



Your Place Of Pride



*Enter Into The
Blissful Lifestyle!*

Step into **Riscon Aawas** and watch the doors of a holistic lifestyle open up in front of you! Designed for the urban at heart, this project brings the best aspects of city life to you. Come and experience a home beyond compare!

Amenities



Swimming Pool



Yoga Center



Community Hall



Badminton Court



Gymnasium



Sun Deck



Landscaped Garden



Jogging Track



Indoor Games Hall



CCTV Surveillance



Children's Play Area



24 X 7 Security

KIDS PLAY AREA



*Watch Childhood Tumble, Run
& Have All The Fun*

Your little ones deserve a space of their own where they can let their feet and imaginations run wild! At **Riscon Aawas**, the kids play area is one such space dedicated to make childhoods blossom in their truest form and thereby giving your child a chance to form memories of a lifetime.



*Rise To A World
Of Good Living!*

The **Riscon Aawas** stands tall with an impressive façade and spacious premises. A lot of thought has been put into its architecture to make it cohesive with urban lifestyles. With a home in **Riscon Aawas**, you are guaranteed the ease and comfort that you seek along with the many conveniences that the location will bring. In other words, this will be the closest you could come to your idea of a dream home!



SWIMMING POOL VIEW

Fitness Station

Yoga Centre

*Fill Your Days With
Ripples Of Rejuvenation*

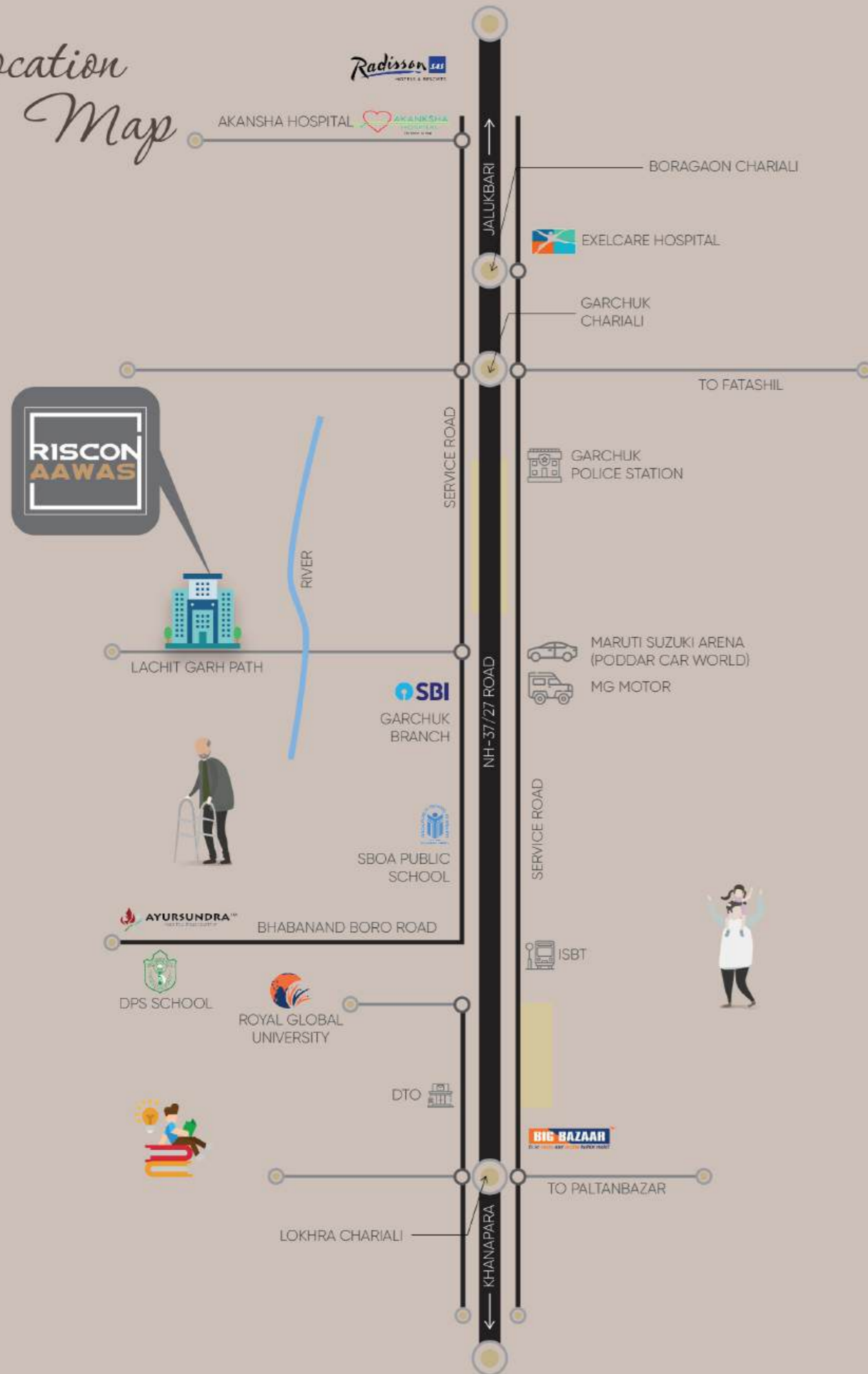
Step into the calm, cool waters of the pool at the end of a long day. Let your senses relax as the soothing ripples gently caress over you. And feel rejuvenated instantly. At **Riscon Aawas**, the tranquil blue swimming pool within premises will make this your daily reality!



*Find Echoes Of
Joy In Every Corner*

At **Riscon Aawas**, life blossoms with happiness for everyone who lives here! Right from little kids frolicking around the dedicated play areas to adults having leisurely conversations in sitting areas overlooking landscaped gardens. Here, good times follow wherever you go!

Location Map

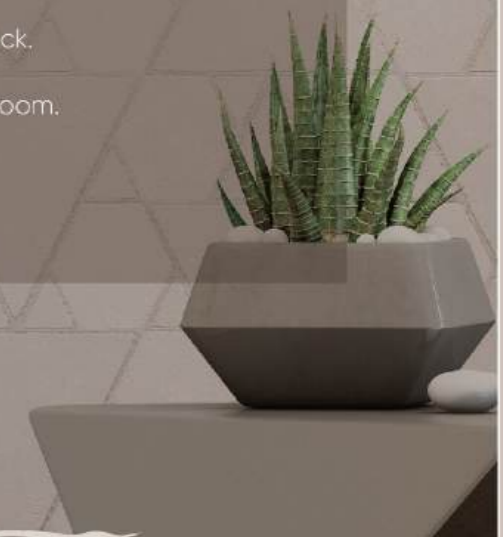


KEY DISTANCES

Guwahati Medical College Hospital 12 Km | ISBT 1.1 Km | Guwahati Railway Station 11 Km
 Kamakhya Station 7.4 Km | Airport 17 Km | Excel Care Hospital 4 Km
 DPS and Ayursundra Hospital 1.9 Km | Akanksha Hospital 5.8 Km

Specifications

BUILDING	G+11 storied building consisting of 234 no. of flats with gym and club house facility. All flats 3 Side Open.
STRUCTURE	Earthquake resistant ROC frame structure on pile foundation with sheer wall as per IS code. (Structure compliant with Seismic Zone V specification).
INTERIOR WALL	Inside wall finished with superior wall putty.
DOORS	Decorative panel door for the entrance and flush doors for internal.
WINDOWS	Sliding aluminium powder coated windows.
FIRE PROTECTION	Hydrant system with ceasefire provision in each floor. Equipped with fire alarm & firefighting devices & extinguishers.
EXTERIOR	Latest weatherproof non-fading acrylic exterior finish paint of good quality.
WATER	Deep boring water, adequate storage water tank with iron removal filter.
FLOORING	Vitrified tiles in drawing, dining and all the bedrooms staircase & common area with marble.
TOILETS	Anti- skid ceramic tiles on floor. Designer ceramic tiles on walls up to door heights. Hot and cold water provision in all bathrooms.
KITCHEN	Granite (Black) top cooking platform with one stainless steel sink. Ceramic tiles up to 2 ft. above the counter. Stainless steel sink, power point.
SANITARY WARE & CP FITTINGS	Sanitary Ware: Sanitary of Hind ware / Parry ware or equivalent. CP Fittings: Sleek C.P fittings of Jaquar or equivalent brand.
LIFT	Lifts of Kone / Otis or similar make in each block.
TV POINT	TV. point in drawing / dining and master bedroom.





*Let Your Sporty Self
Come Out & Play*

Give your sportsman spirit a chance to shine. **Riscon Aawas** features dedicated spaces for sports like Badminton, where you can both hone your expertise while having a lot of fun! Get fitter, sportier while having a truly good time.

Payment Schedule

On execution of Legal documents (within 60 days of booking)	20% of total flat value
1st installment on completion of foundation work	15% of total flat value
2nd installment on Casting of 1st slab	10% of total flat value
3rd installment on casting of 3rd slab	10% of total flat value
4th installment on casting of 5th slab	10% of total flat value
5th installment on casting of 7th slab	10% of total flat value
6th installment on casting of 9th slab	10% of total flat value
7th installment on casting of 11th slab	10% of total flat value
Final installment (before possession)	5% of total flat value



Site Plan



TO NH 37

Floor Plans

Floor Plans



BLOCK A 1ST TO 10TH TYPICAL FLOOR

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
FLAT A	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT
FLAT B	797 SQ FT	66 SQ FT	67 SQ FT	930 SQ FT	1162 SQ FT
FLAT C	797 SQ FT	66 SQ FT	67 SQ FT	930 SQ FT	1162 SQ FT
FLAT D	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT
FLAT E	606 SQ FT	47 SQ FT	52 SQ FT	705 SQ FT	880 SQ FT
FLAT F	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT



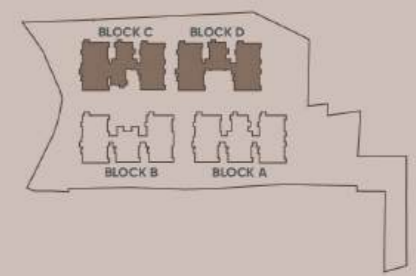
BLOCK B 1ST TO 10TH TYPICAL FLOOR

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
FLAT G	797 SQ FT	66 SQ FT	67 SQ FT	930 SQ FT	1162 SQ FT
FLAT H	797 SQ FT	66 SQ FT	67 SQ FT	930 SQ FT	1162 SQ FT
FLAT I	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT
FLAT J	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT
FLAT K	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT



TYPE	BUA	SBUA
SERVANT ROOM 1	115 SQ FT	144 SQ FT
SERVANT ROOM 2	153 SQ FT	191 SQ FT

Floor Plans



BLOCK C 1ST FLOOR

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
FLAT M	407 SQ FT	24 SQ FT	41 SQ FT	472 SQ FT	590 SQ FT
FLAT N	938 SQ FT	70 SQ FT	72 SQ FT	1080 SQ FT	1350 SQ FT
FLAT O	904 SQ FT	70 SQ FT	51 SQ FT	1045 SQ FT	1306 SQ FT
FLAT P	606 SQ FT	47 SQ FT	52 SQ FT	705 SQ FT	880 SQ FT

BLOCK D 1ST FLOOR

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
FLAT R	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT
FLAT U	606 SQ FT	47 SQ FT	52 SQ FT	705 SQ FT	880 SQ FT
FLAT V	797 SQ FT	66 SQ FT	67 SQ FT	930 SQ FT	1162 SQ FT



Floor Plans



BLOCK C 2ND TO 10TH TYPICAL FLOOR

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
FLAT L	797 SQ FT	66 SQ FT	67 SQ FT	930 SQ FT	1162 SQ FT
FLAT M	407 SQ FT	24 SQ FT	41 SQ FT	472 SQ FT	590 SQ FT
FLAT N	938 SQ FT	66 SQ FT	72 SQ FT	1080 SQ FT	1350 SQ FT
FLAT O	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT
FLAT P	606 SQ FT	47 SQ FT	52 SQ FT	705 SQ FT	880 SQ FT



Floor Plans



BLOCK D 2ND TO 10TH TYPICAL FLOOR

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
FLAT R	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT
FLAT S	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT
FLAT T	797 SQ FT	66 SQ FT	67 SQ FT	930 SQ FT	1162 SQ FT
FLAT U	606 SQ FT	47 SQ FT	52 SQ FT	705 SQ FT	880 SQ FT
FLAT V	797 SQ FT	66 SQ FT	67 SQ FT	930 SQ FT	1162 SQ FT



Floor Plans

Floor Plans



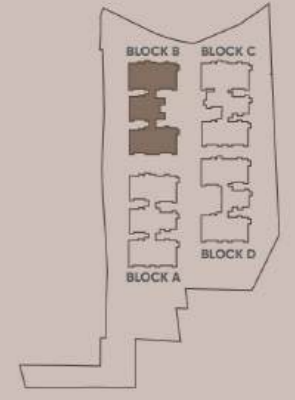
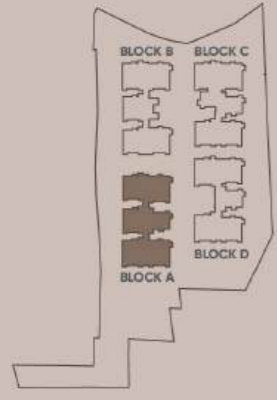
BLOCK A 11TH TYPICAL FLOOR

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
FLAT A	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT
FLAT C	797 SQ FT	66 SQ FT	67 SQ FT	930 SQ FT	1162 SQ FT
FLAT D	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT
FLAT F	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT



BLOCK B 11TH TYPICAL FLOOR

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA	TERRACE AREA
FLAT H	797 SQ FT	66 SQ FT	67 SQ FT	930 SQ FT	1162 SQ FT	-
PENTHOUSE J	1194 SQ FT	70 SQ FT	80 SQ FT	1344 SQ FT	1680 SQ FT	1241 SQ FT
PENTHOUSE K	1201 SQ FT	70 SQ FT	79 SQ FT	1350 SQ FT	1688 SQ FT	1097 SQ FT



Floor Plans



BLOCK C 11TH TYPICAL FLOOR

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA	TERRACE AREA
FLAT L	797 SQ FT	66 SQ FT	67 SQ FT	930 SQ FT	1162 SQ FT	-
PENTHOUSE N	938 SQ FT	70 SQ FT	72 SQ FT	1080 SQ FT	1350 SQ FT	573 SQ FT
FLAT O	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT	-
FLAT Q	797 SQ FT	66 SQ FT	67 SQ FT	930 SQ FT	1162 SQ FT	-

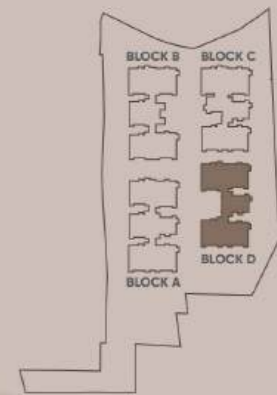
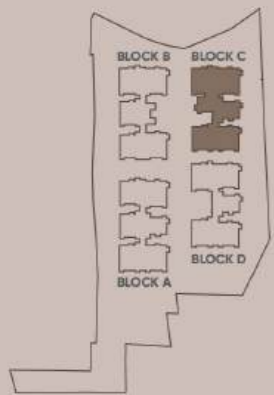


Floor Plans



BLOCK D 11TH TYPICAL FLOOR

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
FLAT R	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT
FLAT S	904 SQ FT	70 SQ FT	71 SQ FT	1045 SQ FT	1306 SQ FT
FLAT T	797 SQ FT	66 SQ FT	67 SQ FT	930 SQ FT	1162 SQ FT
FLAT V	797 SQ FT	66 SQ FT	67 SQ FT	930 SQ FT	1162 SQ FT



Isometric Views



BLOCK A
TYPE - 2 BHK
SBUA - 880 SQFT



BLOCK B
TYPE - 3 BHK + SERVANT ROOM
SBUA - 1306 SQ FT + SERVANT ROOM



BLOCK A
TYPE - 3 BHK
SBUA - 1162 SQFT



BLOCK C
TYPE - 1 BHK
SBUA - 590 SQFT



BLOCK B
TYPE - 3 BHK
SBUA - 1306 SQFT



BLOCK C
TYPE - 3 BHK
SBUA - 1350 SQFT

AERIAL VIEW



*Elevate Your Life
To Happy Horizons*

Standing tall in the heart of the city, **Riscon Aawas** keeps you connected both to different parts of the city as well as a great neighbourhood. This much coveted location will give you the seamless lifestyle you've been looking for. After all, where you live does decide how you live!

DEVELOPERS



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SITE ADDRESS

Lachit Garh Path, near SBI, Garchuk
Guwahati : 35

DISCLAIMER

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