
BB
MANGALAM
YOUR HOME FOR GENERATIONS

The Art Of Fine Living

SIGNATURE FEATURES

WELL CONNECTED BY
PATARKUCHI ROAD

3 SIDE OPEN
67 APARTMENTS

SURROUNDED BY
HILLS & GREENERY

PREMIUM 2,3&4 BHK
SPECIOUS FLATS

PRIVATE TERRACE
ON 6TH FLOOR

BREATHTAKING
VIEW

SWIMMING POOL

GYMNASIUM

CLUB HOUSE



A RADIANT WELCOME UNDER THE OPEN SKIES.

KHANAPARA

PATARKUCHI ROAD

Unmatched Views,
Effortless Connectivity.

EXPERIENCE

B.B. MANGALAM



DUSK TO DAWN

ELEGANCE



EVENING VIEW

BRIGHT NIGHTS, WARM HOMES.

A Curated World Of Leisure

AMENITIES


CHILDREN'S PLAY AREA


ADULT POOL


COMMUNITY /
MULTIPURPOSE HALL


GYMNASIUM




3 SIDE OPEN APARTMENT

LANDSCAPED GARDEN

KIDS/SPLASH POOL

24 X 7 SECURITY

VISITORS CAR PARKING

SPLASH OF

JOY

Make a splash and unwind in style. Experience state-of-the-art poolside amenities built for joyful moments and memories that last a lifetime.



UNWIND BY THE WATER, EVERY SINGLE DAY.

Crafted With Precision

SPECIFICATIONS

STRUCTURE

R.C.C. framed with earthquake resisting structure.

BUILDING

2 towers of G+6 floors consisting of 67 units

INTERIOR WALL FINISH

Inside wall finished with wall putty.

EXTERIOR WALL FINISH

Exterior emulsion paint to
withstand all weather conditions.

DOORS & WINDOWS

ENTRANCE & OTHER DOORS
Wooden / WPC door frame with flush door.

WINDOWS
Sliding aluminium glass windows for rooms and fixed louvers for toilet.

PLUMBING

Concealed high-quality plumbing lines with CPVC/PVC/ UPVC pipe and related fittings.

BATHROOM FACILITIES

WALL TILES
Bathroom walls will have glazed wall tiles upto door height.

CP / SANITARY FITTING
CP and sanitary fittings will be of superior quality of make Jaguar (Essco) / Hindware / Parryware or equivalent.

FLOORING

DRAWING/DINNING/KITCHEN ROOMS
All rooms will have 2' X 2' vitrified tiles.

STAIRCASE/LOBBY
All staircases,lobbies will be finished with tiles/marbles as specified by the architect.

PARKING AREAS
Covered parking area floor to be finishes with tiles and open parking area with pavers/green pavers.

BATHROOMS
Bathroom floors will have antiskid tiles 1' X 1'

BALCONIES
Balconies with vitrified tiles of appropriate shade.

KITCHEN FACILITIES

WALL TILES
Counter to be finished in granite top with ceramic tiles upto two feet above counter.

Provision for Stainless steel sink of reputed brand, power points and provision for fitting kitchen - related electrical gadgets

ELECTRICAL FACILITIES

WIRES
Concealed insulated copper wiring (ISI) mark.

SPLIT AC PROVISION
Provision for A.C. in all bedrooms.

ELECTRICAL POINTS
Provision for lights, fans & TV with adequate modular switches (Legrand, MK or equivalent) and with individual MCB's distribution panel boards in each flat.

Geyser point, exhaust fan points in all bathrooms.

Inverter points in all apartments / units.

Washing machine points in all apartments / units.

Self-operated individual pre-paid electricity meter.



WATER SOURCES

DEEP BORE WELL
Adequate storage of water in the underground and overhead reservoir. Provisions for deep tube well for continous water supply.

WATER FILTRATION PLANT
Central iron removal plant for clear water.
Day to Day Service.

LIFTS
2 Lift of Kone / Otis or Equivalent per block.

POWER BACK UP
D.G. Power Back Up For Common Areas.

CAR PARKING
Ample Car Parking For Resident & Visitors.

RAIN WATER HARVESTING

SEWERAGE TREATMENT PLANT

FIRE SAFETY
Equipped with fire fighting systems as per specification provided by the fire department.

SECURITY & COMMUNICATION
A fully secured complex with high rise boundary walls.

CCTV
CCTV monitoring to provide perpetual surveillance of the ground lobby area covering the entry of the lift and staircase only.

NOTICE BOARD FOR EACH BLOCK

PROVISION FOR DOMESTIC STAFF

COMMON TOILET FOR SECURITY
GUARDS & DRIVERS

CABIN FOR SECURITY GUARD AT MAIN GATE

SEAMLESS
CONNECTIVITY

Nestled perfectly in Khanapara, B.B. Mangalam offers effortless access to major highways, top educational institutions, healthcare centers, and recreational spots, ensuring you are never far from convenience.



FOR LOCATION SCAN HERE

KEY DISTANCES

HEALTH CARE
- Health City Hospital - 1.0 Km
- Apollo Hospitals - 6.7 Km
- Rahman Hospitals Pvt. Ltd - 3.6 Km
- 151 Base Hospital - 3.7 Km
- Guwahati Metro Hospital - 1.0 Km

MARKET
- Laxmi Market - 2.5 Km

CONNECTIVITY
- Khanapara Bus Stop - 1.8 Km
- Bus stand Guwahati - 2.9 Km
- Railway Station Road - 12.6 Km
- Lokpriya Gopinath Bordoloi International Airport - 28.2 Km

TEMPLE
- Ganesh Temple - 3.3 Km

EDUCATION
- North East Public School - 2.0 Km
- Patarkuchi Sastriji LP School - 1.5 Km
- College of Veterinary Science - 2.0 Km

HOTEL
- Taj Hotel - 2.2 Km

PARK
- Dreamland Amusement Park - 1.0 Km



FLOOR PLANS



FIRST FLOOR

TYPE	BHK	CARPET AREA	EXCLUSIVE BALCONY AREA	EXCLUSIVE OPEN TERRACE AREA	BUA	SALEABLE AREA
FLAT A	3BHK	788.89 SQ FT	57.59 SQ FT	210.33 SQ FT	1118 SQ FT	1492 SQ FT
FLAT B	3BHK	782.00 SQ FT	62.75 SQ FT	629.16 SQ FT	1542 SQ FT	2057 SQ FT
FLAT C	3BHK	782.00 SQ FT	62.75 SQ FT	202.26 SQ FT	1112 SQ FT	1483 SQ FT
FLAT D	3BHK	782.00 SQ FT	62.75 SQ FT	210.33 SQ FT	1120 SQ FT	1494 SQ FT
FLAT E	3BHK	783.19 SQ FT	62.97 SQ FT	406.34 SQ FT	1315 SQ FT	1755 SQ FT
FLAT F	3BHK	783.83 SQ FT	62.97 SQ FT	639.70 SQ FT	1553 SQ FT	2071 SQ FT
FLAT G	3BHK	782.00 SQ FT	62.75 SQ FT	202.26 SQ FT	1112 SQ FT	1483 SQ FT
FLAT H	2BHK	585.346 SQ FT	39.61 SQ FT	-	676 SQ FT	902 SQ FT
FLAT I	3BHK	782.00 SQ FT	62.75 SQ FT	202.26 SQ FT	1112 SQ FT	1483 SQ FT
FLAT J	3BHK	782.00 SQ FT	62.75 SQ FT	202.26 SQ FT	1112 SQ FT	1483 SQ FT

FLOOR PLANS







2ND AND 4TH FLOOR

TYPE	BHK	CARPET AREA	EXCLUSIVE BALCONY AREA	EXCLUSIVE OPEN TERRACE AREA	BUA	SALEABLE AREA
FLAT A	3BHK	783.40 SQ FT	54.68 SQ FT	-	901 SQ FT	1202 SQ FT
FLAT B	3BHK	783.40 SQ FT	54.68 SQ FT	-	901 SQ FT	1202 SQ FT
FLAT C	3BHK	783.40 SQ FT	54.68 SQ FT	-	901 SQ FT	1202 SQ FT
FLAT D	3BHK	783.40 SQ FT	54.68 SQ FT	-	901 SQ FT	1202 SQ FT
FLAT E	3BHK	783.40 SQ FT	54.68 SQ FT	-	901 SQ FT	1202 SQ FT
FLAT F	2BHK	585.35 SQ FT	39.29 SQ FT	-	673 SQ FT	897 SQ FT
FLAT G	2BHK	585.35 SQ FT	39.29 SQ FT	-	673 SQ FT	897 SQ FT
FLAT H	3BHK	783.40 SQ FT	54.68 SQ FT	-	901 SQ FT	1202 SQ FT
FLAT I	3BHK	783.40 SQ FT	54.68 SQ FT	-	901 SQ FT	1202 SQ FT
FLAT J	2BHK	585.35 SQ FT	39.29 SQ FT	-	673 SQ FT	897 SQ FT
FLAT K	3BHK	783.40 SQ FT	54.68 SQ FT	-	901 SQ FT	1202 SQ FT
FLAT L	3BHK	783.40 SQ FT	54.68 SQ FT	-	901 SQ FT	1202 SQ FT

FLOOR PLANS







3RD AND 5TH FLOOR

TYPE	BHK	CARPET AREA	EXCLUSIVE BALCONY AREA	EXCLUSIVE OPEN TERRACE AREA	BUA	SALEABLE AREA
FLAT A	3BHK	783.40 SQ FT	54.68 SQ FT	104.949 SQ FT	1006 SQ FT	1342 SQ FT
FLAT B	3BHK	783.40 SQ FT	54.68 SQ FT	104.949 SQ FT	1006 SQ FT	1342 SQ FT
FLAT C	3BHK	783.40 SQ FT	54.68 SQ FT	104.949 SQ FT	1006 SQ FT	1342 SQ FT
FLAT D	3BHK	783.40 SQ FT	54.68 SQ FT	104.949 SQ FT	1006 SQ FT	1342 SQ FT
FLAT E	3BHK	783.40 SQ FT	54.68 SQ FT	104.949 SQ FT	1006 SQ FT	1342 SQ FT
FLAT F	2BHK	585.35 SQ FT	39.29 SQ FT	-	673 SQ FT	897 SQ FT
FLAT G	2BHK	585.35 SQ FT	39.29 SQ FT	-	673 SQ FT	897 SQ FT
FLAT H	3BHK	783.40 SQ FT	54.68 SQ FT	104.949 SQ FT	1006 SQ FT	1342 SQ FT
FLAT I	3BHK	783.40 SQ FT	54.68 SQ FT	104.949 SQ FT	1006 SQ FT	1342 SQ FT
FLAT J	2BHK	585.35 SQ FT	39.29 SQ FT	-	673 SQ FT	897 SQ FT
FLAT K	3BHK	783.40 SQ FT	54.68 SQ FT	104.949 SQ FT	1006 SQ FT	1342 SQ FT
FLAT L	3BHK	783.40 SQ FT	54.68 SQ FT	104.949 SQ FT	1006 SQ FT	1342 SQ FT

FLOOR PLANS







6TH FLOOR

TYPE	BHK	CARPET AREA	EXCLUSIVE BALCONY AREA	EXCLUSIVE OPEN TERRACE AREA	BUA	SALEABLE AREA
FLAT A	4BHK	1613.52 SQ FT	50.38 SQ FT	268.4542 SQ FT	2050 SQ FT	2735 SQ FT
FLAT B	3BHK	783.40 SQ FT	54.68 SQ FT	-	901 SQ FT	1202 SQ FT
FLAT C	4BHK	1613.52 SQ FT	50.38 SQ FT	268.4542 SQ FT	2050 SQ FT	2735 SQ FT
FLAT D	3BHK	783.40 SQ FT	54.68 SQ FT	-	901 SQ FT	1202 SQ FT
FLAT E	2BHK	585.35 SQ FT	39.29 SQ FT	-	673 SQ FT	897 SQ FT
FLAT F	2BHK	585.35 SQ FT	39.29 SQ FT	-	673 SQ FT	897 SQ FT
FLAT G	3BHK	783.40 SQ FT	54.68 SQ FT	-	901 SQ FT	1202 SQ FT
FLAT H	2BHK	585.35 SQ FT	39.29 SQ FT	-	673 SQ FT	897 SQ FT
FLAT I	4BHK	1613.52 SQ FT	50.38 SQ FT	268.4542 SQ FT	2050 SQ FT	2735 SQ FT

ISOMETRIC VIEW



FLAT-F

1ST FLOOR



FLAT-H

3RD & 5TH FLOOR



FLAT-I

6TH FLOOR

AERIAL VIEW



PAYMENT SCHEDULE

SL NO	STAGES	PERCENTAGE
1	APPLICATION / BOOKING	10%
2	AGREEMENT FOR SALE WITHIN 10 DAYS FO BOOKING	10%
3	PILLING WORK COMPLETION	10%
4	ON FIRST SLAB CASTING	10%
5	ON SECOND SLAB CASTING	10%
6	ON THIRD SLAB CASTING	10%
7	ON FOURTH SLAB CASTING	10%
8	ON FIFTH SLAB CASTING	10%
9	ON SIXTH SLAB CASTING	10%
10	STARTING OF BRICK WALLS AND PLASTERING	05%
11	ON HANDOVER POSSESSION	05%

INVESTING IN YOUR FUTURE, STEP BY STEP.

DEVELOPERS

B.B. CONSTRUCTIONS
SKYLINES OF JOY AND TRUST

Flat No.-1(B), Ram Enclave, Chandra
Kanta Path, VIP Road, Sixmile
Guwahati - 781022

ARCHITECTS & STRUCTURAL ENGINEER

CREATIONS
Anjay Kumar Gupta
B.K.Kakati Road,ulubari,
Guwahati-781007

SITE ADDRESS

Patarkuchi road
koinadhara, khanapara
guwahat-781029

RERA REGISTRATION

RERAA KM 253 of 2026-2027

MEMBERS

AREIDA
(CREDAI ASSAM)

FOR SITE VISIT

Call At **9016553399**
OR
Whatsapp At **9282092233**

HOUSING LOAN

SBI

DISCLAIMER
This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of B. B. MANGALAM. 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.