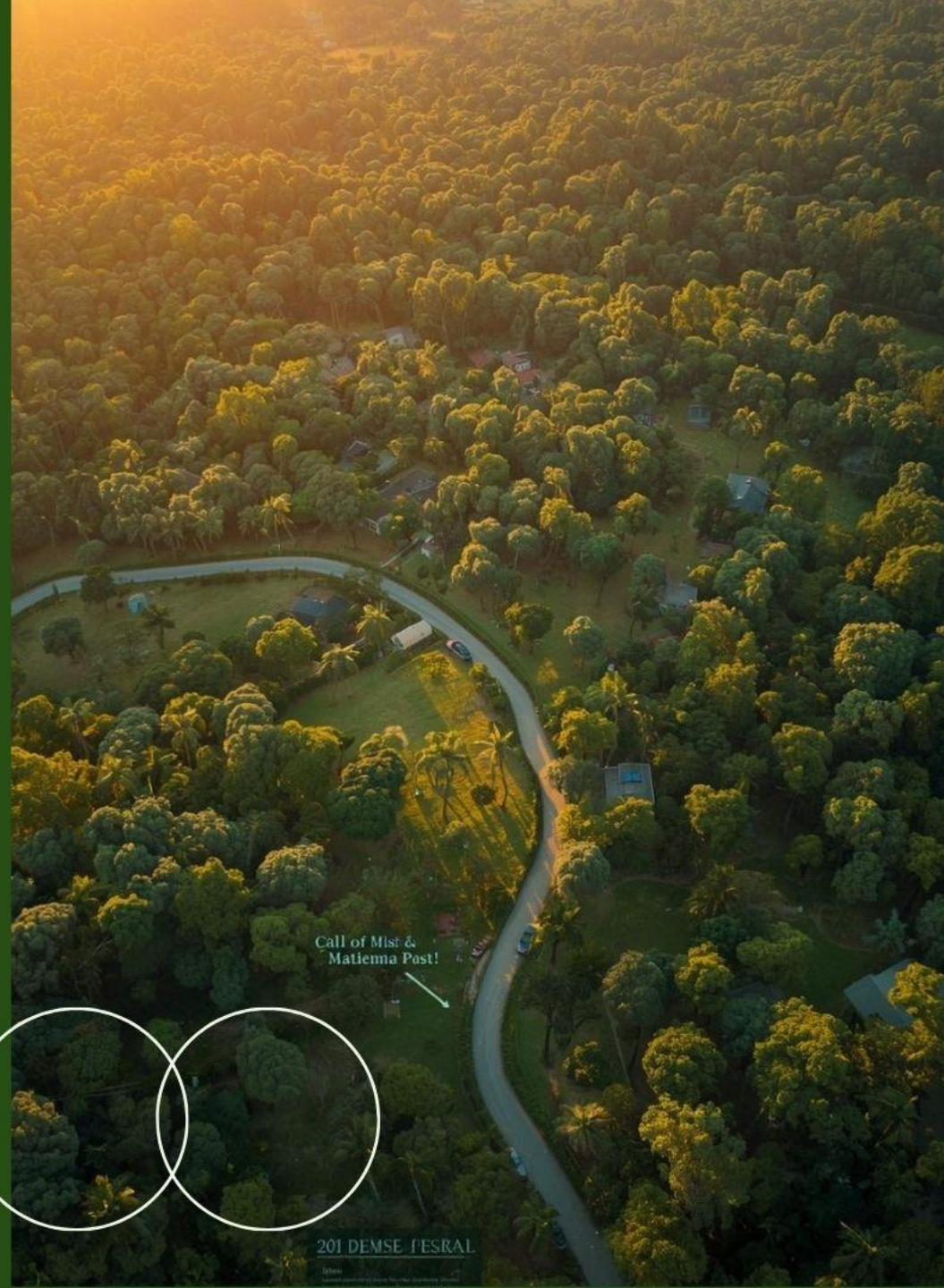


CORBETT HAPPY HOMES



# Welcome to CORBETT HAPPY ESTATE



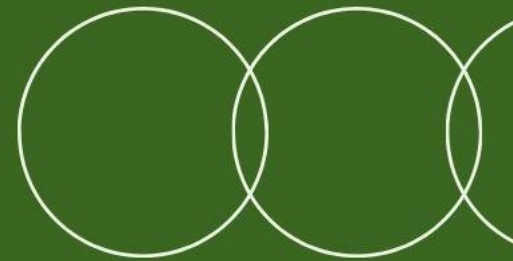
Call of Mist &  
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# Project Summary

Overview of Corbett Happy Estate

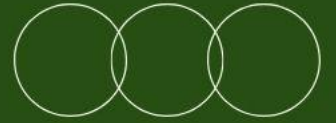
CORBETT HAPPY ESTATE is a **premium residential development** located along the Kashipur-Jim Corbett Ramnagar Bypass Road, blending natural serenity with modern lifestyle amenities across its expansive 15-acre site.





# Project Features

## Key Aspects of Development



### Residential Plots

Our **spacious plots** start from 1350+ sq. ft., designed to provide a private retreat within a **secure gated community**, enhancing the overall living experience with nature's beauty.



### Tourist Proximity

Located near the **popular Tumaria Lake**, residents can enjoy water sports and leisure activities, making it an ideal destination for both **vacationers and permanent residents** alike.

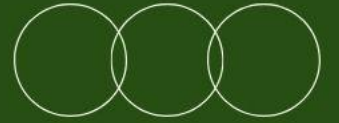


### Development Status

With **143 plots approved** and all necessary registries ready, the project is rapidly progressing, ensuring that residents will soon enjoy the benefits of living in **Corbett Happy Estate**.



# Project Overview



## Key Aspects of Development

- 15 Acres Gated Society with 1350+ sq. ft. plots
- Located on Kashipur-Jim Corbett Ramnagar ByPass Road (Future 4 lane Highway)
- Near By Future Tourist water sports Destination (Tumaria Lake)
- Near Jim Corbet Fatu Gate (4km) & Hathi Dangar Gate (6 km)
- Nearby Army cant.Serene Natural Surroundings
- Modern Amenities: Clubhouse, Fountains, Landscaped Gardens
- Prime Location: Proximity to key cities and landmarks
- High Appreciation Potential with Govt. Projects
- SIIDCUL Project Nearby
- 143 Approved & Immediate Registry
- Mutation Approved
- Development in Full Swing





# Scenic Strategic Location

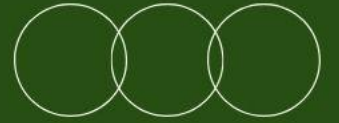
Captivating Views at Tumaria Dam

The project's prime location features **brehtaking views** of Tumaria Dam, offering stunning sunsets and abundant wildlife. Proximity to Jim Corbett National Park enhances eco-tourism appeal and attracts weekend home buyers.





# Accessibility and City Distances



## Convenient Connections

Corbett Happy Estate offers exceptional accessibility to major cities, making it a prime location for investment and residence with swift travel times to

Delhi- 232 km (4.14 hours)

Bareilly- 132 km (2.20 hours)

Haridwar- 152 km (2.30 hours)

Moradabad – 60 km (1.50 hours)

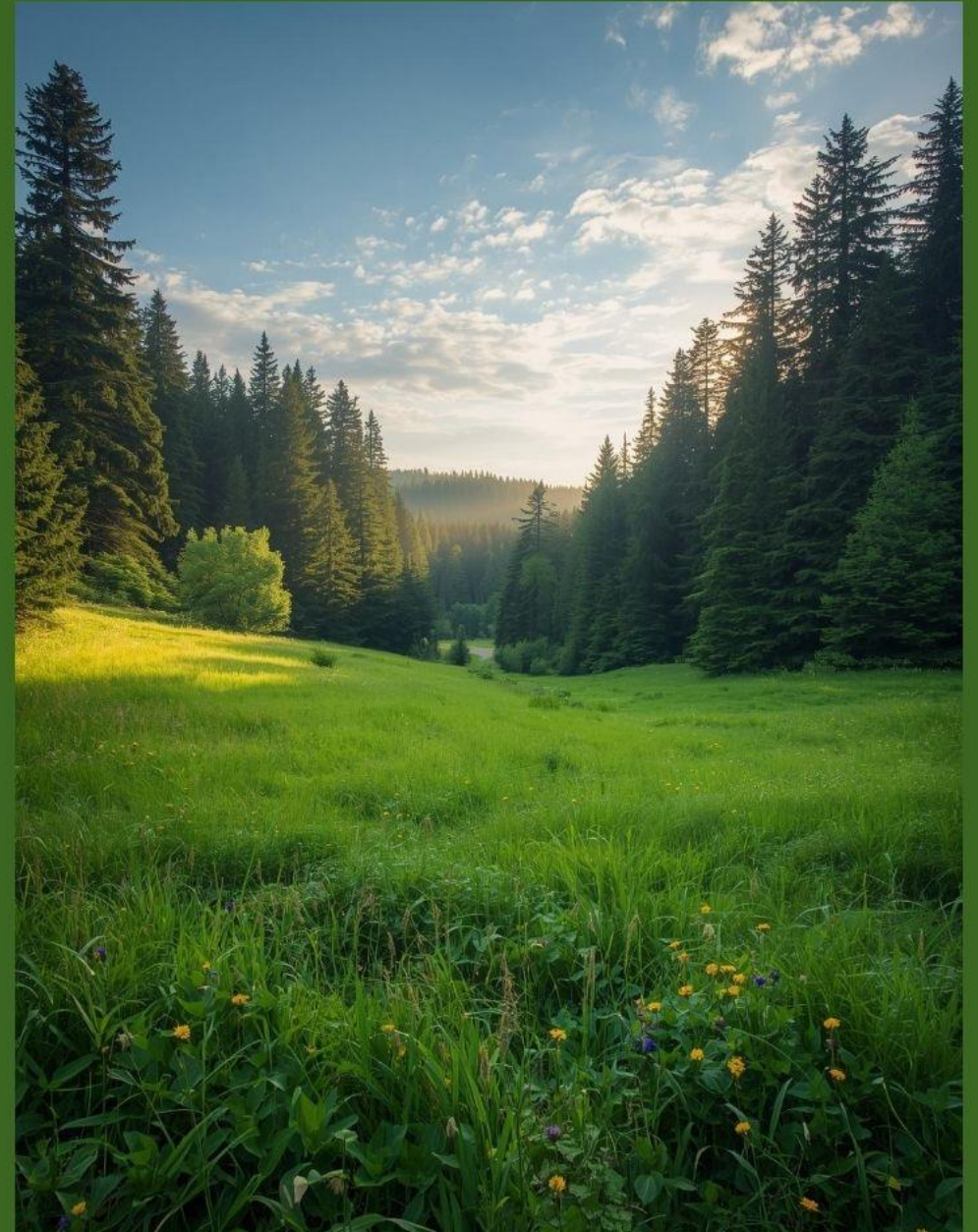
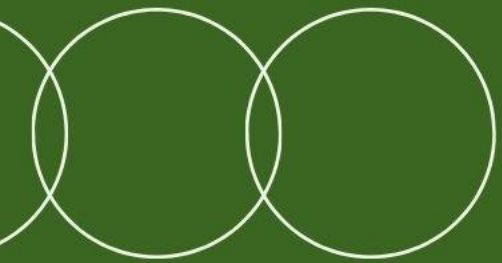




# Nature Immersion

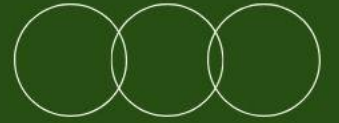
Wellness and Lifestyle

Embrace the **healing power of nature** at Corbett Happy Estates, promoting wellness and tranquility, making it an ideal retreat for buyers seeking second homes.





# Infrastructure Overview



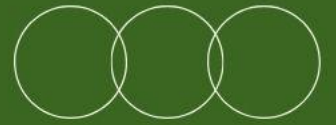
## Essential Services and Security

- Big & Attractive Entry Gate
- 40ft, 30ft & 25ft Wide Roads
- Water & Power Facilities
- 24x7 CCTV & Guard Security
- Clubhouse & Commercial Shops
- Beautiful Big Park
- Playgrounds & Kids Play Area
- Public Toilets
- Jogging Path
- Fountains & Landscaped Gardens





# Lifestyle Amenities



## Clubhouse

A modern clubhouse offering recreational and community activities.

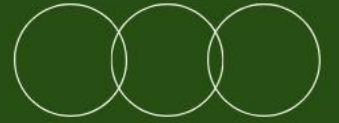


## Entry Gate

An attractive entry gate reflecting the premium status of the project.



# Outdoor Recreation Facilities



## Spacious Park

A large park offers families a place to relax and play.



## Jogging Paths

Scenic jogging paths encourage an active and healthy lifestyle outdoors.



## Clean Facilities

Well-maintained public toilets ensure comfort and cleanliness for all visitors.



# Upcoming Government Projects



Water

Adventure

Eco-Tourism

Road Widening

- Water Adventure Zone announced at Tumaria Dam
- Eco-Tourism and Nature Resort Projects in Progress
- Road Widening under State Tourism Development Plan
- SIIDCUL Expansion bringing new industrial & employment hubs
- Smart City Kashipur Initiative under Uttarakhand Govt.
- Electric Vehicle Charging Hubs coming near NH309
- Planned Safari Experience & Homestay Policy to Boost Tourism



# Industrial Developments

Enhancing Kashipur's economy and infrastructure for growth



## SIIDCUL Expansion

The SIIDCUL expansion aims to create **job opportunities** and attract industries, significantly boosting the local economy while ensuring sustainable development in the region surrounding Corbett Happy Homes.

## Smart City Initiative

The Smart City Kashipur initiative focuses on modernizing infrastructure, improving living standards, and implementing smart solutions that enhance connectivity and services for residents and businesses in the area.



# Jim Corbett Safari Gates



Fato Gate  
4 km (5 Min Drive)



Hathi Dangar Gate  
10 km (10 Min Drive)



# Tourism Enhancements and Support



01

Planned safari experiences will attract more visitors to the region.



02

New homestay policy encourages local businesses and tourism growth.



03

Government focus on eco-tourism boosts investment and property values.



04

Initiatives will improve infrastructure and accessibility for tourists.



05

Community engagement is vital for sustainable tourism development efforts.



# Invest in Corbett

Discover the perfect blend of nature and modernity



## Nature Experience

Corbett Happy Estate offers a unique **nature-inspired lifestyle**, surrounded by lush greenery and the beauty of Jim Corbett National Park.

## High Demand

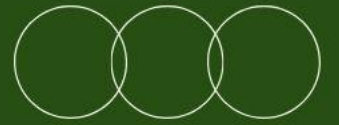
The area's **tourism footfall** ensures strong rental potential, attracting visitors seeking relaxation and adventure in a serene environment.

## Ideal Homes

Perfect for farmhouses or cottages, this project caters to those looking for a **second home** or weekend retreat in nature.



# Market Potential Overview



## Infrastructure Development

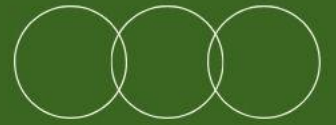
Government-backed projects are significantly enhancing regional infrastructure and accessibility.

## Tourism Growth

Proximity to key attractions promises increased visitor traffic and investment opportunities.



# Project Strengths Overview



## Key advantages of Corbett Estate

### Prime Location

Corbett Happy Homes is situated in a **scenic paradise**, seamlessly blending with nature and providing residents with breathtaking views and access to serene landscapes, making it an ideal living space.

### Gated Community

Our project boasts an **exclusive gated environment**, ensuring security and privacy for residents while offering modern amenities that enhance comfort and community living within a lush natural setting.

### Government Support

Backed by strong **government initiatives**, Corbett Happy Homes is strategically positioned to benefit from upcoming developments, ensuring long-term value appreciation and making it a smart investment choice for buyers.



# Thank You

We appreciate your time and invite your questions

