Uttarayan

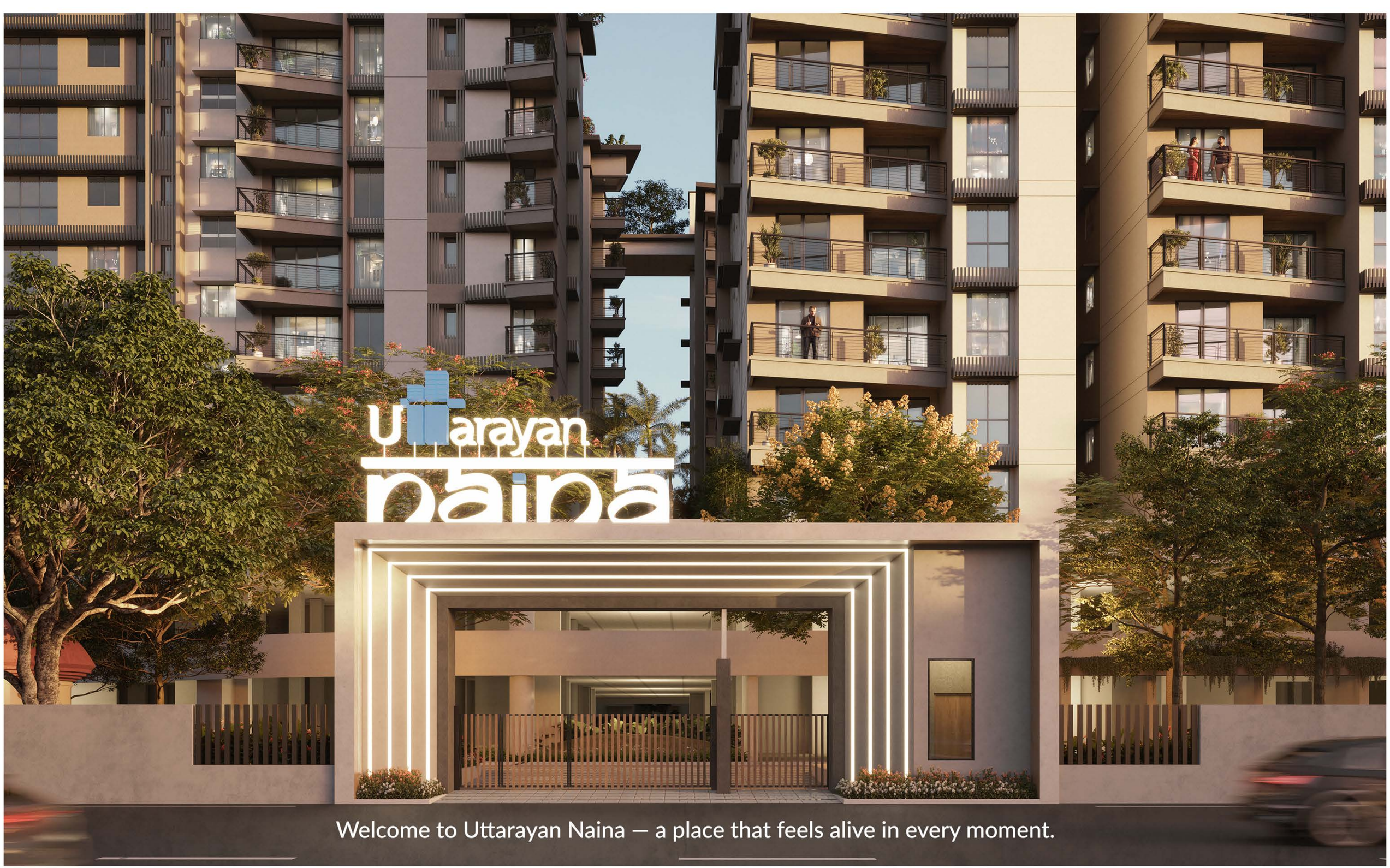
naina

awaken
every
sense.

Uttarayan
naina

Every element here is designed to engage your senses.

What you see inspires you.
What you breathe revives you.
What you hear calms you.
And what you touch comforts you.



Welcome to Uttarayan Naina — a place that feels alive in every moment.

Six Towers. One Flow.

TRANQUIL
LANDSCAPED
OPEN SPACES

REJUVENATING
ROOFTOP
AMENITIES

GRAND
IMMERSIVE
CLUBHOUSE



6 ICONIC
RESIDENTIAL
TOWERS

238 NOS. OF
LUXURIOUS
APARTMENTS

CONVENIENTLY
CONNECTED



What you see inspires you.

Architecture that calms.
Nature that makes you pause and reflect.
When your eyes rest, your spirit rises.

NATURE GARDEN



Step into the lush **Nature Garden**, where tranquility reigns.
Paths meander through vibrant greenery, mirrored waters,
and morning mist — turning every glance into a moment of calm.

What you breathe revives you.

The scent of rain on earth.
The freshness of blooming greens.
The quiet perfume of home.
Every breath draws you closer to calm —
and fills you with renewed energy.

Smell

MAA KAMAKHYA TEMPLE - TEMPLE LAWN



Fragrance drifts through quiet pathways, where garden greens meet sacred stone. A **Maa Kamakhya Temple**-inspired shrine rises gently amidst nature, filling the air with calm and continuity.

Sound

What you hear calms you.

Silence has its own rhythm.
Between birdsong and gentle breezes,
you'll find a peace that plays softly within.

RELAXATION LAWN



Thoughtfully planned spaces, with natural buffers, hush the noise of the world outside. The **Relaxation Lawn** unfolds into a serene retreat, where every sound soothes and restores.

Touch

What you touch comforts you.

Luxury is not just seen — it's felt.
Every surface, texture, and detail within these spaces evokes a sense of calm, warmth, and effortless comfort.

MULTIPURPOSE LAWN



From soft grass underfoot to the warmth of evening gatherings, the **Multipurpose Lawn** and breezy pavilions invite you to connect through touch and shared moments.

Project Amenities

- PREMIUM BANQUET HALL
- MULTIPURPOSE LAWN
- OUTDOOR PARTY DECK
- OPEN SIT OUT AREAS
- AMPHITHEATRE
- NATURE GARDEN
- COMMUNITY TEMPLE
- CONVERSATION KNOOK AREA
- JOGGING TRACK
- SWING CORNER
- GARDEN CABANA
- RELAXATION LAWN
- MULTIPURPOSE ACTIVITY ROOM
- GYMNASIUM
- KIDS SPLASH POOL
- ADULT SWIMMING POOL
- LIBRARY
- HOBBY ROOM
- TODDLER INDOOR ROOM
- SENIOR CITIZEN ROOM
- GENTLEMENS LOUNGE
- INDOOR GAMES ROOM
- LADIES LOUNGE
- KIDS PLAY AREA

Building Amenities

- AMPLE PARKING AREA
- WAITING LOUNGE
- 24 X 7 SECURITY GAURD
- CCTV SURVEILLANCE
- STRETCHER ELEVATORS
- COMMON AREA POWER BACKUP
- EV CHARGING
- FIRE FIGHTING SYSTEM
- SEWAGE TREATMENT PLANT
- GARBAGE DISPOSAL
- RAINWATER HARVESTING
- WATER FILTRATION PLANT

Rooftop Amenities

- AROMA GARDEN
- SEATING GALLERY
- YOGA LAWN
- TOTLOT CORNER
- FITNESS LAWN
- MULTIPURPOSE COURT
- CRICKET TURF
- CHESS LAWN
- PUTTING GOLF
- FAMILY DECK
- MOUND MAZE
- REFLEXOLOGY COURT

A space that refreshes your
senses and renews your spirit.

SWIMMING POOL VIEW



Toddler Play Area

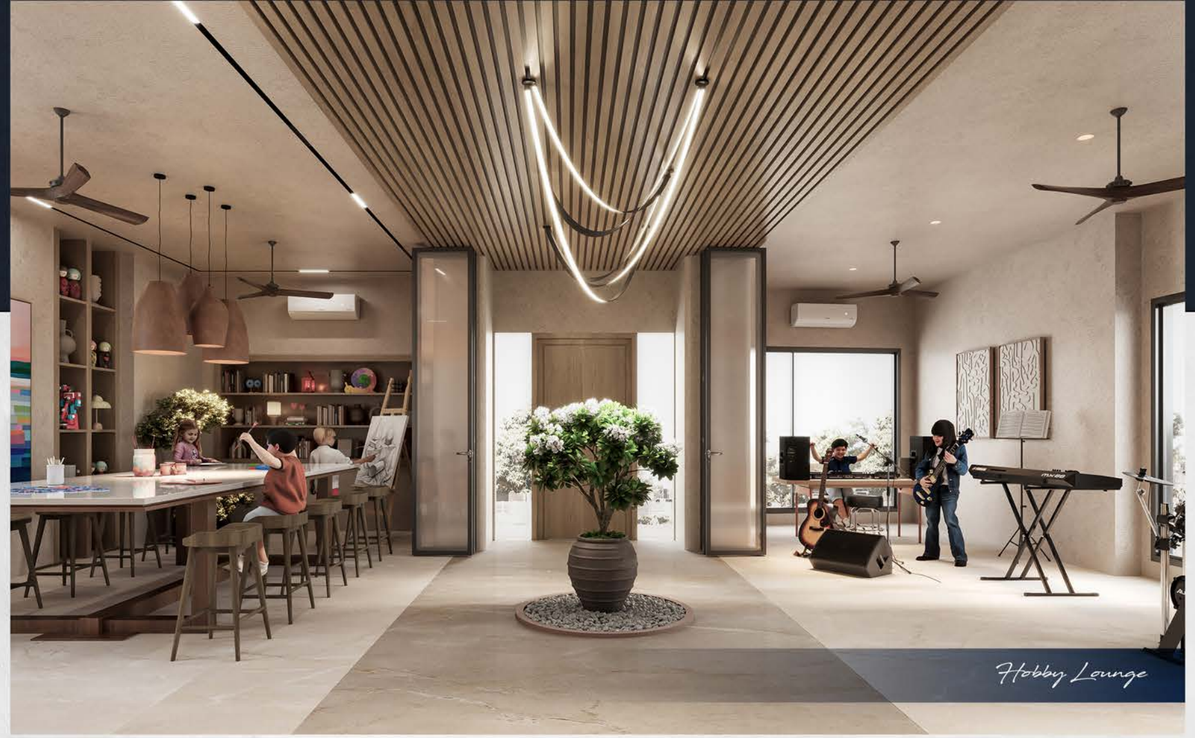


Senior Citizen's Lounge

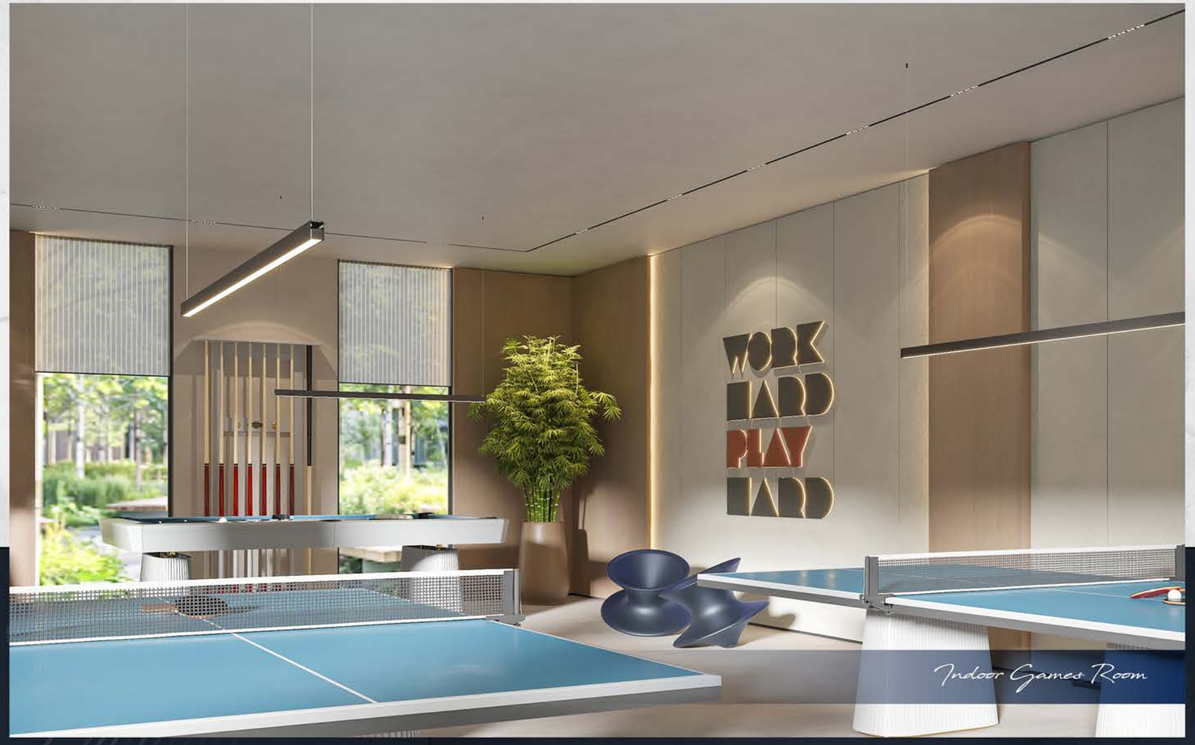


Banquet Hall

Spaces where every generation finds connection, comfort, and delight.







Spaces that awaken curiosity and enrich your mind.

Spaces that energize your body and reinvigorate your spirit.



Gymnasium



Activity lounge

Spaces that flow with energy, focus, and inner balance.







From sunrise stretches to evening games — every moment breathes freedom.


MOUND MAZE TUNNEL
FAMILY DECK
REFLEXOLOGY COURT
MULTIPURPOSE COURT
CASUAL SEATING
AROMA GARDEN
YOGA LAWN
FITNESS LAWN
MULTIPURPOSE COURT
CRICKET TURF
PUTTING GOLF
ARTIFICIAL TURF LAWN
STEPPED SEATING
SIT - OUT AREA
ARTIFICIAL TURF LAWN
TOTLOT CORNER
CHESS LAWN
Where the Towers
Meet the Sky.
Six towers connected by a lifestyle terrace that blends active play, fitness, and tranquil spaces for every generation.

Master Plan



Legends –

1. PAVED ENTRY/ EXIT
2. JOGGING TRACK
3. DRIVEWAY
4. DROP-OFF
5. LAY BY AREA
6. TEMPLE
7. WALKWAY
8. STEPPED KUND
9. TEMPLE LAWN
10. PERIPHERAL GREEN
11. NATURE SEATING NOOK
12. SERVICE AREA
13. SWIMMING POOL
14. POOL DECK
15. MOUND GARDEN
16. MULTIPURPOSE LAWN
17. OUTDOOR PARTY DECK
18. CONVERSATION NOOK
19. LEISURE DECK
20. GARDEN CABANA
21. SWING CORNER
22. SUNKEN SEATING
23. AMPHITHEATRE
24. KIDS PLAY AREA
25. RELAXATION LAWN
26. PRIVATE GARDEN

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Floor Plans

E-Deck Level

Just like the river, life here moves—
sometimes vivid, sometimes still.
Rooftop courts, pools, terraces,
temples — placed like pauses in a poem.
Amenities here aren't stacked. They're spread with soul.



Legends -

1. ADULT SWIMMING POOL
2. POOL DECK
3. KIDS' POOL
4. POOL CHANGING ROOM
5. ACTIVITY ROOM
6. GYMNASIUM
7. GARDEN CABANA
8. LEISURE DECK
9. CONVERSATION KNOOK
10. MOUND MAZE WITH SCULPTURE
11. INDOOR GAME ROOM
12. MULTIPURPOSE LAWN
13. OUTDOOR PARTY DECK
14. SITTING DECK & SCULPTURE
15. SWING CORNER
16. GENTLEMEN'S LOUNGE
17. LIBRARY
18. SENIOR CITIZEN LOUNGE
19. HOBBY LOUNGE
20. TODDLERS ZONE
21. LADIES LOUNGE
22. AMPHITHEATER WITH STAGE
23. OPEN KIDS PLAY AREA
24. RELAXATION LAWN
25. BANQUET HALL



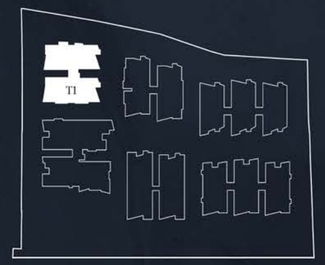
E-Deck Level - Floor Plan

TOWER	FLAT NO.	BHK	CARPET AREA	TERRACE AREA	BUILT UP AREA	SALEABLE AREA
1	T1-1A	3	871 sq.ft	117 sq.ft	1029sq.ft	1369 sq.ft
1	T1-1D	3	869 sq.ft	545 sq.ft	1490 sq.ft	1982 sq.ft
2	T2-1A	3	826 sq.ft	292 sq.ft	1195 sq.ft	1589 sq.ft
2	T2-1B	3	825 sq.ft	237 sq.ft	1140 sq.ft	1516 sq.ft
3	T3-1A	3	825 sq.ft	274 sq.ft	1175 sq.ft	1562 sq.ft
3	T3-1B	3	825 sq.ft	135 sq.ft	1035 sq.ft	1377 sq.ft
3	T3-1C	3	825 sq.ft	189 sq.ft	1089 sq.ft	1448 sq.ft

TOWER	FLAT NO.	BHK	CARPET AREA	TERRACE AREA	BUILT UP AREA	SALEABLE AREA
4	T4-1D	3	868 sq.ft	425 sq.ft	1366 sq.ft	1817 sq.ft
4	T4-1E	3	868 sq.ft	425 sq.ft	1367 sq.ft	1818 sq.ft
4	T4-1F	3	868 sq.ft	786 sq.ft	1727 sq.ft	2297 sq.ft
5	T5-1C	3	1042 sq.ft	572 sq.ft	1726 sq.ft	2296 sq.ft
5	T5-1D	3	1042 sq.ft	128 sq.ft	1282 sq.ft	1705 sq.ft
6	T6-1A	4	1275 sq.ft	529 sq.ft	1923 sq.ft	2558 sq.ft
6	T6-1D	4	1294 sq.ft	286 sq.ft	1682 sq.ft	2237 sq.ft



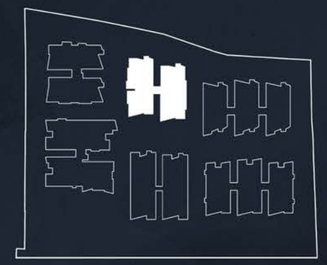




TOWER-1

2ND FLOOR PLAN

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	TERRACE AREA	BUILT UP AREA	SALEABLE AREA
T1-2A	3	871 sq.ft	69 sq.ft	-	981 sq.ft	1304 sq.ft
T1-2B	3	833 sq.ft	-	186 sq.ft	1103 sq.ft	1468 sq.ft
T1-2C	3	830 sq.ft	-	727 sq.ft	1644 sq.ft	2187 sq.ft
T1-2D	3	869 sq.ft	79 sq.ft	-	1024 sq.ft	1362 sq.ft



TOWER-2

2ND FLOOR PLAN

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	TERRACE AREA	BUILT UP AREA	SALEABLE AREA
T2-2A	3	826 sq.ft	90 sq.ft	-	993 sq.ft	1320 sq.ft
T2-2B	3	825 sq.ft	90 sq.ft	-	993 sq.ft	1320 sq.ft
T2-2C	3	868 sq.ft	-	100 sq.ft	1041 sq.ft	1385 sq.ft
T2-2D	3	868 sq.ft	-	217 sq.ft	1212 sq.ft	1612 sq.ft



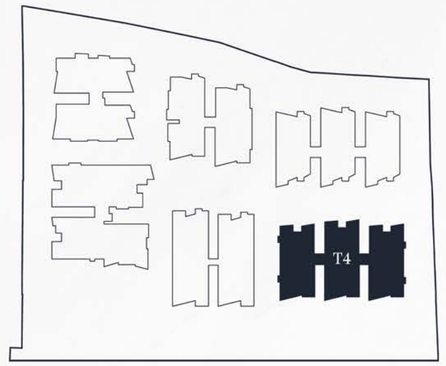
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TOWER-3

2ND FLOOR PLAN

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	BALCONY AREA	BUILT UP AREA	SALEABLE AREA
T3-2A	3	825 sq.ft	89 sq.ft	-	990 sq.ft	1317 sq.ft
T3-2B	3	825 sq.ft	92 sq.ft	-	992 sq.ft	1320 sq.ft
T3-2C	3	825 sq.ft	92 sq.ft	-	992 sq.ft	1320 sq.ft
T3-2D	2	579 sq.ft	-	148 sq.ft	795 sq.ft	1058 sq.ft
T3-2E	2	579 sq.ft	-	118 sq.ft	765 sq.ft	1018 sq.ft
T3-2F	2	579 sq.ft	-	124 sq.ft	772 sq.ft	1028 sq.ft





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TOWER-4

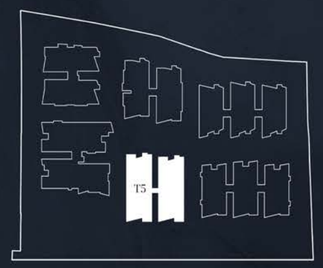
2ND FLOOR PLAN

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	TERRACE AREA	BUILT UP AREA	SALEABLE AREA
T4-2A	2	640 sq.ft	82 sq.ft	-	795 sq.ft	1057 sq.ft
T4-2B	2	640 sq.ft	-	204 sq.ft	917 sq.ft	1219 sq.ft
T4-2C	2	640 sq.ft	-	107 sq.ft	821 sq.ft	1092 sq.ft
T4-2D	3	868 sq.ft	85 sq.ft	-	1026 sq.ft	1365 sq.ft
T4-2E	3	868 sq.ft	85 sq.ft	-	1027 sq.ft	1365 sq.ft
T4-2F	3	868 sq.ft	85 sq.ft	-	1026 sq.ft	1365 sq.ft





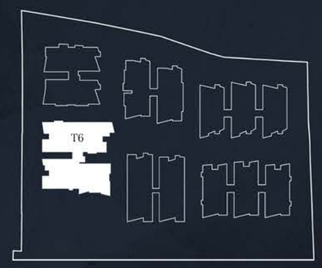
TOWER-5



2ND FLOOR PLAN

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	TERRACE AREA	BUILT UP AREA	SALEABLE AREA
T5-2A	3	1042 sq.ft	-	184 sq.ft	1347 sq.ft	1792 sq.ft
T5-2B	3	1042 sq.ft	-	796 sq.ft	1950 sq.ft	2594 sq.ft
T5-2C	3	1042 sq.ft	91 sq.ft	-	1245 sq.ft	1656 sq.ft
T5-2D	3	1042 sq.ft	91 sq.ft	-	1245 sq.ft	1656 sq.ft

TOWER-6



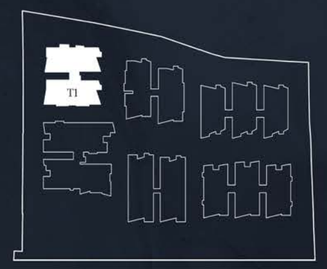
2ND FLOOR PLAN

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	TERRACE AREA	BUILT UP AREA	SALEABLE AREA
T6-2A	4	1275 sq.ft	70 sq.ft	-	1464 sq.ft	1947 sq.ft
T6-2B	4	1319 sq.ft	65 sq.ft	329 sq.ft	1756 sq.ft	2336 sq.ft
T6-2C	4	1352 sq.ft	91 sq.ft	-	1547 sq.ft	1984 sq.ft
T6-2D	4	1294 sq.ft	67 sq.ft	-	1463 sq.ft	1946 sq.ft





TOWER-1



TYPICAL FLOOR PLAN (3RD FLOOR TO 9TH FLOOR)

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	BUILT UP AREA	SALEABLE AREA
T1-3A	3	871 sq.ft	69 sq.ft	981 sq.ft	1304 sq.ft
T1-3B	3	833 sq.ft	70 sq.ft	987 sq.ft	1313 sq.ft
T1-3C	3	830 sq.ft	70 sq.ft	987 sq.ft	1313 sq.ft
T1-3D	3	869 sq.ft	79 sq.ft	1024 sq.ft	1362 sq.ft

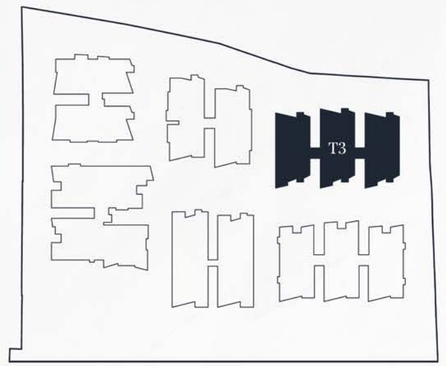
TOWER-2



TYPICAL FLOOR PLAN (3RD FLOOR TO 9TH FLOOR)

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	BUILT UP AREA	SALEABLE AREA
T2-3A	3	826 sq.ft	90 sq.ft	993 sq.ft	1320 sq.ft
T2-3B	3	825 sq.ft	90 sq.ft	993 sq.ft	1320 sq.ft
T2-3C	3	868 sq.ft	85 sq.ft	1026 sq.ft	1369 sq.ft
T2-3D	3	868 sq.ft	85 sq.ft	1026 sq.ft	1365 sq.ft





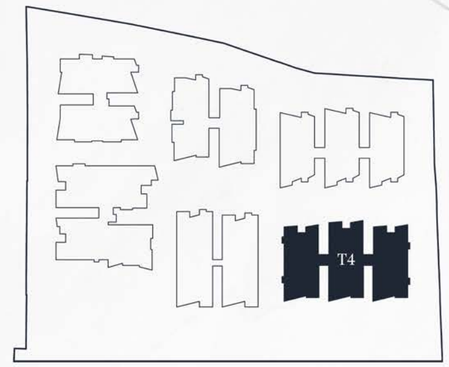
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TOWER-3

TYPICAL FLOOR PLAN
(3RD FLOOR TO 9TH FLOOR)

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	BUILT UP AREA	SALEABLEAREA
T3-3A	3	825 sq.ft	89 sq.ft	990 sq.ft	1317 sq.ft
T3-3B	3	825 sq.ft	92 sq.ft	992 sq.ft	1320 sq.ft
T3-3C	3	825 sq.ft	92 sq.ft	992 sq.ft	1320 sq.ft
T3-3D	2	579 sq.ft	61 sq.ft	708 sq.ft	942 sq.ft
T3-3E	2	579 sq.ft	61 sq.ft	708 sq.ft	942 sq.ft
T3-3F	2	579 sq.ft	61 sq.ft	709 sq.ft	942 sq.ft





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TOWER-4

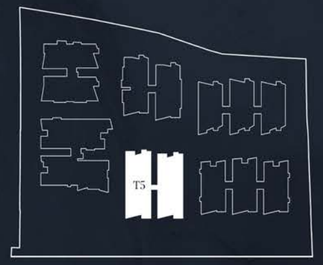
TYPICAL FLOOR PLAN (3RD FLOOR TO 9TH FLOOR)

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	BUILT UP AREA	SALEABLE AREA
T4-3A	2	640 sq.ft	54 sq.ft	767 sq.ft	1020 sq.ft
T4-3B	2	640 sq.ft	54 sq.ft	767 sq.ft	1020 sq.ft
T4-3C	2	640 sq.ft	54 sq.ft	768 sq.ft	1021 sq.ft
T4-3D	3	868 sq.ft	85 sq.ft	1026 sq.ft	1365 sq.ft
T4-3E	3	868 sq.ft	85 sq.ft	1027 sq.ft	1365 sq.ft
T4-3F	3	868 sq.ft	85 sq.ft	1026 sq.ft	1365 sq.ft





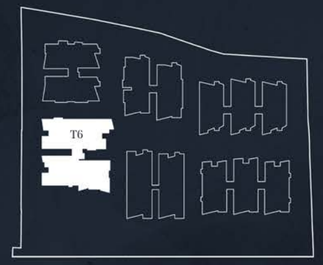
TOWER-5



TYPICAL FLOOR PLAN (3RD FLOOR TO 9TH FLOOR)

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	BUILT UP AREA	SALEABLE AREA
T5-3A	3	1042 sq.ft	89 sq.ft	1252 sq.ft	1666 sq.ft
T5-3B	3	1042 sq.ft	89 sq.ft	1252 sq.ft	1666 sq.ft
T5-3C	3	1042 sq.ft	91 sq.ft	1245 sq.ft	1656 sq.ft
T5-3D	3	1042 sq.ft	91 sq.ft	1245 sq.ft	1656 sq.ft

TOWER-6



TYPICAL FLOOR PLAN (3RD FLOOR TO 9TH FLOOR)

FLAT NO.	BHK	CARPET AREA	BALCONY AREA	BUILT UP AREA	SALEABLE AREA
T6-3A	4	1275 sq.ft	70 sq.ft	1464 sq.ft	1947 sq.ft
T6-3B	4	1319 sq.ft	65 sq.ft	1492 sq.ft	1984 sq.ft
T6-3C	4	1352 sq.ft	91 sq.ft	1547 sq.ft	1984 sq.ft
T6-3D	4	1294 sq.ft	67 sq.ft	1463 sq.ft	1946 sq.ft







Project Specifications

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.

DOORS
- Wooden / WPC door frames with 30mm flush doors for all rooms.

WINDOWS AND BALCONY OPENINGS
- UPVC / Aluminium Sliding Windows
- UPVC / Aluminium Framed Sliding Doors in balconies.

WALL FINISH
- Internal walls with 2 coat Putty Finish.
- Exterior walls with primer and paint.

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

TOILETS
- 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.

ELECTRICAL FITTINGS
- 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 the master bedroom. In all other rooms provision shall be provided without wire and switches.
- Electrical Load: 2BHK – 5KW; 3BHK – 7KW; 4BHK – 8KW. DG Backup of 1KW for each flat.

KITCHEN
- Granite slab counter-top, with stainless steel sink.
- Cladding with ceramic tiles up to 2ft. height above the counter.

FIRE SAFETY
- Fire safety as per Fire Suggestion Letter.

Project Location

SCAN FOR LOCATION



Connectivity

- Guwahati Airport — 14.8 KM
- Guwahati Railway Station — 9 KM
- Kamakhya Junction — 3.4 KM
- Pandu Port — 1.2 KM
- ISBT — 10 KM
- Saraighat Bridge — 4.2 KM

Hospitals

- Sanjevani Hospital — 3.1 KM
- Apollo Excelcare — 5.9 KM
- Hayat Hospital — 15.5 KM

Hospitality

- Radisson Blu Hotel — 3.7 KM
- Novotel — 23 KM
- Vivanta by Taj — 20.8 KM

Educational Institutions

- AIIMS — 18 KM
- Gauhati University — 3.1 KM
- Assam Engineering College — 4.4 KM
- Sanskriti The Gurukul — 12.3 KM
- Royal Global University — 11.1 KM
- Delhi Public School — 11.7 KM

Recreational

- Maa Kamakhya Temple — 3.8 KM
- Purva Tirupati Sri Balaji Temple — 10.5 KM
- NCS Square Mall — 1.3 KM

Completed Projects



UTTARAYAN SHREEJONI-I
DHARAPUR, GUWAHATI



UTTARAYAN VILLE
KAHILIPARA, GUWAHATI



UTTARAYAN EMPIRE
AIRPORT ROAD, GUWAHATI



UTTARAYAN DWARKA
G.S. ROAD, ULUBARI, GUWAHATI



UTTARAYAN PRIDE
KAHILIPARA, GUWAHATI



UTTARAYAN SRI SAI VILLA
KUMARPARA, GUWAHATI



UTTARAYAN PRESTIGE
BELTOLA SURVEY ROAD, GUWAHATI



UTTARAYAN RESIDENCY
KAHILIPARA, GUWAHATI



UTTARAYAN HEIGHTS
BHETAPARA, GUWAHATI



UTTARAYAN GREENS
BHETAPARA, GUWAHATI



UTTARAYAN VILLA
KUMARPARA, GUWAHATI



UTTARAYAN ENCLAVE
BELTOLA SURVEY ROAD, GUWAHATI

Ongoing Projects



UTTARAYAN KAMAL COURT
BELTOLA-BASISTHA ROAD, GUWAHATI



UTTARAYAN SHREEJONI - II
NEW AIRPORT ROAD, GARAL, GUWAHATI



UTTARAYAN HARMONY
BAGHARBARI ROAD, GUWAHATI



UTTARAYAN VEDIC ESTATE
GARCHUK-PAMOHI ROAD, GUWAHATI



UTTARAYAN PARADISE
GAURIPUR, DHUBRI, ASSAM



THE MAJESTY
GARCHUK, GUWAHATI



THE ICON
A.T. ROAD, JORHAT



UTTARAYAN PRAKRITI
N.A ALI, JORHAT



UTTARAYAN NIRVANA
BONGAIGAON TOWN, ASSAM

AND MANY MORE...

AERIAL VIEW

Let every sense awaken and every
moment inspire— welcome home.

A P BUILDERS & DEVELOPERS

(A unit of Uttarayan Group)

402, RAM KUMAR PLAZA, CHATRIBARI, GUWAHATI, ASSAM - 781001

SITE ADDRESS

Uttarayan Naina, Lane No.4, Ananda Nagar, Pandu, Guwahati - 781012, Assam

ARCHITECT
Spectrum Design Group
Mumbai

STRUCTURAL ENGINEER
Cadmetric Consulting
Guwahati

LANDSCAPE CONSULTANT
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