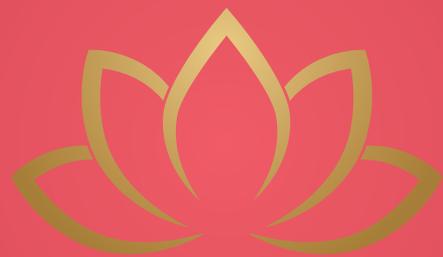
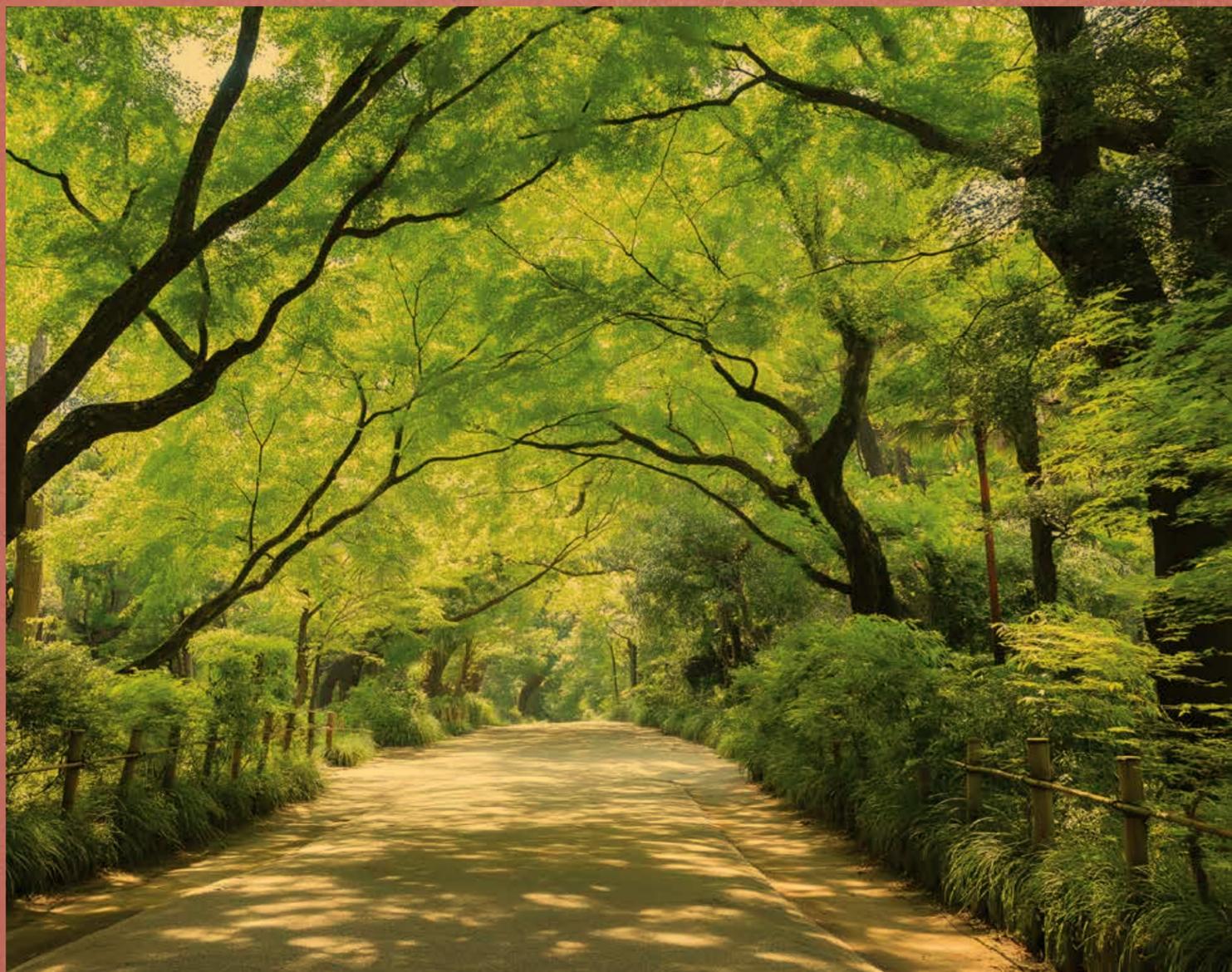


UNDER THE ANCIENT TREES. ABOVE THE ORDINARY.





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 | 2231-2470 sft.

Located on Greenways Road Extension, Bishop Garden,
Raja Annamalaipuram.



 **BBCL**
ANUGRAHA

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.





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.



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 rail 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.

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

- MCTM Chidambaram Chettyar 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 Kapaleeshwarar 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 on terrace
- Semi-covered party area on terrace
- Barbeque area on 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



Barbeque area on terrace



Terrace garden



Outdoor gym on terrace



Semi-covered party area on terrace



Furnished entrance lobby



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 tranquility. It's your own haven, above all.

3_{BHKs}

2231-2470_{sft.}

DUAL BALCONIES
in North-facing units

VASTU
compliant

WALK-IN
wardrobes

POWDER
room

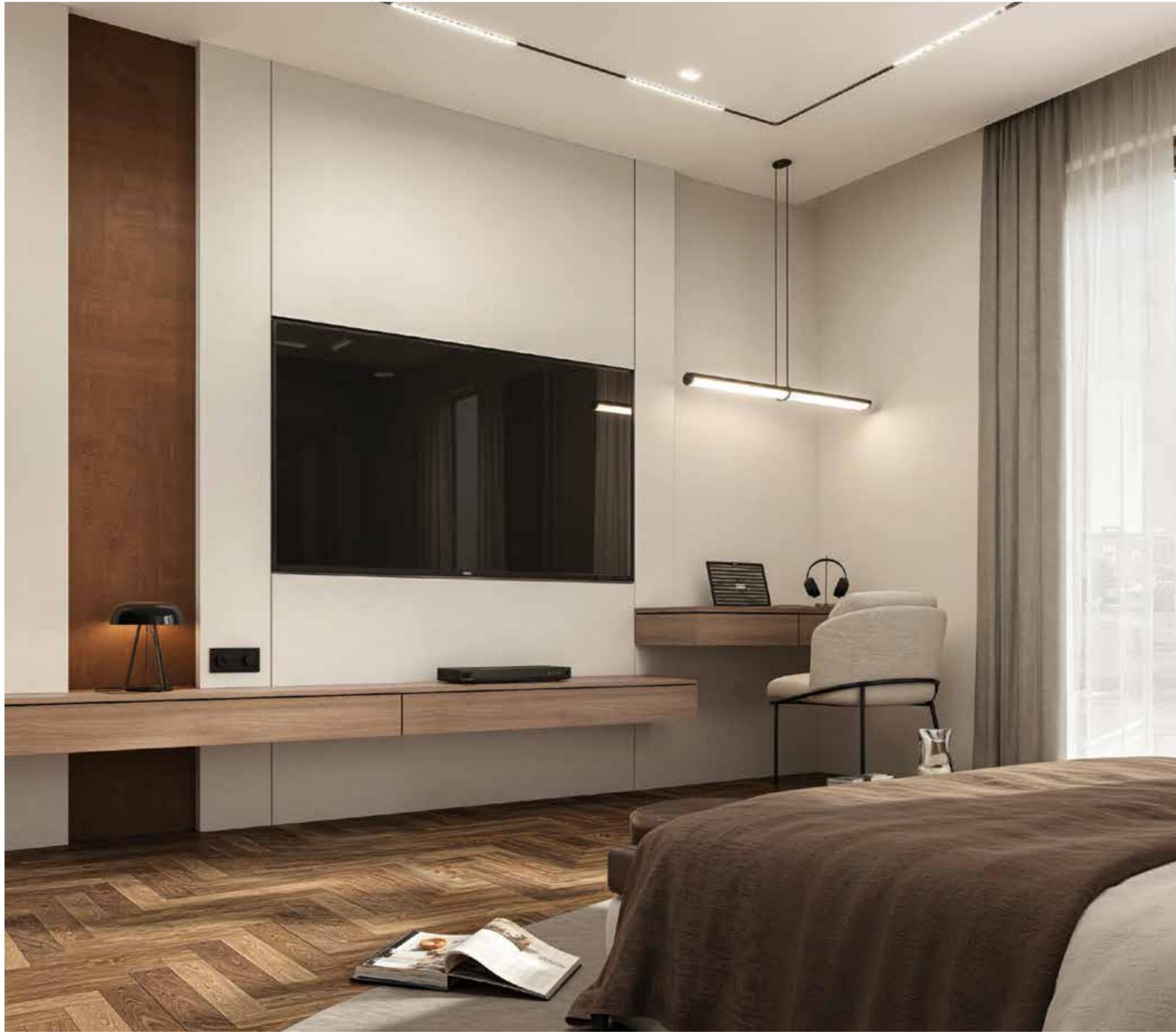
UTILITY
room



 **BBCL**
ANUGRAHA



Disclaimer: The images shown are for illustration purposes only and may not be an exact representation of the product.



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THE LOOKS, THE PLANS.
ALL DESIGNED WITH
PURPOSE.



STILT FLOOR PLAN



UNIT PLAN B

TERRACE FLOOR PLAN



Saleable Area	Carpet Area	Balcony Area	UDS Area
2231 sq.ft	1489 sq.ft	53 sq.ft	727 sq.ft



SPECIFICATIONS

STRUCTURE RCC framed structure with pile foundation
Earthquake resistant structure in compliance with Seismic Zone III
Solid concrete blocks with plastering

FLOORING **Living and Dining Areas** - 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 mm x 600mm or suitable size anti-skid tiles or of suitable size
Lift, Lobby Wall & Floor - Finished with granite
Toilets Walls - Glazed ceramic tile 600 mm x 1200 mm or suitable size up to door height.
Toilet Flooring - 600 x 600 mm anti-skid ceramic tile flooring
Kitchen & Utility Wall - Kitchen dado of size 600 mm x 600 mm up to 2' height; for utility, glazed ceramic tiles shall be fixed up to sill height

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

JOINERIES **Main Door** - Factory made solid/engineered wood frame, shutter with veneer on both sides with polish; main door lock will be Yale brand or equivalent
Internal Doors - Factory made solid/engineered wood frame, shutter with veneer on both sides with polish
Toilet Doors - Factory made solid/engineered wood frame, shutter with laminate finish on both sides
Windows - uPVC sliding windows with glass and hardware
Balcony - uPVC glazed sliding doors with hardware
Ventilators - uPVC frame with louvers/openable shutters

ELECTRICAL **Concealed Wiring** - Polycab/Finolex/RR cables or equivalent (ISI certified)
Switches - Legrand/Schneider or equivalent; adequate light, fan and power sockets
Telephone points in living room & master bedroom
TV points in living room & all bedrooms
3 phase supply with 100% generator back-up for all apartments and common areas
EV charging cable provision for every car-parking slot

VERTICAL TRANSPORTATION Lifts by Johnson or equivalent with premium interior finish

AIR CONDITIONING VRF system

PLUMBING & SANITARY **Concealed CPVC Pipeline in Bathrooms** - Aashirvad/Astral/Prince or equivalent
Drainage/Sewage - PVC pipes & fittings
Water Supply Lines - Internal & external CPVC/uPVC pipes & fittings
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

Stainless steel single bowl sink in kitchen and double bowl sink with drain board in utility

Concealed diverter for shower head of reputed make

Booster pump for water supply

Hot and cold water provision for every wash basin and kitchen

PAINTING AND FINISHING **Exterior** - Weatherproof exterior paint Apex Ultima from Asian Paints or equivalent, textured, based on architect's design

Living, Dining, Bedrooms & Ceiling - Premium putty finish with two coats of emulsion paint from Asian Paints or equivalent

OTHER AMENITIES Furnished entrance lobby

Terrace garden

Outdoor gym on the terrace

Semi-covered party area on the terrace

BBQ area on the terrace

Rainwater harvesting

DTH service provision

100% power back-up 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

BBCL[®]

— Adding Life To Living —
A Vummi Enterprise

40 YEARS OF 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.

40 YEARS
OF 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.

ONGOING PROJECTS



BBCL ESHANA

Location: Off 200 FT Radial Road
(Pallavaram to Thoraipakkam)
Apartments | 38 Units
Unit Size: 1199-1364 sq.ft.



BBCL EVERGREEN

Location: Tharapakkam
(Near Porur)
Plotted Development | 42 Units
Unit Size: 724-1618 sq.ft.



BBCL SANSKRITI

Location: West Mambalam
(Brindavan Street Extension)
Apartments | 20 Units
Unit Size: 1328-1596 sq.ft.



BBCL VILLA HAVEN

Location: Thiruverkadu
(Next to GPN Palace)
Villas | 180 Units
Unit Size: 1401-2660 sq.ft.

UPCOMING PROJECTS



BBCL UPNORTH

Location: Tondiarpet, North Chennai
Apartments | 30 Units
Unit Size: 1486-1680 sq.ft.

BBCL 99 CHAMIER'S

Location: Chamiers Road
Apartment | 10 Units
Unit Size: 3800-4000 sq.ft. (approx.)



BBCL DHRITI

Location: Madipakkam
Apartments | 20 Units
Unit Size: 1250-1350 sq.ft. (approx.)

BBCL[®]

— Adding Life To Living —

A Vummidi Enterprise



Door No. 66, Plot No. 3 & 3A, Greenways Rd. Ext., Bishop Garden, Raja Annamalaipuram,
Chennai - 600028, Tamil Nadu. Ph.: +91 97119 11664 | www.bbcl.in/projects/anugraha

BBCL Prime Constructions Pvt. Ltd.

4th Floor, BBCL Magnum, New No. 49, Old No. 24, College Road, Nungambakkam,
Chennai - 600 006, Tamil Nadu. | info@bbcl.in | +91-9711 911 664

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