

ATULYAM HOMES

BY GREEN PALM REALTORS

UNIT OF SHREE BALAJI HOLDING.

Build your **Home**
in the laps of

Nature





About Us

GREEN PALM REALTORS

Welcome to Green Palm Realtors where luxury meets quality. Our unparalleled real estate services and premium hospitality experiences are backed by a sound legal team, clean track record, and Promoters Having 40 years of Clean Real estate experience. Explore our world and let us exceed your expectations. We have been serving the Dehradun community for over 40 years, and we've been changing the game ever since.

Our pioneering spirit has led us to develop some of the most sought-after properties in the area, and our commitment to quality ensures that our clients always receive top-notch service. With a proven track record of excellence, you can trust us for all your real estate needs.

ATULYAM HOMES

As a pioneer in the industry, we have developed the first gated, MDDA-approved and RERA-registered project in the vicinity of Herbertpur, Vikasnagar. The region is widely recognized as a key business hub, catering to the Chakrata and Uttarkashi regions, making it a strategically important and rapidly growing location.

Experience an unparalleled lifestyle as you discover the hidden charm of Herbertpur, Vikasnagar—surrounded by scenic destinations like Asan Barrage, Dakpathar, and Kalsi -- Ashokan Rock Edict.

Embrace the serene ambiance, where modern living blends seamlessly with nature. With its strategic location and promising future, (excellent connectivity, reputed schools and colleges, and well-developed transport network), Herbertpur, Vikasnagar is rapidly emerging as a high-potential residential and investment destination, offering exceptional opportunities for growth and long-term value appreciation.



Key Feature

"Live close to nature while staying connected to the city – surrounded by Dehradun's most loved tourist destinations."

PROJECT HIGHLIGHTS

Prime Location: Choose from a selection of premium plots strategically located with convenient access to schools, hospitals, and recreational destinations.

Architectural Elegance: Experience thoughtfully planned development that reflects contemporary aesthetics, offering both comfort and style.

Green Living: Enjoy a sustainable lifestyle with eco-friendly initiatives, lush green surroundings, and well-planned open spaces.

STRATEGIC CONNECTIVITY

- Just 20 minutes' drive to Gurudwara Paonta Sahib
- Only 25 minutes' drive from Dehradun via the Dehradun–Chandigarh Expressway
- Located just 05 Minute's from the main Dehradun–Chandigarh Expressway
- Approximately 1.5 hours to Chakrata, a popular tourist hub
- Approximately 2.5 hours from Chandigarh

EDUCATION & HEALTHCARE

- Reputed schools nearby including DPS and Sapience School
- Leading colleges and universities within 20 minutes' drive
- Close to major healthcare facilities like Upcoming UPES Medical University, Graphic Era Medical College, and Subharti Medical College

TOURIST ATTRACTIONS NEARBY

Asan Barrage – Bird Sanctuary

- Located just 10–15 minutes from the site
- Famous for boating, bird watching, and scenic sunset views
- A major attraction for nature lovers



Key Feature

DAKPATHAR – RIVERSIDE PICNIC SPOT

- Peaceful Yamuna riverside destination
- Ideal for family outings and relaxation
- Surrounded by greenery and open landscapes

KALSI – HISTORICAL & SCENIC SPOT

- Around 15–20 minutes away
- Known for Ashokan Rock Edict and river confluence
- A perfect mix of history and natural beauty

GURUDWARA PAONTA SAHIB

- Just 20 minutes' drive from the site
- A major religious and tourist destination
- Located on the banks of the Yamuna River

CHAKRATA – A HIDDEN GEM OF UTTARAKHAND

- Approximately 1.5 hours' drive from the site
- A serene hill station known for its unspoiled natural beauty, waterfalls, and panoramic views
- Home to attractions like Tiger Falls, dense forests, and scenic viewpoints
- Perfect for weekend getaways and nature retreats

CONNECTIVITY & LIFESTYLE

- Located just 200 meters from Herbertpur ISBT, ensuring seamless public transport access
- Well-connected to nearby towns and highways like
- Dehradun-Chandigarh New Expressway

PREMIUM LIVING FEATURES

- Most plots are park-facing, offering scenic views and a peaceful environment
- Surrounded by natural beauty and tourist attractions, making it ideal for both living and investment





Aminities of Atulyam Homes

1. SMART SEWAGE MANAGEMENT

- Comprehensive sewage system with in house Sewage Treatment Plant (STP) (1–1.5 meters depth)
- Main sewer manholes strategically located at the rear of the park area
- Dedicated sewer branch chambers for each plot
- Well-planned drainage system - Water gully traps with heavy-duty covers
- Two recharge wells for effective groundwater replenishment nature

2. CONSISTENT WATER SUPPLY

- Extensive underground pipeline network connected to every plot
- 80,000-liter underground RCC water tank for storage
- Dedicated borewell for groundwater recharge
- Assured 24×7 water supply through a planned water management system
- Integrated rainwater harvesting system

3. BEST-IN-CLASS ELECTRICITY INFRASTRUCTURE

- No overhead wires—the entire system is underground, ensuring enhanced safety and a clean, clutter-free look across the society
- Developed as per UPCL norms with a dedicated substation
- Feeder pillars every 25 meters for efficient distribution
- 8-meter-high octagonal poles with 60W LED street lights
- Safe and reliable underground HDPE cabling

4. 24×7 SECURITY SYSTEM

- Boom barrier with fastag-enabled entry system for seamless and secure access of residents
- Advanced security system with high-definition CCTV cameras
- Cameras strategically installed for complete premises coverage
- Ensures a safe and secure living environment

5. HIGH-SPEED INTERNET CONNECTIVITY

- Equipped with cutting-edge fiber optic infrastructure
- Ensures high-speed and reliable internet connectivity

6. LIFESTYLE & RECREATION

- Beautifully landscaped lush green parks
- Dedicated kids' play area in park
- Senior citizen seating & interaction zone
- Designed for a healthy and community-focused lifestyle



(ADDITIONAL CHARGES INCLUDE)

IFMS (Interest Free Maintenance Security) Charges	30,000/-
Electricity and Water Development Charges	29,500/-
Legal & Documentation Charges	15,000/-
Maintenance charges 2,950 × (For 2 Years)	70,800/-

Total Cost = 1,45,300/-

"All additional charges are inclusive of GST, except IFMS."
Payment Schedule ETC Shall Be Discussed Upon Meeting



CONTACT DETAILS



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