

ROYAL® aawas

Jorhat | by Royal Group



ROYAL®
aawas

Where Dreams Come True





PROJECT
{Hi}ghlights



PHASE 1 OF MEGA
HOUSING PROJECT



1, 2 & 3 BHK FLATS
202 UNITS, 3 BLOCKS



WELL PLANNED LAYOUT OF FLATS
TO INCREASE SPACE UTILISATION



GRAND CLUB HOUSE WITH
ALL MODERN AMENITIES



70% OPEN AREA



STRETCHER LIFTS



WELL-CONNECTED LOCATION



BREATH-TAKING VIEW OF
LUSH GREEN SURROUNDINGS



Landscape Garden
With Seating Area
and Party Lawn



Jogging Area



Community Hall Cum
Indoor Games Room



Health Club
(Gym)



Children's Park
Kids Play Area



Group Exercise
Aerobics Area



Open to Sky
Yoga Cum
Meditation Area



Co-working Space
Cum Reading
Area (E-library)



Mobile App Based
Visitor and Society
Management System



Security & 24 Hours
CCTV Surveillance



One Stretcher and
One Standard Size
Automatic Lift
in Each Block



High Speed
WiFi Connectivity
Through Optic
Fibre Line



Office and Meeting
Room for Society
Management



Common Area
Power Backup



Rain Water
Harvesting



Provision for Charging
of Electronic Vehicles

{Royal}
Amenities





The Dream Golden Childhood!

Children's Play Area | Indoor Games



Children's Play Area

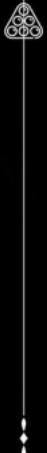


The
Dream
Of Daily
Adrenaline Rush!

Gymnasium | Dance Room | Aerobic | Group Exercise



Gymnasium



The
Dream
Of
Leasurly Hours!

Table Tennis | Billiard Table | Chess | Darts Game | Foosball | Other Games



Indoor Games

A photograph of a man and a woman meditating in a park. They are sitting in a lotus position on the grass, eyes closed, hands resting on their knees in a mudra. The man is on the left, wearing a light grey t-shirt and grey sweatpants with 'BMW Motorsport' on the leg. The woman is on the right, wearing a red t-shirt and blue patterned leggings. The background shows a blurred park with trees and a path.

The
Dream } Of
A Fit Lifestyle!

Yoga & Meditation Zone | Jogging Area





Yoga Space



The
Dream
Of
Spending Time
Together!

Balcony | Landscaped Garden



Balcony View



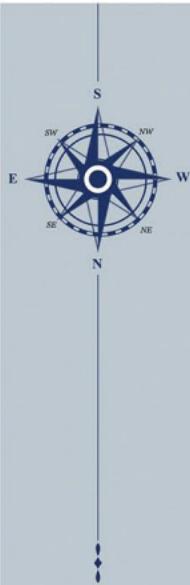


The
Dream
} of
Living Well and
Loving Life!

Stretcher Lift | Senior Citizen Sitting Area



Senior Citizen Sitting Area



LEGENDS

1. Block A1 (G+8)
2. Block B1 (G+9)
3. Block C1 (G+8)
4. Driveway
5. Club House
6. Children's Play Area
7. Central Children's Play Area
8. Senior Citizen Sitting Area
9. Walking Track
10. Open Parking

PROPOSED MASTER PLAN



Site Plan
Phase - 1



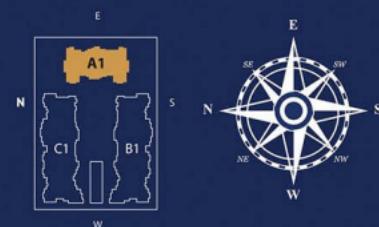
Aerial View

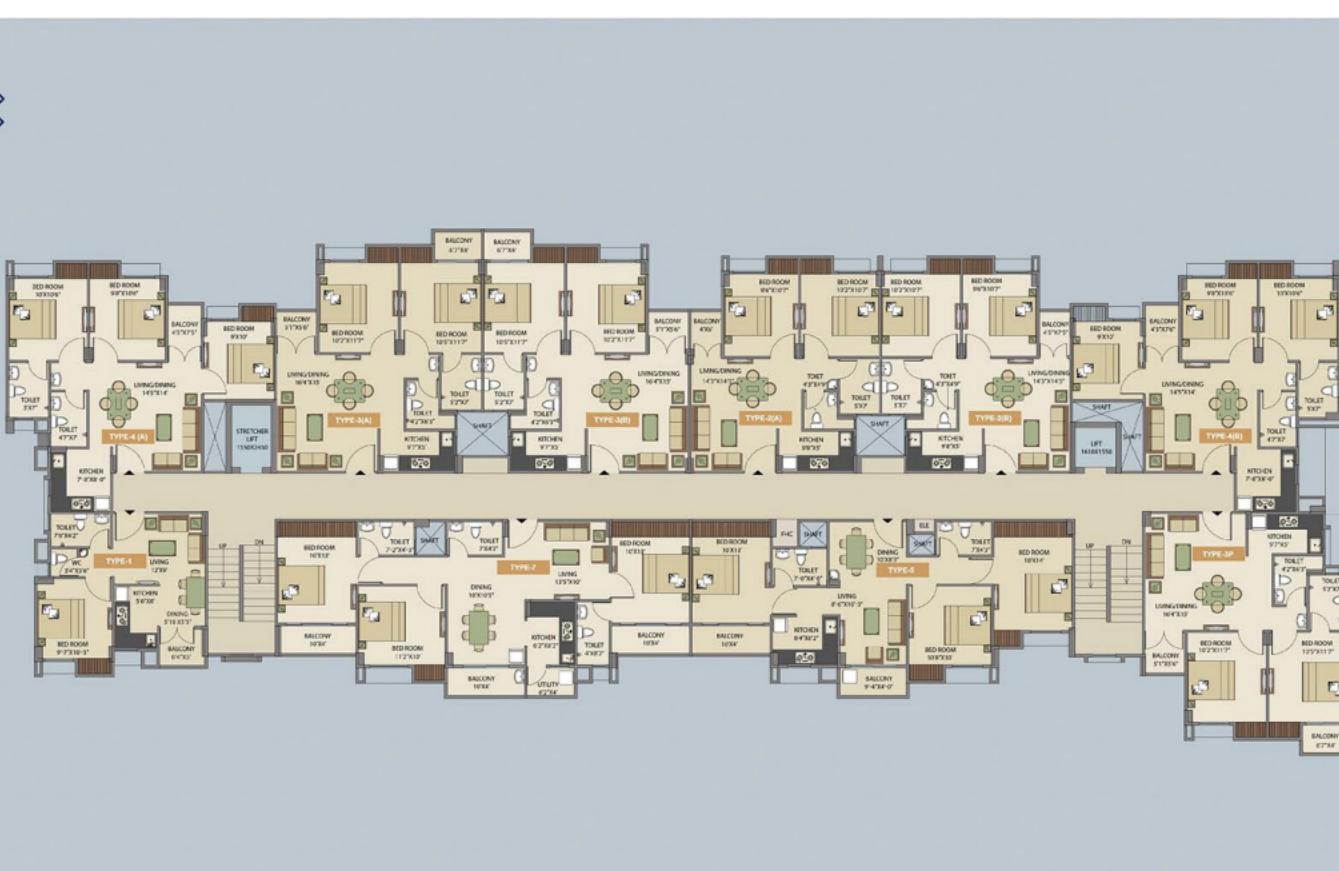
Floor Plan

Block - A1 Typical Ground To 8th Floor



TYPE	5	6	7
BHK	3	3	3
CARPET AREA	71.18 Sq.Mtr	75.80 Sq.Mtr	78.79 Sq.Mtr
BALCONY AREA	6.80 Sq.Mtr	9.12 Sq.Mtr	9.34 Sq.Mtr
BUA	908.39 Sq.Ft	979.86 Sq.Ft	1060.37 Sq.Ft
SBUA	1135 Sq.Ft	1225 Sq.Ft	1325 Sq.Ft

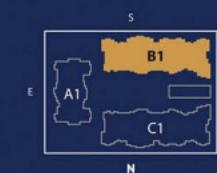




{ Floor Plan }

{ Block - B1 } Typical Ground To 9th Floor

TYPE	1	2	3 & 3P	4	5	7
BHK	1	2	2	3	3	3
CARPET AREA	33.34 Sq.Mtr	51.52 Sq.Mtr	58.44 Sq.Mtr	63.37 Sq.Mtr	71.18 Sq.Mtr	78.79 Sq.Mtr
BALCONY AREA	2.90 Sq.Mtr	2.28 Sq.Mtr	4.78 Sq.Mtr	2.92 Sq.Mtr	6.80 Sq.Mtr	9.34 Sq.Mtr
BUA	426.53 Sq.Ft	617.25 Sq.Ft	723.38 Sq.Ft	772.67 Sq.Ft	908.39 Sq.Ft	1060.37 Sq.Ft
SBUA	533 Sq.Ft	772 Sq.Ft	904 Sq.Ft	966 Sq.Ft	1135 Sq.Ft	1325 Sq.Ft



Floor Plan

Block - C1 Typical Ground To 8th Floor



TYPE	1	2	3 & 3P	4	5	7
BHK	1	2	2	3	3	3
CARPET AREA	33.34 Sq.Mtr	51.52 Sq.Mtr	58.44 Sq.Mtr	63.37 Sq.Mtr	71.18 Sq.Mtr	78.79 Sq.Mtr
BALCONY AREA	2.90 Sq.Mtr	2.28 Sq.Mtr	4.78 Sq.Mtr	2.92 Sq.Mtr	6.80 Sq.Mtr	9.34 Sq.Mtr
BUA	426.53 Sq.Ft	617.25 Sq.Ft	723.38 Sq.Ft	772.67 Sq.Ft	908.39 Sq.Ft	1060.37 Sq.Ft
SBUA	533 Sq.Ft	772 Sq.Ft	904 Sq.Ft	966 Sq.Ft	1135 Sq.Ft	1325 Sq.Ft



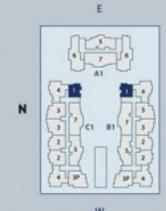


Unit Plan



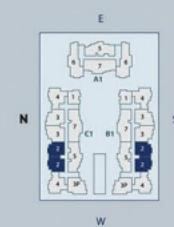
Type - 1

1BHK
 CARPET AREA 33.34 Sq.Mtr
 BALCONY AREA 2.90 Sq.Mtr
 BUA 426.53 Sq.Ft
 SBUA 533 Sq.Ft



Type - 2

2 BHK
 CARPET AREA 51.52 Sq.Mtr
 BALCONY AREA 2.28 Sq.Mtr
 BUA 617.25 Sq.Ft
 SBUA 772 Sq.Ft



Unit Plan



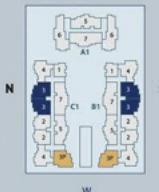
Unit Plan



Type - 3 & 3P

2 BHK

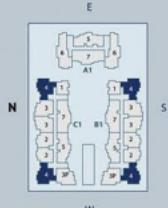
CARPET AREA 58.44 Sq.Mtr
BALCONY AREA 4.78 Sq.Mtr
BUA 723.38 Sq.Ft
SBUA 904 Sq.Ft



Type - 4

3 BHK

CARPET AREA 63.37 Sq.Mtr
BALCONY AREA 2.92 Sq.Mtr
BUA 772.67 Sq.Ft
SBUA 966 Sq.Ft



Unit Plan

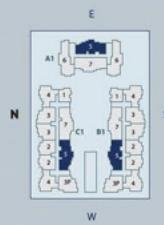


Unit Plan



Type - 5 3 BHK

CARPET AREA	71.18 Sq.Mtr
BALCONY AREA	6.80 Sq.Mtr
BUA	908.39 Sq.Ft
SBUA	1135 Sq.Ft



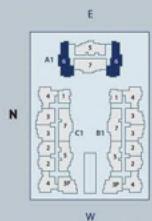
Unit Plan



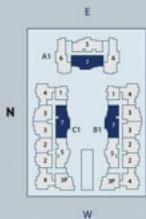
Type - 6 3 BHK

CARPET AREA	75.80 Sq.Mtr
BALCONY AREA	9.12 Sq.Mtr
BUA	979.86 Sq.Ft

SBUA 1225 Sq.Ft



Unit Plan



CARPET AREA 78.79 Sq.Mtr
 BALCONY AREA 9.34 Sq.Mtr
 BUA 1060.37 Sq.Ft
 SBUA 1325 Sq.Ft

{ Type - 7 } 3 BHK

Area Chart

TOTAL UNITS

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	SBUA	NO. OF UNITS
Type 1	1 BHK	33.34 Sq.Mtr	2.90 Sq.Mtr	426.53 Sq.Ft	533 Sq.Ft	17
Type 2	2 BHK	51.52 Sq.Mtr	2.28 Sq.Mtr	617.25 Sq.Ft	772 Sq.Ft	34
Type 3 & 3P	2 BHK	58.44 Sq.Mtr	4.78 Sq.Mtr	723.38 Sq.Ft	904 Sq.Ft	51
Type 4	3 BHK	63.37 Sq.Mtr	2.92 Sq.Mtr	772.67 Sq.Ft	966 Sq.Ft	34
Type 5	3 BHK	71.18 Sq.Mtr	6.80 Sq.Mtr	908.39 Sq.Ft	1135 Sq.Ft	25
Type 6	3 BHK	75.80 Sq.Mtr	9.12 Sq.Mtr	979.86 Sq.Ft	1225 Sq.Ft	16
Type 7	3 BHK	78.79 Sq.Mtr	9.34 Sq.Mtr	1060.37 Sq.Ft	1325 Sq.Ft	25
						TOTAL 202 UNITS

STRUCTURE

RCC framed structure conforming to all seismic design code.

LIFTS

One stretcher size and one standard size (6 passengers) automatic lift in each block of 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 toilets up to 7 ft. height & in WC upto 4 ft.height.

Sanitary ware of Jaquar Essco/ Parryware or equivalent brand.

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- Honeywell or equivalent brand make. Power load- 4 KW for Type 1, 6 KW for Type 2,3 & 4, 8 KW for Type 5,6 & 7

DOOR

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

WINDOWS

Powder coated aluminium sliding windows with MS Grill(W/O MS Grill in Kitchen).

WATER

Adequate water storage with deep tube well and central iron removal plant.
24 hours water supply.

INTERIOR WALL

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

BALCONY

Powder coated aluminium sliding/openable doors.
M.S. Grill as per architectural drawing up to 3 FT. height.

ELEVATION

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

FIRE SAFETY

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

OTHERS

Provision for TV point in drawing hall and geyser point in all bathrooms.

Provision for AC power point in one bedroom for 1BHK & 2BHK flats and provision in two bedrooms for 3BHK flats.

{ Specifications }





Balcony View



Building Elevation View from top

The {Dream} of Easy connectivity

KEY DISTANCES

- Near Christ King English School
- 400mtrs. From Bhogdoi Police Station
- 3km from AT Road
- 3km from Jorhat Kendriya Mahavidyalaya (JKM)
- 4km from Gar Ali Market
- 5km from JB College
- 5km from Baruah Chariali
- 5km from Jorhat Railway Station
- 11km from Jorhat Airport
- 6km from ISBT Jorhat
- 12km from RRL Jorhat





Royal Estate Developers

- 30 Projects Completed
- 20 Years Of Expertise
- 30 Lakh Sq.Ft Delivered
- 2000+ Happy Family



Other locations

UPCOMING PROJECTS

- Royal Imperial Jorhat
- Royal Junction Jorhat
- Royal Mansion Nagaon

ROYAL® aawas

Where Dreams Come True



TRUST



TRANSPARENCY



TIMELY DELIVERY



TECHNOLOGY

COMPLETED PROJECTS



Royal Aawas Tezpur



Royal Aawas Bokakhat



Royal Aawas Guwahati



Royal Aawas Nagaon

ONGOING PROJECTS



Royal Aawas Bokakhat



Royal Aawas Garchuk

- Royal Aawas Tirupati, Guwahati

- Royal Aawas Golaghat

- Royal Aawas Bijoynagar



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