

# SAROJ PARK LAND



The Perfect Living



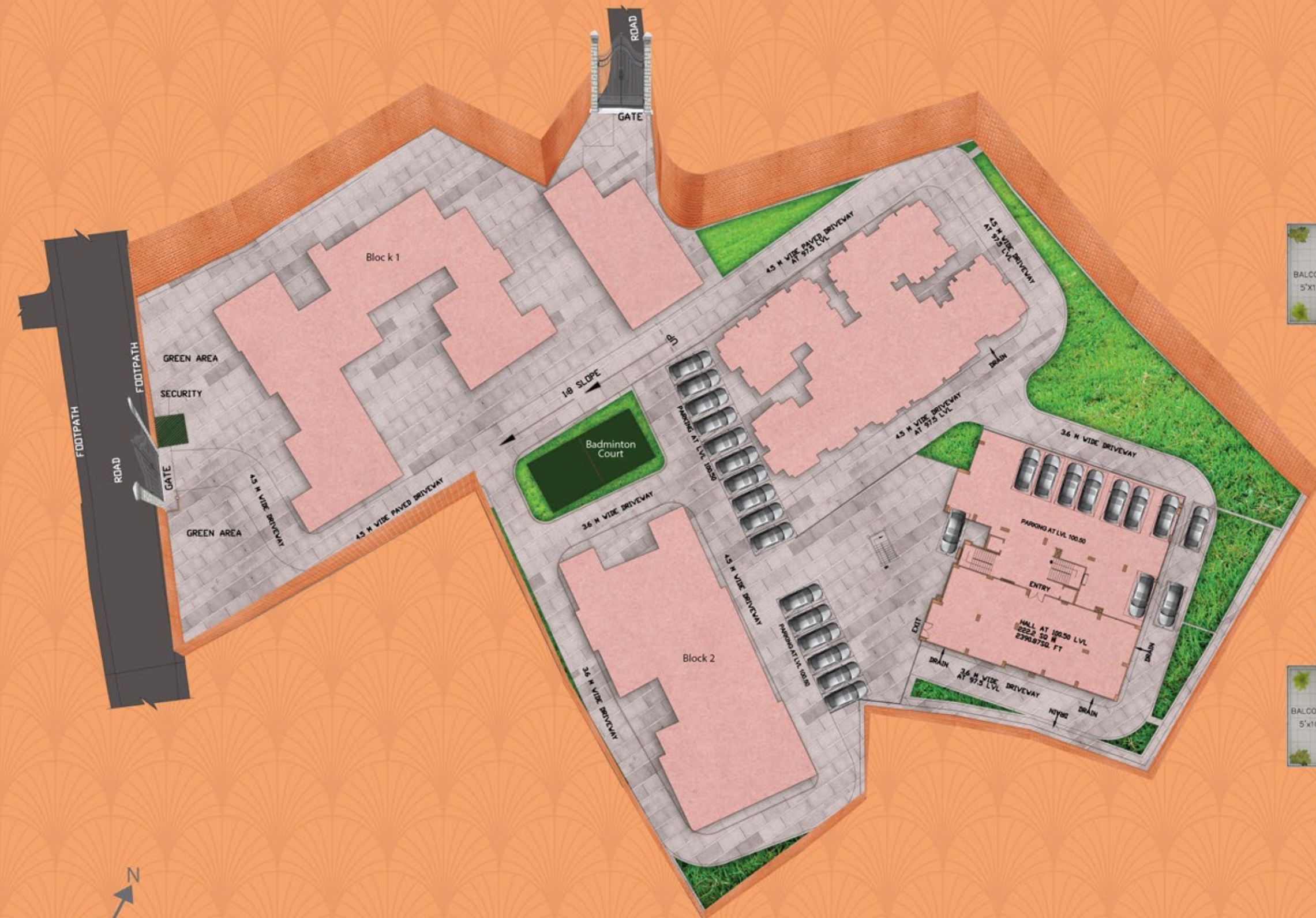
BLOCK 3  
ONGOING  
NIGHT VIEW



SAROJ  
PARK LAND

an address of sprawling world of comfort  
with relaxation and peace





Flat	BHK	Carpet Area	BUA	SBUA
A	3	1280 SQFT	1561 SQFT	1910 SQFT
B	2	901 SQFT	1078 SQFT	1300 SQFT
C	3	1250 SQFT	1497 SQFT	1842 SQFT
D	3	1099 SQFT	1345 SQFT	1630 SQFT











Flat A



Flat C



Flat B



Flat D



# The Address

A landmark address, which is well connected with the modern city life and all other essential ammenites of life.



**Key Distances**  
Hospital - 500 meters, Police Station - 2.0 KM, Market - 500 meters, School - 500 Meters





SAROJ  
PARK LAND





## Specifications

### Structure

Pile Foundation, RCC Superstructure.

### Wall Finish

Interior Walls & Ceiling : Putty with primer finish.  
Exterior: Weather-proof with superior quality external emulsion.

### Staircase

2 spacious staircases with Granite/Marble in each tower and SS railing

### Lobby

Well-decorated Ground-floor lobby with marble granite finish. Floor lobbies with marble/granite finish.

### Doors

Main Door : Panelled polished door with Godrej or equivalent lock, magic eye, handle, tower bolt.  
Internal Doors : Flush doors with tower bolt and handle.  
Toilet Doors : PVC Doors with polyurethane-painted inner surface, baby latch and handles.

### Windows

Anodized / Powder coated Aluminum windows with MS Grill.

### Flooring

Rooms : Vitrified flooring tiles, in master bedroom, vitrified tiles in living/dining & other bedrooms.  
Anti-skid ceramic tiles in kitchen.  
Anti-skid tiles in toilets.  
Anti-skid tiles in balcony and open terrace (wherever applicable).

### Kitchen

Granite counter with stainless steel sink with drain board, and Sink cock of Jaquar/Marc or equivalent make. Glazed tiles dado up to 2 ft. above working platform.

### Bathroom

CP Fittings of Jaquar/Marc or equivalent make.  
Wall tiles upto 6 ft. height from floor.  
Sanitary ware of reputed make.

### Plumbing

Plumbing lines pressure tested  
Cold water lines with high pressure pipes  
Concealed C.P.V.C. plumbing.

### Electricals

Copper wiring in concealed conduits with modular switches from Legrand/Crabtree/Kolors or equivalent make.

TV point & telephone socket in living/dining & master bedrooms.

AC point in Master bedroom and other bedrooms at extra cost

Sufficient electrical points -  
Electrical points for geyser, exhaust, washing machine, microwave, refrigerator, water purifier, grinder, computer.

### Lift

2 nos. passenger lifts of Otis/Kone or equivalent company in each tower.

### Air - Conditioning

Internal pipeline & wiring for AC in living/dining & others bedrooms (Air-conditioners at extra cost).

## Happiness Of Life



## Common Area

Decorative entrance lobby

24x7 CCTV Surveillance

Security & Maintenance

Fire Safety & Fire Fighting Arrangements

24x7 Power Back-up

Rain Water Harvesting

Water Filtration Plant

Sewerage Treatment Plant

Visitors' Car Parking spaces

Generator backup for all lifts, water pumps and partly for common lighting









**Gym/Hall facilities**

Children's play area, Landscape garden, more than 72% open area

Jogging Track, Badminton court, sitting area

Decorative entrance lobby

Two branded lifts per building with power backup one automatic door



Pavers / tiles in covered parking

Required fire fighting arrangement

Aesthetic elevation to building

Secured compound wall to entire complex

Attractive main entrance gate with security cabin 24 hrs security

Rain water harvesting

Society office

Guest Parking facilities

Generator backup for all lifts, water pumps and partly for common lighting

Auto level control for all pumps in the project

Water supply through deep tube-well.





## Developer

**Saroj Realtors and Developers Pvt. Ltd.**  
**Saroj Parkland, Borbari Main Road, Borbari, Guwahati - 781036**  
**Phone - 97060 38349**  
**Email id - [srdl@rediffmail.com](mailto:srdl@rediffmail.com)**

## Architect

**Pritam Nath, (B. Arch/ MCOA / MIIA)**  
**NEEV**  
**4th Floor, Gulshan Grand**  
**G.S. Road, Dispur**  
**Guwahati - 781006**

## Site Address

**Saroj Parkland, Borbari Main Road,**  
**Borbari, Guwahati - 781036**

### Disclaimer:

All details in this booklet are for easy information and concept purposes only and do not form part of the agreement.  
This document is tentative and developers reserve the right to make variations and modification.