UTTARAYAN
RESIDENCY

IT'S MY WORLD!





ARTIST'S IMPRESSION

The little moments of life mean more. The times spent with the family become memories in hindsight. The special moments deserve a special avenue – your home at Uttarayan Residency.

46 Cosy, Contemporary Apartments at Kahilipara, Guwahati.



HAPPINESS IS IN THE LAP OF MOTHER NATURE

Uttarayan Residency is close to the city-centres - yet when you open the windows, you enjoy a gush of fresh air. Nature and greens surround you all around. Truly, ensuring your health and wellness.

UNIQUE FEATURES

72% Open Space

Each block will have 2 set of Elevators and 2 set of Staircases

Guest Car Parking for flat owners

Ground Floor Elevator Lobby with AC Lounge

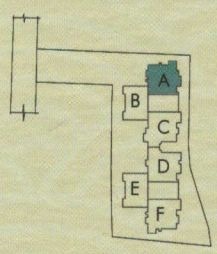
Hill View from Most Apartments



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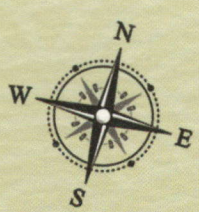
FLOOR PLANS





FLAT TYPE A

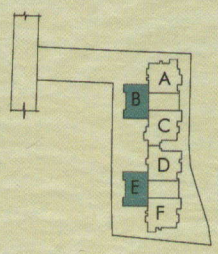
TYPICAL 1ST TO 7TH FLOOR
S.B.A-1450 SQFT | BHK-3





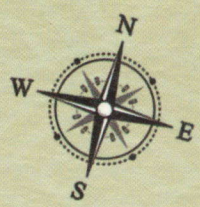
FLOOR PLANS





FLAT TYPE B & E

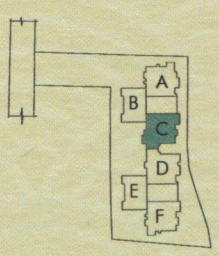
TYPICAL 1ST TO 7TH FLOOR
S.B.A-1155 SQFT | BHK-2





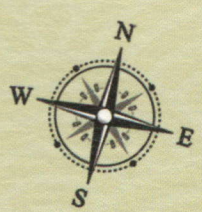
FLOOR PLANS





FLAT TYPE C

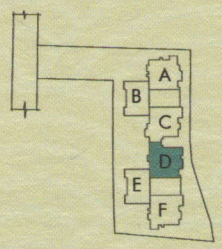
TYPICAL 1ST TO 7TH FLOOR
S.B.A-1515 SQFT | BHK-3





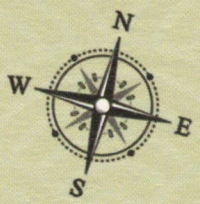
FLOOR PLANS





FLAT TYPE D

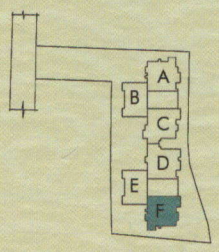
TYPICAL 1ST TO 7TH FLOOR
S.B.A-1515 SQFT | BHK-3





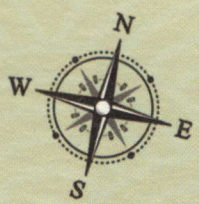
FLOOR PLANS





FLAT TYPE F

TYPICAL 1ST TO 7TH FLOOR
S.B.A-1450 SQFT | BHK-3





FLOOR PLANS

PENTHOUSE TYPE A

8TH FLOOR
S.B.A-1550 SQFT | BHK-3
TERRACE-615 SQFT





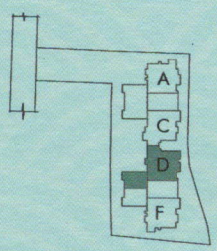
PENTHOUSE TYPE C

8TH FLOOR
S.B.A-1520 SQFT | BHK-3
TERRACE-615 SQFT

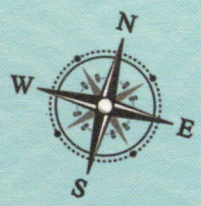
FLOOR PLANS

PENTHOUSE TYPE D

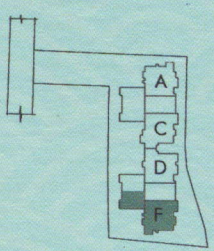
8TH FLOOR
S.B.A-1620 SQFT | BHK-3
TERRACE-615 SQFT











PENTHOUSE TYPE F

8TH FLOOR
S.B.A-1450 SQFT | BHK-3
TERRACE-615 SQFT

SPECIFICATIONS

BUILDING
Two blocks

STRUCTURE
Seismic resistant RCC framed structure conforming to ISI specification, designed by highly experienced structural engineers.
Reinforced concrete slab.

WALL FINISHED
Internal Solid bricks walls with plastered and POP finish.
External Most modern and elegant permanent outer finish with high quality external paint.

FLOORING
All rooms will have vitrified tiles, toilet flooring will have anti-skid ceramic tiles.

KITCHEN
Fitting & Fixtures, superior quality CP fitting, granite working platform with 2ft high glazed ceramic tiles above it, stainless steel sink provision for one exhaust fan (without exhaust fan) All plumbing with concealed pipes for water connection.

WATER SUPPLY
Round the clock water supply ensured with underground & over head tank.

ELECTRICAL
All copper wiring in PVC concealed conduit. Provision for adequate light & Power points as well as Telephone & TV outlets. Quality modular switches of ISI marked.

DOORS
All internal & external door frames in hard wood with flush doors.

WINDOWS
Sliding glass windows with powder coated aluminium frame.

FIRE SAFETY
Well equipped with fire alarm/fighting devices /extinguishers. A large water reservoir.

TOILET
Glazed tiles in white colour on walls up to door level. Provision for hot & cold water supply system on the master bedroom (without geyser). European W.C.'s washbasins in light shade of hindware or equivalent brand. One towel rail, one mirror suitably fitted, water lines with concealed CP fittings.

FACILITIES
All flats are three side open.
Iron Removal water Filter.
CCTV camera in common areas & linkage of flats with intercom.
Fire Fighting equipments on each floor.
Max Power (Load) of 5kw/2BHK & 6kw/3BHK.
Generator facilities in all common areas and common amenities in both the blocks.
Letter Boxes for all flat owners.
Security Guard Cabin & Common toilets at ground floor for each block.

EXTRA CHARGES
Registration as per actual.
Vat, service Taxes or any other taxes levied.
Electrical Meter Cost, Transformer, Generator.
Cost of formation of society.
Legal Expenses.
Cancellation Charge 5% of Total Consideration.
Late Payment Penalty @ 2% per month to a maximum of 6 months.

ADDITIONAL FEATURES AT EXTRA COST
Any sophiscated marble or granite flooring.
Premium quality CP & Sanitary Fittings
Video door phone.
Full power back up for apartments

COMPLETED PROJECTS

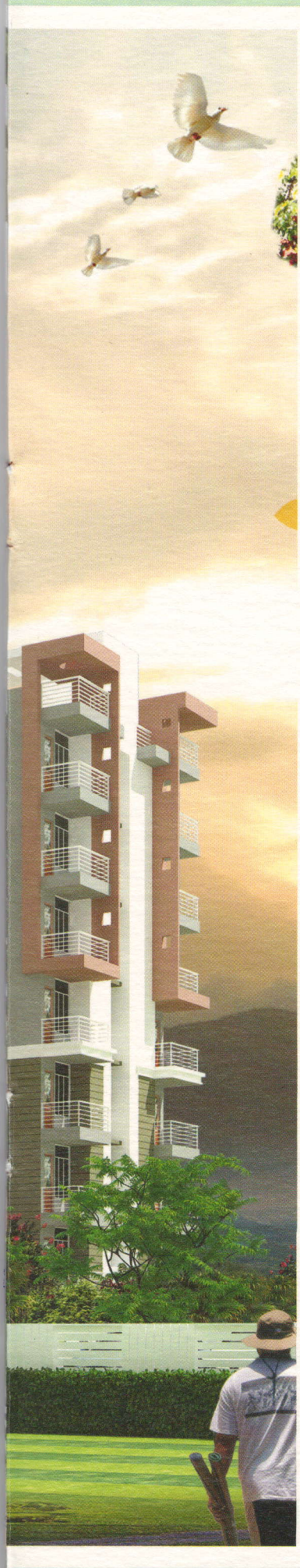


UTTARAYAN ENCLAVE


UTTARAYAN GREENS


UTTARAYAN HEIGHTS


ARTIST'S
IMPRESSION



SITE PLAN



UNIQUE LOCATION

LOCATED VERY NEAR TO THE CITY AREA, YET SURROUNDED BY GREENERY

DISTANCE FROM ASSAM SECRETARIAT IS JUST 2.5 KMS

DISTANCE FROM GANESHGURI MARKET IS JUST 2 KMS,THE 2ND LARGEST MARKET OF GUWAHATI

THE ONLY FILM CITY OF GUWAHATI, JYOTI CHITRABON IS WALK ABLE DISTANCE FROM THE PROJECT SITE

20 MINUTES DRIVE FROM ISBT

HOSPITAL LIKE GNRC, INTERNATIONAL HOSPITAL, DISPUR POLYCLINIC AND HAYAT HOSPITAL ARE IN CLOSE VICINITY

DISPUR INDOOR STADIUM & BHUPEN HAZARIKA CRICKET STADIUM ARE AT JUST 10 MINUTES DRIVE

PLACE OF INTEREST LIKE GANESH TEMPLE & GUWAHATI ZOO ARE IN CLOSE VICINITY



LOCATION MAP

DEVELOPERS

Uttarayan® Developers (P) Ltd.

Maa Padma, Commercial Complex, House No. 289
A.T. Road, Bharalumukh, Guwahati 781009
Ph 0361 2735442 Mob 09864031390
Email uttaryangroup@gmail.com
Web www.uttarayangroup.com

CONSULTANT

Zenith Engineering & Consultancy
Janakpur, Kahilipara
Guwahati 781019

ARCHITECTS

Simplex Architectures
Guwahati 781005

SITE ADDRESS

Kahilipara, Opp. Bharat Petrol Pump
Kahilipara, Guwahati 781019
Assam

DISCLAIMER

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design : www.Peninsular.asia