



**NEAR: NIMZ@ZAHEERABAD**

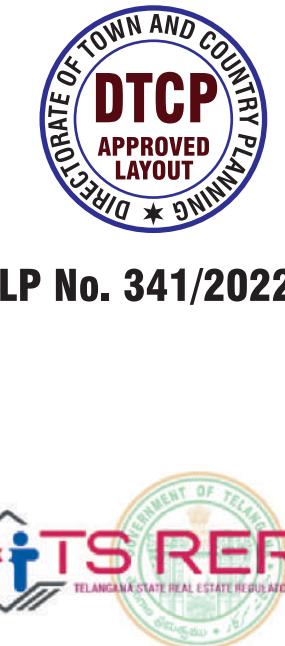


A Project by:

**Gupta Realty** -since 1998  
A Team Of Real Estate Professionals



# MASTER PLAN



**TLP No. 341/2022/H**



Registered Project  
**REA01100039503**

Hit a Right Shot of Plot

## Premium Residential Plots



# Welcome to

## Sprawling Acres of Comfort and Relaxation !!!

**Take  
A Break  
From Concrete**

**SAY  
HELLO TO GREEN**



**60 MINUTES DRIVE FROM  
OUTER RING ROAD EXIT-MUTTANGI**



## **PROJECT HIGHLIGHTS**

- 40 Acres DTCP Layout with TS-RERA Registration.
- Plot sizes 200 & 250 Square yards.
- Beautiful Entrance Arch with Gate.
- Planned as per Vasthu.
- Entire Layout with 60 & 40 Feet BT Roads.
- Footpaths with Curbing Stones.
- Avenue Plantation.
- Underground Drainage System.
- Underground Electricity System with Street Lights and Transformers.
- Land Scape and Gardening in parks.
- Over Head Water Tank with Water Supply Lines.

## PLANNED INFRASTRUCTURE FOR LIFETIME

### PARKS & OPEN SPACES FOR LIFETIME



Well- lit wide road  
Provision for underground sewage line for each plot  
provision for underground electricity and water supply

Creation of an acclaimed landscape, internal paved green avenues, Abundant floral beds, trees and water bodies , The relaxing seating area spread throughout, Oathways for a perfect stroll





# Gupta's Oxygen Park

Premium Residential Plots





# BEST INVESTMENT ON EARTH IS "EARTH"



MAKE EACH DAY A MASTER PIECE



ONE LIFE  
TO LIVE

**Do you know how much green surface area is required to provide for your daily oxygen intake that you breathe from air ?**

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Each one of us requires 625 square feet surface area of greenery to produce our daily oxygen needs, isn't that good enough reason to grow & save trees trees decrease respiratory problems,

Children staying in areas and localities with trees have much less breathing problems and children staying in localities which have no trees .

**Let's Plan Trees,  
Let's Plant Hopes**



**MORE TREES,  
MORE OXYGEN,  
FOR LONG LIFE**

# Development of NIMZ, Near: Zaheerabad.

(National Investment and Manufacturing Zone)

# PROJECT AREA: 12635 ACRES.



**LARSEN & TOUBRO**

2.5 km from Our Project “Gupta’s Oxygen Park”

# Development of NIMZ Project

The Indian government's "**Make in India**" initiative is a growth strategy based upon development of economic corridors whereby policy initiatives to spur manufacturing and overall growth are coordinated with transport corridors linking both developed and backward regions. The vision is to create a globally competitive manufacturing sector supported by world class infrastructure, logistics facilities, and a liberal policy regime.

In order to promote manufacturing in India, Government of India (GoI) has announced a National Manufacturing Policy (NMP), 2011, with the objective of enhancing the share of manufacturing in Gross Domestic Product (GDP) to 25% within a decade and creating 100 million jobs by 2022 in the manufacturing sector. The policy is the first of its kind for the manufacturing sector as it addresses areas of regulation, infrastructure, skill development, technology, availability of finance, exit mechanism and other pertinent factors related to the growth of the sector. It also seeks to empower rural youth by imparting necessary skill sets to make them employable as part of its objective to create one (01) million jobs in the same period. Sustainable development is integral to the spirit of the policy and technological value addition in manufacturing has received special focus.

The implementation of the NMP has been taken up in right earnest. The Government of India has made progress in the following areas for implementing the policy in consultation with concerned Government of India agencies and the State Governments:

- Initiating the process of simplification and rationalization of state level business regulations
- Advisory to States on simplification & rationalization of business regulations and skill development;
- Constitution of the approval/monitoring mechanism under the policy;
- Developing Technology Acquisition and Development Fund (TADF) under NMP
- Approval of Planning Commission accorded to the scheme under NMP on Master Planning of NIMZ (National Investment Manufacturing Zones);
- Guidelines for establishment of NIMZ and proforma for final approval of NIMZ circulated to State Governments;
- Definition of Cluster for dispensations under NMP circulated to State Governments;
- Guidelines and dispensations for clusters outside NIMZ under the NMP circulated to State Governments.

NIMZs have been conceptualized as important instruments under the Policy to realize the objectives of the Policy. As per the Policy, "NIMZs will be developed as integrated industrial townships with state-of-the art infrastructure and land use on the basis of zoning; clean and energy efficient technology; necessary social infrastructure; skill development facilities etc. to provide a productive environment for persons transitioning from the primary to the secondary and tertiary sectors."

The policy also outlines the creation of National Investment and Manufacturing Zones (NIMZ) with minimum size of 5,000 Hectares as giant industrial Greenfield townships to promote world-class manufacturing activities. The focus sectors would be

- Capital goods industries like machine tools, heavy electrical equipment, heavy transport, earthmoving & mining equipment.
- Employment-intensive industries like textiles and garments, leather and footwear, gems and jewellery and food processing industries.
- Industries with strategic significance like aerospace, shipping, IT hardware & electronics, telecommunication equipment, defence equipment and solar energy.
- Industries where India enjoys a competitive advantage such as automobiles, pharmaceuticals & medical equipment.
- Small & medium enterprises.
- Public sector enterprise

Fourteen NIMZs outside the Delhi Mumbai Industrial Corridor (DMIC) region have been given in-principle approval viz. Nagpur (Maharashtra), Prakasam & Chittoor (Andhra Pradesh), Medak & Hyderabad Pharma NIMZ (Telangana), Tumkur, Kolar, Gulbarga & Bidar (Karnataka), Kalinganagar (Odisha), Thiruvallur & Ramanathapuram (Tamil Nadu), Auraiya & Jhansi (Uttar Pradesh). The NIMZs at Prakasam (Andhra Pradesh) and Medak (Telangana) have been granted final approval by Government of India.

Indian economy has witnessed tremendous growth in the last decade primarily due to the contributions made by the exports. In order to augment the growth of the exports the Government has to setup IPs, SEZs, Industrial Estates (Ies), etc., which would provide a hassle free and internationally competitive environment for companies. The exports have been facilitated by the growth in a number of industries such as chemical industries, pharmaceutical, textiles, engineering industries, etc. The proposed NIMZ would provide infrastructure support and other incentives for the growth of most lucrative businesses in Telangana State.

## NIMZ, Near: Gupta's OXYGEN PARK

Telangana State Industrial Infrastructure Corporation Limited (TSIIC) proposed to establish NIMZ at Nyalkal and Jharasangam mandals near Zaheerabad in Sangareddy District of Telangana in an area of ~12,635 acres (Acres 12,635.14 guntas, 5,113 ha) in pursuit of NMP of Department of Industry and Policy Promotion (DIPP) of Government of India. DIPP has in principle approved the establishment of NIMZ near Zaheerabad in January, 2013 and subsequently issued the Final Approval in December, 2015.

TSIIC intends to provide world class eco system for manufacturing industries and proposes to establish infrastructure facilities for the proposed NIMZ. The processing area includes manufacturing zone for different manufacturing industries and service industry selected based on the market and demand assessment study undertaken.

The infrastructure development being proposed includes water supply, water distribution, internal roads, storm water drains, electrical distribution network, internal street lighting, wastewater and waste management facilities, other utilities such as technical and support buildings, housing along with allied facilities. Apart from industrial area there will be technical infrastructure facilities, amenities & utilities, township and logistics facilities.

# Development of NIMZ Project

## Proposed Land use:

S.No.	Land Use	Area in Acres	%
<b>1.</b>	<b>Industrial Zone</b>	<b>6434.3</b>	<b>50.9</b>
A	Automobile	2718.4	21.5
B	Electrical Equipment	311.8	2.5
C	Transport Equipment	160.5	1.3
D	Food Processing	1410.6	11.2
E	Machinery	501.4	4.0
F	Metals	855.0	6.8
G	Non-Metallic Mineral	476.6	3.8
<b>2.</b>	<b>Logistics Zone</b>	<b>658.4</b>	<b>5.2</b>
A	Rail / HeliPad	510.8	4.0
B	Warehousing	66.0	0.5
C	Parking	81.6	0.6
<b>3.</b>	<b>Green Zone</b>	<b>1974.4</b>	<b>15.6</b>
A	Green Belt / traffic Rotaries	308.4	2.4
B	Green Buffer	1184.1	9.4
C	Green Space / Open Space	481.9	3.8
<b>4.</b>	<b>Residential Zone</b>	<b>771.6</b>	<b>6.1</b>
<b>5.</b>	<b>Technical Infrastructure</b>	<b>383.7</b>	<b>3.0</b>
<b>6.</b>	<b>Utilities &amp; Amenities</b>	<b>578.9</b>	<b>4.6</b>
<b>7.</b>	<b>Commercial Zone</b>	<b>460.7</b>	<b>3.6</b>
A	Retail Shopping	210.2	1.7
B	Hospitality	22.5	0.2
C	Service Sector	228.0	1.8
<b>8.</b>	<b>Social Zone</b>	<b>92.4</b>	<b>0.7</b>
A	Cultural	14.6	0.1
B	Educational	44.1	0.3
C	Health	33.7	0.3
<b>9.</b>	<b>Roads</b>	<b>1280.6</b>	<b>10.1</b>
<b>Total (Sum of 1 to 9)</b>		<b>12635.0</b>	<b>100</b>

## Proposed Land Details:

S.No.	Name of the Village	Area in Acres
1.	Bardipur	446.27
2.	Chilepally	616.23
3.	Yelgoi	2383.30
4.	Rukmapur	461.01
5.	Mungi	554.16
6.	Mulkanpahad	216.05
7.	Hadnoor	591.03
8.	Nyamthabed	1211.10
9.	Husselli	727.29
10.	Rejinthal	1734.34
11.	Gunjetti	291.33
12.	Ganqwar	38.17
13.	Kalbemal	355.16
14.	Ganeshpur	621.15
15.	Mamidigi	1468.00
16.	Metalkunta	680.17
17.	Basenthpur	236.18
	<b>TOTAL</b>	<b>12635.00</b>

# **NIMZ Industrial Park, Zaheerabad**



***Bhoomi Pooja of VEM TECHNOLOGIES PVT. LTD.***



## **Triton EV team visits NIMZ Zaheerabad site, for upcoming Rs 2,100-crore unit**



**HYDERABAD TO MUMBAI  
NATIONAL HIGHWAY**  
10 Minutes From Our Site



**HYDERABAD TO NANDED  
NATIONAL HIGHWAY**  
30 Minutes From Our Site



**REGIONAL RING ROAD (RRR)**  
30 Minutes From Our Site



**ZAHEERABAD TO BIDAR  
STATE HIGHWAY**  
20 Minutes From Our Site



**WOXSEN UNIVERSITY**  
15 Minutes From Our Site



**MAHINDRA TRACTORS UNIT**  
20 Minutes From Our Site



**BIDAR AIRPORT**  
45 Minutes From Our Site



**SRI DATTAGIRI MAHARAJ ASHRAM  
(BARDIPUR)**  
3 km From Our Site

## History of SRI KETAKI SANGAMESWARA SWAMY TEMPLE, JHARASANGAM, SANGA REDDY DISTRICT, TELANGANA STATE.

According to Krutha Yuga, a King Raja Kupendra from Surya Vamsham had a skin disease for which there was no remedy.

One day while in forest for hunting he reached Kethaki Vanam where he found a stream and washed his body. He was surprised to see his body cleansed and his skin disease was cured. The same night Lord Shiva showed up in his dreams and asked him that he wanted the king to construct a TEMPLE for the Shiva lingam. Raja Kupendra constructed a temple and dedicated it to Lord Shiva to show his gratitude. Pushkarni (holy pond) which came to be known as "asthat heerthaamrutha Gundam" and is called as "Dakshina Kasi".

Gundam pooja is performed by followers from Karnataka, Maharashtra and Telangana devotees due to its religious and historical importance and paid homage to the Lord Shiva. According to the Hindu Mythology it is believed that Bramha came to this propitious spot for meditation after the creation of world. As the present linga was instilled by Bramha now the pooja's are being performed by Kethaki flowers (Kethaki flowers are generally not used for pooja's) and also the water of that stream which the king converted into pushkarni consisting of 8 theerthas (Narayana, Dharma Rushi, Varuna, Soma, Rudra, Indira, and Datha). Here Lord Shiva is called as Kethaki Sangameshwara.

**Very Close to  
“Gupta’s Oxygen Park”**



## DEVELOPMENT WORK SCHEDULE

### SCHEDULE - 01 (FEB TO JUNE 2023)

- Bhoomi Pooja
- Site Levelling
- Layout Marking
- Plantation

### SCHEDULE - 02 (JULY TO DEC 2023)

- Road Cutting
- Dimarcation Of Plots
- Elevation Construction
- Parks Development

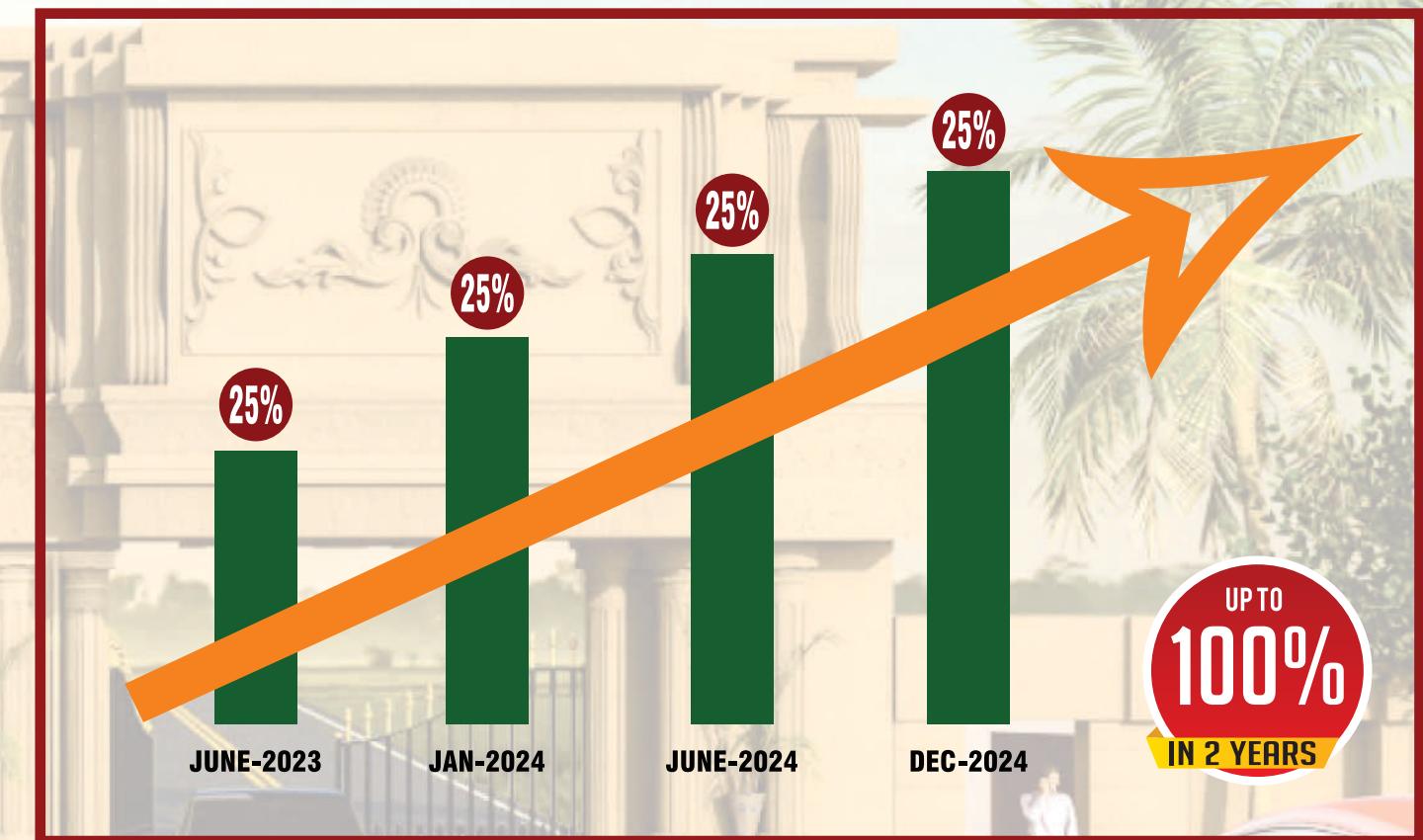
### SCHEDULE - 03 (JAN TO JUNE 2024)

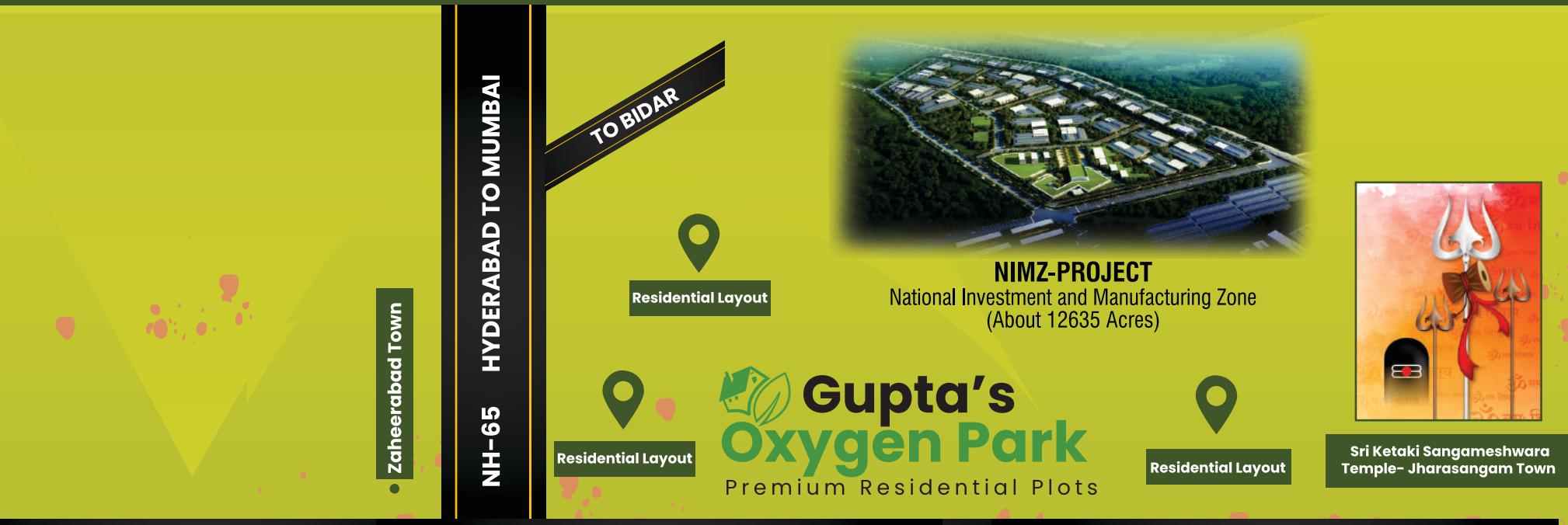
- Underground Drainage Works
- Underground Electricity Works
- Roads Laying Works
- OH7 Construction

### SCHEDULE - 04 (JULY TO DEC 2024)

- Curbing Stone Fixing
- Street Lights Fixing
- Footpath Development & Other Works
- Handing Over to the Plot Owners

## PRICE INCREASE GRAPH





ROAD TO TANDUR

ROAD TO NIMZ- JHARASANGAM

RRR

NANDED HIGHWAY NH-161

ORR

Nallagandla Road  
Gupta Realty  
Office

## Location Highlights

- On Zaheerabad - Jharasangam Proposed 100 Feet Road
- Besides : Famous Pilgrim Center of SRI KETAKI SANGAMESWARA TEMPLE-JAHARASANGAM
- About 2 Km from NIMZ Project of TSIIC About 12635 Acres
- About 9 km from NH-65 (Hyderabad- Mumbai Highway )
- Surrounded by Residential Layots.
- 15 Minutes Drive from Zaheerabad Town & Rly Stn
- 20 Minutes Drive from Sadashivpet Town.
- 20 Minutes Drive from Woxsen University
- 30 Minutes Drive From IIT-KANDI/ Sanga Reddy
- 30 Minutes Drive From Proposed Regional Ring Road
- 60 Minutes Drive From Outer Ring Road Exit - Muttangi



**For Sales Please Contact:**

**9100131116, 9849182970, 8341993716, 7842001116**

**Corporate Office :**

Plot No. D/Part, Beside: Ramalayam,  
HUDA Trade Center, Seri Lingampally,  
Hyderabad- 500019 .

**Marketing Office :**

S. No. 2&5, Gupta Heights  
Rameswaram Banda Road.  
Indresham Village,  
Patancheru Mandal,  
Sanga Reddy District.

**Project Site**

Sy , No. 21 , Kuppanagar Village  
(Zaheerabad-Jharasangam Road)  
Jharasangam Mandal  
Sanga Reddy District, Telangana State.

**Disclaimer :**

This brochure is only a conceptual presentation and not a Legal buffering . The Developers reserve the right to alter and make changes in specifications, content and plans etc, as deemed fit.