



**Crafting not just homes... but happiness too !**



Commitment and dedication are the factors that steer an organization beyond boundaries. These two aspects were the prime factors that framed RB Foundation Private Limited right from its humble beginnings way back in 1979 in the field of Hardware technology. Following the success of our initial venture, in 1990 we as a team were committed to make vast developments in the field of Real estate business. With over 10 layouts and 500 plots sold paving new horizons, we established ourselves as 'RB Foundation' on 2010. Since then, RB Foundation has completed over 15 projects that comprise 250 homes and earned us over hundreds of valuable clients who stand testimony to our immense growth.

A highly skilled team, ethical business practices, transparency and customer-first-approach enable us to create new benchmarks every time. RB Foundation Private Limited is in the process to augment its development with bigger prestigious projects to make a mark not just in Chennai but across the nation.



  
**BAGYA GRAND**  
*Medavakkam*

Set seamlessly amidst essentials that make up for an enticing urban lifestyle, Bagya Grand located adjacent to Velammal NewGen School at Vadakupattu, Medavakkam, possess all attributes that make up for a wholesome living experience. Engulfed with lush green spread, this address is a portrayal of spacious living with its lavish 3 bhk. With state-of-the-art specifications and luxurious finishes adorning the entire project, Bagya Grand embedded with 30 apartments is all set to script a new edition of concrete fairy tale.

**Welcome home to experience the grand way of living.**

**30 Luxury Apartments • 3BHK**





## Amenities

- Inner Courtyard ensuring 4-sided ventilation for all the apartments
- Well-equipped Air-conditioned Gymnasium
- 24/7 security & surveillance camera in common areas
- Roof Top garden
- Elevator
- Common area Power Backup

Designed to accommodate all the pleasures and comforts of an elite living, Bagya Grand is all about the blend of comfortable living spaces and its attributes that keeps you indulged all day through. The project is thoughtfully designed to ensure a fine living experience. The inner courtyard typically promotes community living and ensures four sided ventilation allowing ample natural light and air to embrace every corners.

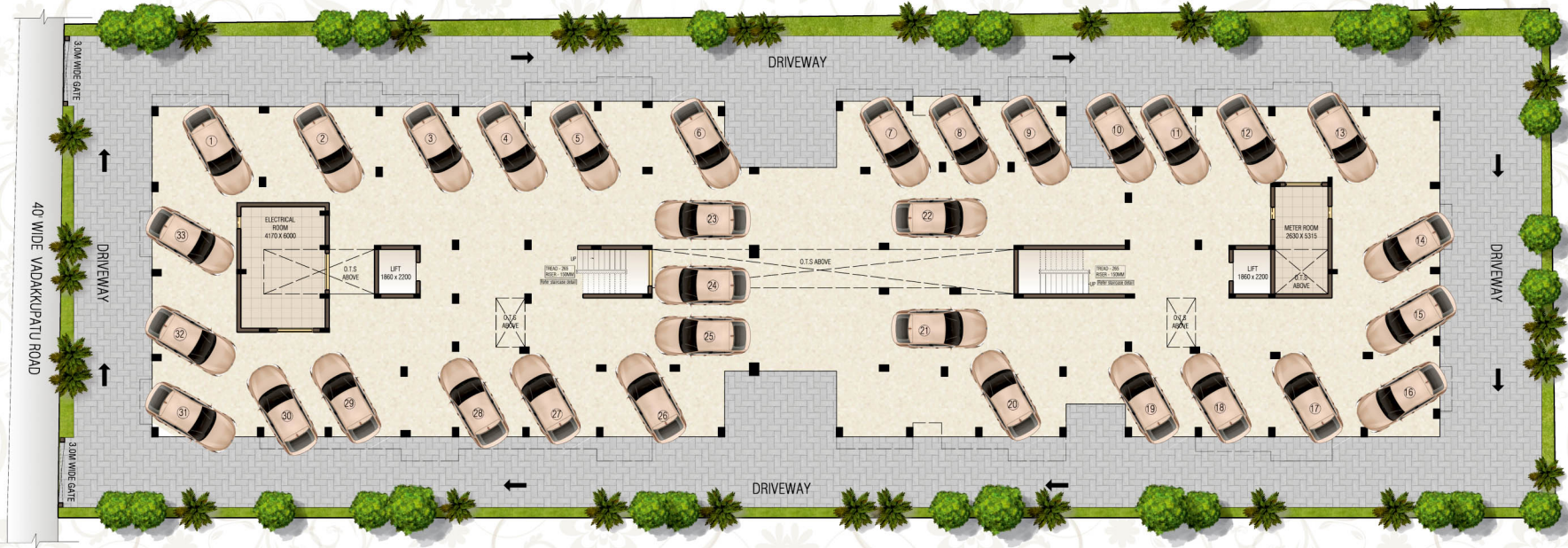
Bagya Grand is embellished with a well-equipped air-conditioned gymnasium, roof top garden and 24/7 security with surveillance cameras in common areas to ensure safety.

Indulge... the grand way!



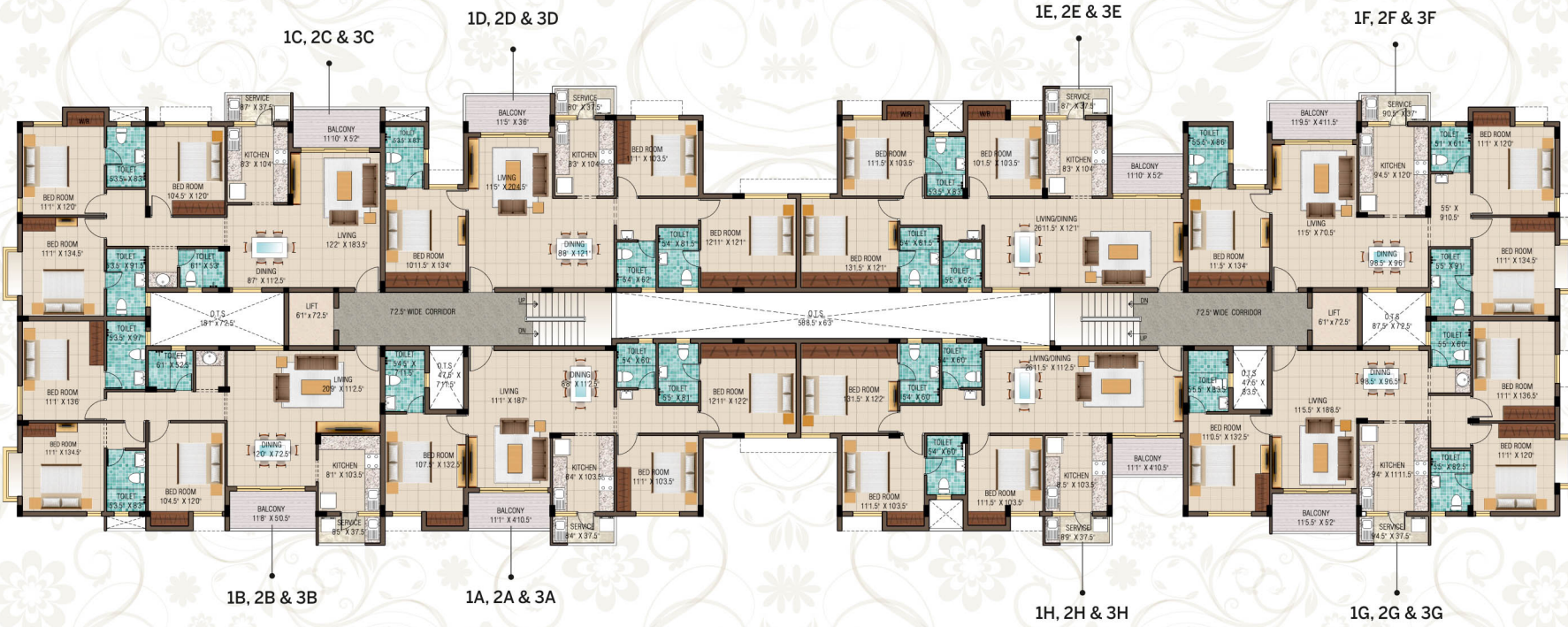


# (VELAMMAL NEW GEN SCHOOL)



Site Plan





Typical Floor Plan  
1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floor





Typical Floor Plan  
4<sup>th</sup> Floor





## Specifications

### SUB STRUCTURE AND SUPER STRUCTURE

- Pile Foundation and Single Basement as per Structural Design.
- RCC Framed Super - Structure as per Seismic Zone 3 Compliance with Aerocon Bricks as per the consultant

### FLOORING & SKIRTING

- 2'x2' Matt vitrified Tile Flooring and Skirting for living and Dining
- Anti-skid Tile flooring & skirting for Kitchen, Bathroom, Utility & Balcony (Kajaria brand)

### KITCHEN & UTILITY

- Glazed wall tiles above kitchen counter slab up to 2 feet high
- Granite 20mm Counter top with stainless Steel Single Bowl Sink
- Provision for Exhaust Fan and RO System for purified Water (Purified water for drinking/cooking for better health)
- Provision for Inlet / Outlet of Washing Machine

### BATHROOM WALLS & CEILING

- Wall tiles up to 7 feet height or if possible we will fix it up to ceiling level for future maintenance

### COMMON AREA FLOORING

- Ground floor Lift Cladding : Granite/ Equivalent
- Other floors Corridors : Granite Tiles (U)
- Terraces : Weather Coarse and Pressed Clay Tiles
- Driveways : Interlocked Paver Blocks

### BATHROOM

- CP Fittings : JAGUAR or equivalent
- Wash basin : JAGUAR or equivalent
- EWC : JAGUAR or equivalent

### DOORS & LOCKS - MAIN DOORS INTERNAL DOORS & WINDOWS

- Main Door : Teak Doors with Teak Frame (U)
- Bedroom Doors : Pre-engineered Flush Doors
- Bathroom Doors : Laminated Pre-engineered Flush Doors
- Balcony Doors : Wooden french doors
- Locks : Godrej double lock lever key system for Main Door and single lock lever key system for Internal Doors

### PAINTING

- Interior Walls : Plastered & Double Putty Finished Walls with One Coat of Primer and Two Coats Premium emulsion
- Ceiling : Plastered & Double Putty Finished Ceiling with One Coat of Primer and Two Coats Premium emulsion premium emulsion (Ensures smooth ceiling for people not opting for false ceiling)

### PAINTING

- Exterior Walls : Plaster finished with Weather Proof Emulsion Paint. Texture Paint as decided by architect (U)
- Staircase Walls : Two coat putty, Single coat Primer & Single Coat of Plastic Emulsion
- Basement Walls : Stilt Floor Ceiling and Common Area Columns and Walls

### WATER - PROOFING

- Waterproofing in Bathroom, Terrace, Balcony & Utility

### ELECTRICAL & HVAC

- All internal and external PVC Conduits with ISI brand wire, Modular switches of CRABTREE or equivalent
- 3 Phase connection for each apartment with DB Box Havells

### ELECTRICAL POINT MATRIX

- Living: 2 light points + Chandelier Point = 1 Fan point + 1 FO Point + 2 (6A) points + 2 (16A ) AC points
- Dining - 2 light Points + 1 Fan point + 1 AC point + 1 (6A) +1 (16A) AC point
- Bedroom - 2 light points + 1 AC point + 1 FO point + 1 (6A) + 1 (16A) AC point
- Toilet - 2 light points + 1 EO point + 1 Geyser point + 1 (16A) point
- Kitchen - 1 light point + 2 (16A) points + RO point + 1 (6A) point
- Utility - 1 light point + 1 (16A) point
- Balcony - 1 light point + Ceiling Fan + 1 (6A) point + Provision for Inverter

### COMMUNICATION / ENTERTAINMENT

- Standard ISI wiring for Telephone / Internet connectivity / Provision for DTH Connectivity on the Terrace
- Video Door Phone

### WINDOWS

- UPVC Double Glazed Windows
- Grills for all Windows (U)

### ELEVATOR

- Elevator from international brand from leading company
- Machine Room Less Elevator (Less power consumption & take less space in a building)

### POWER BACK-UP

- Provision for Inverter (U)
- Common Areas - Power Back-up

### PLUMBING

- All internal Plumbing in CPVC pipes, External in UPVC /PVC pipes

### RAILINGS

- Balcony Railing - protection as well as improves aesthetics of the balcony
- Staircase Railing



## Route Map

Not to scale



## Location Indicators

Medavakkam Koot Road	1 km
Velammal NewGen School	0 mts
Ravindra Bharathi International School	3.5 kms
Vels University	3.7 kms
San Academy	3.5 kms
IT Hub	3.5 kms
St. Johns Public School	4 kms
Quaid E Milleth College	1.9 kms
Asan Memorial College	3.7 kms
Arun Hospital	2.5 kms
Mela Tirupati Temple	1 km
Meenambakkam Airport	11.2 kms

**BAGYA GRAND**

Developer



Site



Architect

Lavanya & Shankar  
ARCHITECTS

Project Approved by all  
Leading Banks

Certified by





**RB Foundation Pvt.Ltd**

CERTIFIED COMPANY

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