

**BAASHYAAM**  
IMPROVING LIFESTYLES - ENHANCING LIVES

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HOME LOANS BY



PROJECT FUNDED BY



Retn No: TN/29/BUILDING/0102/2022

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*Note: Values of the saleable area may slightly vary in the actual project.*

CREDAI

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THE  
PEAK

Elevate your aspirations

SUBLIMELY LOFTY  
LIFESTYLE THAT IS  
HARD TO SURPASS  
AND SURMOUNT

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# ASHOK NAGAR

FINALLY  
GETS  
ITS  
MOMENTOUS  
BENCHMARK

Imagine a popular residential site, yearning patiently for decades, profoundly evolve into something grander and attain higher ranking honours. That's precisely what has materialised with the pioneering intervention of Brand Baashyaam.

This sizeable, noteworthy property right on **11<sup>th</sup> Avenue, Ashok Nagar** is an integral part of an exemplar neighbourhood. It now finally gets the long-overdue attention and fitting tribute that it richly deserves.

FIRST-OF-ITS-KIND

# ICONIC HIGH-RISE

A twenty storey imposing development looms large to accommodate multiple iconic high-rise towers. It proudly showcases deft minimalistic design that refuses to conform to the routine.

This upscale habitat relentlessly pushes the boundaries of elite living standards and stands as a shining epitome of grace.

11<sup>th</sup> Avenue,  
Ashok Nagar





**Apartment lobby**  
*An extension of the grandeur of the exterior as a walk-in experience*

What emerges as a distinct whole personality is the seamless blending of two towers that shake hands and emerge as one imposing persona. A magnificently designed lobby greets the guests with an elegant aura and duly elevates the sensory experience. A concierge desk with prominent signage is favourably stationed to screen and assist visitors.

## MARVEL AT THE IMPRESSIVE SCALE

2 Basements + Stilt + 20 Floors

Total. No of Units: 240

### 2 TOWERS

Tower 1 - 120 units

Tower 2 - 120 units

6 units per floor

2 BHK - 1346 Sq. ft

3 BHK - 1610 - 1992 Sq. ft

4 BHK - 2715 Sq. ft



# Hear the whispers of understated refinement

This restrained, refined structure does ample justice to the imposing scale and authoritatively gives a polished facelift to the locality. The signature character is oversized windows that accentuate the clean vertical lines. This guarantees an undisturbed supply of light. The glazing adds an indispensable charisma to the building's effervescent façade. It lends the much-appreciated decorative voice and appeal.

To steer clear of design repetitiveness, louvred elements in the windows figure prominently. This will cleverly shield the building from the harsh effects of extreme weather and act as a much needed sound barrier too.

## LIVE THE UNCLUTTERED HIGH LIFE

The precious few residents get lifelong access to an uncluttered living space that is subtly unique and engaging.

Resourceful planning ensures the living quarters are Vaasthu compliant and elevate the senses in every way possible.

There is only space for thoughtful amenities that the residents will absolutely relish. The Clubhouse right in the centre will be flanked by two towers on either side.

Residents will have access to a dedicated basement and stilt covered parking with additional open parking provisions around the project.

### **Living / Dining room**

*Inviting elegant living space bordering cosy family dining area*





### **Master Bedroom**

*Well-ventilated, spacious, ultra-cozy bedrooms*



## WELL PUNCTUATED GREEN INTERVENTION

There is an Open Space Reservation area for residents to access and relax. A green strip encases the property on either side and provides refreshing relief from the towering concrete structure. This will be the perfect foil for rainwater harvesting and ensuring groundwater replenishment. It will also act as a natural pollution barrier.



# STILT FLOOR PLAN



Elevate your aspirations



# TOWER 01

## TYPICAL FLOOR PLAN





# TOWER 02

## TYPICAL FLOOR PLAN



# TOWER 01

FLAT A (4BHK + 4T)

RERA CARPET AREA : 1894 SQ. FT

PLINTH AREA : 2122 SQ. FT

SALEABLE AREA : 2715 SQ. FT

FACING : EAST



# TOWER 01

FLAT B (3BHK + 3T)

RERA CARPET AREA : 1188 SQ. FT

PLINTH AREA : 1402 SQ. FT

SALEABLE AREA : 1793 SQ. FT

FACING : EAST



# TOWER 01

FLAT C (3BHK + 3T)

RERA CARPET AREA : 1275 SQ. FT

PLINTH AREA : 1495 SQ. FT

SALEABLE AREA : 1913 SQ. FT

FACING : EAST



# TOWER 01

FLAT D (3BHK + 3T)

RERA CARPET AREA : 1282 SQ. FT

PLINTH AREA : 1501 SQ. FT

SALEABLE AREA : 1920 SQ. FT

FACING : NORTH



# TOWER 01

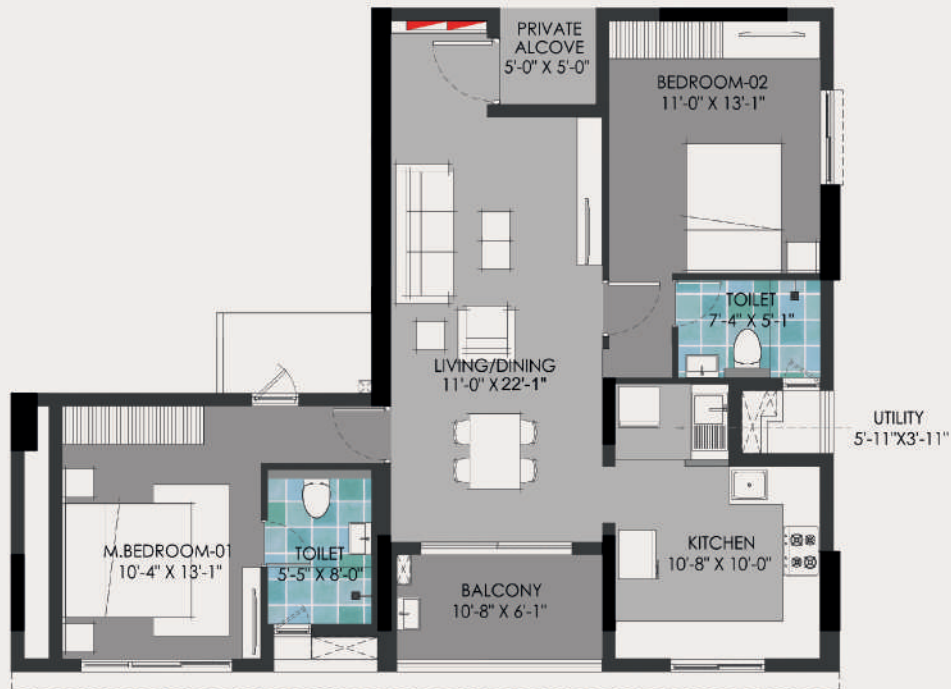
FLAT E (2BHK + 2T)

RERA CARPET AREA : 845 SQ. FT

PLINTH AREA : 1052 SQ. FT

SALEABLE AREA : 1346 SQ. FT

FACING : EAST



# TOWER 01

FLAT F (3BHK + 3T)

RERA CARPET AREA : 1324 SQ. FT

PLINTH AREA : 1557 SQ. FT

SALEABLE AREA : 1992 SQ. FT

FACING : NORTH



# TOWER 02

FLAT A, B & C

RERA CARPET AREA : 1060 SQ. FT  
 PLINTH AREA : 1258 SQ. FT  
 SALEABLE AREA : 1610 SQ. FT  
 FACING : SOUTH



# TOWER 02

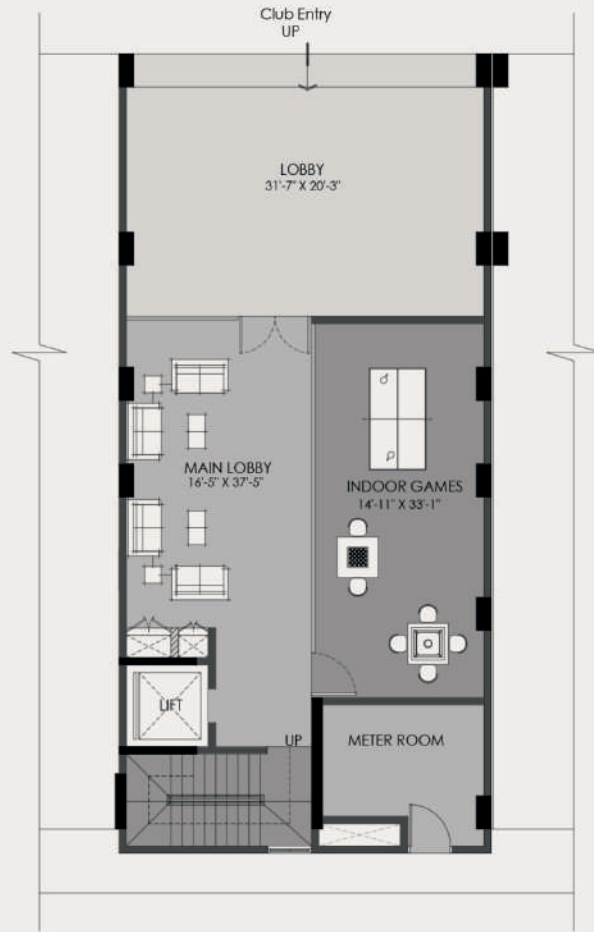
FLAT D, E & F

RERA CARPET AREA : 1060 SQ. FT  
 PLINTH AREA : 1258 SQ. FT  
 SALEABLE AREA : 1610 SQ. FT  
 FACING : NORTH



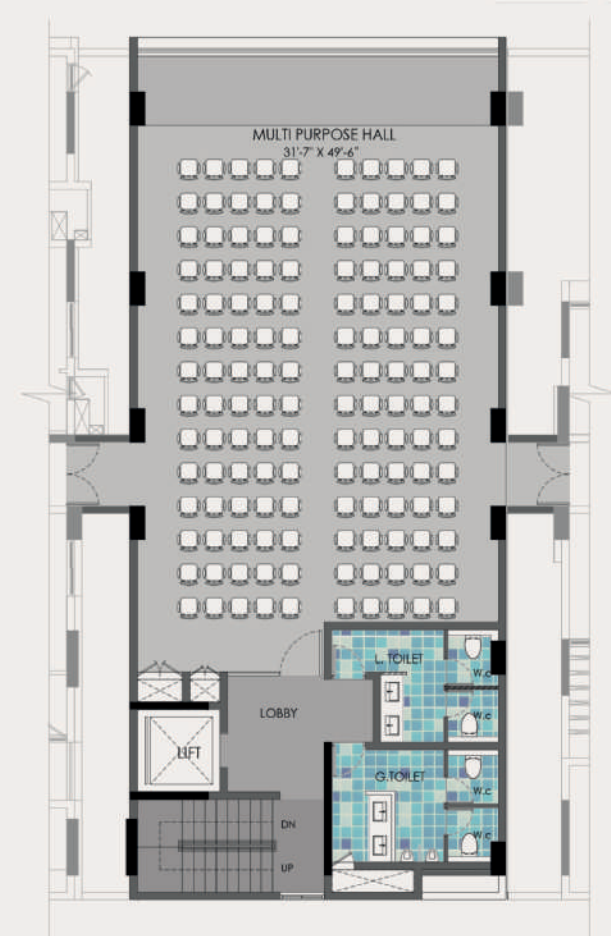
# CLUBHOUSE

## GROUND FLOOR PLAN



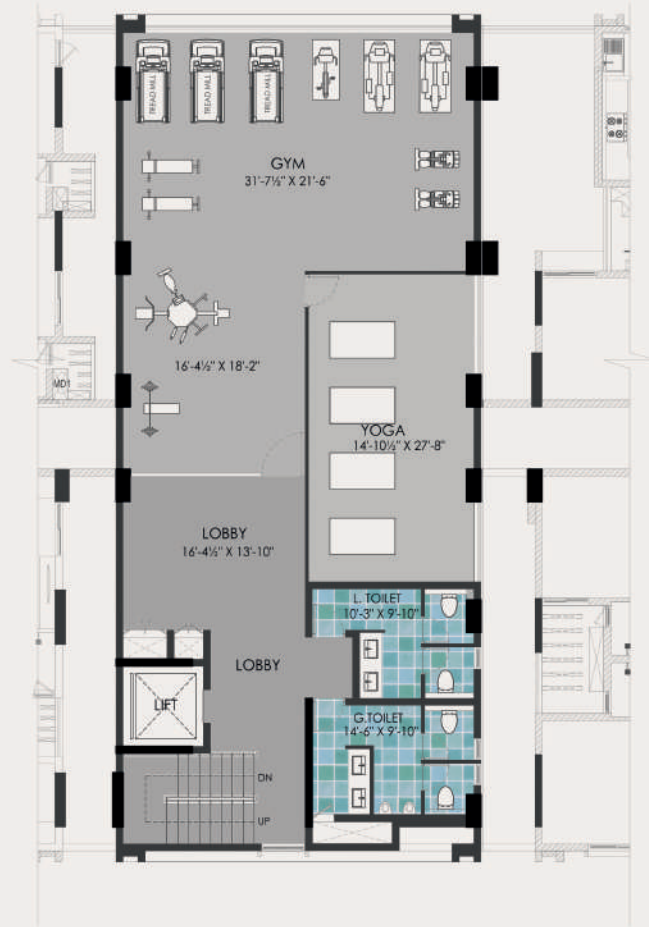
# CLUBHOUSE

## FIRST FLOOR PLAN



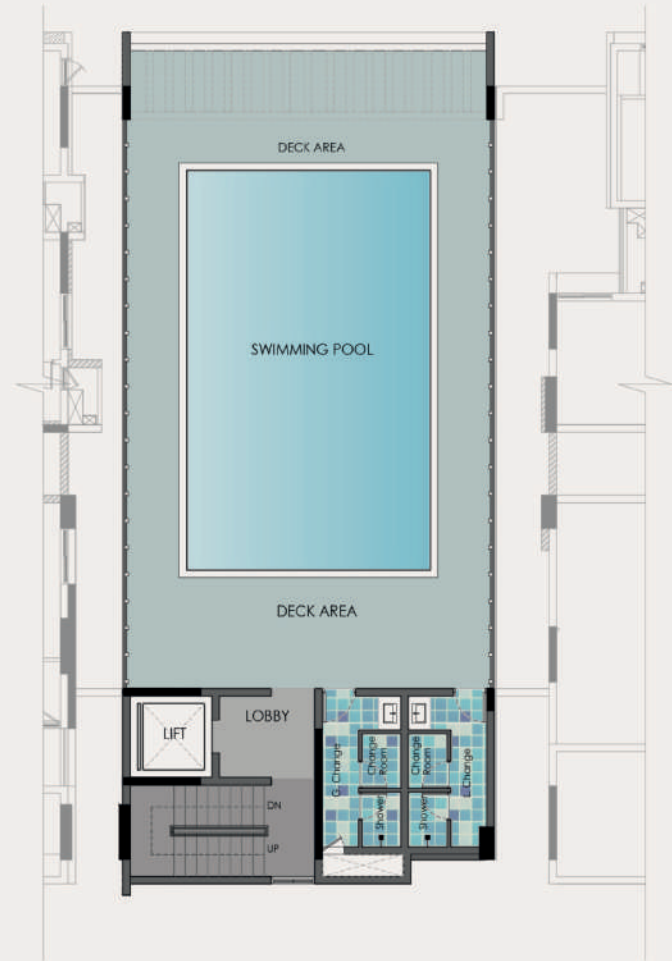
# CLUBHOUSE

## SECOND FLOOR PLAN



# CLUBHOUSE

## THIRD FLOOR PLAN



# Savour the indulgent clubhouse

The clubhouse in the middle is designed in a unique way that it has a separate front access entry point and a dedicated lobby. This exclusive access helps prevent unnecessary people-traffic between towers.



The Cordially Majestic Clubhouse Lobby Entrance



## Ground + 3 levels

### Ground Floor

Entrance lobby, Main lobby, Indoor games

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A fun interactive play area for the kids and the entire family.



#### Clubhouse lobby / Indoor games zone

*An elegant welcome zone that spills over into a recreational space*

### 1<sup>st</sup> Floor

Entrance lobby and Multi-purpose hall

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A handy multi-purpose hall will cater to all the residents' social gatherings, festivities and small celebrations.



#### Multi-purpose hall

*A versatile multi-occasion hall with an outdoor view*

## 2<sup>nd</sup> Floor

Entrance lobby and a Health centre

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A well-appointed health centre ensures that you have quality access to fitness always. A fully equipped gym faithfully complements your fitness pursuits. An earmarked tranquil yoga area completes the experience.



### **Invigorating gym**

*Spacious workout zone in earthy tones with a skyline view*

## 3<sup>rd</sup> Floor

Entrance lobby and an Elevated swimming pool

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An impeccably indulgent pool, bridges both the towers poetically.



### **Elevated swimming pool**

*A rejuvenating setting with a lounge deck and smart landscaping*

# Home Automation

- > Main door intrusion detection
- > Gas leak sensor
- > Lighting automation
- > Provision for automated voice assistant



## Specifications

<b>Structure</b>	:	Seismic zone III compliant RCC framed structure Walls will be of AAC blocks
<b>Floor Finishes</b>	:	Living & Dining - Vitrified tiles Bedrooms - Vitrified tiles Kitchen - Anti-skid tiles Lobby - Indian granite Stairs - Kota stone
<b>Wall Tiles</b>	:	Toilets - Designer tiles up to false ceiling height Kitchen - Designer DADO tiles up to 2 feet height over the counter Utility - Designer DADO tiles up to 3 feet
<b>Doors</b>	:	Main Door - Teakwood door frame with 40mm thick flush shutter with laminate finish on both sides Bedroom Doors - Country wood frame with 32mm thick skin doors Toilet Doors - Country wood frame with 30mm thick flush doors
<b>Windows &amp; Ventilators</b>	:	UPVC window single glazed or aluminium
<b>Plumbing</b>	:	CPVC concealed water line
<b>CP Fittings</b>	:	All Toilets - Kohler or Grohe with single lever mixture with overhead shower and provision for water heater
<b>Sanitary Installations</b>	:	All Toilets - Catalano or Duravit
<b>Kitchen</b>	:	Black/Grey granite counter top and single bowl sink with drain board (Nirali or equivalent) Provision for RO water

<b>Lift</b>	:	Stretcher lift (Mitsubishi)
<b>Driveway</b>	:	As per Architect's specification
<b>Security System</b>	:	Surveillance cameras in ground floor lobby and around the building
<b>Power Backup</b>	:	To connect 1 light and 1 fan in living, dining and all bedrooms Additional backup to connect elevator and common lighting
<b>Electrical</b>	:	Concealed wiring with modular switches (Anchor or equivalent) 3-phase electrical supply with MCB and RCCB (Legrand or equivalent) Telephone point provision in living room 1 A/C provision for all three bedrooms and living room
<b>Painting</b>	:	Internal Walls & Ceiling - 2 coats of Birla putty, one coat primer and 2 coats of emulsion paint (Dulux or Asian paints or equivalent)
<b>Other Facilities</b>	:	Well-equipped, air-conditioned Gym Multi-purpose hall, association office and common toilet for security Water softening plant Intercom with 2-way communication between apartments and security room Integrated DTH system using Triax Sat Wave Systems TV provision will be provided in the living and master bedroom Piped gas connection Adequate landscape around the building Modern firefighting equipment as per TNFRS norms Indoor games & lounge room Swimming pool at podium level terrace

# 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, Township 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.

### CLOUD GRAZE



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

### EMPERORS PAVILION



The Crowning Glory of Your Life's Achievements,  
Kotturpuram, Chennai.

### PLUTUS RESIDENCE



Plush Posh Residences at  
LB Road, Adyar, Chennai.

# PRESTIGIOUS COMPLETED PROJECTS

## LE GRAND TRIANON



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

## 57 POES



French Classical Architecture at the  
Most Coveted Residential Location, Poes Garden, Chennai.

## BONAVENTURA



Luxury Space Redefined at  
R A Puram, Chennai.

## SADHR GARDENS



A Well-Guarded Posh Secret within an  
Upscale Residential Locale, Chennai.

## PINNACLE CREST



Tallest Residential Skyscraper within  
Chennai Limits, Sholinganallur, OMR.

## PETALS



Boutique Apartments at Royapettah,  
Chennai.