



ROYAL[®] aawas

Tirupati | by Royal Group

Where Dreams Come True..



MEGA HOUSING PROJECT WITH 5 RESIDENTIAL TOWERS



1, 2, 3 & 4 BHK FLATS



WELL PLANNED LAYOUT OF FLATS TO INCREASE SPACE UTILISATION



GRAND CLUB HOUSE OF 10000 SQ FT



75% OPEN AREA



STRETCHER LIFTS



WELL-CONNECTED LOCATION



BREATH-TAKING VIEW OF LUSH GREEN SURROUNDINGS



MODERN AMENITIES FOR EVERY AGE GROUP

HIGHLIGHTS







Landscape
Garden



Health Club
(Gym)



Childrens Park
Kids Play Area



Community Hall Cum
Indoor Games Room



Provision for Charging
of Electric Vehicles



Dedicated Car Wash



Visitor's Parking



Rooftop
Badminton Court



Senior Citizen
Sitting Area



Security & 24 Hours
CCTV Surveillance



Guest
Rooms



Jogging
Area



One Stretcher and One
Standard Size Automatic
Lift in Each Block



Office and Meeting
Room for Society
Management



Common Area
Power Backup



Open to Sky Yoga
Cum Meditation Area



Swimming
Pool



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



Mobile App Based
Visitor and Society
Management System



Rooftop
Lounge



AMENITIES

A warm welcome awaits your guest!



WELCOME



● Guest Room

● Visitor's Parking

● Stretcher Size Lift

Soak into the sublime bliss.



REFRESHING



● Adult Pool

● Kids Pool

● Deck Area



NETeWORK

- E-Library
- Kids Corner
- Co-Working Space
- Meeting Area

Find echoes of joy in every corner...



- Kids Play Area
- Senior Citizen Seating Area
- Rooftop Badminton Court

Mind's harmony at its best!



● Open to Sky Yoga Area ● Meditation Area

Make health your favourite mantra!

STAY FIT



End your days on a playful note...



- Community Hall With Terrace
- Indoor Games Room

Lounge in leisure with your favourites.



● Rooftop Lounge

● Bonfire Area

:::: Aerial View.



SITE PLAN



- | | | |
|---------------------|--------------------------|----------------------------------|
| 1 - Entry/Exit | 8 - Club House (G+2) | 15 - Deck area |
| 2 - Driveway | 9 - Children's Play Area | 16 - Co-working space/E-library |
| 3 - Block A(G+ 14) | 10 - Green Area | 17 - Open to Sky Yoga Area |
| 4 - Block B (G+ 14) | 11 - Open Parking | 18 - Walking track |
| 5 - Block C(G+14) | 12 - Swimming pool | 19 - Senior citizen seating area |
| 6 - Block D(G+ 14) | 13 - Kids Pool | 20 - Car Wash Area |
| 7 - Block E(G+14) | 14 - Health Club | |

Ma Manasha Mandir Path



FLOOR PLAN



BLOCK - A

Typical Ground To 14th Floor

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	SBUA
T1	1	34.85 Sq.Mtr	2.79 Sq.Mtr	433 Sq.Ft	541 Sq.Ft
T3	2	58.37 Sq.Mtr	5.00 Sq.Mtr	718 Sq.Ft	898 Sq.Ft
T4	3	65.35 Sq.Mtr	2.63 Sq.Mtr	785 Sq.Ft	981 Sq.Ft





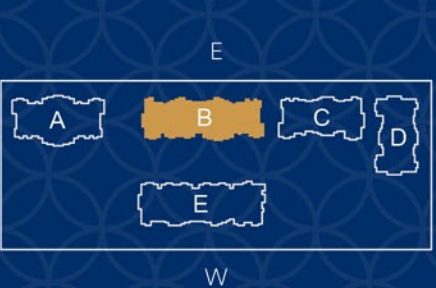
FLOOR PLAN



BLOCK - B

Typical Ground To 14th Floor

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	SBUA
T1	1	34.85 Sq.Mtr	2.79 Sq.Mtr	433 Sq.Ft	541 Sq.Ft
T2	2	53.62 Sq.Mtr	2.64 Sq.Mtr	638 Sq.Ft	797 Sq.Ft
T3	2	58.37 Sq.Mtr	5.00 Sq.Mtr	718 Sq.Ft	898 Sq.Ft
T4	3	65.35 Sq.Mtr	2.63 Sq.Mtr	785 Sq.Ft	981 Sq.Ft
T5	3	72.76 Sq.Mtr	7.08 Sq.Mtr	912 Sq.Ft	1140 Sq.Ft
T6	3	76.82 Sq.Mtr	9.73 Sq.Mtr	985 Sq.Ft	1231 Sq.Ft





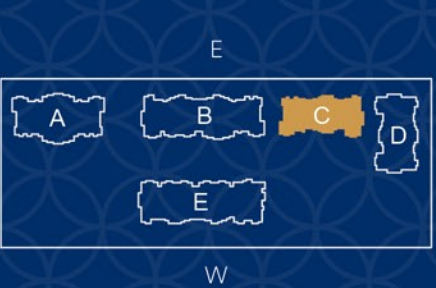
FLOOR PLAN



BLOCK - C

Typical Ground To 14th Floor

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	SBUA
T1	1	34.85 Sq.Mtr	2.79 Sq.Mtr	433 Sq.Ft	541 Sq.Ft
T4	3	65.35 Sq.Mtr	2.63 Sq.Mtr	785 Sq.Ft	981 Sq.Ft
T6	3	76.82 Sq.Mtr	9.73 Sq.Mtr	985 Sq.Ft	1231 Sq.Ft
T7	3	79.93 Sq.Mtr	13.59 Sq.Mtr	1059 Sq.Ft	1324 Sq.Ft





FLOOR PLAN



BLOCK - D

Typical Ground To 14th Floor

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	SBUA
T6	3	76.82 Sq.Mtr	9.73 Sq.Mtr	985 Sq.Ft	1231 Sq.Ft
T7	3	79.93 Sq.Mtr	13.59 Sq.Mtr	1059 Sq.Ft	1324 Sq.Ft





FLOOR PLAN



BLOCK - E

Typical Ground To 14th Floor

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	SBUA
T2	2	53.62 Sq.Mtr	2.64 Sq.Mtr	638 Sq.Ft	797 Sq.Ft
T5	3	72.76 Sq.Mtr	7.08 Sq.Mtr	912 Sq.Ft	1140 Sq.Ft
T6	3	76.82 Sq.Mtr	9.73 Sq.Mtr	985 Sq.Ft	1231 Sq.Ft
T7	3	79.93 Sq.Mtr	13.59 Sq.Mtr	1059 Sq.Ft	1324 Sq.Ft
T8	4	141.27 Sq.Mtr	16.41 Sq.Mtr	1766 Sq.Ft	2207 Sq.Ft



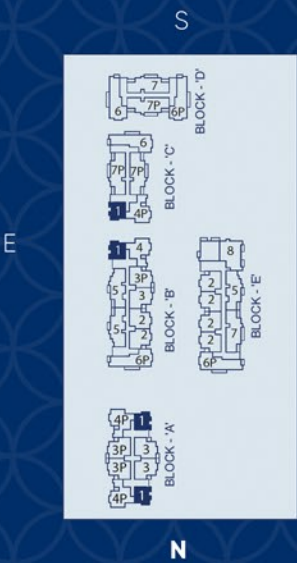
UNIT PLAN



TYPE - 1

(1 BHK)

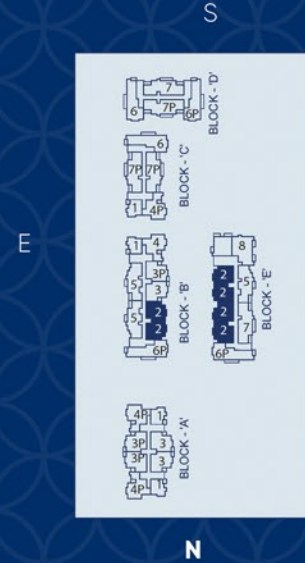
CARPET AREA	34.85 Sq.Mtr
BALCONY AREA	2.79 Sq.Mtr
BUA	433 Sq.Ft
SBUA	541 Sq.Ft



TYPE - 2

(2 BHK)

CARPET AREA	53.62 Sq.Mtr
BALCONY AREA	2.64 Sq.Mtr
BUA	638 Sq.Ft
SBUA	797 Sq.Ft



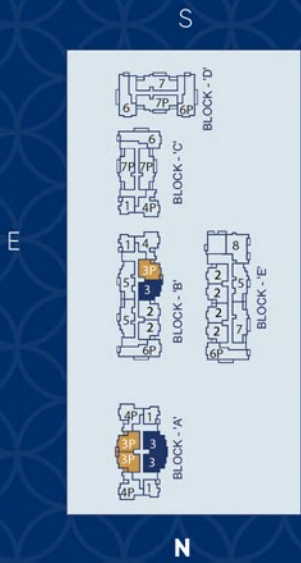
UNIT PLAN



TYPE - 3 & 3P

(2 BHK)

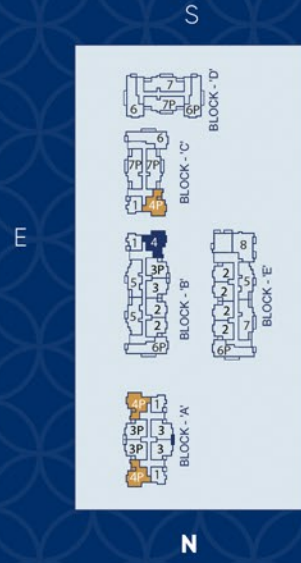
CARPET AREA	58.37 Sq.Mtr
BALCONY AREA	5.00 Sq.Mtr
BUA	718 Sq.Ft
SBUA	898 Sq.Ft



TYPE - 4 & 4P

(3 BHK)

CARPET AREA	65.35 Sq.Mtr
BALCONY AREA	2.63 Sq.Mtr
BUA	785 Sq.Ft
SBUA	981 Sq.Ft



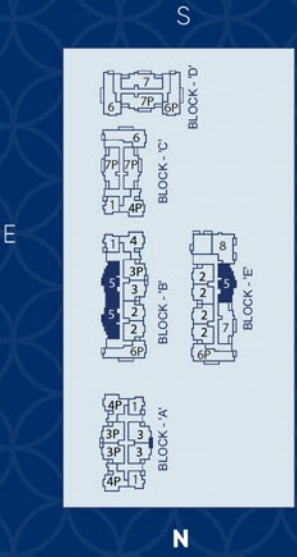
UNIT PLAN



TYPE – 5

(3 BHK)

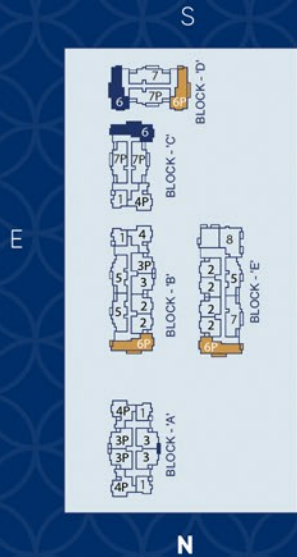
CARPET AREA	72.76 Sq.Mtr
BALCONY AREA	7.08 Sq.Mtr
BUA	912 Sq.Ft
SBUA	1140 Sq.Ft



TYPE – 6 & 6P

(3 BHK)

CARPET AREA	76.82 Sq.Mtr
BALCONY AREA	9.73 Sq.Mtr
BUA	985 Sq.Ft
SBUA	1231 Sq.Ft



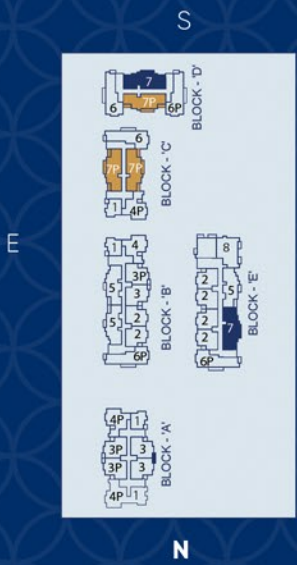
UNIT PLAN



TYPE - 7 & 7P

(3 BHK)

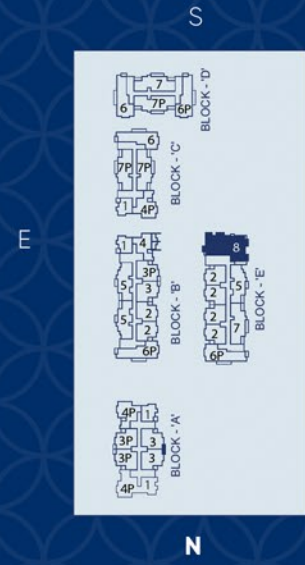
CARPET AREA	79.93 Sq.Mtr
BALCONY AREA	13.59 Sq.Mtr
BUA	1059 Sq.Ft
SBUA	1324 Sq.Ft



TYPE - 8

(4 BHK)

CARPET AREA	141.27 Sq.Mtr
BALCONY AREA	16.41 Sq.Mtr
BUA	1766 Sq.Ft
SBUA	2207 Sq.Ft



..... Your Own Golden Space for Serene Comfort...



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, 12 KW for Type 8)

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 3/4BHK flats.

SPECIFICATIONS



..... Say Yes to Infinite Good Living!



KEY DISTANCES



SCHOOLS & COLLEGE

Royal Global University - 500 Metres
Royal Global School - 850 Metres
Sanskriti School - 1 km
DPS Guwahati - 1 km
NPS International School - 2.5 Km



GOVERNMENT OFFICES

CBI ACB Guwahati - 500 Meters
Gorchuk Police Station - 2.8 Km



MARKET

Maniram Dewan
Trade Centre - 1.5 Km
Garchuk Market - 2.4 km
Lokhra Market - 2.7 Km



TRANSPORT / TRAVEL

ISBT - 1.5 Km
Lokpriya Gopinath Bordoloi
International Airport - 22.5 Km



HEALTHCARE

Ayursundra Super Speciality
Hospital - 850 Metres
Excelcare Hospitals - 5 Km



TEMPLE

Purva Tirupati Sri Balaji
Temple - 1.5 Km

CONNECTIVITY

LOCATION MAP ::::





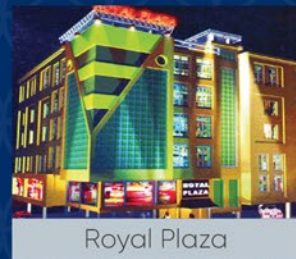
Royal Estate Developers

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

Guwahati



Royal Residency



Royal Plaza



Royal Enclave



Royal Point



Royal Heritage



Royal Utsav



Royale Arcade



Royal Hut



Royal Centre



Royal Silver Height



Royal Orchid



Royal Square



Royal Circle



Royale Arcade



Royal Silver Tower



Royal Park

Other Locations



Royal Residency Jorhat



Royal Garden Jorhat



Royal Darshan Jorhat



Royal Darshan Arcade Jorhat



Royal Residency Tezpur



Royal Residency Tinsukia

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 Betkuchi



Royal Aawas Garchuk



Royal Aawas Jorhat

- Royal Aawas Golaghat

- Royal Aawas Bijoynagar



CORPORATE ADDRESS

Royale Associates, A Unit of Royal Estate Developers,
1st Floor, Centre Point, Ulubari, G. S. Road, Guwahati - 781007
Contact Number : +91 75778 70001, 75778 80002, 75778 80003
E-mail : info@royalaawas.in | Website : www.royalaawas.in

ARCHITECTS



BANKA & ASSOCIATES
3rd Floor, NH Centre Point Building
Bora Service, Guwahati



MUKESH KR SINGH
ASM Architects - New Delhi

CONSULTANTS

STRUCTURAL

KAMAL SABHARWAL
Ce Con Engg - New Delhi

MEP

R K GUPTA
R.K. Gupta & Associates - New Delhi

LANDSCAPE

BALKISHAN SHARMA
Aabs Consultants - New Delhi

GAGAN GUPTA

GM Consultants & Engineers - New Delhi

SITE ADDRESS

Royal Aawas Tirupati, Near Royal Global University
Ahom Gaon, Betkuchi Guwahati, Assam - 781035
E-mail : royalaawas.tirupati@gmail.com
Contact Number : +91 75778 80002

FOLLOW US



@royalaawas101



DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of ROYAL AAWAS. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.