

# EXPERIENCE

THE PINNACLE OF LUXURY LIVING IN  
CHENNAI WITH RAMKAMAL'S LUXE VILLAS.

STEP INTO UNPARALLELED ELEGANCE  
WITH OUR LUXURIOUS 4BHK VILLAS.  
WHERE EVERY DETAIL EXUDES SOPHISTICATION.







— HOMES WITH PRIDE —





RAMIKAMAL

**LUXE**

THE LUXURY VILLAS

EXPERIENCE



## LUXURY THAT CREATES A POSITIVE IMPACT AT ALL TOUCHPOINTS

Owning a Ramkamal Luxe villa is not just about acquiring a property; it's about investing in a legacy. With exclusive land ownership, people can secure a magnificent home and a piece of paradise that they can bequeath to their future generations.

Ramkamal Luxe villas are a world of 'wow', where there is a green impact at every touchpoint.







## ABOUT US

Ramkamal property developers are one of the leading and most trusted names in developing modern luxury housing across Chennai. Ramkamal group has to its credit the finest development of thousands of square feet space, both in residential and commercial sectors. Backed by a dedicated team of professionals, strong capital base, extensive experience and class leading expertise, Ramkamal reigns over quality residential projects. What differentiates Ramkamal from others is the integration of technology with tradition to offer rare spaces of splendour and value that embraces the future.



# WHY RAMKAMAL LUXE

# MORE

SUPERIOR  
CONNECTIVITY  
FEATURES  
RETURNS

## Ramkamal Luxe - Chennai's First Self Sustainable Villa Community

Ramkamal proudly presents the newly launched Ramkamal Luxe, the limited edition, self-sustainable 4 BHK Villas, where grandeur meets comfort.

Experience the perfect fusion of opulence and tranquillity in these exclusive eco-friendly villas, that are designed to offer a lifestyle of unparalleled elegance. Each villa embodies exquisite craftsmanship, offering spacious interiors and luxurious finishes that redefine modern living, while harmonizing with nature.

# EXPERIENCE





## Chennai's Top Ranking Green Villa Project

Experience a haven in our Green 4BHK Villas, crafted for those who appreciate the finer things in life, while benefiting from sustainable practices.



# CHENNAI'S TOP RANKING GREEN VILLA PROJECT



## FOR EACH VILLA



EV - CHARGING  
STATION



5KV - SOLAR  
PANELS



RAIN WATER FILTERS FOR  
RAIN WATER HARVESTING



SOLAR REFLECTIVE  
GLASSES



HEAT PROOF REFLECTIVE  
TILES IN TERRACE ROOF



9 FEET WINDOWS  
& FRENCH DOOR



KITCHEN FOOD  
WASTE COMPOSTER



SOLAR LIGHT FOR  
COMMON ROAD AREA



## GREEN MATERIALS USED IN EACH VILLA



WPC - USED IN  
WOODEN DECK AREA.



WPC - DECK  
HANDRAIL.



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



WPC - WOODEN  
DECK IN BARBEQUE  
& PERGOLA AREA.



# A ROYAL WELCOME WITH PRESTIGIOUS EXTERIORS TO YOUR PERSONAL PIECE OF PARADISE

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The entrance to our 4BHK villa community is marked by a distinctive archway and beautifully designed compound. This exclusive entrance is seamlessly integrated with centralized, remote-controlled project gates, offering both grandeur and hi-tech security. The unique archway sets a sophisticated tone, welcoming residents and guests into a realm of refined living, while the advanced gate system ensures privacy and convenience with a touch of modern technology.

The gentle sound of waterfalls greet you as you approach your villa, creating a calming ambiance that soothes the senses. And as you step into your palace, you witness a luxuriant courtyard with a majestic tree. This natural oasis of peace created as a piece of art with the heart is a testament to Ramkamal's commitment to excellence. Each villa arrives equipped with ultra-luxury amenities. From cutting edge home automation systems to top-of-the-line fittings and finishes that redefine the standards of modern living, no efforts have been spared in crafting a royal experience for the residents.



## ENTRANCE FACADE





## ENTRANCE FACADE





## ENTRANCE FACADE









## AERIAL VIEW 1





## AERIAL VIEW 2





## ENTRANCE VIEW 1



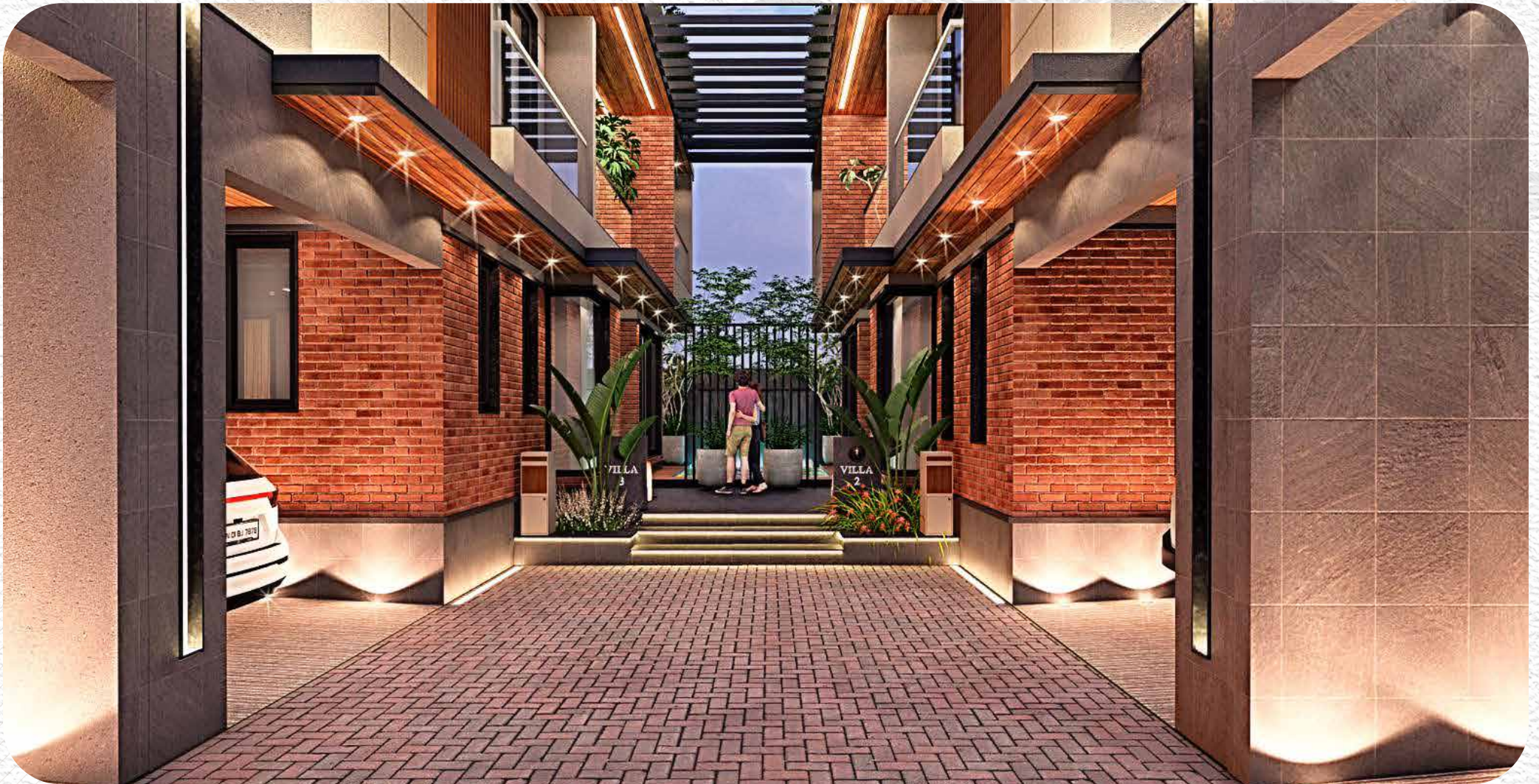


## COMMUNITY VIEW 1





## COMMUNITY VIEW 2





## RAMKAMAL LUXE - VILLAS





## RAMKAMAL LUXE - VILLAS





## RAMKAMAL LUXE - VILLAS





## RAMKAMAL LUXE - VILLAS

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# RAMKAMAL LUXE - VILLAS





# A WALKTHROUGH OF INTELLIGENTLY CRAFTED LUXURIOUS INTERIOR LAYOUTS

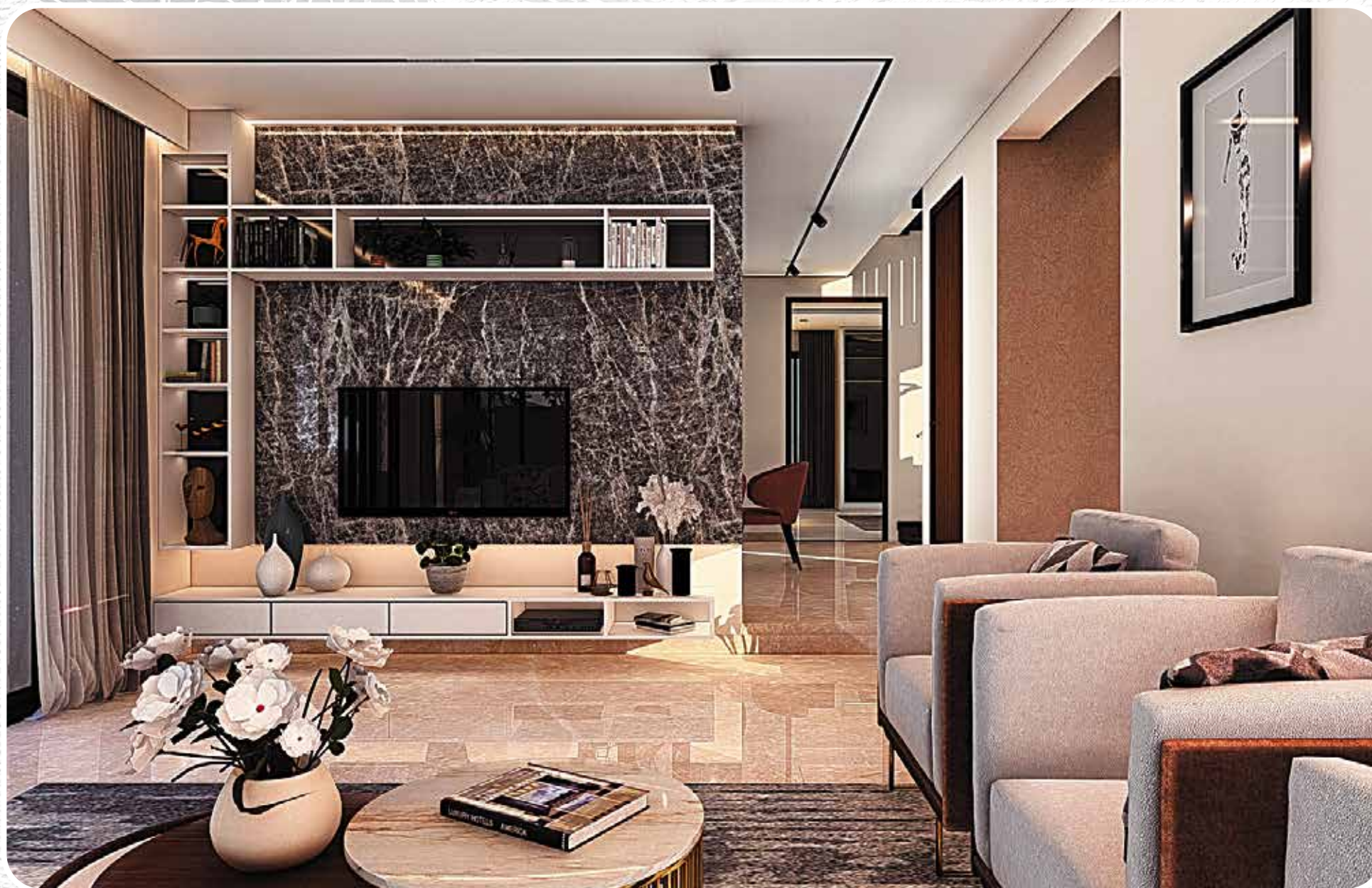
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Every villa is a meticulously and masterfully made mansion that is expansive and intimate at the same time. With four tastefully crafted bedrooms spanning across two levels, each villa features an aesthetically designed, remote controlled, back garage door. The spacious garages assure your vehicles too of their own homes of luxury and convenience!

The state-of-the-art master bedrooms feature automated toilets offering a seamless blend of functionality with bespoke luxury. Every detail is designed to ensure that your daily routines are no longer just 'routine'! A centralised climate control system gives you complete command over how your indoors should feel. And anytime you feel the need or even a desire to enjoy the outdoors, just amble into your own beautifully designed gazebo and garden area on the terrace.

Apart from being your personal sanctuary for leisure and relaxation, it can easily double up into the perfect venue for entertaining guests or enjoying a quiet evening under the stars. You can even rejuvenate and enjoy your own spa-like experience within the comfort of your home at the private steam room.





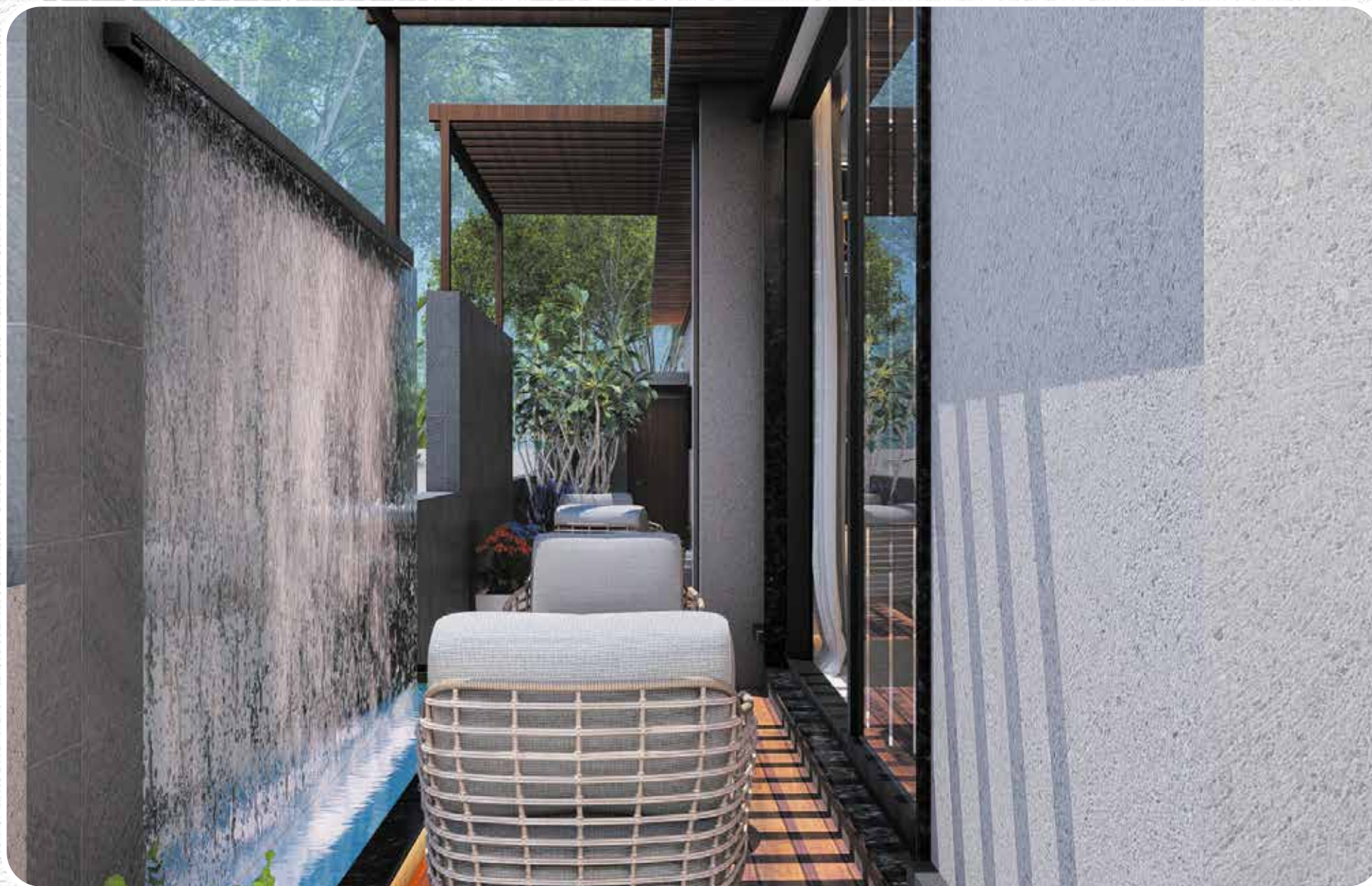
Living Space View 1





Living Space View 2





Luxe Cascade Area





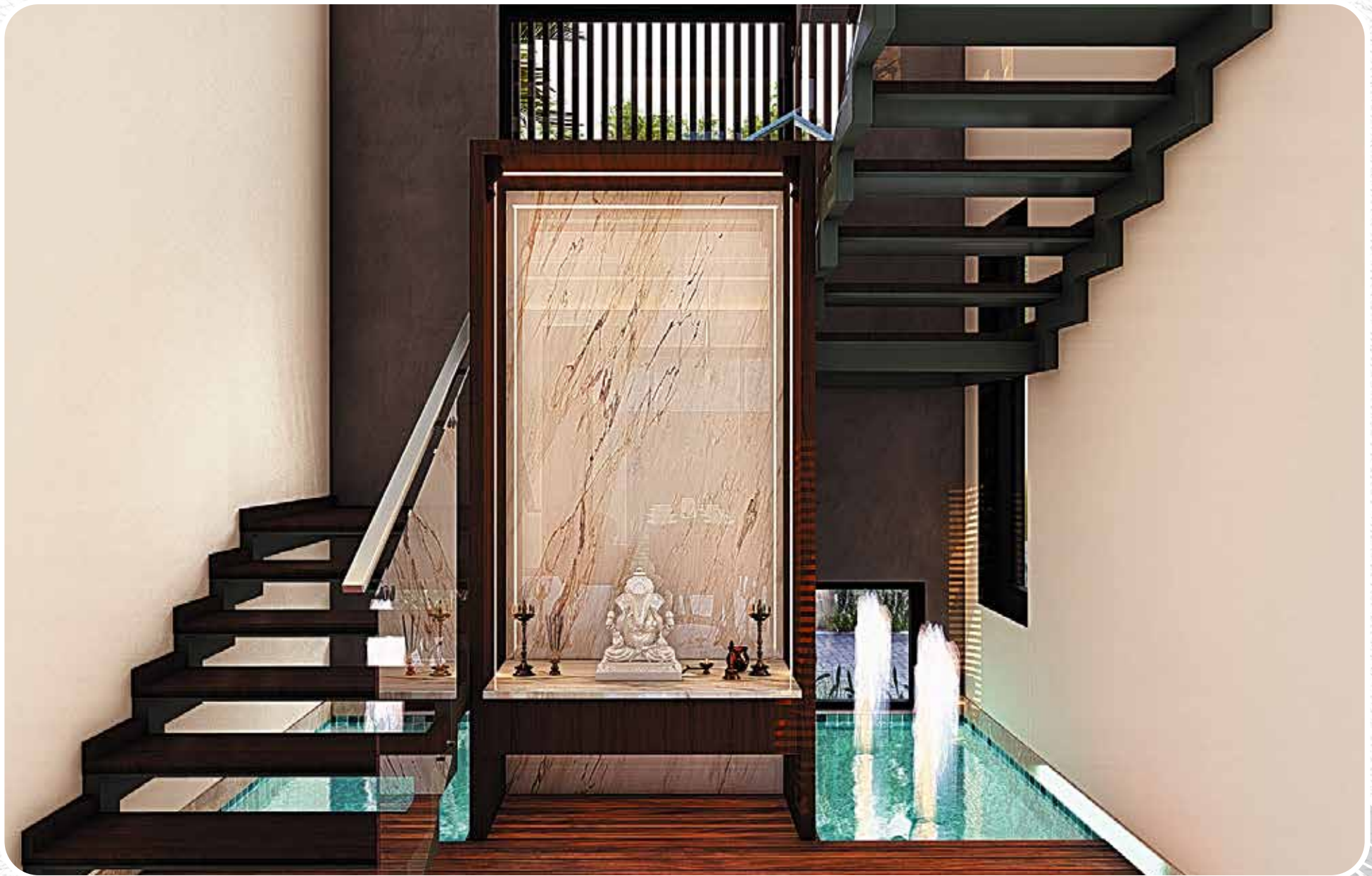
Dining sapce view 1





Dining sapce view 2





Water Body Ground Floor





Ground Floor Bedroom View 1





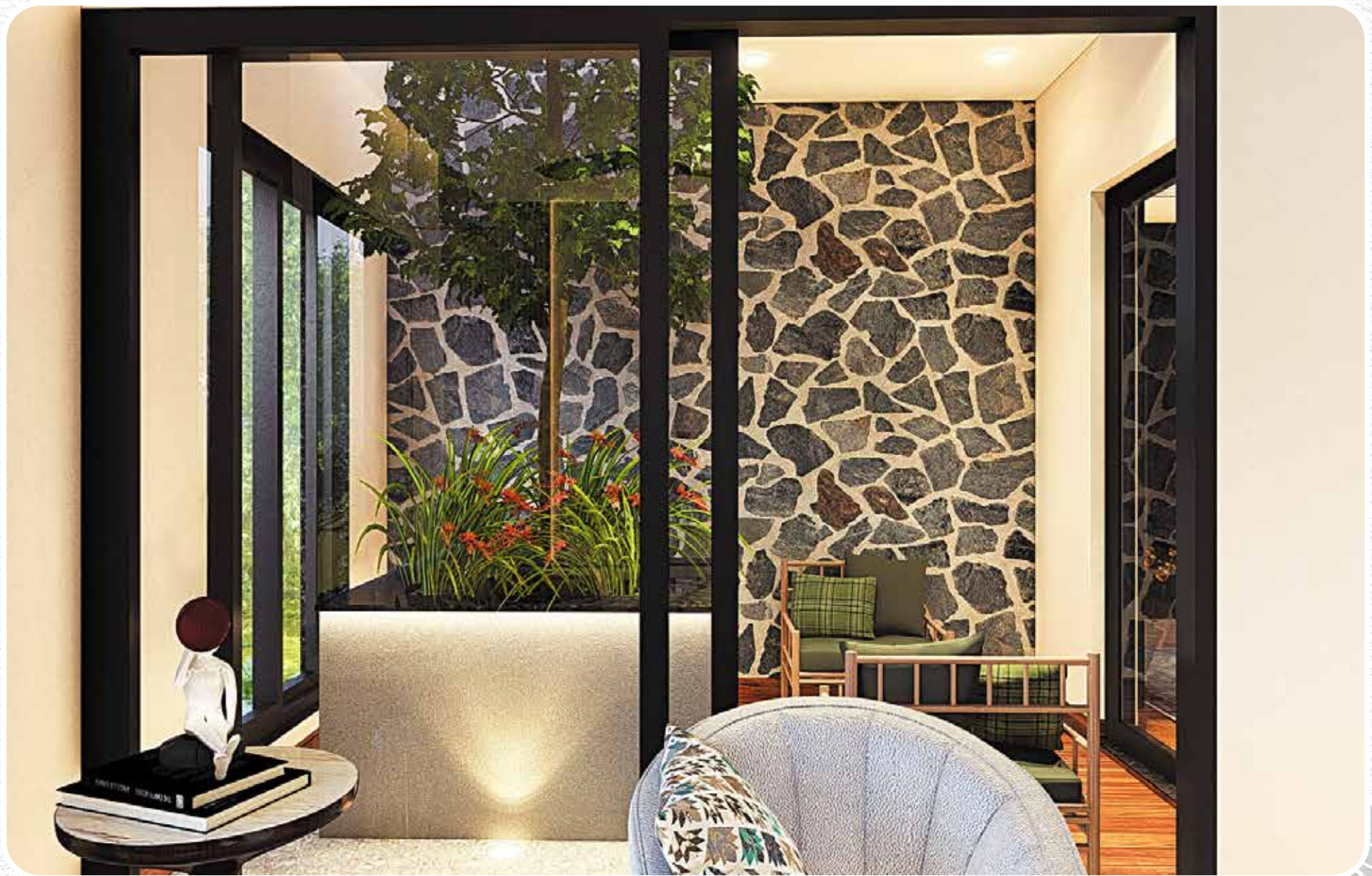
First Floor Lounge Space View 1





First Floor Lounge Space View 2





Courtyard





Master Bedroom View 1





Master Bedroom View 2





Bedroom 2 View 1





Bedroom 2 View 2





Bedroom 3 View 1





Bedroom 3 View 2



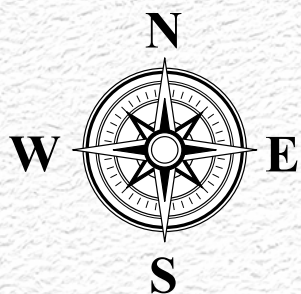
## OWN A PIECE OF PARADISE WITH EXCLUSIVE LAND OWNERSHIP IN YOUR NAME

Ramkamal's sophisticatedly designed, Limited Edition Villas are a piece of paradise that you can own with exclusive land ownership in your name.

As you drive on the expansive East Coast Road in Akkarai (Chennai) along the magnificent Bay of Bengal, a harmonious blend of opulent and tranquil living opens its gates to you. Being just 1 km away from the beach, it exudes a coastal charm, for those who seek luxury and exclusivity along the beachside.







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







## Ground Floor Plan

VILLA  
1



Villa - 1 Super Builtup Area 3,601 Sqft





## First Floor Plan

VILLA  
1



Villa - 1 Super Builtup Area 3,601 Sqft





## Terrace Floor Plan

VILLA  
1



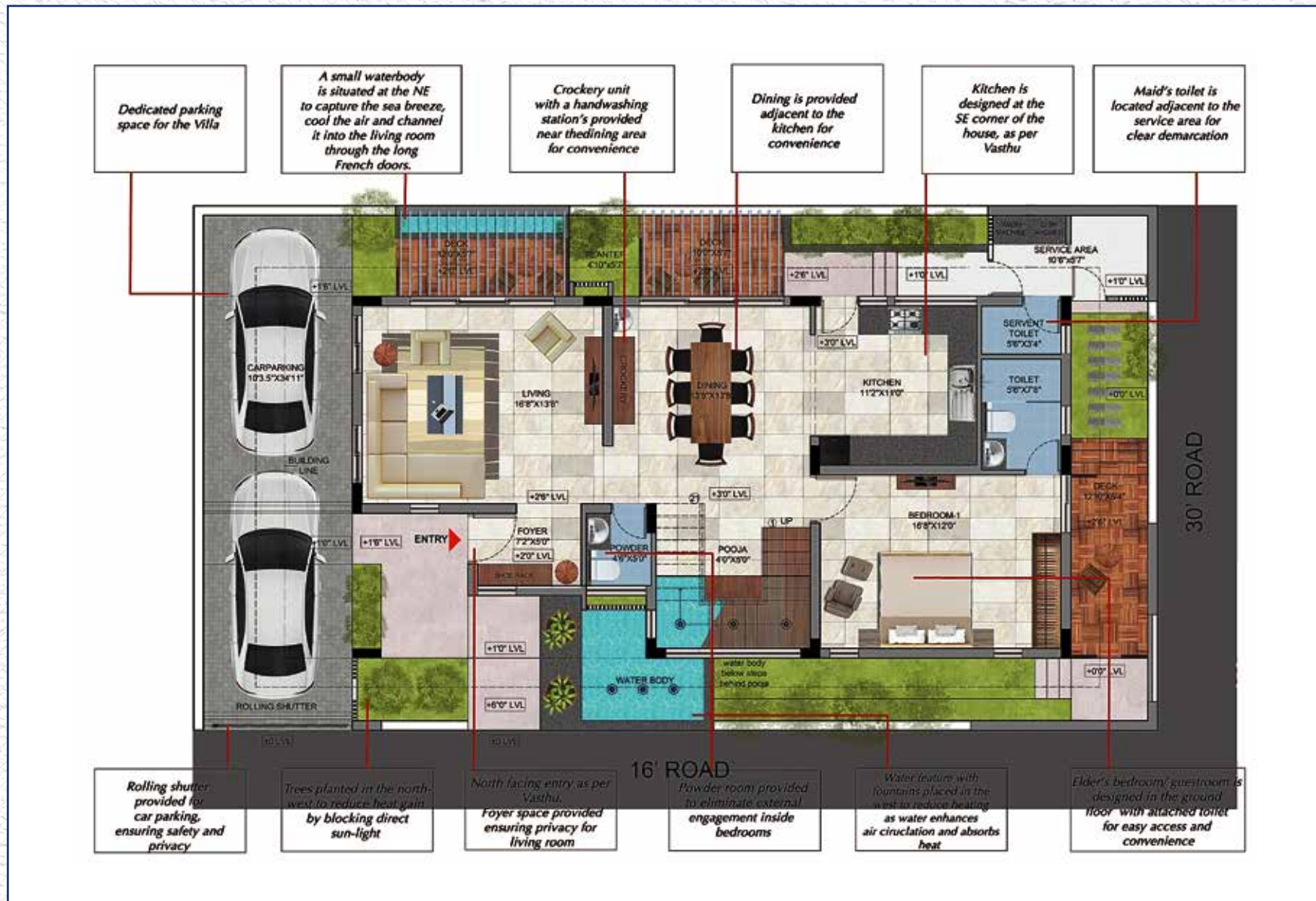
Villa - 1 Super Builtup Area 3,601 Sqft





## Ground Floor Plan

VILLA  
1



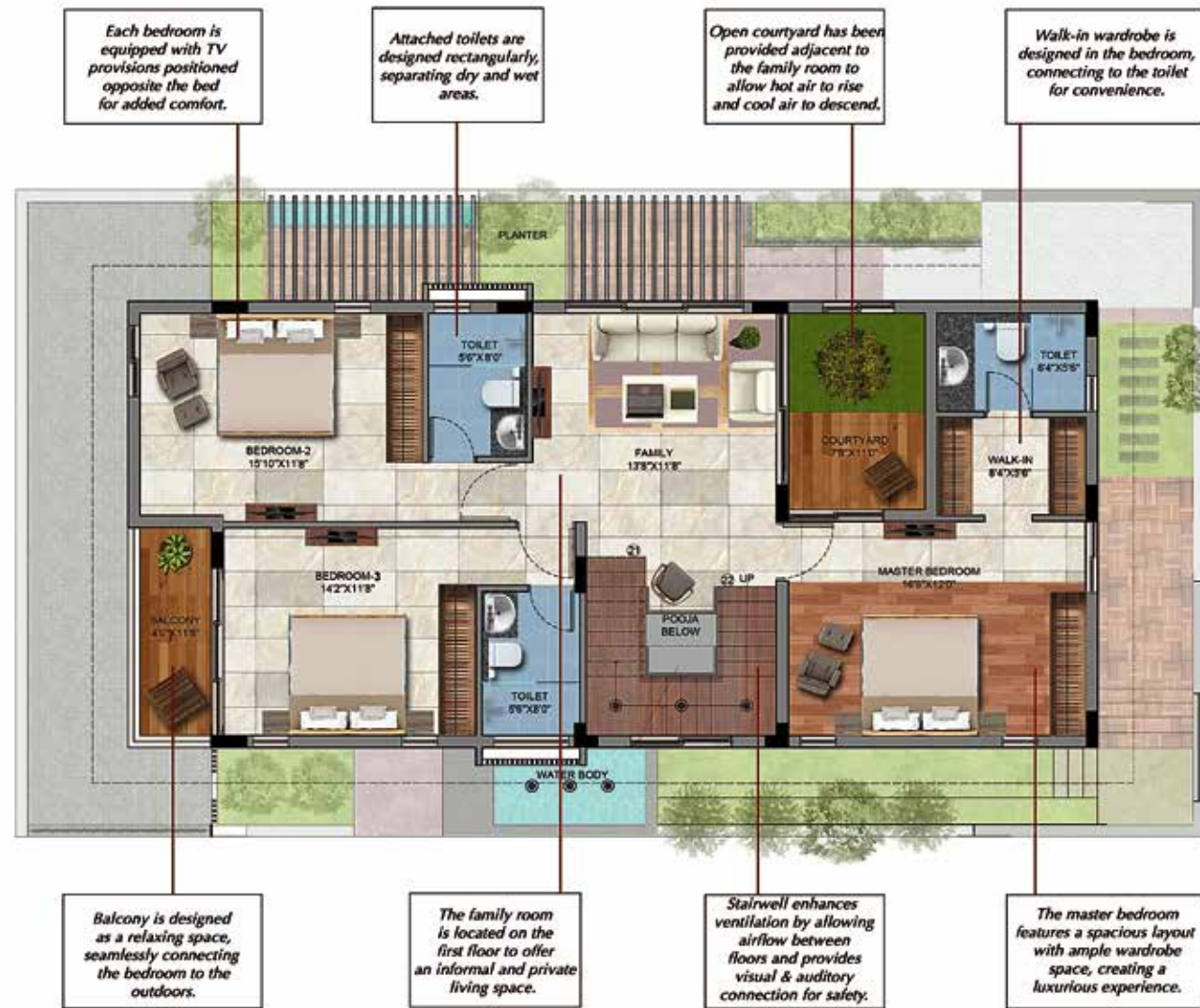
Villa - 1 Super Builtup Area 3,601 Sqft





## First Floor Plan

VILLA  
1



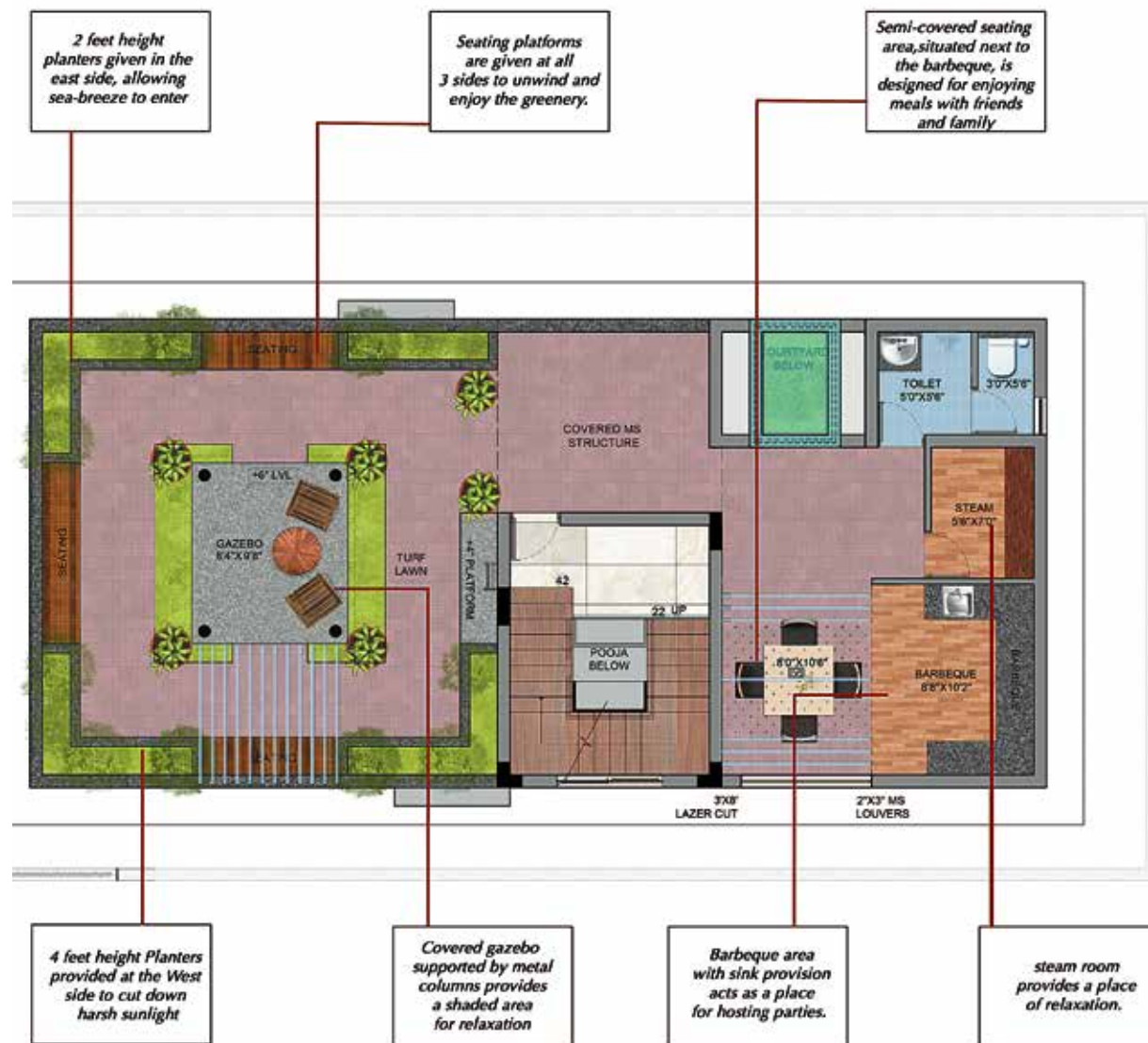
Villa - 1 Super Builtup Area 3,601 Sqft





## Terrace Floor Plan

VILLA  
1



Villa - 1 Super Builtup Area 3,601 Sqft









## Ground Floor Plan

VILLA  
4



Villa - 4 Super Builtup Area - 3,604 Sqft





## First Floor Plan

VILLA  
4



Villa - 4 Super Builtup Area - 3,604 Sqft





## Terrace Floor Plan

VILLA  
4



Villa - 4 Super Builtup Area - 3,601 Sqft





## Ground Floor Plan

VILLA  
4



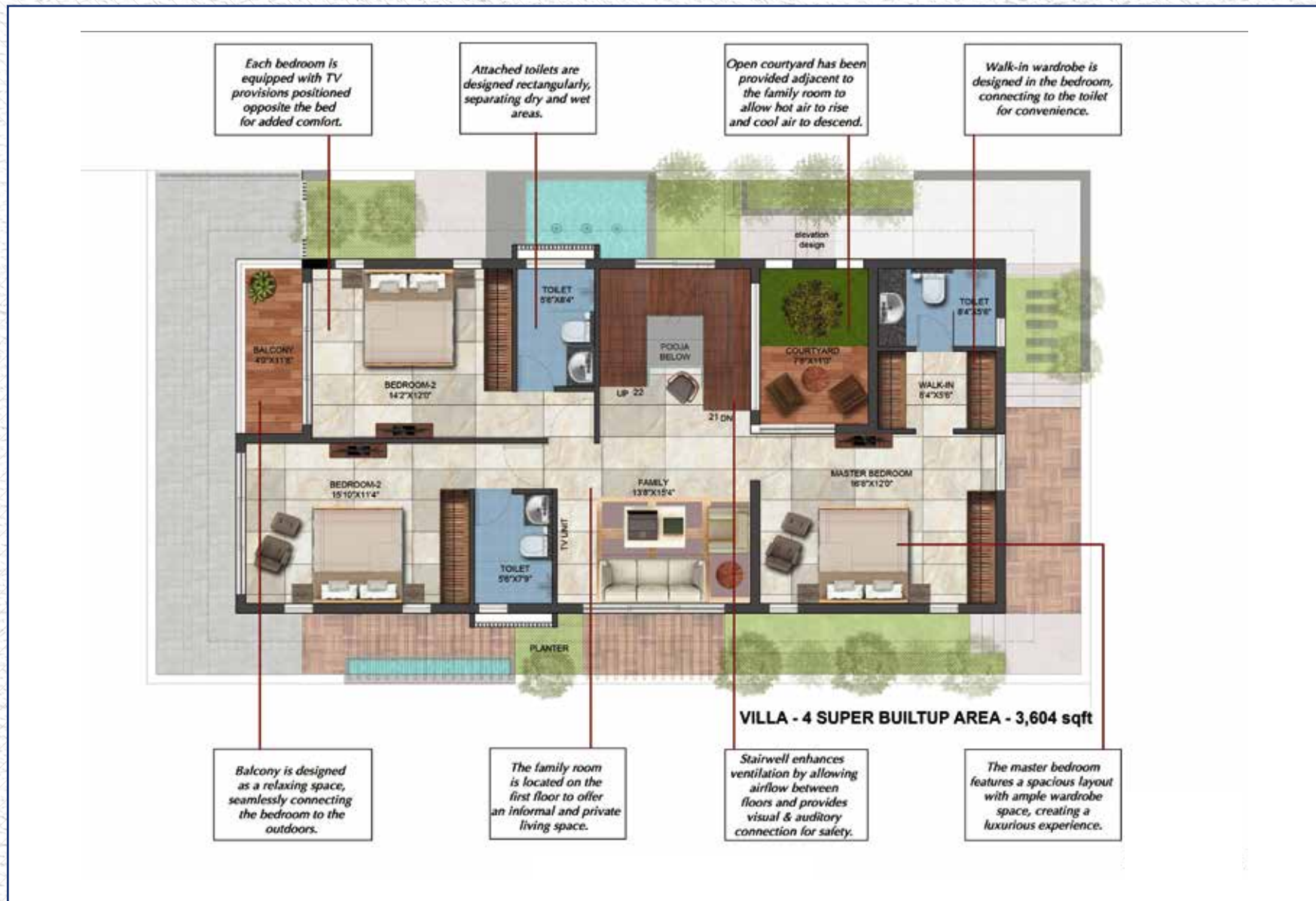
Villa - 4 Super Builtup Area 3,604 Sqft





## First Floor Plan

### VILLA 4



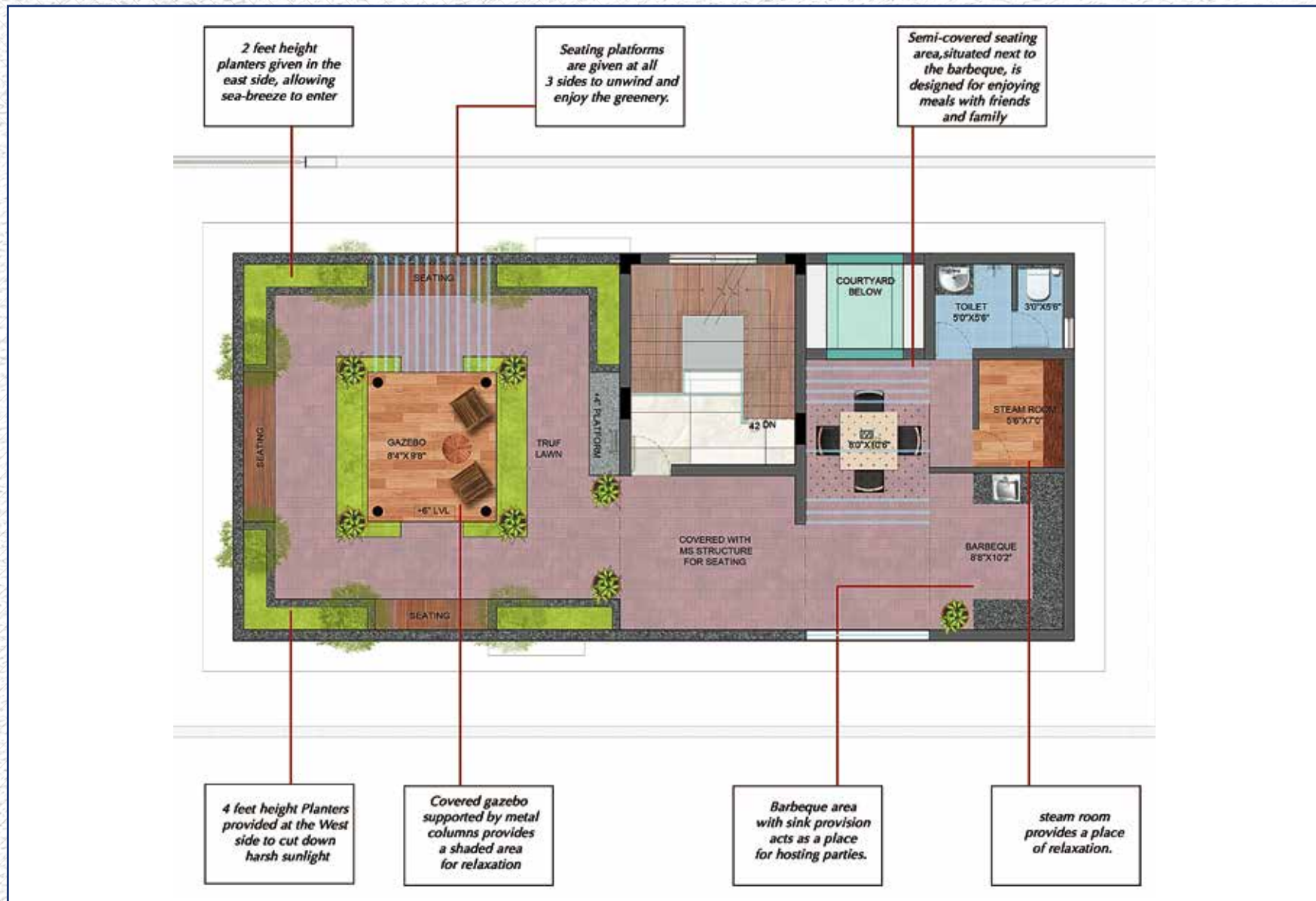
Villa - 4 Super Builtup Area 3,604 Sqft





## Terrace Floor Plan

VILLAS  
4



Villa - 4 Super Builtup Area 3,604 Sqft



# FEW SPECIAL AMENITIES





## Master Bed Auto Toilet

Advanced auto toilet system  
in the master bedroom  
for modern comfort.









## Rain Showers

Modern rain showers that offer a luxurious bathing experience.





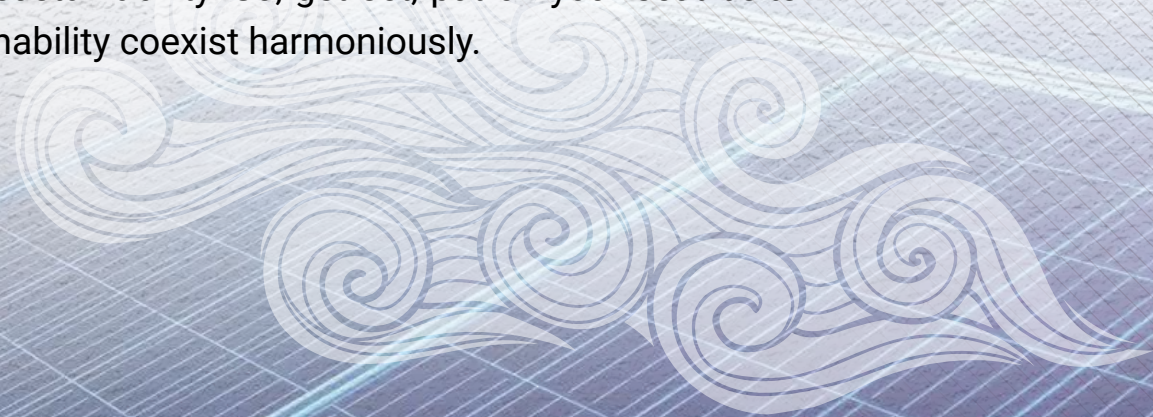






## **HARNESSING THE SUN**

Every dream villa is powered by the most ancient and purest form of energy - the sun! With cutting edge 5 KV solar panels that power the mansions, you achieve a significant reduction in your carbon footprint and also your power bills. You could even become a net producer of electricity! Thus, your EV automobile becomes truly green as it charges in your patio with solar power. All common areas - pathways, gardens, and communal spaces - are adorned with solar lights, yet again combining functionality with sustainability. So, get set, put on your seat belts and drive into a future where luxury and sustainability coexist harmoniously.







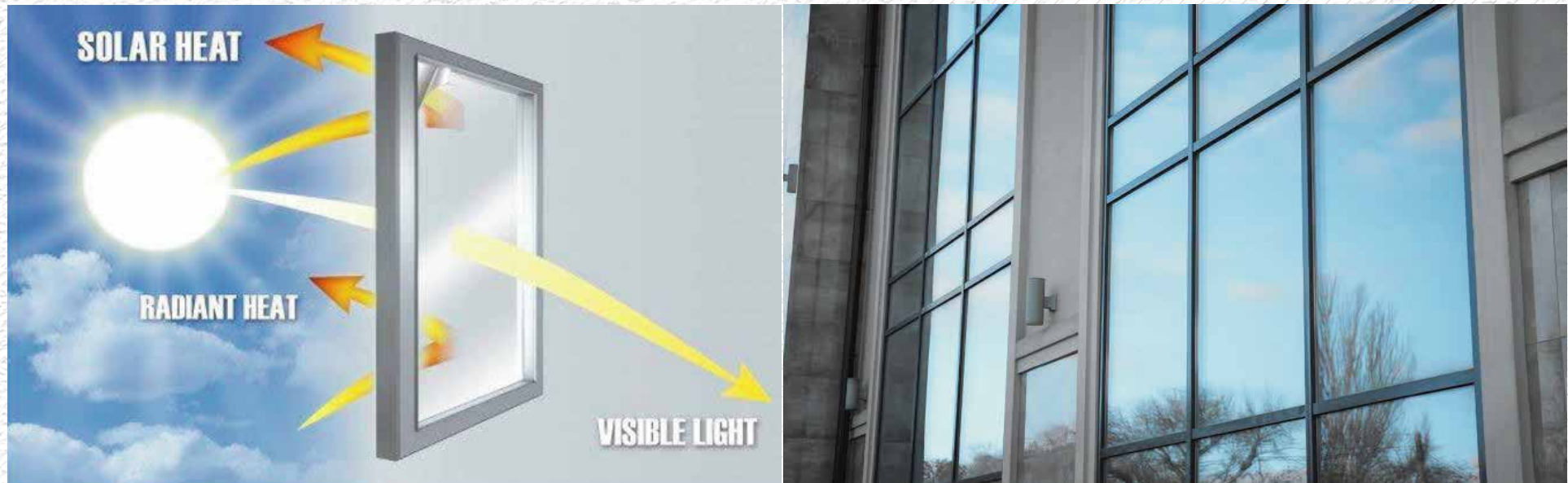
## **VRV CASSETTE AC FOR LIVING, DINING & OTHER ROOMS**

Centralized AC: State-of-the-art centralized air conditioning for optimal climate control.



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

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

## ALL LIGHT AND NO HEAT ARCHITECTURE

Experience unobstructed, sweeping panoramic views with our solar reflective, one-way glasses at your villa. Adding to the ambiance are regal French doors designed to offer maximum ventilation along with adding a touch of classic charm. With expansive glass panels, they ensure that natural light floods in, creating bright and airy spaces to uplift your spirits. While you enjoy maximum natural lighting, almost the entire heat is kept out. At the same time the sleek and chic design enhances the aesthetic appeal of your home - a perfect synergy between form and function.







# RAMKAMAL SPECIAL GO GREEN AMENITIES

## WHAT IS THE GREEN BUILDING CONCEPT IN INDIA?





## EV-CHARGING STATION FOR EACH VILLA



## 5KW - SOLAR PANELS 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.

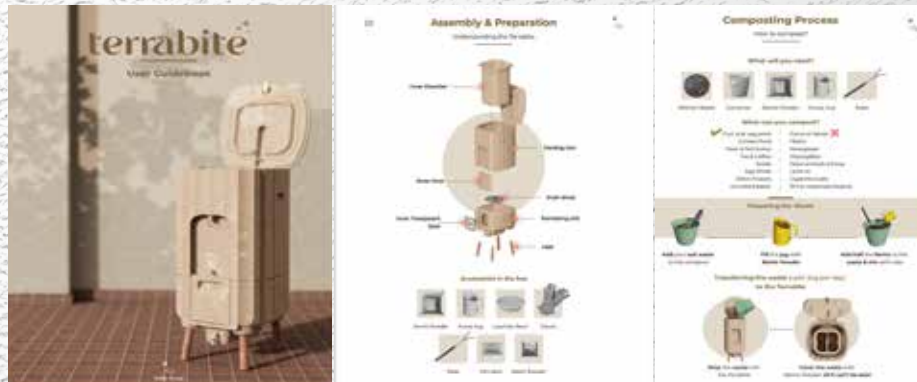
## **WINDOWS & FRENCH DOOR FOR EACH VILLA** BIGGER WINDOWS FOR MAXIMUM LIGHT & VENTILATION





## KITCHEN FOOD WASTE COMPOSTER FOR EACH VILLA

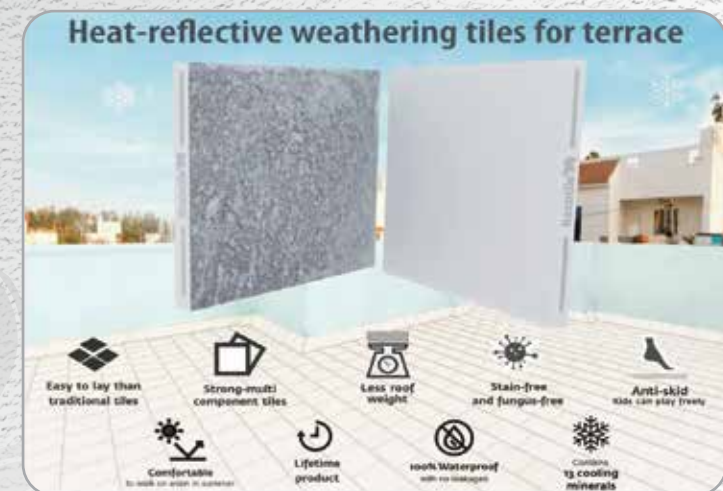
### HARVESTING THE COMPOST



## RAIN WATER FILTERS FOR EACH VILLA



## HEAT PROOF REFLECTIVE TILES IN TERRACE ROOF 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

## WPC WOODEN DECK IN BARBEQUE - PERGOLA AREA



WPC - DECK HANDRAIL.



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







Confederation of Indian Industry

## *Membership Certificate*

*This is to certify that*

# **Ramkamal Property Developers**

*is an Annual Member of Indian Green Building Council (IGBC)*

*Bearing Membership No **IGBCBD240521***

*This certificate shall be valid up to December 2027*

**K S Venkatagiri**  
Executive Director  
CII - IGBC

**B Thiagarajan**  
Chairman  
Indian Green Building Council

**C Shekar Reddy**  
Vice Chairman  
Indian Green Building Council

Indian Green Building Council

CII - Sohrabji Godrej Green Business Centre, Survey No. 64, Near Hitech City, R R Dist, Hyderabad - 500 084  
T: +91 40 4418 5132 / 33 F: +91 40 4418 5189 E: igbc@cii.in W: igbc.in

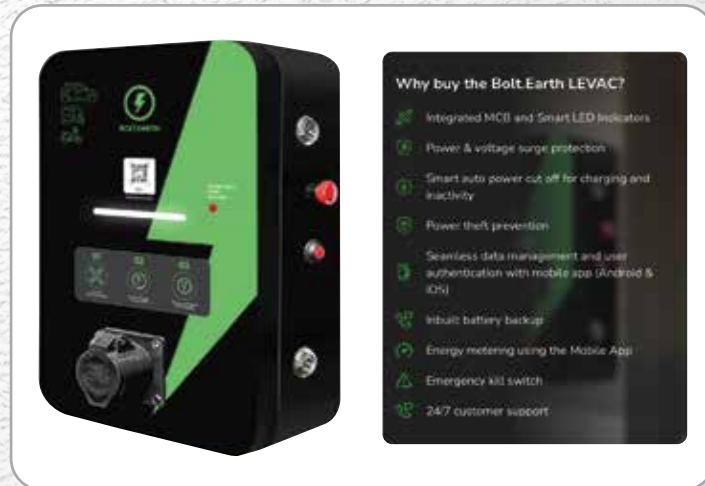


## **SPECIAL AMENITIES FOR VILLAS**





## EV-CHARGING STATION FOR EACH VILLA



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



## ROOF GARDEN



## CCTV WITH MOBILE ACCESS





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

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**MILK & NEWSPAPER BOX**

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**GARDEN IN AND AROUND**

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**EACH VILLA OUTSIDE ELEGANT FREE STANDING  
POSTAL & COURIER BOX**

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## 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



## WATER PURIFIERS IN KITCHEN



## RAIN SHOWERS IN ALL BATHROOMS



## MASTER BED BATH



BED -2 BATH



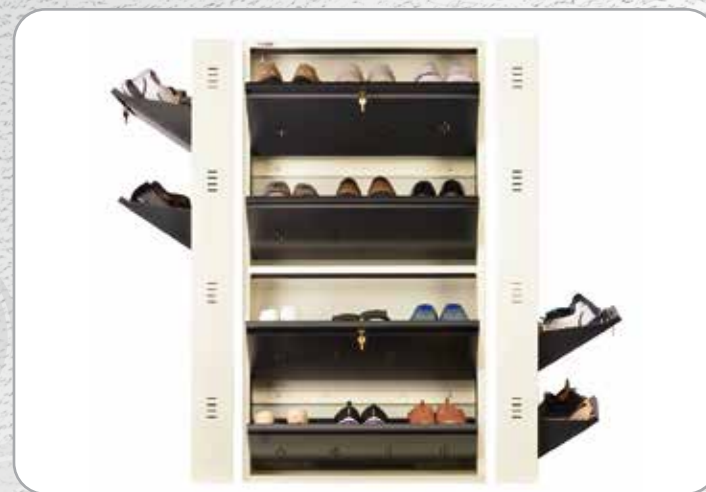
BED -3 & 4 BATH



STEAM ROOM

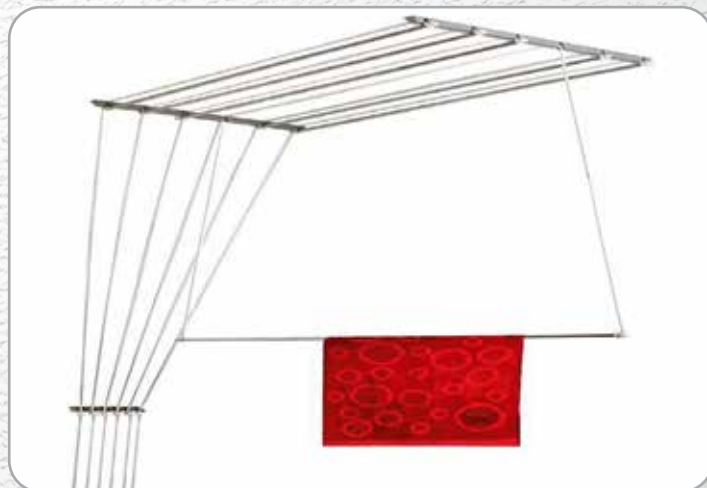


SHOE RACK





## CLOTH DRYER IN SERVICE AREA



## VIDEO DOOR PHONE WITH MOBILE ACCESS



## DESIGNER FREE STANDING DINING WASH BASIN & DESIGNER TAP



## CAR GARAGE AUTOMATIC DOOR WITH REMOTE:





GAZEBO IN TERRACE



ELEGANT ROOF GARDEN SOFA SETS



WATER FOUNTAIN IN FRONT OF VILLA



COURTYARD OUTSIDE VILLA





## COURTYARD TREE - INSIDE VILLA



## QUARTZ SINK IN KITCHEN



## PIPED GAS SYSTEM FOR EACH VILLA



## FOOD CRUSHER MACHINE BELOW SINK





**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**



**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**



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



**FOR AESTHETIC LOOK & CONVENIENCE**

**METAL STAIRCASE**





## BARBECUE KITCHEN PLATFORM IN TERRACE



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



## CEILING 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.



## MAIN DOOR - DIGITAL LOCK



## GAS DETECTORS





## USB CHARGER POINTS



## LION DOOR KNOCKING



**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.



## 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 (Liters 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)<br>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





LOCATION MAP

**RAMKAMAL<sup>®</sup>**  
PROPERTY DEVELOPERS



**RAMKAMAL<sup>®</sup>**  
PROPERTY DEVELOPERS

+91 88703 13444  
[www.ramkamaldevelopers.com](http://www.ramkamaldevelopers.com)



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.





— HOMES WITH PRIDE —



# RAMKAMAL<sup>®</sup>

PROPERTY DEVELOPERS

— HOMES WITH PRIDE —



RAMKAMAL<sup>®</sup>  
PROPERTY DEVELOPERS

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