



ELITE ESTATES

Your Trusted Partner in Real Estate

Presents

RO
Roorkee One





CONTACT US

+91 8448772297



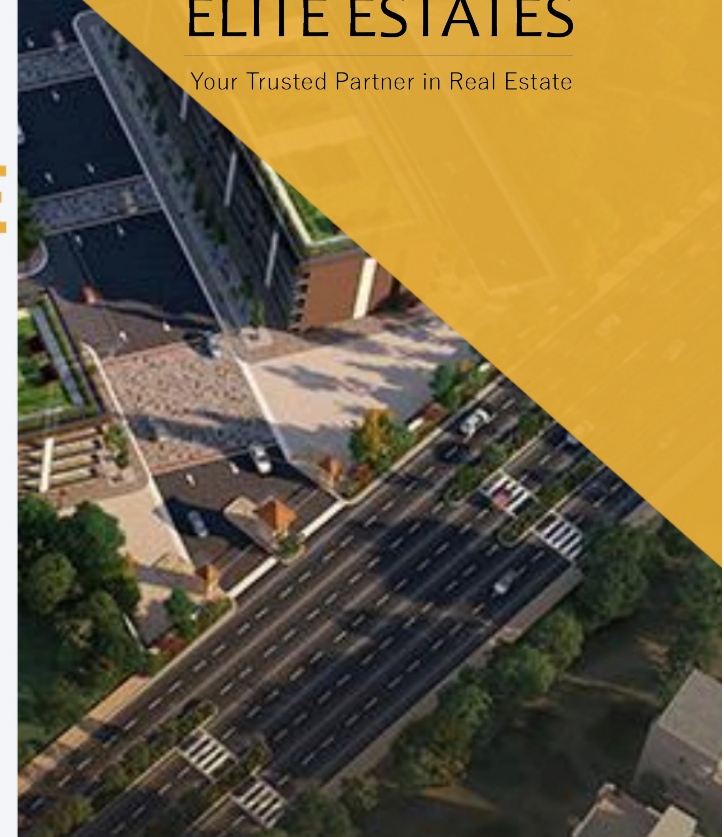
HDA ESTATE DEVELOPERS LLP

HDA ESTATE DEVELOPERS PRESENTS THE LARGEST TOWNSHIP OF ROORKEE



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FEATURES

- HRDA Approved
- Under RERA Approval
- More than 200 units of 3 & 4-BHK
- Best in class material & fixtures
- Exceptional Amenities



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AMENITIES

CLUB HOUSE

- A vibrant community hub where residents can socialize, host events, and relax in a welcoming environment.

SWIMMING POOL

- Dive into luxury and leisure with our sparkling swimming pool, perfect for both exercise and relaxation.

FITNESS CENTRE

- Stay active and healthy in our state-of-the-art fitness center equipped with modern exercise equipment.



OUTDOOR GYM

- Embrace the beauty of nature while working out in our outdoor gym, surrounded by fresh air and lush greenery.

KID'S PLAY AREA

- Let your children's imagination soar in our safe and creatively designed play area, where fun and adventure awaits.

GATED ENTRANCE

- Experience peace of mind with our secure gated entrance, ensuring privacy and safety for all residents.



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SECURITY

- Your safety is our top priority. Our 24/7 security and advanced surveillance systems provide a secure living environment.

LUSH GREEN GARDENS

- Escape the hustle and bustle of the city in our serene and meticulously landscaped gardens, where tranquility reigns supreme.

BADMINTON COURT

- Challenge your friends and neighbors to a friendly game of badminton on our well-maintained courts.



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BASKETBALL COURT

- Shoot some hoops and stay active with our basketball court, perfect for both casual games and serious competition.



SKATING LANE

- Glide gracefully through our dedicated skating lane, offering a fun and exciting way to stay active and enjoy the outdoors.



SITE PLAN



UNIT LAYOUT



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UNIT – TYPE A



→ 3- BHK Unit with Store

UNIT – TYPE B



3- BHK Corner Unit ←

SPECIFICATIONS



LIVING ROOM

1. Floors Italian tiles
2. External doors & windows: UPVC with mesh shutters
3. Walls: Acrylic paint emulsion
4. Designer internal doors



DINING ROOM

1. Floors Italian tiles
2. External doors & windows: UPVC with mesh shutters
3. Walls: Acrylic paint emulsion
4. Designer internal doors



BEDROOM

1. Floors Italian tiles
2. External doors & windows: UPVC with mesh shutters
3. Walls: Acrylic paint emulsion
4. Designer internal doors
5. Wardrobes



BATHROOM

1. Floors Italian tiles
2. External doors & windows: UPVC with mesh shutters
3. Walls: Acrylic paint emulsion
4. Designer internal doors



KITCHEN

1. Floors Italian tiles
2. External doors & windows: UPVC with mesh shutters
3. Walls: Acrylic paint emulsion
4. Designer internal doors
5. Designer modular kitchen



CONSTRUCTION LINKED PLAN

S.No	CLP	PURPOSE
1	15%	At the time of Booking
2	10%	On Commencement of foundation
3	10%	On Casting of First Floor
4	10%	On Casting of Second Floor
5	10%	On Casting of Third Floor
6	10%	On Casting of Fourth Floor
7	10%	At the time of Plumbing
8	10%	At the time of Electric Fittings
9	10%	On Completion of External & Internal Plaster
10	5%	On Possession



DOWN PAYMENT PLAN

S.No	DPP	PURPOSE
1	15%	At the time of Booking
2	80%	Within 30 days of Booking
3	5%	At the time of Possession
	100%	



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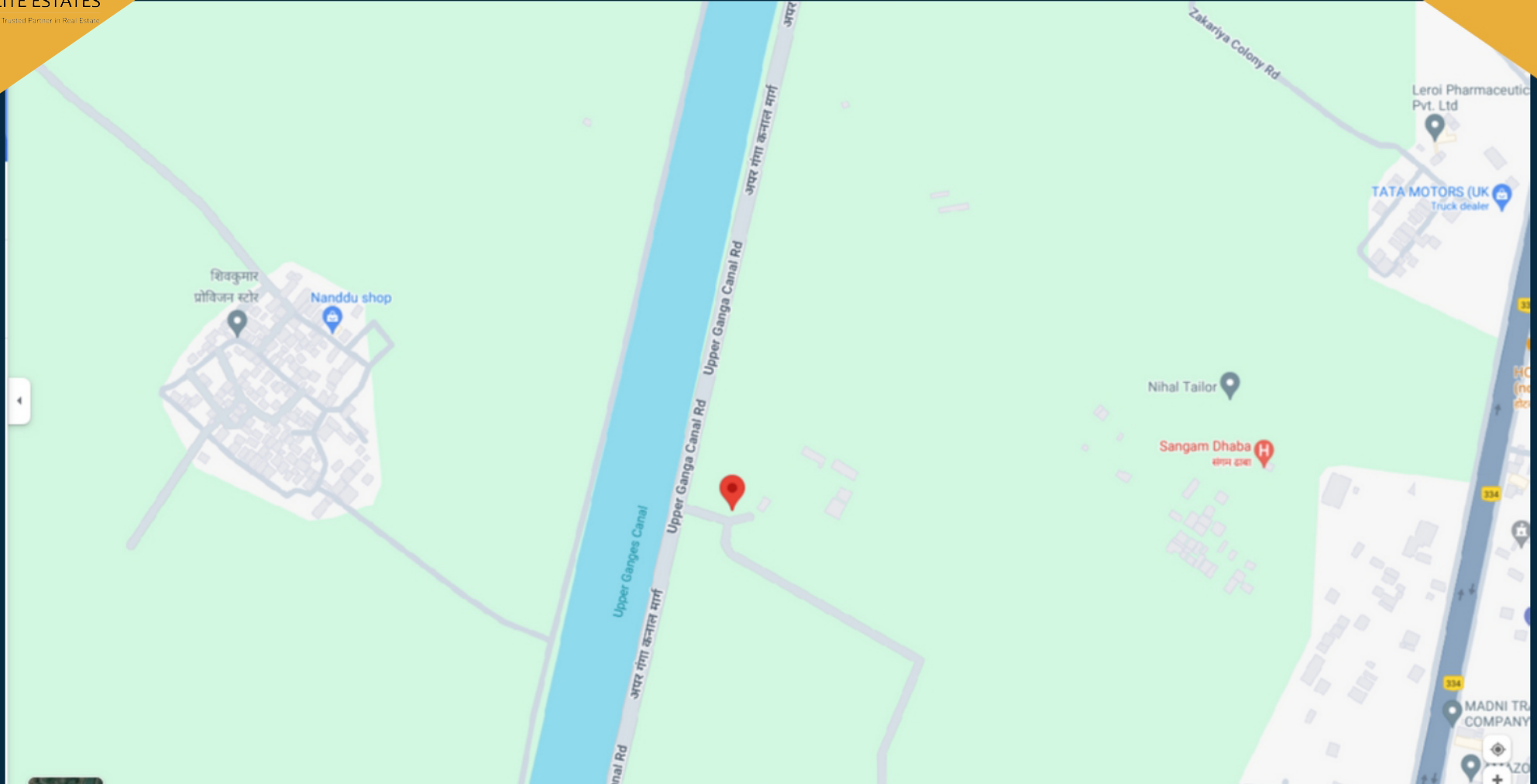


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LOCATION MAP



Roorkee One



ADDRESS & CONTACT

ADDRESS

📍 Upper Ganga Canal Road, Roorkee,
District Haridwar, Uttarakhand, 247666

CONTACT

☎ +91 8448772297

🌐 roorkeeone.elitestates.ltd