



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



ROOFTOP SWIMMING POOL



GYMNASIUM



DOUBLE BASEMENT PARKING



CAFETERIA

## 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!

SIGNATURE  
COMMERCIAL  
SPACES THAT ARE  
A CLASS APART

FROM AN EXCEPTIONAL INTERIOR,  
STYLED LOBBY, WORLD-CLASS  
AMENITIES AND FACILITIES TO A  
CENTRAL LOCATION WITH EASE OF  
ACCESS TO EVERY PART OF  
THE CITY, THE PROJECT HAS  
EVERYTHING TO MAKE YOUR  
BUSINESS ADDRESS  
A TRULY COVETED ONE!

THE  
REGUS  
BY IMPERIAL

DOUBLE HEIGHT  
RECEPTION LOBBY

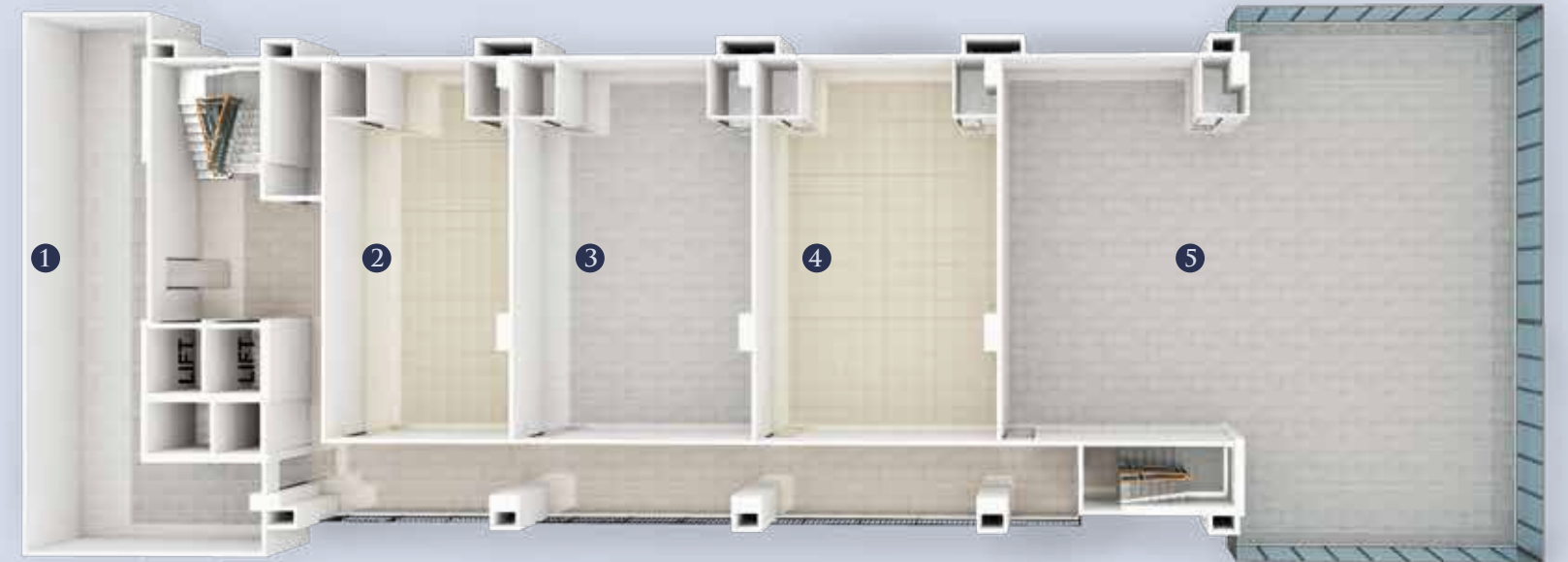


MASTER PLAN





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



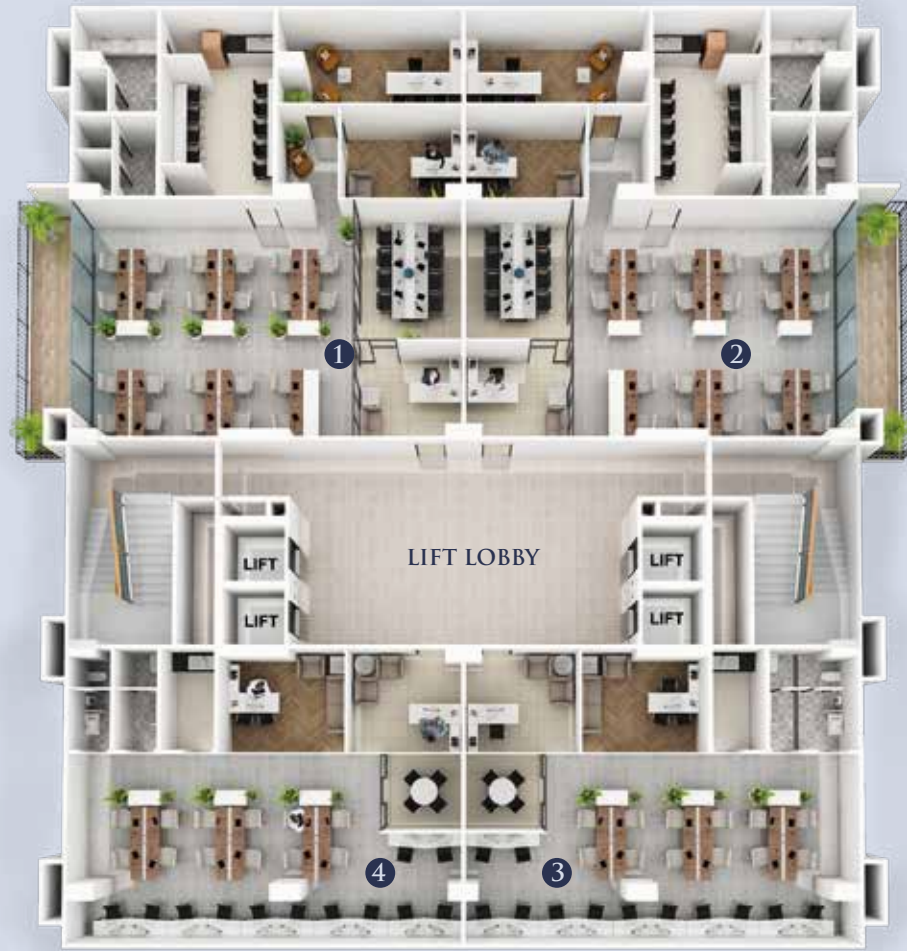
BLOCK 2 - GROUND FLOOR

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



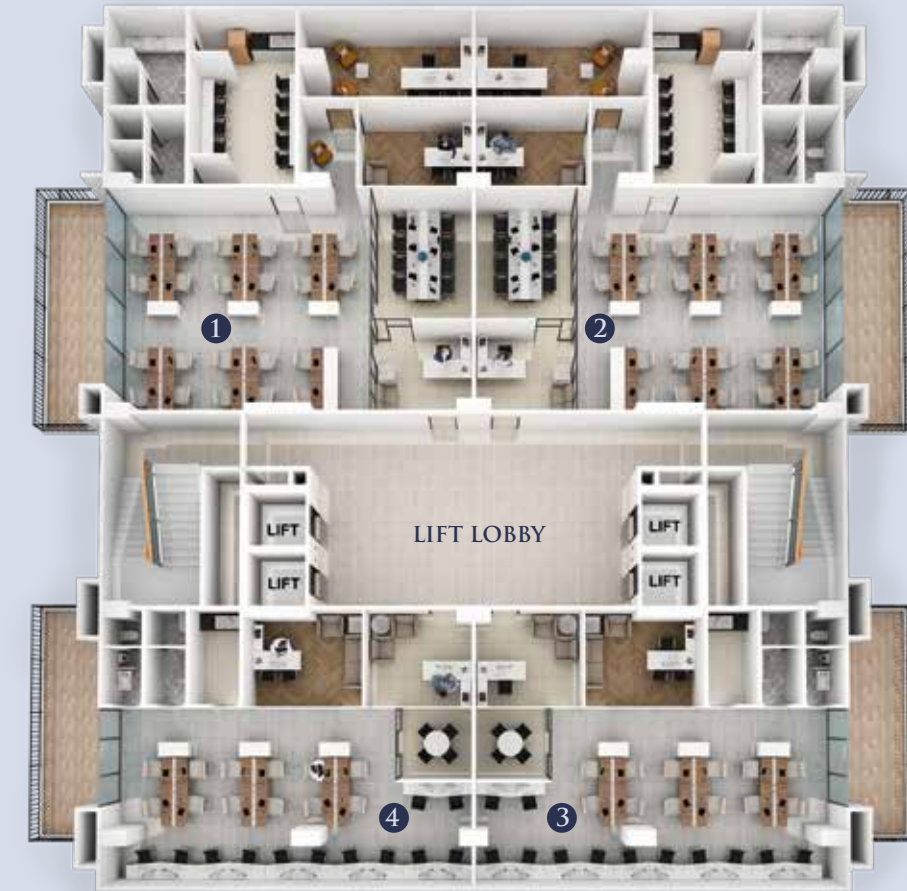
BLOCK 2 - MEZZANINE FLOOR



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 :** CCTV CAMERA IN THE  
COMMON AREAS ALONG WITH 24\*7  
SECURITY ALONG WITH INTERCOM  
FACILITY

**VAASTU COMPLIANT :** ALL OFFICES /  
COMMERCIAL SPACES



BIRD'S EYE VIEW



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 INFINITY SWIMMING POOL AND CAFE WITHIN THE OFFICE COMPLEX. THUS CREATING A PERFECT COHESIVE WORK ENVIRONMENT!

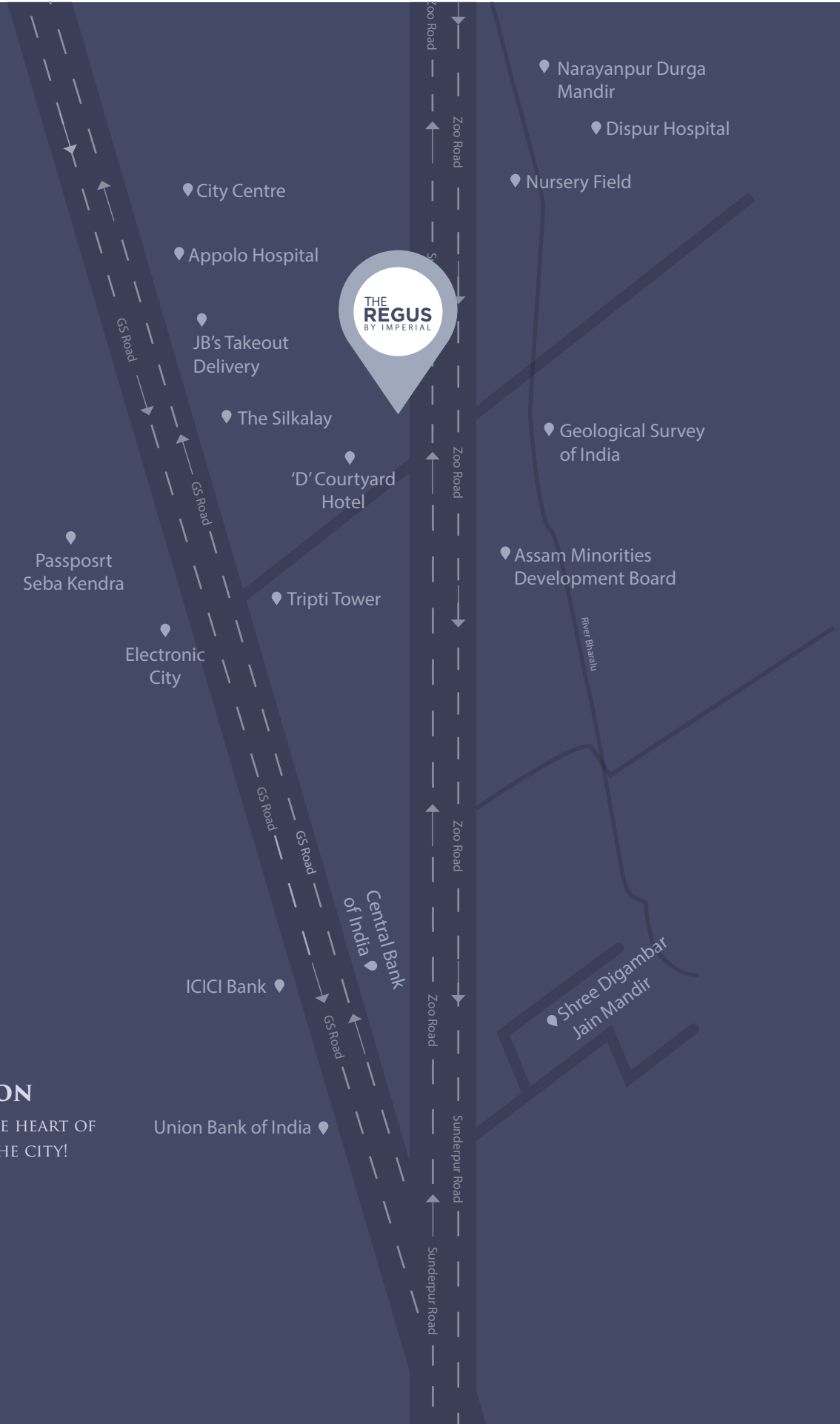
## LOCATION MAP

### 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 KMS



## DEVELOPER



101, 1ST FLOOR, B.R.TOWER  
21 JANAPATH LANE, ULUBADI,  
GUWAHATI - 781007

## OTHER CONSULTANTS

### ARCHITECT:

ANUJ BHJANKA  
BHJANKA ASSOCIATES,  
GUWAHATI

### STRUCTURAL ENGINEER:

SANJIV PAREKH  
SPA CONSULTANTS,  
KOLKATA

### MEP CONSULTANT:

THE LUMINAR'S  
LUDHIANA

### VAASTU CONSULTANT:

BASANT R RASIWASIA  
VAASTUSHASTRA EXPERT, MUMBAI  
[www.revivalvaastu.com](http://www.revivalvaastu.com)

## SITE ADDRESS

ADJACENT TO HOTEL D' COURTYARD,  
R. G. BARUAH ROAD, GUWAHATI

FOR BOOKINGS  9706006656 / 7002068365

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