



UTTARAYAN  
RESIDENCY

IT'S MY WORLD!





## ARTIST'S IMPRESSION

Kahilipara Road

The little moments of life mean more. The times spent with the family become memories in hindsight. The special moments deserve a special avenue - your home at Uttarayan Residency.

46 Cosy, Contemporary Apartments at Kahilipara, Guwahati.



## HAPPINESS IS IN THE LAP OF MOTHER NATURE

Uttarayan Residency is close to the city-centres - yet when you open the windows, you enjoy a gush of fresh air. Nature and greens surround you all around. Truly, ensuring your health and wellness.

### UNIQUE FEATURES

- 72% Open space
- Each block will have 2 set of elevator and 2 set of staircases
- Guest Car Parking for flat owners
- Ground Floor Elevator lobby with AC Lounge
- Hill View from Most Apartments

**UTTARAYAN**  
RESIDENCY

# FLOOR PLANS



## FLAT TYPE A

TYPICAL 1ST TO 7TH FLOOR  
S.B.A-1450 SQFT | BHK-3



# FLOOR PLANS



## FLAT TYPE B & E

TYPICAL 1ST TO 7TH FLOOR  
S.B.A-1155 SQFT | BHK-2



# FLOOR PLANS



## FLAT TYPE C

TYPICAL 1ST TO 7TH FLOOR  
S.B.A-1515 SQFT | BHK-3



# FLOOR PLANS



## FLAT TYPE D

TYPICAL 1ST TO 7TH FLOOR  
S.B.A-1515 SQFT | BHK-3



# FLOOR PLANS



## FLAT TYPE F

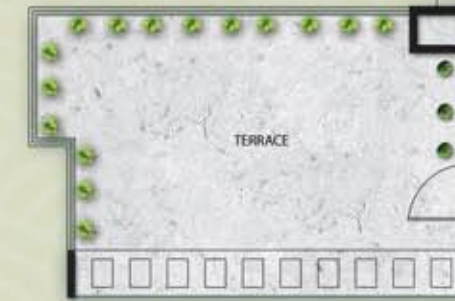
TYPICAL 1ST TO 7TH FLOOR  
S.B.A-1450 SQFT | BHK-3



# FLOOR PLANS

## PENTHOUSE TYPE A

8TH FLOOR  
S.B.A-1550 SQFT | BHK-3  
TERRACE-615 SQFT



## PENTHOUSE TYPE C

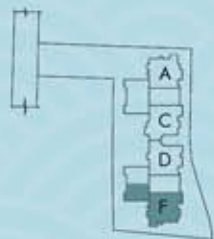
8TH FLOOR  
S.B.A-1520 SQFT | BHK-3  
TERRACE-615 SQFT



# FLOOR PLANS

## PENTHOUSE TYPE D

8TH FLOOR  
S.B.A-1620 SQFT | BHK-3  
TERRACE-615 SQFT



## PENTHOUSE TYPE F

8TH FLOOR  
S.B.A-1450 SQFT | BHK-3  
TERRACE-615 SQFT



# SPECIFICATIONS

## BUILDING

Two blocks.

## STRUCTURE

Seismic resistant RCC framed structure conforming to ISI specification, designed by highly experienced structural engineers.

Reinforced concrete slab.

## WALL FINISHED

**Internal** Solid bricks walls with plastered and POP finish.

**External** Most modern and elegant permanent outer finish with high quality external paint.

## FLOORING

All rooms will have vitrified tiles, toilet flooring will have anti-skid ceramic tiles.

## KITCHEN

Fitting & Fixtures, superior quality CP fitting, granite working platform with 2ft high glazed ceramic tiles above it, stainless steel sink provision for one exhaust fan (without exhaust fan) All plumbing with concealed pipes for water connection.

## WATER SUPPLY

Round the clock water supply ensured with underground & over head tank.

## ELECTRICAL

All copper wiring in PVC concealed conduit. Provision for adequate light & Power points as well as Telephone & TU outlets. Quality modular switches of ISI marked.

## DOORS

All internal & external door frames in hard wood with flush doors.

## WINDOWS

Sliding glass windows with powder coated aluminium frame.

## FIRE SAFETY

Well equipped with fire alarm/fighting devices /extinguishers. A large water reservoir.

## TOILET

Glazed tiles in white colour on walls up to door level. Provision for hot & cold water supply system on the master bedroom (without geyser). European W.C.'s washbasins in light shade of hindware or equivalent brand. One towel rail, one mirror suitably fitted, water lines with concealed CP fittings.

## FACILITIES

All flats are three side open.

Iron Removal water Filter.

CCTV camera in common areas & linkage of flats with intercom.

Fire Fighting equipments on each floor.

Max Power (Load) of 5kw/2BHK & 6kw/3BHK.

Generator facilities in all common areas and common amenities in both the blocks.

Letter Boxes for all flat owners.

Security Guard Cabin & Common toilets at ground floor for each block.

## EXTRA CHARGES

Registration as per actual.

Uat, service Taxes or any other taxes levied.

Electrical Meter Cost, Transformer, Generator.

Cost of formation of society.

Legal Expenses.

Cancellation Charge 5% of Total Consideration.

Late Payment Penalty @ 2% per month to a maximum of 6 months.

## ADDITIONAL FEATURES AT EXTRA COST

Any sophisticated marble or granite flooring.

Premium quality CP & Sanitary Fittings.

Video door phone.

Full power back up for apartments.

## COMPLETED PROJECTS



UTTARAYAN ENCLAVE



UTTARAYAN GREENS



UTTARAYAN HEIGHTS



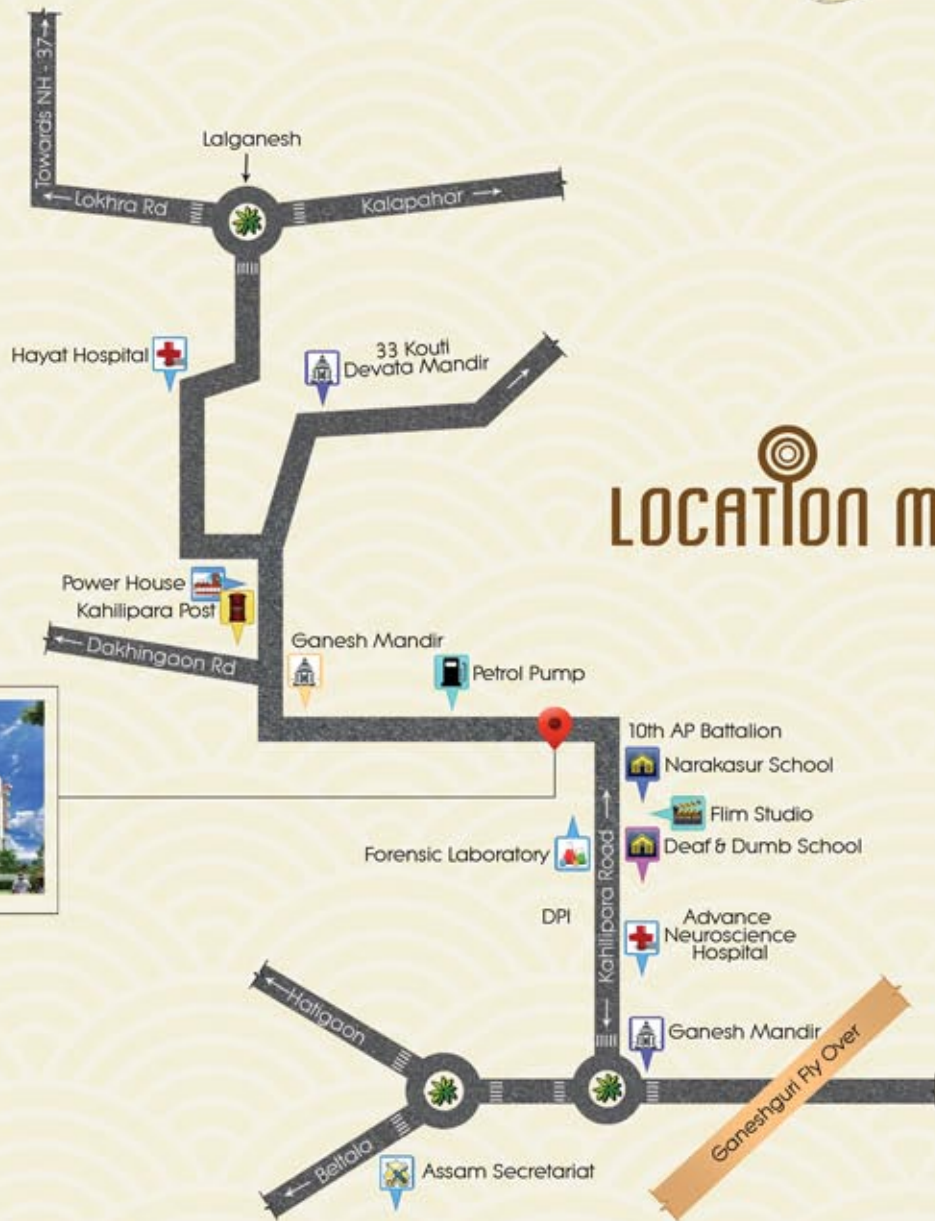
# SITE PLAN



## UNIQUE LOCATION

- LOCATED VERY NEAR TO THE CITY AREA, YET SURROUNDED BY GREENERY
- DISTANCE FROM ASSAM SECRETARIAT IS JUST 2.5 KMS
- DISTANCE FROM GANESHGURI MARKET IS JUST 2KMS, THE 2ND LARGEST MARKET OF GUWAHATI
- THE ONLY FILM CITY OF GUWAHATI, JYOTI CHITRABON IS WALK ABLE DISTANCE FROM THE PROJECT SITE
- 20 MINUTES DRIVE FROM ISBT
- HOSPITAL LIKE GNRC, INTERNATIONAL HOSPITAL, DISPUR POLYCLINIC AND HAYAT HOSPITAL ARE IN CLOSE VICINITY
- DISPUR INDOOR STADIUM & BHUPEN HAZARIKA CRICKET STADIUM ARE AT JUST 10 MINUTES DRIVE
- PLACE OF INTEREST LIKE GANESH TEMPLE & GUWAHATI ZOO ARE IN CLOSE VICINITY





## LOCATION MAP



### DEVELOPERS



Maa Padma, Commercial Complex, House No. 289

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Web [www.uttaryangroup.com](http://www.uttaryangroup.com)

### CONSULTANT

Zenith Engineering & Consultancy  
Janakpur, Kahilipara  
Guwahati 781019

### ARCHITECTS



Simplex Architectures  
Guwahati 781005

### SITE ADDRESS

Kahilipara, Opp. Bharat Petrol Pump  
Kahilipara, Guwahati 781019  
Assam

### DISCLAIMER

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