

WILD FLOWER HILLS – An Overview

Ramgarh – Mukteshwar Belt) Nainital

Fact File and Surroundings

- At Parwara nestled in the Kumaon Hills between Ramgarh and Mukteshwar.
- 45 kms from Nainital.
- Pantnagar (airport) 95kms; Kathgodam (railway station) 63kms.
- 310 km from Delhi border; 6-7 hrs drive (5hrs to Nainital & almost an hr 15 min to WILDFLOWER HILLS)
- Excellent road recently re-laid and widened. NH 24 widened also almost complete to 4-6 lanes up to Moradabad Bypass and beyond, which would cut down the driving time by another 45 minutes to an hour.
- Picturesque drive with a view of many well-known snow-clad peaks between Ramgarh and Mukteshwar.
- Approx. 7000 ft above sea level, snows in winter & pleasant weather conditions (0-23 degree Celsius) all round the year.
- Place of adventure, trekking and hiking. Bikers, too, love it!
- Dense and vast pine and oak reserved forests surrounding the area.
- Famous for fruit, also called the fruit-bowl of the Kumaon region.
- Extensive variety of birds and small animals.
- Several popular Spa Resorts, Adventure resorts in the vicinity.
- Many well-known tourist locations, lakes just 1-2 hrs drive.
- Closest hospital at Mukteshwar (8-10 km), a new 30 bedded hospital coming up there.
- Many Spas and resorts coming up in the surrounding areas.
- Pleasant weather through the year.
- Scenic beauty of 7-8 lakes within a couple of hours drive. Lakes like Khurpa Tal, Sat-Tal, Bhim Tal, Naukuchia Tal and Nainital make this area the Lake District of India.
- Close proximity to famous tourist destinations like Corbett Park, Ranikhet and Almora.
- Numerous devotional places nearby.

The Property

- Approx. 15 acres, with only 7 acres of saleable area. Balance kept for roads, common areas, landscaped gardens etc.
- Approx. 900 mt. motor-able road connects to the main road.
- Interior main road of 32 ft width.
- Gated complex with fenced/walled boundaries.
- A perennial river encircles Wildflower Hills on 2/3rd sides, flows at approx 100m from WILDFLOWER HILLS, beyond which are dense reserved forests.
- Two 40 ft wide paths link WILDFLOWER HILLS to the river.
- Hill tops with 360° views within WILDFLOWER HILLS.
- Several walking paths (Pagdandis), ideal for tranquil walks, perfect for being at one with nature and yourself.
- Total number of **plots** 150.
- Plot sizes: 173, 208 & 267 sq yards.
- Electricity available, connection in name of owner.
- Water is available and will be provided.
- Resort with rooms (8-10), Club House, convenience shopping and restaurant, health club etc. which will be run by a resort/hotel chain.
- Reasonable maintenance charges.
- Detailed planned Horticulture and Landscaping to be executed including trees, fruit trees, flowering plants and varieties of shrubs and bushes etc.
- Project architect- Kuldeep Kaul (formerly Chief Architect of Ansal group)
- Cottages architect- Sumit Saxena of Atrium,(other hill properties by Atrium: Country-Inns Bhimtal and Corbett, Pine Crest Hotel - Bhimtal, Kasar Jungle Resort, Almond Cottages for NRI - Kausani etc.)
- Expandable cottages: 800/1200/1500 sq. ft.