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

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

A GARDEN AT YOUR DOORSTEP
+ ONE ON THE TERRACE
MOVE UP TO THE VILLA LIFE

IGBC Pre-certified Gold Rated Green Home Project

Equity Partner
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 Stanbury 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 Stanbury, BBCL helps you reclaim the villa life.
BBCL Stanbury 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 Stanbury 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 Stanbury’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 Stanbury villa needs just one thing to make it the perfect home – YOU.
Embrace contemporary living without turning your back on the traditions you have grown up with; BBCL Stanbury row villas are designed to give you the spaces 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 Stanbury 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 Stanbury 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
2 Covered Car Parks
2 Levels of Living
* Private Terrace

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

**Type A Villa**

**Ground Floor**
- Villa Type
- Master Bedroom
- Utility
- Toilet (optional)
- Study/Office
- Drawing
- Private Garden
- Foyer

**1st Floor**
- Bedroom 2
- Bedroom 3
- Toilet
- Toilet
- Balcony
- Balcony

**2nd Floor**
- Bedroom 4
- Toilet
- Balcony
- Balcony

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**Dimensions**
- Kitchen: 10'4"x9'6"
- Living/Dining: 10'7"x29'10"
- Bedroom 2: 15'8"x10'10"
- Toilet: 7'1"x4'11"
- Bedroom 3: 10'0"x9'2"
- Utility: 6'11"x3'3"
- Toilet: 4'11"x8'2"
- Master Bedroom: 15'8"x10'10"
- Toilet: 7'1"x5'3" (optional)
- Barbecue Counter: Seating
- Seating
- Balcony: 10'0"x3'3"
- Toilet: 4'11"x8'2"
- Skylight
- Study/Office: 10'0"x9'2"
- Toilet: 7'1"x4'11"
- Bedroom 4: 10'0"x9'6"
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

Villa

**Ground Floor**
- ENTRANCE
- POWDER ROOM
- UTILITY
- TOILET
- LIVING/DINING 12'X20'0"
- KITCHEN 10'4"X9'2"
- BED ROOM 2 17'3"X10'10"
- DRAWING 10'10"X12'5"
- BEDROOM 3 11'6"X9'2"

**1st Floor**
- TOILET 8'2"X4'11"
- BARBECUE seating
- SKYLIGHT 1.84 [6']
- BALCONY 9'8"X3'3"
- FOYER

**2nd Floor**
- MASTER BED ROOM 17'3"X10'10"
- WALK-IN WARDROBE
- UP DN Dressing
- TERRACE
- GARDEN (optional)
- BALCONY 9'8"X3'3"
- TOILET 8'2"X4'11"
- POWDER ROOM 7'0"X4'11"
2 Covered Car Parks
2 Levels of Living
* Private Terrace

3 Bedroom Villas
2,354 - 365° Sq Ft
2,390 - 369° Sq Ft
2,412 - 384° Sq Ft

Ground Floor
1st Floor
2nd 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

Villa TYPE D

4 Bedroom Villas
2,231 - 881* Sq Ft
2,247 - 883* Sq Ft
2,270 - 809* Sq Ft
**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 Hoope - Netherlands

**Client Representative Consultant**

CBRE

**Structural Consultant**

Khadilwar Nagash

**Green Consultant**

En3

**Electrical Consultant**

**Plumbing Consultant**


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**Technical Specifications**

**STRUCTURE**
- Ground + 2 RCC framed structure designed to Seismic resistance.
- Environment friendly walk with Solid blocks.
- Anti-termite treatment under foundation and along the external perimeter of the building.
- Steel - Fe 500 TMT
- Cement - OPC / PPC 53 grade, as recommended by the structural consultant

**FLOORING**
- POWER
  - 400 mm x 400 mm Vitrified tile
- LIVING / DINING / FAMILY
  - 600 mm x 600 mm Vitrified tile
- KITCHEN
  - 600 mm x 600 mm Vitrified tile
- UTILITY
  - 600 mm x 600 mm Vitrified tile
- BALCONY / SITOUT
  - Rustic ceramic tiles
- MASTER BEDROOM
  - Laminated wooden floor
- OTHER BEDROOMS
  - 600 mm x 600 mm Vitrified tile
- TOILETS
  - Anti slip ceramic floor tiles
- CAR PARKING
  - Grano flooring

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**JOINERY**

**DOORS**
- Main door: Teak wood frame with designer solid shutters laminated with varnish and polished as per design
- Bedroom doors: Laminated solid flush doors with varnish and polished
- Toilet doors: Laminated flush doors on one side and P.U. coat on other side
- Balcony: Anodized aluminum sliding doors
- Locks: Yale / Godrej / equivalent

**WINDOWS**
- Anodized Aluminum Windows

**VENTILATORS**
- Anodized Aluminum Ventilators

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**CEILING**
- Gypsum false ceiling and acrylic emulsion finish

**ELECTRICAL**
- Finishes or equivalent make copper wiring
- Modular plate switches (Legrand or Panasonic or Philips equivalent)
- Automatic phase change over, circuit breakers, switches (Legrand or equivalent)

**PLUMBING & SANITARY**
- GI certified concealed CPVC lines for water supply and UPVC sewer lines.
- Wall mounted EWC (Roca / Kohler or equivalent)
- Wash basin (Roca / Kohler or equivalent)
- CP fittings (Roca / Kohler or equivalent)
- ISI certified concealed CPVC lines for water supply and UPVC sewer lines.
- Wall mounted EWC (Roca / Kohler or equivalent)
- Wash basin (Roca / Kohler or equivalent)
- CP fittings (Roca / Kohler or equivalent)
- Exterior: Stone cladding and low VOC weather shield emulsion Paint
- Interior: Acrylic emulsion with low VOC (Asian paints or equivalent)
- Common areas: Acrylic emulsion with low VOC (Asian paints or equivalent)
- Diesel Generator power backup for common amenities (Pump, Street lights, security system, Treatment plant, Club house, etc.)
- Diesel Generator power backup in villas – lights, fans, 1 refrigerator point, 1 TV point (of maximum 1.5 KW in total)
- Surveillance cameras in common areas.
- Video door phone facility.
- Wi-Fi, Internet, Telephone and DTH for each Villa.

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**POWER & SECURITY & MORE**

- Diesel Generator power backup for common amenities
- Diesel Generator power backup in villas – lights, fans, 1 refrigerator point, 1 TV point (of maximum 1.5 KW in total)
- Surveillance cameras in common areas.
- Video door phone facility.
- Wi-Fi, Internet, Telephone and DTH for each Villa.
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.
BBCL Stanbury has enough well-located charging points. Get an electric car

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 Stanbury 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.

Optimum day lighting and ventilation

BBCL Stanbury is pre-certified Gold by the Indian Green Building Council. What this means is that green living at BBCL Stanbury 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

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.

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.

- Heat reflective roof insulation
- External shades to reduce heat from direct solar radiation
- Low e glass which minimizes heat ingress
Manapakkam is developing into a peaceful and planned residential area surrounded by commercial zones and a large business park, an easy drive away. BBCL Stanbury’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.
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

BBCL Sukriti - T. Nagar
BBCL Ananya - Velachery
BBCL Sampoorna - Sholinganallur, OMR
BBCL Vajra - Mogappair West

Luxury Apartments / Villas
BBCL Sukriti - T. Nagar
BBCL Ananya - Velachery
BBCL Sampoorna - Sholinganallur, OMR
BBCL Vajra - Mogappair West

Premium Apartments
BBCL Nakshatra - Penungudi, OMR
BBCL Ashraya - Thirupavakkam, OMR
BBCL Harshika - Pallavaram
BBCL Navarathina - Ambattur
BBCL Prakrithi (Micro Township) - Thiruvanmiyur

Since 1986

Adding Life to Living

BBCL
Payment Schedule

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<tr>
<th>Event</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Booking Advance</td>
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<tr>
<td>Within 15 days of Booking</td>
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<tr>
<td>Within 30 days of Booking</td>
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<tr>
<td>Completion of Foundation</td>
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<tr>
<td>Completion of Ground Floor Roof</td>
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Preferred Home Financiers

- HDFC Bank
- SBI
- Axis Bank
- ICICI Bank
- IDBI Bank