

ACHYUT skyHigh

The height of your trust

RERAA KM 198 OF 2024-2025

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RERA REGISTRATION

RERAA KM 198 OF 2024-2025

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CORPORATE ADDRESS

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SITE ADDRESS

Achyut SkyHigh, Opposite Oja Hyundai,
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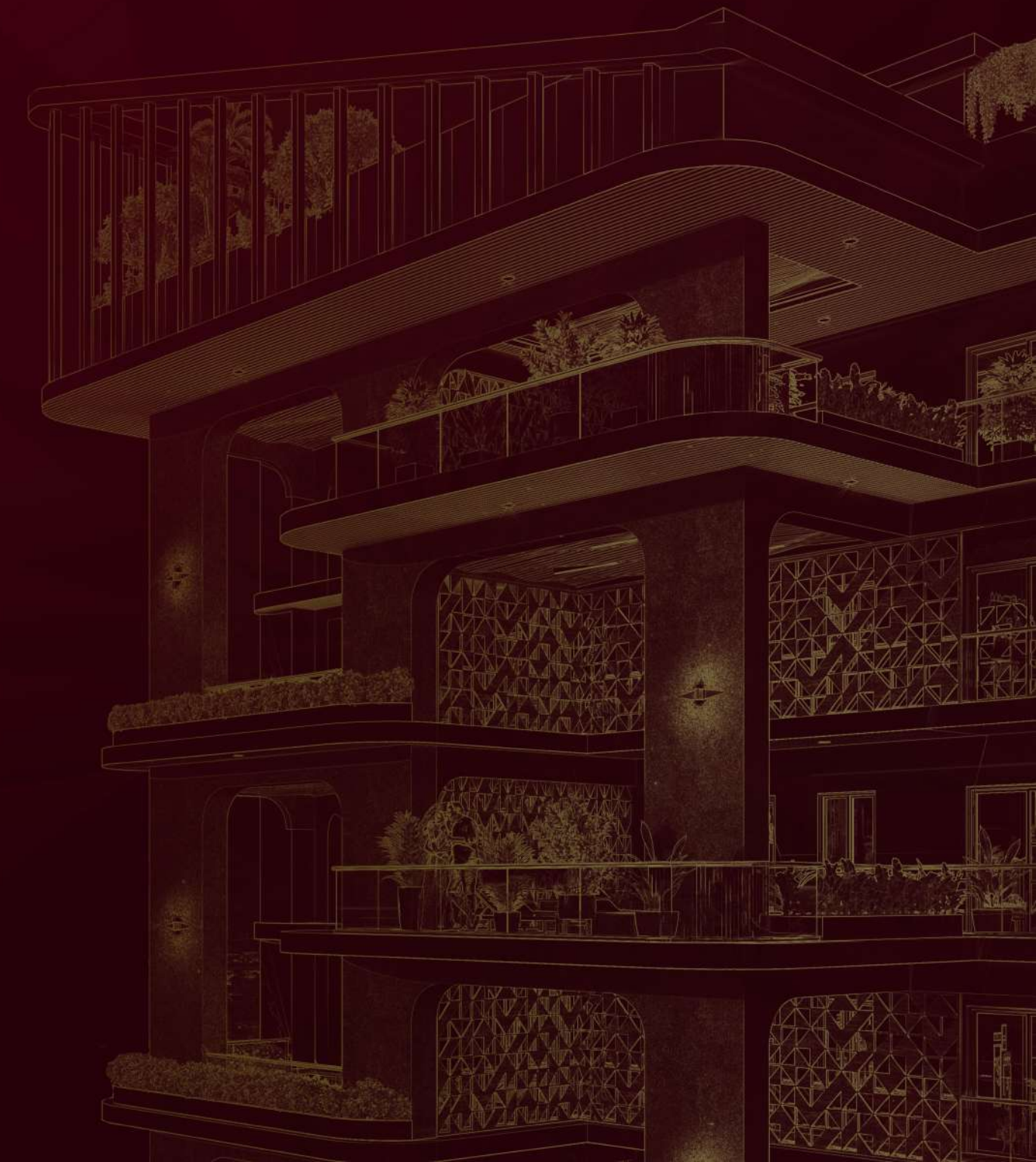
DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Achyut SkyHigh. The images 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.

Concept, Design & Production



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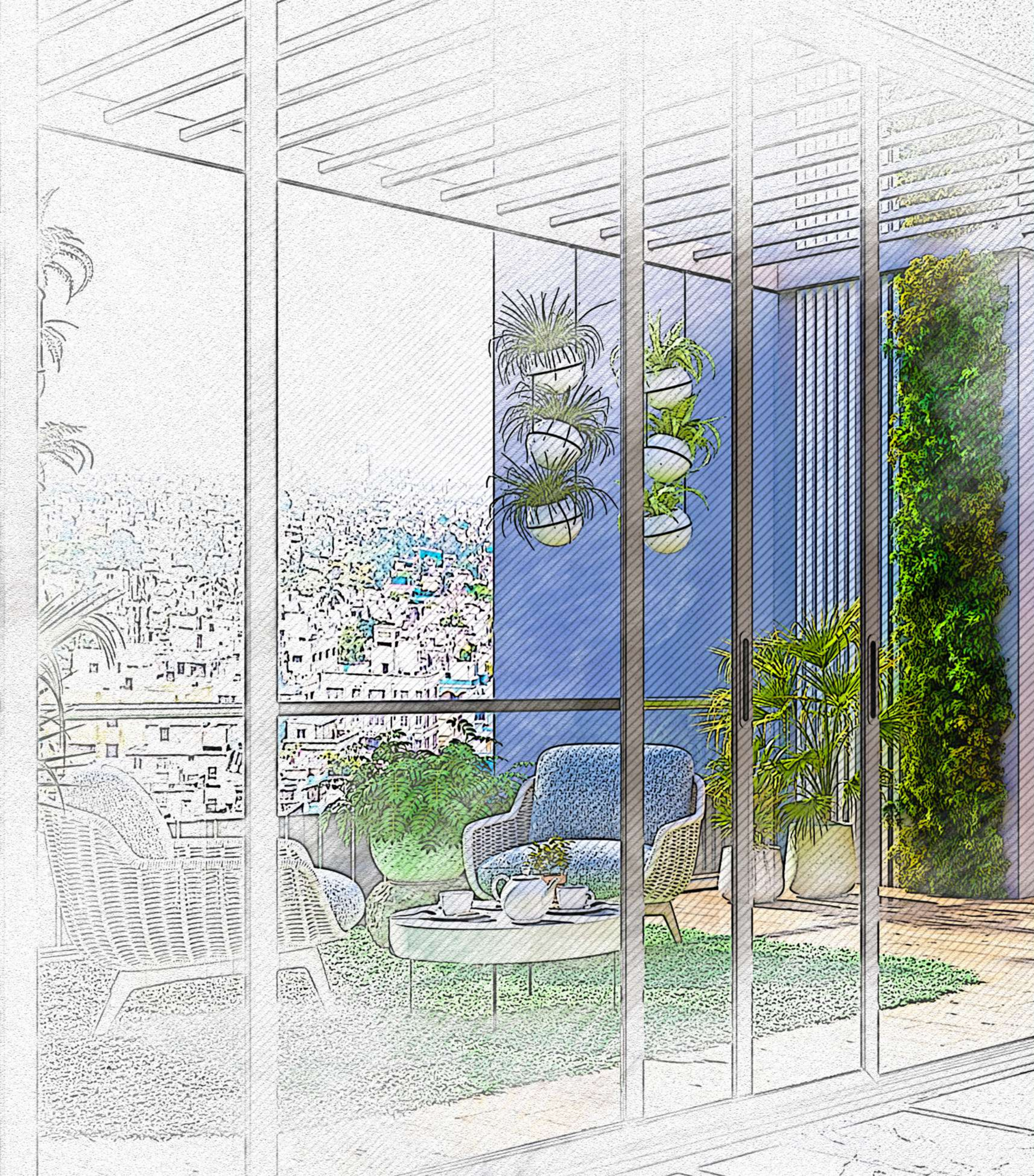
A Legacy of Trust

In the heart of Guwahati rises a
testament to timeless luxury
Achyut Skyhigh.

Just as our name **ACHYUT** symbolizes the indestructible, our
promise to your dreams is unwavering and eternal. Rising
majestically into the skyline, this 15-storey architectural marvel
houses 107 exclusive residences, each crafted for families who
seek not just a home, but an elevated way of life—a sanctuary
where luxury, prestige and aspiration converge.

THE HEIGHT OF
your trust





FROM BLUEPRINT TO REALITY

A Vision Unfolds

At Bhajanka Associates, we don't just design buildings—we shape experiences, weave aspirations into concrete, and elevate urban living to an art form. Achyut Skyhigh is not just a structure; it is a reflection of vision, precision, and an unrelenting pursuit of excellence.

Every curve, every material, every shadow cast by the sun is intentional. Architecture isn't about stacking floors—it's about orchestrating a symphony of light, space, and energy. Achyut Skyhigh is a testament to this philosophy, where residential serenity and commercial vibrancy coexist in perfect harmony.

From the grand double-height entrance that welcomes you with a sense of awe to the thoughtfully crafted residences that redefine luxury, this project is designed to inspire.

- Penthouses bathed in natural light, crowned with private pools and skylights, blurring the line between indoors and the open sky.
- Seamless indoor-outdoor experiences, with terraces and balconies that breathe life into everyday moments.
- An amenities deck that connects people, fostering a community that thrives on wellness, leisure, and interaction.

True design is invisible—it is felt. It transforms how one moves, interacts, and experiences space. Achyut Skyhigh isn't just another development; it's a statement of refined living, an ode to timeless aesthetics and modern sensibilities.

At Bhajanka Associates, we don't chase trends. We create landmarks. We sculpt lifestyles. We push the boundaries of possibility. Achyut SkyHigh is our vision, realized.

Ar. Anuj Bhajanka

bhajanka
— ASSOCIATES —



WHERE LUXURY *touches the sky*

RISE ABOVE THE ORDINARY AND STEP INTO A WORLD OF UNMATCHED ELEGANCE.



ROOFTOP PENTHOUSES
WITH POOL & SKYLIGHT



5BHK RESIDENCES
WITH CENTRAL
COURTYARD



3BHK RESIDENCES
WITH PRIVATE
SIT-OUTS



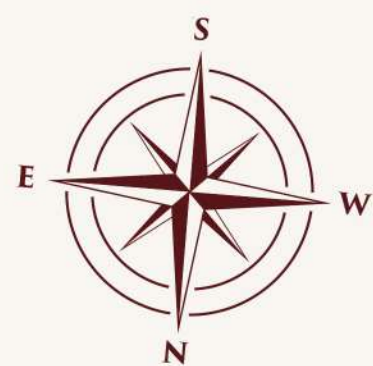
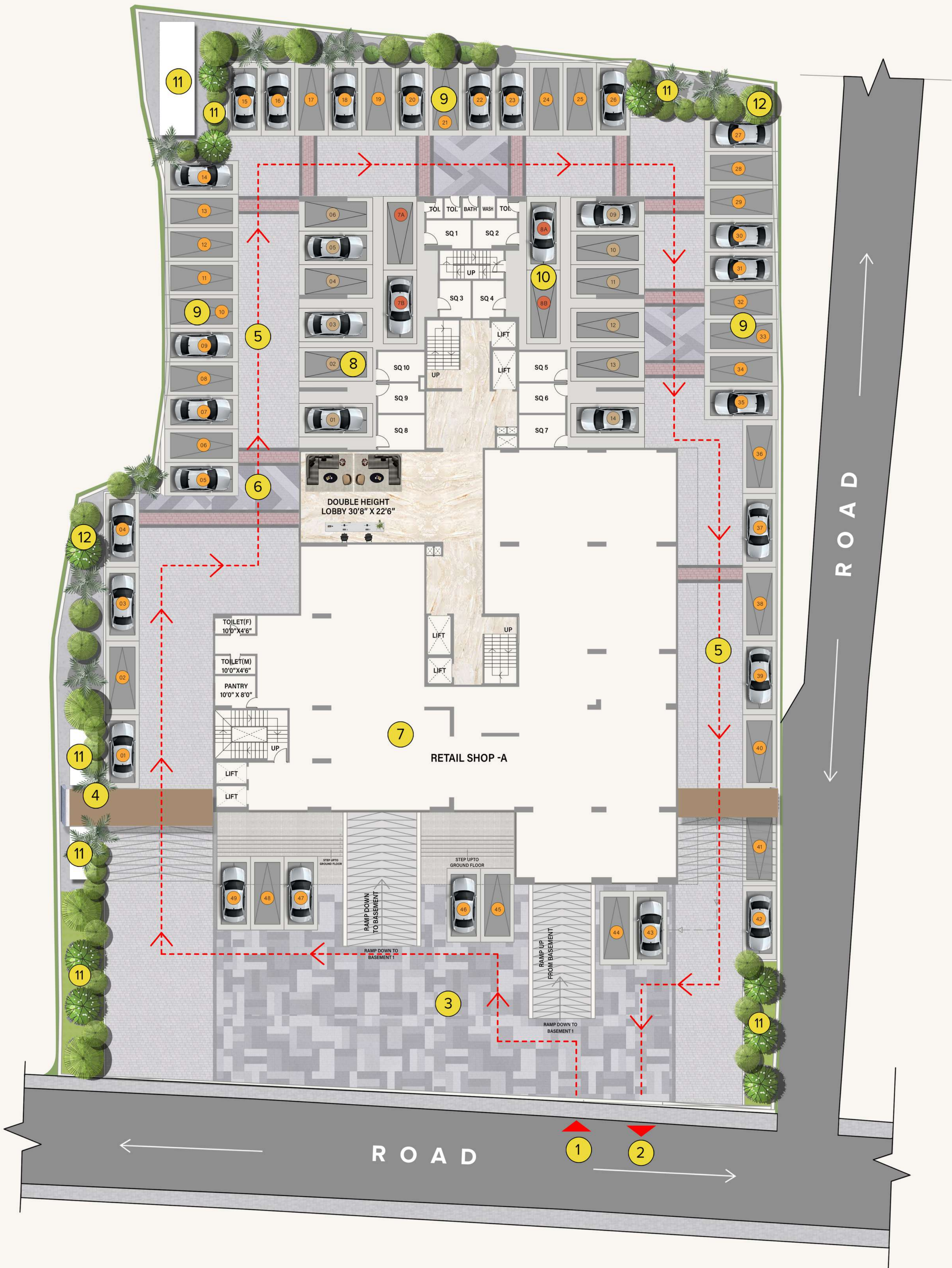
4BHK RESIDENCES
WITH PLUNGE POOL



The background is a deep maroon color. It features a faint, repeating pattern of architectural floor plans, including rooms, corridors, and structural elements, oriented diagonally. At the top and bottom of the image, there are decorative wavy lines composed of many thin, parallel, light-colored lines that create a sense of movement and depth.

Floor Plans

- 1
- ENTRY
- 2
- EXIT
- 3
- COMMERCIAL PLAZA
- 4
- ENTRANCE GATE
- 5
- INTERNAL DRIVEWAY
- 6
- DROP OFF ZONE
- 7
- COMMERCIAL SPACE
- 8
- COVERED PARKING
- 9
- OPEN PARKING
- 10
- ADJUST PARKING
- 11
- SERVICES
- 12
- PERIPHERAL GARDEN



UNIT	RETAIL SHOP A
CARPET AREA	7536
BUILT UP AREA	7870
SUPER BUILT UP	10494



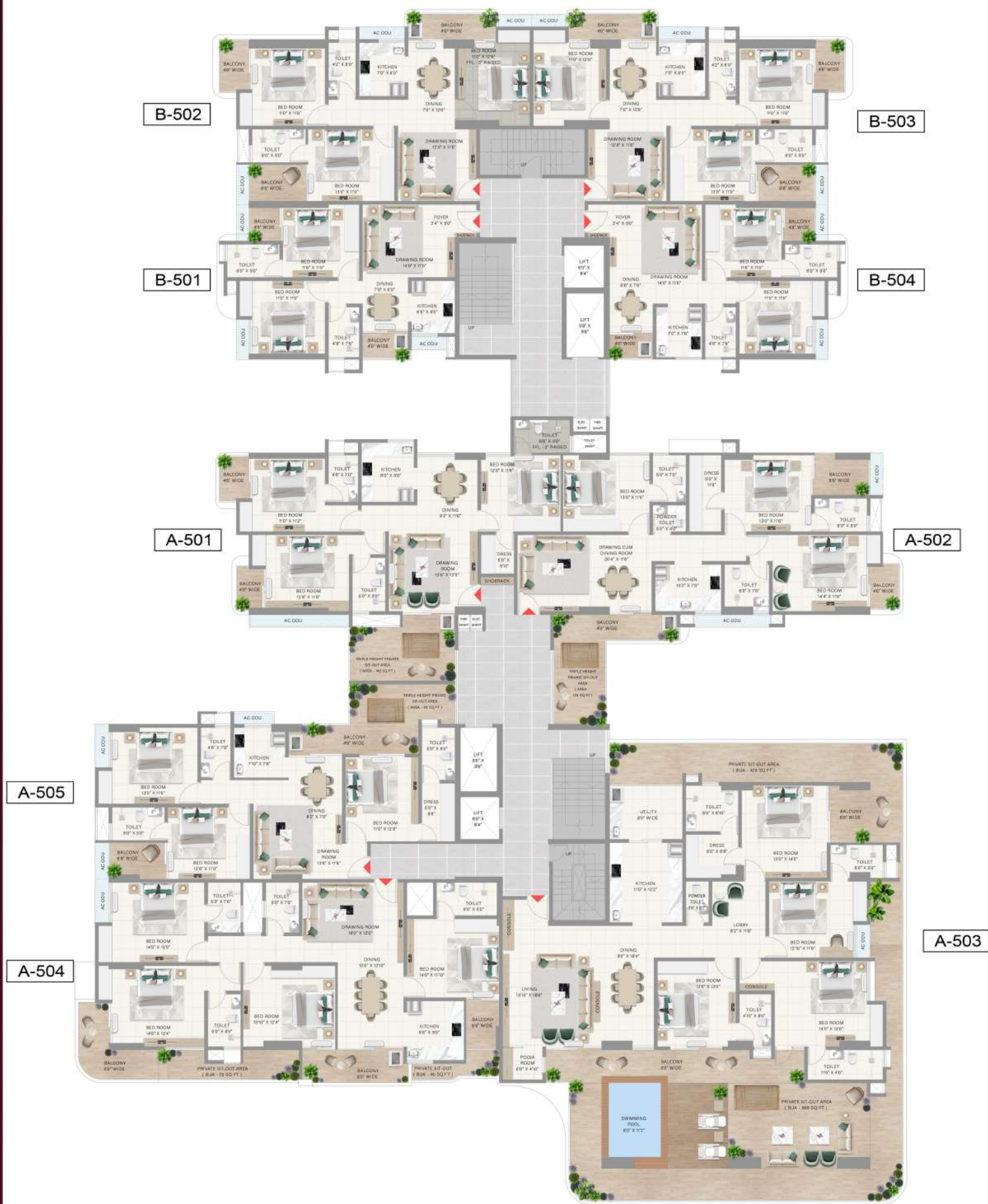
UNIT	RETAIL SHOP A	B - 101	B - 102
CARPET AREA	10168	1571	1576
BALCONY	-	125	125
BUILT UP AREA	10459	1839	1844
SUPER BUILT UP	13946	2452	2459
TERRACE	-	516	412

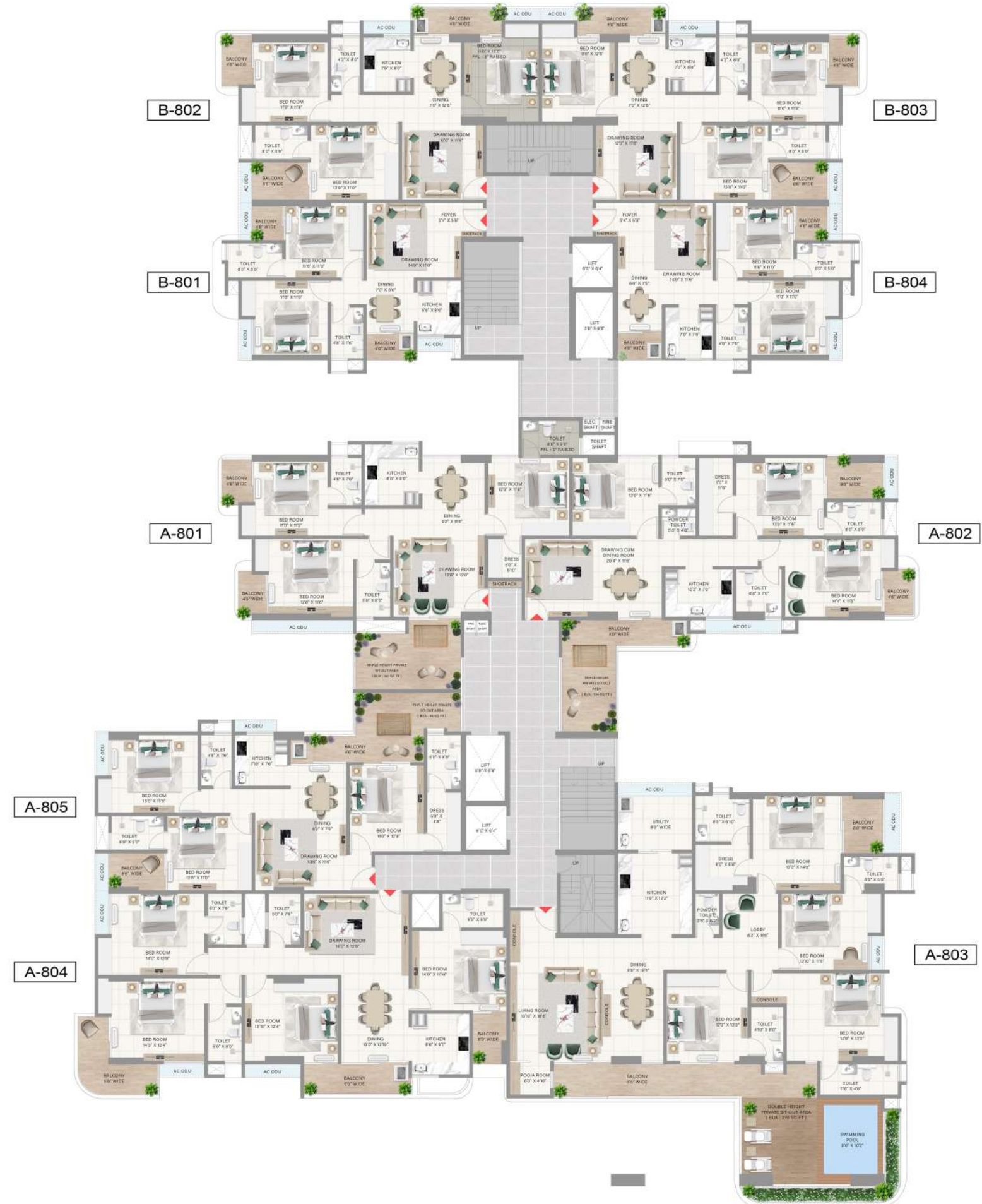


UNIT	B - 201	B - 202	B - 203	B - 204
CARPET AREA	640	839	839	666
BALCONY	50	132	132	48
BUILT UP AREA	766	1065	1065	789
SUPER BUILT UP	1021	1420	1420	1052
TERRACE	-	-	-	-



UNIT	A - 401	A - 402	B - 401	B - 402	B - 403	B - 404
CARPET AREA	991	1042	640	839	839	666
BALCONY	54	170	49	132	132	48
BUILT UP AREA	1142	1317	766	1065	1065	789
SUPER BUILT UP	1523	1756	1021	1420	1420	1052
PRIVATE SIT OUT	223	138	-	-	-	109





UNIT	A - 701/ 1301	A - 702/ 1302	A - 703/ 1303	A - 704/ 1304	A - 705/ 1305	B - 701/ 1301	B - 702/ 1302	B - 703/ 1303	B - 704/ 1304
CARPET AREA	991	1042	1747	1347	947	640	839	839	666
BALCONY	54	170	268	204	126	49	132	132	48
BUILT UP AREA	1142	1317	2151	1669	1169	766	1065	1065	789
SUPER BUILT UP	1523	1756	2869	2225	1559	1021	1420	1420	1052
PRIVATE SIT OUT	223	138	357	-	-	-	-	-	109



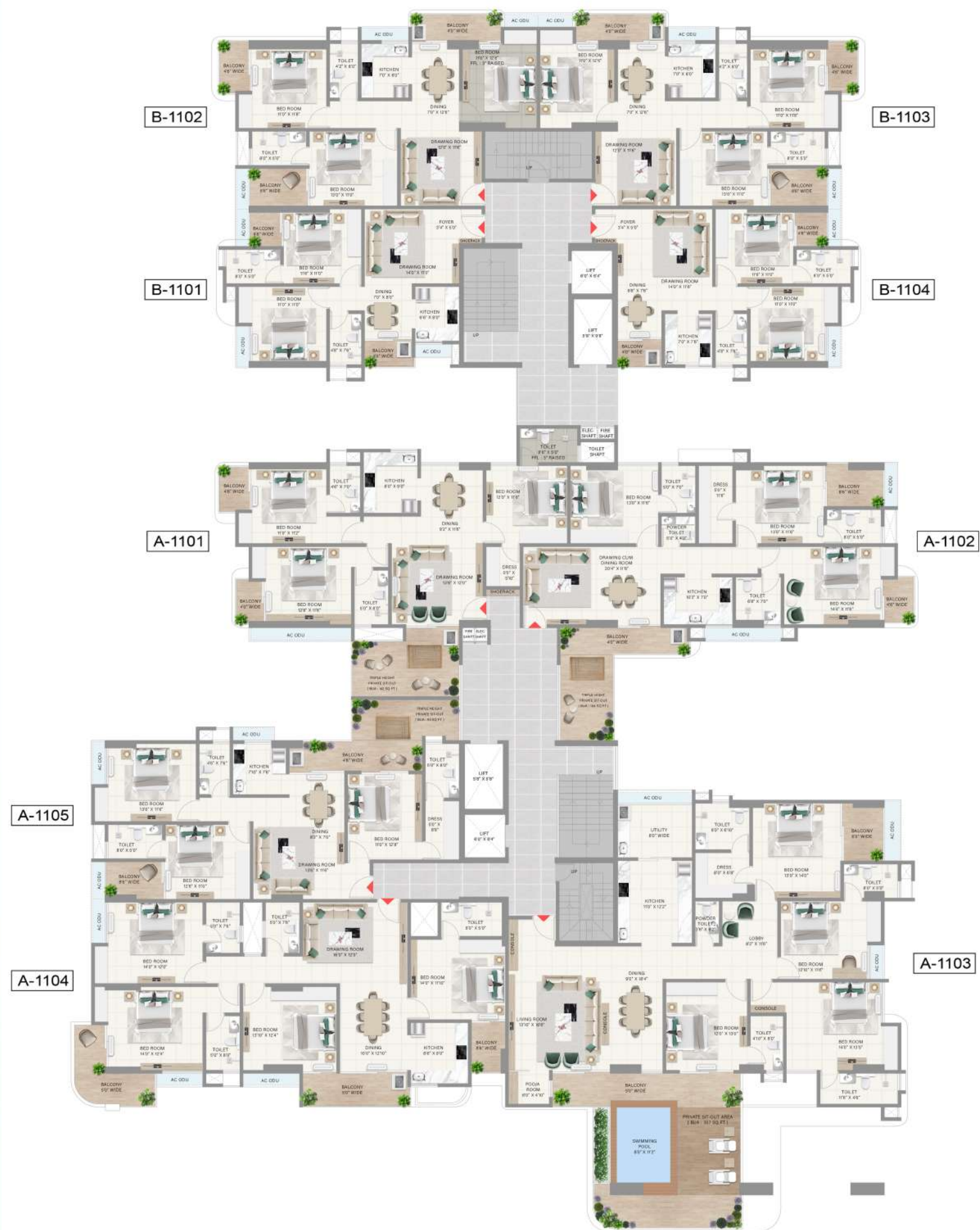
UNIT	A - 801	A - 802	A - 803	A - 804	A - 805	B - 801	B - 802	B - 803	B - 804
CARPET AREA	991	1065	1747	1347	947	640	839	839	666
BALCONY	54	151	316	209	126	50	132	132	48
BUILT UP AREA	1142	1317	2200	1669	1169	766	1065	1065	789
SUPER BUILT UP	1523	1756	2933	2225	1559	1021	1420	1420	1052
PRIVATE SIT OUT	142	104	270	-	93	-	-	-	-



UNIT	A - 903	A - 904	A - 905	B - 901	B - 902	B - 903	B - 904
CARPET AREA	1747	1347	947	1807	839	839	1918
BALCONY	268	204	126	77	132	132	233
BUILT UP AREA	2151	1669	1169	2043	1065	1065	2320
SUPER BUILT UP	2869	2225	1559	2725	1420	1420	3093
PRIVATE SIT OUT	357	-	-	132	-	-	-



UNIT	A - 1001	A - 1002	A - 1003	A - 1004	A - 1005	B - 1001	B - 1002	B - 1003	B - 1004
CARPET AREA	991	1042	1747	1347	947	640	839	839	666
BALCONY	54	170	316	204	126	49	132	132	48
BUILT UP AREA	1142	1317	2200	1669	1169	766	1065	1065	789
SUPER BUILT UP	1523	1756	2933	2225	1559	1021	1420	1420	1052
PRIVATE SIT OUT	223	138	270	-	-	-	-	-	109



UNIT	A - 1101	A - 1102	A - 1103	A - 1104	A - 1105	B - 1101	B - 1102	B - 1103	B - 1104
CARPET AREA	991	1065	1747	1347	947	640	839	839	666
BALCONY	54	151	268	204	126	50	132	132	48
BUILT UP AREA	1142	1317	2151	1669	1169	766	1065	1065	789
SUPER BUILT UP	1523	1756	2869	2225	1559	1021	1420	1420	1052
PRIVATE SIT OUT	142	104	357	-	93	-	-	-	-



UNIT	A - 1401	A - 1402	A - 1403	A - 1404	A - 1405	B - 1401	B - 1402	B - 1403	B - 1404
CARPET AREA	991	1065	1747	1347	947	640	839	839	666
BALCONY	54	151	316	209	126	50	132	132	48
BUILT UP AREA	1142	1317	2200	1669	1169	766	1065	1065	789
SUPER BUILT UP	1523	1756	2933	2225	1559	1021	1420	1420	1052
PRIVATE SIT OUT	142	104	270	-	93	-	-	-	-



UNIT	A - 1503	A - 1504	A - 1505	B - 1501	B - 1502	B - 1503	B - 1504
CARPET AREA	1747	1347	997	1807	839	839	1918
BALCONY	268	204	76	77	132	132	233
BUILT UP AREA	2151	1669	1169	2043	1065	1065	2320
SUPER BUILT UP	2869	2225	1559	2725	1420	1420	3093
PRIVATE SIT OUT	3113	1473	1116	132	-	-	-



1
FOOTBALL
TURF

2
CRICKET
TURF

3
KIDS PLAY
AREA

4
PRIVATE TERRACE
WITH FLAT NO. A1505

5
PRIVATE TERRACE
WITH FLAT NO. A1504

6
PRIVATE TERRACE
WITH FLAT NO. A1503

1ST BASEMENT FLOOR PLAN



ADJUST
PARKING



INDEPENDENT
PARKING



ADJUST
PARKING

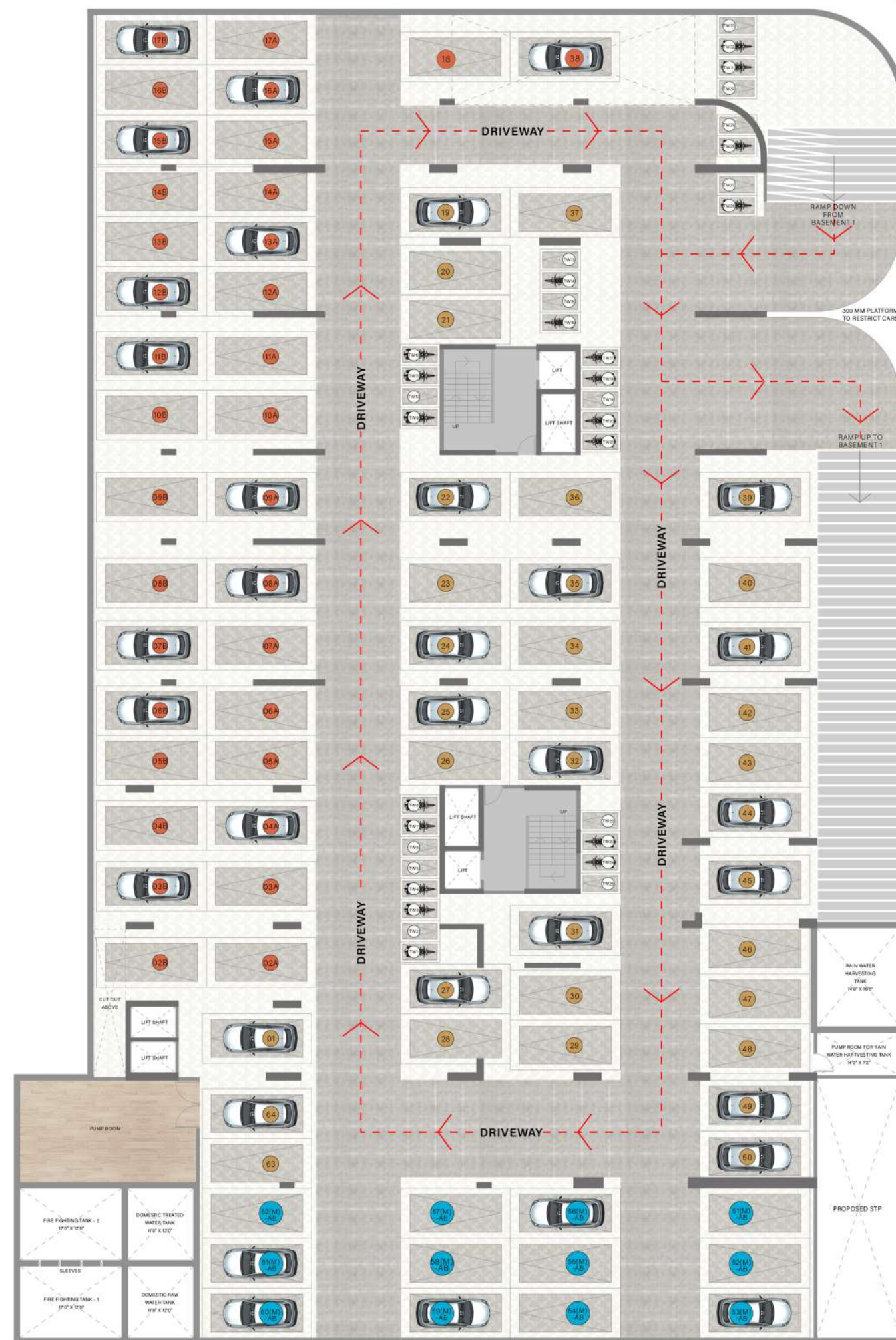


INDEPENDENT
PARKING



MECHANISED
PARKING

2ND BASEMENT FLOOR PLAN





WALL FINISHES

- Kitchen: Tiles (600mm high above counter); putty with primer.
- Bathroom: 1*2 Ceramic Tiles up to the door height, putty with primer.
- Common Passage & Lobby: Putty with Primer.
- Bedrooms: Putty with Primer.
- Living Room/Dining Room: Putty with Primer.
- Utility Room: Putty with Primer.
- All Ceiling: Putty with Primer.



ELECTRICAL FITTINGS

- Split AC Provision: Living room and All Bedrooms.
- Telephone: Living Room only.
- Electrical Points: 2 Light, 1 Fan and 2 nos 6A socket in all bedrooms.
- TV Point: Living and all bedroom (only conduit laying, no wiring).
- Wiring: PVC Concealed wiring with Modular switches.
- Electrical Provisions: Point for Aqua Guard. Electrical Chimney, Microwave Oven & Refrigerator.
- Electrical Load: 2BHK - 7KVA, 3BHK - 9KVA, 4/5 BHK - 12KVA.



SAFETY

- Structure: Compliant with Seismic Zone-V Specifications.
- Fire Fighting: As per fire recommendation letter.
- Security: 24x7 Security & CCTV Surveillance.



DOORS & WINDOWS

- Door Frames: WPC.
- Main Door: Decorative flush doors.
- Doors: Flush doors.
- Windows: White UPVC Windows
- Sliding Doors: White UPVC Sliding Door.



KITCHEN & BATHROOM FITTINGS

- Kitchen Sink: Stainless steel sink.
- Kitchen Counter: Granite Slab.
- Sanitary Fittings: Jaquar or Kohler or equivalent as per model flat.
- CP Fittings: Jaquar or Kohler or equivalent as per model flat.
- Hot and Cold Provision on the Bathroom: Bath and Wash Basin Area.
- Geyser & Exhaust: 16A power point for geyser & 6A power point for exhaust in every toilet.



FLOORING

- Bedroom: 4*2 Vitrified Tiles.
- Kitchen: 4*2 Vitrified Tiles.
- Living/Dining/Foyer/Utility: 4*2 Vitrified Tiles.
- Bathrooms: 0.3*0.3 Anti-skid tiles.
- Sit-outs: 2*2 Vitrified Tiles.



COMMUNITY HALL
Double Heighted
Signature Ball Room.



KIDS
Creche.
Dedicated Kids Pool.



FITNESS
Gymnasium.
Yoga Area.



ROOFTOP
Kids Play Area.
Box Cricket.
Football Turf.



GUEST ROOM
2 Premium
Guest Stays.



VERTICAL GARDEN
Verdant Facade.

Curated Luxury Features



GLASS RAILED BALCONIES



STRETCHER ELEVATORS



THE LUXE FOYER



achyut



skyhigh



PROJECT LOCATION



HOSPITALITY

-  Vivanta by Taj
3.4 kms - 10 mins
-  Novotel
4 kms - 14 mins
-  Radisson Blu Hotel
14.8 kms - 22 mins

CONNECTIVITY

-  Lokpriya Gopinath Bordoloi International (LGBI) Airport
29.4 kms - 40 mins
-  Guwahati Railway Station
11.1 kms - 35 mins
-  ISBT Bus Stand
8.1 kms - 15 mins
-  Kamakhya Railway Station
16 kms - 31 mins

EDUCATIONAL INSTITUTIONS

-  Gauhati University
17.4 kms - 25 mins
-  Royal Global University
7.9 kms - 18 mins
-  Delhi Public School
9.4 kms - 21 mins
-  Sanskriti the Gurukul
10 kms - 16 mins

HOSPITALS

-  Health City Hospital
2.5 kms - 7 mins
-  Apollo Excelcare
16.8 kms - 20 mins
-  Apollo Hospitals
7.6 kms - 29 mins
-  GNRC Hospital
3.9 kms - 13 mins
-  Ayursundra Super Speciality Hospital
9.4 kms - 15 mins
-  Guwahati Metro Hospital
2.5 kms - 6 mins

RECREATIONAL

-  Assam State Zoo
8.5 kms - 26 mins
-  Purva Tirupati Sri Balaji Temple
9 kms - 14 mins
-  City Center Mall
7.2 kms - 17 mins



CONSULTANTS

Architect



AR. ANUJ BHAJANKA

Structural Engineer



ER. SANJEEV PAREEK

Structural Reviewer



ER. AYUSH AGARWAL

Vastu Consultants



MR. PAWAN KESAN

MARKETED BY



Sachin Agarwal
RERA/ASSAM/Agent/2022/20/40



Vivek Agarwal
RERA/ASSAM/Agent/2020/24/18