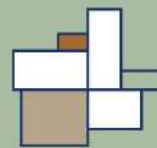


BAASHYAAM
IMPROVING LIFESTYLES - ENHANCING LIVES

CHERISH AN
EMINENT
HIGH-RISE
LIVING
THAT EXUDES
INDIVIDUALITY
IN **KK NAGAR**



CLOUD GRAZE
Exclusively Aspirational

The Rare Privilege of Owning an Aspirational yet Individualistic Lifestyle

A life of absolute happiness, pleasure, and fulfilment is secured when you own something enormously prestigious. This magnificent concrete marvel ticks all the boxes of your home expectations and affords you the rare chance to significantly upgrade your life, earn praise, acclaim, and leave a time-honoured legacy.

Your desire for this full life with your loved ones is not a distant dream anymore. But, a truly tangible one.

Stay with us while we unravel it for you...

Eminent high-rise that exudes individuality





Rejoice Your Ownership Title at a Remarkable Location

Apart from laudable aesthetics, you get an added advantage of becoming a resident of an acclaimed address.

Set amid eminent Health Care Facilities, Educational Institutes, IT Hubs, Shopping, and Lifestyle Utilities – KK Nagar stands out in terms of easy accessibility, commute, and peaceful living.

Owning a home in this sought-after, endearing location will give an instant spur to your status.

**R.K. SHANMUGA SALAI,
K.K. NAGAR**

An endearing address that elevates your status

Anything with a unique attribute gets effusive appreciation in this world. Inspired by this observation, we have built your new apartment with an imposingly enticing trait.

Understanding your appreciation for aspirational high-raised living, and being well aware of modern-day lifestyle demands, we bring you a

**FLAWLESSLY DESIGNED
CONCRETE WONDERMENT -
CLOUD GRAZE.**

This captivating building garners not just a few mere glances but an overwhelming admiration from many.

**A Distinctive Trait that
Cannot Miss the Eye**

Accompanying this momentous structure is also the prestigious brand tag you can flaunt forever

First Noteworthy Residential High-Rise in **KK Nagar**

Total No. of Units - 42
Stilt + 15 Floors

40 Individual Units

1ST FLOOR
2 units

2ND TO 13TH FLOOR
3 units per floor

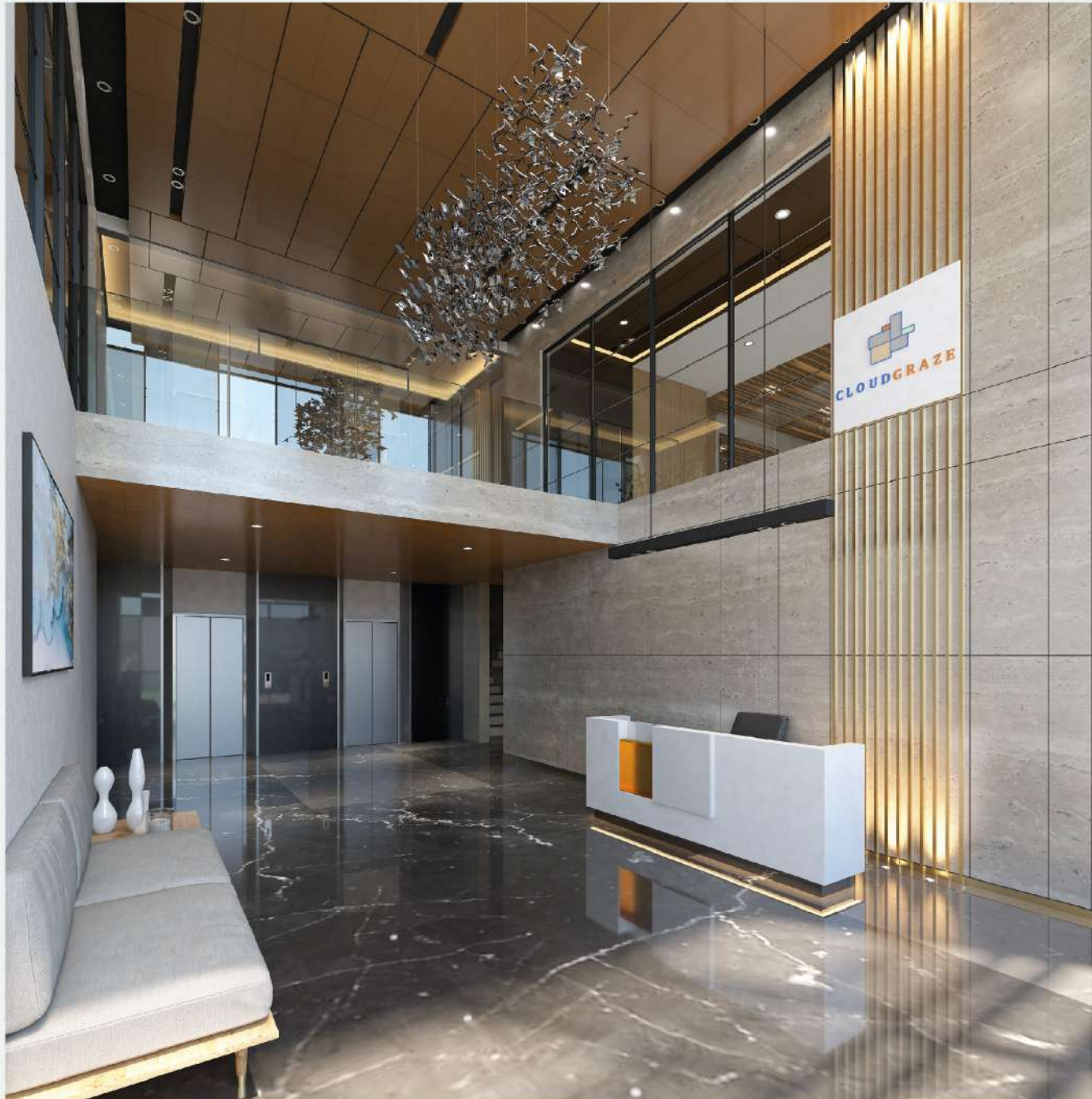
14TH AND 15TH FLOOR
1 unit per floor

3 BHK
1471 / 1986 / 1997 / 2001 /
2006 Sq. ft

14TH AND 15TH FLOOR
2 ENCHANTING
PENTHOUSES

4 BHK
3591 & 3690 Sq. ft





The First Glimpse to the Splendour Inside

What greets you first after entering the property is a spaciouly designed inviting lobby, encompassed in aesthetic grandeur. From the lobby till the elevators, the ambient mood has been mindfully set to please you and your guests. The lobby here acts as a prelude to the looming surprise that waits inside.

Main Entrance Lobby

Receive your guests in grand style

Homes that Emanate Sheer Individuality

Once you see and experience the design of your home, you might mistake it for a lavishly built independent home. Why? Unlike other apartments with lacklustre design intent, Cloud Graze only has **3 (three) refreshing homes per floor**. This ensures optimum privacy for you and your neighbours.

Your home is completely **Vaasthu Compliant** and the large windows with abundant ventilation and natural light ensure healthier living.

Living Room

Host large gatherings in comfort and style



Master Bedroom

Take refuge in a lavishly alluring space



Bedroom 2

Recline, unwind and de-stress cosily



Bedroom 3

Wake up to warm relaxed vibes



Bathroom

Revel in the comforts of a refreshingly soothing space



Balcony

Cheerfully soak in the cool breeze and warm sunshine



Kitchen

Create mouth-watering culinary masterpieces



Dining Area

Make memorable mealtime conversations

SITE WITH STILT FLOOR PLAN



BASEMENT FLOOR PLAN





FLAT C
FIRST FLOOR
3 BHK + 3T

RERA Carpet area: 1396 sq.ft
Plinth area: 1603 sq.ft
Saleable area: 1997 sq.ft
Facing: North



TYPICAL FLOOR PLAN

(3rd/5th/7th/9th/11th/13th)



TYPICAL FLOOR PLAN

(4th/6th/8th/10th/12th)



UNIT PLAN

KEY PLAN



FLAT A TYPICAL FLOOR 3 BHK + 3T

RERA Carpet area: 1403 sq.ft
Plinth area: 1607 sq.ft
Saleable area: 2001 sq.ft
Facing: East



UNIT PLAN

KEY PLAN



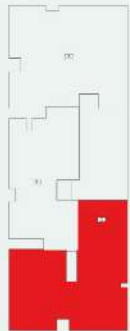
FLAT B TYPICAL FLOOR 3 BHK + 3T

RERA Carpet area: 1011 sq.ft
Plinth area: 1181 sq.ft
Saleable area: 1471 sq.ft
Facing: East



UNIT PLAN

KEY PLAN



FLAT C TYPICAL FLOOR 3 BHK + 3T

RERA Carpet area: 1396 sq.ft
Plinth area: 1594 sq.ft
Saleable area: 1986 sq.ft
Facing: North



PENTHOUSES

Witness a Twofold Leap in Your Prestige

The topmost reason to live in this prime residential property is the **two enchanting Penthouses** that flank the middle units on either side of the 14th and 15th floors.

Seamlessly structured and expertly designed, the Penthouses come with ample space, copious air, and natural lighting that instantly uplifts the ambient mood. Besides comfort, the perch on top gives you praiseworthy vistas of the city all day long.

FOURTEENTH FLOOR PLAN



PENTHOUSE UNIT PLAN



UPPER LEVEL (15th Floor)



LOWER LEVEL (14th Floor)

KEY PLAN



**FLAT A
PENTHOUSE
4 BHK + 4T +
STUDY**

RERA Carpet area: 2631 sq.ft
Plinth area: 2962 sq.ft
Saleable area: 3690 sq.ft
Facing: East



FIFTEENTH
FLOOR PLAN

FLAT C
PENTHOUSE
4 BHK + 4T +
STUDY

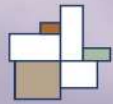


UPPER LEVEL (15th Floor)



LOWER LEVEL (14th Floor)





CLOUDGRAZE
Exclusively Aspirational



Splendidly stands out and courts attention

A Recreational Zone to De-stress

The 1st floor houses a special unwinding and health pursuit zone

Gym and Yoga Deck

Feel fit and energised before you step out



Indoor Games

A stimulating way to unwind after a long day



Naturally Powered Public Spaces

To bring down electricity costs and make optimum use of this potent natural resource, solar panels have been installed. The power generated will be used for lighting the common area.

Solar Panels

Brings down open area power maintenance costs



Peripheral Parking Area

A safe and secure haven for your cars



Robust Streamlined Parking

We give you an undisturbed and functionally hassle-free Mechanical Car Parking facility that's 100% safe and robust. Plus, a Peripheral Parking provision with surplus space where you can effortlessly enter and exit the building.

Mechanical parking preference will be given to dual car owners. (A dependent tiered parking model where one car has to be removed to retrieve the other)

Open periphery space will be allotted to single car owners.

- Home Automation -

HIGHLIGHTS

Premium home automation system with touchscreen in foyer
A 6-button touch panel in living and dining area
A handy 4-button smart panel by the bedside

ADDITIONAL FEATURES

Main Door intrusion detection
Bathroom lighting fitted with motion sensors
All bedrooms air-conditioning with provision to be switched on/off
Fully automated air-conditioning controller for living/dining area
Gas leak sensor
Bathroom geyser on/off control

- Specifications -

STRUCTURE

Seismic Zone III compliant RCC framed structure.
Walls will be of Aerocon blocks and plastered on both sides

FLOORING

Foyer, Living & Dining – Imported Marble
Bedrooms – Double Charged Tile
Kitchen – Anti Skid Tile
Toilets – Anti Skid Tile
Common Area & Stairs – Indian Granite
Utility / Balcony – Tiles as per Architects' design intent

WALL TILES

Toilets – Premium tile up to ceiling height
Kitchen – Designer tile DADO for 2 feet height over counter
Utility – Designer tile DADO up to 4 feet height

DOORS

Main Door – Wooden door frame with 35mm thick teak wood veneer shutter polished on both sides
Bedroom Door – Wooden door frame with 32mm thick modular door shutter
Toilet Door – Wooden door frame with 32mm thick flush door

WINDOWS & VENTILATORS

UPVC windows

PLUMBING & SANITARY INSTALLATIONS

CPVC concealed water line
Master Bedroom Toilet – Grohe or equivalent with single lever with shower
Other Bedroom Toilet – Grohe or equivalent with single lever with shower
Sanitary ware – All sanitary fittings will be of Catalano or equivalent make

KITCHEN

Steel grey granite counter top and single bowl sink with drain board

ELEVATOR

10-passenger elevator (Mitsubishi or equivalent)

DRIVEWAY

As per Architects' specification

SECURITY SYSTEM

Video Door Phone for all apartments
CCTV camera around the driveway and entrance

POWER BACKUP

To connect 1 Light and 1 Fan in living, dining and all bedrooms, with load limiter of 2.5 KVA and additional backup to connect elevator and common lighting

ELECTRICAL

Concealed wiring with modular switches (Panasonic or equivalent)
3-phase electricity supply with MCB and RCCB
Telephone point provision in living and master bedroom VRV A/C for all bedrooms, living and dining (Daikin or equivalent) at additional cost

PAINTING

Internal Walls and Ceiling - Two coats of putty, one coat primer and two coats of emulsion paint (Dulux or Asian)

OTHER FACILITIES AND AMENITIES

2-way intercom facility between all apartments and security room
Integrated HD DTH system using Triax Sat Wave System
Adequate landscape around the building
Modern firefighting equipment as per Fire NOC
Fully equipped Gymnasium
Yoga Room
Indoor Games Room

FROM THE
REPUTED
HOUSE OF

BAASHYAAM
IMPROVING LIFESTYLES – ENHANCING LIVES

A robust three decade plus presence in the Tamil Nadu Infrastructure and Real Estate Vertical makes Baashyaam Group stand tall, among its compatriots. It has ably showcased its abilities with multiple projects across categories, ranging from Affordable Housing, Independent Villas, Premium Living Spaces, Luxury Residences and Commercial Buildings. This has helped enrich its vision of Improving Lifestyles – Enhancing Lives, for the past thirty years.

The brand is credited for being one of the very few developers with end-to-end capabilities, right from project inception to finish. It has an enviable reputation for being a transparent business house, with sound emphasis on quality and commitment towards honouring promises.

When it comes to embracing new technology and best practices, Baashyaam is an early adopter. It has an incessant passion for innovation and has a strong obsession for on-time delivery of projects. When you add to this, stringent quality standards, high degree of dependability and unflinching attention to detail, you have a reliable brand of choice for customers.

PRESTIGIOUS ONGOING PROJECTS

PLUTUS RESIDENCE



Plush Posh Residences at LB Road, Adyar, Chennai

EMPERORS PAVILION



The Crowning Glory of Your Life's Achievements,
Kotturpuram, Chennai.

LE GRAND TRIANON



French Classical Luxury Homes at
Kasthuri Rangan Road, Poes Garden, Chennai

PRESTIGIOUS COMPLETED PROJECTS

BONAVENTURA



Luxury Space Redefined at R A Puram, Chennai

PETALS



Boutique Apartments at Royapettah,
Chennai

PINNACLE CREST



Tallest Residential Skyscraper Within
Chennai Limits, Sholinganallur, OMR

SADHR GARDENS



A Well-Guarded Posh Secret Within an
Upscale Residential Locale, Chennai

57 POES



French Classical Architecture at the
Most Coveted Residential Location,
Poes Garden, Chennai

Site Address:

CLOUD GRAZE,

Door No: 12, 13 & 14,

R.K. Shanmuga Salai,

K.K. Nagar, Chennai – 600078.



Rera No: TN/29/Building/0366/2020.

Dated:01.10.2020

BAASHYAAM

IMPROVING LIFESTYLES - ENHANCING LIVES

BAASHYAAM CONSTRUCTIONS PVT. LTD.

No. 87, G.N. Chetty Road, T.Nagar, Chennai – 600 017.

Ph: 044 4290 2345 / E-mail: enquiry@bashyamgroup.com

www.bashyamgroup.com

The brochure is purely conceptual and not a legal document. The company reserves the right to change, modify any or all the contents herein at its discretion, without prior notice.

Note: Values of the saleable area may slightly vary in the actual project.

**For bookings, call :
98404 77777**

CREDAI

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