

THE SYMPHONY OF GOOD LIVING!





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WELCOME TO
YOUR
PERFECT ABODE
AT

Uttarayan
Harmony

উত্তৰায়ন হাৰম'নিৰ
পূৰ্ণাঙ্গ আবাসথলীলৈ
আপোনাক আঁদৰিছো।

This project is a vision of Uttarayan Group, one of the well-known and favoured brands when it comes to Real-Estate in Guwahati. With the Group's innate expertise in quality construction, distinct architectural styling and building residences with all essential amenities, Harmony is stated to be an urban living experience beyond compare!

Uttarayan Harmony is the newest landmark for Guwahati skylines, with a fully residential tower featuring 2 & 3 BHK modern apartments and an exclusive Clubhouse beyond Luxury!

গুৱাহাটী মহানগৰীত গৃহ-নিৰ্মাণ কৰ্মত নিদৰ্শণ
দাঙি ধৰা উত্তৰায়ন গ্ৰুপৰ এই প্ৰকল্পটি এটি প্ৰজ্ঞাৰূপ।

নিৰ্মাণ কাৰ্যত মান বিশিষ্ট দক্ষতা, স্বতন্ত্র স্থাপত্যশৈলী
আৰু সকলো প্ৰকাৰৰ স্বাচ্ছন্দ্যমূলক সজ্জা ৰূপেৰে
হাৰম'নি হৈ উঠিব নাগৰিক জীৱনৰ এক অতুলনীয় অভিজ্ঞতা।

উত্তৰায়নৰ হাৰম'নি বিনাদ্বিধাই বসবাসৰ উত্তম আৱাসস্থলী -
গুৱাহাটী মহানগৰীৰ দিগবলয়ৰ নৱতম পৰিচয়।

হাৰম'নিৰ প্ৰতিটো সুকীয়া সুকীয়া নিবাসথলীত
থাকিব দুটা আৰু তিনিটা কোঠালীযুক্ত স্বয়ংসম্পূৰ্ণ
একোটা ঘৰ। আবাসিক এলেকাত থাকিব বিলাসী ক্লাবঘৰ।



DISCOVER A PERFECT HARMONY
IN YOUR DAY TO DAY LIFE...

আহক, আৱিষ্কাৰ কৰক
সুখ আৰু সুৰক্ষাৰ হাৰম'নি।



সচাঁ অৰ্থত আনন্দময় জীৱন

A GRAND BEGINNING

নিৰ্বাহৰ এক বিশাল শুভাৰম্ভ-

OF A TRULY HARMONIOUS LIVING!

হাৰমনি উচ্চমানৰ গৃহ নিৰ্মাণ প্ৰকল্প। চিত্তাকৰ্ষক আৰু দৃষ্টিনন্দন
আপোনাৰ ঘৰটিৰ দুৱাৰমুখে প্ৰতি পলে পলে আপোনাক
দিবহি মুকলিমুৰীয়া ভাব আৰু ভিতৰৰ নিখুঁত কাৰুকলাই দিব স্বস্তিভৰা অনুভূতি।

Harmony stands tall as the quintessential urban home with comforts to match! The impressive facade looks beautiful at every time of the day, and the impeccably designed interiors will truly take your breath away.



RIPPLES OF TRANQUIL TIMES

The project brings a great balance of elegant aesthetics and urban comforts, within spacious homes, surrounded by the finest amenities like modern gymnasium, swimming pool, badminton court, indoor games room, landscaped rooftop, outdoor party zone, community hall, sundeck, sitting areas and much more.

সমাহিত সময়ৰ লহৰ

এই প্রকল্পৰ লক্ষ্য - এক সুৰুচিপূৰ্ণ- সৌন্দৰ্যবোধৰ আহল-বহল ঘৰৰ সুখকৰ আৰাম।

আপোনাক আৰু আপোনাৰ পৰিয়ালক প্ৰতি নিয়ত দিব পৰাকৈ সাজু হৈ থাকিব অত্যাধুনিক ব্যায়ামাগাৰ, বেডমিণ্টন কোৰ্ট, ইনড'ৰ আৰু আউটড'ৰ খেলৰ সামগ্ৰী, প্ৰকৃতিৰ ৰূপ-মাধুৰ্যমানে ভৰপূৰ দৃশ্যমান সমতলৰ চাদ, সমূহীয়া প্ৰেক্ষাগৃহ, প্ৰাতঃ ভ্ৰমণৰ বাবে মুকলি ঠাই আৰু বহাৰ সুকীয়া সুবিধা।



CLUB HOUSE VIEW

AMENITIES & FACILITIES

Harmony

LUXURIES THAT MAKE YOU
LOVE LIFE A LITTLE MORE!

এটি সুখকর-স্বাচ্ছন্দ্যময় জীবনলৈ আহ্বান-
যিয়ে জীবনক আৰু বেছিকৈ ভালপারলৈ অনুপ্রাণিত কৰে।



Swimming Pool with Locker And 2 Changing Cum
Steam Rooms

Creche With Outdoor Activity and Wading Pool



Walking Track



2 Badminton Courts



Multipurpose Court



Kids Play Area



Lawn



Amphitheatre With Stage



Indoor Play Area
with Stage



Outdoor Gym



Club House



Multipurpose Hall



Double Height
Banquet Hall



Guest Rooms



2 Gazebos



Community Center



Cricket Pitch



2 Swing Arena



Bonfire Area



Electric Vehicle
Charging Point



Barbeque



Gymnasium With 2 Changing
Cum Locker Rooms



Sit Out Spaces and
Open Terraces



THE DRIVEWAY TO YOUR PERFECT PARADISE!



এটি পথ আপোনাৰ নিখুঁত আৱাসগৃহলৈ



PALLITAL ROAD

TOWARDS NARBENGI

BAGHOBARI ROAD

TOWARDS PANJABARI ROAD



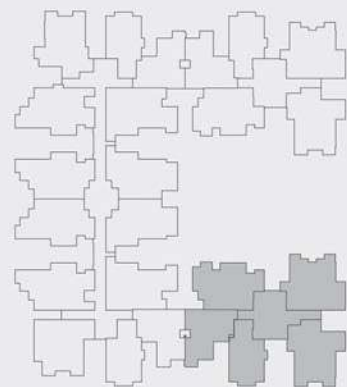
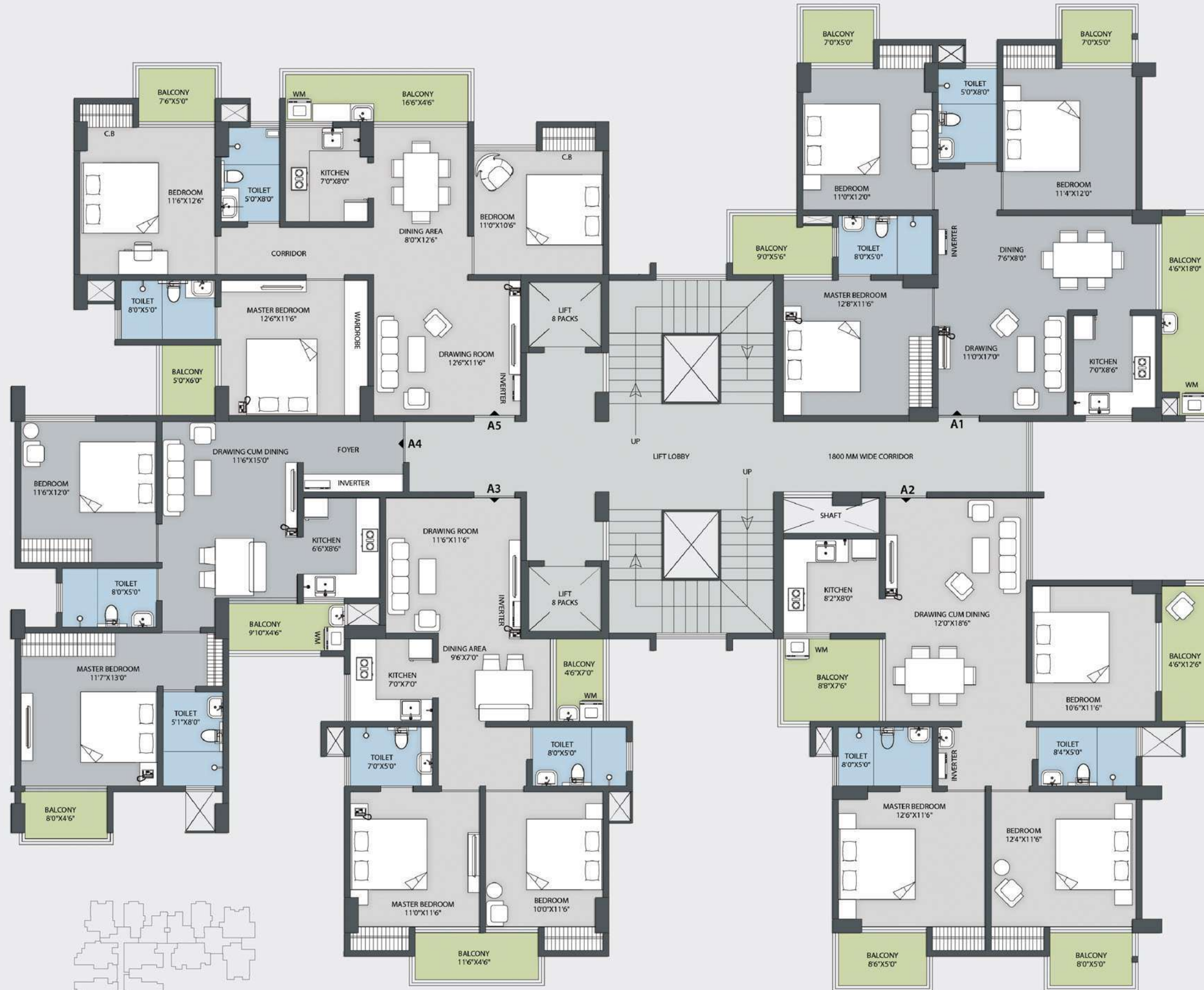
LEGENDS

- 3 BHK FLAT
- 2 BHK FLAT



BLOCK-A

FLOOR PLAN



TYPICAL 1ST TO 9TH FLOOR

FLAT NO	A1
BHK	3
CARPET AREA	848 SQ FT
BALCONY AREA	182 SQ FT
PERIPHERY WALL AREA	83 SQ FT
BUA	1113 SQ FT
SBUA	1482 SQ FT

FLAT NO	A2
BHK	3
CARPET AREA	850 SQ FT
BALCONY AREA	190 SQ FT
PERIPHERY WALL AREA	82 SQ FT
BUA	1122 SQ FT
SBUA	1491 SQ FT

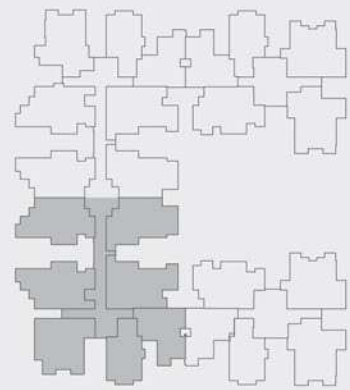
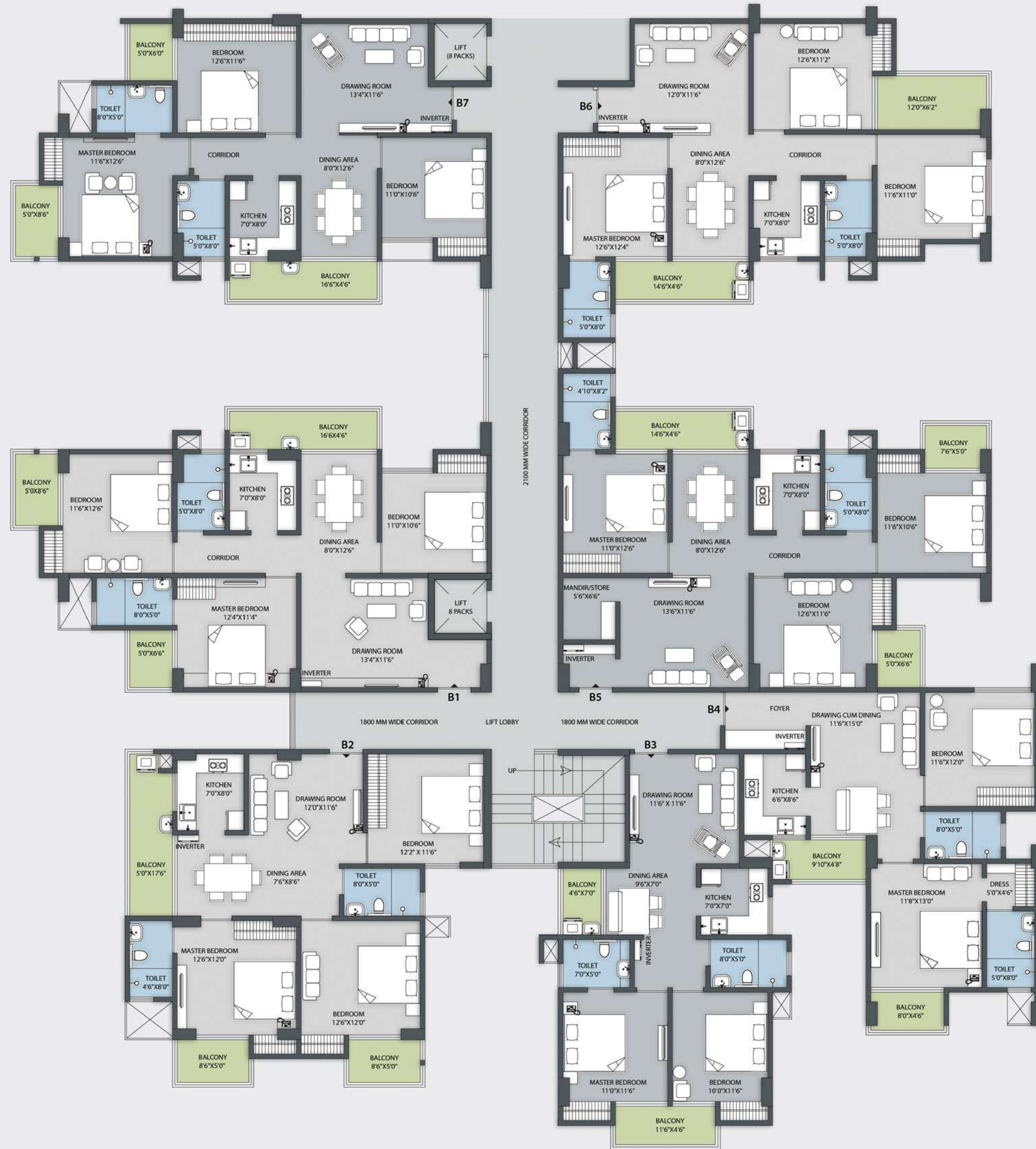
FLAT NO	A3
BHK	2
CARPET AREA	636 SQ FT
BALCONY AREA	78 SQ FT
PERIPHERY WALL AREA	70 SQ FT
BUA	784 SQ FT
SBUA	1043 SQ FT

FLAT NO	A4
BHK	2
CARPET AREA	698 SQ FT
BALCONY AREA	74 SQ FT
PERIPHERY WALL AREA	75 SQ FT
BUA	847 SQ FT
SBUA	1128 SQ FT

FLAT NO	A5
BHK	3
CARPET AREA	864 SQ FT
BALCONY AREA	134 SQ FT
PERIPHERY WALL AREA	89 SQ FT
BUA	1087 SQ FT
SBUA	1448 SQ FT

BLOCK-B

FLOOR PLAN

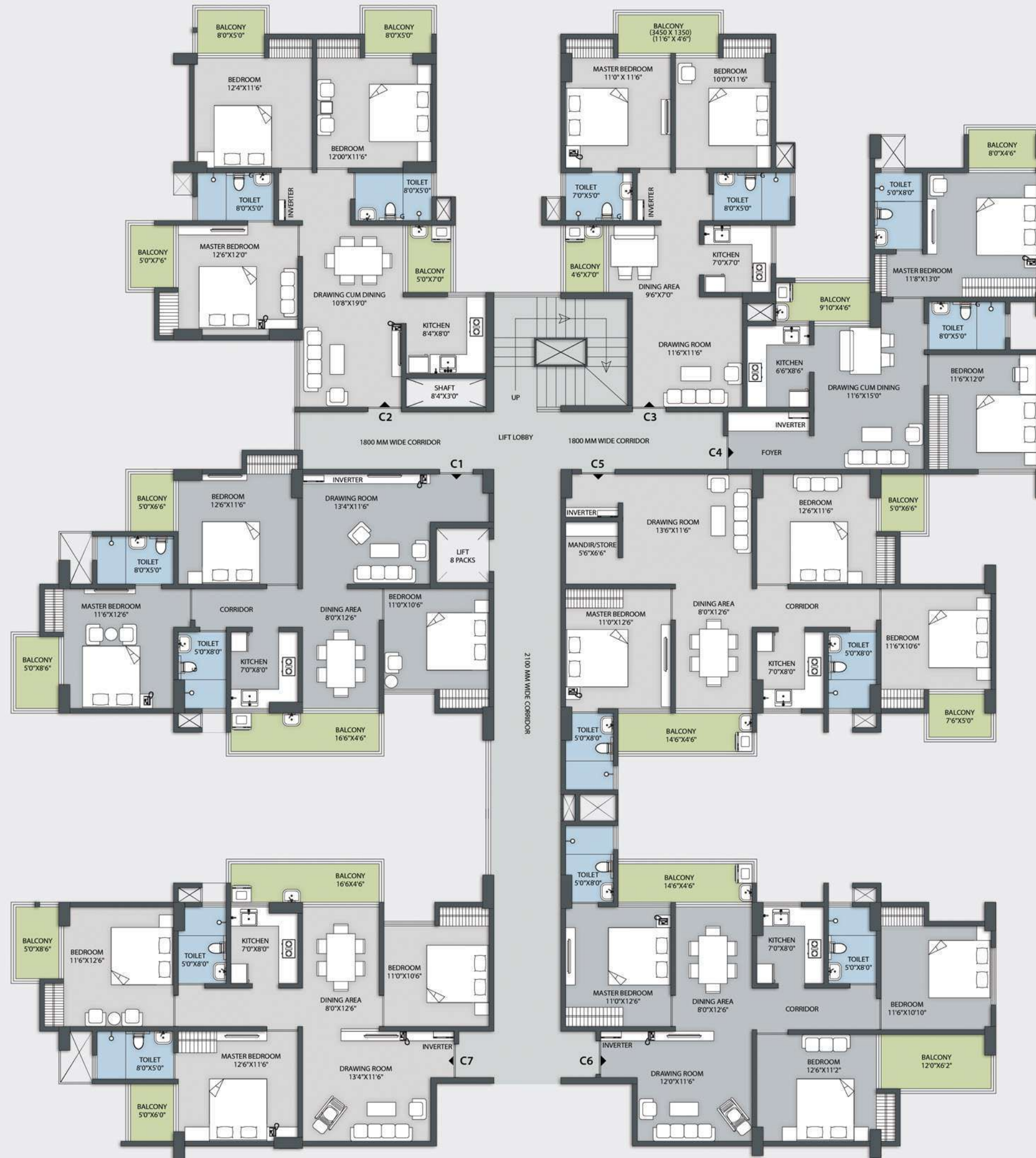


TYPICAL 1ST TO 9TH FLOOR

FLAT NO	B1
BHK	3
CARPET AREA	904 SQ FT
BALCONY AREA	142 SQ FT
PERIPHERY WALL AREA	91 SQ FT
BUA	1137 SQ FT
SBUA	1513 SQ FT
FLAT NO	B2
BHK	3
CARPET AREA	851 SQ FT
BALCONY AREA	161 SQ FT
PERIPHERY WALL AREA	78 SQ FT
BUA	1090 SQ FT
SBUA	1448 SQ FT
FLAT NO	B3
BHK	2
CARPET AREA	636 SQ FT
BALCONY AREA	79 SQ FT
PERIPHERY WALL AREA	69 SQ FT
BUA	784 SQ FT
SBUA	1043 SQ FT
FLAT NO	B4
BHK	2
CARPET AREA	698 SQ FT
BALCONY AREA	76 SQ FT
PERIPHERY WALL AREA	77 SQ FT
BUA	851 SQ FT
SBUA	1128 SQ FT
FLAT NO	B5
BHK	3
CARPET AREA	941 SQ FT
BALCONY AREA	126 SQ FT
PERIPHERY WALL AREA	96 SQ FT
BUA	1163 SQ FT
SBUA	1546 SQ FT
FLAT NO	B6
BHK	3
CARPET AREA	880 SQ FT
BALCONY AREA	130 SQ FT
PERIPHERY WALL AREA	93 SQ FT
BUA	1103 SQ FT
SBUA	1467 SQ FT
FLAT NO	B7
BHK	3
CARPET AREA	891 SQ FT
BALCONY AREA	140 SQ FT
PERIPHERY WALL AREA	84 SQ FT
BUA	1115 SQ FT
SBUA	1482 SQ FT

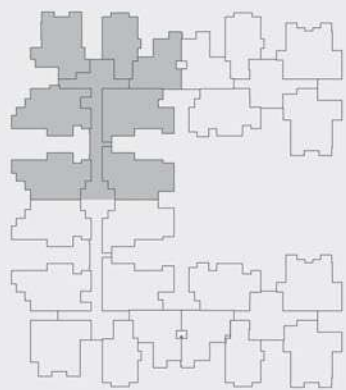
BLOCK-C

FLOOR PLAN



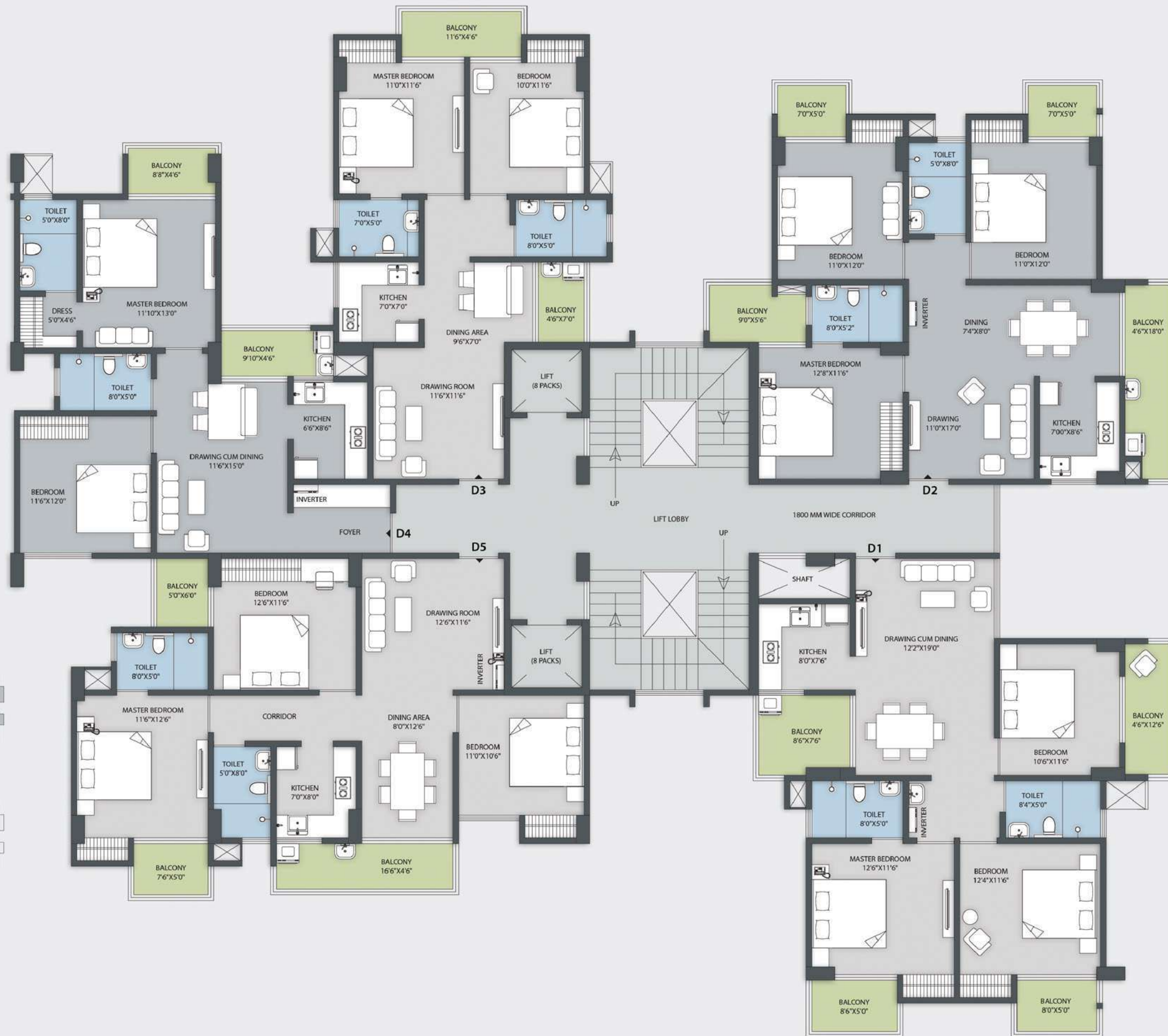
TYPICAL 1ST TO 9TH FLOOR

FLAT NO	C1
BHK	3
CARPET AREA	914 SQ FT
BALCONY AREA	142 SQ FT
PERIPHERY WALL AREA	94 SQ FT
BUA	1150 SQ FT
SBUA	1530 SQ FT
FLAT NO	C2
BHK	3
CARPET AREA	841 SQ FT
BALCONY AREA	143 SQ FT
PERIPHERY WALL AREA	88 SQ FT
BUA	1072 SQ FT
SBUA	1426 SQ FT
FLAT NO	C3
BHK	2
CARPET AREA	636 SQ FT
BALCONY AREA	79 SQ FT
PERIPHERY WALL AREA	69 SQ FT
BUA	784 SQ FT
SBUA	1043 SQ FT
FLAT NO	C4
BHK	2
CARPET AREA	698 SQ FT
BALCONY AREA	74 SQ FT
PERIPHERY WALL AREA	75 SQ FT
BUA	847 SQ FT
SBUA	1128 SQ FT
FLAT NO	C5
BHK	3
CARPET AREA	940 SQ FT
BALCONY AREA	126 SQ FT
PERIPHERY WALL AREA	97 SQ FT
BUA	1163 SQ FT
SBUA	1546 SQ FT
FLAT NO	C6
BHK	3
CARPET AREA	878 SQ FT
BALCONY AREA	131 SQ FT
PERIPHERY WALL AREA	93 SQ FT
BUA	1102 SQ FT
SBUA	1467 SQ FT
FLAT NO	C7
BHK	3
CARPET AREA	891 SQ FT
BALCONY AREA	140 SQ FT
PERIPHERY WALL AREA	84 SQ FT
BUA	1115 SQ FT
SBUA	1482 SQ FT



BLOCK-D

FLOOR PLAN



TYPICAL 1ST TO 9TH FLOOR

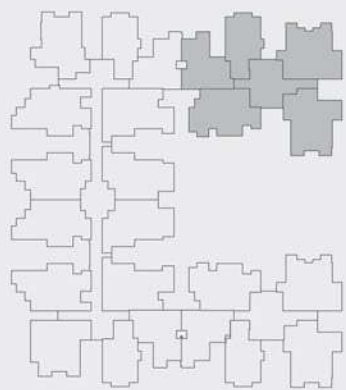
FLAT NO	D1
BHK	3
CARPET AREA	849 SQ FT
BALCONY AREA	187 SQ FT
PERIPHERY WALL AREA	83 SQ FT
BUA	1119 SQ FT
SBUA	1491 SQ FT

FLAT NO	D2
BHK	3
CARPET AREA	841 SQ FT
BALCONY AREA	181 SQ FT
PERIPHERY WALL AREA	87 SQ FT
BUA	1109 SQ FT
SBUA	1475 SQ FT

FLAT NO	D3
BHK	2
CARPET AREA	636 SQ FT
BALCONY AREA	79 SQ FT
PERIPHERY WALL AREA	69 SQ FT
BUA	784 SQ FT
SBUA	1043 SQ FT

FLAT NO	D4
BHK	2
CARPET AREA	698 SQ FT
BALCONY AREA	75 SQ FT
PERIPHERY WALL AREA	76 SQ FT
BUA	849 SQ FT
SBUA	1128 SQ FT

FLAT NO	D5
BHK	3
CARPET AREA	864 SQ FT
BALCONY AREA	134 SQ FT
PERIPHERY WALL AREA	89 SQ FT
BUA	1087 SQ FT
SBUA	1448 SQ FT



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.



PROJECT SPECIFICATIONS



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 : Anodized aluminium windows.

BATHROOM FITTINGS

Wall tiles: Glazed tiles on walls upto door level.
Sanitary fitting: Jaquar / Hindware / Parryware or equivalent make.
C. P. fitting: Jaguar or equivalent make.
Hot & cold water line: Provision will be provided in all the bathrooms.

LIFT/ELEVATOR

Automatic Lift in each tower of Kone / Otis/Johnson or equivalent make.

Water Supply : Round the clock water supply ensured with underground and overhead tanks.

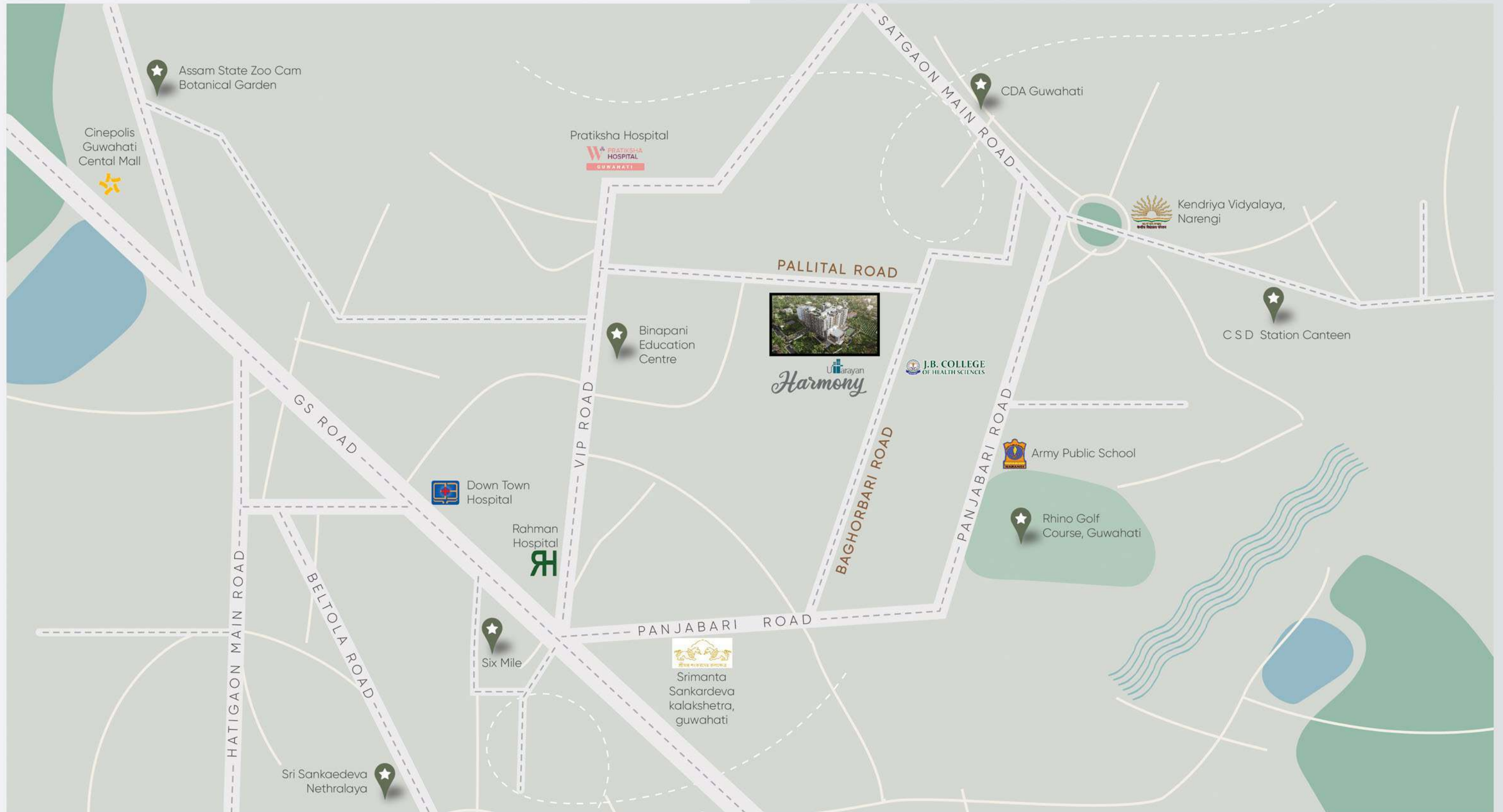
Fire Safety : Well equipped with fire alarm / fitting devices / extinguishers.

Electric load: 2BHK-5KW; 3BHK-7KW

EXPERIENCE GREEN & SERENE DAYS

প্রশান্তিময় সেউজৰ অভিজ্ঞতাৰ আবাসথলী
স্বস্তিৰ নিবাস- হাৰম'নি।





IDEALLY LOCATED

SCAN ME
to view project location



4 Min

Downtown Public School - 1.8 KM
Sri Sri Madhavadeva International Auditorium - 2 KM

7 Min

Srimanta Sankaradeva Kalakshetra - 2.7 KM
Kendriya Vidyalaya - 2.9 KM
Saibaba Mandir - 3 KM

9 Min

Army Public School - 3.8 KM
Downtown Hospital - 4.5 KM

12 Min

Downtown Bus Stop - 4.6 KM
Six Mile, Guwahati - 4.8 KM
GNRC Hospital (SIX MILE) - 5.7 KM
Secretariat - 6 KM

20 Min

Guwahati Railway Station - 11.6 KM
ISBT - 14.3 KM

50 Min

Guwahati Airport - 30 KM

COMPLETED PROJECTS



Uttarayan Enclave, Beltola Survey Road, Guwahati



Uttarayan Greens Bhetapara, Guwahati



Appati Apartment Lalmati, Guwahati



Uttarayan Villa Kumarpara, Guwahati



Uttarayan Heights Bhetapara, Guwahati



Uttarayan Prestige, Beltola Survey Road, Guwahati



Uttarayan Residency Kahilipara, Guwahati



Sai Villa, Bharalumukh Guwahati



Uttarayan Ville, Kahilipara Guwahati



Uttarayan Pride, Kahilipara Guwahati



Uttarayan Dwarka, G. S. Road Ulubari, Guwahati - 781007



ONGOING PROJECTS



Uttarayan Empire, Airport Road Guwahati



UTTARAYAN SHREEJONI Dharapur-Palashbari Road, Guwahati

PROMOTER



UTTARAYAN BUILDERS AND DEVELOPERS

(A unit of Uttarayan Group)

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Guwahati

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SPA Consultants
Kolkata

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This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of **Uttarayan Harmony**. 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.