Uttarayan

KAMAL COURT

WHERE DREAMS FIND HOME!



PROJECT **HIGHLIGHTS**

—

PRIME LOCATION

18 NOS. OF LUXURIOUS
4 BHK RESIDENCES

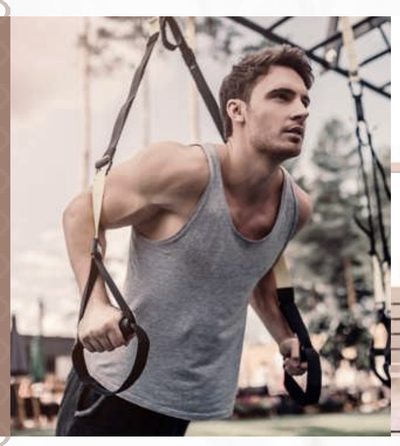
3 COMMERCIAL FLOORS
OF PRIME VISIBILITY

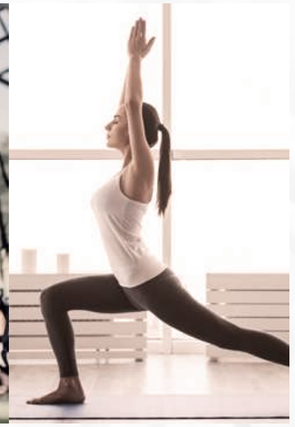
THOUGHTFULLY DESIGNED
LANDSCAPED SPACES AND
AMENITIES

OPEN GYMNASIUM

YOGA LAWN

LIVE
THE HIGH LIFE





MEDITATION DECK

READING CORNER

GAMES ROOM

LOUNGE

PARTY & LEISURE LAWN

WHERE EVERY MOMENT FEELS
AMAZING AND ABSOLUTELY LUXURIOUS

POWER BACKUP

24 X 7 SECURITY WITH
CCTV SURVEILLANCE





GATEWAY
TO
PRESTIGIOUS
LIVING.

PROJECT SPECIFICATIONS

SPECIFICATIONS **OVERVIEW**



STRUCTURE

R.C.C Framed structure compliant with Seismic Zone-V specification.

DOORS AND WINDOWS

Flush Doors and UPVC/Aluminum Windows

WALL FINISHES

Internal walls – Putty Finish

External walls – Good Quality Weather coat paint

FLOORING

4' X 2' Vitrified Tiles in Living Room

2' X 2' Vitrified Tiles in Bedrooms and Kitchen

1' X 1' Anti-Skid Tiles in Bathrooms

TOILETS

Tiles upto door height, with wall concealed plumbing system with hot and cold-water lines

CP Fittings / Sanitary ware of – Jaquar / Kohler or equivalent make

LIFTS

2 Residential and 2 Commercial Lifts







CRAFTED FEATURES FOR PERFECT LIVING.



ELECTRICAL FITTINGS

Concealed copper wiring with multistrand wire.

Modular switches and other fittings of reputed make.

Electrical load of upto 12KW per apartment

Power Backup of upto 3KW per apartment

KITCHEN

Granite top counter slab with stainless steel sink.

Cladding with ceramic tiles upto 2' height above the counter.



CONVERSATIONS
BLOOM WITH A
VIEW OF
HORIZONS

GROUND FLOOR **WITH SITE PLAN**

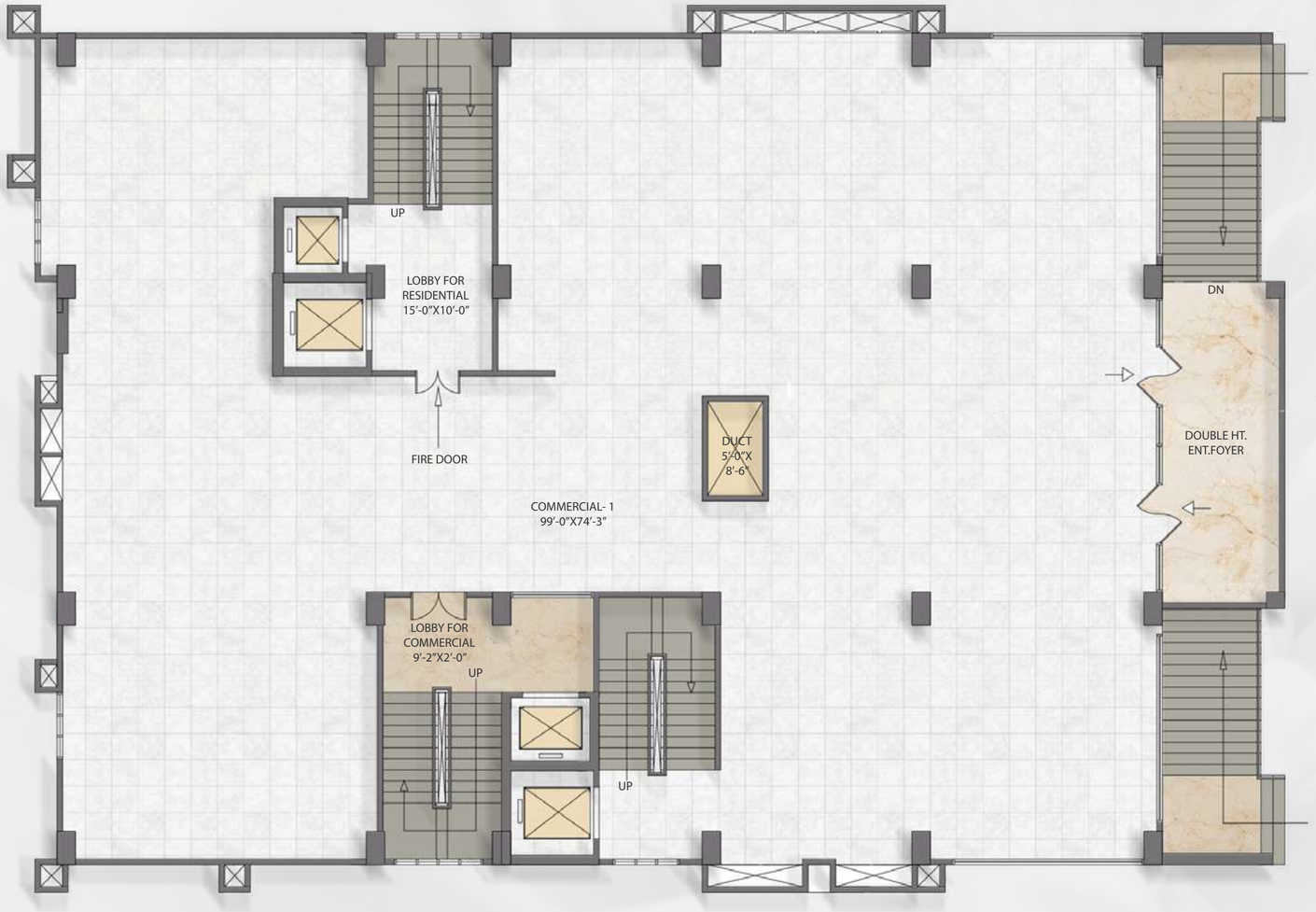


LEGENDS

1. Residential Entry
2. Commercial Entry
3. Residential Lobby
4. Commercial Lobby
5. To Basement - Residential Parking
6. Ground Floor - Commercial Parking

N
W
E
S

FIRST **FLOOR**



RETAIL SPACE	1
CARPET AREA	5997 SQFT
WALL AREA	288 SQFT
BUILT UP AREA	6285 SQFT
SALEABLE AREA	8485 SQFT



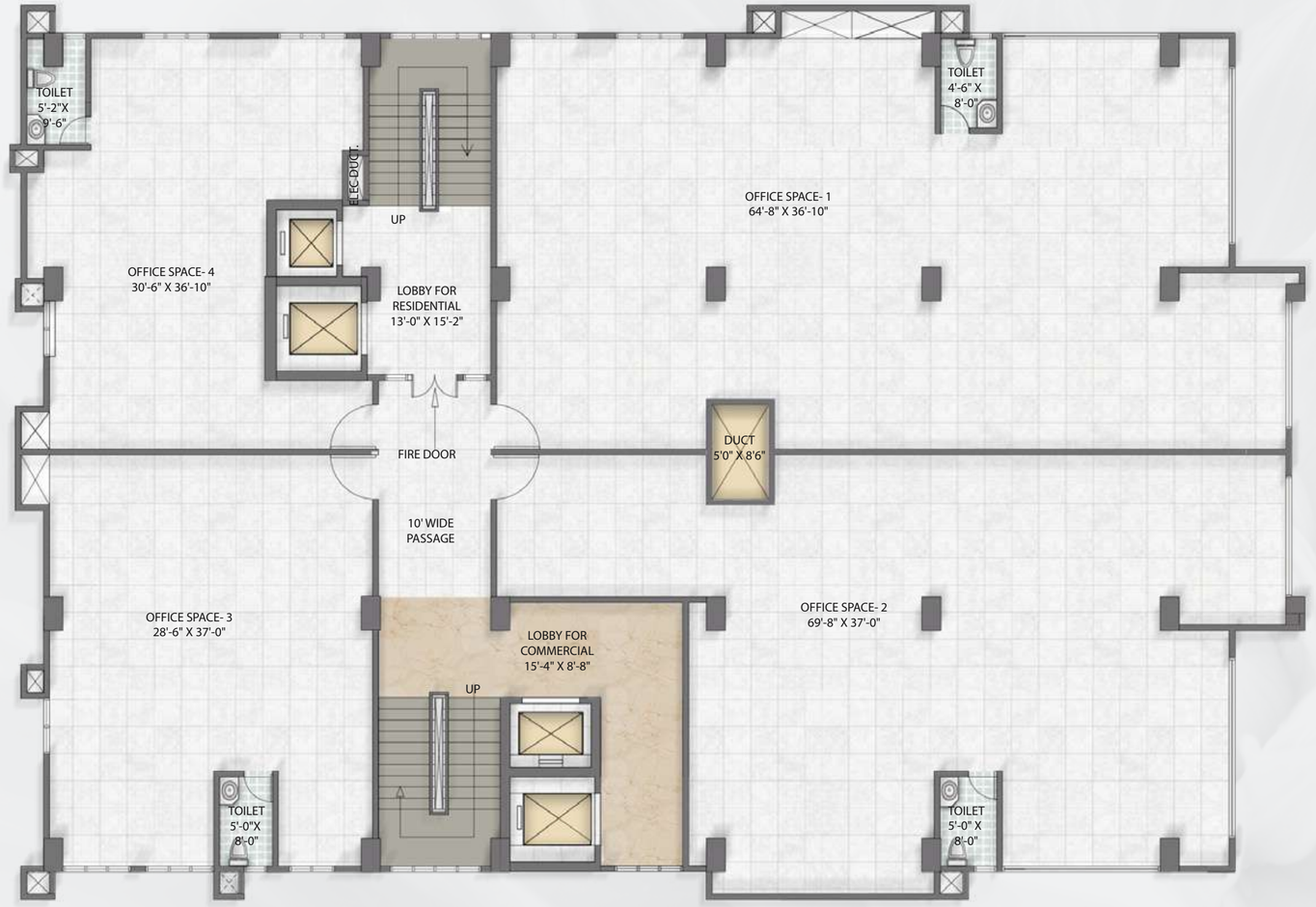
SECOND **FLOOR**



RETAIL SPACE	2
CARPET AREA	6187 SQFT
WALL AREA	276 SQFT
BUILT UP AREA	6463 SQFT
SALEABLE AREA	8725 SQFT



THIRD **FLOOR**



OFFICE	1	2	3	4
CARPET AREA	2388 SQFT	2009 SQFT	1027 SQFT	894 SQFT
WALL AREA	98 SQFT	97 SQFT	62 SQFT	83 SQFT
BUILT UP AREA	2486 SQFT	2106 SQFT	1089 SQFT	977 SQFT
SALEABLE AREA	3357 SQFT	2843 SQFT	1470 SQFT	1319 SQFT



FOURTH **FLOOR**



FLAT NO.	A	B	C
TYPE	4 BHK	4 BHK	4 BHK
CARPET AREA	1972 SQFT	1883 SQFT	1969 SQFT
BALCONY AREA	311 SQFT	294 SQFT	201 SQFT
WALL AREA	143 SQFT	144 SQFT	159 SQFT
BUILT UP AREA	2426 SQFT	2321 SQFT	2329 SQFT
SALEABLE AREA	3275 SQFT	3133 SQFT	3144 SQFT



FIFTH **FLOOR** TO NINTH **FLOOR**



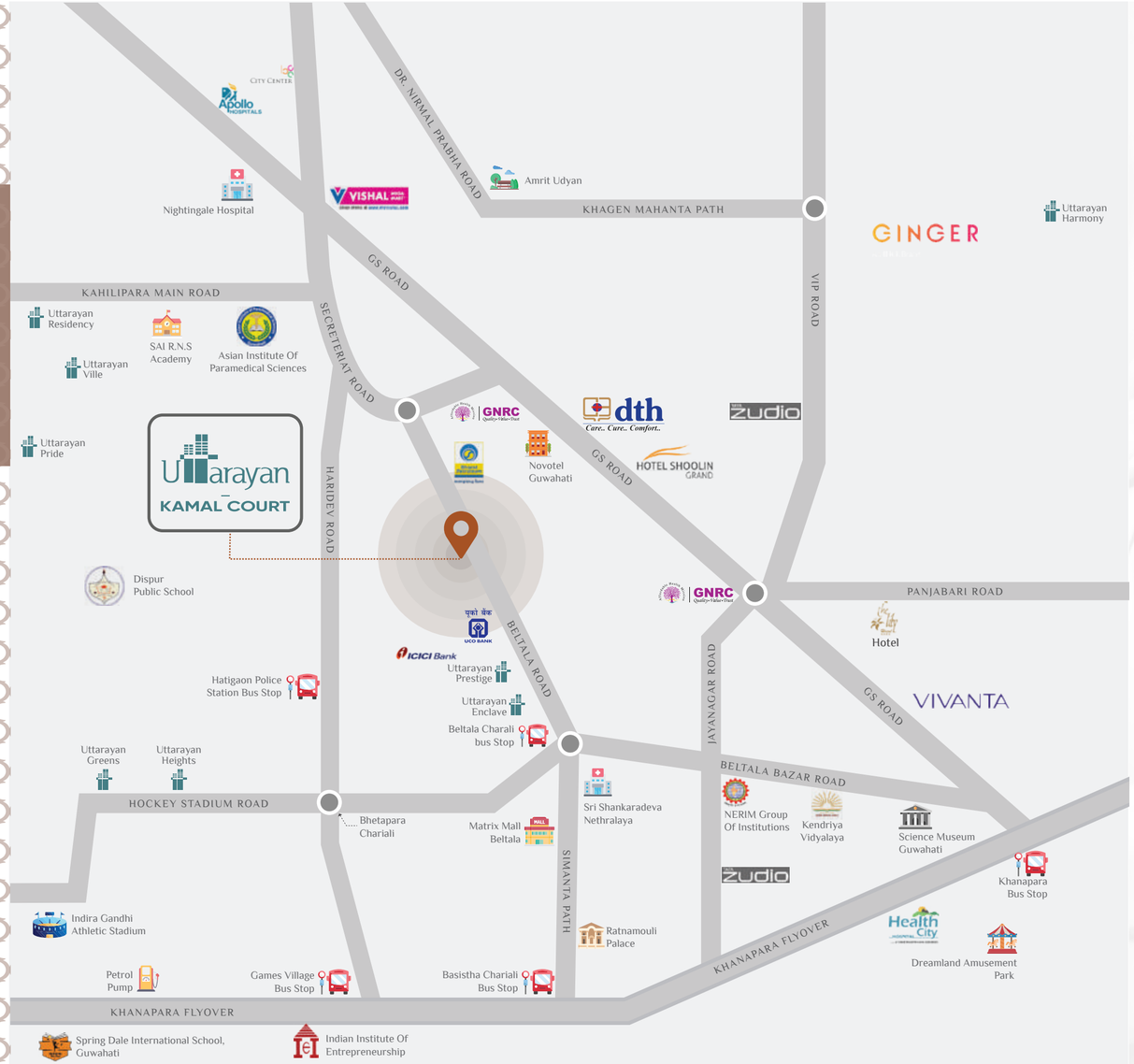
FLAT NO.	A	B	C
TYPE	4 BHK	4 BHK	4 BHK
CARPET AREA	1972 SQFT	1987 SQFT	1969 SQFT
BALCONY AREA	311 SQFT	338 SQFT	201 SQFT
WALL AREA	143 SQFT	144 SQFT	159 SQFT
BUILT UP AREA	2426 SQFT	2469 SQFT	2329 SQFT
SALEABLE AREA	3275 SQFT	3333 SQFT	3144 SQFT





PANORAMIC
VIEW
OF DREAM
LIVING.

LOCATION MAP



CONNECTIVITY

ISBT - 10 Km
Airport - 32 Km
Railway Station - 20 Km

SCHOOLS AND COLLEGES

Asian Institute Of Paramedical Sciences - 3 Km
NERIM Group Of Institutions - 2 Km
Kendriya Vidyalaya - 2 Km

HOSPITALS

Sri Shankaradeva Nethralaya - 2 Km
Apollo Hospital - 3 Km
GNRC Hospital - 2.5 Km

HOTELS

Hotel Shoolin Grand - 2.5 Km
Novotel Guwahati - 1 Km

STRATEGICALLY LOCATED FOR **IDEAL LIVING.**

SCAN FOR LOCATION

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 Shreejoni
Dharapur, Guwahati



Uttarayan Empire
Airport Road, Guwahati



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



Uttarayan Pride, Kahilipara
Guwahati



Uttarayan Ville, Kahilipara
Guwahati



Uttarayan Prestige, Beltola
Survey Rd. Guwahati



Uttarayan Residency
Kahilipara, Guwahati

ONGOING **PROJECTS**



The Majesty
Guwahati



Uttarayan Harmony
Baghorbari Rd. Guwahati



Uttarayan Vedic Estate
Garchuk Parmohi Road, Guwahati



Uttarayan Shreejoni II
New Airport Road, Garal, Guwahati



Uttarayan Paradise
Gauripur, Dhubri, Assam



Uttarayan Nirvana, Opp Brahmakumaris
Bongaigaon Town, Assam



Uttarayan Prakriti
Na-Ali Road. Jorhat



The Icon
A T Road, Jorhat

DEVELOPER

Uttarayan®

Adityam Enterprise

H/No-289, Maa Padma Commercial
Complex, Bharalumukh, Kamrup (Metro)
Assam-781009

ARCHITECT

Manash Kagti & Associates
Architects, Engineers &
Interior Designers
49, H.C. Road, Uzanbazar,
Guwahati - 781001

SITE ADDRESS

Old Passport Office,
Near Hotel Royal de Casa,
Beltola - Basistha Road, Beltola,
Guwahati, Assam

CONTACT

9854040006
enquiry@uttarayangroup.com

RERA REGISTRATION

RERAA KM 210 of 2024-25

FOLLOW US

Uttarayangroupguwahati
www.uttarayangroup.com

DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of UTTARAYAN KAMAL COURT. The commercial facade is conceptual, and might be changed as per the requirements of the client. 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 architects.

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