



RAMS
BUILDING A BETTER WORLD

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LUXURY RESIDENCES, BESANT NAGAR

ABOUT US

RAMS is a time trusted brand in the Indian Real Estate Sector. With over 250 completed projects and 3500 customers, RAMS has established its presence in the fast growing metropolitan cities of Chennai and Bangalore and in the scenic holiday town of Kodaikanal.

RAMS provides a unique mix of professionalism of a business house and the personal touch owing to its traditional family roots. RAMS is a rapidly growing firm with a strong emphasis on the work life balance that motivates our employees and customers to come back to us for generations.

Tracing its roots back to 1959, our founder Shri KV Ram, a serial entrepreneur ventured into the housing market by pioneering the concept of 'Bombay-Style' apartments in the city of Chennai.

RAMS is a third generation business house and boasts of a dedicated team of professionals that promotes a culture of innovation and entrepreneurship.

VISION

The diversification to commercial real estate space took place in the 80s with the launch of showroom and office spaces in the city of Chennai. RAMS is a member of the Indian Green Building Council (IGBC) and the corporate vision is to promote eco-friendly construction practices for sustainable growth of the industry.



250+

PROJECTS COMPLETED



3500+

HAPPY CUSTOMERS



52+

YEARS IN SERVICE

NIGHT



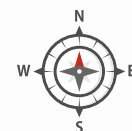
DAY

03.



04.

- 1. TYPE A: 1435 SQFT
- 2. TYPE B: 1374 SQFT



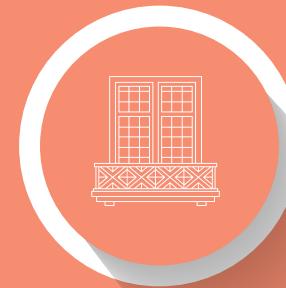
FLOOR PLAN

(SPECIFICATIONS OF THE PROPOSED APARTMENT)



DOORS

- All doors shall have teakwood frames
- Bedroom Doors – Plush Doors With Varnish
- Main Door – Engineered Wood Door with Teak Veneer / OST
- French Door in UPVC or Teak Door with Frame & Glass Shutters
- Main Door – Mortice Bullet Lock with handle (Europa Make or Equivalent)
- Bedroom and toilet doors – Mortice Lock with handle
- Bathroom Doors – Waterproof Engineered Wood Door with One Side Paint / One Side Wood Laminate Finish



WINDOWS / BALCONY

- All teakwood / UPVC make with 5mm clear glass insert
- Mild steel grills for all windows & French doors;
- Mosquito Sliding Mesh in Window for living and bedroom areas
- Balcony handrail – SS / Glass / Mild Steel (as per design)



BEDROOMS

- Lofts on one side



FLOORING

- 4' x 2' joint free vitrified tiles for all indoor rooms except toilets
- 2'x2' joint free vitrified tiles – Balcony area;



KITCHEN

- Platform with granite countertop
- Stainless steel sink / quartz sink-1 Nos
- Wall tiles up to 2' height from the platform
- L-shaped lofts
- Cudappah shelf for storage
- Provision for exhaust fan or chimney
- RO water plumbing provision

ELECTRICAL PROVISIONS



TOILETS

- 8" x 8" Anti-skid ceramic flooring
- Epoxy Grout for Joints
- Polymer Based Water Proof Coating for floor
- Sanitary fixtures – Roca/ Parryware / Kohler /Jaguar make



SANITARY FIXTURES

- Jaguar/ROCA/Kohler make
- Jaguar brand or similar chromium plated fittings
- Wash basin provision – Jaguar make or equivalent
- EWC for all toilet(s) – wall mounted (brand same as above)
- Standard color of all fixtures: white
- Health faucet
- 1 Heater Plumbing provision



PAINTING

- 2 Coats Emulsion paint with 2 coats putty for walls and ceiling + 1 Primer
- Anti-rust coating with enamel paint for all grill work



MISC.

- Door stoppers for all doors (except Toilets)
- Hinges - SS / Oxidized Mild Steel of reputed make
- PVC Pipe Provision for A/C Copper Tube Line and Drain Pipe for bedroom and living areas



ENTRANCE

- One bell point
- One light point
- One Video Door Phone with Entrance Lobby Unlock provision



LIVING

- One TV point
- One internet point
- One Telephone point
- Two light points on wall
- Two 5A points (including one on switchboard)
- Fan and chandelier points
- One light point – per plan
- One 20A point for A/C



DINING

- Two light points on wall
- One 5A point on switchboard
- Fan point
- One Light Point for Puja (as per builder drawing)



BEDROOMS

- Two light points on wall
- Two 5A points (including one on switchboard)
- One 20A point for A/C
- Fan Point



KITCHEN

- One light point
- One 15A for microwave oven
- Two 5A points (one on switchboard and one above platform)
- One 5A point for exhaust fan or chimney
- One 15A for fridge
- One fan point
- One 5A point for RO system



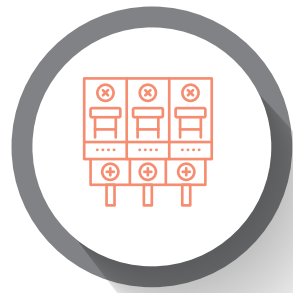
BALCONY

- One light point



TOILETS

- One light point
- One 15A point for Geyser



DISTRIBUTION BOARD

- Legrand



SERVICE AREA**

- One light point
- One 15A point for washing machine



WIRING

- Polycab or Equivalent

* Specifications quoted are subject to change based on material availability + Upgrades or modifications to standard specifications are possible at an additional cost

\$ All switches and metal boxes will be Anchor or equivalent

** In absence of service area, washing machine provision will be provided at an alternate convenient spot

BUILDING SPECIFICATIONS / COMMON SPECS*



STRUCTURE

- Steel rods FE550 for framework
- Foundation and Structural work implementation as per reputed Structural Engineer with drawings duly certified by CMDA
- Anti-Termite Treatment over 4 stages for all floors including foundation (Footing / Plinth Filling / Wood Treatment /Wall Treatment)
- Loading Standards as per IS-875 part -2 seismic force as per IS1893 code



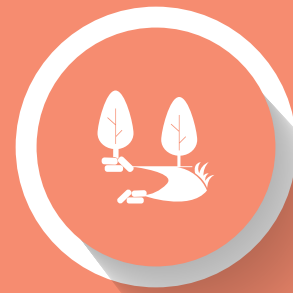
WALLS

- Red Brick for Lift / Toilet Walls
- Solid Blocks / AAC Blocks of reputed make for all other building walls
- Boundary Walls shall be treated with paint finish as per architect recommendation
- M Sand for Brickwork / Concrete Works
- P Sand for Plastering
- (EXTERIOR WALLS) Exterior Grade Primer + Weather Proof Exterior Grade Paint (2 Coat) (Asian Paints or equivalent) Texture Paint with exterior grade paint as per Architect design



WATER PROOFING

- Polymer Based Guard Paint for Balconies, Parapet Wall and Sunshade projections
- Water proof coating of reputed brand in terrace level with heat reflection characteristics
- Water Proofing of sump and overhead tanks with polymer based hyper liquid



COMMON AREAS

- Granite / Vitrified Tile Façade for Lift Lobby as per architect design
- 1 Nos Motor for Borewell to sump and 1 Nos motor for sump to overhead tank
- Sump with overhead tank of adequate capacity with bifurcated storage for corporation and borewell water shall be provided
- Landscaped areas as per architect design
- Staircase Handrail in SS / Mild Steel powder coated finish
- Rubber Mould Paver of M30 grade and above for roadways shall be provided
- Ambient Bollard Lighting of internal roadways
- RWH Provision
- Heavy Duty Car Park Button Tiles- 12" x 12" size



AMENITIES

- 4 Nos. CCTV Points of HIK Vision Make with Back-Up, Monitor and DVR shall be provided.
- Kirloskar or equivalent GENSET shall be provided for common areas.
- 6 Passenger Lift (EMPEROR make) – Machine Room Less shall be provided
- Entrance Lobby EML Door Lock Unit
- Watchman Room / Toilet in GF Stilt Space shall be provided
- Off-Grid Solar Power System for common areas
- Mail Box Provision near entrance lobby



POWER BACK-UP

- 6KVA Per Home Back-Up and 100% back up for common areas
- Genset – Kirloskar Green or Equivalent Make



PAINTING

- 2 Coats Emulsion paint with 2 coats putty, 1 coat Primer for walls and ceiling
- Anti-rust coating with enamel paint for all window and f/d grill



ELECTRICAL

- Electrical Room with meter for individual flats and common areas



ROOFTOP

- Solar Panel
- Landscaping as per Architect's design



MAIN ENTRANCE

- One Entry and One Exit Gate
- 12ft Mild Steel Gates with duco painted finish
- Designer Sign Board with lights indicating Property Name & Builder

LOCATION MAP



RAMS BUILDERS

47/17, Beach Rd, Kalakshetra Colony,
Besant Nagar, Chennai, Tamil Nadu
600090, India

* Specifications quoted are subject to change based on material availability

RECENTLY COMPLETED PROJECTS





LIVING ROOM CONCEPT



SITE ADDRESS

New No: 47
Beach Road
Kalakshetra Colony
Besant Nagar
Chennai – 600090

RAMS BUILDERS



61 (28) Poes Garden, Chennai - 600 086.



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