



MUSSOORIE ROAD, DEHRADUN

A NEW CHAPTER IN
HILLSIDE LIVING



ARTISTIC RENDITION

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Welcome to SVH Evara Rediscover Home in the Lap of Nature

At SVH Evara, you don't have to choose between modern living and a peaceful lifestyle — you can have both. Set amidst the natural beauty of Dehradun's Mussoorie Road, this premium residential community offers 2 & 3 BHK homes that are as sophisticated as they are serene. With sweeping views of forested hills, meticulously designed interiors, and amenities that support both wellness and recreation, SVH Evara invites you to live fully — every day. Whether you're sipping your morning tea on a private balcony or joining neighbors for an evening stroll through tree-lined paths, you'll feel it: a life in rhythm with nature.

SVH Evara isn't just a home —it's where your lifestyle finds its perfect setting.





ARTISTIC RENDITION



REPRESENTATIVE IMAGE

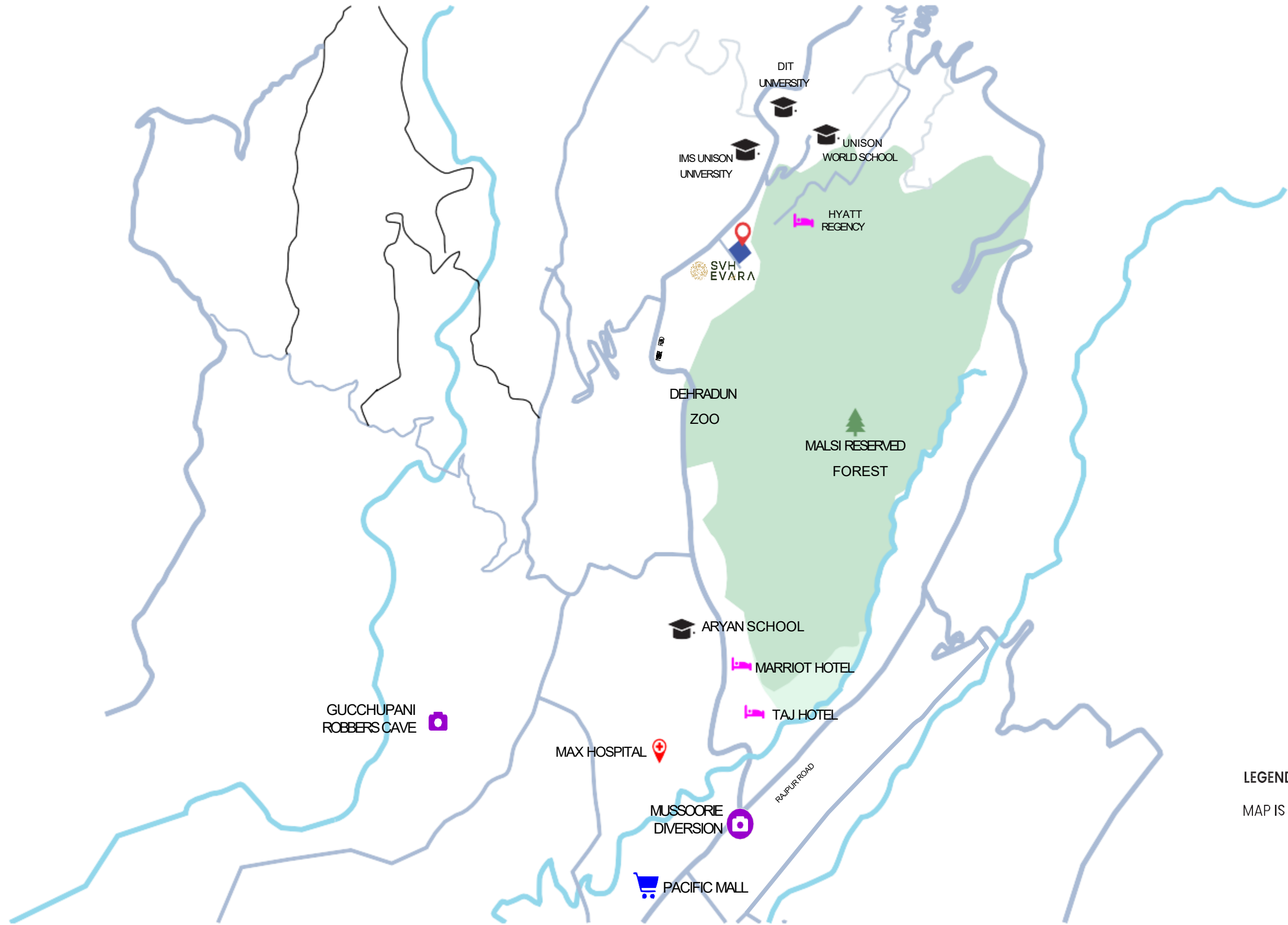
LOCATION/GREENERY

WHERE THE CITY MEETS THE HILLS A RARE BLEND OF URBAN LIVING AND NATURAL SERENITY

SVH Evara brings you a residence that captures the essence of Dehradun's tranquil charm, all while staying connected to modern conveniences. Nestled along the scenic Mussoorie Road, this premium community is enveloped by lush greenery and panoramic views of the Himalayan foothills. Whether you seek peace or proximity, SVH Evara delivers both. Step outside your door and breathe in the crisp mountain air. Within minutes, you'll find elite educational institutions, top-tier hospitals, and

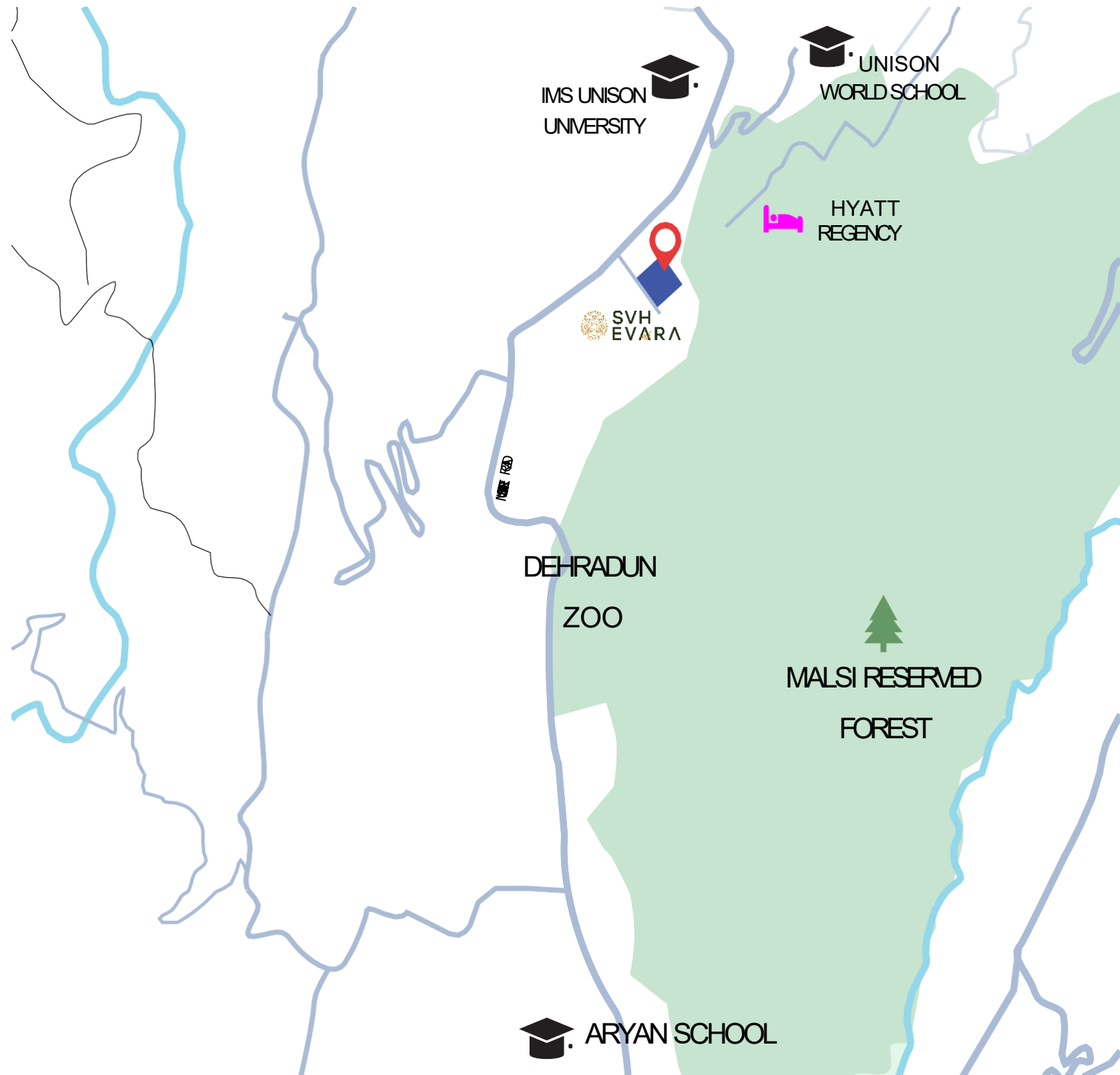
vibrant shopping areas. Yet, the surrounding landscape remains untouched — forested trails, bird songs, and open skies greet you each morning.

This gated enclave is more than just a home —it's a thoughtfully planned green oasis. Landscaped gardens, tree-lined walkways, and meditation zones invite you to reconnect with nature. Here, the balance of life finds its perfect address.



LEGEND  SVH EVARA

MAP IS ONLY FOR REPRESENTATIVE PURPOSE AND IS NOT TO SCALE



CONNECTIVITY

SEAMLESS ACCESS. EFFORTLESS LIVING.



REPRESENTATIVE IMAGE

Living at SVH Evara means staying connected without compromising on calm. Strategically located on Mussoorie Road — one of Dehradun's most well-connected corridors — the project places you just minutes away from everything that matters. Major roads and public transport options link SVH Evara to the heart of Dehradun city, ISBT, Railway Station, and Jolly Grant Airport. Whether it's a weekday commute or a weekend escape to the hills, travel is always convenient and stress-free. Premier schools, colleges, supermarkets, and healthcare facilities all lie within a short drive. The upcoming smart city initiatives in the vicinity further enhance mobility and infrastructure, making SVH Evara an address that's both future-ready and well-rooted. Here, life flows with ease — from city center to hillside, from modernity to nature.



LIFESTYLE/EASE OF LIFE

LIVE MORE, WITHIN REACH



REPRESENTATIVE IMAGE

At SVH Evara, every aspect of your day is thoughtfully designed to enhance comfort and bring joy. Within this self-contained community, life unfolds effortlessly — with everything you need just a short walk from your home. Enjoy the luxury of an exclusive resident clubhouse featuring indoor games, fitness facilities, and social lounges. Step out to landscaped open spaces where children can play freely and seniors can unwind in peace. Jogging tracks, yoga lawns, and sit-out zones ensure every age group finds its rhythm.

Adjacent to the community, you'll discover everyday conveniences — from retail stores and pharmacies to cafés and essential services —making life at SVH Evara smooth and stress-free. With lifestyle amenities that anticipate your needs and celebrate your moments, this is where your daily routine becomes something to look forward to. A vibrant yet peaceful life begins here.

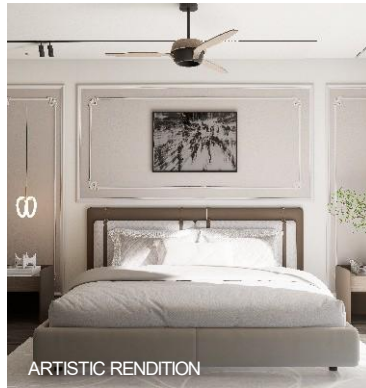


REPRESENTATIVE IMAGE



INTERIORS

CRAFTED SPACES THAT REFLECT YOU



Step into homes at SVH Evara where every detail is a reflection of thoughtful design and refined taste. Whether you choose a 2 or 3 BHK apartment, each layout is planned to optimize space, light, and comfort —offering you not just a residence, but a retreat. Spacious living and dining areas flow seamlessly into private bedrooms that welcome natural light through wide windows. Modern modular kitchens come fully fitted with branded fixtures and intelligent storage solutions, allowing you to cook, dine, and entertain with ease.

Premium flooring, sleek wardrobes, and elegant bathroom fittings complete the ensemble, while large balconies open out to serene hill or garden views. Each home is equipped with energy-efficient systems, including VRF air conditioning and single-glazed windows for noise and temperature control.

At SVH Evara, interiors are more than aesthetics — they're designed for a lifestyle that values comfort, peace, and functionality in every corner.





REPRESENTATIVE IMAGE



REPRESENTATIVE IMAGE

AMENITIES

ALL YOU NEED. ALL RIGHT HERE.



REPRESENTATIVE IMAGE

SVH Evara is built around a simple idea — that luxury and convenience should be a part of everyday life. That's why the amenities here aren't just features — they're thoughtful additions that enhance how you live, relax, and connect. The centerpiece is the resident-only clubhouse, designed to foster both community and calm. Enjoy a swim in the pool overlooking landscaped greens, break a sweat in the gym, or unwind with

neighbors in the indoor games lounge. Children have dedicated play zones that are both fun and safe, while elders can relax in tranquil sit-outs or walk along tree-shaded paths. At SVH Evara, you don't have to travel to enjoy life. It comes to you.

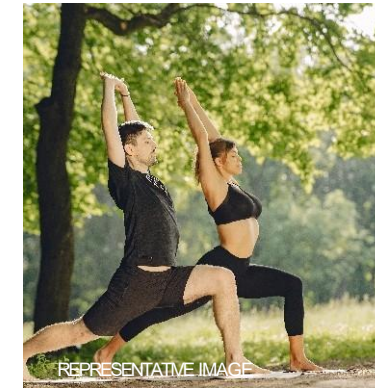


REPRESENTATIVE IMAGE



SUSTAINABILITY

CONSCIOUS LIVING FOR A GREENER TOMORROW



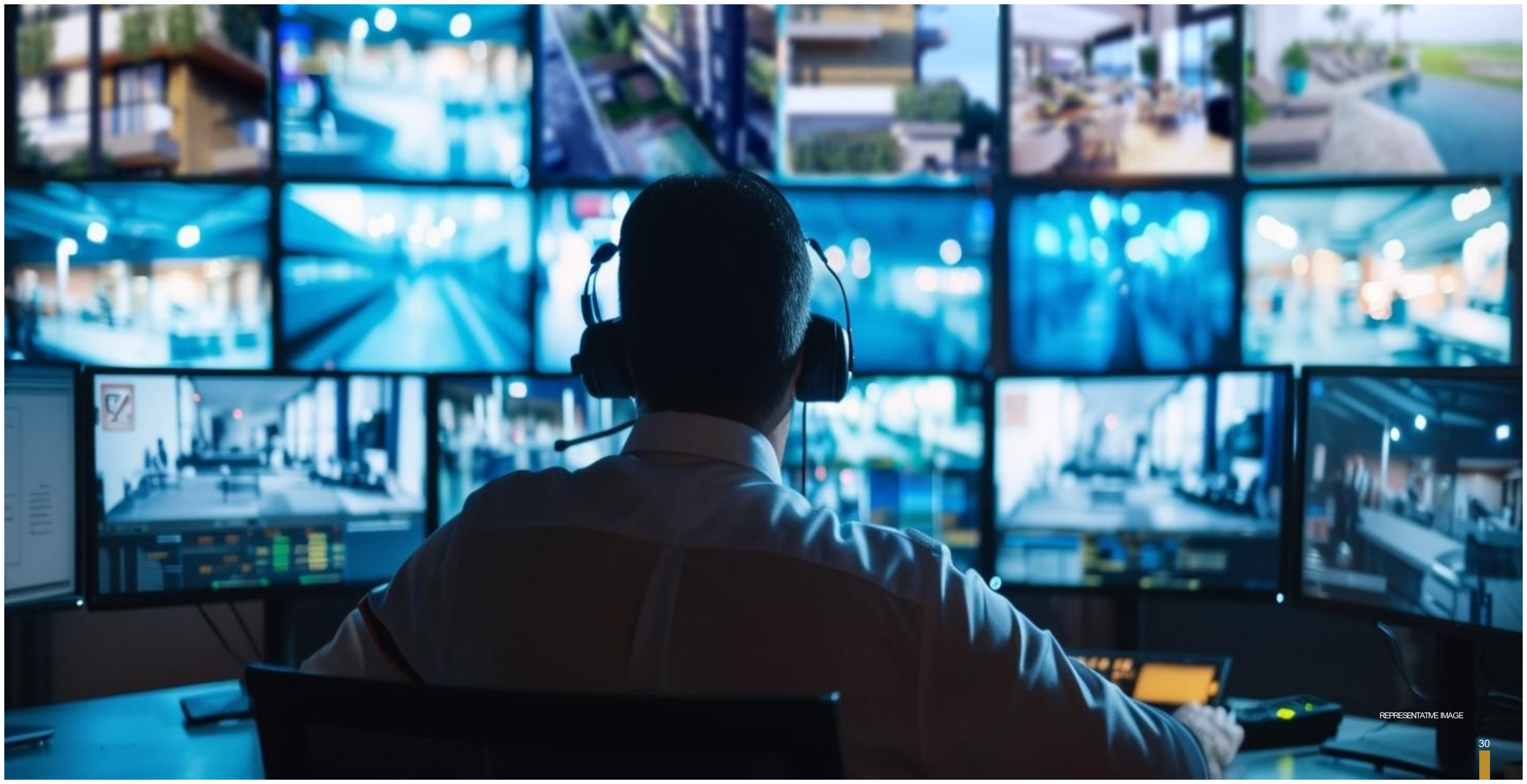
At SVH Evara, sustainability isn't an afterthought — it's the foundation. Designed to harmonize with Dehradun's natural landscape, the project incorporates environmentally responsible practices that minimize ecological impact and promote long-term wellness.

The community integrates rainwater harvesting systems, energy-efficient lighting in common areas, and energy-efficient building materials that reduce carbon footprint without compromising on quality. Landscaped areas use native and low-maintenance plant species to

conserve water while enhancing aesthetics.

Apartments are fitted with water-saving fixtures, and dual plumbing systems ensure optimized water reuse for irrigation and flushing. Dedicated EV charging points and waste segregation systems further reinforce a commitment to a cleaner, greener lifestyle.

Choosing SVH Evara means choosing a home that respects nature and supports a sustainable future — for you and for generations to come.



REPRESENTATIVE IMAGE



REPRESENTATIVE IMAGE

SECURITY

WHERE SAFETY MEETS PEACE OF MIND

Your home is where you should feel most secure — and at SVH Evara, every measure is taken to ensure just that. A robust, multi-layered security framework is in place to protect you and your loved ones, so you can focus on living without worry. The community is protected by 24/7 manned entry gates, strategically positioned CCTV surveillance, and regular patrolling. Each apartment is equipped with video door phones for secure access control, and entry to lobbies and elevators is access-

restricted. Smoke detectors, fire alarms, and firefighting equipment are installed as per the latest safety norms, and emergency response protocols are clearly defined and regularly tested. Trained security personnel and an on-call response team ensure immediate action when needed. At SVH Evara, security isn't just about systems — it's about creating a calm, protected space where families can thrive.

BUILT BY VISIONARIES, DESIGNED FOR LIFE

SVH Evara is the result of collaboration between some of the most experienced minds in real estate, design, and engineering — a collective vision brought to life through precision and purpose.

Developer: SVH – Sky Vista Homes

With a growing reputation for delivering quality homes in Uttarakhand, SVH brings deep local insight and a commitment to sustainable construction. Known for crafting communities that balance lifestyle with nature, SVH continues to set new benchmarks in residential excellence.

Architectural Design: Renowned Regional Architects

The project features contemporary hill-city architecture with climate-responsive layouts, ensuring harmony with Dehradun's unique terrain and climate.

Structural Engineering: Certified Engineering Consultants

Engineered for durability and safety, the structure is designed to meet seismic zone compliance and ensure long-term resilience.

Landscape Design: Green Spaces Consultants

Beautiful, low-maintenance, and native flora shape the outdoor experience at SVH Evara —designed to offer visual beauty and ecological harmony.

MEP & Services:

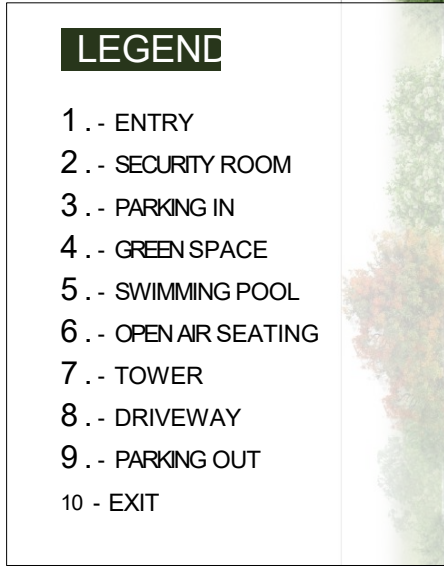
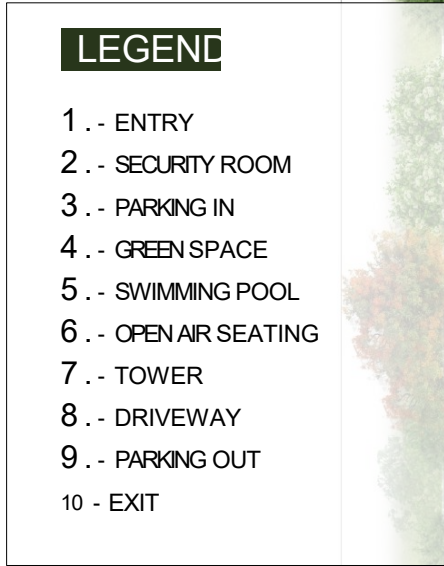
Expert consultation in mechanical, electrical, and plumbing ensures efficiency, safety, and sustainability throughout the project.

Each collaborator plays a crucial role in delivering a home that is not just aesthetically refined, but fundamentally secure, functional, and future-ready.

LEGEND

- 1 .- ENTRY
- 2 .- SECURITY ROOM
- 3 .- PARKING IN
- 4 .- GREEN SPACE
- 5 .- SWIMMING POOL
- 6 .- OPEN AIR SEATING
- 7 .- TOWER
- 8 .- DRIVEWAY
- 9 .- PARKING OUT
- 10 - EXIT

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Site Plan

Thoughtfully Planned. Beautifully Executed.

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TECHNICAL SPECIFICATIONS

Built to Last.
Designed for Comfort.

SVH Evara apartments are crafted using premium materials, smart systems, and future-ready utilities that reflect quality in every corner. Below is a detailed list of specifications:

Apartments Specifications

Apartments Types

- 2 & 3 BHK units with ~3.0 m floor-to-ceiling height
- Optimized layouts with ample daylight and ventilation
- Private balconies with scenic views

Living, Dining, Lobby & Passage

- Imported marble flooring, smooth acrylic-painted walls
- False ceiling with concealed lighting & modern fan

Bedrooms

- Laminated wooden flooring, modular wardrobes
- Smooth walls, false ceiling with concealed lighting & fan

Kitchen

- Marble/tile flooring, walls & countertop
- False ceiling with concealed lighting & fan
- Modular kitchen with SS sink & CP fittings
- Included appliances: microwave, hob, chimney, geyser, exhaust fan, RO purifier

Bathrooms

- Anti-skid marble/tile flooring & wall cladding
- False ceiling with concealed lighting & fan
- Marble vanity, glass partition, wall-mounted WC, under-counter basin
- CP fittings, geyser, exhaust fan, medicine cabinet

Balconies

- Anti-skid marble/tile flooring, smooth-painted walls
- Concealed lighting, modern fan, laminated glass railings with SS supports

Air Conditioning

- Centralized VRF system in all rooms

Doors & Windows

- Main door: Polished veneer solid core, fire-rated
- Internal doors: Laminated flush with hardwood frames
- Windows: Large-format aluminium for ventilation & light

Electrical & Smart Features

- ZIFR copper wiring, modular switches
- Smart tech: video door phone, ONT for internet/DTH, app-based control for lights, curtains, AC
- Digital lock, motion sensors in bathrooms & corridors

Power Backup

- Backup for all units and common areas

Water Supply & Sustainability

- 24x7 centralized supply
- Underground & overhead tanks with automated pumping
- STP-treated water for flushing & landscaping

Fire Safety

- NBC-compliant sprinklers, detectors, alarms
- Extinguishers, hose reels on all floors
- Emergency-lit fire escape staircases

Security & Surveillance

- 24x7 gated security, central monitoring room
- CCTV in lobbies, periphery, parking, common areas
- Access-controlled lobby & elevator entry

Parking & EV Support

- Dedicated resident parking, separate visitor spaces
- EV charging in designated bays

Green Building Features

- Rainwater harvesting, STP, LED lighting
- Low-flow fixtures, passive design for daylight & airflow

Smart Living

- Mobile app for home automation & visitor management
- Digital lock, motion-sensor lighting in utilities

Lifestyle Amenities

Indoor: Gym, indoor games room, Wi-Fi zones, yoga & meditation room

Outdoor: Pool with deck, landscaped gardens, walking trails, children's play area

Lobbies, Elevators & Common Areas

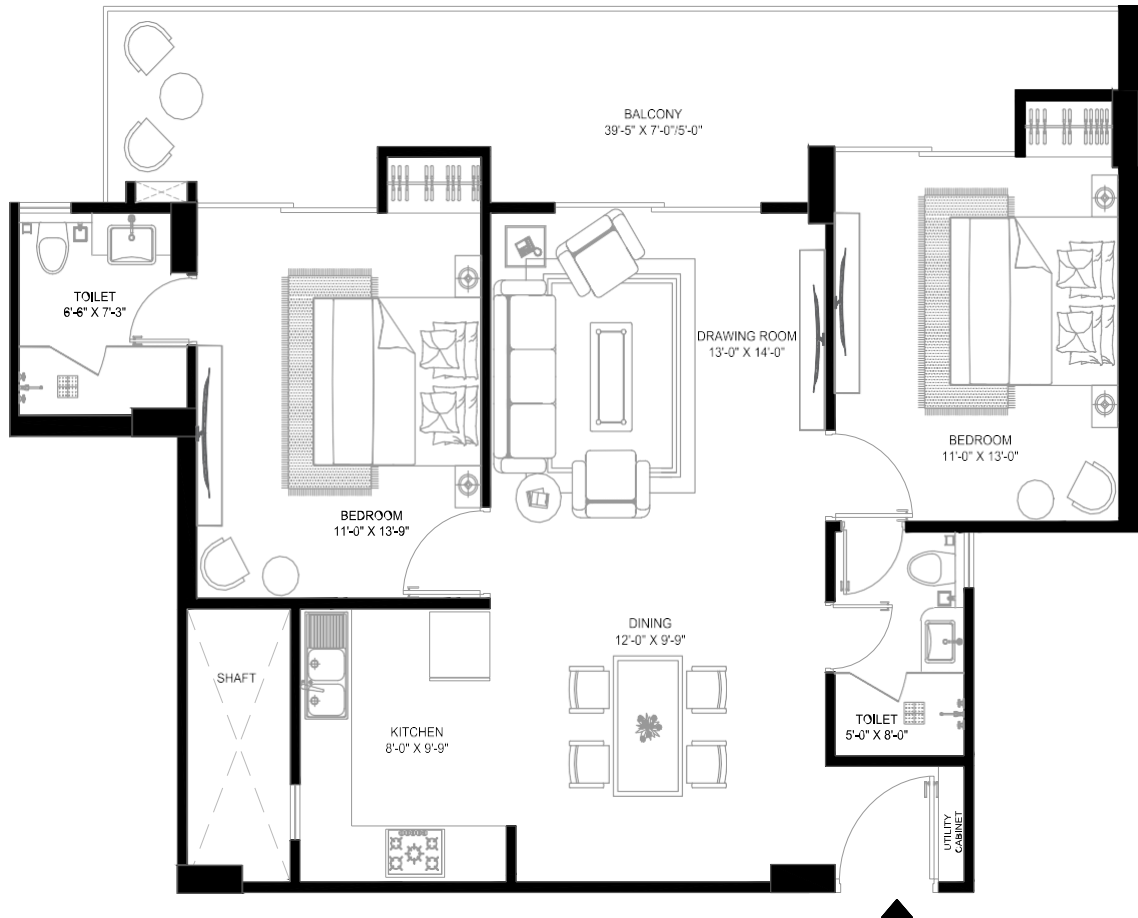
- Air-conditioned grand lobby
- High-speed elevators, granite corridors, stone accent walls with ambient lighting

Structure & Compliance

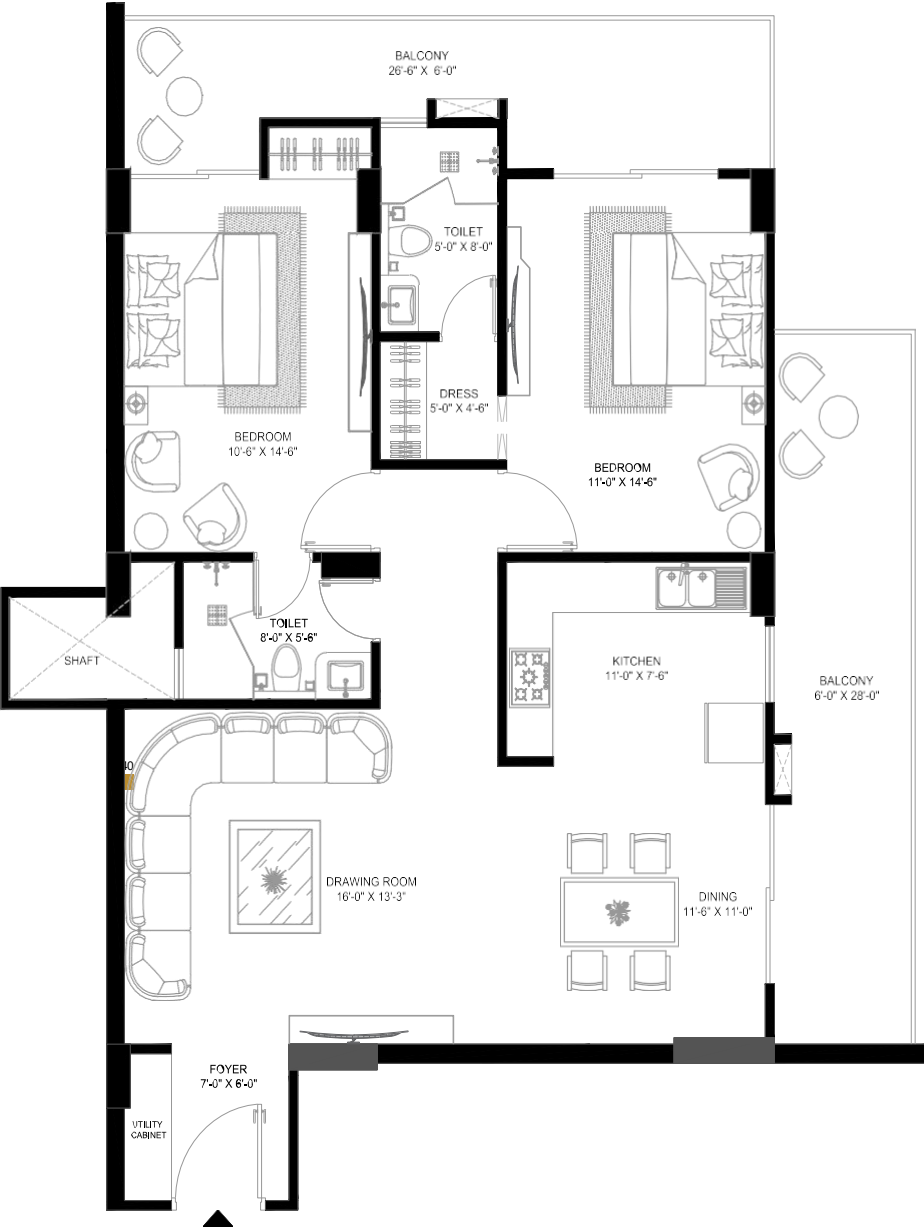
- RCC frame, Seismic Zone V-compliant (beyond Zone IV norms)
- IS code adherence, third-party certified

Disclaimer
Natural materials such as marble and wood feature inherent color and texture variations that add to their aesthetic uniqueness. Specifications are subject to change due to design refinement, statutory approvals, or availability of materials.

TYPICAL APARTMENT PLAN

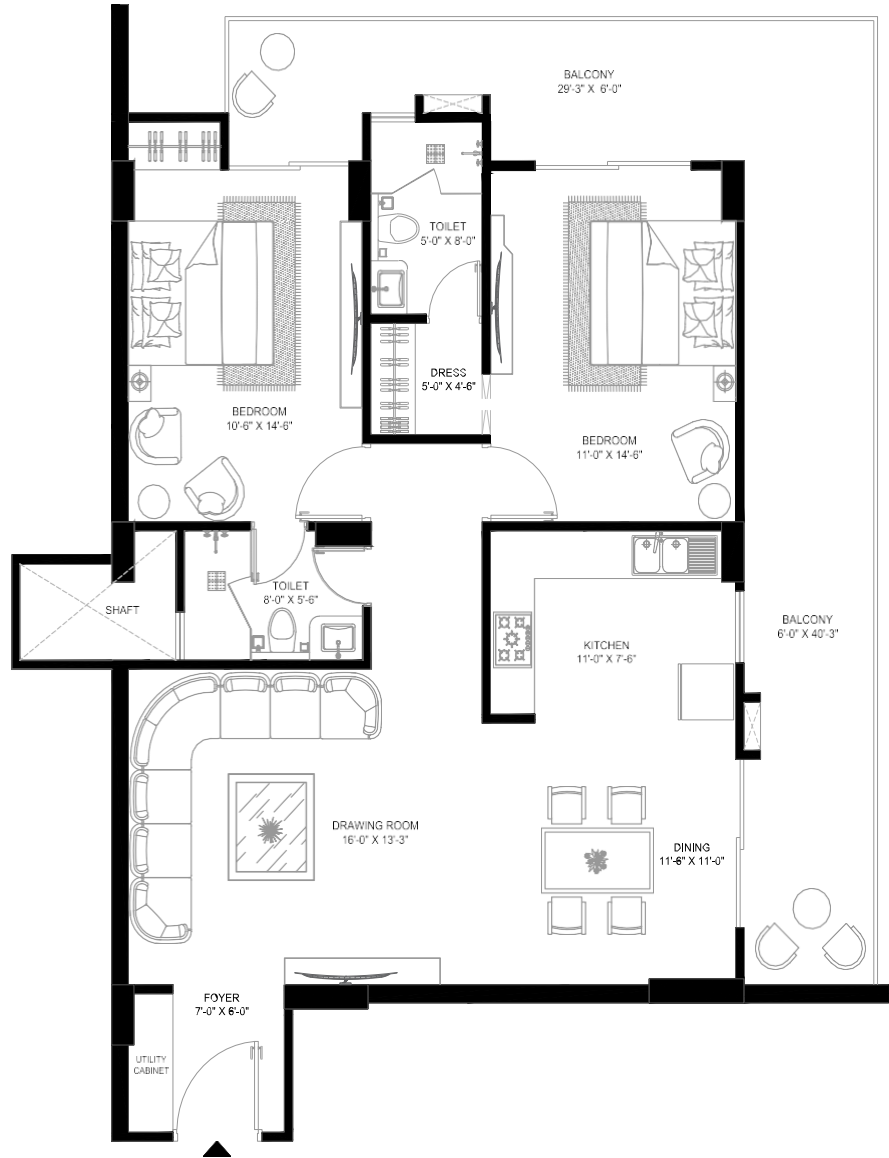


Disclaimer:
All areas have been measured in licensed AutoCAD tool. Details of apartment will be as per the agreement. Plan not to scale. All dimensions are Ft. Inch

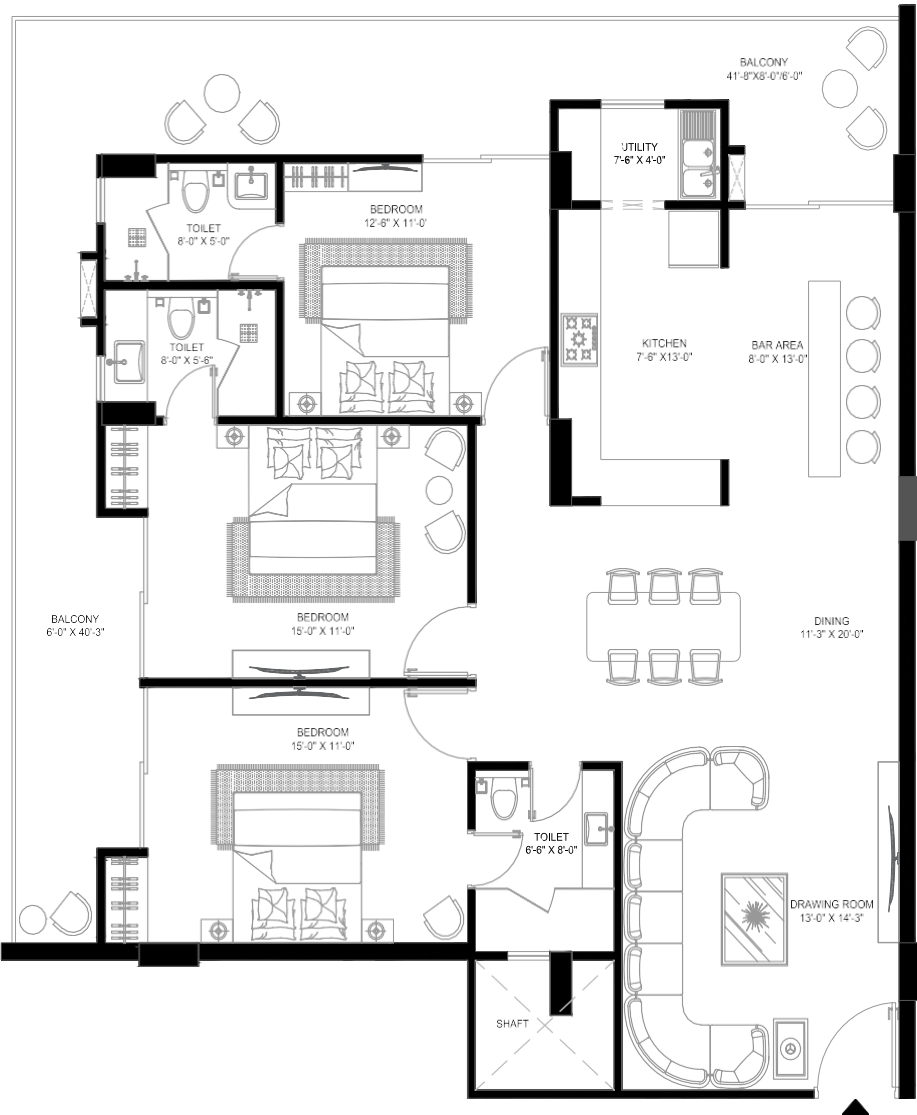


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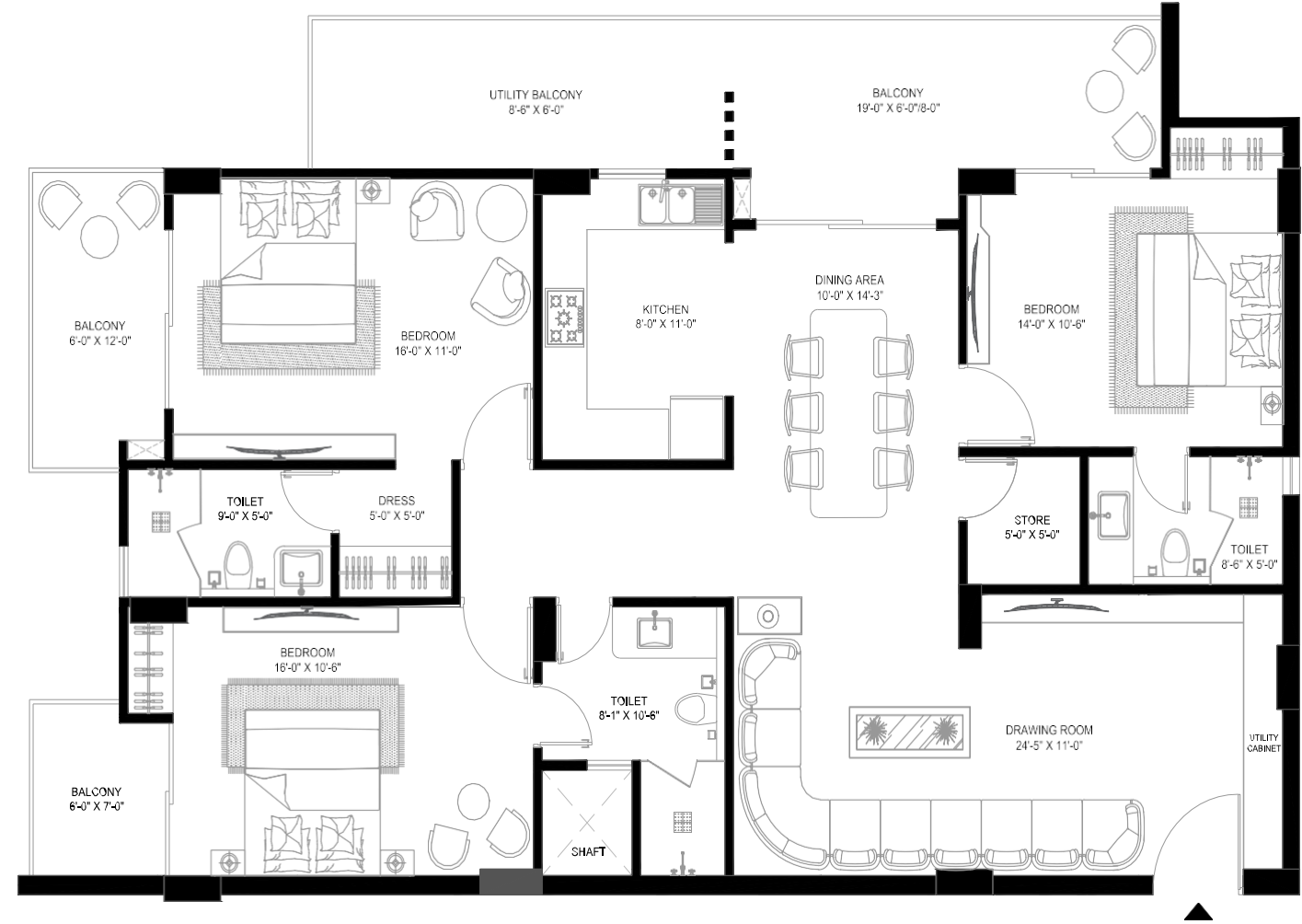


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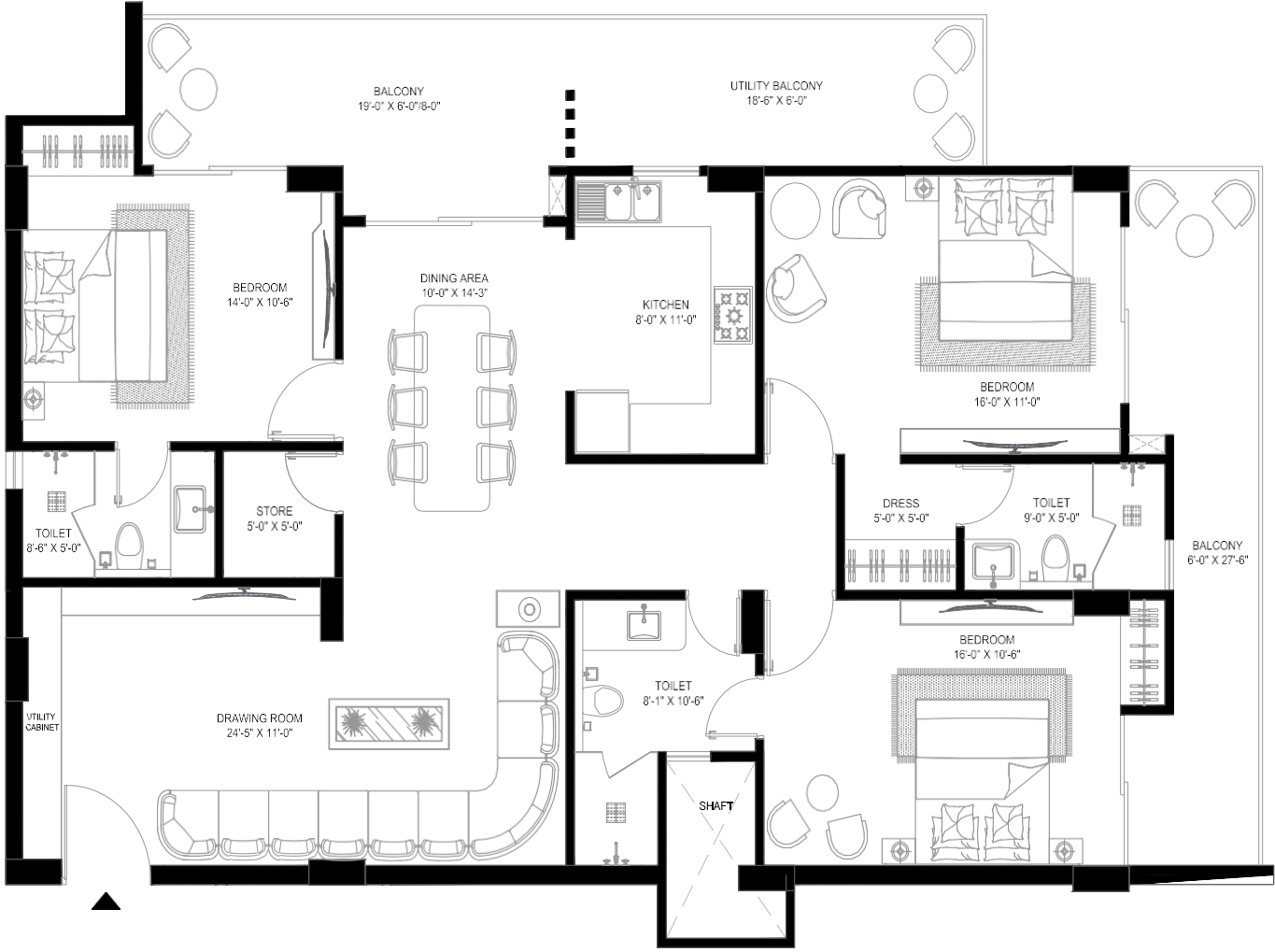


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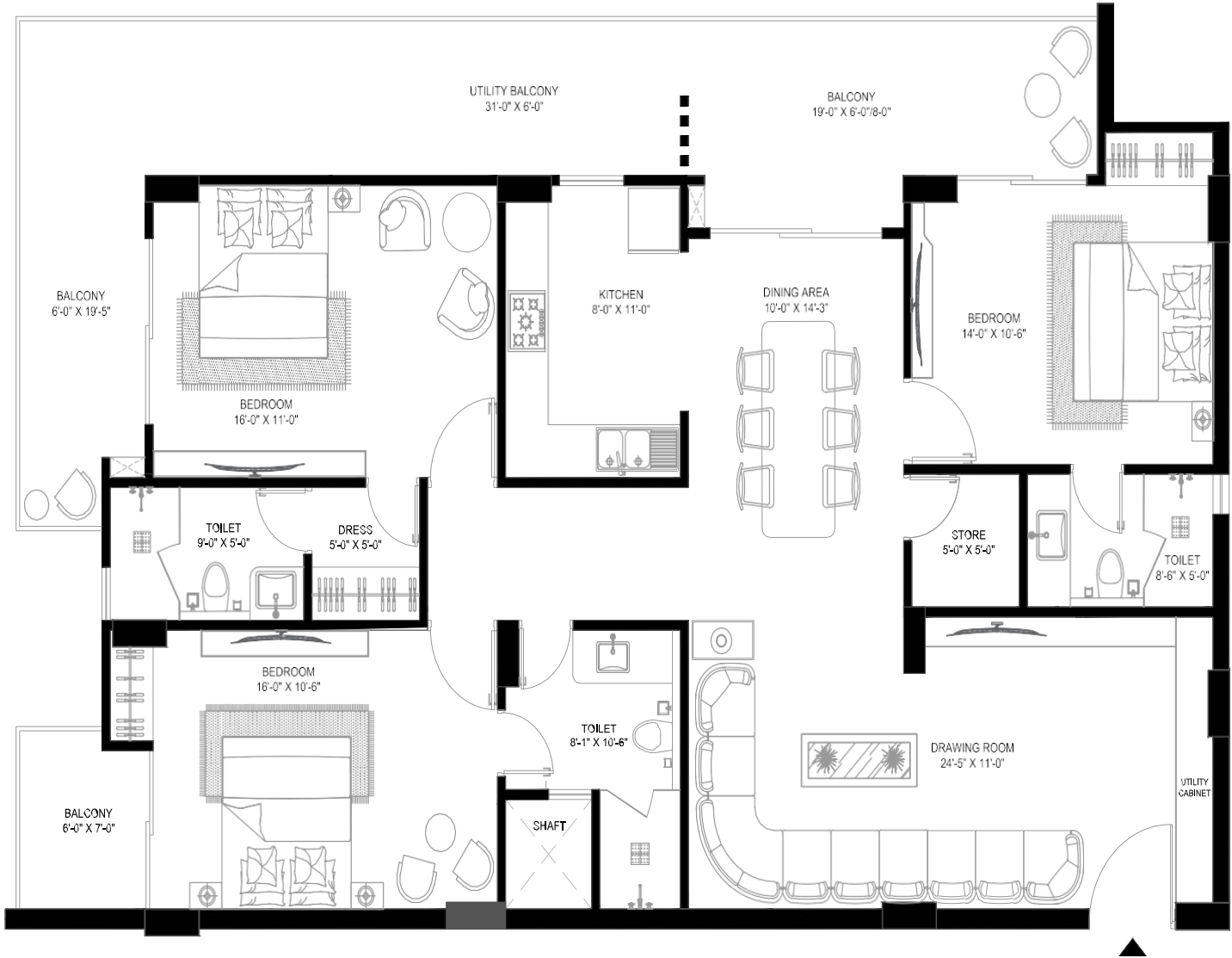


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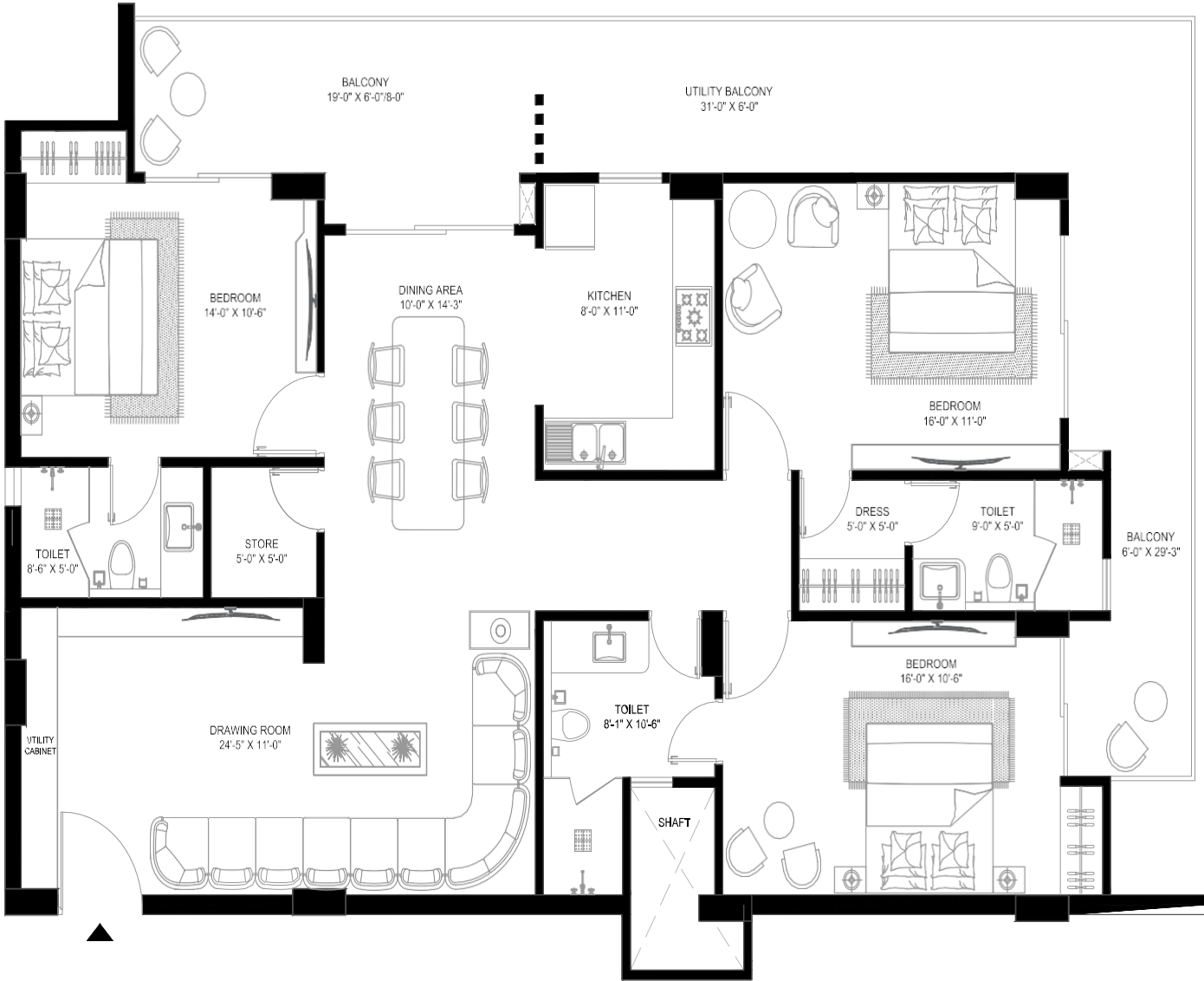


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FLAT AMENITIES		
1	SENATORY	DELTA-DURAVIT
2	WINDOWS	ALUMINIUM TOSTEM
3	KITCHEN	GODREJ BY SLEEK
4	DOORS	DURIAN
5	LIGHTS	TISVA
6	SWITCHES	NURSAYS
7	AC	VRF MITSUBISHI
8	WOODEN FLOOR	ENDURANCE
9	FLOOR	ITALIAN VERSACE GREY
10	KITCHEN EQUIPMENT	GLANCE
11	TILES	BELLISSIMO
12	HOME	COMPLETE HOME AUTOMATION

FLAT AMENITIES

SKY VISTA HOMES
Registered Office: Mussoorie Road,
Dehradun - 248179

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