

# BOLLINENI Homes

Welcome to a whole new lifestyle

January 2011

74 WINDOW  
WONDERS

77 BANKLOANS

78 FAQ'S

Building roads, bridges,  
dams, homes and lives.



### BSCPL Infrastructure Ltd.

For the last 30 years, BSCPL has been quietly crossing new milestones in Road, Irrigation, Hydro Power and Real Estate Projects. As one of India's leading infrastructure companies. As a trusted partner for government projects not only within the country but also Afghanistan and Bangladesh. As a company that has completed over 6000 lane kms of Road Projects, India's first largest two, four and six lane projects. As the builder of the longest concrete pavement - 62 km - road construction forming part of Golden Quadrilateral. As a new entrant into the sophisticated real estate market in Dubai. And as a company whose work order stands at more than ₹ 5250 crores. Making a difference to the lives of millions. Because keeping that promise, is the ultimate milestone.

### Our Real Estate Projects

92 acre integrated township



Bollineni Hillside, Chennai  
[www.bollinenihillside.com](http://www.bollinenihillside.com)

Exalted living spaces



Bollineni Homes, Madhapur, Hyderabad  
[www.bollinenidevelopers.com](http://www.bollinenidevelopers.com)

13 Storeys of luxury



Arena Apartments, Sports City, Dubai  
[www.thearenaapartments.com](http://www.thearenaapartments.com)

# Presenting Bollineni Hillside.





Issue highlight: BOLLINENI HILLSIDE



Over 1500 properties to choose from.

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# Chairman's message



Mr. B. Krishnaiah

Dear friend,

Life is for living. And those who live well get the most out of it. It is this simple philosophy that helps us create excellent lifestyles at Bollineni Hillside.

Geographically, the complex is surely blessed, because its landscape stretches out beautifully with a calm lake and a lush green hill on the highly valued OMR stretch. Yet it remains enviably close to the ever expanding bustling megapolis that is the Chennai of today.

The ability of Bollineni Hillside to straddle two worlds – the fast paced and the tranquil, is perhaps what makes these 92 acres highly desirable to most home-owners. To add to these natural advantages is the fact that every single villa, row house and apartment ranging from 650 to 3000 sq ft has been crafted with world class excellence down to the smallest detail, despite being surprisingly affordable. Perhaps that's the reason for the immediate sale of every lot of newly released homes.

The faith our clients repose in us has only fuelled our commitment to exceed their expectations, the proof of which is clearly visible as the complex slowly takes shape, all of which will be ready for occupation by mid 2011.

Looking forward to seeing you there.

Sincerely

B. Krishnaiah  
Chairman

# CEO's message



Mr. Man Mohan Varma

## Eight hundred homes or 1.2 Million sq ft

Two numbers that all of us at Bollineni Hillside consider very precious, because it is these numbers that spell out the initial chapters of our success story. Two numbers that speak volumes of the faith that our customers repose in us and stand as a proud testament to our ability to deliver. Just after we announced the release of the first lot of homes, eight hundred homes have already been snapped up.

This gives us the reassurance that we have indeed delivered what we promised. The township is slowly but surely taking shape as a world-class residential township, down to the smallest detail.

RCC roads lead up to well-appointed apartments, villas and row houses. Top notch security measures are being provisioned with security cameras, personnel and swipe card entry to most living areas. Our hydro-pneumatic water system that provides drinking quality water to all homes is already up and running. Even the campus school Bala Vidya Mandir has been functioning from June 2010. Yes, it looks like Bollineni Hillside is well on its way to being the international township that we had envisioned not so very long ago. Do get in touch with us for a first hand account of the Bollineni life and we'll only be too happy to introduce you to a lifestyle we know that you truly deserve.

Man Mohan Varma  
CEO



## BOLLINENI HILLSIDE

Project type : Integrated township  
 Location : Chennai  
 Year : Started in 2007  
 Area : 92 acres  
 Phase : Phase 1 and 2  
 Duration : Homes will be ready for occupation from mid 2011 onwards\*



# Bollineni Hillside

## The project of a lifetime

Many a time, we have been asked the most difficult question for any architect: what is good design? And how does it become a great design? We decided to answer this question by actually creating something unique, the Bollineni Hillside project.

While archaic development control rules did limit our creativity, the freedom given to us by M/s BSCPL did the magic. It complemented our belief that a dwelling unit should not just shelter, but stimulate the person living in that space. It shouldn't just highlight his individuality, but evoke in him the pride of ownership.

In every unit, we have made sure the user gets spaces that are comfortable yet practical. For example, the kitchens have been designed having a minimum of ten running feet of counter space and clearly designated storage spaces. Or take the living and dining spaces, which open out to a full sized balcony through French doors and windows, allowing maximum light and ventilation. Even the bedrooms have been designed to offer maximum space, with full height wardrobes, TV consoles, etc.

The size and dimensions of the bathroom have been studied at length. And after some very insightful suggestions from the Chairman, Mr. B. Krishnaiah, we achieved the perfect size; 5'3" X 9'0". While most designers would overlook the possibility of creating a more desirable space by adding those few extra inches, we felt that every home owner would appreciate the effort in the end.

Sometimes, the architect needs to dwell into the mind of the buyer. While most prefer their homes to be 'Vaastu' compliant, a few are unwilling to compromise on optimum lighting and ventilation due to "Vaastu". However, we have managed to create a dwelling design that addresses both these issues.

Every form is derived from its function and true to this philosophy we have articulated this idea through the exterior elevation of each block. A simple combination of painted concrete surfaces and stone finishes forms a sense

of sophistication and simplicity. The balconies are detailed in toughened glass and cementaneous board. And the windows are of premium quality UPVC frames and shutters. Pre-engineered techniques (pre-hung doors, vanity counters, mosquito meshes, etc.) are used extensively to improve the quality of the finishes too.

Each block is distinctly arranged within the master plan to enhance their accessibility patterns and support the infrastructure and related amenities provided therein. Based on transportation studies, ample road widths have been allocated in every zone. Similarly, every apartment in a block has its own car parking slot which is approached through wide driveways.

Amenities are a highlight at "Bollineni Hillside". A world-class clubhouse spread over 160,000 sq. ft will soon iconise the project into one of the most sought after residential townships of South India.


The clubhouse will have restaurants, banqueting facilities, state-of-the-art business centre, lounge bar, guest rooms, organic spa, snooker, table-tennis, world-class gymnasium, aerobics, yoga and meditation hall, squash courts, card room, library (books and video), movie theater, badminton and tennis courts, half the olympic size swimming pool and beautiful landscaped gardens.


Special care has been taken to make each dwelling space an intelligent home. Access controlled entry points and dedicated 'gas banks' are provided at separate place. Also, in keeping with the design paradigm of creating 'green homes', each apartment block would have its own water (rain water harvesting) and power (solar panels) conservation policies as per statutory requirements.

As we often say, "no time spent on design is time enough" and we will continue to tweak our resources to offer you, the end user, the best possible design solution for all your needs.



An abundance of open spaces and a seamless blending of design elements make this township an aesthete's delight. These guarantee another feather in the cap of two architecture firms - C.R. Narayana Rao and Kharche & Associates.

 C.R. Narayana Rao is a Chennai-based ISO 9001-2000 firm of reputed architects and engineers, which has redefined the face of urban landscapes in India and across the world.

 Kharche & Associates was founded when S.A. Kharche came from England to India 45 years ago to set up his architecture practice. After finishing his stint with the Architecture Co-Partnership in London for 6 years, he got associated with Sir Charles Correa in Bombay. In 1971, he started his own practice and has designed and successfully commissioned more than 1500 residential, commercial, IT, medical, institutional and hotel projects all over India.



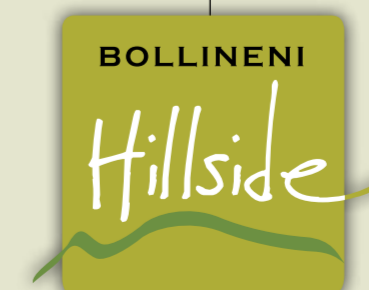
Our best wishes.

By S.A. Kharche.

## LOCATION MAP



**Distances**  
 Airport - 20 km | Tambaram - 13 km | Tidel Park - 17 km  
 Central Railway Station - 26 km



OMR, CHENNAI





## Welcome on board

In order to strengthen the bonds of our relationship while we embark on this journey together towards our common destination – the building of your dream home – we have decided to bring you a regular newsletter, *Bollineni Hillside* that would keep you updated about the latest developments at Bollineni Hillside. You could also log on to our website for the same.

We would like you to know that we value your investment dearly and we too dream about your home. Just like you do. We sincerely strive towards making your home an enduring asset, that which you can pass on to the next generation with pride. We hope that your home would bring you a great deal of prosperity as well. Our team of specialists are constantly working towards ensuring that you have a better lifestyle.

We are working on all the areas within our control to give you only the very best.

**Clubhouse:** Construction of a fully operational clubhouse is currently behind schedule due to approvals yet to be obtained from CMDA. Nevertheless we are constructing a clubhouse that has basic facilities like Gym, Yoga, Meditation Hall, Card Room, Indoor Games, Library, Lobby and Restaurant.

**Roads:** To reduce the cost of further maintenance by residents, we are constructing concrete cement roads at Bollineni Hillside. Maintenance of cement roads cost far less than a normal bitumen black top road, as rains and vehicles cause considerable wear and tear to black top roads.

**Grills:** All windows are being provided with steel grills in Row Houses, Villas and Apartments.

**Windows:** UPVC / sliding windows with mosquito mesh for every Apartment, Row House and Villa are being provided. For the French windows opening on to the main balcony, solid wood with grill is being provided.

**Colour schemes in rooms:** Neutral colour scheme will be followed for bedrooms, drawing and dining areas, in order to complement all furniture colour schemes.

### Status of Building Construction as on August 2010

Sl.No.	Block No.	Building Type	Building Construction Status
1	1	Villa	Joinery & Flooring in Progress
2	2	Villa	Joinery & Flooring in Progress
3	3	Row Villa	Masonry in progress
4	4	Row Villa	Masonry in progress
5	5	Villa	Plastering in progress
6	6	Row Villa	Joinery & Flooring in Progress
7	7	Row Villa	Plastering in progress
8	8	Row Villa	Plastering in progress
9	9	Apartment	Joinery & Flooring in Progress
10	10	Row Villa	Plastering in progress
11	11	Row Villa	Plastering in progress
12	13	Twin Villa	Plastering in progress
13	14 A	Apartment	5th Slab in progress
14	14 B	Apartment	4th Slab in progress
15	14 C	Apartment	2nd Slab in progress
16	15 A	Apartment	Plastering in progress
17	15 B	Apartment	Plastering in progress
18	15 C	Apartment	Plastering in progress
19	16 A	Apartment	Plastering in progress
20	16 B	Apartment	Plastering in progress
21	17	Apartment	Joinery & Flooring in Progress
22	18	Apartment	Plastering in progress
23	19	Apartment	Joinery & Flooring in Progress
24	21	Apartment	Plastering in progress
25	24 A	Apartment	Joinery & Flooring in Progress
26	24 B	Apartment	Joinery & Flooring in Progress
27	28	Apartment	Masonry in progress
28	30 A	Apartment	Masonry in progress
29	30 B	Apartment	Plastering in progress
30	30 C	Apartment	Plastering in progress
31	31	Apartment	Masonry in progress
32	32	Apartment	Joinery & Flooring in Progress
33	40	Apartment	Masonry in progress
34	46	Apartment	Footing in progress
35	47	Apartment	Filling in pith in progress
36	48-49 N	Apartment	4th Slab in progress
37	48-49 S	Apartment	5th Slab in progress
38	51 N	Villa, Row Villa	Plastering in progress
39	51 S	Apartment	2nd Slab in progress
40	52 N	Row House	Structure completed
41	52 S	Row House	Masonry in progress
42	53-56	Row House	Masonry in progress
43	57 N	Villa	1st slab in progress
44	57 S	Row House	Structure completed except 23&24 villa
45	60 E	Row Villa / House	Structure completed
46	60 W	Row House	Masonry in progress
47	62	Row Villa	Structure completed
48	63	Row Villa	Masonry in progress



## Amenities Infrastructure update

**Tiles:** Third generation imported vitrified tiles are being provided, a sample of those tiles are on display at our sales office. High-quality non slippery, ceramic tiles for toilets and balconies are being provided.

**Power Back up:** Every house will be provided with DG power back up facility to operate necessary items like Lights, Fans, Fridge in case of power cut from TNEB. ACs will not be powered by power back up. All corridors and common areas and lifts will be attached to power back up.

**Electrical Switches:** PHILIPS modular switches for all Apartments and Villas are being provided.

**Water System:** Hydro-pneumatic system to supply water to all the buildings, thus eliminating overhead tanks to keep water fresh and pressurised, is being provided. It works on a continuously running set of pumps. Water will be softened and treated for drinking purposes by an ION Exchange system.

Treated water will be supplied for drinking, bathing and kitchen use. For flushing, the treated water from the Sewage Treatment Plant (STP) will be supplied through separate pipelines.

**Sewage Treatment Plant:** Composite Sewage Treatment Plant (STP) is being provided at two places in the township. The solid waste will then be transported to Municipality/Panchayat's site, allocated for disposing residue solid waste. Enough care has been taken for the operations during the shut down period for its maintenance. The construction of STP tank has been completed and equipment installation is in process.

**Lifts:** Johnson elevators are being provided in the apartment blocks. Two elevators have been provisioned for most of the blocks. There will be an eight person capacity elevator for resident use and 13 person capacity for cargo handling. The same could also be used by residents while the passenger elevator is being serviced.

**Garbage Chutes:** Garbage chutes have been provided in all apartment blocks. Residents are supposed to pack their daily waste in paper bags and drop them at the inlet of the garbage disposal chutes, available on every



floor. The chutes are stainless steel. The waste will be collected at an outlet in the garbage room at the stilt level. This will then be transported daily to the dump yard. A few chutes have already been installed in blocks 9, 19 and 17. Garbage Bins are being provided for every Villa and Row house.

**Piped Cooking Gas:** Piped cooking gas is being provided to every kitchen. There will not be any requirement for gas cylinders. Payment of usage will be based on the meter provided in each house. There will be separate connection charges/deposits for each house. The final deposit will be communicated once we get the same from the supplying distributor.

**Telephones and Broadband Facility:** BSNL has tied up with BSNL to provide cabling in the township and to each building. Connection of landlines with broadband and intercom facility will be available from BSNL on their usual terms to all the residents. The same intercom can be extended to the security desk at each block. BSNL's broadband connection will be available in each house. Further routing or Wi-Fi can be done by individual house owners at their cost.

**Security Arrangements:** As intimated earlier, multilevel security arrangements for the township are being planned. These are as follows:

- Security kiosks with manpower at each entry to the township and many gated communities to be developed inside the township. We propose to divide the township into clusters of gated communities, with limited entry and exit.
- The gated communities will have access control system for their residents, thus eliminating thoroughfare of other people.
- Access control via ID cards: Each apartment building will have restriction for entry. Entry to the lift and staircase from the lobby will be only with an electronic card. Each resident will have number of cards required by the family.
- Each building will have a concierge to look after the housekeeping and security of each block, round the clock.
- Each building has a security camera for 24-hour surveillance connected to a recording device, surveying the external as well as internal public spaces & lobbies.
- Electrical fencing will be commissioned for the complete outer boundary wall of the township. The height of the electrical fencing will be of 1.20 m over and above the boundary wall.
- The security team will be equipped with a patrolling vehicle to tackle any emergency.
- A video cum audio phone is provided for each of the Villas and Row Houses. This will display the image of the person at the door.



## New Releases and Prices

We are happy to announce the release of certain blocks from third quarter 2010 onwards. For plans and details, kindly contact our sales team. We are also happy to inform that the price has been re-set to Rs.3000/sq.ft and has been well received by new buyers.



Villas



Apartments



Row Houses



## It's School Time... Welcome On Board...

We are happy to inform you that the school building for Bala Vidya Mandir has been formally inaugurated in our township on July 17th 2010. The school has commenced its classes up to VI std from mid June 2010. The school has also completed the formalities of admissions up to VI std.

For any further details regarding the school, please contact the Bala Vidya Mandir Management in our township or call: +8056015268.

**This ability of Bollineni Hillside to straddle two worlds** – the fast paced and the tranquil, is perhaps what has made these 92 acres so highly desirable to most home-owners. To add to these natural advantages is the fact that every single Villa, Row house and Apartment ranging from 650 to 3000 sq ft has been crafted with world class excellence down to the smallest detail, despite being surprisingly affordable. Perhaps that's the reason – for the immediate sale of every lot of newly released homes.

The faith our clients repose in us have only fuelled our commitment to exceed their expectations, the proof of which is clearly visible as the complex slowly takes shape, all of which will be ready for occupation soon.

We hope that with *Bollineni Hillside Now*, we have been able to give you a clear picture of the current status of Bollineni Hillside and a vision of the final complex and have answered all the queries that you might have. We would like to make this a regular feature. Please feel free to contact us at [now@bollinenihillside.com](http://now@bollinenihillside.com). Looking forward to seeing you there.

In response to many requests, we have decided to offer modular kitchens and wardrobes at reasonable prices in Apartments. Samples will be displayed in our Sales Office and the mock-up apartment, shortly.

BSCPL Infrastructure Ltd., Nookampalayam, Perumbakkam Road, Sitalpakkam, Chennai 600 073.  
[www.bollinenihillside.com](http://www.bollinenihillside.com) | [sales@bollinenihillside.com](mailto:sales@bollinenihillside.com) To know more, call toll free: 1800-425-7979.  
For bookings/free site visit, contact: Ph: +91 44 22775500 M: +91 9600044443, +91 9094044492

# Discover acres of good life and luxury. Discover Bollineni Hillside.



2900 sq ft Villas on 2400 sq ft of land. Villas & Row Houses come pre-fitted with high-end modular kitchens and wardrobes.

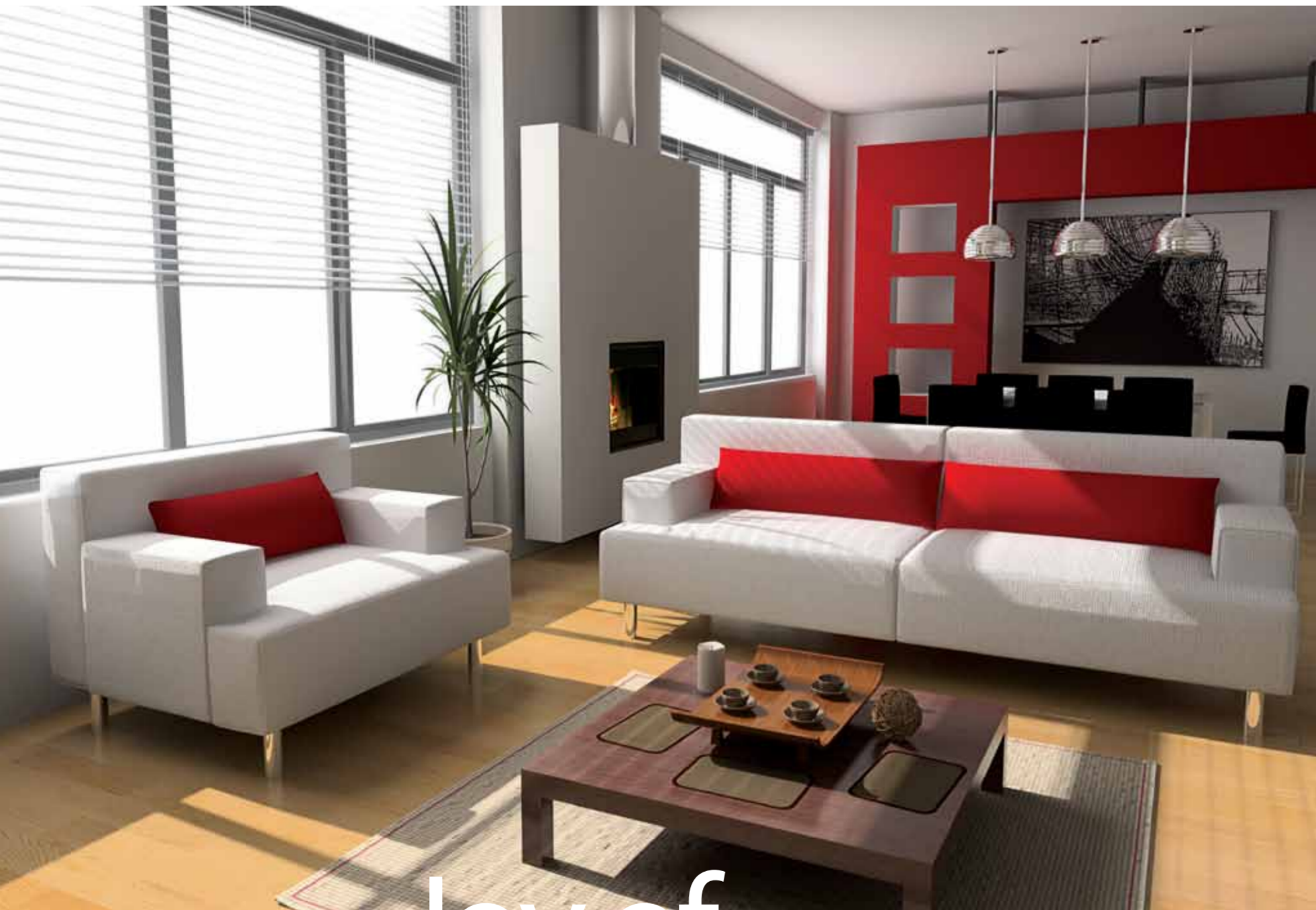
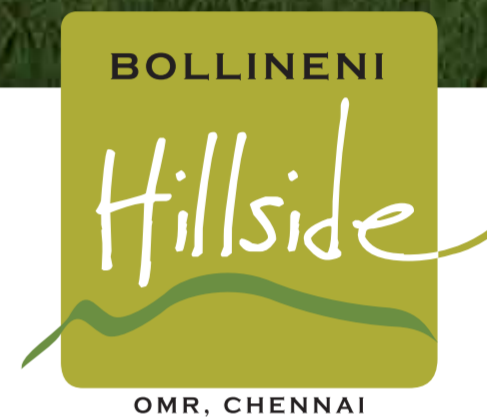
Spread across 92 acres of greenery and being just minutes away on OMR, Bollineni Hillside is an abode of joy and peace. Select from a wide range of Apartments, Villas and Row Houses and join the company of 800 families who have chosen good living and luxury.

- Club House • Three Landscaped Parks • Hydro-Pneumatic Water System • Power Backup • Water Treatment Plant
- Piped Cooking Gas • Electronic Access Control • Patrolling Security • 3 Meter Wall With Electric Fencing

• Bala Vidya Mandir School (Open from June 2010) • The Twin Villas are expected to be ready by Mid 2011

BSCPL Infrastructure Ltd., Nookampalayam, Perumbakkam Rd, Sithalapakkam, Chennai 600 073. To know more, call toll free: **1800 - 425 - 7979**.  
www.bollinenihillside.com | sales@bollinenihillside.com. For bookings / free site visit, contact: **Ph: +91 44 22775500 M: +91 9600044443**.

To get directions to Bollineni Hillside, just sms "bollineni from <starting point>" to **90088 90088**.



## Joy of achievement

Nothing says that you have arrived as eloquently as a Bollineni Hillside apartment. Well-appointed homes ranging from 650 to 2800 sq.ft., from 1 to 5 BHK, every one of them cosseted with world-class facilities. Covered car parks, lifts, round the clock security are just a few among a wide bouquet of amenities that will surround your life every day.



### Apartments



BOUGAINVILLEA



ROSE



LILY



DAFFODIL



LOTUS



SHAMROCK



TYPICAL FLOOR PLAN



SOLD-OUT APARTMENTS

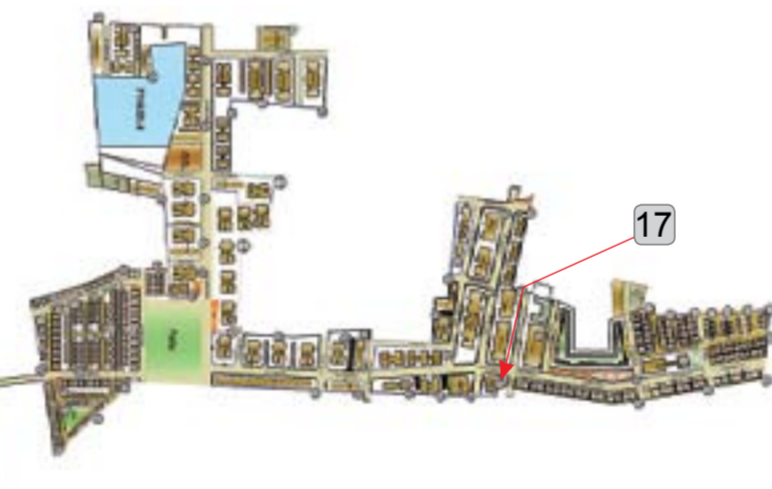
APARTMENTS

LOTUS - 4  
BLOCK - 17



TYPICAL FLOOR PLAN

FLAT 102-38HK  
 Built-up Area = 134.58 Sqm/1448.62 Sft  
 Saleable Area = 161.50 Sqm/1738.34 Sft



1 feet = 305mm, 1 meter = 3.3 feet, 1 Sq. meter = 10.8 Sq. feet

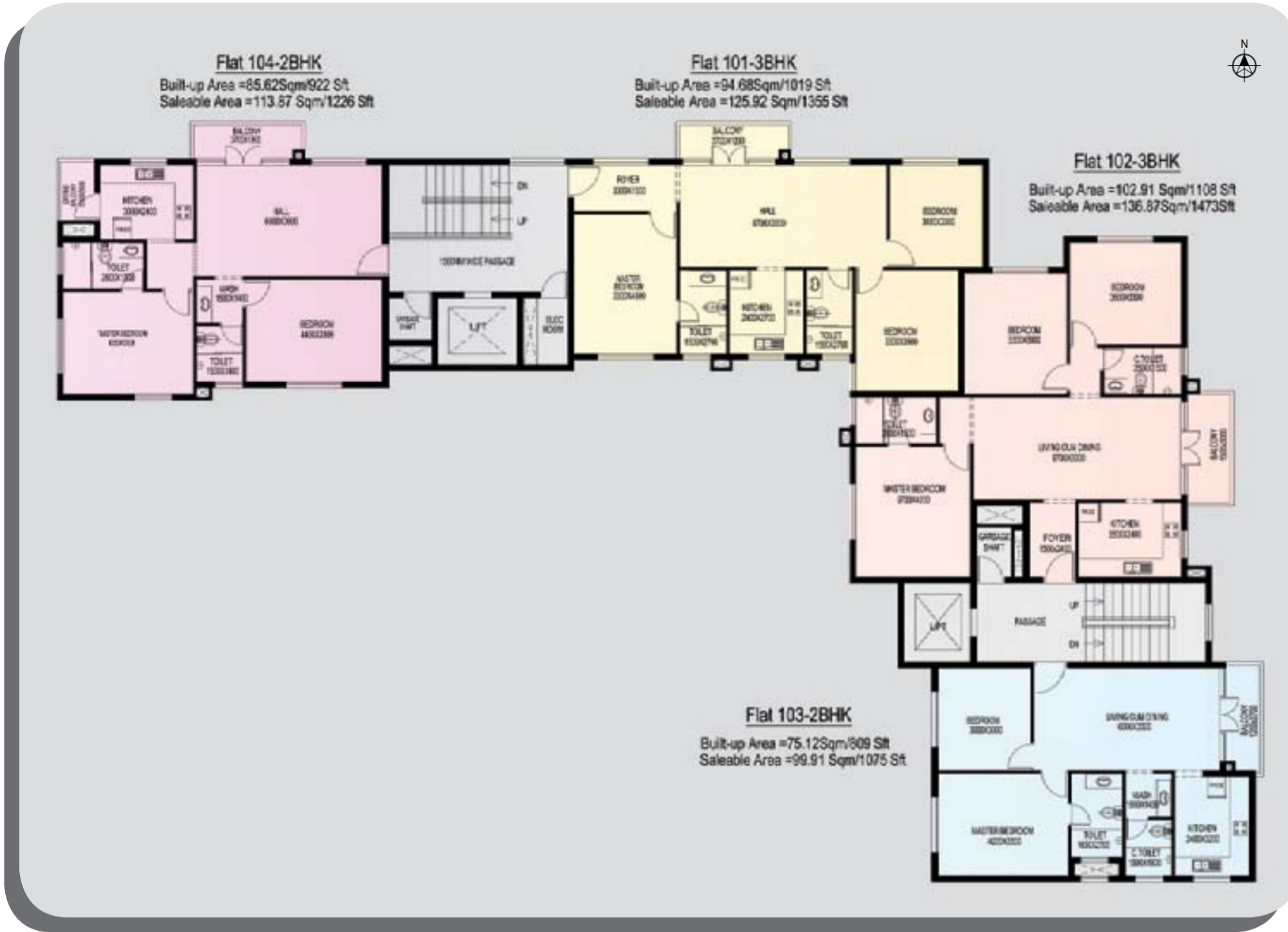


# ROSE - 5 BLOCK - 22



TYPICAL FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet

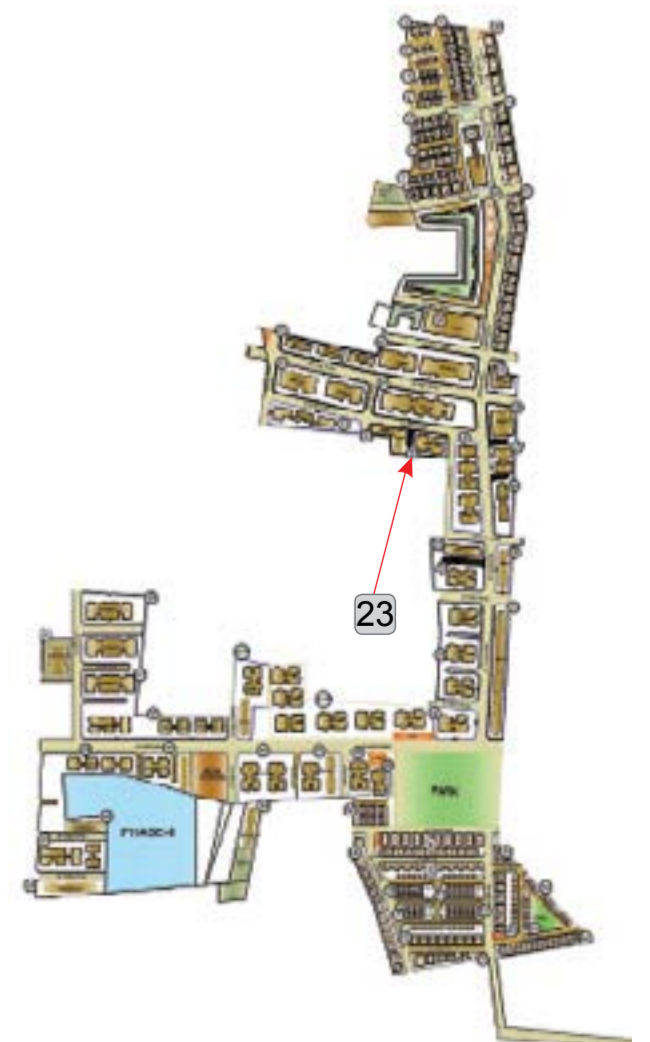


# ROSE - 6 BLOCK - 23



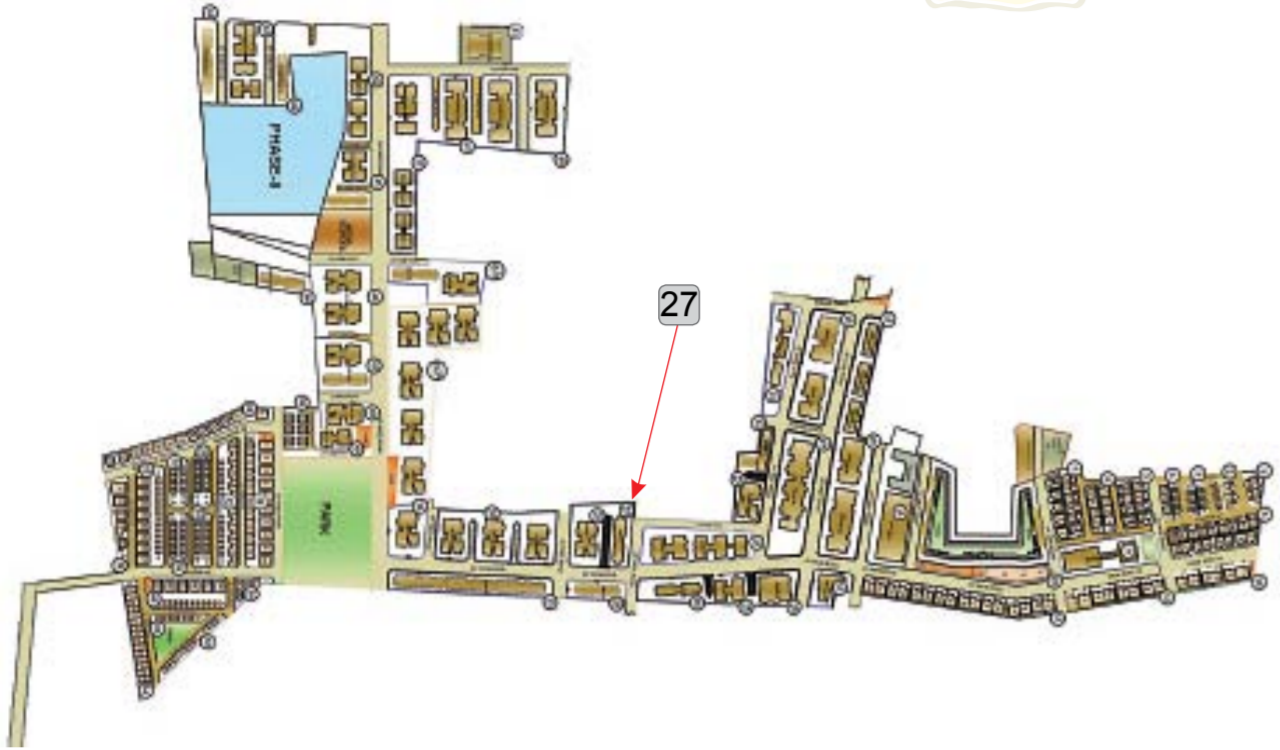
FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



APARTMENTS

LILY - 1A  
BLOCK - 27 C



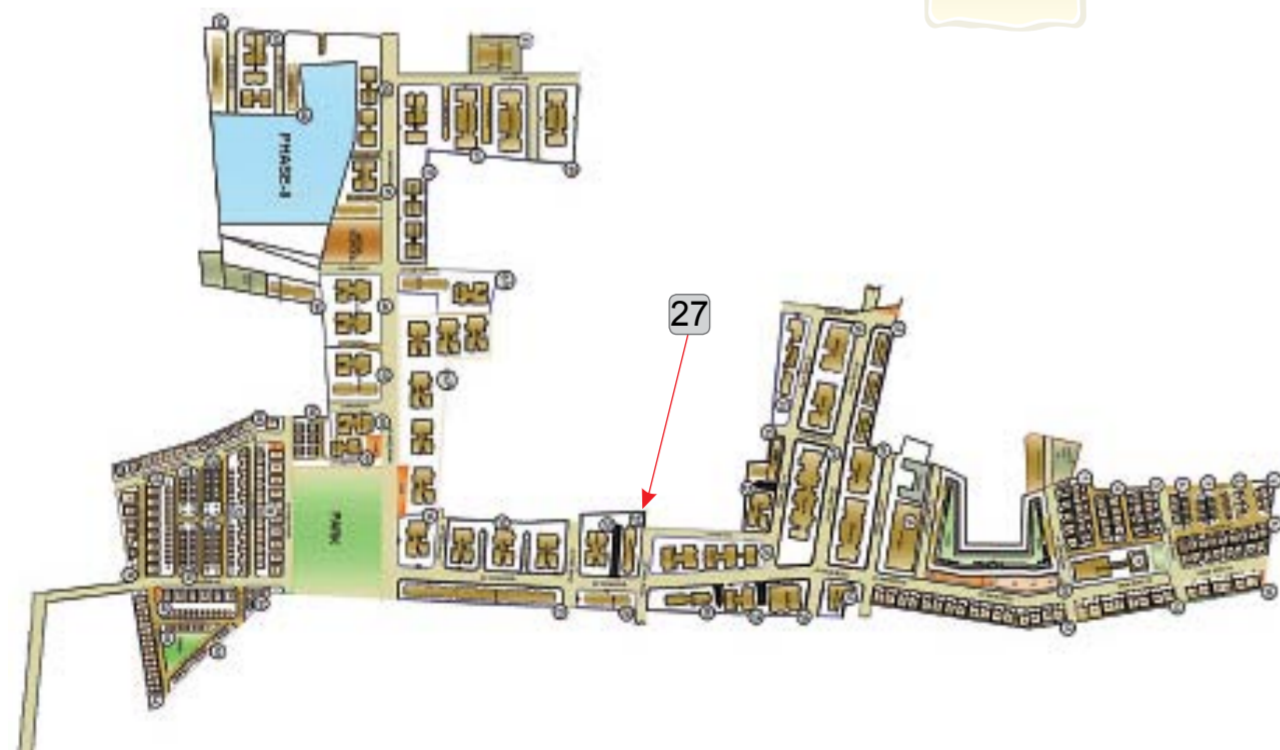
TYPICAL FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1sq. meter = 10.8 Sq. feet



APARTMENTS

LILY - 1B  
BLOCK - 27 D



TYPICAL FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1sq. meter = 10.8 Sq. feet



APARTMENTS

LILY - 1 & 2  
BLOCK - 28



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet

**FLAT 103-2BHK**

Built-up Area = 76.19 Sqm/820.11 Sft  
Saleable Area = 93.71 Sqm/1008.69 Sft



**FLAT 104-2BHK**

Built-up Area = 75.55 Sqm/813.22 Sft  
Saleable Area = 92.93 Sqm/1000.30 Sft

**FLAT 102-1BHK**

Built-up Area = 52.85 Sqm/568.88 Sft  
Saleable Area = 65.01 Sqm/699.77 Sft

**FLAT 105-1BHK**

Built-up Area = 52.45 Sqm/564.57 Sft  
Saleable Area = 64.51 Sqm/694.38 Sft

**FLAT 101-2BHK**

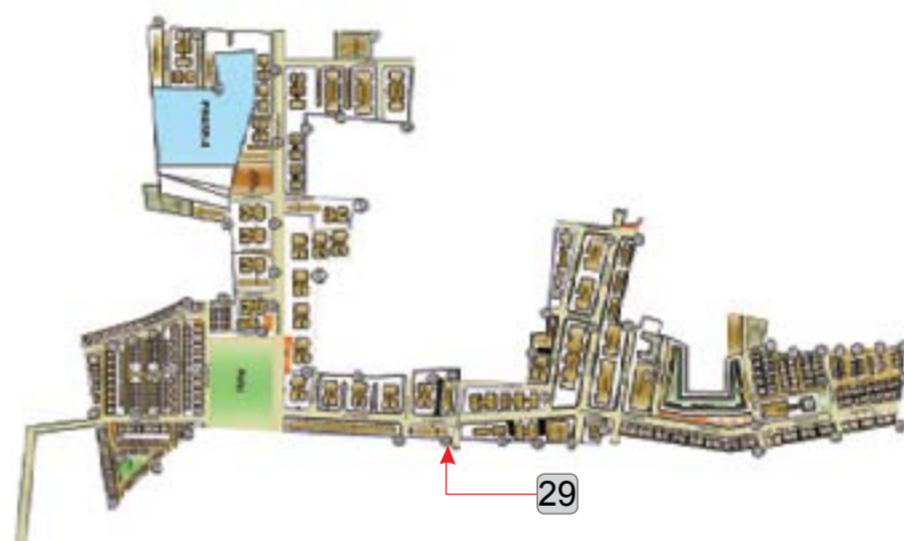
Built-up Area = 71.82 Sqm/773.07 Sft  
Saleable Area = 88.34 Sqm/950.89 Sft

**FLAT 106-2BHK**

Built-up Area = 72.78 Sqm/783.40 Sft  
Saleable Area = 89.52 Sqm/963.59 Sft

APARTMENTS

LILY - 3  
BLOCK - 29



TYPICAL FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet

**Flat 101-4BHK**

Built-up Area = 173.04 Sqm/1862.60 Sft  
Saleable Area = 218.03 Sqm/2346.87 Sft

**Flat 102-4BHK**

Built-up Area = 173.04 Sqm/1862.60 Sft  
Saleable Area = 218.03 Sqm/2346.87 Sft

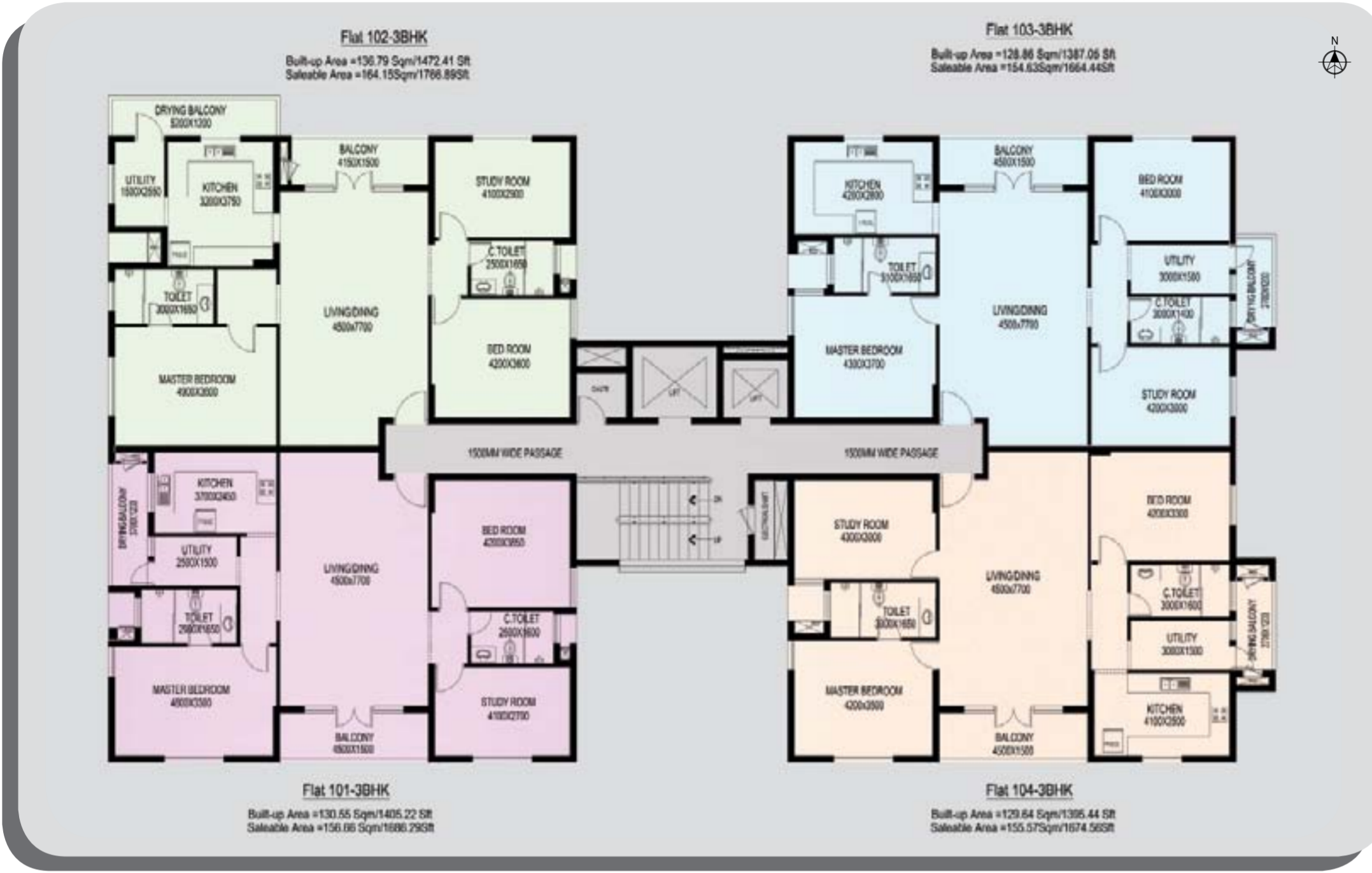


# APARTMENTS SHAMROCK 1A & 1B BLOCK - 37A & 37B



TYPICAL FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



# APARTMENTS SHAMROCK 2A BLOCK - 38A



TYPICAL FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



# APARTMENTS SHAMROCK 2B & 2C BLOCK - 39A & B



TYPICAL FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



# APARTMENTS SHAMROCK - 4 BLOCK - 41



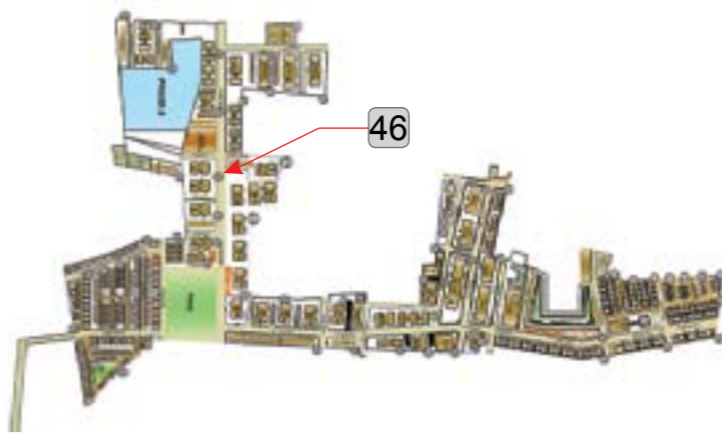
TYPICAL FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



APARTMENTS

DAFFODIL - 3,4  
BLOCK - 46A & 46B



TYPICAL FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



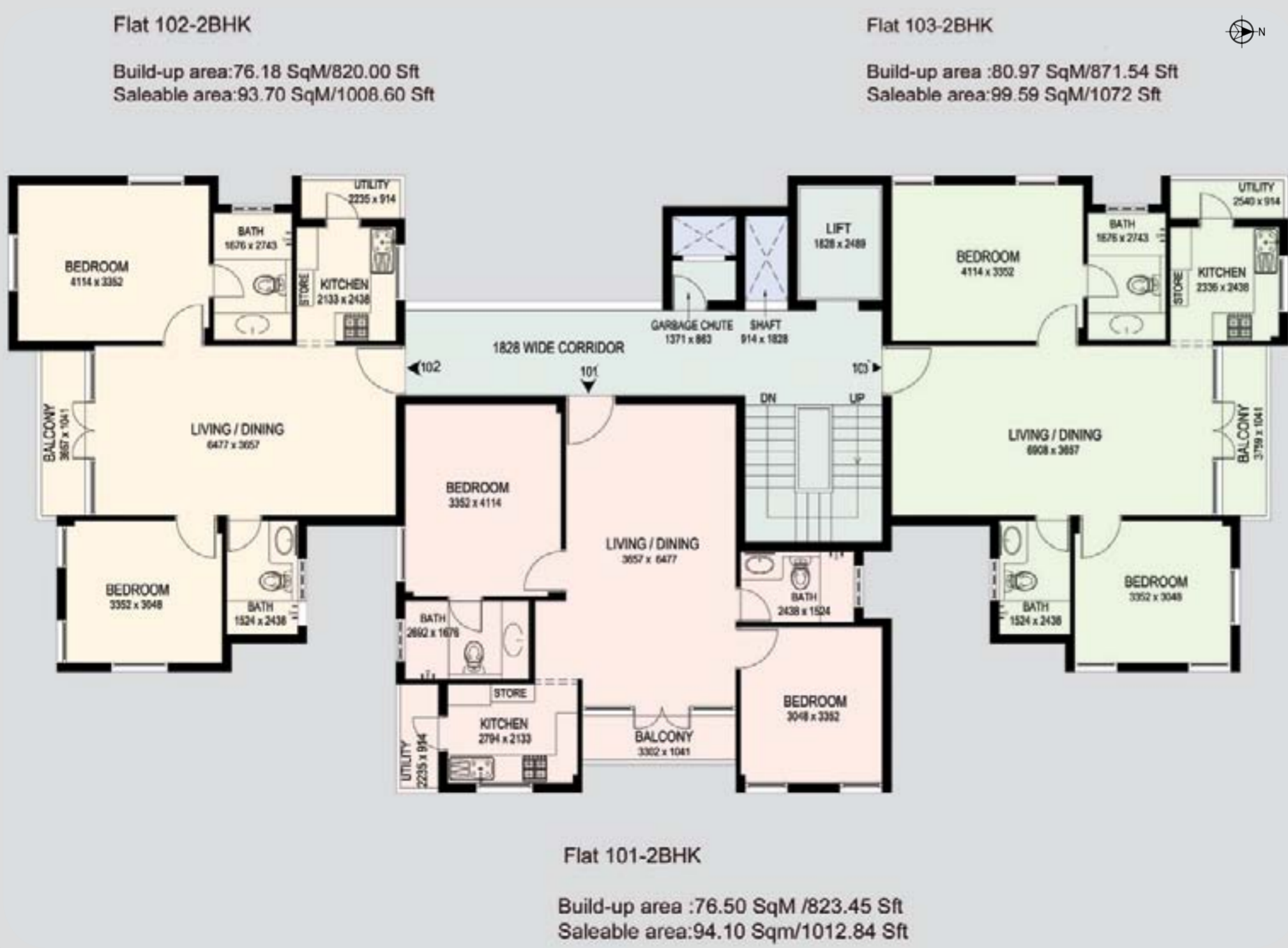
APARTMENTS

DAFFODIL - 5,6  
BLOCK - 46C & 46D



TYPICAL FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



Artistic representation of Bollnemi Hillside.

APARTMENTS

DAFFODIL - 1  
BLOCK - 47A



TYPICAL FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



APARTMENTS

DAFFODIL - 2  
BLOCK - 47B



TYPICAL FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



DAFFODIL - 7,8  
BLOCK - 48 & 49A,B



TYPICAL FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



Villas and Row Houses



Joy of independence

There's nothing quite like stepping out into your garden, your own private space, your own little patch of green. Spacious independent homes ranging from 1800 to 3000 sq.ft., 3 to 5 BHK, a beautiful garden and a covered park for 2 cars are a few of the luxurious indulgences accorded to villas and row houses at Bollineni Hillside. Apart from a well-appointed modular kitchen and wardrobes that come as standard amenities in every unit. Come enjoy your well-deserved independence.



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN

This section displays typical floor plans for Blocks 52 and 53. It includes:

- Block 52 (Top Left):** Shows Row House-20, Row House-19, Villa-18,17, Villa-18,15, Row House-14, and Row House-13. Each unit includes a 'SOLD' marking and detailed room layouts.
- Block 53 (Top Right):** Shows Row House-20, Row House-21, Villa-20,20, Villa-20,17, and Row House-20. It includes a 'FIRST FLOOR PLAN' label and 'SOLD' markings.
- Block 52 (Bottom Left):** Shows Row House-1, Row House-2, Villa-4,5, Villa-6,7, Row House-8, Row House-19, Row House-18, Villa-17,16, Villa-18,14, and Row House-13. Includes car parking spaces and 'SOLD' markings.
- Block 53 (Bottom Right):** Shows Row House-2, Row House-3, Villa-4,5, Villa-6,7, Row House-8, Row House-19, Row House-18, Villa-17,16, Villa-18,14, and Row House-13. Includes car parking spaces and 'SOLD' markings.

A large green watermark reading "SOLD-OUT VILLAS" is overlaid diagonally across the entire page.

TYPICAL FLOOR PLAN

This section displays typical floor plans for Blocks 56 and 59. It includes:

- Block 56 (Top Left):** Shows Villa 1-4, Villa 2, Villa 3, and Villa 4. Each unit includes a 'SOLD' marking and detailed room layouts.
- Block 59 (Top Right):** Shows Row House-3, Villa-4,5, Villa-6,7, Row House-8, Villa-20,19, Villa-18,17, and Villa-18,15. Includes 'SOLD' markings.
- Block 56 (Bottom):** Shows Villa-4,5, Villa-6,7, Row House-1, Row House-2, Villa-20,19, Villa-18,17, Villa-18,15, and Row House-3. Includes car parking spaces and 'SOLD' markings.

A large green watermark reading "SOLD-OUT VILLAS" is overlaid diagonally across the entire page.

VILLAS / ROW HOUSES

VILLAS - 1-3  
ROW HOUSE - 5-10  
BLOCK - 2



GROUND FLOOR PLAN

FIRST FLOOR PLAN



VILLAS / ROW HOUSES

VILLAS - 1-6 & 7-11  
BLOCK - 7



GROUND FLOOR PLAN

1 foot = 305mm, 1 meter = 3.3 feet, 1 Sq. meter = 10.8 Sq. feet



VILLAS / ROW HOUSES

VILLAS - 1-6 & 7-11  
BLOCK - 7



FIRST FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



VILLAS / ROW HOUSES

VILLAS - 1-6  
BLOCK - 10



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



# VILLAS - 1-8 BLOCK - 11



## FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



FIRST FLOOR PLAN



GROUND FLOOR PLAN

# VILLAS - 1-8 BLOCK - 13



## FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



FIRST FLOOR PLAN



GROUND FLOOR PLAN

VILLAS / ROW HOUSES

VILLAS - 9-16  
BLOCK - 13



1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet

FLOOR PLAN



VILLAS / ROW HOUSES

SITE PLAN  
BLOCK - 50



1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



VILLAS / ROW HOUSES

VILLAS - 1-3, 4-6  
BLOCK - 50

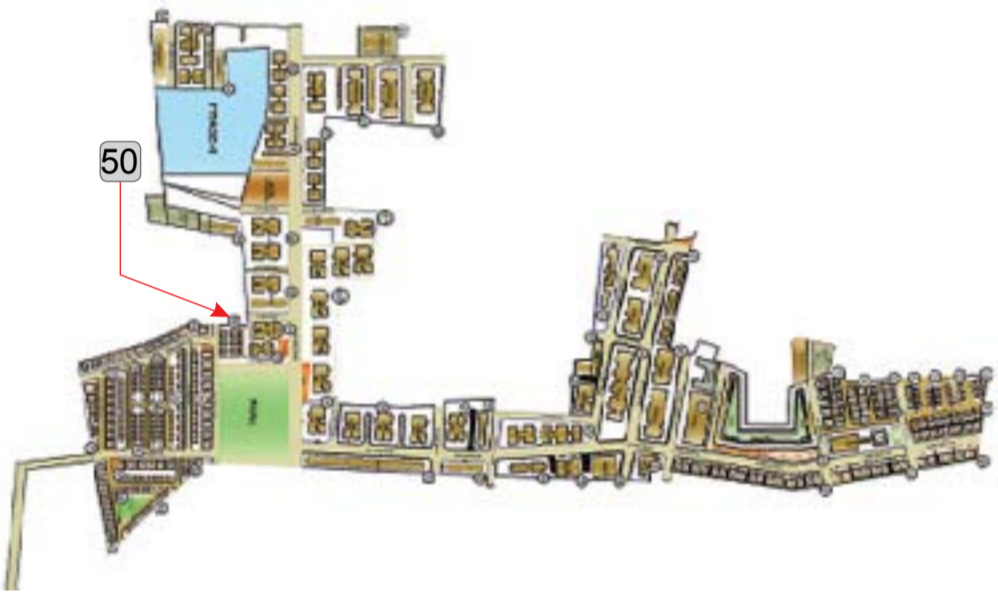
FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



VILLAS / ROW HOUSES

BLOCK - 51  
SITE PLAN



1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



VILLAS / ROW HOUSES

VILLAS - 1-9,10 & 21  
BLOCK - 51

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet

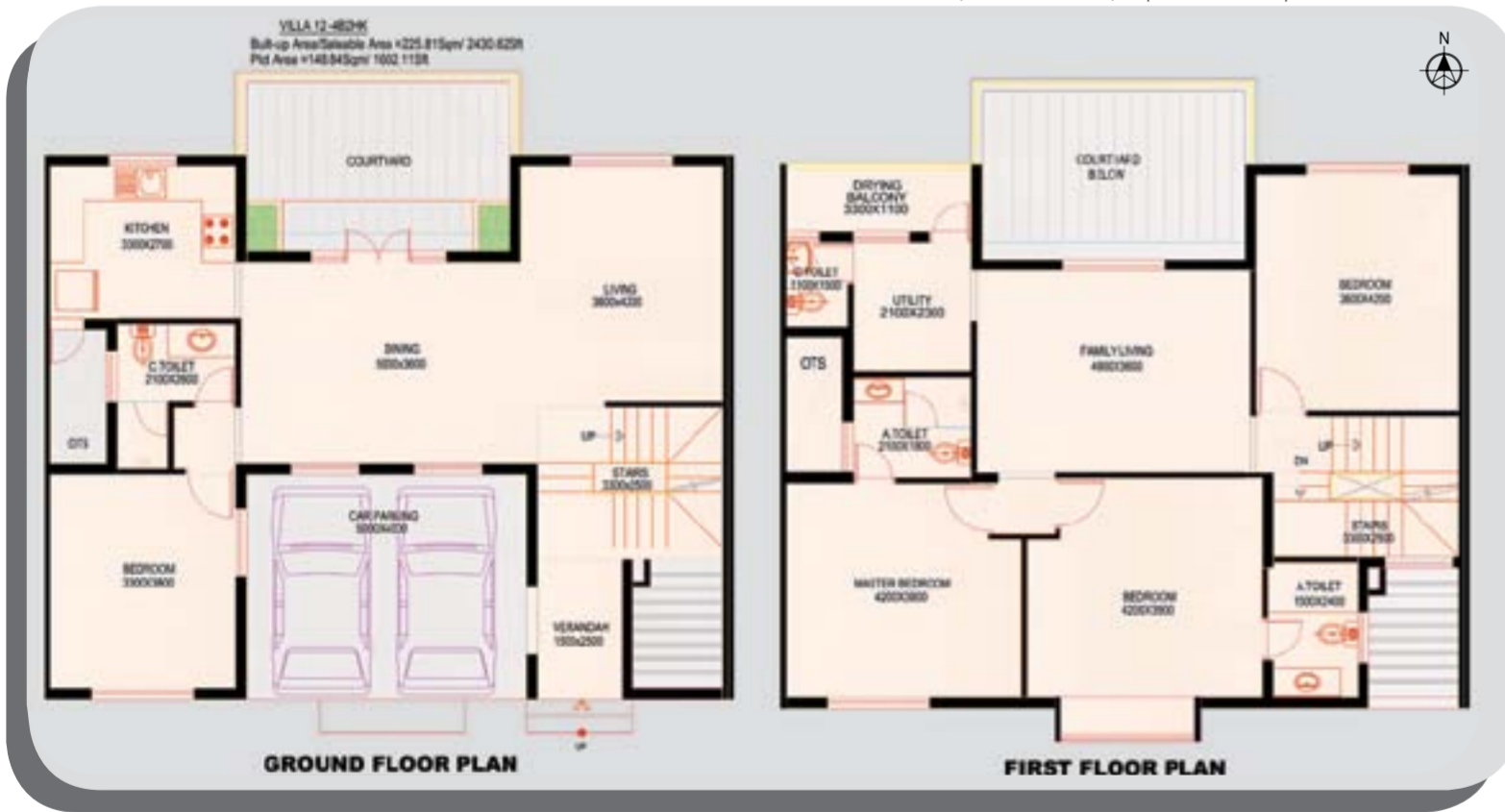
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VILLAS / ROW HOUSES

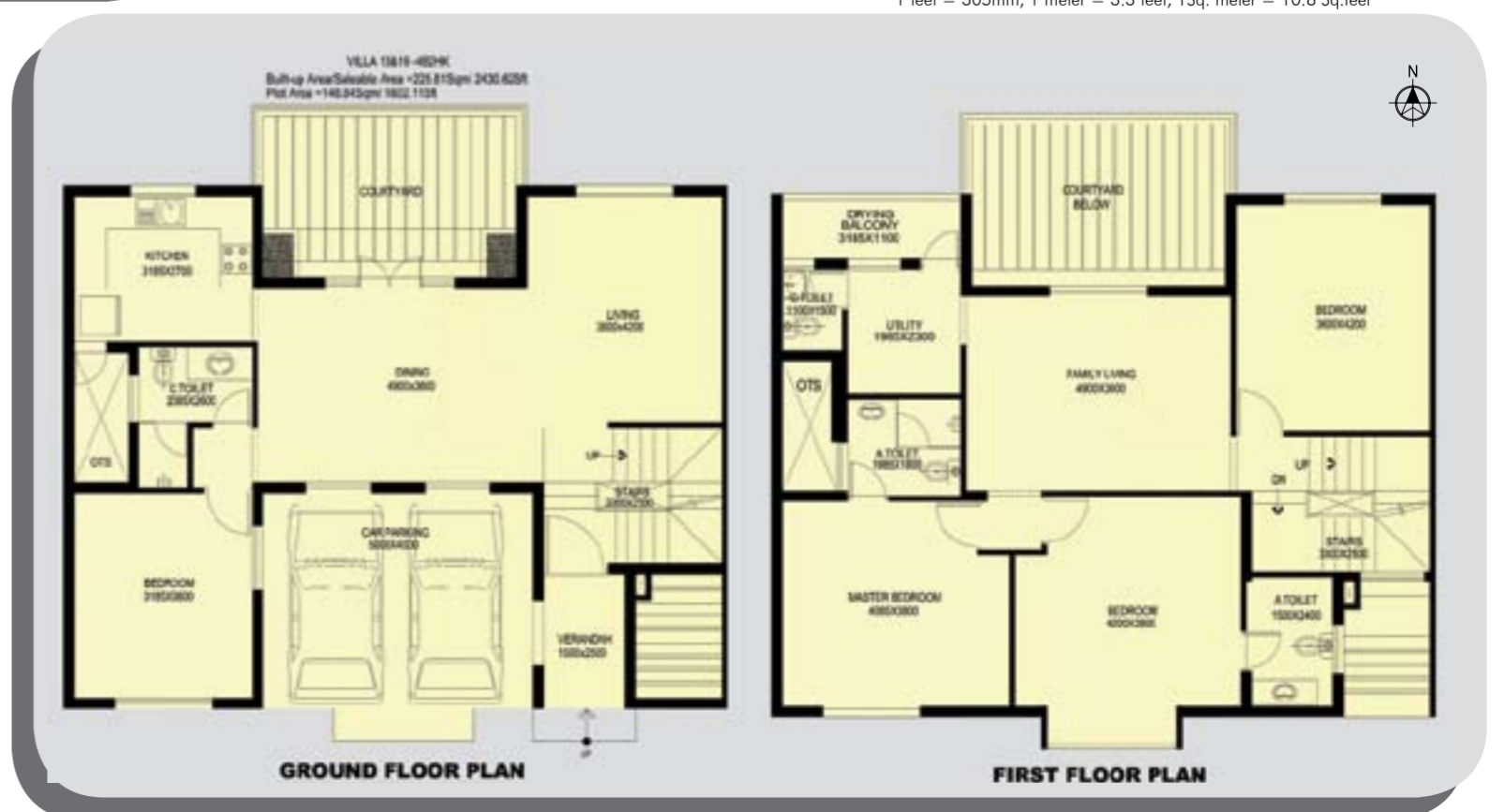
VILLAS - 12,13 & 19  
BLOCK - 51

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet

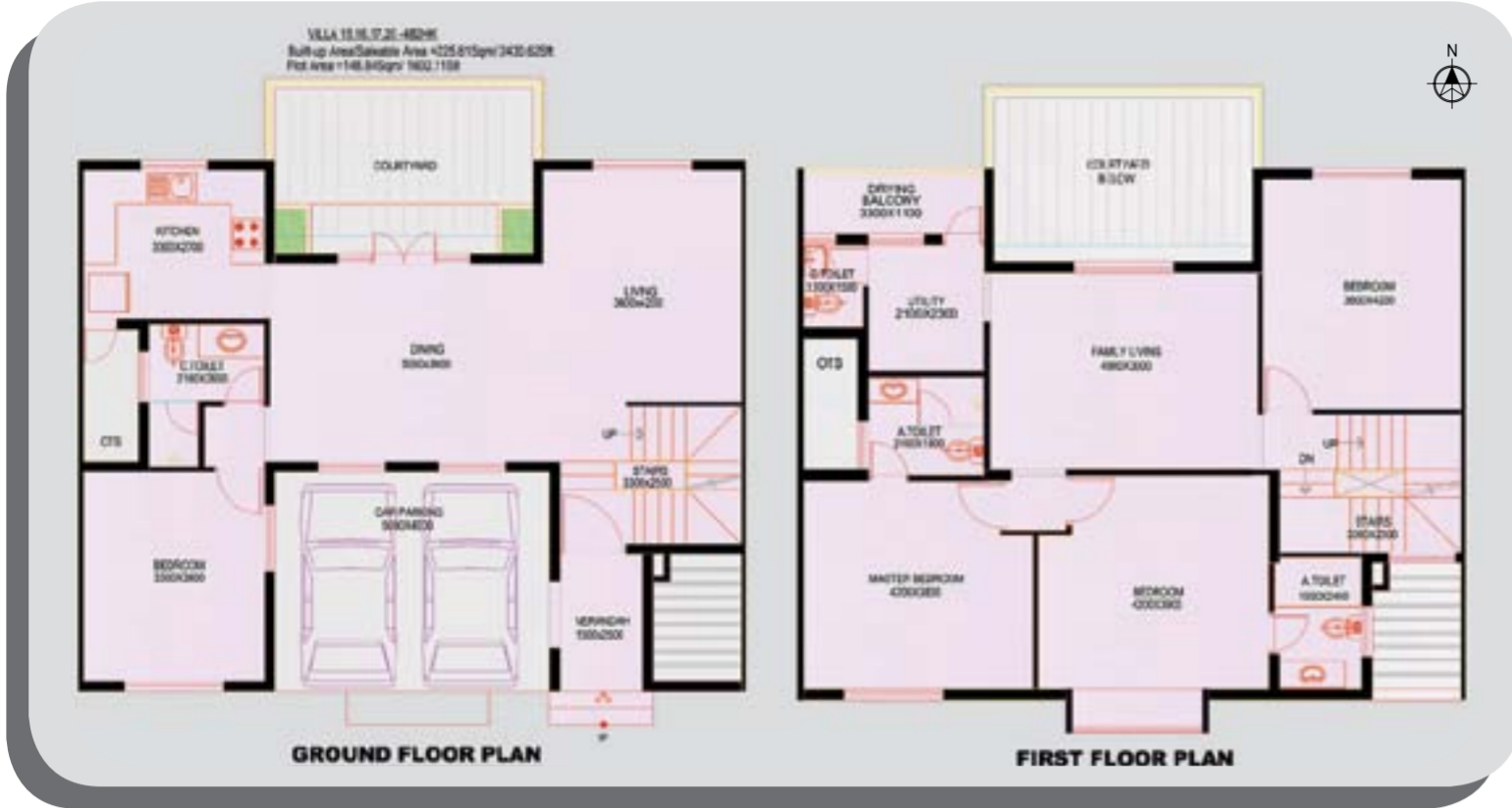
51



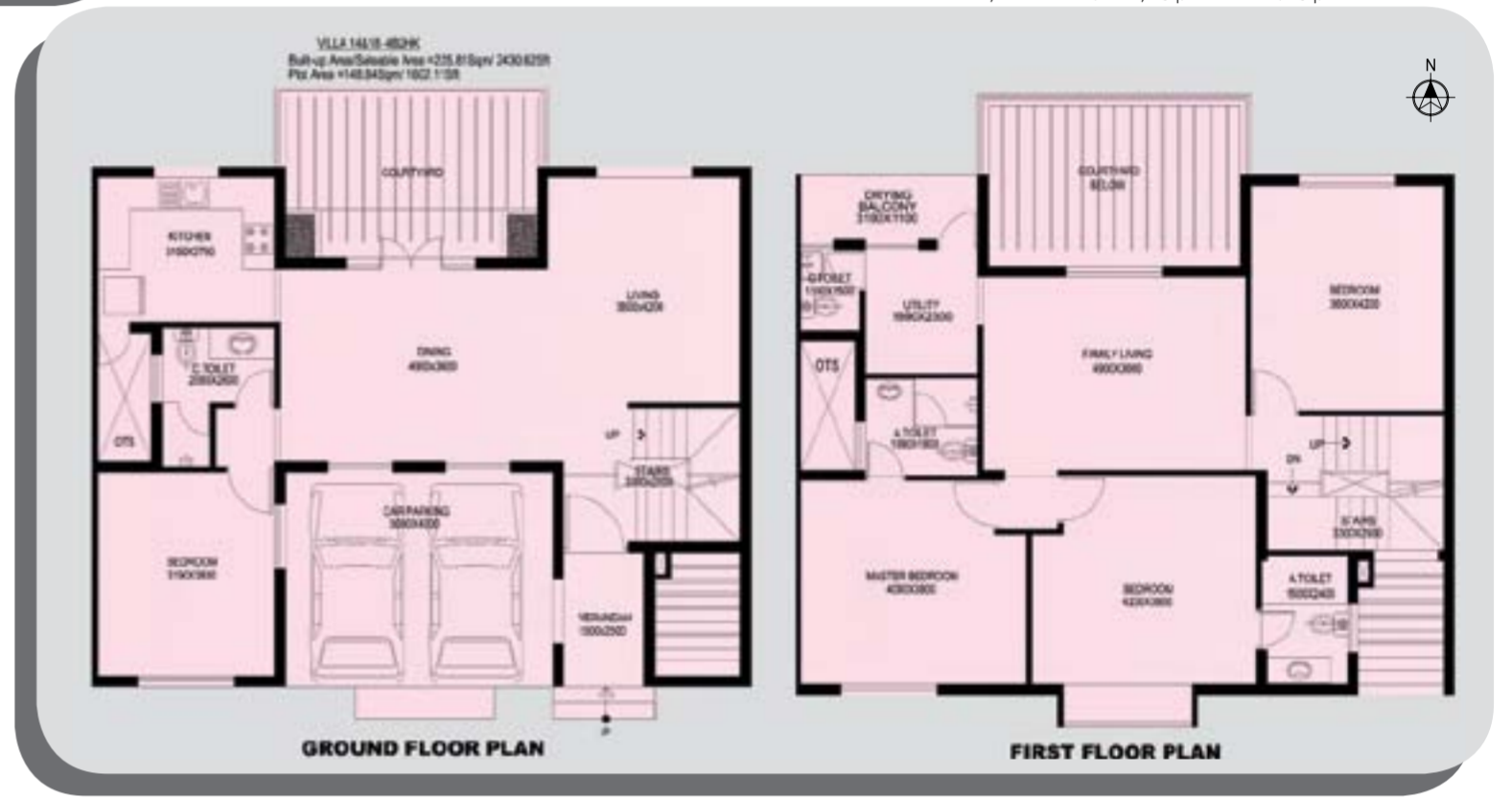
VILLAS / ROW HOUSES

VILLAS - 14&18  
15, 16, 17, 20  
BLOCK - 51

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



VILLAS / ROW HOUSES

SITE PLAN  
BLOCK-52



SITE PLAN

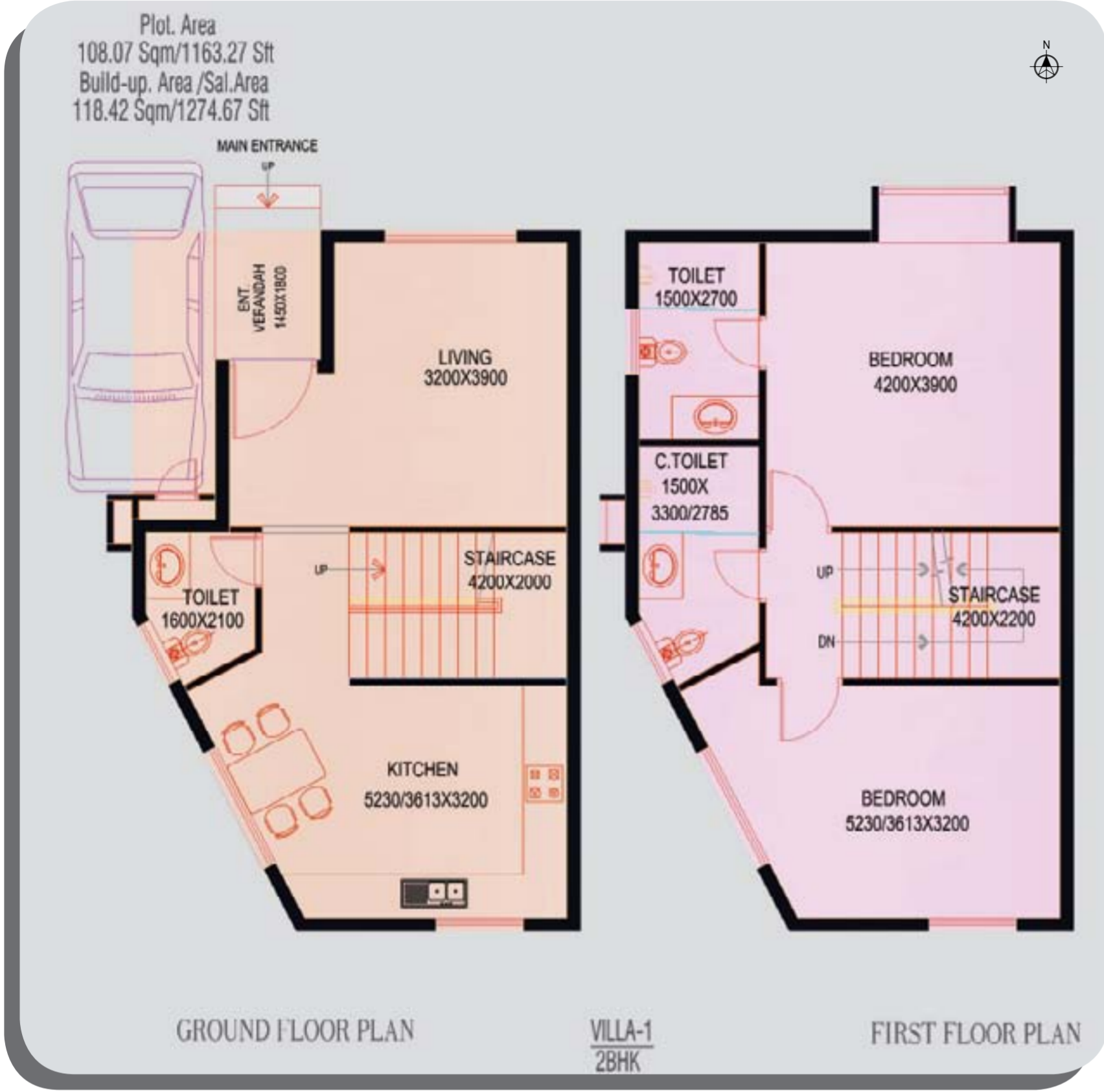
1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



# VILLA - 1 BLOCK - 52

## FLOOR PLAN

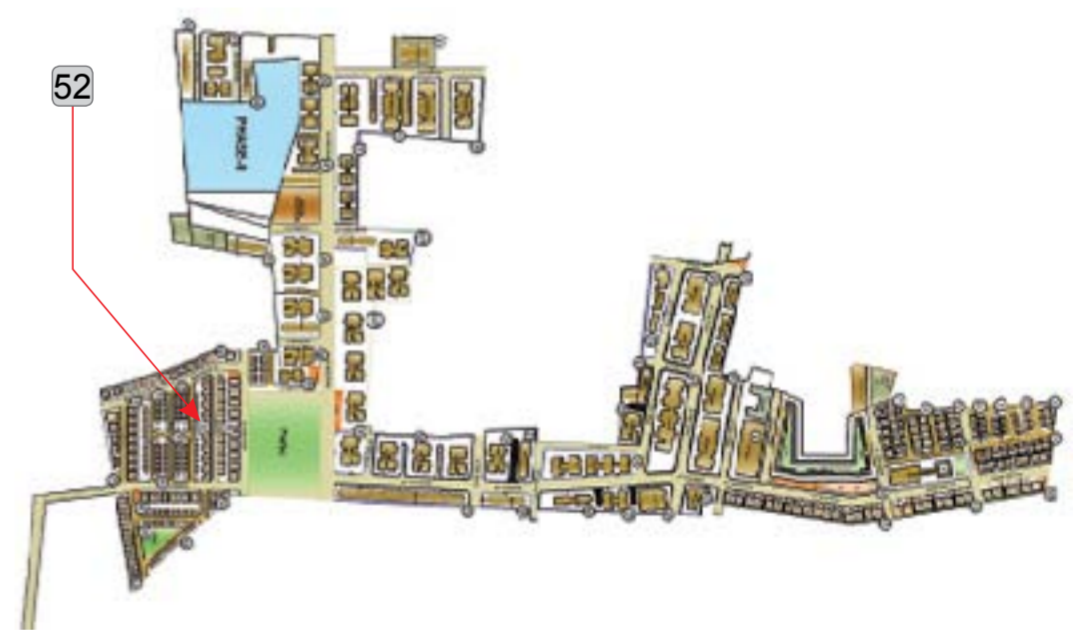
1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



# VILLA - 2, 3, 6, 9 / 4, 7 BLOCK - 52

## FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



## FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



# VILLA - 5, 8 / 10 BLOCK - 52

FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



# SITE PLAN BLOCK-57



1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



VILLAS / ROW HOUSES

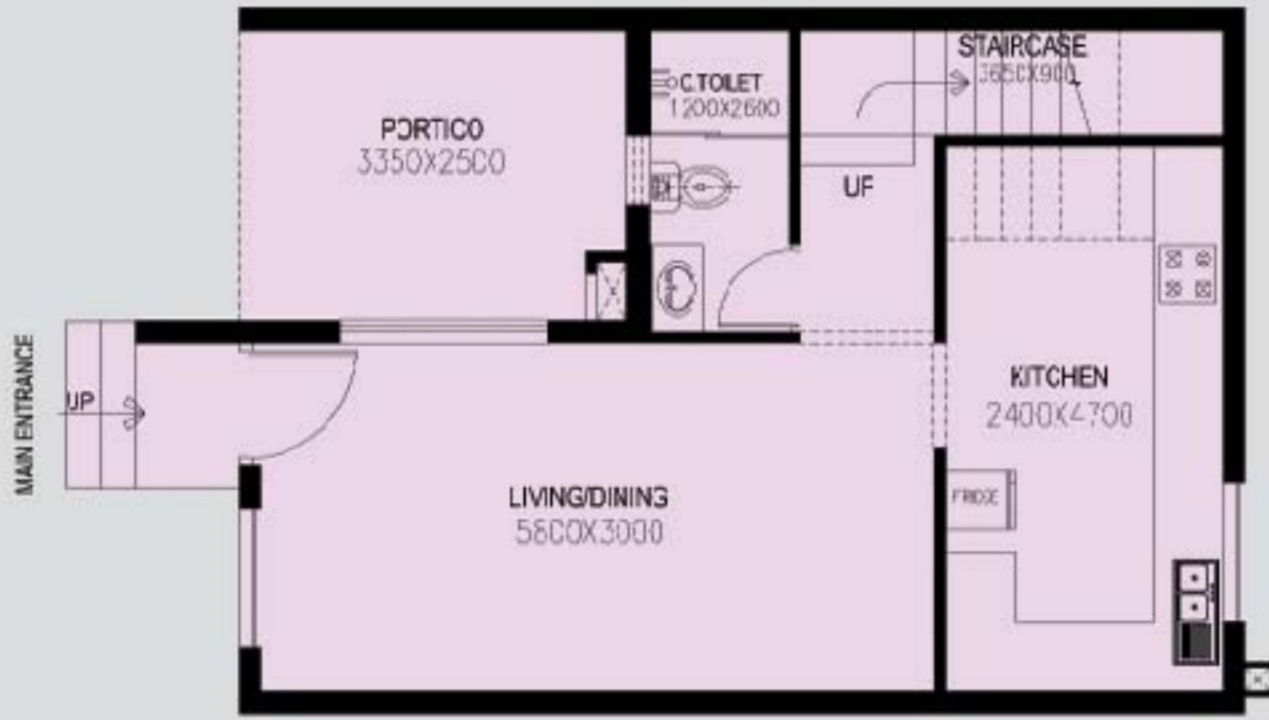
VILLA - 2  
BLOCK - 57



1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet

FLOOR PLAN

**VILLA 2 - 2BHK**  
Build up Area /Saleable Area - 118.56 Sqm/ 1276.18 Sft  
Plot Area - 75.28 Sqm/ 810.30 Sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLAS / ROW HOUSES

VILLAS 3, 15 & 4 - 14  
BLOCK - 57



1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet

FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



**VILLAS 3,15**  
2BHK  
Plot Area =74.42 Sqm/801.06 Sft  
Build-up Area  
/Saleable Area =116.18 Sqm/1250.56 Sft  
GROUND FLOOR PLAN



FIRST FLOOR PLAN

FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



**VILLAS 4-14**  
2BHK  
Plot Area =74.42 Sqm/801.06 Sft  
Build-up Area  
/Saleable Area =116.18 Sqm/1250.56 Sft  
GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLAS / ROW HOUSES

VILLAS - 17, 18-21  
BLOCK - 57



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



VILLAS / ROW HOUSES

VILLAS 22, 23 & 24  
BLOCK - 57



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



SITE PLAN  
BLOCK - 58



1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



VILLAS - 1, 2  
BLOCK - 58



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



VILLAS / ROW HOUSES

VILLAS - 3, 4, 5  
BLOCK - 58

FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



VILLAS / ROW HOUSES

SITE PLAN  
BLOCK - 61



1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq. feet



VILLA 2  
BLOCK - 61



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



VILLAS - 3, 4, 5  
ROW HOUSE 6  
BLOCK - 61



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet

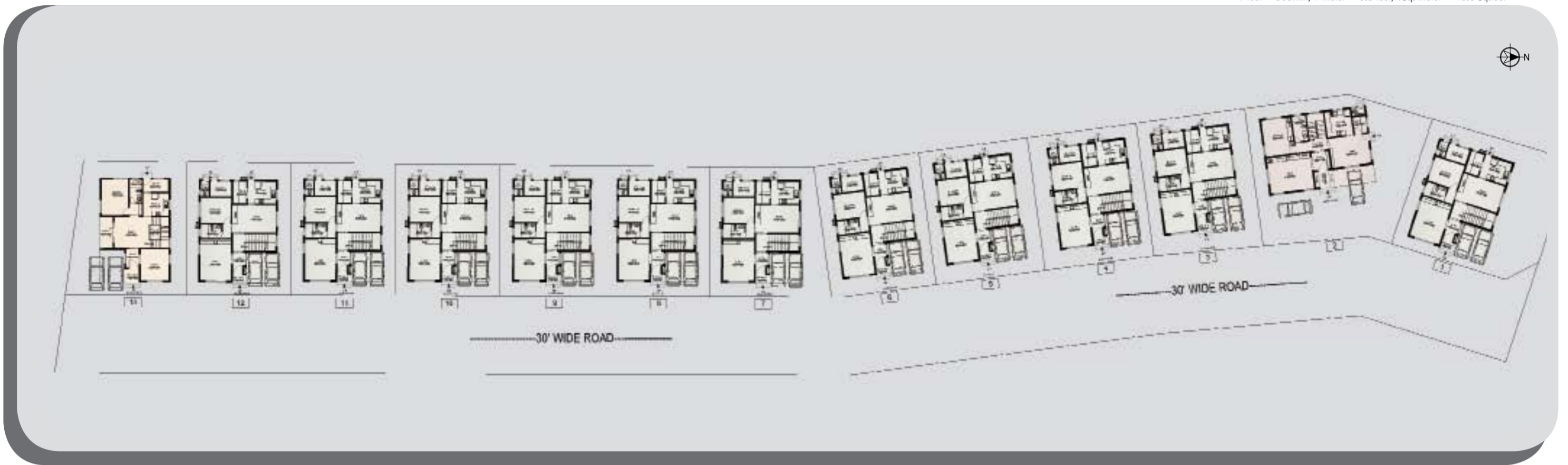


# SITE PLAN BLOCK - 62



SITE PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



# VILLA 2 BLOCK - 62



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



VILLAS / ROW HOUSES

VILLA - 1, 3 - 12 & 13  
BLOCK - 62



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



VILLAS / ROW HOUSES

SITE PLAN  
BLOCK - 64



SITE PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



VILLAS / ROW HOUSES

VILLAS - 16, 17  
BLOCK - 64



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



FLOOR PLAN

1 feet = 305mm, 1 meter = 3.3 feet, 1Sq. meter = 10.8 Sq.feet



# A sneak preview of the living spaces at Bollineni Hillside





UPVC windows and doors are every modern home's contemporary and stylish preference. Elegant and sleek they are tremendously popular because of their unbeatable advantages. Some of which are listed below:

# Window Wonders

## UPVC windows

UPVC or Unplasticised Polyvinyl Chloride, fairly known as rigid PVC, is a multi-purpose material used in various applications/utilities like doors and windows in the building industry with best of the quality and long lasting durability. Although UPVC products are more expensive than the conventional and traditional doors and windows made from aluminum and wood, their features are rather superior.

### Comforts of UPVC

- Economical and maintenance free
- Weather resistant
- Fire resistant
- Eco-friendly
- Efficient Thermal Insulation
- Sound / Acoustic Insulation
- Environment Friendly
- Energy Efficient
- Corrosion / Rotting / Warping-Proof
- Saves energy
- Excellent Thermal & Acoustic Insulation



# Tales of Porcelain

Porcelain is a ceramic material made by heating raw materials such as clay in the form of kaolin, at very high temperatures. It is derived from the Italian word 'porcellana' meaning 'cowrie shell,' as it resembles the translucent surface of the shell. Porcelain is also informally referred to as 'china' in some countries, China being its birth place. Low permeability, elasticity, considerable strength, hardness, glassiness, brittleness, whiteness, translucence, resonance and a high resistance to chemical attack/thermal shock are the main properties of porcelain.

For trade purposes Europeans defined porcelain as 'completely vitrified, hard, impermeable (even before glazing), white or artificially coloured, translucent (except when of considerable thickness) and resonant.'

### Comforts of Porcelain / Vitrified Tiles

- It is used to make table, kitchen, sanitary, and decorative wares; objects of fine art; and tiles.
- Its high resistance to the passage of electricity makes it an excellent insulator.
- Dental porcelain is used to make false teeth, caps, crowns and veneers.
- Aside from being durable, cleaning and caring for it is very easy.
- Its natural facade makes it seem handcrafted to go well with every home design from contemporary, formal, elegant to periodic.
- It is ideal for any area in the home, especially where high traffic is likely and those prone to dirt, stains, grease, spills and moisture.
- With a very wide range that it comes in terms of texture, colour and size, the design patterns and geometric layout that you could come up with are limitless.
- Being fire-resistant, it not only adds up to the value of your homes but to the security as well.
- The tile flooring of it has a denser makeup that makes it almost indestructible and more resistant if not completely resistant from moisture. This makes it perfect for tiling showers and bathrooms.



## AMENITIES



## There's happiness in the environment

Ever wondered why you tend to get poetic or feel like indulging in some painting while holidaying somewhere in a far away hill resort? Or feel energized just looking at the crystal clear river flowing across a wild life sanctuary?

The answer is simple. It's the environment having it's positive effect on you. The environment you live in contributes a lot to your overall wellbeing. The cleaner and greener it is, the healthier it makes you feel. This in turn does wonders to your state of mind. You feel uplifted. A great sense of joy envelops you.

This brings us to why at Bollineni Hillside you'll find a bounty of nature to make your surroundings beautiful and inspiring. All this complemented by modern amenities to help you live life to the fullest.



### AMENITIES

#### ClubHouse:

Indoor games, Eateries, Theatre, Coffee shop, Business centre, Swimming pools for adults and toddlers, Gymnasium, Sports Facility - tennis & badminton courts, Convenience stores, Landscaped parks and Jogging tracks.

#### Services:

Hydro pneumatic system for water supply, Piped cooking gas, RO equivalent drinking water, Water treatment plant, Garbage cum waste management, Rain water harvesting system, Power back-up to common areas and dwelling units. Cable network facility and Broadband facility.

#### Security:

Electronic Access Control, Patrolling security and 3 metre wall with electric fencing

### SPECIFICATIONS

#### Structure:

RCC framed structure with seismic zone III compliance.

#### Flooring:

Vitrified tiles in living/dining areas, bedrooms, and kitchen. Vitrified/Marble flooring in common areas and staircase.

#### Dadoes:

Designer ceramic tiles up to 7 ft ht in all toilets and up to 2 ft ht in kitchen/utility platform.

#### Kitchen:

Stainless Steel sink and Black Granite table top.

#### Main door:

Designer Teakwood frame shutters with Melamine.

#### Bedroom doors:

Designer factory made Hardwood frame polished/painted shutter.

#### Toilet doors:

Designer factory made Hardwood frame shutter with PVC lamination.

#### Interior:

Alteck-finished walls with plastic emulsion; woodwork with synthetic enamel/French polish.

#### Exterior:

Acrylic cement based paint and texture finish in certain areas.

#### Plumbing & Sanitary:

Imported or Jaquar/equivalent CP fittings.

#### Toilet Fittings & Accessories:

Imported or Hindware equivalent porcelain fittings. All toilets, corridors/passages with false ceiling.

## Schools. Right next door

Feeling at home during a class is something only children at Bollineni Hillside deserve. Thanks to a well recognised school right in the township.



Bala Vidya Mandir

## Clubhouse... or call it your recharging station

It's 1.7 acres of sheer unwinding pleasure. Of which 0.85 acre is built-up area with four floors. There's so much to do at the clubhouse. Dive into the swimming pool which is half the size of an Olympic. Grab a racquet and try your skills at badminton and squash. If your idea of relaxation is to not tire the body, then sit back with a book in the library, spend a quiet evening at the bar or catch a movie at the mini theatre. You could even choose to rejuvenate yourself at the yoga and meditation hall, followed by some pampering at the spa. If cuisine calls, there's a restaurant too. Apart from all these facilities, the clubhouse has guest rooms, a huge banquet hall, saloon, children's play area and of course, an administration office to ensure all your needs are well taken care of.

## Bank Loans.

### Loan Ranger

#### Eligibility for Home Loans

Minimum Age: 18 years as on the date of sanction  
Maximum Age: 70 years (i.e. the age by which the loan should be fully repaid)  
Availability of sufficient, regular and continuous source of income for servicing the loan repayment.

To enhance loan eligibility you have the option to add:

1. Income of your Spouse / Son / Daughter, provided they have a steady income (differs from bank to bank)
2. Expected Rent accruals, if the house / flat being purchased is proposed to be rented out.
3. Regular Income from all sources

#### Loan Amount

1) Income Based: For Individuals with

Net Annual Income	EMI / NMI Ratio
Up to Rs. 2 Lacs	40%
Rs. 2 Lacs to Rs. 5 Lacs	50%
Above Rs. 5 Lacs	55%

EMI: Equal Monthly Installments  
NMI: Net Monthly Income

2) Property Based: 70 - 85% of the Project Cost (Sale Consideration + Registration cost), varies from one institution to another.

"Lesser of the two will be eligible Loan Amount"

#### Documents Required by Bank for Home Loan Approval

##### If you're salaried

1. Application form with photograph
2. Proof of identity (PAN/Passport/Driving License/Voter ID Card - any two of these)
3. Proof of Residence (Ration Card/Electric Bill/Telephone Bill/Gas Connection/Bank Account Statement/Passport/Letter from Employer - any one of these)
4. Salary Slip - Last 3 to 6 months
5. Form 16 - Last 1 to 2 years
6. Last 6 months' Bank Statement with evidence of salary credited
7. Employer ID Card/Photocopy of Letter from Employer
8. Details of loans already availed, EMIs, Bank Statement
9. Processing Fee (Cheque)

##### If you're self employed

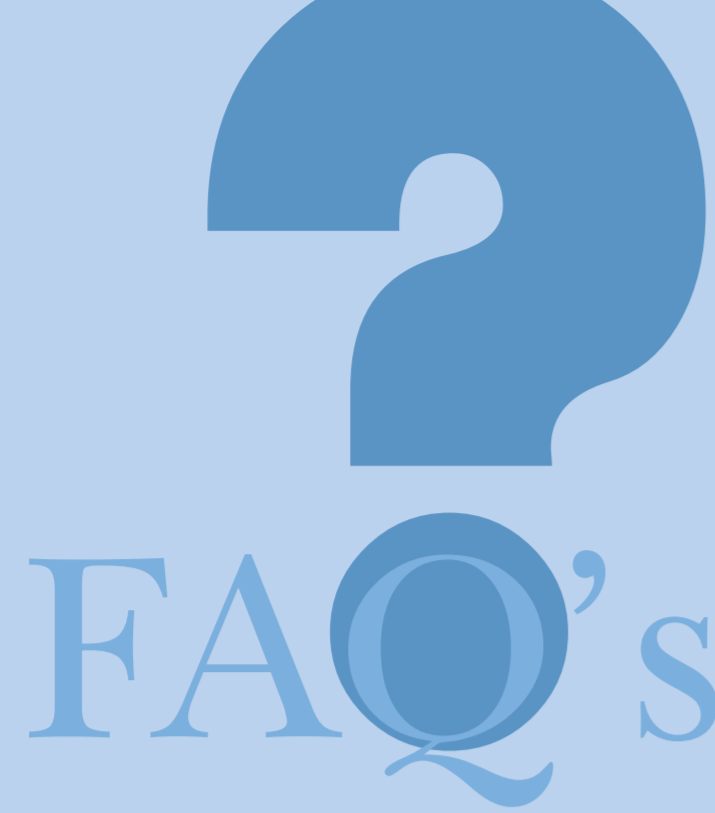
1. Application form with photograph
2. Proof of identity (PAN/Passport/Driving License/Voter ID Card - any two of these)
3. Proof of Residence (Ration Card/Electricity Bill/Telephone Bill/Gas Connection/Bank Account Statement/Passport/Letter from Employer - any one of these)
4. Educational Qualification Certificates/Proof of Existence of Business
5. Brief Profile of Business
6. Last 3 Years' IT Returns (Self and Business)
7. Bank Account Statements of the Business
8. Last 2 to 3 years of Profit/Loss and Balance Sheet
9. Processing Fee (Cheque)

Loan amount (in Rs.): 1,00,000

RDI	5 Years	7 Years	8 Years	10 Years	12 Years	15 Years	20 Years
8.00%	2,876.84	1,888.81	1,486.82	1,286.76	1,138.89	1,014.27	898.73
8.25%	2,907.98	1,921.82	1,478.82	1,280.33	1,132.16	1,008.19	895.57
8.50%	2,939.18	1,954.80	1,471.00	1,273.86	1,126.37	1,002.22	892.13
8.75%	2,970.42	1,987.33	1,463.22	1,267.70	1,120.48	996.36	888.52
9.00%	2,999.70	2,019.42	1,455.42	1,261.81	1,114.88	990.61	884.82
9.25%	3,029.03	2,051.06	1,447.68	1,256.20	1,109.57	984.96	881.04
9.50%	3,058.40	2,082.35	1,439.90	1,250.85	1,104.54	979.46	877.28
9.75%	3,087.80	2,113.28	1,432.08	1,245.75	1,099.78	974.09	873.53
10.00%	3,117.32	2,143.85	1,424.22	1,240.89	1,095.28	968.84	869.79

Project approved by

Contact our customer care for further assistance.  
Toll free: 1800-425-7979 Email:support@bollinenihillside.com



**CMDA approved project.**  
**Work in full progress.**  
**Delivery from Mid 2011 onwards.\***

**What is the payment schedule?**

To book any unit, you have to first pay the initial booking amount, followed by rest of the payments as per 'the Construction Linked Plan', as mentioned in the table.

APARTMENTS		VILLA / ROW HOUSES	
Initial Booking amount	5%	Initial Booking amount	5%
Within 30 days of booking	10%	Within 30 days of booking	10%
At the time of completion of Foundation	15%	At the time of completion of Foundation	20%
On casting of stilt floor	10%	On casting of ground floor	20%
On casting of 1st floor slab	10%	On casting of 1st floor slab	15%
On casting of 2nd floor slab	10%	On completion of plastering	15%
On casting of 3rd floor slab	10%	On completion of infrastructure of township	10%
On casting of 4th floor slab	10%	At the time of possession	5%
On plastering	10%		
On completion of Infrastructure of township	5%		
At the time of possession	5%		
<b>Total</b>	<b>100%</b>	<b>Total</b>	<b>100%</b>

**What is Bollineni Hillside?**

Bollineni Hillside is an integrated residential township spread across 92 acres, about 50 percent is open space. With a lush green hill and serene lake named Arasankalani in its vicinity, Bollineni Hillside promises residents a fresh, unpolluted environment.

The township has been planned in two phases. The first phase will be spread over 52 acres with more than 1300 dwelling units. To suit varying budgets and needs, these units will comprise one to five BHK, aesthetically designed Independent Houses (Villas and Row Houses) and Spacious Apartments.

**Where is Bollineni Hillside located?**

The project is coming up in Chennai, a Metropolitan city, which is culturally rich and thriving on economic activities, spanning from the burgeoning IT sector to global Automobile manufacturing units.

Located off OMR (Old Mahabalipuram Road), better known as IT corridor, Bollineni Hillside has various advantages like easy access to Chennai International Airport and the main business districts. Besides, Bollineni Hillside has major IT companies operating in its vicinity.

**Important locations and their approximate distances from**

- Bollineni Hillside:
- TIDEL Park: 17 KM
- Airport: 20 KM
- GST Road: 14 KM
- Global (Tamil Nadu) Hospital: 3 KM
- East Coast Road: 7 KM
- Mount Road: 20 KM

**What are the Features of Bollineni Hillside (Phase-I)?**

- No of Blocks: 64
- No of Apartments: Approx 1000 (One BHK to Five BHK)
- No of Villas: Approx 300 ( One BHK to Five BHK )
- Options available for modular kitchens and wardrobes, bathrooms and other fittings
- Estimated to be completed by mid 2011

**What Amenities will I get at Bollineni Hillside?**

In addition to abundant greenery and a pollution free environment, Bollineni Hillside offers a host of facilities like club, gymnasium, swimming pool, sports facilities, eateries, business and meeting rooms. To make life more comfortable Bollineni Hillside will have power back up, double lifts and constant supply of RO equivalent water for its residents. Safety is of prime concern and therefore every house and apartment will be equipped with security access cards, besides round the clock security arrangements for the township.

**Who are the Developers of Bollineni Hillside?**

Bollineni Hillside is a project of BSCPL Infrastructure Ltd (B Seenaiah & Co Projects Ltd). The company has an impressive track record with many prestigious infrastructure projects in India and abroad to its credit. These comprise highways, bridges, airport runways, including the expansion of the Port Blair Airport in Andaman Islands.

BSCPL also has in its fold, the completion of the Kabul- Kandahar Highway in association with international agencies. Besides construction, the company has made a significant mark in the healthcare sector as well. BSCPL owns and runs three hospitals, including KIMS (Krishna Institute of Medical Sciences), a super speciality medical care centre in Hyderabad.

**Who are the Architects and Engineers of Bollineni Hillside?**

M/s. CRN (C.R Narayan Rao) are Architects of Bollineni Hillside Phase - I. A well known name in South India, CRN is comprised of a team of over

450 full time, experienced architects, engineers and quantity surveyors. Besides earning a reputation in the government sector, CRN enjoys the patronage of a number of reputed clients in the private sector like Infosys, WIPRO, TCS, Ashok Leyland and others.

Also providing their services to Bollineni Hillside are M/s. Kharche & Associates, a leading architectural firm in South India. With their focus on a modern design paradigm, Kharche & Associates have commissioned a number of large scale commercial, IT/ITES, Hospitality, Residential and Institutional projects in India.

Recipient of the 'Excellence in Architecture' award for 2001 from the Government of Tamilnadu, their prior experience include projects for clients such as DLF Universal, ETA Star Properties, K.Raheja Group, HCL, Satyam Computers, Marg Limited, Maytas, Britannia, Raymond's, Apollo Tyres and others.

**Who are the builders of Bollineni Hillside?**

To fulfill our commitment to stringent quality, timeline and providing best value to customers, BSCPL, the promoters, have taken up the construction of Bollineni Hillside themselves. BSCPL's team of dedicated engineers and quality inspectors are involved in each and every detail of the project.

**What's the status of the project?**

BSCPL has planned to complete the construction and make the dwelling units ready for delivery to its first set of customers by mid 2011 onwards. As of Oct '2010, about 16,00,000 sq. ft of construction has been grounded and about 5 lacs sq. ft near finishing and handing over.

**What are the Ownership Rights?**

The residential units at Bollineni Hillside are freehold ownership as per the current rules and regulations of the government

**What is the price composition of Residential Units at Bollineni Hillside?**

Price of the units are revised and declared from time to time depending upon the market and economic scenario. The price of any unit will have the following components:

An apartment in mid rise buildings has three price components:

- A) Basic price per sq. ft for Super Built Up Area
- B) Price towards other components including car park, clubhouse, electricity/water and corpus fund
- C) Various taxes and government levies like stamp duty, registration, VAT, service taxes, etc.

An independent house, i.e. a villa or row house will have the following components:

- a) Basic price of a Villa or Row House, comprising plot area, built up area and car park
- b) Price towards other components including club house, electricity/water and corpus fund towards maintenance
- c) Various taxes and government levies like stamp duty, registration, VAT, service taxes, etc.

**What are the education, healthcare and entertainment facilities available in the vicinity of Bollineni Hillside?**

Bollineni Hillside Phase-I will have two same branded schools to provide education up to Standard XII. Besides, there are a number of higher educational institutions in the proximity of the township. Satyabama University, Mohammad Sathak College and Hindustan University are some of them.

There are well equipped hospitals like Global Hospital, Chettinad Hospital and Lifeline Hospital in the vicinity of the township.

To entertain family and guests, enough space and facilities are provided within the township.

MGM, VGP and Mayaajal are few favourite destinations for entertainment located very close to Bollineni Hillside.

**Is a Down Payment Option available?**

Yes, we have down payment options available which changes from time to time depending upon financial market and stages of construction.

**Is Finance available to the buyers for this project?**

BSCPL has been approached by many banks and housing finance companies for extending finance facility to customers. Almost all the major banks have approved the project for lending to customers, as per their eligibility criterion.

At BSCPL, we have a dedicated team to help our customers with all documentation requirements for speedy disbursement.

**Is the project approved by the Chennai Land Department?**

Yes, Bollineni Hillside Phase I is duly approved by PPD (Local Authority) vide Letter no L1/8604/94. As per our Corporate Philosophy, we enter into agreement with customers only for approved units.

**Who will Maintain the Township?**

The township will be managed by the Bollineni Hillside Owner's Association. BSCPL will enter into an agreement with the Association and Residents to maintain the Township for the first 15 years.

**What are the Maintenance charges for Bollineni Hillside?**

The charges will consist of two components:

- a) Maintaining buildings of residents
- b) Maintaining the township and common areas. The maintenance fee has not yet been fixed as this depends on various factors during maintenance. However, as per the market practices, it is likely to be Rs. 2 per sq.ft per month (approximately).

**Can I sell my property to a third party?**

Yes, the property at Bollineni Hillside is completely transferable to a third party, at any stage after one has paid 40 % of the value. The transfer is subject to government levies and taxes applicable from time to time.

**Do apartments and houses have Undivided share of Land component?**

Yes, the buyer will have proportionate share of land transferred to him by way of registered sale deed. In case of independent houses, the complete land portion occupied by the house will be transferred by way of sale deed.

**What is the transfer fee?**

BSCPL will charge a minimal administrative fee @ Rs 50 per sq. ft for transfer of booking. The charges may vary from time to time.

**Can BSCPL assist me in leasing my newly acquired Apartment?**

Yes, BSCPL has a dedicated team to assist customers in finding the best rental value along with proper documentation and security of their properties. This exclusive service will be available at very minimal service charges.

**I would like to purchase a dwelling unit in Bollineni Hillside. What should I do now?**

You need to follow a very simple process:

1. Contact:
  - Manager, Sales Division
  - BSCPL Infrastructure Ltd
  - Nookampalayam, Perumbakkam Road,
  - Sithalapakkam Post. Chennai 600 073.
  - Mobile: +91 96000 44443, +91 96001 44442, +91 9094044492
  - Tel: 91 44 2277 5555 Toll free no: 1800 425 7979
  - e-mail: sales@bollinenihillside.com
  - Web: www.bollinenihillside.com
2. Fill the reservation form along with a cheque / DD in favour of "BSCPL-LICHL-ESCROW A/C" PAYABLE AT CHENNAI towards booking amount @ 5 % of value of the property
3. Visit our model flat at the site and experience the quality of our construction, and the quality of life you would experience at Bollineni Hillside.

**Work in progress**







**BSCPL Infrastructure Ltd.** Nookampalayam, Perumbakkam Road, Sithalapakkam. Chennai - 600 073.

**Landmark:** Behind Sathyabama University, Off OMR, Via Semmancherry, Chennai.

**Contact Details:** Tel: + 914422775500 M: + 919600044443, + 919600144442. Toll free No.: 1800-425-7979  
E-mail: [sales@bollinenihillside.com](mailto:sales@bollinenihillside.com) Website: [www.bollinenihillside.com](http://www.bollinenihillside.com)

Pictures, dates and numbers featured in this magazine are purely indicative. For specific queries, contact BSCPL.