



  
**GLOBAL**  
aashiyana

Birubari, Guwahati



Gate View





## PROJECT HIGHLIGHTS



Open Space 60%



Open Air Children's Play Area With Swings & Slides



Open Air Senior Citizen Sitting Area With Benches



Covered Swimming Pool Overlooking The Garden



Most Apartments Are 3 Sides Open



Well Connected To Bhangagarh GS Road & Sharabbhatti, Athgaon



Experienced Developers With An Impeccable Track Record



## Site Plan





# Floor Plans



Block - 1 | 1st To 6th Floor

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
FLAT A	1046 SQ FT	107 SQ FT	85 SQ FT	1238 SQ FT	1650 SQ FT
FLAT B	713 SQ FT	65 SQ FT	56 SQ FT	834 SQ FT	1115 SQ FT
FLAT C	658 SQ FT	136 SQ FT	48 SQ FT	842 SQ FT	1130 SQ FT
FLAT DE	1532 SQ FT	141 SQ FT	60 SQ FT	1733 SQ FT	2310 SQ FT
FLAT F	1050 SQ FT	116 SQ FT	75 SQ FT	1241 SQ FT	1650 SQ FT
FLAT G	990 SQ FT	166 SQ FT	85 SQ FT	1241 SQ FT	1650 SQ FT

# Floor Plans



Block - 1 | 7th Floor

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA	TERRACE
FLAT DE	1179 SQ FT	58 SQ FT	81 SQ FT	1318 SQ FT	1760 SQ FT	515 SQ FT
FLAT F	1025 SQ FT	131 SQ FT	75 SQ FT	1206 SQ FT	1610 SQ FT	





# Floor Plans



Block - 2 | 1st & 3rd Floor

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA	TERRACE
FLAT H	1109 SQ FT	113 SQ FT	72 SQ FT	1294 SQ FT	1725 SQ FT	
FLAT I	878 SQ FT	65 SQ FT	70 SQ FT	1013 SQ FT	1350 SQ FT	
FLAT J	1073 SQ FT	43 SQ FT	84 SQ FT	1200 SQ FT	1600 SQ FT	102 SQ FT
FLAT K	968 SQ FT	85 SQ FT	87 SQ FT	1140 SQ FT	1520 SQ FT	
FLAT L	893 SQ FT	55 SQ FT	65 SQ FT	1013 SQ FT	1350 SQ FT	
FLAT M	1063 SQ FT	126 SQ FT	71 SQ FT	1260 SQ FT	1680 SQ FT	

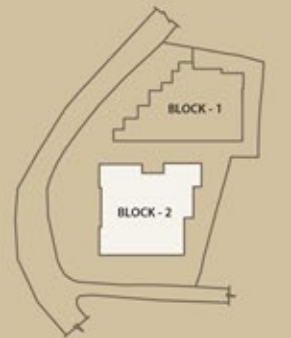


# Floor Plans



Block - 2 | 2nd, 4th & 6th Floor

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA	TERRACE
FLAT H	1109 SQ FT	113 SQ FT	72 SQ FT	1294 SQ FT	1725 SQ FT	
FLAT I	878 SQ FT	65 SQ FT	70 SQ FT	1013 SQ FT	1350 SQ FT	
FLAT J	1073 SQ FT	43 SQ FT	84 SQ FT	1200 SQ FT	1600 SQ FT	43 SQ FT
FLAT K	968 SQ FT	85 SQ FT	87 SQ FT	1140 SQ FT	1520 SQ FT	
FLAT L	893 SQ FT	55 SQ FT	65 SQ FT	1013 SQ FT	1350 SQ FT	
FLAT M	1063 SQ FT	126 SQ FT	71 SQ FT	1260 SQ FT	1680 SQ FT	





# Floor Plans



Block - 2 | 5th & 7th Floor

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA	TERRACE
FLAT H	1109 SQ FT	113 SQ FT	72 SQ FT	1294 SQ FT	1725 SQ FT	60 SQ FT
FLAT I	878 SQ FT	65 SQ FT	70 SQ FT	1013 SQ FT	1350 SQ FT	
FLAT J	1073 SQ FT	43 SQ FT	84 SQ FT	1200 SQ FT	1600 SQ FT	102 SQ FT
FLAT K	968 SQ FT	85 SQ FT	87 SQ FT	1140 SQ FT	1520 SQ FT	117 SQ FT
FLAT L	893 SQ FT	55 SQ FT	65 SQ FT	1013 SQ FT	1350 SQ FT	
FLAT M	1063 SQ FT	126 SQ FT	71 SQ FT	1260 SQ FT	1680 SQ FT	102 SQ FT

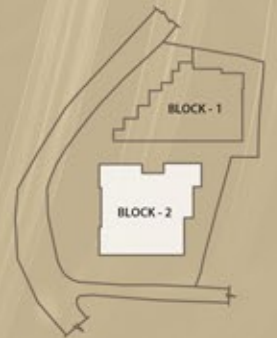


# Floor Plans



Block - 2 | 8th Floor

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA	TERRACE
FLAT PH	1109 SQ FT	113 SQ FT	72 SQ FT	1294 SQ FT	1725 SQ FT	1391 SQ FT
FLAT PM	1063 SQ FT	126 SQ FT	71 SQ FT	1260 SQ FT	1680 SQ FT	1311 SQ FT





# SPECIFICATIONS



### Structure

Earthquake resistant RCC framed structure conforming to IS 1893:2016 and IS 13920:2016

### Flooring

600mm x 600mm double charged tiles in all bedrooms, drawing, hall & kitchen.

### Kitchen

Granite top cooking platform with stainless steel sink & ceramic tiles up to 2 feet above the platform.



### Doors

Quality wooden door frame with flush doors.

### Windows

UPVC windows.

### Water

24 hours water supply with central iron removal plant.

### Staircase & Lobby

Flooring to be of matt finish anti-skid tiles with S.S. railings.



### Toilets

A. Wall finished with ceramic tiles upto ceiling height & flooring to be of anti skid tiles.

B. Sanitation of Jaquar/Hindware of equivalent brand.

C. CP fittings of Jaquar/Hindware of equivalent brand. Diverter to be provided in all bathrooms.



### Electrical

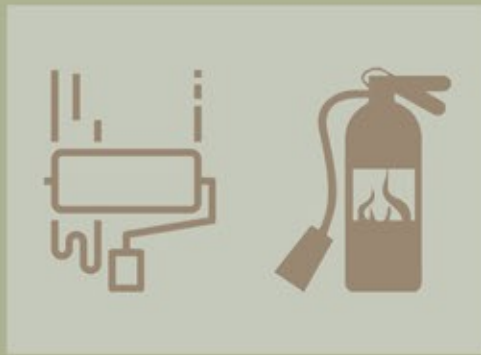
Concealed electric wiring with modular switches, board & MCB. Provision for TV point in all rooms, geyser point in all bathrooms & ac power point in master bed room & drawing.

### Interior Wall

AAC block with cement plastering on both sides finished with wall care putty on interior surface.

### Exterior Wall

Excellent front elevation finished with water proof acrylic smooth exterior emulsion paint.



### Fire Safety

Equipped with fire fighting devices in EACH block as per norms.

### Lift

Stainless steel 8 passenger auto lift of kone/ schindler or equivalent brand.

## Location Map

### The New Landmark IN GUWAHATI.



### Key Distances

Bhangagarh Flyover 2.0 Km | GMDA 1.9 Km | GMC Hospital 1.7 Km  
Sarabhati Charali 1.5 km | Athgaon 2.0 Km



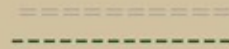
Aerial View





## Payment Schedule

On booking	20%
1st instalment on foundation / plinth level	10%
2nd instalment on Ground floor roof casting	10%
3rd instalment on 1st floor roof casting	10%
4th instalment on 2nd floor roof casting	10%
5th instalment on 3rd floor roof casting	10%
6th instalment on 4th floor roof casting	10%
7th instalment on 5th floor roof casting	10%
8th instalment on of brick wall and plaster	5%
At the time of possession	5%



## Ongoing Projects

Global Signature | Global Tower | Global Imperia  
Global Sanskriti

### DEVELOPER



(A Unit Of Global Groups)

Pankaj Nagar, Bhetapara Road, Guwahati, Assam  
Pin - 781029

### SITE ADDRESS

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Mob - 9864868900

### ARCHITECT



INDESH KUMAR AGARWAL  
SIMPLEX ARCHITECTURES  
Nursery, RGB Road, Ghy - 5  
simplexarchitecturesgghy@gmail.com

### STRUCTURAL CONSULTANT



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Janakpur, Kahlipara, Guwahati - 781019

### DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Global Aashiyana Phase 2. 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.