

THE FIRST TIME

IS THE BEST TIME TO
EXPERIENCE THE FINEST
MOMENTS IN LIFE



**FIRST
BIG TOY**



**FIRST
SAVINGS**



**FIRST
BIKE**



**FIRST
LOVE**



**FIRST
JOB**



**'FIRST HOME'
IS WHERE REAL JOY IS!**

Stilt+4 floors | 2 BHK: 1070-1120 sqft | 158 units
3 BHK: 1110-1480 sqft

Thoraipakkam, OMR - Opp CTS





NOW YOUR FIRST HOME ARRIVES.

Some firsts are very special indeed. Yet another first that can bring joy forever is your First Home! A home that is simple and sophisticated, calm and comfortable, located perfectly and graced with essentials... Welcome to BBCL Ashraya. Step in with your beloved ones and experience an overwhelming sense of contentment and pride.



WHEN WAS THE LAST TIME YOU REACHED OFFICE SO EASILY!

Ashraya's strategic location minimises traffic woes, delays and much frustration.
For the first time, transport yourself to your office or centres of convenience
within minutes, without sweat.

STRATEGIC LOCATION



Thoraipakkam, OMR

Connectivity Road, Rail & Air

Bus Stand	OMR Toll Plaza	MRTS	Airport
2.1 km	4.1 km	9.9 km	17.3 km

Distance to Major Localities

Sholinganallur Junction	Thiruvannmiyur	Madhya Kailash	Siruseri	T. Nagar
5 km	8.7 km	11.6 km	14.6 km	16.9 km

Cultural & Recreational Mall / Cinemas

Prarthana-Drive-in Open Theatre	S-2-Satyam	AGS	VGP Golden Beach	Multiplex Mayajal	MGM Dizzee World
7.4 km	8.3 km	9.7 km	10.5 km	14 km	16 km

Social Medical / Educational

Chettinad	Sishya	MNM Jain	Global, BVM Global	Life Line, VeeCare	SMOT School of Business	American International
2.9 km	3 km	3.7 km	4.6 km	5.2 km	7 km	7.8 km

Commercial & Office Spaces

CTS 700 mt	TECCI Park	Chennai One SEZ	Wipro	Ascendas IT Park	Tidel park	SIPCOT
	3 km	4.7 km	6.3 km	7.9 km	10.4 km	14 km





WELCOME TO BBCL ASHRAYA, THE PERFECT PLACE TO CALL HOME.

You will enjoy a luxurious lifestyle as you lounge by the refreshing pool or party in Club House or meditate in complete peace. Ashraya offers you the lifestyle you have always wanted.



Spacious LOBBY
is where easy passage is!



GO GREEN! LIVE HEALTHY!



At Ashraya, going green will be the very way of life. Breathe easy for the first time, experience abundant daylight and healthy living.

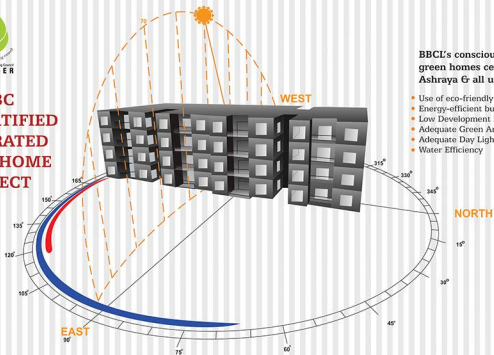




Sky-looking BALCONY
is where freshness is!



**IGBC
PRE-CERTIFIED
GOLD RATED
GREEN HOME
PROJECT**



BBCL's conscious call to build green homes certified by IGBC for Ashraya & all upcoming projects.

- Use of eco-friendly building materials
- Energy-efficient building envelope
- Low Development Footprint
- Adequate Green Areas & Landscaping
- Adequate Day Light
- Water Efficiency

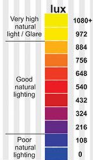
CUTTING-EDGE SUN PATH ANALYSIS FOR BEAUTIFUL LIVING.

Using the scientific sun path analysis, Ashraya has been designed to maximize natural light for pleasant indoor environment in all apartments and minimize artificial light usage during daytime.

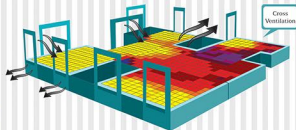




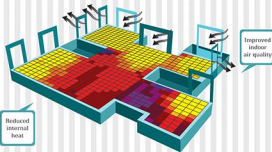
Specially-done LIVING ROOM
is where appreciation is!



98%
area of
apartment
has
excellent
natural
lighting



Every apartment has been designed to enable 98% area lit by natural light with a minimum of 108 lux. All apartments at Ashraya are an epitome of design that gains maximum day light without bringing in more heat and without compromising on functionality or aesthetics.

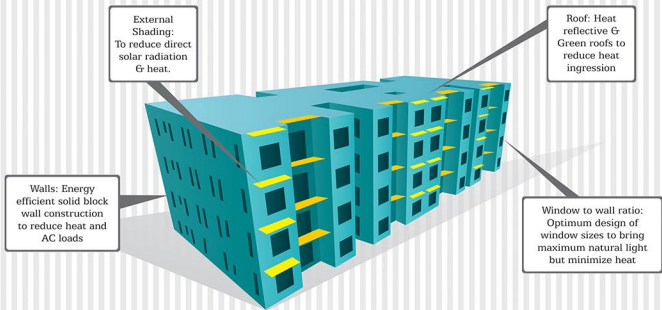


Cross ventilation is vital for healthier indoor environment. All apartments at Ashraya are well oriented with window and door openings on all directions to facilitate maximum cross ventilation and provide better indoor air quality

GAINS NATURAL LIGHT & ENHANCES INDOOR AIR QUALITY.



Homely KITCHEN is where
family bonding is!



REDUCES HEAT AND AC LOADS. INCREASES STAY COMFORT.

Energy efficient building design to reduce heat loads within apartments and also AC loads through optimized selection of energy efficient materials and systems combined with effective use of passive building design.

Coziest BEDROOM
is where romance is!





CELEBRATE HAPPINESS IN STYLE.

"Remember, the first impression is the most lasting." You can host a welcome party with family and friends at Ashraya's Club House. A full-fledged Swimming Pool • Indoor Play Area • Mini Theatre • Meditation Hall • Steam & Sauna • Multi-purpose Hall • Cricket Net Practice Area & Gym and much more are sure to pack everyday with fun and joy.

Buzzing CLUB HOUSE
is where celebration is!





DISTINCT SPACE WHERE MIND, BODY AND SOUL UNITE!

The yoga cum meditation space is one of the most serene halls, and the brightest hall with the most sunlight, and can be perfect for you to keep your mind and body in absolute balance. You have to visit this calm place to know how graceful it is! Pictures do not do justice to this wonder.

Finest MEDITATION HALL
is where inner peace is!





BRILLIANT FUN UNDER THE SHADE! ARE YOU GAME?

Don't let hot summer or monsoon weather get you down.
Make the most of your precious play time simply by splashing fun at our splendid Indoor Play Area.



Well-equipped INDOOR PLAY
AREA is where action is!



PERFECT & EASY WORKOUTS FOR YOUR BODY! COME, JUMP IN!

Swimming is a great, low impact way to work your whole body and keep your energy high. A clean and clear pool helps you to alleviate stress; improve coordination, balance & posture; and provide a pleasant way to cool down on a hot day.



Clean & Clear SWIMMING POOL
is where well-balanced fitness is!

OMR Road

Madha Koil Street

Pillaiyar Koil Street

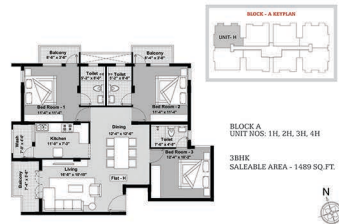
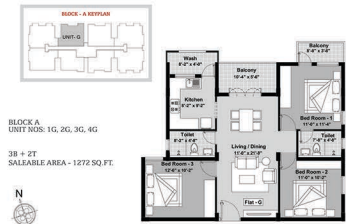
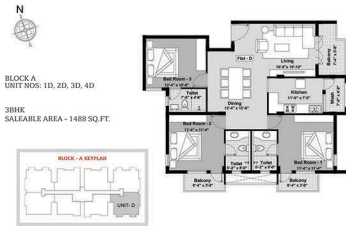
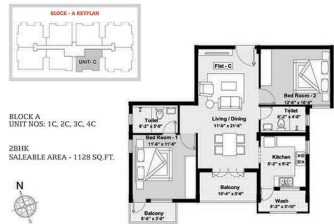
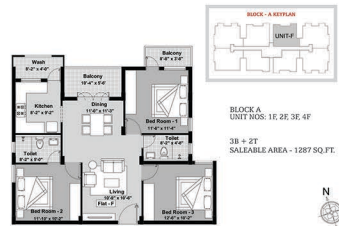
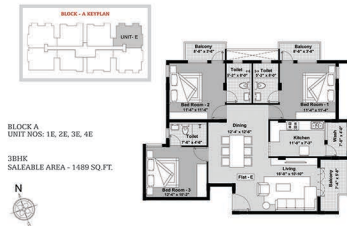
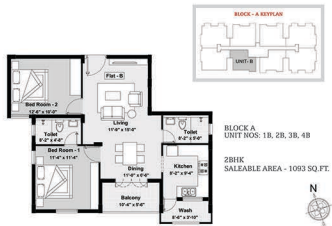
To Kannaki
Nagar

Pillaiyar Koil Street



SITE PLAN







LOTS OF DREAMS & ASPIRATIONS - HOME IN ON THE BEST FIT!

We offer a wide variety of floor plans to help make your house into a beautiful home.
Each plan has many great features to make your home warm and inviting.



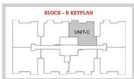
BLOCK - B TYPICAL FLOOR PLAN I, II, III, IV





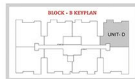
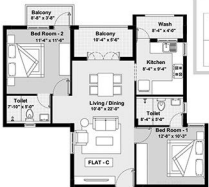
BLOCK B
UNIT NOS: 1A, 2A, 3A, 4A

3B + 2T
SALEABLE AREA - 1356 SQ.FT.



BLOCK B
UNIT NOS: 1C, 2C, 3C, 4C

2BHK
SALEABLE AREA - 1123 SQ.FT.



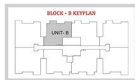
BLOCK B
UNIT NOS: 1D, 2D, 3D, 4D

3B + 2T
SALEABLE AREA - 1355 SQ.FT.



BLOCK B
UNIT NOS: 1B, 2B, 3B, 4B

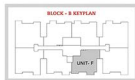
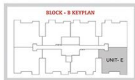
2BHK
SALEABLE AREA - 1111 SQ.FT.





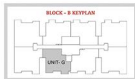
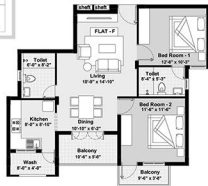
BLOCK B
UNIT NOS: 1E, 2E, 3E, 4E

3B + 2T
SALEABLE AREA - 1359 SQ. FT.



BLOCK B
UNIT NOS: 1F, 2F, 3E, 4F

2BHK
SALEABLE AREA - 1149 SQ. FT.



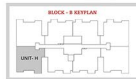
BLOCK B
UNIT NOS: 1G, 2G, 3G, 4G

2BHK
SALEABLE AREA - 1102 SQ. FT.



BLOCK B
UNIT NOS: 1H, 2H, 3H, 4H

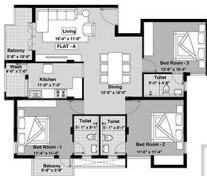
3B + 2T
SALEABLE AREA - 1360 SQ. FT.





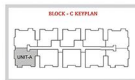
BLOCK - C TYPICAL FLOOR PLAN I, II, III, IV





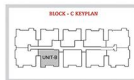
BLOCK C
UNIT NOS: 1A, 2A, 3A, 4A

3BHK
SALEABLE AREA - 1485 SQ. FT.



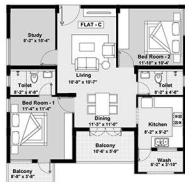
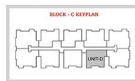
BLOCK C
UNIT NOS: 1B, 2B, 3B, 4B

3B + 2B
SALEABLE AREA - 1297 SQ. FT.



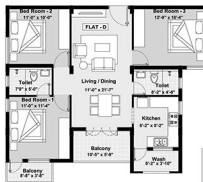
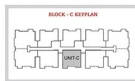
BLOCK C
UNIT NOS: 1D, 2D, 3D, 4D

3B + 2T
SALEABLE AREA - 1284 SQ. FT.



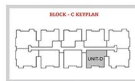
BLOCK C
UNIT NOS: 1C, 2C, 3C, 4C

3B + 2T
SALEABLE AREA - 1288 SQ. FT.



BLOCK C
UNIT NOS: 1D, 2D, 3D, 4D

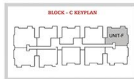
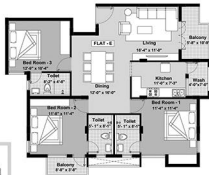
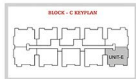
3B + 2T
SALEABLE AREA - 1284 SQ. FT.





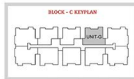
BLOCK C
UNIT NOS: 1E, 2E, 3E, 4E

3BHK
SALEABLE AREA - 1482 SQ.FT.



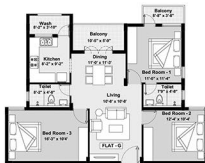
BLOCK C
UNIT NOS: 1F, 2F, 3F, 4F

3BHK
SALEABLE AREA - 1482 SQ.FT.



BLOCK C
UNIT NOS: 1G, 2G, 3G, 4G

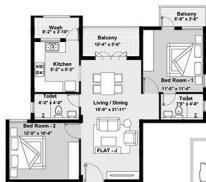
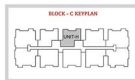
3B + 2T
SALEABLE AREA - 1347 SQ.FT.





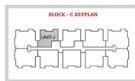
BLOCK C
UNIT NOS: 1H, 2H, 3H, 4H

2BHK
SALEABLE AREA - 1122 SQ.FT.



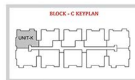
BLOCK C
UNIT NOS: 1J, 2J, 3J, 4J

2BHK
SALEABLE AREA - 1121 SQ.FT.



BLOCK C
UNIT NOS: 1K, 2K, 3K, 4K

3BHK
SALEABLE AREA - 1484 SQ.FT.





SMALL OR BIG FAMILY - WE HAVE ONE FOR YOU!

The floor plans shown here showcase the variety we offer,
one is certain to be just what you're looking for.



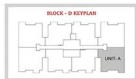
BLOCK - D TYPICAL FLOOR PLAN I, II, III, IV





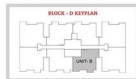
BLOCK D
UNIT NOS: 1A, 2A, 3A, 4A

3B + 2T
SALEABLE AREA - 1356 SQ. FT.



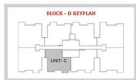
BLOCK D
UNIT NOS: 1B, 2B, 3B, 4B

2BHK
SALEABLE AREA - 1111 SQ. FT.



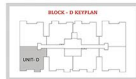
BLOCK D
UNIT NOS: 1C, 2C, 3C, 4C

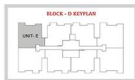
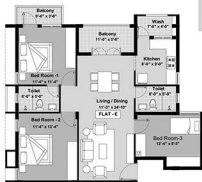
2BHK
SALEABLE AREA - 1130 SQ. FT.



BLOCK D
UNIT NOS: 1D, 2D, 3D, 4D

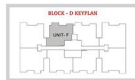
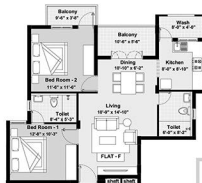
3B + 2T
SALEABLE AREA - 1356 SQ. FT.





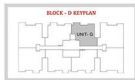
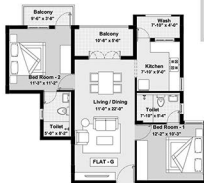
BLOCK D
UNIT NOS: 1E, 2E, 3E, 4E

3B + 2T
SALEABLE AREA - 1359 SQ.FT.



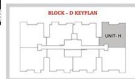
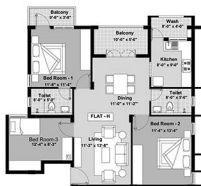
BLOCK D
UNIT NOS: 1F, 2F, 3F, 4F

2BHK
SALEABLE AREA - 1149 SQ.FT.



BLOCK D
UNIT NOS: 1G, 2G, 3G, 4G

2BHK
SALEABLE AREA - 1102 SQ.FT.



BLOCK D
UNIT NOS: 1H, 2H, 3H, 4H

3B + 2T
SALEABLE AREA - 1360 SQ.FT.





BLOCK - E FIRST FLOOR PLAN

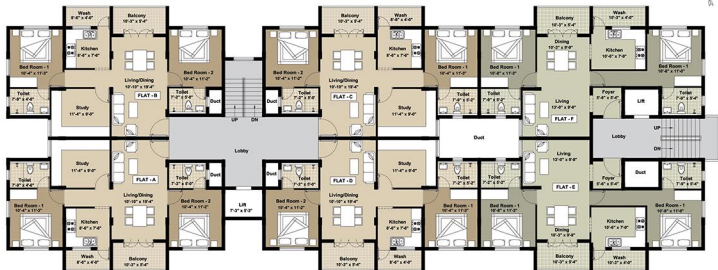




FLAT-B
1146 SQ. FT.

FLAT-C
1139 SQ. FT.

FLAT-F
1120 SQ. FT.



FLAT-A
1146 SQ. FT.

FLAT-D
1139 SQ. FT.

FLAT-E
1120 SQ. FT.

BLOCK - E TYPICAL FLOOR PLAN II, III, IV

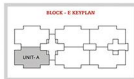


KEYPLAN



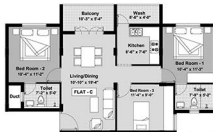
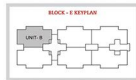
BLOCK E
UNIT NOS: 1A, 2A, 3A, 4A

3B + 2T
SALEABLE AREA - 1146 SQ. FT.



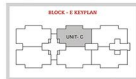
BLOCK E
UNIT NOS: 1B, 2B, 3B, 4B

3B + 2T
SALEABLE AREA - 1146 SQ. FT.



BLOCK E
UNIT NOS: 1C, 2C, 3C, 4C

3B + 2T
SALEABLE AREA
FLAT 1C - 1146 SQ. FT.
FLAT 2C - 1139 SQ. FT.
FLAT 3C - 1139 SQ. FT.
FLAT 4C - 1139 SQ. FT.



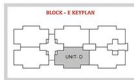


BLOCK E

UNIT NOS: 1D, 2D, 3D, 4D
3B + 2T

SALEABLE AREA

FLAT 1D - 1146 SQ.FT.
FLAT 2D - 1139 SQ.FT.
FLAT 3D - 1139 SQ.FT.
FLAT 4D - 1139 SQ.FT.

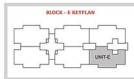


BLOCK E

UNIT NOS: 2E, 3E, 4E

2BHK

SALEABLE AREA - 1120 SQ.FT.

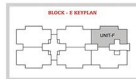


BLOCK E

UNIT NOS: 2F, 3E, 4F

2BHK

SALEABLE AREA - 1120 SQ.FT.



SPECIFICATIONS

STRUCTURE



- RCC framed structure designed to seismic resistance using high quality materials
- Environment friendly walls with solid blocks/bricks
- Pre-constructional anti-termite treatment under foundation and along external perimeter of the building

FLOORING



- 2' x 2' vitrified tile for living, dining, bedrooms, kitchen & walkways
- Rustic ceramic tiles for balconies & sit-out (Johnson/Asian or equivalent)
- Anti-skid ceramic tiles for toilets and utility area (Johnson/Asian or equivalent)
- 4" high skirting matching the floor tile as per design

KITCHEN/ UTILITY



- Granite kitchen platform with edge nosing
- Glazed decorative ceramic tile (Johnson or equivalent) in kitchen for a height of 2' above platform
- Single bowl stainless steel sinks in kitchen (Nirali or equivalent)
- Sufficient 15 amp & 5 amp socket provision for chimney, hob & other kitchen appliances
- Glazed ceramic tiles (Johnson or equivalent) in utility upto 5'0"ht and in toilet 7'0"ht
- Individual RO system provision in kitchen for Drinking water
- Provision for washing machine in utility

WATER SUPPLY/ PLUMBING & SANITARY



- ISI certified concealed CPVC lines for water supply and UPVC sewer lines
- Superior quality wall mounted EWC (Roca or equivalent) in all toilets
- Superior quality washbasins in all bathrooms (Roca or equivalent)
- Superior quality CP fittings (Roca or equivalent) in toilets, utility & kitchen
- False ceiling in all toilets
- Hot & Cold water mixer unit (Roca or equivalent) in all toilets

PAINTING



- Exterior faces of the building including balconies will be finished with Cement Plaster and Exterior weather shield paint (Asian Paints or equivalent)
- Interior: Smooth finish with putty (JK or equivalent) & Acrylic Emulsion (Asian paints or equivalent)
- Common area will be finished with Cement Plaster and Acrylic Emulsion (Asian or equivalent)
- Ceiling: Smooth finish with cement plaster and oil bound distemper

ELECTRICAL



- Finolex or equivalent make copper wiring in PVC concealed conduits
- Modular plate switches (Philips or equivalent)
- Automatic phase changeover
- Ready to use AC conduits in all bedrooms

DOORS & WINDOWS



- Main door: Teakwood frame with designer solid shutters duly polished/painted as per design
- Interior doors: Panelled skin doors duly treated and painted
- Toilet doors: Panelled skin doors laminated on one side and PU coat on other side
- Godrej or equivalent locks and tower bolts for all doors
- Windows – Anodised powder coated aluminium windows
- 4mm clear glass panels from Saint-Gobain/Modiguard or equivalent for windows
- Powder coated MS grill for all windows as per design

OTHER AMENITIES



- Rain water harvesting
- Sewage treatment plant
- Visitor's car parking
- Provision for DTH service connectivity
- 100 % power backup for common amenities (I.e. Water, Lift, Common area lighting, Security system, Treatment plant etc..)
- Auto power backup for lights and fans within apartments
- Restrooms for servants & drivers

ELEVATORS



(Johnson or equivalent) with sufficient power backup

SECURITY SYSTEM



- Intercom facility
- Video door phone system

PROJECT CONSULTANTS

Project Architect : Nataraj & Venkat Architects

Quality & Planning : CBRE

Green Building : En3

Structural : Somadev Nagesh

Plumbing : Prism Consultancy

Electrical : PAL Designs

Project
Financed by



SCHEDULE OF PAYMENT

Booking Advance	10%
Agreement within 15 days of Booking	10%
On UDS registration within 30 days of Booking	35%
First Floor Roof	10%
Second Floor Roof	10%
Third Floor Roof	10%
Fourth Floor Roof	10%
Handover	5%

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