

HOME FOR
SOULFUL LIVING



Convenience Circle

HEALTHCARE

- Anandam ENT Head & Neck Super Speciality Centre: **0.8 Km**
- Newlife Fertility Center at Homeland : **1.2 Kms**
- Vedaanta The Health City at Homeland : **1.2 Kms**

EDUCATION

- Narayana School : **0.8 Km**
- Nirmala Convent School : **0.9 Km**

HOTEL

- Cindrella Hotel : **1 Km**
- Lemon Tree Hotel : **1.2 Kms**
- Royal Sarovar Premiere Hotel : **1.2 Kms**
- Saffron Crest : **1.7 Kms**

DAILY NEEDS

- Vega Circle Mall (Inox, Spencer) : **1.5 Kms**
- Reliance Market : **0.5 Km**

BANKING

- ICICI Bank : **1 Km**
- State Bank of India : **1 Km**





ANAND MEETS HARMONY

It's your own space to home all your happiness. Make it your new address where you want to belong to every day. It's the upcoming landmark built with you in mind.



Residential
Shangri-la
Gardens



SAPNEY MEETS REALITY

Live by the dreams & where your mind wants. It's truly overwhelming when dream living becomes affordable.

G+4 | 2 BHK

ASHIYANA MEETS ELEGANCE

True elegance lies in living with
the needless wants of life. Let's
set your new style of living that is
your very own.





BACHPAN MEETS PLAYMATE

Life won't be felt boring when your children play hide 'n' seek with greens. Make their childhood more meaningful with these precious moments.



YAADEIN MEETS NATURE

When lush greenery is all around,
you don't need to go far away to
soothe your soul.

G+4 | 2 BHK



SHANTI MEETS HAPPINESS

Here, the style of living is inspired by residing close to nature. Focus on the inner & outer well-being while bidding adieu to your worries.



SHURUYAT MEETS FAMILY-LIVING

Happiness doesn't lie in
possessing more space. Instead,
it depends on how close you're
with your near ones.



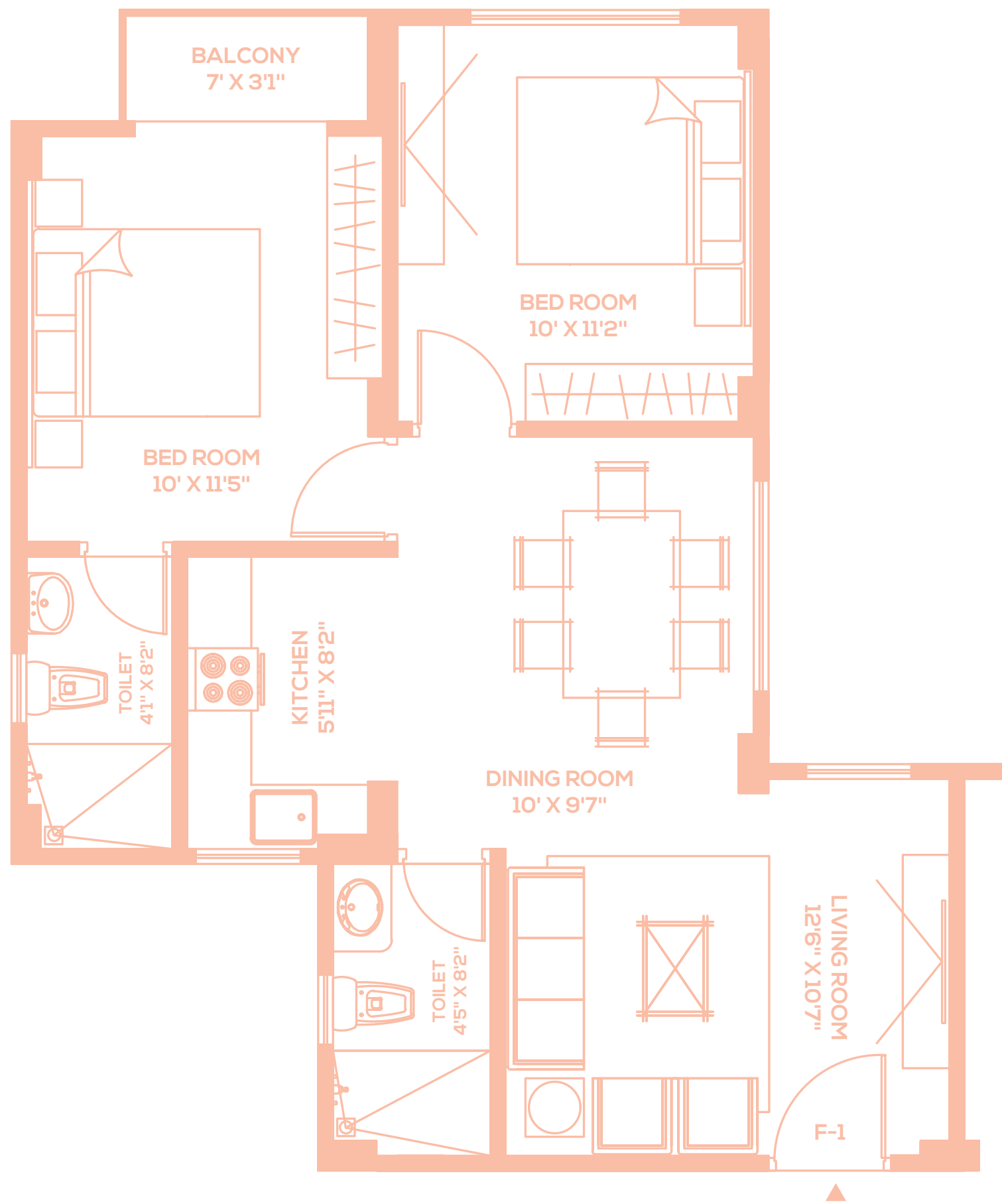
Site Map

LEGEND

1. ENTRY
2. DRIVE WAY
3. ZEN GARDEN
4. PARTY LAWN
5. GREEN LAWN
6. STAR GAZING
7. SENIOR CITIZEN SITTING AREA
8. KIDS' PLAY AREA
9. SITTING AREA WITH DECK
10. OPEN GYM
11. YOGA LAWN
12. EXIT

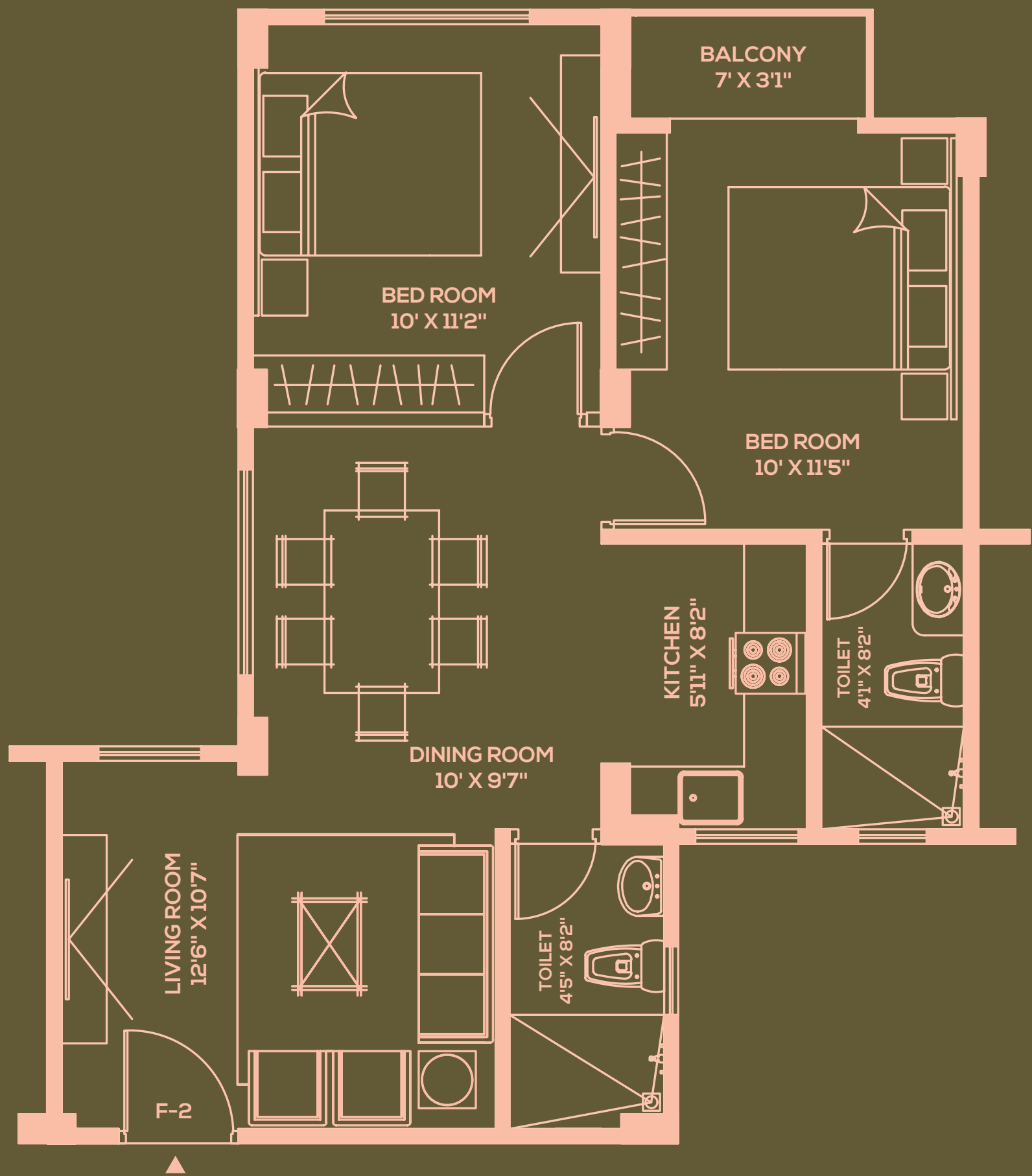


TYPICAL FLOOR PLAN [1st, 2nd, 3rd & 4th FLOOR]



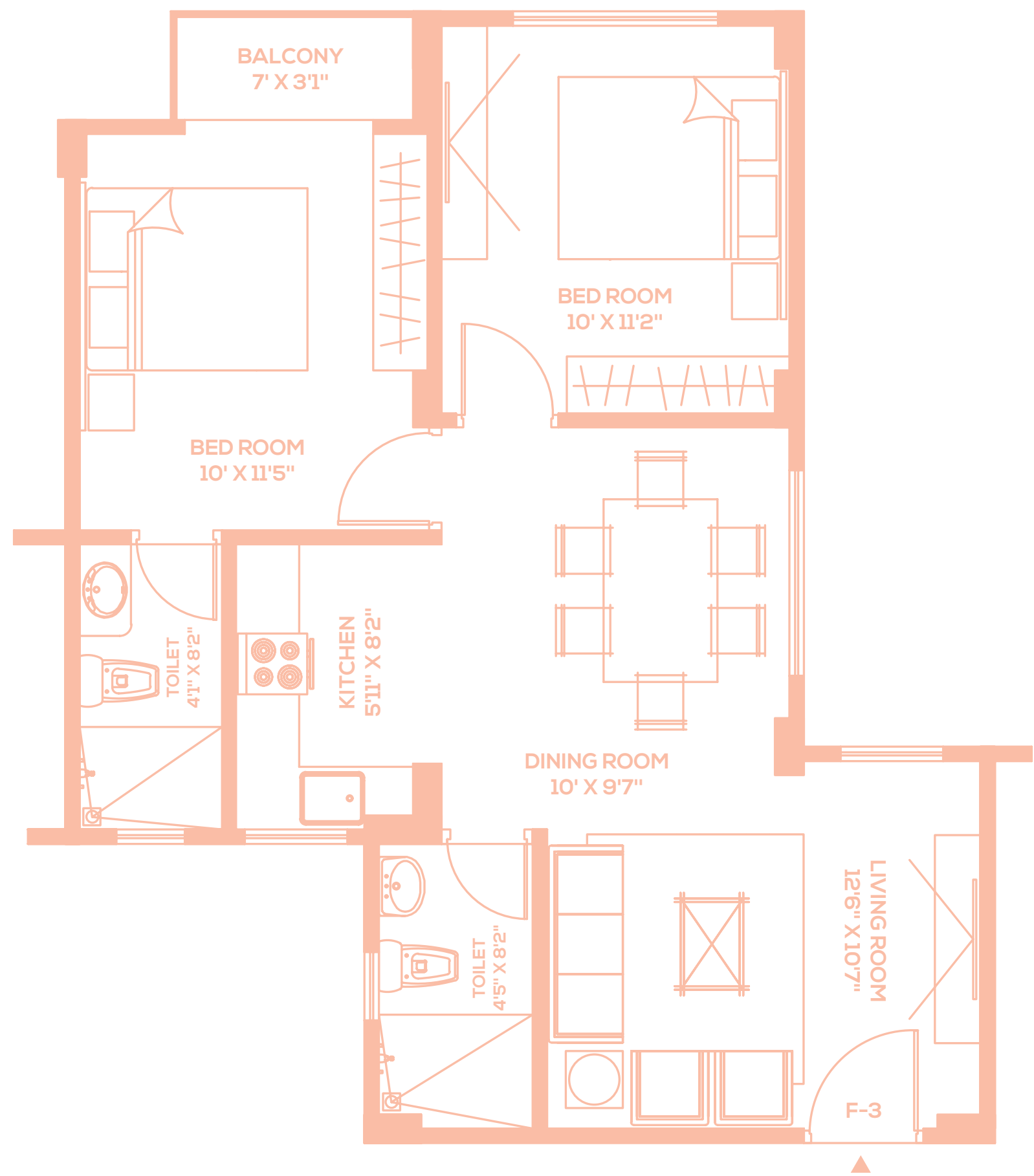
FLAT NO.	AREA
FLAT-1	941 SQ. FT.

TYPICAL FLOOR PLAN [1st, 2nd, 3rd & 4th FLOOR]



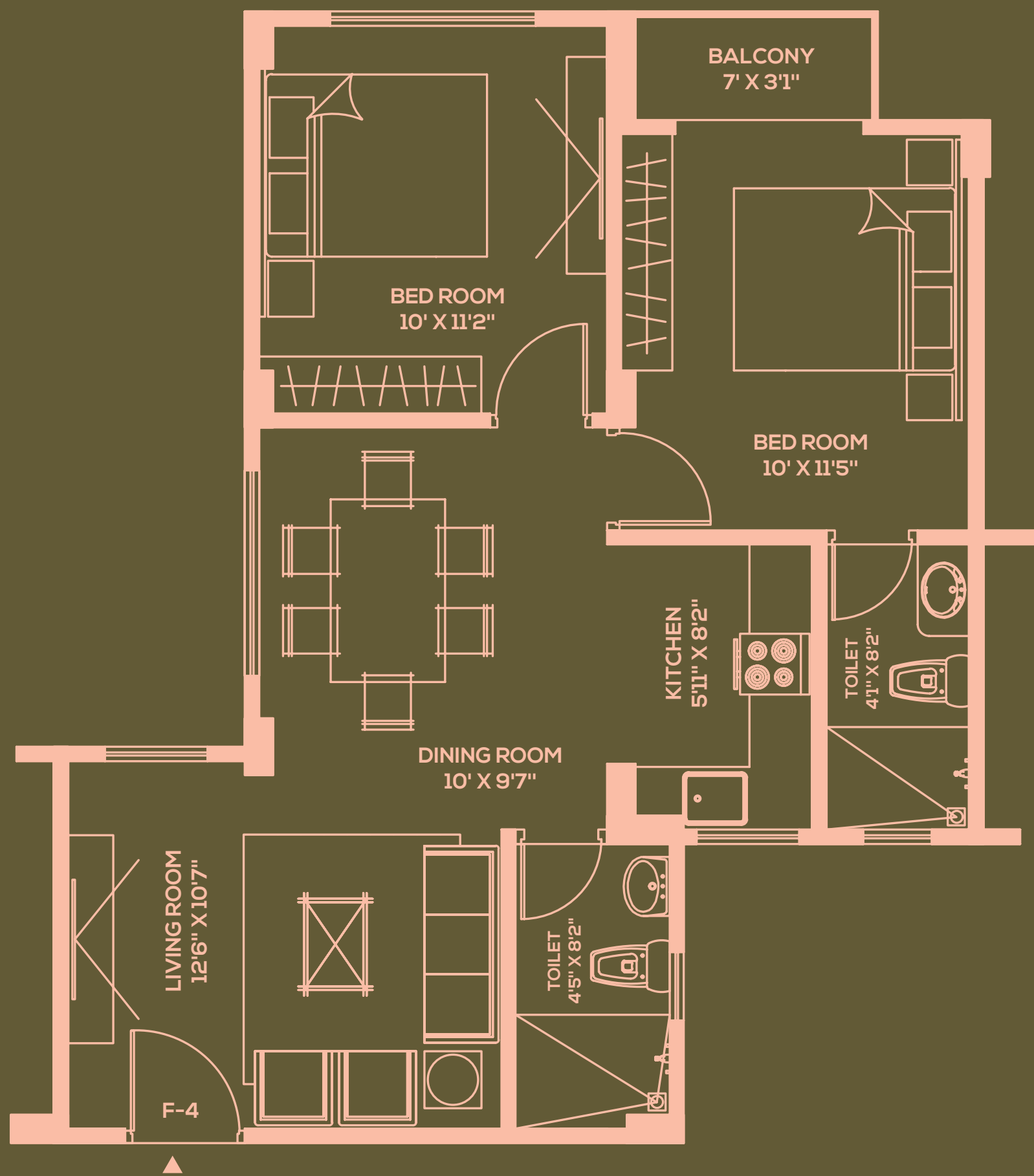
FLAT NO.	AREA
FLAT-2	935 SQ. FT.

TYPICAL FLOOR PLAN [1st, 2nd, 3rd & 4th FLOOR]



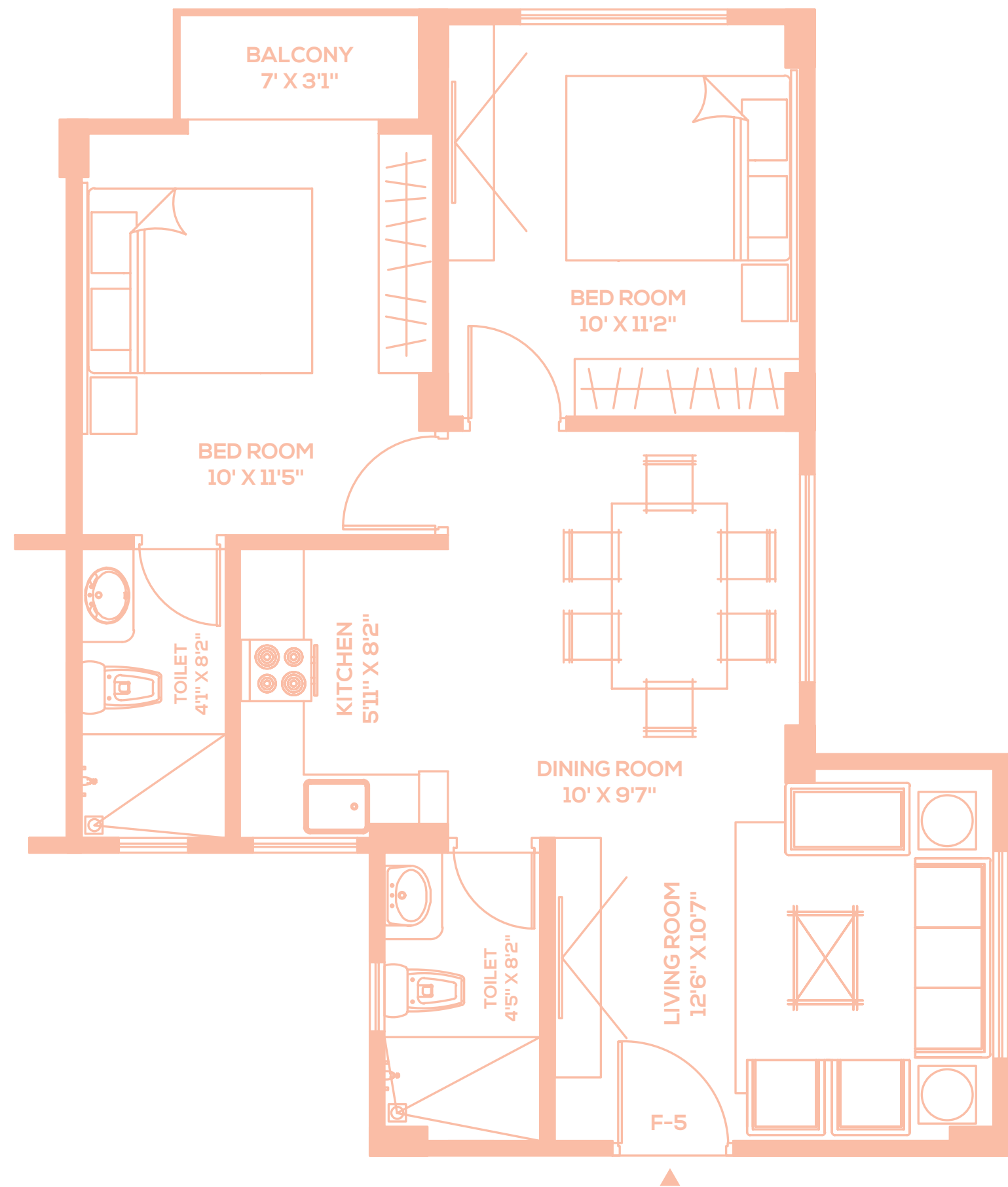
FLAT NO.	AREA
FLAT-3	935 SQ. FT.

TYPICAL FLOOR PLAN [1st, 2nd, 3rd & 4th FLOOR]



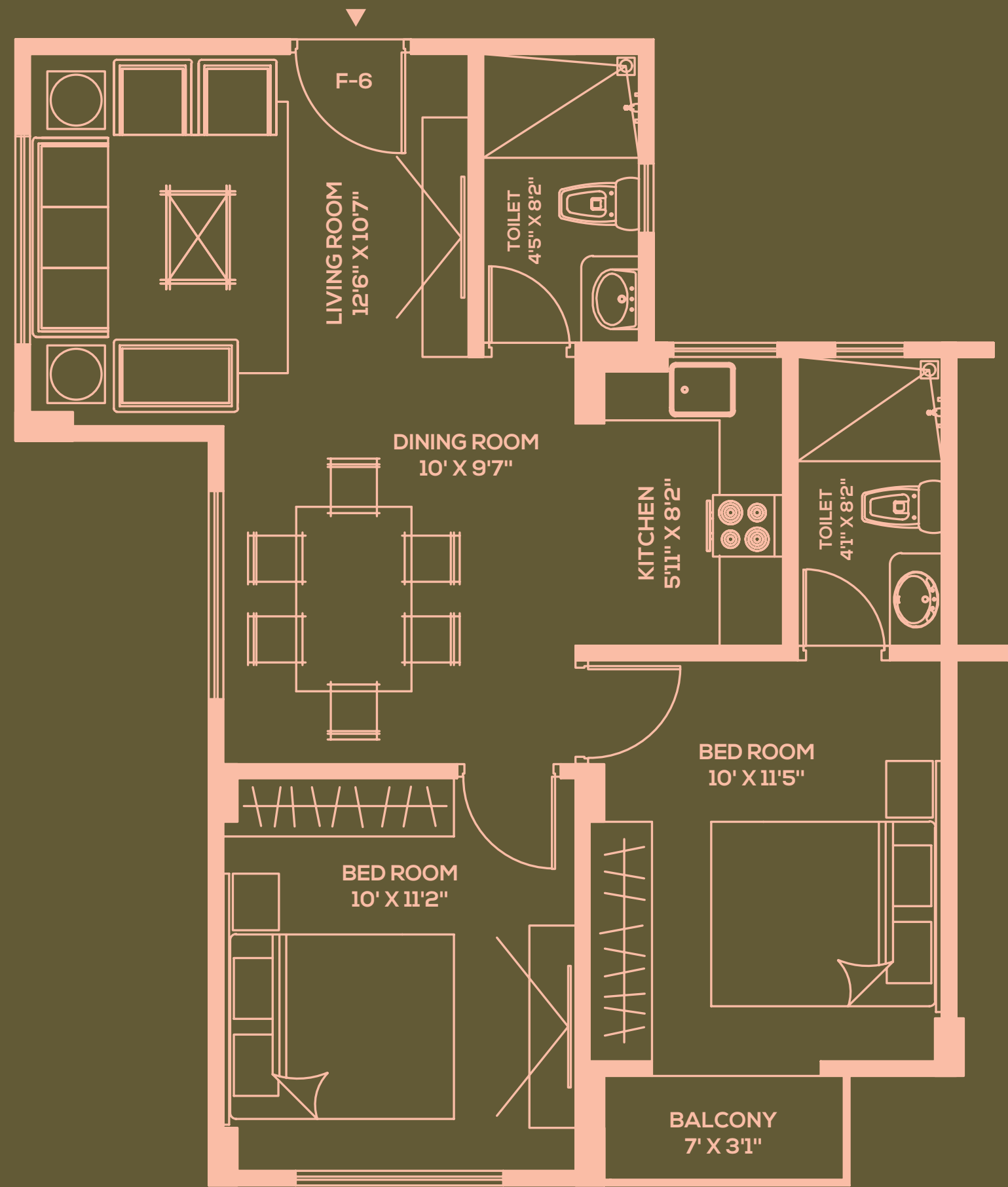
FLAT NO.	AREA
FLAT-4	935 SQ. FT.

TYPICAL FLOOR PLAN [1st, 2nd, 3rd & 4th FLOOR]



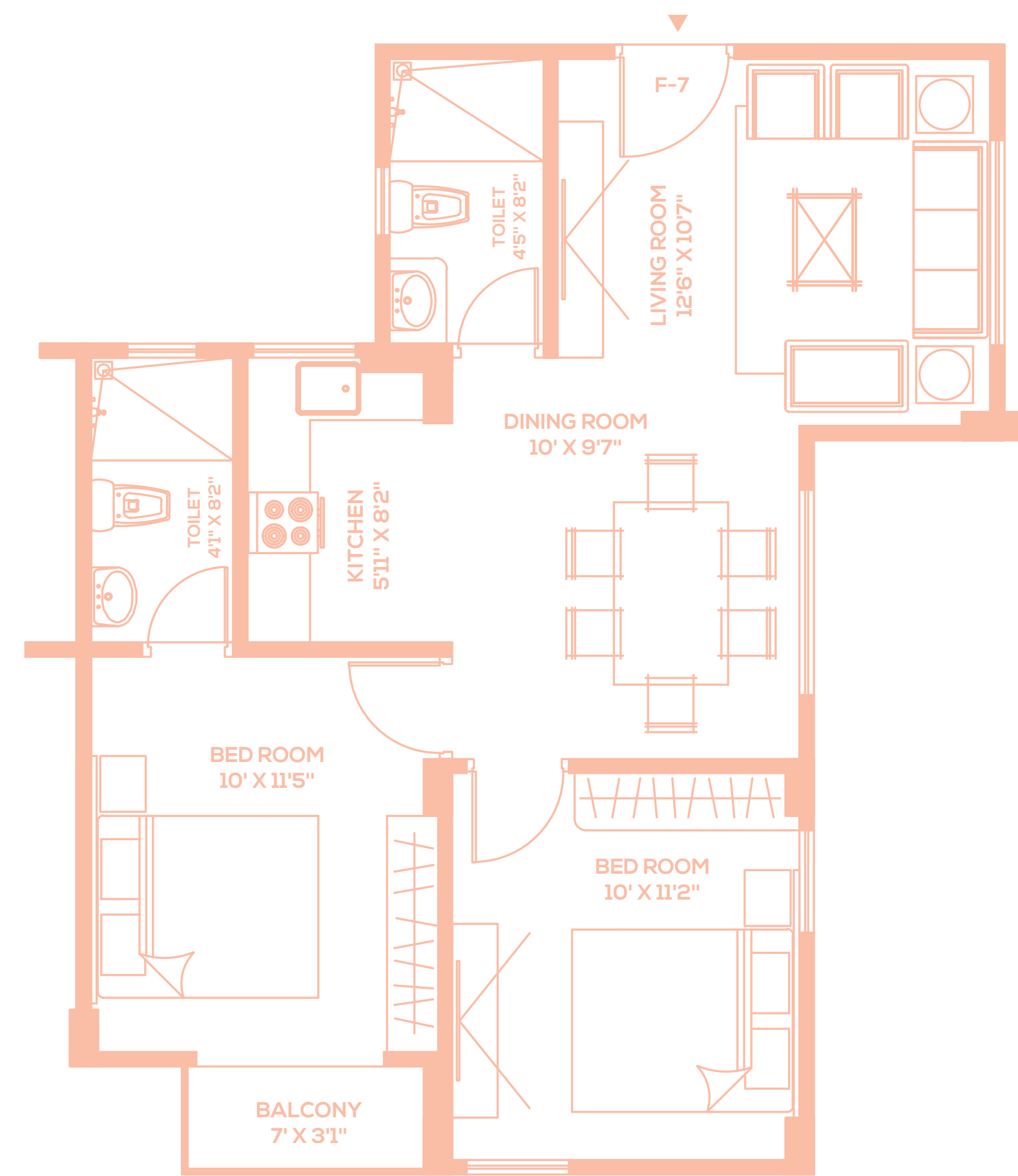
FLAT NO.	AREA
FLAT-5	938 SQ. FT.

TYPICAL FLOOR PLAN [1st, 2nd, 3rd & 4th FLOOR]



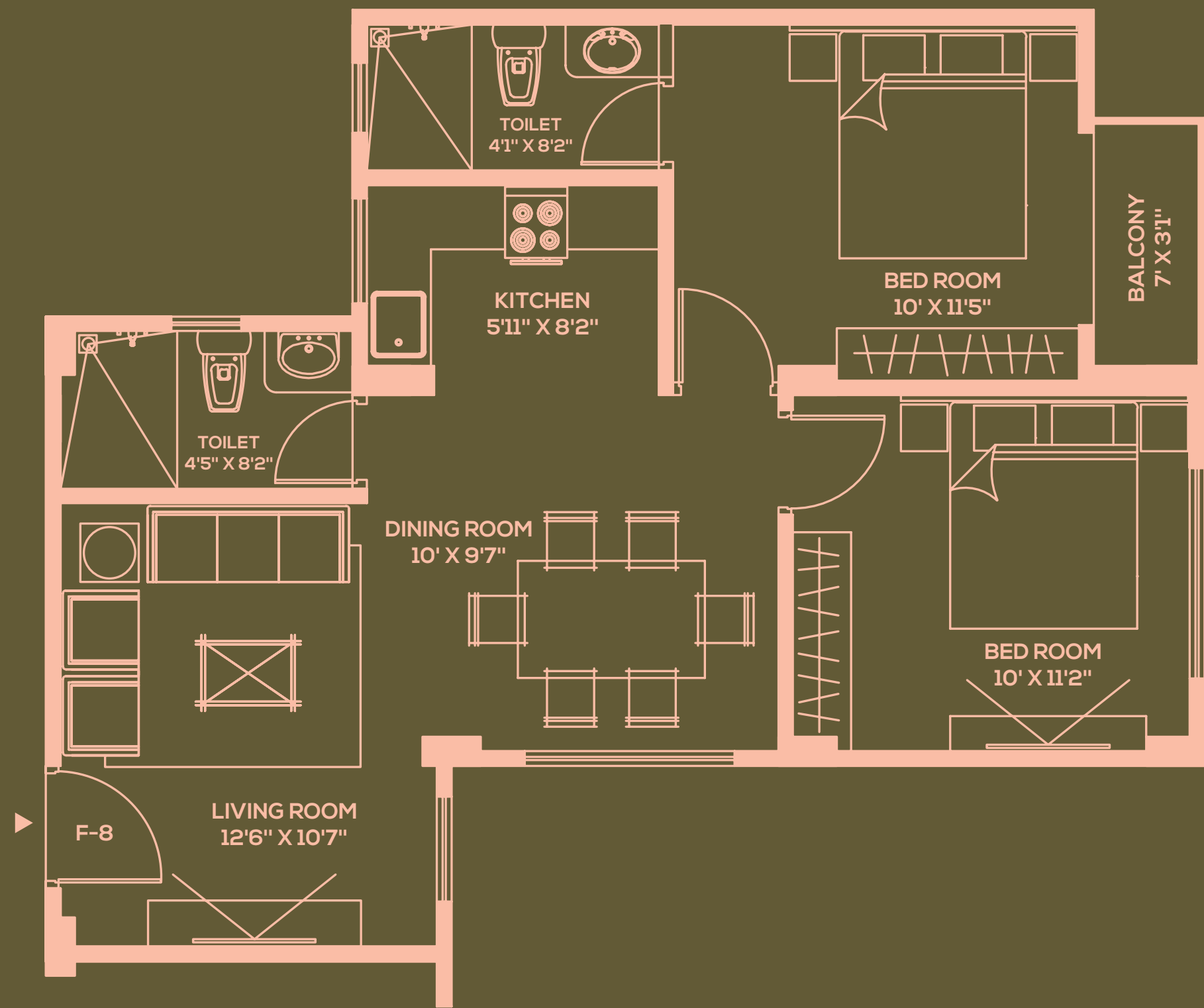
FLAT NO.	AREA
FLAT-6	938 SQ. FT.

TYPICAL FLOOR PLAN [1st, 2nd, 3rd & 4th FLOOR]



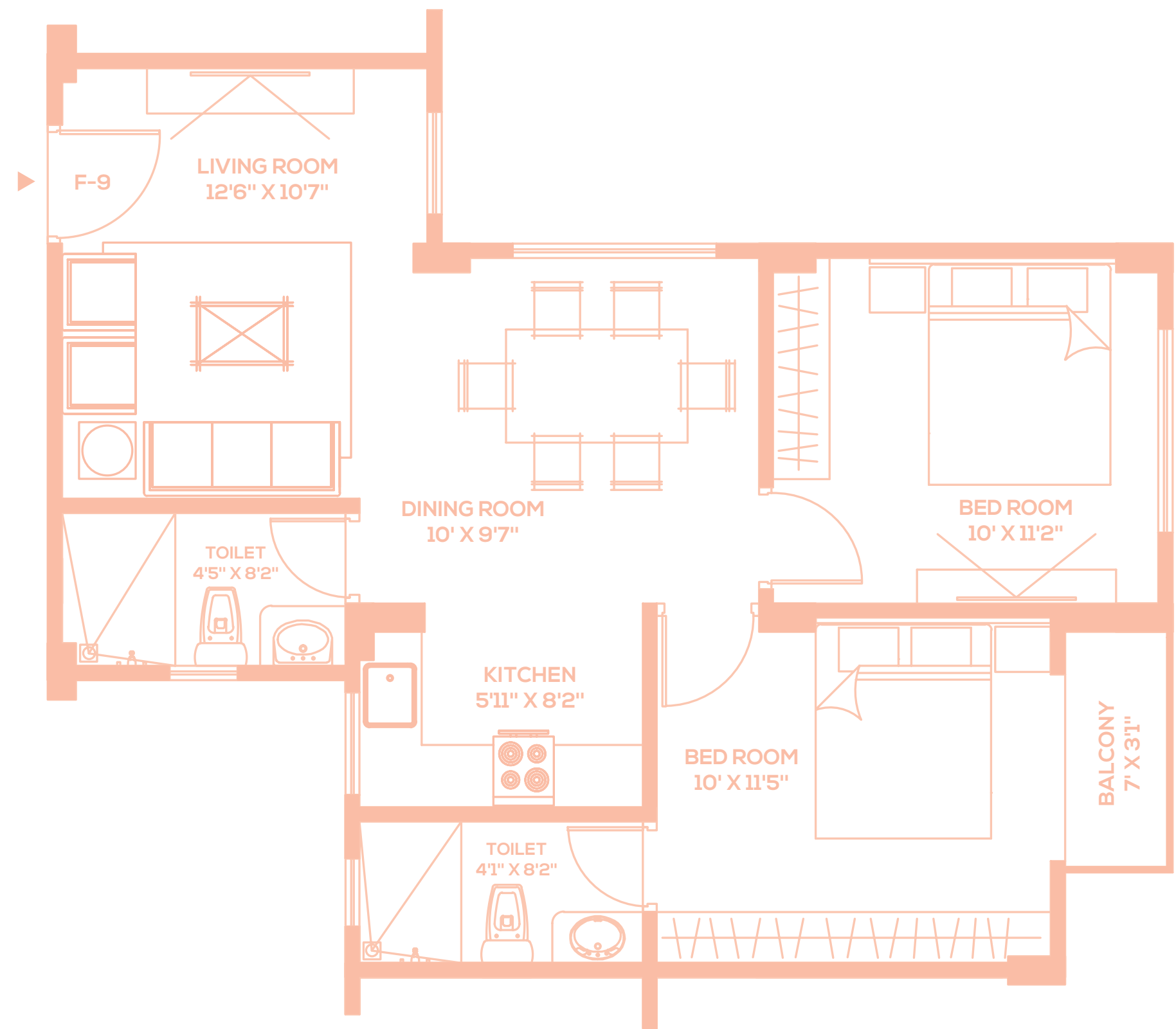
FLAT NO.	AREA
FLAT-7	938 SQ. FT.

TYPICAL FLOOR PLAN [1st, 2nd, 3rd & 4th FLOOR]



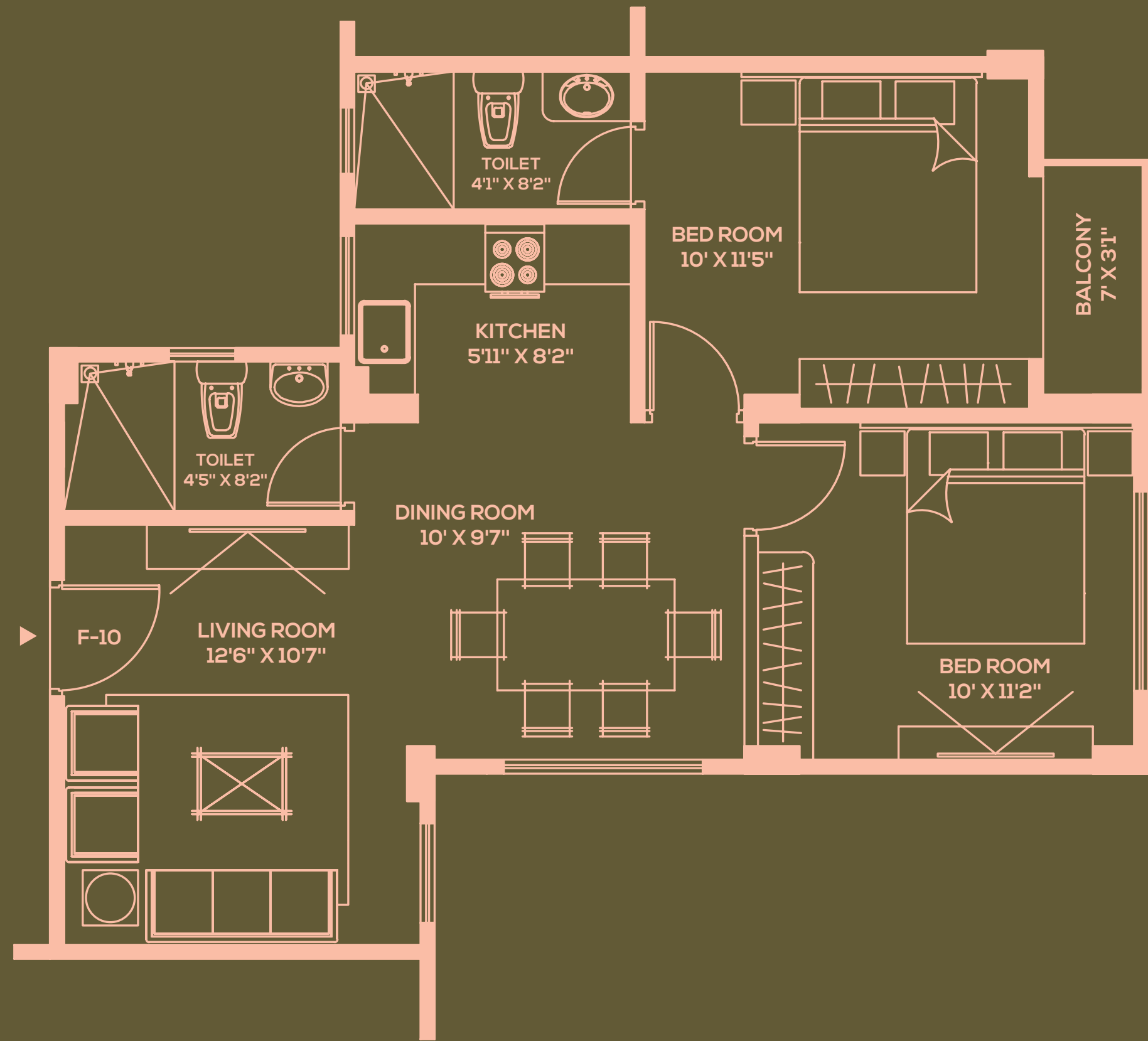
FLAT NO.	AREA
FLAT-8	941 SQ. FT.

TYPICAL FLOOR PLAN [1st, 2nd, 3rd & 4th FLOOR]



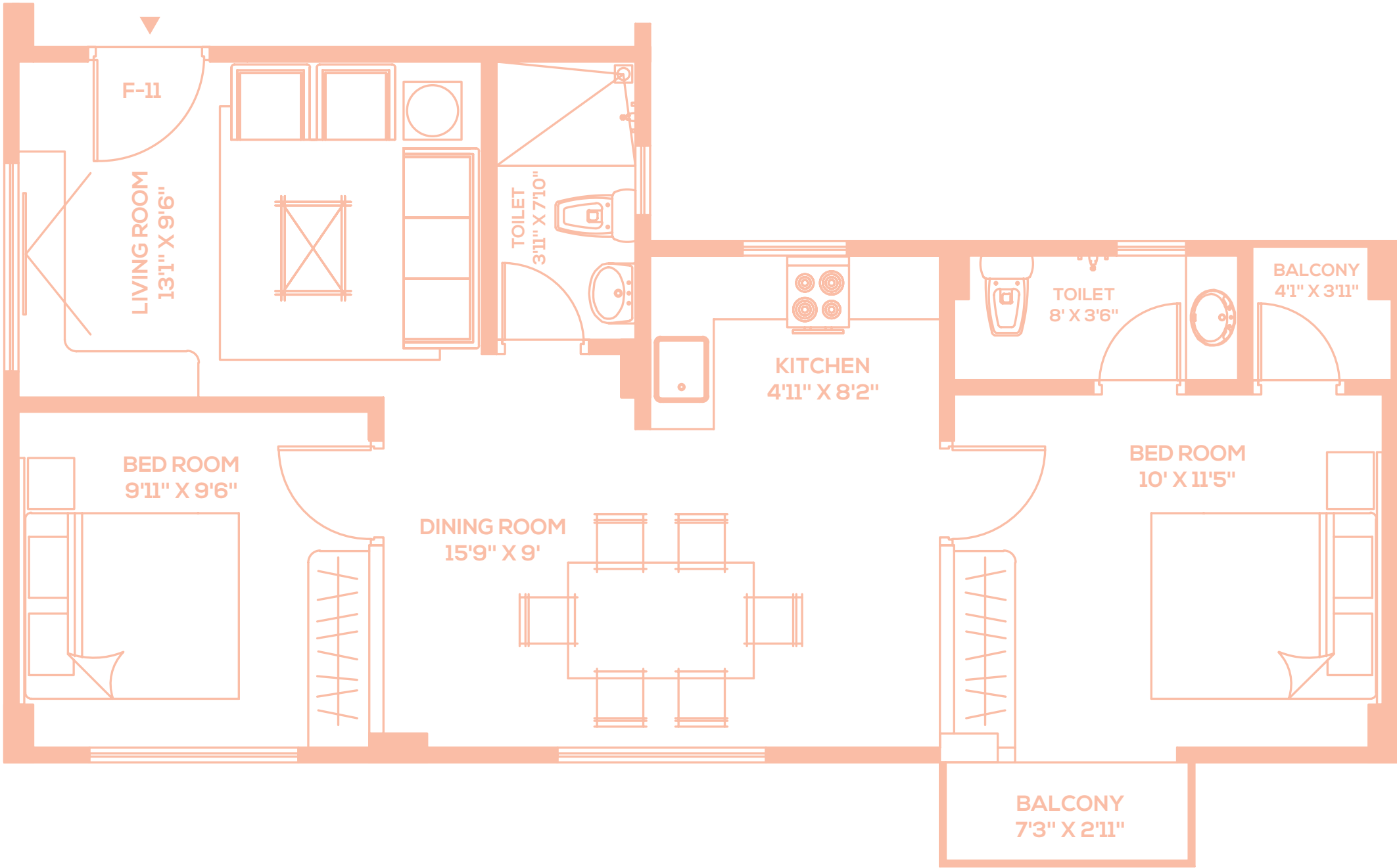
FLAT NO.	AREA
FLAT-9	937 SQ. FT.

TYPICAL FLOOR PLAN [1st, 2nd, 3rd & 4th FLOOR]



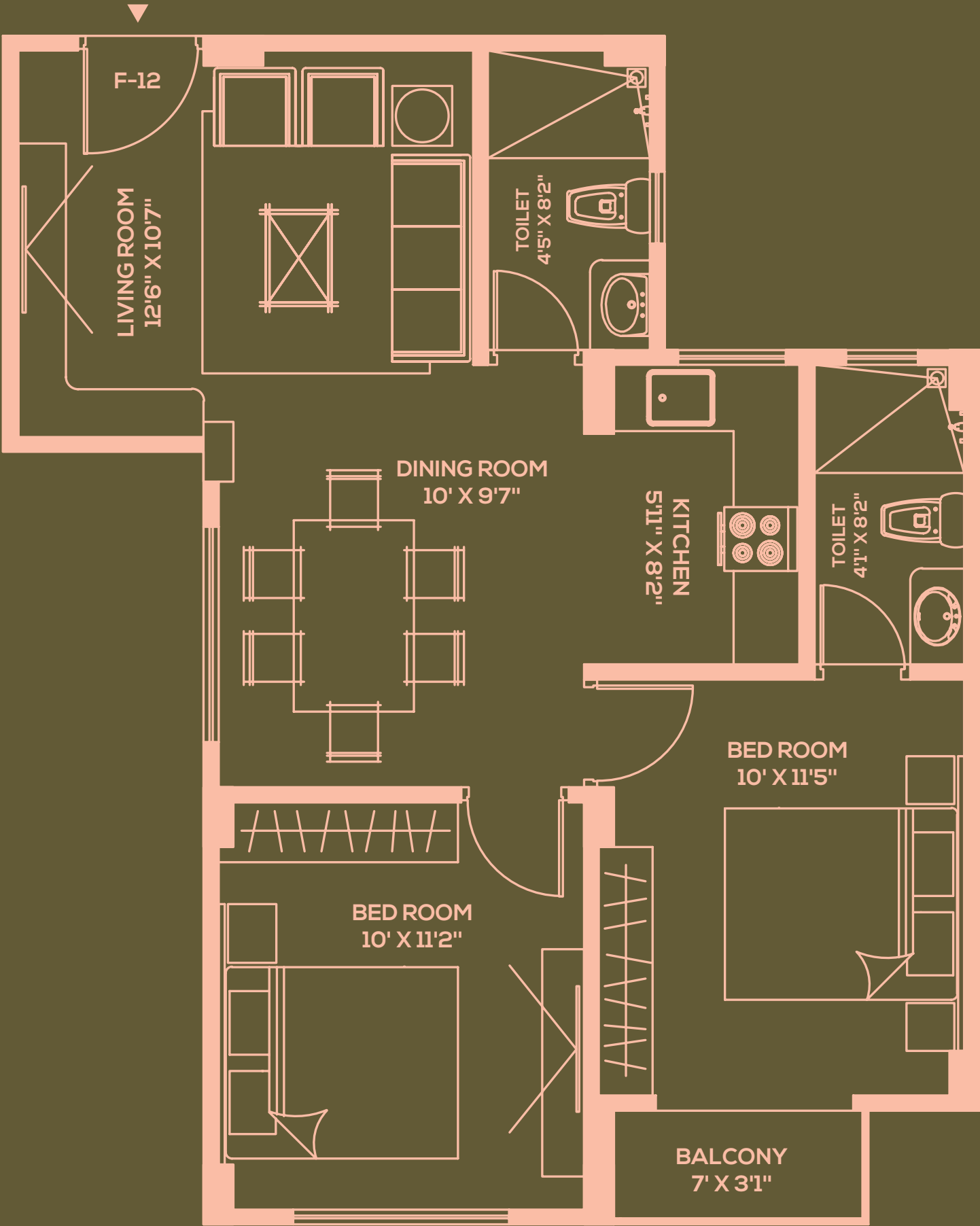
FLAT NO.	AREA
FLAT-10	938 SQ. FT.

TYPICAL FLOOR PLAN [1st, 2nd, 3rd & 4th FLOOR]



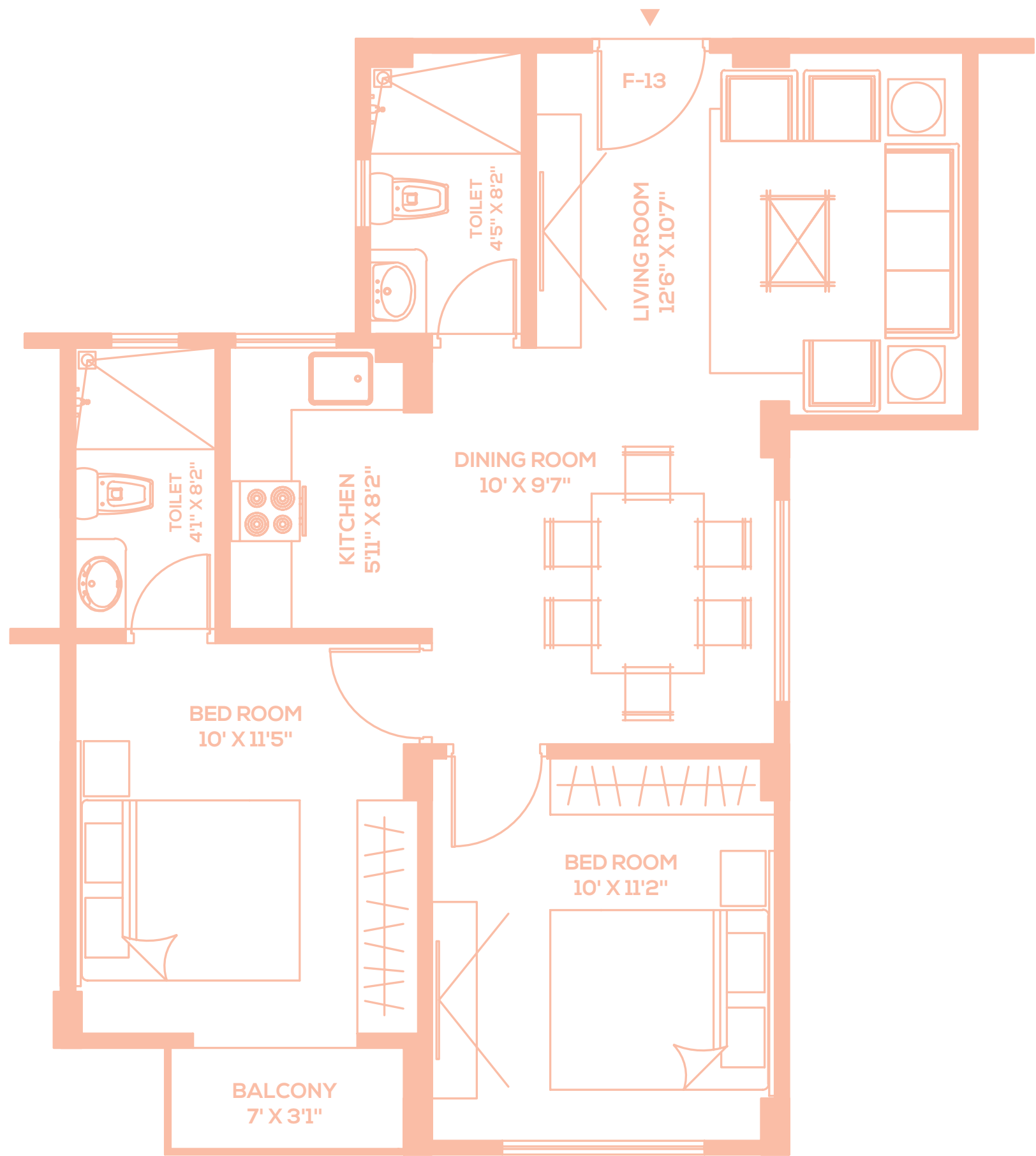
FLAT NO.	AREA
FLAT-11	935 SQ. FT.

TYPICAL FLOOR PLAN [1st, 2nd, 3rd & 4th FLOOR]



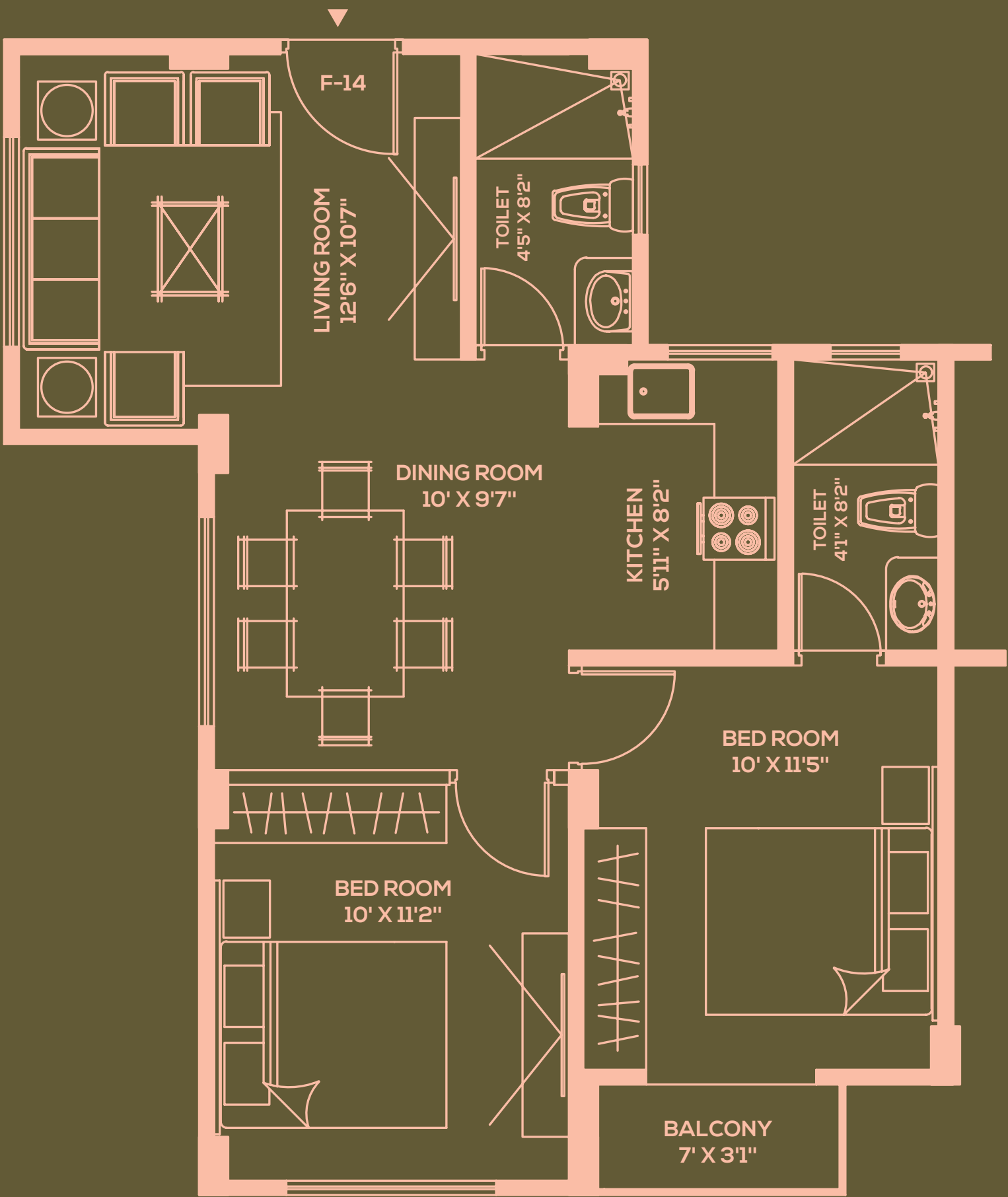
FLAT NO.	AREA
FLAT-12	941 SQ. FT.

TYPICAL FLOOR PLAN [1st, 2nd, 3rd & 4th FLOOR]



FLAT NO.	AREA
FLAT-13	935 SQ. FT.

TYPICAL FLOOR PLAN [1st, 2nd, 3rd & 4th FLOOR]



FLAT NO.	AREA
FLAT-14	989 SQ. FT.

Architectural and Structural Consultants

The design team behind Shangri-La Gardens is being headed by Anjan Kumar Roy,BCE. MIEC Eng(I) . Over three decades in the field, Mr. Roy cherishes his strong inclination towards Structural and Earthquake Engineering, and his passion for Architecture. A product of Jadavpur University, Kolkata, he started his career as Design Engineer in Development Consultants Ltd. in Thermal Power Sector, and later on shifted to Real Estate as Senior Partner of Green Hills Consultants. Currently, he is the principal of EDIFICE Design Studio . He has long experience of working in Real Estate sector in North Bengal and parts of Sikkim, Bhutan, Nepal, North Bihar and Assam. He has also worked for WAPCOS, Indian Oil Corporation , Jay Shree Tea (A Birla Enterprise) apart from working for most of the prominent players in real estate sector in North Bengal.

Architectural and Structural Consultants :

EDIFICE Design Studio

3rd Floor, National Commerce House, 14 Church Road, SILIGURI 734 001

Email: greendesign.roy@gmail.com



Specifications

STRUCTURE

- Earthquake Resistant, R.C.C. Framed Structure.

WINDOW

- Powder Coated Aluminium sliding with clear glass

KITCHEN

- Granite counter top
- Dado-Ceramic tiles upto 2' above counter
- Stainless steel sink

ELECTRICAL

- TV & Telephone point in the living room and master bedroom
- Concealed Wiring with FR grade copper wire of reputed brand like Havells / Finolex / Anchor / or equivalent make
- Modular switches of reputed make, Havells / Anchor or equivalent make
- AC points – AC points in both bedrooms and living / dining area

COMMON AREA FLOORING

- Corridors – Vitrified tiles/Marble
- Lift Lobby & Ground Floor Lobby – Vitrified tiles/Marble/parking tiles

DOORS

- Main door – Flush door with MARL WPC material/Block Board
- Door Frame – MARL / Wooden door frame in all bedrooms and bathrooms

PAINTING AND PUTTY

- Building exterior: Finished with two coats of external grade acrylic on grey cement priming coat/Textured Paint as per design.
- Internal walls and ceiling finished with standard double coat white putty

SECURITY

- CCTV & Camera

APARTMENT FLOORING

- Living & Dining – Vitrified tiles
- Master Bedroom – Vitrified tiles
- Other Bedroom & Kitchen – Vitrified tiles
- Balcony and Utility – Anti – skid ceramic tiles flooring
- Toilet Flooring – Anti – skid ceramic tiles flooring
- Toilet Walls – Glazed tiles

FITTINGS IN TOILETS

- Hot and cold mixture with overhead shower in all bathrooms, Hindware / Jaquar / or equivalent make
- Quality CP fittings, Hindware / Jaquar / or equivalent make
- Concealed plumbing CPVC and UPVC fittings
- Provision for exhaust fan in all bathrooms
- Western style sanitary ware of Hindware / Jaquar / or equivalent make

Our Projects



Cosmos Mall



Jeevandeep Building



Begraj Silver Oaks



Metro Square



GEM House



Spencer Plaza



Barua Square



Begraj Group

More than four decades ago, the visionary Founder and CMD of the Group Shri Begraj Agarwal established the organization in the City of Gangtok, Sikkim.

Today Begraj Group has emerged as Siliguri's premier real estate company and is renowned for impeccable quality and client satisfaction.

Having developed and managed the finest Shopping Malls, Residential Complexes, Office Buildings, Hospitality, Food & Beverage Projects and Infrastructure Ventures, Begraj Group has gone from strength to strength in every property asset class it has entered.

Member of



Begraj Group Projects

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Mallaguri, Siliguri

[Barua Square](#)
Sevoke Road, Siliguri

[City Plaza](#)
Sevoke Road, Siliguri

[Cosmos Mall](#)
2nd Mile, Sevoke Road, Siliguri

[Gem House](#)
2nd Mile, Sevoke Road, Siliguri

[Green Valley Complex](#)
Upper Bhanu Nagar, Siliguri

[Jeevandeep Building](#)
Salugara, Siliguri

[Metro Square](#)
Sevoke Road, Siliguri

[Spencer Plaza](#)
Burdwan Road, Siliguri

[Vega Circle Mall](#)
21/2 Mile, Sevoke Road, Siliguri



Green Valley Complex



City Plaza



Vega Circle Mall





For details contact: 9230981763

ARCHITECTS



3rd Floor, National Commerce House, 14 Church Road, SILIGURI 734 001

DEVELOPERS



BEGRAJ GROUP OF COMPANIES

Developed by SHANGRILA CONSTRUCTION COMPANY

Shanti Warehousing Corporation, 3rd Mile, Sevoke Road, Siliguri 734 001

MARKETED BY



Finance available from major leading banking financial institutes

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