



Promoters:

**ROYAL AAWAS**  
ROYAL ESTATE DEVELOPERS

1st Floor, Centre Point, Ulubari,  
G.S. Road, Guwahati – 781007

**Site office:**

**ROYAL AAWAS**  
Near Baba Ramdev Mandir,  
Latabari, NH 37, Bokakhat,  
Assam -785612  
Contact No: **7086051004/7086051005**  
Email: **royalaawas.bkt@gmail.com**

Architects

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

ROYAL  
**aawas**

Where Dreams Come True



**BOKAKHAT**



# ROYAL aawas

Where Dreams Come True

MOTHER NATURE WILL TAKE CARE OF YOU

Society will applaud you

LIFE WILL TOAST YOU

Health will smile on you

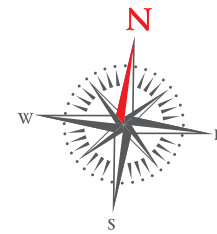
Generations will remember you

YOUR CHILDREN WILL THANK YOU





## SITE PLAN (Aerial view)



ROYAL  
**aawas**  
Where Dreams Come True

## Live Beautifully ...



### Easy-to-own homes.

It is 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 Connectivity:

A home that puts Bokakhat, Kazirga, Numaligarh, NRL township, Golaghat within your reach as it is located on the National Highway 37.



### Ease of Living:

Grocery Stores, ATM, Pharmacy & other convenience stores all within a reach of 5 minutes from your home makes your living all the more comfortable.



### Ease of Space:

A recreation room and gym on the terrace helps you maintain your health and make the best of the space with a serene view of the lush green environment.

Location :  
**BOKAKHAT**

**91** Units  
**2** Blocks

Pradhan Mantri Awas Yojana  
**(PMAY) Compliant Homes**



# Amenities

- Automatic Elevators
- Security & 24 hr. CCTV Surveillance
- Terrace Garden
- Gym
- Recreation Room



Dreams do come true.....





PARKING PLAN



SITE PLAN

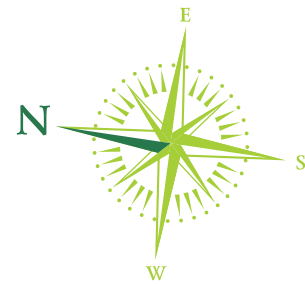


AREA TABLE: BLOCK-B & BLOCK-C

Unit Type	Bedrooms	SBUA	BUA	As per RERA		Units
				Carpet Area	Exclusive Balcony Area	
TYPE-1	1	476 Sq. Ft.	396.5 Sq. Ft.	29.70 Sq. Mtr.	2.50 Sq. Mtr.	7
TYPE-2	2	689 Sq. Ft.	574 Sq. Ft.	47.21 Sq. Mtr.	2.00 Sq. Mtr.	28
TYPE-3	2	745 Sq. Ft.	621 Sq. Ft.	48.88 Sq. Mtr.	4.00 Sq. Mtr.	7
TYPE-4	3	865 Sq. Ft.	721 Sq. Ft.	59.47Sq. Mtr.	2.00 Sq. Mtr.	28
TYPE-5	3	955 Sq. Ft.	796 Sq. Ft.	64.21 Sq. Mtr.	3.56 Sq. Mtr.	14
TYPE-6	3	1202 Sq. Ft.	1002 Sq. Ft.	82.89 Sq. Mtr.	3.78 Sq. Mtr.	7



Block B (Typical Floor Plan)  
First Floor to Seventh Floor



Block C (Typical Floor Plan)  
First Floor to Seventh Floor



TYPE-1 (1BHK)



TYPE 1



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
29.70 Sq. Mtr.	2.50 Sq. Mtr.	396.5 Sq. Ft.	476 Sq. Ft.

TYPE-2 (2BHK)



TYPE 2



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
47.21 Sq. Mtr.	2.00 Sq. Mtr.	574 Sq. Ft.	689 Sq. Ft.



TYPE-3 (2BHK)



TYPE 3



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
48.88 Sq. Mtr.	4.00 Sq. Mtr.	621 Sq. Ft.	745 Sq. Ft.

TYPE-4 (3BHK)



TYPE 4



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
59.47Sq. Mtr.	2.00 Sq. Mtr.	721 Sq. Ft.	865 Sq. Ft.



TYPE-5 (3BHK)



TYPE 5



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
64.21 Sq. Mtr.	3.56 Sq. Mtr.	796 Sq. Ft.	955 Sq. Ft.

TYPE-6 (3BHK)



TYPE 6



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
82.89 Sq. Mtr.	3.78 Sq. Mtr.	1002 Sq. Ft.	1202 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 600mm 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 (Jaquar/Parryware) or equivalent brand.
- KITCHEN**  
Granite top cooking platform with one stainless steel sink, ceramic tiles dado upto 60 cms above the platform.
- ELECTRIC**  
Concealed electric 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 with MS Grill.
- WATER**  
Adequate water storage with deep tubewell and central iron removal plant. 2 Nos water boring for 24hrs water supply.
- CAR PARKING**  
Adequate car and Two - wheeler parking on ground floor & open space.
- 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.



# Location Advantages

**Bokakhat** is a town and a town area committee in Golaghat district in the state of Assam, India. It is about 23 km away from the **world heritage site Kaziranga National Park**. Bokakhat town is situated almost in the middle of Assam. The town is base to many nearby tourist places and is well connected to other cities and towns by road. Other nearby attractions include the ruins of the ancient **Numaligarh and the Deoparbat, the tea gardens of Hatikhuli, Methoni, Diffloo, Behora & Borsapori and also the coffee and rubber plantations**. The nearest airports are at Jorhat and Guwahati. The nearest railway stations are Badulipar and Furkating.

- ✿ **Near Baba Ramdev Mandir on NH 37**
- ✿ **2km from ASTC Bus Stop**
- ✿ **5km from Diffloo Tea Estate**
- ✿ **15km from Kaziranga**
- ✿ **24 km from Numaligarh Refinery Township & DPS Numaligarh**
- ✿ **13km from Kaipholangso waterfall**







## 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 repute for building 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.



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



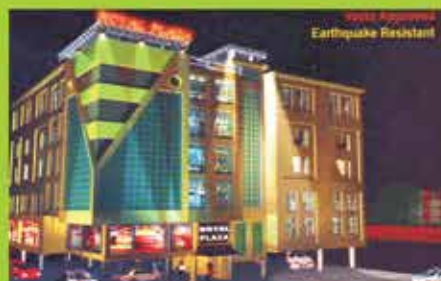
ROYAL DARSHAN ARCADE, JORHAT



ROYAL DARSHAN, JORHAT



ROYAL CENTRE



ROYAL PLAZA



ROYAL POINT



ROYAL HUT



ROYAL RESIDENCY, TINSUKIA



ROYAL RESIDENCY, TEZPUR



ROYAL AAWAS, TEZPUR



ROYAL GLOBAL UNIVERSITY