PARAMOUNT
URBANA

THE NEW LANDMARK OF SOUTH GUWAHATI



Highlights

SHOPS & SHOWROOMS

SERVICE APARTMENTS

CO-WORKING SPACES

OFFICES

BAR

DISC & LOUNGE

HIGH SPEED LIFTS

CCTV ALL AROUND

3 BASEMENTS FOR PARKING

CENTRALLY LOCATED ON HIGHWAY

HOUSE KEEPING AGENCY FOR SERVICE APARTMENTS

At the centre of what's next.

With premium highway frontage and a rapidly evolving neighbourhood, Paramount Urbana is designed to become a destination that the city sees, visits, and remembers.

Specifications

WALLS
All exterior Walls will be of 125 mm thickness or more. All internal walls will be of 125 mm thickness.

TOILETS
No Civil works will be provided. Only Toilet Inlet and Outlet will be provided inside the commercial space. For Studio Apartments - Toilets will be finished with Tiles, Senitary & Bath fittings.

WINDOWS
Aluminium or UPVC windows will be provided.

WATER
Water will be Sourced from GMC water Connection and Deep tube well and processed in a central Iron Removing Plant before Distribution via suitable dia pipes to each commercial space.

POWER BACK UP
Genset for entire Building.

FLOORING
All Common areas will be finished in Vitrified or similar quality material. Inside of the Commercial Space - Raw. For Studio Apartments - Tiles will be provided inside the Apartment.

ELECTRIC
Main Line will be provided upto MCB Box of each Commercial Unit. Internal Wirings will not be provided.

STAIRCASE
Staircase will be finished in a combination of Granite & Tiles.

LIFTS
3 Nos. High Speed Lifts. & 1 Service Lift.

FIRE
Hydrant Lines and Sprinklers will be provided as per Guidance received from Assam Fire And Disaster Management Agency.

SEWERAGE TREATMENT PLANT
Sewerage Treatment Plant will be Provided.

SECURITY
CCTV cameras all around and common areas will be installed.





Payment Schedule

On Booking	20%
On Raft/Foundation start	5%
On casting of Lower Basement Roof	5%
On casting of Ground Floor Roof	10%
On casting of Second Floor Roof	10%
On casting of Fourth Floor Roof	10%
On casting of Sixth Floor Roof	10%
On Brick Work of Allottee Commercial Space	15%
On completion of Lift instalation	5%
On completion of Lobby work	5%
On Possession/Receipt of Occupancy Certificate or Sale Deed, whichever is earlier	5%
TOTAL	100%



HIGH VISIBILITY ALONG NH-37 FRONTAGE

INTEGRATED LIVE-WORK-LEISURE ECOSYSTEM

SURROUNDED BY ELITE RESIDENTIAL CATCHMENTS

LUXURY SERVICE APARTMENTS WITH PANORAMIC VIEWS

LOCATED IN SOUTH GUWAHATI'S FASTEST-GROWING CORRIDOR

Designed to be seen.

Destined to be remembered.

Paramount Urbana brings together premium retail, showrooms, co-working spaces, fine dining, lounges, and service apartments under one iconic roof – crowned by a striking facade that leaves a lasting impression.

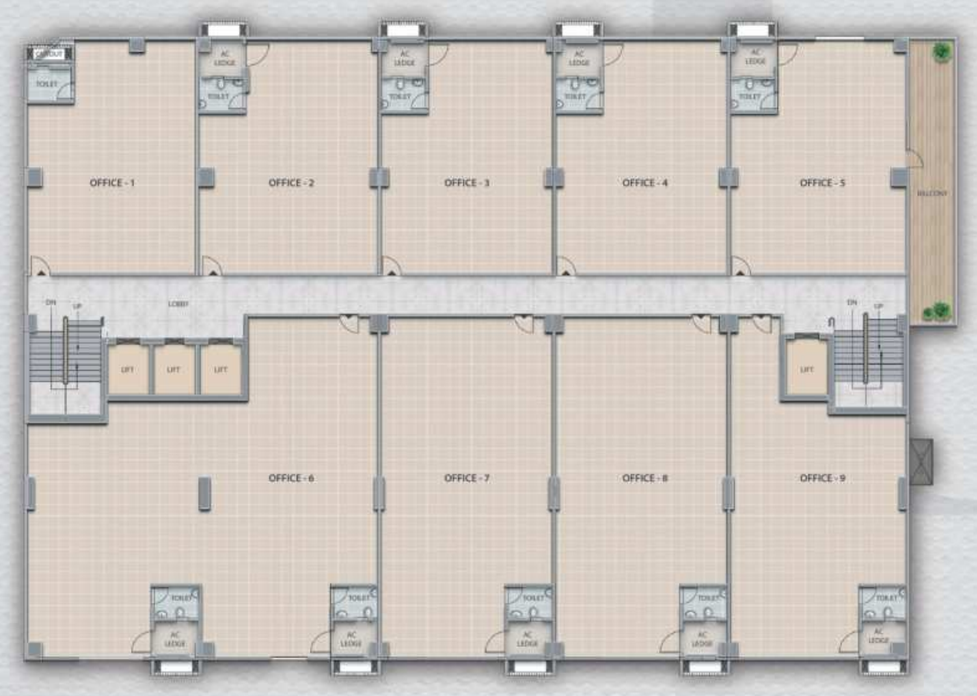


Floor Plan



SHOP NO.	Shop-1	Shop-2	Shop-3	Shop-4	Shop-5
TOTAL SALEABLE AREA	1573 Sq.Ft.	4970 Sq.Ft.	3937 Sq.Ft.	7221 Sq.Ft.	1277 Sq.Ft.
BUILT-UP AREA	1157 Sq.Ft.	3655 Sq.Ft.	2895 Sq.Ft.	5310 Sq.Ft.	939 Sq.Ft.
CARPET AREA	1078 Sq.Ft.	3533 Sq.Ft.	2820 Sq.Ft.	5162 Sq.Ft.	871 Sq.Ft.

Ground Floor With Site Plan



SHOP NO.	Office-1	Office-2	Office-3	Office-4	Office-5	Office-6	Office-7	Office-8	Office-9
TOTAL SALEABLE AREA	1459 Sq.Ft.	1572 Sq.Ft.	1505 Sq.Ft.	1505 Sq.Ft.	2065 Sq.Ft.	3733 Sq.Ft.	2182 Sq.Ft.	2182 Sq.Ft.	1857 Sq.Ft.
BUILT-UP AREA	1073 Sq.Ft.	1156 Sq.Ft.	1107 Sq.Ft.	1107 Sq.Ft.	1519 Sq.Ft.	2745 Sq.Ft.	1605 Sq.Ft.	1605 Sq.Ft.	1366 Sq.Ft.
CARPET AREA	1014 Sq.Ft.	1111 Sq.Ft.	1062 Sq.Ft.	1062 Sq.Ft.	1088 Sq.Ft.	2633 Sq.Ft.	1553 Sq.Ft.	1553 Sq.Ft.	1283 Sq.Ft.

Typical 1st To 4th Floor



TYPE	RESTAURANT	GYM	BAR	BAR TERRACE AREA
TOTAL SALEABLE AREA	3935 Sq.Ft.	2683 Sq.Ft.	5150 Sq.Ft.	5200 Sq.Ft.
BUILT-UP AREA	2894 Sq.Ft.	1973 Sq.Ft.	3787 Sq.Ft.	3824 Sq.Ft.
CARPET AREA	2865 Sq.Ft.	1914 Sq.Ft.	3654 Sq.Ft.	3632 Sq.Ft.

5th Floor



SHOP NO.	Studio-601	Studio-602	Studio-603	Studio-604	Studio-605	Studio-606	Studio-607	Studio-608	Studio-609
TOTAL SALEABLE AREA	815 Sq.Ft.	781 Sq.Ft.	762 Sq.Ft.	762 Sq.Ft.	762 Sq.Ft.	762 Sq.Ft.	762 Sq.Ft.	762 Sq.Ft.	781 Sq.Ft.
BUILT-UP AREA	570 Sq.Ft.	546 Sq.Ft.	533 Sq.Ft.	533 Sq.Ft.	533 Sq.Ft.	533 Sq.Ft.	533 Sq.Ft.	533 Sq.Ft.	546 Sq.Ft.
CARPET AREA	482 Sq.Ft.	484 Sq.Ft.	484 Sq.Ft.	484 Sq.Ft.	484 Sq.Ft.	484 Sq.Ft.	484 Sq.Ft.	484 Sq.Ft.	484 Sq.Ft.

SHOP NO.	Studio-610	Studio-611	Studio-612	Studio-613	Studio-614	Studio-615	Studio-616	Studio-617
TOTAL SALEABLE AREA	815 Sq.Ft.	960 Sq.Ft.	840 Sq.Ft.	820 Sq.Ft.	820 Sq.Ft.	820 Sq.Ft.	820 Sq.Ft.	1061 Sq.Ft.
BUILT-UP AREA	570 Sq.Ft.	672 Sq.Ft.	588 Sq.Ft.	574 Sq.Ft.	574 Sq.Ft.	574 Sq.Ft.	574 Sq.Ft.	742 Sq.Ft.
CARPET AREA	482 Sq.Ft.	579 Sq.Ft.	514 Sq.Ft.	502 Sq.Ft.	502 Sq.Ft.	502 Sq.Ft.	502 Sq.Ft.	498 Sq.Ft.

Typical 6th To 9th Floor

Flat - 607



Compact luxury. Perfectly positioned.

Discover a vibrant neighborhood with premium highway access. This beautifully curated studio apartment blends ultimate convenience with contemporary comfort, offering an effortless, high-end lifestyle every day.







The advantage of location.



The promise of tomorrow.



SURROUNDED BY POPULAR DESTINATIONS

MEDANTA HOSPITAL	GALAXY CITY MALL
HEALTH CITY HOSPITAL	SARUSAJAI STADIUM
APOLLO EXCEL HOSPITAL	LOKHRA CHARIALI
DELHI PUBLIC SCHOOL	GORCHUK
ROYAL GLOBAL SCHOOL	BELTOLA
HYAAT HOTEL	KHANAPARA
RADDISSON BLU	PUNO SPORTS ZONE

SCAN FOR PROJECT LOCATION



Other Landmark Projects


The Capital Avenue


Paramount Grande


Paramount Taj


The Majesty


Paramount Square


Paramount Palazzo


Paramount Greens

DEVELOPERS

PARAMOUNT DEVELOPERS
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Opp Sarusajai Stadium, Lokhra
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Kolkata

MARKETING

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RERA REGISTRATION

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MEMBERS

AREIDA

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This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of PARAMOUNT URBANA. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and/or architects.