



RAMS
BUILDING A BETTER WORLD

GREEN PINNS

LUXURIOUS APARTMENTS @ BESANT NAGAR

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OVERVIEW

Address	Door No.60, 7 th Avenue, Besant Nagar, Chennai 600090
Nearest Landmarks	<ul style="list-style-type: none">• Elliots Beach (500m)• Besant Nagar Bus Depot (700m)• Kalakshetra Academy (1.2km)• Adyar Bus Depot (1.3km)
Project Details	<ul style="list-style-type: none">• 27 Apartments• Stilt + 5 floors
Common Amenities	<ul style="list-style-type: none">• Backup Power• Covered Car Park• Landscaping• Rainwater Harvesting• Metrowater Sump with Motor• Well/Borewell• Gated Community with 24x7 Security
Apartment Type	<ul style="list-style-type: none">• 2BHK<ul style="list-style-type: none">○ 1125 sqft (First or Third Floor)• 3BHK<ul style="list-style-type: none">○ 1265 sqft (Second Floor)
Base Price	1.97 to 2.21 Crores
Floor Plans	Also available online @ www.ramsbuilders.com
Contact Us	61 (28) Poes Garden Chennai 600 086 India M: +91 98417 47262 O: +91 44 24992856 / 2866 E: info@ramsbuilders.com

>> To Adyar

LB Road

<< To Thiruvanniyur

Besant Nagar
Bus Depot



Shastri Nagar 1st Avenue



BSNL Telephone
Exchange

Adyar
Bus Depot



MG Road

RAMS



Green
Inns

Arundale Beach Road



Kalakshetra
Campus

2nd Avenue

Sri Krishna Sweets



● ICICI Bank Branch

● SBI Branch

16th Cross Street



Spencers
Supermarket

7th Avenue

+

Santhosh
Super Speciality
Hospital

Tiger Varadachari Road

6th Avenue



NORTH



Besant
Nagar
Elliot's
Beach



Drawing Not to Scale



GREEN KINGS

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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">• 2' x 2' joint free vitrified tiles for all rooms• Anti-skid ceramic floor tiles for balcony area
Kitchen	<ul style="list-style-type: none">• Platform with granite top• Stainless steel sink with drainboard• Wall tiles up to 2' height from the platform• Provision for chimney/hob• Slabs for storage
Toilets	<ul style="list-style-type: none">• 12"x12" Anti-skid ceramic flooring• Wall tiles up to ceiling height from the floor level
Sanitary Fixtures	<ul style="list-style-type: none">• Jaquar brand or similar chromium plated fittings• Wash basin• Parryware 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 Putty Finish

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• One 20A point for A/C• Four 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• Three 5A points (including one on switchboard)• One 20A point for A/C• One TV point• One Telephone point• Fan point
Kitchen	<ul style="list-style-type: none">• One light point• Three 15A for microwave and other appliances• Two 5A points (one on switchboard and one above platform)• One 5A point for exhaust fan or 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• One 5A point for exhaust fan
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 Salzer modular switches or equivalent

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