

PARK PANORAMA



Living Fun & Joy Forever Guwahati





Artist's Impression

The Complete Life

Times have evolved. Shouldn't your home too? It's not just about an address with security and comfort. A contemporary home is about a lifestyle. It's about the quality of life. At Park Panorama, you discover a truly complete lifestyle. With the finest apartments and penthouses, Showrooms for shopping and even your office. All within the premises.

Take a breath of fresh air... truly a Paradise, in the lap of nature. It is among the GREENEST upcoming projects of Guwahati and boasts of beautifully designed picturesque lush green landscaping, speckled with the exotic collection of trees, shrubs and fragrant flowers.

Park Panorama, at Dispur Last Gate Crossing, just a walking distance from G.S Road, Guwahati.... encompasses 160 Apartments contemporary in attitude, smart in functions.



Unique FEATURES

- © INTEGRATED RESIDENTIAL CUM SHOPPING ENCLAVE ON APPROX 11 BIGHA LAND.
- © 160+ FLATS IN FOUR B+G+9
 ELEGANT RESIDENTIAL TOWERS.
- © EXCLUSIVE PENTHOUSE & DUPLEXES WITH PERSONAL TERRACE & PRIVATE POOL & SPACIOUS 3 BHK & 4 BHK FLATS.
- **65% SKY OPEN SURROUNDINGS.**
- OVER 50 MODERN AMENTIES FOR CONTEMPORARY LIVING.
- © PROVISION FOR FOLLOWING CONVENIENCE
 IN THE ADJECENT SHOPPPING ENCLAVE

DEPARTMENTAL STORE © CORPORATE OFFICES BANK WITH ATM © HOTEL CUM RESTAURANT HEALTH AND BEAUTY CENTRE ETC.

Unique Concept

- **© SMART SPACE**
- **© PERFECT VENTILATION**
- **@ UTMOST PRIVACY**
- **© STRIKING EXTERIORS**
- **© CAPTIVATING INTERIORS**

Unique Designing

- © OVER 25,000 SQFT LUSH GREEN LANDSCAPE GARDEN IN THE CENTRAL COURTYARD.
- © OVER 13,000 SQFT EXCLUSIVE "CLUB PANORAMA"
- © LUXURIOUS DOUBLE HEIGHT GROUND ENTERANCE LOBBY IN EACH BLOCK.
- Ø 3-SIDE-OPEN APARTMENTS TO ENSURE EXCELLENT CROSS VENTILATION, NATURAL LIGHT & BREATHTAKING OUTSIDE PANORAMIC VIEW.
- O NO COMMON SHARING WALLS BETWEEN FLATS WHICH GIVES PRIVACY LIKE BUNGALOW.





Make a fresh start everyday! Dive into a swimming pool. In the mornings, it energises you. In the evenings, it soothes you. A complete set of comfort makes swimming a routine. At Park Panorama, swimming helps a better day for you and your family. Indoor Swimming Pool @ Splash Pool for kids Indoor Swimming Pool View



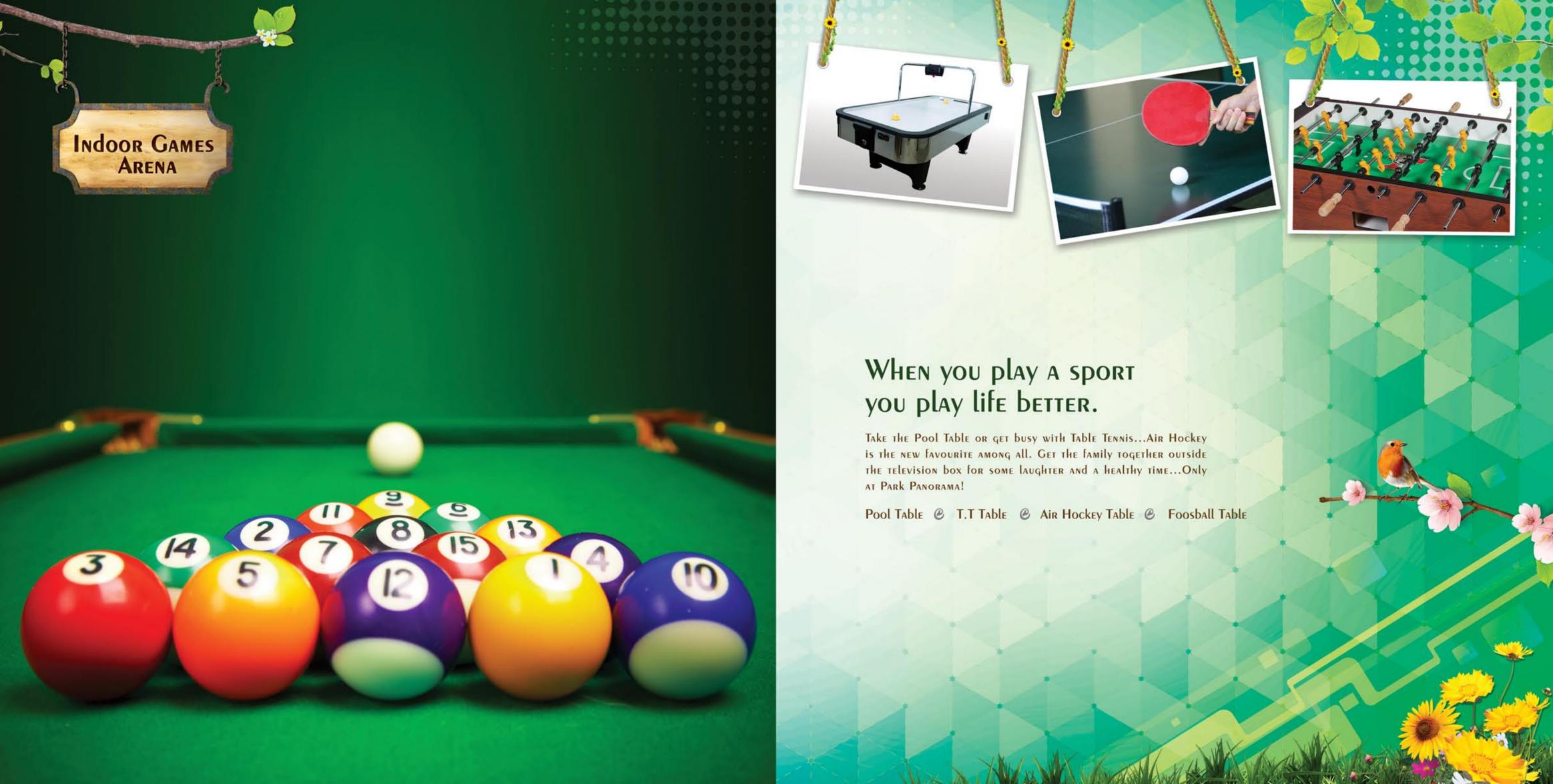




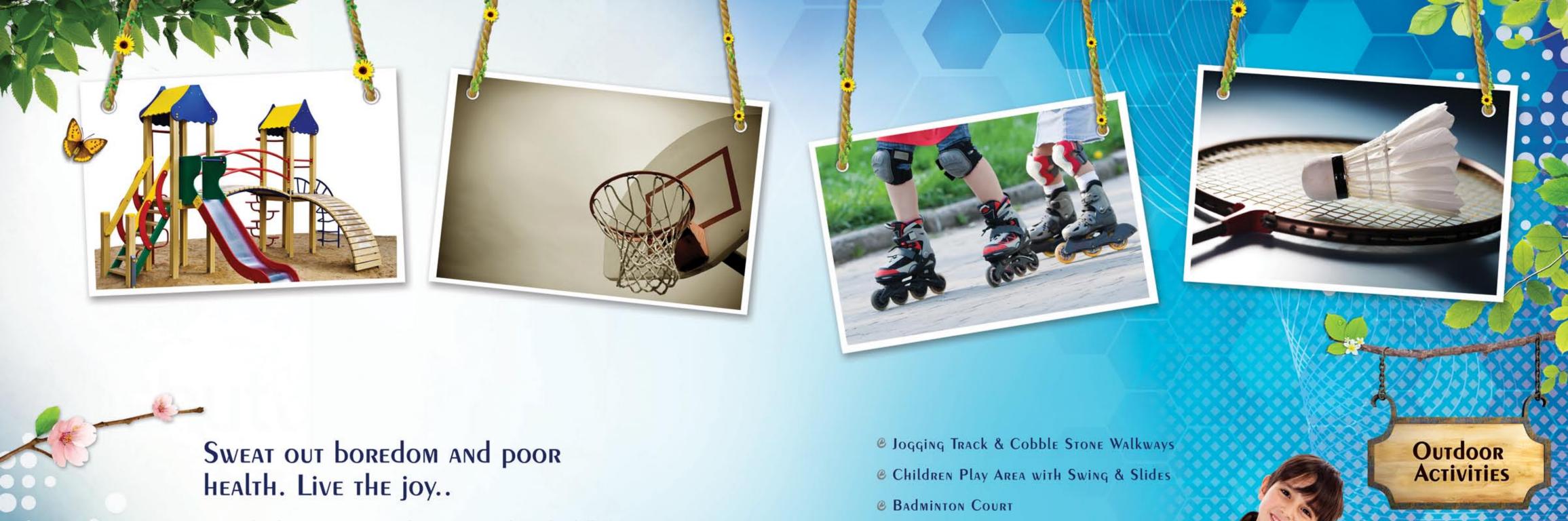
Celebrations is in the air at Park Panorama.

Now, every moment is an occasion; every occasion - is a grand celebration. With a set of support that makes it easy. The Banquet is charming and inviting. At Park Panorama, you find new reasons to celebrate.

Multipurpose Air Conditioned Party Hall @ Kitchen
Washing Area @ Store @ Toilets







It's simple. This morning, get up and get running on the track. Challenge yourself at the Badminton Court or still better, jump at the Basket Ball Post... Skating is an exotic exercise... Forget the age. Just build your health and happiness with the outdoor exercise at Park Panorama.

- Basket Ball Post
- Skating AREA
- Sand Pits
- @ Outdoor Open Stage for Celebrations









Day to day services

- @ Ample Car Parking for Resident & Visitors
- GENERATOR BACKUP*
- LPG Reticulated Gas Pipeline*
- Two AUTOMATIC LIFTS OF SS finish per block
- SERVANT LIVING AREA
- Driver's Relaxation Area
- Water Filtration Plant
- DEED BORE WEll
- Rain Water Harvesting
- SEWERAGE TREATMENT PLANT
- Notice / Address Board for Each Block
- Pick up & Drop off Point
- Booster Pumps & Pressure reducing Valves
- @ Double Height Ground floor ENTRANCE lobby

*Conditions Apply







LEGEND

- 3. Entrance plaza
- 4. BASEMENT ENTRY
- HANDICAPPED RAMP
- 9. Raised GARDEN
- 10. Open air stage
- 5. Building Entry with 11. Old age SEATING
 - 12. Children's play AREA
- 15. Kid's pool
- 16. FEATURE WALL
- 17. Club ENTRY 2
- 18. jogging track / pathway
- 19. Skating Rink
- 23. BASEMENT EXIT
- 24. Temple
- 25. WATER FEATURE

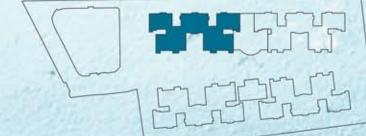






FLAT	SBA	ВНК
A	2575 SQFT	4
В	1980 SQFT	3
С	1516 SQFT	3
D	1965 SQFT	3
E	2575 SQFT	4

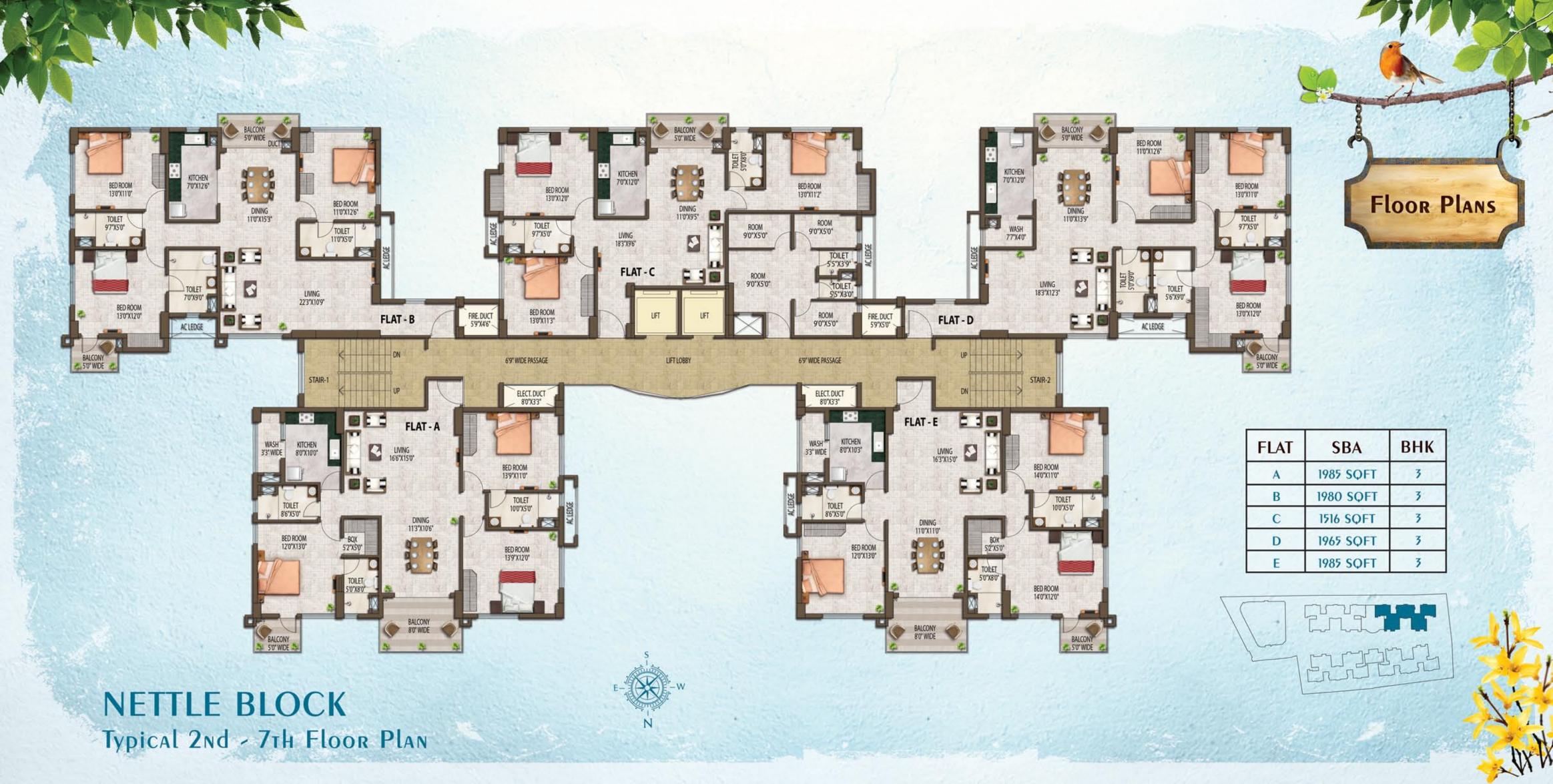
Floor Plans



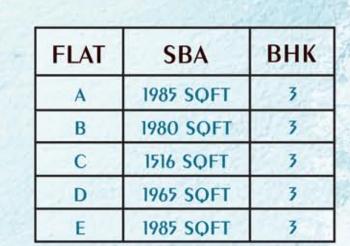
MAPPLE BLOCK

Typical 2nd - 7th Floor Plan

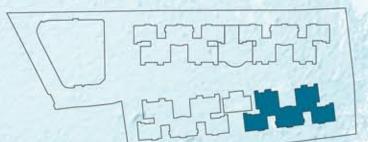








Floor Plans

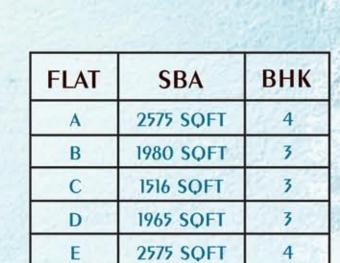


OAK BLOCK

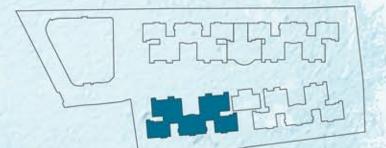
Typical 2nd - 7th Floor Plan







Floor Plans



PINE BLOCK

Typical 2nd - 7th Floor Plan







STRUCTURE COMPLAINT WITH SEISMIC ZONE-V SPECIFICATION

INTERNAL WALLS / CEILING

Smoothly Plastered with POP Finish Only

DOORS & WINDOWS

: Wood Frame with Decorative Main Door Shutter ENTRANCE DOOR INTERNAL DOORS : Wood Frame with pre Laminated Flush Door

Hall Balcony Door : UPVC sliding door with Glass

Windows : UPVC sliding Windows with Glass Shutter (Mosquito Mesh at extra cost)

Specifications

HARDWARE : Good quality standard steel finish fittings & locks of reputed make

FLOORING

Drawing/ Dinning : Vitrified Tiles (800 x 800) of Branded make : Vitrified Tiles (600 x 600) of Branded make ROOM/KITCHEN/BALCONIES

MASTER ROOM : LAMINATED WOODEN Floor

BATH / Utility : Antiskid Tiles (1'x1')

: Combination of Granite / Marble / Kota Stone / Tiles or equivalent. COMMON AREAS

SERVANT AREA : Antiskid Tiles (1'x1')

Window Sills : Finished with Vitrified Tiles for ease of maintenance

KITCHEN FITTINGS

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

RCC platfom : Shall be provided on request, else kitchen will be designed to suit Modular Kitchen.

Sink : Single Bowl Stainless Sink with Drain Board & Sink Cock

: LPG Reticulated Piped gas to be provided with over pressure shut-off valve * LPG RETICULATED GAS

PAINT

EXTERNAL WALLS : WEATHERDROOF NON-FADING ACRYLIC EXTERIOR FINISH DAINT

INTERNAL WALLS : With POP







BATHROOM FITTING

Wall Tiles : Contemporary Ceramic wall Tiles up to Full Height of Branded make

SANITARY FITTING : Wall Hung Comod & Basin of Kohler / Grohe / Roca / Jaguar or equivalent

GRANITE COUNTER WITH THE BASIN

C.P Fitting : Single Lever Divertor, Basin Mixer & Bathroom Accessories of Kohler / Grohe / Roca /

JAGUAR OR EQUIVALENT

HOT & Cold WATER line : Provision only in Bath Area & Toilet Basins

Master Control Cock : In each toilet, from inside for easier maintenance

SERVANT ToilET : EWC Comod & Pedastal Basin of Parryware or equivalent make

ELECTRICAL FITTINGS

Superior quality concealed copper wiring with Modular switches.

Telephone Point & Intercom Point : Living Room & All Bed Rooms

Infrastructure for DTH TV Service : Living Room & All Bed Rooms (only Piping)

Electrical Points : 4 light points, 1 fan point & 2 Socket 6A in all bedrooms

Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat.

Video Door Phone*

PREMIUM FURNISHED APARTMENTS AT REASONAble EXTRA COST

- 1. Theme furnishing and furniture
- 2. AC Piping & Ducting
- 3. Built-in wardrobes
- 4. Air-conditioners and fans
- 5. A well-equipped Modular kitchen, with refrigerator, microwave and water purifier
- 6. Window Mosquito Mesh





^{*}Condition apply



Where you belong

Park Panaorama is at the centre of your family's universe - G S Road. Close to every landmark of importance - schools, offices, malls and more. Travel less. Reach faster. You belong at Park Panaorama.

Strategically located near Rear gate of Assam Secretariat, just at intersection of 3 important cross-roads. Its a Prestigious Residence in a Prestigious Neighborhood". It is just one and a half kilometer from Ganeshquri Economic Hub.

KEY DISTANCES

Ganeshguri Market	1.5 Km	
National Highway No.37	3 Km	
Railway Station	7 Км	
SBT	10 Km	
Airport	27 Km	
G.S Road	(Walking Distance)	

HOSPITALS

GNRC Hospital	(Walking Distance)	
Down Town Hospital	1 Km	
International Hospital	1.5 Km	

EDUCATION

Delhi Public School, Berkuchi	10 Km	
Royal Global School		
Engineering & Technology, Betkuchi	10 Km	

RETAIL MARKET

Pantaloon	1 Km
Sohum Shoppe	2 Kn
Mega Mall at Beltola Charali	3 Km

***** ENTERTAINMENT

Rang Ghar, an Indoor Bowling	
CUM FAMILY AMUSEMENT CENTRE	1 Kn
Multiplex Theater, Cinepolis & Fun Cinema	3 K
Accoland Amusement & Water Park	20 K

PROMOTERS Profile:





- 1. LODHA BUILDERS Established in 2002 engaged in developing Real Estate Projects.
- 2. BUILDWORTH (P) Ltd. Established in 1977 engaged in business of Infrastructure Projects and Fabrication of Steel Structures.
- 3. PUSHPA INDIA COMMOTRADE (P) Ltd. Established in 1994 engaged into Civil Construction Business.

With over decades of Experience in Infrastructure, Civil & Real Estate Projects, all three Partners EXHIBITS A GREATER DEGREE OF FAITH AND CREDIBILITY AMONGST ITS CUSTOMERS AND INVESTORS.

CORE VALUE

- @ Ethical and Transparent Business Practices.
- @ COMMITMENT TO CUSTOMER SATISFACTION.
- © CREATIVITY & INNOVATIONS.
- RESPECT AND RECOGNITION OF THE HUMAN ASSET.
- Corporate Governance Norms.
- Corporate Social Responsibility.
- Build assets that can be passed on from generation to generation.

Diversification In Near Future

- BUILDWORTH INTERIORS (Home Interior & Decor)
- BUILDWORTH PROPERTY & FACILITY MANAGEMENT (Post Construction Care)

OUR TEAM

MARKETERS



ARCHITECT Raj Agarwal & Associates Kolkata

ASSOCIATE ARCHITECT AMITABH SARMA, AKAR Guwahati

LANDSCAPE ARCHITECT LA VISTA New Delhi

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HOME LOAN AVAILABLE FROM



STRUCTURAL CONSULTANT

A.K DEKA

R. Deka & Associates

Guwahati

















DISCLAIMER

All Specifications, Design, Layouts Images & Conditions are only indicative and can be changed at sole discretion of the Promoter/Architect/Authorit. These are purely conceptual and constitute no legal offerings. Model Flat has been prepared to convey an impression of the interior of a typical Flat in PARK PANORAMA. The actual flat is constructed within a concrete frame structure and will have some Beams, Pillars & Internal Ducts.



- Falls Ceiling, Wall Paint & Wall Papers. Furniture, Modular Kitchen Cabinets. Kitchen & Bathroom Accessories,
 - Soft Furnishing, Mirror & Decorative Items.
 Audio, Video & Other Electrical Fitting System.



PROMOTERS



BUILDWORTH REAL ESTATE

H.No.367, Survey Beltola Road

NEAR ASSAM SECRETARIAT

Dispur Last Gate Crossing

Guwahati - 781006 (Assam)

Call: 9706050002 / 9706050003

Email: parkpanorama@buildworth.in

Website: www.buildworth.in

