

Developer



Head Office: Block-B, Protech Pritam, SJ Road, Athgaon, Guwahati, Assam – 781001

Contact: +91-6901595016, +91-6900524678

Website: [www.trinitybusinesspark.in](http://www.trinitybusinesspark.in)

E-mail: [sales@trinitybusinesspark.in](mailto:sales@trinitybusinesspark.in)

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**TRINITY**  
BUSINESS PARK

GUWAHATI

TRADE & ECONOMIC SCOPE OF NORTH EAST REGION





## DIVERSE BUSINESS OPPORTUNITIES IS ON THE RISE

The country's economical rise  
is seeing meteoric growth  
in ONE Region



NER has the potential  
to become **India's**  
“powerhouse” in terms  
of trade and investment



Being a border state  
it has the potential  
to **grow in the import  
and export segment.**



It shares **borders with  
China, Bangladesh,  
Bhutan and Myanmar**



About **98 percent** of the  
region's borders form **India's  
international boundaries**



### India's Act East Policy

Agartala-Akhaura **Rail Link between India  
and Bangladesh**

Intermodal **transport linkages** and **inland  
waterways** through Bangladesh

Kaladan Multimodal Transit Transport Project  
and the Trilateral Highway Project to **connect the  
North East with Myanmar and Thailand**

Road and Bridge projects and modernization of  
hydro-electric power project undertaken under  
**India-Japan Act East Forum**



# CHALLENGES IN THE TRADE MOMENTUM

## UNORGANIZED MARKET

A sector is unlikely to grow when it doesn't multiply uniformly and doesn't follow government guidelines while dealing with their business endeavours.

## LACK OF PROPER ESTABLISHMENT IN HIGH FOOTFALL AREA

The essential market sectors of Guwahati have multiplied in an unorganized proportion, making it a hassle for the smooth running of day-to-day business operations.

## LACK OF COMFORT & CONVENIENCE

Safe transaction, comfortable business experience are the need of the hour.

## PARKING & LOADING ISSUE

Most market spaces don't have ample parking spaces or designated loading & unloading zones, creating an operational hassle.

## LACK OF PROPER CONNECTIVITY

There are very few B2B fashion addresses with good connectivity to ensure flourishing business.



Presenting

**TRINITY**  
BUSINESS PARK



**North Eastern Region's  
One-of-its-kind Business Park**

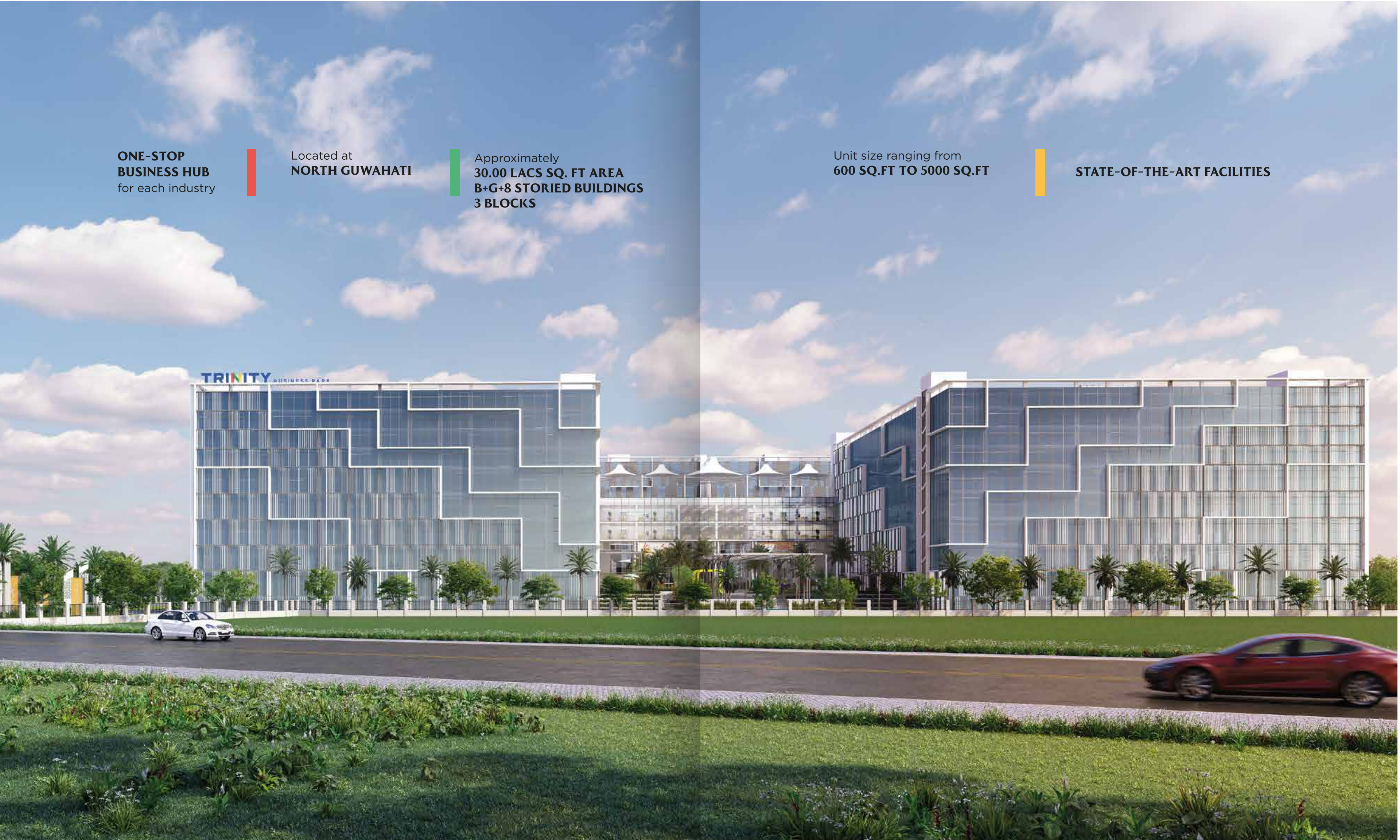
**ONE-STOP  
BUSINESS HUB**  
for each industry

Located at  
**NORTH GUWAHATI**

Approximately  
**30.00 LACS SQ. FT AREA**  
**B+G+8 STORIED BUILDINGS**  
**3 BLOCKS**

Unit size ranging from  
**600 SQ.FT TO 5000 SQ.FT**

**STATE-OF-THE-ART FACILITIES**



# LOCATION

LGBI Airport - 19 kms

Kamakhya Train Station - 10 kms

Panbazar Train Station - 5 kms (via new bridge)

IIT Guwahati - 8 kms

AIIMS - 10 kms

Athgaon/Fancy Bazar/  
Bharalamukh/AT Road - 3 kms (via new bridge)

Jalukbari - 2 kms

Narayana Hospital - 0.5 kms

Agyatari Railway Station - 0.5 kms

The Bharalamukh - Amingaon Bridge over the Brahmaputra River connects the densely populated areas like Fancy Bazar to North Guwahati. **This will reduce the travel time from 40 minutes to only 15 minutes.**

This makes North Guwahati a new hub for trade and business possibilities as it now connects the bustling heart of the city with the thriving business of the city!



Map not to scale



Scan to know exact location



Magnificent entrance to your internationally  
Inspired dream business space



Marvelous **drive-way** welcomes you to  
ground-zero of economic activity





**AN  
EXTERIOR  
LIKE NEVER  
BEFORE  
IN THE ONLY BUSINESS  
PARK IN GUWAHATI**

  
**GRAND  
ATRIUM**

  
**POSH OUTDOOR  
RESTAURANTS**

  
**MANICURED  
LANDSCAPE**

  
**ARTISTIC  
PERFORMANCE DECK**

  
**EXPANSIVE  
OUTDOOR**

  
**GRAND  
AMPHITHEATER**

  
**ELABORATE SITTING  
AREA**

  
**LARGEST  
LED DECK**

  
**PLACES FOR OUTDOOR  
MEETINGS & BREAKS**



The **central plaza** - an array of facilities  
Under one roof - sitting areas, food stalls, and abundant greenery




The **drop-off** opens up to a magnificent world of business with landscped seating enclosed with greens



Step Into **The Central Plaza** Through This Grand Entrance  
- A Picture-perfect Frame For Any Occasion



Interactive spaces, food kiosks, cafes and open-air restaurants to relax, catch your breath or just hangout

A photograph of a modern clothing store interior. In the foreground, a male mannequin in a white blazer and dark trousers sits on a white and green striped pedestal. Behind him, two female mannequins stand on a white pedestal; one wears a black and white patterned dress, and the other wears a white patterned dress. The store features clothing racks, shelves, and a clean, minimalist aesthetic. A large green diagonal graphic element is overlaid on the right side of the image.

# FIND YOUR FIT FROM AN ARRAY OF UNIT SIZES

This commercial space offers a wide range of unit sizes to choose from. Whether your business requires a smaller space or a larger one, find the one that suits your needs.



## BOUTIQUE SPACES

starts at 600 sq.ft.



## PREMIUM SPACES

Upto 5000 sq.ft.



## DELUXE SPACES

more than 5000 sq.ft.





SHESMISS

3 REFRESHING LOOKS BY  
RAYMOND NEXT

Just say  
SALE

# PROVISION FOR AIR-CONDITIONED SHOPS

Every shop has the provision  
of an attached toilet

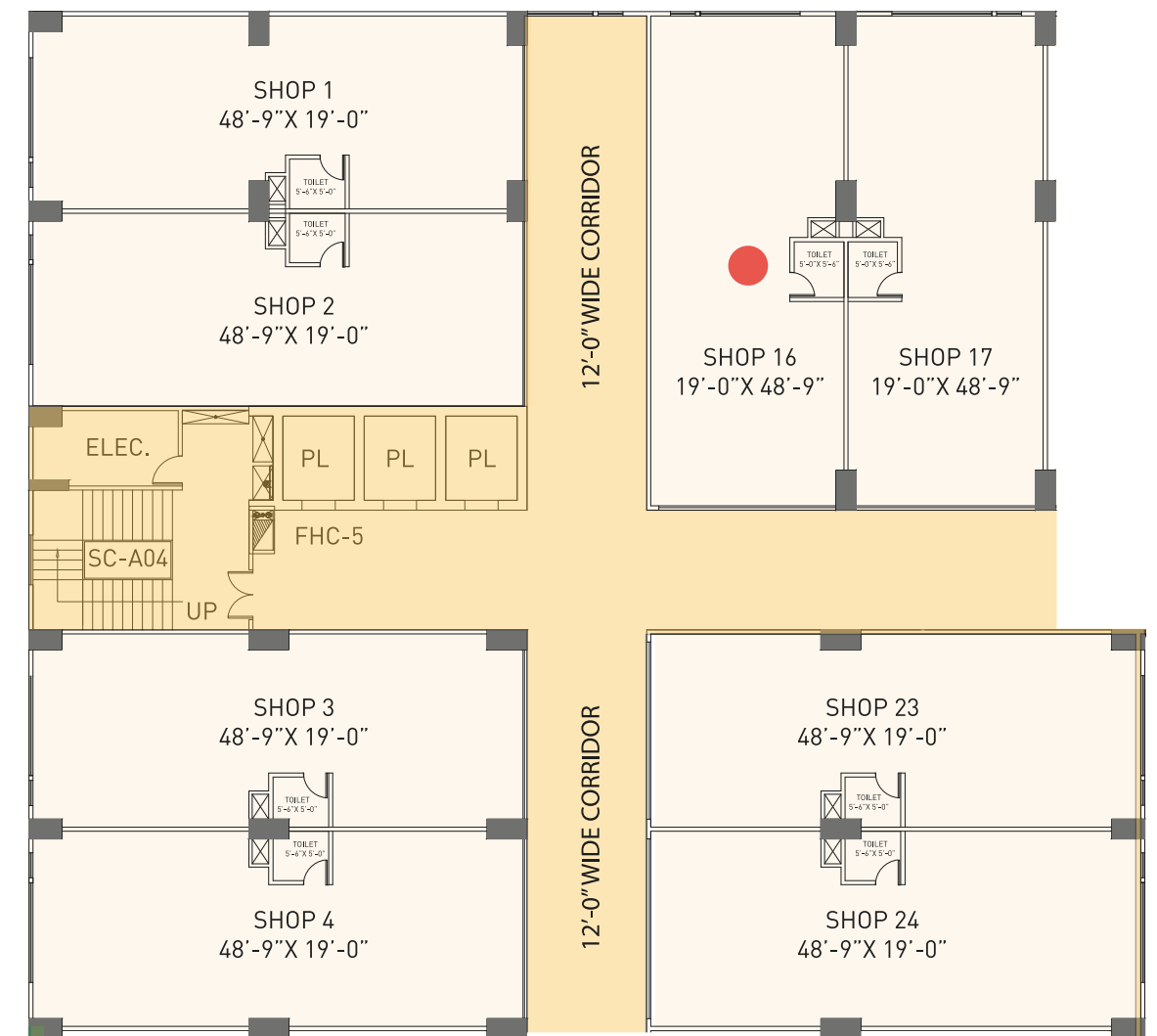
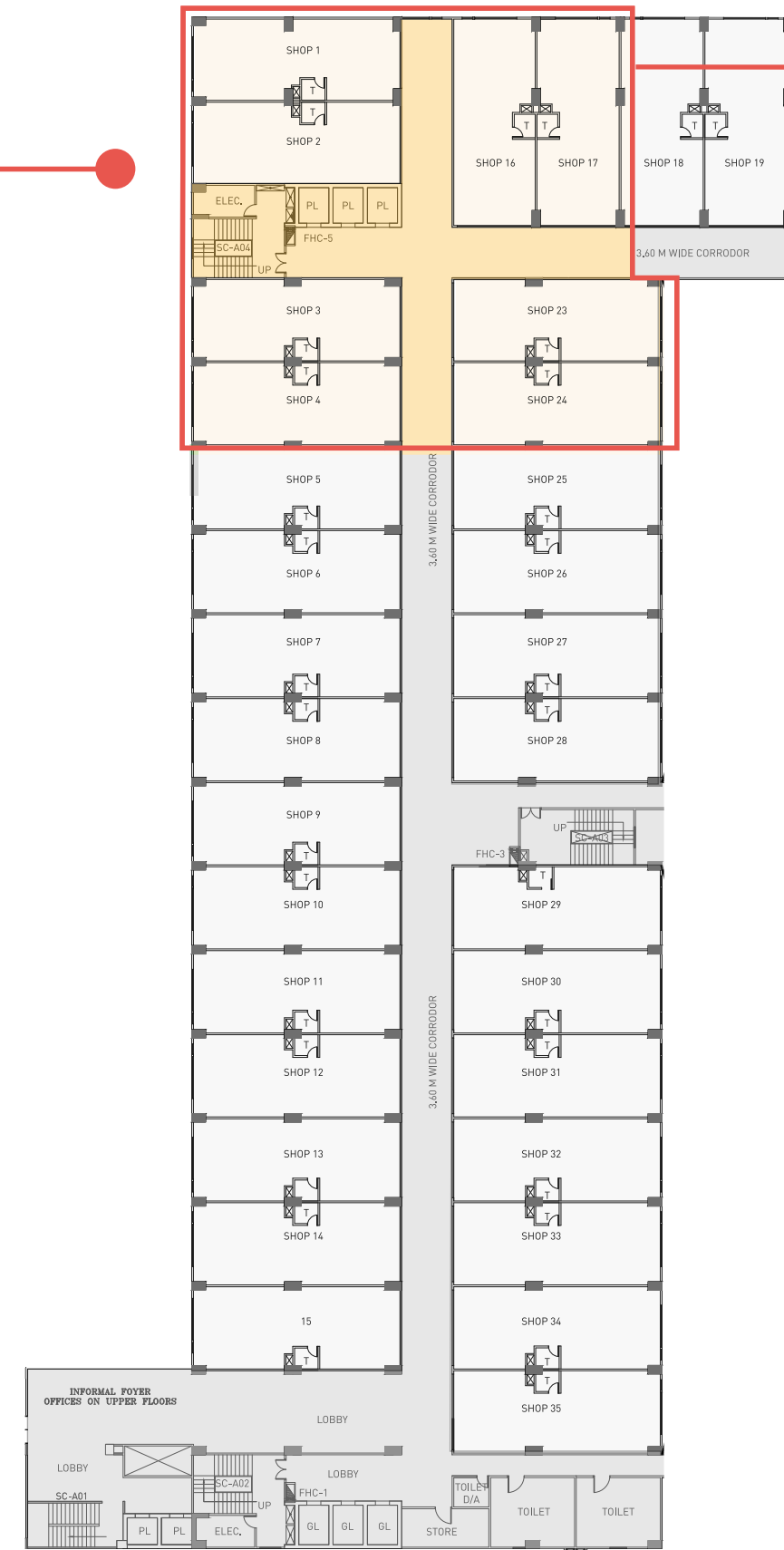
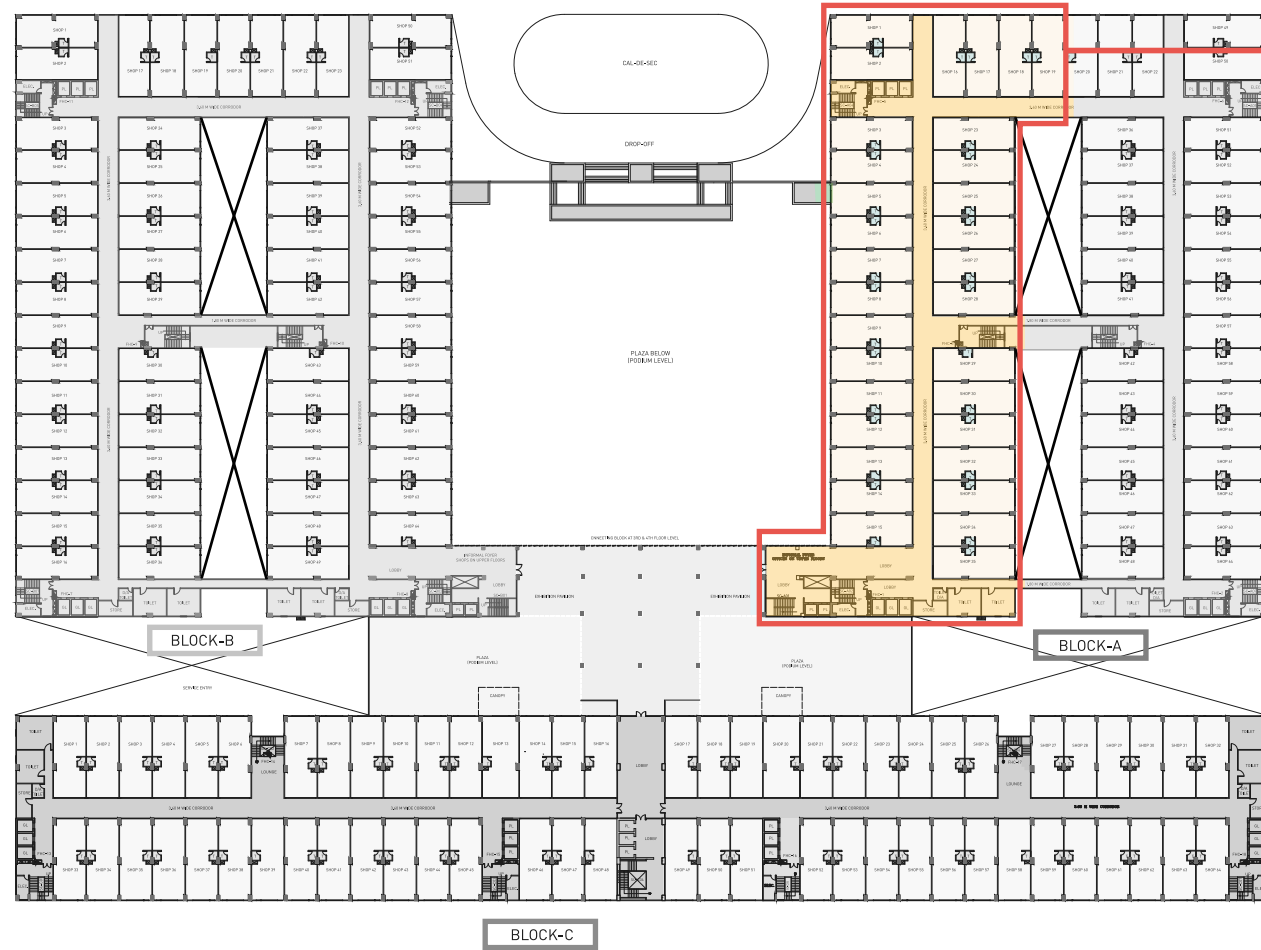
12 ft wide passage  
between stores



Prices



# TYPICAL LAYOUT OF SHOP UNIT



SHOP SIZE	CARPET AREA	BUILT UP AREA	SUPER BUILT UP AREA
48'-9" X 19'-0"	926 SQFT	1000 SQFT	1350 SQFT



# SPACIOUS WORKSPACES WHICH INSPIRE

Choose from a wide range of office spaces that irk the creative spirit in you, helping you excel in all your business endeavors.



## LARGE OFFICE SPACES

Starts at 600 sq ft



## BOUTIQUE WORKSPACES

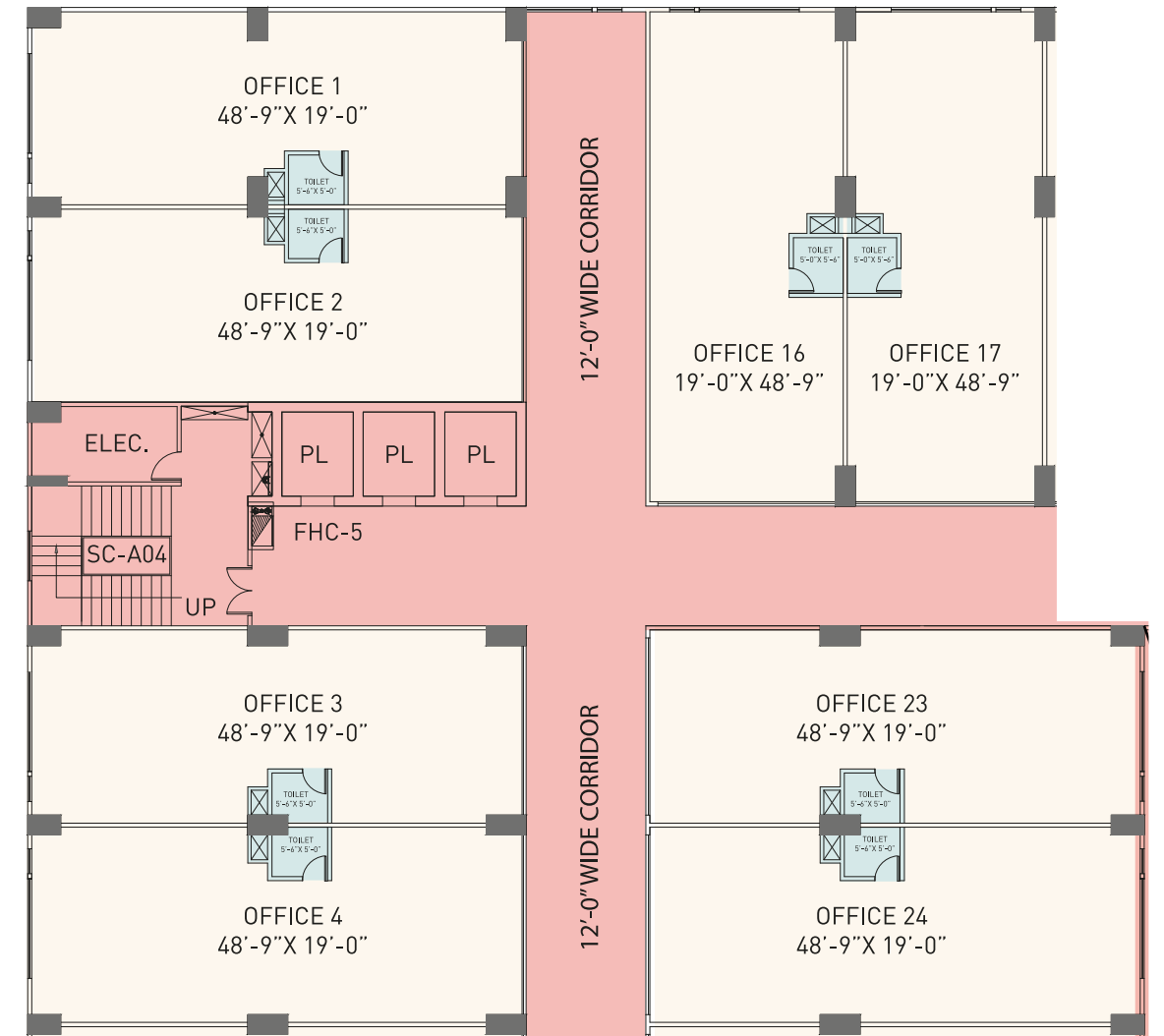
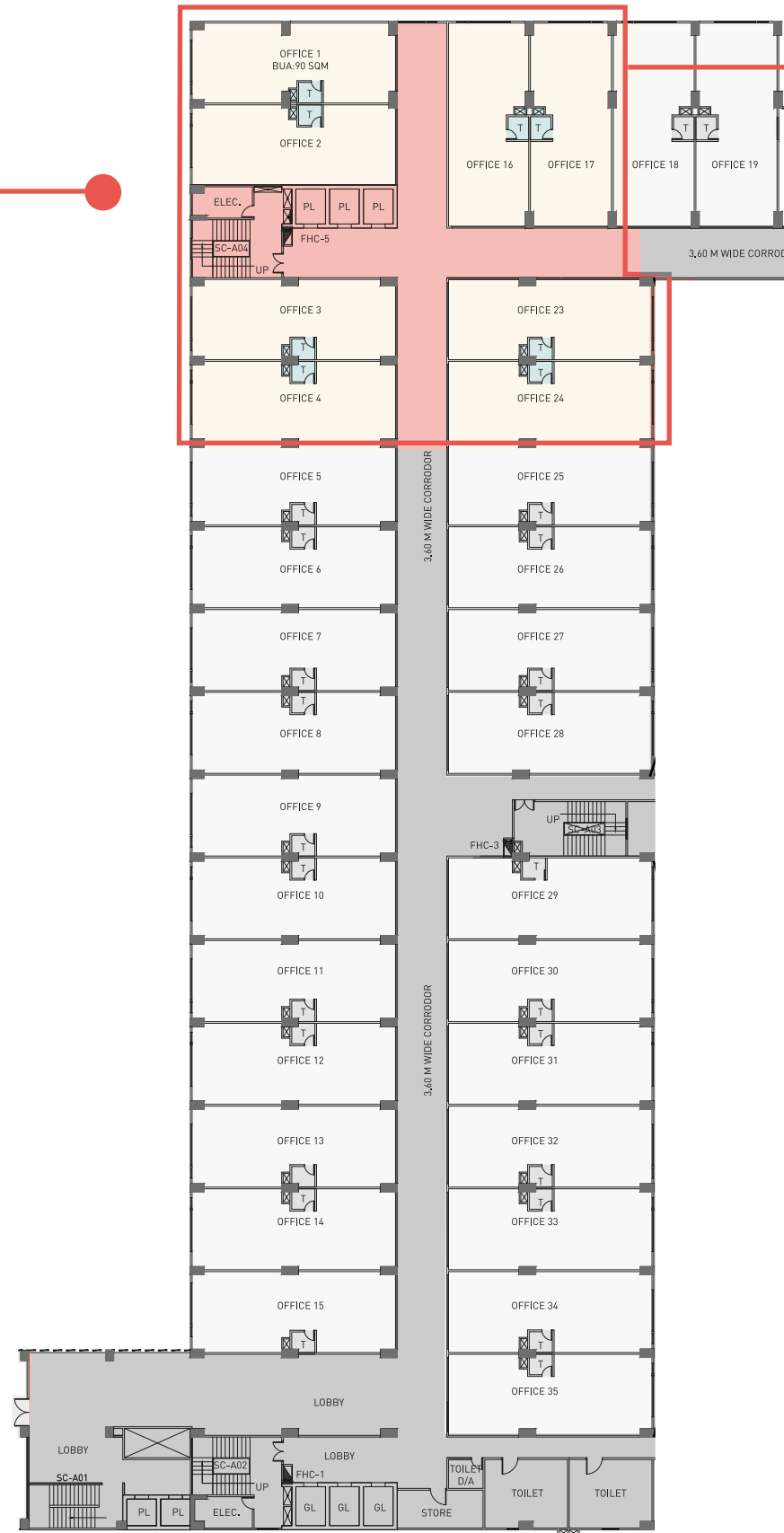
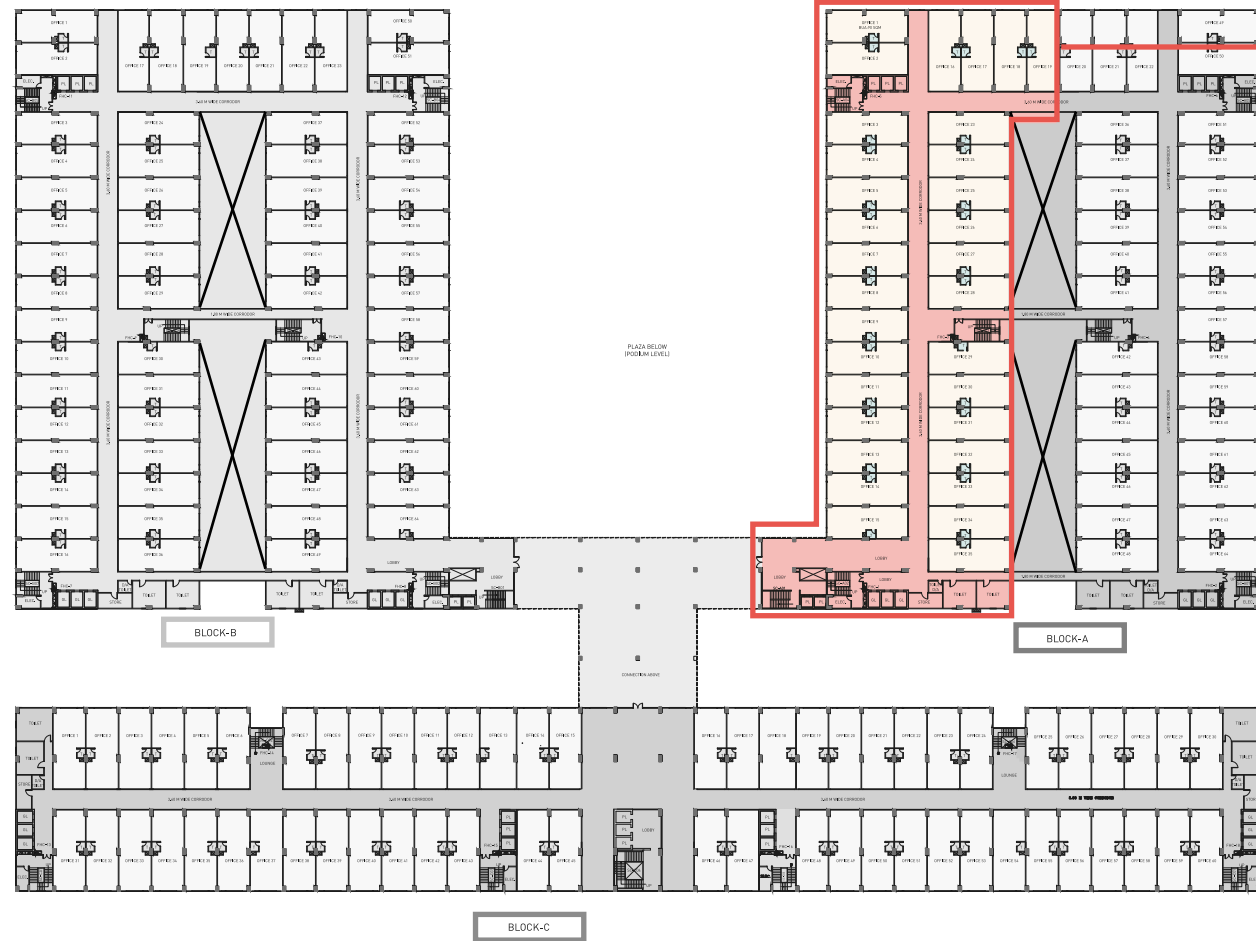
Upto 5000 sq.ft.

Every space has separate toilets for your utility.



Spacious office spaces welcome creative productivity everyday

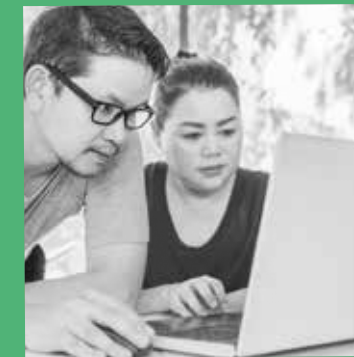
# TYPICAL LAYOUT OF OFFICE UNIT



OFFICE SIZE	CARPET AREA	BUILT UP AREA	SUPER BUILT UP AREA
48'-9" X 19'-0"	926 SQFT	1000 SQFT	1350 SQFT

# YOUR SPACE WILL SUIT YOUR CONVENIENCE

The space you desire can be customized here to suit your corporate profile, so that all your requirements come to a single destination.



Coaching Centres



Consulting firms



Insurance agencies



Logistic Offices



Banks



Co-working spaces

and others...

A crossroads of utility spaces  
will be your spot for success



# YOUR BUSINESS EXPERIENCE BECOMES EASIER

Ease and convenience are what await you at Trinity Business Park. Many facilities are present here to give you a seamless experience.



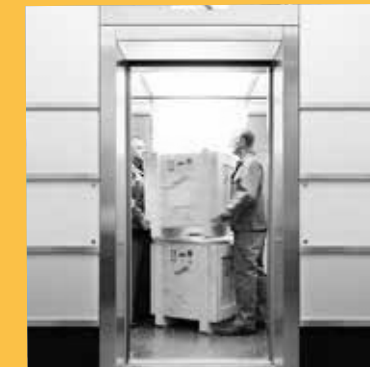
Multiple ATMs



Beautiful Driveway



130ft entrance road



Dedicated goods lifts



Cafeteria



Separate toilets for drivers & caretakers





# Dedicated Exhibition Space

Exhibition area of approx 22000 sq.ft at Podium level connecting all the blocks

- Allows customer mobility
- Optimum brand exposure
- Promotes private exhibition event
- Caters to a bigger audience





# Largest LED Deck

Entertainment in Trinity is only in high definition, on the largest deck of our quintessential space





**27000 SQFT**  
**FOOD ZONE**

Mid-air cafe on connecting bridge



**18 GOODS ELEVATORS**  
**25 PASSENGER ELEVATORS**

Reach your destination quickly and with convenience



# 3000 CAR PARKING SPACES

Separate parking area for commercial vehicles



**37000 SQFT**  
**LOADING AREA**

Enormous maneuvering space for incoming consignments

# SPECIFICATIONS

## STRUCTURE

RCC frame with earthquake resistant structure

## INTERNAL FINISH

Wall putty

## COMMON TOILETS

Anti skid tiles in floors and exclusively designed ceramic wall tiles  
Basin and water closet of reputed brands, CP fitting of ISI quality.

## FLOORING

Vitrified tiles for common areas of all shops / offices

## ELEVATOR

Lifts of KONE/ OTIS / Equivalent make

## ELECTRICAL

Adequate electric points, Fire resistant concealed electric wiring with elegant modular switches of reputed brand  
Wiring for electrical connection done up to shop/office entrance

## 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

## DOOR

Rolling shutters for all shops and offices

## OTHERS AMENITIES

24 hour filtered water supply from underground bore well  
24 hour generator back-up for common area only

# MASTER LAYOUT PLAN

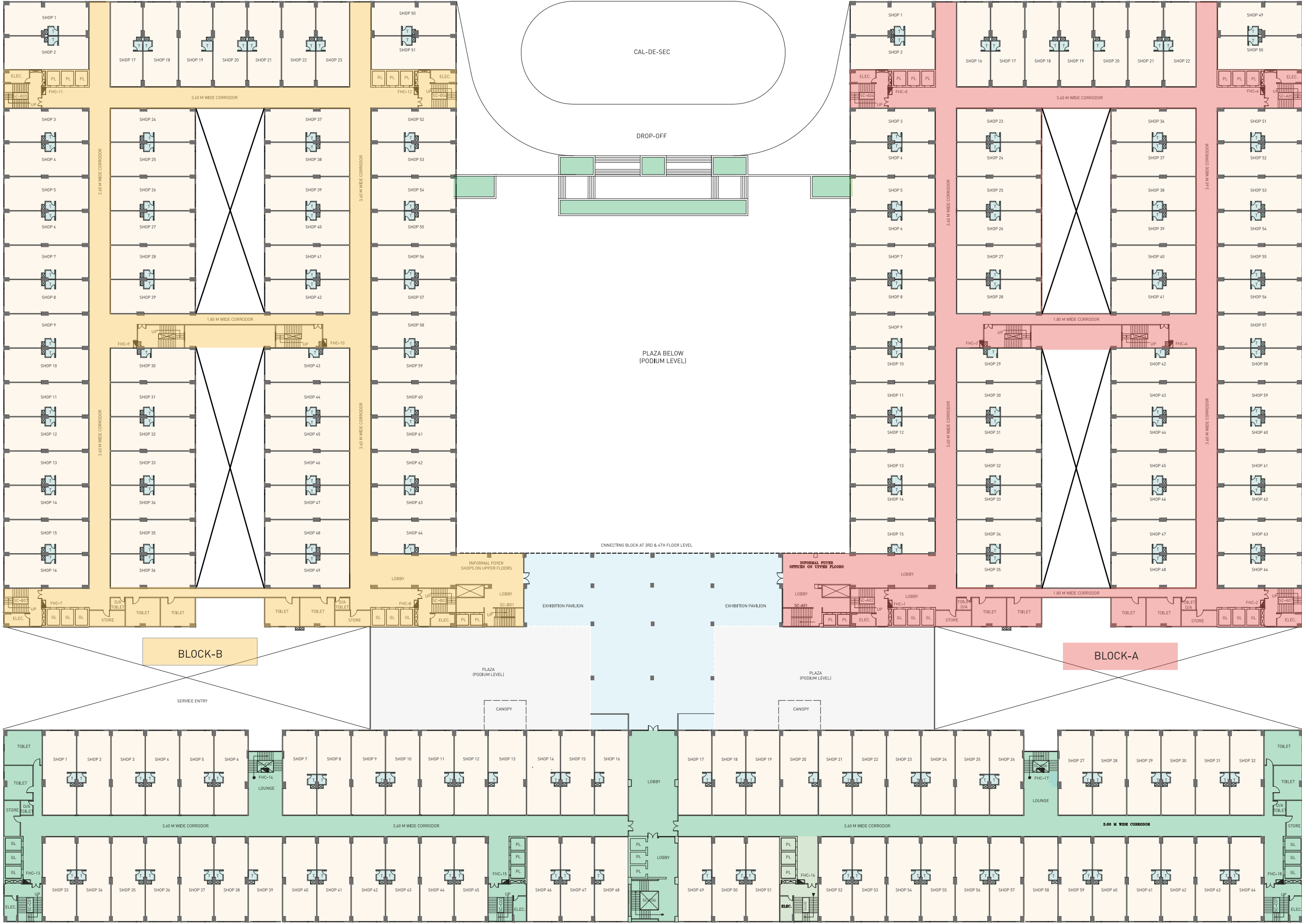


1. GATE COMPLEX
2. INTERNAL DRIVEWAY
3. CENTRAL PLAZA
4. PARKING AREA
5. BAR AND RESTAURANT BELOW
6. SIDE GREEN AREA
7. GANESH STATUE
8. STEPPED GREEN
9. STAGE
10. PLAZA ENTRY DROPOFF
11. GRAND STEPPED ENTRY
12. WATER FEATURE WITH LOGO

13. KIOSK PLAZA
14. STEPPED AMPITHEATER
15. OUTDOOR DINING
16. SHOPS | FOOD KIOSK
17. ACTIVE PLAY AREA
18. PLANTER WITH SITTING
19. ADDA CORNER
20. BASKETBALL & BADMINTON COURT
21. CRICKET PITCH
22. TENNIS COURT
23. ROOF TOP KID'S PLAY AREA
24. PERIPHERAL GREEN



# Upper Ground Floor Plan



AREA DETAILS BLOCK-A

Unit Name	Nos. Of Unit	Carpet Area (In Sqft, Unit)	Built Up Area (In Sqft, Unit)	S.B.U. Area (In Sqft, Unit)
Shop Ground Floor	64 Nos.	932.35	1000	1350

AREA DETAILS BLOCK-B

Unit Name	Nos. Of Unit	Carpet Area (In Sqft, Unit)	Built Up Area (In Sqft, Unit)	S.B.U. Area (In Sqft, Unit)
Shop Ground Floor	64 Nos.	932.35	1000	1350

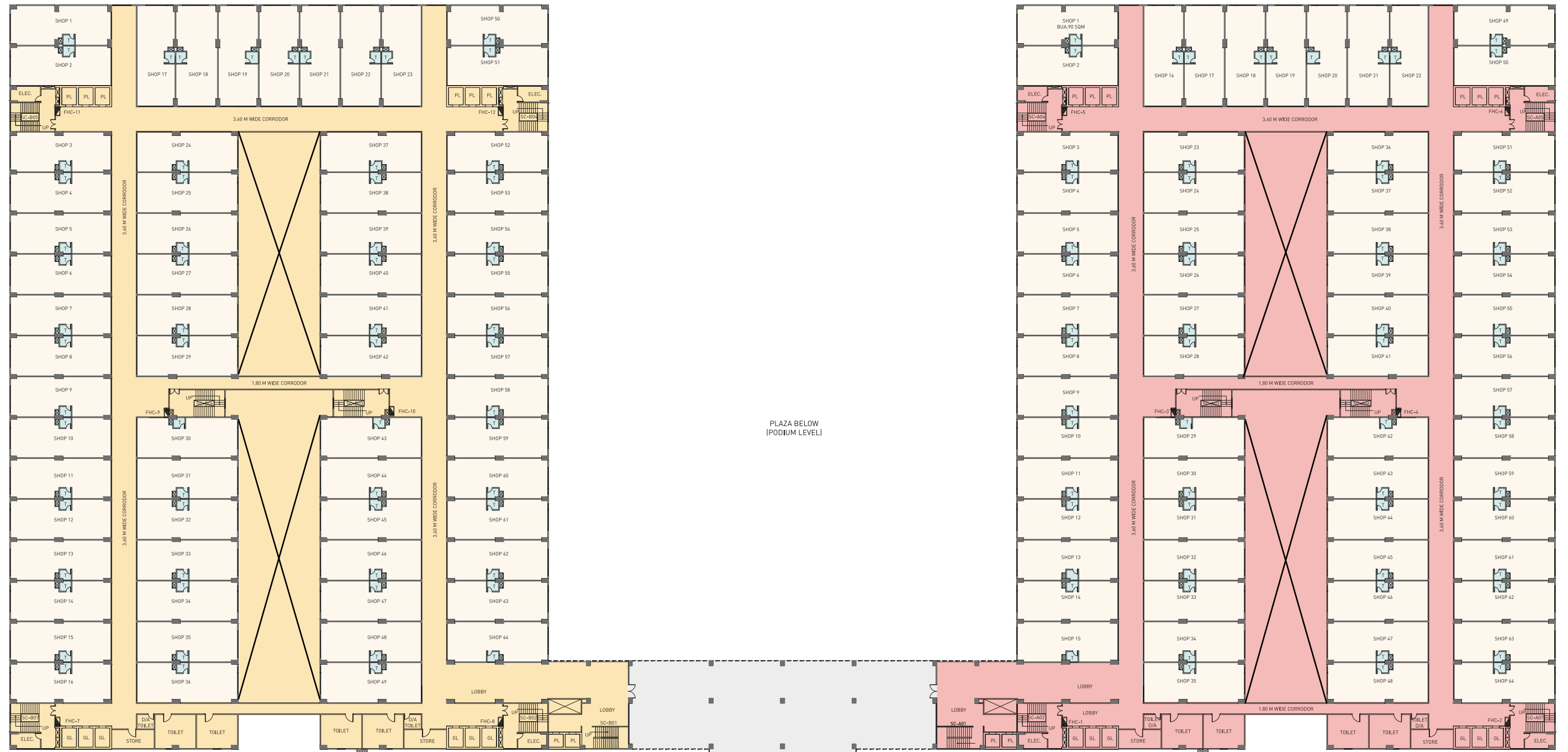
AREA DETAILS BLOCK-C

Unit Name	Nos. Of Unit	Carpet Area (In Sqft, Unit)	Built Up Area (In Sqft, Unit)	S.B.U. Area (In Sqft, Unit)
Shop Ground Floor	58 Nos.	932.35	1000	1350

BLOCK-C



# Typical 1st & 2nd Floor Plan



BLOCK-B

BLOCK-A

AREA DETAILS BLOCK-A

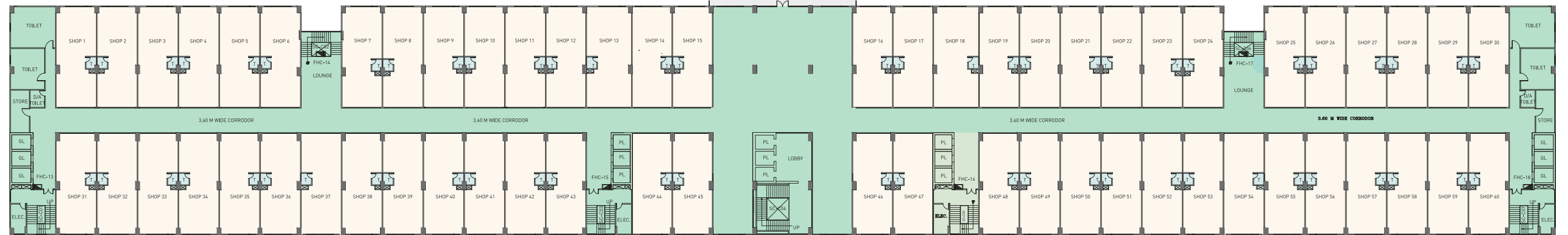
Unit Name	Nos. Of Unit	Carpet Area (In Sqft, Unit)	Built Up Area (In Sqft, Unit)	S.B.U. Area (In Sqft, Unit)
Shop 1 <sup>st</sup> Floor	65 Nos.	932.35	1000	1350
Shop 2 <sup>nd</sup> Floor	65 Nos.	932.35	1000	1350

AREA DETAILS BLOCK-B

Unit Name	Nos. Of Unit	Carpet Area (In Sqft, Unit)	Built Up Area (In Sqft, Unit)	S.B.U. Area (In Sqft, Unit)
Shop 1 <sup>st</sup> Floor	65 Nos.	932.35	1000	1350
Shop 2 <sup>nd</sup> Floor	65 Nos.	932.35	1000	1350

AREA DETAILS BLOCK-C

Unit Name	Nos. Of Unit	Carpet Area (In Sqft, Unit)	Built Up Area (In Sqft, Unit)	S.B.U. Area (In Sqft, Unit)
Shop 1 <sup>st</sup> Floor	60 Nos.	932.35	1000	1350
Shop 2 <sup>nd</sup> Floor	60 Nos.	932.35	1000	1350



BLOCK-C



# 5,6,7,8th Floor Plan



AREA DETAILS BLOCK-A

Unit Name	Nos. of Unit	Carpet Area (In Sqft. Unit)	Built Up Area (In Sqft. Unit)	S.B.U. Area (In Sqft. Unit)
Office 5 <sup>th</sup> Floor	64 Nos.	932.35	1000	1350
Office 6 <sup>th</sup> Floor	65 Nos.	932.35	1000	1350
Office 7 <sup>th</sup> Floor	65 Nos.	932.35	1000	1350
Office 8 <sup>th</sup> Floor	65 Nos.	932.35	1000	1350

AREA DETAILS BLOCK-B

Unit Name	Nos. of Unit	Carpet Area (In Sqft. Unit)	Built Up Area (In Sqft. Unit)	S.B.U. Area (In Sqft. Unit)
Office 5 <sup>th</sup> Floor	64 Nos.	932.35	1000	1350
Office 6 <sup>th</sup> Floor	65 Nos.	932.35	1000	1350
Office 7 <sup>th</sup> Floor	65 Nos.	932.35	1000	1350
Office 8 <sup>th</sup> Floor	65 Nos.	932.35	1000	1350

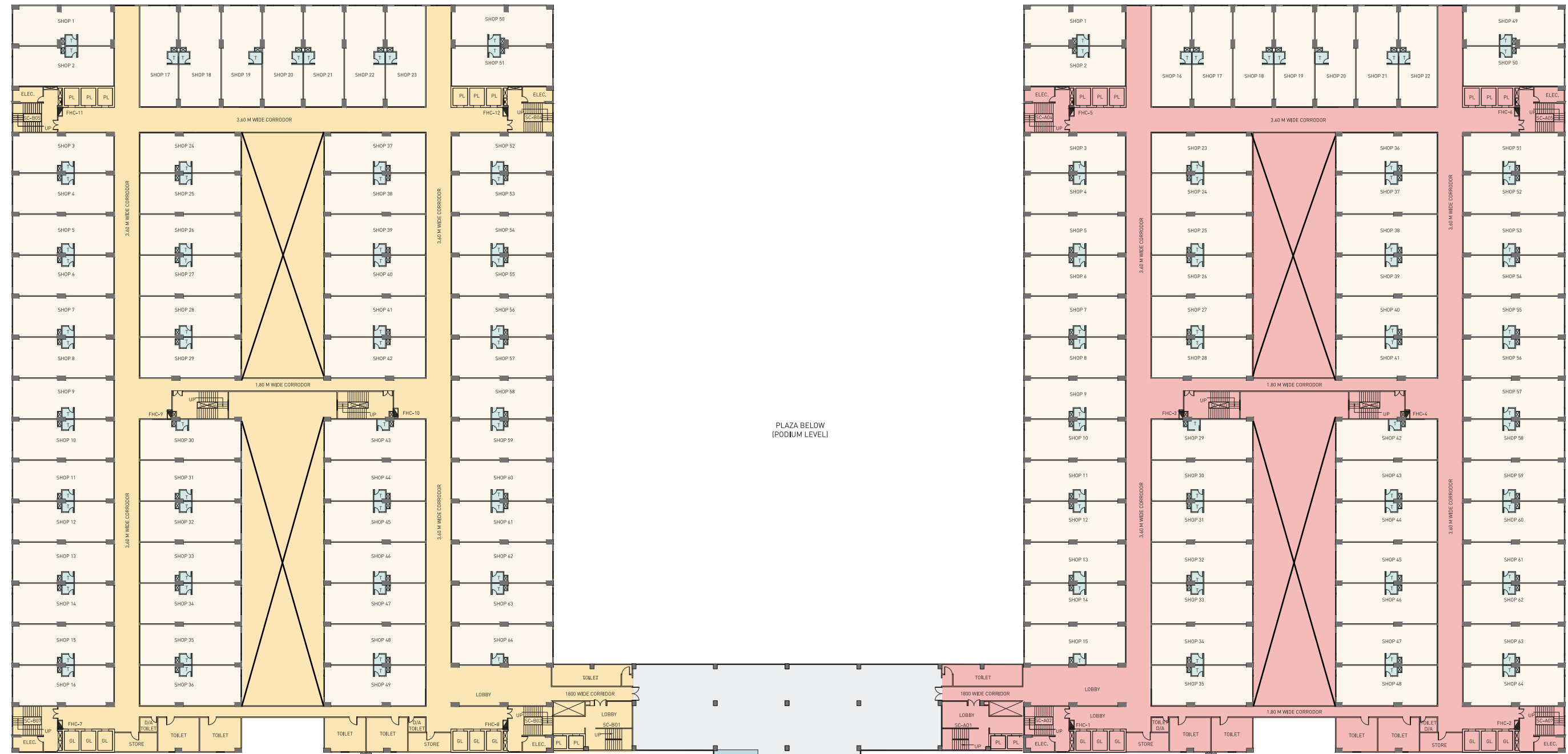
AREA DETAILS BLOCK-C

Unit Name	Nos. of Unit	Carpet Area (In Sqft. Unit)	Built Up Area (In Sqft. Unit)	S.B.U. Area (In Sqft. Unit)
Office 5 <sup>th</sup> Floor	60 Nos.	932.35	1000	1350
Office 6 <sup>th</sup> Floor	60 Nos.	932.35	1000	1350
Office 7 <sup>th</sup> Floor	60 Nos.	932.35	1000	1350
Office 8 <sup>th</sup> Floor	60 Nos.	932.35	1000	1350
Type 2 Office 5 <sup>th</sup> Floor	08 Nos.	684.33	721	
Type 2 Office 6 <sup>th</sup> Floor	08 Nos.	684.33		
Type 2 Office 7 <sup>th</sup> Floor	08 Nos.	684.33		
Type 2 Office 8 <sup>th</sup> Floor	08 Nos.	684.33		

BLOCK-C



# Typical 3rd & 4th Floor Plan



AREA DETAILS BLOCK-A

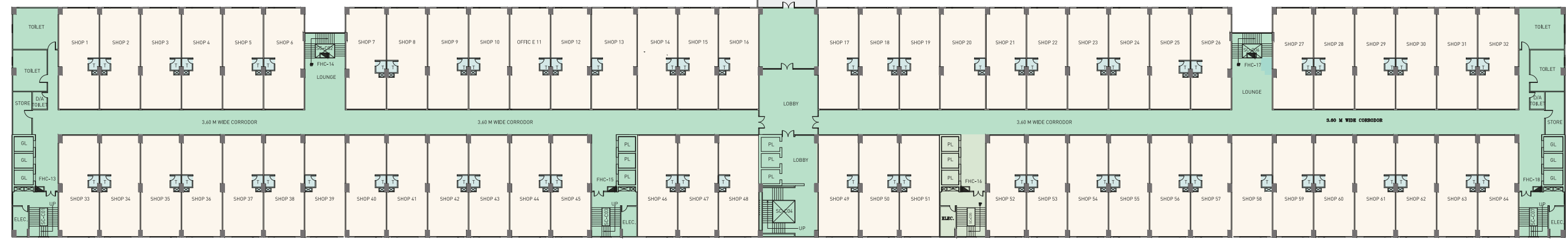
Unit Name	Nos. Of Unit	Carpet Area (In Sqft, Unit)	Built Up Area (In Sqft, Unit)	S.B.U. Area (In Sqft, Unit)
Shop 3 <sup>rd</sup> Floor	64 Nos.	932.35	1000	1350
Shop 4 <sup>th</sup> Floor	64 Nos.	932.35	1000	1350

AREA DETAILS BLOCK-B

Unit Name	Nos. Of Unit	Carpet Area (In Sqft, Unit)	Built Up Area (In Sqft, Unit)	S.B.U. Area (In Sqft, Unit)
Shop 3 <sup>rd</sup> Floor	64 Nos.	932.35	1000	1350
Shop 4 <sup>th</sup> Floor	64 Nos.	932.35	1000	1350

AREA DETAILS BLOCK-C

Unit Name	Nos. Of Unit	Carpet Area (In Sqft, Unit)	Built Up Area (In Sqft, Unit)	S.B.U. Area (In Sqft, Unit)
Shop 3 <sup>rd</sup> Floor	60 Nos.	932.35	1000	1350
Shop 4 <sup>th</sup> Floor	60 Nos.	932.35	1000	1350
Shop 3 <sup>rd</sup> Floor	08 Nos.	684.33		
Shop 4 <sup>th</sup> Floor	08 Nos.	684.33		



BLOCK-C



## DEVELOPERS

The project is being jointly developed by the stellar partnership of Mr. Hemant Kumar Agarwal and Mr. Ravi Prakash Agarwal

**Mr. Hemant Agarwal**, founder of the HK-Sagar Group, is one of the most respected businessmen of North-Eastern India. His firm, Sagar Steels, a leading name in the steel industry, has more than 30 years of experience in trading & manufacturing steel items. They are also the sole distributors of Tata Steel's flat products for North-East since 2001. Besides trading, they are also engaged in manufacturing several steel products & furniture. Their commitment to quality and excellent service has helped them build a wide network of channel partners and an admirable brand name for themselves.

Besides this, Mr. Hemant also has extensive experience in construction, with a total of 4.2 Lakhs SqFt of Real Estate construction projects under his belt: 3.5 lakhs sq ft of Industrial Sheds for his different businesses & 70,000 sq ft of Commercial Space.

**Mr Ravi Prakash Agarwal** hails from an esteemed business family in Tangla. Starting his career as a business trader, he has now started two pulses units in the name of Shree Mansha Industries and Shree Vanshika Industries. He is also associated with the one and only Food Park in Kamrup district namely Subhkaran Food Park (announced as food cluster by Central Government).

Our latest project, Trinity Business Park, is a ground-breaking development for the North-East; bringing together a new kind of space which aims to create a synergy between the various kinds of businesses that will be a part of the three immense towers. We at HK-Sagar Realty LLP believe that this Business Park can not only eliminate the day-to-day operational problems that businesses in the North-East face, but also create a vibrant ecosystem which will allow our patrons to grow at a much faster rate than they could before. Our vision is to create a truly one-stop shop for merchants, services & consumers alike.

## ARCHITECT



Founded in 1994 and rooted in Northeast India, They have contributed to several Architectural and Design marvels throughout the region. The list of projects includes some of the NE's major landmarks and significant works of designing the public and private sectors.

Over the past 27 years, Banka & Associates has undoubtedly become one of the leading Architectural consultants and executioners in the whole of the NE region. Our highly dynamic and diligent team of contractors and supervisors is instrumental in elevating the consortium to the stature it enjoys today.

## CHANNEL PARTNER



Mangalmurti Smile Homes Pvt Ltd., represented by Mr. Mahesh Mittal has partnered with us for marketing & sales. Being one of the foremost real estate companies of North-East, they have partnered with leading real estate groups like Shubham & Protech. Moreover, he has also been engaged in marketing some of the most successful commercial projects of the North-East, like the Bhrmaputra Industrial Park, Surya Vatika, Surya Kiran, Sujalaam Skycity Durgapur and the City Centre Mall.

(RERA REGISTRATION NO.: NO 4 OF 2022-2023)

## VASTU CONSULTANT

Mrs. Shweta Kejriwal, one of North-East's most promising & upcoming names for Vastu guidance has tied up with Trinity Business Park for providing Vaastu consultancy on the project. She has achieved extensive experience in her on-field work of 7 years, with several satisfied clients in India & overseas. Besides this, she has done comprehensive research on Ancient Indian Temples, Towns and Monuments.

### EXPERIENCE & RESEARCHES

- Comprehensive Researches on Ancient Indian Temples, Towns and Monuments.
  - On-field experience of 7 years, with a number of satisfied clients in India and overseas.
  - Participated in National and International Vastu Conferences all over India.
- She caters to the Vastu Requirements for Residential, Commercial & Industrial, viz.- Flats, Apartments, Offices, Showrooms, Plots, Factories, Godowns/Warehouses, Industries, Hospitals, Hotels, Schools, etc.

LET'S SOAR IN SUCCESS WITH  
TRINITY

