

Promoters



Subham Planners Pvt. Ltd.

Corp. Off.:
5th Floor, Subham Velocity, Honuram Boro Path,
Opp. Wall Ford, G.S. Road,
Guwahati-781005.

Ph. : **98540 41000**

www.subhamgroup.com

TIMEBOUND PROJECTS. TIMELESS RELATIONSHIPS.

Architects

Banka & Associates

3rd Floor, N.H. Center Point,
Opp: Bora Service Petrol Pump
G.S. Road, Guwahati – 781005
Phone : (0361) 2463519

Site Address: Gandhi Basti Tiniali, U.N. Bezbarua Road,
Near Railway Gate No-1, Guwahati - 781003

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creative@agomimmedia.com



**Live a life you deserve
And you deserve to move on...**



There are two things to aspire for in life:
First, to dream, persevere and get what you want;
Second, to enjoy what you've got.
However, only the wisest of people achieve the second...

Subham Elite



Subham Elite is an elegant and classy residential housing development in the heart of the city of Guwahati which promises to provide to its residents superbly designed and built homes which can be your family's hallmark and status symbol.

I have been a worldwide exporter of high quality products... When it came to choosing a home, it could be nothing else but one which had the stamp of high finesse all over it



Badminton Court



Jogging Track



Chess



Carrom



A/C Community Hall

A large badminton court will welcome all sports lovers at Subham Elite.

Start your day early while jogging and run your way to a leaner and healthier you by following a daily workout routine.

Enjoy your evenings while playing chess or carrom, you may even throw an indoor games party to entertain your guests especially to brighten up the atmosphere.

Subham Elite houses one air conditioned community hall with every facility required to host social get-togethers.

My home has to be functional and full of amenities which provides my child to grow in a secure and productive environment



Children's Play Area



Reading Room



24X7 Security

Enjoy your life while watching your kids play in the beautiful play area which will have various recreational equipment such as the merry-go-round, see-saw, slide, jungle gym, playhouses and many more.

Cultivate your child's reading habit at the reading room which would contain a plethora of books and magazines on different subjects.

Due care has been taken to equip the large residential complex with modern day security measures which will function 24x7.



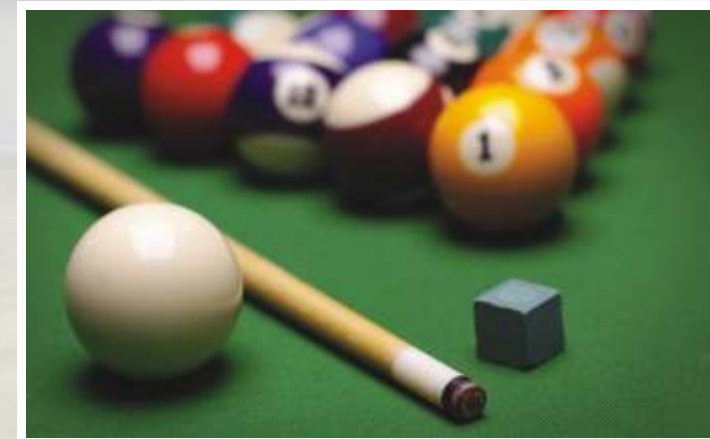
After a dream career in Bangalore, I came back to my home town. I had to first search for a home which could fulfill my aspirations of a modern yet classy home



Swimming Pool



A/C Gymnasium



Indoor Games Arena

Splash into the cool and pristine water of the swimming pool to rejuvenate your body and soul after a hard day's work.

The modern state-of-the-art fully air conditioned gymnasium will house all the essential equipment along with the facility of having personal training from a qualified fitness instructor.

Select sports like table tennis or billiards from your very own indoor games parlour.

I learnt driving when I was only 15
by stealing Dad's car from our garage!
I still need those open spaces which give me
a sense of joy and freedom

Subham Elite



60% open space



Landscaped Garden



Visitor's Car Park

Inside Subham Elite 60% of open space has been kept specifically designed and maintained for your personal use which will be a valuable amenity within the campus.

A beautiful landscaped garden with well manicured lawn & fountains has been exclusively planned where the fragrant air and the soothing sound of the birds will welcome you throughout the day.

At Subham Elite an alternative visitors car parking area has been designed for guest convenience.

Living in a City

Living in the heart of the city inordinately brings you face to face with a humane kaleidoscope of converging experiences.

Lives intersect and result in creation of ambition, growth and opportunity. Dreams manifest.

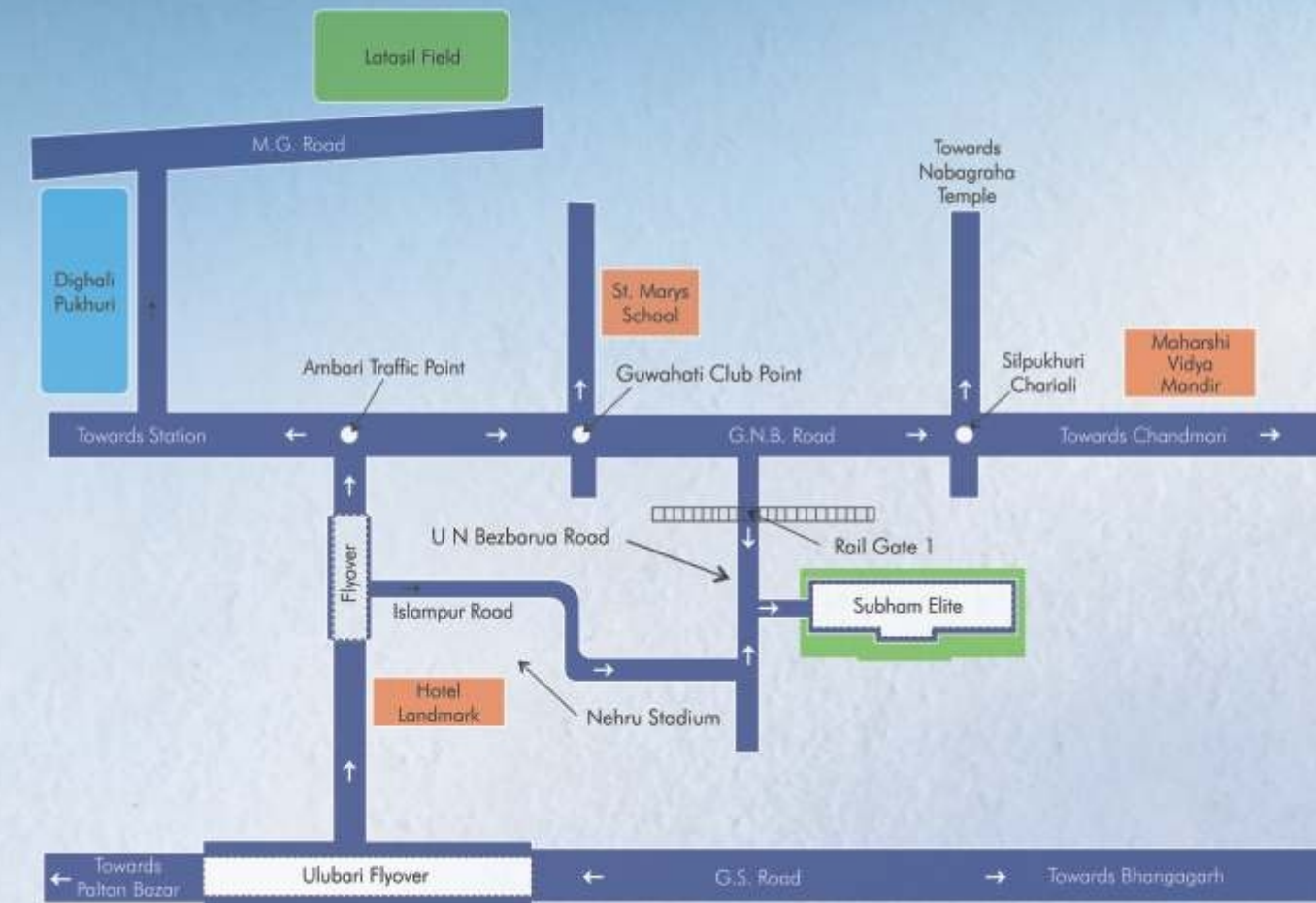
The city is in itself a living pulsating character.

Location Advantage

Subham Elite is ideally located in the heart of the city in the Gandhibasti region. The project is well connected through all the modes of transportation be it rail, road or air. Basic utilities are just around the corner with Fancy Bazaar just 4kms away and G.S. Road situated 2kms from the complex.

Major landmarks like the Nehru Stadium and Guwahati Club are just 500 metres away.

Subham Elite





Subham Elite

Subham Elite is a real comfortable place to reside at, with all the impeccable specifications that it houses. A very special effort has been made to ensure that all the specifications work together to guarantee a state-of-the-art living experience. The quality of construction and fitments being of very high standard makes life at Subham Elite worth living.



Specifications

Subham Elite



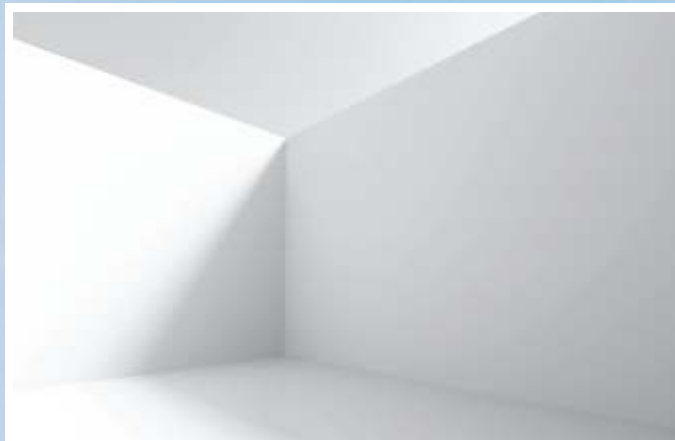
Foundation & Super Structure

RCC framed structure will stand on a pile foundation.



Brick Work

115mm peripheral wall, internal partition 115mm thick.



Internal Finish

Plaster of Paris



Flooring

Vitrified tiles for all rooms / drawing / dining.



Toilets

Anti Skid ceramic tiles on floors and exclusively designed ceramic wall tiles with W/C.



Kitchen

Anti Skid Vitrified tiles on floor with Granite top counter.



Door & Windows

Timber framed flush door in all rooms, toilets and kitchen. Anodized powder coated Aluminium window.



Sanitary Wares & Fittings

Basin and water closets of reputed brands. CP fittings of ISI quality.

Specifications

Subham Elite



Electrical

Adequate Electric points, intercom facilities.

Regulated entry with Intercom connection from entrance gate to each apartment.

Fire resistant electric wires with elegant modular switches.



Other Facilities

Provision for SPLIT AC, Telephone and Cable TV Points, Internet Cabling, Light, Fan and TV Points with adequate extra plug points.



Elevator

Two high speed elevators of Kone / Revs / Otis / Equivalent makes.

Royal lift lobbies.



Fire Safety

Modern fire-fighting system equipped with fire alarm / fighting devices / extinguishers.

A large fire water reservoir.



Security Facilities

Intercom, Security Camera



Other Amenities

Beautiful landscaped garden with fountains.



Water Supply

24 Hours filtered water supply

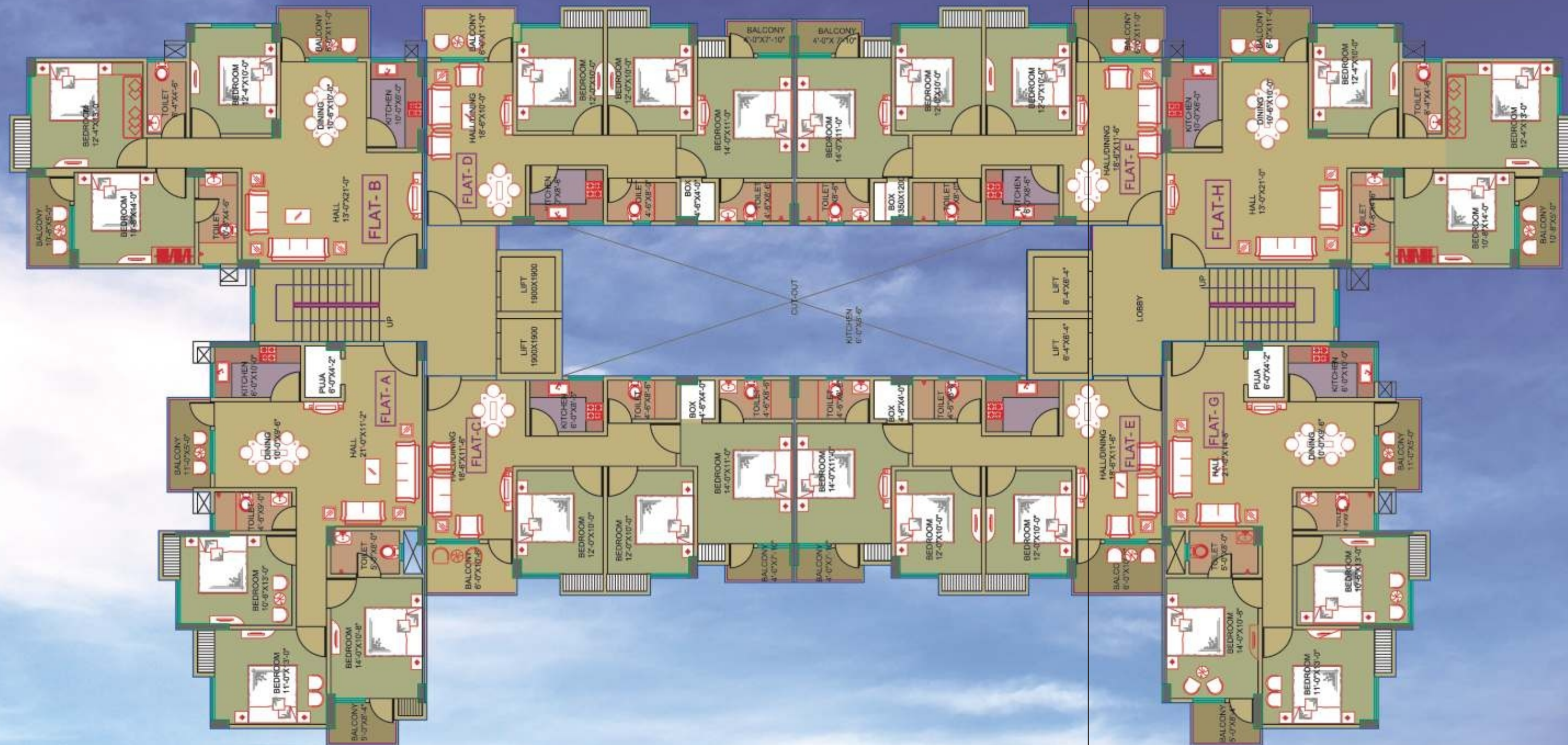


Power Back-up

24 Hours Generator Back-up

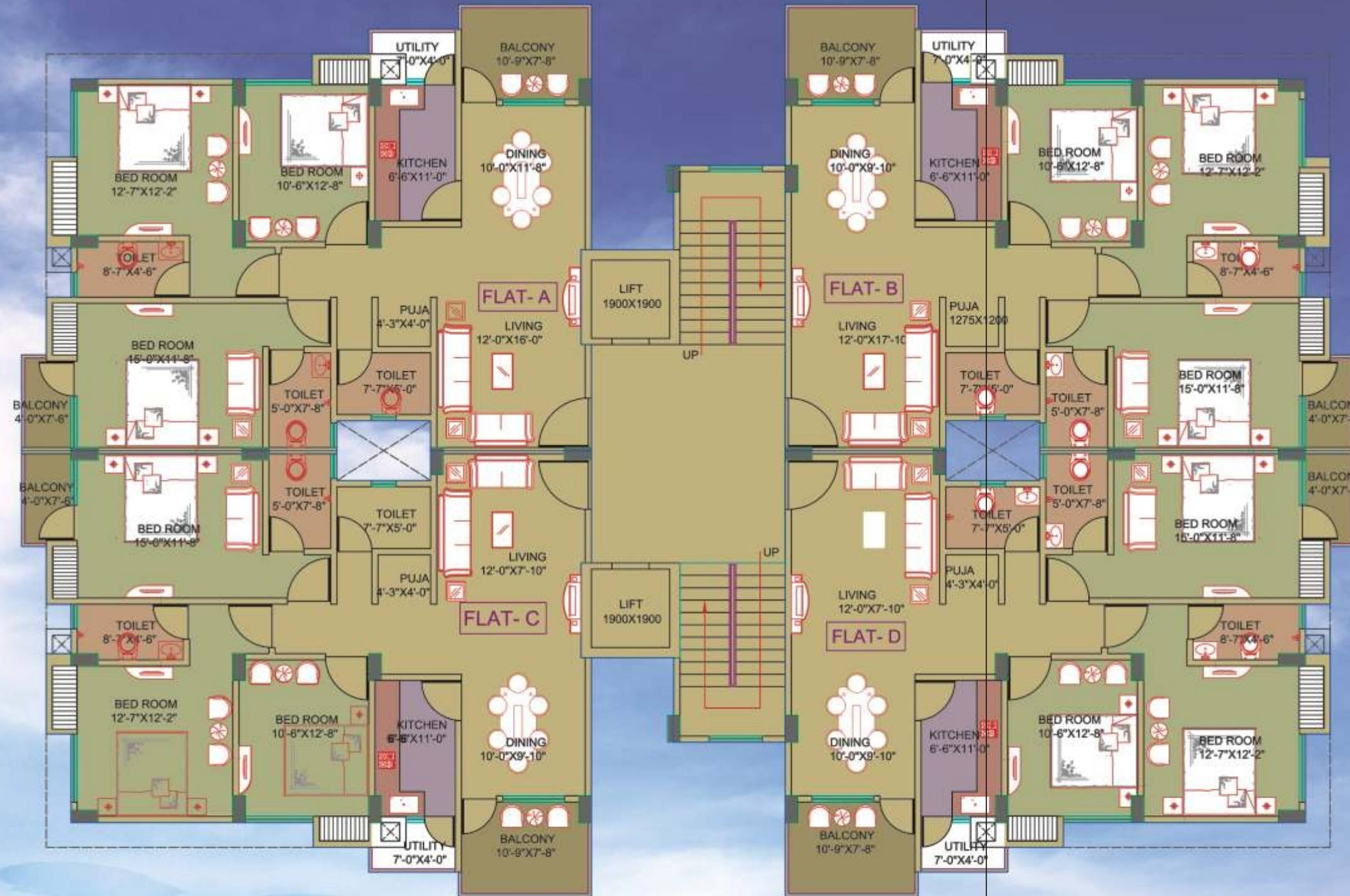
Site Plan





Block - A
1st - 8th Floor Plan

SL.NO	FLOOR	S.B.U. AREA (SQFT)
1	FLAT - A	1506
2	FLAT - B	1520
3	FLAT - C	1264
4	FLAT - D	1264
5	FLAT - E	1264
6	FLAT - F	1264
7	FLAT - G	1520
8	FLAT - H	1520



Block - B

1st - 7th Floor Plan

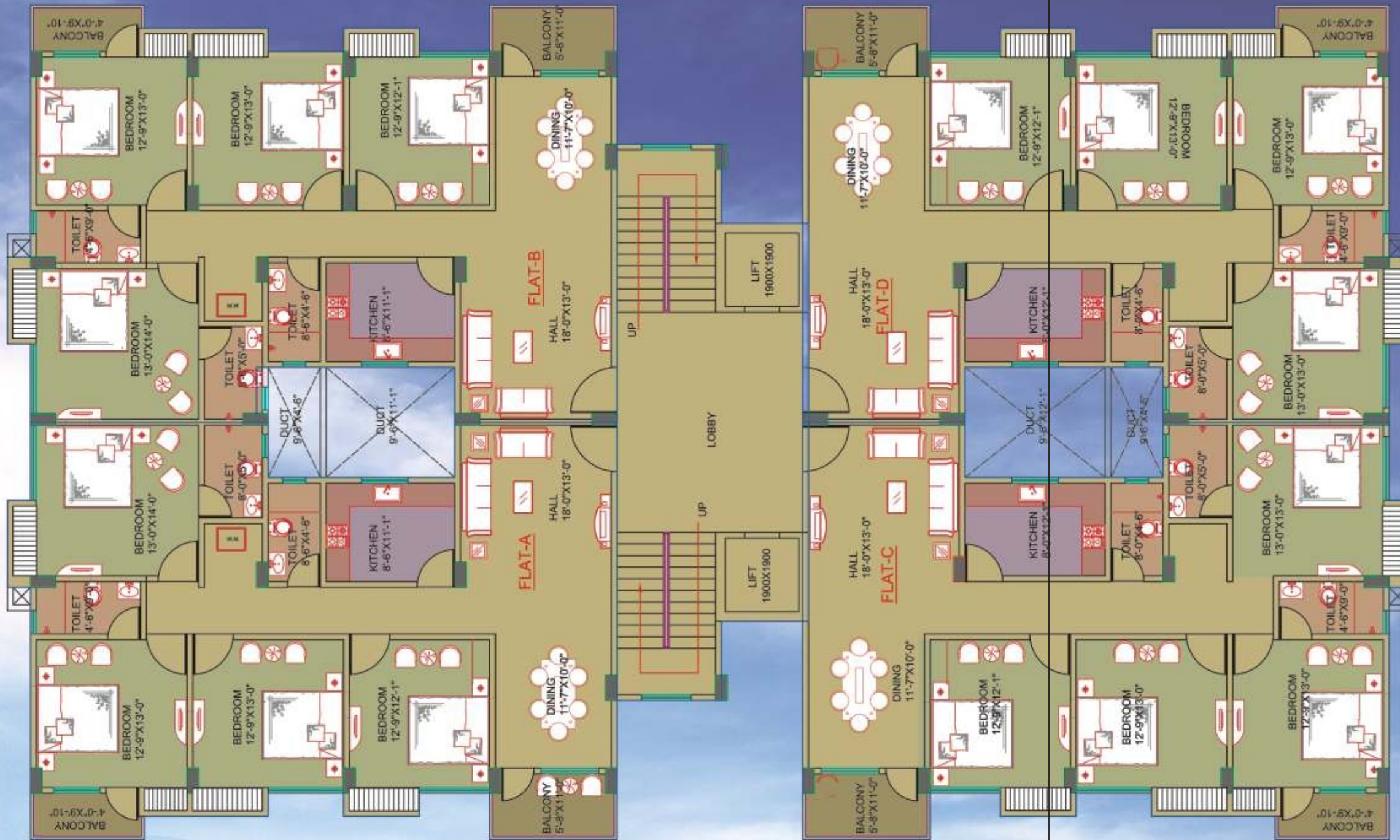
SL.NO	FLOOR	S.B.U. AREA (SQFT)
1	FLAT - A	1695
2	FLAT - B	1695
3	FLAT - C	1695
4	FLAT - D	1695

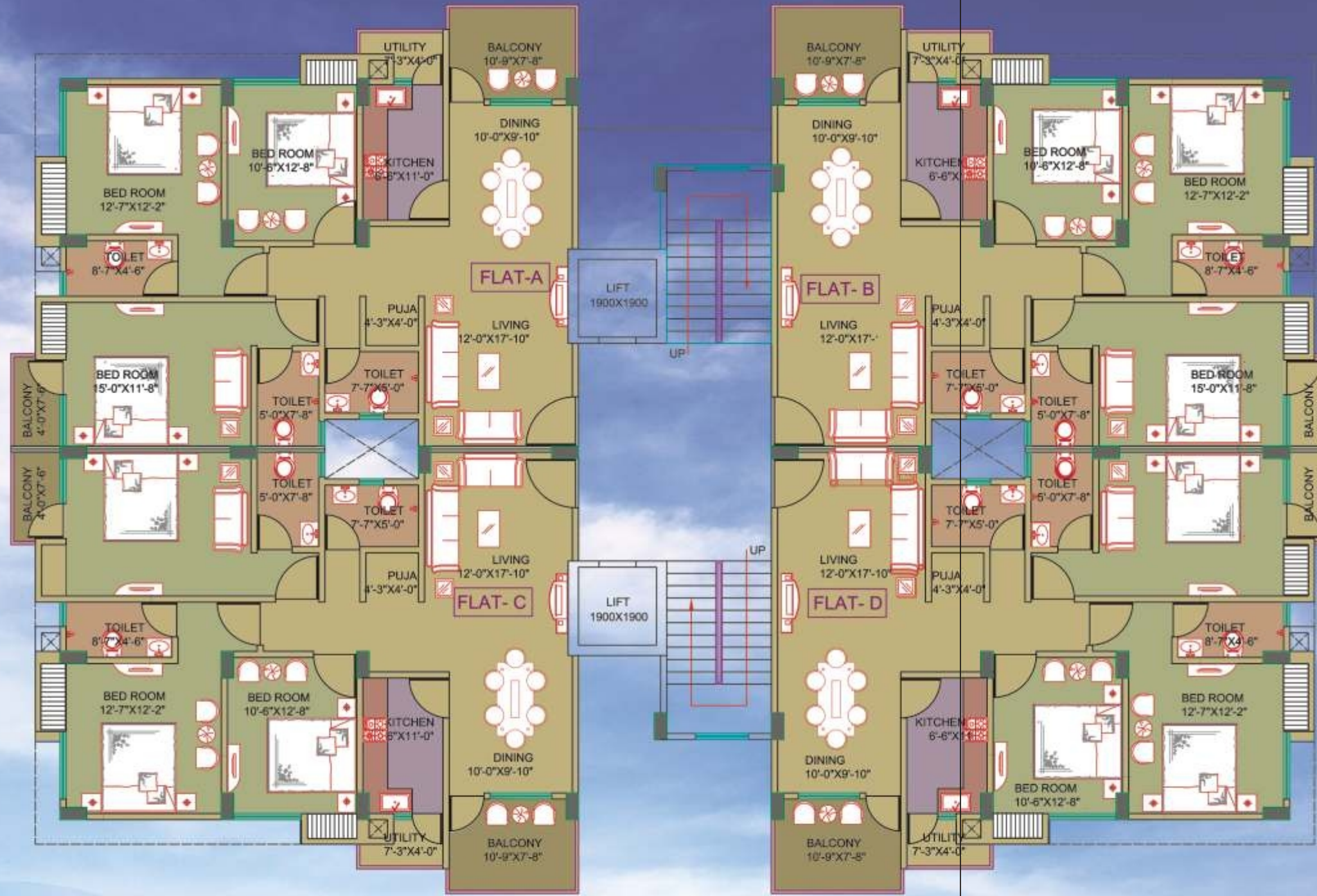


Block - C

2nd - 7th Floor Plan

SL.NO	FLOOR	S.B.U. AREA (SQFT)
1	FLAT - A	2025
2	FLAT - B	2025
3	FLAT - C	2025
4	FLAT - D	2025





Block - D

1st - 7th Floor Plan

SL.NO	FLOOR	S.B.U. AREA (SQFT)
1	FLAT - A	1695
2	FLAT - B	1695
3	FLAT - C	1695
4	FLAT - D	1695



Block - E
1st - 8th Floor Plan

SL.NO	FLOOR	S.B.U. AREA (SQFT)
1	FLAT - A	995
2	FLAT - B	995
3	FLAT - C	1506
4	FLAT - D	1534
5	FLAT - E	1506
6	FLAT - F	1520
7	FLAT - G	1278
8	FLAT - H	1278
9	FLAT - I	1278
10	FLAT - J	1278
11	FLAT - K	1520
12	FLAT - L	1520

Completed & Ongoing Projects

Your Trusted Developer

Subham Group headed by the dynamic Mr. K.C. Lohia is a defining name in the Real Estate and Infrastructure sector. By offering its clients and customers the best of class, convenience, comfort and on time delivery it spells innovation and excellence for the discerning customers and retailers. With a focused approach towards providing comprehensive development solutions in the Commercial complex, Malls, Residential, Leisure and Entertainment sectors, the Group has created a distinct identity for itself. The Subham Group has everything which takes to become a trendsetter, a leader and a winner of Global Standards with "Defining Quality" as its motto.

Subham Group is all set to venture into other specialized sectors like IT, Hospitality and Healthcare in the near future.



Subham Classic



Subham Garden



Subham Residency



Subham Velocity



Subham Enclave



Subham Park View



Subham Greens



Subham Heights