THE VILLA PROJEKT

CRAFTED FOR QUIET LUXURY.

PLOTTED DEVELOPMENT
PATKOTE, NEAR NAINITAL
TWENTY-FIVE PLOTS · TWO PHASES



EKANT VILLAS

Land for the villa you will build — each plot 198 sq yd

CRAFTED FOR QUIET LUXURY

PATKOTE, NEAR NAINITAL · 12 KM FROM SITABANI GATE, JIM CORBETT

Begin with the land

Ekant — solitude, in the old Sanskrit sense of the word — is the idea this place is built around. Not a crowd of towers, not a gated grid of identical houses, but a small set of private plots set quietly into the foothills near Nainital.

Here, we offer the first and most lasting part of a home: the ground it stands on. Twenty-five plots of 198 sq yd each, along a single internal road, with a pocket park at its end. What rises on them is yours to imagine.

"Luxury, here, is measured in solitude."



THE PROJECT AT A GLANCE

Considered, down to the last square yard

25

PRIVATE PLOTS

11 in Phase 1 and 14 in Phase 2

198.08 sq yd

EVERY PLOT, EXACTLY

165.62 m^2 · about 1,783 sq ft

6.0 m

INTERNAL ROAD

A single road ending in a turning head

1.47 acres

TOTAL LAND

5,948 m^2 across both phases

93–112 m^2

BUILDABLE ZONE

On every plot: 2.0 m front, 1.0 m rear and side setbacks for the villa, deck and pool

12 km

FROM SITABANI GATE

Patkote, near Nainital, with a natural waterfall about 100 m away



SATELLITE VIEW

THE SITE

Two phases, one approach road

Both phases open onto the road on their western edge, with Phase 1 to the north and Phase 2 to the south.

PHASE 1

11 plots

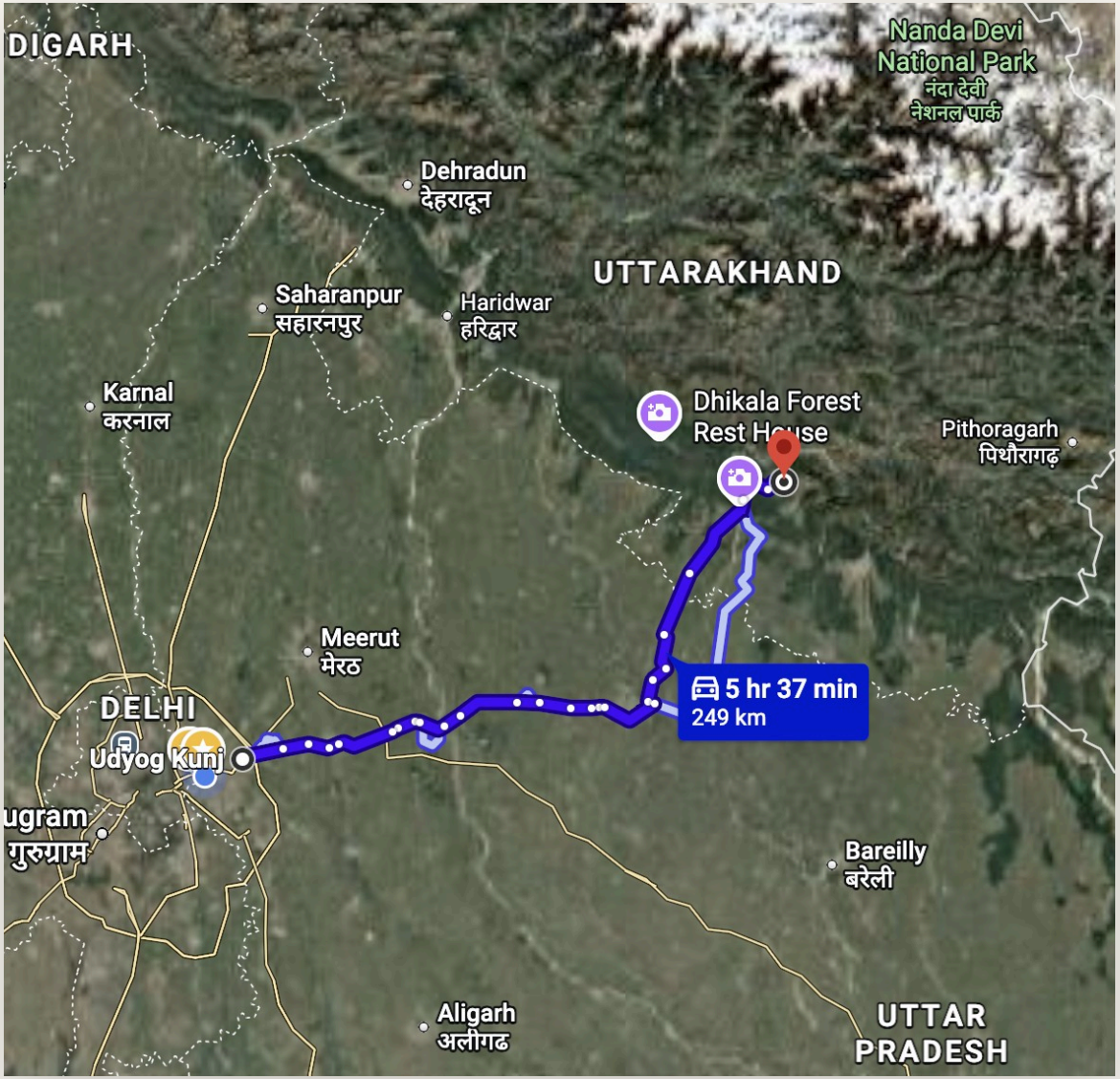
2,726 m² · 0.67 acre

PHASE 2

14 plots

3,222 m² · 0.80 acre

Patkote, near Nainital · 12 km from Sitabani Gate, Jim Corbett



Route from Delhi to the site, as shown in Google Maps. Distance and drive time are indicative and vary with traffic and season.

GETTING HERE

Within a day's drive of Delhi

249 km
BY ROAD FROM DELHI

5 hr **37** min
APPROX. DRIVE

12 km	from Sitabani Gate, Jim Corbett
~100 m	to a natural waterfall near the site
Resorts	The Baag, Sarovar Portico Premium, Club Mahindra and Marriott are already in the region
Next	ITC, Taj and Lemon Tree Premium have projects coming up in the area

Resort and hotel brands are named only to describe the neighbourhood. Ekant Villas is not affiliated with, sponsored or endorsed by any of them.

THE SETTING

Land and water, as they are

These are photographs of the site and its surroundings: green hillside, mist that rolls through the valley, and mountains on every horizon.

A natural waterfall runs about 100 m from the plots, in forest that stays as it is.

~100 m

TO THE NATURAL WATERFALL

12 km

FROM SITABANI GATE, JIM CORBETT





THE VALLEY



WEIR WATERFALL



FOREST CASCADE

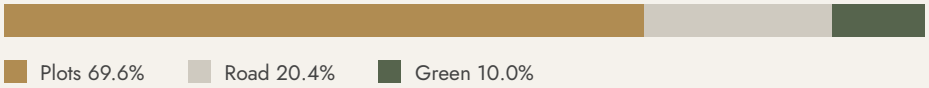
THE MASTERPLAN

Two phases, one quiet address

The land is planned in two phases that share one entrance. Each is organised along a 6.0 m internal road that ends in a turning head inside a pocket park, so the end of the road is a green room rather than a dead end.

About 70% of the land is plot, about 20% is road, and about 10% is kept as green and open space.

HOW THE LAND IS USED (BOTH PHASES)



Plots 69.6% Road 20.4% Green 10.0%

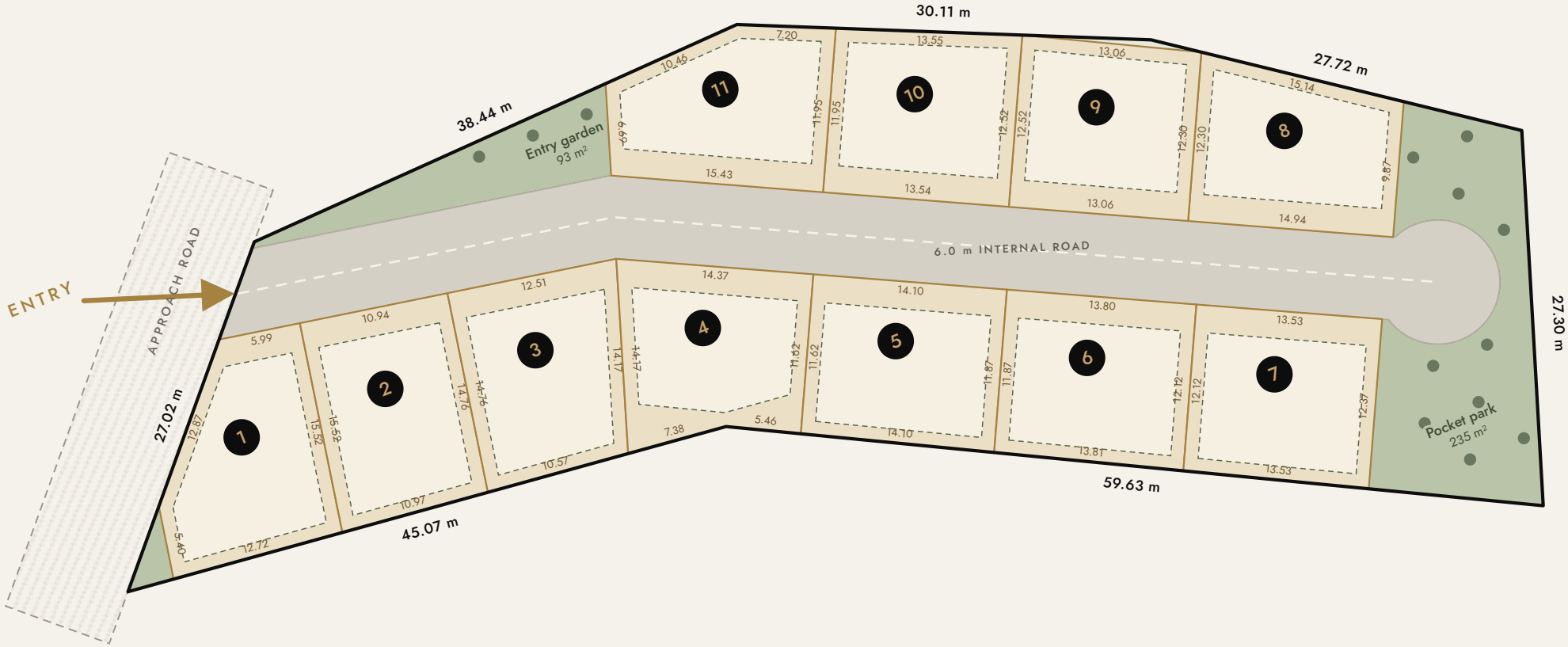
	PHASE 1	PHASE 2	TOTAL
Total land	2,726 m²	3,222 m²	**5,948 m²**
Plots	1,822 m²	2,319 m²	**4,141 m²**
Road and turning head	567 m²	649 m²	**1,216 m²**
Green and open space	337 m²	255 m²	**592 m²**
Number of plots	11	14	**25**
Saleable area	**2,179 sq yd**	**2,773 sq yd**	**4,952 sq yd**
Pocket park	235 m²	223 m²	**458 m²**
Entry garden	93 m²	—	**93 m²**

Areas are taken from the concept layout sheets and rounded. 1 sq yd (gaj) = 9 sq ft. Phase totals may differ by 1 m² from the sum of their parts.

PLOTTED LAYOUT

Phase 1 — Eleven Plots

Every plot is 198.08 sq yd (165.62 m²), opening onto a 6.0 m internal road that ends in a pocket park.



Plot · 198.08 sq yd Buildable zone Internal road 6.0 m Green & landscape

0 10 20 m

11	2,726 m²	2,179 sq yd	235 m²
PLOTS	PHASE LAND	SALEABLE	POCKET PARK

Dashed outline: buildable zone for the villa, deck and pool (2.0 m front, 1.0 m rear and sides). The layout is rotated so the road runs horizontally; see the north arrow.

Phase 1 — Plot Schedule

PLOT	POSITION	ROAD FRONTAGE (M)	APPROX. SIZE (M)	AREA (M²)	AREA (SQ YD)	BUILDABLE ZONE* (M²)	NOTE
01	South side	5.99	16.4 × 12.7	165.62	198.08	112	Narrow road frontage (5.99 m)
02	South side	10.94	15.5 × 10.9	165.62	198.08	108	
03	South side	12.51	14.8 × 12.5	165.62	198.08	107	
04	South side	14.37	14.2 × 14.2	165.62	198.08	93	Smallest buildable zone
05	South side	14.10	14.1 × 11.9	165.62	198.08	106	
06	South side	13.80	13.8 × 12.1	165.62	198.08	106	
07	South side	13.53	13.5 × 12.4	165.62	198.08	106	Pocket park edge
08	North side	14.94	14.9 × 12.3	165.62	198.08	104	Pocket park edge
09	North side	13.06	13.1 × 12.5	165.62	198.08	104	
10	North side	13.54	13.5 × 12.5	165.62	198.08	106	
11	North side	15.43	16.4 × 12.0	165.62	198.08	104	Entry garden edge · widest frontage

* Buildable zone on each plot, with a 2.0 m front setback and 1.0 m rear and side setbacks: room for the villa, a rear deck and a pool. Sizes are approximate lengths of the longer and shorter sides of an irregular plot; the exact boundary is as drawn on the layout. "South side" and "North side" refer to the side of the internal road, with north at the top of the layout.

PHASE 1 IN NUMBERS

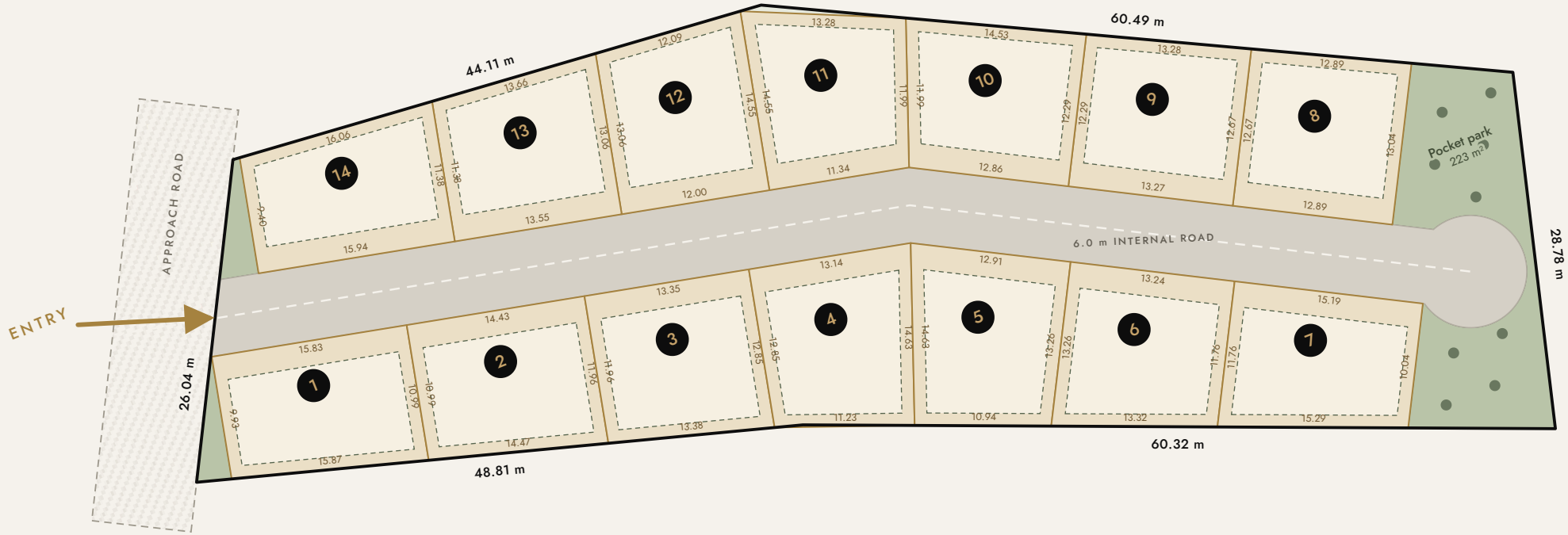
11

PLOTS

Land	**2,726 m²**
Plots	**1,822 m² · 66.8%**
Roads	**567 m² · 20.8%**
Green & open	**337 m² · 12.4%**
Saleable	**2,179 sq yd**
Buildable zone	**93–112 m²**

Phase 2 — Fourteen Plots

Every plot is 198.08 sq yd (165.62 m²), opening onto a 6.0 m internal road that ends in a pocket park.



Plot · 198.08 sq yd Buildable zone Internal road 6.0 m Green & landscape

0 10 20 m

14	3,222 m²	2,773 sq yd	223 m²
PLOTS	PHASE LAND	SALEABLE	POCKET PARK

Dashed outline: buildable zone for the villa, deck and pool (2.0 m front, 1.0 m rear and sides). The layout is rotated so the road runs horizontally; see the north arrow.

Phase 2 — Plot Schedule

PLOT	POSITION	ROAD FRONTAGE (M)	APPROX. SIZE (M)	AREA (M²)	AREA (SQ YD)	BUILDABLE ZONE* (M²)	NOTE
01	South side	15.83	15.8 × 11.0	165.62	198.08	103	
02	South side	14.43	14.4 × 12.0	165.62	198.08	105	
03	South side	13.35	13.3 × 12.9	165.62	198.08	107	
04	South side	13.14	14.5 × 13.1	165.62	198.08	108	
05	South side	12.91	14.5 × 12.9	165.62	198.08	107	
06	South side	13.24	13.3 × 13.2	165.62	198.08	107	
07	South side	15.19	15.2 × 11.8	165.62	198.08	104	Pocket park edge
08	North side	12.89	13.0 × 12.9	165.62	198.08	107	Pocket park edge
09	North side	13.27	13.3 × 12.7	165.62	198.08	107	
10	North side	12.86	14.5 × 12.3	165.62	198.08	107	
11	North side	11.34	14.5 × 13.0	165.62	198.08	105	Narrowest road frontage
12	North side	12.00	14.5 × 12.0	165.62	198.08	108	
13	North side	13.55	13.6 × 13.1	165.62	198.08	106	
14	North side	15.94	15.9 × 11.4	165.62	198.08	103	Widest road frontage

* Buildable zone on each plot, with a 2.0 m front setback and 1.0 m rear and side setbacks: room for the villa, a rear deck and a pool. Sizes are approximate lengths of the longer and shorter sides of an irregular plot; the exact boundary is as drawn on the layout. "South side" and "North side" refer to the side of the internal road, with north at the top of the layout.

PHASE 2 IN NUMBERS

14

PLOTS

Land	**3,222 m²**
Plots	**2,319 m² · 72.0%**
Roads	**649 m² · 20.1%**
Green & open	**255 m² · 7.9%**
Saleable	**2,773 sq yd**
Buildable zone	**103–108 m²**

WHAT YOU CAN BUILD

A canvas for your villa

Each plot is sized for a single, independent villa. The imagery here shows the Ekant design language: low rooflines, stone and timber, and glass that opens toward the hills.

Every plot carries a 93–112 m² buildable zone — enough for a one-storey villa with a level above, a small lawn at the front, and a pool with a wooden deck at the back. The next page shows how it can sit on a plot.

Reference imagery showing the Ekant design language: low rooflines, stone, timber and glass.









ELEVATION · POOL TERRACE · LIVING · BEDROOM

A VILLA ON YOUR PLOT

Two levels, a lawn, a car park and a pool

GROUND FLOOR



LEVEL ABOVE



GROUND FLOOR

Drawing room, kitchen and dining, powder room, foyer and a staircase to the level above.

LEVEL ABOVE

Two bedrooms, each with an attached washroom, and a balcony over the rear garden.

OUTSIDE

A small lawn at the front and a covered car park by the gate. A pool with a wooden deck in the backyard.

~128 m²

BUILT-UP OVER TWO LEVELS (ABOUT 1,375 SQ FT)

Illustrative 3D concept of a typical plot of 12.5 m × 13.25 m (165.6 m²), with a 2.0 m front setback and 1.0 m rear and side setbacks. Each plot has its own shape, so rooms, car park, pool and deck are arranged to suit it.

IN SUMMARY

Why Ekant Villas

01

INDEPENDENT PLOTS

Each plot is a distinct 198.08 sq yd parcel, planned for a single independent villa.

02

UNIFORM AREA

All twenty-five plots measure exactly 198.08 sq yd, in shapes that follow the land.

03

ONE QUIET ROAD

A single 6.0 m internal road ends in a turning head, so traffic stays local.

04

GREEN BY DESIGN

A pocket park and entry garden are set within the layout; about 10% of the land stays green or open.

05

NEAR CORBETT

12 km from Sitabani Gate, with a natural waterfall about 100 m from the site.

06

ROOM TO BUILD

A 93–112 m^2 buildable zone on every plot: a villa, a front lawn, and a rear pool with a wooden deck.



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Schedule your private site visit

PHONE	63636 47 636 · 63636 57 636
EMAIL	sales@thevillaprojekt.com
WEBSITE	www.thevillaprojekt.com
LOCATION	Patkote, near Nainital 12 km from Sitabani Gate, Jim Corbett

Plot-wise pricing, availability and booking terms are shared on enquiry. Scan for the exact site location on Google Maps.



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PATKOTE, NEAR NAINITAL · 12 KM FROM SITABANI GATE, JIM CORBETT

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