



Come, live a new life !

NEIGHBOUR'S PRIDE



AT SAROJ PARKLAND, YOU LIVE GREEN.
YOU LIVE HEALTHY.

2 BHK AND 3 BHK LUXURY APARTMENTS AND DUPLEXES.



THE SCIENCE OF ART

Saroj Parkland is designed to be an avenue that truly charms 'life'. It's a signature of the culture and heritage of Assam, depicted in the unique concept of the apartments and the property in general. Every home a celebration of our rich tradition.

AT SAROJ PARKLAND, YOU LIVE
YOUR EMOTIONS.

Artist's Impression



BLOCK-1

GREAT DAYS
BEGIN AFTER
A GOOD SLEEP.



Saroj Parkland is a home, not just in concrete but also in spirit. You feel re-assured and comfortable. With 24/7 security personnel, CC Cameras and smartly managed spaces. There is parking space for you as well as your guests. A Departmental Store takes care of your daily provisional needs... after all, what's a home that doesn't make you feel homely...

GYMNASIUM
COMMUNITY HALL.
24/7 SECURITY PERSONNEL.
FIRE FIGHTING SYSTEMS.
DEPARTMENTAL STORE.
PARKING SPACE FOR RESIDENTS
AND GUESTS.



A HUGE SWIMMING POOL ALONG
WITH CHILDREN'S WADING POOL.



AT SAROJ PARKLAND, CARE AND
WARMTH HARMONIZE YOUR ROUTINE LIFE.



BLOCK-2



BLOCK-3

BUNGALOW IN THE SKY

Discover a home that is a bungalow in design and an apartment in convenience. The opulence of a villa and that, in the lap of sky. Without a worry about the usual, tedious maintenance that comes along with a standalone home. Your duplex home is your red carpet. Easy, charming, pampering. Live In Elegance.



THE DUPLEX APARTMENTS AT SAROJ PARKLAND COMBINE THE BEST OF BOTH WORLDS - APARTMENTS AND VILLAS.



DUPLEX
UPPER VIEW

DUPLEX
LOWER VIEW



Location Map



MORE DAY PER DAY



When the world is close to you, you spend less time in traveling and more in actually being. At Saroj Parkland on Borbari Main Road, the world comes to you. Ginger Hotel, Institute of Hotel Management, Pratiksha Hospital and more are barely a kilometer away. The finest of offices and schools are less than 15 minutes away. A great cultural experience at Shankar Dev Kalashetra or refreshing your tennis skill at Tennis Stadium, they are both a walking distance away. You save time. You achieve more.

IMPORTANT DISTANCES

Tennis Stadium	0.5 km	National Stadium	7.0 km
GNRC Hospital	2.5 km	Railway Station	7.0 km
Dispur	3.0 km	International Bus Terminal	8.0 km
Sankardev kalakshetra	3.5 km	Airport	30.0 km

AT SAROJ PARKLAND, YOU
AND YOUR FAMILY LIVE MORE.

Saraj Parkland is a springboard of life. Not just for you but for a host of flowering plants, trees, sparrows and exotic birds. All amidst a green carpet of grass and 72% open space. Trust your natural neighbours to de-stress you, everyday after work. In the oxygen rich ambience, your breaths are deeper and truly, energizing.



72% OPEN SPACE
GARDEN
CHILDREN'S PLAYGROUND
JOGGING TRACK
CLOSE CIRCUIT CAMERA

TYPICAL FLOOR PLANS



BLOCK-1 | 2ND TO 5TH FLOOR PLAN

TYPICAL FLOOR PLANS



BLOCK-1 | 2ND TO 5TH FLOOR | FLAT-B | 3 BHK | SBA-1400 Sqft



BLOCK-1 | 2ND TO 5TH FLOOR | FLAT-A | 3 BHK | SBA-1550 Sqft



BLOCK-1 | 2ND TO 5TH FLOOR | FLAT-C | 2 BHK | SBA-1200 Sqft

TYPICAL FLOOR PLANS

SITE PLAN OF SAROJ PARKLAND



BLOCK-1 | 2ND TO 5TH FLOOR | FLAT-D | 3 BHK | SBA-1480 Sqft



BLOCK-1 | 2ND TO 5TH FLOOR | FLAT-E | 2 BHK | SBA-1250 Sqft



TYPICAL FLOOR PLANS

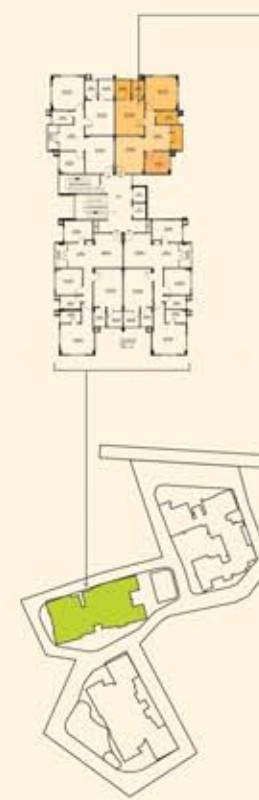


BLOCK-2 | 1ST TO 6TH FLOOR PLAN

TYPICAL FLOOR PLANS



BLOCK-2 | 1ST TO 6TH FLOOR | FLAT-F | 2 BHK | SBA-1280 Sqft



BLOCK-2 | 1ST TO 6TH FLOOR | FLAT-G | 2 BHK | SBA-1290 Sqft

TYPICAL FLOOR PLANS



BLOCK-2 | 1ST TO 6TH FLOOR | FLAT-H | 3 BHK | SBA-1605 Sqft

TYPICAL FLOOR PLANS



BLOCK-3 | 1ST, 3RD, 5TH, 7TH, 9TH FLOOR PLAN



BLOCK-2 | 1ST TO 6TH FLOOR | FLAT-I | 3 BHK | SBA-1615 Sqft



BLOCK-3 | 2ND, 4TH, 6TH, 8TH, 10TH FLOOR PLAN

TYPICAL FLOOR PLANS



BLOCK-3 | 1ST TO 12TH FLOOR | FLAT-J | 3 BHK | SBA-1910 Sqft

TYPICAL FLOOR PLANS



BLOCK-3 | 1ST TO 12TH FLOOR | FLAT-L | 2 BHK | SBA-1190 Sqft



BLOCK-3 | 1ST TO 11TH FLOOR | FLAT-K | 3 BHK | SBA-1915 Sqft



BLOCK-3 | 11TH FLOOR | FLAT-M | 2 BHK | SBA-1190 Sqft

TYPICAL FLOOR PLANS



BLOCK-3 | DUPLEX LOWER | SBA-2215 Sqft



BLOCK-3 | DUPLEX UPPER

Specification

FOUNDATION

R.C.C Frame Structure.
 CONCRETE brick masonry.
 ELEGANT entrance lobbies with
 LANDSCAPE area.
 LIFT with generator back up.

PLASTERING

ALL internal walls plastered and finished with
 Putty.

PAINTING

INTERIOR with superior quality emulsion.
 EXTERIOR with superior quality external
 emulsion.

TILES:

SUPERIOR quality vitrified/bamboo flooring
 for living and dining.
 SUPERIOR quality semi-vitrified flooring for
 bedroom and kitchen.
 SUPERIOR quality ceramic flooring for balco-
 nies.

KITCHEN:

PLATFORM-16mm thick granite with high
 quality stainless steel sink.
 2 feet glazed tiles above 'L' shaped granite
 kitchen platform area.
 4'6" glazed tiles in utility area.
 PROVISION for washing machine in
 utility area.

PLUMBING:

PLUMBING lines pressure tested.
 COLD water lines with high pressure pipes.

LIFT:

LIFT/elevator of Otis/Kone make or
 equivalent.
 ELEGANT lift lobbies with cladding up to
 8'0" height on lift wall at all levels.

LANDSCAPE:

WELL landscaped areas with adequate
 space for jogging and open area sitting.

JOINERY:

SAAL wood door frame for the main door
 with threshold.
 MAIN door both side teak veneer shutter
 with Melamine polish.
 ALL other door frames in Saal wood.
 FRP coated shutter for toilet and
 terrace door.
 ALL other doors made of flush shutters
 with enamel painting.
 BRASS hardware for main door,
 aluminium powder coated for other doors.
 ALUMINIUM powder coated windows with
 guard bars.
 HOT & cold water mixer unit with shower in
 all toilets.
 SEPARATE master control valve for each
 toilet.
 ALL chromium plated fitting of
 superior quality.

POWER SUPPLY:

GENERATOR backup power supply to
 pumps, lift & common area.

ELECTRICAL:

FIRE resistant electrical wires of
 reputed make elegant modular
 electrical switches.
 ONE earth leakage breaker (RCCB) for each
 flat.
 TELEPHONE points in living room & master
 bedroom.
 TELEVISION points in living room & master
 bedroom.
 PROVISION for geysers and exhaust fans.
 ELECTRICAL wiring by concealed
 conduits.
 SWITCHES & sockets MK / CRAB TREE /
 SCHNEIDER.
 A/C points in all bedrooms.

WATER SUPPLY:

24 hours water supply from underground
 water source.
 UNINTERRUPTED underground water
 supply.
 WASTE water treatment plant which can be
 used for gardening and car wash.



SAROJ REALTORS & DEVELOPERS (P) LTD.

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