



The Ulhas Vilas

Where serenity whispers joy!

Chail, Himachal Pradesh

A limited collection of 1-3 BR luxury holiday homes for a select few



Tucked away in the peaceful Himalayan peaks of Himachal Pradesh, Ulhas Vilas is more than just a place to stay; it's an opportunity to feel pure joy surrounded by nature. An exclusive master community, Ulhas Vilas curates a one-of-a-kind living experience with endless breathtaking sunrises and sunsets. Crafted with a vision to unite individuals in wellness, nature, and the pursuit of a fulfilling lifestyle, Ulhas Vilas is a part of the unique community living concept by the esteemed developers, M/s Ojas Gram.

Under the esteemed guidance of Sh. Rohit Bansal, Sh. Pankaj Bansal, and Sh. Surinder Kumar, M/s Ojas Gram is dedicated to creating serene and sustainable habitats. Their commitment to integrating natural materials, minimizing energy use, and promoting organic agriculture is at the heart of Ulhas Vilas, ensuring a harmonious blend of luxury and sustainability.

Ulhas Vilas is not just about exquisite residences; it's about creating a community where wellness and nature converge. Welcome to a place where serenity whispers joy and every moment is a celebration of the natural beauty that surrounds you.

U

- **Unlock** the potential of Ulhas Vilas

Discover a sanctuary where happiness resides and joy blossoms. Experience the perfect harmony of wellness, nature and luxury living.

L

- **Live** the dream of a luxurious lifestyle in the lap of nature

Experience the exclusive benefits of owning a holiday apartment at The Ulhas Vilas. Enjoy breathtaking mountain views, state-of-the-art amenities and a close-knit community.

H

- **Holiday** in your own serene retreat

Immerse yourself in the luxury of owning your holiday home amidst the pristine beauty of the Himalayas. Relax, unwind and rejuvenate in your personal sanctuary.

A

- **Achieve** the benefits of ownership and investment

Invest in your future with The Ulhas Vilas. Enjoy the lucrative investment potential with impressive returns through guaranteed lease back.

S

- **Sustain** a harmonious and eco-friendly lifestyle

Live in harmony with nature with our eco-friendly initiatives. Embrace sustainable living through rainwater harvesting, graywater recycling and solar energy systems.



The Ulhas Vilas

www.ulhasvilas.com

Achieve proximity to nature, adventure and a premium wellness retreat!

The location is poised to become a hub for world-class developments, featuring prestigious properties like Oberoi's, ITC, Radisson, and JW Marriott. Ulhas Vilas offers a unique mountain lifestyle amidst the serene Himalayan peaks.

Adjacent to this, Ayurvyaas stands as an oasis of holistic wellness, offering rejuvenating therapies and immersive experiences in harmony with nature.

Nearby destinations like Shimla, Kufri and Naldehra promise endless adventures, enhancing the allure of Ulhas Vilas. Embrace a life of tranquility and natural beauty, harmonized with wellness and adventure, all set against the mesmerizing backdrop of the Himalayas.

Ayurvyaas Amenities



Ayurvedic
Restaurant



International
Restaurant



Multipurpose
Hall



Yoga
Room



Bar



Indoor
Swimming Pool



Spa
Suites



Mediation
Hall

ACTUAL SITE IMAGE



The Location

Altitude – 5500 Ft (Mid Hills)

Temperature – -2 ° C to 28 ° C

Chail Town – 16 kms

Kufri – 33 kms

Sanjauli Helipad – 43 kms

Kandaghat – 44.3 kms

Naldehra – 57 kms

Shimla – 48 kms

Chandigarh – 121 kms

Delhi NCR – 354 kms



Project Associates



Nikhil Kapur
The Founder of
Transformative Wellness

Alumina of the Oberoi School of Hotel Management (now OCLD), he has over three decades of experience in managing super luxury wellness properties and has managed Spa Ananda-in the Himalayas. Under his leadership, Ananda received numerous accolades, including being named Condé Nast India's number one Destination Spa in multiple years and No. 1 Destination Spa in the World by Conde Nast UK and US in 2019.



Colin Gary Hall
Spa and Well-being
Advisory at Spa Wallah

Colin has an impressive career spanning over 30 years in the luxury Spa, Wellbeing, and Hospitality Industry. He has held key positions with renowned brands such as Raffles International, Ananda in the Himalayas, Shangri La, and Hilton International. Colin played a pivotal role in making Ananda the Conde Nast Number One Destination Spa in the world for three consecutive years.



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Exclusive benefits of owning a holiday apartment at Ulhas Vilas



Get a complimentary five year membership for Ayurvyaas Retreat. Access world-class wellness packages at discounted rates while staying in the comfort of your own home.



Whether you keep this property as a personal retreat or take advantage of guaranteed lease, your investment promises impressive returns.



Exclusive access to the rooftop restaurant and bar with a perfect blend of leisure and luxury.



Experience the onsite gym and meeting lounge, ensuring a balanced & productive lifestyle.

Salient Features



100% Power Back-up



Round the Year Security



Paved Internal Paths with Lighting



Landscaped Courts & Lawns



Free Parking



24-hours Water Supply



ACTUAL SITE IMAGE



Architectural brilliance & commitment to sustainability

Experience the fusion of contemporary design and traditional Kath Kuni architecture. Each low-rise structure is crafted with local materials, providing a blend of modern luxury and cultural heritage.



Flooring

Kajaria

Stone-look design tiles, wooden flooring and anti-skid tiles



Toilets

Jaquar

Ceramic and glazed wall tiles, anti-skid granite, marble wash basins and shower closets



Kitchen

CARYSIL

Modular kitchen with modern hob/chimney, polished granite counter and chrome plated brass fittings



Doors & Windows

WINDA

Sall wood chowkhats, UPVC windows & doors and mortice locks



Electricals

legrand HAVELLS

Copper wiring, concealed conduits, protective MCB, modular switched, ample power points, sockets and fans



Structure

ACC

Earthquake resistant RCC framed construction with ACC block partition walls



Water Supply

JINDAL

Jindal make "B" Class G.L. pipes and G.L. fittings



Cupboards

Wooden cupboards in each bedroom, high quality hinges and hardware



Internal Finishes

P.O.P. cornices and acrylic emulsion / distemper in all rooms



Sustainability

Sustainability through measures like rainwater harvesting system, gray water recycling, solar panels and solar heating

*or equivalent





The Ulhas Vilas

www.ulhasvilas.com

Exclusive 6 luxurious duplex apartments

Escape to a world of indulgence and tranquility with our exclusive 3-bedroom duplex apartments, available by invitation only.

Exclusive plunge pool retreat

Unwind in the privacy of your holiday home, featuring a master bedroom and two elegant guest rooms with a plunge pool.

Versatile layout with separate entries

Designed for your utmost convenience, this apartment offers separate entries for the two floors, providing flexibility and privacy.

Smart investment opportunity

Collaborate with The Ulhas Vilas to lease out your holiday home with plunge pool on a revenue-sharing basis, making it a savvy investment choice.

Unmatched elegance and sophistication

Each bedroom is thoughtfully furnished with premium flooring, adding a touch of elegance to your living spaces.

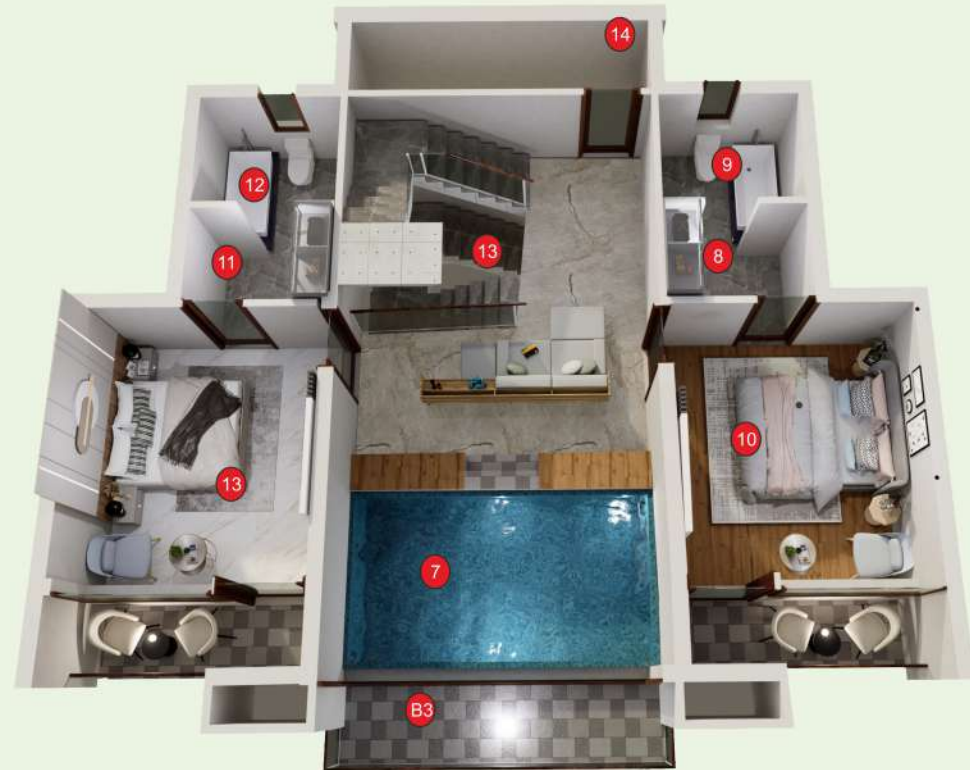
Enchanting wooden ceilings

Be captivated by the charming wooden ceilings that adorn every room, enhancing the villa's enchanting ambiance.

By invitation only



Layout plan type 5 - First Floor (3 BR)



CARPET AREA	BUILT UP	AREA IN BALCONY INCLUDED IN FAR	TOTAL
2252.30 Sq.ft	2427.62 Sq.ft	129.71 Sq.ft	2557.33 Sq.ft

- | | | |
|------------------------------------|--------------------------|-------------------------|
| 1. LIVING/DINING 20'-4.5" X 17'-3" | 8. DRESSER 7'-4.5" X 5' | B1 BALCONY 12' X 4' |
| 2. KITCHEN 7'-9" X 11' | 9. TOILET 7'-4.5" X 6' | B2 BALCONY 12' X 4' |
| 3. BEDROOM 12'-3" X 17'-3" | 10. BEDROOM 12' X 14' | B3 BALCONY 19' -7" X 4' |
| 5. DRESSER 7'-9" X 6' | 11. DRESSER 7'-4.5" X 5' | B4 BALCONY 19' -7" X 4' |
| 6. TOILET 7' X 11'-4.5" | 12. TOILET 7'-4.5" X 6' | |
| 7. PLUNGE POOL. 7'-9" X 9'-3" | 13. BEDROOM 12' X 14' | |

Layout plan type 5 - Second Floor (3 BR)



CARPET AREA	BUILT UP	AREA IN BALCONY INCLUDED IN FAR	TOTAL
2252.30 Sq.ft	2427.62 Sq.ft	129.71 Sq.ft	2557.33 Sq.ft

- | | | |
|------------------------------------|--------------------------|-------------------------|
| 1. LIVING/DINING 20'-4.5" X 17'-3" | 8. DRESSER 7'-4.5" X 5' | B1 BALCONY 12' X 4' |
| 2. KITCHEN 7'-9" X 11' | 9. TOILET 7'-4.5" X 6' | B2 BALCONY 12' X 4' |
| 3. BEDROOM 12'-3" X 17'-3" | 10. BEDROOM 12' X 14' | B3 BALCONY 19' -7" X 4' |
| 5. DRESSER 7'-9" X 6' | 11. DRESSER 7'-4.5" X 5' | B4 BALCONY 19' -7" X 4' |
| 6. TOILET 7' X 11'-4.5" | 12. TOILET 7'-4.5" X 6' | |
| 7. PLUNGE POOL. 7'-9" X 9'-3" | 13. BEDROOM 12' X 14' | |

Layout plan type 4 - First Floor (3 BR)



CARPET AREA	BUILT UP	DECK & VERANDHA	TOTAL
2208.85 Sq.ft	2413.00 Sq.ft	213.68 Sq.ft	2626.68 Sq.ft

- | | | |
|-----------------------------|-----------------------------|----------------------------|
| 1. LIVING 14' x 17'-3" | 9. LOUNGE 18' x 7'-6" | B1 BALCONY 14' x 6' |
| 2. DINING 10'-3" x 12'-9" | 10. PLUNGE POOL 9' x 10'-3" | B2 BALCONY 14' x 6' |
| 3. KITCHEN 8' x 11' | 11. DRESSER 9' x 6' | V1 VERANDAH 10'-9" x 4'-3" |
| 4. STORE 6' x 6'-9" | 12. TOILET 8' x 11' | |
| 5. DRESSER 6' x 5'-4.6" | 13. BEDROOM 14' x 11'-8" | |
| 6. TOILET 6' x 8' | 14. TOILET 6'-7" x 10' | |
| 7. PLUNGE POOL. 12' x 6'-9" | 15. BEDROOM 12'-4.5" x 14' | |
| 8. BEDROOM 12' x 16' | | |

Layout plan type 4 - Second Floor (3 BR)



CARPET AREA	BUILT UP	DECK & VERANDHA	TOTAL
2208.85 Sq.ft	2413.00 Sq.ft	213.68 Sq.ft	2626.68 Sq.ft

- | | | |
|-----------------------------|-----------------------------|----------------------------|
| 1. LIVING 14' x 17'-3" | 9. LOUNGE 18' x 7'-6" | B1 BALCONY 14' x 6' |
| 2. DINING 10'-3" x 12'-9" | 10. PLUNGE POOL 9' x 10'-3" | B2 BALCONY 14' x 6' |
| 3. KITCHEN 8' x 11' | 11. DRESSER 9' x 6' | V1 VERANDAH 10'-9" x 4'-3" |
| 4. STORE 6' x 6'-9" | 12. TOILET 8' x 11' | |
| 5. DRESSER 6' x 5'-4.6" | 13. BEDROOM 14' x 11'-8" | |
| 6. TOILET 6' x 8' | 14. TOILET 6'-7" x 10' | |
| 7. PLUNGE POOL. 12' x 6'-9" | 15. BEDROOM 12'-4.5" x 14' | |
| 8. BEDROOM 12' x 16' | | |



The Ulhas Vilas

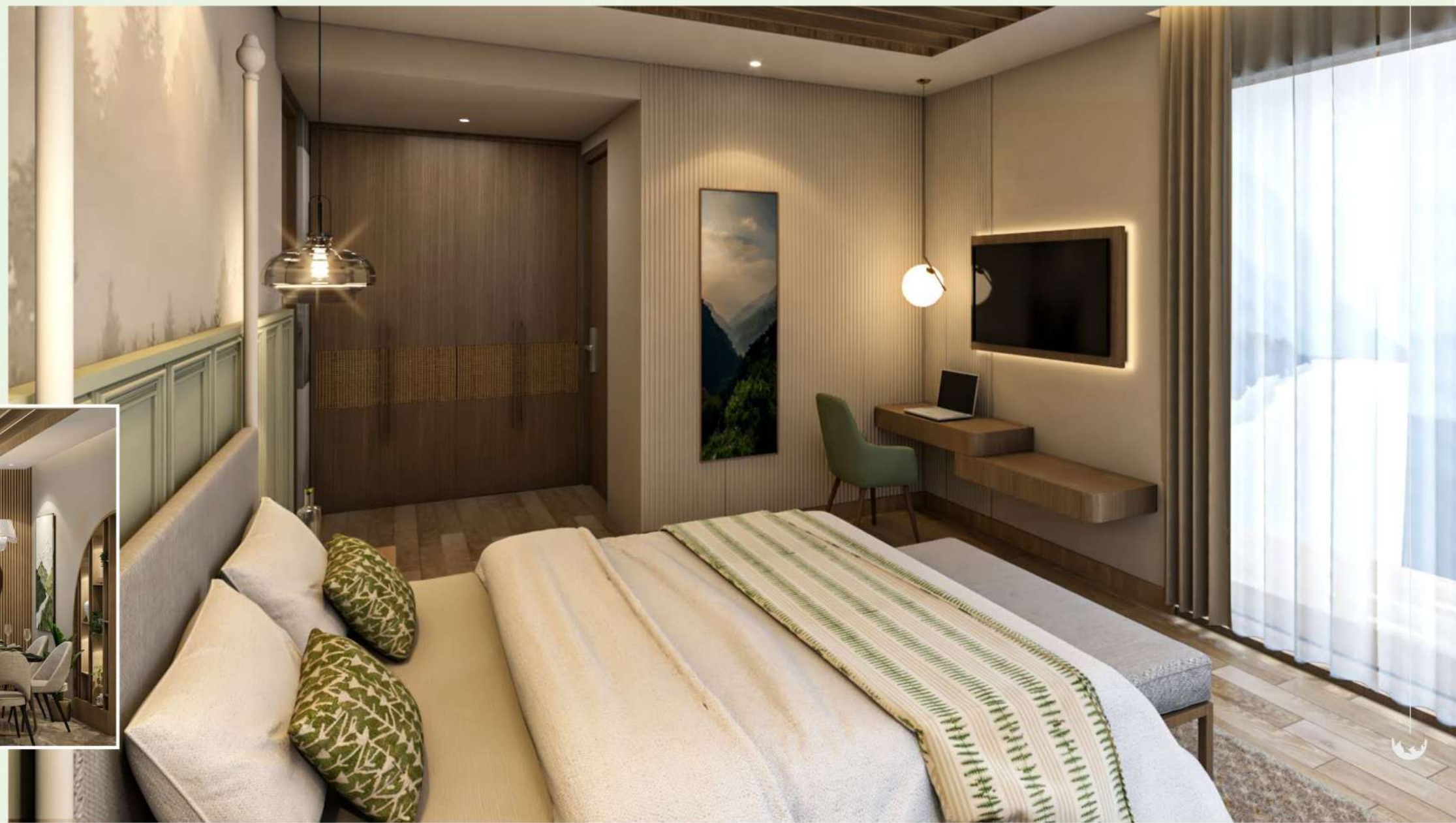
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2 BR apartments

6 Units

Featuring

2 Rooms, 1 D room, 2 Balconies, 2 Toilets and 1 Pantry.



Layout plan type 2 (2 BR)



CARPET AREA	BUILT UP	DECK & VERANDHA	TOTAL
1104.42 Sq.ft	1206.50 Sq.ft	257.39 Sq.ft	1463.89 Sq.ft

- | | | |
|--------------------------------|-----------------------|-------------------------|
| 1. LIVING /DINING 14' x 17'-3" | 6. TOILET 6' x 8' | D DECK 14' x 10' |
| 2. KITCHEN 8' x 11' | 7. BEDROOM 12' x 15' | V1 VERANDAH 8'-9" x 4' |
| 3. STORE 5'-1" x 6'-6" | 8. DRESSER 6' x 6' | V2 VERANDAH 82.39 Sq.ft |
| 4. PDR.RM. 5'-1" x 6'-6" | 9. TOILET 6' x 8' | |
| 5. DRESSER 6' x 8'-7" | 10. BEDROOM 12' x 16' | |

Layout plan type 3 (2 BR)



CARPET AREA	BUILT UP	DECK & VERANDHA	TOTAL
1126.15 Sq.ft	1213.81 Sq.ft	96 Sq.ft	1309.81 Sq.ft

- | | | |
|--------------------------------|-------------------------|-----------------|
| 1. LIVING /DINING 16' X 22'-7" | 6. TOILET 7'-4.5" X 6' | D DECK 16' X 6' |
| 2. KITCHEN 8' X 10' | 7. BEDROOM 12' X 14' | |
| 3. STORE 5'-6" X 6' | 8. DRESSER 7'-4.5" X 5' | |
| 4. PDR.RM. 8'-7" X 4'-4.5" | 9. TOILET 7'-4.5" X 6' | |
| 5. DRESSER 7'-4.5" X 5' | 10. BEDROOM 12' X 14' | |

1 BR studio apartments

12 Units

Featuring

1 Room, 1 D room, Balcony, 1 Toilet and 1 Pantry.



Layout plan type 1(1 BR)



CARPET AREA	BUILT UP	AREA IN BALCONY INCLUDED IN FAR	CIRCULATION & PARKING	TOTAL
728.28 Sq.ft	812.83 Sq.ft	37.80 Sq.ft	149.66 Sq.ft	1291.3 Sq.ft
			291.01 Sq.ft	

1. LIVING /DINING 13' x 17'-3"

2. KITCHEN 6'-4.5" x 8'

3. STORE 6'-4.5" x 5'-3"

4. PDR.RM. 9'-3" x 5'-7"
5. DRESSER 5'-7" x 5'-7"

6. TOILET 6' x 8'

7. BEDROOM 12' x 15'
- B1 BALCONY 9'-9" x 4'

B2 BALCONY 9'-9" x 6'

Site Plan



Discover a sanctuary where
happiness resides and joy blossoms!



ACTUAL SITE IMAGES





The Ulhas Vilas

A Project by

Ms. Ojas Gram Private Limited

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