

BBCL®

— Adding Life To Living —

A Vummidi Enterprise

Live a
Luxe Life!



35
YEARS



35 years of Outstanding
Quality & Trust

Since 1986 | Adding Life to Living | 40+ Completed Projects

2 Million sq.ft | 2000 Happy Families



You've arrived in life

You dreamt. You conquered. Now, you deserve only the best!



Now, it's time to live it up in style in an exceptional home
that defines your success and lifestyle.

★
★
★
LUXURY



BBCL VEENUS REGIUS



HOME IS WHERE THE HEART IS

24 Luxe 3 BHK Homes | 1342 sq.ft - 1467 sq.ft



Veenus
Regius



Presenting Veenus Regius, new-age lifestyle homes for those who seek a quiet, luxurious abode in the heart of the city. Designed with flair and built with top-of-the-line products, each home beautifully blends the elements of space, comfort, design, and luxury to complement your lifestyle. A home you've always desired. **Great for owning!**



Venus Colony, Teynampet



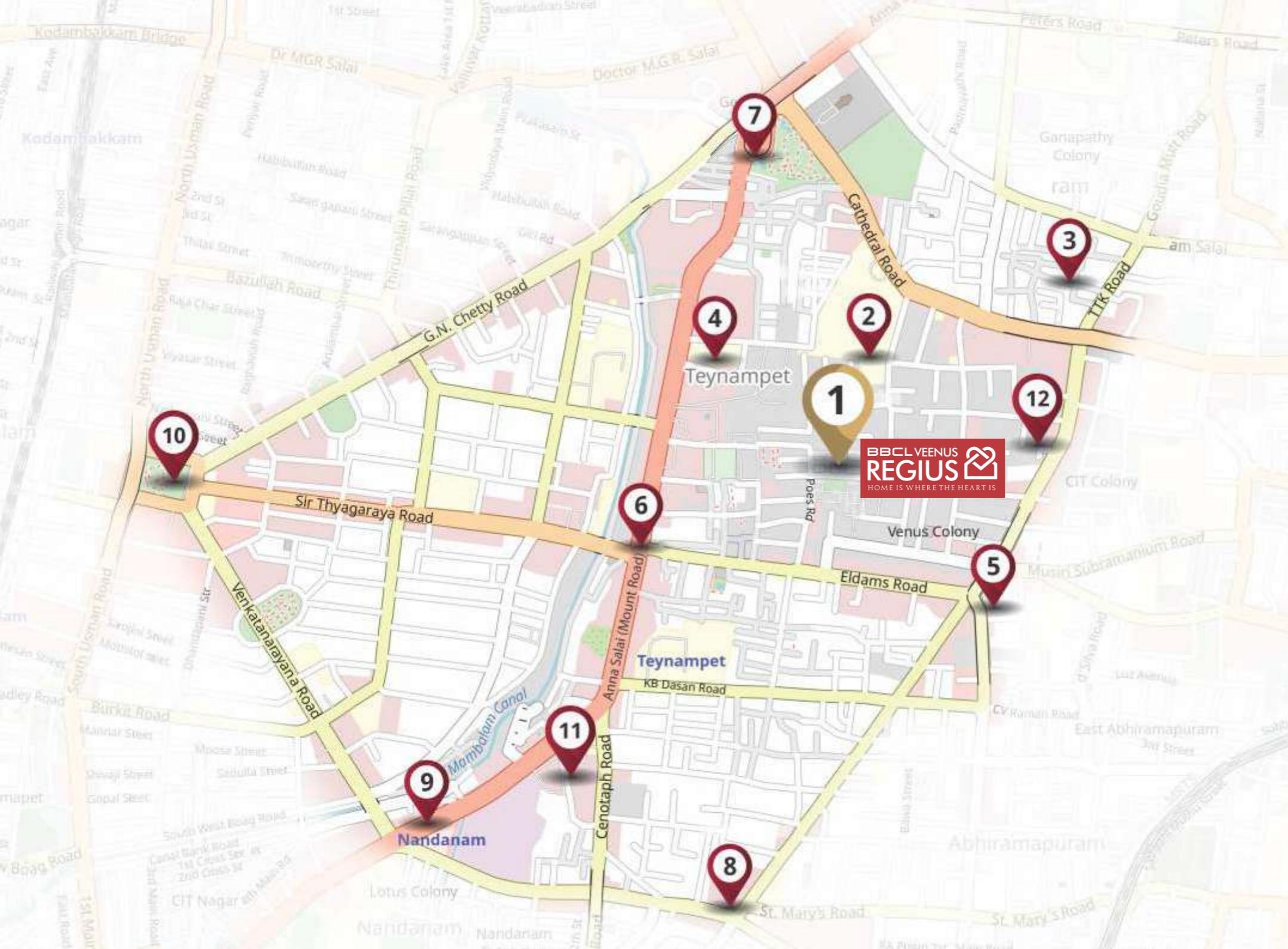
In the heart of Chennai, lies this beautiful area that has the right blend of buzz and bliss. A coveted location dotted with greenery, Venus Colony is a quiet cocoon in the middle of a dynamic city. Being in proximity to the prestigious Poes Garden, where Chennai's elite and powerful reside, you shall experience serenity, the best infrastructure, amenities and all the finer things in life. **Great for living!**



Alive and
Trending!



Your home is just minutes away from the city's finest hip restaurants, bars, entertainment avenues, cafes and upmarket shopping hubs, making it one of the most enviable places to live. Hit a new hangout spot every weekend and explore the unlimited unwind options the locality has to offer. **Great for hangouts!**



Location Advantages



Key

- 1 BBCL VEENUS REGIUS
- 2 Poes Garden
- 3 Music Academy
- 4 Anna Arivalayam
- 5 Kauvery Hospital
- 6 Teynampet Signal
- 7 Gemini Flyover
- 8 Boat Club
- 9 Nandanam
- 10 Panagal Park
- 11 Apollo Hospital
- 12 Narada Gana Sabha

Hospitals

Kauvery Hospital	850 m
Apollo Cancer Centre	1.4 km
St Isabel's Hospital	1.6 km
Billroth Hospital	2.1 km

Schools

National Public School	1.6 km
DAV School	1.7 km
M.Ct. M International School	2.1 km
Church Park School	2.5 km

Colleges

SIET College	1.0 km
Stella Maris College	1.4 km

Metro Stations

Teynampet Metro Station	1.0 km
AG-DMS Metro Station	1.2 km

Entertainment Zones

Decathlon Sports	800 m
Semmozhi Poonga	1.6 km
Madras Boat Club	2.7 km
Santhome Beach	5.0 km

Hotels

Hyatt Regency	1.0 km
The Residency Towers	1.5 km
GRT Grand	1.5 km
The Raintree	1.5 km
Taj Coromandel	2.8 km



Wonderfully

Created



Secure Homes

Every home is installed with a standalone video door phone to keep you and your family safe.



Reliable Supply

Metro Water & Sewerage Connection from CMWSSB ensures reliable water supply and sewerage system.



Efficient Water Management

Efficient water harvesting systems to replenish ground water table ensuring water availability even during summers.



Top-notch Safety

External peripheral areas of the building have CCTV cameras to ensure you are protected all times.



Always Powered!

Nothing to stop your work & play! Experience seamless functioning with 100% DG power backup for individual homes and amenities.



Natural Lighting & Ventilation

The building design provides maximum light and ventilation to your homes with brighter and breezy interiors.



Thoughtfully Curated

Rooftop Fitness

An open air Gym in terrace (partially covered) for a nature inspired workout session.

Drive with Ease

A separate entrance and exit driveway to drive hassle-free.

Protective Installations

All homes have conduit provisions for Telephones, Internet and DTH to add a touch of elegance to your interiors.

Your Safety First

Your home comes with the terrace fitted with automatic rescue devices to help you get out easily.

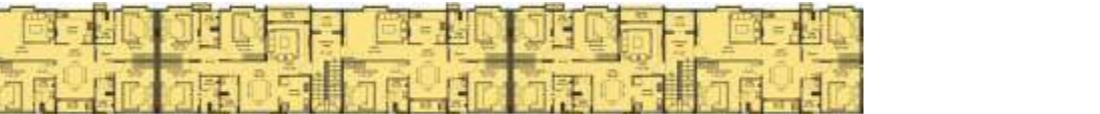
Beautiful Inside Out

Your home is accentuated with full false ceiling in including common areas to make it more sophisticated and functional.

Floor Plans for Apts.: 101, 201, 301, 401



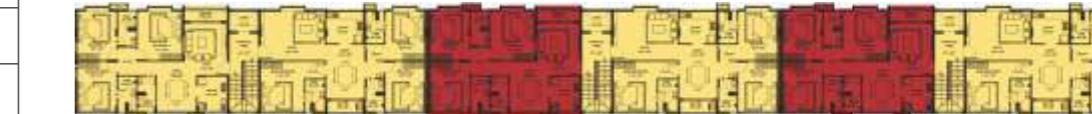
Area Statement	
RERA Carpet Area	943 Sq.ft
Saleable Area	1342 Sq.ft



Floor Plans for Apts.: 103, 203, 303 & 403, 105, 205, 305, 405



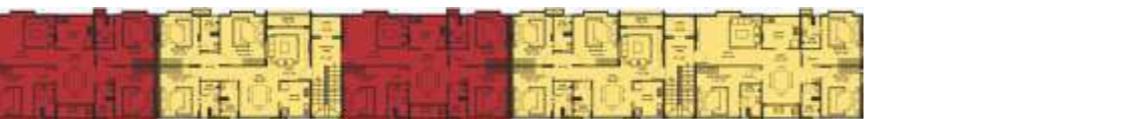
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Floor Plans for Apts.: 102, 202, 302 & 402, 104, 204, 304, 404



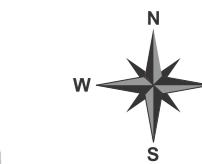
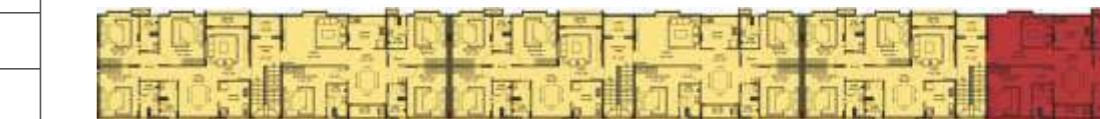
Area Statement	
RERA Carpet Area	1036 Sq.ft
Saleable Area	1467 Sq.ft



Floor Plans for Apts.: 106, 206, 306, 406



Area Statement	
RERA Carpet Area	1036 Sq.ft
Saleable Area	1467 Sq.ft



Specifications

Structure:

- RCC framed structure designed for seismic resistance
- Environment-friendly solid blocks for walls
- Pre-constructual anti-termite treatment under foundation and along external perimeter of the building

Flooring & Ceiling:

- Living, Dining, Kitchen, Bedrooms & Walkways inside apartments – Vitrified tiles
- Balcony – Rustic ceramic / anti-skid tiles or granite
- Toilet Flooring – Anti-skid ceramic tiles
- Toilet Walls – Glazed ceramic tiles up to 7 feet height
- Utility Flooring – Ceramic tiles
- Utility Walls – Glazed ceramic tiles up to 4 feet height
- Common Areas – Vitrified tiles or treated natural stone tiles
- Staircase – Step tiles
- Corridor – Vitrified tiles
- Terrace – White tiles
- Car Parking – Screed flooring
- False ceiling inside flats and lobby area as per architect's design

Kitchen:

- Kitchen Counter – Granite stone with edge nosing on RCC Platform
- Kitchen Dado – Glazed ceramic tiles for a height of 2 feet above the Kitchen Counter
- Stainless Steel Sink
- 15 Amp & 5 Amp socket provision for Chimney, Hob & other kitchen appliances

Utility:

- Utility Dado – Glazed ceramic tiles in walls up to minimum 4 feet height
- Provision for Washing Machine
- Provision for Sink

Painting:

- Exterior Wall – Rough cement plaster and exterior weather shield paint
- Interior Wall – Cement Plaster, POP putty and good acrylic emulsion paint
- Ceiling – Cement Plaster, POP putty and good acrylic emulsion paint

Doors & Windows:

- Main Door: Teakwood frame with 32mm thick Solid Flush Shutter finished with Veneer on both sides and designer panel door on the lobby side as per architect's design
- Interior & Toilet doors: Country wood frames with laminated shutters
- Good quality branded locks with suitable SS hardware
- Good quality UPVC Windows with suitable glass
- French Doors with suitable glass in balconies
- Duly painted MS grills for all windows

Electrical:

- ISI certified copper wiring in PVC concealed conduits
- Branded modular plate switches
- 15 A electrical conduits for AC points in Living and Bedrooms
- Three phase supply assisted with MCBs & distribution boards with phase changers
- Concealed TV / Telephone points in all rooms

Water supply, Plumbing & Sanitary:

- 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 in all apartments
- Superior quality washbasins
- 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

Elevators:

- Suitable passenger elevators with Automatic Rescue Device (ARD) with sufficient power backup

Security System:

- Standalone access-controlled Video Phone security system
- CCTV in external peripheral areas of the building

Other Amenities:

- Rainwater harvesting
- DTH service connectivity
- 100% power backup for common amenities (i.e. pumps, lift, common area lighting, security system etc.)
- 100% power back up for all apartments calculated as per standard consumption

Green Features:

- Adequate day lighting and fresh air
- Rainwater harvesting with low flow fixtures
- Suitable landscaping
- Water meters and energy meters (Common)



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BBCL INFRAKON
IN ASSOCIATION WITH
M/s. VEENUS STUDIOS

TN/29/BUILDING/0279/2021
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Home Loans Approved by Leading Bankers

CREDAI

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Furniture and fixtures indicated in the floor plan renderings are purely for representation purpose only and do NOT include in the specification mentioned in this brochure. The carpet area mentioned for every apartment follows TNRERA norms of the carpet area calculation. 1 sq.m = 10.764 sq.ft.