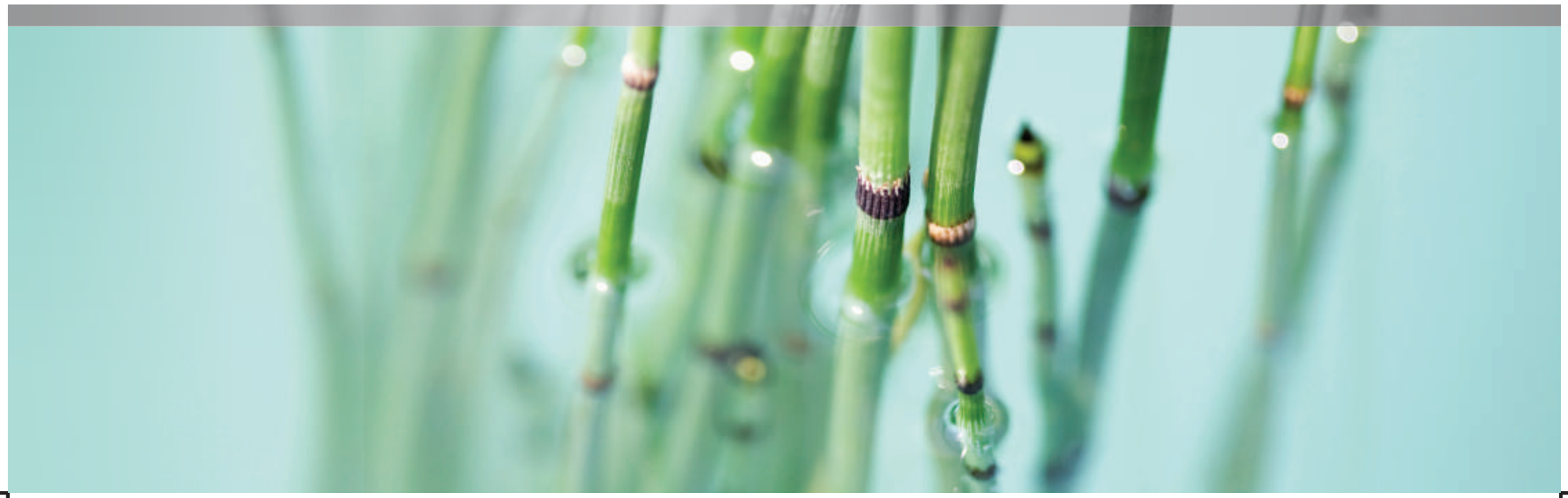
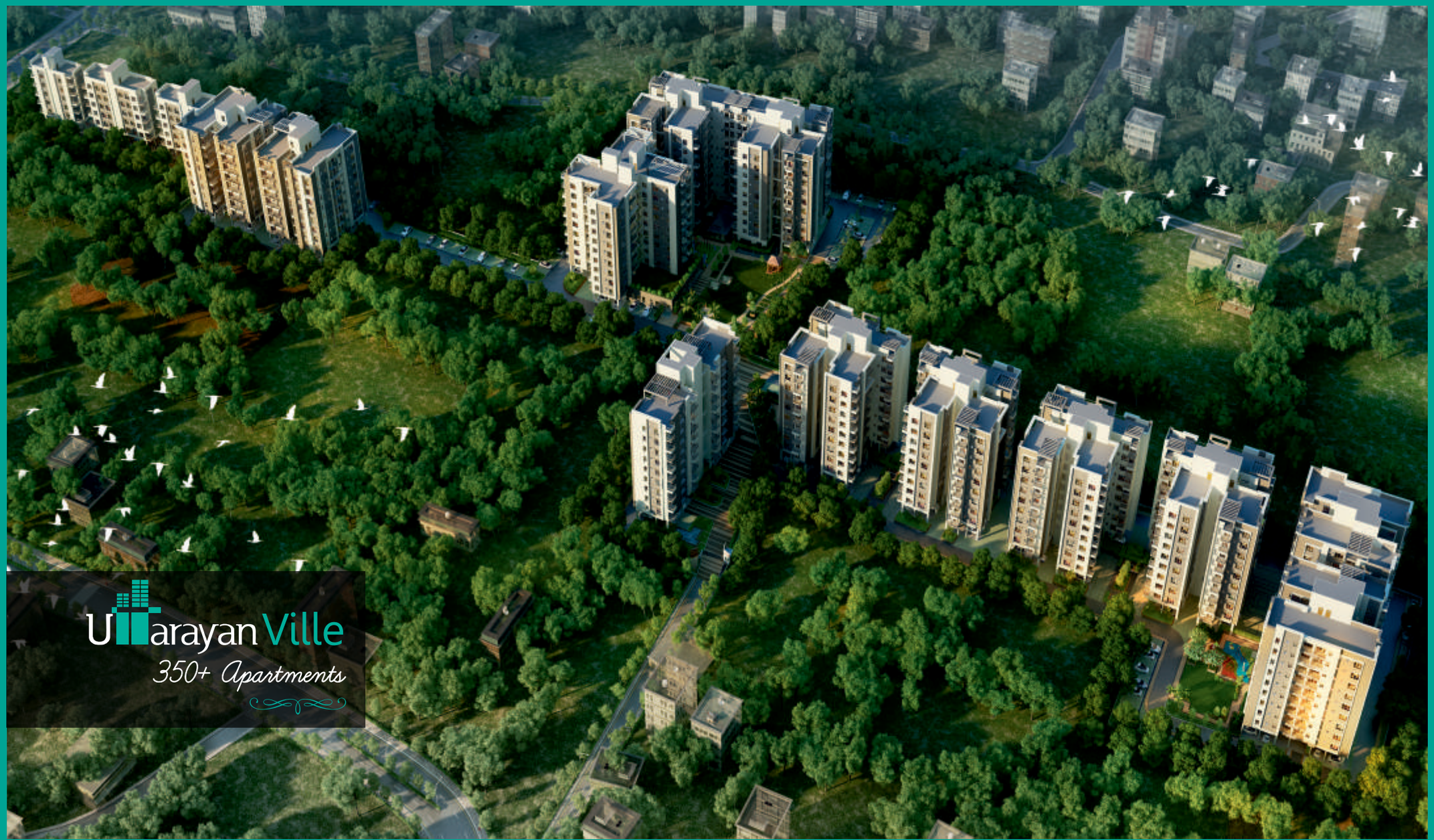
Uttarayan Ville

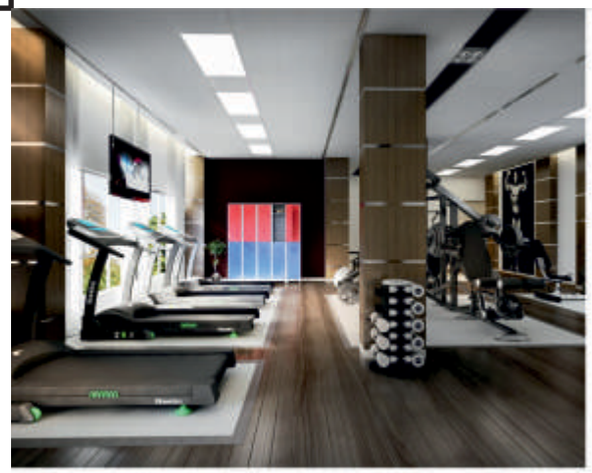
A TRUE 'NIRVANA LIVING'

'Nirvana' stands for an idyllic state or place where PEACE, WELLNESS, HARMONY & POSITIVITY flourish miraculously.
'Uttarayan Group' offers a true Nirvana Living through its Gracefully - planned Residential Project – Uttarayan Ville.



Uttarayan Ville is a 6 - acre plus Premium Residential Complex offering an idyllic habitat for your mind, body and soul. Located within 2.5 km from the Secretariat and well connected to all parts of Guwahati, Uttarayan Ville provides an opportunity where the harmony of the surrounding is a delightful experience of life by offering you 1, 2, 3 & 4 BHK gracefully designed apartments, bestowing you with a lifestyle beyond your expectations.











Club House

- Swimming Pool with changing room
- Creche, Children's Play Area
- Wi-fi Zone
- Café / Coffee Shop provision for catering services
- Library
- State of the art Gymnasium
- AC Multipurpose Community Hall / Banquet Hall / Conference Hall
- Indoor games arena for Pool Table, TT, Carrom etc.

Leisure

- Landscaped Garden
- Gazebos
- Decorated Lobby in each Tower Ground Floor
- Jogging Track
- Acupressure pathway with bare feet grass paths
- In-house Academies for Painting, Singing & Dancing etc.
- Multipurpose room for meditation, yoga and aerobics.
- Steam & Sauna
- Mini-Theater

Other Essentials

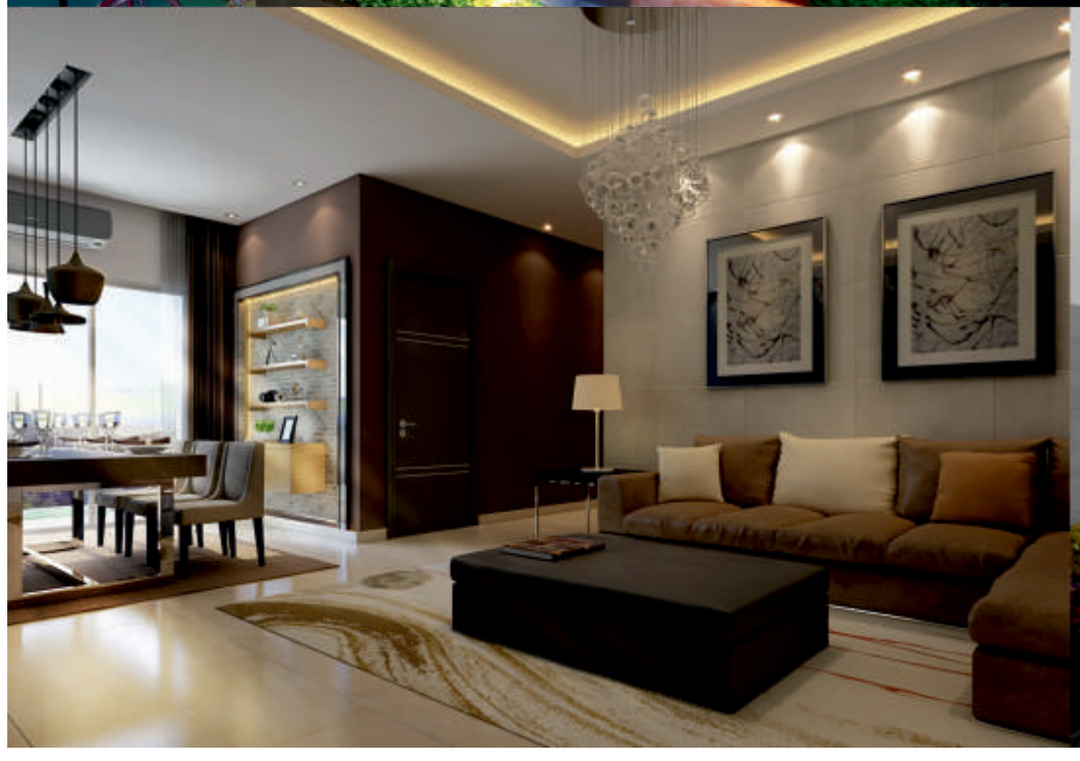
- Vaastu Friendly Units
- Entire complex is Wheelchair accessible
- Provision for Convenient Store with Bakery
- For Safety & Security 2 Tier Security Surveillance Systems
- Amphitheater
- Basketball practice area
- Badminton Court

Other Services

- 24 x 7 Generator backup in all common areas
- 24 x 7 Generator backup for Fans, Lights & Fridge inside units (maximum 1KW)
- Ample Car Parking for Resident and Visitors
- Rain Water Harvesting
- Sewerage Treatment Plant
- Electrician/Plumber available on call
- Servant Quarters
- Video Door Phone and Intercom facility





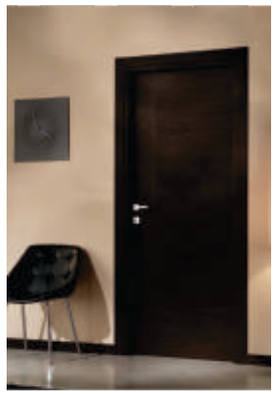




ELITE DETAILING TO 'DELIGHT LIVING'

STRUCTURE	RCC framed structure compliant with Seismic Zone-V specification.	
WALL FINISH	Internal: 6 inch thick brick walls with Putty finish. External: Modern and elegant permanent outer finish with high quality external paint.	
FLOORING	Bedrooms	Vitrified Tiles
	Living & Dining	Vitrified Tiles
	Kitchen	Anti Skid Tiles
	Bathrooms	Anti Skid Tiles
	Balcony	Anti Skid Tiles
	Lobby	Granite
	Staircase	Granite
DOORS	Entrance Door	Water-proof Flush Door
	Internal Doors	Water-proof Flush Door
WINDOWS	Anodized Aluminum Windows (without grill)	
BATHROOM FITTINGS	Wall Tiles	Glazed tiles on walls upto Door level.
	Sanitary Fitting	Jaquar/Hindware/Parryware or equivalent make.
	C P Fitting	Jaquar/Kohler/Grohe or equivalent make.
	Hot & Cold Water Line	Will be provided in all the Bathrooms.
KITCHEN FITTINGS	Wall Tiles	Tiles upto 2 ft above the Granite Counter Top.
	Sink	Stainless Steel Sink.
	Provision for	Points for Water purifier, Chimney & Microwave Oven will be provided.
ELECTRICAL FITTINGS	Superior quality concealed F.R.L.S copper wires with ISI quality modular switches.	
	Split A/C Point	Will be provided in Master Bedroom. In all other rooms provision shall be provided
	Telephone Point	In Living room & Master Bedroom
	TV Point	In Living room & Master Bedroom
	Adequate Electric Points	
LIFT/ELEVATOR	2 Nos. of Automatic lifts in each Tower of Kone/Otis/Johnson or equivalent make.	
WATER SUPPLY	Round the clock water supply ensured with underground and over the head tank.	
FIRE SAFETY	Well equipped with fire alarm/fighting devices/extinguishers with a large water reservoir.	
ELECTRIC LOAD	4BHK - 8 KW, 3BHK - 7 KW, 2BHK - 5 KW, 1.5BHK - 3 KW,	





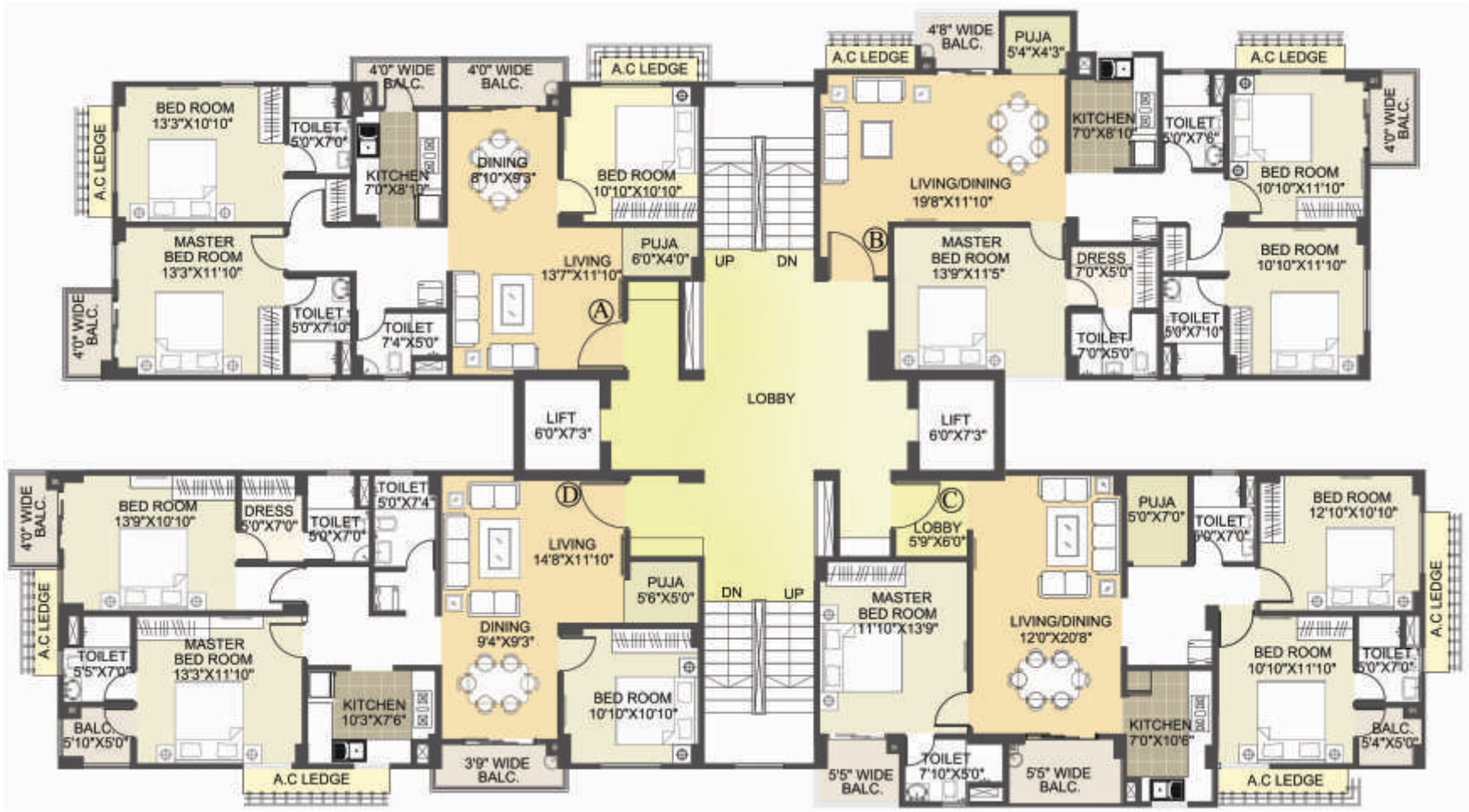




'SITE' PLAN


TOWARDS LALGANESH
GANESH TURNING
KAHILIPARA MAIN ROAD
18 FT WIDE ROAD
KAHILIPARA MAIN ROAD
9 FT WIDE ROAD
KALYANI SAGAR PATH
ROAD
TOWARDS GANESH MANDIR
N
1.5 BHK
2 BHK (2T)
3 BHK (2T)
3 BHK (3T)
4 BHK (3T)

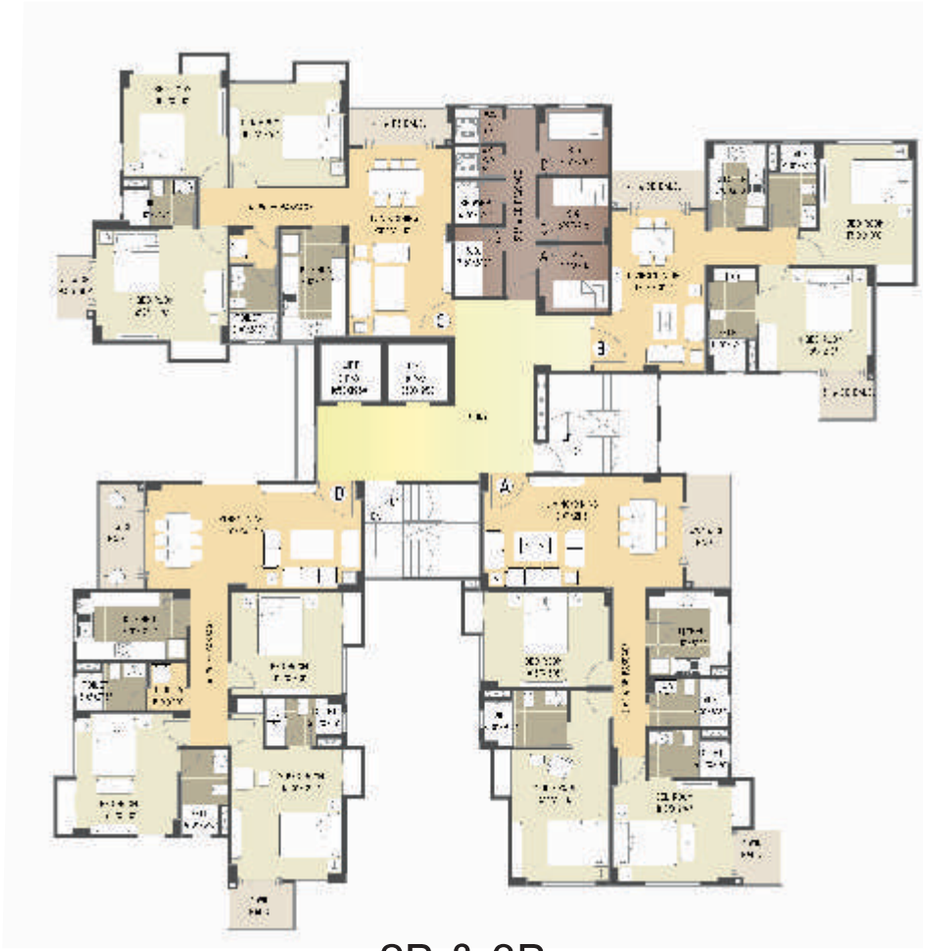
'FLOOR' PLANS



UNIT NO.	TYPE	SBUA
A	3BHK	1429
B	3BHK	1446
C	3BHK	1526
D	3BHK	1553

TOWER 1

'FLOOR' PLANS



2B & 3B



2A & 3A

UNIT NO.	TYPE	SBUA	SQ
A	3BHK	1536	127
B	2BHK	1000	87
C	3BHK	1376	120
D	3BHK	1571	127

TOWER
2A, 2B, 3A & 3B



Uttarayan Ville

'FLOOR' PLANS



4A & 7A



4B & 7B



UNIT NO.	TYPE	SBUA
A	3BHK	1428
B	3BHK	1418
C	2BHK	1053
D	3BHK	1545

TOWER
4A, 7A & 4B, 7B

'FLOOR' PLANS



5B



5A

UNIT NO.	TYPE	SBUA	SQ
A	4BHK	2054	127
B	3BHK	1534	120
C	3BHK	1376	87
D	3BHK	1571	127

TOWER
5A & 5B



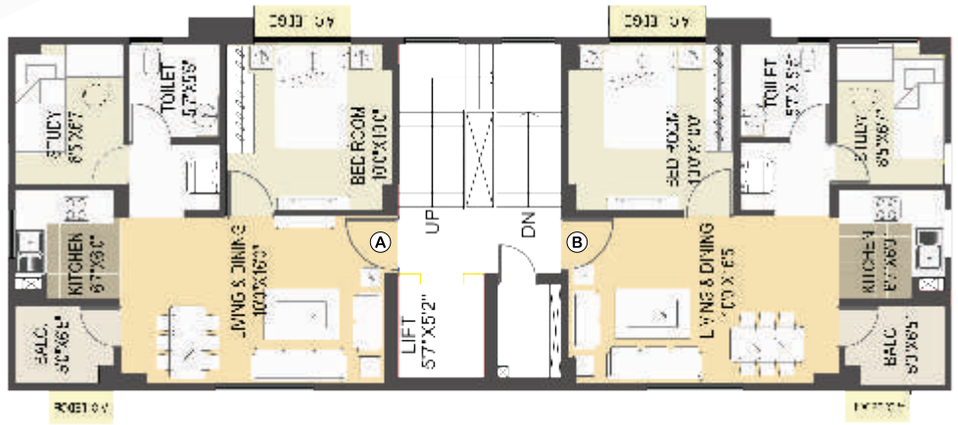
'FLOOR' PLANS



TOWER 6



TOWER 8 & 9



TOWER 10

N

TOWER 6

UNIT NO.	TYPE	SBUA	SQ
A	3BHK	1676	121
B	3BHK	1556	
C	3BHK	1568	113
D	4BHK	2056	121

TOWER 8 & 9

UNIT NO.	TYPE	SBUA
A	3BHK	1180
B	3BHK	1180

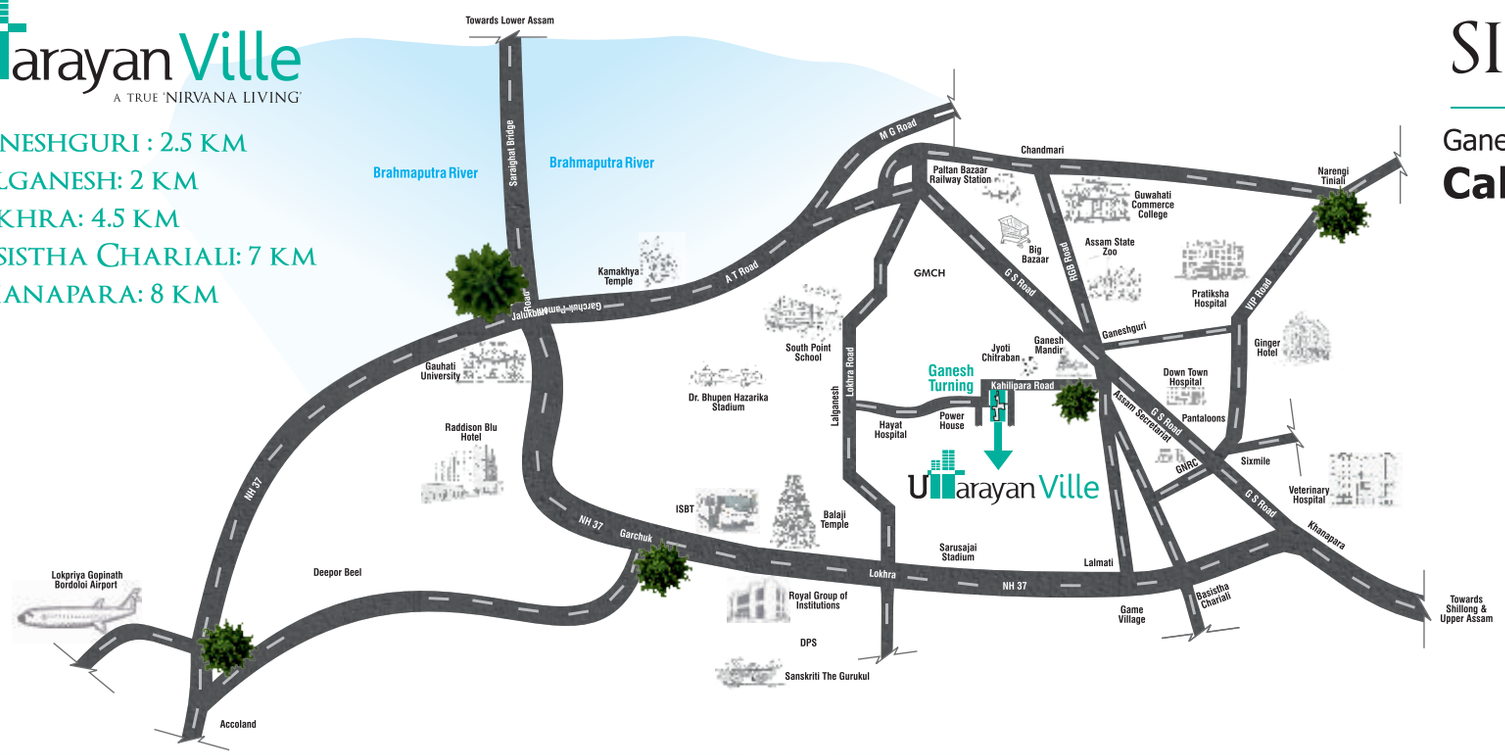
TOWER 10

UNIT NO.	TYPE	SBUA
A	1BHK	630
B	1BHK	630



Uttarayan Ville
A TRUE 'NIRVANA LIVING'

- Ganeshguri : 2.5 km
- Lalganesh: 2 km
- Lokhra: 4.5 km
- Basistha Chariali: 7 km
- Khanapara: 8 km



* Distances mentioned above are approximate.

SITE ADDRESS

Ganesh Turning, Kahilipara, Guwahati
Call 98540 40005/6/7

Grafitoon | 78388 77395 | grafitoon.com

TERON CONSTRUCTIONS PVT. LTD. Maa Padma Commercial Complex, H No. 289, A T Road, Bharalumukh, Guwahati - 781009
SITE OFFICE ADDRESS: Ganesh Turning, Kahilipara, Guwahati-781019.

Mob.: 98540 40005/6/7 Tel.: 0361 2387777(O) Email: uttarayanville@gmail.com • **www.uttarayanville.com**

Developed by:	Architect:	Associate Architect:	Structural Consultant:	Landscaping:
Teron Constructions Pvt. Ltd.	Agarwal & Agarwal, Kolkata	Simplex Architectures, Guwahati	Zenith Engineers	Design Accord, Delhi

RERA Registration No. ARERAKMPPROJ2017-27

NOTE: The pictures used are indicative. The brochure is purely conceptual & not a legal offering. Developer reserves the rights to amend and/or change plans, elevations, specifications and amenities etc at any point of time without prior notice.