

## IT Tower & Life Hub Mixed Use Development at South Hyderabad, India By THE MAMS GROUP



In a major achievement for India, Hyderabad has bagged the prestigious '**World Green City Award 2022**,' beating 18 cities including Paris, Bogota, Mexico City, Montreal, and Fortaleza in Brazil on Friday at the International Association of Horticulture Producers (AIPH) 2022 World Green City Awards 2022 held in Jeju Island, South Korea.

**Hyderabad is strategically located within 2 hours of flying time from all major Indian cities.**

**South Asian cities like Singapore, Kuala Lumpur, Bangkok and Middle East cities like Dubai, Abu Dhabi in UAE, Oman, Qatar, Saudi & Bahrain are less than 4 hours flying time.**

One of the main reasons behind Hyderabad's real estate market growth is **the city's infrastructure development**. The government has made several investments to improve the city's infrastructure. This has led to an increase in the number of people moving to the city, which has, in turn, increased the demand for housing.

# Hyderabad Vision

## TELANGANA AT A GLANCE



**Capital City**  
**Hyderabad**



**Area**  
**44,340**  
**Sq.miles**  
(112,077 sq. kms)  
(larger than S.Korea)



**Population**  
**36 Million**  
(more than Canada)



**Urban Population**  
**39%**



**GSDP and growth rate**  
**(at current prices) 2019-20**  
**₹ 9,69,000 Cr.**  
**and growth rate : 12.6 %**



**Per capita income: 2019-20**  
**(at current prices)**  
**₹ 2,28,216**  
**and growth rate : 11.6%**



**Districts and household**  
**33 Districts and**  
**8.3 million household**



**Major Industries**  
**IT, Pharma & biotech,**  
**Electronics, Electric Vehicles,**  
**Aerospace & Defence, Textiles,**  
**Infrastructure & Manufacturing**

## VISION

### Improve Economy

To improve the economy of Telangana at a rapid CAGR of 20% over the next 10 years, with emphasis on high-tech industry & services.

### Promote Investments

To encourage investments through investor friendly industrial policies and to setup Industrial parks to boost investment in various sectors with a dedicated & enterprising promotions team.

### Provide Employment

To provide employment to 20 lakh people over the next 10 years in Electronics, Hi-tech Manufacturing, Life Sciences, Aerospace and Defence, R&D and other Services

### Build Advanced Infrastructure

To develop advanced infrastructure facilities and multimodal transportation system in Hyderabad and to ensure development of required infrastructure in all districts

### Improve Quality Of Life

To ensure Dignity housing is provided to all and effective implementation of welfare schemes.

### Minimum Government, Maximum Governance

To ensure people centric, transparent, efficient and corruption free governance.

### Maintain Public Order & Safety

To significantly improve law & order in the state.  
To encourage people friendly policing and to install CCTV cameras to cover most public places.

### Provide Uninterrupted Power

To make the state self-sufficient in energy production and to ensure 24x7 power supply to all.

### Promote Research

To make Telangana the home for technological innovation, enterprise and entrepreneurship.

**Telangana is one of the fastest urbanizing States in India, with about 39% population living in the urban areas. Hyderabad is one of the main growth engines of the State and the Country.**

**The State Government has taken concerted steps to develop Hyderabad as a global city. Some of the key initiatives undertaken by the Government to develop the capital city of Hyderabad and surrounding urban areas**

## URBAN INFRASTRUCTURE

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The State Government has taken concerted steps to develop Hyderabad as a global city. Some of the key initiatives undertaken by the Government to develop the capital city of Hyderabad and surrounding urban areas are briefly described below.

### Nehru Outer Ring Road

In order to improve the road connectivity and decongest the traffic flow in Hyderabad, a 158-km-long, 8-lane expressway, encircling Hyderabad was constructed connecting all major Industrial Clusters with International Airport and residential clusters, and provides direct access to various national highways, state highways and major district roads.

**The ORR connects most suburbs of the city with a modern 8 lane highway making it easy to travel to all the neighbouring districts.**



### Strategic Road Development Programme (SRDP)



The Strategic Road Development Programme (SRDP) has been taken up as a high priority project for the development of Greater Hyderabad with an investment of around 30,000 Cr. The project comprises construction of flyovers, road over bridges, road under bridges and widening of roads to ensure overall improvement in connectivity and ease traffic congestions. 18 projects built at a cost of Rs 1,050 crore under SRDP have been inaugurated.

### Regional Ring Road

**Regional Ring Road is a proposed ring road around the city of Hyderabad, Telangana.**

- A 8-lane expressway stretched over 840 km of length with a project cost Rs 120000 crore is proposed to strengthen the existing roads connecting major national highways passing through Telangana, easing the regional road connectivity.
- The road will be developed on par with international standards over a stretch from Sangareddy to Kandli via Nanagpur, Troopana, Gejewli, Jagdevpur, Bhongli, Choutuppal, Ibrahimpatnam, Chevella and Shankarapalli.
- The RRR will have amenities such as parking, food courts, toilets, parks, children play area, malls, and drinking water facilities.
- The RRR will connect the surrounding districts with Hyderabad and to the Industrial Clusters, covering 40% of the region's population and will link 20 towns with National Highways.



Source: <https://telangana.gov.in/comm/greater-hyderabad-regional-ring-road>

### Hyderabad Metro Rail Project



**Hyderabad Metro Rail network is the world's largest PPP metro rail project covering a total distance of around 72 kilometers across three corridors. Another 58 KMs is being taken up under Phase II.**

Red Line	Blue Line	Green Line
Shilpapur to LB Nagar	Saiguda to Raidurg	JBS to Falaknuma
Route Length 29 km	Route Length 28 km	Route Length 15 km
(45 mins)	(39 mins)	(22 mins)
Number of Stations - 27	Number of Stations - 24	Number of Stations - 15

- With close to 72 kms and 66 stations Hyderabad Metro has become the second largest Metro rail next only to Delhi
- Hyderabad Metro entered in Limca book of Records
- Daily ridership of around 4.5 lakh passengers
- Second in terms of passenger patronage in the country

## Road Infra

### ROAD INFRASTRUCTURE IN TELANGANA

In Telangana state under  
R&B purview, there are  
**26,935 KMs**

of roads. Of which  
**2,690 KMs**

are National Highways,  
**3,152 KMs**

are State Highways,  
**12,079 KMs**

are Major District roads,  
**9,014 KMs**

are other district roads  
PRED is maintaining a road  
network of length

**69,844 KMs**  
of roads in rural areas.



14 NH projects of 765 KMs worth  
**over  
Rs 13,000 cr.**  
in Telangana being laid in Telangana.

Total Length of  
National Highways in Telangana  
**3,974 KMs**

<https://pib.gov.in/PressReleaseItem.aspx?PRID=1682369>  
<https://roadbuild.telangana.gov.in/home.do>



## ***Project Brief***

*The Concept of “The iTek Nucleus Tower” at Hyderabad is inspired from the meaning of Telangana which refers to “Trilinga Desa” a focal of three holy places.*

*The tower shall denote as the connecting point for the North, East and West with South that shall emerge as a Nucleus for the IT Grid of the State.*



*The Cardinal Principle underlying all our projects is to forge a cohesive blend with the community horizons while upraising the value to the region and its populace.*

*Embarking on a similar vision, iTek Nucleus will change the skyline of the area, creating a footprint for growth.*

### **Project Scope:**

The scope of this project is Design, Finance, Build, and Operate, Transfer/SELL an IT Tower Cum Residential Apartments spread over total land area of 10.35 Acres (50,094 Sq. Yards / 41,885 SQ MT) to build a minimum of 2,000,000 Square feet

Project Mix:	
◇	50% of Minimum 2 million square feet as Commercial Tower
◇	50% of Minimum 2 million square feet as Residential

#### The comforts of the project

- The project is in the fastest growing cities of India with world winner as best place to live, etc. Fastest growth of IT Companies and a very good cosmopolitan culture.
- The project is with a prime asset which is being leveraged for banking after the commencement
- In principle commitment from the government for releasing adjoining land of 40 Acres for further mixed- use development upon completion of the said project.
- Experienced team with significant expertise of doing Government projects.
- Many Large EPC contractors with solid sustenance willing to participate with 10% of project cost to begin the project.
- Dynamic team of BHM can take the Partner relationship to a much higher level in EPC arena later  
We have full support of the government and bureaucrats to make matters easy as a policy of the state.

#### Space overview

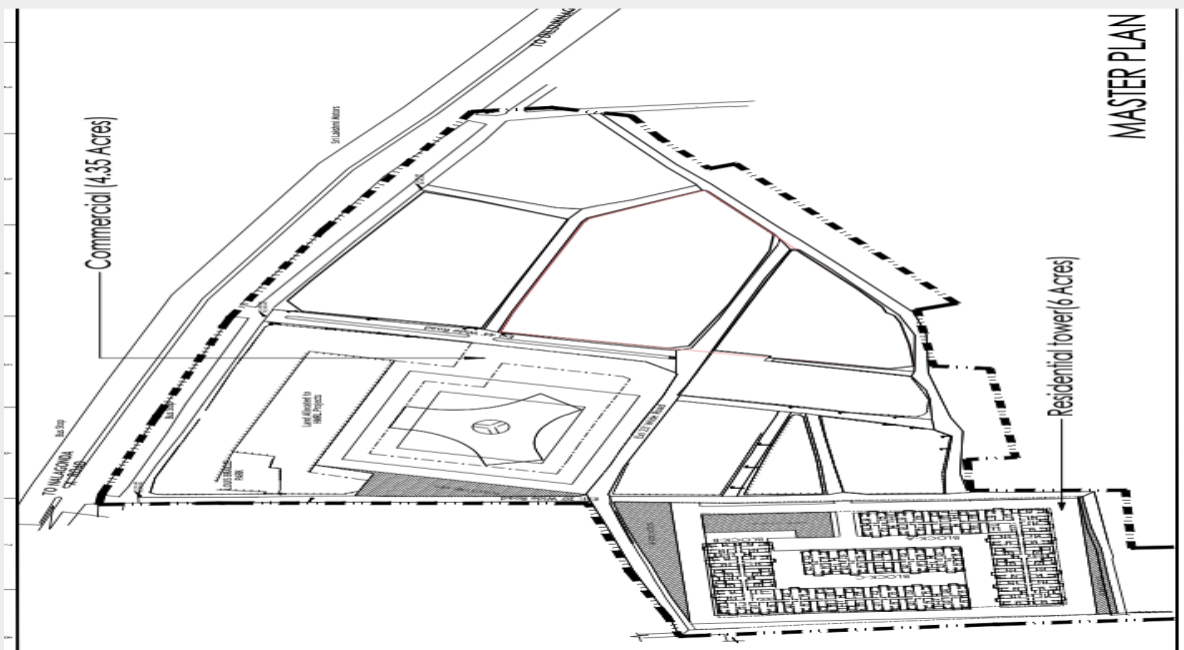
IT Commercial – 11.5 Lakhs approx.
• Ground Commercial – Included in 11.5 Lakhs
• 4 Podium Parking – Not Included in 11.5 Lakhs
• 20 Floors of Commercial Space – 2 Towers
• 60-40 % Sharing with Govt. (Govt Share 60%)

Residential – 11.5 Lakhs approx..
• 1 Basement & 3 Podium Parking
• 20 Floors of Residential – 2 Towers
• Amenities and Facilities – Club House etc.
• 100% Ownership with Developer





**Master Plan Layout**



For more details please connect us at [hydprojects@mamsinfra.com](mailto:hydprojects@mamsinfra.com)