



BCC Infrastructures presents



B H A R A T K S C I T Y

A Partnership Between  BCC And 



ABOUT US

BCC BUILDERS - SINCE 1980

We open the doors to homes in Delhi and NCR better than anyone else. We are one of the leading developers in housing, township and independent

housing projects in Delhi & NCR region.



TRICKS™ BCC INFRASTRUCTURES:

BCC Infrastructures is a partnership between BCC Builders and HDFC-PMS*

It is the proud developer of 'Bharat City', a self-sufficient integrated township spread over an area of 50 acres which is just 3 Km. away from Delhi.

A Partnership Between  And 

*HDFC Portfolio Management Services



PEOPLE FIRST

What do you put first when you put your business in perspective?

For many- it is planning and strategy, and for some it's only a number game.

We at BCC, however, follow an entirely different philosophy.

We put people first. We believe in building homes around people.

Understanding their needs and environment.

Our people are our focus.



B H A R A T C I T Y





BHARAT CITY: HOMES FOR PEOPLE

We bring you the pleasure of living in a conveniently located self-sufficient township: 'Bharat City' is an approx. 5000 units township project, spread over an area of 50 acres. We have initiated this project to develop superior homes to suit everyone. A township that doesn't compromise on amenities nor facilities for modern living. The environs are enveloped in lush green giving you a healthy and pollution-free life. The ample space for parking, hugewell-maintained gardens, convenience shopping, club, Bal Bharati Public School & medical facilities to make it hassle-free and peaceful living. We have also come up with NBCC Town, a joint venture between NBCC and BCC, approx. 1000 units spread over an area of 10 acres.



BRICKS
BHM
BHARAT CITY. OUR INSPIRATION.





Bharat City was founded on our philosophy of 'People First' which now serves as our inspiration. The landscape is based on 12 Sun signs which lead to the creation of thematic mood-based spaces based on astrological characteristics of each sun sign. The moods are expressed through materials, patterns, colors, elements and shapes.



Disclaimer: Visual representations are purely conceptual. All building plans, specifications, layout plans, etc. are tentative and subject to variation and modification by the company or the competent authority.



MASTER PLAN

- (A) THEME GARDEN 
- (B) PERFORMANCE STAGE
- (C) LAWN 
- (D) CENTRAL PROMENADE
- (E) SITOUT PAVILION 
- (F) CONVENIENCE SHOPPING 
- (G) CLUB HOUSE
- (H) CELEBRATION CLUB/RESTAURANT
- (J) BASKETBALL COURT 
- (K) SWIMMING POOL
- (L) TENNIS COURT 
- (M) SAND PITS
- (N) CRICKET NET 
- (O) HYPER MARKET
- (P) BADMINTON COURT
- (Q) TEMPLE
- (R) CRECHE
- (S) RAMP-UP
- (T) BRIDGE
- (U) HOCKEY NETS
- (V) PRIMARY HEALTH CENTRE
- (W) AMPHITHEATRE
- (X) VOLLEYBALL COURT
-  DRYCLEANER STORE
-  BANK/ATMs
-  BAL BHARATI PUBLIC SCHOOL 
-  STATE-OF-THE-ART MEDICAL FACILITIES 
-  MILK BOOTH

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ATI
SCHOOL

PHASE IV



State-of-the-art medical facilities in the township take care of every health issue while its location brings convenience at your doorstep.

Moreover, Bal Bharati Public School within the township makes life easy and safe for your kids. The school has skilled teachers, extra curricular activities and all the modern facilities.



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You name it, you play it. With a wide variety of sports facilities /club house spread over approx. 2,75,000 sq.ft., Bharat City has Jogging tracks, Swimming pools, Skating rink, Cricket nets, Volleyball court, Badminton courts, Basketball courts, Tennis courts, Gymnasium etc. for your recreation and health. And if you are not the sporty kinds, you can still keep yourself fit with the trained fitness experts.







DESIGNED WITH YOU IN MIND

Be it budget, safety, accessibility, longevity or a healthy environment, we facilitate a progressive way of living.

- 50-acres township offering total segregation between the vehicles and the pedestrians: safe place for children
- Open green area spread over approx. 36 acres with thematic landscape
- Climatically sensitive design
- Thorough ventilation and unobstructed views
- Planned utilities to retain the beauty of the façade, special ducts to hide units of air conditioners
- Choose from 4 options of 2 BHK and 4 options of 3 BHK
- 100% Power backup in common areas
- 2-Level security system with intercom
- Adequate open and covered parking
- Spacious entrance lobby below each tower with waiting lounge and dedicated security
- Totally pedestrian-friendly and barrier-free environment for the physically challenged
- Shuttle bus service to Metro Station 
- Close proximity to Police Station
- A prestigious Engineering College is coming up in the vicinity





SPECIFICATIONS



Structure

Earthquake resistant RCC frame structure as per Seismic Zone - V
with latest formwork technique

Living / Dining

Wall Finish - OBD paint

Flooring - Vitrified Tiles

Ceiling - OBD paint

Fittings - Flush door finished with laminate on both sides

Master Bedroom

Wall Finish - OBD paint

Flooring - Vitrified Tiles

Ceiling - OBD paint

Fittings - Flush door finished with laminate on both sides

Other Bedrooms

Wall Finish - OBD paint

Flooring - Vitrified Tiles

Ceiling - OBD paint

Fittings - Flush door finished with laminate on both sides

Kitchen

Wall Finish - 2 feet dado of designer tiles over the counter

Flooring - Vitrified Tiles/ Anti Skid Ceramic Tiles in utility area

Ceiling - OBD paint

Fittings - Granite Counter fitted with Stainless Steel Sink





Toilet (Master Bedroom)



Wall Finish - Ceramic tiles in Dado up to 7' height

Flooring - Anti Skid Ceramic Tiles

Ceiling - OBD paint

Fittings - Sanitary ware with EWC, CP fittings

Toilet (Other Bedrooms)

Wall Finish - Ceramic tiles in Dado up to 7' height

Flooring - Anti Skid Ceramic Tiles

Ceiling - OBD paint

Fittings - Sanitary ware with EWC, CP fittings

External Façade Finish

Wall Finish - Double Coat Plastered finished with Elastomeric Paint

Others

Balconies - Anti Skid Ceramic Tiles, External Paint

External Door & Windows - Aluminum Powder Coated Windows

Electrical - Copper wire in PVC conduit with MCB supported circuit with adequate number of power points, lights points and modular switches

Power Back Up - Power Generator for Elevator, Water Pumps and General Lighting

Staircase - Granite Tile flooring up to First Floor, Kota Stone flooring, Dry Distemper paint

Telephone - One landline connection having intercom facility, provision

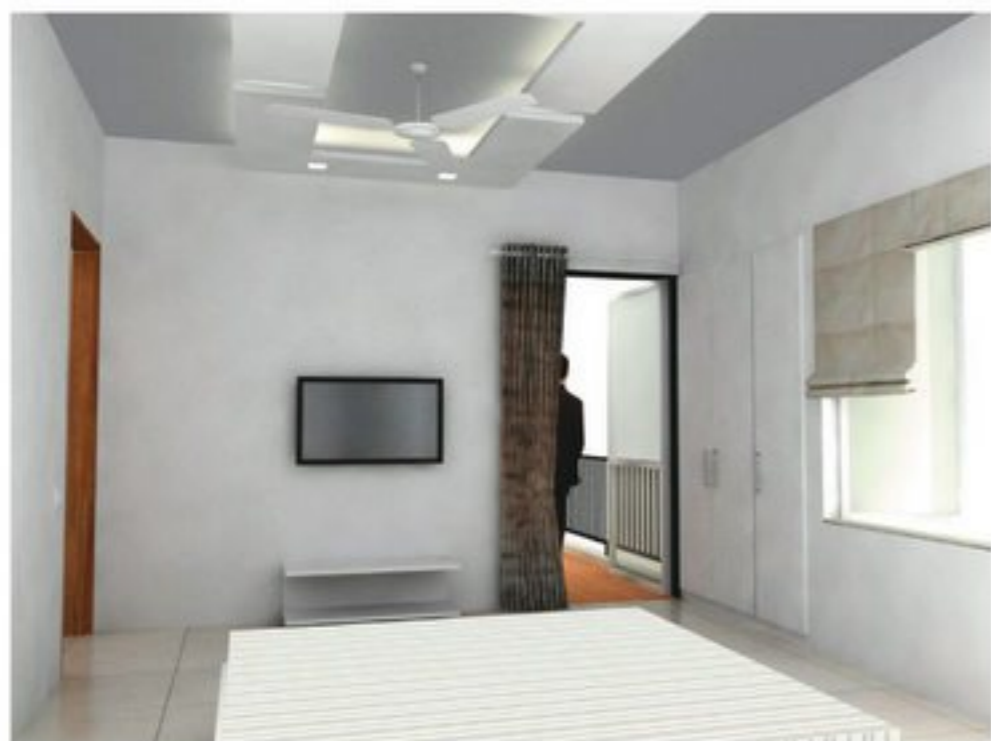
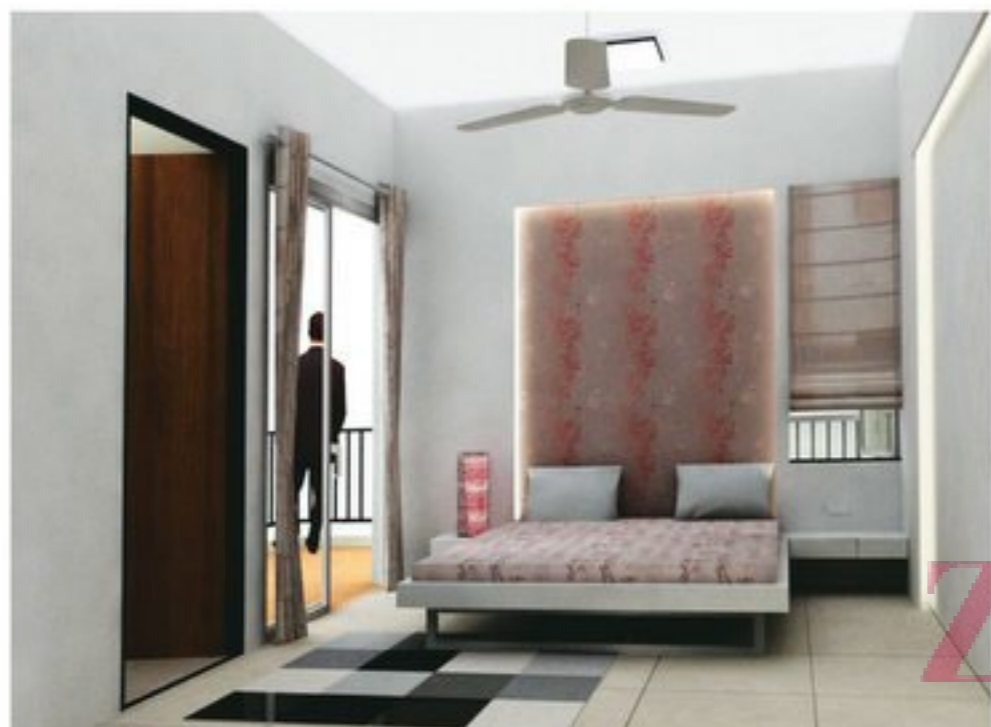
for telephone points in Living / Drawing & Master bedroom

TV - Provision for TV points in Living / Drawing & Master bedroom

Variation in Area - $\pm 3\%$

Security and Safety Features - Security cabin with intercom connection to each flat

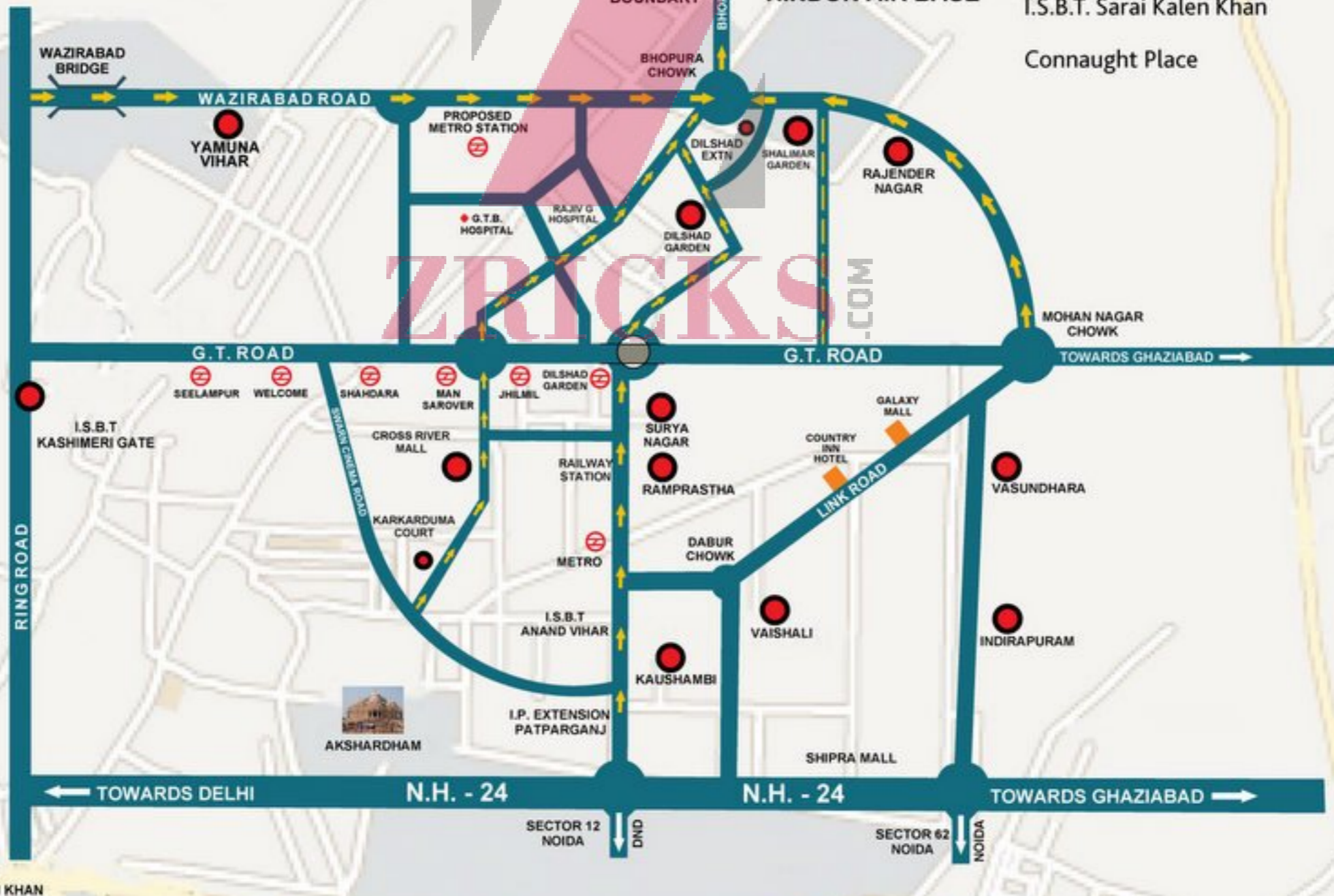
Fixtures - Tube lights in all bedrooms, Living & Dining





LOCATION MAP

GTB Hospital	4 Km.
Proposed Metro Station	4 Km.
Dilshad Garden Metro Station	6.5 Km.
Rajendar Nagar/ Sahibabad	7 Km.
I.S.B.T. Anand Vihar/Railway Station	7.5 Km.
Kaushambi	7.5 Km.
Wazirabad Bridge	12 Km.
I.S.B.T. Kashmiri Gate	15 Km.
I.S.B.T. Sarai Kalen Khan	18 Km.
Connaught Place	21 Km.



I.S.B.T. SARAI KALEN KHAN

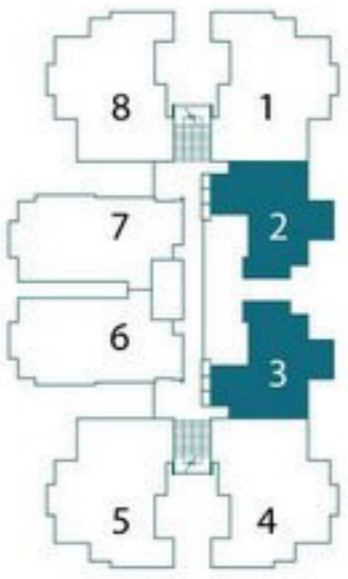


2BHK

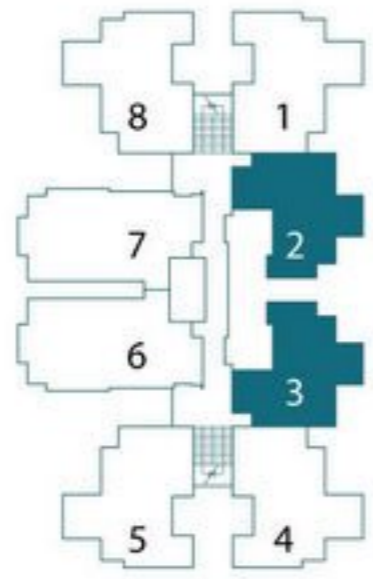


2 BHK + 2 TOILETS + UTILITY + 2 BAL

ZRICKS



BLOCK PLAN - B3, C4



BLOCK PLAN - A1, A3, A4, C1, C2, D2, E2

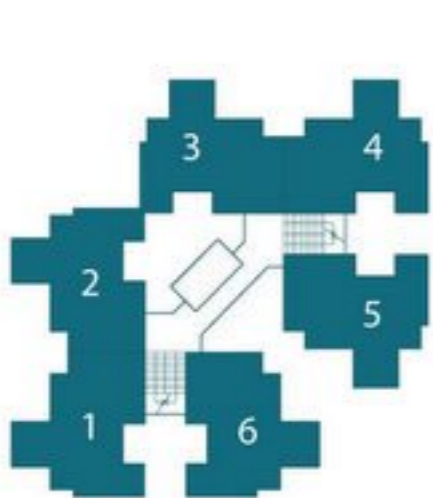
SALEABLE AREA - 940 SFT



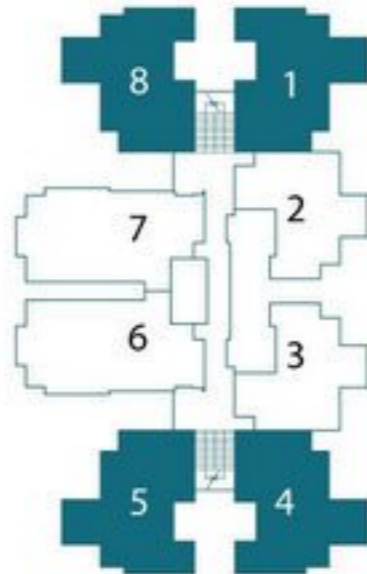
2BHK
 2 BHK + 2 TOILETS + UTILITY + 3 BAL




ZRICKS



BLOCK PLAN - A2, C3, D1, D3

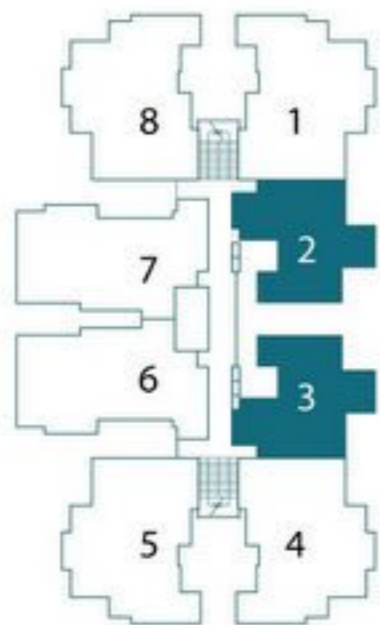


BLOCK PLAN - A1, A3, A4, C1, C2, D2, E2

SALEABLE AREA - 965 SFT



2BHK
 2 BHK + 2 TOILETS + UTILITY + 2 BAL



BLOCK PLAN - B1, D4, E1, E3

SALEABLE AREA - 1120 SFT



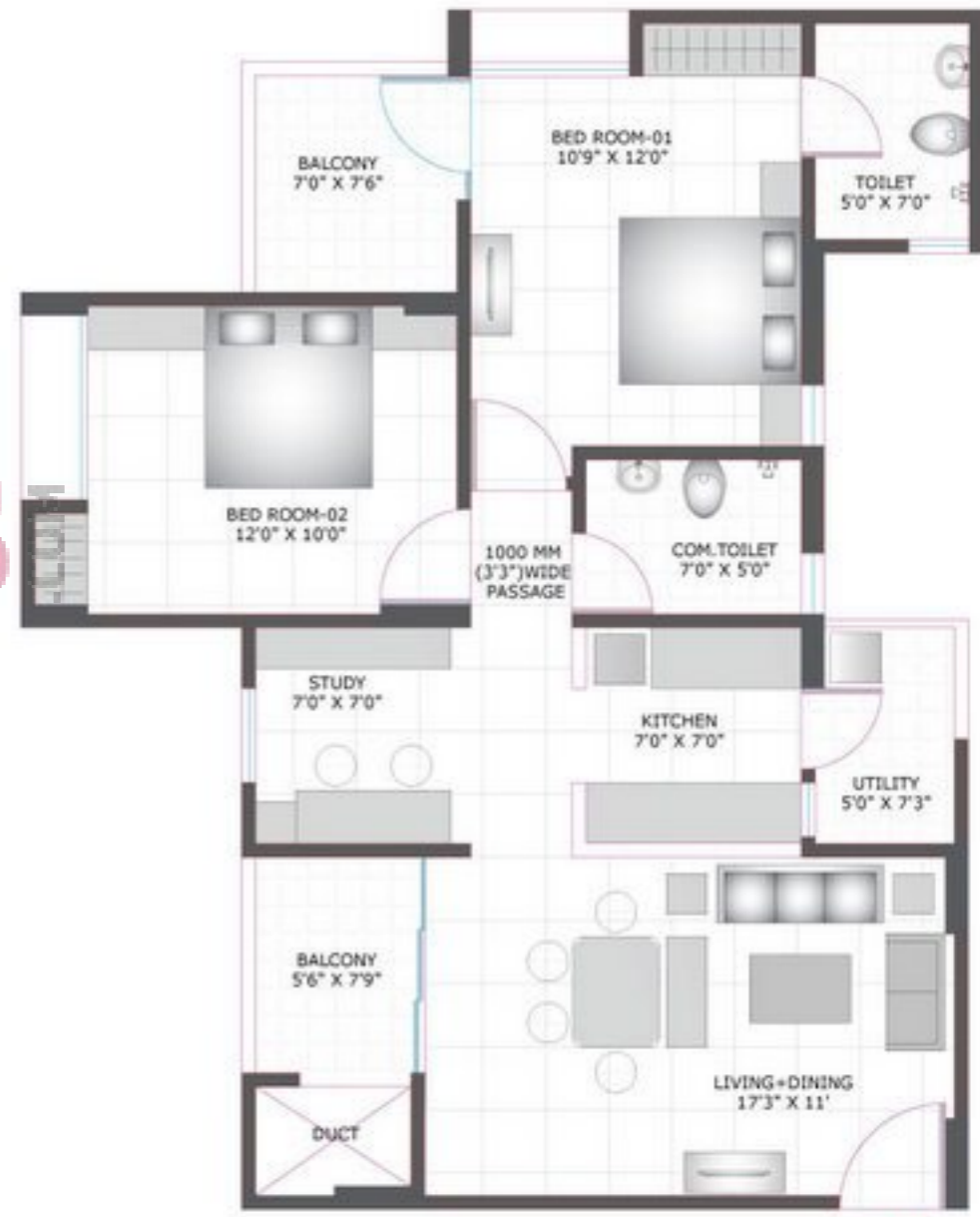
2BHK



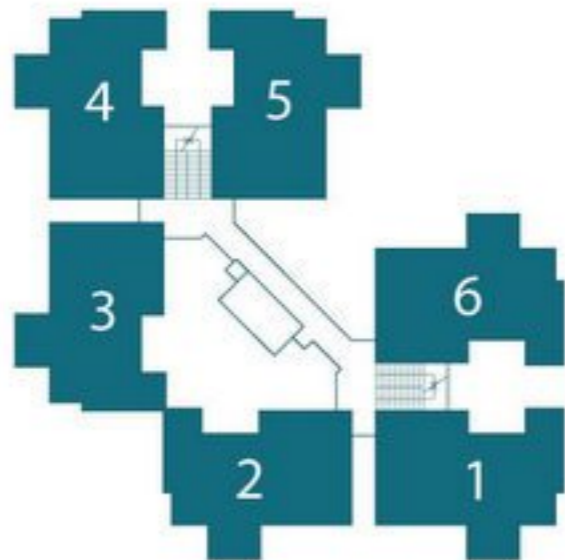
2 BHK + 2 TOILETS + STUDY + UTILITY + 2 BAL



ZRICKS



SALEABLE AREA - 1200 SFT



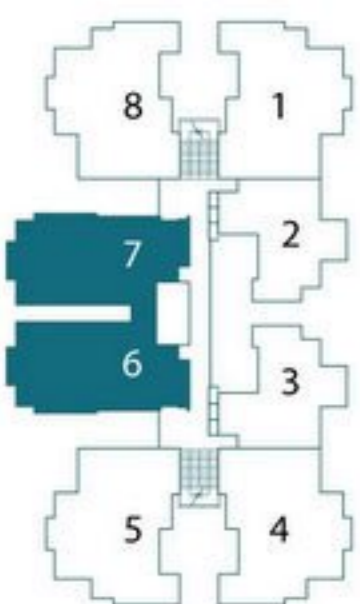
BLOCK PLAN - B2



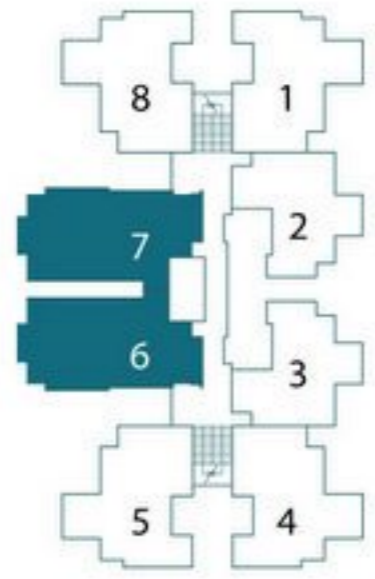
3BHK 
 3 BHK + 2 TOILETS + UTILITY + 3 BAL



ZRICKS



BLOCK PLAN - B3, C4



BLOCK PLAN - A1, A3, A4, C1, C2, D2, E2



SALEABLE AREA - 1265 SFT

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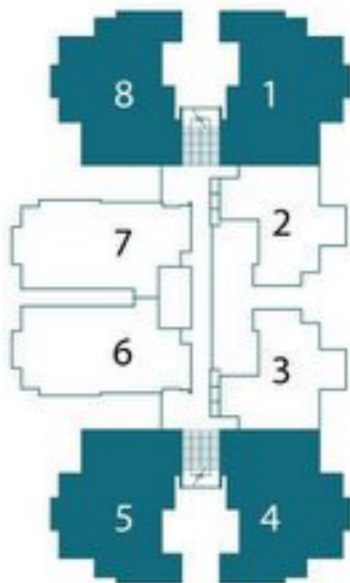


3BHK

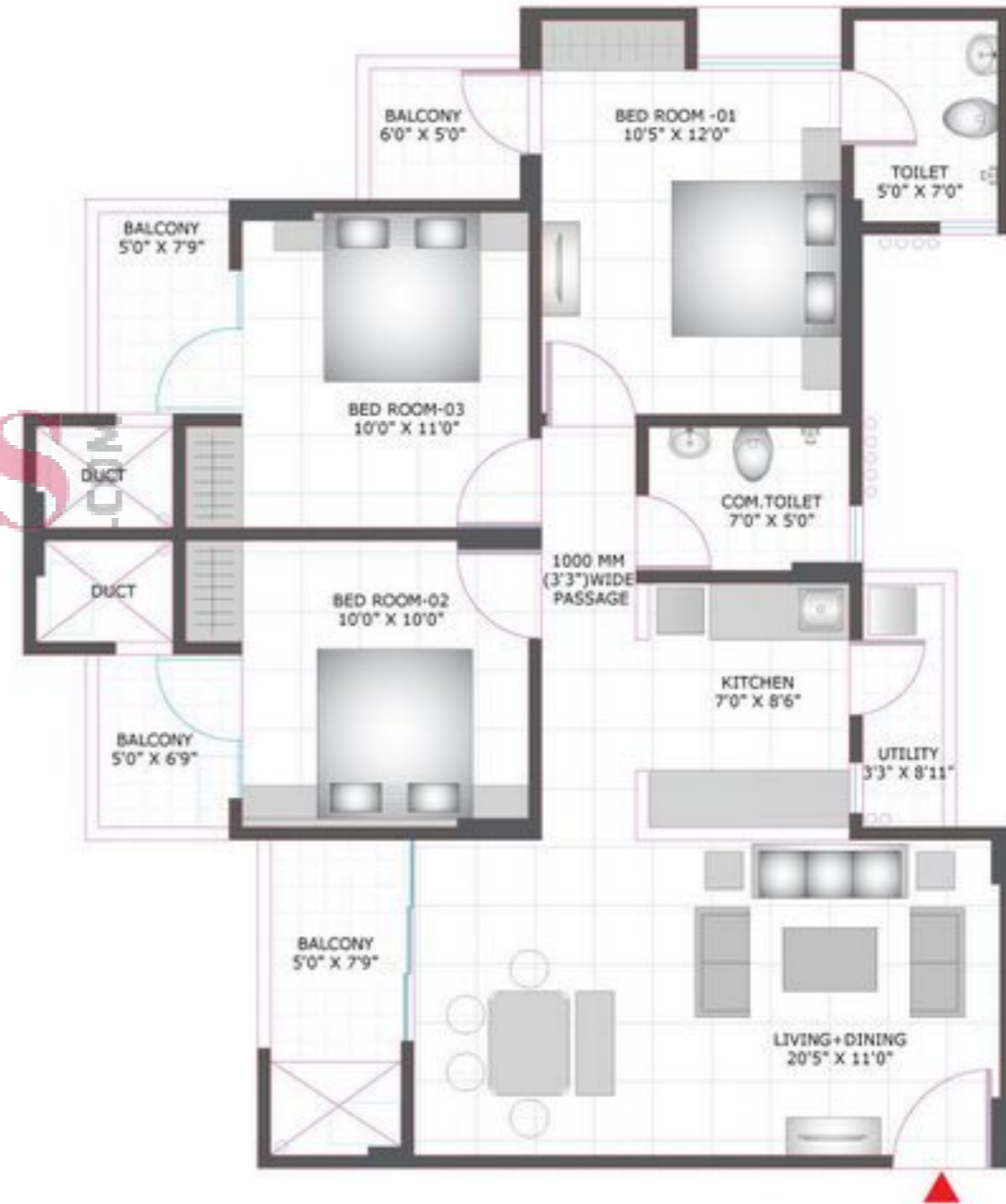


3 BHK + 2 TOILETS + UTILITY + 4 BAL

ZRICKS



BLOCK PLAN - B3, C4

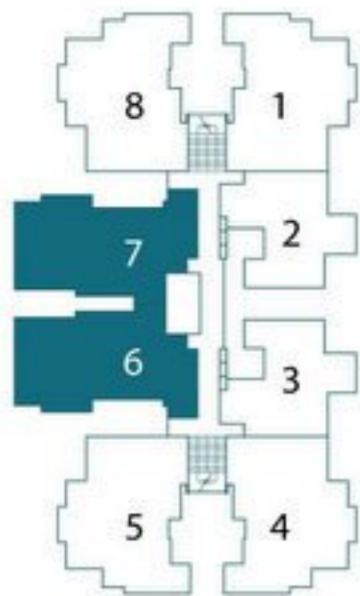


SALEABLE AREA - 1290 SFT

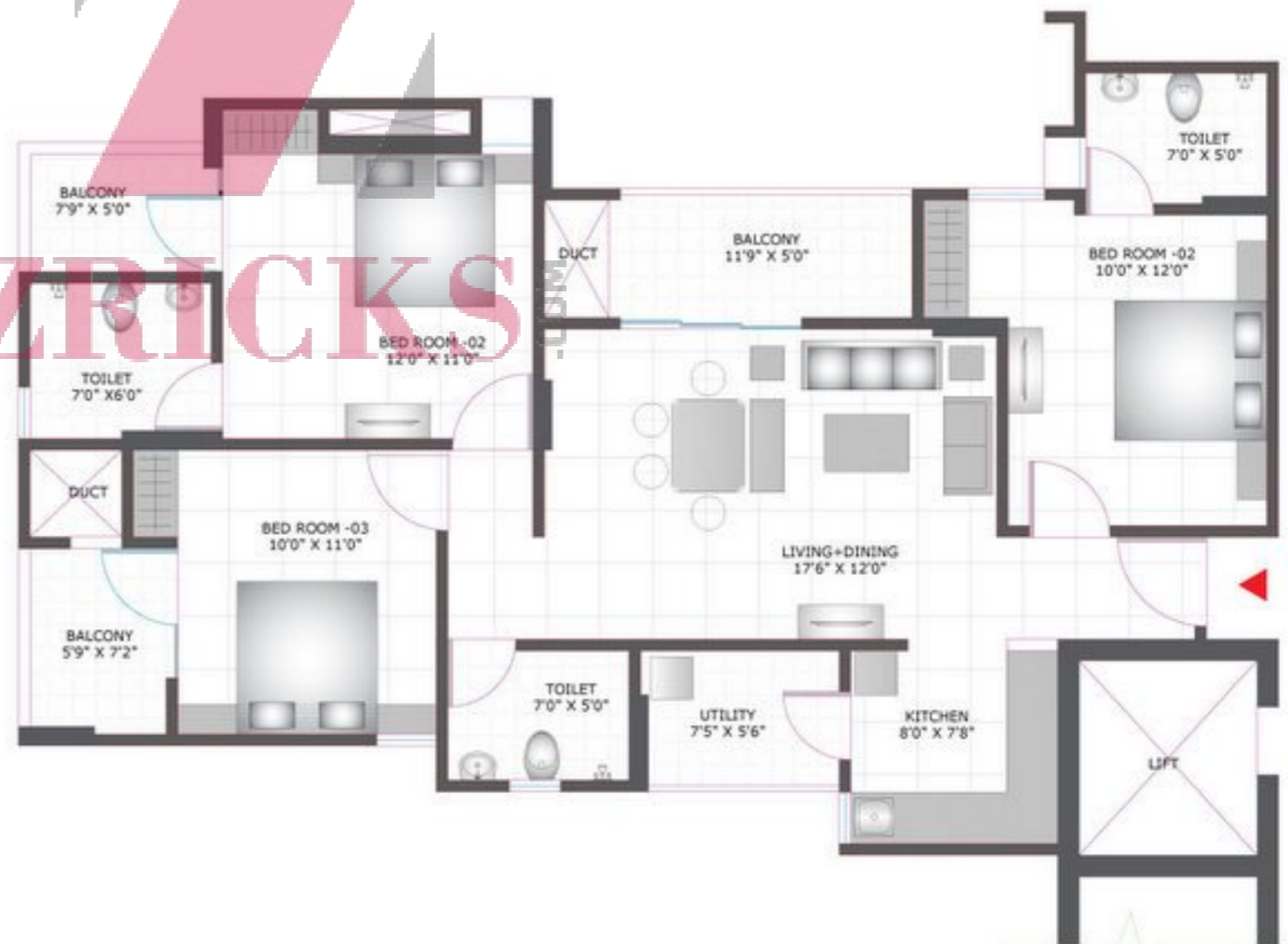


3BHK 
 3 BHK + 3 TOILETS + UTILITY + 3 BAL

ZRICKS



BLOCK PLAN - B1, D4, E1, E3



SALEABLE AREA - 1520 SFT

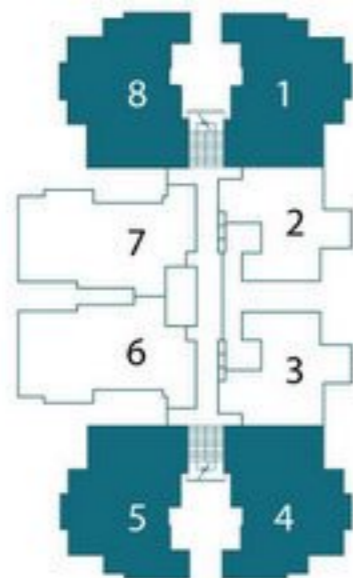


3BHK

3 BHK + 3 TOILETS + UTILITY + 4 BAL



ZRICKS

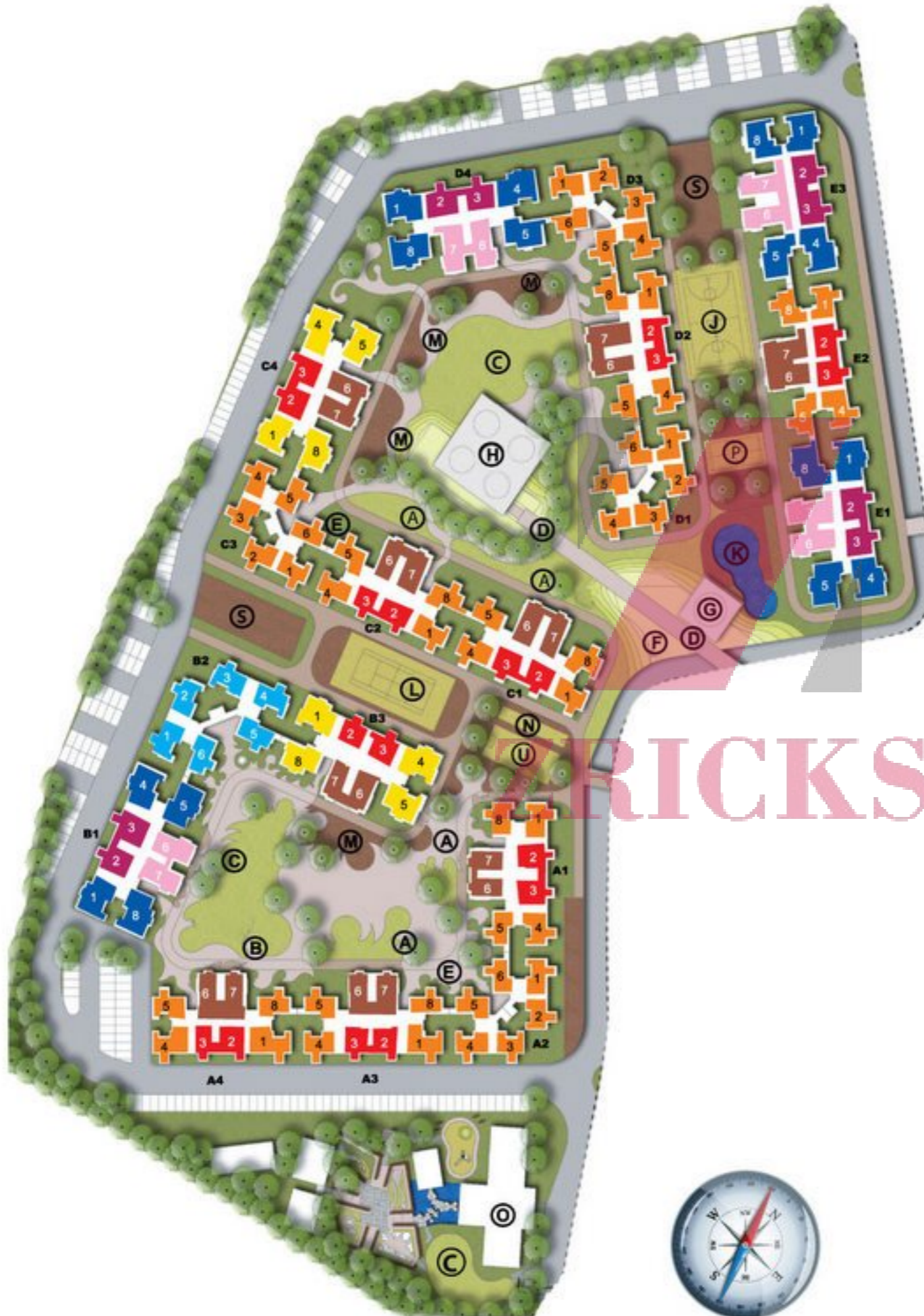


BLOCK PLAN - B1, D4, E1, E3



SALEABLE AREA - 1550 SFT

MASTER PLAN FOR PHASE - I



LEGENDS:

02,03	940 SQ.FT.
01,02,03 04,05,06,08	965 SQ.FT
02,03	1120 SQ.FT
01,02,03 04,05,06	1200 SQ.FT
06,07	1265 SQ.FT
01,04 05,08	1290 SQ.FT
06,07	1520 SQ.FT
01,04 05,08	1550 SQ.FT
	AMENITIES

A	THEME GARDEN
B	PERFORMANCE STAGE
C	LAWN
D	CENTRAL PROMENADE
E	SIT-OUT PAVILION
F	CONVENIENCE SHOPPING
G	CLUB HOUSE
H	CELEBRATION CLUB/RESTAURANT
J	BASKET BALL COURT
K	SWIMMING POOL
L	TENNIS COURT
M	SAND PITS
N	CRICKET NET
O	HYPER MARKET
P	BADMINTON COURT
S	RAMP-UP
U	HOCKEY NETS



PAYMENT PLAN



PLAN A	CASH DOWN PAYMENT PLAN	
1.	On Booking	10% (BSP')
2.	Within 30 days from booking	85% (BSP')
3.	On Possession	5%+ Other Charges as applicable

PLAN B	SUBVENTION PAYMENT PLAN	
1.	On Booking	10%
2.	Within 30 days from the date of Booking	10%
3.	Within 45 days from the date of Booking	80%
4.	On Possession	Other Charges as applicable

PLAN C	CONSTRUCTION LINKED PLAN	
1.	On Booking	10% (BSP')
2.	Within 30 days from booking	10% (BSP')
3.	On Excavation	10% (BSP')
4.	On Ground Floor Casting	10% (BSP')
5.	On 4th Floor Casting	10% (BSP')
6.	On 8th Floor Casting	10% (BSP')
7.	On Top Floor Casting	10% (BSP')
8.	On Start Of Brick Work & Plaster	15% (BSP')
9.	On Start Of Finishing Work	10% (BSP')
10.	On Possession	5%+ Other charges as applicable

*BSP- Basic Selling Price

Subvention Plan														
Floor	GF	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	9th Floor	10th Floor	11th Floor	12th Floor	13th Floor
Area(sq.ft.)														
940	33.6	32.66	31.72	31.62	31.53	31.43	31.34	31.25	31.15	31.06	30.96	30.87	30.78	30.68
965	34.43	33.47	32.5	32.4	32.31	32.21	32.12	32.02	31.92	31.83	31.73	31.63	31.54	31.44
1120	39.61	38.49	37.37	37.26	37.14	37.03	36.92	36.81	36.7	36.58	36.47	36.36	36.25	36.14
1200	42.28	41.08	39.88	39.76	39.64	39.52	39.4	39.28	39.16	39.04	38.92	38.8	38.68	38.56
1265	44.45	43.19	41.92	41.79	41.67	41.54	41.42	41.29	41.16	41.04	40.91	40.78	40.66	40.53
1290	45.29	44.00	42.71	42.58	42.45	42.32	42.19	42.06	41.93	41.8	41.67	41.55	41.42	41.29
1520	52.97	51.45	49.93	49.78	49.62	49.47	49.32	49.17	40.02	48.86	48.71	48.56	48.41	48.26
1550	53.97	52.42	50.87	50.72	50.56	50.41	50.25	50.1	49.94	49.79	49.63	49.48	49.32	49.17
2586	88.57	85.99	83.4	83.14	82.88	82.62	82.37	82.11	81.85	81.59	81.33	81.07	80.81	80.56

Construction Linked Plan														
Floor	GF	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	9th Floor	10th Floor	11th Floor	12th Floor	13th Floor
Area(sq.ft.)														
940	32.66	31.72	30.78	30.68	30.59	30.49	30.4	30.31	30.21	30.12	30.02	29.93	29.84	29.74
965	33.47	32.5	31.54	31.44	31.34	31.25	31.15	31.05	30.96	30.86	30.76	30.67	30.57	30.47
1120	38.49	37.37	36.25	36.14	36.02	35.91	35.8	35.69	35.58	35.46	35.35	35.24	35.13	35.02
1200	41.08	39.88	38.68	38.56	38.44	38.32	38.2	38.08	37.96	37.84	37.72	37.6	37.48	37.36
1265	43.19	41.92	40.66	40.53	40.4	40.28	40.15	40.02	39.9	39.77	39.64	39.52	39.39	39.26
1290	44.00	42.71	41.42	41.29	41.16	41.03	40.9	40.77	40.64	40.51	40.38	40.26	40.13	40.00
1520	51.45	49.93	48.41	48.26	48.1	47.95	47.8	47.65	47.5	47.34	47.19	47.04	46.89	46.74
1550	52.42	50.87	49.32	49.17	49.01	48.86	48.7	48.55	48.39	48.24	48.08	47.93	47.77	47.62
2586	85.99	83.4	80.81	80.56	80.3	80.04	79.78	79.52	79.26	79.00	78.75	78.49	78.23	77.97

Cash Down Plan														
Floor	GF	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	8th Floor	9th Floor	10th Floor	11th Floor	12th Floor	13th Floor
Area(sq.ft.)														
940	31.43	30.54	29.65	29.55	29.46	29.37	29.27	29.18	29.08	28.99	28.9	28.8	28.71	28.61
965	32.21	31.29	30.38	30.28	30.19	30.09	29.99	29.9	29.8	29.7	29.61	29.51	29.41	29.32
1120	37.03	35.97	34.9	34.79	34.68	34.57	34.46	34.34	34.23	34.12	34.01	33.9	33.78	33.67
1200	39.52	38.38	37.24	37.12	37.00	36.88	36.76	36.64	36.52	36.4	36.28	36.16	36.04	35.92
1265	41.54	40.34	39.14	39.01	38.89	38.76	38.63	38.51	38.38	38.25	38.13	38.00	37.87	37.75
1290	42.32	41.09	39.87	39.74	39.61	39.48	39.35	39.22	39.09	38.97	38.84	38.71	38.58	38.45
1520	49.47	48.03	46.58	46.43	46.28	46.13	45.98	45.82	45.67	45.52	45.37	45.22	45.06	44.91
1550	50.41	48.93	47.46	47.31	47.15	47	46.84	46.69	46.53	46.38	46.22	46.07	45.91	45.76
2586	82.62	80.17	77.71	77.45	77.19	76.94	76.68	76.42	76.16	75.9	75.64	75.38	75.13	74.87

Any additional Service Tax, Levies, Duties or Other Government Taxes shall be borne by Applicant

Price Includes of BSP, Fire Fighting, External Electrification charges, One Covered Car Parking, I.D.C, E.D.C, Power Back Up-1 KVA

Extra Charges:- IFMS @ 20/Sq.Ft & Dual Meter Charges are actual payable at the time of possession.

Club Membership@ Rs. 2,00,000 /- (Optional)

Note:- TowerA1, A2, A3, A4, B1, B2 & B3 the "CASH DOWN PAYMENT PLAN" is not applicable.





OUR TEAM



ARCHITECT

S. Team Design Services



PLUMBING CONSULTANT

Aqua Utility Designs And Management Pvt. Ltd.



ELECTRICAL CONSULTANT

M/s Apoorva Parikh



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ZRICKS

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Er. Hiren G. Desai

EARTHSCAPES

LANDSCAPE CONSULTANT

Earthscapes

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