

ROYALTM
aawas
by Royal Group | Garchuk



Where _____
Dreams
_____ come true

SALES OFFICE

Royal Aawas, Near Royal Global University
Betkuchi, Ahom gaon, Guwahati
Contact us at: **75778 80002**

SITE OFFICE

Near Lachit Garh Maddhya
Uchcha English School, Garchuk
Guwahati, Assam

Promoters:

Royal Aawas Garchuk
A Unit of Royal Estate Developers
1st Floor, Centre Point, Ulubari
G. S. Road, Guwahati- 781007

ARCHITECTS:

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

Disclaimer: This brochure is for illustration purpose only and it cannot be in any way treated as legal document. All information, specification, plans, materials and visual representations contains in the brochure, model and sample flats are subject to change from time to time by the developer and/ or the competent authorities and shall not for part of the offer or contract. Extra charges as mentioned in the application form.



Royalty & Luxury

in affordable house
possible only in

ROYAL
aawas

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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 with all luxury amenities at an affordable price.



280 units - 4 blocks



Breathtaking view of
lush green surroundings



Central & State Govt.
Subsidy on home loans



Grand club house



Pradhan Mantri Awas Yojana
(CLSS) Compliant homes



Premium location
with good connectivity

AMENITIES



Security & 24 hr
CCTV Surveillance



Community Hall
cum Games room



Landscape Garden



Automatic Elevator



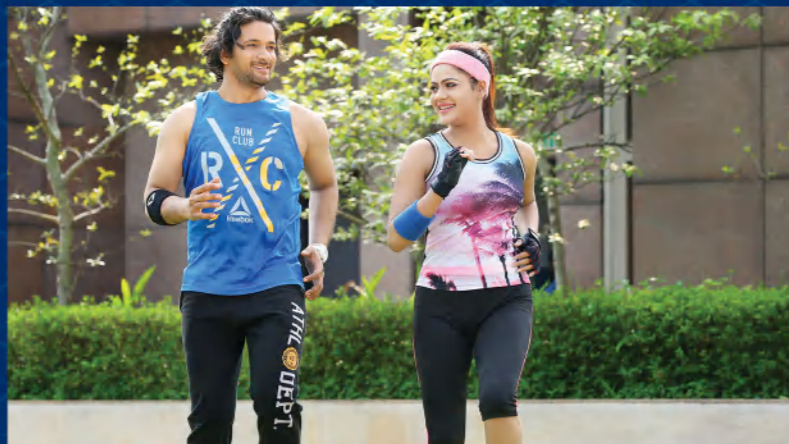
Jogging Area



Children's Park



Gym



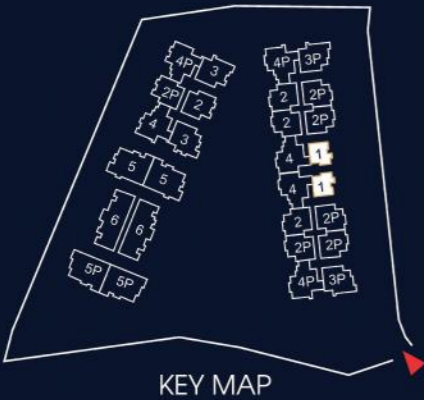






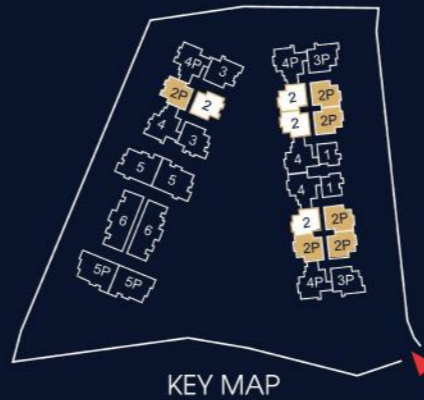


TYPE 1 (1 BHK)



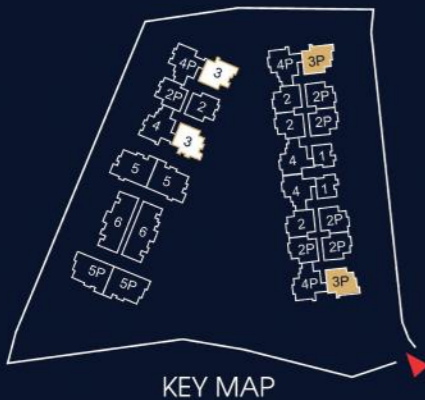
As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
29.55 Sq. Mtr.	2 Sq. Mtr.	393 Sq. Ft.	491 Sq. Ft.

TYPE 2 & 2P (2 BHK)



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
49 Sq. Mtr.	1.78 Sq. Mtr.	591 Sq. Ft.	738 Sq. Ft.

TYPE 3 & 3P (2 BHK)



KEY MAP

As per RERA		BUA	SBUA
Carpets Area	Balcony Area		
52.17 Sq. Mtr.	4.42 Sq. Mtr.	665 Sq. Ft.	831 Sq. Ft.

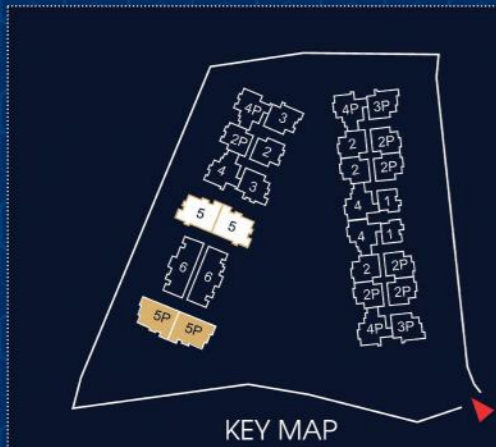
TYPE 4 & 4P (3 BHK)



KEY MAP

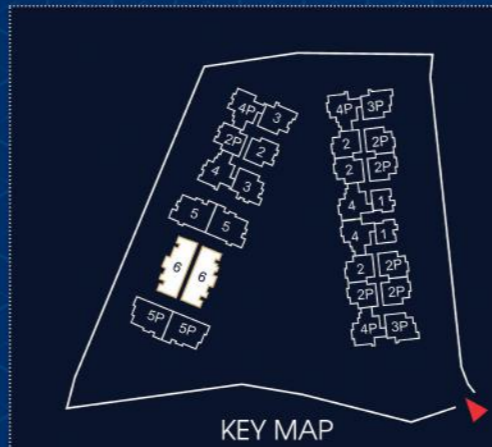
As per RERA		BUA	SBUA
Carpets Area	Balcony Area		
59.69 Sq. Mtr.	2.60 Sq. Mtr.	763 Sq.Ft.	954 Sq.Ft.

TYPE 5 & 5P (3 BHK)

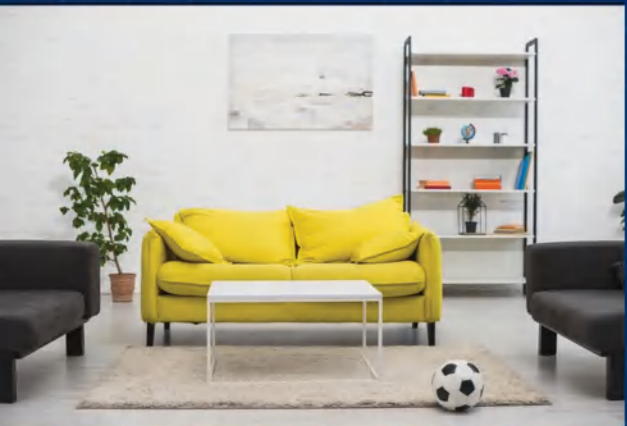


As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
72.45 Sq. Mtr.	6.27 Sq. Mtr.	900 Sq. Ft.	1125 Sq. Ft.

TYPE 6 (3 BHK)



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
79.20 Sq. Mtr.	12.18 Sq. Mtr.	1040 Sq. Ft.	1300 Sq. Ft.



STRUCTURE

RCC framed structure conforming to all seismic design code.



LIFTS

Stainless steel auto lift 6 passenger Kone/ Schindler or equivalent brand.



FLOORING

600mm x 600mm vitrified tiles in all bed rooms, drawing, hall and kitchen.



TOILETS

- Wall-Finishing with Ceramic Tiles in bathroom up to 7 Ft. height & in toilet up to 4 Ft. height.
- Sanitary ware EWC of Jaquar Essco/ Parryware or equivalent brand, in white colour.
- C.P. Fittings of Jaquar Essco 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 semi modular switches, boards and MCB.



DOOR

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



WINDOWS

Aluminium natural color 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

AAC Block/Brick wall with cement plastering on both sides, wall care puty on interior surface and water-proof paint on external faces.



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.



Air Conditioner

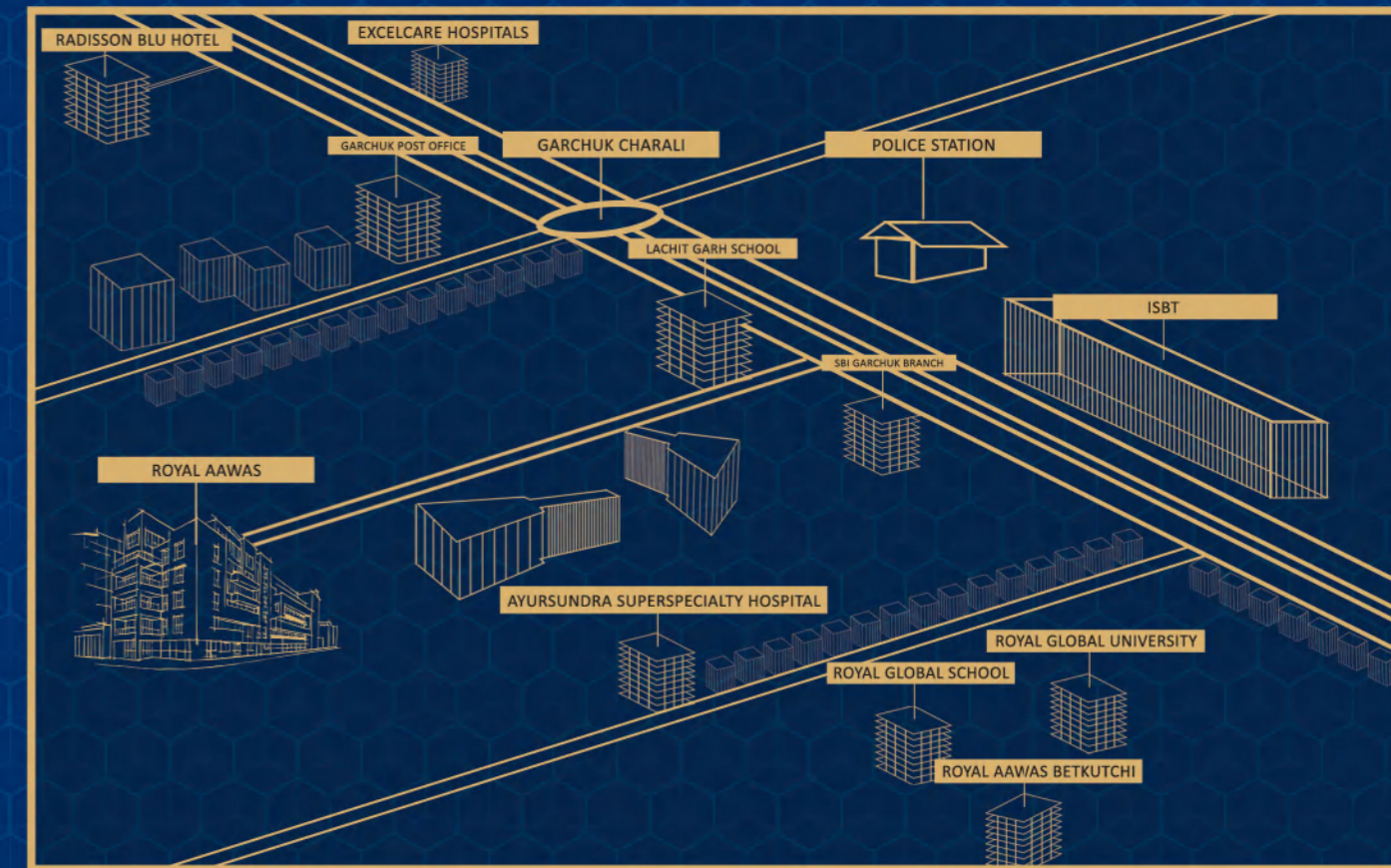
Power point only in one bedroom.



Balcony

M.S. Grill as per architectural drawing up to 3 Ft. height.

LOCATION ADVANTAGES



500 Mtrs from Garchuk Chowk and Garchuk Market



3.5 KMs from Excelcare Hospitals



1.5 KMs from Inter-State Bus Terminal



4 KMs from Lokhra Chowk and Lokhra Market



1.5 KMs from Ayursundra Superspecialty Hospital



7 KMs from Jhalukbari Chowk



3 KMs from Royal Knowledge Park



18.5 KMs from Lokpriya Gopinath Bordoloi International Airport



ROYALTM
aawas
Where Dreams Come True



ROYAL AAWAS TEZPUR (ACTUAL VIEW)



ROYAL AAWAS GUWAHATI (BETKUTCHI)



ROYAL AAWAS BOKAKHAT



ROYAL AAWAS NAGAON

ROYAL ESTATE DEVELOPERS



Trust



Transparency



Timely
Delivery

- 26 projects completed
- 18 years of expertise



ROYAL GLOBAL SCHOOL



ROYAL GLOBAL UNIVERSITY



ROYAL GLOBAL UNIVERSITY (NEW BLOCK)



ROYAL RESIDENCY



ROYAL PLAZA



ROYAL ENCLAVE



ROYAL POINT



ROYAL HERITAGE



ROYAL UTSAV



ROYAL ARCADE



ROYAL HUT



ROYAL CENTRE



ROYAL SILVER HEIGHT



ROYAL ORCHID



ROYAL SQUARE



ROYAL RESIDENCY JORHAT



ROYAL GARDEN JORHAT



ROYAL DARSHAN JORHAT



ROYAL DARSHAN ARCADE JORHAT



ROYAL RESIDENCY TEZPUR



ROYAL RESIDENCY TINSUKIA



ROYAL CIRCLE



ROYALE ARCADE



ROYAL SILVER TOWER



ROYAL PARK