



utsav

GOLDEN WOODS





The Elevation Of Happiness

Step into Golden Woods Utsav and watch the doors of a holistic lifestyle open up in front of you! Designed for the urban at heart, this project brings the best aspects of city life to you. Come and experience a home beyond compare!



Swimming Pool View

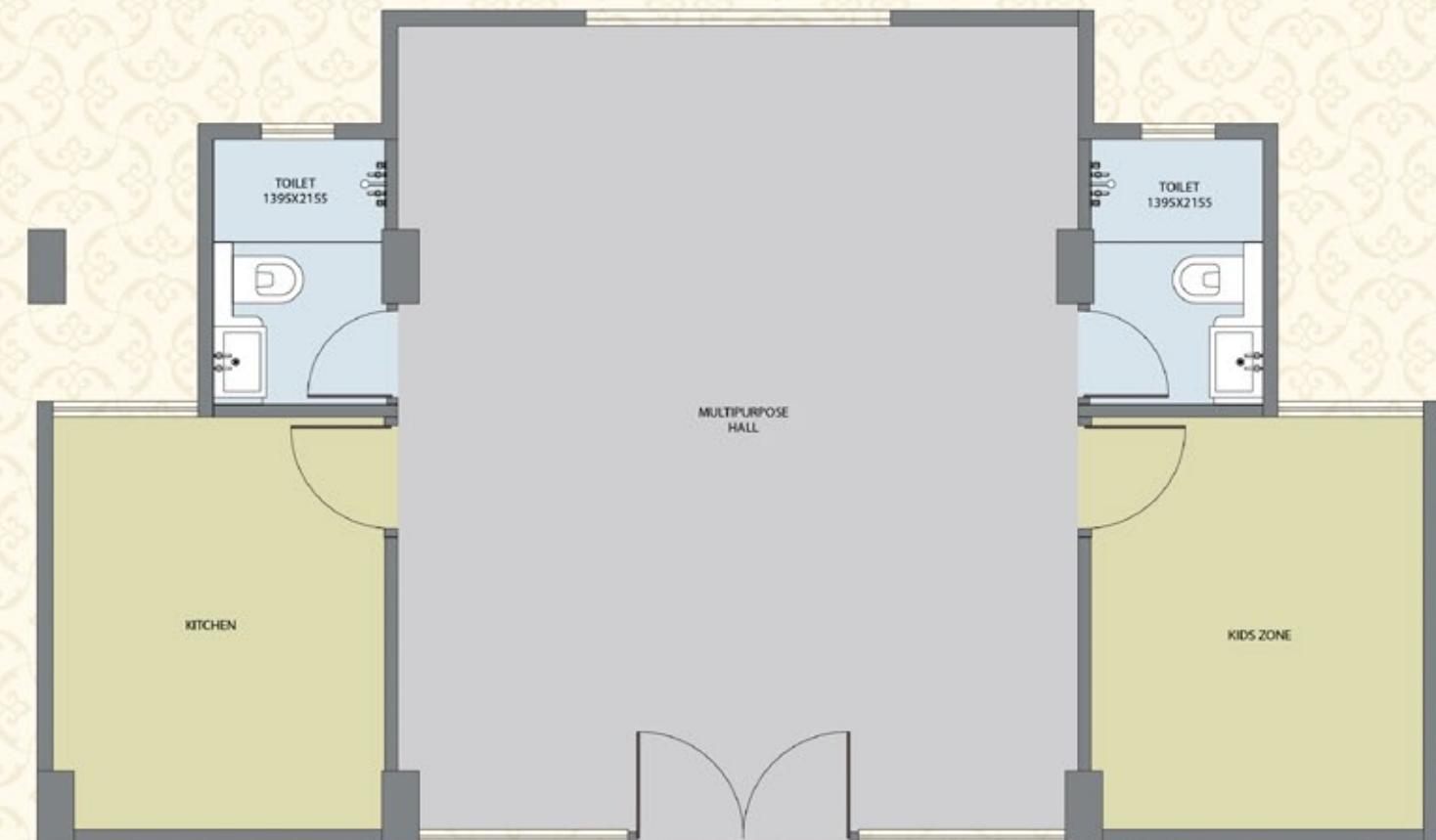


Fill Your Days with Ripples of Rejuvenation

Step into the calm, cool waters of the pool at the end of a long day. Let your senses relax as the soothing ripples gently caress over you. And feel rejuvenated instantly. At Golden Woods Utsav, the tranquil blue swimming pool within premises will make this your daily reality!



Club House Plan



CLUB HOUSE



Amenities



KIDS PLAY AREA



BANQUET HALL



LAWN



YOGA ROOM



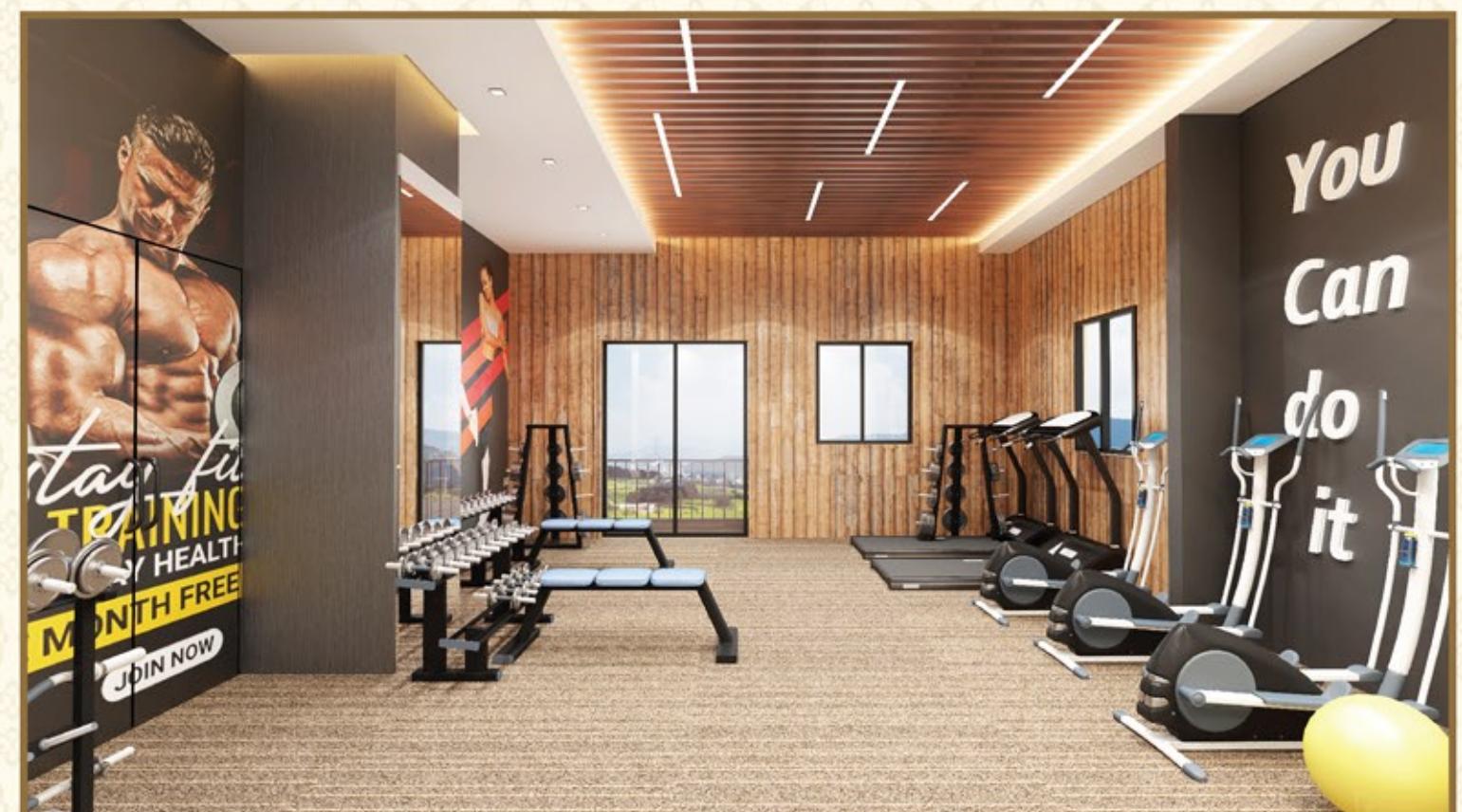
GAZEBOS



GYMNASIUM



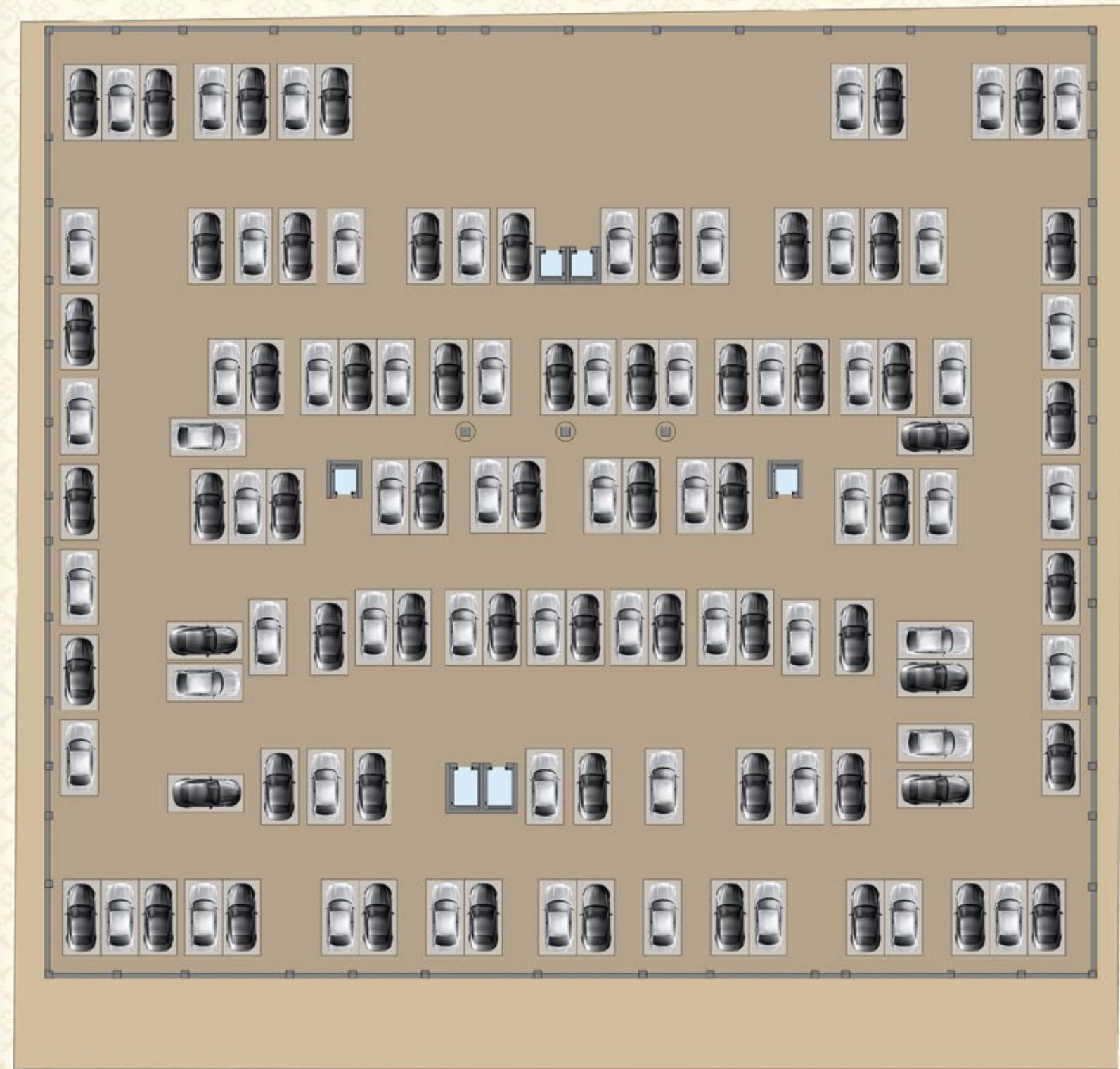
STEAM ROOM



Ground Floor



Basement



Master Plan



Select Lifestyle Facilities

With many amenities like Gymnasium, swimming Pool, Banquet Hall, steam Room, Lawn, Gazebo, and Kids Play Area , Golden Woods Utsav has been built as a Residential Complex meant for urban lifestyles

A circular arrow with an arrowhead pointing clockwise, indicating the direction of Earth's rotation. The letters 'N' (North) are at the top right, 'S' (South) at the bottom left, 'W' (West) at the top left, and 'E' (East) at the bottom right.



Isometric View



1072 SQFT

Isometric View

859 SQFT



Isometric View

522 SQFT

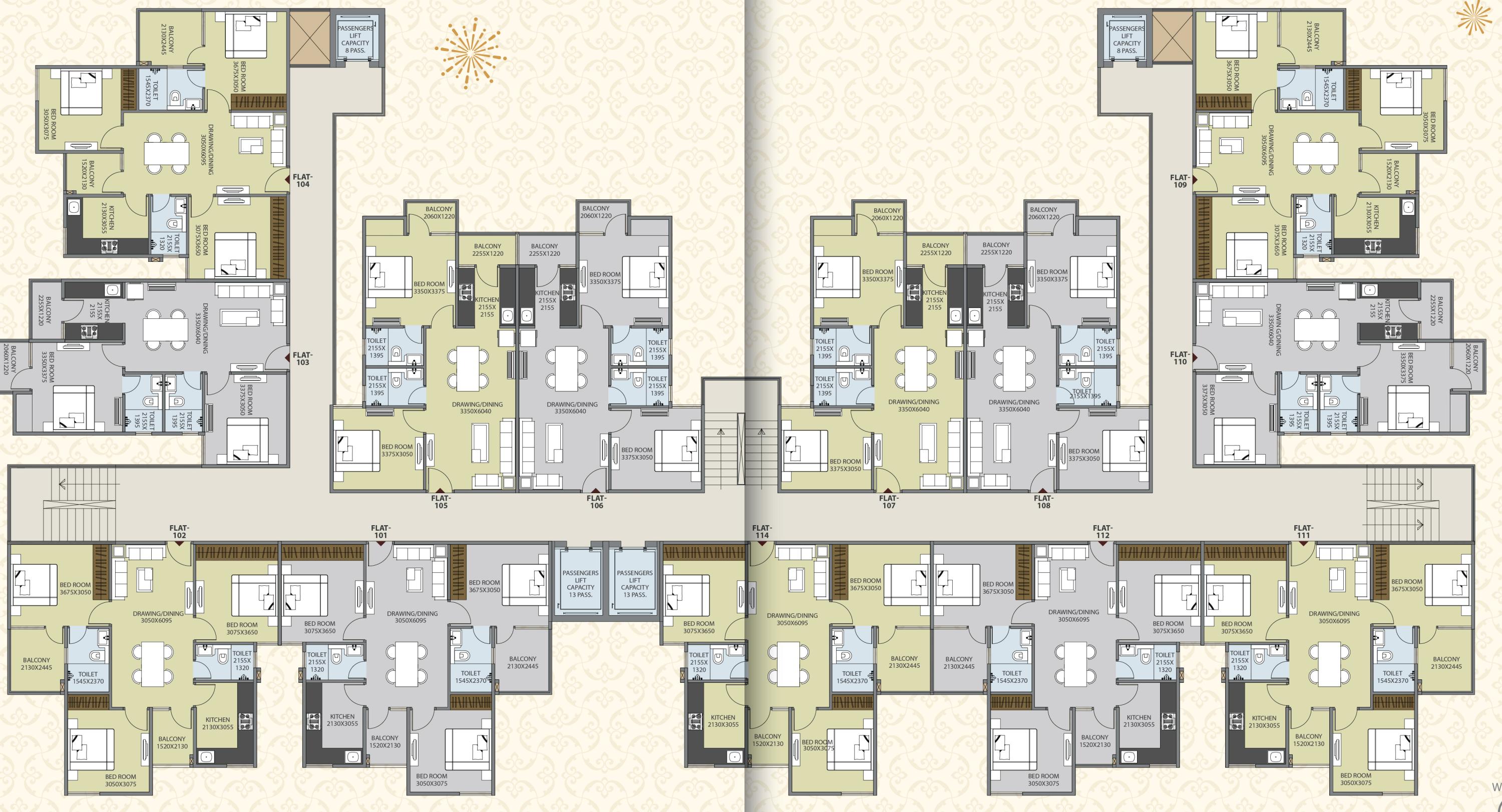


645 SQFT

432 SQFT



Typical Floor Plan



TYPE A • 1ST TO 9TH FLOOR

| FLAT | FLAT 01 | FLAT 02 | FLAT 03 | FLAT 04 | FLAT 05 | FLAT 06 | FLAT 07 |
|-------------|-----------|-----------|----------|-----------|----------|----------|----------|
| BHK | 3BHK | 3BHK | 2BHK | 3BHK | 2BHK | 2BHK | 2BHK |
| CARPET AREA | 715 sqft | 715 sqft | 594 sqft | 715 sqft | 594 sqft | 594 sqft | 594 sqft |
| BUA | 858 sqft | 858 sqft | 687 sqft | 858 sqft | 687 sqft | 687 sqft | 687 sqft |
| SBUA | 1072 sqft | 1072 sqft | 859 sqft | 1072 sqft | 859 sqft | 859 sqft | 859 sqft |
| BALCONY | 89 sqft | 89 sqft | 54 sqft | 89 sqft | 54 sqft | 54 sqft | 54 sqft |



TYPE A • 1ST TO 9TH FLOOR

| FLAT | FLAT 08 | FLAT 09 | FLAT 10 | FLAT 11 | FLAT 12 | FLAT 14 |
|-------------|----------|-----------|----------|-----------|-----------|-----------|
| BHK | 2BHK | 3BHK | 2BHK | 3BHK | 3BHK | 3BHK |
| CARPET AREA | 594 sqft | 715 sqft | 594 sqft | 715 sqft | 715 sqft | 715 sqft |
| BUA | 687 sqft | 858 sqft | 687 sqft | 858 sqft | 858 sqft | 858 sqft |
| SBUA | 859 sqft | 1072 sqft | 859 sqft | 1072 sqft | 1072 sqft | 1072 sqft |
| BALCONY | 54 sqft | 89 sqft | 54 sqft | 89 sqft | 89 sqft | 89 sqft |

Typical Floor Plan



TYPE B • 1ST TO 7TH FLOOR

| FLAT | FLAT 01 | FLAT 02 | FLAT 03 | FLAT 04 | FLAT 05 | FLAT 06 | FLAT 07 | FLAT 08 | FLAT 09 |
|-------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| BHK | 1BHK | 2BHK | 2BHK | 2BHK | 1BHK | 1BHK | 1BHK | 1BHK | 1BHK |
| CARPET AREA | 362 sqft | 458 sqft | 458 sqft | 458 sqft | 300 sqft |
| BUA | 417 sqft | 516 sqft | 516 sqft | 516 sqft | 356 sqft |
| SBUA | 522 sqft | 645 sqft | 645 sqft | 645 sqft | 432 sqft |
| BALCONY | 23 sqft | 23 sqft | 23 sqft | 23 sqft | 18 sqft |



TYPE B • 1ST TO 7TH FLOOR

| FLAT | FLAT 10 | FLAT 11 | FLAT 12 | FLAT 14 | FLAT 15 | FLAT 16 | FLAT 18 | FLAT 19 |
|-------------|----------|----------|----------|----------|----------|----------|----------|----------|
| BHK | 1BHK | 1BHK | 1BHK | 1BHK | 2BHK | 2BHK | 2BHK | 1BHK |
| CARPET AREA | 300 sqft | 300 sqft | 300 sqft | 300 sqft | 458 sqft | 458 sqft | 458 sqft | 362 sqft |
| BUA | 356 sqft | 356 sqft | 356 sqft | 356 sqft | 516 sqft | 516 sqft | 516 sqft | 417 sqft |
| SBUA | 432 sqft | 432 sqft | 432 sqft | 432 sqft | 645 sqft | 645 sqft | 645 sqft | 522 sqft |
| BALCONY | 18 sqft | 18 sqft | 18 sqft | 18 sqft | 23 sqft | 23 sqft | 23 sqft | 23 sqft |



Location Map



Key Distances (Approx)

- ISBT, Balaji Temple - 5.3 Km
- Jalukbari - 14.6 Km
- Airport - 23.3 Km
- Railway Station - 12 Km
- Kamakhya temple - 16 Km
- Khanapara - 6.4 Km
- Secretariate - 8.7 Km
- Delhi Public School - 5.3 Km
- Shemford school - 1.2 Km
- Apollo Excel Care Hospital - 9.1 Km

Specifications

STRUCTURE

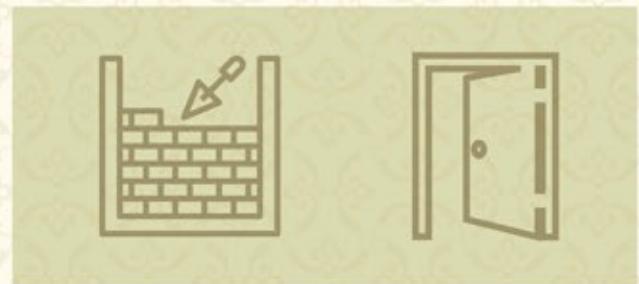
RCC framed with earthquake resistant structure

Exterior

Weather proof paint for external wall

Interior Wall

All interior walls and ceiling will have one quote Plaster of Paris (PoP) finish.



KITCHEN

Granite top cooking platform with one Stainless steel sink

Ceramic tiles up to 2 ft. Above counter

WINDOWS

Sliding glass and Aluminium/ UPVC frame windows.

DOORS

Wooden/ Stone choukath with flush door.



Electricals

Concealed insulated copper wiring (ISI Mark).

Adequate MCB & Switches in each house.

AC point in Master bedroom, TV & Telephone points in Hall room, Geyser point in Master bathroom, Exhaust Fan Points, Refrigerator points in Kitchen.



LIFTS

4 no.s Of 8 passengers lift , 2 no.s of 13 passenger lift - Stretcher Lift

FLOORING

Vitrified tile flooring of size 2*2 in all areas except toilet.

Marble flooring in staircase.

Anti-Skid ceramic tiles in toilets.



Power Backup

Power backup from DG for common areas

Fire Safety

Equipped with fire extinguisher, alarm, and other devices

Water Supply

Deep tube-well water supply available 24/7



DEVELOPERS



GOLDEN WOODS DEVELOPERS

3rd Floor, Subham Buildwell, Block-H, Zoo Road, Guwahati,
Assam, 781006
308, Universal Metrowalk, 3rd Floor, NH 37, Betkuchi, Opp.
Maniram Dewan Trade Centre, Guwahati-781035

SITE ADDRESS

GOLDEN WOODS UTSAV

Nalapara, Nalapara Road, Near Mercedes Benz Axom
Motors, Guwahati, Assam 781034

ARCHITECT

VJ Architects, Jaipur

MARKETING

+91 84484 44840

RERA NUMBER

RERAA KM 103 of 2022-2023



DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of GOLDEN WOODS UTSAV.

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.