

ROYAL aawas

Where Dreams Come True



Promoters:
RELIABLE DEVELOPERS
(A unit of Royal Group)
1st Floor, Centre Point, Ulubari,
G.S. Road, Guwahati - 781007
M.: +91 94351 09618, +91 94351 09456,
+91 94350 82840

For Booking Call:
TEZPUR SITE OFFICE
Paruwa Tezpur University Road,
Near Paruwa Chariali.
Ph. : +91 70860 51001, +91 70860 51002

Architects
BANKA & ASSOCIATES
3rd Floor, Centre Point, Ulubari,
G.S. Road, Guwahati - 781007

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ROYAL aawas

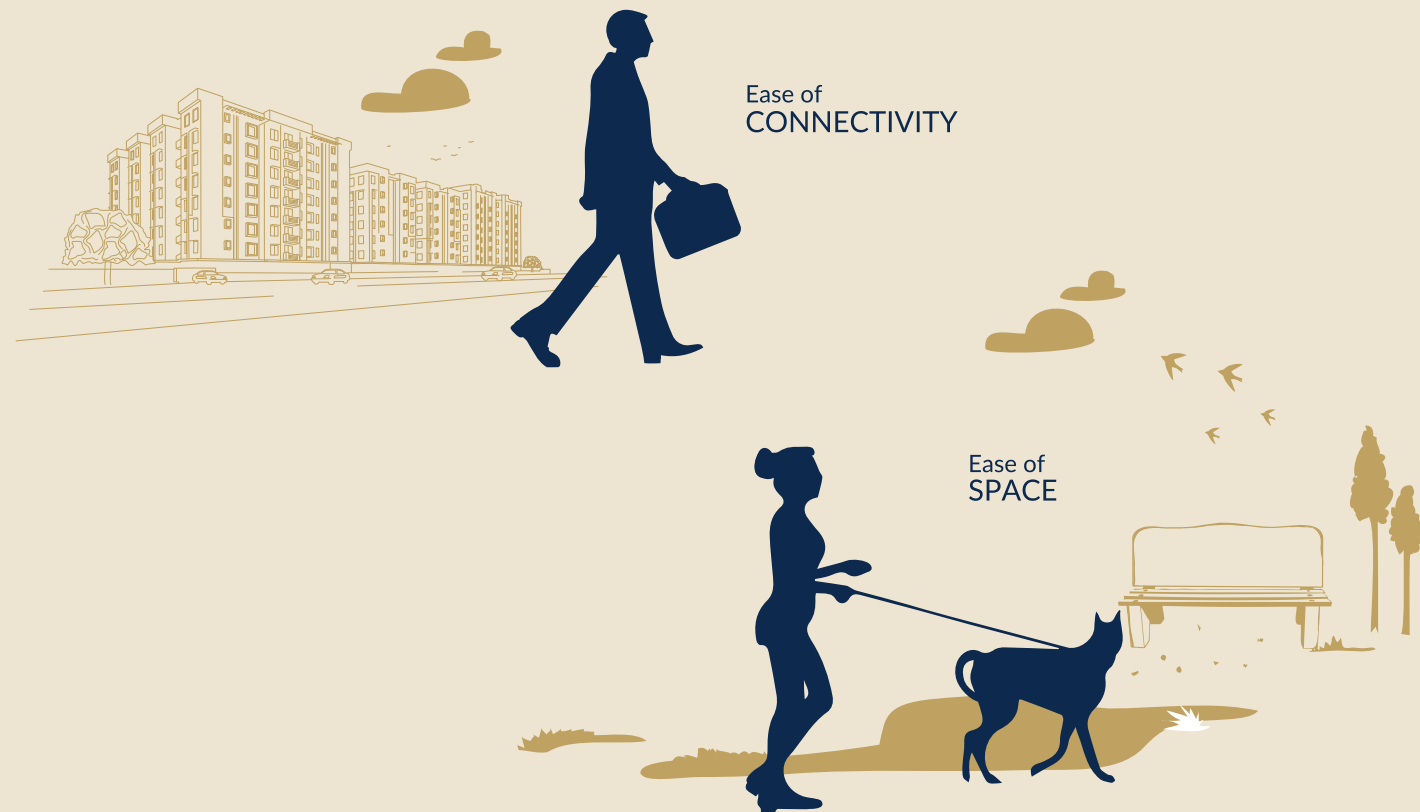
Where Dreams Come True



TEZPUR



AVAIL BENEFITS UNDER
**Pradhan
Mantri
Awas
Yojana**
GET INTEREST SUBSIDY UP TO 6.5 %



Easy-to-own homes.

It's not always easy to choose a home that's right for you. Which is why we've made it easier than ever before to own a home at Royal Aawas.

Ease of Ownership:

Home with a hassle free buying process and smooth processing of loans and other legal formalities

Ease of Living:

On-site convenience stores of different category along with ATM facility to ensure that you will find everything, right at your doorstep.

Ease of Connectivity:

A home that puts Tezpur's city center, bus station, railway station, University and other commercial & industrial establishments within your reach.

Ease of Space:

A wide range of amenities such as jogging track, children's play area, landscape garden etc. enables you to make the best use of the open space areas.

Location :
Paruwa
Tezpur

244 Units
6 Blocks

Pradhan Mantri Aawas Yojna
(PMAY) Compliant Homes



Live Your Dream
Beautifully

Amenities



Visitor's Car Parking



Automatic Elevator



Security & 24hr CCTV Surveillance



Jogging Track



ATM



Landscaped Garden



Children's Park



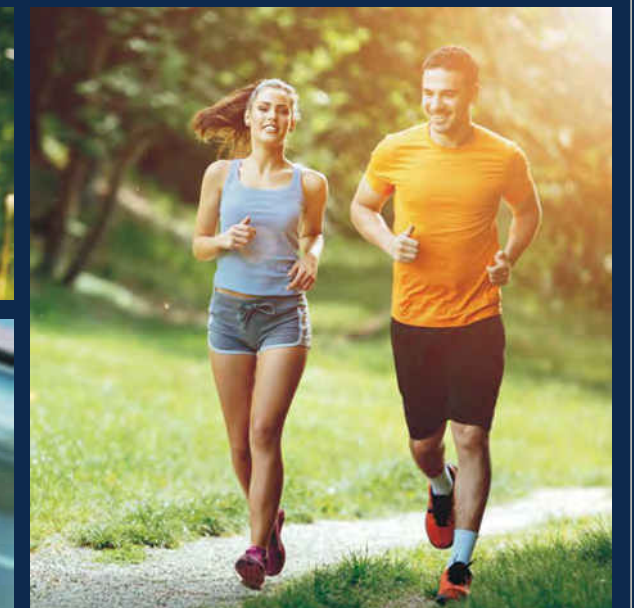
Gym



Games Room



Convenience Stores



SITE PLAN



Unit Type	Bedrooms	SBUA	BUA	As per RERA		Units	Total Units
				Carpet Area	Exclusive Balcony Area		
TYPE 1	1	409 Sq.ft.	355 Sq.ft.	29.96 Sq.mtr.	2.14 Sq.mtr.	14	116
TYPE 2	2	602 Sq.ft.	522 Sq.ft.	44.71 Sq.mtr.	1.69 Sq.mtr.	68	
TYPE 3	2	649 Sq.ft.	562 Sq.ft.	46.32 Sq.mtr.	2.00 Sq.mtr.	6	
TYPE 4	2	683 Sq.ft.	592 Sq.ft.	48.91 Sq.mtr.	2.20 Sq.mtr.	42	
TYPE 5	3	733 Sq.ft.	635 Sq.ft.	51.74 Sq.mtr.	2.17 Sq.mtr.	34	114
TYPE 6	3	845 Sq.ft.	732 Sq.ft.	59.74 Sq.mtr.	2.71 Sq.mtr.	18	
TYPE N6	3	885 Sq.ft.	769 Sq.ft.	62.00 Sq.mtr.	3.83 Sq.mtr.	14	
TYPE 7, 7A & 7B	3	988 Sq.ft.	855 Sq.ft.	69.77 Sq.mtr.	3.50 Sq.mtr.	34	
TYPE 7C & 7D	3	995 Sq.ft.	866 Sq.ft.	69.83 Sq.mtr.	4.31 Sq.mtr.	14	244
TOTAL							



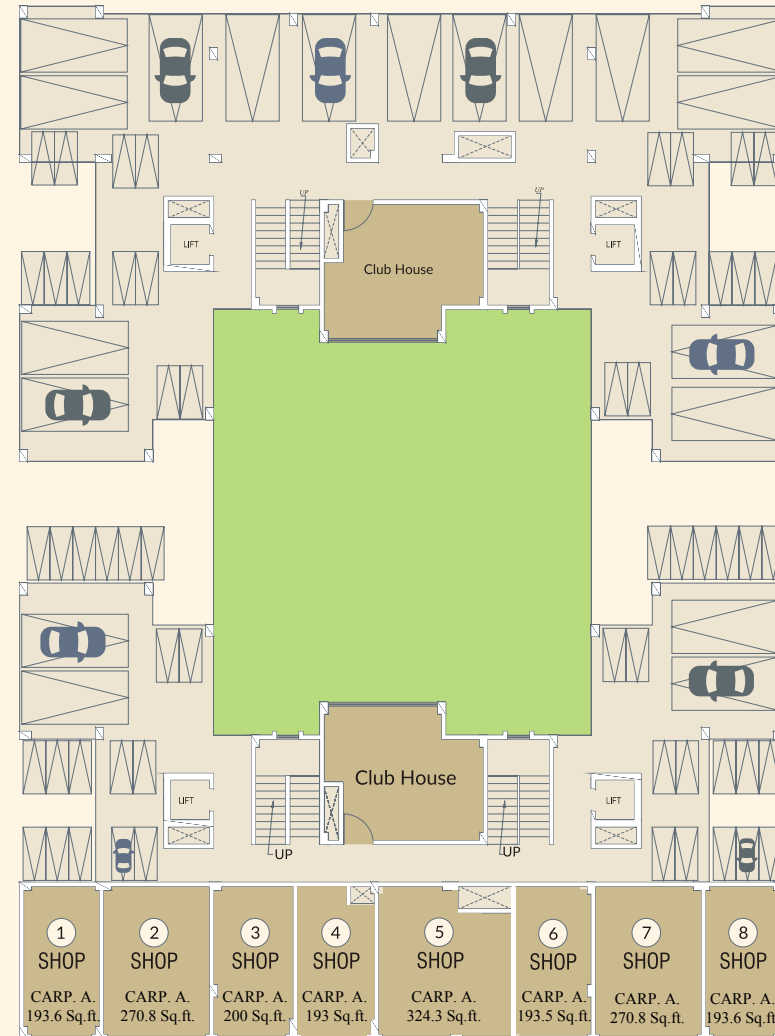
PARKING & COMMERCIAL PLAN



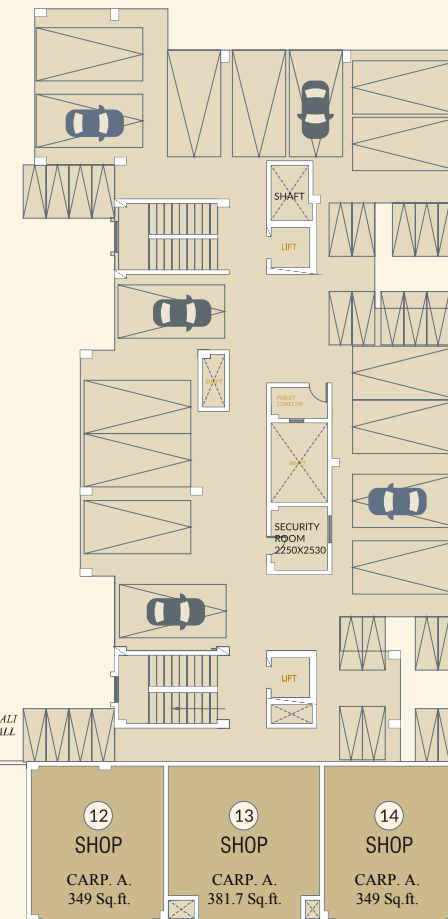
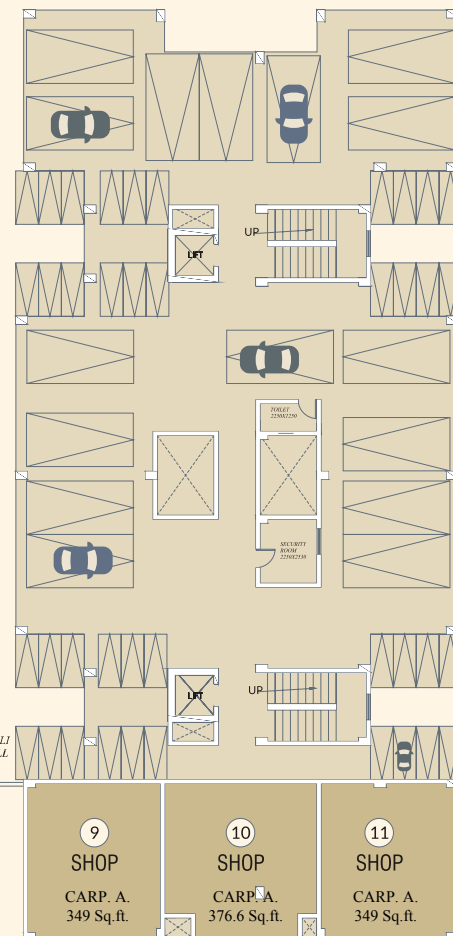
Convenience Stores

- Pharmacy
- Patanjali
- Salon
- ATM
- Restaurant
- Fast Food Joint
- Grocery Store
- Stationery
- Sweet Shop
- Electronics /Hardware Store
- Apparels / Accessories Store
- Portable Shops

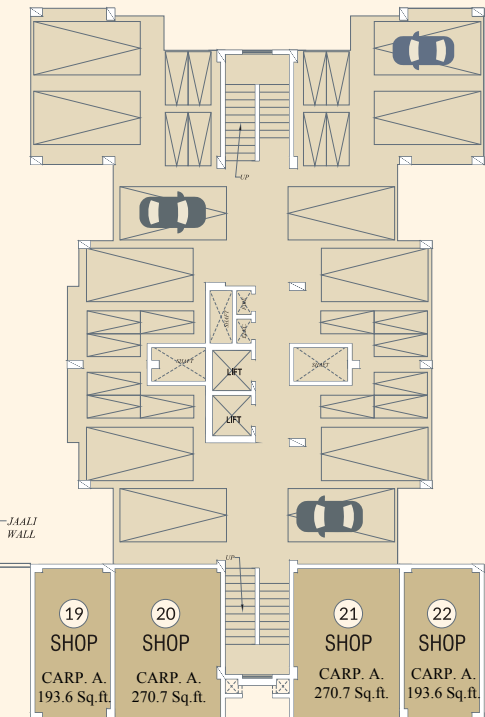
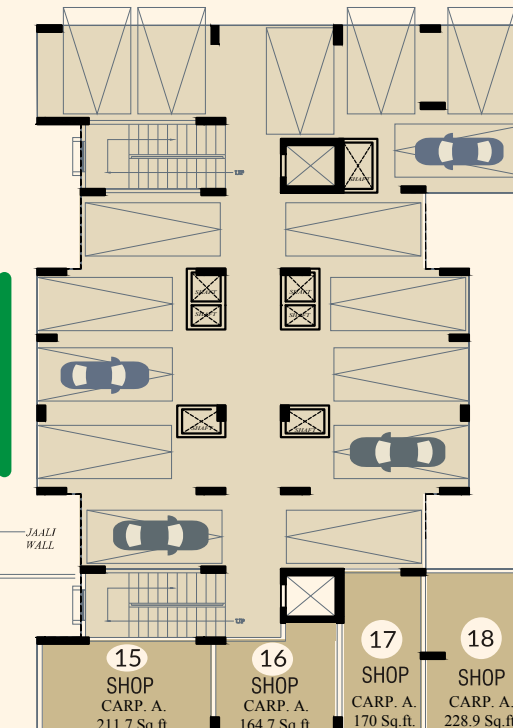
6000 MM WIDE DRIVEWAY



5000 MM INTERNAL DRIVEWAY



6000 MM WIDE DRIVEWAY



6000 MM WIDE DRIVEWAY

SECURITY

5500 MM WIDE ROAD

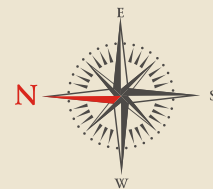
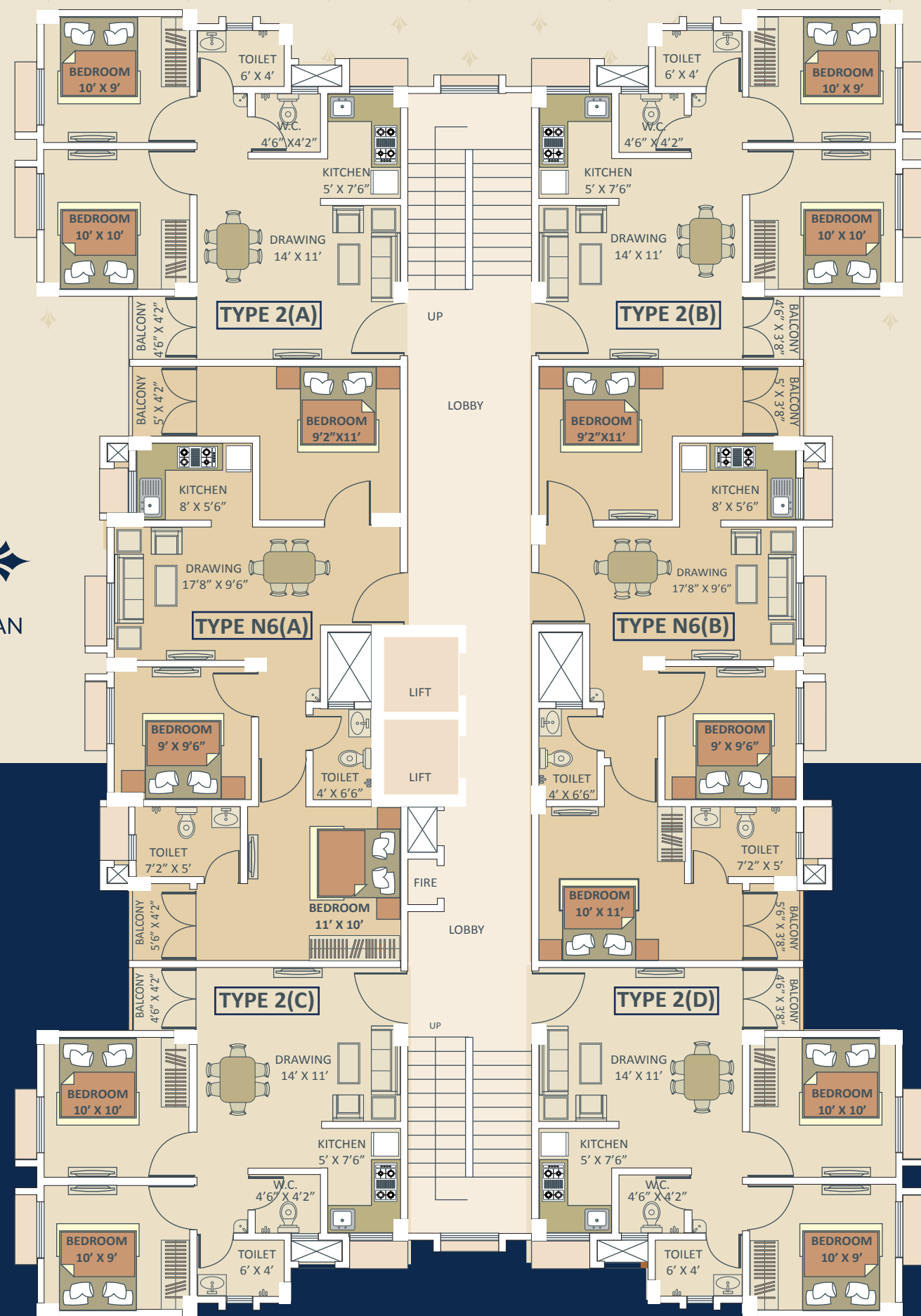
ENTRY

ENTRY

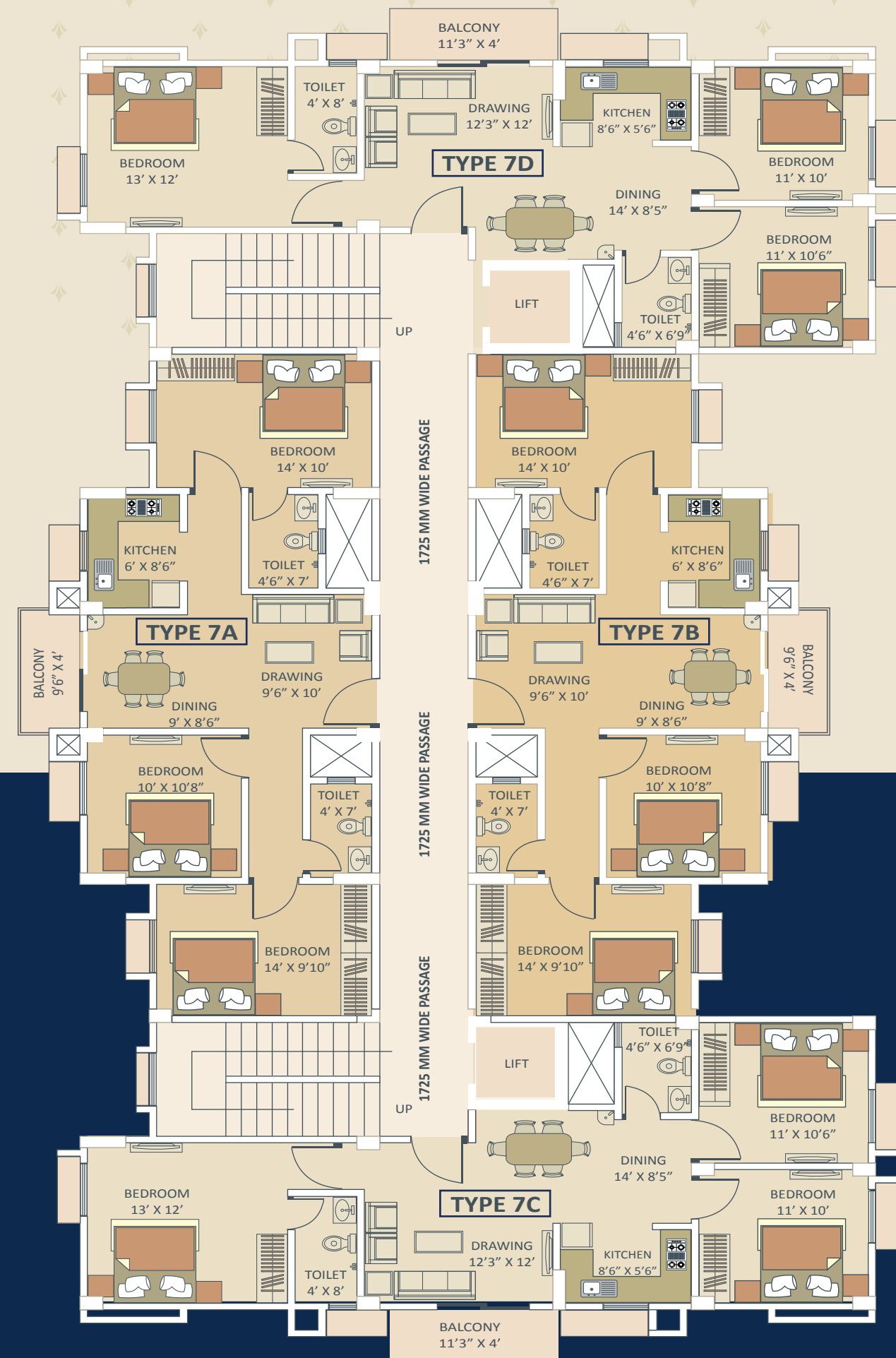
ENTRY

12 M WIDE ACCESS ROAD

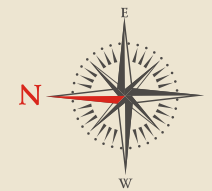
TYPICAL FLOOR PLAN
BLOCK - A (G+7)



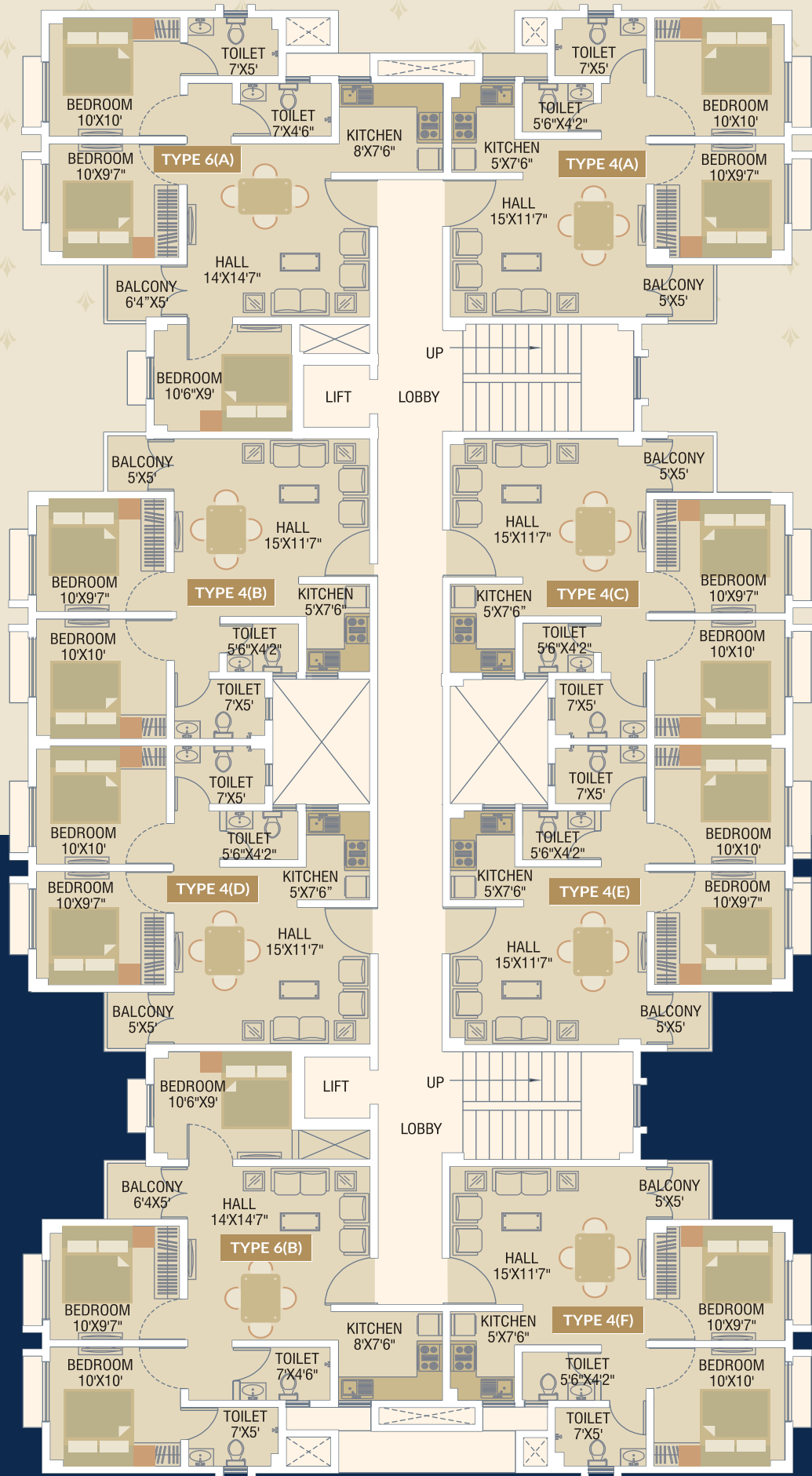
TYPICAL FLOOR PLAN
BLOCK - B (G+7)



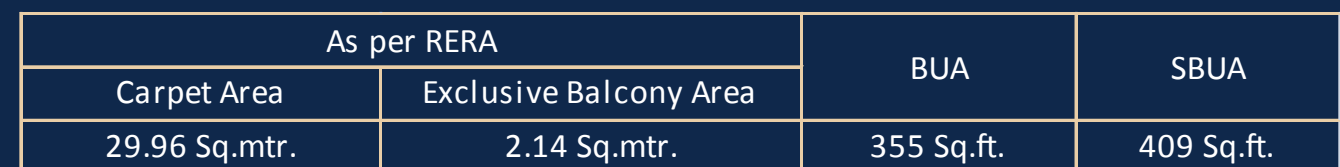
TYPICAL FLOOR PLAN
BLOCK - C (G+6)



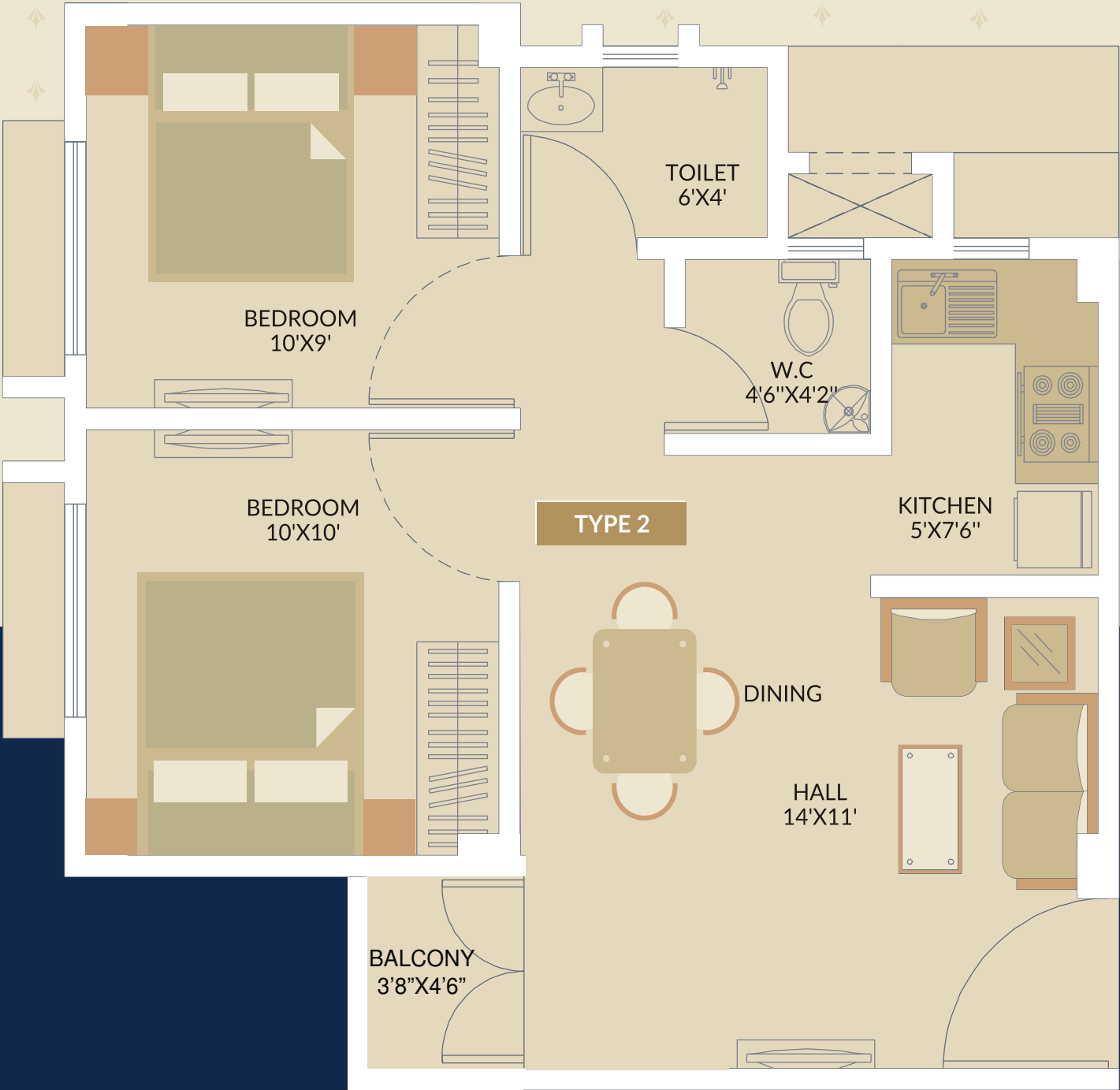
TYPICAL FLOOR PLAN
BLOCK - D (G+6)



TYPE 1
1 BHK



TYPE 2
2 BHK



As per RERA		BUA	SBUA
Carpet Area	Exclusive Balcony Area		
44.71 Sq.mtr.	1.69 Sq.mtr.	522 Sq.ft.	602 Sq.ft.

TYPE 3
2 BHK



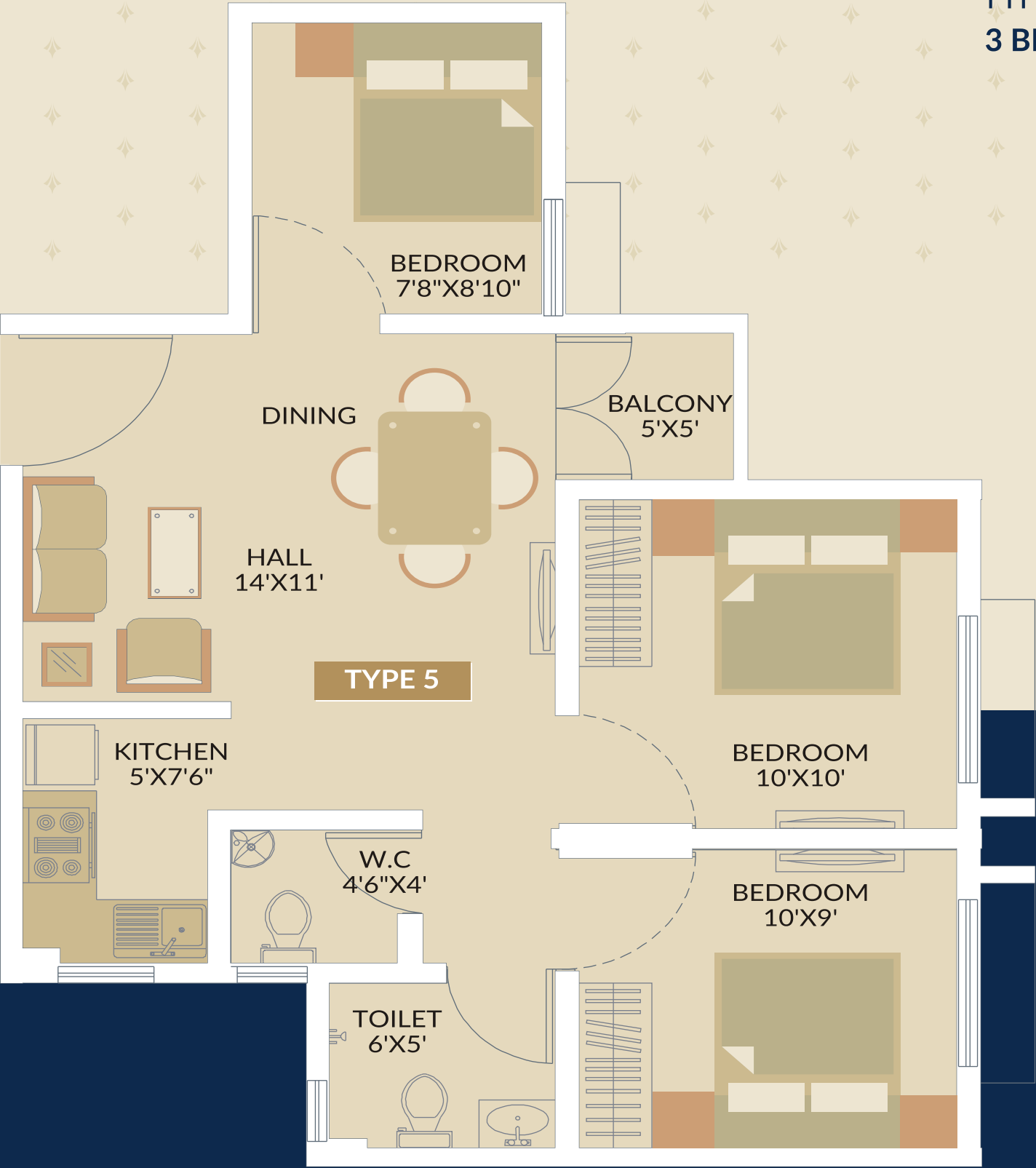
As per RERA		BUA	SBUA
Carpet Area	Exclusive Balcony Area		
46.32 Sq.mtr.	2.00 Sq.mtr.	562 Sq.ft.	649 Sq.ft.

TYPE 4
2 BHK



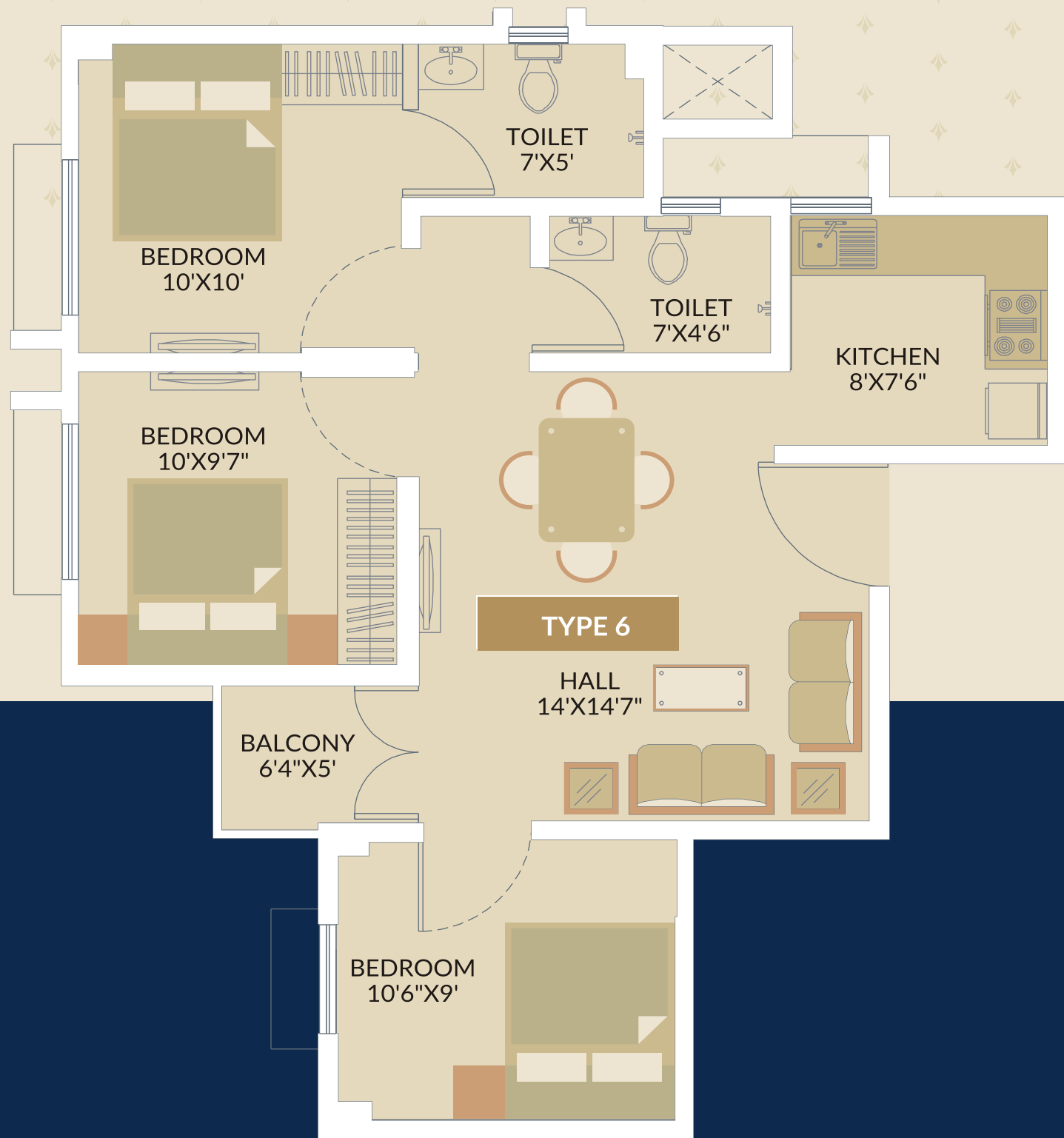
As per RERA		BUA	SBUA
Carpet Area	Exclusive Balcony Area		
48.91 Sq.mtr.	2.20 Sq.mtr.	592 Sq.ft.	683 Sq.ft.

TYPE 5
3 BHK



As per RERA		BUA	SBUA
Carpet Area	Exclusive Balcony Area		
51.74 Sq.mtr.	2.17 Sq.mtr.	635 Sq.ft.	733 Sq.ft.

TYPE 6
3 BHK



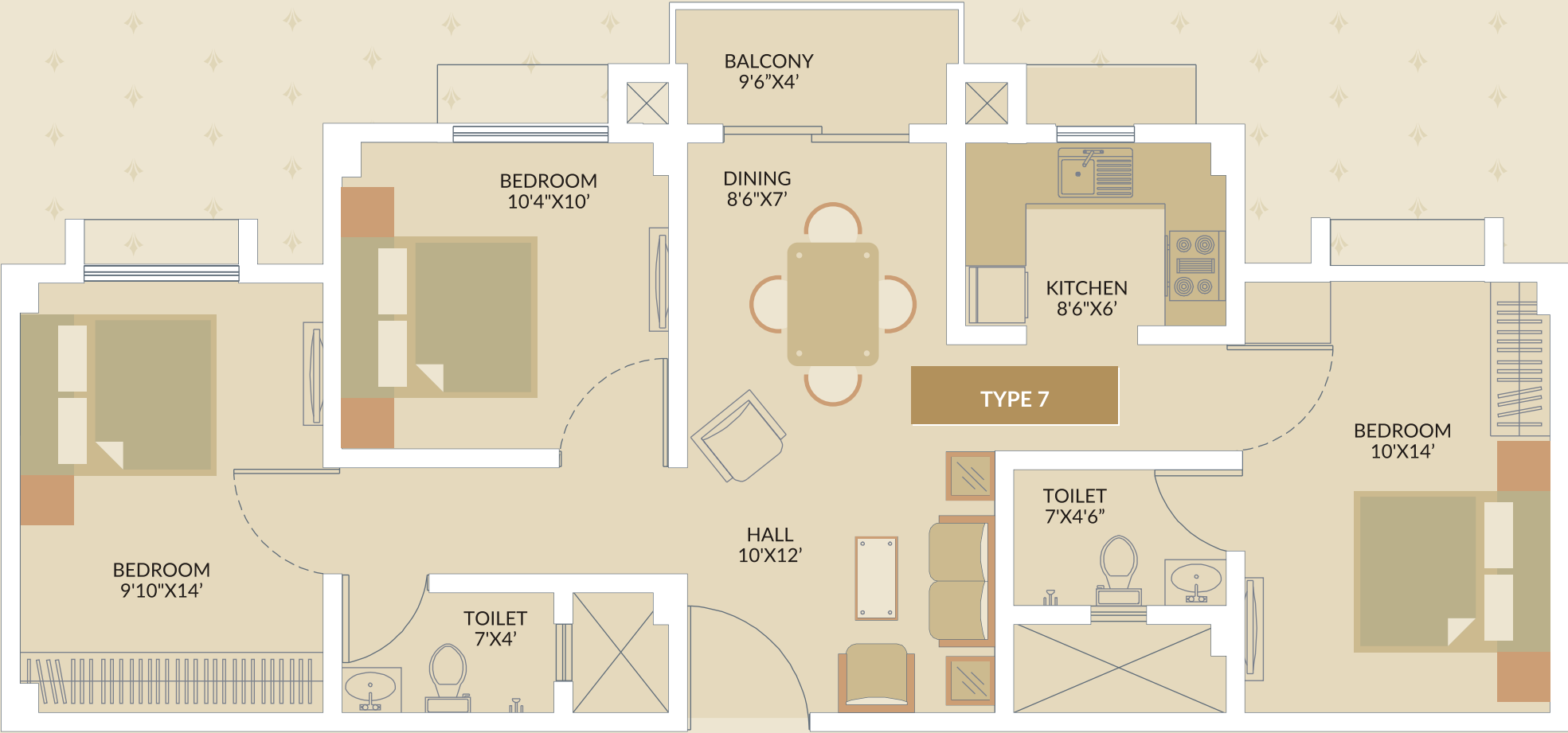
As per RERA		BUA	SBUA
Carpet Area	Exclusive Balcony Area		
59.74 Sq.mtr.	2.71 Sq.mtr.	732 Sq.ft.	845 Sq.ft.

TYPE N6
3 BHK



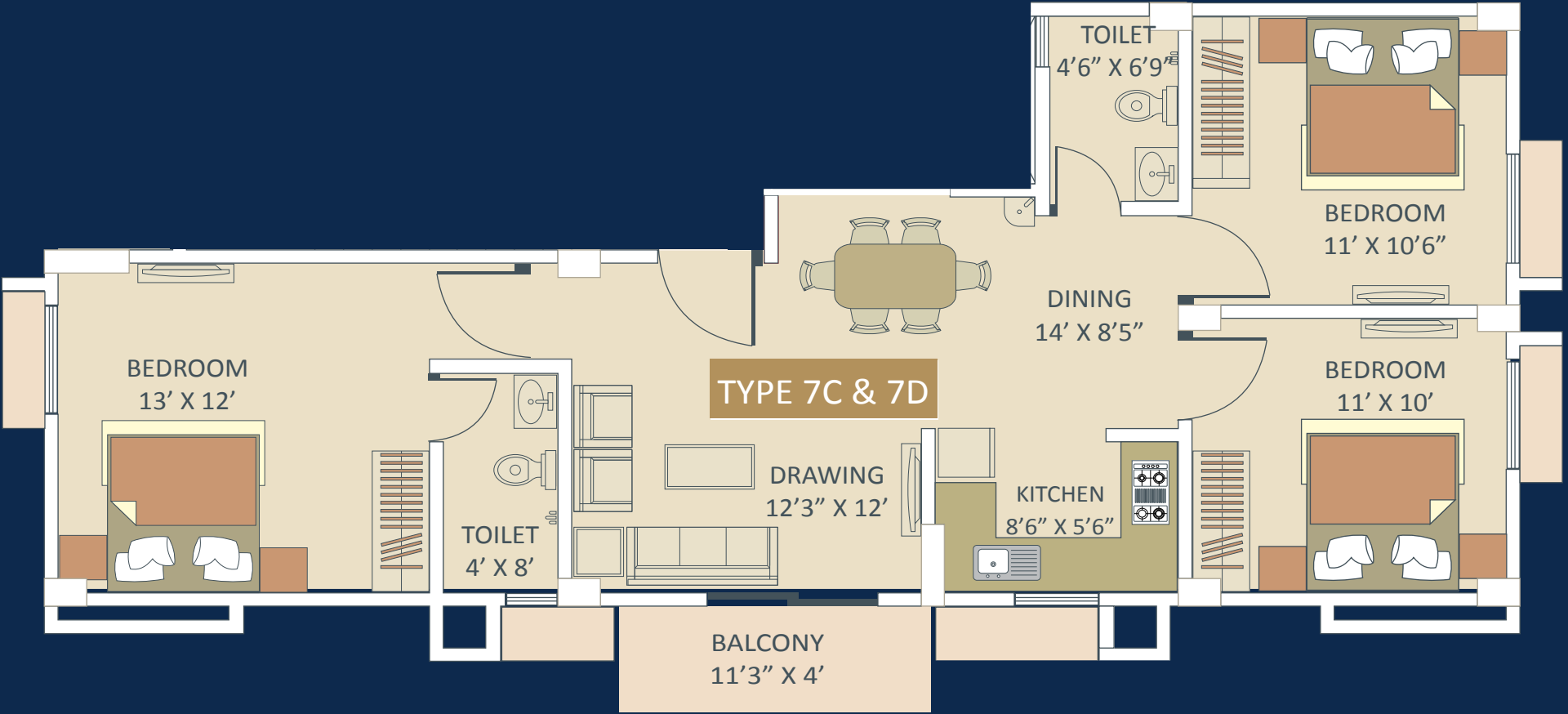
As per RERA		BUA	SBUA
Carpet Area	Exclusive Balcony Area		
62.00 Sq.mtr.	3.83 Sq.mtr.	769 Sq.ft.	885 Sq.ft.

TYPE 7 - 3 BHK



As per RERA	Carpet Area	69.77 Sq.mtr.
	Exclusive Balcony Area	3.50 Sq.mtr.
Built Up Area		855 Sq.ft.
Super Built Up Area		988 Sq.ft.

TYPE 7C & 7D - 3 BHK



As per RERA	Carpet Area	69.83 Sq.mtr.
	Exclusive Balcony Area	4.31 Sq.mtr.
Built Up Area		866 Sq.ft.
Super Built Up Area		995 Sq.ft.



Salient Features



STRUCTURE

RCC Framed structure conforming to all Seismic design code.



LIFTS

Automatic 6-passengers lift, Two in each block.



FLOORING

600mm x 600 mm Vitrified tiles in all Bed Rooms, Drawing, Hall and Kitchen.



TOILETS

Designer ceramic tiles on wall, anti-skid floor tiles and CP fittings. Sanitary white colour (Hindware / Parryware) or equivalent brand.



KITCHEN

Black granite top cooking platform with one stainless steel sink, ceramic tiles dado upto 60cms above the platform.



ELECTRIC

Concealed electrical wiring and switches, boards and MCB.



DOOR

Quality wooden door frame, and flush door for all the rooms and main door.



WINDOWS

Aluminium Natural Colour Sliding Windows.



WATER

Adequate water storage with deep tubewell and central iron removal plant. 2 Nos water boring for 24 hrs water supply.



CAR PARKING

Adequate car and Two-wheeler parking on ground floor.



INTERIOR WALL

Inside walls finished with POP.



FIRE SAFETY

Equipped with fire fighting devices in each block as per norms.



ELEVATION

Excellent front elevation uniquely finished with exterior emulsion paint to withstand all weather conditions.



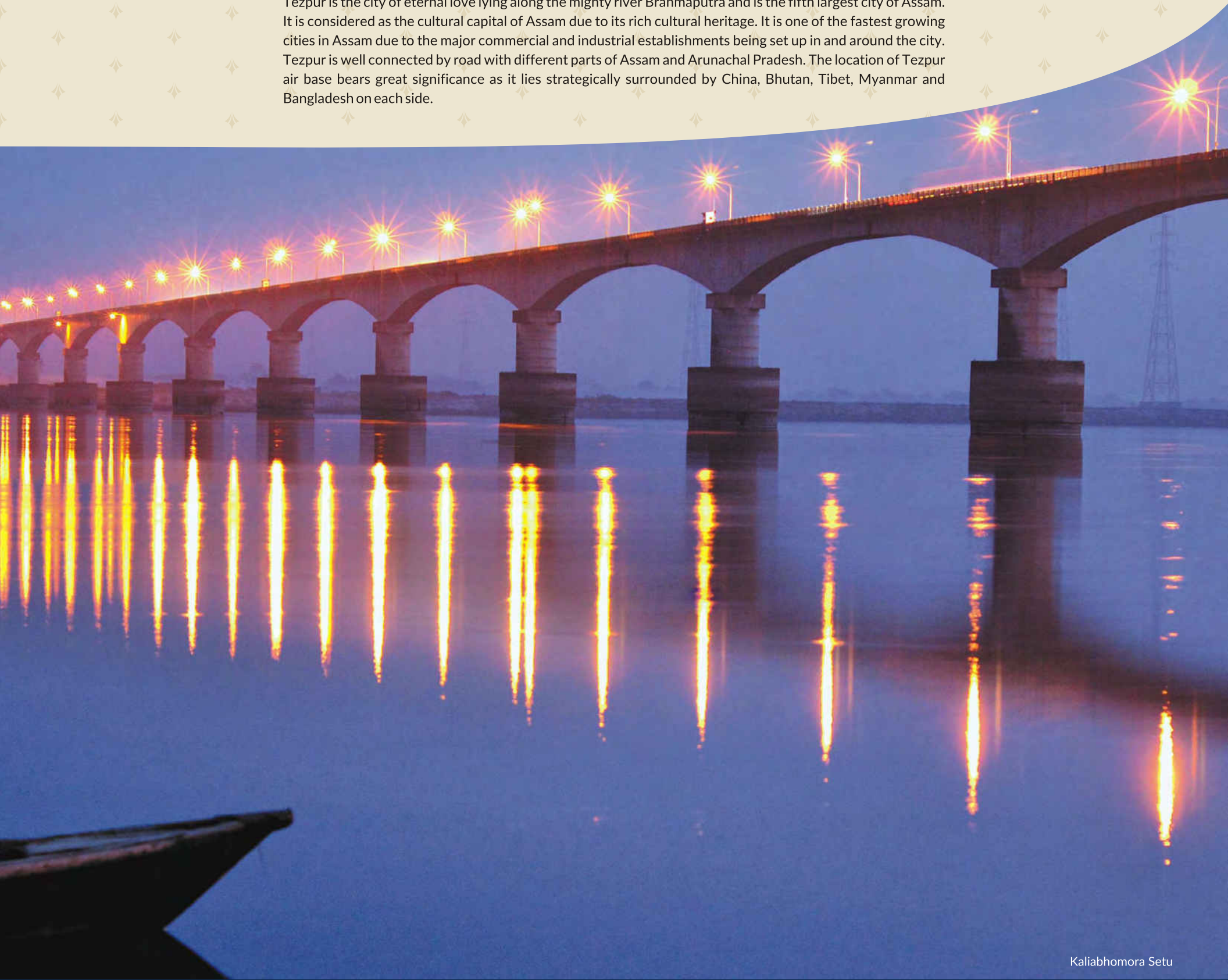
OTHERS

Provision for TV point in drawing hall and geyser point in one bathroom only.



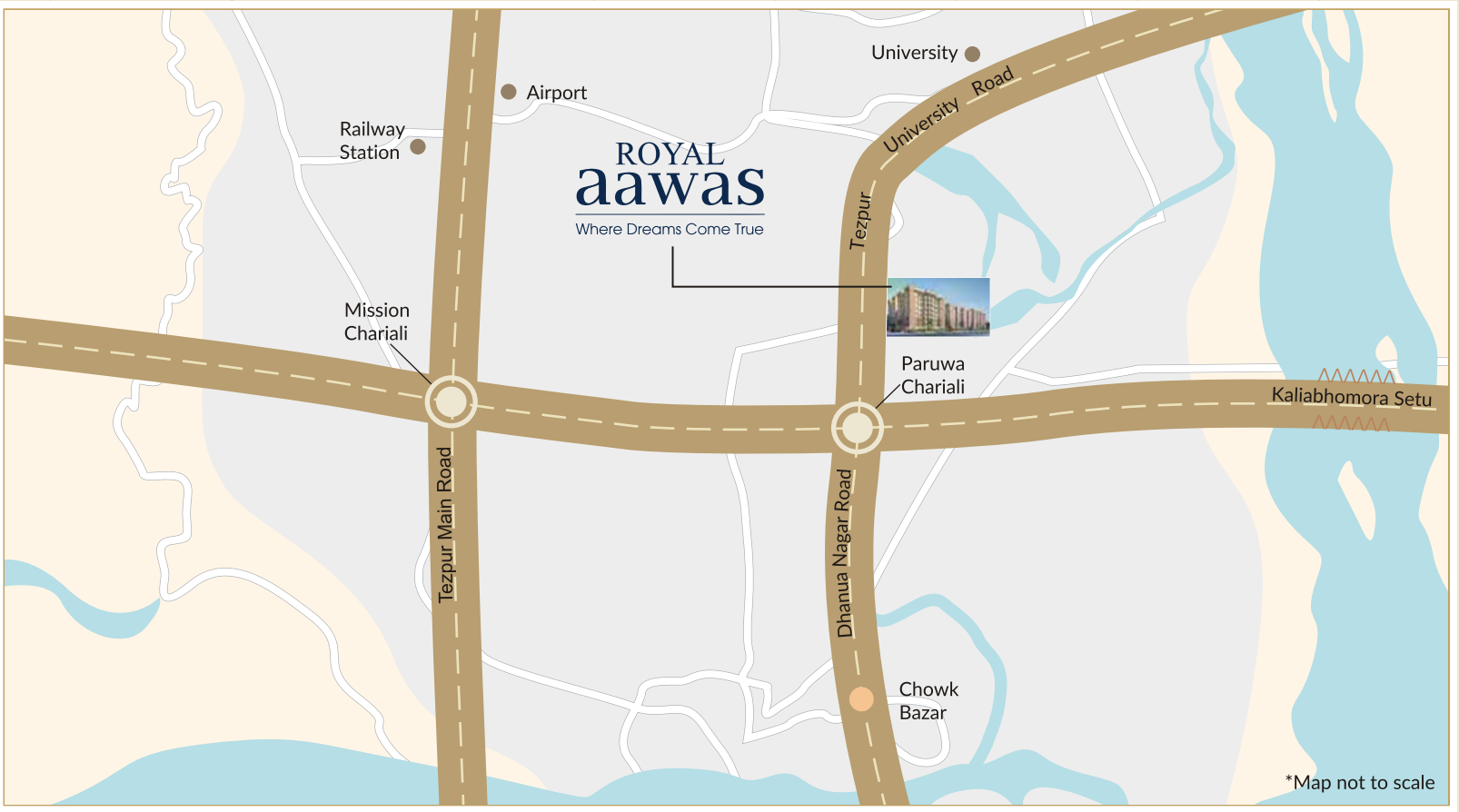
A Landmark For Many Abode For A Select Few

Tezpur is the city of eternal love lying along the mighty river Brahmaputra and is the fifth largest city of Assam. It is considered as the cultural capital of Assam due to its rich cultural heritage. It is one of the fastest growing cities in Assam due to the major commercial and industrial establishments being set up in and around the city. Tezpur is well connected by road with different parts of Assam and Arunachal Pradesh. The location of Tezpur air base bears great significance as it lies strategically surrounded by China, Bhutan, Tibet, Myanmar and Bangladesh on each side.



Kaliabhomora Setu

Location Map



Locational Advantages

- | | |
|---|--|
|  2km from Mission Chariali |  6 km from Tezpur University |
|  4km from ASTC Bus Station |  6 km from Tezpur Airport |
|  5km from Tezpur Railway Station |  16 km from Patanjali Herbal & Mega Food Park, AIDC |



ROYAL ESTATE DEVELOPERS

For years, Royal Estate Developers has been the leading name in the real estate industry of Assam. Supported by a highly qualified team with a strong commitment to excellence, Royal Estate Developers has garnered a strong reputation for building world-class residential communities, commercial complexes and office buildings throughout the state. Our measure for excellence is the long term satisfaction of our clients with strong focus on quality and time parameters and the achievement of the principles we share as a firm. Our portfolio reflects our achievement of design excellence as we usher in an ethic of sustainability, ecological awareness, resource efficiency and regenerative design to all our projects.

Completed Projects



ROYAL HERITAGE



ROYAL ARCADE I



ROYAL ENCLAVE



ROYAL SQAURE



ROYAL UTSAV



ROYAL SILVER HEIGHT



ROYAL PARK



ROYAL ORCHID



ROYAL CIRCLE



ROYAL SILVER TOWER



ROYAL RESIDENCY



ROYAL VIEW



ROYAL ARCADE II



ROYAL RESIDENCY, JORHAT



ROYAL GARDEN, JORHAT



ROYAL DARSHAN ARCADE, JORHAT



ROYAL DARSHAN, JORHAT



ROYAL CENTRE



ROYAL PLAZA



ROYAL POINT



ROYAL HUT



ROYAL RESIDENCY, TINSUKIA



ROYAL RESIDENCY, TEZPUR

