

# EXPERIENCE A NEW DIMENSION IN LUXURY LIVING



*Chennai's Biggest Success Story is Back*

REAL ESTATE – HYDERABAD  
**BSCPL INFRASTRUCTURE LIMITED**  
M.No: 8-2-502/1/A, Jivi Towers,  
Road NO.7, Banjara Hills,  
Hyderabad – 500 034

REAL ESTATE – CHENNAI  
**BSCPL INFRASTRUCTURE LIMITED**  
Nookapalayam, Perumbakkam Road,  
Sithalapakkam, Chennai – 600 0126

REAL ESTATE – BANGALORE  
**BSCPL INFRASTRUCTURE LIMITED**  
No.23, 3rd floor, "Sankey Square",  
Sankey road, Lower palace Orchards,  
Sadashiva Nagar, Bangalore – 560003

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HYDERABAD | BENGALURU | CHENNAI | DUBAI

DISCLAIMER: This brochure is purely a conceptual presentation and not a legal offering. The promoter reserves the rights to make changes in elevation, specification, floor plans & master layout as deemed fit. This presentation has been made to give an understanding on the pre-conceptualisation of the project. All Terms & Conditions apply as per the "Expression of Interest" form.



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Home is where your memories are,  
Its where your secrets are kept.  
Home is where you are happiest,  
Yet home is where you have wept.  
Home is where your parents live,  
Its where you were raised.  
Home is where you have been scolded most,  
Yet home is where you are praised.  
Home is where you make it,  
Its where you believe the myth,  
That home is when you are happy,  
Just to love the ones you are with.

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RERA No. TN/01/Building/0458/2020

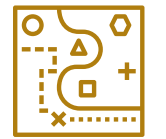
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**THIS IS NOT JUST  
ANOTHER ADDRESS,  
THIS IS LIFE ITSELF...**

Arrive in tranquil destination and treat yourself to grand living.  
Explore the colors of life in an elaborate canvas.  
Connect with future where development is rapidly unfolding.  
Bollineni Zion is an eloquent statement in peaceful living.  
Bollineni Zion offers beautifully crafted apartments so spacious that all your king-size dreams will fit in. Facilities so top-notch, you'll feel elevated to a global citizen. The location has unending stretches of greenery and an aura that matches your stature.  
Bollineni Zion epitomizes grandeur in its look and feel. Your kingdom is waiting...



**2 & 3** BHK apartments



Spread over **23.5** acres



Sizes from **885** sq ft  
to **1650** sq ft



World-class clubhouse  
**82,000** sq ft



Located Near Sholinganallur  
**OMR**, Chennai



## WHERE EVERY BRICK IS SET WITH LOVE

Bollineni Zion has a scenic project layout that accentuates the natural beauty of its surroundings without overpowering it. Bollineni Zion decorate like a staircase that leads beautifully to the best view of the park & clubhouse. In fact, each apartment promises a lovely view of different natural contours, including the holy trinity of water, green expanses and hills.



2 BHK | **885 - 910 sq ft**  
Design for single professionals  
young couple / smart investors



3 BHK XL | **1070 - 1315 sq ft**  
Most suitable for  
a family with young kids



3 BHK XXL | **1535 - 1650 sq ft**  
Best option for large families





**STUNNING VIEWS  
THAT FREE YOUR MIND.**

**ENJOY YOURSELF  
WHO KNOWS, YOU MIGHT  
FIND YOURSELF RIDING A RAINBOW**

All our projects come with fantastic amenities. They are aesthetically appealing and done with extreme care to suit customer needs. Some of them are designed based on customer feedback and our research team's recommendation. Like coarse tiles in the bath rooms. Space between steps. Lights at proper places to name a few.



**SECURITY**

- Entrance gate with a security cabin
- CCTV cameras in Common Areas
- Lobby access control system
- Fire-fighting systems

**EXPERIENCE  
THE BEST OF LIFE**

Bollineni Zion - built with flamboyance, refinement and craftsmanship in the heart of Sholinganallur, Chennai. These elegant apartments with nice open spaces and world class amenities offer a lifestyle that matches you. A high-rised community's design carefully considered to encourage quiet recreation and reflective moments with your family.



**FULL  
FLEDGED  
CRICKET  
STADIUM,**  
Cricket practice pitch and  
Cricket Ground / Multi-purpose  
Miadan With Stage

**CYCLING  
TRACK OF  
2 KM  
WITHIN  
THE PREMISES**



## Common Outdoor Amenities :

- Large size swimming pool with separate toddler pool.
- Full Fledged Cricket Ground
- Cricket practice pitch
- Cricket Ground / Multi-purpose Miadan With Stage
- Jogging / Walking Trail / Cycle track
- Children's Play Areas
- Grand Atrium area for each Tower.
- Basket Ball court
- Butterfly Garden
- Rock Garden
- Tree Court With Seater
- Common toilets for Servants / Drivers
- Outdoor Gym With Equipments
- Meditation Pavilion
- Climbing Wall On Epdm
- Floral Garden
- Beautifully landscaped Gardens, Boulevards, Floral walk & water bodies
- School bus bay at entrance
- Unique Tree Court
- Skating Rink
- Amphitheater
- Gaint Chess, Ludo, Snakes And Ladder
- Reflexology garden
- Bamboo Garden
- Sand Pit Play Area
- Maze Garden
- Pets Park
- Swings Park
- Party Lawn With Food Counter
- Aroma garden
- Senior citizen corner
- Tennis courts - 2 nos



### RESIDENTIAL

- Gated community with
- 24 x 7 security
- A self-contained mini city
- High living condos

### CONVENIENCE

- Orchid International School with-in campus
- Cricket practice net
- Daily conveniences like Creche,
- ATM, Clinic, Hospital

### RETAIL

- 1.5 lac sqft retail space
- Hypermarket
- Food court
- 4 screen multiplex





## A CLUB THAT'S GRAND AND CAPTIVATING

The world-class clubhouse at Bollineni Zion reflects zest for life, and are more that you wished for. They are cutting edge in quality, bigger in size and higher in the level of maintenance support.

### 82,000 sft Club House



Gymnasium



Steam room



Massage room



Indoor swimming pool



Crèche



Library



Multipurpose hall



Squash Courts - 2 nos



Yoga studio



Table Tennis Tables - 3 nos



Pool Table - 2 nos



Indoor Badminton Court - 3 nos



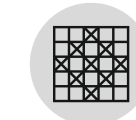
Video games 8 counters



Guest rooms



Indoor games



Ethnic games for children



AV room



Aerobics



## TRUE LUXURY ISN'T ABOUT THE THINGS YOU SEE.

The stepped terrace blocks are located centrally to emphasize the Project view. The landscape around each block enhances the feel of space making it pleasurable place to be with. Each tower owns a dedicated entrance lobby and a drop off point. The building coverage is restricted to 18% with maximum landscapes and open space areas spanning up to 60%. The master plan has been planned to create a relaxed urban living experience by emphasizing on the tranquil of nature, created through a network of soothing water bodies and gardens.

### BOUTIQUE MALL 1.5 LAC SQ. FT.



Super Market



Fine Dining / Coffee Shop



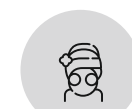
Poly-Clinic



Pharmacy



4 - Lane Bowling Alley



Unisex Salon



Multi-cuisine Food Courts



ATM



Business centre  
3 nos. with  
conferencing facilities



Kids Play Zone



Multiplex / Cinema  
4 Screens  
(600+ Seating Capacity)







**PROPOSED MMTS PHASE II**  
**PROJECT OF CHENNAI METRO RAIL**

- **New Stations**
- **Corridor 3-45.8 Km**  
(Madhavaram - SIPCOT)
- **Corridor 4-26.1 Km**  
(Lighthouse - Poonamalle Bypass)
- **Corridor 5-47 Km**  
(Madhavaram - Sholinganallur)



## MASTER LAYOUT

### WHERE A MESMERIZING LIFESTYLE BECOME POSSIBLE

#### LEGEND:

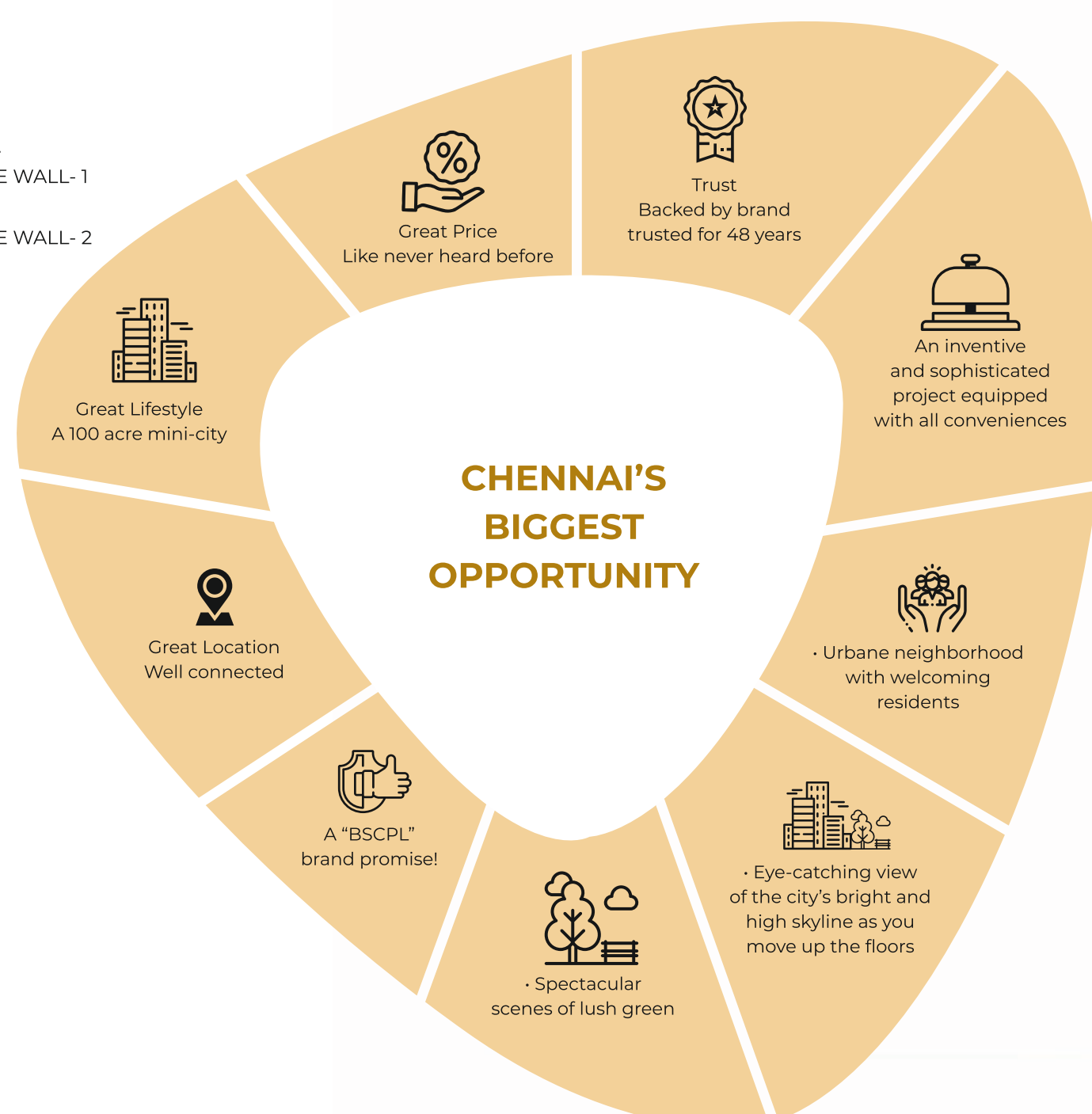
1. BUTTERFLY GARDEN
2. ROCK GARDEN
3. CHILDRENS PLAY AREA
4. SCHOOL BUS BAY
5. TREE COURT WITH SEATER
6. MULTI-PURPOSE MIADAN WITH STAGE
7. AMPHITHEATRE
8. UNIQUE TREE COURT
9. TENNIS COURT - 1 09.1 TENNIS COURT-2
10. BAMBOO GARDEN
11. CHILDREN PLAY AREA N LAWN (6-12yrs old)
12. CRICKET PRACTICE PITCH
13. BASKET BALL COURT
14. CHILDREN PLAY AREA ON LAWN (2-5yrs old)
15. SAND PIT PLAY AREA
16. SKATING RINK
17. MAZE GARDEN

#### ELDER'S ZONE: 1

18. OUTDOOR GYM WITH EQUIPMENTS
19. REFLEXOLOGY PATH
20. MEDITATION PAVILLION
21. TOT LOT PLAY AREA ON EPDM TYPE-1 (3-6yrs old)
22. CLIMBING WALL ON EPDM
23. FLORAL GARDEN INTERACTIVE PLAY ON EPDM
24. GAINT CHESS
25. HOPSCOTCH
26. LUDO
27. SNAKES AND LADDER
28. AROMA GARDEN
29. YOGA LAWN AND PLATFORM WITH PAVILLION
30. HELICONIA GARDEN
31. OUTDOOR GYM WITH EQUIPMENTS
32. SWINGS PARK
33. SKATING RINK
34. CHILDREN'S PLAY ON EPDM TYPE -2 (7-12 yrs old)
35. SNAKES AND LADDER
36. HOPSCOTCH
37. PARTY LAWN WITH FOOD COUNTER
38. PETS PARK
39. TOTLOT PLAY AREA ON LAWN (6-12 yrs old)
40. TOTLOT PLAY AREA ON LAWN (2-5 yrs old)

#### ELDER'S ZONE: 2

41. OUTDOOR GYM WITH EQUIPMENTS
42. MEDITATION PAVILLION
43. ELDERS CHIT CHAT ZONE
44. REFLEXOLOGY PATH
45. TOTLET PLAY ON EPDM (2-3 yrs old)
46. GAINT CHESS
47. CHILDREN'S PLAY AREA ON EPDM (all age group)
48. DRIBBLE COURT
49. SWIMMING POOL:
- 49.1 INDOOR POOL
- 49.2 OUTDOOR POOL
- 49.3 KIDS POOL
- 49.4 CONNECTING BRIDGE
- 49.5 POOL DECK
- 49.6 DECK CHAIS WITH PERGOLA
- 49.7 WATER BODY WITH FEATURE WALL- 1
50. SCULPTURE COURT
51. WATER BODY WITH FEATURE WALL- 2
52. JOGGING / CYCLING TRACK
53. CYCLE PARKING



**BLOCK A & D**  
**1 & 2**  
FLOOR PLAN

UNIT NO.	UNIT TYPE	S.B.A S.F.T
A 105-205	3B3T	1555
D 105-205		



UNIT NO.	UNIT TYPE	S.B.A S.F.T
A 105-206	3B3T	1555
D 105-206		

UNIT NO.	UNIT TYPE	S.B.A S.F.T
A 101-201	3B3T	1565
D 101-201		

UNIT NO.	UNIT TYPE	S.B.A S.F.T
A 102-202	3B3T	1570
D 102-202		

UNIT NO.	UNIT TYPE	S.B.A S.F.T
A 103-203	3B3T	1650
D 103-203		



KEY PLAN



**BLOCK A & D**  
**3 TO 19**  
FLOOR PLAN

UNIT NO.	UNIT TYPE	S.B.A S.F.T
A 105-1905	3B3T	1555
D 105-1905		

UNIT NO.	UNIT TYPE	S.B.A S.F.T
A 304-2804	3B3T	1535
D 304-2804		

UNIT NO.	UNIT TYPE	S.B.A S.F.T
A 103-2803	3B3T	1600
D 103-2803		

UNIT NO.	UNIT TYPE	S.B.A S.F.T
A 105-1906	3B3T	1555
D 105-1906		

UNIT NO.	UNIT TYPE	S.B.A S.F.T
A 101-2201	3B3T	1565
D 101-2201		

UNIT NO.	UNIT TYPE	S.B.A S.F.T
A 102-2502	3B3T	1570
D 102-2502		



KEY PLAN



**BLOCK B**  
**1 & 2**  
FLOOR PLAN



UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 106-206	3B2T	1310

UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 106-205	3B2T	1085

UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 103-203	3B2T	1285

UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 107-207	3B2T	1310

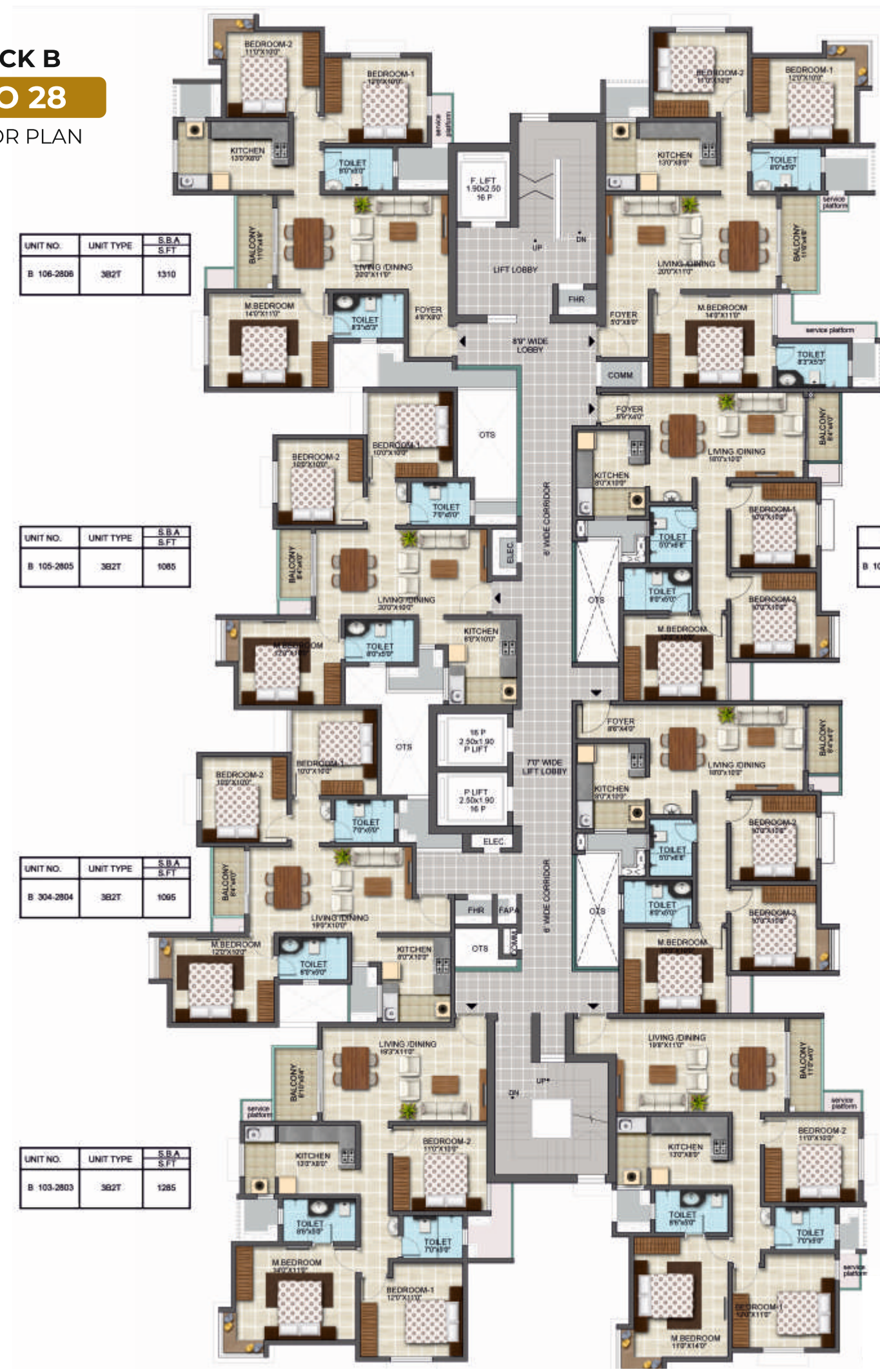
UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 108-208	3B2T	1115

UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 101-201	3B2T	1130

UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 102-202	3B2T	1315



**BLOCK B**  
**3 TO 28**  
FLOOR PLAN



UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 106-208	3B2T	1310

UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 105-205	3B2T	1085

UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 304-204	3B2T	1085

UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 103-203	3B2T	1285

UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 107-207	3B2T	1310

UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 108-1908,2108-2808	3B2T	1115

UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 101-201	3B2T	1130

UNIT NO.	UNIT TYPE	S.B.A S.F.T
B 102-202	3B2T	1315

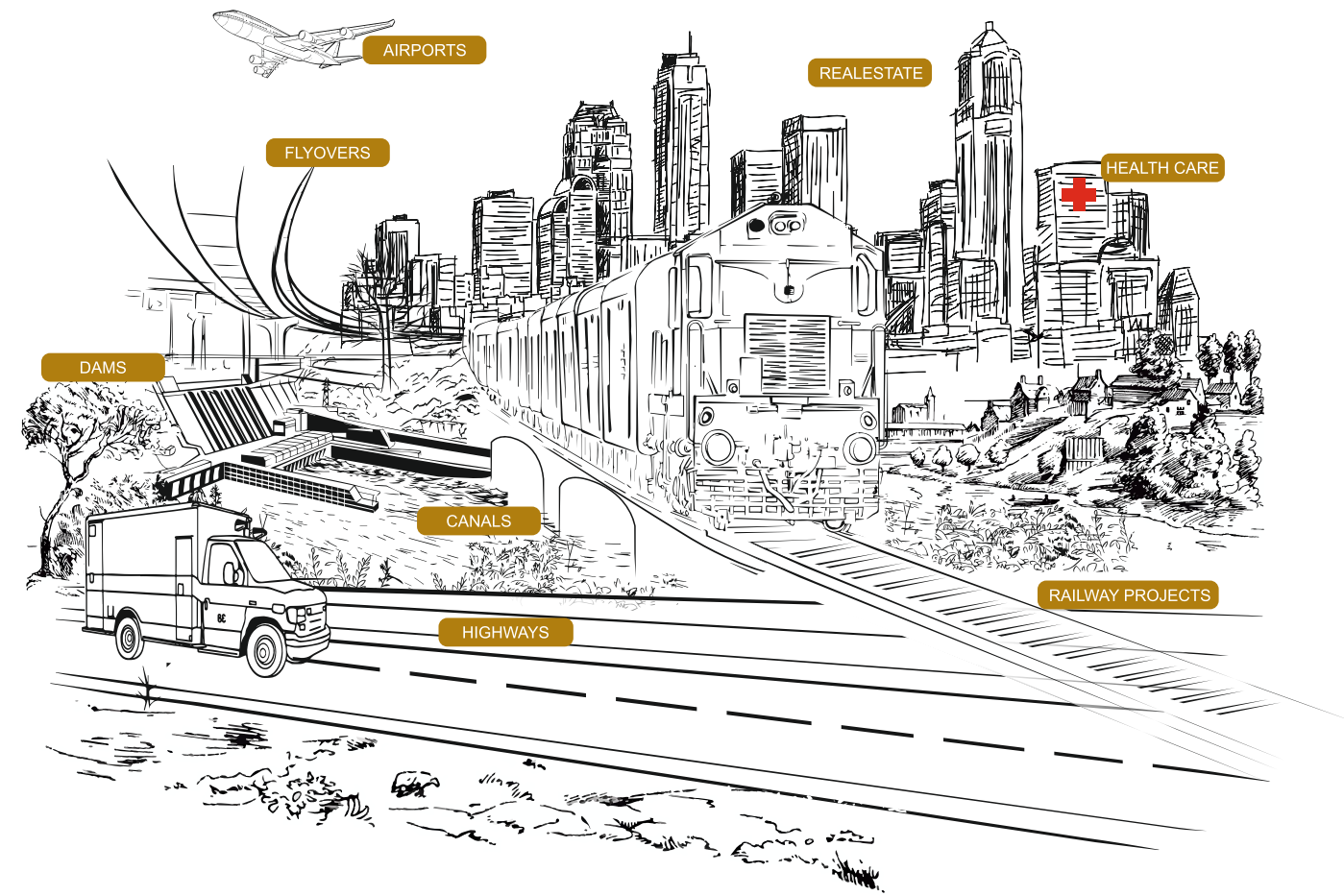


**BLOCK C**  
**1 & 2**  
FLOOR PLAN



**BLOCK C**  
**3 TO 28**  
FLOOR PLAN





## BUILDING THE NATION'S LIFELINES

.....  
 INFRASTRUCTURE | HEALTHCARE | REAL ESTATE  
 .....

A Hyderabad based conglomerate, BSCPL Infrastructure Ltd. is involved in a range of projects including roads, airport works, bridges, building construction, real estate, irrigation and railway freight corridor works. Moving beyond infrastructure, the company has forayed into different sectors like Healthcare Services, Education, Power, Steel, Real Estate Development. The Company has forayed into Irrigation sector and has been awarded major projects.

A multi- interest Group with wide presence Institutions owned by BSCPL Group include the Krishna Institute of Medical Sciences (KIMS), an established multi-specialty hospital, with a capacity of over 3,500 beds, and hospitals all over Telangana and Andhra Pradesh.

It also runs affiliated schools and nursing colleges. The BSCPL Group today has a presence all over India. It also has subsidiaries or joint ventures in the United Arab Emirates, Afghanistan and Bangladesh. The success behind its growth and track record is its team of people.

These highly motivated professionals employ state-of-the-art technologies to set new industry benchmarks. The company already has a significant presence in Chennai, Bangalore and Hyderabad along with international presence in Dubai.

Company has stayed focused on its goals and delivered a total of 5 million sqft so far. In addition, over 5 million sqft of construction is in progress and around 11 million sqft of development is on the anvil in the near future.

## TECHNICAL SPECIFICATIONS



### 1. STRUCTURE

- Foundation & Super structure : RCC shear wall structural System, Seismic zone II Compliant
- Internal Walls & External Walls : RCC walls
- Roof slab : Reinforced Cement Concrete slab
- Plastering : Internal – POP Punning



### 2. FLOORING FINISHES

- Living, Dining, Kitchen, Foyer, Passage, Bedrooms : Vitrified tile with skirting of 4"
- Toilets : Designer ceramic tiles
- Balconies / Utility : Matt finish Vitrified tiles
- Entrance Lobbies at Ground floor : Granite flooring
- Staircases : Granite - Ground to first , others - cement tiles



### DADOING

- Toilets : Designer ceramic tiles up to 7" height
- Kitchen & Utility : Imported Designer tiles for 2' above counter



### 3. JOINERY DOORS

- Entrance Door/ Main Door :Teak wood frame with Teak veneered door Shutters
- Internal doors : Engineered wood frame with both side teak veneered Flush Shutters
- Balcony : UPVC sliding doors with Plain Glass with mosquito mesh
- Toilet Doors : Engineered Wood frame with Flush Shutters one side teak & one side water resistant laminate / PU Coating



### WINDOWS AND VENTILATORS

- All Windows &Ventilators : UPVC sliding windows with plain glass with mosquito Mesh and grill



### RAILINGS:

- Balcony : MS railing
- Staircase : MS railing



### 4. PAINTING:

- Interior walls & ceilings : Putty & Acrylic Emulsion paint.
- Exterior walls : Weather proof paint with texture finish



### 5. KITCHEN:

- 2' wide Granite counter with edge polish, SS sink with single bowl drain board.



### 6. ELECTRICAL WORKS

- A/C power points provision in Living Room & Bedrooms
- Modular switches and socket (Legrand/Anchor or equivalent)
- One Telephone & TV point each in living room and in Master Bedroom
- Provision for water purifier, Microwave, Chimney & Refrigerator
- Fire resistant electrical wires of Anchor/Polycab or equivalent
- Earth Leakage Circuit Breaker (ELCB)
- Single / Three phase meter with Power supply provision - 5KW for 2 & 2.5 BHK, 6KW for 3 BHK 3T
- Backup power of 1KW for 2, 2.5 BHK, 3BHK units



### 7. SANITARY & BATHROOM FIXTURES

- White colored wall mounted sanitary ware in all toilets of Jaguar or equivalent make
- Counter top wash-basin in Master Bed toilet
- Shower partitions in toilets
- Imported / Jaguar or equivalent brand CP fixtures in toilets for faucets



### 8. SMART CAMPUS FEATURES

- CCTV monitoring of critical areas such as kids play area, Entrance Lobbies, etc.
- Telephone / Intercom at Home, Club house, control room, facility management office & security



### 9. ELEVATORS

- Suitable capacity Automatic passenger elevators (KONE /JOHNSON or Equivalent)

## CHENNAI



2, 2.5 & 3 BHK Apartments  
@ Sholinganallur

RERA No: BHS2: TNRERA/0191/2017  
BHS2 EXTN: TNRERA/0183/2017



2, 2.5 & 3 BHK Apartments  
@ Sholinganallur

RERA No: IRIS: TNRERA/0298/2018  
VIOLET: TNRERA/016/2019  
INDIGO: TNRERA/051/2019



3 & 4 BHK Luxury Villas  
& Town Houses  
@ Sholinganallur



2 & 3 BHK apartments  
Luxury Villas & Compact Villas  
@ Ottiyambakkam

RERA No. TN/01/Building/0237/2021

## BENGALURU



2, 2.5 & 3 BHK Luxury Apartments  
@ Whitefield

RERA No: PRM/KA/RERA/1251/446/PR/171026/000371



Residential Plots  
@ Chikka Tirupathi

RERA No: PRM/KA/RERA/1255/347/PR/190722/002708



2, & 3 BHK Affordable Apartments  
@ Doddaballapur Road

RERA No: PRM/KA/RERA/1250/301/PR/171026/000612



2, 3 & 4 BHK Luxury Apartments  
Near Jakkur, Yelahanka

RERA No: PRM/KA/RERA/1251/446/PR/171026/000371



Residential Plots  
@ Sarjapur - Attibele Road

RERA No: PRM/KA/RERA/1251/309/PR/170824/000068

## HYDERABAD



2, 2.5, 3, 4 & 5 BHK  
Luxury Apartments  
Opp. Botanical Garden, Kondapur

RERA No. P024000000967



5 BHK Ultra Premium Apartments  
Opp. Botanical Garden, Kondapur

RERA No. P024000000967



BSCPL Infrastructure Ltd  
has won  
**UNDER DEVELOPMENT  
TOWNSHIP OF THE YEAR** award in  
ET Business Excellence  
2021-22 Awards  
for Bollineni Zion



BSCPL Infrastructure Ltd  
has won  
The Times  
Business Awards 2020  
for **"BEST QUALITY  
CONSTRUCTION"**

