

from people who've  
given it their best



#### BPCL STAFF RESIDENCE WELFARE SOCIETY

It's a society formed by BPCL Employees managed by a team of professionals. It coordinates between the members and developer which ensures the project is delivered with utmost customer satisfaction in time period.

#### Architect & PMC



1st Floor, 31, 4th Avenue,  
Besant Nagar, Chennai - 600 090, Tamil Nadu.  
Email: structin@gmail.com  
drmmohideen@gmail.com  
T: +91 44-24461815, +91 44-42115339

#### Structural Consultant



BURO ENGINEERS(I) PRIVATE LTD  
New No. 31, Old No. 14, Besant Avenue,  
Adyar, Chennai - 600 020, Tamil Nadu.  
T: 044 2491 2755

#### Plumbing, Sanitary & Fire Service



PRISM CONSULTANTS  
1A, No.1, Third Main Road, Kasturba Nagar,  
Adyar, Chennai - 600 020, Tamil Nadu.  
Email: info@prismcon.net  
T: 91-44-24414040

#### Developers & Promoters



LAKSHMI

Royal Home Constructions  
(Sister Concern of Lakshmi  
Constructions)

www.bharatresidency.in

Flat No. 104, 1st Floor, Bhanu Enclave  
Beside ESI Hospital, Erragadda,  
Hyderabad - 500 038, Telangana  
**Contact:** +91 40-4016 3252

C/o Mahidara Projects Building,  
# 598, Alagiri Swamy Salai, KK Nagar,  
Chennai - 600 078, Tamil Nadu

**Contact:** +91 9677 225199, +91 7550 020101

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.

Artifoon: +91 9885253570

A Project by



LAKSHMI

# BHARAT RESIDENCY

bring home new ideas,  
live them up forever



Beautiful Living in a Gated Community @ Vanagaram, Chennai



# BHARAT

RESIDENCY

In joint association with  
BPCL Staff Residence  
Welfare Society



an effort that's all  
about fulfilling dreams

Bharat Residency is an exclusive, luxurious 3 BHK apartment township promoted by BPCL Staff Residence Welfare Society. While it may be another residential community, it is a feature-filled landmark. It has a set of features right from Tennis Court, Amphitheatre, Parks, Jogging Track and other recreation facilities for all ages. Bharat Residency brings peace of mind and a sense of safety.

### Developers of Bharat Residency - Lakshmi Constructions

The group has taken living to higher echelons in Hyderabad's construction industry and is dedicated to developing residential and commercial complexes, luxurious group housing and gated communities, with the best of amenities and quality. Lakshmi Constructions joined hands with Prashanth Sai Builders for a joint venture to construct Sri Balaji Gulmohar Township, Bachupally, with a built-up area of 5.50 lakh sft, fulfilling the dreams of the employees of Bharat Petroleum Corporation Ltd. It is a milestone in the lives of BPCL employees.

Our designs are an attempt at rejuvenating ideas and creating a contemporary lifestyle and next-generation features to add to our reputation. With time, we have grown to handle major townships in Hyderabad and Bangalore. This trust, satisfaction and good faith with the employees of Bharat Petroleum Corporation Ltd and the society members of their Chennai division has led to us being entrusted with the construction of residential flats for their 200 plus employees.



Aerial view

## all about unity in diversity



The world we live in today is a world of diverse opinions, diverse people, diverse thinking and living habits. And there is one thing that can bond us like one society despite all the diversities. That is, a community living lifestyle that has something for each one of us. Lakshmi Royal Home Constructions in association with Bharat Petroleum is elated to present a place that's as large as a dream, to bring people together. Welcome to Bharat Residency, where we are about oneness.

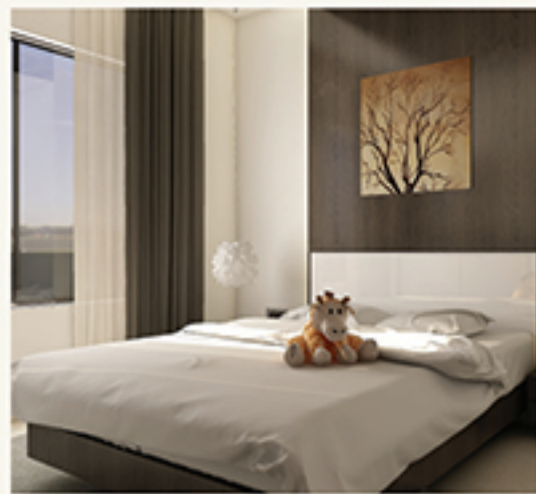


# BHARAT

RESIDENCY

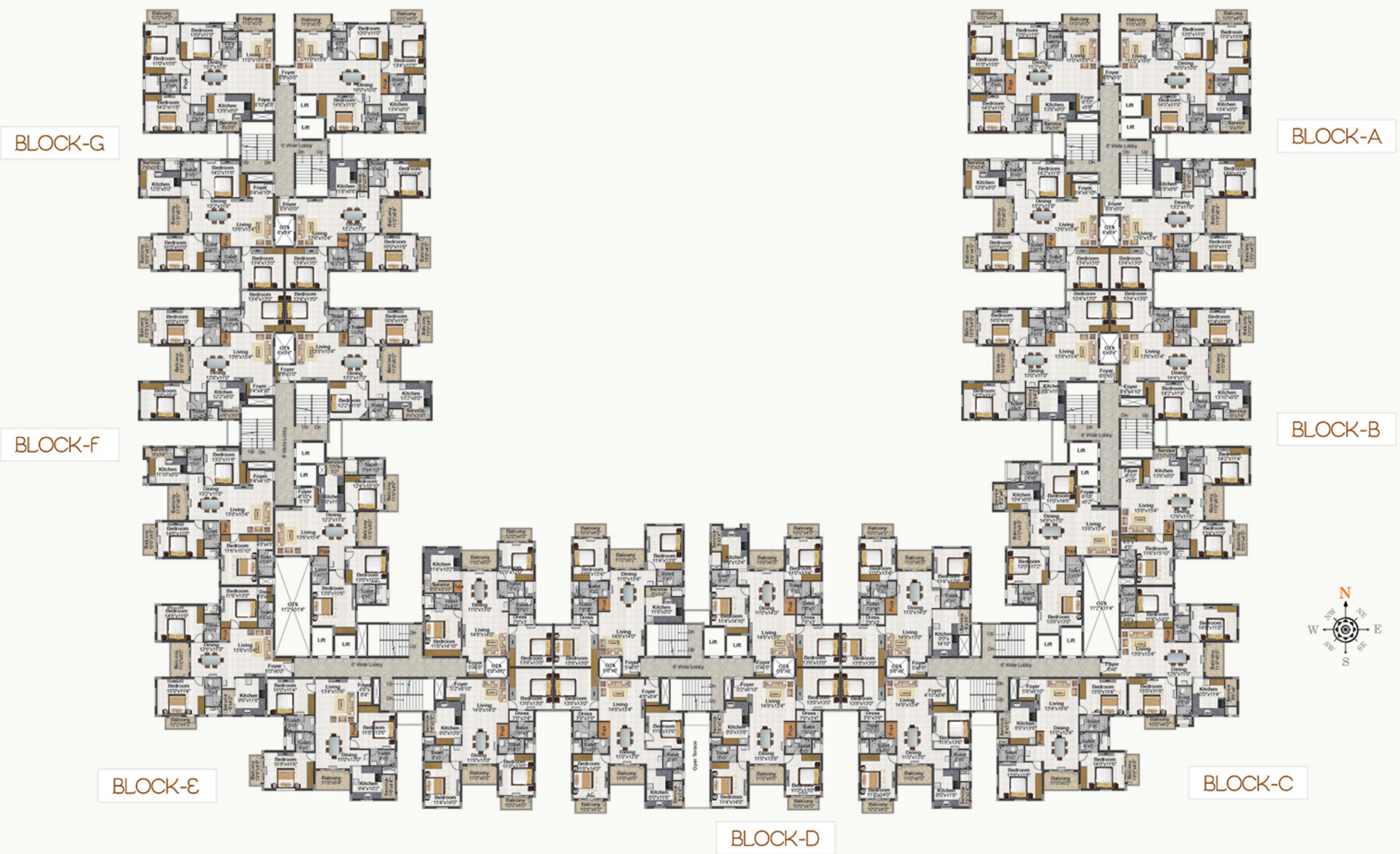


lot about you,  
and a lot for you



Bharat Residency is a large multi-block, multi-area gated-community that's set up on a land of 4.63-acres. The beautiful thing is, it's a coming together of 196 flats with seven blocks. The homes in this gated-community feature only 3 BHK apartments. Come immerse yourselves in a living that is all about people and the bonding of oneness among them. On top of it all, everything that features here has been thought-through keeping in mind the needs of family living.

### TYPICAL FLOOR PLAN



BLOCK-G

BLOCK-A

BLOCK-F

BLOCK-B

BLOCK-E

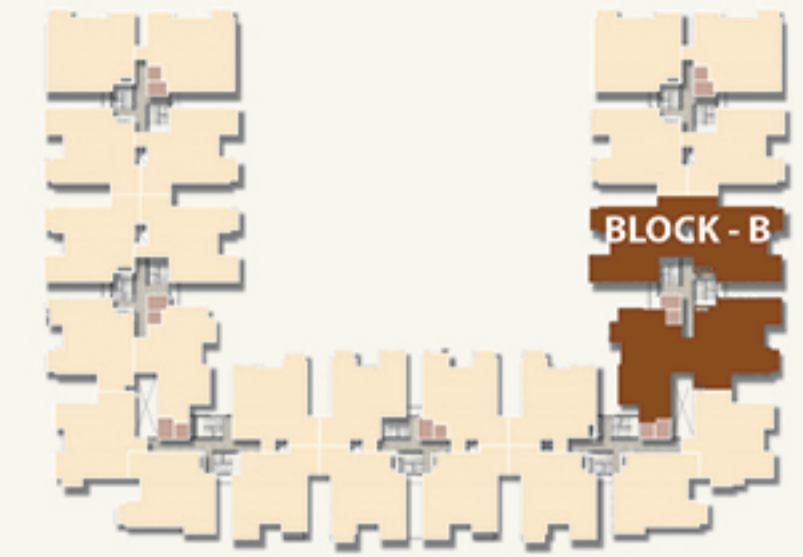
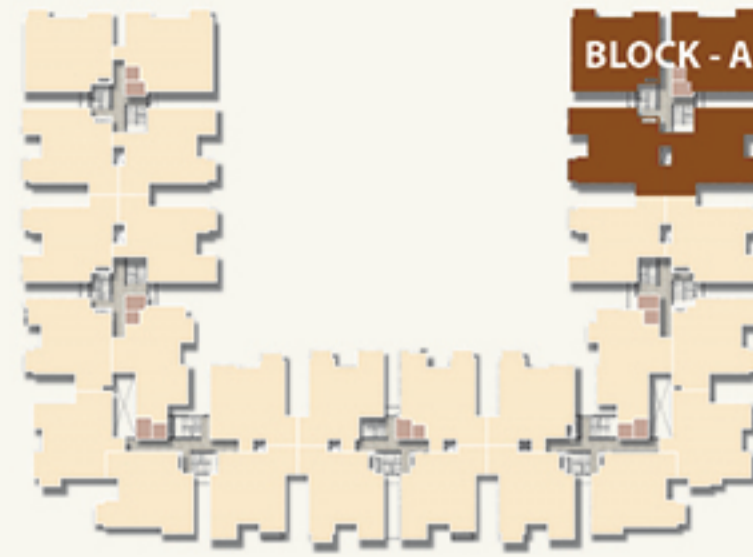
BLOCK-C

BLOCK-D

space is great when there's freedom



Welcome to Block A and Block B, which are the largest of all blocks with four apartments on each floor. The 3 BHK apartments of size 1341 sft are well-spaced from each other with no common walls between the units except one side of the block. That leaves so much room for natural light, ventilation and happiness to grow. Because space has a lot to do with one's moods.



### BLOCK - A

1st - 7th FLOOR PLAN (Carpet Area 1341 Sft.)

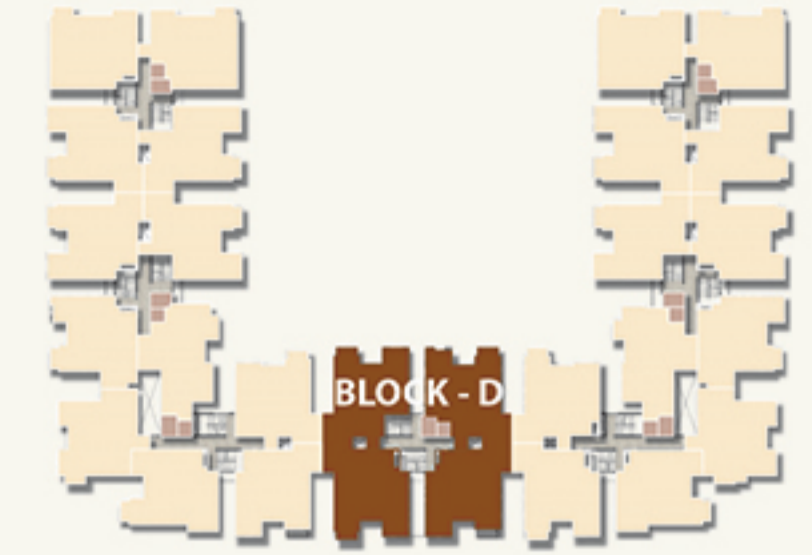
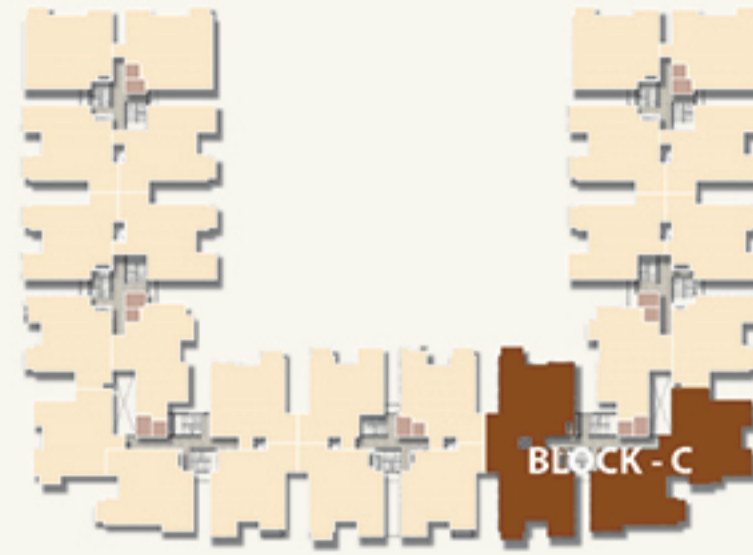
### BLOCK - B

1st - 7th FLOOR PLAN (Carpet Area 1341 Sft.)



own the freedom  
to be yourself

Now that you are familiar with the community that Bharat Residency is, may we welcome you to Block C and Block D, which again have 3 BHK apartments of size 1341 sft. Like their previous counterparts even the homes here neighbour each other closely, while leaving room for abundant natural light, ventilation and the freedom to be yourself.

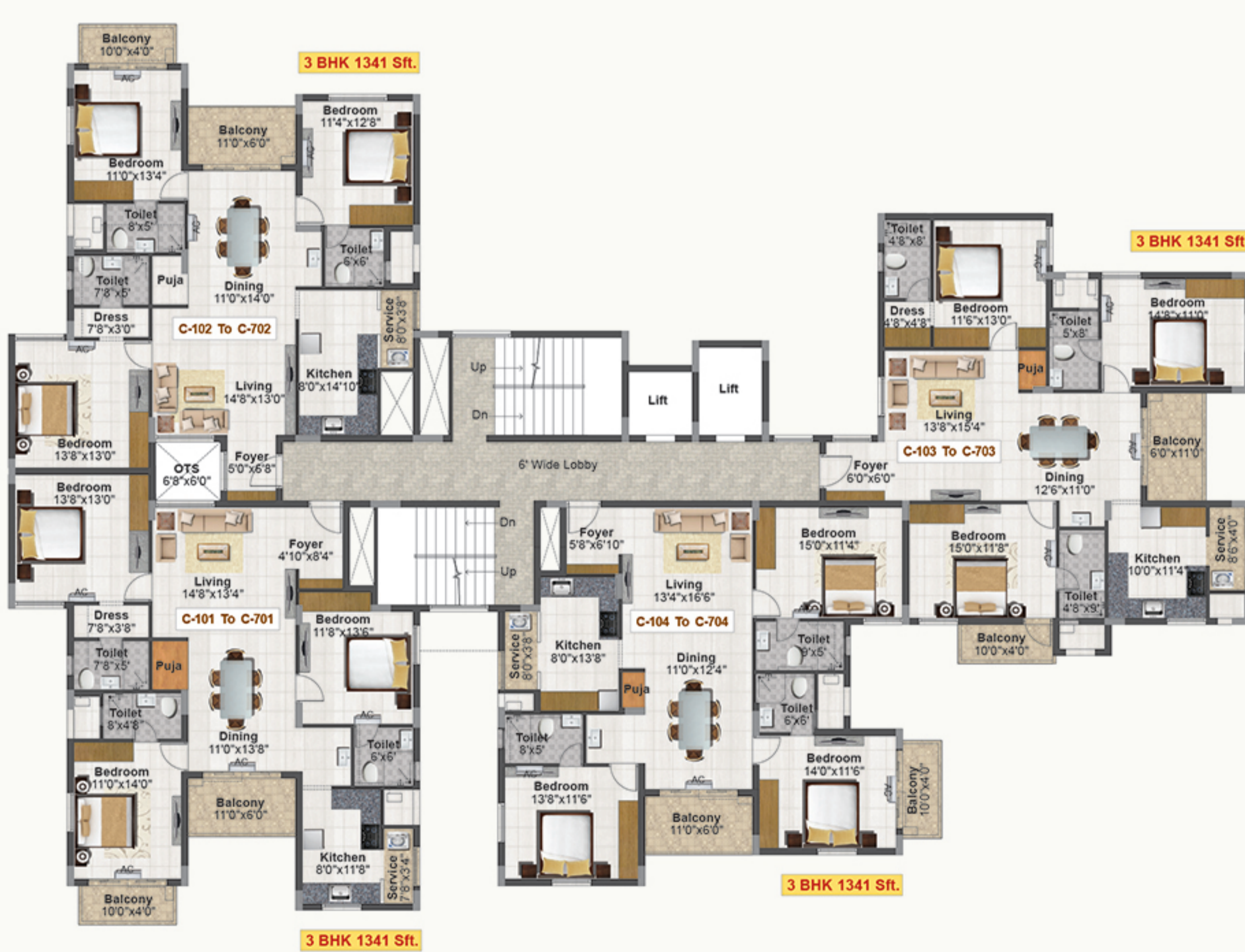


### BLOCK - C

1st - 7th FLOOR PLAN (Carpet Area 1341 Sft.)

### BLOCK - D

1st - 7th FLOOR PLAN (Carpet Area 1341 Sft.)



# BHARAT RESIDENCY



facade that's  
just so fabulous



The external beauty of a community often lies in its façade. On that note, when you set your gaze on Bharat Residency, you will see a large community that has it all to make an impression. It has been imagined to have a sense of majestic presence and a design that's simply fabulous. From the archway of entry to the gateway of exit and everything in between, here's something with an eye for detail.

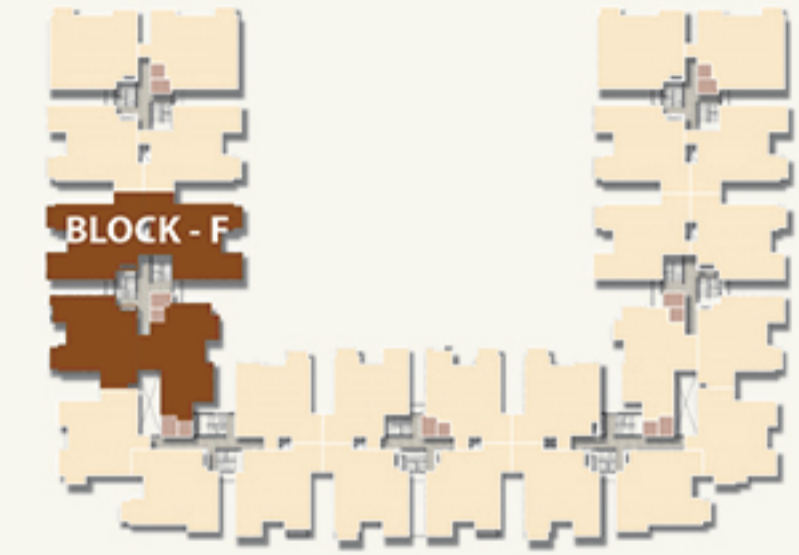
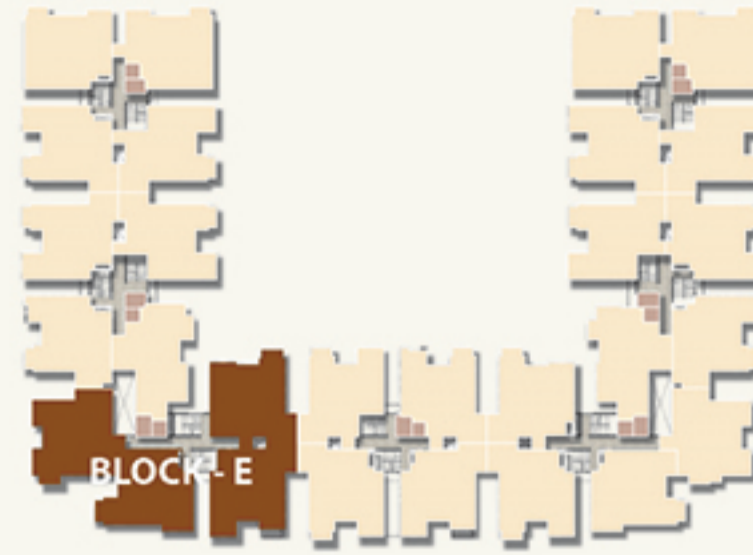


Front view



peculiar in design  
but perfect as home

The Block E and Block F are the other sections of Bharat Residency designed to host 3 BHK apartments in the luxury of 1341 sft homes each, and are geometrically placed. The bird's eye view of the blocks is an impressive sight. Clearly, the homes here are wonderfully distanced from each other so as to make cross-ventilation a big feature in this community.



### BLOCK - E

1st - 7th FLOOR PLAN (Carpet Area 1341 Sft.)

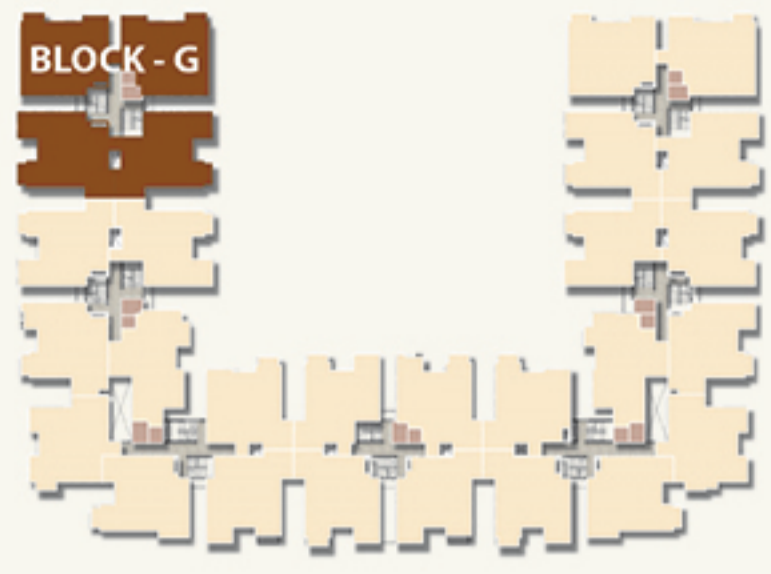


### BLOCK - F

1st - 7th FLOOR PLAN (Carpet Area 1341 Sft.)







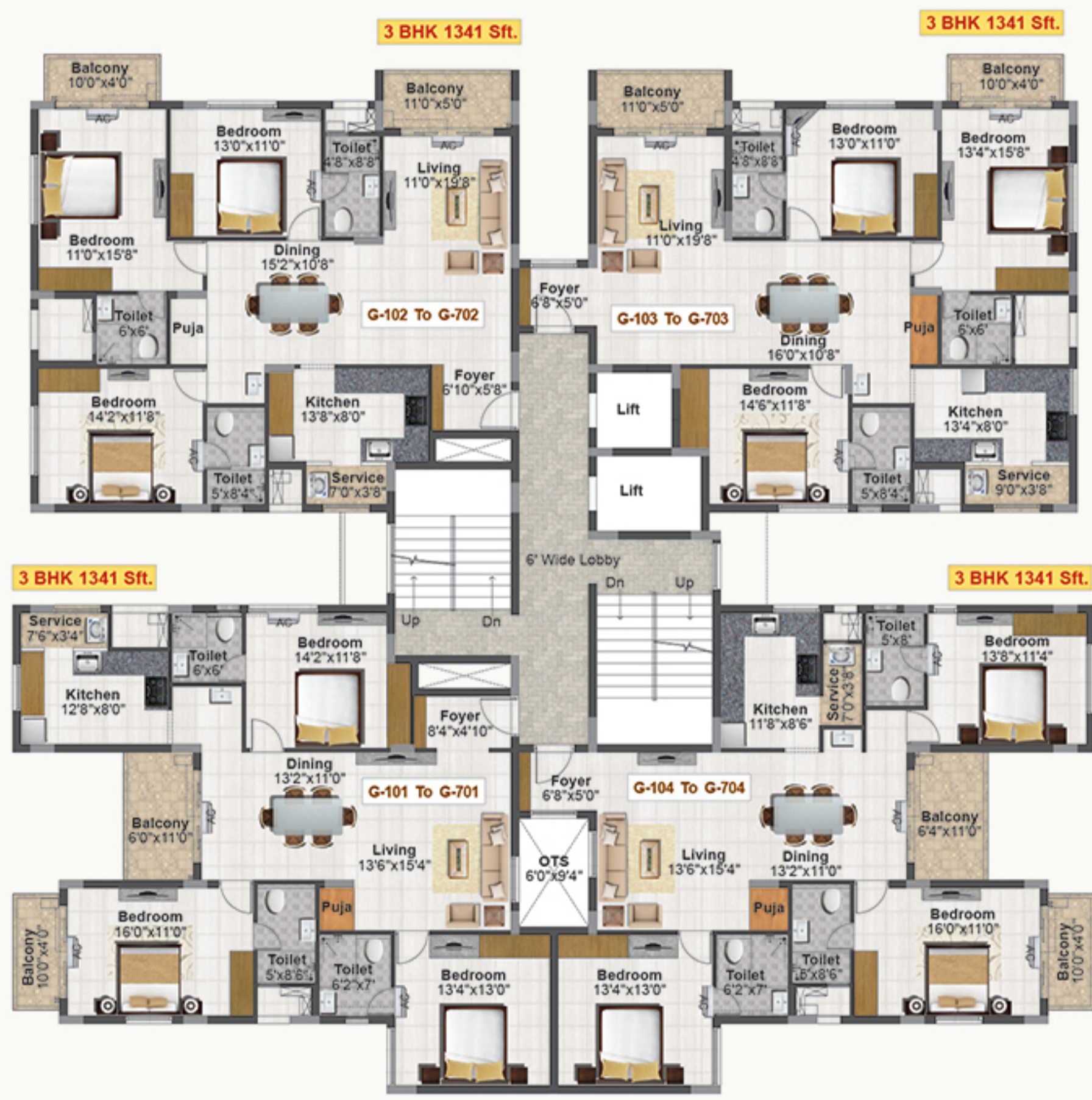
feel the charm of living as one

Moving further, the Annexe is an individual block at Bharat Residency with eight apartments. This is the only block with 1 BHK units on each floor. There's enough flow of air in this sub-community with each apartment of size 422 sft.



**BLOCK - G**  
1st - 7th FLOOR PLAN (Carpet Area 1341 Sft.)

**ANNEXE BLOCK**  
1st - 7th TYPICAL FLOOR PLAN (Carpet Area 422 Sft.)



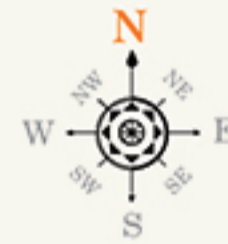
for those who seek spacious parking



The good news about Bharat Residency is that it has sufficient parking for each of the apartments. With a well-spaced and wide drive-in and drive-out, you have all the room to own your most loved car and secure it in your own dedicated parking slot. Not just that, right under every block is a smartly-designed parking bay for this gated-community.



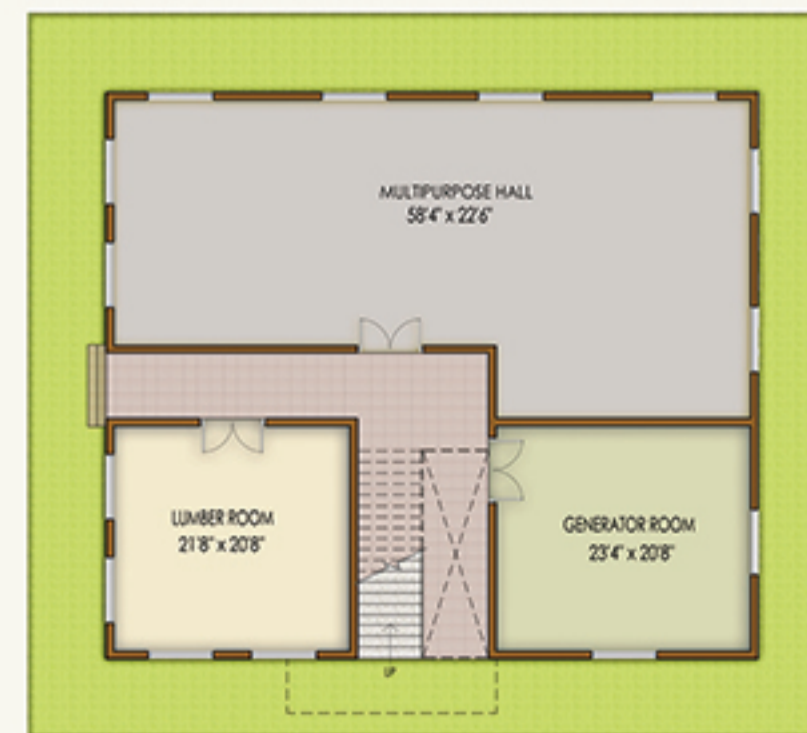
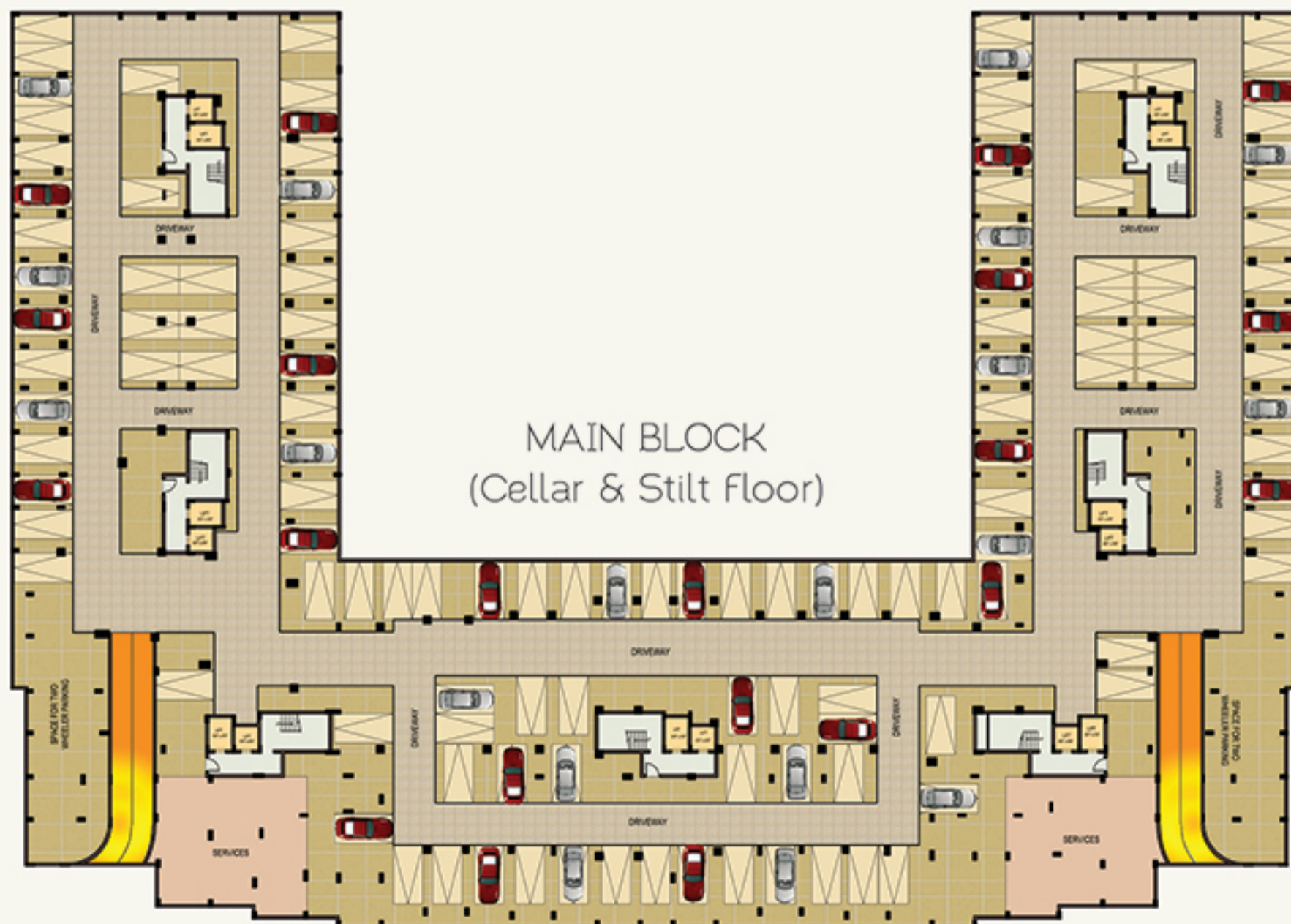
ANNEXE BLOCK (Stilt Floor)



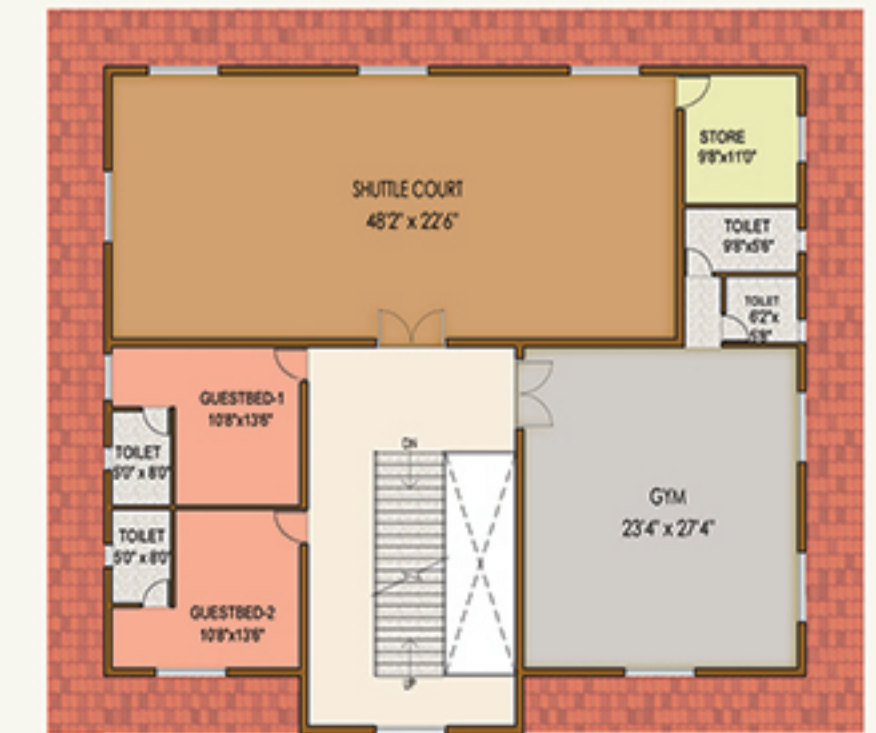
CLUBHOUSE PLANS



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



## Clubhouse

- Clubhouse with provision of air-conditioned health gym, indoor sports hall, library, yoga and meditation centre, multipurpose hall, mini home theatre, with all other modern facilities
- Well-equipped children's play area
- DTH, broadband internet cable and Wi-Fi provision
- All-round greenery and landscaping with sufficient lighting

## LEISURE, ACTIVITIES AND THE



A

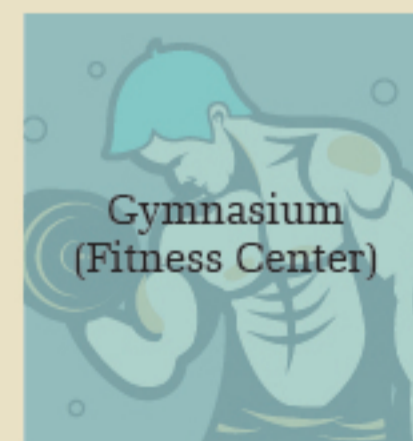
M

E

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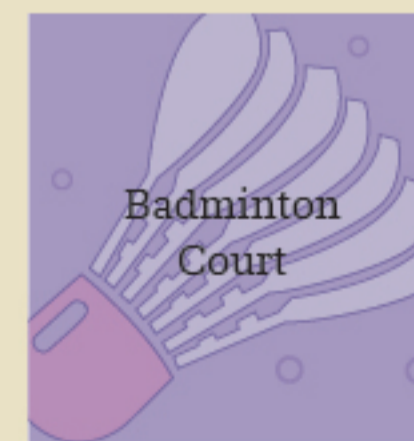


## WONDERS OF A HOME HERE



I

T



I

E

S

- Aesthetically developed stilt, terrace, lounge area and amphitheatre
- All-round water harvesting pits for recharge of ground water
- Water softener plant for bore water
- Sewerage Treatment Plant as per norms
- R.O. system for drinking water provision
- Outdoor sports area with Tennis Court, half-basketball and children's play area

## SPECIFICATIONS

### Structure

- R.C.C. structure comprising pile foundation with pile cap connected with grade slab to withstand wind and seismic loads
- Ready Mix concrete of M25 and M30 grade

### Super Structure

- R.C.C. framed structure
- Table molded good quality brick/solid block walls with external 8" and internal 4"
- Cement mortar in 1:6 proportions
- Plastering in two coats with sponge and smooth finishing

### Doors and Shutters

- Main door frame of teakwood
- Melamine polished teak veneer molded solid core shutter for main entrance door with necessary reputed make designed hardware fittings
- Internal door frames of hardwood
- Internal door shutters of molded solid core, fitted with necessary hardware fittings of reputed make
- Toilet door shutters will be molded with water-proof solid core on external side and laminate back with necessary hardware fittings of reputed make
- French doors in balconies of UPVC sliding type

### Windows

- All windows of UPVC sliding type with mosquito mesh and plain float glass
- All sides of walls of the window of fine finish

### Flooring

#### Common Areas

- Staircase of granite flooring
- Corridor with granite/vitrified tiles (600mm x 600mm)
- Stilt and all round ground area of cement-based designer tiles
- Cellars would be designed fine, rendered with cement concrete flooring

#### Apartment

- Bedrooms, drawing, living and dining rooms: Vitrified tiles (600mm x 600mm) with skirting
- Balconies and kitchen: Vitrified tiles (600mm x 600mm) with anti-skid skirting
- Toilets and utility: Anti-skid ceramic tiles (300mm x 300mm) flooring
- All Vitrified tiles shall be double charge and Nano finish of reputed make
- All ceramic tiles shall be glazed/matte finish of reputed make

### Kitchen with Utility

- Black granite platform with stainless steel sink
- Ceramic tiles dado up to 2' above platform
- Provision for exhaust and chimney
- Provisions for bore water and other for drinking water with water purifier provision
- Inlet and outlet for washing machine in utility
- Ceramic tiles dado up to 3' height in utility area

### Toilets

- Glazed ceramic tiles for wall cladding upto 7' height
- C.P. Diverter (hot and cold) with overhead shower
- C.P. health faucet for all toilets
- Wall-mounted EWC with flush tank in all toilets
- Washbasin with pedestal would be provided in each toilet
- One bath cubicle in master bedroom with separate dry and wet areas
- I.S.I. standard G.I./CPVC pipes and fittings as designed for internal and external plumbing and piping
- Chromium-plated fittings of Kohler/Jaguar/Parryware make
- Porcelain fittings of Kohler/Rocca/Parryware make

### Painting

- Birla Putty for internal walls in all rooms (excluding common area, balconies and toilets)
- Internal walls of flats will be painted with emulsion paint (Nerolac/Asian/Nippon)
- External walls will be texture/putty finish painted with external weather-proof paint
- Enamel paint for M.S. railings and grills
- Parking/common areas with texture/luppan /sponge finish painted with OBD/cement-based paint

### Electrical

- Concealed P.V.C. (Finolex/Sudhakar /Avanplast) pipes with I.S.I. standard/fire-resistant copper wiring (Finolex/Havells/Polycab) with adequate points
- Power supply with one miniature circuit breaker (Legrand/Siemens/Anchor/MK) for each room provided at the main distribution box in each apartment
- Electrical modular switches (MK/Legrand /Anchor) with metal box of reputed make
- Adequate fan, lights and 5 Amps points
- Geyser and exhaust points in all toilets
- T.V./phone point in hall/drawing and all bedrooms
- A.C. points in hall and all bedrooms with 3 ACs (split model) in bedrooms only
- Mixer/grinder/oven points in kitchen

### Security

- Intercom security from all the flats to central security
- Round-the-clock C.C. cameras at entrance points

### Lifts

- 6-passenger V3F lift (Kone/Johnson/Schindler)

### Power Backup

- CPCB-approved sound-proof generator (Kirloskar/DG Cummins/Caterpillar)
- Lifts/water pump, parking, corridors and all common areas
- Total back-up in each flat with consumption meter

### Common Amenities

- Clubhouse with provision for air-conditioned health gym, indoor sports hall, library, yoga and meditation centre, multipurpose hall, mini home theatre with all other modern facilities
- Well-equipped children's play area
- DTH, broadband internet cable and Wi-Fi provisions
- All round greenery and landscaping with sufficient lighting
- Aesthetically developed stilt, terrace, lounge area and Amphitheatre
- All round water harvesting pits for recharge of ground water
- Water softener plant for bore water
- Sewerage Treatment Plant as per norms
- R.O. system for drinking water provision
- Outdoor sports area with tennis court, half-basketball and children's play area

### Vasthu

- All the flats are planned as per perfect Vasthu

∞  
a chosen team for  
the choicest of homes

Bharat Residency's team of employees, contractors and craftsmen has been carefully selected. The team has consistently achieved the highest standards of quality, with a keen eye on detail. Our projects incorporate the finest materials with world-class finish.

## OUR PROJECTS



Sri Balaji Gulmohar Township @ Hyderabad



Sai Amrutha Doyen @ Guntur



## PROXIMITY

Airport	: 9 Km
Anna Nagar	: 9 Km
T.Nagar	: 12 Km
Mount Road via Anna Salai	: 14 Km
Central Railway Station via Poonamalle	: 17 Km

## LOCATION MAP (NOT TO SCALE)

