



PREMA SARARWATHI





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ABOUT RAMANIYAM

Founded in 1986, by the ever committed and reverent entrepreneur Mr. V Jagannathan. 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.



MESSAGE FROM MD

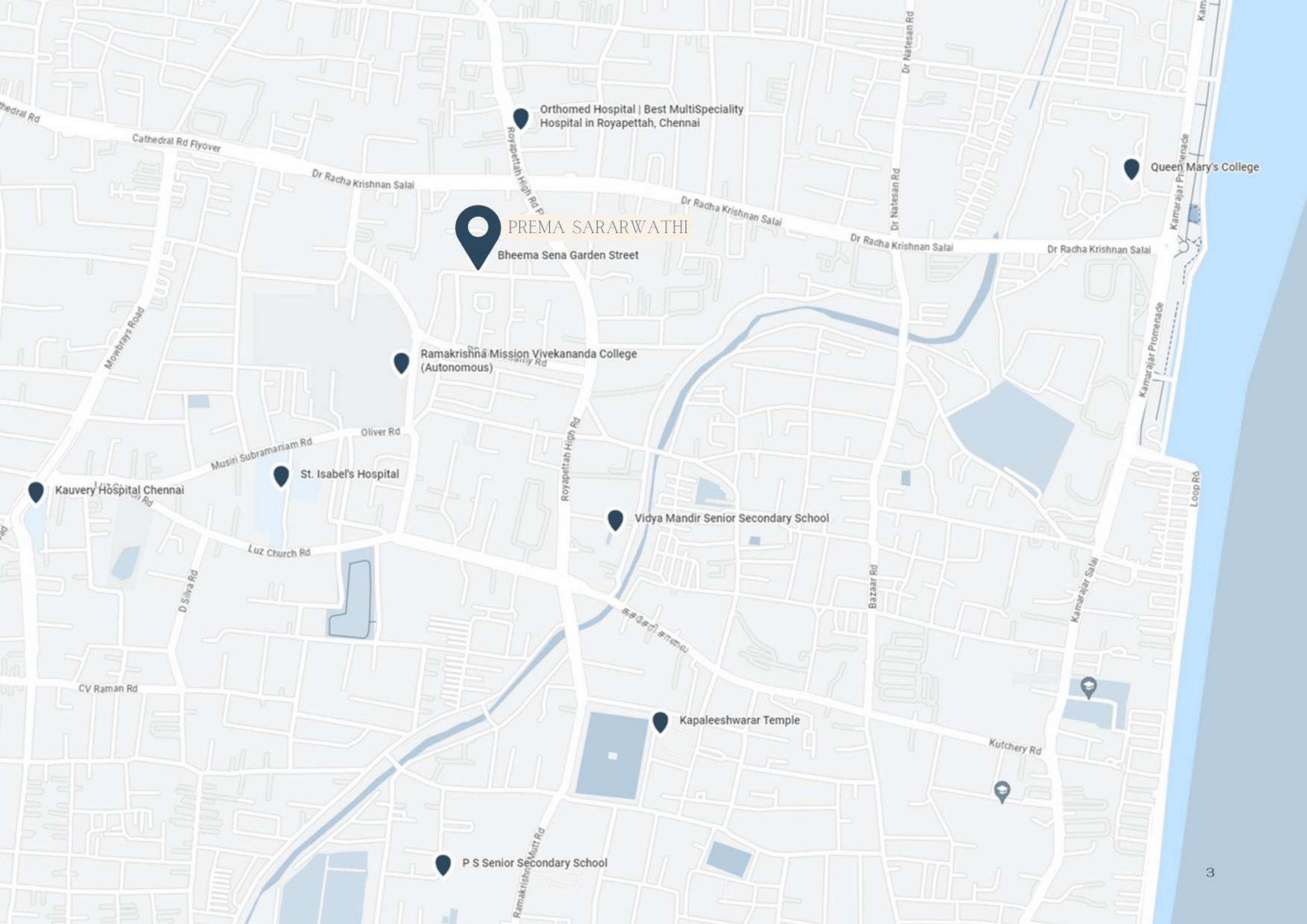
It is my great pleasure to welcome you to Ramaniyam's latest project, Prema Saraswathi, nestled in one of Chennai's most historic neighborhoods. This unique development seamlessly blends traditional charm with modern amenities, perfect for today's families who value togetherness while cherishing individuality.

Each apartment at Prema Saraswathi boasts complete privacy, with no shared walls, ample natural light, and excellent ventilation. This thoughtful design provides the independence of a standalone home, coupled with the warmth and convenience of a close-knit community.

Here, you'll find the perfect balance of personal space and neighborly connection – a chance to share stories, lean on neighbours when needed, and forge lasting relationships. I look forward to welcoming you to the Ramaniyam family and the Prema Saraswathi community







PREMA SARARWATHI

Bheema Sena Garden Street

Orthomed Hospital | Best MultiSpeciality
Hospital in Royapettah, Chennai

Queen Mary's College

Ramakrishna Mission Vivekananda College
(Autonomous)

St. Isabel's Hospital

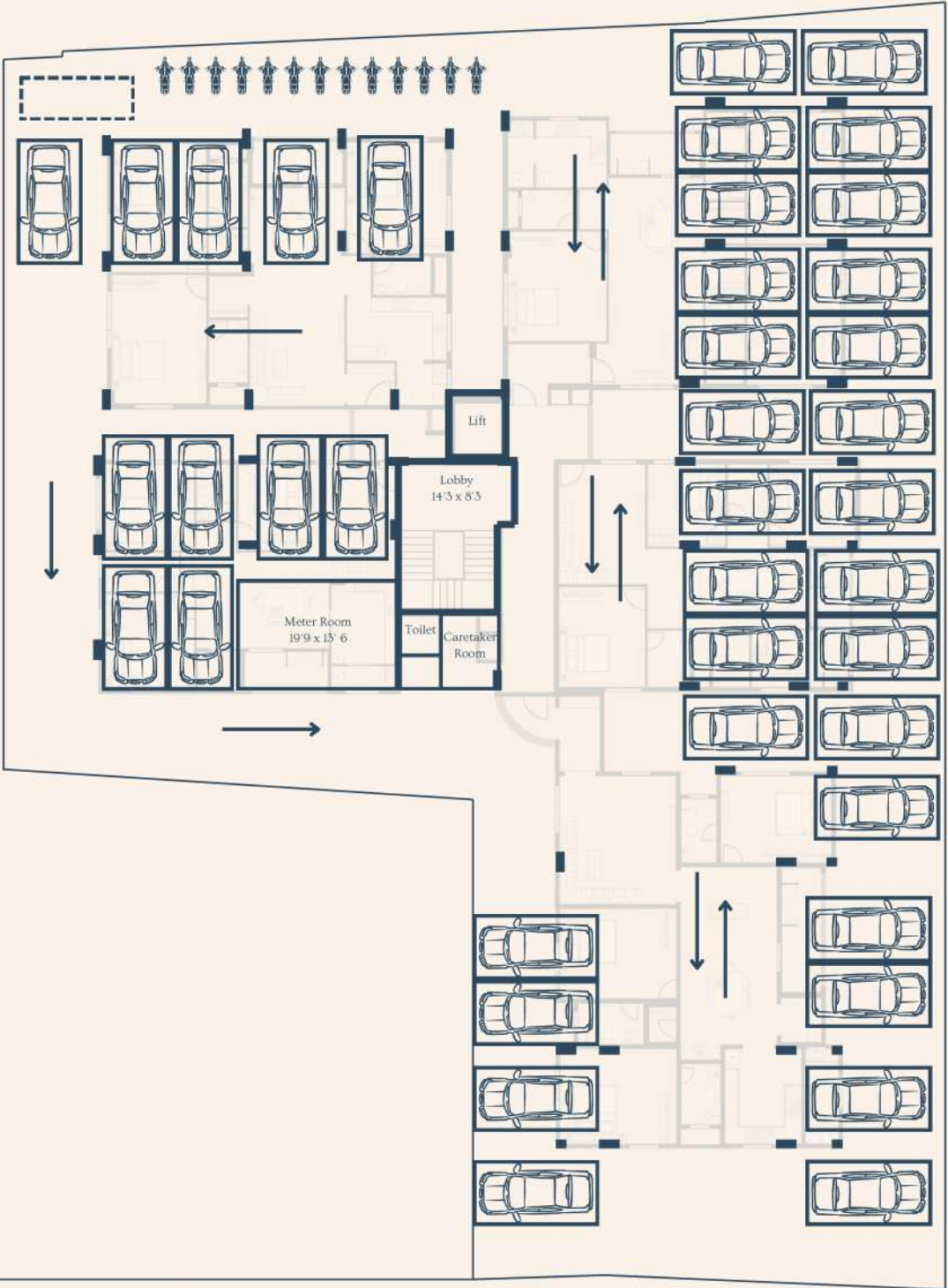
Kauvery Hospital Chennai

Vidya Mandir Senior Secondary School

Kapaleeshwarar Temple

P S Senior Secondary School

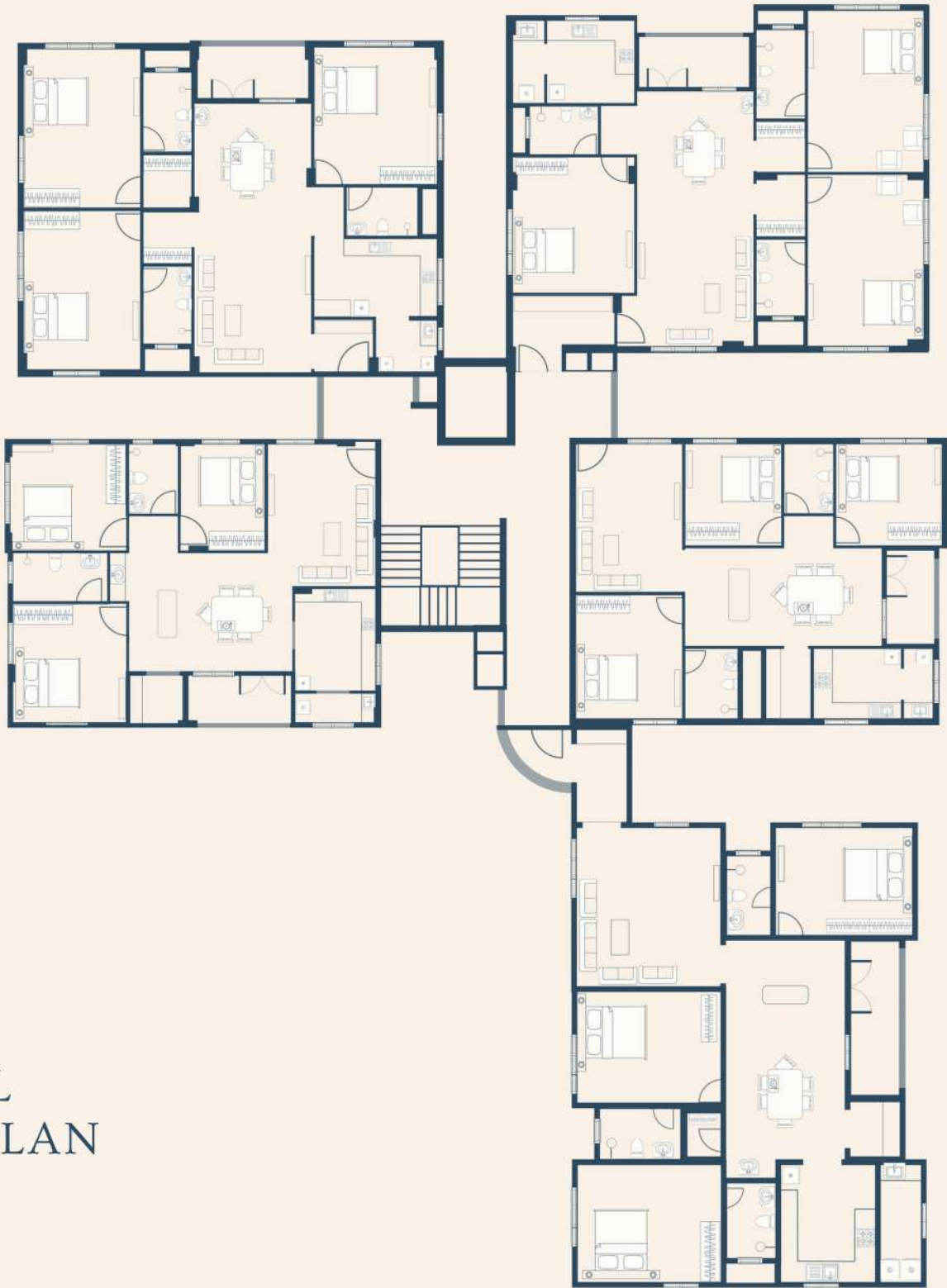
STILT
FLOORPLAN



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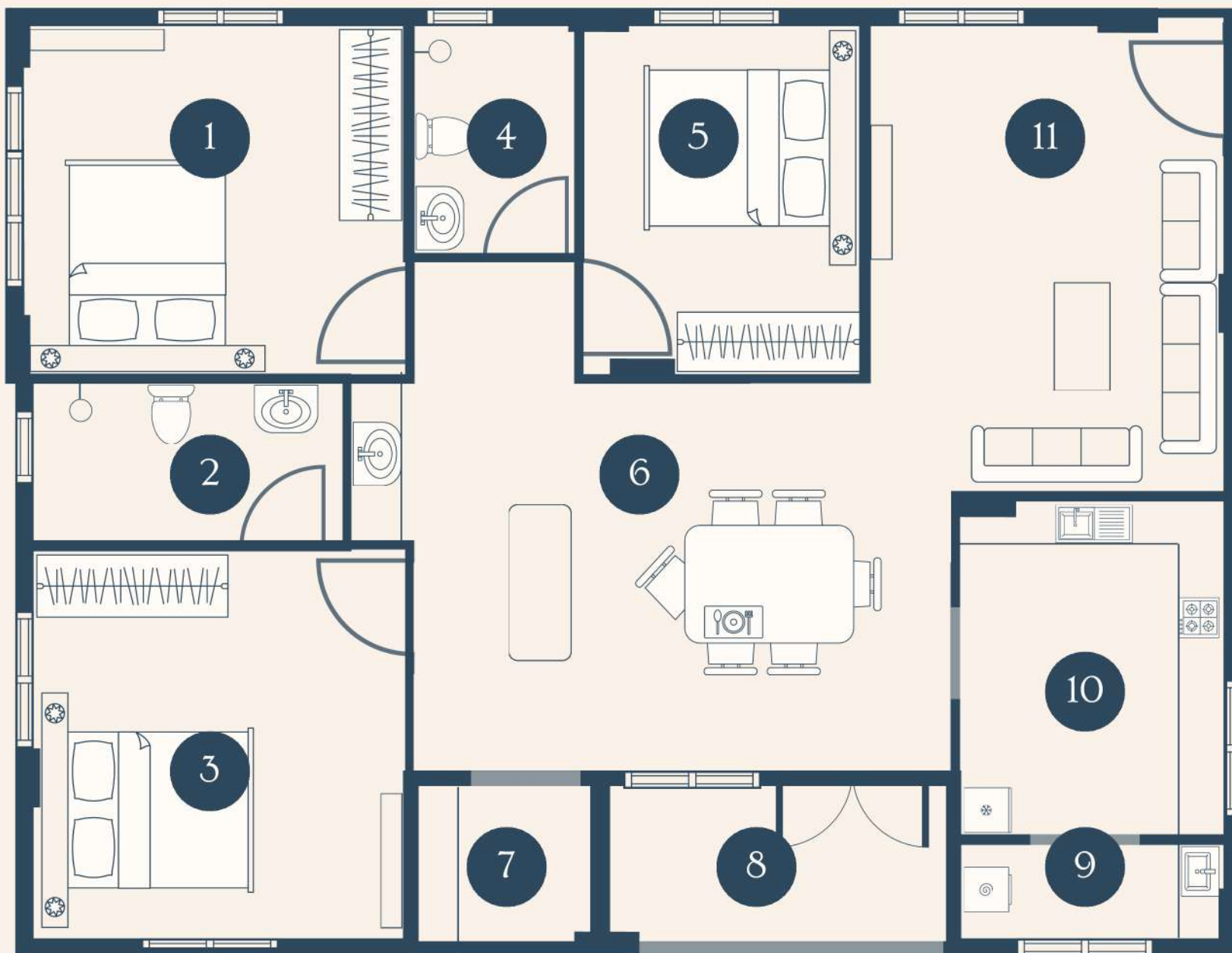
TYPICAL
FLOORPLAN



FLAT 1A - 5A

RERA Carpet:	1012 sq. ft.
RERA Balcony Area:	54 sq. ft.
Plinth Area:	1137 sq. ft.
Saleable Area:	1294 sq.ft.

1. Bedroom 2:	12' x 10' 10
2. Toilet 1:	9'9 x 5'
3. Bedroom 1:	11' 8 x 12' 3
4. Toilet 2:	5' x 7'1
5. Bedroom 3:	8' 8 x 10' 10
6. Dining/Family:	16' 9 x 12' 2
7. Pooja:	5' 6 x 4' 10
8. Balcony:	10' 8 x 5' 4
9. Utility:	8'2 x 3'
10. Kitchen:	8'2 x 10'6
11. Living:	11' x 14'7

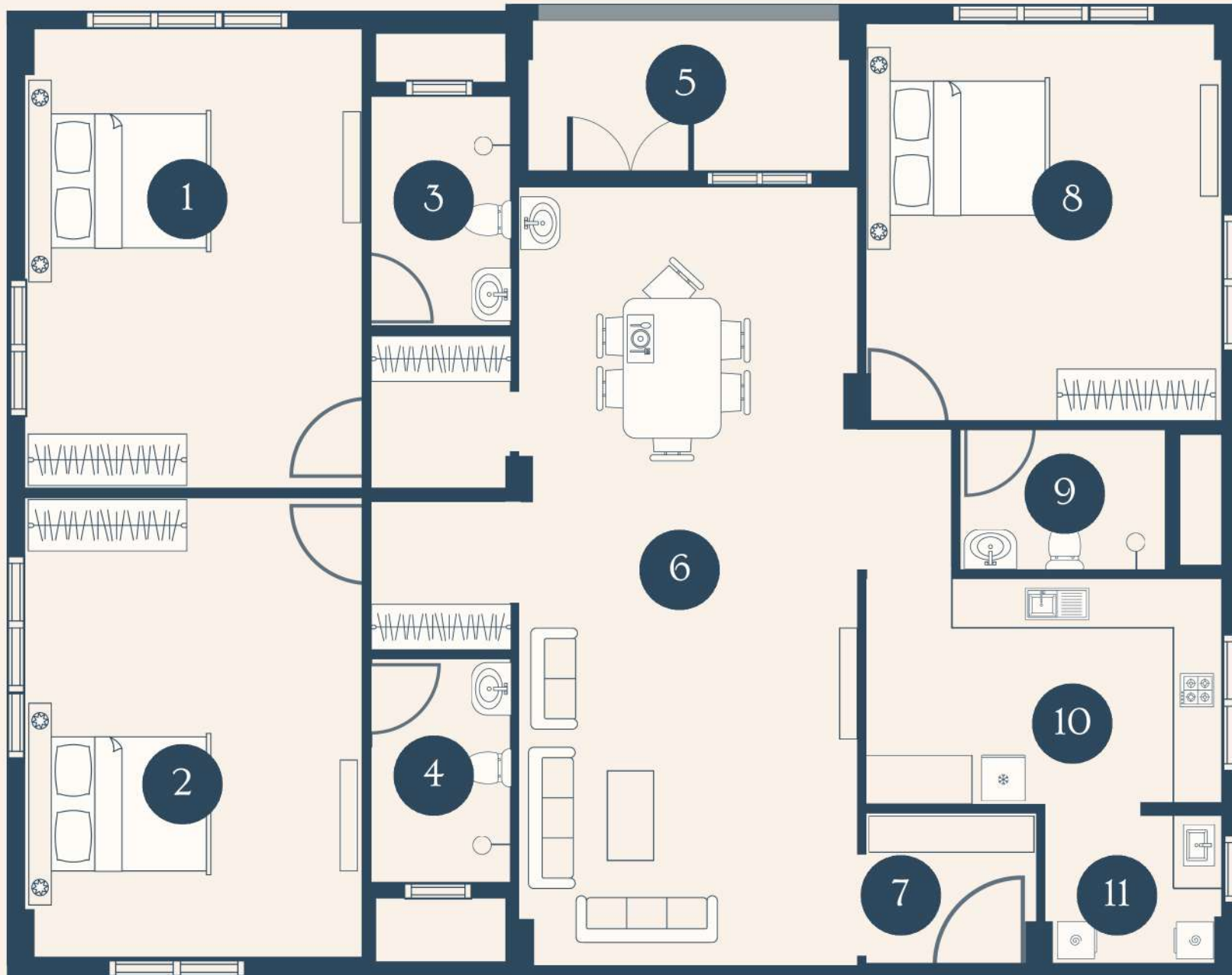




FLAT 1B - 5B

RERA Carpet:	1313 sq. ft.
RERA Balcony Area:	67 sq. ft.
Plinth Area:	1468 sq. ft.
Saleable Area:	1671 sq.ft.

1. Bedroom 2:	12' 2 x 16' 3
2. M. Bedroom:	12' 2 x 16' 3
3. Toilet 2:	5' x 8'
4. Toilet 1:	5' x 8'
5. Balcony:	11'8 x 6'
6. Living & Dining:	12' x 27' 4
7. Foyer:	5' 9 x 5'
8. Bedroom 3:	13' x 14' 5
9. Toilet 3:	7' 5 x 5'
10. Kitchen:	13' x 8
11. Utility:	6' 10 x 5'

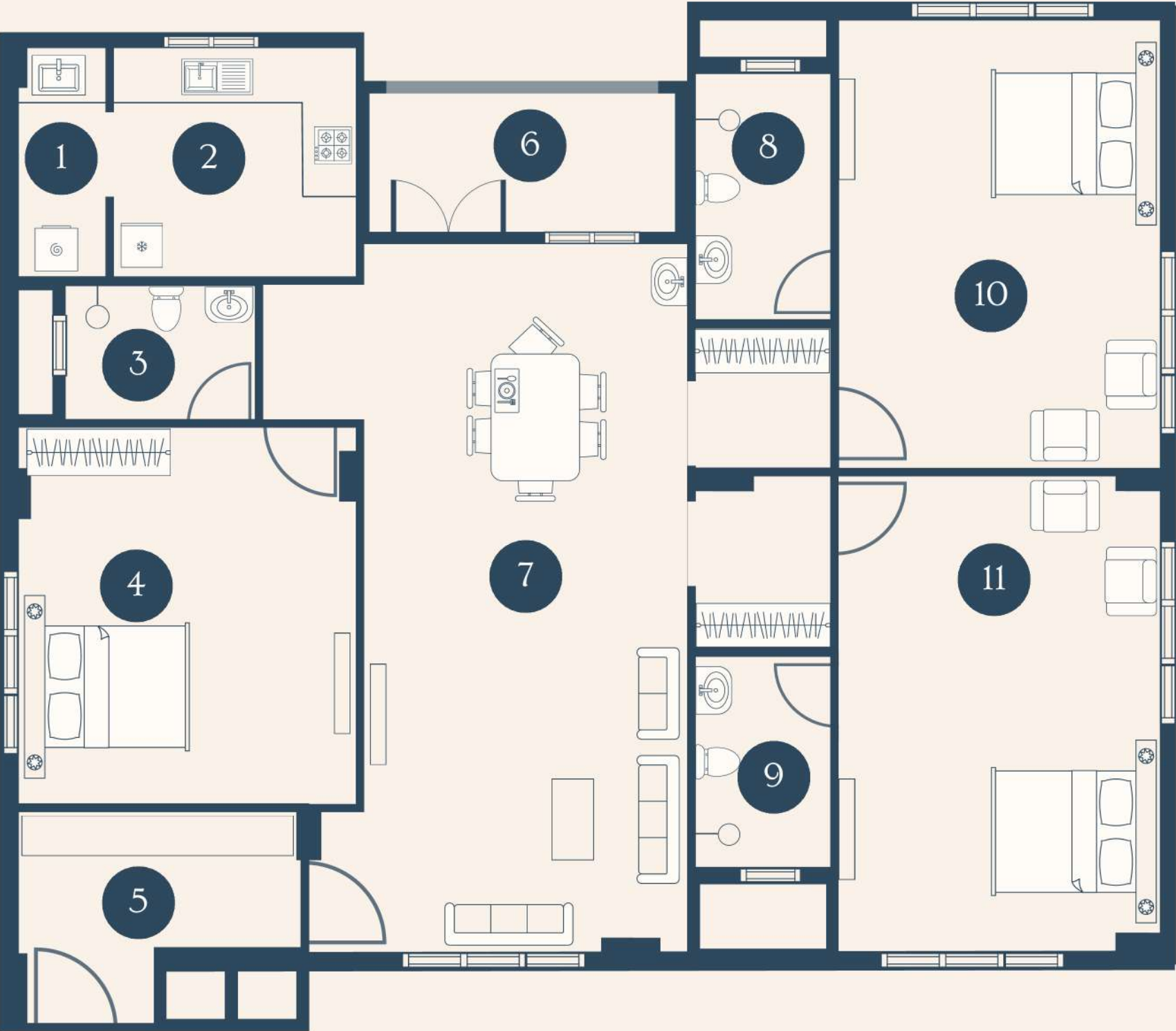




FLAT 1C - 5C

RERA Carpet:	1339 sq. ft.
RERA Balcony Area:	63 sq. ft.
Plinth Area:	1493 sq. ft.
Saleable Area:	1699 sq.ft.

1. Utility:	3'6 x 8'5
2. Kitchen:	9' x 8'5
3. Toilet 1:	7'7 x 5'
4. M. Bedroom:	12'10 x 14
5. Foyer:	10'9 x 5'3
6. Balcony:	5'6 x 11'8
7. Living & Dining:	12' x 26'5
8. Toilet 2:	5' x 9'
9. Toilet 3:	5' x 8'
10. Bedroom 2:	12' x 17'
11. Bedroom 3:	12' x 7'7



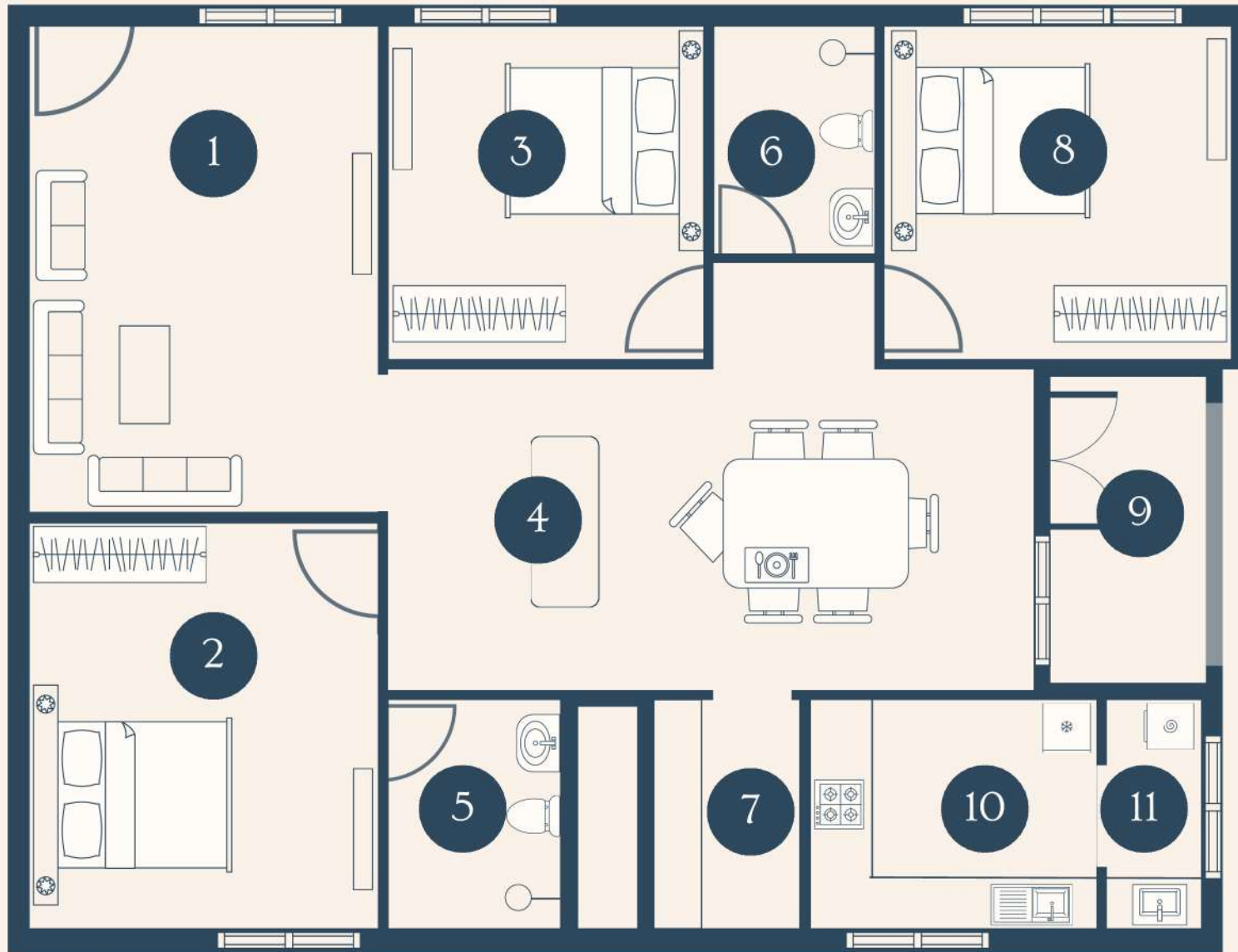
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FLAT 1D - 5D

RERA Carpet:	988 sq. ft.
RERA Balcony Area:	49 sq. ft.
Plinth Area:	1111 sq. ft.
Saleable Area:	1264 sq.ft.

1. Living:	11' x 15' 5
2. M. Bedroom:	11' x 12'9
3. Bedroom 3:	9'10 x 10'7
4. Dining & Family:	20'2 x 10'
5. Toilet 1:	5'6 x 7'6
6. Pooja:	4'6 x 7'6
7. Bedroom 2:	11' x 10'6
8. Balcony:	5'5 x 9'8
9. Kitchen:	9' x 7' 6
10. Utility:	3'3 x 7'6





FLAT 1E - 5E

RERA Carpet:	1553 sq. ft.
RERA Balcony Area:	86 sq. ft.
Plinth Area:	1755 sq. ft.
Saleable Area:	1997 sq.ft.

1. Living:	15' x 16'10
2. Bedroom 2:	15' x 12'
3. Toilet 2:	8' x 5'
4. M. Bedroom:	15' x 12'4
5. Toilet 3:	5' x 8'6
6. Dining & Family:	12' x 22'8
7. Toilet 1:	5' x 8'1
8. Bedroom 3:	14'3 x 11'6
9. Balcony:	5'6 x 15' 10
10. Pooja:	5'3 x 6'2
11. Kitchen:	9'10 x 12'4
12. Utility:	4'6 x 12'4



SPECIFICATION

CONSTRUCTION

RCC framed structure.

Ceiling height - 9'6"

WATER SUPPLY

Bore well & metro water.

KITCHEN

Black Granite cooking platform.

SS single bowl / SS sink with drain board.

DOORS

Main door - Solid wooden door varnished with secure locking system.

Other doors - paint finished flush door with secure locks .

SS door fittings .

FLOORING

3' x 3' / 4' x 2' vitrified tiles for living, dining, bedroom & kitchen.

Anti skid tiles for toilet and balcony.

PAINT FINISHES

Inner wall : 2 coats of interior emulsion

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

SPECIFICATION

GENERAL

KONE Automatic Lift .

Common Toilet in Stilt Floor.

Power backup for common area lightings and lift.

Name board and Letter box .

Concealed PVC pipes for TV antenna.

Rain water harvesting.

WINDOWS AND VENTILATORS

UPVC Fenesta or equivalent for windows.

Ventilator - wooden frames with glass louvers.

PLUMBING AND SANITARY

Concealed plumbing lines.

Hot & Cold mixers in toilet.

Parryware sanitary fittings.

Jaquar CP fittings.

PROVISIONS FOR

Split A/C in all bedrooms.

Chimney in kitchen.

Geyser in toilets.

Dish washer and washing machine.

ELECTRICAL

Concealed copper wiring with MK/ equivalent switches.

Three phase power supply with automatic phase change over.

Sufficient 5 & 15 amp points.

Power backup for all lights, fans & all 5 amp points inside the flat.



PREMA SARASWATHI

Site Location : Ramaniyam Prema Saraswathi, Bheemasena
Garden Street, Mylapore, Chennai- 600 004

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

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Note : This Presentation is indicative & subject to change