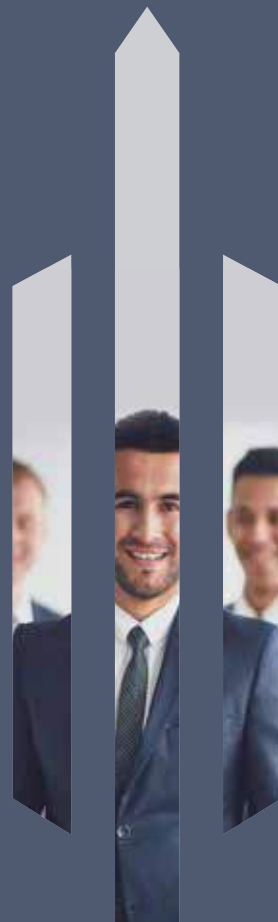




THE
REGUS
BY IMPERIAL

A PERFECT URBAN WORKPLACE



A GREAT COMPANY DOESN'T ALWAYS NEED
TO BROADCAST ITS SUCCESS STORY. SOMETIMES, THEIR
OFFICES DO IT FOR THEM. ENHANCE THE CLASS OF
A PERFECT URBAN WORKPLACE
YOUR WORK STATIONS BY CHOOSING THE REGUS
AND IMPRESS YOUR CLIENTS AND CUSTOMERS, LEAVING
THEM EAGER TO DO BUSINESS WITH YOU.

THE REGUS-BY IMPERIAL

ELEVATE YOUR BUSINESS WITH OFFICE SPACES
FOR URBAN PROFESSIONALS



A GRAND ENTRANCE
INTO A WORLD OF CLASS





DEDICATED SPACE
FOR ANCHOR STORE AT
BLOCK 1-GROUND+2 FLOORS



WHERE WORK MEETS LEISURE

With a commercial roof top swimming pool, modern gymnasium and café within its premises, The Regus brings a classy leisure and activity space that lets you balance your work days with both relaxation & fitness!

CAFETERIA
GYMNASIUM
ROOFTOP SWIMMING POOL
DOUBLE BASEMENT PARKING



THE
REGUS
BY IMPERIAL

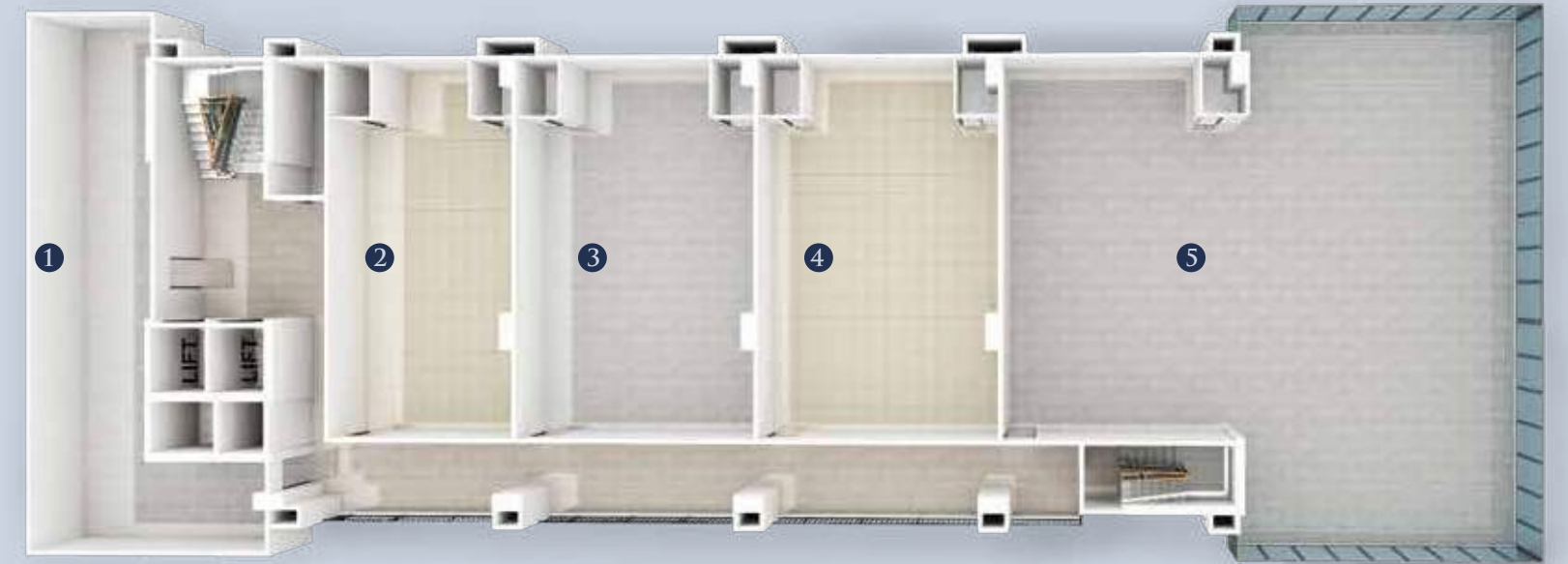
DOUBLE HEIGHT
RECEPTION LOBBY



MASTER PLAN



PARKING FLOOR PLAN



BLOCK 1 – OFFICE AREA – FLOOR HEIGHT 3.6 METER

OFFICE NO.	CARPET AREA	BUA	SBUA
1	850 SQFT	950 SQFT	1235 SQFT
2	779 SQFT	848 SQFT	1102 SQFT
3	1002 SQFT	1077 SQFT	1400 SQFT
4	1002 SQFT	1077 SQFT	1400 SQFT
5	2743 SQFT	2865 SQFT	3725 SQFT

BLOCK 1 (3RD & 4TH) FLOOR



BLOCK 2 - GROUND FLOOR

OFFICE NO.	CARPET AREA	BUA	SBUA	
1	1661 SQFT	1767 SQFT	2297 SQFT	HEIGHT 3.6 MTR.
2	1661 SQFT	1767 SQFT	2297 SQFT	HEIGHT 3.6 MTR.
3	620 SQFT	671 SQFT	872 SQFT	DBL. HEIGHT 6.3 MTR.
4	1104 SQFT	1174 SQFT	1526 SQFT	DBL. HEIGHT 6.3 MTR.

BLOCK 2 - GROUND FLOOR



BLOCK 2 - MEZZANINE FLOOR



BLOCK 2 - 1/3/5/7TH FLOOR – FLOOR HEIGHT 3.3 METER

OFFICE NO.	CARPET AREA	BALCONY AREA	BUA	SBUA
1	1867 SQFT	131 SQFT	2107 SQFT	2740 SQFT
2	1867 SQFT	131 SQFT	2107 SQFT	2740 SQFT
3	1258 SQFT	-	1345 SQFT	1748 SQFT
4	1258 SQFT	-	1345 SQFT	1748 SQFT

BLOCK 2 (1ST/3RD/5TH/7TH) FLOOR



BLOCK 2 - 2/4/6/8TH FLOOR – FLOOR HEIGHT 3.3 METER (OFFICE 3 & 4 HAVING DOUBLE HEIGHTED TERRACE)

OFFICE NO.	CARPET AREA	BALCONY AREA	DBL. HT. TERRACE (@50% AREA)	BUA	SBUA
1	1867 SQFT	131 SQFT	-	2107 SQFT	2740 SQFT
2	1867 SQFT	131 SQFT	-	2107 SQFT	2740 SQFT
3	1258 SQFT	-	57 SQFT	1401 SQFT	1821 SQFT
4	1258 SQFT	-	57 SQFT	1401 SQFT	1821 SQFT

BLOCK 2 (2ND/4TH/6TH/8TH) FLOOR



TERRACE FLOOR PLAN



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 equivalent

Flooring : Vitrified tiles in office area.

Common lobby : Granite / italian marble.

Lift / staircase lobby : Granite

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. Full power backup in all offices

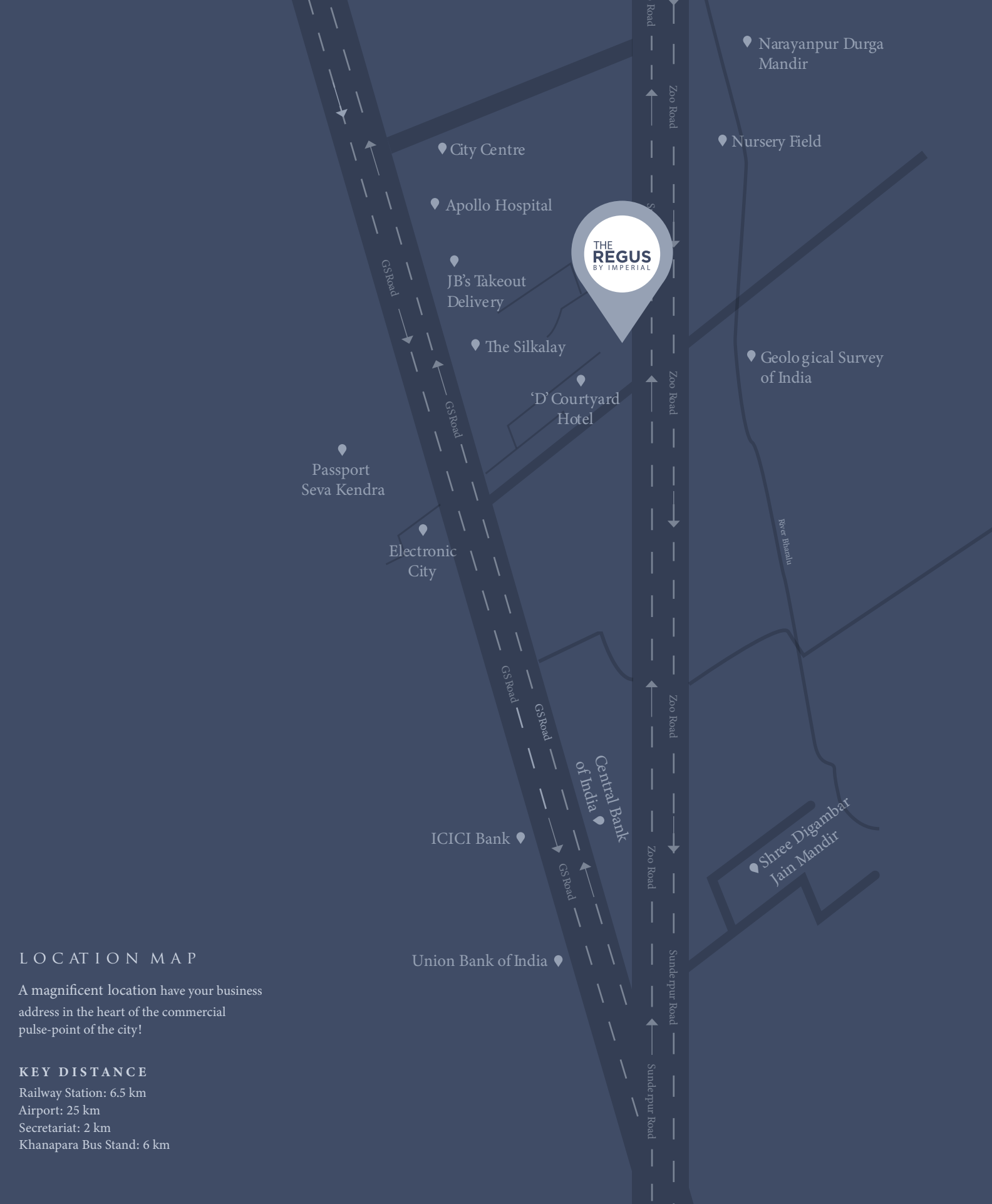
Lifts : Adequate no. Of lifts of otis / kone / schindler / johnson. Dedicated onwer's lift available.

Fire safety : Fire fighting arrangement as per fire safety norms.

Security : CCTVcamera in the common areas along with 24X7 security & intercom facility

Vaastu compliant : All offices / commercial spaces





LOCATION MAP

A magnificent location have your business address in the heart of the commercial pulse-point of the city!

KEY DISTANCE

- Railway Station: 6.5 km
- Airport: 25 km
- Secretariat: 2 km
- Khanapara Bus Stand: 6 km



We are proud to introduce the latest addition to the Imperial Realtors creations: The Regus by Imperial. This project will create a powerful presence among the distinguished properties in the city and will stand as a pinnacle of sophistication providing elite workplaces in Guwahati.

The Regus, Guwahati offers the perfect amalgamation of a new-age and luxurious workplace, with an address that is located in the heart of the city. By enabling its members to maintain a balance between their work and health

at the same place with world-class amenities, The Regus will form a coveted and exclusive community of offices.

The Regus has been visioned by Mr. Govind Khaitan & Mr. Bijay Saraf, well known business partners of imperial realtors. They have a combined experience of over 30 years in the real estate industry, having completed numerous government & private projects. Besides real estate, the promoters have also extended their expertise to various other manufacturing and trading businesses like multiplex & logistics,

consumer goods and plywood to name a few.

Guwahati is one of the fastest growing cities in the north east and the promoters of Imperial Realtors have designed this commercial space with a vision of capitalising the need for well planned premium office spaces. The goal is to meet the present and future needs of creating a work life balance by including leisure activities such as gymnasium, roof top swimming pool and cafe within the office complex. Thus creating a perfect cohesive work environment!

DEVELOPER



101, 1st Floor, B.R.Tower
21 Janapath Lane, Ulubadi,
Guwahati - 781007

OTHER CONSULTANTS

ARCHITECT:

Anuj Bhajanka
Bhajanka Associates,
Guwahati

STRUCTURAL ENGINEER:

Sanjiv Parekh
Spa Consultants,
Kolkata

MEP CONSULTANT:

The Lumina's
Ludhiana

VAASTU CONSULEANT:

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

SITE ADDRESS

Adjacent to Hotel D' Courtyard,
R. G. Baruah Road, Guwahati

RERA REGISTRATION NO: RERAA KM 20 OF 2022-23

FOR BOOKINGS ☎ 9435080240 / 9435406442

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.