Estd. 1941

PROMOTER

Uttarayan® Group

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ARCHITECT

SIMPLEX ARCHITECTURES
Guwahati

STRUCTURAL CONSULTANT

Zenith Engineering and Consultancy
Guwahati

DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of UTTARAYAN PARADISE. 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/or architects.

Uttarayan Paradise

a piece of heaven

PARADISE - A FUSION OF
MODERNITY & ROBUSTNESS

Uttarayan Paradise
"a piece of heaven"

WELCOME TO YOUR PERFECT HOME AT
UTTARAYAN PARADISE

Uttarayan Group being one of the most trusted and favoured brands in the Real Estate sector of North East India, is now committed to develop lifestyle Residential cum Commercial project in Gauripur, Dhubri, Assam; on time delivery and quality being the core values.

Uttarayan Paradise is a Residential cum Commercial project featuring standard sized 3-BHK Flats having Children's play area, Rooftop garden, Yoga deck, Gymnasium and many more modern amenities to cater the residents for a luxury living within the campus adding a touch of new modernity in the city.



EXPLORE ARRANGE OF FACILITIES & AMENITIES

- CHILDREN'S PLAY AREA.
- ROOF TOP OPEN GYM.
- ROOF TOP DEDICATED YOGA SPACE.
- GARDEN AREA IN ROOFTOP.
- 4 NUMBER OF AUTOMATIC ELEVATORS.
- 24HRS POWER BACKUP (IN COMMON AREA).
- INTERCOM FACILITY.
- CCTV SURVEILLANCE IN THE COMMON AREAS.
- WIDE DRIVEWAY FOR EASY MOVEMENT OF VEHICLES.
- AMPLE CAR PARKING.
- IRON REMOVAL FILTER & 24 HRS WATER SUPPLY FROM DEEP TUBEWELL.
- MARBLE OR KOTA STONE IN ALL COMMON AREAS & STAIRCASE.









ADDING A BREEZE OF FRESSNESS
TO THE STREETS OF GAURIPUR



SITE PLAN

Uttarayan Paradise
"a piece of heaven"



GROUND FLOOR COMMERCIAL



GROUND FLOOR PLAN AREA STATEMENT

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	SBUA
COMMERCIAL	2795	--	118	2913	3654

(All areas are in Square Feet)

1ST FLOOR PLAN



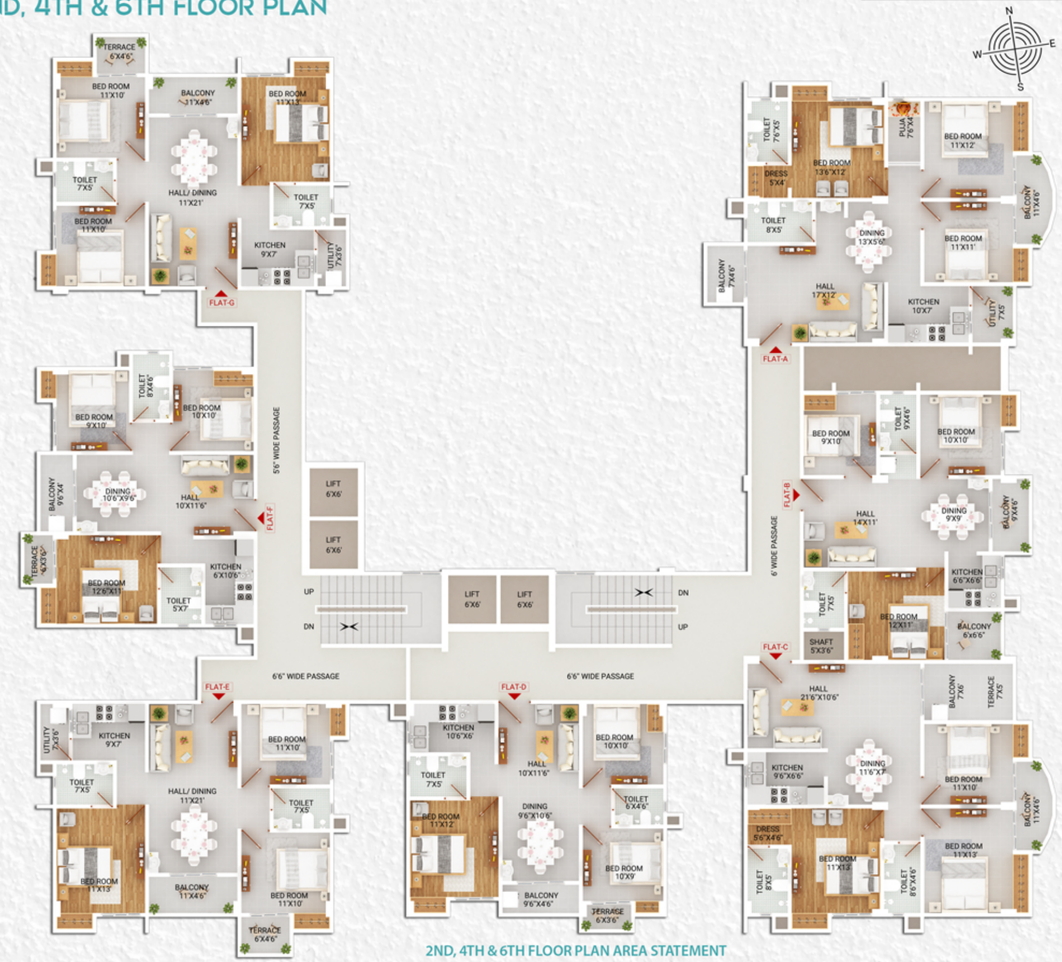


1ST FLOOR PLAN AREA STATEMENT

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	TERRACE	SBUA
COMMERCIAL	3163	--	124	3287	--	4110
FLAT-D	730	39	61	830	25	1069
FLAT-E	809	83	70	962	33	1244
FLAT-F	746	43	64	853	25	1098
FLAT-G	809	83	70	962	33	1244

(All areas are in Square Feet)

2ND, 4TH & 6TH FLOOR PLAN



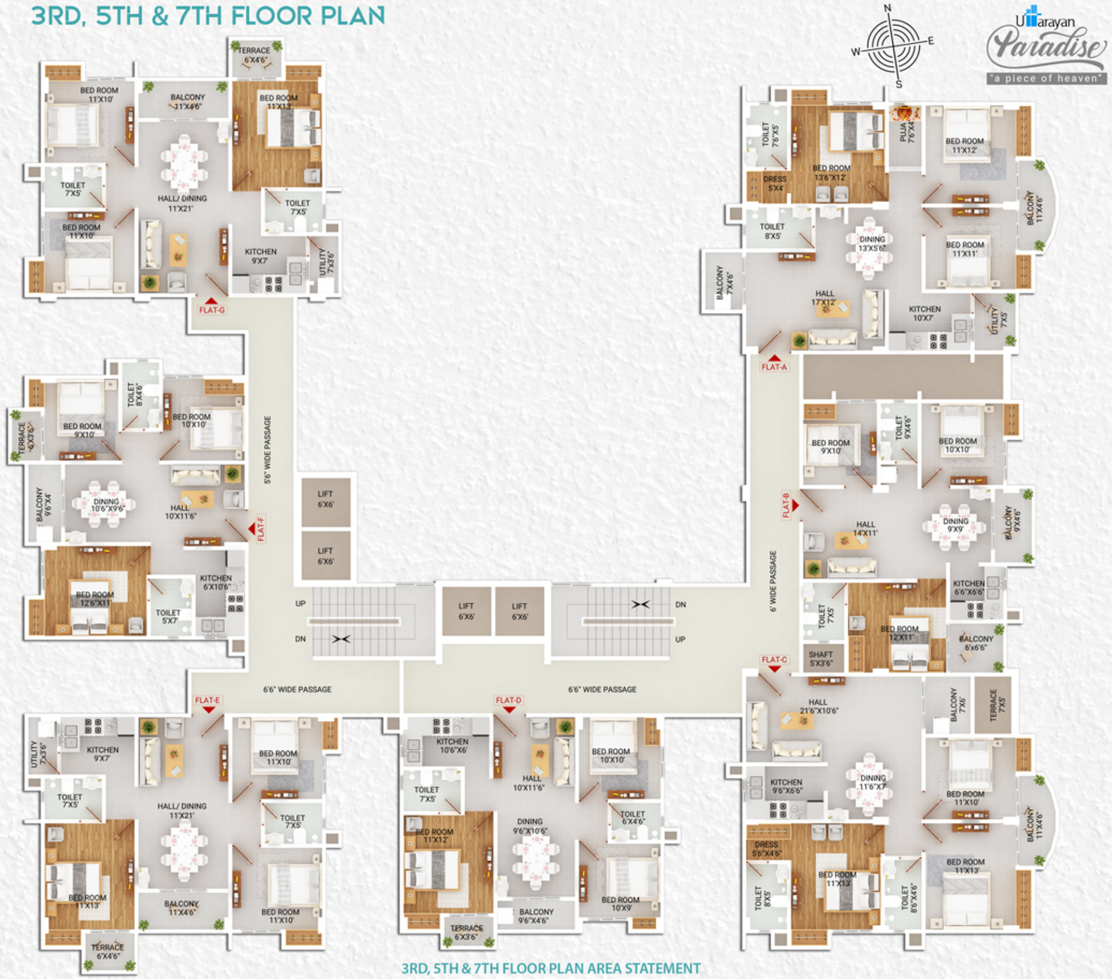
2ND, 4TH & 6TH FLOOR PLAN AREA STATEMENT

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	TERRACE	SBUA
FLAT-A	948	127	68	1143	--	1429
FLAT-B	711	88	59	858	--	1073
FLAT-C	938	90	67	1095	37	1415
FLAT-D	730	39	61	830	25	1069
FLAT-E	809	83	70	962	33	1244
FLAT-F	746	43	64	853	25	1098
FLAT-G	809	83	70	962	33	1244

(All areas are in Square Feet)



3RD, 5TH & 7TH FLOOR PLAN



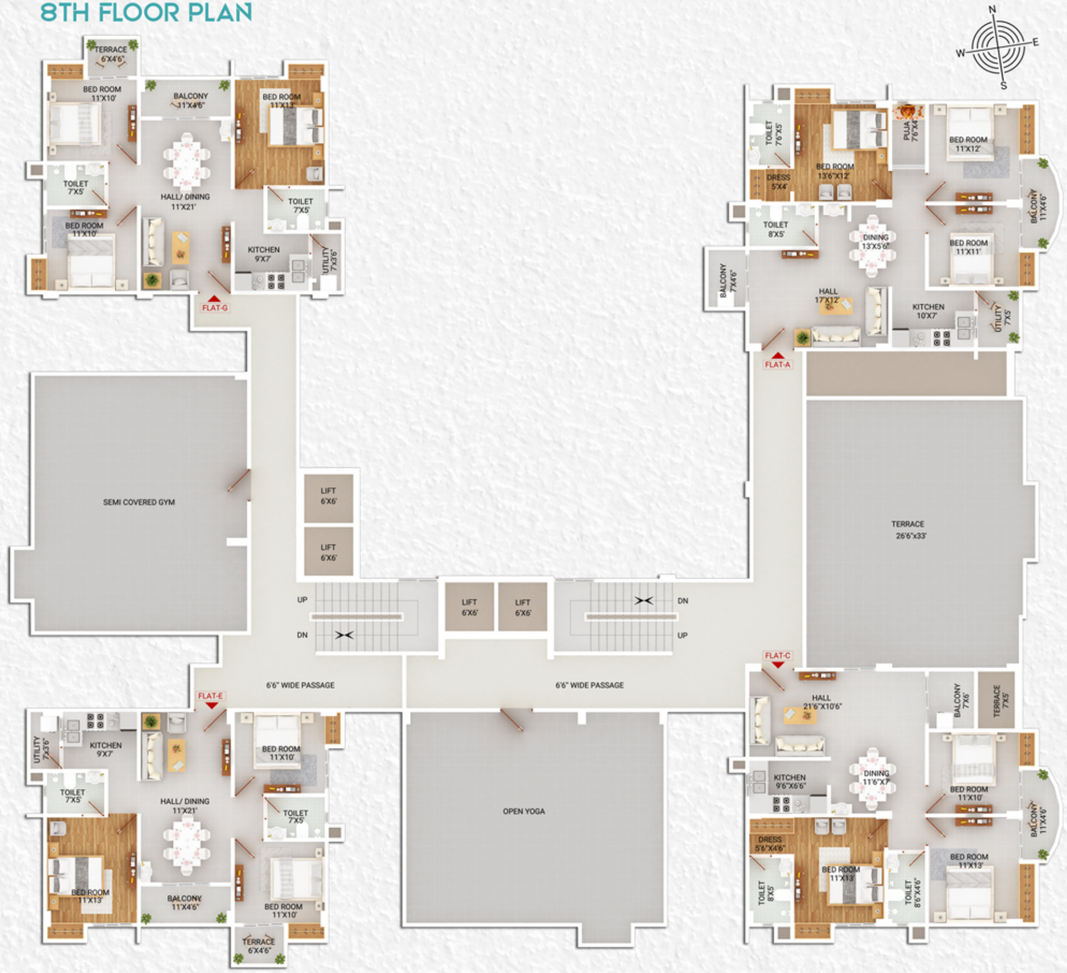
3RD, 5TH & 7TH FLOOR PLAN AREA STATEMENT

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	TERRACE	SBUA
FLAT-A	948	127	68	1143	--	1429
FLAT-B	711	88	59	858	--	1073
FLAT-C	938	90	67	1095	--	1369
FLAT-D	730	39	61	830	25	1069
FLAT-E	809	83	70	962	33	1244
FLAT-F	746	43	64	853	25	1098
FLAT-G	809	83	70	962	33	1244

(All areas are in Square Feet)



8TH FLOOR PLAN





8TH FLOOR PLAN AREA STATEMENT

TYPE	CARPET AREA	BALCONY AREA	EXTERNAL WALL AREA	BUA	TERRACE	SBUA
FLAT-A	948	127	68	1143	--	1429
FLAT-C	938	90	67	1095	941	2545
FLAT-E	809	83	70	962	33	1244
FLAT-G	809	83	70	962	33	1244

(All areas are in Square Feet)

ISOMETRIC VIEW

Uttarayan Paradise "a piece of heaven"



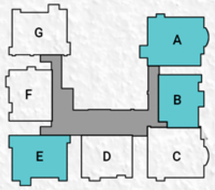
FLAT - A



FLAT - B



FLAT - E



IN THE HEART OF THE NIGHT IS THE
BRIGHT LIGHT OF MODERNITY,



SPECIFICATIONS

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"a piece of heaven"

STRUCTURE
Earthquake resistant RCC framed.

INTERNAL WALL
Putty finish.

EXTERIOR WALL
Anti-Fungal all weather coat (Paint).



DOORS
Decorative panel doors for the entrance and flush door for internal.

WATER SUPPLY
Iron Removal Filter and 24 hrs. water supply from Deep Tubewell.

KITCHEN
Slab : Marble Top.
Fixtures : S.S. Sink, Power Point.
Cladding : Ceramic tiles 2-ft above counter.

STAIRCASE & FLOOR LOBBY
Good quality polish Marble or Kota stone in staircases & floor lobby.

TOILETS
Floor: Anti skid ceramic tiles.
Fittings: Reputed company CP fitting.
Commode: Western style.
Water Points: Hot and cold water points and provision for geyser in all toilets.
Wall: Ceramic tiles upto 7-ft height.

POWER BACKUP
24-hours power backup in common areas.





WINDOW
Powder coated/anodized aluminum sliding window with glass.

FLOORING
Dining: Vitrified tiles.
Other Bedrooms: Vitrified tiles.
Balcony: Anti skid vitrified tiles.

ELECTRICAL
Switches: Modular switches of reputed make.
MCB: MCB of reputed make.
Wiring: Concealed PVC copper wiring.
Telephone Points: Living room & master bedrooms.
TV Point: Provision in living room & master bedrooms.
Electrical Point: Adequate light and fan points.
AC Point: AC point in bedrooms.



LOCATION ADVANTAGE

- P B College - Opposite Site
- Rupsi Airport - 8.5 Km.
- Bus Stand - 1.7 Km.
- Nursing Home - 1.5 Km. (Gauripur Hospital)
- Railway Station - 1.0 Km.
- Main Market - 1.2 Km.
- Dhubri Medical - 6.5 Km. College
- Civil Hospital - 6.7 Km.
- P C Institute of - 700 Mtrs. High School

LOCATION MAP



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 Residency
Kahilipara, Guwahati



Sai Villa, Bharalumukh
Guwahati



Uttarayan Ville, Kahilipara
Guwahati



Uttarayan Pride, Kahilipara
Guwahati



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



Uttarayan Empire
Airport Road, Guwahati

ONGOING PROJECTS



Uttarayan Shreejoni
Dharapur, Guwahati



Uttarayan Harmony
Baghorbari ,Guwahati



Uttarayan Prakriti
Na Ali Road, Jorhat

UPCOMING PROJECTS

Uttarayan Vedic Estate
Pamohi, Garchuk, Guwahati

Uttarayan Kamal Court
Beltola, Guwahati

Uttarayan Shreejoni Ph 2
New Airport Road, Garal, Guwahati.

Uttarayan Nirvana
Bongaigaon, Assam

The Icon by Uttarayan Group
A T Road, Jorhat