



Bollineni Developers Limited

COME HOME TO
A LIFESTYLE THAT SPELLS
CLASS AND COMFORT



A project by BSCPL Group



REPUTATION THROUGH COMMITMENT AND LEADERSHIP

BSCPL Infrastructure Ltd (formerly B.Seenaiah & Co Projects Ltd.) is a Hyderabad based conglomerate founded in 1982 by Sri Bollineni Krishnaiah - a visionary, philanthropist and an entrepreneur, with strong presence in infrastructure areas like roads, ports, bridges, irrigation and airports. The Group also has interests in steel, healthcare, stone-crushing and education.

Known for its excellence in project management and timely execution, BSCPL's expertise includes high-rise buildings and Integrated townships, hydro power, highways, bridges, airports, runways and irrigation projects.



- Completed single longest four-lane stretch of road 126 Km from Gurgaon to Kotputli valued at Rs. 340.80 crores during 1997 -2001 in JV with a Malaysian company.
- Completed a major bridge of 490 mtrs long on river Barakar in Jharkhand.
- Completed two double lane PSC Bridges 407 mts long across river Banason Bhilwara-Chittorgarh road in Rajasthan.
- Completed rigid pavement construction (120 Kms) with latest plant & machinery.
- Completed overseas projects worth Rs.300 crores in Afghanistan.
- JV partners for BOT project valued at Rs.720 crores in Rajasthan.
- Currently involved in execution of projects worth about Rs. 4000 crores.



Setting up and managing a world class hospital
KIMS Hospitals in Hyderabad



SETTING STANDARDS IN EXCELLENCE AND FINE LIVING

BSCPL, with a string of projects in India and abroad valued at more than Rs.1500 crores, is today synonymous with large scale infrastructure projects that match world-class standards.

Beside infrastructure projects, **BSCPL** and its group companies have successfully entered into Real estate and Healthcare business.

Some of the prestigious Real Estate projects include:

- **Bollineni Hillside**, a seven million sft residential project on 92 acre land at OMR, Chennai.
- **Arena Apartments**, a highrise residential building at Dubai sports city.
- **Hotel Project** at Jumer Village, Dubai.



DUBAI SPORTS CITY, ARENA APARTMENT,
ONGOING PROJECT, DUBAI



JUMERA VILLAGE,
ONGOING HOTEL PROJECT, DUBAI



BOLLINENI HILLSIDE, ONGOING RESIDENTIAL TOWNSHIP
AT OMR, CHENNAI



Inspired by this quest of excellence and fine living, the passion finds its expression in one-of-its-kind, the truly elite address of **Bollineni Homes** at Madhapur, Hyderabad, developed by **Bollineni Developers Ltd**, launched by the promoters of **BSCPL**. The project is a showcase of immense involvement in design, finesse in the detail and a truly world class environment to indulge in and celebrate fine living.



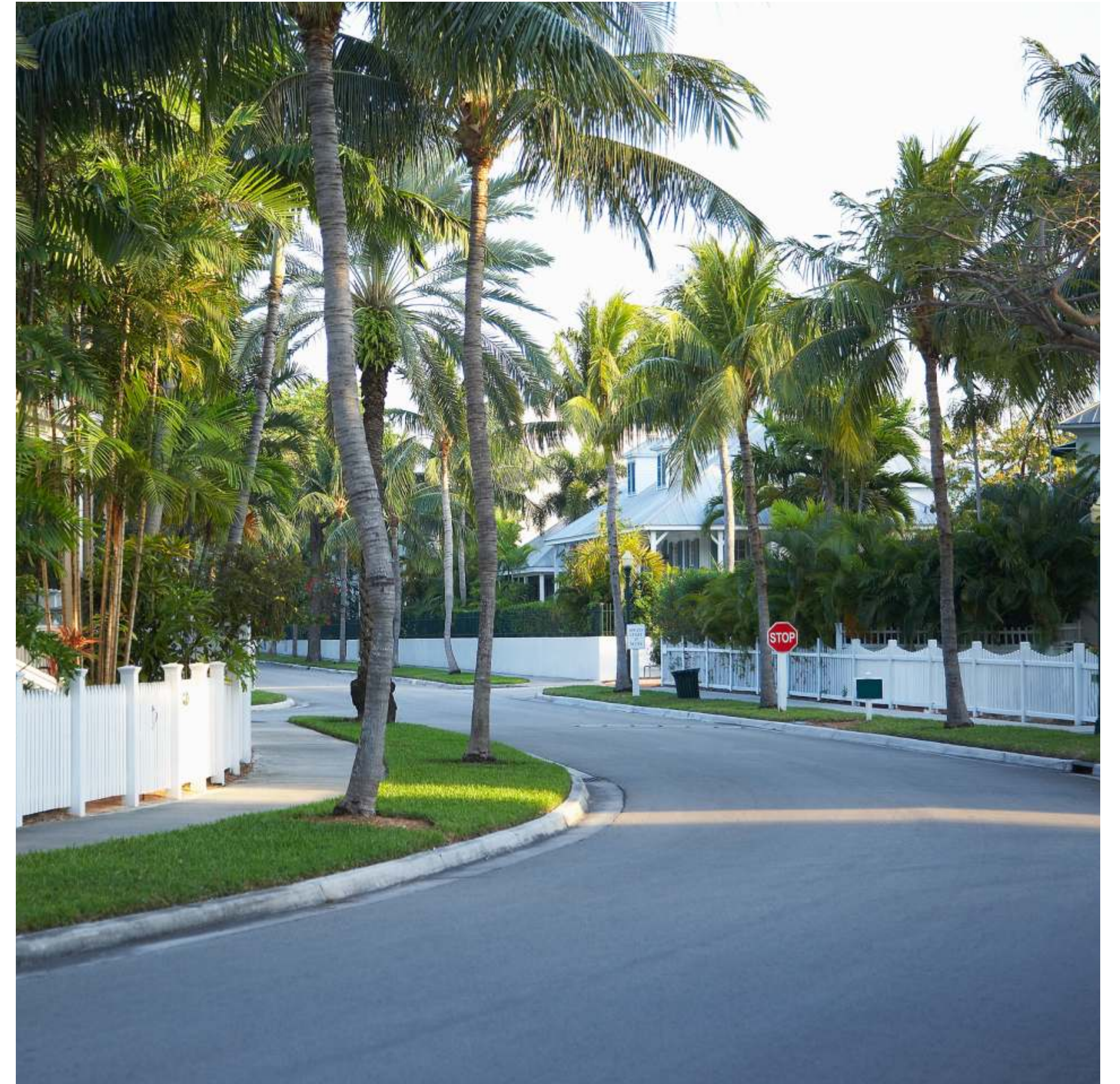


COME HOME TO AN AMBIENCE DESIGNED FOR THE ACCOMPLISHED

Bollineni Homes is an island of happiness. The gated community presents a modern lifestyle at the heart centre of magnificent locale of Madhapur, where a galaxy of multi-national companies are clustered around. The luxury gated community offers meticulously designed 32 villas and 35 high-end apartments to foster a life full of fun, frolic and comfort for the global Indian. The gated community is loaded with all facilities that make every moment a defining experience for joyous living.

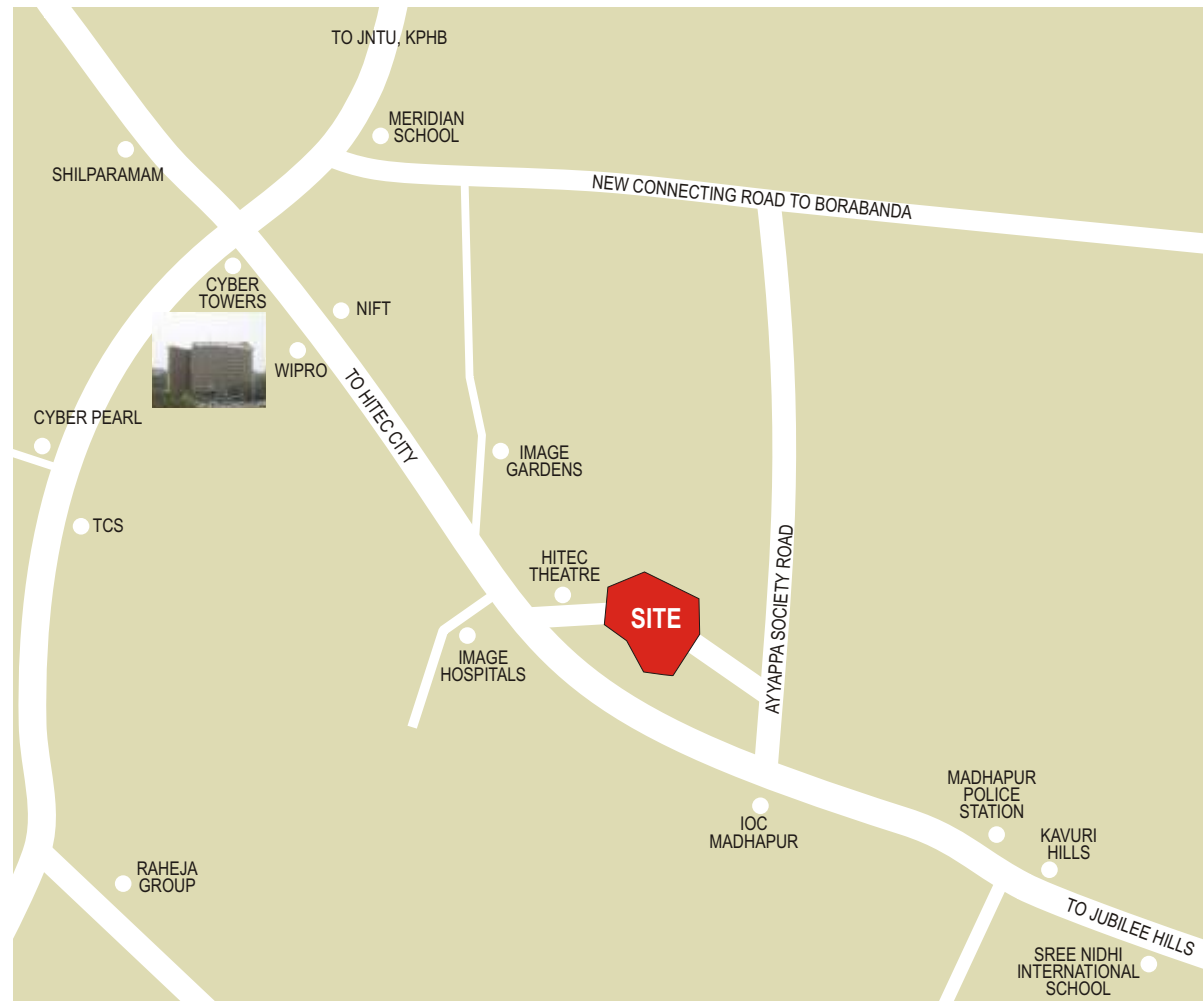


ARCHITECTS IMPRESSION OF ENTRANCE GATE





COME HOME TO A FUTURISTIC LOCATION



LOCATION PLAN (Not to Scale)

Bollineni Homes at Madhapur, is strategically located with the plush Jubilee Hills on one side and HITEC City on the other. The area is dotted by the who's who of the IT world that can be reached in less than five minutes drive. Corporate schools like Sreenidhi and Meridian are only a few minutes away. Corporate Hospitals like Image Hospitals, Vikram Hospitals are just across the road. Plush restaurants in the vicinity and ethnic food courts will satisfy a wide variety of tastes. Durgam Lake, Shilparamam and Botanical Gardens are the finest destinations for quality leisure. A place in Madhapur is a passport to the future and prosperity. The property appreciation is sky high. Investment in **Bollineni Homes** also makes it a wise option for investors. In close proximity are...



EVERYTHING WITHIN REACH

| HITECH THEATRE | PIZZA HUT | SHINING SHOPPING MALLS | ENTERTAINMENT HUBS | PLUSH RESTAURANTS |
| SHILPARAMAM | DURGAM LAKE | BOTANICAL GARDENS | CORPORATE SCHOOLS | HOSPITALS |

| AIRPORT - 30 MINUTES | PUNJAGUTTA - 15 MINUTES | GACHIBOWLI - 10 MINUTES |
| SREENIDHI SCHOOL - 2 MINUTES | JUBILEE HILLS CHECK POST - 4 MINUTES | APOLLO HOSPITALS - 5 MINUTES |



COME HOME TO THE WARMTH OF LUXURY AND FREEDOM

Once you step into the grand entrance gate of **Bollineni Homes**, you are transported to a different realm. Spotless roads, walkway, play areas, ornamental street lighting, abundant greenery, clean and green environment and seasonal blooms will make you feel special every moment, everyday. Watch children playing in carefree environment and greet like-minded neighbors in mirth. A caring home is where you return to and snuggle in the warmth after a long day's work. It's a fountain of joy that keeps you happy, healthy and cheerful.

Bollineni Homes at Madhapur is one such exalted living environment that is meant just for you. **Welcome home.**



PROJECT HIGHLIGHTS

- Personal elevators in villas
- Luxury gated community
- 32 luxury triplex villas and 35 high-end apartments
- Vaastu compliant
- Full fledged exclusive clubhouse
- All round compound wall
- Round the clock professional security
- Intercom to security
- Water treatment plant
- Sewerage treatment plant
- 40 ft wide CC internal roads
- Excellent landscaping
- Walkway
- Avenue plantation
- Street lighting
- Children park
- Underground cabling
- Two car parking for each villa
- Servant quarter for villas
- Controlled entry and exit
- Power back-up
- Home Theater



AREA STATEMENT

Plot No	Area Syds.	Builtup Area sft.
1	345.3	4498
2	345.3	4498
3	345.3	4498
4	345.3	4498
5	345.3	4498
6	397	4498
7	397	4691
8	345.3	4691
9	345.3	4691
10	345.3	4691
11	345.3	4691
12	345.3	4691
13	345.3	4498
14	345.3	4498
15	345.3	4498
16	345.3	4498
17	345.3	4498
18	397	4498
19	397	4691
20	345.3	4691
21	345.3	4691
22	345.3	4691
23	345.3	4691
24	345.3	4691
25	383	4691
26	345.3	4691
27	345.3	4691
28	345.3	4691
29	345.3	4498
30	345.3	4498
31	345.3	4498
32	383	4498



SITE LAYOUT PLAN

EXPERIENCE THE GRAND VILLA LIFE

The stunningly designed villas offer a plethora of well designed spaces that are elegant and accommodating all your demands of good living. The contemporary designing is both beautiful and functional. Flawless interiors give you a seamless joy while the home is transparent to natural light and breeze filling you with the freshness of nature. The large windows and sit-outs keep you connected with lush green landscaping, flora and fauna.

You can enjoy a favorite movie with friends or enjoy a latest bestseller quietly in the reading room while elevators transport elderly parents to the second floor; the spaces never cease to enchant you. The select 32 high-end villas are truly an owners delight. All the homes are tastefully done with high attention-to-detail and no-compromise attitude that truly match the very best the world has to offer.



- Designed as per Vaastu
- Functional spaces, intelligent designing
- Internal elevator
- Plush with sunshine and natural breeze
- Lavish sit outs, spacious terraces
- Enchanting views of outdoor landscaping and greenery
- Home theater.

STEP INTO FANTASY

It's not luxury. It's Opulence in brick and mortar!

The gated community offers opulent homes which are elegant, inviting and distinctly yours. Envision a home that captures your unique taste, and one that fosters freedom of living. The lavish four-bedroom triplex homes come in around 4,600 Sft areas that provide the most modern conveniences, against the backdrop of exclusive clubhouse, well treated green spaces, play areas, parks, avenue plantation and flawless internal roads. With a villa at **Bollineni Homes**, we assure you'll never run out of spaces.



EAST FACING VILLA

East Facing Plot Nos

7, 8, 9, 10, 11, 12, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28



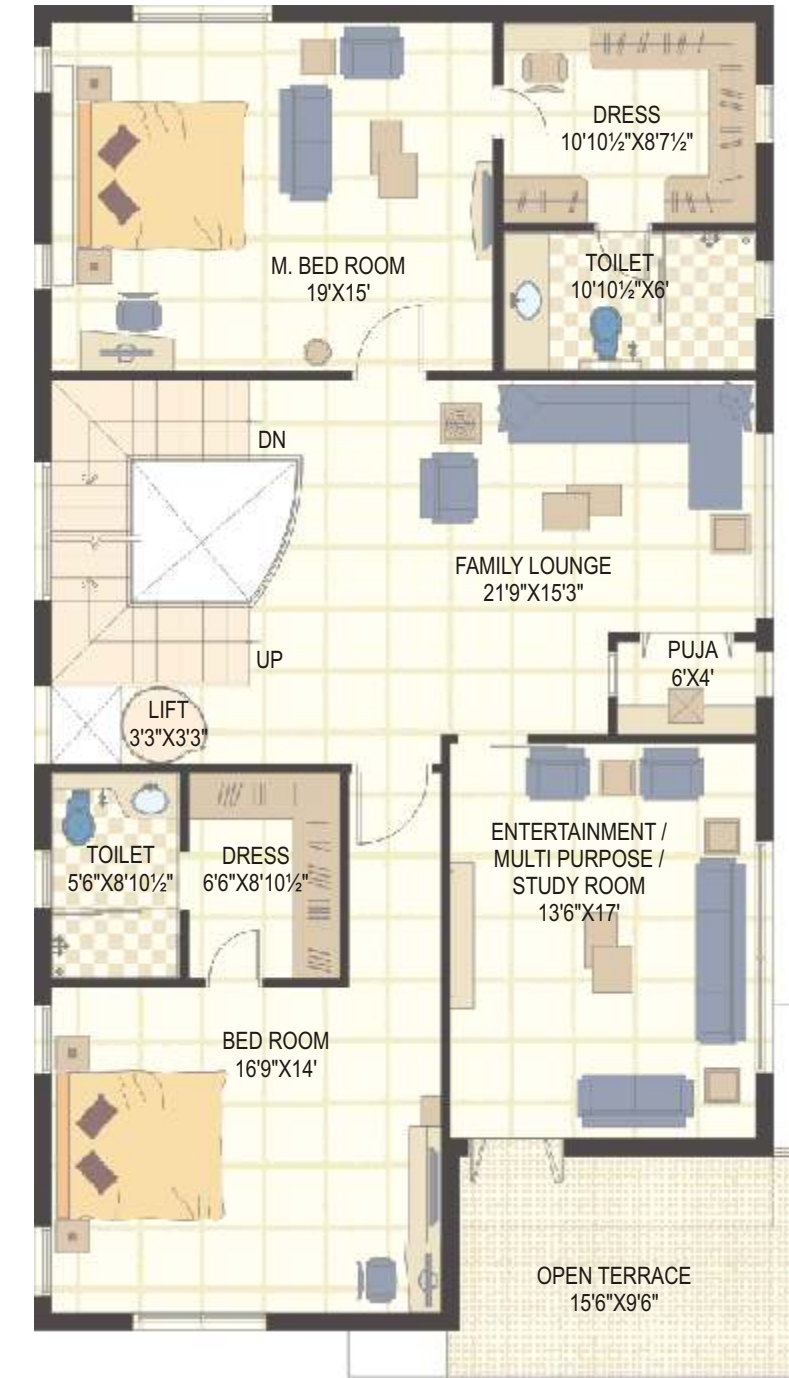
EAST FACING VILLA



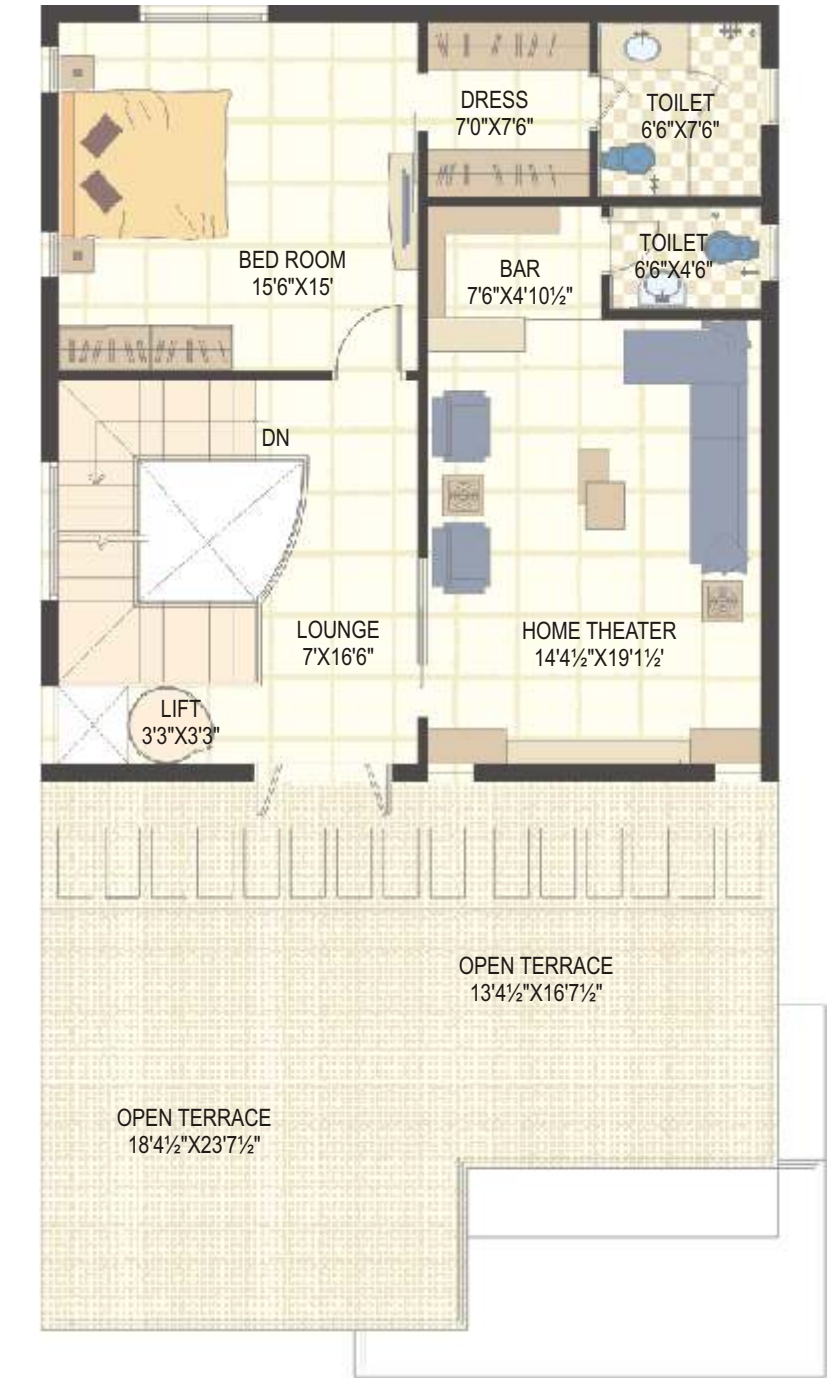
PLOT AREA	- 345.3 SQ.YDS
GROUND FLOOR	- 1595.00 SFT
FIRST FLOOR	- 1865.91 SFT
SECOND FLOOR	- 1230.09 SFT
TOTAL BUILT UP AREA	- 4691.00 SFT



GROUND FLOOR



FIRST FLOOR

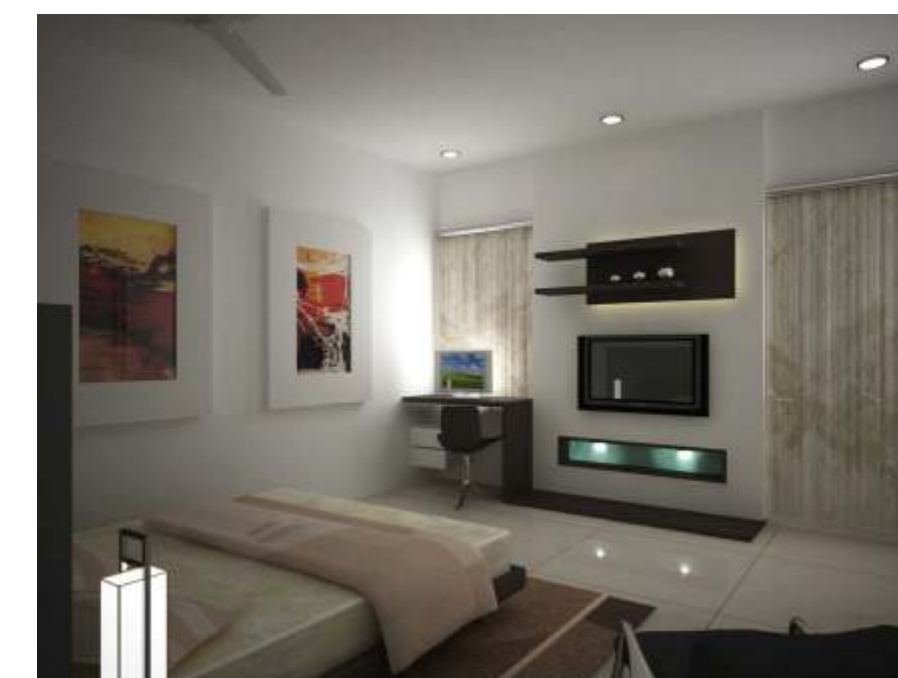
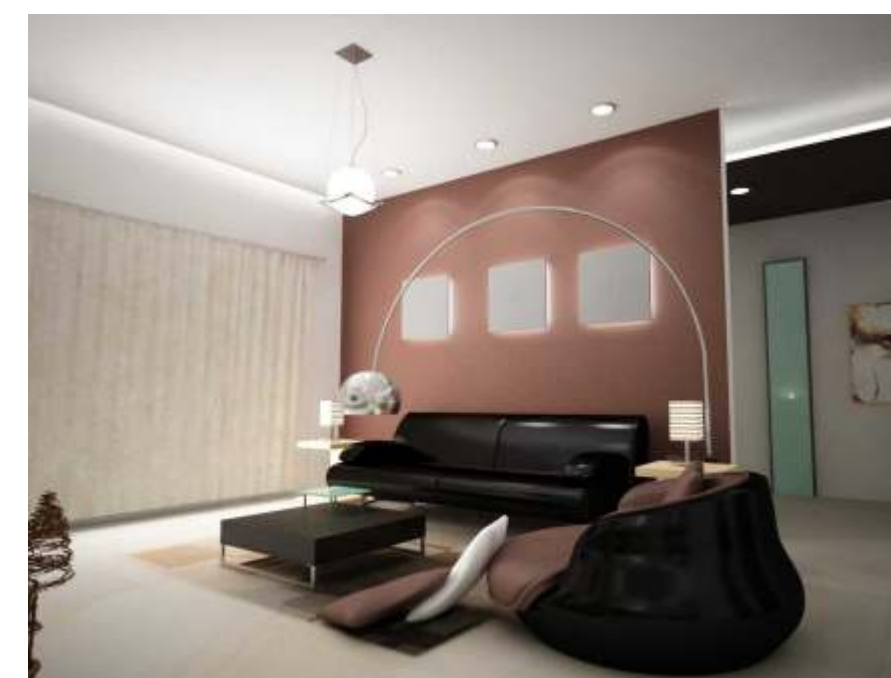


SECOND FLOOR

WEST FACING VILLA

West Facing Plot Nos

1, 2, 3, 4, 5, 6, 13, 14, 15, 16, 17, 18, 29, 30, 31, 32



WEST FACING VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOT AREA	- 345.3 SQ.YDS
GROUND FLOOR	- 1464.00 SFT
FIRST FLOOR	- 1810.00 SFT
SECOND FLOOR	- 1224.00 SFT
TOTAL BUILT UP AREA	- 4498.00 SFT

COME HOME TO BE ENTERTAINED

It is a center of enriching social relationships... a rendezvous for opening yourself and let energies flow. An exclusive and dedicated clubhouse shines as the center stage of **Bollineni's** fabric of social life. The three level clubhouse spanning across 12000 sft area, showcases several entertainment options to touch every leisure pursuit of its residents. Enjoy a vigorous workout in the state-of-the-art fitness facility or a competitive game at indoor games. Relax by swimming in sparkling pool set on terrace and bask in the glory of your achievements. Or just work out postures and meditate in Yoga / aerobics studio. The large multi-purpose hall is venue to laughter and celebrations probably every alternate day. Indeed, there are many ways to celebrate life at **Bollineni Homes**.



CLUBHOUSE

- An exclusive clubhouse spanning across 12,000 sft, with an array of entertainment options.
- Park and play area are abuzz with sports options for children.
- Professional maintenance ensuring tidiness.

FEATURES

- Multi-purpose hall with kitchen
- Indoor games
- Yoga / Aerobics studio
- Roof top swimming pool with wooden deck, changing rooms and lockers
- Beauty parlor lounge
- Men's saloon shops
- Gym / Cardio
- Massage room.



RETREAT TO THE WARMTH OF APARTMENT HOMES!

The two-block apartment homes are nestled in lush green landscaping. The three-bedroom apartments range from 2500 sft to 3300 sft to give you the pleasure of luxury lifestyle that supersede any expectations. The apartment homes present intelligent designing, refined interiors and functional spaces. Wide sit-outs, larger interior spaces let you stretch in freedom. Enjoy an array of amenities at home, and the world at your fingertips with the Internet and cabling. Your apartment at **Bollineni Homes** will be your center of the world.

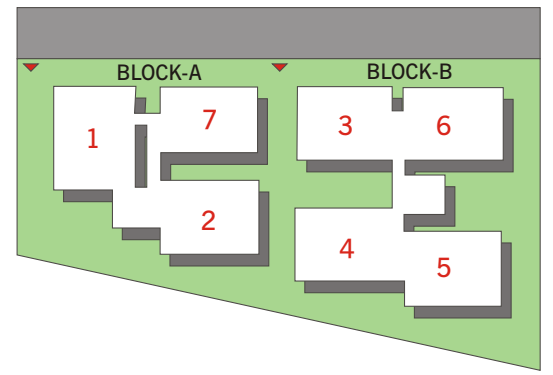


APARTMENT HOMES



APARTMENT PLANS

TYPICAL FLOOR PLAN



AREA STATEMENT IN SFT

FLAT NO	1	2	3	4	5	6	7
AREA	3367.7	2823	2715.2	2626.3	2831.3	2833	2508.2

SPECIFICATIONS

FOUNDATION AND STRUCTURE: Reinforced Cement Concrete frame work on footing over hard strata.

WALLS: Table molded red bricks / CC blocks with

A) Single coat plastering & Alltek luppam finish on the interiors with plastic emulsion quality paint.

B) External two coat plaster with sponge finish. Finally finished with high quality weather resistant paint with the combination of texture and wall cladding.

DOORS: Specially designed main door complete teak wood with contemporary designs having teak wood frames and all internal doors are flush shutters with veneer on both sides polishing with standard fittings and locks of a good company.

WINDOWS: Windows frames & shutters in Aluminium Powder coated / teak wood first class best teak wood windows with good quality glass & hardware (Saint Gobain or Modi float glass), safety grill will be provided and provision (Rebate in window frame) for mosquito mesh will be given for all windows.

AIR CONDITIONERS: Split AC provisions (Conduiting and wiring only) for all the necessary areas will be given.

FLOORING:

Independent Houses: Common areas like drawing, living and dining are in Italian marble / vitrified tiles and other areas like terrace and balcony are in 1'x1' size of ceramic rustic tiles. Home theater in laminated wooden flooring of high quality and master bed room and children bed room are in vitrified tiles. Guest bed room Italian marble in 2'x2' tile form or vitrified tiles. Kitchen floor in granite / vitrified tiles 18"x18" or 2'x1' size.

Lifts: Two passenger Pneumatic lift.

Apartments: Common areas like drawing, living and dining are in top quality vitrified tiles. Master bed room with top quality vitrified tiles and other areas like terrace and balcony are in 1'x1' size of ceramic rustic

tiles. Guest bed room and children's bedroom are in vitrified flooring / laminated wooden flooring of high quality. Home theater in laminated wooden flooring of high quality. kitchen floor in vitrified / granite tiles of size 18"x18" or 2'x1'.

KITCHEN: Imported modular kitchen with granite counter top and wall dadoing with glazed ceramic tiles 2'x1' and also stainless steel sink will be provided. Store room with shelves.

TOILETS: Glazed ceramic tiles for wall cladding and nonskid tiles for floor. Shower cubical will be provided for master bed room. Concept of wet and dry areas in toilet will be maintained wherever possible.

SANITARYWARE & PLUMBING: Western style WC / TOTO / Hindustan sanitaryware or any other make of equivalent quality & standard. CP fittings are in TOTO / Jaquar make or any other make of equivalent quality & standard. ISI type G1 piping laid by professional plumbers, superior quality PVC sanitary piping.

ELECTRICAL: All concealed copper wiring in conduits as per ISI standard with best quality modular switches & sockets of MDS, MK, NORTH WEST or any other make of equivalent quality & standard. Adequate number of light / fan points in every room considering interior layouts. Adequate power points in kitchen for grinders / mixers / cooking range / exhaust chimney / microwave etc and in wash area for washing machines / driers / dish washers etc. Exhaust fans provision in toilets. False ceiling in drawing / living / dining rooms.

COMMUNICATION: Intercom facility for security, flat to flat communications. Provision for cable and telephone in all the necessary areas.

GENERATOR: For common lighting, water motors, lifts, one fan and light point in every room in each flat.

SECURITY SYSTEMS: Solar powered security fence for total compound.

Architects

LAKHANI ASSOCIATES

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Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.



Bollineni Developers Limited
(A Group Company of BSCPL)

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