

MOVE INTO YOUR NEW
~~NEIGHBOURHOOD~~ Naturehood.



BOLLINENI
bion
NATURE'S INCARNATION



BLOOM IN NATURE'S INCARNATION

Bollineni Bion is a venture of luxury apartments created to enjoy the perks of modern architecture while being castled by nature. The word Bion literally translates to life, our luxury apartments offer you the chance to rejuvenate your body, soul and mind. The experience entails the purity of living in apartments surrounded by the creator and nurturer of all, i.e., nature. Constructed in the heart of the city, Bollineni Bion stands strong between many landmarks as the most awaited luxury residences with a range of apartments to choose from.

886 Luxury Apartments

2, 2.5, 3, 4 & 5 BHK Apartments

8.9 Acre Layout | 1290 sqft to 5890 sqft

LIVE IN THE LANDMARK EVERYONE TALKS ABOUT

Located opposite the Botanical Garden, Kondapur - Bollineni Bion offers you the chance to create your home in our 2, 2.5, 3, 4 & 5 BHK apartments while simultaneously, living adjacent to Hyderabad's largest mall. Furthermore, Bollineni Bion is indisputably in the most happening neighbourhood with Offices, Shopping Malls, Hospitals, Schools, and Banks nearby.





LEGEND





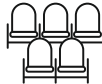













- 1. ENTRANCE PORTAL WITH SECURITY CABIN
- 2. BUS BAY WITH PAVILION
- 3. ENTRANCE PLAZA
- 4. STEPPED PLANTING
- 5. VEHICULAR DRIVEWAY
- 6. SURFACE CAR PARKING
- 7. TWO WHEELER PARKING
- 8. CAB WAITING AREA
- 9. WATER TRUCK, GAS TRUCK UNLOADING BAY
- 10. ENTRY RAMP TO BASEMENT
- 11. BLOCK ENTRY PLAZA
- 12. BLOCK ENTRY CANOPY
- 13. FEATURE WALL

- 14. EXERCISE STATION FOR SENIOR CITIZENS
- 15. REFLEXOLOGY PATHWAY FOR SENIOR CITIZENS
- 16. PAVILION WITH SEATING
- 17. LAWN WITH SEATING
- 18. FLORAL GARDEN
- 19. EXIT RAMP FROM BASEMENT
- 20. STEPS WITH PLANTING
- 21. SENIOR CITIZENS EXERCISE STATION ON LAWN
- 22. MEDITATION PAVILION WITH SEATING
- 23. TOT LOT ON SAND PIT
- 24. YOGA LAWN WITH STAGE
- 25. AMPHITHEATRE WITH STAGE
- 26. GREEN ROOM
- 27. AROMA GARDEN
- 28. SAND PIT WITH CLIMBING WALL
(BELOW PODIUM SLAB)
- 29. LAWN WITH STEPPING STONE PATHWAY
- 30. SKATING RINK (BELOW PODIUM SLAB)
- 31. ROCK GARDEN (BELOW PODIUM SLAB)
- 32. PATHWAY FROM BASEMENT TO O.A.T
- 33. OUTDOOR FURNITURE
- 34. SWINGS PARK
- 35. CHILDRENS' PLAY EQUIPMENTS ON LAWN
- 36. TOT LOT ON EPDM
- 37. SAND PIT
- 38. POOL DECK
- 39. SWIMMING POOL
- 40. KIDS POOL
- 41. CHANGING ROOM
- 42. OUTDOOR SHOWER
- 43. PERGOLA WITH DECK CHAIR
- 44. STEPPED WATER BODY
- 45. HALF BASKETBALL COURT
- 46. GIANT CHESS BOARD
- 47. LUDO BOARD
- 48. HOPSCOTCH
- 49. BICYCLE PARKING
- 50. TENNIS COURT
- 51. CRICKET PITCH WITH PRACTICE NET



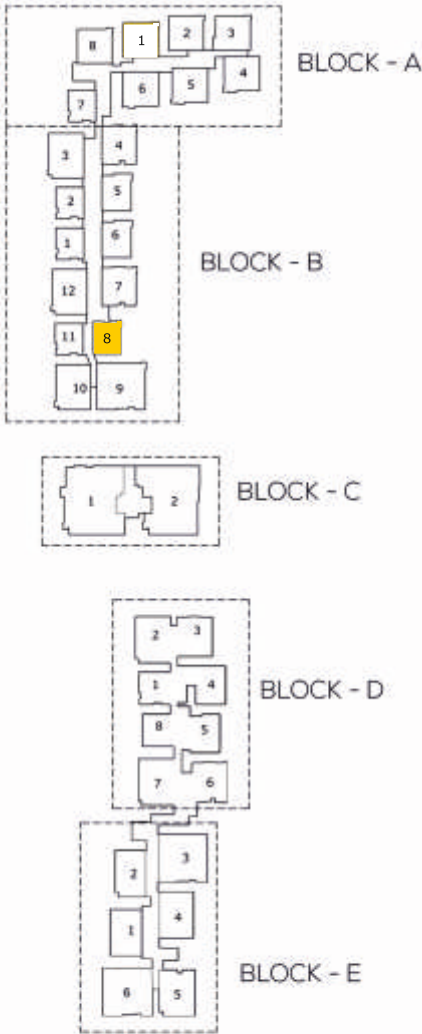


CLUB HOUSE AMENITIES (INDOOR)

- | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |  |
| Billiards | Squash Court | Table Tennis | Shuttle Court | Multipurpose Hall | Crèche | Ultra-Modern Gym | Bowling Alley | Cafeteria |
|  |  |  |  |  |  |  |  |  |
| Video Games | Library | Lawn Tennis | Swimming Pool | Supermarket | Bank & ATM | Spa / Salon | Half Basketball Court | Medical Clinic |

UNIT PLAN

2B+2T | 1290 SqFt
B008 to 2408



KEY PLAN
SCALE : NTS

UNIT PLAN

2B+2T | 1290 SqFt

B-201 to 2401

B-002 to 2402

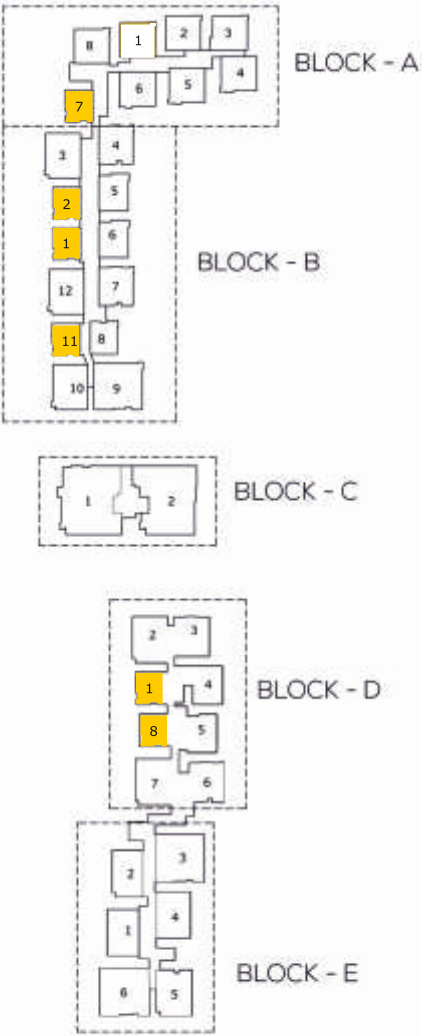
B-011 to 2411

D-001 to 2401

D-208 to 2408

E-201 to 2401

E-002 to 2401

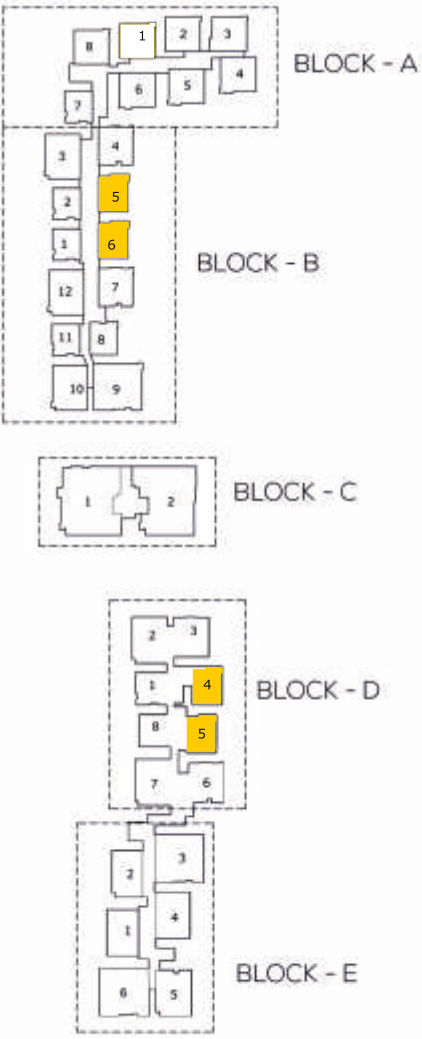


KEY PLAN
SCALE : NTS

UNIT PLAN

3B+2T | 1620 SqFt

B-005 to 2405 D-004 to 2404
B-006 to 2406 E-005 to 2405
B-005 to 2405 E-006 to 2406

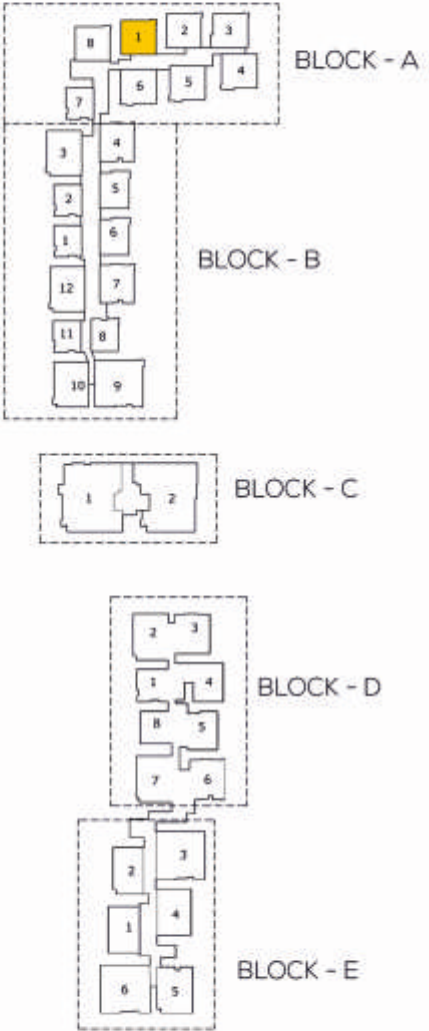


KEY PLAN
SCALE : NTS

UNIT PLAN

3B+3T -1 | 1840 Sq.Ft.

A-201 to 2401

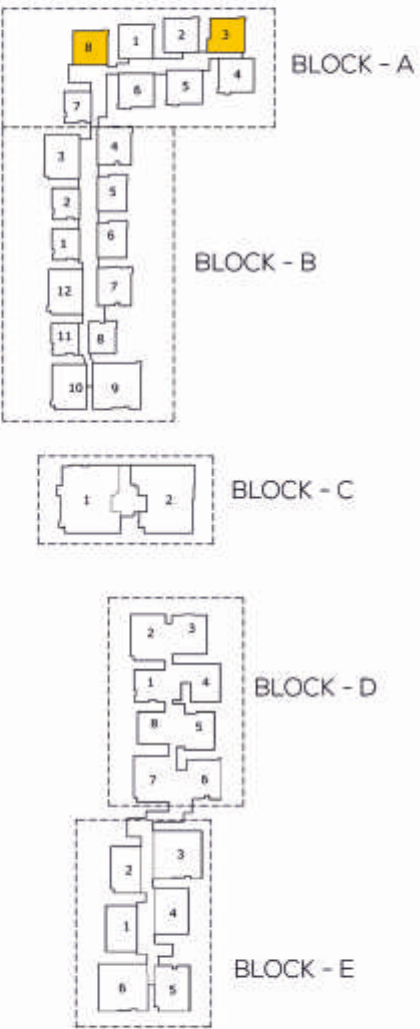


KEY PLAN
SCALE : NTS

UNIT PLAN

3B+3T-(B2) | 1840 Sq. Ft.

A - 003 to 2403
A - 008 to 2408

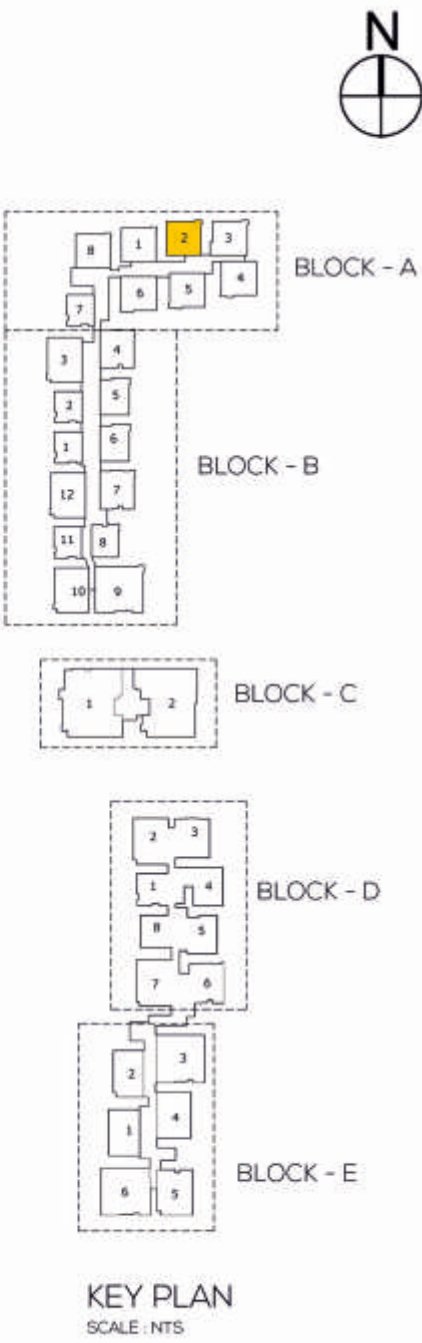


KEY PLAN
SCALE : NTS

UNIT PLAN

3B + 3T (B1-1) | 1855 Sq Ft.

A - 002 to 2402



UNIT PLAN

3B + 3T (B2) | 1855 Sq Ft.

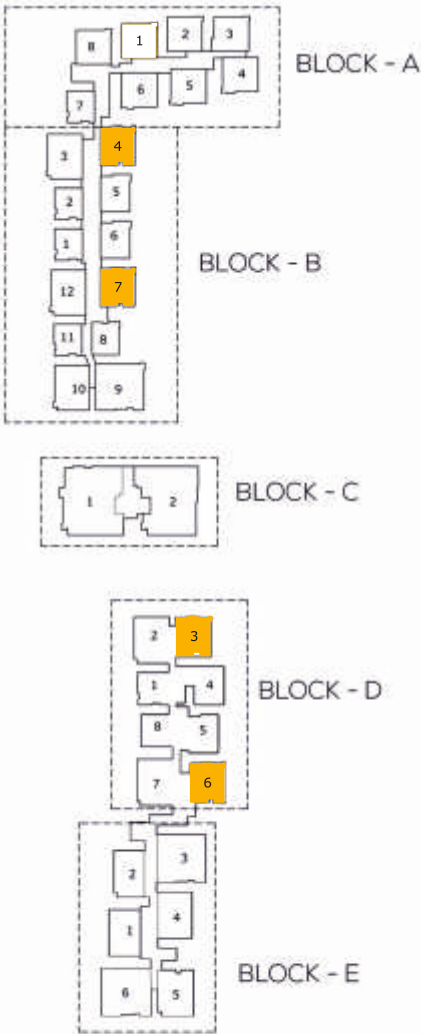
A - 004 to 2404
A - 005 to 2405
A - 006 to 2406



UNIT PLAN

3B + 3T + P | 1965 Sq Ft.

B - 004 to 2404, B - 007 to 2407
D - 003 to 2403, D - 006 to 2406



KEY PLAN
SCALE : NTS

UNIT PLAN

3B + 3T + P + S | 2290 Sq Ft.

- B - 003 to 2403

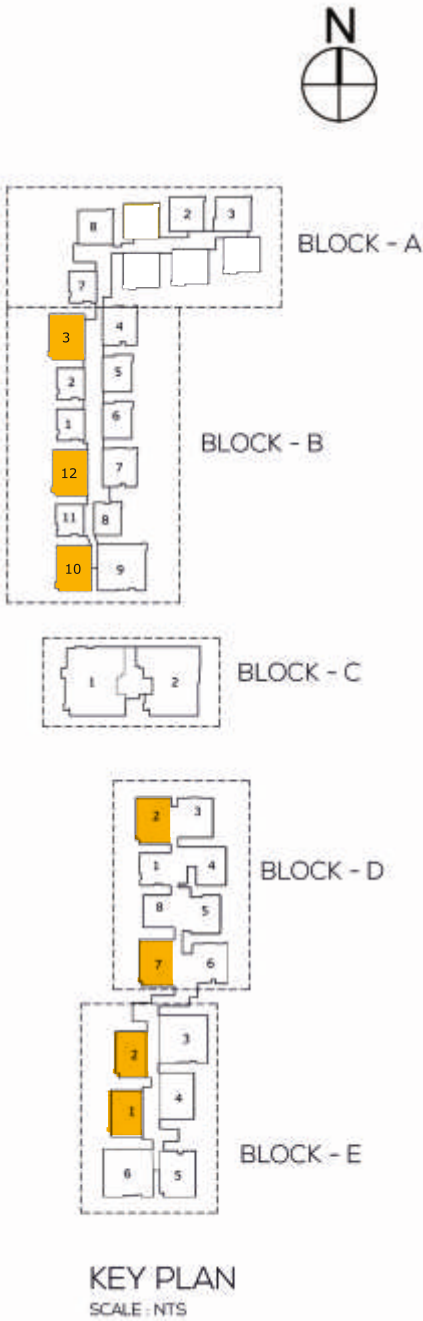
B - 010 to 2410

B - 012 to 2412

D - 002 to 2402
- D - 007 to 2407

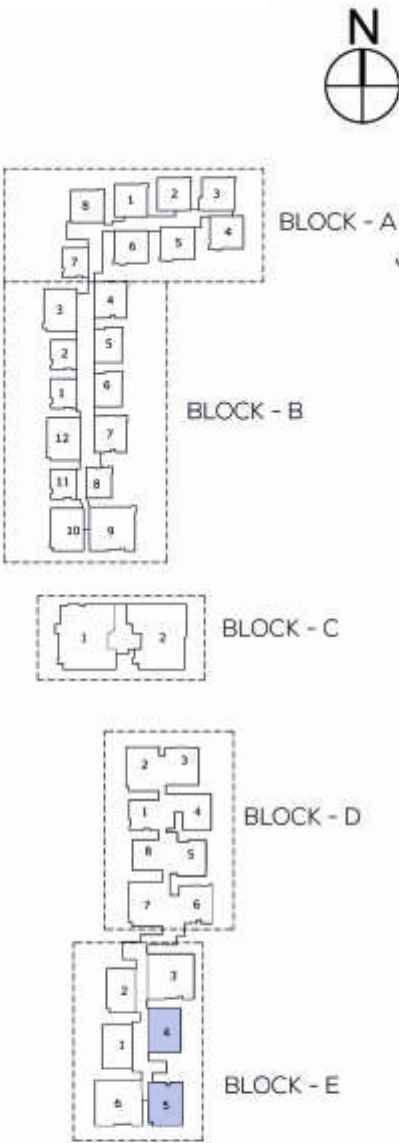
E - 003 to 2403

E - 008 to 2408



UNIT PLAN

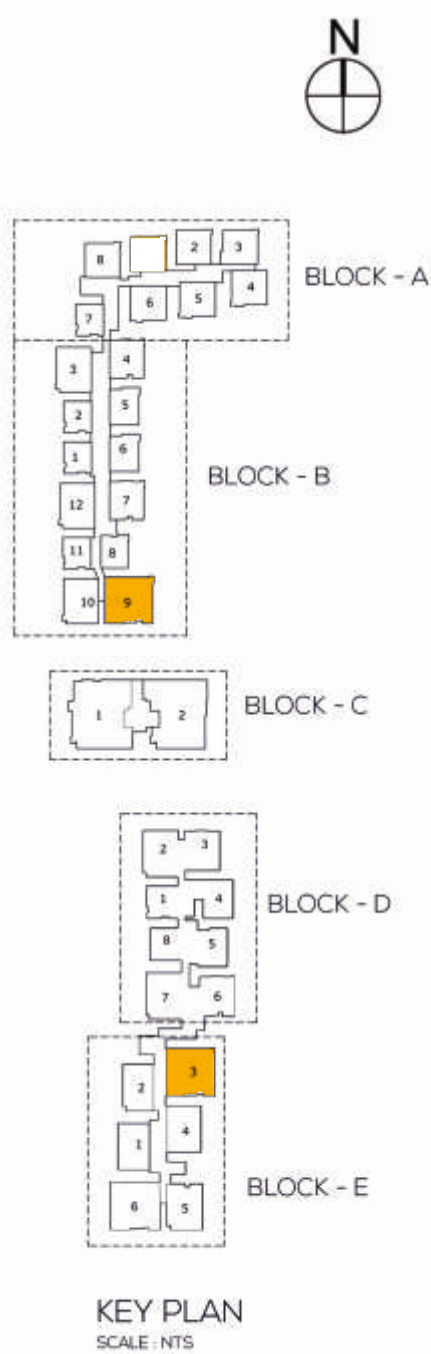
3B + 3T | 2290 Sq Ft.
E - 004 to 2404
E - 005 to 2405



UNIT PLAN

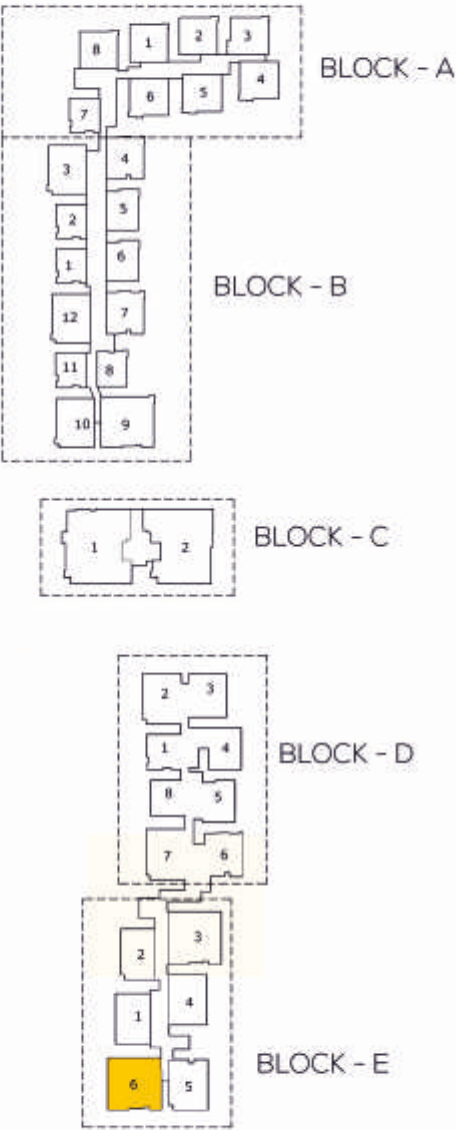
4B+4T+P+S | 3350 Sq. Ft.

B - 009 to 2409
E - 003 to 2403



UNIT PLAN

4B + 4T | 3350 SqFt
E - 006 to 2406



TECHNICAL SPECIFICATIONS - BOLLINENI BION - HYDERABAD



STRUCTURE

- Foundation & Super structure: RCC Shear Wall Structural System, Seismic zone II Compliant
- Internal Walls & External Walls: RCC / Solid Concrete Blocks
- Roof slab: Reinforced Cement Concrete slab
- Plastering: Internal - smoothly plastered
External - Sponge Finish



FLOORING FINISHES

- Living, Dining, Kitchen, Foyer, Passage: Granite flooring with skirting of 4"
- Bedrooms: Engineered Wooden Laminate Flooring
- Toilets: Designer Ceramic Tiles
- Balconies / Utility: Matt - finish Vitrified tiles
- Entrance Lobbies at Ground floor: Granite flooring
- Staircases: Granite - Ground to first , others - Cement Tiles

DADOING

- Toilets: Designer Ceramic Tiles up to 7' height
- Kitchen & Utility: Imported Designer tiles for 2' above counter



JOINERY DOORS

- Entrance Door / Main Door: Teak Wood Frame with Teak Veneered Door Shutters
- Internal doors: Engineered Wood Frame with both side Teak Veneered Flush Shutters
- Balcony: UPVC Sliding Doors with Plain Glass and Mosquito Mesh
- Toilet Doors: Engineered Wood frame with Flush Shutters one side teak & one side water - resistant laminate / PU Coating



WINDOWS AND VENTILATORS

- All Windows & Ventilators: UPVC Sliding Windows with Plain Glass, Mosquito Mesh and Grill



RAILINGS

- Balcony: SS Railing with Glass
- Staircase: SS Railing with Glass



PAINTING

- Interior walls & ceilings: Putty & Acrylic Emulsion Paint.
- Exterior walls: Weather - proof paint with texture finish



KITCHEN

- 2' wide Granite Counter with bull nosing, SS sink with single bowl drain board supported with angles



ELECTRICAL WORKS

- A/C - power points provision in Living Room & all Bedrooms
- Modular switches and socket (Legrand / Anchor or equivalent)
- One Telephone & TV point each in Living Room and in all Bedrooms
- Provision for Water Purifier, Microwave, Chimney & Refrigerator
- Fire Resistant electrical wires of Anchor / Polycab or equivalent
- Earth Leakage Circuit Breaker (ELCB)
- Single / Three phase meter with Power Supply provision - 5KW for 2 & 2.5 BHK, 6KW for 3 BHK 3T, 8KW for 4 BHK
- Backup power of 1KW for 2, 2.5 BHK, 2KW for 3, 4 BHK from DG for units



SANITARY & BATHROOM FIXTURES

- White colored wall mounted sanitary ware in all toilets of Imported / Jaguar / Kohler or equivalent make
- Counter top wash - basin in Master Bed toilet
- Imported / Jaguar / Kohler or equivalent brand CP fixtures in toilets for faucets
- Shower partitions in toilets



SMART CAMPUS FEATURES

- CCTV monitoring of critical areas such as Kids Play Area, Swimming Pool, etc. on Home TV
- CCTV at strategic locations
- Gate Management with RFID access
- Telephone / Intercom at Home, Club House, Control Room, Facility Management Office & Security

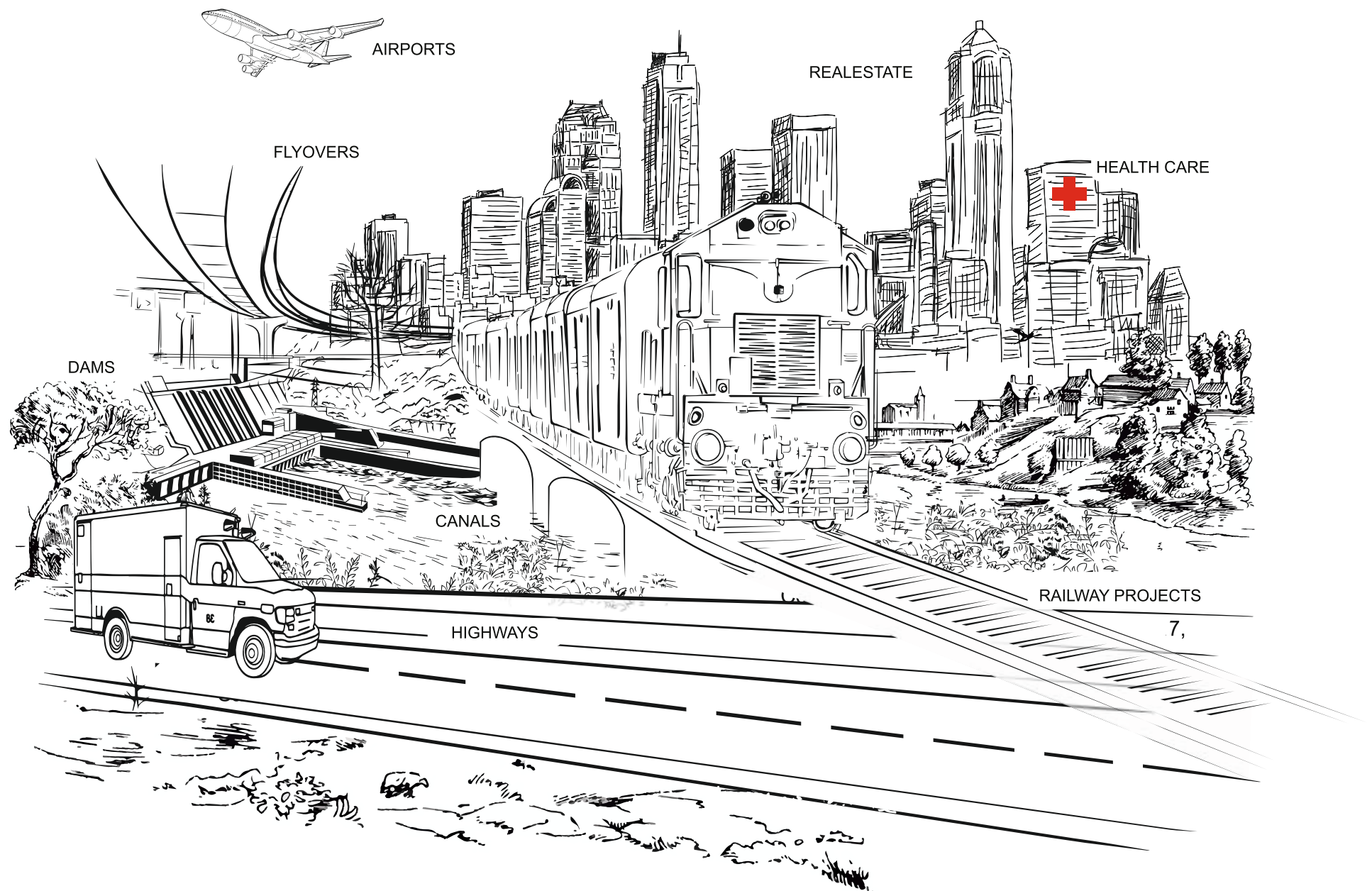


ELEVATORS

- Suitable capacity Automatic Passenger Elevators (KONE / OTIS or Equivalent)

LOCATION MAP





Building the nation's lifelines

INFRASTRUCTURE | HEALTHCARE | REAL ESTATE

A Hyderabad based conglomerate, BSCPL Infrastructure Ltd. is involved in a range of projects including roads, airport works, bridges, building construction, real estate, irrigation and railway freight corridor works. Moving beyond infrastructure, the company has forayed into different sectors like Healthcare Services, Education, Power, Steel, Real Estate Development. The Company has forayed into Irrigation sector and has been awarded major projects.

A multi- interest Group with wide presence Institutions owned by BSCPL Group include the Krishna Institute of Medical Sciences (KIMS), an established multi-specialty hospital, with a capacity of over 3,500 beds, and hospitals all over Telangana and Andhra Pradesh.

It also runs affiliated schools and nursing colleges. The BSCPL Group today has a presence all over India. It also has subsidiaries or joint ventures in the United Arab Emirates, Afghanistan and Bangladesh. The success behind its growth and track record is its team of people.

These highly motivated professionals employ state-of-the-art technologies to set new industry benchmarks. The company already has a significant presence in Chennai, Bangalore and Hyderabad along with international presence in Dubai.

Company has stayed focused on its goals and delivered a total of 5 million sqft so far. In addition, over 5 million sqft of construction is in progress and around 11 million sqft of development is on the anvil in the near future.



BENGALURU



2, 2.5 & 3 BHK Luxury Apartments
@ Whitefield

RERA No: PRM/KA/RERA/1251/446/PR/171026/000371



Residential Plots
@ Chikka Tirupathi

RERA No: PRM/KA/RERA/1265/347/PR/190722/002708



2, 3 & 4 BHK Luxury Apartments
@ Kogilu, Yelahanka

RERA No: PRM/KA/RERA/1251/446/PR/171026/000371



Residential Plots
@ Sarjapur – Attibele Road

RERA No: PRM/KA/RERA/1251/309/PR/170824/000068



2 & 3 BHK Affordable Apartments
@ Doddaballapur Road

RERA No: PRM/KA/RERA/1250/301/PR/171026/000612

CHENNAI



2, 2.5 & 3 BHK Apartments
@ Sholinganallur

RERA No: BHS2: TNRERA/0191/2017
BHS2 EXTN: TNRERA/0183/2017



2 & 3 BHK Luxury Apartments
3 & 4 BHK Villas & Compact Villas
@ Ottiyambakkam, Off OMR

CMDA Approval Layout No. 20/2014 dtd. 11.7.2014



3 & 4 BHK Luxury Villas
& Town Houses
@ Sholinganallur



2, 2.5 & 3 BHK Apartments
@ Sholinganallur

RERA No: IRIS: TNRERA/0298/2018
VIOLET: TNRERA/016/2019
INDIGO: TNRERA/051/2019



2 & 3 BHK Apartments
Near Sholinganallur, OMR

RERA No. TN/01/Building/0458/2020

BOLLINENI
HOMES from



Building Better Lives

Bengaluru Office

No.23 (old No.5), 3rd Floor, Sankey Square,
Sankey Road, Lower Palace Orchards,
Sadashiva Nagar, Bengaluru-560 080

Corporate Office

H.No: 8-2-502/1/A, Jivi Towers, Road No.7,
Banjara Hills, Hyderabad-500 034
salesenquiry@bscplre.com

RERA No. P024000000967

BENGALURU | HYDERABAD | CHENNAI | DUBAI



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