



Ravalkole, Medchal

PROJECT APPROVED BY
hmda
Growing Global
051739/MED/LT/U6/HMDA/17012022



P02200005643



Villa Project

2BHK, 3BHK APARTMENTS & CLUB HOUSE



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



Best Destination for Peaceful Life....



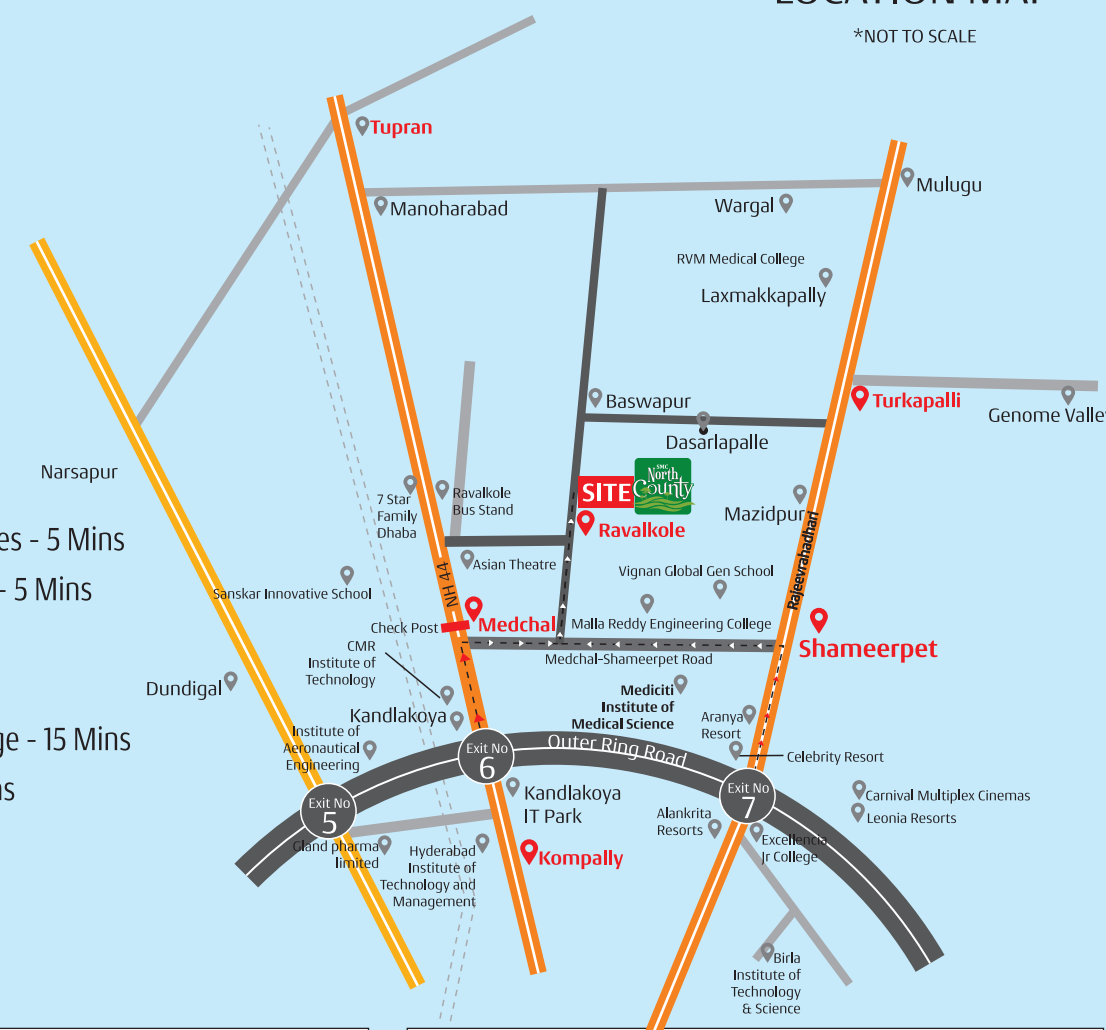
EXPERIENCE THE PERFECT BLEND OF COMFORT AND LUXURY!

On the edge of North Hyderabad, surrounded by lush greenery, rises a community where countless dreams find their perfect home! Designed for a comfortable lifestyle and enhanced with modern amenities and premium specifications...

LOCATION MAP

*NOT TO SCALE

- NH 44 - 5 Mins
- Medici 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.



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**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**



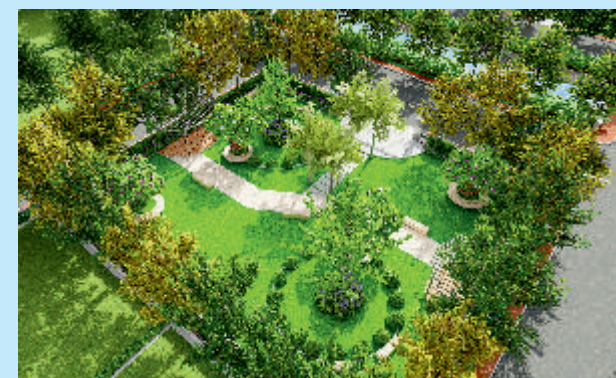
KIDS PLAY AREA



PROVISION FOR CRICKET PRACTICE NET



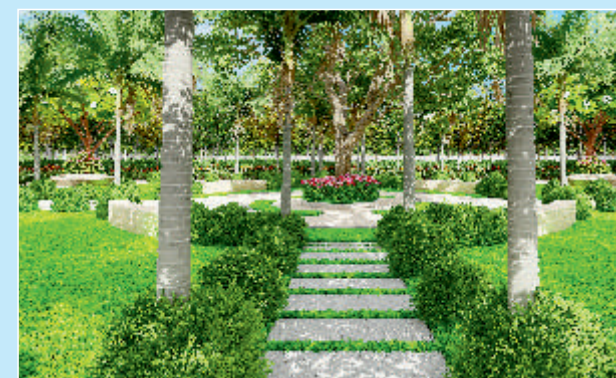
SEATING PLAZA



MENTATION/YOGA



GAZIBOO



SOCIAL GATHERING AREA



JOGGING TRACK



HALF BASKETBALL POST



FLOWER GARDEN



LANDSCAPE GARDEN



SENIOR SEATING AREA



PARTY LAWN



Why do you need to invest in open plots near 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 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.

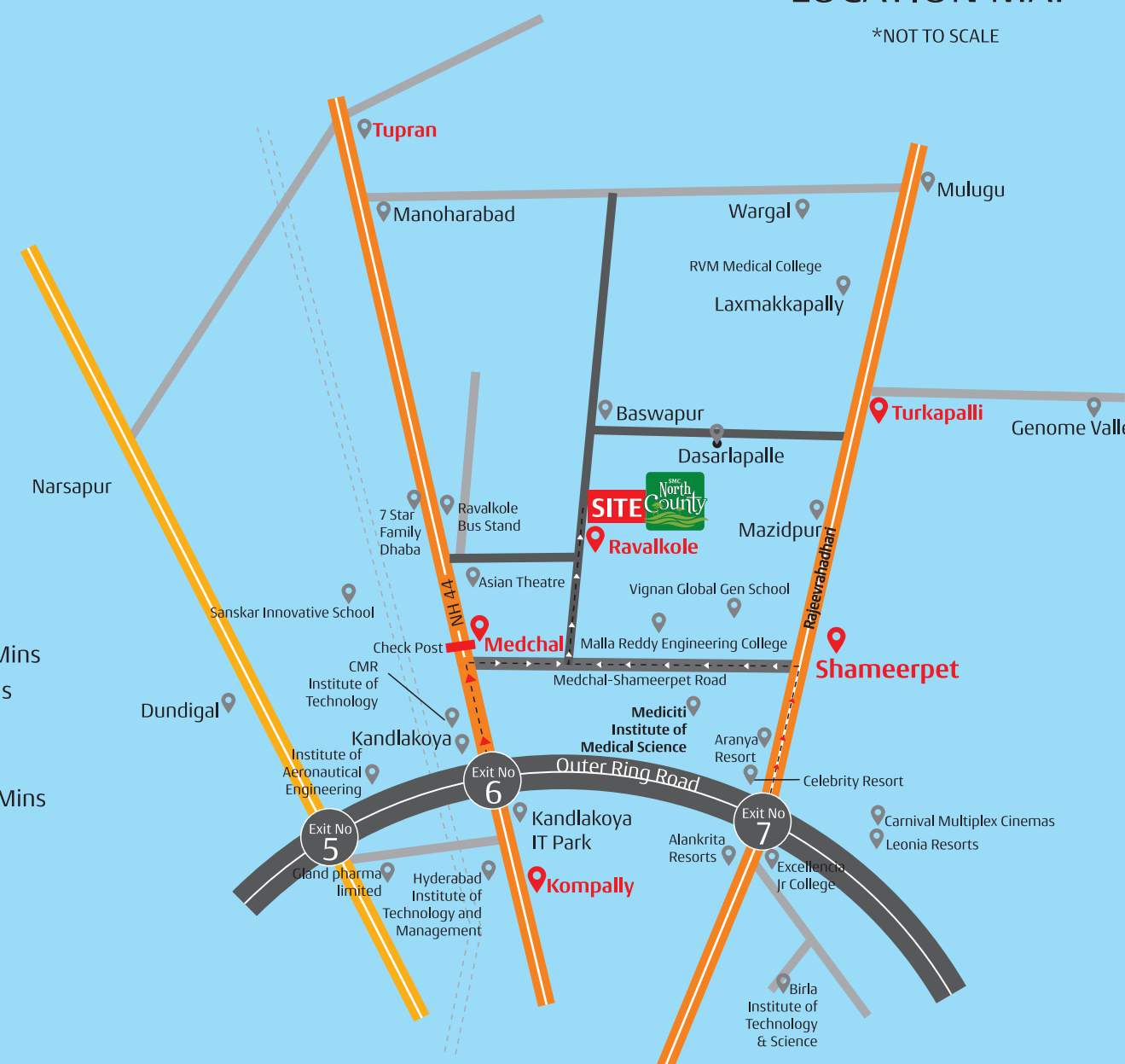


LOCATION & CONNECTIVITY ARE THE BASIC ESSENTIALS TO CHECK BEFORE BUYING A FLAT OR VILLA!

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 Shameerpet, 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.

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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



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Plot No.34, 5th Floor,Silicon Valley,
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MASTER LAYOUT



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TS RERA

TELANGANA REAL ESTATE REGULATORY AUTHORITY

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MASTER LAYOUT

Plan showing the proposed
Residential Open Plot Layout
Survey No.s: 348/P, 349/P, 350/P, 351/P & 353/P
Situated at Ravalkot 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 |

