Uttarayan

SHREEJONI-II


Some simply live, others
choose to live
richly
Where every detail reflects
sophistication and thoughtful design.
Where each day is enriched by an
unmatched living experience.

Rise to your

rightful place!



Welcome to your dream residence, offering sophisticated design, exceptional comfort, and an unmatched living experience.


275 no of thoughtfully designed residences
Exclusive clubhouse with curated amenities
Elevated skywalk featuring beautiful recreational areas
Lush landscape garden and open spaces
Prime and promising address
the
richer
life promises



A Richer Life, Unfolding
One Amenity at a Time

step

into a world where every space
is designed to delight,
and every moment is enhanced
by thoughtful amenities.

amenities
ground & terrace!



rooftop party lawn

amphitheatre

kids play area



barbeque lawn

chess court



open air gym

meditation deck



multipurpose lawn

rooftop basketball court

pebble garden



landscaped terrace

garden library



badminton court

skywalk



lush
garden!

step into your private oasis featuring manicured lawns, vibrant blooms, and peaceful pathways for daily inspiration.

rejuvenating
open spaces!

green spaces where nature meets modern living, creating peaceful moments for relaxation and rejuvenation.





children's
play area!

a delightful playground for young ones to create memories. fostering fun, friendship, and growth in a secure setting.

toddler
fun zone!

encouraging imagination and development, our toddler area combines comfort and creativity in a secure, playful environment.





badminton

court!

premium outdoor court facility designed to promote active lifestyles and community engagement through sports.

swimming

pool!

dive into luxury with our pristine swimming pool, designed for relaxation, recreation, and enjoyment under the open sky.




skywalk
terrace view
KIDS PLAY AREA
MULTI-PURPOSE LAWN
BARBEQUE LAWN
HALF BASKETBALL COURT
ROLLING MOUNDS
PEBBLE GARDEN
SWIMMING POOL
GARDEN LIBRARY
MEDITATION DECK
CHESS COURT
BADMINTON COURT
ENTRANCE PLAZA
ROOF-TOP PARTY LAWN
AMPHITHEATRE
SKYWALK
MOUND WITH SEATING



club house

view

indulge in resort-style living with carefully curated spaces for fitness, relaxation, entertainment, and meaningful connections with fellow residents.

- community hall
- indoor kids play area
- music room
- hobby room
- guest rooms
- library
- senior citizen room
- men's club
- mini theatre
- indoor games room
- gym
- zumba
- yoga
- ladies club
- roof top swimming pool



community
hall!

our community hall provides the ideal setting for socializing, hosting events, and fostering a strong sense of togetherness.

indoor
game!

experience endless fun at home with our vibrant indoor game room perfect for relaxation, recreation, and quality time together.



gymnasium
well equipped!

modern gymnasium featuring professional-grade machines and spacious layout designed to elevate your fitness journey daily.



structure

Earth Quake resistant structure confirming seismic zone with Primary Steel.
Outer periphery Walls with red Bricks and all partition walls with AAC blocks and plaster.

doors

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

lift

- Two elevators in each block of reputed make.

staircase and lobby

- Kota stone / Full Body Tiles / Marble flooring in lobby and passage area.

- Staircase with marble / granite flooring and SS railing.

windows

Sliding Glass Windows with UPVC / Aluminium Frame. Full height sliding UPVC / Aluminium glass panel in Balconies.

wall finish

- Interior walls with 2 coat Putty finish.

- Exterior Walls with Primer and top quality weather coat paint.

fire safety

- Fire safety as per FESSA.

flooring

- Vitrified tiles of 600mm x 600mm in all rooms.

- Toilet Floors with 300 mm x300 mm antiskid tiles.

electricals fittings

- Concealed copper wiring with multi strand wire 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.

kitchen

- Granite top counter slab with stainless steel sink

- Cladding with ceramic tiles upto 2 Ft height above the counter.

toilets

- Ceramic Wall tiles upto Door height of 300mm X 600mm with concealed plumbing system with hot and cold water lines.

- CP fittings/sanitary ware of Jaquar or equivalent make.







crafted
details

day view!

Indulge in a life full of richer elegance.



site plan


MULTI-PURPOSE LAWN
BUILDING DROP OFF
TEMPLE
BADMINTON COURT
BLOCK - A
BLOCK - B
BLOCK - C
BLOCK - D
BLOCK - E
BLOCK - F
BLOCK - G
BLOCK - H
BLOCK - I
BLOCK - J
DHARAPUR-PALASBARI ROAD
N
W
E
S

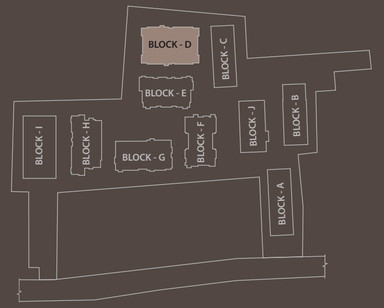
floor plans





BLOCK - D 1ST FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TERRACE (SALEABLE AREA)	TOTAL SALEABLE AREA
A	3	792 SQFT	85 SQFT	936 SQFT	212 SQFT	1429 SQFT
B	3	792 SQFT	85 SQFT	936 SQFT	155 SQFT	1372 SQFT
C	3	854 SQFT	78 SQFT	1003 SQFT	156 SQFT	1460 SQFT
D	3	792 SQFT	85 SQFT	936 SQFT	155 SQFT	1370 SQFT
E	3	792 SQFT	85 SQFT	936 SQFT		1217 SQFT
F	3	854 SQFT	78 SQFT	1003 SQFT	156 SQFT	1460 SQFT

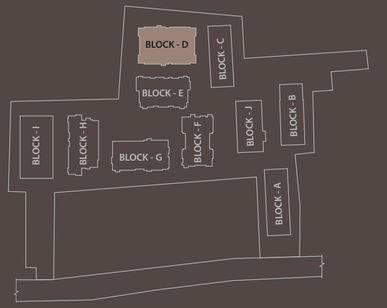


floor plans



BLOCK - D TYPICAL FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TOTAL SALEABLE AREA
A	3	792 SQFT	85 SQFT	936 SQFT	1217 SQFT
B	3	792 SQFT	85 SQFT	936 SQFT	1217 SQFT
C	3	854 SQFT	78 SQFT	1003 SQFT	1304 SQFT
D	3	792 SQFT	85 SQFT	936 SQFT	1217 SQFT
E	3	792 SQFT	85 SQFT	936 SQFT	1217 SQFT
F	3	854 SQFT	78 SQFT	1003 SQFT	1304 SQFT



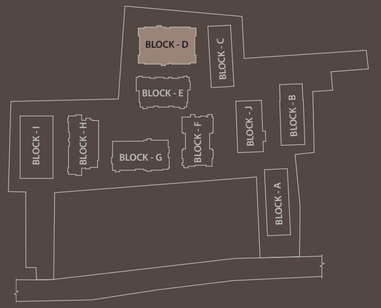


floor plans



BLOCK - D 5TH & 8TH FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TERRACE (SALEABLE AREA)	TOTAL SALEABLE AREA
A	3	792 SQFT	85 SQFT	936 SQFT	105 SQFT	1322 SQFT
B	3	792 SQFT	85 SQFT	936 SQFT	105 SQFT	1322 SQFT
C	3	854 SQFT	78 SQFT	1003 SQFT	107 SQFT	1411 SQFT
D	3	792 SQFT	85 SQFT	936 SQFT		1217 SQFT
E	3	792 SQFT	85 SQFT	936 SQFT		1217 SQFT
F	3	854 SQFT	78 SQFT	1003 SQFT		1304 SQFT





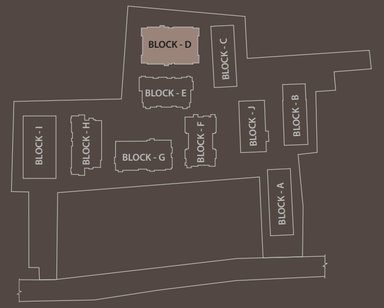
floor plans





BLOCK - D 11TH FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TERRACE (SALEABLE AREA)	TOTAL SALEABLE AREA
A	3	792 SQFT	85 SQFT	936 SQFT	105 SQFT	1322 SQFT
B	3	792 SQFT	85 SQFT	936 SQFT	105 SQFT	1322 SQFT
C	3	854 SQFT	78 SQFT	1003 SQFT	107 SQFT	1411 SQFT
D	3	792 SQFT	85 SQFT	936 SQFT	105 SQFT	1322 SQFT
E	3	792 SQFT	85 SQFT	936 SQFT	105 SQFT	1322 SQFT
F	3	854 SQFT	78 SQFT	1003 SQFT		1304 SQFT



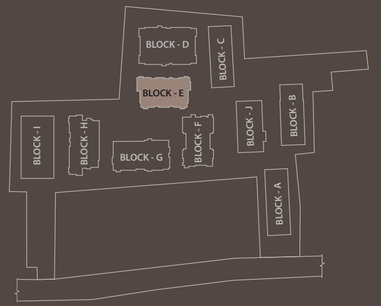
floor plans



BLOCK - E 1ST FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TERRACE (SALEABLE AREA)	TOTAL SALEABLE AREA
A	3	967 SQFT	82 SQFT	1125 SQFT		1463 SQFT
B	3	826 SQFT	74 SQFT	964 SQFT	182 SQFT	1435 SQFT
C	2	573 SQFT	78 SQFT	714 SQFT		928 SQFT
D	2	596 SQFT	65 SQFT	714 SQFT	135 SQFT	1063 SQFT
E	3	967 SQFT	82 SQFT	1125 SQFT		1463 SQFT





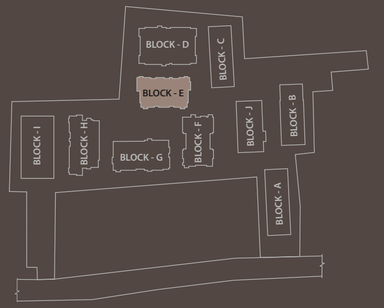
floor plans





BLOCK - E TYPICAL FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TOTAL SALEABLE AREA
A	3	967 SQFT	82 SQFT	1125 SQFT	1463 SQFT
B	3	826 SQFT	74 SQFT	964 SQFT	1253 SQFT
C	2	573 SQFT	78 SQFT	714 SQFT	928 SQFT
D	2	596 SQFT	65 SQFT	714 SQFT	928 SQFT
E	3	967 SQFT	82 SQFT	1125 SQFT	1463 SQFT



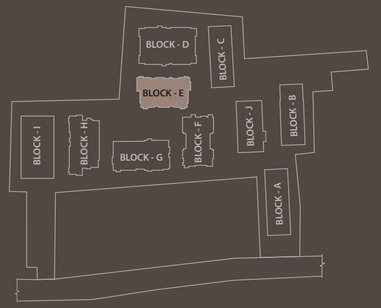
floor plans



BLOCK - E 5TH & 8TH FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TERRACE (SALEABLE AREA)	TOTAL SALEABLE AREA
A	3	967 SQFT	82 SQFT	1125 SQFT	104 SQFT	1567 SQFT
B	3	826 SQFT	74 SQFT	964 SQFT	148 SQFT	1401 SQFT
C	2	573 SQFT	78 SQFT	714 SQFT		928 SQFT
D	2	596 SQFT	65 SQFT	714 SQFT		928 SQFT
E	3	967 SQFT	82 SQFT	1125 SQFT	104 SQFT	1567 SQFT





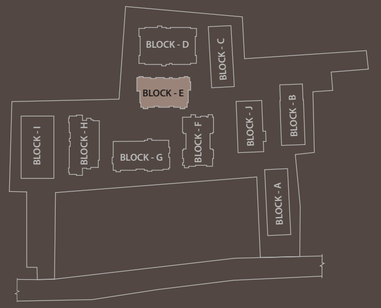
floor plans



BLOCK - E 11TH FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TERRACE (SALEABLE AREA)	TOTAL SALEABLE AREA
A	3	967 SQFT	82 SQFT	1125 SQFT	104 SQFT	1567 SQFT
B	3	826 SQFT	74 SQFT	964 SQFT	148 SQFT	1401 SQFT
C	2	573 SQFT	78 SQFT	714 SQFT		928 SQFT
D	2	596 SQFT	65 SQFT	714 SQFT	133 SQFT	1061 SQFT
E	3	967 SQFT	82 SQFT	1125 SQFT	104 SQFT	1567 SQFT



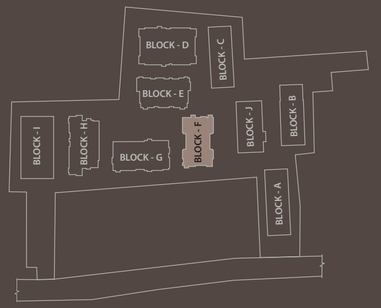


floor plans



BLOCK - F 1ST FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TERRACE (SALEABLE AREA)	TOTAL SALEABLE AREA
A	3	919 SQFT	105 SQFT	1101 SQFT	122 SQFT	1553 SQFT
B	3	910 SQFT	105 SQFT	1090 SQFT	122 SQFT	1539 SQFT
C	3	901 SQFT	105 SQFT	1083 SQFT	122 SQFT	1530 SQFT
D	3	890 SQFT	62 SQFT	1026 SQFT	122 SQFT	1456 SQFT



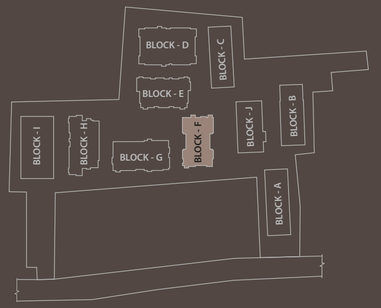


floor plans



BLOCK - F TYPICAL FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TOTAL SALEABLE AREA
A	3	919 SQFT	108 SQFT	1104 SQFT	1435 SQFT
B	3	921 SQFT	107 SQFT	1105 SQFT	1437 SQFT
C	3	901 SQFT	104 SQFT	1083 SQFT	1408 SQFT
D	3	890 SQFT	105 SQFT	1070 SQFT	1391 SQFT

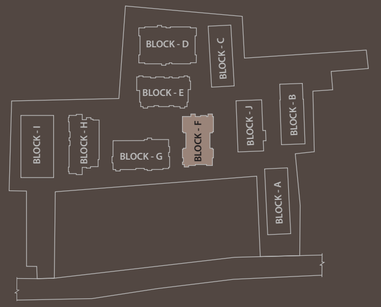


floor plans



BLOCK - F 5TH, 8TH & 11TH FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TERRACE (SALEABLE AREA)	TOTAL SALEABLE AREA
A	3	919 SQFT	108 SQFT	1104 SQFT	70 SQFT	1505 SQFT
B	3	921 SQFT	107 SQFT	1105 SQFT	27 SQFT	1464 SQFT
C	3	901 SQFT	104 SQFT	1083 SQFT		1408 SQFT
D	3	890 SQFT	105 SQFT	1070 SQFT	77 SQFT	1468 SQFT





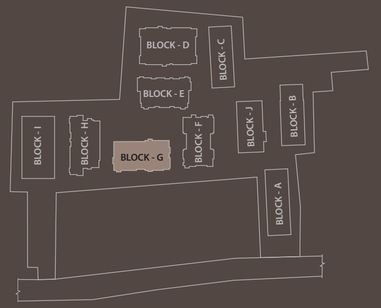
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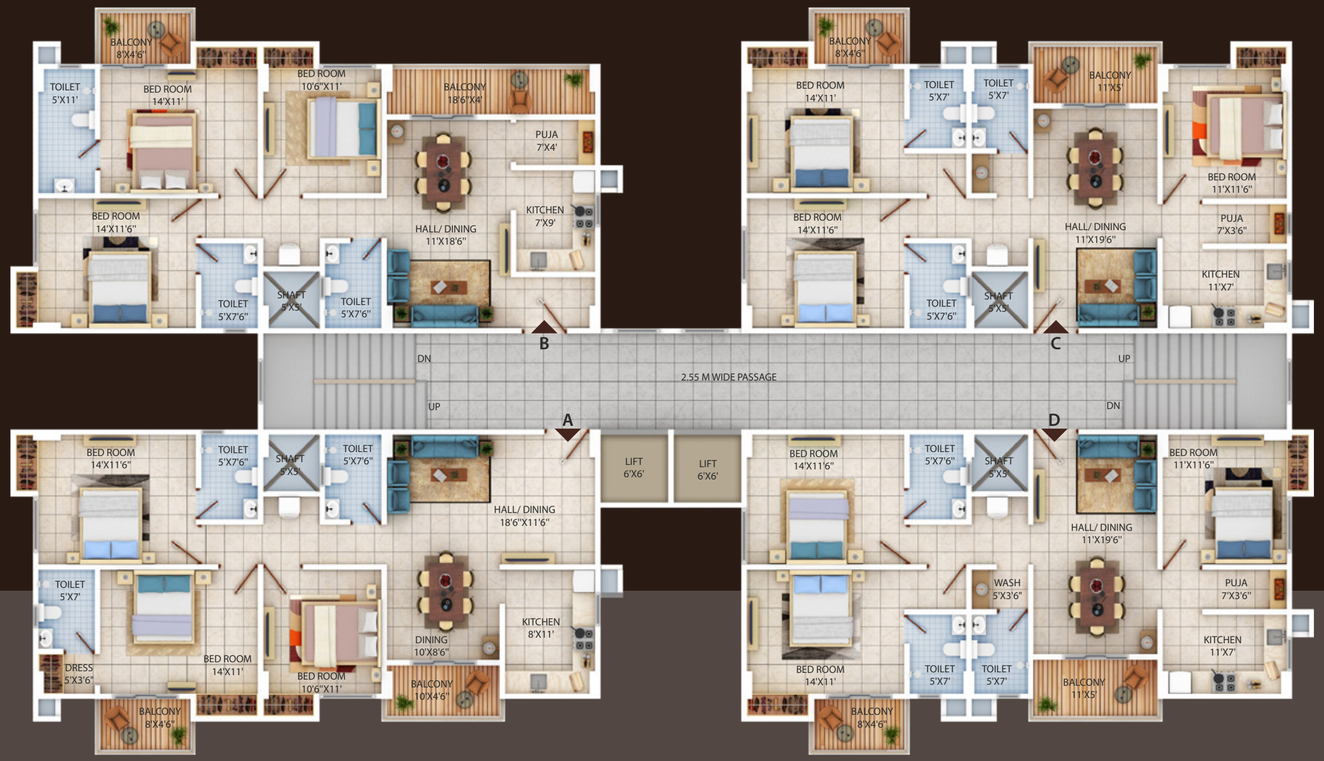


BLOCK - G 1ST FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TERRACE (SALEABLE AREA)	TOTAL SALEABLE AREA
A	3	1069 SQFT	93 SQFT	1245 SQFT	226 SQFT	1845 SQFT
C	3	1016 SQFT	103 SQFT	1201 SQFT	385 SQFT	1946 SQFT
D	3	1017 SQFT	95 SQFT	1194 SQFT	264 SQFT	1816 SQFT

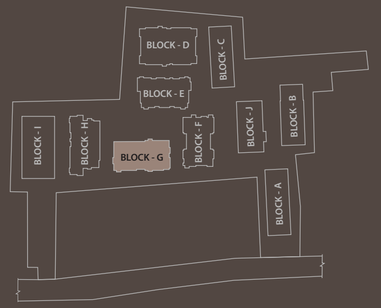


floor plans



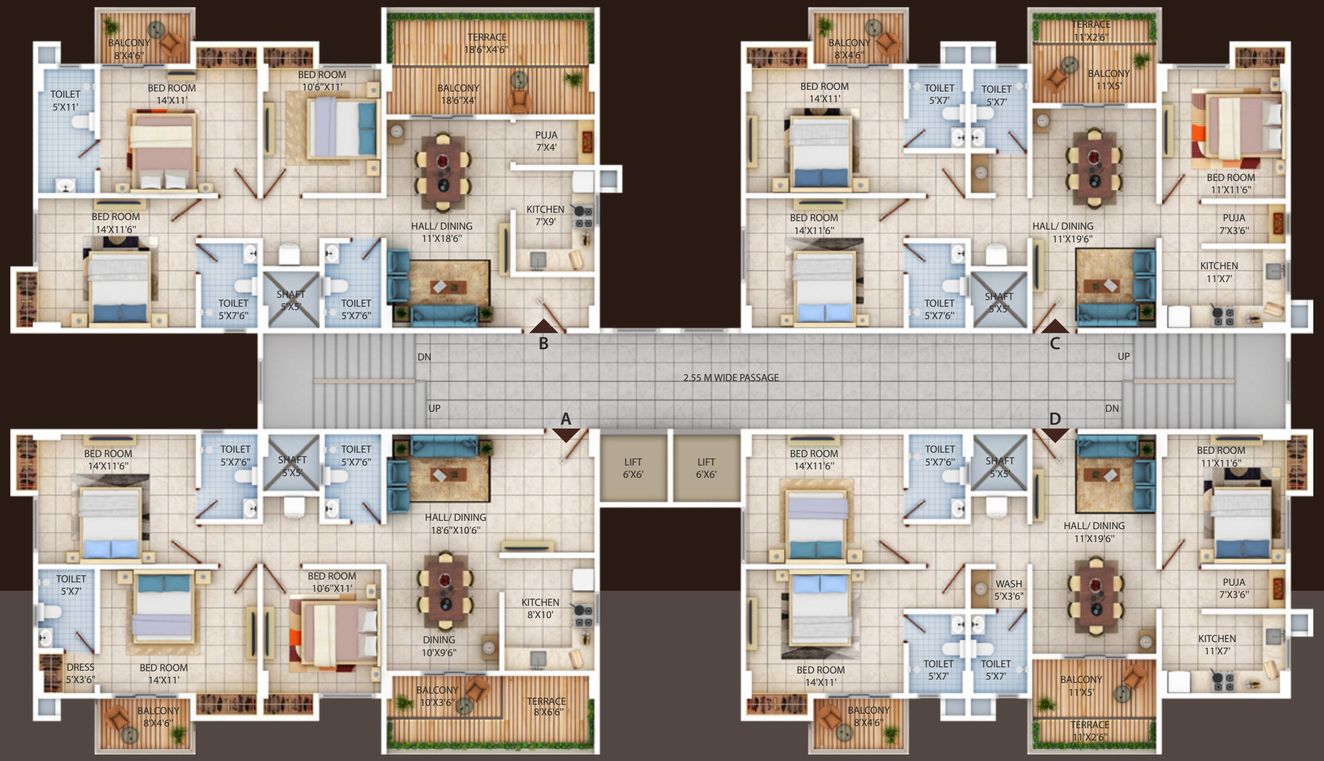
BLOCK - G TYPICAL FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TOTAL SALEABLE AREA
A	3	1069 SQFT	93 SQFT	1245 SQFT	1619 SQFT
B	3	1018 SQFT	123 SQFT	1224 SQFT	1591 SQFT
C	3	1016 SQFT	103 SQFT	1201 SQFT	1561 SQFT
D	3	1017 SQFT	103 SQFT	1202 SQFT	1563 SQFT





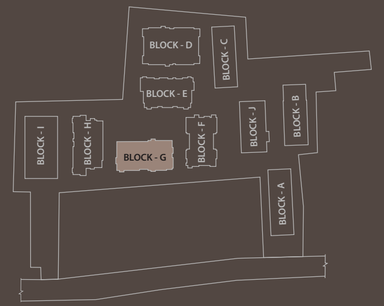
floor plans



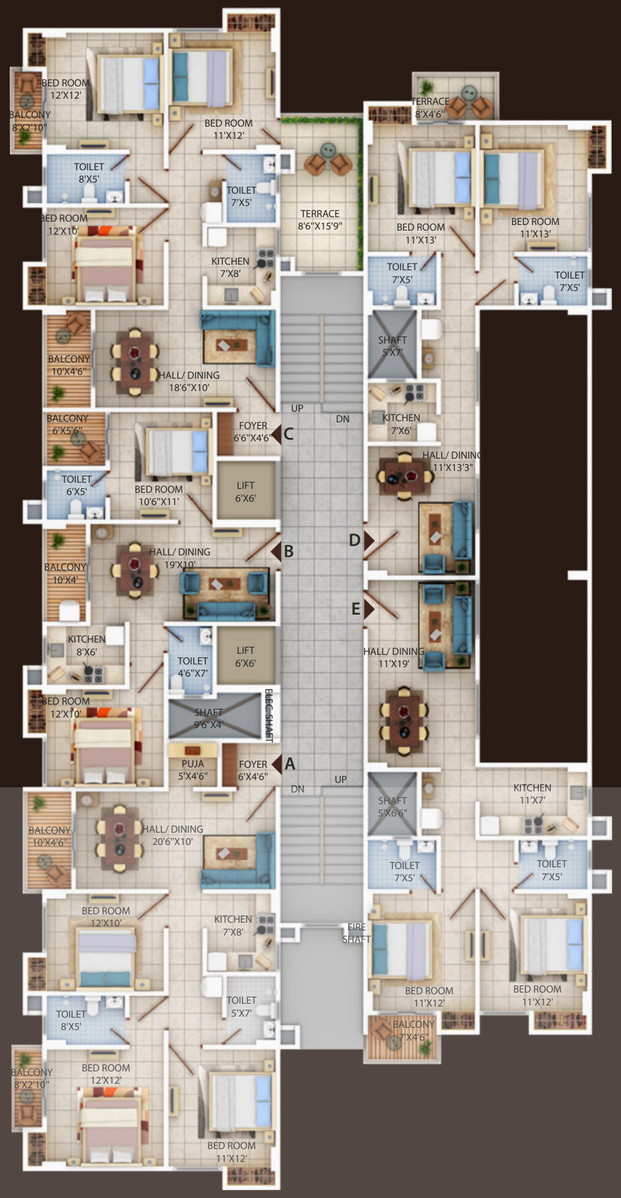
BLOCK - G 5TH, 8TH & 11TH FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TERRACE (SALEABLE AREA)	TOTAL SALEABLE AREA
A	3	1064 SQFT	84 SQFT	1229 SQFT	117 SQFT	1715 SQFT
B	3	1018 SQFT	123 SQFT	1224 SQFT	124 SQFT	1715 SQFT
C	3	1016 SQFT	103 SQFT	1201 SQFT	46 SQFT	1607 SQFT
D	3	1017 SQFT	103 SQFT	1202 SQFT	46 SQFT	1609 SQFT





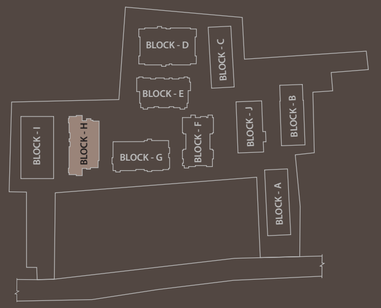
floor plans





BLOCK - H 1ST FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TERRACE (SALEABLE AREA)	TOTAL SALEABLE AREA
A	3	922 SQFT	78 SQFT	1069 SQFT		1390 SQFT
B	2	572 SQFT	78 SQFT	713 SQFT		927 SQFT
C	3	879 SQFT	77 SQFT	1331 SQFT	166 SQFT	1497 SQFT
D	2	673 SQFT		971 SQFT	56 SQFT	1027 SQFT
E	2	727 SQFT	38 SQFT	837 SQFT		1088 SQFT

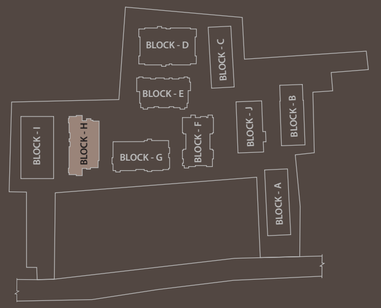


floor plans



BLOCK - H TYPICAL FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TOTAL SALEABLE AREA
A	3	922 SQFT	93 SQFT	1084 SQFT	1409 SQFT
B	2	572 SQFT	78 SQFT	713 SQFT	927 SQFT
C	3	879 SQFT	91 SQFT	1038 SQFT	1349 SQFT
D	3	942 SQFT	81 SQFT	1101 SQFT	1431 SQFT
E	3	914 SQFT	75 SQFT	1065 SQFT	1385 SQFT



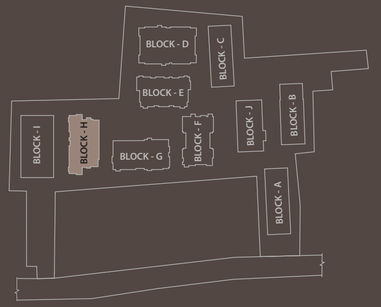


floor plans



BLOCK - H 5TH, 8TH & 11TH FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TERRACE (SALEABLE AREA)	TOTAL SALEABLE AREA
A	3	922 SQFT	93 SQFT	1084 SQFT	152 SQFT	1561 SQFT
B	2	572 SQFT	78 SQFT	713 SQFT		927 SQFT
C	3	879 SQFT	91 SQFT	1038 SQFT	152 SQFT	1501 SQFT
D	3	934 SQFT	81 SQFT	1091 SQFT	264 SQFT	1682 SQFT
E	3	914 SQFT	75 SQFT	1065 SQFT	72 SQFT	1457 SQFT



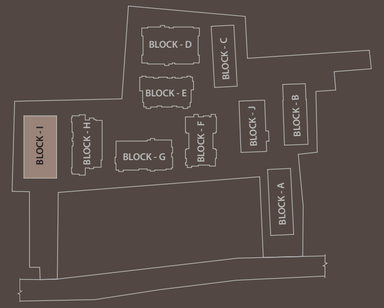
floor plans





BLOCK - I 6TH FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TERRACE (SALEABLE AREA)	TOTAL SALEABLE AREA
A	4	1591 SQFT	167 SQFT	1881 SQFT	83 SQFT	2528 SQFT
B	4	1594 SQFT	200 SQFT	1874 SQFT	83 SQFT	2519 SQFT
C	3	1444 SQFT	148 SQFT	1684 SQFT	99 SQFT	2288 SQFT
D	3	1381 SQFT	143 SQFT	1614 SQFT	121 SQFT	2219 SQFT

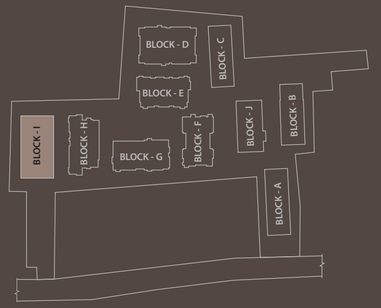


floor plans



BLOCK - I 7TH & 8TH FLOOR

TYPE	BHK	CARPET AREA	BALCONY AREA	BUA	TOTAL SALEABLE AREA
A	4	1591 SQFT	203 SQFT	1874 SQFT	2436 SQFT
B	4	1594 SQFT	200 SQFT	1874 SQFT	2436 SQFT
C	3	1444 SQFT	148 SQFT	1684 SQFT	2189 SQFT
D	3	1381 SQFT	143 SQFT	1614 SQFT	2098 SQFT





floor plans

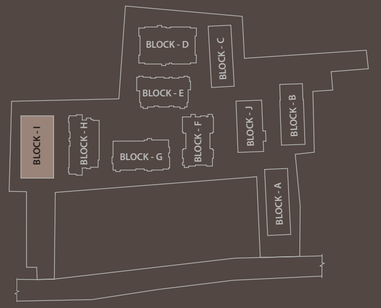


BLOCK - I GROUND FLOOR

TYPE	CARPET AREA	BUA	TOTAL SALEABLE AREA
SHOP	6123 SQFT	6350 SQFT	8446 SQFT

BLOCK - I 1ST, 2ND & 3RD FLOOR

TYPE	CARPET AREA	BUA	TOTAL SALEABLE AREA
SHOP	6589 SQFT	6853 SQFT	9091 SQFT






aerial
view

Uarayan
SHREEJONI-II

BRAHMAPUTRA RIVER



Garal PHC

DHARAPUR - PALASBARI ROAD

Petrol Pump

Shristi Shreejoni

Paschim Guwahati College

Dharapur Higher Secondary School

Dharapur Charali

SBI

TOWARDS JULUKBARI GUWAHATI

Assam Forest School

Lankeswar Temple

Girijananda Chowdhury University

Terapanthi Bhavan

Assam Don Bosco University

Azara PHC

GOALPARA - GUWAHATI ROAD

DEEPOR BEEL

New Terminal Of International Airport

Miles Bronson Residential School

St. Clare's Convent High School

Kendriya Vidyalaya AFS

Greenland Nursing Home

Lokpriya Gopinath Bordoloi International Airport

SBI

key distances

international terminal of Igbi.- 2. 8 km
inter state bus terminus. -15 km
kamakhya railway station-10 km
aiims, guwahati -15 km
gauhati university-5 km
assam engineering college-7 km
local market-1 km
kamakhya temple-10 km

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completed projects



Uttarayan Enclave, Beltola
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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 Kamal Court
Basistha Road, Beltola, 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

SHREEJONI REAL ESTATE

(A UNIT OF Uttarayan® GROUP)

New Airport Road, Garal
Guwahati 781017

site address

Opp: Terapanthi Bhawan
Dharapur-Palashbari Road,Garal
GUWAHATI - 781017
7577013111 / 7577013222

marketing

9854040006
enquiry@uttarayangroup.com

rera registration

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architect

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