

The logo for Uparayan AURA. The word "Uparayan" is in a white, sans-serif font, with a blue graphic of stacked blocks above the 'U'. Below it, the word "AURA" is written in a large, elegant, gold-colored serif font with decorative flourishes.

Uparayan
AURA

RARE AS GOLD
Created for the few.



A landmark of
RARE DISTINCTION

Aura rises in Rajgarh —
a neighbourhood valued for its calm,
yet prized for its connectivity.

Conceived as a private residential
address, Utrayan Aura is home to just
12 nos of. expansive residences,
created for those who value space,
discretion, and enduring value.

Each residence is thoughtfully planned
as a complete living environment, with
the freedom of bespoke customization
— not as an indulgence, but as a
necessity for truly personal living.

Here, luxury is not announced. It is
experienced — through privacy,
generous space and the quiet
confidence of a well-chosen address.





Where SPACE DEFINES QUIET LUXURY

At Aura, space is not an afterthought; it is the foundation.

Each 4BHK residence is designed to feel open yet personal — expansive, yet inherently warm. Thoughtfully planned layouts allow every room to breathe, while maintaining a natural sense of connection throughout the home.

From generous living spaces that comfortably accommodate everyday family life and gatherings, to private, well-defined bedrooms that retain their purpose and privacy, these residences offer a way of living shaped by comfort.

Building AMENITIES

GOLDEN STANDARDS FOR EVERYDAY EASE

EVERYDAY CONVENIENCE



DEDICATED
PARKING



SECURE,
CONTROLLED
ACCESS



POWER BACKUP
FOR ESSENTIAL
SERVICES

SAFETY & PEACE OF MIND



24 X 7
SECURITY
GUARD



CCTV
SURVEILLANCE
IN COMMON AREAS



FIRE SAFETY
SYSTEMS AS
PER NORMS



WELL-LIT
CIRCULATION
SPACES

COMFORT & CARE



LANDSCAPED
COMMON AREAS

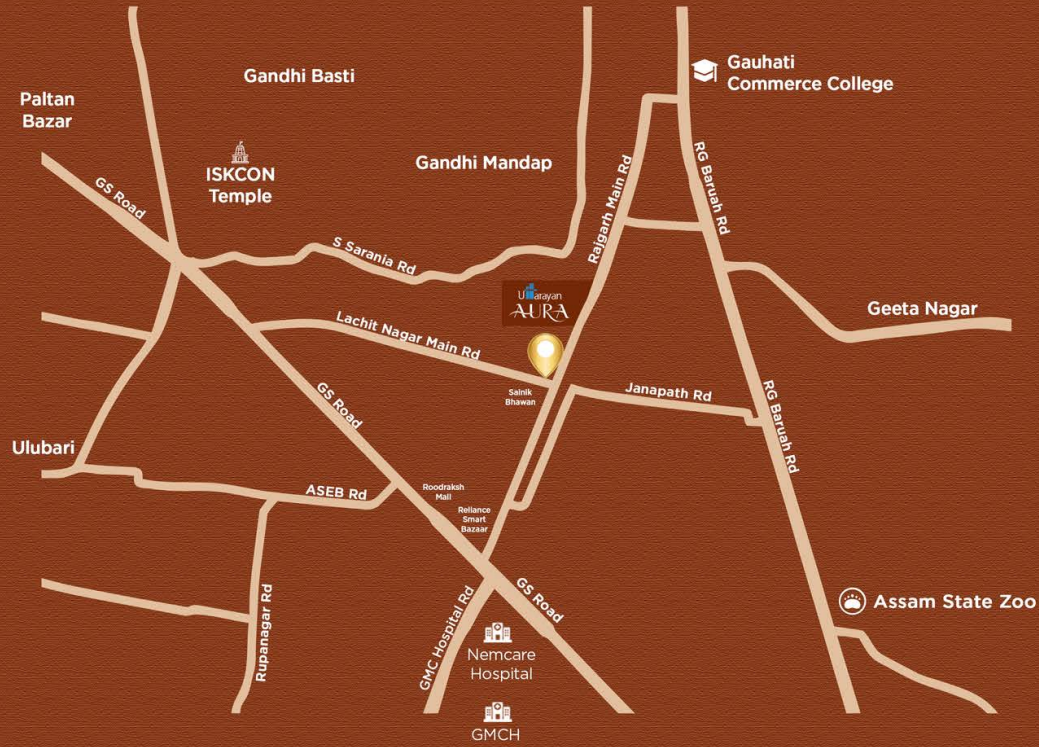


RAINWATER
HARVESTING



EFFICIENT WASTE
MANAGEMENT
SYSTEMS

Project LOCATION



CONNECTIVITY

- Guwahati Airport 24 KM
- Guwahati Railway Station 3.9 KM
- ISBT 10.5 KM

RECREATIONAL

- Maa Kamakhya Temple 11.0 KM
- ISKCON Temple 1.6 KM

HOSPITALS

- GMCH Hospital 1.7 KM
- Apollo Hospital 2.5 KM
- Nemcare Hospital 1.2 KM

- City Center Mall 2.6 KM
- Aurus Mall 4.5 KM

HOSPITALITY

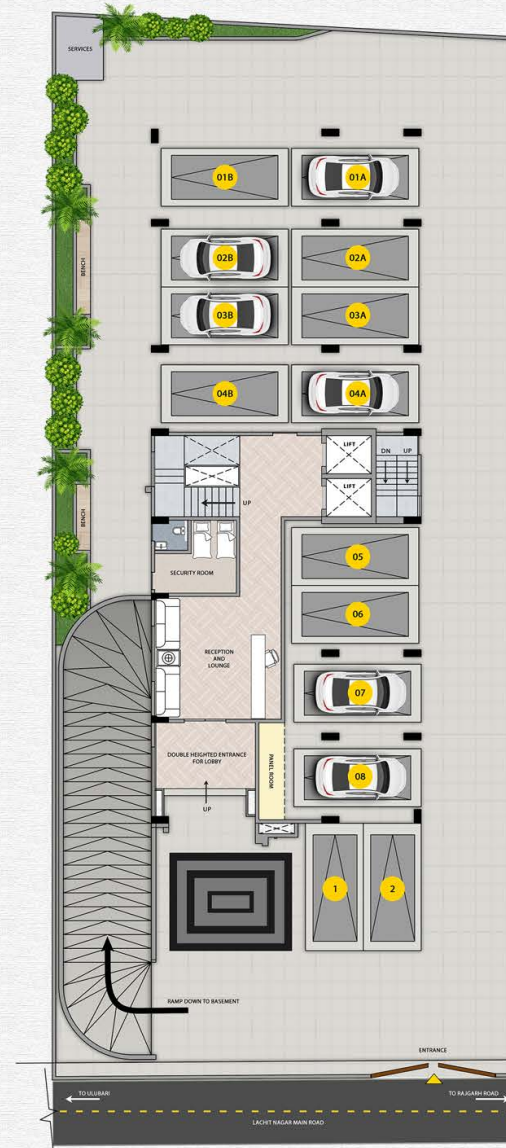
- Arista by Ambition 2.0 KM
- Novotel 5.9 KM
- Vivanta by Taj 7.6 KM

- Assam State Zoo 1.9 KM
- Shradhanjali Kanan 2.0 KM

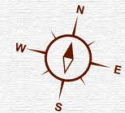
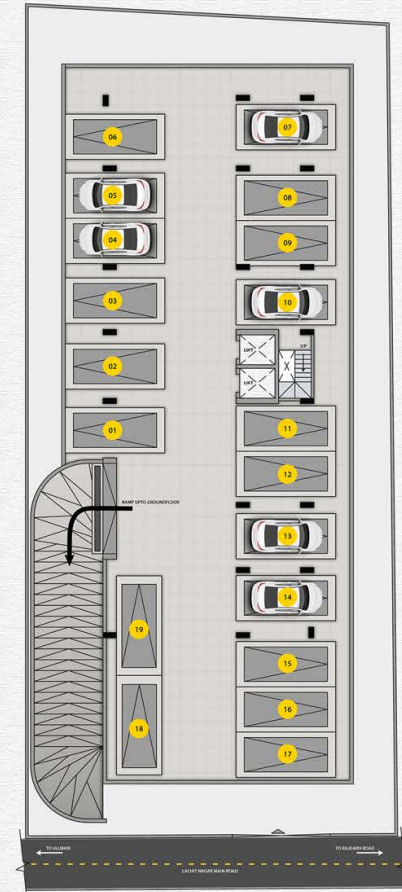
Rajgarh is valued for its centrality, yet defined by its composure. For a private residential address like Uttarayan Aura, this balance is not incidental – it is essential.

Site PLAN

GROUND FLOOR



BASEMENT

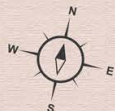


Floor PLANS

DESIGNED FOR
DISTINCT LIVING

Home to an expansive 4 BHK and an elegantly planned 3 BHK, the first floor is designed to deliver privacy, openness, and a refined living experience.

FLAT TYPE	A	B
BHK	3 BHK	4 BHK
CARPET AREA	1411 sq ft	1645 sq ft
BALCONY AREA	182 sq ft	234 sq ft
OUTER PERIPHERAL WALL	141 sq ft	156 sq ft
BUILTUP AREA	1734 sq ft	2035 sq ft
SALEABLE AREA	2306 sq ft	2707 sq ft



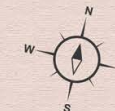
FIRST FLOOR



2ND TO 5TH FLOOR



FLAT TYPE	A	B
BHK	4 BHK	4 BHK
CARPET AREA	1644 sq ft	1645 sq ft
BALCONY AREA	188 sq ft	234 sq ft
OUTER PERIPHERAL WALL	148 sq ft	156 sq ft
BUILTUP AREA	1980 sq ft	2035 sq ft
SALEABLE AREA	2633 sq ft	2707 sq ft



Typical PLANS

WHERE SPACE
BECOMES A LUXURY

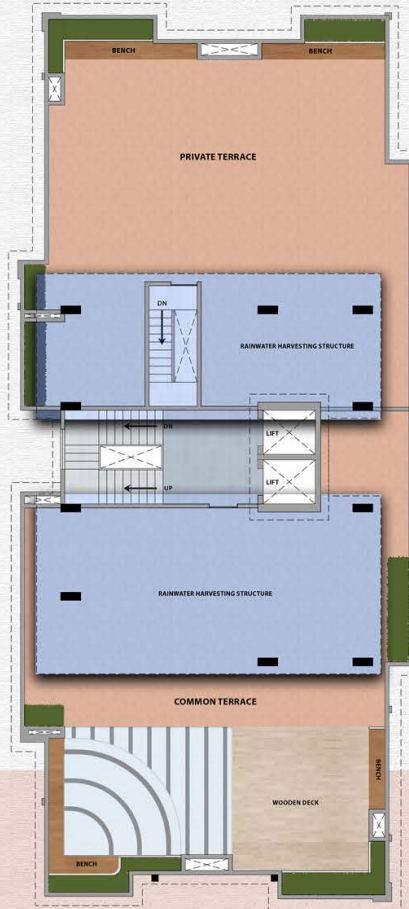
These typical floors feature only 4 BHK homes, designed for those who value openness, comfort, and elevated everyday living in every detail.

Pent HOUSE

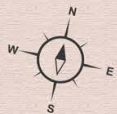
SIXTH FLOOR



TERRACE



FLAT TYPE	A	B
BHK	4 BHK	4 BHK
CARPET AREA	1644 sq ft	1645 sq ft
BALCONY AREA	187 sq ft	233 sq ft
OUTER PERIPHERAL WALL	149 sq ft	157 sq ft
BUILTUP AREA	1980 sq ft	2035 sq ft
SALEABLE AREA	2633 sq ft	2707 sq ft
TERRACE BUA	-	1894 sq ft
TERRACE SALEABLE AREA	-	2519 sqft



The HIGHEST EXPRESSION OF AURA

The penthouse at Aura represents the most exclusive expression of living within the development.

Designed as a singular residence with an expansive layout and private terraces, it offers a heightened sense of openness, privacy, and elevation – both literal and experiential.

With panoramic views, seamless indoor-outdoor living, and thoughtfully curated interiors, the penthouse stands as a statement of quiet distinction.

Project SPECIFICATIONS



SAFETY

Structure:

- R.C.C framed structure in compliance with Seismic Zone - V specifications.
- Outer periphery walls with red bricks and all partition walls with AAC blocks and plaster.

Fire Fighting:

- As per fire recommendation letter.



WALL FINISHES

- Internal walls finished with two-coat putty.
- External walls finished with primer and paint.



ELECTRICALS

- Concealed copper wiring with FRLSH / EBXL copper wires of reputed make.
- Modular switches and other fittings of reputed make.
- Split AC point shall be provided in all the bedrooms.
- 3BHK - 7KW; 4BHK - 8KW. DG Backup of 1KW for each flat.



DOORS & WINDOWS

- Wooden / WPC door frames with 30 mm flush doors for all rooms.
- UPVC / Aluminium sliding windows.
- UPVC / Aluminium framed sliding doors for balconies.



BATHROOM & KITCHEN

- Ceramic Wall tiles, up to door height with concealed plumbing system with provision of hot and cold-water lines.
- CP fittings/sanitary ware of Jaquar or equivalent make.
- Granite slab counter-top, with stainless steel sink.
- Cladding with ceramic tiles up to 2ft. height above the counter.



FLOORING

- Hall and Bedrooms - Vitrified Tiles, Toilets and Kitchen - Anti - Skid Tiles.
- Marble / Granite / Full Body Tiles flooring in Staircases, Lobby and Passage Area.



LIFTS / ELEVATORS

- Elevators provided in each block of Kone / Johnson / Otis or equivalent make.

Ongoing PROJECTS



UTTARAYAN HARMONY
BAGHARBARI ROAD, GUWAHATI



THE MAJESTY
GARCHUK, GUWAHATI



UTTARAYAN SHREEJONI - II
NEW AIRPORT ROAD, GARAL, GUWAHATI



UTTARAYAN NAINA
PANDU PORT RD, ADABARI, ASSAM



UTTARAYAN KAMAL COURT
BELTOLA-BASISTHA ROAD
GUWAHATI



UTTARAYAN VEDIC ESTATE
GARCHUK-PAMOHI ROAD
GUWAHATI

A continuing commitment to thoughtful living.



An address
RESERVED FOR THE FEW.

PROMOTER

UTTARAYAN ENTERPRISES

(A unit of ttarayan Group)

*1st Floor, Maa Padma Commercial Complex,
Bharalumukh, Guwahati – 781009, Assam*

RERA NO. – RERAA

SITE ADDRESS:

*70, Lachit Nagar Main Road, Bihutoli,
Lachit Nagar, Guwahati – 781007, Assam*

STRUCTURAL CONSULTANT

*Zenith Engineers
Guwahati*

ARCHITECT

*Bhajanka Associates
Guwahati*

MARKETING PARTNER



+91 9706006656

CONTACT DETAILS

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 **enquiry@uttarayangroup.com**

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DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Uttarayan Aura. The images used are imaginary and the details mentioned in the brochure are tentative and subject to change at the sole discretion of the developer and/or architects.