



Ravalkole, Medchal



051739/MED/LT/U6/HMDA/17012022



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Villa Project

2BHK, 3BHK APARTMENTS & CLUB HOUSE



Best Destination for Peaceful Life....

Why do you need to invest in Medchal?

Medchal, a town with both urban and rural facilities, is seeing an increase in property values, thanks to its closeness to the commercial centres of Kompally and Secunderabad.

Medchal, a residential neighbourhood in North Hyderabad, is home to various large-scale companies, apartments, residential plots, and large-scale villas. This region provides plenty of greenery and a tranquil atmosphere. This area has become famous due to the presence of several educational institutions along NH-44. However, it is in the news because of the government's forthcoming planned Gateway IT Park, hence increasing the value of its real estate.

Property prices in Medchal have been steadily rising in recent months. Here are a few reasons why you need to invest in open plots near Medchal now.

1. Connectivity and public transport

Medchal is well-connected, with three national highways, two state highways, and other roads intersecting the district. It's also known as the link between Hyderabad and Telangana's north.

Connectivity is another element that draws purchasers since it is conveniently positioned on the Outer Ring Road and NH-7. Aside from that, buses operate regularly and are readily available across the region. Several public transportation options operate throughout the day and night in the neighbourhood.

2. Social infrastructure

Medchal has a number of tourist attractions that draw people from all around Hyderabad. The district of Medchal, which is lush with urban woods, pilgrimage centres like Keesara Gutta, several recreational resorts, as well as many temples, is a weekend destination for many in the city.

3. Tallest IT tower

The Telangana government has laid the foundation stone of the Gateway IT park. The 14-story Gateway Park, which would cost Rs 100 crore to construct, will be Hyderabad's highest IT tower.

The IT Park is known as the 'Gateway IT Park' since it is located in the Medchal-Malkajgiri district, which has four roads connecting Hyderabad and North Telangana.

Approximately 90 firms applied for office space at the IT Park. Many more firms are expressing interest in establishing offices at the IT Park. More than 10,000 people will be employed at the IT park, which will be built on a six-lakh-square-foot site.

4. Education

Medchal is home to prestigious educational institutions including ISB, HCU, Osmania University College of Engineering, NALSAR, and others. A number of state, CBSE, and international schools are also located in the area.

5. HMDA & Rera Approved Plots

This region is one of the major marketplaces on Hyderabad's northern fringes. It is a popular site for both investors and end-users. There are enormous land banks and plenty of potential for additional construction thus, you can find a lot of open plots for sale in Medchal.

The region has a variety of residential plot choices, most of which have been authorised by the HMDA. Several software professionals, government personnel, and non-resident Indians (NRIs) are investing here.

6. Industries

Medchal is bordered by a number of industrial facilities. In this new neighbourhood, there is a delicate mix of the urban and the rural. It has multiple industrial estates, special economic zones (SEZs), a large market facility, and industrial training institutes such as NIMSEME, CIPET, and CFTRI.



INDULGE IN SOME NATURAL THERAPY.

Get the kids off the couch and onto the field, breathe some fresh inspiring air and stretch out in a life of comfort. Enjoy the sunshine with a walk around the green spaces, catch up with your friends from the community and experience new smells & sounds of the natural greens

**Landscape Gardens • Children's Play Area • Half Basketball Court • Amphitheater • Jogging Track
Outdoor Gym • Senior Seating Area • Gaziboo • Provision for Cricket Practice Net • Meditation Zone**



KIDS PLAY AREA



PROVISION FOR CRICKET PRACTICE NET



SEATING PLAZA



JOGGING TRACK



HALF BASKETBALL POST



FLOWER GARDEN



GRAND
ENTRANCE
ARCH



CHILDREN
PLAY AREA



PAVED
FOOTPATH



HALF
BASKETBALL
COURT



UNDERGROUND
SEWAGE



OVERHEAD
TANK



STREET
LAMPS



PARKS



RAINWATER
HARVESTING



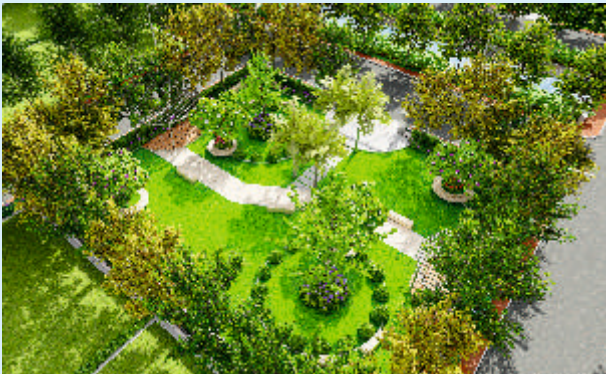
CONCRETE
ROADS



UNDERGROUND
STORM WATER
DRAINS



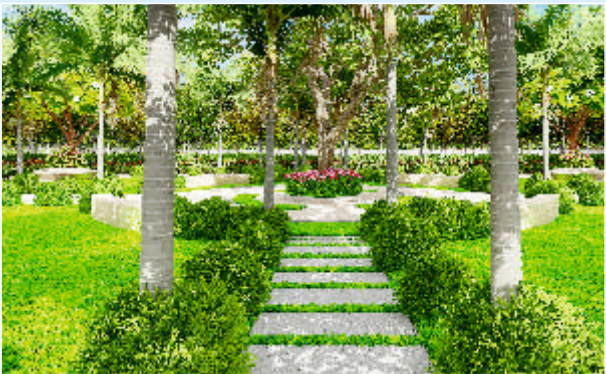
PROVISION FOR
CTICKET NET



MEDITATION/YOGA



GAZIBOO



SOCIAL GATHERING AREA



LANDSCAPE GARDEN



SENIOR SEATING AREA



PARTY LAWN



Gayathri 99 Developers - North County is strategically situated with a wide, independent access road and offerseasy connectivity to major colleges, schools, shopping centers, and healthcare hubs. Invest in a Home Where Growth, Comfort, and Connectivity Meet!

- 176 Plots
- 27 Acres
- 30 & 40 Ft Road
- Sizes From 179 Sq. Yds To 645 Sq. Yds





Plan showing the proposed
Residential Open Plot Layout

Survey No.s: 348/P, 349/P, 350/P, 351/P & 353/P
 Situated at **Ravalkol Village**, Medchal Mandal,
 Medchal-Malkajgiri Dist. Telangana

Plot No.	Size (Sq. Yds.)	Plot No.	Size (Sq. Yds.)	Plot No.	Size (Sq. Yds.)
1	307.73	60	393.65	118	416.87
2	350	61	300	119	378.10
3	358.40	62	326.64	120	335.22
4	525.78	63	300	121	288.75
5	382.49	64	386.23	122	223.92
6	300	65	348.81	123	226.18
7	300	66	263	124	
8	286.18	67	296.74	125	718.32
9	311.12	68	348.81	126	666.66
10	300	69	263	127	1120.30
11	300	70	365.26	128	709.52
12	382.49	71	179	129	562.02
13	382.49	72	179	130	300.00
14	300	73	179	131	300.00
15	300	74	186.61	132	300.00
16	330.30	75	292.60	133	300.00
17	362.59	76	364.26	134	300.00
18	300	77	318.74	135	300.00
19	300	78	318.74	136	300.00
20	300	79	318.74	137	300.00
21	300	80	318.74	138	554.03
22	377	81	318.74	139	645.43
23	403.74	82	318.74	140	645.43
24	300	83	290.42	141	645.43
25	300	84	290.42	142	645.43
26	382.49	85	290.42	143	645.43
27	382.49	86	290.42	144	645.43
28	300	87	290.42	145	645.43
29	300	88	580.85	146	645.43
30	422.71	89	580.85	147	645.43
31	204.31	90	580.85	148	645.43
32	250	91	290.42	149	645.43
33	300	92	290.42	150	645.43
34	300	93	290.42	151	645.43
35	382.49	94	290.42	152	645.43
36	382.49	95	290.42	153	645.43
37	300	96	290.42	154	645.43
38	300	97	290.42	155	645.43
39	250	98	290.42	156	645.43
40	222.37	99	290.42	157	645.43
41	343.20	100	290.42	158	300.00
42	413.33	101	290.42	159	300.00
43	413.33	102	290.42	160	450.00
44	413.33	103	290.42	161	450.00
45	312.76	104	290.42	162	450.00
46	2273.82	105	290.42	163	450.00
47	1963.06	106	290.42	164	540.68
48	370.51	107	290.42	165	450.00
49	597.57	108	323.10	166	450.00
50	272.24	109	290.42	167	450.00
51	272.24	110	290.42	168	263.01
52	272.24	111	290.42	169	263.01
53	272.24	112	323.10	170	263.01
54	219.30	113	290.42	171	263.01
55	342.18	114	290.42	172	263.01
56	293.96	115	290.42	173	263.01
57	237.28	116	315.00	174	349.12
58	918.11	117	315.00	175	364.69
59	523.84			176	364.69



VILLA'S & RESORTS



CLUB HOUSE

LOCATION & CONNECTIVITY ARE THE BASIC ESSENTIALS TO CHECK BEFORE BUYING A FLAT OR VILLA!

Gayathri 99 Developers – North County, Ravalkole, Medchal is perfectly connected to the rest of the city — with the ORR (Outer Ring Road) on one side and NH-44 on the other. It offers close proximity to Medchal and Shameerpeta, ensuring seamless travel and accessibility. The project is located just 15 minutes away from the upcoming Kandlakoya IT Park @ Tupran, boosting future value and convenience.

LOCATION MAP

*NOT TO SCALE



- NH 44 - 5 Mins
- Medciti institute of Medical Sciences - 5 Mins
- Mallareddy College of Engineering - 5 Mins
- Medchal - 10 Mins
- Asian Theater - 12 Mins
- CMR Institute of Engineering College - 15 Mins
- ORR Exit No.6 (Kandlakoya) - 15 Mins
- Kandlakoya IT Park - 15 Mins
- Genome Valley - 20 Mins
- Excellencia Jr College - 17 Mins
- Leonia - 20 Mins



Gayathri “99” Developers
Plot No.34, 5th Floor,Silicon Valley,
Image Garden Lane, Madhapur,
Hyderabad - 500 081.

A Project by

