

92ND PROJECT
FROM THE PEOPLE OF



RC
EDEN CREST



Quality Living from **THE PEOPLE YOU TRUST**

RC

ABOUT RC GROUP

Rajarthnam Construction (p) Ltd., is a registered company based in Chennai, headed by Mr. Antony Rathinam, who's humble beginning has translated in to substantial growth through a clear vision, hard work and focused consistent in the Realtors business.

Today, RC is proud to say that it has completed more than 2.6 million sq.ft. of living space, with a stronghold testimony of 3,000 happy families by successfully completing 90 residential projects and an institutional building, and many more in the pipeline.

Behind the front line of strictly adhering to the norms of CMDA and Local Civic Bodies, RERA, Rajarthnam Construction (P) Ltd., has a large support team of engineers, architects, property manager, legal experts and marketers working around the clock to bring you properties with right quality with good price tag and services that provide utmost customer satisfaction.

Strong market presence guided by integrity and an unwavering pursuit has made RC a trustworthy promoter by reputed bankers and financial institutions LIC HFL, ICICI, IOB, HDFC & PIRAMAL FINANCE etc.

2.6
Million sq.ft. of
Living Space

Stronghold
Testimony of
3000
Happy Families

91
Residential &
many Institutional
Buildings

27
1992 - 2018

YEARS OF
EXCELLENCE

We are the **home people**,
We do the best for your hard earned money

ABOUT RC-EDEN CREST

RC-Eden Crest offers fine living in an area that is fast emerging as city's most convenient access to everywhere. Located in prime location of Lakshmiapuram - Kolathur, RC-Eden Crest has been designed and located on the principle of balancing work and lifestyle, means more family time and healthier living. Moreover, the project is financed by Piramal Finance limited, which adds us to its credit.

The project has good access and connectivity to reputed educational institutions like Velammal, SBOA, St. John's, Schram Academy, Narayana Group of Schools, and Multi-Speciality hospitals like Madras Medical Mission, Cherian hospital, Lake View Hospital and Meridian Hospital by WALFS Surrounded with a vast selection of shops and luxury options to meet your daily needs.

The combination of finest architectural design and the array of branded fixtures make's **RC-EDEN CREST AN IDEAL HOME FOR THOSE LOOKING FOR THE BEST IN LIFE.**



Floors STILT +4	Blocks 3	Flats 94	2 BHK Flats 30	3 BHK Flats 64
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CMDA APPROVED

PLANNING PERMIT NO:
B/SPL.BLDG/28-A to F/2018

DATE: 20.02.2018
FILE NO: B3/570/2015

CHENNAI CORPORATION

BUILDING PERMIT NO:
CEBA/WDCN03/00071/2018

DATE: 05.03.2018

CMDA RERA

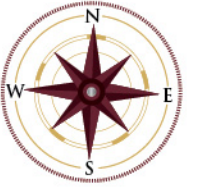
RERA NO:
TN/02/Building/0086/2018

DATE: 13.03.2018

SITE ADDRESS:
No. 97A, Perambur Redhills High Road,
Vinayagapuram (Kolathur),
Chennai - 600 099.



STILT & SITE FLOOR PLAN



HARMONY

BLOCK - A FIRST FLOOR



	A1	B1 (3bhk)
Carpet Area	Recreation	1184 sq.ft
Wall Thickness	-	150 sq.ft
Common Area	-	154 sq.ft
Total Area	-	1488 sq.ft

	C1 (2bhk)	D1 (3bhk)	E1 (3bhk)	F1 (3bhk)	G1 (3bhk)	H1 (2bhk)	J1 (3bhk)	K1
Carpet Area	845 sq.ft	1178 sq.ft	890 sq.ft	890 sq.ft	1178 sq.ft	845 sq.ft	1184 sq.ft	Recreation
Wall Thickness	112 sq.ft	150 sq.ft	125 sq.ft	116 sq.ft	150 sq.ft	112 sq.ft	150 sq.ft	-
Common Area	112 sq.ft	154 sq.ft	117 sq.ft	117 sq.ft	154 sq.ft	111 sq.ft	154 sq.ft	-
Total Area	1068 sq.ft	1482 sq.ft	1123 sq.ft	1123 sq.ft	1482 sq.ft	1068 sq.ft	1488 sq.ft	-



HARMONY

BLOCK - A

Typical Floor (II, III, & IV)



	A2-4 (2bhk)	B2-4 (3bhk)
Carpet Area	805 sq.ft	1184 sq.ft
Wall Thickness	105 sq.ft	150 sq.ft
Common Area	106 sq.ft	154 sq.ft
Total Area	1016 sq.ft	1488 sq.ft

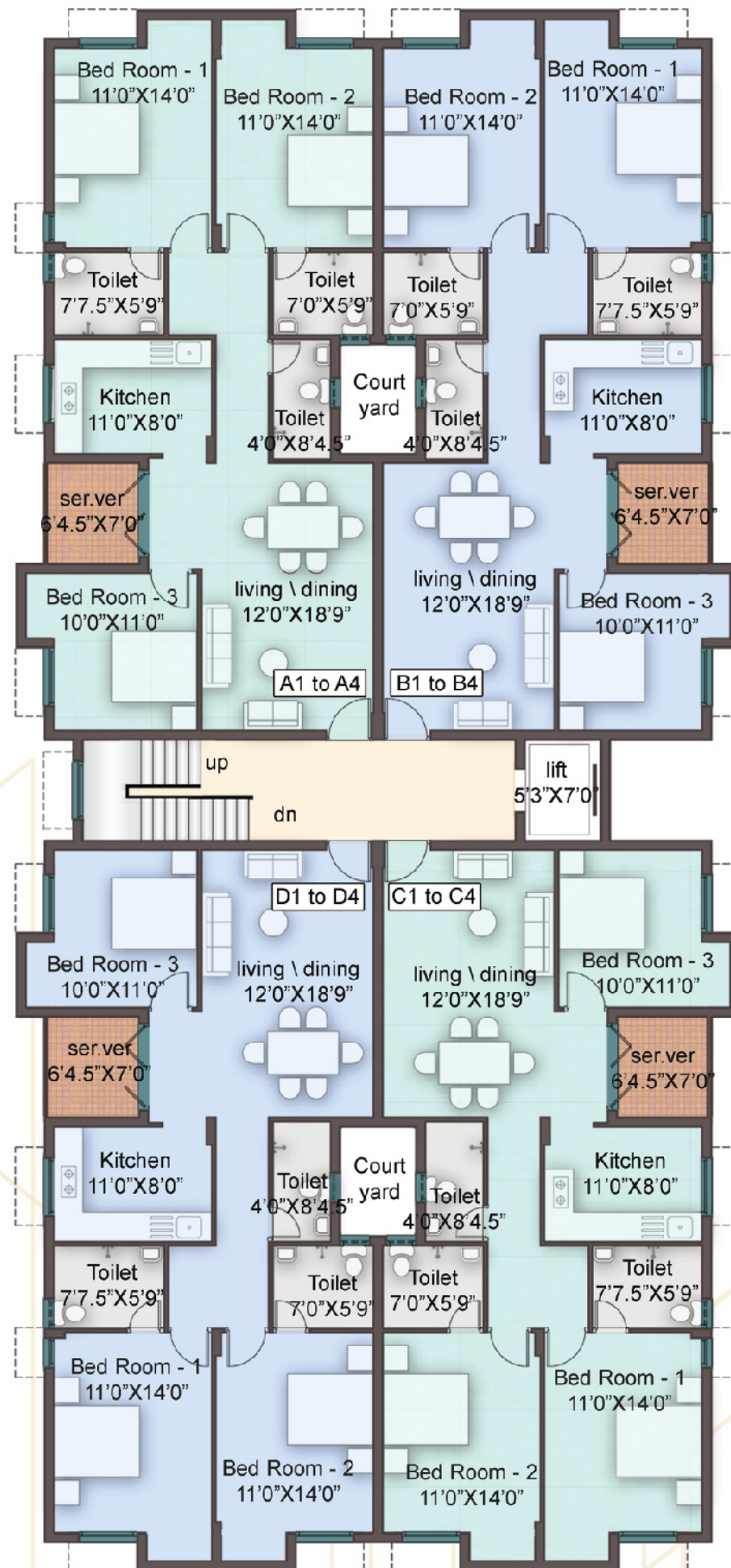
	C2-4 (2bhk)	D2-4 (3bhk)	E2-4 (3bhk)	F2-4 (3bhk)	G2-4 (3bhk)	H2-4 (2bhk)	J2-4 (3bhk)	K2-4 (2bhk)
Carpet Area	845 sq.ft	1178 sq.ft	890 sq.ft	890 sq.ft	1178 sq.ft	845 sq.ft	1184 sq.ft	805 sq.ft
Wall Thickness	112 sq.ft	150 sq.ft	125 sq.ft	116 sq.ft	150 sq.ft	112 sq.ft	150 sq.ft	105 sq.ft
Common Area	111 sq.ft	154 sq.ft	117 sq.ft	117 sq.ft	154 sq.ft	111 sq.ft	154 sq.ft	105 sq.ft
Total Area	1068 sq.ft	1482 sq.ft	1123 sq.ft	1123 sq.ft	1482 sq.ft	1068 sq.ft	1488 sq.ft	1016 sq.ft



MERIDIAN BLOCK - B Typical Floor (I, II, III, & IV)



D1-4 (3bhk)	1036 sq.ft	142 sq.ft	137 sq.ft	1315 sq.ft
C1-4 (3bhk)	1036 sq.ft	142 sq.ft	137 sq.ft	1315 sq.ft
B1-4 (3bhk)	1036 sq.ft	142 sq.ft	137 sq.ft	1315 sq.ft
A1-4 (3bhk)	1036 sq.ft	142 sq.ft	137 sq.ft	1315 sq.ft
Carpent Area	1036 sq.ft	142 sq.ft	137 sq.ft	1315 sq.ft
Wall Thickness	1036 sq.ft	142 sq.ft	137 sq.ft	1315 sq.ft
Common Area	1036 sq.ft	142 sq.ft	137 sq.ft	1315 sq.ft
Total Area	1036 sq.ft	142 sq.ft	137 sq.ft	1315 sq.ft



VIEW 01



VIEW 02



CLASSIC

BLOCK - C

Typical Floor
(I, II, III, & IV)



	A1-4 (2bhk)	B1-4 (3bhk)
Carpet Area	805 sq.ft	1184 sq.ft
Wall Thickness	105 sq.ft	150 sq.ft
Common Area	106 sq.ft	154 sq.ft
Total Area	1016 sq.ft	1488 sq.ft

	C1-4 (2bhk)	D1-4 (3bhk)	E1-4 (3bhk)	F1-4 (3bhk)	G1-4 (3bhk)	H1-4 (2bhk)	J1-4 (3bhk)	K1-4 (2bhk)
Carpet Area	845 sq.ft	1178 sq.ft	890 sq.ft	890 sq.ft	1178 sq.ft	845 sq.ft	1184 sq.ft	805 sq.ft
Wall Thickness	112 sq.ft	150 sq.ft	125 sq.ft	116 sq.ft	150 sq.ft	112 sq.ft	150 sq.ft	105 sq.ft
Common Area	111 sq.ft	154 sq.ft	117 sq.ft	117 sq.ft	154 sq.ft	111 sq.ft	154 sq.ft	105 sq.ft
Total Area	1068 sq.ft	1488 sq.ft	1123 sq.ft	1123 sq.ft	1482 sq.ft	1068 sq.ft	1488 sq.ft	1016 sq.ft



EXCLUSIVE AMENITIES



SPECIFICATION

STRUCTURE

- RCC framed structure designed for seismic zone III
- 9" & 4" ACC Blocks Super structure for interior & exterior walls

WALLS FINISH

Branded interior Emulsion finish walls/ceiling with 2 coats of putty & primer coat

FLOORING

- 24" x 24" Vitrified flooring (Tiles) for all rooms
- 12" x 12" Anti-skid ceramic tiles in toilets.

WALL DADOING

- 12" x 18" Glazed tiles up to Ceiling height in toilets
- 12" x 18" Glazed tiles 2-0 height above the kitchen table.

KITCHEN TABLE

RCC slab bottom Black granite top & branded deep single bowl SS sink.

JOINERIES

Main Door: Teak solid wood frame & paneled door with Melamine finish.

Bedroom Doors: Country wood frame & branded designed doors with enamel paint.

Toilet Doors: Country wood frame & resin coated flush doors with enamel paint.

French Door: Country wood paneled glass door.

Windows: Country wood frame & shutters with enamel paint.

Window Grills: Mild steel Grills, finished with zinc chromate non corrosive paint.

WATER SUPPLY & SANITATION

- Branded Chromium plated Brass taps in toilets & kitchens.
- Branded white color water closets - western
- Indian wash basin in toilet.
- Provision of wash basin in dining area
- Bore well water in all taps.
- Packaged drinking water from RO plant system.

ELECTRICAL & POWER SUPPLY

- III phase power supply & 5 amps / up to 300 watts power back up with ACCL in each flat.
- Branded ISI modular switches, wires, MCB's. ELCB for electrical safety.
- Sufficient provision for lights, fans power points.
- Air-condition power provision in all bed rooms.
- TV & Telephone / intercom provision in living & master bedroom.
- Provision of power points for washing machine at balcony & water heater in toilets.

LIFTS

Johnson or Equivalents 8 passenger lifts for each block

OTHERS

- LED Lights in staircase, corridor around the building and terrace – head room for electricity conservation.
- Bore wells to a required depth.
- Secured compound wall around the building.
- Anti termite treatment as per norms.
- Underground sump.
- Sewage treatment plant.
- RO plant.
- Hydraulic paver block for external areas.

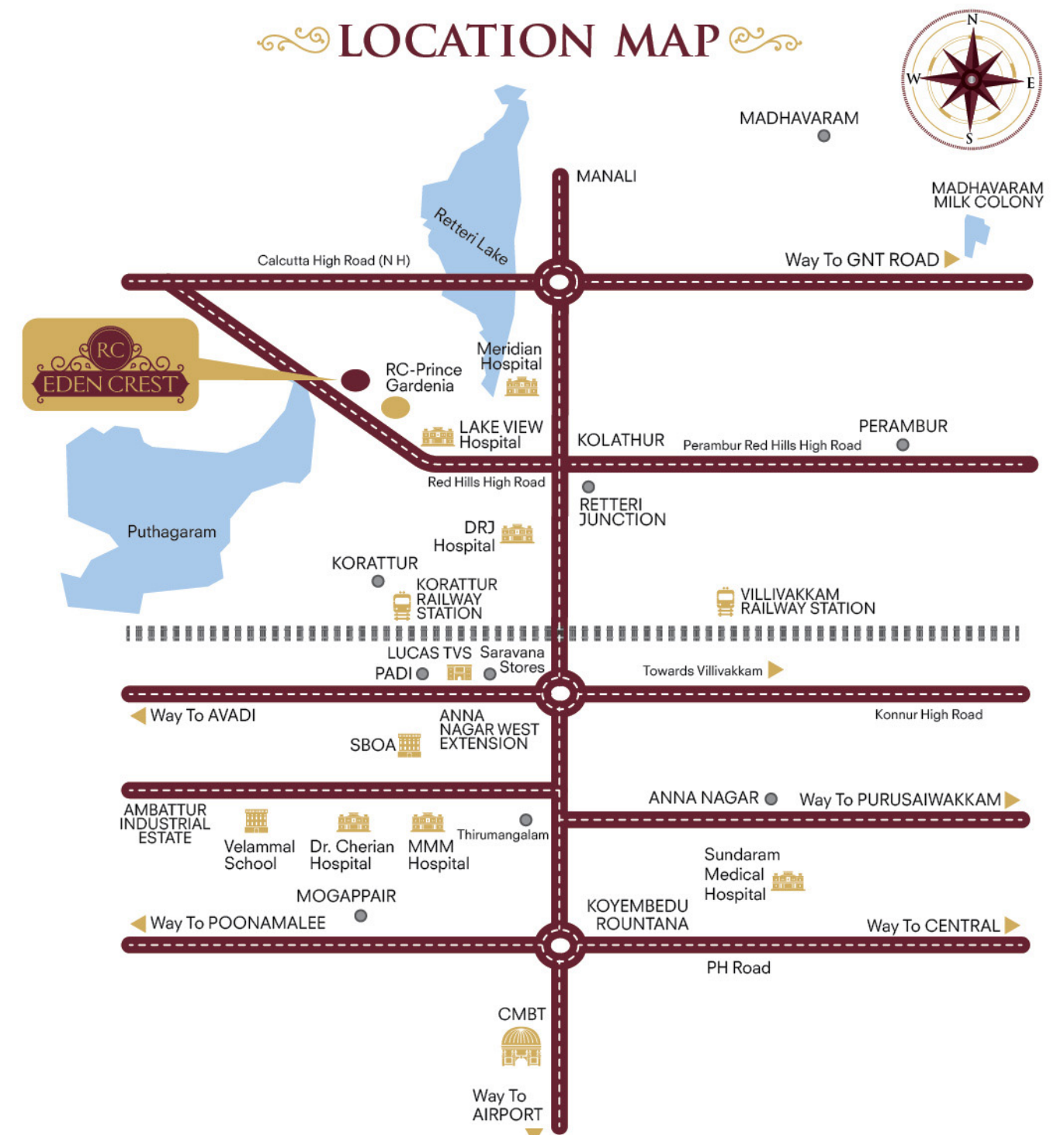
PAYMENT TERMS



PAYMENT SCHEDULE

- | | |
|----------------------|-------|
| 1. Booking Advance | - 10% |
| 2. Land Cost | - 45% |
| 3. Basement | - 10% |
| 4. First Floor Roof | - 10% |
| 5. Fourth Floor Roof | - 15% |
| 6. On Completion | - 10% |

LOCATION MAP



COMPLETED & ONGING PROJECTS



RC BLOSSOMS
PERUMBAKAM



RC PRINCE GARDENIA
VINAYAGAPURAM



RC VALENCIA
AMBATTUR



RC HOUSTON
PUZHAL



@ Villangadupakkam,
Redhills
Plots & Villas

PROJECT FINANCED BY



Member
CREDAI



ARCHITECT
M/S. Sathyanarayana

STRUCTURAL DESIGN
M/S. SBS Associates

ELECTRICAL CONSULTANT
M/S. Padmanabhan Ganesh

SANITARY CONSULTANT
M/S. Balu & Associates



RAJARATHNAM CONSTRUCTION PVT. LTD.,

An ISO 9001:2008 Certified Organisation

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Tel: +91 44 2674 9898 **Email:** marketing@rcpl92.com www.rajarathnamconstruction.com

Site Address: No. 97, Perambur Redhills High Road, Vinayagapuram (Kolathur), Chennai - 600 099.

For Booking 📞 **93 6077 6077**