



*A home so precious*

**BBCL**  
**Navarathina**  
Life is Precious

**AMBATTUR**  
(Behind Dunlop Factory)

**PREMIUM**  
★ ★ ★

# Overview

A home is where the heart is; where precious memories are created – jewels etched in time, treasures that are deeply cherished. A home that sparkles with laughter, glows with happiness, and is filled with the many hues of ambition, passion, dreams and desires. Bright, happy, warm and welcoming, your home at Navarathina is sure to exude the brilliance of a precious diamond. Presenting Navarathina, from BBCL. Read on to find out why Navarathina is a real gem of an investment.

144  
Units

STILT +  
4  
Floors

998  
1,528  
SQ FT

2 & 3  
BHK Apartments

IGBC  
Pre-certified Gold Rated  
Green Building



# Features & Amenities

Happiness is a warm yellow colour. Smiles cast that golden glow. Unabashed joy bursts forth in shades of orange. Like the cheerful dazzle of yellow sapphire and hessonite. At Navarathina, you will find infinite reasons to smile, celebrate, and experience unharnessed joy. Navarathina comes laden with thoughtful amenities. Host a get together with friends and family at the club house. Tune into yourself at the Yoga centre. Pass time in the indoor games room. Go ahead, smile, laugh, enjoy. Spread the sunshine!



>>  
Mini Theatre



>>  
Gym & Aerobics



>>  
Retail outlets



<<  
Children's play area

- +

Yoga & meditation hall

Indoor play area

Party hall

Tuition centre

# Green Features

There is no substitute for good health, abundance of natural resources, and living in harmony with the environment. Like the gentle sheen of the green emerald, your home exudes a freshness that is a result of going green.

Navarathina is an IGBC Pre-certified Gold Rated Green Building. This means that wastes are reduced and resources are recycled. Fresh air and pristine water are yours to enjoy. Plenty of natural light and ventilation will perk your spirits while cutting electricity costs during the day. Here are a few features that make Navarathina a green building:

- On site electric charging facilities to encourage the use of Electric vehicle
- High Performance Solar controlled glass
- Use of CFC free Eco friendly HVAC systems
- Building design caters to differently abled people
- Reduced LPD and Use of BEE 3 star rated light fixtures / Equivalent for landscaping & Common areas
- Adequate day lighting and fresh air
- 100% of the waste water generated on-site is treated and reused within the site itself for landscaping, flushing and other custodial purposes.
- 100% solar hot water
- 100% Rainwater harvesting and use of Ultra Low flow fixtures
- Use of Eco friendly Building materials
- Landscaping with Native Species
- Eco friendly Green roof and reflective roof to reduce Heat Ingress
- Continuous monitoring and enhance the performance of the residential dwelling unit through water meters and energy meters.



**Solar  
control glass**



**Electric  
vehicle charging**



**Eco friendly  
services & materials**



**Green  
Landscapes**

# Specifications

Placid blue – calming, soothing, peaceful. Like a clear sky, a peaceful lake, a gurgling river. Experience the tranquility of sapphire in Navarathina. This is a home which leaves nothing for your concern and worry. Legalities are perfect. Only the best fittings and fixtures are used – an assurance of excellent quality, and rare breakdowns. Our homes are designed by the city’s finest architects. They are crafted with vaasthu compliant designs, and pack in a host of utilities that make life at Navarathina harmonious and peaceful.

## 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

## PAINTING

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

## FLOORING

- Johnson Marbonite or equivalent make 2’ x 2’ vitrified tile for living, dining, bed rooms, kitchens & walkways
- Flamed granite or Rustic ceramic tiles for balconies & sit- out (Johnson/Asian or equivalent)
- Anti-skid ceramic tiles for toilets and utility area (Johnson/Asian or equivalent)
- Glazed ceramic tiles for toilet wall and utility walls (Johnson/Asian or equivalent) upto 5’0” ht. 4" high skirting matching the floor tile as per design

## DOORS & WINDOWS

- Main door: Teakwood frame with designer solid shutters duly polished/painted as per design
- Interior doors: Flush doors duly treated and painted
- Toilet doors: Flush doors laminated on one side and PU coat on other side
- Godrej or equivalent locks and tower bolts for all doors
- Windows - Fenesta or equivalent make UPVC windows
- 4mm clear glass panelsfrom Saint-Gobain/Modiguard or equivalent for windows
- Powder coated MS grill for all windows as per design

## KITCHEN / UTILITY

- 2” thick Granite kitchen platform with edge nosing
- Glazed decorative ceramictile(Johnson or equivalent) in kitchen for a height of 2’ above platform
- Single bowl stainless steel sinks in kitchen & utility (Nirali or equivalent)
- Sufficient 15 amp& 5 amp socket provision for chimney, hob & other kitchen appliances

- Individual RO system for Drinking water
- Glazed ceramic tiles (Johnson or equivalent) in utility upto 5’0”ht
- Provision for washing machine in utility

## ELECTRICAL

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

## ELEVATORS

- Suitable passenger elevators from companies of high reputе (Johnson or equivalent) with sufficient power backup

## 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)
- Good 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

## SECURITY SYSTEM

- Access control at entry level
- Intercom facility
- Video door phone system

## OTHER AMENITIES

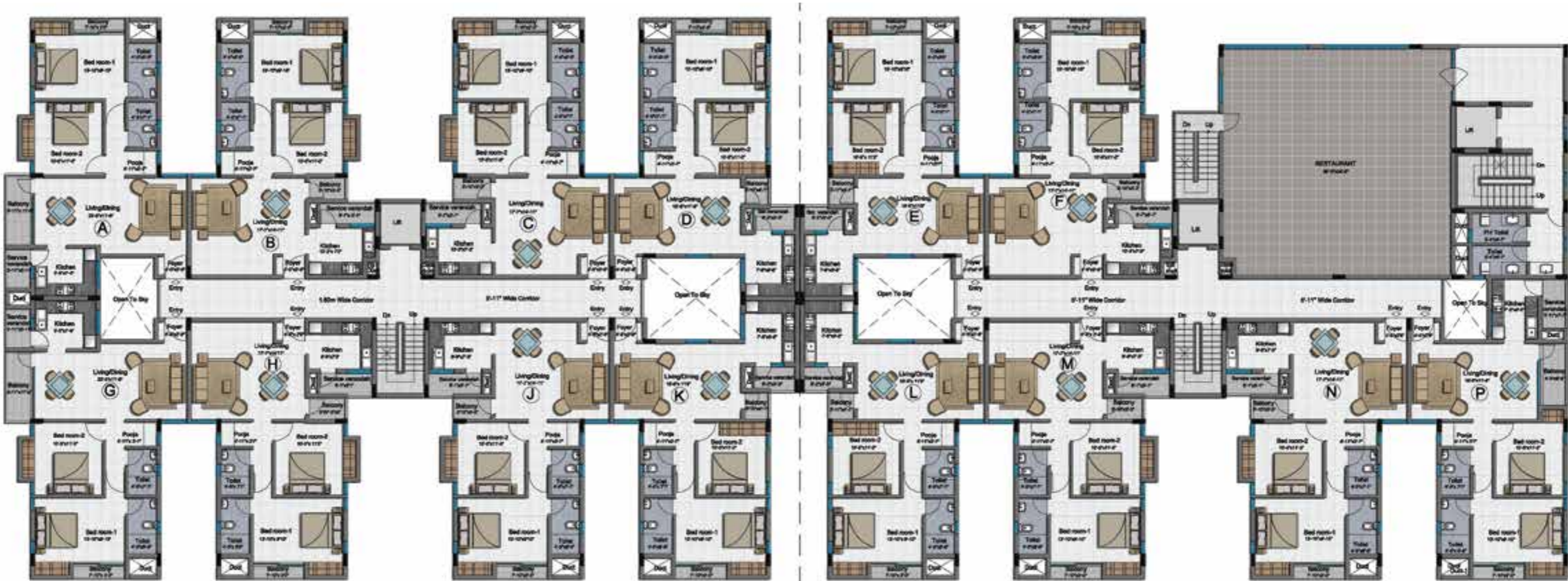
- Rain water harvesting
- Sewage treatment plant
- Visitor’s car parking
- Provision for DTH service connectivity
- 100% power backup for common amenities (i.e. Water, Lift ,Common area lighting, security system, Treatment plant etc.,)
- Auto power backup for lights, fans, one refrigerator and one TV point within apartment
- Restrooms for servants & drivers

# Master Plan

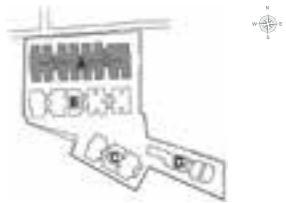


# Floor Plan

Block - A



Apt. no.	Apt. Type	Apt. Area (sq.ft)	Floor	Apt. no.	Apt. Type	Apt. Area (sq.ft)	Floor
A	2 BHK	1,187	1,2,3,4	H	2 BHK	1,161	1,2,3,4
B	2 BHK	1,162	1,2,3,4	J	2 BHK	1,161	1,2,3,4
C	2 BHK	1,162	1,2,3,4	K	2 BHK	1,113	1,2,3,4
D	2 BHK	1,113	1,2,3,4	L	2 BHK	1,112	1,2,3,4
E	2 BHK	1,112	1,2,3,4	M	2 BHK	1,161	1,2,3,4
F	2 BHK	1,162	1,2,3,4	N	2 BHK	1,161	1,2,3,4
G	2 BHK	1,187	1,2,3,4	P	2 BHK	1,145	1,2,3,4



## Block - B



Apt. no.	Apt. Type	Apt. Area (sq.ft)	Floor
A	2.5 BHK	1,302	1,2,3,4
B	2.5 BHK	1,305	1,2,3,4
C	2.5 BHK	1,316	1,2,3,4
D	3 BHK	1,527	1,3
D	3 BHK	1,528	2,4
E	3 BHK	1,483	1,3
E	3 BHK	1,485	2,4

Apt. no.	Apt. Type	Apt. Area (sq.ft)	Floor
F	2.5 BHK	1,298	1,2,3,4
G	2.5 BHK	1,301	1,2,3,4
H	2.5 BHK	1,295	1,2,3,4
J	3 BHK	1,521	1,3
J	3 BHK	1,523	2,4
K	3 BHK	1,478	1,3
K	3 BHK	1,479	2,4



## Block - C



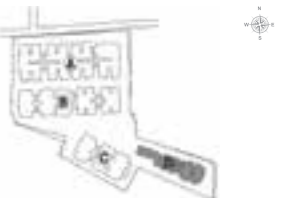
Apt. no.	Apt. Type	Apt. Area (sq.ft)	Floor
A	2.5 BHK	1,302	1,2,3,4
B	2.5 BHK	1,305	1,2,3,4
C	2.5 BHK	1,316	1,2,3,4
D	2.5 BHK	1,298	1,2,3,4
E	2.5 BHK	1,301	1,2,3,4
F	2.5 BHK	1,295	1,2,3,4



## Block - D



Apt. no.	Apt. Type	Apt. Area (sq.ft)	Floor
A	2 BHK	998	1,3
A	2 BHK	999	12,4
B	1 BHK	624	1,2,3,4
C	1 BHK	624	1,2,3,4
D	2 BHK	1,005	1,3
D	2 BHK	1,005	2,4
E	1 BHK	632	1,2,3,4
F	1 BHK	632	1,2,3,4



# Location



## CONNECTIVITY

MTH Road	2.5 <sup>KM</sup>
Anna Nagar	5.0 <sup>KM</sup>
Ambattur Railway Station	4.0 <sup>KM</sup>
Chennai Intl. Airport	20.0 <sup>KM</sup>

## MEDICAL

Frontier Lifeline Hospital	3.3 <sup>KM</sup>
Apollo Hospital	4.3 <sup>KM</sup>
MMM Hospital	5.0 <sup>KM</sup>

## EDUCATIONAL

DAV Public School	4.5 <sup>KM</sup>
Velammal School	5.2 <sup>KM</sup>
Raja Rajeswari Eng. College	5.5 <sup>KM</sup>
Apollo Nursing College	4.0 <sup>KM</sup>

## COMMERCIAL & OFFICE SPACE

Ambit IT Park	3.5 <sup>KM</sup>
India Land IT Park	2.3 <sup>KM</sup>
Lucas TVS Ltd.	4.7 <sup>KM</sup>

## CULTURAL & RECREATIONAL

Rohini Theatre	8.4 <sup>KM</sup>
Rakki Multiplex	4.0 <sup>KM</sup>
KFC	3.0 <sup>KM</sup>
Saravana Bhavan	3.0 <sup>KM</sup>



**PREFERRED  
HOME LOAN PARTNERS**

HDFC BANK

ICICI BANK

AXIS BANK

IDBI

INDIABULLS

**CONSULTANTS**

**Project Consultant**

KSM CONSULTANTS

**Project Management Consultant**

CBRE

**Green Consultant**

En3

**Structure Consultant**

SOMADEV NAGESH

**Cost Consultant**

SWEETT

**Electrical Consultant**

PAL DESIGN

**Plumbing Consultant**

PRISM CONSULTANTS

# About BBCL

Founded in 1986, BBCL has established itself as a leading residential developer in the ever expanding city of Chennai. We have completed over 40 projects across the city with over 2 million sq. ft. under development. The Indian home is changing. To deliver spaces that work for today's urban citizen while keeping up with global innovation. The other is to understand local needs and find a solution to bridge the gap. We have a proven track record of on-time delivery, legally compliant buildings and impeccable quality - a legacy that we are committed to uphold for the years to come.

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## ADDING LIFE TO LIVING

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# Recent Projects

COMPLETED

BBCL

**SANDSHORE**

Palavakkam, ECR

BBCL

**OJAS**

T. Nagar

BBCL

**THEJUS**

Ambattur

BBCL

**SUKHIN**

Thiruvanmiyur

BBCL

**HARSHAM**

Thoraipakkam, OMR

BBCL

**SUKRITI**

T. Nagar

BBCL

**CITY PARK**

Valasaravakkam

# Ongoing Projects

BBCL

**NAKSHATRA**

Perungudi, OMR

BBCL

**ASHRAYA**

Thoraipakkam, OMR

BBCL

**STANBURRY**

Manapakkam

BBCL

**VAJRA**

Mogappair West

BBCL

**HARSHIKA**

Pallavaram

BBCL

**ANANYA**

Guindy

BBCL

**BREEZE**

Kilpauk

# Upcoming Projects

BBCL

**AURACITY**

Near Tambaram

Thiruverkadu

Semmencherry, OMR

Thoraipakkam, OMR

# Our Services



## NRI SERVICES

With our services you will  
always be closer



## RENTAL SERVICES

With us you need not worry about  
whom to give your home out to



## LOYALTY PROGRAM

We know how to treat  
our loyal customers

## YOU CAN ENTER 5 REFERRALS AT ONE TIME

For each referral you make the points will accumulate in your BBCL account.

### REFERRAL PROGRAM AS FOLLOWS:

1%

base for  
premium projects

**PREMIUM**  
★ ★ ★

0.5%

base for  
premium projects

★ ★ ★ ★ ★  
**LUXURY**

0.25%

base for  
premium projects

★ ★ ★ ★ ★ ★ ★ ★ ★ ★  
**ULTRA**  
LUXURY



Corporate Office:

**BBCL - A Vummidi Enterprise**

# 20, Mylai Ranganathan Street, T. Nagar, Chennai - 600 017. **Tel.:** +91 44 4348 6600 **E-mail:** enquiry@bbcl.in

**[www.bbcl.in](http://www.bbcl.in)**

Site Address:

Old No.89, New No.18, Tirupati Kodai Road, Ambattur, Chennai - 600 053.

**Landmark:** Near Dunlop Factory / Ambattur lake

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Adding Life To Living

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