



Dewan — RESIDENCY —



OVERSEAS DEVELOPERS

Dewan Residency, NH-334 Towards Delhi-Haridwar Road,
Patanjali Yogpeeth Corridor Near COER University, Haridwar, Uttarakhand, 247667

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HRDA Registered : HRDA/L/0020/25-26

STUDIO

2BHK FLATS

VILLAS

HARIDWAR

GATEWAY TO GODS



When it's about recharging you in an environment where purity and sanctity are the ultimate concern, Haridwar is the place that comes to mind both for a healthy body and a pure soul.

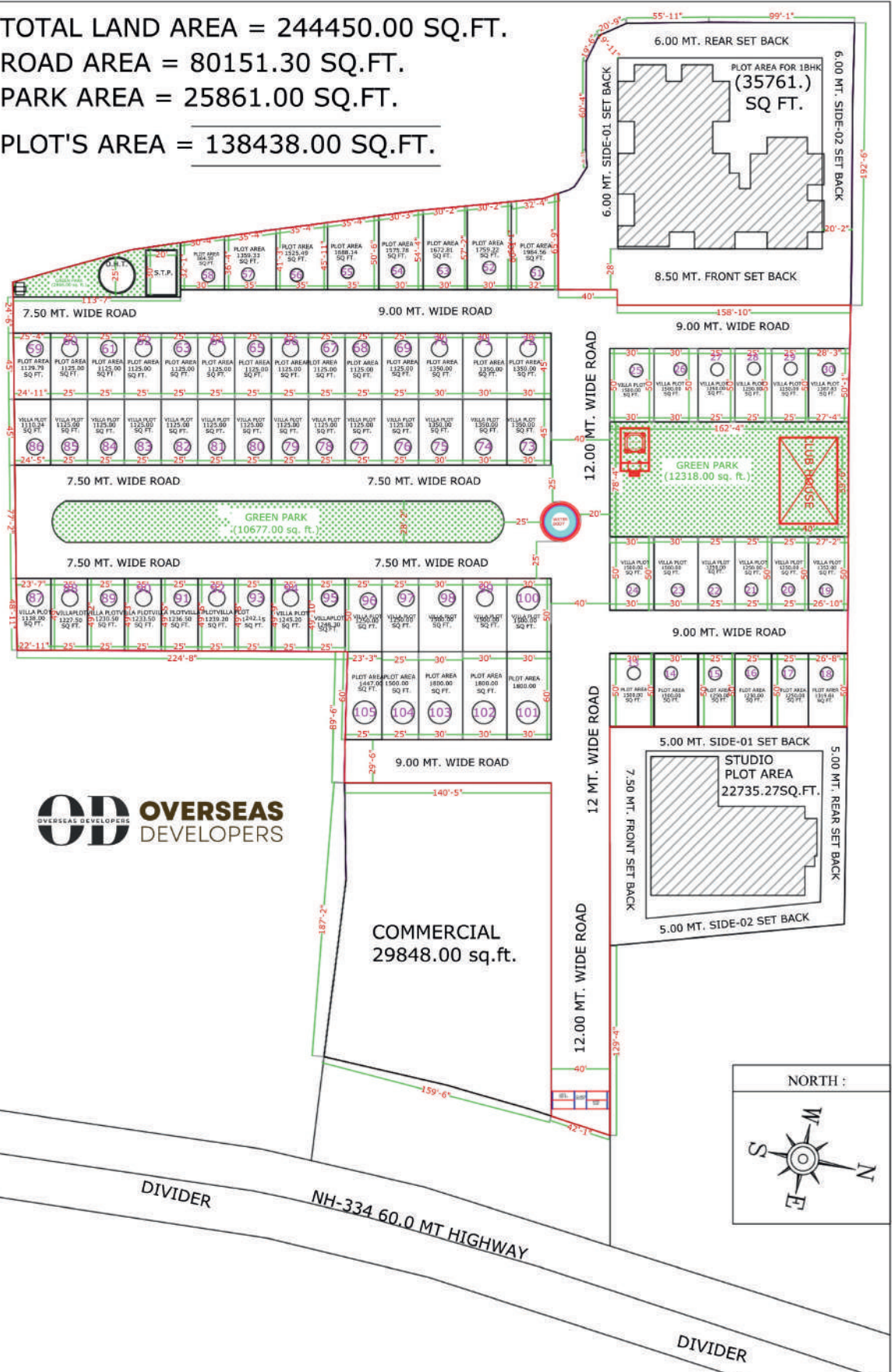


YOUR ADDRESS IS THE NEW LANDMARK

Welcome to **Dewan Residency** – an HRDA Approved premium residential community where luxury, comfort, and a promising future come together. Choose from elegantly designed Studio Apartments, 2 BHK Flats, and Modern Villas, crafted to suit every lifestyle. Enjoy a secure gated community with lush green landscapes, wide roads. 24×7 security, CCTV surveillance, ample parking, children's play areas, and premium lifestyle amenities. With peaceful surroundings and excellent future connectivity, Dewan Residency is more than just a home—it's a destination where families thrive, investments grow, and dreams become reality.



TOTAL LAND AREA = 244450.00 SQ.FT.
ROAD AREA = 80151.30 SQ.FT.
PARK AREA = 25861.00 SQ.FT.
PLOT'S AREA = 138438.00 SQ.FT.



LAYOUT DEWAN G RESIDENCY HARIDWAR ROAD
AREA (A) = (186561.48 SQ. FT.)
ROAD AREA (B) = (64590.04 SQ. FT.)
PARK AREA (C) = (22995.00 SQ. FT.)
PLOT'S AREA = (98976.44 SQ. FT.)



Dewan Residency enjoys a strategic location near Haridwar Road and NH-334, making daily commuting smooth and convenient. The project is surrounded by educational institutions, commercial establishments, healthcare facilities, and rapidly developing residential zones, ensuring both lifestyle comfort and investment security.





Security

CCTV Surveillance
Public Addressing System
Modern Fire Fighting System

Lush Green landscape

Jogging track & pathways
Children's play area
3 Large park with greenway

Lift & Lobby

Exclusively decorated lift lobby.
High speed automatic elevators.

STP Plant

Power Backup

24 hrs Electricity with backup

Water Line

24 hrs water supply available
Water Tank Capacity 1.5 lakh ltr.

Recreation Club House

- Swimming pool
- Indoor Gym
- Party Hall
- Children's play area
- Yoga Meditation & Wellness Centre

Commercial Complex

STUDIO APARTMENTS



STUDIO TYPE-A
TOTAL AREA= 487 SQ.FT.

- | | |
|---------------------|-----------------|
| 1. Bedroom + Living | 11'-0" X 18'-5" |
| 2. Toilet | 5'-0" X 7'-6" |
| 3. Buffer Zone | 5'-8" X 7'-6" |
| 4. Wide balcony | 6'-0" |

STUDIO TYPE-B
TOTAL AREA= 593 SQ.FT.

- | | |
|---------------------|-----------------|
| 1. Bedroom + Living | 11'-0" X 18'-5" |
| 2. Toilet | 5'-0" X 7'-6" |
| 3. Buffer Zone | 5'-8" X 7'-6" |
| 4. Wide balcony | 6'-0" |

2BHK FLATS



FLATS TYPE-A

TOTAL AREA= 1029 SQ.FT.

- | | |
|-----------------|-----------------|
| 1. Drawing Room | 13'-0" X 10'-6" |
| 2. Bedroom | 10'-6" X 13'-0" |
| 3. Bedroom | 13'-0" X 11'-0" |
| 4. Kitchen | 8'-0" X 7'-6" |
| 5. Toilet | 7'-0" X 5'-0" |
| 6. Toilet | 5'-6" X 7'-0" |
| 7. Wide balcony | 6'-0" |
| 8. Wide balcony | 6'-0" |
| 9. Dress area | 8'-0" X 7'-6" |

FLATS TYPE-B

TOTAL AREA= 1115 SQ.FT.

- | | |
|-----------------|-----------------|
| 1. Drawing Room | 13'-0" X 10'-6" |
| 2. Bedroom | 10'-6" X 13'-0" |
| 3. Bedroom | 13'-0" X 11'-0" |
| 4. Kitchen | 8'-0" X 7'-6" |
| 5. Toilet | 7'-0" X 5'-0" |
| 6. Toilet | 5'-6" X 7'-0" |
| 7. Wide balcony | 6'-0" |
| 8. Wide balcony | 6'-0" |
| 9. Dress area | 8'-0" X 7'-6" |



NATURAL
VENTILATION



STILT
PARKING



SMART
HOME



3
LIFTS



2
STAIRCASE



BASEMENT



CHIMNEY



WASHROOM



AC



MODULER KITCHEN



SOFA



TV



BEDS



RO PURIFIER



VILLA TYPE A



GROUND FLOOR

- | | |
|----------------------|-----------------|
| 1. Living Area | 12'-3" X 23'-6" |
| 2. Bedroom | 15'-0" X 11'-0" |
| 3. Wide Rear Setback | 4'-0" |
| 4. Toilet | 8'-1.5" X 5'-3" |
| 5. Kitchen | 11'-9" X 9'-11" |
| 6. Wide Landscape | 5' X 0" |
| 7. Powder Room | 8'-1.5" X 4'-5" |
| 8. Porch | 11'-0" X 15'-6" |

FIRST FLOOR

- | | |
|-------------------|--------------------|
| 1. Lobby | 8'-6" X 12'-3" |
| 2. Bedroom | 15'-0" X 11'-0" |
| 3. Master Bedroom | 15'-1.5" X 10'-10" |
| 4. Dress Area | 8'-0" X 8'-9" |
| 5. Dress Area | 8'-1.5" X 5'-4.5" |
| 6. Toilet | 8'-0" X 8'-6" |
| 7. Toilet | 8'-1.5" X 5'-3" |
| 8. Wide Balcony | 2'-6" |
| 9. Wide Balcony | 3'-0" |



VILLA TYPE B



GROUND FLOOR

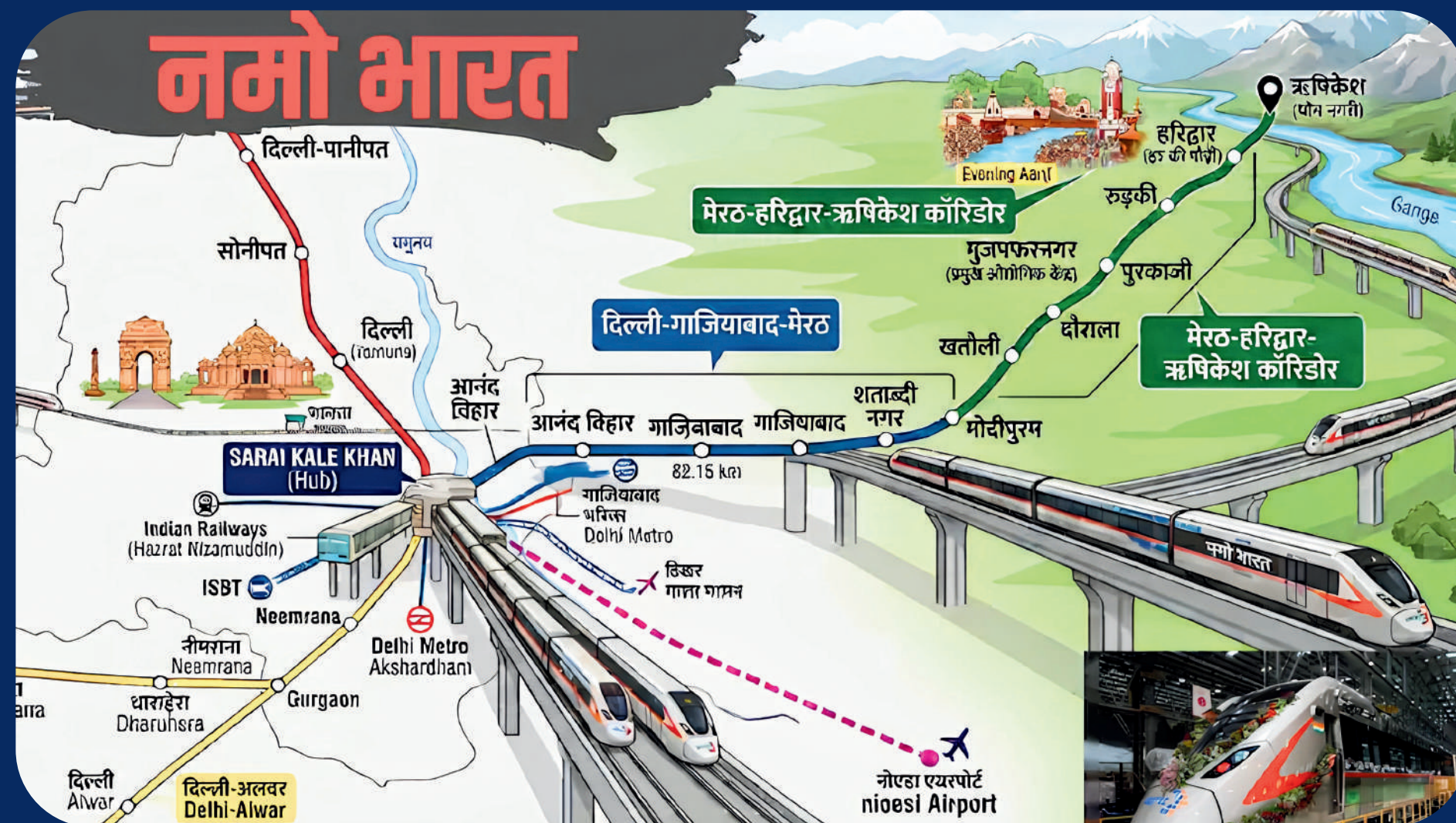
- | | |
|-----------------------|-------------------|
| 1. Drawing + Dining | 11'-4.5" X 21'-3" |
| 2. Lobby | 4'-6" X 12'-6" |
| 3. Bedroom | 16'-4.5' X 11'-0" |
| 4. Bedroom | 11'-0" X 15'-0" |
| 5. Kitchen | 11'-4.5" X 8'-0" |
| 6. Toilet | 8'-6" X 5'-0" |
| 7. Toilet | 5'-0" X 8'-0" |
| 8. Wide Front Setback | 5'-0" |
| 9. Wide Rear Setback | 4'-7.5" |
| 10. Porch | 11'-4.5" X 18'-0" |
| 11. Dress | 5'-0" X 6'-7.5" |

FIRST FLOOR

- | | |
|-----------------|-----------------|
| 1. Bedroom | 11'-0" X 15'-0" |
| 2. Lobby | 4'-6" X 12'-6" |
| 3. Toilet | 8'-6" X 5'-0" |
| 4. Toilet | 5'-0" X 8'-0" |
| 5. Dress | 5'-0" X 6'-7.5" |
| 6. Wide Balcony | 5'-0" |

Meerut-Haridwar-Rishikesh Namo Bharat Corridor will be fast-paced, connecting 20 major cities with rapid rail services, connecting four states including Delhi-NCR and Uttar Pradesh.

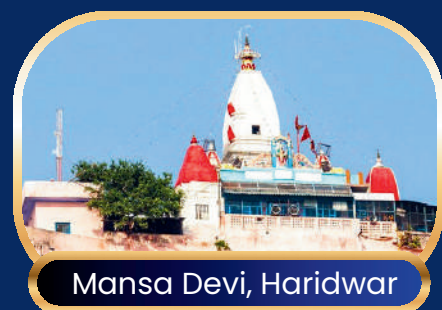
Delhi Meerut Haridwar Rishikesh Namo Bharat: Work on connecting the Delhi-Meerut Namo Bharat Corridor to Haridwar and Rishikesh will accelerate. The Pushkar Singh Dhami government of Uttarakhand is working on this initiative. This will connect all major cities in Delhi NCR to Haridwar via rapid rail.





From Studies to Entertainment

A Society That Connects You to Everything.



Mansa Devi, Haridwar



Har ki Pauri, Haridwar



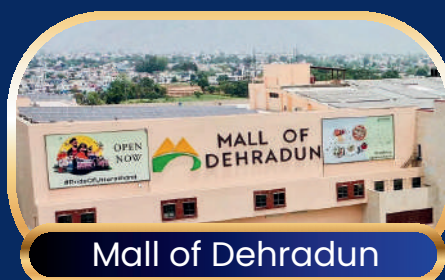
BHEL, Haridwar



Raja ji Tiger Reserve, Haridwar



IMA, Dehradun



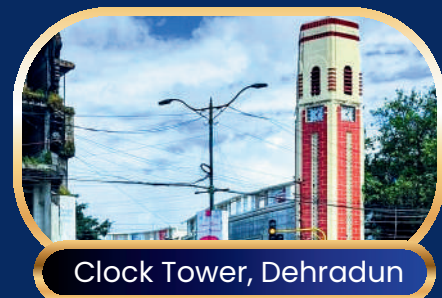
Mall of Dehradun



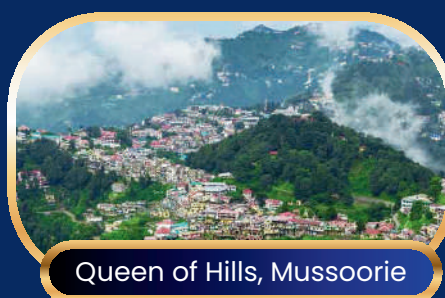
sahastradhara, Dehradun



Dehradun Airport



Clock Tower, Dehradun



Queen of Hills, Mussoorie



Triveni Ghat, Rishikesh



Ram jhula, Rishikesh

NEARBY CONVENIENCES



Har ki Pauri



COER University



Hyatt Place



Crystal World



IIT Roorkee



Patanjali yogpeeth



Sidcul, Haridwar



Mount fort school