

MY HOME  
MY MOMENTS



**CHANDRAKUTI**  
**APARTMENTS**  
HALDWANI



Rera - UKREP05250000642



**A STATUS SYMBOL FOR MANY,  
A PRESTIGIOUS ADDRESS FOR ALL**

The Project is located amongst high class residential colonies in Nainital Road in Haldwani. Designed in a 20489.73 Sqft land with 7 floors +2 basement apartment is designed to offer spectacular views of sunrises and sunsets, resplendent greenery, and city's brilliant mountain view. It's an exciting everyday saga in the waiting for residents of this world called Chandrakuti

**A COMPLETE WORLD**



“

Welcome to  
**CHAUDHARY CONSTRUCTIONS**

The name is most reputed real estate group in Kumoun region of Uttarakhand particularly in district Nainital and US Nagar. The group is having credit of many reputed group housing running successful in the region since past 20 year. Extending its legacy forward, with every conceivable amenity within the gated community, Chaudhary Constructions welcomes you to a gorgeous new world of Chandrakuti at Haldwani

**CHANDRAKUTI  
APARTMENTS  
HALDWANI**



PEACEFUL LIFE ALL AROUND



#### A SAFE, SECURE AND JOYFUL COMMUNITY

Building structure of the project is especially planned against any risk of high magnitude earthquake in future. Gated community, densely mounted CCTV surveillance system will take care of day to day security of the residents. . The sprawling play area provide ample opportunity to play in outdoors. In today's world, where the kids are always zoned in on their gadgets, it's time to rejuvenate them with outdoor activity that's both amusing and healthy.

20489.73 Sqft  
Mega Lifestyle Project

7 Floors

Double Basement  
Parking

# A HOME THAT MAKES YOUR WORLD COMPLETE

## ENTRY GATE

Only for reference



The gated community is planned grandiose for each part of the project . It's finesse can be seen all over from the lavish entrance till last step of the project . Each of the 7 floors and 2 floor for car parking are artistically designed to ensure free flow of air and sunshine, and is spaced flawlessly to allow enormous lung space. Good green spaces, mountain view & easy access to basic necessities further make living a pleasure. In other words, it's a lifestyle with absolutely no compromises.

## DESIGNED PARK

Only for reference



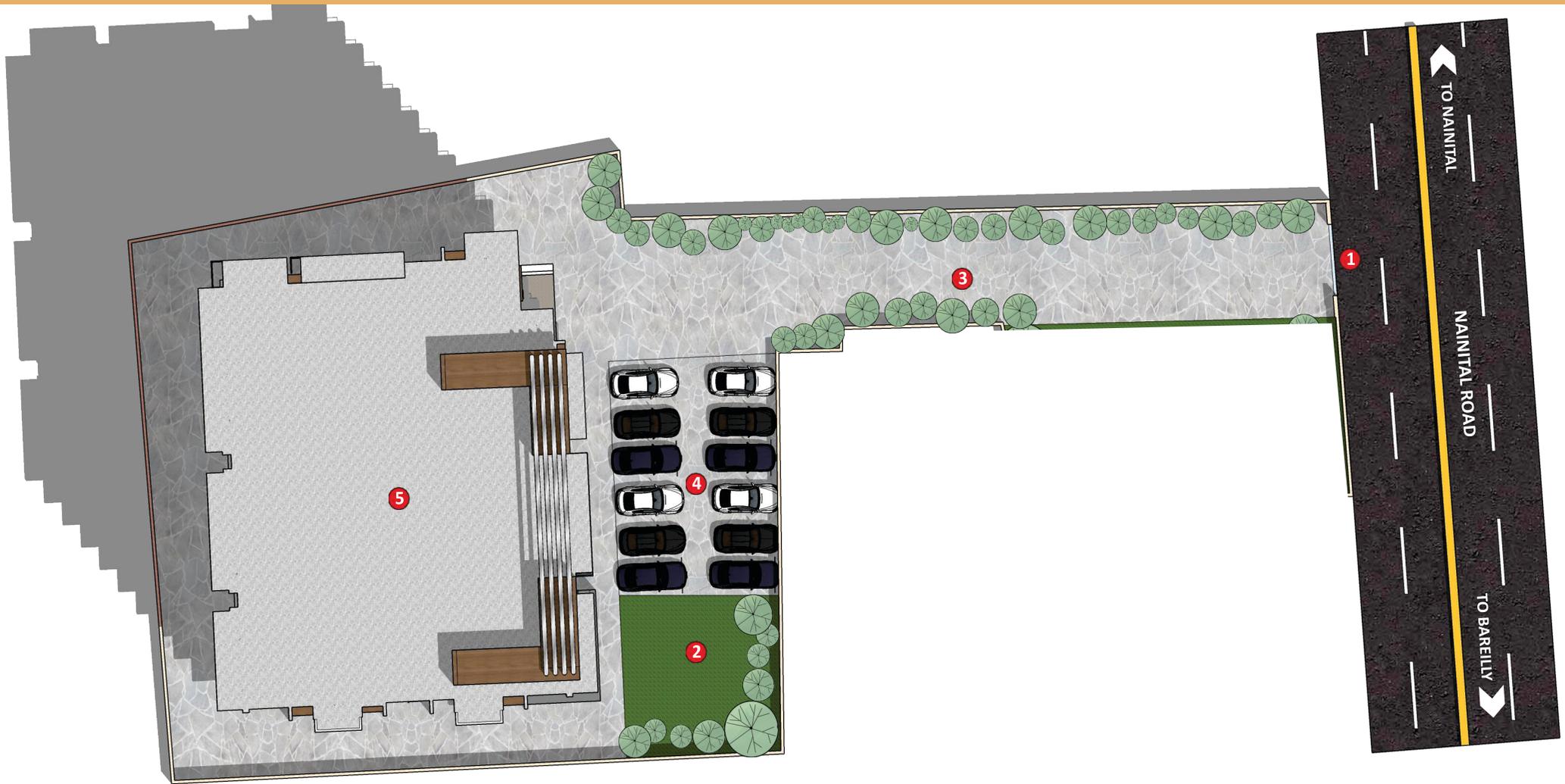
The gated community here is full of breathtaking all because of open spaces & greenery all around. This not only enhances the aesthetic value but also pumps adrenaline to a lifestyle that is Unique-in-its-kind. No more jostling around, no more cramped places, no more restricted flow of traffic. Further, the beautiful landscape elevates the mood for a lively and zestful living.

## METICULOUSLY PLANNED INTERIORS & OUTDOORS



## OPTIMUM SPACE UTILIZATION

The well-planned interiors gives you more usable space. The clutter-free planning gives provision to plan out the furniture without having to compromise. The large windows, spacious balconies, well-laid out kitchens add grace to the indoors. The planned outdoors have variations in the balconies to add more attraction to your elevations.



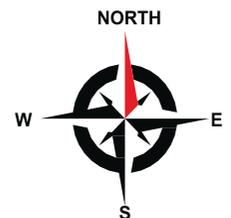
### LEGEND

- 1. Main Entrance/Exit
- 2. Park
- 3. Access Pathway
- 4. Open Guest Parking
- 5. Main Building

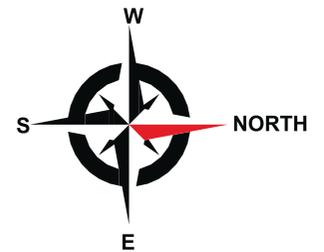
Total Site Area  
20489.73 Sqft

Ground Coverage  
34.91%

### SITE PLAN







**TYPICAL FIRST TO SIXTH FLOOR**

# 1 NORTH WEST 3BHK

TYPE-A | FLOOR - Ground Floor - 101



VIEW



KEY PLAN



NORTH



PART PLAN FOR  
GROUND FLOOR

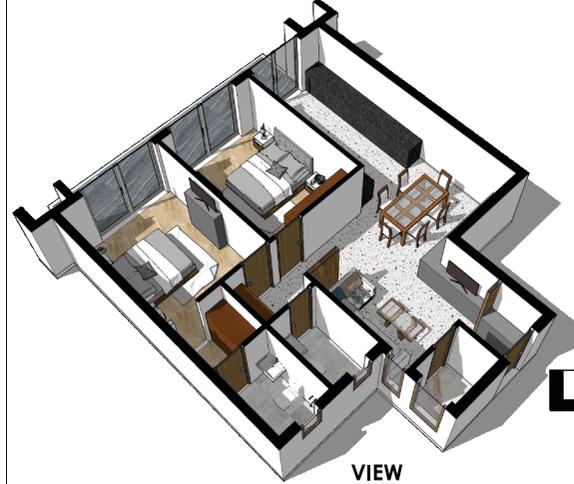
Super Builtup Area: 1626.70 SqFt

EN TRY

# 2 WEST 2BHK

TYPE-B | FLOOR- Ground Floor - 102

TYPE-F | FLOOR - First to Sixth - 207, 307, 407,  
507, 607, 707



VIEW



KEY PLAN



NORTH

PLAN FOR  
FIRST TO SIXTH FLOOR

Super Builtup Area: 1289.06 SqFt

PART PLAN FOR  
GROUND FLOOR

Super Builtup Area: 1237.94 SqFt



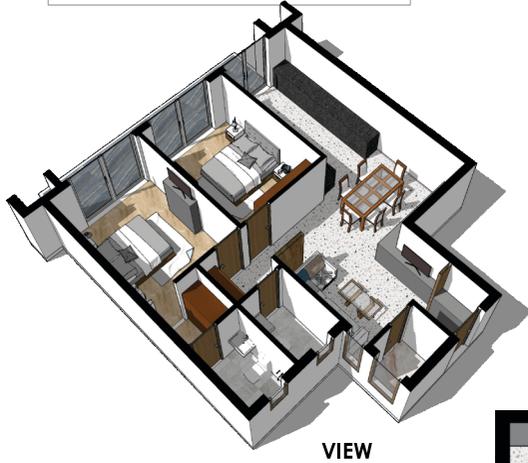
ENTRY



# 5 EAST 2BHK

TYPE-E | FLOOR- Ground Floor -105

TYPE-E & I | FLOOR - First to Sixth - 204, 304, 404, 504, 604, 704



PLAN FOR FIRST TO SIXTH FLOOR

Builtup Area: 1291.75 SqFt

PART PLAN FOR GROUND FLOOR

Super Builtup Area: 1261.61 SqFt

# 6 NORTH EAST 2BHK

TYPE-J | FLOOR- First to Sixth - 203, 303, 403, 503, 603, 703



PLAN FOR FIRST TO SIXTH FLOOR

Super Builtup Area: 1279.16 SqFt

# 7 NORTH 2BHK

TYPE-K | FLOOR- First to Sixth - 202, 302, 402, 502, 602, 702



VIEW



PLAN FOR  
FIRST TO SIXTH FLOOR

---

Super Builtup Area: 1215.25 SqFt

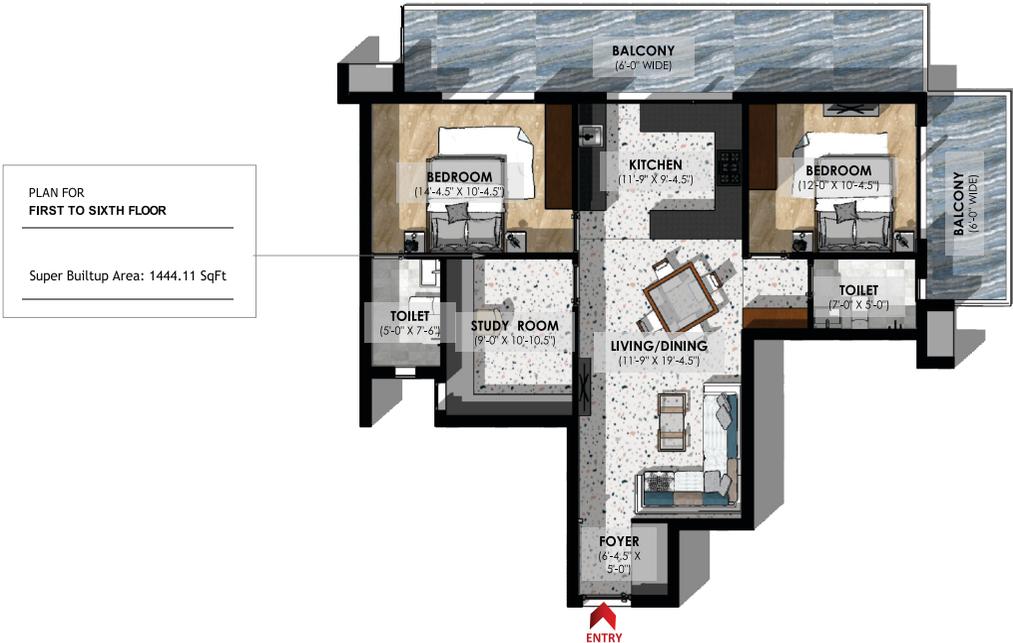


# 8 NORTH WEST 2BHK

TYPE-L | FLOOR- First to Sixth - 201, 301, 401, 501, 601, 701



VIEW



PLAN FOR  
FIRST TO SIXTH FLOOR

---

Super Builtup Area: 1444.11 SqFt



## AREA STATEMENT

SN	APARTMENT NO	TYPE	BUILTUP AREA
1	101	3 BHK	1626.70 Sqft
2	102	2 BHK	1237.94 Sqft
3	103	2 BHK	1165.09 Sqft
4	104	2 BHK	1163.91 Sqft
5	105	2 BHK	1261.61 Sqft
6	201	2 BHK	1444.11 Sqft
7	202	2 BHK	1215.25 Sqft
8	203	2 BHK	1279.16 Sqft
9	204	2 BHK	1291.75 Sqft
10	205	2 BHK	1230.31 Sqft
11	206	2 BHK	1231.82 Sqft
12	207	2 BHK	1289.06 Sqft
13	301	2 BHK	1444.11 Sqft
14	302	2 BHK	1215.25 Sqft
15	303	2 BHK	1279.16 Sqft
16	304	2 BHK	1291.75 Sqft
17	305	2 BHK	1230.31 Sqft
18	306	2 BHK	1231.82 Sqft
19	307	2 BHK	1289.06 Sqft
20	401	2 BHK	1444.11 Sqft
21	402	2 BHK	1215.25 Sqft
22	403	2 BHK	1279.16 Sqft
23	404	2 BHK	1291.75 Sqft
24	405	2 BHK	1230.31 Sqft
25	406	2 BHK	1231.82 Sqft
26	407	2 BHK	1289.06 Sqft
27	501	2 BHK	1444.11 Sqft
28	502	2 BHK	1215.25 Sqft
29	503	2 BHK	1279.16 Sqft
30	504	2 BHK	1291.75 Sqft
31	505	2 BHK	1230.31 Sqft
32	506	2 BHK	1231.82 Sqft
33	507	2 BHK	1289.06 Sqft
34	601	2 BHK	1444.11 Sqft
35	602	2 BHK	1215.25 Sqft
36	603	2 BHK	1279.16 Sqft
37	604	2 BHK	1291.75 Sqft
38	605	2 BHK	1230.31 Sqft
39	606	2 BHK	1231.82 Sqft
40	607	2 BHK	1289.06 Sqft
41	701	2 BHK	1444.11 Sqft
42	702	2 BHK	1215.25 Sqft
43	703	2 BHK	1279.16 Sqft
44	704	2 BHK	1291.75 Sqft
45	705	2 BHK	1230.31 Sqft
46	706	2 BHK	1231.82 Sqft
47	707	2 BHK	1289.06 Sqft

## SPECIFICATIONS

**SUPER STRUCTURE** : RCC framed structure, resistant to wind and earthquake

**LIVING ROOM/DINING ROOM/BEDROOM** : Floor : Vitrified Tiles  
 External Doors: Wooden Readymade Door-Polished  
 Internal Doors: Wooden Flush Door-Laminated  
 Windows : UPVC- Glazed Windows  
 Internal Walls: Oil Bound Distemper  
 External Walls: Weather Proof Paint

**BALCONIES/VERANDAH** : Floor : Vitrified Tiles  
 Railing : MS Railing- Painted

**TOILET** : Floor : Vitrified Tiles  
 Doors : Flush Door- Laminated  
 Fixture & Fittings : All provided of high standard make  
 Walls : Designer Tiles upto 7Ft height

**KITCHEN** : Floor : Vitrified Tiles  
 External Doors & Windows : UPVC- Glazed Windows

**ELECTRICAL** : Concealed Copper Wiring of reputed make with Modular Switch Sockets  
 Power outlets for Air-Conditioners, Geysers, Refrigerator, Microwave / Oven, Washing Maching, etc.  
 Washing Machine point in Utility area  
 Three phase supply for each unit and individual prepaid meters  
 Miniature Circuit Breakers (MCB), Isolators & Distribution Boards of reputed make for each unit

**FIRE SAFETY** : Fire Alarm System, Automatic Sprinklers and Wet Risers as per Fire Safety Norms

**WATER, WTP & STP** : Adequate Size Bore-well & Water Harvesting Tank  
 Overhead Water tanks Including Pressure Pumps

## ADDITIONAL FACILITIES AND AMENITIES

- 24x7 Security Cabin
- CCTV Cameras for Open Spaces & Pathways
- Street Bollards
- Landscaped Park
- Double Basement Parking
- Provision of Two Lifts
- 24hr Electricity Power Backup
- Beautiful designed Boundary around site for security
- Cobbled Stone connecting Pathways
- Plethora of Shady Trees all over the Campus
- Mountain Views
- Solid Waste Management with Installation of Garbage Disposal Unit



# PICTURESQUE VIEW

H A L D W A N I

## DISTANCES FROM SITE

-  Pantnagar Airport- 29 Km
-  Kathgodam Railway Station- 3 Km
-  Haldwani Bus Station- 3 Km
-  Brijlal Hospital- 200 Meter
-  Inspiration Senior Secondary School - 1 Km



