



LOTUSVALLEY



# YOUR PLEASANT ABODE

## WHO WE ARE?

BQB started its Home creation in a small way in 2000 and since then grew in leaps and bounds fed by unprecedented demand for BQB flats. We are proud to say we have so far completed over 10 Apartment projects all of which are being occupied by extremely satisfied customers. Ours is a dedicated team of professionals, most of whom are rich in experience and who believe in only one thing called QUALITY. Nothing satisfies our employees like adherence to strict quality standards. We CONCEIVE, BELIEVE & CONSTRUCT.

**Why us.**



It is the birth right of every living human being to be happy and enjoy every moment of life. Many things in life are beyond our control and yet, there are somethings that can be planned, executed and sustained to maintain a happy and vibrant frame of mind.

Over 10 completed projects, with an elite profile of satisfied clients and patrons.

BQB homes defines its best quality in its own style.

Our inherent strength lies in our commitment, to provide luxury at a reasonable price without compromising on our quality. We strive to meet customer's expectations through timely completion of our esteemed projects.



**Dee Gee Nagar, Surapet**

# TREASUREAWAITING



The red carpet is ready to roll  
The curtains about to rise  
The bugle has been blown loudly  
To unveil a grand surprise

Come and unlock your passage  
A blend of old and new

Welcome to **LOTUS**VALLEY

We give.

CHILDRENS PLAY AREA



CAR PARKING FACILITY



PEACEFUL LOCALITY



SECURITY



ARE WHERE  
**YOUR HOME OUR HEARTS**  
ARE



### STRUCTURE

- RCC framed structure.
- Structure derived as per soil test.
- Foundation and structure designed for Seismic Zone - III.
- 9" brickwork for external walls or Wienerberger blocks.
- 4 ½" brickwork for internal partition walls or Wienerberger blocks.

### FLOORING

- Branded 2x2 vitrified tiles for living, dining, kitchen and bedrooms with 4" skirting.
- 12"x12" ceramic tiles for bathroom flooring and balcony.
- Terrace area will be finished with 9"x9" pressed terracotta tiles.
- Pavement block flooring for car parking area and driveways.

### WALL AND CEILING FINISHES

- Smooth putty finish for internal walls and with premium emulsion.
- External walls with exterior grade emulsion.

### DOORS AND WINDOWS

- Entrance main door and frame will be of teak wood.
- Branded UPVC or country wood window frames and shutters.
- Country wood for all bedrooms, bathrooms and balcony door frames.
- Bathroom ventilator with fixed louvers.
- Brand moulded panel door for bedrooms.
- PVC special doors for bathroom and balcony.

### ANTI-TERMITE TREATMENT AND WATER PROOFING

- Water proofing treatment will be done for all sunken portion and water storing bodies.
- Anti-termite treatment will be done on various stages.

### ELECTRICAL

- AC provision in all bedrooms.
- Branded modular switches.
- 3 phase power supply.
- Cable TV provision in living and master bedroom.
- DB having isolater, MCB and Manual Phase Change over Rotary Switches for each apartment.

### WATER

- One underground sump with adequate capacity to store panchayat water supply.
- One overhead tank to store panchayat water.

### PLUMBING AND SANITARY WARE

- Sanitary ware from Parryware brand, white colour.
- CP fitting from Parryware.
- Provision for exhaust fan in kitchen if applicable and geyser connection in bathrooms.

### KITCHEN

- Black granite top with half round nosing.
- 2 feet wall tiles above granite top.
- One number of CP long body tap.
- Stainless steel or granite sink 18"X18".

### AMENITIES

- Video door phone.
- Solar water heater.
- Inverter provision will be provided.
- One reserved covered car park.
- Concealed cable TV connection.
- Security and drivers room.
- Common employee rest room.
- Paved landscape driveways.
- Pre-construction anti-termite soil treatment.
- Earthquake resistant structural design.
- Intercom facility - one connection per flat.
- Rain water harvesting.
- Children play area.

LIFE IS ABOUT  
COHABITATION.





Many varieties of life  
co-exist in the same  
surroundings. They share the  
nature's bounty and care for  
each other in many ways.

**LOTUS VALLEY** will be a resident's  
paradise in harmony.

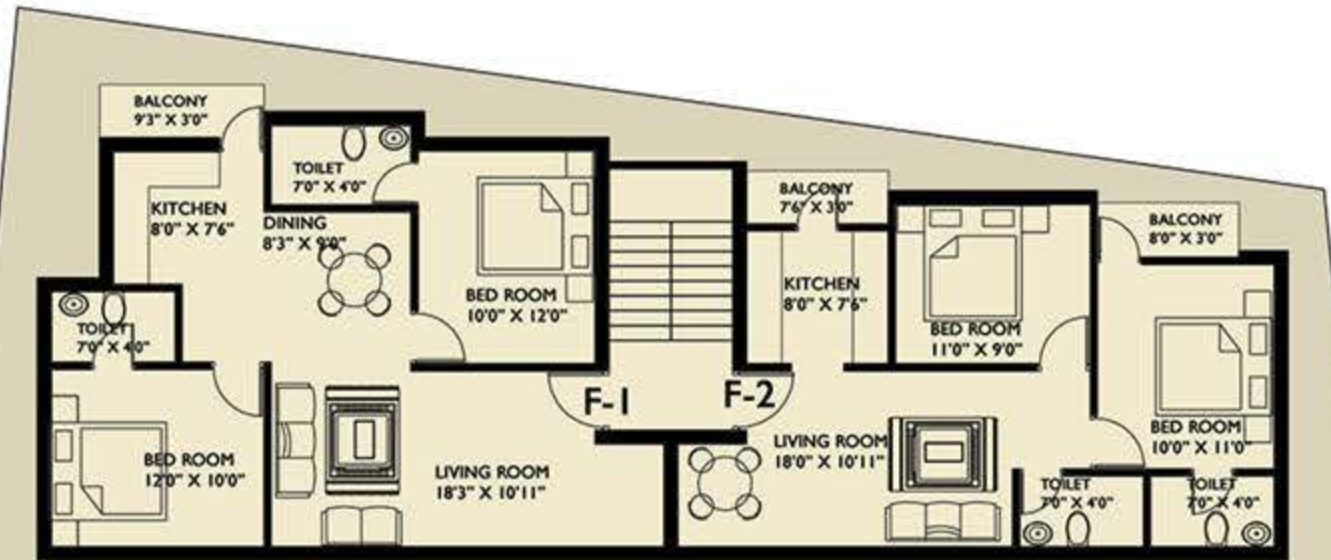
Every care is taken to ensure  
that every individual enjoys the  
luxury living within and out of  
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holistic way. Every moment  
spent here becomes  
memorable.



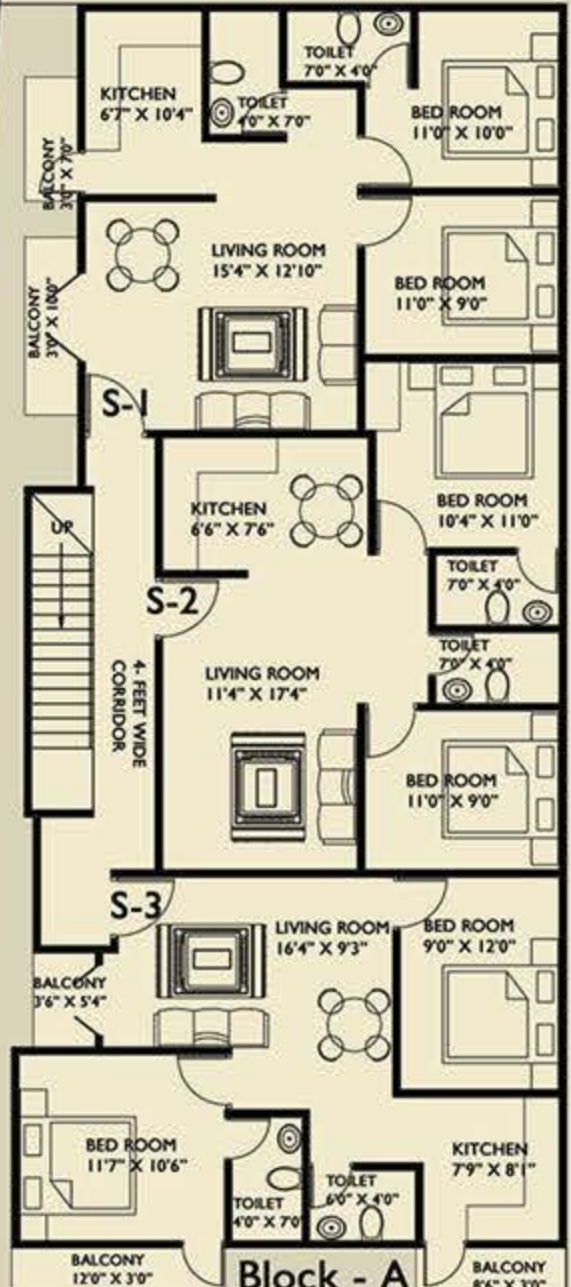
# DELIVERING OUTSTANDING DESIGN



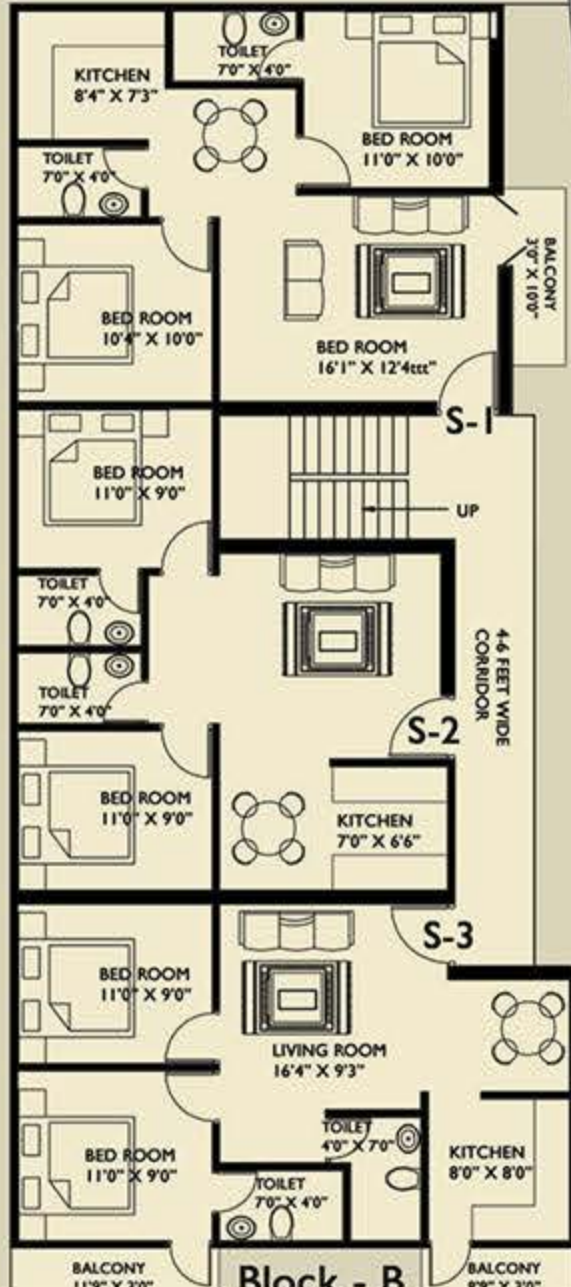
From the Architect.



Block - C



Block - A



Block - B

ROAD



STRUCTURAL ENGINEER  
SUDARSANAN VENKATARAMAN

ARCHITECT  
JOEL MARK

TECHNICAL ENGINEER  
JOHN NITHANAM

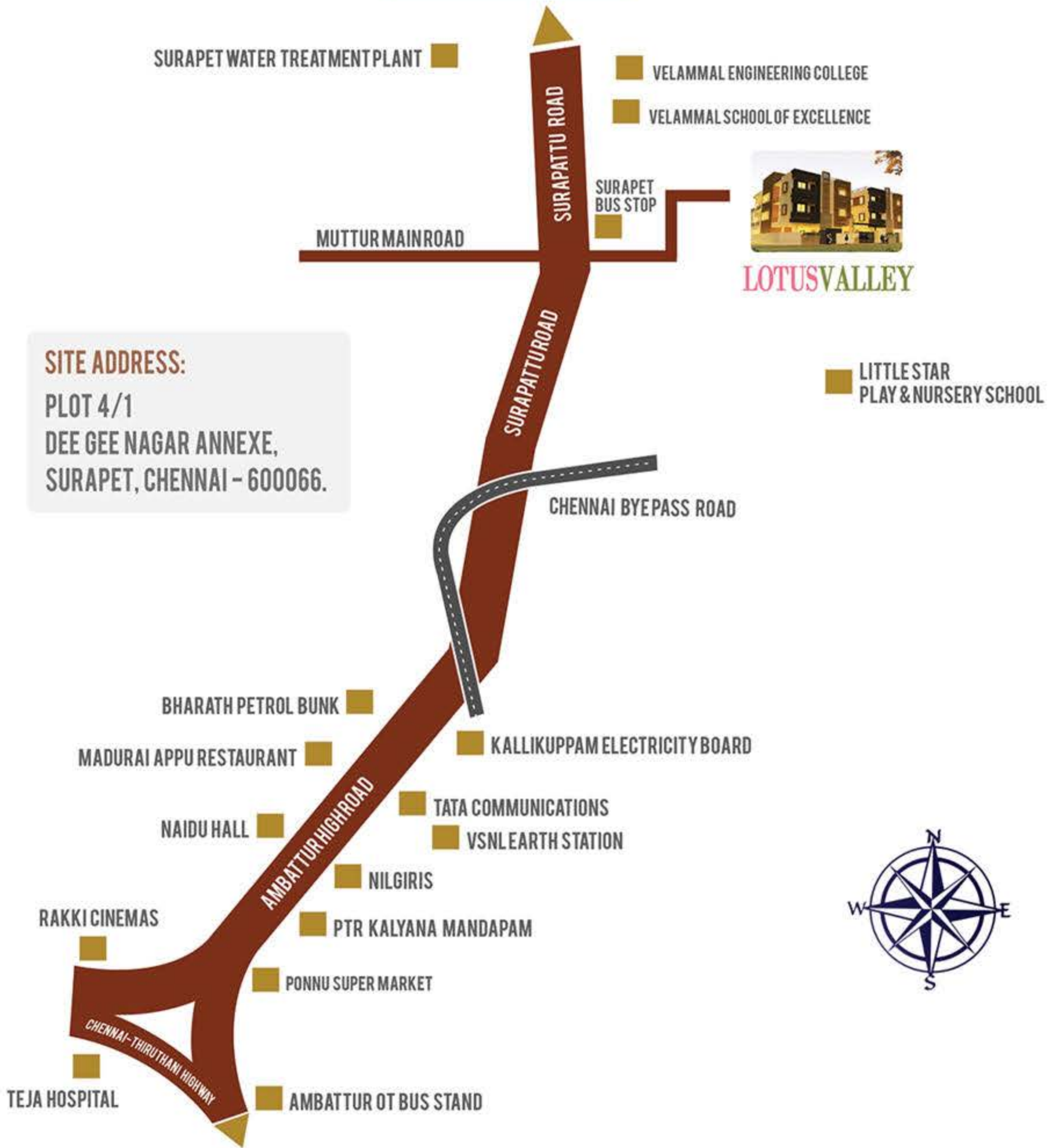


Dee Gee Nagar, Surapet

# WAY TO YOUR VALLEY



# Locate us.



**SITE ADDRESS:**  
 PLOT 4/1  
 DEE GEE NAGAR ANNEXE,  
 SURAPET, CHENNAI - 600066.



- |   |  |   |
|---|--|---|
|  RAKKI CINEMAS<br><b>5.8KMS</b>           |  VELAMMAL SCHOOL OF EXCELLENCE<br><b>850MTS</b> |  S2 CINEMAS<br><b>6.5KMS</b>               |
|  AMBATTUR OT BUS STAND<br><b>5.5KMS</b>   |  VELAMMAL ENGINEERING COLLEGE<br><b>800MTS</b>  |  DRJ HOSPITAL<br><b>4.0 KMS</b>            |
|  LITTLE STAR PLAY SCHOOL<br><b>800MTS</b> |  SETHU BHASKARA SCHOOL<br><b>5.2KMS</b>         |  PERAMBUR RAILWAY STATION<br><b>7.6KMS</b> |
|  SURAPET BUS STAND<br><b>500MTS</b>       |  ANNA INTERNATIONAL AIRPORT<br><b>25.6KMS</b>   |  SRILAKSHMI AMMAN TEMPLE<br><b>9.7KMS</b>  |
|  RETERI JUNCTION<br><b>3.2KMS</b>         |  SS MAHAL<br><b>2.6KMS</b>                      |  CENTRAL RAILWAY STATION<br><b>11.6KMS</b> |

# THE OF PRIDE ELEGANCE

Now get ready to go back in time.

Your time has come.

Your moment has arrived.

Your home is waiting for you.

Choose your abode.

And let the world know you for something more

...from now on.





Whats an ideal home for you?

It comes down to good looks, comfort, peace, location and value.

And at **LOTUSVALLEY** they all come together in one extraordinary collection of stylish homes.

Give your spirits a boost with sleek gourmet kitchens, comfortable bedroom and inviting gathering areas all pre-wired for today's technologies. You'll relish in the virtual zero-maintenance aspect of your new home, giving you more time to play and recuperate.



**Dee Gee Nagar, Surapet**

