Uttarayan

EMPIRE

NEW AIRPORT ROAD, GUWAHATI

PMAY
CLSS
SCHEME AVAILABLE
*AVAIL
SUBSIDY UPTO
₹ 2.67
lakhs



LIVE IN
SERENITY

GATE VIEW

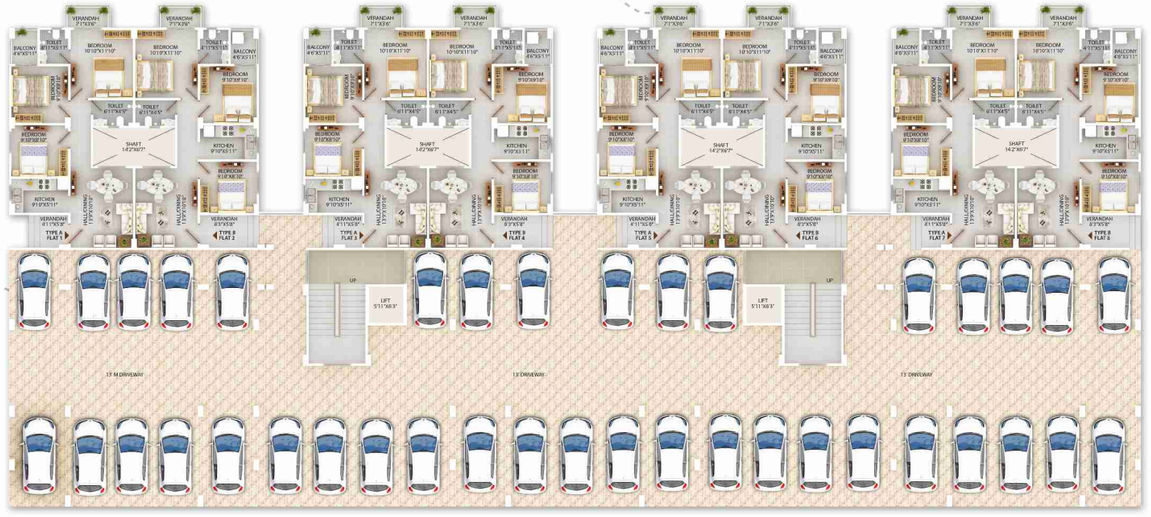




Arrive at the green side of life at UTTARAYAN EMPIRE.

Its 3 BHK and 2 BHK residences are designed for the young, the achievers and the proponents of fine living.

FLOOR PLANS



Block-A & C Ground Floor

TYPE	BHK	CARPET AREA	BALCONY AREA	TERRACE AREA	PERIPHERY WALL AREA	BUA	SBUA
A	3	645 sqft	104 sqft	-	53 sqft	802 sqft	962 sqft
B	3	645 sqft	124 sqft	-	54 sqft	823 sqft	988 sqft

SITE PLAN



FLOOR PLANS



Block-A 1st Floor

TYPE	BHK	CARPET AREA	BALCONY AREA	TERRACE AREA	PERIPHERY WALL AREA	BUA	SBUA
C	3	645 sqft	92 sqft	-	53 sqft	790 sqft	948 sqft
D	3	645 sqft	124 sqft	-	54 sqft	823 sqft	988 sqft
E	3	645 sqft	95 sqft	-	51 sqft	791 sqft	949 sqft
F	3	645 sqft	61 sqft	-	53 sqft	759 sqft	911 sqft



Block-A Typical 2nd To 5th Floor
Block-C Typical 1st To 5th Floor

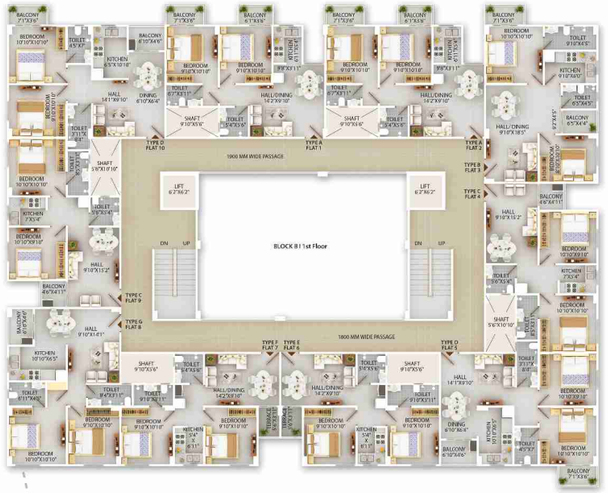
TYPE	BHK	CARPET AREA	BALCONY AREA	TERRACE AREA	PERIPHERY WALL AREA	BUA	SBUA
C	3	645 sqft	92 sqft	-	53 sqft	790 sqft	948 sqft
D	3	645 sqft	124 sqft	-	54 sqft	823 sqft	988 sqft
G	3	645 sqft	126 sqft	-	51 sqft	822 sqft	986 sqft

FLOOR PLANS



Block-B Ground Floor

TYPE	BHK	CARPET AREA	BALCONY AREA	TERRACE AREA	PERIPHERY WALL AREA	BUA	SBUA
A	2	544 sqft	58 sqft	-	38 sqft	640 sqft	768 sqft
B	2	591 sqft	61 sqft	-	41 sqft	693 sqft	832 sqft





Block-B 1st To 5th Floor

TYPE	BHK	CARPET AREA	BALCONY AREA	TERRACE AREA	PERIPHERY WALL AREA	BUA	SBUA
A	2	544 sqft	58 sqft	-	38 sqft	640 sqft	768 sqft
B	2	591 sqft	61 sqft	-	41 sqft	693 sqft	832 sqft
C	2	541 sqft	25 sqft	-	40 sqft	606 sqft	727 sqft
D	2	600 sqft	65 sqft	-	36 sqft	701 sqft	841 sqft
E	2	527 sqft	-	24 sqft	37 sqft	576 sqft	691 sqft

TYPE	BHK	CARPET AREA	BALCONY AREA	TERRACE AREA	PERIPHERY WALL AREA	BUA	SBUA
F	2	517 sqft	-	24 sqft	38 sqft	567 sqft	680 sqft
G	2	600 sqft	36 sqft	-	35 sqft	671 sqft	805 sqft
H	2	527 sqft	58 sqft	-	37 sqft	622 sqft	746 sqft
I	2	517 sqft	58 sqft	-	38 sqft	613 sqft	736 sqft
J	2	600 sqft	67 sqft	-	35 sqft	702 sqft	842 sqft



Front VIEW

SPECIFICATIONS

Structure
RCC Framed with Earth Quake resistant structure

Exterior
Weather Proof Paint for External Wall

Kitchen
Granite top cooking platform with one stainless steel sink
Ceramic tiles upto 2ft. above counter

Power Backup
Power backup from DG for common areas

Electrical
Concealed Insulated Copper Wiring (ISI Marks), Adequate Switches and MCB in each Flat
TV Point and Telephone Point in Living Room& Master Bedroom
AC Point in Master Bedroom
Exhaust Fan, Refrigerator point in Kitchen
Electrical Load per Flat
2 BHK - 5 KW and 3 BHK - 6 KW

Interior Wall
All Interior Wall & Ceiling will have one coat Plaster of Paris (POP) Finish

Doors
Wooden / Stone Chowkath with Flush Door

Window
Sliding Glass & Aluminum Frame windows

Flooring
Vitrified tile flooring of size 2 x 2 in all areas except toilet
Marble flooring in staircase
Antiskid Ceramic tiles in Toilets

Lift
6 passenger elevator of reputed brand

Fire - Safety
Equipped with firefighting extinguishers / alarm and other devices.

Water Supply
Deep Tubewell water supply available 24/7



CHILDREN'S PLAY AREA

COMMUNITY HALL

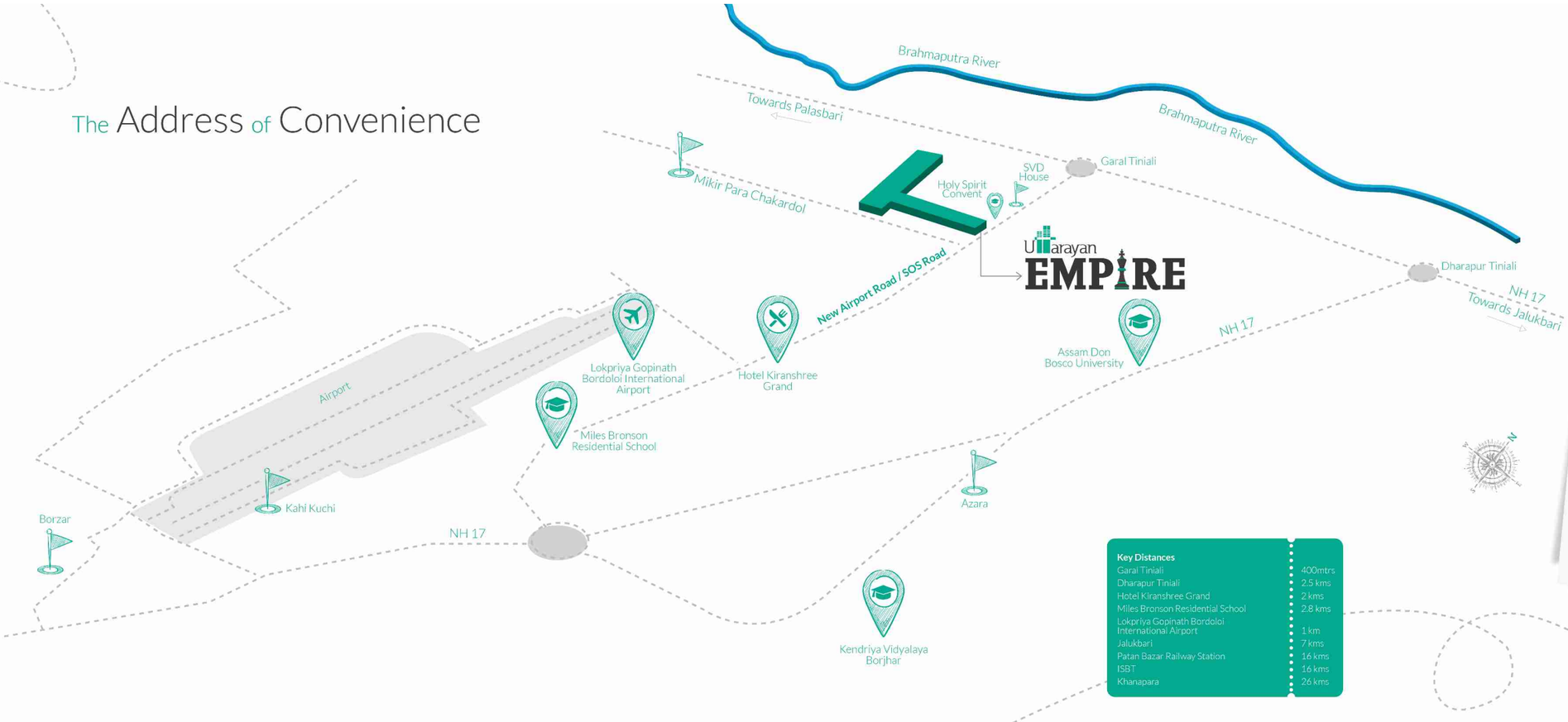


JOGGING TRACK

AERIAL VIEW



The Address of Convenience





Key Distances	
Garal Tiniali	400mtrs
Dharapur Tiniali	2.5 kms
Hotel Kiranshree Grand	2 kms
Miles Bronson Residential School	2.8 kms
Lokpriya Gopinath Bordoloi International Airport	1 km
Jalukbari	7 kms
Patan Bazar Railway Station	16 kms
ISBT	16 kms
Khanapara	26 kms

DEVELOPERS

Uttarayan

UTTARAYAN ENTERPRISES
(A Unit Of Uttarayan Group)

House no 289, Maa Padma Commercial Complex
Bharalumukh, A T Road, Guwahati-781009

Email - uttarayanempire@gmail.com
Website - www.uttarayangroup.com
Contact - 9854060707/ 9854040005 / 6 / 7

SITE ADDRESS

UTTARAYAN EMPIRE
New Airport Road, Near Holy Spirit Convent
Garal, Dharapur, Guwahati-781017

UTTARAYAN EMPIRE IS RERA APPROVED

ARCHITECTS

Simplex Architectures
Guwahati

Disclaimer

*This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Uttarayan Empire. 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.