

ஸ்ரீ மருந்தீஸ்வரர் துணை

Ramaniyam ANANTIYA



இயல்வது கரவேல்
-ஒளவையார்



RAMANIYAM CORPORATE OFFICE



ABOUT RAMANIYAM

Founded in 1986, by the ever committed and reverent entrepreneur Mr. V Jaggannathan. Ramaniyam Real Estates is one of Chennai's leading real estate developers, known best for an uncompromising passion for detail, and punctuality. Famed for our Joint Ventures, and Housing Board Re-Development projects.

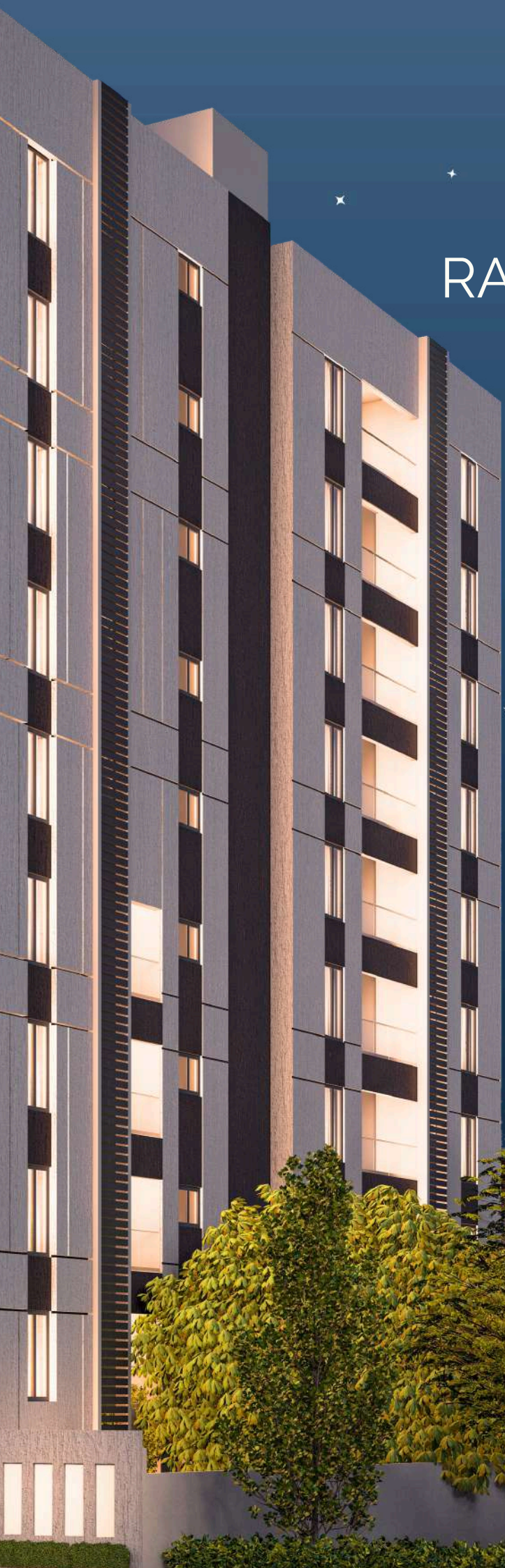
We are proud to have created relationships not only with our team but also with our clients that have spanned three decades and continue further, thanks to our expertise in customising our apartments to suit each clients' needs specially.

Ranging over residential and commercial buildings and expanding into education, and hospitality with an eye set towards further development into health care, along with a keen passion for working towards protecting the environment with eco-friendly ventures; Ramaniyam hopes to continue this legacy for many generations to come.



RAMANIYAM

RAMANIYAM ANANTIYA



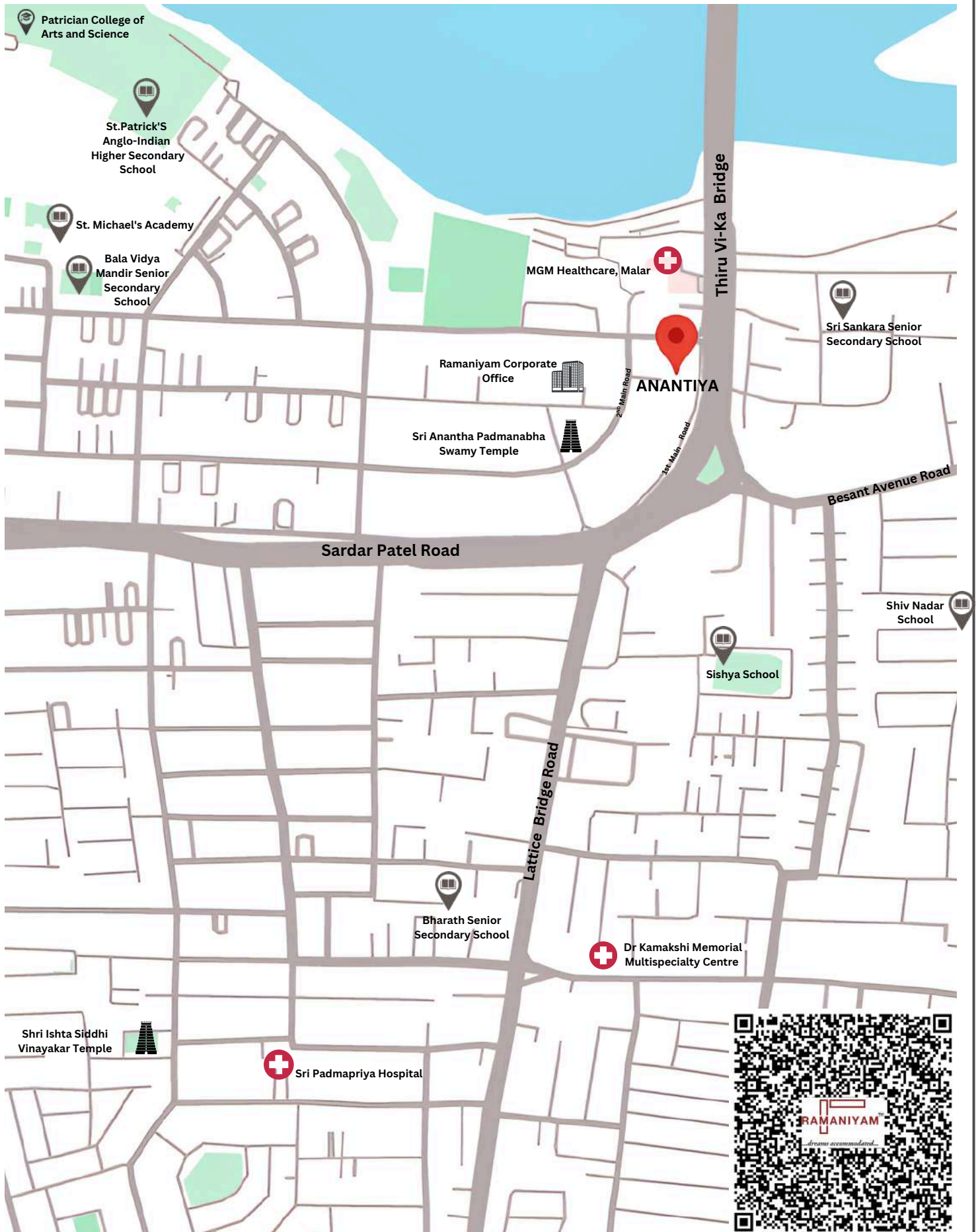
ABOUT RAMANIYAM ANANTIYA

Ramaniyam Anantiya is an upcoming residential project located in the serene and well-connected locality of Gandhi Nagar, Adyar, Chennai. This thoughtfully designed development comprises a single block with 9 floors, offering a total of 30 meticulously planned residential units.

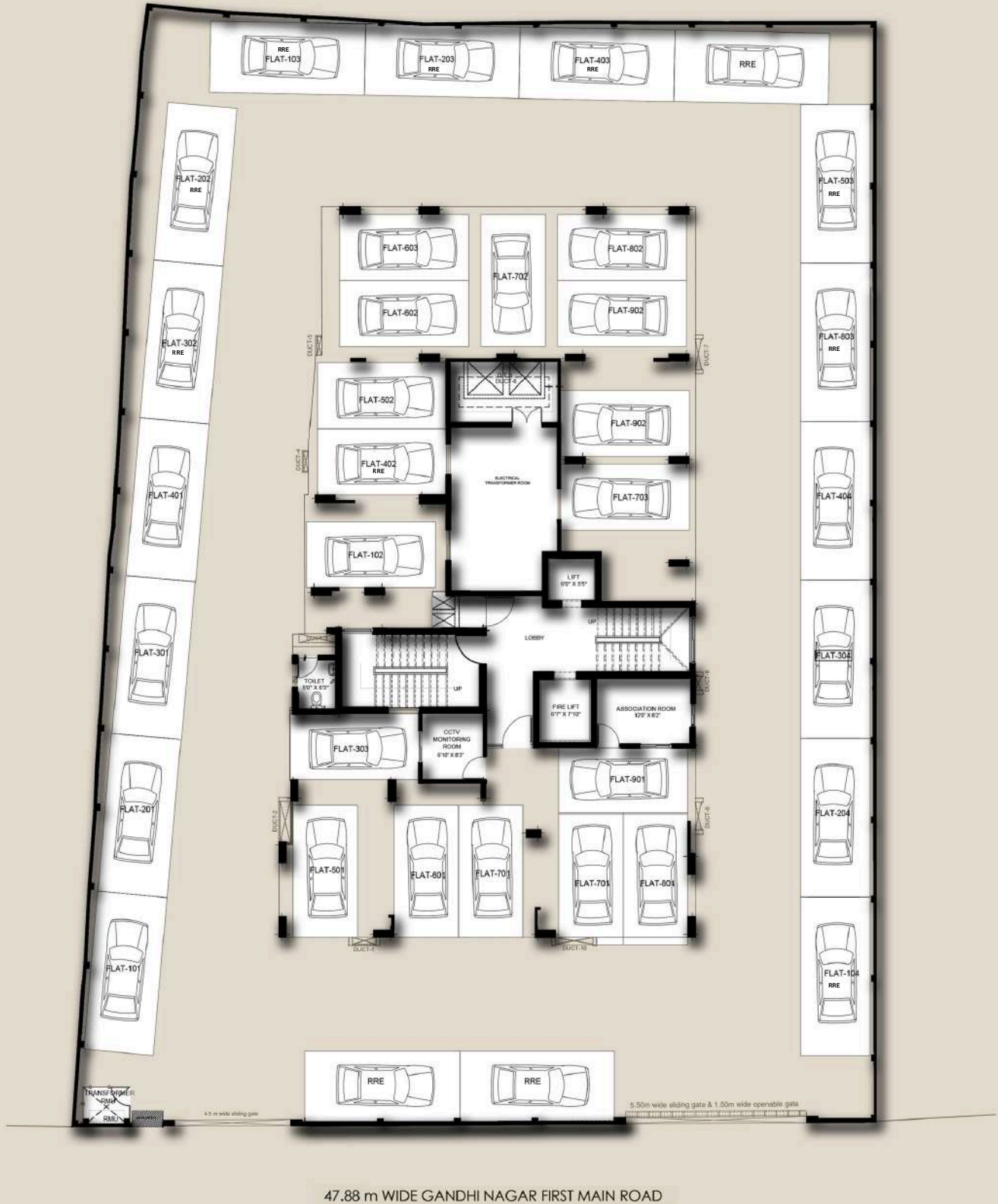
Designed as a high-rise residential building, Anantiya offers a range of modern amenities to enhance the living experience of its residents. These include elevators, 24/7 power backup, rainwater harvesting systems, and provision for solar panels on the terrace. The units are designed with spacious layouts, ensuring ample natural light and ventilation. The project also includes provisions for covered and open car parking, catering to the needs of modern families.

Strategically located in Adyar, Anantiya offers easy access to key areas of Chennai, including educational institutions, healthcare facilities, shopping centers, and entertainment hubs. The locality is well-served by public transportation, making commuting convenient for residents.

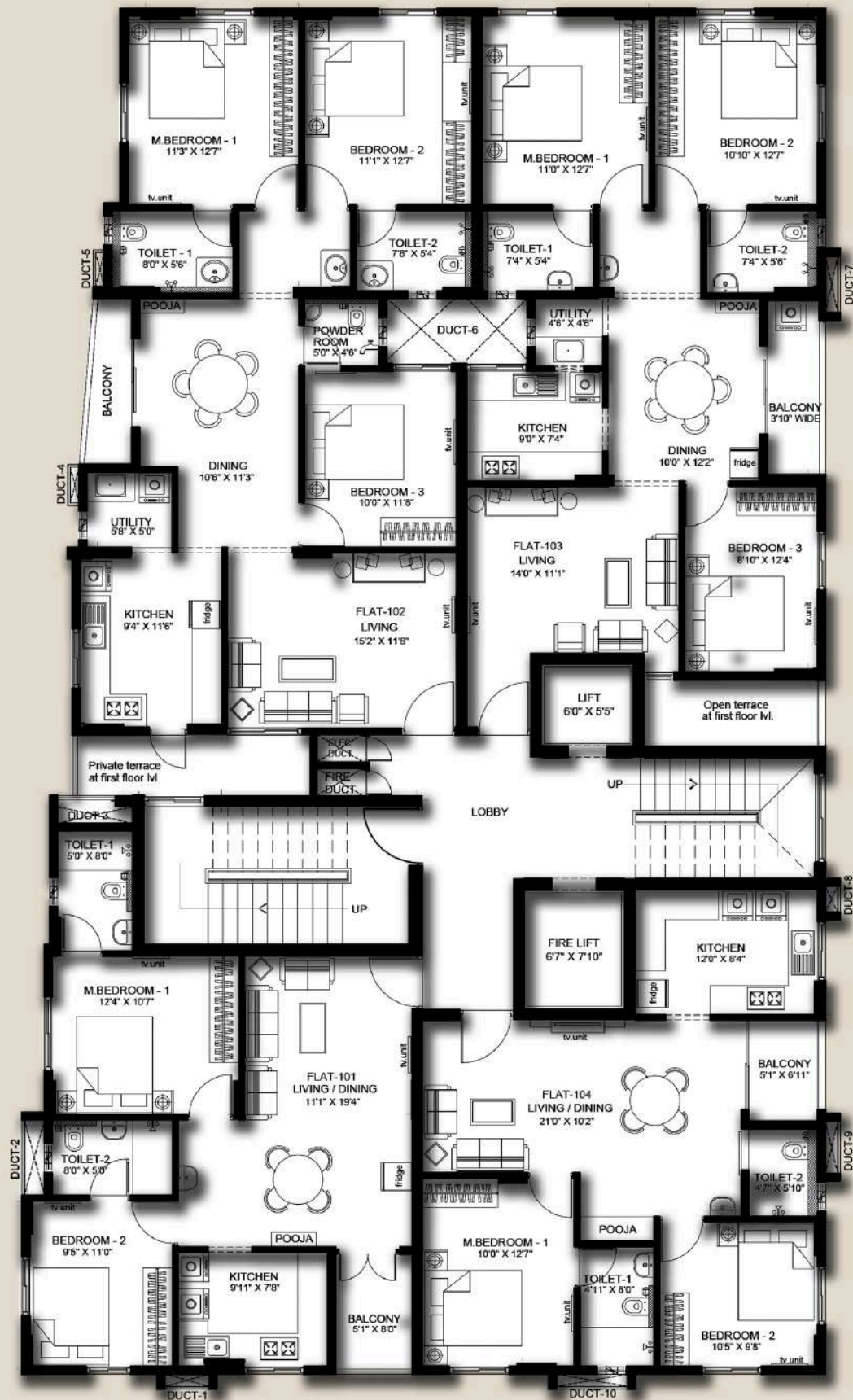
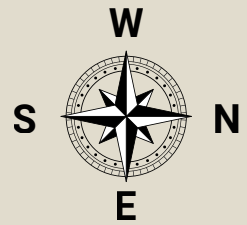
LOCATION MAP



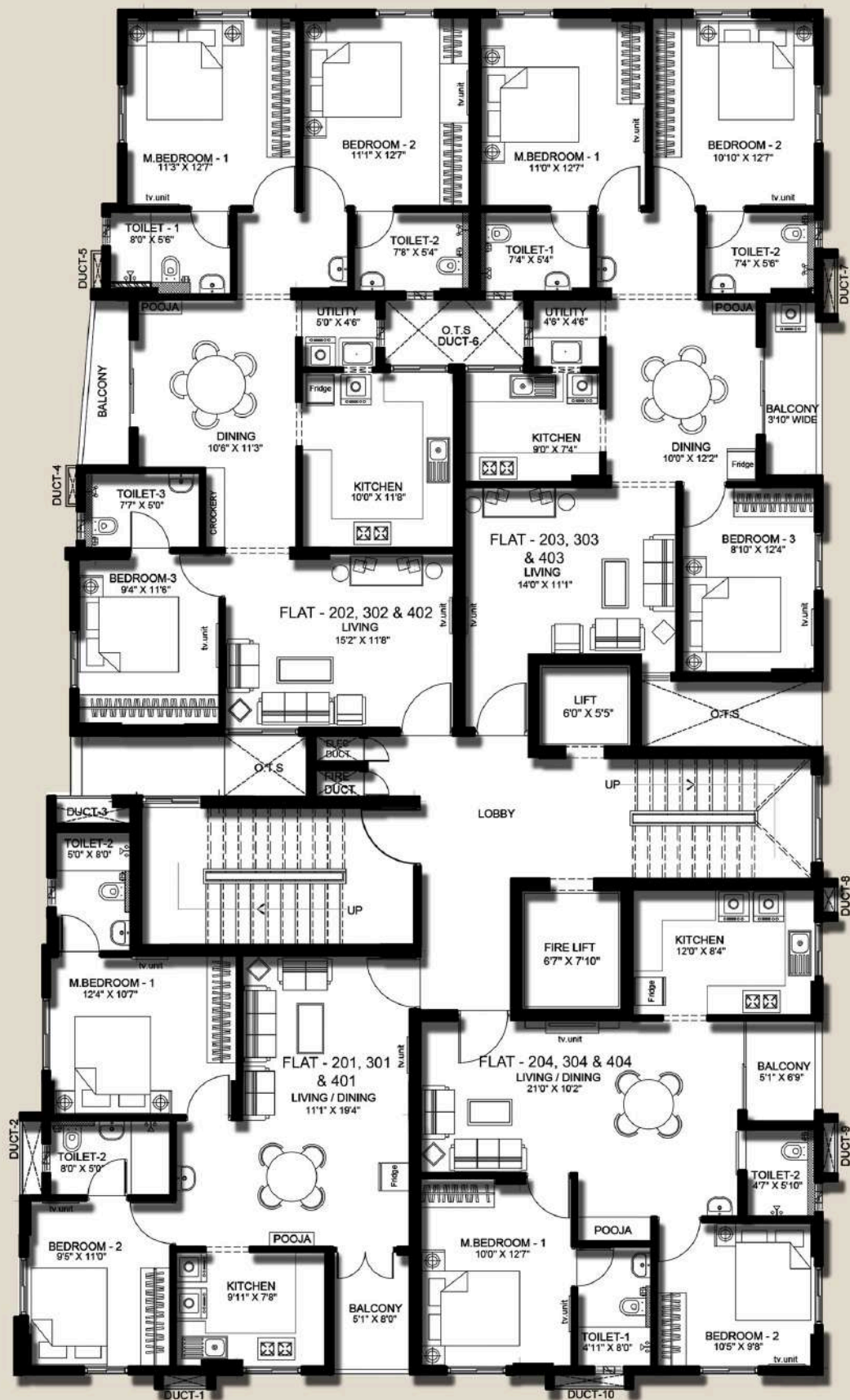
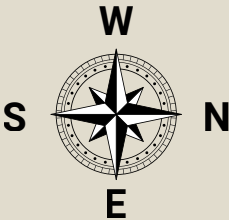
STILT FLOOR PLAN

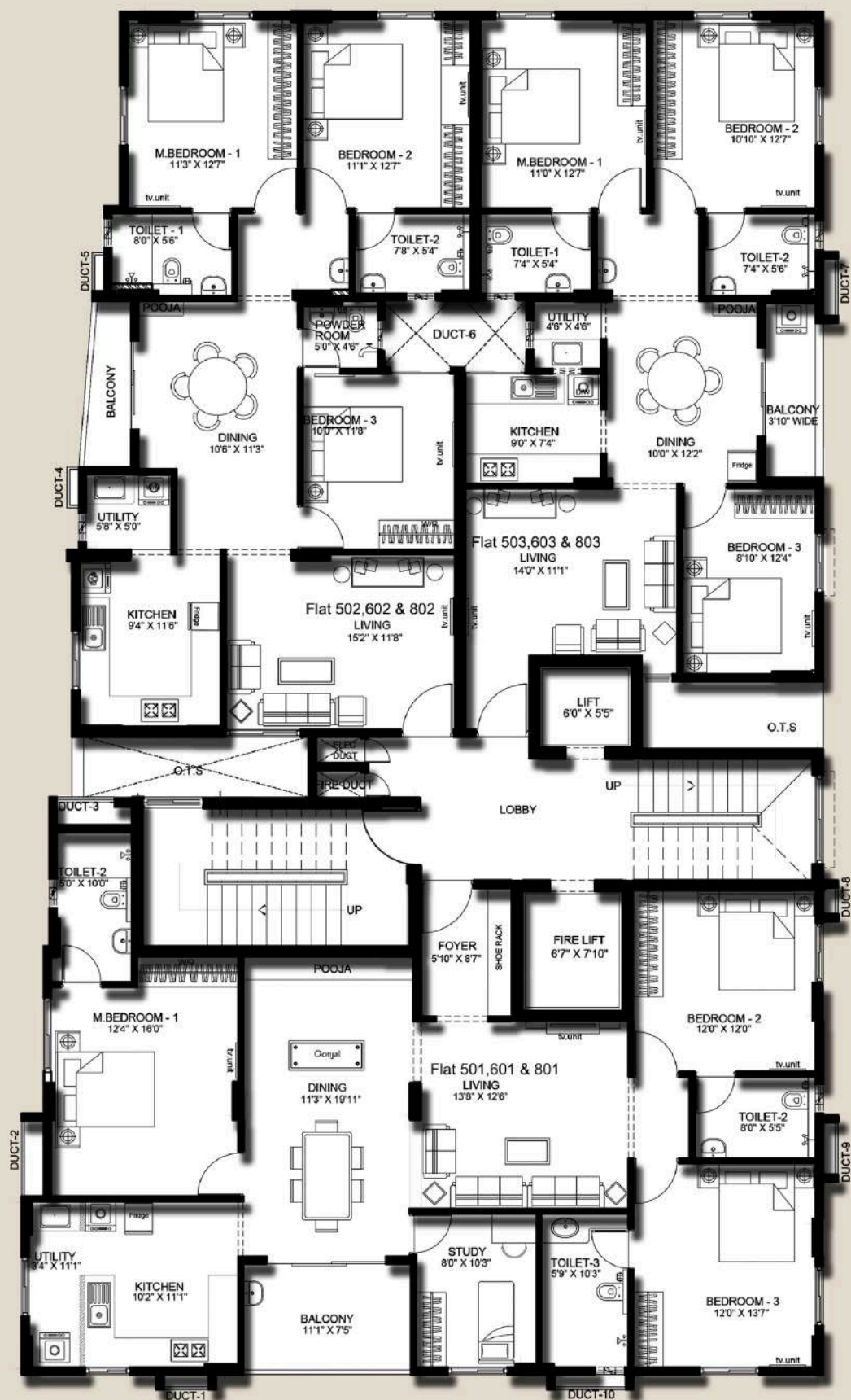


FIRST FLOOR PLAN

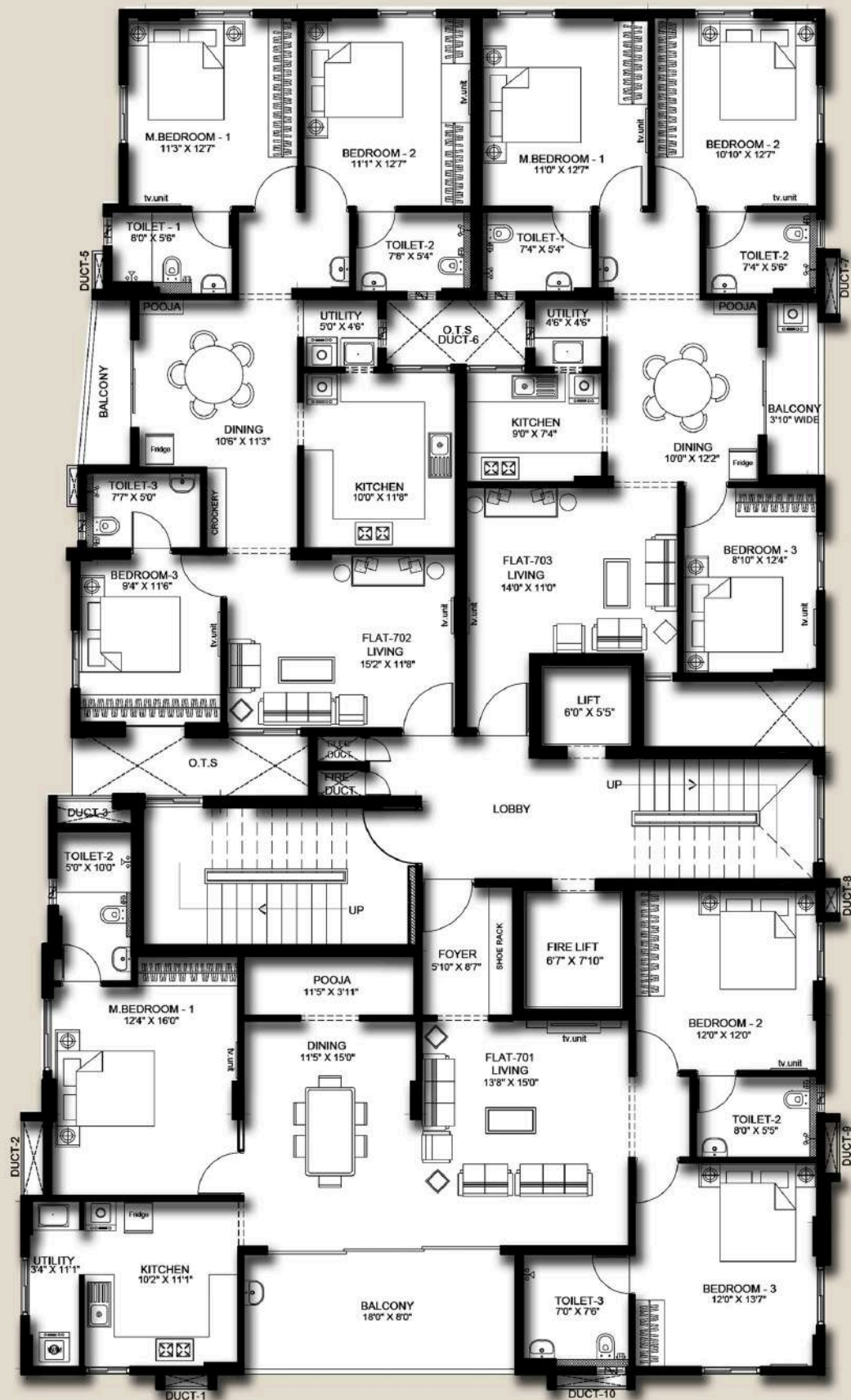
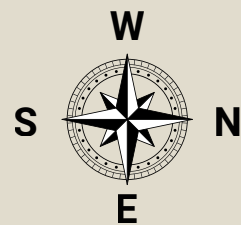


SECOND TO FOURTH FLOOR PLAN

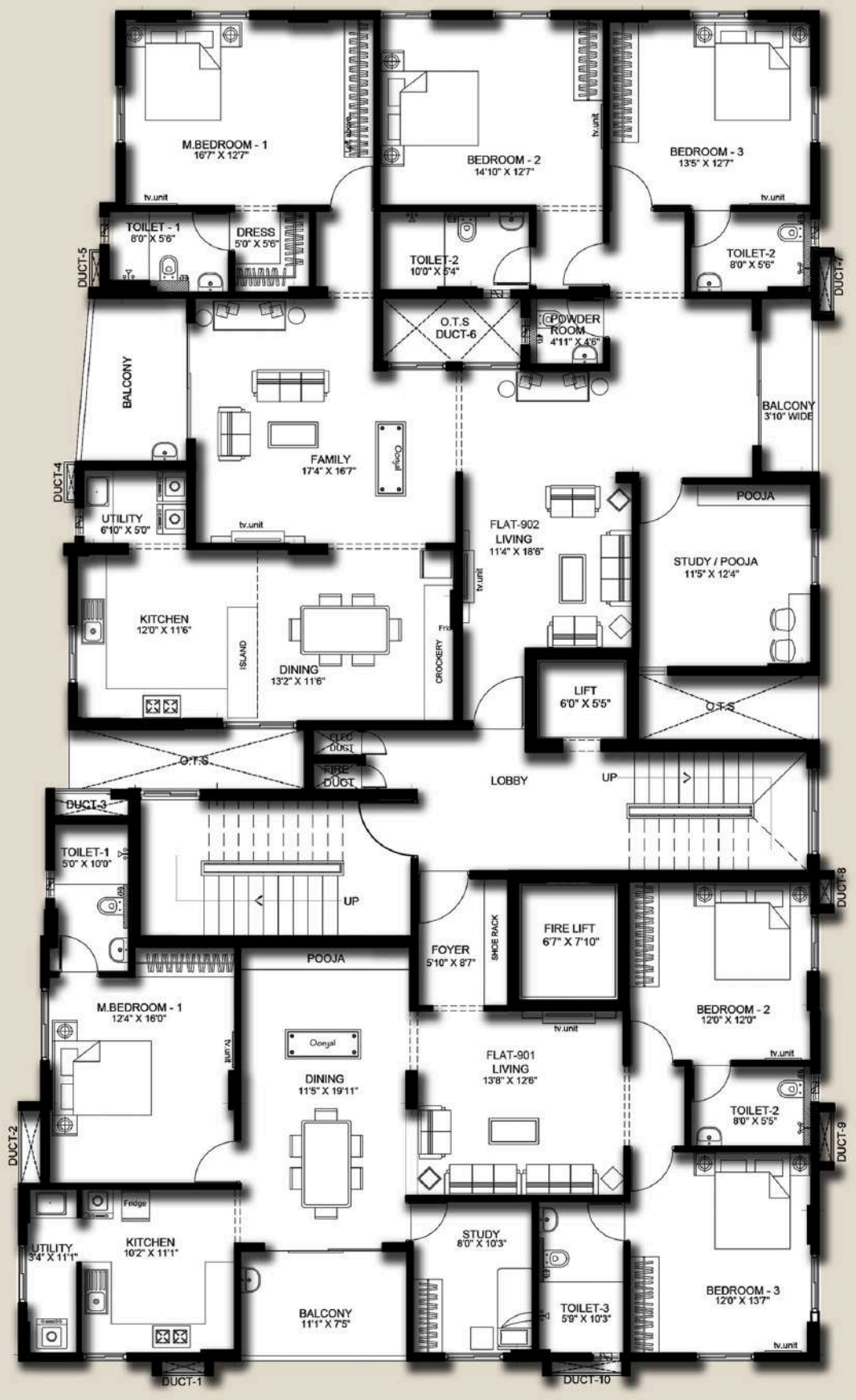
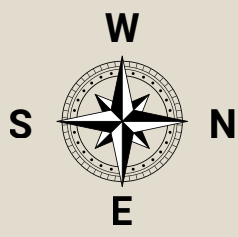




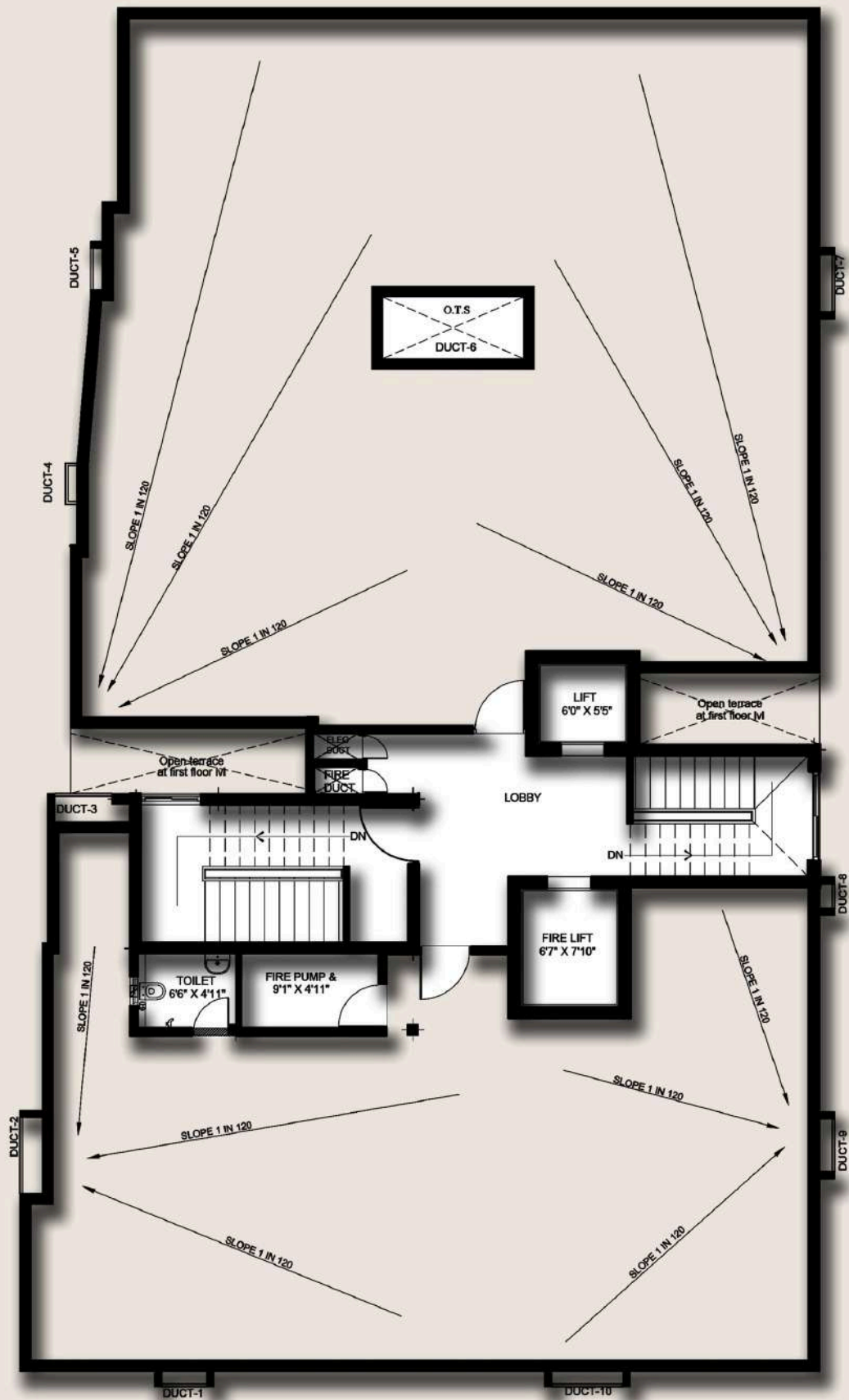
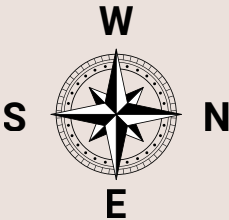
SEVENTH FLOOR PLAN



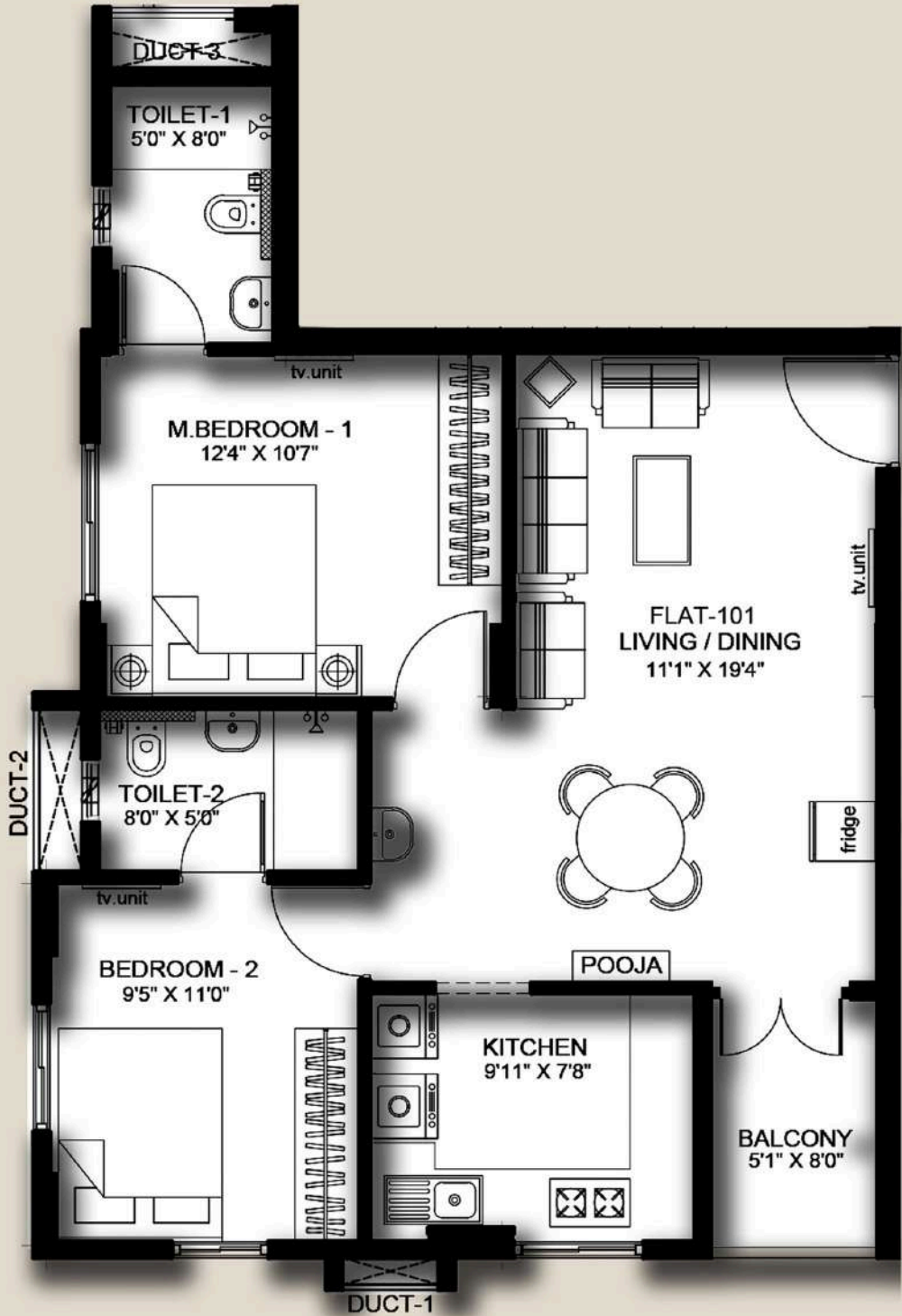
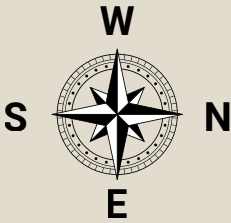
NINTH FLOOR PLAN



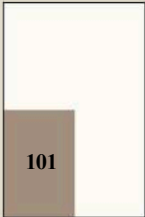
TERRACE FLOOR PLAN



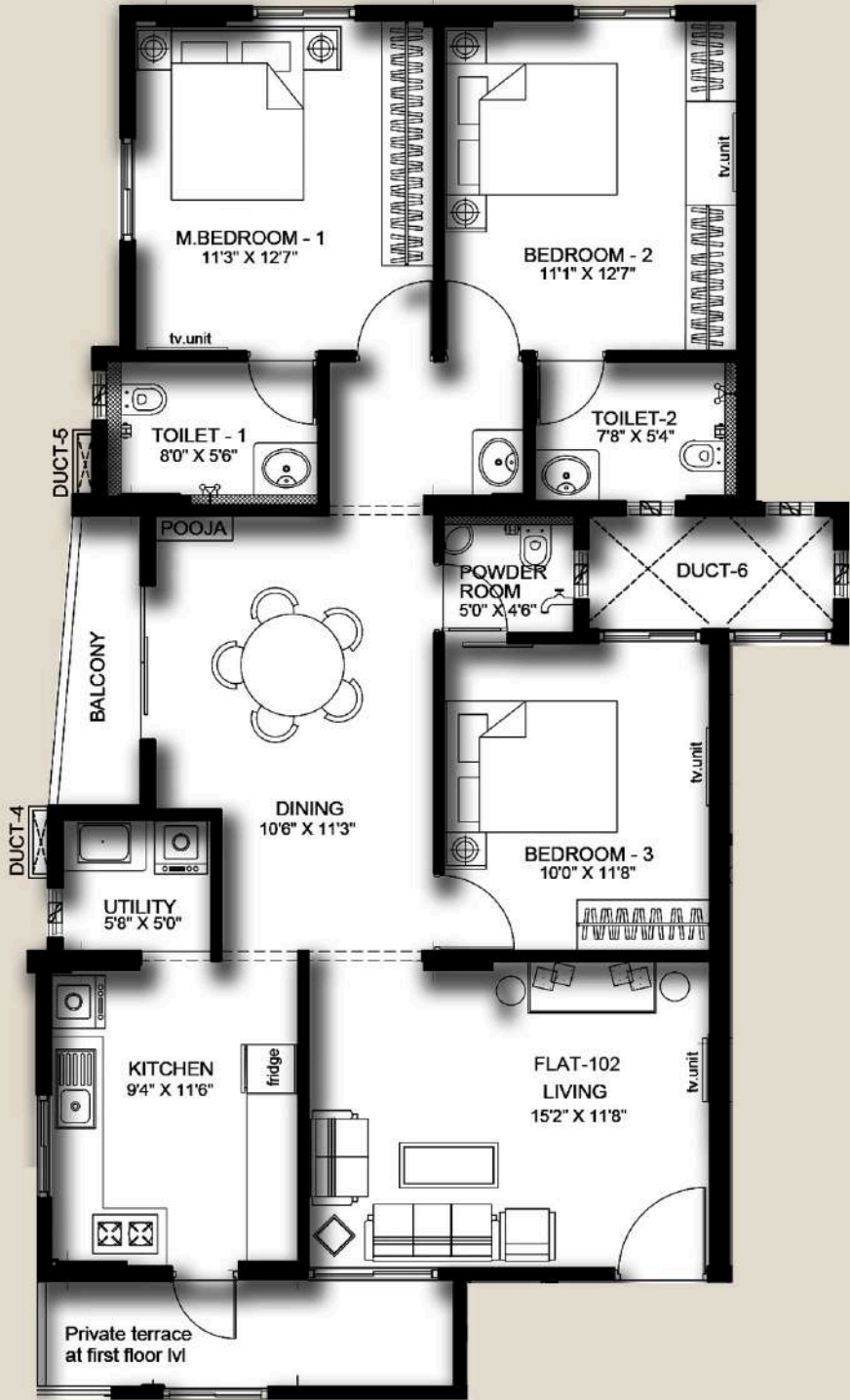
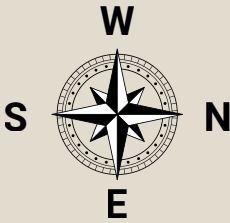
FLAT - 101 PLAN



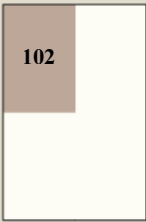
SALEABLE AREA	: 943 SQ.FT
PLINTH AREA	: 774 SQ.FT
RERA CARPET AREA	: 664 SQ.FT
RERA BALCONY AREA	: 39 SQ.FT



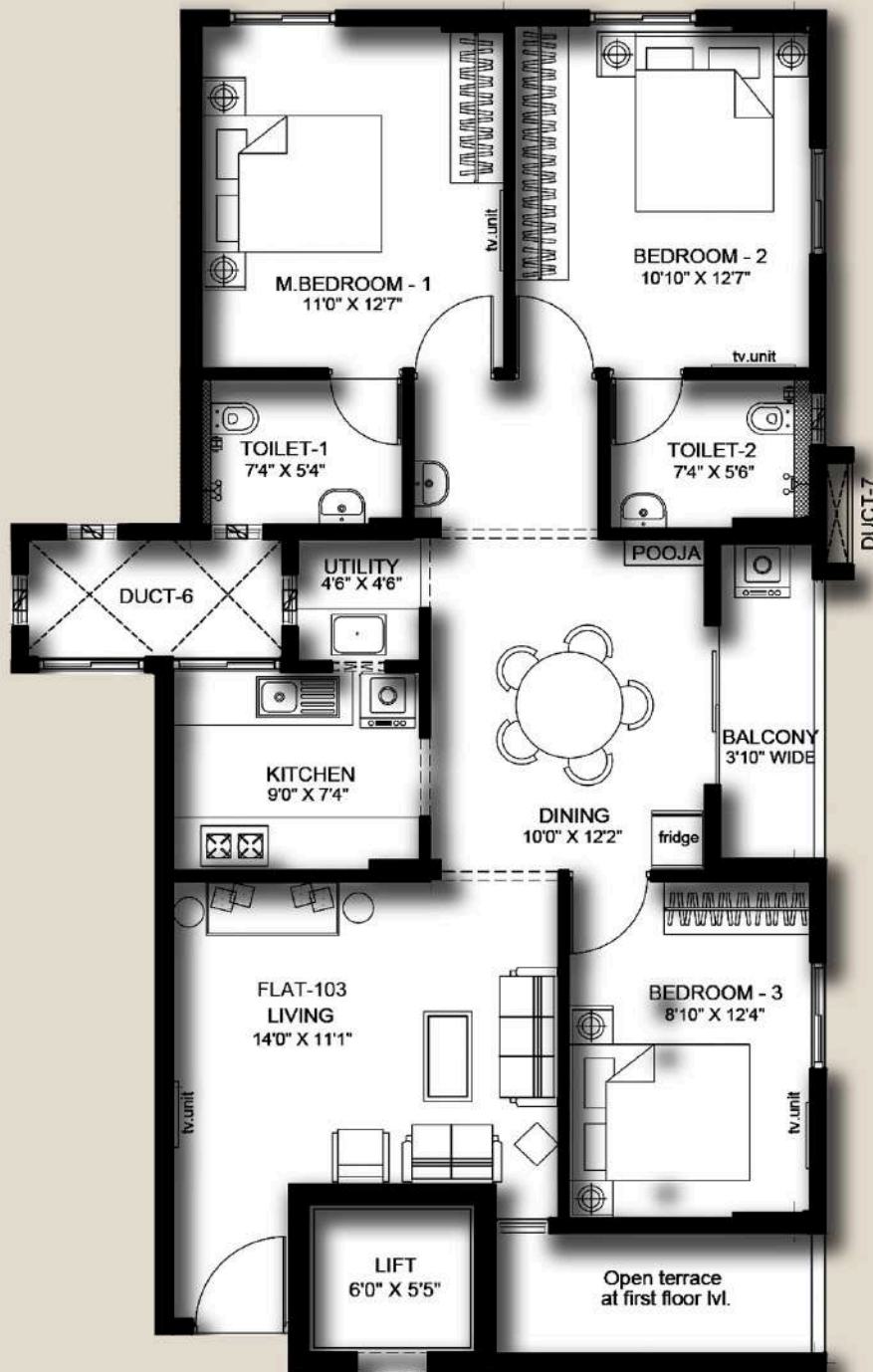
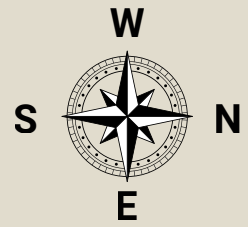
FLAT - 102 PLAN



SALEABLE AREA	: 1443 SQ.FT
PLINTH AREA	: 1184 SQ.FT
RERA CARPET AREA	: 1066 SQ.FT
RERA BALCONY AREA	: 33 SQ.FT

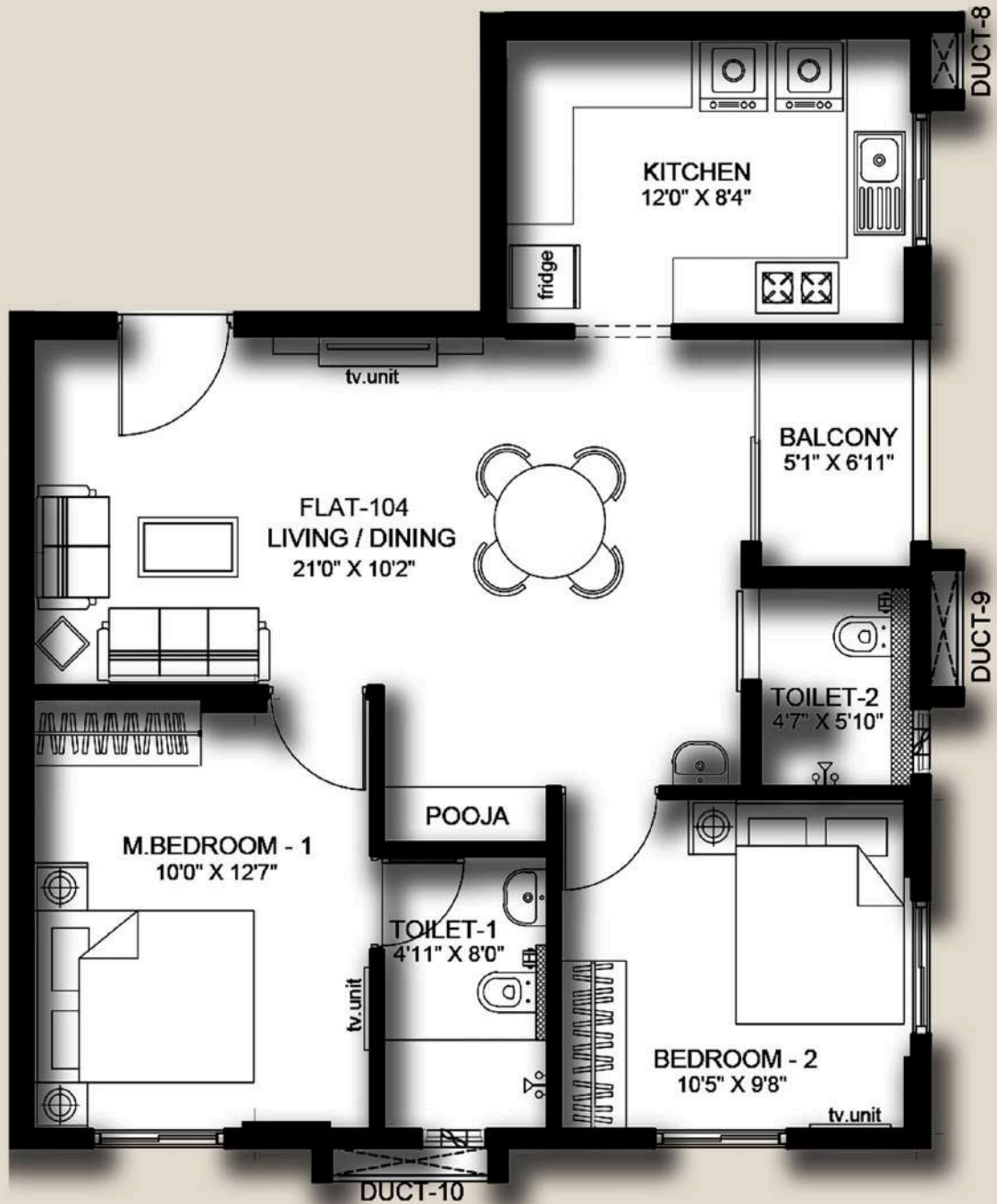
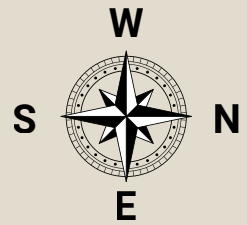


FLAT - 103 PLAN

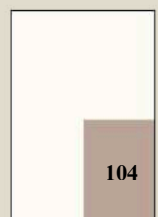


SALEABLE AREA	: 1288 SQ.FT
PLINTH AREA	: 1057 SQ.FT
RERA CARPET AREA	: 924 SQ.FT
RERA BALCONY AREA	: 46 SQ.FT

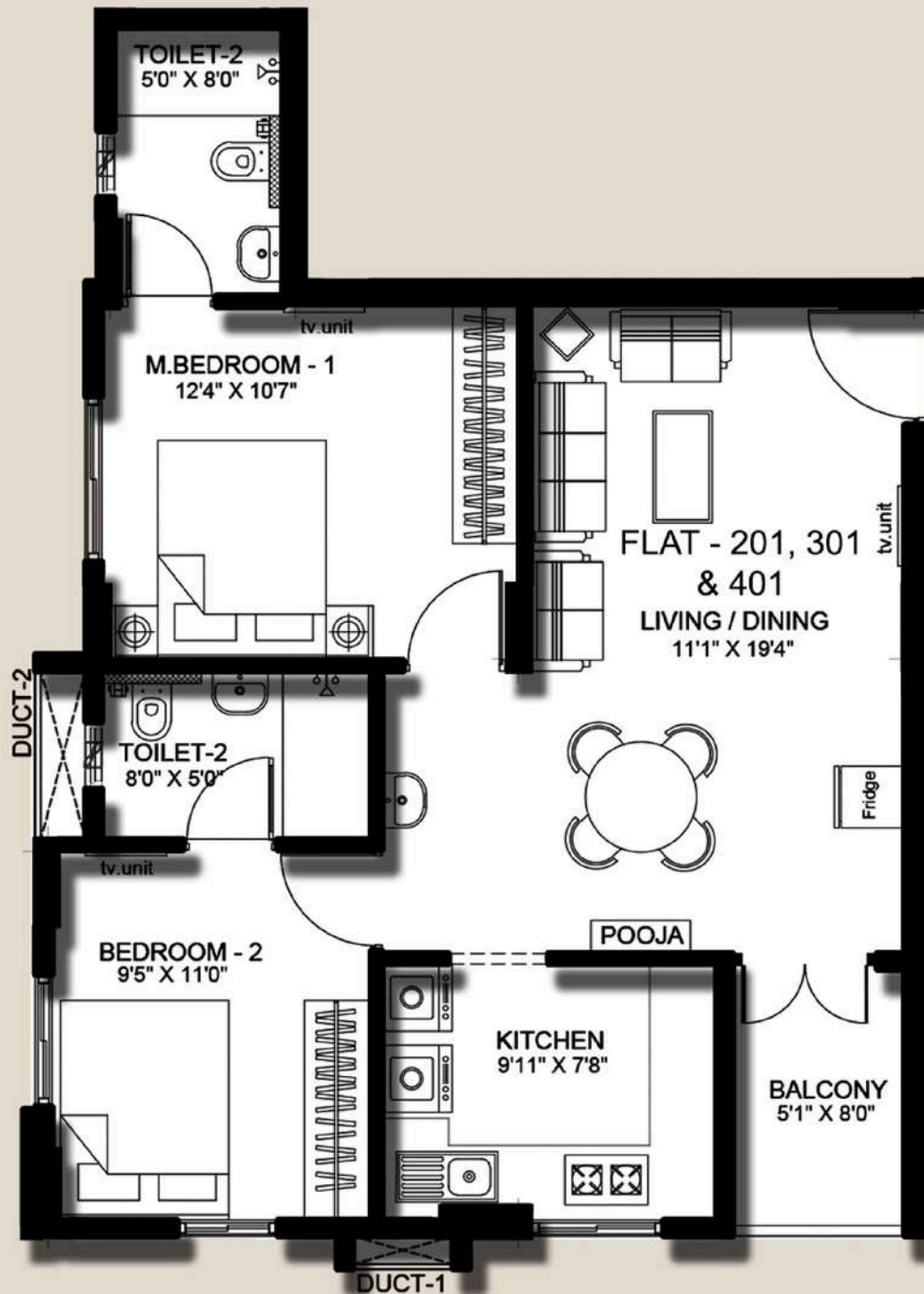
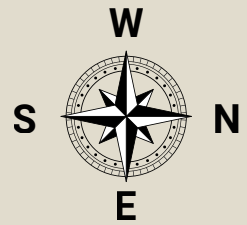
FLAT - 104 PLAN



SALEABLE AREA	: 938 SQ.FT
PLINTH AREA	: 770 SQ.FT
RERA CARPET AREA	: 669 SQ.FT
RERA BALCONY AREA	: 35 SQ.FT



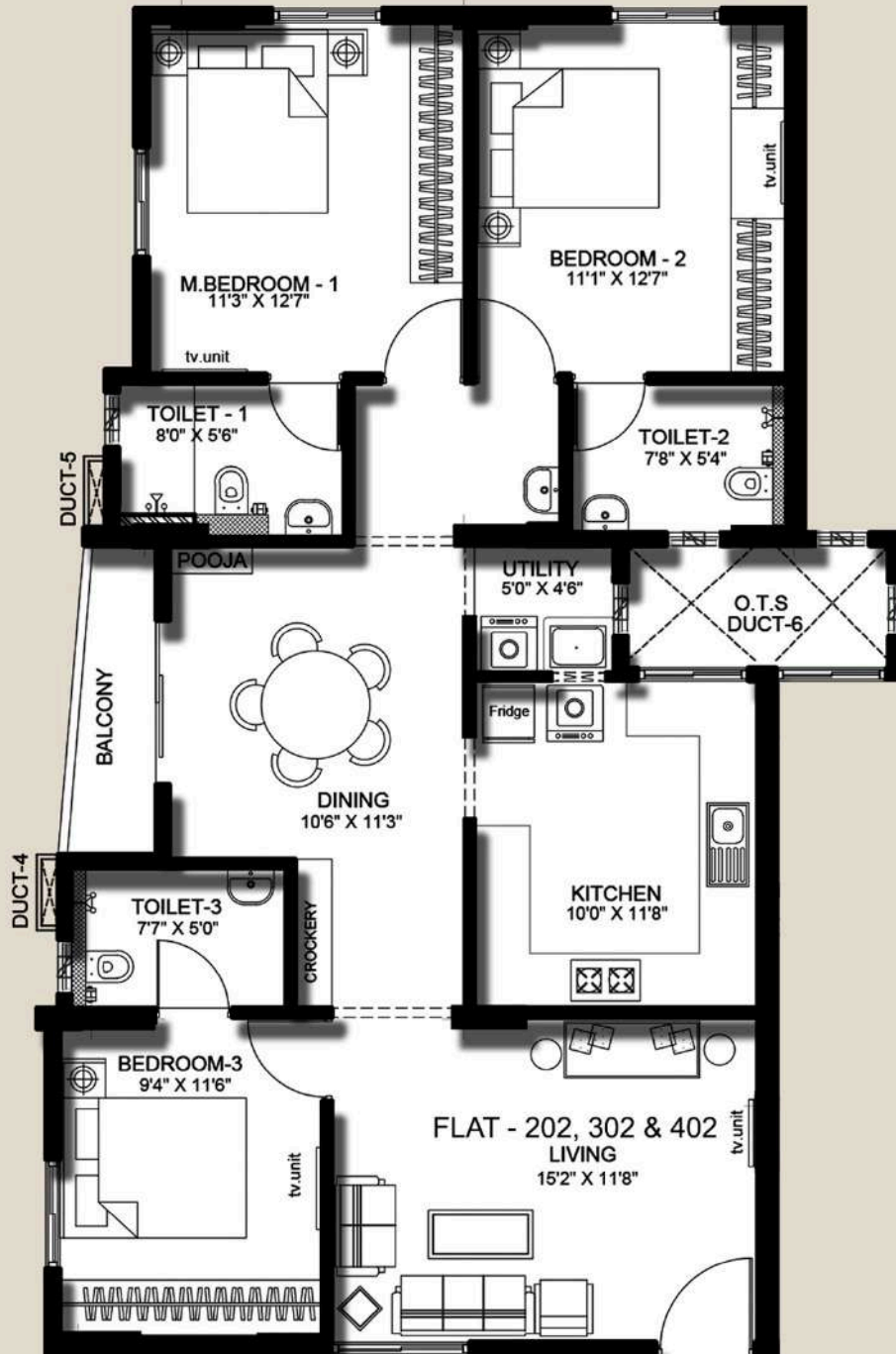
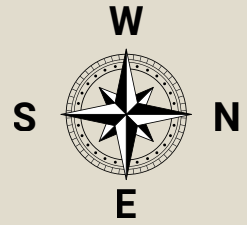
FLAT - 201,301 & 401 PLAN



SALEABLE AREA	: 943 SQ.FT
PLINTH AREA	: 774 SQ.FT
RERA CARPET AREA	: 664 SQ.FT
RERA BALCONY AREA	: 39 SQ.FT

201,
301
&
401

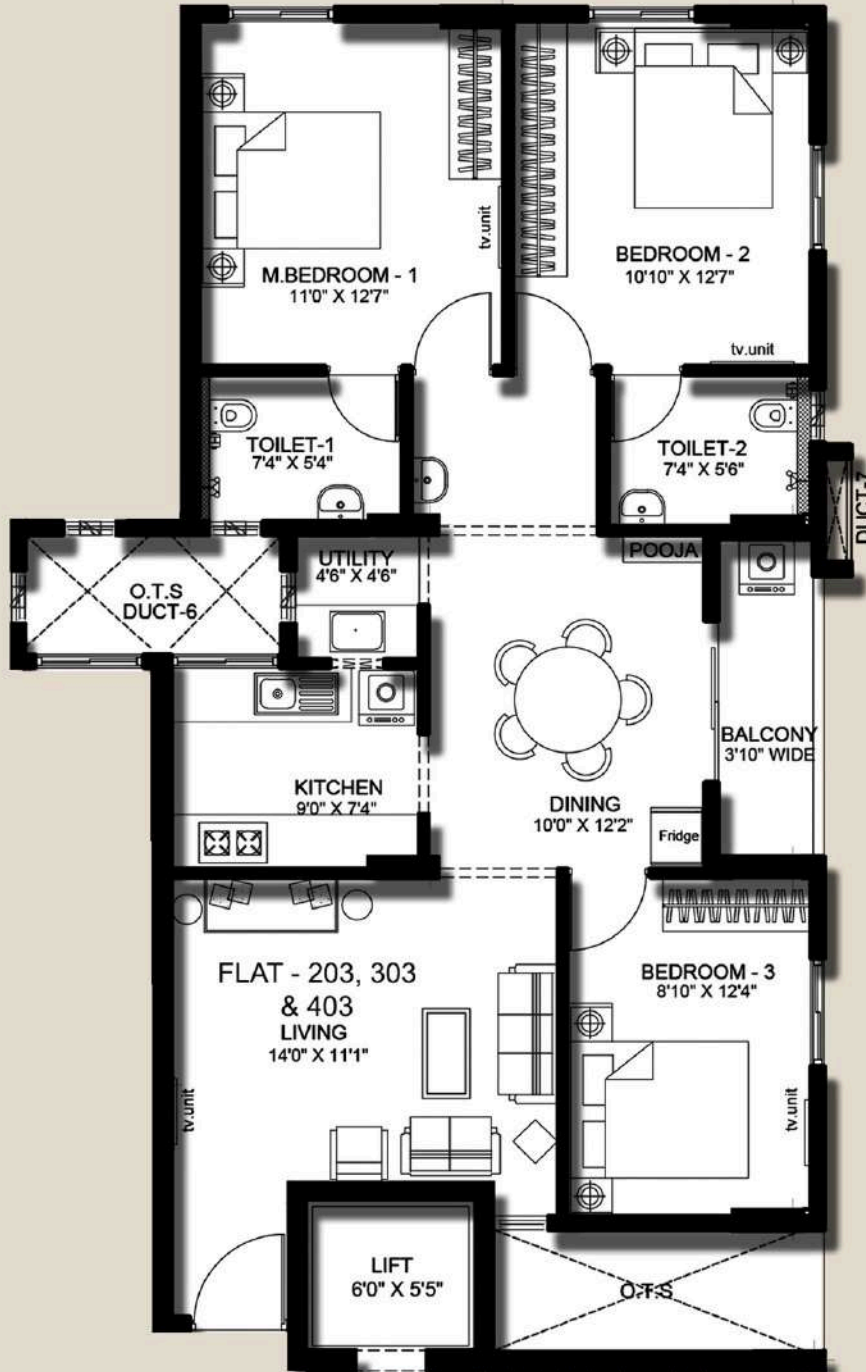
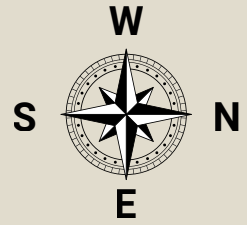
FLAT - 202,302 & 402 PLAN



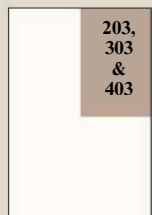
SALEABLE AREA : 1443 SQ.FT
PLINTH AREA : 1184 SQ.FT
RERA CARPET AREA : 1066 SQ.FT
RERA BALCONY AREA : 33 SQ.FT

202,
302
&
402

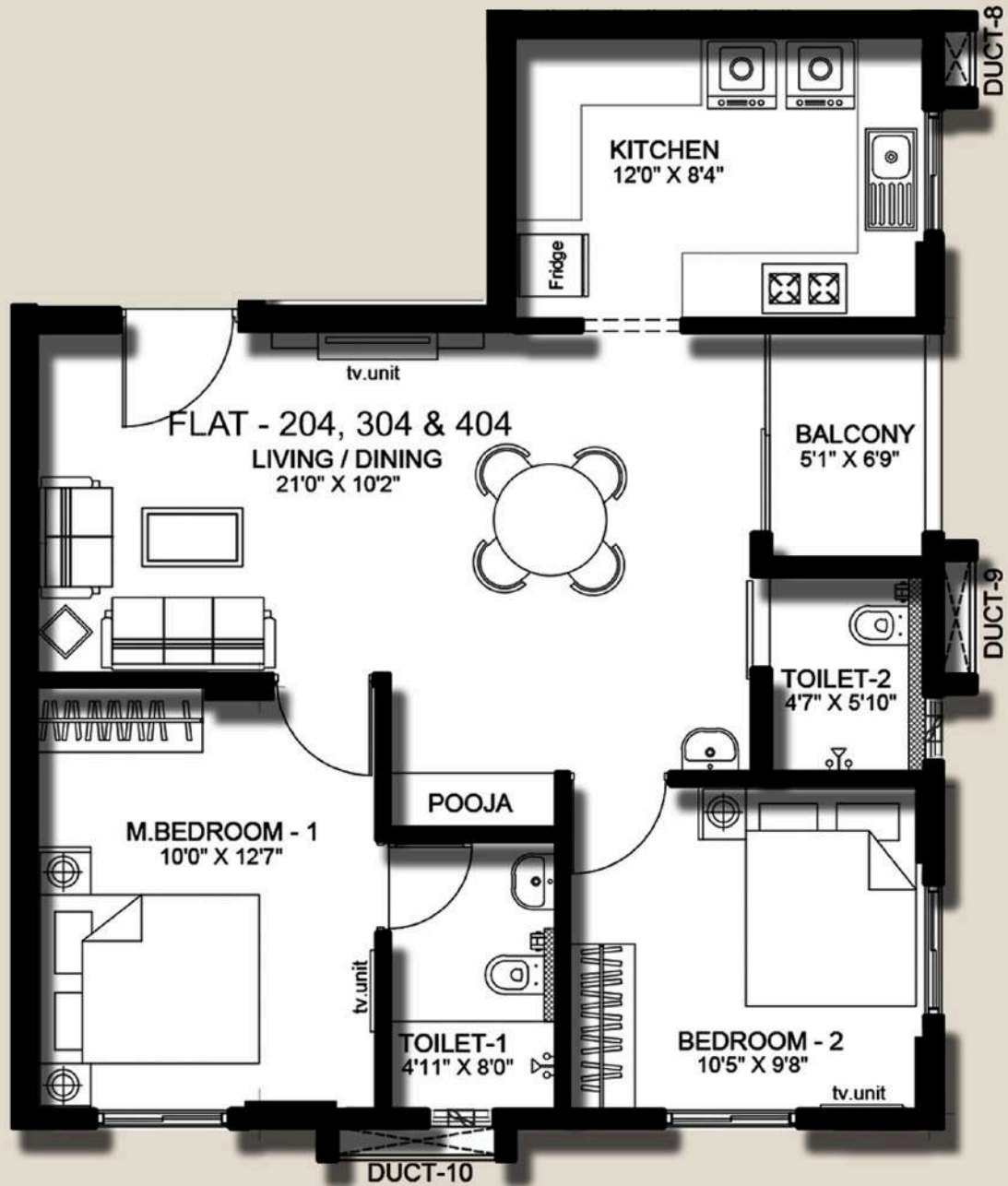
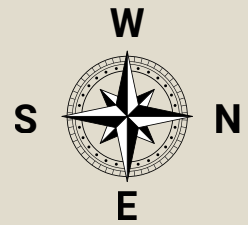
FLAT - 203,303 & 403 PLAN



SALEABLE AREA	: 1288 SQ.FT
PLINTH AREA	: 1057 SQ.FT
RERA CARPET AREA	: 924 SQ.FT
RERA BALCONY AREA	: 46 SQ.FT



FLAT - 204,304 & 404 PLAN



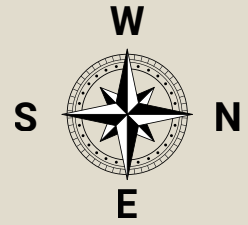
SALEABLE AREA	: 938 SQ.FT
PLINTH AREA	: 770 SQ.FT
RERA CARPET AREA	: 669 SQ.FT
RERA BALCONY AREA	: 35 SQ.FT

204,
304
&
404



*Artist's Impression for visual representation only

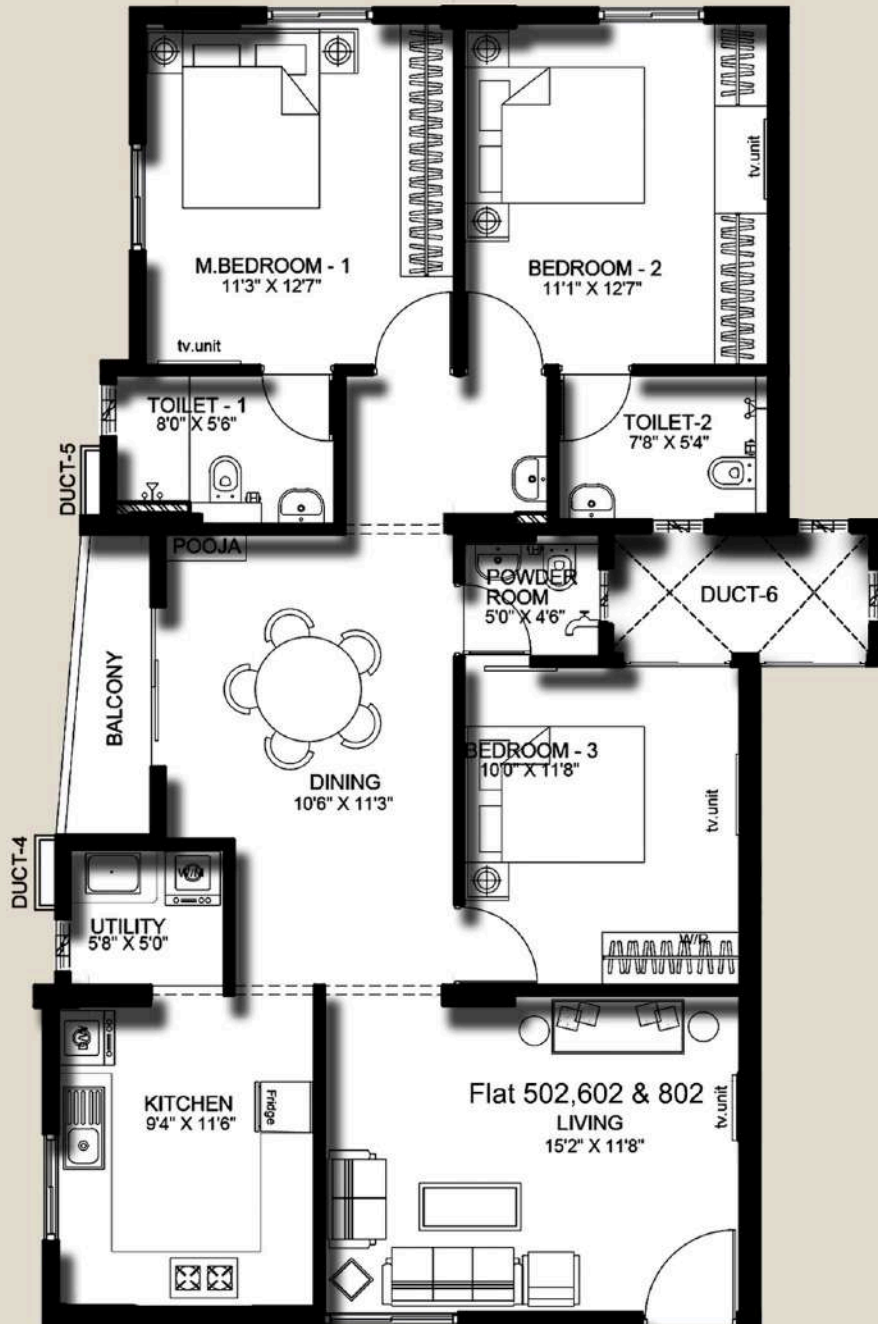
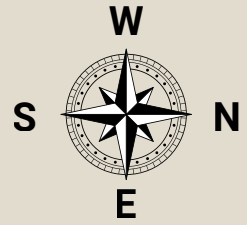
FLAT - 501,601 & 801 PLAN



SALEABLE AREA	: 1954 SQ.FT
PLINTH AREA	: 1604 SQ.FT
RERA CARPET AREA	: 1397 SQ.FT
RERA BALCONY AREA	: 80 SQ.FT

501,601 & 801

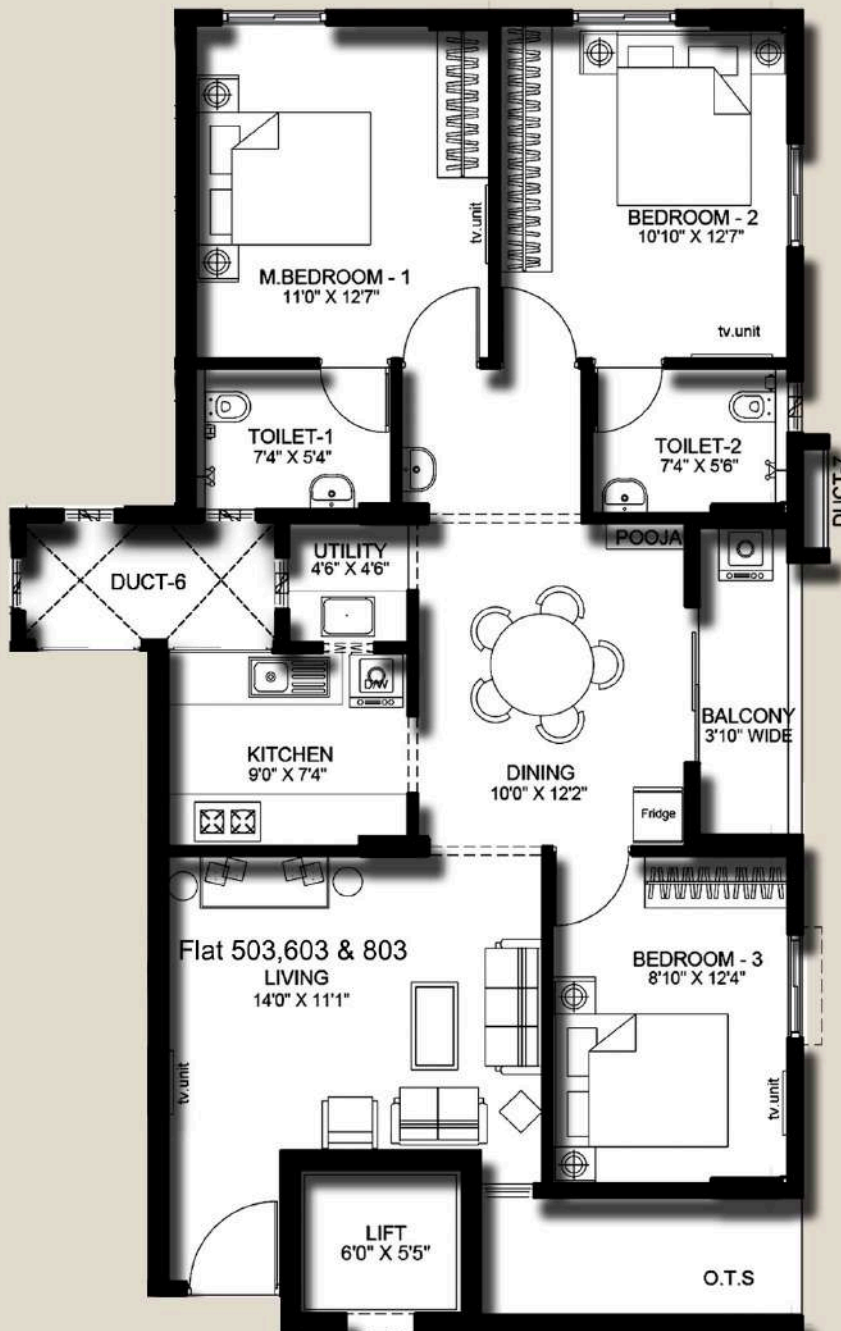
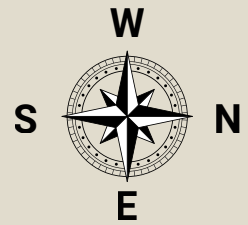
FLAT - 502,602 & 802 PLAN



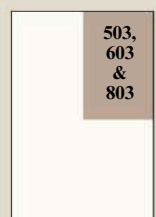
SALEABLE AREA	: 1443 SQ.FT
PLINTH AREA	: 1184 SQ.FT
RERA CARPET AREA	: 1066 SQ.FT
RERA BALCONY AREA	: 33 SQ.FT

502,
602
&
802

FLAT - 503,603 & 803 PLAN



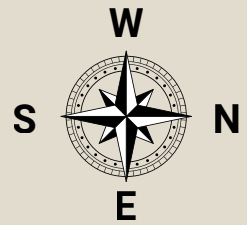
SALEABLE AREA	: 1288 SQ.FT
PLINTH AREA	: 1057 SQ.FT
RERA CARPET AREA	: 924 SQ.FT
RERA BALCONY AREA	: 46 SQ.FT





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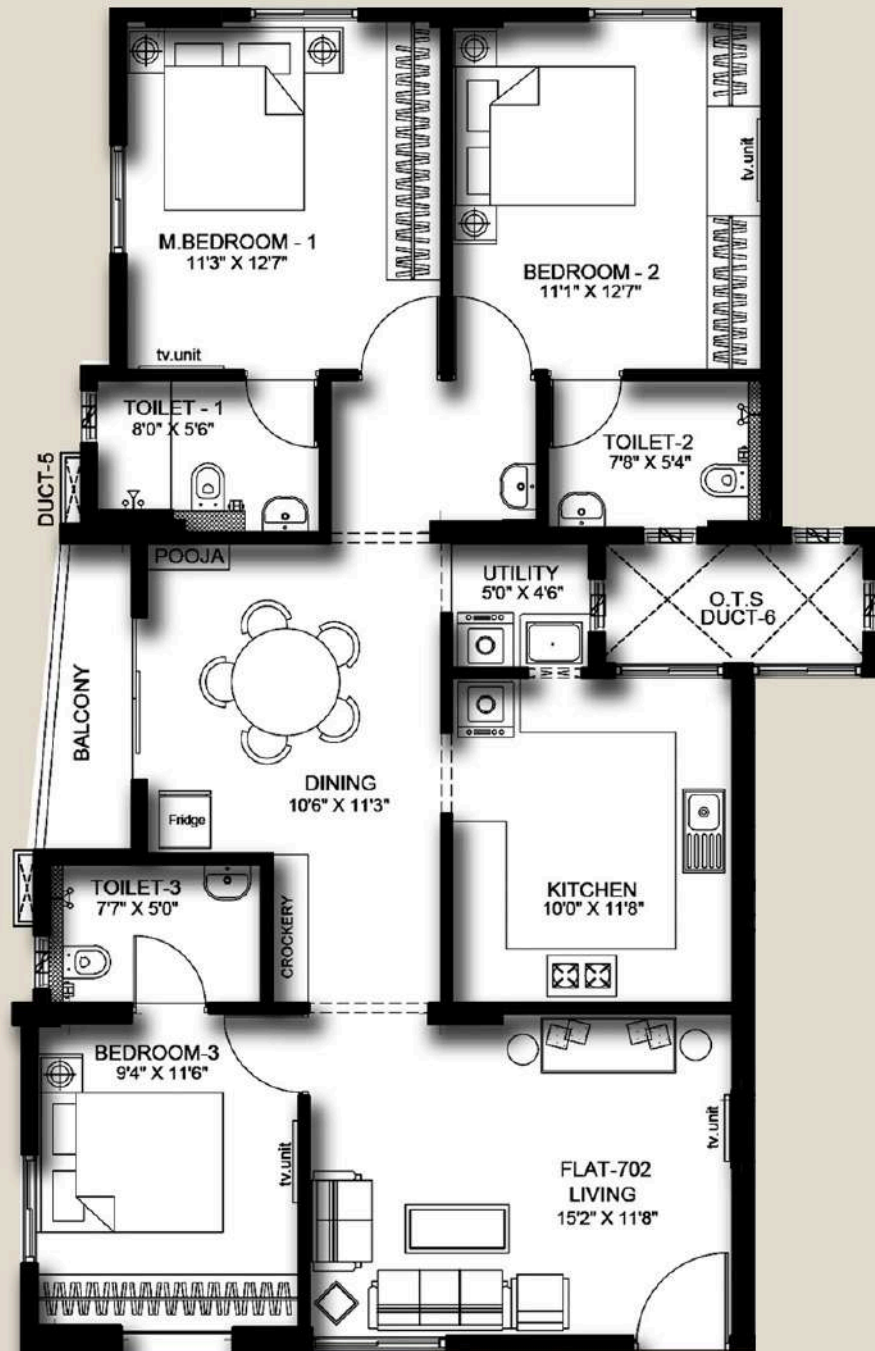
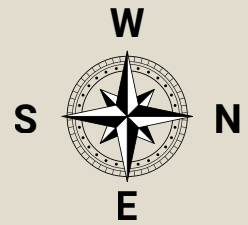
FLAT - 701 PLAN



SALEABLE AREA	: 1954 SQ.FT
PLINTH AREA	: 1604 SQ.FT
RERA CARPET AREA	: 1334 SQ.FT
RERA BALCONY AREA	: 142 SQ.FT



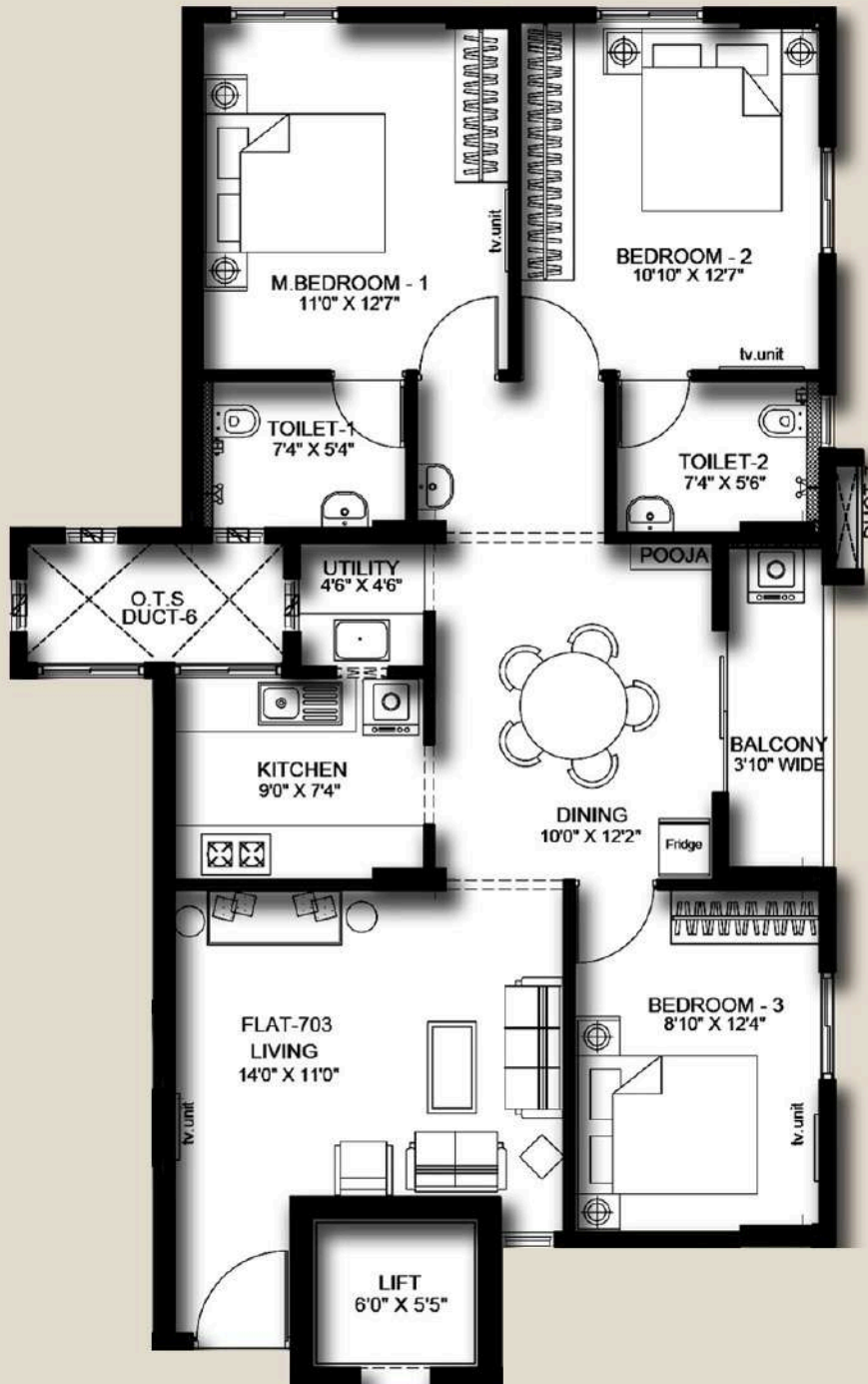
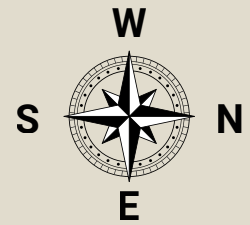
FLAT - 702 PLAN



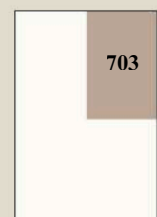
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PLINTH AREA : 1184 SQ.FT
RERA CARPET AREA : 1066 SQ.FT
RERA BALCONY AREA : 33 SQ.FT

702

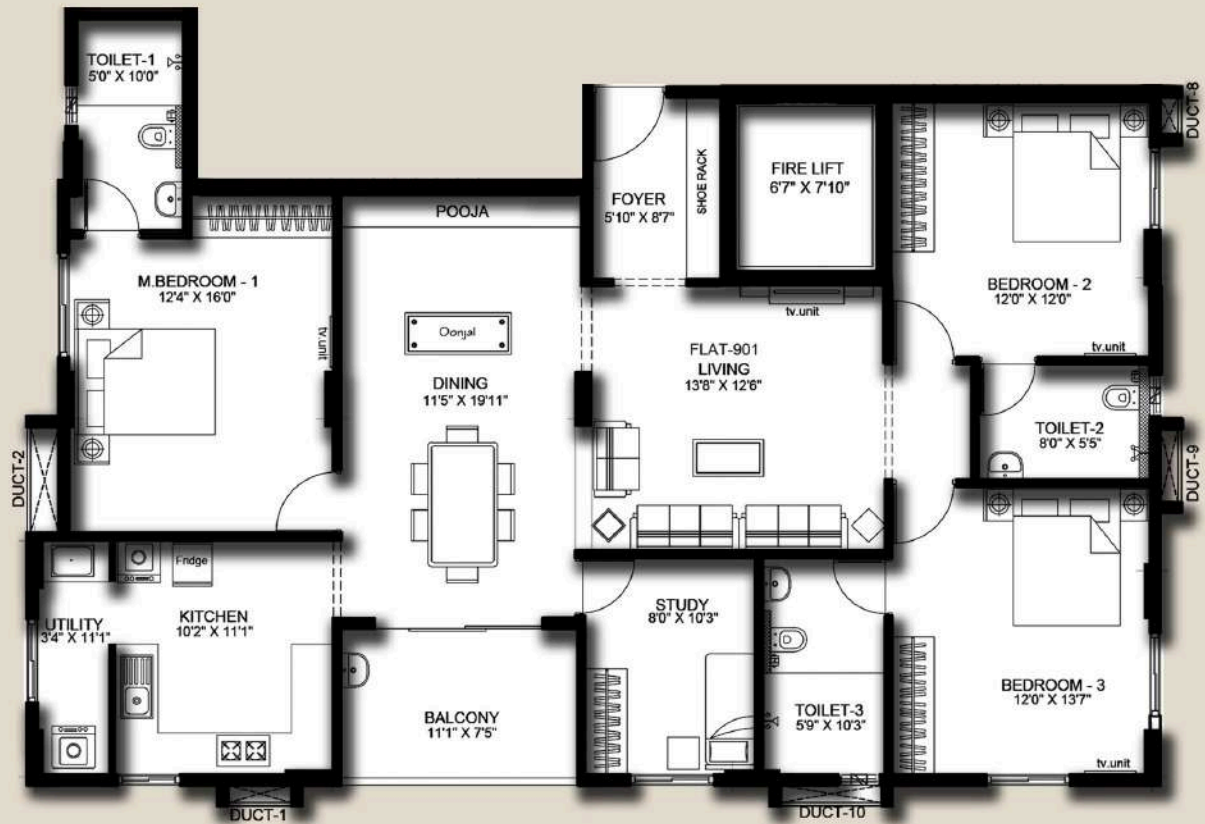
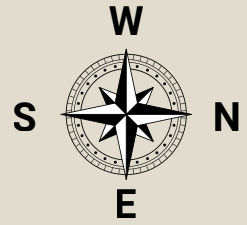
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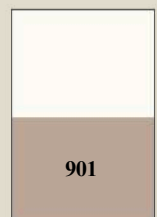
SALEABLE AREA : 1288 SQ.FT
PLINTH AREA : 1057 SQ.FT
RERA CARPET AREA : 924 SQ.FT
RERA BALCONY AREA : 46 SQ.FT



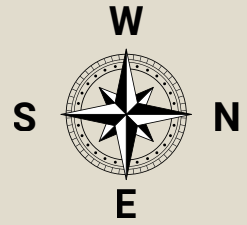
FLAT - 901 PLAN



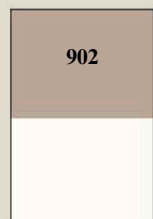
SALEABLE AREA	: 1954 SQ.FT
PLINTH AREA	: 1604 SQ.FT
RERA CARPET AREA	: 1397 SQ.FT
RERA BALCONY AREA	: 80 SQ.FT



FLAT - 902 PLAN



SALEABLE AREA : 2731 SQ.FT
PLINTH AREA : 2241 SQ.FT
RERA CARPET AREA : 1985 SQ.FT
RERA BALCONY AREA : 122 SQ.FT





*Artist's Impression for visual representation only

PAYMENT SCHEDULE

BOOKING ADVANCE	10 Lakhs
SIGNING OF AGREEMENT (LESS BOOKING ADVANCE)	40 %
COMPLETION OF FOUNDATION	20 %
COMPLETION OF 4TH FLOOR ROOF SLAB CONCRETING	20 %
COMPLETION OF BLOCK WORK	10 %
HANDOVER FOR INTERIOR	5 %
HANDOVER FOR POSSESSION	5 %

SPECIFICATION

CONSTRUCTION

- RCC framed structure .
- Ceiling height will be 10'3" (including slab thickness) except in the toilet where it will be 9'6".
- Stilt floor will be raised by 2'6" from the corresponding road level.

FLOORING

- 4' x 2' vitrified tiles (Bonzer / Khajaria or equivalent) for living, dining, bedrooms & kitchen areas.
- Bathroom flooring tiles will be 16 x 16 ceramic tile (Bonzer / Khajaria or equivalent).

DOORS

- Main door - 40mm thick rosewood and teak design door from Western India with smart lock.
- Bedroom doors - Western India teak design bedroom doors, 32mm thick shutters including varnish finish.
- Toilet doors - Western India teak design toilet doors, 32mm thick shutter, including one-side enamel paint finish and one-side varnish finish.

WINDOWS AND VENTILATORS

- Windows - Prefabricated UPVC double-glazing windows with fibre mosquito mesh of Apollo make or equivalent.
- Ventilator - Prefabricated UPVC windows with louvers.

PAINT FINISHES

- Inner wall : 2 coats of interior emulsion
- External wall : 2 coats of exterior emulsion and textured as per elevation.

PLUMBING AND SANITARY

- Concealed plumbing lines.
- White color of Parryware or equivalent sanitary fittings.
- Jaquar or equivalent CP fittings.
- Provision in plumbing for connecting one geyser in each toilet.

SPECIFICATION

KITCHEN

- Black Granite cooking platform.
- Single bowl SS sink with drain board.

WATER SUPPLY

- Separate sump for metro water and borewell water each will be provided.
- Overhead Water tank of sufficient capacity.

ELECTRICAL

- Concealed copper wiring with ISI brand cables or equivalent and MK/ Anchor or equivalent switches will be provided.
- Separate meters will be provided for lighting in common areas, the lift and the pumps/ motors.
- Three phase power supply with automatic phase change over switches.
- Sufficient 5 & 15 amp points.
- Provision for electric charging of vehicles will be provided .

GENERAL

- Name board and Letter box .
- Concealed pvc pipes for tv antennas will be provided in the living room and bed rooms.
- KONE Automatic Lift .
- Rain water harvesting.
- Generator of adequate capacity to take care of the common amenities like motor, lift and all other 5 amp points inside the flat.
- Elevated Solar Panels in the terrace as per norms.
- CCTV with playback.
- One Toilet will be provided in the terrace.

Site Address : Plot No.161,
1st Main road, Gandhi Nagar,
Adyar, Chennai - 600 020

Corporate office : Ramaniyam
14/67, 3rd Main road, Gandhi Nagar,
Adyar, Chennai - 600 020

Contact number : +91 44 4344 7500
+91 97109 28855
+91 72999 22617

Email : sales@ramaniyam.com

Website : ramaniyam.com

Disclaimer

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TNRERA/29/BLG/0188/2026
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