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#### ARCHITECTS



# ROYAL<sup>TM</sup> aawas

Betkuchi | by Royal Group



## WHERE DREAMS COME TRUE



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 [royalaawas.in](http://royalaawas.in)

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# ROYAL<sup>TM</sup> aawas

Betkuchi | by Royal Group

# MyWorld  
MyDreamHome  
MyRoyalAawas







# Affordability meets Luxury



350 Units  
4 Blocks



Breathtaking view of  
lush green surroundings



70%  
Open Space



Grand  
Club House



Pradhan Mantri Awas Yojana  
(CLSS) Compliant homes



Premium location  
with good connectivity



# AMENITIES



Security & 24 hours  
CCTV Surveillance



Community Hall  
cum Games Room



Landscape Garden



Automatic Elevator



Jogging Area



Children's Park



Health Club





# SITE PLAN





# PARKING PLAN

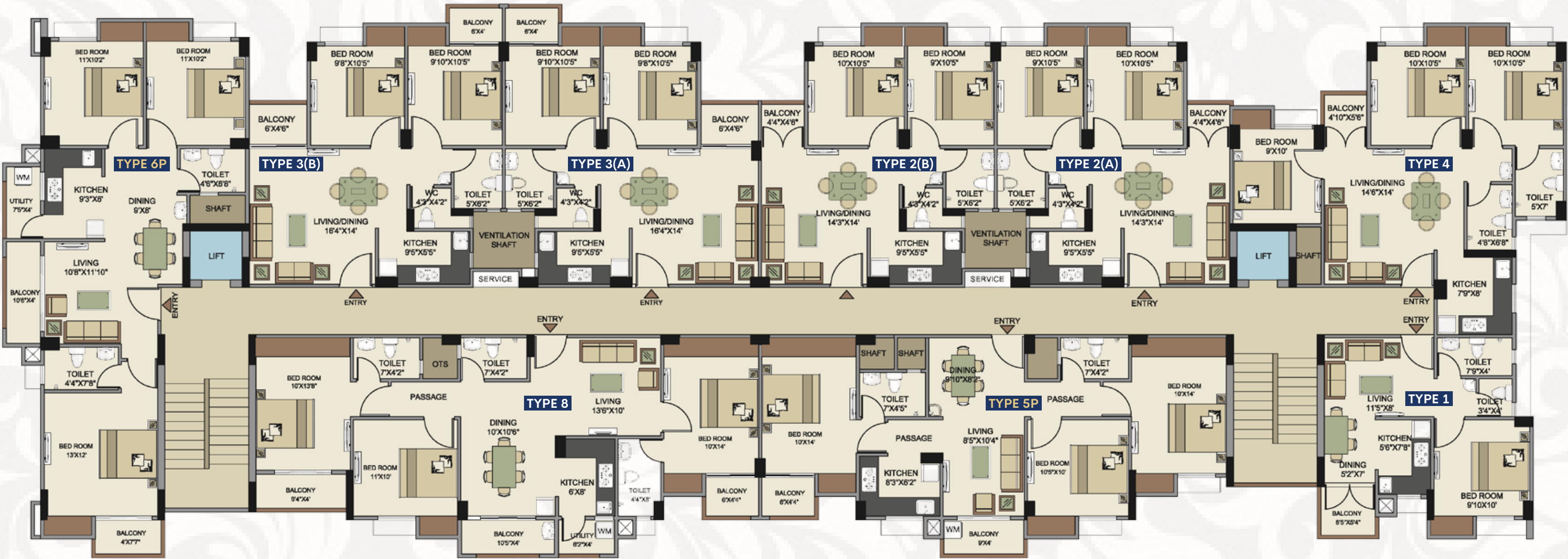


# AERIAL VIEW



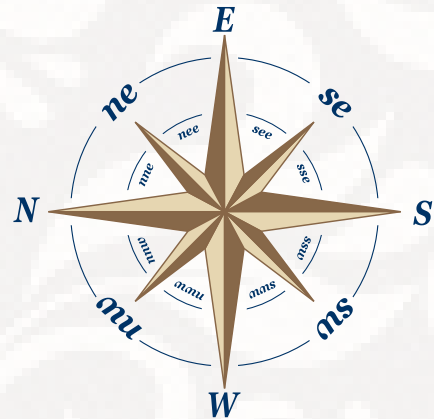
BLOCK-A

(G+10)



UNIT TYPE	BED ROOMS	CARPET AREA	BALCONY AREA	BUA	SBUA
		(Sq.mtr.)	(Sq.mtr.)	(Sq.ft.)	(Sq.ft.)
TYPE 1	1 BHK	33.22	3.20	423	529
TYPE 2	2 BHK	49.90	1.89	590	737
TYPE 3	2 BHK	53.27	4.63	658	823

UNIT TYPE	BED ROOMS	CARPET AREA	BALCONY AREA	BUA	SBUA
		(Sq.mtr.)	(Sq.mtr.)	(Sq.ft.)	(Sq.ft.)
TYPE 4	3 BHK	63.60	2.43	760	950
TYPE 5P	3 BHK	72.42	5.70	904	1131
TYPE 6P	3 BHK	72.71	9.73	942	1177
TYPE 8	3 BHK	81.50	11.92	1059	1324





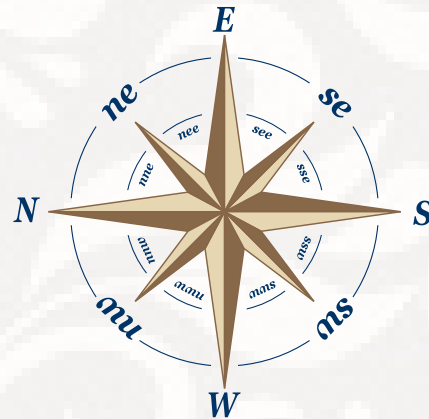
BLOCK-B

(G+10)



UNIT TYPE	BED ROOMS	CARPET AREA	BALCONY AREA	BUA	SBUA
		(Sq.mtr.)	(Sq.mtr.)	(Sq.ft.)	(Sq.ft.)
TYPE 1	1 BHK	33.22	3.20	423	529
TYPE 2	2 BHK	49.90	1.89	590	737
TYPE 3	2 BHK	53.27	4.63	658	823

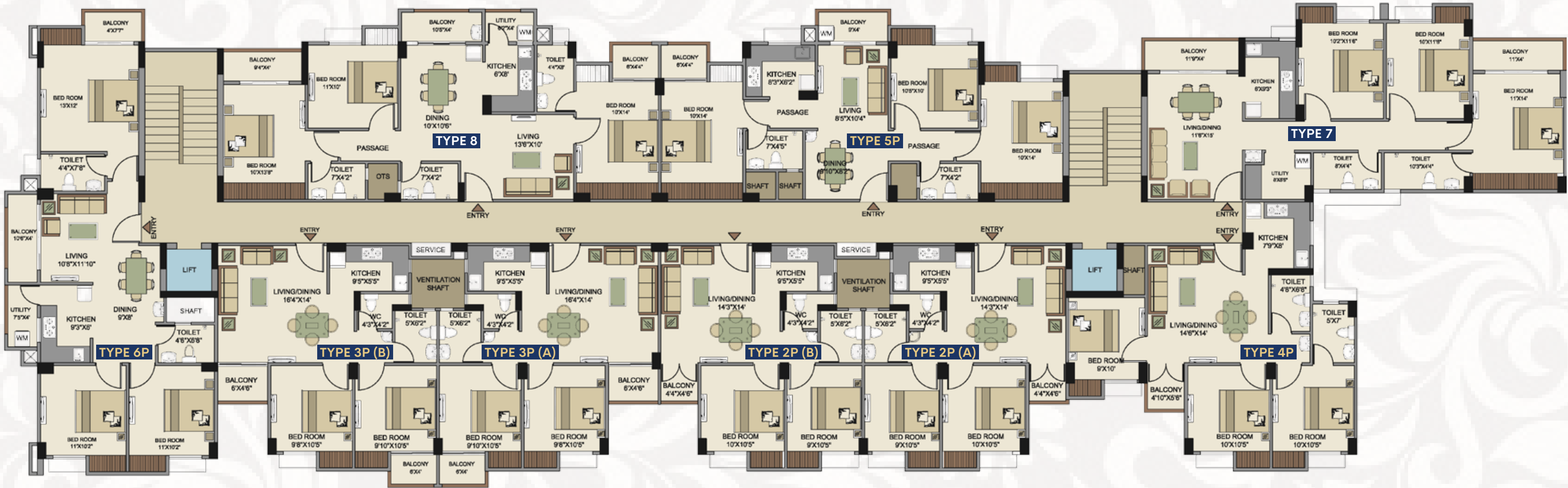
UNIT TYPE	BED ROOMS	CARPET AREA	BALCONY AREA	BUA	SBUA
		(Sq.mtr.)	(Sq.mtr.)	(Sq.ft.)	(Sq.ft.)
TYPE 4	3 BHK	63.60	2.43	760	950
TYPE 5	3 BHK	72.42	5.70	904	1131
TYPE 6	3 BHK	72.71	9.73	942	1177
TYPE 8	3 BHK	81.50	11.92	1059	1324





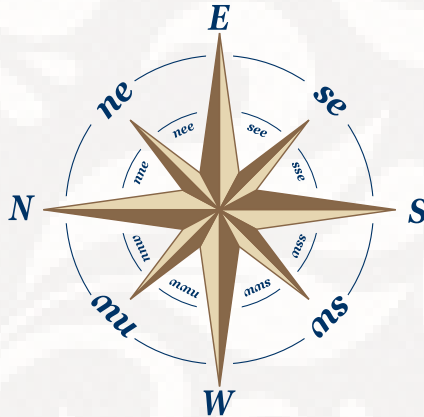
BLOCK-C

(G+10)



UNIT TYPE	BED ROOMS	CARPET AREA	BALCONY AREA	BUA	SBUA
		(Sq.mtr.)	(Sq.mtr.)	(Sq.ft.)	(Sq.ft.)
TYPE 2P	2 BHK	49.90	1.89	590	737
TYPE 3P	2 BHK	53.27	4.63	658	823
TYPE 4P	3 BHK	63.60	2.43	760	950

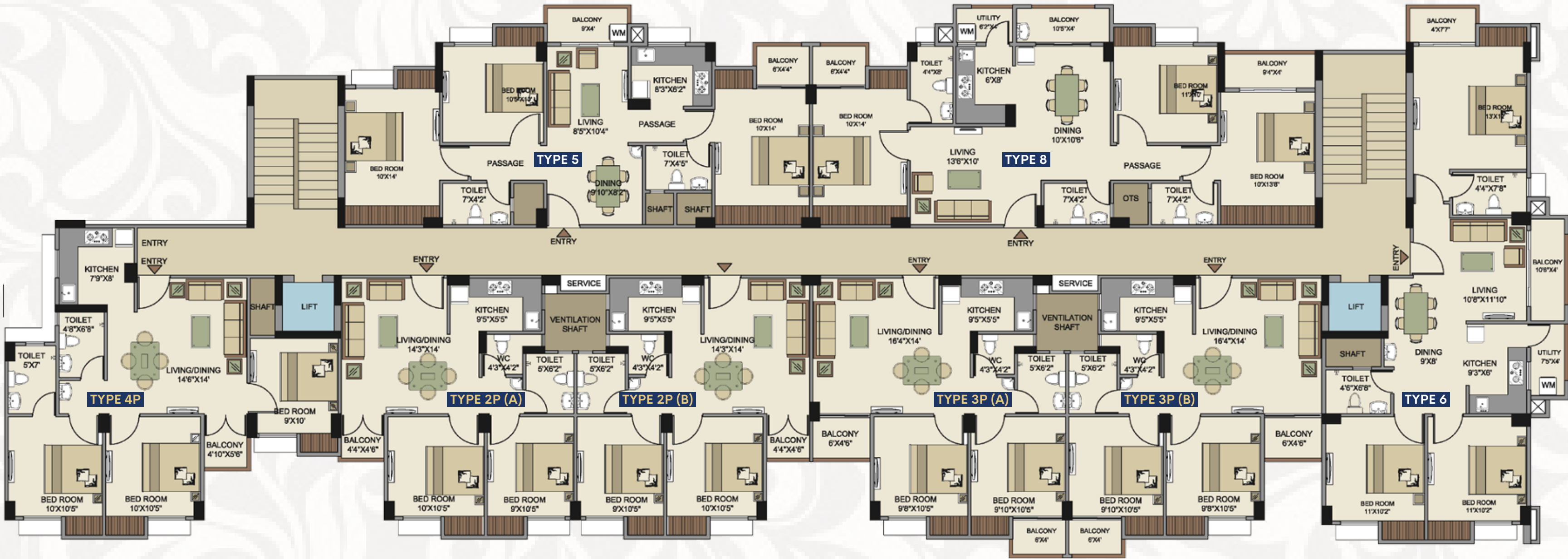
UNIT TYPE	BED ROOMS	CARPET AREA	BALCONY AREA	BUA	SBUA
		(Sq.mtr.)	(Sq.mtr.)	(Sq.ft.)	(Sq.ft.)
TYPE 5P	3 BHK	72.42	5.70	904	1131
TYPE 6P	3 BHK	72.71	9.73	942	1177
TYPE 7	3 BHK	82.36	8.41	1036	1295
TYPE 8	3 BHK	81.50	11.92	1059	1324





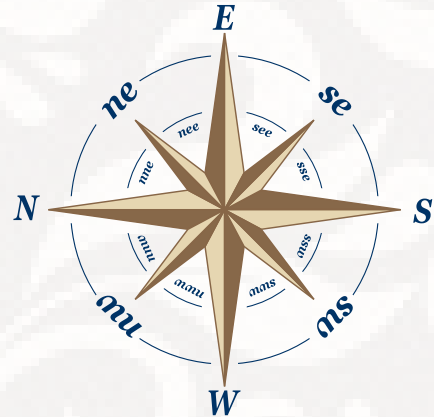
BLOCK-D

(G+10)



UNIT TYPE	BED ROOMS	CARPET AREA	BALCONY AREA	BUA	SBUA
		(Sq.mtr.)	(Sq.mtr.)	(Sq.ft.)	(Sq.ft.)
TYPE 2P	2 BHK	49.90	1.89	590	737
TYPE 3P	2 BHK	53.27	4.63	658	823
TYPE 4P	3 BHK	63.60	2.43	760	950

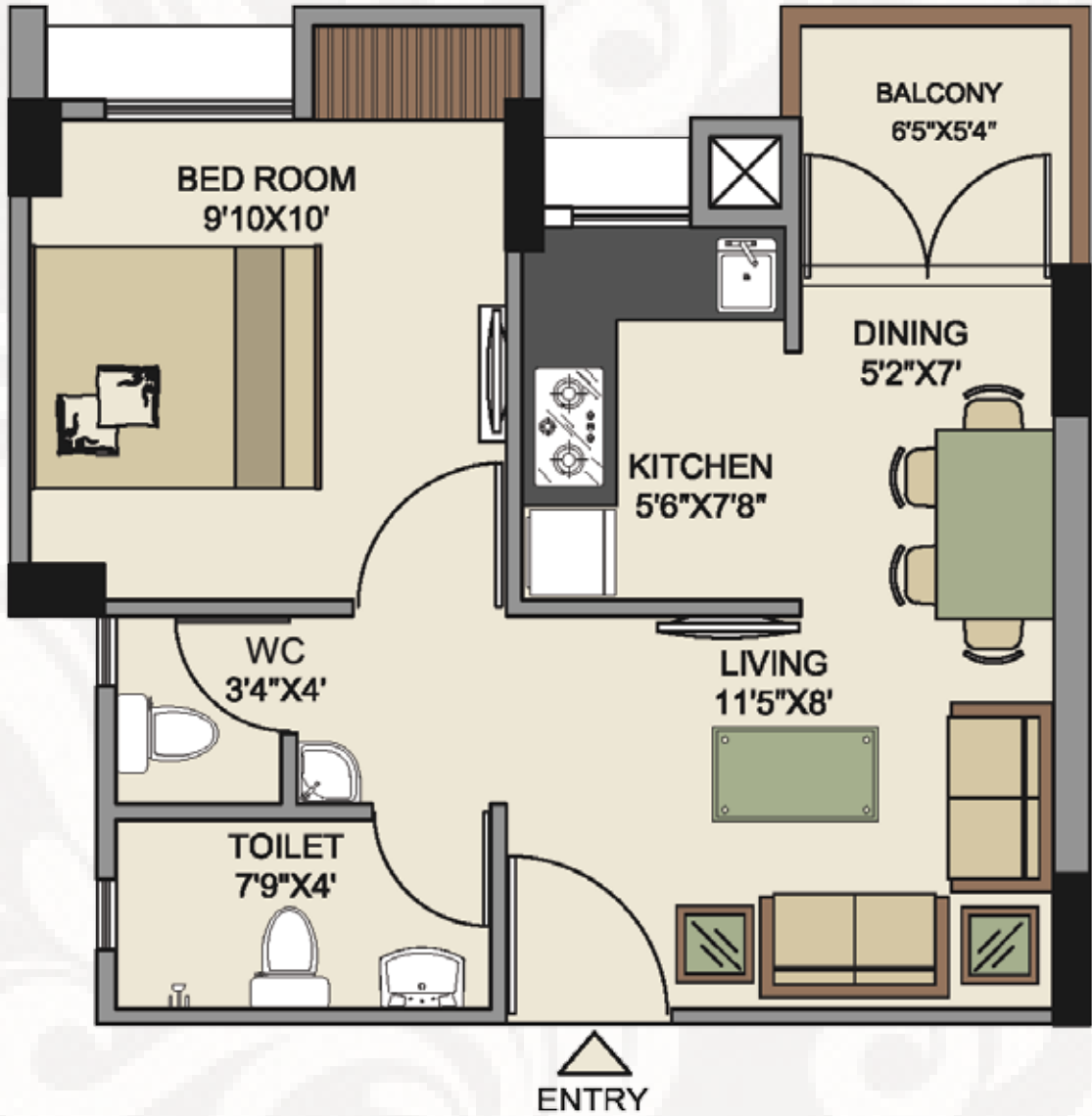
UNIT TYPE	BED ROOMS	CARPET AREA	BALCONY AREA	BUA	SBUA
		(Sq.mtr.)	(Sq.mtr.)	(Sq.ft.)	(Sq.ft.)
TYPE 5	3 BHK	72.42	5.70	904	1131
TYPE 6	3 BHK	72.71	9.73	942	1177
TYPE 8	3 BHK	81.50	11.92	1059	1324





TYPE 1

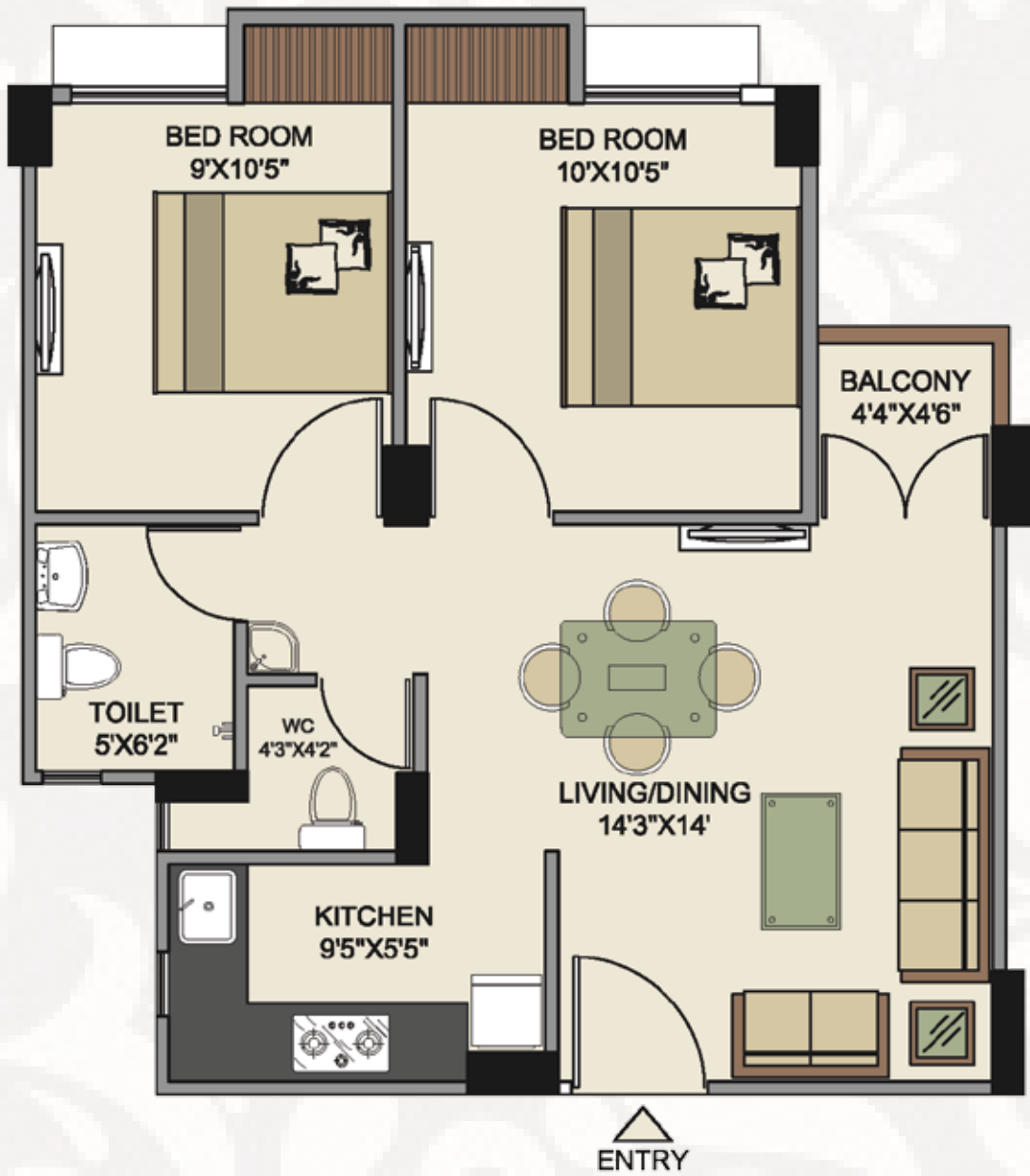
1 BHK



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
33.22 Sq. Mtr.	3.2 Sq. Mtr.	423 Sq. Ft.	529 Sq. Ft.

TYPE 2  
& 2P

2 BHK



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
49.90 Sq. Mtr.	1.89 Sq. Mtr.	590 Sq. Ft.	737 Sq. Ft.



TYPE 3  
& 3P

2 BHK



TYPE 4  
& 4P

3 BHK



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
53.27 Sq. Mtr.	4.63 Sq. Mtr.	658 Sq. Ft.	823 Sq. Ft.

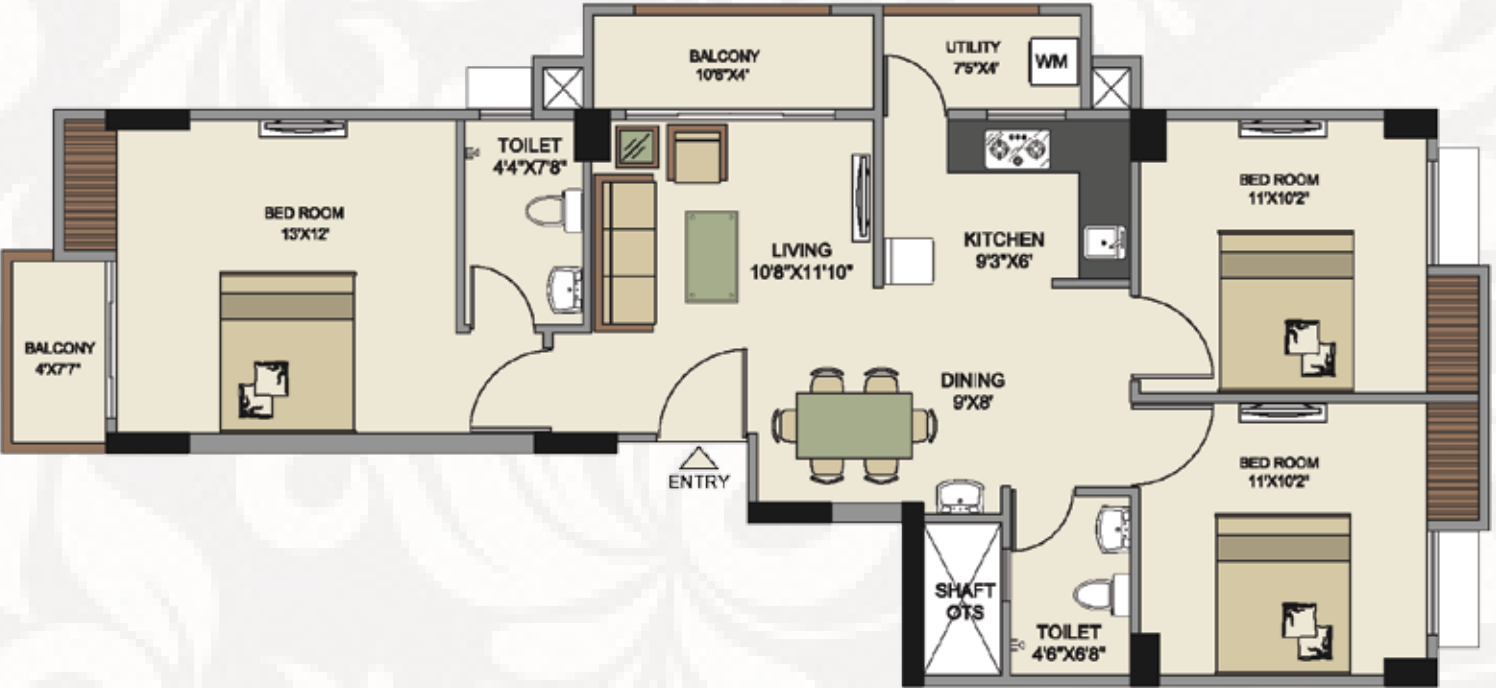
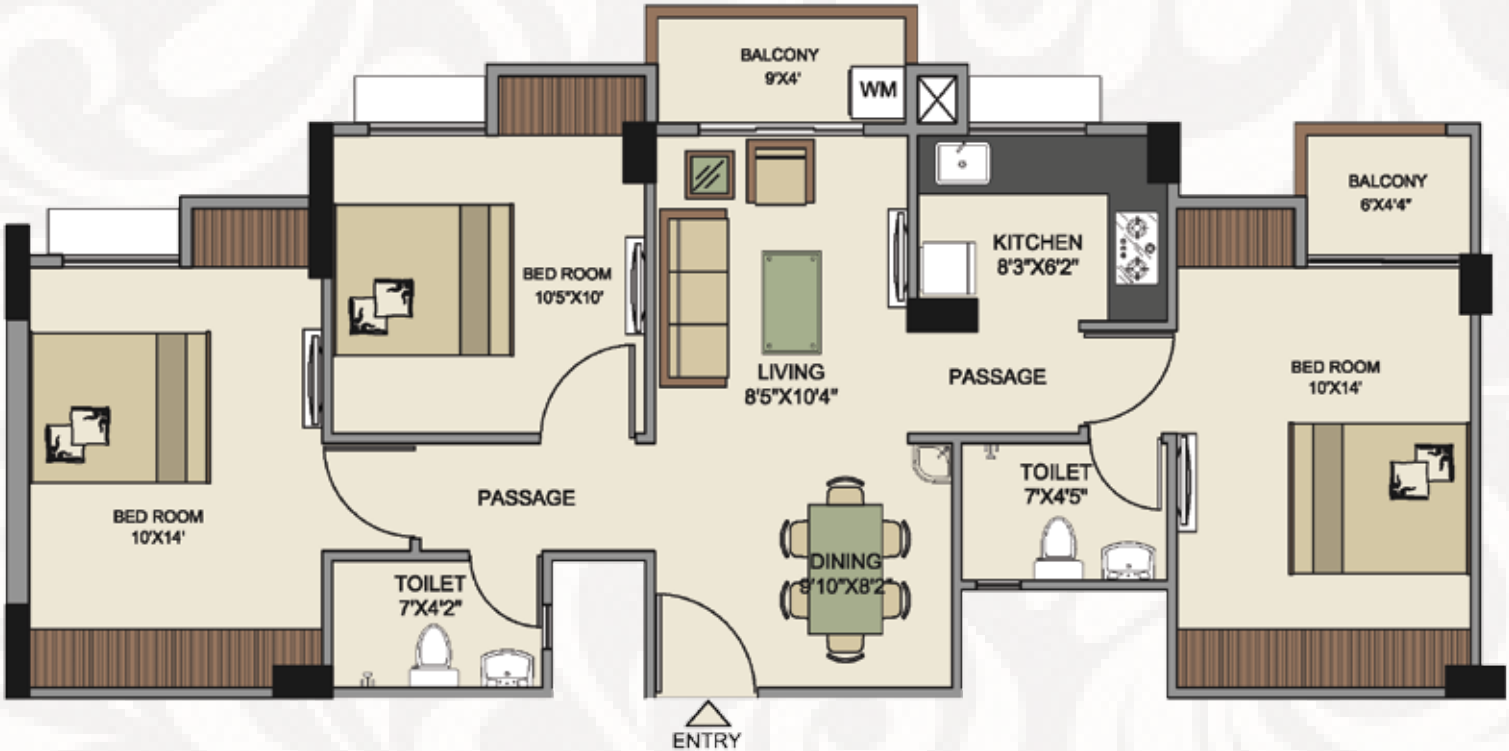
As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
63.60 Sq. Mtr.	2.43 Sq. Mtr.	760 Sq. Ft.	950 Sq. Ft.





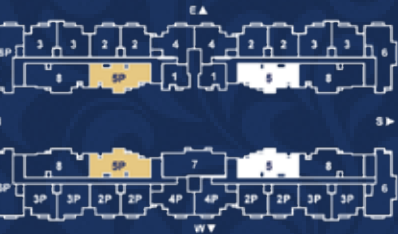
TYPE 5  
& 5P

3 BHK



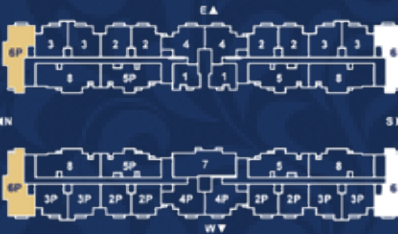
TYPE 6  
& 6P

3 BHK



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
72.42 Sq. Mtr.	5.70 Sq. Mtr.	904 Sq. Ft.	1131 Sq. Ft.

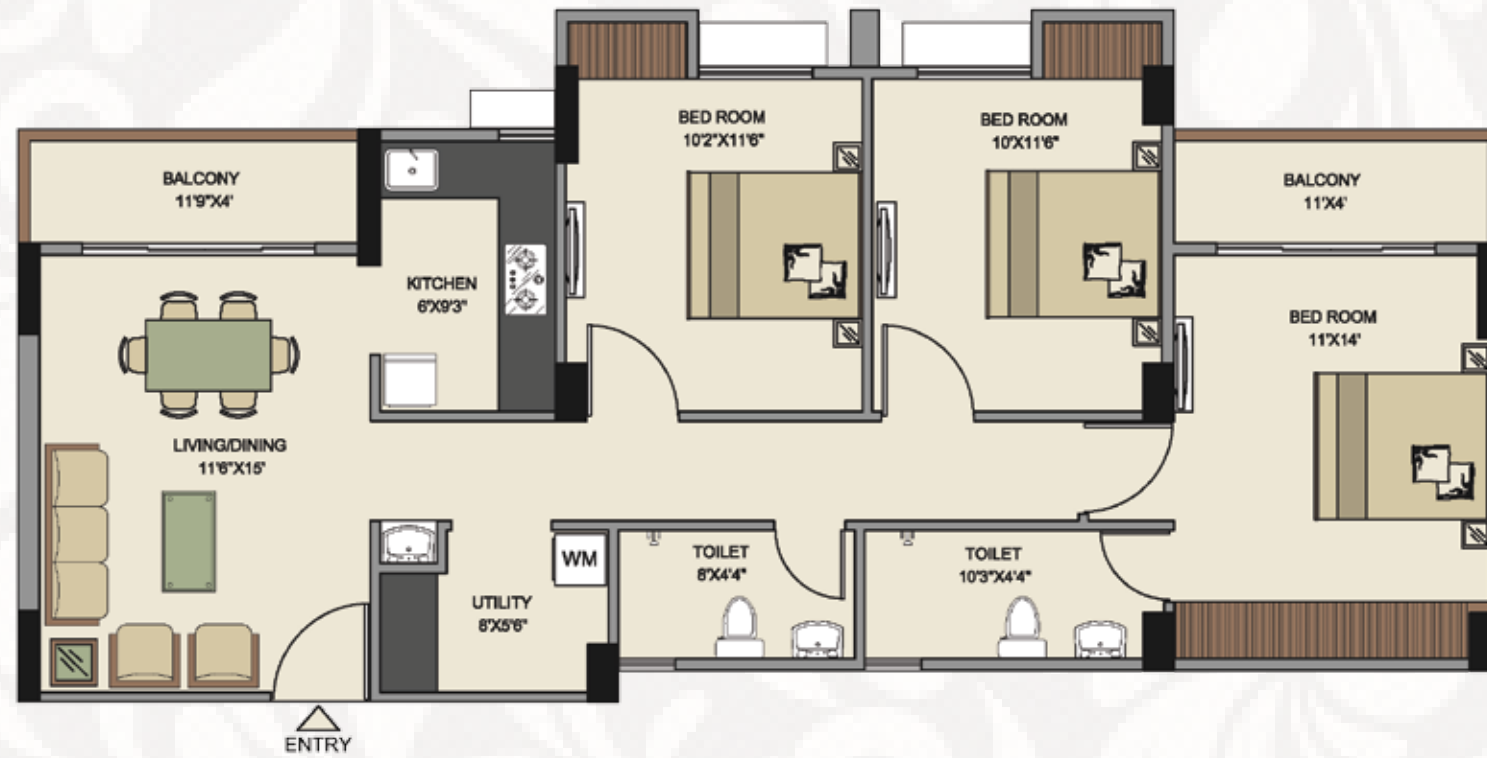
As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
72.71 Sq. Mtr.	9.73 Sq. Mtr.	942 Sq. Ft.	1177 Sq. Ft.





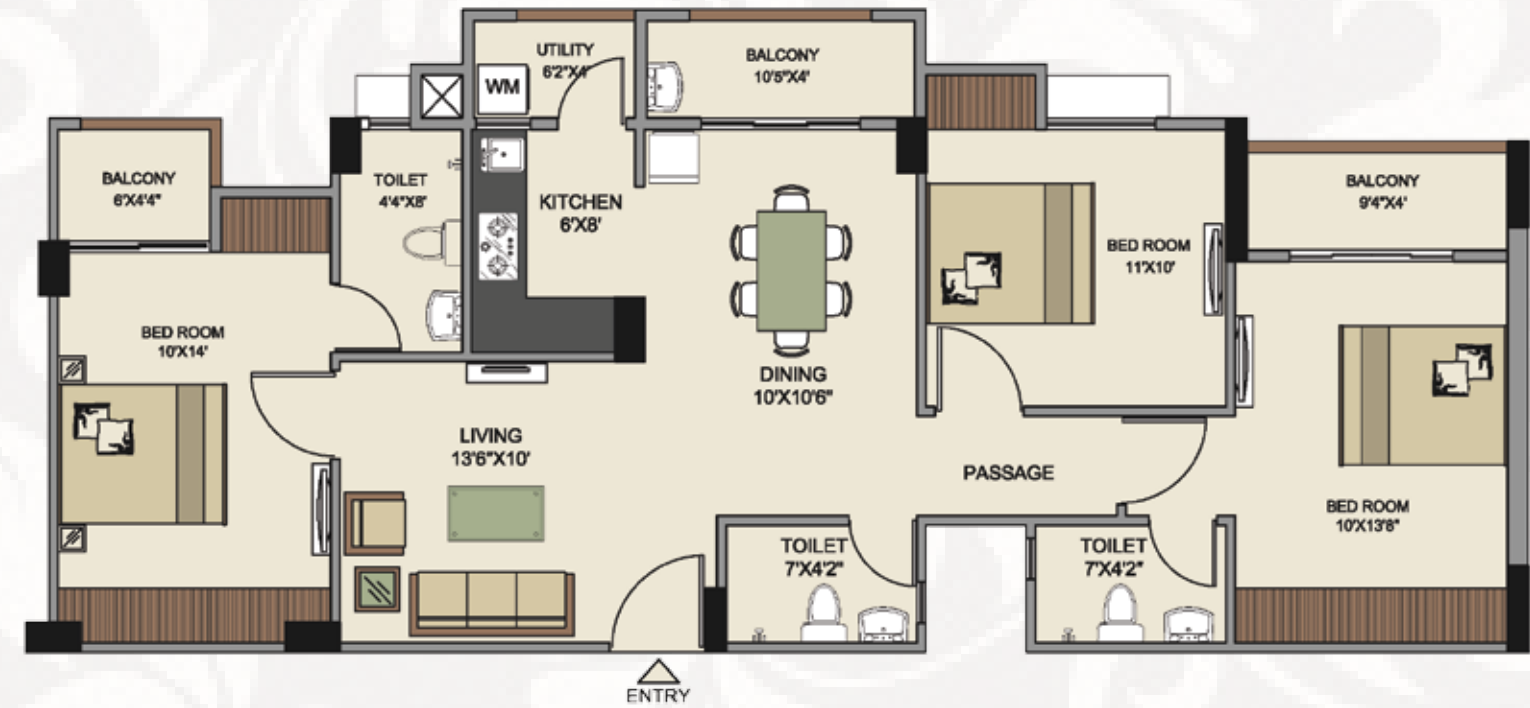
# TYPE 7

3 BHK



# TYPE 8

3 BHK



As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
82.36 Sq. Mtr.	8.41 Sq. Mtr.	1036 Sq. Ft.	1295 Sq. Ft.

As per RERA		BUA	SBUA
Carpet Area	Balcony Area		
81.50 Sq. Mtr.	11.92 Sq. Mtr.	1059 Sq. Ft.	1324 Sq. Ft.



# SALIENT FEATURES

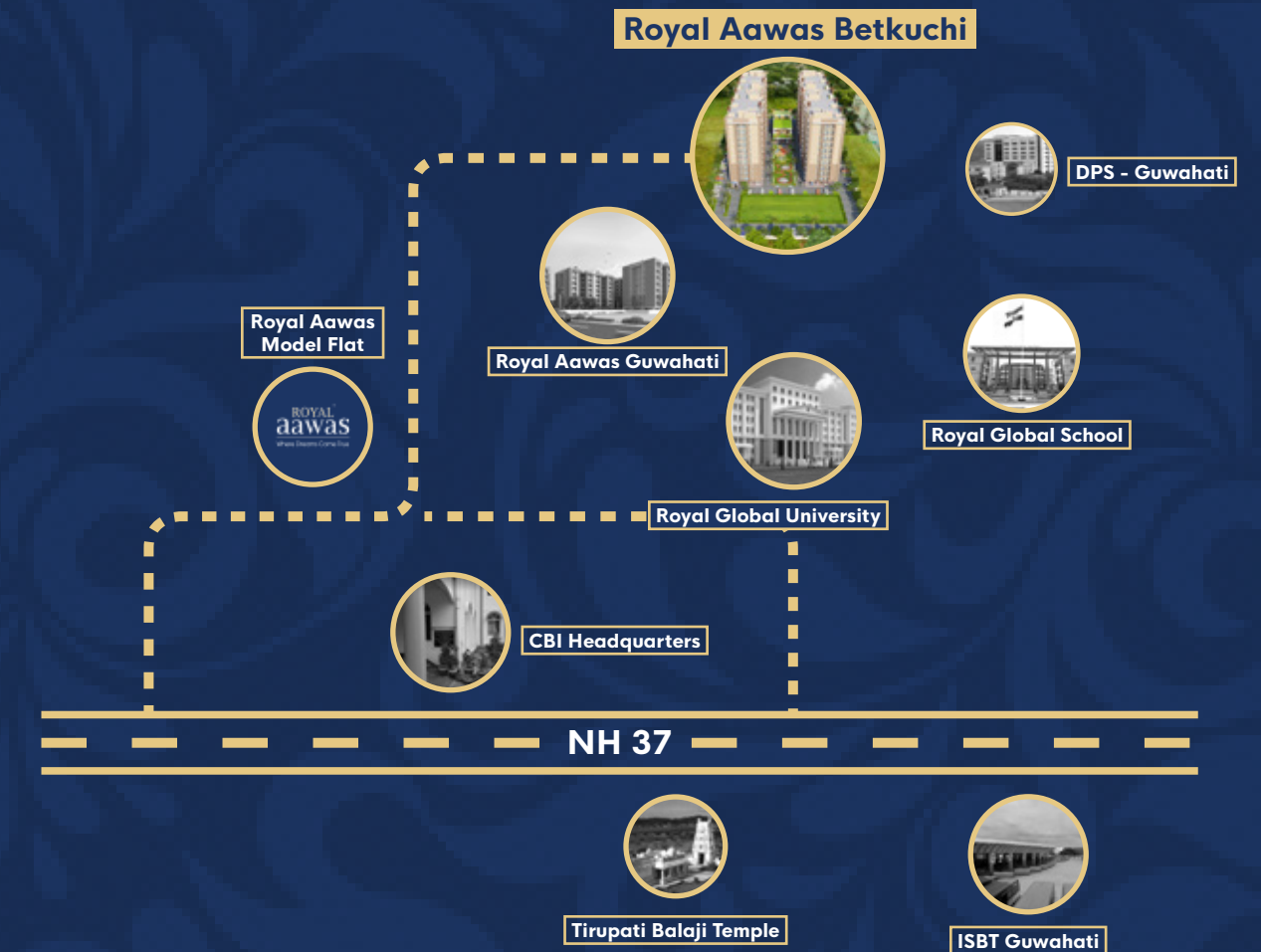
- **STRUCTURE**  
RCC framed structure conforming to all seismic design code.
- **LIFTS**  
Stainless steel auto lift 6 passenger Kone/ Schindler or equivalent brand.
- **FLOORING**  
600mm x 600mm vitrified tiles in all bed rooms, drawing, hall and kitchen.
- **TOILETS**  
a. Wall-Finishing with Ceramic Tiles in toilets up to 7 ft. height & in WC up to 4 ft. height.  
b. Sanitary ware of Jaquar Essco/ Parryware or equivalent brand, in white colour.  
c. 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. (4 KW in Type 1, 6 KW in Type 2,3 & 4, 8 KW Type 5,6,7 & 8)
- **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 24 hours 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**  
Provision for AC power point in one bedroom for 1 bhk & 2 bhk and provision in two bedrooms for 3 bhk.
- **Balcony**  
M.S. Grill as per architectural drawing up to 3 Ft. height.







# LOCATION ADVANTAGES



Near Royal Knowledge Park



500 mtrs. from CBI Headquarters



1 km. from ISBT



1 km. from Ayursundra Hospital



3 kms. from Garchuk & Lokhra Market



18 kms. from Guwahati Airport



# PRADHAN MANTRI AWAS YOJNA (CLSS)

CREDIT LINKED SUBSIDY SCHEME (CLSS)		
INCOME GROUP	CARPET AREA	Subsidy Amount (20yrs Loan)
EWS/LIG: Less than 6 lakhs	Upto 60 sq. mtr.	Rs. 2.67 lakhs
MIG I: 6 lakhs - 12 lakhs	Upto 160 sq. mtr.	Rs. 2.35 lakhs
MIG II: 12 lakhs - 18 lakhs	Upto 200 sq. mtr.	Rs. 2.30 lakhs

- » A beneficiary is defined as a family comprising of husband, wife and unmarried children. Such beneficiary should not own a pucca house either in his / her name or in the name of any member of his / her family in any part of India to receive Central Assistance under the Mission.
- » Adult earning member irrespective of marital status are also eligible.
- » Women Ownership is mandatory for EWS/LIG category.
- » The CLSS Scheme for MIG1 & MIG2 is valid till 31/03/2021.
- » Aadhar number(s) of the beneficiary family are mandatory for MIG category.

Note: Assessment of your eligibility to avail the benefits of CLSS is at the sole discretion of the Government of India. Contents herein are parameters outlined under the scheme for assessment of entitlement.

# PROJECT OVERVIEW

UNIT TYPE	BED ROOMS	CARPET AREA	BALCONY AREA	BUA	SBUA	No. of Units
		(Sq.mtr.)	(Sq.mtr.)	(Sq.ft.)	(Sq.ft.)	
TYPE 1	1 BHK	33.22	3.20	423	529	20
TYPE 2 & 2P	2 BHK	49.90	1.89	590	737	80
TYPE 3 & 3P	2 BHK	53.27	4.63	658	823	80
TYPE 4 & 4P	3 BHK	63.60	2.43	760	950	40
TYPE 5 & 5P	3 BHK	72.42	5.70	904	1131	40
TYPE 6 & 6P	3 BHK	72.71	9.73	942	1177	40
TYPE 7	3 BHK	82.36	8.41	1036	1295	10
TYPE 8	3 BHK	81.50	11.92	1059	1324	40

- » **GST @ 1% only.**
- » **Avail interest subsidy benefits on home loan under PMAY (CLSS) upto Rs. 2.67 lakhs.**
- » **Income Tax Deductions upto Rs. 5 lakhs.**

**Section 80C:** Deduction upto Rs. 1.5 lakh for principal payment of home loan. (only after construction is complete)

**Section 80EEA:** Deduction upto Rs. 1.5 lakh for interest payment on home loan. (for first time home buyers only).

**Section 24:** Deduction upto Rs. 2 lakh for interest payment on home loan.





## Our Brand

ROYAL<sup>TM</sup>  
aawas  
Where Dreams Come True



Royal Aawas Betkuchi



Royal Aawas Garchuk



Royal Aawas Tezpur (Actual View)



Royal Aawas Bokakhat



Royal Aawas Guwahati



Royal Aawas Nagaon

## Our Other Projects

### ROYAL ESTATE DEVELOPERS



Trust



Transparency



Timely  
Delivery

- 26 projects completed
- 20 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