



PARK
PANORAMA



Living Fun & Joy Forever

Guwahati





Bird's
Eye View



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.



Artist's
Impression

PARK
PANORAMA



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 AMENITIES FOR CONTEMPORARY LIVING.
- PROVISION FOR FOLLOWING CONVENIENCE IN THE ADJECENT SHOPPING 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 ENTRANCE LOBBY IN EACH BLOCK.
- 3-SIDE-OPEN APARTMENTS TO ENSURE EXCELLENT CROSS VENTILATION, NATURAL LIGHT & BREATHTAKING OUTSIDE PANORAMIC VIEW.
- NO COMMON SHARING WALLS BETWEEN FLATS WHICH GIVES PRIVACY LIKE BUNGALOW.





THE ENVIRONMENT IS DISTINCTLY GREEN AND NATURAL.

OPEN YOUR ARMS. TAKE HEALTHY BREATHS...THE ENVIRON SETS AN AURA OF WELLNESS FOR ALL THE RESIDENTS...AT PARK PANORAMA, A HUGE GARDEN. DESIGNED, LANDSCAPED WITH AESTHETICS. SURROUNDS YOU WITH PEACE. OVERWHELMS YOU WITH JOY. GAPE AT THE WATER-BODIES AND THE BIRDS. CHERISH THE FOUNTAINS. JOG. WALK. OR JUST LIE ON THE MANICURED GRASS. WATCH YOUR CHILD, CLIMB THE TREES. FOR A PICNIC AT HOME, JUST TRAVEL DOWN THE ELEVATOR.

25000 sq.ft of DESIGNER LANDSCAPE GARDEN

- Ⓢ EXOTIC FOUNTAINS
- Ⓢ WATER BODIES
- Ⓢ SCULPTURES & STATUES
- Ⓢ AMPLE TREE PLANTATION
- Ⓢ TEMPLE
- Ⓢ COVERED SIT OUTS & BENCHES
- Ⓢ STREET & AMBIENCE LIGHTING TO OFFER GRAND NIGHT VIEW
- Ⓢ GRAND ENTRANCE PLAZA
- Ⓢ WHEEL CHAIR ACCESS



GARDEN VIEW



INDOOR SWIMMING POOL VIEW

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



HAPPINESS BEGINS WITH A HEALTHY LIFESTYLE.

A SMART GYMNASIUM WITH COMPLETE DEVICES AND MACHINES THAT ENABLES REGULAR FITNESS REGIME. HEALTH IS NOT A CONCEPT - IT'S A HABIT. AN ENVIRONMENT OF HEALTH ENSURES THE SAME. AT PARK PANORAMA, FITNESS IS ENABLED WITH THE BEST OF FACILITIES.

Fully Equipped AC Gym @ Shower Room @ Locker Facility
STEAM BATH @ Yoga, Meditation & Multi Activity Zone





**Multipurpose
AC Party Hall**

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



INDOOR GAMES
ARENA

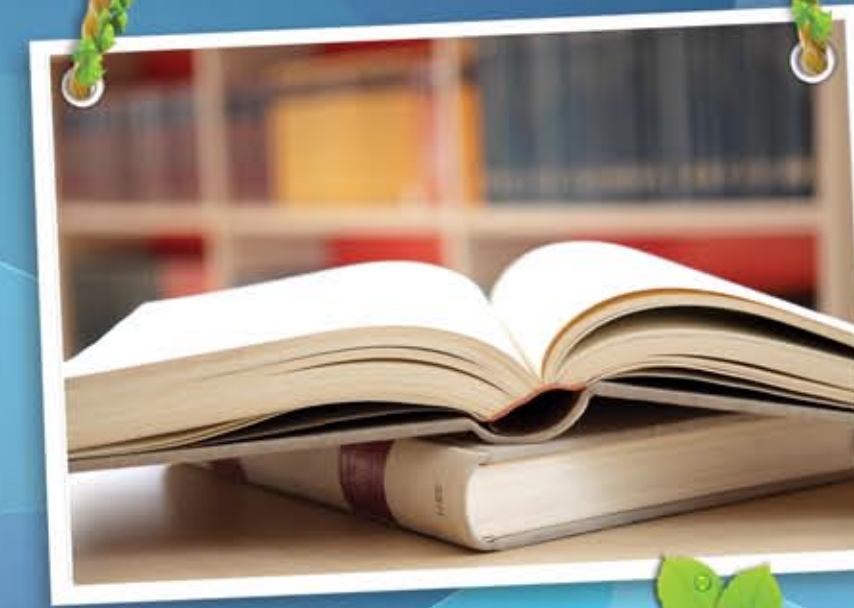


WHEN YOU PLAY A SPORT
YOU PLAY LIFE BETTER.

TAKE THE POOL TABLE OR GET BUSY WITH TABLE TENNIS...AIR HOCKEY IS THE NEW FAVOURITE AMONG ALL. GET THE FAMILY TOGETHER OUTSIDE THE TELEVISION BOX FOR SOME LAUGHTER AND A HEALTHY TIME...ONLY AT PARK PANORAMA!

Pool Table @ T.T Table @ Air Hockey Table @ Foosball Table





RECREATIONAL
ARENA

GET AN ACTIVE REST.

FIND YOURSELF IN THE RECREATIONAL ARENA OF THE CLUB. CHARM THE TIMES WITH A GAME OF CARDS OR CARROM... TRY THE DARTS OR THE TIMELESS CHESS. DOING NOTHING IS NOT RELAXATION... A CHANGE IN THE ENVIRONMENT WITH ACTIVITIES TRULY RELAXES AT PARK PANORAMA.

CARD @ CAROM @ DART @ CHESS & OTHER BOARD GAMES
INDOOR TODDLER'S THEME ZONE @ READING ZONE





SWEAT OUT BOREDOM AND POOR HEALTH. LIVE THE JOY..

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.

- Ⓧ Jogging Track & Cobble Stone Walkways
- Ⓧ Children Play Area with Swing & Slides
- Ⓧ Badminton Court
- Ⓧ Basket Ball Post
- Ⓧ Skating Area
- Ⓧ Sand Pits
- Ⓧ Outdoor Open Stage for Celebrations

Outdoor Activities





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
- ⦿ DEEP 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





Safety PRECEDES COMFORT. COMFORT PRECEDES HAPPINESS.

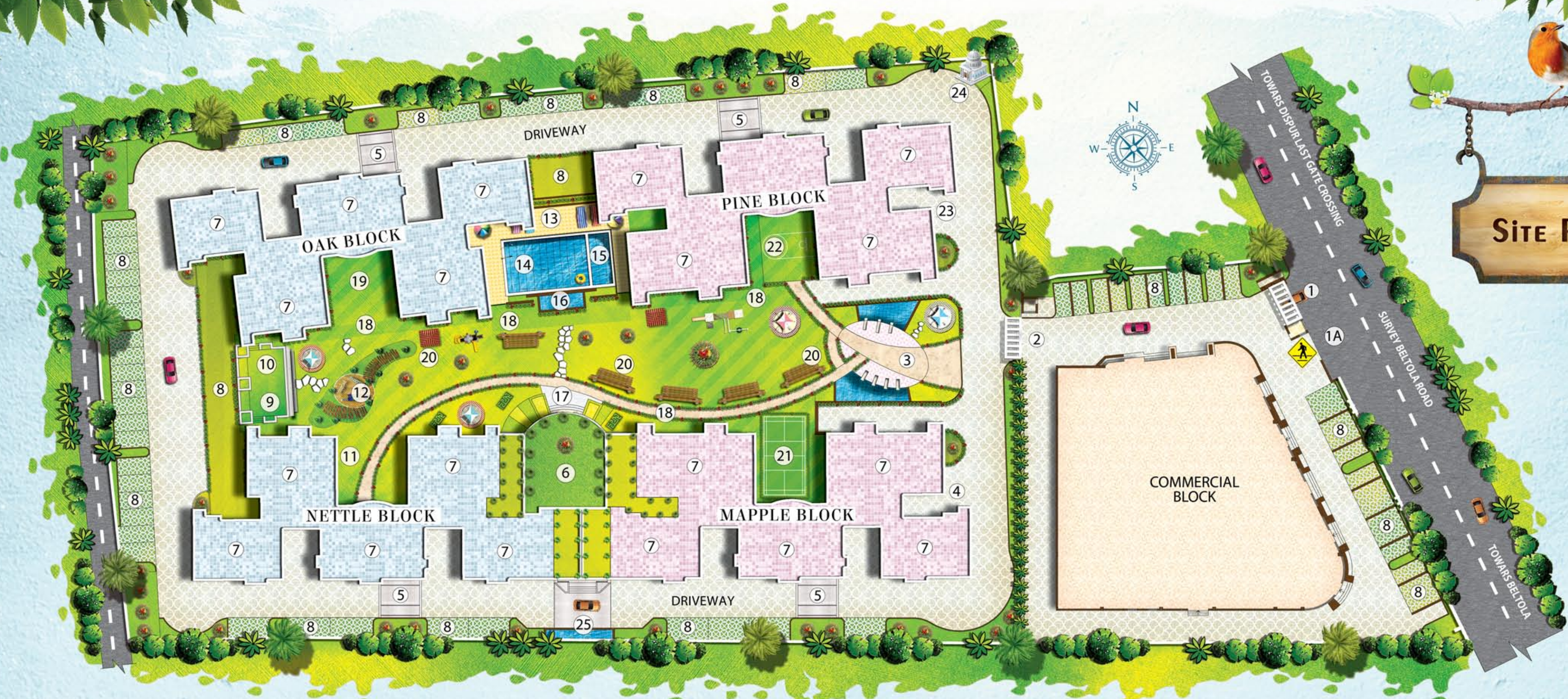
Safety, security is at the very foundation of your new home. With the best of technology and people on board, comfort is an attitude at PANORAMA. LEAVE YOUR WORRIES BEHIND... BEFORE YOU ENTER PARK PANORAMA.

- © MODERN SECURITY SYSTEMS & ALARMS
- © CCTV CAMERAS
- © FIRE FIGHTING SYSTEM (INSIDE SEPARATE DUCTS)
- © VIDEO DOOR PHONE & INTERCOM SYSTEM*

*Condition Apply



Site Plan



LEGEND

- | | | | |
|--|--------------------------|-----------------------------|-------------------------|
| 1. Vehicular Entry | 6. Club House | 13. Swimming pool deck | 20. Planter cum seating |
| 1A. Pedestrian Entry | 7. Stilt parking | 14. Swimming pool | 21. Badminton court |
| 2. Residential Entry | 8. Open parking | 15. Kid's pool | 22. Basketball post |
| 3. Entrance plaza | 9. Raised garden | 16. Feature wall | 23. Basement exit |
| 4. Basement Entry | 10. Open air stage | 17. Club entry 2 | 24. Temple |
| 5. Building entry with
handicapped ramp | 11. Old age seating | 18. jogging track / pathway | 25. Water feature |
| | 12. Children's play area | 19. Skating rink | |

160 + LUXURIOUS 3/4 BHK Flats, Duplex & Penthouse



Duplex Upper Level



Typical 4-BHK Flat



ISOMETRIC
VIEW

Duplex Lower Level



Typical 3-BHK Flat

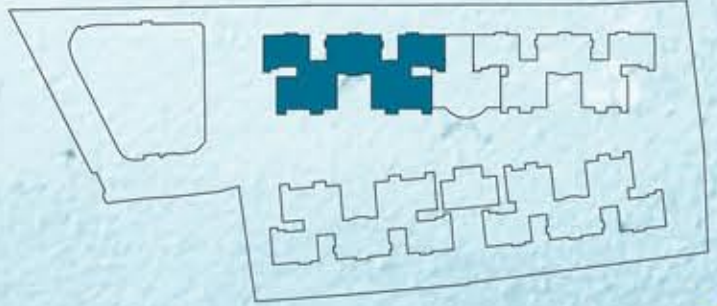




Floor Plans



FLAT	SBA	BHK
A	2575 SQFT	4
B	1980 SQFT	3
C	1516 SQFT	3
D	1965 SQFT	3
E	2575 SQFT	4



MAPPLE BLOCK Typical 2nd - 7th Floor Plan



Floor Plans



FLAT	SBA	BHK
A	1985 SQFT	3
B	1980 SQFT	3
C	1516 SQFT	3
D	1965 SQFT	3
E	1985 SQFT	3



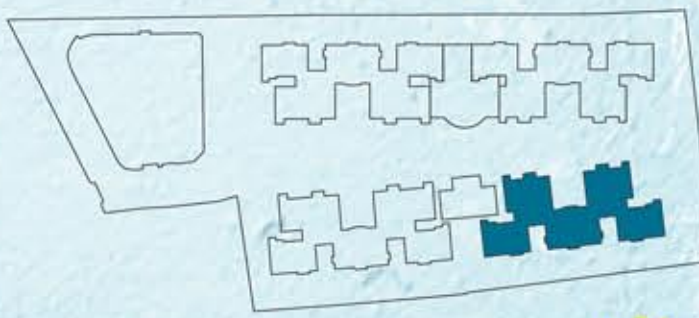
NETTLE BLOCK
Typical 2nd - 7th Floor Plan



Floor Plans



FLAT	SBA	BHK
A	1985 SQFT	3
B	1980 SQFT	3
C	1516 SQFT	3
D	1965 SQFT	3
E	1985 SQFT	3



OAK BLOCK Typical 2nd - 7th Floor Plan

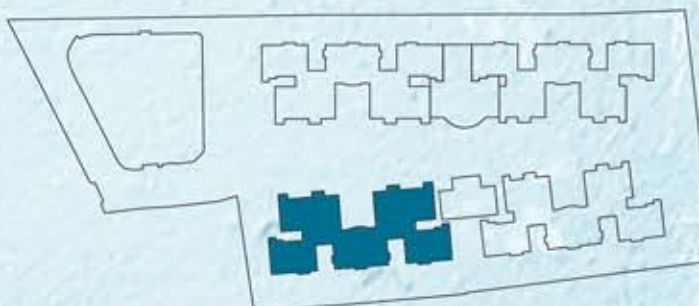




Floor Plans



FLAT	SBA	BHK
A	2575 SQFT	4
B	1980 SQFT	3
C	1516 SQFT	3
D	1965 SQFT	3
E	2575 SQFT	4



PINE BLOCK
Typical 2nd - 7th Floor Plan





Night View



Specifications

STRUCTURE

STRUCTURE COMPLIANT WITH SEISMIC ZONE-V SPECIFICATION

INTERNAL WALLS / CEILING

SMOOTHLY PLASTERED WITH POP FINISH ONLY

DOORS & WINDOWS

ENTRANCE DOOR	: WOOD FRAME WITH DECORATIVE MAIN DOOR SHUTTER
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)
HARDWARE	: GOOD QUALITY STANDARD STEEL FINISH FITTINGS & LOCKS OF REPUTED MAKE

FLOORING

DRAWING/ DINNING ROOM/KITCHEN/BALCONIES	: VITRIFIED TILES (800 x 800) OF BRANDED MAKE
MASTER ROOM	: LAMINATED WOODEN FLOOR
BATH / UTILITY	: ANTISKID TILES (1'x1')
COMMON AREAS	: COMBINATION OF GRANITE / MARBLE / KOTA STONE / TILES OR EQUIVALENT.
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 PLATFORM	: 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 GAS	: LPG RETICULATED PIPED GAS TO BE PROVIDED WITH OVER PRESSURE SHUT-OFF VALVE *

PAINT

EXTERNAL WALLS	: WEATHERPROOF NON-FADING ACRYLIC EXTERIOR FINISH PAINT
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 / JAQUAR OR EQUIVALENT GRANITE COUNTER WITH THE BASIN
C.P FITTING	: SINGLE LEVER DIVERTOR, BASIN MIXER & BATHROOM ACCESSORIES OF KOHLER / GROHE / ROCA / JAQUAR 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



LOCATION MAP



WHERE YOU BELONG

Park PANORAMA 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 PANORAMA.

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

GANESHQURI MARKET	1.5 KM
NATIONAL HIGHWAY No.37	3 KM
Railway STATION	7 KM
ISBT	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, BETKUCHI	10 KM
ROYAL GLOBAL SCHOOL	
ENGINEERING & TECHNOLOGY, BETKUCHI	10 KM

RETAIL MARKET

PANTALOON	1 KM
SOHUM SHOPPE	2 KM
MEGA MALL AT BELTOLA CHARALI	3 KM

ENTERTAINMENT

RANG GHAR, AN INDOOR BOWLING CUM FAMILY AMUSEMENT CENTRE	1 KM
MULTIPLEX THEATER, CINEPOLIS & FUN CINEMA	3 KM
ACCOLAND AMUSEMENT & WATER PARK	20 KM

PROMOTERS Profile:



BUILDWORTH REAL ESTATE is a Partnership Firm of reputed business entities:

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

LANDSCAPE ARCHITECT

LA VISTA
New Delhi

STRUCTURAL CONSULTANT

A.K DEKA
R.Deka & Associates
GUWAHATI

ASSOCIATE ARCHITECT

AMITABH SARMA, AKAR
GUWAHATI

HOME LOAN AVAILABLE FROM



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.

FOLLOWING ITEMS AS DISPLAYED IN MODEL FLAT ARE NOT PART OF STANDARD SPECIFICATION:

- 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

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