



stanburry  
BBCL®

A LUXURY BOUTIQUE VILLA COMMUNITY  
IN MANAPAKKAM





## Why choose one when you can have **the best of both worlds**

THE LUXURY OF A VILLA  
⊕ THE EASE OF AN APARTMENT

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THE PRIVACY OF A BUNGALOW  
⊕ THE SECURITY OF A GATED COMMUNITY

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A GARDEN AT YOUR DOORSTEP  
⊕ ONE ON THE TERRACE



# [MOVE UP] TO THE VILLA LIFE

 **stanburry**  
BBCL<sup>®</sup>  
A LUXURY BOUTIQUE  
VILLA COMMUNITY  
IN MANAPAKKAM



IGBC Pre-certified Gold Rated  
Green Home Project

**BBCL**<sup>®</sup>  
— SINCE 1986 —  
ADDING LIFE TO LIVING

Equity Partner  
  
AVENUE VENTURE PARTNERS

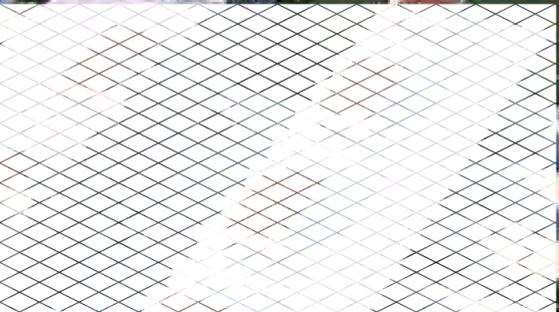


## reclaim the villa life

Remember the city you grew up in? Where villas lined leafy lanes and home went beyond the front door. Where the streets were safe, the air clean and neighbours shared garden secrets across the fence.

BBCL Stanburry is inspired by the close-knit neighbourhoods of traditional Chennai but designed for contemporary living. For those who understand the practicality of a gated community, but treasure their space. For those who believe that a sense of belonging isn't built from a lack of space but from the abundance of a well-designed common realm.

Reclaim the luxury of a house with a garden, the joy of driving right to your doorstep and the privacy of bungalow. It's a simple dream that's becoming hard to realise in the age of multistorey apartments. With Stanburry, BBCL helps you reclaim the villa life.



## the Villas

BBCL Stanburry is a community of luxury row villas tuned to needs of sophisticated urban lifestyles. Every detail of our boutique villas is executed to enhance everyday life, equipped with the finest fittings and finishes to make your home a joy to live in. BBCL Stanburry home is upgradable to a fully furnished villa with Italian furniture and fixtures with complete home automation.

Choose from 5 layouts in 3 and 4 bedroom configurations - designed to welcome both joint and nuclear families. BBCL Stanburry's IGBC Pre-certified gold rated green homes are flooded with natural light in the day and are built to be energy efficient.

Nestled in a vibrant community, BBCL Stanburry villa needs just one thing to make it the perfect home - YOU.

60

Boutique Villas  
3 & 4 BHK





## Boutique Villas

Embrace contemporary living without turning your back on the traditions you have grown up with; BBCL Stanburry row villas are designed to give you the space you need for yourself and your beautiful joint family. And if yours is a nuclear set-up, then there's even more room to grow — because there's no such thing as too much space.

Available in 3 or 4 bedroom configurations, everything about a BBCL Stanburry villa is thought out to give you more: well designed floor plans for more privacy, 2 covered car parks and a plush master suite with walk in wardrobes. A central skylight illuminates every floor through the day and your private terrace is perfect for a get-together in the evening.

**BBCL Stanburry Villas**  
**2,157 - 2,498 Sq Ft \***  
3 & 4 Bedrooms

Attached bathrooms + powder room + service toilet

2 levels of living

Open Kitchen + bar / breakfast counter + dining room

Bedroom

Private Terrace + Balcony

Landscaped Garden

2 Covered Car Parks

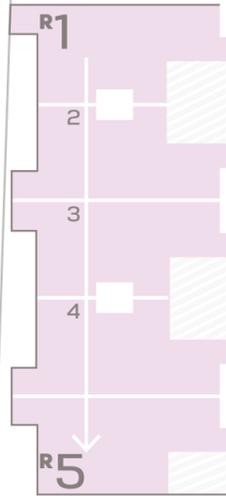
\* Private terrace area additional

# Master Plan

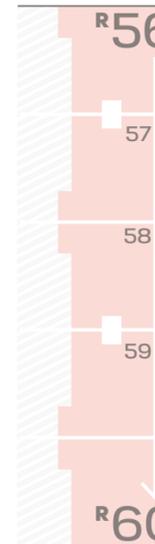
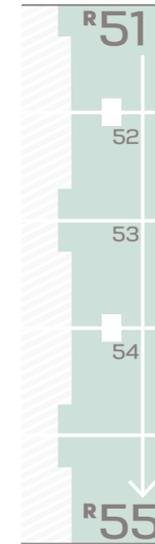
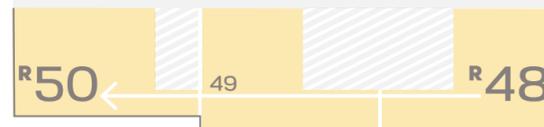
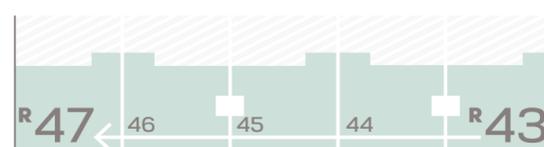
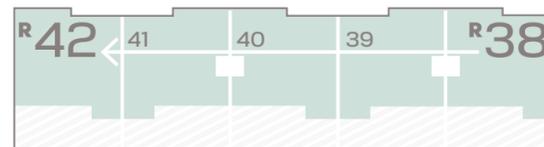
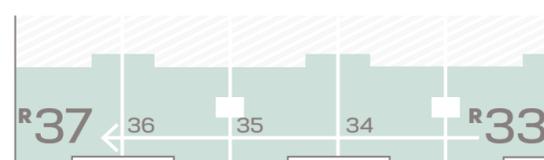
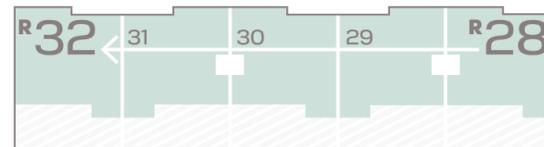
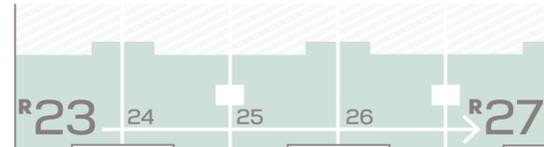
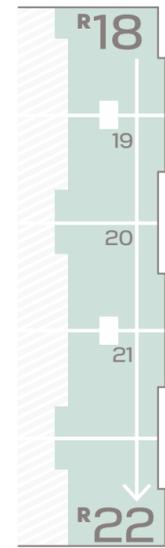
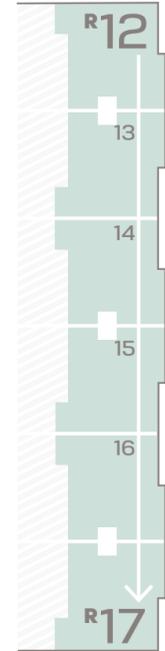
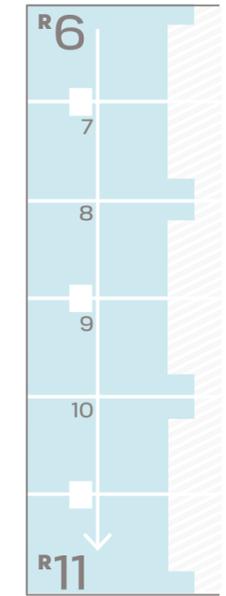
ANNA MAIN ROAD



05 VILLAS TYPE E



06 VILLAS TYPE A



TYPE B 41 VILLAS

TYPE C 05 VILLAS

TYPE D 03 VILLAS

# TYPE A Villa



**4 Bedroom Villas**  
**2,460 + 473\* Sq Ft**  
**2,498 + 478\* Sq Ft**

- 2 Covered Car Parks
- 2 Levels of Living
- \* Private Terrace



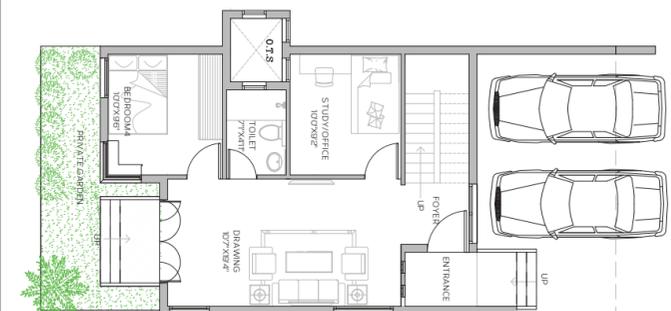
## 2nd Floor



## 1st Floor



## Ground Floor



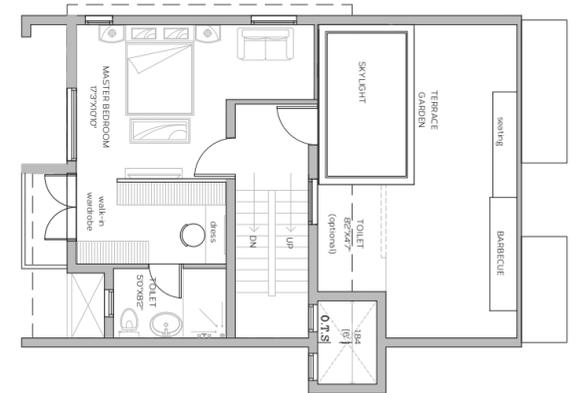
# TYPE B Villa



**3 Bedroom Villas**  
 2,219 + 290\* Sq Ft  
 2,250 + 291\* Sq Ft  
 2,271 + 305\* Sq Ft

2 Covered Car Parks  
 2 Levels of Living  
 \* Private Terrace

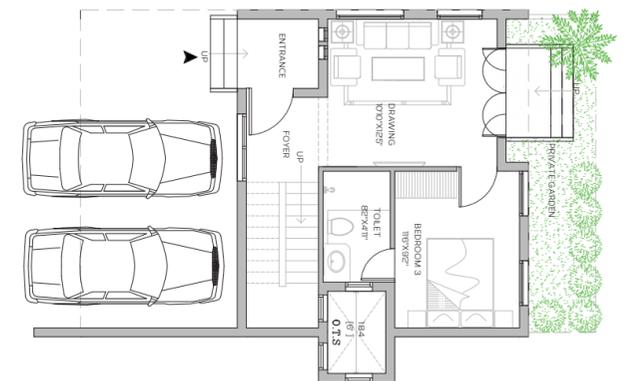
**2nd Floor**



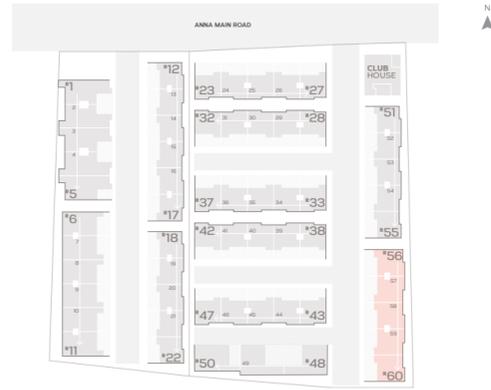
**1st Floor**



**Ground Floor**



# TYPE C Villa

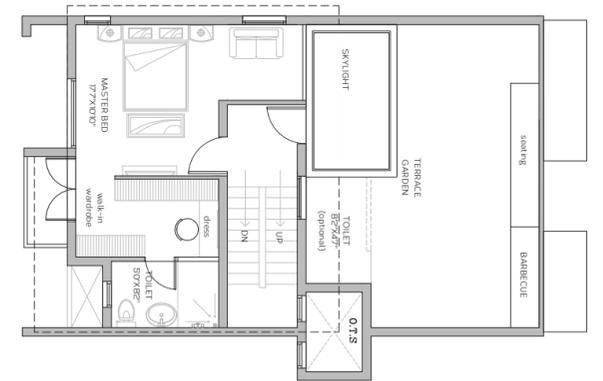


**3 Bedroom Villas**  
 2,354 + 365\* Sq Ft  
 2,390 + 369\* Sq Ft  
 2,412 + 384\* Sq Ft

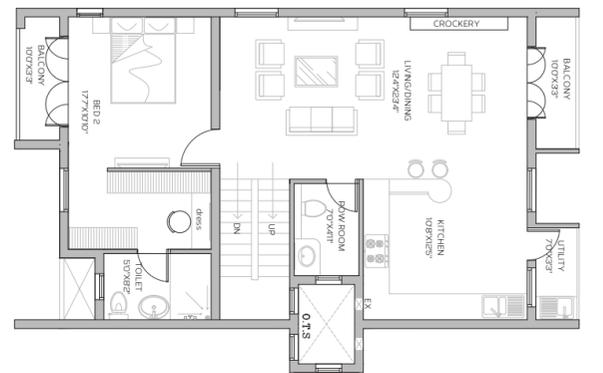
2 Covered Car Parks  
 2 Levels of Living  
 \* Private Terrace



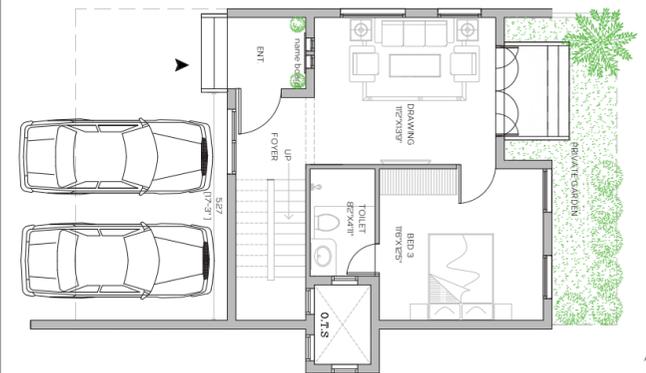
**2nd Floor**



**1st Floor**



**Ground Floor**



# TYPE D Villa

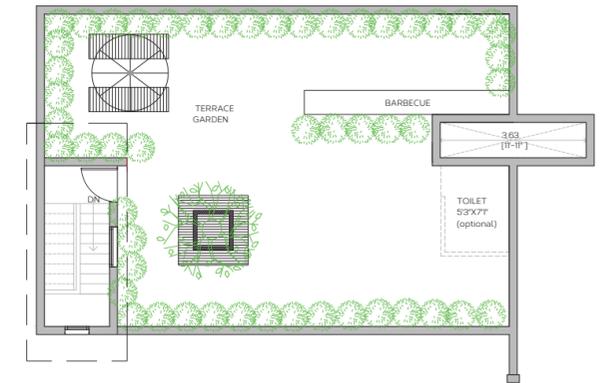


**4 Bedroom Villas**  
 2,231 + 881\* Sq Ft  
 2,247 + 883\* Sq Ft  
 2,270 + 809\* Sq Ft

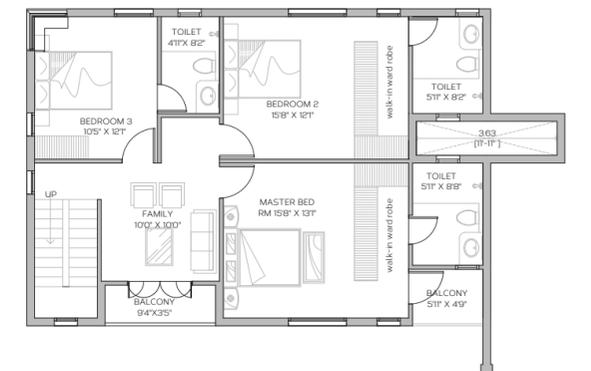
2 Covered Car Parks  
 2 Levels of Living  
 \* Private Terrace



## 2nd Floor



## 1st Floor



## Ground Floor



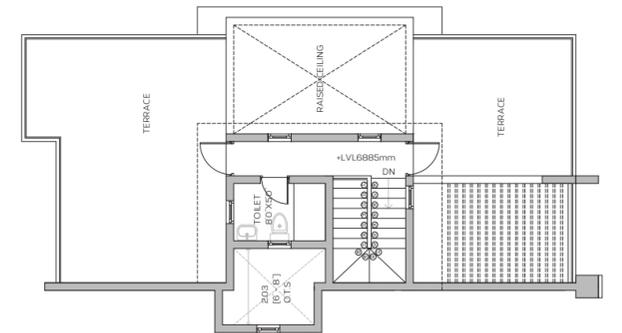
TYPE **E** Villa



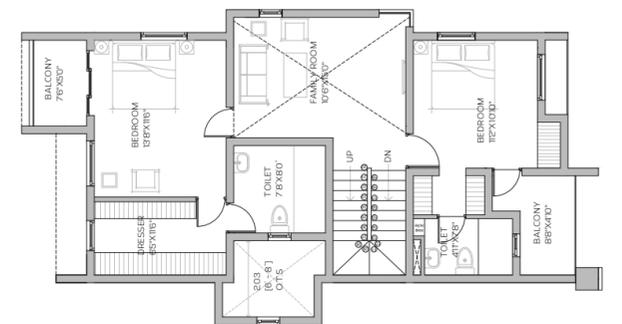
**3 Bedroom Villas**  
 2,157 + 630\* Sq Ft  
 2,218 + 662\* Sq Ft  
 2,282 + 635\* Sq Ft

1 Covered Car Park  
 2 Levels of Living  
 \* Private Terrace

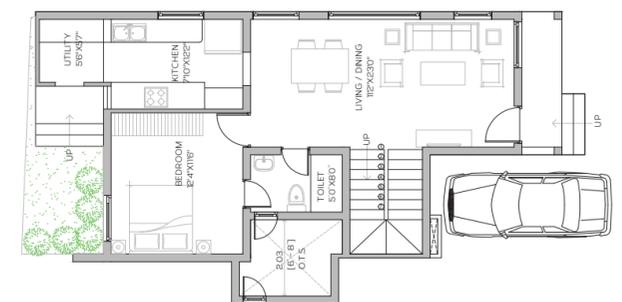
**2nd Floor**



**1st Floor**



**Ground Floor**



# Technical Specifications

<b>STRUCTURE</b>	<p>Ground + 2 RCC framed structure designed to Seismic resistance.</p> <p>Environment friendly walls with Solid blocks.</p> <p>Anti-termite treatment under foundation and along the external perimeter of the building.</p> <p>Steel - Fe 500 TMT</p> <p>Cement - OPC / PPC 53 grade, as recommended by the structural consultant</p>	<b>JOINERY</b>	<p><b>DOORS</b></p> <p><b>Main door:</b> Teakwood frame with designer solid shutters laminated with veneer and polished as per design</p> <p><b>Bedroom doors:</b> Laminated solid flush doors with veneer and polished</p> <p><b>Toilet doors:</b> Laminated flush doors on one side and PU coat on other side</p> <p><b>Balcony:</b> Anodized aluminium sliding doors</p> <p><b>Locks:</b> Yale / Godrej / equivalent</p> <p><b>WINDOWS</b></p> <p>Anodized Aluminium Windows</p> <p><b>VENTILATORS</b></p> <p>Anodized Aluminium Ventilators</p>
<b>FLOORING</b>	<p><b>FOYER</b></p> <p>600 mm x 600 mm Vitrified tile</p> <p><b>LIVING / DINING / FAMILY</b></p> <p>600 mm x 600 mm Vitrified tile</p> <p><b>KITCHEN</b></p> <p>600 mm x 600 mm Vitrified tile</p> <p><b>UTILITY</b></p> <p>Ceramic tile</p> <p><b>BALCONY / SITOUT</b></p> <p>Rustic ceramic tiles</p> <p><b>MASTER BEDROOM</b></p> <p>Laminated wooden floor</p> <p><b>OTHER BEDROOMS</b></p> <p>600 mm x 600 mm Vitrified tile</p> <p><b>TOILETS</b></p> <p>Anti skid ceramic floor tiles</p> <p><b>CAR PARKING</b></p> <p>Grano flooring</p>	<b>CEILING</b>	<p>Gypsum false ceiling and acrylic emulsion finish</p>
<b>KITCHEN / UTILITY / TOILET</b>	<p>Provision for standalone RO system in kitchen</p> <p>Granite counter top with Stainless steel sinks and drain board (Frankee or equivalent)</p> <p>Glazed ceramic tiles for 2ft height above kitchen platform</p> <p>Glazed ceramic tiles for 5ft in utility walls</p> <p>Glazed ceramic tiles for walls in toilets up to false ceiling</p>	<b>ELECTRICAL</b>	<p>Finolex or equivalent make copper wiring</p> <p>Modular plate switches (Legrand or Panasonic or Philips equivalent)</p> <p>Automatic phase change over, circuit breakers, switches (Legrand or equivalent)</p>
		<b>PLUMBING &amp; SANITARY</b>	<p>ISI certified concealed CPVC lines for water supply and UPVC sewer lines.</p> <p>Wall mounted EWC (Roca / Kohler or equivalent)</p> <p>Wash basin (Roca / Kohler or equivalent)</p> <p>CP fittings (Roca / Kohler or equivalent)</p>
		<b>PAINTING</b>	<p>Exterior: Stone cladding and low VOC weather shield emulsion Paint</p> <p>Interior: Acrylic emulsion with low VOC (Asian paints or equivalent)</p> <p>Common areas: Acrylic emulsion with low VOC (Asian paints or equivalent)</p>
		<b>POWER SECURITY &amp; MORE</b>	<p>Diesel Generator power backup for common amenities (Pump, Street lights, security system, Treatment plant, Club house, etc.)</p> <p>Diesel Generator power back up in villas – lights, fans, 1 refrigerator point, 1 TV point (of maximum 1.5 KW in total)</p> <p>Surveillance cameras in common areas.</p> <p>Video door phone facility.</p> <p>Wifi, Internet, Telephone and DTH for each Villa.</p>

# Our Consultants

We work with a team of hand-picked consultants to ensure that every detail of each project is crafted by a specialist.

Architects

**Dave Ten Hoop - Netherlands**

Client Representative Consultant

**CBRE**

Structural Consultant



Green Consultant

**En3**

Electrical Consultant



Plumbing Consultant







## Shared amenities

The heart of a community is in its common spaces. The BBCL Stanburry master plan is embedded with amenities that bring its people together to enjoy a true sense of community.

In fact, the layout is consciously designed to encourage neighbours to meet, with enough quiet corners for days you want time to yourself. The landscaped streets are perfect for a stroll, dotted with benches to catch up with friends.

### Infinity pool

Just what you need for the Chennai summer. Swimming is probably the most enjoyable way to stay fit, especially in the BBCL Stanburry infinity pool and spacious changing rooms.

### Party hall

Host your birthdays and anniversaries at the multipurpose hall, great for get-togethers and celebrations.

### Games & recreation

There's nothing like a board game to bring friends and family together — throw some darts, win some hearts.

### Fitness centre

A well-equipped gym, a good view from the treadmill and enough space to organise zumba, yoga or dance classes.

### Landscaped gardens & pedestrian-friendly environment

Enjoy balmy Chennai evenings with a walk around Stanburry's open spaces, where children play and neighbours meet.

### Reflexology garden

Forget the spa — a walk in this garden naturally massages your feet with stones and surfaces selected on the principles of reflexology.

### Seniors' courtyard

A garden with a walking track and well-positioned resting spots for the young at heart.

### Children's pocket

Swings, slides and more amidst a garden for kids.





## Making green choices



### Get an electric car

BBCL Stanburry has enough well-located charging points



### Save water & electricity without changing your ways

Ultra low-flow water fixtures use less water to do what you generally do and replace power wasting electric geysers.



### Check your energy consumption

Individual water and energy meters help you keep track of your usage



### Use the power of nature

BBCL Stanburry is equipped with efficient rain water harvesting facilities



### Enjoy the natural splendour of Chennai

Landscaped gardens blossom with native flora



### In addition, the entire project is constructed with eco-friendly building material.



### Energy efficient building

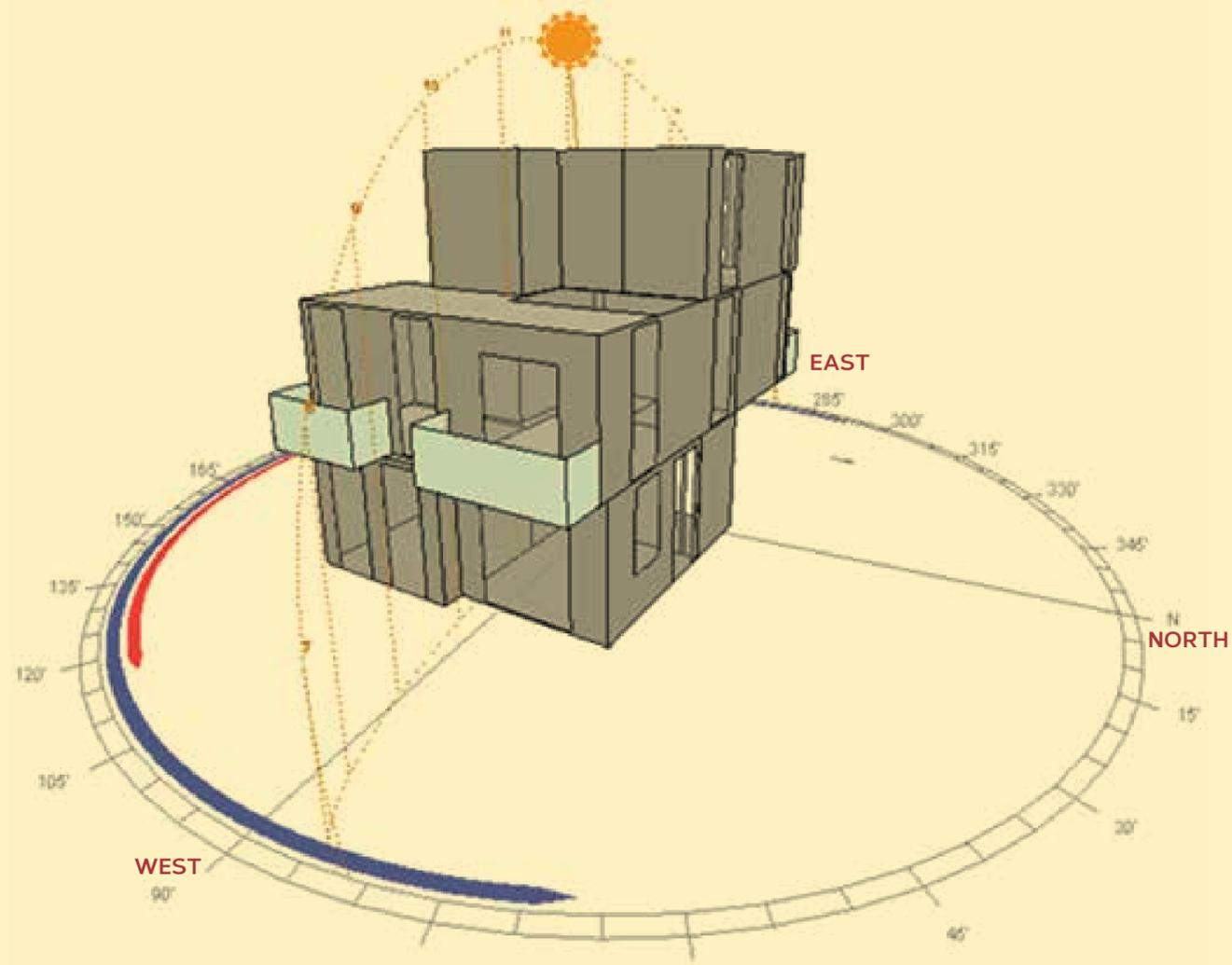
Optimum day lighting and ventilation

## Green features

BBCL Stanburry is pre-certified Gold by the Indian Green Building Council. What this means is that green living at BBCL Stanburry is not just restricted to the gardens around the villa. The entire project has been designed to be eco-friendly and enable green choices.



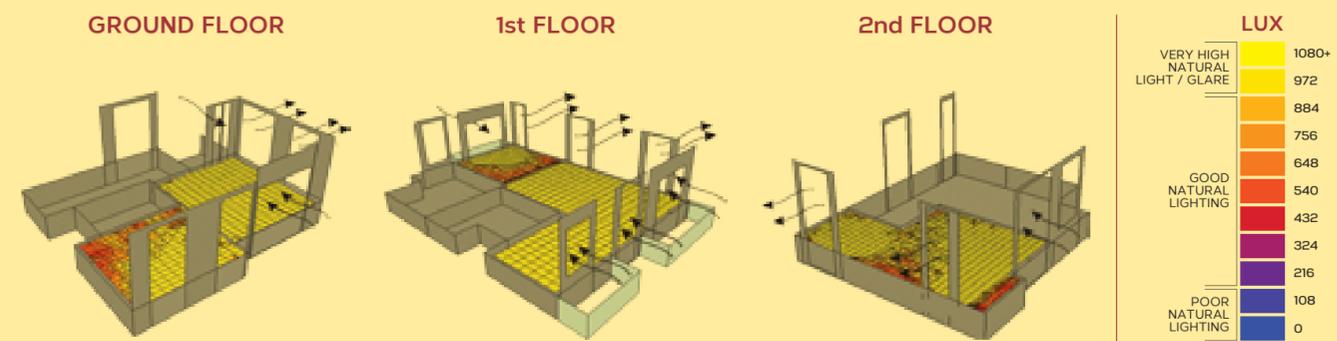
# Sunpath Analysis



- Heat reflective roof insulation
- External shades to reduce heat from direct solar radiation
- Low e glass which minimizes heat ingress

## Get energy-efficient

When we say optimum natural light, we actually mean it. Technically, a well-lit area is one that harvests 108 lux or more of natural light where lux is the measure of the intensity of light as perceived by the human eye. At BBCL Stanburry using scientific sun path analysis, every villa is designed such that more than 75% of the area is naturally lit with a minimum of 108 lux. That means you can minimize the use of electric lighting during the day. And, everyone knows that the better lit and ventilated your home, the healthier it is.



108 lux in every home Windows for cross ventilation, reduced internal temperature, better indoor air quality. Every Stanburry villa is planned to let sunlight in, while keeping the heat out with heat reflective building materials and effective passive building design.



**Railway Station**  
7.2 KM [GUINDY]

**Airport**  
9.5 KM

**Ekkaduthangal Metro Station**  
6.7 KM

**PORUR** 3.0 KM

**BBCL STANBURY**

**KATHIPARA METRO STATION** 6.0 KM

- |   |   |
|---|---|
| <b>COMMERCIAL</b>                               | <b>RESTAURANTS</b>  |
| <b>L&amp;T</b><br>3.0 KM                        | <b>Dominos</b><br>3.0 KM                                    |
| <b>HP</b><br>3.3 KM                             | <b>Anjappar</b><br>3.6 KM                                   |
| <b>DLF</b><br>3.3 KM                            | <b>Lemon Tree</b><br>3.8 KM                                 |
|   | <b>Sangeetha</b><br>4.5 KM                                  |
|   | <b>KFC</b><br>5.6 KM  |
| <b>MEDICAL FACILITIES</b>                       | <b>FINANCIAL INSTITUTIONS</b>                               |
| <b>MIOT</b><br>3.7 KM                           | <b>ICICI</b><br>1.5 KM                                      |
| <b>SRMC</b><br>5.0 KM                           | <b>HDFC</b><br>3.0 KM                                       |
| <b>Apollo</b><br>10.0 KM                        |   |
| <b>EDUCATIONAL</b>                              | <b>INSTITUTIONS</b>   |
| <b>SRM Eswari Engineering College</b><br>5.2 KM | <b>St Francis International School</b><br>0.5 KM            |
| <b>SRM Dental College</b><br>5.2 KM             | <b>Lalaji Memorial Omega International School</b><br>2.0 KM |
|   | <b>PSBB Millennium</b><br>2.5 KM                            |

# Manapakkam

an emerging neighbourhood well-connected to the city centre

Manapakkam is developing into a peaceful and planned residential area surrounded by commercial zones and a large business park, an easy drive away. BBCL Stanburry's location on an alternate road rather than the main road enhances its serene atmosphere while enabling relatively traffic-free connection to other parts of the city. Already, a vibrant area to call home, it has great potential for investment.



# BBCL

Established in 1986, BBCL is among Chennai's most trusted real estate developers operating in 3 segments of residential development: Premium, Luxury and Ultra Luxury. Tracing our roots to the multifaceted Vummidi Group, a trusted name for over 100 years, we strive to set a new standard for quality in homes that truly reflects our brand philosophy- "Adding Life to Living". With more than 28 years of experience in residential development, over 40 projects & 1 million SqFt of residential space delivered in the city of Chennai, BBCL is driven by a dedicated team of in-house professionals, consultants and architect.



## Awards & Recognitions

**BEST BOUTIQUE VILLA DEVELOPER  
IN CHENNAI 2012**

**EXCELLENCY IN  
LUXURY RESIDENTIAL PROJECTS**

**REALTY WIZARDS  
OF TAMIL NADU 2014**



## Luxury Apartments / Villas

BBCL Sukriti - T. Nagar

BBCL Ananya - Velacherry

BBCL Sampoorna - Sholinganallur, OMR

BBCL Vajra - Mogappair West



## Premium Apartments

BBCL Nakshatra - Perungudi, OMR

BBCL Ashraya - Thoraipakkam, OMR

BBCL Harshika - Pallavaram

BBCL Navarathina - Ambattur

BBCL Prakrithi (Micro Township) - Thiruverkadu



MEMBER

CREDAI

## Payment Schedule

Booking Advance	10%
Within 15 days of Booking	15%
Within 30 days of Booking	25%
Completion of Foundation	10%
Completion of Ground Floor Roof	10%
Completion of First Floor Roof	10%
Completion of Block Work	10%
Completion of Plastering	5%
Handover	5%

## Preferred Home Financiers



This brochure is purely conceptual and does not constitute a legal offering. BBCL reserves the right to add, delete, alter or modify any part of the offering described herein. Added elements, if any, showcased are only indicative and / or conceptual and may not be provided by the developer.

044 4348 6666  
enquiry@bbcl.in  
www.bbcl.in

**BBCL Stanburry**  
Old no: 56, new no:79,  
MGR Road, Manapakkam,  
Chennai - 600 125.

**Corporate Office Address**  
**BBCL A Vummidi Enterprise**  
# 20, Mylai Ranganathan Street,  
T Nagar, Chennai - 600 017.



