

BBCL

VAJRA

The high point

LUXURY LIVING

LUXURY LIVING



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.

REACH FOR THE STARS



Perspective View

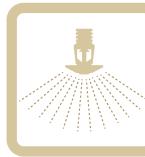
LUXURY LIVING

THE FOYER

ELEVATORS & APARTMENT LOBBY



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.



Perspective View

LUXURY LIVING

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



Perspective View

LUXURY LIVING

SPACIOUS KITCHEN

DESIGNED WITH LOVE
AND CARE



Perspective View

LUXURY LIVING

SIGNATURE BEDROOM

FOR THOSE WONDERFUL
AND RESTFUL MOMENTS



Perspective View

LUXURY LIVING

PRIVATE TERRACE

DISCOVER SERENITY
AND MOMENTS OF SERENDIPITY



Perspective View

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.



Energy Savings: 20-30%



Water Savings: 45-50%

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.



Water meters are an incentive for water conservation



Low-flow shower fixtures can reduce up to 3X of water usage



The dual flush toilet system can save up to 67% of water



Water-efficient appliances use 50-60% less energy to run and require about 1/3rd less detergent



100% recycling and reuse of waste water generated on-site



15% of site area is planned to cover landscaping of native and drought tolerant species that require minimum irrigation

ENERGY EFFICIENCY

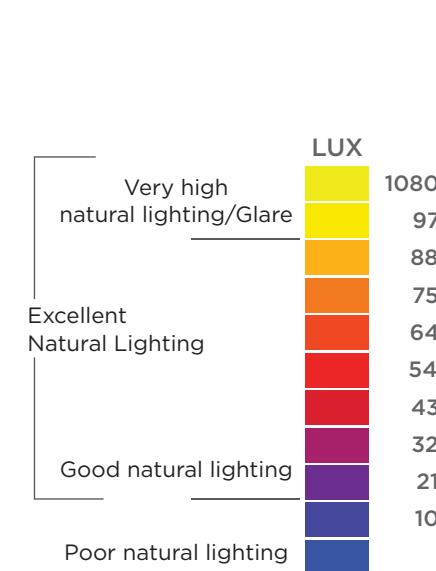
LIGHTING & WIND-FLOW



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.

NATURAL LIGHTING LEVELS

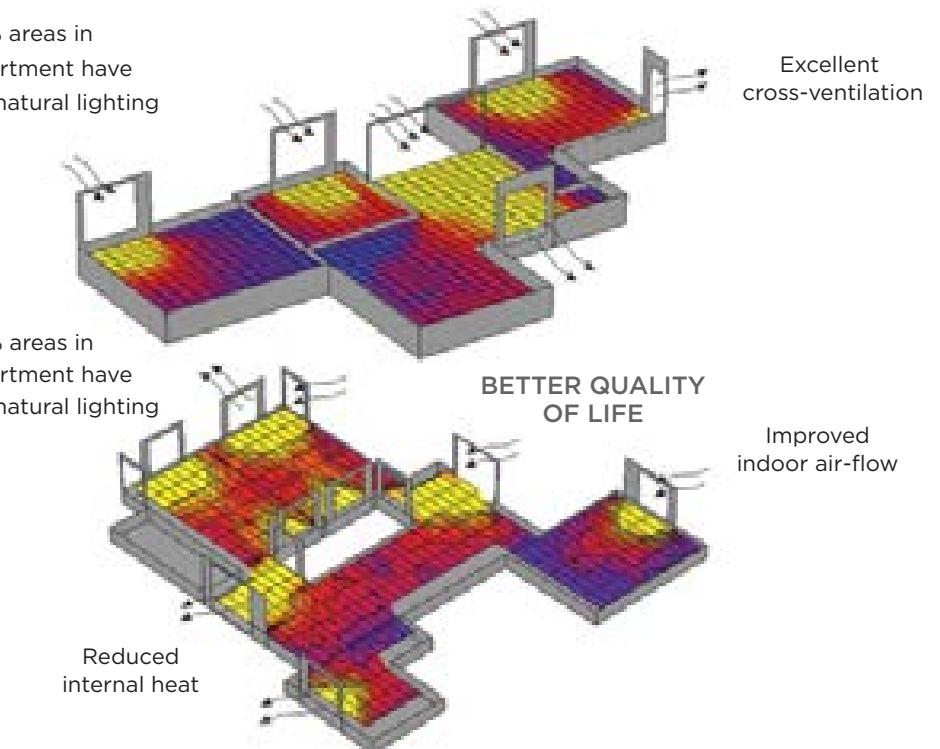


92% areas in
the apartment have
excellent natural lighting

99% areas in
the apartment have
excellent natural lighting

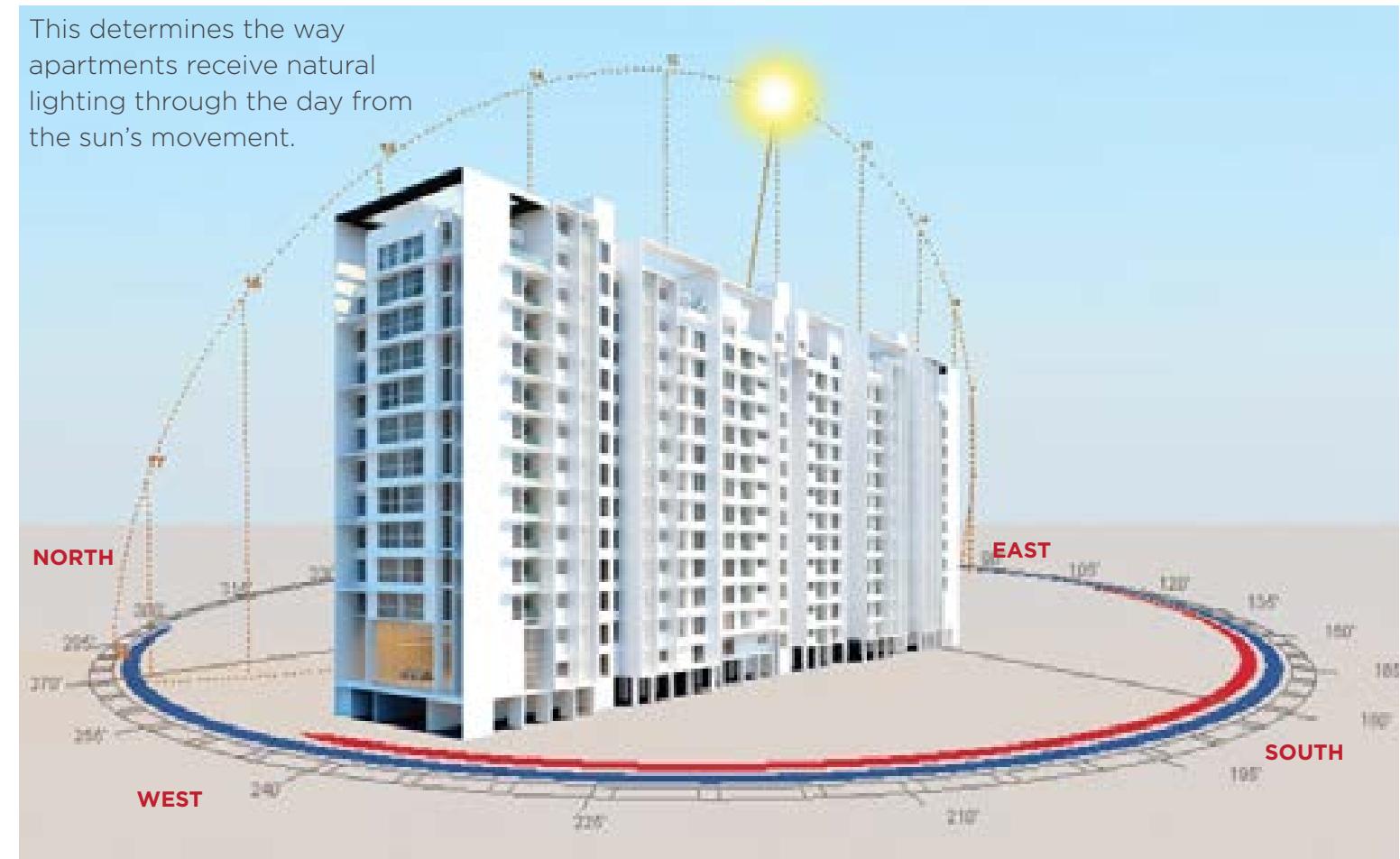
Reduced
internal heat

FRESH AIR AND VENTILATION

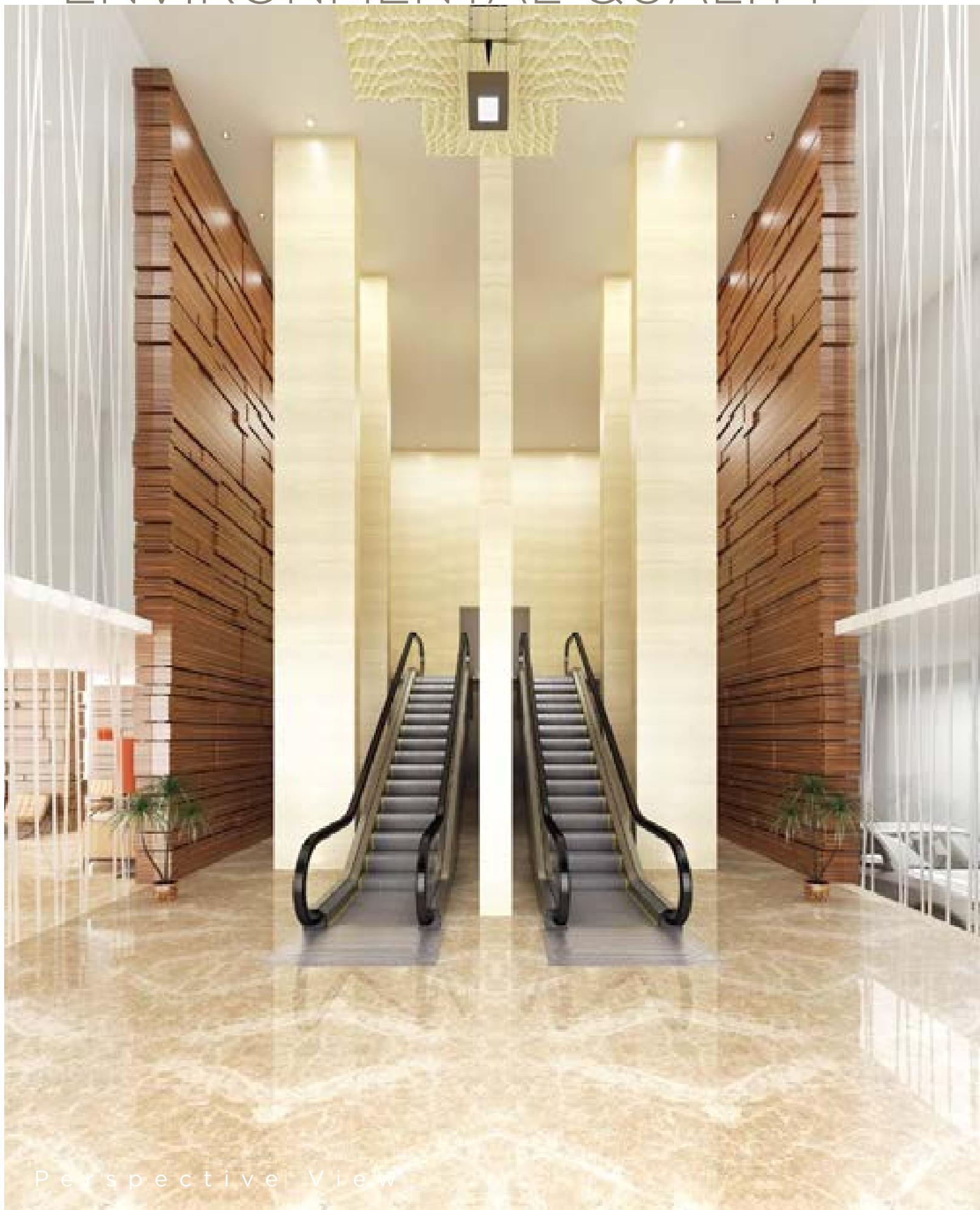


Sun Path Movement

This determines the way
apartments receive natural
lighting through the day from
the sun's movement.



INDOOR ENVIRONMENTAL QUALITY

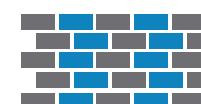


EXPERIENCE A SENSE OF WELL-BEING INDOORS

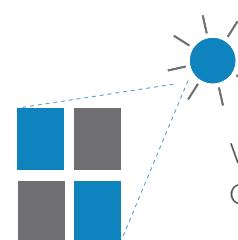
There's special attention to detail regarding the environment within the building; and the quality of air you breathe. Adequate provisions for cross-ventilation ensure a steady flow of natural air. Besides, a number of responsible measures—from the sensible roofing to the disposal of waste make this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



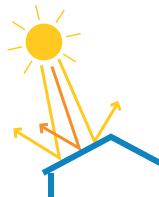
Brings down the overall building electricity power consumption by 20 - 30%



Lightweight concrete blocks reduce the overall heat ingression of the building



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



Green & reflective roofs reduce heat ingression 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 14th 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

NEVER A DULL DAY STAYING HOME



Party under the open sky with a barbecue counter



Perspective View

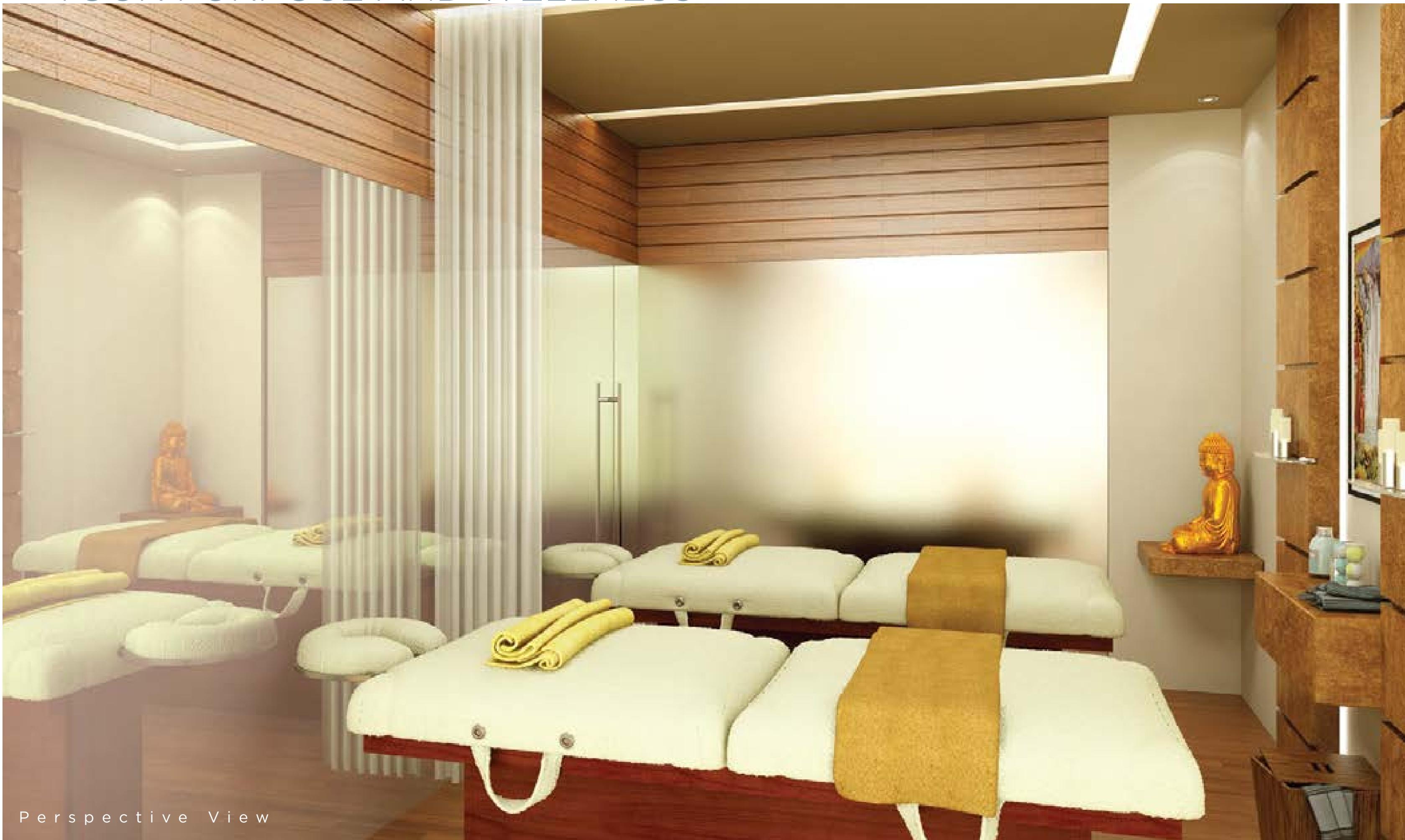
LUXURY ON THE 14th LEVEL

SPA, WELLNESS & MASSAGE

A RETREAT TO DISCOVER
YOUR PURPOSE AND WELLNESS



Massage Treatment Room



Perspective View

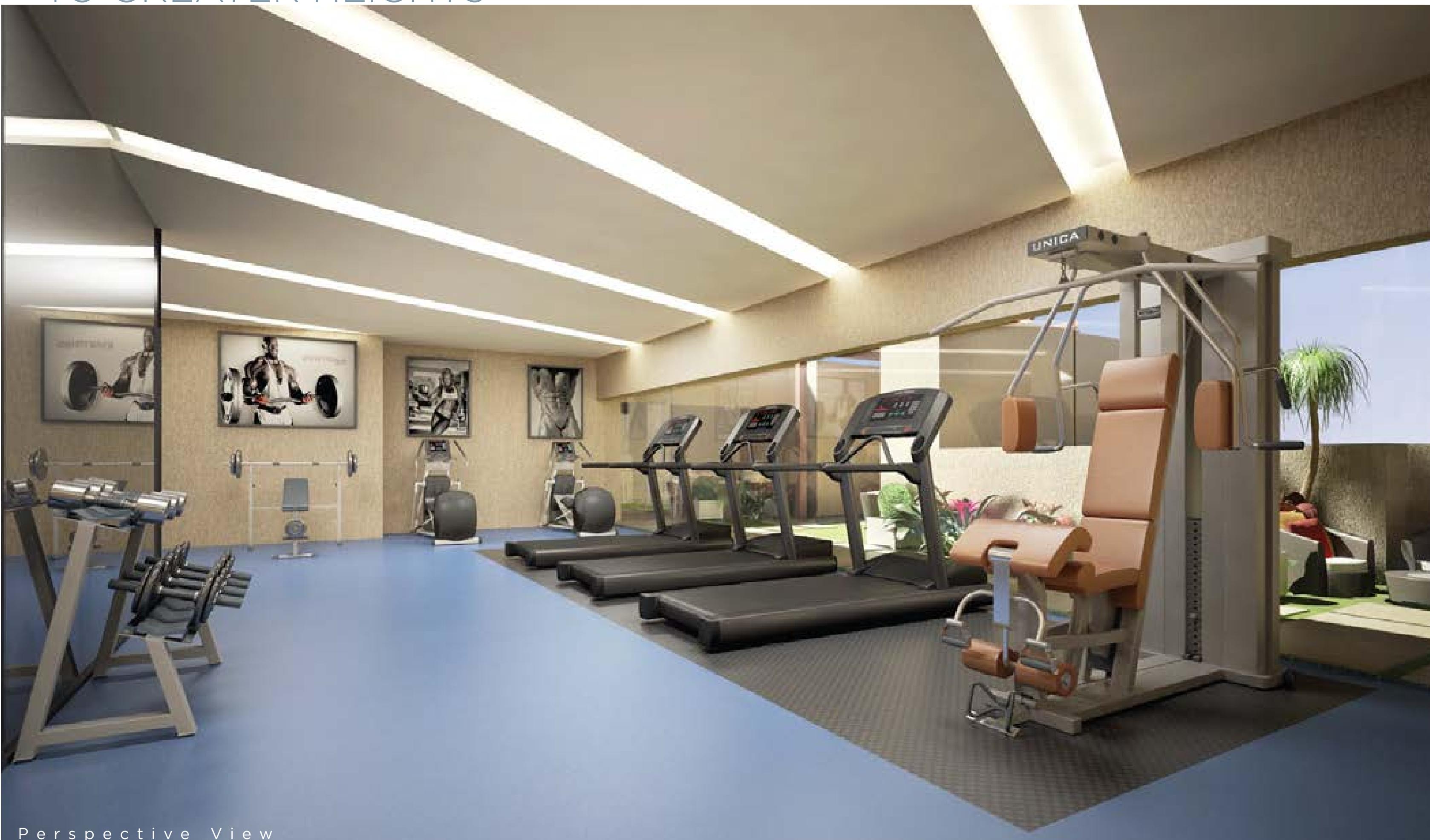
LUXURY ON THE 14th LEVEL

GYMNASIUM

TAKE YOUR ENDURANCE
TO GREATER HEIGHTS



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



LUXURY ON THE 14th LEVEL

SKY GARDEN

WATCH THE SKIES FROM
YOUR GREEN, MAGNIFICENT HAVEN



Fully landscaped Open Terrace and a Gazebo sit-out



Perspective View

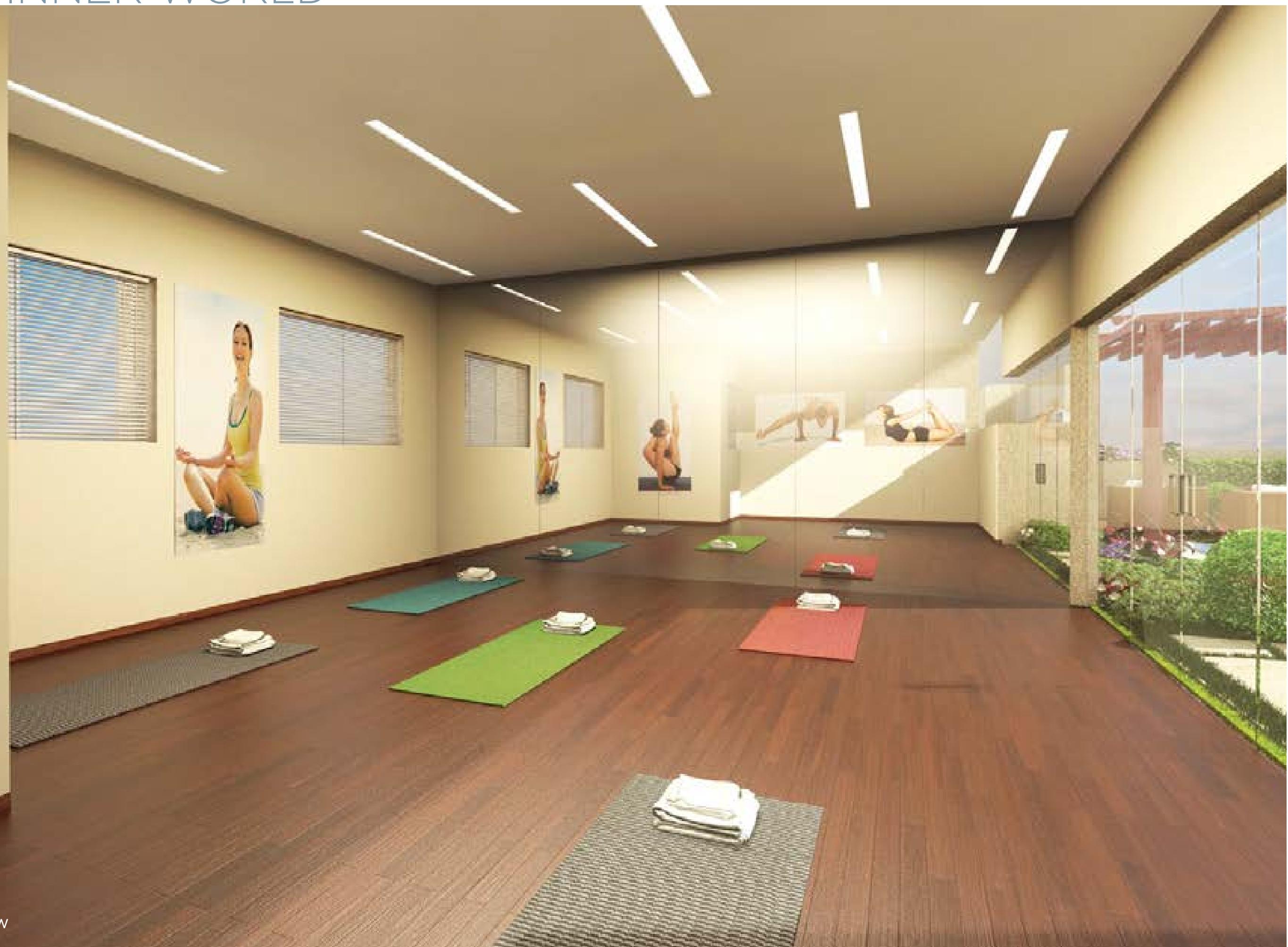
LUXURY ON THE 14th LEVEL

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

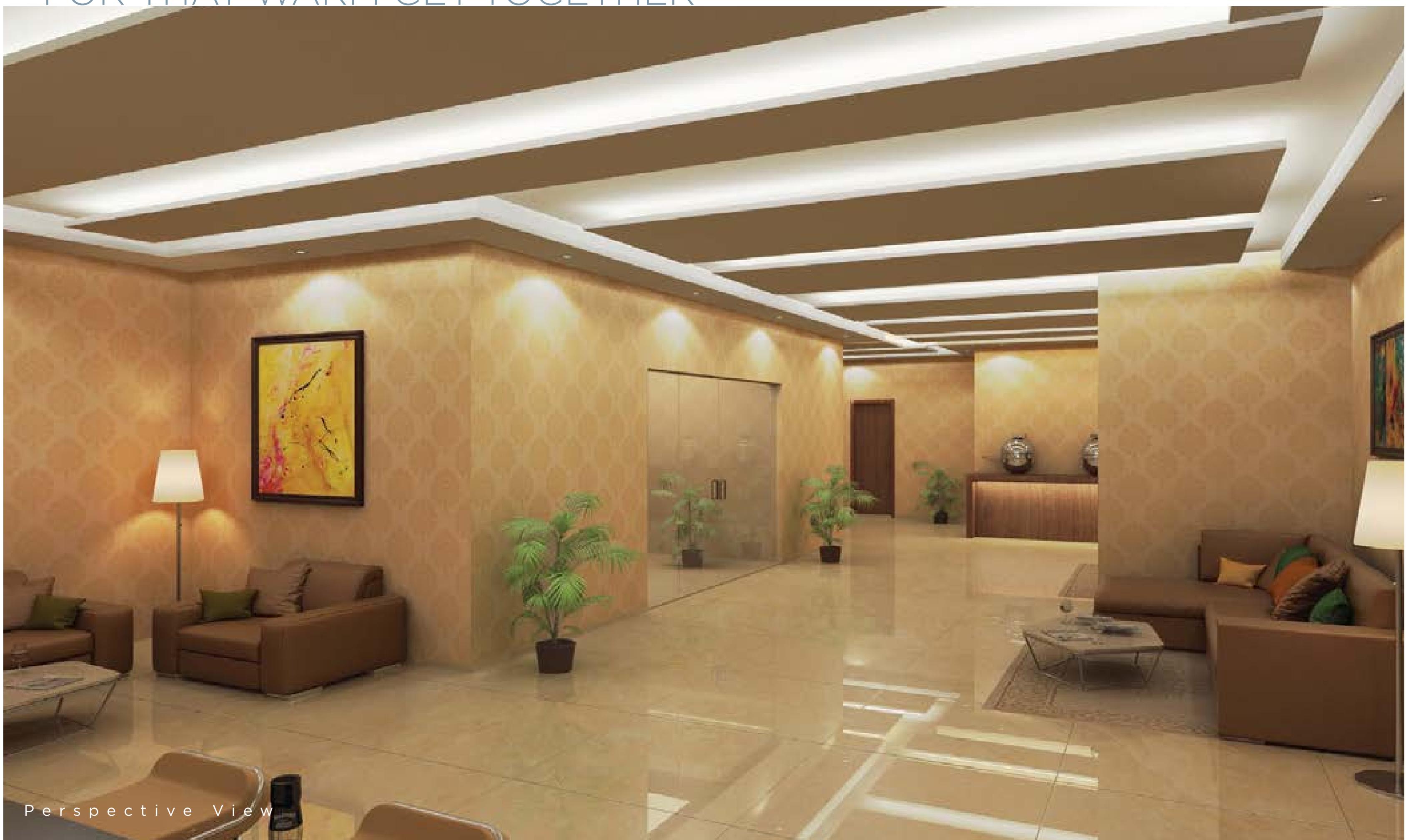
LUXURY ON THE 14th LEVEL

INDOOR PARTY HALL

A PERFECT SPACE
FOR THAT WARM GET-TOGETHER



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



Perspective View

LUXURY LIVING

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

PARKING YOUR PRIZED POSSESSION
WITH UTMOST CARE AND SECURITY



2 basement levels + 1 stilt
+ adequate open car parking



Electric charging facility – Park and charge your car



Perspective View

LUXURY LIVING

CHILDREN'S PLAY AREA



Outdoor Play Area for children

GAME FOR FUN



Perspective View

LUXURY LIVING

EVERYTHING YOU NEED AND SOME MORE



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



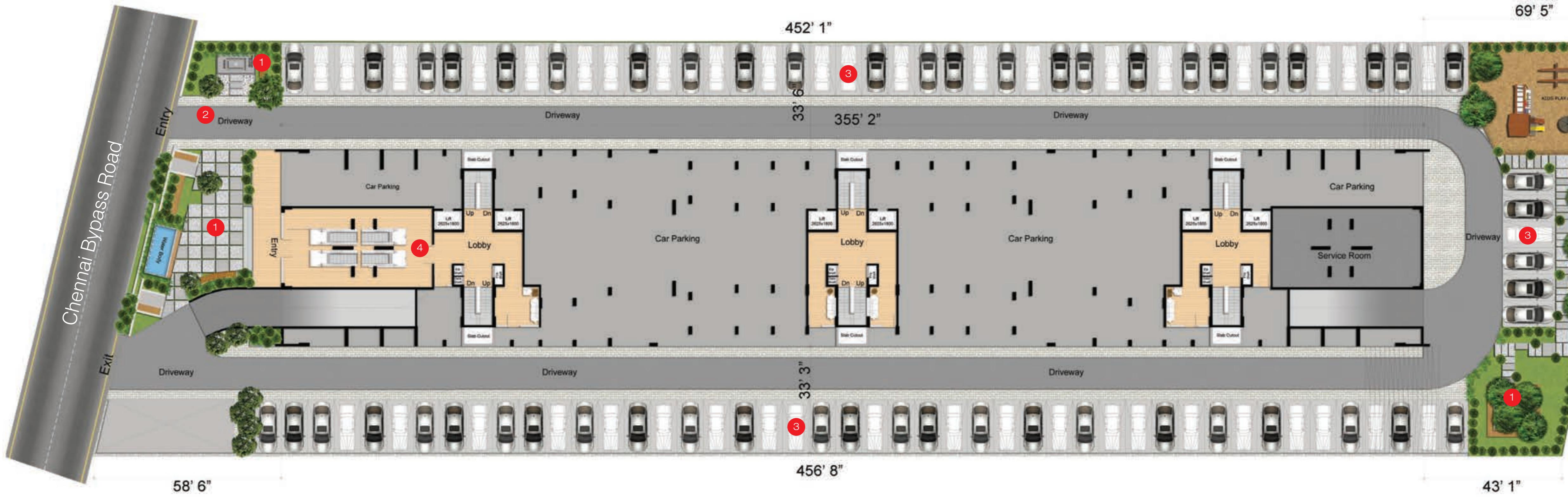
Access card entry
at the reception



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



Perspective View



Road Facing



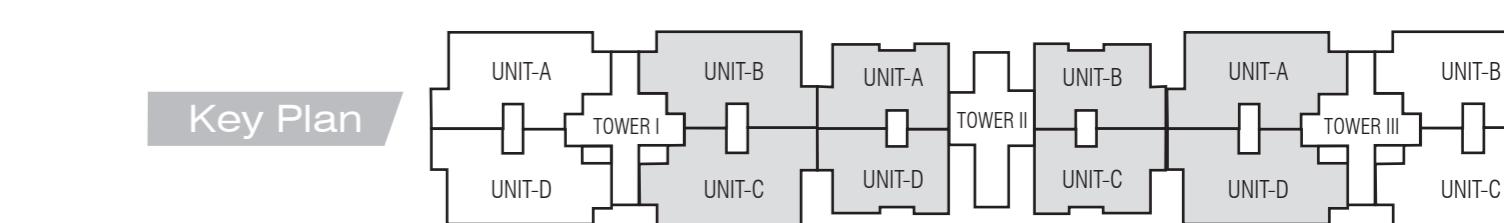
Tower I

Tower II

Tower III



Key Plan



2nd FLOOR

Road Facing

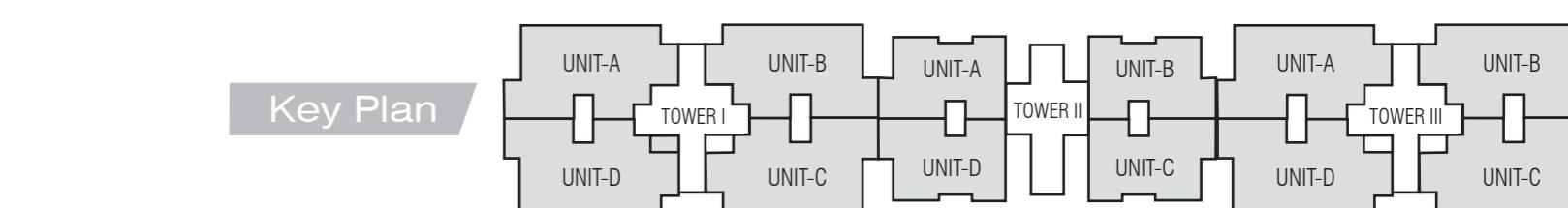


Tower I

Tower II

Tower III

Key Plan



3rd - 12th FLOOR



Road Facing



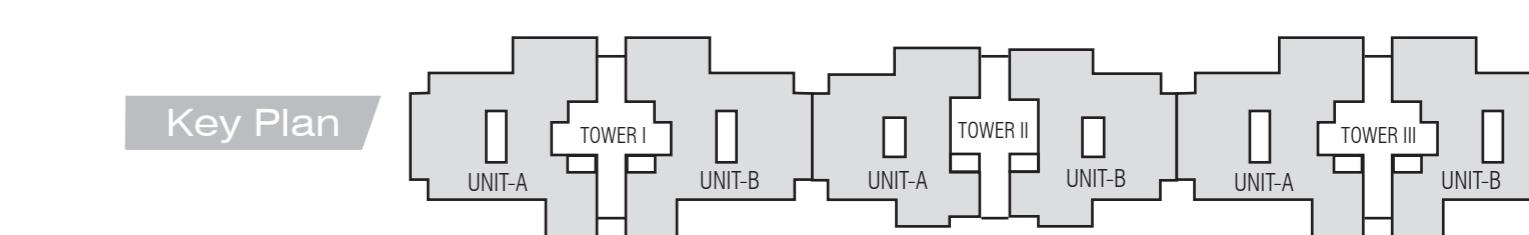
Tower I

Tower II

Tower III

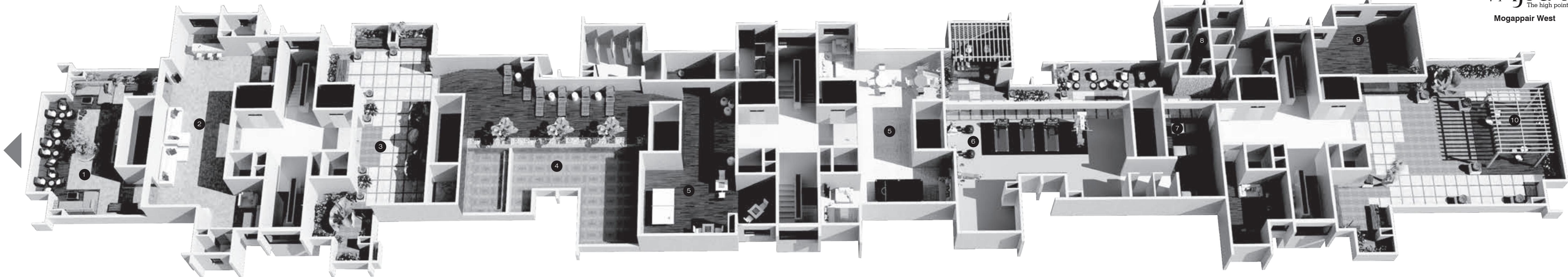


Key Plan



PENTHOUSE

Road Facing

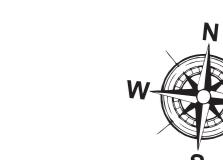


- 1 Outdoor Party Area
- 2 Indoor Party Hall
- 3 Sky Garden
- 4 Infinity Pool

- 5 Indoor Play Area
- 6 Gym
- 7 Spa
- 8 Sauna

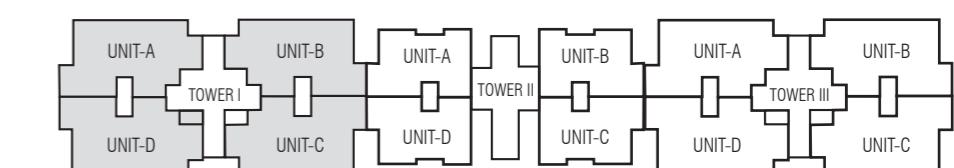
- 9 Yoga and Meditation Hall
- 10 Gazebo

ENTERTAINMENT DECK



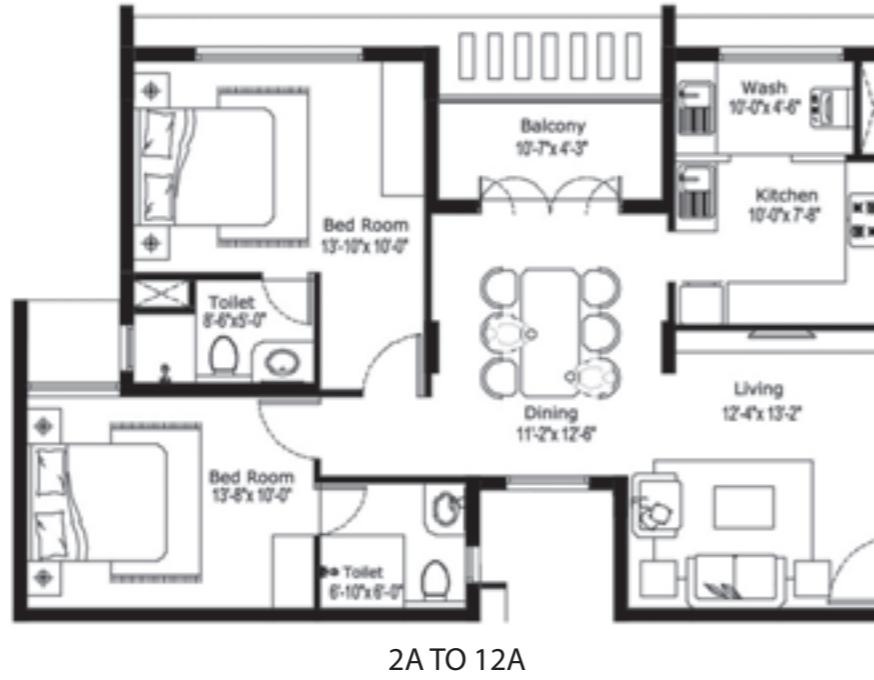


TOWER I - SALEABLE AREA		
2A TO 12A	3 BHK	1850 SQ.FT
2B TO 12B	3 BHK	1846 SQ.FT
2C TO 12C	3 BHK	1846 SQ.FT
2D TO 12D	3 BHK	1850 SQ.FT

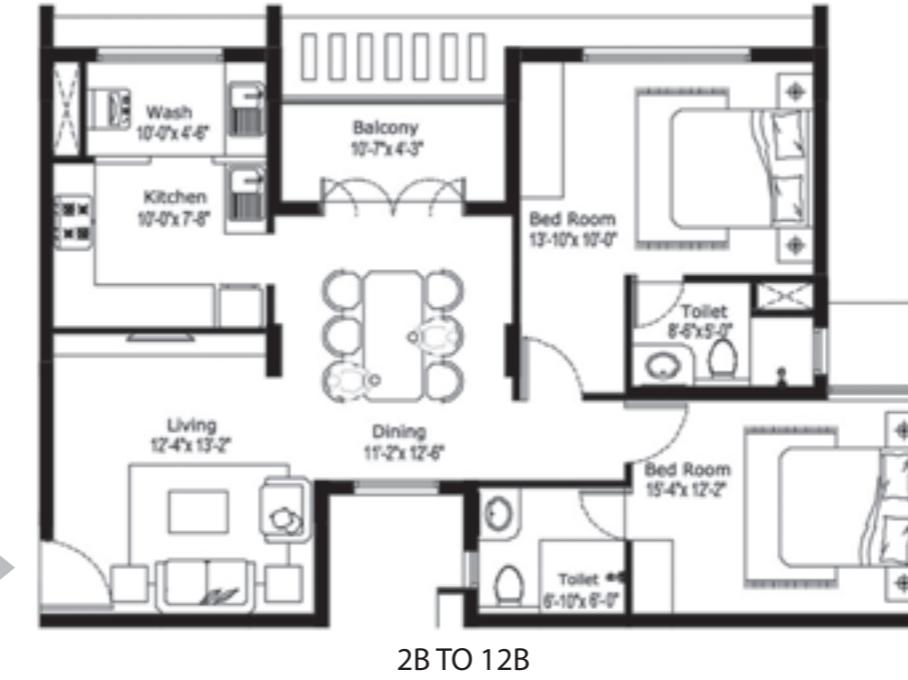


TYPICAL UNIT PLAN

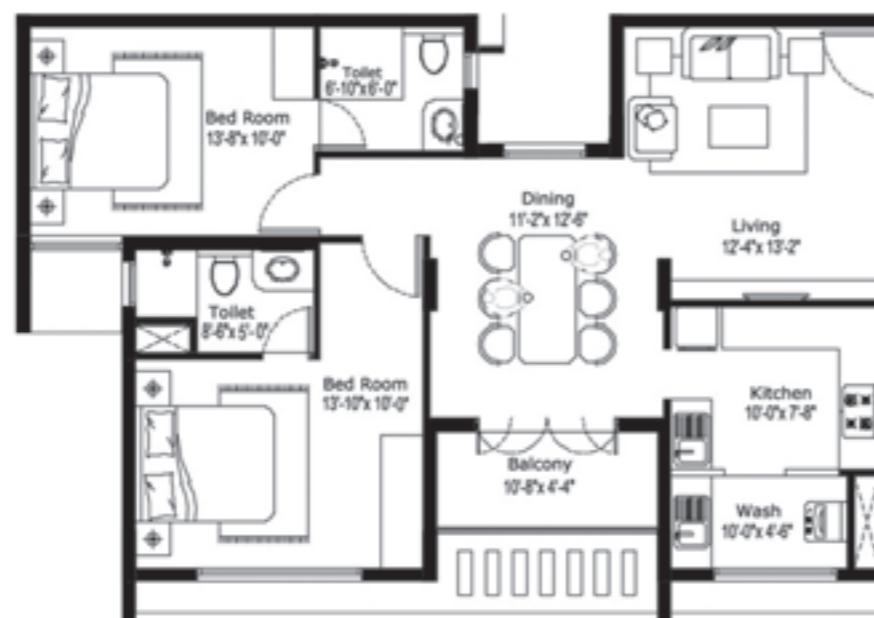
Road Facing



2A TO 12A



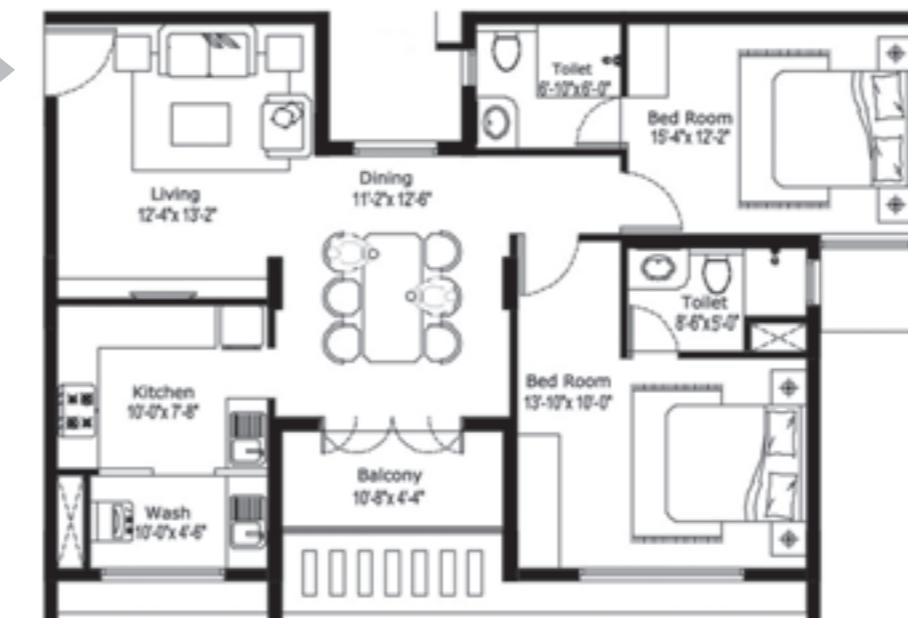
2B TO 12B



2D TO 12D

Tower II

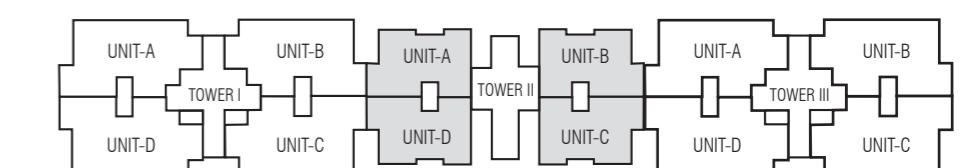
Unit: A,B,C,D for 2nd – 12th floor



2C TO 12C

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

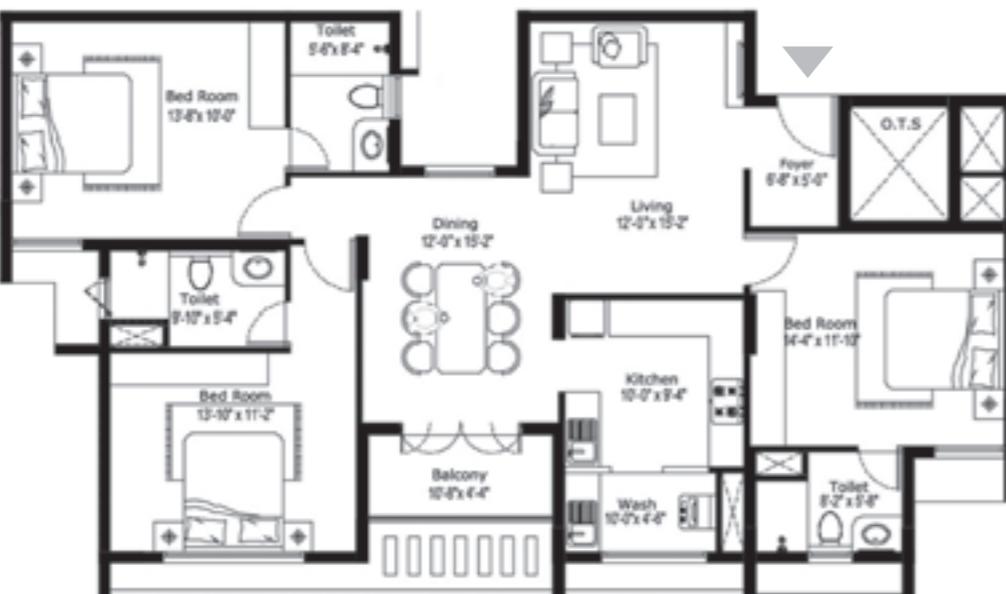
Road Facing



2A TO 12A



2B TO 12B



2D TO 12D

Tower III

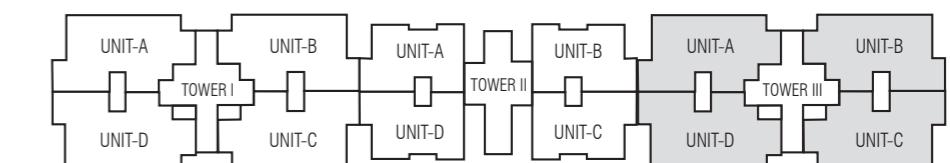
Unit: A,B,C,D for 2nd – 12th floor



2C TO 12C

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



↗ The high point

Mogappair West

Road Facing



Tower I

Unit A B



PENTHOUSE

Tower I

Unit: 13A

3 BHK + Study

Saleable Area: 3006 sft.

Terrace Area: 597.2 sft.

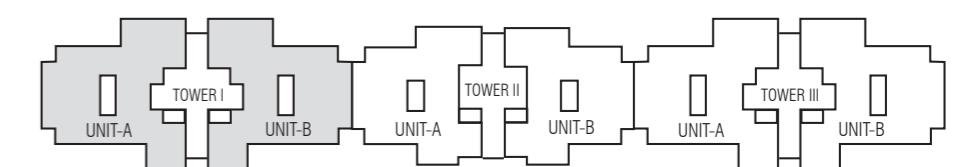
Unit 13B

3 BHK + Study

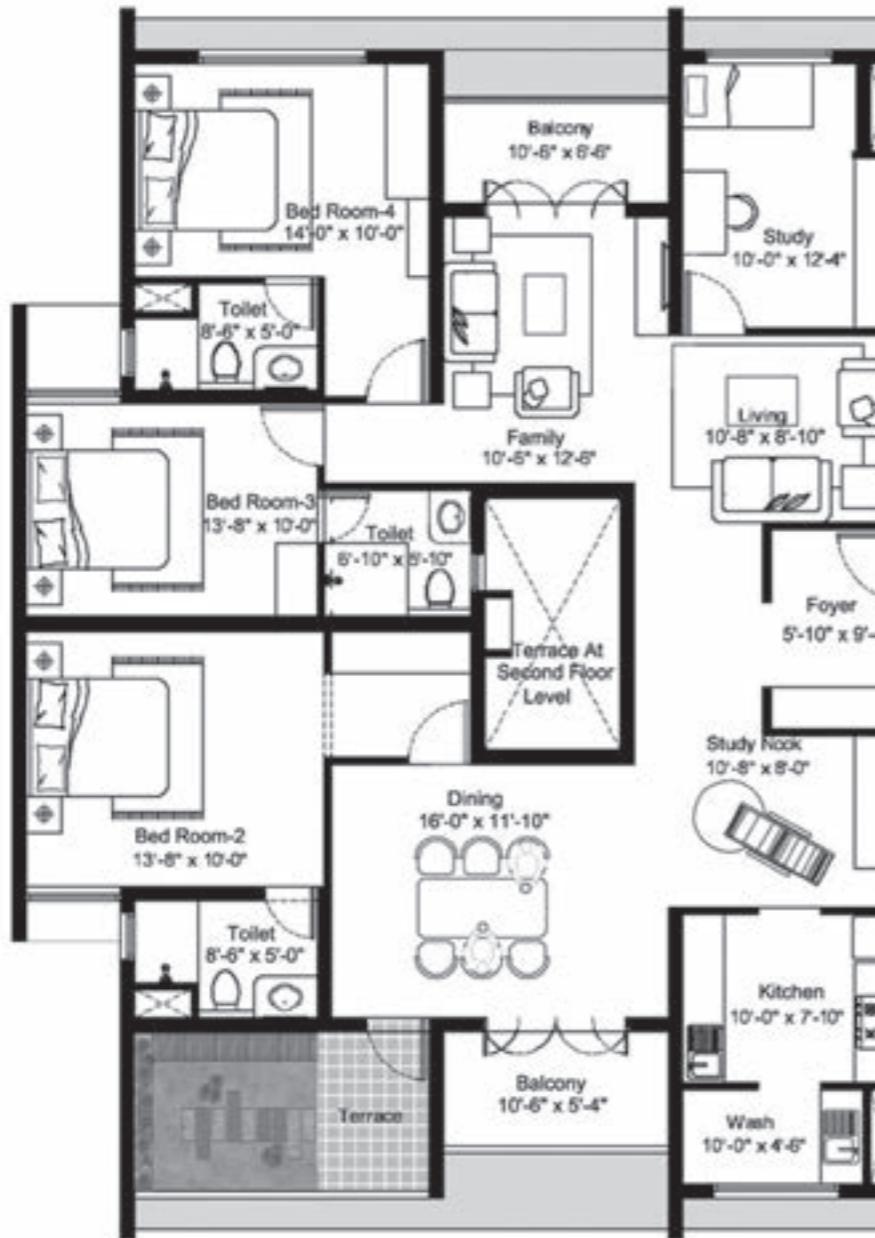
Saleable Area: 2938 sft

Terrace Area: 639.4 sft

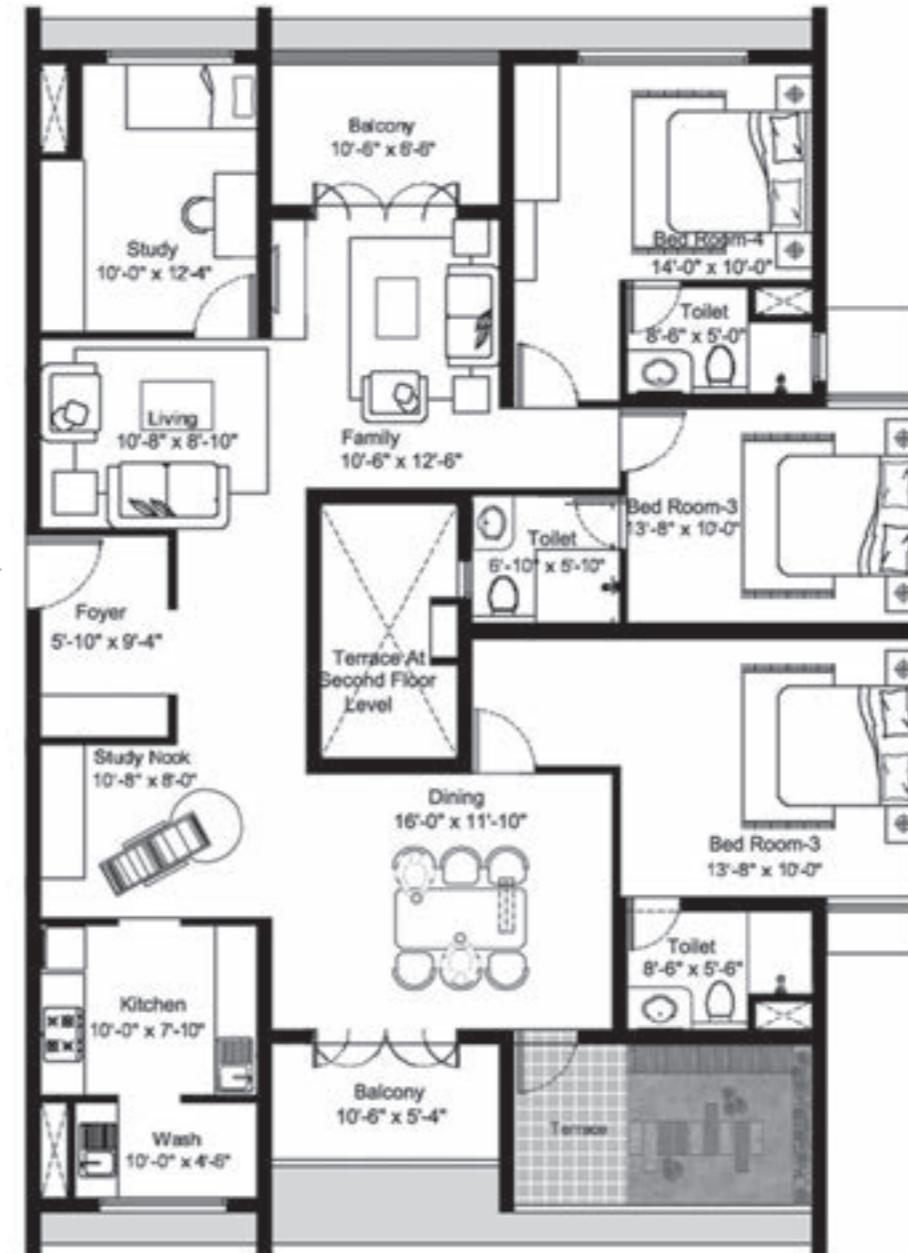
Key Plan



Road Facing



Tower II
Unit: A,B

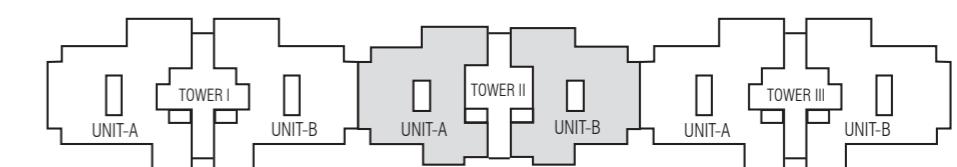


Tower II

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: A,B



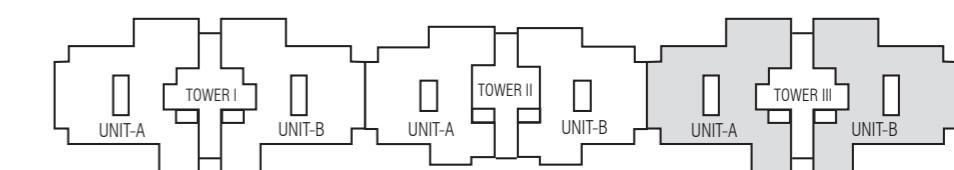
Tower III

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.



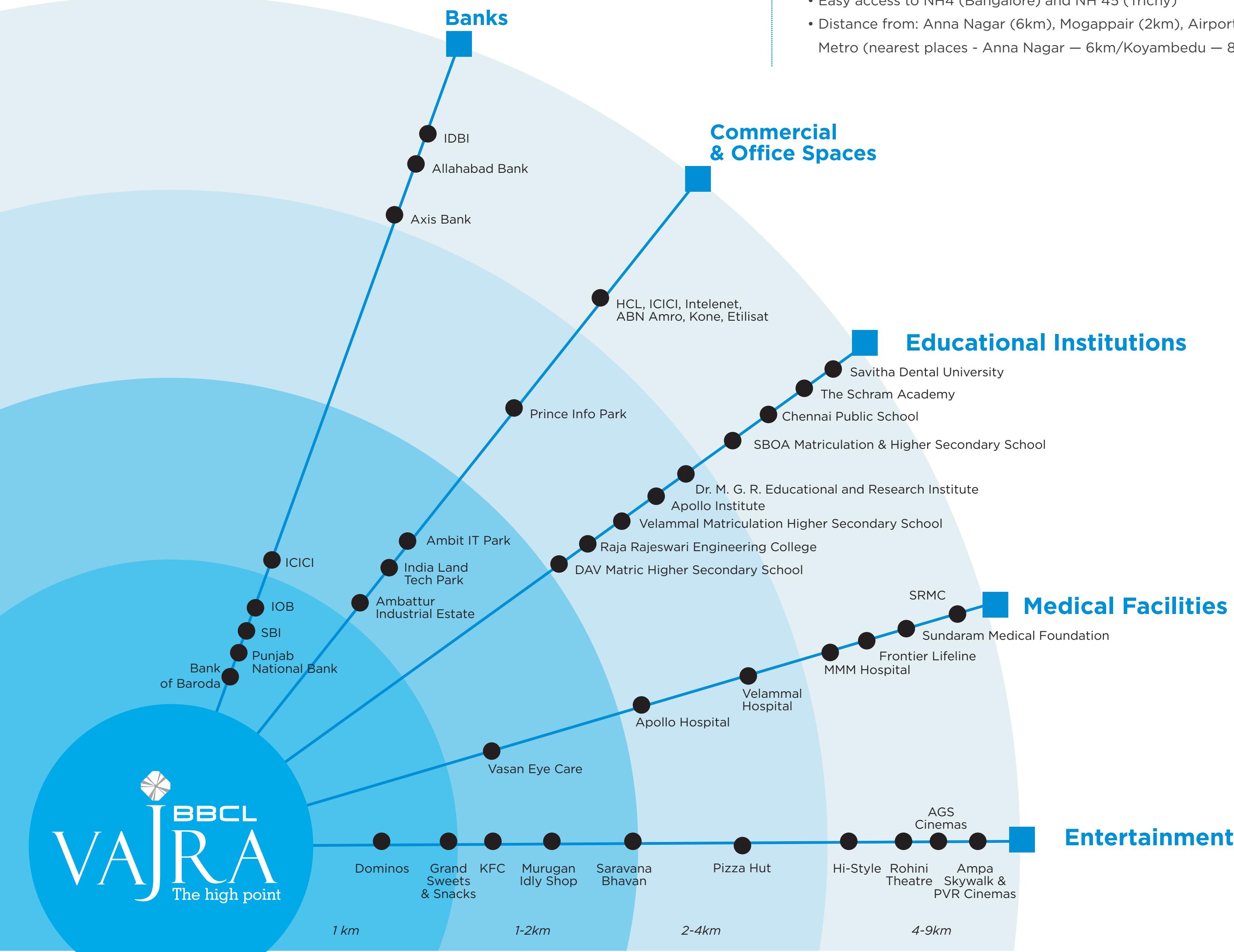
PENTHOUSE



Key Plan

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!



LOCATION MAP



Organisation



IT Parks



Theater



College



Railway Station



Hospital



Bus Depot



School



Metro Station

STRUCTURE

- RCC framed structure designed for seismic resistance
- Solid blocks, Aerocon or equivalent

WALL

- Anti-termite treatment under foundation and along the external perimeter

PAINTING

EXTERIOR

- Cement plaster and exterior weather shield paint
- Apartment – Putty with acrylic emulsion (Asian paints or equivalent)
- Lobby – Cement plaster acrylic emulsion (Asian paints or equivalent)
- False ceiling – Inside apartments and common areas

FLOORING

- Living, dining, bedrooms, kitchen and walkways
 - Vitrified tile of size 800mm x 800mm (Kajaria or equivalent)
- Sit-out and balconies – Rustic ceramic tiles (Kajaria or equivalent)
- Toilet and utility – Anti-skid ceramic tiles and wall tiles up to ceiling (Kajaria or equivalent)
- Skirting – Matching floor tiles up to 4" height (Kajaria or equivalent)

JOINERY

DOORS

- Main door – Teak wood frame with designer solid shutters laminated with veneer and polished as per design
- Bedroom doors – Solid flush doors laminated with veneer and polished
- Toilet doors – Flush doors laminated on one side and PU coat on other side

WINDOWS

- UPVC (Fenesta or equivalent) or Anodized aluminum windows

HARDWARE

- Locks (Godrej or equivalent)

GLASS PANELS

- 5mm clear glass panels (Saint Gobain or equivalent)

GRILL

- MS – Powder coated grills

KITCHEN/UTILITY

- DADO • Glazed decorative ceramic tile up to 2' above cooktop (Kajaria or equivalent)
- SINK • Designer series SS single bowl – Matt finish (Frankie or equivalent)
- WATER PURIFIER • Standalone RO system

ELECTRICAL

- WIRING • Copper wiring in PVC concealed conduits (Finolex or equivalent)
- SWITCHES • Legrand or equivalent
- AC PROVISION • Ready to use AC conduits in living/dining and bedrooms

WATER SUPPLY

- ISI certified CPVC water lines and UPVC sewer lines

PLUMBING & SANITARY

- EWC • Wall mounted with concealed flush tank (Toto or equivalent)

WASH BASIN

- Counter wash basin (Toto or equivalent)
- CP fittings (Toto/Kohler or equivalent) in toilets, utility and kitchen

ELEVATORS

- High speed elevators with power back up (Schindler or equivalent)

SECURITY SYSTEM

- Boom barrier at main entrance, access controlled entry point at lobby level
- Video door phone system
- Intercom facility
- Fire sprinklers on all floors and inside apartments

FEATURES

- WI-FI/DTH connectivity
- 100% power back up for common areas (water, lift, lighting, security system, treatment plant)
- Power back up for all fans, lights for each apartment subject to not exceeding 1KVA per flat
- Visitors' car parking
- Restrooms for servants and drivers

AMENITIES

- Indoor and outdoor party hall
- Infinity pool
- Indoor play area
- Health club with sauna
- Gym and changing rooms
- Library
- Yoga & meditation hall
- Sky garden
- Office space for amenities

GREEN FEATURES

- Adequate day lighting and fresh air
- Charging facility for battery operated vehicles
- Parking facility for physically challenged
- Waste water recycling
- Solar water heating system
- Rainwater harvesting and use of ultra low flow fixtures
- Water meters and energy meters

PROJECT CONSULTANTS

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

LUXURY LIVING

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.

ABOUT US

Project Locations

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

ADDING
LIFE TO LIVING!



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
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A BBCL PRATHYUSHA VENTURE

PROJECT FINANCED BY

