



AAGAR  
*Hills*

KASMOLI, NARENDRA NAGAR, RISHIKESH HILLS





The emblem of AAGAR Hills in the Himalayas captures the region's serene beauty and majestic grandeur. Inspired by the towering peaks, lush forests, tranquil clouds, and the sacred flow of the Ganga River, this emblem embodies the spirit of the Himalayas.

It invites each observer to discover their unique connection to this breathtaking landscape. The circular form that integrates these elements symbolizes the perfect harmony between nature and luxury that defines **AAGAR Hills.**

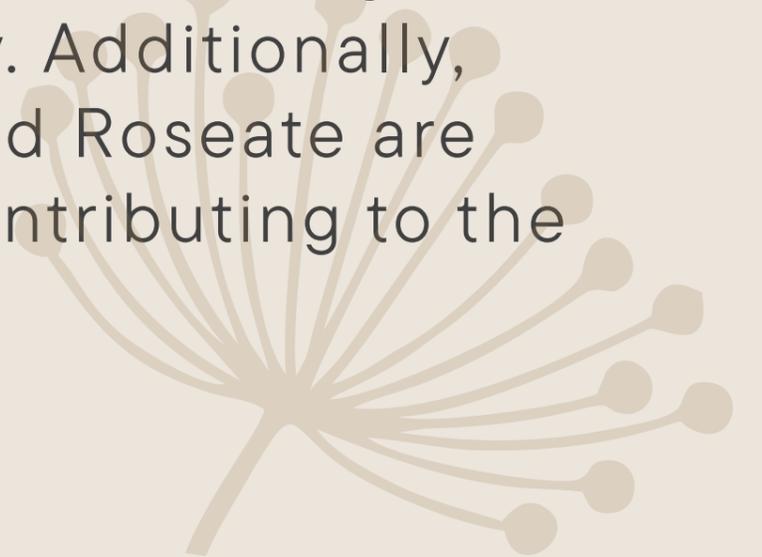




# *What we are going to create*

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Situated just 25 kilometers from Rishikesh and a short drive from Delhi, AAGAR Hills is a pristine retreat that showcases Uttarakhand's natural beauty. This luxury project embodies the essence of blissful living, seamlessly integrating the charm of Narendra Nagar into each estate and plot, where the outdoors harmoniously blend with luxurious living. Residents enjoy excellent air quality and temperate weather throughout the year, along with access to top-tier social infrastructure. Prestigious schools like Doon School and Welham's School are within easy reach, and AIIMS Rishikesh is just 25 kilometers away for superior healthcare. AAGAR Hills offers a perfect blend of natural beauty and modern amenities, embracing the concept of a home away from home. The area is also rich in cultural and recreational opportunities, with nearby religious sites such as Har Ki Pauri in Haridwar and Parmarth Ashram in Rishikesh, as well as world-class river rafting on the Ganges. Tehri, with its breathtaking views, is also close by. Additionally, luxury hotels like the Westin, Ananda, Taj, Anand Kashi, and Roseate are nearby, with upcoming additions like ITC and Hyatt, all contributing to the serene ambiance by the Ganga River.





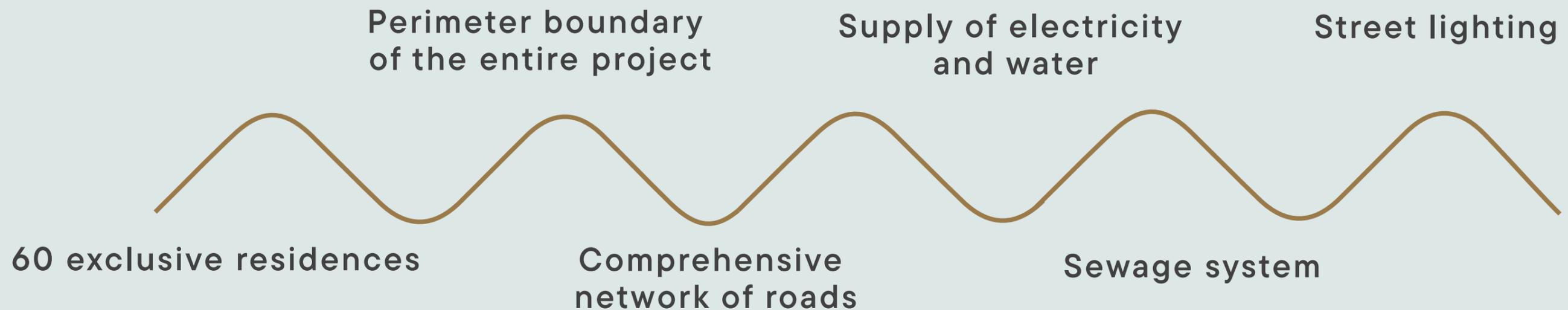
# Our Vision

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We are crafting a distinguished integrated township across an expansive 9 acres in the picturesque Kasmoli, Narendra Nagar. This visionary development will seamlessly blend modern living with the natural beauty of the region, offering an unparalleled living experience. Within this same premises, we will also introduce an exclusive resort featuring top-notch facilities. Additionally, we will offer a selection of exquisitely designed built-up villas, enhancing the

## WHAT WE WILL PROVIDE:

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# SITE PLAN



Area Statement
Plot 1 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)
Plot 2 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)
Plot 3 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)
Plot 4 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)
Plot 5 Area - (7,480 Sqft; 695 Sqm; 831 Sqydrd)
Plot 6 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)
Plot 7 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)
Plot 8 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)
Plot 9 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)
Plot 10 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)
Plot 11 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)
Plot 12 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)
Plot 13 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)
Plot 14 Area - (3,600 Sqft; 335 Sqm; 400 Sqydrd)
Plot 15 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)

Area Statement
Plot 16 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)
Plot 17 Area - (3,790 Sqft; 352 Sqm; 421 Sqydrd)
Plot 18 Area - (2,700 Sqft; 250 Sqm; 300 Sqydrd)
Plot 19 Area - (2,700 Sqft; 250 Sqm; 300 Sqydrd)
Plot 20 Area - (2,700 Sqft; 250 Sqm; 300 Sqydrd)
Plot 21 Area - (2,700 Sqft; 250 Sqm; 300 Sqydrd)
Plot 22 Area - (2,700 Sqft; 250 Sqm; 300 Sqydrd)
Plot 23 Area - (2,700 Sqft; 250 Sqm; 300 Sqydrd)
Plot 24 Area - (2,700 Sqft; 250 Sqm; 300 Sqydrd)
Plot 25 Area - (2,700 Sqft; 250 Sqm; 300 Sqydrd)
Plot 26 Area - (2,700 Sqft; 250 Sqm; 300 Sqydrd)
Plot 27 Area - (2,700 Sqft; 250 Sqm; 300 Sqydrd)
Plot 28 Area - (2,700 Sqft; 250 Sqm; 300 Sqydrd)
Plot 29 Area - (2,700 Sqft; 250 Sqm; 300 Sqydrd)
Plot 30 Area - (5,380 Sqft; 500 Sqm; 600 Sqydrd)

Area Statement
Plot 31 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqydrd)
Plot 32 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqydrd)
Plot 33 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqydrd)
Plot 34 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqydrd)
Plot 35 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqydrd)
Plot 36 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqydrd)
Plot 37 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqydrd)
Plot 38 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqydrd)
Plot 39 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqydrd)
Plot 40 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqydrd)
Plot 41 Area - (2,765 Sqft; 256.75 Sqm; 307 Sqydrd)
Plot 42 Area - (5,530 Sqft; 513.50 Sqm; 614 Sqydrd)
Plot 43 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqydrd)
Plot 44 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqydrd)
Plot 45 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqydrd)

Area Statement
Plot 46 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqydrd)
Plot 47 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqydrd)
Plot 48 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqydrd)
Plot 49 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqydrd)
Plot 50 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqydrd)
Plot 51 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqydrd)
Plot 52 Area - (3,465 Sqft; 321.75 Sqm; 385 Sqydrd)
Plot 53 Area - (5,175 Sqft; 480.70 Sqm; 575 Sqydrd)
<b>Total Plot Area - (1,81,320 Sqft; 16,845 Sqm; 20,146 Sqydrd)</b>
<b>Plot A Area Hotel - (50,050 Sqft; 4,650 Sqm; 5,560 Sqydrd)</b>

Area Statement
<b>Phase 2 Development</b>
Plot B Area - (56,890 Sqft; 5,285 Sqm; 6,320 Sqydrd)
Plot C Area - (58,395 Sqft; 5,425 Sqm; 6,490 Sqydrd)
<b>*NOTE:</b> Villa's plot areas are limited to 250 sqm by giving additional space to general landscaping.
<b>*NOTE:</b> Villa's plot areas that are marked with green are premium plots having area of 350 sqm each. Parking can be attached with Villas.



## Distance from notable landmarks

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- Westin hotel - 15 minutes **(10 kms)**
- Ananda hotel - 15 minutes **(9 kms)**
- AIIMS Rishikesh - 45 minutes **(35kms)**
- Lakshman Jhula - 50 minutes **(37kms)**
- River rafting point - 35 minutes **(27kms)**
- Har ki pauri- 1 hour **(49 kms)**
- Jolly grant airport - 45 mins **(33kms)**
- Dehradun- 1 hour 30 minutes **(56kms)**
- Akshardham temple - 4 hours **(260kms)**
- IGI airport - 4 hours 30 minutes **(280kms)**



Upon inauguration of the New Delhi-Dehradun expressway scheduled in November the distance from the national capital is expected to cut down by about 1 and a half hours.





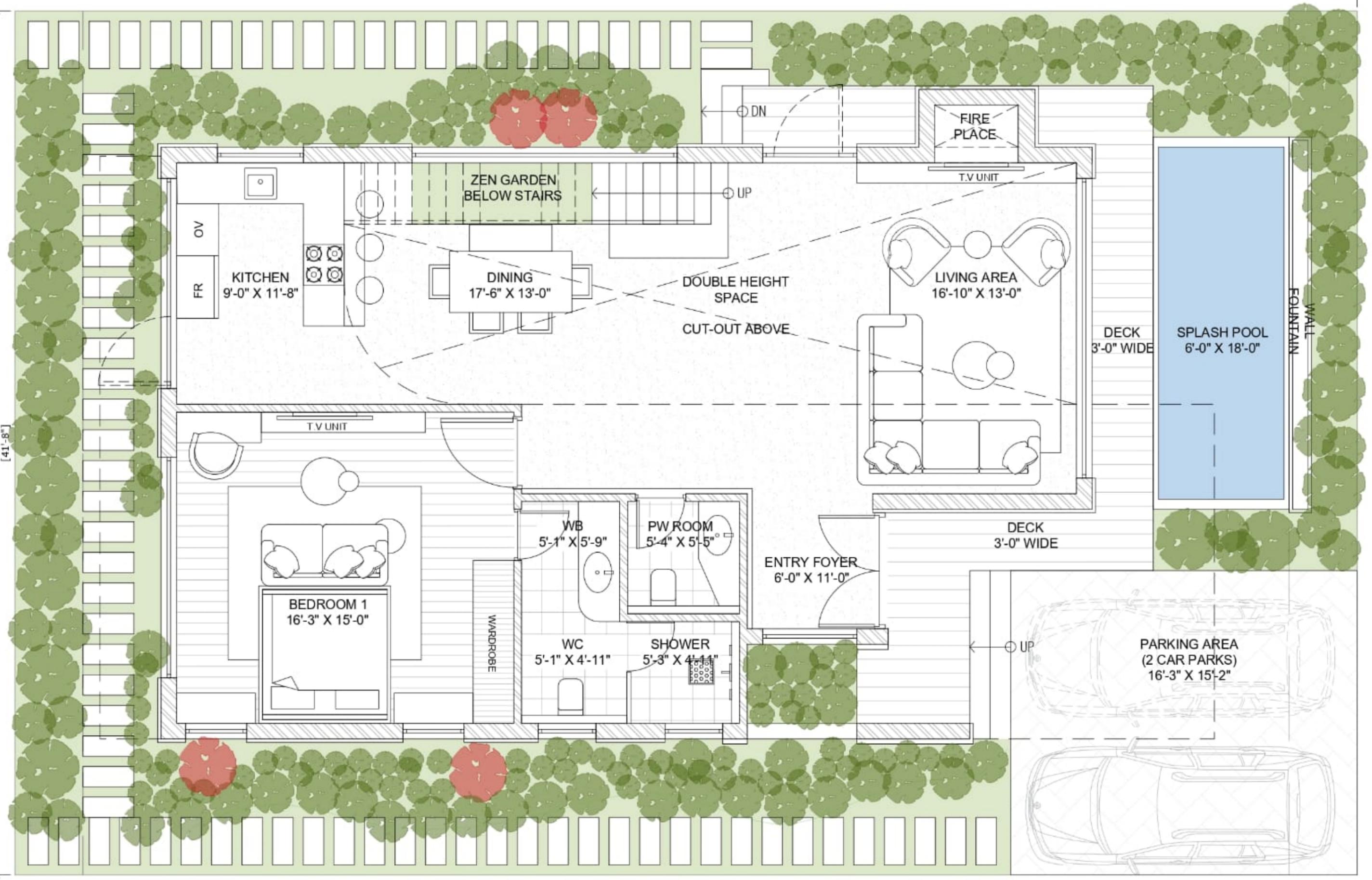






19.75  
[64'-9 1/2"]

12.70  
[41'-8"]



OV  
FR

KITCHEN  
9'-0" X 11'-8"

ZEN GARDEN  
BELOW STAIRS

DINING  
17'-6" X 13'-0"

DOUBLE HEIGHT  
SPACE  
CUT-OUT ABOVE

FIRE  
PLACE

T.V UNIT

LIVING AREA  
16'-10" X 13'-0"

DECK  
3'-0" WIDE

SPLASH POOL  
6'-0" X 18'-0"

WALL  
FOUNTAIN

T.V UNIT

BEDROOM 1  
16'-3" X 15'-0"

WARDROBE

WB  
5'-1" X 5'-9"

PW ROOM  
5'-4" X 5'-5"

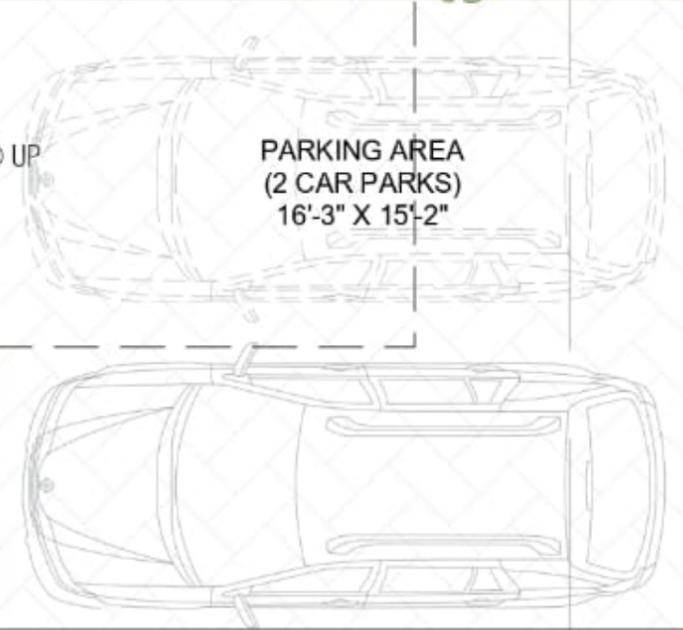
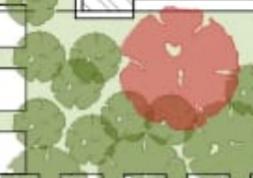
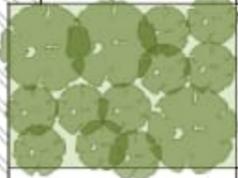
ENTRY FOYER  
6'-0" X 11'-0"

DECK  
3'-0" WIDE

WC  
5'-1" X 4'-11"

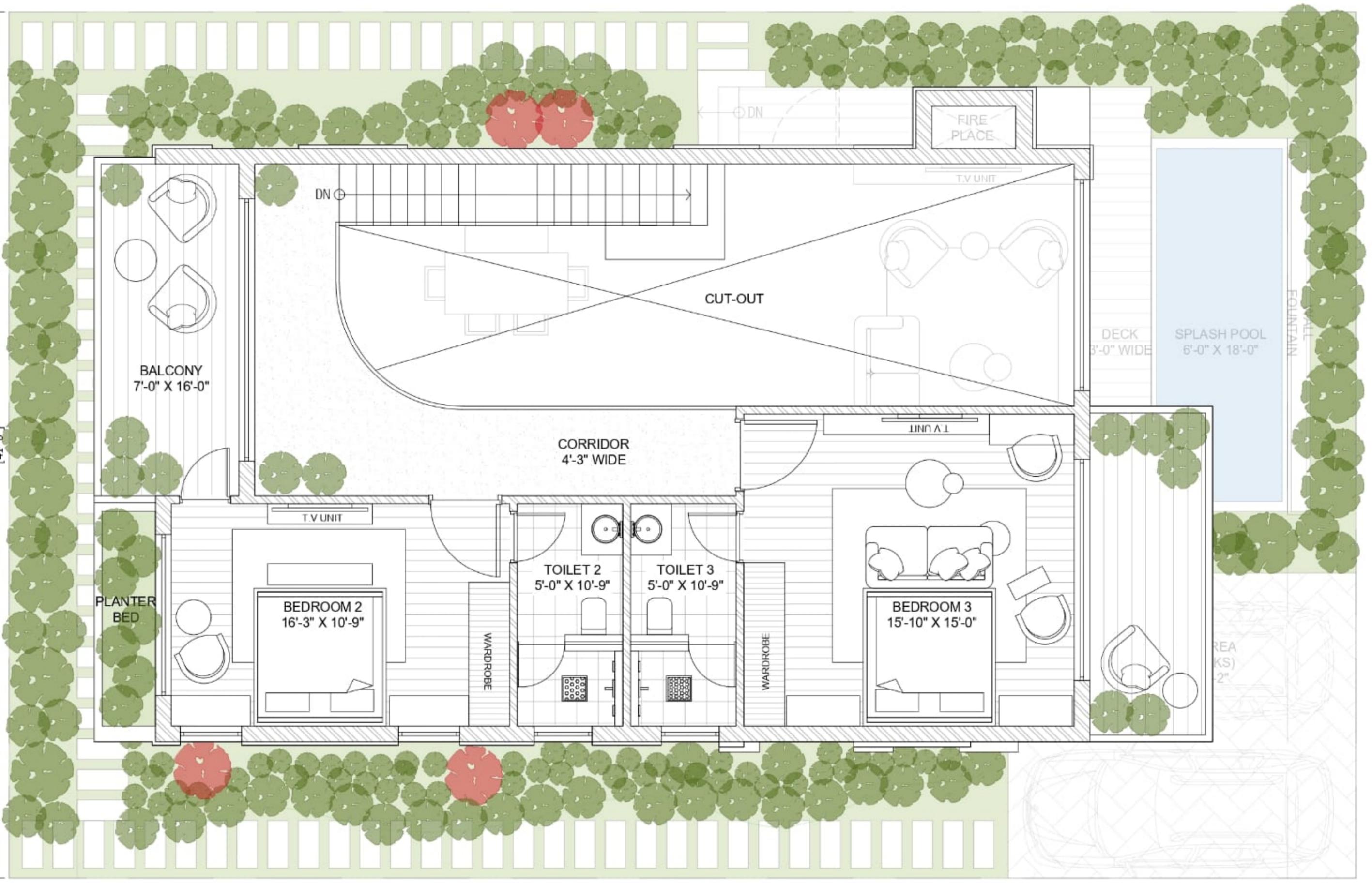
SHOWER  
5'-3" X 4'-11"

PARKING AREA  
(2 CAR PARKS)  
16'-3" X 15'-2"



19.75  
[64'-9 1/2"]

12.70  
[41'-8"]



AREA  
(KS)  
2"