



Nature's Village

by **amara**tra
GROUP

(JIM CORBETT)

———— LUXURY NATURE VILLAS ————

KASHIPUR, UTTARAKHAND

RERA No. UKREP05260000738



Building Trust, Not Just Buildings.

ABOUT AMAATRA GROUP

Amaatra Group is one of the rising stars of North India and is expanding its wings in other cities, including Mumbai. It has to its credit over **1 Million+ square feet** of successfully delivered residential and commercial spaces with more than **1,200+ satisfied customers**.

Amaatra Group is ably led by **Mr. Mahender Bansal, Mr. Rajesh Chopra** and **Mr. Umesh Gupta** who possess strong real estate background and command excellent financial strength. Amaatra as a group believes in timely and quality delivery and unfaltering commitment to innovation and customer focus which makes us stand out from the rest.

We believe that reputation is built only by adhering to a
steadfast professional approach, always.

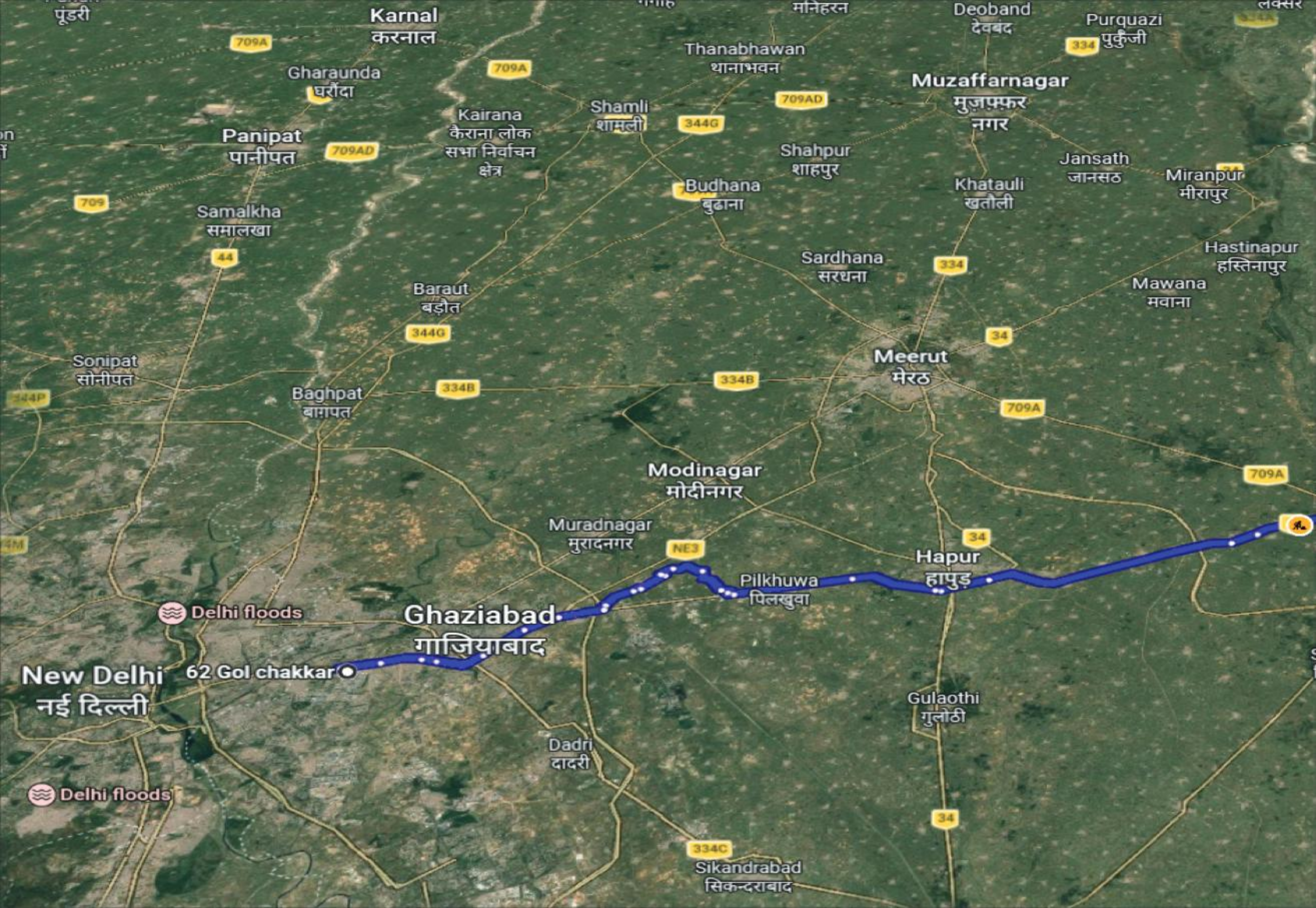


ABOUT NATURE'S VILLAGE

Escape the chaos of city life and discover a peaceful retreat at Nature's Village, nestled in the serene landscapes of Uttarakhand. Located within comfortable reach from Delhi NCR, this nature-inspired destination offers fresh mountain air, low AQI levels, lush greenery, and breathtaking scenic views all around. Wake up to the sound of birds, enjoy calm surroundings, and experience a lifestyle close to nature yet connected to modern comforts.

Surrounded by forests, open skies, and tranquil beauty, Nature's Village is designed for those seeking relaxation, wellness, and a healthier way of living amidst the untouched charm of Uttarakhand.

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New Delhi
नई दिल्ली

62 Gol chakkar

Ghaziabad
गाजियाबाद

Modinagar
मोदीनगर

Hapur
हापुड़

Gulaothi
गुलोठी

Sikandrabad
सिकन्दराबाद

Meerut
मेरठ

Muzaffarnagar
मुजफ्फर नगर

Panipat
पानीपत

Karnal
करनाल

Shamli
शामली

Budhana
बुढाना

Shahpur
शाहपुर

Sardhana
सरधना

Baraut
बड़ौत

Baghpat
बागपत

Sonipat
सोनीपत

Samalkha
समालखा

Kairana
कैराना लोक
सभा निर्वाचन
क्षेत्र

Thanabhawan
थानाभवन

Deoband
देवबंद

Purquazi
पुर्कुजी

Jansath
जानसठ

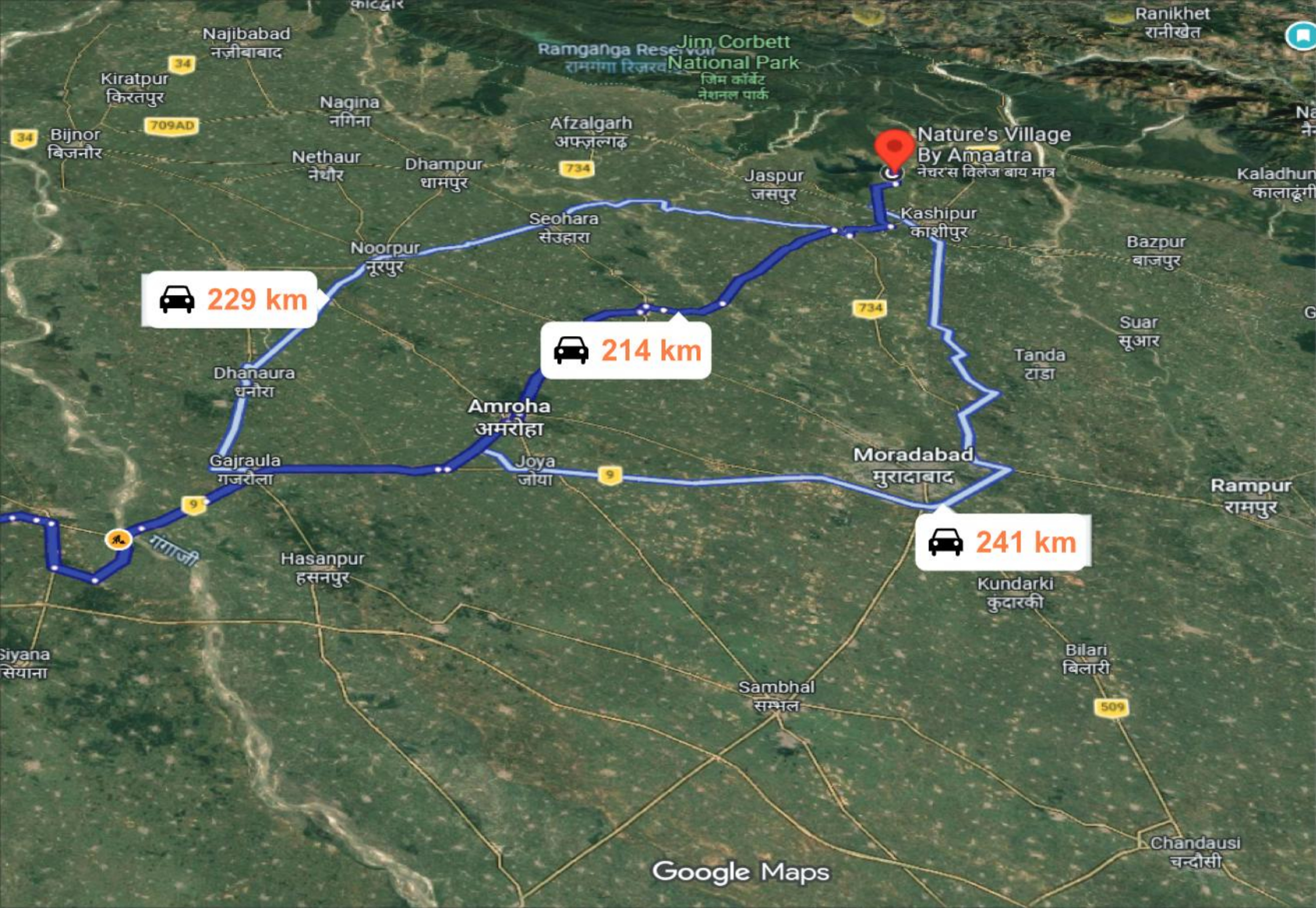
Miranpur
मीरापुर

Hastinapur
हस्तिनापुर

Mawana
मवाना

Delhi floods

Delhi floods



Connectivity

Entertainment Spots

3 Km - Tumaria Dam
6 Km - Phato Eco Tourism Zone
9 Km - Hathi Dagar Eco-Tourism Zone
11 Km - Corbett Water Fun Park
12 Km - SRS Cinemas
27 Km - Dhela River
45 Km - Amangarh Tiger Reserve
48 Km - Sitabani Wildlife Reserve
48 Km - Brahmsathli Trek
86 Km - Nainital

Temple

15 Km - Naina Devi Mandir
30 Km - Shri Hanuman Dham
36 Km - Girja Devi Temple

Railway Station

17 Km - Kashipur Junction
23 Km - Ramnagar Railway Station

Airport

82 Km - Pantnagar Airport

Hospitals

14 Km - KVR Hospital
14 Km - Anmol Hospital
14 Km - Ujala Hospital
16 Km - Prime Hospital
20 Km - Neuro Panchakarma
(Ayurvedic Treatment)

NATURE'S VILLAGE



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Nature's Village Site Map

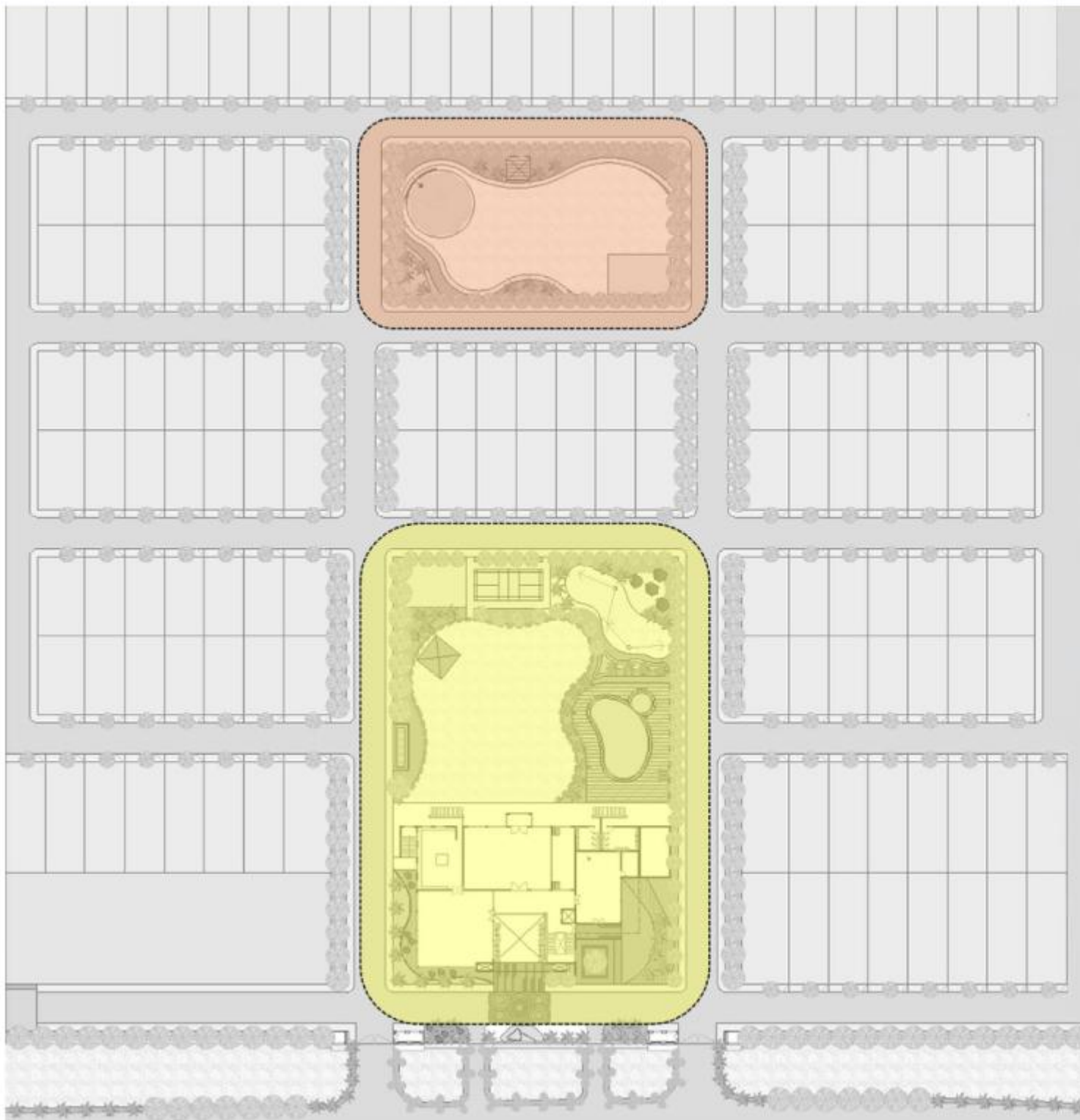
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Nature's Village Aerial View



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Master Plan Zoning Park 1

ZONE-1

- KIDS PLAY AREA
- HALF BASKETBALL COURT
- FEATURE WALL
- GAZEBO
- STEPPED SEATING

CLUB ZONE

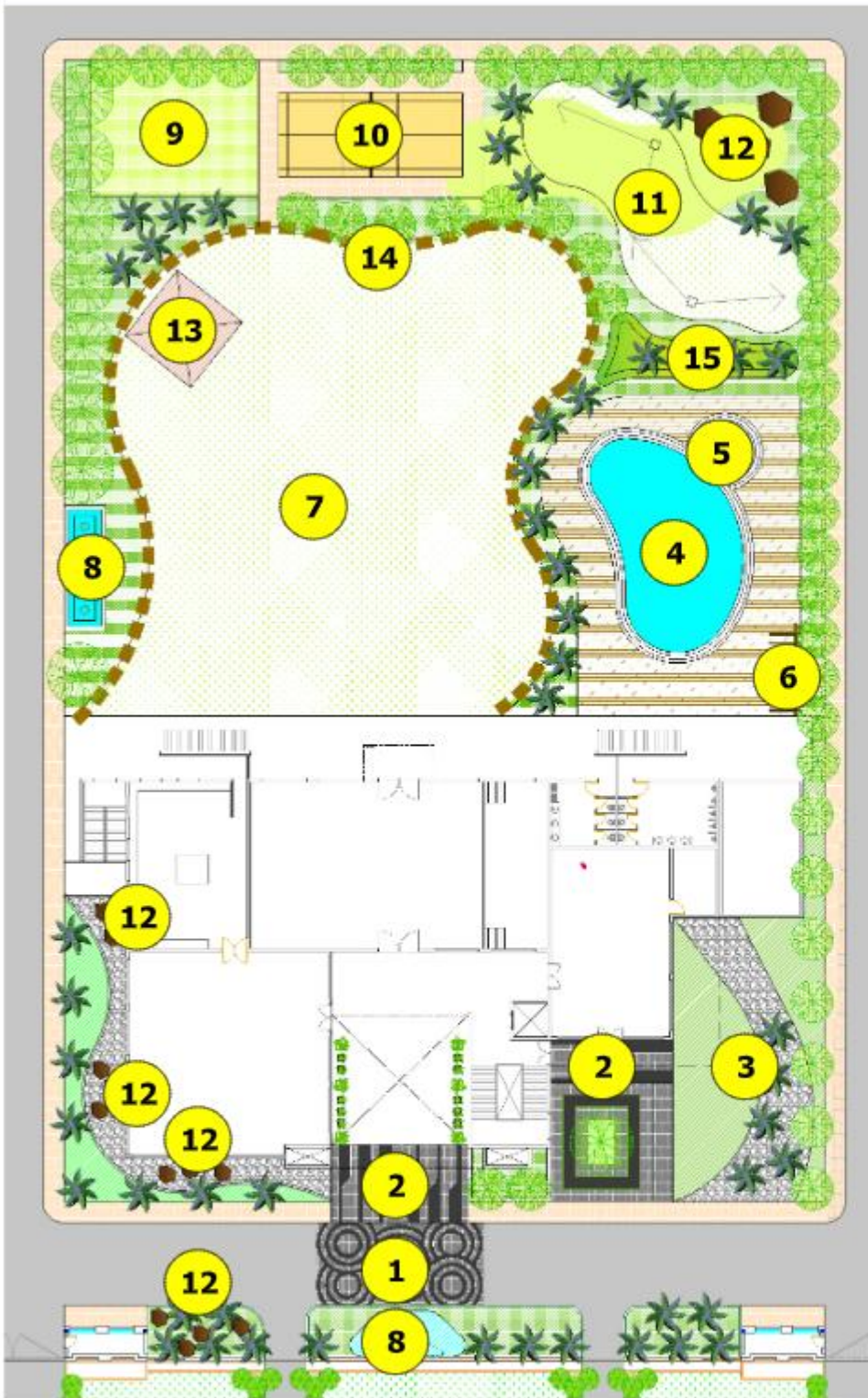
- CLUB DROP-OFF
- CLUB ENTRANCE PLAZA
- ZEN GARDEN
- SWIMMING POOL
- KIDS POOL
- LOUNGERS UNDER PERGOLA
- BANQUET LAWN
- WATER FEATURE
- HERBAL GARDEN
- BADMINTON COURT
- GOLF PUTTING GREENS
- GAZEBO

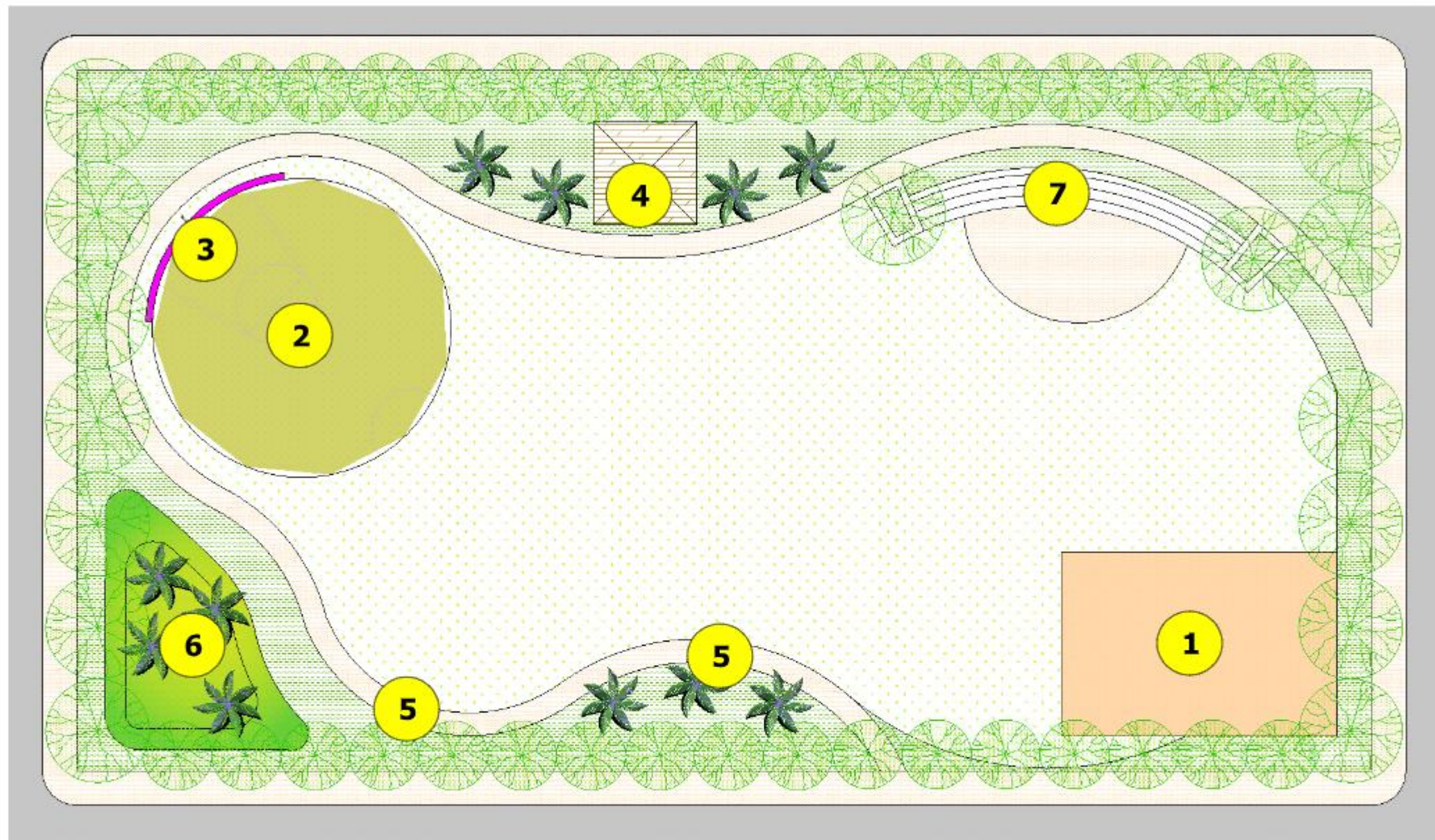


Recreational Complex Zone

LEGEND

- CLUB DROP-OFF
- CLUB ENTRANCE PLAZA
- ZEN GARDEN
- SWIMMING POOL
- KIDS POOL
- LOUNGERS UNDER PERGOLA
- BANQUET LAWN
- WATER FEATURE
- HERBAL GARDEN
- BADMINTON COURT
- GOLF PUTTING GREEN
- ROCK SCULPTURE
- GAZEBO
- STEPPING STONES
- MOUND





Zone -1

LEGEND

- KIDS PLAY AREA • HALF BASKETBALL COURT • FEATURE WALL
- GAZEBO • PATHWAY • MOUND • STEPPED SEATING

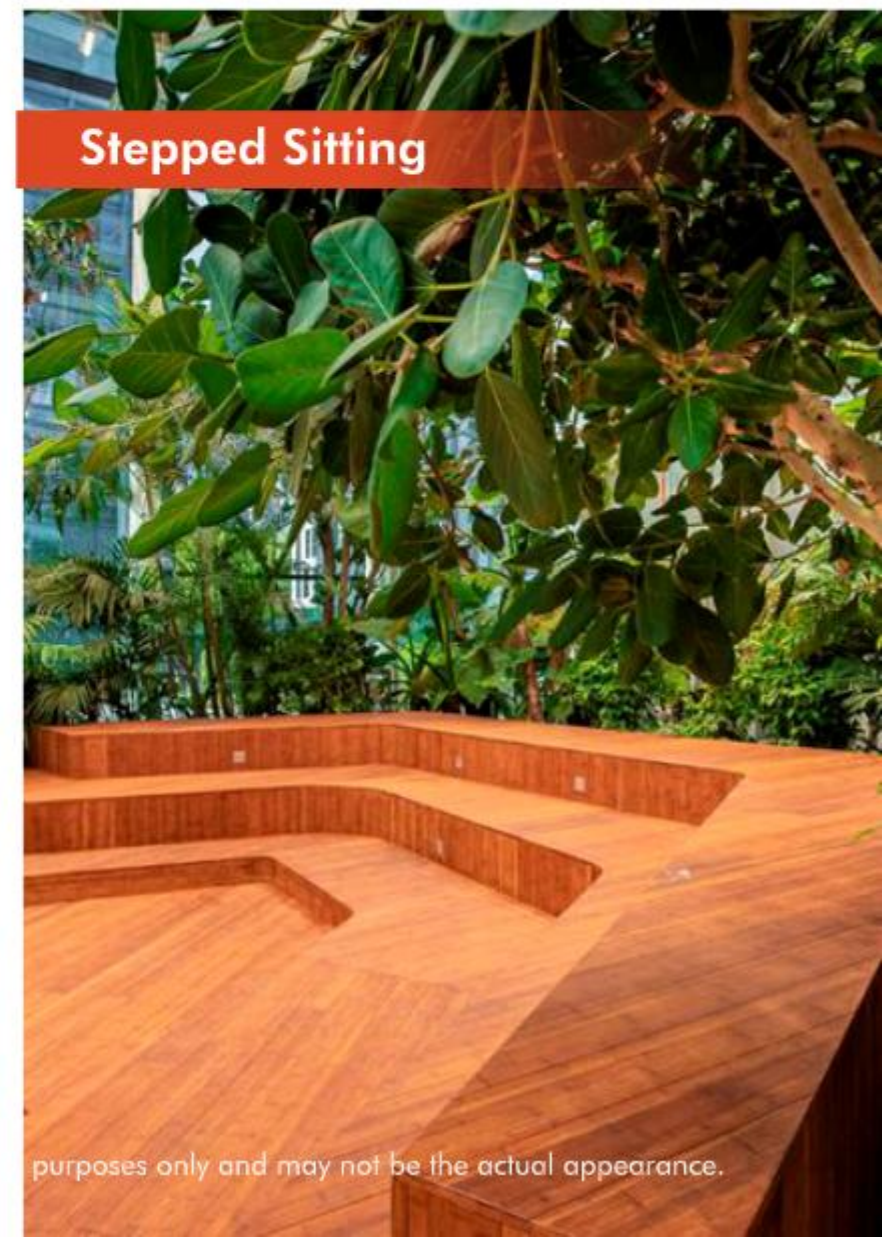




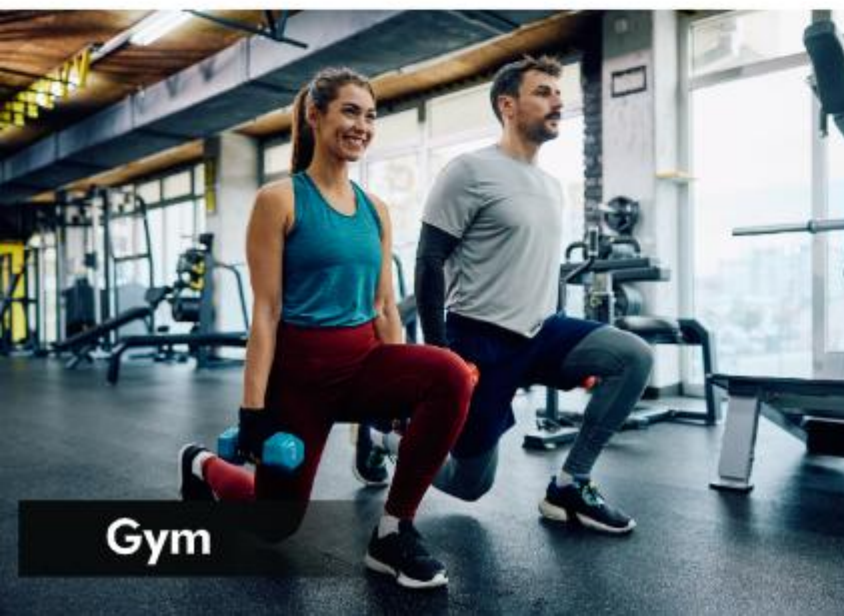
Kids Play Area



Badminton Court



Stepped Sitting



Gym



Half Basket Ball Court

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Swimming Pool



EV Charging



Yoga & Meditation Centre



Golf Putting Green

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Herbal Garden



Water Feature



Zen Garden

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Gazebo

NATURE'S VILLAGE SHOP CUM OFFICES (SCO)

Everything you need, right at your doorstep. From everyday essentials to delicious meals from popular food brands, enjoy convenient shopping and dining with a touch of nature. A place where everyday needs meet healthy, wholesome living.



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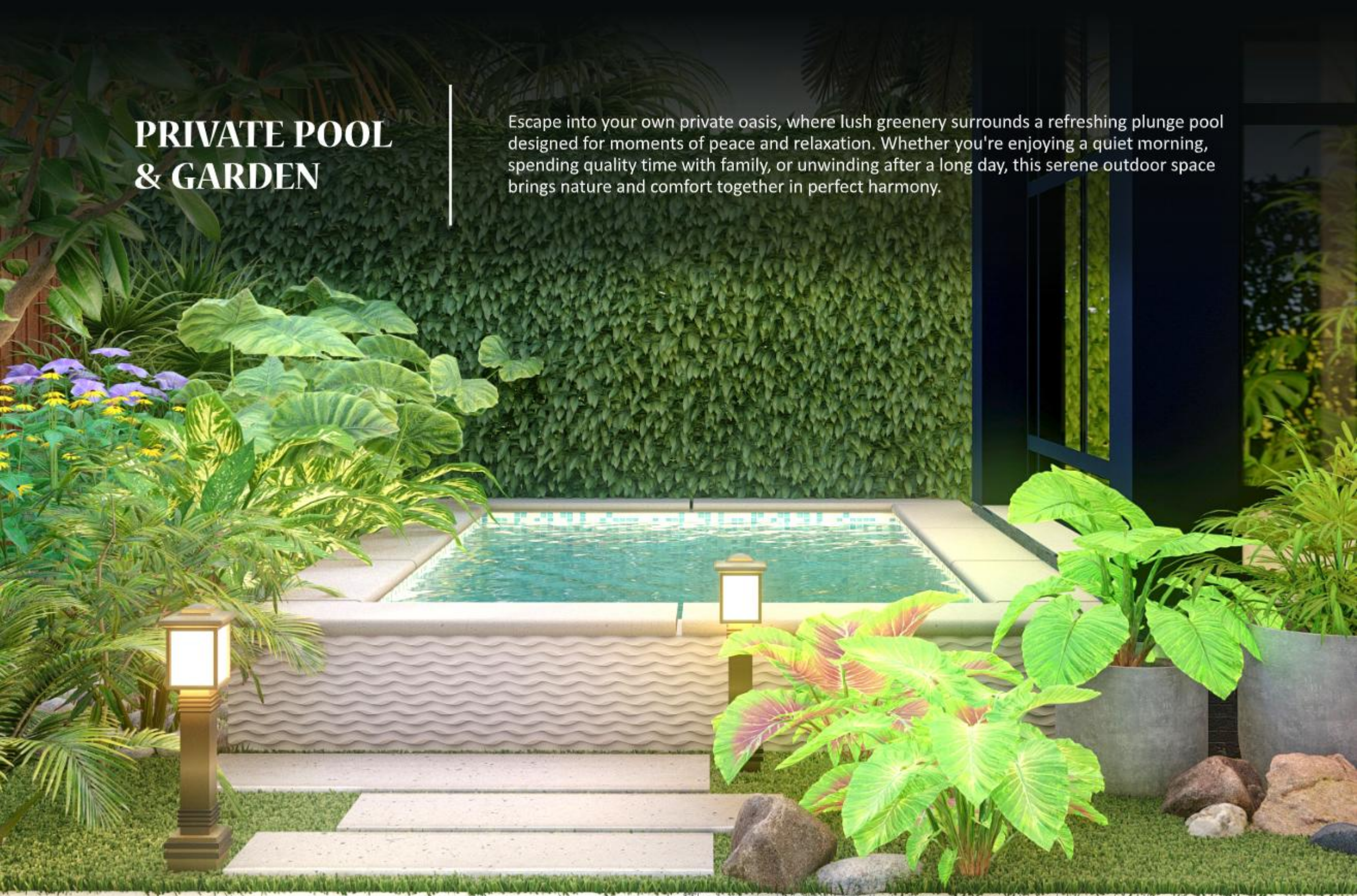
Nature's Village Recreational Complex



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PRIVATE POOL & GARDEN

Escape into your own private oasis, where lush greenery surrounds a refreshing plunge pool designed for moments of peace and relaxation. Whether you're enjoying a quiet morning, spending quality time with family, or unwinding after a long day, this serene outdoor space brings nature and comfort together in perfect harmony.



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SUPER 30 SERVICE VILLAS

Experience a thoughtfully planned collection of service villas designed for comfort, convenience, and effortless living. Surrounded by nature and modern amenities, every villa offers a peaceful retreat where quality service and everyday living come together beautifully.



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VILLA SPECIFICATIONS

MASTER BEDROOM / GUEST BEDROOM	
Flooring	Wooden Flooring / Vitrified Tiles
Walls	Emulsion Paint / Wallpaper
Ceiling	False Ceiling
Sofa In Master Bed Room And Living Area	
BEDROOMS	
Flooring	Vitrified Tiles
Walls	Emulsion Paint
Ceiling	False Ceiling
Wardrobes In All Rooms	
Bed With Side Table In All Rooms	
Room Heater In All Rooms	
LIVING ROOM	
Dining Table	
AC, Fans & LED Lights In All Rooms And Living Area	
WASHROOMS	
Flooring	Anti-Skid Tiles
Walls	Tiles Till Ceiling
Fittings / Fixtures	Sanitary Fittings Of Standard Make
Counter	Imported Marble / Granite Counter With Wash Basins

KITCHEN	
Flooring	Anti-Skid Tiles
Walls	Vitrified Tiles / Ceramic Tiles Dado
Ceiling	False Ceiling
Counter	Granite
Fittings / Fixtures	Modular Kitchen
Water Purifier (RO)	
Microwave	
Refrigerator Upto 150 Ltr. Capacity	
Modular Kitchen With Chimney, Cooktop/Hob	
Barbecue In Open Terrace	
DOORS, WINDOWS AND WARDROBES	
Wardrobes	Modular
Entrance Door / Internal Door	Both Side Laminate Finish Flush Doors
External Door / Windows	UPVC / Aluminum with Toughened Glass
ELECTRICAL FIXTURES & FITTINGS	
Energy Efficient Ceiling Lights, AC, Ceiling Fans & Exhaust Fans	
Video Door Bell (VDB) With Smart Lock	
BALCONY	
Walls	Exterior Paint
Ceiling	Exterior Paint



Plot Area Details

Dimension	25'-0"x50'-0"
Plot Area (In Sq. yards)	138.89
Unit Type	B1
No. of Plots	70
Unit No.	B02 - B06 B09 - B12A C02 - C06 C09 - C12A D02 - D06 D09 - D12A F02 - F06 F09 - F12A G02 - G06 G09 - G12A H02 - H06 H09 - H12A I02 - I06 I09 - I12A



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Plot Area Details

Dimension	25'-6"x59'-3"
Plot Area (In Sq. yards)	168.18
Unit Type	C1
No. of Plots	26
Unit No.	E01 - E26



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OPTIONAL Plot Area Details

Dimension	25'-6"x59'-3"
Plot Area (In Sq. yards)	168.18
Unit Type	C1



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OPTION-1

Plot Area Details

Dimension	25'-0"x70'-0"
Plot Area (In Sq. yards)	194.44
Unit Type	A1
No. of Plots	21
Unit No.	A02 - A08 J02 - J08 J09 - J15



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OPTION-2 Plot Area Details

Dimension	25'-0"x70'-0"
Plot Area (In Sq. yards)	194.44
Unit Type	A1





Plot Area Details

Dimension	29'-11" x 50'-0"
Plot Area (In Sq. yards)	166.22
Unit Type	B3
No. of Plots	14
Unit No.	B01 B08 C01 C08 D01 D08 F07 F14 G07 G14 H07 H14 I07 I14

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Plot Area Details

Dimension	29'-11" x 50'-0"
Plot Area (In Sq. yards)	166.22
Unit Type	B2
No. of Plots	14
Unit No.	B07 B14 C07 C14 D07 D14 F01 F08 G01 G08 H01 H08 I01 I08



Plot Area Details

Dimension	29'-11"x70'-0"
Plot Area (In Sq. yards)	232.68
Unit Type	A2
No. of Plots	1
Unit No.	J01



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Plot Area Details

Dimension	29'-11"x70'-0"
Plot Area (In Sq. yards)	232.68
Unit Type	A3
No. of Plots	1
Unit No.	A01



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OUR LEGACY DELIVERED PROJECT



AMAATRA HOMES

Greater Noida (West), U.P.

2 & 3 BHK Apartments | Project Area - 10.25 Lakh Sq. Ft.

Total No. of Flats - 926 Units | No. of Floors - G+24

OUR LEGACY DELIVERED PROJECT



AMAATRA CRYSTAL

NH-24, Ghaziabad, U.P. | 2, 3, 4 BHK & Duplex Apartments
Project Area - 2.30 Lakh Sq. Ft. | Total No. of Flats - 148 Units
No. of Floors - G+22

OUR LEGACY ONGOING PROJECTS



TROPICAL BLISS

Thane (West), Mumbai

1 & 2 BHK Apartments

(Expected Possession Dec 2027)

Project Area - 92,000 Sq. Ft.

Total No. of Flats - 123 Units

No. of Floors - G+22



TROPICAL ONE

Khar (West), Mumbai

Commercial

(Expected Possession Dec 2026)

Project Area - 15,655 Sq. Ft.

Parking - B1 & B2

No. of Floors - G+7

OUR LEGACY ONGOING PROJECT



AERO HEIGHTS

Koyal Enclave, Ghaziabad, U.P.
2, 3 & 4 BHK Apartments
(Expected Possession Sept 2028)
Project Area - 4 Lakh Sq. Ft.
Total No. of Flats - 282 Units
No. of Floors - G+10



Building Trust, Not Just Buildings.

Nature's Village Site Address

Vill. Kilawali, District Udham Singh Nagar, Kashipur (Uttarakhand) - 244713



SCAN QR
TO REACH
NATURE'S VILLAGE

UKREP05260000738 | <https://www.rera.uk.gov.in>

Collection Acc. No. - 0262002900000164

Bank Name - Punjab National Bank

IFSC - PUNB0772500

Branch - Mata Mandir Road, Kashipur

Project Add: Ramnagar Road, Nainital Bank, Mohalla Singhan,
Kashipur (Udham Singh Nagar), Uttarakhand - 244713



PROJECT DEVELOPED BY AMAATRA

Corporate Office Address

Plot No. GH-02, Jaipuria Sunrise Greens, Opp. Manipal Hospital, Ghaziabad (UP) - 201002

Registered Office - Uttarakhand

Address - Ramnagar Road, Nainital Bank, Mohalla Singhan, Kashipur (Udham Singh Nagar), Nainital, Uttarakhand - 244713

✉ sales.uk@amaatragroup.com

☎ 8860 009 256

🌐 www.amaatragroup.co.in

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