

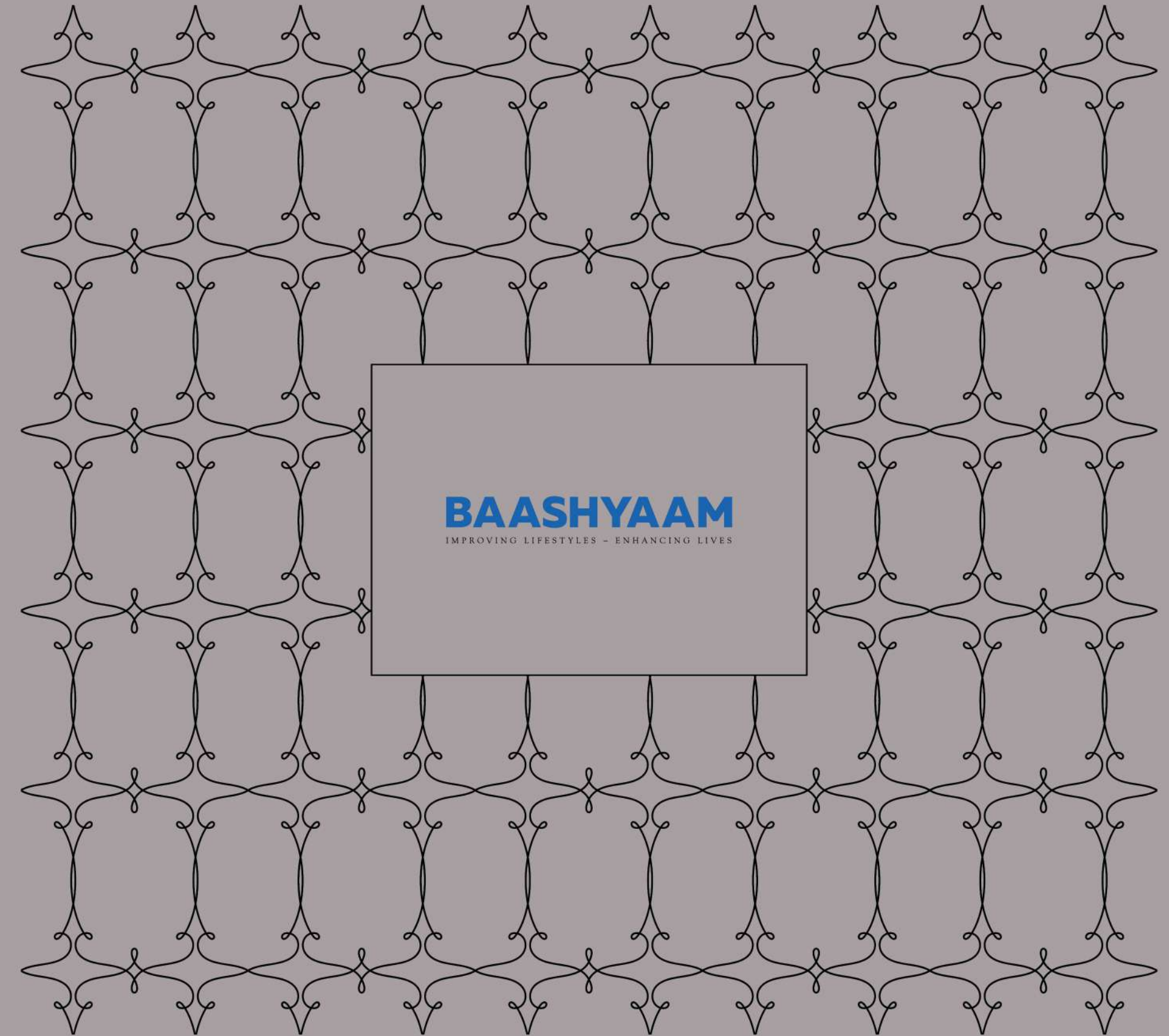
BAASHYAAM
IMPROVING LIFESTYLES - ENHANCING LIVES

BAASHYAAM CONSTRUCTIONS PVT. LTD.

No 87, G N Chetty Road, T.Nagar, Chennai - 600 017. Ph: 044 4290 2345
Email: enquiry@bashyamgroup.com / www.bashyamgroup.com

For bookings call : **98404 77777**

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 discretions, without prior notice.



IMAGINE YOUR
HOUSE WARMING AS A



—♦ *Grand* ♦—
CORONATION
CEREMONY



DECODING CONTEMP- PORARY ROYALTY

Noble bloodline descendants, Business Barons, Globetrotters, Millenepreneurs (affluent millennial entrepreneurs) HNIs (High Net worth Individuals)... Whatever be your stately origins, trust us to understand your refined tastes and serve you in a distinguished fashion.

We recognise that all of you share certain notable traits - Larger than life personas, carefully curated tastes, an endless zest for life and a roaring appetite for accomplishments. For you, life is a never-ending conquest and resting on laurels is just not an option. You are the equivalent of a modern-day Maharaja!

Your home is the bedrock of your life. Your dearest and most treasured loved ones inhabit it. You find inspiration and purpose there every day. Your prized life ambitions are hatched here, spurring you further to aspire for even greater things in life. It is an extension of your flamboyant character. It has your bold, personal moniker all over it and stands as a tasteful reminder of what you've achieved so far in life.



MIRRORING YOUR ROYAL THOUGHTS

Without a shadow of a doubt, we understand that not just any home will catch your fancy. We also recognise that a residence worthy of your accomplishments and stature is not readily available in the market shelf, so to speak.

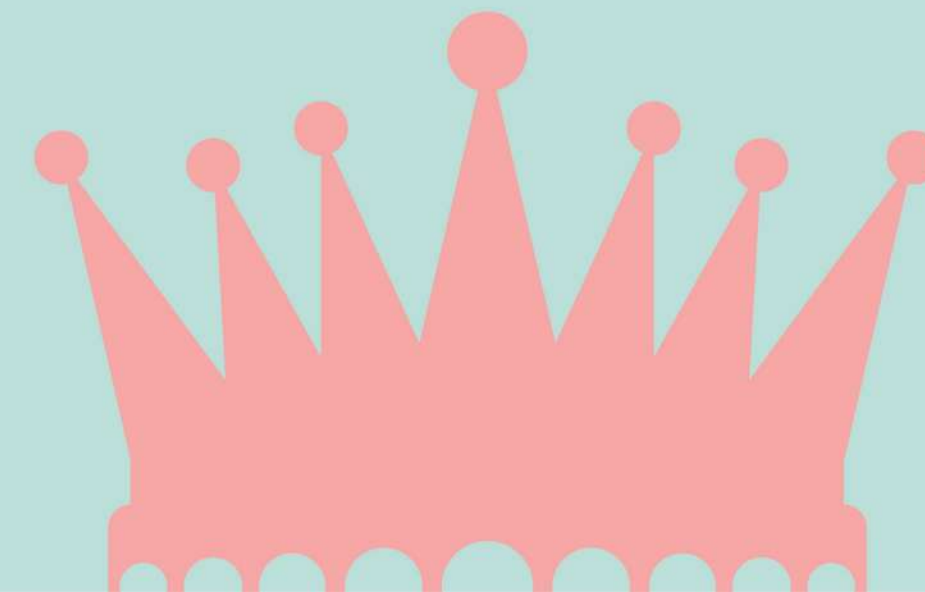
So we decided to borrow your thinking cap, or should we say your lofty crown, to read your mind, gain valuable nuggets and meticulously draw up plans of what will end up being the modern equivalent of a palace befitting your regal status.





A MODERN
MONARCH
DESERVES
A SOPHISTI-
CATED
PALACE

So the checklist that emerged was a marquee location with an idyllic view, avant-garde design, high degrees of individuality and exclusivity, functional space splurges, select elite band of neighbours, unrivalled privacy and security, high-end personal recreation, flaunt-worthy guest entertainment options, smart home automation, vehicle fleet, staff accommodation and relevant more.




Presenting

**THE
CROWNING
GLORY
OF YOUR LIFE'S
ACHIEVEMENTS**



EMPERORS
PAVILION

8 King-sized Homes
ranging between
8,700 and 11,300 sq.ft

A repeating pattern of red, ornate, symmetrical scrollwork or floral motifs, resembling a damask or brocade design, set against a white background. The pattern consists of interconnected loops and curves that form a grid-like structure with pointed ends.

LIVE
LIFE
LIKE

ROYALTY

LOCATION

Swanky Kotturpuram Area –
City's most affluent neighbourhood

A few seconds' drive from
Gandhi Mandapam Road



IDEAL LIVING SITTING

A rare blend of living near the woods and a river, inside the city

Cocooned amidst lush greenery, on the banks of the Adyar River

Access to picturesque views of the YMCA woods on the opposite bank



DESIGN

Architecture that seamlessly blends built space with its natural habitat
8 inimitable, standalone homes that present a range of spatial variation
Site is built on a 4 meter elevated gradient above the river level
Site provides an all-side access to panoramic views
Each home opens into its outdoor setting in its own unique way
Inviting cobbled stones and paved walkways refreshingly
substitute a regular road

ABUNDANT SPACE



Opulently oversized bedrooms and large-than-life living rooms

Roomy and breezy private sit-out balconies

Each home comes with a large parking bay to accommodate your prized cars

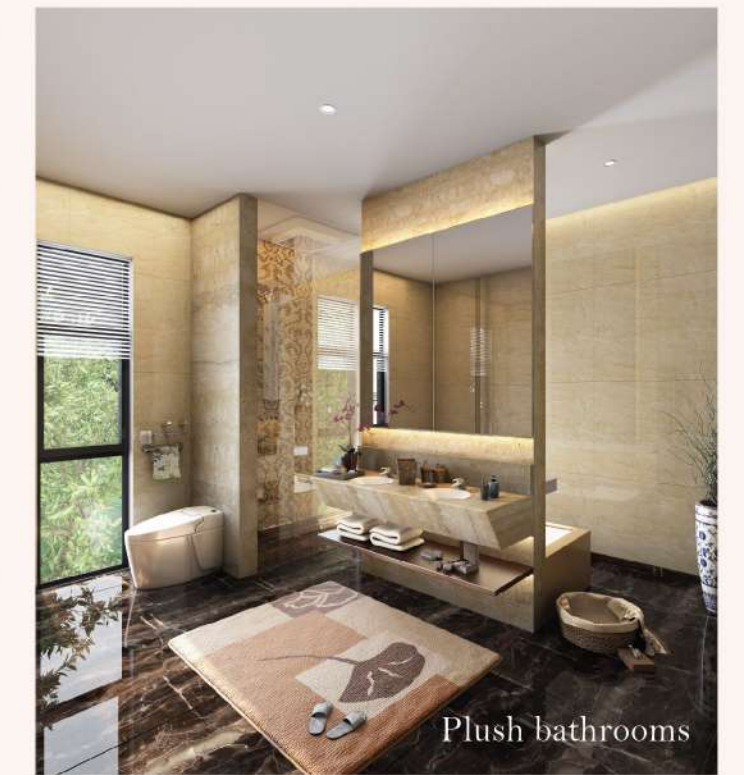




INTERIORS



Large sunlit interior spaces
with tall ceilings
Well-appointed water bodies and
plant life
Double glazed large windows that
cancel the heat



Plush bathrooms



Naturally lit dining room with tall ceiling



PRIVACY

Staggered windows that avoid facing adjacent houses

Soundproofed windows that liberate you

Tall dividing walls between two adjacent homes for exclusivity





RECREATION

Private backyard garden with Pergola seating

Landscaped courts at the terraces with privacy jalis

Private courts and water bodies that add a beautiful sense of calm to the open spaces





SECURITY



Home automation technology
Discreet security booths for each home
Clearly earmarked visitors' parking





Car parking with discrete security booth

SPECIFICATIONS

STRUCTURE

Shell: RCC frame structure with masonry partitions. Height of each floor shall be 12 feet from slab to slab.

Masonry: Internal masonry – Good quality table moulded bricks or Aerocon blocks or concrete block masonry with protective corner beading in GI, completed with plaster

FLOORING

Living & Dining: Beige color Italian marble laid with paper joints and finished with 8 coats (mirror) polish

Bedrooms: Italian marble flooring with paper joints and finished with 8 coats (mirror) polish. Option for wooden flooring in master bedroom.

Kitchen: Marble flooring

Sit-Out: Premium tiles

Italian marble staircase

TOILETS

Italian marble with inlay wall cladding up to false ceiling height in master toilet

Designer tiles up to false ceiling height in other toilets

Italian marble counter tops

SANITARY & PLUMBING

Water Closets: Western style, porcelain EWC of Duravit in all bathrooms

Wash Basins: Porcelain wash basins of Duravit in all bathrooms

CP Fittings of Grohe / Hansgrohe

All basins shall be provided with a CP waste coupling and CP bottle trap of standard make

Kitchen Sink: Stainless steel sink with drain board of Franke / Nirali

Cockroach Traps: Detachable stainless steel cockroach traps with lid of Chilly or equivalent make shall be provided in all bathrooms

Bathrooms will 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 and drainage lines shall be in PVC pipes

Internal water supply lines will be in concealed CPVC pipes

KITCHEN

Kitchen Platforms: Premium granite Dado of 2 feet above kitchen platforms in premium granite

Provision for washing machine and dryer in all homes

Kitchen cabinets

Hob: A 4-burner 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 cubic metres per hour shall be provided in the kitchen

DOORS & WINDOWS

Main Door: Teakwood frame doors with teakwood shutters and antique finish. Main door shall have a height of 8 feet.

Other doors with teakwood frame shutters with

natural wood veneer finish. Bedroom door shall have a height of 8 feet

Schuco sliding doors / windows

Finish: The internal door shutters and frames shall be provided with a melamine matt finish

Hardware: All hardware shall be brush finished stainless steel. The main door shall be provided with night latch of Yale or equivalent make. All other doors will be provided with door bolts and a mortise lock or tubular / cylindrical lock

Doorstoppers: Magnetic / concealed doorstoppers of Hafele or equivalent make shall be provided for the main door and bedroom doors

ELECTRICAL

3-phase supply with independent meters and phase change facility in each home

Daikin / Toshiba Air-conditioning with VRV system

Concealed electrical wiring with Finolex cables or equivalent and sufficient points with Panasonic or Legrand or equivalent modular switches

3-phase power supply and an MES meter

Telephone and TV points shall be provided in

living room and all bedrooms

False ceiling with LED lights shall be provided

Home automation in living and dining areas

Data points and CAT 6 cable for all bedrooms and living areas

CABINETS & FURNITURE

Bedrooms: Full length wardrobe with mirror in all bedrooms and provision for an inbuilt safe shall be provided in the master bedroom

Master Bathroom: Mirror with backing ply and edge trim, louvered shutters below the counter

Finishing: Natural veneer exteriors shall be finished in melamine matt finish and the inner surfaces in varnish or paint

UTILITIES & SERVICES

Back-up Power: Full back-up power shall be provided to the entire unit – 15 KVA per unit and also to the common area lighting, pumps, motors etc. The generators shall have acoustic enclosures and an AMF Panel with an automatic change-over switch

Rainwater Harvesting: Percolation pits shall

be provided for rainwater harvesting

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 operations and down collective system.

LANDSCAPING

Soil: Good quality red soil and sand mixture with manure shall serve as the base layer for landscaping

Soft landscaping: Grass, shrubs and bamboo etc. shall be provided and all garden areas shall be completely landscaped

SECURITY

Security cameras at the main gate, ground floor and entrance

24 hours security and intercom with CCTV management