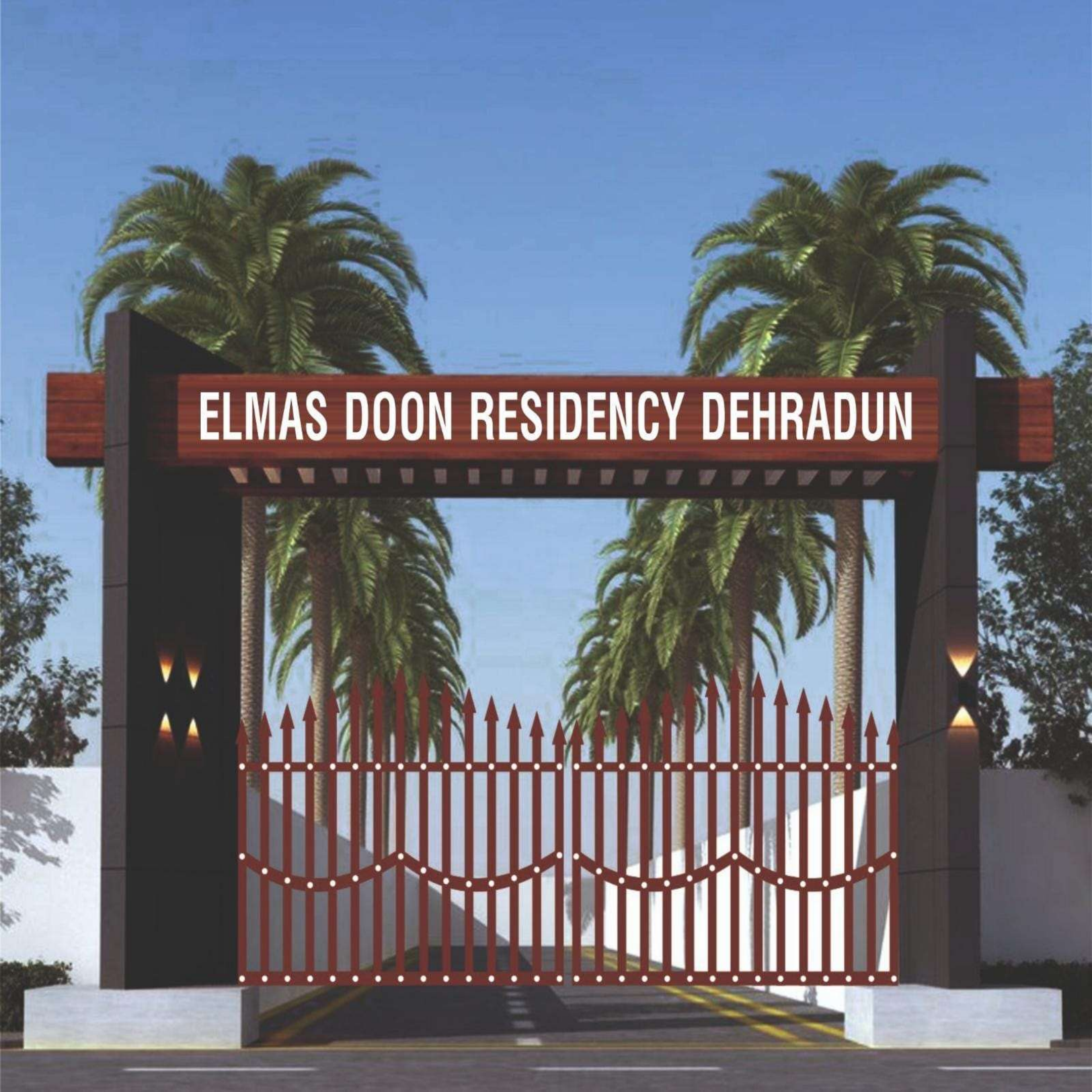


FIND YOUR DREAM HOME



ELMAS DOON RESIDENCY DEHRADUN



DEHRA DUN(UK)



UNIT	SQ.FT	SQ.MTR	SQ.YARD	BIGHA
NET PLOTTED AREA	88312.50	8204.43	9812.50	10.66
ROAD AREA	17981.74	1670.54	1997.97	2.17
TOTAL LAND AREA	106294.24	9874.98	11810.47	12.82

BLOCK - (C)				BLOCK - (C)			
S.NO	SQ.FT	SQ.MTR	SQ.YARD	S.NO	SQ.FT	SQ.MTR	SQ.YARD
C1	2250.00	209.03	250.00	C22	1040.61	96.68	115.82
C2	2250.00	209.03	250.00	C23	2279.02	211.73	253.22
C3	1829.04	169.92	203.23	C24	2141.45	198.95	237.94
C4	1835.33	170.51	203.93	C25	2087.23	193.91	231.91
C5	1826.77	169.71	202.97	C26	2037.93	189.33	226.44
C6	1817.57	168.86	201.95	C27	1992.06	185.07	221.34
C7	1806.18	167.80	200.69	C28	1931.25	179.42	214.58
C8	1812.85	168.42	201.43	C29	1910.93	177.53	212.33
C9	1845.95	171.49	205.11	C30	1947.39	180.92	216.38
C10	1851.71	172.03	205.75	C31	2001.09	185.91	222.34
C11	1841.40	171.07	204.60	C32	2042.49	189.75	226.94
C12	1836.82	170.64	204.09	C33	2015.64	187.26	223.96
C13	1823.29	169.39	202.59	C34	1982.14	184.15	220.24
C14	1805.54	167.74	200.62	C35	1990.57	184.93	221.17
C15	1813.38	168.47	201.49	C36	2079.14	193.16	231.02
C16	1829.94	170.01	203.33	C37	2223.17	206.54	247.82
C17	1848.76	171.75	205.42	C38	2330.56	216.51	258.95
C18	1863.41	173.12	207.05	C39	2431.83	225.92	270.20
C19	1871.52	173.87	207.95	C40	2532.04	235.23	281.34
C20	1869.38	173.67	207.71	C41	2679.50	248.93	297.72
C21	3651.99	339.28	405.78	C42	5455.63	506.84	606.18

UNIT	SQ.FT	SQ.MTR	SQ.YARD	BIGHA
PLOTTED AREA	47112.38	4376.85	5234.71	5.68
UNDER ROAD AREA	18103.97	1681.90	2011.55	2.18
FARM HOUSE AREA	8234.19	764.97	914.91	0.99
TOTAL LAND AREA	73450.54	6823.72	8161.17	8.86

BLOCK - (A)			
S.NO	SQ.FT	SQ.MTR	SQ.YARD
A1	2250.00	209.03	250.00
A2	2250.00	209.03	250.00
A3	1732.09	160.92	192.45
A4	1773.95	164.80	197.11
A5	1837.23	170.68	204.14
A6	1872.77	173.98	208.09
A7	1883.52	174.98	209.28
A8	1890.64	175.64	210.07
A9	1930.87	179.38	214.54
A10	2002.56	186.04	222.51
A11	2076.42	192.90	230.71
A12	1937.29	179.98	215.25
A13	616.08	57.24	68.45
A14	761.23	70.72	84.58
A15	1718.01	159.61	190.89
A16	1800.00	167.22	200.00
A17	2026.32	188.25	225.15
A18	2004.09	186.18	222.68
A19	2018.70	187.54	224.30
A20	2029.28	188.52	225.48
A21	2046.22	190.10	227.36
A22	2089.85	194.15	232.21
A23	2130.30	197.91	236.70
A24	2150.86	199.82	238.98
A25	2284.10	212.20	253.79

UNIT	SQ.FT	SQ.MTR	SQ.YARD	BIGHA
PLOTTED AREA	20948.81	1937.00	2316.65	2.82
ROAD AREA	9302.95	864.27	1033.00	1.12
OPEN AREA	10433.67	1155.12	1381.52	1.59
TOTAL LAND AREA	42685.43	3956.39	4731.83	5.14

BLOCK - (B)			
S.NO	SQ.FT	SQ.MTR	SQ.YARD
B1	961.12	89.29	106.79
B2	868.81	80.71	96.53
B3	882.69	82.00	98.08
B4	908.82	84.25	100.76
B5	922.46	85.70	102.90
B6	943.86	87.69	104.87
B7	979.03	90.95	108.78
B8	997.61	92.68	110.85
B9	1014.39	94.23	112.70
B10	1019.59	94.72	113.28
B11	1018.26	94.60	113.14
B12	1009.45	93.78	112.16
B13	994.13	92.36	110.46
B14	968.04	89.93	107.56
B15	932.15	86.60	103.57
B16	890.88	82.76	98.99
B17	862.96	80.17	95.88
B18	883.75	83.52	97.97
B19	952.89	88.53	105.88
B20	923.36	85.78	102.60
B21	922.06	85.66	102.45
B22	1195.63	111.08	132.85
OPEN AREA	12433.67	1155.12	1381.52

NOTE :-

ALL DIMENSIONS IN FEET.

1 BIGHA = 770.00 SQ.MTR.

SUNITA FARM

DEHRA DUN (UK)

1. The Survey map has been drawn by the Surveyor General, Dehra Dun, and is subject to the Survey Act, 1880. The Surveyor General is not responsible for the accuracy of the Survey map. The Surveyor General is not responsible for the accuracy of the Survey map. The Surveyor General is not responsible for the accuracy of the Survey map.

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DEHRADUN

The heart of the fastest growing economy

Dehradun is located just 230 km from the national capital and is well connected by road, rail and air to major Indian cities its proximity the sacred Ganga river the religious town of Rishikesh, Haridwar , Badrinath and Kedarnath and the popular hill station of mussoorie makes it an important destination for tourists and adventure sports lovers being the hub booming real estate people from all over the country including NRIs (Non resident Indians) have been aggressively In the city. According to a survey conducted by business standard, Dehradun ranks 5th on NRIs' of property investment destination properties in Dehradun promise you a high return on investment both financially by quality of life.

The Uttarakhand government has also taken active steps improving the infrastructure of the city. Today Dehradun can boast of having one of the best power and water supply distribution schemes in the entire country.



WHY TO INVEST IN DEHRADUN

- 1. Scenic Beauty and Lifestyle:** Dehradun is renowned for its picturesque surroundings with the Himalayan foothills, pleasant climate, and lush greenery. This makes it a desirable location for residential properties and tourism-related investments.
- 2. Educational hub:** Dehradun is home to several prestigious educational institutions like The Doon School, Welham Girls School, and Indian Military Academy. This creates a steady demand for rental accommodations and real estate from students, faculty and their families
- 3. Government Initiatives:** Government initiatives like Smart city projects and development plans for infrastructure further support investment opportunities in Dehradun
- 4. Quality of life:** Dehradun offers a relatively peaceful and clean environment compared to larger cities, making it attractive for retirees, families and individuals seeking a better quality's of life.
- 5. Growing Infrastructure:** The city has been witnessing infrastructure development, including improved roads, better connectivity with nearby cities and planned urban development. This enhances the overall attractiveness of the city for real estate investments.

ZERO KM FROM UPCOMING NATIONAL HIGHWAY



**4KM FROM UPES (PETROLEUM
UNIVERSITY)**



16KM FROM F.R.I



WELL CONNECTED TOWARDS MUSSOORIE-DEHRADUN UPCOMING HIGHWAY



**10 KM FROM SELAKUI INDUSTRIAL
AREA**



**10 KM FROM GRAPHIC ERA
HOSPITAL**

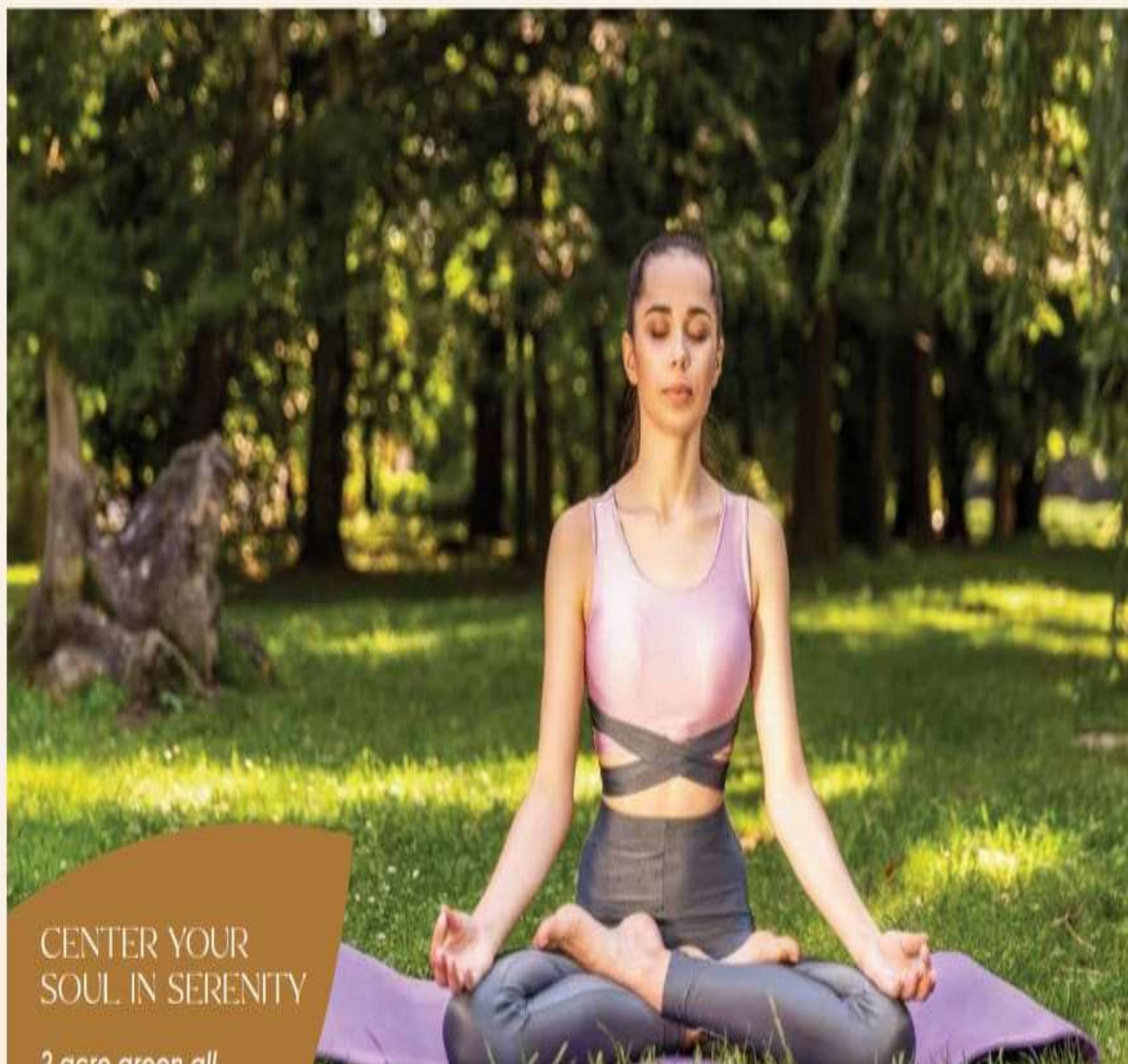


7KM SUBHARTI HOSPITAL



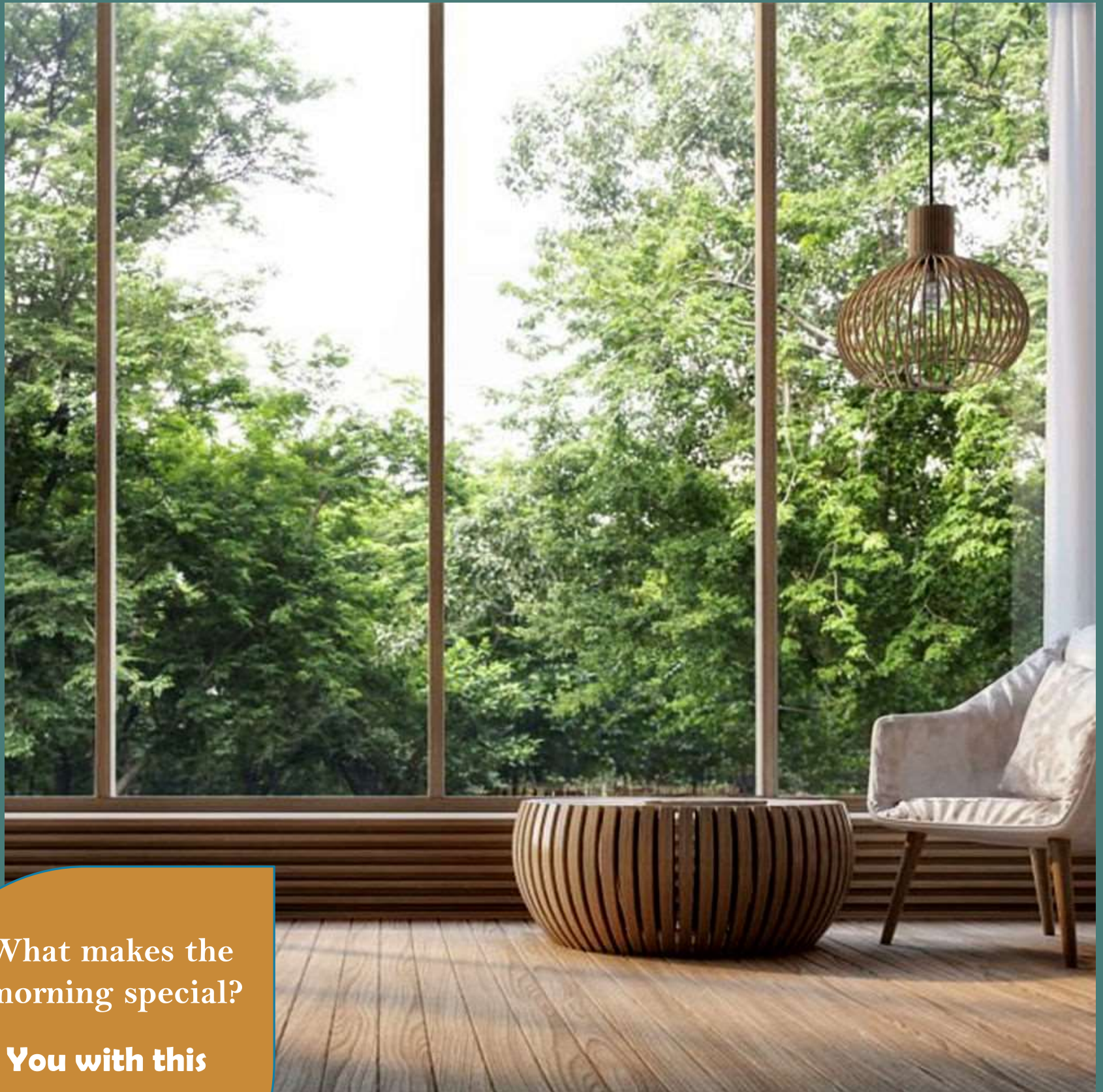
ACTUAL VIEW FROM SITE





CENTER YOUR
SOUL IN SERENITY

2 acre green all



What makes the
morning special?

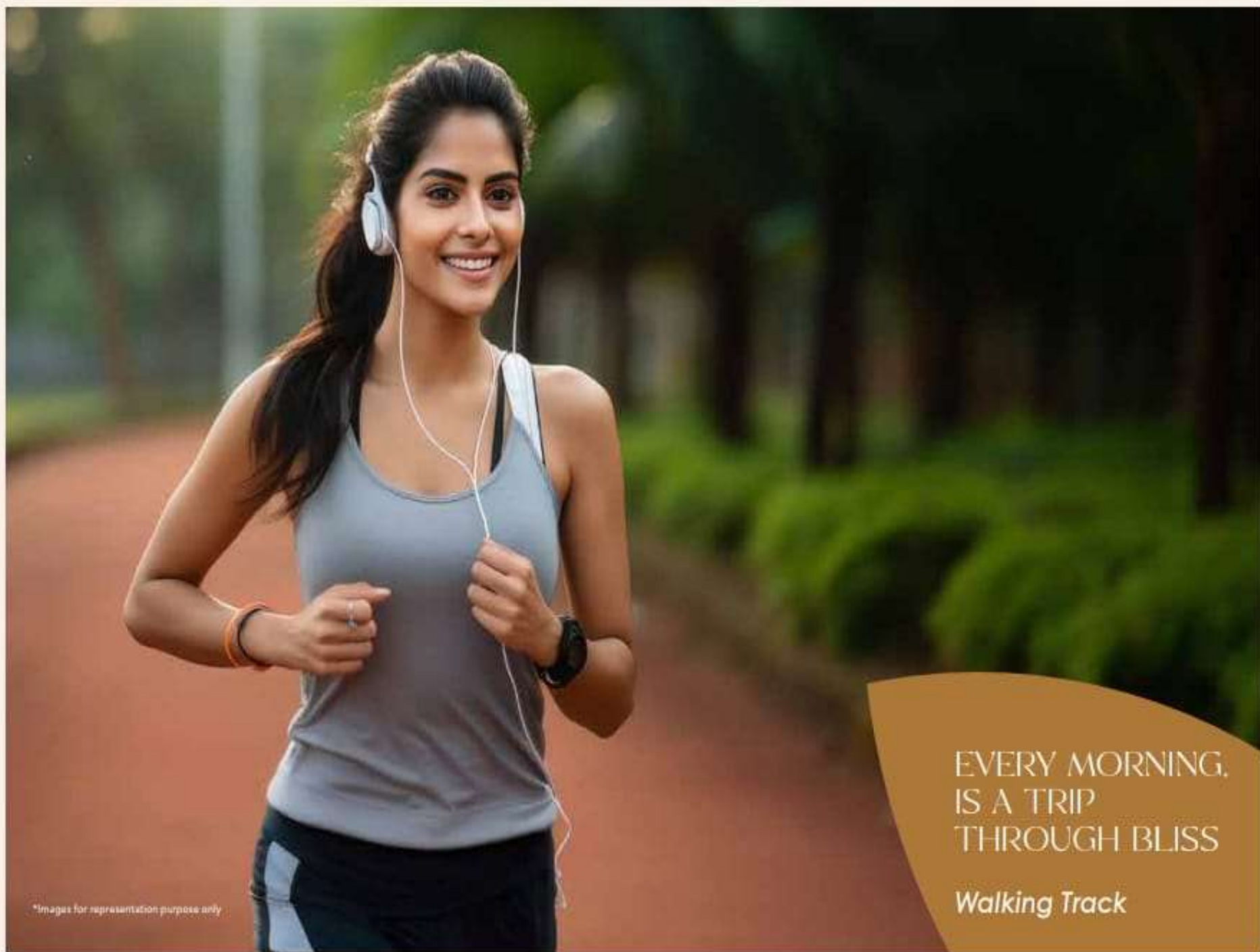
**It's You with this
view**



YOU'RE A HIGH
ROLLER
EVERY DAY

Skating court

*Images for representation purpose only



*Images for representation purpose only

EVERY MORNING,
IS A TRIP
THROUGH BLISS

Walking Track



*Images for representation purpose only

PAW-FECT SPOT
FOR YOUR FURRY
FRIENDS

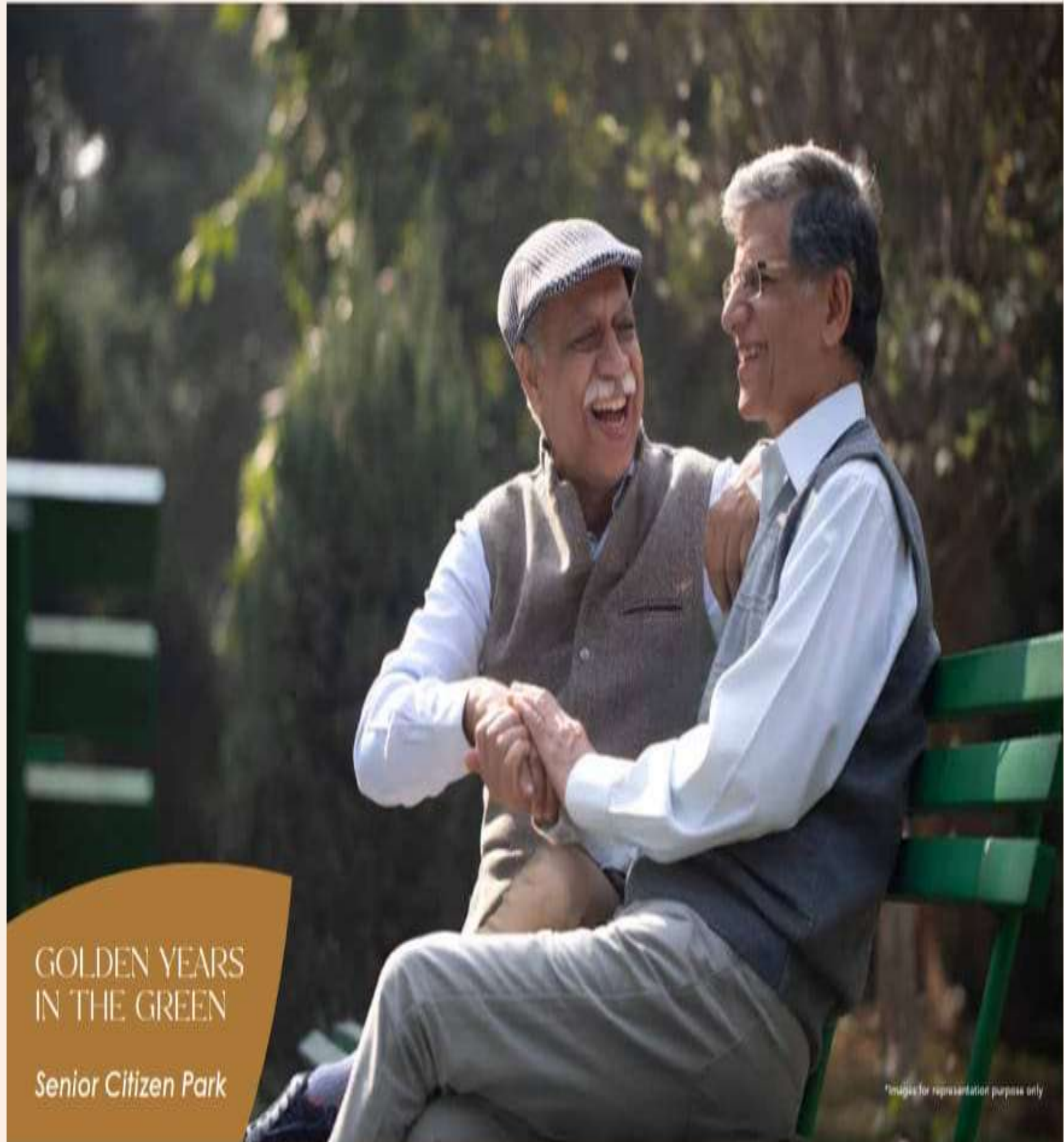
Pet Zone



TOUCH AND
FEEL NATURE'S
DIVERSITY

Texture Garden

*Images for representation purpose only



GOLDEN YEARS
IN THE GREEN

Senior Citizen Park

*Images for representation purpose only

WE GIVE WINGS TO YOUR DREAMS.



PAYMENT PLANS

10% on Booking

40% within 30 days

50% Within 90 days

THANK YOU