



TEHRIYANA

THE SOUL OF TEHRI

Premium Plotted Development | Tehri, Uttarakhand
Breathtaking views of the Tehri Reservoir & Dobra-Chanti Bridge

An eco-luxury investment rooted in the heart of Uttarakhand

**A soulful blend of nature-first design and
enduring value.**



WHY UTTRAKHAND ?

More than a state — it's Devbhoomi

Nature

70%

of Uttarakhand is
covered in forests

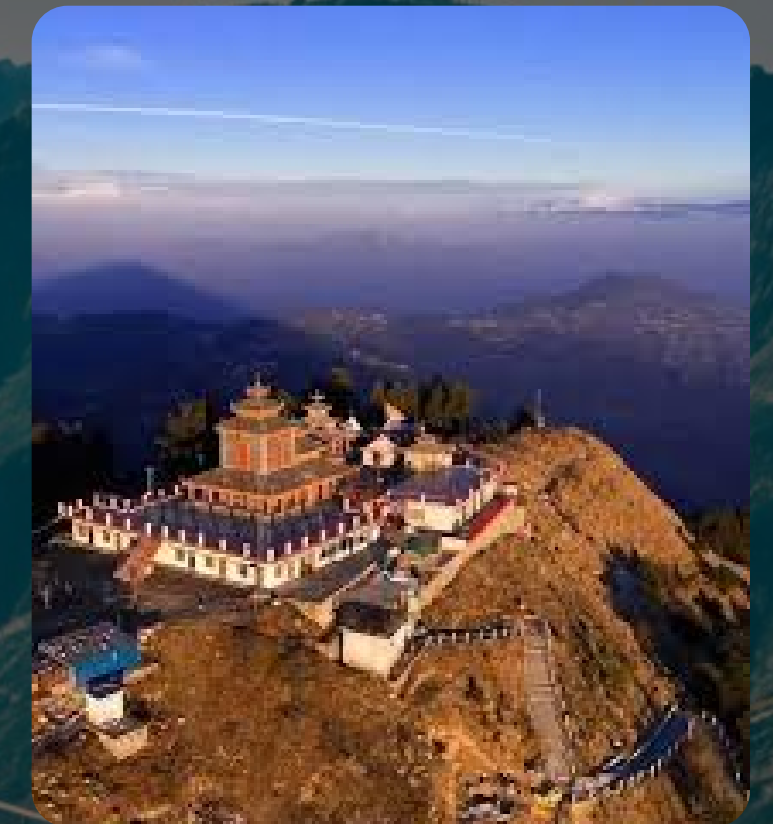


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SPIRITUALITY

Land of over 1,000
temples — including
the Char Dham.



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LIFE STYLE

A slower, simpler
way of life.



WHY TEHRI ?

Upcoming tourism + adventure hub with spiritual roots.



Nation
Highway



Tehri Dam



Airport



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ABOUT TEHRIYANA



What it is

A plotted land community designed with sustainability, privacy, and experience in mind.

Where it is

Nestled near Tehri Lake and Surkanda Devi, surrounded by pine forests and sacred trails.

Who it's for

HNIs, creative professionals, NRIs, digital nomads, wellness seekers, and legacy buyers.



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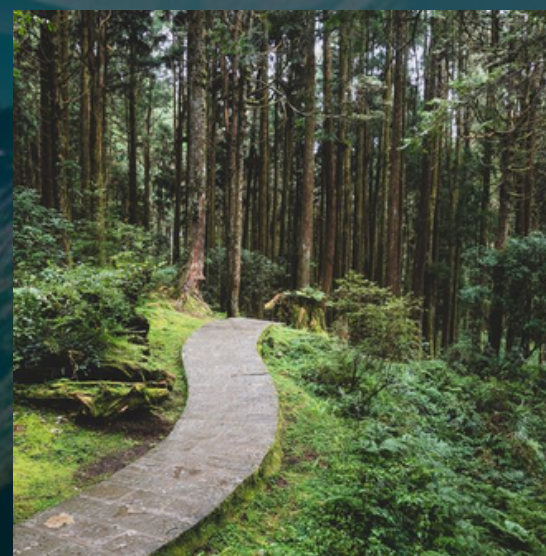
Limited plots. Infinite calm.

Sustainable | Luxurious | Earthy | Minimalist



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Details

Tehriyana offers limited-edition hill plots near Tehri Lake, surrounded by nature, temples, and stunning Himalayan views. With clear titles and possession in 6–8 months, it's the perfect blend of peace, purpose, and long-term value. Starting at ₹25 Lakhs, own more than land—own a lifestyle rooted in Devbhoomi.

Feature	Value
• Number of Plots	Limited 108 plots
• Plot Sizes	Starting from 120 sq. yd
• Starting Price	₹25 Lakhs
• Possession Timeline	Within 12 -15 months
• Titles & Documents	Compliant as per local regulations



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INVESTMENT OPTIONS

Tourism + infrastructure growth = smart hill investment.

Buy-to-hold

for long-term capital
growth

Second home model

for personal use +
appreciation

Eco-homestay model

earn rental income
via curated stays



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Tehri Investment Snapshot

Macroeconomic Strength

Indicator	Value (2022–23)
GSDP Growth	7% YoY Growth
Per Capita Income	₹2.61 Lakh (↑ from ₹2.07 Lakh in 2018)
Key Sector	Services (Real Estate + Tourism = 40%)

Tehri: A Nexus of Opportunity

- Tehri Dam: India's tallest (260.5m), 1,000 MW capacity
- Tehri Lake: Boating, Kayaking, Peaceful Getaways
- Upcoming Projects: Ring Road, Cycling Tracks, Eco-tourism hubs
- Cultural Appeal: Temples, festivals, Devbhoomi spirituality



Tehri Investment Snapshot

Real Estate Trends in Tehri

Metric	Value
Property Price Range (sq ft)	₹6,565 – ₹16,206
Avg. Price	₹11,791 per sq ft
Popular Range	₹20 – ₹35 Lakhs
Ideal Buyers	Second-home seekers, Investors

Key Investment Drivers

- Tourism Boom**
Consistent rental demand
- Urban Exodus**
Buyers seeking nature-lifestyle shift
- Infrastructure Growth**
Roads, power, hospitality support
- Government Support**
Eco-balanced real estate policies



WHY NOW ?

35% *rise in Uttarakhand
tourism in 3 yrs*

*Rising AQI awareness
driving relocations*

2x *demand in hill
plots since COVID*

Time waits for no land.

“



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ACTUAL VIEW

Google Map Coordinates :
 $30^{\circ}26'45.4''\text{N } 78^{\circ}26'48.1''\text{E}$

**Actual View*



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Team Tehriyana,

At the heart of Tehriyana lies a visionary team with decades of combined experience in shaping real estate success stories across India and internationally. The leadership brings a deep-rooted passion for the land, a sharp understanding of evolving market dynamics, and a strong belief in long-term value creation.

Having held leadership roles in global real estate consultancies and driven large-scale residential and strategic developments, the team's foundation is built on integrity, insight, and execution. Their collective journey spans across cities like Mumbai, Delhi NCR, Bengaluru, and overseas destinations such as Dubai and Southeast Asia — enabling them to blend global standards with local sensibilities.

Their past work has contributed to landmark transactions, award-winning campaigns, and strategic consulting for some of the most respected names in Indian real estate. Their ventures have consistently delivered results across research, consulting, marketing, brokerage, and investment advisory.

Today, this leadership is channeling their knowledge and network into crafting Tehriyana — a destination where trust meets transparency, and nature meets thoughtful development. With an expanding team, a robust vision, and a commitment to authenticity, the Tehriyana team is here to build more than a project — they're building a legacy.



Let's build something timeless together



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