Utarayan

AURA

RARE AS GOLD

Created for the few.

A landmark of
RARE DISTINCTION

**Aura rises in Rajgarh —
a neighbourhood valued for its calm,
yet prized for its connectivity.**

Conceived as a private residential address, Uttrayan Aura is home to just 12 nos of. expansive residences, created for those who value space, discretion, and enduring value.

Each residence is thoughtfully planned as a complete living environment, with the freedom of bespoke customization — not as an indulgence, but as a necessity for truly personal living.

Here, luxury is not announced. It is experienced — through privacy, generous space and the quiet confidence of a well-chosen address.

Where SPACE DEFINES QUIET LUXURY

At Aura, space is not an afterthought; it is the foundation.

Each 4BHK residence is designed to feel open yet personal — expansive, yet inherently warm. Thoughtfully planned layouts allow every room to breathe, while maintaining a natural sense of connection throughout the home.

From generous living spaces that comfortably accommodate everyday family life and gatherings, to private, well-defined bedrooms that retain their purpose and privacy, these residences offer a way of living shaped by comfort.

Building AMENITIES

GOLDEN STANDARDS FOR EVERYDAY EASE

EVERYDAY CONVENIENCE

- DEDICATED PARKING
- SECURE, CONTROLLED ACCESS
- POWER BACKUP FOR ESSENTIAL SERVICES

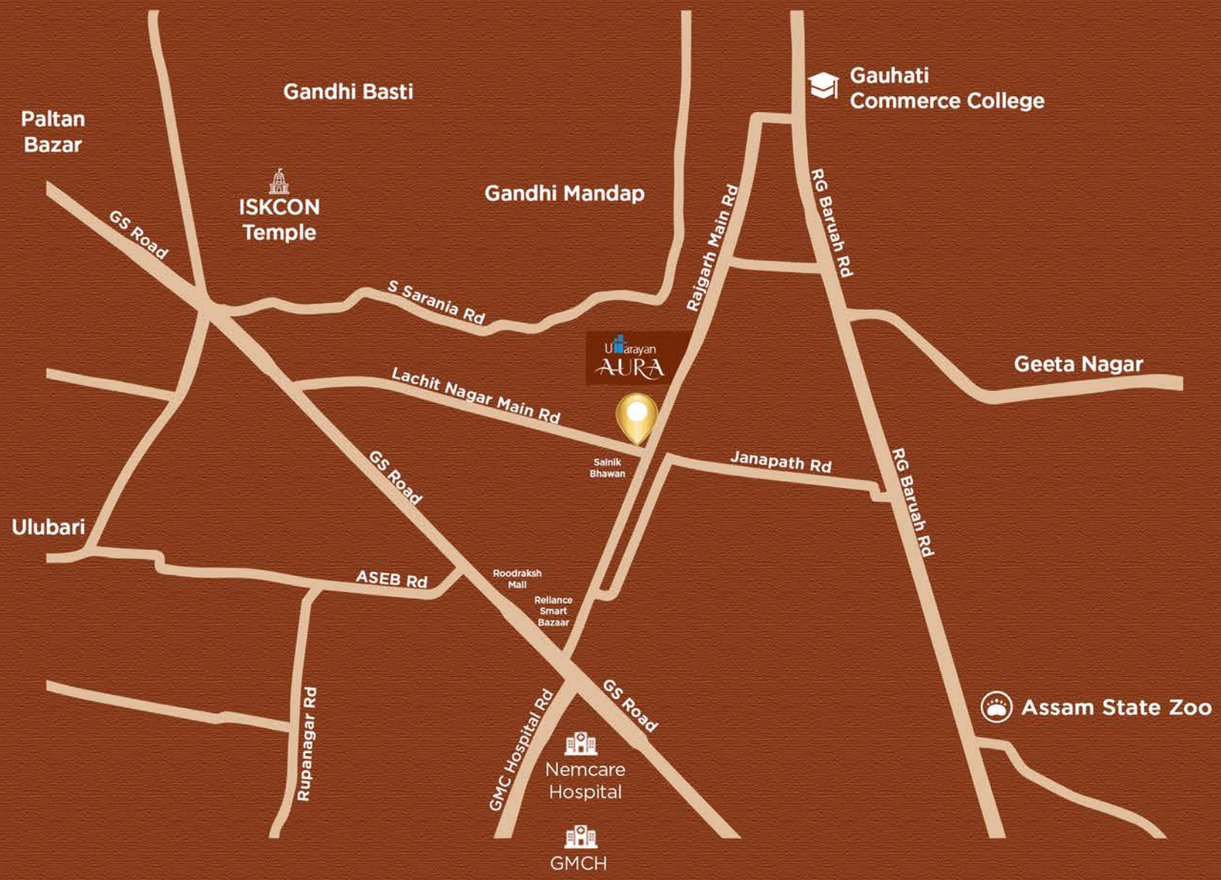
SAFETY & PEACE OF MIND

- 24 X 7 SECURITY GUARD
- CCTV SURVEILLANCE IN COMMON AREAS
- FIRE SAFETY SYSTEMS AS PER NORMS
- WELL-LIT CIRCULATION SPACES

COMFORT & CARE

- LANDSCAPED COMMON AREAS
- RAINWATER HARVESTING
- EFFICIENT WASTE MANAGEMENT SYSTEMS

Project LOCATION



CONNECTIVITY

Guwahati Airport	24 KM
Guwahati Railway Station	3.9 KM
ISBT	10.5 KM

HOSPITALS

GMCH Hospital	1.7 KM
Apollo Hospital	2.5 KM
Nemcare Hospital	1.2 KM

HOSPITALITY

Arista by Ambition	2.0 KM
Novotel	5.9 KM
Vivanta by Taj	7.6 KM

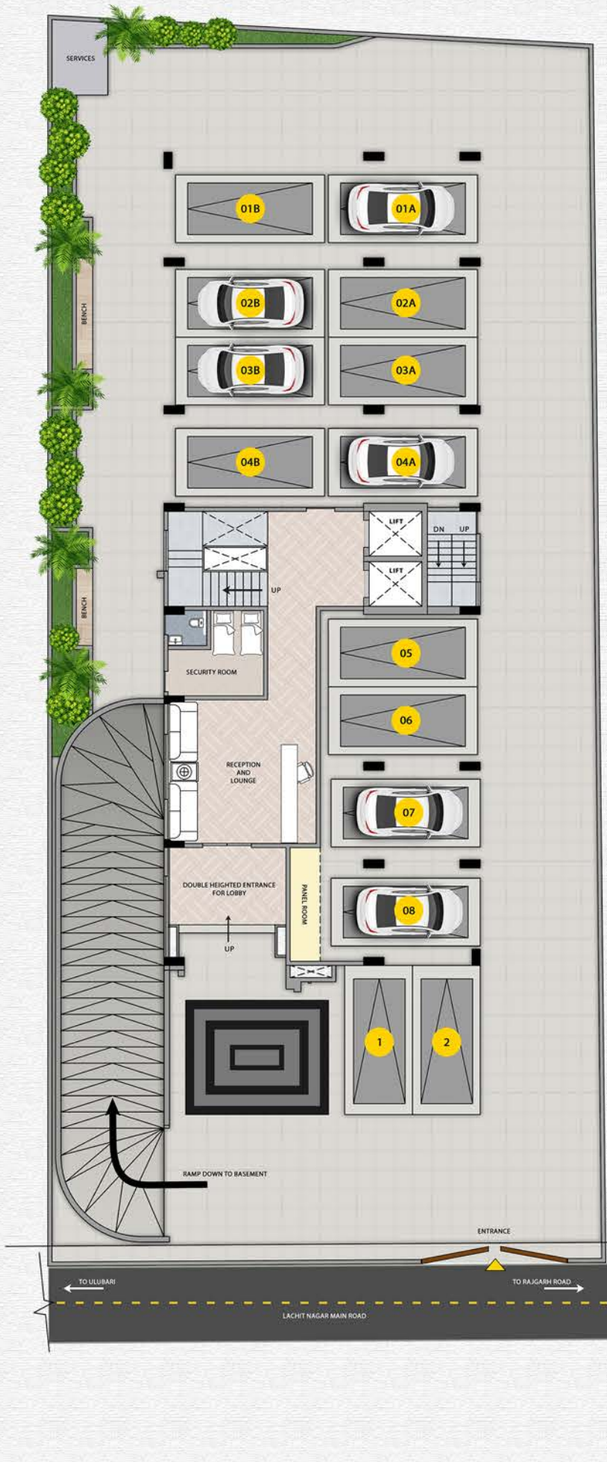
RECREATIONAL

Maa Kamakhya Temple	11.0 KM
ISKCON Temple	1.6 KM
City Center Mall	2.6 KM
Aurus Mall	4.5 KM
Assam State Zoo	1.9 KM
Shraddhanjali Kanan	2.0 KM

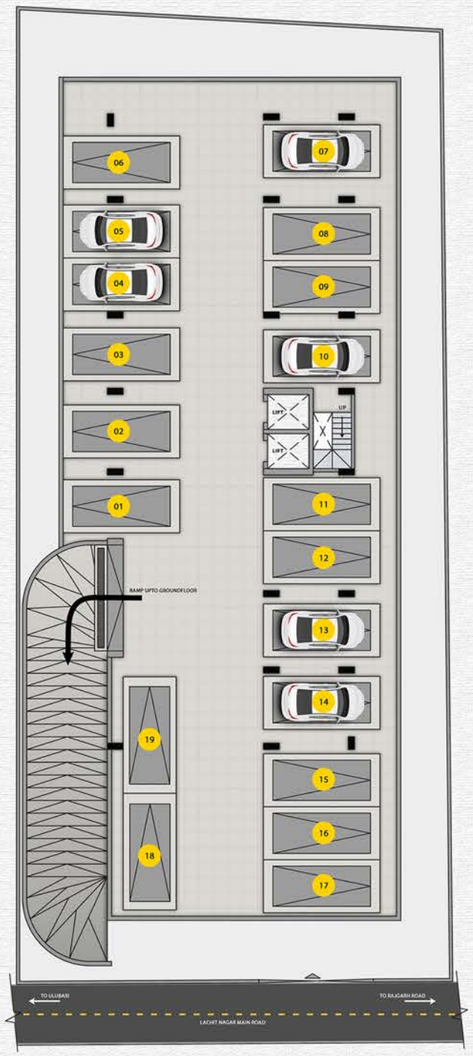
Rajgarh is valued for its centrality, yet defined by its composure. For a private residential address like Uttarayan Aura, this balance is not incidental — it is essential.

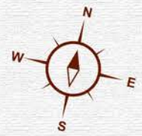
Site PLAN

GROUND FLOOR



BASEMENT





Floor PLANS

FIRST FLOOR

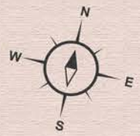
2ND TO 5TH FLOOR

Typical PLANS

DESIGNED FOR DISTINCT LIVING

Home to an expansive 4 BHK and an elegantly planned 3 BHK, the first floor is designed to deliver privacy, openness, and a refined living experience.

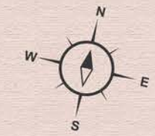
FLAT TYPE	A	B
BHK	3 BHK	4 BHK
CARPET AREA	1411 sq ft	1645 sq ft
BALCONY AREA	182 sq ft	234 sq ft
OUTER PERIPHERAL WALL	141 sq ft	156 sq ft
BUILTUP AREA	1734 sq ft	2035 sq ft
SALEABLE AREA	2306 sq ft	2707 sq ft



WHERE SPACE BECOMES A LUXURY

These typical floors feature only 4 BHK homes, designed for those who value openness, comfort, and elevated everyday living in every detail.

FLAT TYPE	A	B
BHK	4 BHK	4 BHK
CARPET AREA	1644 sq ft	1645 sq ft
BALCONY AREA	188 sq ft	234 sq ft
OUTER PERIPHERAL WALL	148 sq ft	156 sq ft
BUILTUP AREA	1980 sq ft	2035 sq ft
SALEABLE AREA	2633 sq ft	2707 sq ft

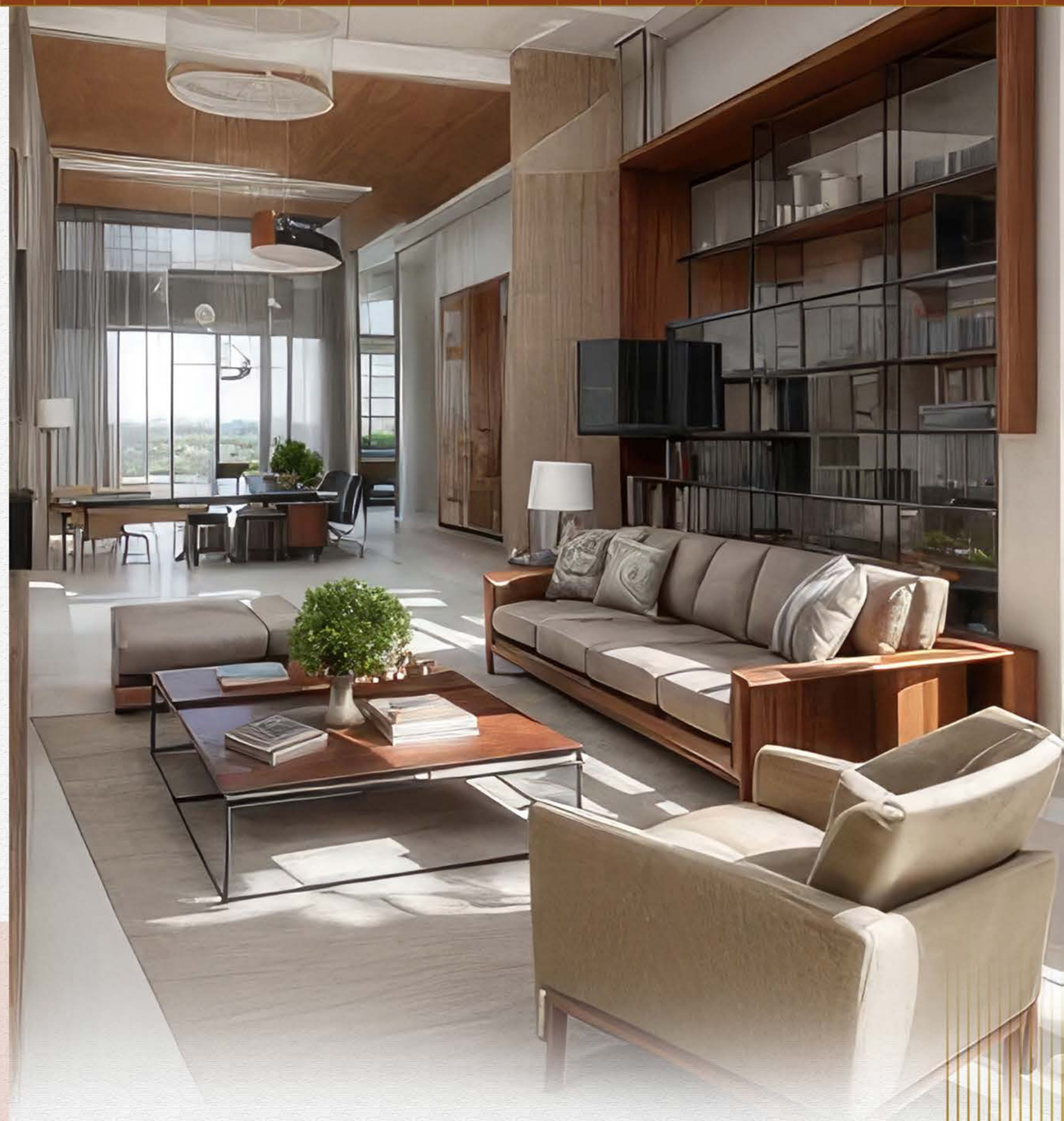


Pent HOUSE

SIXTH FLOOR

TERRACE

FLAT TYPE	A	B
BHK	4 BHK	4 BHK
CARPET AREA	1644 sq ft	1645 sq ft
BALCONY AREA	187 sq ft	233 sq ft
OUTER PERIPHERAL WALL	149 sq ft	157 sq ft
BUILTUP AREA	1980 sq ft	2035 sq ft
SALEABLE AREA	2633 sq ft	2707 sq ft
TERRACE BUA	-	1894 sq ft
TERRACE SALEABLE AREA	-	2519 sqft



The HIGHEST EXPRESSION OF AURA

The penthouse at Aura represents the most exclusive expression of living within the development.

Designed as a singular residence with an expansive layout and private terraces, it offers a heightened sense of openness, privacy, and elevation — both literal and experiential.

With panoramic views, seamless indoor–outdoor living, and thoughtfully curated interiors, the penthouse stands as a statement of quiet distinction.

Project SPECIFICATIONS

SAFETY

Structure:

- R.C.C framed structure in compliance with Seismic Zone – V specifications.
- Outer periphery walls with red bricks and all partition walls with AAC blocks and plaster.

Fire Fighting:

- As per fire recommendation letter.

WALL FINISHES

- Internal walls finished with two-coat putty.
- External walls finished with primer and paint.

ELECTRICALS

- Concealed copper wiring with FRLSH / EBXL copper wires of reputed make.
- Modular switches and other fittings of reputed make.
- Split AC point shall be provided in all the bedrooms.
- 3BHK – 7KW; 4BHK – 8KW. DG Backup of 1KW for each flat.

DOORS & WINDOWS

- Wooden / WPC door frames with 30 mm flush doors for all rooms.
- UPVC / Aluminium sliding windows.
- UPVC / Aluminium framed sliding doors for balconies.

BATHROOM & KITCHEN

- Ceramic Wall tiles, up to door height with concealed plumbing system with provision of hot and cold-water lines.
- CP fittings/sanitary ware of Jaquar or equivalent make.
- Granite slab counter-top, with stainless steel sink.
- Cladding with ceramic tiles up to 2ft. height above the counter.

FLOORING

- Hall and Bedrooms – Vitrified Tiles, Toilets and Kitchen – Anti – Skid Tiles.
- Marble / Granite / Full Body Tiles flooring in Staircases, Lobby and Passage Area.

LIFTS / ELEVATORS

- Elevators provided in each block of Kone / Johnson / Otis or equivalent make.

Ongoing PROJECTS

UTTARAYAN HARMONY
BAGHARBARI ROAD, GUWAHATI

THE MAJESTY
GARCHUK, GUWAHATI

UTTARAYAN KAMAL COURT
BELTOLA-BASISTHA ROAD
GUWAHATI

UTTARAYAN SHREEJONI – II
NEW AIRPORT ROAD, GARAL, GUWAHATI

UTTARAYAN NAINA
PANDU PORT RD, ADABARI, ASSAM

UTTARAYAN VEDIC ESTATE
GARCHUK-PAMOHI ROAD
GUWAHATI

A continuing commitment to thoughtful living.

An address
RESERVED FOR THE FEW.

PROMOTER

UTTARAYAN ENTERPRISES

(A unit of Uttarayan Group)

1st Floor, Maa Padma Commercial Complex,
Bharalumukh, Guwahati – 781009, Assam

RERAA KM 200 OF 2026-2027

SITE ADDRESS:

70, Lachit Nagar Main Road, Bihutoli,
Lachit Nagar, Guwahati – 781007, Assam

STRUCTURAL CONSULTANT

Zenith Engineers
Guwahati

ARCHITECT

Bhajanka Associates
Guwahati

MARKETING PARTNER

THE CARPET AREA
Turning Properties Into Prosperity
trusted

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DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Uttarayan Aura. The images used are imaginary and the details mentioned in the brochure are tentative and subject to change at the sole discretion of the developer and/or architects.

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