

BAASHYAAM
IMPROVING LIFESTYLES - ENHANCING LIVES

BAASHYAAM

CLASSICALLY
DESIGNED
ARTICULATE
ABODES
THAT MIRROR
YOUR
POLISHED
TASTES





WHY WE NAMED IT THE PLUTUS RESIDENCE

The word 'Plutus' has its origins in Latin Classical Greek and is derived from *ploutos*, meaning wealth. Also, according to Greek mythology, Plutus was the Greek God of Wealth. Initially, he was in charge of agriculture and bounties of harvest and later promoted as the God of Wealth.

Like-wise the residential project promoted, is located at Adyar, which is in itself a big privilege, given the upscale, wealthy neighbourhood. What's more, it comes at an attractive discounted price tag than the prevailing market rate. This means, without paying a lofty premium, you can reap the benefits of your home investment from day one, which is only destined to amplify in the future.

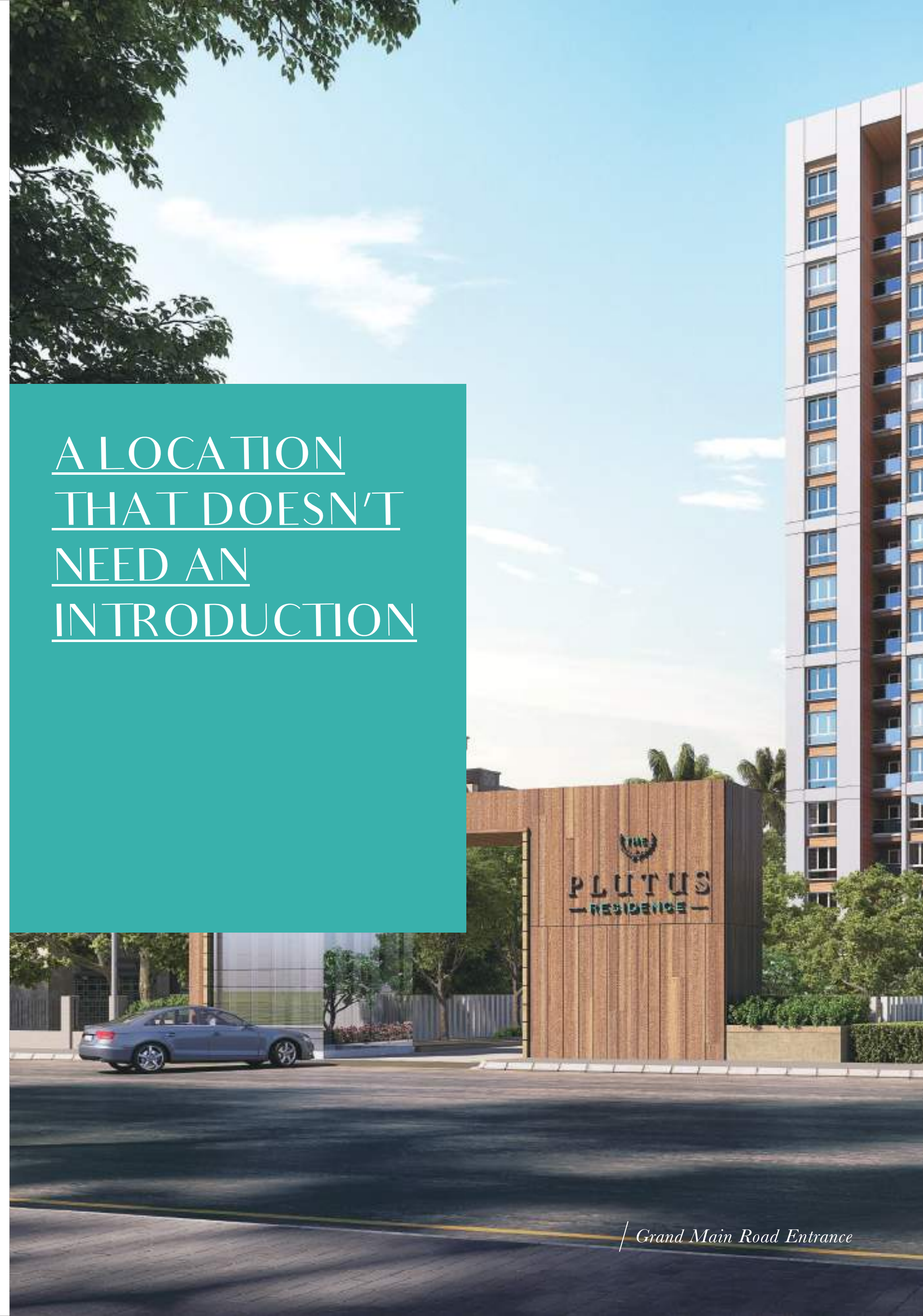
So, we ended up naming your stroke of good fortune investment as *The Plutus Residence*.



L B Road, Adyar, is not just any elite neighbourhood, but a vibrant landmark in itself. The breathtakingly lush aerial view of the location is complete with views of the winding canal, coast, and the renowned Theosophical Society. So, you will have rare tree species and migratory birds as regular neighbours.

Residents can enjoy in close proximity, the best of educational, healthcare, research institutions, and a plethora of entertainment options.

A LOCATION THAT DOESN'T NEED AN INTRODUCTION



Grand Main Road Entrance



18 floors
Parking - 3 Basements + Stilt

Unit Sizes
Total no of units - 152
 3 BHK - 1,755 - 2,139 sq.ft

1st Floor - 8 Units
 2nd to 16th Floor - 135 Units
(9 Units in each floor)
 17th Floor - 7 Units of 3 BHK
 17th to 18th Floor - 2 Sky Villas

18th Floor
 2 units - 4 BHK Sky Villas
 3,454 - 3,617 sq.ft
(2 Sky Villas' extension from 17th floor)

This floor will house a gym, yoga and meditation room, multi-purpose hall, indoor games room and a swimming pool.

SUBDUED SHADES OF CONTEMPORARINESS

The tastefully designed façade sets the tone for the building, brimming with modernity and refinement.

The clever use of glass as a visual separation of roof and walls generously allows the sunlight, thereby creating free-flowing spaces.

Solid white shades provide a calm contrast to the surrounding green and effortlessly lifts the building's overall spirit. This helps the building achieve a unique architectural expression that is pleasantly subtle without being overly opulent.



MAKE A STUNNINGLY GRAND ENTRY

An awe-inspiring entrance establishes the first grand connect between you and your home. A long, deep, well-manicured driveway with the boulevard, leaves behind the noise and air pollution at the entrance.



/ Driveway






This further leads to a small landscaped roundabout, creating a relaxed setting to unwind. Beyond the roundabout, awaits a dramatically impressive double-height lobby, with grand glass opening and solid doors which strikingly enhances your arrival experience.


The naturally-lit lobby along with louvred screen doors, sleek modern lighting and tastefully chosen furniture complete the contemporary design.



Grand Lobby Drop-off Point



Though an apartment, every unit is skilfully crafted as an individual home to provide maximum privacy and is Vaasthu-compliant too. Large windows, aptly stationed, ensure your home is always naturally lit and breezy, merging with the landscape, giving it an elevated sense of space.



Thanks to the dining room that extends into the spacious balcony, you can have mini get-togethers and treat your guests to scenic green views. Lighting accentuations in the common spaces provide an interesting twist to the corners, uplifting the overall mood.

The thoughtful design is also extended to the limited on-site parking space, that blends unobtrusively with the landscape.



A
THOROUGHLY
UPLIFTING
SMART HOME
DESIGN



Bedroom

SMART AUTOMATED LIVING SPACES

Your home comes smartly attired with tech-rich comforts. The foyer, bedroom, living room and dining room showcase premium home automation systems with touch panel/screen provisions.

From remote locations, you can use mobile app integrated features to control your Lighting and Air-conditioning. When at close quarters, Alexa's smart voice-enabled service will be at your beck and call.

Handy safety features like main door intrusion detection and gas leak sensors give you complete peace of mind.





/ Dining / Living Room



SITE
PLAN

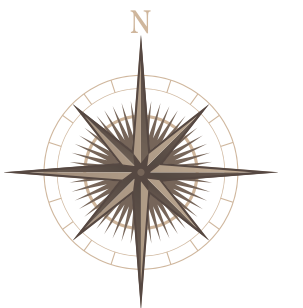
THE

PLUTUS
RESIDENCE

Indulge in a rewarding lifestyle



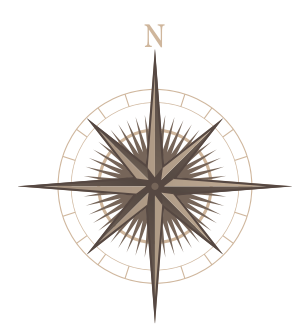
FIRST FLOOR PLAN



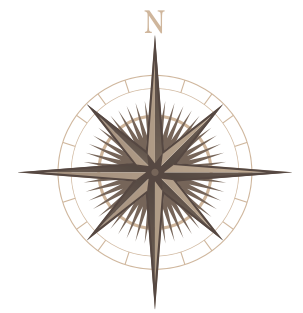
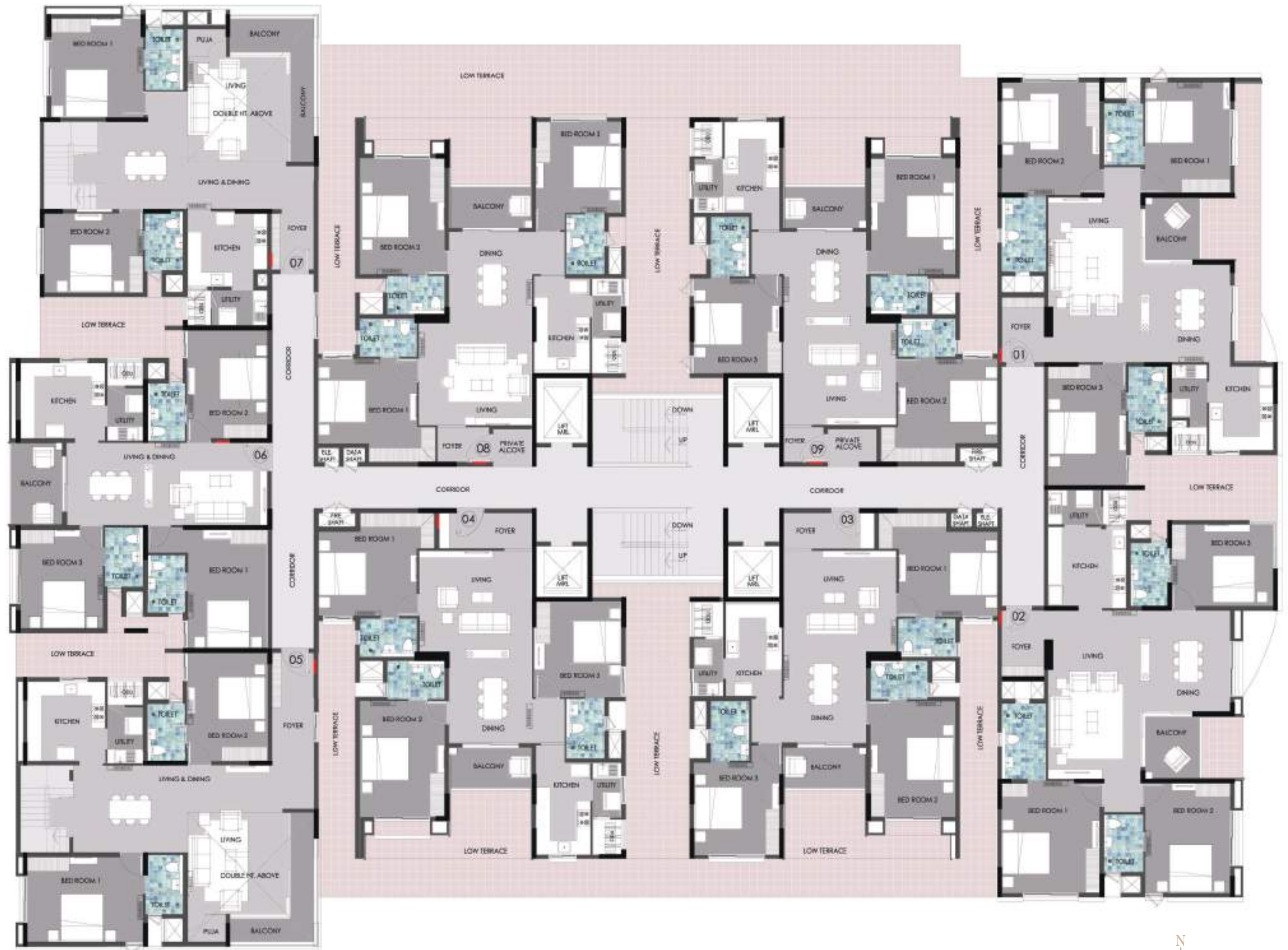
SECOND FLOOR PLAN



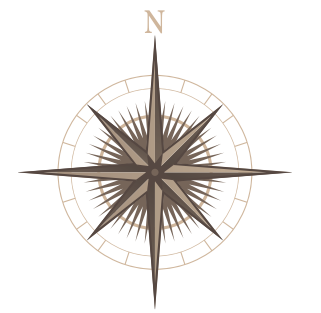
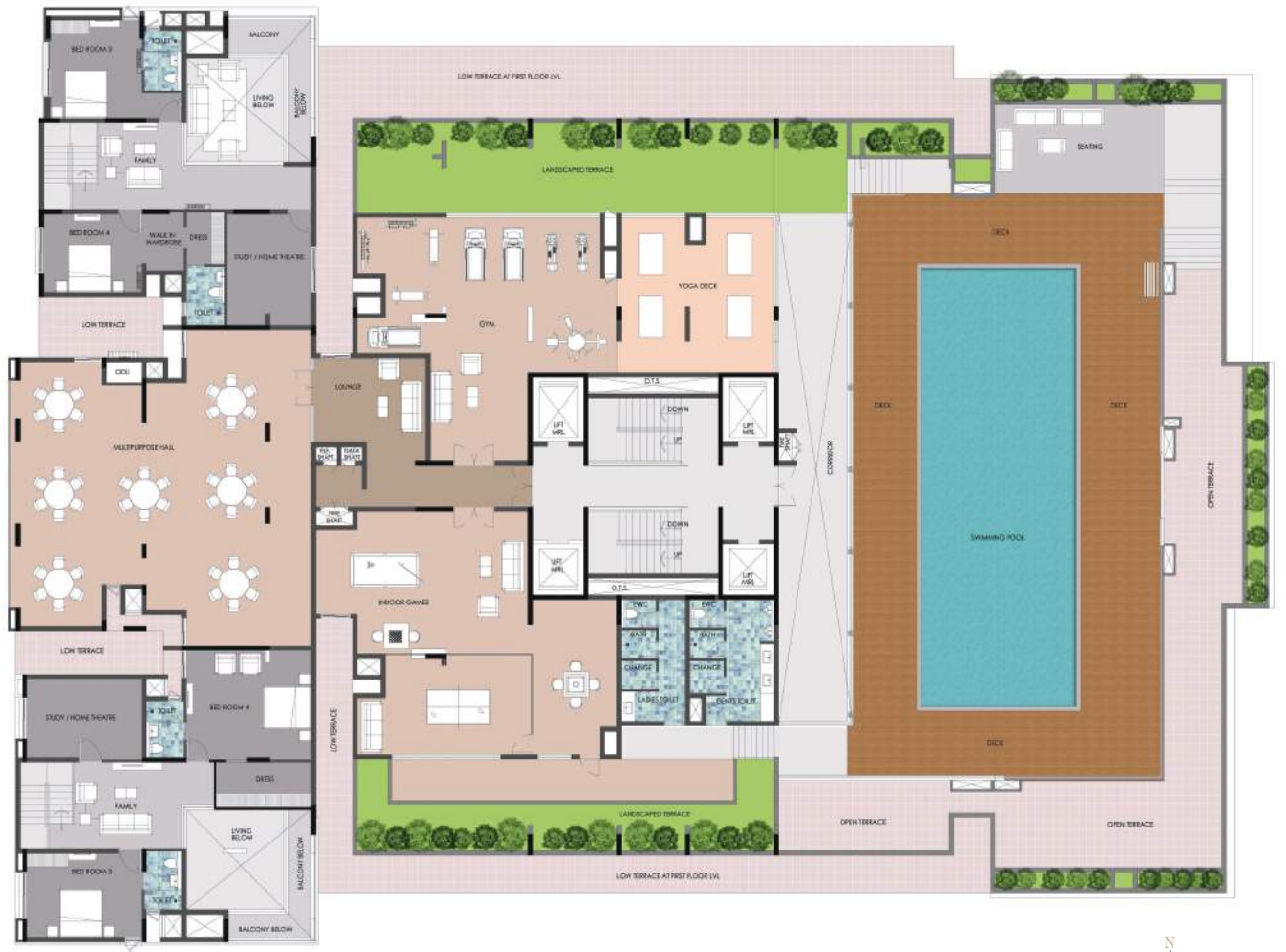
TYPICAL FLOOR PLAN
(3rd to 16th Floor)



SEVENTEENTH FLOOR PLAN



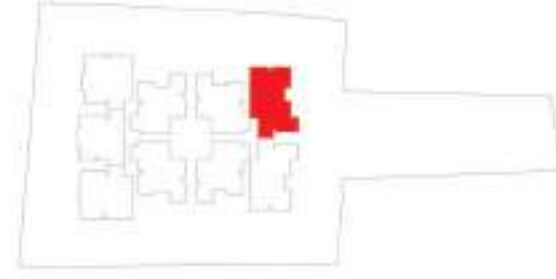
EIGHTEENTH FLOOR PLAN





FLAT 1

3 BHK + 3T
(With Private Terrace)
Only on 1st Floor

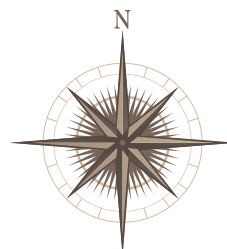


Rera Carpet Area
1514 Sq.ft.

Plinth Area
1739 Sq.ft.

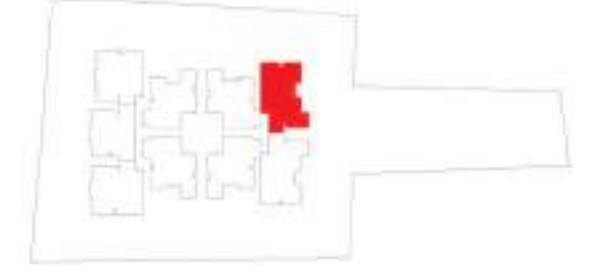
Saleable Area
2139 Sq.ft.

Private Terrace Area
201 Sq.ft.



FLAT 1

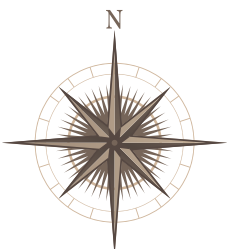
3 BHK + 3T
(2nd - 17th Floor)



Rera Carpet Area
1514 Sq.ft.

Plinth Area
1739 Sq.ft.

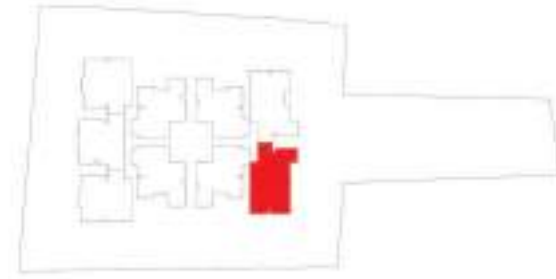
Saleable Area
2139 Sq.ft.





FLAT 2

3 BHK + 3T
(With Private Terrace)
Only on 1st Floor

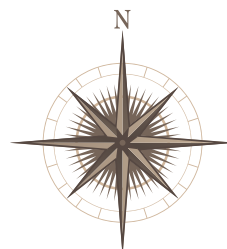


Rera Carpet Area
1513 Sq.ft.

Plinth Area
1738 Sq.ft.

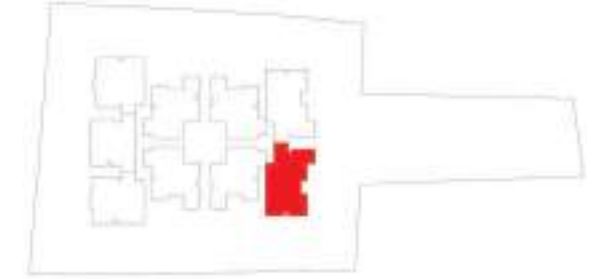
Saleable Area
2137 Sq.ft.

Private Terrace Area
51 Sq.ft.



FLAT 2

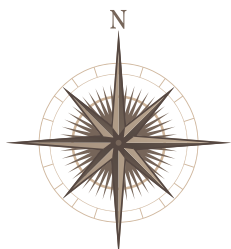
3 BHK + 3T
(2nd - 17th Floor)



Rera Carpet Area
1513 Sq.ft.

Plinth Area
1738 Sq.ft.

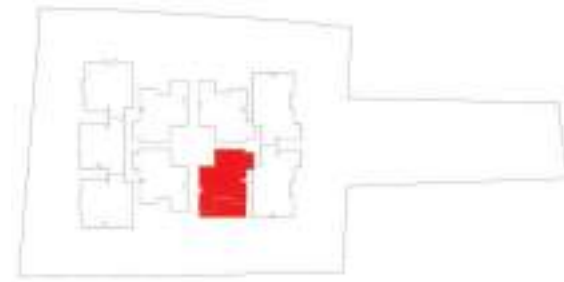
Saleable Area
2137 Sq.ft.





FLAT 3

3 BHK + 3T
(With Private Terrace)
Only on 1st Floor

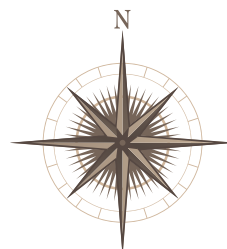


Rera Carpet Area
1351 Sq.ft.

Plinth Area
1554 Sq.ft.

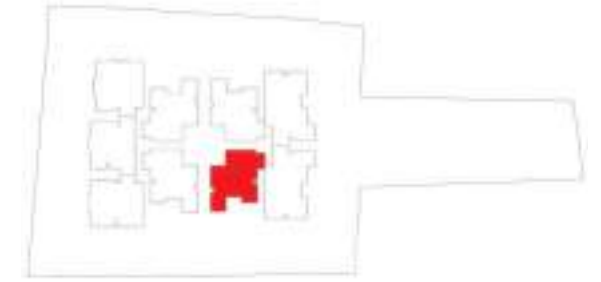
Saleable Area
1921 Sq.ft.

Private Terrace Area
303 Sq.ft.



FLAT 3

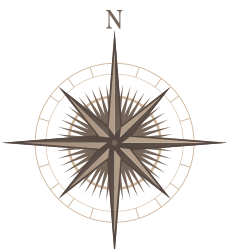
3 BHK + 3T
(2nd - 17th Floor)

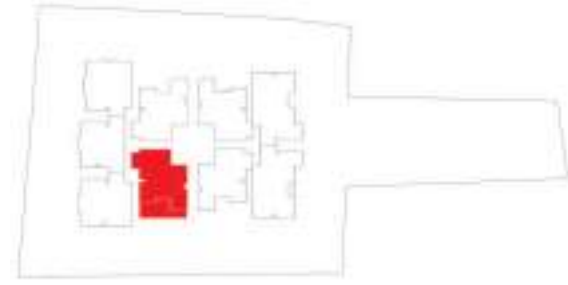


Rera Carpet Area
1351 Sq.ft.

Plinth Area
1554 Sq.ft.

Saleable Area
1921 Sq.ft.



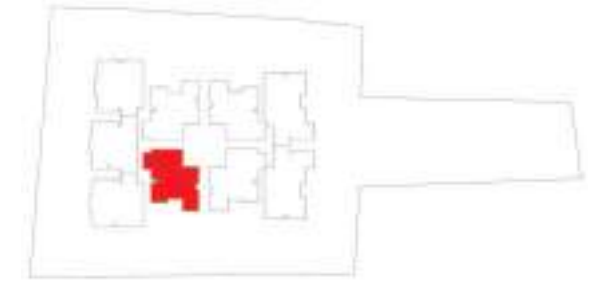
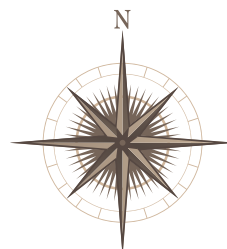


FLAT 4

3 BHK + 3T
(With Private Terrace)
Only on 1st Floor



- Rera Carpet Area
1357 Sq.ft.
- Plinth Area
1565 Sq.ft.
- Saleable Area
1939 Sq.ft.
- Private Terrace Area
300 Sq.ft.

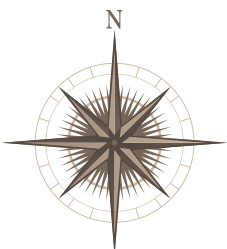


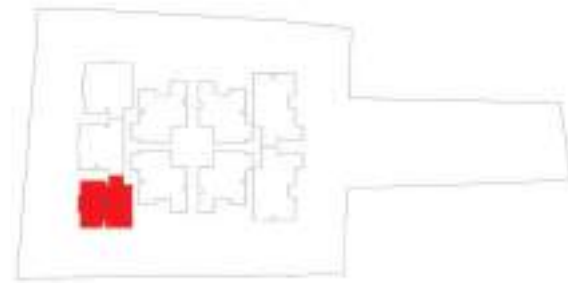
FLAT 4

3 BHK + 3T
(2nd - 17th Floor)



- Rera Carpet Area
1357 Sq.ft.
- Plinth Area
1565 Sq.ft.
- Saleable Area
1939 Sq.ft.



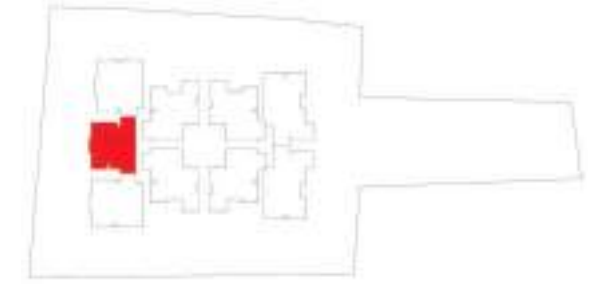
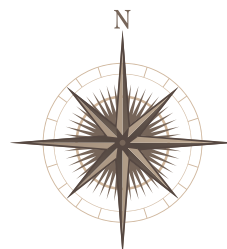


FLAT 5

3 BHK + 3T
(1st - 16th Floor)



Rera Carpet Area 1407 Sq.ft. Plinth Area 1637 Sq.ft. Saleable Area 2016 Sq.ft.

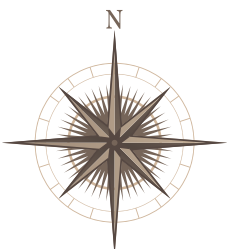


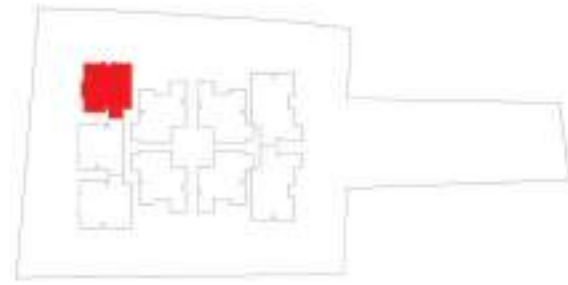
FLAT 6

3 BHK + 3T
(1st - 17th Floor)



Rera Carpet Area 1220 Sq.ft. Plinth Area 1424 Sq.ft. Saleable Area 1755 Sq.ft.



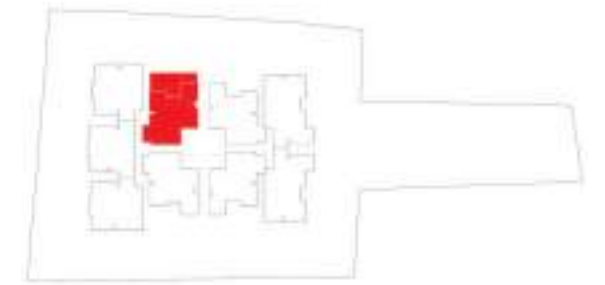
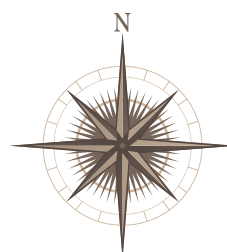


FLAT 7

3 BHK + 3T
(1st - 16th Floor)



Rera Carpet Area 1326 Sq.ft. Plinth Area 1539 Sq.ft. Saleable Area 1895 Sq.ft.

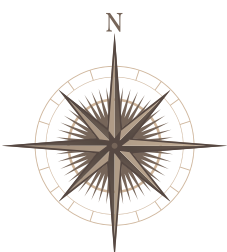


FLAT 8

3 BHK + 3T
(With Private Terrace)
Only on 1st Floor



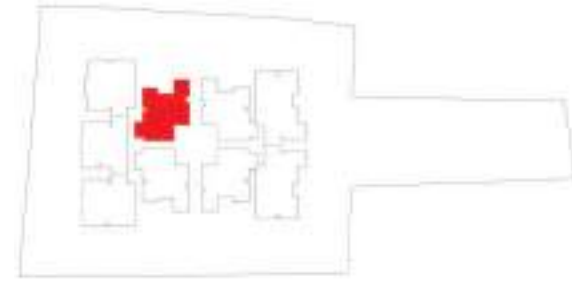
Rera Carpet Area 1348 Sq.ft. Plinth Area 1559 Sq.ft. Saleable Area 1926 Sq.ft. Private Terrace Area 484 Sq.ft.



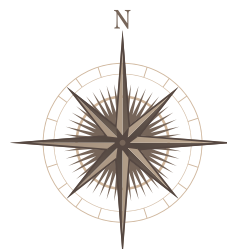


FLAT 8

3 BHK + 3T
(2nd - 17th Floor)

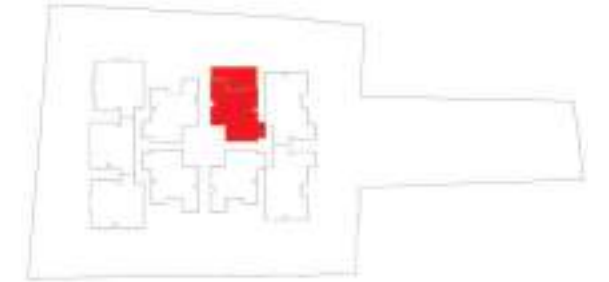


Rera Carpet Area	Plinth Area	Saleable Area
1348 Sq.ft.	1559 Sq.ft.	1926 Sq.ft.

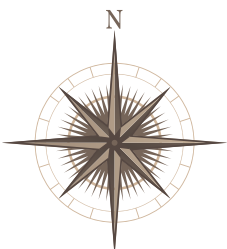


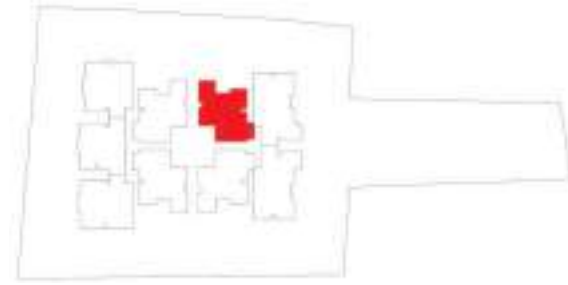
FLAT 9

3 BHK + 3T
(With Private Terrace)
Only on 2nd Floor



Rera Carpet Area	Plinth Area	Saleable Area	Private Terrace Area
1354 Sq.ft.	1561 Sq.ft.	1930 Sq.ft.	537 Sq.ft.



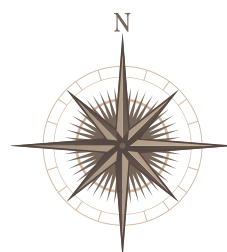


FLAT 9

3 BHK + 3T
(3rd - 17th Floor)



Rera Carpet Area 1354 Sq.ft. Plinth Area 1561 Sq.ft. Saleable Area 1930 Sq.ft.



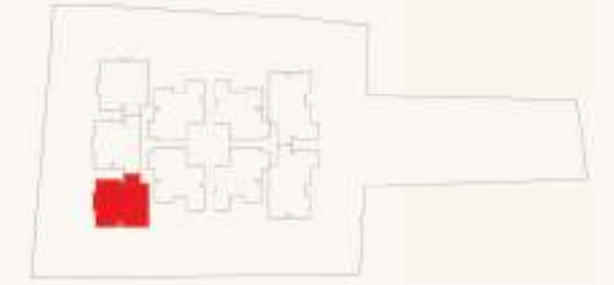
ETHEREAL LUXURY SKY VILLAS

The exclusive luxury sky villas at the top floor offer generous entrancing views of the never-ending cityscape and the coast.

This ethereal setting perfectly complements your every little moment of joy and is also sure to enrich all your cosy celebrations.

The west-side luxury sky villa sublimely blends into the horizon and the pool edge, transporting you to your own infinite world of solitude.

4 BHK + 4T + STUDY



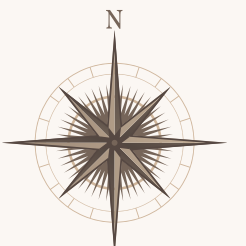
LOWER FLOOR PLAN



UPPER FLOOR PLAN

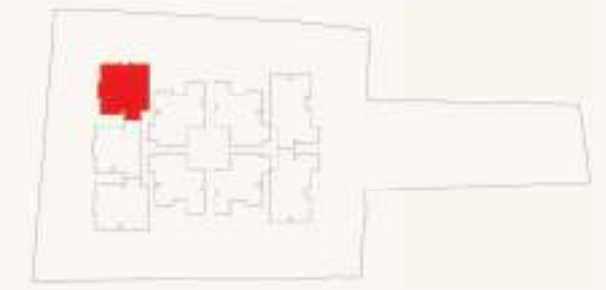


Rera Carpet Area	Plinth Area	Saleable Area
2625 Sq.ft.	2955 Sq.ft.	3617 Sq.ft.



SKY VILLAS UNIT PLANS

4 BHK + 4T + STUDY



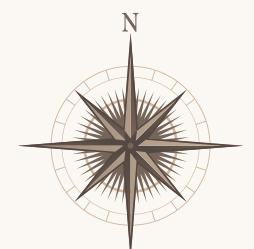
LOWER FLOOR PLAN



UPPER FLOOR PLAN



Rera Carpet Area	Plinth Area	Saleable Area
2488 Sq.ft.	2822 Sq.ft.	3454 Sq.ft.





/ Multi-purpose Hall

/ Yoga and Meditation Room





Fully Equipped Gym



Swimming Pool / Lounge Area

HOME AUTOMATION

Highlights: Premium home automation system with touch screen in foyer
A 6-button touch panel in living and dining area
A handy 4-button smart panel by the bedside

Additional Features: Main Door intrusion detection
Bathroom lighting fitted with motion sensors
All bedrooms air-conditioning with provision to be switched on/off
Fully automated air-conditioning for living/dining area
Gas leak sensor
Bathroom geyser on/off control

SPECIFICATIONS

Structure: Seismic Zone III compliant RCC framed structure.
Walls will be of Aerocon blocks and plastered on both sides

Flooring: **Foyer, Living & Dining** - Imported marble
Bedrooms - Double charged tile
Kitchen - Anti-skid tile
Toilets - Anti-skid tile
Common area & Staircase - Indian Granite
Utility / Balcony - Tiles as per architect's design intent

Wall Tiles: **Toilets** - Premium tile up to ceiling height
Kitchen - Designer tile DADO for 2 feet height over counter
Utility - Designer tile DADO up to 4 feet height

Doors: **Main Door** - Wooden door frame with 35mm thick teak wood veneer shutter, polished on both sides
Bedroom Door - Wooden door frame with 32mm thick modular door shutter, polished on both sides
Toilet Door - Wooden door frame with 32mm thick one side teak veneer flush door

Windows & Ventilators: Wooden finish UPVC windows

Plumbing & Sanitary Installations: CPVC concealed water line
Master Bedroom Toilet - Grohe or equivalent with single lever with shower
Other Bedroom Toilet - Grohe or equivalent with single lever with shower
Sanitaryware - All sanitary fittings will be of Catalano or equivalent make

Kitchen: Steel grey granite counter top and single bowl sink with drain board

Elevator: 10 passenger elevator (Mitsubishi or equivalent)

Driveway: As per architect's specification

Security System: Video door phone for all apartments
CCTV camera around the driveway and entrance

Power Backup: To connect 1 light and 1 fan in living, dining and all bedrooms, with a load limiter of 2.5 KVA and additional backup to connect elevator and common lighting

Electrical: Concealed wiring with modular switches (Panasonic or equivalent)
3 phase electricity supply with MCB and RCCB
Telephone point provision in living and master bedroom
VRV A/C for all bedrooms, living and dining (Daikin or equivalent) at additional cost

Painting: Internal walls and ceiling: Two coats of putty, one coat primer and two coats of emulsion paint (Dulux or Asian)

Other Facilities and Amenities: 2 way intercom facility between all apartments and security room
Integrated HD DTH system using Triax Sat Wave System
Adequate landscape around the building
Modern fire-fighting equipment as per Fire NOC
Fully equipped gymnasium
Rooftop swimming pool
Rooftop club house, yoga/meditation room, multi-purpose hall

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

EMPERORS PAVILION



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

LE GRAND TRIANON



Super Uber Luxury French Classical Homes, Poes Garden and Kasturi Rangan Road, Chennai.

PRESTIGIOUS COMPLETED PROJECTS

SADHR GARDENS



A well-guarded posh secret within an Upscale Residential Locale, Chennai

57 POES



French Classical Architecture at the most coveted residential location, Poes Garden, Chennai

BONAVENTURA



Luxury Space Redefined at R A Puram, Chennai

PINNACLE CREST



Tallest Residential Skyscraper within Chennai Limits, Sholinganallur OMR

PETALS



Boutique Apartments at Royapettah, Chennai

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BAASHYAAM CONSTRUCTIONS PVT. LTD.

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Email: enquiry@bashyamgroup.com / www.bashyamgroup.com

For bookings, call : 98404 77777

Site Address:
Old No 148 / New No 32, L.B. Road,
Thiruvanmiyur, Chennai - 600 041

The brochure is purely conceptual and not a legal document. The company reserves the right to change, modify any or all the contents herein at its discretion, without prior notice.

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