

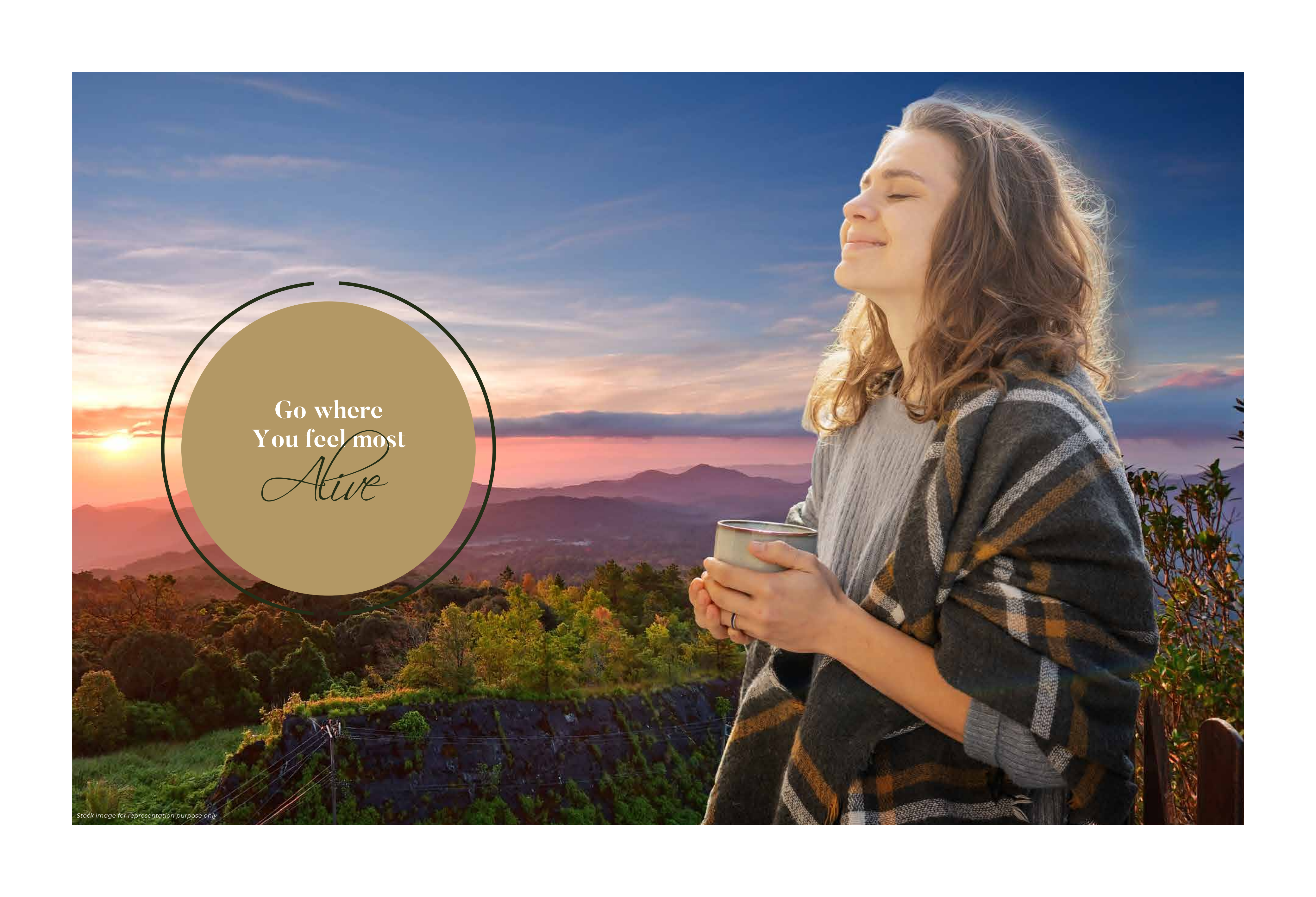
*Ourea Valley*

Kasauli Hill Homes

A community in  
*Perfect*  
harmony





A woman with long brown hair, wearing a grey sweater and a plaid blanket, stands on a rocky outcrop overlooking a vast mountain range at sunset. She holds a light green cup with both hands and looks upwards with a serene expression. The sky is a mix of deep blue, orange, and pink, with the sun low on the horizon. The foreground shows green and brown foliage on the cliff edge.

Go where  
You feel most  
*Alive*





Where  
*Memories*  
are made



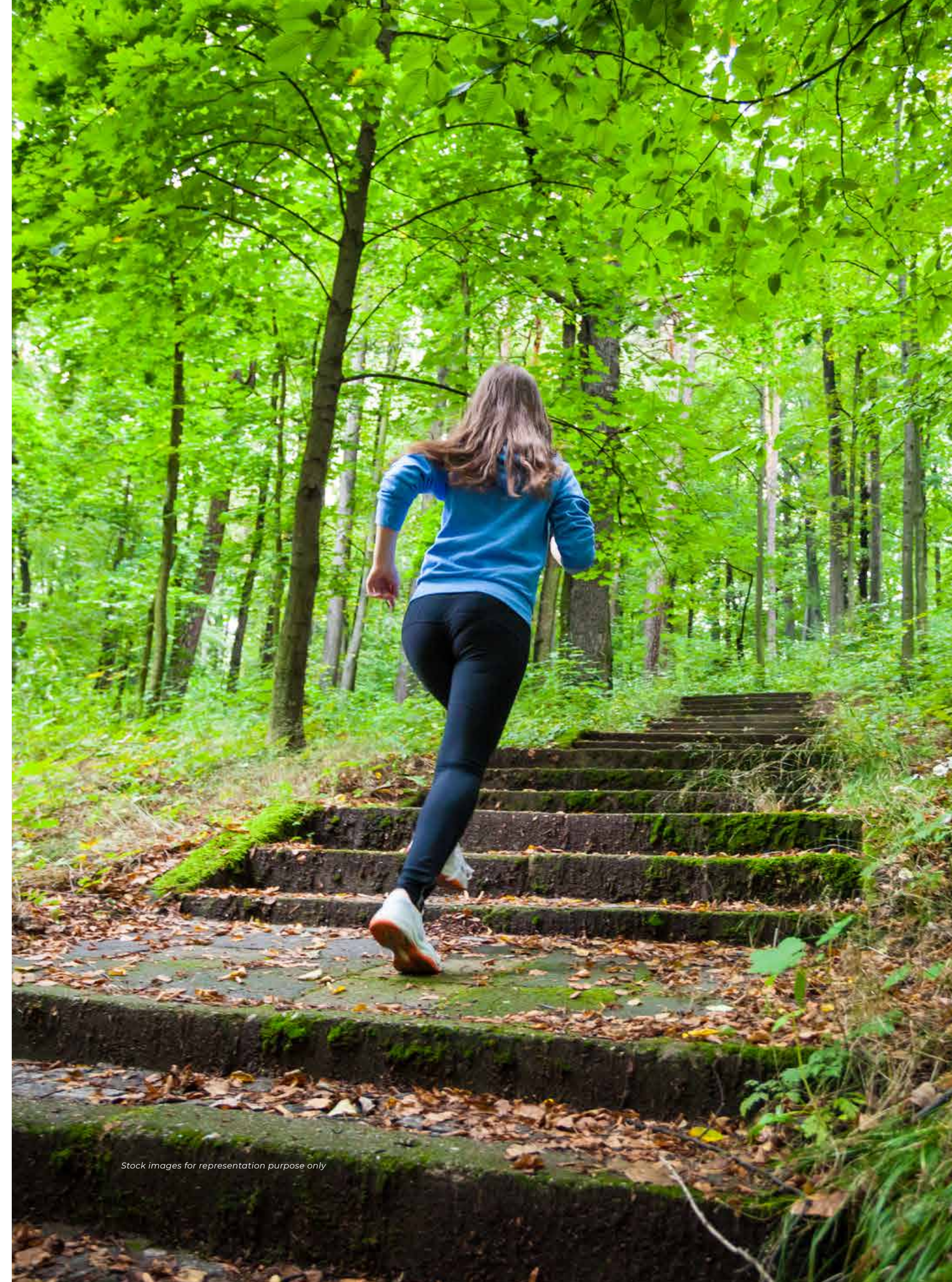
Where, winter  
is not a season,  
it's a  
*Celebration*



Stock image for representation purpose only



# Where Health and Fitness *Meet*



Stock images for representation purpose only

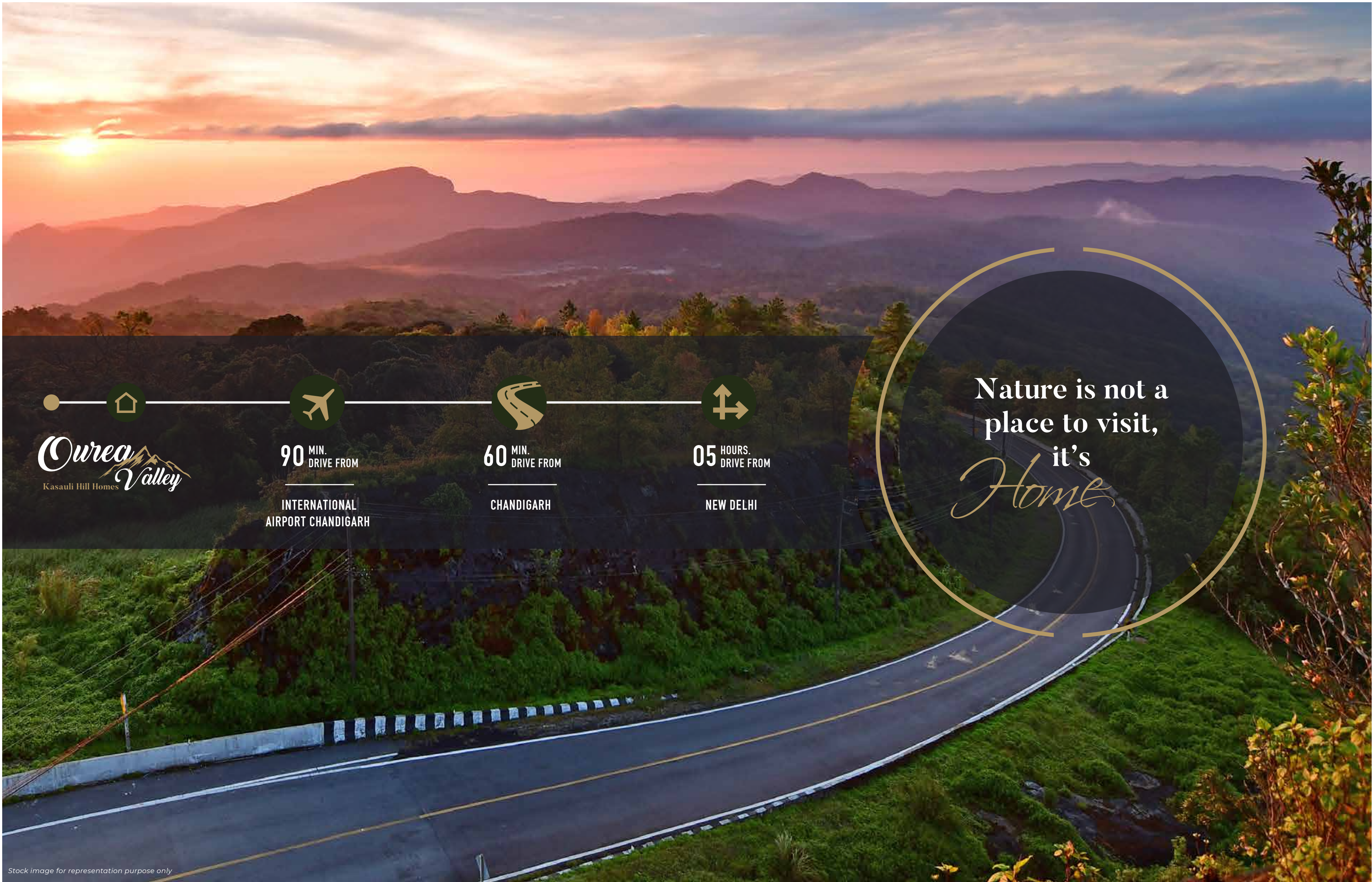


Where, you can play  
with your  
*Loved* ones



Stock image for representation purpose only






  
**Ourea Valley**  
Kasauli Hill Homes

  
**90** MIN.  
DRIVE FROM  
INTERNATIONAL  
AIRPORT CHANDIGARH

  
**60** MIN.  
DRIVE FROM  
CHANDIGARH

  
**05** HOURS.  
DRIVE FROM  
NEW DELHI

Nature is not a  
place to visit,  
it's  
*Home*

Stock image for representation purpose only





# *Presenting*

The Nature's paradise, Ourea Valley.  
A place away from the hassle of city,  
perfectly crafted to let you breathe oxygen  
enriched air amid layers of green.







# *The Ourea club*

Beautiful, large-sized club with  
all modern amenities.





Where,  
*Luxury*  
is in each detail



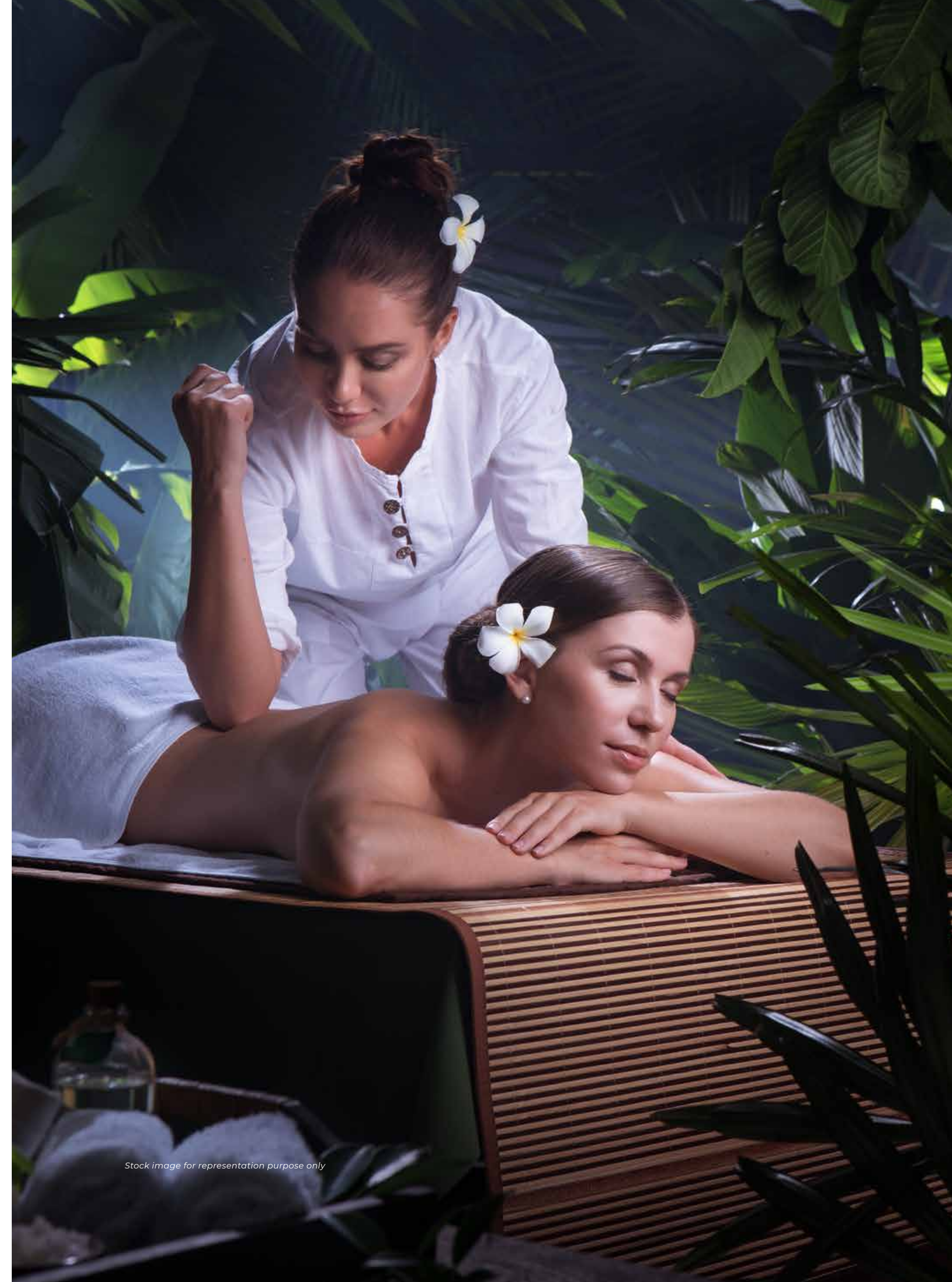


# The Ourea club





Relax, Renew and  
*Refresh*



Stock image for representation purpose only



A woman with dark hair in a ponytail, wearing a blue tank top and patterned leggings, is lifting two black dumbbells in a gym. She is looking back over her shoulder at the camera. The gym has various machines and weights in the background, with warm lighting from windows on the left. A blue circular graphic with white text is overlaid on the left side of the image.

Where, you will  
never forget  
*working out*



A place where your  
*little one's*  
will grow beyond boundaries.





A healthy  
life starts from  
*Here*



HEALTH CENTRE



DAILY NEEDS  
STORE



CAFETERIA



JACUZZI  
MALE/ FEMALE



BADMINTON  
COURT



TENNIS COURT



BASKETBALL  
COURT



You never get tired  
of the ones you  
*Love*  
spending time with.



3 TIER SECURITY



MINI THEATRE



RESTAURANT



CYCLING TRACK FOR KIDS



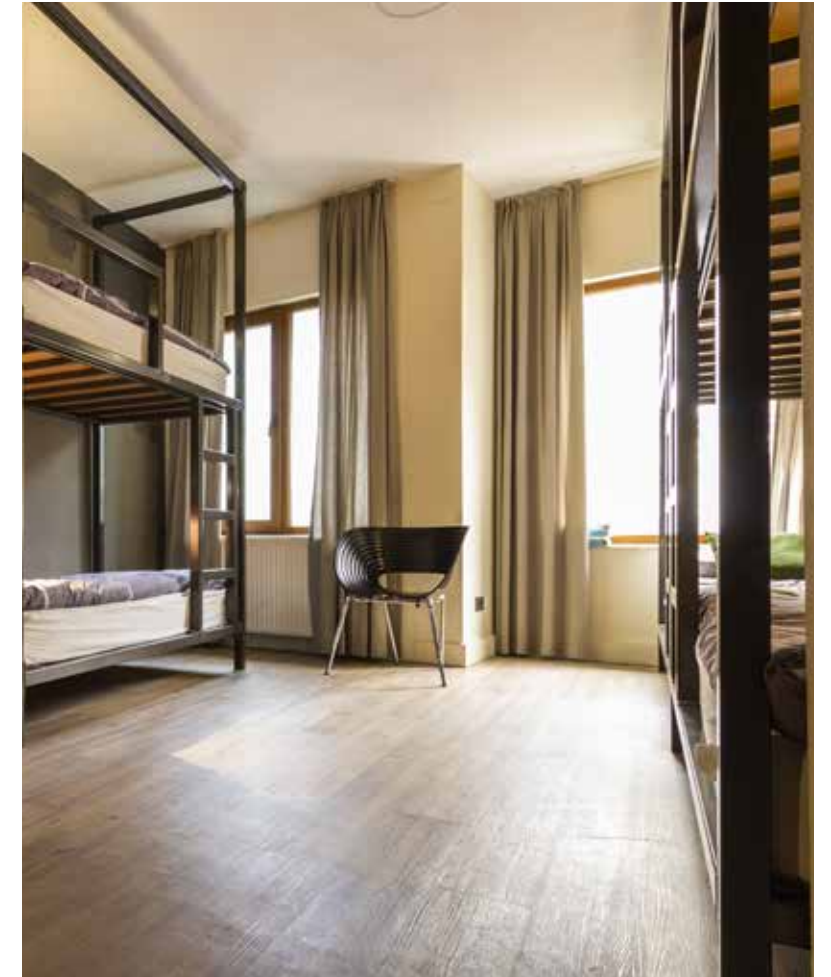
A place to spend time  
with your  
*Friends*



SNOOKER ROOM



PREMIUM  
GUEST ROOMS



DRIVER  
DORMITORY



LAUNDRY SERVICE



CARD ROOM

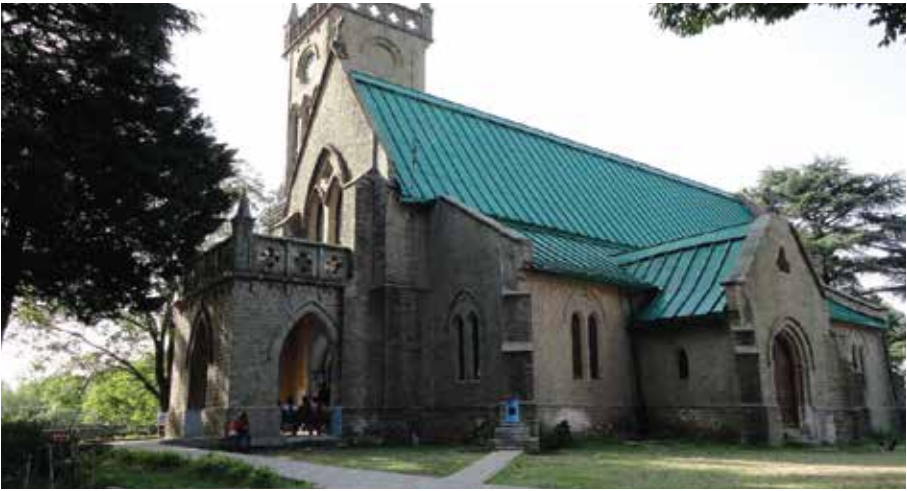




KALKA-SHIMLA  
TOY TRAIN



CHRIST CHURCH  
KASAU LI



KASAU LI CHURCH



MOHAN SHAKTI  
HERITAGE PARK, SOLAN



THE INDIAN INSTITUTE  
OF ADVANCED STUDY, SHIMLA



JAKHOO TEMPLE,  
SHIMLA'S HIGHEST PEAK





# Specifications

**LIVING/DINING**

Walls  
Flooring  
Doors  
Electrical Switches & Sockets  
Electrical Wiring  
Window Frames & Shutters Down Ceiling  
Provision for AC  
Fall Ceiling with LED Lights

Premium Emulsion  
Double Charges Vitrified / Digital Minimum Size 32x32  
Laminated Flush Doors  
Modular Switches & Sockets (ISI Marked Brands)  
Copper Wire (ISI Marked Brands)  
Premium UPVC (ISI Marked Brands)  
Drain

**BEDROOM**

Walls  
Flooring  
Doors  
Electrical Switches & Sockets  
Electrical Wiring  
Window Frames & Shutters Cupboards  
Cupboard

Premium Emulsion  
Double Charges Vitrified / Digital Minimum Size 32x32  
Laminated Flush Doors  
Modular Switches & Sockets (ISI Marked Brands)  
Copper Wire (ISI Marked Brands)  
Premium UPVC (ISI Marked Brands)  
Cupboard in every Bedroom

**MASTER BEDROOM**

Walls  
Flooring  
Doors  
Electrical Switches & Sockets  
Electrical Wiring  
Window Frames & Shutters Cupboard  
Cupboard  
Provision for AC

Premium Emulsion  
Wooden Plank Look Floor Tile  
Laminated Flush Doors  
Modular Switches & Sockets (ISI Marked Brands)  
Copper Wire (ISI Marked Brands)  
Premium UPVC (ISI Marked Brands)  
Laminated Machine Fitting  
Drain

**KITCHEN**

Walls  
Flooring  
Electrical Switches & Sockets  
Electrical Wiring  
Window Frames & Shutters  
Others  
Kitchen Cabinets

Ceramic Tiles 2ft above Granite Counter  
Premium Quality Vitrified Tiles  
Modular Switches & Sockets (ISI Marked Brands)  
Copper Wire (ISI Marked Brands)  
Premium UPVC (ISI Marked Brands)  
SS Sink  
Kitchen Cabinets

**TOILETS**

Walls  
Flooring  
Doors  
Electrical Switches & Sockets  
Electrical Wiring  
Window Frames  
Chinaware  
CP Fitting

Ceramic Tiles upto 7" Height  
Anti-Skid Tiles  
Laminated Flush Doors  
Modular Switches & Sockets (ISI Marked Brands)  
Copper Wire (ISI Marked Brands)  
Premium UPVC (ISI Marked Brands)  
Premium Chinaware / JAQUAR / KOHLER  
Premium CP Fitting / JAQUAR / KOHLER

**BALCONIES**

Walls  
Flooring  
Electrical Switches & Sockets  
Electrical Wiring  
Window Frames & Shutters  
Others

Weather Proof Paint  
Anti-Skid Tiles  
Modular Switches & Sockets (ISI Marked Brands)  
Copper Wire (ISI Marked Brands)  
Premium UPVC (ISI Marked Brands)  
M.S. Railing

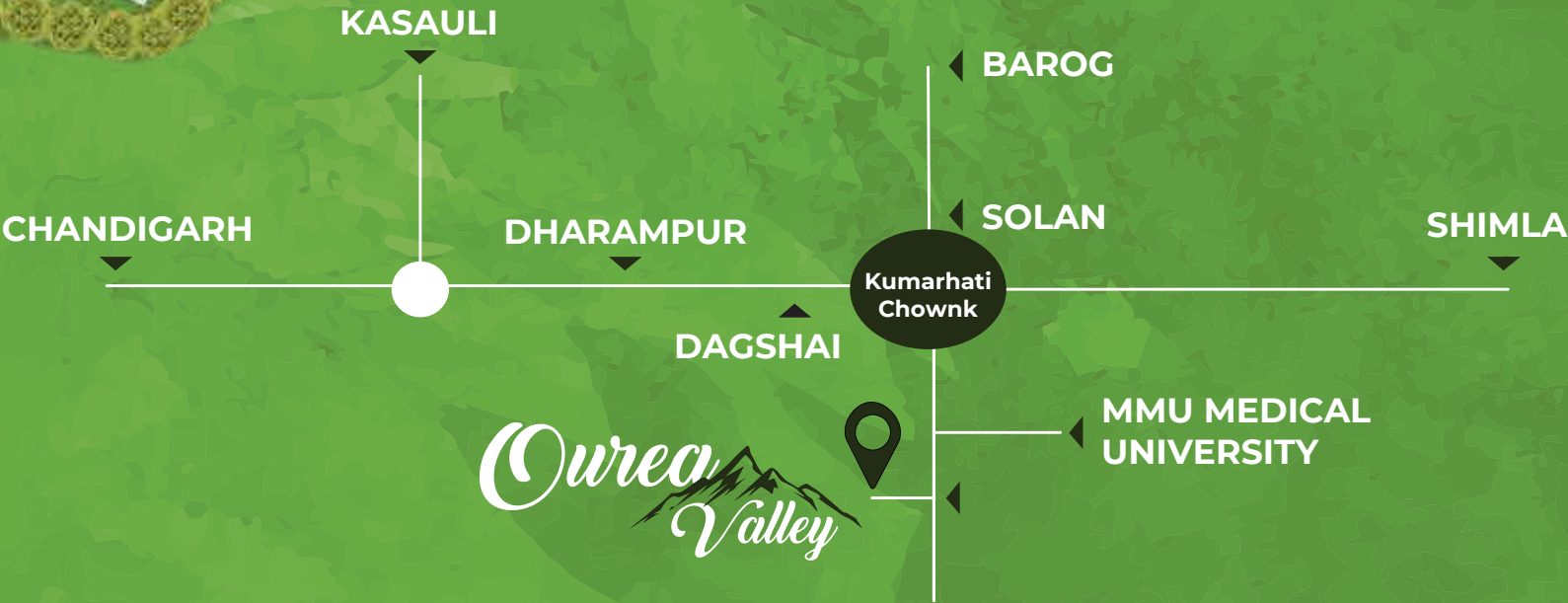
**STAIRCASE & LIFTS**

Walls  
Flooring  
Electrical Switches & Sockets  
Electrical Wiring  
Handrail  
Lifts

Premium Emulsion  
Granite / Heavy Duty Vitrified Tiles  
Modular Switches & Sockets (ISI Marked Brands)  
Copper Wire (ISI Marked Brands)  
M.S. Railing  
Passenger Lift (ISI Marked Brands)



# Site Plan



\* SITE PLAN & MAP, NOT TO SCALE



### TYPE-1

#### 2 BHK - LAYOUT PLAN

Total Area : 1410 Sq. Ft.

Built-up Area : 1141 Sq. Ft.



### TYPE - 2

#### 2 BHK - LAYOUT PLAN

Total Area : 1350.84 Sq. Ft.

Built-up Area : 1109 Sq. Ft.





TYPE - 3

2 BHK - LAYOUT PLAN

Total Area : 1550 Sq. Ft.

Built-up Area : 1268 Sq. Ft.



TYPE - 4

2 BHK - LAYOUT PLAN

Total Area : 1615.44 Sq. Ft.

Built-up Area : 1300 Sq. Ft.





### TYPE - 5

#### 2 BHK - LAYOUT PLAN

Total Area : 1374.29 Sq. Ft.

Built-up Area : 1113 Sq. Ft.



### TYPE - 6

#### 2 BHK - LAYOUT PLAN

Total Area : 1440.33 Sq. Ft.

Built-up Area : 1158 Sq. Ft.





### TYPE - 7

#### 3 BHK - LAYOUT PLAN

Total Area : 1783.12 Sq. Ft.

Built-up Area : 1467 Sq. Ft.








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**JBC Promoters and Developers Pvt. Ltd.**


Village Parmol, P.O. Bohali, Kumarhatti, Himachal Pradesh - 171103

HPRERA-SOL-2022-004/P

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Disclaimer: All prospective elevations, visuals, images, plans, designs and color schemes are purely conceptual and are just an artistic impression and not a legal offering. The company reserves the right to make changes in the plans, specifications, dimensions and elevations without any prior notice. 1sq.mtr.=10.764sq.ft.

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**A PROJECT BY BLISS ORRA & ACME HEIGHTS GROUP MOHALI**