



Chester Hills
GATED RESIDENTIAL TOWNSHIP
THE MALL, SOLAN

Developed by N G Estates
Gaurav Bhawan, By Pass Road, Solan
Email: rohit@chesterhills.in

Corporate Office
SCO 829, 2nd floor, NAC Manimajra.

www.chesterhills.in
Call: 95176-22222



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Logo Golden Leaf

Chester Hills

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 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.



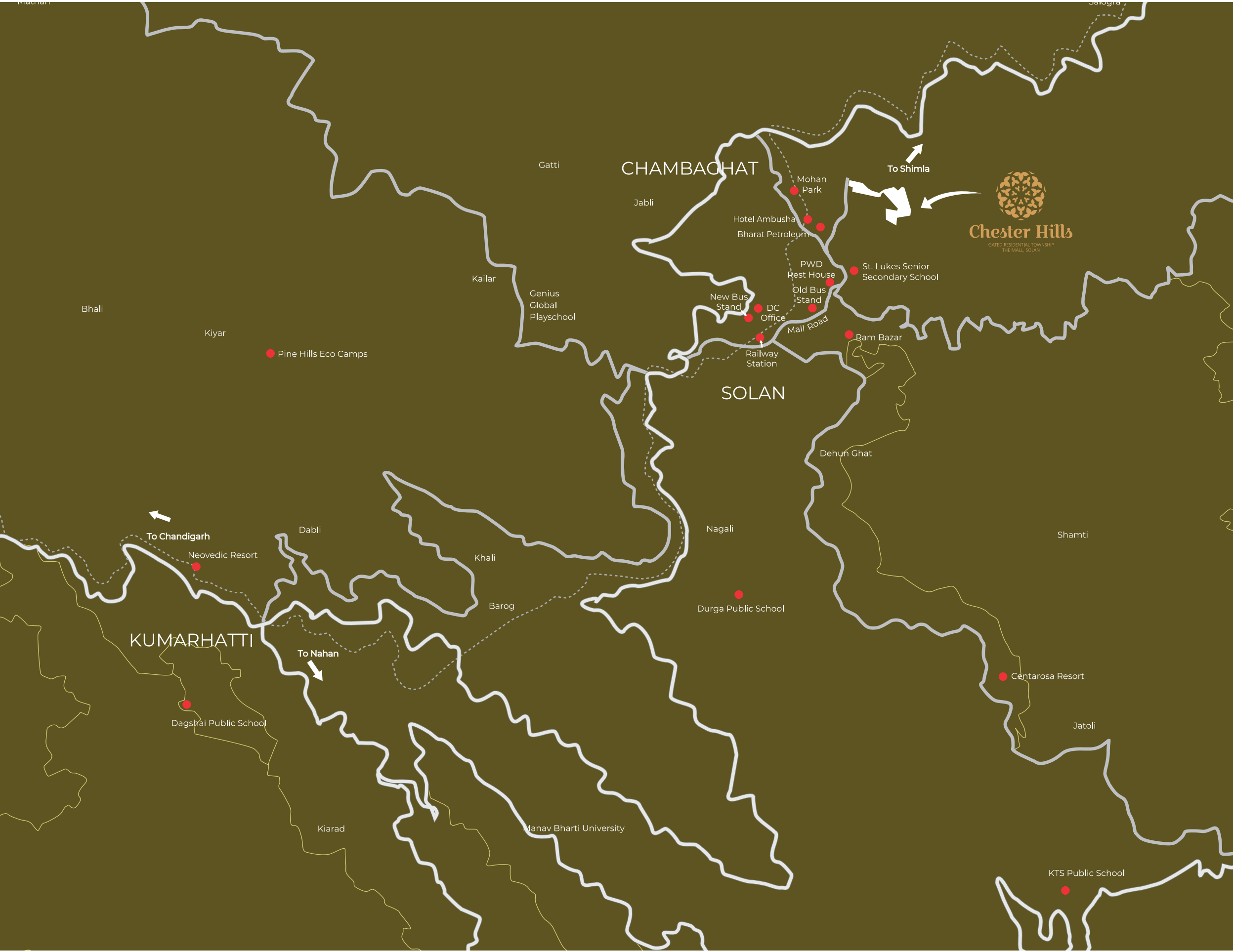
 ABOUT SOLAN

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 favourable 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.





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

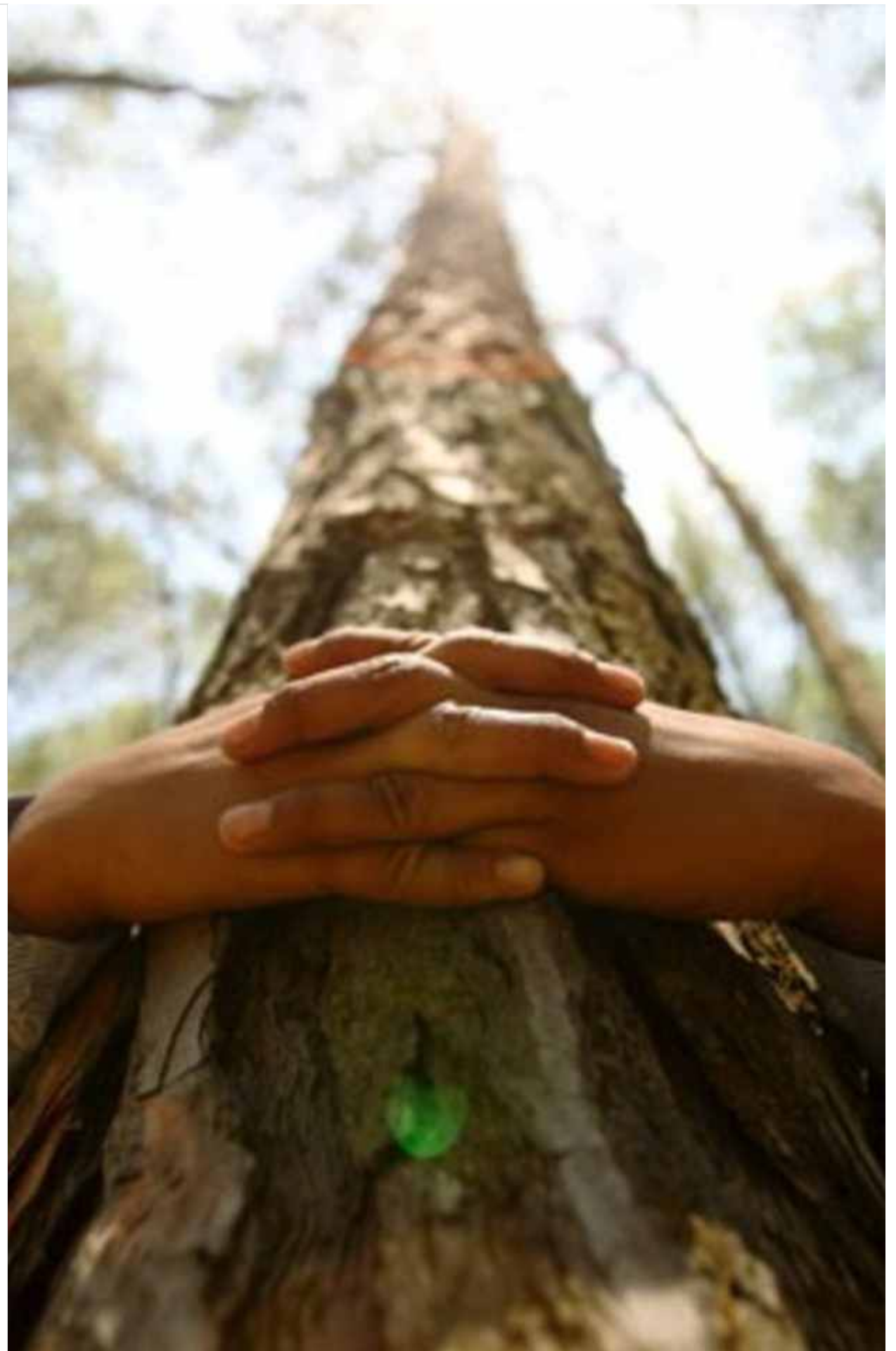
Volatile organic compounds (VOCs) are a health hazard and environmental contaminant. The low VOC content in our paints offers a safer, environment friendly alternative in all the homes. The interiors also allow cross ventilation and natural day lighting for better air flow and brighter homes, while reducing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





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.



Actual Sample Flat



Actual Sample Flat



Actual Sample Flat



Actual Sample Flat



CLUB HOUSE

EXCLUSIVITY & PRIVACY IN A LUSH UNDULATING TERRAIN

The community club is designed to be a place for families to indulge in wholesome, quality time together. A kick-about field and children's playground provides a safe and green environment for the kids to play around.

- > 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 - 1491.858 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.



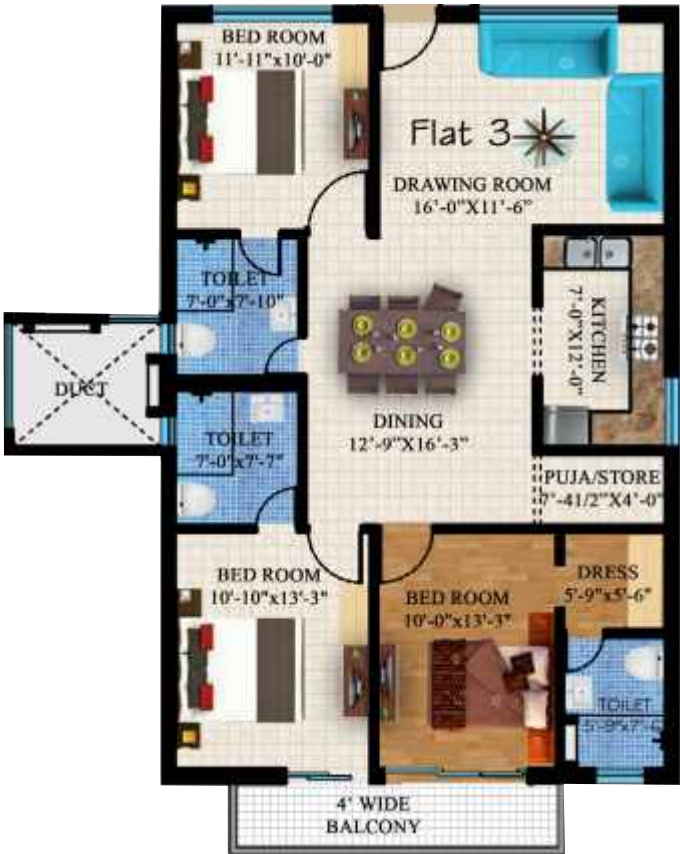
BLOCK 6 - FLAT 4

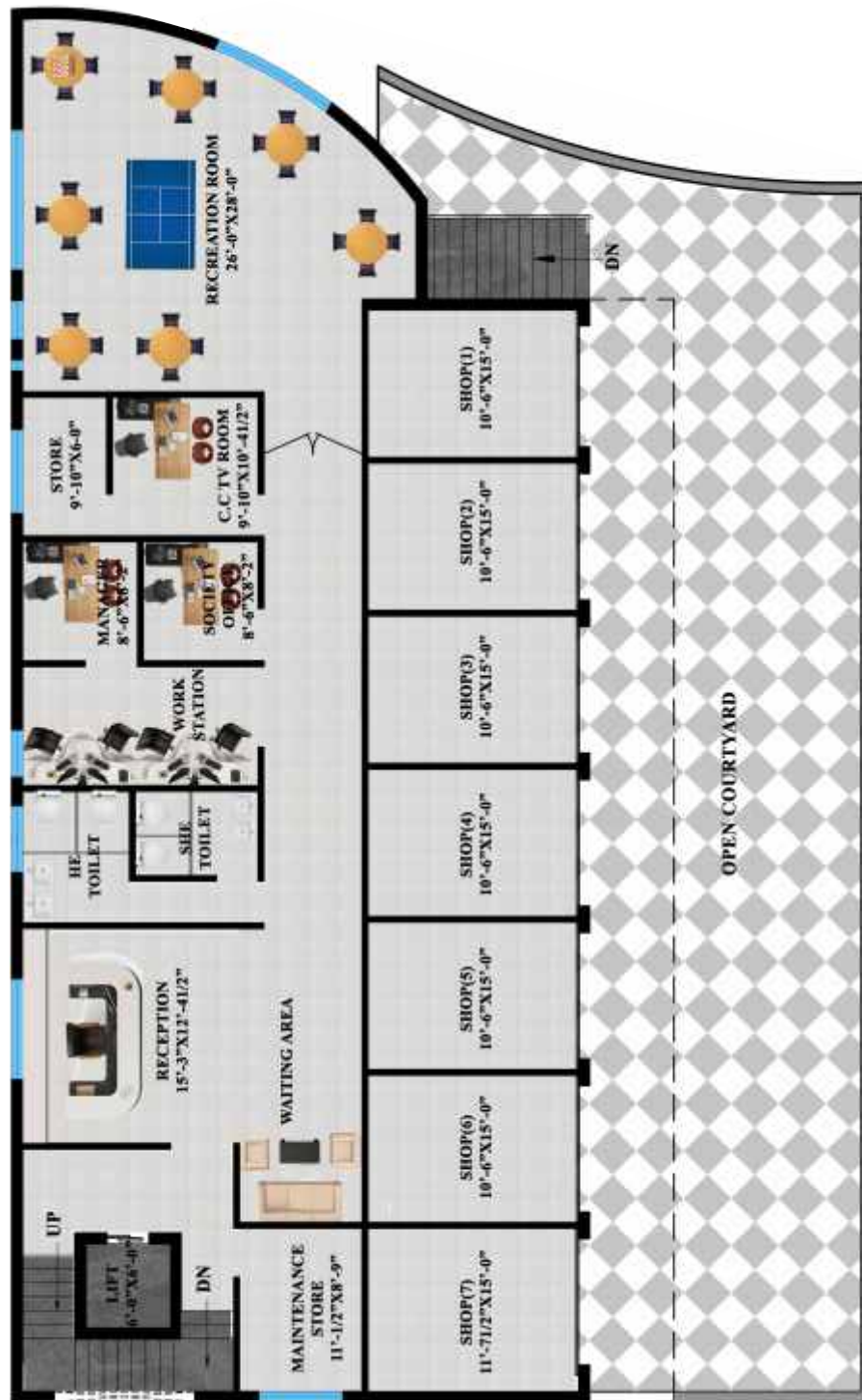
Covered Area - 1212.665 sq.ft.
Balcony Area - 56.50 sq.ft.
Super Area - 1534.31 sq.ft.



BLOCK 6 - FLAT 3

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





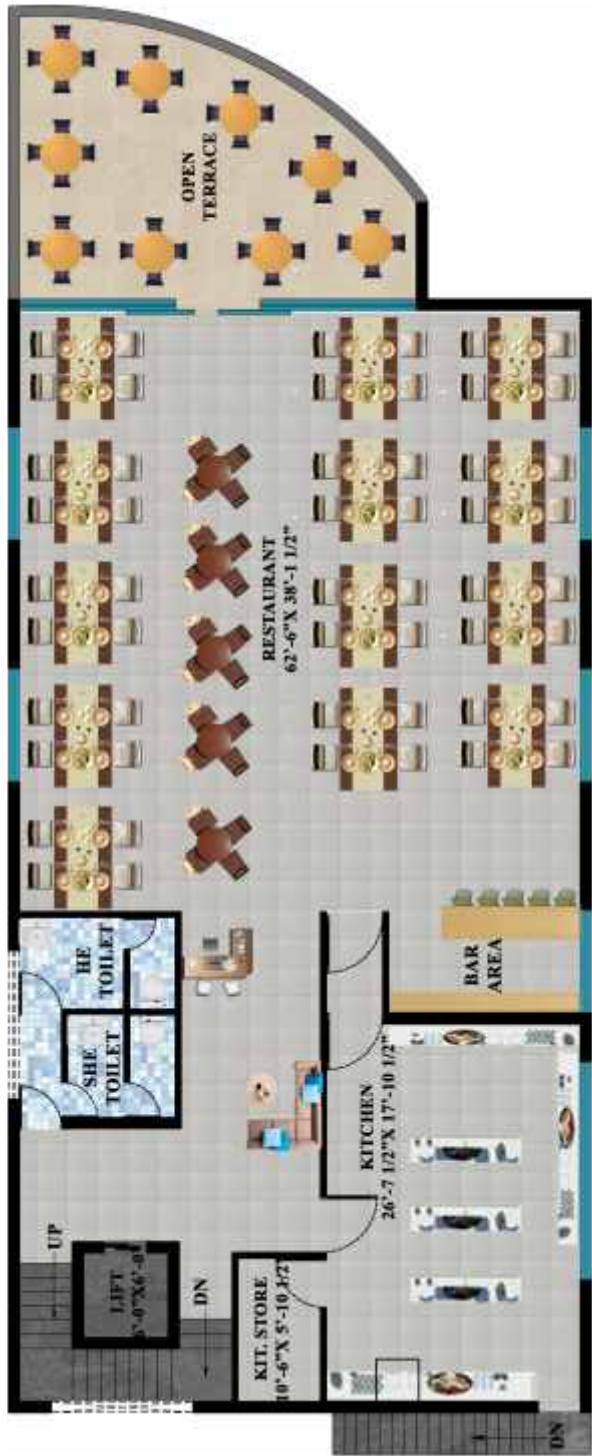
CLUB HOUSE

Fourth Floor



CLUB HOUSE

Fifth 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
	Wood work :	Wooden wardrobe in all bedrooms
Kitchen	Cabinets :	Modular kitchen
	Flooring & skirting :	Premium vitrified Tiles
	Wall finish :	Emulsion/OBD paint, premium ceramic tiles.
	Ceiling :	Emulsion/OBD paint.
	Counter :	Pre polish premium Granite
	Fittings :	CP fittings Jaquar or equivalent.
Doors & Windows	Internal Doors :	Wooden laminated flush doors
	Doors & windows :	UPVC.
Balcony	Flooring & skirting:	Anti skid ceramic tiles
	Railing :	M S railing
	Wall & ceiling :	Weather proof Exterior paint

Toilet	Flooring & skirting:	Anti skit ceramic Tiles
	Wall Finish :	Ceramic Tiles
	Fitting:	CP fittings – Jaquar/ cera/ parryware/hindware or equivalent.
	Chinaware:	Jaquar 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, TV, telephone & Intercom facility from security checkpost to each flat	
Structure	Earth Quake Resistant RCC framed structure/fe500/ Ultra tech cement	
External finish	Apex exterior grade (asian) or equivalent.	

Disclaimer: Pictures are conceptual. This brochure provides general information and can not form the basis of any legal commitment. The company reserves the right to make amendments whenever required.



NG Estates is an established real estate company with a strong reputation for quality and expertise. We are a group of resourceful, reputed and visionary entrepreneurs and industrialists with proven track record of successful endeavours, well-positioned to make a difference to the sustainability of our developments. Mr. Megh Raj Garg is a prominent social personality with a heart full of passion and determination sky high. As a successful industrialist with steel units in Himachal Pradesh, he has been involved in real estate industry as an investor from a very long time. Another positive force behind raising the levels of growth of the group is Mr. Rohit Garg. Young and passionate, he is actively working in the same field, assisting his father at every step.

Mr. Sudarshan Singla and Mr. Sudhir Singla, Solan and Panchkula based businessmen are prominent personalities in Himachal. Coming from humble origins, they understand the importance of being passionate about goals and dreams. From last 20 years, they are successful trade partners of some of the leading brands.

The dedicated team strives to create inspirational new homes to an exceptional standard, with a professional yet personal service that makes moving home a dream. The aim is to create healthier, greener spaces while collaborating with customers to deliver internationally-recognised standards of environmental design and performance.



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