Utarayan

Harmony

THE SYMPHONY OF GOOD LIVING!

Uttarayan

Harmony

THE SYMPHONY OF GOOD LIVING!

WELCOME TO YOUR PERFECT ABODE AT

Uttarayan Harmony

উত্তৰায়ন হাৰম'নিৰ পূর্ণাঙ্গ আবাসথলীলৈ আপোনাক আঁদৰিছো।

This project is a vision of Uttarayan Group, one of the well-known and favoured brands when it comes to Real-Estate in Guwahati. With the Group's innate expertise in quality construction, distinct architectural styling and building residences with all essential amenities, Harmony is stated to be an urban living experience beyond compare!

Uttarayan Harmony is the newest landmark for Guwahati skylines, with fully residential Blocks featuring 2 & 3 BHK modern apartments and an exclusive Clubhouse beyond Luxury!

গুৱাহাটী মহানগৰীত গৃহ-নির্মাণ কর্মত নিদর্শণ দাঙি ধৰা উত্তৰায়ন গ্রুপৰ এই প্রকল্পটি এটি প্রজ্ঞাৰূপ।

নির্মাণ কার্যত মান বিশিষ্ট দক্ষতা, স্বতন্ত্র স্থাপত্যশৈলী আৰু সকলো প্রকাৰৰ স্বাচ্ছন্দ্যমূলক সজ্জা ৰূপেৰে হাৰম'নি হৈ উঠিব নাগৰিক জীৱনৰ এক অতুলনীয় অভিজ্ঞতা।

উত্তৰায়নৰ হাৰম'নি বিনাদ্বিধাই বসবাসৰ উত্তম আৱাসস্থলী - গুৱাহাটী মহানগৰীৰ দিগবলয়ৰ নৱতম পৰিচয়।

হাৰম'নিৰ প্রতিটো সুকীয়া সুকীয়া নিবাসথলীত থাকিব দুটা আৰু তিনিটা কোঠালীযুক্ত স্বয়ংসম্পূর্ণ একোটা ঘৰ। আবাসিক এলেকাত থাকিব বিলাসী ক্লাৱঘৰ।



DISCOVER A PERFECT HARMONY
IN YOUR DAY TO DAY LIFE...

আহক, আৱিষ্কাৰ কৰক সুখ আৰু সুৰক্ষাৰ হাৰম'নি।



সচাঁ অর্থত আনন্দময় জীৱন

নির্বাহৰ এক বিশাল শুভাৰম্ভ-

হাৰম'নি উচ্চমানৰ গৃহ নির্মাণ প্রকল্প। চিত্তাকর্ষক আৰু দৃষ্টিনন্দন
আপোনাৰ ঘৰটিৰ দুৱাৰমুখে প্রতি পলে পলে আপোনাক
দিবহি মুকলিমুৰীয়া ভাব আৰু ভিতৰৰ নিঁখুত কাৰুকলাই দিব স্বস্তিভৰা অনুভূতি।

A GRAND BEGINNING

OF A TRULY HARMONIOUS LIVING!

Harmony stands tall as the quintessential urban home with comforts to match! The impressive facade looks beautiful at every time of the day, and the impeccably designed interiors will truly take your breath away.

RIPPLES OF TRANQUIL TIMES

The project brings a great balance of elegant aesthetics and urban comforts, within spacious homes, surrounded by the finest amenities like modern gymnasium, swimming pool, badminton court, indoor games room, landscaped rooftop, outdoor party zone, community hall, sundeck, sitting areas and much more.

সমাহিত সময়ৰ লহৰ

এই প্ৰকল্পৰ লক্ষ্য - এক সুৰুচিপূৰ্ণ- সৌন্দৰ্যবোধৰ আহল-বহল ঘৰৰ সুখকৰ আৰাম।

আপোনাক আৰু আপোনাৰ পৰিয়ালক প্ৰতি নিয়ত দিব পৰাকৈ সাজু হৈ থাকিব অত্যাধুনিক ব্যায়ামাগাৰ, বেডমিণ্টন কোৰ্ট, ইনড'ৰ আৰু আউতড'ৰ খেলৰ সামগ্ৰী, প্ৰকৃতিৰ ৰূপ-মাধুৰিমাৰে ভৰপুৰ দৃশ্যমান সমতলৰ চাদ, সমূহীয়া প্ৰেক্ষাগৃহ, প্ৰাতঃ ভ্ৰমণৰ বাবে মুকলি ঠাই আৰু বহাৰ সুকীয়া সুবিধা।



CLUB HOUSE VIEW

Uttarayan Harmony

AMENITIES
& FACILITIES

Uttarayan Harmony

LUXURIES THAT MAKE YOU LOVE LIFE A LITTLE MORE!

এটি সুখকৰ-স্বাচ্ছন্দ্যময় জীৱনলৈ আহ্বান-
যিয়ে জীৱনক আৰু বেছিকৈ ভালপাৱলৈ অনুপ্রাণিত কৰে।

Swimming Pool with Locker And 2 Changing Cum Steam Rooms

Creche With Outdoor Activity and Wading Pool



Walking Track

2 Badminton Courts

Multipurpose Court

Kids Play Area

Lawn

Amphitheatre With Stage

Indoor Play Area with Stage

Outdoor Gym

Club House

Multipurpose Hall

Double Height Banquet Hall

Guest Rooms

2 Gazebos

Community Center

Cricket Pitch

2 Swing Arena

Bonfire Area

Electric Vehicle Charging Point

Barbeque

Gymnasium With 2 Changing Cum Locker Rooms

Sit Out Spaces and Open Terraces


AMENITIES VIEW
KIDS PLAY AREA
OPEN GYM
TERRACE
COMMUNITY CENTER
MULTIPURPOSE COURT
BADMINTON COURT
JOGGERS TRACK
BONFIRE AREA & BARBEQUE
CLUB HOUSE
FUTURE EXPANSION
SWING AREA
GAZEBO
CRICKET PITCH
ENTRANCE

THE DRIVEWAY TO YOUR PERFECT PARADISE!

এটি পথ আপোনাৰ নিখুঁত আৱাসগৃহলৈ



SITE PLAN



LEGENDS

- 3 BHK FLAT
- 2 BHK FLAT

N
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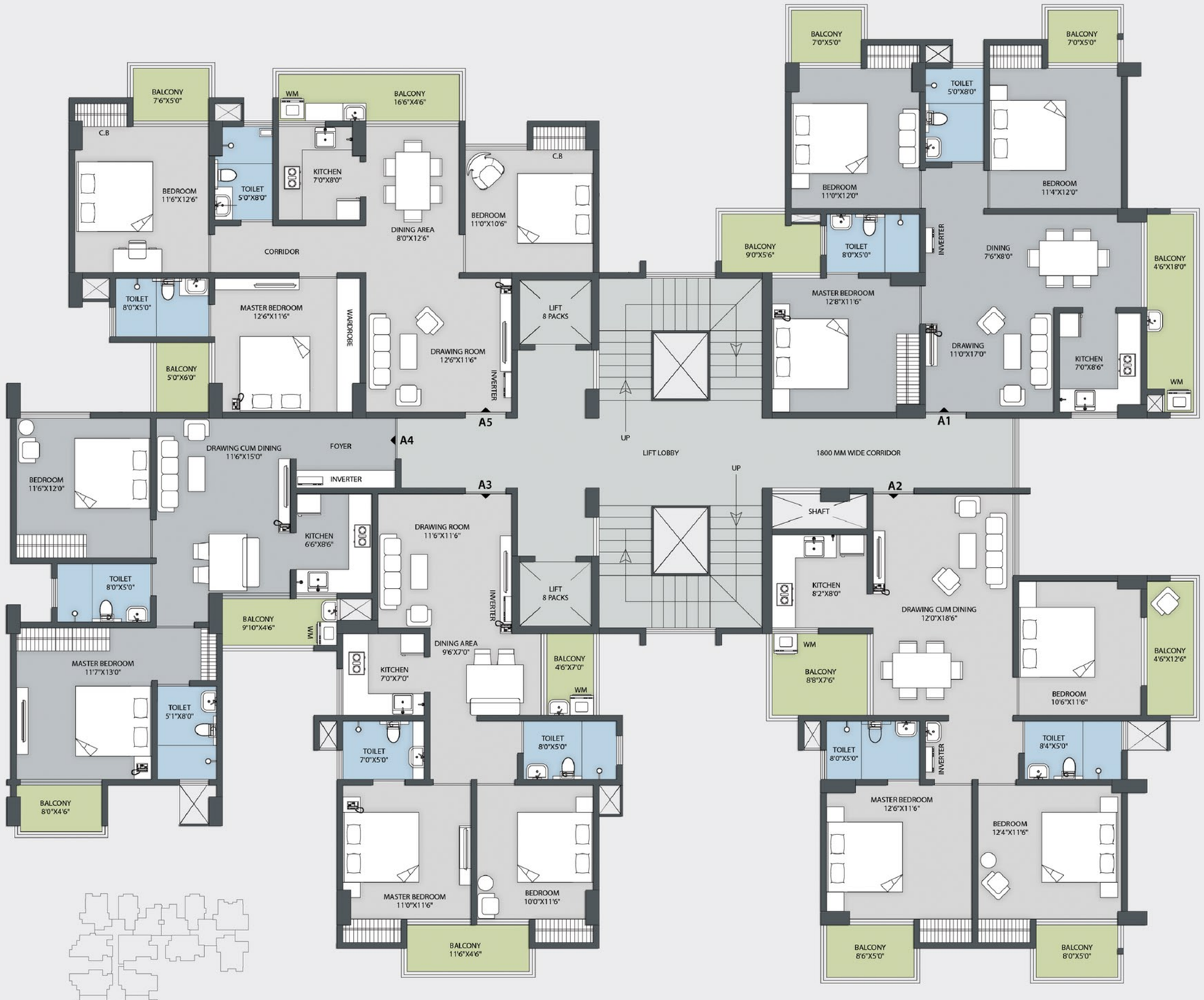
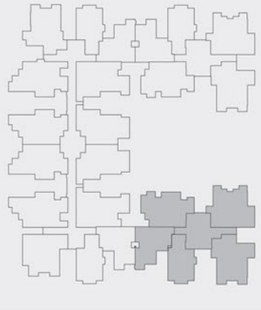
Uttarayan Harmony

BLOCK-A
FLOOR PLAN







Uttarayan Harmony

TYPICAL 1ST TO 9TH FLOOR

FLAT NO	A1
BHK	3
CARPET AREA	848 SQ FT
BALCONY AREA	182 SQ FT
PERIPHERY WALL AREA	83 SQ FT
BUA	1113 SQ FT
SBUA	1482 SQ FT

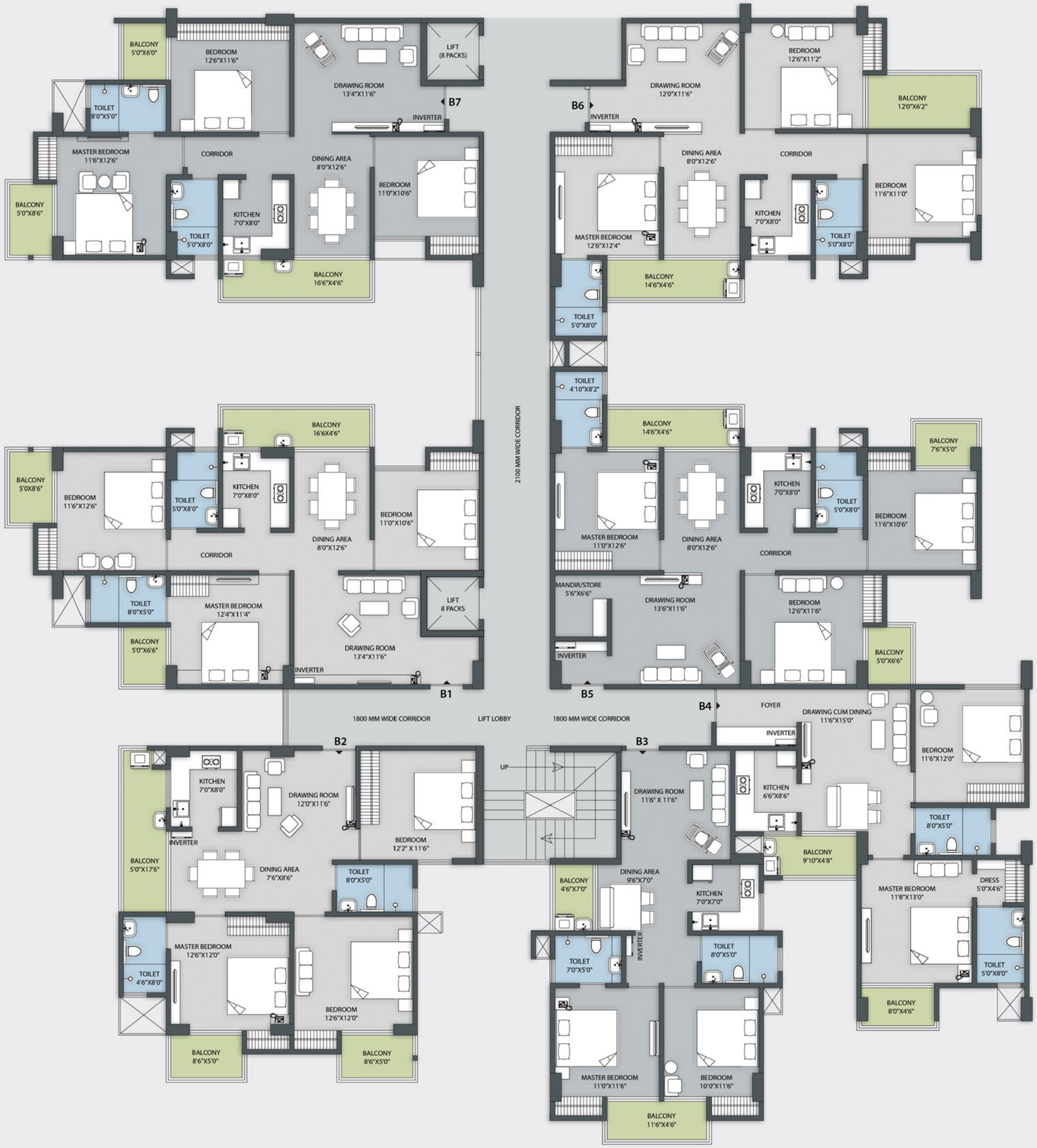
FLAT NO	A2
BHK	3
CARPET AREA	850 SQ FT
BALCONY AREA	190 SQ FT
PERIPHERY WALL AREA	82 SQ FT
BUA	1122 SQ FT
SBUA	1491 SQ FT

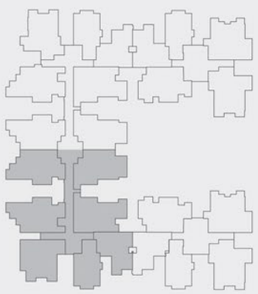
FLAT NO	A3
BHK	2
CARPET AREA	636 SQ FT
BALCONY AREA	78 SQ FT
PERIPHERY WALL AREA	70 SQ FT
BUA	784 SQ FT
SBUA	1043 SQ FT

FLAT NO	A4
BHK	2
CARPET AREA	698 SQ FT
BALCONY AREA	74 SQ FT
PERIPHERY WALL AREA	75 SQ FT
BUA	847 SQ FT
SBUA	1128 SQ FT

FLAT NO	A5
BHK	3
CARPET AREA	864 SQ FT
BALCONY AREA	134 SQ FT
PERIPHERY WALL AREA	89 SQ FT
BUA	1087 SQ FT
SBUA	1448 SQ FT

BLOCK-B
FLOOR PLAN





N
W E
S

Uttarayan
Harmony

TYPICAL 1ST TO 9TH FLOOR

FLAT NO	B1
BHK	3
CARPET AREA	904 SQ FT
BALCONY AREA	142 SQ FT
PERIPHERY WALL AREA	91 SQ FT
BUA	1137 SQ FT
SBUA	1513 SQ FT

FLAT NO	B2
BHK	3
CARPET AREA	851 SQ FT
BALCONY AREA	161 SQ FT
PERIPHERY WALL AREA	78 SQ FT
BUA	1090 SQ FT
SBUA	1448 SQ FT

FLAT NO	B3
BHK	2
CARPET AREA	636 SQ FT
BALCONY AREA	79 SQ FT
PERIPHERY WALL AREA	69 SQ FT
BUA	784 SQ FT
SBUA	1043 SQ FT

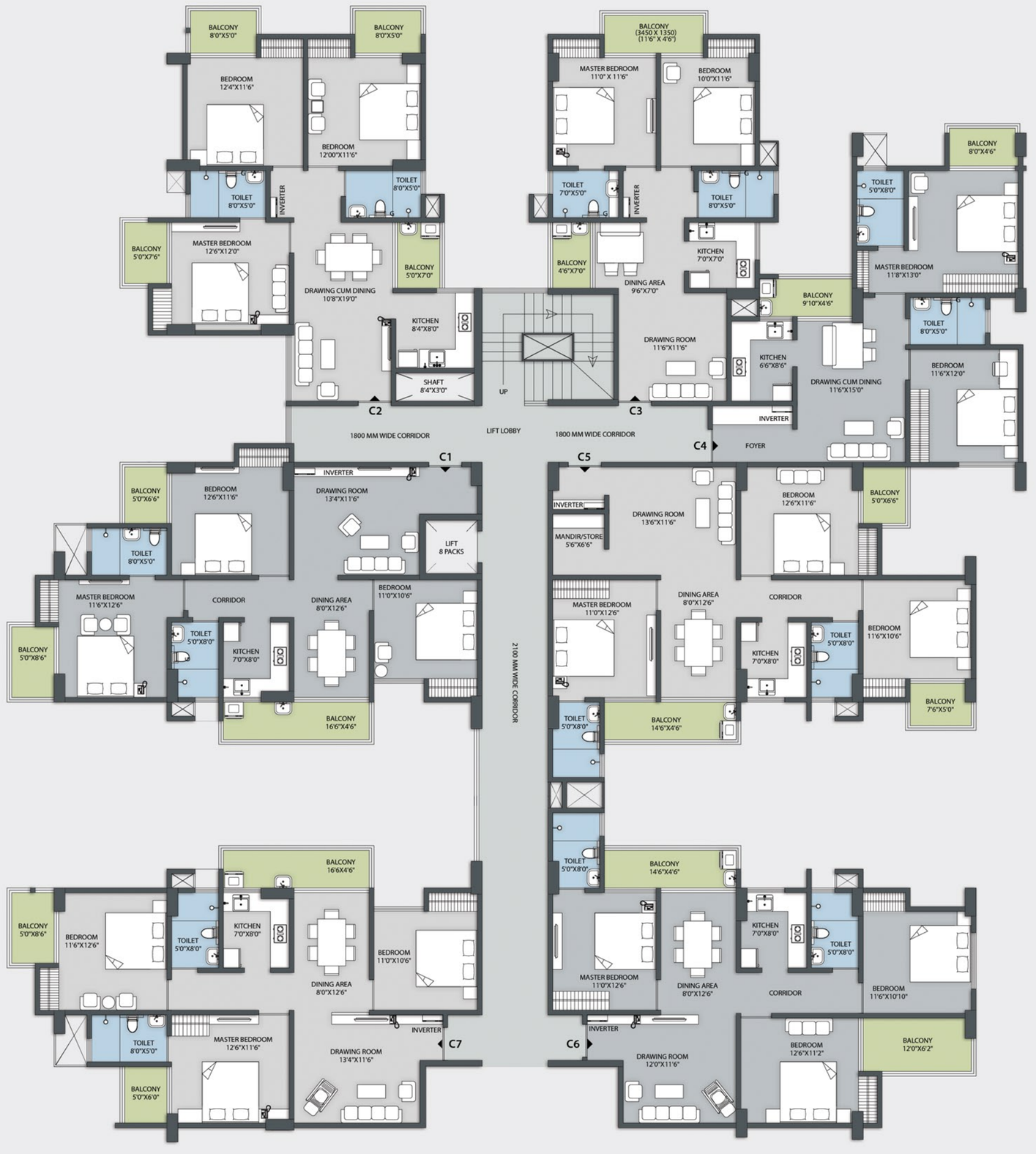
FLAT NO	B4
BHK	2
CARPET AREA	698 SQ FT
BALCONY AREA	76 SQ FT
PERIPHERY WALL AREA	77 SQ FT
BUA	851 SQ FT
SBUA	1128 SQ FT

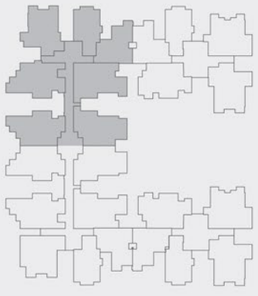
FLAT NO	B5
BHK	3
CARPET AREA	941 SQ FT
BALCONY AREA	126 SQ FT
PERIPHERY WALL AREA	96 SQ FT
BUA	1163 SQ FT
SBUA	1546 SQ FT

FLAT NO	B6
BHK	3
CARPET AREA	880 SQ FT
BALCONY AREA	130 SQ FT
PERIPHERY WALL AREA	93 SQ FT
BUA	1103 SQ FT
SBUA	1467 SQ FT

FLAT NO	B7
BHK	3
CARPET AREA	891 SQ FT
BALCONY AREA	140 SQ FT
PERIPHERY WALL AREA	84 SQ FT
BUA	1115 SQ FT
SBUA	1482 SQ FT

BLOCK-C
FLOOR PLAN







Uttarayan Harmony

TYPICAL 1ST TO 9TH FLOOR

FLAT NO	C1
BHK	3
CARPET AREA	914 SQ FT
BALCONY AREA	142 SQ FT
PERIPHERY WALL AREA	94 SQ FT
BUA	1150 SQ FT
SBUA	1530 SQ FT

FLAT NO	C2
BHK	3
CARPET AREA	841 SQ FT
BALCONY AREA	143 SQ FT
PERIPHERY WALL AREA	88 SQ FT
BUA	1072 SQ FT
SBUA	1426 SQ FT

FLAT NO	C3
BHK	2
CARPET AREA	636 SQ FT
BALCONY AREA	79 SQ FT
PERIPHERY WALL AREA	69 SQ FT
BUA	784 SQ FT
SBUA	1043 SQ FT

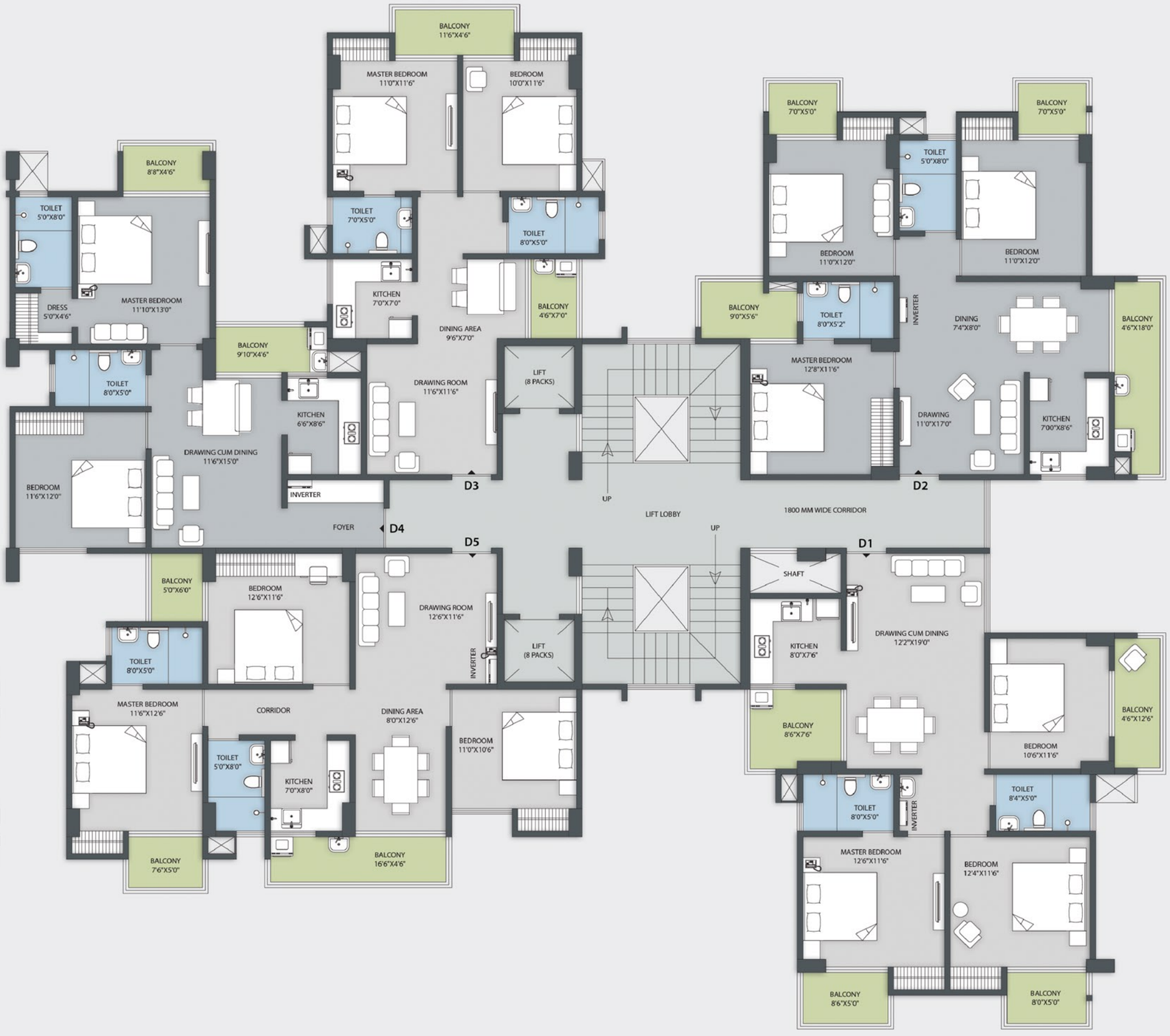
FLAT NO	C4
BHK	2
CARPET AREA	698 SQ FT
BALCONY AREA	74 SQ FT
PERIPHERY WALL AREA	75 SQ FT
BUA	847 SQ FT
SBUA	1128 SQ FT

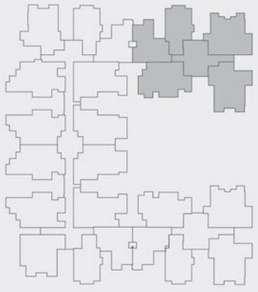
FLAT NO	C5
BHK	3
CARPET AREA	940 SQ FT
BALCONY AREA	126 SQ FT
PERIPHERY WALL AREA	97 SQ FT
BUA	1163 SQ FT
SBUA	1546 SQ FT

FLAT NO	C6
BHK	3
CARPET AREA	878 SQ FT
BALCONY AREA	131 SQ FT
PERIPHERY WALL AREA	93 SQ FT
BUA	1102 SQ FT
SBUA	1467 SQ FT

FLAT NO	C7
BHK	3
CARPET AREA	891 SQ FT
BALCONY AREA	140 SQ FT
PERIPHERY WALL AREA	84 SQ FT
BUA	1115 SQ FT
SBUA	1482 SQ FT

BLOCK-D
FLOOR PLAN







Uttarayan Harmony

TYPICAL 1ST TO 9TH FLOOR

FLAT NO	D1
BHK	3
CARPET AREA	849 SQ FT
BALCONY AREA	187 SQ FT
PERIPHERY WALL AREA	83 SQ FT
BUA	1119 SQ FT
SBUA	1491 SQ FT

FLAT NO	D2
BHK	3
CARPET AREA	841 SQ FT
BALCONY AREA	181 SQ FT
PERIPHERY WALL AREA	87 SQ FT
BUA	1109 SQ FT
SBUA	1475 SQ FT

FLAT NO	D3
BHK	2
CARPET AREA	636 SQ FT
BALCONY AREA	79 SQ FT
PERIPHERY WALL AREA	69 SQ FT
BUA	784 SQ FT
SBUA	1043 SQ FT

FLAT NO	D4
BHK	2
CARPET AREA	698 SQ FT
BALCONY AREA	75 SQ FT
PERIPHERY WALL AREA	76 SQ FT
BUA	849 SQ FT
SBUA	1128 SQ FT

FLAT NO	D5
BHK	3
CARPET AREA	864 SQ FT
BALCONY AREA	134 SQ FT
PERIPHERY WALL AREA	89 SQ FT
BUA	1087 SQ FT
SBUA	1448 SQ FT

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

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

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.



PROJECT SPECIFICATIONS



FLOORING
Bedrooms : Vitrified tiles.
Living & dining : Vitrified tiles.
Kitchen : Anti skid tiles.
Bathrooms : Anti skid tiles.
Balcony : Vitrified tiles.
Lobby : Vitrified tiles.
Staircase : Marble / kota stone.
Windows : Anodized aluminium windows.

BATHROOM FITTINGS
Wall tiles: Glazed tiles on walls upto door level.

Sanitary fitting: Jaquar / Hindware /Parryware or equivalent make.

C. P. fitting: Jaguar or equivalent make.

Hot & cold water line: Provision will be provided in all the bathrooms.

LIFT/ELEVATOR
Automatic Lift in each tower of 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 / fitting devices / extinguishers.

Electric load: 2BHK-5KW; 3BHK-7KW

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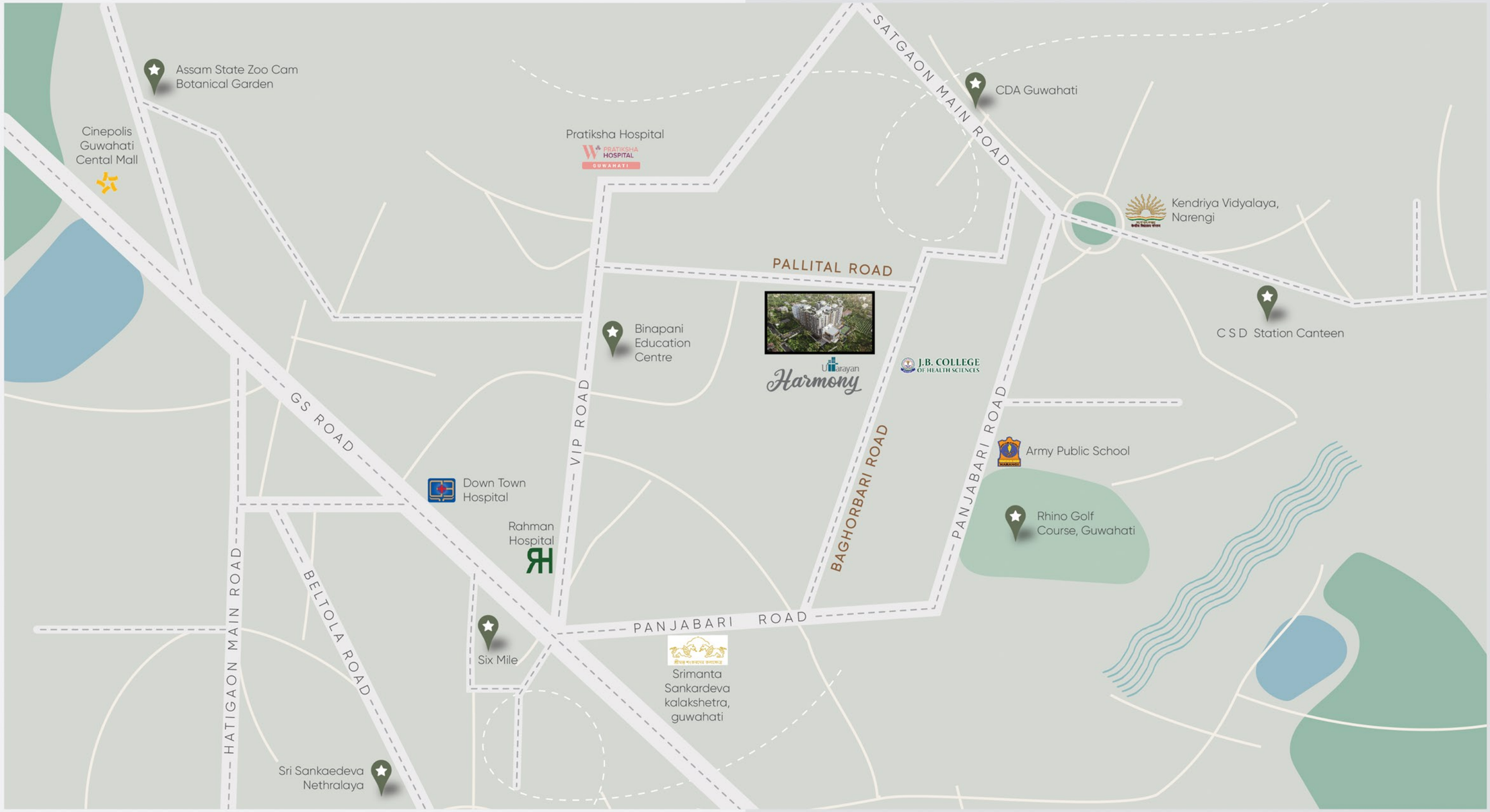

IDEALLY
LOCATED

SCAN ME
to view project location

4 Min

Downtown Public School - 1.8 KM

Sri Sri Madhavadeva International Auditorium - 2 KM

7 Min

Srimanta Sankaradeva Kalakshetra - 2.7 KM

Kendriya Vidyalaya - 2.9 KM

Saibaba Mandir - 3 KM

9 Min

Army Public School - 3.8 KM

Downtown Hospital - 4.5 KM

12 Min

Downtown Bus Stop - 4.6 KM

Six Mile, Guwahati - 4.8 KM

GNRC Hospital (SIX MILE) - 5.7 KM

Secretariat - 6 KM

20 Min

Guwahati Railway Station - 11.6 KM

ISBT - 14.3 KM

50 Min

Guwahati Airport - 30 KM

COMPLETED PROJECTS



Uttarayan Enclave, Beltola
Survey Road, 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 Dwarka, G. S. Road
Ulubari, Guwahati - 781007

ONGOING PROJECTS



Uttarayan Empire, Airport Road
Guwahati



UTTARAYAN SHREEJONI
Dharapur-Palashbari Road,Guwahati

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PROMOTER

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Guwahati - 781 171

ARCHITECT

Ar. Anuj Bhajanka
Guwahati

STRUCTURAL ENGINEER

SPA Consultants
Kolkata

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