

RAMKAMAL SPECIAL GO GREEN AMENITIES

WHAT IS THE GREEN BUILDING CONCEPT IN INDIA?



EV-CHARGING STATION FOR EACH VILLA



SOLAR REFLECTIVE GLASSES FOR ALL WINDOWS & FRENCH DOOR - FOR EACH VILLA:



From outside it looks like this & from inside you can see through outside.

5KV - SOLAR PANELS FOR EACH VILLA



WINDOWS & FRENCH DOOR FOR EACH VILLA BIGGER WINDOWS FOR MAXIMUM LIGHT & VENTILATION



KITCHEN FOOD WASTE COMPOSTER
FOR EACH VILLA

HARVESTING THE COMPOST



RAIN WATER FILTERS
FOR EACH VILLA



SOLAR LIGHT FOR COMMON ROAD AREA
OF THE VILLA COMMUNITY

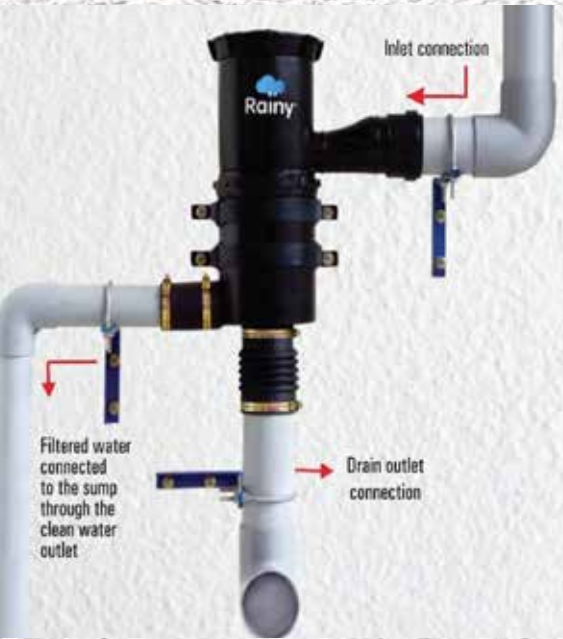
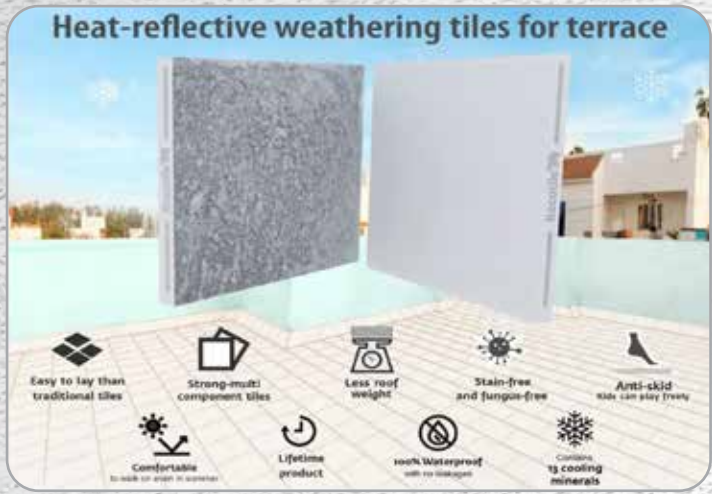


GREEN MATERIALS USED IN EACH VILLA



WPC USED IN WOODEN DECK AREA

HEAT PROOF REFLECTIVE TILES
IN TERRACE ROOF FOR EACH VILLA



WPC WOODEN DECK
IN BARBEQUE - PERGOLA AREA



WPC - DECK HANDRAIL.



VOX FALSE CEILINGS USED IN CARPARK & BALCONY & ELEVATION SHADES.

SPECIAL AMENITIES FOR VILLAS



EV-CHARGING STATION FOR EACH VILLA



VRV CASSETTE AIR CONDITIONING SYSTEMS FOR LIVING, DINING AND OTHER ROOMS.



OUR VILLA OFFERS FULLY AUTOMATED MAIN GATE WITH REMOTE CONTROL ACCESS PROVIDED TO EVERY VILLA OWNERS.



MILK & NEWSPAPER BOX



ROOF GARDEN



CCTV WITH MOBILE ACCESS



GARDEN IN AND AROUND



EACH VILLA OUTSIDE ELEGANT FREE STANDING POSTAL & COURIER BOX



SHOWER ENCLOSURES IN ALL BATHROOMS



INTELLIGENT RIMLESS WALL HUNG TOILET -IN MASTER BEDROOM-BATH

Intelligent Rimless Wall Hung Toilet

- Auto Opening & Closing
- Self Cleaning Spray Before & After Use
- Warm Air Drying
- Seat Ring Heating
- Adjustable Temperature For Water, Air & Seat
- Night Lighting LED
- Anti Bacterial
- Wireless Remote Control



BED -2 BATH



BED -3 & 4 BATH



WATER PURIFIERS IN KITCHEN



RAIN SHOWERS IN ALL BATHROOMS

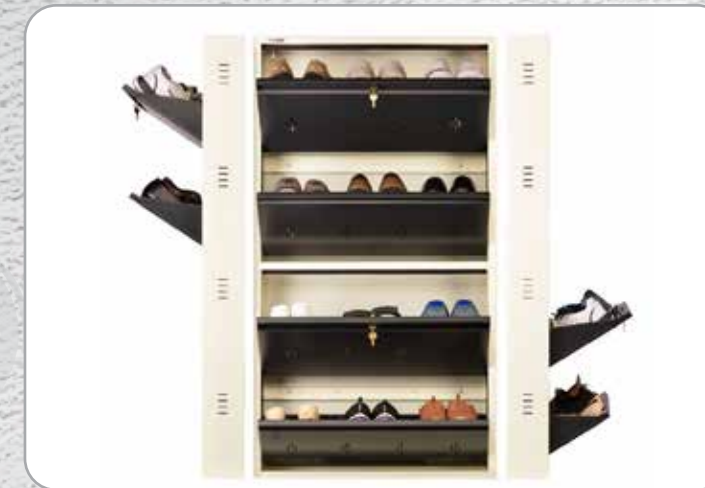


MASTER BED BATH

STEAM ROOM



SHOE RACK



CLOTH DRYER IN SERVICE AREA



VIDEO DOOR PHONE WITH MOBILE ACCESS



GAZEBO IN TERRACE



ELEGANT ROOF GARDEN SOFA SETS



DESIGNER FREE STANDING
DINING WASH BASIN & DESIGNER TAP



CAR GARAGE AUTOMATIC
DOOR WITH REMOTE:



WATER FOUNTAIN IN FRONT OF VILLA



COURTYARD OUTSIDE VILLA



COURTYARD TREE - INSIDE VILLA



QUARTZ SINK IN KITCHEN



WATER BOOSTER PUMP IN TANK AREA FOR EACH VILLA



EACH VILLA WILL HAVE THIS 3 PHASE EB METERING WITH 63 AMS, AUTO CHANGE OVER CUM DISTRIBUTION PANEL BOARD



PIPED GAS SYSTEM FOR EACH VILLA



FOOD CRUSHER MACHINE BELOW SINK



CUSTOMERS ELEGANT VILLA NO FOR EACH VILLA



WHEN CURRENT GOES -THIS AUTO CHANGE OVER AUTOMATICALLY ON THE GENERATOR & WHEN THE CURRENT COMES IT AUTOMATICALLY OFF THE GENERATOR.



**TERRACE OUT DOOR SOCKETS
FOR PARTY'S & SCREENING**



**HORIZONTAL LONG KITCHEN
WINDOW FOR GARDEN VIEW**



BARBECUE KITCHEN PLATFORM IN TERRACE



**KITCHEN EXCAUST WITH OUTER
COWL FROM ASTBERG VENTILATION**



FOR AESTHETIC LOOK & CONVENIENCE

METAL STAIRCASE



**BARBECUE SYSTEM - CHARCOAL GRILL BARBEQUE
WITH 7 SKEWERS & CHARCOAL TRAY (STELLAR BLACK),
FREE STANDING IN BARBEQUE TERRACE**



**CIELING MOUNT - AUTOMATIC MODULAR
TYPE FIRE EXTINGUISHER**



WILL BE FIXED IN EB PANEL BOARD AREA

GAZEBO WITH OUTDOOR DINING
TABLE IN BARBECUE AREA



ITALIAN MARBLE FLOORING IN
LIVING, DINING, KITCHEN & STAIRCASE



WOODEN FLOORING IN MASTER BEDROOM



ENGINEERED MARBLE
FOR KITCHEN PLATFORMS



VILLAS INSIDE AMENITIES

MOBILE CHARGING DOCK WITH SPEAKERS



BLUETOOTH PLAYERS WITH FM IN KITCHEN.



USB CHARGER POINTS



8X4ft MAIN DOOR ENTRANCE.

**BIGGER WINDOWS IN HALL,
DINING & ALL BEDROOMS.**

SPECIAL AMENITIES FOR EACH VILLAS

- Landscaping in common areas.
- Covered car parks for each villas.
- Rainwater harvesting.
- Sump and overhead tank for metro water & bore well.
- A common servant toilet shall be provided.
- Borewell for supplement usage.
- Staircase with GLASS handrails.
- Pest Control measures in all stage.
- Headroom doors from Fire Proof Steel Doors.

MAIN DOOR - DIGITAL LOCK



GAS DETECTORS



LION DOOR KNOCKING



PRE FOUNDATION

GEO TECHNICAL INVESTIGATION (SOIL TEST)

- Conducting Soil Investigation to determine the STP - Value for the proposed construction.
- Derivation of a Soil Test Report with suitable recommendations for the foundation based on the soil investigation.

GROUND WATER INVESTIGATION (BORE WELL)

- Drilling the bore well using scientific methodology and executing the same.
- Water Test Analysis to determine the TDS (Total Dissolvable Solids).
- Derivations of a report to understand the TDS values (Total Dissolved Solids) and to determine the LPH discharge (Litters per hour)

FOUNDATION

- Earthquake resistant R.C.C. framed structure with suitable foundations based on the geotechnical investigation report. In compliance with IS 1893 - 2016, IS 456 - 2005.
- Anti-Termite treatment in compliance with IS 6313 – 2001.

SUPER STRUCTURE

- R.C.C. framed structure with RCC columns, beams and slabs.
- Walls using Wire Cut Bricks.

DOORS AND WINDOWS

- Main entrance door – Teak wood frame & shutters with natural walnut veneered solid panel shutter.
- Internal doors – Steam beach wood frame with laminate finish.
- Toilet door – Tubular core shutter.
- Main Door Locks from YALE / DORMAKABA / OZONE.
- Other Rooms Door Locks from YALE / GODREZ / OZONE.

PAINTING & FINISHING

- Internal walls and ceiling shall be finished with two coats of BIRLA wall care putty. One coat of ASIAN primer. Two coats of premium emulsion from ASIAN PAINTS.
- M.S. Grills shall be painted with one coat of zinc chromate primer and finished with two coats of synthetic enamel paint from ICI.
- External walls shall have one coat of cement-based Textured Finish. One coat of exterior primer from ASIAN PAINTS and two coats of weather shield max from ASIAN PAINTS.

PLUMBING & SANITARY

INNER PLUMBING

- Bathroom and kitchen water lines with SUPREME CPVC pipes.
- Overhead tanks to the bathroom and kitchen water lines with SUPREME UPVC pipes.

OUTER PLUMBING

- Outer waste line, soil line, rainwater harvesting lines shall be with 4” inch and 6” inch dia of 6 kg / SQ.CM pressure with necessary specials of SUPREME PVC pipes.

SANITARY & CP FITTINGS

- Master Bed toilet shall have – Intelligent wall –hung closets with Remote from AQUANT.
- Other Bedrooms toilets shall have concealed wall-hung closets with soft closing seat covers from ROCA.
- Health Faucet from KOHLER.
- All toilets shall have a white washbasin with necessary fittings from JAQUAR / ROCA.
- Overhead shower System from AQUANT / KOHLER.
- Toilets shall be provided with glass shower enclosures from JAQUAR.

ELECTRICAL AND POWER BACK UP

- 3 Phase electricity supply and independent meters.
- FRLS wires from HAVELS.
- Split A/C points for Living, Dining & all bedrooms.
- Modular switches and sockets of PANASONIC / HAVELS.
- Earth leakage circuit breaker to prevent shock.
- TV, telephone points in all bedrooms.
- 2-way switches for all bedrooms.

FLOORING & WALL TILES

- Living, Dining and Kitchen shall have ITALIAN MARBLE with 4” inch height skirting.
- Master bed shall have WOODEN FLOORING.
- Other Bedrooms shall have First quality vitrified tiles from KAJARIA of 4’ feet * 2’ feet tiles with 4” inch height skirting.
- Bathrooms shall have First quality wall tiles of 4’ feet * 2’ feet glazed / matt from RAK / KAJARIA and flooring shall have matching first quality anti-skid tiles.

KITCHEN

- ENGINEERED MARBLE countertop with QUARTZ sink.
- CP fittings from JAQUAR / KOHLER.
- Provision for exhaust fan, refrigerator, and water purifier.
- Adequate power points for all Kitchen appliances.
- Ceramic tiles on the wall 2’ Feet above the countertop.

EASY PAYMENT SCHEDULE

Initial payment for booking	₹ 5 Lakh
At the time of signing the agreement	20%
At the time of registration (or) at max within 30 days of signing the agreements	30%
At the time of completion of foundation	05%
At the time of completion of roof level	20%
At the time of completion of brick work	15%
At the time of completion of plastering	08%
At the time of handing over	02%

BANK LOANS AVAILABLE



RAMKAMAL®
PROPERTY DEVELOPERS



Krishna Virunthavan Road, Akkarai,
Injambakkam, Chennai, Tamil Nadu 600119.

CUSTOMER REVIEWS



S.P. MANOJ

Working @ Mindtree Ltd, Chennai.

A premium builder with premium homes, providing flexibility to satisfy each and every customer's requirements. Never been a thing compromised and the quality stands out.



GOBINATH

Working @ Norton LifeLock, Chennai.

Ramkamal developers are one among the few builders who sync with customer expectations.



VIGNESH K.

Working @ Freshworks Inc., Chennai.

We are very satisfied with the detailed amount of information that was given and the commitment shown towards it. The builder was very accommodating, in terms of minor plan changes that we had and he is always very patient to explain every detail whenever asked. We are very excited With our new home.



M. PRABHAKARAN

Working @ Senior IT Professional, Chennai.

VERY Good Approach and client Fronting, Quality of construction is Good, Promised Design Delivery, Friendly Management Team, On Time Delivery.



KUGHAN KABEER DOSS

Working @ Norton LifeLock, Chennai.

We are happy to be a part of the ramkamal builders as a customer. Their honest approach and the level of communication they maintained throughout the construction process is awesome. I also thank them for providing a future focused amenities. If you want to have a superior quality flat built with affordable price in a timely manner by a professional team, then we strongly suggest you to choose ramkamal builders. I am fully satisfied with ramkamal builders.



K.R. RAJKUMAR

Working @ MSys Tech India Private Limited, Chennai.

We Were Searching For Our Ideal Home and 'Ramkamal' Suited Our Prospects. I came Across Many Queries and Challenges That Were Addressed In a Nice Way. Ramkamal Developers Used Finest Top Quality Materials For The Construction So The Apartment Looks Robust and Aesthetic. Me & My Family Members Have No Hesitation in Recommending Ramkamal Developers To Anyone Who Is Looking For a Quality Home.