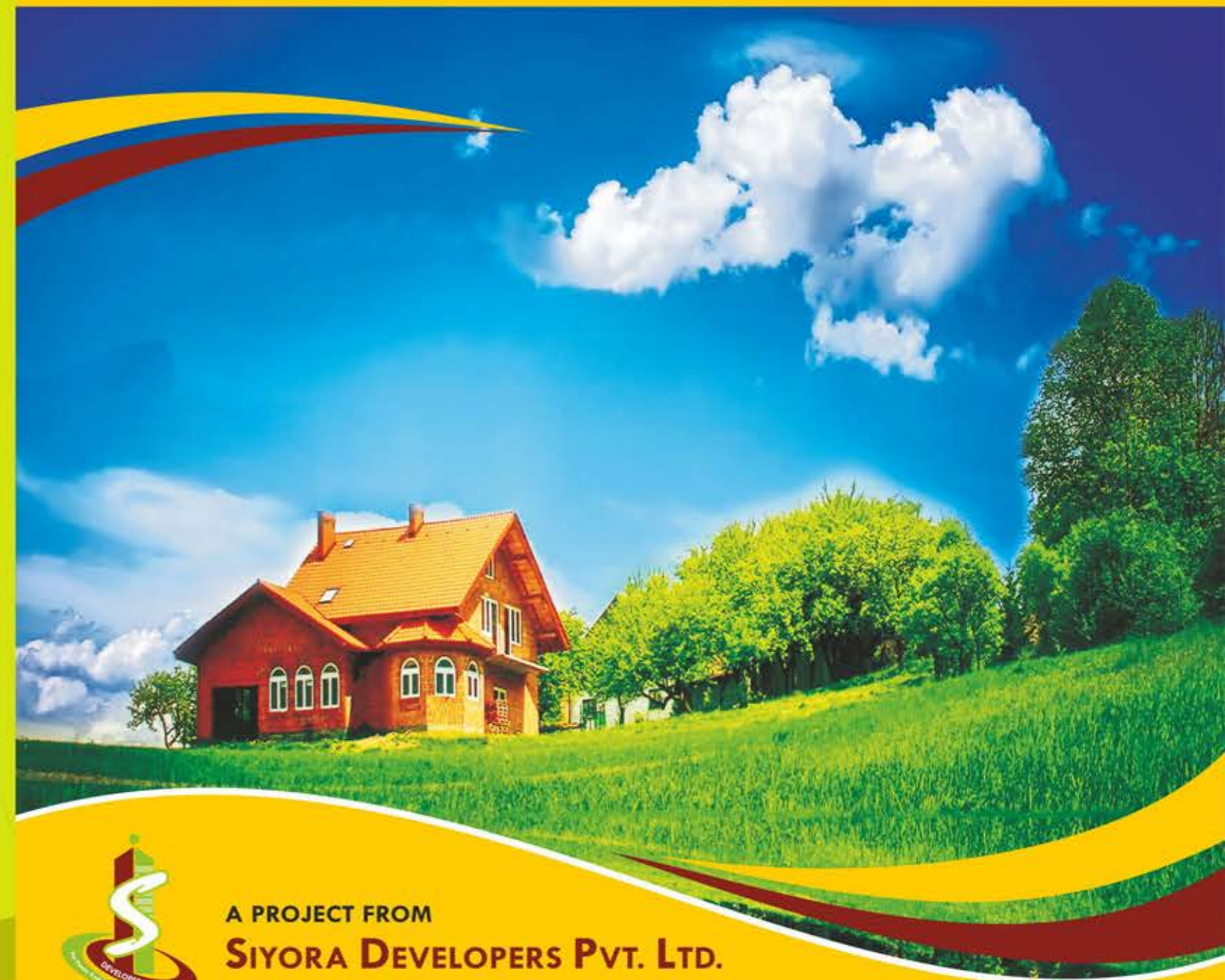
## LOCATION MAP

Not to Scale



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A PROJECT FROM  
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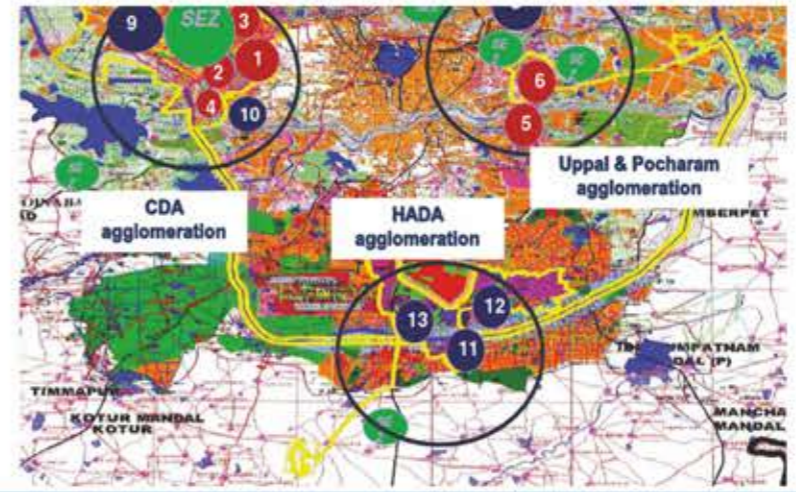
## జీవనాడు ఐటీఐఆర్ ధమాకా

పూర్వాలాది 21-9-2013 నెవారం నెటి వెంపురే 40 - సందిక్ 42

సాధారణ	1.18	లక్షల రేట్లు
పెండ్లారక పార్సెల్	1.01	లక్షల రేట్లు
అంత మందికి ఉపాధి	14.8	లక్షల మందికి
సాక్షిగంగా	55.9	లక్షల మందికి

**సర్వీసులు**  
 - వాణిజ్య పరిశ్రమలు  
 - వాణిజ్య పరిశ్రమలు  
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 - వాణిజ్య పరిశ్రమలు



### Chronicle

Saturday, Oct 05, 2013 | Last Update: 09:12 PM IST

#### Centre to clear ITIR status for Hyderabad

DC: 119th Sep 2013

New Delhi: The government is likely to consider a proposal on Friday to set up an Information Technology Investment Region (ITIR) near Hyderabad.

The Cabinet Committee on Economic Affairs (CCEA) is likely to take up the proposal of the Andhra Pradesh government to set up an ITIR near Hyderabad on Friday, a senior government official said.

ITIR is a combination of production units, logistic, public utilities, environment protection mechanism, residential areas and administrative services. It would include Special Economic Zones, Industrial Parks, Free Trade Zones, Warehousing zones, Export-Oriented Units, growth centres, existing settlements, industries and estates/services.

The ITIR would be developed in an area of 202 sq km (50,000 acres) in two phases over a period of 25 years. It is likely to attract an investment of Rs 2.19 lakh crore in the IT-ITeS sectors and create direct employment for around 15 lakh youth.

Andhra Pradesh contributes 12.4 per cent of the total IT exports of the country and ranks 4th in IT performance in the country.

During the 2011-2012 fiscal, the state's information technology sector reported a total domestic and export turnover of Rs 53,246 crore, of which exports (SITPI) stood at Rs 28,948 crore and SEZ Rs 11,698 crore, while domestic sector reported a turnover of Rs 12,600 crore.





## Lepakshi Enclave's Proximity

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### STRATEGIC LOCATION

A new connectivity by upcoming link with the Hyderabad urban locations and proximity to NH 163 has brought this location to strategic importance and has become easily accessible from various epicenters of Hyderabad.

### Lepakshi Enclave's Highlights

- ◆ Nearer to no. of Educational Institutions
- ◆ Pocharam IT-IR
- ◆ Ghatkesar Railway Station & Outer Ring Road (ORR)
- ◆ Singapore Township
- ◆ Infosys
- ◆ Raheja IT Park
- ◆ NIMS University
- ◆ Bibinagar Railway Station & Regional Ring Road (RRR)
- ◆ Resorts: Ragala, Pride & Srinidhi
- ◆ Proposed 150 ft. Radial Road Adjacent to our **Lepakshi Enclave's**
- ◆ Abundent Ground Water
- ◆ Entrance Road from both East & West sides

Each plot owner will be given copies of NALA, Title deeds, Legal opinion copy by SBI panel advocate and Revenue sketch by MRO authorities.







Plot No.	Sq.Yds.	Plot No.	Sq.Yds.	Plot No.	Sq.Yds.	Plot No.	Sq.Yds.	Plot No.	Sq.Yds.
1	230	46	200	121	133	144	187	196-197	140
2-3	192	47-55	150	122-123	140	145-146	199	198	160
4-5	138	56	178	124	160	147	183	199-202	120
6-9	230	57	142	125	111	148	173	203	240
10-13	167	58-75	150	126	120	149	178	204	231
14	198	76	168	127	125	150-151	175	205	204
15-18	222	77-79	147	128	131	152	200	206	169
19	198	80	126	129	136	153	225	207	135
20-23	167	81	179	130	142	154-159	150	208	132
24-27	183	82-83	147	131	147	160	225	209	176
28	218	84	168	132	153	161-170	150	210	151
29-30	244	85-96	150	133	156	171	209	211	160
31-32	241	97-98	189	134	164	172	166	212	166
33	215	99	228	135	171	173-182	150	213-217	167
34-37	181	100-106	171	136	180	183	225	218	226
38-40	150	107	198	137	189	184-189	150	219-222	120
41	163	108	160	138	198	190	225	223	160
42	200	109-111	140	139	206	191	200	224-225	140
43	189	112	166	140	213	192-193	175	226	120
44	170	113-119	183	141	107	194	170		
45	154	120	291	142-143	127	195	125		