



**LUXURY RESIDENCES**

BEACH ROAD, BESANT NAGAR

# HR

HARICHARAN  
SIGNATURE  
RESIDENCES



RAMS Builders & Developers is an acclaimed construction company, renowned for its projects across Chennai, Bengaluru and Kodaikanal. At the heart of our system is our commitment to excellence and reliability. With over 60 years of experience as a leading property developer, we have a proven track record of delivering quality construction and exceptional service to our customers. Our longstanding presence in the industry speaks volumes about our expertise and dedication to creating spaces that stand the test of time.



We are pleased to introduce RAMS Haricharan Signature Residences with the construction of high-end apartments in one of the most prestigious areas in the city. With a focus on providing upscale living spaces, top-notch specifications, and luxurious finishes, we aim to redefine modern living for our residents. These apartments will be meticulously designed to cater to the needs of individuals who

appreciate the finer things in life. From high-end fixtures and fittings to state-of-the-art amenities with a strong focus on quality and attention to detail ensures that our apartments exceed the expectations of our discerning clientele. Join us as we embark on this journey to set new standards in upscale living and redefine the art of sophisticated urban living.

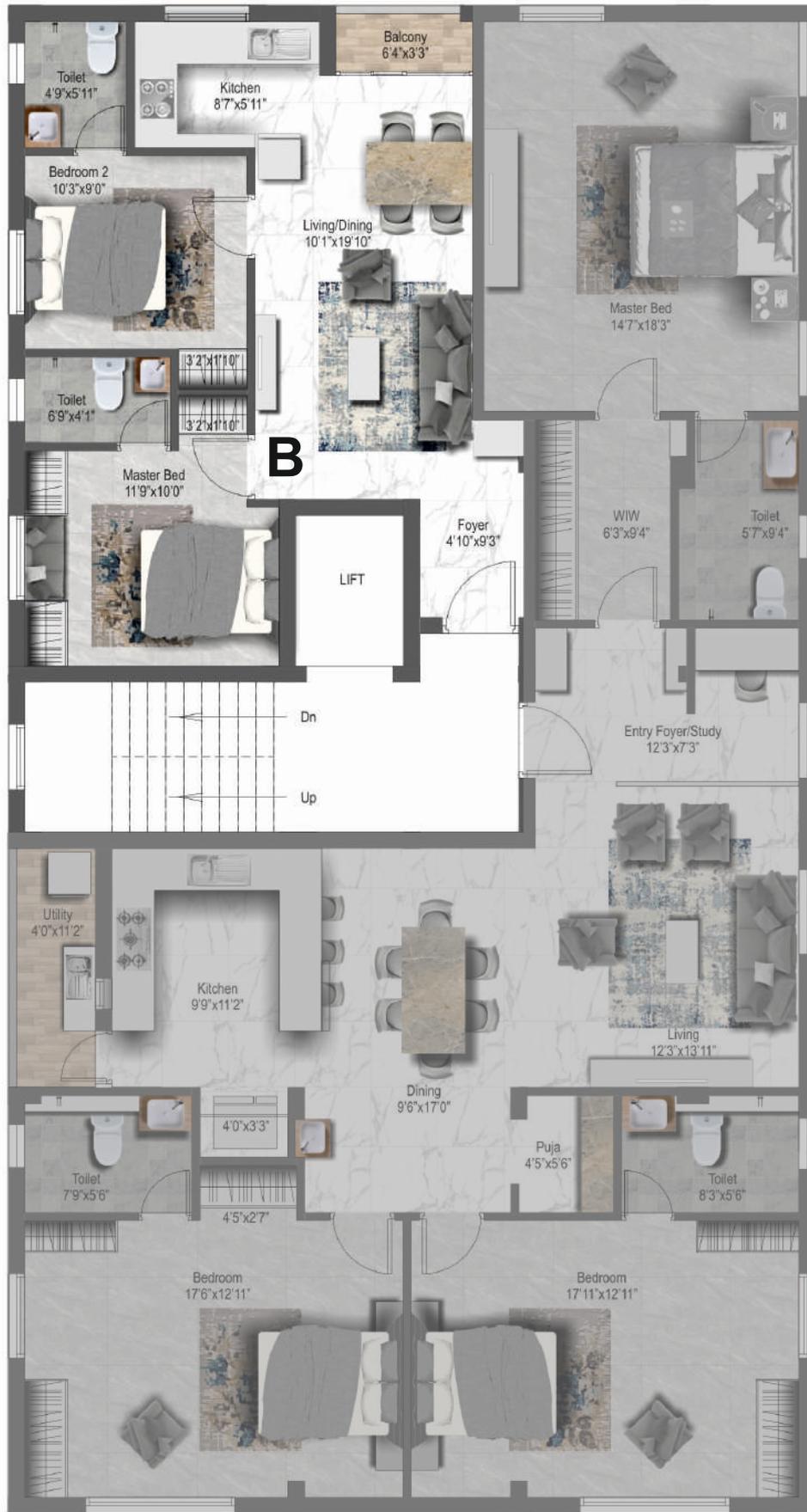
# Haricharan Signature Residences



**APARTMENT TYPE A**  
3,053.58 sq. ft.

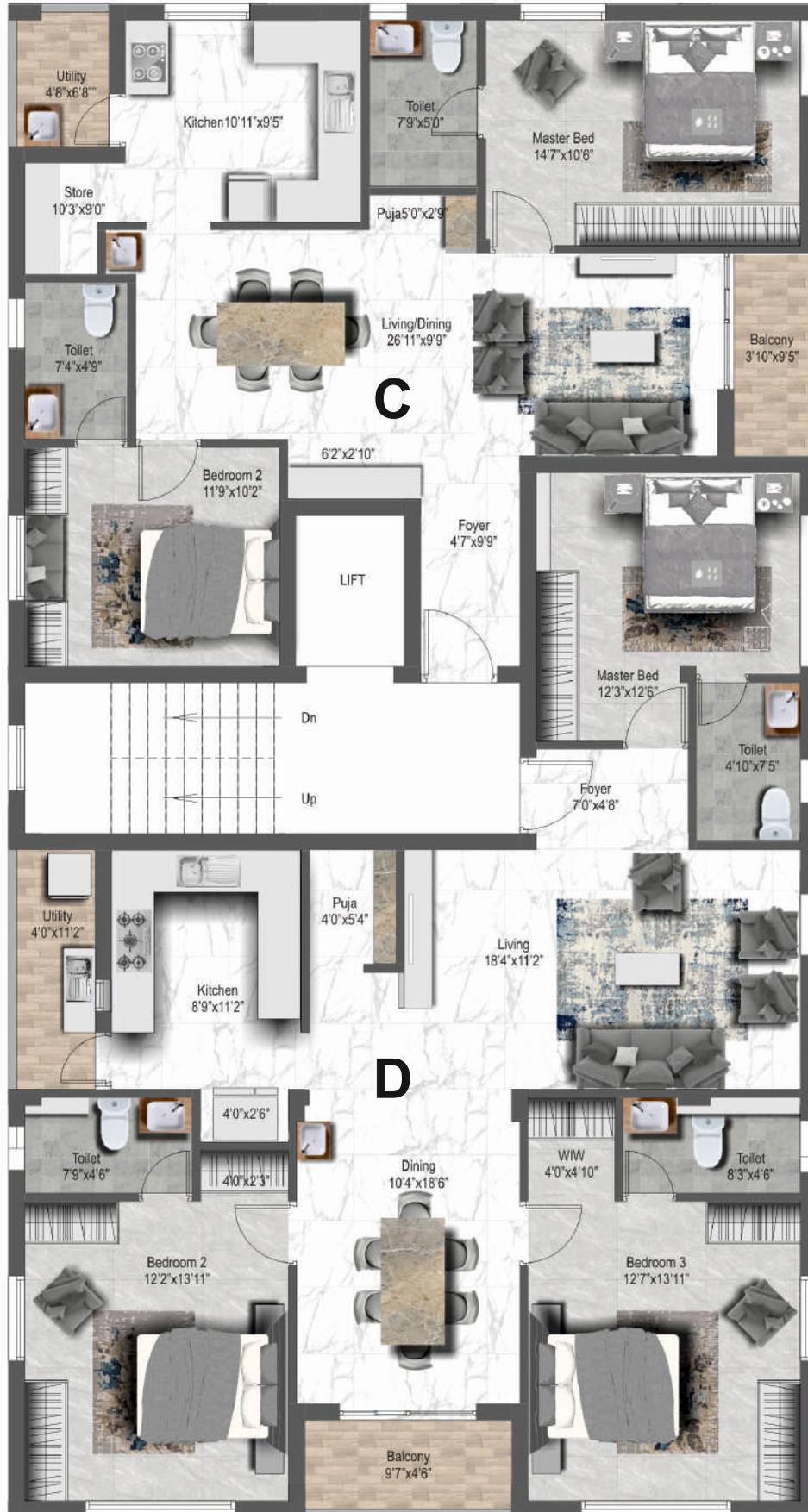


# Haricharan Signature Residences



APARTMENT TYPE B  
821 sq. ft.

# Haricharan Signature Residences



**APARTMENT TYPE C**  
1,243 sq. ft.

**APARTMENT TYPE D**  
1,755.57 sq. ft.

# Location Map



# Area of Interest

Besant Nagar, a popular neighborhood in Chennai, has several key areas of interest that attract both visitors and residents. These areas cater to a wide range of preferences and interests. Here are some of the key attractions in Besant Nagar:

**Besant Nagar Beach:** The iconic Besant Nagar Beach offers a picturesque coastline where people can enjoy the sea breeze, take long walks, and watch the sunset. It's a hub for leisure activities and street food stalls.



**Food and Dining:** Besant Nagar is famous for its diverse culinary scene. You can find a wide range of restaurants, cafes, and street food vendors, offering everything from South Indian cuisine to international dishes.



**Shopping:** The Besant Nagar Market is a bustling place to shop for clothes, accessories, jewelry, and more. You can also explore local street markets for unique finds.

**Parks and Gardens:** The neighborhood features various parks and green spaces, including the Besant Nagar Beach Park and The Reserve Forest, which provide peaceful environments for relaxation and nature enthusiasts.

**Yoga and Wellness:** Besant Nagar has yoga and wellness centers where people can attend classes or indulge in holistic treatments for physical and mental well-being.



**Cultural Activities:** Cultural events and performances take place at Kalakshetra Foundation, where you can enjoy classical music, dance, and art exhibitions.



**Historical Sites:** The Theosophical Society's headquarters and the historical Olcott House are of interest to those intrigued by history and spirituality.



**Street Art:** The area has some vibrant street art and murals, which can be a pleasant surprise for art enthusiasts.



**Educational Institutions:** Besant Nagar is home to several prestigious educational institutions and colleges.

# Specifications

## STRUCTURAL DETAILS:

- » **WALLS** - Red Brick / AAC Blocks (ISI certified) of reputed brand with frequent testing of raw materials
- » **FOUNDATION** - As per reputed structural engineer drawing after soil grade test
- » **TREATMENT** - Anti-termite treatment for ALL Common Areas and pre-foundation stage
- » **SAND** - M SAND for concreting and brickwork
- » **PSAND** for Outer & Inner Plastering
- » **STRUCTURE** - Earthquake resistant RCC framed structure & seismic zone 3 compliant
- » **STEEL** - FE550 grade or equivalent from reputed brand
- » **CEMENT** - RAMCO Supergrade or equivalent

## INTERIOR DETAILS:

- » **PAINT** - Premium Emulsion Paint (Asian Paints) for interiors walls with 2 coat putty and 1 coat primer (Birla Make)
- » **TILES** - 4x2 Fullbody Vitrified tiles for Living & Dining Areas and Wooden Strip Tiles for Bedroom Areas (Sunheart/Kajaria/Creanza/Italica make)
- » 2x2 Full Body Vitrified Tiles OR Kota Stone - Rest All Areas
- » **REST ROOMS**
  - SANITARY WARE & FITTINGS - Kohler / Parryware / Roca make
  - SS Grating included
- » **DOORS**
  - Teak Frame for ALL doors
  - Main door in Teak shutter (7.5ft x 3.5ft), Bedroom doors (7.5ft x 3ft) in Engineered wood & Restroom (7.5ft x 3ft) in BWP engineered wood
- » **BEDROOM & BATHROOM LOCKS** - Europa / Yale / Godrej / Jolly in SS grade or equivalent
- » **MAIN DOOR LOCK** - Digital Door Lock with Key card / Finger Print / PIN Code / Manual Key Access from Yale / Qubo Brand
- » **WINDOW**
  - UPVC make - Fenesta / Encraft / VEKA make
  - GRILLS - Mild Steel Grills with anti-rust coating with enamel paint
- » **SPLIT AC** - PVC line for Copper Pipes provisioned in living, bedrooms and dining (if applicable)
- » **BALCONY** - Mild Steel / Toughened Glass / Stainless Steel handrail as per Architect Design
- » **HINGES** - Only SS 304 grade
- » **KITCHEN**
  - SS Sink - Nirali / Diamond Brand with Granite countertop
  - Pipeline Gas Provision to Utility Area

## ELECTRICAL SPECIFICATIONS:

- Legrand DB & Anchor Roma Switches
- A/C Provision for all Bedrooms and Living/Dining Spaces
- Intercom and Internet Points in Living Area
- Geyser Point in all bathrooms
- Door Bell Provision
- Washing Machine Provision Point in balcony
- 3 plug points for TV, STB and Player and 2 5A extra across SB in Living
- Fan and Chandelier provision in Living and Dining
- Fan Provision in ALL bedrooms
- Kitchen - 1 x 15A and 2 x 5A points across counter
- Water filter and Chimney Provision
- Dining - 1 x 15A for fridge and 1 x 5A
- Light Point Provision in Balcony

## EXTERIOR DETAILS:

- » **LIFT** - Automatic Machine Roomless Elevator (Each 6 passenger capacity) KONE/EMPEROR/SCHINDLER/OTIS
- » **ROADWAYS** - Rubber Mould M30 grade 60mm Paver Blocks of reputed brand
- » **CAR PARK** - Heavy Duty Car Parking Tiles (16"x16")
- » **EV & CHARGING** - Charging points at critical points and for EV Charging
- » **SOLAR** - 1/3 terrace area covered with Solar Panels and connected to Common Net Meter

- » **PLUMBING & ELECTRICAL** - Astral Make PVC Pipes for Plumbing & Finolex / Polycab for Electrical Wiring
- » **GENSET** - Power back up for each home (Lights/fan/fridge) and 100% power back up for common areas (Kirloskar Make)
- » **MAIN GATE** - Entry & Exit Gate in unique design in mild steel make with MRF Paint Coating and Projection Mirror
- » **GRAND LOBBY**
  - Key Card / PIN Access for all owners
  - Unique feature wall
- » Dedicated Sit Out Area / Play Area for Kids
- » **LANDSCAPE** - Lush green areas as per site conditions and horticulturist suggestion
- » **CCTV** - Hikvision for all Common Areas / Video Door Phone for Each Home
- » **LIGHTING**
  - Façade Lighting for front elevation
  - Ambient Lighting for pathways/garden spaces
  - Street Light for Driveway & Exit/Entry Gates
- » **BRANDING**
  - Apartment Name Board at Lobby Entrance
  - Post Box Provision for ALL Owners
  - Building Unique Name & Logo
- » **LIFT & STAIRCASE AREAS**
  - Granite Façade in Lux Finish with Floor Number
  - Staircase Flooring in Granite (anti-skid finish)
  - Railing – as per architect design in Stainless Steel Finish / Powder Coated MS Finish with Teak Wood Hand Rail
  - Gypsum Board Ceiling Finish in Lobby Areas for Unique Lighting Experience
- » **SUMP & OVERHEAD TANK**
  - RCC Walled SUMP with waterproofing and tiled interior surface shall be provided
  - OHT shall be raised above headroom with split provision for metro water / borewell supply with ceramic tile internal finish
- » **RAIN WATER HARVESTING**
  - Adequate RWH pits shall be provided as needed and placed as per architect design
- » **TERRACE GARDEN**
  - Builder shall provide a terrace garden with landscaping as per architect drawing
- » **GAZEBO/ LOUNGE**
  - Granite counter with seating shall be provided in terrace for home owner use
  - Sit-Out / Gazebo shall be provided adjacent to terrace garden area





**R&D | RAMS**  
BUILDERS & DEVELOPERS  
BUILDING A BETTER WORLD



SCAN FOR  
LOCATION

**Corporate Office:** 61 Poes Garden, Chennai – 600086  
**Site Address:** Door No.43, 1 and 43/2, Beach Rd, Kalakshetra Colony,  
Besant Nagar, Chennai, Tamil Nadu 600090

[www.ramsbuilders.in](http://www.ramsbuilders.in)

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