

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



Cafetaria 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.

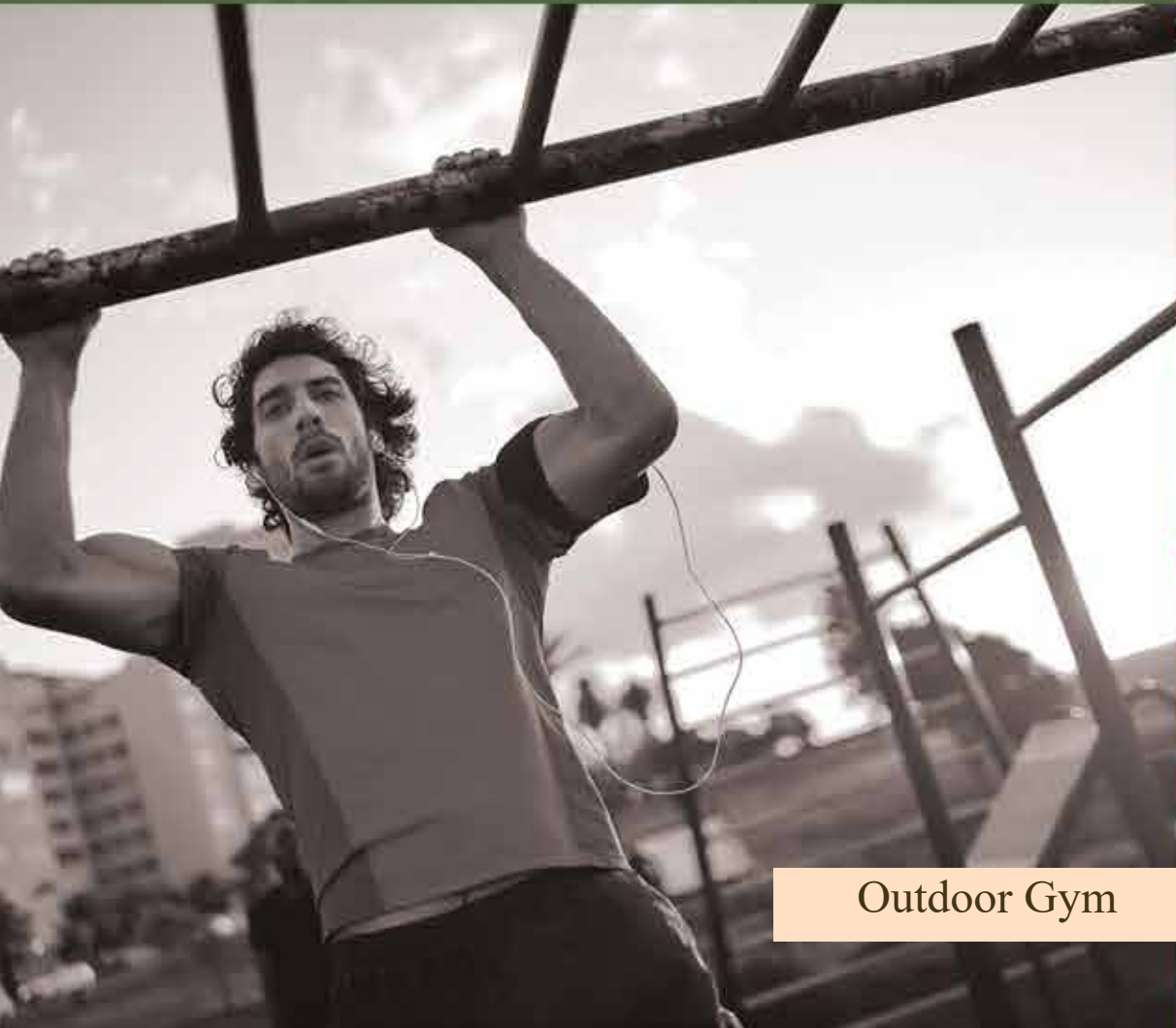
The kids' play area is the perfect place to grow up. The bonfire area lets you spend your special 'me' time. So let down your hair. Sing, dance, and celebrate life with your near and dear ones. The multipurpose court keeps you highly active and socialised. The music and dance spaces are crafted to thrill, chill, and excite you.



Gazebo



Badminton Area



Outdoor Gym



Kids' Play Area



Bonfire Area



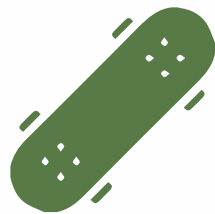
Amphitheater



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.





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.

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.



Why they chose us?

For more reviews visit www.protechgroup.in

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

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

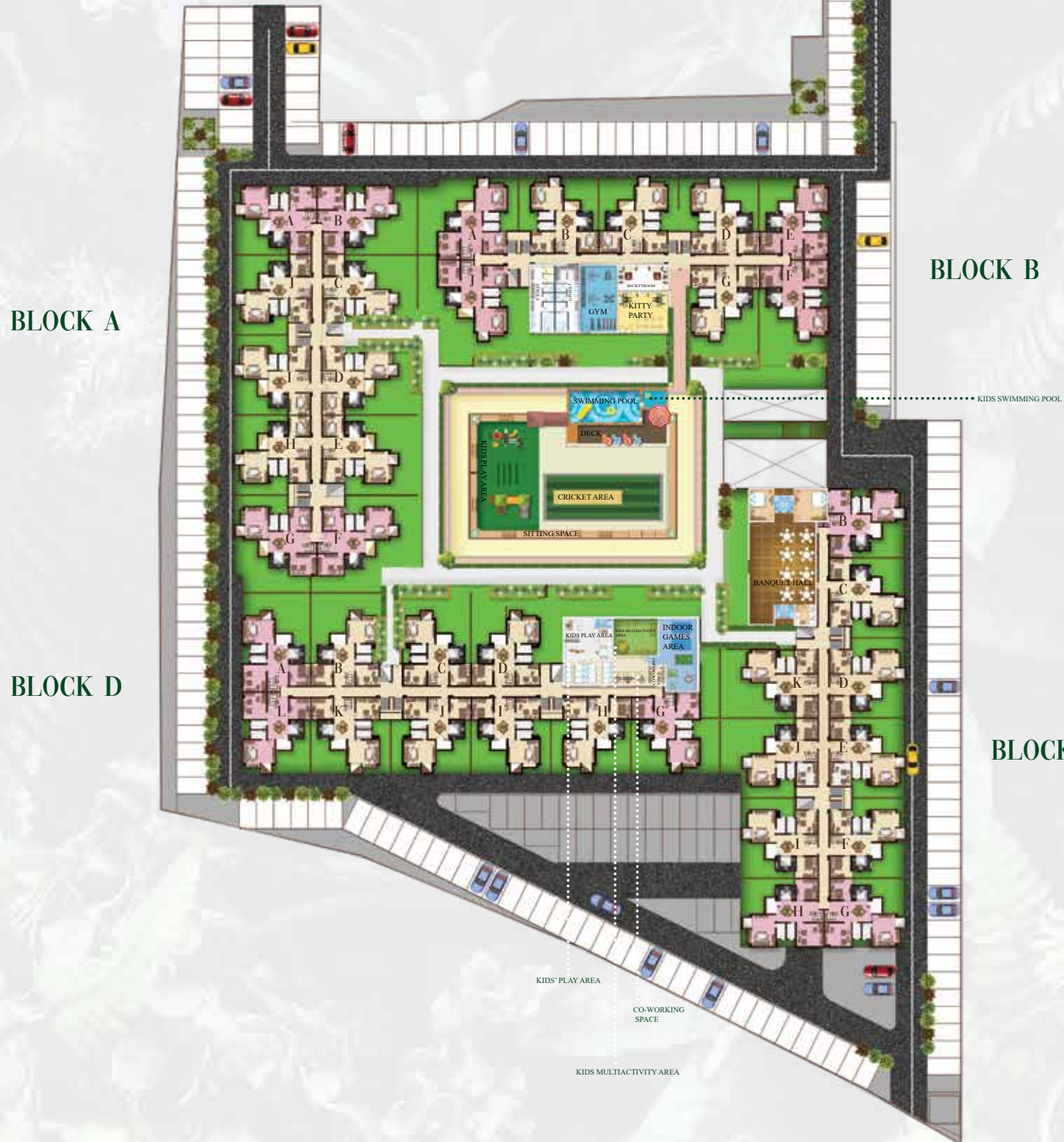
MISS PRIYANKA ROY

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*



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.



Skating space



Jogging track



Kids' play area



Sit out space



Badminton



Cricket area



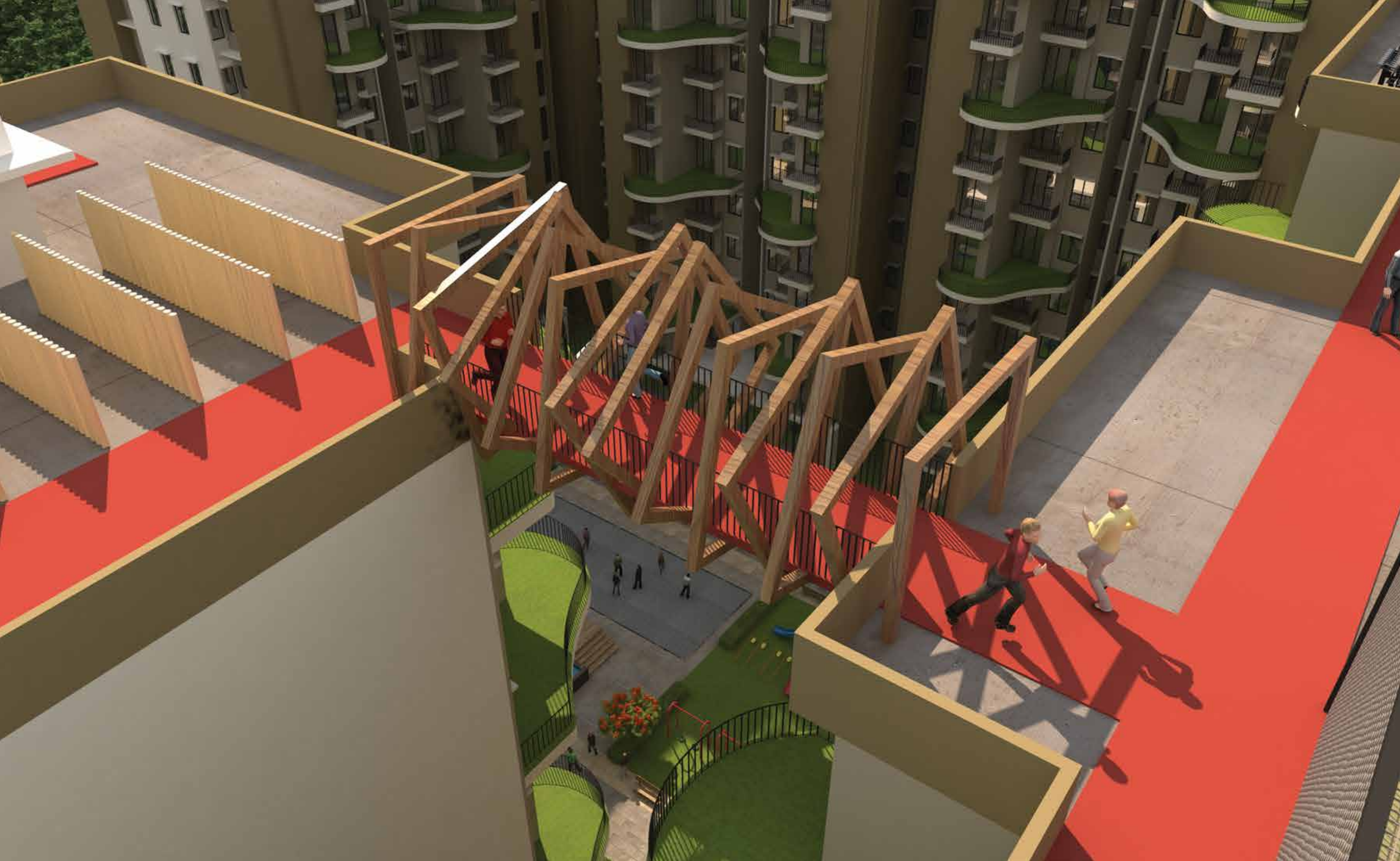
Gazebo



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



Swimming Pool



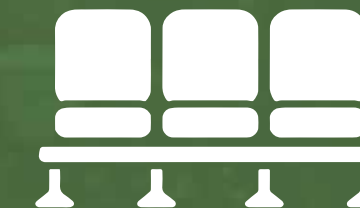
Banquet Hall



Jacuzzi



yoga



Sitting Space

Embracee 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.



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

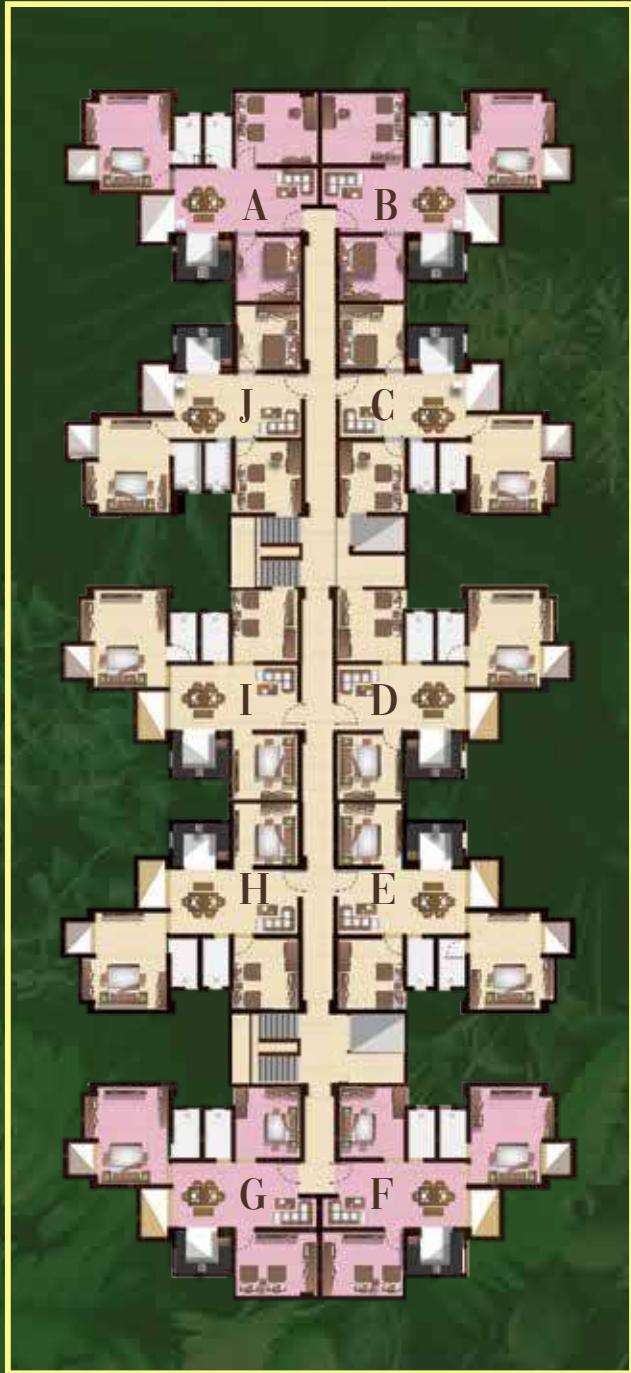
FLAT	BHK	SBUA	BUA	CA	BA	TERRACE
A, G, L	3	1214	910	788	54	A-552, G-560, L-275
B, C, D, H, I, J, K	3	1149	861	745	54	B-595, C-575, D-585, H, I, J & K-443
E, F	CLUB	-	-	-	-	-

*All measurements are in sq. ft.

2ND FLOOR PLAN



BLOCK A



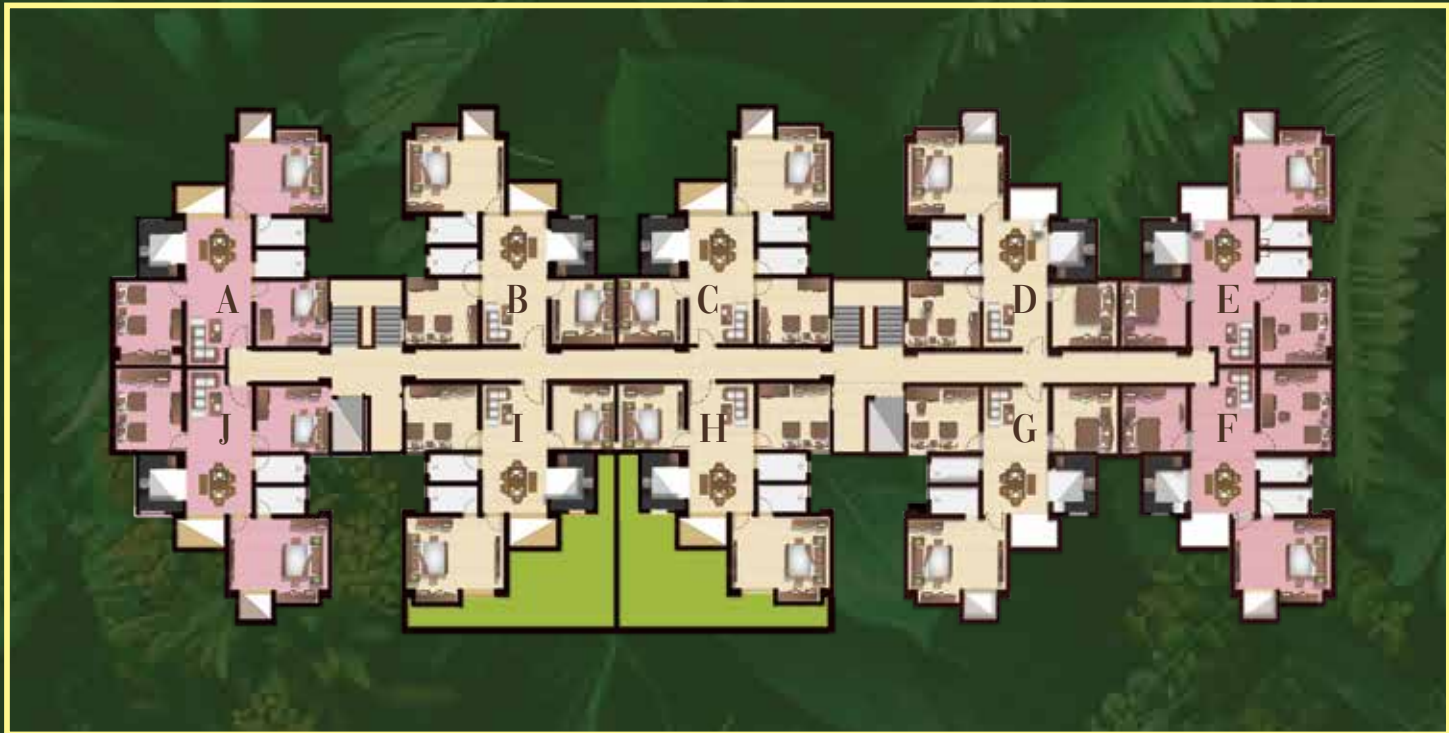
BLOCK A

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 B



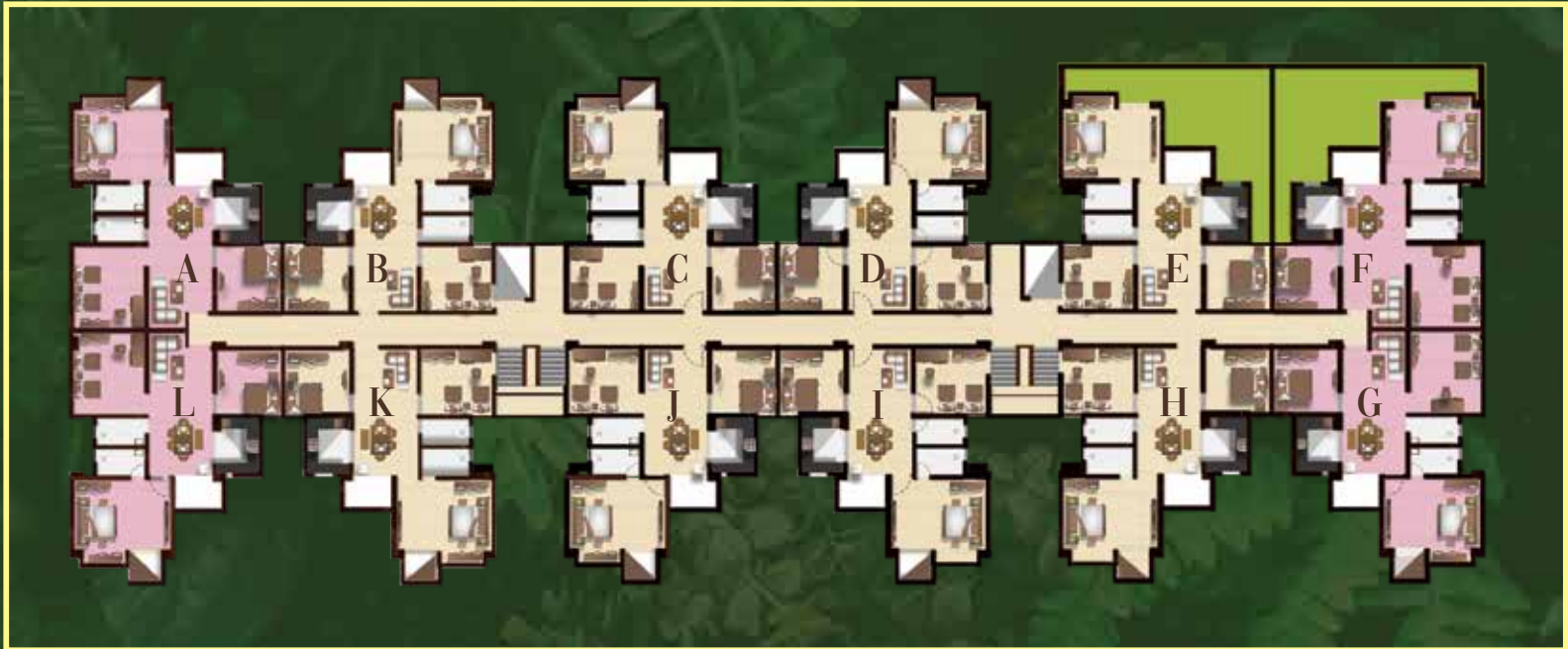
BLOCK C

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

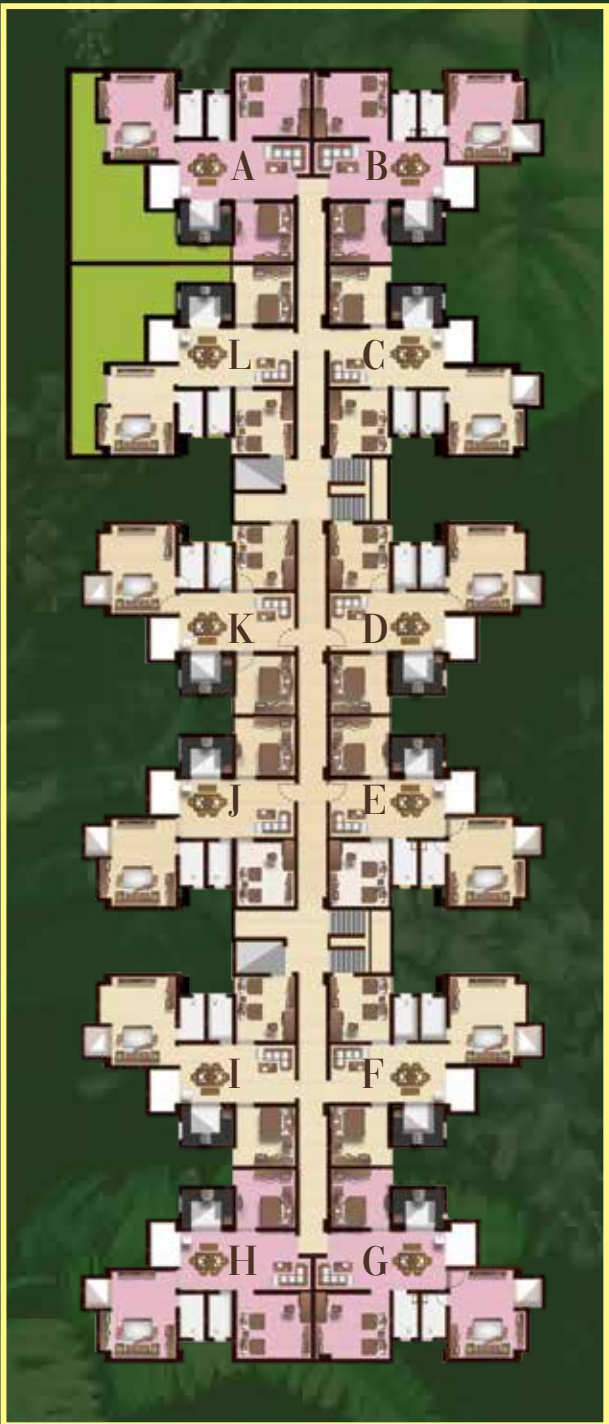
BLOCK D

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



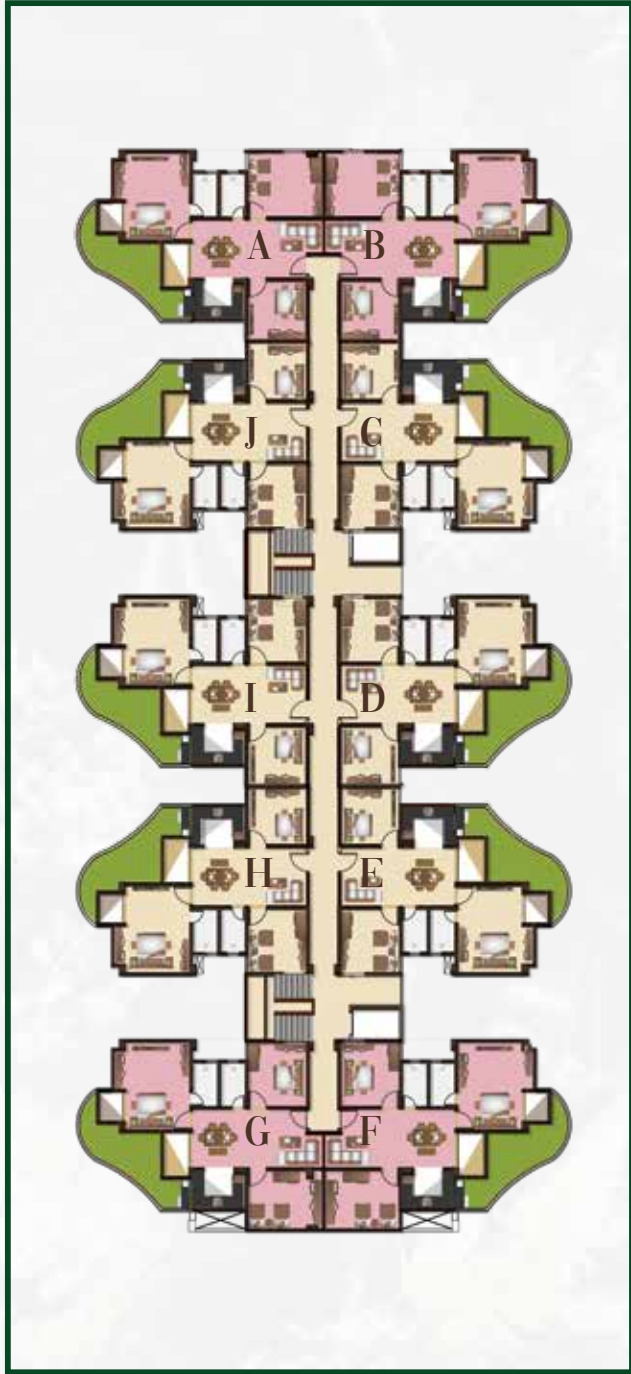
BLOCK C



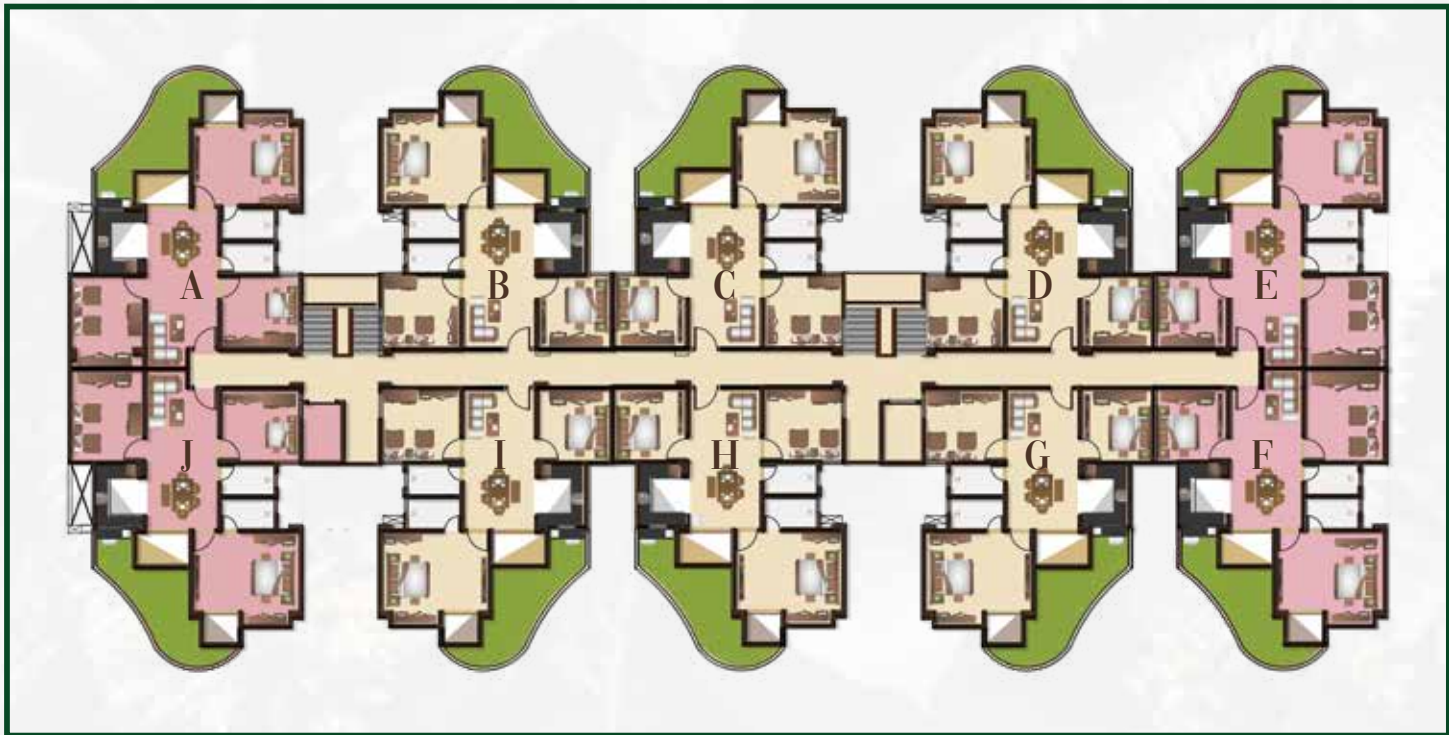
3RD, 6TH, 9TH, 11TH FLOOR PLAN



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

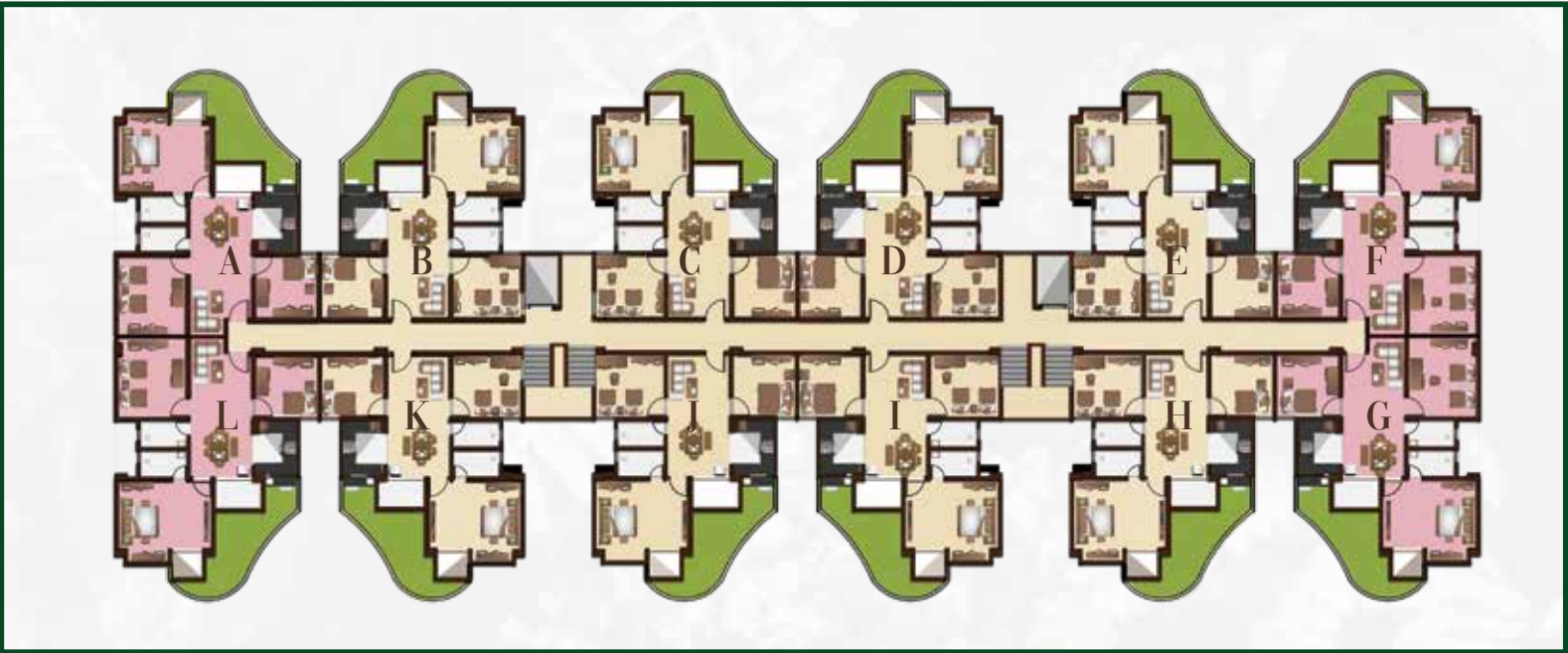
BLOCK C

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

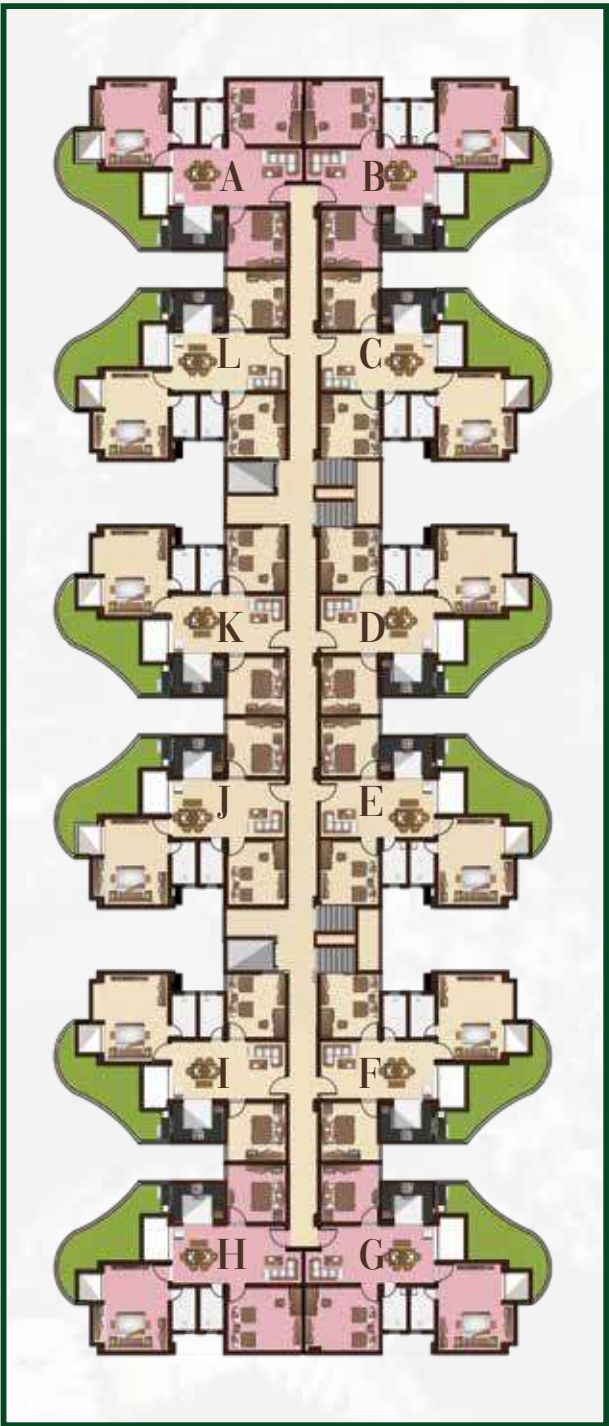
BLOCK D

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



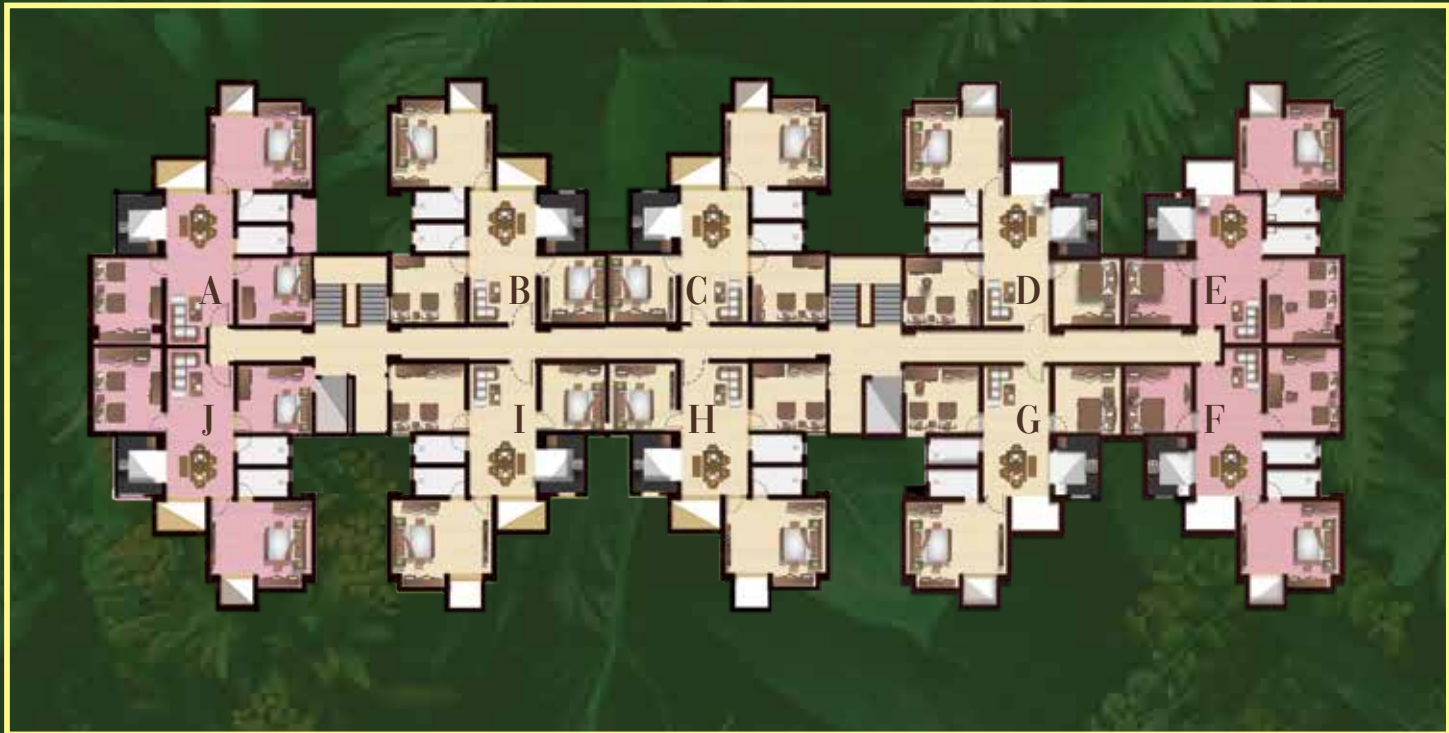
BLOCK A

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 B



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



BLOCK C



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.



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.





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.

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.



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.



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.

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.





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

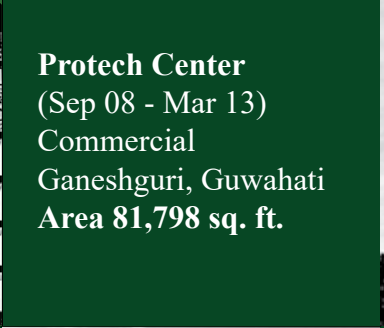
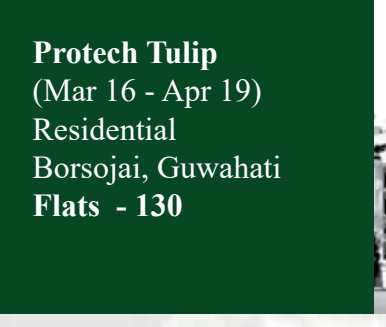
Car Wash

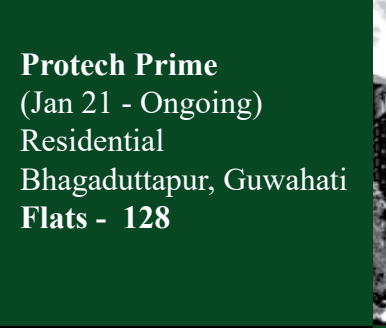
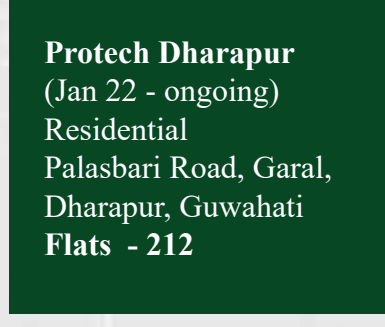
Good Car Wash - 0.5 km

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 Bimla (Dec 10 - Apr 13) Residential Panjabari, Guwahati Flats - 25		Protech Heritage (May 11 - Aug 13) Residential Geetanagar, Guwahati Flats - 47		Protech Harkanan (Jan 12 - Aug 13) Residential Noonmati, Guwahati Flats - 48
	Protech Pearl (Jan 14 - Dec 16) Residential G.S. Road, Guwahati Flats - 42		Protech Tara Hira (Mar 16 - Apr 19) Residential A.K. Azad Road, Guwahati Flats - 21		Protech Tulip (Mar 16 - Apr 19) Residential Borsojai, Guwahati Flats - 130

	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 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 Tarun Nagar (Jan 21 - Ongoing) Residential Tarun Nagar, Guwahati Flats - 270
	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,
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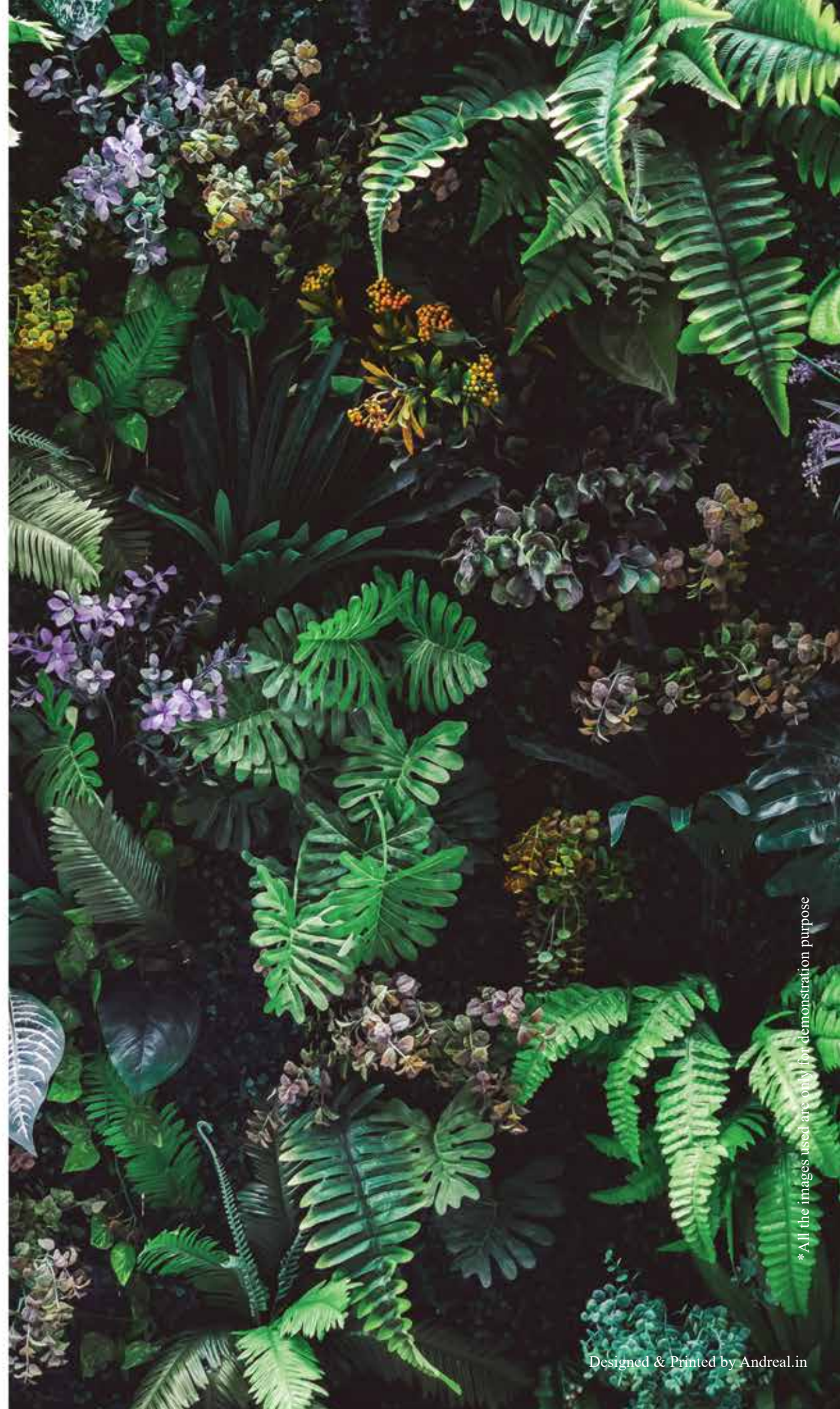
RERA No-

BLOCK A-RERAA KM 12

BLOCK B-RERAA KM 13

BLOCK C-RERAA KM 14

BLOCK D-RERAA KM 15



* All the images used are only for demonstration purpose