



VERMILION
INFRABUILD

COTTAGES & PLOTS

HIMALAYAN HILLVIEW



www.vermilioninfrabuild.com



info@vermilioninfrabuild.com



THE INTRODUCTION

EXPLORE THE CHARM AROUND

Located in the serene landscapes of Kyulagi, near Kanatal, Tehri (Uttarakhand), Himalayan Hill View Plots & Cottages combines natural beauty, adventure, and divine surroundings. Every moment here brings you closer to the calmness of the Himalayas and the luxury of peaceful mountain living.



Kanatal-The Hidden Gem

Nestled in the Garhwal Himalayas of Uttarakhand, Kanatal is a serene and relatively unexplored hill station, truly a hidden gem. Located near the popular Mussoorie, it offers a tranquil retreat surrounded by dense pine, deodar, and rhododendron forests, along with picturesque apple orchards. The village boasts stunning panoramic views of the snow-capped Himalayan peaks. Kanatal is a haven for nature lovers and adventure seekers, offering activities like trekking through the Kaudia Forest, camping under starlit skies, and visiting the sacred Surkanda Devi Temple. It's the perfect escape for peace and rejuvenation away from city crowds.

Tehri Dam – Engineering Marvel

The Tehri Dam is a colossal multi-purpose rock and earth-fill embankment dam on the Bhagirathi River in Uttarakhand, India. Standing at 260.5 meters (855 ft), it's the tallest dam in India and among the world's highest. As an engineering marvel, its construction was challenging due to the seismic activity in the Himalayan region, requiring advanced design features for stability. The dam forms a vast reservoir, providing 1,000 MW of hydroelectric power, irrigation benefits, and a vital municipal water supply to Delhi and Uttar Pradesh. It's a key component of the Tehri Hydroelectric Complex.





Tehri Lake – Adventure & Serenity Combined

Tehri Lake, formed by the massive Tehri Dam, offers a unique blend of thrilling adventure and calming Himalayan serenity. Cradled by towering peaks, the vast azure reservoir is a prime hub for water sports. Visitors can enjoy high-speed activities like jet skiing, speed boating, and banana rides, or opt for calmer pursuits such as kayaking and boating. The tranquil backdrop of the Garhwal Himalayas provides a perfect contrast to the adrenaline-pumping fun, making it an ideal destination for both thrill-seekers and nature lovers seeking a peaceful retreat.

Surkanda Devi Temple

The Surkanda Devi Temple, located near Dhanaulti in Uttarakhand, is a deeply revered Shakti Peeth, perched at over 9,000 feet. According to ancient Hindu mythology, this sacred spot is where the head (or Sir/Sur) of Goddess Sati fell after her self-immolation and subsequent dismemberment by Lord Vishnu's Sudarshan Chakra. Dedicated to an incarnation of Goddess Durga, the temple demands a short, scenic trek or ropeway ride from Kaddukhal village. It rewards pilgrims and visitors with immense spiritual energy and breathtaking 360-degree views of the Himalayan ranges, including prominent snowy peaks.





Mesmerizing Himalayan Views

Wake up to the breathtaking grandeur of the snow-capped Himalayas right outside your window. Our project offers unparalleled, panoramic vistas where the majestic peaks meet the shimmering, turquoise waters of the vast Tehri Lake. Experience an unmatched blend of serenity and splendor. Watch as the rising sun bathes the Garhwal Himalayas in golden light, creating a picture-perfect backdrop for your luxury home. This is more than a view; it's an ever-changing masterpiece and your daily escape. Invest in a lifestyle defined by peace, purity, and magnificent nature.

Snowfall Paradise

During winters, the region transforms into a white wonderland, covered in fresh snow. Cozy cottages, mountain mist, and bonfires make it a dream winter destination. Imagine waking up to a blanket of soft snow, with panoramic views of the water and the snow-capped mountains. These exclusive properties promise a tranquil escape, a lucrative investment, and an unforgettable annual transformation into a breathtaking winter retreat. Embrace the charm of the hills, year-round!





Kaudia Eco Park & Trail

Experience an unparalleled connection to nature at the Kaudia Eco Park & Trail, a short drive from Himalayan Hillview. This unspoiled, dense forest is a sanctuary of peace, offering residents a 6 km level walk/trek amidst towering deodar and pine trees. Enjoy a refreshing nature retreat right on your doorstep: spot musk deer, wild boars, and diverse birdlife; discover natural springs; or opt for an adventurous Jeep Safari. Kaudia is your personal green lung—the ideal place for daily tranquility, birdwatching, and enjoying a pristine Himalayan environment.



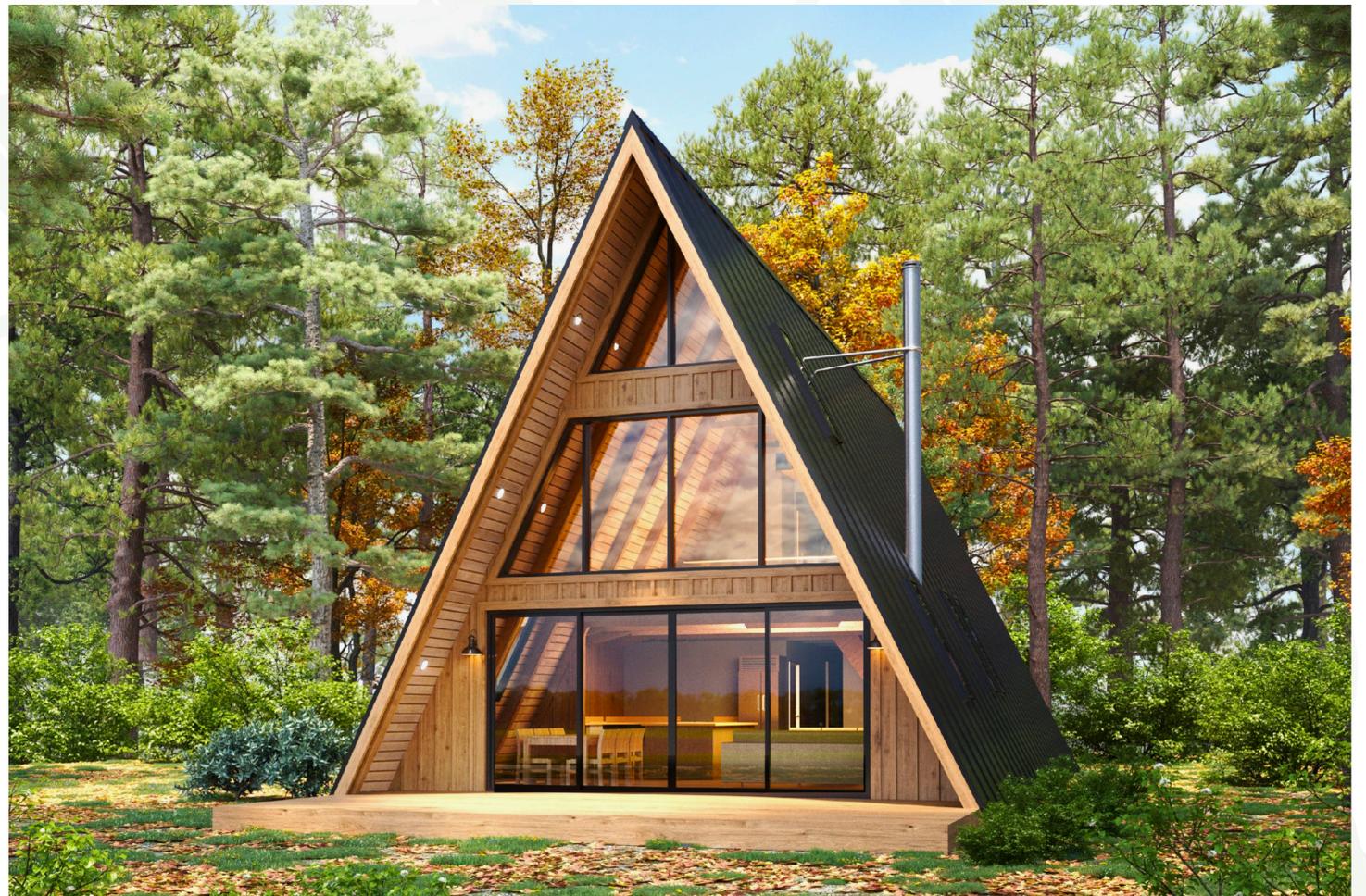
*Image shown in the brochure may differ from actual images.

Fully Furnished



Cottages

The cottages are surrounded by a well landscaped garden & bio fencing to spend some time in the green environment. Full Furnished Cottages are designed in varied manners from modern to luxurious with beautiful lighting. These cottages are perfect to stay away from the hustle bustle of urban areas for a residential purpose in an agricultural setting. From cottages we can enjoy various nature views.



*Image shown in the brochure may differ from actual images.

Amenities



PARKING



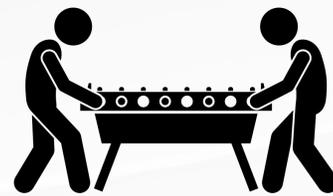
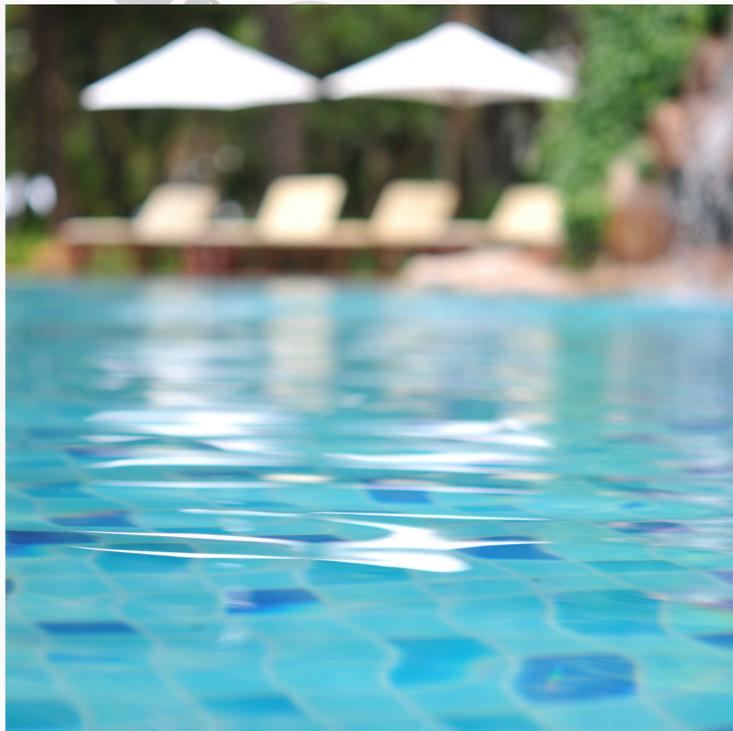
RESTAURANT



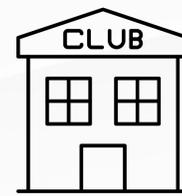
KIDS PLAY ZONE



MAINTENANCE



INDOOR GAMES



CLUB HOUSE



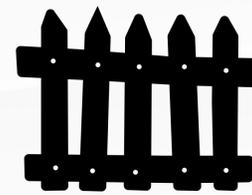
24/7 WATER



CCTV SECURITY



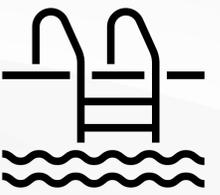
GATED SOCIETY



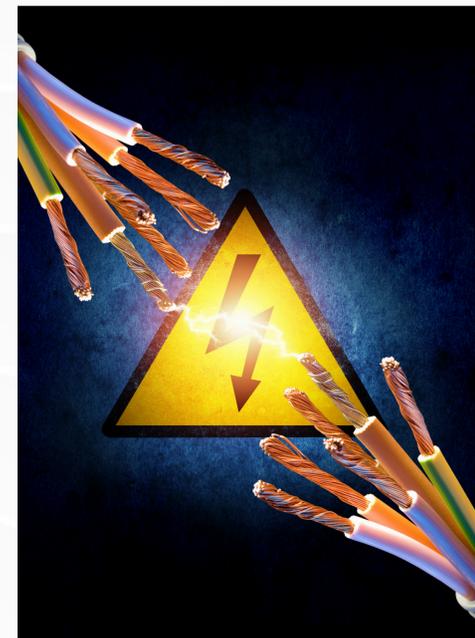
BIO FENCING



24/7 ELECTRICITY



SWIMMING POOL



Specifications

STRUCTURE WORK

- Prefabricated Structure With External R.R. Masonry.
- Earthquake Resistant Structure.
- Cement – Ambuja or equivalent

FLOORING

- Vitrified tile in all toilet – Kajaria or equivalent.
- Wooden flooring in all bedroom, studio & balcony – Texas or equivalent

DOORS & WINDOW

- Outdoor doors & windows of UPVC
- Main doors veneer finish flush shutter of 8'-00" height
- S.S. finish hardware fittings (per door) – Hettic/doorset or equivalent
- Individual RO unit for drinking water

WALLS & CEILING FINISH

- POP finish with plastic paint – Asian Royal Pain
- Feature wall in stone finish

TOILET

- Italian counter wash basin
- Chinaware Jaquar or equivalent
- CP fittings – Jaquar or equivalent
- PVC pipe – Supreme or equivalent
- Mirror, towel ring & towel shelf – S.S. finish
- Wall finishing upto ceiling height – Vitrified tiles
- Glass cubicle for shower area in all toilets – Modi or equivalent
- Ceiling exhaust fan in each toilet

ELECTRICAL & FIRE FIGHTING WORKS

- Copper wire in PVC conduits with MCB supported circuits, adequate power & light points in wall & ceiling – Legrand or equivalent
- Elegant designs light shades & chandelier
- Geyser in all toilets

INFRASTRUCTURE PROPOSED

- Bio Matrix Excess Control of Individual Cottages.
- 24x7 Surveillance through CCTV
- Common Area Maintenance.
- Yoga and Meditation Centre.
- Gym, Pool, Billiard, Carom, Chess, Table Tennis etc.
- Large Size Swimming Pool.
- Club House/Community Hall (24x7 Water, Electricity and Internet Supply).
- Kids Play Area.

COTTAGE INTERIOR

- King size bed
- A/C & 32" LED TV.
- Sofa with Centre Table in Living Area.
- Sitting Chairs with Centre Table
- Geyser
- Pantry in Living Area.
- Mini Refrigerator in Living Area.
- Kettle & Induction in Living Area.
- Dressing Area.
- Personalized Garden Area with each Cottage

Nearby Attractions



Your home at Himalayan Hillview offers the ultimate proximity to a modern marvel: the Tehri Dam and its stunning reservoir, just a ***few minutes away!*** This engineering masterpiece creates the vast, turquoise Tehri Lake, a buzzing hub for tourism and adventure sports.

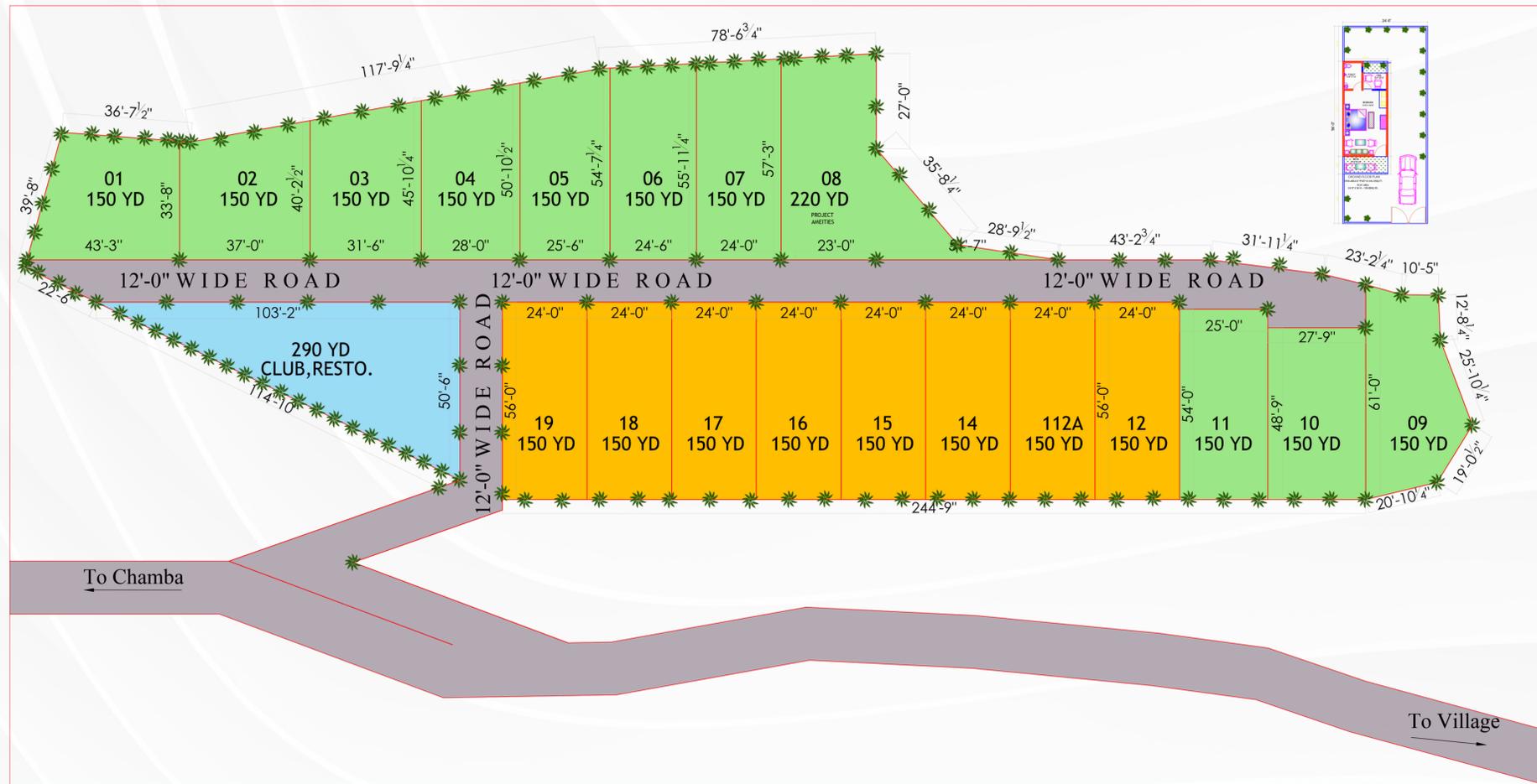


Just 12 km from your doorstep at Himalayan Hillview lies the sacred Surkanda Devi Temple, perched at nearly 9,000 feet. This revered Shakti Peetha is a spiritual and scenic marvel, offering pilgrims and visitors a breathtaking 360-degree panoramic view of the mighty Himalayan range, including peaks like Chaukhamba and Kedarnath.



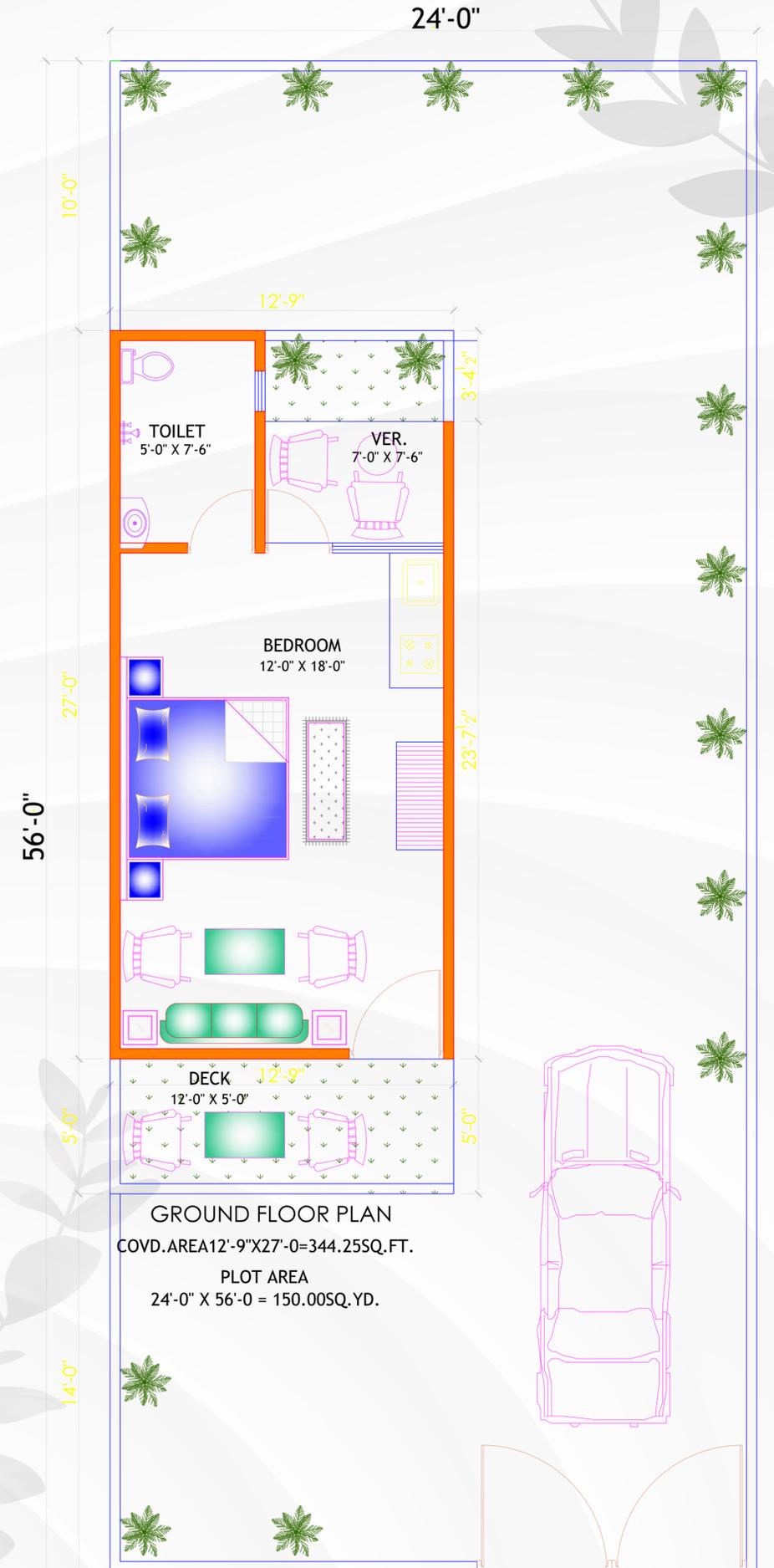
Just 10 km from Himalayan Hillview, you'll discover the pristine hill station of Kanatal, a perfect blend of tranquility and adventure. Kanatal, situated at an altitude of approximately 8,500 feet, is an unspoiled paradise known for its dense pine and deodar forests, and mesmerizing views of the snow-clad Himalayas.

Layout & Floor Plan

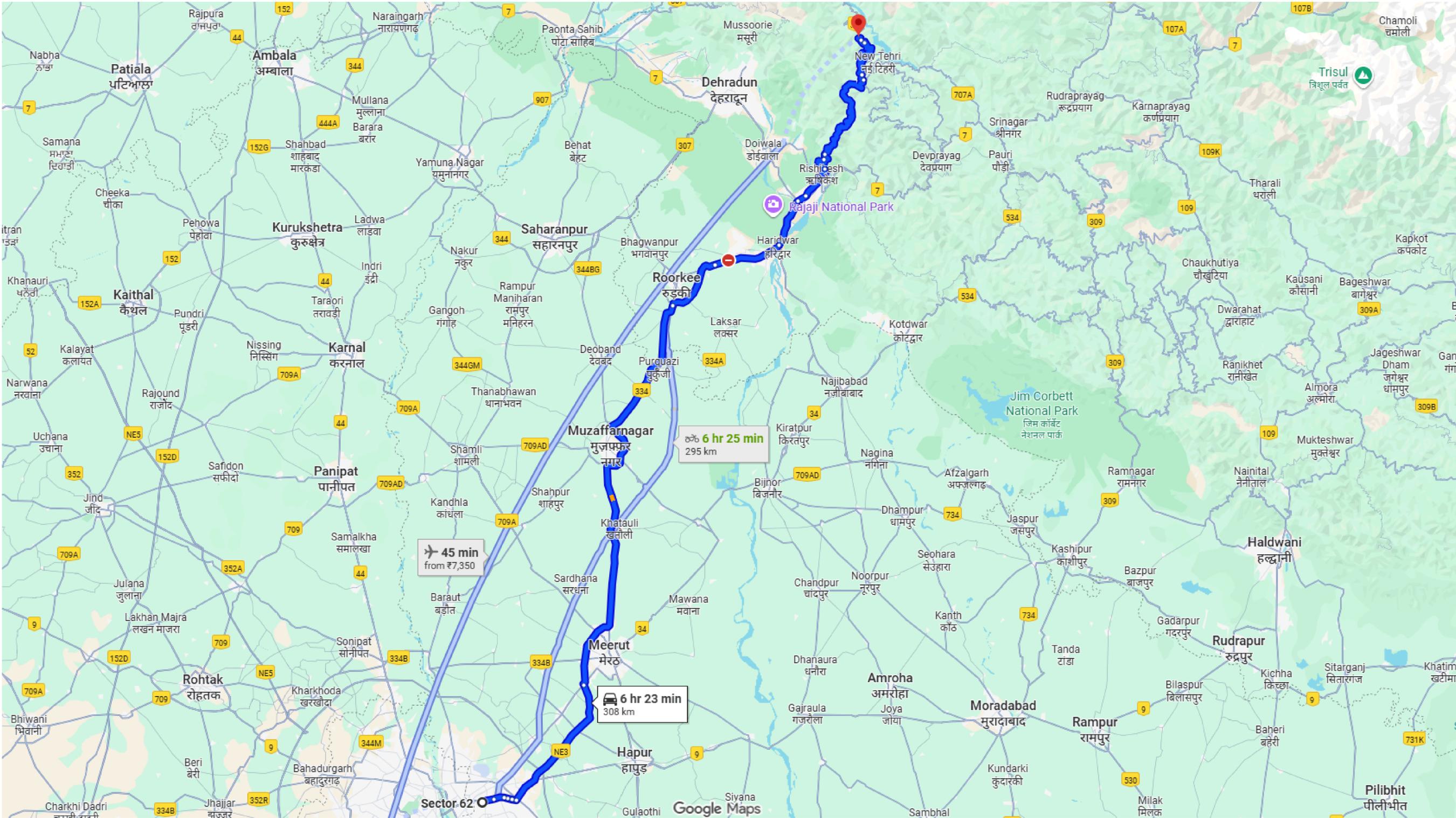


SIZE OF PLOT

S.NO.	AREA	S.NO.	AREA	S.NO.	AREA	S.NO.	AREA
1	150.00 SQ.YD.	6	150.00 SQ.YD.	11	150.00 SQ.YD.	16	150.00 SQ.YD.
2	150.00 SQ.YD.	7	150.00 SQ.YD.	12	150.00 SQ.YD.	17	150.00 SQ.YD.
3	150.00 SQ.YD.	8	220.00 SQ.YD.	12A	150.00 SQ.YD.	18	150.00 SQ.YD.
4	150.00 SQ.YD.	9	150.00 SQ.YD.	14	150.00 SQ.YD.	19	150.00 SQ.YD.
5	150.00 SQ.YD.	10	150.00 SQ.YD.	15	150.00 SQ.YD.		



Road Map





VERMILION

INFRABUILD

**YOUR TRUST,
OUR FOUNDATION**



www.vermilioninfrabuild.com



info@vermilioninfrabuild.com