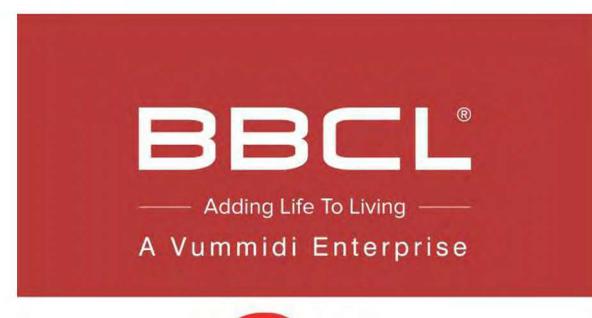


Enter **FULFILMENT**

Urban Yet Tranquil







About Eshana

Embark on a journey to serenity with Eshana, a premium apartment housing complex nestled in the heart of the bustling Madipakkam neighbourhood of Chennai.

Offering a harmonious blend of tranquillity and urban sophistication, Eshana is your personal sanctuary away from the city's hustle and bustle.

Extremely modern, yet traditional in charm, its thoughtfully designed 3-bedroom residences are made to facilitate a life of balance and fulfilment.

At Eshana, every detail is meticulously crafted to enhance your living experience, comfort and convenience.

With lush greenery seamlessly tailored with modern architecture, the complex features a serene ambience to ensure utmost peace of mind.

Boasting easy access to essential amenities, schools, and recreational facilities, Eshana promises a lifestyle that caters to your every need, fostering a sense of well-being and contentment.





We invite you to experience a life of satisfaction at Eshana, where each apartment is a testament to refined elegance and sophistication.

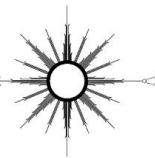
Discover the tranquillity all around and the convenience of modern amenities, for an environment that nurtures both mind and soul.





Site Plans

North

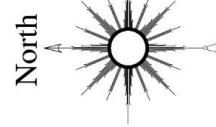


RAM NAGAR SOUTH EXTENSION 7TH STREET



TYPICAL FLOOR PLAN

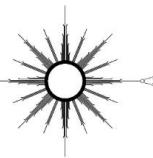
North



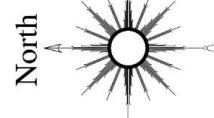
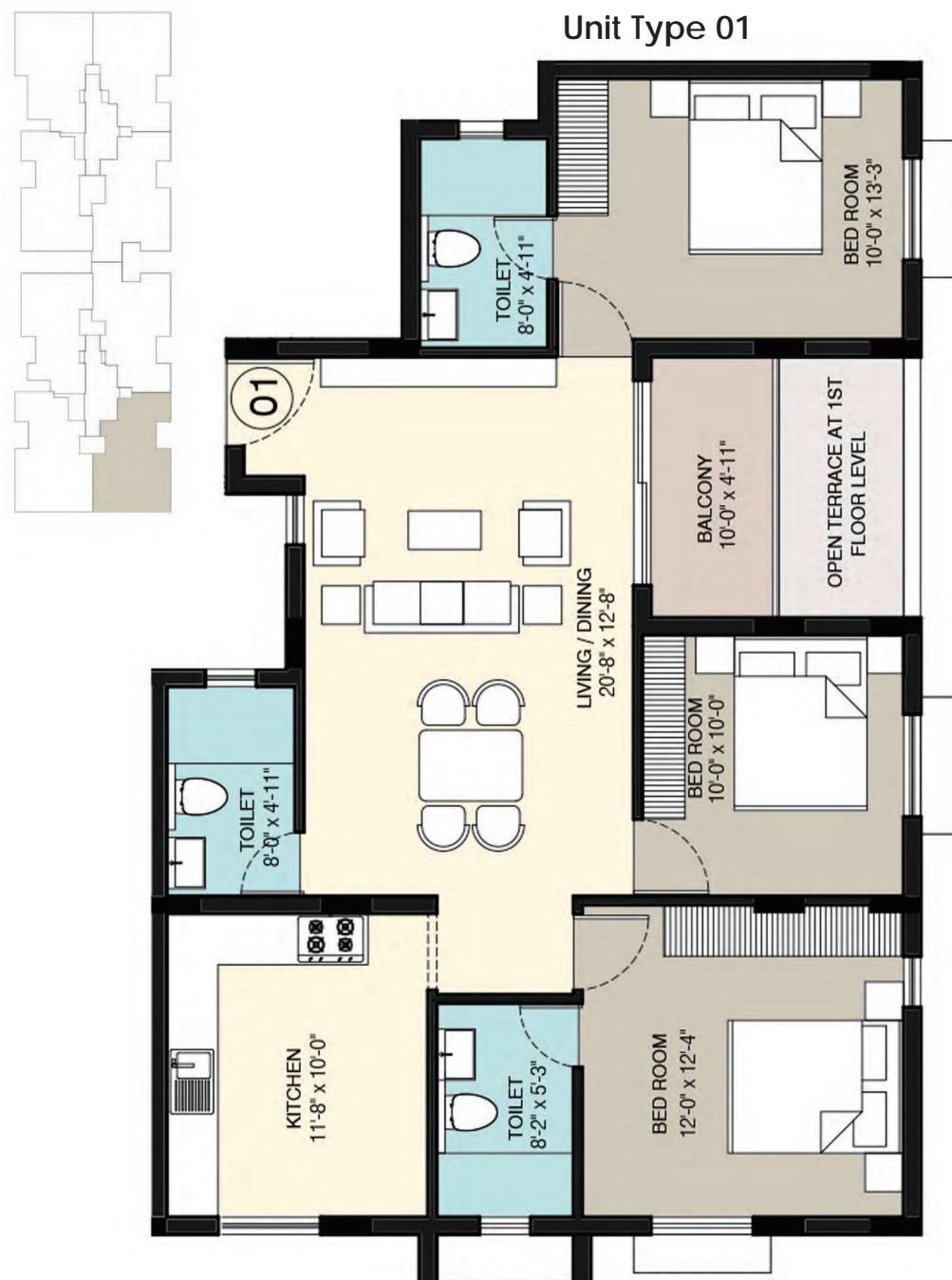

FIFTH FLOOR PLAN



North



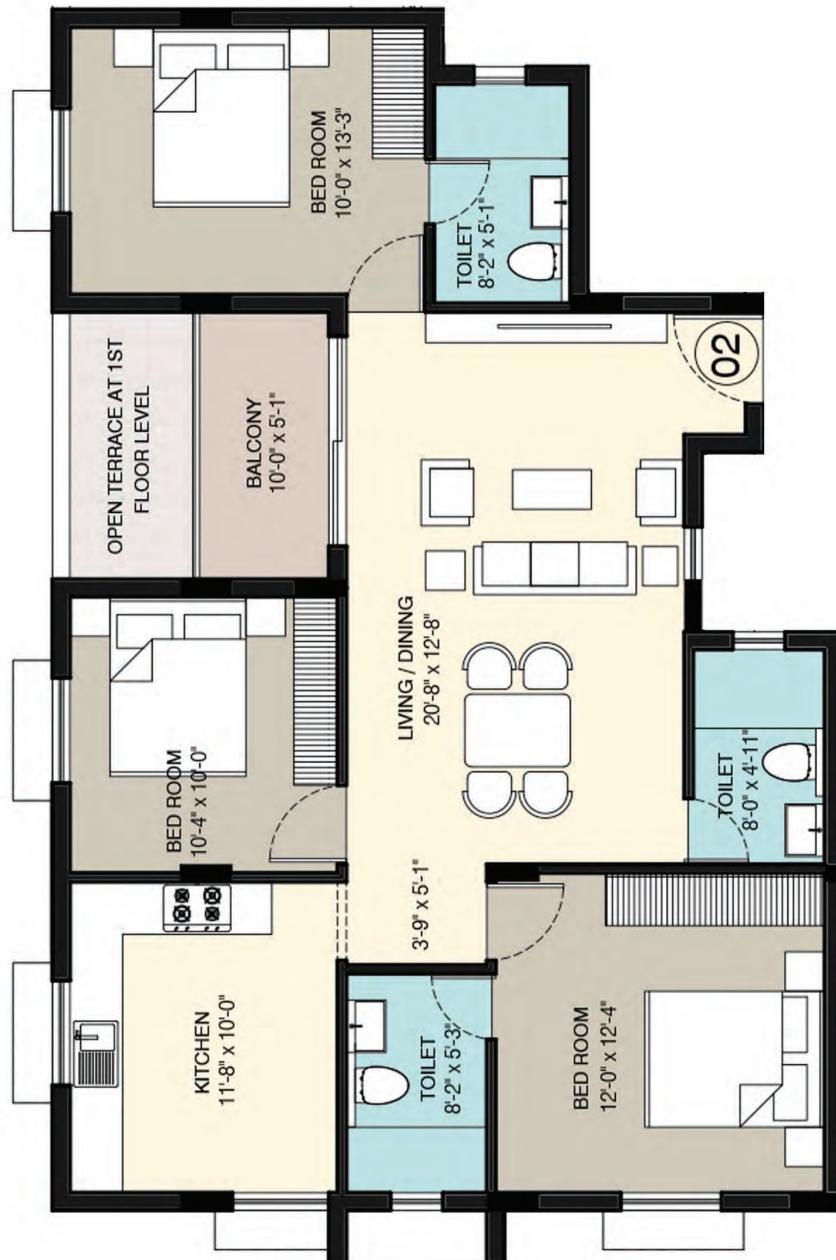
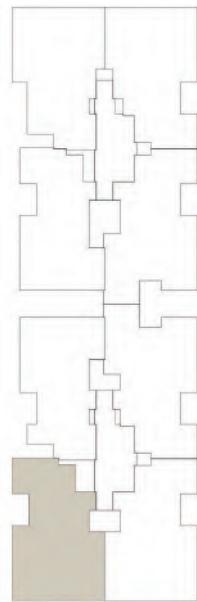
Floor Plans



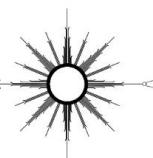
UNIT 101,201,301 ,401,501	PLINTH AREA 1093.08 SQ.FT	RERA CARPET AREA 943.14 SQ.FT	SALEABLE AREA 1352.62 SQ.FT
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Floor Plans

Unit Type 02

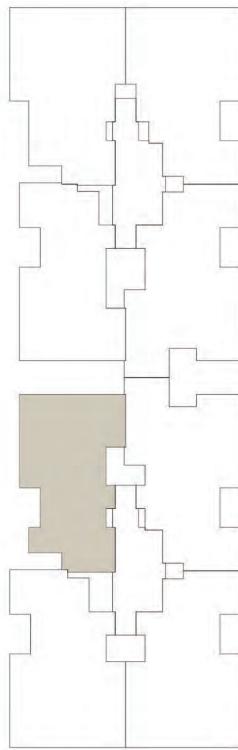


North



UNIT	PLINTH AREA	RERA CARPET AREA	SALEABLE AREA
102, 202, 302, 402, 502	1101.26 SQ.FT	945.18 SQ.FT	1362.45 SQ.FT

Floor Plans

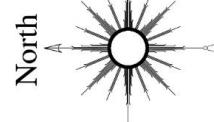


Unit Type 03



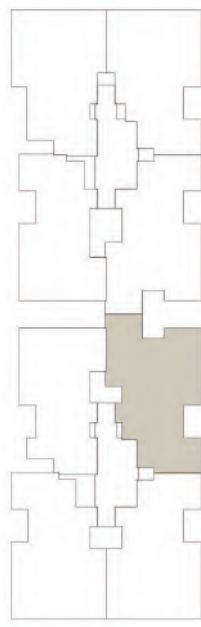
SOUTH FACING (3B+2T)

UNIT 103, 203, 303, 403, 503	PLINTH AREA 965.32 SQ.FT	RERA CARPET AREA 810.74 SQ.FT	SALEABLE AREA 1199.19 SQ.FT
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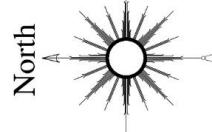


Floor Plans

Unit Type 04

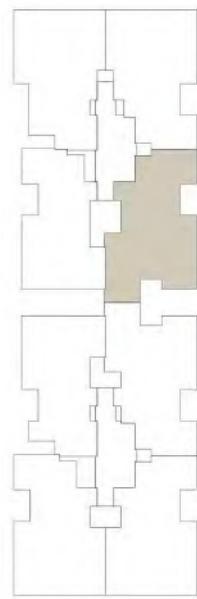


NORTH FACING (3B+3T)



UNIT 104, 204, 304, 404, 504	PLINTH AREA SQ.FT	RERA CARPET AREA SQ.FT	SALEABLE AREA SQ.FT
	1102.88	943.03	1364.39

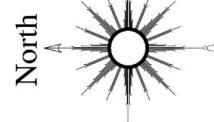
Floor Plans



Unit Type 05



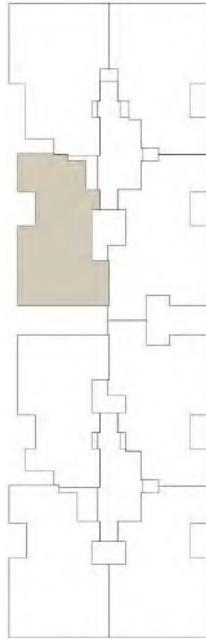
NORTH FACING (3B+3T)



UNIT 105, 205, 305, 405, 505	PLINTH AREA SQ.FT	RERA CARPET AREA SQ.FT	SALEABLE AREA SQ.FT
	1102.88	943.46	1364.39

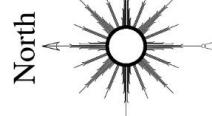
Floor Plans

Unit Type 06

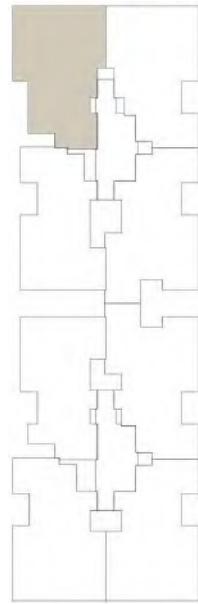


SOUTH FACING (3B+2T)

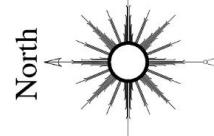
UNIT 106, 206, 306, 406, 506	PLINTH AREA 974.90 SQ.FT	RERA CARPET AREA 820.21 SQ.FT	SALEABLE AREA 1210.70 SQ.FT
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Floor Plans



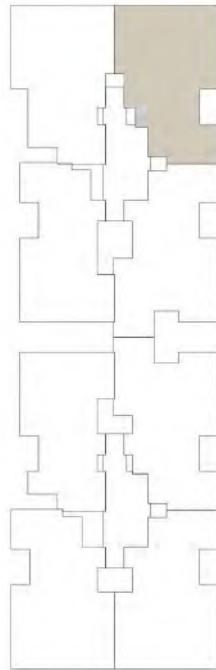
SOUTH FACING (3B+3T)



UNIT 107, 207, 307, 407, 507	PLINTH AREA 1090.39 SQ.FT	RERA CARPET AREA 936.68 SQ.FT	SALEABLE AREA 1349.39 SQ.FT
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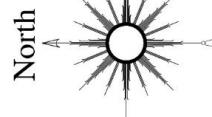
Floor Plans

Unit Type 08



NORTH FACING (3B+3T)

UNIT 108, 208, 308, 408, 508	PLINTH AREA SQ.FT	RERA CARPET AREA SQ.FT	SALEABLE AREA SQ.FT
	1084.80	937.11	1342.67



BBCL Eshana Specifications



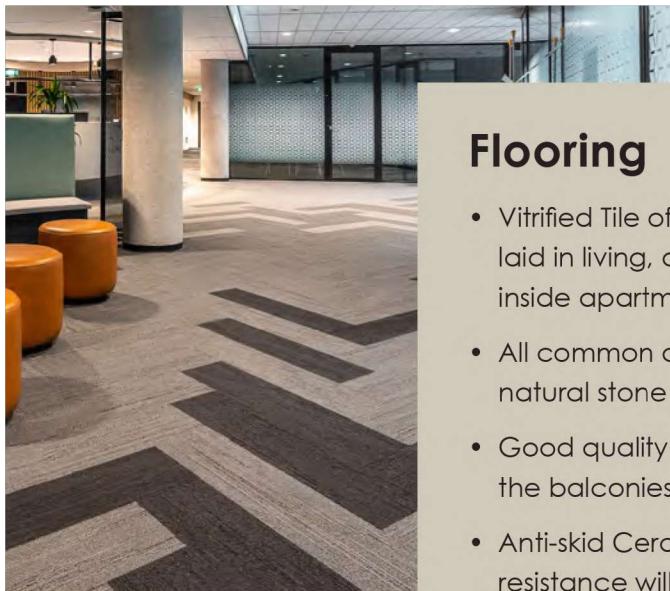
Structure

- RCC framed structure designed to seismic resistance using high quality materials.
- Environment friendly walls with Solid blocks.
- Pre-constructional anti-termite treatment under foundation and along external perimeter of the building.



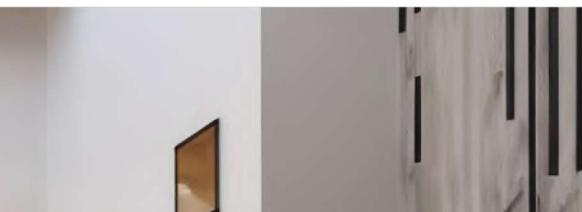
Painting

- Exterior faces of the building including balconies will be finished with rough Cement Plaster and Exterior weather shield paint finish.
- Interior: Smooth finish with POP putty & good acrylic emulsion paint.
- Common area will be finished with Cement Plaster, POP putty and good quality acrylic emulsion paint.
- Common area ceiling will be smooth finished with cement plaster and putty finished with good quality acrylic emulsion paint.



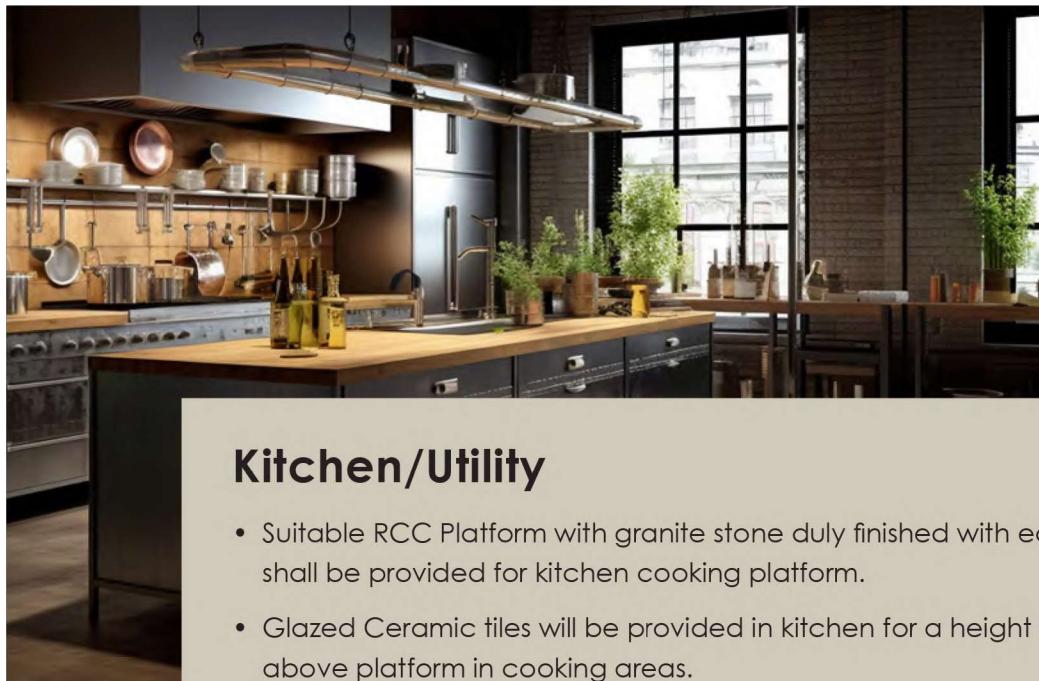
Flooring

- Vitrified Tile of approximately 600mm x 600mm will be laid in living, dining, bedrooms, kitchens & walkways inside apartments.
- All common areas will be laid with Vitrified Tiles or treated natural stone tile or any other material i.e Granite etc.
- Good quality rustic ceramic / anti-skid tiles shall be laid in the balconies and sit out areas.
- Anti-skid Ceramic tiles of good quality with high slip resistance will be laid in the toilet floor and wash area.
- Good quality Ceramic tile flooring shall be laid inside toilets and utility wall areas.
- Good quality Glazed ceramic tiles shall be fixed in toilet walls up to 7' 0" height and utility area up to 4 feet height.
- Suitable projected skirting matching the floor tile as per design shall be provided in all areas as per architect's design.



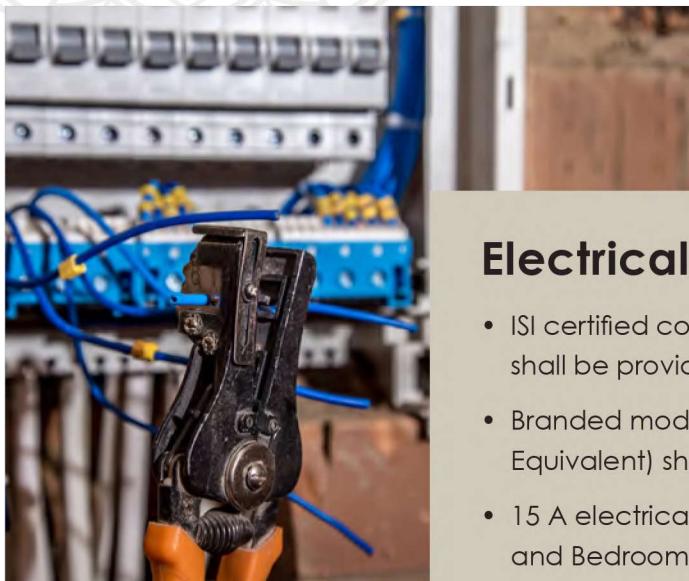
Doors & Windows

- Main Door: Teakwood frame with 32mm thick Solid Flush Shutter finished with Laminate on both sides.
- Interior & Toilet doors: Good Quality wooden frames with Flush door shutters.
- Good quality branded locks with suitable SS hardware's shall be provided. (Godrej/Yale or Equivalent)
- Good quality UPVC Windows with suitable glass shall be provided.
- UPVC French doors with suitable glass shall be provided in balconies as per architect's design.



Kitchen/Utility

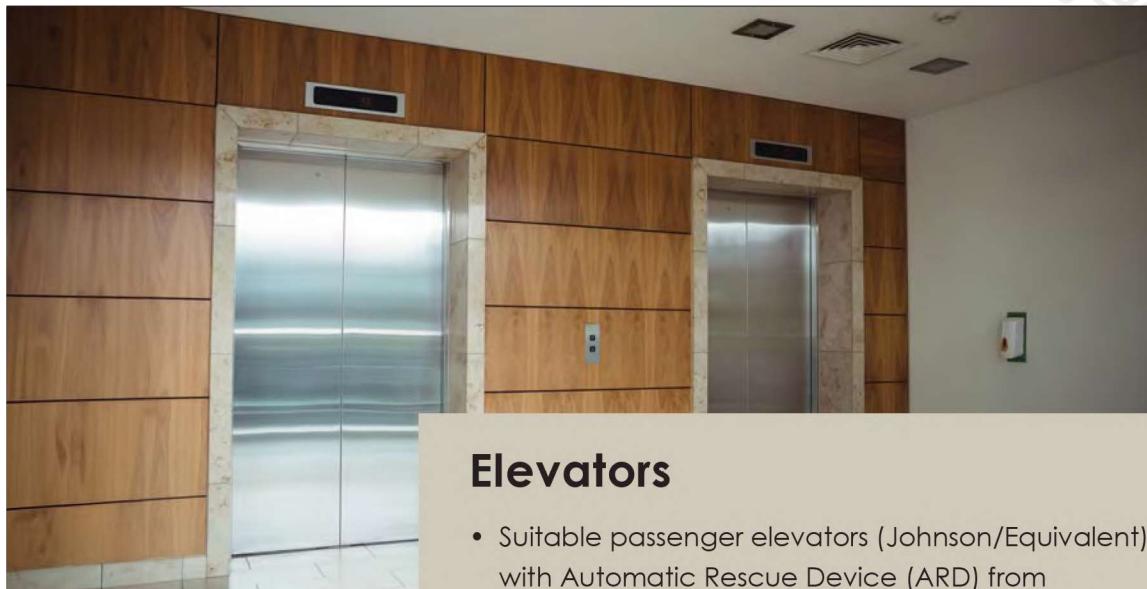
- Suitable RCC Platform with granite stone duly finished with edge nosing shall be provided for kitchen cooking platform.
- Glazed Ceramic tiles will be provided in kitchen for a height of 2 feet above platform in cooking areas.
- Stainless Steel sink with drain board in Kitchen shall be provided and provision for sink in utility area shall be provided.
- Sufficient 15 Amp & 5 Amp socket provision for chimney, hob & other kitchen appliances.
- Utility area shall be finished with glazed ceramic tiles in walls up to minimum of 4'0" height.
- Provision of Electrical and Plumbing lines for Washing machine in utility.
- Provision of Standalone RO in Kitchen.



Electrical

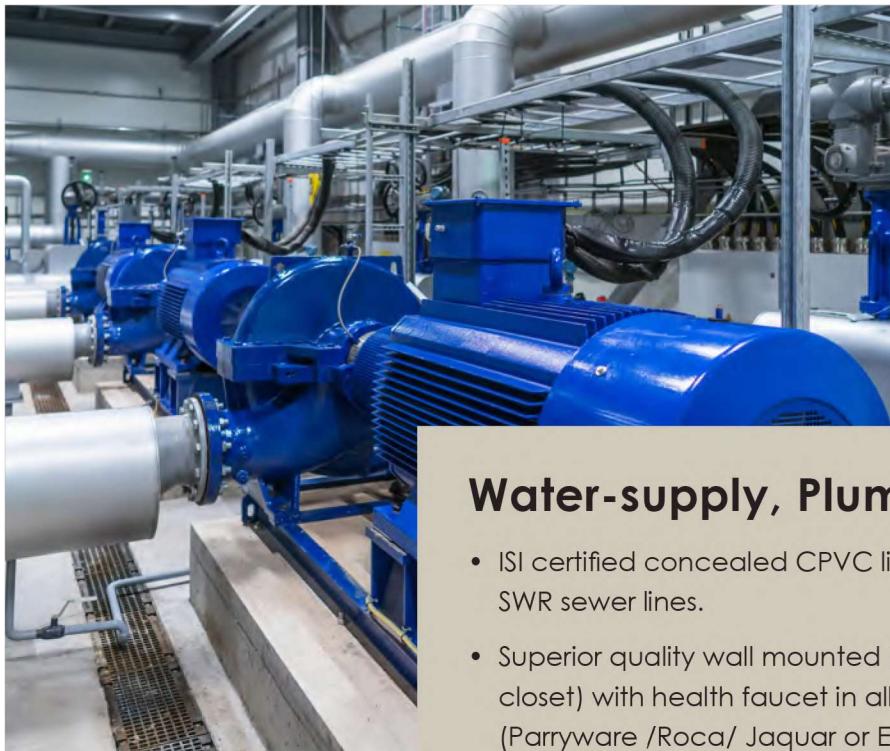
- ISI certified copper wiring in PVC concealed conduits shall be provided.
- Branded modular plate switches (Great white/ Anchor or Equivalent) shall be provided inside the apartments.
- 15 A electrical conduits for AC points in Living and Bedrooms.
- Three phase supply assisted with MCBs & distribution boards with phase changers. Concealed TV / Tel. points provided in all rooms.





Elevators

- Suitable passenger elevators (Johnson/Equivalent) with Automatic Rescue Device (ARD) from companies of high repute shall be provided with sufficient power backup.



Water-supply, Plumbing, Sanitation

- ISI certified concealed CPVC lines for water supply and SWR sewer lines.
- Superior quality wall mounted EWC (European water closet) with health faucet in all toilets inside apartments (Parryware /Roca/ Jaquar or Equivalent).
- Superior quality washbasins with half pedestal.
- Good quality ISI marked CP fittings in toilets, utility & kitchen.
- False ceiling in all toilets.
- Hot & Cold-water mixer unit in all toilets for shower shall be provided.



Security System

- CCTV in external peripheral areas of the building.



Other Amenities

- 100 % power backup for common amenities (i.e. Water, Lift, Common area lighting, security system etc.,) & 1.5KVA for Each Flats.
- Gymnasium: State of the art gymnasium for residents.



Disclaimer

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Approval : CMDA & RERA registered

Structure : Stilt + 5 Floors

Saleable Area : 1199 - 1364 Sq.ft

Total Units : 38

Tentative Possession : March 2026

Location Highlight : 5 mins from Lanson Toyota, Pallikaranai

Amenities : Gym, 100% Power Backup, Security System, Lift, Common area Lifting



BBCL®

— Adding Life To Living —
A Vummidi Enterprises



Eshana

CORPORATE OFFICE:

New No 20, (Old No.23/2), Mylai Ranganathan Street,
T. Nagar, Chennai - 600 017. Tamilnadu, India.

RERA No - TN/29/Building/0469/2024

CALL: 044 46483107 | Email: info@bbcl.in