

# Bonjour!

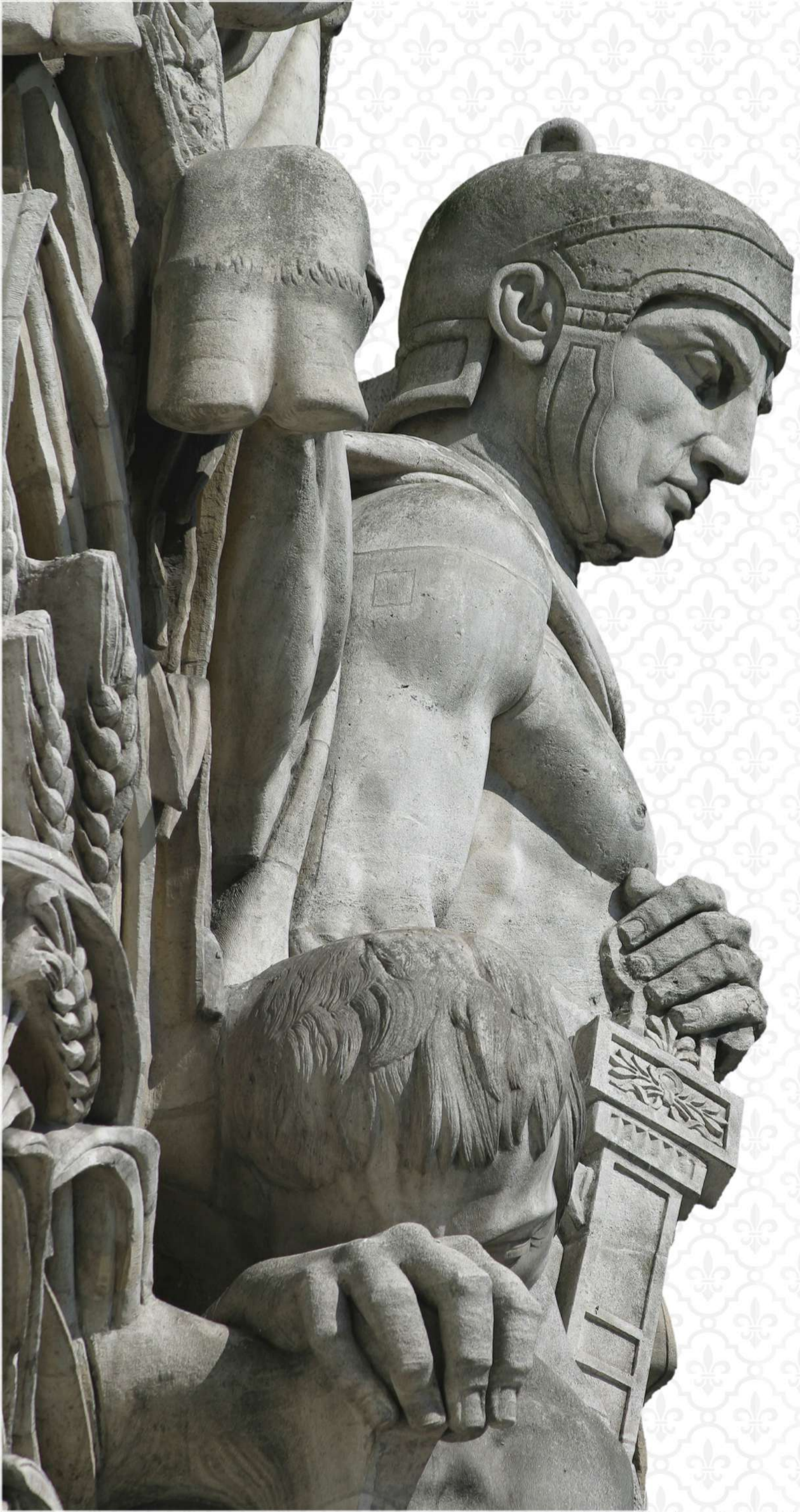
We have borrowed a leaf out of Classical French Living



**BAASHYAAM**  
IMPROVING LIFESTYLES - ENHANCING LIVES



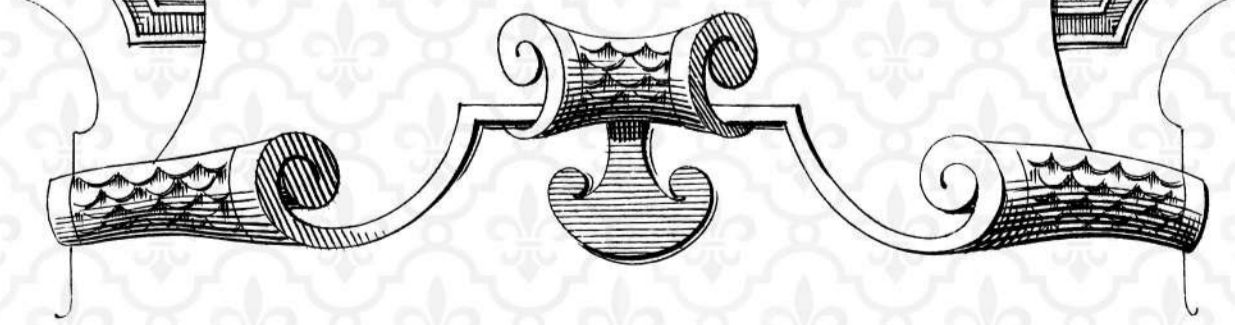
*Classical French Inspired Opulence*



FOR THOSE HOPELESS ROMANTICS, THE  
EXPLORATORY GLOBETROTTERS,  
THE SUAVE AND SOPHISTICATED AND FOR  
ALL THOSE FOLKS WHO HAVE BEEN  
OBSESSIVELY YEARNING - TO OWN A  
MARKEDLY DISTINCTIVE ADDRESS, BUT  
HAVE BEEN ENDLESSLY LET DOWN WITH  
TALL CLAIMS...

HERE IS A HOME THAT FINALLY MAKES YOU  
SIT BOLT RIGHT UP, BRIGHTEN YOUR EYES,  
HEIGHTEN YOUR INTEREST, MAKE YOU  
SWELL WITH PRIDE AND GIVE GLISTENING  
WINGS TO YOUR CHERISHED FANTASIES.

"PRESENTING POES 57" - AN ADDRESS  
WORTHY OF YOUR LOFTY STANDARDS AND  
EXPECTATIONS. A PRIDE OF PLACE  
RESIDENCE THAT WILL REFLECT YOUR  
LARGER THAN LIFE PERSONALITY AND  
BOLSTER YOUR STANDING IN AFFLUENT  
CIRCLES.





## Born Anew Affluent French Classical Homes

THE FRENCH ARE RENOWNED FRONTRUNNERS FOR INHERITING GREAT TASTES. DURING THEIR FAMED CONQUESTS OF YORE, THEY WERE ENAMoured BY THE ITALIAN AND GOTHIC ARCHITECTURE AND BROUGHT HOME AMPLE INSPIRATION TO BUILD THEIR OWN CHARISMATIC CLASSICAL HOMES. THIS DEFINING DEVELOPMENT IS VERY MUCH A PART OF THE “RENAISSANCE” ERA WHICH MEANS “BORN ANEW” IN FRENCH.

NOW WITH POES 57, IT’S THE TURN OF BAASHYAAM BUILDERS TO BRING TO FINE LIFESTYLE SEEKERS OF CHENNAI, THE UNDILUTED CHARM OF OPULENT FRENCH CLASSICAL HOMES, TO THE MOST CHERRY PICKED VICINITY IN CHENNAI.

ORNATE CLASSICAL FAÇADE WITH CONTEMPORARY INTERIORS  
DETAILING ENCASED IN IMPORTED MARBLES

2955 AND 4820 SQ.FT.

STILT PLUS 4 FLOORS  
ONLY TWO HOMES IN EACH FLOOR





## Architectural Pedigree and Finesse

WITH FULL EMPHASIS BEING ON BRINGING CLASSICAL VERVE TO THE ARCHITECTURE, THE FERTILE ARCHITECTS' MINDS HAS WORKED OVERTIME TO USHER IN INVENTIVE PRINCIPLES OF DESIGN, CONFORMING TO THE HIGHEST DEGREE OF ORDER AND SYMMETRY. THIS HAS RESULTED IN AN UNPARALLELED SURFACE RICHNESS AND ORNAMENTATION, WITH A RICHLY CRAFTED CLASSICAL FACADE AND PLUSH UP TO THE MINUTE INTERIORS. ADHERING TO THE KEY ELEMENTS OF FRENCH RENAISSANCE STRUCTURE, THE FACADES FOLLOW CYCLICALLY SIZED AND SHAPED WINDOWS, PILASTERS TO DIVIDE THE FACADE, ROUND ARCHES, ARRESTING MOTIFS, CLASSICAL FIGURES AND DOME STRUCTURES ON TOP AND MORE.

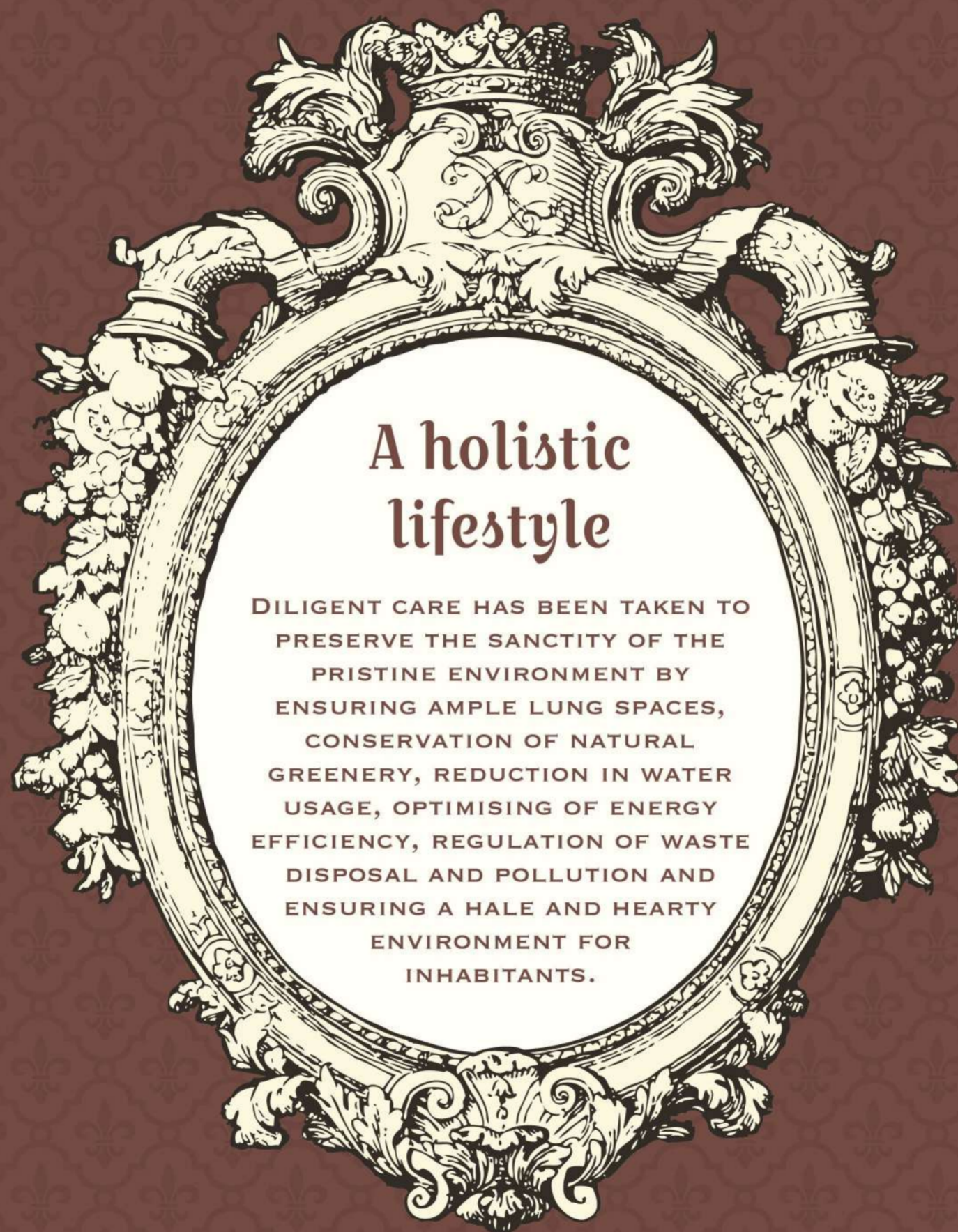
## Exalted charm of Poes Garden

POES GARDEN WINS HANDS DOWN THE REVERED TAG FOR BEING A QUIANT, ELITIST NEIGHBOURHOOD IN CHENNAI, WHERE THE CRÈME DE LA CRÈME AND KEY HEADLINE MAKERS RUB SHOULDERS AND CALL HOME. THOUGH IT IS LOCATED IN THE PULSATING HEART OF THE CITY, IT PROVIDES AN UNRIVALLED SECLUDED CALM AND CHARM. ADD TO IT THE HIGH PROFILE NATURE OF ITS RESIDENTS', THE AREA ALSO TOPS AS THE MOST COVETED HIGHLY SECURED NEIGHBOURHOODS IN THE CITY.



*Classical French Inspired Opulence*





## A holistic lifestyle

DILIGENT CARE HAS BEEN TAKEN TO PRESERVE THE SANCTITY OF THE PRISTINE ENVIRONMENT BY ENSURING AMPLE LUNG SPACES, CONSERVATION OF NATURAL GREENERY, REDUCTION IN WATER USAGE, OPTIMISING OF ENERGY EFFICIENCY, REGULATION OF WASTE DISPOSAL AND POLLUTION AND ENSURING A HALE AND HEARTY ENVIRONMENT FOR INHABITANTS.

MASTER BEDROOMS





TOILETS

— LIVING ROOM —



— DINING —



—•—  
ROOFTOP GARDEN  
—•—





## MEDITATION AREA



## GYM





# SITE / STILT FLOOR PLAN

COMMON AREA		
SL. No.	FLOOR	COMMON AREA (Sq. Ft.)
1	STILT FLOOR	1386
2	1ST FLOOR	496
3	2ND FLOOR	496
4	3RD FLOOR	496
5	4TH FLOOR	496
6	STAIRCASE HEAD ROOM	318
7	OVER HEAD TANK	318
8	LIFT MACHINE ROOM	214
TOTAL COMMON AREA		4220



## TYPICAL FLOOR PLAN

### SALEABLE AREA STATEMENT

FLAT NO.	TYPE	PLINTH AREA (Sq. Ft.)	COMMON AREA (Sq. Ft.)	SALEABLE AREA (Sq. Ft.)
TYPICAL FLOOR (1ST - 4TH FLOOR)				
A	3 BHK	2392	376	2768
B	4 BHK	3995	627	4622
SER. RM-1		171	27	198
SER. RM-2		162	25	187
FLOOR AREA		6720	1055	7775
TOTAL AREA		26880	4220	31100
COMMON AREA PERCENTAGE - 13.56%				



## SPECIFICATIONS

- + SHELL: RCC FRAME STRUCTURE WITH MASONRY PARTITIONS. THE HEIGHT OF EACH FLOOR SHALL BE 10 FT. FROM SLAB TO SLAB
- + MASONRY: INTERNAL MASONRY - GOOD QUALITY TABLE MOLDED BRICKS OR AEROCON BLOCKS OR CONCRETE BLOCK MASONRY WITH PROTECTIVE CORNER BEADING IN GI AND COMPLETED WITH PLASTER

### FLOORING

- + LIVING & DINING: BEIGE COLORED ITALIAN MARBLE LAID WITH PAPER JOINTS AND FINISHED WITH 8 COATS (MIRROR) POLISH
- + KITCHEN: MARBLE FLOORING. PEARL GRANITE CLADDING ABOVE THE COUNTER UP TO A HEIGHT OF 2 FT.
- + UTILITY: UDAIPUR GREEN MARBLE TO MIRROR FINISH
- + BEDROOMS: ITALIAN MARBLE FLOORING WITH PAPER JOINTS AND FINISHED WITH 8 COATS (MIRROR) POLISH
- + MASTER BEDROOM: SOLID TEAK WOOD FLOORING
- + SIT-OUT: TERRACOTTA TILES
- + ITALIAN MARBLE IN ALL COMMON LOBBIES
- + COMMON STAIRCASE IN GRANITE

### TOILETS

- + ITALIAN MARBLE WITH INLAY WALL CLADDING UP TO FALSE CEILING HEIGHT IN MASTER TOILET
- + ITALIAN MARBLE FLOORING IN DRY AREAS / BUSH HAMMERED MARBLE OR GRANITE IN WET AREAS IN MASTER TOILET
- + DESIGNER TILE / MARBLE WALL CLADDING UPTO FALSE CEILING HEIGHT IN OTHER TOILETS
- + ITALIAN MARBLE COUNTERTOPS

### SANITARY & PLUMBING

- + WATER CLOSETS: WESTERN STYLE, PORCELAIN EWC OF DURAVIT IN ALL BATHROOMS
- + WASH BASINS: PORCELAIN WASH BASINS OF DURAVIT IN ALL BATHROOMS
- + CP FITTING OF KOHLER / GROHE
- + ALL BASINS SHALL BE PROVIDED WITH A 32MM CP WASTE COUPLING & CP BOTTLE TRAP OF STANDARD MAKE
- + KITCHEN SINK: STAINLESS STEEL SINK WITH DRAIN BOARD OF “FRANKE / NIRALI” OR EQUIVALENT MAKE WITH GARBO DRAIN
- + COCKROACH TRAPS: A DETACHABLE STAINLESS STEEL COCKROACH TRAP WITH LID OF CHILLY OR EQUIVALENT MAKE SHALL BE PROVIDED IN ALL BATHROOMS
- + BATHTUBS: 1 BATHTUB OF DURAVIT AND A SHOWER CUBICLE SHALL BE PROVIDED IN THE MASTER BATH OTHER BATHROOMS TO BE PROVIDED WITH SHOWER CUBICLE
- + OVERHEAD SHOWERS: OVERHEAD SHOWERS OF GROHE / KOHLER MAKE SHALL BE PROVIDED IN ALL BATHROOMS
- + FAUCETS: ALL FAUCETS SHALL BE CP, HEAVY BODY METAL FITTINGS OF GROHE / KOHLER
- + HOT WATER CONNECTION SHALL BE PROVIDED TO THE SHOWER AND WASH BASIN IN EACH BATHROOM AND TO THE SINK IN THE KITCHEN
- + PLUMBING: ALL EXTERNAL WATER SUPPLY LINES & DRAINAGE LINES SHALL BE IN PVC PIPES
- + INTERNAL WATER SUPPLY LINES WILL BE OF CONCEALED CPVC PIPES
- + SENSOR TAPS SHALL BE PROVIDED FOR WASH BASINS IN THE POWDER ROOM

### KITCHEN

- + KITCHEN PLATFORMS WITH PEARL GRANITE
- + DADO OF 2 FT. ABOVE KITCHEN PLATFORM WITH PEARL GRANITE
- + PROVISION FOR WASHING MACHINE
- + PIPED GAS CONNECTION WITH INDIVIDUAL METER FOR EVERY APARTMENT
- + KITCHEN CABINETS
- + HOB: A 5-BURNER COOKING HOB WITH ELECTRICAL IGNITION OF SIEMENS / EQUIVALENT MAKE SHALL BE PROVIDED IN THE KITCHEN
- + CHIMNEY: A 90 CM DUCTABLE ELECTRIC CHIMNEY OF SIEMENS / EQUIVALENT MAKE WITH ANODIZED ALUMINIUM FILTERS AND A CAPACITY OF 1000 CU.MTRS PER HOUR SHALL BE PROVIDED IN THE KITCHEN.
- + PROVISION FOR DISHWASHER
- + SS BACKING PLATE: A 24” X 24” STAINLESS STEEL BACKING PLATE SHALL BE PROVIDED BEHIND THE COOKING HOB.

### DOORS & WINDOWS

- + MAIN DOOR: TEAK WOOD FRAME DOORS WITH TEAK WOOD SHUTTERS AND ANTIQUE FINISH. MAIN DOOR SHALL HAVE A HEIGHT OF 8 FT.
- + OTHER DOORS WITH TEAK WOOD FRAME AND SHUTTERS WITH NATURAL WOOD VENEER FINISH. BEDROOM DOORS SHALL HAVE A HEIGHT OF 8 FEET
- + SCHUCO SLIDING DOORS / WINDOWS WITH MOSQUITO MESH
- + FINISH: THE INTERNAL DOOR SHUTTERS AND FRAMES SHALL BE PROVIDED WITH A MELAMINE MATT FINISH
- + HARDWARE: ALL HARDWARE SHALL BE IN BRUSH FINISHED STAINLESS STEEL. THE MAIN DOOR SHALL BE PROVIDED WITH A NIGHT LATCH OF YALE OR EQUIVALENT MAKE. ALL OTHER DOORS WILL BE PROVIDED WITH DOOR BOLTS AND A MORTISE LOCK OR TUBULAR / CYLINDRICAL LOCK
- + DOOR STOPPERS: MAGNETIC / CONCEALED DOOR STOPPERS OF HAFELE OR EQUIVALENT MAKE SHALL BE PROVIDED FOR THE MAIN DOOR AND BEDROOM DOORS

### DAIKIN / TOSHIBA AIR-CONDITIONING WITH VRV SYSTEM ELECTRICAL

- + THREE PHASE SUPPLY WITH INDEPENDENT METERS AND PHASE CHANGE FACILITY IN EACH APARTMENT
- + CONCEALED ELECTRICAL WIRING WITH FINOLEX CABLES OR EQUIVALENT AND SUFFICIENT POINTS WITH CRABTREE, LITASKI OR EQUIVALENT MODULAR SWITCHES. 3 – PHASE POWER SUPPLY AND A MES METER
- + TELEPHONE AND TV POINTS TO BE PROVIDED IN THE LIVING ROOM AND ALL BEDROOMS
- + FALSE CEILING WITH LED LIGHTS TO BE PROVIDED
- + HOME AUTOMATION IN LIVING AND DINING AREAS
- + DATA POINTS AND CAT6 CABLE FOR ALL BEDROOM AND LIVING AREAS

### CABINETRY & FURNITURE

- + KITCHEN: FLOOR & WALL MOUNTED CABINETS WITH CUTLERY TRAY & OTHER ACCESSORIES
- + BEDROOMS: FULL LENGTH WARDROBE WITH MIRROR IN ALL THE BEDROOMS AND A PROVISION FOR A INBUILT SAFE SHALL BE PROVIDED IN THE MASTER BEDROOM
- + MASTER BATHROOM: MIRROR WITH BACKING PLY AND EDGE TRIM, LOUVERED SHUTTERS BELOW THE COUNTER
- + BATHROOMS: MIRROR WITH BACKING PLY AND EDGE TRIM
- + BASIC MATERIALS: ALL WOODWORK EXCEPT FOR MODULAR UNITS SHALL BE IN TERMITE RESISTANT GOOD QUALITY PLYWOOD OR MDF PANELS AND NATURAL VENEER OR LAMINATE MODULAR UNITS SHALL BE IN PARTICLE BOARD AND VENEER OR LAMINATE
- + HARDWARE: ALL HARDWARE SHALL BE IN BRUSH FINISHED STAINLESS STEEL
- + FINISHING: NATURAL VENEER EXTERIORS SHALL BE FINISHED IN MELAMINE MATT FINISH AND THE INNER SURFACES IN VARNISH OR PAINT

### UTILITIES & SERVICES

- + BACK-UP POWER: BACK-UP POWER SHALL BE PROVIDED TO THE ENTIRE UNIT - UP TO A LIMIT OF 15 KVA PER UNIT AND ALSO TO THE COMMON AREA LIGHTING, PUMPS, MOTORS ETC. THE GENERATORS HAVE ACOUSTIC ENCLOSURES AND AN AMF PANEL WITH AN AUTOMATIC CHANGE-OVER SWITCH
- + WATER: A WATER PURIFICATION PLANT PROVIDED FOR SUPPLY OF DRINKING WATER TO THE UNITS
- + RAINWATER HARVESTING: PERCOLATION PITS PROVIDED FOR RAINWATER HARVESTING
- + GARBAGE CHUTE: A STAINLESS STEEL GARBAGE CHUTE WITH SPRINKLER SYSTEM, AUTO-CLOSE INTAKE DOORS, SANITATION UNIT, EXHAUST SYSTEM AT THE ROOF LEVEL AND CONTROL PANEL ALONG WITH A HEAVY DUTY HDPE GARBAGE TROLLEY PROVIDED AT ALL FLOORS
- + ELEVATORS: MITSUBISHI PASSENGER ELEVATORS SHALL BE PROVIDED WITH AUTOMATIC DOORS AND STAINLESS STEEL FINISH INSIDE THE CABINS. ELEVATORS SHALL BE PROVIDED WITH MULTI-BEAM SENSORS FOR DOOR OPERATION AND DOWN COLLECTIVE SYSTEM

### LANDSCAPING

- + SOIL: GOOD QUALITY RED SOIL AND SAND MIXTURE WITH MANURE SHALL SERVE AS THE BASE LAYER FOR LANDSCAPING
- + IRRIGATION: SPRINKLERS AND A DRIP IRRIGATION SYSTEM SHALL BE PROVIDED FOR LANDSCAPED AREAS
- + SOFT LANDSCAPING: GRASS, SHRUBS AND BAMBOO ETC., SHALL BE PROVIDED AND ALL GARDEN AREAS SHALL BE COMPLETELY LANDSCAPED. EXPENSIVE EXOTIC PLANTS SHALL BE PROVIDED
- + NATURAL GRANITE PAVERS IN THE DRIVEWAY

### SECURITY

- + SECURITY CAMERAS AT THE MAIN GATE ,GROUND FLOOR LOBBY AREA AND ALL COMMON AREAS INCLUDING GYMNASIUM
- + INTERCOM FACILITY FOR EACH APARTMENT TO THE SECURITY ROOM AND CLUBHOUSE
- + 24 HOURS SECURITY & INTERCOM WITH CCTV MANAGEMENT IN ALL FLATS

### COMMON FACILITIES

- + FULLY EQUIPPED GYMNASIUM
- + INTEGRATED DTH SYSTEM USING TRIAX
- + ANTI TERMITE TREATMENT & PEST CONTROL TREATMENT
- + LANDSCAPED TERRACE WITH BBQ AREA

# BAASHYAAM

IMPROVING LIFESTYLES – ENHANCING LIVES

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