Uttarayan

VEDIC ESTATE

Embrace Vedic Serenity.

Uttarayan
VEDIC ESTATE



Actual view of the backyard of the project

TRANQUILLITY IN EVERY CORNER

Tranquillity whispers from every corner. Amidst the gentle rustle of leaves and the soft caress of sunlight, serenity blooms. In the stillness, nature's harmonious symphony resonates, offering solace to the soul. In every hidden nook and open expanse, tranquillity awaits, a timeless gift to those who seek its embrace.

VIBRANT LIVING AT ITS FINEST, RIGHT HERE.

Life thrives in every nook of this vibrant complex. Vibrant conversations, joyful laughter, and the rhythm of daily existence converge here. With bustling communal spaces, this environment fosters a lively and energetic atmosphere, where every moment pulses with vitality.



Deepor Beel - Actual View

ROAD VIEW

Uttarayan VEDIC ESTATE



Uttarayan Group- the most trusted and favored brand in the Real Estate sector of North East India has been delivering excellence since the last 20 years in the form of various exceptional state-of-the-art Residential projects in various places in the Guwahati city. It has taken up various projects in other cities and towns like Jorhat, Bongaigaon and Gauripur(Dhubri); on time delivery and quality being the core values of the group.

Uttarayan Vedic Estate is a meticulously planned Residential project having 2, 3 and 4bhk flats, Clubhouse and a Natural pond with Meditation Zone, nestled in an exceptionally nature rich location near the foothills at Garchuk-Pamohi Road keeping in mind the needs of a serene cum elite lifestyle for the chosen few who have a very keen observation of a fine and refined mix of aesthetics and luxury.

SIDE VIEW

Utarayan
VEDIC ESTATE

UNOBSTRUCTED VISTAS, LIMITLESS HORIZONS AWAIT YOU.

Unveil the world from your sanctuary. Open air views, a canvas of endless possibilities. Each window is an invitation to embrace nature's grandeur, where sky meets horizon, and you are the privileged spectator.



EMBRACE THE DAWN IN OUR GARDEN HAVEN.

Awaken to the serenity of a new day at our residential haven. As dawn paints the sky with hues of warmth, immerse yourself in the tranquil embrace of nature. Experience a life where each sunrise is a promise of endless possibilities.

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VEDIC ESTATE

SWIMMING POOL VIEW

DIVE INTO SERENITY WITH A POOLSIDE PARADISE

Dive into your private oasis, where the pool becomes your daily masterpiece. Surrounded by luxury and relaxation, every glance from your window unveils a serene aquatic world, a constant reminder that paradise is just a step away.

CLUB HOUSE VIEW

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VEDIC ESTATE

EXCLUSIVE LIVING WITH SCENIC ALLURE.

Discover the epitome of luxury living at our clubhouse. Indulge in sophisticated amenities, from a state-of-the-art fitness center to elegant lounges. Immerse yourself in a lifestyle of opulence with breathtaking views that redefine the art of modern living.



COMMUNITY HALL

GATHER, CELEBRATE, UNITE AT OUR SHARED SPACE.

Welcome to our vibrant space, where moments unfold into cherished memories. A versatile space for gatherings, celebrations, and events, fostering connections and unity. Experience the warmth of shared moments and create lasting bonds in our welcoming haven.

ELEVATE YOUR FITNESS LIFESTYLE HERE.

Revitalize your fitness journey at our state-of-the-art gym with panoramic views. Elevate your workouts in a dynamic space equipped with cutting-edge amenities. Experience wellness in a setting that inspires achievement.



GYMNASIUM VIEW

GYMNASIUM

COMMUNITY HALL

LUXURY LIVING, ENDLESS AMENITIES AWAIT YOU.

Uttarayan VEDIC ESTATE

STRETCHER SIZED LIFTS

SENIOR CITIZEN SITTING AREA

LANDSCAPED GARDEN

3 SIDES OPEN APARTMENT

CHILDREN'S PLAY AREA WITH SWING & SLIDES

YOGA DECK

CRICKET PITCH

MEDITATION DECK

VAASTU COMPLIANT

SWIMMING POOL

TERRACE

FIRE SAFETY

24 X 7 SECURITY

CCTV CAMERA

BOOM BARRIER

VISITORS CAR PARKING

Unveil the world from your sanctuary. Open air views, a canvas of endless possibilities. Each window is an invitation to embrace nature's grandeur, where sky meets horizon, and you are the privileged spectator.

Uttarayan
VEDIC ESTATE

AERIAL VIEW



DISCOVER THE WORLD FROM A BREATH-TAKING PERSPECTIVE.

Unlock a breath-taking perspective. Elevate your experience with our stunning aerial views. Witness beauty from above, discover new horizons, and make memories that soar. Explore the world from a different angle.

FLOOR PLAN





BLOCK A | 1ST & 3RD FLOOR

Flat No	A-101/301	A-102/302	A-103/303
BHK	2	4	4
Carpet Area	691 Sqft	1192 Sqft	1243 Sqft
Balcony Area	74 Sqft	97 Sqft	102 Sqft
External Wall	68 Sqft	98 Sqft	101 Sqft
BUA	834 Sqft	1386 Sqft	1445 Sqft
Proportionate Share of Common Area	253 Sqft	416 Sqft	425 Sqft
Saleable Area	**1087 Sqft**	**1802 Sqft**	**1870 Sqft**

BLOCK A | 1ST & 3RD FLOOR

Flat No	A-104/304	A-105/305	A-106/306
BHK	3	4	4
Carpet Area	886 Sqft	1258 Sqft	1228 Sqft
Balcony Area	140 Sqft	199 Sqft	102 Sqft
External Wall	89 Sqft	110 Sqft	95 Sqft
BUA	1114 Sqft	1567 Sqft	1425 Sqft
Proportionate Share of Common Area	335 Sqft	470 Sqft	445 Sqft
Saleable Area	**1449 Sqft**	**2037 Sqft**	**1870 Sqft**



Uttarayan
VEDIC ESTATE

FLOOR PLAN

BLOCK A | 2ND & 4TH FLOOR

Flat No	A-201/401	A-202/402	A-203/403
BHK	2	4	4
Carpet Area	691 Sqft	1192 Sqft	1243 Sqft
Balcony Area	74 Sqft	188 Sqft	193 Sqft
External Wall	68 Sqft	102 Sqft	105 Sqft
BUA	834 Sqft	1482 Sqft	1540 Sqft
Proportionate Share of Common Area	253 Sqft	444 Sqft	462 Sqft
Saleable Area	**1087 Sqft**	**1926 Sqft**	**2002 Sqft**

BLOCK A | 2ND & 4TH FLOOR

Flat No	A-204/404	A-205/405	A-206/406
BHK	3	4	4
Carpet Area	886 Sqft	1258 Sqft	1228 Sqft
Balcony Area	140 Sqft	289 Sqft	192 Sqft
External Wall	89 Sqft	113 Sqft	98 Sqft
BUA	1114 Sqft	1661 Sqft	1518 Sqft
Proportionate Share of Common Area	335 Sqft	498 Sqft	456 Sqft
Saleable Area	**1449 Sqft**	**2159 Sqft**	**1974 Sqft**



FLOOR PLAN



BLOCK A | 5TH & 7TH FLOOR

Flat No	A-501/701	A-502/702	A-503/703
BHK	2	4	4
Carpet Area	691 Sqft	1192 Sqft	1243 Sqft
Balcony Area	74 Sqft	97 Sqft	102 Sqft
External Wall	68 Sqft	98 Sqft	100 Sqft
BUA	834 Sqft	1386 Sqft	1445 Sqft
Proportionate Share of Common Area	253 Sqft	416 Sqft	425 Sqft
Saleable Area	**1087 Sqft**	**1802 Sqft**	**1870 Sqft**

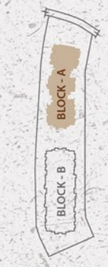
BLOCK A | 5TH & 7TH FLOOR

Flat No	A-504/704	A-505/705
BHK	3	5
Carpet Area	886 Sqft	2746 Sqft
Balcony Area	140 Sqft	697 Sqft
External Wall	88 Sqft	148 Sqft
BUA	1114 Sqft	3592 Sqft
Proportionate Share of Common Area	335 Sqft	1077 Sqft
Saleable Area	**1449 Sqft**	**4669 Sqft**



Utarayan VEDIC ESTATE

FLOOR PLAN



BLOCK A | 6TH & 8TH FLOOR

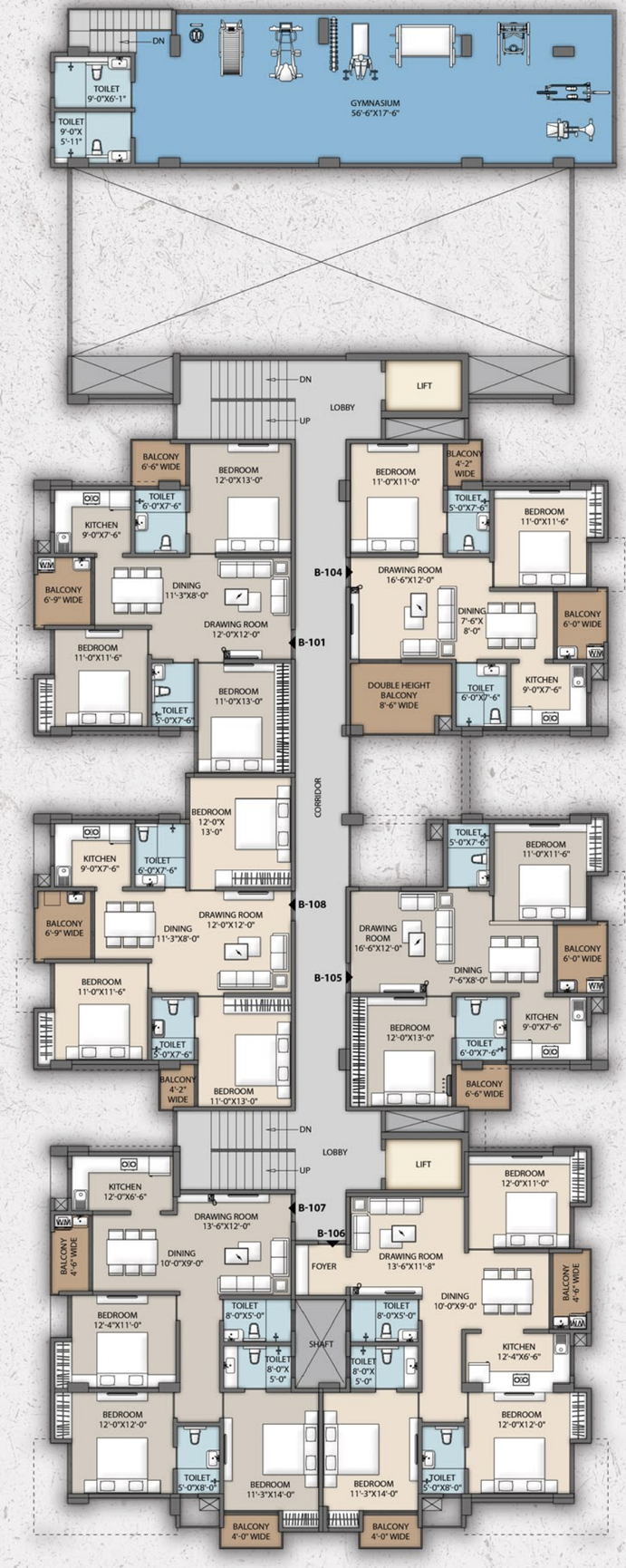
Flat No	A-601/801	A-602/802	A-603/803
BHK	2	4	4
Carpet Area	691 Sqft	1192 Sqft	1245 Sqft
Balcony Area	74 Sqft	188 Sqft	193 Sqft
External Wall	68 Sqft	102 Sqft	104 Sqft
BUA	834 Sqft	1482 Sqft	1540 Sqft
Proportionate Share of Common Area	253 Sqft	444 Sqft	462 Sqft
Saleable Area	**1087 Sqft**	**1926 Sqft**	**2002 Sqft**

BLOCK A | 6TH & 8TH FLOOR

Flat No	A-604/804	A-605/805
BHK	3	5
Carpet Area	886 Sqft	2746 Sqft
Balcony Area	140 Sqft	697 Sqft
External Wall	88 Sqft	148 Sqft
BUA	1114 Sqft	3592 Sqft
Proportionate Share of Common Area	335 Sqft	1077 Sqft
Saleable Area	**1449 Sqft**	**4669 Sqft**



FLOOR PLAN





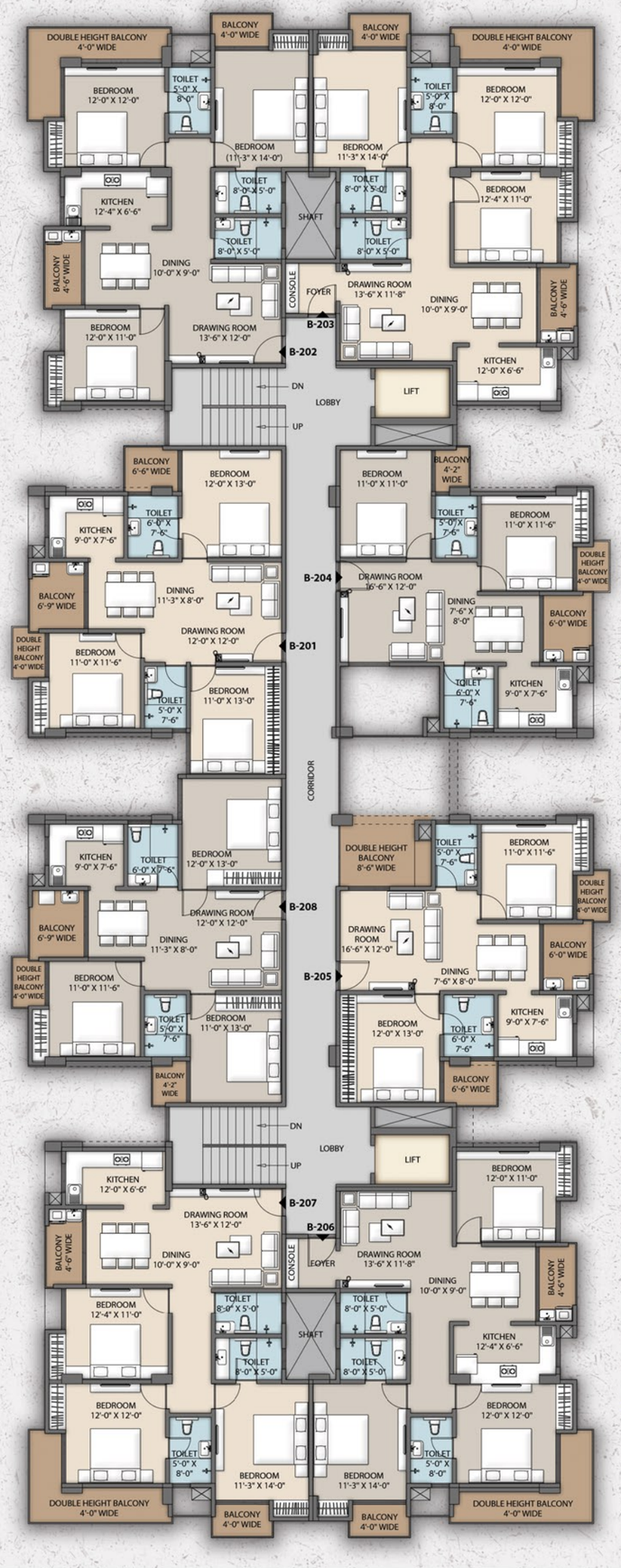
BLOCK B | 1ST FLOOR

Flat No	B-101	B-104	B-105
BHK	3	2	2
Carpet Area	852 Sqft	698 Sqft	711 Sqft
Balcony Area	84 Sqft	66 Sqft	79 Sqft
External Wall	78 Sqft	72 Sqft	72 Sqft
BUA	1015 Sqft	930 Sqft	862 Sqft
Proportionate Share of Common Area	305 Sqft	279 Sqft	258 Sqft
Attached Private Terrace		94 Sqft	
Saleable Area	**1320 Sqft**	**1209 Sqft**	**1120 Sqft**

BLOCK B | 1ST FLOOR

Flat No	B-106	B-107	B-108
BHK	3	3	3
Carpet Area	1042 Sqft	1012 Sqft	852 Sqft
Balcony Area	66 Sqft	66 Sqft	72 Sqft
External Wall	92 Sqft	81 Sqft	79 Sqft
BUA	1201 Sqft	1159 Sqft	1003 Sqft
Proportionate Share of Common Area	359 Sqft	349 Sqft	317 Sqft
Saleable Area	**1560 Sqft**	**1508 Sqft**	**1320 Sqft**







Uarayan
VEDIC ESTATE

FLOOR PLAN

BLOCK B | 2ND, 4TH, 6TH & 8TH FLOOR

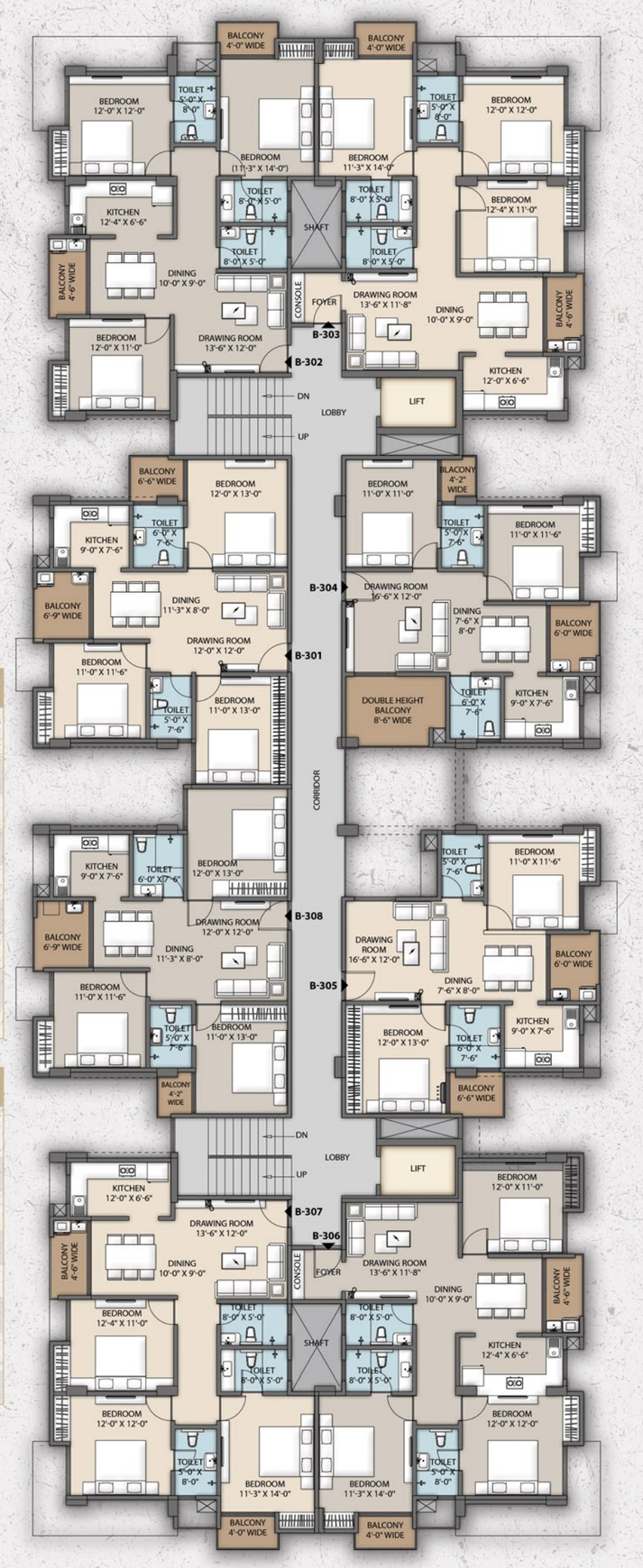
Flat No	B-201/401 601/801	B-202/402 602/802	B-203/403 603/803	B-204/404 604/804
BHK	2	3	3	2
Carpet Area	852 Sqft	1009 Sqft	1044 Sqft	698 Sqft
Balcony Area	106 Sqft	157 Sqft	156 Sqft	88 Sqft
External Wall	79 Sqft	93 Sqft	96 Sqft	73 Sqft
BUA	1038 Sqft	1260 Sqft	1297 Sqft	859 Sqft
Proportionate Share of Common Area	307 Sqft	377 Sqft	392 Sqft	261 Sqft
Saleable Area	**1345 Sqft**	**1637 Sqft**	**1689 Sqft**	**1120 Sqft**

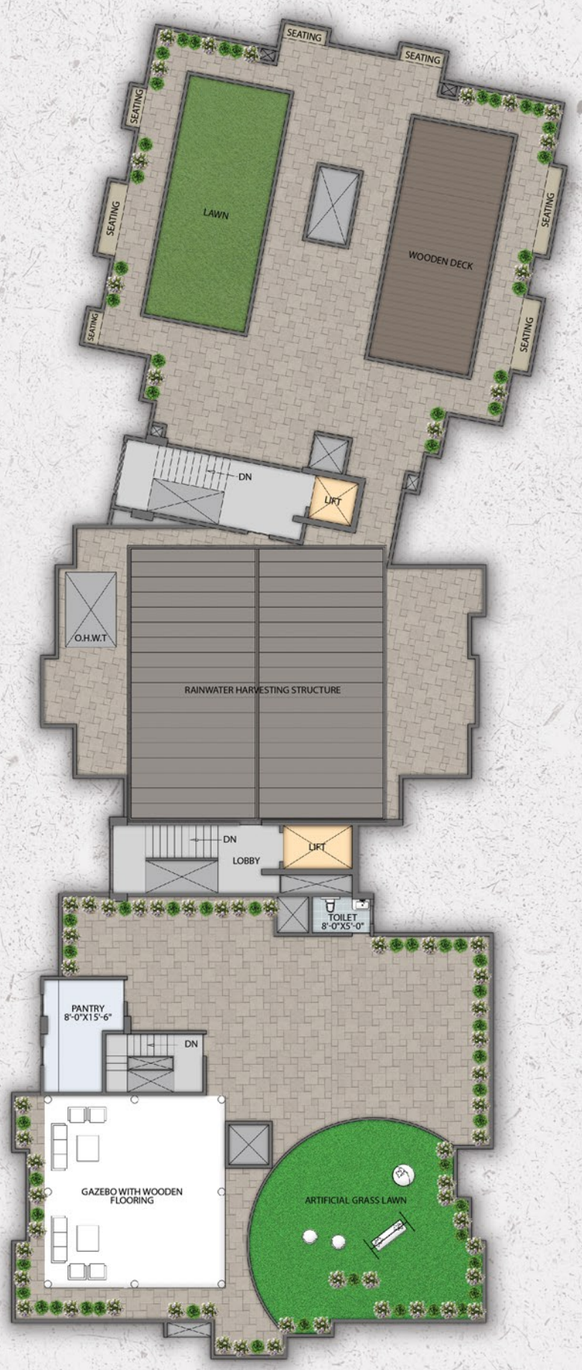
BLOCK B | 2ND, 4TH, 6TH & 8TH FLOOR

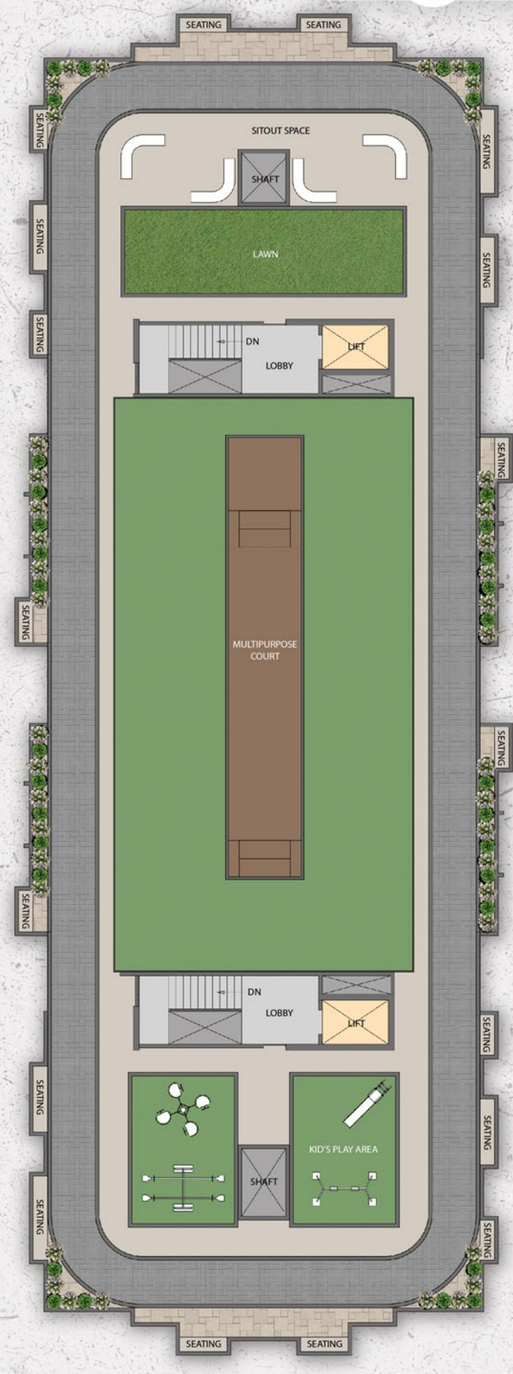
Flat No	B-205/405 605/805	B-206/406 606/806	B-207/407 607/807	B-208/408 608/808
BHK	2	3	3	3
Carpet Area	711 Sqft	1042 Sqft	1012 Sqft	852 Sqft
Balcony Area	101 Sqft	161 Sqft	161 Sqft	94 Sqft
External Wall	73 Sqft	96 Sqft	85 Sqft	79 Sqft
BUA	970 Sqft	1300 Sqft	1258 Sqft	1025 Sqft
Proportionate Share of Common Area	291 Sqft	389 Sqft	379 Sqft	320 Sqft
Attached Private Terrace	85 Sqft			
Saleable Area	**1261 Sqft**	**1689 Sqft**	**1637 Sqft**	**1345 Sqft**



FLOOR PLAN









BLOCK B | 3RD, 5TH & 7TH FLOOR

Flat No	B-301/501/701	B-302/502/702	B-303/503/703	B-304/504/704
BHK	3	3	3	2
Carpet Area	852 Sqft	1009 Sqft	1044 Sqft	698 Sqft
Balcony Area	84 Sqft	67 Sqft	66 Sqft	66 Sqft
External Wall	78 Sqft	84 Sqft	87 Sqft	72 Sqft
BUA	1015 Sqft	1160 Sqft	1197 Sqft	930 Sqft
Proportionate Share of Common Area	305 Sqft	348 Sqft	363 Sqft	279 Sqft
Attached Private Terrace				94 Sqft
Saleable Area	**1320 Sqft**	**1508 Sqft**	**1560 Sqft**	**1209 Sqft**

BLOCK B | 3RD, 5TH & 7TH FLOOR

Flat No	B-305/505/705	B-306/506/706	B-307/507/707	B-308/508/708
BHK	2	3	3	3
Carpet Area	711 Sqft	1042 Sqft	1012 Sqft	852 Sqft
Balcony Area	79 Sqft	66 Sqft	66 Sqft	72 Sqft
External Wall	72 Sqft	92 Sqft	81 Sqft	79 Sqft
BUA	862 Sqft	1201 Sqft	1160 Sqft	1003 Sqft
Proportionate Share of Common Area	258 Sqft	359 Sqft	348 Sqft	317 Sqft
Saleable Area	**1120 Sqft**	**1560 Sqft**	**1508 Sqft**	**1320 Sqft**





BLOCK A & B | TERRACE FLOOR





BLOCK-A LOBBY VIEW



MASTER BEDROOM



LIVING AREA



KITCHEN AREA

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.

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 : UPVC windows.

SPECIFICATIONS

Uarayan VEDIC ESTATE



LIFT/ELEVATOR

Automatic Lift in each tower of Kone / Otis/Johnson or equivalent make. One lift in each block shall be stretcher sized.

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

BATHROOM FITTINGS

Wall Tiles: Glazed tiles on walls upto door level.

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

C. P. Fitting: Jaquar or equivalent make.

Hot & Cold Water Line: Provision will be provided in all the bathrooms.

SCAN FOR LOCATION

Asclepius Hospitals
And Health Care Private Ltd

Grace Educational Institute

Apollo Excelcare Hospital

Petrol Pump

NH-27

Maligaon Goshala Road

AXIS BANK
ATM

Sankardev
Sisu Vidya Niketan

Royal
Public School

Saint Francis D'Assisi
Senior Secondary School

Pragjyotish Senior
Secondary School

NH-27

Ak Dev Road

Bethany School

Gorchuk Police Station

ISBT
Guwahati

ATM

NH-27

UCO Bank
Garchuk Branch

Garchuk Post Office

Vigyan Path

Dipor Bil

Bhabanand Boro Path

Institute of Advanced Study
in Science and Technology

Swahid Udyan

Nainakhorong
MV School

Garchuk - Pamohi Road

Ayursundra
Superspecialty
Hospital

Delhi
Public School
Guwahati

Holy Home
Secondary School

Akshar Forum
Pamohi

Bhrat Petroleum

Naina Khurung
Model Hospital

Garchuk - Pamohi Road

Pamohi
LP School

Sanskriti
The Gurukul

LOCATION MAP

Uttarayan
VEDIC ESTATE

EXPLORE OUR CONVENIENT NEARBY LOCATIONS.

Discover the perfect blend of convenience and serenity at our residential complex. Nestled in a prime location, our community offers a tranquil escape from the city's hustle and bustle. Explore our map to see how we're situated near schools, parks, shopping, and more. Enjoy the ease of access to all your daily needs while living in a peaceful oasis.

Welcome to your new home.



BHIMASHANKAR MANDIR



BALAJI TEMPLE



GUWAHATI AIRPORT



ISBT GUWAHATI



AYURSUNDRA HOSPITAL



DPS GUWAHATI

Delhi Public School - 3.6 Km
Sanskriti -The Gurukul - 3 Km
Ayursundra Superspecialty Hospital - 3.5 Km
Apollo Excelcare Hospital - 5.6 km
Bhimasankar - 1.2 Km
Balaji Temple - 4.9 Km
Radisson Blu Hotel - 7.6Km

Lokpriya Gopinath Bordoloi International Airport - 13 Km
Paltan Bazaar Railyway Station - 15 Km
ISBT - 4.7 Km
Lokhra - 6.6km
Khanapara - 14 Km
Jalukbari - 10Km
Fancy Bazaar - 14.5 Km
Dispur - 16 Km

Uttarayan VEDIC ESTATE

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 Prestige, Beltola
Survey Rd. Guwahati



Uttarayan Empire
Airport Road, Guwahati





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

Uttarayan Pride, Kahilipara
Guwahati





Uttarayan Ville, Kahilipara
Guwahati

Sai Villa, Bharalumukh
Guwahati





Uttarayan Residency
Kahilipara, Guwahati

ONGOING PROJECTS



Uttarayan Shreejoni
Dharapur, Guwahati

Uttarayan Harmony
Baghorbari Rd. Guwahati





Uttarayan Paradise
Gauripur, Dhubri, Assam

The Icon
A T Road, Jorhat





Uttarayan Nirvana
Bongaigaon, Assam

Uttarayan Prakriti
Na-Ali Road, Jorhat



UPCOMING PROJECTS

Uttarayan Kamal Court
Beltola, Guwahati

Uttarayan Shreejoni Ph 2
New Airport Road, Garal, Guwahati

DEVELOPERS

NAVODYA DEVELOPERS

(A Unit Of Uttarayan Group)

Maa Padma Commerical Complex
House No 289, Bharalumukh, AT Road
Guwahati - 781009

ARCHITECTS

bhajanka ASSOCIATES

Ar. Anuj Bhajanka
Guwahati

STRUCTURAL ENGINEERS

Zenith Engineering And Consultancy

MEMBER AREIDA (CREDAI ASSAM)

SITE ADDRESS

Garchuk-Pamohi Road, Guwahati - 780035

CONTACT

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vedicestate@uttarayangroup.com

RERA NUMBER

RERA KM 139 of 2023-2024

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DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of UTTARAYAN VEDIC ESTATE. 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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