



Promoters:

ROYAL ASSOCIATES

Royal Estate Developers
1st Floor, Centre Point, Ulubari,
G.S. Road, Guwahati - 781007

For Booking Contact:

Guwahati Site Office

Royal Aawas, Near Royal Global University,
Betkuchi, AHOM GAON, Guwahati
Contact No: 7577880002/0003

Architects:

BANKA & ASSOCIATES

3rd Floor, Centre Point, Ulubari,
G.S. Road, Guwahati - 781007



ROYAL aawas

Where Dreams Come True



GUWAHATI





EASY-TO-OWN HOMES:

It is not always easy to chose 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 inter-state bus terminal just across the road and an international airport just 20 mins from your home eases the local, national and global connectivity.
- ❖ **Ease of Living:**
A centrally located home that puts School, University, Hotel, Temple, Bus Terminal, Hospital, Stadium & Bird Sanctuary all within a reach of just 5-10mins.
- ❖ **Ease of Space:**
The home comes with a host of amenities such as a community hall cum games room, a gym & a landscaped garden with children's park which definitely adds quality time to your life and helps you lead a healthy and happy life.

Location:
Betkuchi
Guwahati

224 Units
5 blocks

Pradhan Mantri Awas Yojana
(PMAY) Compliant homes

Amenities



Automatic Elevator



Security & 24 hr CCTV Surveillance



Jogging Area



Landscape Garden



Children's Park



Gym

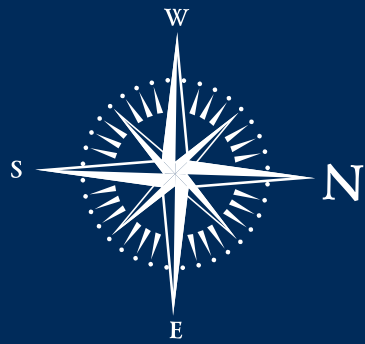


Community Hall cum Games room

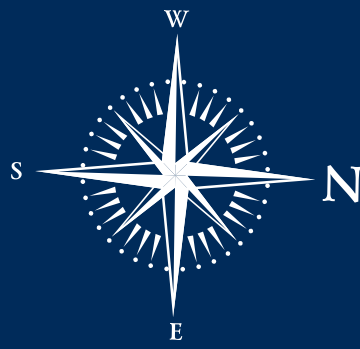


SITE PLAN

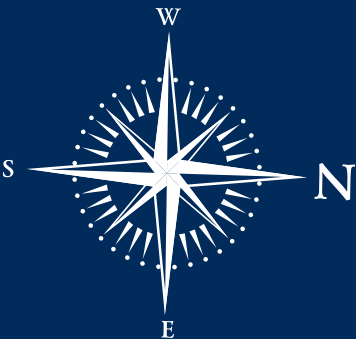
Unit Type	Bedrooms	SBUA	BUA	As per RERA		Units
				Carpet Area	Exclusive Balcony Area	
TYPE-1	1	466.20 Sq.Ft.	388.50 Sq.Ft.	29.70 Sq. Mtr.	2.18 Sq. Mtr.	28
TYPE-2	2	705.13 Sq.Ft.	587.60 Sq.Ft.	48.17 Sq. Mtr.	1.89 Sq. Mtr.	28
TYPE-3	2	769.98 Sq.Ft.	641.65 Sq.Ft.	52.65 Sq. Mtr.	2.20 Sq. Mtr.	56
TYPE-3P	2	769.98 Sq.Ft.	641.65 Sq.Ft.	52.65 Sq. Mtr.	2.20 Sq. Mtr.	28
TYPE-4	3	915.60 Sq.Ft.	763 Sq.Ft.	59.75 Sq. Mtr.	2.57 Sq. Mtr.	28
TYPE-5	3	1060.44 Sq.Ft.	883.70 Sq.Ft.	71.81 Sq. Mtr.	2.94 Sq. Mtr.	28
TYPE-6	3	1106.40 Sq.Ft.	922.25 Sq.Ft.	71.67 Sq. Mtr.	6.78 Sq. Mtr.	28



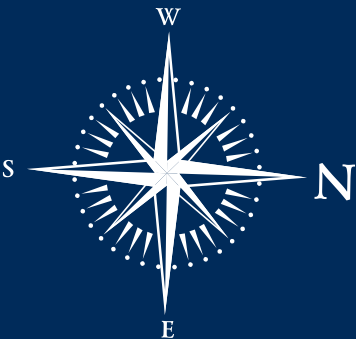
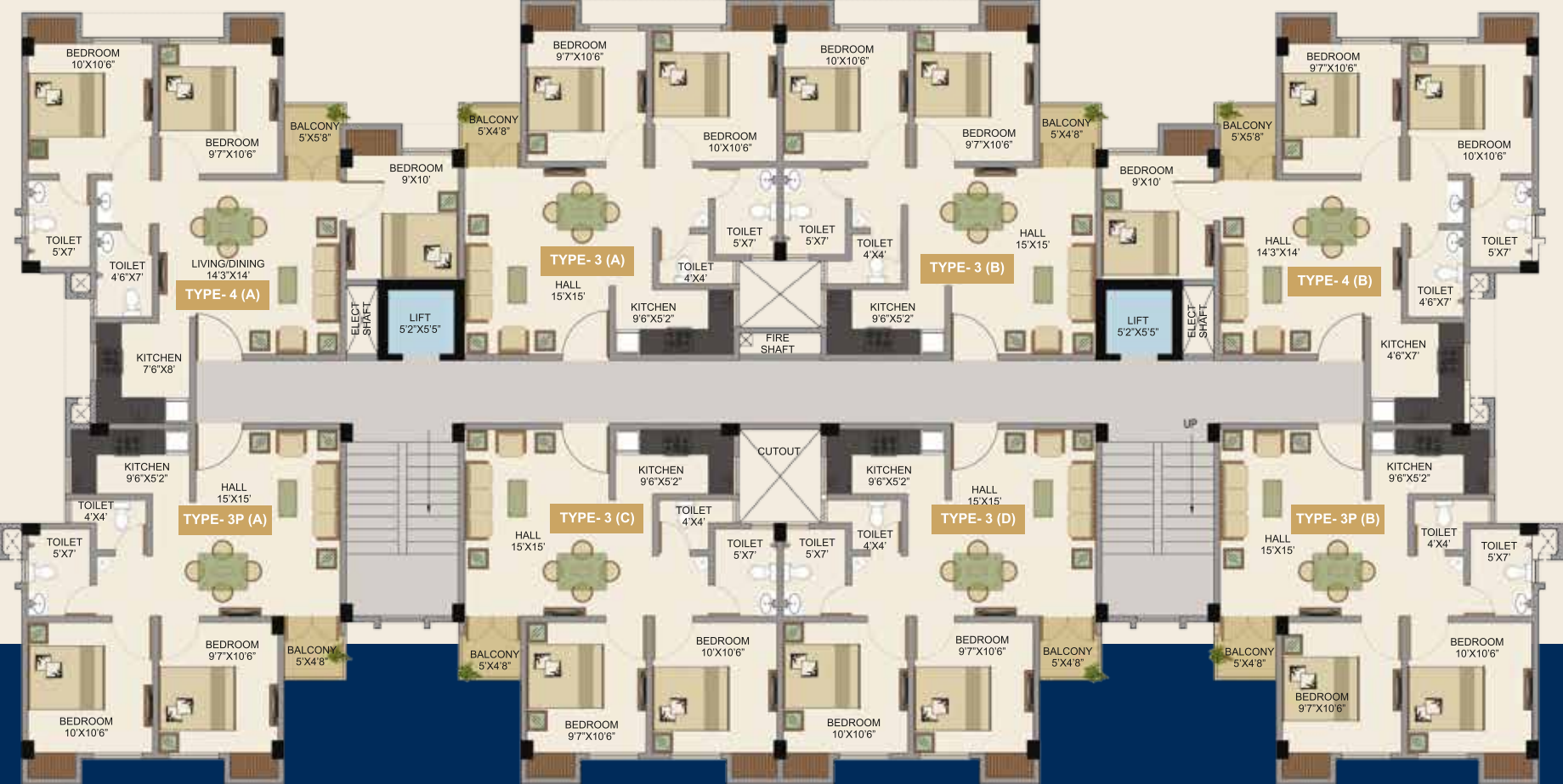
PARKING PLAN



TYPICAL FLOOR PLAN
BLOCK-A (G+7)



TYPICAL FLOOR PLAN
BLOCK-B & E (G+7)



TYPICAL FLOOR PLAN
BLOCK-C (G+7)



TYPICAL FLOOR PLAN
BLOCK-D (G+7)



TYPE 1
1 BHK



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
29.70 Sq. Mtr.	2.18 Sq. Mtr.	388.50 Sq.Ft.	466.20 Sq.Ft.

TYPE 2
2 BHK



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
48.17 Sq. Mtr.	1.89 Sq. Mtr.	587.60 Sq.Ft.	705.13 Sq.Ft.

TYPE 3 & 3P
2 BHK



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
52.65 Sq. Mtr.	2.20 Sq. Mtr.	641.65 Sq.Ft.	769.98 Sq.Ft.

TYPE 4
3 BHK



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
59.75 Sq. Mtr.	2.57 Sq. Mtr.	763 Sq.Ft.	915.60 Sq.Ft.

TYPE 5
3 BHK



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
71.81 Sq. Mtr.	2.94 Sq. Mtr.	883.70 Sq.Ft.	1060.44 Sq.Ft.

TYPE 6
3 BHK



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
71.67 Sq. Mtr.	6.78 Sq. Mtr.	922.25 Sq.Ft.	1106.40 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 (Jaguar/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.



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 all bathrooms.



A Landmark For Many Abode For A Select Few

Guwahati (Pragjyotishpura in ancient Assam, Gauhati in the modern era) is the largest city in the Indian state of Assam and also the largest urban area in Northeastern India. A major riverine port city and one of the fastest growing cities in India, Guwahati is situated on the south bank of the Brahmaputra. Many ancient Hindu temples are in the city, giving it the name "City of Temples" Dispur, the capital of Assam, is in the circuit city region located within Guwahati and is the seat of the Government of Assam.

Guwahati lies between the banks of the Brahmaputra River and the foothills of the Shillong plateau, with LGB International Airport to the west and the town of Narengi to the east. It is gradually being expanded as North Guwahati to the northern bank of the Brahmaputra.



LOCATION MAP

NOT TO SCALE



LOCATION ADVANTAGE



Near Royal Global University



1km from ISBT



1km from Tirupati Balaji Mandir



2km from DPS, Guwahati



2km from Ayursundra Superspeciality Hospital



5km from Sarusajai IGA stadium



5km from Excel Care Hospital



14km from Guwahati University



18km from Maa Kamakhya Temple



19km from LGBI Airport



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 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



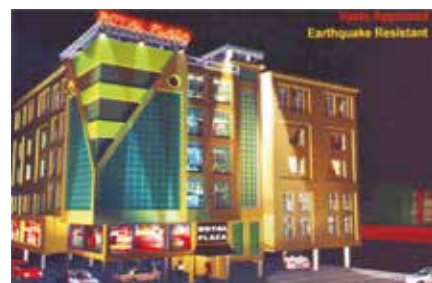
ROYAL DARSHAN ARCADE, JORHAT



ROYAL DARSHAN, JORHAT



ROYAL CENTRE



ROYAL PLAZA



ROYAL POINT



ROYAL HUT



ROYAL RESIDENCY, TINSUKIA



ROYAL RESIDENCY, TEZPUR



ROYAL AAWAS, TEZPUR



ROYAL AAWAS, BOKAKHAT