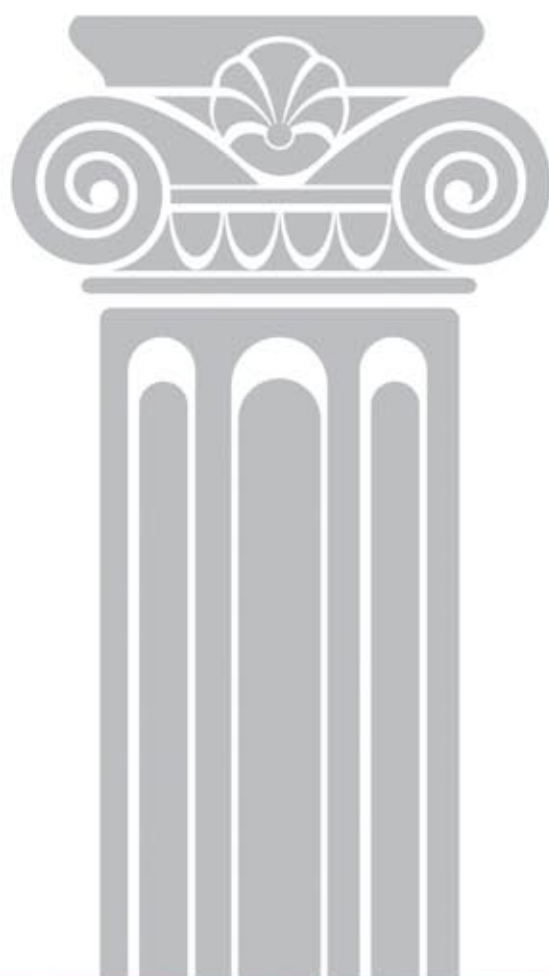




BABYLON

EMPEROR'S ABODE



ACROSS TIME, THERE ARE FEW PEOPLE DESTINED TO RULE. YOU ARE ONE OF THEM. COME, TAKE YOUR THRONE. OCCUPY YOUR PALACE. LIVE YOUR LIFE. AT BABYLON.

An Architectural Marvel - 3 Towers, 112 Apartments set in royalty at Lokhara, Guwahati.



ARTIST'S IMPRESSION



CELEBRATE YOUR HEALTH. SMILE LIKE A KING.

A home surrounded by greens salutes your senses. Your breath, think and live better. Health is in the air. A glow on your skin and energy amidst reflects the environmental impact. Walk, jog, do 'Pranayama'. Happiness of course, begins with fitness. At Babylon, royalty shows on your face.



BLUE BLOOD BEGINS WHERE?

A swimming pool washes off your sleep in the morning. Splash the stress. Dive into peace. Enjoy the refreshed view of the world. Blue waters simply spread your attitude.

SWIMMING POOL WITH JACUZZI



SWIMMING POOL VIEW



A ROYAL HIGHNESS BEGINS AT THE FEET.

A landscaped garden marks your presence at the Babylon. A rare feel of nature's play. From the trees, flowers to the birds - nothing is the same including you. Smile, Cheer, Play with the kids. Suddenly you feel happy for no reason. Nature pampers you like never before.

LANDSCAPED HANGING GARDEN



GARDEN VIEW



MONARCHS MAY THROW SOME WEIGHT AROUND.

At the gymnasium, you truly wake up. In all your senses. A rush of adrenaline. A sense of power. You feel more confident about the day. The gymnasium exercises your body in the morning - activates it through the day. The vibe is sensed in your royal demeanour.

WELL EQUIPPED GYMNASIUM WITH STEAM



GAMES KINGS PLAY.

Not all players are kings but kings are often players. Ruling the boards and the courts. Live the evenings with a game of pool. Let the commoners applaud. Or showcase your ruler's instinct on the chess-board. Relaxing is critically important at Babylon.

Pool Table ★ Table Tennis ★ Carrom
Chess ★ Dart





НЯУЯВ. KING. EMPEROR. THE DIFFERENCE IS IN THEIR PARTIES.

At the Community Hall, life is a festival. surreal parties are the rule. With signature style and sophistication, indulgence was never so natural. A charming space, smooth management - new excuses to celebrate are random. Of course, elegance remains constant in your grace. Because how you party is what you are.



THE BEST THINGS IN LIFE ARE NOT SEEN. THEY ARE FELT.

At Babylon, quality dominates every square feet. From the construction to the fittings and the management of facilities. The impact - worry-free reassurance. Security is high priority. After all, no kings can behave like one without the apt support system.

POWER BACK UP ★ WATER HARVESTING
CLASS FITTINGS ★ 24/7 SECURITY
AMPLE CAR PARKING FOR RESIDENTS & VISITORS

CRICKET PITCH & BASKET BALL COURT



LOCATION MAP



KEY DISTANCES

AIRPORT 23 KMS. JALUKBARI 13 KMS. ISBT, BALAJI & MDTC 5 KMS. DPS & ROYAL INSTITUTES AND SCHOOL 5 KMS. HIGH COURT 11 KMS. PALTAN BAZAR & G S ROAD 7 KMS. LALGANESH POLICE POINT 25 KMS. NEAREST POLICE STATION (ODALBAKRA) 2 KMS. HAYYAT HOSPITAL 3 KMS. LOKHRA CHARIALI 2 KMS. BASISTHA CHARIALI 7 KMS. KHANAPARA 9 KMS.

PALACES DON'T HAVE ADDRESSES.
THEY ARE THE ADDRESS.

Babylon is located at Lokhra, about 2 kms from NH 37...the gateway to Guwahati. N.H. 37 is the most upcoming zone of Guwahati city. It easily connects the International Airport and Kamakhya Railway Station. Close to major landmarks and far from the chaos of crowds, it is poised to become a landmark in itself that goes beyond its geography. As a seat of bliss, it has peace and serenity chirping around it.



JEWEL IN THE CROWN



SWIMMING POOL ON 1ST FLOOR



BADMINTON



A.C. PARTY HALL WITH
DANCING FLOOR



CRICKET PITCH



JOGGING PATH



WI-FI ENABLED



HANGING GARDEN



GYMNASIUM WITH STEAM BATH



CHILDREN'S PLAY AREA



YOGA, MEDITATION
& AEROBICS ROOM



GUEST ROOMS



JACUZZI



BASKET BALL

A woman with her eyes closed, wearing a white short-sleeved button-down shirt and white pants, is sitting in a meditative lotus position. She is wearing a white crown with five pointed tips. The background is a soft-focus landscape with a blue sky, white clouds, and a path leading to a small white house with a green roof. There are red roses and a black wrought-iron fence in the foreground and to the right. The overall mood is peaceful and serene.

THERE IS JUST ONE CROWN - TRUST.

It's founded by SRKM STEEL PVT. LTD. (Sriram Keshrimal group). The group initiated in the year - 1964 with trading and supply of iron and steel products. Elevated on the values of honesty, integrity and customer satisfaction - the group is now realising its vision to mark the skylines of Guwahati and Kolkata with a quality of life - never seen before. Babylon is a testimony to the attitude with best in class amenities and architecture.

BIRD'S EYE VIEW



SITE PLAN

LEGEND

- 1 **BLOCK A**
HEIGHT-G+7 | NO OF UNITS-35
3BHK-1546 SQ.FT | 2BHK-848 SQ.FT
- 2 **BLOCK B**
HEIGHT-G+8 | NO OF UNITS-32
3BHK-1439 SQ.FT
- 3 **BLOCK C**
HEIGHT-G+8 | NO OF UNITS-45
3BHK-1345 SQ.FT | 2BHK-861 SQ.FT
- 4 **COMMUNITY HALL**
- 5 **INDOOR GAME / GYMNASIUM**
- 6 **STEAM**
- 7 **GUEST ROOM**
- 8 **HANGING GARDEN**
- 9 **SWIMMING POOL & JACUZZI**
- 10 **RESIDENTIAL ENTRY**
- 11 **COMMERCIAL ENTRY**
- 12 **CHILDREN'S PLAY AREA**
- 13 **CRICKET PITCH**
- 14 **BASKETBALL COURT**
- 15 **BADMINTON COURT**

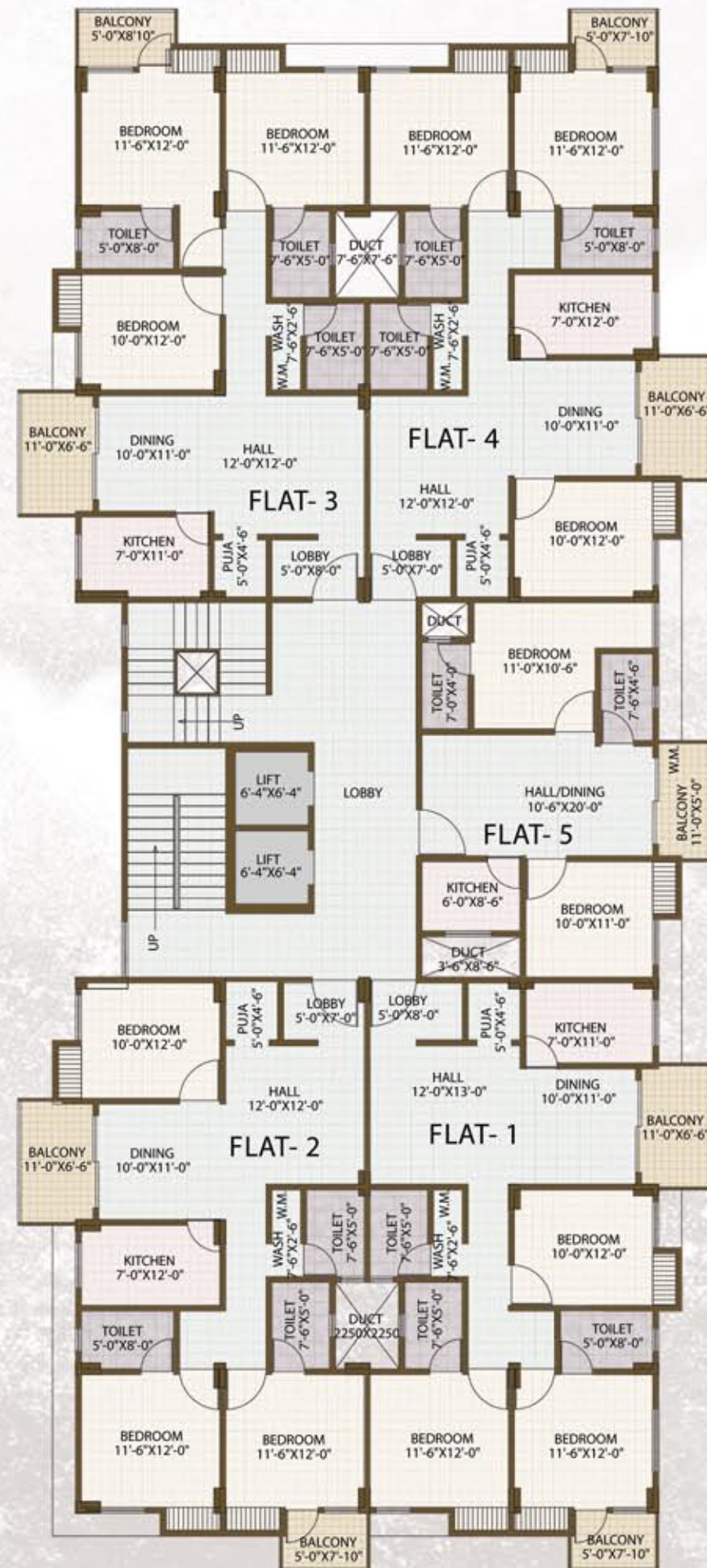
BABYLON

LAND AREA 5838 SQ.MT | OPEN AREA 70%

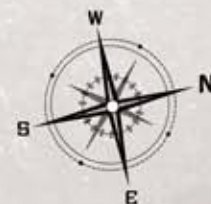


Block A

Floor Plans



Typical 1st to 7th Floor



Block-A Flat-1

TYPICAL 1ST TO 7TH FLOOR

S.B.A -1546 SQFT

BHK - 3

Block-A Flat-2

TYPICAL 1ST TO 7TH FLOOR

S.B.A -1546 SQFT

BHK - 3



Block-A Flat-3

TYPICAL 1ST TO 7TH FLOOR

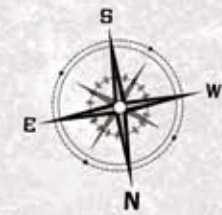
S.B.A -1546 SQFT

BHK - 3



Floor Plans

Block B



Block B



Typical 6th to 8th Floor



Floor Plans



Block-B Flat-1

TYPICAL 1ST TO 8TH FLOOR

S.B.A -1439 SQFT

BHK - 3

Block-B Flat-2

TYPICAL 1ST TO 8TH FLOOR

S.B.A -1439 SQFT

BHK - 3



Block-B Flat-3

TYPICAL 1ST TO 8TH FLOOR

S.B.A -1439 SQFT

BHK - 3



Floor Plans

Block C



Block-B Flat-4
TYPICAL 1ST TO 8TH FLOOR
S.B.A -1439 SQFT
BHK - 3



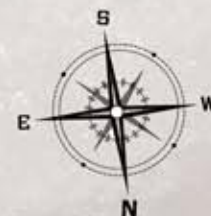
1st Floor



Block C



Typical 2nd to 8th Floor



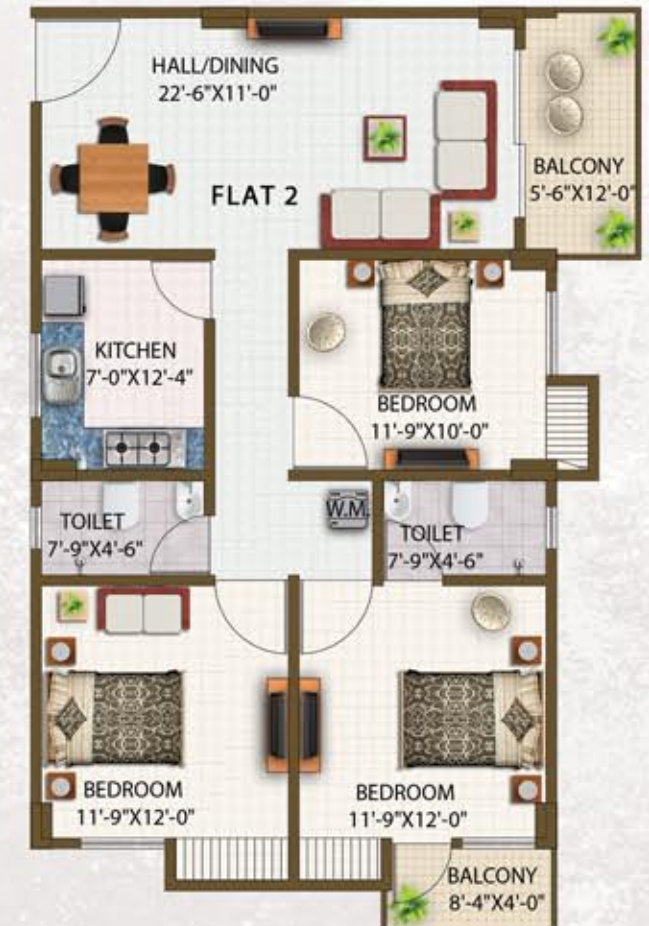
Floor Plans



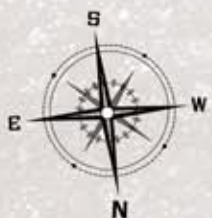
Block-C Flat-1
TYPICAL 2ND TO 8TH FLOOR
S.B.A -1345 SQFT
BHK - 3



Block-C Flat-2
TYPICAL 2ND TO 8TH FLOOR
S.B.A -1345 SQFT
BHK - 3



Block-C Flat-3
TYPICAL 2ND TO 8TH FLOOR
S.B.A -861 SQFT
BHK - 2



Floor Plans



Block-C Flat-4

TYPICAL 1ST TO 8TH FLOOR

S.B.A - 861 SQFT

BHK - 2

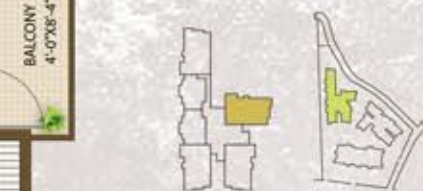


Block-C Flat-5

TYPICAL 1ST TO 8TH FLOOR

S.B.A - 1345 SQFT

BHK - 3

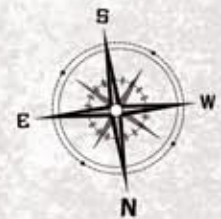


Block-C Flat-6

TYPICAL 1ST TO 8TH FLOOR

S.B.A - 1345 SQFT

BHK - 3



SPECIFICATIONS

STRUCTURE

Structure compliant with Seismic Zone-V specification.

INTERNAL WALLS / CEILING

Plaster of Paris (POP) Finish.

DOORS & WINDOWS

ENTRANCE DOOR

Wood Frame with Decorative Main Door Shutter.

INTERNAL DOORS

Wood Frame with Flush Door.

WINDOWS

Anodised Aluminium Sliding Windows.

FLOORING

DRAWING / DINNING / ROOMS

Vitrified Tiles.

KITCHEN / BALCONY

Antiskid Vitrified Tiles.

BATHROOMS

Antiskid Ceramic Tiles.

GROUND FLOOR LOBBY

Vitrified Tiles.

STAIRCASE

Kota Stone.

BATHROOM FITTING

WALL TILES

Ceramic wall Tiles up to Door Height.

SANITARY FITTING

Porcelain/Hindware or equivalent make.

C.P FITTING

Ess Ess or equivalent make.

HOT & COLD WATER LINE

Provision only in Bath Area.

PROVISION FOR

16A point for Geyser in every Toilet.

6A point for Exhaust Fan in Every Toilet.

KITCHEN FITTINGS

WALL TILES

Ceramic wall Tiles up to 2 ft above Granite Platform only.

SINK

Stainless Steel Sink.

PROVISION FOR

Adequate points for Aquaguard, Electric Chimney & Microwave oven.

ELECTRICAL FITTINGS

Superior quality concealed FRLS copper wires with Modular switches.

SPLIT AC PROVISION

Living Room & All Bed Rooms.

TELEPHONE POINT

Living Room & All Bed Rooms.

INTERCOM

Living Room.

TV POINT

Living Room & All Bed Rooms (only Conduit Laying, no wiring).

ELECTRICAL POINTS

2 light points, 1 fan point & 2 Socket 6A in all bedrooms.

ELECTRICAL LOAD

2 BHK = 4 KVA, 3 BHK = 6 KVA

GENERATOR BACK

2 BHK = 1 KVA, 3 BHK = 1.5 KVA* (*at extra cost)

AMENITIES

CLUB HOUSE

HEALTH

AC Gymnasium

Swimming Pool with Jacuzzi

Steam Bath (Changing Rooms, Shower Room, Locker Facility, Toilets)

Multipurpose room for Yoga, Aerobics & Meditation

ENTERTAINMENT

AC Multipurpose Party Hall with dance floor

Garden Roof Top for Parties & Viewing Deck

AC Luxurious Guest Rooms 2 Nos.

Indoor Games Arena
(Pool Table, T.T Table)

Recreational Room

(Card, Carrom, Dart, Chess & Other Board Games)

LEISURE & PLEASURE

NATURE & LANDSCAPE

Landscaped Garden with Tree Plantation all around
Street & Ambience Lighting to offer grand Night
View

Wheel Chair Access

OUTDOOR ACTIVITIES

Temple

Jogging Path

Children's Play Area with Swing & Slides

Badminton Court

Basketball Post

Cricket Pitch

WATER SOURCES

Deep Bore Well

Water Filtration Plant

SAFETY, SECURITY & COMMUNICATIONS

CCTV Cameras in common areas

Fire Fighting System (Inside Separate Ducts)

Letter Boxes

Notice Board for each Block

Video Door Phone in each Apartment * (*at extra cost)

Wi-fi enable

DAY TODAY SERVICES

Two Automatic Passenger Lifts per Block

Generator Backup for Common Areas

Ample Car Parking for Resident & Visitors

Rain Water Harvesting

Sewerage Treatment Plant

Fire Fighting Arrangements as per Government
Guidelines

PROVISION FOR DOMESTIC STAFF

Common Toilets for Security Guards & Drivers

Cabin for Security Guard at Main Gate



NIGHT VIEW



PROMOTERS
SRKM STEEL PVT. LTD.



SITE OFFICE & REGISTERED OFFICE
LOKHRA ROAD, SAWKUCHI
GUWAHATI - 781034 (ASSAM)

KOLKATA OFFICE
SRIRAM KESHRIKAL
9, MAHARSHI DEVENDRA ROAD
KOLKATA - 700007 (WEST BENGAL)

CITY OFFICE
C/O UNITED STEEL CORPORATION
M.S. ROAD
GUWAHATI - 781001 (ASSAM)

www.srkm.co.in

ARCHITECTS



BANKA & ASSOCIATES

MARKETING ASSOCIATES



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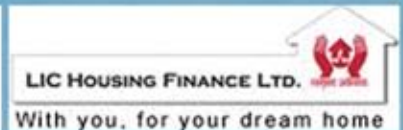
PROJECT MANAGEMENT CONSULTANTS

VARUN AGARWAL
EDEN MANAGEMENT CONSULTANTS PRIVATE LIMITED
GUWAHATI

PROJECT APPROVED BY



Pure Banking.
Nothing else.



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