

ATULYAM RESIDENCY

By NATURE NEST DEVELOPERS



Nature Nest
Developers

UNIT OF NATURE NEST DEVELOPERS

where modern comforts blends seamlessly with breathtaking landscapes of Dehradun

ABOUT US

NATURE NEST DEVELOPERS.

- * Welcome to Nature Nest where luxury meets quality. Our unparalleled real estate services and premium hospitality experiences are backed by a sound legal team, clean track record, and over promoter with 40 years of 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 RESIDENCY

Where picturesque surroundings and urban conveniences merge to create an unparalleled living experience, discover the hidden gem of Badripur, an enchanting residential enclave. Embrace the serene ambience and the perfect blend of modern living and its strategic location and promising future, the upcoming area of Badripur presents an exceptional investment opportunity, poised for remarkable growth and development.

Key Features

Prime Location: Choose from a selection of premium properties strategically located for convenient access to schools, hospitals, and recreational spots. (new)

* Architectural Elegance: Immerse yourself in thoughtfully designed homes that reflect contemporary aesthetics, offering both comfort and style.(new)

* Green Living: Experience a sustainable lifestyle with eco-friendly initiatives, lush green surroundings, and well-planned open spaces.(new) Just 6 km from the vibrant Clocktower, the heart of Dehradun's city life.

* Direct highway connection to the airport for hassle-free travel within 20 minutes.

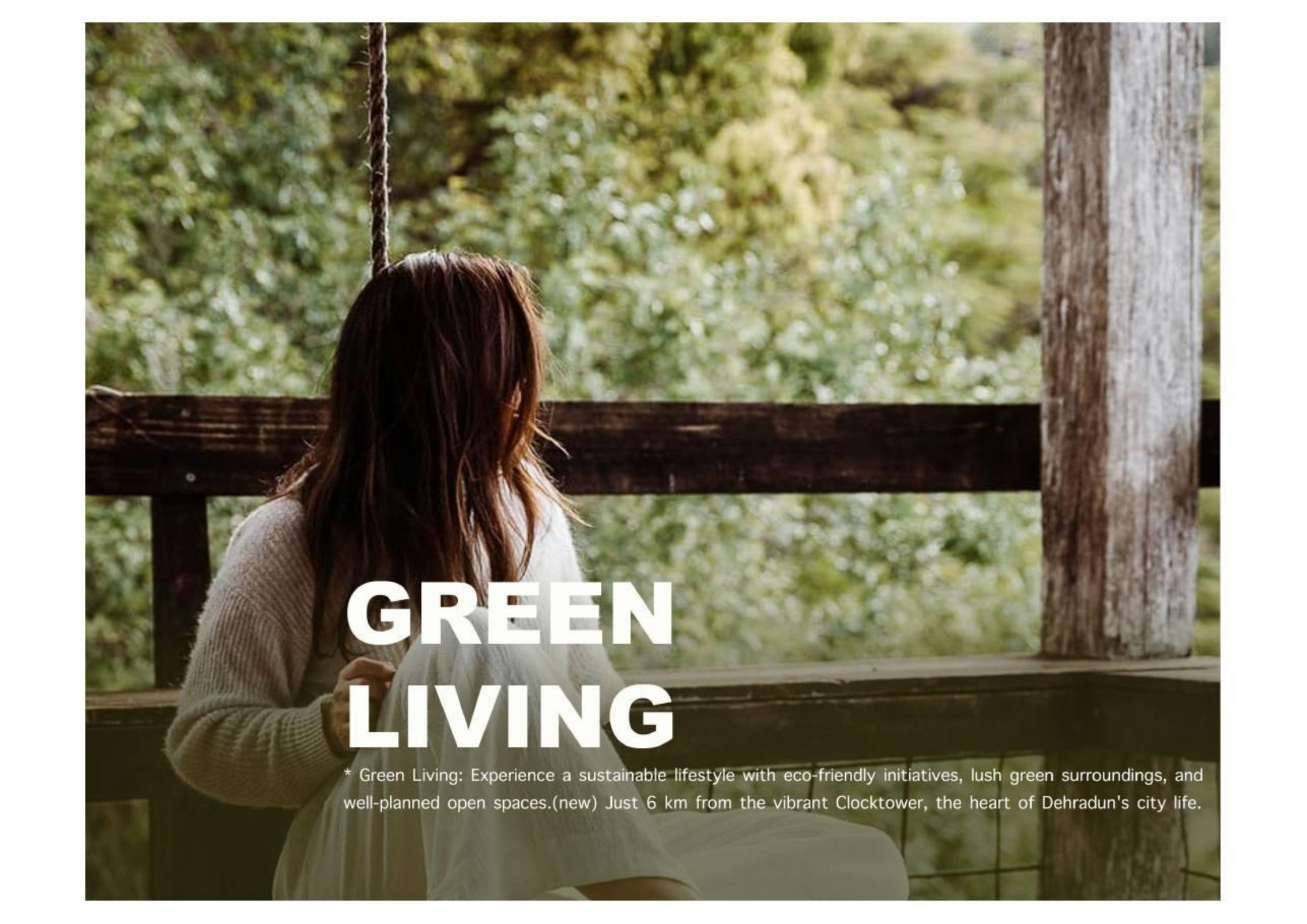
* 8 km from ISBT, offering easy access to transportation hubs.

* 5-minute proximity to Rispana Bridge, providing seamless transportation options.

* Surrounded by some of the city's finest natural tourist attractions like Maldevta.

* Close to Rajiv Gandhi Stadium, only 8 km away. for sports and entertainment





GREEN LIVING

* Green Living: Experience a sustainable lifestyle with eco-friendly initiatives, lush green surroundings, and well-planned open spaces.(new) Just 6 km from the vibrant Clocktower, the heart of Dehradun's city life.

FACILITIES OF ATULYAM RESIDENCY

Smart Sewage Management

- Comprehensive system with a sewage treatment plant (1–1.5 meters depth).
- Main sewer manholes strategically placed at the back of the park.
- Sewer branch chambers dedicated to each plot.
- Well-planned drainage with:
 - K-channel drains every 10–15 meters.
 - Water gully traps and heavy-duty covers.
- Two recharge wells (4.5 meters depth) for effective groundwater replenishment.

Consistent Water Supply

- Extensive underground pipeline network connected to each plot.
- 80,000-liter underground RCC water tank for storage.
- Two borewells for recharging and connecting to the Jal Sansthan main line.
- 24x7 assured water supply.

Best-in-class Electricity Infrastructure

- Built to UPCL norms with a dedicated substation.
- Feeder pillars every 25 meters for efficient power distribution.
- 8-meter-high octagonal poles with 60W LED lights for nighttime illumination.
- Underground HDPE cabling ensures safety and reliability.

24/7 Security systems.

- Our state-of-the-art security system boasts high-definition cameras strategically positioned throughout the premises for complete security

Internet connectivity

- The place is equipped with cutting-edge fiber optic cables, ensuring a lightning-fast and reliable internet connection throughout the premises.

Roads and Connectivity

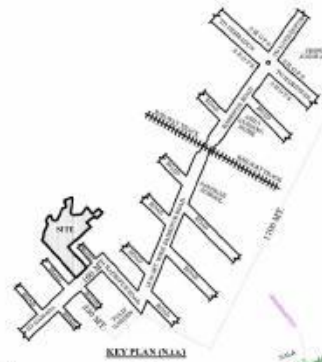
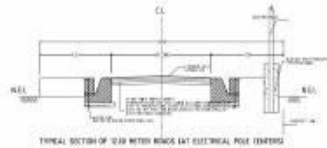
- Main road: 40 feet wide and Link roads: 30 feet wide.

Lifestyle and Recreation

- Jogging track/Walking track : 15 feet wide, illuminated for night use.
- Park area
- Dedicated kid zone.
- Senior citizen meeting space.
- Clubhouse with indoor swimming pool and fully equipped gym
- Facilities for indoor games.

New Vision





DATE
LATITUDE
LONGITUDE
TIME

GOOGLE IMAGE



SAZRA SUPERIMPOSE

10 M ROAD LIGHTING POLE WITH
SINGLE FITTING

[illegible]

PRESIDENTIAL LAYOUT PLAN OF LAND OWNED (1) SHRI SURGA PRASAD VERMA S/O LATE SHRI RAM MANOHARI VERMA (2) SHRI MANIK KAPOOR S/O SH. SATISH CHAND KAPOOR (3) CD ESTATES PVT. LTD. DIRECTOR SHRI SHAKET KUMAR KANDIA S/O SHRI GURDHARI LAL KANDHIA (4) SHRI RISHU AGARWAL S/O SHRI SURESH CHAND AGARWAL, SITUATED AT KH. NO. 285, 286, 287, 310, 290 GHA. 311, 323.3, 324, 321, 290 GA. 294, 295, 292, 290 GA. 290 KA. 293 KA. 310, 322 KA. 322 KA. 295, 292, 296, 298 FA, NON AGRICULTURE (297) NIN MAUZA BADRIPUR PARGANA PARINA DOON DISTT. DEHRADUN

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| 1. TOTAL LAND AREA AS PER SALEDEED | = 42812.80 SQMT. |
| 2. LAND AREA AT SITE | = 40670.57 SQMT. |
| 3. ROAD WIDENING AREA | = 568.70 SQMT. |
| 4. NET LAND AREA | = 40101.87 SQMT. |
| 5. LAND AREA OF PLOTS | = 24147.77 SQMT. |
| 6. LAND AREA OF ROADS | = 10647.62 SQMT. |
| 7. LAND AREA OF PARK(10.0%) | = 4240.64 SQMT. |
| 8. CLUB HOUSE | = 758.24 SQMT. |
| 9. COMMERCIAL | = 907.60 SQMT. |

TOTAL LAND AREA	=	40001.87 SQ.MT
REQUIRED GREEN AREA	=	10% OF TOTAL PLOT AREA
	=	4000.08 SQ.MT
PROVIDED GREEN AREA	=	4340.04 SQ.MT.

DENSITY CALCULATIONS & EWS CALCULATION :

DENSITY = 300 UNIT PER HECTARE
AS PER NORMS DENSITY = $4818132 \times \frac{100}{10000} = 1203.85$ SAY 1200 UNIT
IN THIS PROJECT = 147 PLOT
TOTAL UNIT = 147 PLOT
Required EWS @ 15% OF TOTAL NO OF PLOTS/UNITS
15% OF 147 = 22.05 SAY 23 NO

NORTH



ARCHITECT'S SIGN

Dr. KIRAN KANT
National Institute of Open Schooling (NIOS)
Regional Office, C-20, MID-CITY, BHUBHAR
2nd Floor, Tirth Puri, Main Crossing
(Opposite NIOS Office Building)
Bhubhar, NCT of Delhi-110028
Mobile No. 9810017185

STR. ENGINEER

OWNER'S SIGN _____

Living Next Door to
Nature



Additional Charges Include:

FMS (Interest free maintenance security) Charges	=Rs. 30,000/-
Electrification	=Rs. 29,500/-
Club Charges	=Rs. 1,77,000/-
Maintenance Charges (for 2 yrs)	=Rs. 90,624/-
Legal	=Rs. 11,800/-

TOTAL COST	Rs. 3,38,924
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Payment Schedule etc shall be discussed upon meeting



Nature Nest *Developers*



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Contact



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Naturesnestrealestate



Developersnaturenest@gmail.com