





# AT THE ULTIMATE DESTINATION BEGINS A NEW JOURNEY

Your quest for the ultimate realm of peace and opulence is about to be over. The haven of exoticism and tranquillity has been finally revealed. Be enchanted by the natural surroundings, be governed by an air of mysticism, be fascinated by the palatial grandeur and be astounded at the magnificent plenitude of facilities at your home in Shangri-La Towers. Guwahati's own abode of well-being, Shangri-La Towers is one word for a resplendent lifestyle that couples ancient stateliness with modern elegance.









#### GUWAHATI

#### THE PANORAMIC CITY OF PROSPECT

The city of Guwahati is the gateway to the seven sisters in the North-east of India and is the prime centre of business, transport and development. It is the main center for shopping and business, attracting people from all over the north east as well as from east Bhutan.

The city is situated on the bank of the mighty Brahmaputra, the tenth largest river of the world which is also vital for irrigation and transport. The slow, meandering Brahmaputra River is a focal point of the downtown while the lush hills of the Shillong Plateau provide a verdant backdrop for the suburbs. Guwahati is an important river port with Oil and Tea being one of its principle exports. Private investors have been drawn to the city in recent years and there has been something of a boom in the construction of shopping malls and high quality condominiums, which has helped raise the economic profile of the city.



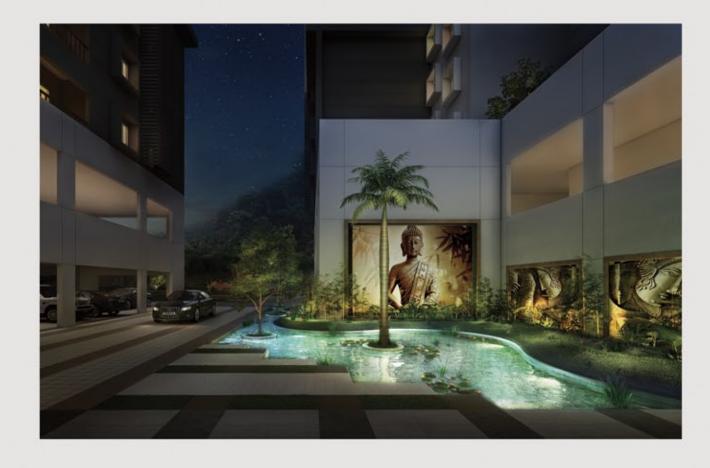




## ENGULFED IN AUSTERE SERENITY

The city of Guwahati is a Himalayan haven away from the hustle and bustle of the plains. It is the ideal place to let your imagination work on the productive way. Shangri-La Towers is designed to complement this lifestyle turning it into something more sublime and regal. On NH 37 stands tall the Shangri-La Towers. It is situated in the prime Games Village locality, near Bashistha Chariali, Guwahati.





### A GATEWAY TO PARADISE

The beautifully illuminated and attractively designed enormous-sized gate can easily be termed as the gateway to paradise. Shangri-La - Paradise on Earth - with its sprawling entrance is perfectly trumpeting the life waiting for you inside.





# BY THE HEAVENS BLUE WITH A PERFECT VIEW

Shangri-La's gardens are the best place for an intimate chat with your confidante or a group hang-out with some music and refreshments. The state-of-the-art deck area is an abode where you can sit and relax after a long day, while breathing in the freshness of the verdant sanctuary around.





Shangri-La's lawns, orchards, pathways, and surrounding area are Elysian wonders in themselves. Abound in greenery; it is a paradise for an evening stroll in the lap of nature or for a morning walk while basking in the rays of rising sun. The walkways ornamented with Buddha figurines and aesthetic lighting will add an oriental flavour to your lives.

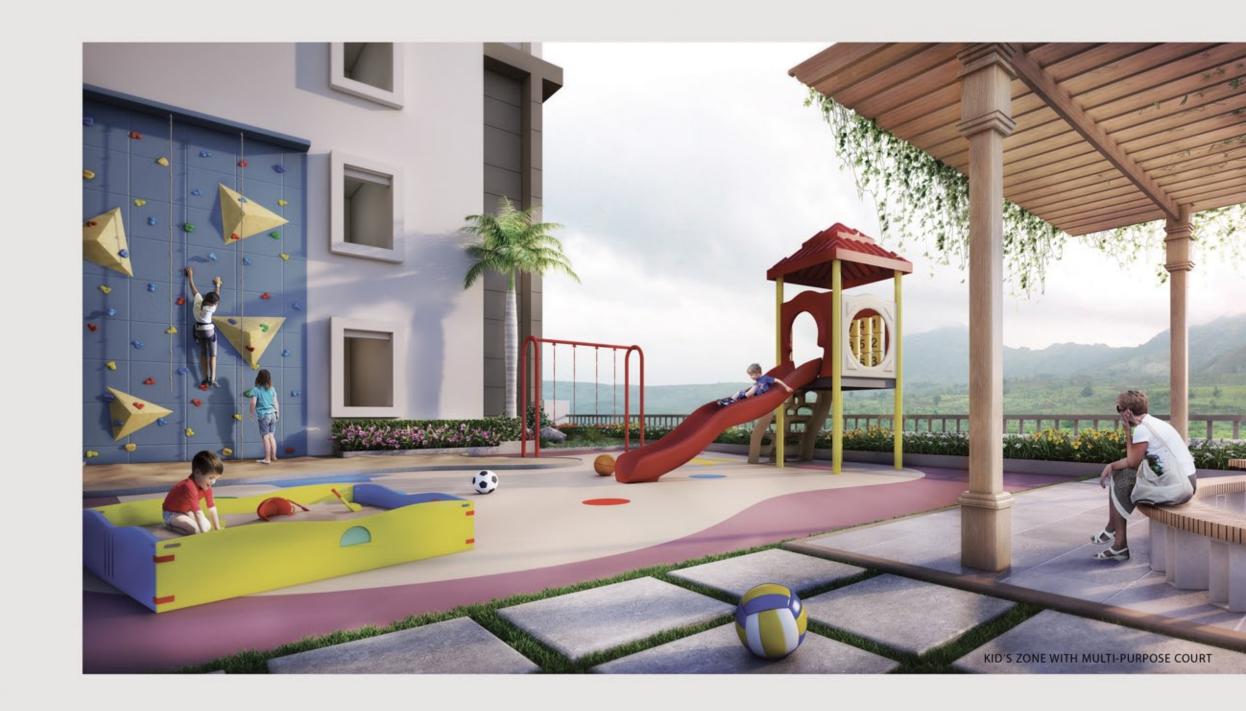


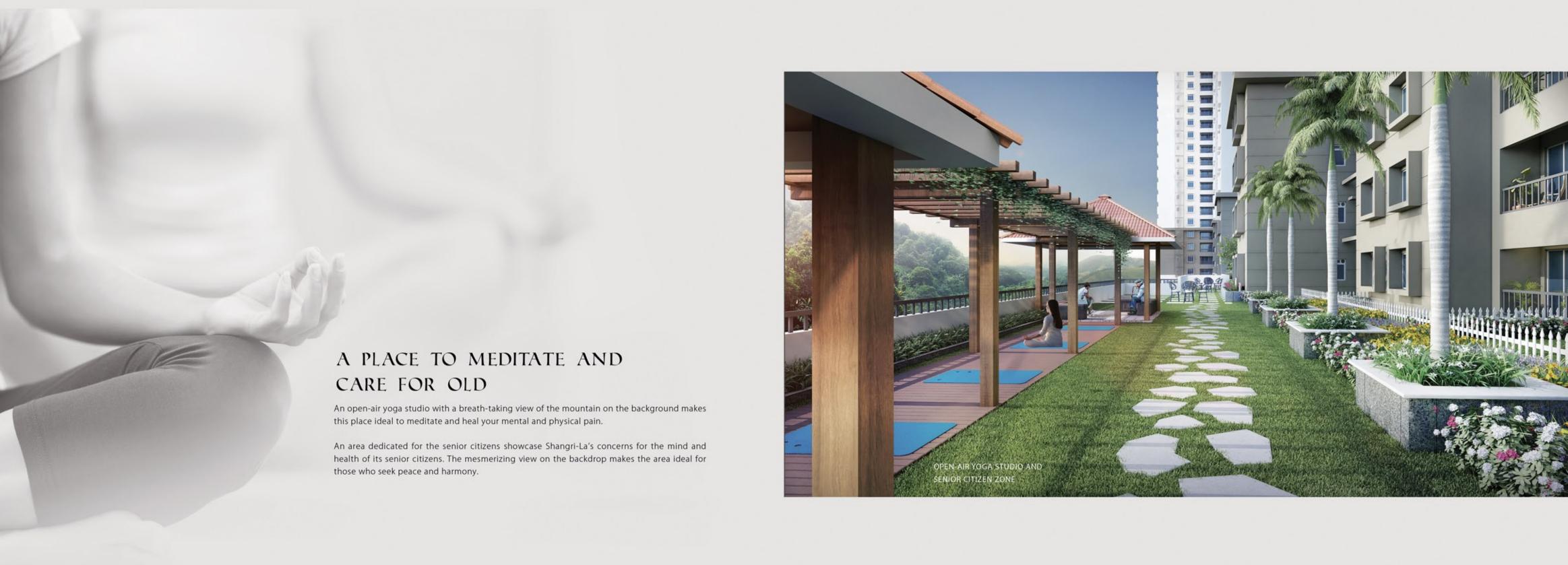




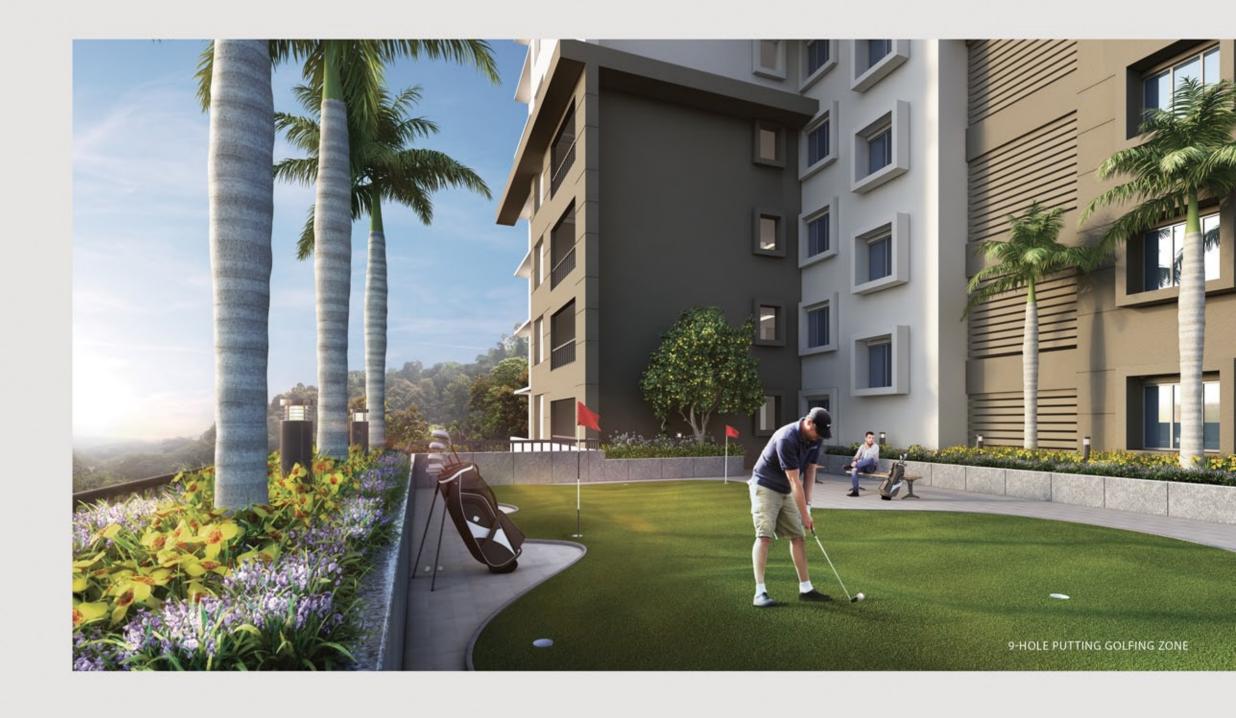
# PLAYING IS THE ULTIMATE FORM OF RESEARCH

While you revel in the amazing atmosphere of Shangri-La Towers, your children will be delighted at the special play area designed keeping their innocent and spontaneous needs in mind. We have modelled the Children's Play Area in such a way so that your kids can learn and play at the same time. The structure is carefully planned so that they remain safe and sound while enjoying themselves to the fullest, while you indulge in outdoor games in our Multipurpose Court.











# QUINTESSENTIAL WAY TO REVIVE INNER PEACE

Amidst the tranquillity and peace, the magnificent Rock Garden is the best way to find a spiritual retreat from the hullabaloo of the daily life. Be it Morning Prayer or lazy evening stroll, this garden is the best way to find your inner peace.

The gigantic open-air amphitheatre, surrounded with aptly-illuminated edifices, a meeting point for the residents of Shangri-La Towers, is the ideal place to spend the weekends with your loved ones and revive your long-gone inner peace.









### SAFE AND SECURE LIVING

Intercom facility in every apartment ensures the inhabitants can contact the authority whenever they want to.

Modern CCTV facility strategically placed in the common areas, lobbies make sure that those who visit the complex are always under the vigil of the Shangri-La Towers authority.

Round-the-clock security services from the well-trained, experienced professionals corroborate the safety of you and your family.





#### 24 HRS POWER BACKUP

In-house power back-up services ensure 24 hours uninterrupted power services across Shangri-La Towers.



#### BROADBAND WI-FI

Powered with the high-speed broadband Wi-Fi services, residents of Shangri-la Towers are blessed with 24 hours uninterrupted internet facilities.



# ON CALL PLUMBER AND ELECTRICIAN

On-call plumber and electrician services make sure that residents of Shangri-La Towers get best plumbing and electrician services without costing too much of time and money.



# MAINTENANCE BY PROFESSIONAL COMPANY

All the apartments of Shangri-La are maintained by the professional maintenence company make sure the premises always remain in tip-top shape.



#### VISITOR'S CAR PARKING

An area separated for visitor's car parking confirms that visitors don't need to leave their vehicles outside the Shangri-La Towers compound.



#### GARBAGE DISPOSAL SYSTEM

An effective garbage disposal system corroborates a clean and healthy environment across the complex.

#### SPECIFICATIONS

#### Structure

Earthquake Resistant RCC Frame Structure

#### Wall Finish

Smooth Finish POP

#### Doors

Main Door - Framed Door Other Doors (Flush Door - Min 35 mm thick)

#### Windows

Glazed AL / UPVC as per design

#### Balcony

MS Railings

#### Flooring

Living/Bedrooms - Vitrified Tiles Kitchen Floor - Anti-Skid Tiles as per design Toilet Floor - Anti-Skid Tiles as per design

#### Kitchen

Ceramic tiles upto 2ft height above counter Granite top with Stainless Steel Sink

#### Toilet

Ceramic tiles upto door height
Premium CP fittings of Jaquar (Continental) or equivalent
Ivory/White sanitary ware of Parryware/Hindware/ Equivalent
Provision for Hot & Cold water supply

#### Water supply

Electrical

Piped water supply

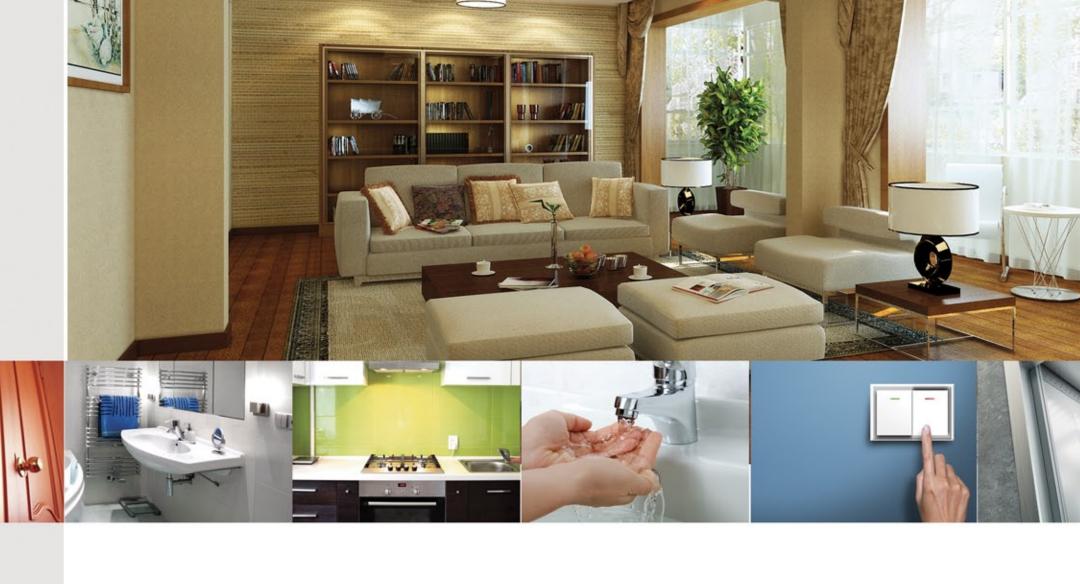
FRLS conduit wiring of Finolex or equivalent Modular Switches of Legrand or equivalent Provision for AC in Living/Bedrooms Exhaust Fan points in Kitchen & Toilets

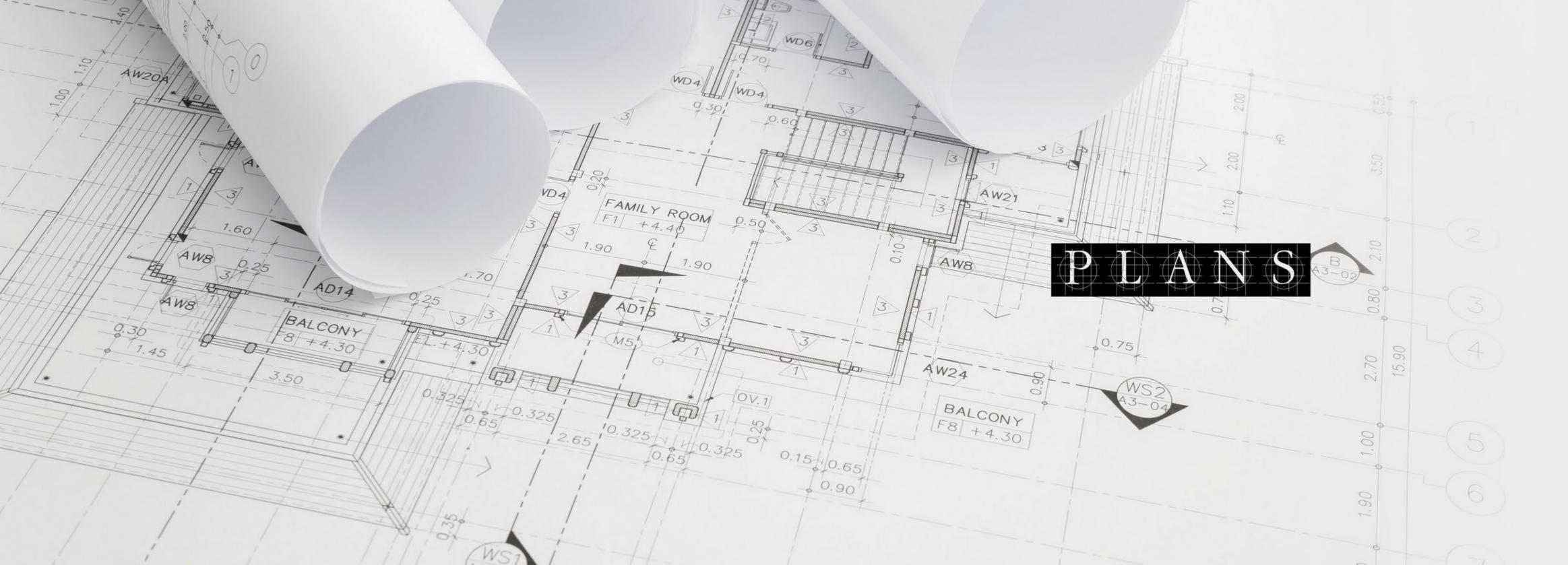
#### Lift

Kone or equivalent

#### Fire Fighting

As per fire norms approved by Fire Department, Assam







#### On Ground Level

- Entrance Water Feature
- Rock Garden With Lawn & Sitting Alcove
- Multipurpose Court
- 4 Hillock Treated With Planting

#### On Podium Level

- 6 Central Plaza
- 6 Outside Dining & Recreational Zone
- Outdoor Lounge
- 8 Reflexology Zone
- 9 Pavillion/Yoga Deck With Senior Citizen Area
  1 Roller Skating Arena
- 00 9 Hole Golf Putting Green

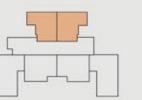
- AC Community Hall
- Sky Bridge
- Amphitheatre Cum Celebration Area
- Children Play Area













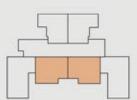
TOWER 1 : FLAT A1/B1 SALEBLE AREA ~ 1207 SQ.FT

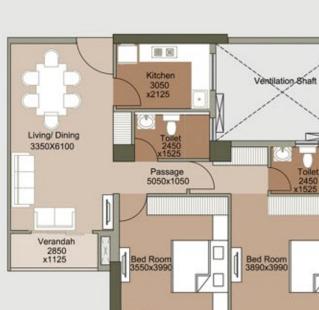




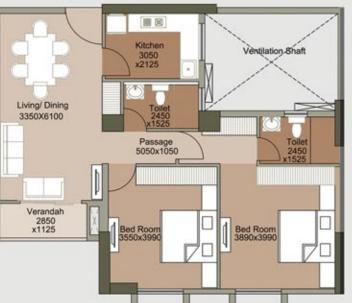


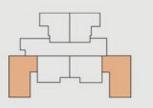






TOWER 1,2&3 : FLAT D/E SALEABLE AREA- 1189 SQ.FT



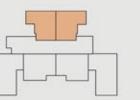






TOWER 1,2&3 : FLAT C/F SALEABLE AREA ~ 1698 SQ.FT



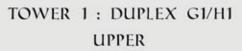


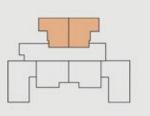




TOWER 1 : DUPLEX G1/H1 LOWER



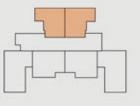


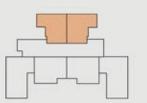




SALEABLE AREA - 2232 SQ.FT













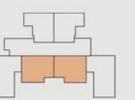


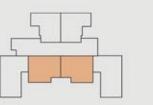
TOWER 2&3 : DUPLEX G/H LOWER

TOWER 2&3 : DUPLEX G/H UPPER

SALEABLE AREA ~ 2562 SQ.FT













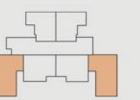


TOWER 1,2&3 : DUPLEX J/K LOWER

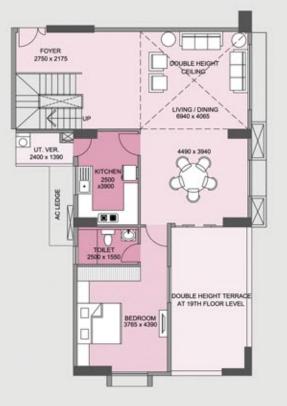
TOWER 1,2&3 : DUPLEX J/K UPPER

SALEABLE AREA - 2172 SQ.FT

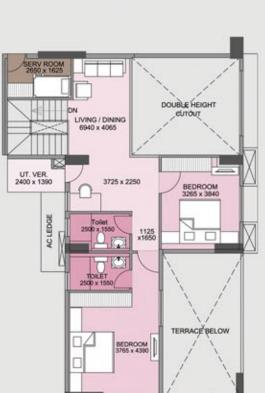










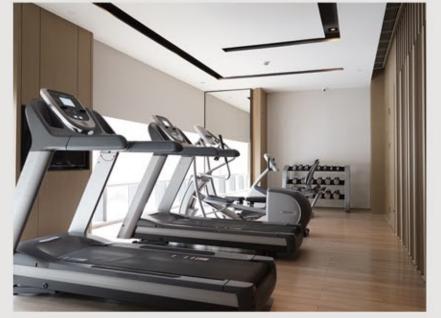


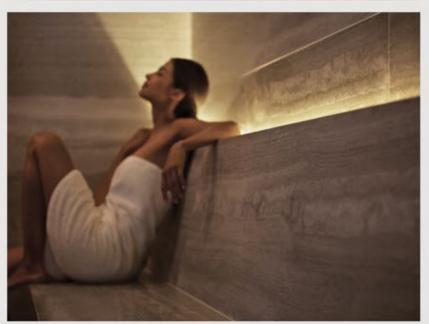
TOWER 1,2&3 : DUPLEX 1/L UPPER

SALEABLE AREA - 2901 SQ.FT

TOWER 1,2&3 : DUPLEX I/L LOWER







# REJUVENATE MIND AND BODY

A dip into the splendidly-decorated and well-maintained swimming pool is the supreme way to recharge your body and mind after a hard day's work. Designed with various water-bodies add charm to the aesthetics of Shangri-La Towers.

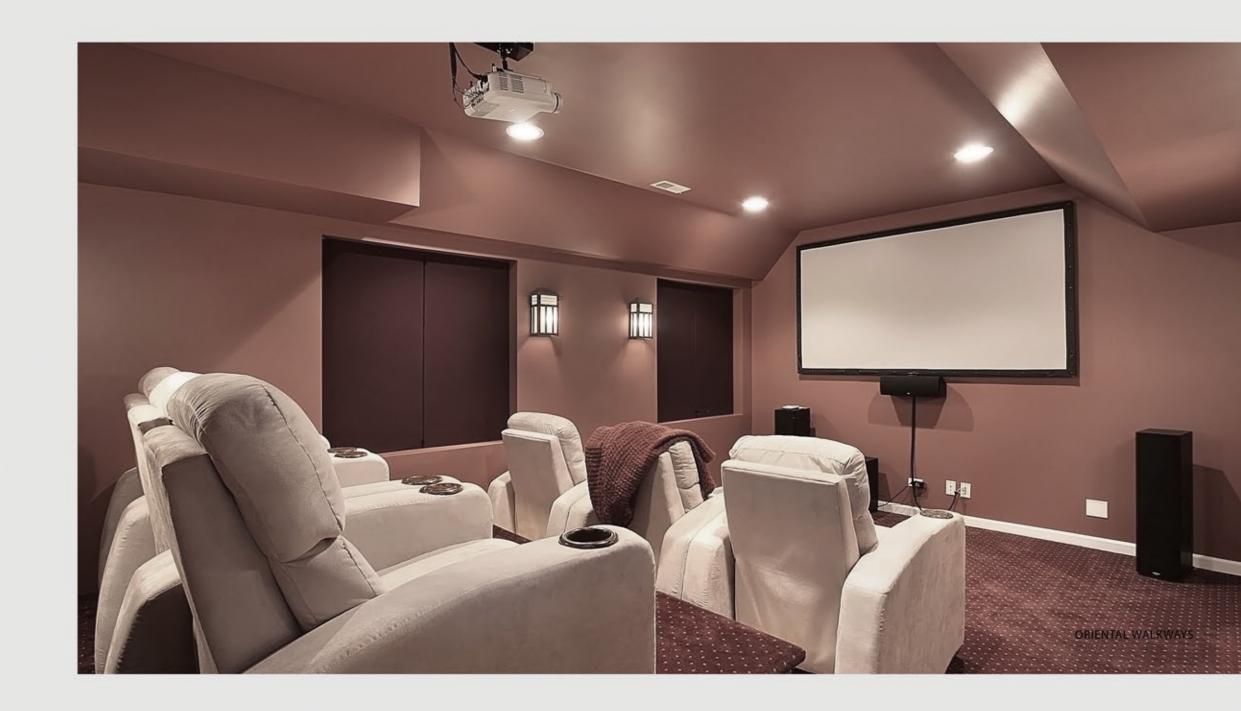
Created with the desire to keep you fit and healthy, the gymnasium is brimming with all modern amenities. Fully equipped with planned and selected equipment, the gymnasium is the ideal way to give a perfect shape to your mind and body.

The steam room is not only offer you a rejuvenating experience, it also bellows out all cluttered frustrations stored in your mind for a very long period.





Catch the latest flicks in your own private mini home theatre with a large screen. The theatre houses sufficient seats and is at par with modern multiplex facilities with reclining seats, surround sound and popcorn & snack holders in the armrest.







## SKILLED MANOEUVRES

Gaming zone – an ideal place for sports enthusiasts like you to sweat and fight over the scores with the comfort of being with your friends. Be it billiards or table-tennis, this arena is the finest way to spend your evenings.

The adjacent card room is an ideal setting for toying with your grey matters while enjoying a good glass of refreshing drink.







## ENTERTAINMENT AT ITS BEST

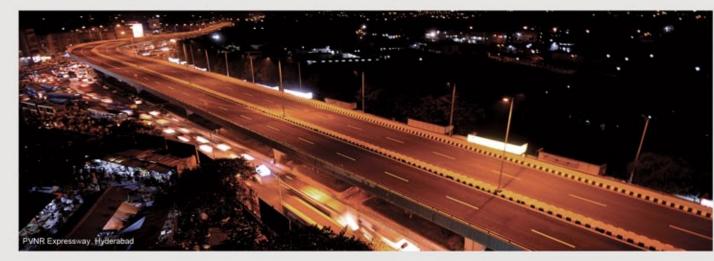
The classy and chic AC Community hall, muscled with all modern facilities for organizing events and occasions. Its fascinating ambience minutely crafted with detailing is perfect to host a wedding reception, meeting or conference.

The cafeteria is perfect place to have a friendly chat with your loved ones over a cup of brewing coffee or tea.





#### THE JOURNEY



We started in 1924, pioneering the Simplex Piling System in India and south east Asia. This resulted in a quantum leap in foundation technology helping build heavier and stronger structures. In 1958, we built the highest RCC frame structure in Asia, the 17-storey National Tower in Kolkata. We installed the first 50 m deep cast-in-situ driven piles at Cochin. Constructed a 2,000 mm dia pile foundation for the first time in India. As well as a deep pile in Kochi, over 70 m. These are among the manty firsts by Simplex Infrastructures. No wonder, today Simplex is one of India's largest infrastructure solutions companies.

We successfully overcame huge construction challenges. our in-ho equipments to international standards for these challenges. No wonder we have constructed housing complexes, mass housing projects, hospitality destinations, metro rails, roads and flyovers, factories etc. Even challenging marine structures and space research facilities.

Now, we have joined hands with the Guwahati Metropolitan Development Authority, to build the tallest structure in Guwahati and whole of North East, Shangri-La Towers.









#### AT A GLANCE

Guwahati Metropolitan Development Authoritywas established in 1992 as per the GMDA Act 1985 (amended). It replaced the erstwhile Guwahati Development Authority constituted in 1962 under the Town and Country Planning Act, 1959 (amended). GMDA's Master Plan and Zoning Regulation 2025, Guwahati covers area of 328 sq.km. The Delineation of GMR and revision of Master Plan is presently under processand the proposed Guwahati Metropolitan Region Area is 3,471 sq.km.

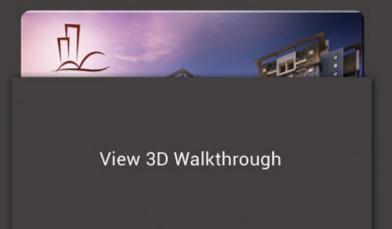
GMDA's function includes the following: Planning: Preparation & enforcement of Master Plan and Zoning Regulation; Development: Preparation and execution of development projects. To carry out or cause to be carried out such works as are contemplated in the Master Plan; Regulation and Control: To regulate and control the development through statutory plans and other measures; Co-ordination: To co-ordinate development activities of other public agencies operating within Guwahati Metropolitan Area.

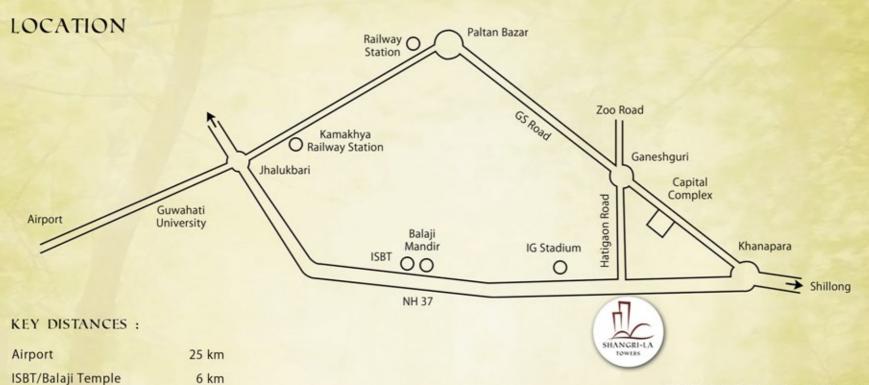












#### GUWAHATI OF THE FUTURE

Shangri-La Towers is conveniently located at Games Village in NH37. Proximity to airport, fast developing infrastructure and open living makes it an ideal destination. Balaji Temple, Major education institutions, Large residential and Commercial centres- It's all happening at NH 37 to make it the Guwahati of the future.

#### A Project by

Khanapara

Ganeshguri

Secretariat

Guwahati Railway Station





3.5 km

4.5 km

10 km

4.5 km

Architect



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