



## OWN A PLOT YOU ALWAYS WANTED

On the edge of North Hyderabad, surrounded by beautifying greenery, lives the countless dreams of an organized life! Laden with the comfort and convenience of a normal lifestyle and a touch of modern amenities and specs...

Isn't this a dream in itself?

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



## LOCATION & CONNECTIVITY ARE THE BASIC ESSENTIALS TO CHECK BEFORE BUY A PLOT

SMC North County - Ravalkole, Medchal is well connected to the rest of the city with the ORR on one side and Nh44 on the Other. It has close proximity to Medchal & Shameerpet. Project located just 15 mins away from Upcoming Kandlakoya IT Park. SMC North County is strategically located with wide independent access road. Easy accesable from Major Colleges, Schools & Healthcare Centers

### 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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PLOT YOUR GOLDEN FUTURE



Ravalkole, Medchal





## 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**



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  
CRICKET NET



KIDS PLAY AREA



PROVISION FOR CRICKET PRACTICE NET



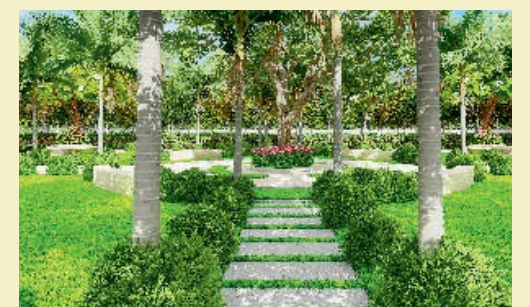
SEATING PLAZA



MEDITATION/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.