

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.

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

Site Address:
SRINIVASA, Old Door no. 21, New Door No. 2,
Devanathan Colony, West Mambalam,
Chennai - 600 033.

For bookings, call :
98404 77777

~ HOME LOANS BY ~

Rera: TN/29/Building/0189/2025
<https://rera.tn.gov.in/>



Printed: Aug, 2025



YOUR
TOWERING
HOME
EMBELLISHED
WITH AN
ENCHANTING
GREEN SCREEN

BAASHYAAM
IMPROVING LIFESTYLES - ENHANCING LIVES

MOST
DESIRED
DOOR
NUMBER IN

MAMBALAM

Reddy Kuppam Road,
Dr. Govindan Road and
Devanathan Colony
Perched at the intersection of these **3 major
roads** rests your coveted address.

HIGH DRAMA IS IN ITS GENES

Stunning 19-storey
high-rise with sleek,
contemporary
contoured towers

A TALL STATURED SHINING STAR

Like a refreshing lyrical Green Oasis,
Baashyaam's Srinivasa springs to life
in the heart of the concrete chaos of
West Mambalam.

Subtle yet sophisticated, the
19-storey tall green tower stands
proudly 197 feet tall and looms large
over the neighbourhood in all its
pristine glory. It showcases
sweeping, uninterrupted panoramic
views of the city from most of the
apartments.





60 - 70%
OPEN
SPACES

A SUBTLE FAÇADE THAT SEAMLESSLY BLENDS WITH THE SURROUNDING

The façade of the building is sleek and modern, interspersed with presence of greenery on all the floors and around the project.

Alternating deck space on each floor creates a floating green imagery.

2 Basements + Stilt + 18 floors
Single Tower
No. of. Units: 67

1st floor - 3 units
2nd - 18th floor - 4 units per floor

3 BHKs : 2016 - 2085 sq. ft
4 BHKs : 2757 - 3029 sq. ft

SITE PLAN



FLOOR PLAN



SECOND
FLOOR PLAN

FLOOR PLAN

FLOOR PLAN



TYPICAL EVEN
FLOOR PLAN
(4th, 6th, 8th, 10th, 12th, 14th, 16th)

FLOOR PLAN

FLOOR PLAN



TYPICAL ODD FLOOR PLAN

(3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th)

FLOOR PLAN



FLOOR PLAN

CLUBHOUSE

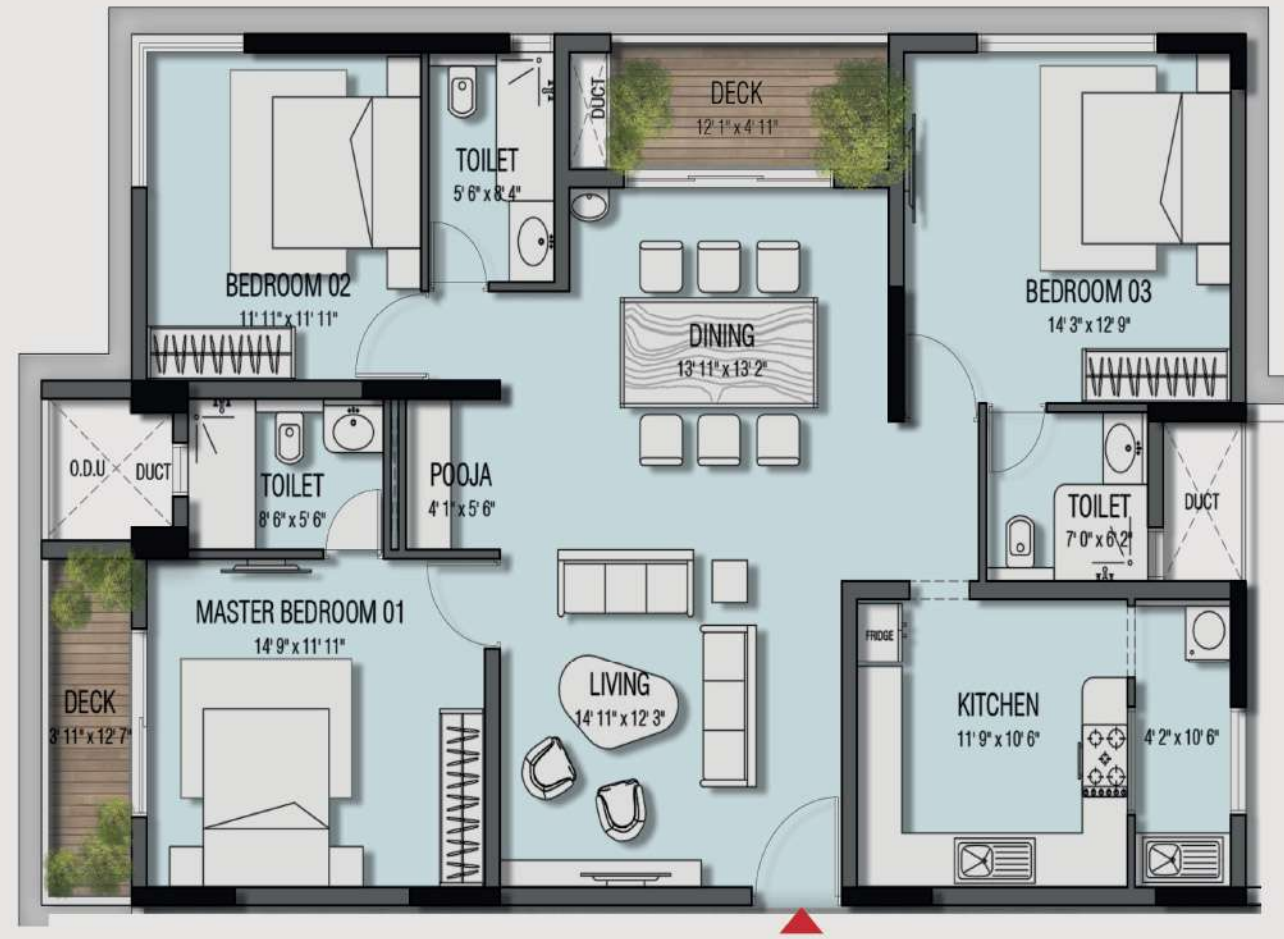
FLOOR PLAN

FLOOR PLAN



3 BHK - TYPE 1

UNIT TYPE - B	Type 1 - 3 BHK
Flat No.	2B, 4B ,6B ,8B, 10B, 12B, 14B, 16B
Saleable Area	2085
Rera Carpet Area	1328
Facing	South



KEY PLAN



3 BHK - TYPE 2

UNIT TYPE - B	Type 2 - 3 BHK
Flat No.	3B, 5B, 7B, 9B, 11B, 13B, 15B, 17B
Saleable Area	2016
Rera Carpet Area	1328
Facing	South



KEY PLAN



3 BHK - TYPE 3

UNIT TYPE - D	Type 3 - 3 BHK
Flat No.	1D to 17D
Saleable Area	2058
Rera Carpet Area	1355
Facing	North



KEY PLAN



4 BHK - TYPE 1

Unit type A	Type 1 - 4 BHK
Flat No.	2A, 4A, 6A, 8A, 10A, 12A, 14A, 16A
Saleable Area	2757
Rera Carpet Area	1859
Facing	East

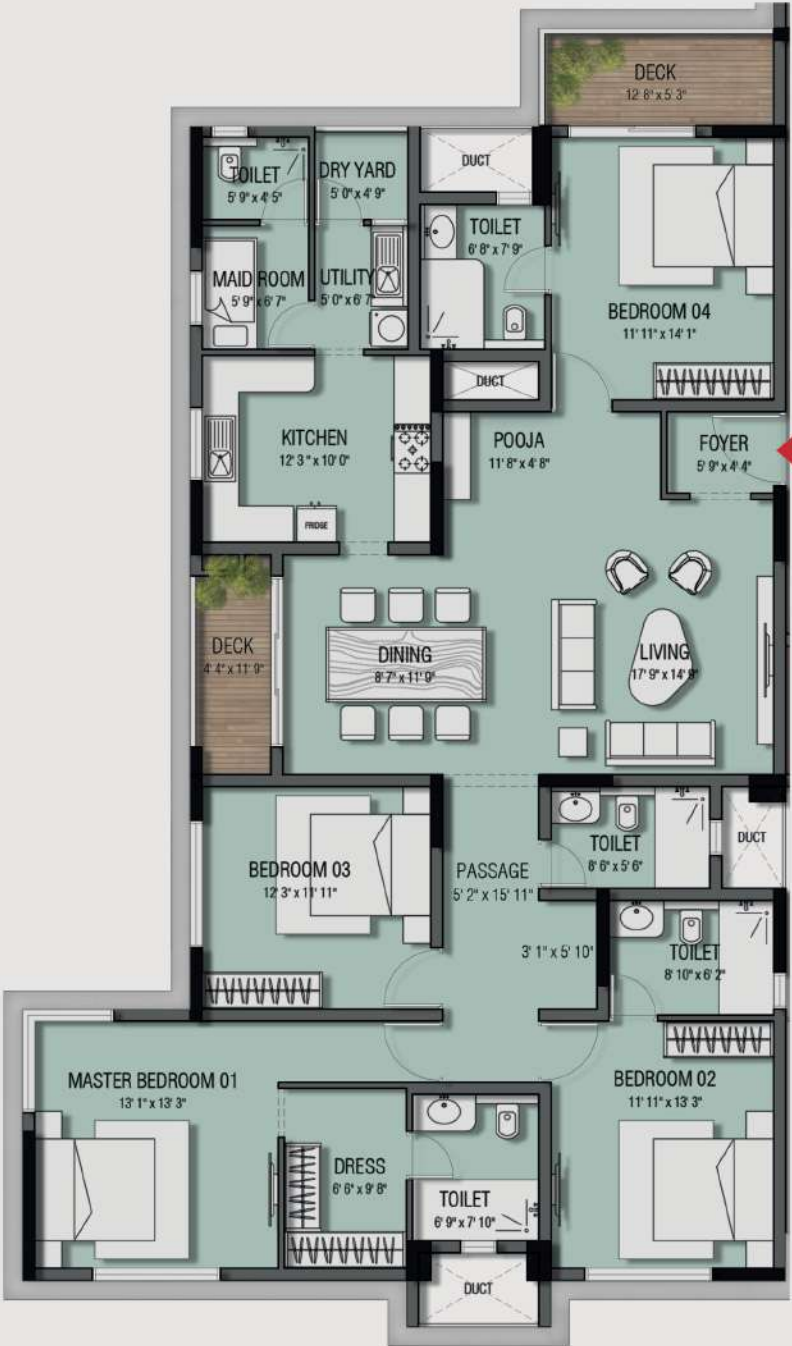


KEY PLAN



4 BHK - TYPE 2

Unit type A	Type 2 - 4 BHK
Flat No.	3A, 5A, 7A, 9A, 11A, 13A, 15A, 17A
Saleable Area	2850
Rera Carpet Area	1859
Facing	East



KEY PLAN



4 BHK - TYPE 3

Unit type A	Type 3 - 4 BHK
Flat No.	1A
Saleable Area	2851
Rera Carpet Area	1916
Terrace Area	167
Facing	East

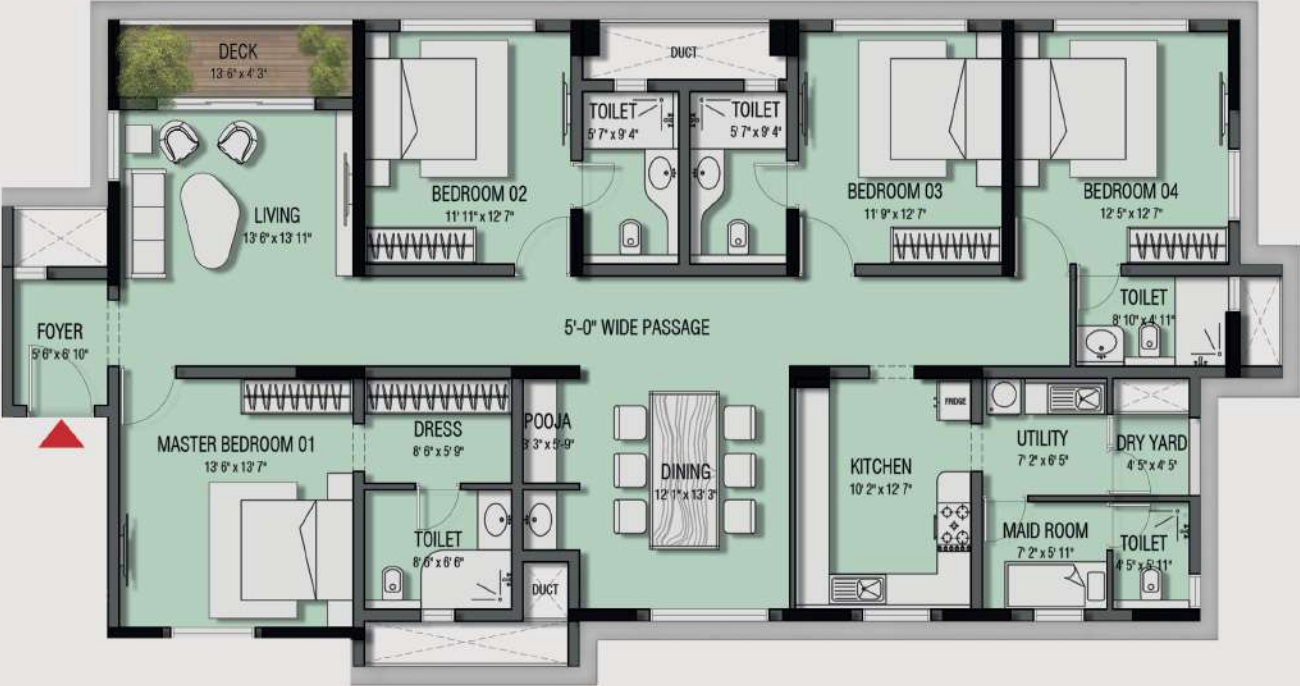


KEY PLAN



4 BHK - TYPE 4

Unit type C	Type 4 - 4 BHK
Flat No.	3C to 17C
Saleable Area	2851
Rera Carpet Area	1923
Facing	South



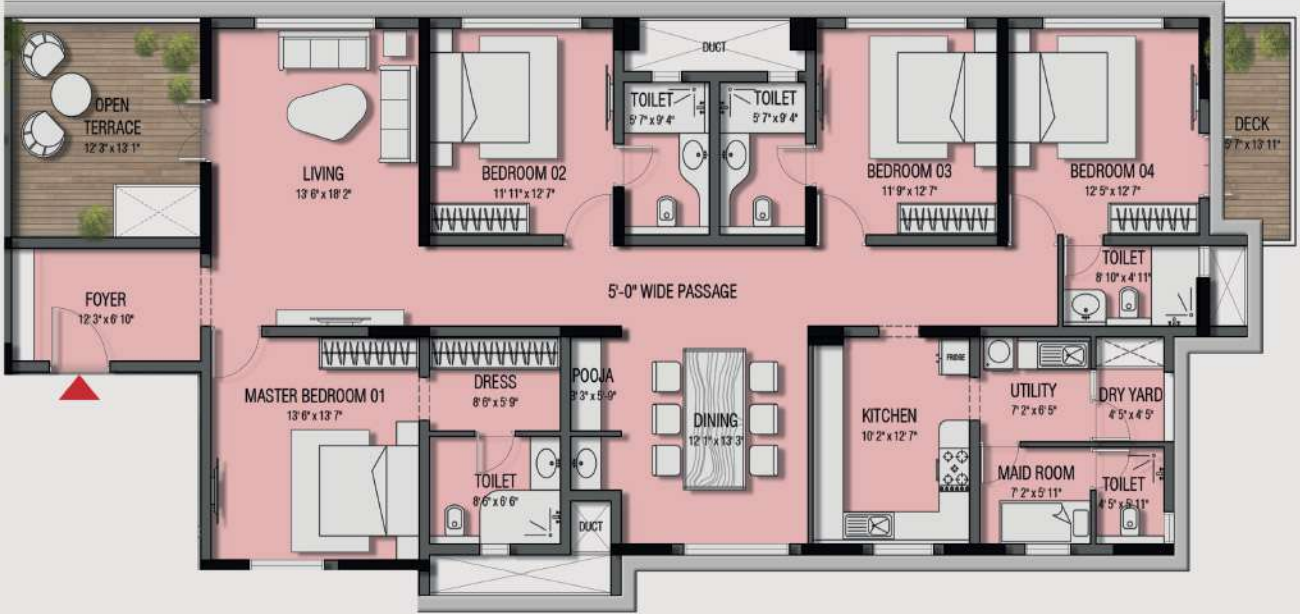
UNIT PLAN

KEY PLAN



4 BHK - TYPE 5

Unit type C	Type 5 - 4 BHK
Flat No.	1C
Saleable Area	3029
Rera Carpet Area	2031
Terrace Area	174
Facing	South



UNIT PLAN

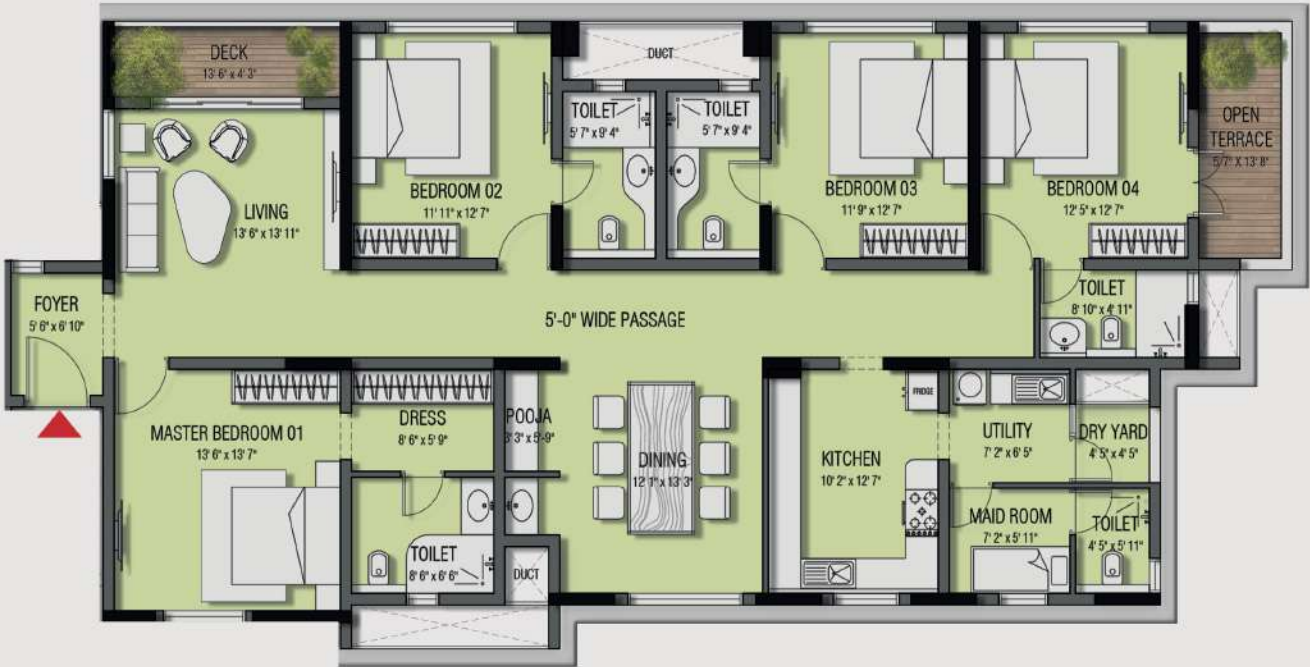
KEY PLAN



UNIT PLAN

4 BHK - TYPE 4

Unit type C	Type 4 - 4 BHK
Flat No.	2C
Saleable Area	2851
Rera Carpet Area	1923
Terrace Area	78
Facing	South



UNIT PLAN

KEY PLAN



ENTRANCE DROP-OFF

Lush, shady canopies of trees flanked by a landscaped garden will greet guests



DOUBLE-HEIGHT ENTRANCE LOBBY

Minimalistic statement luxury elements and warm muted tones set the mood

The access to the entrance building level is via a double height naturally lit entrance lobby.

Every Vaastu compliant apartment has been designed individually without common walls. This ensures spacious rooms, maximum functionality, natural ventilation from at least 3 sides.

MASTER BEDROOM

A Vaastu compliant spacious suite that reinforces maximum comfort and space





LIVING AREA

The design intent is a magnified space that creates an aura of bigness

DINING AREA

The earmarked space has provision for ample natural light and ventilation



KITCHEN

A striking, fully functional kitchen with an adjoining utility area



GROUND LEVEL

- > Kids play area
- > Pockets of landscaping



SKY GARDEN DECK - 1st Floor

A Podium level elevated green open terrace.

This acts as a communal space to unwind right inside the property

TERRACE CLUBHOUSE

The residents have a devoted space to pursue fitness goals and leisure activities



ROOFTOP GYMNASIUM

Comes with a yoga room that takes care of the overall fitness of the residents

PARTY HALL

Perched at the top with panoramic views



ROOFTOP SWIMMING POOL

Take bracing laps overlooking the cityscape and lounge in soothing privacy of a green deck





ASSOCIATION ROOM

A tastefully designed space for residents to congregate

PARKING

- Car parking: stilt + 2 basements
- Two ramps connect the basement floor
- Visitor parking around the building

RESOURCEFUL PERIPHERY DESIGN

- Roughly 60-70% open space around the building
- The 40-feet wide belt along the periphery includes a large driveway
- Large 12-metre shaded canopies of trees
- A landscaped garden with designated kids play area

SUSTAINABILITY TAKES THE LEAD

The building's carbon footprint is curbed to a large degree with various active and passive measures.

EFFICIENT WATER MANAGEMENT

Water from the air conditioning units and STP treated-grey water from individual apartments are collected and used to irrigate landscaped pockets in the site. This ensures lesser reliance on demand for external sources of supply.

LESS RELIANCE ON CONVENTIONAL POWER

All the spaces within the apartments are well lit. Common areas are naturally ventilated and powered by rooftop solar panels. This brings down the residents' electricity consumption.

- 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
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 vitrified tile
Kitchen - Anti-skid tile
Toilets - Anti-skid tile
Common Area & Staircase - Indian Granite
Utility / Balcony - Tiles as per architect's design intent

WALL TILES

Toilets - Premium tiles up to false ceiling height
Kitchen - Designer tile DADO for 2 feet height over counter
Utility - Designer tile DADO up to 5 feet height

DOORS

Main Door - Engineered door frame with 45mm thick teak wood veneer shutter, polished on both sides
Bedroom Door - Engineered door frame with 32mm thick modular door shutter, polished on both sides
Toilet Door - Engineered door frame with 32mm thick one side teak veneer flush door

WINDOWS & VENTILATORS

Wooden finish UPVC windows / Aluminum



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
Provision for Aquaguard point, exhaust fan and chimney
Provision for washing machine in utility area
Power sockets for chimney, refrigerator, microwave oven, mixer & grinder

ELEVATOR

Mitsubishi or equivalent as per architect's specification

DRIVEWAY

As per architect's 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 and 1 refrigerator in the kitchen with a 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

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
DTH system provision will be provided
Adequate landscape around the building
Modern fire-fighting equipment as per Fire NOC norms
Kids Play Area
Rooftop Clubhouse - Rooftop Swimming Pool, Gymnasium,
Yoga Hall and Multipurpose Hall
EV Charging

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

CROWN RESIDENCES

*A Self-Contained Epic Township,
Koyambedu, Chennai.*



ENCHANTED

*A Sustainable Oceanfront Skyscraper
at Thoraipakkam, OMR*



ROYAL DAMERA GARDENS

*An opulent, classical lifestyle with
contemporary verve, Poes Garden, Chennai.*



PROMENADE

*Modern, Iconic, Sustainable Commercial Marvel,
Guindy, Chennai.*



PRESTIGIOUS
COMPLETED PROJECTS

CLOUD GRAZE



*Exclusively Individualistic High-Rise at
RK Shanmuga Salai, KK Nagar, Chennai.*

THE PLUTUS RESIDENCE



Plush Posh Residences at LB Road, Adyar, Chennai.

LE GRAND TRIANON



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

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*

BONAVENTURA



*Luxury Space Redefined at
R A Puram, Chennai.*

THE PEAK



*An Imposing, Iconic, Upscale High-Rise in
Ashok Nagar, Chennai.*

PINNACLE CREST



*Tallest Residential Skyscraper Within
Chennai Limits, Sholinganallur, OMR*