LOCATION HIGHLIGHTS

4KM | From Mission Chariali

5KM | From ASTC Bus Station

6KM | From Tezpur Railway Station

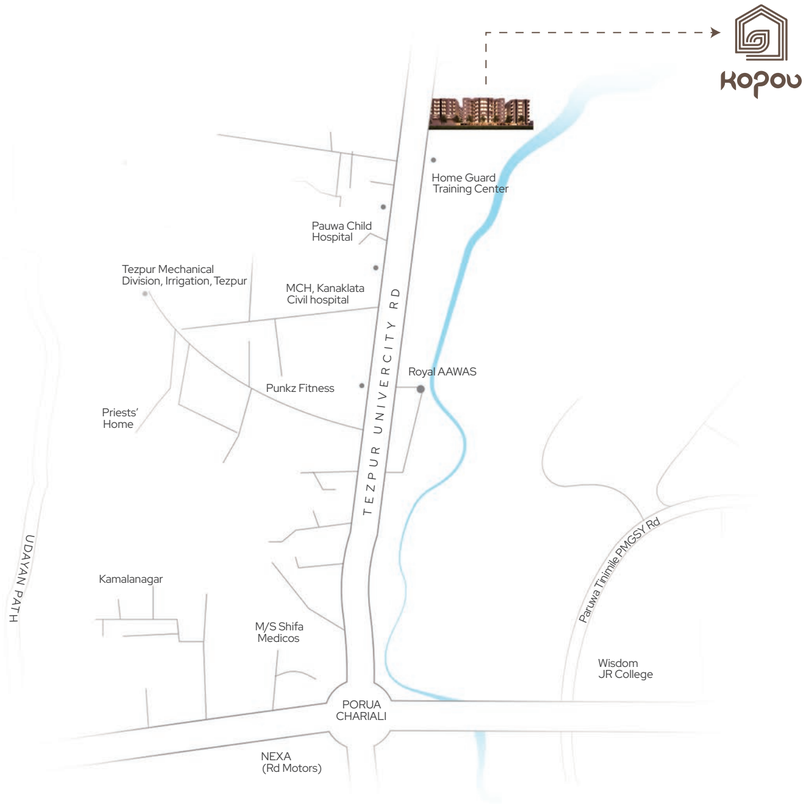
8KM | From Tezpur University

10KM | From Tezpur Airport

22KM | From Kaliabor Charali

35KM | From Dhekiajuli

42KM | From Biswanath Charali



SCAN FOR LOCATION

CONTACT US:

KOPOU APARTMENTS
HARIGAON, UNIVERSITY ROAD, PARUWA, NEAR HOME GUARD TRAINING CENTRE, TEZPUR, ASSAM – 784154

+91 97062 22240 | kopoudevelopers@gmail.com | www.kopoudevelopers.com | **Rera No. :** RERAA ST 139 of 2025-2026

The following will be charged extra in advance / as per general norms: (a) Stamp Duty & Registration Charges along with Legal expenses, (b) GST (as actual) or any such additional government taxes if applicable in future, (c) Maintenance Deposit, (d) Development charges and Estimate for New Electric Meter & Connection. • If any new tax is applicable by Central or State Government in future, it will be borne by the buyers/members. • Possession will be given only after one month of settlement of all accounts. • Continuous default in payments leads to cancellation, 10% Administrative charges will be deducted for any cancellation after one month of booking and balance amount will be refunded within 45 days. • The developers reserve all the rights to change the plan, elevation, specification or any details, which will be binding to all-Changes in any structural design & changes in any external facade will NOT be permitted under any circumstances. • Internal changes will only be permitted with prior permission. • Outdoor AC unit will be fitted as per provision provided in the designated place by the architect. • Any balance FSI as present or in future shall be availed by the developer and no member would claim any right of the same. • Any plans, specifications or information in the brochure cannot be part of an offer, contract or agreement. • The Developers reserve all the rights to change the plan, elevation, specification or any details, which will be binding to all. • This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of KOPOU APARTMENT. 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.

MEMORY

KOPOU
APARTMENTS

Where Comfort Meets Elegance



Built to **Belong**

Kopou Apartments brings you thoughtfully designed homes, where peace meets pride, and comfort meets security.

04 TOWERS | **45** SHOPS | **2 & 3** BHK FLATS | **144** UNITS

WHERE LIVING FEELS GRAND

Thoughtful spaces, a caring community, and the little joys of daily life turn simple living into something special.





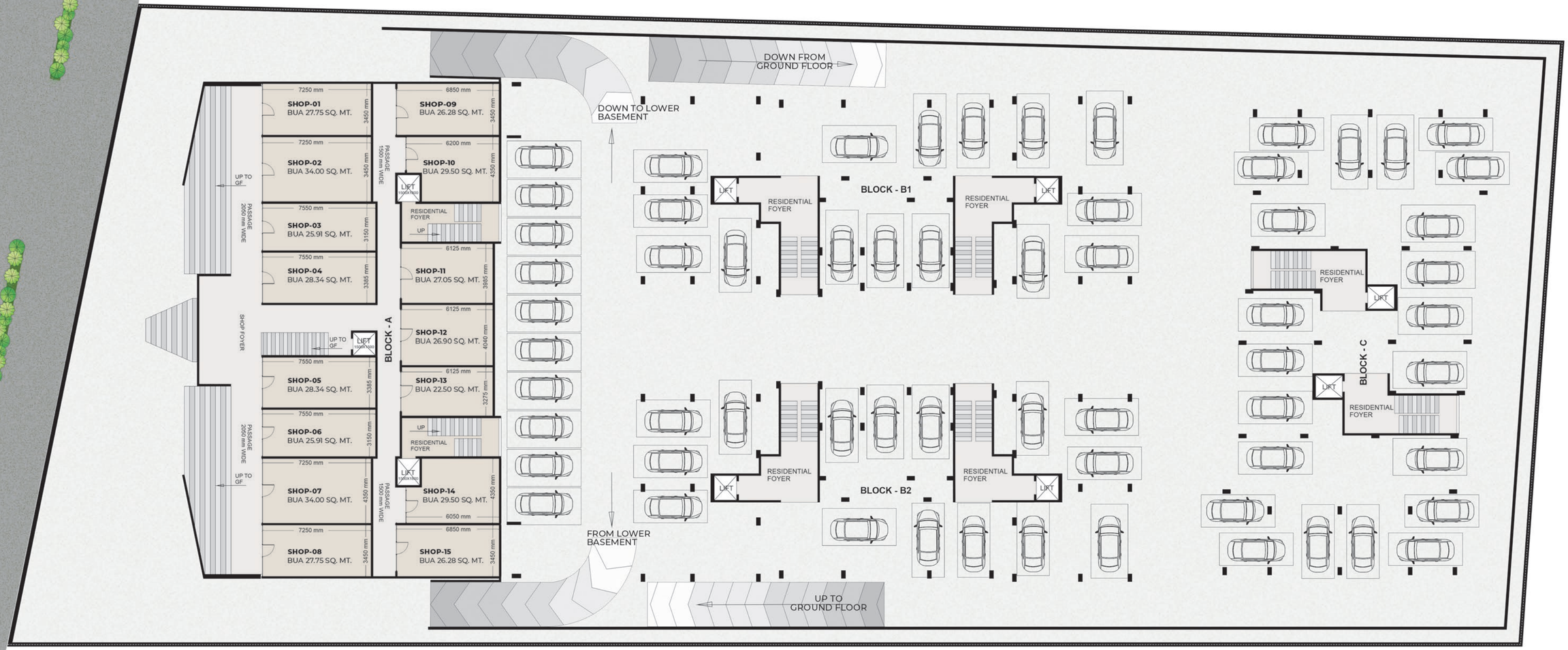




ELEGANCE IN EVERY DETAIL

Spacious layouts, thoughtful design, and modern finishes bring comfort with a touch of class.

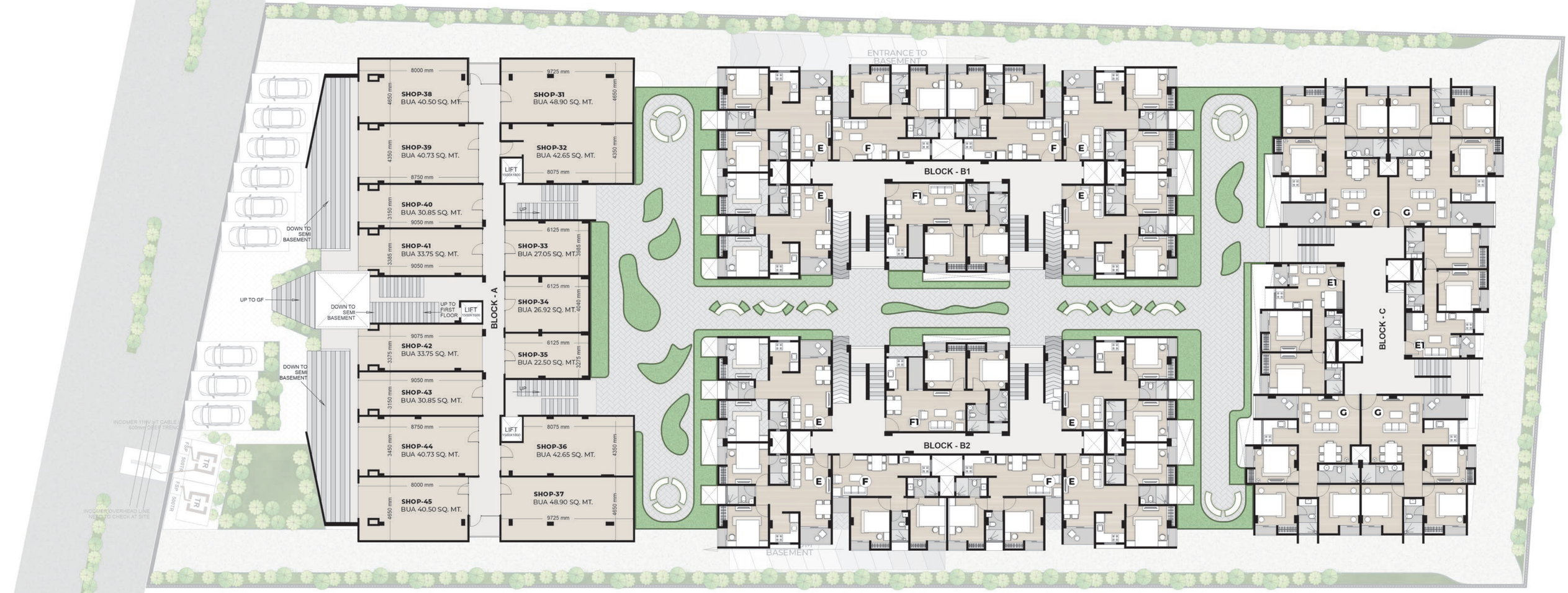
SEMI BASEMENT
FLOOR PLAN



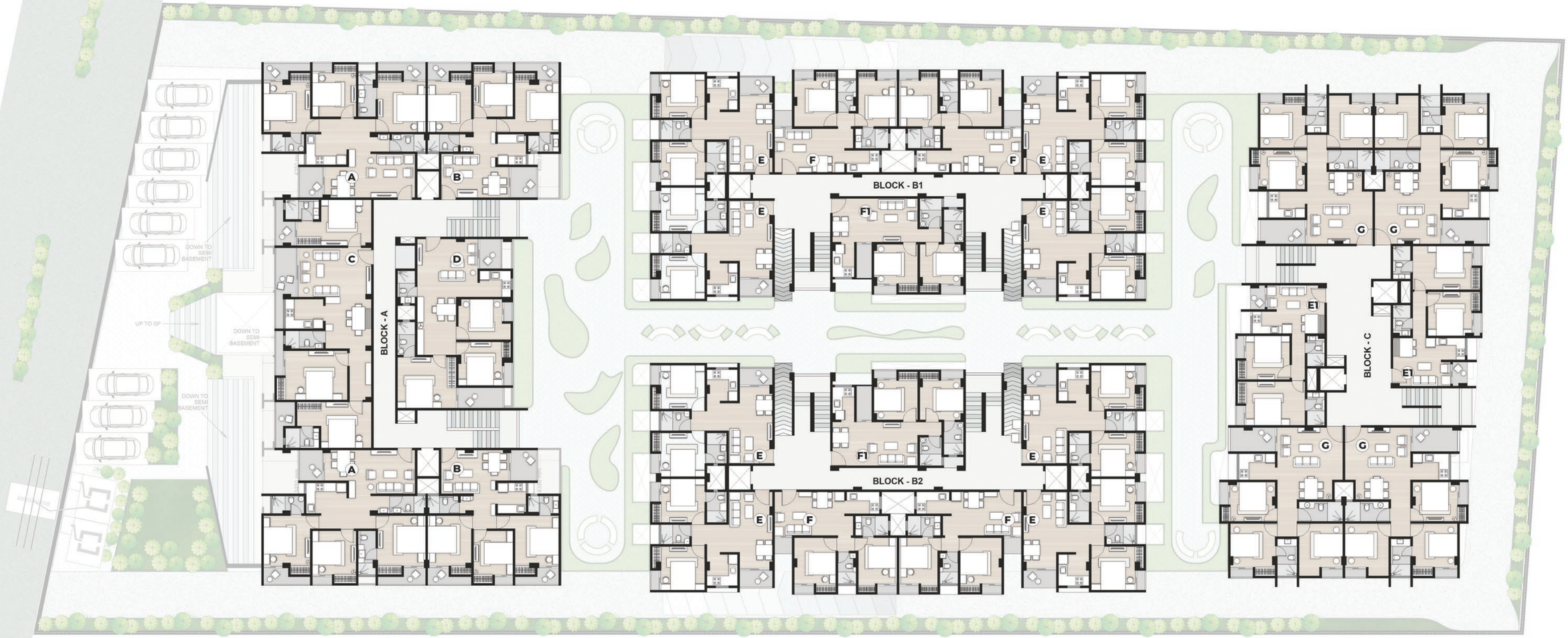
GROUND
FLOOR PLAN



FIRST
FLOOR PLAN



TYPICAL
FLOOR PLAN











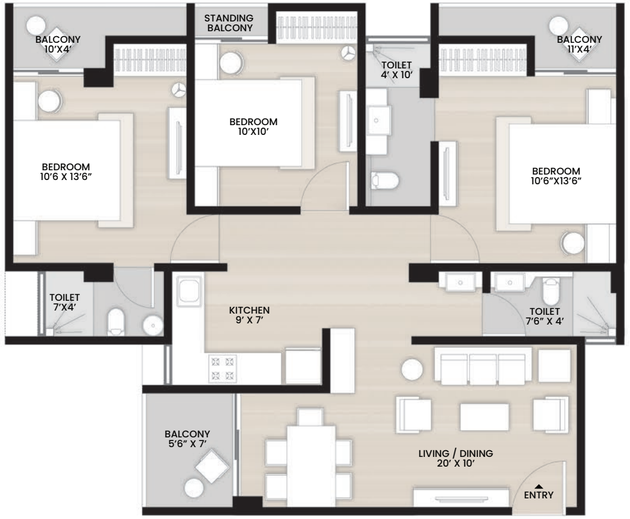
BLOCK A

UNIT A (3 BHK)

AS PER RERA

CARPET AREA	BALCONY AREA	BUA
79.76 (SQM)	9.3 (SQM)	95.41 M²





UNIT B (3 BHK)

AS PER RERA

CARPET AREA	BALCONY AREA	BUA
63.86 (SQM)	9.24 (SQM)	79.45 M²



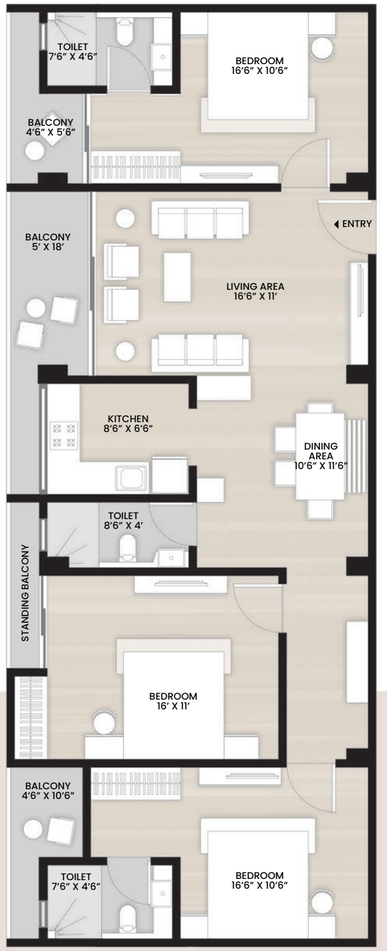


UNIT C (3 BHK)

AS PER RERA

CARPET AREA	BALCONY AREA	BUA
96.38 (SQM)	11.01 (SQM)	116.85 M²



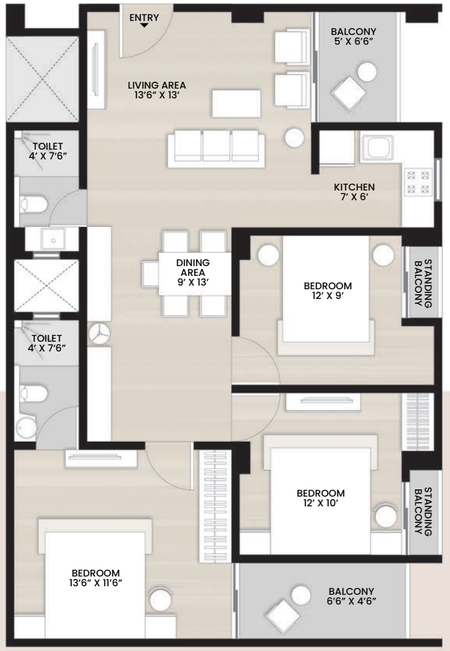


UNIT D (3 BHK)

AS PER RERA

CARPET AREA	BALCONY AREA	BUA
73.46 (SQM)	7.46 (SQM)	89.23 M²





BLOCK B

UNIT E (2 BHK)

AS PER RERA		
CARPET AREA	BALCONY AREA	BUA
52.38 (SQM)	2.70 (SQM)	62.26 M²

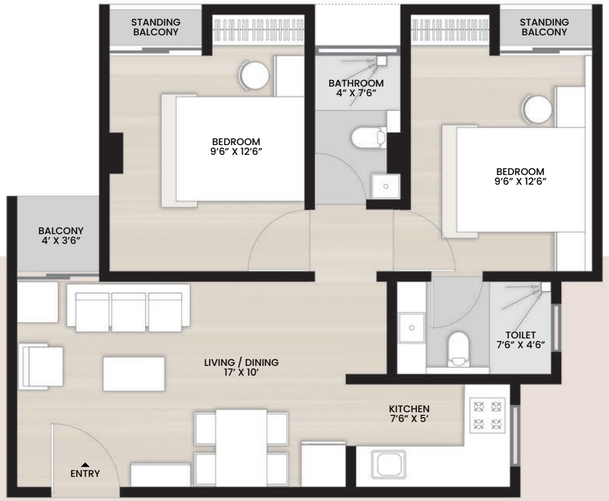




UNIT F (2 BHK)

AS PER RERA		
CARPET AREA	BALCONY AREA	BUA
47.31 (SQM)	1.32 (SQM)	54.6 M²

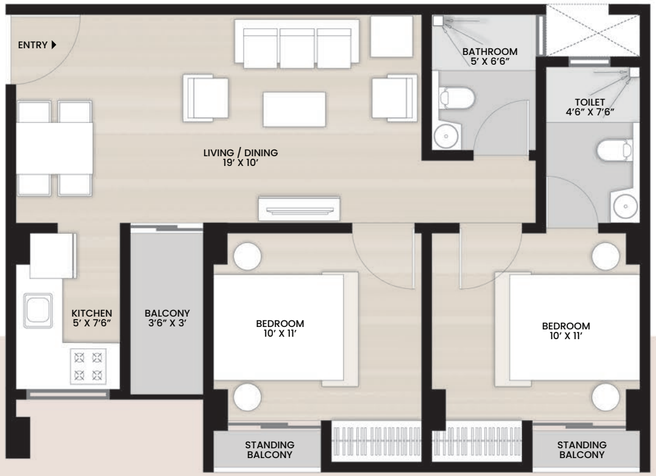




UNIT F(1) (2 BHK)

AS PER RERA		
CARPET AREA	BALCONY AREA	BUA
49.36 (SQM)	2.52 (SQM)	58.66 M²



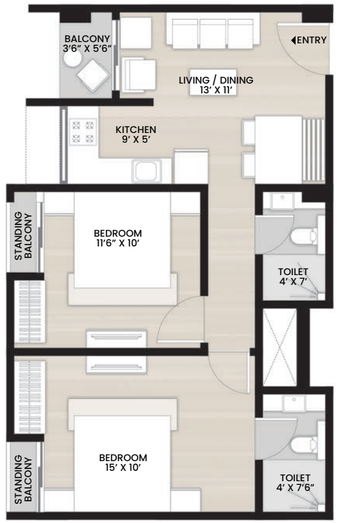


BLOCK C

UNIT E(1) (2 BHK)

AS PER RERA		
CARPET AREA	BALCONY AREA	BUA
48.11 (SQM)	**1.65 (SQM)**	**57.24 M²**





UNIT G (3 BHK)

AS PER RERA		
CARPET AREA	BALCONY AREA	BUA
70.25 (SQM)	**4.33 (SQM)**	**84.5 M²**







Amenities

- Health Club (Gym)
- 24x7 Security & CCTV Surveillance
- Co-Working & Reading Space(E-Library)
- Gazebo in Upper Deck
- Community Space & Indoor Games
- Senior Citizen Seating Area
- Society Office & Meeting Room
- Visitor & Society Mobile App
- Common Area Power Backup
- Open-to-Sky Yoga & Meditation Zone
- Basement Parking
- EV Charging Points



Specifications

STRUCTURE
RCC framed structure conforming to all seismic design code.

KITCHEN
Granite top cooking platform with one stainless steel sink, ceramic tiles dado upto 60 cms above the platform.

FLOORING
600mm x 600mm vitrified tiles in all bedrooms, drawing hall and kitchen.

ELECTRIC
Concealed electric wiring and semi modular switches, boards and MCB- Honeywell or equivalent brand make. Power load- 4/5 KWS for type E, E(1), F, F(1) | 6/8 KWS for Type A | B | D | G | 10 KWS for type C.

DOOR
Good quality door system

TOILETS
Designer ceramic tiles on wall, anti-skid floor tiles and CP fittings. Sanitary white colour (Hindware/Parryware) or equivalent brand.

FIRE SAFETY
Equipped with fire-fighting devices in each block as per norms.

WINDOWS
uPVC sliding windows of standard quality (no grill).

WATER
Adequate water storage with deep tube well and central iron removal plant.
24 hours water supply.

ELEVATION
Excellent front elevation uniquely finished with exterior emulsion paint to withstand all weather conditions.

INTERIOR WALL
AAC Block/Brick wall with cement plastering on both sides, wall care putty on interior surface and water-proof paint on external faces.

BALCONY
Railing as per architectural drawing, up to 3 ft. height.

LIFTS
Automatic 6-passengers lift, two in each block.

UPPERDECK GARDEN
Upper-level deck designed for outdoor recreation and leisure activities.

OTHERS
Provision for TV point in drawing hall and geyser point in all bathrooms.
Provision for AC power point in one bedroom for 2 BHK & 3 BHK flats and provision in two bedrooms for 3 / 4 BHK flats.