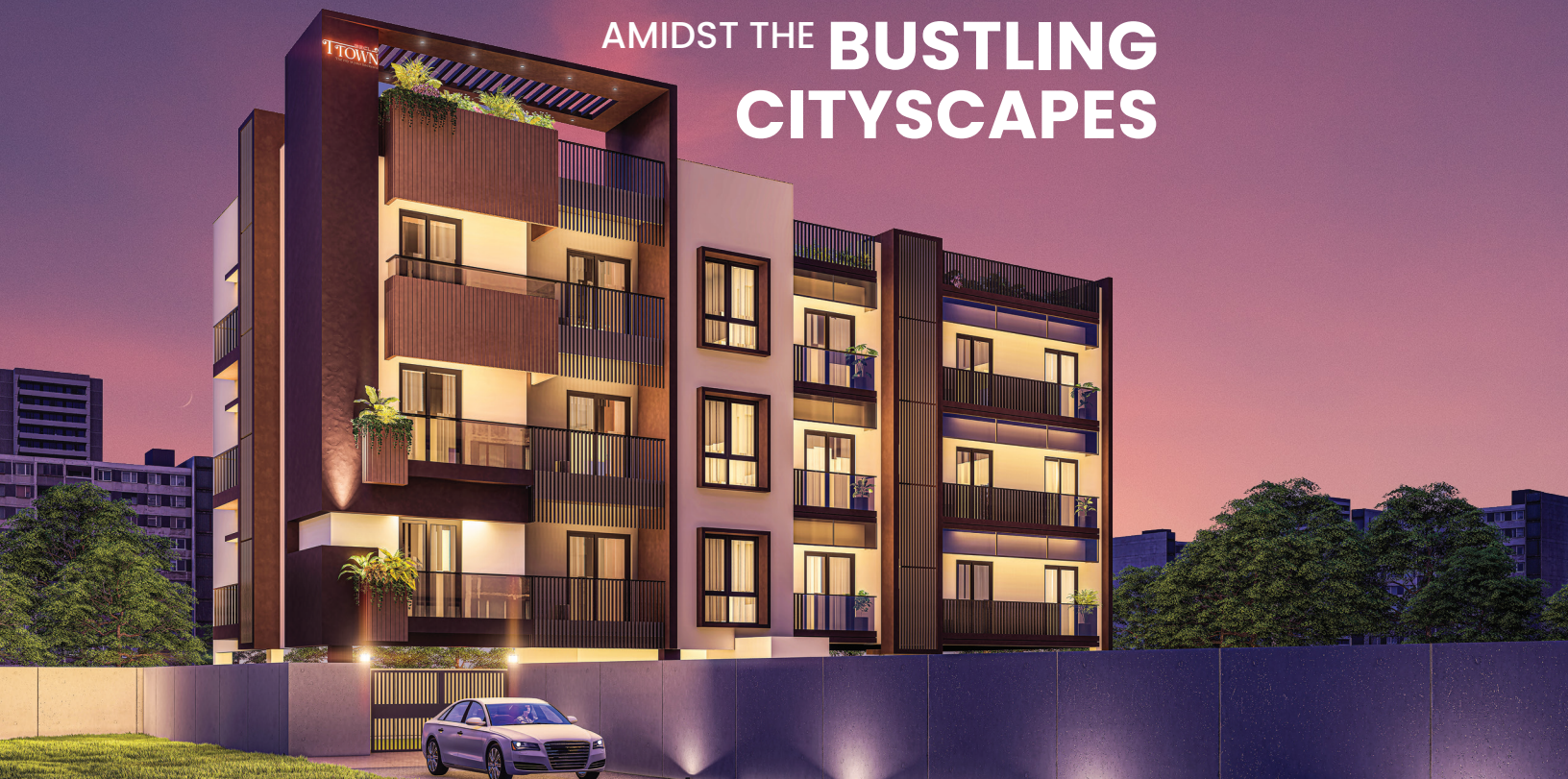


BBCL
TOWN

The city is your backyard

YOUR
SERENE RETREAT
AMIDST THE **BUSTLING**
CITYSCAPES





Beyond Ordinary Living. Homes that create a legacy of precious moments.

Nestled in the heart of Chennai, BBCL's TTown is a luxurious haven where exquisite design meets world-class amenities, making everyday living effortless. Located near the city's prime hotspots, it offers residents the ultimate luxury of time allowing for a life of ease and repose.

From fine dining and upscale shopping to leading educational institutions and advanced healthcare facilities, everything you need is just moments away. These thoughtfully crafted residences are a testament to impeccable craftsmanship and a commitment to an exceptional lifestyle.



Luxurious living in the heart of the city

BBCL's TTown is not just an apartment, it's a lifestyle where modernity coexists in perfect harmony with classic craftsmanship. Every corner tells a tale of design, architectural excellence, and fine details that will leave your heart in awe.

At BBCL, we believe in adding a personal touch to each home, creating a space that gives you a true sense of pride in owning it. Enjoy the privacy within this exclusive community and luxury of expansive living spaces in the heart of T. Nagar.

**1583-1694
sq.ft.**

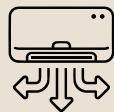
**Melony
Road,
T. Nagar**

**11-foot
ceilings**

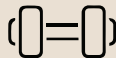


Because your home deserves more than just the basics

BBCL's TTown comes with a luxurious array of amenities and facilities to give you and your loved ones a safe and comfortable environment.



**Centrally
air-conditioned**



**Compact
gym**



**100% power
backup**



**Solar
panels**



**2 covered car
parking (per flat)**



**Rainwater
harvesting**



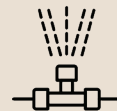
**Individual
EV charging points**



**Yoga deck
terrace**



**Common toilets for
househelp on the
terrace and ground
floor**



**Pressure booster
mechanism for
all toilets**

Luxurious Living

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38
Years
of Building
Love, Dreams & Legacies

Built with foresight, precision and care

Only luxury-grade materials from renowned, trusted brands will be used in the construction, ensuring top-tier quality and lasting durability.



Structure

- RCC-framed structure designed for seismic resistance
- Brick walls with cement mortar plastering (blockwork)
- Pre-constructional anti-termite treatment



Painting

- The building's exterior faces, including balconies, will be finished with exterior weather shield paint.
- Interior: Cement Plaster, POP (Gypsum) punning smooth finish with 2 or more coats of putty, primer & 2 coats of Royal Emulsion paints will be provided.
- Common area will be finished with putty and Royal emulsion paint.



Flooring

- Living, dining, bedrooms & Kitchen will be finished with Italian Marble.
- Large format wall tiles for toilets (walls) with anti-skid tiles for flooring.
- Balconies will be finished with Natural Stone.
- Staircase, lobby, & lift cladding with natural stone as per architect scheme.



Green Features

- Adequate daylighting and fresh air.
- Rainwater harvesting with low flow fixtures.
- Suitable landscaping.





Doors & Windows

- Main Door: The Architect designed the main door with a Teakwood frame and with solid teak panelled shutters finished with PU polish.
- Bedroom doors: Teak wood frame with veneer shutter finished with PU polish.
- Toilet doors: Teakwood frame with one side veneer and one side laminate.
- Hafele/Yale Digital locks for the main door with suitable SS hardware.
- Yale locks are provided for other doors.
- Powder coated aluminium windows with suitable glass.
- MS Grills for all windows.
- Glass Handrails for balconies.
- SS Handrails for the staircase.



Interior

- Provision for Modular Kitchen.
- False ceilings in apartment areas & lobbies.



Kitchen/Utility

- The kitchen will be ready to receive a modular kitchen unit, and engineered marble for the same will be provided.
- Glazed ceramic tiles will be provided in the kitchen for a height of 2 feet above the platform in the cooking areas.
- A stainless steel sink with a drainboard in the kitchen shall be provided, and provision for a sink in the utility area shall be provided.
- Sufficient 15 Amp & 5 Amp socket provision for chimney, hob & other kitchen appliances.
- Provision of electrical and plumbing lines for washing machine in utility.
- Provision for standalone RO in the kitchen.





Water supply, Plumbing, & Sanitary

- ISI-certified concealed CPVC lines for water supply and SWR sewer lines.
- Grohe EWC (European water closet) with wall-mounted concealed tanks with health faucets in all toilets inside apartments.
- Grohe washbasins above the counter (table-mounted).
- Grohe CP fittings in toilets & kitchen.
- Heat pump provision.
- False ceiling in all toilets.



Elevators

- Fujitec/Mitsubishi passenger elevators are MRL type with an Automatic Rescue Device (ARD) with sufficient power backup.



Security System

- Standalone video phone security system.
- CCTV in external peripheral areas of the building.



Electrical

- ISI-certified copper wiring in PVC concealed conduits shall be provided.
- Legrand/Schneider switches shall be provided inside the apartments.
- Three-phase supply assisted with MCBs & distribution boards with phase changers. Concealed TV / Tel. points are provided in all rooms.
- VRV Air conditioning systems will be provided in the living, dining, bedrooms and family room from Daikin or Mitsubishi equivalent brands.
- 100% power backup with DG.





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TOWN
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TYPICAL FLOOR PLAN (1ST TO 3RD FLOOR)

SCHEMATIC DESIGN PLAN



KEY PLAN



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SCHEMATIC DESIGN PLAN

(UNIT 1-A, 2-A & 3-A)

UNIT - A
SALEABLE AREA - 1694.00 SQ.FT



KEY PLAN



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SCHEMATIC DESIGN PLAN

(UNIT 1-B, 2-B & 3-B)

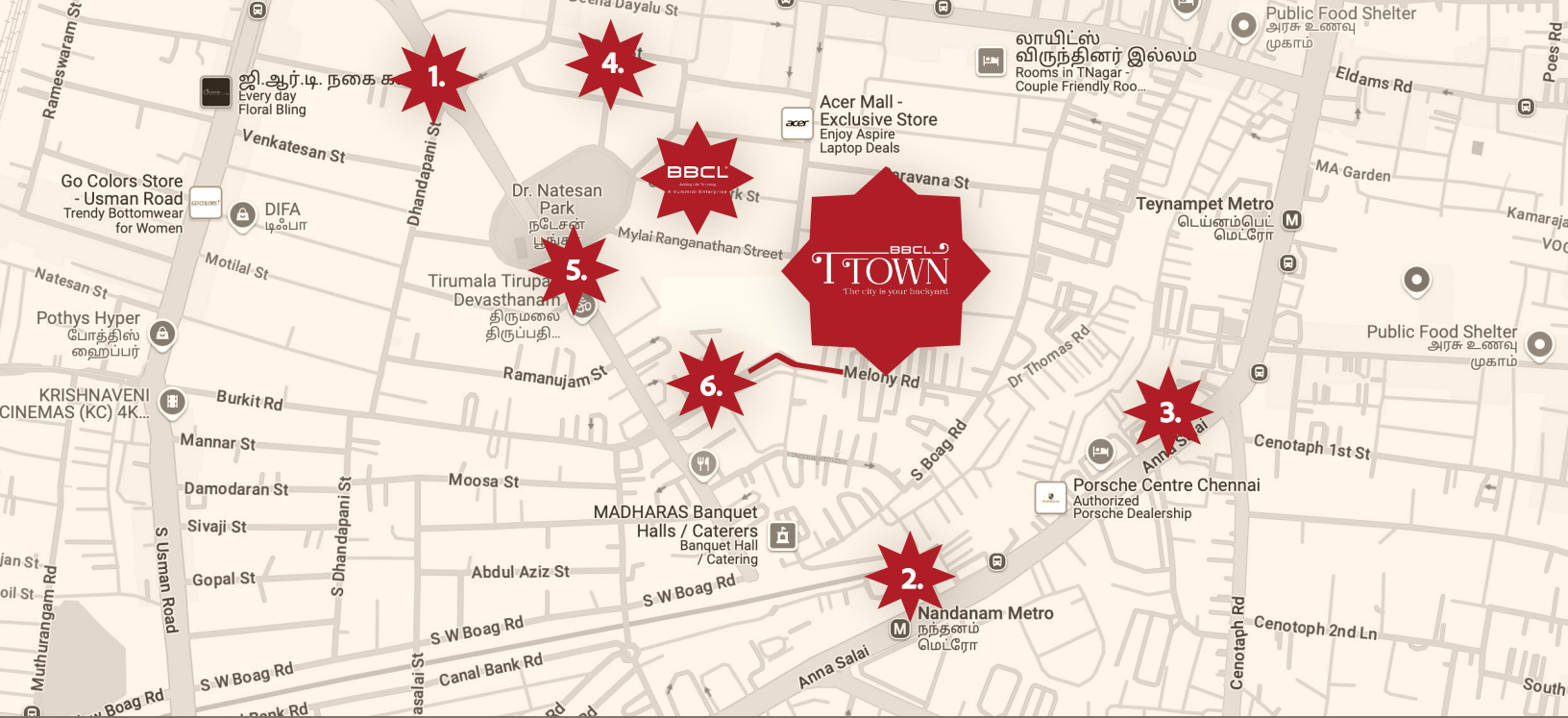
UNIT - B
SALEABLE AREA - 1583.00 SQ.FT



SITE / STILT FLOOR PLAN

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SCHEMATIC DESIGN PLAN



Location Advantages



1. T Nagar Bus Stand
5 mins

3. Anna Salai
7 mins

5. Tirumala Tirupati Devasthanam, T Nagar
2 mins

2. Nandanam Metro
5 mins

4. Pondy Bazaar
4 mins

6. Hindi Prachar Saba, T. Nagar
1 min



Disclaimer



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Artist's impressions are used to illustrate building elevations, amenities, specifications, and other details. The images and colors in this brochure are indicative only.

Furniture and fixtures depicted in the floor plan renderings are for representation purposes only and do **NOT** form part of the specifications mentioned in this brochure.

TNRERA (Tamil Nadu Real Estate Regulatory Authority) applies to commercial and residential real estate projects in Tamil Nadu where the land area exceeds 500 square meters or the number of apartments exceeds eight, the **BBCL TTOWN** project consists of only six apartments on a land area of **393.53 square meters** and therefore, project registration with TNRERA is not applicable.



SCAN THE QR CODE
FOR LOCATION MAP

SITE ADDRESS

BBCL TTown, Door No.9/3,
Melony Road (Behind
Vasanth Apartments),
T.Nagar, Chennai – 600 017

PROJECT PROMOTED & DEVELOPED BY:

M/s. BBCL HOMES INDIA PRIVATE LTD
Registered Office: No.20, Mylai
Ranganathan Street, T.Nagar, Chennai
– 600 017, Tamil Nadu, India

PROJECT DESIGN CONCEIVED BY:

M/s. RAJ & ASSOCIATES
Flat No.8, Primrose Amaanath, No.10,
Jawaharlal Nehru Street, T.Nagar,
Chennai – 600 017, Tamil Nadu, India



www.bbcl.in



044 43486600

PROUD MEMBER: **CREDAI**

