



# KHALANGA HEIGHTS

DEHRADUN



Onetara Realty

RERA : UKREA07240000438



DEHRADUN

NESTLED IN THE FOOTHILLS OF  
THE MAJESTIC HIMALAYAS

RERA NO.: UKREP01250000603

***KHALANGA HEIGHTS, LOCATED IN THIS PICTURESQUE CITY, BOASTS STUNNING MOUNTAIN AND CITY VIEWS, PROVIDING RESIDENTS WITH A UNIQUE OPPORTUNITY TO EXPERIENCE BOTH THE TRANQUIL BEAUTY OF NATURE AND THE VIBRANCY OF URBAN LIFE. DEHRADUN'S PROXIMITY TO NEARBY CITIES LIKE MUSSOORIE, RISHIKESH, AND HARIDWAR FURTHER ENHANCES ITS APPEAL, MAKING IT A PRIME LOCATION FOR THOSE SEEKING A PEACEFUL RETREAT WITHOUT BEING TOO FAR FROM MAJOR URBAN CENTERS.***



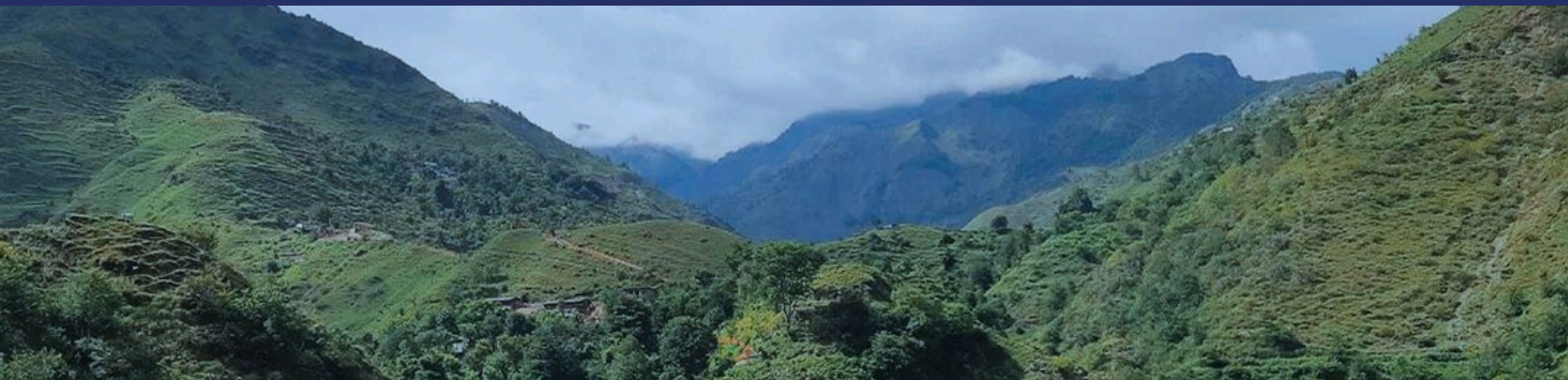
# KHALANGA HEIGHTS

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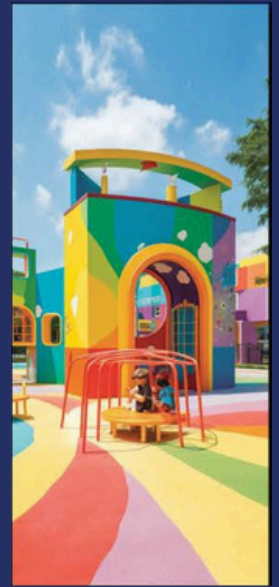
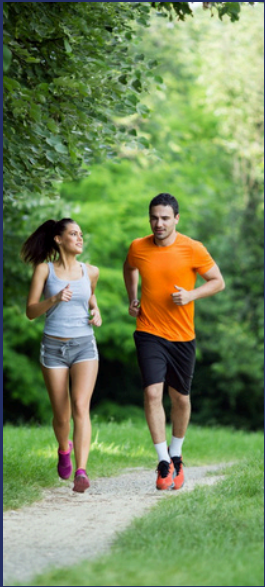
# Embrace the Serenity of Hills and Cityscapes



**KHALANGA HEIGHTS**  
DEHRADUN



# Revitalize Your Mind, Body, and Soul at the Signature Clubhouse



# A World of Fun and Adventure for Little Explorers





# Elevate Your Lifestyle at Khalanga Heights

## ***A BREATH OF FRESH AIR***

- ESCAPE THE HUSTLE AND BUSTLE: ZERO AIR AND NOISE POLLUTION
- ENJOY COOLER TEMPERATURES, UP TO 5°C LOWER THAN THE CITY
- BREATHE EASY WITH OUR OPEN GREEN SPACES, PROMOTING HEALTH AND WELL-BEING

## ***NATURE AT YOUR DOORSTEP***

- IMMERSE YOURSELF IN GREENERY WITH OUR 700 METER JOGGING TRACK
- EXPERIENCE THE SERENITY OF THE NEARBY LUSH SAL FOREST
- WITNESS BREATHTAKING VIEWS OF DEHRADUN VALLEY AND MUSSOORIE HILL STATION

## ***PRIME LOCATION, UNMATCHED CONVENIENCE***

- ELEVATED 120 METERS ABOVE DEHRADUN CITY, YET ONLY 1.5 KM AWAY
- SIX MAJOR TEMPLES WITHIN A 2 KM RADIUS FOR SPIRITUAL SEEKERS



**KHALANGA HEIGHTS**  
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# Where Luxury Meets Mountain Majesty



## **THOUGHTFUL AMENITIES FOR MODERN LIVING**

- STAY FIT WITH OUR INDOOR GYMNASIUM AND OPEN-AIR GYM
- LET THE KIDS PLAY FREELY IN OUR DEDICATED CHILDREN'S AREA
- HOST MEMORABLE EVENTS IN OUR PARTY HALL AND CLUBHOUSE
- ENJOY INDOOR GAMES AND COMMUNITY GATHERINGS

## **SAFETY AND SECURITY, OUR PRIORITY**

- 24-HOUR SECURITY WITH CCTV SURVEILLANCE THROUGHOUT THE CAMPUS
- SAFE AND SECURE ENVIRONMENT FOR PEACE OF MIND

## **EASY ACCESS**

- 25-FEET-WIDE ROADS FOR SMOOTH VEHICLE MOVEMENT WITHIN THE CAMPUS



**KHALANGA HEIGHTS**  
DEHRADUN

# Where Every Day Feels Like a Mountain Retreat!

## **DESIGNED FOR COMFORT**

- NATURALLY LIT AND WELL-VENTILATED SPACES WITH OPEN AREAS ON THREE SIDES
- PRIVATE BALCONIES OFFERING UNOBSTRUCTED VIEWS
- HIGH-SPEED FIBER INTERNET IN EVERY APARTMENT
- DEDICATED COVERED PARKING FOR RESIDENTS AND VISITOR PARKING WITHIN THE CAMPUS

EXPERIENCE THE PERFECT BLEND OF  
**NATURE, LUXURY, AND CONVENIENCE** AT KHALANGA HEIGHTS



**KHALANGA HEIGHTS**  
DEHRADUN

Where Heights Meet Harmony



**KHALANGA HEIGHTS**

DEHRADUN





RERA NO.:

# Where Heights Meet Harmony

EXPERIENCE THE PERFECT BLEND OF  
**NATURE, LUXURY, AND CONVENIENCE** AT KHALANGA HEIGHTS

EXCLUSIVELY MARKETING BY

**OneTara Realty**

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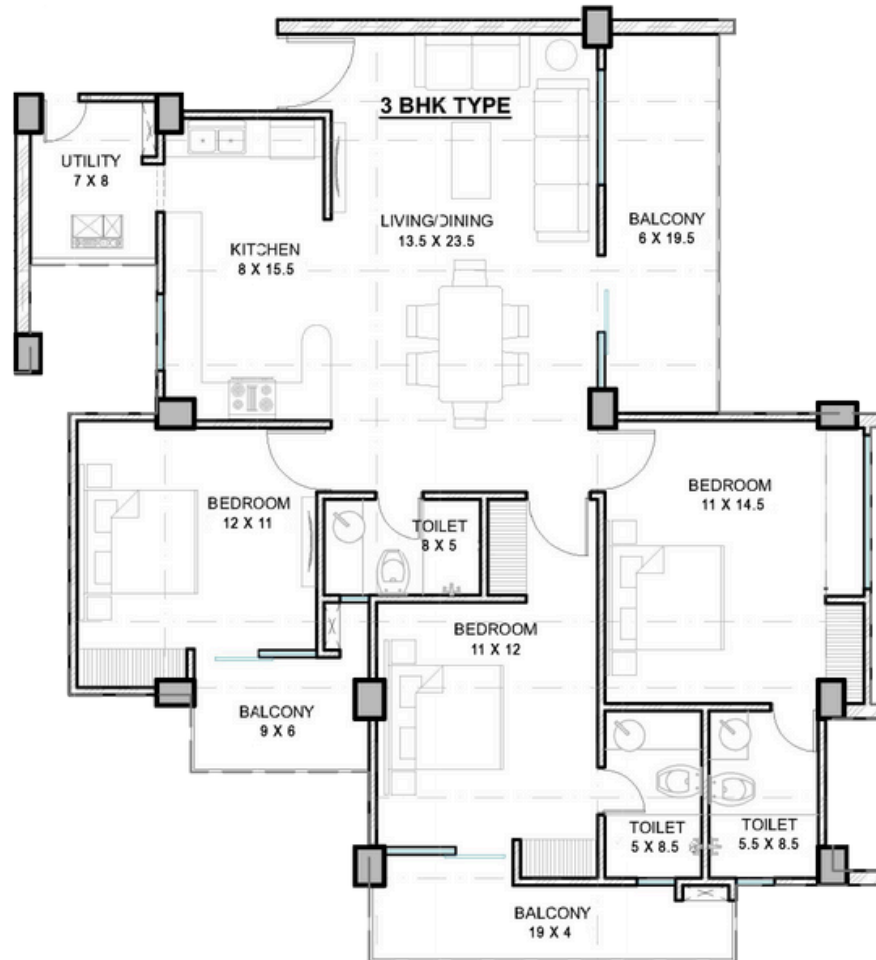
**KHALANGA HEIGHTS**

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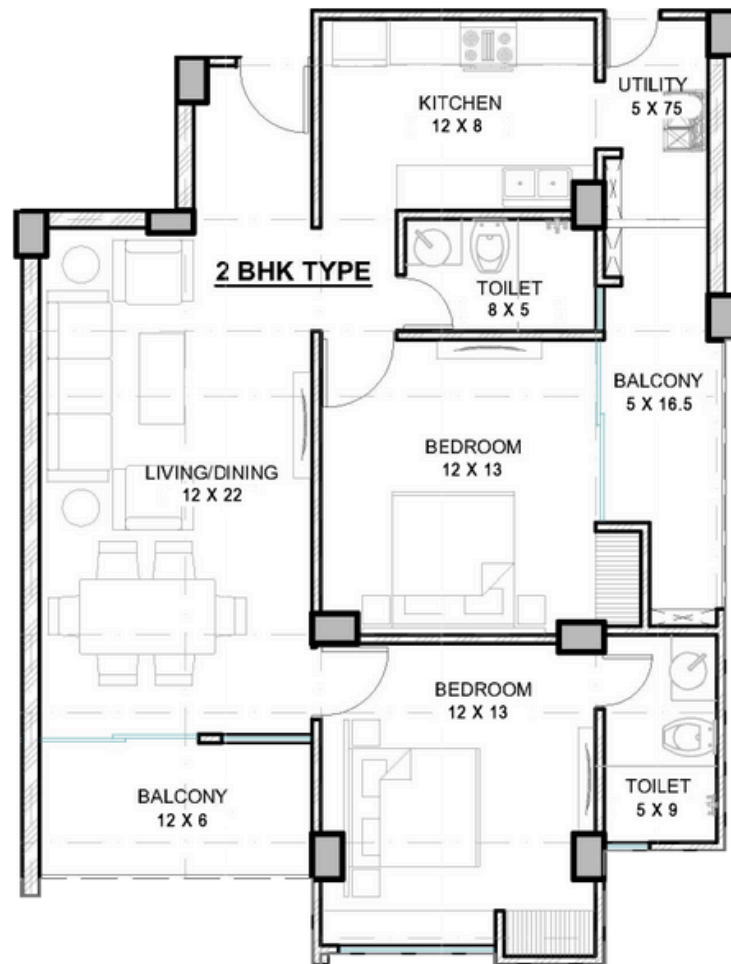


**3 BHK**



**KHALANGA HEIGHTS**  
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**2 BHK**



**KHALANGA HEIGHTS**  
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## FOREST FACING



## CITY FACING





# Specifications

## **FLOORING:**

- DRAWING, LIVING, AND DINING: PREMIUM QUALITY VITRIFIED TILE FLOORING.
- BEDROOMS: ELEGANT VITRIFIED TILE FLOORING FOR A SLEEK AND DURABLE FINISH.
- BALCONY: ANTI-SKID CERAMIC FLOORING FOR SAFETY AND COMFORT.

## **KITCHEN:**

- KITCHEN COUNTERS IN PRE-POLISHED GRANITE/MARBLE STONE.
- ELECTRICAL POINTS FOR CHIMNEY AND HOB PROVIDED.
- KITCHEN EQUIPPED WITH SEMI-MODULAR CABINETS OF APPROPRIATE FINISH.

## **WASHROOM:**

- HIGH-END SANITARY FIXTURES AND CHROME-PLATED FITTINGS EQUIVALENT TO JAQUAR, ENSURING QUALITY AND DURABILITY.



# Specifications

## **DOORS AND FITTINGS:**

- WOODEN FLUSH DOORS WITH WATER-RESISTANT TREATMENT, POLISHED/ENAMEL-PAINTED FOR A PREMIUM LOOK.
- HARDWARE FITTINGS OF STAINLESS STEEL/BRASS OR EQUIVALENT, ENSURING DURABILITY AND AESTHETICS.
- FITTINGS AND LOCKS FROM BRANDED MAKES, MATCHING MARKET-LEADING STANDARDS.

## **ELECTRICAL:**

- CONCEALED WIRING WITH PROVISION FOR ADEQUATE LIGHT AND POWER POINTS.
- MOULDED MODULAR PLASTIC SWITCHES AND PROTECTIVE MCBS.
- TV AND TELEPHONE OUTLETS IN THE LIVING AREA AND MASTER BEDROOM.
- MCB PROTECTION FOR ALL CIRCUITS.





# Project Level Specifications

**EXTERIOR:** APPROPRIATE FINISH OF EXTERIOR GRADE PAINT.

**PLUMBING:** AS PER STANDARD PRACTICE, ALL INTERNAL PLUMBING IN GI/CPVC/COMPOSITE.

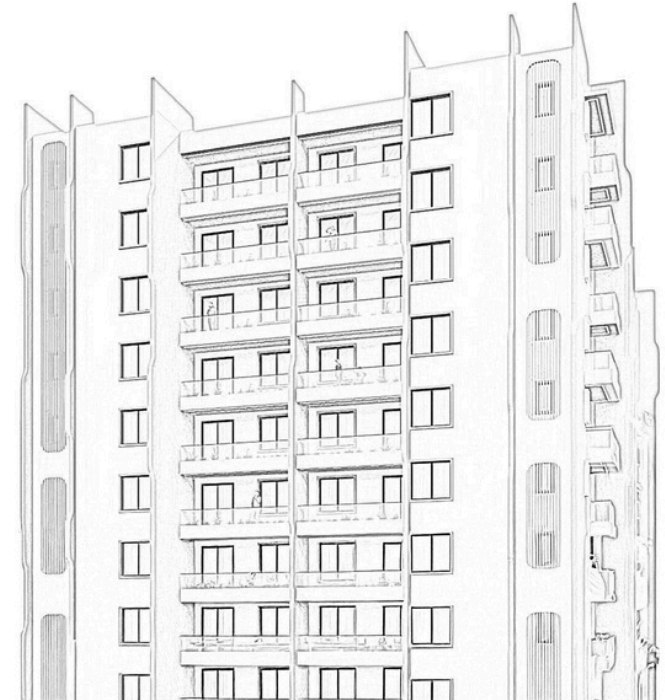
**LIFT:** LIFTS TO BE PROVIDED FOR ACCESS TO ALL HABITABLE FLOORS.

**GENERATORS:** GENERATOR TO BE PROVIDED FOR 100% BACKUP OF EMERGENCY & SAFETY FACILITIES I.E., LIFTS & COMMON AREAS WITH ADEQUATE DIVERSITY.

**CLUBHOUSE & SPORTS FACILITIES:** CLUBHOUSE WITH SWIMMING POOL TO BE PROVIDED WITH HIS/HER CHANGE ROOMS, WELL EQUIPPED GYM, INDOOR & OUTDOOR GAMES AREAS, MULTI-PURPOSE HALL AND JOGGING TRACK.

**SECURITY & FTTH:** PROVISION FOR OPTICAL FIBRE NETWORK; VIDEO SURVEILLANCE SYSTEM, PERIMETER SECURITY AND ENTRANCE LOBBY SECURITY WITH CCTV CAMERAS; FIRE PREVENTION, SUPPRESSION, DETECTION & ALARM SYSTEM AS PER FIRE NORMS.

**STRUCTURE:** EARTHQUAKE RESISTANCE RCC FRAMED STRUCTURE AS PER APPLICABLE SEISMIC ZONE.



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DEHRADUN



# KHALANGA HEIGHTS

DEHRADUN

- 7 KM FROM CLOCK TOWER
- 9 KM FROM RAILWAY STATION
- 12 KM FROM ISBT
- 6 KM FROM PACIFIC MALL
- 26 KM FROM AIRPORT



Onetara Realty

RERA : UKREA07240000438



**Sales Office:** Nalapani, Tapovan, Dehradun (Uttarakhand)

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