



T.L.P. No. 0011/LO/3057/2023

Dreams Were just the  
start - this is  
**beyond** imagination



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this is **beyond** imagination



**OMKARA**

Luxurious Villa Plots @ Zaheerabad

## LAYOUT PLAN

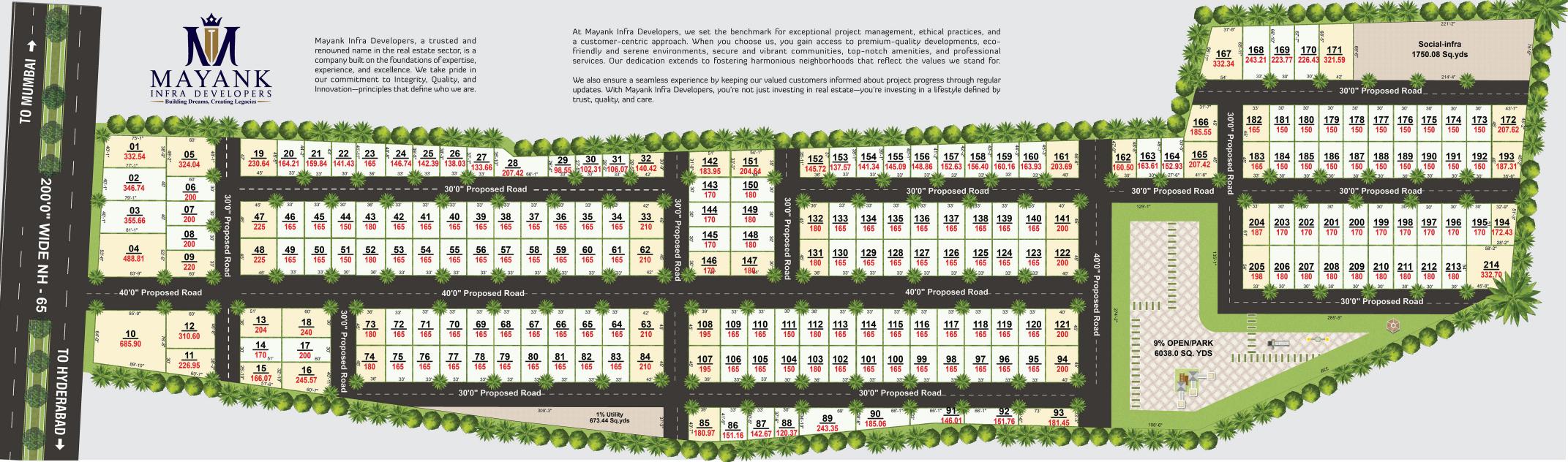
WHERE LIFE FINDS  
FULFILLMENT &  
SATISFACTION



Site Plan SY. No : 19/P,  
Extent Acres 13.34 Guntas  
Zaheerabad Town and Municipality  
Sangareddy Dist-TS



**OMKARA**





# OMKARA AMENITIES



CC ROADS



AVENUE  
PLANTATION



SURROUNDED BY  
COMPOUND WALL



CHILDREN'S  
PLAY AREA



UNDERGROUND  
DRAINGE LINES



WATER TANK



WATER LINES



# Where Opportunities Meet Infrastructure

The western corridor of Hyderabad is witnessing unprecedented real estate development, FUELED BY THE ESTABLISHMENT OF THE NATIONAL INVESTMENT AND MANUFACTURING ZONE (NIMZ) IN ZAHEERABAD, WHICH HAS BEEN DECLARED AN INDUSTRIAL SMART CITY.

Spanning a vast 13,000 acres, NIMZ is set to attract investments exceeding ₹ 2 lakh crore, fostering economic growth and creating a collaborative ecosystem for manufacturing industries. With over 2 lakh jobs expected to be generated in sectors like automotive, defense, and electronic manufacturing, the zone is poised to significantly boost purchasing power and drive real estate demand in the surrounding areas.

Complementing this industrial growth, the government has prioritized enhancing transportation infrastructure. The newly developed 9.5 km, 100-feet wide road from Zaheerabad to NIMZ ensures seamless connectivity to NH-65 (Bombay Highway), reducing travel time to Hyderabad to just 1.5 hours. Furthermore, the proximity to Bidar Airport, just 30 minutes away, and the upcoming Regional Ring Road (RRR), located 40 km from Sangareddy, promise unparalleled accessibility to key locations.

With a surge in demand for residential and commercial spaces, West Hyderabad, particularly Zaheerabad, is emerging as a prime real estate hotspot. Now is the ideal time to invest in this region and capitalize on its burgeoning infrastructure and thriving economy.

## LOCATION PLAN (Not to scale)



## LOCATION HIGHLIGHTS

National Investment & Manufacturing Zone (NIMZ)  
Mahindra Manufacturing Company  
Woxsen Business School  
Siddheshwar Temple  
Zaheerabad Municipality Town

05 mins Drive to	Zaheerabad Bus Stand
10 mins Drive to	Bullet Train Stop
20 mins Drive to	Bidar Airport
20 mins Drive to	MRF
20 mins Drive to	Sangameshwara Temple
40 mins Drive to	Kandi IIT
50 mins Drive to	BHEL



D3T Tech Hub, Plot No 5 & 6, 4th floor,  
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