

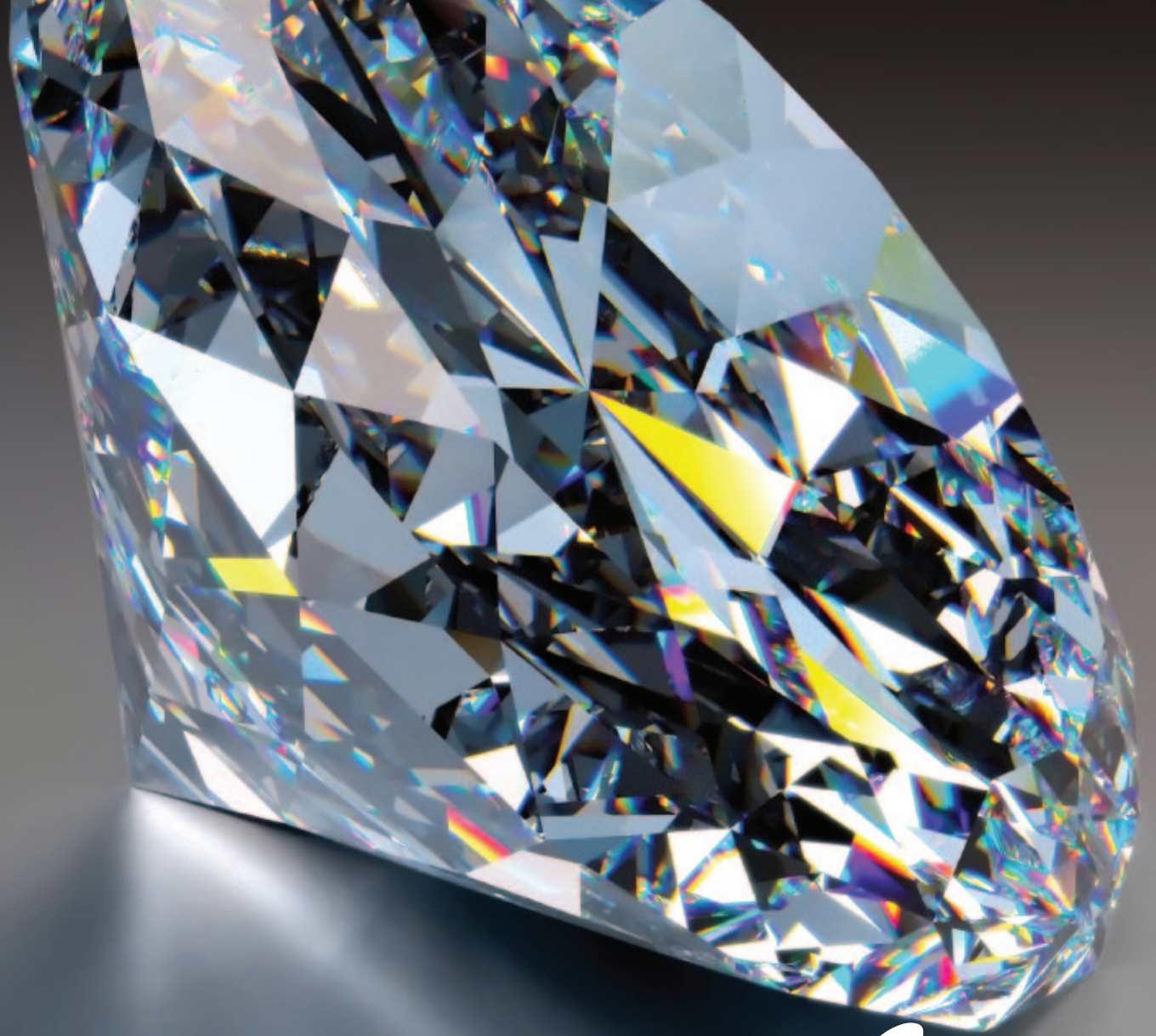


CREDAI

BBCLTM
— SINCE 1986 —
ADDING LIFE TO LIVING

A home so
Precious

BBCL
Navarathina
Life is Precious



A home as brilliant as a
diamond

BBCL
Navarathina
Life is Precious



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.





*A home, where good health and prosperity
are yours always like the evergreen*

emerald

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.

Solar



Day Light



Navarathina is an IGBC certified 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*

Green



Green landscapes



LED Street Light

Experience the beauty of emerald green at Navarathina.

*A home, where passion and ambition
find expression like the red*

*corals
& rubies*



BBCL Navarathina

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The colour red. Dripping from rubies, oozing out of corals. The red that signifies power, passion, ambition and achievement. Make a mark of red in your new home at Navarathina.



*Sit back and relish a cup of coffee in the comfort of your own home. Feel free to hang up all your favourite pictures on your own walls, grow a patch of green in your own balcony – **owning a home can be such a proud achievement** – a culmination of all your ambitions and aspirations. And the beginning of more pursuits in your personal and professional life.*

Experience the beauty of red at Navarathina.

Site Address:

Old No 89, New No 18, Thirupathi Kodai Road, Ayyapakkam, Chennai – 600 077.

Landmark: Near Dunlop/ Ambattur lake

Location

*Let all things bright and beautiful
cast a warm glow like the yellow*

*sapphire
& hessonite*



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!



Features & Amenities

- *Gym/Aerobics*
- *Yoga/Meditation hall*
- *Children's play area*
- *Indoor play area*
- *Party Hall/Multi-purpose Hall*
- *Mini Theatre*
- *Tuition Centre*
- *Retail Outlets*

Amenities





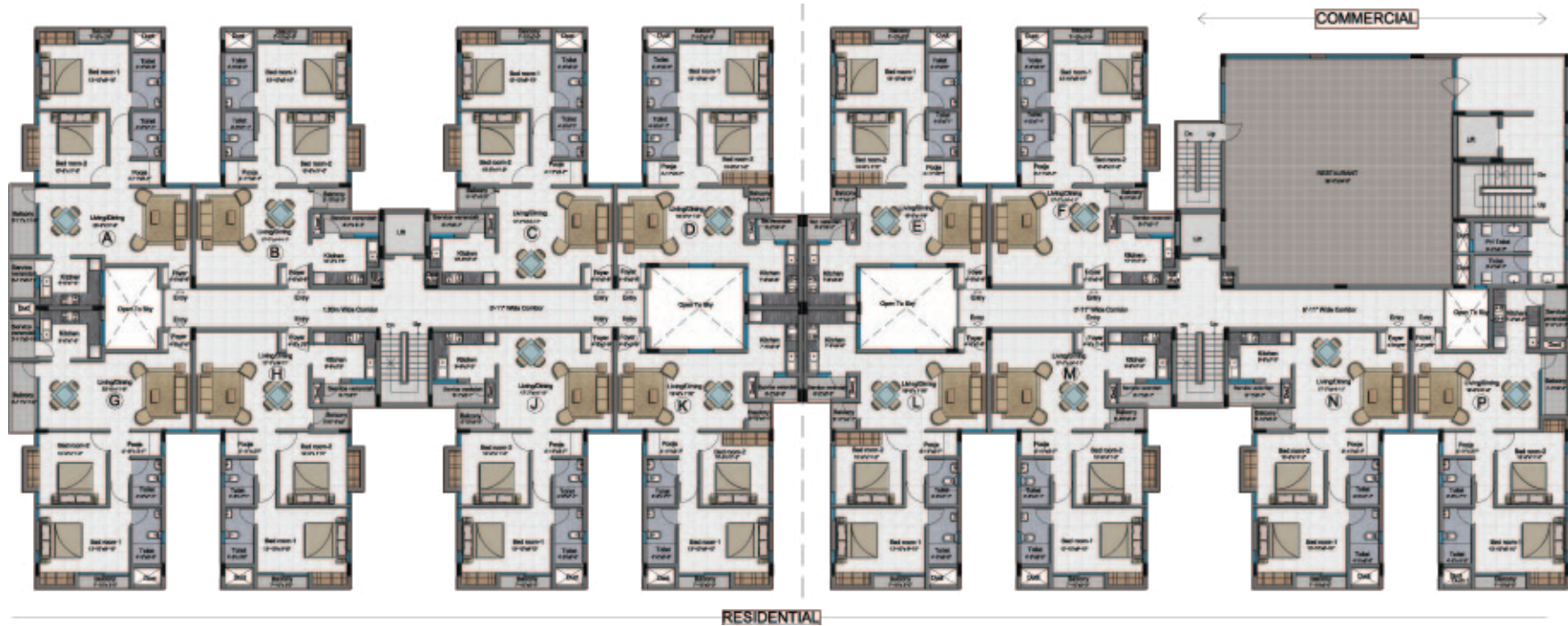


Key Plan





BLOCK - A TYPICAL FLOOR PLAN



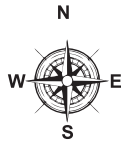
Block -A

Apt. no.	Apt. Type	Apt. Area (sq.ft)	Floor
A	2 BHK	1,173	1,2,3,4
B	2 BHK	1,143	1,2,3,4
C	2 BHK	1,143	1,2,3,4
D	2 BHK	1,094	1,2,3,4
E	2 BHK	1,093	1,2,3,4
F	2 BHK	1,143	1,2,3,4
G	2 BHK	1,173	1,2,3,4

Block -A

Apt. no.	Apt. Type	Apt. Area (sq.ft)	Floor
H	2 BHK	1,141	1,2,3,4
J	2 BHK	1,141	1,2,3,4
K	2 BHK	1,094	1,2,3,4
L	2 BHK	1,111	1,2,3,4
M	2 BHK	1,141	1,2,3,4
N	2 BHK	1,141	1,2,3,4
P	2 BHK	1,120	1,2,3,4

BLOCK - B TYPICAL FLOOR PLAN



Block -B

Apt. no.	Apt. Type	Apt. Area (sq.ft)	Floor
A	3 BHK*	1,281	1,2,3,4
B	3 BHK*	1,287	1,2,3,4
C	3 BHK*	1,297	1,2,3,4
D	3 BHK	1,501	1,2,3,4
E	3 BHK	1,455	1,2,3,4

Block -B

Apt. no.	Apt. Type	Apt. Area (sq.ft)	Floor
F	3 BHK*	1,277	1,2,3,4
G	3 BHK*	1,283	1,2,3,4
H	3 BHK*	1,283	1,2,3,4
J	3 BHK	1,476	1,2,3,4
K	3 BHK	1,431	1,2,3,4



BLOCK - C TYPICAL FLOOR PLAN



Block - C

Apt. no.	Apt. Type	Apt. Area (sq.ft)	Floor
A	3 BHK*	1,281	1,2,3,4
B	3 BHK*	1,287	1,2,3,4
C	3 BHK*	1,297	1,2,3,4

Block - C


Apt. no.	Apt. Type	Apt. Area (sq.ft)	Floor
D	3 BHK*	1,277	1,2,3,4
E	3 BHK*	1,283	1,2,3,4
F	3 BHK*	1,283	1,2,3,4

BLOCK - D TYPICAL FLOOR PLAN



Block - D

Apt. no.	Apt. Type	Apt. Area (sq.ft)	Floor
A	2 BHK	1,013	1,2,3,4
B	1 BHK	612	1,2,3,4
C	1 BHK	612	1,2,3,4
D	2 BHK	1,026	1,2,3,4
E	1 BHK	619	1,2,3,4
F	1 BHK	619	1,2,3,4



*A home abundant in peace
and harmony like the tranquil blue*

sapphire

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 and 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 panels from 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 ceramic tile (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 repute (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

*From one of
Chennai's finest builders
– a rare find, like the pristine white*

pearl





ADDING LIFE TO LIVING

Established in 1986, BBCL is Chennai's trusted developer operating in 3 segments of residential development such as Premium / Luxury / Ultra Luxury. Currently the company has over 2 million sq.ft of residential spaces in various locations. In the last two decades, the company has executed over 40 projects in the city. BBCL flaunts 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. 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 been consistently pursuing new trends by engaging several architects of repute - both domestic and international - to forge innovative concepts and excel in modern space management. Our focus is also on the improvisation of unimaginable life style.

God is in the details. And BBCL pays utmost attention to every single detailing, be it legalities or timelines. BBCL identifies, synergizes and leverages dispersed capabilities, forging the innovation of various products. BBCL aims to set new standards for quality in creating the home that reflects its true brand philosophy - "Adding Life To Living".

Project Architect:

KSM

architecture design engineering urbanism interiors

Chennai

About us



*Where you will experience
inner bliss, in many hues of the*

cat's eye

The background of the advertisement is a perspective view of a modern, multi-story residential building. The building has a white facade with prominent balconies. Each balcony is enclosed with a combination of light-colored wood slats and dark metal railings. Some balconies feature colorful accents in red and yellow. The building is set in a landscaped area with lush greenery, including palm trees and various shrubs. In the bottom left corner, the silhouettes of two people are visible, and a car is parked in a designated space. The overall scene is bright and sunny, suggesting a pleasant living environment.

BBCL Navarathina

Life is Precious

Beautiful designs. Peaceful living. Abundant natural resources. All this and more are yours to indulge in. Navarathina offers a complete package of joy, peace, and harmony. With a home as perfect as this, it is not very difficult to experience bliss, like the translucent “Cat’s eye”. Come, experience the radiance of the nine precious stones in your home at BBCL’s Navarathina.

Conclusion

Perspective view



Corporate Office: No. 20, Mylai Ranganathan Street, T. Nagar, Chennai - 600 017. Tel.: +91 44 4348 6600 | email: info@bbcl.in | www.bbcl.in   /bbclsince1986

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