

BOLLINENI Homes

Welcome to a whole new lifestyle



Building roads, bridges,
dams, homes and lives.



BSCPL Infrastructure Ltd.

BSCPL, with over three decades of experience, has an impressive track record of successful infrastructure projects in India & abroad, including roads, NHAI, (250 projects in India & Afghanistan) 9200 km lane, bridges, airports runways, Irrigation, hydro power, KIMS hospital with total 1800 beds in Andhra Health Care Services, Education and Nursing Colleges in Nellore & Hyderabad, Crushing and Quarry plants, Conventional power sector, and Real Estate Projects – Chennai 92 Acres, Hyderabad 2 millions sq.ft., Bangalore 1.2 million sq.ft. to be launched and expansion of the Port Blair Airport in the Andaman Islands.

Our Real Estate Projects

92 acre integrated township



Bollineni Hillside, Chennai
www.bollinenihillside.com

Exalted living spaces



Bollineni Homes, Madhapur, Hyderabad
www.bollinenidevelopers.com

13 Storeys of luxury



Arena Apartments, Sports City, Dubai
www.thearenaapartments.com

Bollineni Hillside





Contents

Bollineni Hillside	2
Amenities	6
Landscape View	9
Club House	11
Chairman's message	14
CEO's message	15
BHS Article	16
Location Map	17
Site Layout	18
Floor Plan	20
Specifications	40
Bank Loans	41
FAQ's	42

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Bollineni Hillside Amenities



CBSE Bala Vidya Mandir School



CBSE Bala Vidya Mandir School



Basketball Court



Jogging Track



Nilgiris Super Market



Restaurant



Amphitheatre



Main Park



Vegetable & Fruit Shop



Pharmacy



Main Park



Main Park



Kids Play Area



Tennis Court



Piped Cooking Gas



Piped Gas Storage Center

Actual site images

Actual site images



Security Gate



State of the art Security System



Entrance view



Wide Cemented Roads



Gym



Lawn in front of club



Karate Class



Yoga Class



Club lawn towards blocks



Drawing Class



Dance Class



Gate near open space

Actual site images



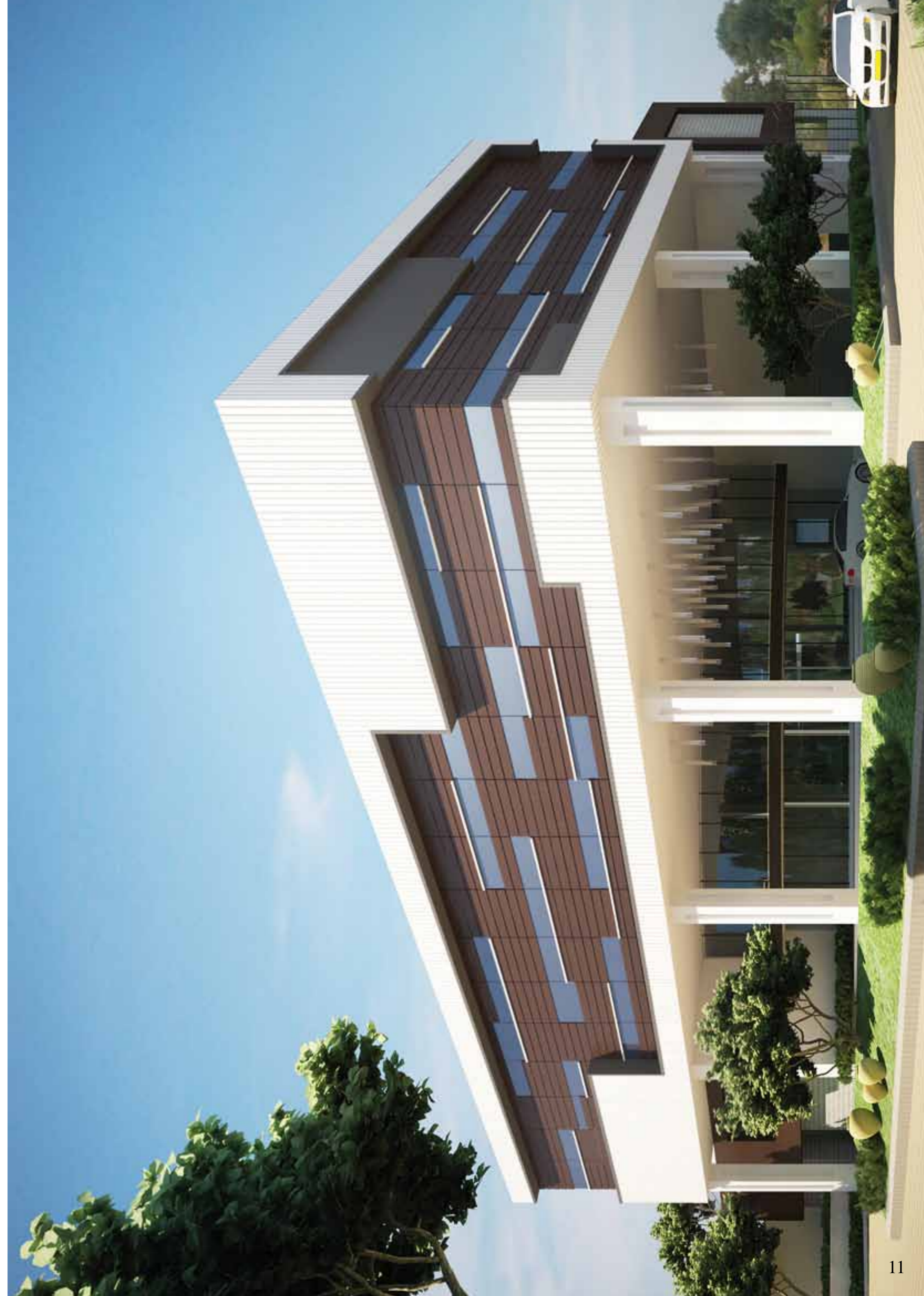
Cut out between block D & E



Entrance gate



Amphitheater towards road



PROPOSED INTERIOR LAYOUT



Lobby 3D Visual



Kids Play Area 3D Visual



Indoor Games 3D Visual



Gym 3D Visual



Video Games 3D Visual



Restaurant 3D Visual



Spa 3D Visual



Yoga & Aerobics 3D Visual



Banquet 3D Visual



Guest Lobby 3D Visual



Badminton 3D Visual



Theatre 3D Visual



Virtual Golf 3D Visual



Squash Court 3D Visual



Cards Room 3D Visual



Guest Room 3D Visual

PROPOSED INTERIOR LAYOUT

Chairman's message



B. Krishnaiah
Chairman
BSCPL Infrastructure Ltd.

I drew my inspiration from Swami Vivekananda when I began my journey of entrepreneurship. "Take up one idea. Make that one idea your life – think of it, dream of it. Let the brain, muscles, every part of your body, be full of that idea, and just leave every other idea alone. This is the way of success"

We started the Bollineni Hillside project in the year 2007 as a dream project. After years of being in the business of construction for commercial and a few residential projects, we announced the Bollineni Hillside Township. Reputed architect and consultants had been hired for the Bollineni Hillside project. Our own concrete mixture and block making units were installed at the site to monitor quality. While this was the time when projects were cropping up each day, especially across the flourishing OMR stretch in Chennai, I can proudly say that we were one of the few to deliver on our given promises. And by doing so, we were not only able to give our buyers a new home but also a whole new lifestyle.

Today, Bollineni Hillside satisfies the needs of every home owner, be it long-term or on a day-to-day basis. While being located strategically within the growing IT belt, the business hub of the city is still very accessible and easy to reach. Once the family resides the township, there is never a need for them to step out. Shopping for home needs is a short stroll away. The kids can reach their school within minutes. The clubhouse comes with several entertainment and wellness options to keep the entire family occupied. And this expansion is only set to continue, with more outlets. As a company, we have always believed in the need for a safe, comfortable lifestyle and Bollineni Hillside is a standing example of this. It makes me immensely happy to hear the words of satisfaction from over 1300 home owners from Phase 1 and I look forward to welcoming you at Bollineni Hillside Phase 2.

I hope that the homes at Bollineni Hillside Phase 2, will also find a loving owner, like you, very soon.

CEO's message



T.V. Manjunath
Chief Executive Officer
BSCPL Infrastructure Ltd.

When we first started out on our project, we set our minds on achieving two numbers - 1300 world-class homes, and 1.2 million sq. ft. of perfectly developed land. Today, we have 1300 satisfied home owners. At Bollineni Hillside, we work constantly to develop and deliver on new, innovative ways to create a self-sustainable lifestyle. Through every step of the process, our team painstakingly ensures perfection, be it with the materials we use, the labour we employ or in the planning we invest into it. Materials were chosen and handpicked by our Chairman. From pillar to post, one can see the uncompromised quality that 1300 home owners vouch for. Finishes were given keeping in mind use as well as aesthetic appeal. Facilities for children were always foremost in or priority list.

For many of our owners, the value of their investment has been immense and its appreciation has already reached the 90% mark. Since first occupancy in the year 2010, there have been new additions within the township and have been extremely successful ventures. Very few townships can live up to the offerings we have. The Bala Vidya Mandir School, Nilgiri's supermarket, fully functional clubhouse with gymnasium, hydro-pneumatic water system, waste management system, top-of-the-line security that works round the clock - the list can really go on.

With the same philosophy, Phase 2 has been conceived within pleasant landscaped gardens and a green area. We provide basement car parking to avoid vehicular movement. The lift is provided from the basement for all the blocks in Phase 2. Cemented roads were given keeping long-term saving on maintenance for the residents.

But mere words and numbers are not enough to describe the life you can really get to enjoy here, so we invite you to visit us and really experience what Bollineni Hillside is all about.

See you soon!



Apartments



Row Houses



Villas

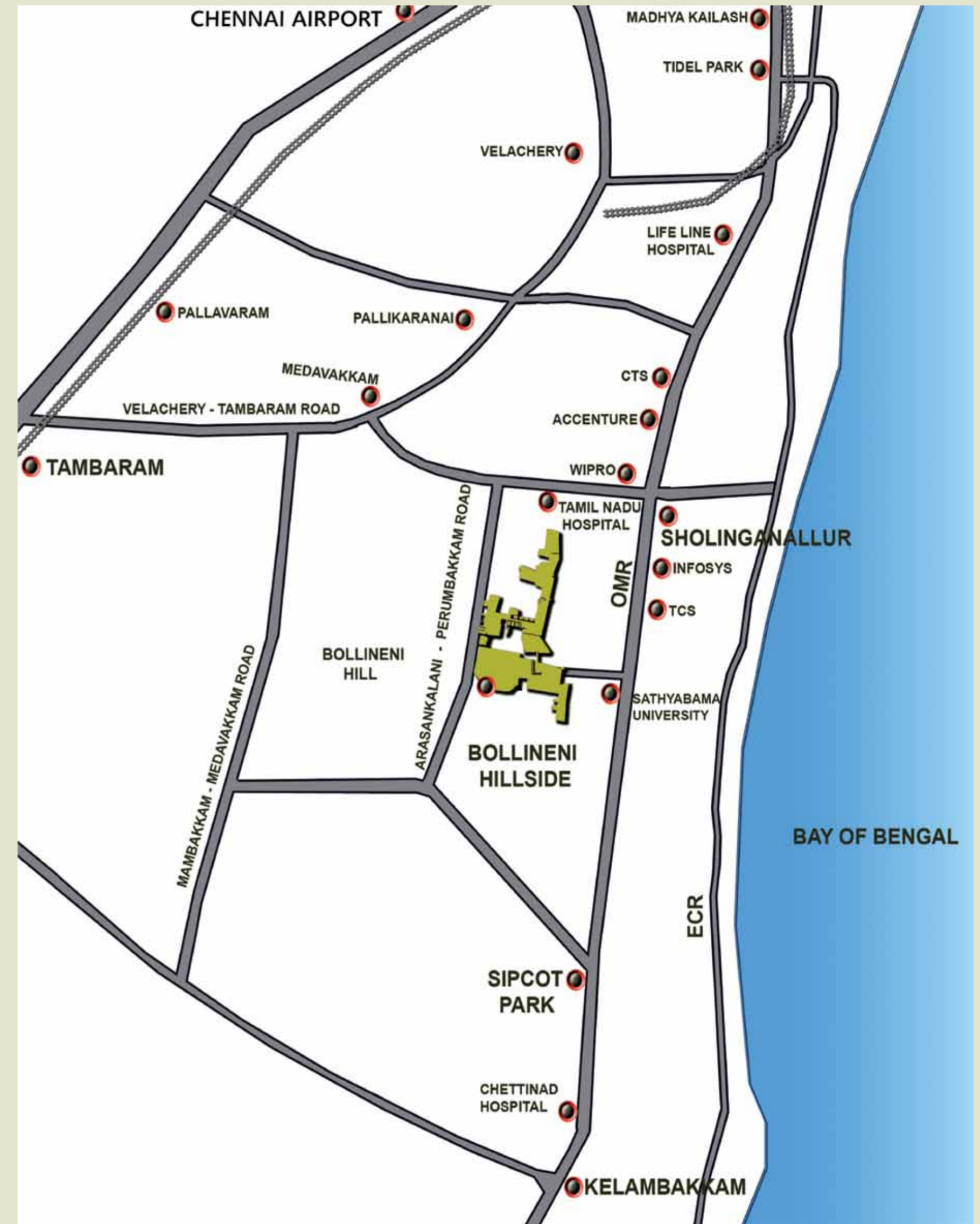
A walk around your new life

Bollineni Hillside is an integrated residential township spread across 92 acres, with about 50% open space. This fresh, unpolluted township has been planned phase-wise. The first phase is spread over 52 acres with 1300 dwelling units. It consists of Independent Houses (Villas and Row Houses) and spacious apartments to suit varying budgets and needs from 1 BHK to 5 BHK. In Phase 1-1300 units are completely sold out, already handed over and more than 1200 families have taken possession of their units.

Bollineni Hillside Phase 2

Bollineni Hillside phase 2 is an integral part of Bollineni Hillside Township. It is spread on 6.5 acres abetting our 50 feet road and Perumabkkam main road. It has 383 units of 1, 2, 2.5 & 3 BHK apartments variant with G + 3 structures. It is planned with the buildings on a podium surrounded by landscaping. All the cark parks are accommodated in basement and hence no vehicular movement or pollution on the ground.

LOCATION MAP



Distances

Airport - 20 km | Tambaram - 13 km | Tidel Park - 17 km
Central Railway Station - 26 km



OMR, Sholinganallur

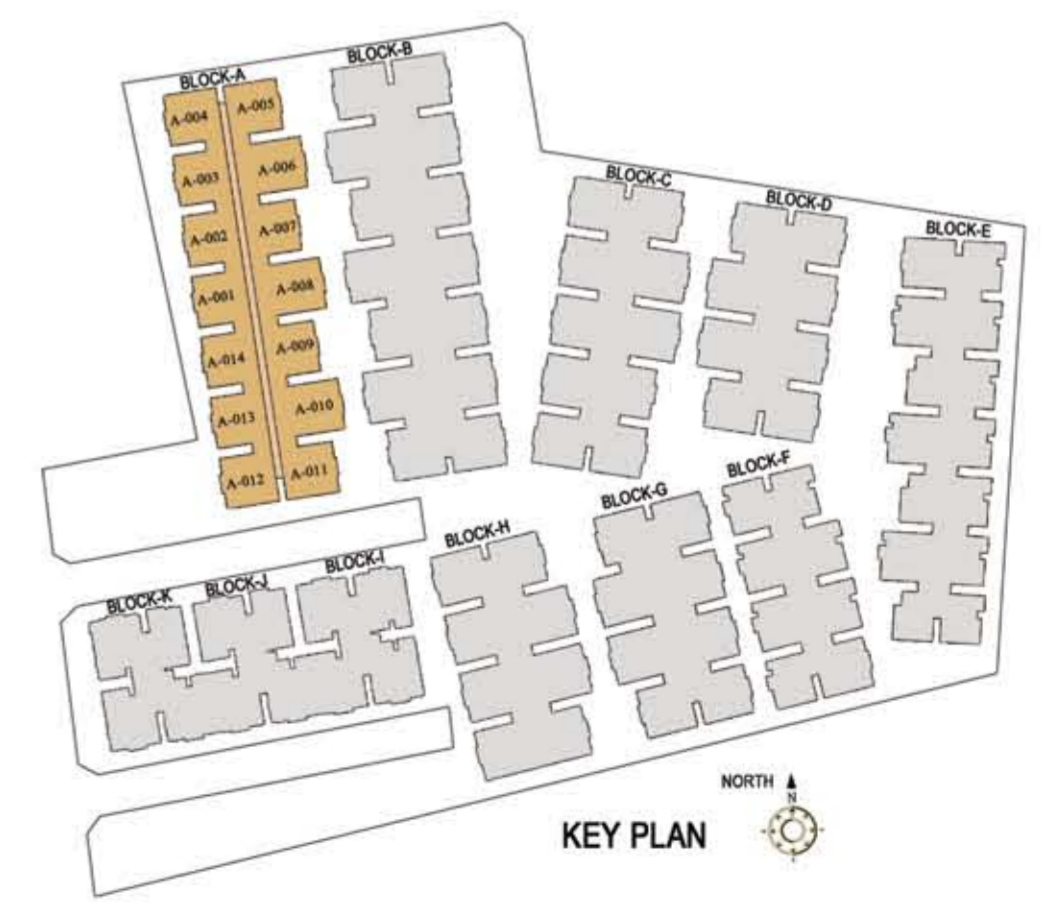


Legend

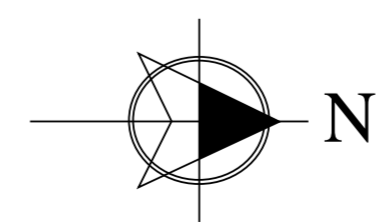
- 1 ENTRY & EXIT
- 2 SECURITY KIOSK
- 3 MAIN ENTRANCE PLAZA
- 4 PEDESTRIAN ENTRY
- 5 RAMP TO BASEMENT
- 6 APARTMENT ENTRANCE PLAZA
- 7 STEPPING STONE SET IN LAWN
- 8 LAWN
- 9 PALM COURT
- 10 FLOWER GARDEN
- 11 ACCENT TREE COURT
- 12 MEDITATION PLAZA
- 13 SUNKEN COURT
- a) LOTUS POND
- b) LAWN
- c) BRIDGE
- 14 CRAZY CUT STONE PAVED PLAZA
- 15 FLOWER GARDEN WITH TREES
- 16 LIGHT WELL
- 17 SENIOR CITIZEN COURT
- 18 LAWN MOUND
- 19 LAZY LAWN
- 20 PAVILION
- 21 KIDS PLAY AREA / SAND PIT
- 22 GRASS PAVED EXERCISE PLAZA
- 23 BASKET BALL DRIBBLING COURT
- 24 SECONDARY ENTRY
- 25 SKATING RING
- 26 ACCENT TREE COURT
- 27 OPEN AIR THEATRE
- 28 PARTY LAWN
- 29 GAZEBO
- 30 LAWN COURT
- 31 SEATING PLAZA
- 32 PERIPHERAL WALK WAY
- 33 PERIPHERAL TREES
- 34 TRANSFORMER YARD
- BSCPL LAND (NOT PART OF DEVELOPMENT)
- 35 MOCK UP UNIT
- 36 THE MEANDERING STREAM - WATER FEATURE
- 37 MODEL DISPLAY PLAZA WITH SEAT
- 38 MARKETING OFFICE
- 39 EXISTING WELL WITH SCULPTURE SPOUT

- Block A, B, I, J & K-3 BHK
- Block C, D, G & H-2.5 BHK
- Block E & F-2 BHK





GROUND FLOOR BLOCK - A



KEY PLAN
NORTH

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
A-112,212,312	3-BHK	119.35	1284	144.46	1555

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
A-113,213,313	3-BHK	122.06	1313	147.71	1590

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
A-114,214,314	3-BHK	122.06	1313	147.71	1590

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
A-101,201,301	3-BHK	122.06	1313	147.71	1590

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
A-102,302,302	3-BHK	122.06	1313	147.71	1590

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
A-103,203,203	3-BHK	122.06	1313	147.71	1590

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
A-104,204,304	3-BHK	119.89	1290	144.92	1560



UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
A-111,211,311	3-BHK	122.26	1316	147.71	1590

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
A-110,210,310	3-BHK	117.39	1263	141.67	1525

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
A-109,209,309	3-BHK	126.13	1357	152.35	1640

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
A-108,208,308	3-BHK	117.39	1263	141.67	1525

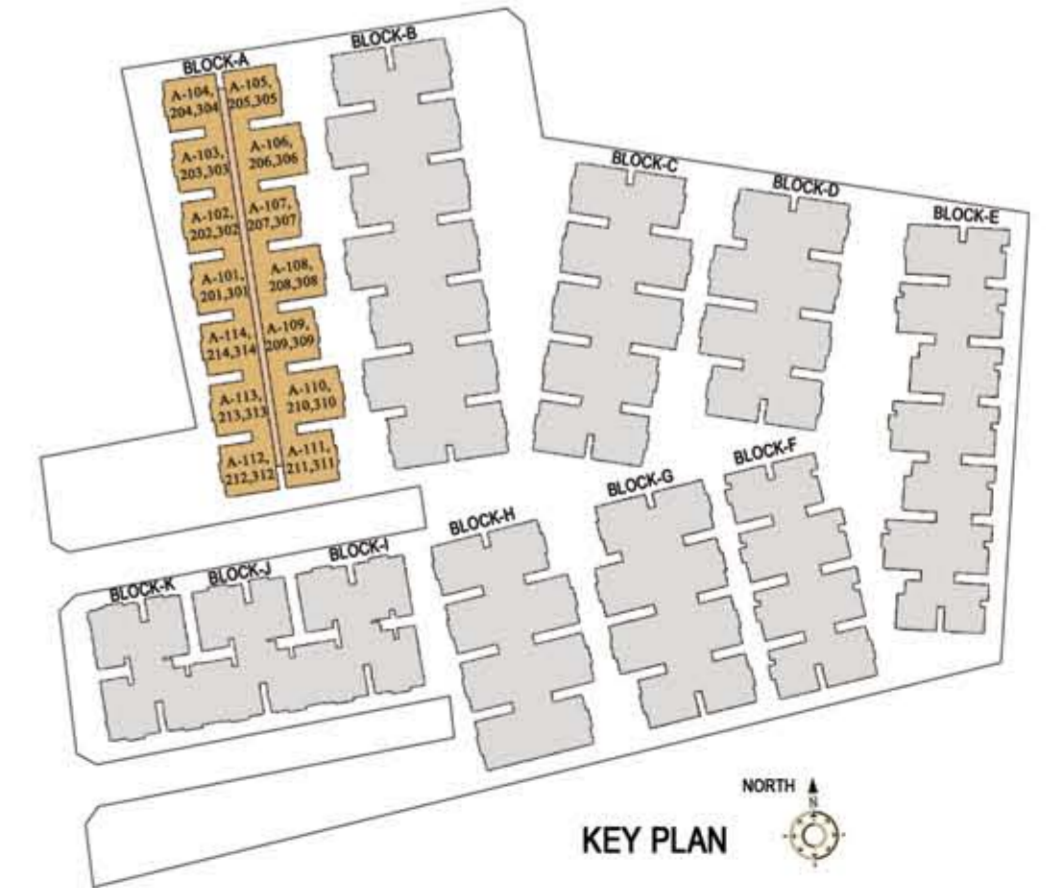
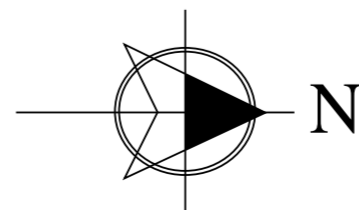
UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
A-107,207,307	3-BHK	126.13	1357	152.35	1640

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
A-106,206,306	3-BHK	117.39	1263	141.67	1525

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
A-105,205,305	3-BHK	121.64	1309	147.25	1585



TYPICAL FLOOR BLOCK - A



KEY PLAN



UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
B-004	3-BHK	121.29	1305	146.78	1580

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
B-005	3-BHK	120.83	1300	145.85	1570

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
B-006	3-BHK	120.83	1300	145.85	1570

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
B-007	1-BHK	79.59	856	96.15	1035

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
B-008	3-BHK	120.83	1300	145.85	1570

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
B-009	3-BHK	120.83	1300	145.85	1570

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
B-010	3-BHK	116.68	1256	141.21	1520



UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
B-003	3-BHK	119.69	1288	144.92	1560

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
B-002	3-BHK	120.79	1300	145.85	1570

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
B-001	3-BHK	120.79	1300	145.85	1570

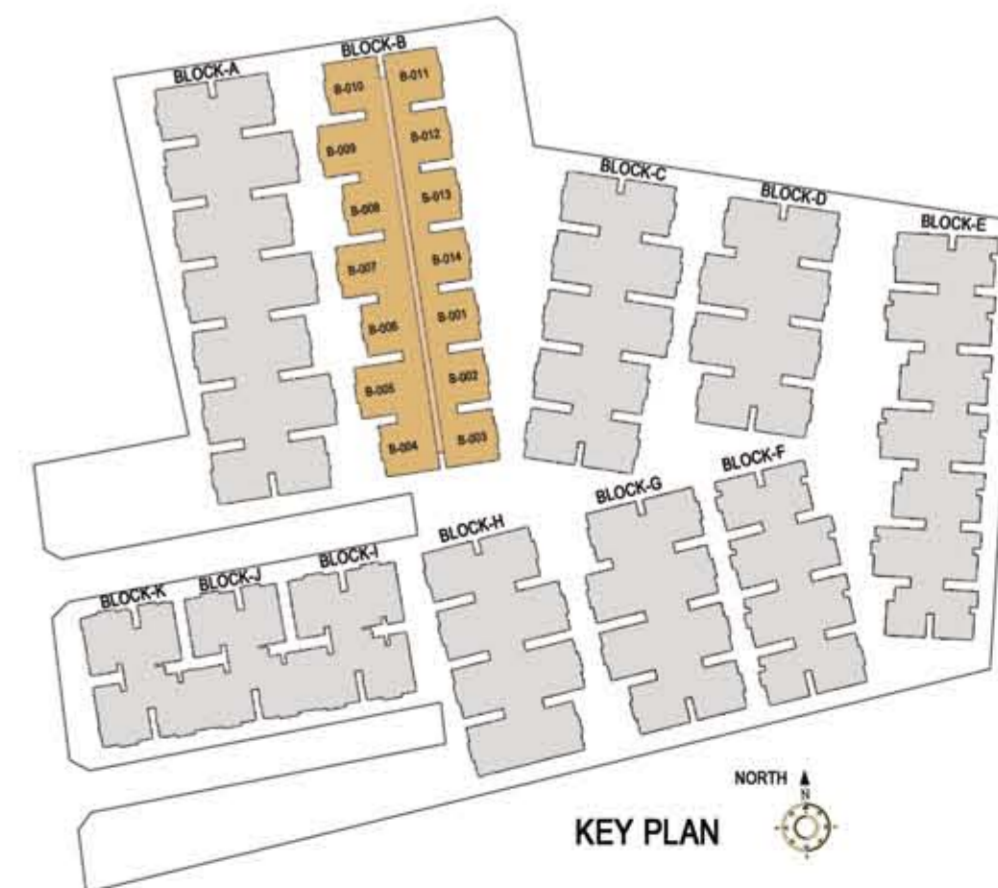
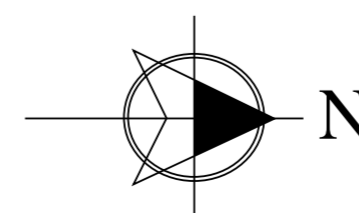
UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
B-014	1-BHK	79.59	856	96.15	1035

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
B-013	3-BHK	120.79	1300	145.85	1570

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
B-012	3-BHK	120.79	1300	145.85	1570

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
B-011	3-BHK	118.67	1277	143.53	1545

GROUND FLOOR BLOCK - B

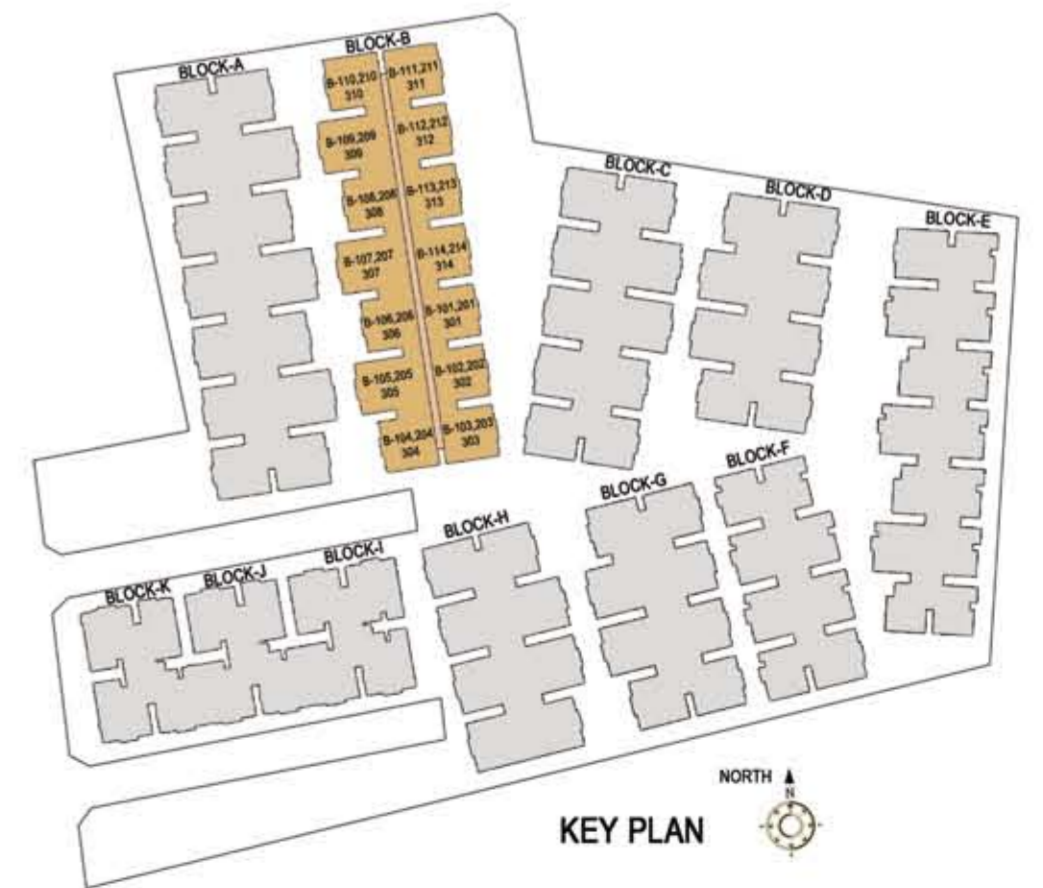
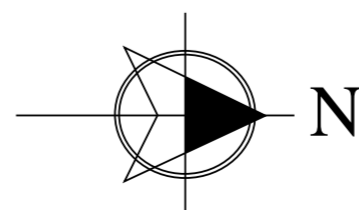


KEY PLAN



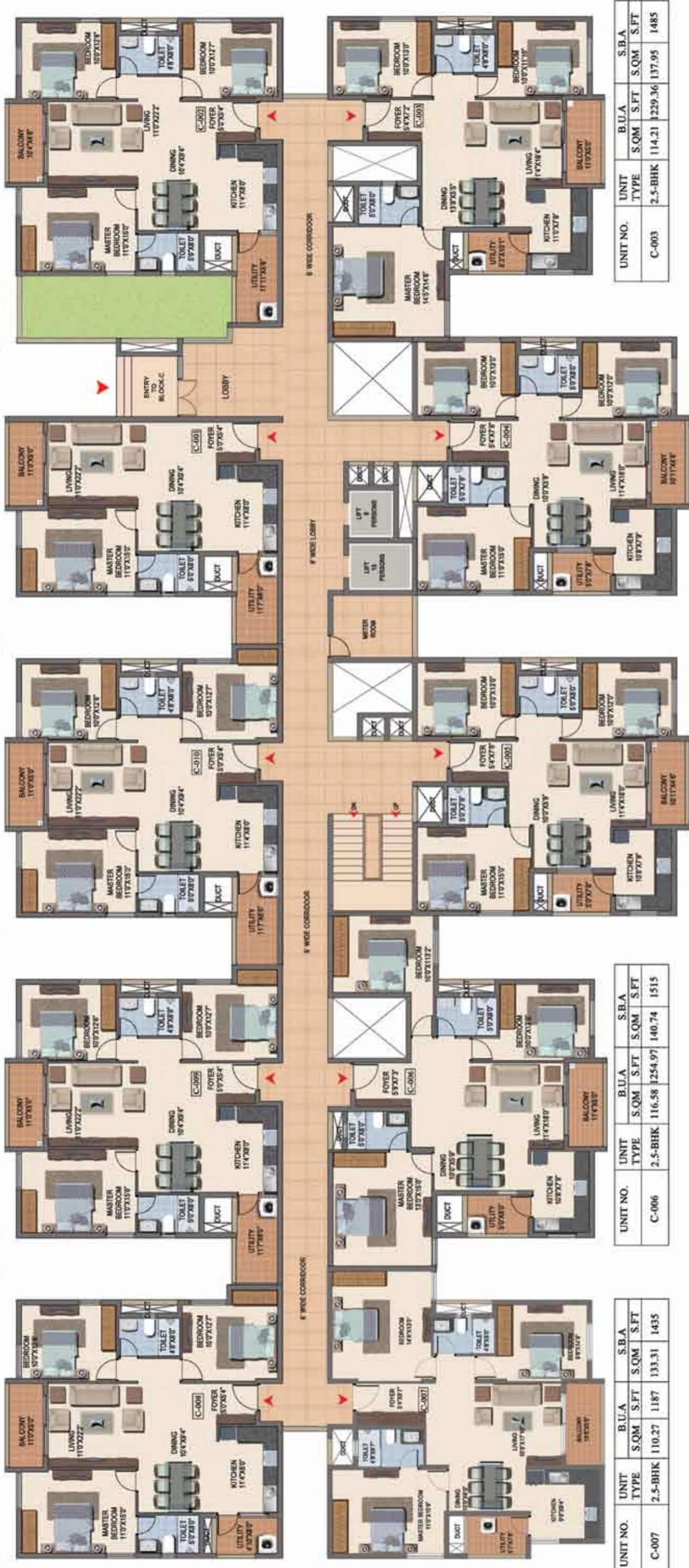


TYPICAL FLOOR BLOCK - B

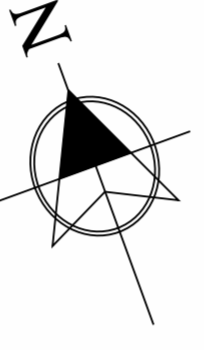


KEY PLAN
NORTH

UNIT NO.	UNIT TYPE	B.U.A	S.Q.M	S.F.T	S.Q.M	S.F.T	S.B.A	S.Q.M	S.F.T
C-008	2.5-BHK	110.78	1192.44	133.77	1440				
C-009	2.5-BHK	113.54	1222.25	137.03	1475				
C-010	2.5-BHK	113.54	1222.25	137.03	1475				
C-001	1-BHK	79.42	854.88	96.15	1035				
C-002	2.5-BHK	112.42	1210	135.63	1460				



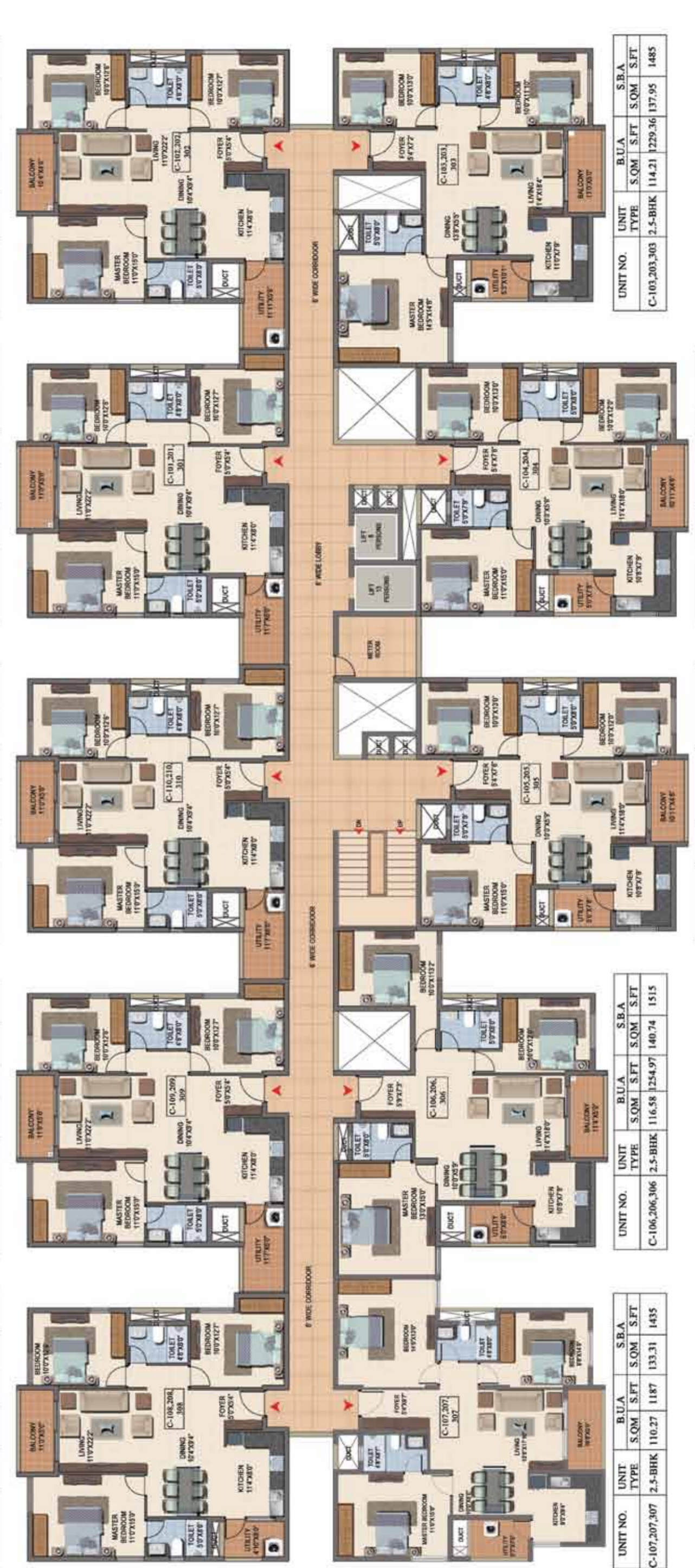
UNIT NO.	UNIT TYPE	B.U.A	S.Q.M	S.F.T	S.Q.M	S.F.T	S.B.A	S.Q.M	S.F.T
C-007	2.5-BHK	110.27	1187	133.31	1435				
C-006	2.5-BHK	116.58	1254.97	140.74	1515				
C-005	2.5-BHK	106.12	1142.38	128.20	1380				
C-004	2.5-BHK	106.12	1142.38	128.20	1380				
C-003	2.5-BHK	114.21	1229.36	137.95	1485				



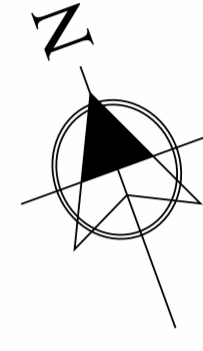
GROUND FLOOR BLOCK - C



UNIT NO.	UNIT TYPE	B.U.A	S.Q.M	S.F.T	S.Q.M	S.F.T	S.B.A	S.Q.M	S.F.T
C-108,208,308	2.5-BHK	110.78	1192.44	133.77	1440				
C-109,209,309	2.5-BHK	113.54	1222.25	137.03	1475				
C-110,210,310	2.5-BHK	113.54	1222.25	137.03	1475				
C-101,201,301	2.5-BHK	113.54	1222.25	137.03	1475				
C-102,202,302	2.5-BHK	112.42	1210	135.63	1460				



UNIT NO.	UNIT TYPE	B.U.A	S.Q.M	S.F.T	S.Q.M	S.F.T	S.B.A	S.Q.M	S.F.T
C-107,207,307	2.5-BHK	110.27	1187	133.31	1435				
C-106,206,306	2.5-BHK	116.58	1254.97	140.74	1515				
C-105,205,305	2.5-BHK	106.12	1142.38	128.20	1380				
C-104,204,304	2.5-BHK	106.12	1142.38	128.20	1380				
C-103,203,303	2.5-BHK	114.21	1229.36	137.95	1485				



TYPICAL FLOOR BLOCK - C

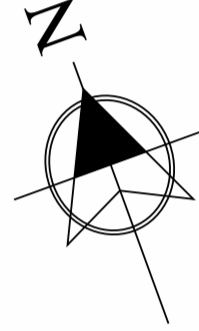




GROUND FLOOR BLOCK - D

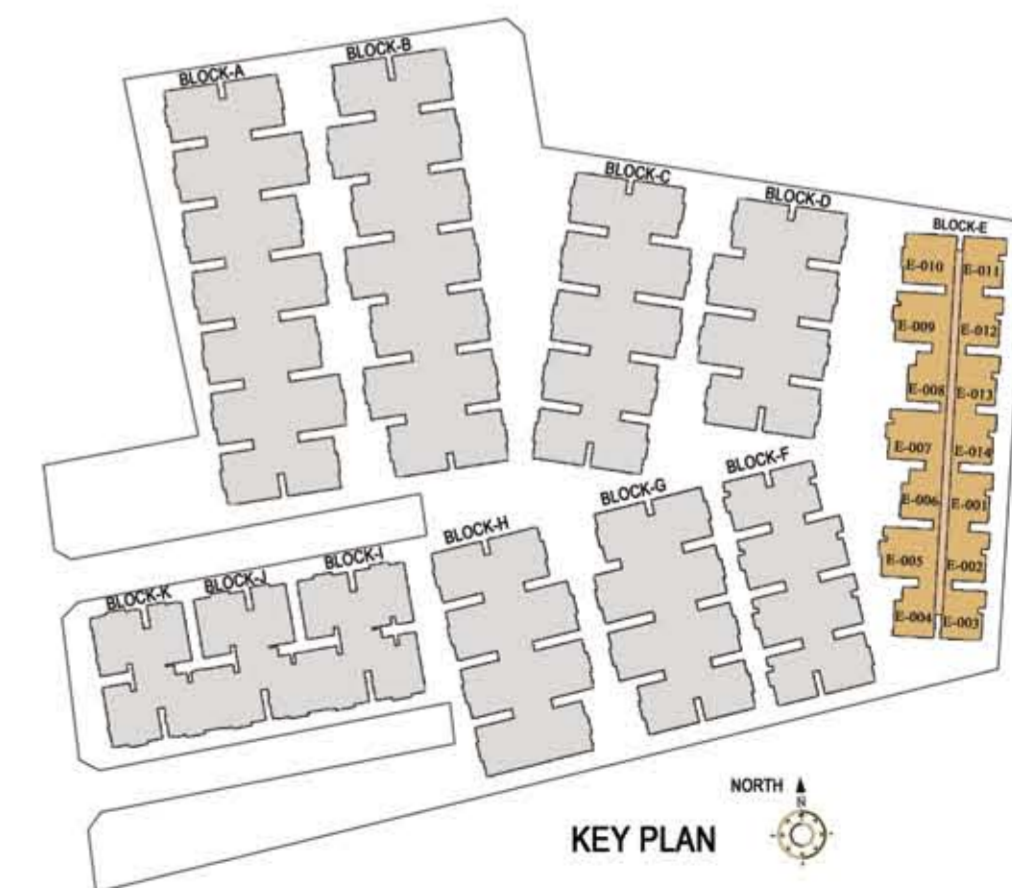
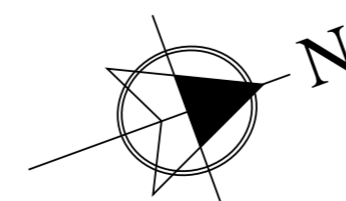


TYPICAL FLOOR BLOCK - D





GROUND FLOOR BLOCK - E



NORTH
KEY PLAN

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
E-105,205,305	2-BHK	84.63	910	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
E-107,207,307	2-BHK	84.63	910	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
E-109,209,309	2-BHK	84.63	910	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
E-110,210,310	2.5-BHK	109.45	1178	131.92	1420

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
E-104,204,304	2-BHK	85.74	922	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
E-106,206,306	2-BHK	85.69	922	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
E-108,208,308	2-BHK	85.74	922	101.26	1090



UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
E-103,203,303	2-BHK	85.52	888	99.40	1070

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
E-102,202,302	2-BHK	85.90	924	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
E-101,201,301	2-BHK	85.65	922	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
E-114,214,314	2-BHK	85.91	924	101.26	1090

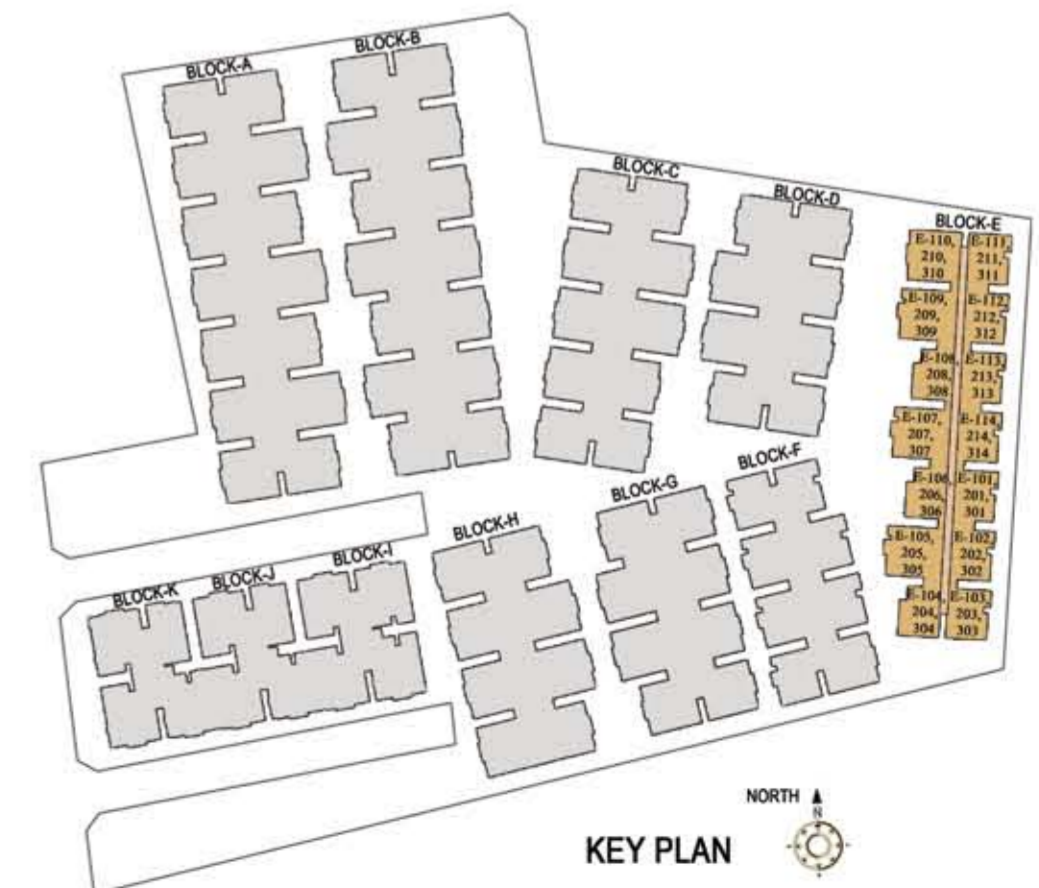
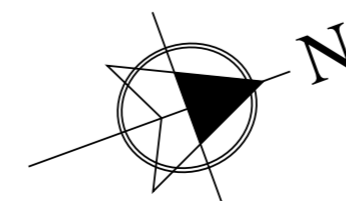
UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
E-113,213,313	2-BHK	85.66	922	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
E-112,212,312	2-BHK	85.91	924	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A		S.B.A	
		S.QM	S.FT	S.QM	S.FT
E-111,211,311	2-BHK	85.66	922	101.26	1090



TYPICAL FLOOR BLOCK - E



KEY PLAN
NORTH

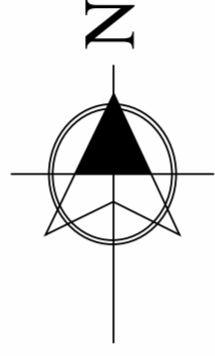
UNIT NO.	UNIT TYPE	B.U.A. S.Q.M	S.F.T	S.B.A. S.Q.M	S.F.T
F-007	2-BHK	84.52	909.88	101.26	1090
F-008	2-BHK	84.52	909.88	101.26	1090
F-001	2-BHK	84.52	909.88	101.26	1090
F-002	2-BHK	84.52	909.88	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A. S.Q.M	S.F.T	S.B.A. S.Q.M	S.F.T
F-003	2-BHK	86.13	927.21	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A. S.Q.M	S.F.T	S.B.A. S.Q.M	S.F.T
F-004	2-BHK	81.74	879.85	98.47	1060

UNIT NO.	UNIT TYPE	B.U.A. S.Q.M	S.F.T	S.B.A. S.Q.M	S.F.T
F-005	1-BHK	54.47	586.42	65.49	705

UNIT NO.	UNIT TYPE	B.U.A. S.Q.M	S.F.T	S.B.A. S.Q.M	S.F.T
F-006	2.5-BHK	112	1205.57	134.70	1450



GROUND FLOOR BLOCK - F



UNIT NO.	UNIT TYPE	B.U.A. S.Q.M	S.F.T	S.B.A. S.Q.M	S.F.T
F-107,207,307	2-BHK	84.52	909.88	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A. S.Q.M	S.F.T	S.B.A. S.Q.M	S.F.T
F-108,208,308	2-BHK	84.52	909.88	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A. S.Q.M	S.F.T	S.B.A. S.Q.M	S.F.T
F-101,201,301	2-BHK	84.52	909.88	101.26	1090

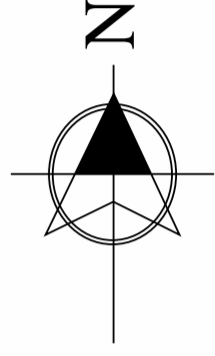
UNIT NO.	UNIT TYPE	B.U.A. S.Q.M	S.F.T	S.B.A. S.Q.M	S.F.T
F-102,202,302	2-BHK	84.52	909.88	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A. S.Q.M	S.F.T	S.B.A. S.Q.M	S.F.T
F-106,206,306	2.5-BHK	112	1205.57	134.70	1450

UNIT NO.	UNIT TYPE	B.U.A. S.Q.M	S.F.T	S.B.A. S.Q.M	S.F.T
F-105,205,305	2-BHK	82.18	884.59	99.40	1070
F-104,204,304	2-BHK	81.74	879.85	98.47	1060

UNIT NO.	UNIT TYPE	B.U.A. S.Q.M	S.F.T	S.B.A. S.Q.M	S.F.T
F-101,201,301	2-BHK	84.52	909.88	101.26	1090
F-103,203,303	2-BHK	86.13	927.21	101.26	1090

UNIT NO.	UNIT TYPE	B.U.A. S.Q.M	S.F.T	S.B.A. S.Q.M	S.F.T
F-102,202,302	2-BHK	84.52	909.88	101.26	1090
F-104,204,304	2-BHK	86.13	927.21	101.26	1090

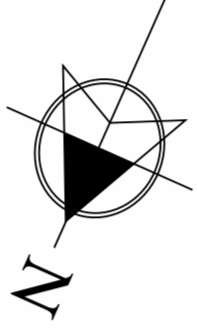


TYPICAL FLOOR BLOCK - F



UNIT NO.	UNIT TYPE	B.U.A	S.Q.M	S.F.T	S.Q.M	S.F.T
G-007	2.5-BHK	110.48	1189	133.31	1435	
G-008	2.5-BHK	112.98	1216	136.56	1470	
G-001	2.5-BHK	112.98	1216	136.56	1470	
G-002	2.5-BHK	110.60	1190	133.77	1440	

UNIT NO.	UNIT TYPE	B.U.A	S.Q.M	S.F.T	S.Q.M	S.F.T
G-006	2.5-BHK	109.38	1177	131.92	1420	
G-005	1-BHK	76.13	819	91.97	990	
G-004	2.5-BHK	109.38	1177	132.38	1425	
G-003	2.5-BHK	116.11	1249	140.28	1510	

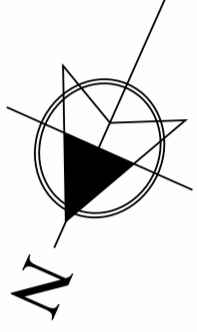


GROUND FLOOR BLOCK - G



UNIT NO.	UNIT TYPE	B.U.A	S.Q.M	S.F.T	S.Q.M	S.F.T
G-107,207,307	2.5-BHK	110.48	1189	133.31	1435	
G-108,208,308	2.5-BHK	112.98	1216	136.56	1470	
G-101,201,301	2.5-BHK	112.98	1216	136.56	1470	
G-102,202,302	2.5-BHK	110.60	1190	133.77	1440	

UNIT NO.	UNIT TYPE	B.U.A	S.Q.M	S.F.T	S.Q.M	S.F.T
G-105,205,305	2.5-BHK	116.11	1249	140.28	1510	
G-104,204,304	2.5-BHK	109.38	1177	132.38	1425	
G-106,206,306	2.5-BHK	109.38	1177	131.92	1420	



TYPICAL FLOOR BLOCK - G



TECHNICAL SPECIFICATIONS – BOLLINENI HILLSIDE

1. STRUCTURE

- Foundation & Super structure : RCC framed structural System, Seismic zone III Compliant
- Internal Walls & External Walls : Solid concrete blocks
- Roof slab : Reinforced Cement Concrete slab
- Plastering : Internal - smoothly plastered External - with sponge finish

2. FLOORING FINISHES

- Living, Dining, Foyer, Passage : Vitrified tiles 24" x 24" with skirting of 4"
- Bed rooms / Kitchen : Vitrified tiles 24" x 24" with skirting of 4"
- Toilets : Designer ceramic tiles
- Balconies / Utility : Matt finish Vitrified tiles
- Entrance Lobbies at Ground floor : Granite flooring
- Staircases : Granite - Ground to first , others - Kota

DADOING

- Toilets : Designer ceramic tiles up to 7' height
- Kitchen & Utility : Imported Designer tiles for 2' above counter

3. JOINERY

- ### DOORS
- Entrance Door/ Main Door : Imported Engineered wooden frame, solid wood Shutters with melamine polish
 - Internal doors : Engineered wood frame with both side teak veneered Flush Shutters
 - Balcony : UPVC / Powder coated Aluminum sliding doors with Plain Glass & mosquito mesh

- Toilet Doors : Engineered Wood frame with Flush Shutters one side teak & one side water resistant laminate / PU Coating

WINDOWS AND VENTILATORS

- All Windows & Ventilators : UPVC / Powder coated Aluminum sliding windows with Clear glass and mosquito mesh

4. RAILINGS :

- Balcony : M.S railing with Matt finish enamel paint
- Staircase : M.S Railing with Matt finish enamel paint

5. PAINTING:

- Interior walls & ceilings : Acrylic Emulsion paint.
- Exterior walls : Weather proof paint with part texture finish
- Kitchen /Utility : Plastic Emulsion Paint

6. KITCHEN:

- 2' wide Granite counter with bull nosing, SS sink with single bowl drain board supported with Angles

7. ELECTRICAL WORKS

- A/C - power Points in Living room & All bed rooms
- Modular switches and socket (Anchor or equivalent)
- One Telephone & TV point each in living room and in All Bedrooms
- Provision for water purifier, Microwave, Chimney & Fridge
- Fire resistant electrical wires of Anchor/Polycab/KRI or equivalent
- Earth Leakage Circuit Breaker (ELCB)
- Single / Three phase meter with Power supply provision – 6KW for 3 BHK, 5KW for 2.5 BHK, 4KW for 2 BHK
- 1KW Backup power from DG

8. SANITARY & BATHROOM FIXTURES

- White colored wall mounted EWC in all toilets of Imported/Jaguar / Hindware or equivalent make
- Counter top wash-basin in Master Bed toilet & wall hung wash basin in other toilets
- Imported / Jaguar or equivalent brand CP fixtures in toilets
- Single lever diverter in shower area with glass shower partition (sliding)

9. SMART CAMPUS FEATURES

- CCTV monitoring of critical areas such as kids play area, swimming pool, etc. on Home TV
- Gate security
- 12 channel DVR with CCTV at strategic locations
- Gate management with RFID access
- Telephone / Intercom at Home, Club house, control room, facility management office & security

10. ELEVATORS

- Suitable capacity Automatic passenger elevators with SS car (OTIS or Equivalent)

Disclaimer: Specifications Are Subject To Change Without Any Prior Notice

Bank Loans

Eligibility for Home Loans

Minimum Age: 18 years as on the date of sanction

Maximum Age: 70 years (i.e. the age by which the loan should be fully repaid)

Availability of sufficient, regular and continuous source of income for servicing the loan repayment.

To enhance loan eligibility, you have the option to add:

1. Income of your Spouse / Son / Daughter, provided they have a steady income (differs from bank to bank)
2. Expected Rent accruals, if the house / flat being purchased is proposed to be rented out
3. Regular Income from all sources

Loan Amount

- 1) Income Based: For Individuals with

Net Annual Income	EMI / NMI Ratio
Upto Rs. 2 Lacs	40%
Rs. 2 Lacs to Rs. 5 Lacs	50%
Above Rs. 5 Lacs	55%

EMI: Equated Monthly Installments
NMI: Net Monthly Income

- 2) Property Based: 70 - 80% of the Project Cost (Sale Consideration + Registration cost), varies from one institution to another

“Lesser of the two will be eligible Loan Amount”

Documents Required by Bank for Home Loan Approval

Salaried applicants

1. Application form with photograph
2. Proof of identity (PAN/Passport/Driving License/Voter ID Card – any two of these)
3. Proof of Residence (Ration Card/Electric Bill/Telephone Bill/Gas Connection/Bank Account Statement/Passport/Letter from Employer – any one of these)
4. Salary Slip – Last 3 to 6 months
5. Form 16 – Last 1 to 2 years
6. Last 6 months' Bank Statement with evidence of salary credited
7. Employer ID Card/Photocopy of Letter from Employer
8. Details of loans already availed, EMIs, Bank Statement
9. Processing Fee (Cheque)

Self employed applicants

1. Application form with photograph
2. Proof of identity (PAN/Passport/Driving License/Voter ID Card – any two of these)
3. Proof of Residence (Ration Card/Electricity Bill/Telephone Bill/Gas Connection/Bank Account Statement/Passport/Letter from Employer – any one of these)
4. Educational Qualification Certificates/Proof of Existence of Business
5. Brief Profile of Business
6. Last 3 Years' IT Returns (Self and Business)
7. Bank Account Statements of the Business
8. Last 2 to 3 years of Profit/Loss and Balance Sheet
9. Processing Fee (Cheque)

Loan amount (in Rs.): 1,00,000

ROI	5 Years	7 Years	8 Years	10 Years	12 Years	15 Years	20 Years
9.00%	2,075.84	1,608.91	1,465.02	1,266.76	1,138.03	1,014.27	899.73
9.25%	2,087.99	1,621.62	1,478.02	1,280.33	1,152.16	1,029.19	915.87
9.50%	2,100.19	1,634.40	1,491.09	1,293.98	1,166.37	1,044.22	932.13
9.75%	2,112.42	1,647.23	1,504.22	1,307.70	1,180.68	1,059.36	948.52
10.00%	2,124.70	1,660.12	1,517.42	1,321.51	1,195.08	1,074.61	965.02
10.25%	2,137.03	1,673.06	1,530.68	1,335.39	1,209.57	1,089.95	981.64
10.50%	2,149.39	1,686.07	1,544.00	1,349.35	1,224.14	1,105.40	998.38
10.75%	2,161.80	1,699.13	1,557.39	1,363.39	1,238.80	1,120.95	1,015.23
11.00%	2,174.24	1,712.24	1,570.84	1,377.50	1,253.56	1,136.60	1,032.19

FAQ's

What is Bollineni Hillside?

Bollineni Hillside is an integrated residential township spread across 92 acres, with about 50 percent open space. This fresh, unpolluted township has been planned in phased manner. The first phase is spread over 52 acres with more than 1300 dwelling units. It consists of independent houses (Villas and Row Houses) and spacious apartments to suit varying budgets and needs. Phase 1 is almost sold out and 1300 families have already taken possession of their units. The second phase is to be exclusively apartments.

ABOUT PHASE 2:

Bollineni Hillside Phase 2 is situated adjacent to the main gate from Perumbakkam. It is situated on the main 50 feet road of township. It is spread on a land of 6.5 acre and the total buildup space will be approximate 3 – 5 sq. ft. with a ground coverage of 45%.

Phase 2 is now open for sale. It consists of about 383 units having 1, 2, 2.5, 3 BHK apartments. The apartment blocks will be of ground plus three floors structure on a podium and surrounded by landscapes. All car parks will be at the basement. For residents, lifts will be available from basement itself.

Where is Bollineni Hillside located?

The project is located off OMR (Old Mahabalipuram Road) Sholinganallur, better known as IT corridor in the Metropolitan city of Chennai. Bollineni Hillside has easy access to Chennai International Airport, GST Road and the main business districts. Besides, Bollineni Hillside also has major IT companies operating within its vicinity.

Location of Phase 2: Important locations and their approximate distances:

TIDEL Park	: 16 KM
Adyar(Madhya Kailash)	: 17 KM
Airport	: 20 KM
GST Road(Tambaram)	: 14 KM
Global Hospital	: 3 KM
East Coast Road	: 7 KM
Mount Road	: 20 KM
Siruseri IT Park	: 9 KM
Thiruvanmiyur	: 15 KM

What is the location advantage and investment benefit?

Medavakkam has been declared as 6th most appreciating location in India declared by Knight Frank and is the No.1 in Tamil Nadu circle. Hence, it is the destination of all real estate investors.

The Tamil Nadu government has announced an elevated corridor along the 45km OMR connecting Madhya Kailash & Siruseri IT park.

It would be the country's longest such corridor, much longer than the Hyderabad airport-city link which is 11.6km, which facilitate a smooth ride for thousands of people hitting the IT corridor every day.

The IT industry consisting of top notch companies like TCS, Infosys, Cognizant, PayPal, E-bay, Accenture to name few. The IT industry will continue to help real estate on OMR.

Its proximity to sea, keeps the area filled with fresh breeze, making the township a pollution free environment.

What Amenities will I get at Bollineni Hillside Phase 2 ?

Since 2011, buyers have started residing in the township and are enjoying a host of useful facilities. Residents of Phase 2 will also enjoy all the facilities and amenities available from Phase 1, as it is an integrated part of the township.

- The Club house with gym facility, activity room to engage the children in various activities like Dance, Music, Drawing, Karate, and Yoga.
- A CBSE full facility School run by famous BALA VIDYA MANDIR, Adyar.
- A NILGIRIS supermarket
- Piped cooking GAS
- Play areas for tennis, basket ball & cricket.
- Fully equipped huge green parks
- Water and sewage treatment plant
- Garbage chute in apartments and comprehensive garbage management
- Wide, clean & maintenance free concrete cement roads
- 24 hrs power back-up to common area & dwelling units
- Fully stocked pharmacy
- Vegetable and fruit Shop
- Restaurant

A main club to be ready by 2014-15 with 1.79 acres worth of facilities like swimming pool, banquet hall, kids play area, restaurant, badminton, squash & table tennis court, theatres, guest rooms, gym, indoor games, yoga/aerobics and more. The main club will also have virtual golf simulation facility. Besides this, Phase 2 residents will also have a separate gym and multipurpose hall.

How secure are the residents here at Bollineni Hillside?

- Security guards at main gates of the township
 - CCTV cameras are placed at main gates and other vantage areas.
- Each cluster of blocks of apartments & villas have restricted entry by way of access control boom barriers / manned security gate with round-the-clock security guards on entry of each cluster and in common areas.

Who are the Developers of Bollineni Hillside?

Bollineni Hillside is a project of BSCPL Infrastructure Ltd (B Seenaiah & Co Projects Ltd). BSCPL is in the construction activities for last four decades. BSCPL is a reputed partner of NHAI for building national highways. Company has to its credit some of the very prestigious and important national highways.

The company has worked on the expansion of the Port Blair Airport in Andaman Islands and the completion of the Kabul-Kandahar Highway among many other international projects. It has also made its mark in the healthcare sector, owning and running 3 hospitals, including KIMS (Krishna Institute of Medical Sciences), a super specialty medical care centre in Hyderabad.

Who are the Architects and Engineers of Bollineni Hillside Phase-2 ?

Vernekar Associates are the Architect, ISA Design Studio is the structural consultant, S K Associates is the Plumbing & Sanitary consultant, Entask is the Electrical consultant and Malik Reality is the Landscape consultant.

Who are the contractors of Bollineni Hillside?

To fulfill our commitment to provide excellence in quality and value to customers, BSCPL, the company, has taken up the construction themselves. The sole objective is the quality of construction and timely delivery.

What is the price composition of Residential Units at Bollineni Hillside?

Price of the units are revised and declared from time to time depending upon the market and economic scenario, containing the following components:

- A) Basic price per sq. ft. for super built up area
- B) Price towards other components including car park, clubhouse membership fee,

Infra structure charges, piped gas connection, deposits for maintenance and corpus fund will also be part of sale price.

- C) Various taxes and government levies like VAT, service taxes, etc. will be extra charges. Stamp Duty and Registration Charges etc will be separate. Latest price list can be taken from our sales department.

What are the education, healthcare and entertainment facilities available in the vicinity of Bollineni Hillside?

Reputed CBSE affiliated School, Bala Vidya Mandhir commenced operation in 2010 in Bollineni Hillside.

Satyabama University, Mohammad Sathak College, Vellore Institute of Technology, SSN Engineering college and Hindustan University are colleges surrounding the area.

Global Hospital, Chettinad Hospital and Lifeline Hospital are all in the vicinity providing healthcare.

MGM, VGP, AGS Cinemas and Mayajaal are few favourite destinations for entertainment located around but there's plenty of entertainment right in the township.

Is Finance available to the buyers for this project?

Almost all the major banks have approved the project for lending to customers, as per their eligibility criterion. BSCPL has a dedicated team ready to help with any of the customer's documentation requirements for speedy disbursement.

Who will maintain the Township and charges applicable for it?

The township will be managed by the Bollineni Hillside Owner's Association. Currently, BSCPL is managing the township. In due course maintenance will be handed over to the association of residents..

The Maintenance charges consist of two components:

- a) Maintaining buildings of residents(Apartments)
- b) Maintaining the township and common areas.

Currently, the cost of maintenance is about Rs.2.25 to 2.75/- per Sq. ft which includes maintenance of services like Security, House Keeping, Garbage management, Club House, DG power back up, water and sewage plants for different blocks. The rates changes depending upon tariff of consumables and utilities.

THE PAYMENT SCHEDULE / PAYMENT PLAN		
APARTMENT NO.:	_____ ; BLOCK NO.:	
Stages	%	Amount Payable
At the time of Booking	5%	
At the time of Agreements (Within 30 days)	15%	
At the time of Commencement of Foundation of basement	15%	
At the time of Slab casting of Basement	10%	
At the time of Casting of ground floor roof slab	10%	
At the time of Casting of first floor roof slab	10%	
At the time of Casting of second floor roof casting	10%	
At the time of Casting of third floor roof casting	10%	
At the time of Commencement of plastering	5%	
At the time of laying Tiles	5%	
At the time of Handing over	5%	
TOTAL	100%	

Do apartments and houses have Undivided share of Land component?

Yes, the buyer will have proportionate share of land transferred to him by way of registered sale deed. Registration charges are currently 8% of guideline value of land and 2% of construction value, but may change based on Government Policies and Change in Rules

What are the Ownership Rights?

The residential units at Bollineni Hillside are by way of absolute sale deeds ownership as per the current rules and regulations of the government. In TamilNadu lease hold construction is not done by builders.

Can BSCPL assist me in leasing my newly acquired Apartment?

Yes, BSCPL has a dedicated team to assist customers in finding the best rental value along with proper documentation and security of their properties. This exclusive service will be available at very minimal service charges.

I would like to purchase a dwelling unit in Bollineni Hillside. What should I do now?

You need to follow a very simple process:

1. Contact:
Manager, Sales Division,
BSCPL Infrastructure Ltd.,
Nookampalayam, Perumbakkam Road,
Sithalapakkam Post., Chennai - 600 126.
Mobile: +91 9094044492
Tel: 91 44 2277 5500 Toll free no: 1800 425 7979
e-mail: sales@bollinenihillside.com
Web: www.bollinenihillside.com
For a virtual tour, visit : www.youtube.com/BSCPLBHS
2. Fill the reservation form along with a cheque / DD in favour of "BSCPL INFRASTRUCTURE LTD" PAYABLE AT CHENNAI towards booking amount @ 5 % of value of the property
3. Visit our model flat at the site and experience the quality of our construction, and the quality of life you would experience at Bollineni Hillside.

What is the payment schedule?

To book any unit, you have to first pay the initial booking amount, followed by rest of the payments as per 'the Construction Linked Plan', as mentioned in the table.



BSCPL Infrastructure Ltd. Nookampalayam, Perumbakkam Road,
Sithalapakkam. Chennai - 600 073.

Landmark: Behind Sathyabama University, Off OMR,
Via Semmancherry, Chennai.

Contact Details: Tel: 044 22775500 M: + 91 90940 44492,
Toll free No.: 1800-425-7979
E-mail: sales@bollinenihillside.com Website: www.bollinenihillside.com

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