



EXCENTIA

TATVA

Rajpur Road, Dehradun



The legacy of Rajpur Road

In the early 1800s, Rajpur Road began as a simple trail winding through the lush Doon Valley. When the British arrived, they saw its potential, transforming it into a key route connecting Dehradun to the hill station of Mussoorie. Over time, it became a scenic road lined with colonial bungalows, churches, and institutions, becoming the heart of Dehradun's colonial charm.

As the British established Dehradun as an administrative and educational hub, Rajpur Road flourished. The area attracted elite residents, and schools and research institutes like the Forest Research Institute followed. Even after India gained independence, Rajpur Road retained its old-world elegance.

Today, Rajpur Road blends history with modernity. Colonial-era buildings sit alongside trendy cafes and boutiques, offering a glimpse of Dehradun's past while embracing the future. It remains a symbol of the city's rich heritage and timeless beauty.



Excentia Tatva is a tranquil retreat, thoughtfully crafted around five sacred trees—Banyan, Pipal, Ashoka, Bael Patra, and Amla—that once provided solace to the revered Indian saint, Maa Anandmayi, during her meditative journeys.

Maa Anandmayi, celebrated as an incarnation of Goddess Kali, had a profound spiritual influence that extended to luminaries such as Jannalal Bajaj, Mahatma Gandhi, Vinoba Bhave, and countless others. By preserving these ancient trees, Tatva guards a history of 200 years, blending the richness of a modern living experience with the sacred legacy of the past. Surrounded by the spiritual presence of three esteemed ashrams—Maa Anandmayee Ashram, Shri Aurobindo Ashram, and Manav Kalyan Ashram, It not only offers modern opulence but also stands tall in the divine embrace of its rooted traditions.

Rooted in resplendence

An extraordinary retreat home that bestows you with an impeccable resort living. Tatva embodies each of earth's elements to weave a beautiful story of nature and opulence. Here, living is grand yet rooted, simple yet lavish. A home crafted for unmatched luxury with the richness of the universe.



IGBC Pre-Certified
Gold Rated
Green Building



Low AQI
zone



Low density project
307 units in 5 acres

The Luxe Green Chapter



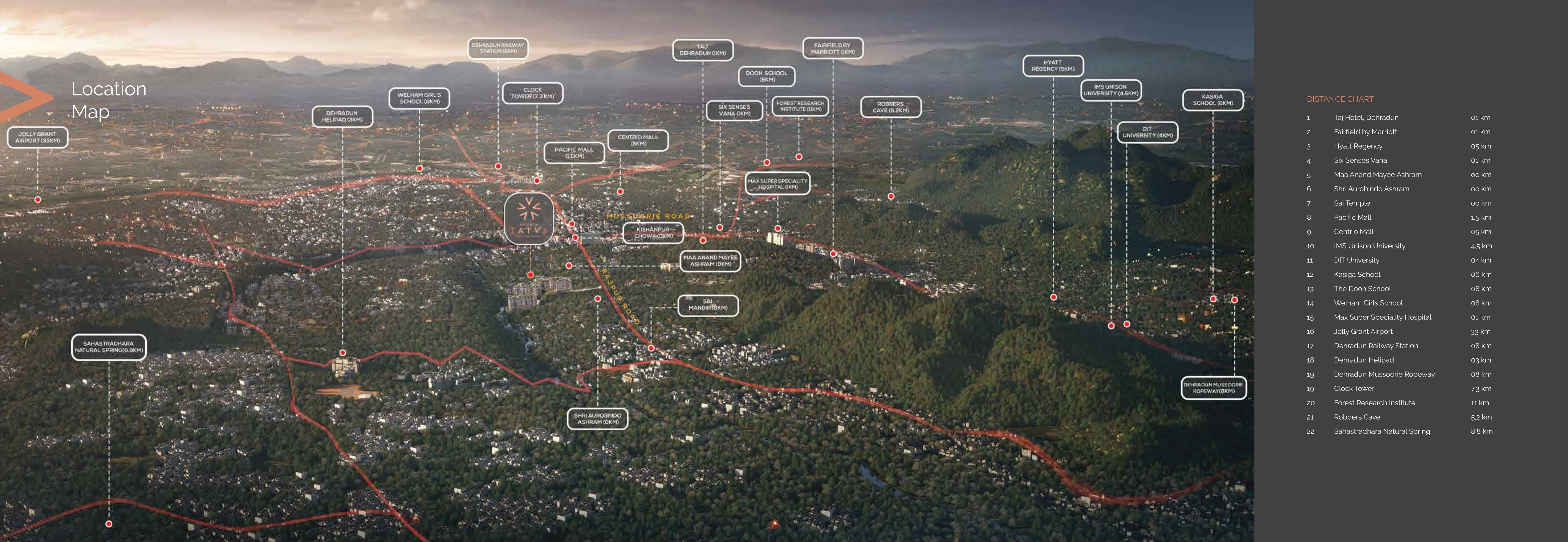
IGBC Pre-Certified Gold Rated
Green Building

Tatva, an IGBC Pre-Certified Gold-rated green building, redefines opulent living in the pristine landscapes of Dehradun. This architectural masterpiece combines elegance with eco-conscious design, offering a lifestyle that is as sophisticated as it is sustainable. With cutting-edge energy efficiency, water conservation systems, and eco-friendly materials, Tatva ensures minimal environmental impact without compromising on luxury. Every detail, from the lush green surroundings to the thoughtfully crafted interiors, reflects a commitment to both nature and refinement. At Tatva, experience the perfect balance of grandeur and responsible living—where sustainability is the ultimate luxury.



Home in the
heartland

Nestled in the crown jewel
of Dehradun, Rajpur Road, TATVA
connects you with a lifestyle that's
unmatched. With seamless
connectivity, convenience and
comfort, it is the most coveted
project in the entire city.



Location Map

DISTANCE CHART

1	Taj Hotel, Dehradun	01 km
2	Fairfield by Marriott	01 km
3	Hyatt Regency	05 km
4	Six Senses Vana	01 km
5	Maa Anand Mayee Ashram	00 km
6	Shri Aurobindo Ashram	00 km
7	Sai Temple	00 km
8	Pacific Mall	1.5 km
9	Centrio Mall	05 km
10	IMS Unison University	4.5 km
11	DIT University	04 km
12	Kasiga School	06 km
13	The Doon School	08 km
14	Welham Girls School	08 km
15	Max Super Speciality Hospital	01 km
16	Jolly Grant Airport	33 km
17	Dehradun Railway Station	08 km
18	Dehradun Helipad	03 km
19	Dehradun Mussoorie Ropeway	08 km
19	Clock Tower	7.3 km
20	Forest Research Institute	11 km
21	Robbers Cave	5.2 km
22	Sahastradhara Natural Spring	8.8 km

Gateway
to grandeur



Artist's impression. Not an actual site image.

Master Plan

LEGEND

1. ENTRY & EXIT
2. CLUB DROP OFF
3. ENTRY TO BASEMENT
4. MAIN POOL
5. KIDS POOL
6. DECK
7. CASCADE POOL WITH LILY POND
8. SITTING PODS
9. AMPHITHEATRE
10. LAWN WITH PAVILLION GARDEN
11. KIDS PLAY AREA WITH STEP SITTING
12. HISTORIC TREE COURTYARD
13. ROCK CLIMBING WALL

TOWER A

- Unit 1 – 4000 Sq.ft (4 BHK)
- Unit 2 – 3400 Sq.ft (4 BHK)
- Unit 3 – 3900 Sq.ft (4 BHK)
- Unit 4 – 4600 Sq.ft (4 BHK)

TOWER B

- Unit 1 – 4150 Sq.ft (4 BHK)
- Unit 2 – 4000 Sq.ft (4 BHK)

TOWER C

- Unit 1, 5, and 6 – 2350 Sq.ft (3 BHK)
- Unit 2 – 3600 Sq.ft (4 BHK)
- Unit 3 – 2500 Sq.ft (3 BHK)
- Unit 4 – 2400 Sq.ft (3 BHK)
- Unit 7, 8, 9, 10, 11 and 12 – 2000 Sq.ft (3 BHK)
- Unit 13 and 14 – 2650 Sq.ft (3 BHK)
- Unit 15 – 2370 Sq.ft (3 BHK)

TOWER D

- Unit 1 – 4075 Sq.ft (4 BHK)
- Unit 2 – 3950 Sq.ft (4 BHK)
- Unit 3, 4 and 7 – 2350 Sq.ft (3 BHK)
- Unit 5 and 6 – 3900 Sq.ft (4 BHK)
- Unit 8 – 2425 Sq.ft (3 BHK)

TOWER E

- Unit 1, 2, 6 and 7 – 2650 Sq.ft (3 BHK)
- Unit 3, 4, 5, 8, 9 and 10 – 2350 Sq.ft (3 BHK)



Terrace Plan

AMENITIES

1. PARTY LAWN
2. SKATING RINK
3. KID'S PLAY
4. YOGA LAWN
5. DECK
6. OPEN GYM
7. JOGGING TRACK
8. MINI GOLF
9. STAR GAZING DECK
10. VOLLEYBALL COURT
11. BAR/BARBEQUE COUNTER
12. CROQUET PLAY AREA
13. STEPPED SEATING WITH SCREEN
14. SITOUTS
15. FOOTPOOL
16. HEALING GARDEN
17. INFINITY LAP POOL
18. OPEN BAR
19. SEATWALLS





Where
opulence awaits

Driveway

Your home amidst the
glorious elements
of universe

Elevation View





Your home amidst the Biophilic Brilliance

Tatva seamlessly incorporates biophilic architecture, blending natural elements with luxurious living. Thoughtfully designed for ample sunlight, maximum ventilation, Tatva is crafted to have homes that beautifully soak up every corner with abundant natural light.



Essence of Dehradun's falls brought home

Balcony View with Cascade Pool





Beyond the horizon of dreams

Elevation Twilight

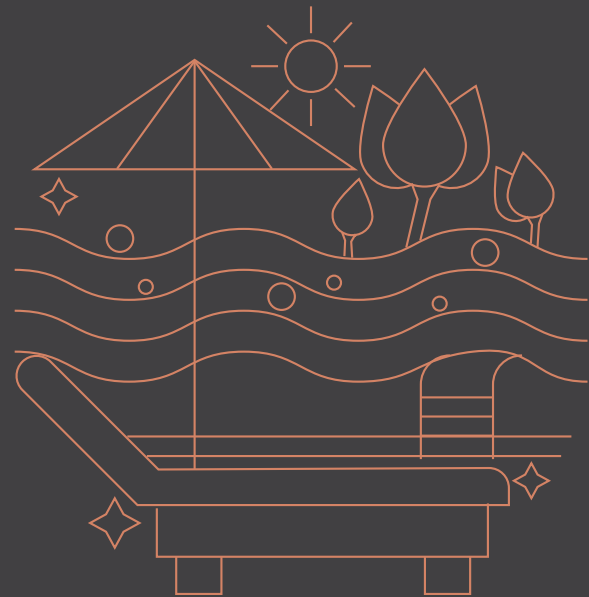


The elements of opulence

At Tatva, every amenity has been carved from nature. A fine concoction of the five elements of earth, every amenity is a reflection of lifestyle that is not only rooted but soaked in sustainability. As we deep dive into the ocean of green, let us take you on a journey that transcends the ordinary. Let's rise together.



EARTH



WATER



FIRE



AIR



UNIVERSE

Earth



Stepped Greens with Seating Pods



Forest Trail



Pavilion Garden



Sculpture Garden



Hedge Garden



Amphitheatre



Stock image used for representation purpose only.

Wake up to the grandeur of the nature. The Himalayas beacon you.





Where your
roots belong



For earthy
conversations

Stepped Greens
with Seating Pods





Sculpt a living
so beautiful

Sculpture Garden





Forest Trail

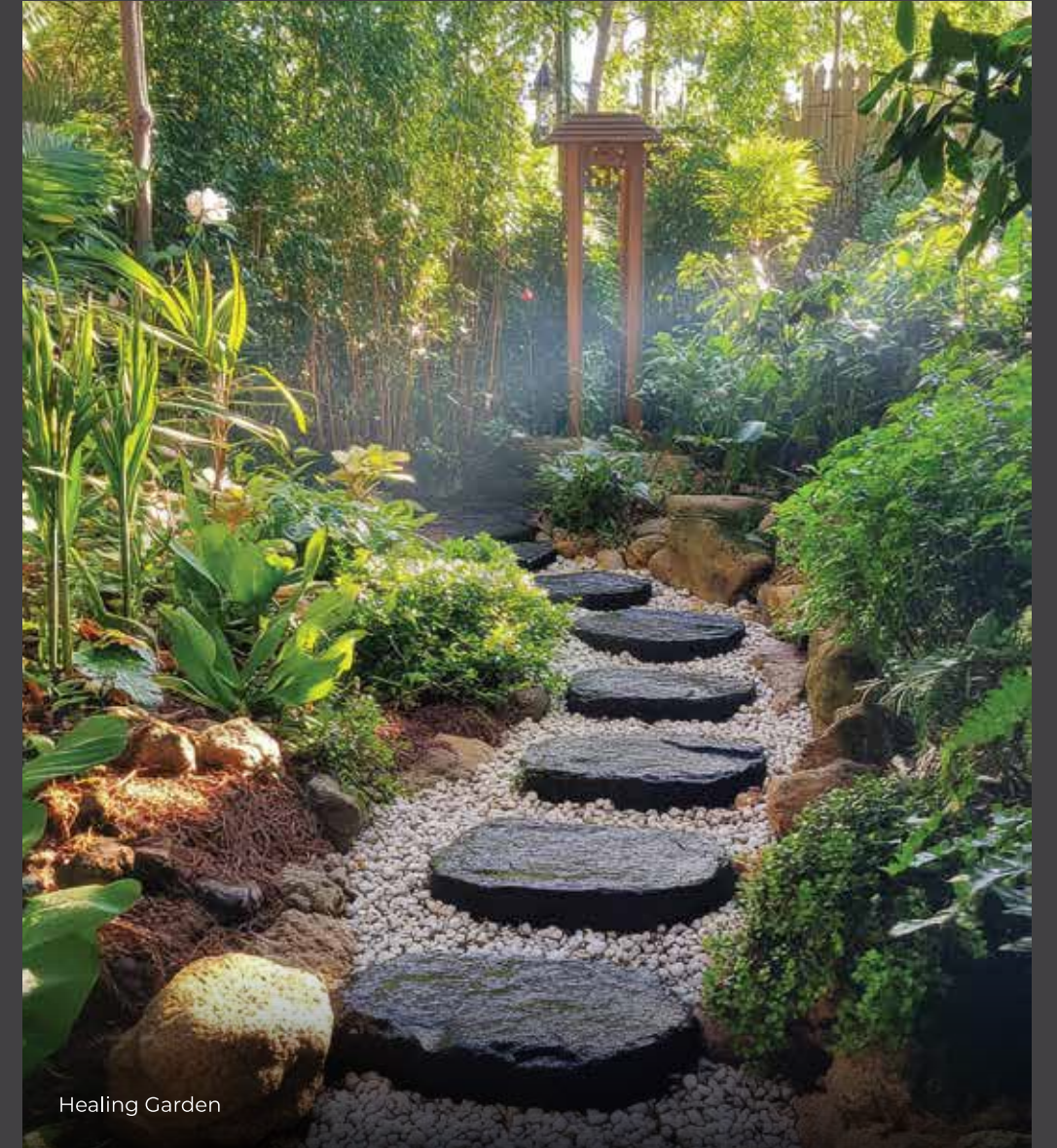
Artist's impression. Not an actual site image.



Hedge Garden



Pavilion Garden



Healing Garden

Where the lush
meets the plush

Amphitheater





Water



Cascade Pool



Lily Pond

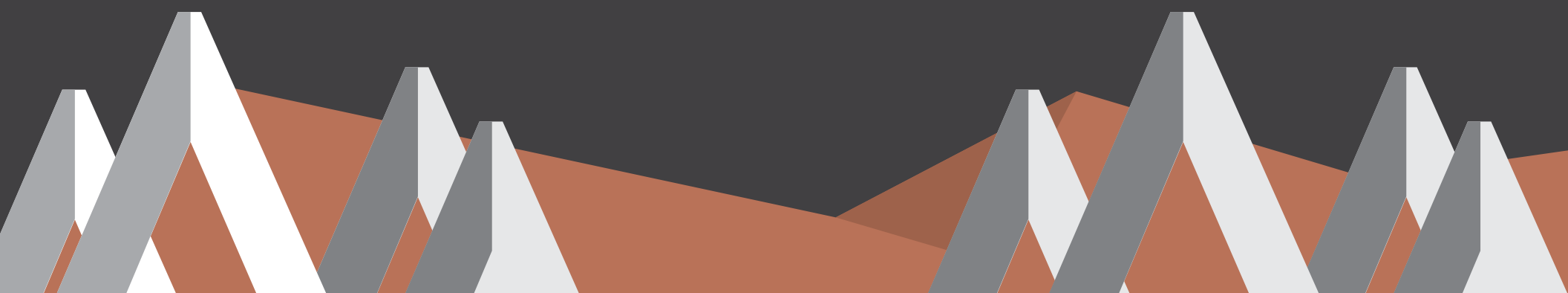


Infinity Lap Pool
on Terrace



Stock image used for representation purpose only.

Flow like there's no tomorrow.





Swim in pools
of pleasure

Pool Complex

Artist's Impression. Not an actual site image.





Where the blues meet the divine

Infinity Lap Pool on Terrace





Stock image used for representation purpose only.

Lily Pond



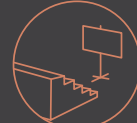
Cascade Pool

Air

TERRACE AMENITIES



Kids' Play Area on Terrace



Terrace Skyplex



Party Lawn



Open Bar



Open Gym



Mini Golf



Foot Pool



Jogging Track



Stargazing Deck



Barbeque Zone



Infinity Lap Pool



Croquet Play Area



Stock image used for representatioln purpose only.

Open your window, take a deep breath. Let the air take you afloat.



Bring the stars home

Terrace Skyplex

Artist's impression. Not an actual site image.



The world is your playground

Croquet Play Area





Breathe the green

Jogging Track



Foot Pool



Party Lawn



Terrace Kids' Play Area



Mini Golf



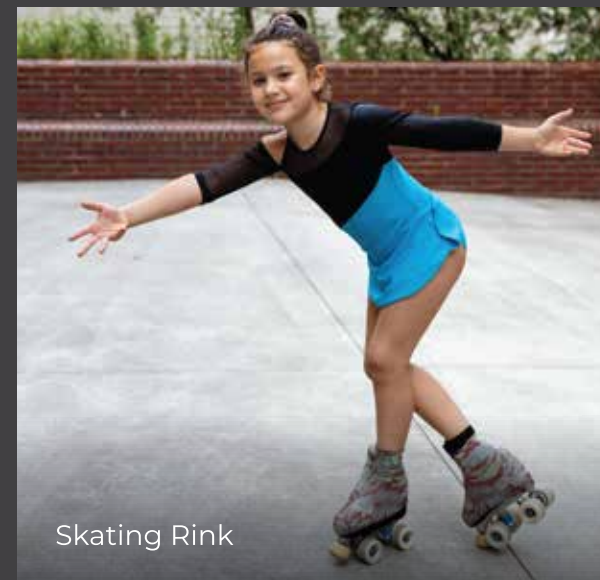
Stargazing Deck



Barbeque Zone



Open Gymnasium



Skating Rink



Open Bar

Artist's impression. Not an actual site image.

Artist's impression. Not an actual site image.



Fire

CLUB AMENITIES



Spacious Banquet Hall



Luxury Entrance Lobby



Crafted Tea Lounges



Conference Room



Patisserie



Multi-Cuisine Restaurant



Private Dining Room



Private Screening Room



Creche



Senior Citizen Lounge



State-of-the-art Gymnasium



Luxury Spa Retreat including Steam, Sauna, Spa, Jacuzzi



Library



VR Gaming Room



Karaoke Room



Arcade Zone



Cards Table



Pool Table

SPORTS



Kids' Discovery Slides & Play Area



Pickle Ball



Skating Rink



Net Practice-Basketball & Football



Table Tennis



Cricket Pitch



Croquet Play Area



Rock Climbing Wall



Volleyball Court



Mini Golf



Artist's Impression. Not an actual site image.

Flow like there's no tomorrow. (Club Entrance Lobby)



Bespoke and beyond

The most coveted clubhouse in the neighbourhood. Boasts of a plush and expansive area with amenities that wraps you in the luxuriant essence of life while preserving the opulence of nature.

Stock image used for representation purpose only.

Tea Lounge

NIRVANA
• THE CLUB •

Step into Cascading Elegance

Water Cascade Club Basement Lobby



Where togetherness
is a celebration

Banquet Hall



Your world
of fiction
Library



The world on
your platter



Restaurant

Artist's impression. Not an actual site image.



Private Dining

Private Dining

Built for the champions

Arcade Games



Arcade Zone



Table tennis



Pool Table

Keep no weights
untuned

Gymnasium



Where reel
meets real


Private Screening Room with Dolby Sound



Where success echoes
through the corridors

Conference Room





A cozy corner
in your serenitea
Tea Lounge



Spa Senses

Awaken your inner peace



Senior Citizen Lounge



Creche



Patisserie



Karaoke Room



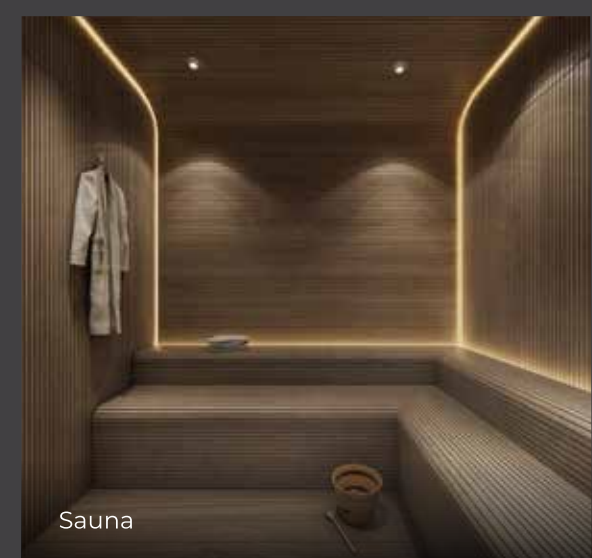
VR Gaming



Spa Lobby



Jacuzzi



Sauna



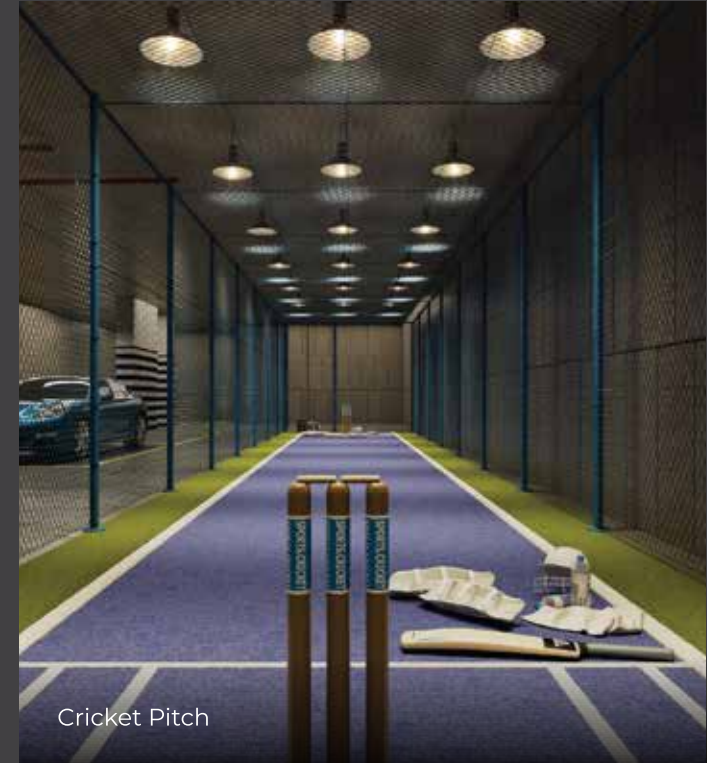
Kids' Discovery Slides & Play Area



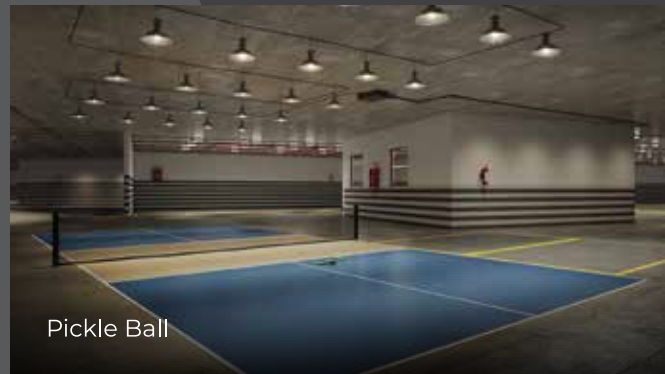
Table Tennis



Croquet Play Area



Cricket Pitch



Pickle Ball



Volleyball Court



Football Net Practice



Basketball Net Practice



Rock Climbing wall



Mini Golf

Artist's impression. Not an actual site image.

Universe



Historic Tree
Courtyard



Open to sky
yoga deck



Healing Garden
with Reflexology Path



Stock image used for representation purpose only.

If you're looking for a sign from the universe, here it is.



Reflexology Path



Your piece of peace

Open to Sky Yoga Deck



Stock image used for representation purpose only.



Historic Tree Courtyard

Each tree, a sentinel of the past stands as a silent witness to the rhythms of a regal age where opulence flowed like a sacred river. Tatva guards a history of 200 years by preserving a great tree which once provided solace to Maa Anandamayee during her meditation days. Blending with the richness of a modern living, Tatva stands tall in the divine embrace of it's trees preserved to glory.

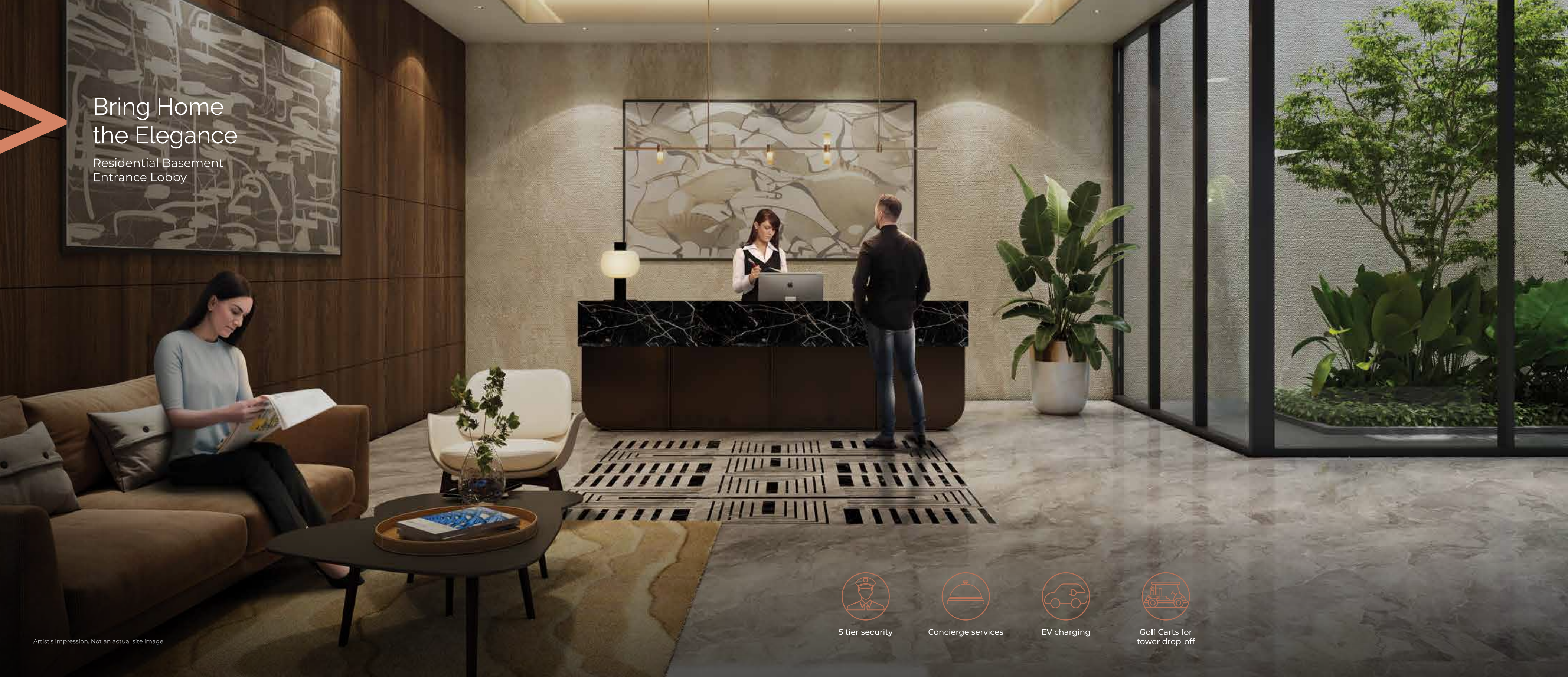
Bring home
the finest living



Living Room
Balcony
Bed Room

Bring Home the Elegance

Residential Basement Entrance Lobby



5 tier security



Concierge services



EV charging



Golf Carts for tower drop-off

A living
so sublime

Living Room





Enliven your
dream moment

Master Bedroom





Dine in
togetherness

Living / Dining / Kitchen





Artist's impression. Not an actual site image.



Exuding Elegance
in every corner

Master Toilet

Expansive Balconies-
Upto 10 feet wide



Specifications

FLOORING

Drawing – Premium quality imported marble

Dining - Premium quality imported marble

Kitchen - Premium quality imported marble

Powder Toilet - Premium quality imported marble

All Bedrooms- Laminated Wooden Flooring

Balconies - Designer Anti-Skid Tiles

Toilets (attached with bedrooms) - Premium quality imported marble on toilet floor. Large tiles upto false ceiling on toilet walls.

AC & GEYSERS

AC- 4 BHK Units - VRV Acs in Bedrooms, Drawing Dining, Kitchen

3 BHK Units - Split Acs in Bedrooms, Drawing Dining, Kitchen

Geysers - In Toilets and Kitchen

ELECTRICAL FITTINGS

Exhaust Fan - In Kitchen and Toilets

Light Fixtures - Down Lights in all bedrooms, drawing, dining, kitchen as per False Ceiling design

Fans - In Bedrooms, Drawing, Dining, Kitchen

External - Adequate Lighting in Common Areas

WIRING & SWITCHES

Wiring - Fire resistant copper wiring in concealed PVC conduits

Switches - Modular switches and sockets in adequate numbers

TV Points - in all rooms

KITCHEN

Counter - Kitchen counter with Stainless Steel Sink / Quartz Sink Bowl

Fitted with R.O., Hob, Chimney with exhaust pipe

Wood Work - Modular kitchen cabinets

Wall Tile - Designer tiles upto 2 feet above working counter

DOORS & WINDOWS

External - Aluminium (Schuco/Technal or equivalent)

sliding openable doors and windows

Internal Doors -

Entrance Door - Flush door with Veneer finish with digital lock

Bedroom Doors - Designer flush doors in Veneer finish fixed in hardwood

WALL FINISH

External - Most modern and elegant permanent finish with high-quality texture paint

Internal - All internal walls of the room and drawing dining will be painted using Anti-fungal Low VOC Acrylic Emulsion Paint

RAILING

Balcony - Railing with security glass

Staircase - Mild Steel

WOODWORK

Wardrobe - Modular Wardrobes with sensor lights in all Bedrooms

FALSE CEILING

Internal - Good quality designer False Ceiling in all bedrooms, drawings, dining and toilets

SANITARY WORK

Internal Piping - Corrosion Free CPVC Pipes and Fittings.

Bath Fittings & Ware -

All taps and fittings of reputed brands (Kohler/Toto or equivalent) in C,P.

Wash basins, Wall mounted W/C of reputed brands (Kohler/Toto or equivalent) in appropriate shades

Vanity Cabinet below counter

Shower Glass Partition

Mirror above counter

SECURITY

Internal - Video Intercom Door Phone

The Architect

Confluence is an award-winning, multidisciplinary design firm with over 25 years of experience in implementing the best architectural, interior design, and landscape practices, ensuring unparalleled client satisfaction. Confluence signifies more than design - it embodies a philosophy etched in values that resonate with the changing nature of working and learning globally, regionally, and locally. The firm continuously challenges and enhances its design practices, both at an individual level and as a collaborative team. It believes in creating projects that are socially responsible, economical, environmentally sustainable and inspirational. The pursuit of excellence at Confluence is epitomized by values that are underpinned by the principles of Design, Integrity, Sustainability, Systems & Processes, Empathy, Collaboration, and Transparency.

Tatva, a space where nature and luxury coexist in harmony. Inspired by the five elements of the universe, Tatva is a sanctuary that embraces its surroundings, blending modern design with the serenity of the Himalayas. Each detail has been thoughtfully crafted to create a seamless experience of elegance, sustainability, and tranquility. It is more than just a residential project—it's an ode to mindful living amidst nature's finest.

Vishal Sharma & Vineeta Singhania Sharma
Founder Partners

Confluence

The Developer

Excentia Infra, a premier real estate development firm rooted in Delhi NCR since 1986, has firmly established itself as a beacon of excellence and trust. With 38 years of industry experience, the company boasts a portfolio of prestigious projects across three states, consistently demonstrating sophistication and superior service in every endeavour.

Currently shaping the future with a diverse portfolio that spans cutting-edge residential and commercial projects, Excentia Infra operates in key cities such as Dehradun, Noida, and Kota. Each project exemplifies world-class design, flawless execution, and innovative branding, driven by a dynamic team dedicated to delivering unmatched value at every turn.



Projects of prominence

Commercial Projects



CAPITOL AVENUE
LOCATION: Sector 62,
Noida
STATUS: On going



CAPITOL WALK
LOCATION: Sector 62,
Noida
STATUS: On going



ELEMENT BAZAAR
LOCATION: Jawahar Nagar, Kota,
Rajasthan
STATUS: Delivered



ONE ESTATE
LOCATION: Sector 62,
Noida
STATUS: Upcoming

Residential Projects



ELEMENTS RESIDENCES
LOCATION: Jawahar Nagar, Kota,
Rajasthan
STATUS: Delivered



INFINITY GREENS
LOCATION: Malsi, Mussoorie Road,
Dehradun
STATUS: Delivered

A house is made of bricks and beams;
a home is made of love and dreams and
an Excentia home is made of pure magic.

Excentia Infra LLP

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Vikas Marg, Delhi- 110092

Project Site Address:
176 A, Rajpur Road,
Dehradun 248009

Website: www.excentia.in, www.excentiatatva.com
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RERA Detail: UKREP06240000566 | www.ukrera.org.in

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