



L U X U R Y   L I V I N G

L U X U R Y   L I V I N G



# REACH FOR THE STARS

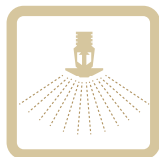
Upgrade to a better life. Indulge your love for beauty. Come home to an aura of luxury you richly deserve. Soaring high in a premium locality, yet leaving the crowded bustle of urban living behind, BBCL Vajra will pamper you with splendour and sophistication; reserved for those who believe life must be lived to the fullest. In this haven of style and comfort, you will find that rare factor that best defines luxury: the sheer abundance of space.



P e r s p e c t i v e   V i e w



1 lift for 2 apartments



Fire safety - sprinklers in lobby and common areas as per NBC norms

## A SMOOTH AND QUIET RIDE TO YOUR DOORSTEP

Privacy and a lavish use of space are at the foundation of planning homes with individuality. Within our three interconnected multi-storeyed towers, there are only four luxury apartments per floor. By designing ample walkway lobby spaces from the elevator, we also ensure that entrances are not directly in view of passers-by.

# THE FOYER

ELEVATORS & APARTMENT LOBBY



Perspective View

L U X U R Y   L I V I N G

## SURROUND YOURSELF WITH ELEGANCE

Warm natural light floods the interiors, and breathes life into your living room with maximum ventilation. Widely spaced windows delightfully let the outdoors in and enhance the views. There's a palette of fine features and finishes proving that a true perfectionist was behind planning every amenity you see around you.

## ULTRA-MODERN LIVING SPACES



P e r s p e c t i v e   V i e w

L U X U R Y   L I V I N G

## SPACIOUS KITCHEN

DESIGNED WITH LOVE  
AND CARE



P e r s p e c t i v e   V i e w

L U X U R Y   L I V I N G

## SIGNATURE BEDROOM

FOR THOSE WONDERFUL  
AND RESTFUL MOMENTS



P e r s p e c t i v e   V i e w

L U X U R Y   L I V I N G

## PRIVATE TERRACE

DISCOVER SERENITY  
AND MOMENTS OF SERENDIPITY



P e r s p e c t i v e   V i e w

# THE GREEN HOME REVOLUTION

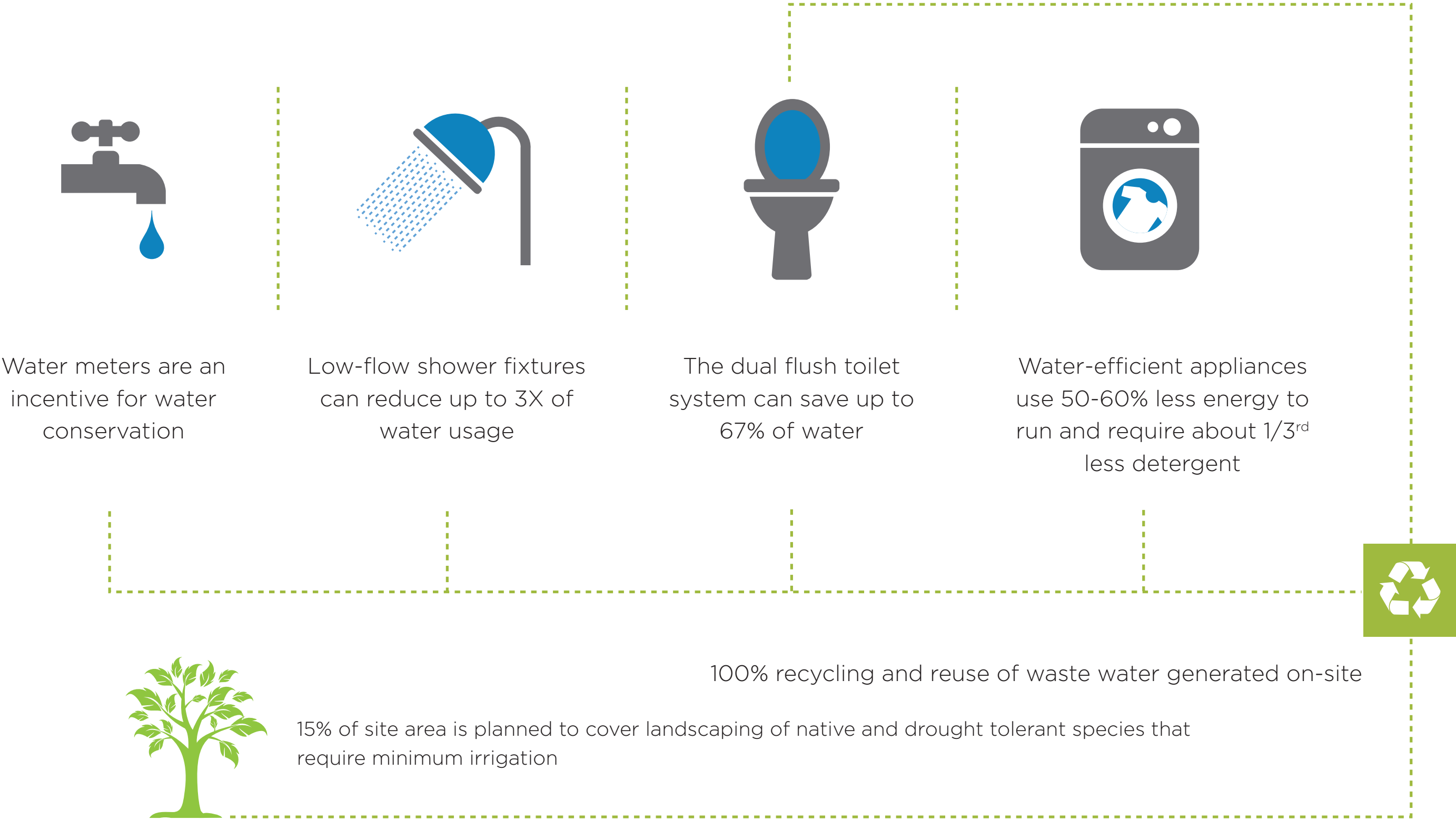


The Indian Green Building Council (IGBC) is a premium agency that sets the standards for a balance between established environmental practices and emerging home building concepts. There are many benefits of a green home — especially with water and energy savings that lower the operating costs from day one. Other benefits include — better ventilation, natural lighting and conservation of natural resources.



## WATER CONSERVATION: SMART FIXTURES AND ECONOMY

BBCL Vajra is at the forefront when it comes to saving nature's precious resources such as water and energy. We've designed unique concepts that match the highest rated compliance norms of the IGBC.



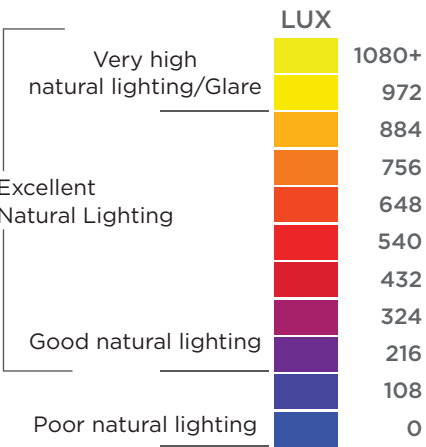
LIGHTING AND VENTILATION:  
COURTESY NATURE

BBCL Vajra is designed in a way that it harvests natural lighting and natural wind-flow such that there's no requirement for artificial or electric lighting during the day; providing vast savings on energy.

ENERGY EFFICIENCY LIGHTING & WIND-FLOW



NATURAL LIGHTING LEVELS



92% areas in the apartment have excellent natural lighting

99% areas in the apartment have excellent natural lighting

FRESH AIR AND VENTILATION

Excellent cross-ventilation

BETTER QUALITY OF LIFE

Improved indoor air-flow

Reduced internal heat

Sun Path Movement



# INDOOR ENVIRONMENTAL QUALITY



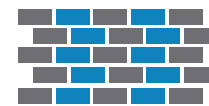
Perspective View

## EXPERIENCE A SENSE OF WELL-BEING INDOORS

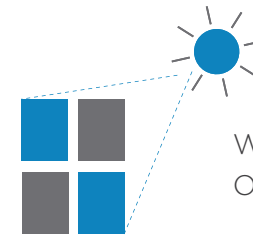
There's special attention to detail regarding the environment within the building; and the quality of air you breathe. Adequate provisions for cross-ventilation ensure a steady flow of natural air. Besides, a number of responsible measures—from the sensible roofing to the disposal of waste make this an environment-friendly place to dwell in.



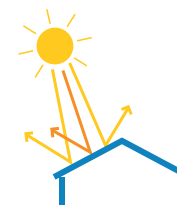
Brings down the overall building electricity power consumption by 20 - 30%



Lightweight concrete blocks reduce the overall heat ingress of the building



Window shades reduce direct solar radiation & heat;  
Optimum window sizes increase natural luminosity & ventilation



Green & reflective roofs reduce heat ingress in the building



Non-smoking building for better health and safety



Use of adhesives, sealants, paints and coatings that are low in VOC (volatile organic compounds), thus minimizing noxious odours and inorganic emissions



Building designed to cater to the differently abled



75% of building materials are procured < 400 km from the site



Storage and collection of recyclable materials such as paper, glass, plastic and metals;  
Establishment of contracts with recycling agents

LUXURY ON THE 14th LEVEL

# SKY LEVEL ENTERTAINMENT DECK

Instead of heading out to town, you may well head up to the rooftop on the 14<sup>th</sup> floor for a great night of entertainment, under the stars. Also, the fun never ends at our recreation rooms, with an amazing choice of activities for the whole family.



Infinity Sky Pool overlooking the horizon with a deck, Jacuzzi and changing rooms

## INFINITY SKY POOL



Perspective View

LUXURY ON THE 14th LEVEL

OUTDOOR PARTY AREA



Party under the open sky with a barbeque counter

NEVER A DULL DAY STAYING HOME



Perspective View

LUXURY ON THE 14th LEVEL

SPA, WELLNESS & MASSAGE

A RETREAT TO DISCOVER  
YOUR PURPOSE AND WELLNESS



Massage Treatment Room



Perspective View

LUXURY ON THE 14th LEVEL

# GYMNASIUM

TAKE YOUR ENDURANCE  
TO GREATER HEIGHTS



Gym overlooking the Gazebo with locker facility, changing rooms and a steam cubicle



Perspective View

LUXURY ON THE 14<sup>th</sup> LEVEL

## SKY GARDEN

WATCH THE SKIES FROM  
YOUR GREEN, MAGNIFICENT HAVEN



Fully landscaped Open Terrace and a Gazebo sit-out



Perspective View

LUXURY ON THE 14th LEVEL

## YOGA AND MEDITATION CENTRE

SOULFUL IMMERSIONS  
FOR YOUR INNER WORLD



Practise Yoga with ease and natural lighting



Perspective View

LUXURY ON THE 14th LEVEL

# INDOOR PLAY AREA



Snooker, Chess, Carrom, Table Tennis,  
Video Games and a Card Room



Library

WORK HARD AND PLAY HARDER



Perspective View

LUXURY ON THE 14th LEVEL

INDOOR PARTY HALL

A PERFECT SPACE  
FOR THAT WARM GET-TOGETHER



Indoor Party Hall fully air-conditioned  
with a bar & buffet counter



Perspective View

## PARKING YOUR PRIZED POSSESSION WITH UTMOST CARE AND SECURITY

### HASSLE-FREE FACILITIES FOR EASY LIVING

BBCL Vajra employs a high level of planning to give you the most exclusive parking space for your premium cars. The covered car parks reduce local heat island effects and prevent your car from heating up indoors.

- 100% parking facilities for visitors
- Under 'basic household amenity' there are 3 common toilets for service personnel



2 basement levels + 1 stilt  
+ adequate open car parking



Electric charging facility – Park and  
charge your car



Perspective View

# CHILDREN’S PLAY AREA



Outdoor Play Area for children

## GAME FOR FUN



P e r s p e c t i v e   V i e w



Shopping centre  
with 20,000 sq.ft.



Concierge services



Intercom



Security checks at the gate



Provision for  
Wi-Fi connectivity



Provision for DTH



CCTV at the entrance  
and common areas



Access card to  
enter your home



Video intercom



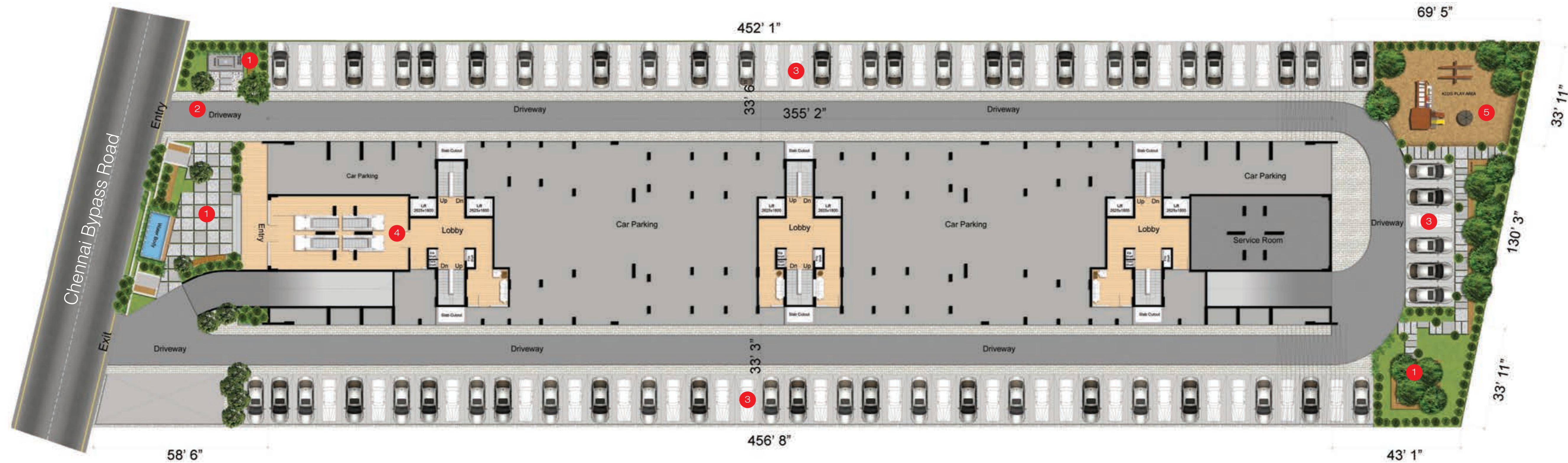
Access card entry  
at the reception



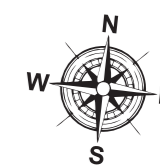
100% power back-up for  
apartments and common  
areas except geyser & AC

EVERYTHING YOU NEED  
AND SOME MORE





- 1 Landscaping
- 2 Security
- 3 Open Car Parking
- 4 Escalator to Shopping Area
- 5 Children's Play Area



SITE CUM STILT FLOOR PLAN

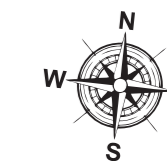
Road Facing



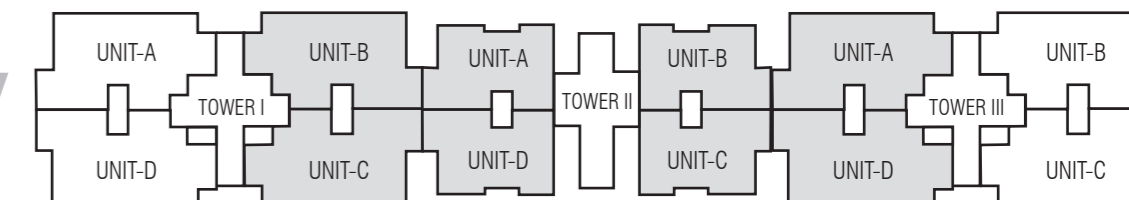
Tower I

Tower II

Tower III



Key Plan



2nd FLOOR

Road Facing



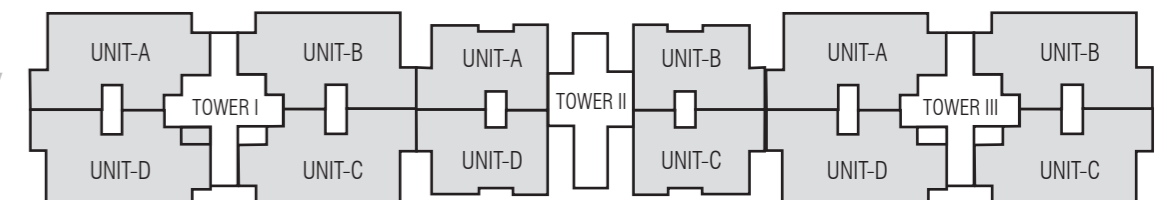
Tower I

Tower II

Tower III

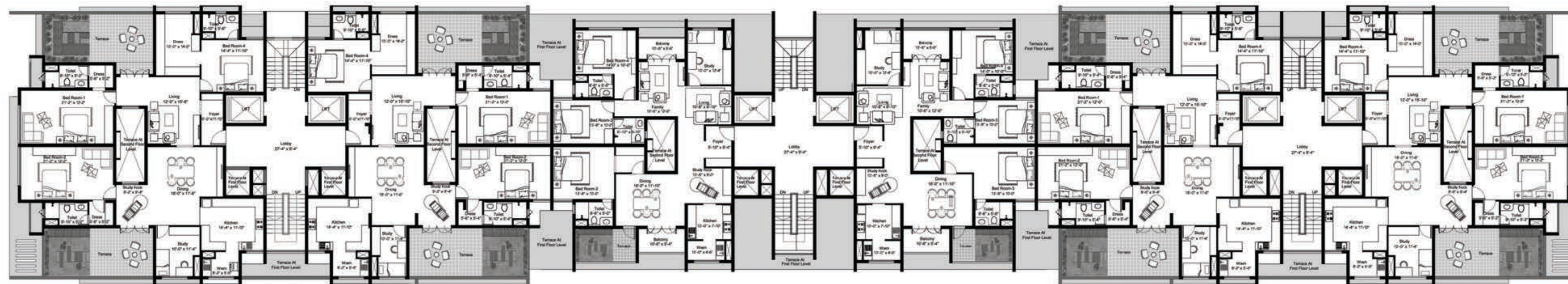


Key Plan



3rd - 12th FLOOR

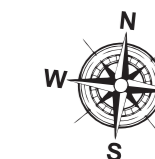
Road Facing



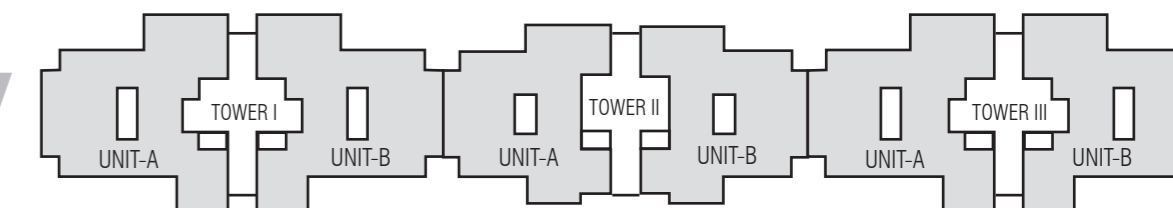
Tower I

Tower II

Tower III



Key Plan

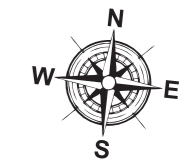


PENTHOUSE



- 1 Outdoor Party Area
- 2 Indoor Party Hall
- 3 Sky Garden
- 4 Infinity Pool
- 5 Indoor Play Area
- 6 Gym
- 7 Spa
- 8 Sauna
- 9 Yoga and Meditation Hall
- 10 Gazebo

ENTERTAINMENT DECK



Road Facing



2A TO 12A



2B TO 12B



2D TO 12D



2C TO 12C

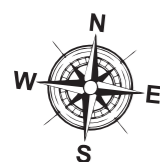
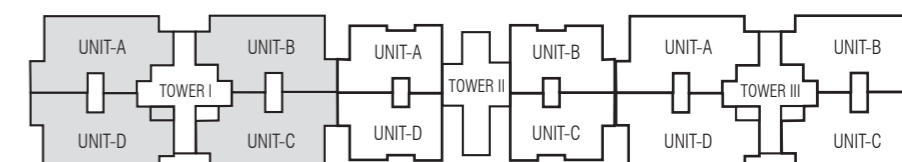
Tower I

Unit: A,B,C,D for 2nd – 12th floor

TOWER I - SALEABLE AREA

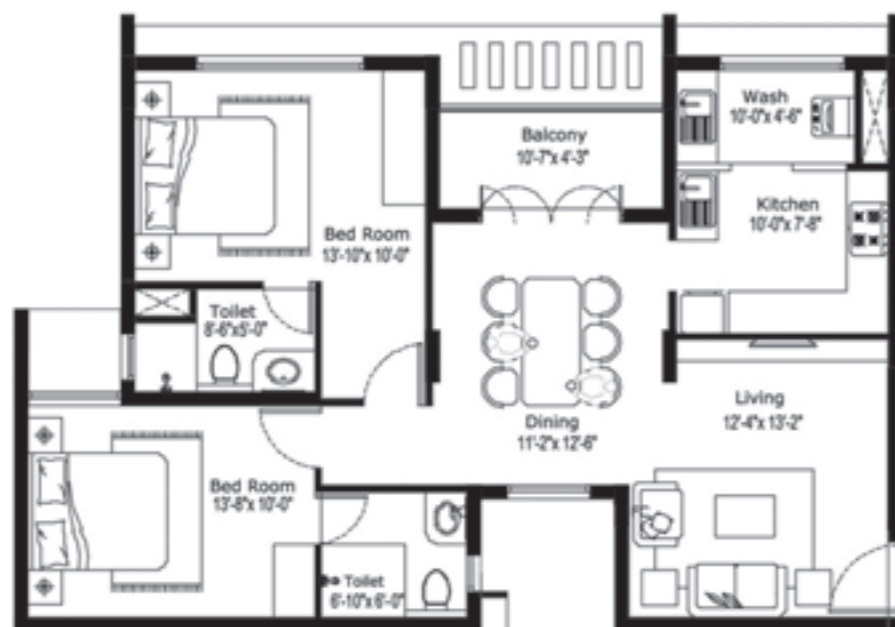
2A TO 12A	3 BHK	1850 SQ.FT
2B TO 12B	3 BHK	1846 SQ.FT
2C TO 12C	3 BHK	1846 SQ.FT
2D TO 12D	3 BHK	1850 SQ.FT

Key Plan

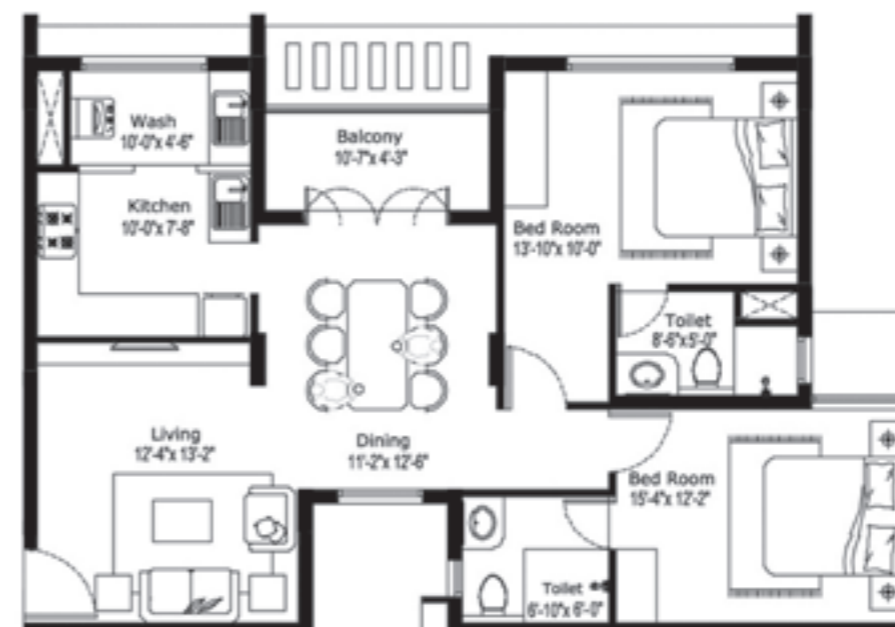


TYPICAL UNIT PLAN

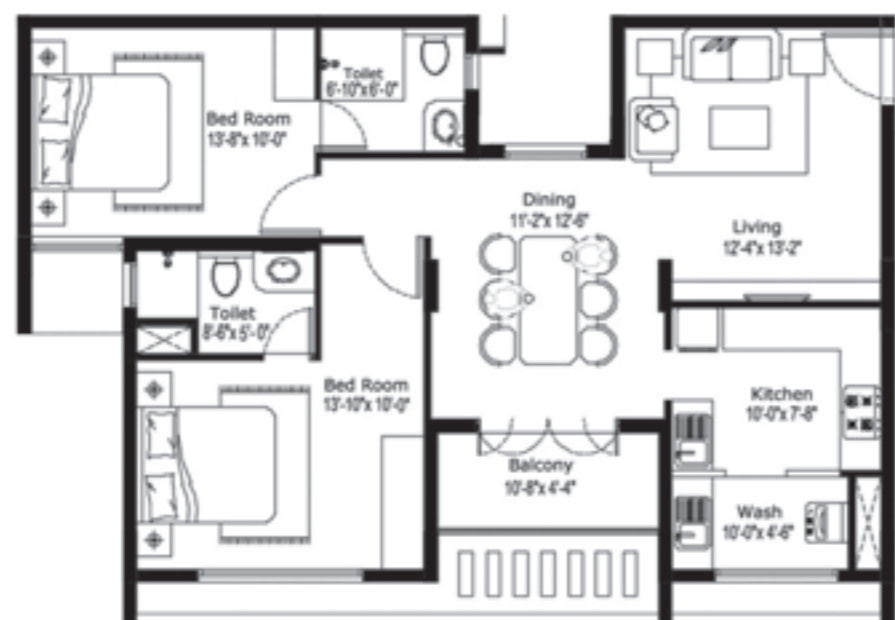
Road Facing



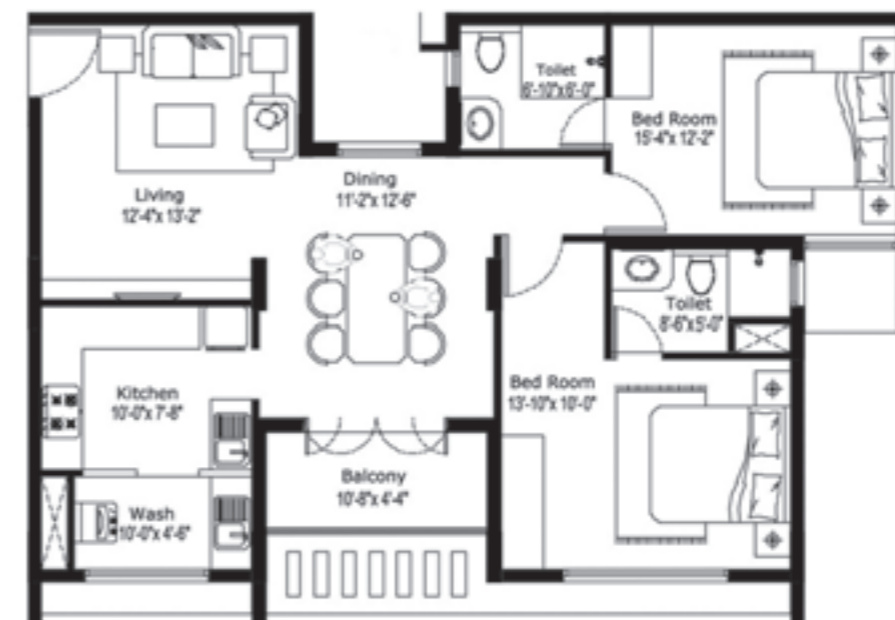
2A TO 12A



2B TO 12B



2D TO 12D



2C TO 12C

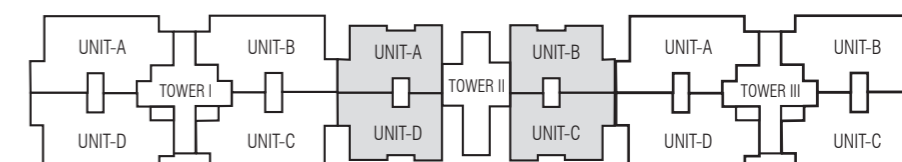
Tower II

Unit: A,B,C,D for 2nd – 12th floor

TOWER II - SALEABLE AREA

2A TO 12A	2 BHK	1306 SQ.FT
2B TO 12B	2 BHK	1306 SQ.FT
2C TO 12C	2 BHK	1306 SQ.FT
2D TO 12D	2 BHK	1306 SQ.FT

Key Plan



TYPICAL UNIT PLAN

Road Facing



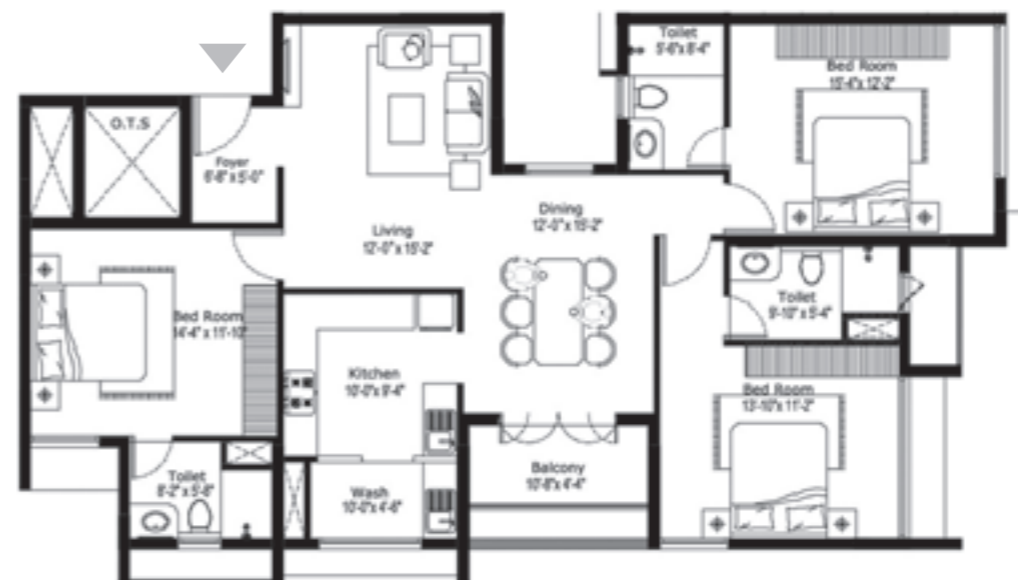
2A TO 12A



2B TO 12B



2D TO 12D



2C TO 12C

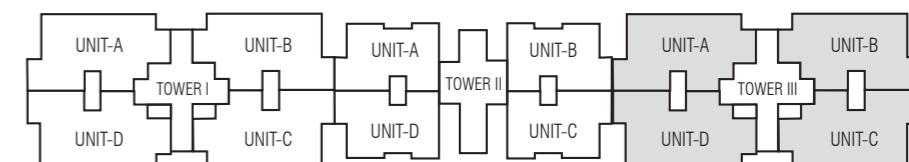
Tower III

Unit: A,B,C,D for 2nd – 12th floor

TOWER III - SALEABLE AREA

2A TO 12A	3 BHK	1846 SQ.FT
2B TO 12B	3 BHK	1850 SQ.FT
2C TO 12C	3 BHK	1850 SQ.FT
2D TO 12D	3 BHK	1846 SQ.FT

Key Plan



TYPICAL UNIT PLAN

Road Facing



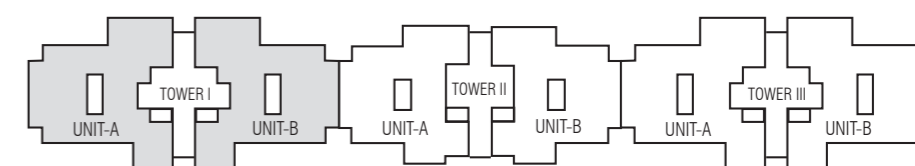
### Tower I

Unit: 13A  
 3 BHK + Study  
 Saleable Area: 3006 sft.  
 Terrace Area: 597.2 sft.

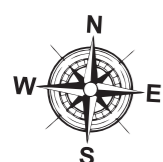
Unit: 13B  
 3 BHK + Study  
 Saleable Area: 2938 sft.  
 Terrace Area: 639.4 sft.

Tower I  
 Unit: A,B

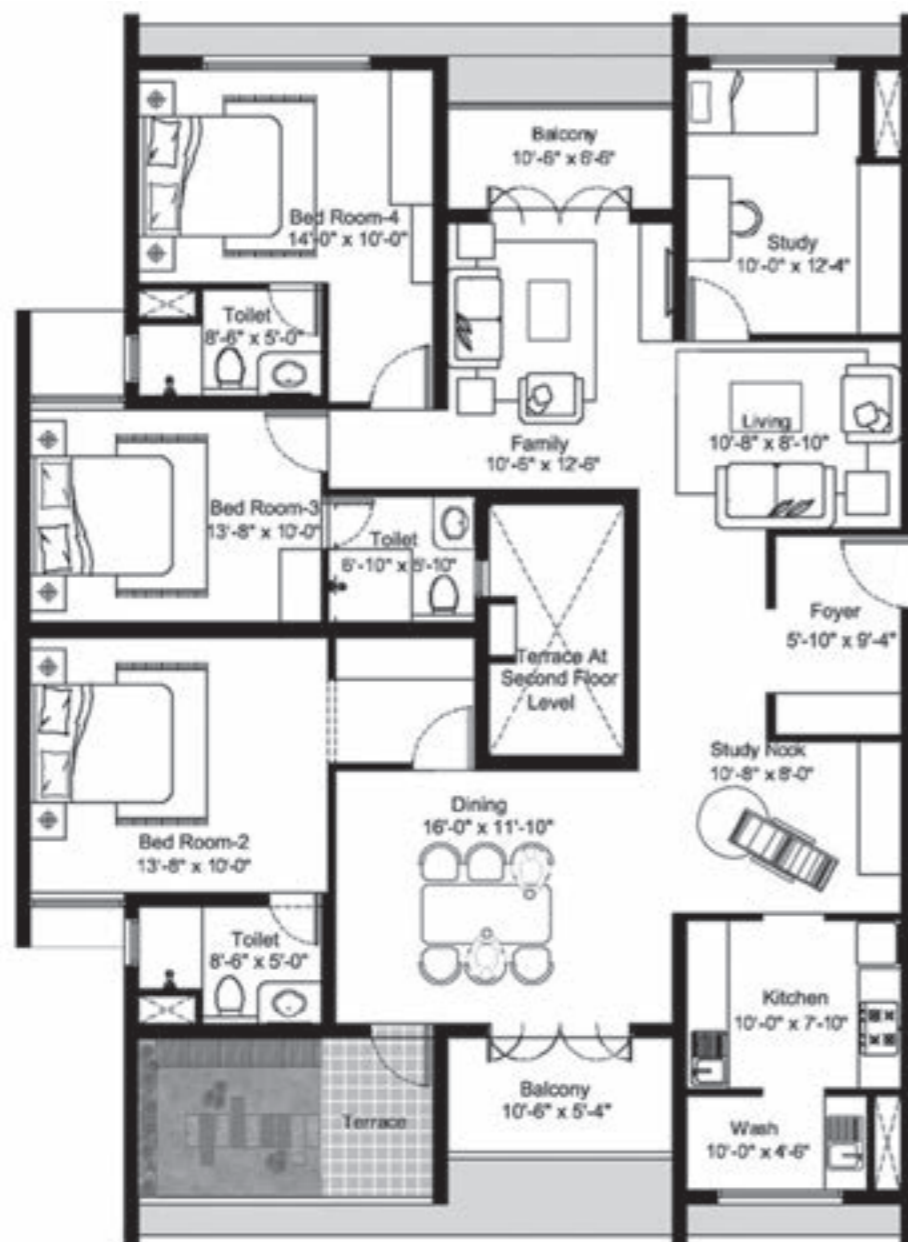
### Key Plan



PENTHOUSE



Road Facing



Tower II

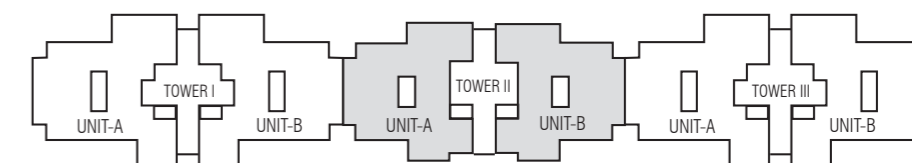
Unit: A,B

**Tower II**

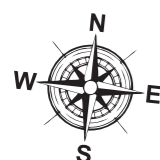
Unit: 13A  
 2 BHK + Study  
 Saleable Area: 2472 sft.  
 Terrace Area: 114.2 sft.

Unit: 13B  
 2 BHK + Study  
 Saleable Area: 2472 sft.  
 Terrace Area: 114.2 sft.

**Key Plan**



PENTHOUSE



Road Facing



### Tower III

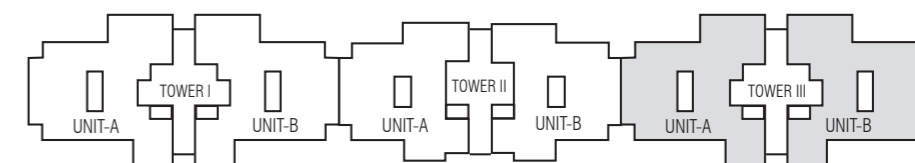
Unit: 13A  
 3 BHK + Study  
 Saleable Area: 2938 sft.  
 Terrace Area: 639.4 sft.

Unit: 13B  
 3 BHK + Study  
 Saleable Area: 3006 sft.  
 Terrace Area: 597.2 sft.

Tower III

Unit: A,B

### Key Plan



PENTHOUSE

# NETWORK WITHIN YOUR WORLD

BBCL Vajra is located in Mogappair West which is the fastest growing micro-market and is just 5 km from Anna Nagar. With proximity to the entire hustle bustle of the CBD and at a distance that's away from congestion and traffic, you have just the right balance!

## Connectivity

- Well-connected by Road, Rail and Air
- Strategically located on the Chennai Bypass road close to Mogappair West
- 30ft. service road
- Easy access to NH4 (Bangalore) and NH 45 (Trichy)
- Distance from: Anna Nagar (6km), Mogappair (2km), Airport (18km), Metro (nearest places - Anna Nagar — 6km/Koyambedu — 8km)

## Banks



## Commercial & Office Spaces

HCL, ICICI, Intelenet, ABN Amro, Kone, Etilisat

Prince Info Park

## Educational Institutions

DAV Matric Higher Secondary School

Raja Rajeswari Engineering College

Velammal Matriculation Higher Secondary School

Apollo Institute

Dr. M. G. R. Educational and Research Institute

SBOA Matriculation & Higher Secondary School

Chennai Public School

The Schram Academy

Savitha Dental University

## Medical Facilities

Apollo Hospital

Velammal Hospital

MMM Hospital

Frontier Lifeline

Sundaram Medical Foundation

SRMC

## Entertainment

AGS Cinemas

Hi-Style

Rohini Theatre

Ampa Skywalk & PVR Cinemas

Pizza Hut

Saravana Bhavan

Murugan Idly Shop

KFC

Grand Sweets & Snacks

Dominos



1 km

1-2km

2-4km

4-9km

# LOCATION MAP



- **Organisation**
- **IT Parks**
- **Theater**
- **College**
- **Railway Station**
- **Hospital**
- **Bus Depot**
- **School**
- **Metro Station**

STRUCTURE	
WALL	<ul style="list-style-type: none"><li>RCC framed structure designed for seismic resistance</li><li>Solid blocks, Aerocon or equivalent</li></ul>
SUB STRUCTURE TREATMENT	<ul style="list-style-type: none"><li>Anti-termite treatment under foundation and along the external perimeter</li></ul>
PAINTING	
EXTERIOR	<ul style="list-style-type: none"><li>Cement plaster and exterior weather shield paint</li></ul>
INTERIOR	<ul style="list-style-type: none"><li>Apartment – Putty with acrylic emulsion (Asian paints or equivalent)</li><li>Lobby – Cement plaster acrylic emulsion (Asian paints or equivalent)</li><li>False ceiling – Inside apartments and common areas</li></ul>
FLOORING	
	<ul style="list-style-type: none"><li>Living, dining, bedrooms, kitchen and walkways – Vitrified tile of size 800mm x 800mm (Kajaria or equivalent)</li><li>Sit-out and balconies – Rustic ceramic tiles (Kajaria or equivalent)</li><li>Toilet and utility – Anti-skid ceramic tiles and wall tiles up to ceiling (Kajaria or equivalent)</li><li>Skirting – Matching floor tiles up to 4” height (Kajaria or equivalent)</li></ul>
JOINERY	
DOORS	<ul style="list-style-type: none"><li>Main door – Teak wood frame with designer solid shutters laminated with veneer and polished as per design</li><li>Bedroom doors – Solid flush doors laminated with veneer and polished</li><li>Toilet doors – Flush doors laminated on one side and PU coat on other side</li></ul>
WINDOWS	<ul style="list-style-type: none"><li>UPVC (Fenesta or equivalent) or Anodized aluminum windows</li></ul>
HARDWARE	<ul style="list-style-type: none"><li>Locks (Godrej or equivalent)</li></ul>
GLASS PANELS	<ul style="list-style-type: none"><li>5mm clear glass panels (Saint Gobain or equivalent)</li></ul>
GRILL	<ul style="list-style-type: none"><li>MS – Powder coated grills</li></ul>
KITCHEN/UTILITY	
DADO	<ul style="list-style-type: none"><li>Glazed decorative ceramic tile up to 2’ above cooktop (Kajaria or equivalent)</li></ul>
SINK	<ul style="list-style-type: none"><li>Designer series SS single bowl – Matt finish (Frankie or equivalent)</li></ul>
WATER PURIFIER	<ul style="list-style-type: none"><li>Standalone RO system</li></ul>
ELECTRICAL	
WIRING	<ul style="list-style-type: none"><li>Copper wiring in PVC concealed conduits (Finolex or equivalent)</li></ul>
SWITCHES	<ul style="list-style-type: none"><li>Legrand or equivalent</li></ul>
AC PROVISION	<ul style="list-style-type: none"><li>Ready to use AC conduits in living/dining and bedrooms</li></ul>
WATER SUPPLY	
	<ul style="list-style-type: none"><li>ISI certified CPVC water lines and UPVC sewer lines</li></ul>

PLUMBING & SANITARY	
EWC	<ul style="list-style-type: none"><li>Wall mounted with concealed flush tank (Toto or equivalent)</li></ul>
WASH BASIN	<ul style="list-style-type: none"><li>Counter wash basin (Toto or equivalent)</li><li>CP fittings (Toto/Kohler or equivalent) in toilets, utility and kitchen</li></ul>
ELEVATORS	
	<ul style="list-style-type: none"><li>High speed elevators with power back up (Schindler or equivalent)</li></ul>
SECURITY SYSTEM	
	<ul style="list-style-type: none"><li>Boom barrier at main entrance, access controlled entry point at lobby level</li><li>Video door phone system</li><li>Intercom facility</li><li>Fire sprinklers on all floors and inside apartments</li></ul>
FEATURES	
	<ul style="list-style-type: none"><li>WI-FI/DTH connectivity</li><li>100% power back up for common areas (water, lift, lighting, security system, treatment plant)</li><li>Power back up for all fans, lights for each apartment subject to not exceeding 1KVA per flat</li><li>Visitors’ car parking</li><li>Restrooms for servants and drivers</li></ul>
AMENITIES	
	<ul style="list-style-type: none"><li>Indoor and outdoor party hall</li><li>Infinity pool</li><li>Indoor play area</li><li>Health club with sauna</li><li>Gym and changing rooms</li><li>Library</li><li>Yoga &amp; meditation hall</li><li>Sky garden</li><li>Office space for amenities</li></ul>
GREEN FEATURES	
	<ul style="list-style-type: none"><li>Adequate day lighting and fresh air</li><li>Charging facility for battery operated vehicles</li><li>Parking facility for physically challenged</li><li>Waste water recycling</li><li>Solar water heating system</li><li>Rainwater harvesting and use of ultra low flow fixtures</li><li>Water meters and energy meters</li></ul>

PROJECT CONSULTANTS

Architects	:	NVA
Structural Consultant	:	Somadev Nagesh
Plumbing Consultant	:	PRISM Consultancy
Electrical Consultant	:	PAL Designs
Green Consultant	:	En3
HVAC Consultant	:	Vaidhyanathan

L U X U R Y   L I V I N G

A HIGH RISE THAT RISES UP  
TO YOUR EXPECTATIONS

Perspective View





Established in 1986, BBCL has been a trusted developer in Chennai for 27 years advancing 3 segments of residential development such as Premium, Luxury and Ultra Luxury. The house of BBCL brings together the skills and acumen of legends in the field of business and the most respected names in Chennai real estate industry. We are setting new standards for quality creation in homes that truly reflects our brand philosophy – ‘Adding Life to Living’.

Having executed over 40 projects in the city, BBCL flaunts a dedicated team of in-house professionals, consultants and architects who provide the basis for unparalleled quality of construction, and timely delivery of projects.

Project Locations

T. Nagar, Velachery, Thiruvanmiyur- CBD | Perungudi, Thoraipakkam, Sholinganallur-OMR | Palavakkam, ECR | Ambattur | Mogappair West | Thiruverkadu Manapakkam (off Porur) | Pallavaram, GST

ABOUT US





### Site Address

Service Road of Chennai Bypass Road, Mogappair West, Chennai – 600 095



**ADDING LIFE TO LIVING**

**BBCL, A *Vummidi Enterprise***

No. 20, Mylai Ranganathan Street, T. Nagar, Chennai – 600 017  
+91 44 4348 6666 | enquiry@bbcl.in | www.bbcl.in



**A BBCL PRATHYUSHA VENTURE**

### PROJECT FINANCED BY



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