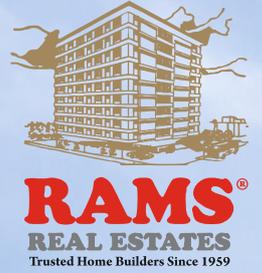


RAMS[®] UPSCALE



WELCOME TO UPSCALE

Sophisticated 3BHK villaments in the heart of Chennai.



RAMS REAL ESTATES:

- A pioneer in Chennai Real Estate industry for the past 64 years.
- Numerous architectural marvels crafted dotting Chennai's skyline.



400 Plus
Residential
Landmarks.

5 million
square feet
delivered.



10000 +
Happy
Customers



Zero litigation
in 64 years of
existence

With **RAMS**[®] Real Estates Ltd [RRE]

Quality Construction | Ethical Dealing | Transparency Assured

A Successful Legacy of 64 years in the industry

ABOUT RAMS UPSCALE, THIRUVANMIYUR:

- Exquisite 3 BHK Villaments with servant room.
- Located at Radhakrishnan Nagar - the heart of Thiruvanmiyur.
- Carefully crafted cozy, classic and contemporary apartments.



Disclaimer : All images are representational purpose and are not part of package or offering.
The real product may vary in size, color or design

LOCATION MAP



TYPICAL FLOOR PLAN

SALEABLE AREA - 1896 SFT



Disclaimer: The saleable area mentioned is likely to change as per final design of architect subjected to plan approval by statutory authorities

STILT FLOOR PLAN



SPECIFICATIONS

PAINTING

- External walls - Exterior grade weather coat paint
- Internal walls and Ceiling – Acrylic emulsion paint



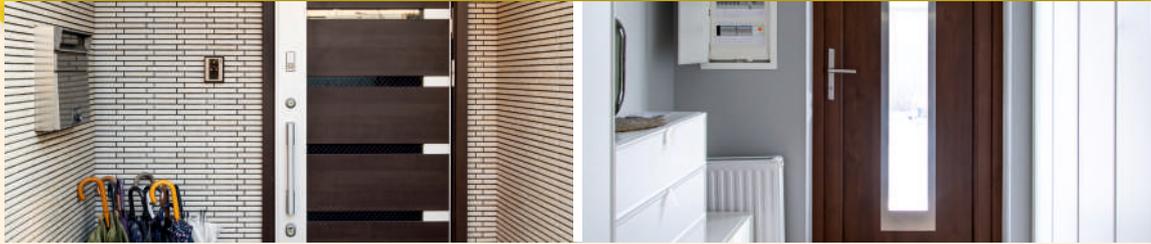
- Living and Dining room – Imported Marble Flooring
- All bedrooms - 4' x 2' vitrified tiles
- Kitchen – Anti-skid ceramic tiles 2' x 2'
- Balcony–Outdoor tiles 2'x 2'
- Toilet and utility – Anti-skid ceramic tiles of 2' x 2'
- Toilet wall dado – Upto ceiling
- Common areas/lobby of building – Granite flooring
- Staircase – Granite steps with handrail of stainless steel and glass

FLOORING



JOINERIES

- Main Door – 8’ high teak wood frame with architrave
- Yale / Hafele digital door lock
- Door fittings of Dorma / Dorset Brand
- Video door phone at ground floor lobby
- Balcony / French Door / Windows – UPVC of Fenesta / Saint Gobain
- MS Safety Grill for All windows



- American Standard / Grohe Fixtures and Fittings
- Rain shower with glass partition
- Hand-shower in all Toilets
- Granite / Quartz Counter wash basin
- Double bowl stainless steel sink of Carysil / Nirali

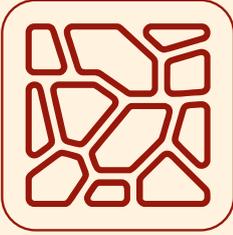
TOILETS & KITCHEN



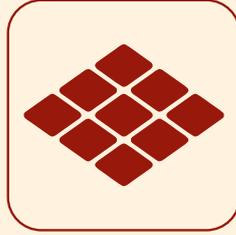
ELECTRICAL

- Concealed 3-phase fire retardant wiring
- Modular switches
- Concealed copper piping and drain pipes for AC Units
- Exhaust fan point and geyser point in all bathrooms
- Water purifier and chimney point in the kitchen
- 5KVa DG Backup per apartment

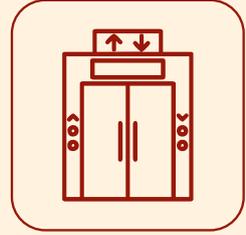
GENERAL AMENITIES:



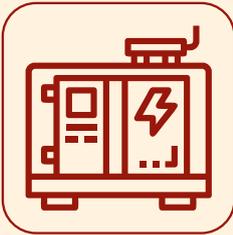
Paver blocks with landscape around the building



Weather- resistant white cooling tiles on the terrace



Premium Brand Lift to reach terrace floor



DG of reputed make with AMF Panel - 100% backup for all services



IP based CCTV system



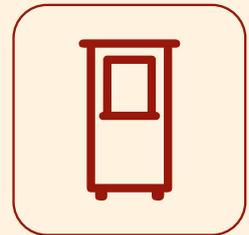
Rainwater harvesting



EV charging point for every car parking slot.



BBQ party area with terrace Garden



Entrance with security cabin.

Chennai Corporation Approved
PPA/WDCN13/09647/2024



RAMS[®]
REAL ESTATES
Trusted Home Builders Since 1959

Rams Real Estates Ltd.

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Kesavaperumalpuram, Chennai 600028 Tamil Nadu, India.

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