



HAPPINESS!

NOW WITHIN EASY REACH OF EVERYONE!

PREMIUM



BBCL®
Harshika

Cowl Bazaar, Pallavaram

IF HAPPINESS IS YOUR OBJECTIVE, DON'T LOOK BEYOND HARSHIKA.



PRESENTING

BBCL Harshika

Cowl Bazaar, Pallavaram

**A NAME THAT MEANS 'HAPPINESS'
AT A PRICE THAT WILL DOUBLE YOUR JOY.**

HAPPINESS BY DESIGN

BBCL Harshika is designed with a central green courtyard (for residents to stroll & enjoy). The building's design is dynamic yet minimalistic to ensure an eye-catching facade. All units will enjoy natural light, air and maximum privacy. Common spaces have been created to minimise wastage and maximise ventilation. A fully equipped gym, multi-purpose hall and steam room complete the list of things, which will make your life at BBCL Harshika happy.

ABOUT HARSHIKA

BBCL Harshika is all set to revolutionize residences in Pallavaram. The 44 residential apartments with all amenities offer you a choice of 1 / 2 / 3 BHK homes ranging from 447 sq.ft. to 1486 sq.ft. The project is designed as per the LEED ratings (Leadership in Energy & Environmental Design), which means open, green spaces, plenty of light & ventilation and eco-friendly construction materials with CMDA Approval.



HAPPINESS IS IN BEING GREEN

BBCL Hashika is a LEED residential complex, i.e. to be eco-friendly and green in every step of the way.

To this end, special attention has been incorporated with the following features:

- Designed to let natural light & fresh air inside homes and in common areas
- Rainwater harvesting & use of Ultra Low Flow fixtures
- Use of eco-friendly materials
- Landscaping using native species of plants
- Water & energy meters to monitor usage
- Provision for water treatment plant



TYPICAL FLOOR PLAN - B BLOCK



FLAT-109,209
571 SQ.FT

FLAT-110,210
952 SQ.FT

FLAT-111,211
954 SQ.FT

TYPICAL FLOOR PLAN - C BLOCK



FLAT-118,218
1314 SQ.FT

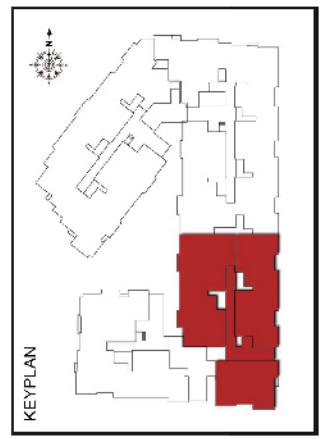
FLAT-117,217
1050 SQ.FT



FLAT-116,216
1225 SQ.FT

FLAT-114,214
950 SQ.FT

FLAT-115,215
968 SQ.FT

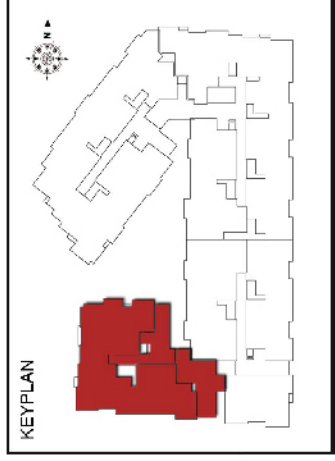


KEYPLAN

TYPICAL FLOOR PLAN - D BLOCK



FLAT-119,219
1486 SQ.FT



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.

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 600 mm vitrified tile for common lobbies .
- Kajaria or equivalent make rustic ceramic / vitrified tiles for balconies & sit - out.
- Kajaria or equivalent 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 moulded flush doors duly treated and finished.
- Godrej or equivalent locks and SS hardwares.
- 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

- Visitor's car parking • Restrooms for servants & drivers.
- Car wash area • 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 for each apartment subject to not exceeding 1 KVA per flat.

LOCATION PROXIMITIES

Schools

- Lalaji Memorial Omega International School – 2 Kms
- PSBB Millennium School – 4.2 Kms
- Vels Vidyashram School – 5.6 Kms
- Madras Christian College – 10.9 Kms
- Madha Medical College – 7.2 Kms

Hospitals

- Sree Balaji Medical College – 5.5 Kms
- MIOT -7.9 kms
- SRMC – 9.0 kms

Commercial

- AAI • MEPZ • DLF • IT Park & HP
- Pallavaram Bus Stand – 3.2 Kms
- Kathipara – 10 Kms
- Porur – 7.0 Kms



Just 5 minutes drive from the Airport

Site Address:

129/1, Cowl Bazaar, St. Thomas Mount P.U., Tambaram Taluk.

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BBCL

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