



clemora
estate

AN INITIATIVE BY
FERTILE GREEN VENTURE AND BOTANIX



*Rooted In the hills,
Designed to endure.*



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01 OUR STORY

Nestled among the pristine hills of Tehri, Clemora Estate is a rare treasure amid lush nature. Crafted with intention, this residential estate is where modern living and timeless elegance meet effortlessly.

Here impeccably designed villas and cottages seamlessly integrate vast orchards and blossoming gardens with horizons framed by mountains. The estate is more than a residential destination offering contemporary comforts and premium amenities, it is a space where community builds lasting connections.

At Clemora Estate, daily life feels elevated, balanced and serene. It is not only an address to call home, but a place where you belong.

Discover a life of harmony, quality and distinction at Clemora Estate.

FOUNDER'S VISION



Mr. Atul Vashisth
FOUNDER & CEO

Our vision is to redefine living spaces by blending innovative architecture with the vitality of nature. With over 35 years of legacy from Samak Landscape, we craft homes that serve as sanctuaries for body, mind and soul.

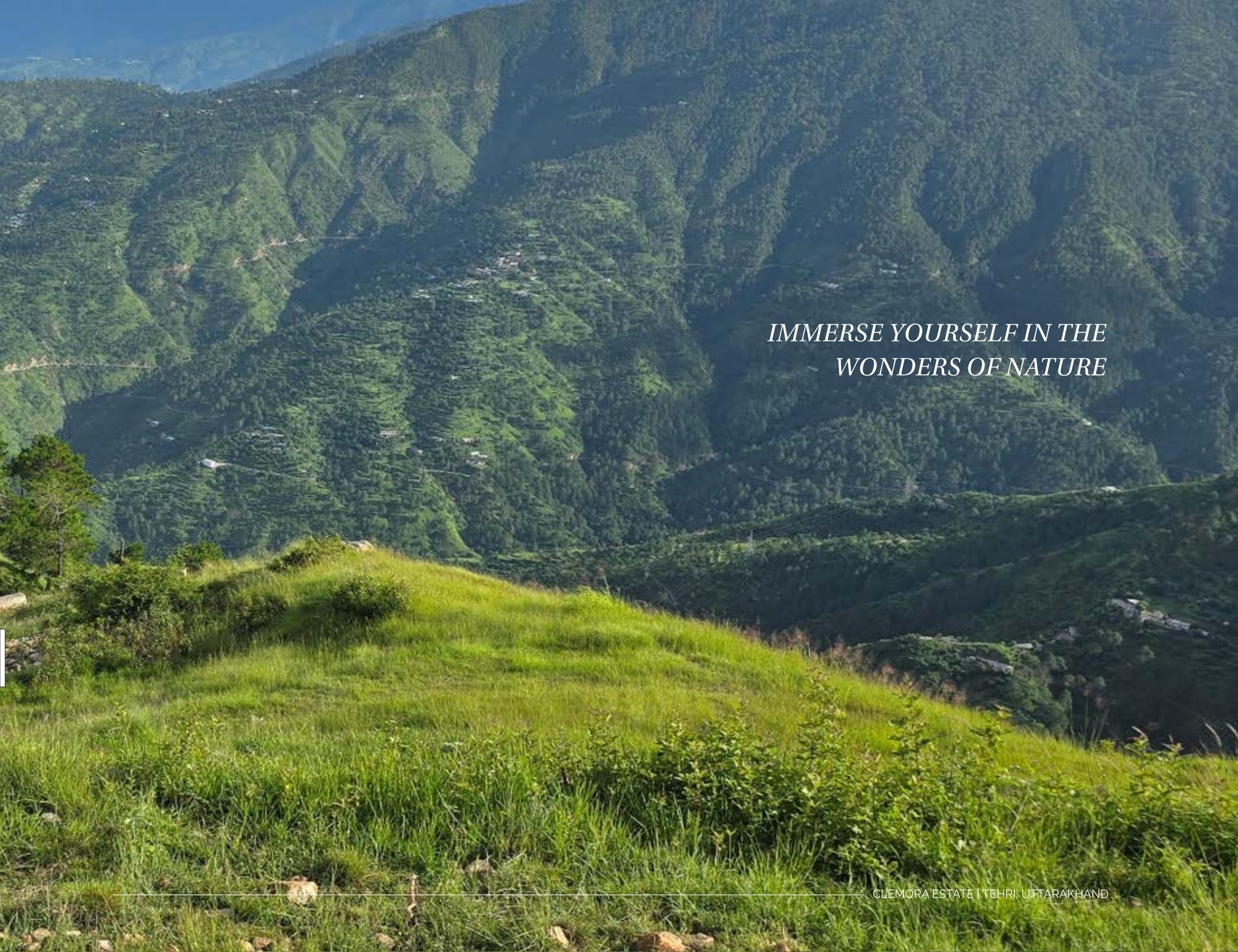
Through biophilic design, native plant integration and sustainable technologies, Clemora offers homes enriched by natural light, clean air and tranquility. We are setting new standards for sustainable, nature-integrated living.



INVEST IN LUXURY LIVING IN
THE HEART OF UTTARAKHAND

TEHRI, UTTARAKHAND | 2026





*IMMERSE YOURSELF IN THE
WONDERS OF NATURE*



ABOUT TEHRI

Wake up to panoramic views where lush greenery meets clear skies.

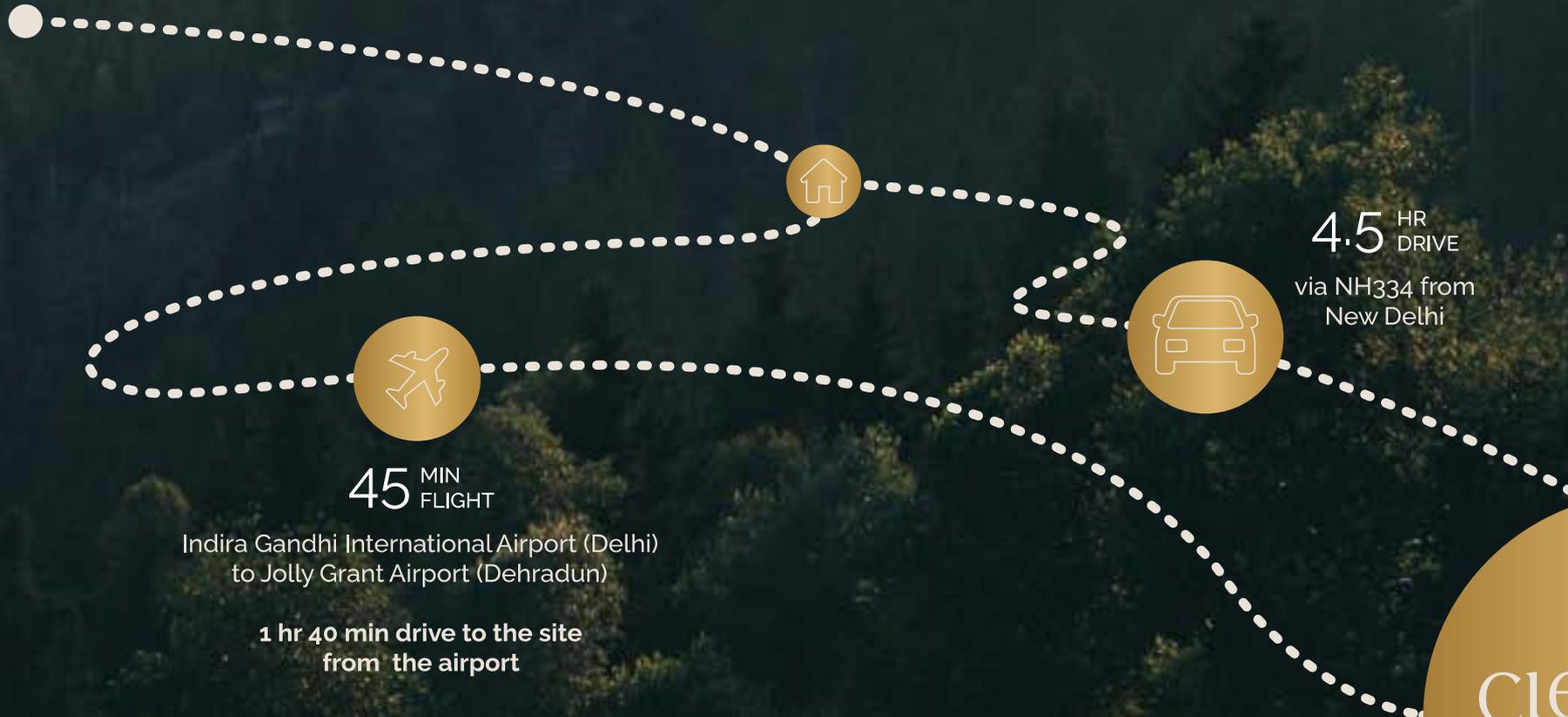
Discover the charm of Tehri — its sacred temples, majestic landscapes, and vibrant traditions. From ancient architecture to folk celebrations, Tehri embodies the timeless spirit of Uttarakhand.

For those who seek peace yet want to stay connected, New Tehri offers the best of both worlds tranquility and modern convenience.



A MODERN OASIS.

How to Reach?



45 MIN FLIGHT

Indira Gandhi International Airport (Delhi) to Jolly Grant Airport (Dehradun)

1 hr 40 min drive to the site from the airport

4.5 HR DRIVE

via NH334 from New Delhi

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UTTARAKHAND
NEW TEHRI

03

CLEMORA ESTATE

INDIA'S FIRST GARDEN-CENTRIC RESIDENCES

At Clemora Estate the garden is not an afterthought, it is the heart of our design.

India's first branded residences built around gardens celebrate nature at every step. Each home is surrounded by layered green zones: flowering borders, fruiting trees, shaded groves and hidden nooks with lily ponds and forest-inspired pockets. Fragrance, texture, color and sound come together to create living sanctuaries that evolve with the seasons.

Our legacy in creating India's finest landscapes means you inherit more than a home. You inherit a living garden legacy.





THE BOTANICAL MASTERY

The soul of the project lies in its landscape. Long before the cottages, the vision began in the soil.

We've gone beyond traditional gardening, importing iconic species like Japanese Maples, Camellias and Hydrangea hybrids to create a living palette of colors and textures. Our rotating orchestra of perennials and annuals ensures year-round vibrancy.

This isn't just landscaping. It's a curated natural experience, making Clemora Estate a botanical canvas unlike any other in India.

COTTAGES IN HARMONY

Every villa is immersed within nature's grandeur. The landscape doesn't surround the cottages, it defines them.

From alpine foliage to flower-studded trails, every corner has been designed to engage the senses. Rare, climate-adapted species thrive in Tehri's microclimate, turning your home into a living garden sanctuary.



*C*urated gardens alive with native flora invite butterflies, adding a sense of colour, grace, and living beauty throughout your home.

*S*tep into a tranquil garden layered with vibrant perennials, camellias, lush conifers, and fruit trees each element coming together to create a living, breathing landscape.





A private kitchen garden that nurtures fresh, seasonal produce, inviting you to harvest your own fruits and vegetables and experience the quiet luxury of farm-to-table dining at home.



***E**xplore the untouched beauty of Tehri's natural wonders, from serene lakes and lush forests to majestic mountains and hidden trails waiting to be discovered.*





*At Clemora, the surrounding
landscape transforms with
the rhythm of the seasons.*

*Four Seasons.
One Timeless Retreat.*



SUMMER



SUMMER *Flowers*

Wisteria

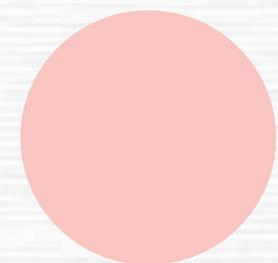
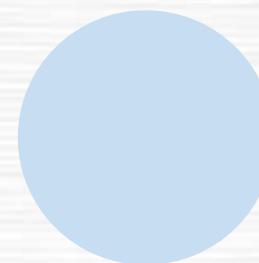
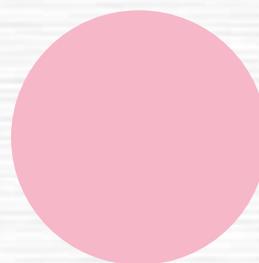
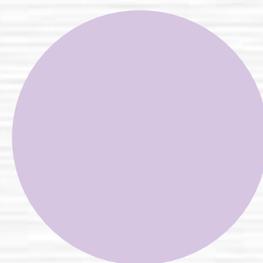
Zinnia

Coreopsis

Hydrangea

Azaleas

This palette features soft pastel tones inspired by summer blooms. Lavender and blush pink create a gentle floral mood, while pale yellow adds warmth. Light blue brings freshness, and peach softens the overall look.



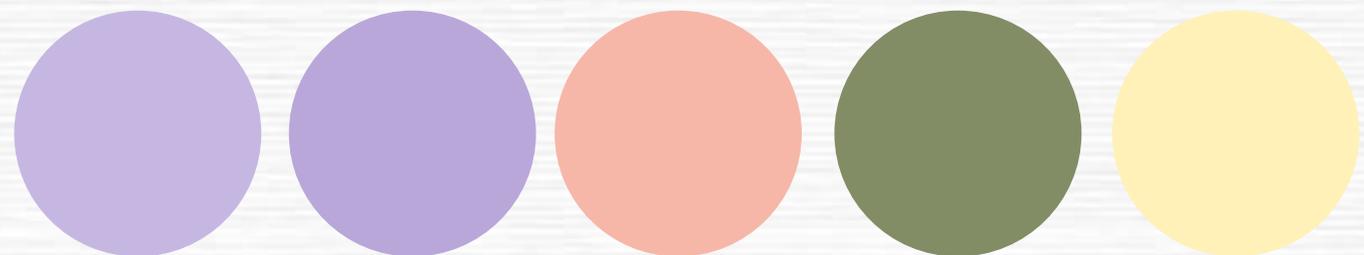
SPRING



SPRING *Flowers*

- Petunias
- Pansy
- Gerbera
- Clematics
- Geranium
- Primula
- Tulip

This palette features soft pastel tones inspired by early spring blooms. Lavender, light pink, and pale yellow evoke a gentle, fresh floral mood. The soft greens bring a sense of renewal, while the peachy tones add warmth and softness.



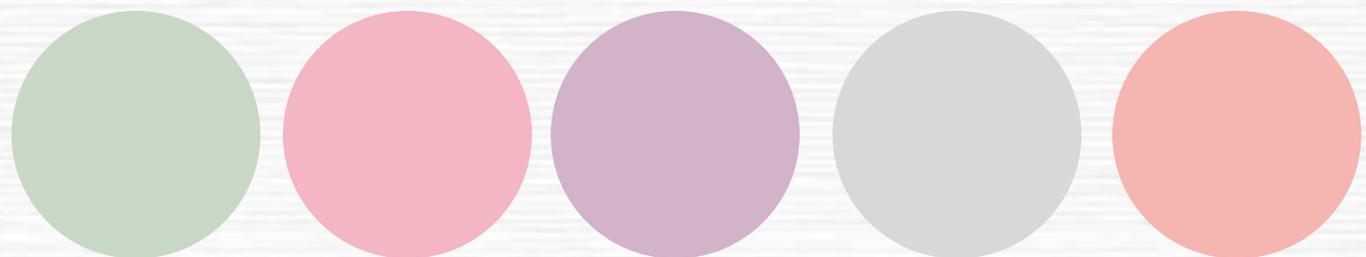
AUTUMN



AUTUMN *Flowers*

- Maple
- Impatience
- Coleus
- Daisy
- Lillies
- Tulip

This palette is inspired by autumn's rich and warm colors. Muted shades of red, peach, and purple reflect the changing leaves, while soft greens evoke the fading remnants of summer. Light blues and pale yellows bring balance, creating a serene, earthy feel.



WINTER



WINTER *Flowers*

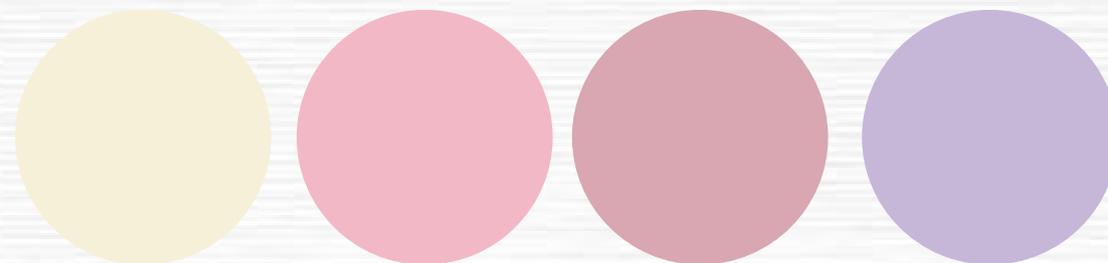
Daisy

Geranium

Camelias

Tulip

This palette is inspired by calm winter florals and soft seasonal light. Cool lavender, muted blush, and gentle greys create a quiet, elegant atmosphere. Pale neutrals add freshness and balance, while soft green tones hint at life beneath the winter frost, giving the palette a serene and refined feel.







*IT'S NOT JUST A HOME IN NATURE.
IT'S A HOME WITHIN NATURE.*

*The interior renderings are subject to change.



* Designs are subject to alteration.



MASTER PLAN

● Villas

◆ The masterplan is subject to change.





Maple Villa

INDIA'S FIRST GARDEN-CENTRIC BRANDED RESIDENCES

At Clemora Estate the garden is not an afterthought, it is the heart of our design. India's first branded residences built around gardens celebrate nature at every step. Each home is surrounded by layered green zones: flowering borders, fruiting trees, shaded nooks, and hidden gems that offer moments of quiet discovery.

Our legacy in creating India's finest landscapes means you inherit more than a home. You inherit a living garden legacy.

FLOOR PLANS

Villa: Maple

Entry floor plan



| SPACE AREA | (SQ. FT.) |
|-------------------|-----------|
| Entrance Foyer | 192 |
| Guest Bedroom | 268 |
| Driver's Room | 127 |
| Living and Dining | 485 |
| Kitchen | 136 |

Lower floor plan



| SPACE AREA | (SQ. FT.) |
|------------------------|-----------|
| Family Lounge Area | 290 |
| Bedroom 2 | 263 |
| Dressing & Toilet Area | 142 |
| Master Bedroom | 263 |
| Dressing & Toilet Area | 170 |



* Designs are subject to alteration.

*The interior renderings are subject to change.



BEDROOM

A contemporary-style bedroom crafted to offer ultimate relaxation, calmness, and comfort. Its modern design blends simplicity with elegance, creating a tranquil retreat with soothing tones, cozy furnishings, and a serene ambiance. This space invites you to unwind and recharge in comfort and style, perfect for a peaceful experience.





BALCONY VIEW

Experience ultimate tranquility in a contemporary bedroom overlooking the serene valleys and majestic mountains of Tehri, Uttarakhand. Wake up to breathtaking balcony views.

*The interior renderings are subject to change.

*The interior renderings are subject to change.

A contemporary bedroom offering relaxation and comfort, paired with a serene balcony view. Unwind as you soak in the natural beauty or enjoy cozy evening bonfires, creating the perfect setting for tranquility and cherished moments.





* Designs are subject to alteration.





Villa Types

Camellias, Azaleas, Mangolia

Our villas are crafted into refined country-style homes, with every corner reflecting simplicity, elegance and thoughtful comfort. Each villa offers a well-planned three-bedroom layout, with carefully proportioned interiors that create warm, livable spaces designed for ease, flow, and everyday retreat. The private gardens are equally intentional, framed by evergreen shrubs with lush foliage and accented by fragrant rose blooms. Designed to feel timeless and welcoming, these green sanctuaries extend the living spaces outdoors, offering a quiet connection to nature.



* Designs are subject to alteration.



FLOOR PLANS

Villas: Camellias, Azaleas, Mangolia



Entry Level Plan

UPPER LEVEL(BUILT-UP AREA: 174.32 SQ. M.: 1876.36 SQ. FT.)
 LOWER LEVEL(BUILT-UP AREA: 124.00 SQ. M.: 1334.76 SQ. FT.)

(BOTH FLOOR TOTAL BUILT-UP AREA IN SQ.M. : 298.32 SQ. M.)
 (BOTH FLOOR TOTAL BUILT-UP AREA IN SQ.FT. : 3211.13 SQ. FT.)
 FOOT PRINT IN SQ. M. : 206.89 SQ.M.FOOT PRINT IN SQ. FT. : 2227.04 SQ.FT

Lower Level Plan



ADDITIONAL FLOOR PLANS

Villas: Wisteria, Geranium, Begonia



First floor Plan



Entry Level Plan



Second floor Plan

GF(BUILT-UP AREA: 15.59 SQ. M.: 167.83. SQ. FT.)
 FF(BUILT-UP AREA: 166.60 SQ. M.: 1793.32 SQ. FT.)
 SF(BUILT-UP AREA: 152.61 SQ. M.: 1642.69 SQ. FT.)

(TOTAL BUILT-UP AREA IN SQ.M : 334.81 SQ. M.)
 (TOTAL BUILT-UP AREA IN SQ.FT : 3603.85 SQ. FT.)
 FOOT PRINT IN SQ. M. : 244.21 SQ.M.FOOT PRINT IN SQ. FT. : 2628.71 SQ.FT.

04

SPECIFICATION

| MASTER BEDROOM | |
|---------------------|---|
| Flooring | Wooden Flooring |
| Walls | Texture paint & fabric |
| Other | Walk-in wardrobe with dressing area, Adjacent patio |
| BEDROOM-2 | |
| Flooring | Wooden Flooring |
| Walls | Texture paint & fabric |
| Other | Walk-in wardrobe with dressing area, Study area, Adjacent patio |
| GUEST BEDROOM | |
| Flooring | Wooden Flooring |
| Walls | Texture paint & fabric |
| Ceiling | POP false ceiling with Acrylic Emulsion Paint |
| Other | Walk-in wardrobe |
| KITCHEN | |
| Flooring | Imported tile |
| Walls | Vitrified Tiles/ Ceramic Acrylic Emulsion Paint |
| Ceiling | POP false ceiling with Arcylic Emulsion Paint |
| Fittings / Fixtures | Modular Kitchen |
| Others | Provision for treated water supply |

| BATHROOM | |
|--|--|
| Flooring | Imported stone |
| Walls | Imported stone & Texture paint |
| Counter | Imported Marble/Granite counters with wash basins |
| Fittings / Fixtures | Premium brands sanitary bathroom fittings, and glass shower enclosures |
| Others | Paper Holders, Towel rods & Towel rings |
| GREAT ROOM | |
| Flooring | Wooden Flooring |
| Ceiling | Double Height ceiling |
| Others | Fire place, Valley view |
| OUTDOOR PATIO | |
| CONSERVATORY WITH BAR | |
| OUTDOOR FIRE PLACE | |
| ELECTRICAL FIXTURES & FITTINGS | |
| Premium modular switches & sockets, copper wiring, chandeliers, wall lights, etc. Energy efficient LED ceiling lights and exhaust fans. | |



Nature-Rooted Design -

At Clemora, design begins with the land. Biophilic architecture blurs the line between indoors and outdoors, while earth-first practices and sustainable materials ensure our homes sit gently within their natural surroundings, enhancing both comfort and environmental responsibility.

Modern Heritage -

As a family-owned venture, Clemora carries forward intergenerational knowledge, values, and craftsmanship, thoughtfully reinterpreted through a modern lens to create homes with lasting meaning.



***Wellness & Restoration -***

At Clemora, wellness is woven into everyday living. From quiet walks and open landscapes to thoughtfully curated wellness experiences and retreats, the environment invites you to slow down, restore, and reconnect with yourself and nature.

Culture & Community -

At Clemora, culture is lived and shared. From artist residencies and creative retreats to locally rooted experiences, we want to foster a sense of community while supporting artisans, makers, and small businesses that reflect the spirit of the region.







05

ABOUT THE VILLAS

- ◆ Each villa features renewable solar energy and a modern design.
- ◆ Exclusive amenities include an outdoor gazebo, flower garden, and a BBQ dining area.
- ◆ Energy-efficient appliances, sustainable materials, 24/7 security, and low utility bills provide added value for investors and renters.
- ◆ Villa interiors are customizable based on select design options, curated by our team.

- ◆ Size:-Differ in sizes 3,000+ sq. ft.
(Please Check Villa Specifications for Exact Details)
- ◆ Location:-Tehri, Tehri Garhwal
- ◆ Private Garden
- ◆ Luxurious and well-equipped
- ◆ Fully appointed with premium amenities
- ◆ Outdoor Gazebo
- ◆ Flower & Kitchen Garden
- ◆ 24/7 Security

Only certain parts run on solar energy.*



06

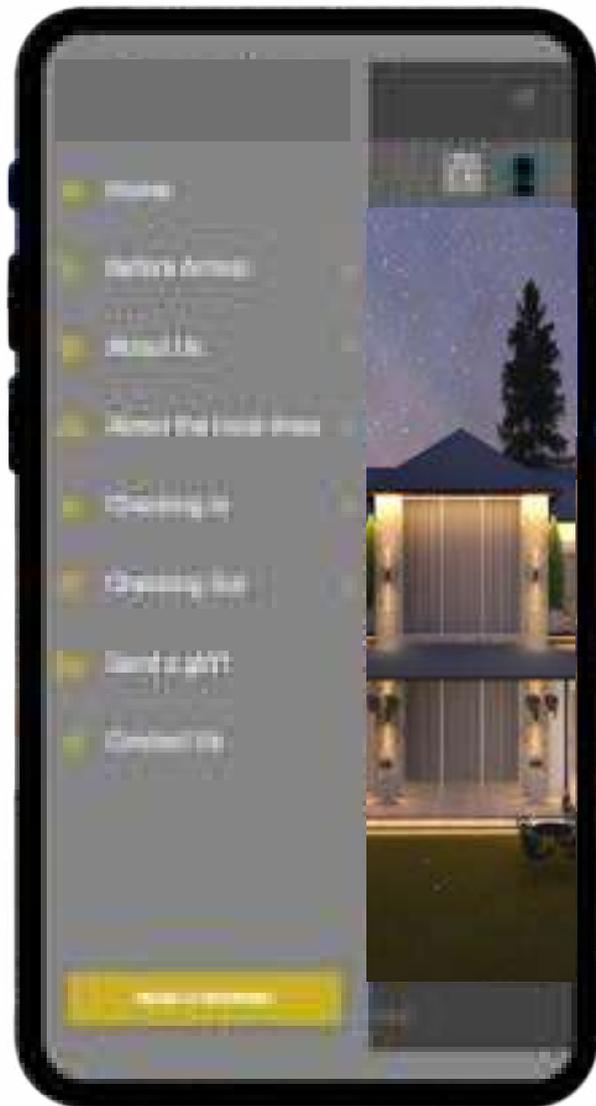
THE VILLA COMMUNITY ADVANTAGE

- ◆ Invest in a high-return, eco-friendly villa community with sustainability at the core of the design.
- ◆ Our flexible rental programs, modern amenities, and high-end villa designs offer strong ROI potential to real estate investors.
- ◆ The resort residency follows a thoughtfully structured revenue-sharing model, managed by Botanix Residences, while offering residents exclusive privileges and discounted stays at Botanix properties across India.
- ◆ Our common maintenance, landscaping, and infrastructure management will allow you to focus on living well, rather than managing a standalone property.
- ◆ Enjoy the independence of your own villa while benefiting from controlled access, on-ground staff, and a well-managed environment that ensures safety, upkeep, and tranquility.

07

APPLICATION INTERFACE FOR CLEMORA ESTATE

The app offers secure login, intuitive booking, detailed property selection, transparent pricing, and easy payment. Users get instant support, booking notifications, and personalized deals, all within a user-friendly, minimalist interface for a seamless and hassle-free experience.





clemora estate

SCHEDULE A VISIT TO EXPERIENCE THE BREATH TAKING BEAUTY OF CLEMORA ESTATE.

For pricing, customization and booking details, contact us at

Email- marketing@botanix.in

Call- +91-99585 77495 | +91-92114 45428

Visit us at www.clemoraestate.in | www.botanixresidences.com

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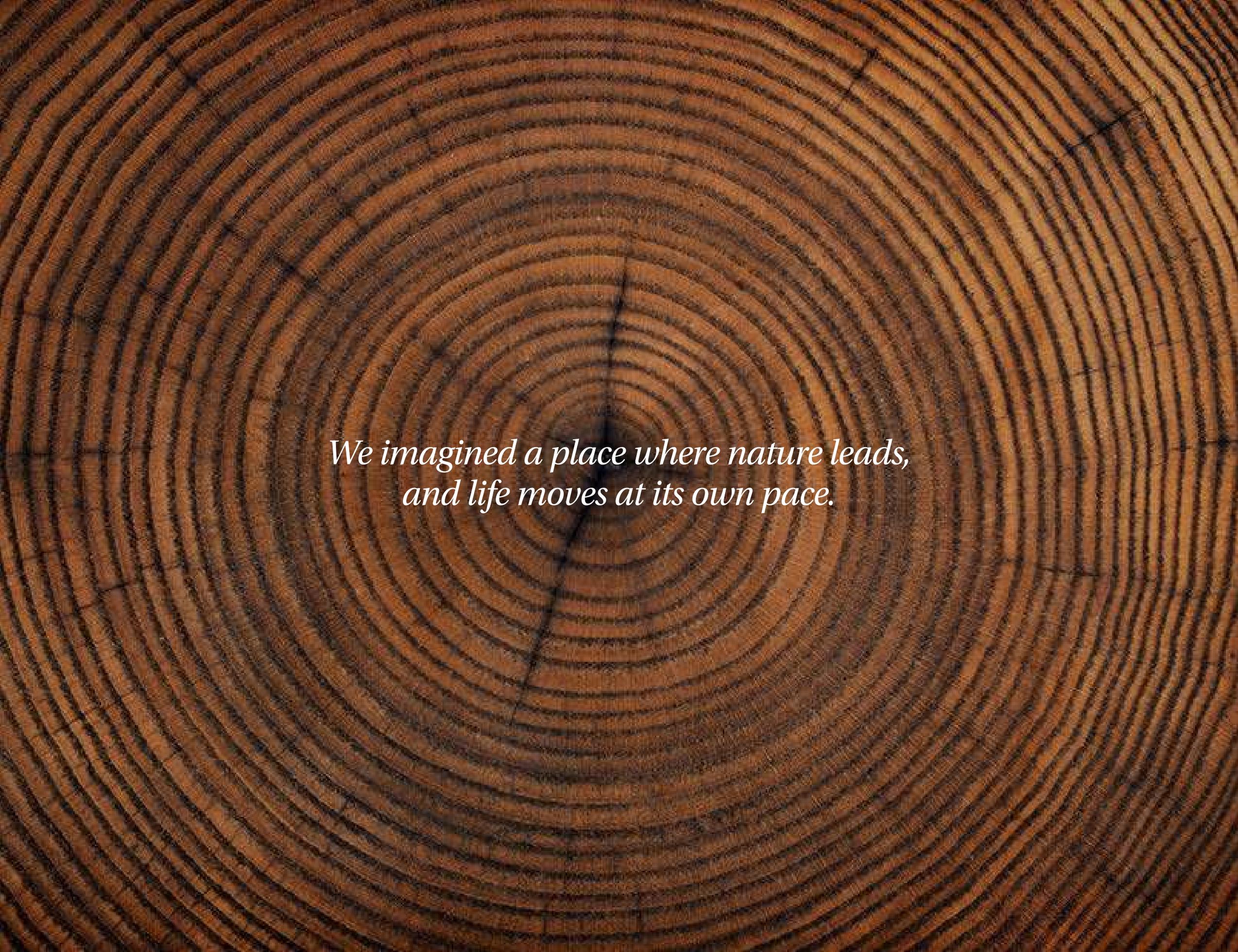


Company Name: Fertile Greens Venture

Site Address: Tehri Garhwal, Uttarakhand.

Corporate Office Address: **Unit # 602A – 6th Floor, Global Foyer,
Sector 43, Golf Course Road, Gurugram – 122002.

Contact us: +91-99585 77495, www.clemoraestate.in



*We imagined a place where nature leads,
and life moves at its own pace.*

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THE NEW TEHRI PROMISE

*Leave the hustle behind.
Find peace in the tranquil surroundings
of New Tehri, Uttarakhand.*

For more information, contact us

Email- marketing@botanix.in Call- [+91-99585 77495](tel:+91-9958577495) | [+91-92114 45428](tel:+91-9211445428)

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