



A WELL-GUARDED  
POSH SECRET  
WITHIN AN  
**UPSCALE  
RESIDENTIAL  
LOCALE**



**BAASHYAAM**  
IMPROVING LIFESTYLES - ENHANCING LIVES





**Spacious  
high end apartment**

within city limits with  
extra-large room sizes

Thoroughly  
thought through  
**environmentally  
sensitive** home design

**Roads the envelop  
your homes**

on three sides  
extending along the north,  
south and west

A site  
**rich in history**  
that held informal courts  
in the past

Homes that monopolise  
**four corners  
not intruding**  
into the neighbour's space

Unending fantastic views of  
**carefully preserved,  
ageing trees**



ISO  
9001-2008  
CERTIFIED

**CREDAI**





Absolute **privacy**  
from neighbours

**Sound proofed**  
**interiors** that keep the  
bustle of the city at bay

A landscaped horizontal  
**17M w X 43M h**  
**covered courtyard**

**Ventilated**  
**rain screen facade**

that cuts out the  
harsh tropical heat

**Insulated**  
**interiors** ensure a  
continuous air cavity

**The list goes on and on and on...**









## SOPHISTICATION STARTS WITH THE **RIGHT** **ADDRESS**

Set amidst the heart of the city, Sadhr Gardens is located at an interesting intersection of Seshadri Road, Ambujammal Road and Bashyam Basheer Ahmed Road. The location is well connected to mains roads like TTK Road, Cathedral Road, Musiri Subramaniam Road, RK Salai and Luz Church Road.







## A NEW SPIN TO **INSPIRED LIVING**

You would be compelled to spend your evenings in the serene, breath-taking, landscaped courtyard. The central void here, will ensure the whole building is cool, ventilated and airy all season - a first of sorts in Tropical Chennai. Manicured lawns and stone walkways will inspire you to spend most of your time in the courtyard with your children, friends or even your favourite novel.







Your visitors would be awed by the grand gallery exhibit that showcases the events of a bygone era. Nature and greenery would be constant companions and ensure you always have a tranquil setting around your home.





## LUXURY IN ITS DNA

You would soon be itching to get into prime shape, thanks to the state-of-the-art gym on site. If you like taking relaxed strolls or rejuvenating early morning jogs, there's also a jogging track that encases the building.



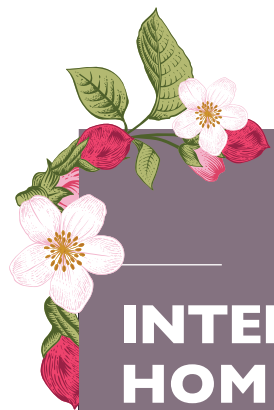


At the west side, the dramatic five-star infinity pool would teasingly invite you to take refreshing dips and recreate the swim in the sea experience. A posh wooden deck with adjoining changing rooms (for men and women) and lazy lounge chairs, will cajole you to unwind with your family.









## INTELLIGENT HOMES. INSIDE AND OUTSIDE.

You would soon earn the envy of your guests, because your home would flaunt both overwhelming space and explicit luxury, with its tall ceilings befitting ornate crystal chandeliers. Clever interior designs allow warm sunrays to naturally light up your home. Ventilated rain screen facades maintain a cool internal temperature, despite Chennai's harsh climate and insulate the interiors with a continuous air cavity. This also means the building walls would be more durable, hence would require lesser maintenance.







With balconies so spacious and thoughtfully designed, it wouldn't come as a surprise if they become your favourite hangout spot, whether you want to host a cosy tea party or have a drink to enjoy an evening of blissful solitude.

Be it rain or sunshine, any weather would become more enjoyable, with the sky-lit terrace courts. These courts wouldn't only brighten your home during the day, but also allow you to bask in the gentle pearl-like glow of soft moonlight with your beloved, making it a great setting for a romantic evening.





## SPECIFICATIONS

### STRUCTURE

**Shell:** RCC frame structure with masonry partitions. Height of each floor shall be 10 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.

**Utility:** Udaipur green marble to mirror finish.

**Sit-Out:** Terracotta tiles.

Italian marble in 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 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 32 mm 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 apartments.

Kitchen cabinets.

**Hob:** A 5-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.

**SS Backing Plate:** A 24" x 24" stainless steel backing plates shall be provided behind the cooking hob.

### 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 / Kawneer 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

Three phase supply with independent meters and phase change facility in each apartment.

Daikin / Toshiba Air-conditioning with VRV system.

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 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.

### CABINETRY & FURNITURE

**Kitchen:** Floor and wall mounted cabinets with cutlery tray and other accessories.

**Bedroom:** 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.

**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 shall have acoustic enclosures and an AMF Panel with an automatic change-over switch.

Solar electrical power shall be harnessed and utilized to the maximum extent wherever possible and practicable.

**Water:** A water purification plant shall be provided for supply of drinking water to the units.

**Rainwater Harvesting:** Percolation pits shall be provided for rainwater harvesting.

**Garbage Chute:** A Stainless steel garbage chute with sprinkler system, auto-close intake doors, sanitation units, exhaust system at the roof level and control panel along with a heavy duty HDPE garbage trolley shall be provided in 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 operations 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 driveway.

### SECURITY

Security cameras at the main gate, ground floor, lobby area and all common areas including gymnasium.

Intercom facility for each apartment connecting security room and clubhouse.

24 hours security and intercom with CCTV management in all flats.

### COMMON FACILITIES

Fully equipped gymnasium and indoor games room.

Swimming pool.

Integrated DTH System using TRIAX.

Anti-termite treatment and pest control treatment.

Landscaped garden and lawn with BBQ area.

Well apportioned entrance lobby.





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.



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## PRESTIGIOUS ONGOING PROJECTS

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### BONAVENTURA



Luxury Space redefined at R A Puram, Chennai

### EMPERORS PAVILION



Uber Luxury Limited Edition Homes at Kotturpuram, Chennai



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## PRESTIGIOUS COMPLETED PROJECTS

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### 57 POES



57 Poes, French Classical Architecture at the most coveted residential location Poes Garden, Chennai.

### NANDAVRAJAM



Boutique Apartments at Royapettah, Chennai

### PETALS



Boutique Apartments at Royapettah, Chennai

### PINNACLE CREST



Tallest Residential Skyscraper within Chennai Limits, Sholinganallur OMR

### HAPPY WINDOWS



Apartment community in Porur



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**BAASHYAAM CONSTRUCTIONS PVT. LTD.**

No 87, G N Chetty Road, T. Nagar, Chennai – 600 017. Ph: 044 4290 2345

Email: [enquiry@bashyamgroup.com](mailto:enquiry@bashyamgroup.com) / [www.bashyamgroup.com](http://www.bashyamgroup.com)

For bookings call : **98404 77777**

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