

KEY GROWTH HUBS ALONG THE CORRIDOR

Sangareddy: Serving as a blend of industrial and educational hubs, Sangareddy is home to **Bharat Heavy Electricals Limited (BHEL)** and has seen a rise in **IT parks**. The presence of institutions like **IIT-kandi, Hyderabad** is fueling demand for residential properties.

Sadashivpet: Positioned strategically on **NH-65**, Sadashivpet is rapidly industrializing. Its appeal is further boosted by its proximity to the proposed **Regional Ring Road (RRR)** and the **National Investment and Manufacturing Zone (NIMZ)** in Zaheerabad.

Zaheerabad: This is a major industrial hub with the federal government's proposed 12,000-acre **NIMZ project**. The initiative is expected to attract significant manufacturing investments, create jobs, and boost real estate demand.

FACTORS DRIVING THE GROWTH

Infrastructure development: Government projects, such as the **Regional Ring Road (RRR)**, medical devices park, and highway expansions, are dramatically improving connectivity and making the region more attractive for investment.

Robust industrial growth: The corridor hosts several **Special Economic Zones (SEZs)** and **industrial parks**, which are attracting major industries and a skilled workforce. Notable projects include a new private **rail coach factory** near Patancheru by **Medha Servo Drives**.

Proximity to IT hubs: The corridor provides excellent connectivity to **Hyderabad's major IT and financial districts**, including **HITEC City** and **Gachibowli**. This makes it a popular residential choice for professionals working in these areas.

Affordability: Real estate prices, particularly for open plots, are relatively affordable compared to central Hyderabad, offering high appreciation potential for investors.



**KALASAPATI
DEVELOPERS**
OUR VISION... YOUR SUCCESS...



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LRS FULL PAID APPROVED LAYOUT



Sri Balaji IIT Avenues @ IIT KANDI

HYDERABAD - MUMBAI NH-65



THE BEST PLANNING
FOR BEAUTIFUL LIVING!





"KALASAPATI DEVELOPERS" is flourishing Real Estate Company backed by the decades of Real Estate Experience. It has been engaged itself in acquiring land, developing it in to asset and helping the buyer multiply their investments in shortest possible time.

WE BUILT WITH VALUES

"KALASAPATI DEVELOPERS" has been building Hi-end gated communities, Open Plot projects and Villas in strategic locations. They are known for latest development, luxury features and a gamut of recreation facilities that meet customer expectations. An uncompromising attitude to quality and timelines make the builders the first choice of customers. Every "KALASAPATI DEVELOPERS" project is a promise of supreme value to customer investment.

A respected Realtor backed by over 23 years of market standing. He has been associated with a string of highly successful Real Estate projects throughout his distinguished career. He brings to the table unparalleled expertise in core areas including land procurement, development, legal compliances and marketing. "KALASAPATI DEVELOPERS" is all set to leave a bigger footprint in the Realty sector under his leadership.

UNIQUE FACILITIES:

HMDA Layout (LRS Full paid approved Layout)
40' Main Road & 30' BT Roads
G+2 (ground + 2 floors)
House is eligible for building permission
Electricity Lights
Underground Drainage
Children Play Area (Open Spaces)
Water pipelines
Avenue Plantation
Entire layout with bar fencing
400 fruiting Mango Trees
& various other plantation
Clear Title
100% Vaastu

KEY DISTANCE:

IIT Hyderabad, Kandi	1 Km	2
Sangareddy Town	Km	2
Hyderabad - Mumbai NH 65	Km	2
MNR Medical College	Km	4.5
Delhi Public School	Km	10
GITAM University	Km	10
Regional Ring Road (RRR)	Km	12
MRF Tyres Ltd - Sadasivpet	Km	15
Outer Ring Road Exit No. 3	Km	35
PEPSICO Limited - Sangareddy	Km	38
NIMZ (13500 Acres)	Km	

ORR & RRR
Unlocking Real Estate Potential In Hyderabad

Based on real estate analysis in Hyderabad, the highest possible growth belt, located in the "shortest corridor" between any **two exits** of the **ORR and RRR**, is the **southern corridor connecting ORR Exit-3 (Muthangi) to RRR Exit (Sadashivpet)** on the RRR.



"SRI BALAJI IIT AVENUES" is a 9 Acres more residential layout developed by **KALASAPATI DEVELOPERS** a fresh new world of Gated community, a HMDA - LRS Full paid layout, open villa plots with its unique options ideally located on **IIT Kandi, Hyderabad West Zone to Mumbai National Highway 65** in an environment full of serenity and tranquility. The plots are meticulously planned to offer best of amenities and infrastructure surrounded by residential neighbourhood that has excellent infrastructure and access to the city's commercial sectors, GITAM University & IIT, Kandi.



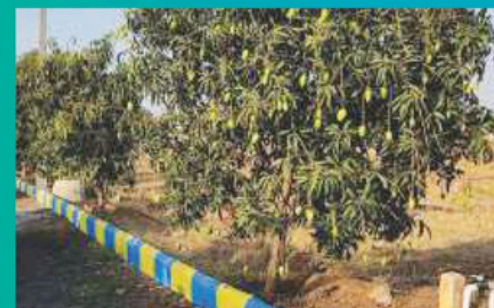
ORIGINAL SITE DEVELOPMENT GLIMPSE - 400 MANGO TREES



AVENUE PLANTATION



40' MAIN ROAD & 30' BT ROADS



MANGO AND OTHER GREEN PLANTATION

THE CHARACTERISTICS AND FEATURES OF THE AREA AROUND A SPECIFIC PIECE OF LAND OR PROPERTY.



IIT Kandi



NIMZ (13500 Acres)



Regional Ring Road (RRR)



GITAM University



Outer Ring Road (ORR)



Woxsen School of Business



Hyderabad - Mumbai NH 65



Rail Ring Project



District Headquarters Sangareddy



Mahindra Tractor at Zaheerabad



MRF Manufacturer Unit



Prince PVC Pipes



BHEL



ICRISAT



ODF, Shankarpally