THE ICON

By Uttarayan Group

URBAN ELEGANCE. PRIME LOCATION. LAVISH LIVING

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Introducing the epitome of luxury living in the heart of Jorhat.
Immerse yourself in exquisite design and a prime location, offering the perfect blend of convenience and opulence.

Welcome to a new era of sophistication.

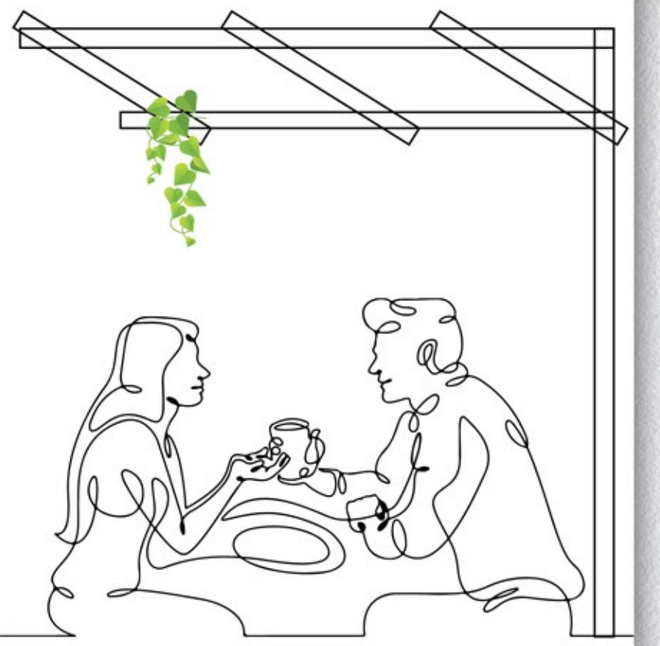


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GYMNASIUM



ROOF TOP SITTING AREA



KID'S PLAY AREA

CCTV CAMERA
FOR COMMON AREA

VAASTU COMPLIANT

24 X 7 SECURITY



ROOF TOP COMMUNITY HALL

PROJECT AMENITIES

The Icon is a meticulously planned project with homes that are the best fit for families with everything in its rightful place. Comfort & convenience will be your constant companions.

PROJECT SPECIFICATIONS

STRUCTURE
R.C.C. framed structure compliant with Seismic Zone-V specification.

FLOORING
Bedrooms: Vitrified tiles.
Living & dining: Vitrified tiles.
Kitchen: Anti skid tiles.
Bathrooms: Anti skid tiles.
Balcony: Anti skid tiles.
Lobby: Vitrified tiles.
Staircase: Granite.
Windows: U.P.V.C windows.

BATHROOM FITTINGS
Wall tiles: Glazed tiles on walls upto door level.
Sanitary fitting: Jaquar or equivalent make.
C. P. fitting: Jaguar or equivalent make.
Hot & cold water line: Provision will be provided in all bathrooms.

ELECTRICAL FITTINGS
Superior quality concealed F.R.L.S. copper wires of ISI quality switches.
Split A/C point: Will be provided in master bedroom.
In all other rooms, provision shall be provided without wire & switches.

WALL FINISH
Internal: 5'' thick walls with plaster & putty finish.
External: Modern and elegant permanent outer finish with high quality external paint.

LIFT/ELEVATOR
2 No.s automatic lifts in each block.
Kone/Otis/Johnson or equivalent make.

Water supply: Round the clock water supply ensured with underground and overhead tanks.

Fire Safety: Well equipped with fire alarm/ fighting devices/extinguishers.
Electric load: 3BHK-8KW, 4BHK-10KW





SITE PLAN

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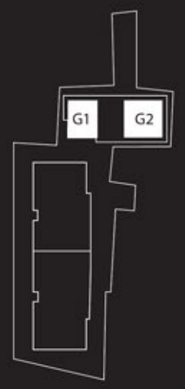


BLOCK - A

FLOOR PLAN





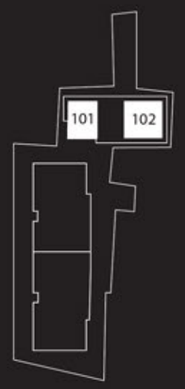


GROUND FLOOR

FLAT NO	CARPET AREA	WALL	BUILT-UP AREA	SBUA
Shop G1	400 Sqft	43 Sqft	443 Sqft	598 Sqft
Shop G2	965 Sqft	182 Sqft	1147 Sqft	1548 Sqft



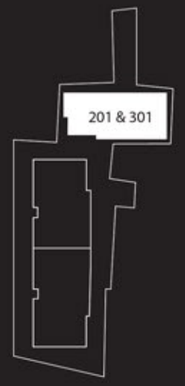




1ST FLOOR

FLAT NO	CARPET AREA	WALL	BUILT-UP AREA	SBUA
Shop 101	523 Sqft	51 Sqft	574 Sqft	775 Sqft
Shop 102	965 Sqft	182 Sqft	1147 Sqft	1548 Sqft





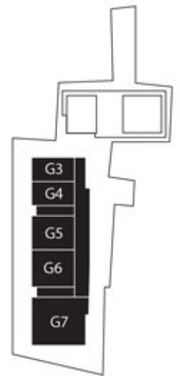
2ND & 3RD FLOOR

FLAT NO	CARPET AREA	WALL	BUILT-UP AREA	SBUA
201 & 301	3194 Sqft	133 Sqft	3327 Sqft	4491 Sqft



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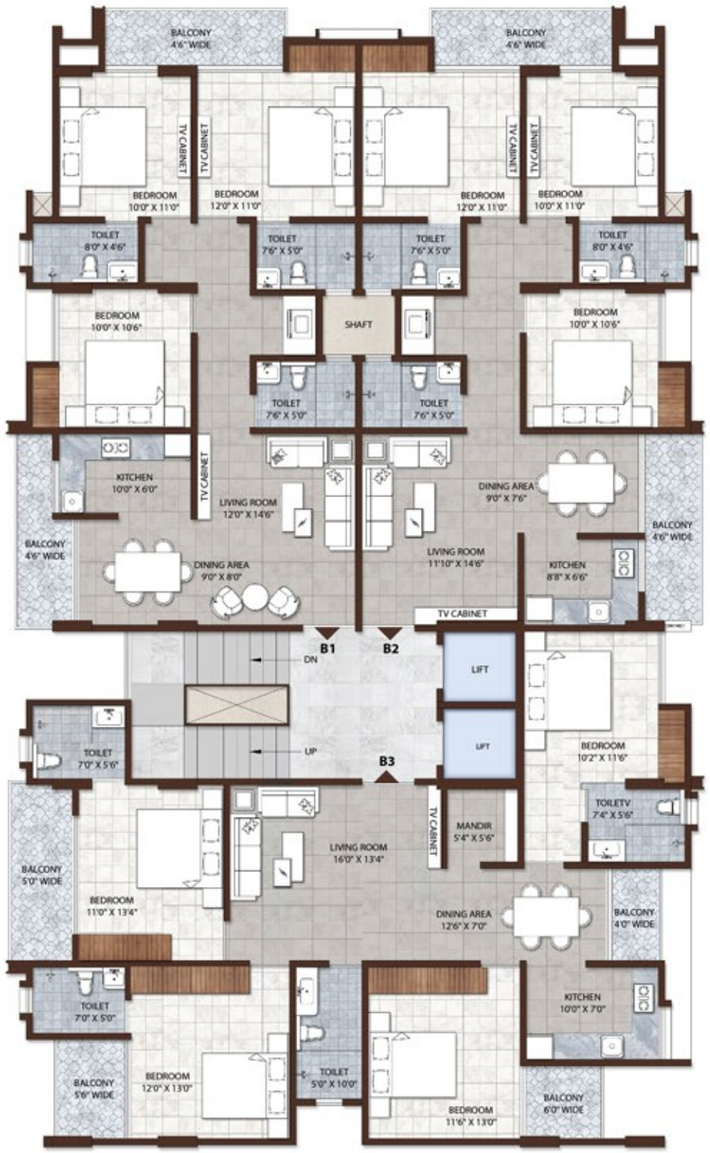


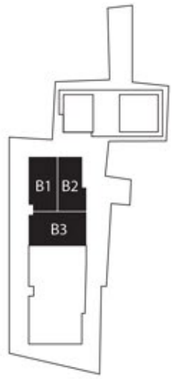
BLOCK - B & C 1ST FLOOR

FLAT NO	CARPET AREA	WALL	BUILT-UP AREA	SBUA
Shop G3	885 Sqft	66 Sqft	951 Sqft	1283 Sqft
Shop G4	492 Sqft	53 Sqft	545 Sqft	736 Sqft
Shop G5	896 Sqft	69 Sqft	964 Sqft	1302 Sqft
Shop G6	896 Sqft	69 Sqft	964 Sqft	1302 Sqft
Shop G7	1920 Sqft	110 Sqft	2029 Sqft	2740 Sqft

BLOCK - B

FLOOR PLAN





FLAT NO	BHK	CARPET AREA	BALCONY AREA	WALL	BUILT-UP AREA	SBUA
B 1	3 BHK	909 Sqft	115 Sqft	79 Sqft	1102 Sqft	1433 Sqft
B 2	3 BHK	909 Sqft	122 Sqft	70 Sqft	1101 Sqft	1433 Sqft
B 3	4 BHK	1191 Sqft	163 Sqft	114 Sqft	1468 Sqft	1909 Sqft

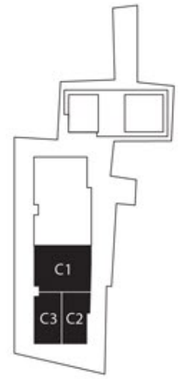
TYPICAL 2ND TO 7TH FLOOR

BLOCK - C

FLOOR PLAN

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FLAT NO	BHK	CARPET AREA	BALCONY AREA	WALL	BUILT-UP AREA	SBUA
C 1	4 BHK	1170 Sqft	171 Sqft	115 Sqft	1455 Sqft	1892 Sqft
C 2	3 BHK	898 Sqft	123 Sqft	80 Sqft	1101 Sqft	1433 Sqft
C 3	3 BHK	899 Sqft	124 Sqft	78 Sqft	1101 Sqft	1433 Sqft

TYPICAL 2ND TO 7TH FLOOR

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Invokes a unique design philosophy to help you to attain the perfect lifestyle equilibrium.

It's time to claim your space in this perfectly curated world!



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COMPLETED PROJECTS



Uttarayan Enclave, Beltola
Survey Rd. Guwahati



Uttarayan Greens
Bhetapara, Guwahati



Appati Apartment
Lalmati, Guwahati



Uttarayan Villa
Kumarpara, Guwahati



Uttarayan Heights
Bhetapara, Guwahati



Uttarayan Prestige, Beltola
Survey Road, Guwahati



Uttarayan Residency
Kahilipara, Guwahati



Sai Villa, Bharalumukh
Guwahati



Uttarayan Ville, Kahilipara
Guwahati



Uttarayan Pride, Kahilipara
Guwahati



Uttarayan Empire, Airport Road
Guwahati



Uttarayan Dwarka, G. S. Rd.
Ulubari, Guwahati

ONGOING PROJECTS



Uttarayan Prakriti
Jorhat, Assam



Uttarayan Shreejoni
Dharapur, Guwahati



Uttarayan Harmony
Baghorbari Rd, Guwahati

UPCOMING PROJECTS

Uttarayan Vedic Estate
Pamohi, Garchuk, Guwahati

Uttarayan Paradise
Gauripur, Dhubri, Assam.

Uttarayan Shreejoni Ph 2
New Airport Road, Garal, Guwahati.

Uttarayan Kamal Court
Beltola, Guwahati

Uttarayan Nirvana
Bongaigaon, Assam

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LOCATION MAP

Living at the center of Jorhat brings a host of advantages. Residents enjoy the convenience of having key amenities, shopping centers, and entertainment options nearby. The proximity to business districts reduces commuting time, allowing for increased productivity.



PROMOTERS

Uttarayan®

ARB DEVELOPERS

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Babupatty, Jorhat

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RERA NUMBER

RERAA JO 114 of 2023-2024

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SCAN FOR LOCATION

DISCLAIMER

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

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