



**RAMS**  
BUILDING A BETTER WORLD

**GREEN PINNS**

*LUXURIOUS APARTMENTS @ BESANT NAGAR*

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# RAMS GREEN PINNS

## OVERVIEW

Address	Door No.60, 7 <sup>th</sup> Avenue, Besant Nagar, Chennai 600090
Nearest Landmarks	<ul style="list-style-type: none"><li>• Elliots Beach (500m)</li><li>• Besant Nagar Bus Depot (700m)</li><li>• Kalakshetra Academy (1.2km)</li><li>• Adyar Bus Depot (1.3km)</li></ul>
Project Details	<ul style="list-style-type: none"><li>• 26 Apartments</li><li>• Stilt + 5 floors</li></ul>
Common Amenities	<ul style="list-style-type: none"><li>• Backup Power</li><li>• Covered Car Park</li><li>• Landscaping</li><li>• Rainwater Harvesting</li><li>• Metrowater Sump with Motor</li><li>• Well/Borewell</li><li>• Gated Community with 24x7 Security</li></ul>
Apartment Type	<ul style="list-style-type: none"><li>• 2BHK<ul style="list-style-type: none"><li>○ 803 sqft (Third Floor)</li><li>○ 875 sqft (Fourth Floor)</li><li>○ 1125 sqft (First or Third Floor)</li></ul></li><li>• 3BHK<ul style="list-style-type: none"><li>○ 1265 sqft (Second Floor)</li></ul></li></ul>
Base Price	1.33 to 2.09 Crores
Floor Plans	Also available online @ <a href="http://www.ramsbuilders.com">www.ramsbuilders.com</a>
Contact Us	61 (28) Poes Garden Chennai 600 086 India M: +91 98417 47262 O: +91 44 24992856 / 2866 E: <a href="mailto:info@ramsbuilders.com">info@ramsbuilders.com</a>

>> To Adyar

LB Road

<< To Thiruvanniyur

Besant Nagar Bus Depot



Shastri Nagar 1<sup>st</sup> Avenue



BSNL Telephone Exchange

Sri Krishna Sweets



● ICICI Bank Branch

● SBI Branch

16<sup>th</sup> Cross Street



Spencers Supermarket

Adyar Bus Depot



MG Road

7<sup>th</sup> Avenue

 **RAMS**



Green Inns

Arundale Beach Road



Kalakshetra Campus

Tiger Varadachari Road

  
Santhosh Super Speciality Hospital

NORTH



6<sup>th</sup> Avenue



Besant Nagar Elliots Beach



Drawing Not to Scale



## APARTMENT SPECIFICATIONS – IN DETAIL

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### GENERAL<sup>\*+</sup>

Doors	<ul style="list-style-type: none"><li>• Main door and bedroom doors will have teakwood frames and panel flush doors with teakwood varnish</li><li>• Bathroom doors will have teakwood frames with one side teak and inner side resin coating</li></ul>
Windows	<ul style="list-style-type: none"><li>• All UPVC</li><li>• French window to balcony area (if applicable in living or dining area)</li><li>• Mild steel grills for all windows</li></ul>
Bedrooms	<ul style="list-style-type: none"><li>• Lofts on one side</li></ul>
Flooring	<ul style="list-style-type: none"><li>• 2' x 2' joint free vitrified tiles for all rooms</li><li>• Anti-skid ceramic floor tiles for balcony area</li></ul>
Kitchen	<ul style="list-style-type: none"><li>• Platform with granite top</li><li>• Stainless steel sink with drainboard</li><li>• Wall tiles up to 2' height from the platform</li><li>• Provision for chimney/hob</li><li>• Slabs for storage</li></ul>
Toilets	<ul style="list-style-type: none"><li>• 12"x12" Anti-skid ceramic flooring</li><li>• Wall tiles up to ceiling height from the floor level</li></ul>
Sanitary Fixtures	<ul style="list-style-type: none"><li>• Jaquar brand or similar chromium plated fittings</li><li>• Wash basin</li><li>• Parryware Roca brand or similar EWC for all toilet(s)</li><li>• Standard color of all fixtures: white</li></ul>
Painting	<ul style="list-style-type: none"><li>• Emulsion Paint with Putty Finish</li></ul>

## ELECTRICAL PROVISIONS<sup>+\$</sup>

Entrance	<ul style="list-style-type: none"><li>• One bell point</li><li>• One light point</li></ul>
Living	<ul style="list-style-type: none"><li>• One TV point</li><li>• One Telephone point</li><li>• Two light points on wall</li><li>• One 20A point for A/C</li><li>• Four 5A points (including one on switchboard)</li><li>• Fan and chandelier points</li></ul>
Dining	<ul style="list-style-type: none"><li>• Two light points on wall</li><li>• One 15A for fridge</li><li>• One 5A point on switchboard</li><li>• Fan point</li></ul>
Bedrooms	<ul style="list-style-type: none"><li>• Two light points on wall</li><li>• Three 5A points (including one on switchboard)</li><li>• One 20A point for A/C</li><li>• One TV point</li><li>• One Telephone point</li><li>• Fan point</li></ul>
Kitchen	<ul style="list-style-type: none"><li>• One light point</li><li>• Three 15A for microwave and other appliances</li><li>• Two 5A points (one on switchboard and one above platform)</li><li>• One 5A point for exhaust fan or chimney</li><li>• One 5A for aquaguard or mini RO unit</li></ul>
Balcony	<ul style="list-style-type: none"><li>• One light point</li></ul>
Toilets	<ul style="list-style-type: none"><li>• One light point</li><li>• One 15A point for geyser</li><li>• One 5A point for exhaust fan</li></ul>
Service Area**	<ul style="list-style-type: none"><li>• One light point</li><li>• One 15A point for washing machine</li></ul>

\* Specifications quoted are subject to change based on material availability

+ Upgrades or modifications to standard specifications are possible at an additional cost

\$ All switches will be Salzer modular switches or equivalent

\*\* In absence of service area, washing machine provision will be provided at an alternate convenient spot