

DISCOVER THE FINE ART OF
LUXURY LIVING.



stanburry
BBCL



STRIKING A FINE BALANCE BETWEEN TWO WORLDS.

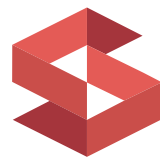
Living a good life begins with a home that strikes the right chords, and with finding a balance. A balance between all things big and small, which help lead a fine life. Where the various aspects of life are in synchronization, filled with harmony and peace in equal measure.

Welcome to BBCL Stanburry, a community of luxury boutique villas that offers the luxury of a villa and the convenience of an apartment. Set in the greens of Manapakkam, it's well-connected to the city centre.





 **stanburry**
BBCL



stanburry
BBCL®





DESIGNED TO REDEFINE LIVING.

BBCL Stanburry houses 52 villas, each designed and developed to redefine villa living. Villas are available in 3 & 4 BHK configurations with each villa getting its own landscaped garden, apart from a host of other features like a plush master suite with walk-in wardrobes, central skylight, and open kitchen with bar/breakfast counter.



TYPE A VILLA



4 BEDROOM VILLAS

SBUA; 2,460 Sq.Ft

Private Terrace; 472 Sq.Ft

2nd Floor



1st Floor



Ground Floor



2 COVERED CAR PARKS | 2 LEVELS OF LIVING | * PRIVATE TERRACE

TYPE B VILLA

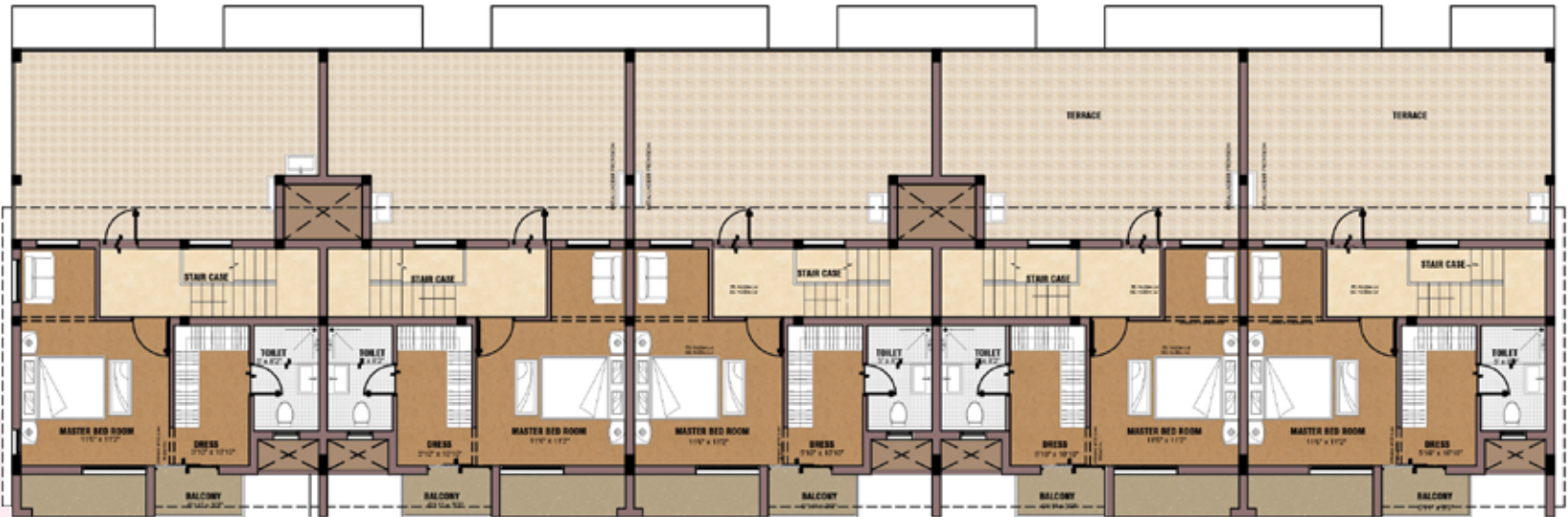


3 BEDROOM VILLAS

SBUA; 2,219 Sq.Ft

Private Terrace; 290.510 Sq.Ft

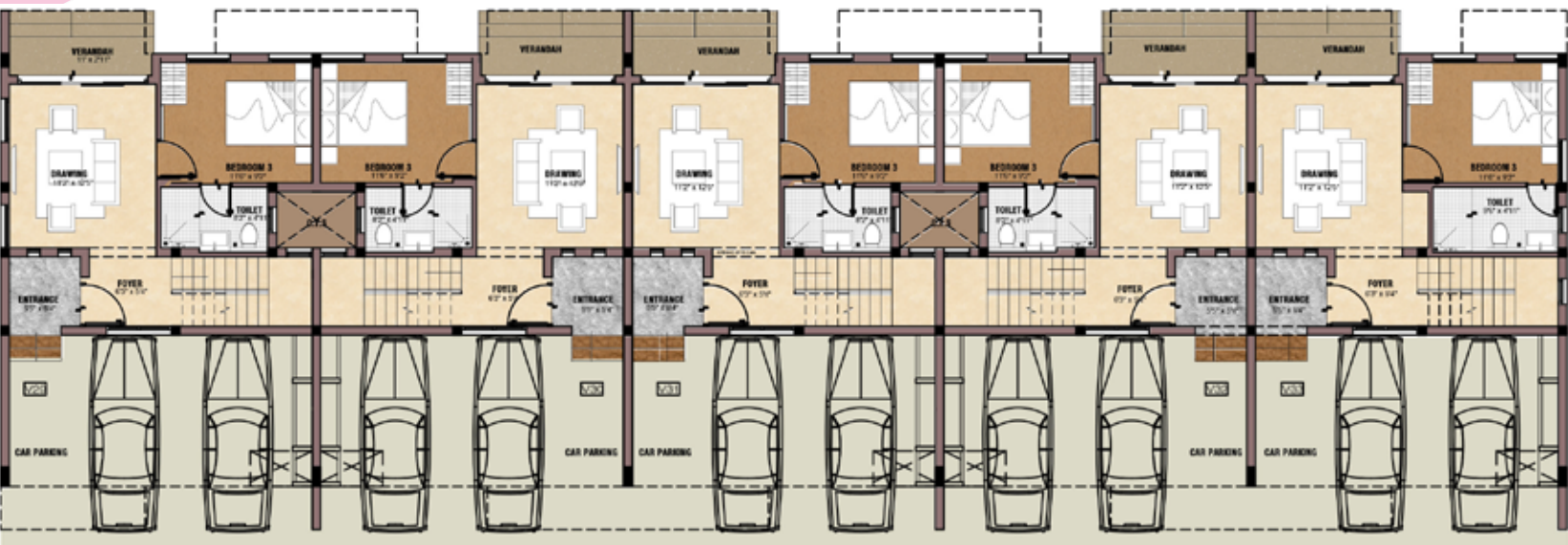
2nd Floor



1st Floor



Ground Floor



2 COVERED CAR PARKS | 2 LEVELS OF LIVING | * PRIVATE TERRACE

TYPE D VILLA

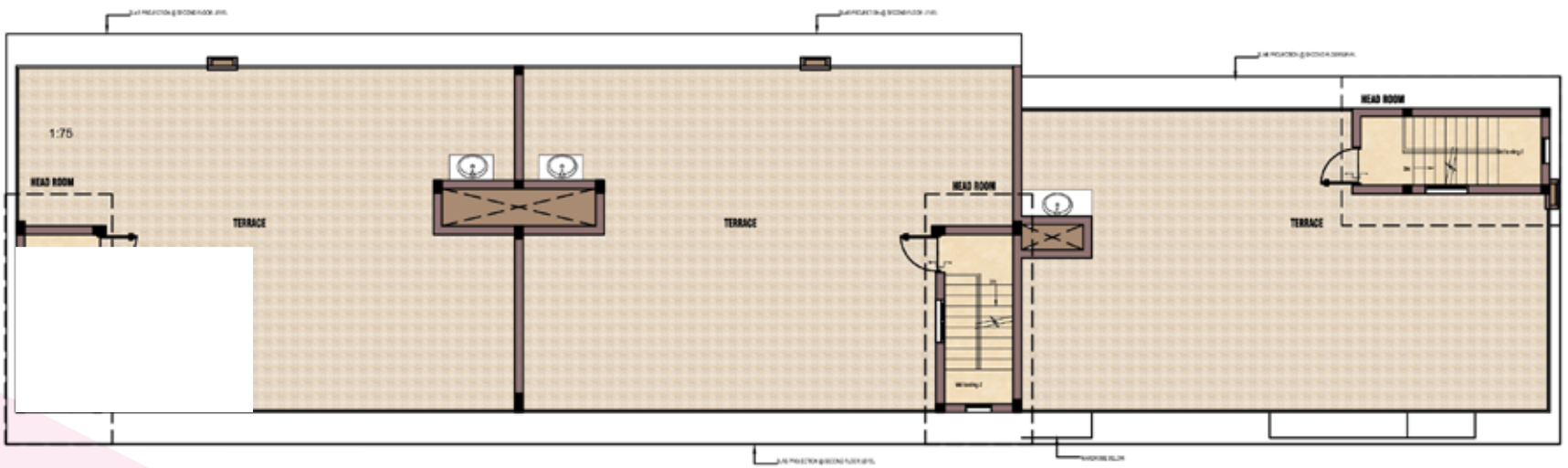


4 BEDROOM VILLAS

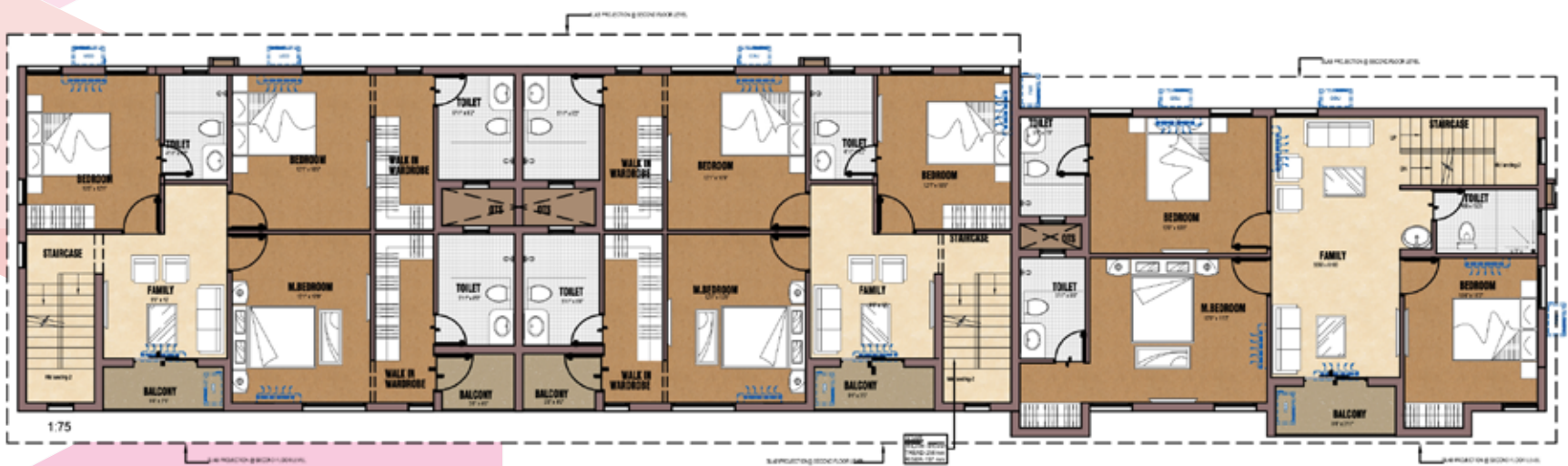
SBUA; 2,270 Sq.Ft

Private Terrace; 809 Sq.Ft

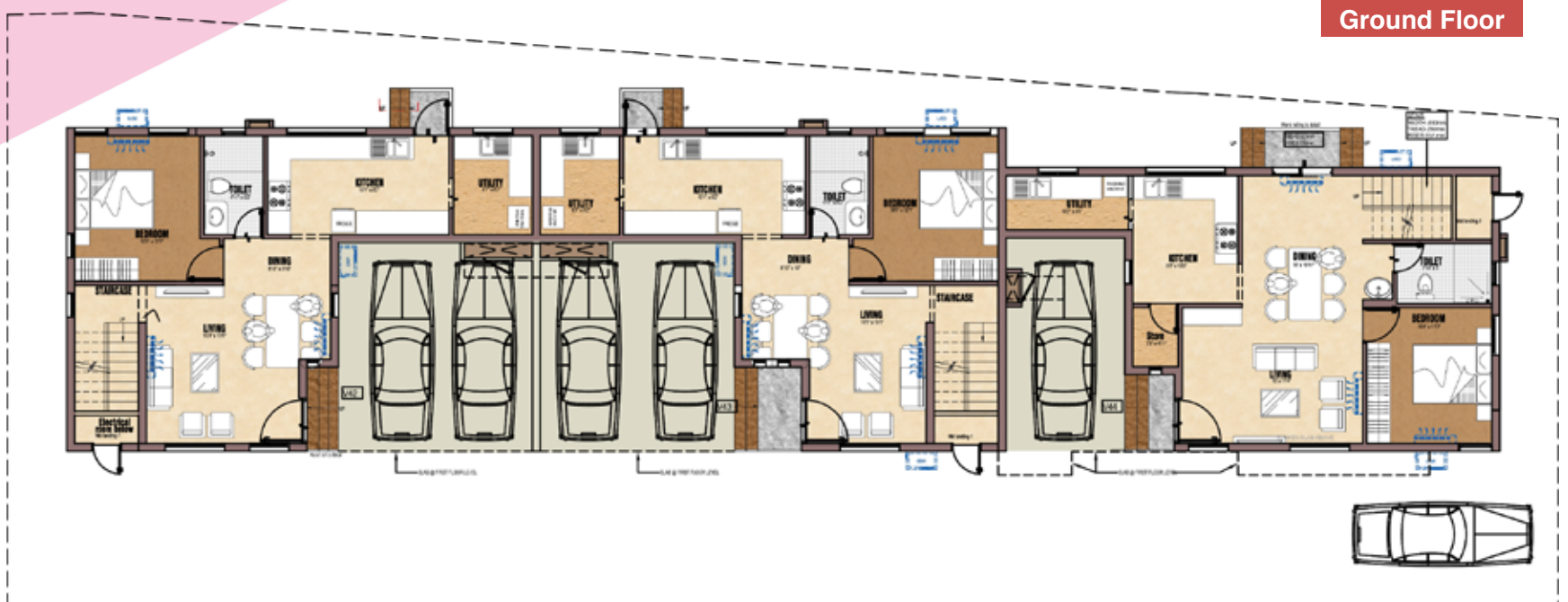
2nd Floor



1st Floor



Ground Floor



2 COVERED CAR PARKS | 2 LEVELS OF LIVING | * PRIVATE TERRACE



TYPE F VILLA



5 BEDROOM VILLAS

SBUA; 2,479 Sq.Ft

Private Terrace; 483.290 Sq.Ft

2nd Floor



1st Floor



Ground Floor



2 COVERED CAR PARKS | 2 LEVELS OF LIVING | * PRIVATE TERRACE

TYPE X VILLA

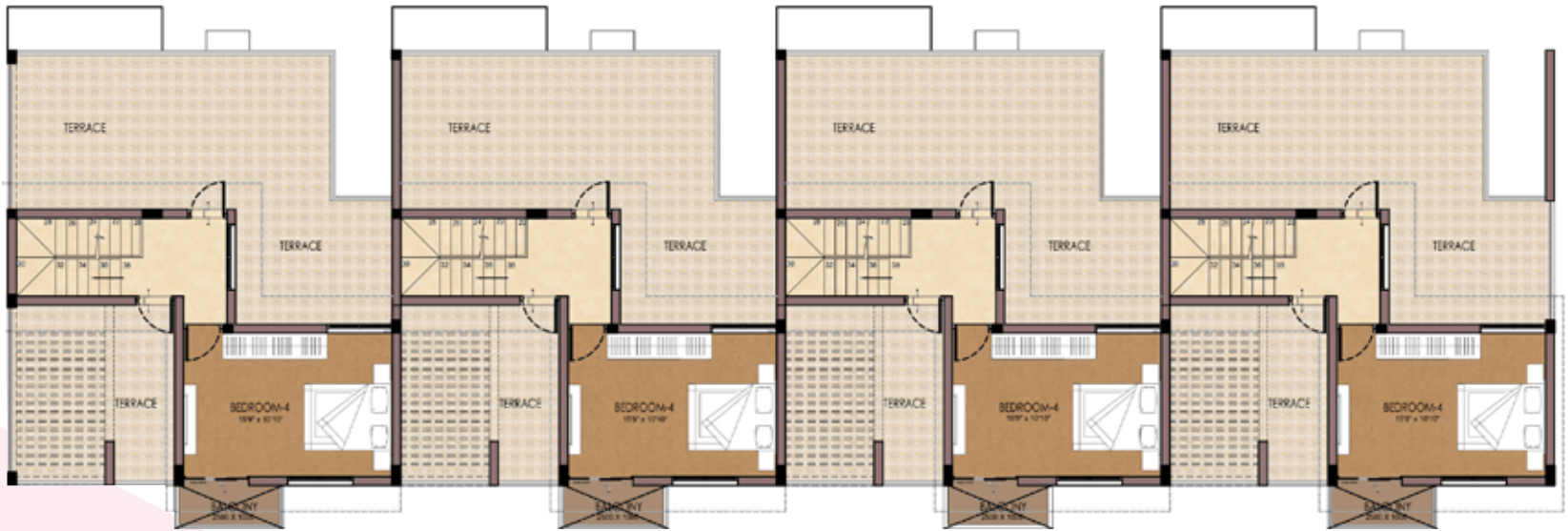


4 BEDROOM VILLAS

SBUA; 2,433 Sq.Ft

Private Terrace; 554.120 Sq.Ft

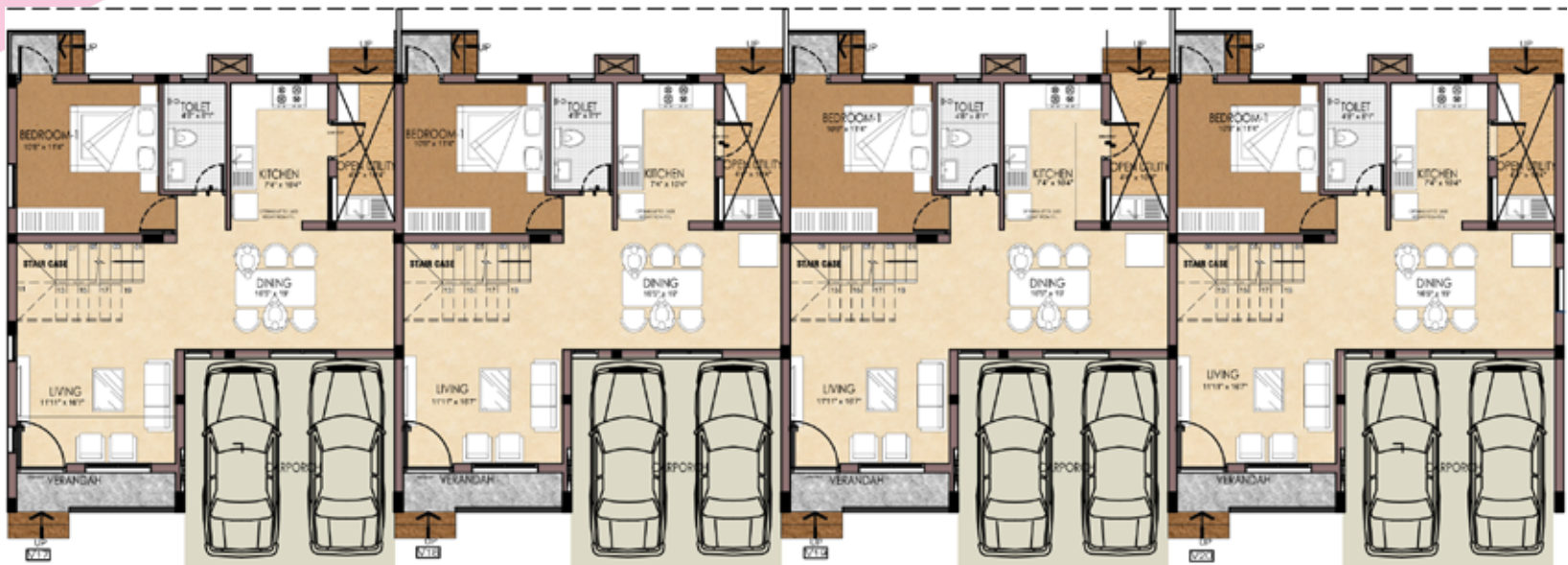
2nd Floor



1st Floor



Ground Floor



2 COVERED CAR PARKS | 2 LEVELS OF LIVING | * PRIVATE TERRACE

TYPE Y VILLA



4 BEDROOM VILLAS

SBUA; 2,346 Sq.Ft

Private Terrace; 508.480 Sq.Ft

2nd Floor



1st Floor



Ground Floor



2 COVERED CAR PARKS | 1 LEVELS OF LIVING | * PRIVATE TERRACE





SPACES THAT BRING PEOPLE TOGETHER.

The heart of a community lies in its common spaces. BBCL Stanburry's common spaces are embedded with amenities that bring people together. It is designed to encourage neighbour meet-ups, with enough quiet corners for the days you prefer some solitude.



Infinity pool

Party hall

Seniors' courtyard

Children's play area

Games & recreation Fitness centre

Landscaped gardens & pedestrian-friendly environment





UPPING THE GREEN QUOTIENT IN EVERY ASPECT.

BBCL Stanburry is pre-certified Gold by the Indian Green Building Council. What this means is that green living at BBCL Stanburry is not just restricted to the gardens around the villa. The entire project has been designed to be eco-friendly and to enable green choices.

MAKE GREEN CHOICES



Get an electric car

BBCL Stanburry has enough well-located charging points



Enjoy the natural splendour of Chennai

Landscaped gardens blossom with native flora



Check your energy consumption

Individual water and energy meters help you keep track of your usage



In addition, the entire project is constructed with eco-friendly building material.



Use the power of nature

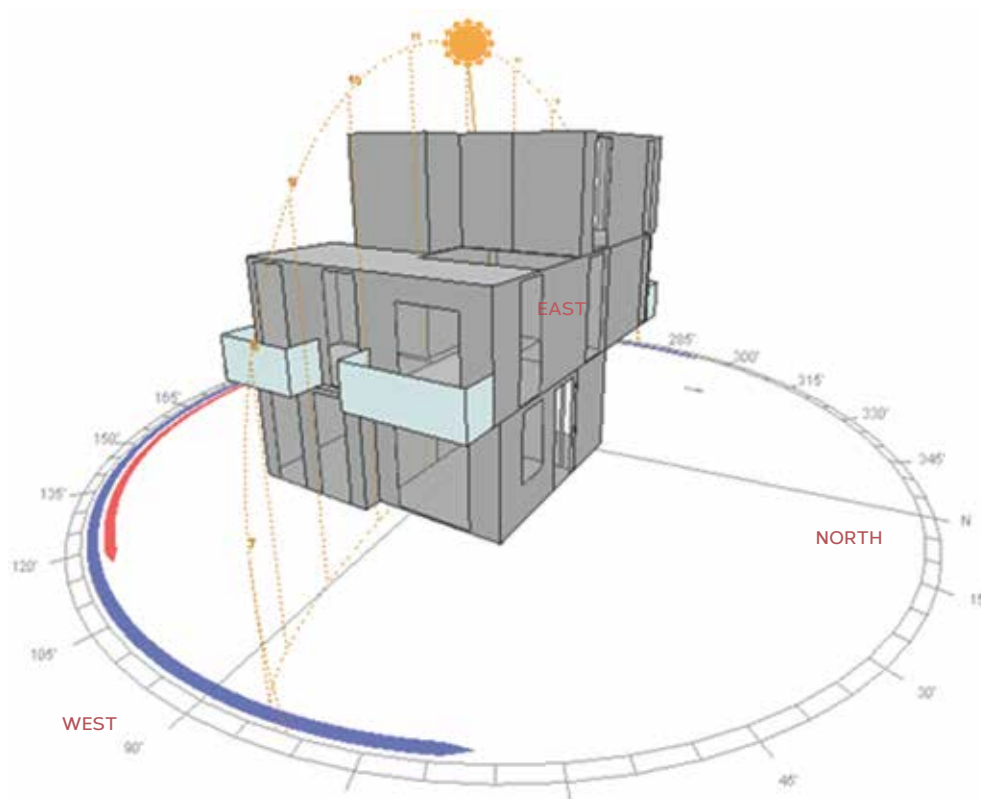
BBCL Stanburry is equipped with efficient rain water harvesting facilities



Energy efficient building

Optimum day lighting and ventilation

LIGHTING IT THE NATURAL WAY



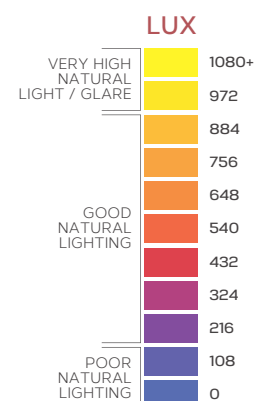
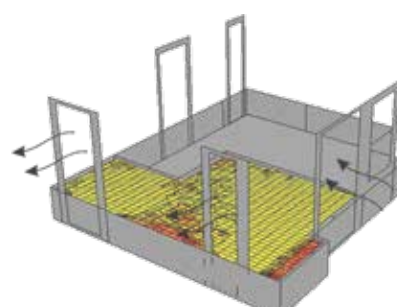
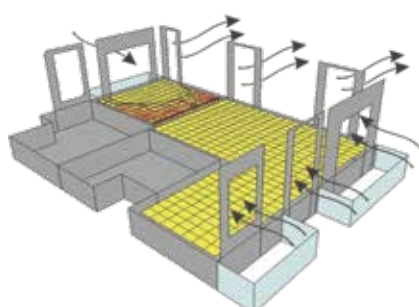
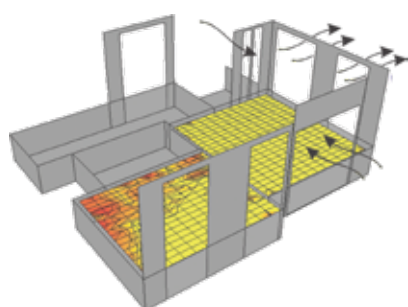
At BBCL Stanburry, using scientific sun path analysis, every villa is designed such that more than 75% of the area is naturally well-lit, which reduces the need for electricity during the day.

- Heat reflective roof insulation
- External shades to reduce heat from direct solar radiation
- Low e glass which minimizes heat ingress

GROUND FLOOR

1st FLOOR

2nd FLOOR



108 lux in every home Windows for cross ventilation, reduced internal temperature, better indoor air quality. Every Stanburry villa is planned to let sunlight in, while keeping the heat out with heat reflective building materials and effective passive building design.

PROXIMITY (APPROXIMATE):

DLF IT SEZ PARK - 3KM

ADAYAR ANANDHA BHAVAN, PORUR - 3.8KM

PALMSHORE RESTAURANT RAMAPURAM - 4.5KM

THE LEGEND NEW SARAVANA STORES, PORUR - 4.6KM

ST.THOMAS MOUNT SHRINE - 6KM

ALANDUR METRO STATION - 7.3.KM

GUINDY INDUSTRIAL ESTATE - 7.5KM

GUINDY SPIC HOUSE - 8KM

CHENNAI INTERNATIONAL AIRPORT (DOMESTIC & INTERNATIONAL) - 8.5KM

FORUM VIJAYA MALL - 9KM

GUINDY RAILWAY STATION - 10KM

VADAPALANI MURUGAN TEMPLE - 11 KM

GUINDY NATIONAL PARK - 11KM

POONAMALEE - 11KM

VELACHERRY PHEONIX MALL - 12KM

KOYEMBEDU (CMBT) BUS TERMINUS - 12KM

SKYWALK MALL, AMJIKARAI - 15KM

NEAR BY SCHOOLS:

ST.FRANCIS INTERNATIONAL SCHOOL, KOLAPAKKAM - 0.5KM

VELAMMAL BODHI CAMPUS CBSE SCHOOL, MUGHALIVAKKAM - 600M

OMEGA INTERNATIONAL SCHOOL, KOLAPAKKAM - 1.5KM

SRI CHAITANYA SCHOOL, MANAPAKKAM - 1.5KM

LITTLE MILLENNIUM PLAY SCHOOL, MUGALIVAKKAM - 1.5KM

PON VIDYASHRAM GROUP OF CBSE SCHOOLS - 2KM

KIDZEE PORUR - 2KM

NARAYANA E-TECHNO SCHOOL, MUGALIVAKKAM - 5KM

SCHRAM ACADEMY, PORUR - 9.5KM

PADMA SESHADHRI, NUNGAMBAKKAM - 13KM

DAV PUBLIC SCHOOL, VELACHERRY - 14KM

MAHARISHI SCHOOL OF EXCELLENCE, THIRUVERKADU - 14KM

CHENNAI PUBLIC SCHOOL, ANNA NAGAR - 16KM

NEAR BY HOSPITALS:

MIOT HOSPITAL, RAMAPURAM - 3.5KM

VASAN ORTHO CARE CLINIC, RAMAPURAM - 4KM

RAMACHANDRA HOSPITALS, PORUR - 5KM

A.R.HOSIPTAL FOR DIABETES, GUINDY - 8KM

VIJAYA HOSPITAL, VADAPALANI - 9KM

ARAVIND EYE HOSPITAL, POONAMALEE - 9.5KM

SIMS HOSPITALS, VADAPALANI - 10KM

MMM HOSPITAL, MOGAPPAIR - 13KM

LOCATION ADVANTAGE:

This is a Luxury Villa Community which is set in the greens of Manapakkam, which is a Five-Minute Drive from DLF Business Park. Manapakkam is located between Ramapuram and Mugalivakkam in the North, Nandambakkam (part) and St. Thomas Mount in the East, Nandambakkam (Part) and Meenambakkam in the South and Kolapakkam in the West. It is completely surrounded by IT PARKS, Guindy Sidco Industrial Estate & Social Infrastructures. The Township is located near to Chennai Trade Centre in 4.5 Km, 3 km from Mount Poonamalee Road and is also well connected to the National Highway NH 48 through Poonamalee and also connecting GST ROAD via Guindy in 6Kms. All the Leading Multi-National Banks are situated within the proximity of 3-4KMS.

The location is a rapidly developing town in the Southern Suburb of Chennai, which is also accompanied by various Business activities in Guindy, Porur & Velachery. The affluence of High Standard Educational Institutions, Business Tech Parks & Specialized Hospitals makes the location unique for the Luxury Residential bourn.

Transportation:

ROADWAYS:

BBCL STANBURRY is well connected by roads. It is 9 kilometers from Guindy and 5 km from Porur. Bus services operated by MTC connect Kundrathur, Porur, Saidapet, T.nagar, Velacherry, Poonamalee, Airport, Tambaram, Anna Nagar, Royapettah, Mylapore and Chennai Central.

RAILWAYS:

The nearest railway station is Guindy railway station which is 10Kms & Alandur metro station which is 7.5kms.

AIRWAYS:

The nearest airport is Chennai International Airport which is 8.5 Km

TECHNICAL SPECIFICATIONS

<p>STRUCTURE</p> <p>Ground + 2RCC framed structure designed for Seismic resistance.</p> <p>Walls with Solid blocks.</p> <p>Anti-termite treatment under foundation the and along the external perimeter off the building.</p> <p>Steel used – Fe500 TMT.</p> <p>Cement used – OPC/PPC53 grade, as recommended by the structural consultant.</p>	<p>PAINTING</p> <p>Exterior: Stone cladding and low VOC weather shield emulsion paint.</p> <p>Interior: Acrylic emulsion with low VOC (Asian paints).</p> <p>Common areas: Satin emulsion paint with low VOC (Asian paints).</p>
<p>FLOORING</p> <p>FOYER 600mm x 600mm (Vitrified tile)</p> <p>LIVING/DINING/FAMILY 600x600mm (Vitrified tile)</p> <p>KITCHEN 600mm x 600mm (Vitrified tile)</p> <p>BALCONY/SITOUT Rustic ceramic tiles</p> <p>MASTERBEDROOM Laminated wooden floor</p> <p>OTHERBEDROOMS 600 x 600mm (Vitrified tile)</p> <p>TOILETS Anti-skid ceramic floor tiles</p> <p>CARPARKING Grano flooring</p>	<p>LANDSCAPES</p> <p>Roads with walk-ways.</p> <p>External landscapes will be provided on roads and in the villas in available spaces.</p> <p>SECURITY SYSTEM</p> <p>Surveillance cameras in common areas.</p> <p>Video door phone facility.</p> <p>Wi-Fi, Internet, Telephone and DTH for each Villa.</p> <p>AMENITIES</p> <p>Senior citizen garden.</p> <p>Children play area.</p> <p>Indoor-play / games area</p> <p>Party-hall.</p> <p>Restrooms for servants & drivers.</p> <p>GREEN FEATURES</p> <p>POWER BACK UP:</p> <p>Diesel Generator power back-up for common amenities (Pump, Streetlights, security-system, Treatment plant, Clubhouse, etc.,).</p> <p>Diesel Generator power backup in villas – lights, fans, 1.5KW refrigerator point, 1 TV point (of maximum 1.5KW in total).</p>
<p>KITCHEN / UTILITY / TOILET</p> <p>Provision for stand-alone RO system in the kitchen.</p> <p>Granite counter top with Stainless-steel sinks with drain-board (Frankee or equivalent).</p> <p>Glazed ceramic tiles at 2ft height above the kitchen platform.</p> <p>Glazed ceramic tiles for 5ft in utility walls.</p> <p>Glazed ceramic tiles for walls into inlets up to false ceiling.</p> <p>Provision for washing machine in utility.</p>	<p>Energy efficient building with optimum day-lighting and ventilation.</p> <p>Rain-water harvesting system.</p> <p>Use of ultra-low flow and water efficient fixtures.</p> <p>Use of eco-friendly building materials.</p> <p>Land scaping with native species.</p>
<p>JOINERY</p> <p>DOORS</p> <p>Main-door: Solid wood frames with a laminated finish, solid flush door and both side laminated with edge banding finish.</p> <p>Bedroom-doors: Solid wood frames with laminate finish, solid flush door and both side laminate with edge banding finish.</p> <p>Toilet-doors: Solid wood frames with laminate finish, solid flush door and both side laminate with edge banding finish.</p> <p>Balcony: Anodized aluminium sliding-doors.</p> <p>Locks: Yale</p> <p>WINDOWS Anodized aluminium windows.</p> <p>VENTILATORS Anodized aluminium Ventilators.</p>	
<p>CEILING</p> <p>Gypsum false ceiling and acrylic emulsion finish.</p>	
<p>ELECTRICAL</p> <p>Orbit make copper wiring.</p> <p>Modular plate switches (Legrand).</p> <p>Automatic phase change-over, circuit-breakers, switches (Legrand or equivalent).</p>	
<p>PLUMBING & SANITARY</p> <p>ISI certified concealed CPVC lines for water supply and UPVC sewer-lines.</p> <p>Wall-mounted EWC (Roca).</p> <p>Wash basin (Roca).</p> <p>CP fittings (Roca).</p>	

OUR CONSULTANTS

We work with a team of hand-picked consultants to ensure that every detail of the project is well crafted.

Architects

Dave Ten Hoop - Netherlands

Structural Consultant



Electrical Consultant



Plumbing Consultant





Corporate Office Address

BBCL A Vummidi Enterprise # 20, Mylai Ranganathan Street, T Nagar, Chennai - 600 017.

BBCL Stanburry Old no: 56, new no:79, MGR Road, Manapakkam, Chennai - 600 125. Ph: 044 4348 6666.

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