



ABUTTING SUKHNA WILDLIFE SANCTUARY  
CHANDIGARH

## PRIME DEVELOPMENT OPPORTUNITY

### **BRANDED GOLF VILLAS**

The only RERA approved project around Sukhna lake & wildlife sanctuary.

### **SECRET VALLEY FARMS**

Luxury farms around Sukhna.

### **GREENHAVENS**

Affordable luxury farms around Sukhna.



**A WORLD OF  
PRICELESS PRIVILEGES  
SPREAD ACROSS 2000  
ACRES ABUTTING  
SUKHNA WILDLIFE  
SANCTUARY.**

**AN ECO SANCTUARY**

# ABOUT

Serenity and a city are two diametrically opposite concepts, which however, get blended in the 'City Beautiful'. Chandigarh is a rare epitome of modernization co-existing with nature's preservation.

If you set your foot at Forest Hill Resort, you must know that it has much more to offer than what meets the eye.

Just 15 minutes away from Chandigarh, FHR is a warm welcoming hug that embraces you with its serene and tranquil environment. Thriving from the ever-growing demands, Forest Hill Resort strikes a perfect balance between a healthy and luxuriously rich lifestyle.

Forest Hill Resort is currently a membership based Golf & Country Club with an electric calendar of events, a championship golf course, a full-service club-house restaurant and bar, private as well as alfresco dining facilities, and much more.



# OPPORTUNITY

## BRANDED GOLF VILLAS

### FOR INVESTOR / DEVELOPER

Exclusive opportunity to participate in one of the few approved plotted developments around Sukhna, part of a 2000 acre Eco-Tourism Golf Resort Project.

To Invest in the Total Development Cost of the Project in return for proportionate equity equivalent to its share in the Overall Project Cost.

### FOR LANDOWNER

To invest it's land along with all statutory approvals including RERA as it's equity in the Project in return for for proportionate equity equivalent to its share in the Overall Project Cost.

### DEVELOPMENT HIGHLIGHTS

LAND AREA - 10.3 ACRES

NO. OF VILLAS - 64

AVG. VILLA SIZE - 500 SQYDS. / 3000 SQFT. BUA

SALE PRICE PER VILLA - INR 8CR. +

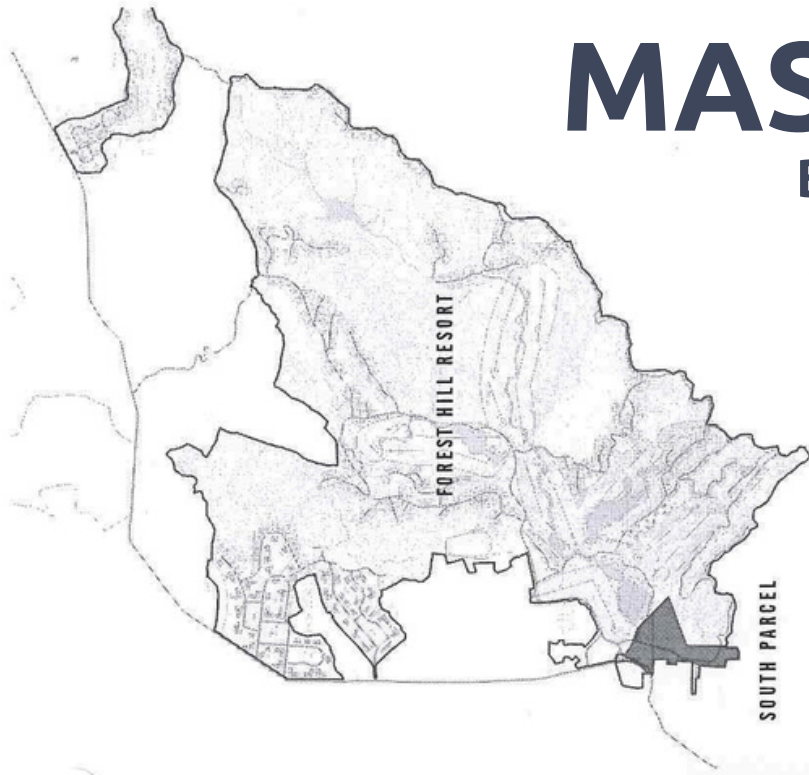
TOTAL DEVELOPMENT COST - INR 96CR.

**INR 512CR+ GROSS REVENUE**

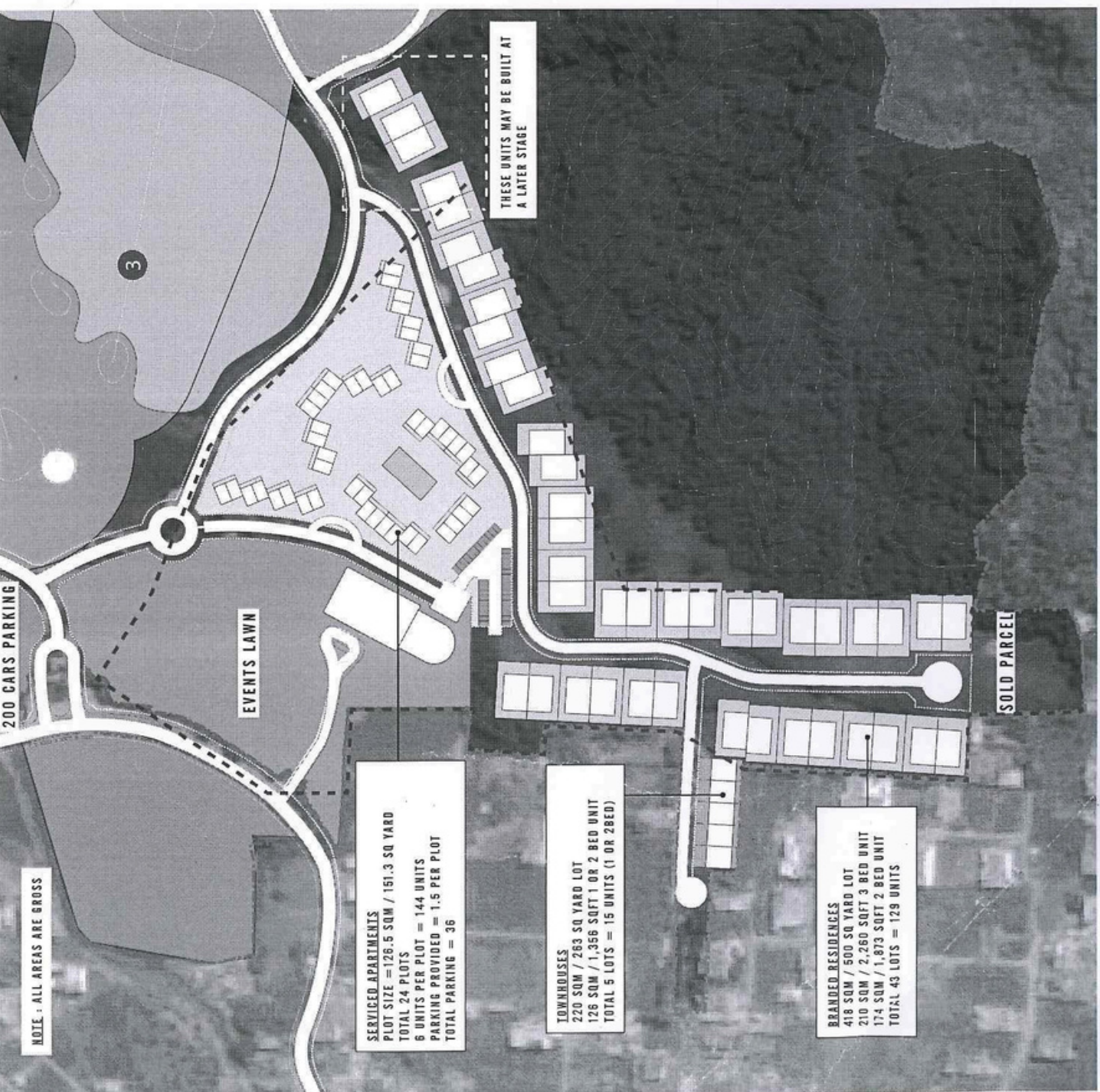


# MASTERPLAN

## BRANDED GOLF VILLAS



- SERVICED APARTMENTS
- BRANDED RESIDENCES (105 UNITS)
- TOWN HOUSES
- BANQUET HALL (EXISTING)
- PRIVATE OPEN SPACE
- RECREATIONAL (TENNIS COURTS)
- PARKING
- LAKE
- GOLF BUFFER
- SOUTH AREA BOUNDARY (PHASE 1)
- SITE BOUNDARY



NOTE : ALL AREAS ARE GROSS

**SERVICED APARTMENTS**  
 PLOT SIZE = 126.5 SQM / 151.3 SQ YARD  
 TOTAL 24 PLOTS  
 6 UNITS PER PLOT = 144 UNITS  
 PARKING PROVIDED = 1.5 PER PLOT  
 TOTAL PARKING = 36

**TOWNHOUSES**  
 220 SQM / 263 SQ YARD LOT  
 126 SQM / 1,356 SQFT 1 OR 2 BED UNIT  
 TOTAL 5 LOTS = 15 UNITS (1 OR 2BED)

**BRANDED RESIDENCES**  
 418 SQM / 500 SQ YARD LOT  
 210 SQM / 2,260 SQFT 3 BED UNIT  
 174 SQM / 1,873 SQFT 2 BED UNIT  
 TOTAL 43 LOTS = 129 UNITS

**11 ACRE PARCEL LAYOUT**  
 50% CONCEPT MASTER PLAN

FOREST HILL RESORT  
 CHANDIGARH  
 INDIA

**WATG**

# OPPORTUNITY

## SECRET VALLEY FARMS

### ABOUT PROJECT

Part of a 2000 acre approved Eco-Tourism Project in the foothills of Shivaliks. The project is duly approved under the Eco-Tourism Policy of Govt. of India.

As per the Govt. of India guidelines, pre-fab eco-friendly cottages using approved construction material, can be used to construct the cottages. Only upto 20% of the farm land area can be constructed upon.

Additionally, 5% of the farm land can be utilized for parking and roads. FAR of 0.4, total allowed built up area of 17,424 Sq.ft. per acre.

### FOR INVESTOR / DEVELOPER

To Invest in the Total Development Cost of the Project in return for proportionate equity equivalent to its share in the Overall Project Cost.

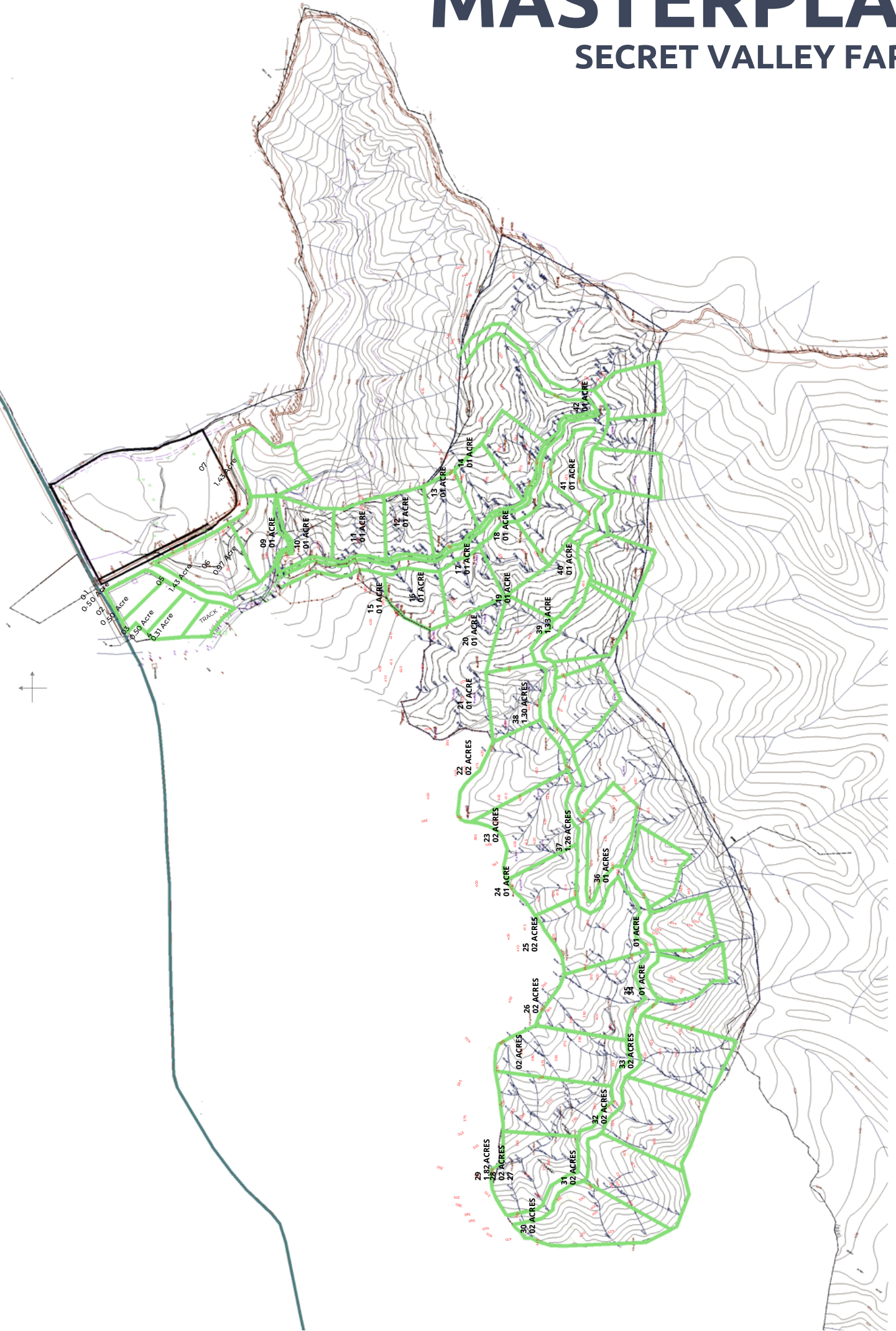
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# MASTERPLAN

## SECRET VALLEY FARMS



# OPPORTUNITY

## GREEN HAVENS FARMS

### ABOUT PROJECT

A 400 acre approved Eco-Tourism Project in the foothills of Shivaliks. The Project is duly approved under the Eco-Tourism Policy of Govt. of India.

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Additionally, 5% of the farm land can be utilized for parking and roads. FAR of 0.4, total allowed built up area of 17,424 Sq.ft. per acre.

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# MASTERPLAN

## GREEN HAVENS FARMS



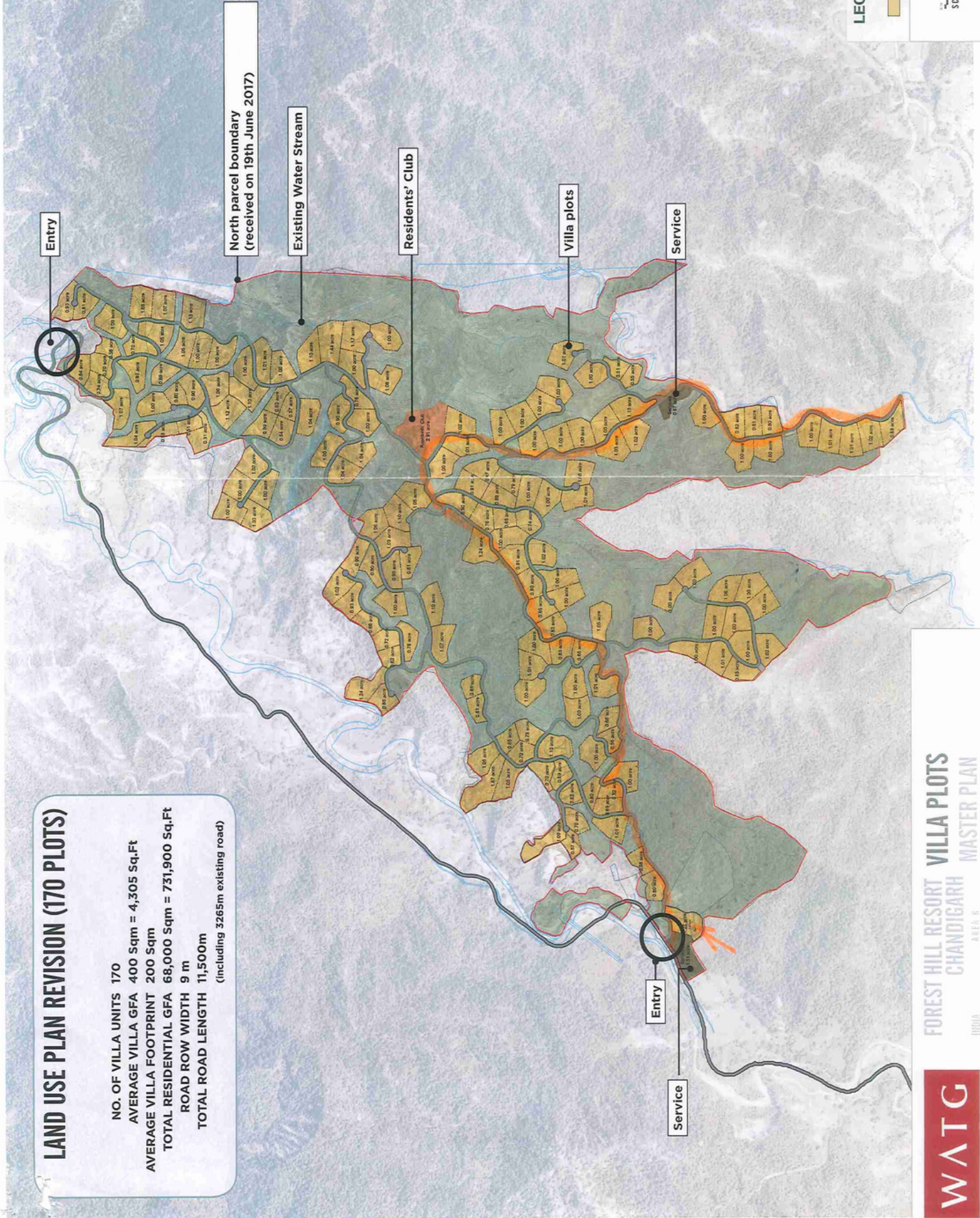
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LEGEND

Villa plots

**LAND USE PLAN REVISION (170 PLOTS)**

NO. OF VILLA UNITS 170  
 AVERAGE VILLA GFA 400 Sqm = 4,305 Sq.Ft  
 AVERAGE VILLA FOOTPRINT 200 Sqm  
 TOTAL RESIDENTIAL GFA 68,000 Sqm = 731,900 Sq.Ft  
 ROAD ROW WIDTH 9 m  
 TOTAL ROAD LENGTH 11,500m  
 (including 3265m existing road)



FOREST HILL RESORT  
 CHANDIGARH  
 AREA B  
 VILLA PLOTS  
 MASTER PLAN

