

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.



# MASTER LAYOUT





## 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. CABS 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
15. REFLEXOLOGY PATHWAY
16. PAVILION WITH SEATING
17. LAWN WITH SEATING
18. FLORAL GARDEN
19. EXIT RAMP FROM BASEMENT
20. STEPS WITH PLANTING
21. ELDER'S EXERCISE STATION ON LAWN
22. MEDITATION PAVILION WITH SEATING
23. TOT LOT ON SAND PIT
24. YOGA LAWN WITH STAGE
25. AMPHITREATRE 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. PATHWAY FROM BASEMENT TO OAT
32. OUTDOOR FURNITURE
33. SWINGS PARK
34. CHILDREN'S PLAY EQUIPMENTS ON LAWN
35. TOT LOT
36. SAND PIT
37. POOL DECK
38. SWIMMING POOL
39. KIDS POOL
40. CHANGE ROOM
41. OUTDOOR SHOWER
42. PERGOLA WITH DECK CHAIR
43. STEPPED WATER BODY
44. HALF BASKET BALL COURT
45. GIANT CHESS
46. LUDO
47. HOPSCOTCH
48. BICYCLE PARKING
49. TENNIS COURT
50. CRICKET PITCH WITH PRACTICE NET



### CLUB HOUSE AMENITIES (INDOOR)



Billiards



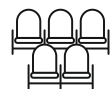
Squash Court



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

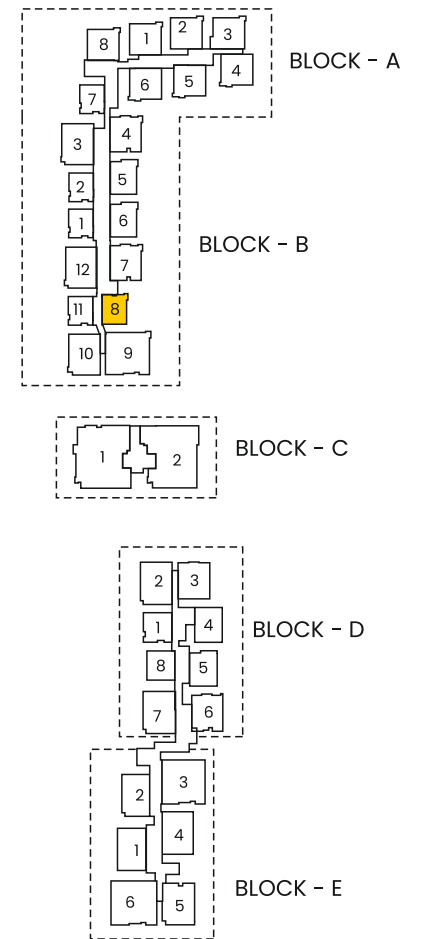


Medical Clinic

# UNIT PLAN

**2B+2T | 1290 Sq. Ft.**

B-008 to 2408



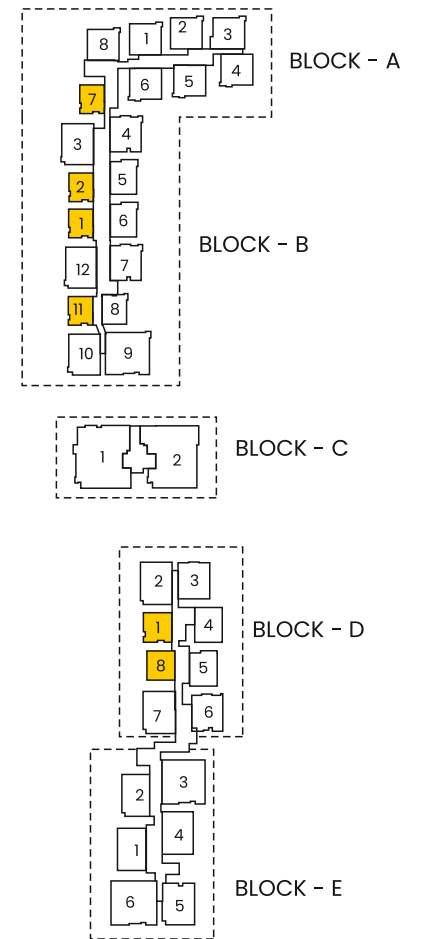
**KEY PLAN**



# UNIT PLAN

**2B+2T | 1290 Sq. Ft.**

A-007 to 2407    B-011 to 2411  
 B-201 to 2401    D-001 to 2401  
 B-002 to 2402    D-208 to 2408



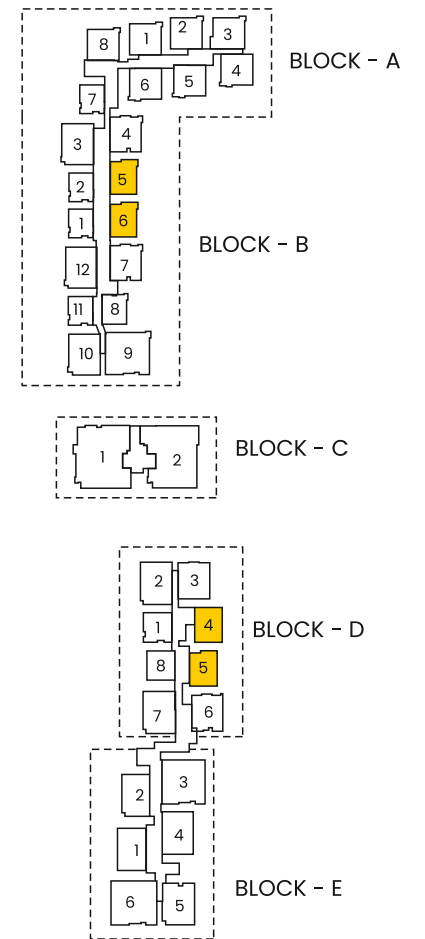
**KEY PLAN**



# UNIT PLAN

**3B+2T | 1620 Sq. Ft.**

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



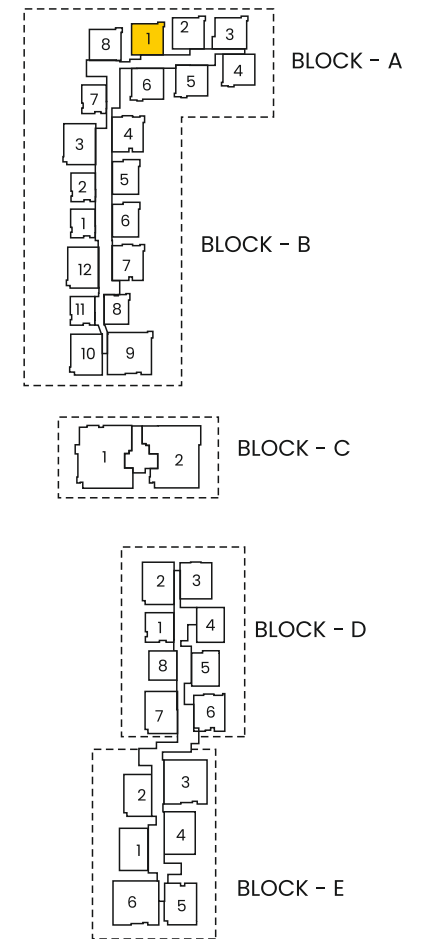
**KEY PLAN**



# UNIT PLAN

**3B+3T | 1840 Sq. Ft.**

A - 201 to 2401



**KEY PLAN**

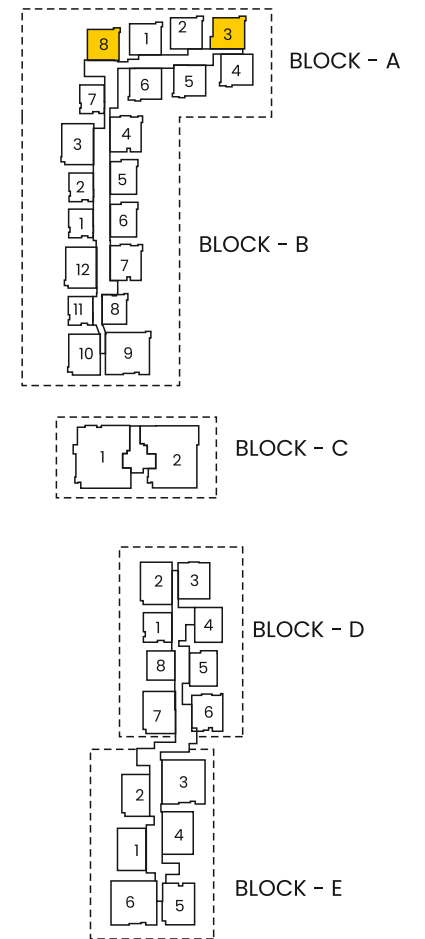


# UNIT PLAN

**3B+3T | 1840 Sq. Ft.**

A - 003 to 2403

A - 008 to 2408



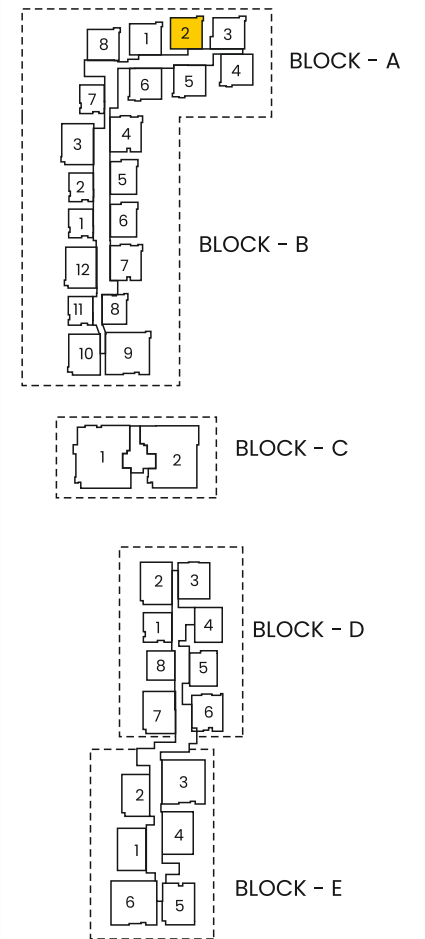
**KEY PLAN**



# UNIT PLAN

**3B + 3T | 1855 Sq. Ft.**

A - 002 to 2402



**KEY PLAN**



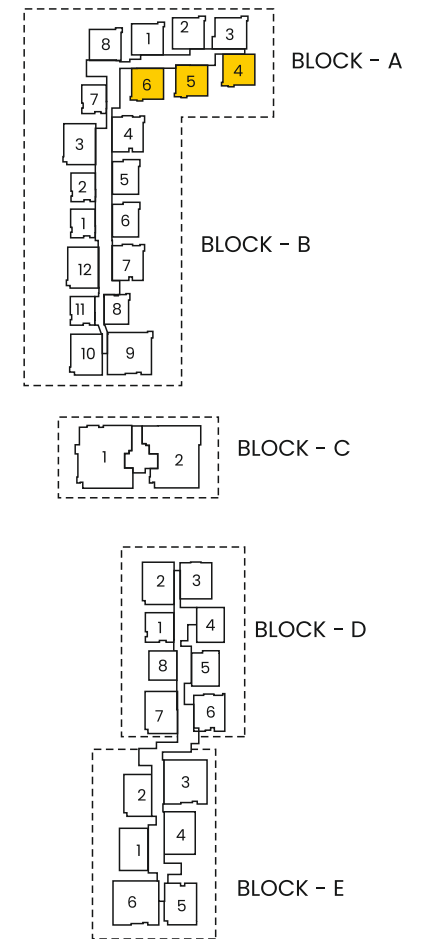
# UNIT PLAN

**3B + 3T | 1855 Sq. Ft.**

A - 004 to 2404

A - 005 to 2405

A - 006 to 2406



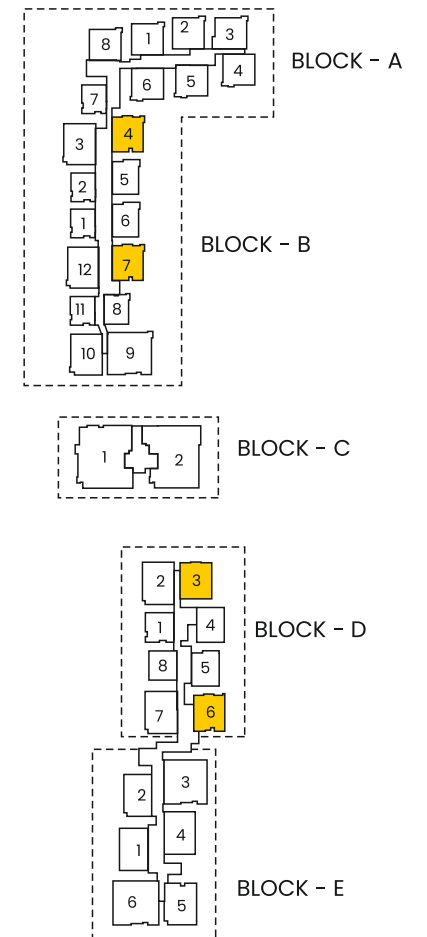
**KEY PLAN**



# UNIT PLAN

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

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



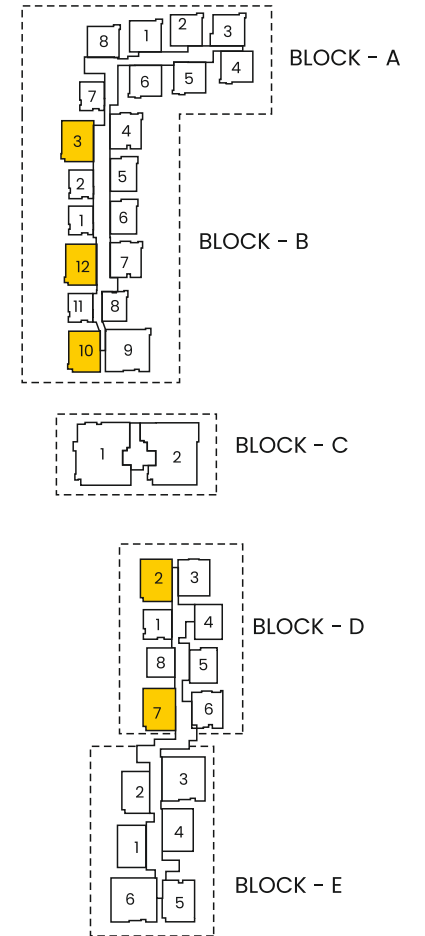
**KEY PLAN**



# UNIT PLAN

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

B - 003 to 2403    D - 002 to 2402  
 B - 010 to 2410    D - 007 to 2407  
 B - 012 to 2412



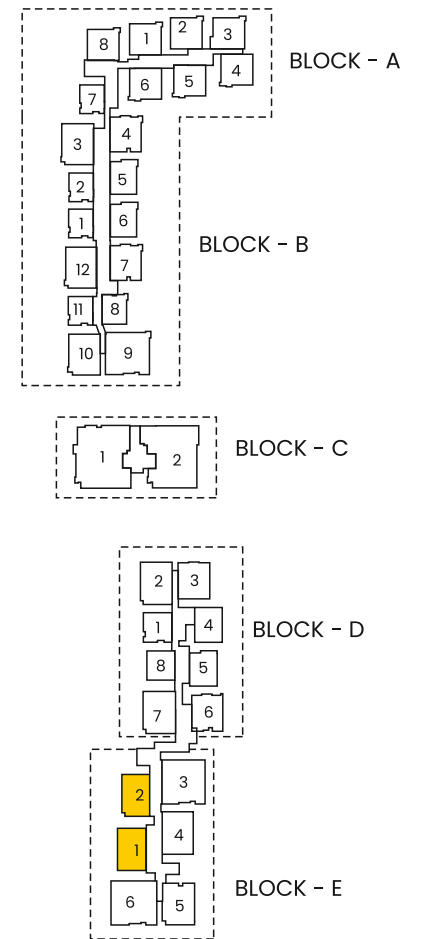
**KEY PLAN**



# UNIT PLAN

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

E - 201 to 2401  
E - 002 to 2402



**KEY PLAN**

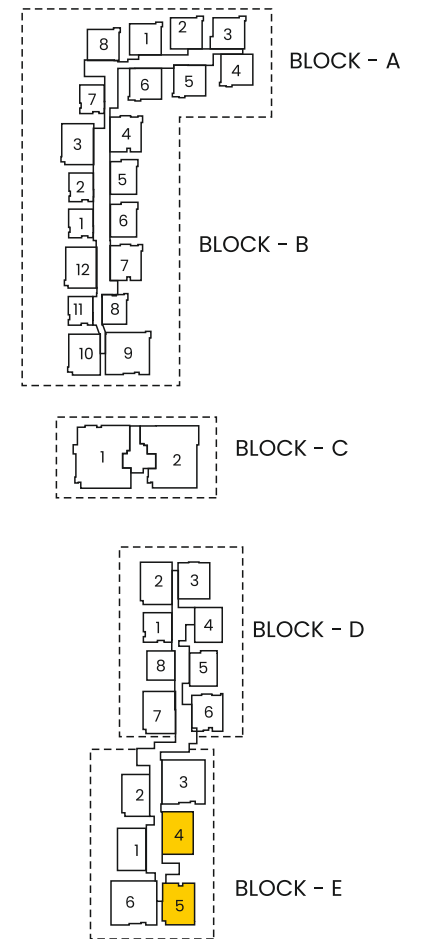


# UNIT PLAN

**3B + 3T | 2290 Sq. Ft.**

E - 004 to 2404

E - 005 to 2405



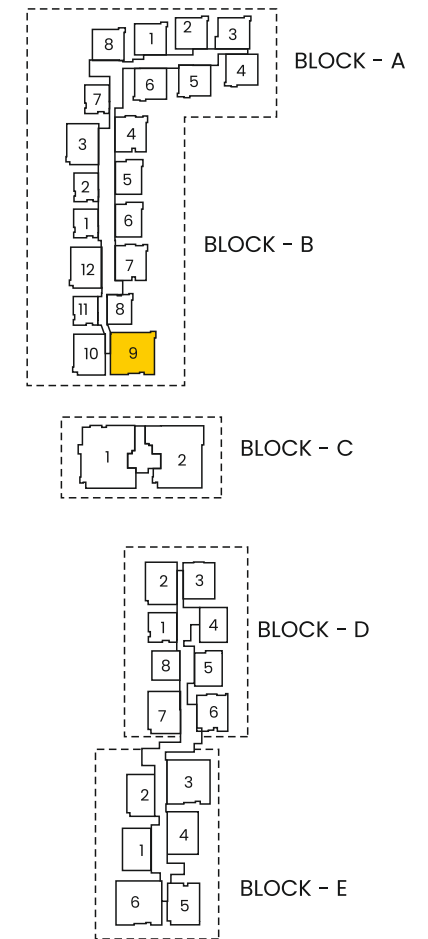
**KEY PLAN**



# UNIT PLAN

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

B - 009 to 2409



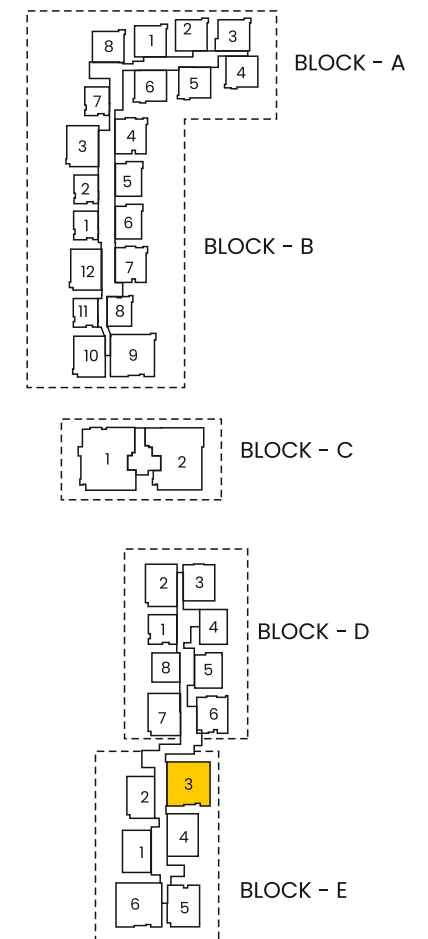
## KEY PLAN



# UNIT PLAN

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

E - 003 to 2403



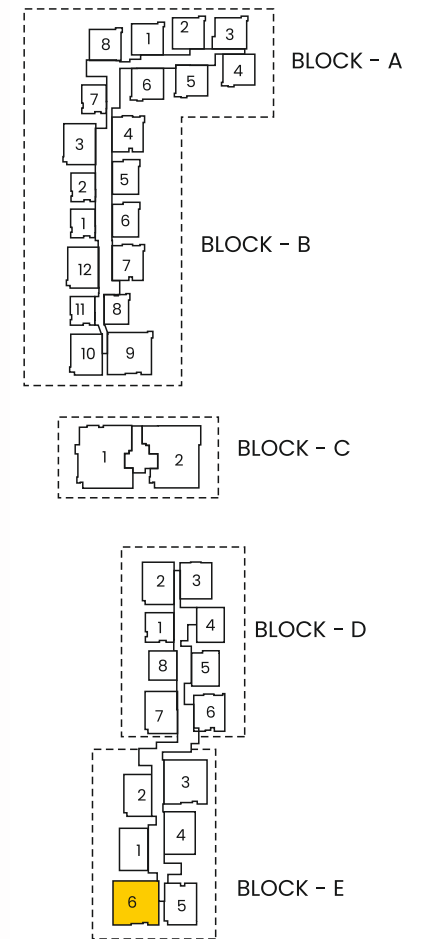
## KEY PLAN



# UNIT PLAN

**4B + 4T | 3350 Sq. Ft.**

E - 006 to 2406



## KEY PLAN



# 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
- 100% DG Back-up power for all 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



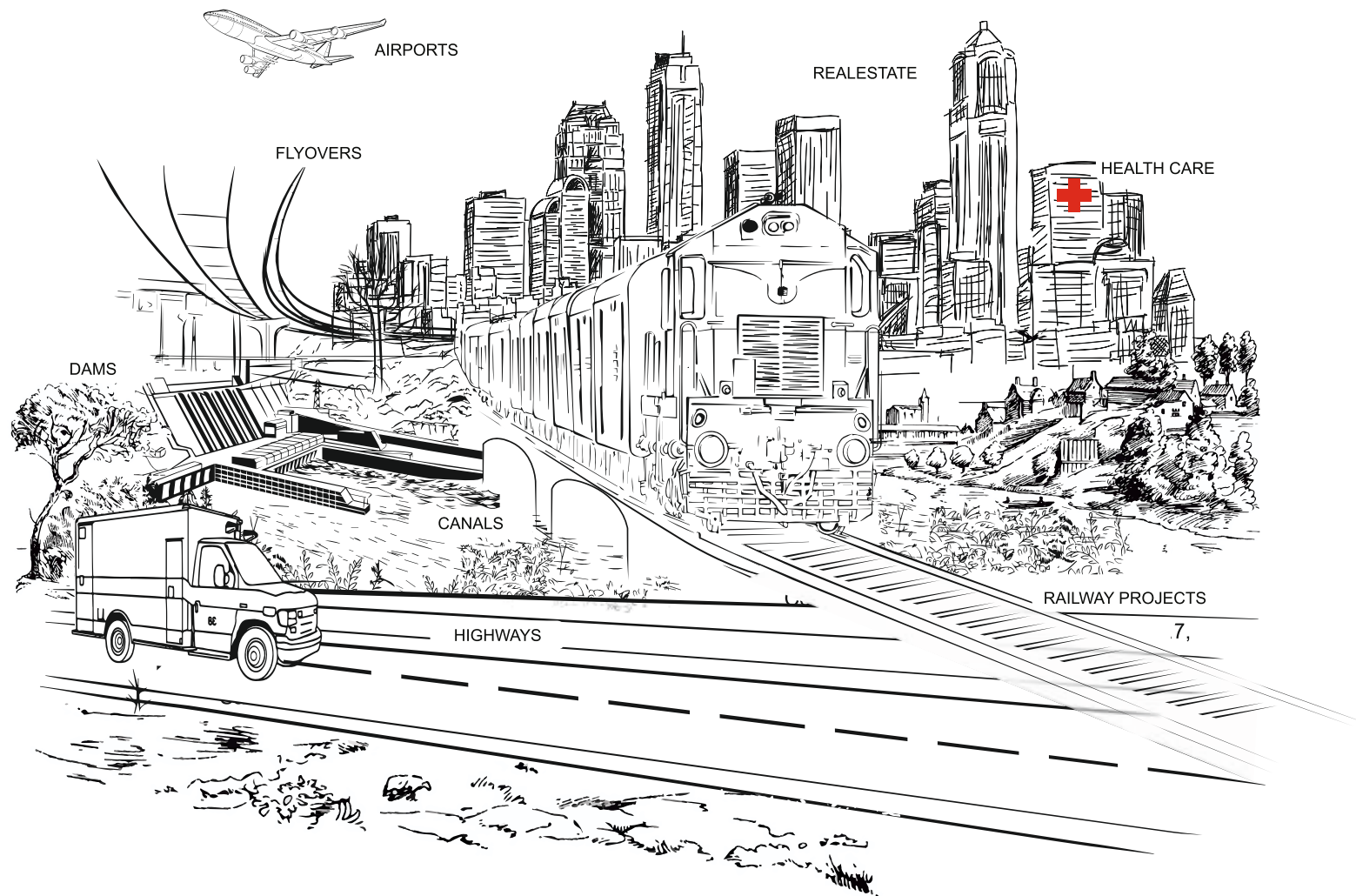
## SMART CAMPUS FEATURES

- 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)



# 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.



BSCPL Infrastructure Ltd  
has won  
The Times  
Business Awards 2020  
for "BEST QUALITY  
CONSTRUCTION"



## BENGALURU



READY TO OCCUPY

BOLLINENI  
**Silas**  
AN ADDRESS TO DE-STRESS

2, 2.5 & 3 BHK Luxury Apartments  
@ Whitefield

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



BOLLINENI  
**County**

Residential Plots  
@ Chikka Tirupathi

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



BOLLINENI  
**ASTRA**  
ENHANCED LIVING

2, 3 & 4 BHK Luxury Apartments  
@ Near Jakkur, Yelahanka

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



PROJECT BY UNICON  
**HAMLET**  
DEVELOPED BY BOLLINENI

Residential Plots  
@ Sarjapur – Attibele Road

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



BOLLINENI  
**NESTOR**  
Get your own place

2 & 3 BHK Affordable Apartments  
@ Doddaballapur Road

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

## CHENNAI



READY TO OCCUPY

BOLLINENI  
**Hillside 2**

2, 2.5 & 3 BHK Apartments  
@ Sholinganallur

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



BOLLINENI  
**Renata**  
PREMIUM APARTMENTS & VILLAS

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

CMDA Approval Layout No. 20/2014 dtd. 11.7.2014



BOLLINENI  
**iris**  
Nestled in luxury

3 & 4 BHK Luxury Villas  
& Town Houses  
@ Sholinganallur



BOLLINENI  
**iris**  
Nestled in luxury

2, 2.5 & 3 BHK Apartments  
@ Sholinganallur

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

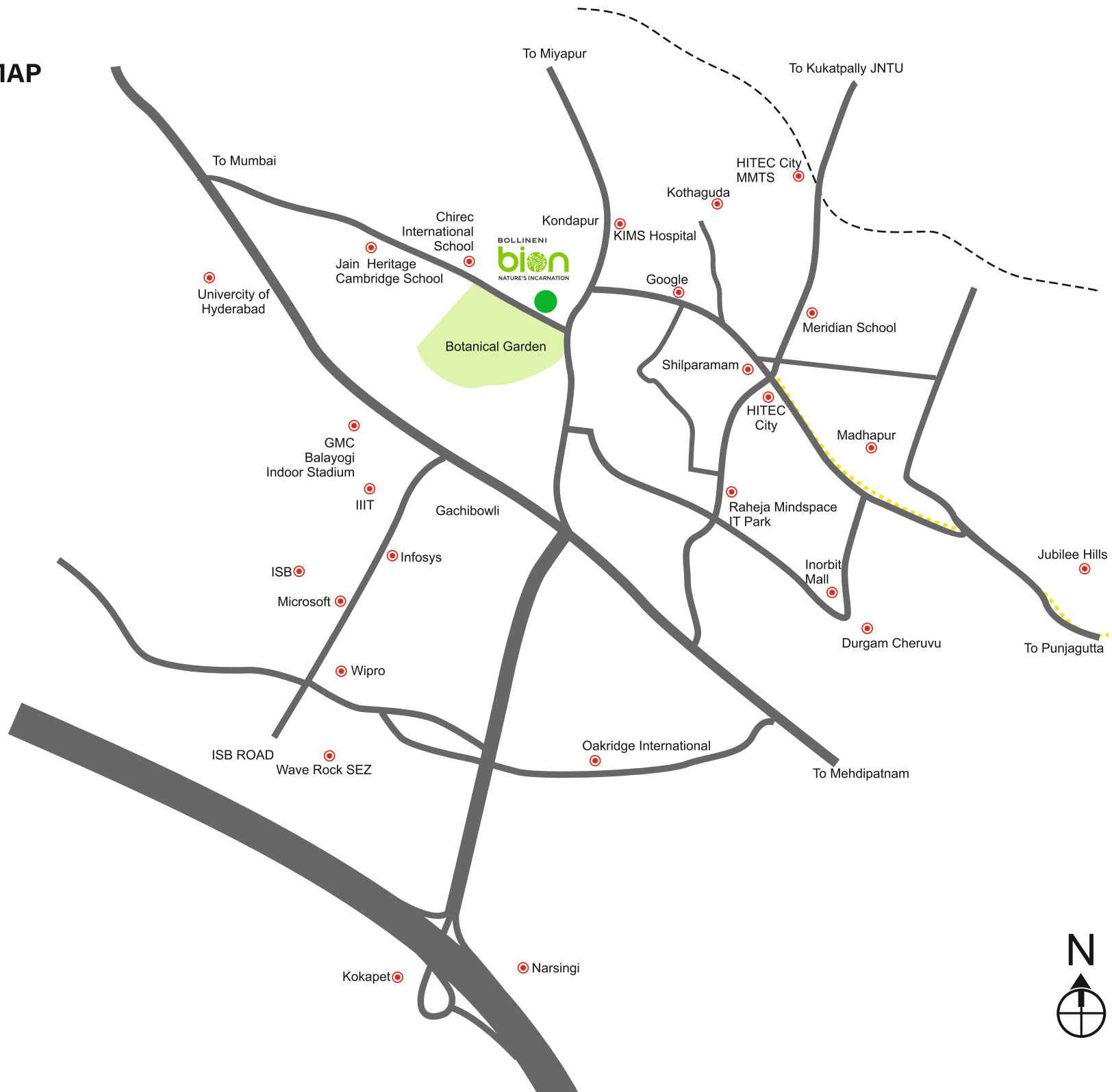


BOLLINENI  
**ZION**  
HIGH LIVING CONDOMINIUMS

2 & 3 BHK Apartments  
Near Sholinganallur, OMR

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

# LOCATION MAP



BOLLINENI  
HOMES from



Building Better Lives

REAL ESTATE – **HYDERABAD**  
BSCPL INFRASTRUCTURE LIMITED  
M.No: 8-2-502/1/A, Jivi Towers,  
Road NO.7, Banjara Hills,  
Hyderabad – 500 034

REAL ESTATE – **BANGALORE**  
BSCPL INFRASTRUCTURE LIMITED  
No.23, 3rd floor, "Sankey Square",  
Sankey road, Lower palace Orchards,  
Sadashiva Nagar, Bangalore – 560003

RERA No. P024000000967

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E-mail : salesenquiry@bsctlre.com

BSCPL INFRASTRUCTURE LIMITED

HYDERABAD | BENGALURU | CHENNAI | DUBAI



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