



Radha  
Vallabh  
MYLAPORE

WHERE LUXURY IS  
A WAY OF LIFE!





**Bhaggyam**



## THE HERITAGE OF BHAGGYAM

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Bhaggyam Radha Vallabh originates from the Bhaggyam lineage, a brand with a rich history spanning forty years. Founded on the pillars of trust, what keeps us ahead is our commitment to excellence, pioneering ideas, and ethical conduct. Throughout our eventful journey, we take pride in having built first-in-class residences throughout Chennai, setting new benchmarks in the industry.

Our highly skilled and dedicated team brings a wealth of experience.

Every project is a new milestone in the industry and is much appreciated. We have a strong focus on innovation and are committed to quality and integrity.

## PURSUIT OF PERFECTION

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We collaborate with top-of-the-line architects, engineers and craftsmen to make sure that every aspect exudes elegance and exclusivity.

Premium materials, cutting-edge technology, and innovative design concepts strike the perfect balance between comfort and functionality.

Moving us closer to our goal of perfection.





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## A HOME THAT RESONATES WITH DIVINE ENERGY

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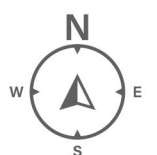
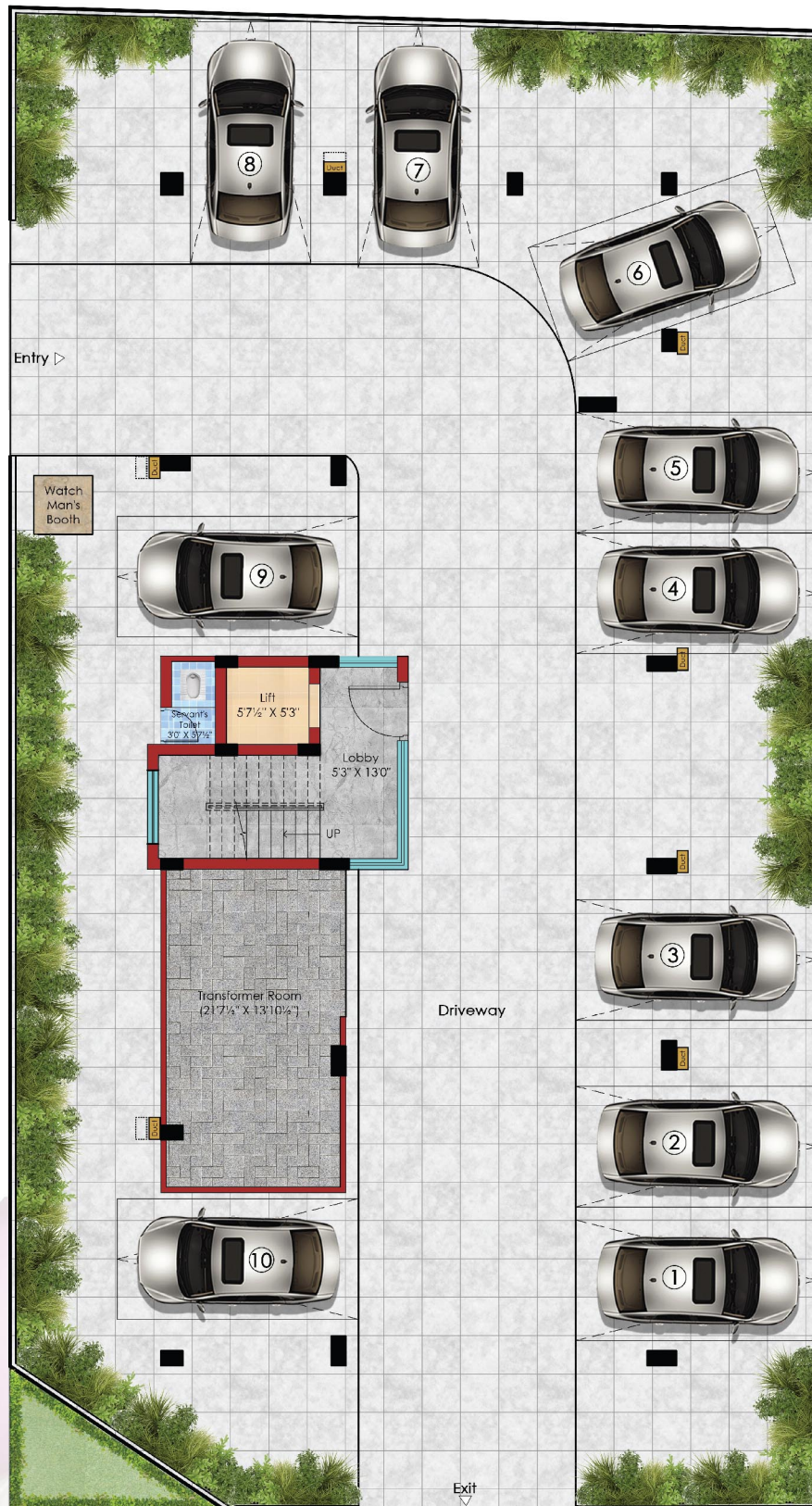
Bhaggyam Radha Vallabh draws its name from the eternal romance and happiness of Radha and Krishna. Their divine energy imbues the space with grace and charm. Located at the heart of Mylapore where the aura of spirituality is in the air, this luxury abode is the perfect place to experience peace wedded to luxury. A wonderful living experience for those who appreciate the finest things in life.

## ENJOY YOUR PRIVACY

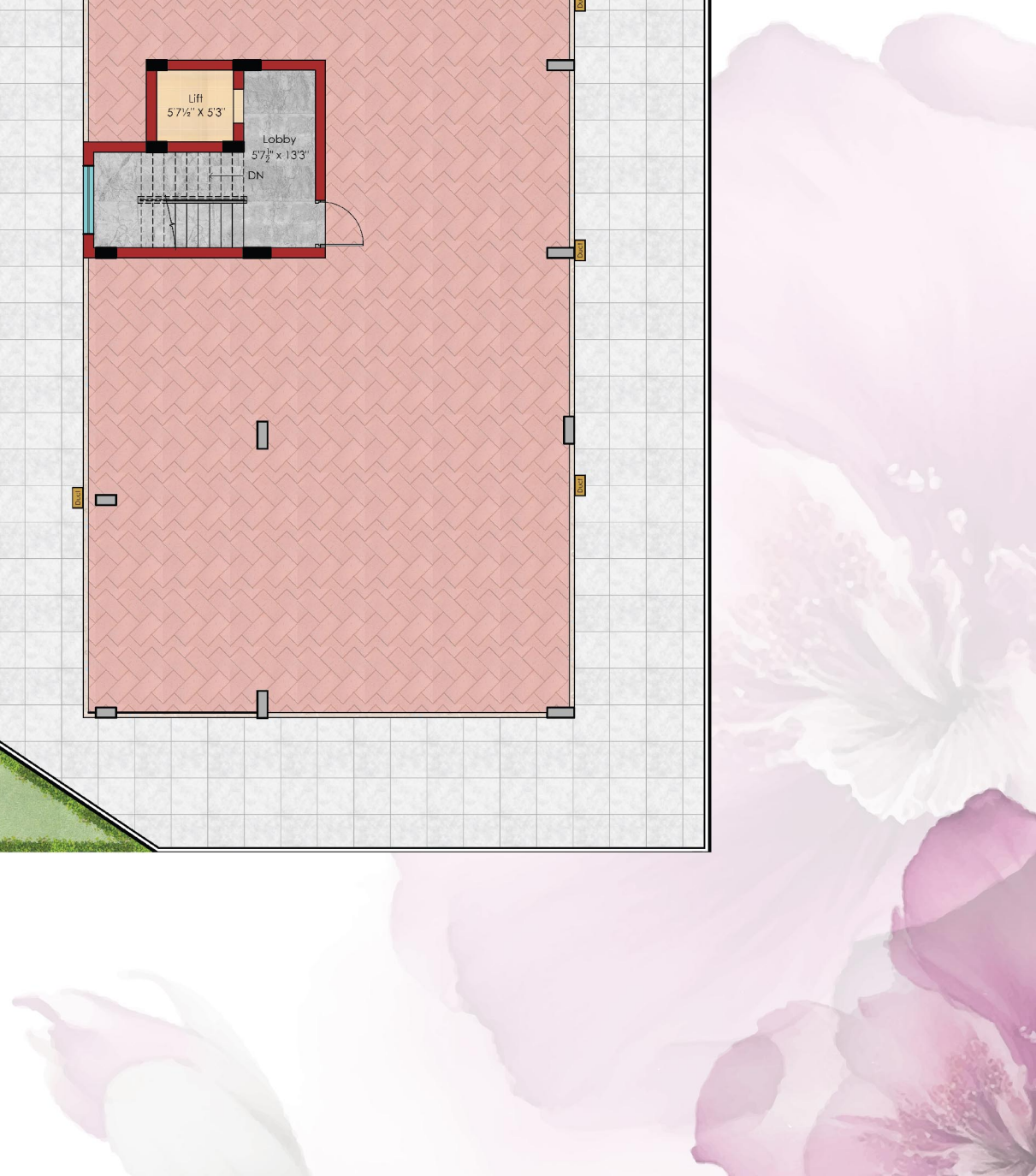
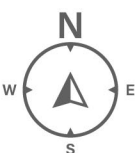
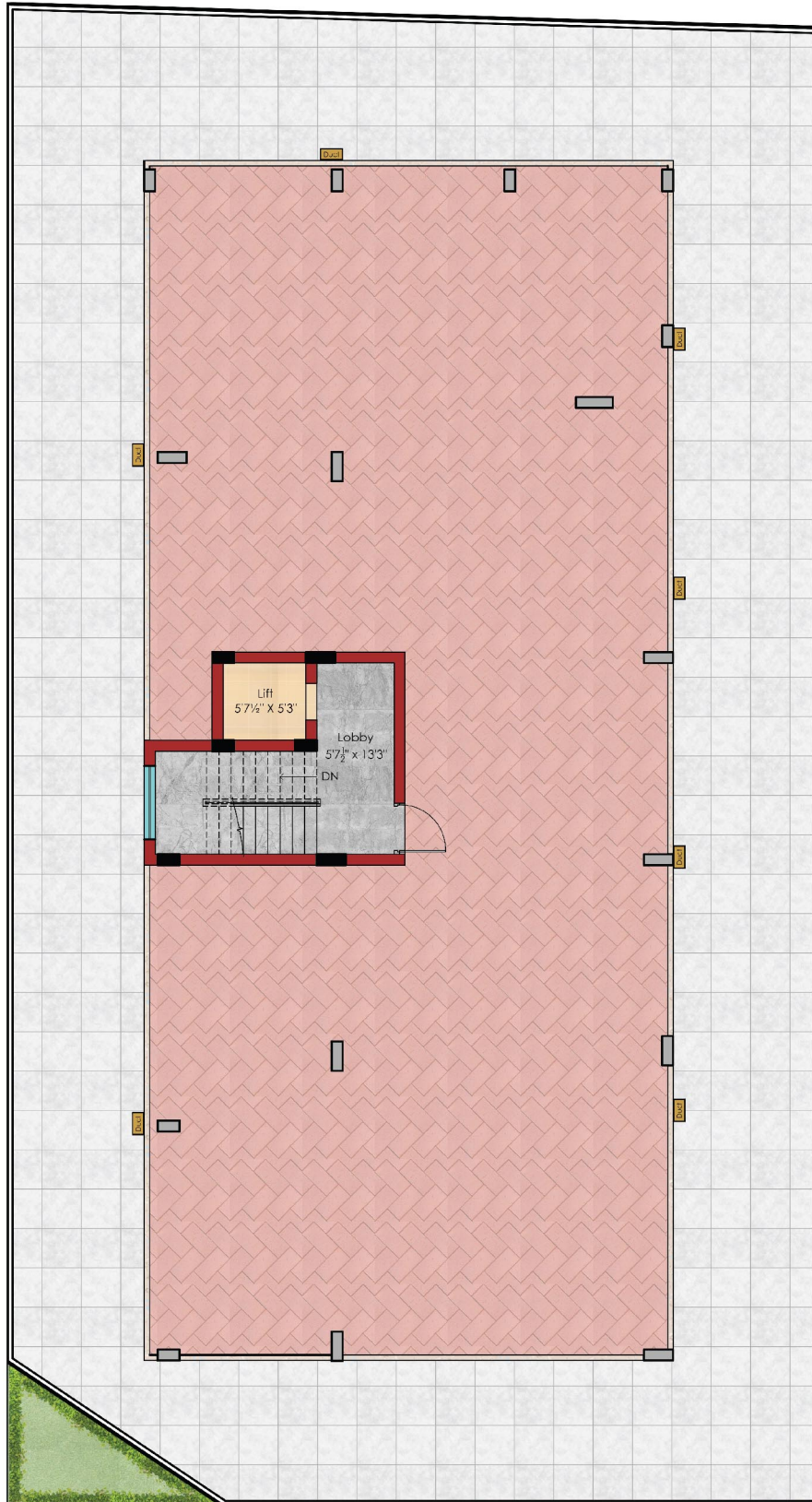
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Luxury is all about having your own space and crafting the lifestyle of your dreams. Bhaggyam Radha Vallabh offers just ten 3 BHK abodes ready for those with refined taste and elegance. Each floor has just two homes providing ample privacy. Sizes range from 1439 to 1711 sq. ft

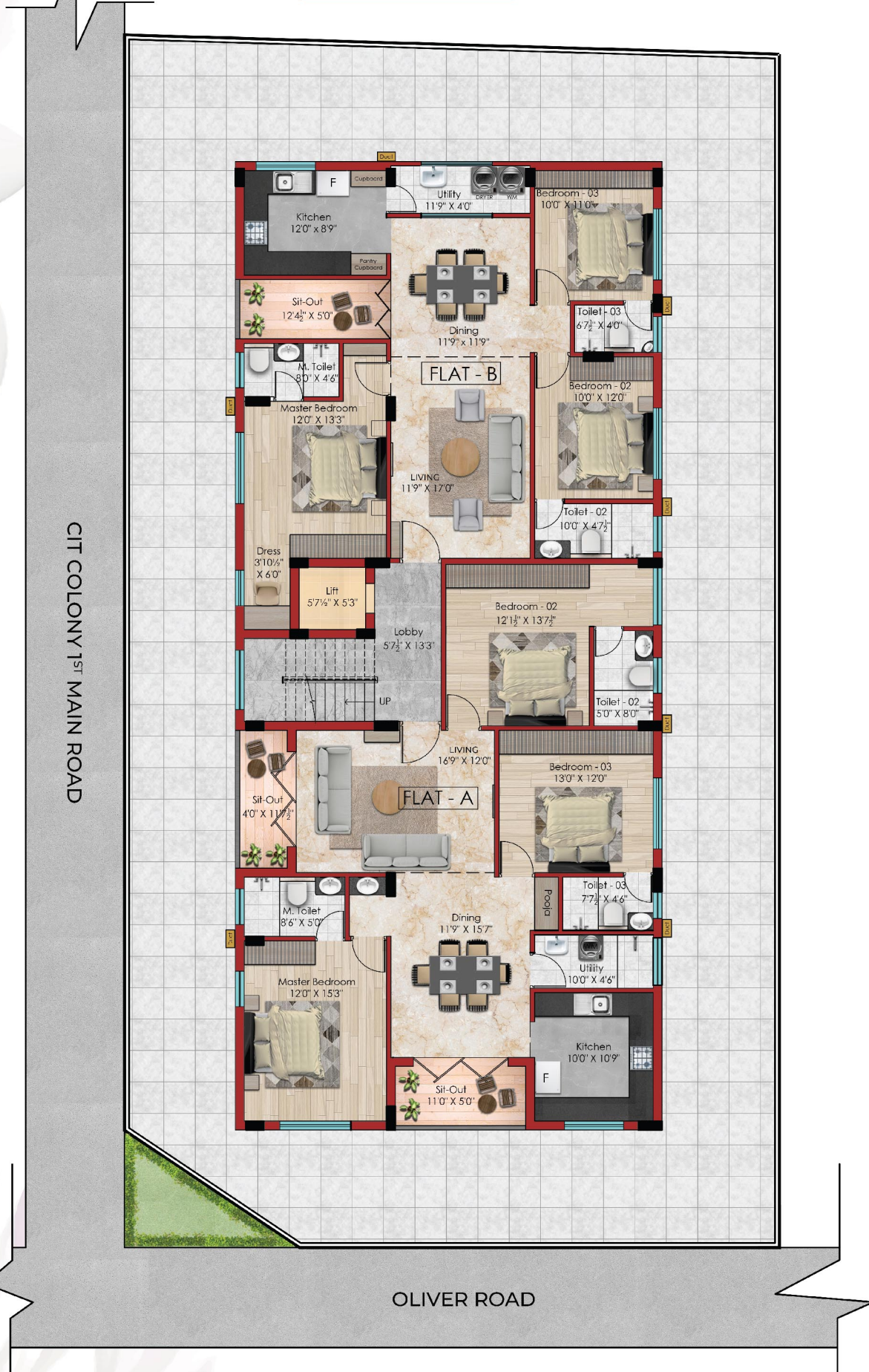
# STILT FLOOR PLAN



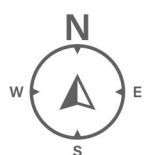
# TERRACE PLAN



# TYPICAL FLOOR PLAN



UNIT NO	TYPE	BUILD UP AREA	UDS AREA
Flat A	3 BHK	1771 sq. ft	605.68 sq. ft
Flat B	3 BHK	1439 sq. ft	509.47 sq. ft





# SPECIFICATIONS



<b>A.Type of Construction</b>	RCC framed structure with 8" solid blockwork/Brickwork.
<b>B. Platforms</b>	
1 Kitchen	Coloured granite platform at height of 2'8" from floor level with Stainless steel single bowl sink with single drain board.
2 Toilet	Granite Counter Slab for Wash Basin.
3 Utility	Granite platform with stainless steel sink.
<b>C. Flooring</b>	
1 Living, Dining areas	Vitrified tiles of size 4' x 2'
2 Bedrooms	Vitrified tiles of size 4' x 2'
3 Balcony	Vitrified tiles of size 4' x 2'
4 Kitchen	Vitrified tiles of size 4' x 2'
5 Toilets	Pastel/Soft coloured anti-skid ceramic tiles of Kajaria/equivalent make to full height.
6 Utility	Pastel/Soft coloured anti-skid ceramic tiles of Kajaria/equivalent make to full height.
<b>D.Door</b>	
1 Main Door	Colambian teak wood frame with Teak wood Panelled shutter. With Godrej lock and antique finish Tower bolts, brass hinges and fitted with rubber door stopper.
2 Other Doors	Teakwood frame with Laminated finished Flush shutter fitted with antique finished brass Tower bolts, brass hinges and fitted with antique finished brass door stopper and fitted with Dorset locks.
3 Toilet doors	Treated Wood frame with waterproof flush door shutter fitted with antique finished brass Tower bolts, brass hinges and fitted with antique finished brass door stopper and fitted with Dorset locks.
4 Windows/Ventilator	UPVC Sliding window with plain glass and MS bright bar grills, UPVC top hung ventilators with frosted glass and grills as specified by architect.
5 Baluster Rails	MS fabricated to design or as specified by the Architect, wherever required with Treated wood handrail.
<b>E. Plumbing</b>	
1 Internal concealed	CPVC Pipe of Ashirvad / equivalent make.
2 Exposed Piping	PVC of Finolex / Trubore or equivalent make.
3 Wastewater line	PVC of Finolex / Trubore or equivalent make.
<b>F. Tiling</b>	
1 Toilets	Pastel / Soft coloured glazed tiles up to ceiling height with highlighter Tiles.
2 Above Kitchen platforms	Glazed tiles up to 2'0" above the platform.
3 Utility	Coloured glazed tiles of Kajaria/equivalent make.
<b>G.Sanitary ware</b>	All sanitary wares will be white coloured
1 Bathroom	a. EWC of Kohler / equivalent make with a concealed tank of Gebrit make. b. Ceramic Wash basin of Duravit / equivalent make.
<b>H.Sanitary Fittings</b>	
1 All Toilets	a. Chromium Plated fittings of Jaguar / equivalent make. b. Single lever Divertor Jaguar / equivalent make c. Overhead shower of Jaguar / equivalent makes d. Chromium plated low level tap and one concealed stop cock in each bathroom of Jaguar / equivalent make.
<b>I. Electrical Supply &amp; Wiring</b>	
	1 Concealed wiring (using Finolex / equivalent make suitable for 3PH. Supply 2 Switches / plug points / light points / fan points / Main, Distribution Board with phase change over switch will be provided. Switches will be of Legrand/ equivalent make. 3 Wiring of 3/22 rating for 5A points and 7/20 for 15A points. 4 Provision of Split Air conditioner points in all bedrooms, Living & Dining 5 Provision of power points (15A) for Fridge, grinder, microwave Dishwasher, Washing Machine and Dryer will provide in the Kitchen & Utility. 6 Provision for exhaust fan and ceiling fans in Kitchen and all Toilets. 7 Provision for inverter covering one fan and light in all rooms will be given.
<b>J. Network &amp; Telephone Points</b>	In living and all bedrooms.
<b>K. Television Points</b>	With cabling from common reception point terminating in the living room and all bedrooms capable of being linked up with cable operator's signals.
<b>L. Painting</b>	
1 Ceiling & Internal walls	Two coats of Birla Cement Pasted Putty and one coat of Emulsion Primer and two Coats of Emulsion Paint of Asian paints/equivalent make.
2 External Walls	One coat of primer and two coats of External emulsion paint of Asian paints/equivalent make.
3 Doors	Melamine Polishing.
4 Grills	Synthetic enamel painting.
<b>M. Water proofing</b>	Fosroc/equivalent make waterprofing chemical will be used in toilets, sitouts, kitchen & utility.

# SPECIFICATIONS

## COMMON AREAS

<b>A. Flooring</b> 1 Lobbies 2 Staircase 3 Car Parking and external driveways	Granite/Marble flooring with skirting-colour, pattern & size as specified by the architect. Granite/Marble flooring and skirting-colour, pattern & size as specified by the architect for risers and treads. Exterior tiles for Carparking areas and Interlocking Paver blocks in the exposed/driveway areas as specified by Architect.
<b>B. Sump</b>	As per CMWSSB standards.
<b>C. Pump</b>	2 Nos. single phase pump with a phase change over switch of Texmo / equivalent make.
<b>D. Pressure Pump</b>	2 Nos. single phase pump with a phase change over switch of Texmo / equivalent make.
<b>E. Overhead tank</b>	Of adequate capacity as per standards and comprising of two compartments with provision of draw from sump into one and from auxiliary source like bore well in to other.
<b>F. Drainage</b>	As per CMWSSB standards. Rainwater harvesting arrangement will also be provided.
<b>G. Gate/Letter boxes/Sentry post/Light fitting</b>	Built to design as specified by the Architect.
<b>H. Compound Wall</b>	Will be provided on all sides, retaining existing walls if any. Roadside wall will be built to design as specified by the Architect.
<b>I. Lift</b>	Lift with automatic door closure with rescue divisor will be provided of Schindler / equivalent make.
<b>J. Generator</b>	Backup Generator with automatic phase changeover for common areas, lifts and all fan and lighting needs of each apartment.
<b>K. Anti termite treatment</b>	The foundation and the building will be treated with suitable chemicals for termite proofing.
<b>L. Amenities</b>	CCTV camera facility will be done.
<b>M. Solar Panels</b>	Solar panelling to cover common area load will be provided as per norms.
<b>N. Electrical Car charging points</b>	All flats will be given an EV charging point in the Car parking with a control switch in the Distribution Box inside the apartment.

Note: This brochure is purely conceptual and not a legal offering.

Further, the Promoters/Builders/Architects reserve the right to add /delete /after any details /specifications /elevations mentioned.

Furniture, TV, Fridge, Wardrobes, Light Fittings, equipment etc. shown on the plan are only to indicate their suggested positions and are not part of the offerings.

## LOCATION MAP



## STRATEGIC LOCATION

Mylapore is right in the heart of the city and a charming neighborhood that seamlessly blends the sacred, cultural and the modern. The ancient Kapaleeswarar Temple is located here making it exude a spiritual aura.

Located close to the bustling Mount Road, Royapettah, Alwarpet and Teynampet, this provides easy access to various parts of the city. Prestigious educational institutions such as Stella Maris, and National Public School are in the vicinity. There are plenty of restaurants, hotels, shopping and more close by.



## ONGOING PROJECTS



Bhaggyam Athulya, OMR, Chennai



Bhaggyam Dhanya, MRC Nagar, Chennai



Bhaggyam Cricket Villa, Adyar, Chennai

## COMPLETED PROJECTS



Bhaggyam Pragathi, Karapakkam



Bhaggyam Criha, Thoraipakkam



Bhaggyam Srishti, Sholinganallur



Bhaggyam Enclave, Saidapet



Bhaggyam Prasad, Santhome



Bhaggyam Residency, Velachery



Bhaggyam Nandeepp, T.Nagar



Bhaggyam Elegance, Mylapore.



Bhaggyam Elite, Perungudi



Bhaggyam Serene, Anna Nagar



Bhaggyam Anand, T.Nagar



Bhaggyam Samrudhhi, Perungudi



Bhaggyam Urbanville, Thoraipakkam



Bhaggyam Bala Vilas, Mylapore



Bhaggyam Suraksha, Medavakkam



Bhaggyam Auramills, Thoraipakkam



Bhaggyam Villa, Mylapore



Bhaggyam Lakeshore, Keelatalai



Bhaggyam Sadana, Zamin Pallavaram



Bhaggyam Sahridaya, Mylapore



Aishwarya, Saidapet, Chennai



Plots, West Tambaram, Chennai



12 & 14, Old No. 42 & 42A, Musuri Subramanyam Salai  
Mylapore, Chennai - 600 004



**BHAGGYAM CONSTRUCTIONS PVT LTD**

2, Sarangapani Street, T. Nagar, Chennai - 600017

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**Phone:** +91 44 2834 4770 / 2834 4730; **Fax:** +91 44 2834 4773;

**Mobile:** 87544 44402 | 87544 44403

**E-mail:** enquiry@bhaggyam.com [www.bhaggyamconstructions.com](http://www.bhaggyamconstructions.com)

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