

BBCL

— Adding Life To Living —
A Vummidi Enterprise



Eshana

Enter **FULFILMENT**

Urban Yet Tranquil



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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.



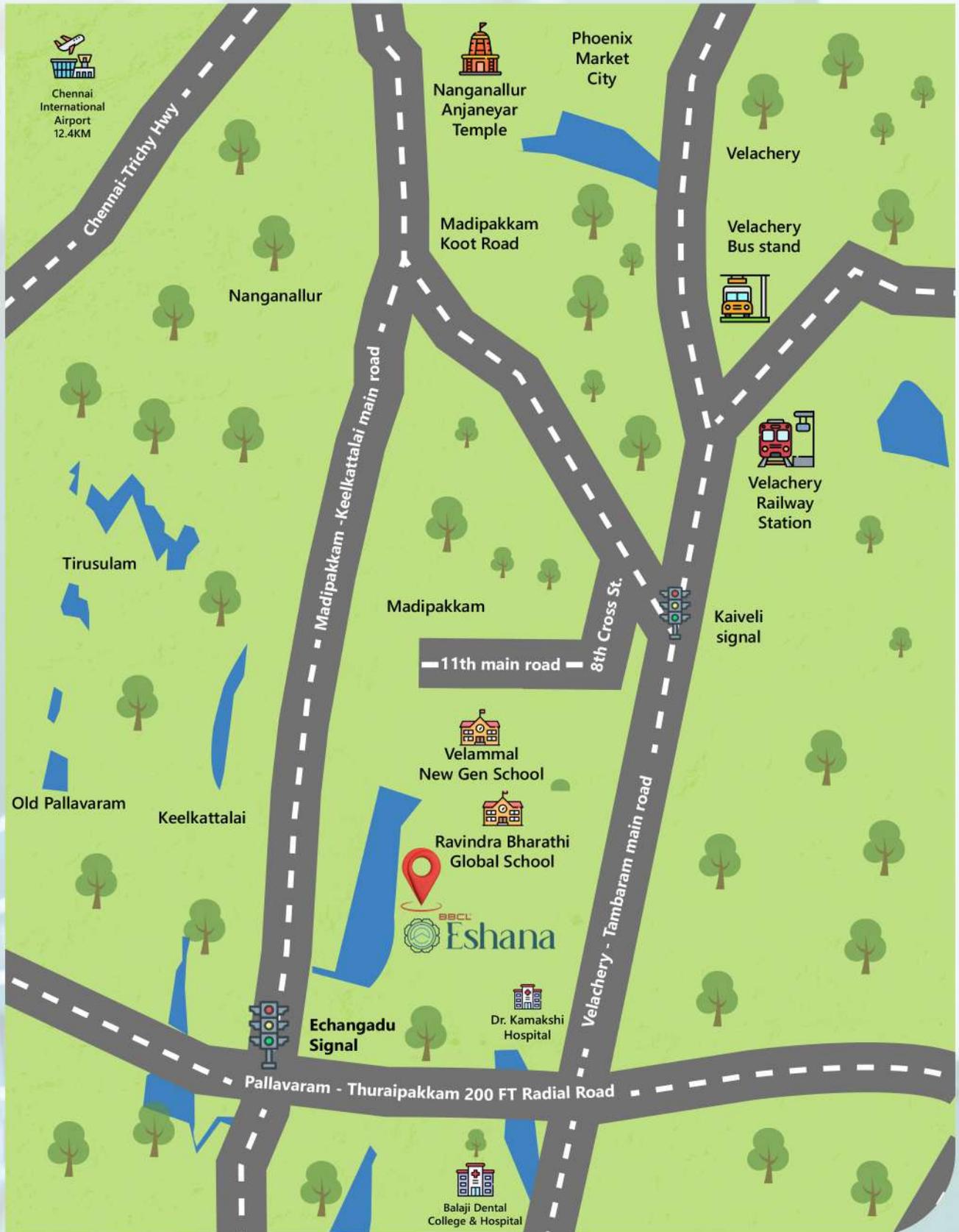


We invite you to experience a life of satisfaction at Eshana, where each apartment is a testament to refined elegance and sophistication.

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

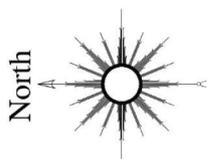


LOCATION MAP



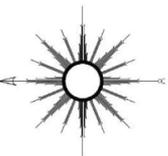
Site Plans

STILT FLOOR PLAN



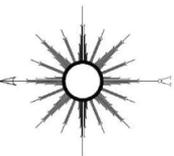
TYPICAL FLOOR PLAN (2ND TO 4TH)

North



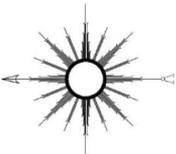
FIFTH FLOOR PLAN

North

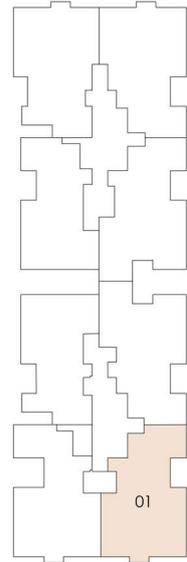


TERRACE FLOOR PLAN

North



KEY PLAN



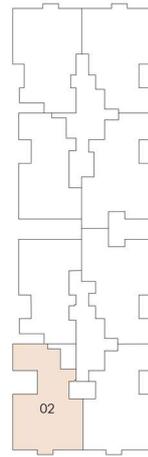
NORTH FACING (3B+3T)

UNIT	SALEABLE AREA	RERA CARPET AREA	EXCL.BALCONY AREA	UDS
101,201,301 401,501	1353 sq.ft	943 sq.ft	49 sq.ft	476.12 sq.ft



NOTE: ALL FURNITURE ARE ONLY INDICATIVE PURPOSE

KEY PLAN

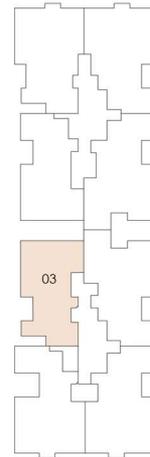


SOUTH FACING (3B+3T)

UNIT	SALEABLE AREA	RERA CARPET AREA	EXCL. BALCONY AREA	UDS
102,202,302 402,502	1362 sq.ft	945 sq.ft	51 sq.ft	479.57 sq.ft

NOTE: ALL FURNITURE ARE ONLY INDICATIVE PURPOSE

KEY PLAN

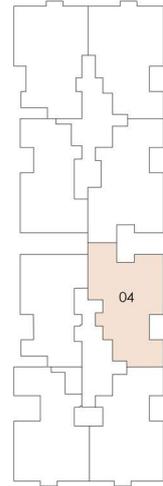


SOUTH FACING (3B+2T)

UNIT	SALEABLE AREA	RERA CARPET AREA	EXCL.BALCONY AREA	UDS
103,203,303 403,503	1199 sq.ft	811 sq.ft	51 sq.ft	422.13 sq.ft

NOTE: ALL FURNITURE ARE ONLY INDICATIVE PURPOSE

KEY PLAN

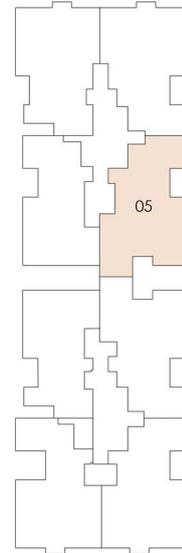


NORTH FACING (3B+3T)

UNIT	SALEABLE AREA	RERA CARPET AREA	EXCL. BALCONY AREA	UDS
104,204,304 404	1364 sq.ft	943 sq.ft	49 sq.ft	480.25 sq.ft

NOTE: ALL FURNITURE ARE ONLY INDICATIVE PURPOSE

KEY PLAN

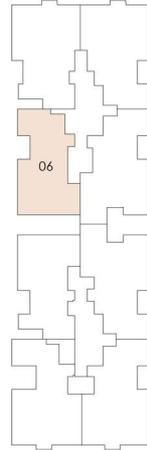


NORTH FACING (3B+3T)

UNIT	SALEABLE AREA	RERA CARPET AREA	EXCL. BALCONY AREA	UDS
105,205,305 405	1364 sq.ft	943 sq.ft	49 sq.ft	480.25 sq.ft

NOTE: ALL FURNITURE ARE ONLY INDICATIVE PURPOSE

KEY PLAN

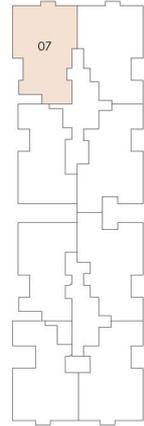


SOUTH FACING (3B+2T)

UNIT	SALEABLE AREA	RERA CARPET AREA	EXCL.BALCONY AREA	UDS
106,206,306 406,506	1211 sq.ft	943 sq.ft	51 sq.ft	426.18 sq.ft

NOTE: ALL FURNITURE ARE ONLY INDICATIVE PURPOSE

KEY PLAN

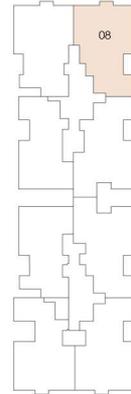


SOUTH FACING (3B+3T)

UNIT	SALEABLE AREA	RERA CARPET AREA	EXCL. BALCONY AREA	UDS
107,207,307 407,507	1349 sq.ft	937 sq.ft	56 sq.ft	474.98 sq.ft

NOTE: ALL FURNITURE ARE ONLY INDICATIVE PURPOSE

KEY PLAN



NORTH FACING (3B+3T)

UNIT	SALEABLE AREA	RERA CARPET AREA	EXCL. BALCONY AREA	UDS
108,208,308	1343 sq.ft	937 sq.ft	49 sq.ft	472.63 sq.ft
408,508				

NOTE: ALL FURNITURE ARE ONLY INDICATIVE PURPOSE

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.



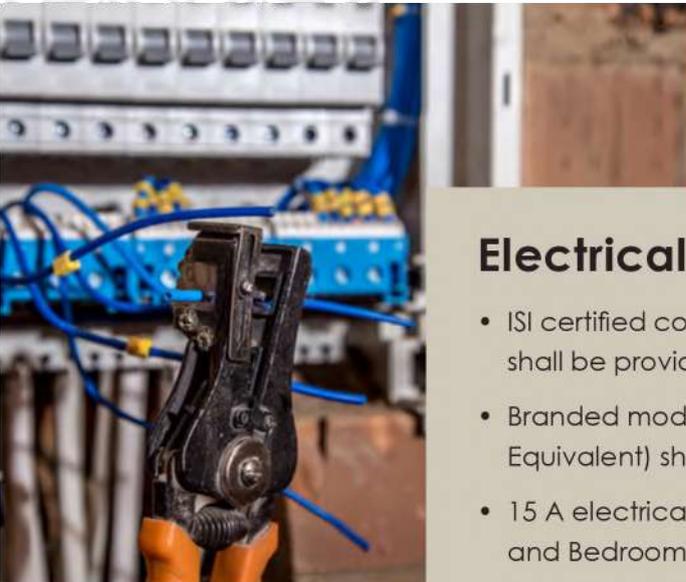
Doors & Windows

- 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.



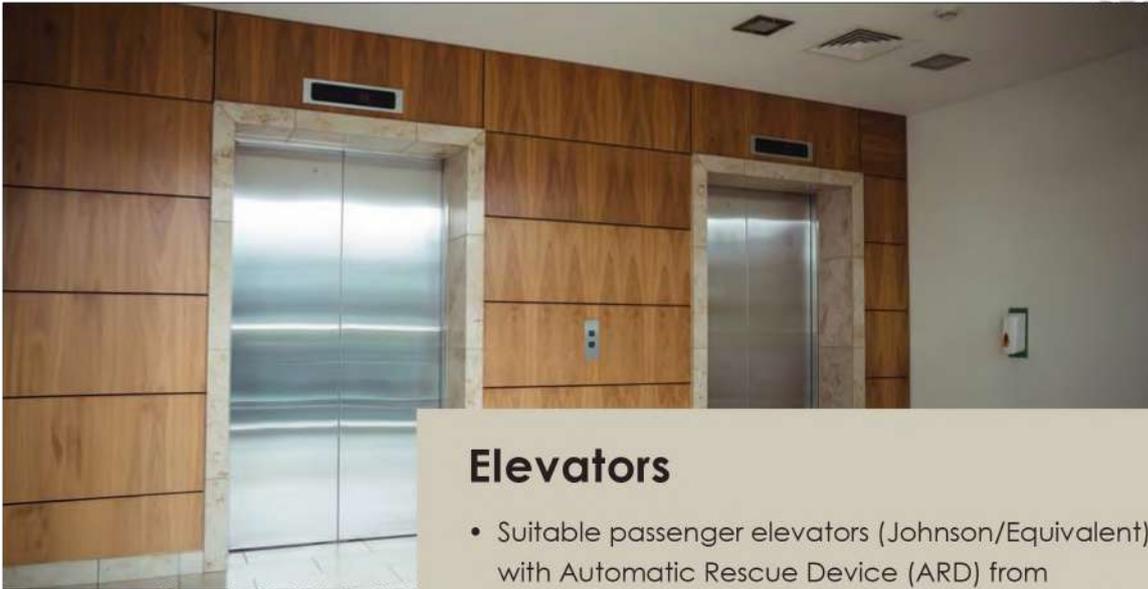
Kitchen/Utility

- 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.
Children's Play Area, Indoor Games

Disclaimer

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APPROVAL : CMDA & RERA REGISTERED

STRUCTURE : STILT + 5 FLOORS

SALEABLE AREA : 1199 - 1364 SQ.FT

TOTAL UNITS : 38

LOCATION HIGHLIGHT : 500 METER FROM

DR.KAMAKSHI MEMORIAL HOSPITAL.

AMENITIES : GYM, 100% POWER BACKUP, SECURITY

SYSTEM,LIFT,CHILDREN'S PLAY AREA, INDOOR GAMES

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SITE OFFICE ADDRESS:

7th Main Rd, LIC Nagar, Ram Nagar South,
Pallikaranai, Chennai, Tamil Nadu 600100.

CORPORATE OFFICE:

BBCL Magnum, 4th Floor, New No 49, Old No 24, College Road,
Nungambakkam, Chennai - 600 006, Tamilnadu, India

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



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