



**Imperial**  
**SHIVAY**

EXPERIENCE OPULENT LIVING!



GATE VIEW



Embrace The Art Of Comfortable Living!

Indulge in the mastery of wellness and convenient cosiness where health and comfort harmonize and every detail is crafted for your contentment.



Indulge In Opulence, Redefine Lavish Living



# AMENITIES



Children's Play Area



Community / Multipurpose Hall



CCTV Camera for Common Area



Visitors Car Parking Space

Immerse yourself in unparalleled luxury, where every detail reflects sophistication. Experience opulent living with world-class amenities that redefine indulgence and comfort.



Exquisite Indulgence, Where Luxury Becomes Home



Elevate your lifestyle with unparalleled luxury amenities, designed to cater to your every desire and create unforgettable experiences.

## AMENITIES



2/3 Side Open Apartment



24 X 7 Security



Vastu Compliant



Easy Connectivity



# SPECIFICATIONS

## FOUNDATION & SUPER STRUCTURE

Earthquake resistant RCC Framed Structure.

## WALLS

Inside Walls finished with putty. Exterior walls finished with high quality waterproof paint.

## KITCHEN

Wall Tiles dado up to 2 ft above Granite counter Slab. Stainless steel sink.

## FLOORING

Vitrified Tiles in living, dining, kitchen and bedroom.

Vitrified tiles in the lobby and main entrance.

## DOORS

Vinyl / Laminated Main door with lock. Solid Core flush door (Bare) / bathrooms / balcony.

## WINDOWS

Sliding glass windows aluminum.

## TOILETS

Anti Skid floor Tiles, ceramic tiles dado up to 7 ft wall height.

## C.P. FITTINGS

Jaquar/Essco/American Standard/ Parryware/Equivalent.



## PAYMENT SCHEDULE

1	On Booking	10%
2	On Agreement	5%
3	On Completion Of Foundation	15%
4	On Completion Of Ground Floor Slab	10%
5	On Completion Of 2nd Floor Slab	10%
6	On Completion Of 4th Floor Slab	10%
7	On Completion Of 6th Floor Slab	10%
8	On Completion Of 7th Floor Slab	10%
9	On Brick Wall Of Said Flat	10%
10	On Internal Plaster Of Flat	5%
11	On Completion And Handover	5%

## STAIRCASE

Step Tiles/ Granite/ Green Marble in Staircase with Stainless Steel Railing.

## SANITARYWARE

Hindware / Parryware / Essco / Jaquar / American Standard / Equivalent.



## LIFTS

Adequate numbers of Automatic Lifts of Otis / Kone / Schindler / TKE / Equivalent make.



## ELECTRICAL

Concealed wiring with MCB, DB and modular switches of reputed brands.

Provision for easy and safe installation of Split Air Conditioners in 2 Rooms.

T.V. point in all bedrooms and living room (only conduit laying- no wiring).

Intercom facility in living room.

Geyser provision in all bathrooms.



## FIRE SAFETY

Firefighting Arrangements are as per FESSA.

## DG BACKUP

DG backup in common area only.





# LOCATION MAP



# KEY DISTANCES

500 M  
 Mahabhairab Post Office - 69 M  
 Mahabhairab Temple - 110 M  
 IGNOU Study Center, Darrang College - 450 M  
 Skylark Hospital - 500 M

1 KM  
 Tezpur Gurukul Montessori - 800 M  
 Kanaklata Civil Hospital - 650 M  
 Tezpur Law College - 700 M

2 KM  
 SVF Cinemas - 1Km  
 Rainbow Pre Primary School - 1.1 Km  
 ASTC Bus Stand Tezpur - 2Km

3 KM  
 Dorika Hospital - 2.7Km  
 Tezpur College - 2.1 Km  
 Sukhada Hospital - 3.2 Km





# SITE PLAN WITH GROUND FLOOR



## TYPICAL 1ST TO 7TH FLOOR

FLAT A  
NOS. OF BED ROOM 4 BHK



# FLOOR PLAN

## TYPICAL 1ST TO 6TH FLOOR

FLAT B  
NOS. OF BED ROOM 3 BHK



## TYPICAL 1ST TO 6TH FLOOR

FLAT C  
NOS. OF BED ROOM 3 BHK



## TYPICAL 1ST TO 6TH FLOOR

FLAT D  
NOS. OF BED ROOM 3 BHK





# FLOOR PLAN



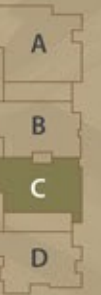
## TYPICAL 1ST TO 7TH FLOOR

FLAT	A
NOS. OF BED ROOM	4 BHK
CARPET AREA	1642 SQ.FT.
BALCONY AREA	158 SQ.FT.
BUILT UP AREA	1899 SQ.FT.
SUPER BUILT UP	2374 SQ.FT.



## TYPICAL 1ST TO 6TH FLOOR

FLAT	C
NOS. OF BED ROOM	3 BHK
CARPET AREA	1190 SQ.FT.
BALCONY AREA	166 SQ.FT.
BUILT UP AREA	1443 SQ.FT.
SUPER BUILT UP	1804 SQ.FT.



## TYPICAL 1ST TO 6TH FLOOR

FLAT	B
NOS. OF BED ROOM	3 BHK
CARPET AREA	1217 SQ.FT.
BALCONY AREA	102 SQ.FT.
BUILT UP AREA	1400 SQ.FT.
SUPER BUILT UP	1750 SQ.FT.



## TYPICAL 1ST TO 6TH FLOOR

FLAT	D
NOS. OF BED ROOM	3 BHK
CARPET AREA	1147 SQ.FT.
BALCONY AREA	206 SQ.FT.
BUILT UP AREA	1430 SQ.FT.
SUPER BUILT UP	1787 SQ.FT.





# FLOOR PLAN

7TH FLOOR ▶

FLAT A  
NOS. OF BED ROOM 4 BHK



## Developing Possibilities

### Experience The World of Success With Imperial Group

Imperial Group is proud to present IMPERIAL SHIVAY as the newest gem in our crown! The project stands tall and distinguished in the heart of Tezpur's skyline as a powerful presence and the pinnacle of sophisticated workspace in the city!

Designed to be synonymous with luxury offices, IMPERIAL SHIVAY brings the perfect balance of practical comforts and elite aesthetics, along with a unique architectural design and a business address that is truly a class apart. Work in premium, landmark offices in the heart of Tezpur, and find ample avenues of modern leisure as well.

The Imperial Group's commitment to supreme quality, dedicated management and setting new benchmarks of luxury shines through IMPERIAL SHIVAY. Step into IMPERIAL SHIVAY and set sail towards grander horizons!

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"To be successful, you have to have your heart in your business, and your business in your heart."

Thomas Watson



**Imperial Group**



ELEVATION VIEW



Elegance Redefined, Exclusive Living.

Indulge in opulence at our prestigious luxury residences. Immerse yourself in exquisite design, unparalleled craftsmanship, and breathtaking views, defining a new era of sophisticated living. Welcome home to unparalleled luxury.



**DEVELOPERS**



**Imperial Group**

Imperial Builders  
Imperial Residency - II, Ground Floor  
Barholia, Tezpur, 784001  
Contact - 8876814943, 9864181582

**ARCHITECTS**

Nikhil Pasari

**STRUCTURAL ENGINEER**

Bhaskar Jyoti Das

**SITE ADDRESS**

Near Mahabhairabh Mandir  
Darang College Road  
P.O. & P.S. - Tezpur  
Dist. - Sonitpur - 784001 Assam

**RERA NUMBER**

RERAA ST 149 OF 2023-2024

**DISCLAIMER**

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Imperial Shivay. 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.