

BBCL[®]



**CMDA approval
(15/2015)**

for entire development



SOMETIMES, A PIECE OF LAND IS ALL
YOU NEED TO SEE A CITY RISE.



BBCL

AURACITY

A CITY. AS IT SHOULD BE.

VENGAMBAKKAM, NEAR TAMBARAM, CHENNAI 600048

BOOK YOUR PLUG & PLAY PLOT NOW, GET A WHOLE CITY FREE.

Welcome to BBCL AuraCity. A magnificent, new city built as an example of how cities should be. **Beautiful. Functional. Inclusive. Secure. Happy.**

Spread over 52 acres, BBCL AuraCity brings together intelligent and efficient zoning, perfect landscaping, wide open spaces and verdant greenery. In a thoughtfully designed master plan that makes living in BBCL AuraCity a dream.

An integrated township with a feature-rich clubhouse, and every amenity you can ask for, BBCL AuraCity is self-contained and secure. You will never have to go far for anything you desire. Here, we have designed a range of homes – from plug & play plots, villas, apartments, each of which conform to the highest standards, and suitable for all budgets and families. Which makes BBCL AuraCity an inclusive, friendly township.

In short, BBCL AuraCity is the township of the future, ensuring a happy, contented life for generations to come.

Big.

A city as
it should be.



AURA CITY

- 52.5 acres
- 2,00,000 sq. ft. of gardens and green spaces



AURA HOMES

With the right mix of different types of residential homes and green spaces, Aura Homes have been designed to suit any and every requirement of yours.

- 320 Individual, plug & play plots
- 300 villas
- Multi-storey apartment blocks



AURA CLUB

20,000 sq. ft. of top notch entertainment and fitness facilities.

- Swimming pool
- Fitness centre
- Steam & Sauna
- 200-seater cinema screen
- Multi-cuisine restaurant and bar



AURA AMENITIES

Everything that a city needs, everything you need is just a few steps away.

- Supermarket
- Shopping Mall
- Multi-purpose Hall
- Beauty Parlour
- ATM



AURA LIFE

Aura Life completes AuraCity. With a school and a clinic, you could live your entire life in this place.

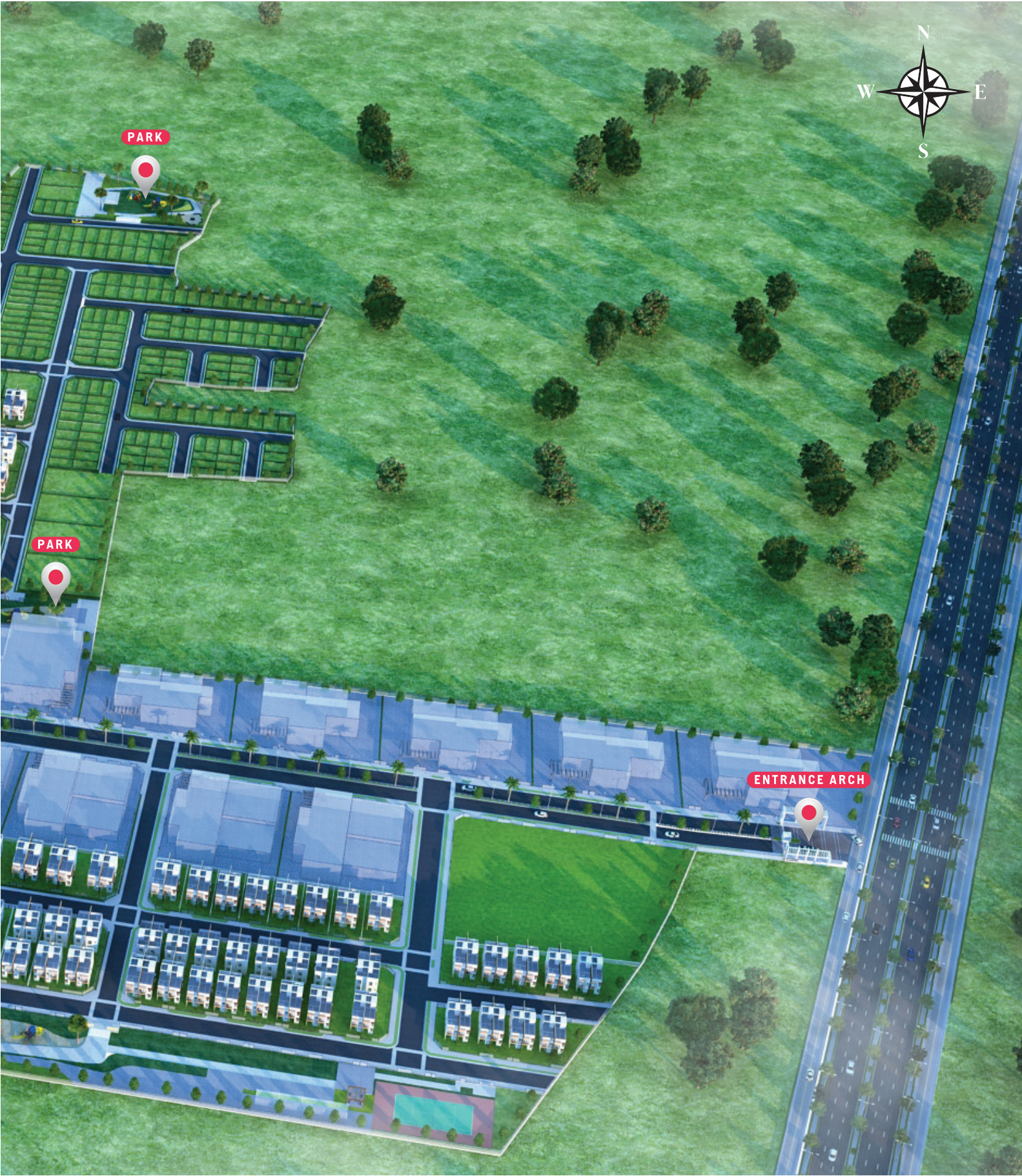
- School
- Multi-specialty clinic
- Walking & jogging tracks

BBCL
AURACITY
A CITY. AS IT SHOULD BE.
PLOTS | VILLAS | APARTMENTS



BBCL AuraCity Plan





Plug & Play[®]

A city as it should be.

BBCL brings you a once-in-a-lifetime opportunity to buy the plot of your dreams, which bring you the space and freedom to build your home the way you want it. BBCL brings you the unique Plug & Play model of plotted development at BBCL AuraCity.

We bring you perfectly laid out plots, ranging from 467 sq.ft. to 2400 sq.ft., with pre-installed water mains, sewerage and drains, electricity and telephone connections.

In other words, you can buy a plot that's ready to be built. Just design and build a home as you want it to be.



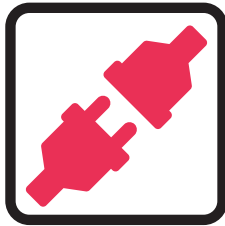
WHAT MAKES IT A PLUG & PLAY PLOT



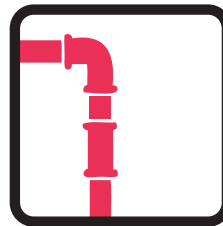
CMDA approval (15/2015)
for entire development



Pre-connected
water supply



Powered plots with
instant electricity supply



Pre-built sanitation
and drainage



Extensive street/road
network within township



Assistance
with construction



Design your view,
design your life

A detailed look at the Plug & Play Infrastructure.

Pedestrian sidewalks

Sidewalks are separated from roads to ensure safety of pedestrians, and are designed with access ramps, table-top crossings and smooth gradients to ensure it is accessible and user friendly.

Inspection chamber

Green earth berm to retain paving of walkway

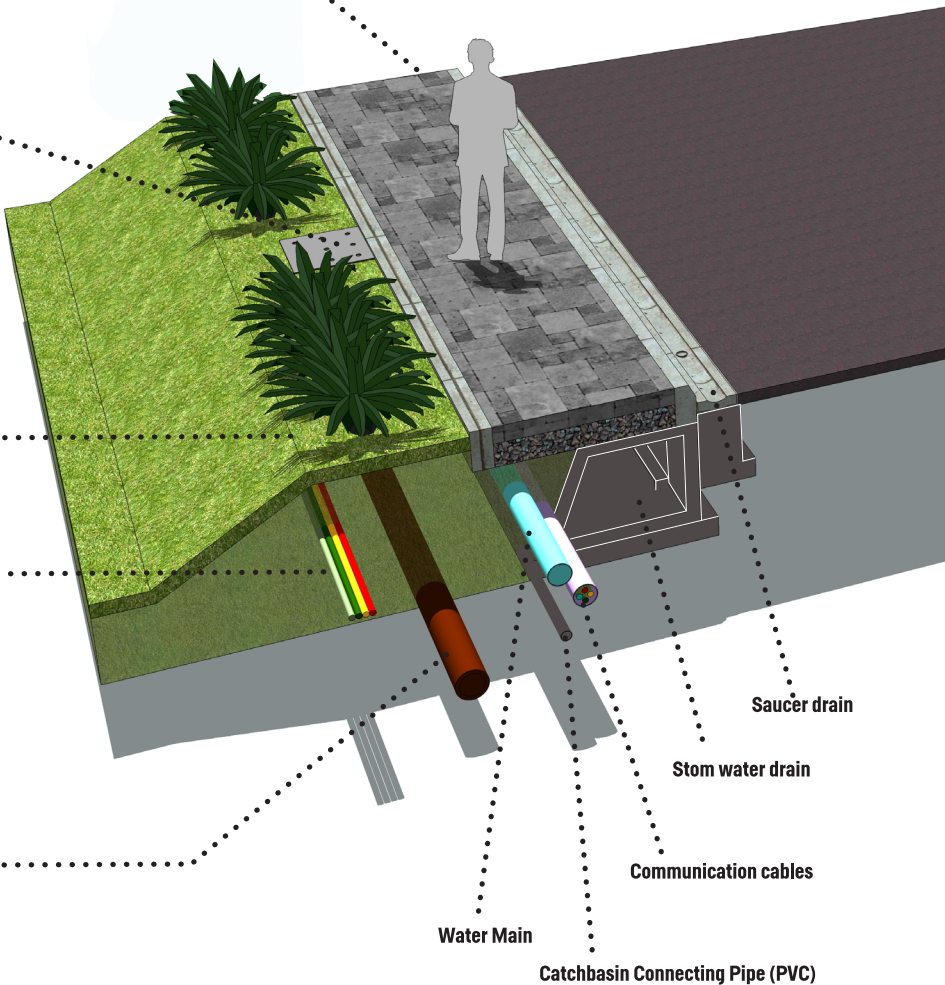
Electricity system

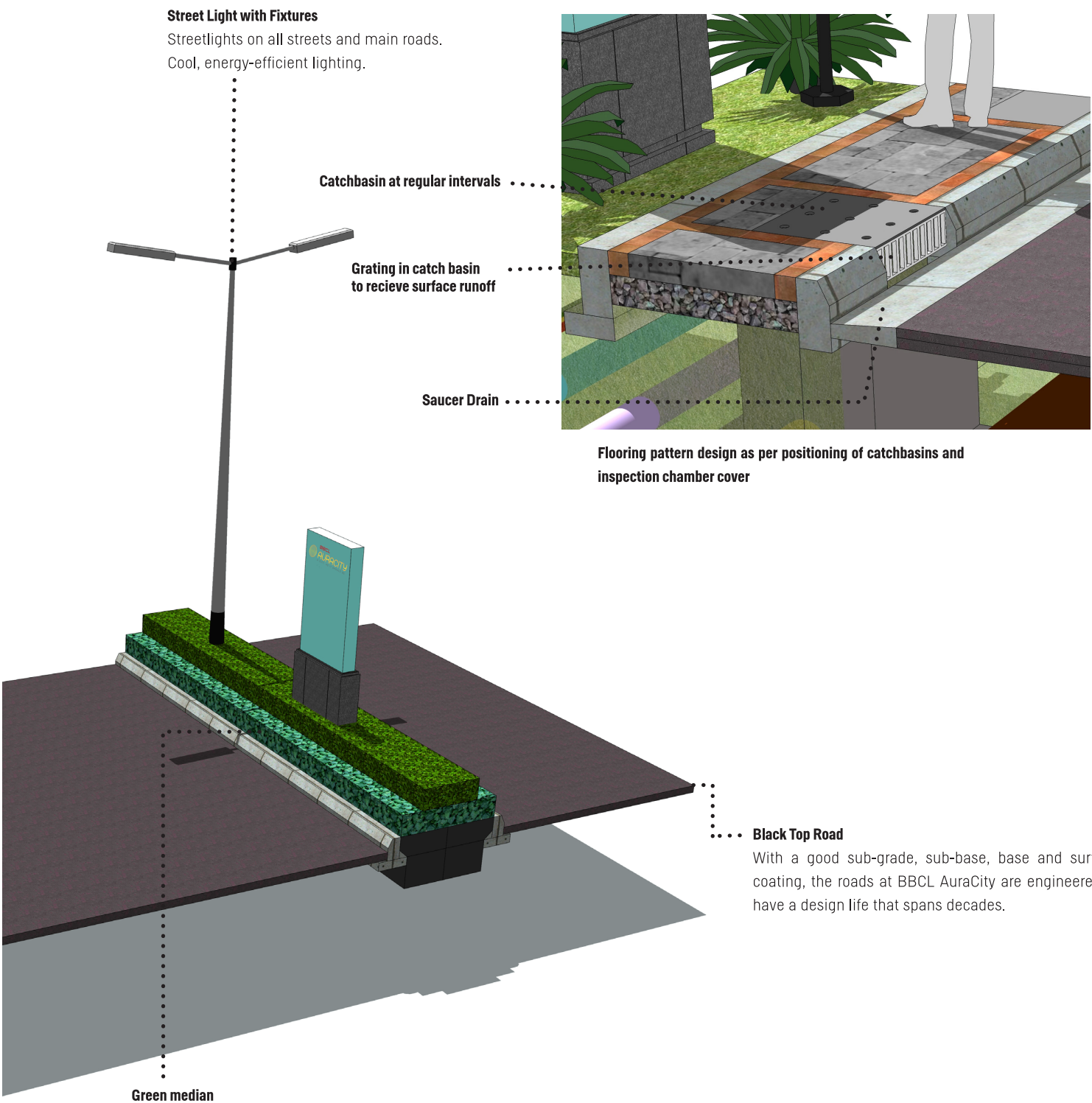
Entirely underground, the electricity system has been engineered to be effective and close to invisible. Ground transformers are aesthetic and unobtrusive. Feeder pillars camouflaged with landscaping further distribute power to each site. This system enables an obstruction-free environment. So no wires, no bulky eyesores.

Sanitation/Sewer Line.

Buried under the ground, and made of leak-proof pipes. Inspection chambers provided at regular intervals.

The sewer lines are connected to an exclusive STP that processes and treats effluents before discharging.





Street Light with Fixtures
Streetlights on all streets and main roads.
Cool, energy-efficient lighting.

Catchbasin at regular intervals

Grating in catch basin
to recieve surface runoff

Saucer Drain

Flooring pattern design as per positioning of catchbasins and inspection chamber cover

. **Black Top Road**

With a good sub-grade, sub-base, base and surface coating, the roads at BBCL AuraCity are engineered to have a design life that spans decades.

Feature-rich.

A city as it should be.

What makes buying plots at BBCL AuraCity special?

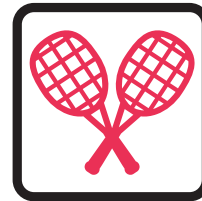
You get worry-free, lifetime access to a host of features, amenities, and infrastructure that makes BBCL AuraCity a township unlike any other. So you can move in right away, and expect nothing short of a great, happy life.



Swimming pool



Tennis court



Squash court



Basketball



Fitness center



Steam & sauna



200-seater
cinema screen



Multi-cuisine
restaurant and bar



Multipurpose hall
for events



Clinic



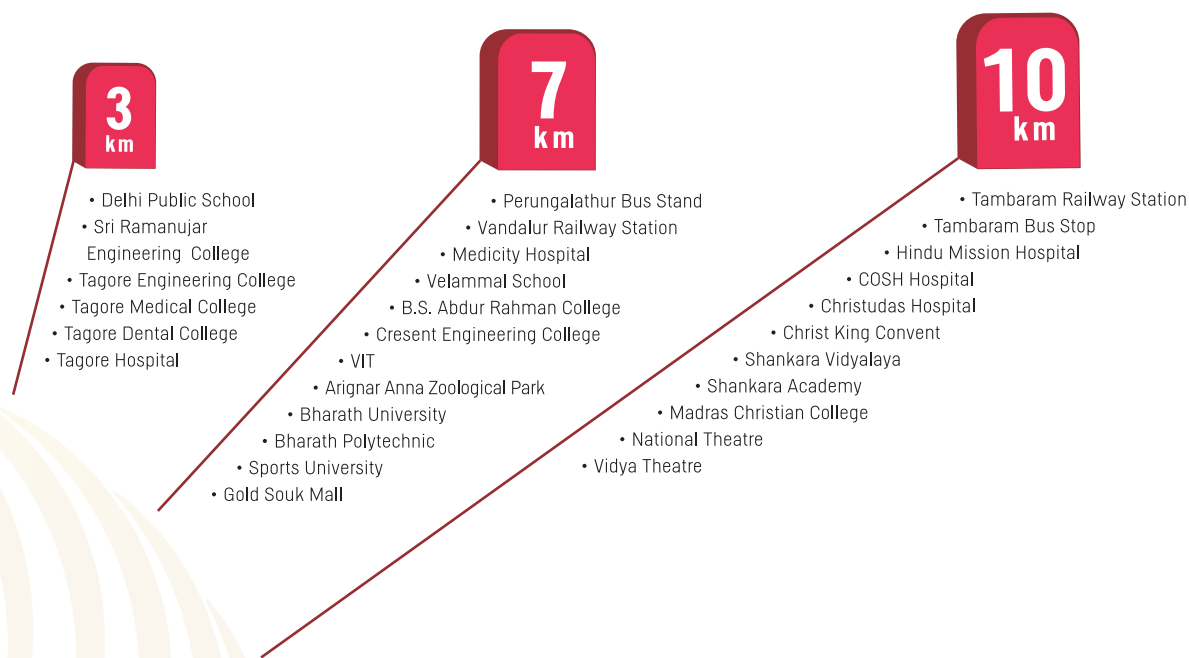
Business
center



ATM

Connected. A city as it should be.

Coming up in Vengambakkam, near Tambaram, BBCL AuraCity is right in the middle of the growth corridor of Chennai. Situated on the Vandalur-Kelambakkam highway, and within 10 minutes' drive of Tambaram, Medavakkam, and 20 minutes' drive from the airport, and within 6 kms of the upcoming 8,00,000 sq.ft. Gold Souk mall. This is everything you want from city living, without any of the hassles.





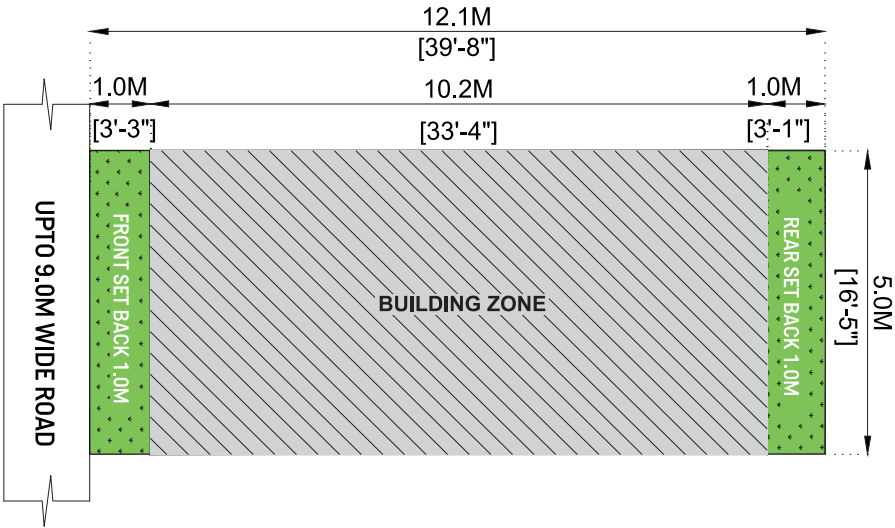
Connectivity
Vandalur Junction: 6 kms | Selayur/Camp Road Junction: 6 kms. | Tambaram: 9 kms Fastest developing location around ECR, OMR, Oragadam and Tambaram

Page 13

Page 14

At BBCL AuraCity, we have designed and laid-out plots to maximise your built-up area. We call this Buildability. This means you can build a more spacious, more comfortable home no matter what the size of your plot is. With efficient zoning and intelligent street design, each plot of land and each house will also get adequate sunlight, ventilation and access to infrastructure.

PLOT SIZE:
16'-5" x 39'-8" (5.0M x12.10M)

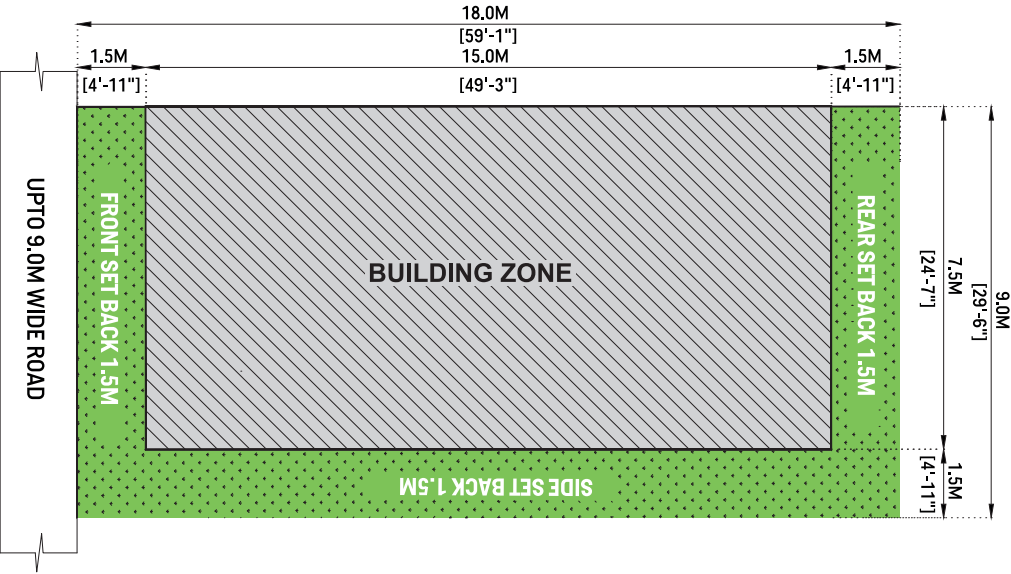


AREA CHART FOR TYPE-II PLOTS				
Plot Dimension	19'-8" x 32'-10" (6.0M x10.0M)	19'-8" x 29'-6" (6.0M x9.0M)	16'-5" x 32'-10" (5.0M x10.0M)	16'-5" x 39'-8" (5.0M x12.10M)
Plot Area (Sq.m)	60.00	54.00	50.00	60.50
Plot Area (Sq.ft)	646.00	581.00	538.00	651.00
Max. Permissible Ground coverage				
(% of plot area)	75%	75%	75%	75%
(Sq.m)	45.00	40.50	37.50	45.37
(Sq.ft)	485.00	436.00	404.00	488.00
Max. Permissible FSI (Built- up area)				
FSI	1.50	1.50	1.50	1.50
(Sq.m)	90.00	81.00	75.00	90.75
(Sq.ft)	969.00	872.00	807.00	977.00
Max. Permissible Height				
	G+1 / 7M	G+1 / 7M	G+1 / 7M	G+1 / 7M

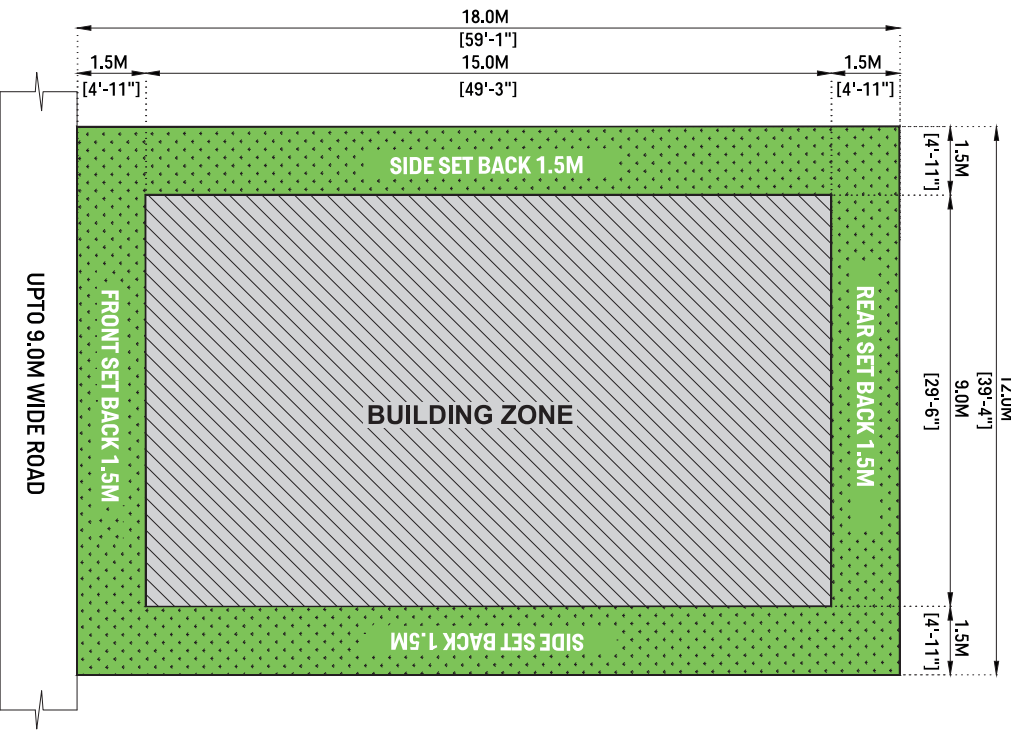
Buildability is subjective to approval authorities.

TYPE-II (Above 60.50 Sq.m)

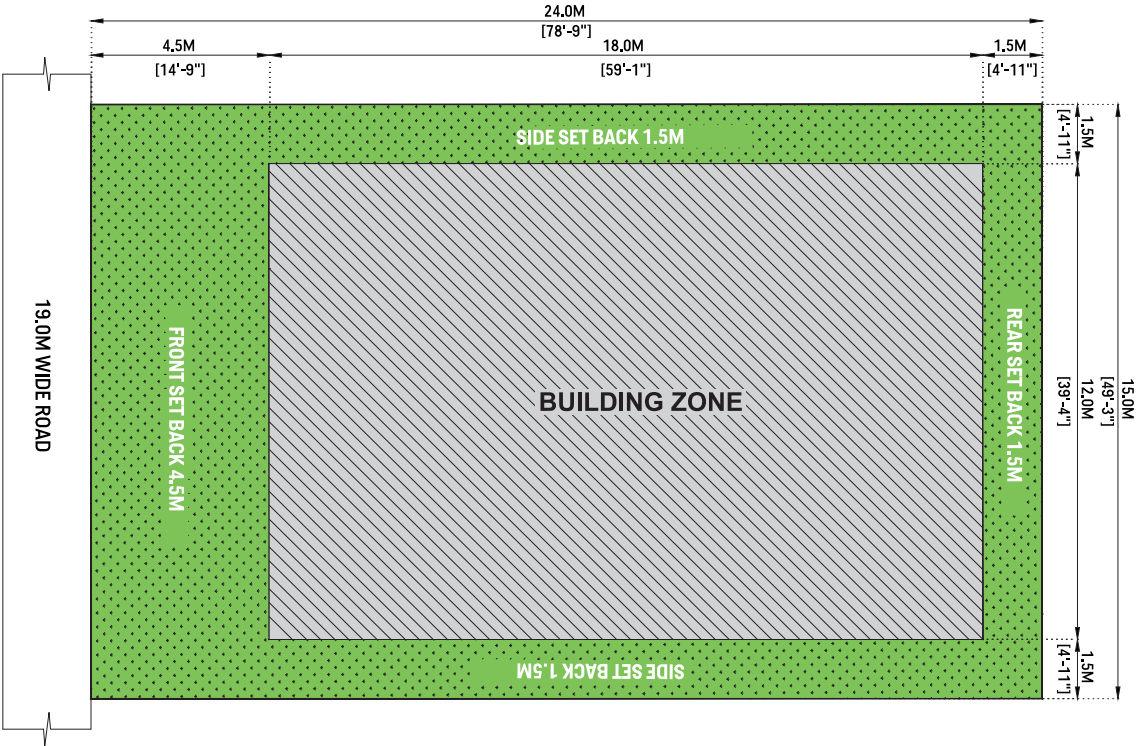
PLOT SIZE: 29'-6" x 59'-1" (9.0M x18.0M)



PLOT SIZE: 39'-4" x 59'-1" (12.0M x18.0M)



PLOT SIZE: 49'3" x 78'-9" (15.0M x 24.0M)



AREA CHART FOR TYPE-II PLOTS			
Plot Dimension	29'-6" x 59'-1" (9.0M x18.0M)	39'-4" x 59'-1" (12.0M x18.0M)	49'3" x 78'-9" (15.0M x 24.0M)
Plot Area (Sq.m)	162.00	216.00	360.00
Plot Area (Sq.ft)	1744.00	2325.00	3875.00
Max. Permissible Ground coverage			
(% of plot area)	70%	70%	70%
(Sq.m)	113.40	151.20	252.00
(Sq.ft)	1221.00	1628.00	2713.00
Max. Permissible FSI (Built- up area)			
FSI	1.50	1.50	1.50
(Sq.m)	243.00	324.00	540.00
(Sq.ft)	2616.00	3488.00	5813.00
Max. Permissible Height			
	G+1 or S+2 / 9M	G+1 or S+2 / 9M	G+1 or S+2 / 9M





ADDING LIFE TO LIVING for 29 years.

Established in 1986, BBCL is Chennai's trusted property developer with successful, happy homes across the **Premium, Luxury, and Ultra Luxury** segments. BBCL believes that a home is where the heart truly is. Hence, we aspire to infuse life into living in every endeavor that we undertake.

BBCL has built over 2 million sq.ft. of residential spaces in various locations, and over 40 projects in the city. BBCL boasts a dedicated team of in-house professionals, consultants and architects who use a variety of efficient construction technologies for unparalleled quality of construction, and timely delivery of projects.

A pioneer in the Green Building movement, BBCL is a proud member of the IGBC. To take the vision of sustainable, eco-friendly, and green building further, BBCL partners with architects, designers and other experts in India and across the world, to forge innovative concepts, efficient space management, and effective materials.

Ongoing projects in

Kilpauk | Guindy | Manapakkam | Ambattur

Mogappair West | Thoraipakkam - OMR

Perungudi - OMR | Pallavaram



www.bbcl.in/auracity

BBCL AuraCity
Vengambakkam, Near Tambaram, Chennai 600048.
auracity@bbcl.in

BBCL - A Vummidi Enterprise
No. 20, Mylai Ranganathan Street, T.Nagar, Chennai - 600017. Ph: 044-43486600

Disclaimer: The contents provided in this brochure are intended for informational purposes only and are not intended to constitute an offer or solicitation. We reserve our right to change or modify any information, material, data, etc. Customers are responsible for seeking advice of professionals, as appropriate, regarding the information, opinions, advice, or contents pertaining to the property and its development, the details of which are set out in the brochure. We make no representations, and disclaim all warranties, whether express, implied, or statutory, including but not limited to warranties as to accuracy, fallibility, usefulness, completeness, merchantability, or fitness of information for any particular purpose, non-infringement and any damages ensuring thereby.