



SRIGDHA INFRA DEVELOPERS



WEST CITY

A Project by Landmark Srigdha Developers

*Own a plot here, & say Yes
to serene landscapes and clean fresh air*

 **Near Kamkole Toll Gate, Bombay Highway NH65**



WEST CITY

“WEST CITY GRAND”, with luxurious open plots very close to Kamkole Toll Gate on National Highway 65 in the western part of Hyderabad, is a premium venture launched by Landmark Group, a trusted and established name in real estate projects.

With several landmarks like NIMZ, IIT-Hyderabad, Rajiv Gandhi International Airport, BHEL and many more, West Hyderabad is one of the most happening places in Hyderabad and has become a very attractive option for investors, in recent years. Landmark Group visualises a tremendous growth in the value of investments in this area and have therefore, launched this premium venture.



Project *Highlights*

WEST CITY GRAND, a really grand venture from the Landmark Group, comes with a host of amenities. This venture, approved by DTCP, is replete with serene landscapes, black-top roads, a kingly entrance arch, compound wall, drainage system, electricity lines, over-head water tank and an authentic 24/7 security system.



DTCP Approved Layout



Entrance Grand Arch



Avenue Plantation



All Black Top Roads



Children Play Area



Underground Drain System



Landscaped Parks



Overhead Water Tank



24 HRS Security Services



Underground Electricity



Master Layout Plan



RERA NO. applies to the highlighted area



Area References

Total Site Area	Ac. 31.589 Cents	152890.76 Sq.Yds.
Owners Land - 01	Ac. 0.954 Cents	4617.36 Sq.Yds.
Owners Land - 02	Ac. 0.510 Cents	2468.40 Sq.Yds.
Net Layout Area	Ac. 30.125	145805.00 Sq.Yds.
Site Reserved for Open Space (Park) (10.01%)	Ac. 3.016 Cents	14597.44 Sq.Yds.
Roads Area (31.58%)	Roads Area (31.58%)	46052.60 Sq.Yds.
Plotted Area (58.41%)	Ac. 17.594 Cents	85154.96 Sq.Yds.
No. of Plots: 374		

Approvals



TS RERA No. : P01100004767
T.L.PNo. : 160/2022H

◀ MUMBAI 200' NATIONAL HIGHWAY HYDERABAD ▶

Location *Highlights*

West Hyderabad is an upcoming premium residential locality and is growing at a fast pace, owing to its strategic location alongside the Outer Ring Road (ORR) and its easy accessibility to IT Hubs in Hitech City and Gachibowli areas.

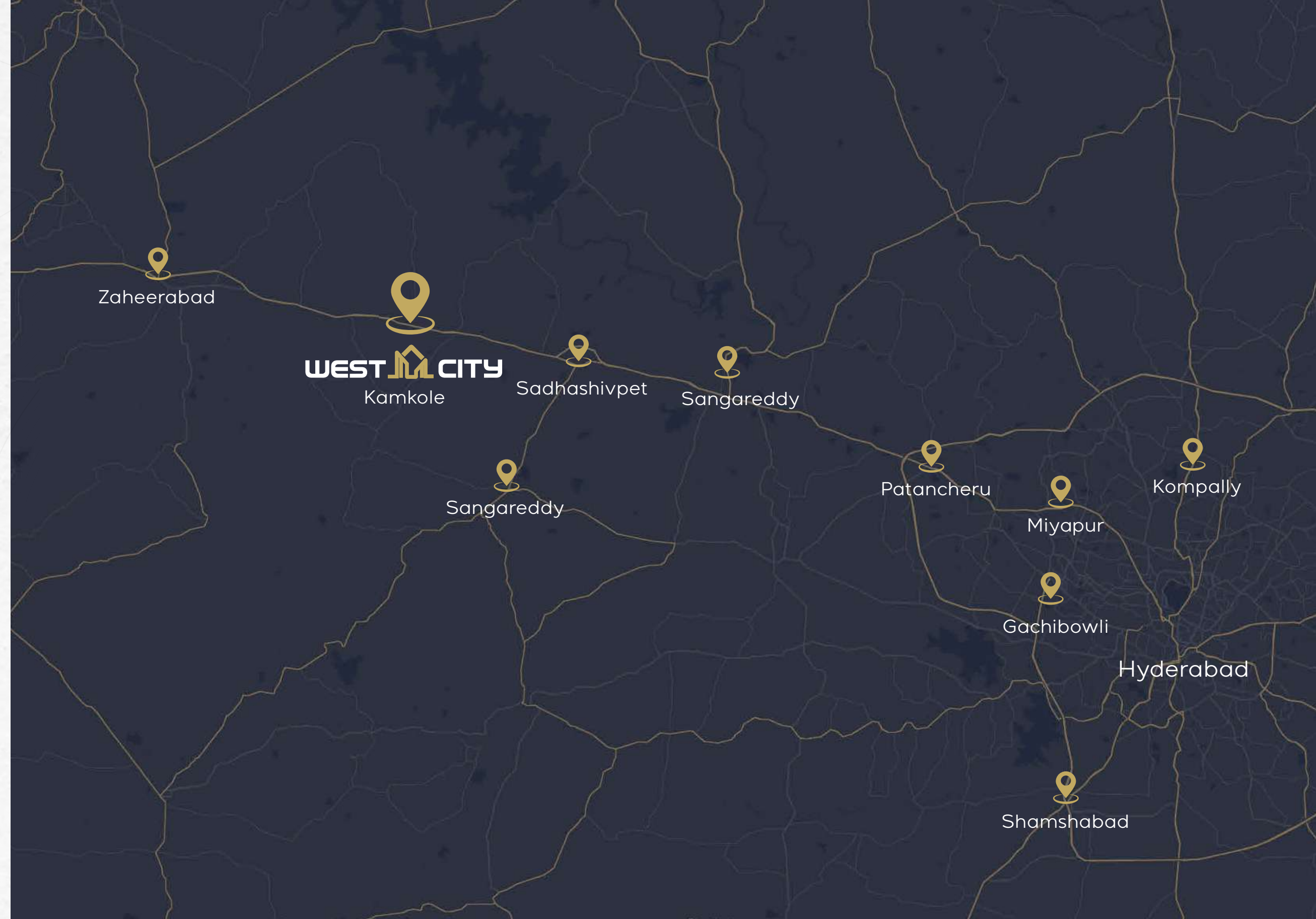
The development of the National Investment and Manufacturing Zone or NIMZ, in neighbouring Zaheerabad, is yet another key reason why we see real estate development at a pace like never before, in this part of Hyderabad. The project which is expected to generate over 2 lakh jobs is bound to enhance purchasing capacity in people and lead to more demand for office and residential spaces. WEST CITY GRAND will therefore be a very good option for people wanting to invest in or those who would like to reside here.

WEST CITY GRAND is in close proximity to some of the important landmarks and locations.

- 40 min away from **NIMZ, Zaheerabad**
- 30 min away from **Zaheerabad**
- 5 min away from **Kamkole Toll Plaza**
- 20 min from premium **international Schools**
- 5 min away from **Kohir X Roads**
- Located on NH 65 (**Bombay Highway**)
- 30 min away from **Sadhashivpet**
- 40 min away from **Kandi IIT Campus**



Scan for West City Grand Coordinates





Growth Corridor of *Hyderabad*

WEST CITY

is located near

NIMZ

National Investment and
Manufacturing Zone

 Zaheerabad

The western corridor in Hyderabad is seeing real estate development at a pace never seen before. One of the primary reasons for this is the development of the National Investment and Manufacturing Zone or NIMZ, a project spanning across 13000 acres that is expected to generate huge employment opportunities with more than 2L crores in investments. NIMZs has the immense potential to foster a collaborative working model between different manufacturing companies to develop a robust value chain.

According to TSIIIC, NIMZ is going to generate over 2 lakh jobs in various sectors including automotive, defence, electronic manufacturing etc. The generation of jobs is bound to improve purchasing capacity and attract more and more people to invest in properties in nearby areas and settle there.

With economic activity picking up, the government has been increasingly focusing on creating a well-connected transportation infrastructure. With the completion of 9.5 km 100 feet road from Zaheerabad to NIMZ linking it directly to NH-65 (Bombay Highway), this will be a one-and-a-half hour drive to various destinations in Hyderabad. The airport at Bidar will be a half-an-hour drive from NIMZ. The proposed Regional Ring Road or RRR connecting to NIMZ will be just 40 km from Sangareddy.

West Hyderabad is therefore seeing a huge demand for residential and office spaces, which makes it the best time to invest in real estate here and see your investments appreciate really fast.

Notable Investments By

NIMZ being developed with the objective of providing a world class ecosystem for the manufacturing industry has been well received by various national and international firms. Some of the important firms are mentioned below have made substantial investments in NIMZ.



Telangana: VEM Technologies integrated defence systems facility at zaheerabad

TOI

Direct road from Zaheerabad to NIMZ via NH - 65

THE HINDU

One Moto to invest 250 cr in EV unit in Zaheerabad

TOI

NIMZ companies to provide 50 percent jobs to local youths: Manik Rao

THE HINDU

దేశంలోనే తొలి మాన్యుఫ్యాక్చరింగ్ పార్క్ తెలంగాణలో

THE TIMES OF INDIA సమయం

META4, Volty to build ₹250cr 2W EV plant

TOI

Mahindra's tractor plant at Zaheerabad in Telangana to be Hub for New K2 Tractor Series

Mahindra Rise

రాష్ట్ర ప్రభుత్వం ఏర్పాటు చేస్తున్న నేషనల్ ఇన్వెస్ట్ మెంట్ అండ్ మాన్యుఫ్యాక్చరింగ్ జోన్(నిమ్జ్)కు కేంద్ర పర్యావరణశాఖ అనుమతులు లభించాయి.

సమస్త తెలంగాణ





Why *West City Grand*

WEST CITY GRAND is housed amidst serene surroundings, lush greenery and clean air. It is in close proximity to NIMZ and landmarks like the Indian Institute of Technology, Hyderabad and Sanga Reddy, both of which are just a 30 min drive away, Kamkole Toll Gate and Woxsen University.

Coming from LANDMARK GROUP which assures commitment to quality, ethics and transparency, therefore makes it one of the best options, both for investment, as well as residing there.

WEST CITY GRAND is yet another example of the careful planning and emotion that we at LANDMARK, put into our ventures.



Landmark Group, a highly trusted name in the Real Estate sector, is an Efficient, Experienced and Well Established company of repute. Eminence, Reliability and Vibrancy define us at Landmark. Something that we are extremely proud of. We have set high standards of quality and professional ethics for ourselves and equally high standards for managing our projects, marketing them and customer relationships.

We lead by innovation and are well known for quality and meticulous planning in each of our ventures. In our over 25 years of existence, we have completed 10 high class premium projects spread across over 800 acres of land and created many happy families. All our stake holders, be it customers, business associates or our own employees, will vouch for our values, our commitment to quality, and transparency in dealing with customers. Divine Meadows, Hill County, Agastya Pride and Exotica are some of our completed projects and examples of why we are so proud of ourselves.

Once you choose Landmark, you automatically get access to High Quality Products, Clean and Green Environment, Safe and Secure Surroundings, Comprehensive Amenities, Professional Service and last, but not the least, civilised and respectable communities. All these, and a well oiled system of providing periodic information on the progress of our ventures to our discerning customers, is what distinguishes us from the rest.

For WEST CITY GRAND, we are proud to partner with Srigdha Infra Developers, with whom we share similar ideology and work ethics, to develop this project. We are glad to be associated with such an experienced partner.



SRIGDHA INFRA DEVELOPERS

Srigdha Group has over three decades of real estate and construction experience. Till date, Srigdha has completed projects in Hyderabad, Vijayawada, Bhimavaram, Hanamkonda and Bhongir. They have also successfully ventured into packaged drinking water business.

Some of the notable projects include, Srigdha's Paramount, Royal Crest and Whistling Woods.



Approvals



TS RERA No. : P01100004767
T.L.PNo. : 160/2022H



WEST CITY

A Project by Landmark Srigdha Developers



CORPORATE OFFICE

D. No. 3-12-73, 1st Floor, Harsha Tower, Beside Mahindra Showroom, Mansoorabad, LB Nagar

BRANCH OFFICE

Plot No. 180, Flat No. 101, DSR SHELL PLAZA Apartment, Beside Welfare Society Office, Matsuri Nagar Colony, Miyapur

info@landmarkgroup.net | www.landmarkgroup.net

Disclaimer: All Rights Reserved. This brochure is not a legal document. The proposed projects mentioned in the folder will be constructed as per the application to RERA Artist's impressions and stock images are used to illustrate products and features of these projects. Furnishing fixtures, fittings, etc., if any, are shown for reference only and are not part of the standard units. All our projects being marketed are in the process of being registered under RERA with Telangana RERA.

Branding

