

FAQs – Terra Grande

1. Why choose Terra Grande by Eldeco?

Eldeco, with over 35 years of experience, has a proven track record of delivering more than 200 projects. Throughout its history, Eldeco has been committed to timely delivery, earning the trust of more than 30,000 satisfied customers. This legacy of excellence seamlessly extends to Terra Grande as well. Our unwavering commitment to delivering quality products at exotic locations aligns perfectly with the alternate lifestyles of our valued customers.

2. What is the site located?

The site is located at Sirmaur, near Kasauli.

3. What is the appreciation potential of this kind of property?

Terra Grande aims to set a benchmark for luxury living in the hills. With only 80 villas, we anticipate a limited supply in this mountainous setting. Villas once sold out, won't be available for resale, potentially leading to an appreciation in property value.

4. What is the expected rental income?

At Terra Grande, we recognize the value that a luxury property holds as a generator of investment opportunities and a smart source of secondary income. If you wish to rent out your property, we strive to assist you with all relevant resources. We have also partnered with leading villa rental companies to facilitate smooth rental transactions for villa owners.

5. Who are the consultants for this project?

Our project features renowned consultants, including Studio Lotus for architectural excellence, Roha for landscape planning, and Desman for construction efficiency.

Previous works of Studio Lotus include Krushi Bhawan (Institutional), Max House in Okhla, Earth and Glass House, the Quadrant House, etc. Further, Roha has been involved with the planning of Aiyar Residence, Ghitorni Farmhouse in New Delhi, Manesar Farmhouses in Haryana, Mahindra Happinest Housing in Mumbai, etc.

6. What is the electrical load rating provided for this villa?

Villas have electrical load ratings ranging from 12 KW to 20 KW, with exact specifications available upon request.

7. What about power backup?

Each villa is equipped with a 6 KW power backup system, designed with approximately 50 percent diversity.

8. What are the construction specifications of the villa?

Detailed structural specifications are available upon request.

9. How will a non-Himachali person be able to own land there? Are there any formalities?

Terra Grande has obtained Section 118 approval under the Himachal Pradesh Tenancy Act, allowing non-Himachali residents to purchase up to 500 square meters of land. Further, at the time of the sale deed, we will facilitate new Section 118 approval in the name of the customer.

10. What are the safety precautions taken to prevent landslides?

To prevent landslides, Terra Grande complies with Seismic Zone 4 regulations. These will be earthquake-resistant structures. We also maintain rigorous structural stability standards and quality checks to ensure no landslides occur.

11. What are the water supply arrangements at the villa?

Water supply to the villas is sourced from borewells.

12. What services can I avail at the club?

We have services like a luxurious spa, infinity pool, walking trails, medical center, play courts, convenience shopping, kid's play area, library, and fitness center.

13. Is fencing provided or allowed in private greens?

Yes, fencing is allowed in private green areas.

14. Are you offering fully furnished options to customers? If yes, who is designing them?

While fully furnished is not included in our offer, we have collaborated with Studio Lotus, our principal architect, to provide details of luxury furnishing and soft furnishing mood boards that customers can explore and choose to implement at their discretion.

15. What are the additional charges involved?

- Club Membership costs ₹5 lakhs.
- Monthly subscription of ₹9000.
- IFMS is priced at ₹3.5 lakhs per unit.
- CAMP charges are ₹6.15 of the built-up area, which is subject to change if private greens are maintained by the facility.



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GRANDE**

SIRMAUR, NEAR KASAU LI

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16. Where are the water storage tanks located?

Water will be stored and supplied through main storage tank to all the villas and common areas.

17. Is there an STP facility?

Yes, Terra Grande includes a Sewage Treatment Plant (STP).

18. Will Terra Grande maintain the Approach PWD Road?

Yes, Terra Grande will ensure cleanliness and address any necessary patchwork on the Approach PWD Road up to the site.

19. What will be the height of fencing from the forest area? What precautions are taken to ensure safety from intruders or wild animals?

A 6 foot chain link fencing surrounds the project boundary to keep you protected and safe at all times.

20. Will the property be CCTV-enabled? Will every owner be provided with CCTV surveillance to keep guard on their home when they're away?

Resident safety will be ensured through our two-tier security system comprising manned security guards at the main gate and technology-based access. CCTV surveillance is available in the common area. Further, villa owners can install their own CCTV systems for extra security.

21. Can a villa owner change the façade or make any internal changes in the current layout or 5 years down the line? Will Eldeco help them with modifications if informed at the initial stage of purchase?

Structural and external façade changes are strictly prohibited. However, interior modifications can be made after villa possession. Eldeco will only adhere to the original villa plan.

22. Who will maintain the private green areas and pool if there are no residents? If the villa is vacant for 11 months, who will maintain the orchards and lawns?

Terra Grande will be responsible for maintaining gardens and pool areas even when villas are vacant, catering to the concept of vacation homes.



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23. Do you provide additional facility management services, so that our private spaces are maintained too?

Facility management services like electricians, plumbers, carpenters, and more will be available to you.

24. Will there be a kids' play area or dedicated areas for pets?

A kids' play area is located near the clubhouse and the entire property is pet-friendly.

25. What about parking?

Each estate villa comes with two parking slots, over and above we have dedicated spaces for visitor parking.

26. Can villa parking be covered with soft construction by the owner or Terra Grande?

No, covered parking construction will not be allowed as it will impact the villa's front elevation and facade.