RCPL
SINCE 1992

RC - ROSEWOOD
VILLANGADUPAKKAM - REDHILLS

PEACEFUL HOMES
DELIGHTFUL LIFESTYLE





WHY RC?

Over the past decades, our projects have changed what buyers expect in a home. From better designed living spaces, to higher quality materials and finishing, to curated leisure amenities for a better quality of life. Each of our 100+ projects is a standing testimony to this - comprising premium Residential Apartments, Plotted Developments, Villas and Gated Communities.

Led by our Managing Director, Mr. Antony Rathnam and ably supported by Directors Mrs. Baptista Rathnam, Dr. Daniel Dixon and Dr. Neil Wilson we have grown by leaps and bounds thanks to our customer-centric projects, relentless hard work and the strict compliance with regulatory authorities and civic bodies.

GREAT DESIGN

TOP QUALITY CONSTRUCTION

CUSTOMER SATISFACTION

TIMELY DELIVERY

RC - ROSEWOOD
VILLANGADUPAKKAM - REDHILLS



SPACE FOR ALL YOUR DREAMS

Make your home amidst green and peaceful surroundings at Villangadupakkam. In a secure gated community, with great amenities. Your home here will have the benefit of superior planning and diligent execution. From natural lighting and ventilation to bring out the benefits of the surrounding environs, to the smallest material detail that will go into making your dream home.

- 2 BHK
- 885 - 950 sq. ft.
- 50 Units
- S+5 Floors
- 1 CCP or OCP

105th SUCCESSFUL PROJECT!



TYPICAL FLOOR PLAN [I, II, III, IV & V]

TYPICIAL FLOOR PLAN

SITE PLAN



LOCATION MAP



North
W E
S

SCHOOLS:
- Sriram School
- Olive Tree Global School - Cbse
- Neutrons Public School
- Don Bosco - Wisdom Town
- Alpha International School
- Dr. Sivanthi Aditanar Matriculation Hr. Sec School

COLLEGES:
- Sri Nallalaghu Nadar Polytechnic College
- Rb Gothi Jain College For Women
- Jayagovind Harigopal Agarwal Agarsen College
- St. Anne's Arts And Science College
- Velammal Engineering College
- Apollo Arts & Science College

ESSENTIALS & SHOPPING:
- Revathi Stores
- SKLS Galaxy Mall
- Trends Woman
- Vasanth & Co
- Singapore Shopping Centre
- Grt Gold Jewellers

HEALTHCARE:
- Meridian Hospital
- Relams Hospital
- Kumaran Hospital
- Government Hospital - Puzhal
- Sri Venkateswaraa Medcity

BANKS:
- Federal Bank
- Hdfc Bank
- Andhra Bank
- Canara Bank - Padianallur
- Tamilnad Mercantile Bank

TRANSPORTATION:
- Redhills Bus Depot
- Madhavaram Bus Terminus (MMBT)
- Manjambakkam Metro Station (Upcoming)

AMENITIES FOR ALL IN THE FAMILY

RC Rosewood will boast excellent amenities for the convenience and leisure of all in the family.
Sr Citizen Amenities provided at additional cost.

- Strategically located close to schools, colleges, ATMs, hospitals, markets and entertainment centers
- Gated Community with clear title, utility area, parks and landscaped gardens
- Transport facility to Madhavaram Terminus and Redhills Depot
- Multipurpose Hall • Clubhouse • Gym • Lift • Jogging Track
- Landscaped Garden • Indoor Games

EXCLUSIVE AMENITIES

Open / Covered Car Parking

Rain water recharge system

CCTV at Main Gate

Power Back-up (for common areas, lift, 500 watts per Apartment)

Landscape / Paver flooring in common areas

Water Treatment Plant and RO provisions in Kitchen sink area

Sewerage treatment plant (STP)

Lift - 10 passenger stretcher lift with SS finished

Basic fire protection

PAYMENT SCHEDULE

1	Advance	10%
2	Land Cost	35%
3	Foundation Cost	10%
4	Completion of First Floor	10%
5	Completion of Third Floor	10%
6	Completion of Fifth Floor	10%
7	Block Work & Plastering	10%
8	Before Handing Over	5%

WHY TO INVEST IN RC

- 3500+ happy customers • 33+ years as market leaders in the region
- Most trusted builder in Chennai • 3 million+ sq. ft. floor space delivered
- All company-owned properties (no JV) • Zero Unsold inventory of completed projects
- Strict adherence to quality parameters • Clear title
- 1 million+ sq. ft.in the pipeline • On-time delivery

SPECIFICATIONS

STRUCTURE	Strip raft Foundation with RCC Framed Structure designed for Seismic Zone III. Brick Masonry 9" Thick for Basement. 9" AAC Blocks for External Walls with Cement Mortar. 4" Block Work for Internal Partition with CM 1:4. RCC Concrete M30 up to Basement. RCC Concrete M30 for Columns. RCC M25 for Slab. RCC M20 for Lintel, Loft and Sunshades. Plastering for Ceiling with CM 1:3. Plastering for Internal Walls with CM 1:4. Plastering for External Walls with CM 1:5.
WALL FINISH	Branded Interior Tractor Emulsion Finish Walls with 2 Coats of Putty & Primer for Walls.
CEILING	2 Coats of Cement Paint & Primer Coat..
FLOORING	24" x 24" Double Charged Vitrified flooring (Tiles) for all Rooms. (Basic cost — Rs. 50/- per sq. ft.) 12" x 12" Anti-skid Ceramic Tiles in Toilets.
WALL DADOING	12" x 24" Glazed Tiles up to 7 ft Height in Toilets. (Basic cost — Rs. 50/- per sq. ft.) 12" x 24" Glazed Tiles up to 2 ft. height above the kitchen table.
KITCHEN TABLE	RCC Slab Bottom, Black Granite Top and Branded Deep Single Bowl SS Sink.
JOINERIES	
Main Door	Teak Solid Wood Frame and 4" x 3" panelled door with Melamine finish.
Bedroom doors	Country Wood Frame 4" x 2 ½" and branded Flush Doors with Enamel Paint.
Toilet doors	Country wood frame 4" x 2 ½" & Resin Coated Flush Doors with Enamel Paint.
French door	Branded UPVC Sliding Door with Glass Panel.
Windows	Branded UPVC Sliding Windows with Shutters and 4 mm Glass Panel
WINDOW GRILLS	Mild Steel Grills, finished with Zinc Chromate Non-corrosive Paint.
WATER SUPPLY & SANITATION	Parryware or equivalent brand Chromium Plated Brass Taps n Toilets & kitchen. Parryware or equivalent brand White Colour Water Closets - EWC Western / Indian. Provision of Parryware or equivalent brand Wash Basin in Dining Area. Borewell Water in all taps. Aquaguard provision near Kitchen Sink.
ELECTRICAL & POWER SUPPLY	III Phase Supply & 5 amps / up to 500 Watts Power Back-up [Gen set] with ACCL in each Apartment. Branded ISI Modular switches, wires, MCBs, ELCB for Electrical Safety. Sufficient provisions for Lights, Fans, Power Points. Air-conditioner Power provision in Master bedrooms. TV & Telephone provisions in Living and Master Bedroom. Provision of Power Points for Washing Machine in Balcony and Water Heater in Toilets.
LIFT	Johnson or Equivalent 8 Passengers' Stretcher Lift
OTHERS	LED Lights in Staircase, Corridors, around the Building and Terrace. Head room. Borewells to a required depth. Secured Compound Wall around the Building. Anti-Termite Treatment as per norms. Underground sump. Hydraulic Pressed Paver Block for External Areas.

ONGOING PROJECTS



RC KINGSTON

Landmark 101st Project
Located in Madhavaram
2 & 3 BHK
128 Units
910 - 1430 sq. ft.



RC MEADOWS

Landmark 103rd Project
Located in Kolathur
Stilt + 10 Floors
2, 3 & 4 BHK, 90 Units
1235 - 1880 sq. ft.



RC THILLAI

Landmark 104th Project
Located in Thillai Nagar Trichy
Stilt + 4 Floors
8 Units
1295 - 1355 sq. ft.



RC EMERALD CASTLE

Landmark 106st Project
Located in Trichy
3 & 4 BHK
18 Units
2075 - 2500 Sq.ft

UPCOMING PROJECTS



RC-ALPHINE GROVE

Landmark 107th Project
Located in Yelagiri
885 - 2600 Sq.ft



RC-HERITAGE CREST



RCPL
SINCE 1992

RAJARATHNAM CONSTRUCTION PVT LTD
20, Anderson Road, Ayanavaram, Chennai - 600 023
Email: marketing@rcpl92.com
044 - 2674 9292

Site Address
RC ROSEWOOD
Old S.No 240 Part, New S.No 240/8A4A
RC Blooming Garden, Villangadupakkam, Chennai - 600 052

93 6077 6077

www.rcproperty.in