

Abodes  
that exude  
**Peace &  
Privacy**

**BBCL**   
**AISHWARYAM**  
MADIPAKKAM

**35**  
YEARS

**BBCL**<sup>®</sup>

— Adding Life To Living —

A Vummi Enterprise

Established in 1986, BBCL is Chennai's trusted developer operating in 3 segments of residential development – Premium, Luxury, and Ultra-Luxury.

BBCL has a dedicated team of in-house professionals, consultants, and architects who use a variety of efficient construction technologies for an unparalleled quality of construction and timely delivery of projects.

With over 40 projects and 2 million sq.ft of residential spaces across Chennai, BBCL aims to set new standards for quality in creating a home that reflects its true brand philosophy.

**Adding Life To Living**





BBCL   
AISHWARYAM  
MADIPAKKAM

For those who seek  
**Simplicity &  
Serenity...**

Remember that time when we had plenty of privacy even in apartments? The cosy community that wasn't packed with neighbours? With high-rises and gated communities fast coming up, it is hard to find a close-knit community that's exclusive yet safe and secured.

Say hello to BBCL Aishwaryam, an apartment community in Madipakkam with just eight 3 BHK homes. Located near Madipakkam Lake, the home is a blessing for those who love their morning walks. Your home is just a minute away from Madipakkam Bus Stand and 10 min away from Velachery MRTS.

**Stilt + 4 floors | Just 2 units per floor**  
**8 units | 3 BHK (2T) | 1047 sq.ft. & 1075 sq. ft.**





## A thriving yet Peaceful Locality



Madipakkam, situated in South Chennai, is well-connected to Pallikaranai, Keelkattalai, Adambakkam, Velachery, and Nanganallur, thereby making it an attractive choice for home buyers.

You can also easily connect with GST Road and OMR through Medavakkam Main Road and 200 ft Radial Road. The airport is just 6 km from here and the proposed Metro Phase 2 Corridor 3 that connects Madhavam with Sholinganallur will only ease traffic. Since Madipakkam is already a well-developed location, plenty of reputed schools, hospitals, colleges, malls, and restaurants are in proximity.

All these make Madipakkam a more desirable place to live!





## Thoughtfully Crafted homes...



Every unit is efficiently planned and designed such that it is naturally well-lit, 3-side ventilated, and spacious. More space means more possibilities for you to decorate your home and nurture your hobbies. With just 2 homes per floor, you can indulge in utmost privacy and more importantly, breezy interiors. The joys of this peaceful lifestyle at BBCL Aishwaryam keep going on. Begin your wholesome and delightful experience here soon.

### Essential Features

Covered Car Parking in Stilt | Elevator with Automatic Rescue Device  
Power Backup for Common Loads | Rainwater Harvesting  
CCTV in the external peripheral area of the building





ENTRY / EXIT

KARTHIKEYAPURAM 3<sup>RD</sup> STREET

STILT FLOOR PLAN



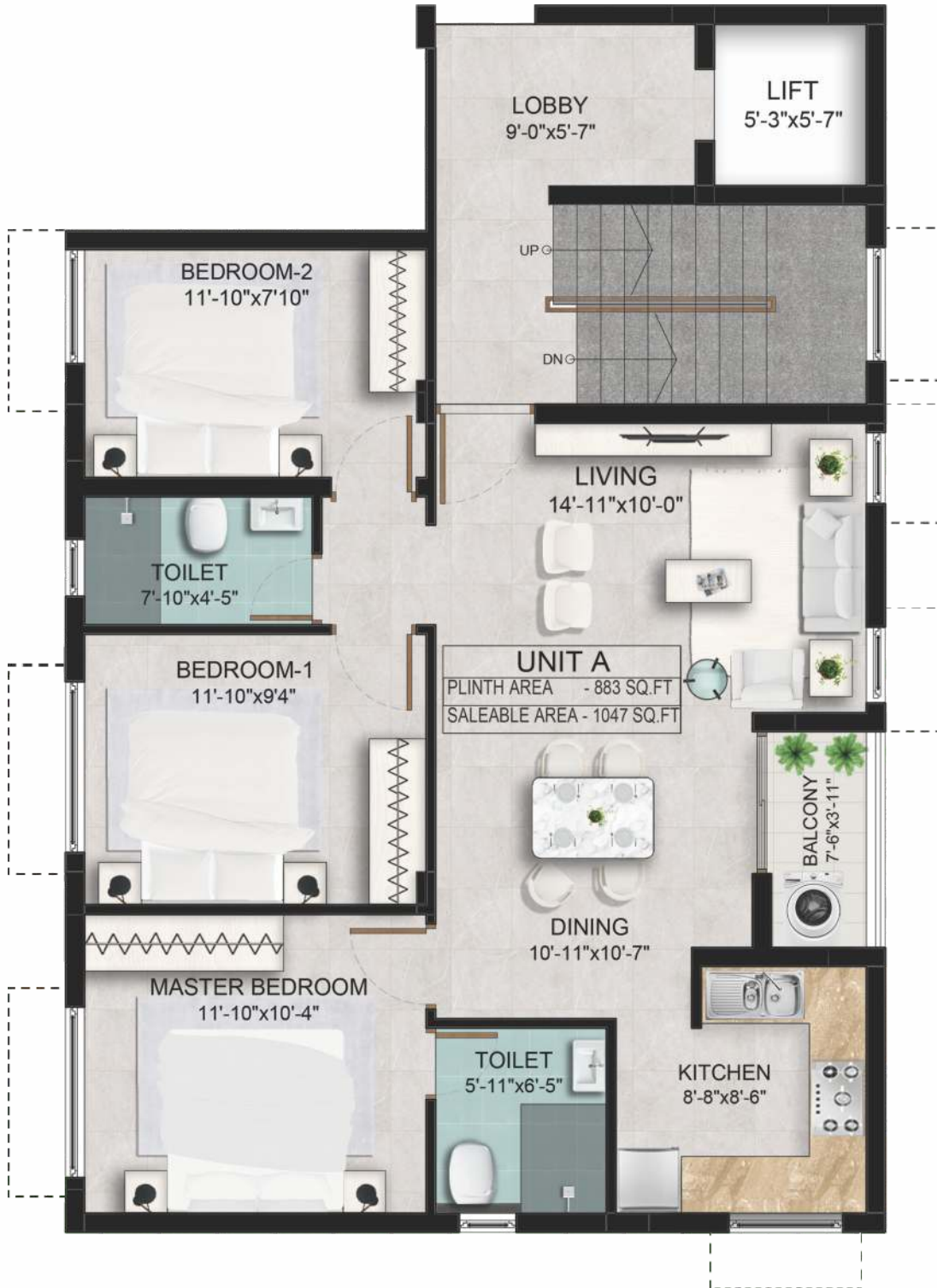




TYPICAL FLOOR PLAN







UNIT 1A - 4A





UNIT 1B - 4B





A decorative border with a repeating geometric pattern of interlocking circles and lines surrounds the entire page. The background is a blurred photograph of a living room. In the center, there is a light-colored sofa with a dark blue cushion. In front of the sofa is a wooden coffee table. The room has large windows in the background, and the overall lighting is bright and airy.

# Specifications

**Structure:**

- RCC framed structure designed for seismic resistance using high-quality materials.
- Environment-friendly walls with Solid blocks.
- Pre-construction anti-termite treatment under the foundation and along the external perimeter of the building.

**Painting:**

- Exterior faces of the building including balconies will be finished with rough Cement Plaster and Exterior weather shield paint finish.
- Interior: Smooth finish with POP putty & good acrylic emulsion paint.
- Common area will be finished with Cement Plaster, POP putty, and good quality acrylic emulsion paint.
- Common area ceiling will be smooth finished with cement plaster and putty finished with good quality acrylic emulsion paint.

**Flooring:**

- Vitrified Tiles of approximately 600mm x 600mm will be laid in living, dining, bedrooms, kitchens & walkways inside apartments.
- All common areas will be laid with Vitrified Tiles or treated natural stone tile or any other material i.e Granite etc.
- Good quality rustic ceramic / anti-skid tiles or granite shall be laid in the balconies and sit-out areas.
- Anti-skid Ceramic tiles of good quality with slip resistance will be laid in the toilet floor and wash area.
- Good quality Ceramic tile flooring shall be laid inside toilets and utility wall areas.
- Good quality Glazed ceramic tiles shall be fixed in toilet walls up to 7' 0" height and utility area up to 4 feet height.
- Suitable projected skirting matching the floor tile as per design shall be provided in all areas as per the architect's design.



**Doors & Windows:**

- Main Door: Teakwood frame with 32mm thick Flush Shutter finished with laminate on both sides. Designer panel door finishes on the lobby side as per the architect's design.
- Interior & Toilet doors: Masonite doors duly painted.
- Good quality branded locks with suitable SS hardware shall be provided.
- Good quality UPVC sliding windows or Powder Coated Aluminum sliding windows with suitable glass shall be provided.
- Aluminum French doors with suitable glass shall be provided in balconies as per the architect's design.
- Duly painted MS grills for all windows as per design.

**Kitchen/Utility:**

- Suitable RCC Platform with granite stone duly finished with edge nosing shall be provided for the kitchen cooking platform.
- Glazed Ceramic tiles will be provided in the kitchen for a height of 2 feet above the platform in cooking areas.
- Stainless Steel sink in Kitchen shall be provided. Taps will be provided in the utility area for the washing machine etc.
- Sufficient 15 Amp & 5 Amp socket provision for chimney, hob & other kitchen appliances.
- Utility area shall be finished with glazed ceramic tiles in walls up to 4'0" height.
- Provision of Electrical and Plumbing lines for Washing machine in utility.
- Provision of Standalone RO in Kitchen.

**Electrical:**

- ISI certified copper wiring in PVC concealed conduits shall be provided.
- Branded modular plate switches shall be provided inside the apartments.
- 15 A electrical conduits for AC points in Living and Bedrooms.
- Three-phase supply assisted with MCBs & distribution boards with phase changers.
- Concealed TV / Tel. points provided in all rooms.

**Elevators:**

- Suitable passenger elevators with Automatic Rescue Device (ARD) from companies of high repute shall be provided with sufficient power backup.

**Water supply, Plumbing & Sanitary:**

- ISI certified concealed CPVC lines for water supply and SWR sewer lines.
- Superior quality wall mounted EWC (European water closet) with health faucet in all toilets inside apartments.
- Superior quality washbasins with half pedestal.
- Good quality ISI marked CP fittings in toilets, utility & kitchen.
- False ceiling in all toilets.
- Hot & Cold-water mixer unit in all toilets for the shower alone shall be provided.

**Security System:**

- CCTV in external peripheral areas of the building.

**Other Amenities:**

- Rainwater harvesting.
- 100 % power backup for common amenities (i.e. Water, Lift, Common area lighting, security system, treatment plant, etc..)

**Green Features:**

- Adequate daylighting and fresh air.
- Rainwater harvesting.
- Suitable landscaping.
- Solar panels as per TNEB requirements.



# Location Map



- Madipakkam Bus Stand - 0.5 km
- Velachery MRTS - 4 km
- Chennai International Airport - 6 km
- Naganallur - 3 km
- Pallavaram Bridge - 7 km
- Thoraipakkam - 8 km
- Dr. Kamakshi Memorial Hospital - 3.5 km
- Phoenix Market City - 7 km

\*Map not to scale, for indicative purpose only

# BBCL<sup>®</sup>

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## A Vummidi Enterprise

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Furniture and fixtures indicated in the floor plan renderings are purely for representation purpose only and do NOT include in the specification mentioned in this brochure. 1 sq.m = 10.764 sq.ft.