

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.



RAMIKAMAL[®]
PROPERTY DEVELOPERS

— HOMES WITH PRIDE —

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.





RAMKAMAL
LUXE
THE LUXURY VILLAS

EXPERIENCE



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



SKV - 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



VOR FALSE CEILING 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

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



RAMKAMAL LUXE - VILLAS



A WALKTHROUGH OF INTELLIGENTLY CRAFTED LUXURIOUS INTERIOR LAYOUTS

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.

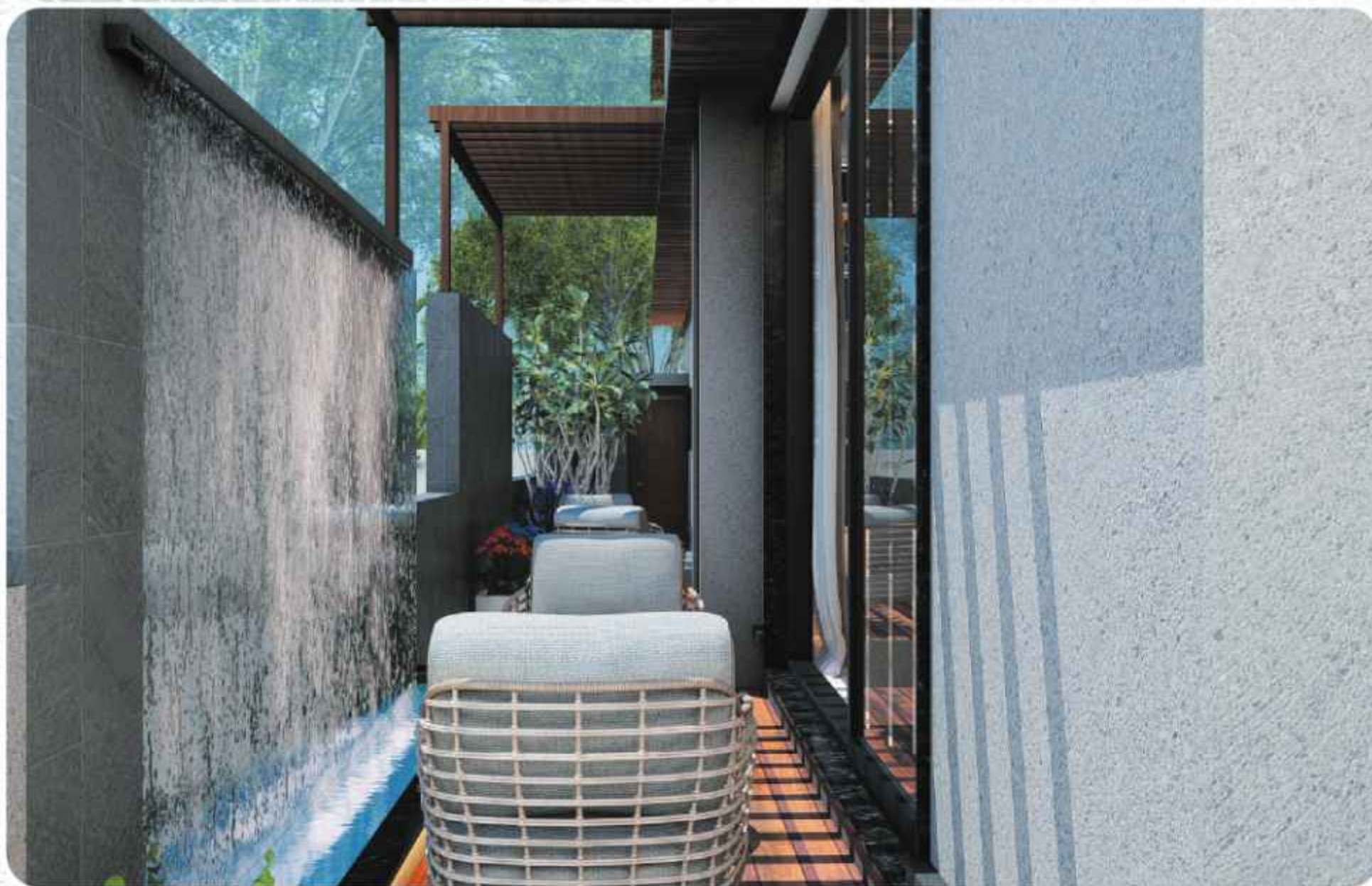
Apart from being your personal sanctuary for leisure and relaxation, it can easily double up into the perfect venue for entertaining guests or enjoying a quiet evening under the stars. You can even rejuvenate and enjoy your own spa-like experience within the comfort of your home at the private steam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



Living Space View 1



Living Space View 2



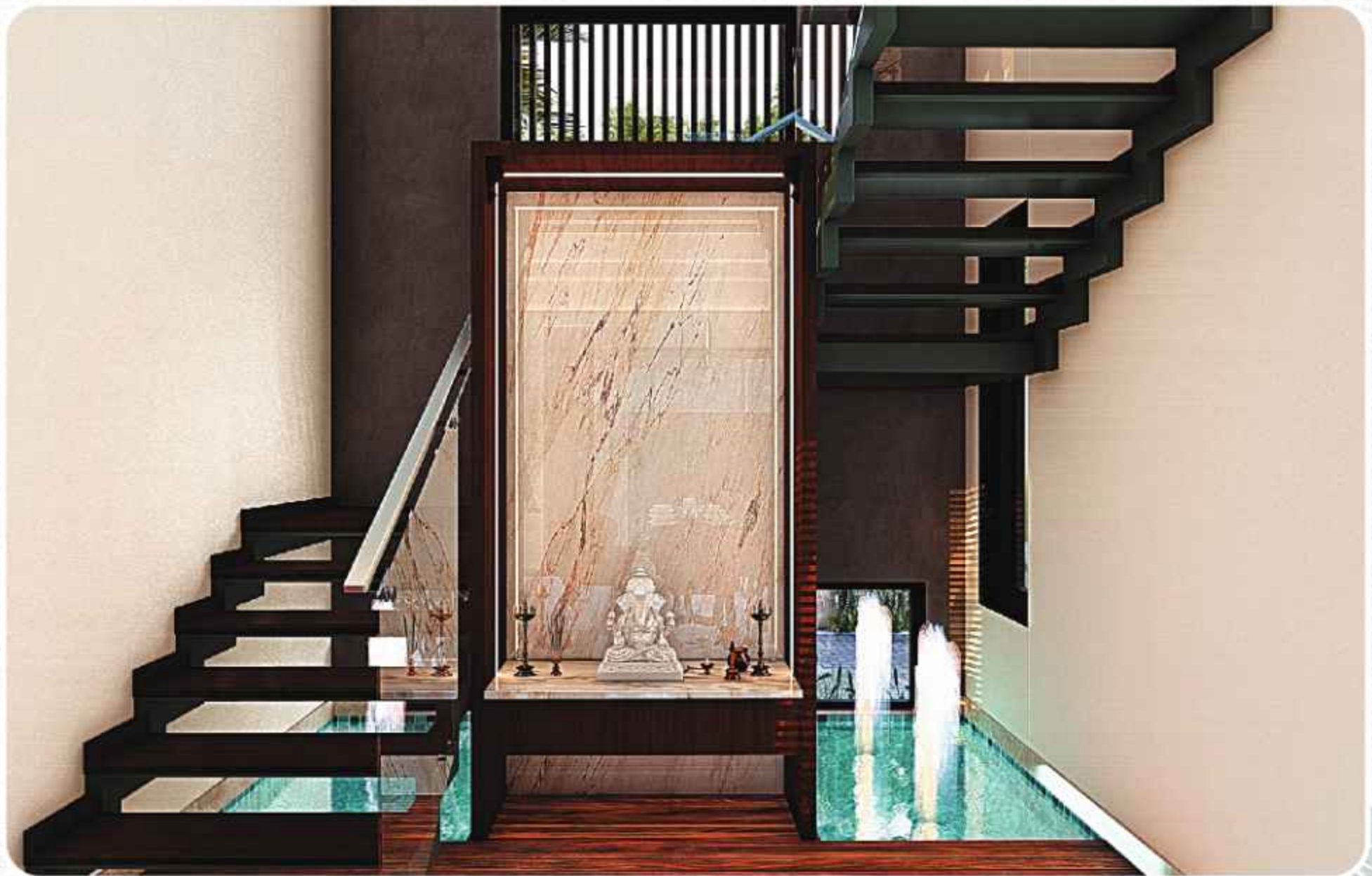
Luxe Cascade Area



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 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



The floor plan shows a rectangular garden room. On the left, there is a large paved area with a central gazebo structure. To the right of the gazebo is a covered area with a sink and a barbeque. Further right is a semi-covered seating area with a table and chairs. At the bottom right is a steam room. The plan also includes a toilet, a shower, and a storage area. Dimensions are provided for several areas: 14' x 14' for the gazebo, 10' x 10' for the toilet, 10' x 10' for the shower, 10' x 10' for the barbeque area, and 10' x 10' for the steam room. A scale bar indicates 0 to 10 feet.

2 feet height planters given in the east side, allowing sea-breeze to enter

Seating platforms are given at all 3 sides to unwind and enjoy the greenery.

Semi-covered seating area, situated next to the barbeque, is designed for enjoying meals with friends and family

4 feet height Planters provided at the West side to cut down harsh sunlight

Covered gazebo supported by metal columns provides a shaded area for relaxation

Barbeque area with sink provision acts as a place for hosting parties.

steam room provides a place of relaxation.

Villa - 1 Super Builtup Area 3,601 Sqft





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.



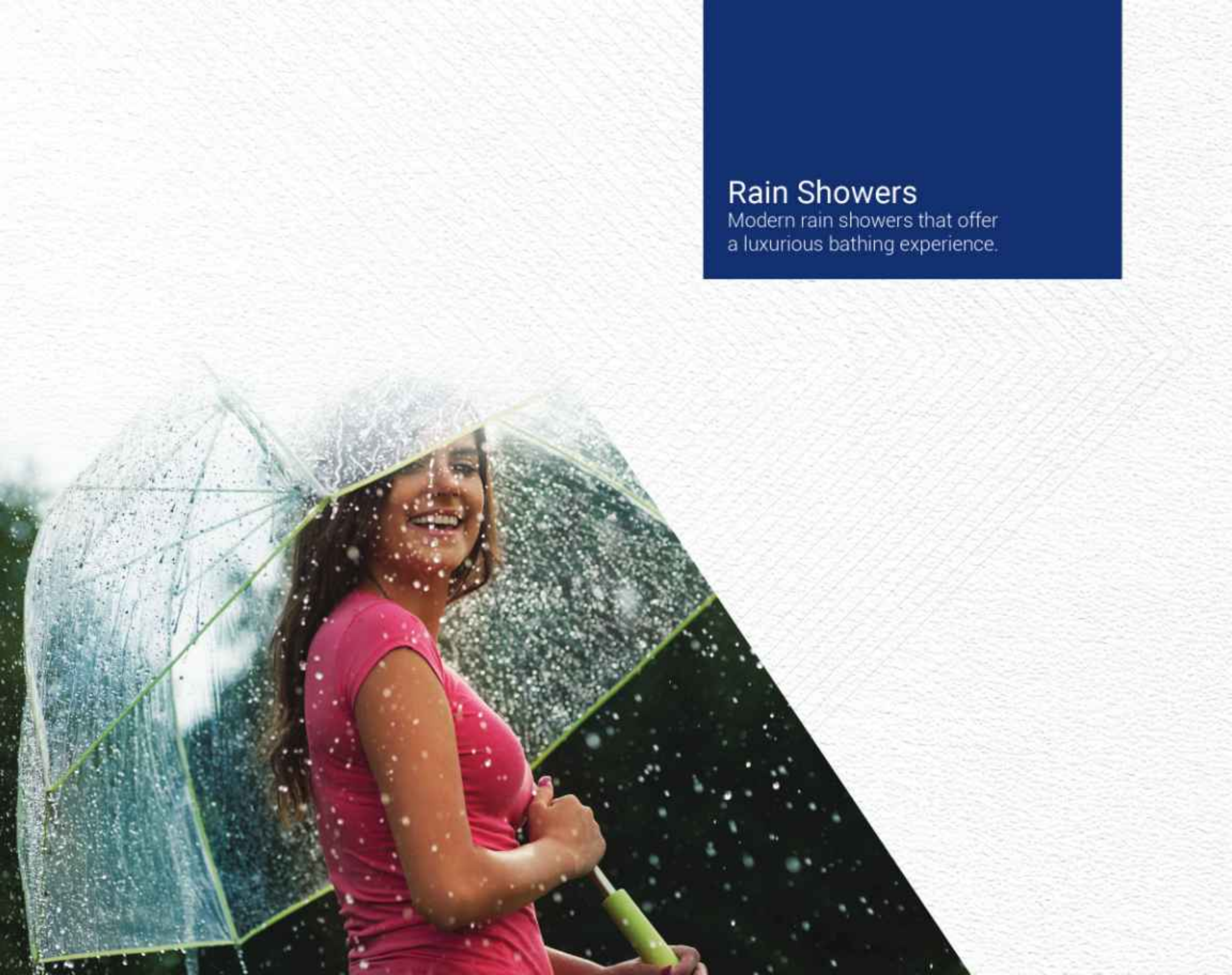
AQUANT

CONTEMPORARY BATHROOMS



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.

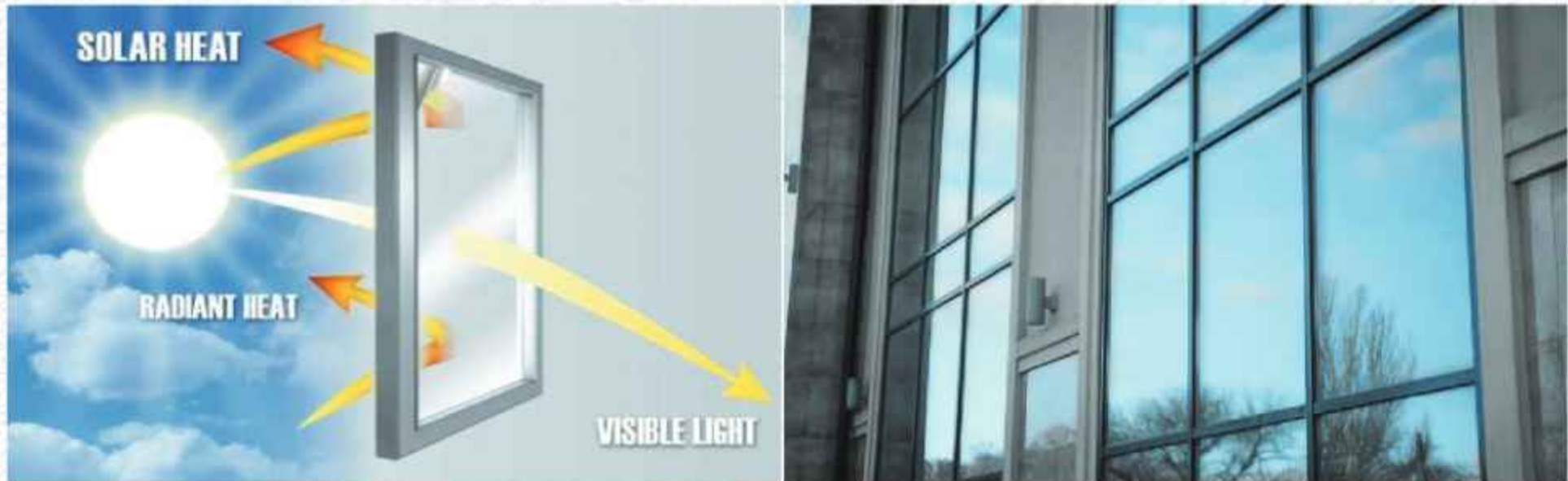




VRV CASSETTE AC FOR LIVING, DINING & OTHER ROOMS

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

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



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 - Schraab Godrej Greer Business Centre, Survey No. 64, Kotha Hitech City, R R Dist, Hyderabad - 500 084
T: +91 40 4418 5132 / 53 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.**



MILK & NEWSPAPER BOX



GARDEN IN AND AROUND



EACH VILLA OUTSIDE ELEGANT FREE STANDING POSTAL & COURIER BOX



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) 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[®]
PROPERTY DEVELOPERS



RAMKAMAL[®]
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+91 88703 13444
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.

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— HOMES WITH PRIDE —

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+91 88703 13444

sales@ramkamal.in

www.ramkamaldevelopers.com

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