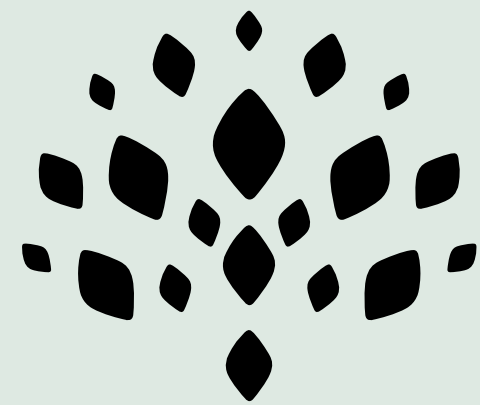


HEAL



There is a therapist. Her name is  
Nature.

# NATURE

SLOW DOWN AND ENJOY THE SIMPLE PLEASURE OF LIFE

It is in the still silence of nature where one will find true bliss. Stop being afraid of what could go wrong and start being excited about what could go right.





"PRACHODAYAT"

BE BLESSED

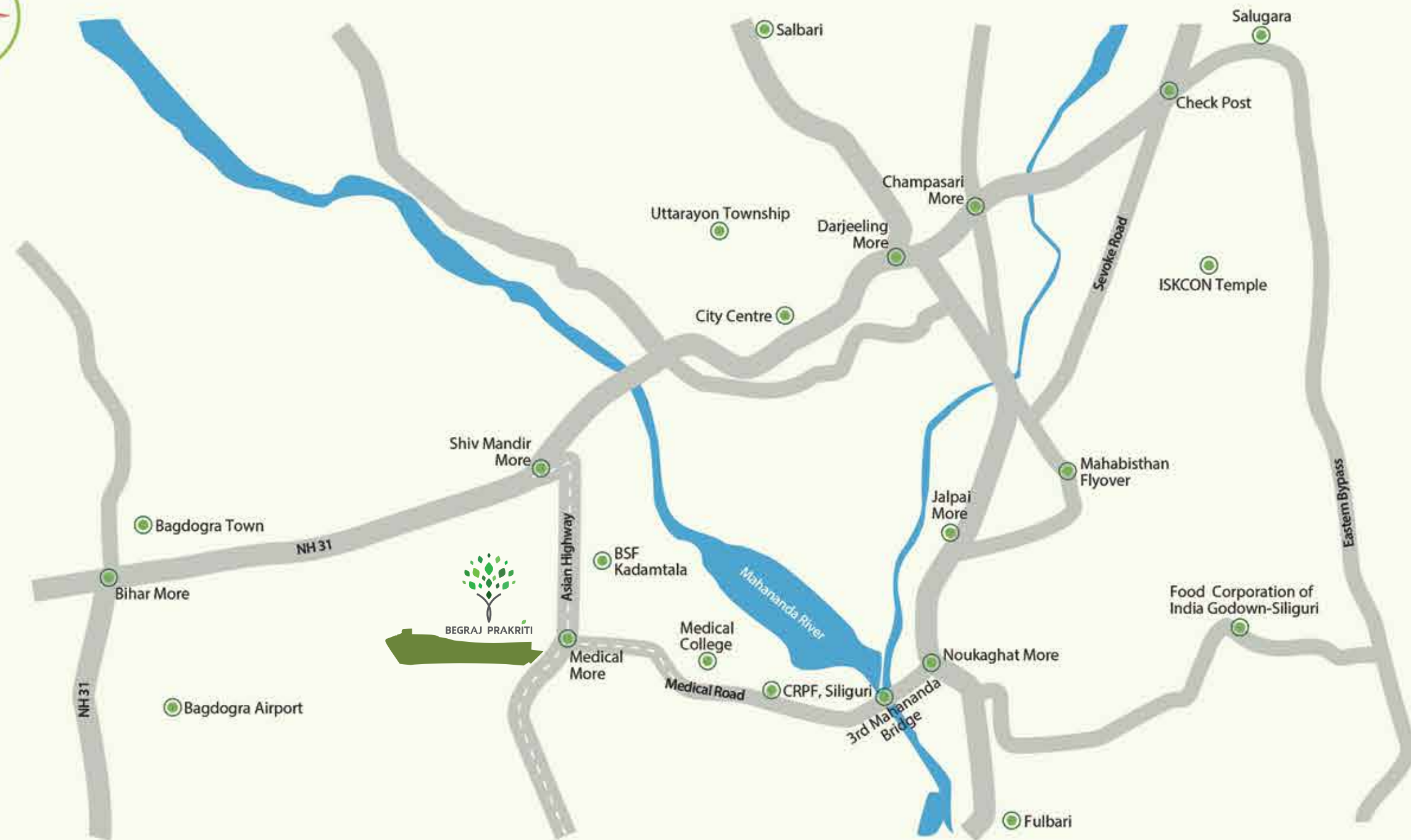
Show me with your love, blessings and power of divinity.



Experience an abode within the realms of nature. A home where living takes on the next level and morphs into an experience that is cherished and shared with your kin. Live the life that's in complete tune with the nature that grows around.

# LOCATION

## MAP



Bagdogra Airport:	<b>15 mins</b>
North Bengal Medical College & Hospital:	<b>3 mins</b>
City Centre:	<b>10 mins</b>
Begraj Silver Oaks:	<b>(Our existing project - site)/20 mins</b>
NJP railway station:	<b>25 mins</b>
Nearest bank:	<b>2 mins</b>
Nearest ATM:	<b>Walking distance</b>
Daily market:	<b>Walking distance</b>
Burdwan Road:	<b>10 mins</b>
Desun hospital:	<b>5 mins</b>
St. Joseph high school:	<b>7 mins</b>





W R A P P E D

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IN RESPLENDESCENCE

The call of the verdant life beckons you. It's the aura of a life that you never knew you needed.



# VERDANT BLISS

The morning shines on the impressive landscape that grazes your vision. A vision of sheer bliss and grandeur takes you places you've never been.



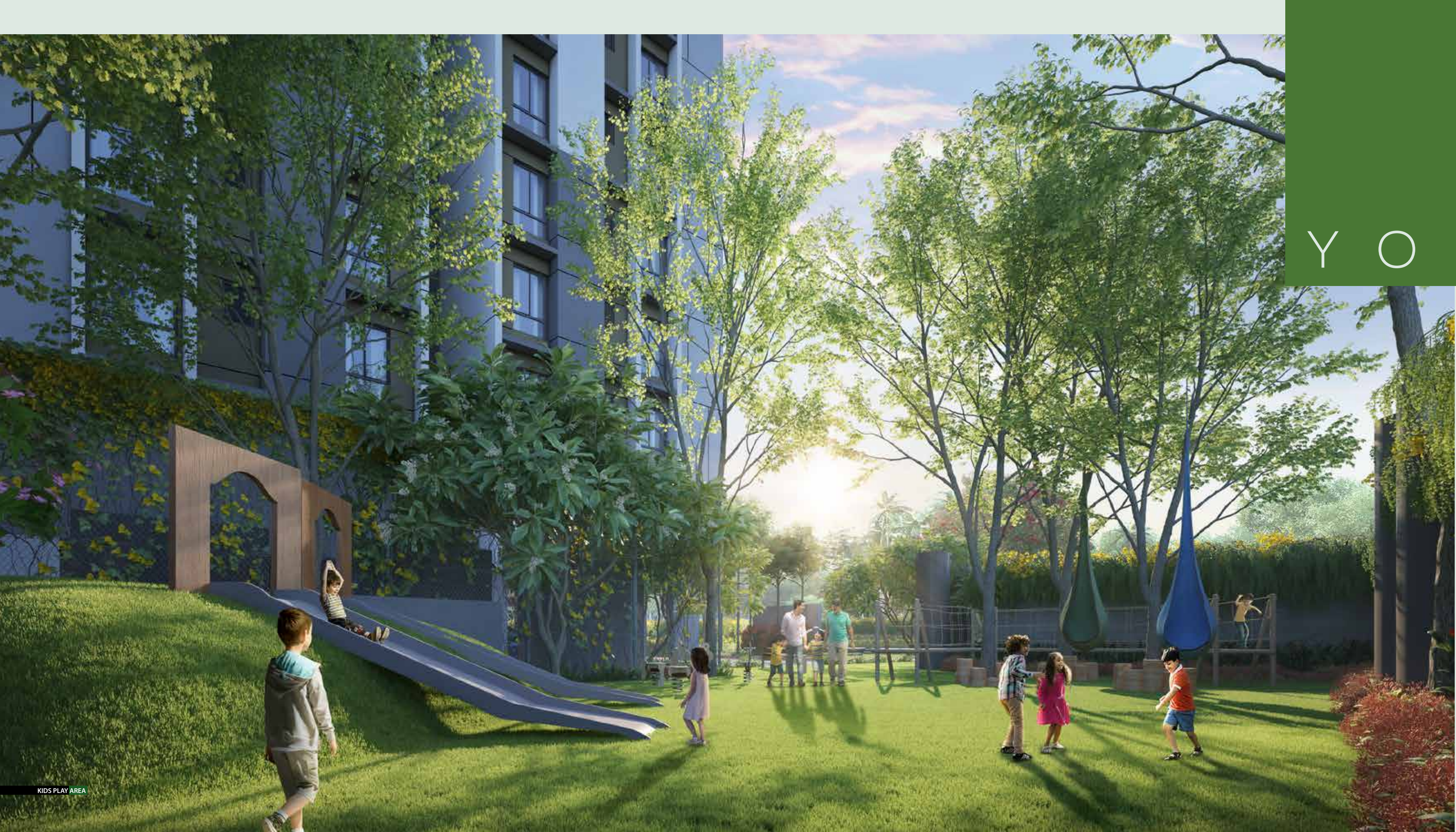
# SPACED SERENITY

.....

Welcome to a world of cultured greens. The manicured landscape at Begraj Prakriti is sure to take your breath away. Feel the spaces and take in a fresh breath, all among the serenity of the greens.

.....





# Y O U N G S P I R I T

Begraj Prakriti offers enough space for the toddlers to play around amidst the many green lawns and gardens. Secure play areas are fun and intelligently designed.

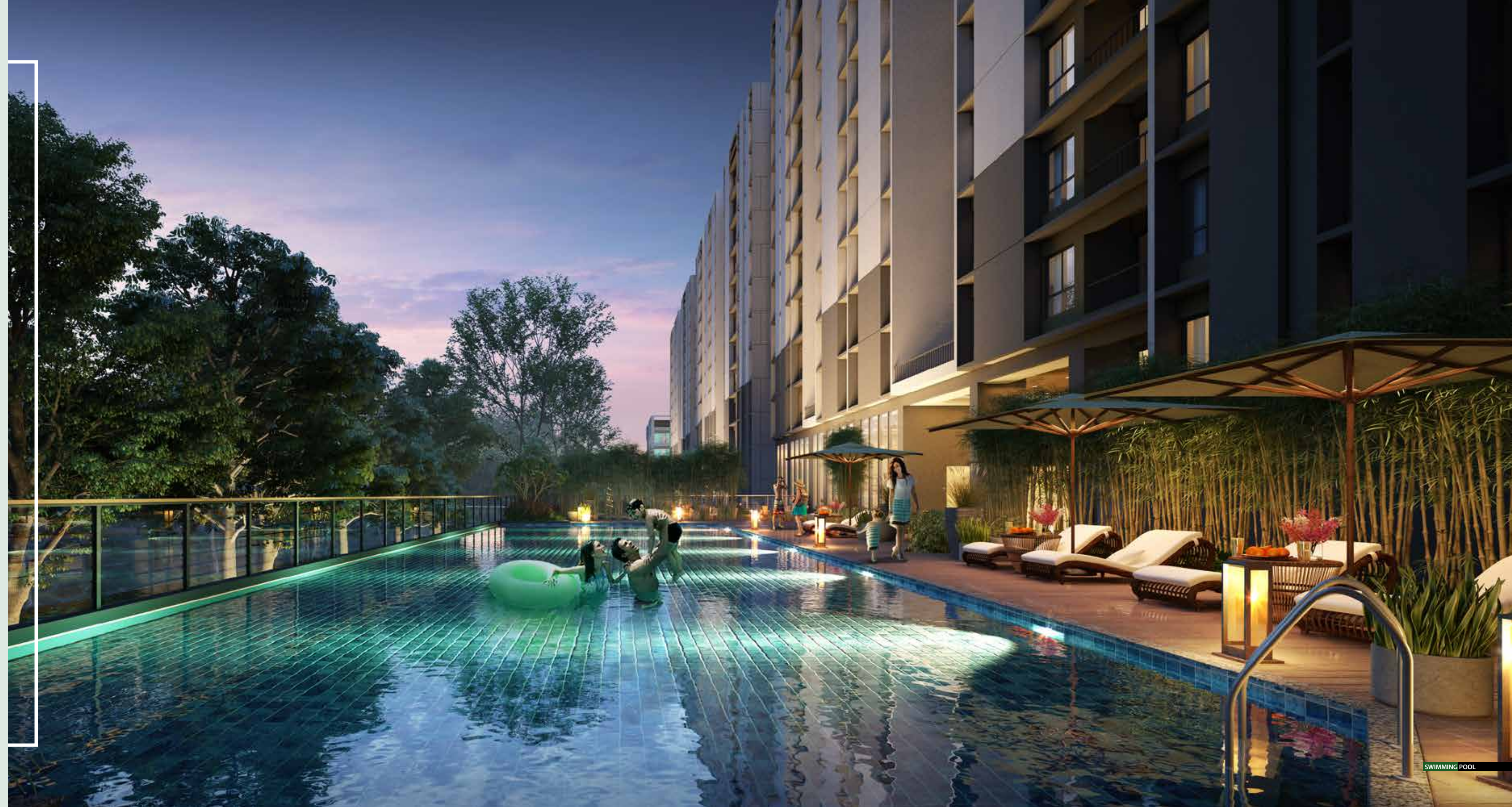
A  
T I M E  
O U T

.....  
Every now and then, it becomes  
imperative to put on the brakes. Take  
your much needed time out among the  
creepers and the shrubbery. Live the  
natural life you truly deserve to live.  
.....



# ALLURE OF BLUE

Be dazzled by the turquoise blue of the swimming pool. Perfect for a lazy day outdoors. Spend time in bliss with your family or your friends. This is a fun twist on a classic social time.



FIND AND REDISCOVER YOURSELF, TAKE A BIT OF A

S L I C E  
O F L I F E





LIVING ROOM

# SPACES

S P E A K

.....  
Your home at Prakriti speaks volumes  
of who you are. A true reflection  
of your sense and sensibilities,  
the spaces speak out to you.  
.....

A  
**T A L E**  
U N T O L D

Plush, luxurious yet understated. Our devotion to utmost precision has created interiors that are spacious and comfortable.





WORLD CLASS LIVING REQUIRES UNBEATABLE LEISURE AMENITIES

# CLUB





# SCULPT YOURSELF

Whether you need to work out your body or your mind, we have you covered. A full stacked gymnasium helps you stay fit so that you stay happy.



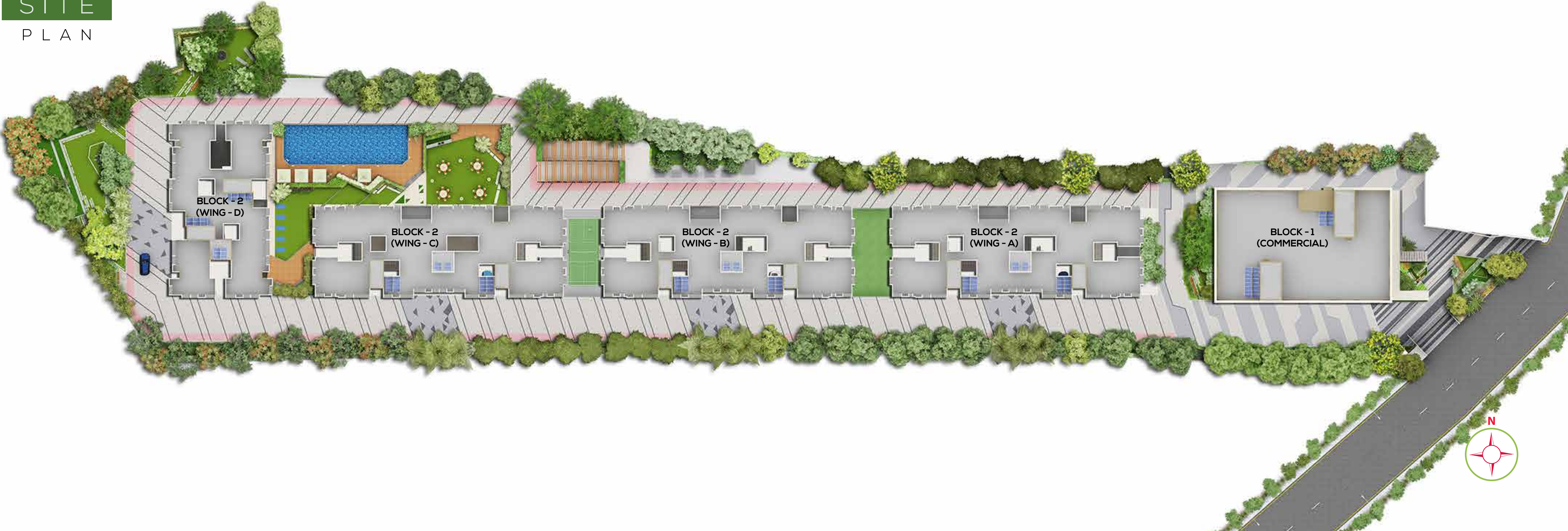
# S O C I A L S Y N E R G Y

Welcome to the club. Discover a range of indoor  
game options that redefine leisure. Come and  
experience first hand.



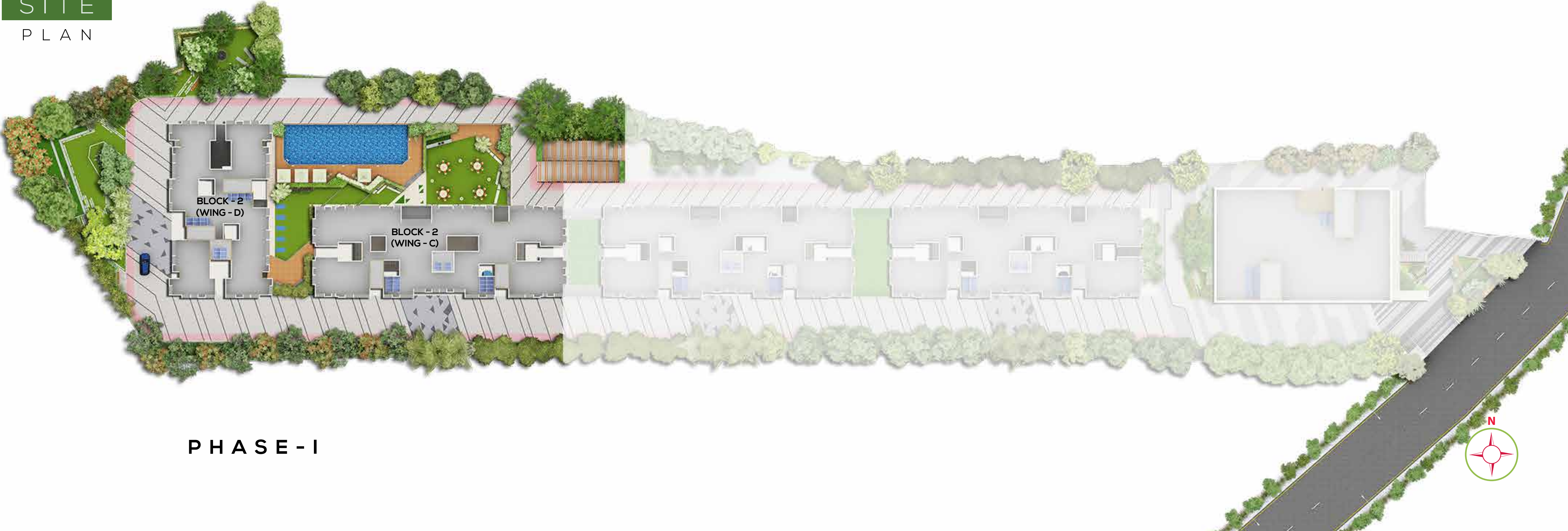
# SITE

# PLAN



SITE

PLAN



PHASE - I



## WHY PRAKRITI

Begraj Prakriti as the name suggests is set in the lap of nature in the vicinity of tea gardens and mountain ranges on the horizon. Its excellent connectivity to the Asian Highway and its close proximity to the North Bengal Medical College and Hospital makes it one of the most sort out places to have one's abode. It offers a luxurious lifestyle that is good value for money. A home where all can live as a community with plenty of green space along with all premium amenities which ensures that one lives a pleasant and hassle free life.

## ABOUT THE DEVELOPERS



Begraj Group has long been a Synonym to Quality Real Estate Development and is the most Dynamic and admired organization in the Real Estate Sector in North Bengal Region. More than four decades ago, the visionary Founder and CMD of the Group Late Shri Begraj Agarwal established the organization. The group started in the field of Construction and soon became a renowned name in the Construction, Real Estate and Infrastructure development. The group has been pioneer in the Real-estate business at Siliguri by offering the first ever Mall in the form of "Cosmos" and the first ever Multistoried Residential Complex filled with all amenities in the form of "Green Valley".

Over the Years the group has been able to command a Strong Goodwill and market share by delivering in terms of Quality, Timely Delivery and constant endeavor of providing optimum Customer Satisfaction. The company has always strived hard to keep its commitments and thus enjoys an extremely resonant reputation in the construction industry. The company today is one of the fastest growing entities in the realty sector with a difference that offers luxury for reasonable costs, excellent customer care levels with highest customer satisfaction index and the highest imaginable standards for the welfare of its staff, society as well as for the environment.

# BLOCK 2, WING C, FLAT - A



Flat Name	Type	Carpet Area	Balcony Area	Built Up Area	Super Built-Up
FLAT-A	3 BHK+2T	773	38	891	1185



# BLOCK 2, WING C, FLAT-B & FLAT-D



Flat Name	Type	Carpet Area	Balcony Area	Built Up Area	Super Built-Up
FLAT-B	2 BHK + 2T	591	35	683	908





# BLOCK-2, WING-C, FLAT-H

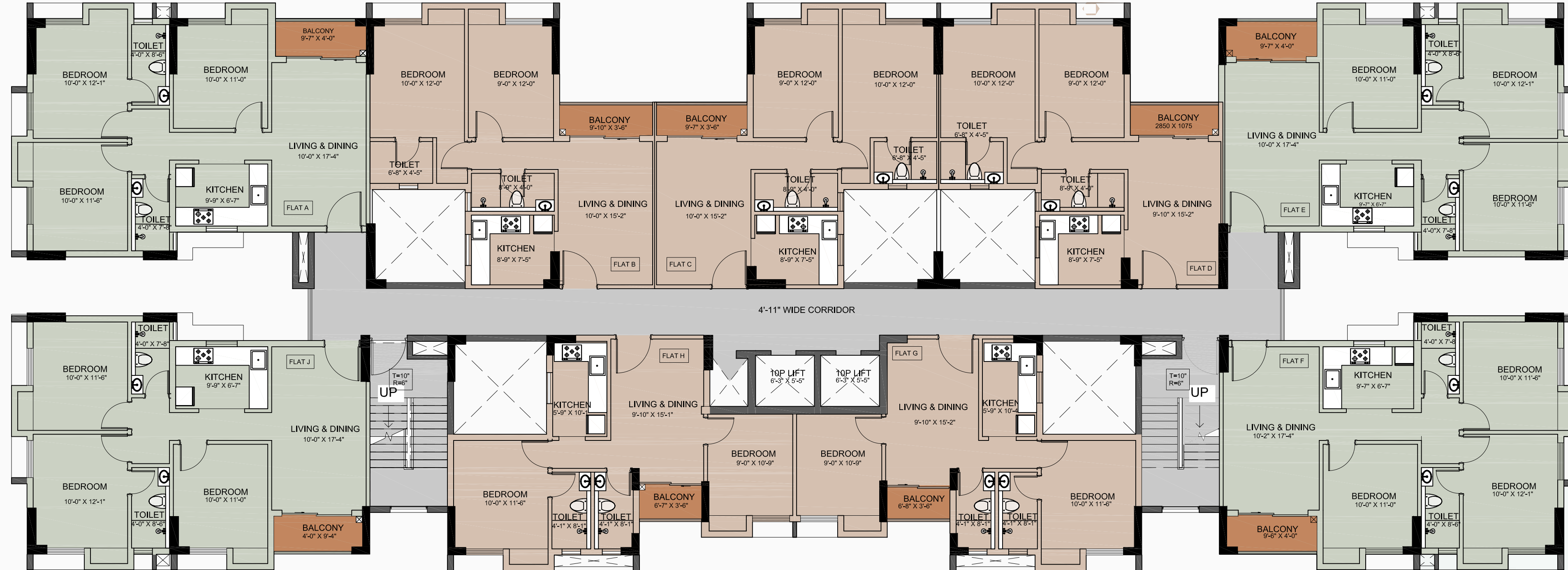


Flat Name	Type	Carpet Area	Balcony Area	Built Up Area	Super Built-Up
FLAT-H	2 BHK+2T	538	23	638	849



# TYPICAL PLAN

## BLOCK - 2, RESIDENTIAL, WING C



### AREA CHART

#### 1ST FLOOR

	FLAT NAME	FLAT TYPE	CARPET AREA	BALCONY AREA	BUILT UP (INCLUDING CARPET & BALCONY)	SUPER BUILT-UP
	FLAT-F	3 BHK	774	38	894	1189
	FLAT-G	2 BHK	537	23	638	849
	FLAT-H	2 BHK	538	23	638	849
	FLAT-J	3 BHK	770	37	890	1184

#### 2ND FLOOR

	FLAT NAME	FLAT TYPE	CARPET AREA	BALCONY AREA	BUILT UP (INCLUDING CARPET & BALCONY)	SUPER BUILT-UP
	FLAT-A	3 BHK	773	38	891	1185
	FLAT-F	3 BHK	774	38	894	1189
	FLAT-G	2 BHK	537	23	638	849
	FLAT-H	2 BHK	538	23	638	849
	FLAT-J	3 BHK	770	37	890	1184

#### TYPICAL FLOOR- 3rd TO 12th

	FFLAT NAME	FLAT TYPE	CARPET AREA	BALCONY AREA	BUILT UP (INCLUDING CARPET & BALCONY)	SUPER BUILT-UP
	FLAT-A	3 BHK	773	38	891	1185
	FLAT-B	2 BHK	591	35	683	908
	FLAT-C	2 BHK	591	33	684	910
	FLAT-D	2 BHK	589	32	682	908
	FLAT-E	3 BHK	773	38	890	1184
	FLAT-F	3 BHK	775	38	894	1189
	FLAT-G	2 BHK	537	23	638	849
	FLAT-H	2 BHK	538	23	638	849
	FLAT-J	3 BHK	770	37	889	1184



# TYPICAL PLAN

## BLOCK-2, RESIDENTIAL, WING D



### AREA CHART

#### 1ST FLOOR

	FLAT NAME	FLAT TYPE	CARPET AREA	BALCONY AREA	BUILT UP (INCLUDING CARPET & BALCONY)	SUPER BUILT-UP
	FLAT-D	3 BHK	802	45	942	1255
	FLAT-E	2 BHK	611	31	702	936
	FLAT-F	3 BHK	800	43	934	1244

#### TYPICAL FLOOR - 2nd TO 12th

	FLAT NAME	FLAT TYPE	CARPET AREA	BALCONY AREA	BUILT UP (INCLUDING CARPET & BALCONY)	SUPER BUILT-UP
	FLAT-A	3 BHK	800	42	942	1253
	FLAT-B	2 BHK	606	31	702	934
	FLAT-C	3 BHK	802	44	934	1244
	FLAT-D	3 BHK	802	45	942	1255
	FLAT-E	2 BHK	610	31	702	936
	FLAT-F	3 BHK	800	43	934	1244



# SPECIFICATIONS

## Structure

- Earthquake resistant RCC framed structure

## Rooms

- Floors Vitrified/ Ceramic tiles in living/dining area and bedrooms
- Walls - Wall putty finished

## Toilets

- Floor ceramic/ vitrified tiles
- Dado glazed tiles up-to door height
- Sanitary ware Western type commode of reputed brand

## Kitchen

- Floor Ceramic / Vitrified tiles
- Counter with counter top
- Sink Stainless steel sink
- Dado Ceramic tiles dado upto 2 feet above the counter

## Fittings

- Doors Flush doors with superior quality wooden frames
- Windows fully glazed aluminium sliding window with clear glass

## Exterior

- Elegant looks with superior quality weather coat paint

## Electrical

- Concealed wiring with ISI marked copper wire.
- Modular switches of reputed brand

# FACILITIES/ AMENITIES

- 24 X 7 (Common area) DG Backup
- Adequate High-speed lift facility
- Sewage treatment plant
- Well decorated lobby
- CCTV at Main Entrance/ Exit of the project
- Well-equipped fire fighting system

# SOCIAL SYNERGY

- Gymnasium
- Yoga Room
- Yoga & Fitness Deck
- Meditation Garden
- Podium level Swimming Pool
- Party Lawn
- Barbeque Counter/ Serving Counter
- Changing Room
- Visual Entertainment Centre
- Double height sitting area
- Double height Indoor Games Room (Pool Table/ Table Tennis)
- Indoor Tiny Tots Room





## OUR TEAM

### M/S. MAHESWARI & ASSOCIATES ARCHITECT

Architect Kamal Kumar Periwal had started his journey as Architect during the early 90's when he set up Maheswari & Associates, architectural & Interior designing firm. In last 25 year of his esteemed career, Architect Periwal has been able to deliver over 20 million square feet of built up space, with spread across India.

Architect Periwal's desing studios in Mumbai and Kolkata with over 40+ experienced architects. Interior Designers, Site engineers and other allied staffs having sound experience in delivering master planning projects, large scale Residential housing. Commercial and Retail projects of varying sizes. He has built projects from Guwahati. Assam to Jaipur, Rajasthan to Goa. He has done numerous projects in eastern INDIA including locations such as Kolkata, Guwahati & Siliguri.

### UDBHAV CONSULTANTS LLP Landscaping Consultant

A design studio in Kolkata, operating predominantly on Landscape & environmental developmental projects working with an energetic and focused team of young Landscape Architects & Architects with diverse exposure at handling of projects across the country. We strive for a common objective to produce quality design through individuality and ingenuity, while weaving colours of nature into spaces. Design process engaging culture, local flavours deep rooted in us, while sustaining a constant interaction with technology, with an extensive portfolio of projects including master planning, urban design, mixed use developments, leisure, hospitality, commercial & residential projects.

### ADORIT CONSULTANT Structural Engineers

Mr. Manoj Kanti Majumder is the Founder and Head of the firm. He has over 40 years of rich experience in the field of structural desing of Civil engineering structures. He has served Kolkata Municipal Corporation in the Capacity of Director General and Engineer-in-Chief. He was appointed as technical advisor for prestigious project like ITC Sonar Bangal and AJC Bose Road Flyover, Kolkata. He is currently a member of Metropolitan Planning Council, WB and formerly a member of West Bengal Housing Board.



Our Past Projects



**BEGRAJ SILVER OAKS**  
Mallaguri, Siliguri



**COSMOS**  
Siliguri



**GREEN VALLEY**  
Siliguri



**JEEVANDEEP**  
Salugara, Siliguri



**SPENCER PLAZA**  
Vardhaman Road, Siliguri



**GEM HOUSE**  
Siliguri





## BEGRAJ PRAKRITI

Begraj Prakriti, Medical More, Asian Highway, Matigara, Siliguri, West Bengal

For details contact: **9733063000** | **9733053000**

[www.begrajprakriti.com](http://www.begrajprakriti.com)



DEVELOPERS



BEGRAJ

BEGRAJ GROUP OF COMPANIES

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