



Proudly Presents



Premium Apartments @ Thiruvannamiyur

PAGE	CONTENT DESCRIPTION
2	Project Summary
4	Floor Plans
5	General Specifications
6	Detailed Electrical Specifications

RAMS 'Sakura'

PROJECT SUMMARY

Address	A1, 2 nd Avenue, Thiruvalluvar Nagar, Thiruvanmiyur, Chennai - 600041 Google Pin: https://maps.app.goo.gl/UdM6CjHLBgt3XiUG7
Nearest Landmarks	<ul style="list-style-type: none">• RTO Office (300m)• Thiruvanmiyur Beach (550m)• Marudeeswarar Temple (900m)• Thiruvanmiyur Bus Depot (1km)• Shiv Nadar School (1km)
Project Details	<ul style="list-style-type: none">• 5678sqft Land Area• 10 Apartments• Two Apartments per Floor• North East Corner Property• 100% Vaastu Compliant• Excellent Cross Ventilation• Stilt Covered Car Parking plus 5 floors
Features/Amenities	<ul style="list-style-type: none">• Lift• Backup Power• Covered Car Park• Landscaping• Rainwater Harvesting• Solar Power for Common Areas• Metrowater Sump with Motor• Well with Motor• Gated Community with 24x7 Security
Apartment Type	<ul style="list-style-type: none">• 3BHK – 1500 or 1600sqft
Floor Plans	Also available online @ www.ramsbuilders.com
Contact Us	61 (28) Poes Garden, Chennai 600 086 India M: +91 98412 95558 / 98417 47262 O: +91 44 24992856 / 66 E: info@ramsbuilders.com

PROPOSED APARTMENT AT THIRUVALLUVAR NAGAR, THIRUVANMIYUR



TYPICAL FLOOR PLAN (1,2,3,4,5)



APARTMENT SPECIFICATIONS – IN DETAIL

GENERAL^{*+}

Doors	<ul style="list-style-type: none">• Main door and bedroom doors will have teakwood frames and panel flush doors with teakwood varnish• Bathroom doors will have teakwood frames with one side teak and inner side resin coating
Windows	<ul style="list-style-type: none">• All UPVC• French window to balcony area (if applicable in living or dining area)• Mild steel grills for all windows
Bedrooms	<ul style="list-style-type: none">• Lofts on one side
Flooring	<ul style="list-style-type: none">• 4' x 2' joint free vitrified tiles for all rooms
Kitchen	<ul style="list-style-type: none">• Platform with granite top• Stainless steel sink with drainboard• Dado wall tiles up to 2' height from the platform• Provision for chimney/hob
Toilets	<ul style="list-style-type: none">• 12"x12" Anti-skid ceramic flooring• 24"x12" Wall tiles up to ceiling height from the floor level
Sanitary Fixtures	<ul style="list-style-type: none">• Kohler/Jaquar brand or similar chromium plated fittings• Wash basin• Roca brand or similar EWC for all toilet(s)• Standard color of all fixtures: white
Painting	<ul style="list-style-type: none">• Emulsion Paint with Dual Putty Finish
Common	<ul style="list-style-type: none">• Lift• Solar Voltaic Panels• Standby Generator• Landscaping• Rainwater Harvesting• Metrowater Sump with Motor

ELECTRICAL PROVISIONS^{+\$}

Entrance	<ul style="list-style-type: none">• One bell point• One light point
Living	<ul style="list-style-type: none">• One TV point• One Telephone point• Two light points on wall• Two 5A points (including one on switchboard)• Fan and chandelier points
Dining	<ul style="list-style-type: none">• Two light points on wall• One 15A for fridge• One 5A point on switchboard• Fan point
Bedrooms	<ul style="list-style-type: none">• Two light points on wall• Two 5A points (including one on switchboard)• One 20A point for A/C• Fan point
Kitchen	<ul style="list-style-type: none">• One light point• One 15A for microwave• Two 5A points (one on switchboard and one above platform)• One 5A point for chimney• One 5A for aquaguard or mini RO unit
Balcony	<ul style="list-style-type: none">• One light point
Toilets	<ul style="list-style-type: none">• One light point• One 15A point for geyser
Service Area ^{**}	<ul style="list-style-type: none">• One light point• One 15A point for washing machine

** Specifications quoted are subject to change based on material availability*

+ Upgrades or modifications to standard specifications are possible at an additional cost

\$ All switches will be Legrand modular switches or equivalent

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