



Live your dream.....

Upholding the dream of a home amidst greenery, a home away from the concrete jungle of the modern life. Uttarayan Greens... is a promise of the feeling of the fresh air of the country-side within the bustling city of Guwahati.

We bring you homes with the comfort and luxury of living among lush vegetation with the nostalgic feeling of going back to your roots and those tomatoes in your backyard.

Home is a prayer, a blessing. Your home will promise you the essence of peace and tranquility as you get mesmerized by the luxury of a new home which gives you the freshness of a dew drop glistening in the morning sun.



UTTARAYAN Greens

The pasture is greener over here

At Uttarayan Greens, **68% area** is dedicated to **open space** for you to admire the rising sun as it spreads its plethora of colours, to let the morning breeze soothe your soul and to feel the grass as it is softened by the morning dew.

Well manicured greenery with **playgrounds, parks, lawns, enchanting water bodies, well trailed pathways and recreation area** to bring back tranquility and serenity in today's hectic life.





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Discover yourself again

Uttarayan Greens is the promise of today and the hope of tomorrow for all those who desire comfort, stylishly blended with mother nature's exquisite architecture. Not only promising a refreshing sunrise to a breath taking sunset, Uttarayan Greens is also equipped with **all modern amenities** so that your home showcases style and elegance along with the warmth of a comforting and cozy feel.

Recharge yourself at our diverse facilities. Fitness freaks can avail the state of art **gymnasium** to burn the calories and keep in shape. Young moms can keep their young ones busy at the **play zone**. Enjoy and relieve your stress at the swimming pool. Take a stroll in the **exquisitely landscaped lawn**. **A community hall** to celebrate auspicious occasion in a memorable way.

24 hour coffee shop, departmental store, unisex salon, internet café, recreation room with varied entertainment sources, pharmacy all under one roof within the campus to reinstate equilibrium in your modern demanding life.



UTTARAYAN Greens

3S: Sleep, Safe & Sound

In today's mundane life, Uttarayan Greens strives to provide peace of mind. You do not have to worry about the safety of your dream.....your home. Your dream will be well guarded by a **strong main gate** with ornamental grill and **well guarded compound**. There will be **round the clock security intercom system** at entrance foyer connected to all the units, **fire fighting system** at the staircase and lobby on each floor and **security cabin** on each block on the ground floor.

“In our Promises”

Reasons to be in Uttarayan Greens

- Each flat has atleast two balconies
- Interflowing living and dining spaces for openness and efficient space management.



- Flats are prewired for cable and telephone.
- Each block has two lifts.
- Generator facility on common areas in all the blocks.
- No headaches of water logging
- The site is only 1 km from NH 37
- Four and a half km from the political centre of Assam, i. e. Dispur.
- Adjacent to Hockey Stadium and walking distance from Saru Sajai Main Stadium.
- Airport is only at a half an hour drive distance
- Ten minutes drive to the ISBT
- Elite schools like DPS, Gurukul and hospitals like GNRC, Down Town, Sankardev Netralaya are nearby
- The nearby Beltola Market will take care of your groceries.
- The DTO office is at a 5 min drive
- Evoke the blessing of the Almighty at the sacred Balaji Temple which is only 5 min drive from the site

In perfect symbiosis with Mother Nature

To strike the perfect balance between flora, fauna and mankind, Uttarayan Greens has provision for rain water harvesting and afforestation.



Rain Water Harvesting

Stringent measures towards harvesting of rain water for replenishment of ground water resources and increasing the water table by employing scientific system of rain water harvesting.

Afforestation

The effects of an increasing population, growing pollution and the consequent decrease in forest area on the environment are well known. Afforestation carried out in a structured way with thorough knowledge of local environment, vegetation, soil type and socio-economic issues is the answer.

Uttarayan Greens has a sustainable and well-planned afforestation project to help improve soil conservation, catchment management and water quality.

Architected for Indulgence Living

Specifications :

Building: Four blocks plus 1 club house

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.

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.

Doors:

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

Windows:

Sliding glass windows with powder coated aluminium frame.

Electrical:

All copper wiring in PVC concealed conduit. Provision for adequate light & power points as well as telephone & TV outlets. Quality modular switches of ISI marked.

Water supply:

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

Fire safety:

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

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**TYPICAL 1ST TO 8TH FLOOR PLAN
BLOCK A**

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G + 8

Super Built Up Area

- Flat A ■ 1474 sq. ft. (3 Bedroom)
- Flat B ■ 1606 sq. ft. (3 Bedroom)
- Flat C ■ 1474 sq. ft. (3 Bedroom)
- Flat D ■ 1606 sq. ft. (3 Bedroom)



TYPICAL 1ST TO 8TH FLOOR PLAN

BLOCK 'B'

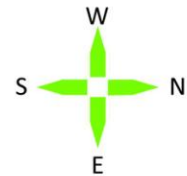
UTTARAYAN Greens



G + 7

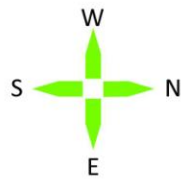
Super Built Up Area

- Flat A ■ 1678 sq. ft. (3 Bedroom)
- Flat B ■ 1082 sq. ft. (2 Bedroom)
- Flat C ■ 1678 sq. ft. (3 Bedroom)
- Flat D ■ 1678 sq. ft. (3 Bedroom)
- Flat E ■ 1082 sq. ft. (2 Bedroom)
- Flat F ■ 1678 sq. ft. (3 Bedroom)



TYPICAL IST TO 6TH FLOOR PLAN
BLOCK 'C'

UTTARAYAN Greens



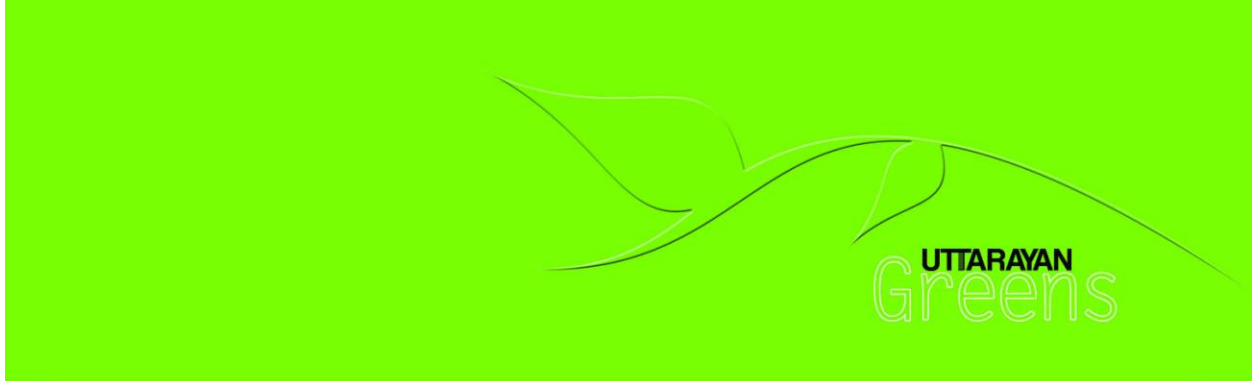
G + 8

Super Built Up Area

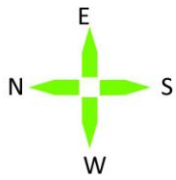
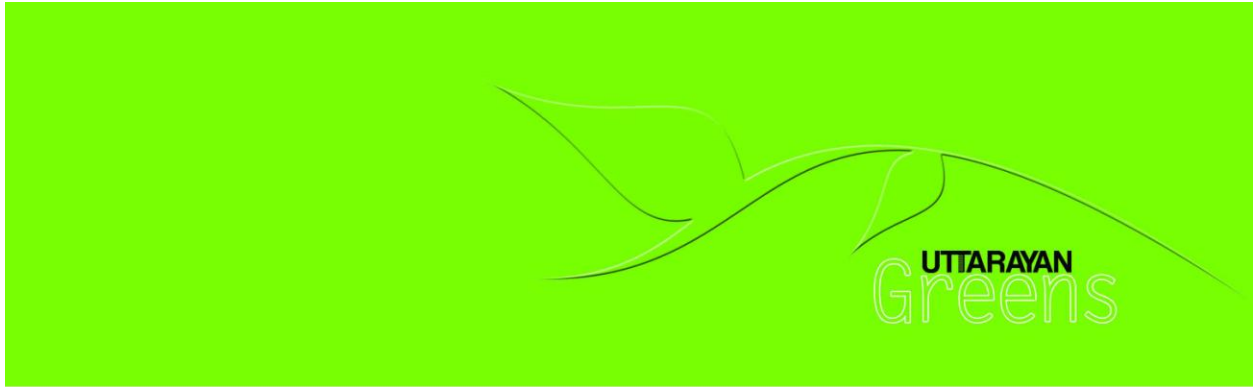
- Flat A ■ 1585 sq. ft. (3 Bedroom)
- Flat B ■ 1585 sq. ft. (3 Bedroom)
- Flat C ■ 1585 sq. ft. (3 Bedroom)
- Flat D ■ 1908 sq. ft. (4 Bedroom)



**TYPICAL IST TO 8TH FLOOR PLAN
BLOCK 'D'**



SITE PLAN



LOCATION MAP