

Enter

Homeliness

Where luxury meets tradition





About Sanskriti

Step into a world of refined living with this architectural gem in the heart of West Mambalam, Chennai.

Our 3-bedroom apartments redefine elegance, seamlessly merging sophisticated design with contemporary comforts.

At Sanskriti, luxury isn't just a lifestyle; it's a harmonious blend of modern convenience and timeless traditions.



Meticulously crafted for optimal space utilization and Vastu compliance, each of our residences offers a tranquillity you'll rarely find anywhere else.

Known for its wholesome spiritual vibes, the location features several temples with the pleasant sound of bells and hymns for constant positivity.

Moreover, the area offers seamless connectivity with the rest of the city and the convenience of nearby schools, hospitals, and markets. All against the backdrop of clean and spiritual surroundings.





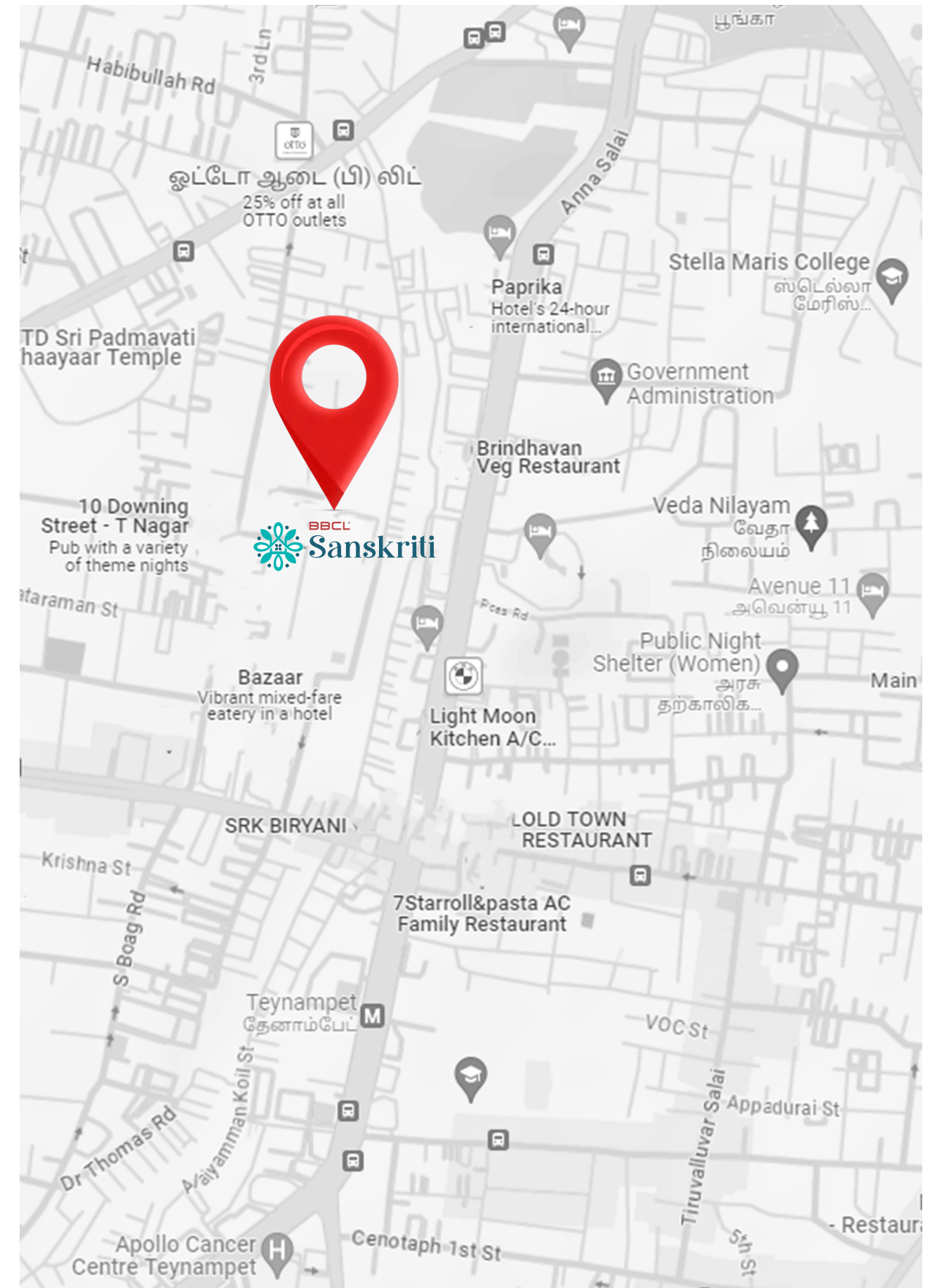
So what are you waiting for?

Elevate your lifestyle with modern amenities and amazingly designed apartments, each adorned with contemporary comforts.

Immerse yourself in a living space that resonates with the refined taste of modern living but with traditional sensibilities.



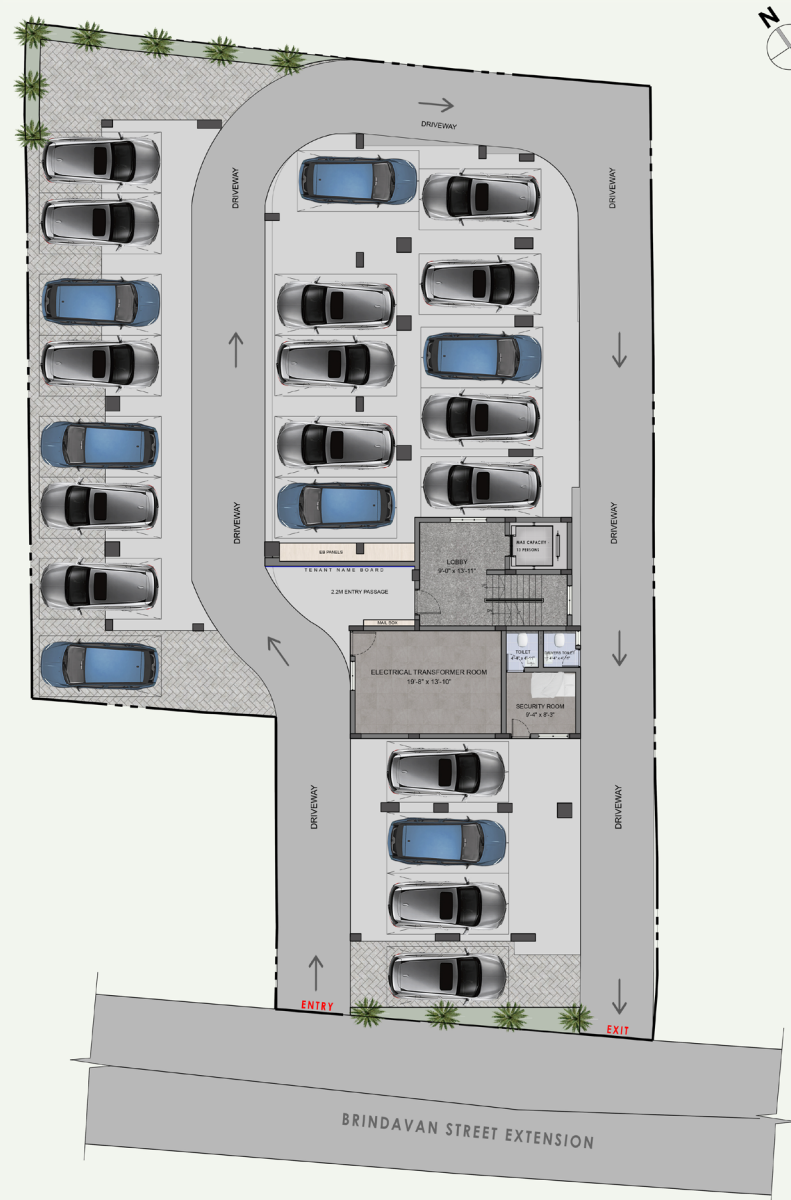
Location



Renders & Floor Plans



Site/Stilt floor plan



Proposed residential development for m/s. BBCL prime constructions pvt. ltd at Brindavan Street (extn), West Mambalam.

Typical Floor Plan



Proposed residential development for m/s. BBCL prime constructions pvt. ltd at Brindavan Street (extn), West Mambalam.

Unit - A



Key Plan

UNIT 1A, 2A, 3A, 4A, 5A	PLINTH AREA	RERA CARPET AREA	EXCLUSIVE BALCONY	SALEABLE AREA
	1370.00 SQ.FT	1132.00 SQ.FT	60.00 SQ.FT	1595.00 SQ.FT

Proposed residential development for m/s. BBCL prime constructions pvt. ltd
at Brindavan Street (extn), West Mambalam.

Unit - B



Key Plan

UNIT 1B, 2B, 3B, 4B, 5B	PLINTH AREA	RERA CARPET AREA	EXCLUSIVE BALCONY	SALEABLE AREA
	1140.00 SQ.FT	980.00SQ.FT	41.00 SQ.FT	1328.00 SQ.FT

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at Brindavan Street (extn), West Mambalam.

Unit - C



UNIT	PLINTH AREA	RERA CARPET AREA	EXCLUSIVE BALCONY	SALEABLE AREA
1C, 2C, 3C, 4C, 5C	1165.00 SQ.FT	998.00SQ.FT	40.00 SQ.FT	1358.00 SQ.FT

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at Brindavan Street (extn), West Mambalam.

Unit - D



UNIT	PLINTH AREA	RERA CARPET AREA	EXCLUSIVE BALCONY	SALEABLE AREA
1D, 2D, 3D, 4D, 5D	1179.00 SQ.FT	965.00 SQ.FT	84.00 SQ.FT	1374.00 SQ.FT

Proposed residential development for m/s. BBCL prime constructions pvt. ltd
at Brindavan Street (extn), West Mambalam.

BBCL Sanskriti 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/Texture 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.



Elevators:



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

Flooring:



- Vitrified Tiles of approximately 800mm x 800mm will be laid in living, dining, bedrooms, kitchens & Passages inside apartments (Kajaria, somany, varmora or equivalent).
- All common areas will be laid with Vitrified Tiles or treated natural stone tile or equivalent.
- Good quality rustic ceramic / anti-skid tiles shall be laid in the balconies and sit out areas.
- Toilet & Utility floors : Anti-skid good quality Ceramic tiles with high slip resistance will be laid.
- Good quality Glazed ceramic tiles shall be fixed in toilet walls up to 7' 0" height.
- Kitchen & Utility wall Dado: Good quality Glazed ceramic tiles shall be fixed up to a height of 2 feet above platform in kitchen and utility and upto matching height in other walls of the utility area (minimum 4'-0" height from floor level).
- Suitable projected skirting matching the floor tile as per design shall be provided in all areas as per architect's design.

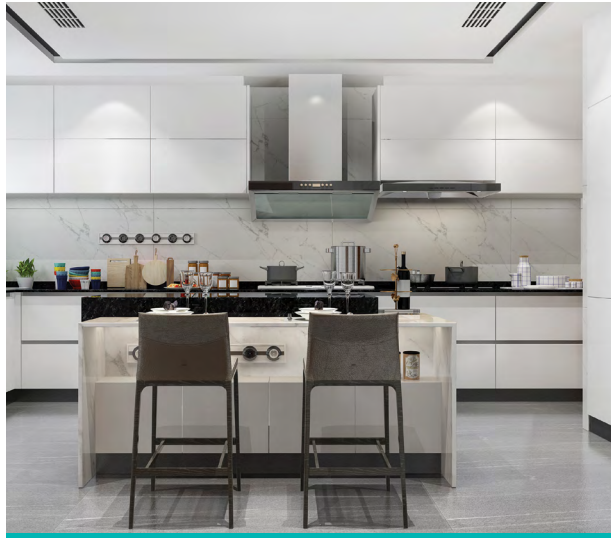


Doors & Windows:



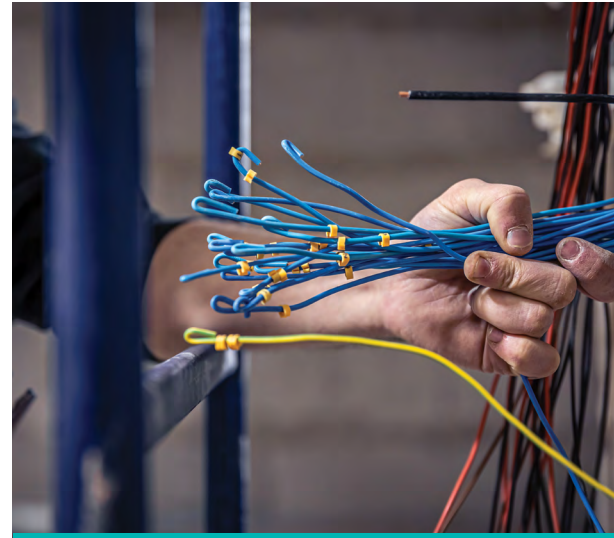
- Main Door: Teakwood frame and Shutter.
- Interior & Toilet doors: Country wood frames with laminated shutters.
- Good quality branded locks with suitable SS hardware's shall be provided (Godrej, yale/ Equivalent).
- Good quality UPVC Windows with suitable glass shall be provided.
- UPVC French doors with suitable glass shall be provided in balconies as per architect's design.
- Duly painted MS grills for all windows as per design.

Kitchen/Utility Room:



- Suitable RCC Platform with granite stone duly finished with edge nosing shall be provided for kitchen cooking platform.
- 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.
- Provision of Electrical and Plumbing lines for washing machine in utility.

Electrical:



- ISI certified copper wiring in PVC concealed conduits shall be provided.
- Branded modular plate switches (Great white / 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.



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 inside apartments.
- Superior quality washbasins with half pedestal.
- Good quality ISI marked CP fittings in toilets (Roca, Jaquar/ Equivalent), 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:



- Rainwater harvesting.
- DTH service provision.
- 100 % power backup for common amenities (i.e. Water, Lift, Common area lighting, security system) and 5kv for each apartments.



Special thanks to:





CORPORATE OFFICE:

New No 20, (Old No.23/2), Mylai Ranganathan Street,
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TN/29/Building/0359/2024

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