



R S Properties and Developers Pvt Ltd

RS ELEGANCE



ABOUT US...

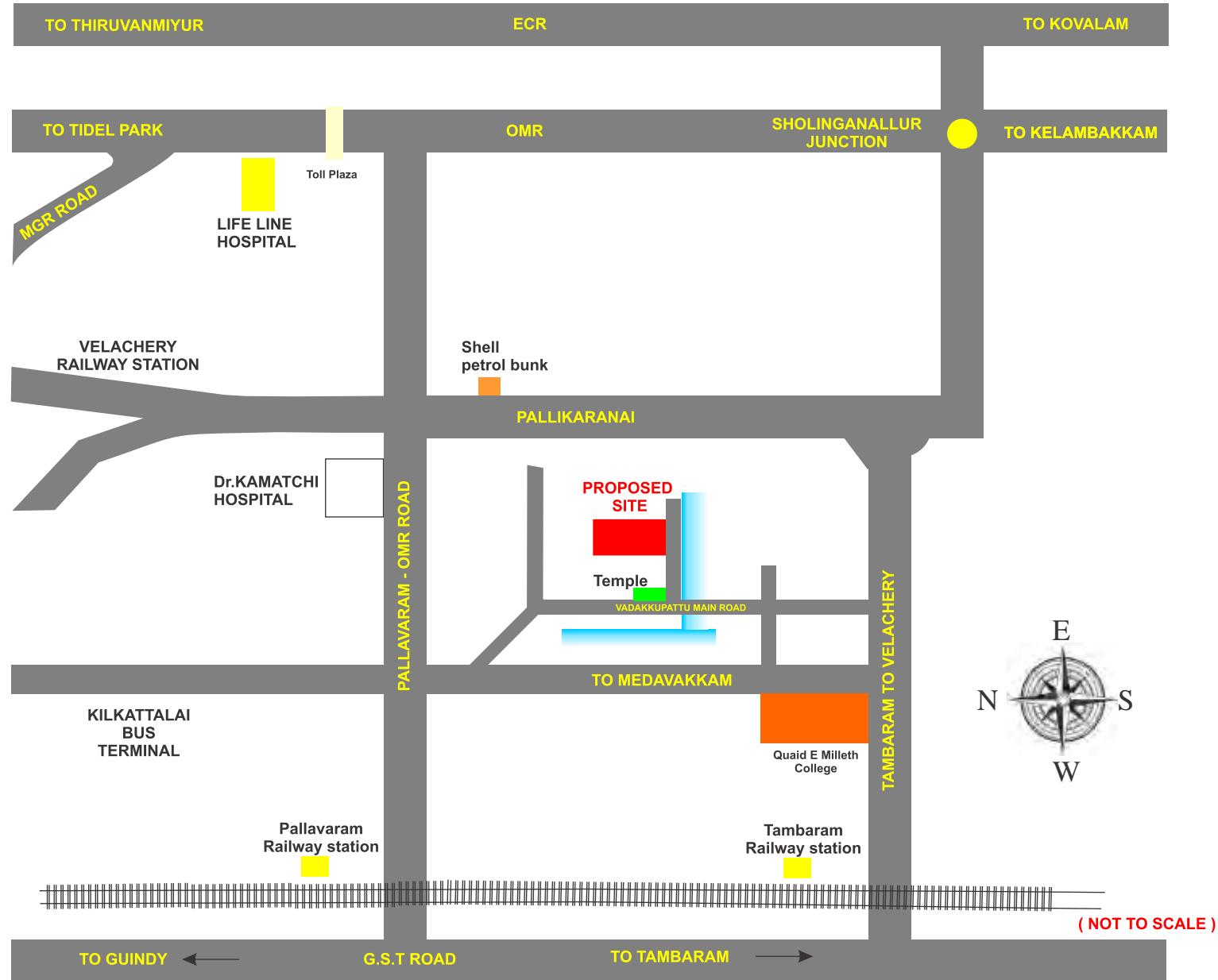
R S Properties and Developers has over 20 years of track record of sustained growth, customer satisfaction and innovation. It's primary business is development of Layouts (plots), residential, commercial and retail properties. We commenced our operations way back in 1993, as a real estate firm, promoting residential layouts in and around Chennai. Over the years, we have successfully sold more than 200 sites, mainly in and around Tambaram and Medavakkam areas of Chennai and earned the goodwill and market reputation in the real estate industry. We have our own RMC manufacturing units, Concrete Blocks manufacturing units and Blue metal jelly units. High quality is our prime moto having gained the experience in infrastructure industry, we are promoting residential apartments. With dedication and passion, we carefully analyze every details and take in to consideration of the environmental issues in planning and designing our projects. We use a combination of modern technologies and superior quality materials to complete all our projects within the committed timeframe.

Managed professionally by a team of technocrats and experienced engineers, we possess the necessary infrastructure both in terms of man power and resources. Whatever we deal with, we always keep the interests of our valuable customers in mind and ensure they get better returns for their investment, be it vacant lands or apartments or houses. We assist our customers thoroughly at every stage right from the moment they approach us till we finally hand over the registered documents or the keys of their new home. We continue to strive hard to full fill the requirements of our clients without compromising the quality and in the process build everlasting values with our customers. The complete satisfaction of our customers and their unrelenting faith in our abilities is what keeps us going ahead with renewed vigour for every project.

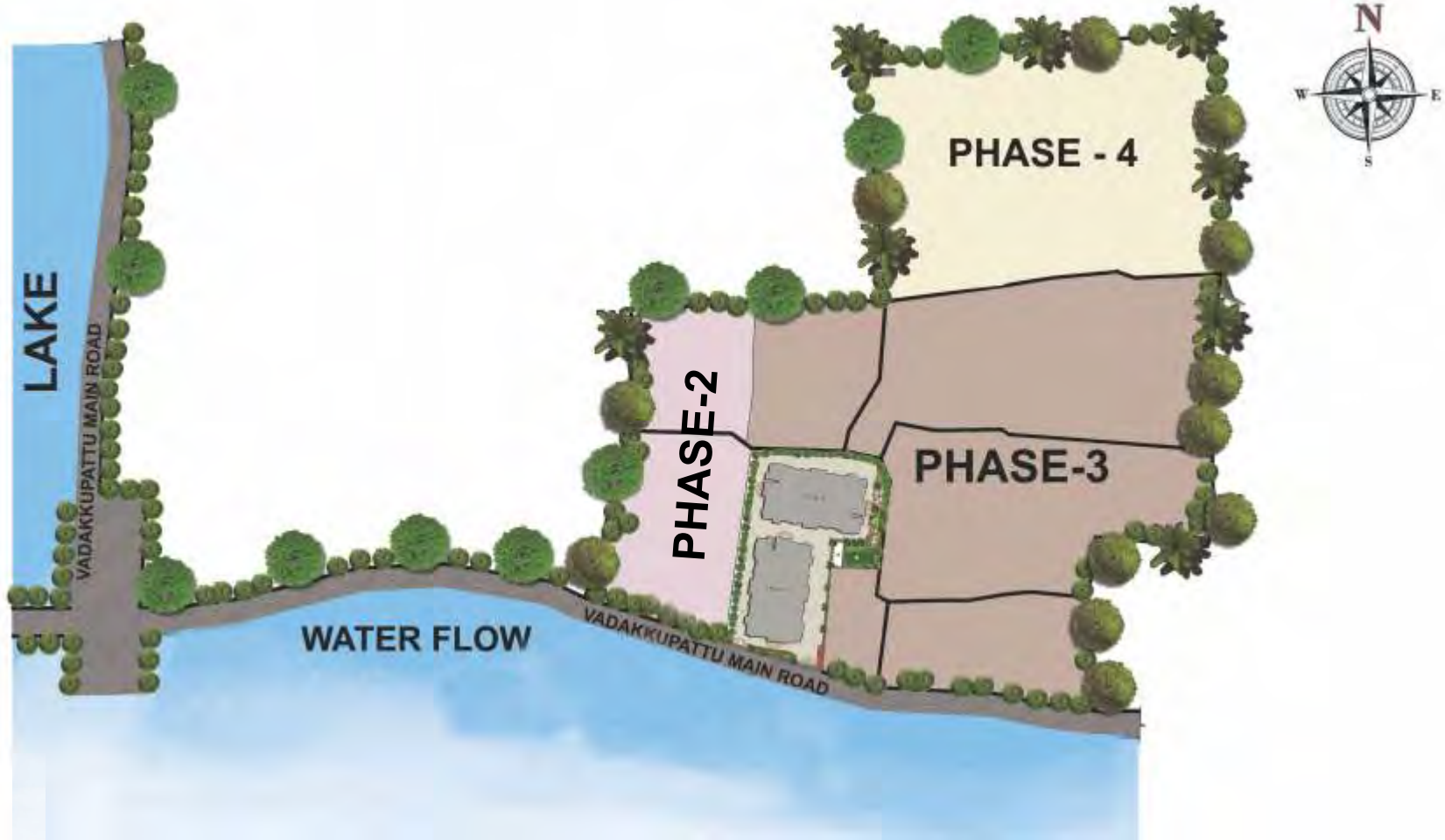
- More than a decade of experience in real estate industry.*
- Deals with only approved and clear titled properties absolutely free from legal implications.*
- Strict adherence to rules and regulations as per Government norms.*
- We undertake to build your home not only with bricks & cement but with a lot of love and personal care too.*
- Known for integrity and transparent business transactions.*
- High quality constructions and timely delivery.*

KEY PLAN

Medavakkam koot Road	0.8
Global Hospital	4.0
Kamakshi Memorial Hospital	5.0
Kendriya Vidyalaya School	5.5
OMR IT Corridor	6.0
Velachery	8.5
SDAV School	7.5
Tambaram	7.5
ECR Road	9.0
Airport	9.0



MASTER PLAN



SITE PLAN

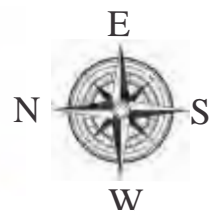


1. ENTRANCE COURT
2. LANDSCAPE WITH PALM TREES
3. BLOCK-A YOGA & MEDITATION ENTRANCE
4. PAVER BLOCKS
5. AVENUE TREES
6. COMPOUND WALL ARROUND GREEN BELT
7. GYM ENTRANCE
8. INDOOR GAMES
9. WATER TREATMENT PLANT
10. PERGOLA WITH SEATING AREA
11. CHILDREN'S PLAY AREA
12. PARTY HALL ENTRY
13. PLAY FIELD
14. PARK ENTRY
15. SEATING
16. STEP STONES
17. SHUTTLE COURT
18. STP
19. PALM TREES
20. GENERATOR
21. TRANSFORMER
22. EXIT GATE

BLOCK- A TYPICAL PLAN (4 Floors)



KEY PLAN



TYPICAL FLOOR PLAN - BLOCK-A (101 - 401) S.A-960 SQ.FT



FLAT - 101-401
S.A - 960 SQ.F.T



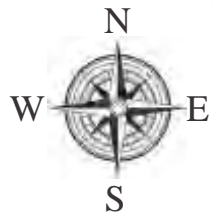
BLOCK - A
TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN - BLOCK-A (102 - 402) S.A-1220 sq.ft



FLAT - 102-402
S.A - 1220 SQ.F.T



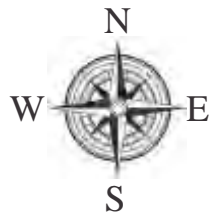
BLOCK - A
TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN - BLOCK-A (108 - 408) S.A-1215 SQ.FT



FLAT - 108-408
S.A - 1215 SQ.FT



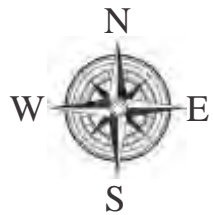
BLOCK - A
TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN - BLOCK-A (109 - 409) S.A-975 SQ.FT



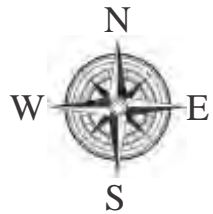
FLAT - 109-409
S.A - 975 SQ.FT



TYPICAL FLOOR PLAN - BLOCK-A (110 - 410) S.A-995 sq.ft



FLAT - 110-410
S.A - 995 SQ.F.T



BLOCK - A
TYPICAL FLOOR PLAN

BLOCK-B TYPICAL PLAN (4 Floors)



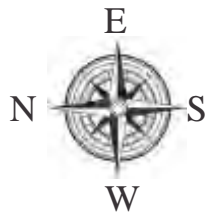
KEY PLAN



TYPICAL FLOOR PLAN - BLOCK-B (101 - 401) S.A-960 SQ.FT



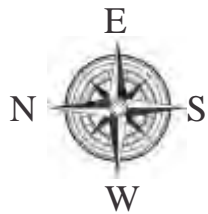
FLAT - 101-401
S.A - 960 SQ.F.T



TYPICAL FLOOR PLAN - BLOCK-B (102 - 402) S.A-995 SQ.FT



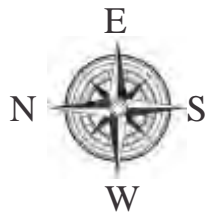
FLAT - 102-402
S.A - 995 SQ.FT



TYPICAL FLOOR PLAN - BLOCK-B (103 - 403) S.A-975 sq.ft



FLAT - 103-403
S.A - 975 SQ.FT

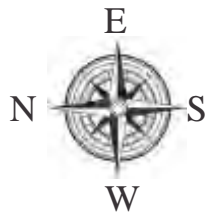


BLOCK - B
TYPICAL FLOOR PLAN

TYPICAL FLOOR PLAN - BLOCK-B (104 - 404) S.A-1215 sq.ft



FLAT - 104-404
S.A - 1215 SQ.F.T

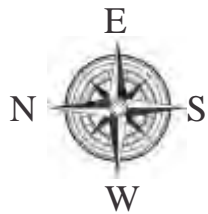


BLOCK - B
TYPICAL FLOOR PLAN

TYPICAL FLOOR PLAN - BLOCK-B (110 - 410) S.A-1220 sq.FT



FLAT - 110-410
S.A - 1220 SQ.F.T



AMENITIES



SPECIFICATION

STRUCTURE

RCC frame with RC Foundations
Anti-Termite Treatment conforming to ISS
Ceiling height: Floor to floor - 10'
Outer Wall Thickness - 8" Block Work
Internal Partition - 4" Block Work

LIVING / DINING / FOYER

Floor Finishes: 2'x 2' Vitrified Tiles
Internal walls: Cement Plaster, Wall Putty and Premium Emulsion Paint
Entrance Doors: Padak/Teak frame, Skin Polished Shutter

BED ROOMS

Floor Finishes: 2'x 2' Vitrified Tiles
Walls: Cement Plaster, Wall Putty and Premium Emulsion Paint
Doors: Seasoned Wooden Frame and Painted Flush Door

KITCHEN

Internal walls: Cement Plaster, Wall Putty and Premium Emulsion Paint
Floor Finishes: 2'x 2' Vitrified Tiles
Glazed Tiles up to 2' above the Kitchen Platform.
Platform: Granite-Top with Sink
Utility : 2' x 2' Vitrified Tiles

BALCONY & OTHERS

Walls: Cement Plaster and Cement Paint
Flooring: 2' x 2' Vitrified Tiles
Doors: French Doors of UPVC
M.S Safety Grills

TOILETS

Toilet walls: 7' Ht glazed with Ceramic Tiles (Color & Size as recommended by Architect)
Flooring: Ceramic Tiles
Sanitary Wares of a Branded Make in white
CP Fittings of Branded Make
Provision for Geyser, Exhaust Fan and other Appliances

SPECIFICATION

ELECTRICAL FITTINGS & FIXTURES

Concealed insulated copper multi-strand wires
MCB equipped distribution board
Switch & Socket of Branded Make

POWER BACKUP

3 Phase Power Supply.
Generator back up for Common Areas, Lifts and Pumps.

LIFTS

Kone/ Johnson/ Others

COMMON AREA FINISHES

Walls: Cement Plaster with Cement/ Premium Emulsion Paint Finish
Exterior: Cement Plaster and Exterior Paint
Staircase & Lobbies: Polished Granite / Kota Stone
Car Parks: Granolithic Flooring

WATER

Adequate Bore wells
Water Treatment Plant

SEWERAGE

Sewerage Treatment Plant
Sewerage will be safely recycled for watering the gardens, flushing, etc.

SECURITY

Gates manned by security personnel at 24x7





R S Properties and Developers Pvt Ltd

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