



**A**CHYUT  
**HEIGHTS**

*Where Quality of Life meets Quality of Living*

# ACHYUT DEVELOPERS

"Achyut" is a Sanskrit word which means, "Imperishable; Indestructible".  
The word itself implies trust- a trust that is imperishable and indestructible.

## Achyut Apartment

(35000 Sqft)

### Location:

Christian Basti, Guwahati  
*A delight for the owner's for  
its value and comfort.*



## Achyut Paradise

(28000 Sqft)

Location: Sikaria Complex, G.S. Road, Guwahati  
*Epitome of unmatched excellence exclusively  
designed only for a selected few, each floor is in  
itself an independent bungalow.*



The brand is trusted for its ethical values among  
the customer, vendors and competitors.  
We believe in creating environment friendly green buildings  
by conserving energy, water and wood.

2004

2008

2011

2012

## D.D. Tower

(23000 Sqft)

Location: G.S. Road, Guwahati  
*A bustling five storied commercial centre on  
the G.S. Road with picturesque elevations  
& aesthetically designed for office space.*



## Achyut Residency

(40000 Sqft)

Location: Nagaon  
*One of the first 6 storied  
residential apartment buildings  
with all modern  
amenities in Nagaon town.*

It doesn't take bricks and mortar alone to build an architectural marvel nor the world's best planners, architects and skilled draftsmen can do it.

What it takes is – "Heart & Soul"

At "Achyut" precision and perfection are not a dispensable luxury, but a simple necessity.

### **Achyut Plaza**

(35000 Sqft)

**Location:** Bhangagarh, Guwahati  
*Five storied utilitarian design to create sufficient parking in basement & Ground floor.*



2012

### **J.K. Heritage**

(40000 Sqft)

**Location:** G.S. Road, Guwahati  
*A seven storied green tower on the main G.S. Road with showrooms, offices & open terraces.*



2012

### **Galaxy Towers & Heights**

(90000 Sqft)

**Location:** Nagaon  
*A 3 Star Hotel, a bustling shopping arcade, 24 premium luxury apartments, 2 Penthouses & a Luxury Club.*



2014

*The promoters of Achyut Developers combines over 30 years of experience in the construction, legal, finance and marketing sectors.*





# ACHYUT HEIGHTS

*Where Quality of Life meets Quality of Living*

Since we share your aspirations, ambitions & dreams, we at Achyut treat every project as our dream project.

It embodies the dream that we have of creating the perfect home for you and the dream that you have of living in the most perfect home with your family.

Perfectly located in the upcoming residential area of Radhanagar, VIP Road, Achyut Heights offers stylish, spacious & luxurious 3 & 4 bedroom apartments & duplex.



## *SITE LAYOUT*

*Spread over 1.5 bighas of land with more than 65% open space, landscaped area and a broad driveway, Achyut Heights is a manifestation of secured & sustainable living.*

Achyut Heights not just elevates your lifestyle but also protects your life by being a state-of-the-art earthquake resistant residential project complying with Earthquake Zone V regulations.

# YOUR NEIGHBOURHOOD



**ACHYUT HEIGHTS**  
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Strategically Located for Convenient Living. A location that ensures that you are a short distance away from the best of everything.

**Achyut Height**

**HOSPITALS:**

- + Sanjeevani Nursing Home
- + Down Town Hospital
- + GNRC Hospital
- + Rahman Hospital
- + Good Health Hospital

**CINEMA:**

- Vandana Cinema Hall

**MARKET PLACES:**

- Ganeshguri Market
- Narengi Market
- Organic Market Complex
- Pantaloons

**SCHOOLS:**

- Army Public School
- Srimanta Shankardev Academy

**ENTERTAINMENT:**

- Srimanta Shankardev Kalashetra
- Rhino Golf Course

**OTHER PLACES:**

- Assam Secretariat
- Noonmati Refinery
- SBI Zonal Office
- Ginger Hotel
- Satya Sai Mandir





## 24 hours \* 360 degree Safety & Security for your family

**Potable Water:** Dedicated bore well with multi stage filtration plant for healthy water supply

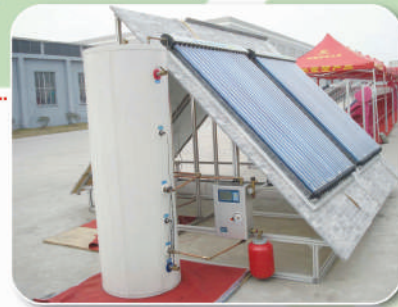
**Electrical Safety:** Residual current circuit breakers in all flats for best in class electrical safety against electrical shocks & fires; Earthing via copper wires along with lightning arrestors and necessary earth pit.

**Communication:** Intercom communication between apartments & security guard room

**24 hours CCTV Surveillance:** CCTV in all floors, entrance lobby & main entrance

**24 hours Security Surveillance:** Professionally trained & dedicated security personnel.

**Fire Safety:** Fire detection / fighting system strictly as per statutory norms.



**SOLAR WATER HEATER**

### **Energy Efficient; Resource Efficient; Naturally it's also Cost Efficient**

Guided by a strong moral and corporate code, Achyut Heights is carefully designed keeping the idea of electricity and water conservation in mind.

**Solar Water Heaters** will harness the free & infinite energy of the Sun and reduce domestic energy bill.

**Rain Water Harvesting Systems** will help Achyut Heights meet some its water requirements independently. Surface water of the complex is planned to be collected in an underground tank and after necessary filtration of sand and suspended matter the water will be recharged to the ground through bore well.



**FIRE FIGHTING EQUIPMENT**

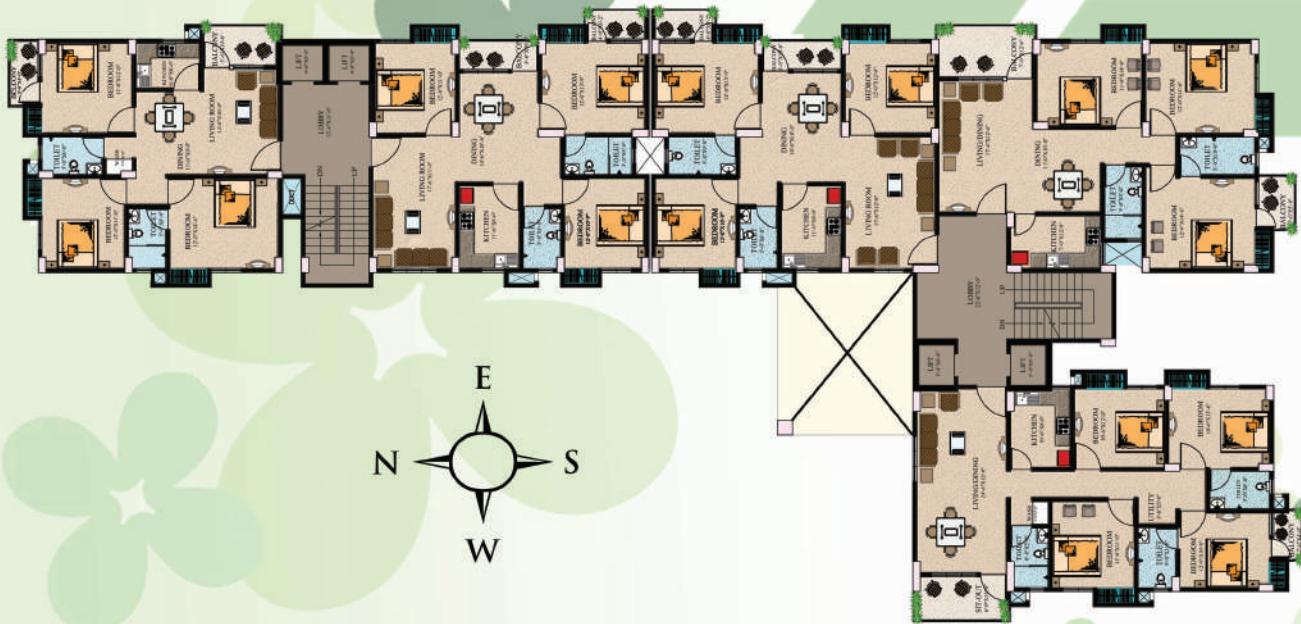


**SECURITY GUARD  
WITH INTERCOM &  
CCTV SURVEILLANCE**

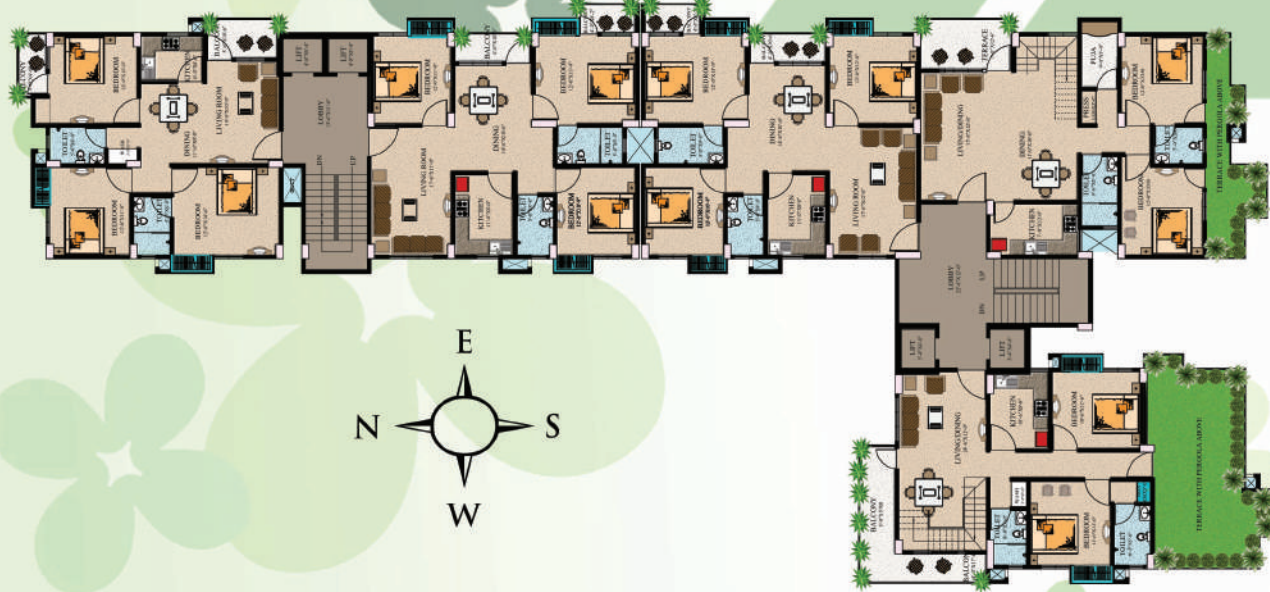


TYPICAL FIRST, THIRD AND FIFTH FLOOR PLAN



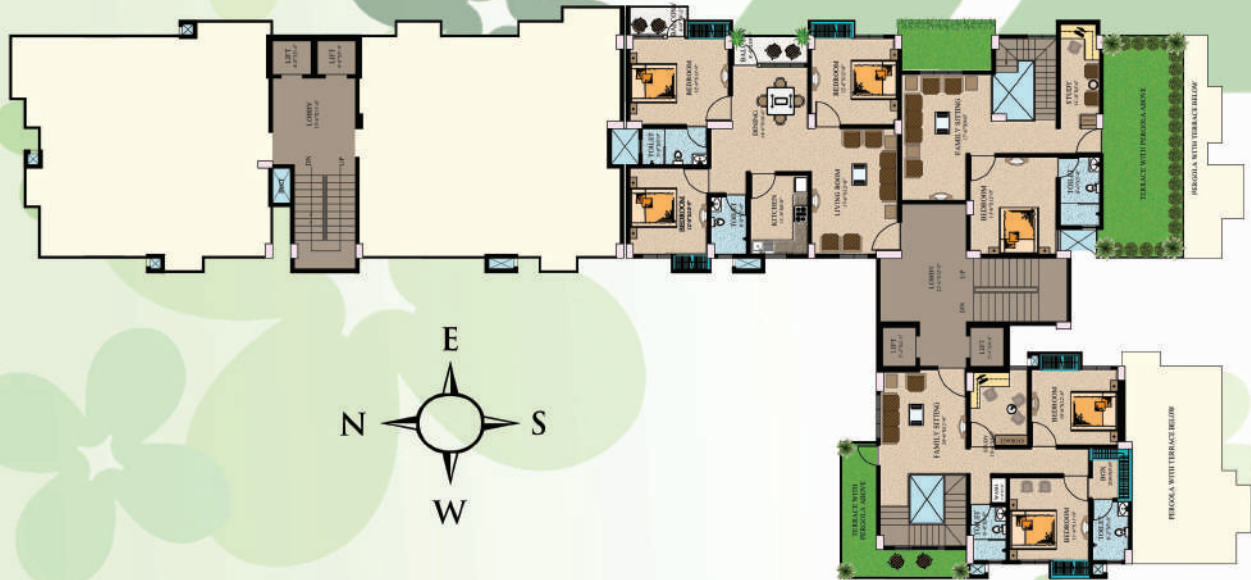


TYPICAL SECOND, FOURTH & SIXTH FLOOR PLAN



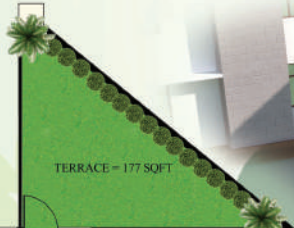
TYPICAL SEVENTH FLOOR PLAN





TYPICAL EIGHT FLOOR PLAN

**FLAT -A1**  
 SBUA = 1748 SQFT  
 TERRACE = 177 SQFT



TERRACE = 177 SQFT



TYPICAL 1ST, 3RD & 5TH FLOOR PLAN





**FLAT -A2**  
SBUA = 1748 SQFT



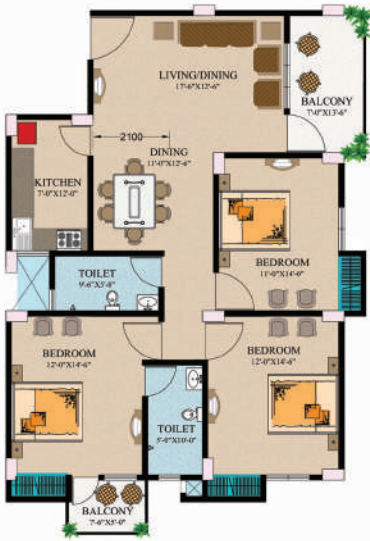
**FLAT -C2**  
SBUA = 1510 SQFT



**TYPICAL 2ND, 4TH & 6TH FLOOR PLAN**  
(FLAT-C2 ALSO ON 7TH & 8TH FLOOR)



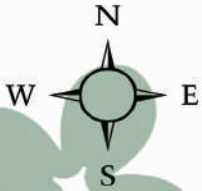
**FLAT - B**  
SBUA = 1624 SQFT



**FLAT - D**  
SBUA = 1473 SQFT

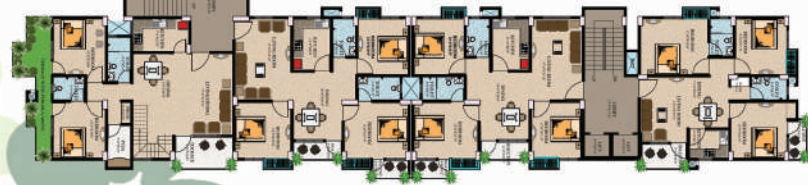
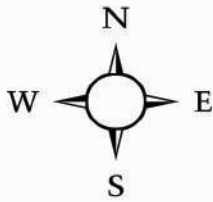


**FLAT - E**  
SBUA = 1329 SQFT



**TYPICAL 1ST TO 7TH FLOOR PLAN**  
(FLAT-B ONLY ON 1ST TO 6TH FLOOR)

**FLAT - F**  
 SBUA = 2475 SQFT  
 TERRACE = 476 SQFT



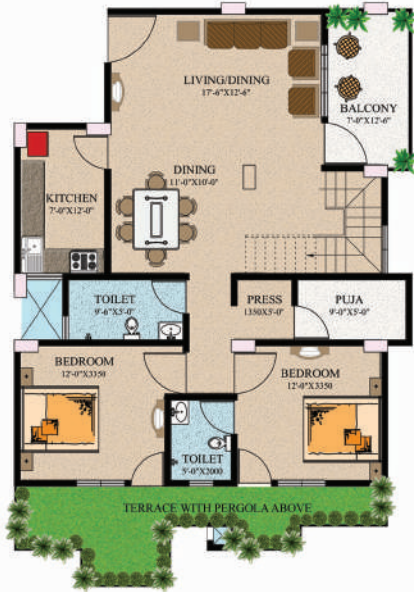
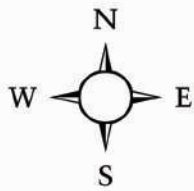
TYPICAL 7TH FLOOR PLAN



TYPICAL 8TH FLOOR PLAN



**FLAT -G**  
 SBUA = 2268 SQFT  
 TERRACE = 582 SQFT



TYPICAL 7TH FLOOR PLAN



TYPICAL 8TH FLOOR PLAN



## Specifications

### Structure

Earthquake resistant RCC framed structure with Pile Foundation

### Flooring

Bedrooms: Uitrified Tiles

Living Room/ Dining Room: Uitrified Tiles

Kitchen: Uitrified Tiles

Toilets: Anti-skid Tiles

Terraces: Carpet Grass after water-proofing treatment

Common Passage & Lobby: Marble

### Wall Finishes

Bedrooms: POP with Primer

Living Room/ Dining Room: POP with Primer

Kitchen: Tiles (600mm high above counter), POP with Primer

Toilets: Tiles up to door height, POP with Primer

Common Passage & Lobby: POP with Primer

### Doors & Windows

Main Door: Wooden Decorative

Doors: Flush Doors

Windows: UPVC/Anodized Aluminum Sliding

### Main Staircase

Risers & Trends: Marble

Handrail: M.S. Railing







## MEP Specifications

- \* Internal electrification in PUC conduits with FR copper conductor wiring & modular switches.
- \* Residual current circuit breakers in all flats for best in class electrical safety against electrical shocks.
- \* Earthing via copper wires along with lightning arrestors and necessary earth pit.
- \* Pre-laid conduits in living room for drawing DTH cable from Rooftop for Tata Sky/Dish TV/ Cable TV etc. (extra for more than 1 point)
- \* Provision for easy & safe installation of split air conditioners with electrical & condensate water drain point.
- \* Plumbing with anti Bacteria PP-R / C-PUC pipes for high hygienic standards.
- \* Dedicated bore well with multi stage filtration plant for healthy water supply.
- \* Storm water drainage system integrated for rainwater harvesting
- \* Dedicated sewerage pipe lines connecting to eco friendly septic tank and soak pit.

- \* Solar Water Heater connection will be provided to shower and wash basin in each bathroom.
- \* Provision for Washing Machine, Oven, Water Filter, Refrigerator.
- \* Fire detection / fighting system strictly as per statutory norms.
- \* Intercom communication between apartments & security guard room.
- \* 24 hours CCTV surveillance & security personnel.
- \* Power Back-up: 100 % power back-up for common areas & services; 1 KVA power back-up in each apartment.
- \* Kitchen: Granite Slab with Stainless Steel Sink & Chimney Point.
- \* Elevators: 4 Nos. 6 passengers elevators of KONE, Otis or equivalent make.







Design : Avantika Innovations Pvt. Ltd.  
+91 97070 26895, e-mail : info@avantika.in.com

# **ACHYUT HEIGHTS**

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**SITE ADDRESS : Radhanagar, VIP Road, Six Mile, Guwahati**

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This Brochure is conceptual and not a legal offer and gives only bird's eye view of the project. The content in this brochure, including the buildings, elevations, areas, designs, layouts, specifications etc. are tentative and are merely indicative in nature and are subject to variations and modifications by Achyut Developers or the competent authorities.