

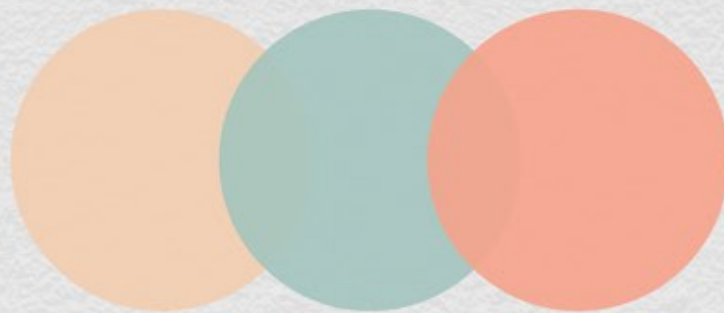


B.B. CONSTRUCTIONS
SKYLINES OF JOY AND TRUST



B.B.UTSAV

LOKHRA, GUWAHATI



ELEVATE YOUR LIVING EXPERIENCE!

GATE VIEW



SPACE MEETS MODERN ELEGANCE

Experience thoughtfully designed living spaces where modern comforts blend with timeless elegance. Our residences offer spectacular city views, premium amenities, and a vibrant community you'll be proud to call home.

FLOOR PLAN



FIRST TO THIRD

UNIT	TYPE BHK	CARPET AREA (In Sqft)	BALCONY AREA (In Sqft)	BUILT UP AREA (In Sqft)	SALEABLE AREA (In Sqft)
UNIT A	3	860.40 Sqft	71 Sqft	1001.75 Sqft	1337 Sqft
UNIT B	3	860.40 Sqft	71 Sqft	1001.75 Sqft	1337 Sqft
UNIT C	2	605.57 Sqft	30.12 Sqft	694.12 Sqft	927 Sqft
UNIT D	2	639.78 Sqft	32.28 Sqft	731.68 Sqft	977 Sqft
UNIT E	2 + Study	694.77 Sqft	30.12 Sqft	784.61 Sqft	1047 Sqft

FIRST TO THIRD

UNIT	TYPE BHK	CARPET AREA (In Sqft)	BALCONY AREA (In Sqft)	BUILT UP AREA (In Sqft)	SALEABLE AREA (In Sqft)
UNIT F	2	639.78 Sqft	32.28 Sqft	731.68 Sqft	977 Sqft
UNIT G	2	605.57 Sqft	30.12 Sqft	694.12 Sqft	927 Sqft
UNIT H	3	860.40 Sqft	71 Sqft	1001.75 Sqft	1337 Sqft
UNIT I	3	860.40 Sqft	71 Sqft	1001.75 Sqft	1337 Sqft



FLOOR PLAN



FOURTH FLOOR

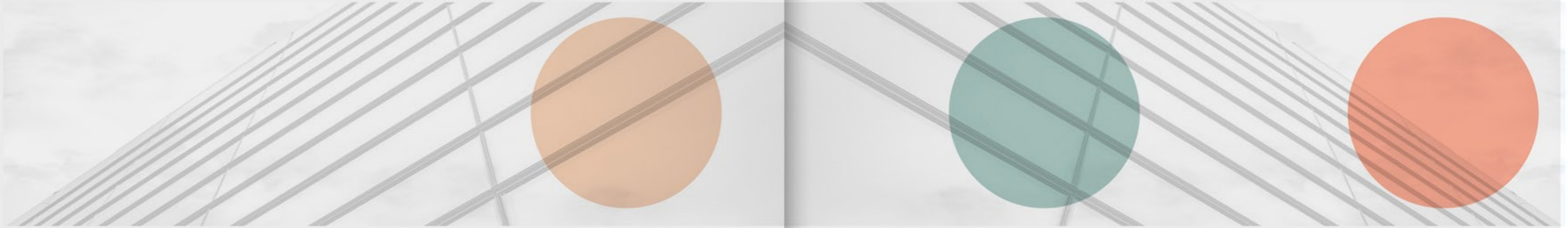
UNIT	TYPE BHK	CARPET AREA (In Sqft)	BALCONY AREA (In Sqft)	BUILT UP AREA (In Sqft)	TERRACE AREA (In Sqft)	SALEABLE AREA (In Sqft)
UNIT B	3	1076 Sqft	71 Sqft	1232 Sqft	771.4 Sqft	1645 Sqft
UNIT C	2	605.57 Sqft	30.12 Sqft	694.12 Sqft	---	927 Sqft
UNIT D	2	639.78 Sqft	32.28 Sqft	731.68 Sqft	---	977 Sqft
UNIT E	2 + STUDY	694.77 Sqft	30.12 Sqft	784.61 Sqft	---	1047 Sqft

FOURTH FLOOR

UNIT	TYPE BHK	CARPET AREA (In Sqft)	BALCONY AREA (In Sqft)	BUILT UP AREA (In Sqft)	TERRACE AREA (In Sqft)	SALEABLE AREA (In Sqft)
UNIT F	2	639.78 Sqft	32.28 Sqft	731.68 Sqft	---	977 Sqft
UNIT G	2	605.57 Sqft	30.12 Sqft	694.12 Sqft	---	927 Sqft
UNIT H	3	1076 Sqft	71 Sqft	1232 Sqft	771.4 Sqft	1645 Sqft



ISOMETRIC VIEW



TYPICAL FLOOR UNIT A

TYPE	CARPET AREA	BALCONY AREA	BUILT UP AREA	SALEABLE AREA
3 BHK	860.40 Sqft	71 Sqft	1001.75 Sqft	1337 Sqft

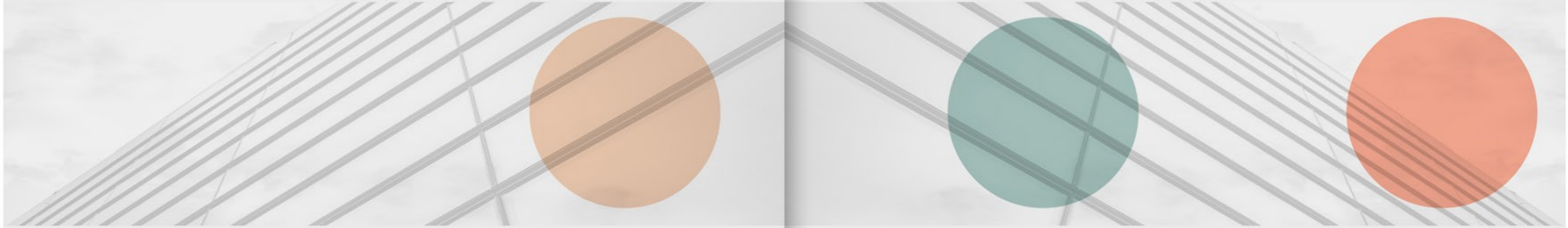


TYPICAL FLOOR UNIT D

TYPE	CARPET AREA	BALCONY AREA	BUILT UP AREA	SALEABLE AREA
2 BHK	639.78 Sqft	32.28 Sqft	731.68 Sqft	977 Sqft



ISOMETRIC VIEW



TYPICAL FLOOR UNIT E

TYPE	CARPET AREA	BALCONY AREA	BUILT UP AREA	SALEABLE AREA
2 BHK + Study	694.77 Sqft	30.12 Sqft	784.61 Sqft	1047 Sqft



FOURTH FLOOR UNIT H

TYPE	CARPET AREA	BALCONY AREA	BUILT UP AREA	TERRACE AREA	SALEABLE AREA
3 BHK	1076 Sqft	71 Sqft	1232 Sqft	771.4 Sqft	1645 Sqft



SPECIFICATIONS



STRUCTURE

R.C.C. framed with earthquake resistant structure.

EXTERIOR WALL FINISH

Exterior emulsion paint to withstand all weather conditions.

INTERIOR WALL FINISH

Inside the wall finished with wall putty.

DOORS & WINDOWS

Wooden/WPC door frame with flush door. Sliding aluminum glass windows for rooms and fixed louvers for toilets.

FLOORING

Rooms with 2' X 2' vitrified tiles. Bathroom floors will have anti-skid tiles. All staircases, lobbies will be finished with tiles/marbles as specified by the architect. Cantilever balconies with vitrified tiles of appropriate shade.

TOILET FITTING

Bathroom walls will have glazed wall tiles up to door height.

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

WATER SOURCES

Adequate water storage in the underground and overhead reservoir.

Provisions for deep tube wells for continuous water supply.

Central iron removal plant for clear water.

PLUMBING

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

ELECTRICAL FITTINGS

Concealed insulated copper wiring (ISI) mark.

Provision for A.C. in all bedrooms.

Provision for lights, fans & TV with adequate modular switches (Legrand 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.

SECURITY

Counter to be finished in granite top with ceramic tiles up to two feet above the counter.

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

DAY 2 DAY SERVICE

Lift of goods made.

Rainwater harvesting.

Ample car parking for residents & visitors.

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

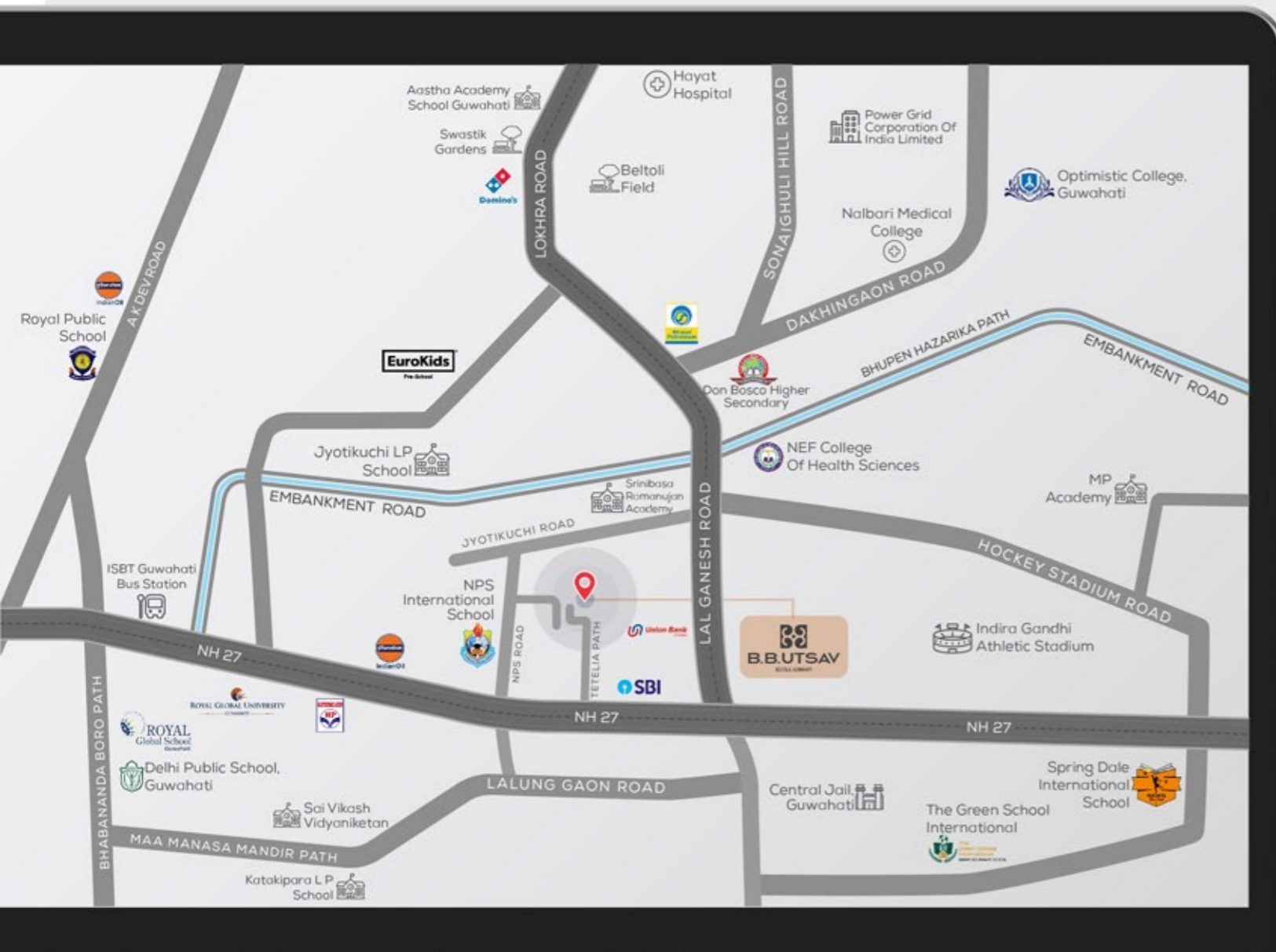
D.G. Power backup for common areas.

CONNECTIVITY THAT MAKES LIFE EASY!

Perfectly positioned in the heart of the city, with seamless connections to major transport hubs, shopping districts, and entertainment venues. Everything you need is just minutes from your doorstep.



Scan For The Site Location



MARKET

Reliance SMART Bazaar - 1.2km



HISTORICAL PLACES

Science Museum, Khanapara Guwahati - 8.6 km

Assam State Museum - 16.7 km



HOTELS

Hotel Silver Regency - 4.2 km

Hotel Royal Heritage - 3.7 km



POPULAR EATERY

Sawkuchi Post Office - 3.3km

Kahilipara Post Office - 5.8 km



NEARBY HOSPITALS

Ayursundra Superspecialty Hospital - 5.6 km

Apollo Hospitals Guwahati - 13.2 km





DEVELOPERS



B. B. CONSTRUCTIONS

Flat No.1(B),1st Floor of Ram Enclave
Chandra Kanta Path, VIP Road, Sixmile
Guwahati - 22

ARCHITECTS



BANKA & ASSOCIATES

3rd Floor, NH Centre Point Building
Bora Service, Guwahati

SITE ADDRESS

Tetelia Path, Mathuranagar,
Lokhra, Vill- Betkuchi, Mouza- Beltola,
Guwahati – 781034, Assam

MARKETING

90165 53399

RERA REGISTRATION NUMBER

RERAA KM 139 of 2024-2025

MEMBER



HOUSING LOAN APPROVALS



DISCLAIMER

This brochure is not a legal document. It is an artistic impression and describes the conceptual plan to convey the intent and purpose of BB 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 and shall be subject to the agreement entered between the parties.