



SINCE 1992



YEARS OF
EXCELLENCE

RC FIRST PRIDE

AMBATTUR
GNANAMURTHY NAGAR

STILT+3 Floors
12 Units

102nd
PROJECT



GCC Approval No. : **PPA/WDCNO7/10248/2021/27/1/2022**

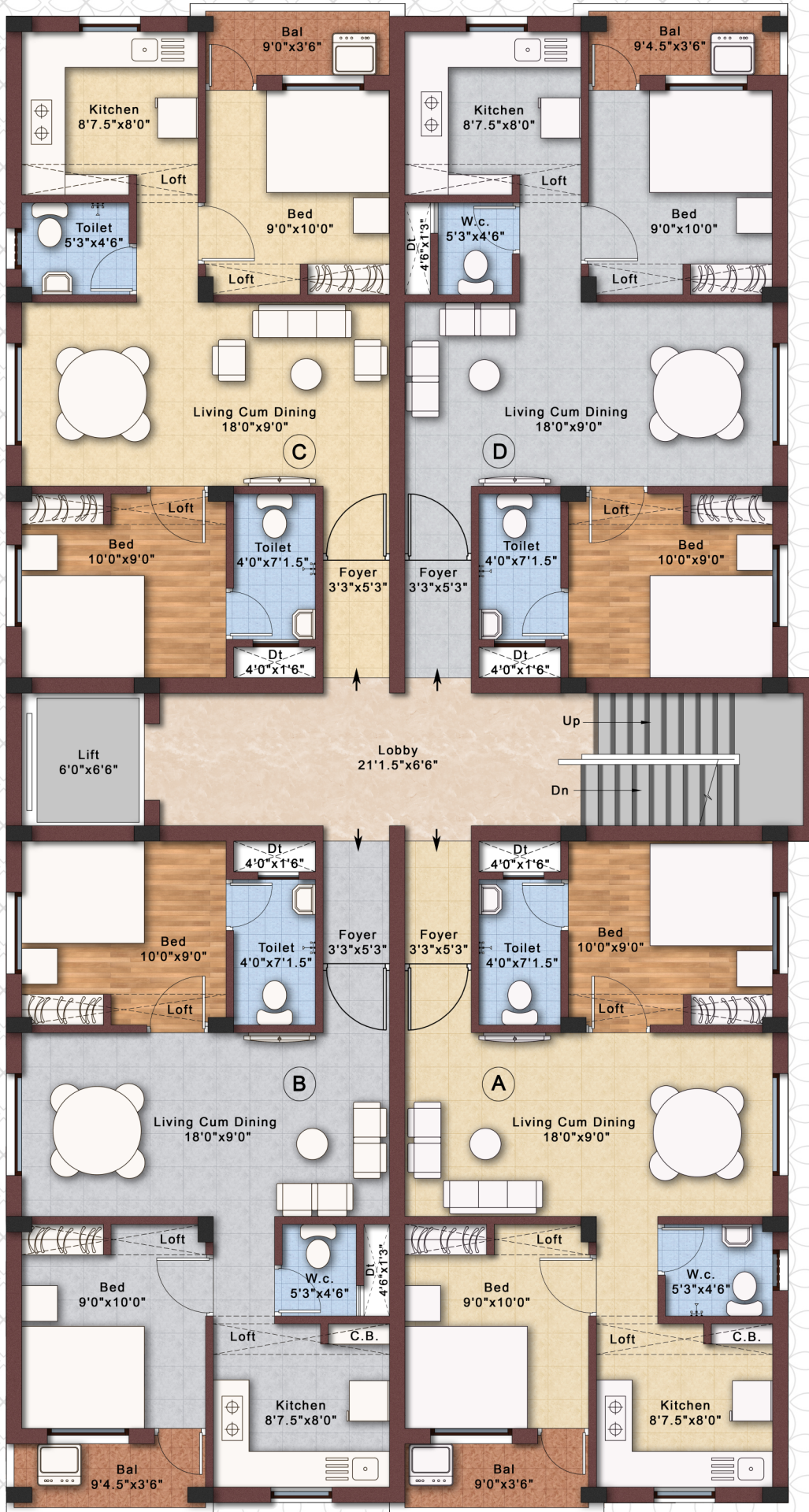
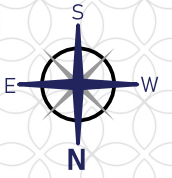
RERA Approval No. : Awaited

www.rcproperty.in

Stilt Floor Plan



Typical Floor Plan 1, 2 & 3



Typical (2BHK) B & D	
Carpet Area	533 Sq.ft.
Balcony	29 Sq.ft.
Wall Thickness	54 Sq.ft.
Common Area	229 Sq.ft.
Super Build-up Area	845 Sq.ft.

Typical (2BHK) A & C	
Carpet Area	544 Sq.ft.
Balcony	28 Sq.ft.
Wall Thickness	53 Sq.ft.
Common Area	230 Sq.ft.
Super Build-up Area	855 Sq.ft.

Isometric View
FLAT-A 855 sq.ft.



Isometric View
FLAT-B 845 sq.ft.



Isometric View
FLAT-C 855 sq.ft.



MD

Isometric View
FLAT-D 845 sq.ft.



MD



SINCE 1992

WE ARE THE HOME PEOPLE,
WE DO THE BEST
FOR YOUR HARD EARNED MONEY

RAJARATHNAM CONSTRUCTION (P) LTD., RC was established in the year 1992 with clear focus on developing residential project in Chennai. Since then it was an inspiring an prosperous voyage completing over 99 Projects. The brand RC is almost a buzz word for property buyers in North Chennai because of uncompromised quality and timely delivery. Now RC is scaling up for more heights with projects across Chennai under residential, commercial health care sectors.

3

million sqft. of
Living Space

Stronghold Testimony of

3000+

Happy Families

100

Residential &
many Institutional
Buildings

SPECIFICATIONS

STRUCTURE

- ☑ RCC framed structure with isolated footings.
- ☑ Structure designed for seismic zone III using Fe 500 steel TMT bars.
- ☑ AAC Block Walls 230mm / 100mm.
- ☑ Floor to Floor height will maintained at 3000 mm.
- ☑ Anti termite for basement.

FINISHES

- ☑ Internal wall in the living, dining, bedrooms, kitchen, toilets, lobby and utility will be finished with 1 coats of primer, 2 coats of putty & emulsion paint.
- ☑ Ceiling will be finished with 1 coat of primer, 2 coats of putty & emulsion paint.
- ☑ Exterior faces of the building will finished with texture paint and 2 coats of weather resistant paint.

FLOORING & WALLS

- ☑ Living, dining, kitchen and bedrooms with have double glazed vitrified tile flooring of 600mm X 600mm.
- ☑ Bathroom and utility will have anti- skid ceramic tile for flooring.
- ☑ Balcony will be finished with anti-skid ceramic tile for flooring.
- ☑ Terrace floor will have clay tiles.
- ☑ Toilet & Utility walls will be finished wherever required with glazed vitrified tiles up to 7 feet height
- ☑ Kitchen walls will be finished with glazed vertified tiles upto 2feet height from Black granite top.

KITCHEN

- ☑ Black granite top & branded single bond SS sink.
- ☑ Provision for chimney will be provided.
- ☑ Metro water provision in sink point.

SANITARY FIXTURE

- ☑ Indian Wall mounted wash basin in all toilets.
- ☑ Wall mounted EWC and health faucet in all bathrooms.
- ☑ All CP and sanitary fittings will be jaguar or equivalent.
- ☑ Concealed water mixer with shower for hot and cold water.
- ☑ Provision for exhaust and geyser will be provided in all bathrooms.
- ☑ Bore well water in all taps.
- ☑ Provision for RO purifier in kitchen.

ENTRANCE DOOR

- ☑ First quality Teak wood frame panel with door shutter of 1050 X 2100mm height which will have tower bolt, door viewer, safety latch, door stopper and Godrej or equivalent lock.

BEDROOM DOOR

- ☑ Flush door of 2100mm with Godrej or equivalent locks and door stopper.

BATHROOM DOOR

- ☑ Resin coated flush door with the tower bolt lock system.

WINDOW

- ☑ Windows will be UPVC with see through plain glass and MS grills on inner side.
- ☑ Ventilators will be UPVC with suitable louvered glass panels.

ELECTRICAL FITTING

- ☑ Havells / Poly cab or equivalent cables and wiring.
- ☑ Switches and sockets will be Anchor Roma or equivalent.
- ☑ Split air conditioner points will be provided for all the bedrooms.
- ☑ Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system.
- ☑ Telephone points will be provided in master bedroom and living room, TV (DTH) provision will be provided in all bedrooms and living room & data points will be provided in living room.
- ☑ Sufficient provision for light, fans and power points.

OTHER

- ☑ Over head Tank (OHT) and UG sump required capacity.
- ☑ 24 X 7 Generator backup for lifts and common area.
- ☑ 24 X 7 Generator backup for all apartments upto 500 watts for 2 BHK
- ☑ 24 X 7 CCTV cameras for all pivotal locations.

EXTERNAL FEATURE

- ☑ Elevator : (1 number) 6 passenger lift will be provided Johnson or equivalent.
- ☑ Power supply: 3 phase power supply will be provided for all apartments.
- ☑ External will be interlocking paver blocks in setback area.
- ☑ LED lights in entrance corridor and the building at terrace - headroom.
- ☑ Bore well to an adequate depth.
- ☑ Secure compound wall around the building.

PAYMENT TERMS

SCHEDULE

1) Advance	- 10%
2) On Registration	- 40%
3) Basement	- 10%
4) Stilt Floor	- 10%
5) First Floor Roof	- 10%
6) Third Floor Roof	- 10%
7) On Completion	- 5%
8) Hand Over	- 5%

BOFQJf JFT



CCTV
Surveillance



Intercom
Facility



Covered
Car Parking

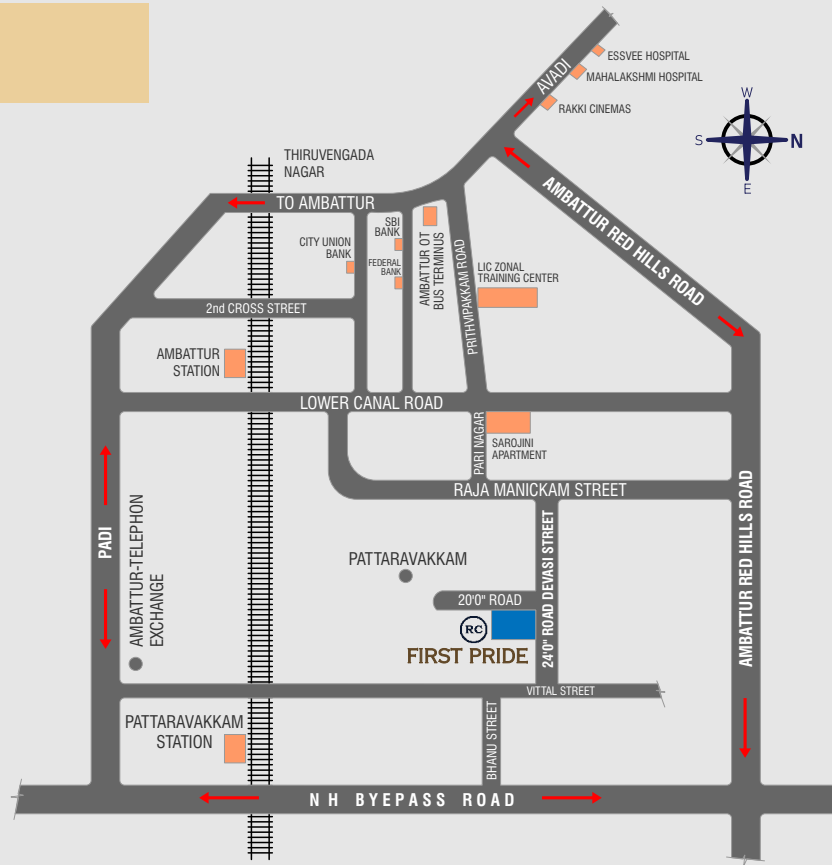


Lift



Power
Backup

KEY PLAN



Member
CREDAI



Pretherd Financial Partner by



ARCHITECT
M/s. Rajarathnam Construction Pvt. Ltd.,

STRUCTURAL DESIGN
M/s. Raisers Structures

ELECTRICAL CONSULTANT
M/s. Padmanabhan Ganesh

PLUMBING CONSULTANT
M/s. Balu & Associates




RAJARATHNAM CONSTRUCTION PVT. LTD.
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For Booking

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93 6077 6077

Disclaimer: This brochure does not constitute a legal offering. Elevations, specifications, plans and other offerings are subject to change without notice. The furnishing shown in the unit plan is not part of the offering.