

BAASHYAAM

IMPROVING LIFESTYLES - ENHANCING LIVES



CROWN[®]
RESIDENCES

← *Wise man's luxury* →

KOYAMBEDU



**A SELF-CONTAINED
EPIC LIFESTYLE WITH
SMARTLY CURATED
LIVING EXPERIENCES**

CHENNAI'S REAL ESTATE LANDSCAPE GETS AN EPIC FILLIP

Rarely do we witness something very different in the aspirational residential living cum commercial spaces terrain. Large scale home communities and townships that we have encountered, have for long been conceived, defined and projected through a narrow prism. We have taken the homes that we aspire to invest, own and live-in, to be defined in a certain preconceived fashion and have not been given a deserved choice to yearn for an alternative narrative.

But brand Baashyaam true to its philosophy of Improving Lifestyles – "Enhancing Lives" is now heralding a development of Epic Proportions that will champion the cause of homebuyers and change the real estate landscape of Chennai like never before.

The brand believes now is the time to usher a different perspective of how housing communities can be reimagined, how living spaces can be more efficiently planned, how green open spaces can be seamlessly integrated with much needed social infrastructure and how transit and connectivity can be streamlined on par with Pan Asian benchmarks.



An embodiment of seamlessly structured lavish lifestyle

THIS FULLY STOCKED TOWNSHIP GIVES CITY'S LUXURY PROJECTS A RUN FOR ITS MONEY



Imagine waking up to an incredibly enriching experience every day

The core design draws inspiration from global best practices and conforms to a well laid-out integrated township to match international standards with user comfort and convenience at the heart and soul of every endeavour.

This project has been envisioned as a self-contained world with all good things the city has to offer.

An amalgamation of all the good things that a harmonious lifestyle should aspire for – **Inspired architecture, Progressive lifestyle, Well-designed living spaces, Intelligent landscaping, Plenty of green spaces, Bouquet of smart amenities, Healthy mix of leisure pursuits, Resourceful connectivity and transit, Safety and security...**

With everything essential, functional and aspirational at close quarters, what a homeowner gets is new world living experience and a healthy dosage of precious, uninterrupted time with near and dear.



The West Building view is a tribute to a majestic aspirational lifestyle

Total Units - 2078

TOWERS 1 TO 12 & SIGNATURE TOWER

2 BHK Deluxe	: 1204 - 1285 sq.ft
3 BHK Deluxe	: 1563 - 1754 sq.ft
3 BHK Premium	: 1777 - 1940 sq.ft
4 BHK Premium	: 2557 - 2756 sq.ft
4 BHK Signature	: 3052 - 3182 sq.ft

TOWERS 14 & 15

1 BHK Studio	: 686 - 693 sq.ft
2 BHK Deluxe	: 1037 - 1236 sq.ft
3 BHK Deluxe	: 1459 - 1568 sq.ft

SMART SOLUTIONS IMPRINT ACROSS THE TOWNSHIP



The East Building view opens up to a relaxing lounge deck.



The South Building view greets you with a shimmering poolside feature.

Every square inch of the township has been smartly designed to give the inhabitants a truly enriching experience.

An urban design that has the residents' comfort and safety at heart. Vehicular movement has been limited only to the periphery giving prominence to pedestrian's comfort. When it comes to usage of public spaces, every age group of inhabitant's needs and comforts have been amply addressed. Hassle-free movement in public zones for physically challenged, elder citizens, kids and the needs of young mother has been considered.

HASSLE-FREE CONNECTIVITY AND TRANSIT

The site is located on Poonamallee High Road that acts as the perfect junction to effortlessly enter and exit the city

Chennai Metro is at your service and the residents can access it at their doorstep

Besides ease of road and rail connectivity, the Chennai Airport is just approximately 15 mins from the site

Significant commercial and residential development can be found at close quarters

METRO RAIL

Easy, functional, transit and connectivity knocks your door



EARMARKED VISITOR ARRIVAL BAYS THAT ENSURE PEACE OF MIND



A tree-lined, multi-lane **DRIVEWAY** ushers you to a grand arrival lounge

Visitor and public transportation is restricted to the front end of the site and cordoned from the rest of the premises. Surveillance checks and security measures ensure visitors and vehicle access is limited to the semi-public zones, drop-off zones, and basement ramps. Vehicular parking is also consciously delineated to cut-down pollution.

Dedicated bus stop

Devoted pedestrian areas that don't clash with vehicular movement

DROP-OFF ZONE

A structured and well-defined zone for hassle-free vehicle arrivals



**INVITING
VISITOR
ARRIVAL
LOUNGE AND
IMPRESSIVE
GUEST
ENTERTAINMENT**

- Reception
- Lounge
- Business centre
- Pre-party lounge
- Party halls

ARRIVAL BAY
An impressively enticing entrance greets the resident and guests

Intelligent Connectivity Network that Ensures Easy Navigation

The intelligently conceived framework links the social, recreational and community intersections. It ensures an elaborate, well-coordinated road network where user convenience, comfort, and safety are given foremost importance.

The focus has been to prioritise walking, cycling and public transport, minimise the reliance and need to use cars often. Simplified navigation measures and clearly demarcated zones for pedestrian paths, bicycle tracks, and motorists ensure ease of commute.

To enhance the commuters' experience, the plan ensures that the landscaping is dotted with strategically placed pathways and viewing decks, sandwiched between residential buildings.

WALKWAY
Let scenic nature escort your brisk walking routines



BICYCLE TRACK
Relish the rare privilege of safe, unburdened navigation

5.1 ACRES OF GREEN OPEN SPACES, LANDSCAPING AND LARGE SUNKEN GARDEN

The spirit of the project is the central green space of 5.1 acres. It acts as the reverberating soul of the urban cosmopolitan township. It expresses the various facets of the vision like being adaptable, interactive, navigable and communicative. The result is an enriching, pure experience for today's and future generations.

The landscape acts as a refreshing and harmonising connection between the residential blocks and fosters a sense of community living and much needed bonding.

Besides being environmentally friendly, it plays many practical roles like acting as a sound buffer, a recreation spot, a visual treat, a safety and sustainability factor, easing circulation through the corridors and between various zones.

The landscape master plan encompasses buildings set amidst picturesque gardens. Here large trees with seasonal flowering provide much needed shade and visual delight to the residents.

What sets the tone for the landscape is a large central sunken garden with alfresco, amenities and colourful sculptural planter hedges with enough provisions for seating. Dense landscape along the main roads heightens the sensory appeal.

Social Infrastructure that Fosters Family Bonding

Families can bask in this tranquil green sanctuary and have access to a host of functional and indulgent amenities.

- Sensory garden
- A large central sunken garden
- Large trees with seasonal flowering
- Colourful sculptural planter hedges
- 850m long, tree-lined jogging track
- Dedicated performing arts area
- Recreation facilities
- Sports arena

Nurturing the Spirit of Community Living

Wide assortment of multipurpose public spaces has been designed to cater to the diverse users' age, needs, and preferences. They will act as small pockets of activity zones. The idea is to foster a strong camaraderie amongst the community and allow different residents to use the space as per their preferences.

Socialising with people hailing from different regions, ethnicity and age profile help provide opportunities to bond strongly, build enduring relationships and enrich memories which help reinforce the community vibe.



Public Spaces Include

- Community centres
- Parks
- Playgrounds
- An 8 room guesthouse is provided to support family parties and celebrations
- A convenience store catering to day-to-day needs
- Juice pubs
- Pubs park
- Solar panels that power common areas



Multispeciality clinic and pharmacy managed by MGM Healthcare





GARDEN OF SERENITY

Relish opulent shades of healthy unwinding activities



Unwind in the company of a pleasingly serene landscape

The star attraction is a linear water element forming the east-west axis. This further cascades down through the Amphitheatre to the Plaza of Conviviality forming a strong link between both these spaces. The greenery here is designed in a perpendicular finger-like formation that leads to the water.





Relish the bewitching tranquility

GARDEN OF COMMUNITY

- Large open lawns
- Reflexology garden
- Kids play area
- Elders' corner
- Shaded gazebos that can house larger groups

KIDS PLAY AREA : A gadgetry free getaway for your kids



ELDERS' CORNER : A serene haven that will invigorate spirits



REFLEXOLOGY GARDEN : A stimulatingly enriching garden that soothes your senses





**PLAZA OF
CONVIVIALITY**

AMPHITHEATRE VIEW
Immerse open-air entertainment in
a picturesque setting

- Amphitheatre - Ideal for small and large gathering
- Large swimming pool with deck



OUTDOOR CAFE
Cosy up to coffee and conversations in a bracing setting

OUTDOOR PARTY LAWN

A natural setting that will elevate your celebrations



A TOP-OF-THE-LINE INDULGENT CLUBHOUSE



Relish the rare luxury of tastefully collated fun indulgences

- Coffee shop
- Lounges
- Yoga deck
- Large gymnasium
- Mini theatre / Music room
- Covered amphitheatre
- Elevated and semi-covered swimming pool
- Two large party halls including a poolside access
- Spa & Sauna
- Jacuzzi
- Dance & Zumba
- Snooker
- Badminton
- Table Tennis court
- Board games
- A large crèche with safety provisions



INFINITY POOL
Take it to the next level and elevate your sensory
experience exponentially



DOUBLE HEIGHT LOBBY
A breathtakingly inviting spectacle



RECEPTION & COVERED AMPHITHEATRE
Gather your friends for captivating live performances



CAFÉ & LOUNGE
For befittingly stylish coffee breaks



CRÈCHE
A secure environment for your precious toddler



BADMINTON COURT
Indulge in adrenaline-charged matches

SNOOKER TABLE

Master the sport and set new records



POOL DECK

Unwind in style after invigorating laps





SPORTS ARENA
Focuses on a variety of sporting activities

OTHER COVERED AMENITIES

Squash court
Video game room
Golf simulator
Skating rink
Futsal court
Basketball courts
Cricket pitch



**PRACTICAL YET
ASPIRATIONAL
LIVING SPACES**

The North Building view treats you to tranquil lush greenery

TOWERS 1 TO 12 & SIGNATURE TOWER

Deluxe / Premium / Signature

2 BHK Deluxe	: 1204 - 1285 sq.ft
3 BHK Deluxe	: 1563 - 1754 sq.ft
3 BHK Premium	: 1777 - 1940 sq.ft
4 BHK Premium	: 2557 - 2756 sq.ft
4 BHK Signature	: 3052 - 3182 sq.ft

The efficiently planned and designed homes are vaasthu compliant. They have the right proportion of internal spaces, with ample flexibility to cater to the needs of a modern, aspirational lifestyle.

Adequate attention has ensured each unit design embraces ample light, ventilation and panoramic views. It strikes a healthy balance between public and private spaces, optimises the usable areas and reduces non-functional areas.

Lounge / Reading lounge / Foosball stations



4 BHK Signature 3052 - 3182 sq.ft

- Only 2 signature apartments per floor
- 46 exclusive flats
- Each signature unit is triple aspect having varying views on 3 sides
- Strategically placed tower with access to best views of central green space
- Exclusive direct clubhouse entry at pool level
- Signature sky lounge on the terrace
- Both living and dining rooms with large dedicated balconies with varying views
- Careful attention to cluster private spaces like kitchen, dining hall and bedrooms
- Compact multipurpose room with attached toilet with separate entry from the lobby
- Dedicated space for drying clothes
- Large fenestrations with low sills to maximise the feel of space
- Wide balcony decks with peripheral central green views
- Adherence to vaasthu without compromising on design

- MASTER BEDROOM -



- MASTER TOILET -



- BEDROOM 2 -



Smartly designed to enhance comfort

- BEDROOM 3 -



and secured ambience for your loved ones

- BEDROOM 4 -



- LIVING ROOM -





4 BHK Premium 2557 - 2756 sq.ft

- Only 4 apartments per floor
- Total 106 flats
- Outdoor feel achieved with unique, spacious rooms and balcony deck
- Balcony deck large enough for entertaining a gathering
- Maximum usable spaces, no corridors within the unit
- Well-organised spacious interiors
- Windows with low sills which maximise the feel of space and open up indoors to outdoors
- Adherence to vaasthu without compromising on design

- DINING ROOM -



- KITCHEN -



An encouragingly spacious kitchen that inspires cooking.

3 BHK Premium 1777 - 1940 sq.ft

- Only 4 apartments per floor
- Two side view
- Outdoor feel achieved with unique, spacious rooms and balcony deck
- Positioned and designed as a usable balcony deck
- Maximum usable spaces, no long corridors within the unit
- Spaces structured to appear and feel even more spacious
- Windows with low sills which maximise the feel of space and open up indoors to outdoors
- Adherence to vaasthu without compromising on design



- MASTER BEDROOM -



- MASTER TOILET -



- BEDROOM 2 -



A dedicated space that matches your unique sensibilities

- BEDROOM 3 -



An organised space with distinct character

- FOYER -



A cosy spot to meet and greet your loved ones



3 BHK Deluxe 1563 - 1754 sq.ft

- Outdoor feel achieved with unique, spacious rooms and balcony deck.
- Positioned and designed as a usable balcony deck
- Maximum usable spaces, no long corridors within the unit
- Spaces structured to appear and feel even more spacious
- Windows with low sills which maximise feel of space and open up indoors to outdoors
- Adherence to vaasthu without compromising on design

- LIVING ROOM -



- DINING ROOM -



- KITCHEN -

An inspiring setting for all your delightful delicacies



2 BHK Deluxe 1204 - 1285 sq.ft

- Only 6 apartments per floor
- Large user-friendly balconies
- Maximum functional usable spaces
- Designed to look more spacious and voluminous
- Windows with low sills which maximise the feel of space and open up indoors to outdoors.
- Wardrobe spaces designed to maximise storage
- Adherence to vaasthu without compromising on design



TOWERS 14 & 15

1 BHK Studio: 686 - 693 sq.ft

- Limited Edition
- Best value for money
- Designed for maximum user space
- Layout designed to accommodate large wardrobe spaces
- Well planned lighting and ventilation
- Kitchen designed thoughtfully to house all functional requirements
- Clear definition of living and dining spaces
- Spacious Toilet

2 BHK Deluxe: 1037 - 1236 sq.ft

3 BHK Deluxe: 1459 - 1568 sq.ft

- Maximum usable spaces - designed for maximum functionality
- Spacious Design
- Windows with low sills which maximise feel of space and open up indoors to outdoors
- Layout designed to accommodate large wardrobe spaces
- Adherence to Vaasthu without compromising on design

SPECIFICATIONS

STRUCTURE

- RCC wall structure using MIVAN aluminium formwork (Tower 1 to 12, Signature Tower)
- RCC framed structure (Tower 14 & 15)

FLOOR FINISHES

- Matt finish vitrified tiles of approved brand KAJARIA or equivalent
- Premium marble finish semi matt vitrified tile for living & dining rooms with KAJARIA or equivalent (4 BHK)

WALL FINISHES

- INTERNAL WALLS AND CEILING: Smooth putty finish with 2 coats of acrylic emulsion paint of reputed brand over one coat of primer
- TOILET: Matt finish vitrified tile up to the false ceiling level
- EXTERNAL WALLS: Textured finish with 2 coats of weather proof exterior emulsion paint of reputed brand
- MS GRILL: Enamel paint over one coat of Zinc chromate primer

KITCHEN

- Granite counter top
- Matt finish vitrified Dado tile - laid 2 feet above the counter
- Single bowl stainless steel sink of reputed brand
- Provision for Aquaguard point, exhaust fan and chimney
- Provision for washing machine in utility area
- Power point for chimney, refrigerator, microwave oven, mixer/grinder

FALSE CEILING

- In all toilets (2x2 Grid False Ceiling) and common areas such as clubhouse and lobby

SANITARY WARE

- TOILETS: Comes with wall-mounted EWC of CATALANO or equivalent
- Provision for health faucet in all toilets
- CP fittings, hot and cold water mixer unit for showers (GROHE or equivalent)
- Wall-mounted washbasin in all toilets (CATALANO or equivalent)
- Above counter washbasin in 4 BHK master toilet
- Provision for washbasin in dining area

DOORS (with Chrome finished hardware of reputed brand)

MAIN ENTRANCE DOOR: Double side veneered 40mm thick flush door with engineered frame and Melamine polished finish

BEDROOM DOOR: Wooden frame with 35mm thick shutter with two side decorative foil and polished frames

TOILET DOOR: Wooden frame with 32mm thick shutter with two side decorative foil and polished frames

FRENCH DOOR: UPVC with clear float glass panel
Premium Chrome finished hardware of reputed brand for all doors

WINDOWS / VENTILATORS

UPVC with clear float glass panels for all windows
UPVC with frosted glass in toilet ventilators with an exhaust fan provision

ELECTRICAL WIRING & SWITCHES

Concealed insulated fire retard low smoke wiring (Polycab / Anchor or equivalent)
3-phase electric supply with MCB & RCCB
Provision for Telephone points in living area
Provision for Internet Connection in living and master bedroom
Modular switches (Anchor or equivalent)
Integrated DTH system using Triax Sat Wave System
Miniature Circuit Breaker (MCB) for each room shall be provided through the main distribution box set-up in each flat
Provision for horizontal geyser, exhaust fan in all bathrooms
Split AC provision for living, dining and all bedrooms
One Residual Current Circuit Breaker (RCCB) with 30mA sensitivity in each flat distribution box

POWER BACKUP

D.G. Set backup with acoustic enclosure and AMF for all common amenities including clubhouse, lifts, common lighting, motor and pump

APARTMENT POWER BACKUP WITH LOAD LIMITER:
3 BHK - 1.5KVA, 2 BHK - 1.2KVA, 1 BHK - 0.6 KVA & 4 BHK - 1.8 KVA.

ELEVATOR WALL CLADDING

Lift Wall Cladding: Granite / Marble



CORRIDORS / LOBBIES

Common Corridor and Lobbies: Vitrified tile flooring and skirting
Main Entrance Lobby in all Blocks: Vitrified tile flooring

STAIRCASES

Granite with MS railing, enamel painted

PLUMBING

CPVC concealed water lines for internal
UPVC / PVC pipes for external
Bore wells / metro water, underground and overhead storage tanks (of suitable capacity) with pumps and water treatment plant

ELEVATORS / LIFTS

15 PAX / 13 PAX elevators of reputed make (Mitsubishi or equivalent)

OTHER FACILITIES / AMENITIES

Piped gas connection with individual meter for every apartment
Intercom facility in all apartments that connects security guards at the main entrance
CCTV cameras with 24/7 security surveillance
Sewage: Centralized sewage treatment plant
FIREFIGHTING: Underground / Overhead tanks with pumps and wet riser for firefighting
Fire hydrant and fire alarm in all floors and lobbies
All the norms specified by the department of fire and rescue services shall be met
Internal roads finished with inter-locking paver blocks or well finished bitumen topped roads and ample landscaped green open spaces
Garbage chute

AUTOMATION

2 BHK: Lighting Control, Fan ON / OFF
3 BHK: Lighting Control, Fan ON / OFF
4 BHK: Lighting Control, Fan ON / OFF with Main Door Intrusion

**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 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**

CLOUD GRAZE



Exclusively Individualistic High-Rise at RK Shanmugas Sales, KK Nagar, Chennai.

EMPERORS PAVILION



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

PLUTUS RESIDENCE



Plush Plush Residences at LB Road, Adyar, Chennai.

LE GRAND TRIANON



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

**PRESTIGIOUS
COMPLETED
PROJECTS**

SADHR GARDENS



A Well-Guarded Poosh Secret Within an Upscale Residential Locale, Chennai.

57 POES



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

PINNACLE CREST



Tallest Residential Skyscraper Within Chennai Limits, Sholinganallur, CMR.

PETALS



Boutique Apartments at Royapettah, Chennai.

BONAVENTURA



Luxury Space Redefined at R A Puram, Chennai.

BAASHYAAM

IMPROVING LIFESTYLES - ENHANCING LIVES

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

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