



IMPERIAL ESCORA

A STEP INTO THE FUTURE





DISCOVER
IMPERIAL ESCORA,
YOUR GATEWAY
TO SUCCESS





STEP INTO THE WORLD OF
ELEGANCE AND EASE AT
IMPERIAL ESCORA

AERIAL VIEW



Imperial Group
**IMPERIAL
ESCORA**

FRONT VIEW

Move in the right direction with
Imperial Escora Delivering
Excellence - Nurturing
Creativity & Growth





SIDE VIEW



Dedicated Space
For Anchor Store
at Block 1- Ground,
1st and 2nd Floor

Fostering
excellence and
cultivating growth



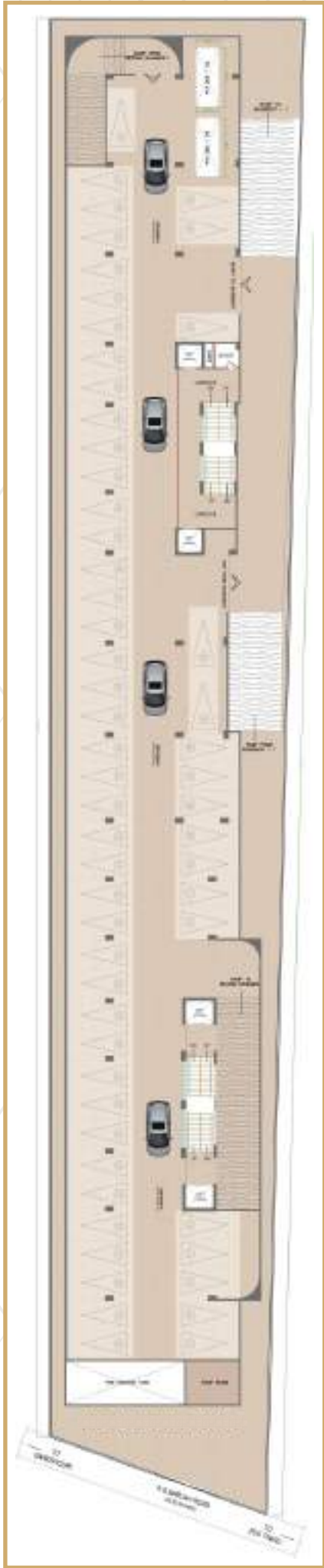
SIDE VIEW



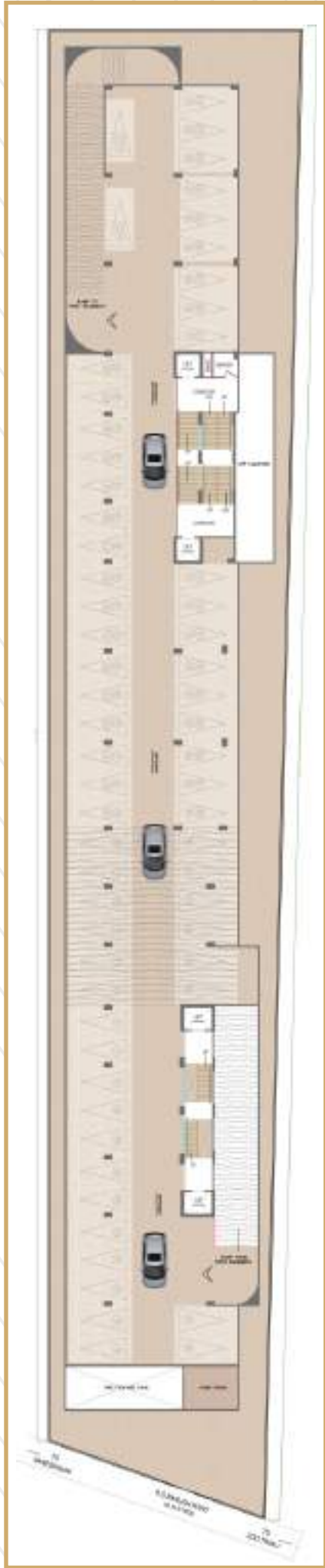
IMPERIAL
ESCORIA



Parking Plans



First Basement



Second Basement

Floor Plans



Block 1 - Ground Floor

SHOWROOM NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Showroom 1	3168	3355	4463

Block 1 - 1st Floor

SHOWROOM NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Showroom 1	3171	3355	4463

Floor Plans



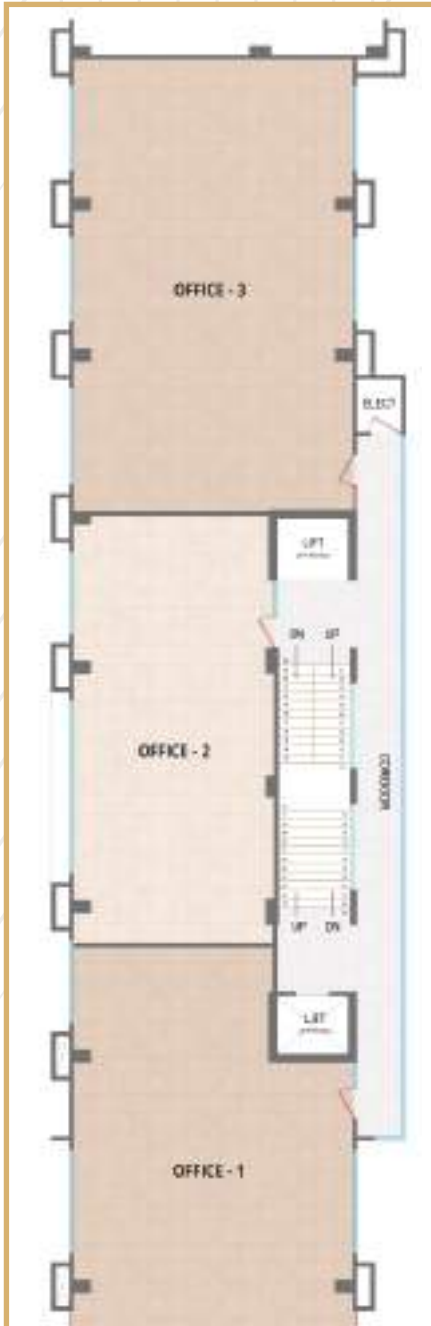
Block 1 - 2nd Floor

SHOWROOM NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Showroom 1	1621	1718	2285
Showroom 2	2182	2313	3076

Block 1 - 3rd & 5th Floor

OFFICE NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	957	1014	1349
Office 2	1294	1391	1850
Office 3	1544	1636	2176

Floor Plans



Block 1 - 4th Floor

OFFICE NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	1214	1285	1709
Office 2	1036	1121	1491
Office 3	1544	1636	2176

Block 1 - 6th Floor

OFFICE NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	1214	1285	1709
Office 2	1036	1121	1491
Office 3	1544	1636	2176

Floor Plans

Block 2 - Ground Floor

SHOWROOM NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Showroom 1	700	758	1008
Showroom 2	947	1012	1346
Showroom 3	1258	1344	1788
Showroom 4	1283	1359	1808
Showroom 5	899	962	1279



Floor Plans

Block 2 - 1st Floor

OFFICE NO	CARPET AREA (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	1756	1858	2471
Office 2	1087	1164	1548
Office 3	778	840	1117
Office 4	744	797	1060
Office 5	763	821	1092
Office 6	1169	1235	1642



Floor Plans

Block 2 - 2nd Floor

OFFICE NO	CARPET AREA (SQ. FT.)	DOUBLE HEIGHT TERRACE @ 50% (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	1756	107	1965	2613
Office 2	864		926	1232
Office 3	1002		1077	1433
Office 4	744		797	1060
Office 5	763	53	874	1162
Office 6	1169	54	1289	1714



Floor Plans

Block 2 - 3rd & 5th Floor

OFFICE NO	CARPET AREA (SQ. FT.)	DOUBLE HEIGHT TERRACE @50% (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	1756		1858	2471
Office 2	1032	90	1195	1589
Office 3	834	36	935	1243
Office 4	744	54	851	1131
Office 5	763		821	1092
Office 6	1169		1235	1642



Floor Plans

Block 2 - 4th Floor

OFFICE NO	CARPET AREA (SQ. FT.)	DOUBLE HEIGHT TERRACE @50% (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	1756	107	1965	2613
Office 2	672		723	961
Office 3	576		630	838
Office 4	607		661	879
Office 5	744		797	1060
Office 6	763	53	874	1162
Office 7	1169	54	1289	1714



Floor Plans

Block 2 - 6th Floor

OFFICE NO	CARPET AREA (SQ. FT.)	DOUBLE HEIGHT TERRACE @50% (SQ. FT.)	BUA (SQ. FT.)	SBUA (SQ. FT.)
Office 1	1756	107	1966	2615
Office 2	1032		1110	1476
Office 3	834		901	1198
Office 4	744		797	1060
Office 5	763	53	874	1162
Office 6	1169	54	1289	1714





Specifications

STRUCTURE :	EARTHQUAKE RESISTANT RCC FRAMED STRUCTURE AS PER IS CODE 2016.
WALLS :	EXTERIOR WALLS FINISHED WITH GOOD QUALITY WATER PROOF PAINT ALONG WITH ACP & GLASS AS PER THE ELEVATION.
TOILETS :	ANTI SKID FLOOR TILES, CERAMIC TILES DADO UPTO 7FT WALL HEIGHT, PROVISION FOR EXHAUST FAN OUTLET.
SANITARY WARE & CP FITTINGS :	JAQUAR / GROHE / KOHLER.
FLOORING :	VITRIFIED TILES IN OFFICE AREA.
COMMON LOBBY :	GRANITE / TILES.
LIFT / STAIRCASE LOBBY :	GRANITE.
PARKING :	DOUBLE BASEMENT WITH AMPLE CAR PARKING SPACE.

DOORS :

FLUSH DOORS

WINDOWS :

POWDER COATED ALUMINIUM SLIDING WINDOWS / UPVC WINDOWS.

ELECTRICAL :

MAIN LINE & POWER BACK UP LINE WIRING AS PER THE DESIRED ELECTRICAL LOAD TO THE OFFICE DISTRIBUTION BOX. 100% POWER BACKUP IN ALL OFFICES.

LIFTS :

ADEQUATE NO. OF LIFTS OF OTIS / KONE / SCHINDLER / JOHNSON.

FIRE SAFETY :

FIRE FIGHTING ARRANGEMENT AS PER FIRE SAFETY NORMS.

SECURITY :

CCTV CAMERA IN THE COMMON AREAS ALONG WITH 24X7 SECURITY & INTERCOM FACILITY.

VASTU :

FULLY VASTU COMPLIANT.



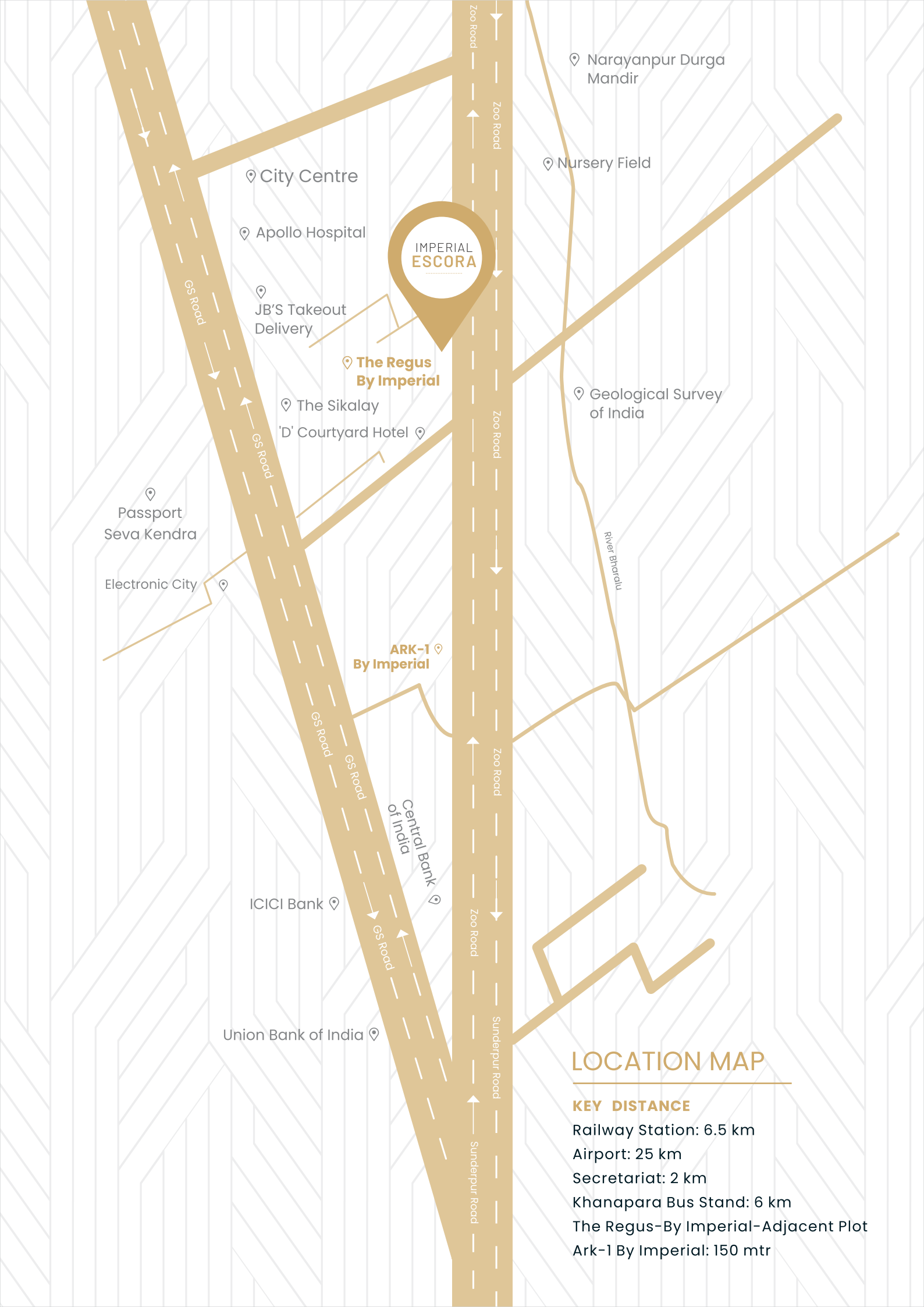




Enjoy a breath of fresh air
and stunning views on
your office terrace.

Presenting an exceptional
opportunity to secure a prestigious
address in one of the most vibrant
and sought-after neighbourhoods in
Guwahati.

With its highly coveted location, this premier
property sets a new standard of brilliance for
commercial real estate.



**IMPERIAL
ESCORA**

Narayanpur Durga Mandir

Nursery Field

City Centre

Apollo Hospital

JB'S Takeout Delivery

**The Regus
By Imperial**

The Sikalay

'D' Courtyard Hotel

Geological Survey of India

Passport Seva Kendra

Electronic City

**ARK-1
By Imperial**

Central Bank of India

ICICI Bank

Union Bank of India

LOCATION MAP

KEY DISTANCE

Railway Station: 6.5 km

Airport: 25 km

Secretariat: 2 km

Khanapara Bus Stand: 6 km

The Regus-By Imperial-Adjacent Plot

Ark-1 By Imperial: 150 mtr



IMPERIAL ESCORA

DEVELOPER

MPK Realtors

1st Floor, 101, B.R. Tower, Janapath Road, Ullubari, Guwahati – 781007, Assam

Email ID: mpkrealtors21@gmail.com

CONSULTANTS

ARCHITECT:

Anuj Bhajanka
Bhajanka Associates
Guwahati

STRUCTURAL ENGINEER:

Sanjiv Parekh
Spa Consultants
Kolkata

VAASTU CONSULTANT:

Basant R Rasiwasia
Vaastushastra Expert, Mumbai
www.revivalvaastu.com

SITE ADDRESS

Adjacent to The Regus - By Imperial
Near Hotel D'Courtyard, R.G. Baruah Road, Guwahati

RERA REGISTRATION NO: RERAA KM 147 OF 2023-24

FOR BOOKINGS ☎ 9435406442 / 8822122707

Disclaimer: All details in this brochure are for easy information & concept purpose only, do not form part of the agreement. This document is tentative & developer reserves the right to make variations and modification.