



UNDER THE ANCIENT TREES. ABOVE THE ORDINARY.



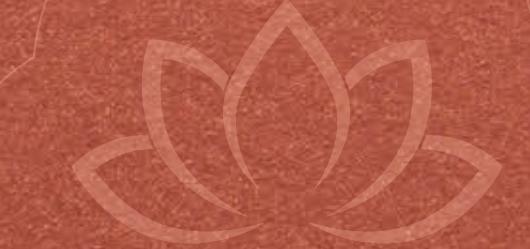


Tucked away within a refined note,
a symphony of heritage and timeless
elegance. Where life moves gently,
yet purposefully.

Morning walks unfold beneath canopies
of ancient raintrees and gulmohars.
Their leaves whispering stories of a
bygone era. Afternoons spent quiet
and evenings flow into intimate dinners
on landscaped terraces.

Within homes that don't just share
walls, but conversations. And the air
itself carries an unmistakable hush
of old stories and new ambition. It isn't
just a place, it's a legacy. And there's
a certain pride in calling this home.

Welcome, to that very pride.



Welcome to
BBCL Anugraha.



AT THE HEART OF HERITAGE, A HOME OF LUXURY.

Set amidst the storied charm of Greenways Road Extension, one of Chennai's most revered neighbourhoods. BBCL Anugraha is designed exclusively for the discerning few. With just 10 bespoke residences, this boutique project embodies intimate luxury.

10
ultra-luxurious
3 BHKs

5
floors

2353-2470 sft.

Located on Greenways Road Extension, Bishop Garden

BBCL[®]
ANUGRAHA

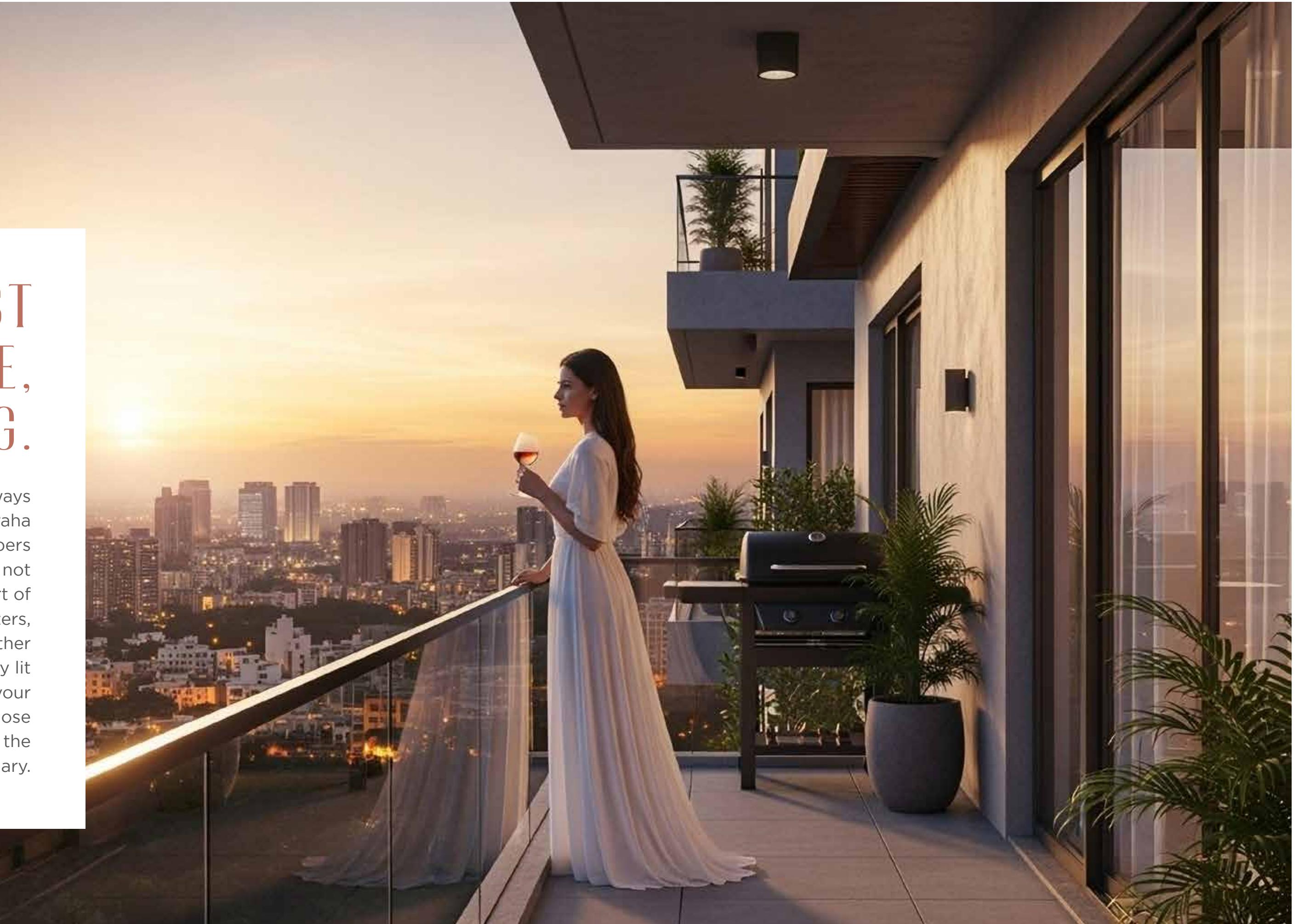
THE
LIFESTYLE AND
LIKEMINDED

LIVE AMONGST THE RARE, AND THE CHARMING.

Within a neighbourhood that has always belonged to the city's elite, BBCL Anugraha is a sanctuary of sophistication that whispers exclusivity. A statement of who you are – not one of many, but one of a rare few. A part of a handpicked circle where judges, ministers,

artists and entrepreneurs call each other neighbours. Where joy echoes across warmly lit

balconies, and you watch the world from your elevated perch. It's a lifestyle designed for those who live above. Above the noise, above the crowd, above the ordinary.



**THE
LOCATION**

YOU'VE ARRIVED. AND RIGHT WHERE YOU WANT TO BE.

BBCL Anugraha is located within the prestigious Greenways Road Extension, near Bishop Garden. It's seamlessly connected to Adyar, Mylapore, Alwarpet and Marina Beach. The Chennai MRTS rail and metro system runs through it, so you're always minutes away from where you need to be. And right where there's everything, for life to bloom



Not to Scale



HOTELS	
• The Leela Palace	1.9 km
• The Raintree	1.5 km
LANDMARKS	
• Adyar Ecopark	900 m
• Anna Centenary Library	3.7 km
• Sivaji Ganesan Memorial Hall	750 m
• Madras Boat Club	2.1 km
TRANSPORT	
• Airport	13.5 km
• Greenways Road MRTS Station	1.2 km
• Upcoming Metro Station	550 m
HOSPITALS	
• MGM Healthcare Malar, Adyar	2.6 km
• Kauvery Hospital, Alwarpet	2.6 km
• Apollo Spectra Hospitals, Mylapore	3.1 km
SCHOOLS & COLLEGES	
• M.C.T.M Chidambaram Chettiar International School	2.4 km
• Chettinad Hari Shree Vidyalayam	450 m
• Dr. MGR Janaki College of Arts and Science for Women	700 m
• Tamil Nadu Dr. Ambedkar Law University	750 m
• Tamil Nadu Music & Fine Arts University	1 km
TEMPLES	
• Lakshmi Kamakshi Temple	27 m
• Arulmigu Sri Mundakanni Amman Temple	300 m
• Sri Siddhi Buddhi Sametha Sri Karpaga Vinayakar Temple	850 m
• Ayyappan Temple	1.2 km
• Sri Kapaleshwarar Temple	2.4 km



ALL THE QUIET LUXURIES FOR GRAND LIVING.

The best of all that life has to offer, right here. BBCL Anurgraha is designed to elevate living. From the rooftop, to the fitness studio, to the lounge. Every corner has its own charm, for you to find your calm.

- Furnished entrance lobby
- Terrace garden
- Outdoor gym at terrace
- Semi-covered party area at terrace
- Barbeque area at terrace
- Rainwater harvesting
- Video door phone & digital lock for main door
- CCTV surveillance cameras at the main gate, elevators, and ground floor lobby
- RFID boom barrier access

Semi-covered party area at terrace



Terrace garden



Outdoor gym at terrace



Barbeque area at terrace

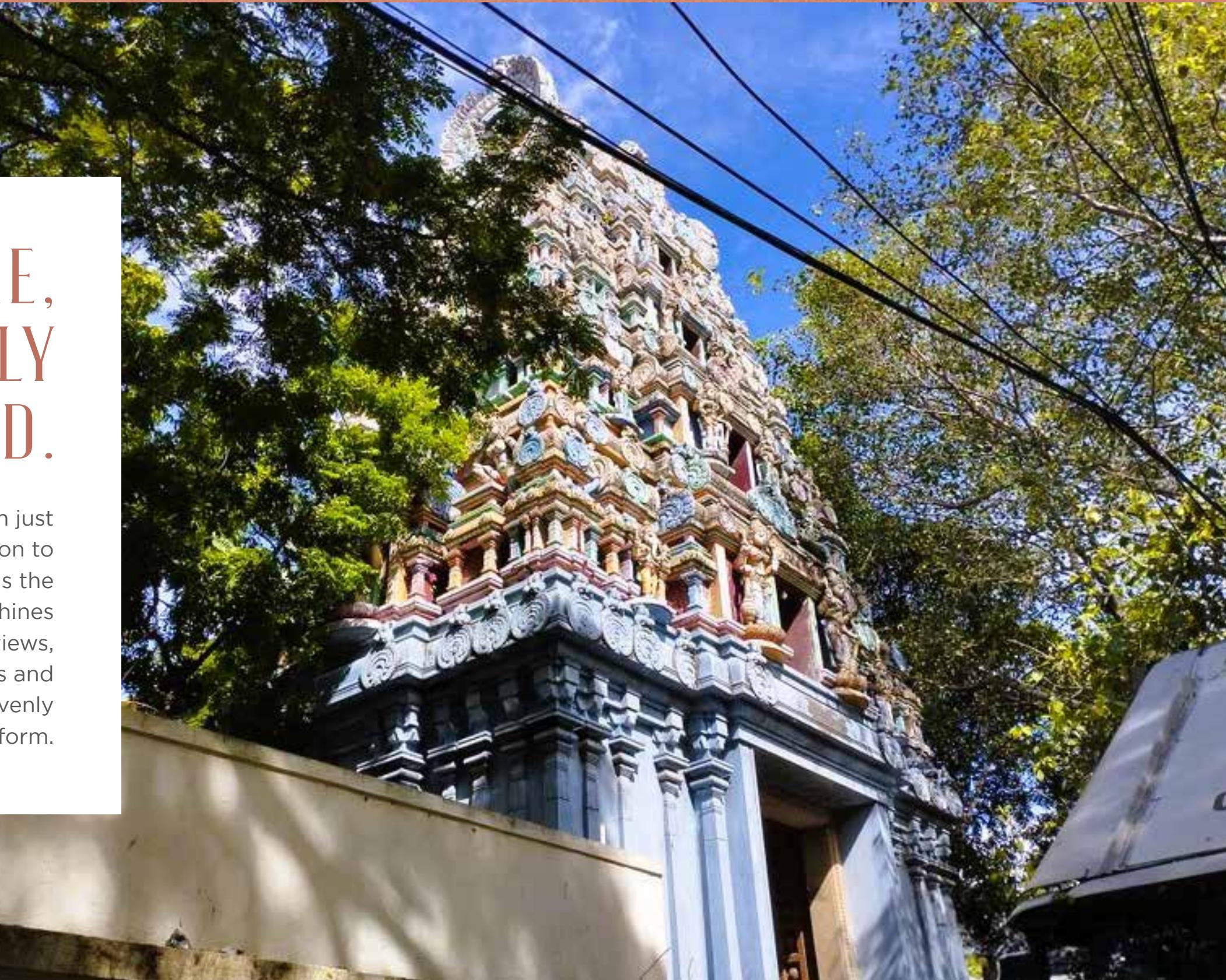


Furnished entrance lobby

RIGHT NEXT
TO TEMPLE

HERE, LIFE IS TRULY BLESSED.

BBCL Anugraha offers more than just luxury. It offers a quiet connection to something bigger. Right next door is the Lakshmi Kamakshi Temple that shines its light on us. Bask in the divine views, listen to the gentle chime of bells and the soft hum of prayers. It's heavenly living in the truest form.





HOME, WHERE EVERY CORNER IS A STATEMENT.

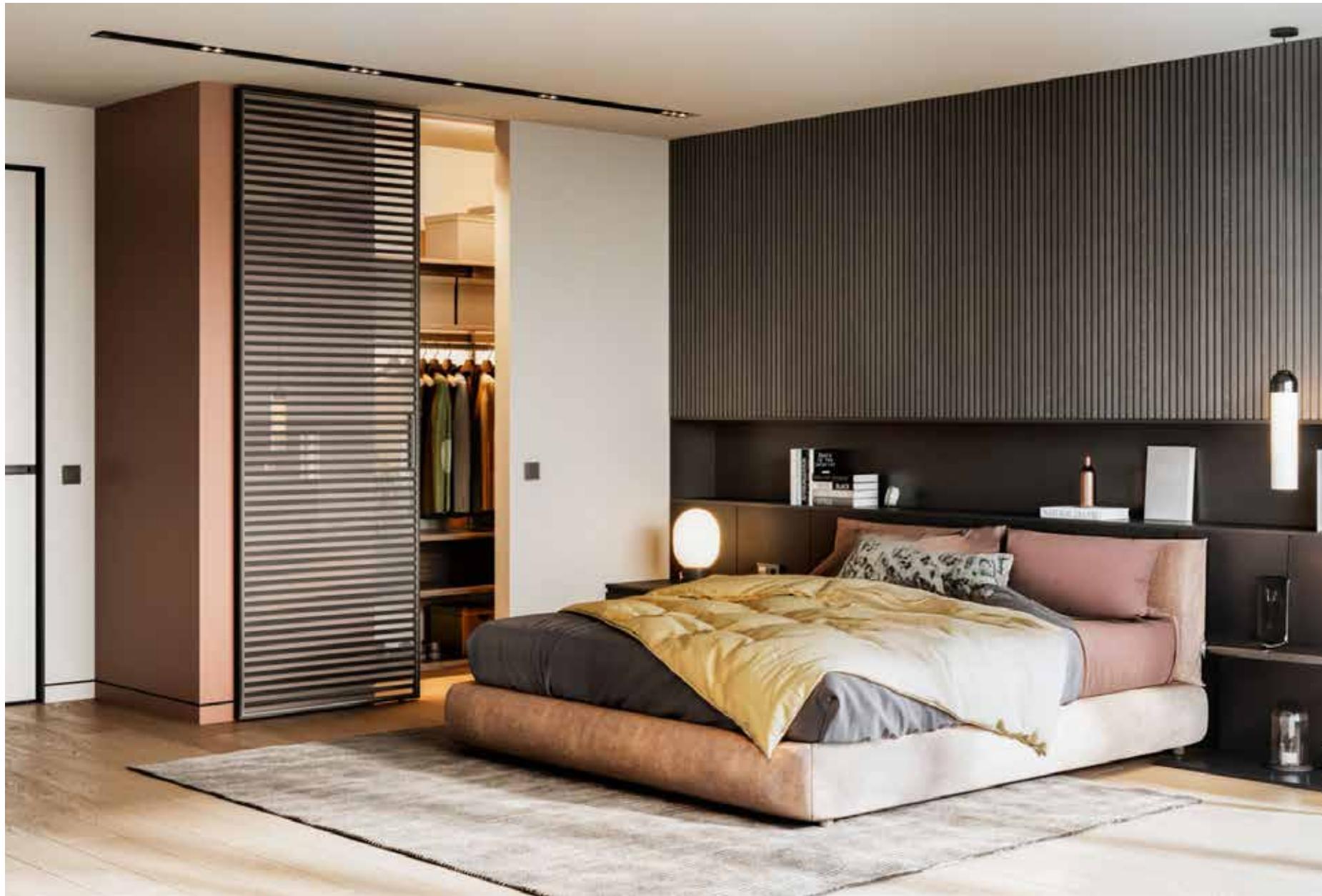
With BBCL Anugraha, you have a home designed for your aspirations. Ultra-spacious apartments, grand living and dining areas, elegantly laid out to bring you a blend of luxury and tranquillity. It's your own haven, above all.

3 | 2353-2470 sft. | DUAL BALCONIES
BHKs in North-facing units

VASTU
compliant | WALK-IN
wardrobes | POWDER
room | UTILITY
room







THE PLANS

STILT FLOOR PLAN

THE LOOKS, THE PLANS. ALL DESIGNED WITH PURPOSE.



TYPICAL FLOOR PLAN



UNIT PLAN A



UNIT PLAN B



Saleable area	-	2231 sq.ft
Carpet Area	-	1489 sq.ft
Common area	-	558 sq.ft
JDS	-	2353 sq.ft



TERRACE FLOOR PLAN



SPECIFICATIONS

STRUCTURE	RCC Framed Structure with pile foundation Earthquake resistant structure in compliance with Seismic Zone III Solid concrete blocks with plastering	VERTICAL TRANSPORTATION	Lifts by Johnson or equivalent with premium interior finish
FLOORING	Living and Dining area - Marble Flooring Master Bedroom - Wooden Flooring Other Bedrooms - Vitrified Tiles of 600 mm x 1200 mm or of suitable size Kitchen - Vitrified Anti-skid Tiles of 600 mm x 600 mm or of suitable size Balcony and Utility - Vitrified 600 X 600mm anti-skid tiles or of suitable size Lift Lobby wall and Floor finished with Granite For Toilets walls, Glazed ceramic tile 600 x 1200 mm or suitable size up to door height. For Toilet Flooring - 600 x 600 mm anti-skid ceramic tile flooring Kitchen & Utility wall Dado: Kitchen dado of size 600 x 600 mm upto 2' height. Utility Glazed ceramic tiles shall be fixed up to sill height	AIR CONDITIONING	VRF systems
OTHER FINISHES	Railing - SS Railing / Glass Railing with handrail for staircase as per Architect's design, SS / Glass Railing for balconies as per Architect's design Car Park - PCC / Granolithic flooring	PLUMBING & SANITARY	Concealed CPVC pipeline in bathrooms - Aashirvad / Astral / Prince or equivalent (ISI certified) Supreme / Astral / Finolex or equivalent UPVC soil, waste and rain water line in open ducts. Sewage pipeline of ISI certified make for underground drainage CP Fixtures - Kohler or Grohe or equivalent CP fixtures Sanitary Fittings - Kohler / American Standard / Grohe / Catalano or equivalent. All sanitary fittings will be of white colour EWC - Wall mounted with concealed cistern of Geberit or equivalent One stainless steel single bowl sink will be provided in Kitchen and double bowl sink with drain board will be provided in Utility Concealed diverter for shower mixer Booster pump for water supply Hot and Cold Water provision for every wash basin and Kitchen
JOINERIES	Main Door - Factory finished 35mm solid wood door with veneer polish on both sides, with seasoned wood frame of 8' height with architrave as per Architect's design. Main door lock will have Yale lock or equivalent Internal Doors - First quality engineered doors of 32mm thickness finished with veneer finish on both sides and with Yale lock or equivalent Toilet Doors - Frames seasoned and chemically treated wood with laminated finish on both sides with Yale lock or equivalent Windows - Branded premium UPVC system windows with sliding shutters Balcony - Branded premium UPVC sliding French door Ventilators - Branded premium UPVC frame with louvers or openable shutters	PAINTING AND FINISHING	Exterior - Weather Proof exterior paint Apex Ultima from Asian Paints or equivalent on a textured based on Architect's Design Living, Dining, Bedrooms & Ceiling - Premium putty finish with two coats of Emulsion paint of Asian Paints or equivalent
ELECTRICAL	Concealed Wiring - Polycab / Finolex / RR cables or equivalent (ISI Certified) Switches - Legrand / Schnider or equivalent. Adequate Light, Fan and Power Sockets Telephone points in Living & Master Bedroom TV points in Living & All Bedrooms 3 Phase supply with 100% Generator Backup for all apartments and common areas EV Charging cabling provision for every car-parking slots	OTHER AMENITIES	Furnished entrance lobby Terrace Garden Outdoor Gym at Terrace Semi-covered Party Area at Terrace BBQ area at Terrace Rainwater harvesting DTH service provision 100 % power backup for all flats and common amenities Video Door phone with lobby access control
		SECURITY SYSTEM	Security cameras at the main gate, elevators, ground floor lobby RFID boom barrier access





— Adding Life To Living —
A Yummidi Enterprise

NEARLY 4 DECADES BUILDING INCREDIBLE LIVING.

BBCL came into being in 1986, quickly emerging as one of Chennai's most trusted developers. Our residential offerings span apartments, villas and plotted developments. Built on the philosophy of 'attention-to-detail', BBCL has raised the bar for quality living, truly making home where your heart is.

39 YEARS
TRUSTED EXCELLENCE

40+
LANDMARK PROJECTS

2 MILLION SFT.
RESIDENTIAL SPACES

2000+
HAPPY FAMILIES

BBCL PROJECTS
OUR LEGACY
IN LANDMARK
PROJECTS.



Thoraipakkam

158 premium 2 and 3 BHK residences, modern amenities, and a community designed for families, in a prime IT corridor.



Thiruverkadu

180 luxurious villas designed spacious, with the freedom to customise your lifestyle.



Kilpauk

66 luxurious 3, 4 and 5 BHKs, with world-class amenities, and seamless city connectivity.



Manapakkam

Inspired by close-knit Chennai neighbourhoods, designed for urban living. This is a 52-luxury villa boutique community.

