

Step into a home and find your heart





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BHAGGYAM
Constructions



Dreamcatchers

Started in the year 1985 by a group of professional, Bhaggyam Constructions has been making a mark since 1996 through its sustained and dedicated efforts. We specialize in developing properties both residential and commercial, in association with some of the leading architects of the country.

Bhaggyam Constructions is backed by an in-house team of talented and enthusiastic professionals - engineers, architects, marketing executives, administrators and accountants - dedicated solely to setting excellent standards in design and construction.

Today, our development activities range from modern designer apartments, through ultra modern and multi-functional integrated bungalow complexes, to plush and very functional commercial complexes and we look forward to creating landmarks that will leave an impression in the world and in the hearts of its clients.

Mission

We Bhaggyam constructions engineered by experts in the relevant fields attempt to fulfill your dreams of building needs in the way you want be with commitment to quality construction.

Eco friendly atmosphere.

Time and Cost consciousness.

Pre and post construction services.

Our prime motto is our Customers' delight built on trust and disciplined approach. At Bhaggyam every project is crafted with so much passion that each house is a master piece and every customer is family.

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*When every brick is sealed with love and every pillar held together by joy
Where laughter can flow freely and every moment created to enjoy
Then every day is filled with happiness from the start
And the house becomes a home for the heart.*



What makes a house a home? The number of windows it has or the ones that open up a world of happiness? The hallways that connect the rooms easily or the ones that lead up to comfort and leisure? The rooms that can accommodate your furniture or the ones that are filled with love and laughter? Is it the direction of the balcony or in the fact that it overlooks a life that's calm, reassuring and inviting?

While it takes bricks, mortar and concrete to build a house, it's the life that you can imagine for yourself in it, that makes it a home. A place where mere living transforms into life and home becomes the place the heart is set in. ***A place we like to call Lakeshore Apartments.***







Drive way view at Bhaggyam Lakeshore



Lakeshore is a one-of-a-kind residential project that offers luxurious, modern living away from the cramped and crowded way of life. Located on the quaint yet upcoming area of Kilakattalai, the property is ideally located for those who seek their own private haven, away from the bustling city.

Being one half of a joint promotion residential-commercial project, the property also offers you a chance to live next door to your workplace. The perfect balance between your work and personal life. Add to that world-class amenities and all the facilities required for a luxurious, comfortable life and you have a home that you've always dreamt of having.





What we do

Situated right next to a lake, the building offers a view that is unrivalled by any other. Calm, soothing and delightfully refreshing, you'll never again wake up to a grumpy morning. Thoughtfully spaced out, each of the floors contains 6 flats – a combination of 2 and 3 bedrooms.

The building is surrounded by lush green lawns and decorated with numerous trees and pleasing flora and fauna. While the lobby area and the landscape gardens offers residents to meet up and indulge in social and cultural activities, the all-round jogging path and the activity room make sure that you remain healthy and full of energy, all through the day.

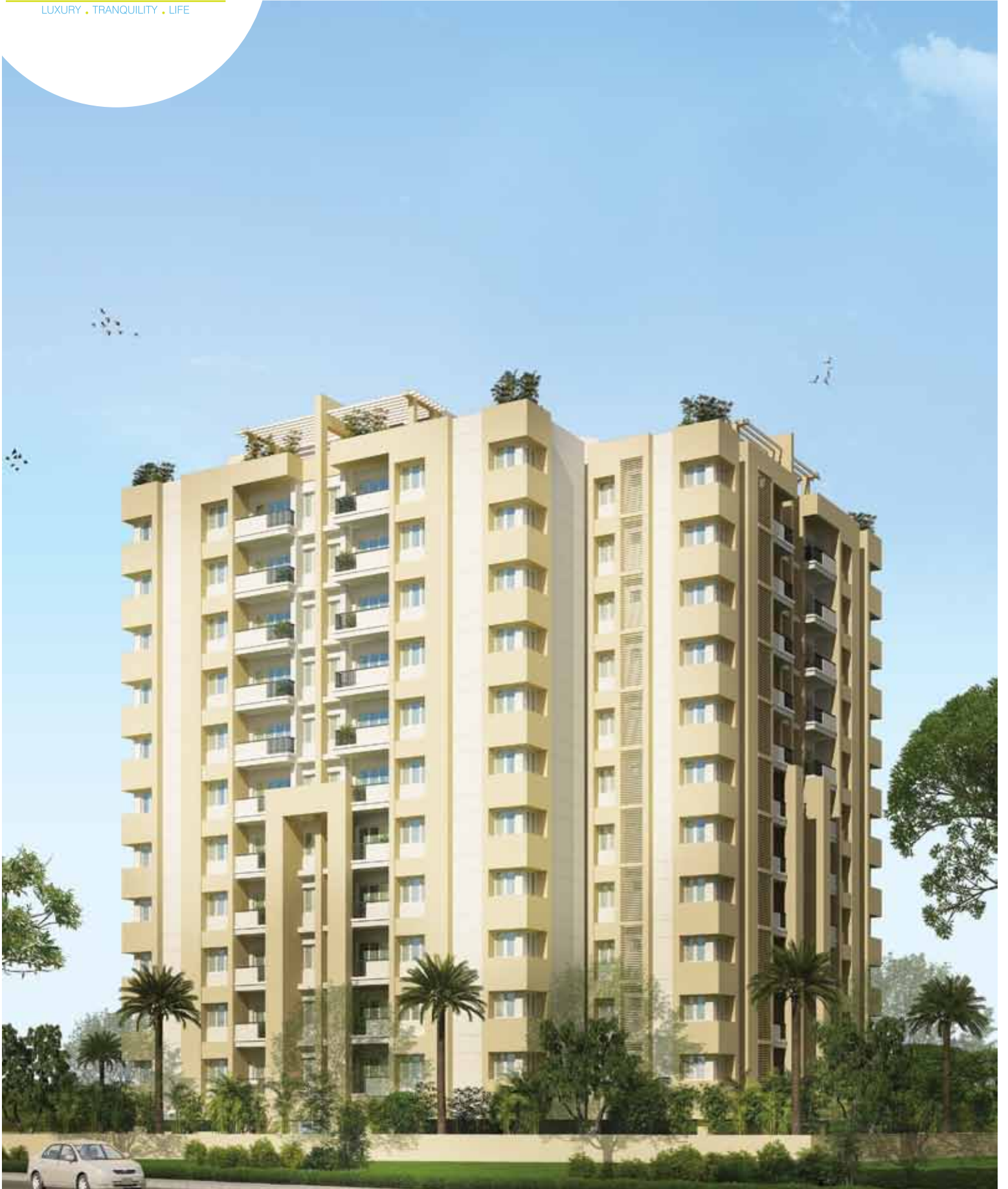
Our Team

Architecture and interior design :	Naksha
Structural engineer :	Mr. Somadev Nagesh
Landscape architect :	Sun and Black Flowers
Legal consultant :	Mr. Ambalavanan



Additional amenities

- Gym • Recreation Club • Party Hall • Pipeline Gas
- 800 W Power backup for each flat • Intercom system

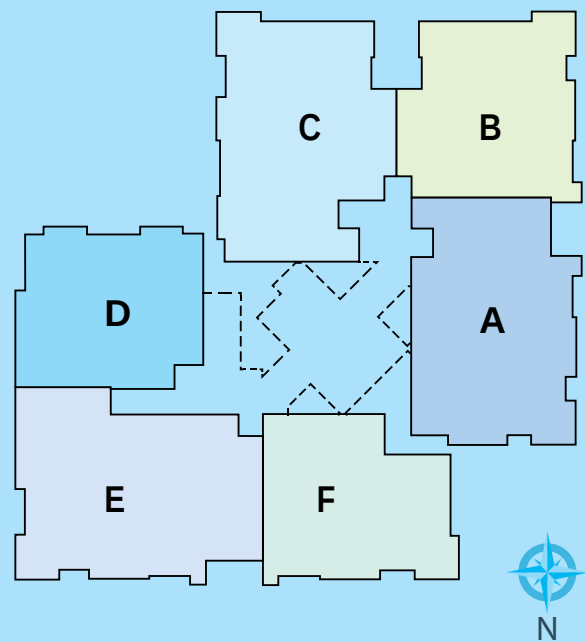






How we do it

Large open spaces, airy and sunlit rooms and an instantly calming view are the best features of every house at Lake Shore. Each of the houses are built keeping in mind the needs and requirements of today's modern families. The property lets you claim your space without having to give up the joy of community living. The state-of-the-art fittings and the best quality materials used for construction make sure you create long-lasting memories for life.



66 apartments as 6 flats in 11 floors.

There are two bedroom and three bedroom flats with floor areas in the range of 1209 to 1721 sq.ft.

Type A- 3BHK - Flat Area : 1597 Sq.Ft.
(1A to 11A)

Type B- 2BHK - Flat Area : 1270 Sq.Ft.
(1B to 11B)

Type C- 3BHK - Flat Area : 1652 Sq.Ft.
(1C to 11C)

Type D- 2BHK - Flat Area : 1209 Sq.Ft.
(1D to 11D)

Type E- 3BHK - Flat Area : 1721 Sq.Ft.
(1E to 11E)

Type F- 2BHK - Flat Area : 1213 Sq.Ft.
(1F to 11F)



Entrance lobby view at Bhaggyam Lakeshore

Living room at the model flat of Bhaggyam Lakeshore





Drive way view at Bhaggyam Lakeshore

STANDARD FEATURES & SPECIFICATIONS

The DEVELOPERS liability with regard to the specifications is restricted only to the quality of work mentioned in the case of manufactured and bought out items registered with warranty extended by the manufacturers of such bought out items. The DEVELOPERS however undertake to provide only such items as are made from the manufacturers from reputed concern.

The project will be executed under the direction of the architect and assisted by consultants for various thrust areas structure, electrical, plumbing, landscaping etc.,

A. TYPE OF CONSTRUCTION : R.C.C Framed structure with raft foundation, 9" thick exterior Brick wall & 4-1/2" thick interior Brick Wall.

B. LOFT : R.C.C loft of 2'0" wide at a height of 7'0" from floor level for one Bed Room.

C. KITCHEN PLATFORM : Kitchen Platform will be of Black granite at a height of 2'8" from floor level with Diamond / equivalent make stainless steel single bowl sink with single drain board.

D. FLOORING :

Flooring includes skirting for all habitable rooms

- 1. Living, Dining Area :** Vitrified Tiles.
- 2. Balcony :** Vitrified Tiles.
- 3. Bedrooms :** Vitrified Tiles.
- 4. Kitchen/Utility :** Vitrified Tiles.
- 5. Toilets :** Pastel / Soft coloured ceramic tiles of Kajaria / Somany or equivalent make.
- 6. Lobbies :** Imported Tile, skirting – colour, pattern & size as by the architect.
- 7. Staircase :** kota granite – colour, pattern & as specified by the architect for risers and threads.
- 8. Car parking :** Granolithic finishing over a bed of PCC flooring.

F. PLUMBING :

- 1. Overhead tank :** Common over head tank fitted with Duct pipes of PVC True Bore / Finolex / equivalent make and terrace pipes of UPVC.
- 2. Internal concealed Pipe :** CPVC Pipe.
- 3. Exposed Piping :** PVC of Finolex / Trubore or equivalent make.
- 4. Waste Water line :** PVC of Finolex / Trubore or equivalent make.

G. WALL TILES :

- 1. Toilets :** Pastel / Soft coloured glazed tiles up to a height of about 7'0" of Kajaria or Somany / equivalent make.
- 2. Above Kitchen Platform :** Glazed tiles up to 2'0" above the platform with Kajaria or Somany / equivalent make.
- 3. Utility :** Pastel / soft coloured glazed tiles of Kajaria or Somany / equivalent make.

H. SANITARY WARE :

The colour of all sanitary ware will be white.

1) Bathroom :

- a. EWC of Kohler / Equivalent makes.
- b. Ceramic Wash basin of Kohler / equivalent make.

I. SANITARY FITTINGS :

1. All Toilets :

- a. Chromium Plated basin fittings of Jaquar / equivalent make.
- b. single lever diverter Jaguar / equivalent make.
- c. Over head shower of Jaquar / equivalent make with arm and rose.
- d. Chromium plated low level tap and one concealed stop cock in each bathroom of Jaquar / equivalent make.

J. ELECTRICAL SUPPLY & WIRING :

1. Concealed wiring using Finolex / Equivalent make suitable for 3 phone supply.
2. Switches/ plug points / light points / fan points / Main, Distribution Board will be provided. Switches will be Of M.K / equivalent make or as specified by architect.



Bedroom at the model flat of Bhaggyam Lakeshore

Dining hall at the model flat of Bhaggyam Lakeshore





Kitchen at the model flat of Bhaggyam Lakeshore

Main Entrance	- Calling Bell	- 1 No.
Living Hall	- Light Point	- 2 Nos.
	5 Amps Socket	- 1 No.
	Fan Point	- 1No.
	Telephone Point	- 1 No.
	T.V. Point	- 1 No.
Dining	- Light Point	- 2 Nos.
	5 Amps Socket	- 1 No.
	Fan Point	- 1 No.
Bed Rooms	- Light Point	- 2 Nos.
	5 Amps Socket	- 1 No.
	Fan Point	- 1 No.
	TV Point	- 1 No.
	Telephone Point	- 1 No.
	A/c Point	- 1 No.
Kitchen	- Light Point	- 2 Nos.
	5 Amps Socket	- 1 No.
	15 Amps Socket	- 1 No.
Toilet	- Light Point	- 2 Nos.
	5 Amps Socket	- 1 No.
	15 Amps Socket	- 1 No.

K. TELEVISION POINTS :

With cabling from common Reception Point terminating in the living room and Master bedroom capable of being linked up with cable operator’s signals.

L. PAINTING :

- 1. Ceiling :** One Coat of White Cement primer and two coats of White Snow Cem / equivalent make.
- 2. Internal Walls :** One Coat of primer and Two coats birla putty and one coat of Emulsion Primer and two coats of Emulsion Paint.
- 3 External Walls :** One coat of primer and two coats of External emulsion paint.
- 4. Main Door :** Melamine Polishing.
- 5. Doors & Grills :** Synthetic enamel painting.

M. AIR- CONDITIONING : Daikin split A/C in each Bedroom.

COMMON AREAS

- Driveway & external area :** Inter Locking Paving Blocks as specified by the Architect.
- Sump :** As per CMWSSB standards.
- Pump :** Single phase pump with a phase Change Over Switch of Texmo / equivalent make.
- Over head tank :** Of adequate capacity as per Standards And comprising Of Two compartments with provision of draw from sump into one and from auxiliary source like bore well in to other.
- Gate/Name Board/Letter Boxes/Sentry post / Light fittings :** Built to design as specified by the Architect.
- Landscaping :** Adequate landscaping will be provided as per Architect’s Design.
- Anti termite Treatment :** The foundation and the building will be treated with suitable chemicals for Termite Proofing.
- Additional Amenities :** Recreation Club, Gym Room, Party Hall, Intercom facility .
- Power Back up :** 100% DG Power back up for common areas. Max 800 watts DG supply for each flat.
- Drainage :** Sewage Treatment plant will be provided as per specifications. Rainwater harvesting arrangements will also be Provide.
- Water Supply :** Well will be provided as per specification.
- Compound wall :** Compound wall on all sides as specified by the architect.
- Fire Fighting :** Safety fire fighting as per NBC.
- Lightening Arrestor :** Lightening arrestor for high raised Building.
- Pipe line Gas :** Pipe line connection for Gas will be provided as per specification.
- Security system :** 3. C.C.T.V for common area / Parking area.

Location Map

Site address:
Bhaggyam Lakeshore
126, 200 ft. M.M.R.D road
Kilkatalai.

“Come visit the model flat at the site”



NOTE : This Brochure is purely conceptual and not a legal offering. Further, the Promoters / Builders / Architects reserve the right to add / delete / alter any details / specifications / elevations mentioned. Furniture, TV, Fridge, Wardrobes, equipment etc. shown in the plan are only to indicate their suggested positions and are not part of the offering.

Our other ongoing projects



Bhaggyam Urban Ville, Thoraipakkam



Bhaggyam Bala Vilas, Mylapore



Bhaggyam's Gem, Anna nagar



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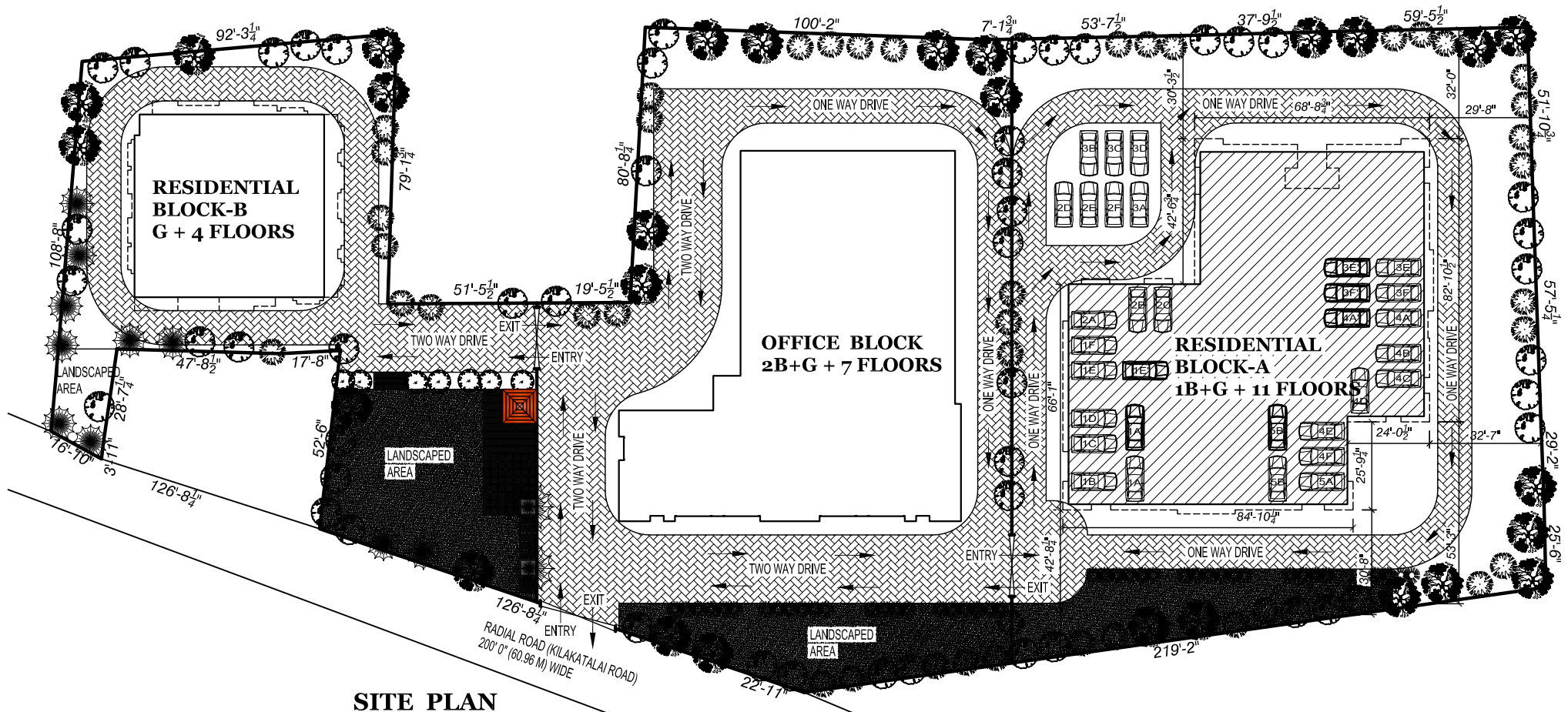
Email : **enquiry@bhaggyamconstructions.com**

Web : **www.bhaggyamconstructions.com**

DETAILED PLANS

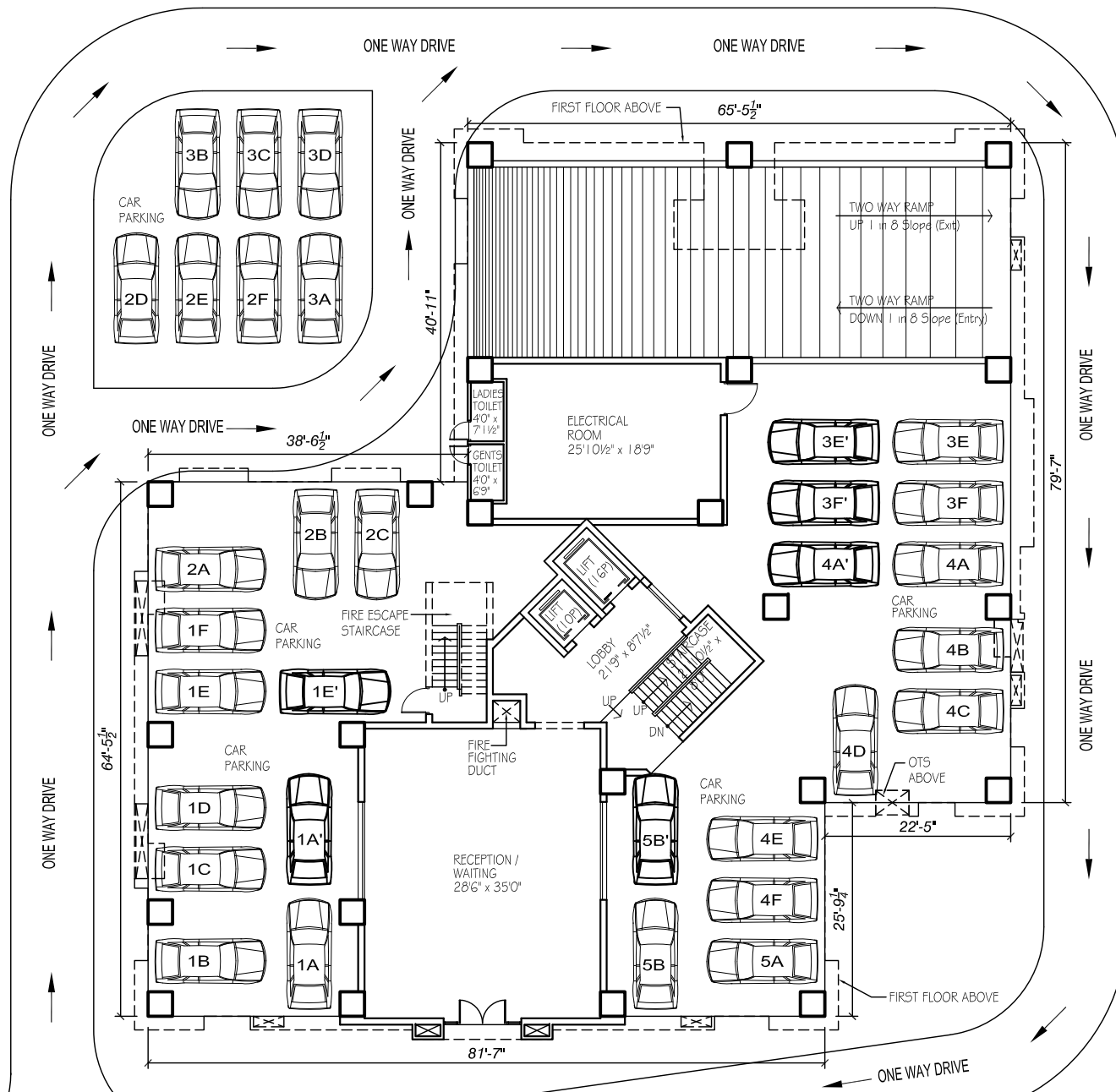
BHAGGYAM LAKESHORE

Proposed Residential Building At 126, 200 Feet Radial Road, Kilkatalai, Ch - 117.



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Proposed Residential Building At 126, 200 Feet Radial Road, Kilkatalai, Ch - 117.



STILT FLOOR PLAN

NAKSHA

ARCHITECTURE & INTERIOR DESIGN

NO 9, STATE BANK STREET,
MOUNT ROAD, CHENNAI - 2

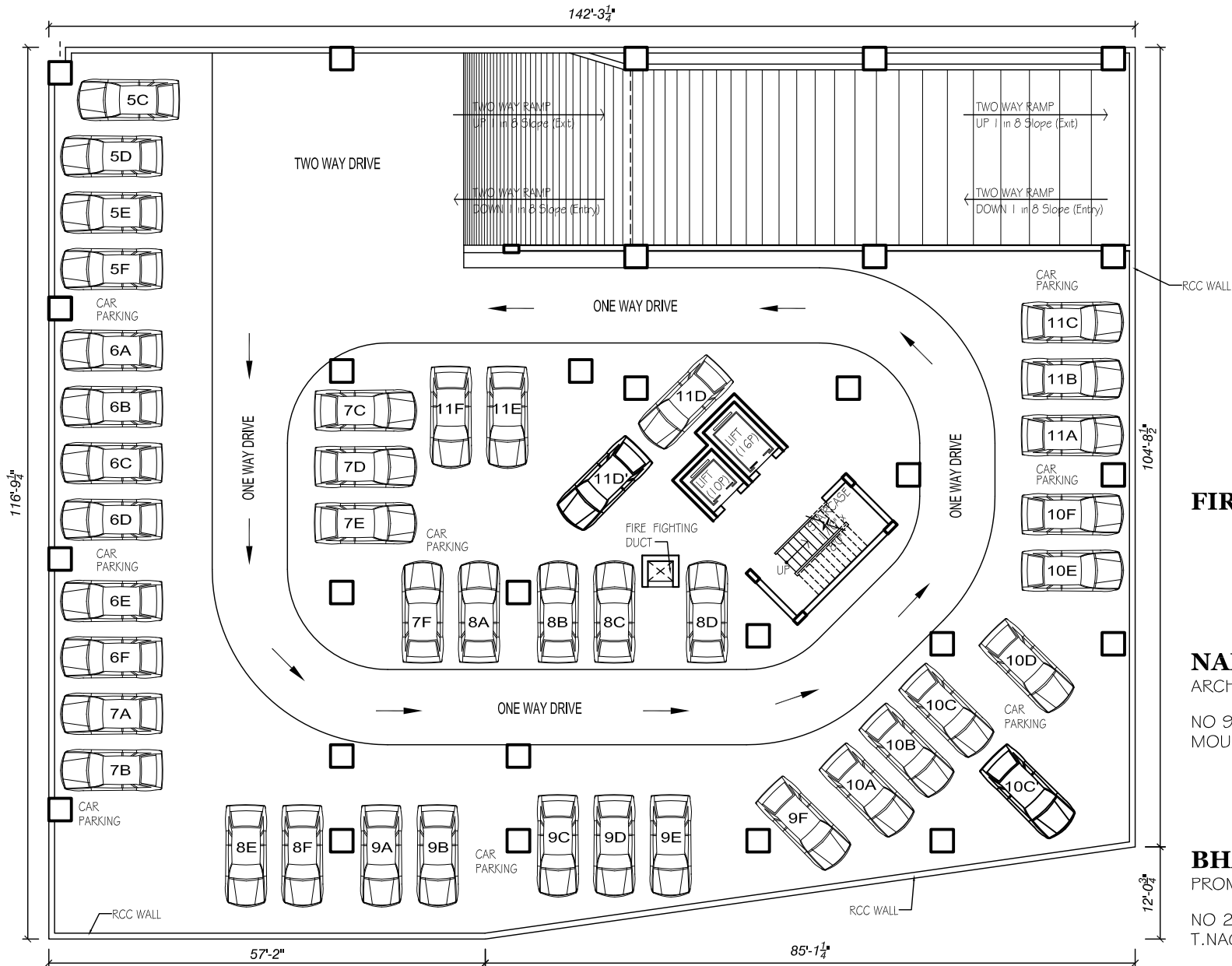
BHAGGYAM CONSTRUCTIONS

PROMOTERS & BUILDERS

NO 2, SARANGAPANI STREET,
T.NAGAR, CHENNAI - 17

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FIRST BASEMENT FLOOR

NAKSHA

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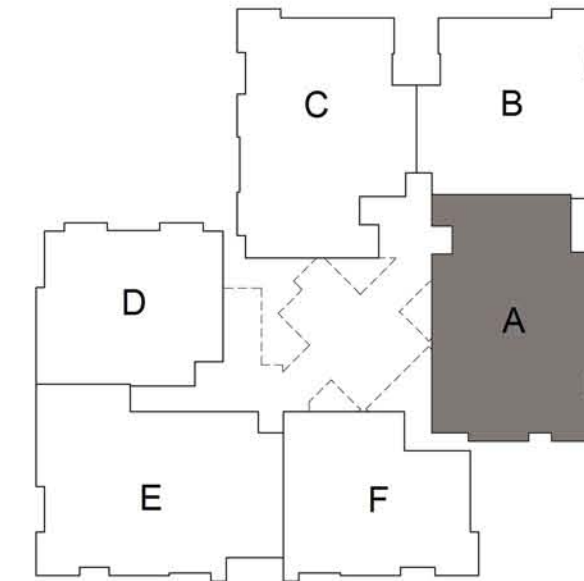
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BHAGGYAM LAKESHORE

Proposed Commercial & Residential Apartment Building At KilaKatalai, Chennai.



TYPICAL FLOOR PLAN

FLAT TYPE
(1A TO 11A)

FLAT AREA
(1597 Sq ft.)

NAKSHA
ARCHITECTURE & INTERIOR DESIGN

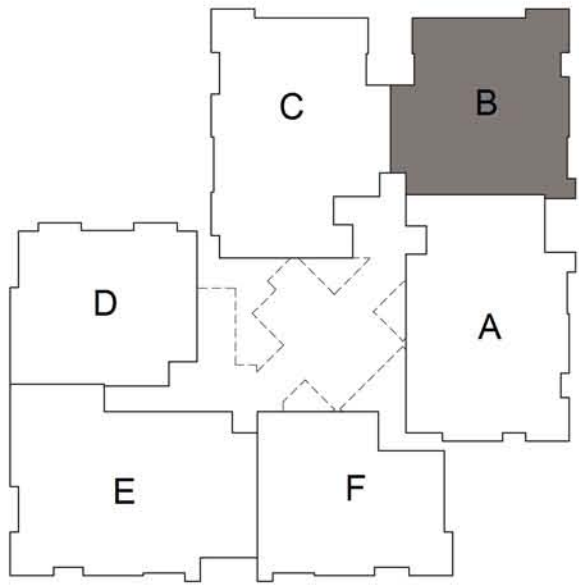
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Proposed Commercial & Residential Apartment Building At KilaKatalai, Chennai.



TYPICAL FLOOR PLAN

FLAT TYPE
(1B TO 11B)

FLAT AREA
(1270 Sq. ft.)

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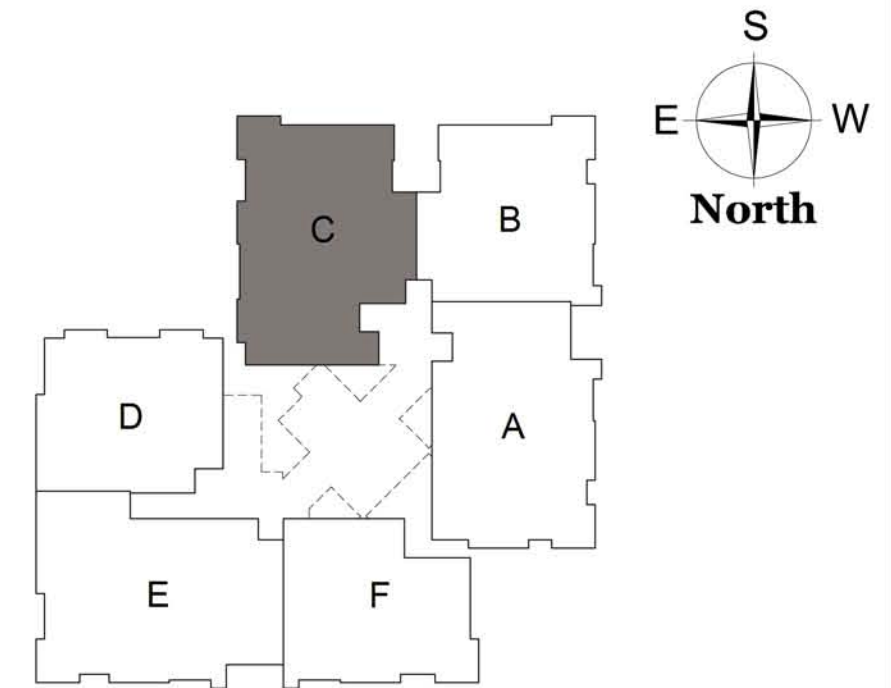
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TYPICAL FLOOR PLAN

FLAT TYPE
(1C TO 11C)

FLAT AREA
(1652 Sq. ft.)

NAKSHA
ARCHITECTURE & INTERIOR DESIGN

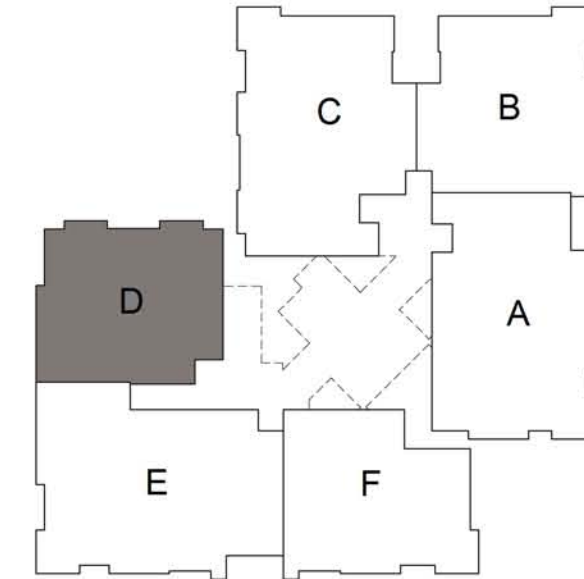
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Proposed Commercial & Residential Apartment Building At KilaKatalai, Chennai.



TYPICAL FLOOR PLAN

FLAT TYPE
(1D TO 11D)

FLAT AREA
(1209 Sq. ft.)

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ARCHITECTURE & INTERIOR DESIGN

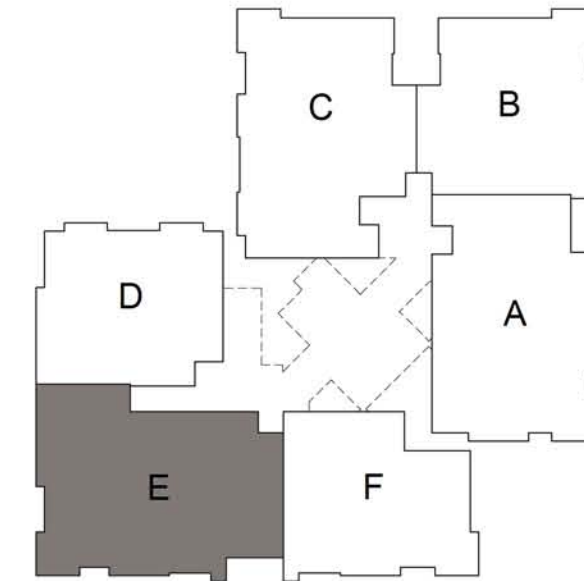
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TYPICAL FLOOR PLAN

FLAT TYPE
(1E TO 11E)

FLAT AREA
(1721 Sq. ft.)

NAKSHA
ARCHITECTURE & INTERIOR DESIGN

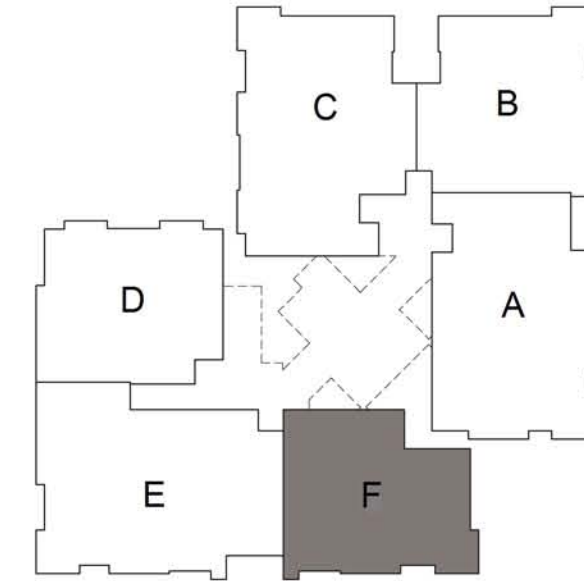
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TYPICAL FLOOR PLAN

FLAT TYPE
(1F TO 11F)

FLAT AREA
(1213 Sq. ft.)

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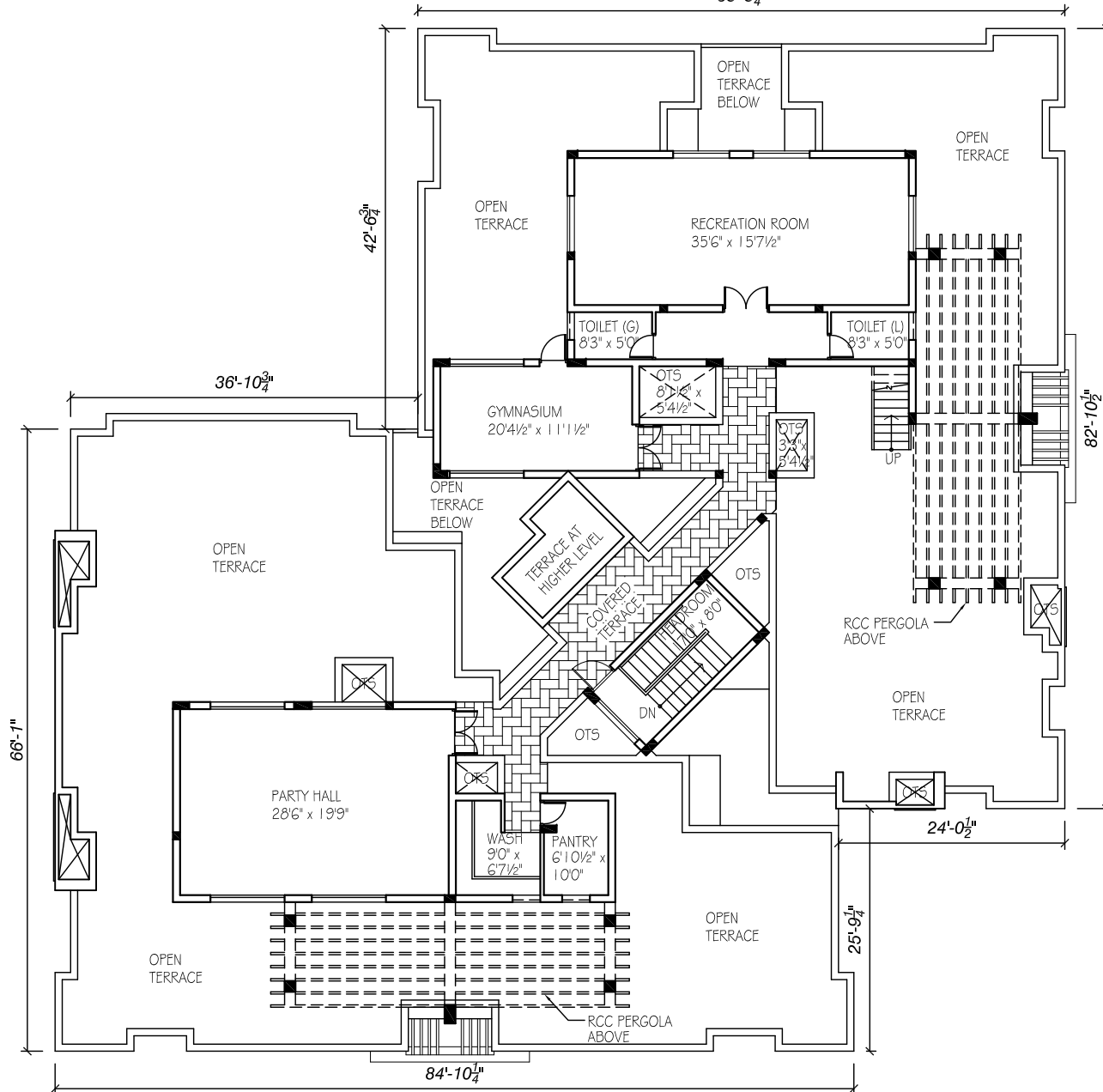
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TERRACE FLOOR PLAN

NAKSHA

ARCHITECTURE & INTERIOR DESIGN

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