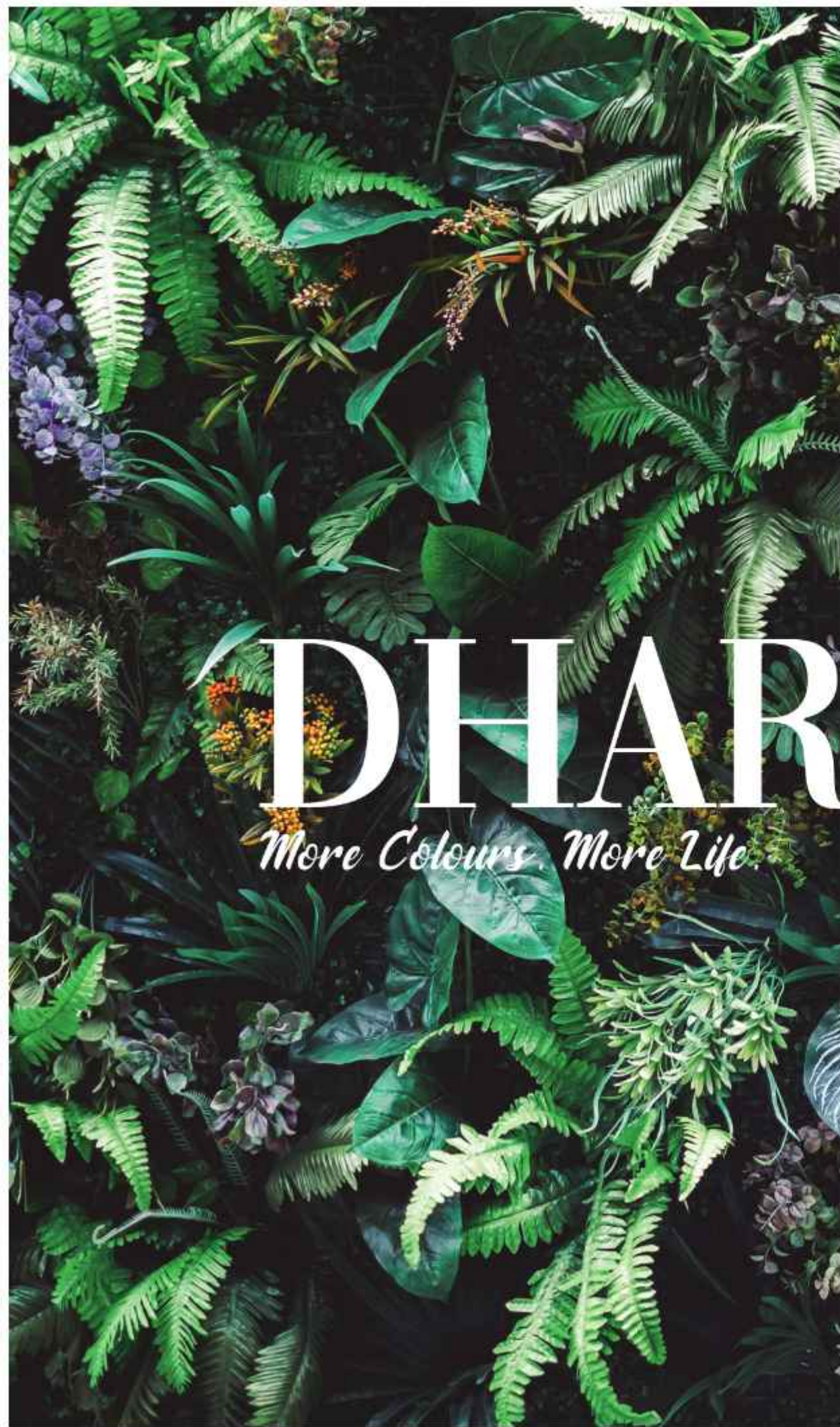




DHARAPUR

More Colours. More Life.


protech
Building Trust

Phase III





The gateway to your **GLOWING FUTURE**

Geographical Location of the Site

Lying at 56m above sea level, Guwahati is surrounded by hills and a river. Boasting a very pleasant weather for most months of the year, the average high temperature at Guwahati is 23.6°C (74.5°F) and the average low temperature is 10.5°C (50.9°F). Guwahati experiences the most cold in the month of January while April is the hottest and June and July receive the maximum rainfall.

Direction of Wind

Generally, the wind blows from the west for 7.7 months, from February 1 to September 21, with a high percentage of 57% on July 8. The direction of the wind changes from west to east from September 21 to February 1, with a peak percentage of 53% on January 1.



Creche



Cafeteria with cloud kitchen

Discover the vibes of Happiness

Indoor Amenities

The infinite wave of blue brings together the ocean of inspiration and a sense of wisdom. Spread joyful vibes for everyone in your family.

The indoor amenities keep you cheerful all day long. The lavish Jacuzzi soothes your mind and pacifies your soul. Be it the games room or kids' multiactivity room, every indoor amenity provides a safe space to have fun, play, and explore.



Music & dance room



Jacuzzi & steam



Tuition centre cum
co-working space



Kitty party area



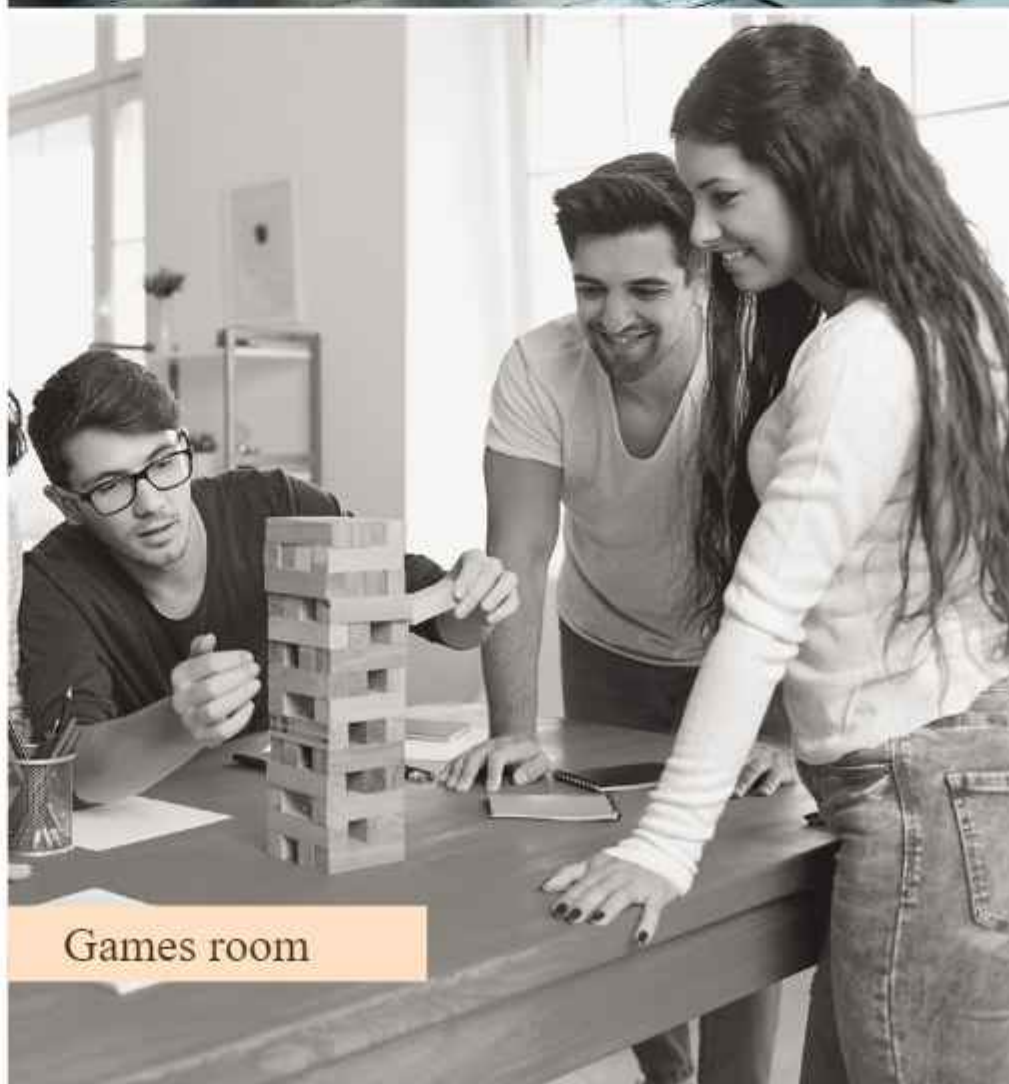
Gym



Banquet hall with
attached toilet &
kitchen



Yoga & meditation room



Games room

Explore the shades of Vibrancy

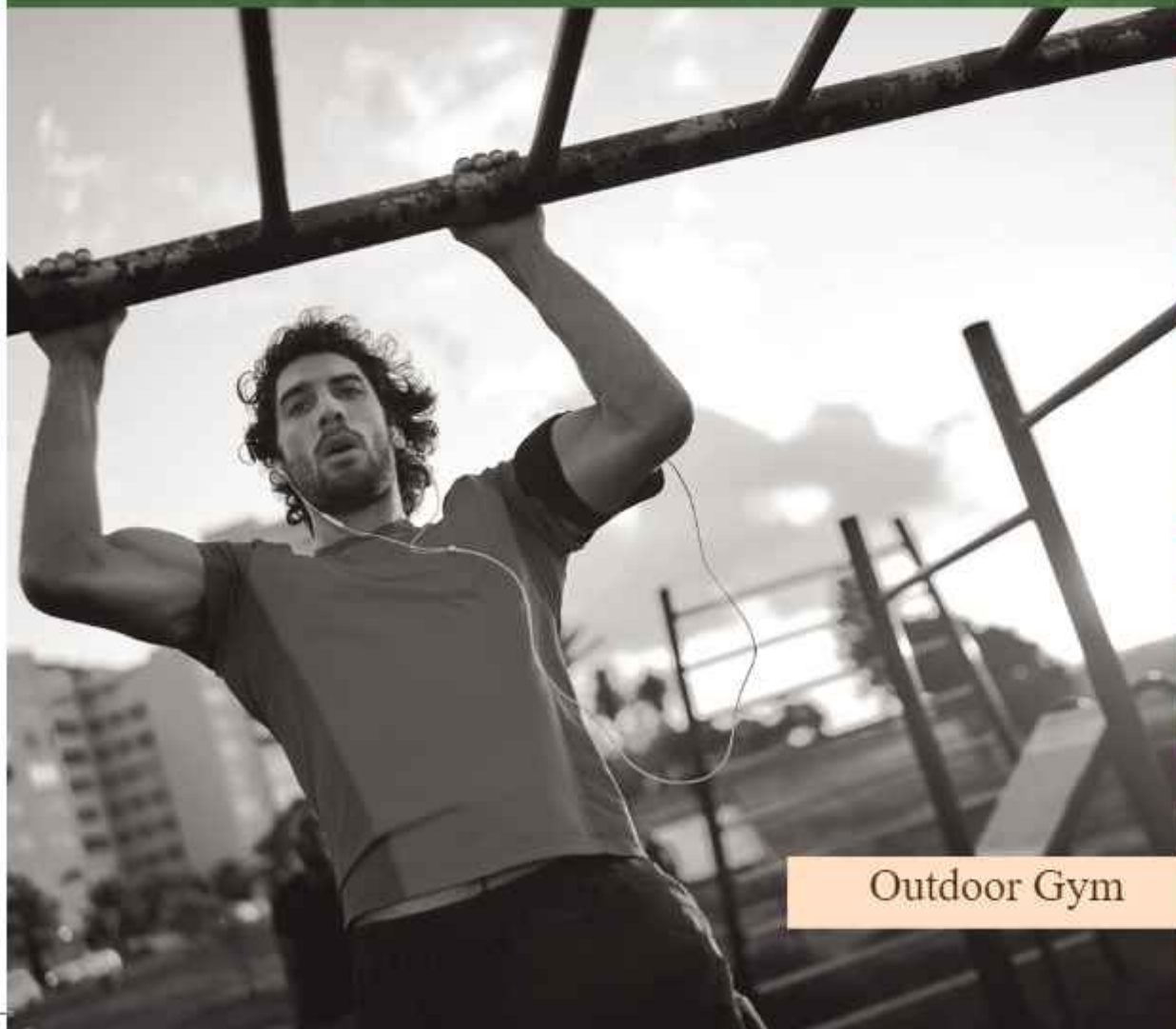
Outdoor Amenities

Discover the shades of red, that let you become energetic and healthy. Protech Dharapur - Phase III brings out your spirit of adventure and sportiness.

The kids' play area is the perfect place to grow up.

The bonfire area lets you spend your special 'me' time. So let down your hair.

Sing, dance, and celebrate life with your near and dear ones. The multipurpose court keeps you highly active and socialised. The music and dance spaces are crafted to thrill, chill, and excite you.



Outdoor Gym



Kids' Play Area



Gazebo



Badminton Area



Bonfire Area



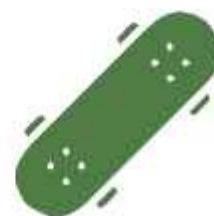
Amphitheater



Meditation Deck



Barbeque at terrace



Skating Space





Taking shades of
YOUR DREAMS
to a new height

Reach beyond your imagination. Come to an address where your dreams embrace the beauty of refined living.

Welcome to a beautiful world, where many colours of life burst into a joyful reality all around you.

Presenting Protech Dharapur - Phase III, a property which lets you add a deeper meaning to life.



Swimming pool
**THAT ASSURES
BLISSFUL MOMENTS**

The swimming pool, located at the podium, presents you with many good moments.
A wonderful space to enjoy 'me' times as well as family times.

Creche that removes
**ALL WORRIES FOR
YOUR BABY**

The creche ensures a safe space for your babies. This safe, happy, and healthy environment lets your babies talk, communicate, and walk confidently. We engage with parents and families to help every toddler grow socially and emotionally.

A place where there is someone to take care of your loved one, even when you are not around. Protech meets your lifestyle requirements, keeping in mind the safety and privacy of your children and family.





Exploring ideas while learning
IS FUN FOR YOUR KIDS!

Experience a one-of-a-kind tuition centre, located on the first floor. An ideal place to connect to tutors, learn smoothly, and enjoy with peers. We have made spaces joyful for your kids, thereby making you worry-free.

Making new friends WHILE WORKING SMARTER

Have you ever considered owning a co-working space at your home? Located on the first floor, this space brings you to a hospitable ambience. A space where working while socialising is fun. It's also a perfect place to grow your career.



Why they chose us?

MISS MANISHA
GOSWAMI SARMA

*We liked the location of
Protech Dharapur and the
connectivity is very good. The
Project also offers a wide
range of amenities.*



LOCATION

MR. SRIJAN CHAKRABARTY

*Came here for the first time to
check out the houses available. Only
3 BHK apartments were available
here. Totally top-notch. I actually
ended up booking a house because
the designs and the amenities
provided are so tempting. The area
and the views are majestic. This is
my first investment after I got a
job. I believe that it's one of the best
decisions I have ever made.*

Go Protech



AMENITIES

For more reviews visit www.protechgroup.in

MR. NITU BEZBARUAH

We have known Protech for a long time and we have seen many projects of Protech Group. They maintain the time schedule and deliver the project on time. One of my friends had booked an apartment in Protech Dharapur, so he took me to the Dharapur site. The floor plan was very impressive and we convinced to book a unit in Protech Dharapur.



TRUST

MISS PRIYANKA ROY

Had an amazing experience with Protech Dharapur. The entire journey of booking my flat was so seamless and hassle-free that it indeed felt like a dream come true. Special mention to Manash Pratim Nath who had assisted me and my family throughout the process and put his earnest efforts to help us complete the process.



AFFORDABILITY

MASTER FLOOR Plan



PARKING *plan*



Covered parking



Open parking

ROOFTOP FLOOR Plan





Catch the breathtaking views
THAT ARE AWE-INSPIRING





1. Skating Area
2. Badminton Court
3. Gazebo
4. Amphitheatre
5. Sit-out Space
6. Cricket Area
7. Jogging Track
8. Outdoor Gym
9. Party Deck

Fulfil your little dreams
**ON THE 52000 SQ. FT.
OPEN TERRACE**

Feel on top of the world. Own a colourful lifestyle on the 35000 sq. ft. terrace.
Throw a party here or spend quality time with your family, friends, relatives, or neighbours.



Kids' play area



Sit out space



Skating space



Jogging track



Badminton



Cricket area



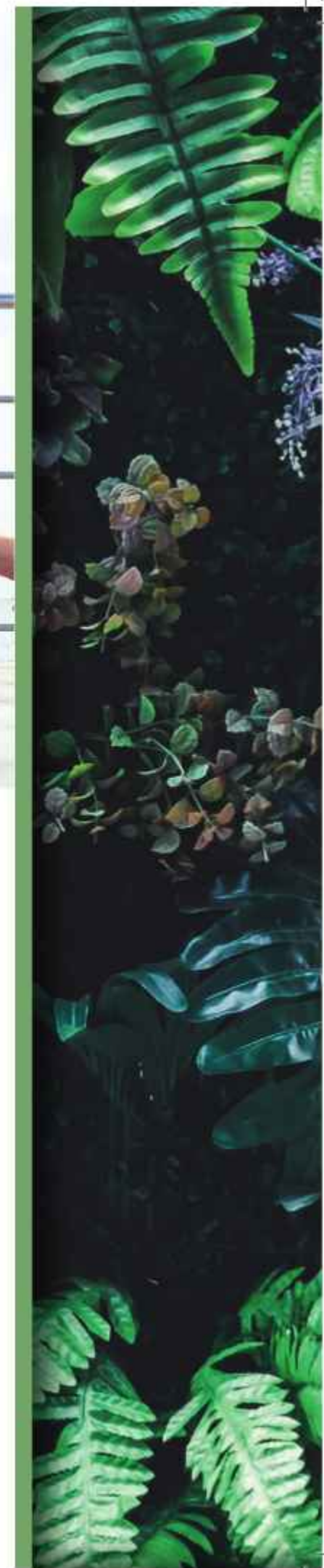
Gazebo

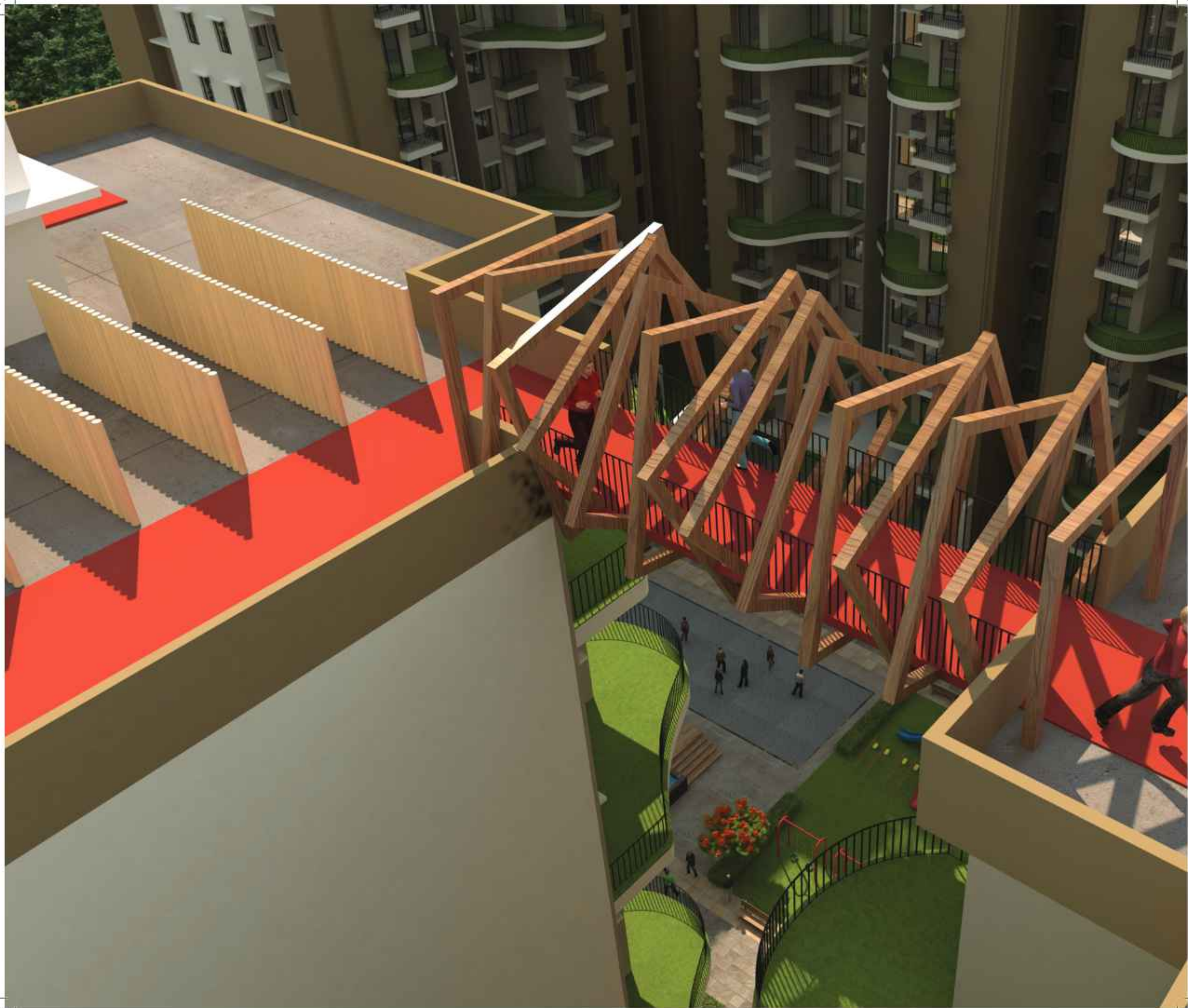


Barbeque



Meditation Deck







Add a vibrant hue to your
SKY HIGH SUCCESS

Say hi to the high life. Where life is all about embracing the extraordinary. Experience a breathtaking view of mesmerising surroundings from the sky bridge that connects the 35,000 sq. ft. terrace. It's the world of everything. Its luxurious beauty is beyond explanation. Come to this aesthetically appealing and safe arena. Spend quality time alone or with your loved ones.

Breathe more oxygen, while walking through the skywalk on top of this magnificent property.





De-stress while staying active **AT THE POOLSIDE**

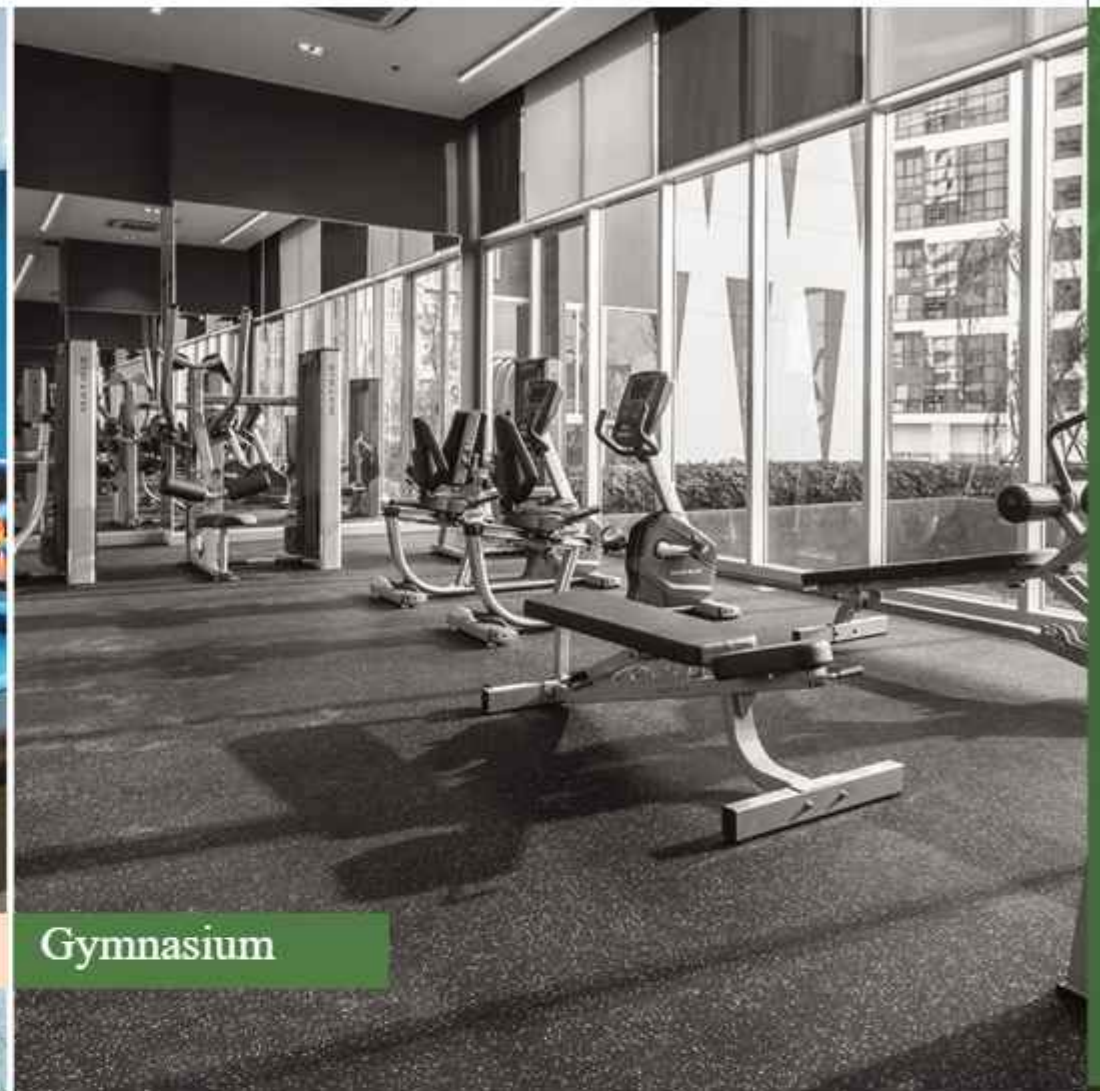
Dharapur - Phase III introduces you to the 15000 sq. ft. contemporary style podium with the best-in-class swimming pool. De-stress in the sunlounger. Work remotely on your notebook at the sunbed while enjoying a fantastic Friday evening.

Podium Amenities

- Swimming pool
- Kids' play area
- Cricket arena
- Sitting space
- Gymnasium
- Banquet hall
- Kids' multiactivity area
- Co-working space
- Indoor games room
- Dance room
- Society office
- Jacuzzi
- 2 guest rooms



Game room



Gymnasium

Embrace **THE CHILL-OUT VIBES**

Dharapur - III is also renowned for its contemporary-style podium that exudes spaciousness. This 7000 sq. ft. podium has the best-in-class infrastructure. The classy appearance and peaceful ambience help you discover the most vibrant lifestyle experience.



Swimming Pool



Banquet Hall



Jacuzzi



yoga



Sitting Space



Kid's play area



Society office

1ST FLOOR PLAN



BLOCK A

BLOCK B

BLOCK C

BLOCK D



BLOCK A

FLAT	BHK	SBUA	BUA	CA	BA	TERRACE
A, B, F, G	3	1214	910	788	54	A-275, B-595, F-1119, G-681
C, D, E, H, I, J	3	1149	861	745	54	C-595, D-585, E-883, H, I, J-444,

BLOCK B

FLAT	BHK	SBUA	BUA	CA	BA	TERRACE
A, E, F, J	3	1214	910	788	54	A-757, E-275, F-585, J-1292
B, C, D, G	3	1149	861	745	54	B-444, C-444, D-444, G-575
H, I	CLUB	-	-	-	-	-

BLOCK C

FLAT	BHK	SBUA	BUA	CA	BA	TERRACE
A, L	CLUB	-	-	-	-	-
B, G, H	3	1214	910	788	54	B-275, G-275, H-275
C, D, E, F, I, J, K	3	1149	861	745	54	C, D, E, F & I-444, J-698, K-609

BLOCK D

FLAT	BHK	SBUA	BUA	CA	BA	TERRACE
A, G, L	3	1214	910	788	54	A-552, G-560, L-275
B, C, D, H, I, J, K	3	1149	861	745	54	B-595, C-575, D-585, H, I, J & K-443
E, F	CLUB	-	-	-	-	-

*All measurements are in sq. ft.

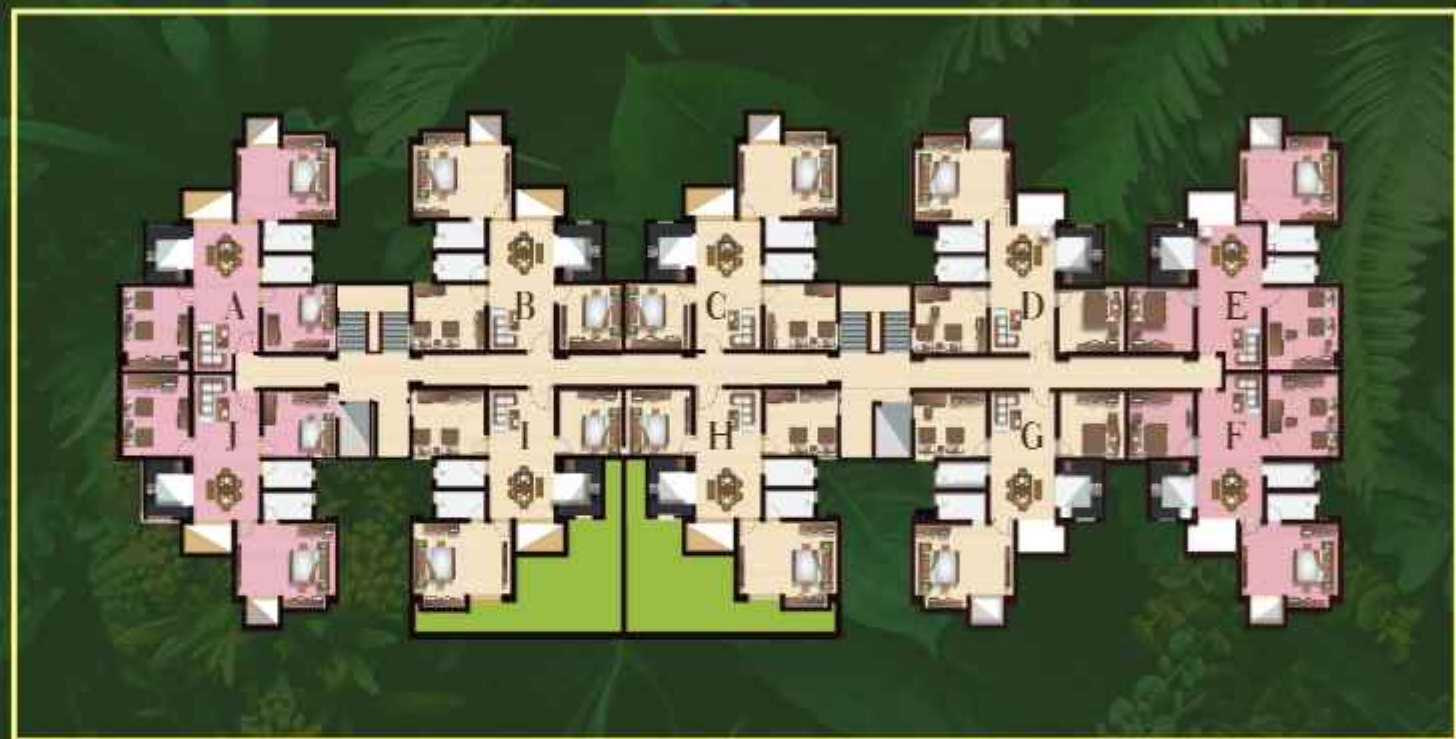


2ND FLOOR PLAN

BLOCK A



BLOCK B



BLOCK A

FLAT	BHK	SBUA	BUA	CA	BA
A, B, F, G	3	1214	910	788	54
C, D, E, H, I, J	3	1149	861	745	54

BLOCK B

FLAT	BHK	SBUA	BUA	CA	BA	TERRACE
A, E, F, J	3	1214	910	788	54	-
B, C, D, G, H, I	3	1149	861	745	54	H & I-275



BLOCK C

FLAT	BHK	SBUA	BUA	CA	BA	TERRACE
A, B, G, H	3	1214	910	788	54	A-275
C, D, E, F, I, J, K, L	3	1149	861	745	54	L-275

BLOCK D

FLAT	BHK	SBUA	BUA	CA	BA	TERRACE
A, F, G, L	3	1214	910	788	54	F-275
B, C, D, E, H, I, J, K	3	1149	861	745	54	E-275

BLOCK D



BLOCK C

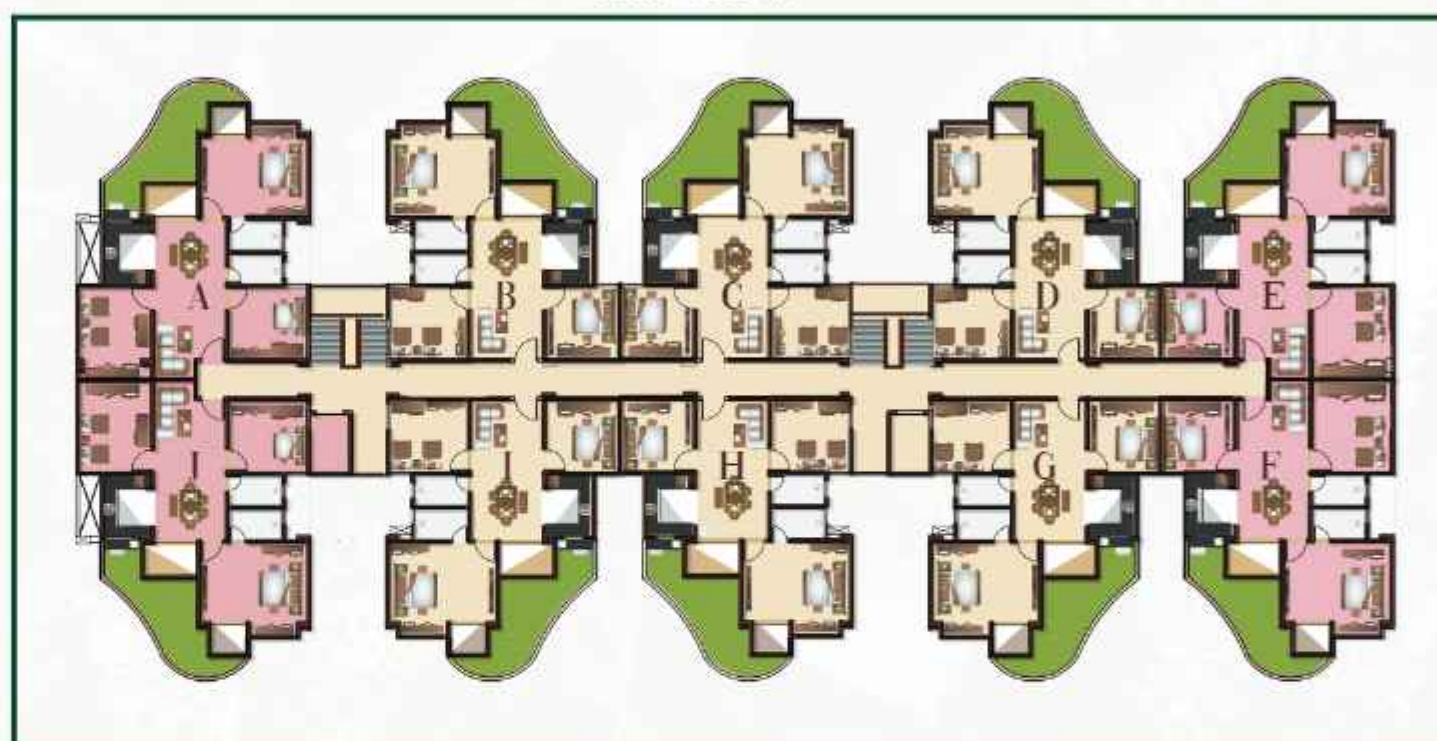


3RD, 6TH, 9TH, 11TH FLOOR PLAN

BLOCK A



BLOCK B



BLOCK A

FLAT	BHK	SBUA	BUA	CA	BA	TERRACE
A, B, F, G	3BHK	1214	910	788	54	145
C, D, E, H, I, J	3BHK	1149	861	745	54	145

BLOCK B

FLAT	BHK	SBUA	BUA	CA	BA	TERRACE
A, E, F, J	3	1214	910	788	54	145
B, C, D, G, H, I	3	1149	861	745	54	145



BLOCK C

FLAT	BHK	SBUA	BUA	CA	BA	TERRACE
A, B, G, H	3	1214	910	788	54	145
C, D, E, F, I, J, K, L	3	1149	861	745	54	145

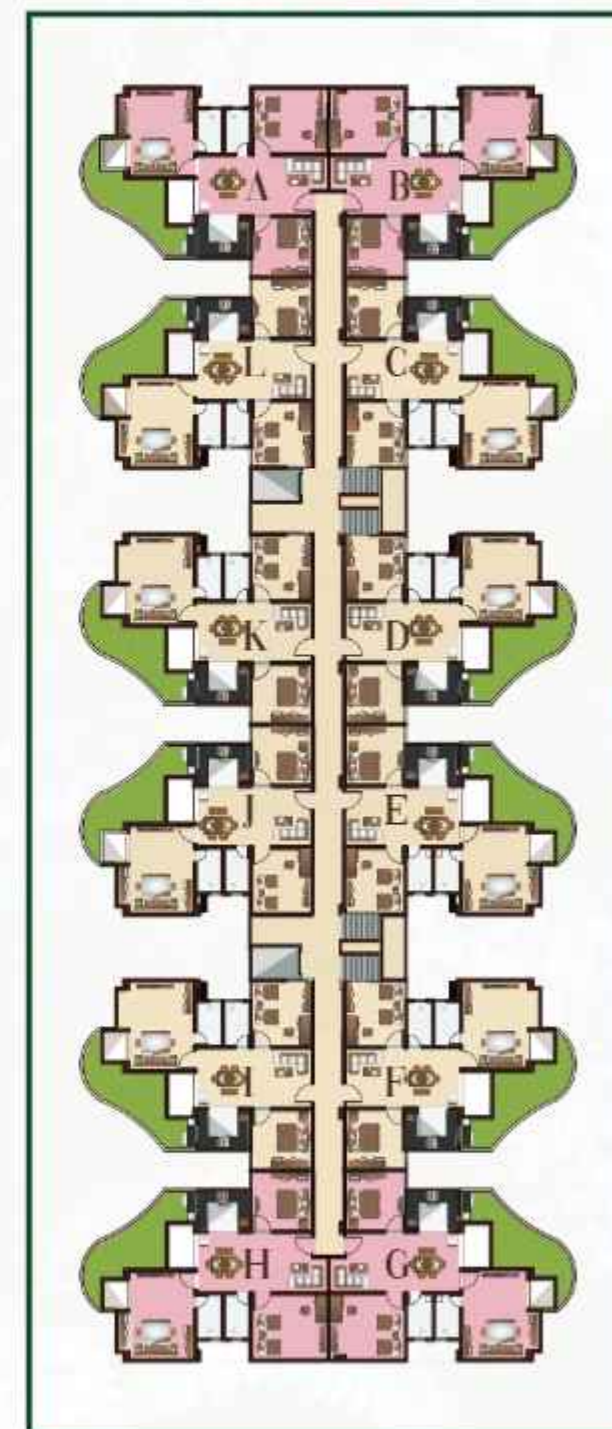
BLOCK D

FLAT	BHK	SBUA	BUA	CA	BA	TERRACE
A, F, G, L	3	1214	910	788	54	145
B, C, D, E, H, I, J, K	3	1149	861	745	54	145

BLOCK D



BLOCK C

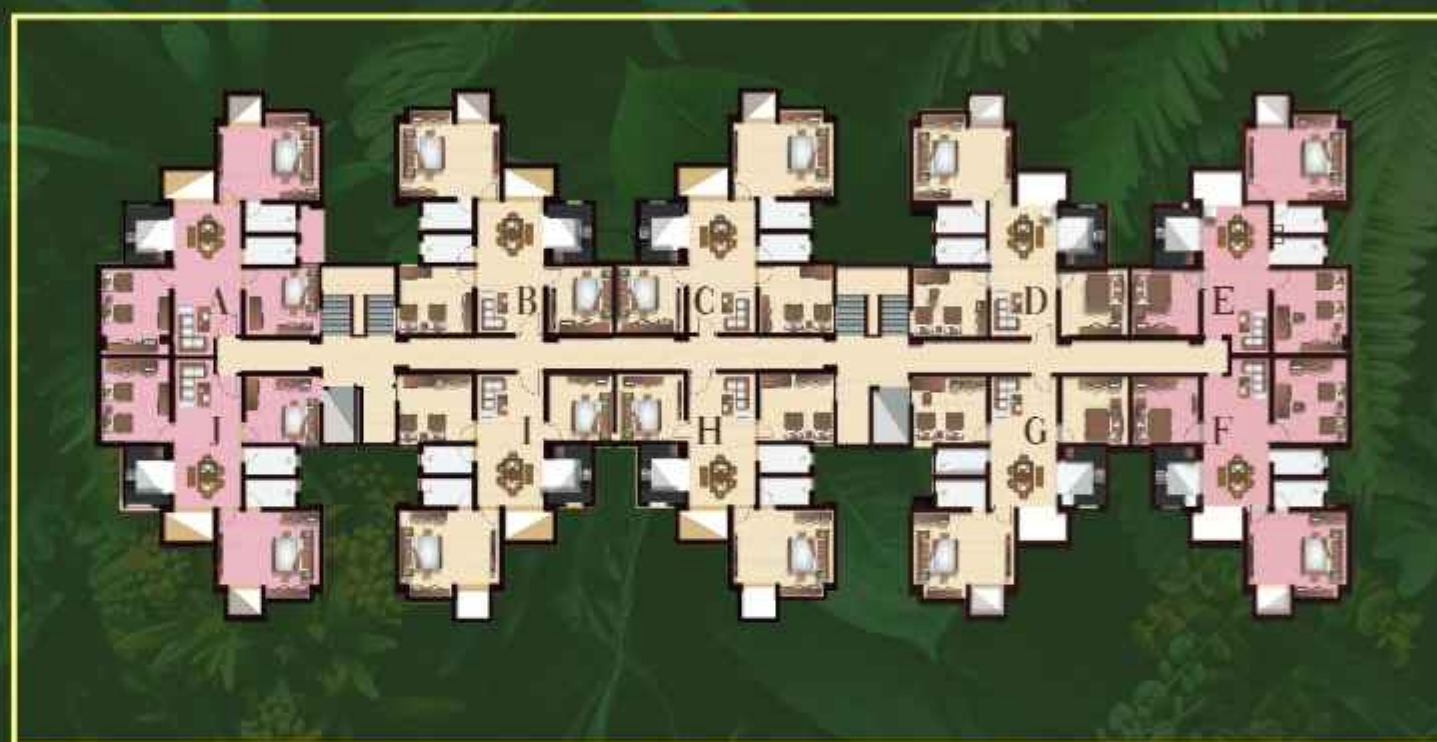


4TH, 5TH, 7TH, 8TH, 10TH FLOOR PLAN

BLOCK A



BLOCK B



BLOCK A

FLAT	BHK	SBUA	BUA	CA	BA
A, B, F, G	3	1214	910	788	54
C, D, E, H, I, J	3	1149	861	745	54

BLOCK B

FLAT	BHK	SBUA	BUA	CA	BA
A, E, F, J	3	1214	910	788	54
B, C, D, G, H, I	3	1149	861	745	54



BLOCK C

BLOCK C

FLAT	BHK	SBUA	BUA	CA	BA
A, B, G, H	3	1214	910	788	54
C, D, E, F, I, J, K, L	3	1149	861	745	54

BLOCK D

FLAT	BHK	SBUA	BUA	CA	BA
A, F, G, L	3	1214	910	788	54
B, C, D, E, H, I, J, K	3	1149	861	745	54

BLOCK D



3RD, 6TH, 9TH, 11TH FLOOR



Type - 1149 sq. ft. + Terrace



BHK	BUA (sq. ft.)	CA (sq. ft.)	BA (sq. ft.)	Terrace (sq. ft.)
3 BHK	861	745	54	145

2ND, 4TH, 5TH, 7TH, 8TH, 10TH FLOOR



Type - 1214 sq. ft.



BHK	BUA (sq. ft.)	CA (sq. ft.)	BA (sq. ft.)	Terrace (sq. ft.)
3 BHK	910	788	54	-

2ND, 4TH, 5TH, 7TH, 8TH, 10TH FLOOR



Type - 1149 sq. ft.

Children's Room
11' X 10'

Toilet
7'6" X 4'3"

Master Bedroom
15' X 11'

Dining / Drawing Room
10' X 19'-6"

Guest Bedroom
10' X 10'

Kitchen
7'1" X 8'6"

Balcony
7'6" X 4'6"

Balcony
5' X 4'

BHK	BUA (sq.ft.)	CA (sq.ft.)	BA (sq.ft.)	Terrace (sq.ft.)
3 BHK	861	745	54	-

DISCOVER THE COLOURFUL LIFE *sip by sip*

A beautiful paradise designed to make you feel like you're living in a heavenly garden. Say goodbye to all mundane routines. Bring your eyes closer to the magnificent greenery. Feel at home. Read your favourite novel, while indulging in peace. Sip a cup of tea while having a warm conversation with your near and dear ones in the evening.

Does this sound like fantasy?

Choose Protech Dharapur Phase III as your home and turn it all into reality. Our garden apartments give you the feel of being surrounded by a garden in a home high above the ground! This is because we have carefully designed your entire flat to be bordered by a balcony that is at once a garden and a space to relax. The view from every room is beautiful, and the air always feels fresh.

Come to Dharapur Phase - III. Come to a home you always wanted.



Garden Apartments





Semi-furnished Terrace Specifications

- MS pet enclosure with service window
- Frontside railing with brick work (450mm brick work)
- Artificial turf with installation including neat cement finish
- Shera board screen on MS railing
- Waterproofing with two component acrylic cementitious waterproof
- Terrace railing
- Safety grill

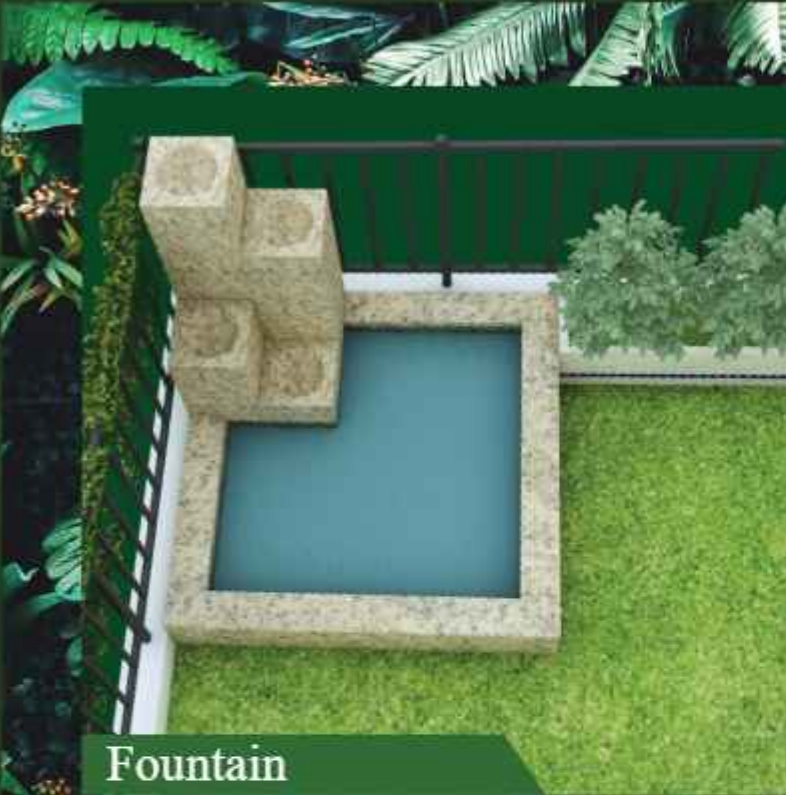
*We will provide semi-furnished specifications.

Furnished Terrace Specifications

- Granite on stepping stone including base PCC
- Deck plank tiles
- Landscape area lighting
- Water fountain with sculpture (ready-made)
- FRP planter with creeper
- Big FRP planter with plant
- Jhula
- MS pergola
- Outdoor furniture
- Fountain

*Fully furnished specifications will be provided by third party service providers on chargeable basis.





Fountain



Puja Ghar



Pet Enclosure



Jhula



Experience an Intelligent
**LIVING LIKE
NO OTHER**

At Dharapur Phase III, enjoy the luxury of convenient keyless entry to your home and enhanced security. Whenever someone leaves your home or checks in, get notified through a smart lock. Know whether your guests have arrived or log in to see that your children come home safely after school.





Making communications
**FASTER AND MORE
CONVENIENT**

You can see visitors remotely through a modern intercom with a video function, and even grant entry access with an unlock door strike function. Get in touch with your neighbours instantly.





A Future-proof Home
WITHOUT ANY EXTRA PRICE!

Why go for a broadband connection when you are getting fibre to the home (FTTH)?
Enjoy the luxury of LIVE performances on high-speed HD YouTube.

Watch HD Videos on Demand. **WITH CENTRAL DTH**

Get High Definition TV services directly to your home through a personal dish. At Dharapur, phase III, you can have multiple connections on a single dish within the same building block.



Speed up your lifestyle
**WITH A SMART PARKING
ENTRANCE**

Arrive at a future-friendly home. Enjoy a hassle-free parking facility, driven by IoT-based solutions. Advanced parking facility helps you save your precious time, money, and the environment.





Uninterrupted Power Back-up THAT LIGHTS UP HAPPY MOMENTS

Your luxurious residences are empowered by power backup in all flats up to 1 KW.





4'x2' tiles in the hall
**MAKES THE AMBIENCE
LOOK ELEGANT**

In every master bedroom, experience the finesse of wooden flooring. Like your unique lifestyle, make the appearance of your home look stylish.

Add a touch of class
BENEATH YOUR FEET

We have made the appearance of your home interiors and outside ambience look stylish. In every master bedroom, experience the finesse of wooden flooring. A modern shoe rack outside your entrance makes the ambience clutter-free and hygienic.





Take your lifestyle TO A NEW HEIGHT

The party slab on the balcony is a unique amenity. A party, a small discussion, or ironing clothes on the sturdy slab can be useful. Experience a fabulous lifestyle.



Specifications



Structure: R.C.C. framed with earthquake resisting structure.



Building: Two towers of G+11 floors identified as Block A, Block B, Block C and Block D consisting of residential units/apartments.



Hardware: Ornamented with premium quality from reputed brands.



Flooring: All staircases, lobbies will be finished with tiles as specified by the architect. Covered parking area floor to be finished with tiles and open parking with pavers/grass pavers.



Windows: Sliding Aluminium /UPVC windows



Doors & Chowkhats: All main entrance door and other doors will have flush doors, chowkhats with Sal Wood/ Hardwood/ Wood Polymer Composite (WPC).



Water: Adequate storage of water in the underground & overhead reservoir with iron removal plant.



Lift: Fully automatic lift of KONE/OTIS/THYSSENKRUPP/JOHNSON or equivalent.



Fire Safety: Equipped with Fire Alarm/Fighting Devices/Extinguishers. Fire fighting system as per specification provided by the fire department.



Exterior Wall: Exterior emulsion paint to withstand all weather conditions.



Security: A fully secured complex with high-rise boundary walls. Entry to be facilitated with sophisticated intercom connections. CCTV monitoring to provide perpetual surveillance of the ground floor lobby area covering the entry of the lift and staircase only.





BATHROOM



LIFT



SECURITY



Plumbing: Concealed high-quality plumbing lines with UPVC/CPVC or equivalent pipe and related fittings.



Bathrooms: All floors will have anti-skid tiles and walls with standard tiles up to 7 feet height. CP and sanitary fittings will be of superior quality of make Jaquar (Essco)/ Hindware/Parryware/Cera or equivalent.



Balconies: Cantilever balconies having vitrified tiles of appropriate shade.



Kitchen: Counter to be finished in granite top and claddings with ceramic tiles up to two feet above counter. Stainless steel sink of reputed brand, power points and provisions for fitting kitchen-related electrical gadgets.



Flooring: Master bedroom will have wooden flooring and other rooms will have vitrified tiles. Staircase and lobbies will be finished with Kota Stone/Marble/Tile as specified by the architect.



Interior Wall Finish: Inside wall finished with wall putty.



Electrical Facilities: Provision for A.C. in master bedroom, lights, fans and TV with extra plug points with modular switches (Wipro, MK, Crabtree or equivalent). Electrical circuits with individual MCB's distribution panel boards. Geyser point, exhaust fan points in all bathrooms and kitchens. Concealed copper wiring with Polycab/ Finolex/Mescab or equivalent. D.G. power back-up for common areas. Inverter points in all apartments/units. Self-operated individual pre-paid electricity metre.

CONNECTING YOU

to a blooming colourful world

Nearby landmarks

Educational Institutions

Scamewo Global School - 4.7 km
Kendriya Vidyalaya AFS - 5 km
St. Joseph School - 5.2 km
Miles Bronson Residential School - 5.2 km
Paschim Guwahati Mahavidyalaya - 0.4 km
GIMT - 2.1 km
Assam Don Bosco University - 3.8 km
Guwahati University - 2.4 km

Hospitals

AEC Hospital - 8.3 km
Azara PHC - 2.2 km
Guwahati University Hospital - 9.7 km

Markets

Lakhimi Supermarket - 0.5 km
Daily Bazar - 0.5 km
Easyday Store - 0.5 km
Pariwar Super Market - 450 m

Banks

State Bank of India - 0.5 km
Canara Bank - 0.5 km
United Bank of India - 0.5 km
Indian Bank - 0.5 km
Assam Gramin Vikas Bank - 0.5 km

ATMs

State Bank of India - 0.5 km
Canara Bank - 0.5 km

Temple

Jain Temple - 1.2 km

Restaurants

The Dhaba - 1.2 km
Bamboo Restaurant - 400 m
Aroma Delicacy Restaurant - 450 m
Meat & Eat - 500 m
Domino's Pizza - 1 km

Gyms

Bramhaputra Gym - 500 m
Muscle Flex Gym - 180 m
Aerofit Gym - 1.3 km

Petrol Pumps

Pradeep Oil - 1 km
BPCL Petrol Pump - 0.5 km
Nayan Filling Station - 1 km

Police Stations

Azara Police Station - 4.1 km
Jalukbari Police Station - 6 km

Car Wash

Good Car Wash - 0.5 km

Dharapur - Phase III brings you to a never-before paradise, where you can be pampered with luxuries without avoiding basic necessities. The mix of transport facilities, a wide range of amenities and leisure spaces around Dharapur assure the residents of a lifestyle that is convenient to its core.



About THE DEVELOPER & previous projects



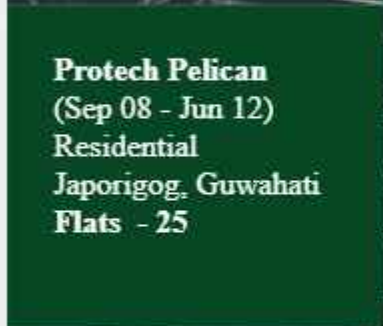
Protech Regency
(Mar 06 - Mar 08)
Residential
Hengrabari, Guwahati
Flats - 32



Protech Park
(Apr 07 - Apr 11)
Residential
Hengrabari, Guwahati
Flats - 126



Protech View
(May 08 - May 11)
Residential
Hengrabari, Guwahati
Flats - 21



Protech Pelican
(Sep 08 - Jun 12)
Residential
Japorigog, Guwahati
Flats - 25



Protech Center
(Sep 08 - Mar 13)
Commercial
Ganeshguri, Guwahati
Area 81,798 sq. ft.



Protech Pritam
(Dec 09 - May 13)
Residential
Athgaon, Guwahati
Flats - 24



Protech Harkanan
(Jan 12 - Aug 13)
Residential
Noonmati, Guwahati
Flats - 48



Protech Bimla
(Dec 10 - Apr 13)
Residential
Panjabari, Guwahati
Flats - 25



Protech Heritage
(May 11 - Aug 13)
Residential
Geetanagar, Guwahati
Flats - 47



Protech Tulip
(Mar 16 - Apr 19)
Residential
Borsojai, Guwahati
Flats - 130



Protech Tara Hira
(Mar 16 - Apr 19)
Residential
A.K. Azad Road,
Guwahati
Flats - 21



Protech Pearl
(Jan 14 - Dec 16)
Residential
G.S. Road, Guwahati
Flats - 42





Protech Galaxy
(Jan 18 - July 21)
Residential
Bhetapara, Guwahati
Flats - 138



Protech Bongara
(Feb 18 - Feb 19)
Commercial
Bongara, Guwahati
Warehouse
Area - 1,33,275 sq. ft.



Protech Akansha
(Jan 20 - April 2023)
Residential
Noonmati, Guwahati
Flats - 103



Protech Green
(Aug 20 - May 2023)
Residential
Panjabari, Guwahati
Flats - 138



Protech Paradise
(Aug 20 - Ongoing)
Residential
Bhagaduttapur, Guwahati
Flats - 164



Protech Prime
(Jan 21 - Ongoing)
Residential
Bhagaduttapur, Guwahati
Flats - 128



Protech Tarun Nagar
(Jan 21 - Ongoing)
Residential
Tarun Nagar, Guwahati
Flats - 270



Protech Changsari
(Jan 21 - Ongoing)
Commercial
Changsari, Guwahati
Warehouse
Area - 1,66,520 sq. ft.



Protech Dawn
(Dec 20 - April 2023)
Commercial
G.S. Road Rukminigaon,
Guwahati
Area - 16,574 sq. ft.



Protech Dharapur
(Jan 22 - ongoing)
Residential
Palasbari Road, Garal,
Dharapur, Guwahati
Flats - 212



A pioneer in real estate development, Protech Group based in Guwahati has over 17 years of industry experience. Having designed and developed 21 projects (including residential, commercial and warehouse), Protech Group is a name synonymous with trust.



Aerocity Buildcon Pvt. Ltd.

Protech Centre, 6th Floor, Ganeshguri,
G.S. Road, Guwahati - 781006, Assam.

+91 98540-47000

info@protechgroup.in

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Site Address

Palasbari Road, Garal, Dharapur,
Guwahati - 781017, Assam.

RERA No-

BLOCK A-RERAA KM 12

BLOCK B-RERAA KM 13

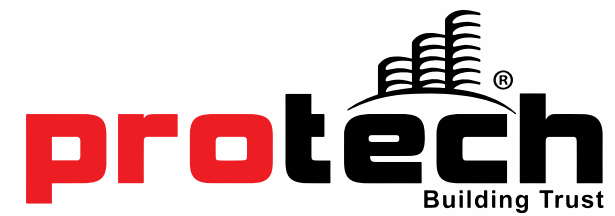
BLOCK C-RERAA KM 14

BLOCK D-RERAA KM 15



* All the images are for demonstration purpose

Designed & Printed by Andreal.in



DHARAPUR

Simply natural, elegantly habitable.

A Unit of Chandreshwar Puram



Creating **POSSIBILITIES** *with colour*

Imagine waking up to the cool breeze by the river everyday.
Imagine a house wrapped with lush greenery all around.
Imagine a surrounding where nothing but peace and harmony prevails.

Stop imagining now. Because with Protech Dharapur, we have transformed this imagination into reality.

A property which converges comfort with culture; a place which redefines colours, right at the heart of Guwahati.

We welcome you to Protech Dharapur, a property which promises to make your life colourful like never before.

CONNECTIVITY

Nearby landmarks

Educational Institutions

Scamewo Global School - 4.7 km
Kendriya Vidyalaya AFS - 5 km
St. Joseph School - 5.2 km
Miles Bronson Residential School - 5.2 km
Paschim Guwahati Mahavidyalaya - 0.4 km
GIMT - 2.1 km
Assam Don Bosco University - 3.8 km
Guwahati University - 2.4 km

Hospitals

AEC Hospital - 8.3 km
Azara PHC - 2.2 km
Guwahati University Hospital - 9.7 km

Markets

Lakhimi Supermarket - 0.5 km
Daily Bazar - 0.5 km
Easyday Store - 0.5 km
Pariwar Super Market - 450 m

Banks

State Bank of India - 0.5 km
Canara Bank - 0.5 km
United Bank of India - 0.5 km
Indian Bank - 0.5 km
Assam Gramin Vikas Bank - 0.5 km

ATMs

State Bank of India - 0.5 km
Canara Bank - 0.5 km

Temple

Jain Temple - 1.2 km

Restaurants

The Dhaba - 1.2 km
Bamboo Restaurant - 400 m
Aroma Delicacy Restaurant - 450 m
Meat & Eat - 500 m
Domino's Pizza - 1 km

Gyms

Bramhaputra Gym - 500 m
Muscle Flex Gym - 180 m
Aerofit Gym - 1.3 km

Petrol Pumps

Pradeep Oil - 1 km
BPCL Petrol Pump - 0.5 km
Nayan Filling Station - 1 km

Police Stations

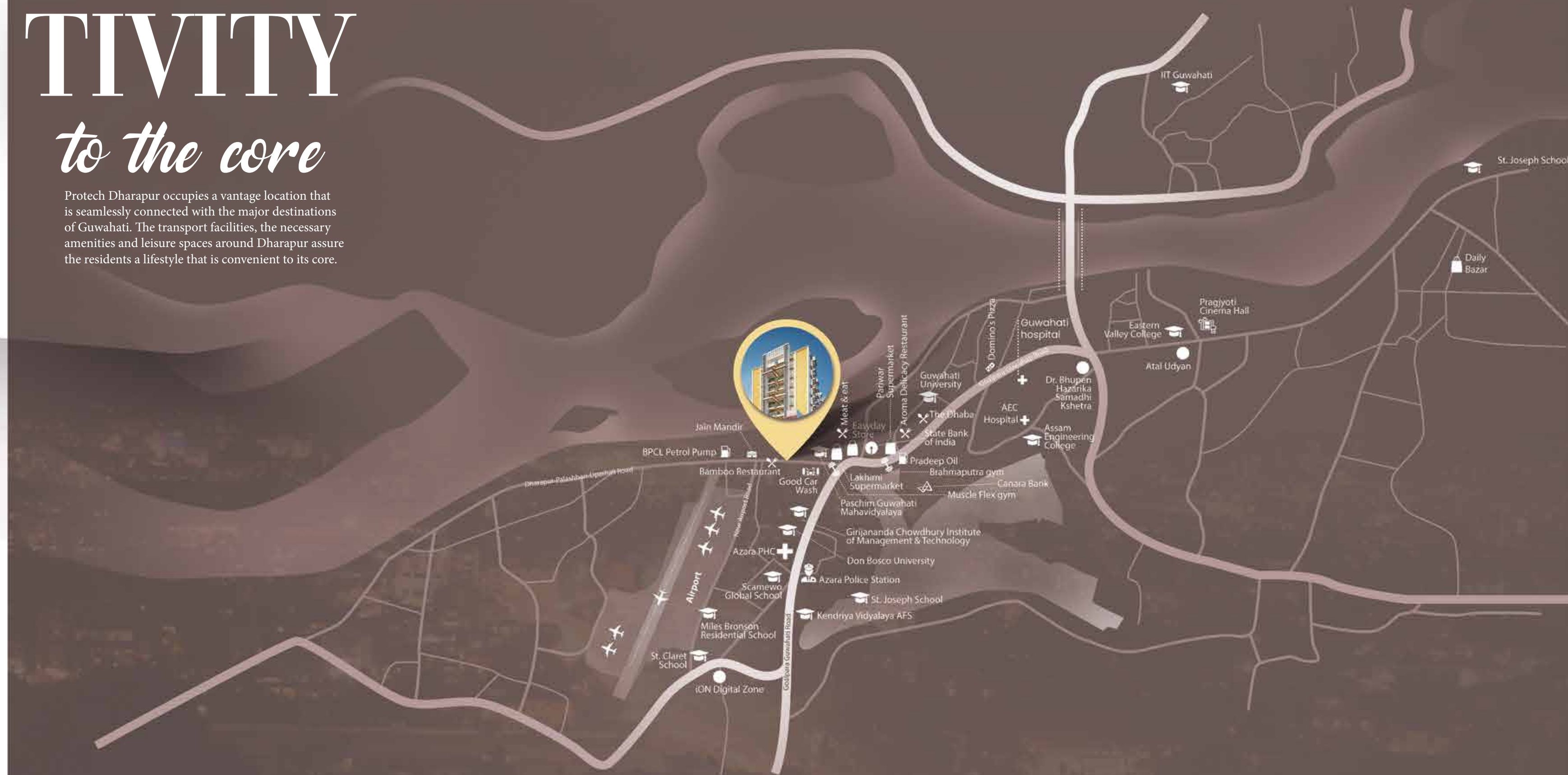
Azara Police Station - 4.1 km
Jalukbari Police Station - 6 km

Car Wash

Good Car Wash - 0.5 km

to the core

Protech Dharapur occupies a vantage location that is seamlessly connected with the major destinations of Guwahati. The transport facilities, the necessary amenities and leisure spaces around Dharapur assure the residents a lifestyle that is convenient to its core.



A RETREAT

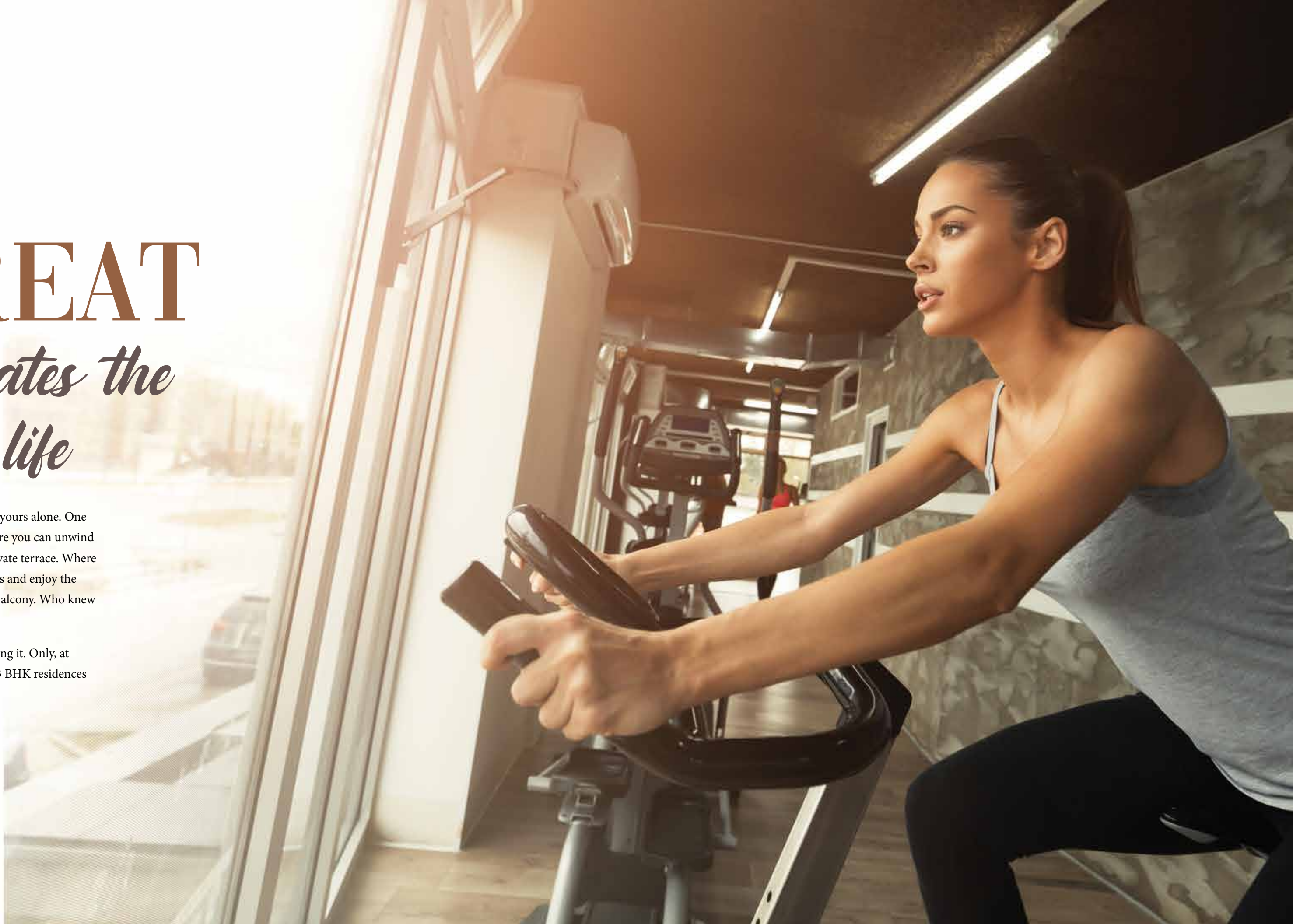
*that celebrates the
colours of life*

A space... Not just any but one that is yours and yours alone. One where you can walk unhurriedly, languidly. Where you can unwind by the podium or catch the sunset from your private terrace. Where you can bask into the vast area of beautiful greens and enjoy the breath-taking view of the waterbody from your balcony. Who knew that weekend getaway would be a stroll away?

There's a life of exclusivity waiting for those seeking it. Only, at Protech Dharapur comprising twin towers with 3 BHK residences with spectacular amenities.

Project Amenities

- 🏠 Exclusive Gymnasium
- 🏠 Multipurpose Club House
Cum Indoor Games Area
- 🏠 Music/Dance/Karaoke Room
- 🏠 Swimming Pool With
Deck Cum Lounge Area
- 🏠 Landscaped Garden Area
- 🏠 Indoor Games Area
- 🏠 Separate Children Play
Area With Equipment
- 🏠 Modern Outdoor Patio Gazebo
- 🏠 Open Event Cum Party Area
Alongside Swimming Pool
- 🏠 Private Terrace



Layout Features

Interior

- 🏠 Perfect flat walls, perfect corners without protrusions (koplas) for perfect fit of furniture.
- 🏠 Thoughtful layout for a comfortable furniture set-up.
- 🏠 Optimal utilisation of space for natural illumination and ventilation for airflow.
- 🏠 Open view from each flat.
- 🏠 Extra height at top floors.
- 🏠 Maximum living space.

Exterior

- 🏠 Structural design inspired from modern contemporary minimalistic design.
- 🏠 Open air swimming pool.
- 🏠 Sheltered ducts and pipes.
- 🏠 Proper planned driveways.
- 🏠 Cross ventilated lobby (demand control ventilation).
- 🏠 Pre-allotted parking zones strategically allotted to the nearest flats.

Quality

- 🏠 In-house lab for grade testing of concrete and steel of every ordered batch.
- 🏠 Bathroom floor, walls, terrace areas with water.
- 🏠 Proofing technology.
- 🏠 Earthquake-resistant structure.
- 🏠 Accredited fire hazard safety measures.
- 🏠 Allotted dustbin with segregated garbage disposition (wet waste and dry waste).
- 🏠 Project designed in line for rain water harvesting.
- 🏠 Multi-grade/iron removal filter for water treatment.

Security

- 🏠 Gated complex with no unauthorized access.
- 🏠 24x7 man guarding.
- 🏠 24x7 CCTV surveillance at entry and exit gates, designated drop-off points, lift lobbies, floor corridors.
- 🏠 Intercom facility for verifying entry to premises.
- 🏠 Power backup with DG facility for common area.

A preview of the GRANDEUR





Living AMIDST THE COLOURS *of nature*

Geographical Location of the Site

Lying at 56m above sea level, Guwahati is surrounded by hills and a river. Boasting a very pleasant weather for most months of the year, the average high temperature at Guwahati is 23.6°C (74.5°F) and the average low temperature is 10.5°C (50.9°F). Guwahati experiences the most cold in the month of January while April is the hottest and June and July receive the maximum rainfall.

Direction of Wind

Generally, the wind blows from the west for 7.7 months, from February 1 to September 21, with a high percentage of 57% on July 8. The direction of the wind changes from west to east during September 21 to February 1, with a peak percentage of 53% on January 1.

Specifications



Structure: R.C.C. framed with earthquake resisting structure.



Building: Two towers of G+9 floors identified as Block A and Block B consisting of residential units/apartments.



Hardware: Ornamented with premium quality from reputed brands.



Flooring: All staircases, lobbies will be finished with tiles as specified by the architect. Covered parking area floor to be finished with tiles and open parking with pavers/grass pavers.



Windows: Sliding aluminium/UPVC glass windows for rooms and fixed louvers for toilet.



Doors & Chowkhats: All main entrance door and other doors and flush doors, chowkhats with Sal Wood/Hardwood/Wood Polymer Composite (WPC).



Water: Adequate storage of water in the underground and overhead reservoir. Provisions for deep tube well for continuous water supply, central iron removal plant for clear water.



Lift: Fully automatic lift of KONE/OTIS/THYSSENKRUPP/JOHNSON or equivalent.



Fire Safety: Equipped with Fire Alarm/Fighting Devices/Extinguishers. Fire fighting system as per specification provided by the fire department.



Exterior Wall: Exterior emulsion paint to withstand all weather conditions.



Security: A fully secured complex with high rise boundary walls. Entry to be facilitated with sophisticated intercom connections. CCTV monitoring to provide perpetual surveillance of the ground floor lobby area covering the entry of the lift and staircase only.



Plumbing: Concealed high-quality plumbing lines with PPR/CPVC/UPVC/PP or equivalent pipe and related fittings.



Bathrooms: All floors will have anti-skid tiles and walls with standard tiles up to 6 feet height. CP and sanitary fittings will be of superior quality of make Jaquar (Essco)/ Hindware/Parryware/Cera or equivalent.



Balconies: Cantilever balconies having vitrified tiles of appropriate shade.



Kitchen: Counter to be finished in granite top and claddings with ceramic tiles up to two feet above counter. Stainless steel sink of reputed brand, power points and provisions for fitting kitchen-related electrical gadgets.



Flooring: All rooms will have vitrified tiles, except the toilet floors.



Interior Wall Finish: Inside wall finished with wall putty.



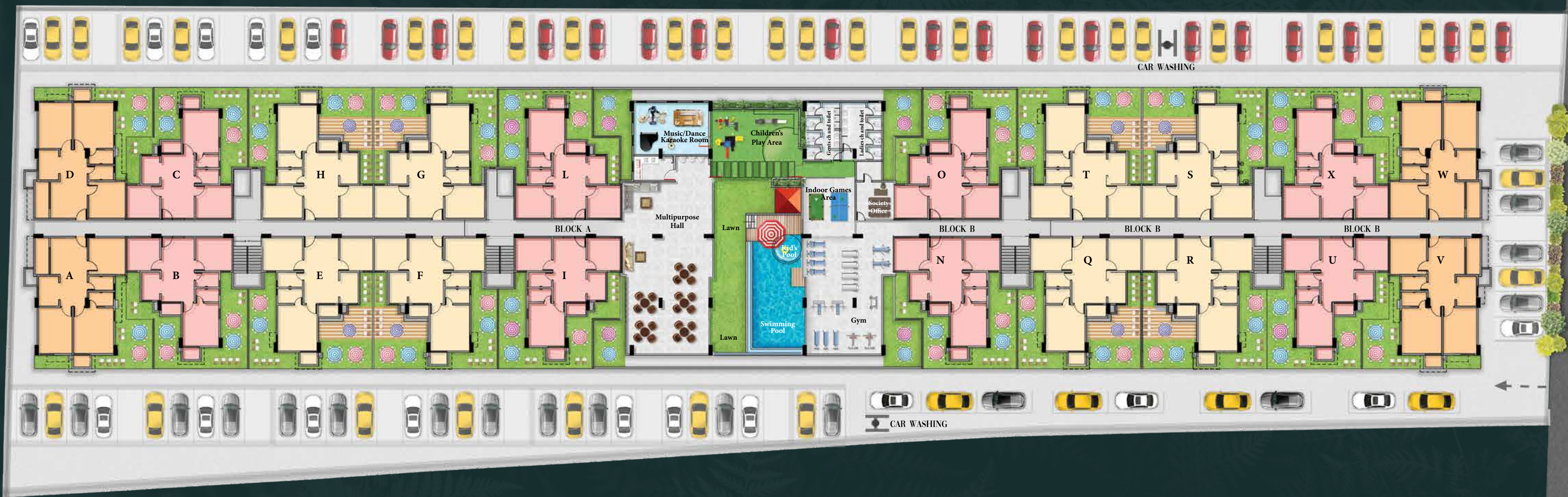
Electrical Facilities: Provision for A.C. in master bedroom, lights, fans and TV with extra plug points with modular switches (Wipro, MK, Crabtree or equivalent). Electrical circuits with individual MCB's distribution panel boards. Geyser point, exhaust fan points in all bathrooms and kitchen. Concealed copper wiring with Polycab/Finolex/ Mescab or equivalent. D.G. power back-up for common areas. Inverter points in all apartments/units. Self-operated individual pre-paid electricity meter.



A COLOURFUL COMMUNITY *a joyful living*

Experience exclusive features such as a lavish deck cum lounge area, a grand gazebo and private terraces, fashioned to make you feel like it's just you on your private island. A uniquely designed structure with perfect cross ventilation, keeping Vastu in mind, along with extended floor to ceiling height makes sure that nothing, absolutely nothing disturbs your peace. Except perhaps the chirping of the birds or the whossing of the breeze! Colours of nature, after all!

MASTER FLOOR Plan



PODIUM *Plan*

BLOCK A



BLOCK B

Podium Amenities

- Multipurpose hall
- Lawn area
- Swimming pool
- Kid's pool
- Gents & ladies changing room
- Sitting area
- Music/dance & karaoke room
- Children's play area
- Indoor games area
- Gym area
- Store room
- Society office

1ST FLOOR Plans



BLOCK A

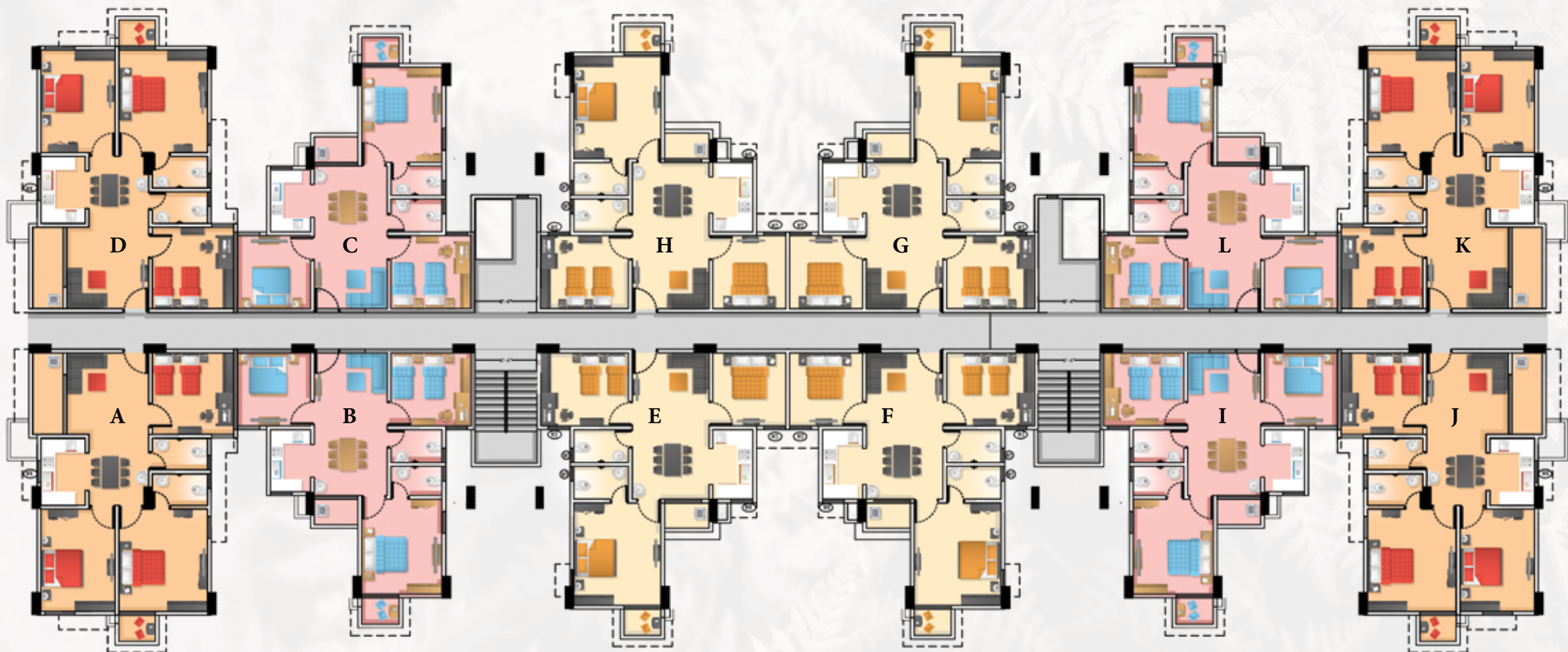
BLOCK B



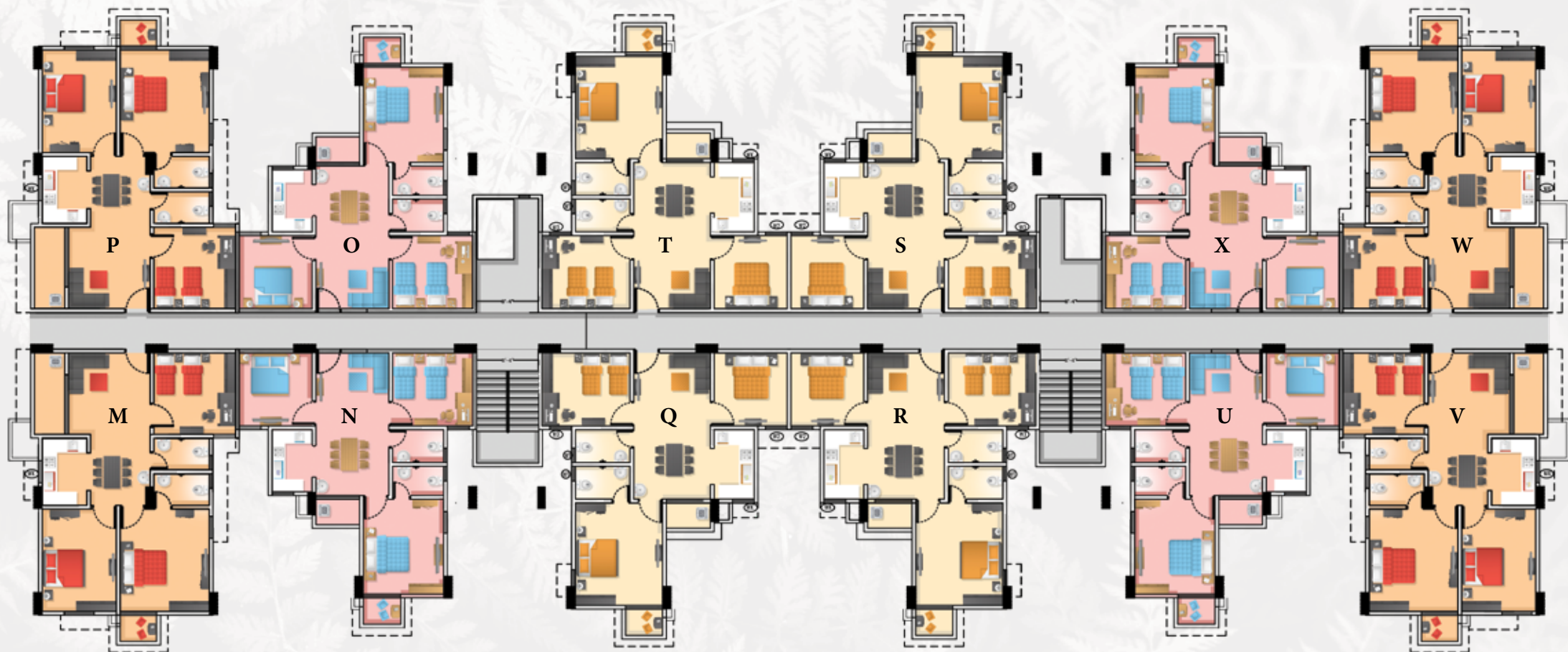
Featuring Garden Apartments

BLOCK	Flat Type	BHK	BUA (Sq.ft)	CA (Sq.ft)	BA (Sq.ft)	Terrace (Sq.ft)
A	A, D	3 BHK	911	788	77	296
	B, C	3 BHK	768	674	49	488
	E, F, G, H	3 BHK	832	736	49	596
	I, L	3 BHK	768	674	49	706
	J	Play Hall				
B	K					
	M	Gym and Banquet Hall				
	N, O	3 BHK	768	674	49	706
	U, X	3 BHK	768	674	49	488
	P	Gym and Banquet Hall				
	Q, R, S, T	3 BHK	832	736	49	596
	V, W	3 BHK	911	788	77	296

2ND, 4TH, 5TH, 7TH, 8TH, FLOOR *Plans*



BLOCK A



ROAD SIDE

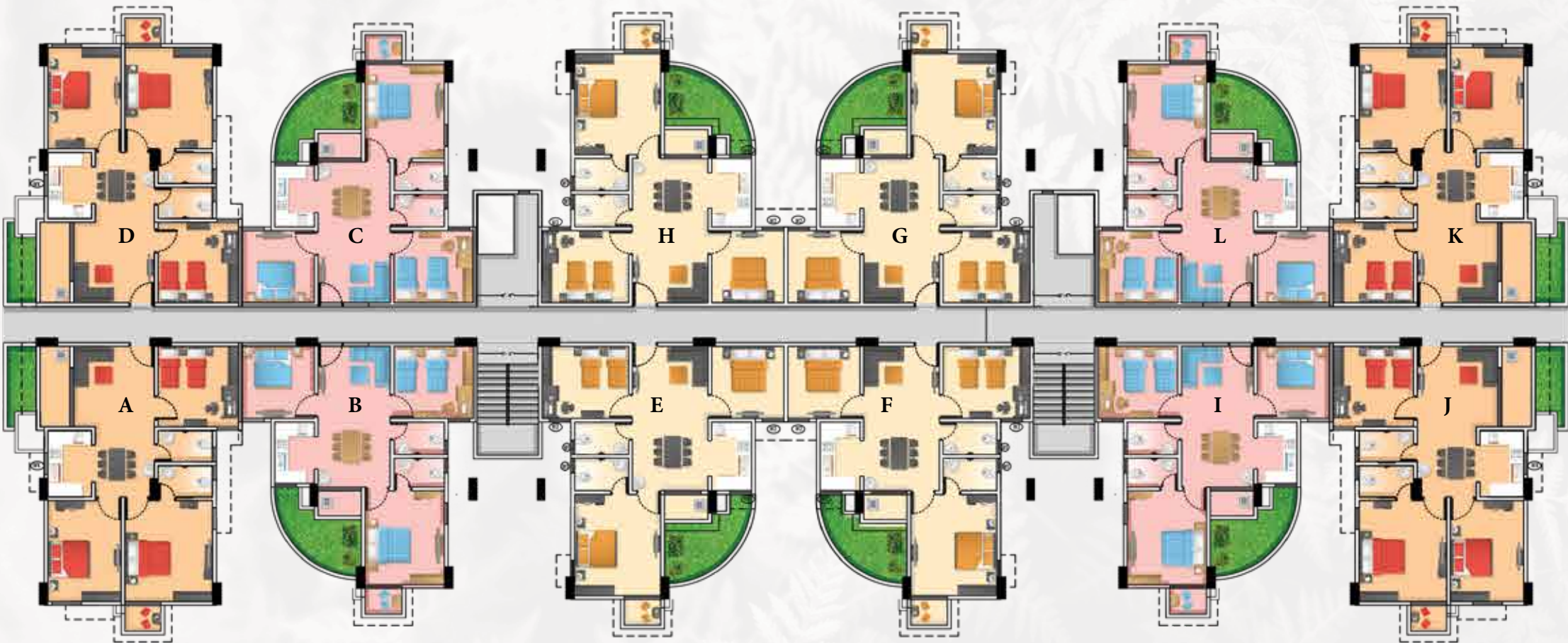
BLOCK B

BLOCK	Flat Type	BHK	BUA (Sq.ft)	CA (Sq.ft)	BA (Sq.ft)
A	A, D, J, K	3 BHK	911	788	77
	B, C, I, L	3 BHK	768	674	49
	E, F, G, H	3 BHK	832	736	49
B	M, P, V, W	3 BHK	911	788	77
	N, O, U, X	3 BHK	768	674	49
	Q, R, S, T	3 BHK	832	736	49
	V, W	3 BHK	911	788	77

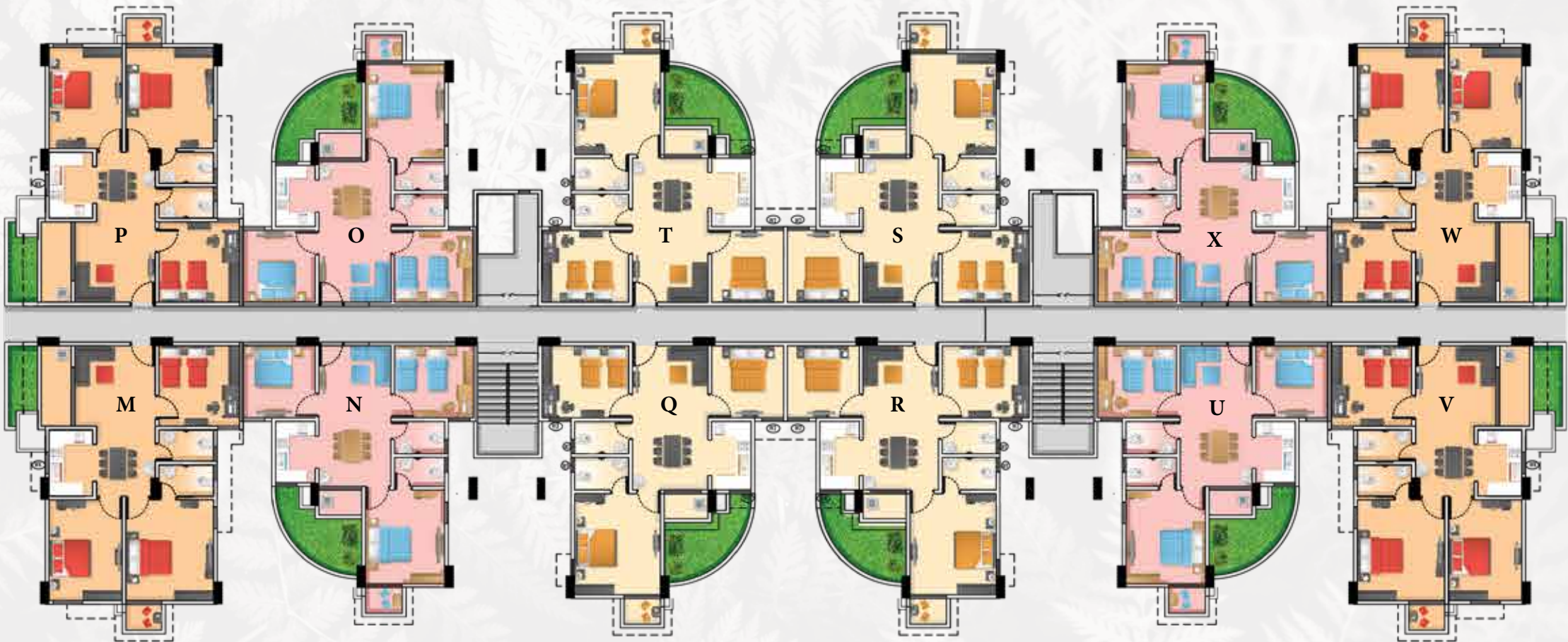
3RD, 6TH, 9TH, FLOOR Plans



Featuring Balcony Decks



BLOCK A



BLOCK B

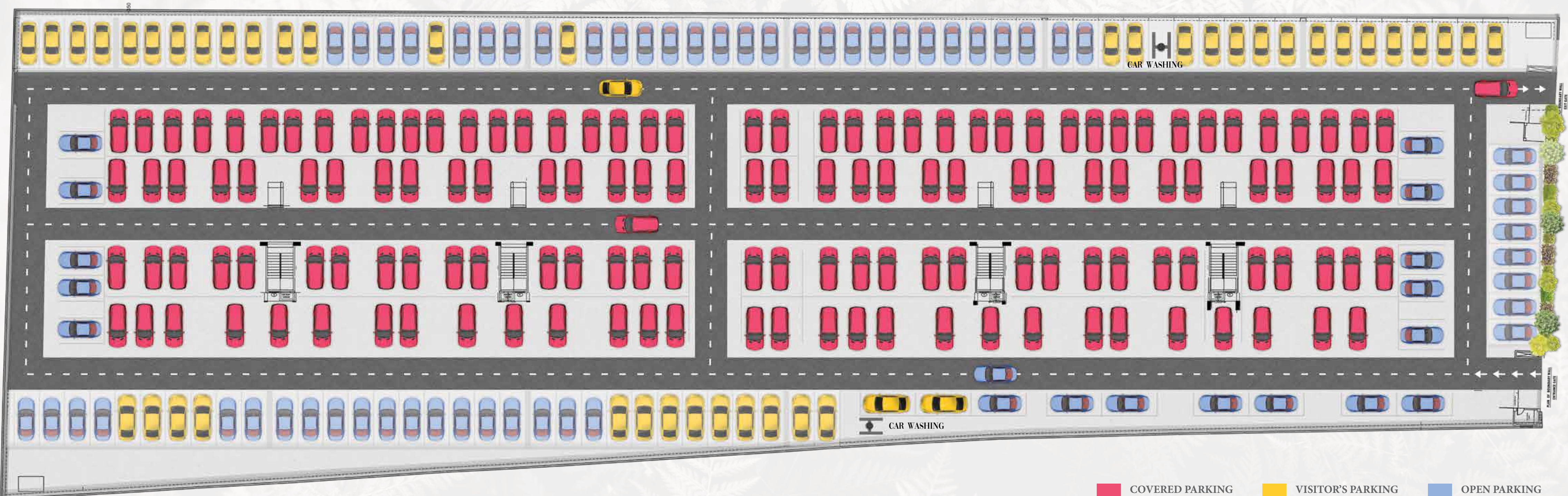
ROAD SIDE

BALCONY DECK SPECS

*Artificial turf will be provided and balcony deck with a mix of tiles

BLOCK	Flat Type	BHK	BUA (Sq.ft)	CA (Sq.ft)	BA (Sq.ft)	Terrace (Sq.ft)
A	A, D, J, K	3 BHK	911	788	77	46
	B, C, I, L	3 BHK	768	674	49	89
	E, F, G, H	3 BHK	832	736	49	92
B	M, P, V, W	3 BHK	911	788	77	46
	N, O, U, X	3 BHK	768	674	49	89
	Q, R, S, T	3 BHK	832	736	49	92
	V, W	3 BHK	911	788	77	46

PARKING Plan





The **SUNLIGHT**
of your life



Type - 1110 Sq.ft
Floor - 2nd, 4th, 5th, 7th, 8th

BHK	BUA (Sq.ft)	CA (Sq.ft)	BA (Sq.ft)	Terrace (Sq.ft)
3 BHK	832	736	49	-



Type - 1110 Sq.ft + Terrace
Floor - 3rd, 6th, 9th

BHK	BUA (Sq.ft)	CA (Sq.ft)	BA (Sq.ft)	Terrace (Sq.ft)
3 BHK	832	736	49	92



Type - 1024 Sq.ft
Floor - 2nd, 4th, 5th, 7th, 8th

BHK	BUA (Sq.ft)	CA (Sq.ft)	BA (Sq.ft)	Terrace (Sq.ft)
3 BHK	768	674	49	-



Type - 1024 Sq.ft + Terrace
Floor - 3rd, 6th, 9th

BHK	BUA (Sq.ft)	CA (Sq.ft)	BA (Sq.ft)	Terrace (Sq.ft)
3 BHK	768	674	49	89



Type - 1215 Sq.ft
Floor - 2nd, 4th, 5th, 7th, 8th

BHK	BUA (Sq.ft)	CA (Sq.ft)	BA (Sq.ft)	Terrace (Sq.ft)
3 BHK	911	788	77	-



Type - 1215 Sq.ft + Terrace
Floor - 3rd, 6th, 9th

BHK	BUA (Sq.ft)	CA (Sq.ft)	BA (Sq.ft)	Terrace (Sq.ft)
3 BHK	958	788	77	46



Garden Apartment
Type - 1110 Sq.ft + Garden

Semi-furnished Terrace Specifications

- MS pet enclosure with service window
- Frontside railing with brick work (450mm brick work)
- Artificial turf with installation including neat cement finish
- Shera board screen on MS railing
- Waterproofing with two component acrylic cementitious waterproof
- Terrace railing
- Safety grill

Furnished Terrace Specification

- Granite on stepping stone including base PCC
- Deck plank tiles
- Landscape area lighting
- Water fountain with sculpture (ready-made)
- FRP planter with creeper
- Big FRP planter with plant
- Jhula
- MS pergola
- Outdoor furniture
- Fountain

*We will provide semi-furnished specifications.

*Any design consultation/coordination required related to the 3D view will be provided.

About THE DEVELOPER and previous projects

A pioneer in real estate development, Protech Group based in Guwahati has over 17 years of industry experience. Having designed and developed 21 projects (including residential, commercial and warehouse), Protech Group is a name synonymous with trust.



Protech Tara Hira
AK Azad Road, Guwahati,
Mar'16 - Apr'19



Protech Tulip
Bhetapara, Guwahati,
Mar'16 - Apr'19



Protech Galaxy
Bhetapara, Guwahati,
Jan'18 - Completed on 30th Oct'21



Protech Akansha
Ganesh Mandir Path, Noonmati,
Guwahati, Jan'20 (Ongoing)



Bongora warehouse
Bongara, Guwahati,
Feb'18-Feb'19



Protech Regency
Hengrabari Housing Colony Road,
Hengrabari, Guwahati, Mar'06 - 08



Protech Park
Hengrabari Road, Hengrabari,
Guwahati, Apr'07 - 11



Protech Pelican
Japorigog, Zoo Road, Guwahati,
Sep'08 - Jun'12



Protech View
Hengrabari Road, Ganeshguri,
Guwahati May'08 - 11



Protech Center
Ganeshguri, Guwahati,
Sep'08 - Mar'13



Protech Green
Panjabari, Guwahati,
Aug'20 (Ongoing)



Protech Paradise
Kahilipara, Guwahati,
Aug'20 (Ongoing)



Protech Prime
Kahilipara, Guwahati,
Jan'21 (Ongoing)



Changsari warehouse
Changsari, Guwahati,
Jan'21 (Ongoing)



Protech Dawn
G.S. Road
Dec'20 (Ongoing)



Protech Pritam
S.J. Road, Athgoan, Guwahati,
Dec'09 - May'13



Protech Bimla
Juripar, Panjabari, Guwahati,
Dec'10 - Apr'13



Protech Heritage
Mother Teresa Road, Geetanagar,
Guwahati, May'11 - Aug'13



Protech Harkanan
Ganesh Mandir Path, Noonmati,
Guwahati, Jan'12 - Aug'13



Protech Pearl
Suraj Nagar, GS Road, Guwahati,
Jan'14 - Dec'16



Protech Tarun Nagar
Tarun Nagar, Guwahati,
Feb'21 (Ongoing)



Aerocity Buildcon Pvt. Ltd.

Protech Centre, 6th Floor, Ganeshguri,
G.S. Road, Guwahati - 781006, Assam.

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