



The stars are aligned...
Our perfect home is ready for you.





BBCL Nakshatra
brings you
The Five Star Value

The concept of 'Job near home' attracts, and the concept of 'Commercial Convenience near home' is a double delight. What if you get both in a platter! Presenting BBCL Nakshatra - a premium home at Perungudi, OMR that is well connected to work, shopping and entertainment and yet within your reach.

A great choice. Now live it up!



COMFORT

Synonymous with Trust



CONVENIENCE

Ample Amenities



CLASS

The Finest Design



CERTIFICATION

Creating a Better Tomorrow



CITY CENTRIC

Express Access to IT Parks

COMFORT

Synonymous with Trust

BBCL is synonymous with trust. Nothing could comfort you as much as thinking that your home is planned and built by one of the most reliable names in South Indian real estate business. Crafted with all key essentials for an urban lifestyle, these homes are a premium blend of functionality and aesthetics. The choice of finest specifications, security of a gated residential unit, adherence to green norms and Vaastu brings a comforting star value to your home.

Big Benefits: • Spend less time commuting to work • Shop when you want • Enjoy more of life

CLASS

The Finest Design

The finest design details combined with a brilliant array of exquisite fixtures make BBCL Nakshatra an ideal foil for those who will settle for nothing but the best in life.

BBCL understands that for a house to truly become a perfect home it needs to be 'finished' to the highest standards. That's why we go the extra mile to ensure your home is lavishly equipped with quality products from reputed names:

- Aerocon • Kajaria • Saint-Gobain
- Johnson • Roca • Fenesta and other such names

CONVENIENCE

Ample Amenities

A well planned Stilt +4 structure with a total of 48 units adheres to high standards of urban living and conveniences. Designed to effectively improve the efficiency of the carpet area of every unit, BBCL Nakshatra provides a choice of spacious 3 BHK & 2BHK units on each floor.

Ample Amenities:

- Multi-purpose hall • Indoor games
- Gym • Visitor's car parking
- DTH service connectivity • 100% power backup for common amenities (i.e. Water, lift, common area lighting, security system, treatment plant etc.)
- Power backup for fans, lights, 5 amp sockets for each apartment not exceeding 1 KVA per flat
- Access control points shall be provided in all the entry point of all apartments. Necessary stand alone UPS will be provided for the same
- Stand alone video door phone system for each flat shall be provided
- Restrooms for servants & drivers

CITY CENTRIC

Express Access to IT Parks

Located just 2 minutes drive from Perungudi Toll Plaza, Nakshatra gives you express access to IT parks and office hubs, education centers, cultural and shopping spots in the city. The unparalleled central location pins another star to BBCL Nakshatra.

Prime Neighbourhoods: Madhya Kailash, Thiruvanmiyur, Adyar, Shollinganallur.

Recreation: Mayajal, S-2- Satyam, IMAX Cinemas, AGS, Prarthana- Drive-in, MGM Dizzee World, VGP Golden Beach.

Medical: Global, Chettinad, Life Line, Vee Care.

Educational: BVM Global, SMOT School of Business, American International, MNM Jain.

Work Hubs: Tidel Park, Chennai One SEZ, Ascendas IT Park, TECCI Park, Wipro, Sipcot IT Park.

CERTIFICATION

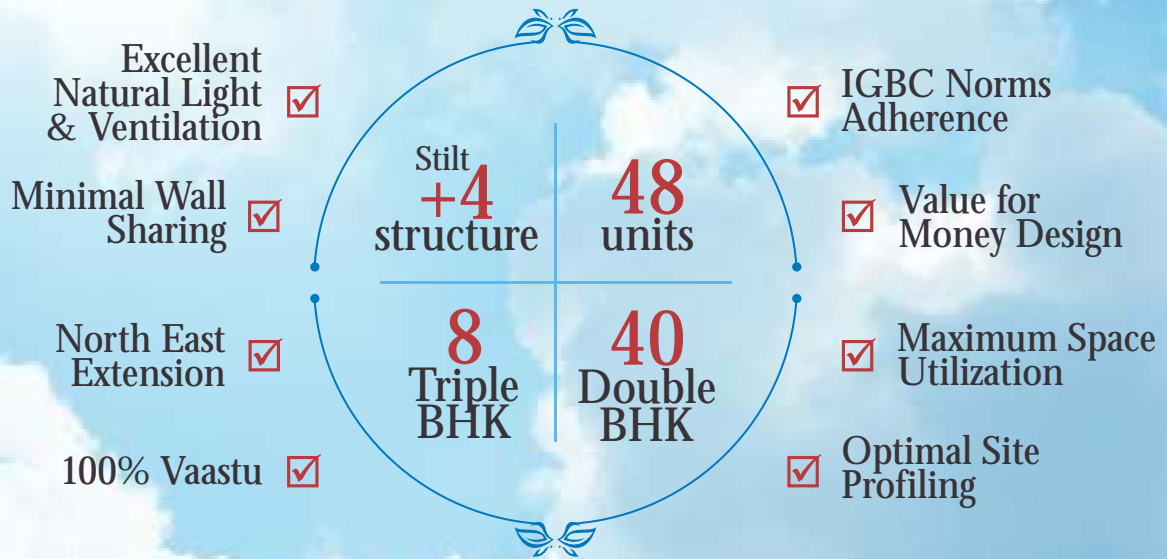
Creating a Better Tomorrow

IGBC Pre-certified Green Homes Project.

Green homes are flushed with fresh air and adequate sunlight. Efficient planning and processes save energy and water. Keeping a good health and creating a better tomorrow.

- Charging facility for battery operated vehicles
- Solar water heater system
- Landscaping with native species
- Water meters and Independent Energy meters as per the norms of IGBC
- Maximum quantity of waste water generated on-site is treated and reused within the site itself for landscaping, flushing and other custodial purposes.
- Car parking for differently-abled
- Rain water harvesting and use of Ultra low flow fixtures
- L P D in the common areas

STAR-STUDED ADVANTAGES

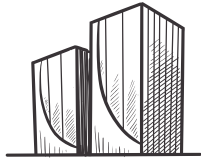




BBCL
NAKSHATRA
THE FIVE STAR VALUE



SPECIFICATIONS



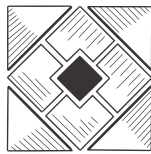
STRUCTURE

- RCC framed structure designed to seismic resistance using high quality materials.
- Environment friendly walls with solid blocks / Aerocon.
- Pre - constructional anti-termite treatment under foundation and along external perimeter of the building.



PAINTING

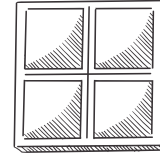
- Exterior faces of the building including balconies will be finished with cement plaster and exterior weather shield paint (Asian Paints or equivalent).
- Interior: Smooth finish with POP putty (JK or equivalent) & plastic emulsion (Asian paints or equivalent).
- Common area will be finished with cement plaster and plastic emulsion (Asian or equivalent).
- Ceiling: Smooth finish with cement plaster and Oil bound distemper.
- False ceiling in lobby areas.



FLOORING

- Kajaria or equivalent make 600mm x 600mm Vitrified tile for living, dining, bed rooms, kitchens & walkways inside apartments.
- Kajaria or equivalent make 600mm x 600mm Vitrified tile for Common lobbies.
- Kajaria or equivalent make Rustic Ceramic / Vitrified tiles for balconies & Sit-out.
- Kajaria or equivalents make, anti-skid Ceramic tile flooring for toilets and utility areas.

- Kajaria or equivalent make glazed ceramic tiles for toilet walls and utility walls upto 7'0" ht.
- 4" high flush skirting matching the floor tile as per design.



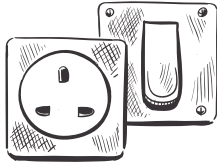
DOORS & WINDOWS

- Main door: Teakwood frame with 32 mm thk solid flush shutter finished with 4mm thk veneer on both sides.
- Interior & Toilet doors: Country wood frames with skin molded flush doors duly treated and finished.
- Godrej or equivalent lock and SS hardware.
- Windows - Fenesta or equivalent make UPVC windows.
- Balcony: Wooden French doors with grill.
- 6mm clear glass panels from Saint-Gobain or equivalent for windows.
- Enamel painted MS grills for all windows as per design.



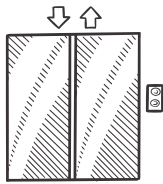
KITCHEN/UTILITY

- 2" thick jet black granite kitchen platform with edge nosing.
- Glazed decorative ceramic tiles (Johnson or equivalent) in kitchen for a height of 2 ft above platform.
- Single bowl stainless steel sink with drain board in kitchen & sink provision in utility (Prince or equivalent).
- Sufficient 15 amp & 5 amp socket provision for chimney, hob & other kitchen appliances.
- Glazed ceramic tiles (Johnson or equivalent) in utility upto 5'0" ht.
- Standalone (6L/Hr) RO system for drinking water.
- Provision of Electrical and Plumbing lines for washing machine in utility.



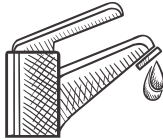
ELECTRICAL

- Finolex or equivalent make copper wiring in PVC concealed conduits.
- Modular plate switches (Siemens or equivalent).
- Ready to use AC conduits in Living / Dining and Bedrooms.



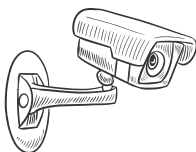
ELEVATORS

- Suitable passenger Elevators (LMR less) 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 SWR sewer lines.
- Superior quality wall mounted EWC (Roca or equivalent) in all toilets.
- Superior quality half pedestal Washbasins. (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 for shower only.



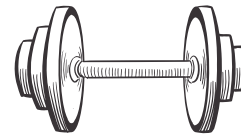
SECURITY SYSTEM

- Access controlled video phone security system.
- CCTV in peripheral areas.



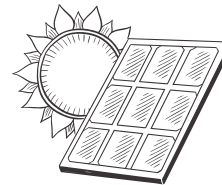
OTHER AMENITIES

- Rain water harvesting.
- Sewage treatment plant.
- Visitor's car parking.
- Restrooms for servants & drivers.
- Provision for DTH service connectivity.
- 100 % power backup for common amenities (i.e. water, lift, common area lighting, security system, treatment plant etc.)
- Power back up for all fans, all lights, all 5 amp sockets, subject to not exceeding 1 KVA per flat.
- Car parking for differently-abled.



COMMON AMENITIES

- Multipurpose hall/Association room.
- Gym.
- Barbeque counter.



GREEN FEATURES

- Adequate day lighting and fresh air.
- Charging facility for battery operated vehicles.
- Maximum quantity of waste water generated on-site is treated and reused within the site itself for landscaping, flushing and other custodial purposes.
- Solar water heater to cater for maximum supply.
- Rainwater harvesting and use of ultra low flow fixtures.
- Landscaping with native species.
- Water meters and energy meters.



LOCATION MAP



BBCL

NAKSHATRA

THE FIVE STAR VALUE



BBCLTM
— SINCE 1986 —
ADDING LIFE TO LIVING

Established in the year 1986, BBCL is Chennai's trusted developer operating in 3 segments of residential development - Premium, Luxury & Ultra Luxury. We are setting new standards for quality creation of homes that truly reflect our brand philosophy - "Adding Life to Living". Having executed over 40 projects in the city, BBCL flaunts a dedicated team of in-house professionals, consultants and architects who provide the basis for unparalleled quality of construction, and timely delivery of projects.

SITE ADDRESS

BBCL Nakshatra,
Plot No: 1 A-E, Corporation Road,
Perungudi, Chennai- 600096.

CORPORATE OFFICE

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