



HILL VIEW

F A R M S



Redefining **Urban Community** Living

ENTRANCE VIEW



ABOUT PROJECT

Hill view farms in Ranchi is a residential township project developed by Melody realtors Pvt Ltd, located in ormanjhi, approximately 25km from city center. Spanning over 113 acres it offers variety of individual building as Duplex, villas, farms house. Designed for those seeking a blend nature and modern amenities. It features customisable building, ranging from 2100sft, 3000 sft, and 4200 sft with price starting as lowest.



SWIMMING POOL



WHERE HAPPINESS IS A DIVE AWAY

Experience the joy of having a beautiful pool to dive into under open blue skies ! The swimming pool at **Hill View Frams** will be your perfect escape into cool, clear waters and true serenity!



NILAYA VILLA



GYMNASIUM



TRANSFORM YOUR LIMITS, ELEVATE YOUR STRENGTH

Experience the power of dedicated training in our state-of-the-art gymnasium. With professional equipment, personalized coaching, and a motivating atmosphere, **Hill View Farms** Gymnasium is designed to help you achieve your fitness goals.



AYAAM VILLA



CHILDREN'S PLAY AREA WITH SWING & SLIDES



WHERE CHILDHOOD ADVENTURES TAKE FLIGHT

Let your children's imagination soar at our specially designed play area at **Hill View Farms**. Complete with safe, modern swings and exciting slides, this outdoor paradise provides the perfect space for children to play, explore, and make new friends. Surrounded by natural greenery and built with child safety in mind, our play area encourages active play and healthy development while parents can relax nearby.



SWASTIK VILLA



COMMUNITY / MULTIPURPOSE HALL



CREATE MEMORIES THAT UNITE GENERATIONS

Our Banquet Hall at **Hill View Farms** is designed to bring people together for life's most cherished moments. Perfect for family celebrations, cultural gatherings, and community events, this versatile space adapts to your vision with elegance and comfort.



BANQUET AERIAL VIEW



POND VIEW



WE'RE BRINGING
THE HOME OF YOUR DREAMS TO LIFE!
Experience the luxury of upscale lifestyles!

With its luxury apartments, duplex and triplex bungalows, **Hill View Frams** brings forth the finest urban living experience to you. Be a part of an eminent gated community and savour the life you have always imagined for yourself!



SEATING AREA



HIGH END LIFESTYLE MEETS SUBLIME LIVING!
**CELEBRATE THE JOY OF
COMMUNITY & TOGETHERNESS.**

Hill view Frams brings not just an elite residential experience, but also a warm community of like-minded people you can share your joys and special life moments with. The community hall here is an aesthetic space fit for different life celebrations which bring hearts together and make the living experience truly sublime!



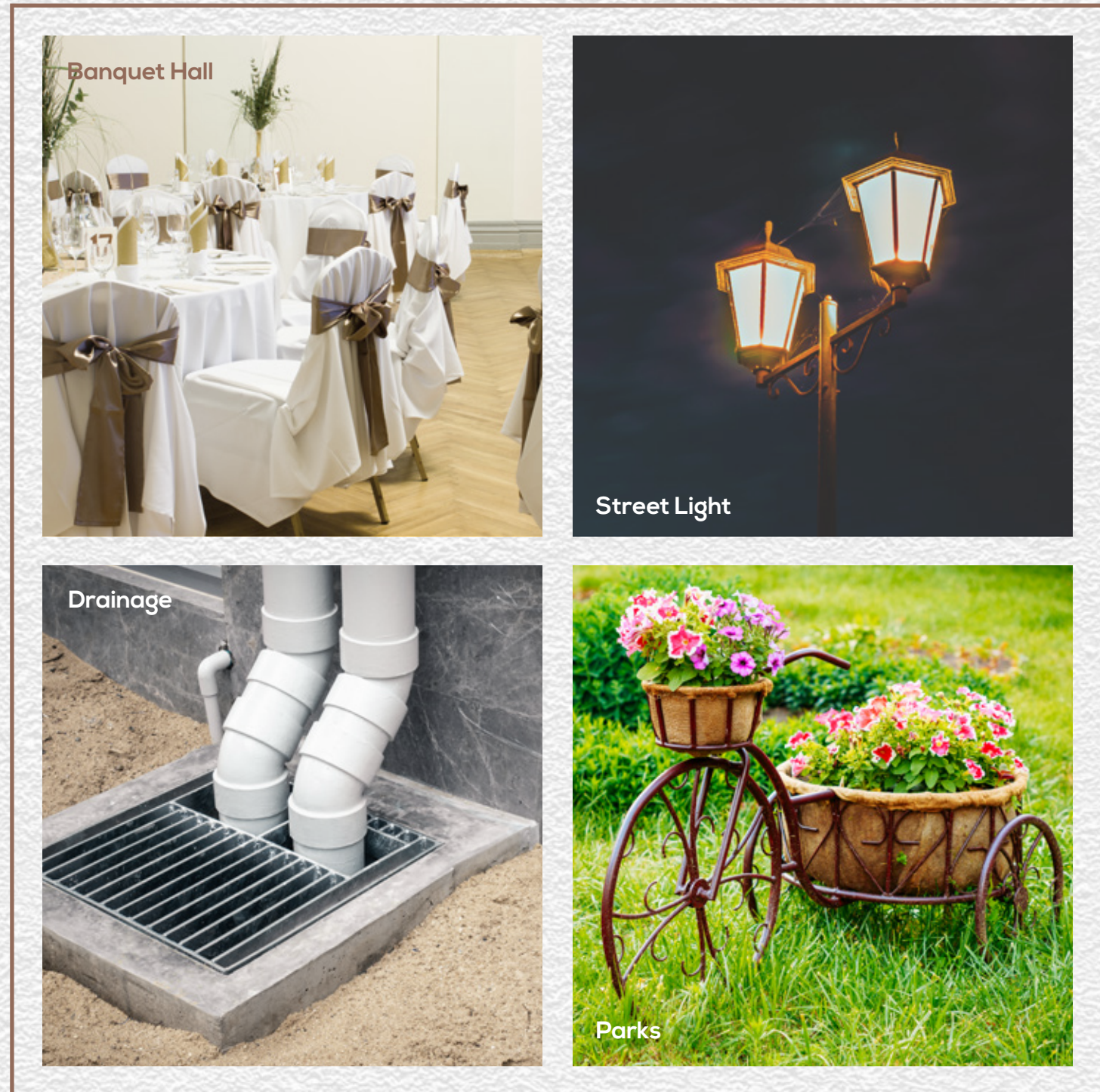


CURATING AN ICONIC SET OF LUXURIES !
FOR THE TRUE-BLUE URBAN SOUL.

At **Hill View Frams**, we have designed the premises to ensure optimum wellness of the residents. From landscaped outdoor spaces to amenities to support your active lifestyle, you'll find it all in this perfect paradise!



50 ft Main Road





WHERE ELITE LEISURE MINGLES WITH DAILY COMFORT.
SAVOUR THE JOYS OF DELUXE LIVING.

Within the luxurious premises of **Hill View Frams**, lifestyles are taken to a whole new level. Here the zones of sophisticated merriment coincide with modern facilities that fill your days with ease & true comfort. Relax, unwind and enjoy the deluxe lifestyle, reserved for you!



Gated Society



SPECIFICATIONS

SEISMIC CONSIDERATION

Considering Zone-III, Earthquake Resistance RCC framed construction.

R.C.C.

Earthquake Resistant Structure

Ceiling Height :- 10'6"

External: - 9" thick clay brick.

Internal Wall: - 5" thick clay bricks.

External Walls: - Double coat sand plaster using admixture OBD finish ceiling and wall.

Tiles: - 600 mm x 600mm and 1200 mm x 600 mm Light colored vitrified tiles in all rooms.

Toilets: -1200x600mm & 600x600mmmat finish tiles in toilets.

Balconies: - 450 mm x 450 mm and 600 mm x 600 mm Anti - Skid flooring Tiles.

DOORS AND WINDOWS

Decorative main entrance door with wooden Frame.

Main door with safety lock, tower bolt

Panel doors for bedrooms & bathrooms

Powder Coated sliding windows with mosquito net.

Mild Steel Safety Grills for all windows.



KITCHEN

Granite top kitchen platform with stainless sink.

Ceramic Tiles dado up to 2 feet above platform.

Branded CP fitting.

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BATHROOM

Branded CP fitting.

Dado tiles up to 8 feet height primer over wall putty in balance area.

Concealed G.I pipes /PVC Plumbing.

Branded Sanitary Fittings.

Space For Exhaust and Power point in all bathroom.

Dedicated Space with 15 AMP provision for geyser.



ELECTRICAL FITTINGS

Branded MCB & ELCB (Earth Leakage Circuit Breaker) for House.

Adequate light point with branded modular switches & copper Wiring.

In living room and all bedrooms 15 AMPS power for electrical appliances as per norms.

OUR BRANDS PARTNERS

ELECTRICAL :- ANCHOR,HAVELLS,PHILIPS,ORIENT.

PLUMBER :- JAQUAR,HINDWARE.

TILES :- KAJARIA, JONSON,SOMANY.

CEMENT :- AMBUJA,ACC,ULTRATECH.

STEEL :- TATA,CAPTAIN, JINDAL,RUNGTA,550(D).

PUTTY :- BIRLA/JOHNSON.

PAINT :- ASIAN PAINT/BERGER PAINT.

MICA & VENEER:- CENTURY/GREEN PLY.

RAILING WORK :- KHAITAN JINDAL 304.

TILING

4 x2 High quality ceramic tiles in living room, bedroom and walk away .Wooden tile floor Master bedroom .

Rustic Finish high strength tiles in balconies and open areas

Anti Skid tiles Kitchen and bathroom

High Quality wall tiles up to 8 feet in bathroom.

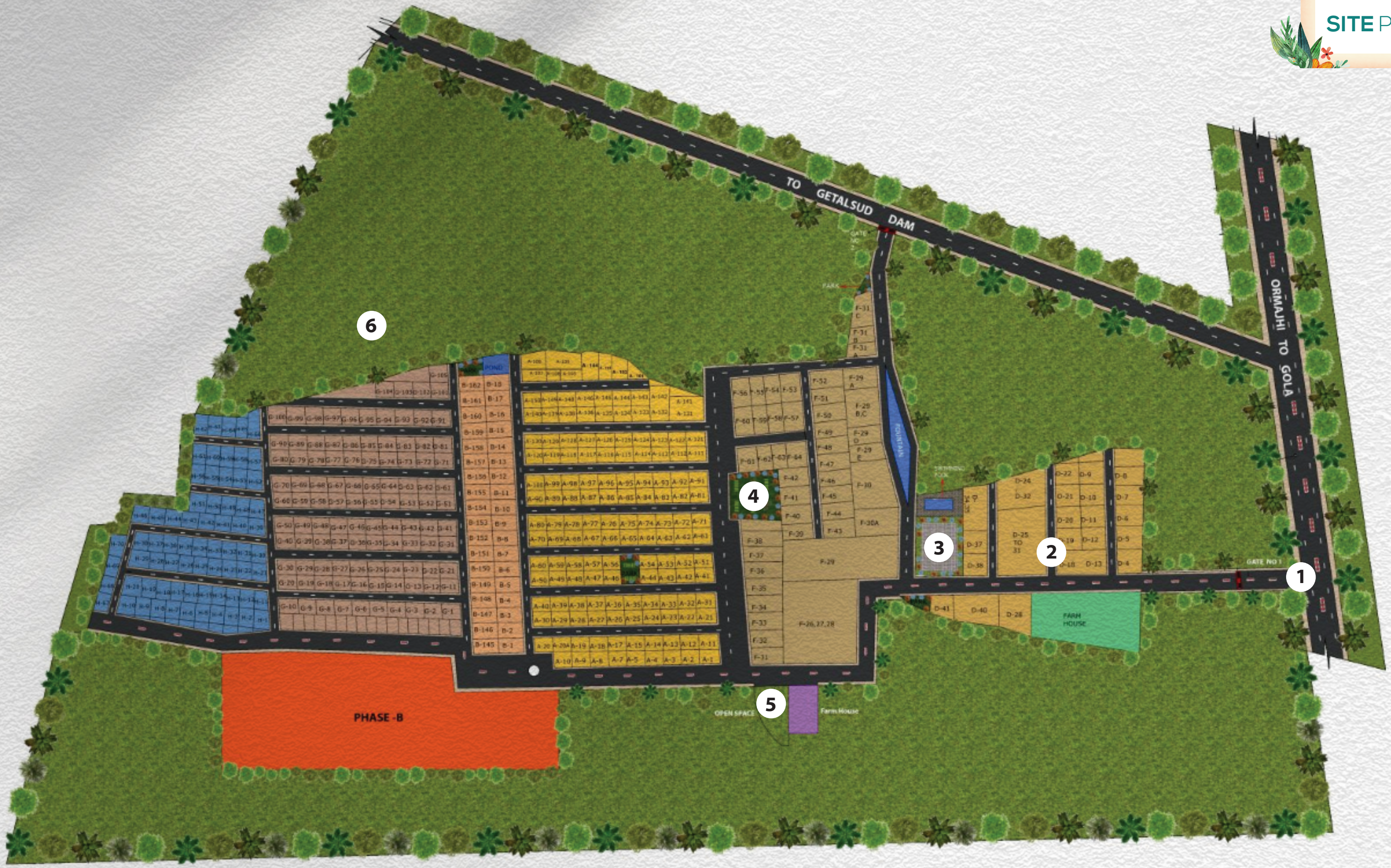
EXTERNAL PAINTING

Texture paint for external walls.



LEGENDS

- 1. Entrance
- 2. Mall
- 3. Banquet Hall
- 4. Park
- 5. Open Space
- 6. Market Space



FLOOR PLANS



GROUND FLOOR PLAN

CARPET AREA 1245 SQFT
BUILT UP AREA 1705 SQFT



TERRACE FLOOR PLAN

CARPET AREA 1125 SQFT
BUILT UP AREA 1930 SQFT



FLOOR PLANS



GROUND FLOOR PLAN

CARPET AREA 705 SQFT
BUILT UP AREA 980 SQFT

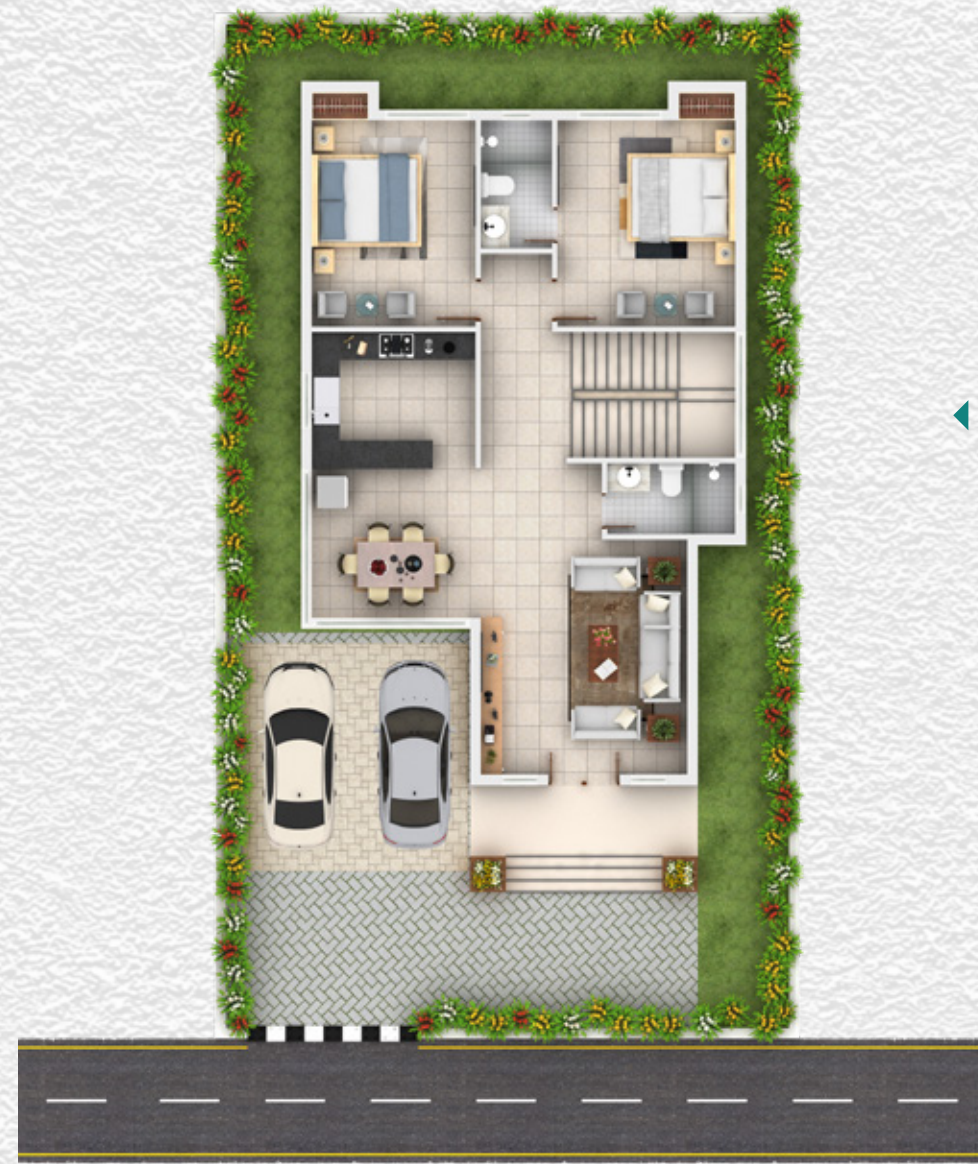


TERRACE FLOOR PLAN

CARPET AREA 705 SQFT
BUILT UP AREA 1165 SQFT



FLOOR PLANS



GROUND FLOOR PLAN

CARPET AREA 1070 SQFT
BUILT UP AREA 1440 SQFT



1ST FLOOR PLAN

CARPET AREA 885 SQFT
BUILT UP AREA 1405 SQFT



VILLA 3





BECOME THE PROUD RESIDENT OF A COVETED ADDRESS!
LIVE AT THE HEART OF CONNECTIVITY & CONVENIENCE.

Hill view Frams enjoys a highly coveted location in the city, with seamless access to both transport and conveniences. Enjoy the privilege of having a home which is minutes away from everything you may need!

MEDICAL

Medanta
 Wellcure Hospital
 Cancer hospital
 & Research Center

SCHOOLS

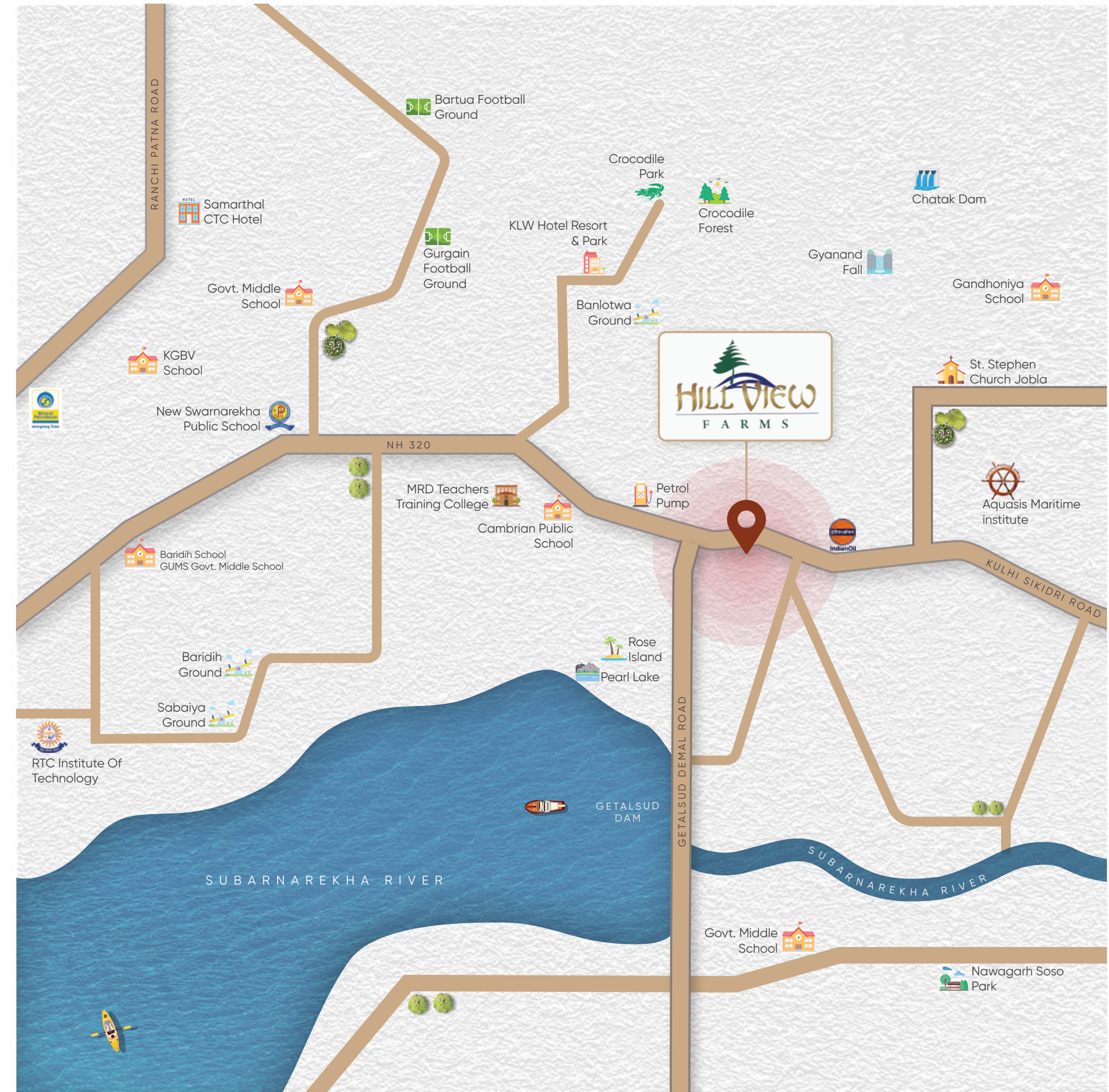
Cambrian Public School
 BIT Meshra
 RTC College
 DPS School
 MRD B.ED College

CONNECTIVITY

Block Chowk
 Birsa Munda Airport
 bank of india
 BIT Railway Station

TOURIST PLACES

Getalsud Dam
 Ormanjhi Zoo
 Crocodile Park
 Rajrappa Mandir
 Hundru Falls
 Sikidiri Valley
 Madhuban Dhaba



AERIAL VIEW



Developers



MELODY REALTORS PVT LTD

6th Floor Nile Complex
Old H.B.Road Kantatoli
Ranchi, Jharkhand - 834001

Architect

K & S DESIGN LAB

Site Address

Intake More , Bhusur ,ormanjhi
Ranchi, Jharkhand - 835103

Website

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DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of HILL VIEW FRAMS. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.