



subham®  
A unit of Lohia group

# Subham Garden

Charingia Jorhat

Affordable *High End Living*

YOUR HEART AND  
MIND WILL STRIKE  
A PERFECT BALANCE

PROJECT DETAILS

70% Open Area

362 Spacious Units

4 1/2/3 BHK  
Residential Towers

Community Hall

Swimming Pool

Senior Citizens  
Sitting Area

Badminton Court

Kids Play Area

Gymnasium

Landscaped Garden

Indoor Sports Activity

Subham  
Garden

Charingia Jorhat





## WELCOME TO A PLACE WHERE EVERYTHING BEGINS WITH A PEACE OF MIND

The foremost priority while looking for a dream home is will it bring peace of mind. Along with life's hectic pace, you often tend to search for places that offer tranquillity so that you can get back feeling more exhilarated and refreshed. So, why not settle in one such place that has risen above all the barriers of mediocrity so that you do not have to wait for weekends to go on a relaxing getaway as Subham Garden is the right place to get pampered with life's little joys.



## MASTERED THE ART OF WHOLESOME LIVING EXPERIENCE

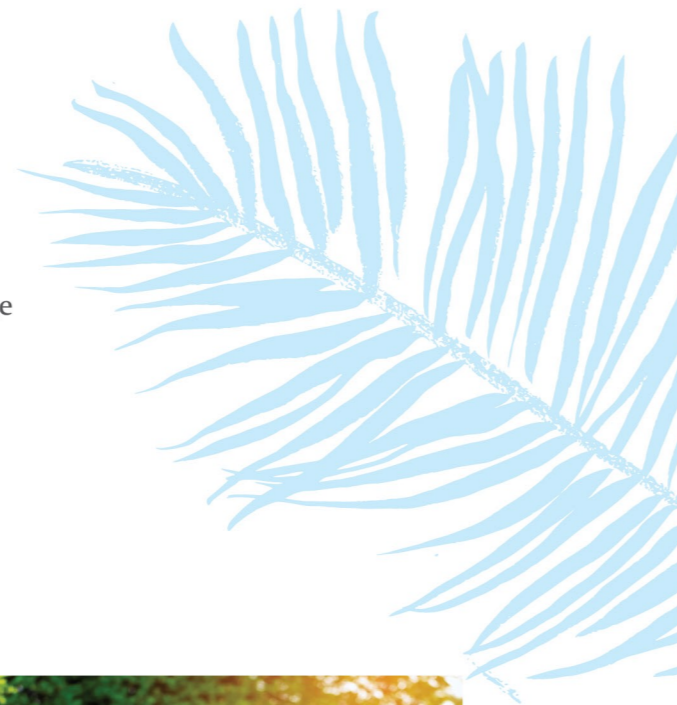
It's time to take your lifestyle a notch up at Subham Garden where openness, world-class amenities and magnificent architecture breathes a new life. It's a world where you and your family could live life at your own pace. The aesthetic interiors, thoughtful amenities, spacious designs and centrally located Subham Garden is the perfect haven for you and your family.



# *An Oasis of Calm*

## THE BEST OF NATURE TO ENJOY THE PEACEFUL LIFE

Beautifully created landscaped garden to revel in sheer peace or indulge in a hearty conversation with your loved ones. Take a walk barefoot in the garden and feel you your body release all the worries making you calm or to just lay down, you've got it all. Watch your kids play as you enjoy the slow evenings.



Children's Play Area



Walking / Jogging Track



Landscaped Garden



Badminton Court

## VIBRANT SURROUNDINGS WHERE MOMENT LASTS AN ETERNITY

Let your life encompass with the splendor of lush greenery as you spend your leisure time in the lively surroundings with your family. Subham Garden was brought to life with a thought of making it a futuristic destination where there's something for each family to create lifetime of memories. This is your chance to be a part of an exclusive address where luxury is not confined to four walls.

*A State of Bliss*

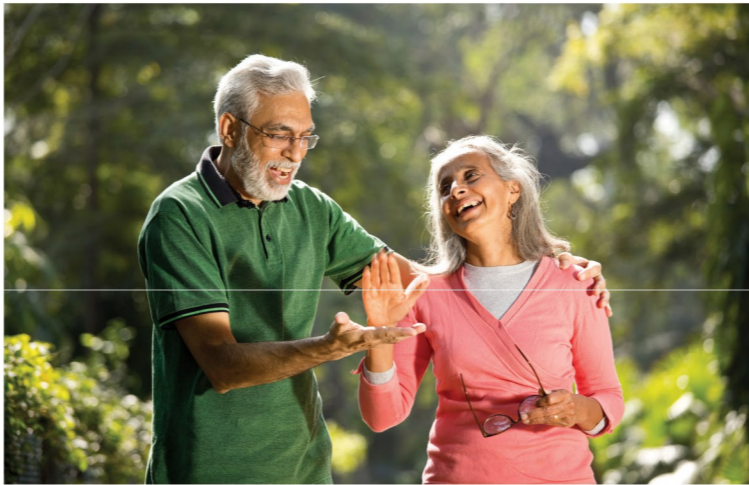


## A DIVE IN THE POOL OF HIGH SPIRITS

No Monday or any other blues with our pool section that invites you to take a refreshing dip or indulge in leisurely moments with your family and friends. The swimming pool with cozy lounge chairs is designed to give you an invigorating experience after a hectic day or week. A dip in the pool will wash away all your stress and feel the quietness around you.

# MUSE OVER GOOD OLD DAYS FOR A HEARTY LAUGH

The most serene place to sit and reminisce over fond memories with your friends amidst the blissful natural surroundings. Your evenings will be booked sitting in our exquisitely designed Gazebos where you will be enveloped in a heaven of joy and feel rejuvenated by the fresh breeze. Your little piece of heaven that offers endless serenity.



Senior Citizens Area



24X7 Security

# ON THE ALERT FOR YOUR GOOD NIGHT SLEEP

It's time to live a life without worrying about your family's safety and security that you deserve. Our strong gated community and 24hr security is built as such that you can relax as you and your loved ones are well settled and protected. Let us worry about your safety and you focus on making memories with your family.



# IMMERSE IN THE INDULGENCES THAT WILL FREE YOUR MIND



Gymnasium



Table Tennis



Community Hall



Chess





Site Plan

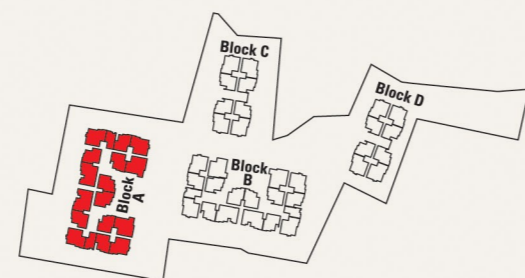


## LEGENDS

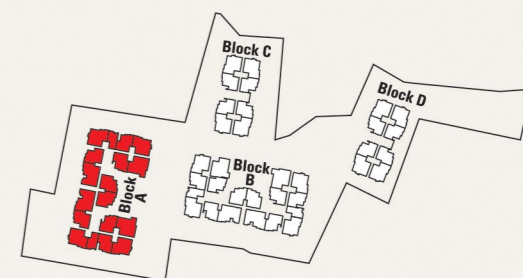
- |                    |                   |
|--------------------|-------------------|
| 1. Lawn            | 5. Swimming Pool  |
| 2. Parking         | 6. Games Room     |
| 3. Badminton Court | 7. Entrance Gate  |
| 4. Community Hall  | 8. Kids Play Area |

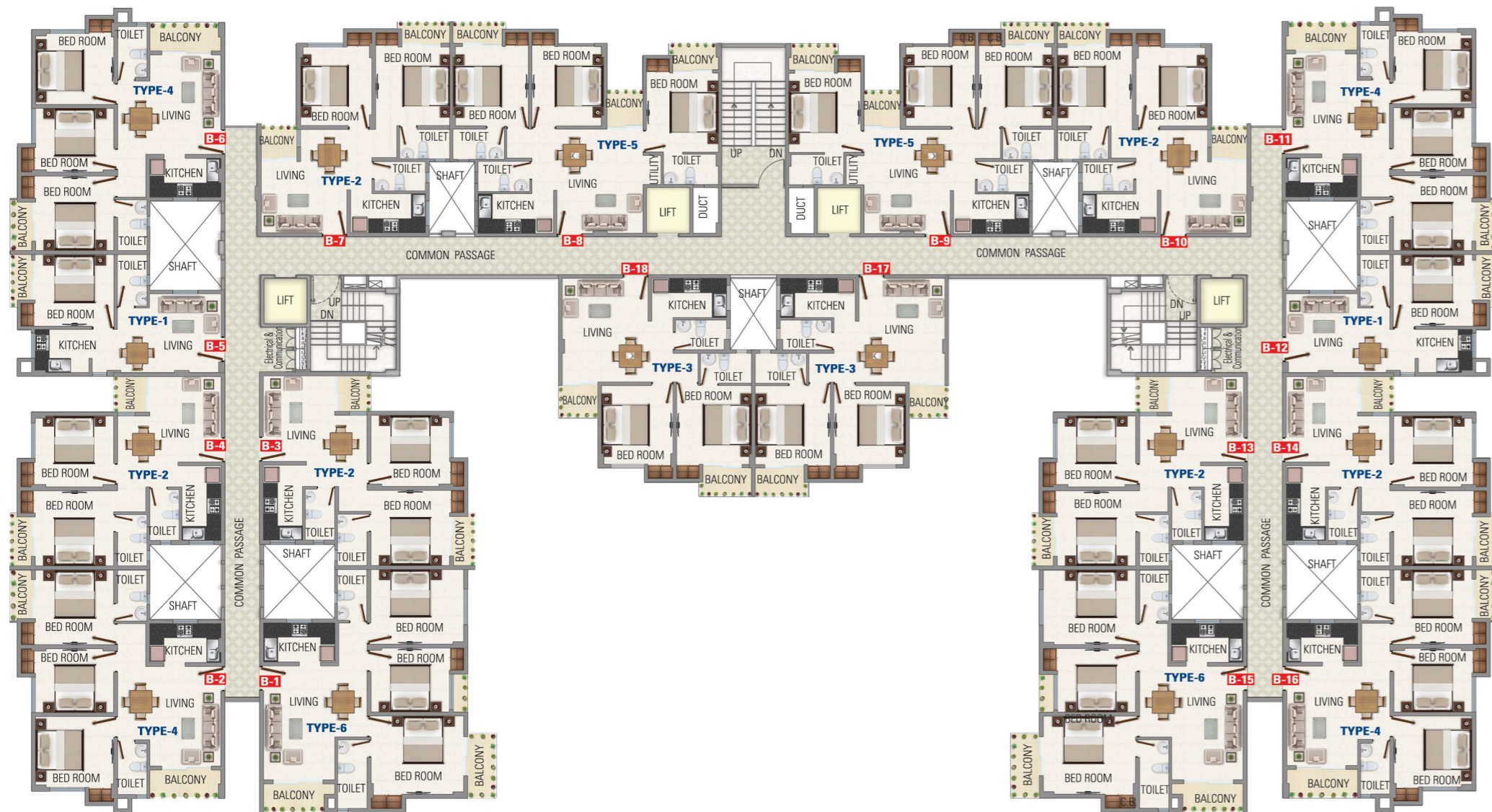


**BLOCK A**  
First Floor Plan



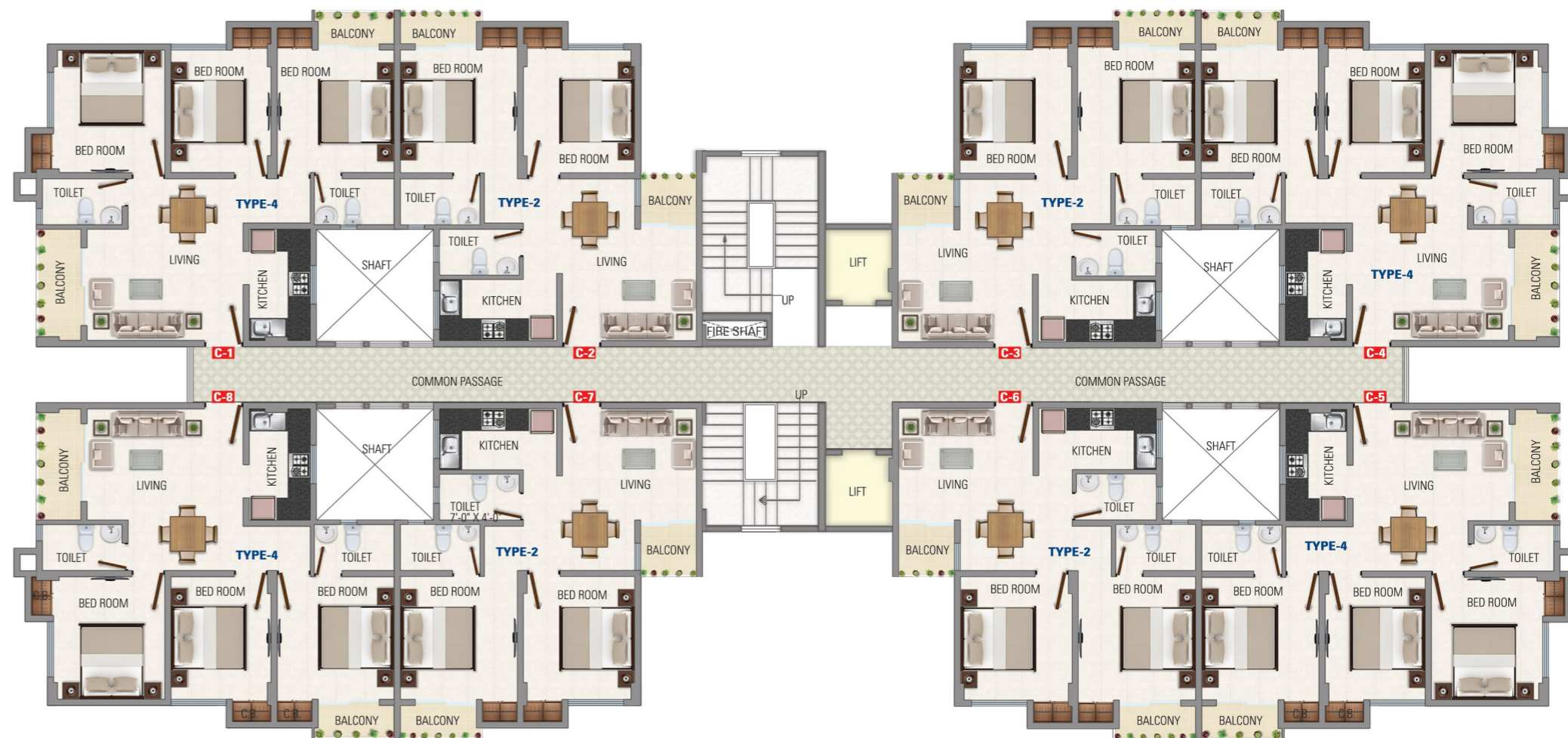
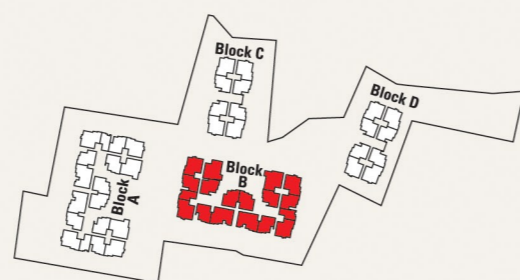
**BLOCK A**  
Typical Floor Plan (2nd to 7th Floor)





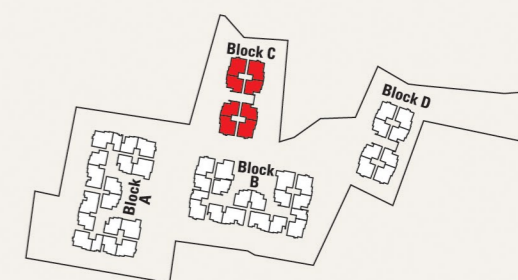
## BLOCK B

Typical Floor Plan (1st to 7th Floor)

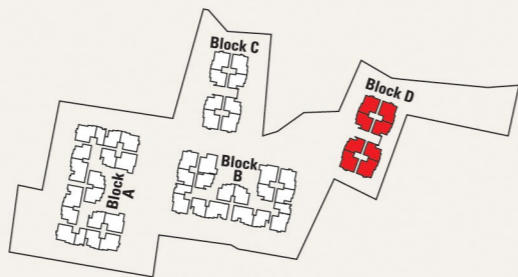
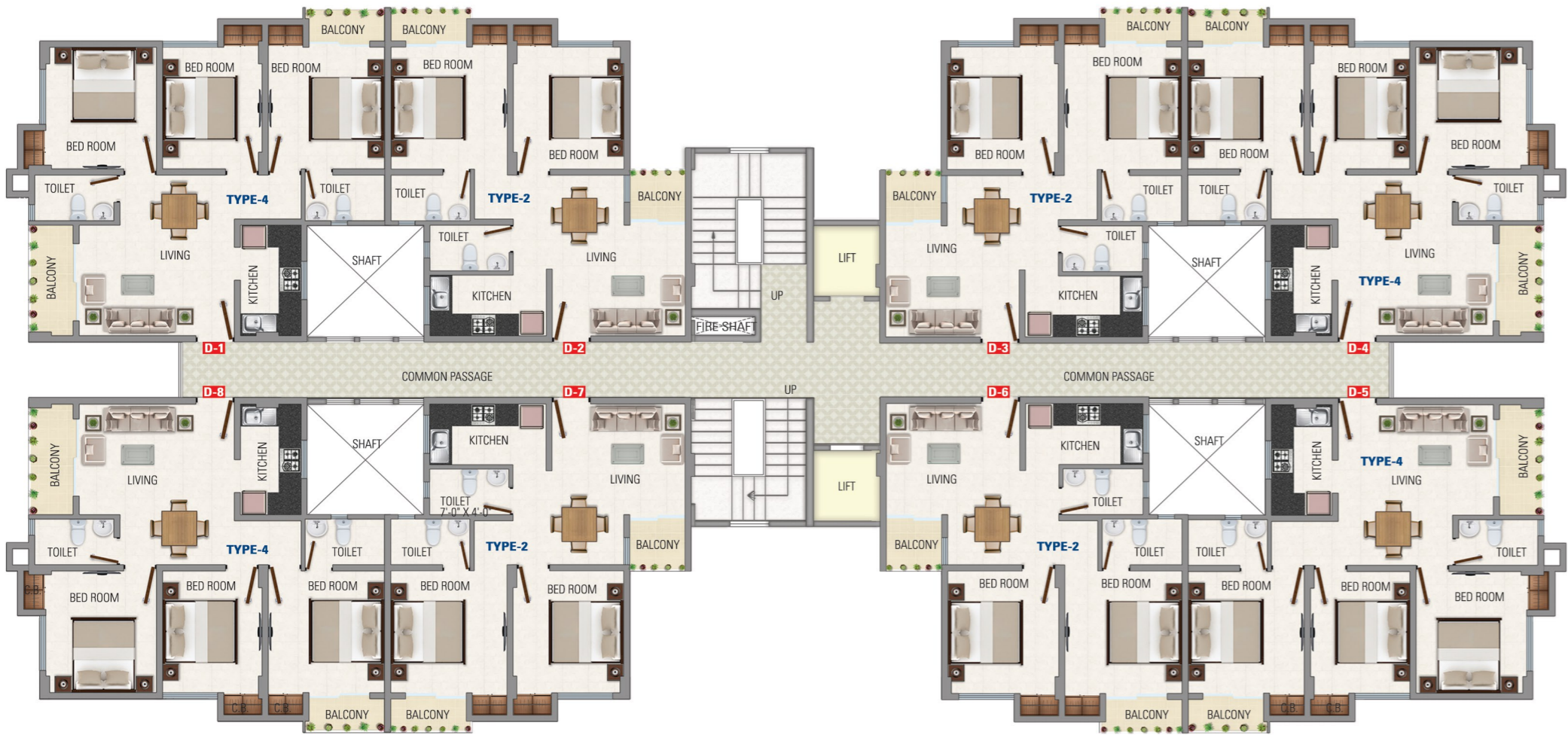


## BLOCK C

Typical Floor Plan (1st to 7th Floor)



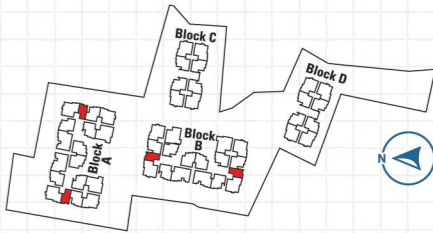
BLOCK D  
Typical Floor Plan (1st to 7th Floor)



UNIT TYPE 01

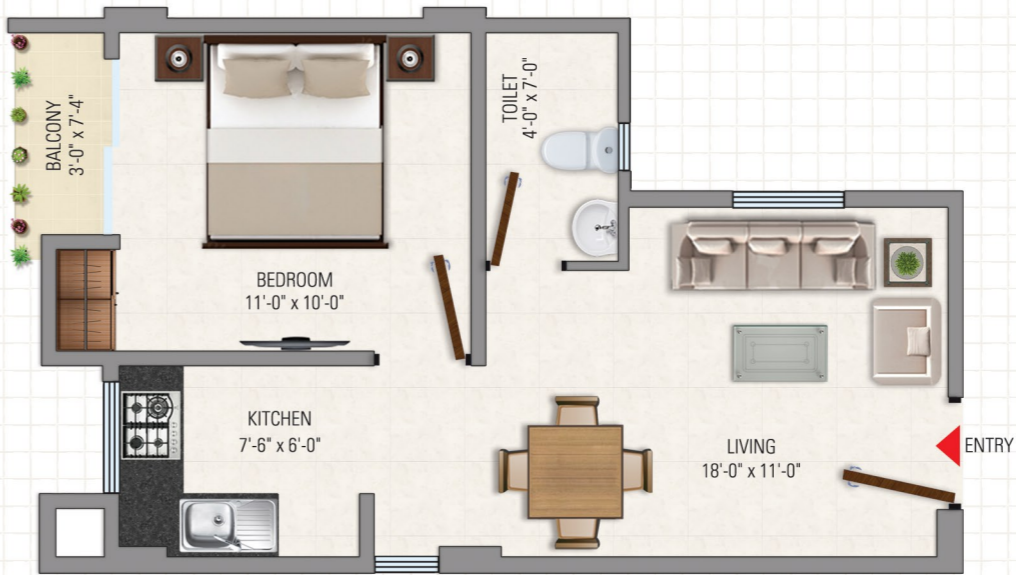
1 BHK

Block- A, Flat No. - 05, 12  
Block- B, Flat No. - 05, 12



Area as per RERA

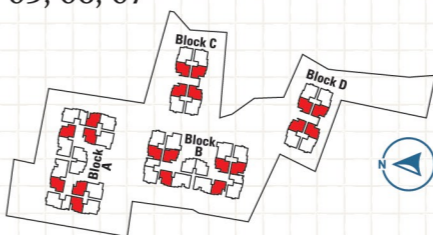
Unit Type	Carpet Area (in Sqmtr.)	Balcony (in Sqmtr.)	BUA (in Sqft.)	SBUA (in Sqft.)
01	34.08	1.80	422	528



UNIT TYPE 02

2 BHK

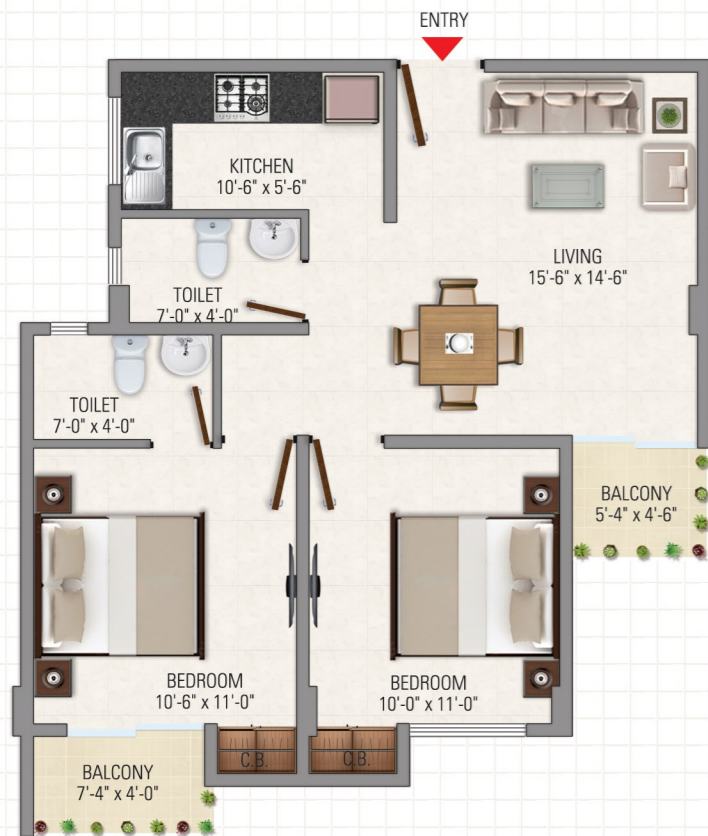
Block-A-Flat No. 03, 04, 07, 10, 13, 14  
Block-B Flat No. 03, 04, 07, 10, 13, 14  
Block-C Flat No. 02, 03, 06, 07  
Block-D Flat No. 02, 03, 06, 07



Area as per RERA

Unit Type	Carpet Area (in Sqmtr.)	Balcony (in Sqmtr.)	BUA (in Sqft.)	SBUA (in Sqft.)
02	52.14	3.92	655	819

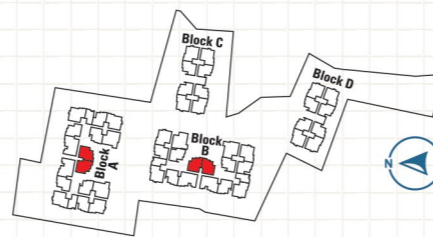




## UNIT TYPE 03

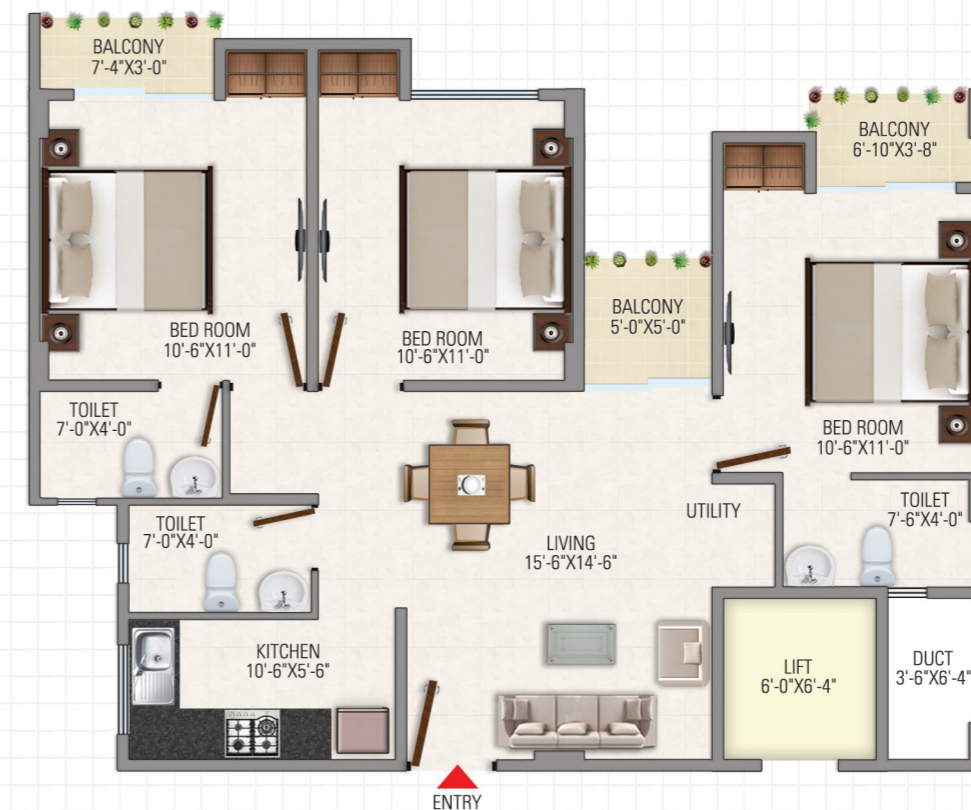
2 BHK

Block- A, Flat No. - 17, 18  
Block- B, Flat No. - 17, 18



Area as per RERA

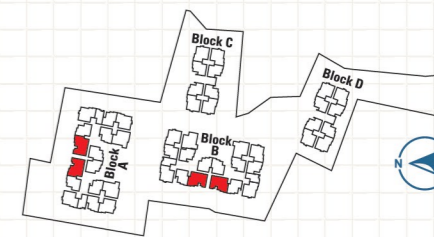
Unit Type	Carpet Area (in Sqmtr.)	Balcony (in Sqmtr.)	BUA (in Sqft.)	SBUA (in Sqft.)
03	54.33	4.78	687	859



## UNIT TYPE 05

3 BHK

Block- A, Flat No. - 08, 09  
Block- B, Flat No. - 08, 09



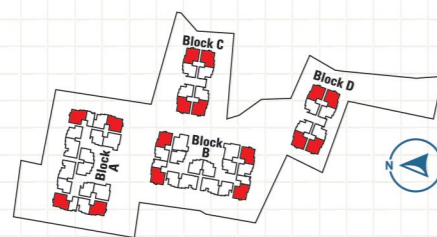
Area as per RERA

Unit Type	Carpet Area (in Sqmtr.)	Balcony (in Sqmtr.)	BUA (in Sqft.)	SBUA (in Sqft.)
05	68.78	6.32	884	1105

## UNIT TYPE 04

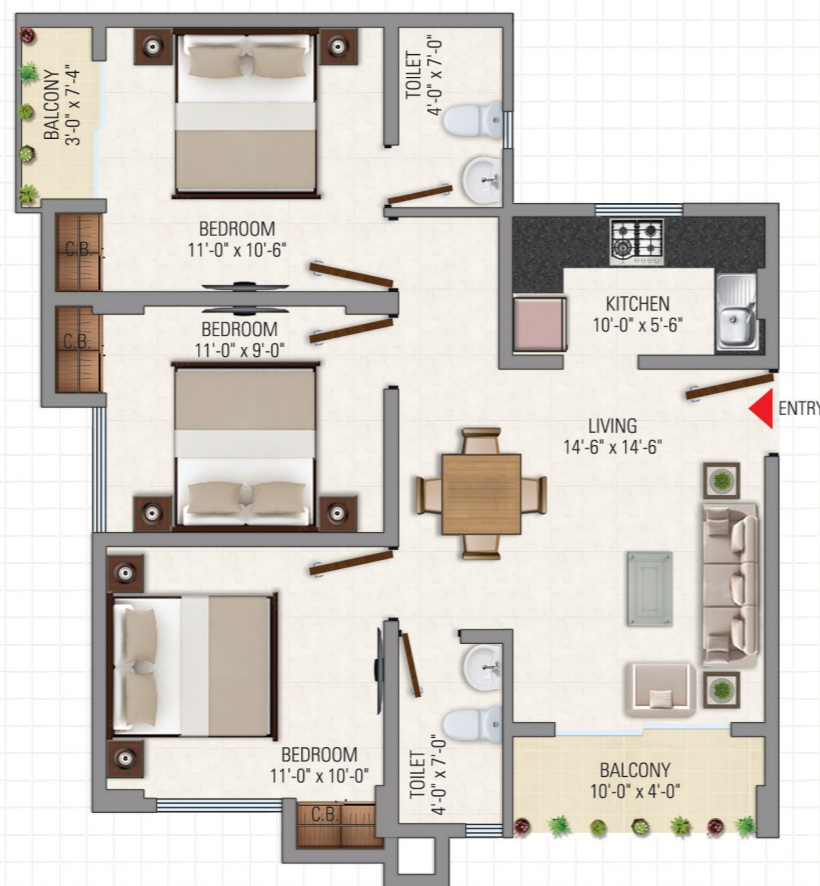
3 BHK

Block- A, Flat No. - 02, 06, 11, 16  
Block- B, Flat No. - 02, 06, 11, 16  
Block- C, Flat No. - 01, 04, 05, 08  
Block- D, Flat No. - 01, 04, 05, 08



Area as per RERA

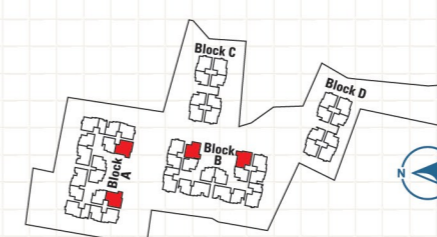
Unit Type	Carpet Area (in Sqmtr.)	Balcony (in Sqmtr.)	BUA (in Sqft.)	SBUA (in Sqft.)
04	63.94	5.67	804	1005



## UNIT TYPE 06

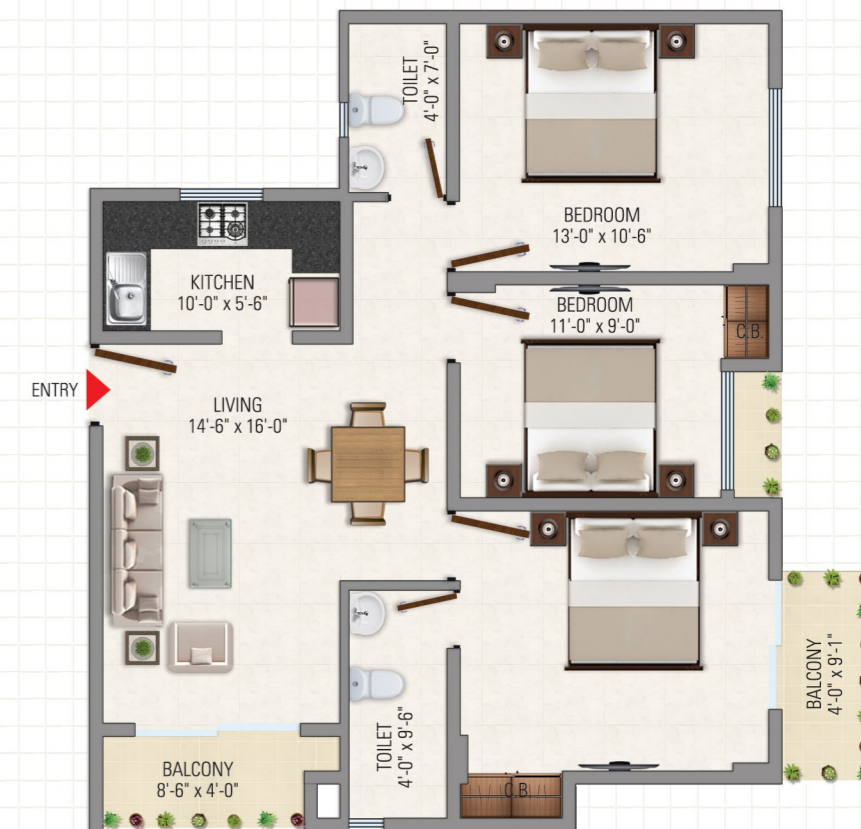
3 BHK

Block- A, Flat No. - 01, 15  
Block- B, Flat No. - 01, 15



Area as per RERA

Unit Type	Carpet Area (in Sqmtr.)	Balcony (in Sqmtr.)	BUA (in Sqft.)	SBUA (in Sqft.)
06	71.07	6.72	894	1117



# SPECIFICATIONS

## STRUCTURE

RCC frame with earth-quake resistant structure.

## TOILETS

Anti skid tiles in floors and exclusively designed ceramic wall tiles with WC.

## KITCHEN

Vitrified Tiles in floors with granite top counter. Decorative dado up to 2 feet height.

## FLOORING

Vitrified tiles for all rooms/drawing/dining.

## DOORS & WINDOWS

Timber framed flush door in all rooms, toilets and Kitchen. Aluminum windows.

## SANITARY WARES & FITTINGS

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

## ELEVATOR

Lifts of Kone / Otis / Equivalent make.

## ELECTRICAL

Adequate Electric points. Fire resistant concealed electric wiring with elegant modular switches of reputed brand.

## FIRE SAFETY

Equipped with fire alarm / fighting devices / extinguishers.

## SECURITY FACILITIES

Due care has been taken to equip the building with modern day security equipment.

## OTHER AMENITIES

24 hour Generator Back-Up for common area only.



# DISTANCE CHART

1. Big Bazaar:	8.9 kms	6. JORHAT Railway Station :	10.4 kms	11. Tata Motors Passenger:	4 kms
2. Kaziranga University, DPS:	3.4 km	7. NRL:	5.3 kms	12. Imsr Hospital :	4.9 kms
3. Jorhat Engineering College:	13 kms	8. Nissan:	3.2kms	13. ISBT :	6 kms
4. Westside:	7.9 kms	9. Bpcl Petrol pump :	1.5 kms	14. Sohum and manor	6.3 kms
5. NEIST :	2.8 kms	10. Nexa & Janki Resorts :	2 kms	15. Airport	11.1 kms



## THE INVENTOR OF HAPPY LIVING

Since 2007, **Subham Group** has been a premier real estate builder & developer based out of Guwahati. **Subham Group** is known for its innovations, time-bound projects, and after-sale customer service. Our team has always worked with a passion to deliver the utmost value to residential and commercial property investors and end customers. We do everything to keep the promise of our motto of time-bound projects and timeless relationships.

We have a strong presence in the state of Assam and have launched a mega project, Subham Solitaire in Kashipur, Agartala. Our completed projects are:

**Subham Enclave**, Hatigaon | **Subham Classic**, Ambikagiri | **Subham Residency**, Kharguli | **Subham Park View**, Fatasil | **Subham Heights**, Kahilipara | **Subham Regency**, Hengrabari | **Subham Elite**, Gandhibasti | **Subham Garden**, Kalapahar | **Subham Greens**, Lohra | **Subham Buildwell**, Zoo Road | **Subham Velocity**, GS Road | **Subham Redstone**, Downtown | **Bijay Crescent**, Rukminigaon



### COMPLETED PROJECTS

#### Residential Projects ▶



Subham Enclave, Hatigaon



Subham Park View, Fatasil



Subham Heights, Kahilipara

#### Residential Projects ▶



Subham Classic, Ambikagiri Nagar



Subham Regency, Hengrabari



Subham Elite, Gandhibasti

#### Residential Cum Commercial Projects ▶



Subham Greens, Lohra



Subham Garden, Kalapahar



Subham Buildwell, Zoo Road

#### Commercial Projects ▶



Subham Velocity, GS Road



Subham Redstone, Downtown



Bijay Crescent, Pibco

### ONGOING PROJECTS



Subham Manjushree, Datalpara



Subham Square, Lohra



Subham Sapphire, Nalapara



Subham Solitaire, Agartala



#### Developer

#### SUBHAM BUILDCON

Subham Velocity  
5th Floor, Honuram Boro Path, Opp. Wallford,  
G.S.Road, Guwahati-781005  
M: 9854041000 Ph no.: 0361-234-234-4  
Web.: www.subhamgroup.com

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#### Site Address

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Near Bidyut Kunj School,  
Charingia, Jorhat-785006

#### Marketed by



Call : **8448440130**

#### Rera Registration Number

RERAA JO 18 of 2022-2023

#### Architect



**Banka and Associates**  
Guwahati-781007

#### Structural Consultants

##### S.P.A. CONSULTANTS

34 Rammohan Dutta Road, Kolkata 700020  
PH. 033-24855449 /24757614 /24855448  
Email : spa\_cons@yahoo.co.in ; spacons1@gmail.com

#### Mep Consultants



##### Saent India Engineering Consultants Pvt. Ltd.

Chandrima Apartment, Flat No. 3 C (3rd Floor),  
67 Rajdanga Chakrabortypara; Kolkata-700107  
Ph.: +91 8335041660/61/62/63/64

#### Disclaimer:

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