



*Susrita*  
h i l l s i d e

Exclusi ve Hillside Residences

# Unique & Exclusive

Located in a prime  
residential area on Zoo  
Narengi Road

16 exclusive four bedroom  
independent floor apartments  
and penthouses

Fully Vastu compliant estate  
and apartment layout with  
eco-friendly features

Secluded green campus with  
11 matured old trees,  
6000sq.ft.lawn and 72%  
open area

Two car parking spaces per  
apartment plus ample visitor  
car parking

architect's sketch of the  
proposed building



## *The Concept*

Guwahati is a fast growing city. Yet, despite the housing boom, there is very limited choice for discerning homemakers who can afford to ask for little more of everything. More space, more open area, more privacy, more fresh air, more light, more luxury, more security ... These are people beyond

Location, greenery,  
privacy, space, services,  
security...

if you want it all and  
more –

Susrita Hillside is where  
you will find your  
heart's desire

pictures used are actual and no lifestyle images have been used.



the ordinary who deserve something out of the ordinary -- a dream home with an enviable lifestyle, not just another mass produced flat offering nothing exceptional.

Susrita Hillside has been designed and created for such people. Offering only spacious independent floor apartments, it is an exceptional housing estate for those who seek more out of life.

## *The Place*

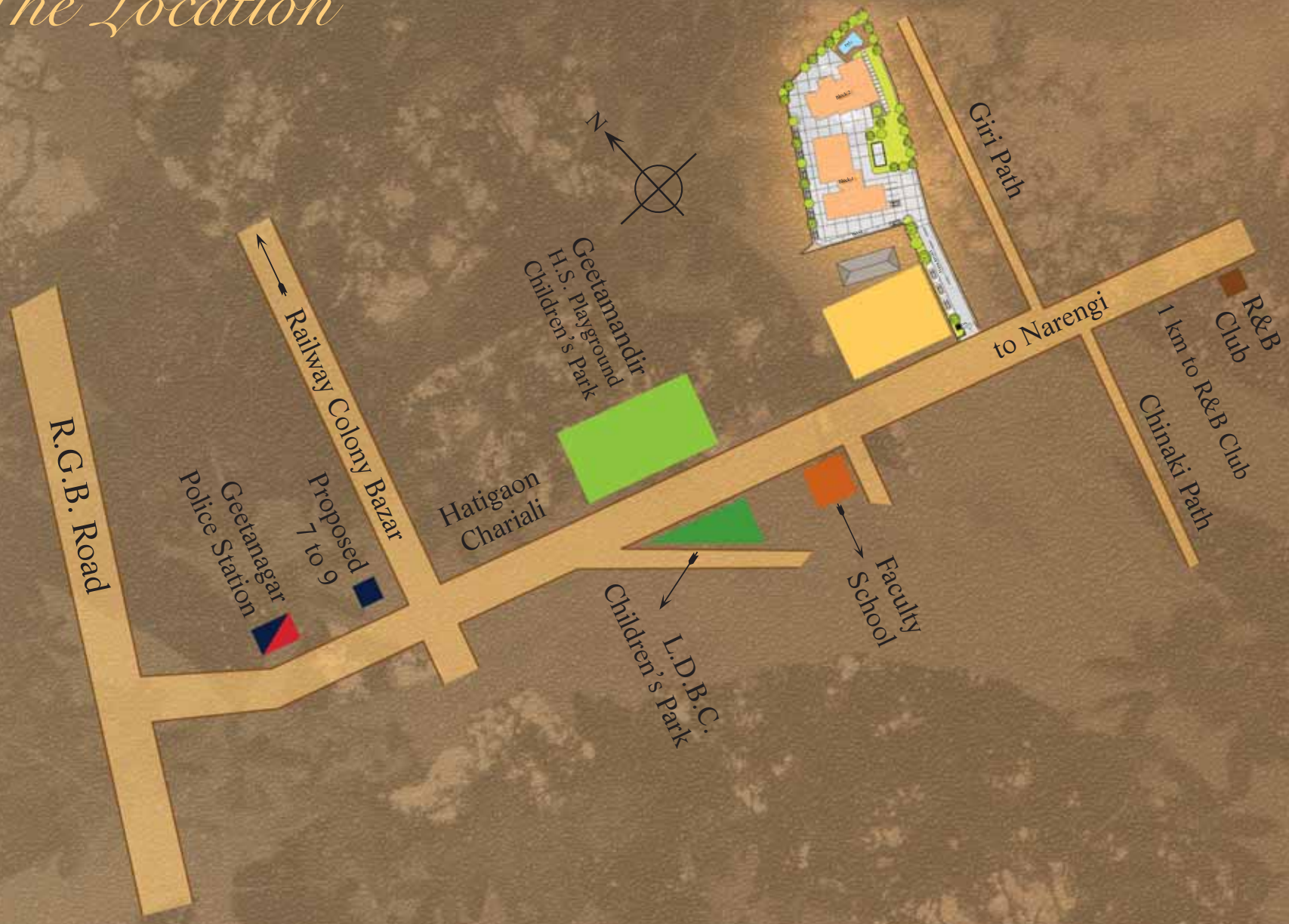
The Zoo Narengi Road is the only low traffic, exclusively residential area in Guwahati with the added advantages of natural beauty, good connectivity and excellent civic infrastructure.



Schools, hospitals, departmental stores, public parks, clubs, Geeta Mandir, etc. are within a stones throw. The neighbourhood is ideal for long walks and one can follow many different natural paths. A cosmopolitan area with friendly, affluent and like-minded people, it is one of the safest places in Guwahati.

Susrita hillside is located in the finest residential area of Guwahati – a verdant wooded valley flanked by hills where the spirit feels forever fresh. It is something money can't buy.

# The Location



## The Eco Friendly Estate

Rain water harvesting

Grey water recycling

Solid waste management  
with compost pits

Energy efficient  
measures

Solar panels for water  
heating

Water efficient flushing  
systems

Inverter back-up for  
common area lighting to  
reduce DG running

DG Backup load Split  
into 2DGs to ensure  
economical and fail safe  
operations



# Site Plan

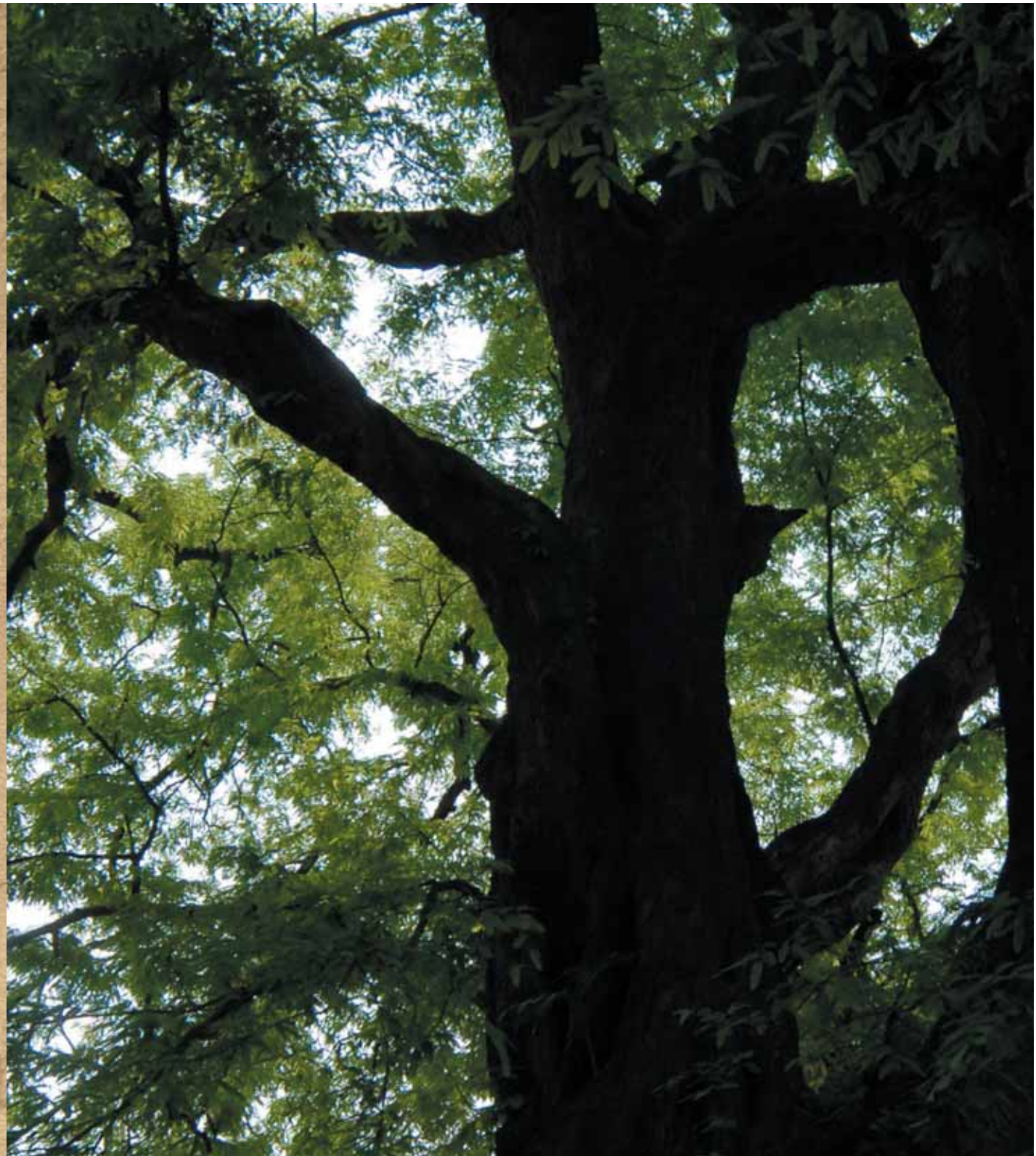


# *The Campus*

The eco-friendly, Vastu compliant design seeks to optimize open space, comfort, privacy and security. The campus stands on



a gently sloping wooded hillside, just a little away from the main road, making it free from vehicular noise and pollution. Three-fourth of the area is open space with a 6000 sq. ft. landscaped garden as a central feature and thoughtfully placed stone seats and paved walkways. Many tall old trees have been consciously retained to preserve the pristine environment: home to birds, butterflies and creepers, which will continue to delight for years to come!





## *Vastu matched designing*

The promoters of Susrita Hillside have a unique advantage of being avid followers of vastu shastra. The theory and practice of this ancient architectural science has therefore been carried out during site selection, planning, design and even during construction. The application of vastu during construction is a vital factor that is often ignored.



- Extended, open Northeast corner with swimming pool and main water source
- Main entrance doors facing North & East
- Placement of Master Bedroom in the South West
- Placement of kitchen as per Vastu in South-East/ North West
- Centre point of the house is free from any pillars/load
- North East of the building/residences is totally free and open

Only 16  
privileged  
families will find  
a home  
in the  
independent  
floor apartments  
with the sun  
and wind as  
their permanent  
guests.

**Will  
yours be  
one of  
them?**





## *The Homes*



### Ownership Area

#### Apartment A

2530 sq ft super builtup area

#### Apartment B

2330 sq ft super builtup area

#### Penth House A

3990 sq ft builtup & 620 sq ft open terrace

#### Penth House B

3570 sq ft builtup & 615 sq ft open terrace

The 16 apartments of Susrita Hillside are housed in two building towers that are oriented to maximize light and air flow, creating a cheerful and healthy environment. Each spacious four bedroom apartment occupies an entire floor, open on all four sides, virtually creating a private 'house within a house' with some wonderful views of nature from every window. This privacy of an independent floor is something that is unique for apartments in Guwahati.

Two spacious penthouses are also available, each spread over 2 floors. All units come with a twin parking space for the convenience of residents. The campus also has ample parking for visitors. Be prepared to enjoy the envy of numerous guests!

# *Beyond the ordinary*

- Laminated composite wooden flooring in master bedrooms
- Utility balconies for washing and drying clothes
- Space for two refrigerators
- Provision for fixing of split A/Cs in all rooms along with proper space for outdoor units
- Special piping for air condition condensate water drainage
- Kitchen sinks with electric cutters to prevent choking
- Walk in cupboards
- Inverter ready wiring
- Shock proof wiring with ELCBS
- Intercom video phones connected to security
- Cabling for DTH (2 points) and space for antenna
- High speed broadband internet connection
- Water efficient flushing systems with health faucets
- Double car parking

## **\*Optional Features**

- Biometric /swipe card door locks
- Fire /burglar alarms connected to security
- Custom finishes
- Full power back up for air conditioners
- Additional car parking available
- Mosquito proofing



\* at extra cost

## *The Club*

Susrita Heritage has been created for an exclusive community of upper crust residents who appreciate nature and a refined lifestyle. Its premium amenities include a family club



### Leisure facilities

- Swimming pool with covered sides for privacy with changing room •
- Outdoor recreation area with stone seating, bar counter and barbeque •
- Land scaped lawn of 6000 sqft. •
- Air-conditioned lounge with pantry •
- Gym with jogger and multistation •
- Jogging /walking trail •

with an enclosed swimming pool, a fully equipped gym, a party lounge with pantry and service counter and play station for kids. It is a place for pleasure, celebration and... making friends.

## The Services

All services designed by specialized professional building services company

### Power

Double DG silent power backup for lifts & common areas. Additional inverter back-up for common area lighting

### Water

2 boring with water storage sump with double back-up pumps for fail safe operations.

### Security

Advanced security systems with boom barrier security camera surveillance and perimeter lighting

### Fire

Modern fire fighting systems as per national building codes

### Elevators

One hi speed automatic lift plus one service lift

Services Management will be maintained by the company for a year after completion

## Maintenance

- Daily garbage collection
- Solid waste management
- Plumbers and electricians on call

## The Specifications

**Landscape:** Rich landscaping with stone seats, joggers path, kids play area and club lounge including swimming pools and out door bar counters

**Driveway/  
Parking Area:** Aesthetic paving with PCC/Stone

**Common  
Areas/Stairs:** Marble/Kota/vitrified tiles with acrylic paint wall finish

**Walls:** **Exterior:** Emulsion paint to withstanding all weather conditions and with part permanent cladding  
**Interior and Ceiling:** Plaster with Putty finishing

**Floors:** **All rooms:** Vitrified tiles (2ft x 2ft)  
**Master bedrooms:** Laminated composite wooden flooring.

**Doors:** **Main doors:** Polished teak veneer flush door  
**Internal doors:** Painted flush doors

**Windows:** Sliding glass windows with colour anodized aluminium frame

**Balconies:** Cantilever balconies with waterproofing treatment finished in vitrified tiles

**Kitchen:** Counter in Granite/Marble with dado in ceramic wall tiles, stainless steel sink with cutter

**Bathrooms:** Imported tiles with matching sanitary and superior single lever fittings

**Fittings:** Ornamented with premium quality hardware fittings including modular switches and adequate plug points

**Electricals:** Concealed Fire Resistant copper conductor wiring with modular switches

**Plumbing:** Concealed anti bacteria PP-R pipes



From  
Blue River Projects  
**Upcoming  
Project**

**Riverdale**  
Exclusive  
river side  
residences at  
kharguli

**Site Address**  
52, Zoo Narengi Road  
Guwahati-781021

**Promoter**  
Blue River Projects Pvt. Ltd.  
First Floor, 87 Rajgarh Road  
Guwahati-781003  
Ph/Fax: 0361-2450897  
e: mail@blueriver.co.in  
www.blueriver.co.in

**Marketing Helpline**  
Contact: Babu Riba  
+91 96780 03703

**Architect**  
Rittick Hazarika Architect

**Structural Consultant**  
Dr. Jayanta Pathak  
Cadmetric Consulting

**Building Services Consultant**  
Activ Consulting Engineers (I) Pvt. Ltd.  
e:manish@activindia.com

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**Disclaimer:**  
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The specifications given are subject to change

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designed at grapp | printed at anderson, kolkata  
(033) 2357 2988, 09851778972