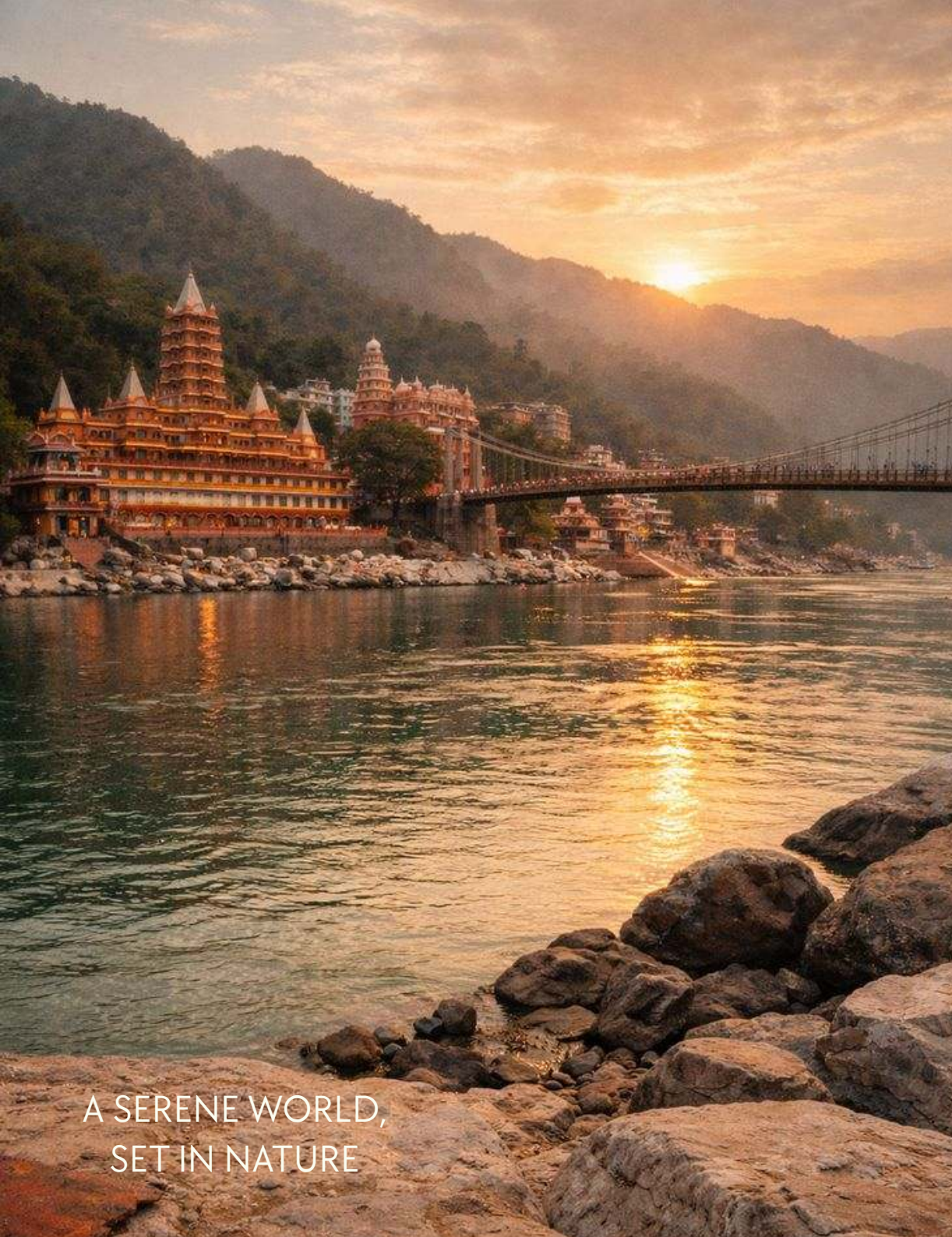




GANGA VANA VILLAS

CRAFTED FOR THE ART OF LIVING.

CHILLA, RISHIKESH



RISHIKESH, BEYOND THE USUAL

Set in Chilla, on the quieter edge of Rishikesh, the location brings you closer to a side of the city that still feels untouched. Surrounded by forest greens and open skies, with the Ganga flowing close by, it's a setting that naturally slows things down.

Away from the crowds but still well connected, you're close to everyday essentials while staying anchored in a more peaceful environment. With Rajaji National Park in the vicinity and the foothills all around, the experience here is less about movement and more about living at ease, in a space that feels grounded and open.

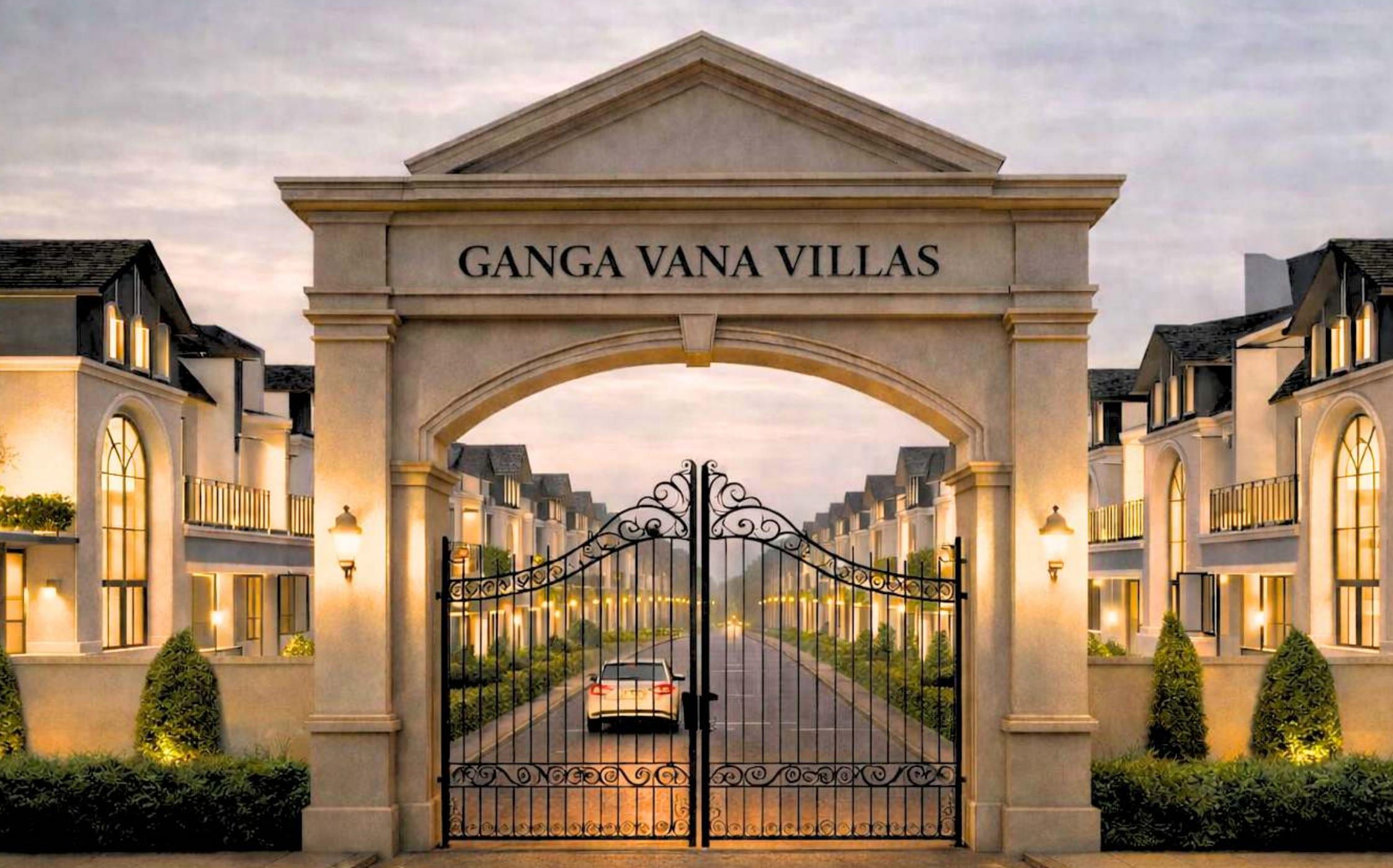
A SERENE WORLD,
SET IN NATURE



WHERE THE WILD STILL MOVES
FREELY, DISCOVER THE UNTAMED
BEAUTY OF **RAJAJI NATIONAL PARK.**



A COMMUNITY THAT FEELS OPEN,
GREEN, AND WELL PLACED.



A refined expression of neoclassical elegance, the villa façade at Ganga Vana Villas is designed to feel timeless yet warm. Symmetrical proportions, arched windows, and subtle mouldings come together to create a sense of quiet luxury, while soft ambient lighting highlights every detail after dusk. Lined along a serene internal boulevard, all the villas maintain a cohesive architectural language, offering a visually harmonious and premium living experience from the very first glance.



NEO- CLASSICAL GRANDEUR

Inspired by the timeless language of European neo-classicism and grounded in the calm presence of the Himalayas, each villa is designed with a clear focus on proportion, symmetry and balance. Arched openings, pitched roofs and stone-finished facades come together to create an elevation that feels refined yet restrained.

Every element is carefully considered, allowing light and shadow to shape the character of the facade through the day. The material palette remains honest and enduring, chosen for both its appearance and longevity. The result is an elevation that feels calm, well-resolved and quietly timeless within its natural surroundings.



PROJECT OVERVIEW

Ganga Vana Villas is a thoughtfully designed gated villa community set in the untouched landscape of Chilla, at the foothills of the Himalayas. With just exclusive villas, each planned on spacious plots, the project offers a rare balance of privacy, comfort, and connection to nature. It brings together refined living in a setting that feels calm and grounded. Designed by **More Than Buildings Design Studio LLP**, every detail from the neo-classical facades to the carefully crafted interiors reflects a quiet, lasting sense of sophistication.

EXCLUSIVE VILLAS

3BHK + SERVANT LAYOUT

**TYPE A VILLAS AREA-
2,000 SQ.FT**

**TYPE B VILLAS AREA-
2,700 SQ.FT**

**POSSESSION BY
2028**

ARCHITECTURE

Neo-classical in character, with arched windows, pitched roofs and stone-finished facades. Designed to feel timeless, yet rooted in its surroundings.

THE COMMUNITY

A limited collection of villas, built around shared spaces that feel open and easy, a clubhouse, pools, green commons and a secure gated environment

PRIVATE GREENS

Each home opens into its own landscaped edges — 9 ft garden strips, backyard lawns and soft, curated greens that stay part of your everyday.

CONNECTIVITY

Well connected to AIIMS Rishikesh, Jolly Grant Airport, the Ganga River, Rajaji National Park, and central Dehradun, close enough for convenience, far enough to feel away.

GROUND FLOOR

The ground floor is planned as an open, easy-flowing space that brings living, dining, and kitchen together while staying well-defined. Large openings connect the indoors to a private green area, adding light and a sense of openness. A spacious bedroom with an attached dress and toilet ensures comfort and privacy, making this level both functional for everyday living and well-suited for guests.

LIVING/DINING - 14'0" X 17'1"

KITCHEN - 14'10" X 7'6"

BEDROOM 1- 14'10" X 11'0"

DRESS- 5'6" X 5'0"

TOILET 1- 9'0" X 5'0"

GREEN AREA - 9'2" X 17'5"



- Car Parking
- Green Area

- Living/Dining Area
- Kitchen

- Bedroom 1
- Dress & Toilet

FIRST FLOOR

The first floor is designed as a more private retreat, with two well-sized bedrooms arranged around a central staircase lobby. Each room is planned for comfort, with attached dress and toilet spaces, while large balconies extend the living areas outward, bringing in light and openness. The layout keeps movement simple and uncluttered, creating a calm, easy living experience across the floor.

STAIRCASE AREA - 14'0" X 13'9"

BEDROOM 2 - 14'0" X 13'1"

TOILET 2 - 6'0" X 6'0"

BEDROOM 3- 14'10" X 14'0"

TOILET 3 - 9'0" X 6'0"

DRESS - 5'6" X 6'0"

BALCONY 1 - 14'0" X 6'5"

BALCONY 2 - 14'10" X 6'0"



- Staircase Area
- Bedroom 2

- Bedroom 3
- Dress

- Toilets
- Balconies

MUMTY FLOOR

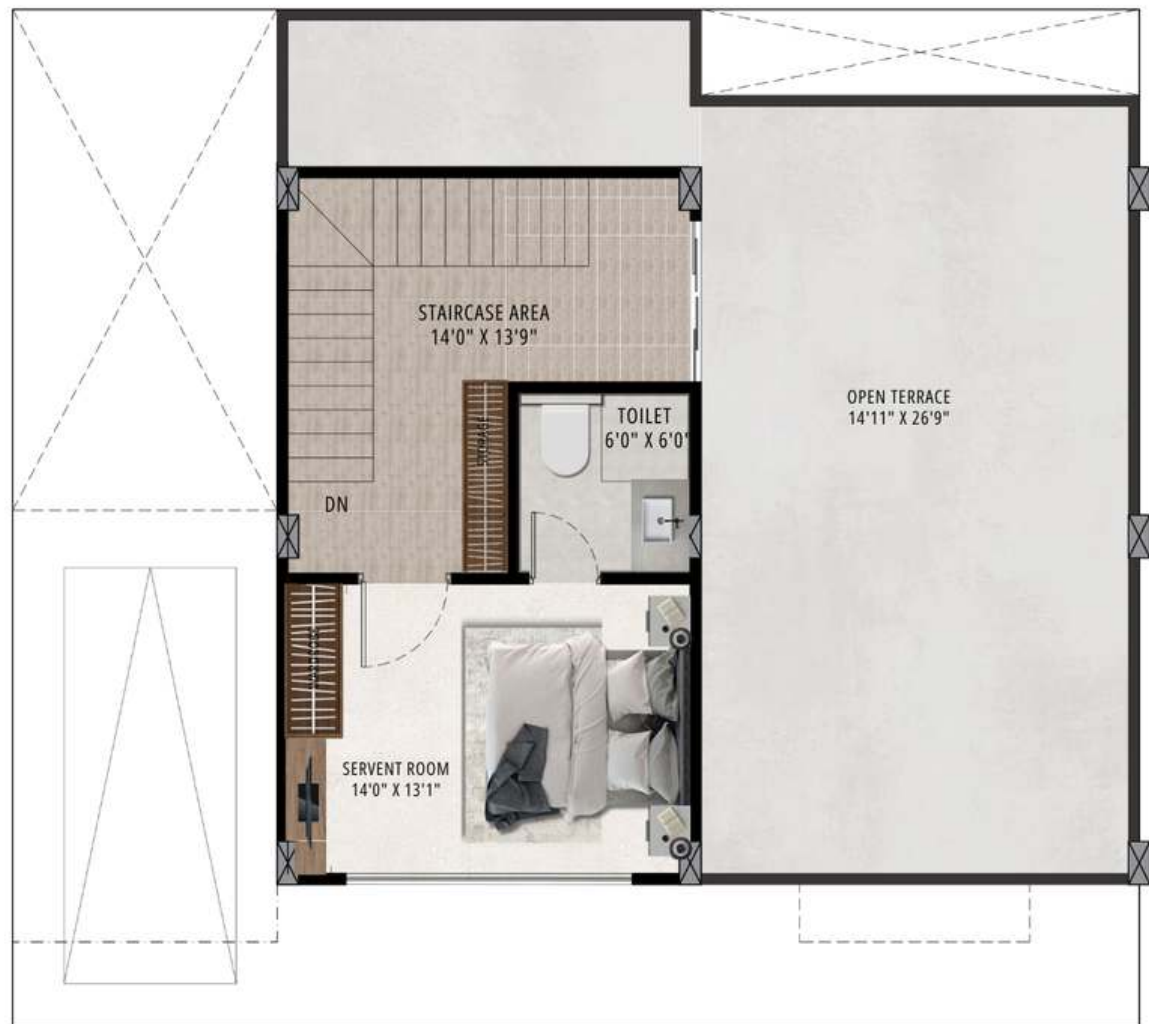
The mumty level is kept simple and functional, centered around a spacious staircase lobby that opens onto a large terrace. A well-sized servant room adds convenience, while the open terrace offers flexibility for outdoor use, whether it's quiet evenings, small gatherings, or just open sky above. The layout stays practical, with a clear focus on usability and openness.

STAIRCASE AREA - 14'0" X 13'9"

SERVANT ROOM - 14'0" X 13'1"

TOILET - 6'0" X 6'0"

OPEN TERRACE - 14'11" X 26'9"



- Staircase Area
- Servant Room

- Toilet
- Open Terrace



NEARBY LOCATIONS

Spirituality & Nature

- **Ganga River** — a short, serene walk
- **Rajaji National Park** — 5–10 mins

Healthcare & Wellness

- **AIIMS Rishikesh** — 10 mins

City & Lifestyle

- **Rishikesh City** — 20 mins
- **Haridwar** — 25 mins

Connectivity

- **Rishikesh Railway Station** — 25 mins
- **Jolly Grant Airport** — 35–40 mins
- **Dehradun** — 45–50 mins

Rooted in Nature.
Made for Slower Living.

SPECIFICATIONS

STRUCTURE & SHELL

- Earthquake-resistant RCC framed structure
- External walls in 9" solid brick masonry with plaster finish
- Internal walls in 4.5" brickwork with smooth plaster
- RCC footings as per structural design

FLOORING

- **Living & Dining:** Italian marble
- **Bedrooms:** SPC Wooden Flooring
- **Kitchen:** Anti-skid vitrified tiles with dado finish
- **Bathrooms:** Designer ceramic tiles with waterproofing

DOORS & WINDOWS

- **Main Door:** Solid hardwood frame with designer flush door
- **Internal Doors:** Flush doors with premium hardware
- **Windows:** Powder-coated aluminium
- **Balconies:** Sliding doors with toughened glass

KITCHEN & BATHROOMS

- Modular kitchen with granite / marble countertop
- Premium CP brass fittings throughout
- Wall-hung WC and wash basins
- Waterproofing with APP membrane + chemical treatment

ELECTRICAL & SAFETY

- Concealed ISI-certified copper wiring
- Premium modular switches
- CCTV and intercom systems.
- Gated entry with 24/7 security

EXTERNAL WORKS

- Driveways in paver block / stamped concrete
- RCC compound wall with plaster finish & designed entry gate
- Landscaped gardens and lawns
- Premium weatherproof exterior paint

AMENITIES



Central swimming pool



Clubhouse



Community spaces



Walking tracks



Community of villas



Private gardens



Visitor's parking



Guard room



CCTV surveillance



Wi-Fi provision



Modern Kitchen Design



Premium Fixtures & Finishes



VISION BEHIND THE INTERIORS

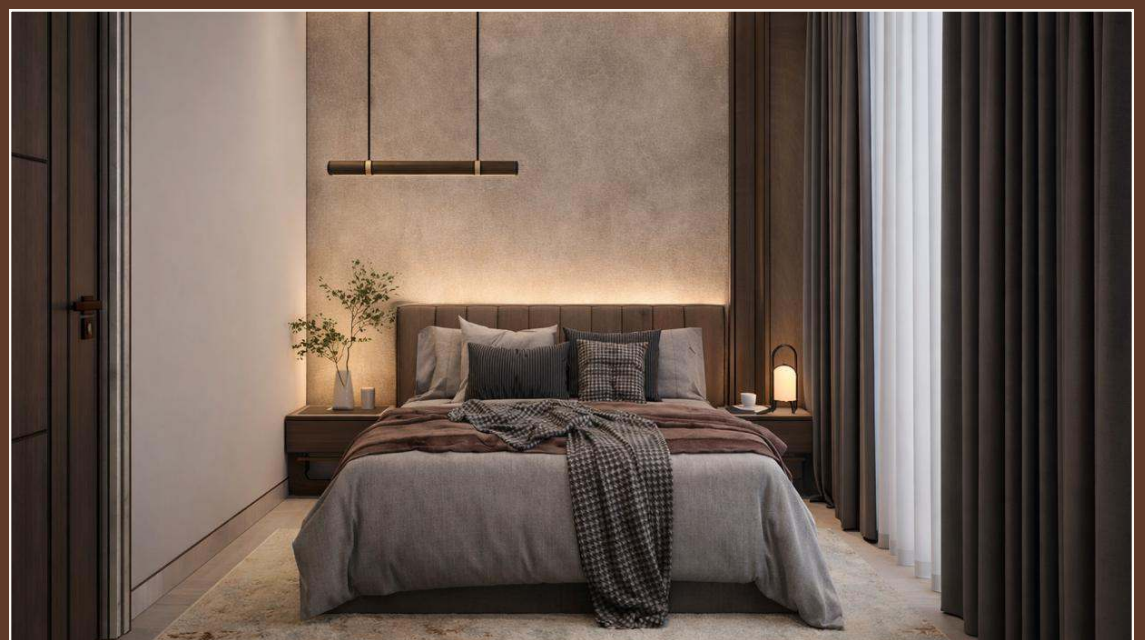
The interiors are designed to feel warm, balanced and quietly refined, where every space is shaped around comfort and ease of living. A soft neo-classical language flows through the villa, seen in subtle arches, clean lines and thoughtfully detailed surfaces that add character without feeling heavy. The living and dining areas remain open and connected, allowing light to move freely while maintaining a sense of structure. Bedrooms are planned as calm, private spaces with layered textures, custom detailing and a focus on everyday comfort. The kitchen and bathrooms follow the same approach, functional at their core, elevated through material choices and careful finishes. Overall, the vision is simple: to create interiors that feel timeless, well-resolved and easy to live in, where luxury comes from how naturally everything fits together.



A QUIET EXPRESSION
OF LIVING



PAUSE. BREATHE. UNWIND







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ROAD RISHIKESH, UTTARAKHAND