



Winds r Park

The Ultimate Address Of Luxury



Concrete Dreams Concretized

Tezpur is located on the banks of the river Brahmaputra in the Sonitpur district of Assam, is a historical and mystique city and has many ancient and mythological artifacts. Tezpur is regarded as the fifth largest city of Assam after Jorhat, Guwahati, Silchar and Dibrugarh.

From enormous themed landscapes, lavish amenities, to luxurious apartments in towers that kiss the skies, THE WINDSOR PARK, TEZPUR offers the perfect blend of connectivity to all parts of the city, great views of the city's skyline, abundant green spaces, and a lot of charm.

Project Highlights



Spacious Apartments



Prime Location Within Assam



Open Space With Ample Greenery



Seamless Connectivity



Serene Environment



Front View From Gate Side

From the very first glance, it feels like home at Winsdor Park.

Conveniently Connected To The Finest

Police Station - **1.5 KMS**

Nemcare & EMM Hospital- **1.3 KMS**

Schools - **1.6 KMS**

Railway Station (Dekargaon) - **7.5 KMS**

Salanibari (Civil) Airport- **11 KMS**

ASTC Station- **1.4 KMS**

Shopping Malls - **1.8 KMS**



Location Map



SCAN TO LOCATE



*MAP NOT TO SCALE

Winsdor Park – Your gateway to
comfort, convenience, and class.

Gate Entrance



Entrance Lobby



At Winsdor Park, step into elegance the moment you arrive.



Swimming Pool

A gym that keeps the whole community fit and moving.





Community Hall

A community hall where neighbours become friends, and friends become family.

Roadside View

Winsdor Park - your home that's the
pride of the neighborhood



A garden that grows outside, and peace that grows within.

Garden View





At Windsor Park, childhood deserves open skies and happy spaces.

Kid's Play Area

Balcony View

With a sunset view, turn everyday evenings into timeless memories





Day View

Site Plan



Smart Space, Smart Design

The site plan for this project has been exceptionally well-designed, demonstrating a clear understanding of spatial organization, functionality, and long-term usability.

One of the strongest aspects of the design is its efficient use of space. The layout maximizes land utility while maintaining open, breathable areas that enhance aesthetics and encourage natural light and ventilation. The placement of structures, access roads, green spaces, and utilities follows a logical flow that supports both operational efficiency and user comfort.

Accessibility has also been thoughtfully integrated into the site plan. Pathways, vehicle routes, parking, and emergency access points are strategically located to ensure smooth movement throughout the site without congestion or conflict.



Block A
Basement Plan



Block B
Basement Plan



Block-A
Ground To 4th Floor

FLAT A

CARPET AREA **1001 SQFT**
BAICONY AREA **93 SQFT**
EXTERNAL WALL AREA **71 SQFT**
BUA **1165 SQFT**
SBUA **1457 SQFT**

FLAT B

CARPET AREA **1001 SQFT**
BAICONY AREA **93 SQFT**
EXTERNAL WALL AREA **71 SQFT**
BUA **1165 SQFT**
SBUA **1457 SQFT**



Block A
Isometric Views

FLAT A | 3 BHK



FLAT B | 3 BHK



FLAT C

CARPET AREA **668 SQFT**
BAICONY AREA **63 SQFT**
EXTERNAL WALL AREA **55 SQFT**
BUA **786 SQFT**
SBUA **983 SQFT**



FLAT B

CARPET AREA **900 SQFT**
BAICONY AREA **77 SQFT**

EXTERNAL WALL AREA **67 SQFT**
BUA **1044 SQFT**
SBUA **1305 SQFT**

FLAT D

CARPET AREA **664 SQFT**
BAICONY AREA **60 SQFT**
EXTERNAL WALL AREA **58 SQFT**
BUA **782 SQFT**
SBUA **978 SQFT**

FLAT A

CARPET AREA **900 SQFT**
BAICONY AREA **77 SQFT**
EXTERNAL WALL AREA **67 SQFT**
BUA **1044 SQFT**
SBUA **1305 SQFT**



Block B Ground To 4th Floor

Block B Isometric Views



FLAT A & B | 3 BHK

FLAT C | 2 BHK



FLAT D | 2 BHK



Project Specifications

STRUCTURE

Earthquake resistant RCC framed structure as per BIS
Steels will be of TATA.JINDAL. SHYAM STEEL, JSW or equivalent as approved by the architect.
Cement shall be of reputed brands as approved by the architect

ROOF

Waterproofing Roof

DOORS

Door frame will be of wood polymer composite (WPC)
Door locks and other hardware fittings of Godrej or other reputed brands



WINDOWS

UPVC Sliding Window frame and shutter

FLOOR

Vitrified tiles on floors of reputed brands
Anti Skid tiles of reputed brand on bathroom floors and Balconies.

TOILETS

Ceramic tiles of reputed brands on bathroom walls.
Sanitary fittings of Jaguar, Parryware, Kohler, Hindware. ROCA etc or equivalent brand.



KITCHEN

Granite Slab Working Platform
Stainless Steel Sink
Ceramic Tiles Cladding Upto 2 Ft Height From Counter

ELECTRICALS

Electrical fittings from reputed brands like Philips, Havells,Crompton. Legrand etc of equivalent brands.
Electric wiring of brands like Finolex. Havells etc

LIFT

Lift will be OTIS, KONE. Schindler, Jhonson or other reputed brands

FIRE SAFETY

Equipped with modern Fire Fighting System

WATER PIPES

Water pipes, solid pipes,waste pipes, etc of Supreme. K-Flex or other equivalent brands



Where Every Home Begins



Nestled in the heart of Assam, Grihanirman stands as a trusted real estate developer in Guwahati, with more than 13 years of experience crafting elegant residential spaces across Northeast India. Having delivered 8 landmark projects and bringing over 100 families into their dream homes, Grihanirman has earned a reputation grounded in integrity, timely delivery, and customer-first service . With a bold vision to become the most-preferred real estate brand in the region, they are actively expanding beyond Guwahati to areas like Tezpur and Sivasagar, blending high-quality construction with serene, well-connected living .

Designing Purposeful Spaces in Guwahati



Based in Guwahati, Simplex Architecture stands out as a distinguished design studio that masterfully blends modern sensibilities with a deep appreciation for functional beauty.From initial site analyses and conceptual design to comprehensive architectural planning, interior layout, and landscape detailing. Whether designing intimate residential interiors or conceptualizing expansive built environments.

Aerial View

At Winsdor Park, luxury stands tall, even from above.



DEVELOPER



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ARCHITECT



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SITE ADDRESS

Ward no 03 , Kamargaon near Rohini Bibah Bhawan,
Samanaya Path, Tezpur Assam

RERA NUMBER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of WINDSOR PARK. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and / or architects.

Concept, Design & 3D Architectural Views & Floor Plan

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