



THE EXCITEMENT
OF CITY LIFE,
WITH THE FREEDOM
OF THE GREAT OUTDOORS.

PREMIUM
★ ★ ★

BBCL[®]
VILLA HAVEN



YOUR OWN SLICE OF HEAVEN

The Hummingbird is considered a bringer of joy, luck, hope, comfort, optimism, abundance and independence. Aren't these the same things we seek in a home? Appropriate then, that this tiny yet extraordinary bird is the mascot for our new community of luxury villas, BBCL Villa Haven.

Inspired by the extravagant Art Deco era, a home at Villa Haven offers you all the space and privacy you crave, in a lush, thriving ecosystem, with a beautiful view of the Thiruverkadu Lake. And with renowned hospitals, educational institutions, malls, cinema multiplexes, and department stores within a 10 km radius, here's the harmonious lifestyle that you seek, without any compromises.





THOUGHTFULLY LOCATED, JUST RIGHT!



Situated 13 kms from Anna Arch, you enjoy all the benefits of an urban lifestyle, as well as the delights of wide open spaces, verdant greenery and the serene lake practically at your doorstep.

CONNECTED TO EVERYTHING





Anna Nagar

Koyambedu Junction - 10km

Kathipara Junction

VR Mall

Koyambedu Bus Terminus

MIOT Hospital - 10km

Chennai Trade Center

Airport - 15km

Chennai Bypass

Maduravoyal Junction

Schram Academy - 4.7km Porur

L&T

DLF - IBM

Tamaram

Raja Rajeswari Engineering College

Ramachandra Medical College & Hospital - 6 km

Porur Junction

BBCL VILLA HAVEN

GPN Palace

ACS Medical College

Thiruverkadu Temple - 1km

Saveetha Dental College

Trunk Road

Map not to scale.

N



*LESS TIME
ON THE ROAD*.....
*MORE TIME
AT HOME*

With schools, colleges, hospitals, shopping, entertainment and business centres within a 10 km radius, you can enjoy more time at home and less time smelling the pollution.







EARTH FRIENDLY FEATURES

- LANDSCAPING WITH NATIVE SPECIES
- ECO-FRIENDLY BUILDING MATERIALS
- RAINWATER HARVESTING
- SECURED COMMUNITY







HOMES THAT BRIGHTEN YOUR LIFE



Independence
Exclusive land for every villa



More Sunlight
Our villas have ample space between them to allow natural light into your home.



4 Side Ventilation
Open spaces on all sides of the villas make free flow of air possible and, as a result, interiors remain cooler and fresher.



No Noise Disturbance
There are no common walls between our villas. Hence, the noise from neighbouring homes will not ruin your peace.



100% Vaastu Compliant
Our villas are built according to Vaastu principles, so you get the best out of sunlight, wind and the surrounding greenery.

AMENITIES TO EASE YOUR *LIFE AND DELIGHT*

A home at BBCL Villa Haven offers you freedom from the city's clutter, with a host of features and amenities to make your life more comfortable and elevate your lifestyle. So when you move into your new home, you have everything to gain, and miss out on nothing!

CLUBHOUSE



PARTY SPACE WITH PARTY DECK,
INDOOR GAMES ROOM, YOGA / AEROBICS ROOM,
GYMNASIUM AND SWIMMING POOL

PARK AREA



PARTY LAWN WITH AMPHITHEATRE,
GAZEBO SEATING, JOGGING TRACK,
CHILDREN'S PLAY AREA, BADMINTON COURT

FACILITIES



COMMERCIAL BLOCK

PEDESTRIAN PATHWAY

SECURED COMMUNITY











*A LUXURIOUS
CLUBHOUSE THAT
ELEVATES
LIFE*

Large club house of pure indulgence - your own little resort that houses a gymnasium, indoor games area, party deck, party space, yoga, aerobics room and more.



LEGEND

- TYPE - 1
- TYPE - 2
- TYPE - 3
- TYPE - 4
- TYPE - 5
- TYPE - 6



PROPOSED MASTERPLAN AT THIRUVERKADU

TYPE 1

Saleable Area: 1607 Sq.Ft.



TYPE 2

Saleable Area: 1766 Sq.Ft.



TYPE 3

Saleable Area: 2510 Sq.Ft.



TYPE 4

Saleable Area: 1891 Sq.Ft.



TYPE 5

Saleable Area: 1224 Sq.Ft.



TYPE 6

Saleable Area: 2470 Sq.Ft.



KEY INDICATIVE SPECIFICATIONS

STRUCTURE



- a. RCC Framed Structure designed to seismic resistance.
- b. External Walls - 9” thick
- c. Internal Walls - 4.5” thick

FLOORING



- a. Living, Dining, Kitchen and all Bedrooms - 2’x2’ vitrified Tiles
- b. Staircase – Granite flooring
- c. Balcony, Utility - Ceramic Tiles (Anti-skid)
- d. Toilets - Ceramic tiles (Anti-skid)
- e. Terrace - Pressed Clay Tiles
- f. Car parking - Grano Flooring

DADO



- a. Utility - Glazed ceramic tiles upto about 5 feet height.
- b. Toilet - Glazed ceramic tiles upto ceiling
- c. Kitchen Dado - Glazed Ceramic Tiles upto about 2 feet height above the Granite counter top
- d. Kitchen Counter - 2 feet wide black Granite Counter with stainless steel sink with drain board

PAINTING



- a. Internal wall - Emulsion paint
- b. Ceiling - Emulsion paint
- c. External wall - Exterior emulsion paint
- d. Main Door - Melamine Polish

ELECTRICAL



- a. Switches - Modular switches of ISI make
- b. Wires - Concealed copper wiring of ISI make
- c. Automatic Phase change over in each Villa
- d. Invertor UPS

WATER, WASTE WATER, SANITARY LINES



- a. Water supply lines - Through ISI certified CPVC/ UPVC pipes
- b. Waste water lines - Through ISI certified PVC pipes
- c. Sanitary Lines - Through ISI certified PVC pipes

KEY INDICATIVE SPECIFICATIONS

JOINERY



- a. Main Door - Teak wood frame with both sides Teak veneer shutter including locking arrangements with a polished finish
- b. Internal Door - Solid wood frame with flush shutter including locking arrangements with a polished finish
- c. Toilet Doors - Solid wood frame with flush shutter including locking arrangements with painted finish outside and PU coat inside
- d. Windows/ French Windows - Anodized Aluminium / UPVC
- e. Ventilators - Anodized Aluminium / UPVC

SECURITY SYSTEM FOR THE VILLA



- a. Video door phone facility near the main door entry

AMENITIES



- a. Clubhouse
 - Gymnasium • Indoor games area • Party Space • Party Deck
 - Yoga / Aerobics Room • Swimming Pool
- b. Park Area (OSR Area):
 - Party Lawn with Amphitheatre • Gazebo Seating
 - Jogging Track • Children's Play Area

SANITARY FITTINGS



- a. EWC - Wall mounted white Parryware/ Hindware/ equivalent
- b. Washbasin - Wall hung white Parryware/ Hindware/ equivalent
- c. Stainless steel sink with drain board - Franke/ Jayana/ equivalent

CP FITTINGS



- a. Jaquar continental / equivalent

INFRASTRUCTURE FACILITIES



- a. Water Supply System - Through underground Sump and Over head Tank of Sufficient Storage Capacity
- b. Sewerage disposal by individual septic tanks
- c. Solar power bank for common area lighting
- d. DG Power Back up for common areas
- e. Rain water Harvesting
- f. Landscaping
- g. Conduit Provision for Internet, Telephone and DTH for each Villa

EDUCATION

MAHARISHI SCHOOL	0.5 KM
RMK SCHOOL	2 KM
NARAYANA SCHOOL	2 KM
THE PUPIL SAVEETHA ECO SCHOOL	2 KM
VEDANTA ACADEMY	3 KM

HOSPITALS

ARAVIND EYE HOSPITAL	3.9 KM
GAYATHRI MISSION HOSPITAL	0.5KM
APOLLO HOSPITALS	4 KM

ENTERTAINMENT AND SHOPPING

VR MALL	9 KM
ROHINI CINIMAS	8 KM
SUNDAR CINEMAS	4 KM
SKY WALK MALL	12 KM
THE LEGEND, NEW SARAVANA STORES, PADI	10 KM
AGS CINEMAS-MADURAVOYAL	5 KM

TEMPLE

THIRUVERKADU TEMPLE	1 KM
VEDAPUREESWARAR TEMPLE	1.5 KM



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BBCL[®]

— Adding Life To Living —
A Vummidi Enterprise

IN ASSOCIATION WITH

K koraEstate

**THIRUVERKADU,
CHENNAI - 600077**

For further enquiries,
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