

**AUSPIRE**  
**ACHYUT**

9 NALAPARA, GUWAHATI



# AUSPIRE ACHYUT

**Timeless Elegance:** Experience the perfect blend of timeless charm and contemporary comfort, offering a living experience that is genuinely exceptional.

**Quality Assurance:** Our commitment to excellence ensures that your home is built to the highest standards of quality and craftsmanship.

**Community Feel:** Our thoughtfully designed open areas foster a genuine sense of community, allowing residents to develop lasting connections and build shared experiences.

**Investment Value:** Real estate at Auspire Achyut is not just a home; it's an investment in a lifestyle and a legacy.



“ A world of amenities exclusively tailored for you ”

*As you step into the elegant lobby, you are greeted by a sense of opulence and modernity.*

*The building's contemporary design seamlessly blends with the surrounding cityscape, creating a harmonious balance between urban convenience and residential tranquility.*

2 BHK \* 3 BHK \* 4 BHK \* PENTHOUSE  
151 TOTAL UNITS  **B+G+9**

Best In Class

# Amenities

- Double height community hall of 2500 sq.ft
- 1500 sq.ft. Outdoor lawn attached to community hall
- 2 furnished guest rooms with separate living area
- 24/7 power back up for common areas as well as flats

- Rooftop jogging track

- Kid's indoor play area and Creche

- Kid's outdoor play area.

- Lounge/Games room

Best In Class

# Amenities

- Library/Reading area

- Double height lift lobby

- Swimming pool

- 70% open space

- State of the art Gym

- Senior citizen seating area




- Common area CCTV coverage

- EV charging points



# Location Map



## KEY LOCATIONS

-  **Health Care Centres**  
Apollo Excelcare Hospital **9KM**  
Health City Hospital **5KM**
-  **Connectivity**  
Guwahati International Airport **26KM**  
Railway Station **11KM**  
ISBT Bus Stop **4.6KM**
-  **F & B Outlet**  
Dominos **850 MTRS**

-  **Sports**  
Sarusajai Sports Complex **3.2KM**  
Hockey Stadium **5KM**
-  **Educational Institutions**  
NPS International School **5.1KM**  
Royal Global University **5KM**  
Delhi Public School **5.7KM**  
Springdale School **1KM**
-  **Temple**  
Balaji Temple **4.6KM**

-  **Shopping & Entertainment**  
JDDS Supermarket **4.3KM**  
Beltola Bazaar **4.9KM**  
Galaxy City Mall **1.3KM**  
Reliance Smart **1.8KM**  
Puno Advance **3KM**
-  **Showrooms**  
Mercedes Benz **250m**  
Royal Enfield **700m**



*Courtyard Living Redefined.*

Wake up to serene views of our lush courtyard, where every window opens to a picturesque view.



**Courtyard**

*Dive into Bliss.*

Where the waters narrate stories of peace, and each stroke crafts a moment of tranquility. Your perfect spot to unwind and rejuvenate.



**Swimming Pool**

*Gymnasium:*

Where your potential finds its ignition. Unleash your potential in our modern gym, where every workout fuels determination and inspires greatness.

THINK POSITIVELY  
EXERCISE WELL  
EXERCISE DAILY  
EAT HEALTHY  
WORK HARD  
STAY STRONG  
BUILD WITH  
WORRY LESS  
READ INSPIRE  
BE VOLUNTEER  
RELAX YOUR  
LOVE YOURSELF  
LIVE YOUR BEST



*Double height Community Hall:*

Where Bonds Flourish, Stories Blossom.  
Our vibrant community hall is a place where friendships grow, laughter echoes & memories are created.

ARTISTIC RENDERING



**Double Height  
Community Hall**

*Double Height Lift Lobby*

A space where every entry exudes style, merging artistic design with a warm atmosphere that captivates every visitor.



 **Double Height Lift Lobby**

*Where Playtime Soars Beyond Imagination.*

Let your little ones' heart spark with joy and soar at our fun-packed Kids play zone, where every day is an adventure.



**Kids Play Zone**

*A space to chill, connect, and create memories.*

Where every moment is crafted for relaxation, enjoyment, and unforgettable memories.



**Indoor Games Area**

# SPECIFICATIONS

## Building Structure

R.C.C Framed structure designed for seismic forces and pile foundation provided to take care of gravity and earthquake forces.

## External & Internal Walls

- External wall to finish with emulsion paint.
- All internal wall to finish with POP finish.

## Windows

Anodized Powder coated aluminum sliding windows/ UPVC.

## Bathroom Fittings

- Sanitary fittings of Reputed Brands or Equivalent.
- C.P. Fittings of ISI Quality
- Concealed piping system with CPVC pipes.
- Diverter, Wall hung Basin, wall hung WC to be provided in all bathrooms.

## Elevators

High speed Elevators of Otis/ Schindler/ Kone or equivalent brand.

## Kitchen Fittings

Granite top cooking platform with SS sink and ceramic tiles up to 2 ft. above the platform.

## Doors

Quality wooden door frame with flush doors.

## Balcony

M.S. Half Grill.

## Bathroom Walls

Wall finished with ceramic tiles up to lintel height.

## Flooring

- Vitrified tiles in living room / dining room / bedrooms & kitchen.
- Anti-skid vitrified tiles in toilet.
- Common passage, Staircase & Lobby – Flooring to be of Granite/ tiles with MS railing.

# SPECIFICATIONS

## Security Feature

- CCTV camera in common area
- Adequate firefighting system strictly as per safety norms.

## Electrical Fittings

- Concealed electrical wiring with fire resistant wires of reputed brand.
- Provision for washing machine, water purifier, refrigerator, chimney, etc.
- Provision for easy & safe installation of split air conditioners in all master bedrooms & living room with electrical and condensate water drain point.
- Provision for DTH cable in master bedroom and living area from rooftop for tata sky / dish tv/ cable tv, etc.
- Adequate points for lights, fans & other plugs in all areas.
- Provision for geysers & exhaust fan in toilets

## Power Backup

- Power Backup from DG in common areas and lift.
- 1KW Power Backup from DG in each Residential Flat.

## Amenities & Facilities

- Fully Air Conditioned Club House with LED TV & sound system.
- Fully equipped air-conditioned, gymnasium & indoor sports room.
- Swimming pool
- Common area lighting
- Adequate lawn area for outdoor leisure activities.
- Dedicated children's play area
- Optimum parking.
- Guest Room

**LEGENDS**

- 1. ENTRY
- 2. EXIT
- 3. SECURITY ROOM
- 4. INTERNAL DRIVEWAY
- 5. GREEN LAWN
- 6. STEPPING STONES
- 7. SENIOR CITIZEN ADDA ZONE
- 8. KID'S PLAY AREA
- 9. DOUBLE HEIGHT COMMUNITY HALL
- 10. GYMNASIUM
- 11. GUEST ROOMS
- 12. KIDS PLAY ZONE
- 13. INDOOR PLAY AREA CUM LIBRARY
- 14. RECEPTION WITH DOUBLE HEIGHT LOBBY
- 15. OPEN PARKING
- 16. SERVICES
- 17. PERIPHERAL GREEN



**GROUND FLOOR PLAN**



1ST FLOOR PLAN



FLAT NO.	BHK	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	BUA (SQ.FT)	SBUA (SQ.FT)	TERRACE (SQ.FT)
B-101	3	735	111	919	1509	431
B-102	2	641	67	773	1281	379
B-103	2	650	60	776	1032	-
B-106	3	904	63	1039	1452	106
B-107	3	863	104	1033	1453	117
B-108	3	789	67	927	1436	304
B-109	3	782	60	914	1418	305

FLAT NO.	BHK	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	BUA (SQ.FT)	SBUA (SQ.FT)	TERRACE (SQ.FT)
A-101	3	735	111	919	1509	431
A-102	2	648	53	762	1252	357
A-103	4	1320	179	1607	2138	-
A-104	1	161	32	227	302	-
A-105	3	904	63	1039	1452	105
A-106	3	915	100	1085	1521	117
A-107	3	789	70	928	1437	304
A-108	3	782	60	914	1418	305

FLAT NO.	BHK	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	BUA (SQ.FT)	SBUA (SQ.FT)	TERRACE (SQ.FT)
A-201	3	735	111	919	1317	142
A-202	2	648	53	762	1080	99
A-203	4	1320	179	1807	2138	-
A-204	2	603	89	731	972	-
A-205	3	852	63	882	1307	-
A-206	3	915	102	1065	1443	-
A-207	3	789	70	928	1235	-
A-208	3	782	60	914	1215	-



2ND FLOOR PLAN ( BLOCK - A )



FLAT NO.	BHK	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	BUA (SQ.FT)	SBUA (SQ.FT)	TERRACE (SQ.FT)
A-301	3	735	111	919	1222	-
A-302	2	648	53	762	1036	33
A-303	4	1320	179	1607	2138	-
A-304	2	603	69	731	972	-
A-305	3	852	63	982	1307	-
A-306	3	915	102	1085	1443	-
A-307	3	789	70	928	1235	-
A-308	3	782	60	914	1215	-



3RD FLOOR PLAN ( BLOCK - A )





FLAT NO.	BHK	CARPET AREA ( SQ.FT )	BALCONY ( SQ.FT )	BUA ( SQ.FT )	SBUA ( SQ.FT )	TERRACE ( SQ.FT )
B-301	3	735	111	919	1222	-
B-302	2	641	67	773	1065	55
B-303	2	650	60	776	1032	-
B-304	3	841	95	1004	1336	-
B-305	3	858	63	988	1314	-
B-306	3	852	63	982	1307	-
B-307	3	863	104	1033	1375	-
B-308	3	789	67	927	1233	-
B-309	3	782	60	914	1215	-



3RD FLOOR PLAN ( BLOCK - B )

FLAT NO.	BHK	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	BUA (SQ.FT)	SBUA (SQ.FT)	TERRACE (SQ.FT)
A-401	3	735	111	919	1222	-
A-402	2	648	53	762	1252	357
A-403	4	1320	179	1607	2138	-
A-404	2	603	69	731	972	-
A-405	3	852	63	982	1307	-
A-406	3	915	102	1085	1443	-
A-407	3	789	70	928	1437	304
A-408	3	782	60	914	1215	-



4TH FLOOR PLAN ( BLOCK - A )





FLAT NO.	BHK	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	BUA (SQ.FT)	SBUA (SQ.FT)	TERRACE (SQ.FT)
B-401	3	735	111	919	1222	-
B-402	2	641	67	773	1281	379
B-403	2	650	60	776	1032	-
B-404	3	841	95	1004	1336	-
B-405	3	858	83	988	1314	-
B-406	3	852	83	982	1307	-
B-407	3	863	104	1033	1375	-
B-408	3	789	67	927	1436	304
B-409	3	782	80	914	1215	-

4TH FLOOR PLAN ( BLOCK - B )



FLAT NO.	BHK	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	BUA (SQ.FT)	SBUA (SQ.FT)	TERRACE (SQ.FT)
A-501	3	735	111	919	1222	-
A-502	2	648	53	762	1080	99
A-503	4	1320	179	1607	2138	-
A-504	2	603	69	731	972	-
A-505	3	852	63	982	1307	-
A-506	3	915	102	1085	1443	-
A-507	3	789	70	928	1235	-
A-508	3	782	60	914	1215	-



5TH FLOOR PLAN ( BLOCK - A )





FLAT NO.	BHK	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	BUA (SQ.FT)	SBUA (SQ.FT)	TERRACE (SQ.FT)
B-501	3	735	111	919	1222	-
B-502	2	641	67	773	1108	120
B-503	2	650	60	776	1032	-
B-504	3	841	95	1004	1336	-
B-505	3	858	63	988	1314	-
B-506	3	852	63	982	1307	-
B-507	3	863	104	1033	1375	-
B-508	3	789	67	927	1233	-
B-509	3	782	60	914	1215	-



5TH FLOOR PLAN ( BLOCK - B )

FLAT NO.	BHK	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	BUA (SQ.FT)	SBUA (SQ.FT)	TERRACE (SQ.FT)
A-601/901	3	735	111	919	1222	-
A-602/902	2	648	54	762	1036	33
A-603/903	4	1320	179	1607	2138	-
A-604/904	2	603	106	768	1022	-
A-605/905	3	852	96	1020	1356	-
A-606/906	3	915	139	1122	1492	-
A-607/907	3	789	70	928	1235	-
A-608/908	3	817	100	986	1311	-



6TH & 9TH FLOOR PLAN ( BLOCK - A )



FLAT NO.	BHK	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	BUA (SQ.FT)	SBUA (SQ.FT)	TERRACE (SQ.FT)
B-601/901	3	735	111	919	1222	-
B-602/902	2	641	67	773	1065	55
B-603/903	2	650	60	776	1032	-
B-604/904	3	841	132	1041	1385	-
B-605/905	3	858	100	1025	1364	-
B-606/906	3	852	100	1020	1356	-
B-607/907	3	883	141	1071	1424	-
B-608/908	3	789	67	927	1233	-
B-609/909	3	817	100	966	1311	-



6TH & 9TH FLOOR PLAN ( BLOCK - B )

FLAT NO.	BHK	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	BUA (SQ.FT)	SBUA (SQ.FT)	TERRACE (SQ.FT)
A-701	3	735	111	919	1222	-
A-702	2	648	53	762	1252	357
A-703	4	1320	179	1667	2138	-
A-704	2	603	106	768	1022	-
A-705	3	852	96	1020	1386	-
A-706	3	915	139	1122	1492	-
A-707	3	789	70	928	1437	304
A-708	3	817	100	986	1311	-



7TH FLOOR PLAN ( BLOCK - A )





FLAT NO.	BHK	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	BUA (SQ.FT)	SBUA (SQ.FT)	TERRACE (SQ.FT)
B-701	3	735	111	919	1222	-
B-702	2	641	67	773	1281	379
B-703	2	650	60	776	1032	-
B-704	3	841	132	1041	1385	-
B-705	3	858	100	1025	1364	-
B-706	3	852	100	1020	1356	-
B-707	3	863	141	1071	1424	-
B-708	3	789	67	927	1436	304
B-709	3	817	100	986	1311	-



7TH FLOOR PLAN ( BLOCK - B )

FLAT NO.	BHK	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	BUA (SQ.FT)	SBUA (SQ.FT)	TERRACE (SQ.FT)
A-801	3	735	111	919	1222	-
A-802	2	648	53	762	1080	99
A-803	4	1320	179	1607	2138	-
A-804	2	603	106	768	1022	-
A-805	3	852	96	1020	1356	-
A-806	3	915	139	1122	1492	-
A-807	3	789	70	928	1235	-
A-808	3	817	100	986	1311	-



8TH FLOOR PLAN ( BLOCK - A )



FLAT NO.	BHK	CARPET AREA (SQ.FT)	BALCONY (SQ.FT)	BUA (SQ.FT)	SBUA (SQ.FT)	TERRACE (SQ.FT)
B-801	3	735	111	919	1222	-
B-802	2	641	67	773	1108	120
B-803	2	650	60	778	1032	-
B-804	3	841	132	1041	1385	-
B-805	3	858	100	1025	1364	-
B-806	3	852	100	1020	1356	-
B-807	3	863	141	1071	1424	-
B-808	3	789	67	927	1233	-
B-809	3	817	100	986	1311	-



8TH FLOOR PLAN ( BLOCK - B )



SCAN FOR  
WALKTHROUGH  
VIDEO



**DEVELOPERS**  
MYRIAD DEVELOPERS

**CORPORATE OFFICE**  
Myriad Developers  
SRCB Road, Charu Market  
Fancy Bazar, Guwahati  
Assam-781001

**SITE ADDRESS**  
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Near Mercedes Benz,  
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**ARCHITECT**  
AR. ANUJ BHAIJANKA



**STRUCTURAL ENGINEER**  
SANJIV PAREKH

MARKETED BY



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