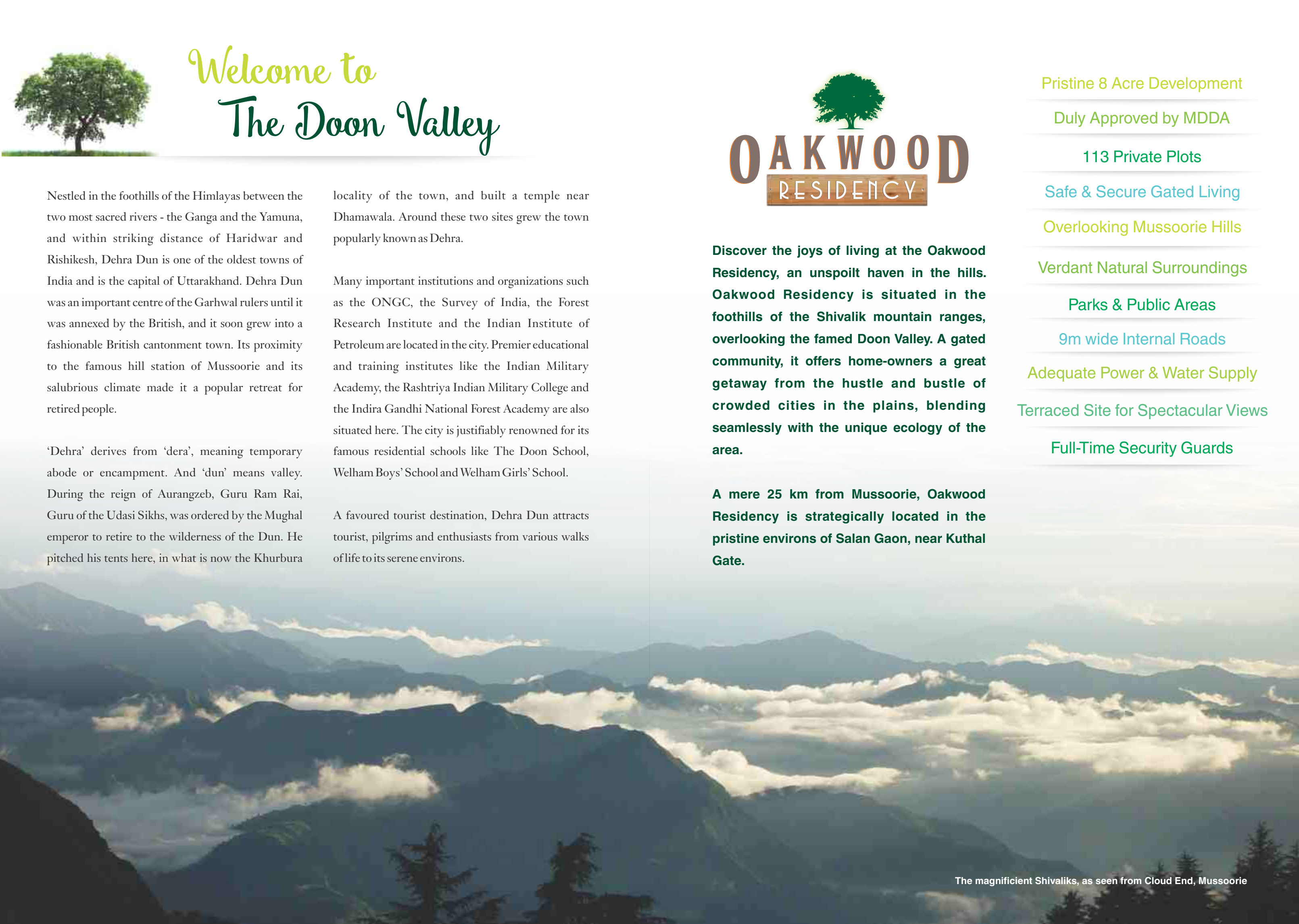




Village Salan, Purkul Road, Dehra Dun

*Build your Dream Home
in perfect harmony with Nature*



Welcome to The Doon Valley

Nestled in the foothills of the Himlayas between the two most sacred rivers - the Ganga and the Yamuna, and within striking distance of Haridwar and Rishikesh, Dehra Dun is one of the oldest towns of India and is the capital of Uttarakhand. Dehra Dun was an important centre of the Garhwal rulers until it was annexed by the British, and it soon grew into a fashionable British cantonment town. Its proximity to the famous hill station of Mussoorie and its salubrious climate made it a popular retreat for retired people.

‘Dehra’ derives from ‘dera’, meaning temporary abode or encampment. And ‘dun’ means valley. During the reign of Aurangzeb, Guru Ram Rai, Guru of the Udasi Sikhs, was ordered by the Mughal emperor to retire to the wilderness of the Dun. He pitched his tents here, in what is now the Khurbura

locality of the town, and built a temple near Dhamawala. Around these two sites grew the town popularly known as Dehra.

Many important institutions and organizations such as the ONGC, the Survey of India, the Forest Research Institute and the Indian Institute of Petroleum are located in the city. Premier educational and training institutes like the Indian Military Academy, the Rashtriya Indian Military College and the Indira Gandhi National Forest Academy are also situated here. The city is justifiably renowned for its famous residential schools like The Doon School, Welham Boys’ School and Welham Girls’ School.

A favoured tourist destination, Dehra Dun attracts tourist, pilgrims and enthusiasts from various walks of life to its serene environs.



Discover the joys of living at the Oakwood Residency, an unspoilt haven in the hills. Oakwood Residency is situated in the foothills of the Shivalik mountain ranges, overlooking the famed Doon Valley. A gated community, it offers home-owners a great getaway from the hustle and bustle of crowded cities in the plains, blending seamlessly with the unique ecology of the area.

A mere 25 km from Mussoorie, Oakwood Residency is strategically located in the pristine environs of Salan Gaon, near Kuthal Gate.

Pristine 8 Acre Development

Duly Approved by MDDA

113 Private Plots

Safe & Secure Gated Living

Overlooking Mussoorie Hills

Verdant Natural Surroundings

Parks & Public Areas

9m wide Internal Roads

Adequate Power & Water Supply

Terraced Site for Spectacular Views

Full-Time Security Guards

Oakwood Residency offers a choice of plots of various sizes. The elegance of the home you'll build here will give you a feeling of luxurious living amidst nature. Residents can enjoy complete privacy here, in a self-contained community embodying a lifestyle you have always desired. Oakwood Residency is a gated community, complete with all conveniences including park/landscape area, adequate security, water & power arrangements. Each home is envisioned on a terraced site, so that you get an uninterrupted view of the magnificent vistas around you.

From the Developers



At Oakwood Residency, each plot has been carefully planned, not only for the vistas and views, but also keeping in mind the practical aspects of getting there and proximity to conveniences like markets, institutions and hospitals. The layout of the land is such that the natural terraces allow the building to be spread out in tiers providing privacy without restricting the open view. A sweeping glance at these havens evokes nostalgia of the classic colonial hill stations: imagine soaring roofs with the skyline broken by tall chimneys - typical of colonial bungalows.

The site has been developed after considerable research, and based on detailed briefs provided by the planners and architects. Oakwood Residency offers a pleasant living experience amidst nature along with adequate power and water facilities.



Close to Convenience

ISBT 22 km	Railway Station 17 km	Jolly Grant Airport 40 km	Mussoorie 25 km
Rajpur Diversion 6.5 km	Pacific Mall 7 km	Clock Tower 12 km	Max Hospital 5 km

Approximate Distances as per Google Map



The Doon Valley as seen from Cloud End, Mussoorie

Site Layout



RESIDENTIAL PLOTS - SIZE & AREA

Plot No.	Length (Sq Mt)	Depth (Sq Mt)	Area (Sq Mt)	Area (Sq Yds)
A-1	9.15	14.08	128.83	154.08
A-2	9.15	14.46	132.31	158.24
A-3	9.15	14.26	130.48	156.05
A-4	12.27	17.68	216.85	259.35
A5-A8	9.15	17.68	161.77	193.48
A-9	6.40	17.68	113.15	135.33
A-10	12.60	16.62	209.33	250.36
A-11	9.15	16.61	151.94	181.72
A-12	9.15	16.60	151.89	181.66
A-13	9.15	16.60	151.84	181.60
A-14	9.15	16.59	151.80	181.55
A-15	9.15	16.59	151.75	181.49
A-16	9.15	16.58	151.66	181.39
A-17	9.15	16.57	151.62	181.34
A-18	9.15	16.57	151.57	181.28
A-19	9.15	16.56	151.52	181.22
A-20	9.15	16.56	151.48	181.17
B-1	12.40	16.78	207.93	248.68
B2-B9	9.15	16.77	153.45	183.53
B-10	10.77	16.77	180.61	216.01
B-11	10.81	16.50	178.23	213.16
B-12	9.15	16.51	151.02	180.62
B-13	9.15	16.52	151.11	180.73
B-14	9.15	16.52	151.16	180.79
B-15	9.15	16.53	151.20	180.84
B-16	9.15	16.54	151.30	180.95
B-17	9.15	16.55	151.39	181.06
B-18	9.15	16.56	151.48	181.17
B-19	9.15	16.56	151.52	181.22
B-20	12.19	16.57	201.93	241.51
B-21	12.25	17.11	209.51	250.57
B22-B29	9.15	17.11	156.56	187.25
B-30	10.79	17.11	184.53	220.70
B-31	10.82	16.96	183.51	219.48
B-32	9.15	16.90	154.59	184.89
B-33	9.15	16.83	153.99	184.17
B-34	9.15	16.79	153.63	183.74
B-35	9.15	16.76	153.35	183.41
B-36	9.15	16.73	153.03	183.02
B-37	9.15	16.68	152.58	182.49
B-38	9.15	16.64	152.26	182.10
B-39	9.15	16.63	152.16	181.98
B-40	12.23	16.61	203.08	242.88
C-1	10.22	16.80	171.61	205.25
C2-C9	9.15	16.80	153.72	183.85
C-10	12.83	16.80	215.54	257.79
C-11	12.94	16.27	210.53	251.79
C12-C15	9.15	16.27	148.87	178.05
C16-C17	9.15	16.23	148.50	177.61
C18-C19	9.15	16.27	148.87	178.05
C-20	10.13	16.27	164.73	197.02
C-21	11.41	21.85	249.25	298.10
C-22	9.65	21.91	211.38	252.81
C-23	9.15	21.96	200.89	240.26
C-24	9.15	22.01	201.35	240.81
C25-C26	10.06	16.77	168.71	201.78
D-1	8.70	10.97	95.44	114.15
D2-D4	9.15	12.20	111.63	133.51
D-5	9.15	12.80	117.12	140.08
D6-D7	9.15	11.90	108.89	130.23
D-8	9.15	12.80	117.12	140.08
D9-D11	9.15	15.24	139.45	166.78
E-1	9.85	20.00	197.00	235.61
E-2	9.15	20.00	183.00	218.87
E-3	9.15	18.29	167.35	200.15
E-4	9.15	16.77	153.45	183.53
E5-E6	9.15	15.00	137.25	164.15
E-7	9.10	12.20	110.96	132.71
E-8	9.15	12.20	111.63	133.51
E9-E13	9.15	15.00	137.25	164.15
E-14	9.15	17.49	159.99	191.35
E-15	9.15	16.97	155.23	185.66
E-16	9.50	16.47	156.47	187.14

COMMERCIAL SHOPS - AREA

Shop No	Area (Sq Mt)	Area (Sq Ft)
C1-S1	15.53	167.16
C1-S2	13.04	140.36
C1-S3	10.73	115.5
C1-S4	8.55	92.03
C1-S5	4.85	52.21
C2-S1	17.65	189.98
C2-S2	20.54	221.09
C2-S3	20.61	221.85



LOAN AVAILABLE FROM



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