

**GOOD LIVING BECKONS.
COME, DISCOVER IT.**



MEET RAMCONS

Over the past **40 years**, Ramcons has built an enviable reputation for itself that has been defined by integrity, reliability and trustworthiness. These traits have held us in good stead while building many a fine landmark for our noteworthy clients. From school campuses, hotels and commercial complexes to hospitals, research centers and factory buildings, our constructions stand tall across **2.5 million square feet** in prime areas in Chennai and Coimbatore. We have built over **600 residences** in our capacity as contractors and developers. Each of these homes stands testimony to our standards of excellence.

RAMCONS PRESTIGIOUS LANDMARKS



Villa
Padmalaya



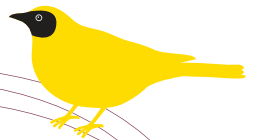
DOMINION
— Nungambakkam, Off Josier Street —



The PSBB
Millennium
School



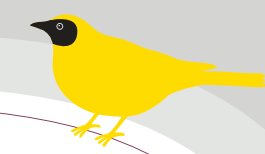
aloft
A VISION OF W HOTELS



Imagine an exclusive Home where space, freedom and luxury come together. The result can only be good living.

Where else but at **Insignia, Perungudi**, the **new Adyar** of Chennai.

Insignia is an exclusive offering for the discerning with **17 semi-independent, 4BHK homes** that sprawl over a **one acre** expanse. The graceful and well-designed homes enjoy an idyllic location opposite the famed Perungudi Lake.



STRATEGIC LOCATION AT THE NEW ADYAR OF TODAY

Perungudi is the ideal location for several good reasons. To begin with, it is easy to access from several locations in the city and is close to **Adyar, Thiruvanniyur, ECR, and OMR**. Perungudi is well-developed with a large number of offices, schools, and hospitals. It offers better infrastructure than other areas of OMR with roads, drainage and water supply work already underway. There is good availability of **ground water** in the area.

Insignia is in proximity to RMZ, SP Info City, TVH Tech Park and Prince Tech Park and is the preferred choice for those working at these locations. What's more, it's within walking distance to large IT parks employing more than **30,000 people**.



- SCHOOLS**
- 1. Abacus Motessori School - 643 m
 - 2. Montfort - 643 m
 - 3. American International School - 1.8 km
 - 4. D.A.V Public School - 3.9 km

- IT PARKS**
- 1. TVH Agnito Park - 916 m
 - 2. RMZ Millenia Business Park - 880 m
 - 3. Cognizant - 1.2 km
 - 4. HCL Tech - 1.3 km
 - 5. Ascendas IT Park - 2.1 km
 - 6. Tidel Park - 2.8 km
 - 7. ASV Suntek Park - 3.1 km

- HOSPITALS**
- 1. Apollo Hospital - 788 m
 - 2. Dr. Agarwals Eye Hospital - 1.9 km
 - 3. Fortis Malar Hospital - 5.2 km
 - 4. Global Hospital - 8.4 km

- AIRPORT**
- 1. Airport - 8.5 km
- RAILWAY STATION**
- 1. Tharamani - 2.3 km
 - 2. Perungudi MRTS - 2.3 km

- HOTELS**
- 1. Saravana Bhavan - 914 m
 - 2. Hotel Fortune - 2.7 km
 - 3. Park Hyatt - 5.2 km
 - 4. ITC Grand Chola - 5.3 km

- SHOPPING MALL**
- 1. Phoenix Market City - 3.5 km
- CINEMAS**
- 1. Prarthana Drive-In Theatre - 5.2 km
 - 2. AGS Cinemas - 13.1 km



YOUR SHARE OF LAND



ENJOY NATURAL LIGHTING AND FRESH AIR



NO MORE WORRIES ABOUT YOUR CARS



UNWIND WITH ROOFTOP GARDEN



WHY CHOOSE EXCLUSIVE LIFESTYLE WITH INSIGNIA?

Insignia brings you complete exclusivity with a host of privileges such as:

Enjoying complete **privacy**.

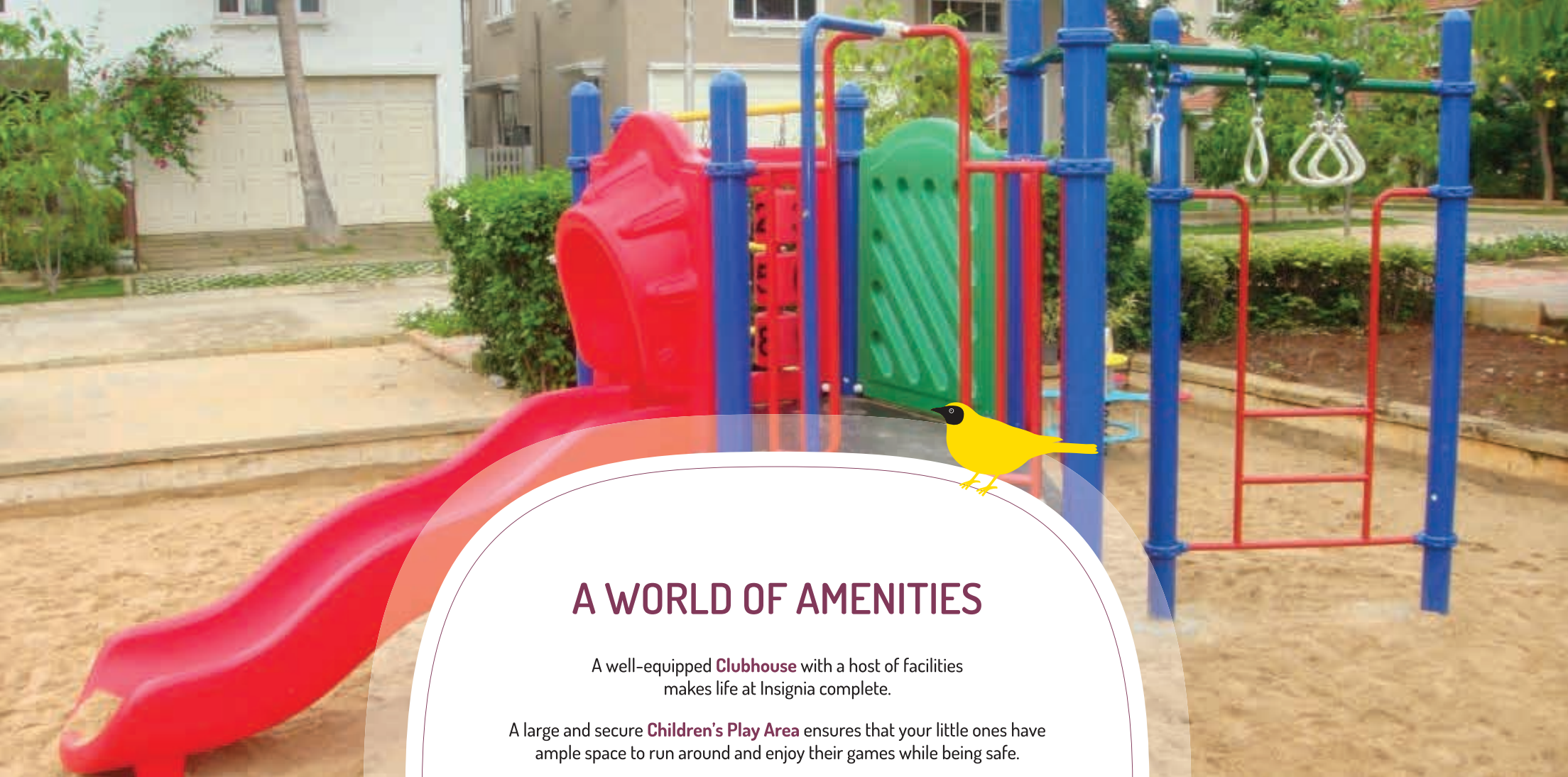
Owning the land that your Home stands on.

Having your **own balcony and terrace**.

The freedom to modify and **expand** your Home the way you want to.

The luxury of spacious and **independent car parks**.

The advantages of community living including **security, conveniences, and comforts**. **No common area** access like lifts and corridors, so expenses are lower.



A WORLD OF AMENITIES

A well-equipped **Clubhouse** with a host of facilities makes life at Insignia complete.

A large and secure **Children's Play Area** ensures that your little ones have ample space to run around and enjoy their games while being safe.

Lake-facing **Party hall** makes every event here an unforgettable one.

A well-equipped **Gymnasium** helps you keep fit.

A sparkling **Infinity Swimming Pool** for you to relax.

CCTV and **Security Intercom** keeps your family safe.

Enjoy the view of the entire expanse of the Perungudi Lake from the second floor.





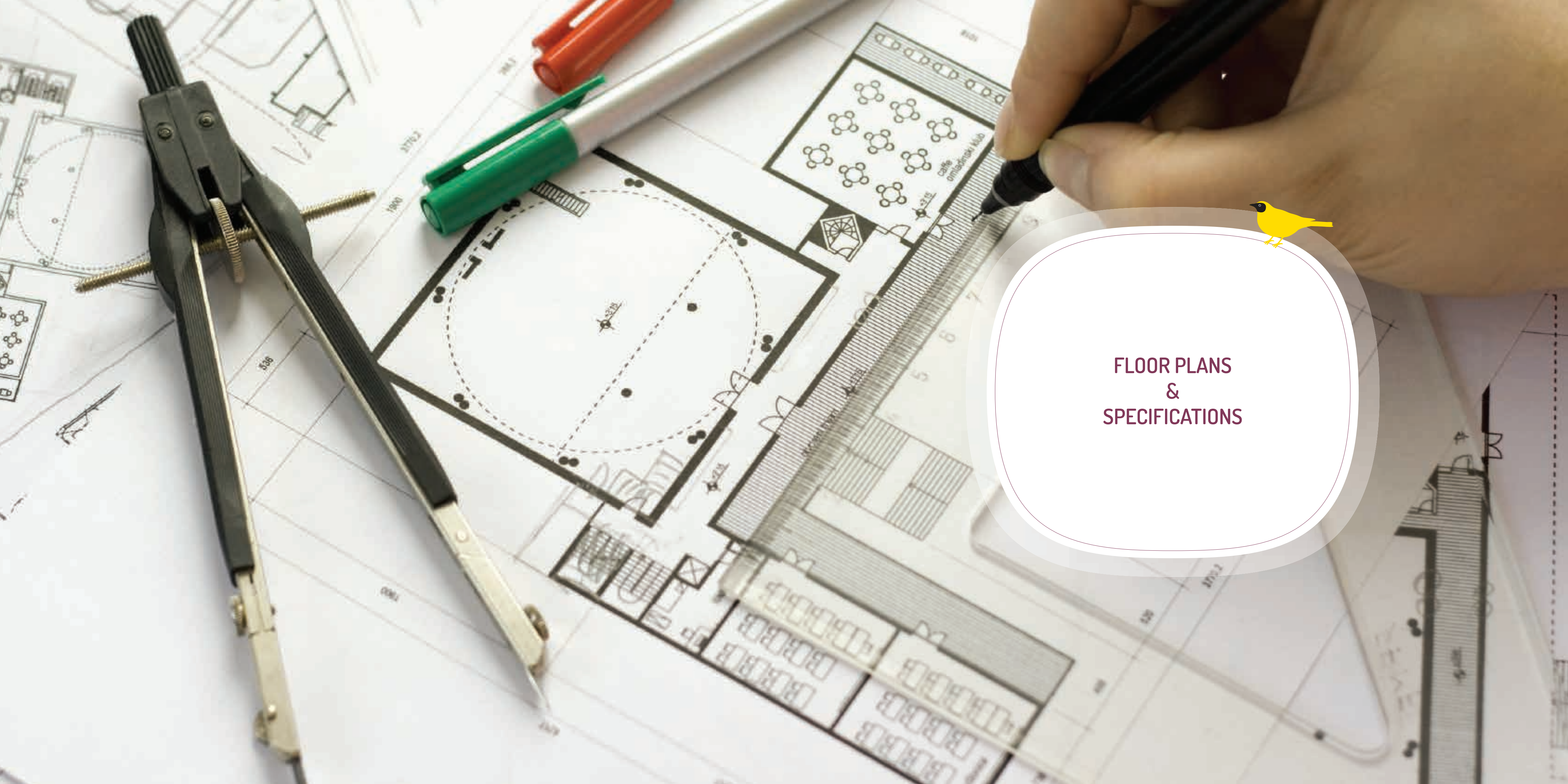
ALL THE COMFORT YOU NEED

Insignia is distinguished by several features that offer comfort.

Here's what you can look forward to:

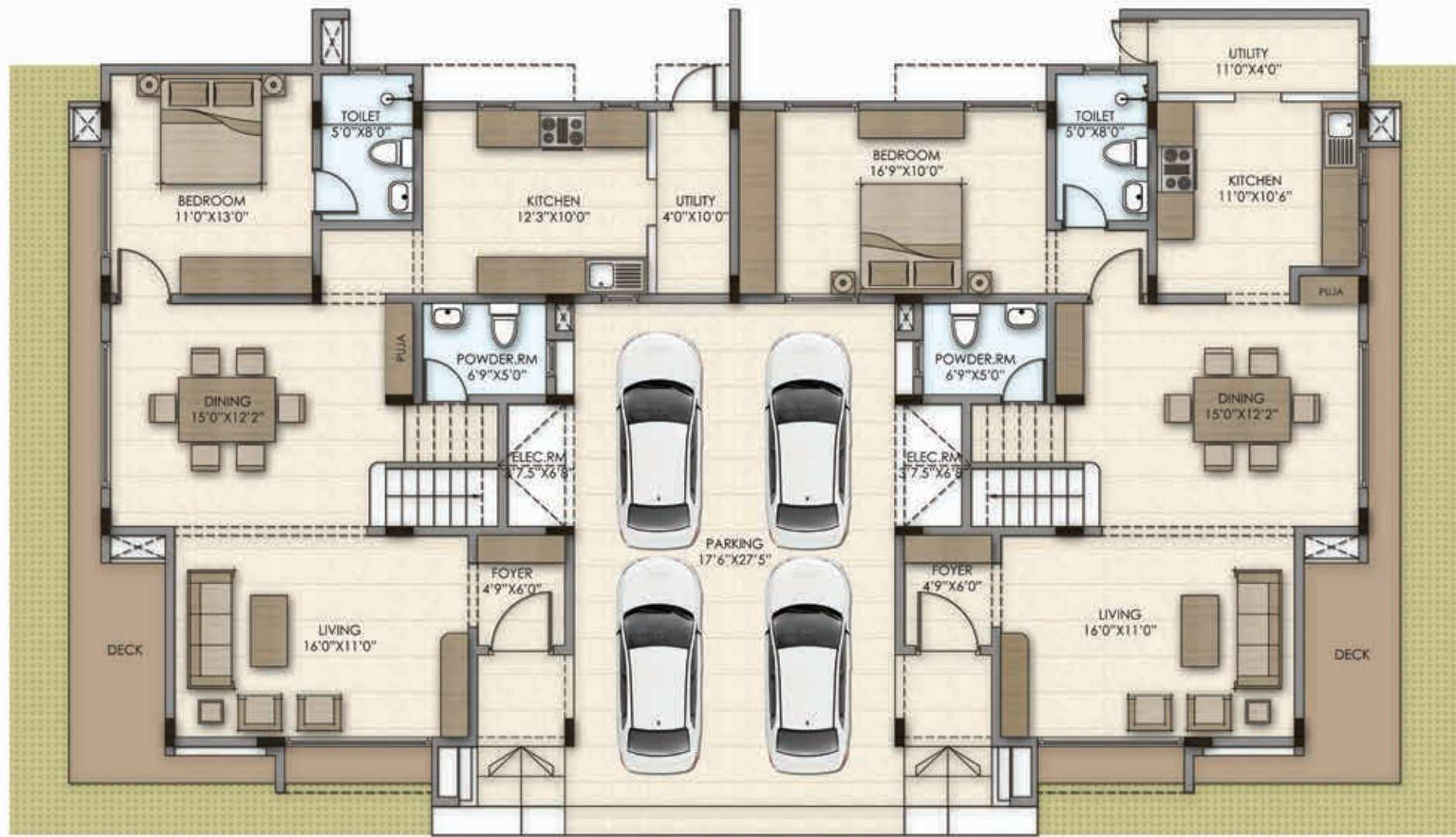
- 2 car parking facility • 4 bedroom + Family room • Separate living and dining
- Living areas with access to garden • Own garden patch and own large terrace in second floor • Design ensures privacy for areas beyond living room
- Guest bed on ground floor for privacy or elders • Large kitchen with adjoining utility
- Comfortable staircase with mid landing • Family room that can be air-conditioned
- Open terrace with access from one room • Two rooms with complete private ventilation and light through open terrace



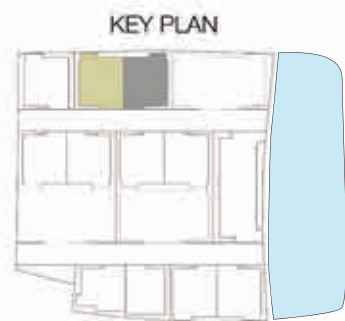


FLOOR PLANS
&
SPECIFICATIONS

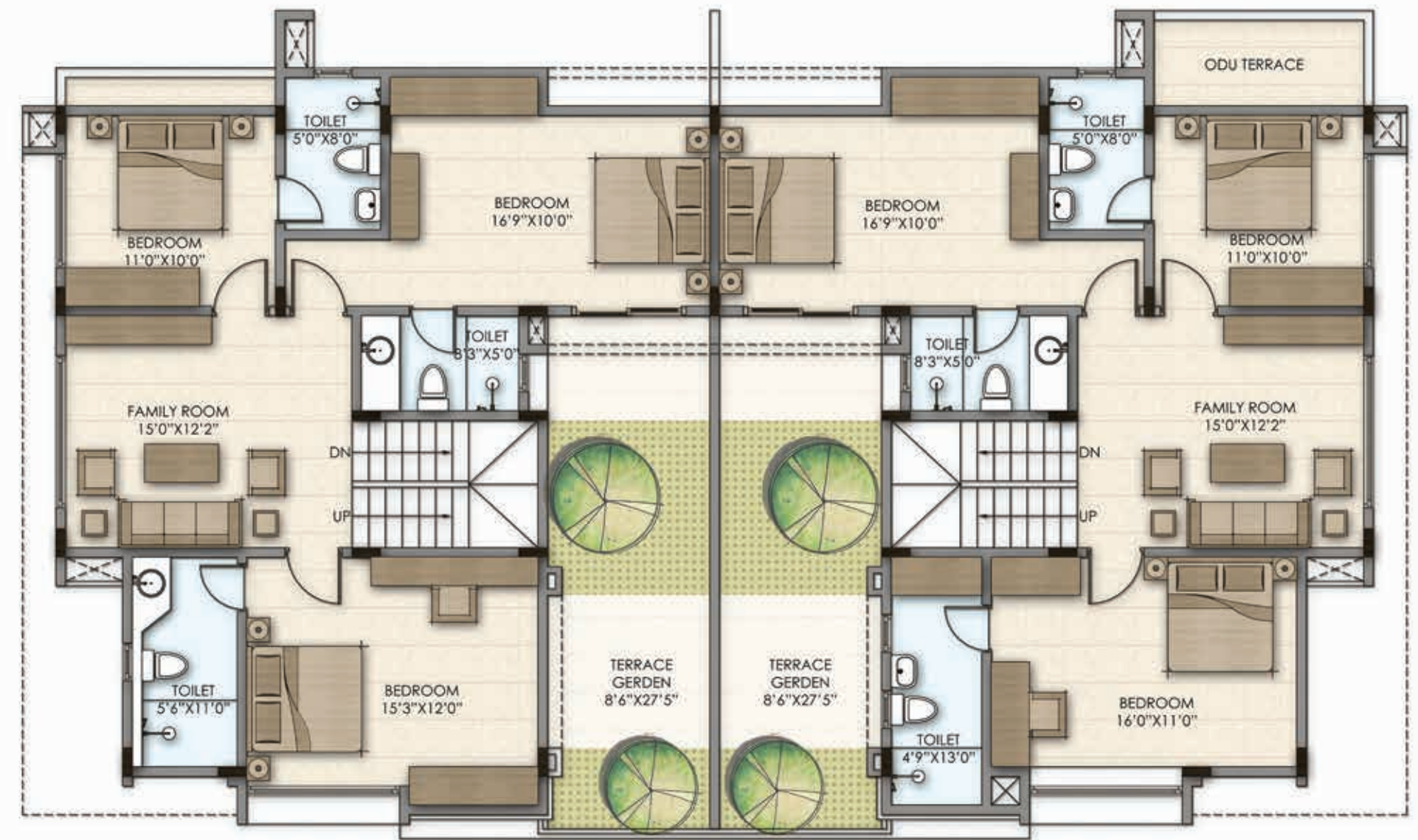
GROUND FLOOR PLAN



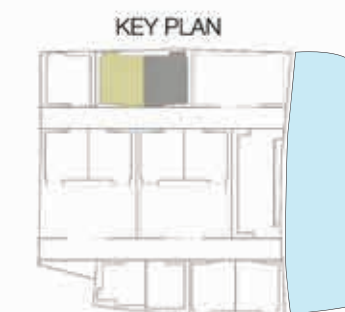
VILLA 2A
VILLA 2B



FIRST FLOOR PLAN

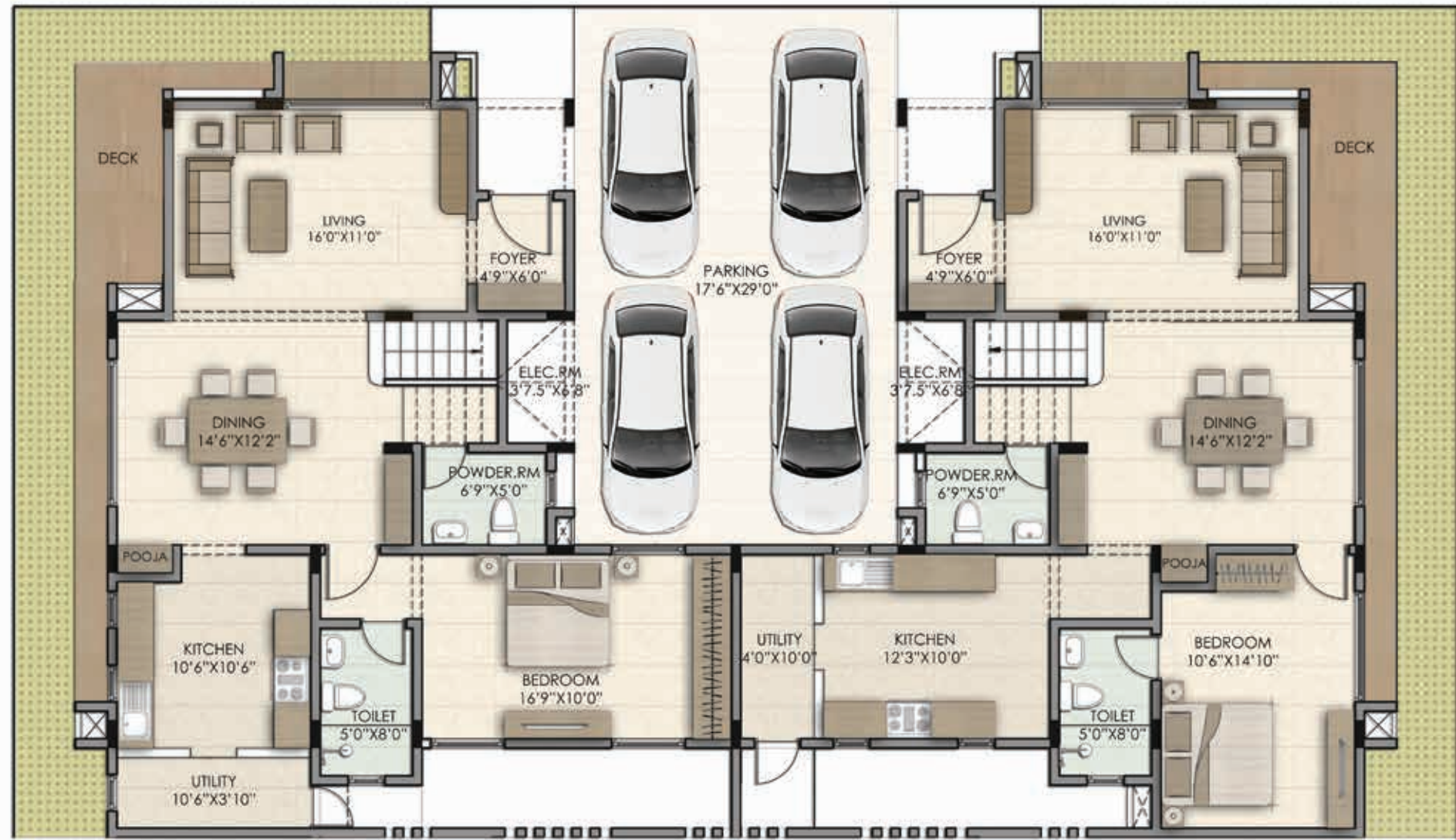


VILLA 2A
VILLA 2B



FIRST FLOOR PLAN

GROUND FLOOR PLAN

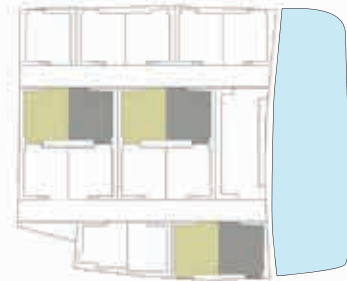


VILLA 6.8.16
VILLA 7.9.17

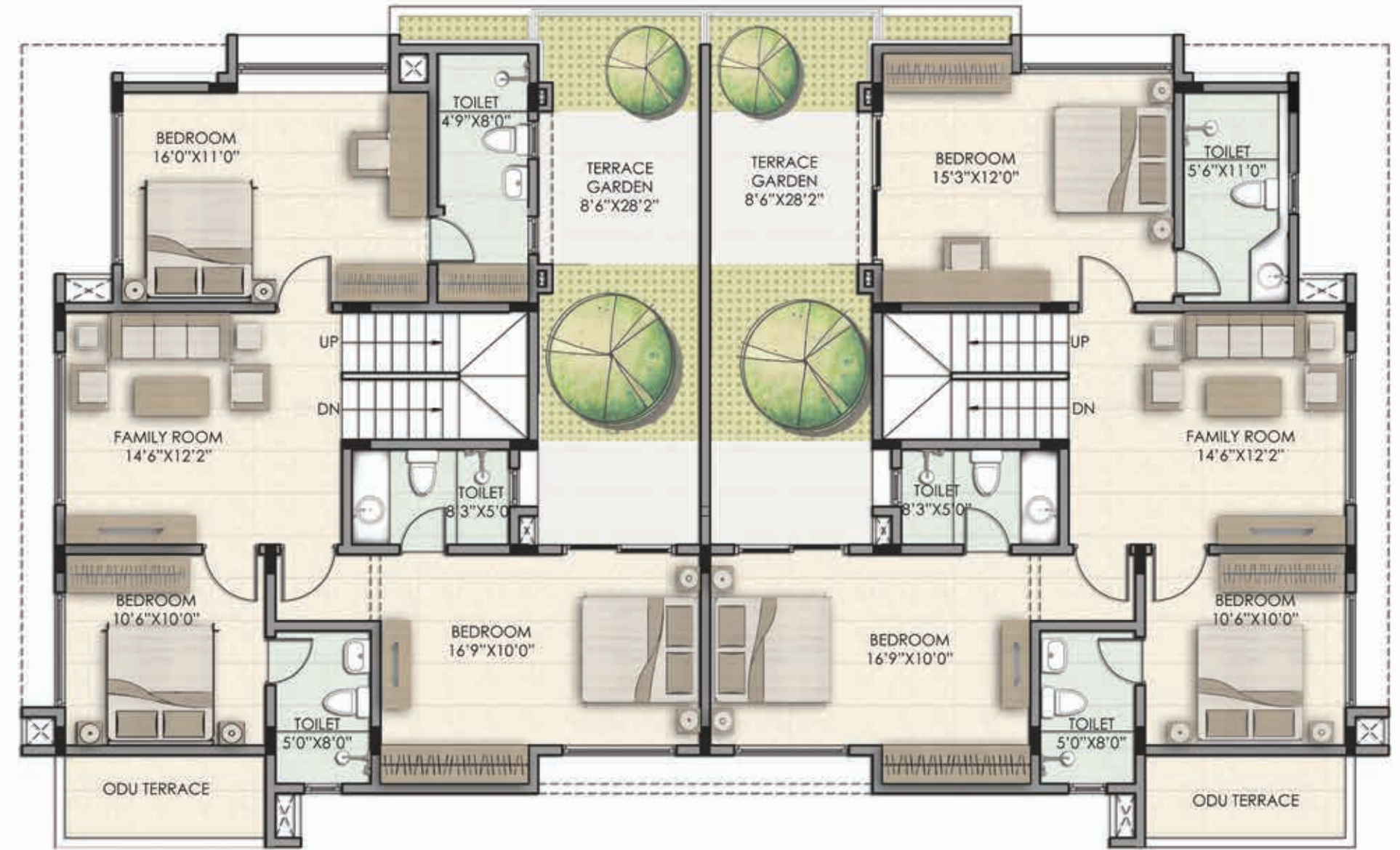
GROUND FLOOR PLAN



KEY PLAN



FIRST FLOOR PLAN

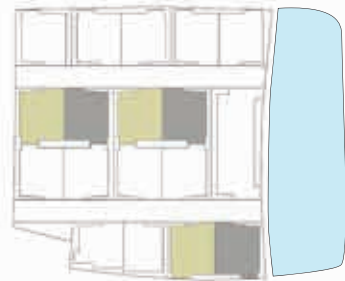


VILLA 6.8.16
VILLA 7.9.17

FIRST FLOOR PLAN



KEY PLAN



SPECIFICATIONS



STRUCTURE

- RCC framed structure with columns & beams using ISI standard FE415 TMT steel
- Cement plastered outer walls using quality blocks
- Cement plastered internal partition walls using quality blocks
- Structure as per new codes for earthquake resistance

DOORS

- Entrance door / French door: Teak wood frame with designed pressed flush shutters
- Bedroom doors: Wooden frames with design pressed flush shutters
- Toilet doors: Wooden frames with plastic coated design pressed flush shutters

WINDOWS & VENTILATORS & FRENCH DOORS

- UPVC Window / Door Systems

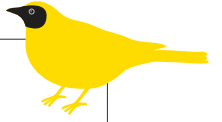
FLOORING

- Full Body Vitrified Tiles in living, dining and bedroom areas
- Master bedroom: Optional Laminate Wooden flooring
- Anti-skid ceramic tiles in kitchen, utility, bathroom & first floor balcony areas
- Granite in staircase areas and entrance steps
- Grano flooring in car park and terrace areas

ELECTRICAL

- 3 Phase electricity with automatic phase change over
- Generator back-up for all common areas - Lighting, Pumps, Motors,
- Generator Backup inside Homes with restricted load for all fans and lights and one refrigerator and one Air conditioner
- Concealed wiring with light points, fan points & plug points - Legrand or equivalent switches,
- Finolex wires or equivalent
- One telephone jack/TV jack will be provided in living room, family room and master bedroom
- AC point provisions will be provided in all bedrooms, living & dining rooms

SPECIFICATIONS



PAINTING & FINISHES

- Ceiling: 2 coats of emulsion paint over wall putty & primer (Birla / Altec putty or equivalent)
- Internal walls: 2 coats of emulsion paint over wall putty & primer (Birla / Altec putty or equivalent)
- External walls: Exterior emulsion paint (Asian Paints or equivalent)
- Enamel paint for grills & toilet door inner side
- Both side polish for main doors,
- Enamel / factory painted bedroom doors

WATER & DRAINAGE

- Common Borewell will be provided
- Common Underground RCC Sump of adequate capacity will be provided with hydro pneumatic pressurized water system.
- Integrated septic tank

PEST CONTROL

- Both pest control & anti-termite control during pre-construction for prevention of white ants & termites, with a guarantee of 5 years

KITCHEN & UTILITY

- Adequate granite kitchen platform and 2'0" wall tile dado above counter, with stainless steel bowl with single drain board will be provided in kitchen
- Sink with drain board will be provided in Utility
- Provision for washing machine in Utility areas

TOILETS

- Walls will be tiled up to a height of 7 ft.
- Provision for geyser in all toilets
- All bedroom toilets will have granite counter tops

PLUMBING & SANITARY WARE

- Sanitary ware: Extended wall mounted closet and wash basin: Kohler / Roca or equivalent
- CP Fittings: Kohler or Jaguar or equivalent

EXTERNAL WORKS

- Landscaping and paving around the building area



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