



# PRIME

LIVING PREMIUM



## A Premium Legacy, A Prime Future

Protech Group is built on the foundations of trusted leadership, total transparency, and an unwavering commitment to excellence. With years of experience, we have delivered large-format developments, offering affordable, state-of-the-art facilities with a true standard of premiumness. Thousands of happy families have trusted us with their dream homes. We leverage deep expertise in integrated real estate development and deliver the projects within the promised timeline. We are committed to doing one thing time and again – to master the art of creating and delivering a prime life.

### *Explore The Prime Life*

Gift yourself a new address of bliss and welcome the home of convenience and camaraderie. Let your life take in the splendor where the sweet siren of morning glory is unfettered by the urban chaos. You deserve to live in a surreal utopia that is rooted in reality. Say hello to that euphoric utopia called Protech Prime. With 128 flats, each one with a perfect corner, the ultimate Premium Living starts from here.





Gate View





## Prime Amenities For A Blissful Living

Ensconced in a secure gated community, Protech Prime brings you tranquility at your doorstep. **Our range of exclusive amenities include:**



Gymnasium



Reading space



Toddlers crawl area



Rooftop  
jogging space



Landscaped  
garden area



Modern patio gazebo



Swimming pool  
with deck cum  
lounge area



Multipurpose club-  
house cum indoor  
games area



Open party area  
alongside the  
swimming pool



Envelope  
drop station



Children's play area  
with equipments





# Prime Location For A Perfect Living Experience

Perfectly nestled between the city and the greens, Protech Prime is the cynosure of Guwahati. The exquisite location offers manifold advantages. Live an idyllic life amidst nature's lap, yet stay connected to your world. Now that's what you call convenience. This place boasts excellent connectivity with frequent bus routes, railways and auto stands. Major banks, shopping malls, schools, colleges, healthcare facilities, restaurants and other amenities make Protech Prime a convenient living haven.

## Carrying Forward The Prime Legacy

**Protech is the acronym for Progressive Technology.**

Being one of the well-known real estate companies in Guwahati dealing in residential, commercial and warehouse projects, we were the first one to experiment with Virtual Reality technology in Guwahati's realty industry in 2019. Having more than 15 years of experience, we have provided 600+ families with their dream houses. Upholding excellent standards of design, construction, on-time delivery, pricing and customer service, we aim to carry forward this legacy of catering to every housing and official need.



# Prime Specifications

## STRUCTURE

R.C.C. framed with earthquake resisting structure and A.A.C. block wall.

## KITCHEN

Slab top finishing in granite and claddings with ceramic tiles up to 2 ft above the counter. Stainless steel sink of a reputed brand. Specific Aquaguard power points. Provisions for fitting kitchen-related electrical gadgets.

## WINDOWS

Sliding aluminum glass windows with grill for safety and security.

## ELEVATORS

Provision of proper lifts for each Block, the make of which will be of Thyssenkrup / Kone / Otis or equivalent.

## BUILDINGS

4 blocks of G+8 residential apartments.

## WATER SUPPLY

Adequate storage of water in the underground and overhead reservoirs with provision for deep tube well for continuous water supply along with water filtration unit.

## FIRE SAFETY

A large fire fighting water reservoir will be there equipped with Alarm / Fighting Devices / Extinguishers and others.

## PLUMBING

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

## BATHROOMS

Anti-skid tiles and walls with standard tiles up to 6 ft height. CP & sanitary fittings of superior quality and the make will be of Jaquar Essco / Hindware / Parryware / Cera or equivalent.

## DOORS & CHOWKHATS

All chowkhats will be made of Wood Polymer Composite (WPC) or wood. All doors will be of flush doors.

## HARDWARE

Hardware will be ornamented with premium quality and a reputed brand.

## FLOORING

All rooms will have vitrified tiles. Staircases and lobbies will be finished with Kota Stone / Marble / Tile as specified by the architect.

## ELECTRICAL FACILITIES

Provision for A.C in All bedrooms along with lights, fans, and TV points with adequate extra plug points with modular switches (Clipsal, MK, Crabtree Or equivalent). Electrical circuits with individual MCB distribution panel boxes will be connected to main panel boards. Geyser points in all bathrooms. Exhaust fan points in all bathrooms and kitchen. One chimney hole in the kitchen with concealed copper wiring - Polycab / Finolex / Mescab or equivalent. DG power back-up for the common area will be there. Invertor points in all flats and the self-operated individual prepaid electrical meter will be provided.

## BALCONIES

Balconies will have a finishing of vitrified tiles of the appropriate shades.

## EXTERIOR WALL FINISH

Exterior walls will have a finishing with putty & exterior type emulsion paint will be put which will withstand all weather conditions.

## INTERIOR WALL FINISH

The inside walls will have a finishing with plaster of Paris.

## SECURITY

A fully secured complex with boundary walls where entry will be facilitated with sophisticated intercom connections. CCTV monitoring will provide perpetual surveillance of the ground floor area covering the entry of lift & staircase.

## EXTRA CHARGEABLE

PAC Charge / Electricity Load Security, Meter Security etc / DG Cost / 1st year Maintenance Charges / Security Deposit / Documentation Charges / Registration Charges of Flats / Applicable Taxes, Fees, GMC Holding Charges etc wherever applicable will be charged extra.





Podium View





## Redefining Prime Lifestyle

The perfect place to be at peace with yourself and with those about whom you care the most. Surrounded by features to make every moment a pleasure to live and enjoy life in a gated complex with state-of-the-art security. It will make you feel that you are living in a paradise, called home. **Our notable features include:**



Gated complex with no unauthorized access



24x7 man guarding



24x7 CCTV surveillance



Intercom facility for verified entry to premises



Sliding aluminum glass windows with grill for security



Dustbin for waste segregation



Accredited fire safety measures



Multi-Grade filter for water treatment



Power back up with D.G. facility



Provision for A.C in all bedrooms, lights, fan, and TV points with adequate extra plug points with modular switches





# Redefining Comfort



Sun Rise



53% Wind on January 1



Sunset



57% Wind on July 8

## Geographical Location of the Site:

Guwahati lies at **56m** above sea level and being surrounded by hills and a river, this place enjoys very pleasant weather for most months of the year. With an **average high-temperature of 23.6°C (74.5°F)** and an **average low-temperature of 10.5°C (50.9°F)**, January is the coldest month and April is the hottest. Guwahati experiences heavy monsoon with June and July receiving maximum rainfall.

## Direction of Wind:

The wind is most often from the west for **7.7 months**, from February 1 to September 21, with a high percentage of **57%** on July 8. From September 21 to February 1, the wind direction is from the east with a peak percentage of **53%** on January 1.





 Drone View



 Bird Eye View





# Isometric View



	Flat Type	Carpet Area	Balcony Area	Built-Up Area	Terrace Area	BHK
Block A	+8A	774 sq.ft.	54 sq.ft.	890 sq.ft.	89 sq.ft.	3



	Flat Type	Carpet Area	Balcony Area	Built-Up Area	Private Garden Area	BHK
Block A	+1A	774 sq.ft.	54 sq.ft.	890 sq.ft.	—	3





# Site Plan




# Ground Floor Plan

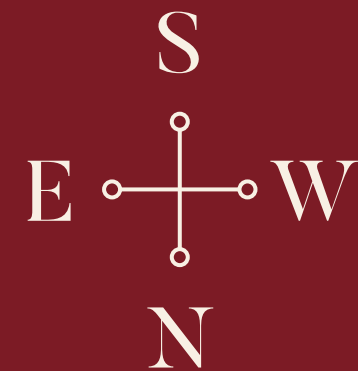






## 1st Floor Plan

	Flat Type	Carpet Area	Balcony Area	Built-Up Area	Private Garden Area	BHK
Block A	•1A •1B	774 sq.ft.	54 sq.ft.	890 sq.ft.	—	3
	•1C •1D	774 sq.ft.	54 sq.ft.	890 sq.ft.	232 sq.ft.	3
Block B	•1E •1F	774 sq.ft.	54 sq.ft.	890 sq.ft.	—	3
	•8G •8H	774 sq.ft.	54 sq.ft.	890 sq.ft.	232 sq.ft.	3
Block C	•1I •1J	774 sq.ft.	54 sq.ft.	890 sq.ft.	232 sq.ft.	3
	•1K •1L	774 sq.ft.	54 sq.ft.	890 sq.ft.	—	3
Block D	•1M •1N	742 sq.ft.	48 sq.ft.	852 sq.ft.	232 sq.ft.	3
	•1O •1P	774 sq.ft.	54 sq.ft.	890 sq.ft.	—	3

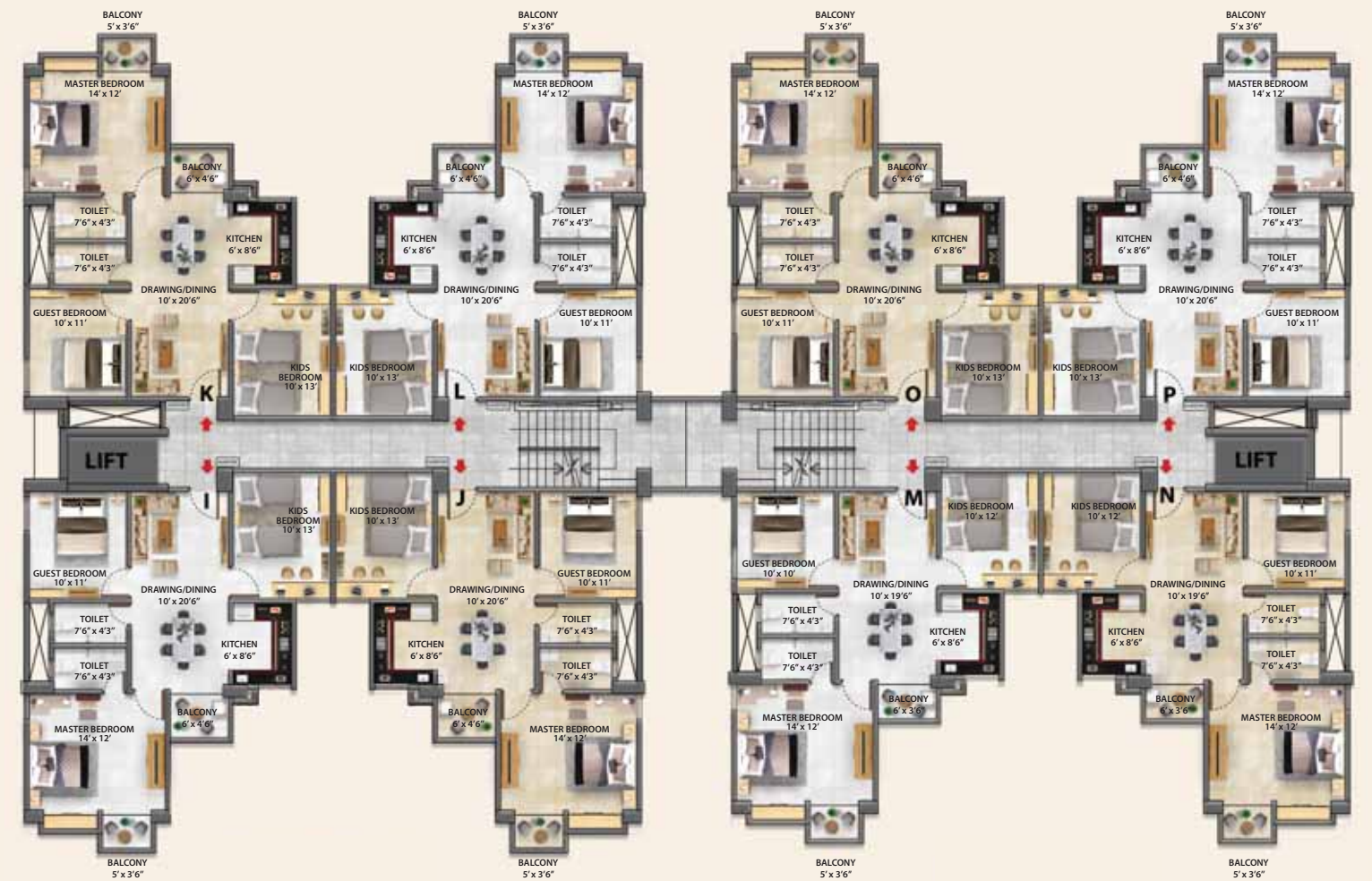
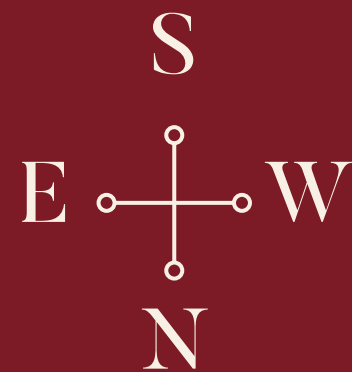






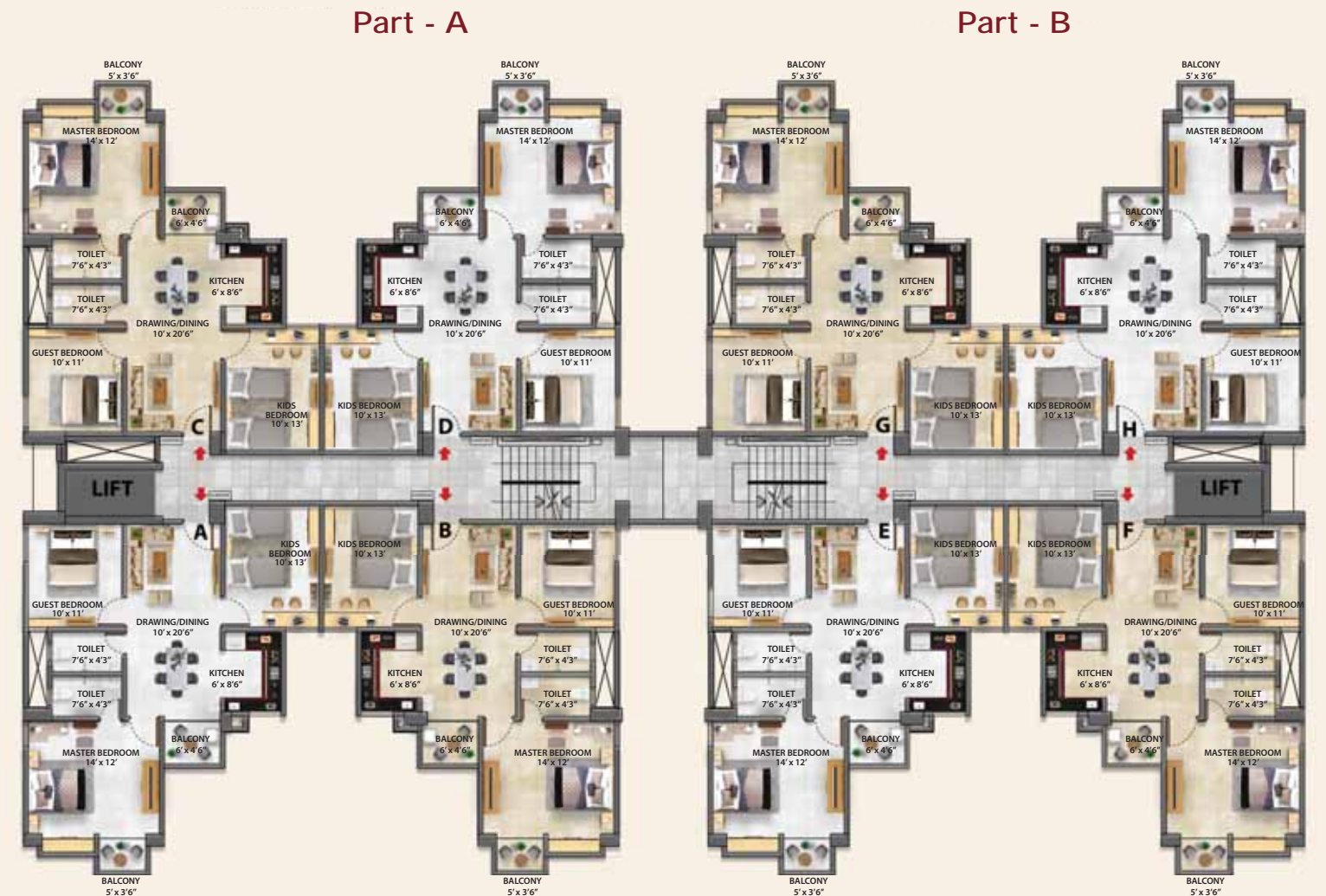
# 2nd - 7th Floor Plan

	Flat Type	Carpet Area	Balcony Area	Built-Up Area	BHK
Block A	•7A •7B	774 sq.ft.	54 sq.ft.	890 sq.ft.	3
	•7C •7D	774 sq.ft.	54 sq.ft.	890 sq.ft.	3
Block B	•7E •7F	774 sq.ft.	54 sq.ft.	890 sq.ft.	3
	•7G •7H	774 sq.ft.	54 sq.ft.	890 sq.ft.	3
Block C	•7I •7J	774 sq.ft.	54 sq.ft.	890 sq.ft.	3
	•7K •7L	774 sq.ft.	54 sq.ft.	890 sq.ft.	3
Block D	•7M •7N	742 sq.ft.	48 sq.ft.	852 sq.ft.	3
	•7O •7P	774 sq.ft.	54 sq.ft.	890 sq.ft.	3



Part - C

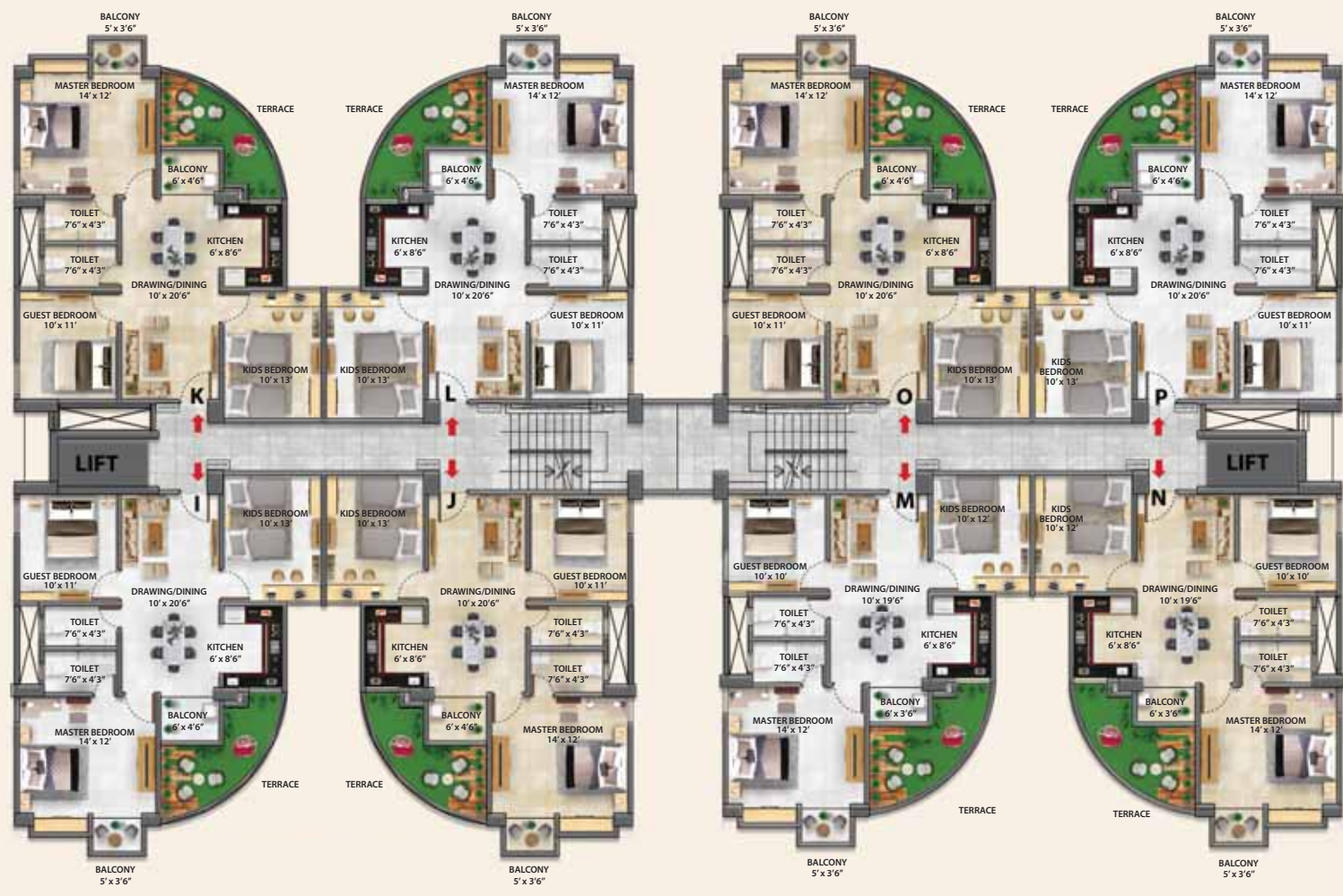
Part - D



Part - A

Part - B



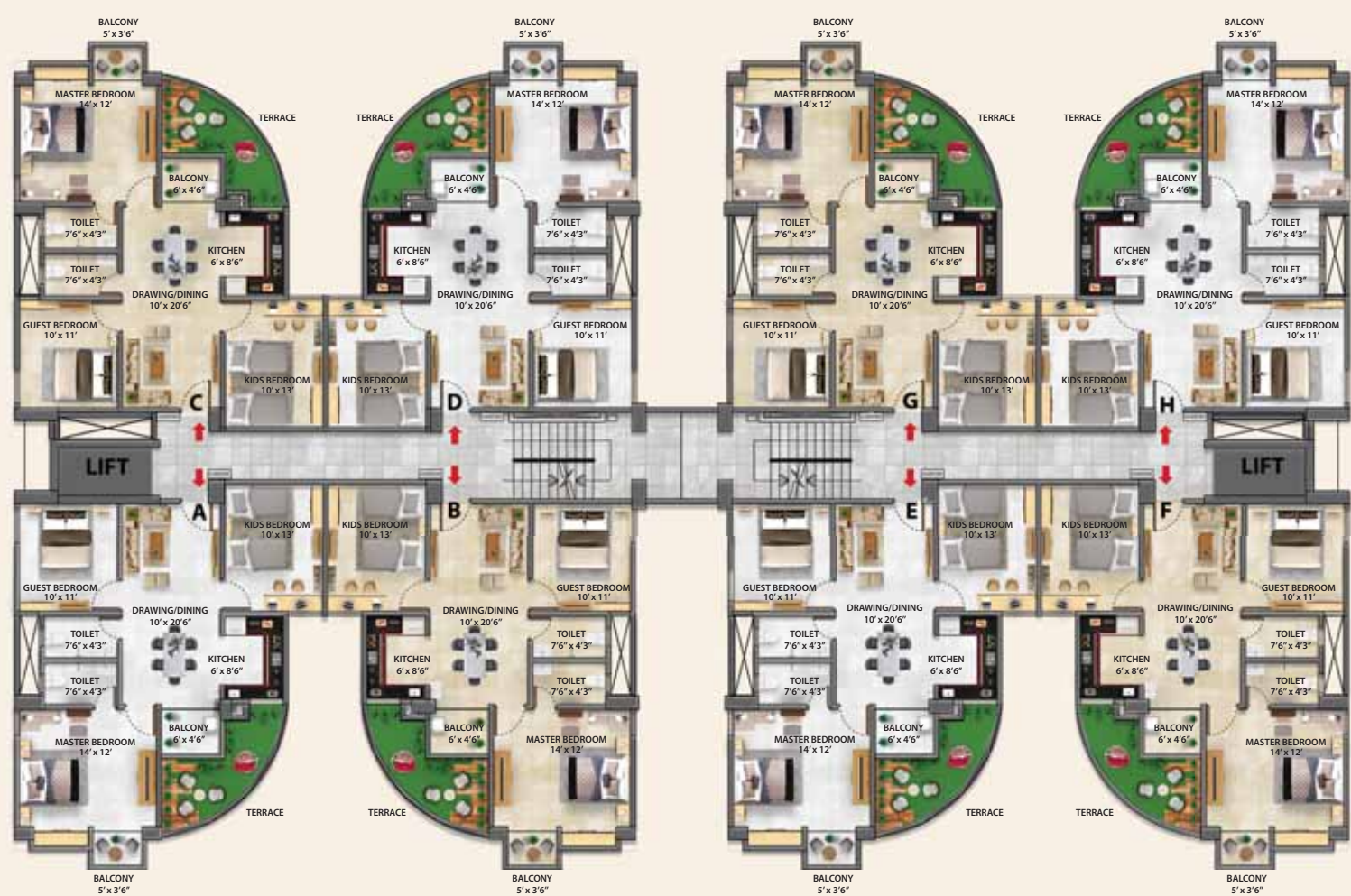


Part - C

Part - D

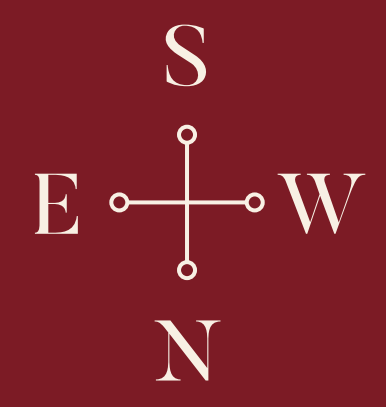
Part - A

Part - B



# 8th Floor Plan

	Flat Type	Carpet Area	Balcony Area	Built-Up Area	Terrace Area	BHK
Block A	•8A •8B	774 sq.ft.	54 sq.ft.	890 sq.ft.	89 sq.ft.	3
	•8C •8D	774 sq.ft.	54 sq.ft.	890 sq.ft.	89 sq.ft.	3
Block B	•8E •8F	774 sq.ft.	54 sq.ft.	890 sq.ft.	89 sq.ft.	3
	•8G •8H	774 sq.ft.	54 sq.ft.	890 sq.ft.	89 sq.ft.	3
Block C	•8I •8J	774 sq.ft.	54 sq.ft.	890 sq.ft.	89 sq.ft.	3
	•8K •8L	774 sq.ft.	54 sq.ft.	890 sq.ft.	89 sq.ft.	3
Block D	•8M •8N	742 sq.ft.	48 sq.ft.	852 sq.ft.	89 sq.ft.	3
	•8O •8P	774 sq.ft.	54 sq.ft.	890 sq.ft.	89 sq.ft.	3







Night View







**Protech Regency**  
Hengrabari Road, Guwahati  
Mar'06 - 08



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



**Protech Pelican**  
Japorigog, Guwahati  
Sep' 08 - Jun'12



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



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



**Protech Pritam**  
Athgoan, Guwahati  
Dec'09 - May'13



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



**Protech Heritage**  
Geetanagar, Guwahati  
May'11 - Aug'13



**Protech Harkanan**  
Noonmati, Guwahati  
Jan'12 - Aug'13



**Protech Pearl**  
G.S. Road, Guwahati  
Jan'14 - Dec'16



**Protech Tara Hira**  
A.K. Azad Road, Guwahati  
Mar'16 - Apr'19



**Protech Tulip**  
Borsojai, Guwahati  
Mar'16 - Apr'19



## Past Premier Projects

With 15 years of experience, Protech Group has reached a new summit in the real estate industry. Providing flawless facilities with advantageous amenities, we ensure that you have a revitalizing living experience. Every nook and corner of the building will offer you with something new.



**Protech Galaxy**  
Bhetapara, Guwahati  
Jan'18 - Ongoing



**Protech Akansha**  
Noonmati, Guwahati  
Jan'20 - Ongoing



**Protech Green**  
Panjabari, Guwahati  
Aug'20 - Ongoing



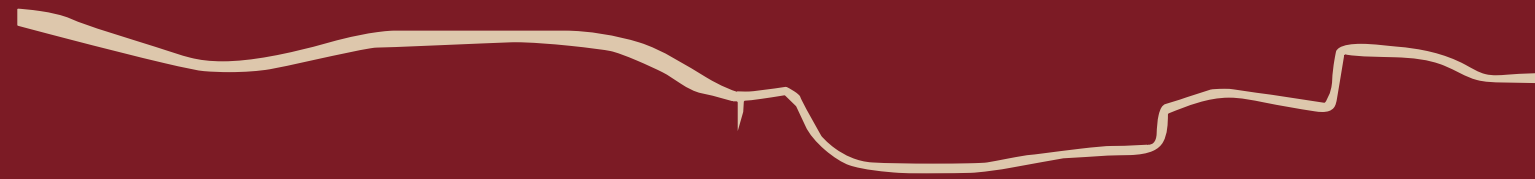
**Protech Paradise**  
Bhagaduttapur, Guwahati  
Aug'20 - Ongoing





# Prime Location

Connectivity and easy accessibility are the two priorities one keep in mind while selecting a location for their home. Strategically located at a central area, schools, colleges, hospitals, markets, banks and similar civic amenities are at an arm's distance from Protech Prime. Little Flower School, Guwahati Public College, SBI ATM, Bharat Petroleum Petrol Pump, ICICI Bank, 10 AP Vegetable and Grocery Market, PVR City Centre are all positioned within 1-2 k.m radius.



## SCHOOL

Kid Veda Kindergarden, Kalyani Nagar **60 Mtr** | Northeast Public School, Ganesh Turning **1.4 Km**  
Little Flower School, Hatigaon **1.8 Km**

## COLLEGE

Guwahati Public College, Hatigaon **1.6 Km** | Province College, Ganeshguri **1.7 Km**  
Aryabhata Junior Science College, Wallford **2.3 Km**

## HOSPITAL

Agile Hospital, Hatigaon **1.8 Km** | Hayat Hospital, Kahilipara **2.9 Km**  
Dispur Polyclinic, Ganeshguri **3.8 Km** | Apollo Hospitals, GS Road **5 Km**

## ATM

SBI ATM, DTE **1.4 Km** | Axis Bank, DTE **1.4 Km** | BOI, DTE **1.5 Km** | SBI, Jatia **2 Km** | ICICI, Jatia **2 Km**

## PETROL PUMP

Bharat Petroleum Petrol Pump, Ganesh Turning **1.5 Km** | Bharat Petroleum Petrol Pump, Jatia **1.8 Km**

## MARKET

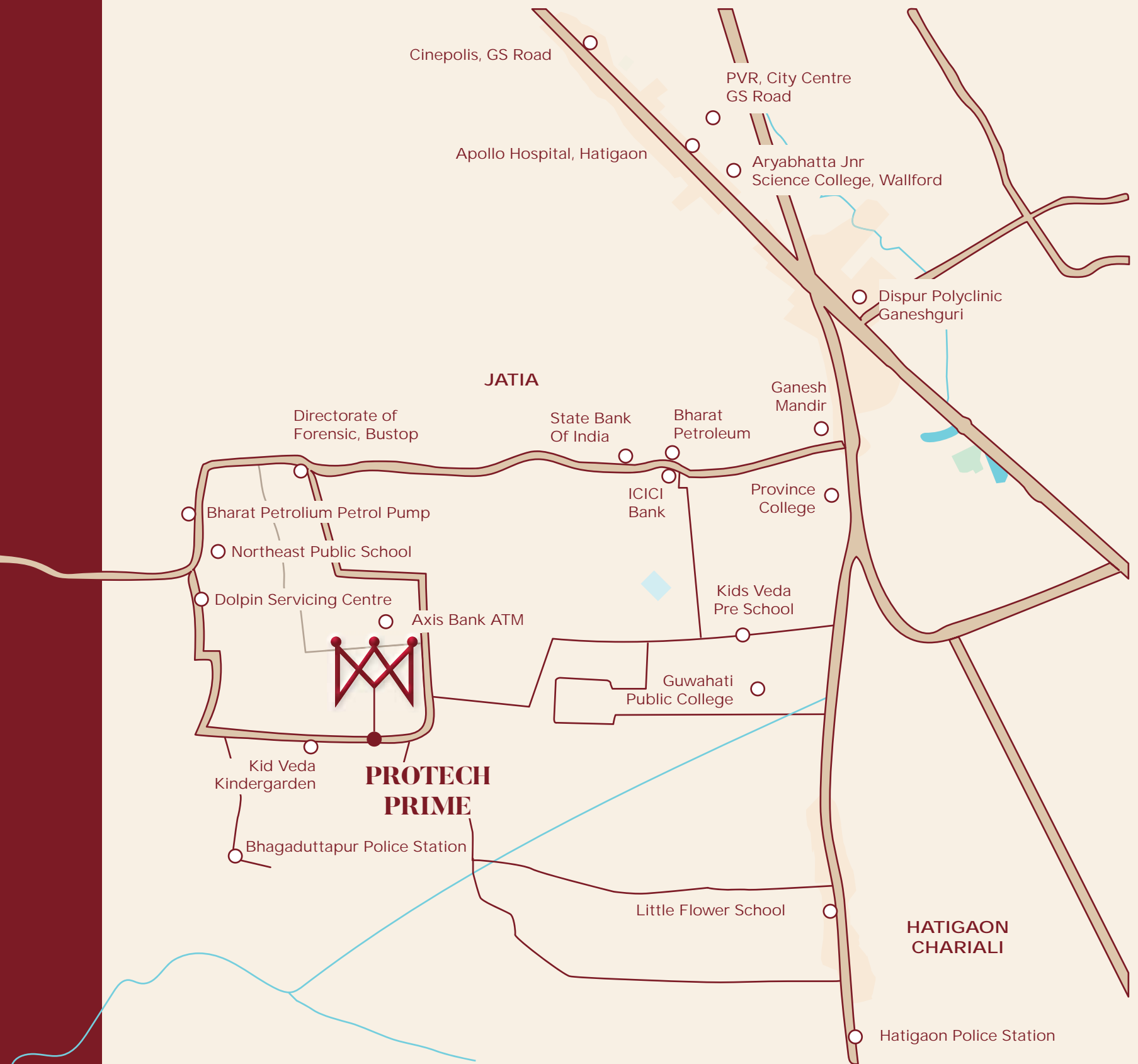
Individual Grocery Shops **10 Mtr** | 10 AP Grocery & Vegetable Market **1.2 Km**

## POLICE STATION

Bhagaduttapur Police Station **410 Mtr** | Hatigaon Police Station **3.9 Km**

## CAR WASH

Dolpin Servicing Centre, Ganesh turning **1.3 Km**



## BANK

ICICI Bank, Jatia **2 Km** | SBI Bank, Jatia **2 Km**

## BUSTOP

10 AP **1 Km** | Directorate of Forensic **1.4 Km** | Ganesh Turning **1.6 Km**

## CINEMA

PVR, City centre GS road **2.3 Km** | Cinepolis, GS road **2.4 Km**





**ARCHITECT  
CREATIONS**

Anjay Kumar Gupta  
Dr. B.K. Kakati Road, Ulubari  
Guwahati-781007, Assam

**Member Of**



**SITE ADDRESS**

Near Shiv Mandir  
Kalyani Nagar  
Bhagadattapur Kahilipara,  
Guwahati-781019, Assam

**ARCHITECT NOTE**

Prime has the character of curves and waves with a mild curve design in elevation. It is designed keeping in mind the proper use of column free inside spaces for thoughtful furniture. It has its own soul which is in tune with the landscape, having a grand podium with water body, trellis, mounts, etc. For quality of life and socialising it has a gym and space for indoor and outdoor games.

**DEVELOPER**

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**NOTE**

All details in this booklet are for easy information and concept purposes only and do not form part of the agreement. This document is tentative and developers reserve the right to make variations and modification.

**DESIGN & 3D ARCHITECTURAL VIEWS**

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Architect reserves right to add or delete any details/specification/feature.  
Area mentioned in the floor plan are tentative and subject to change statutory and service requirement.



