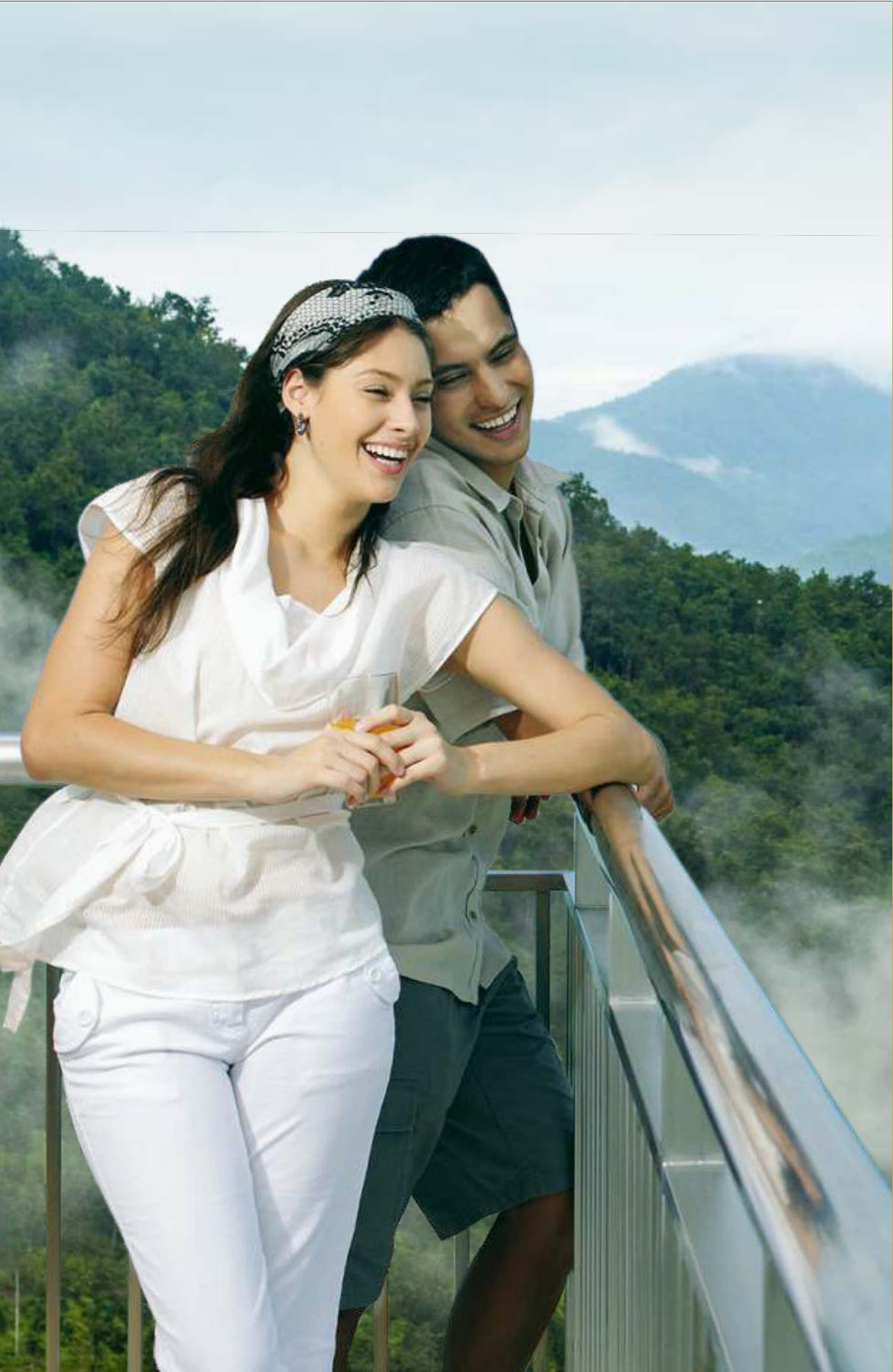




Chester Hills



LIVING IN THE HILLS

JOURNEY... FILLED WITH UNEXPECTED MIRACLES.

City life is filled with pollution, chaos and never ending race of acquiring the best. On the contrary, hill side living gives you an opportunity to surround yourself with the abundant gifts of the nature. Pretty soon you'll notice how slowing down awakens the senses. At first light: a new day's promise-earthy, cool, and sweet aura will rejuvenate your soul. From your balcony you will experience dusk adorning the hills beyond, April's colors distinct from December's. Be it your first time or your fiftieth, you know you'll be back to soak yourself in the pool of nature.



 ABOUT SOLAN

THE NEW URBAN HEARTBEAT OF PROSPEROUS HIMACHAL.

Solan has emerged as the most prominent district of Himachal Pradesh serving as a gateway to popular hill stations around. It has developed into an industrial town with fast paced commercialization and induced the need of urbanization. Solan, being the nearest hub and central point to various adjoining Universities like Shoolini, LR Institute, Green Hills Engineering College, Jaypee University, YS Parmar University of Horticulture & Forestry and adjacent to St. Lukes High School, makes it most favorable to residential developments. Construction of Shimla-Chandigarh Expressway has reduced the distance to the "Mushroom Capital of India" and beautified the journey across hills.





AN INTIMATE REFUGE
WITH A RELAXED
& EFFORTLESS
NEW AGE LIFESTYLE.





Mathan

Salogra

Gatti

CHAMBAOHAT

To Shimla



Chester Hills

Jabli

Mohan Park

Hotel Ambusha

Bharat Petroleum

PWD Rest House

St. Lukes Senior Secondary School

Old Bus Stand

New Bus Stand

DC Office

Mall Road

Railway Station

Ram Bazar

Bhali

Kailar

Genius Global Playschool

Kiyar

Pine Hills Eco Camps

SOLAN

Dehun Ghat

To Chandigarh

Dabli

Neovedic Resort

Khali

Nagali

Shamti

Barog

Durga Public School

KUMARHATTI

To Nahan

Dagshai Public School

Centarosa Resort

Jatoli

Kiarad

Manav Bharti University

KTS Public School



ECO FRIENDLY FEATURES

WHEN WE ALL HEAL THE EARTH, WE HEAL OURSELVES.

LED LIGHTS

LEDs have swept the conventional lighting because of its extended lifespan, reduced energy consumption and lower maintenance requirements. Keeping in view the utility we have used the latest LED lighting ensuring energy efficiency.

LOW VOC PAINT

Volatile organic compounds (VOCs) are a health hazard and environmental contaminant. The low VOC content in our paints offers a safer, environmentally-friendlier alternative in all the homes. The interiors also allow cross ventilation and natural day lighting for better air flow and brighter homes, while reducing energy usage.

WATER EFFICIENT FITTINGS

All sanitary wares and plumbing fittings (except in the kitchen) such as the water closet, basin tap, shower head, hand bidet, mixer for long bath and rain shower facilitate the reduction of water flow rate, indirectly reducing water usage.

RAINWATER HARVESTING

Rainwater is collected and channeled via a rainwater downpipe and stored in a concealed tank within the compound. This can be reused for outdoor purposes, such as watering plants and washing, indirectly helping to reduce water consumption.





GREEN FEATURES

LOVE OF NATURE IS A COMMON LANGUAGE THAT TRANSCENDS ALL BOUNDARIES.

LANDSCAPED PARK

Landscaped Park displays sculptures built with recycled materials and a garden maze, becoming an avenue for the symbol of the eco arts, and a source of inspiration to the residents towards mother earth.

LUSH BACKGROUND FOREST

In the background stands a lush, emerald forest, nature's "air conditioner" that carries a cooling, gentle breeze from the nearby hill, providing a flourishing habitat for a variety of flora & fauna.

MEDITATION PARK

Meditation Park features a beautiful landscaped retention pond with a small pergola built over the water and soothing water fountain, allowing residents to truly luxuriate in the tranquil setting. Healthy and holistic living is encouraged at this venue that is complemented with a Yoga circle and exercise stations.

MASTER PLAN



Gated Community

Adequate water supply

24x7 Security

Ground coverage - less than 30%

LED lights for lower power consumption

Intercom facility

CCTV for pathways, lifts, parking, parks

Lifts In all the blocks

Power Backup for basic Facilities i.e. pathways, lifts, parking and one light in each flat STP/WTP









HOMES DESIGNED WITH EXQUISITE ELEGANCE.

Chester Hills has spacious interiors that will give you ample space to grow and thrive in. Well-designed double storey homes incorporate thoughtful interior planning including bedrooms and a walk-in wardrobe, and quality finishes so that you have the space to dictate what you want. Thanks to the ingenious interior planning and quality finishes, our tastefully designed homes exude a hill architecture theme, providing the ideal haven for you and your family to luxuriate in.





EXCLUSIVITY & PRIVACY IN A LUSH UNDULATING TERRAIN

Chester Hills has spacious interiors that will give you ample space to grow and thrive in. Well-designed double storey homes incorporate thoughtful interior planning including bedrooms and a walk-in wardrobe, and quality finishes so that you have the space to dictate what you want. Thanks to the ingenious interior planning and quality finishes, our tastefully designed homes exude a hill architecture theme, providing the ideal haven for you and your family to luxuriate in.

- > Gold Class Movie Theatre
- > Table Tennis
- > Well Stocked Library
- > Games & Card Room
- > Well Equipped Gymnasium
- > Spa & Jacuzzi for Family
- > Meeting / Function & Party Hall
- > Kiddies Splash Pool
- > Multi Cuisine Dining
- > Meditation Center
- > Yoga Center
- > Daily Need Shop



Gold Class Movie Theatre



Multi Cuisine Dining



Well Equipped Gymnasium



Kids Play Area



Spa & Jacuzzi for Family



Table Tennis

BLOCK 3 - FLAT 1

Covered Area - 820.75 sq.ft.
Balcony Area - 77.25 sq.ft.
Super Area - 1020.49 sq.ft.



BLOCK 4 - FLAT 3 (Level - I)

Covered Area - 1204.73 sq.ft.
Balcony Area - 143.90 sq.ft.
Super Area - 1491.1858 sq.ft.



BLOCK 4 - FLAT 3 (Level II)

Covered Area - 1204.73 sq.ft.
Balcony Area - 143.90 sq.ft.
Super Area - 1491.1858 sq.ft.



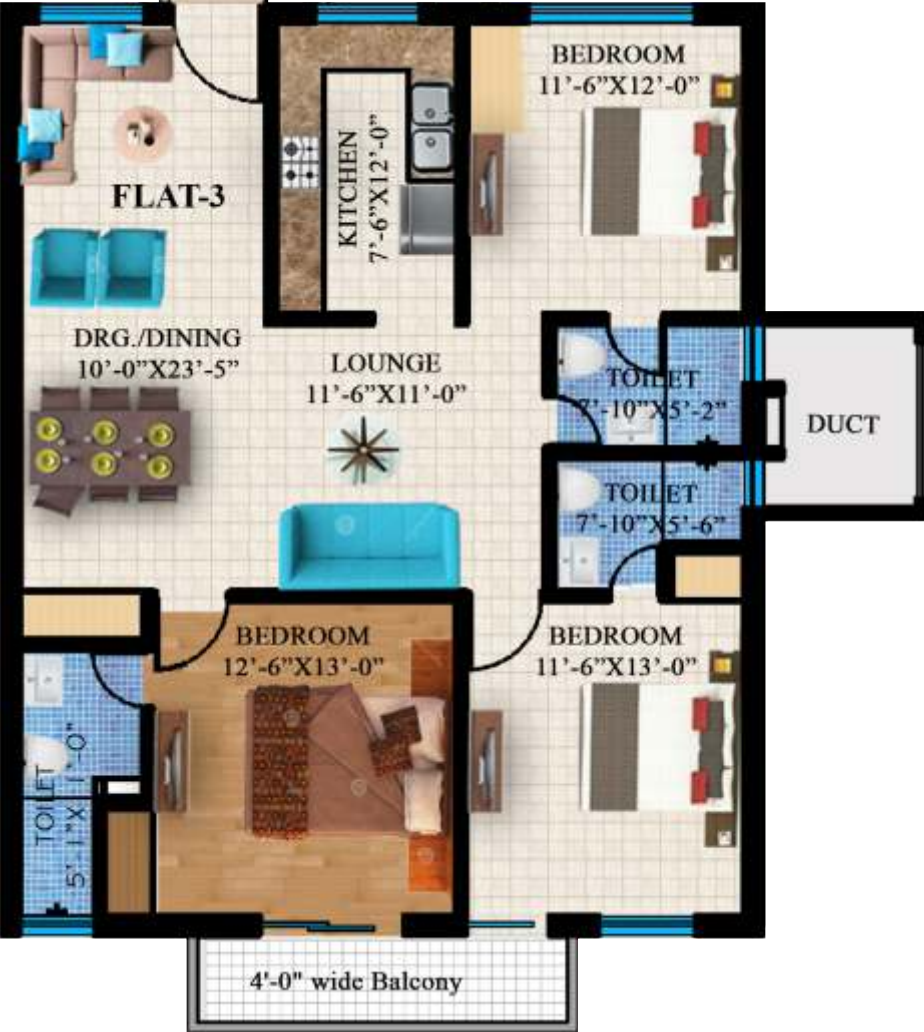
BLOCK 5 - FLAT 1 & 5

Covered Area - 1170.81 sq.ft.
Balcony Area - 153.70 sq.ft.
Super Area - 1586.6 sq.ft.



BLOCK 5 - FLAT 3

Covered Area - 1175.50 sq.ft.
Balcony Area - 64 sq.ft.
Super Area - 1501.59 sq.ft.



BLOCK 5 - FLAT 2

Covered Area - 1239.40 sq.ft.
Balcony Area - 64 sq.ft.
Super Area - 1565.50 sq.ft.



BLOCK 6 - FLAT 1 & 5

Covered Area - 1119.426 sq.ft.
Balcony Area - 126.75 sq.ft.
Super Area - 1511.32 sq.ft.



BLOCK 6 - FLAT 2

Covered Area - 1208.96 sq.ft.
Balcony Area - 56.50 sq.ft.
Super Area - 1530.69 sq.ft.



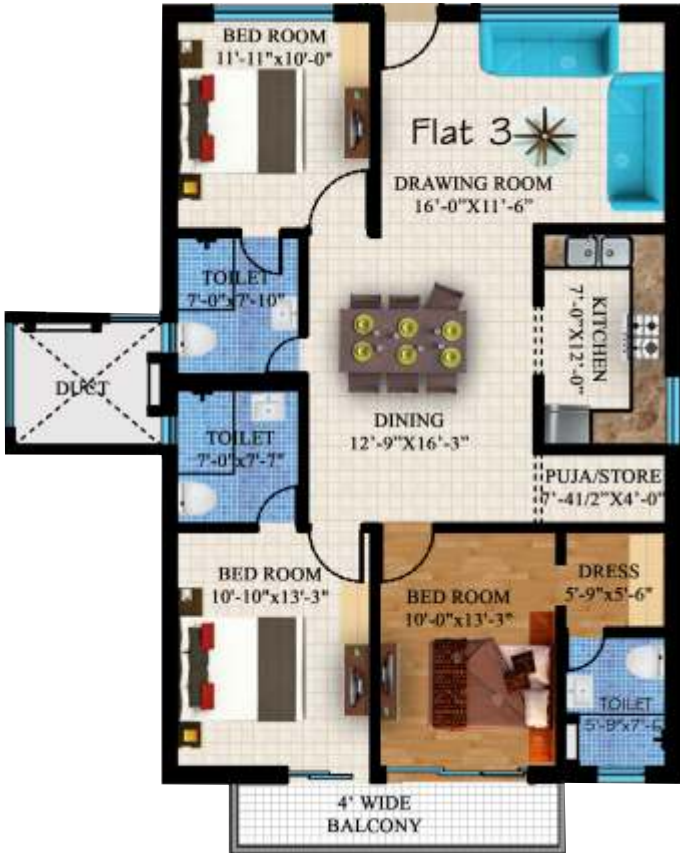
BLOCK 6 - FLAT 4

Covered Area - 1212.665 sq.ft.
Balcony Area - 56.50 sq.ft.
Super Area - 1534.31 sq.ft.



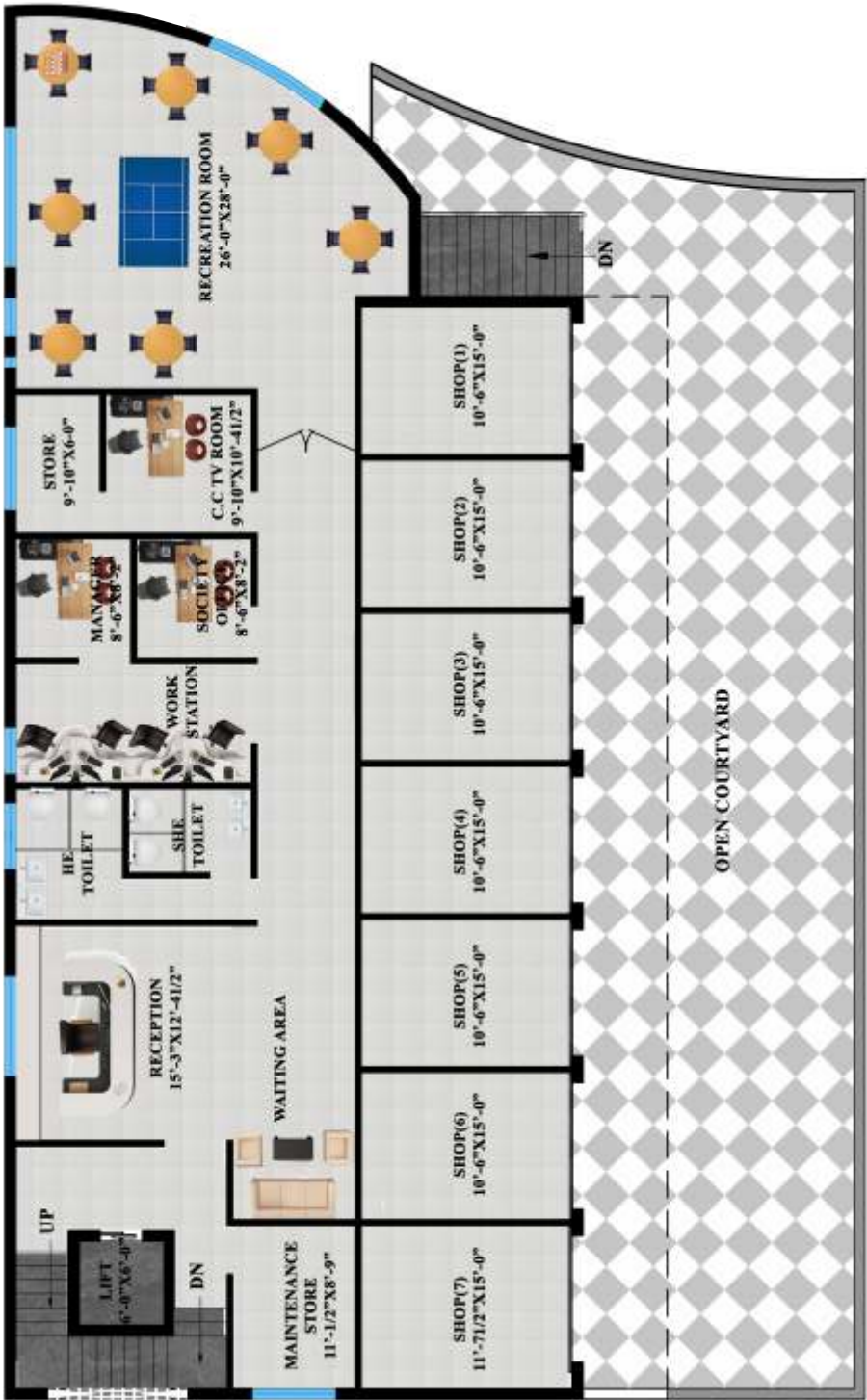
BLOCK 6 - FLAT 3

Covered Area - 1226.92 sq.ft.
Balcony Area - 75 sq.ft.
Super Area - 1566.44 sq.ft.



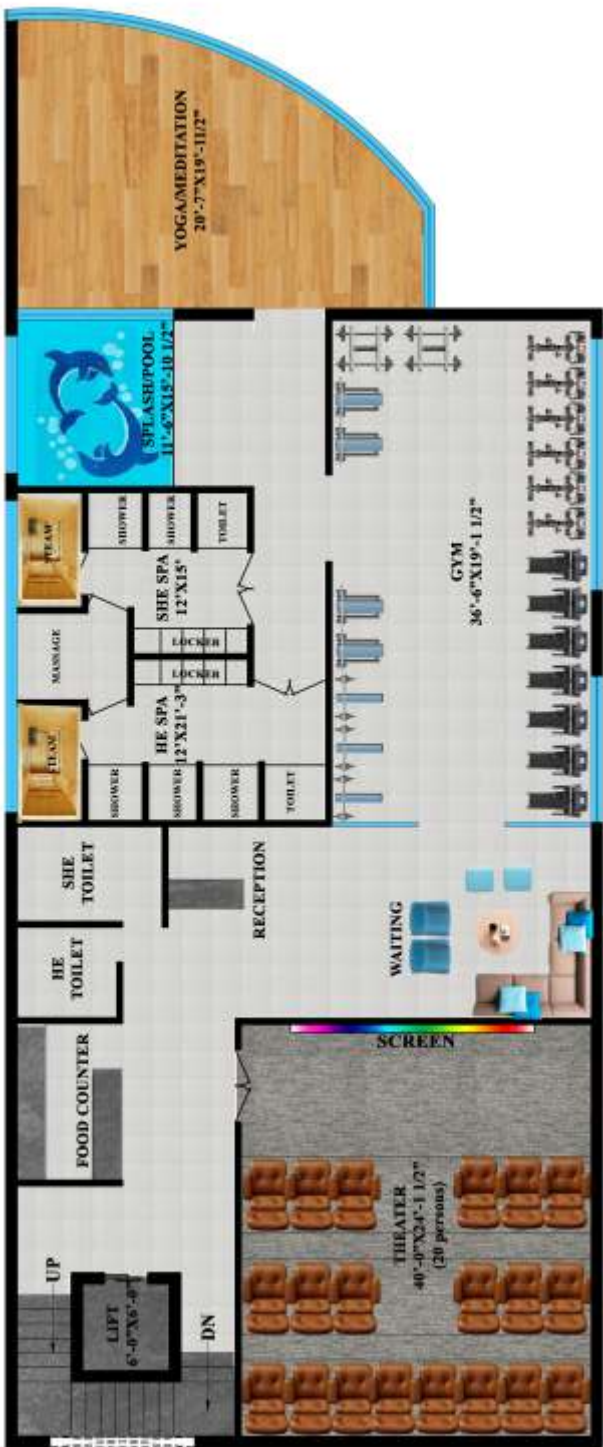
CLUB HOUSE

First Floor



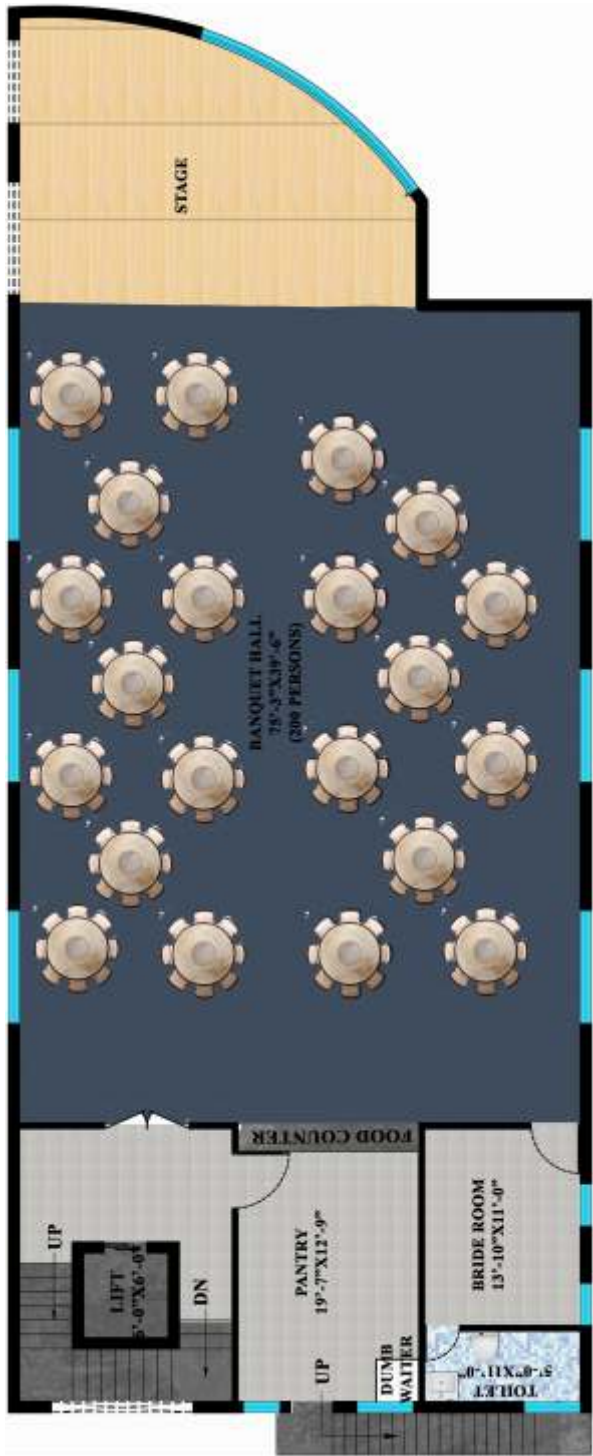
CLUB HOUSE

Second Floor



CLUB HOUSE

Third Floor



CLUB HOUSE

Fourth Floor



TECHNICAL SPECIFICATIONS

Living/Dining Room	Flooring & skirting :	Premium vitrified Tiles
	Wall Finish :	Emulsion/OBD paint
	Ceiling :	False ceiling
Bed Room	Flooring & skirting :	Premium vitrified Tiles
	Wall Finish :	Emulsion/OBD paint
	Ceiling :	Emulsion/OBD paint with Cornics (False ceiling only in master bed room)
	Wood work :	Wooden wardrobe in all bedrooms with Hettich/ Hafle fitting
Kitchen	Cabinets :	Modular kitchen with hettich/ hafle fittings.
	Flooring & skirting :	Premium vitrified Tiles
	Wall finish :	Emulsion/OBD paint, premium ceramic tiles up to 2 ft. above counter.
	Ceiling :	Emulsion/OBD paint.
	Counter :	Pre polish premium Granite
	Fittings :	CP fittings Jaquar/ cera/ parryware/ hindware or equivalent.
Doors & Windows	Internal Doors :	Wooden laminated flush doors
	Doors & windows :	UPVC with branded glass.
Balcony	Flooring & skirting:	Anti skid ceramic tiles
	Railing :	M S railing
	Wall & ceiling :	Weather proof Exterior paint

Toilet	Flooring & skirting:	Anti skit ceramic Tiles (Somany/ Marbito/ Ellegance/ Kajaria or equivalent)
	Wall Finish :	Anti skit ceramic Tiles (Somany/ Marbito/ Ellegance/ Kajaria or equivalent) up to door level.
	Fitting:	CP fittings – Jaquar/ cera/ parryware/hindware or equivalent.
	Chinaware:	Jaquar/cera/parryware/hindware or equivalent.
Common Passage & Staircase	Flooring & skirting:	Premium Granite/Marble/Tiles
	Wall finish & ceiling :	Emulsion/OBD paint
	Railing :	MS railing
	Lift wall :	Granite/ Tiles
Electricals	Provision for AC Internal cables for TV, telephone & Intercom facility Copper cables, switches & sockets	
Structure	Earth Quake Resistant RCC framed structure	
External finish	Apex exterior grade (asian) or equivalent	



The project Chester Hills is developed by the group of resourceful, reputed and visionary entrepreneurs and industrialists with a proven track record of successful endeavours. Megh Raj Garg, a prominent social personality and a successful industrialist with steel units in Himachal Pradesh, has been involved in real estate industry as an investor from a very long time. His son, Rohit Garg is young and passionate, actively working in the same field and assisting his father at every step.

Mr. Sudhesh and SudarshanSingla, Solan and Panchkula based businessmen, are prominent personalities in Himachal. From last 20 years, they are working in building material industry and are successful trade partners of some of the leading brands, such as building, sanitary and bath fittings.

Everyone in the group is passionate to deliver something unique and offer an experience of lifestyle living based on their industry knowledge and personal preferences.

Marketed by:



Madhyam.com

E-mail: info@madhyam.com

**DELHI | NOIDA | GURUGRAM | FARIDABAD | BHIWADI
CHANDIGARH | SOLAN | MEERUT | PATNA**

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