



City Block

LIVE IN THE FLOW OF REFINED COMFORT.



# CITY BLOCK

## AT A GLANCE

Situated at one of the most trending prime locations of Jorhat city, we welcome you all to our newest development spread across around six bighas of real estate. This is a meticulously planned residentialcommercial megaproject designed to offer a brilliant blend of vibrant and comfortable living. This comprehensive complex features four G+8 residential blocks housing a total of 160 units. Each of these apartments is designed to offer premium "Vaastu compliant" spaces with 100% usability at reasonable pricing based on market rates, providing the homes a smart balance of practicality, luxury and affordability. The project comes with a commercial building to host most of society's daily lifestyle necessities, and a state-of-the-art clubhouse for recreational and social activities leaving behind a harmonious lacuna for a temple place amidst the enchanting enclave, giving a spiritual edge to the overall experience.



ROAD VIEW



GATE VIEW



## LET'S TALK ABOUT OUR EXECUTION!

The entire project shall be executed block-wise, of which block B is affirmed as the inaugural block, followed by blocks C, E, D, and A in a progressive order.

A specified RERA registration number shall be allotted against each block after getting legally approved by the governing body.

We commit to complete and handover the residential blocks individually through the mentioned procedure under RERA guidelines.

## OUR FIRST EVER ANNOUNCEMENT!

We are delighted to announce that the bookings for our inaugural building, block B, are open now as it has been successfully registered under and rightfully approved by RERA. We assure to notify our dear customers regarding the bookings of the remaining blocks over the course of time, as we gratefully want them to stay tuned with us.

Thank you!



BLOCK-B VIEW



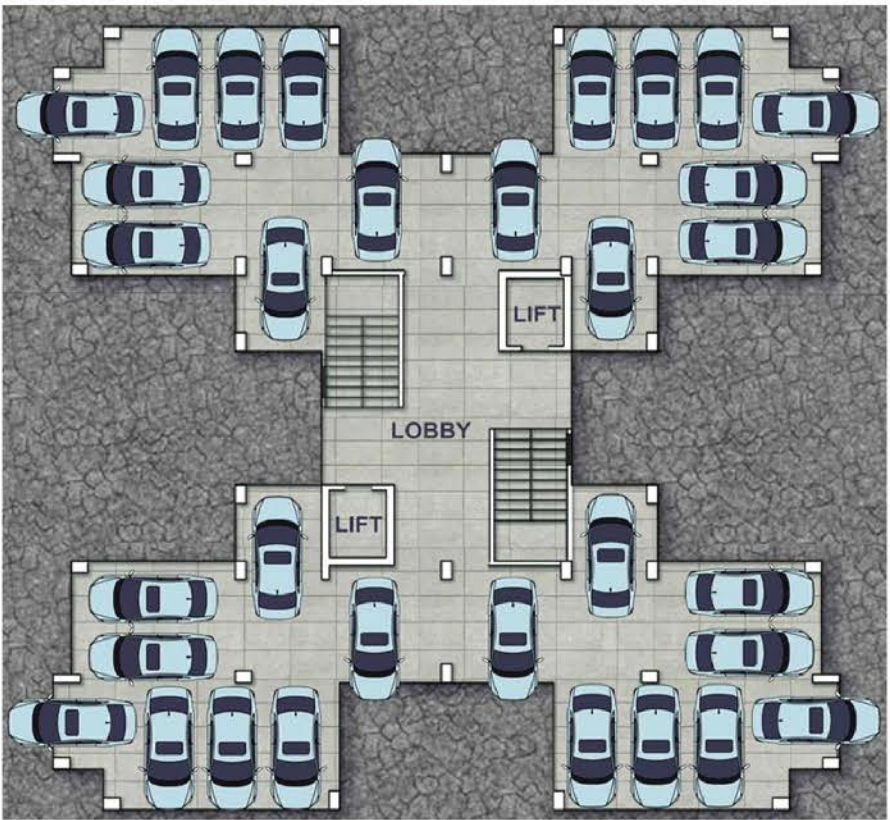
ISOMETRIC VIEW



FLAT	BHK	BUA	SBUA
B	3	1140 Sq.ft	1426 Sq.ft

Resistration no :  
RERAA JO 102 of 2024-2025  
[www.rera.assam.gov.in](http://www.rera.assam.gov.in)

BLOCK - B  
GROUND FLOOR PARKING





Resistration no :  
RERAA  
www.rera.assam.gov.in

ISOMETRIC VIEW



FLAT	BHK	BUA	SBUA
E	3.5	1300 Sq.ft	1625 Sq.ft



FLAT	BHK	BUA	SBUA
C	2	853 Sq.ft	1066 Sq.ft



BLOCK-C VIEW





BLOCK-D VIEW



ISOMETRIC VIEW



FLAT	BHK	BUA	SBUA
B	4	1338 Sq.ft	1673 Sq.ft



FLAT	BHK	BUA	SBUA
F	3	1176 Sq.ft	1470 Sq.ft







KIDS PLAY AREA

## LIVE ABOVE ODINARY

Crafted for refined lifestyles

City block offers more than a home. It delivers a complete lifestyle supported by premium amenities and thoughtfull designed.





A blessed life begins in serene, sacred spaces. Live a life graced by peace and spiritual harmony, where every day has a graceful beginning.

## TEMPLE VIEW





## SPACES THAT INSPIRE

Premium Amenities, Thoughtful Living

## DESIGNED TO THRIVE



From the pool to the parks, every convenience here is crafted to enrich your daily life right at your doorstep.



SWIMMING POOL VIEW



# AN OASIS OF TRANQUILITY.

More than a pool, it's a space for relaxation, exercise, and joy. This body of azure water is crafted to complement your lifestyle.



Stay active and connect with neighbours on our inviting tennis court, crafted to inspire sport, wellness, and joyful moments every day.

## TENNIS COURT VIEW





# AMENITIES

Experience a lifestyle enhanced by well-planned amenities that encourage activity, relaxation, and community bonding.



GYMNASIUM



INDOOR  
GAMES



SWIMMING  
POOL



BADMINTON  
COURT



SENIOR  
CITIZEN PARK



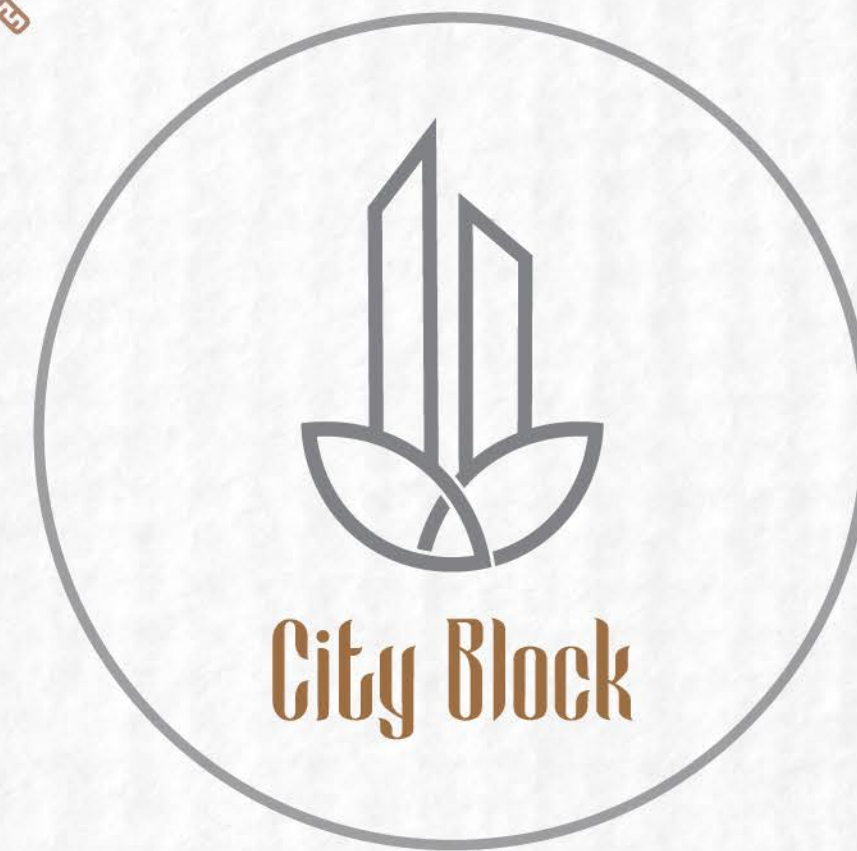
UNISEX SALON  
CCTV CAMERA FOR COMMON AREA  
VISITORS CAR PARKING SPACE  
EV CHARGING ROOM



KID'S PLAY  
AREA



YOGA ROOM



BANQUET  
HALL



LANDSCAPED  
GARDEN



OFFICE  
DAYCARE CENTRE  
PHARMACY  
SUPER MARKET



RESTAURANT





# SPECIFICATIONS

## STRUCTURE

R.C.C. Framed Structure with Red Bricks.

## DOORS

Door Frames : Made of wood/any new innovative material.

Door Shutters : Flush door shutters.

## WINDOWS

Anodised Aluminium/UPVC (with 4mm glass pane).

## KITCHEN

Kitchen Platform : Green Marble or Granite Slab.

Sink: Stainless Steel Sink.

Wall Tiles : 2' Glazed Tiles over the kitchen slab.

## TOILET

Wall Tiles: Glazed Tiles upto door height & matching anti-skid floor tiles.

Wash Basin and WC : White Glazed Porcelain.

Fittings : C.P. Fittings with a mixture unit.



## LIFT

2 nos. of Lift

## WATER SUPPLY

Deep tube-well water supply available.

## FIRE SAFETY

As per state fire norms.

## FINISHES

Internal Finishes: Putty Finish.

External Finishes: Weather proof paint.

## ELECTRICAL

Wiring : Multi Strand Copper Wire.

Switches : Modular Switches.

Entertainment : TV points in Drawing and One Bedroom.

EPBAX Point : Phone point in Drawing.

AC Point : 2 (Two) no per unit and conduiting in all units.

Geyser Point : All Bathrooms.

Load as per flat type : 2BHK-6KW, 3BHK-8KW

Exhaust Fan Point.

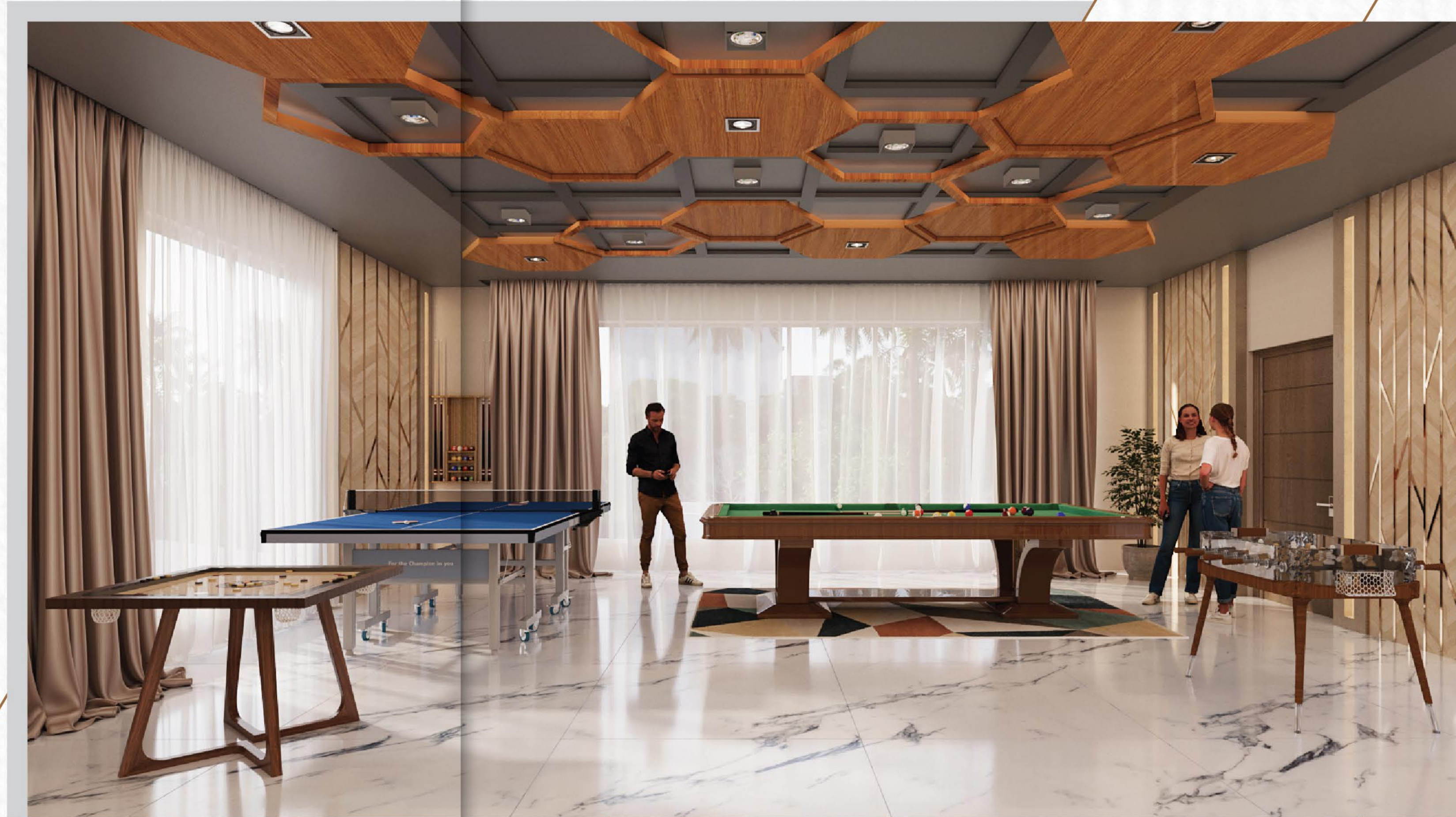
Refrigerator Point.





# A SOCIAL HUB FOR ALL AGES

Unwind and connect in our Indoor Games Room, equipped for billiards, table tennis, board games, and shared moments of joy.





Stay motivated in our modern, well-equipped gym designed. With a range of cardio and strength training equipment, it's the perfect space to energize your body and refresh your mind.

## GYMNASIUM VIEW







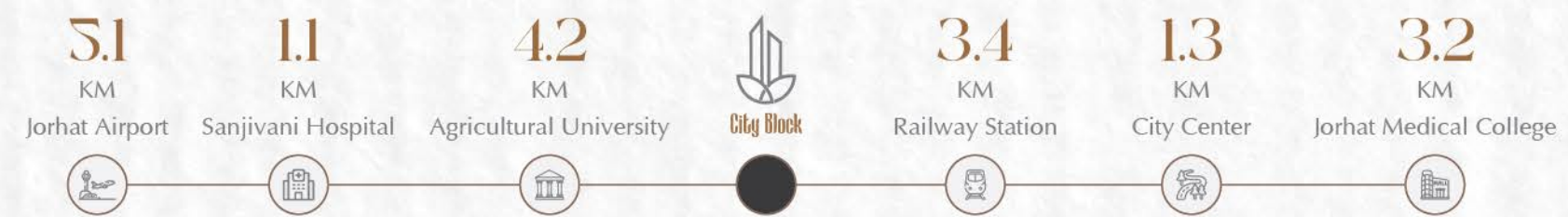
# ESSENTIALS AT YOUR DOORSTEP

Designed for your daily needs, this well-stocked store offers groceries, toiletries, and more just steps from your home. Save time and enjoy effortless shopping within your own neighbourhood.





BY CAR



SCAN FOR GOOGLE LOCATION





# SITE PLAN



## LEGENDS

- |                          |                         |                                      |
|--------------------------|-------------------------|--------------------------------------|
| 1. Main Gate             | 6. Caretaker Room       | 11. Place For Transformer And Dg Set |
| 2. Residential Gate      | 7. Electrical Room      | 12. Boring + Filtration              |
| 3. Drive Way             | 8. Badminton Court      | 13. Parking                          |
| 4. Security/ Driver Room | 9. Temple               | 14. Children's Play Area             |
| 5. Garden                | 10. Senior Citizen Park |                                      |



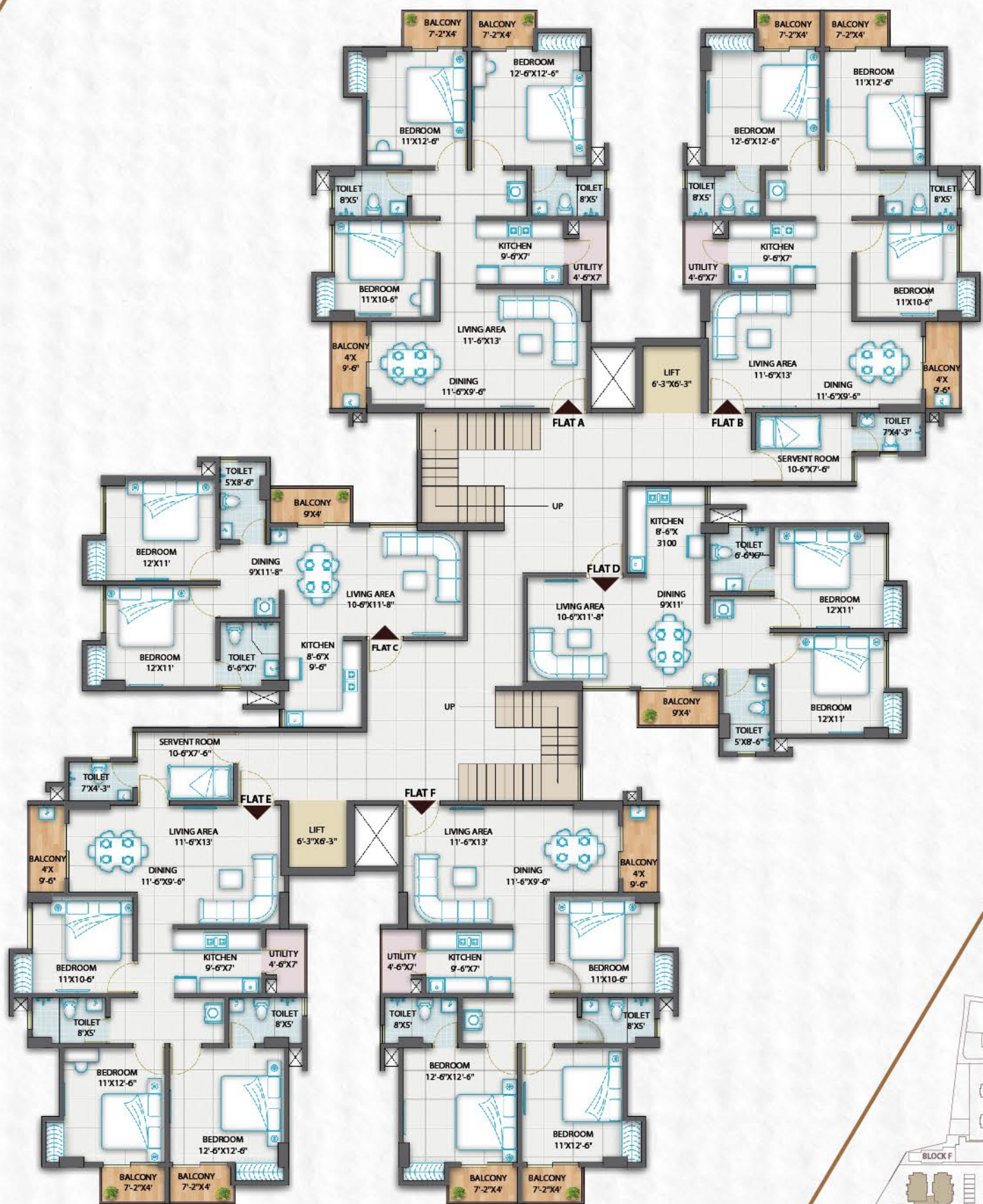
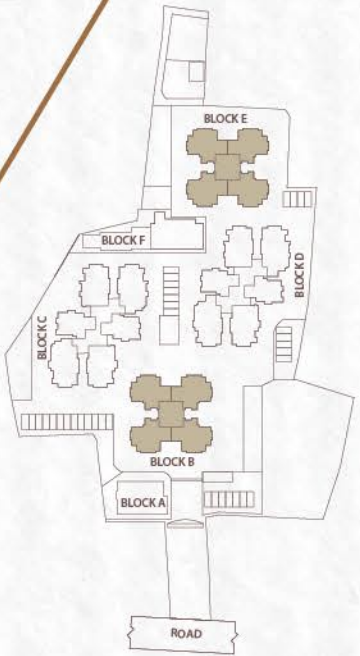


FLOOR PLANS



BLOCK - B & E  
TYPICAL 1ST TO 8TH FLOOR

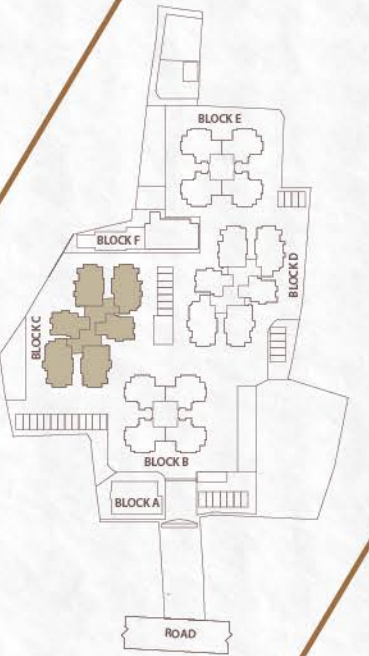
FLAT	BHK	BUA	SBUA
A	3	1140 Sq.ft	1426 Sq.ft
B	3	1140 Sq.ft	1426 Sq.ft
C	3	1140 Sq.ft	1426 Sq.ft
D	3	1140 Sq.ft	1426 Sq.ft



BLOCK - C  
TYPICAL 1ST TO 8TH FLOOR

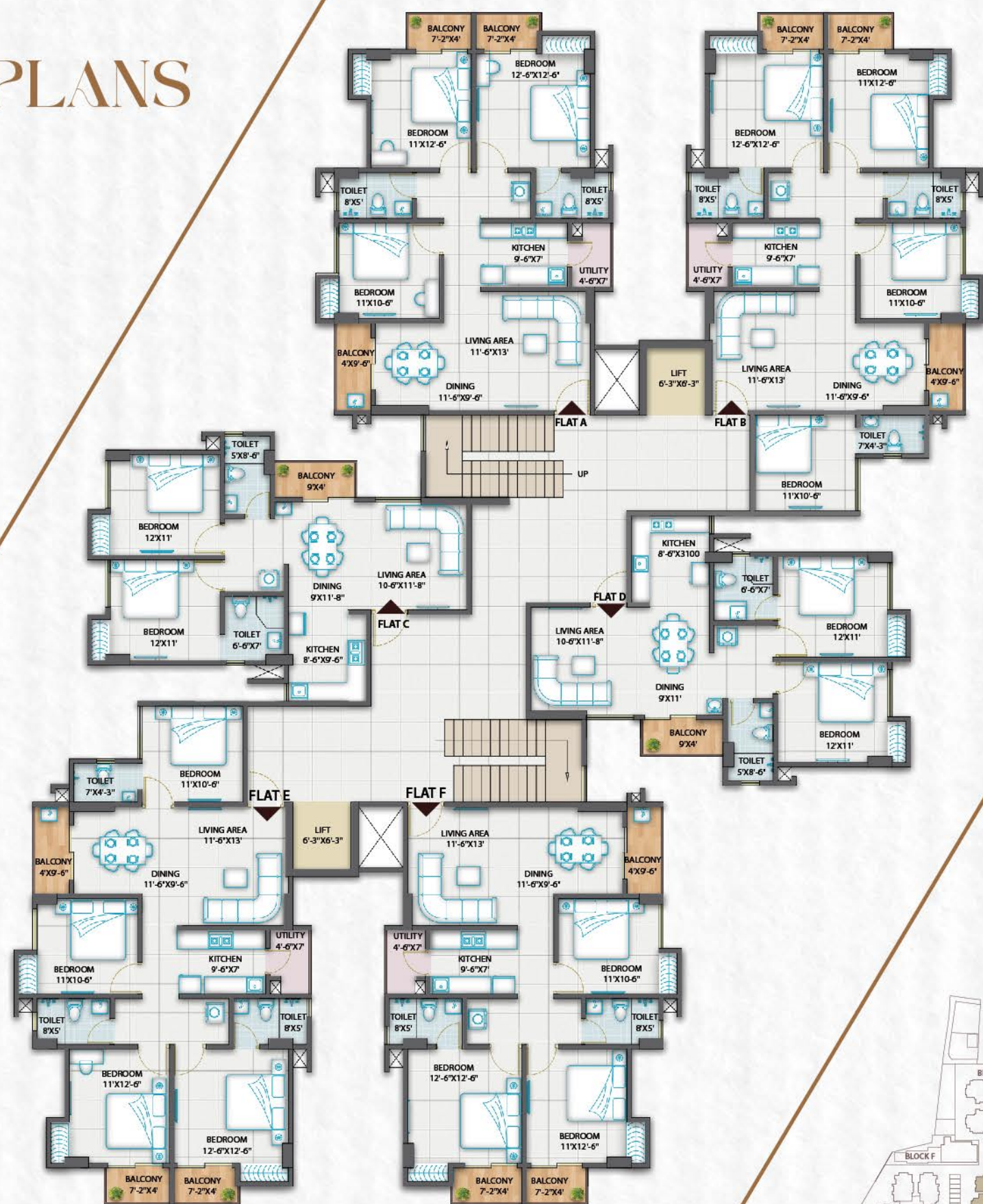
FLAT	BHK	BUA	SBUA
A	3	1176 Sq.ft	1470 Sq.ft
B	3	1300 Sq.ft	1625 Sq.ft
C	2	853 Sq.ft	1066 Sq.ft

FLAT	BHK	BUA	SBUA
D	2	853 Sq.ft	1066 Sq.ft
E	3	1300 Sq.ft	1625 Sq.ft
F	3	1176 Sq.ft	1470 Sq.ft



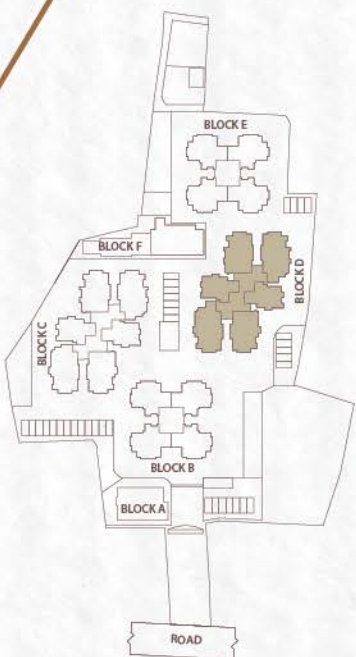


FLOOR PLANS



BLOCK - D  
TYPICAL 1ST TO 8TH FLOOR

FLAT	BHK	BUA	SBUA	FLAT	BHK	BUA	SBUA
A	3	1176 Sq.ft	1470 Sq.ft	D	2	853 Sq.ft	1066 Sq.ft
B	4	1338 Sq.ft	1673 Sq.ft	E	4	1338 Sq.ft	1673 Sq.ft
C	2	853 Sq.ft	1066 Sq.ft	F	3	1176 Sq.ft	1470 Sq.ft



FLOOR PLANS

BLOCK - A  
2ND & 3RD FLOOR

BUA 2088 Sq.ft



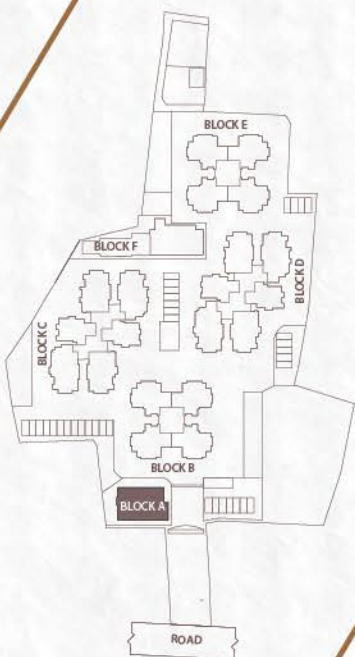
BLOCK - A  
1ST FLOOR

BUA 2079 Sq.ft



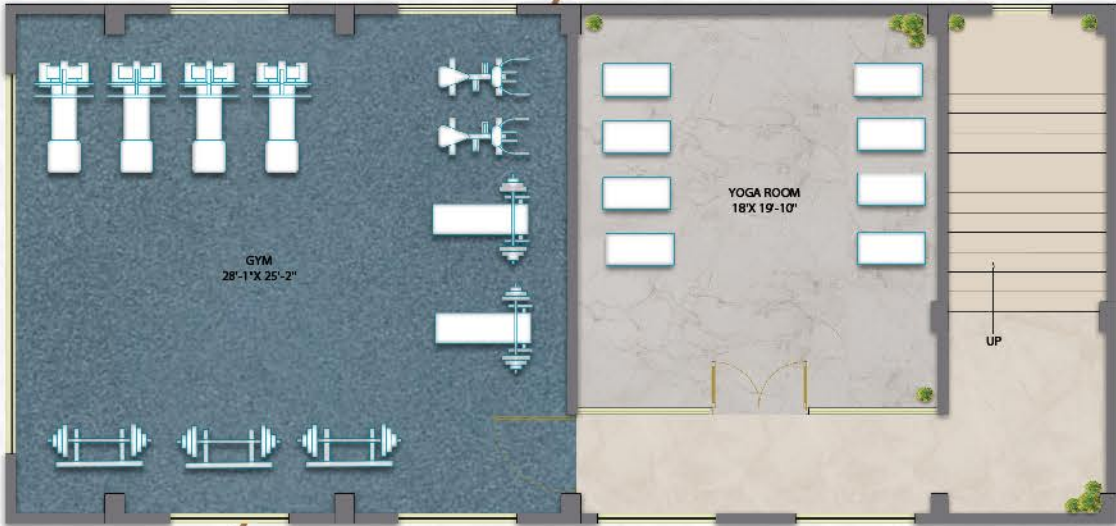
BLOCK - A  
GROUND FLOOR

BUA 1978 Sq.ft





# FLOOR PLANS



BLOCK - F  
2ND FLOOR  
BUA 1419 Sq.ft



BLOCK - F  
1ST FLOOR  
BUA 1665 Sq.ft



BLOCK - F  
GROUND FLOOR  
BUA 1568 Sq.ft





# OUR LEGACY



Bhagyalaxmi Constructions, an established name in the local real estate landscape, stands as one of the first few developer teams in town. The construction firm entered the real estate scene at a time when the town was just beginning to explore its potential. Our journey, spanning over a decade and a half, can be taken as a testament to our adaptability and forward-thinking approach. We are driven by the motivation to be at the forefront of transforming the residential landscape, adapting to market trends, and setting new benchmarks in the industry. Again, with a robust foundation of 15 years of experience, we have successfully carved a niche specialising in residential projects, forming the core of our firm's portfolio that reflects our customer centric approach with a commitment to quality and innovation.

## PAYMENT SCHEDULE

10%	of the Total amount to be paid at the time of booking.
10%	of the Total amount to be paid at the time of Court agreement.
20%	of the Total amount to be paid after Foundation Work
5%	of the Total amount to be paid after First Slab completion
5%	of the Total amount to be paid after 2nd Slab completion
5%	of the Total amount to be paid after 3rd Slab completion
5%	of the Total amount to be paid after 4th Slab completion
5%	of the Total amount to be paid after 5th Slab completion
5%	of the Total amount to be paid after 6th Slab completion
5%	of the Total amount to be paid after 7th Slab completion
5%	of the Total amount to be paid after 8th Slab completion
5%	of the Total amount to be paid after 9th Slab completion
10%	of the Total amount to be paid before bathroom fitting work.
Remaining 5%	of the Total amount to be paid at the time of Final Handover.

## PAST PROJECTS



Lavanya Apartments



Green Ideal



Lords



## DEVELOPER



BHAGYALAXMI CONSTRUCTION

1st, 1-B, Lavanya Apartment  
Club Road, Bongalpukhuri  
Jorhat-785001

## SITE ADDRESS

Bamungaon, Tarajan  
Near Nayara Petrol Pump  
Jorhat, Assam-785001

## ARCHITECT



DESIGN PLUS ARCHITECTS, PLANNERS & ENGINEERS

## LANDSCAPE

AR. RUPJYOTI NAZIR, (B.ARCH)  
URBAN PLANNER  
Tarajan, Jorhat, Assam

## MEP CONSULTANT

MR. DEVAL ROHITBHAI PATEL (B.E.)  
Jatapur  
Ahmedabad-382481

## FINANCE PARTNER



Baazar Branch, Jorhat

## MARKETING

847 301 1440

### DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of CITY BLOCK. 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.