

RAMKAMAL
GRANDIO
@ PERUNGUDI





LAVISHLY CRAFTED, LUXURIOUSLY ENGINEERED.

Find your kind of people in your kind of place.

The name says it all... Grandio... it's splendidly opulent... and pomopously plush.

It is LIMITED EDITION... luxurious living... abodes for... distinguished doyens like you.

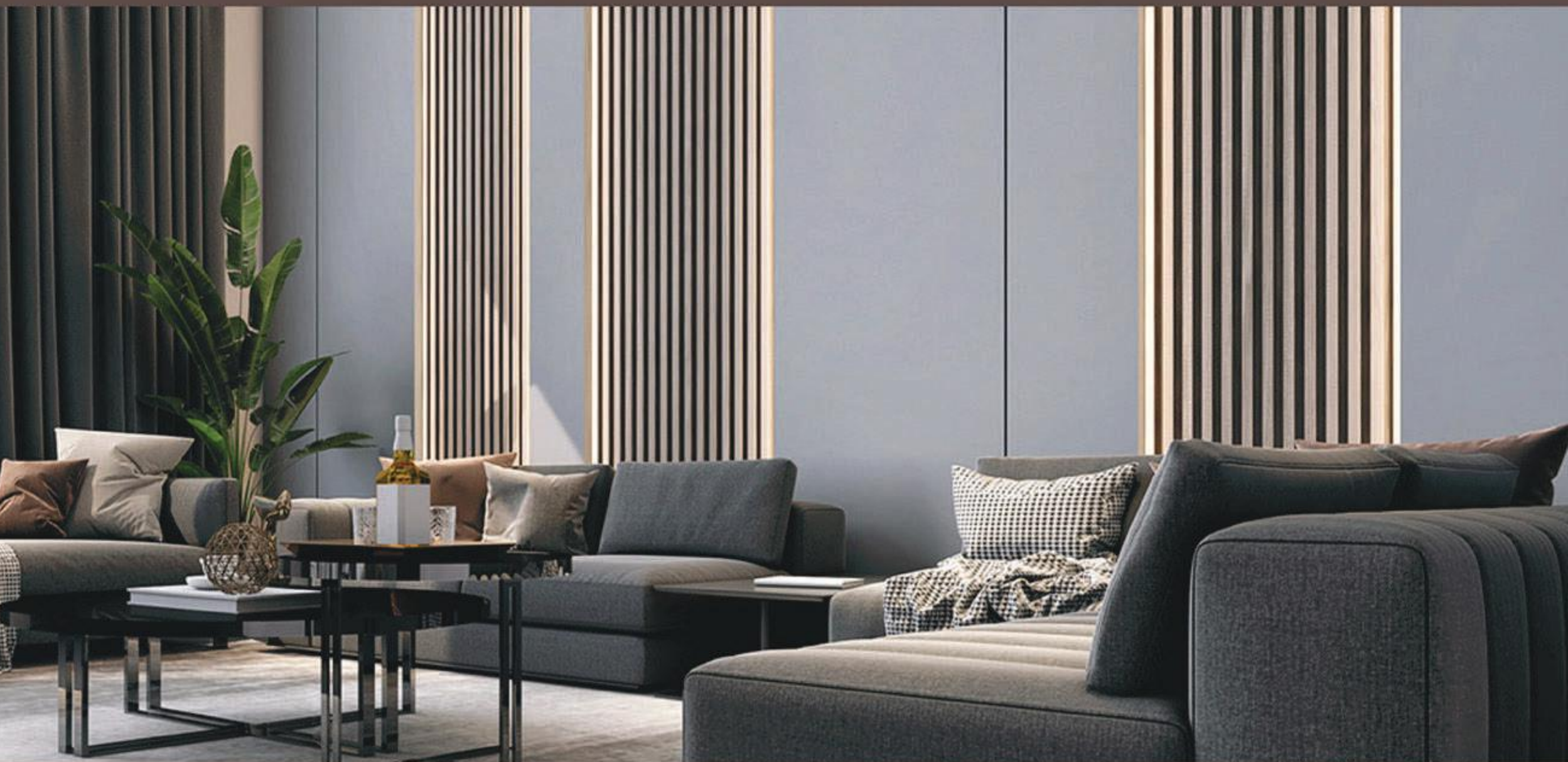
It's indulgence than essential, It's grandeur than exquisite, It's pleasure than pleasing.

Elegant edifices. Exclusively erected. For enviously elite... like... you!

HEAVEN ON EARTH

This standing splendour soaked in aesthetic blend of luxury and lavish, elite and extravagant.... for the elite & eclectic. What we deliver is grandeur construction, luxuriously crafted 3 BHK apartments to cater the creme-de-la creme of chennai. A monumental building standing tall, depicting the person possessing it, where art blends with architecture to resonate and reverberate pomp and plush in every inch. An upscale living with uber convenience that emanates tranquility in its crafting and sophistication in its styling. Simply put, we have created Heaven on Earth - for you.







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.

ABOUT US

WHY? RAMKAMAL GRANDIO

MORE
SUPERIOR
CONNECTIVITY
FEATURES
RETURNS



With perfection at its crest, Ramkamal Grandio is the epitome of supreme living. Located in Perungudi, Ramkamal Grandio is the ideal smart home for the contemporary lifestyle.

- Premium specifications like - Kohler sanitary ware, Jaquar CP fittings, Havells switches, RAK Tiles etc.
- All rooms ensure maximum light and ventilation
- No overlooking balconies to ensure privacy
- Assured rental and higher appreciation
- Excellent multi-connectivity to Ramkamal
- Great locaiton Serene locality with no pollution
- Close to airport

Elevation 1



Elevation 2



Elevation 3



Night View



Ground Floor Lobby



Lower Solar Panel Terrace



Car Parking



Roof Garden



Car Parking Plan





Typical Floor Plan (Stilt + 5 Floors)





Type A



AREA
1273 SQFT

BHK
3 BHK

FACING
WEST

Type A - 3D





Type B



AREA
1257 SQFT

BHK
3 BHK

FACING
EAST

Type B - 3D



Amenities



EV Charging for each apartment from individual meters



Automated main sliding gates with remote from each car



Automatic lift with V3FF & ARD.



Satwave - Integrated Dish TV System for the entire project.



Full Back-up generator with auto changeover for flats and common area.



CCTV Camera



Elegant Lobby



Shoe Rack



Smart video door phone from Elcom with exclusive button for lobby door lock release.



Garden in and around



Cloth dryers wall hangers in balcony



Milk box



Letter box for each flat



Multi apartment video door phone entry system in lobby station by Elcom



Water purifiers in kitchen.



Roof Garden



Fully automated panel boards



Automatic changeover and static transfer switch with ELCB in main board



Solar Power for common area lightings.



Exclusive thulasi maadam deck.



Unique Features



**PREMIUM
LIVING**



**SECURE
COMMUNITY**



**ZERO DEAD
SPACE LIVING**



**PRIVACY FOR
EVERY APARTMENT**



**PREMIUM APARTMENTS
IN POSH LOCALITY**

Superior Home Assurance



**BRANDED
PRODUCTS**



**MULTI-LEVEL
QUALITY CHECKS**



**MORE
AMENITIES**



**MAXIMISED SPACE
AND VENTILATION**



**KIDS AND SENIOR
CITIZENS FRIENDLY**

Ramkamal Unique Features



**Mobile Charging-Dock
with speakers**



Main Door Digital Lock



Bluetooth Player with FM



Gas Detectors



Bathroom Water drain grating



USB Charger Point



Lion door knocking



Quartz sink



8*4 size main door



**UPVC Bigger windows
in all bed rooms**

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.



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.



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.



GOBINATH

Working @ Norton LifeLock,
Chennai.

Ramkamal Developers are One Among The Few Builders Who Sync With Customer Expectations.



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.



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.

RAMKAMAL SPECIFICATIONS



PRE-FOUNDATION

- Geotechnical 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.

FOUNDATION

- Earthquake resistant R.C.C. framed structure with suitable foundations based on the geotechnical investigation report.
- Anti-Termite treatment in compliance with IS 6313 – 2001
- Basement height (From existing road level to car park flooring level) shall be 2'6" feet.
- Basement filling with filling soil, topped and consolidated with 6" inches of M.Sand and 6" inches of R.C.C with a mix ratio of 1:4:8

SUPER STRUCTURE

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

DOORS & WINDOWS

- Main Entrance Door: Teak wood frame & shutters with natural walnut veneered solid panel shutter.
- Internal Door: Steam beach wood frame with laminate finish.
- Toilet Door: Tubular core shutter.
- UPVC windows with Mosquito Mesh.
- MS grills in all windows.
- Locks from YALE / DORSET.

PAINTING

- Internal walls and ceiling shall be finished with 2 coats BIRLA wall care putty. One coat of primer. Two coats of Asian premium emulsion.
- M.S. Grills shall be painted with one coat of zinc chromate primer and finished two coats of synthetic enamel paint.
- External walls shall have one coat of cement based textured finish. One coat of exterior primer and two coats of weather shield max.

PLUMBING & SANITARY

- Inner Plumbing
- Bathroom and kitchen water lines with CPVC pipes.
- Overhead tanks to bathroom and kitchen water lines with UPVC pipes.
- Outer Plumbing
- Outer waste line, soiline, rainwater harvesting lines shall be with 4" inch and 6" inch dia of 4 kg / SQ.CM pressure with necessary specials of PVC pipes.
- Sanitary & CP Fittings
- All toilets shall have concealed wall hung closets with soft closing seat covers from JAQUAR / KOHLER.
- Health Faucet from JAQUAR / KOHLER.

- All toilets shall have white wash basin with necessary fittings from JAQUAR / KOHLER.
- Overhead shower and Arm from JAQUAR / KOHLER.

ELECTRICAL & 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 HAVELS.
- Earth leakage circuit breaker to prevent shock.
- DG power back for the flats and common area excluding A/C.
- TV, telephone points in all bedrooms.
- 2way switches for all bedrooms.

FLOORING & WALL TILES

- Living, Dining and Bedrooms shall have First quality vitrified tiles from SOMANY / RAK / KAJARIA of 4' feet * 2' feet tiles with 4" inch height skirting.
- Bathrooms shall have First quality wall tiles of 2' feet * 1' feet glazed / matt from SOMANY / RAK / KAJARIA and flooring shall have matching first quality anti-skid tiles.

KITCHEN

- Black Granite counter top with QUARTZ sink.
- CP fittings from JAQUAR / KOHLER.
- Provision for exhaust fan, refrigerator, water purifier.
- Adequate power points for all Kitchen appliances.
- Ceramic/Printed tiles on the wall 2' above the counter top.

SPECIAL FEATURES

- Landscaping for common areas.
- Covered car park for each flat.
- Lobby with elegant seating in stilt floor.
- CCTV surveillance camera with recording facility.
- Automatic lift with V3FF & ARD from JOHNSON / KAMAI ELEVATORS.
- Generator from KIRLOSKAR GREEN with adequate capacity .
- Rainwater harvesting.
- Sump and overhead tank for metro water & borewell.
- Common servant toilet shall be provided.
- One borewell for suppliment usage.
- SATWAVE - Integrated Dish TV system for the entire project.
- Terrace water proofed with a layer of white heat proof Tiles
- Staircase with SS handrails from S-Rail.
- Headroom, Lift room doors from Fire Safety steel doors.

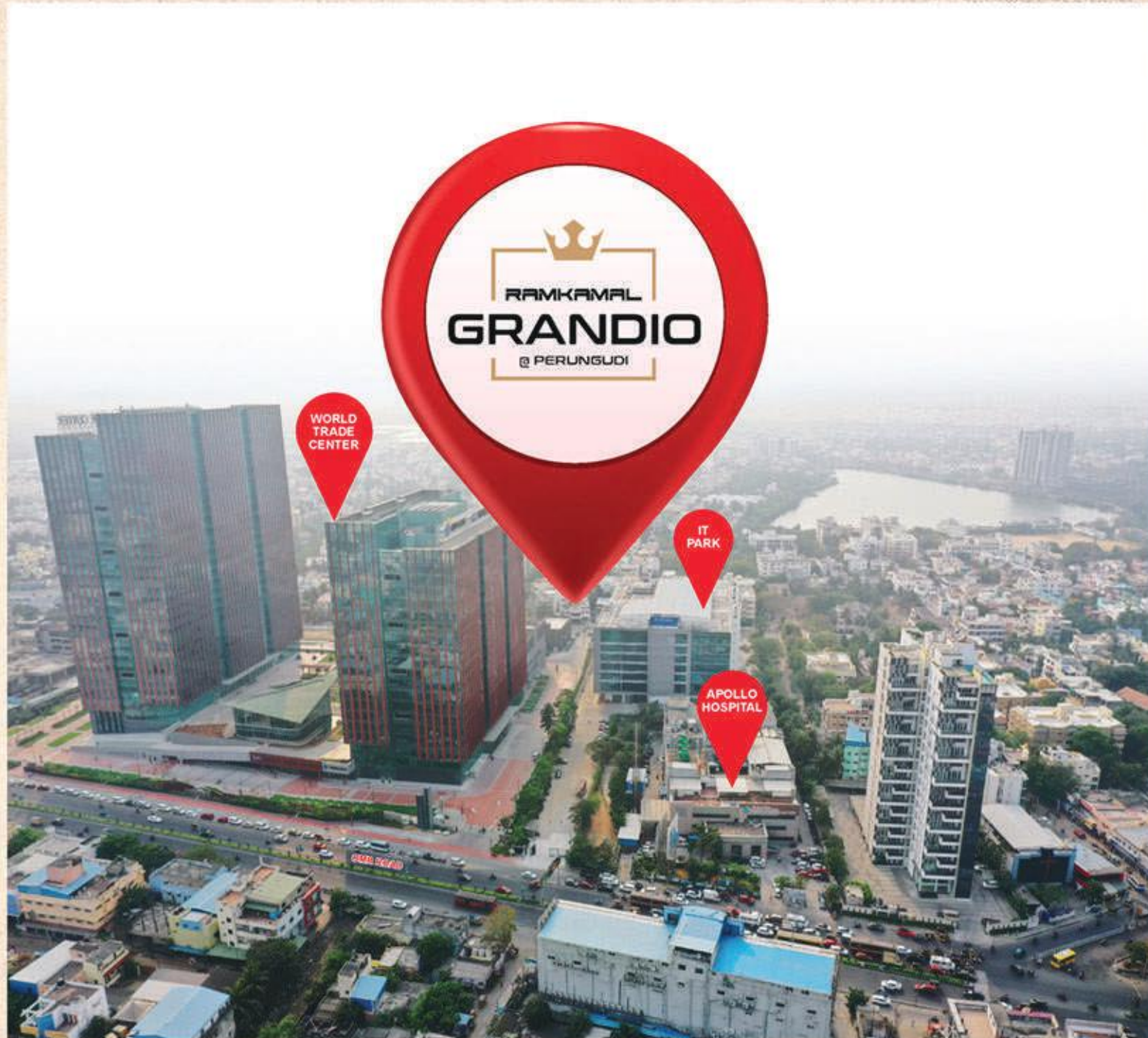
EASY PAYMENT SCHEDULE

Initial payment for booking	₹ 1 Lakh
At the time of signing the agreement	20%
At the time of registration of UDS (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 (by cash only)	02%

BANK LOANS AVAILABLE



LOCATION MAP






RAMKAMAL[®] PROPERTY DEVELOPERS

Plot No:47 & 48, First Floor, VPG Avenue, 6th Street,
Thoraipakkam, Chennai - 600097

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