



DEODAR ESTATE  
*Mashobra*

A Gables Project

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## Deodar concept

The most graceful of all cedars, as venerated in Hindu mythology as the “tree of God”, the magnificent deodar is the inspiration behind our most recent range of development. Aptly named the Deodar Estate for the Deodar Forest it is surrounded by.

Taking a contemporary route to the past, the complex is outwardly attired in rustic accents like sloping roofs, wooden balconies and stone facades, while boasting of ultra-modern amenities on the inside.

The Estate is inspired by the beautiful local traditional wooden architecture intermingled with classic English cottage interiors.

The Estate portrays varied experiences with the changing seasons as it transforms into a magical world of shimmering snow towering above the hill chalets of this mountain village in winters, while has spectacular views of green meadows dotted with colorful indigenous flowers species in the summers.







## Design features

The architecture places a special emphasis on the relationship between the earth, its forests, and the skies, inspiring an open and connected living.

Made of authentic materials, the dwellings' strong, yet classic features are inspired by the town's imperial legacy. Comprising of:

- Rustic façade and interiors
- Low rise structures
- Fusion English-Himachali architectural style
- Sprawling lawns and greenery
- Wooden flooring and ceilings
- Sloping roofs
- Stone Walls
- Traditional wood-carved elements
- Custom detailing optional
- Beautiful walking trails
- Serene valley views



## Sustainability

Transforming mountain living forever, Deodar Estate dwellings redefine luxury from an ecological perspective.

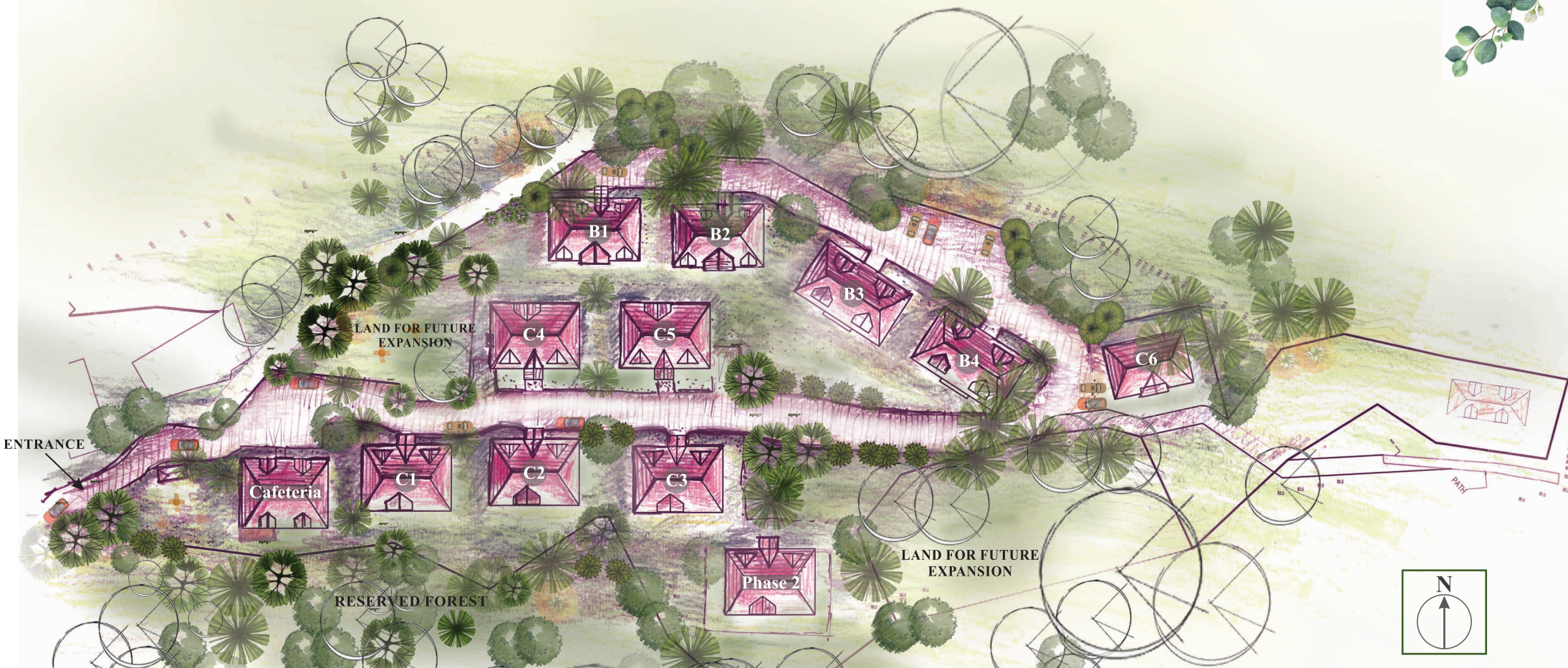
The sanctity of the surrounding mountains and forests is preserved and promoted by the Deodar Estate, which contributes actively to the overall harmony of the region.

- Active Sustainability measures:
  - Grey-water Recycling
  - Solar Panels
  - Rainwater harvesting
  - Passive Sustainability measures:
  - Use of local construction material and labor
  - Sustainable contour plans with minimal cutting and filling
  - South facing front, leveraging natural light and warmth to minimize energy requirements
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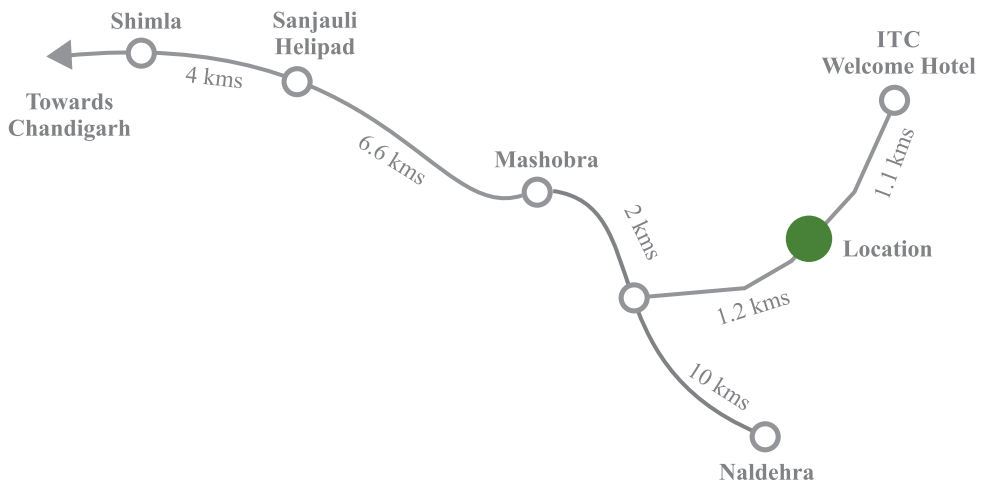




# SITE PLAN



Block Name	Details	Carpet Area/Unit	Built up Area/Unit
C 1 - C 2 - C3	4 Bedroom cottage with servant quarter and attached lawns (Ground Floor + First Floor + Attic Floor)	2950 sq ft	3530 sq ft
C 4 - C 5 - C6	4 Bedroom cottage with servant quarter and attached lawns (Ground Floor + First Floor + Attic)	2371 sq ft	3040 sq ft
B 1 - B 2	3 Bedroom Premium Holiday Home	1362 sq ft	1620 sq ft
B 3 - B 4	3 Bedroom Premium Holiday Home with Utility Room	1520 sq ft	1800 sq ft



## Location Advantage

The Deodar Estate lies in close proximity to the beautiful landmark town of Mashobra, at just 2km away. Residents can find all essential facilities including daily market, restaurants, and hospital in the town.

*It is also not too far away from recreational recourses:*

Naldehra Golf Course - 7 km

The ITC Welcome Hotel - 5 minutes walk

The Estate is also easily accessible from the state capital Chandigarh and national capital Delhi.

### **By road**

Chandigarh - 126 kms

Delhi - 358 kms

### **By air**

The nearest airport is at Shimla at a distance of 30 km. Flights to and from Delhi and Kullu operate to Shimla

Sanjauli Helipad at a distance of 10 kms

### **By train**

Shimla Railway station is the nearest railhead. It is located just 13 km from the city and is connected to all major cities in north India









## Specifications

- R.C.C framework with brick and stone walls
- R.C.C. slabs
- Sparkling white terrazzo tiles on floor/  
wooden flooring
- Panel wood doors and glazed windows with  
double shutters  
on exterior openings
- Tiles on toilet floors and walls up to door level
- Stainless steel sink in kitchen with marble  
work top and tiles up to 2 feet from working  
platform
- Electrical wiring with copper conduits with  
adequate light points and T.V. / Telephone  
outlets
- Emulsion paint on internal walls
- Sand face plaster with durables paint finish/  
stone on external wall
- Cupboards with wooden shelves and teak ply/  
louvered shutters
- Cornice and skirting wherever required
- Staircase / Passages and balcony to have  
checkered tiles and steel railing
- 2 storeyed structure with entry at split level





## Gables Group

The Gables Group is competently supported by a team of highly experienced professionals in the field of hospitality, building construction, real estate and construction of Hydro electric projects such as Hydel channels, rock fill dams and concrete lining.

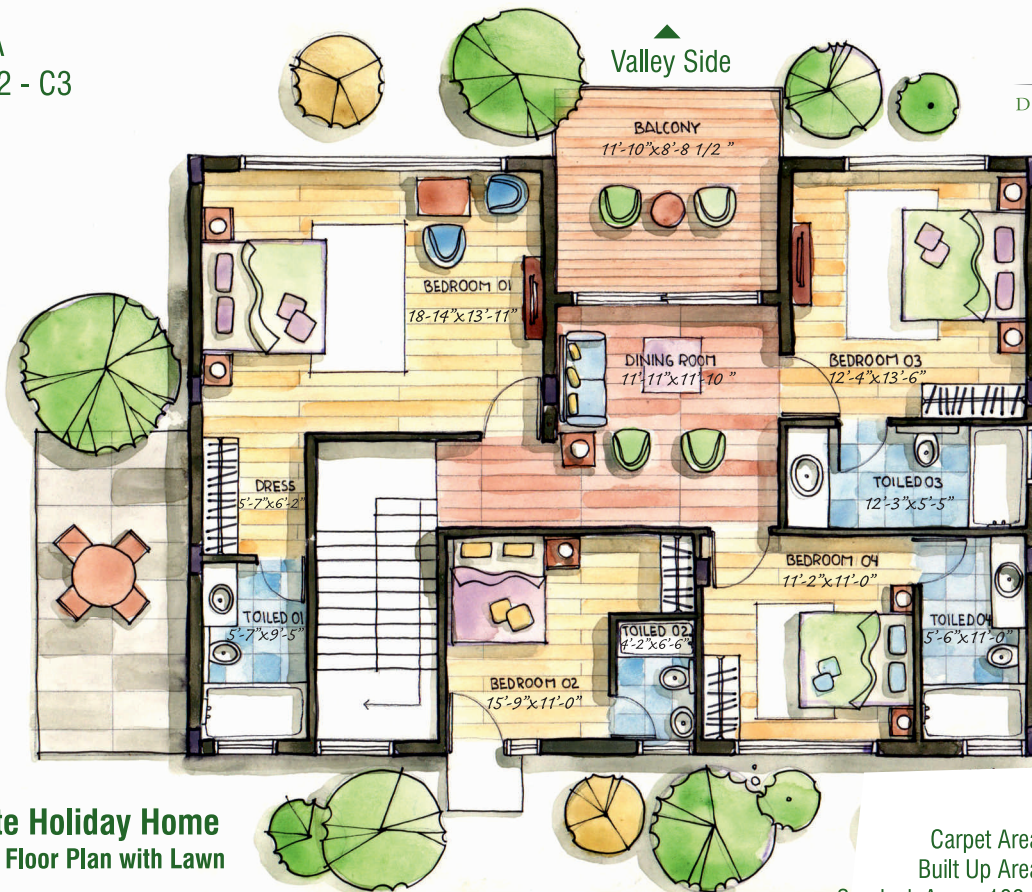
With extensive experience of more than 40 years, the promoters of Gables group have successfully completed various projects in Himachal Pradesh and scattered throughout India.

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VILLA  
CI - C2 - C3



**Private Holiday Home**  
Ground Floor Plan with Lawn

Note: Total built up area per villa may vary as per actual site location

Carpet Area - 1240 Sq Ft  
Built Up Area - 1540 Sq Ft  
Sundeck Area - 100 Sq Ft (approx)  
Total Villa Built Up Area - 3530 Sq Ft (approx)

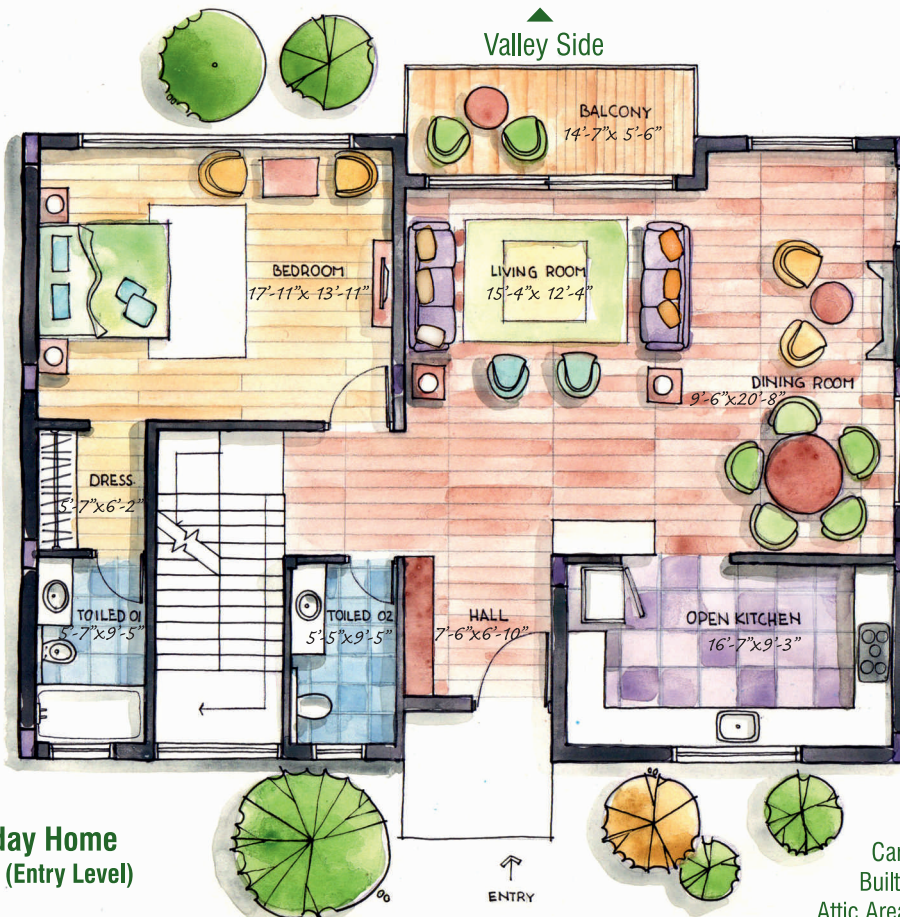


VILLA  
CI - C2 - C3

Valley Side



DEODAR ESTATE  
Mashobra

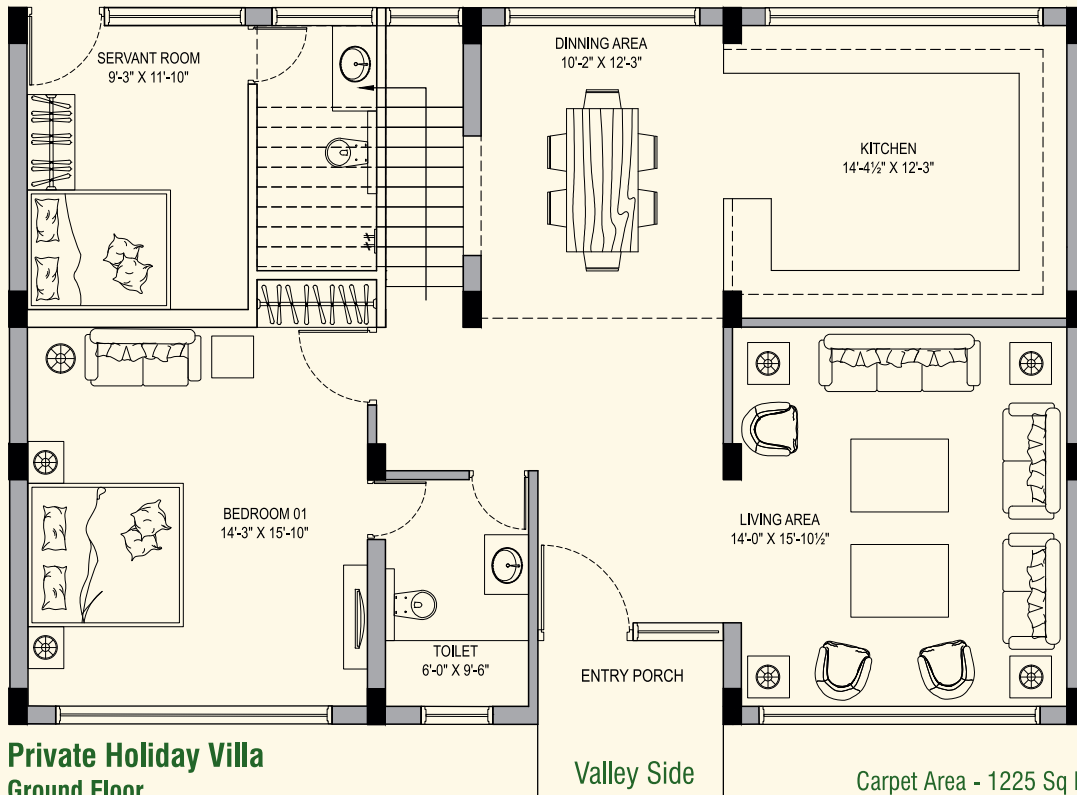


**Private Holiday Home**  
**First Floor Plan (Entry Level)**

Note: Total built up area per villa may vary as per actual site location

Carpet Area : 1280 Sq Ft  
Built Up Area : 1560 Sq Ft  
Attic Area : 330 Sq Ft (approx)  
Total Villa Built Up Area - 3530 Sq Ft

# VILLA C4 - C5 - C6



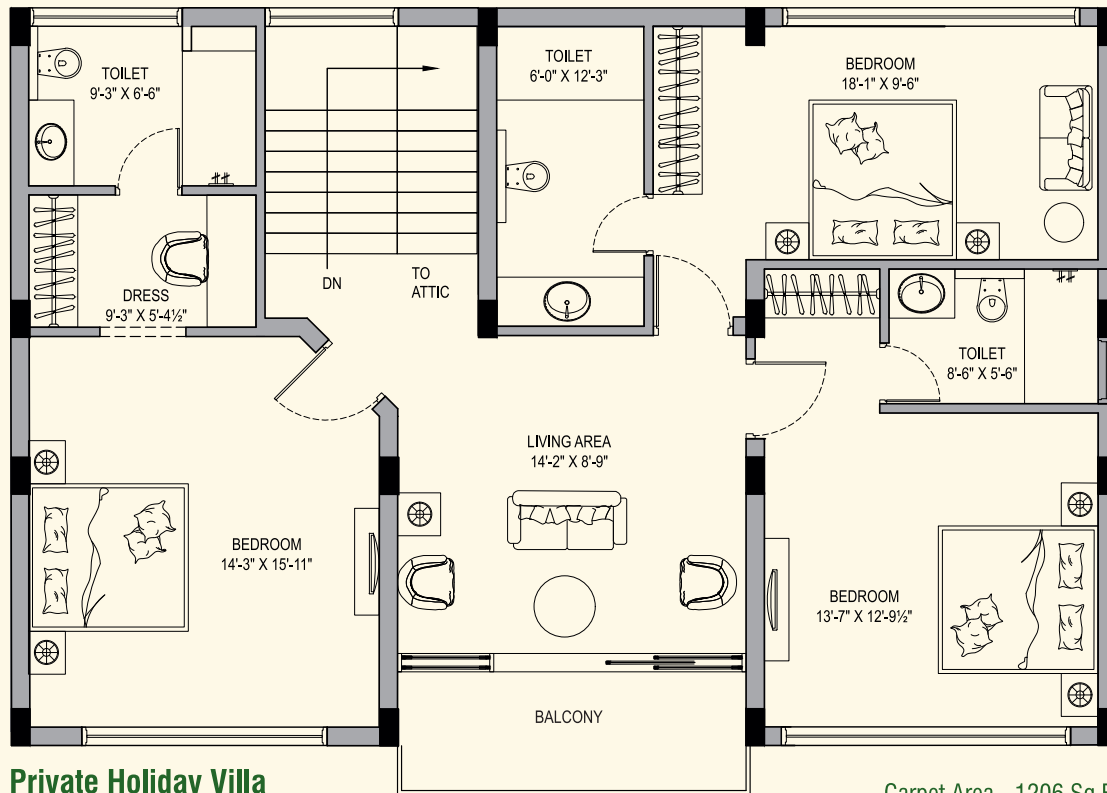
## Private Holiday Villa Ground Floor

Note: Total built up area per villa may vary as per actual site location

Carpet Area - 1225 Sq Ft  
Built Up Area - 1340 Sq Ft  
Total Villa Built Up Area - 3040 Sq Ft



## VILLA - C4 - C5 - C6



### Private Holiday Villa First Floor

Valley Side

*Note:* Total built up area per villa may vary as per actual site location

Carpet Area - 1206 Sq Ft  
Built Up Area - 1400 Sq Ft  
Attic Area - 300 Sq Ft (approx)  
Total Villa Built Up Area - 3040 Sq Ft





BLOCK - B1, B2

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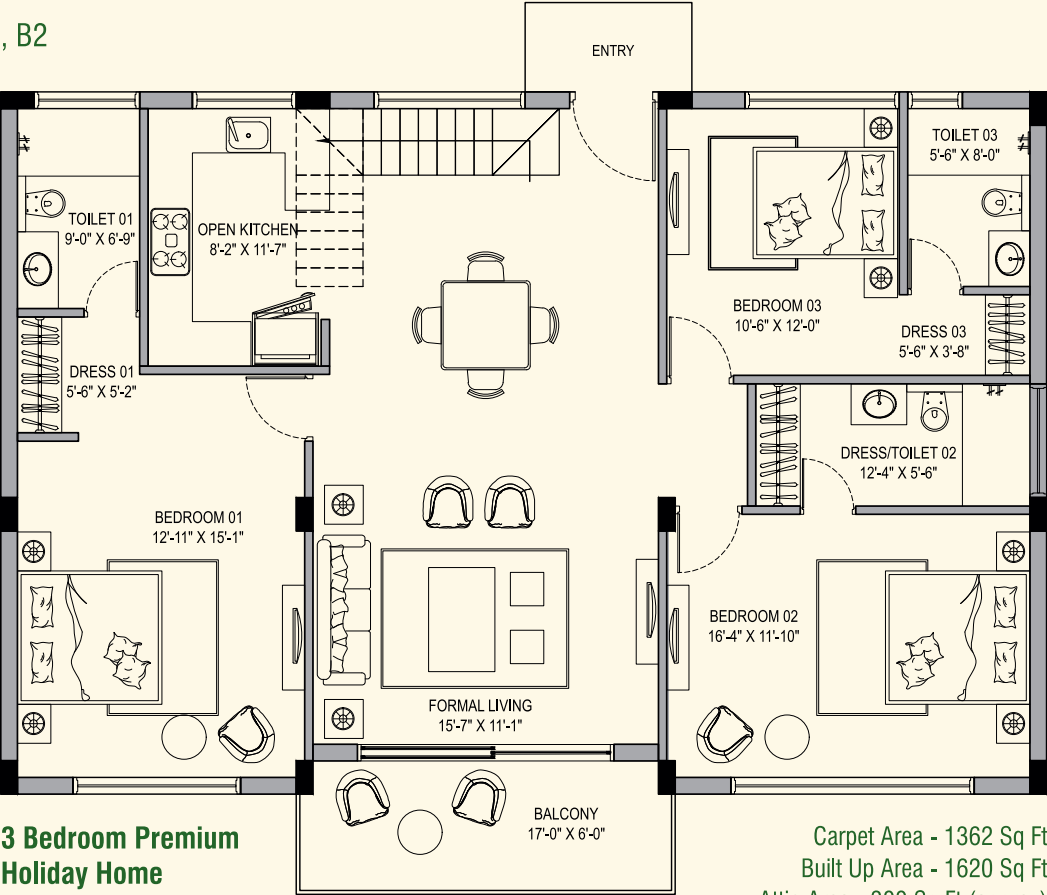
**3 Bedroom Premium  
Holiday Home**  
Ground Floor

Valley Side

Carpet Area - 1362 Sq Ft  
Total Built Up Area - 1620 Sq Ft

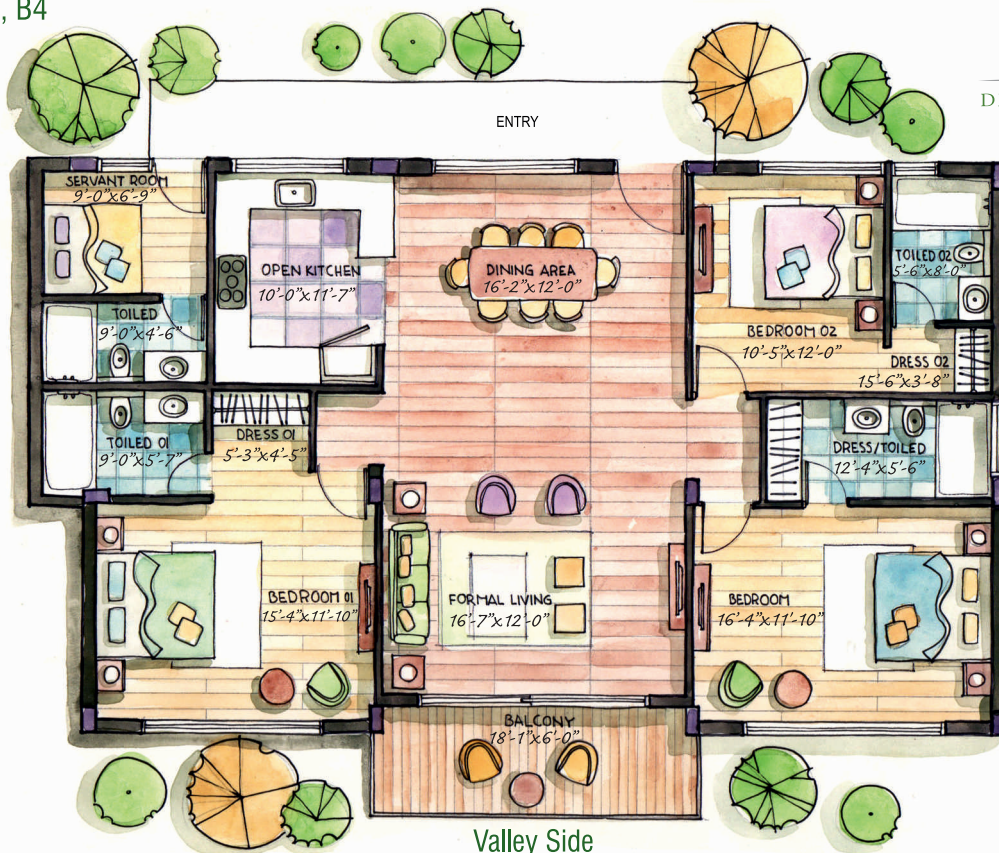


BLOCK - B1, B2



BLOCK - B3, B4

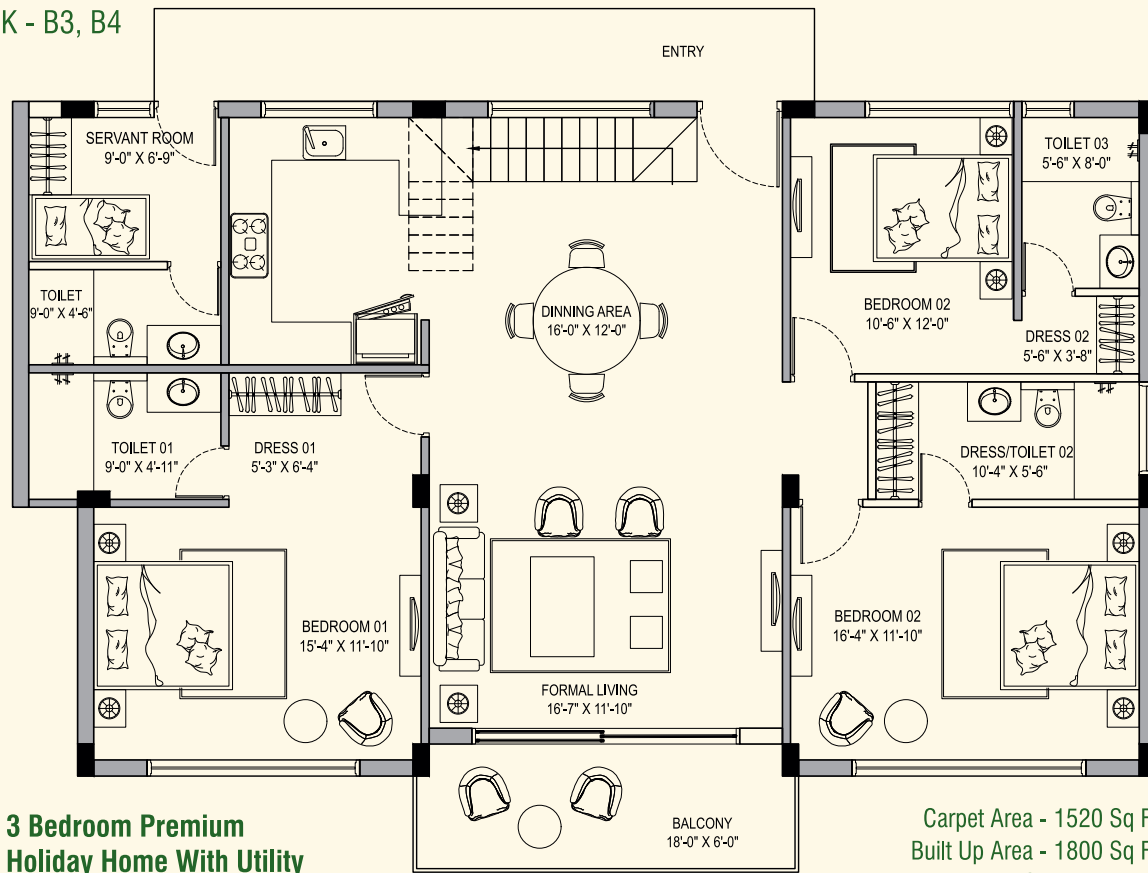
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**3 Bedroom Premium Holiday Home with Utility**  
**Ground Floor**

Carpet Area - 1520 Sq Ft  
Total Built Up Area - 1800 Sq Ft

## BLOCK - B3, B4



**3 Bedroom Premium  
Holiday Home With Utility  
First Floor**

Valley Side  
▼

Carpet Area - 1520 Sq Ft  
Built Up Area - 1800 Sq Ft  
Attic Area - 300 Sq Ft (approx)  
Total Built Up Area - 2100 Sq Ft





## GABLES GROUP

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