

# Love All , Serve All, Feed All



Tapasya **at Basani Uttarakhand**  
by Uttarakhand Realtors



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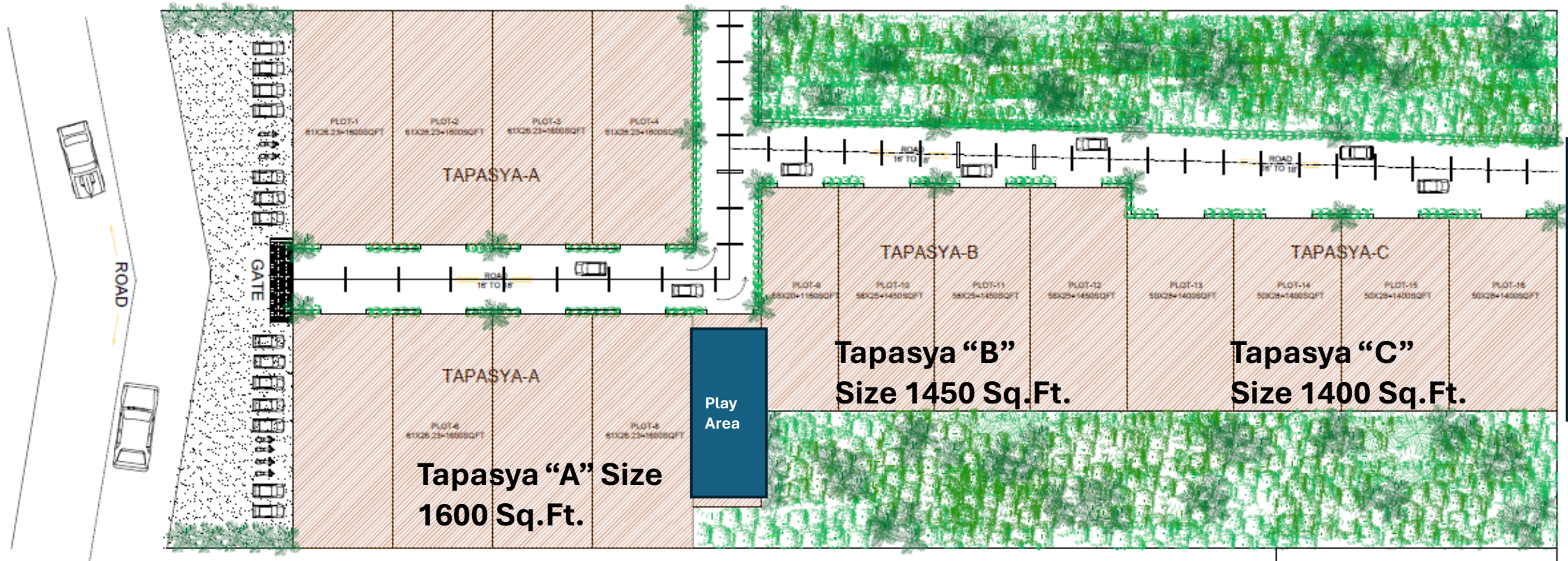
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# Index

- Layout Plan
- Location Benefits
- Aesthetic & Natural-Sensual Living
- Proposed benefits
- On demand proposed design
- Tapasya Pricing



# “Tapasya” Layout Plan



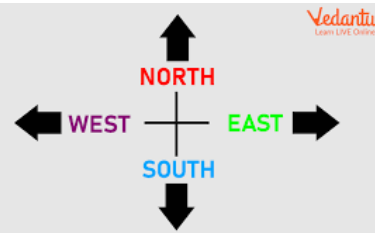
Built up 24500 Sq. Ft.

35 % Road and Green Area

PLOT AREA -37840



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### Location Advantage



Close to Ramnagar, Jim  
corbett, Haldwani city,  
Nainital



Proximity to Hill Stations  
Nainital, Saattaal,  
Bhimtal, Kaladhungi



Easily Accessible – 5  
Hours drive from Delhi



Surrounded by Dense  
Forests



Secured Entrance gate :  
Security room and CCTV  
cameras



Spacious roads : 16 to 18  
feet



illuminated Community  
- Steet Lights and  
Electrical Poles

# Aesthetic & Natural-Sensual Living



- **A gated community of 16 cottages set up on a 36000 sq ft plot of land with large areas dedicated to natural greens.**

## **PROPOSED**

- Proposed Independent duplex cottages set up on free-hold plot sizes of 1400 to 1600 sq ft. This plot size is permissible by law for purchase in Uttarakhand
- The built up area of each cottage varies from 1500-2000 sq. feet
- Car access all the way to individual cottages with personal car park for each resident
- Cottages are available in two BHK
- Independent registry of land and cottage in buyer's name
- Separate water and electricity connections in buyer's name
- Driving distance from Delhi is about 230 kms. Bus and train options up to Haldwani, Ramnagar or Rudrapur available
- Gated community with full security and maintenance staff availability. RWA concept for community services



# Proposed Design

- Cottage set on 1 ½ levels with a modern, aesthetically pleasing design
- Double height living room with large windows for unobstructed views. Also has a walk-out balcony
- Open kitchen setup with ample storage space
- Large master bedroom with attached balcony
- Lower level bedroom with a walk-out garden, patio or a window based on site contours
- An open loft on top of kitchen that looks down into the main hall area. Ideal for study or as kid's area
- Attached bathroom with all rooms
- Car access to each cottage with independent car parking
- Layout that blends with the natural terrain
- Configuration that allows privacy
- Use of local material like natural stone, timber wherever possible



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## Proposed Benifits

- **Clubhouse Amenities**
- **Common rooms for accommodating additional guests**
- **On-demand food services**
- **Play Area: Facilities for badminton, cricket, archery, etc.**
- **Indoor Games: Options include table tennis, snooker, carrom, etc.**
- **Trekking and sightseeing arrangements**




# Tapasya Prices

Tapasya A (Area 1600 Sq. Ft.) Additional Carparking  
based on availability 23,20,000



Tapasya B (Area 1450 Sq. Ft.) Additional Carparking  
based on availability 19,57,500



Tapasya C (Area 1400 Sq. Ft.) Additional Carparking  
based on availability 17,50,500





Thank you!!  
we look forward to hearing from you.  
Please feel free to contact us using the  
details below.



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