



Welcome to an
Evergreen
world.





— Besant Avenue Road, Adyar —

Clean air. Fresh breeze. Magnificent homes. Amazing amenities. All these amidst pristine green nature surrounded by evergreen trees. Life's finest pleasures have found the perfect abode. Presenting Ramcons Champaka, splendid homes in Besant Avenue Road, Adyar, surrounded by abundant nature in a calm, serene location. Ramcons Champaka features 3 BHK & 4 BHK homes. Ramcons Champaka is a picture perfect destination for those who desire a luxury lifestyle beside nature's abundant blessings. You are invited to open doors to an evergreen world.

Project Highlights

Close to reputed Schools & Colleges, Theosophical Society and
Elliot's Beach | 2 car parks | All apartments are North Facing
Efficient Floor Plan | AC Gym in Stilt Floor
Contemporary Elevation | Effective Heat Resistant Roofing
Advanced Security Systems



Project Specifications



STRUCTURE: RCC framed structure with columns & beams using ISI standard FE415 TMT steel. 8" thick cement plastered outer walls using high quality concrete blocks. 4" thick cement plastered internal partition walls using high quality concrete blocks. Structure as per new codes for earthquake resistance for stilt + 3 floors. The stilt floor finished ground level will be 3 feet above existing road level

DOORS: Entrance Door: Teak wood frame with designed press shutters. Bedroom Doors: Teak wood frames with design pressed flush shutters. Toilet Doors: Teak wood frames with plastic coated design pressed flush shutters. Windows & Ventilators: UPVC

FLOORING: Marble flooring in living & dining areas. Vitrified tile flooring in bedrooms. Master Bedroom: Wooden flooring. Ceramic / Vitrified tiles in kitchen, utility bathrooms & balcony. Granite flooring in staircase & lobby.

PAINTING & FINISHES: Ceiling: 2 coats of emulsion paint over putty. Internal Walls: 2 coats of emulsion paint over wall putty & primer (Birla / Altec putty or equivalent). External Walls: Weather shield exterior emulsion paint (Asian Paints or equivalent). Enamel paint for grills & toilet door inner side. Both side polish for main doors and bedroom doors.

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

WATER: One bore well will be provided. Underground RCC Sump of adequate capacity. Overhead tank with partition walls for metro water & bore well water.

KITCHEN: Granite platform, 2 ft. wide at a height of 2'9 ft. from the floor level & provided with stainless steel bowl with single drain board. Provision for fixing exhaust fan.

ELEVATOR: Schindler or equivalent elevator with automatic door closing mechanism & automatic rescue device.

ELECTRICAL: 3 Phase electricity with automatic phase change over switch. Generator back-up for all common areas - Lighting, Pumps, Motors, Elevator & 3000W power per apartment. Concealed wiring with light points, fan points & plug points. MK / Legrand / Anchor or equivalent switches, Finolex / Polycab wires or equivalent. One Telephone jack / TV jack will be provided in all bedrooms, living room AC point provisions in all bedrooms.

PLUMBING & SANITARY: Sanitary ware: Extended wall mounted closet and wash basin (Kohler or equivalent). CP Fittings: Kohler or equivalent.

MISCELLANEOUS: Gate, name boards, letter boxes, security booth, exterior lighting will be built to design specified by the architect.

TOILETS: Walls will be tiled up to a height of 7 ft. Provision for geyser and exhaust in all toilets will be provided. All bedroom toilets will have counter top washbasins.

EXTERNAL WORKS: Landscaping around the building areas. Rain water harvesting as per norms.



Stilt Floor Plan



Typical Floor Plan (3 BHK) - 1st & 2nd Floor



Third Floor Plan - 4 BHK + Staff Room & Toilet



Location Advantages

SCHOOLS:

The school KFI - 0.250 KM

Sishya School - 0.750 KM

Bala Vidya Mandir - 1.4 KM

St. Michaels - 1.8 KM

COLLEGES:

IIT Madras - 2.4 KM

Anna University - 3.5 KM

CLRI - 2.2 KM

BEACH:

Elliot's Beach - 2.3 KM

HOSPITALS:

Fortis Malar Hospital - 0.7 KM

Dr. Mohan Diabetes - 1.4 KM

Cancer Institute - 1.8 KM

Rajan Eye Care - 1.4 KM

IT PARKS:

Tidel Park - 3.9 KM

Ascendas - 3.1 KM

Ramanujam IT City - 4.0 KM

HOTELS:

Esthell Resort - 0.120 KM

Park Hyatt - 4.5 KM

ITC Chola - 4.8KM

Airport - 12.0 KM

RAILWAY STATION:

Indira Nagar MRTS station - 2.7 KM

Central Railway Station - 11.3 KM

