

புதிதான மருந்திஸ்வரர் துணை


RAMANIYAM
...dreams accommodated...

REGAL



தந்தை தாய்ப் பேண்
-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

REGAL



ABOUT RAMANIYAM REGAL

Ramaniyam Regal is an elegant upcoming residential project located on the prestigious Royapettah High Road, one of Chennai's most vibrant and centrally connected areas. This premium development consists of a single block with 9 floors, featuring just 2 exclusive apartments per floor, totaling 18 thoughtfully designed residences that blend modern living with elegant architecture.

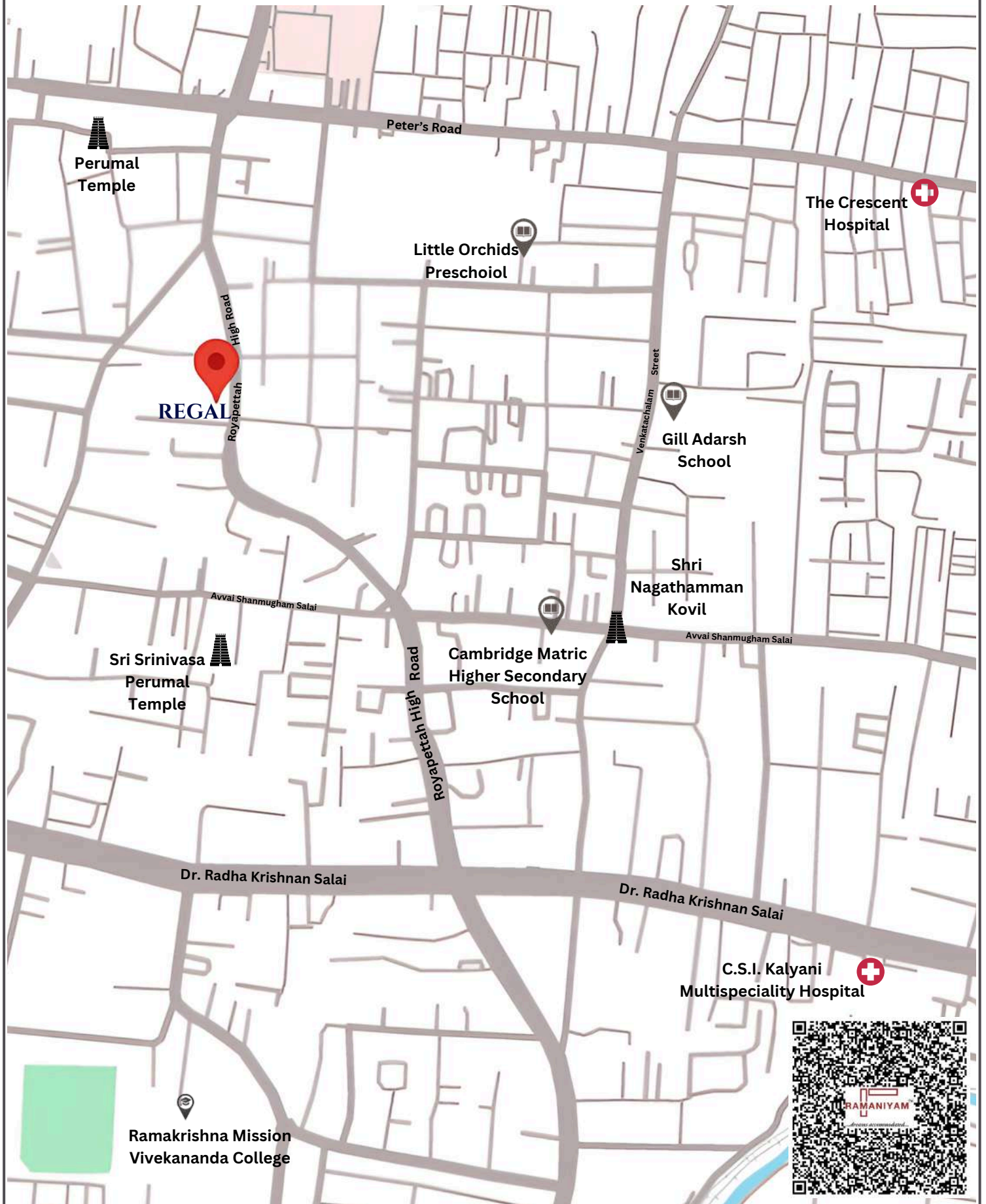
Each apartment at Regal is spaciouly laid out to ensure ample natural light and ventilation. The interiors feature high-quality finishes and smart, contemporary layouts, making them perfect for modern families.

The project includes a range of essential amenities to elevate everyday living, such as elevators, 24/7 power backup, rainwater harvesting, and provisions for solar panels on the terrace, reflecting a focus on sustainability. Additionally, ample car parking space is provided for residents.

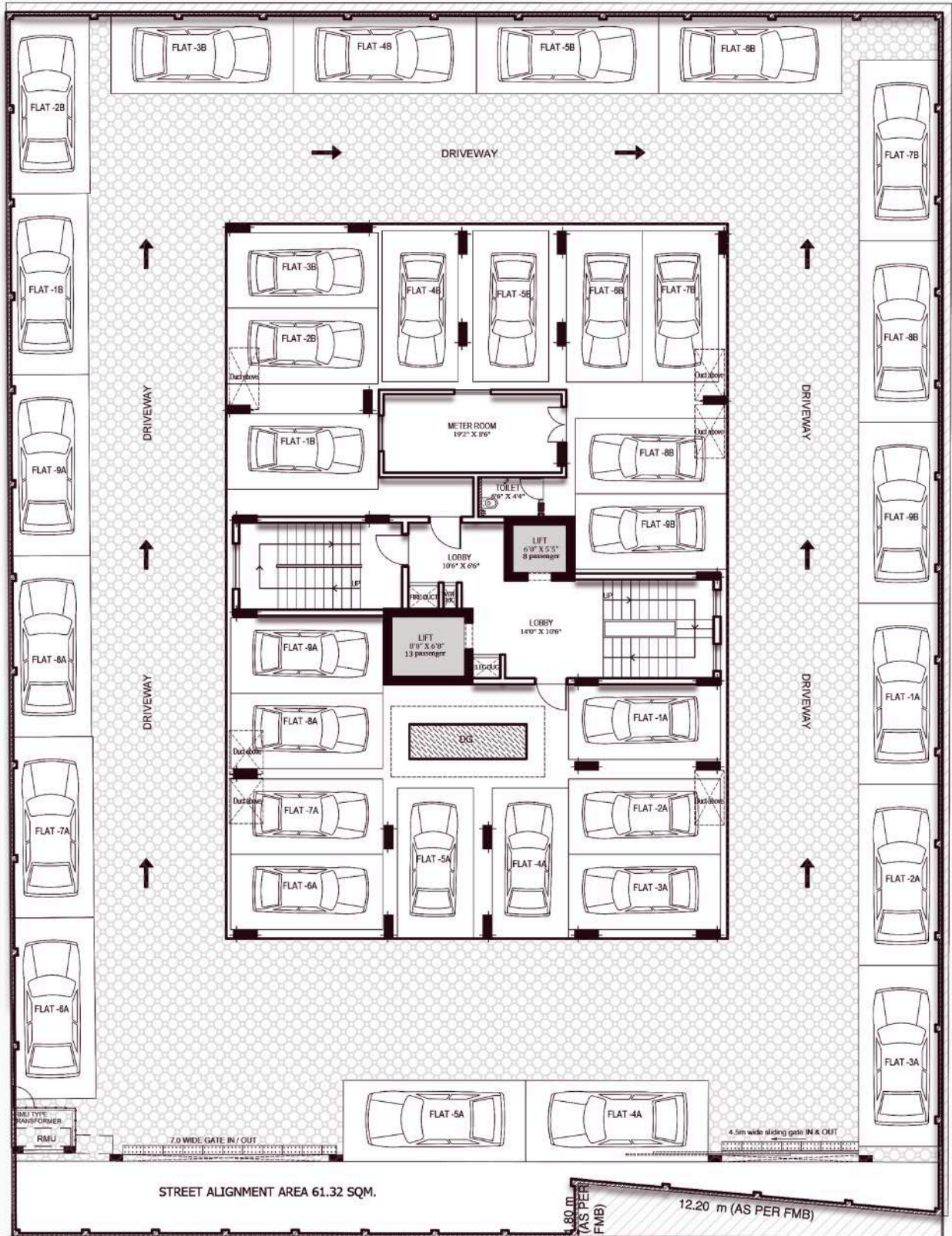
Strategically located, Ramaniyam Regal enjoys close proximity to key city landmarks such as Marina Beach, Mount Road, and several cultural hubs. The area is surrounded by top educational institutions, hospitals, shopping centers, and entertainment venues, making it an ideal residential destination. Excellent road connectivity and public transport options add to the convenience of everyday commuting.

With its prime location, thoughtful design, and superior lifestyle offerings, Ramaniyam Regal stands out as an ideal choice for those seeking a prestigious and comfortable urban living experience in the heart of Chennai.

LOCATION MAP



STILT FLOOR PLAN



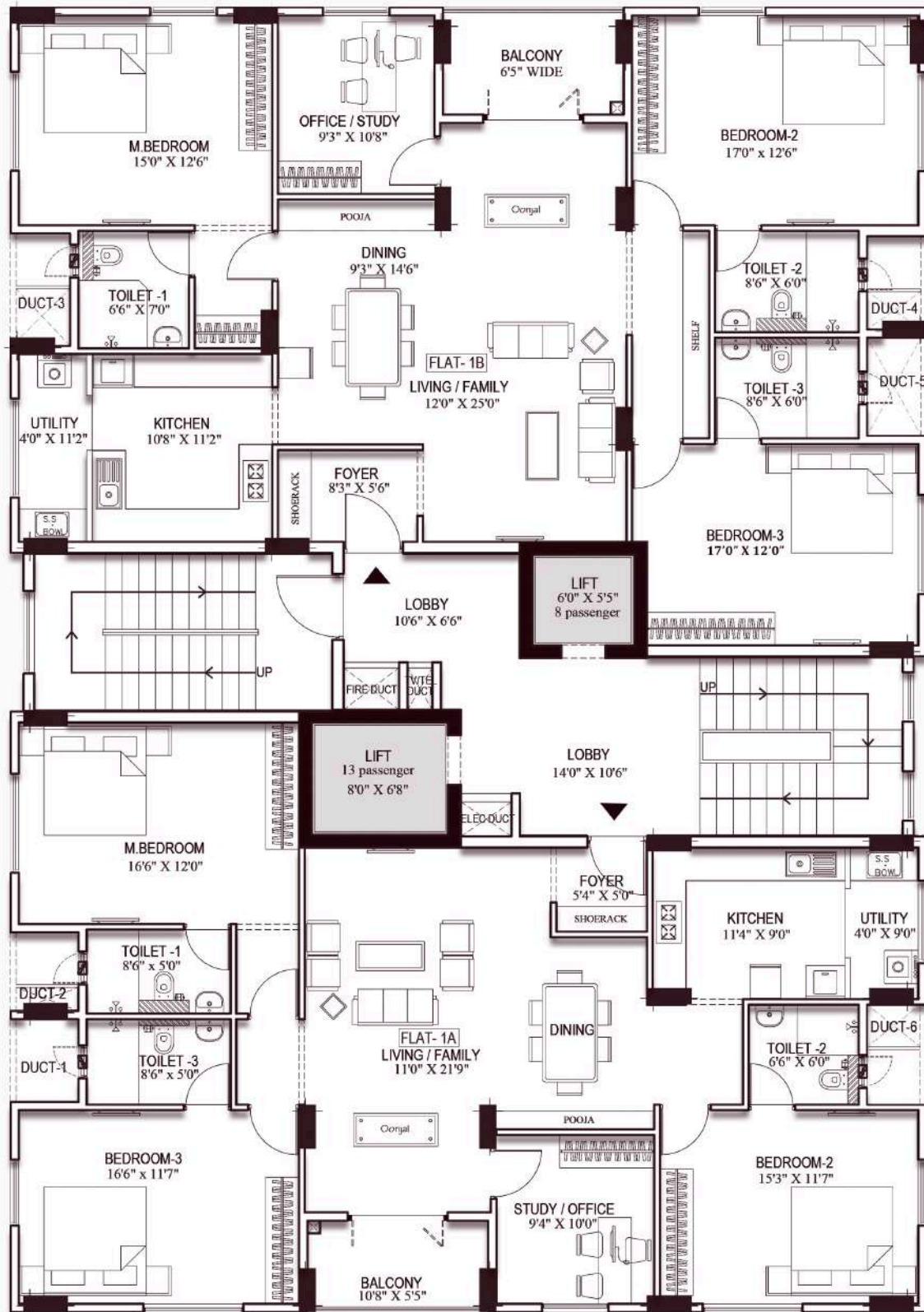
ROYAPETTAH HIGH ROAD



TYPICAL FLOOR PLAN



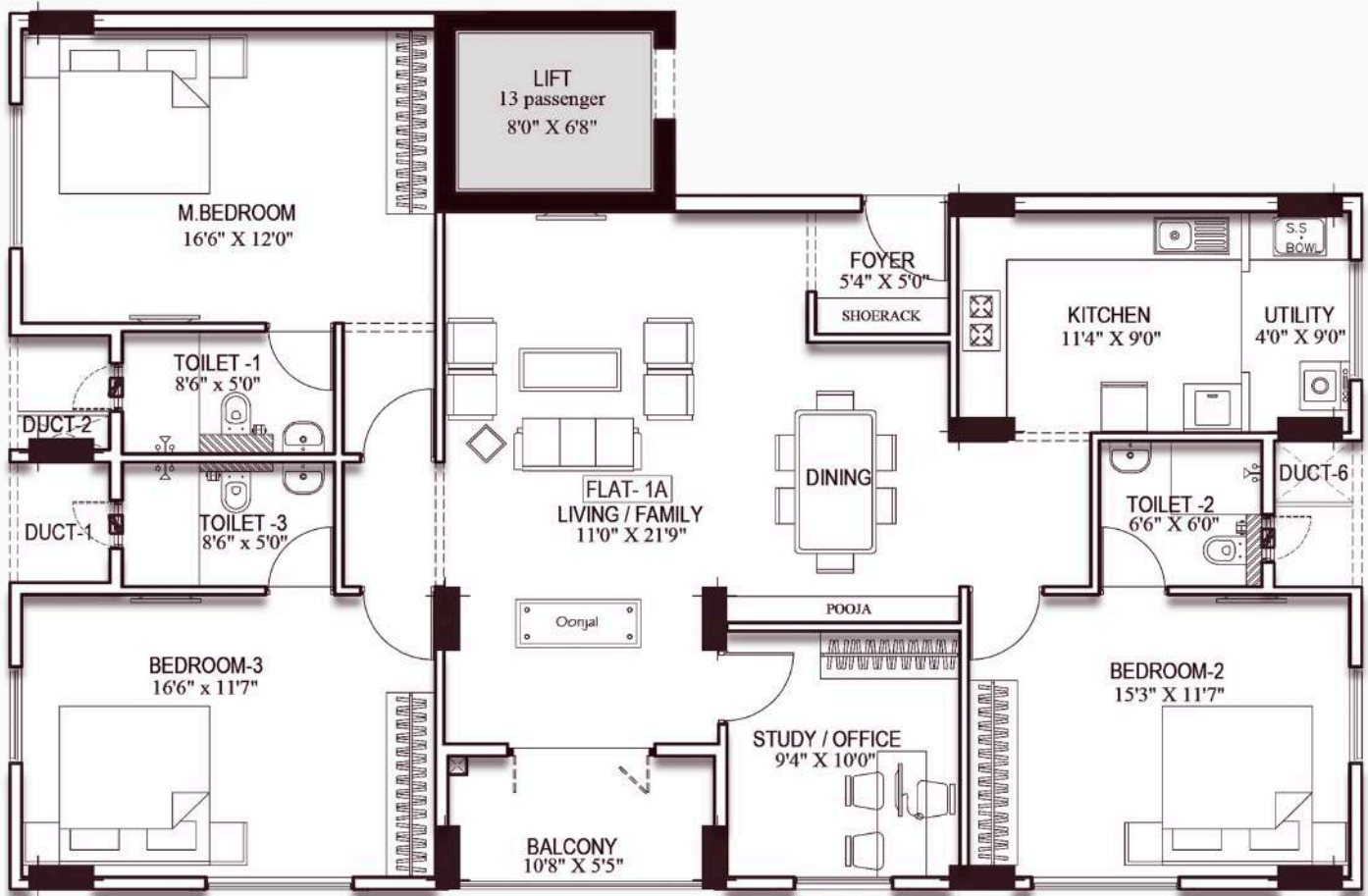
1 B - 9B



1 A - 9A



FLAT 1A - 9A FLOOR PLAN

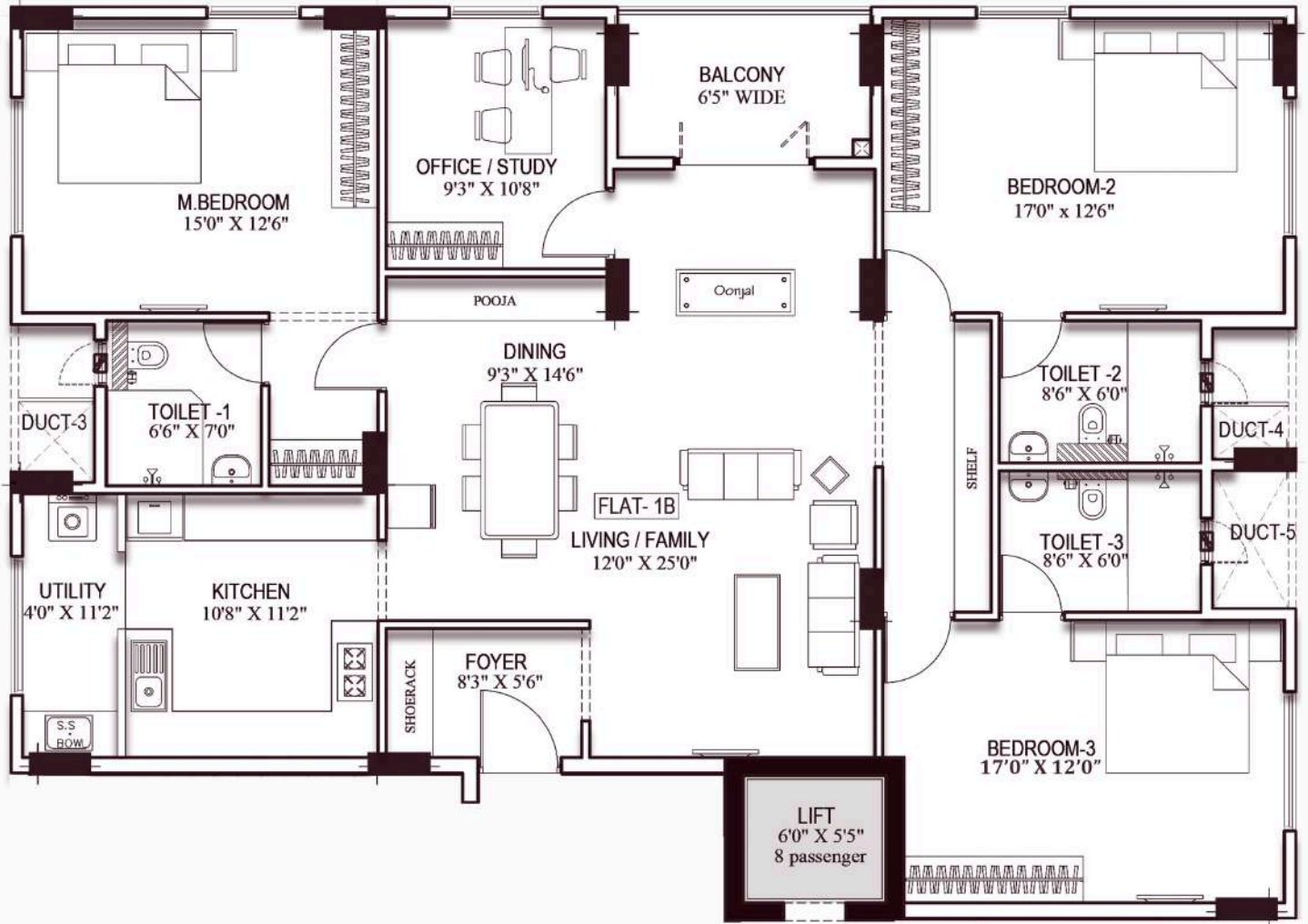


SALEABLE AREA : **2071 SQ.FT**
 PLINTH AREA : **1647 SQ.FT**
 RERA CARPET AREA : **1436 SQ.FT**
 RERA BALCONY AREA : **54 SQ.FT**

A



FLAT 1B - 9B FLOOR PLAN

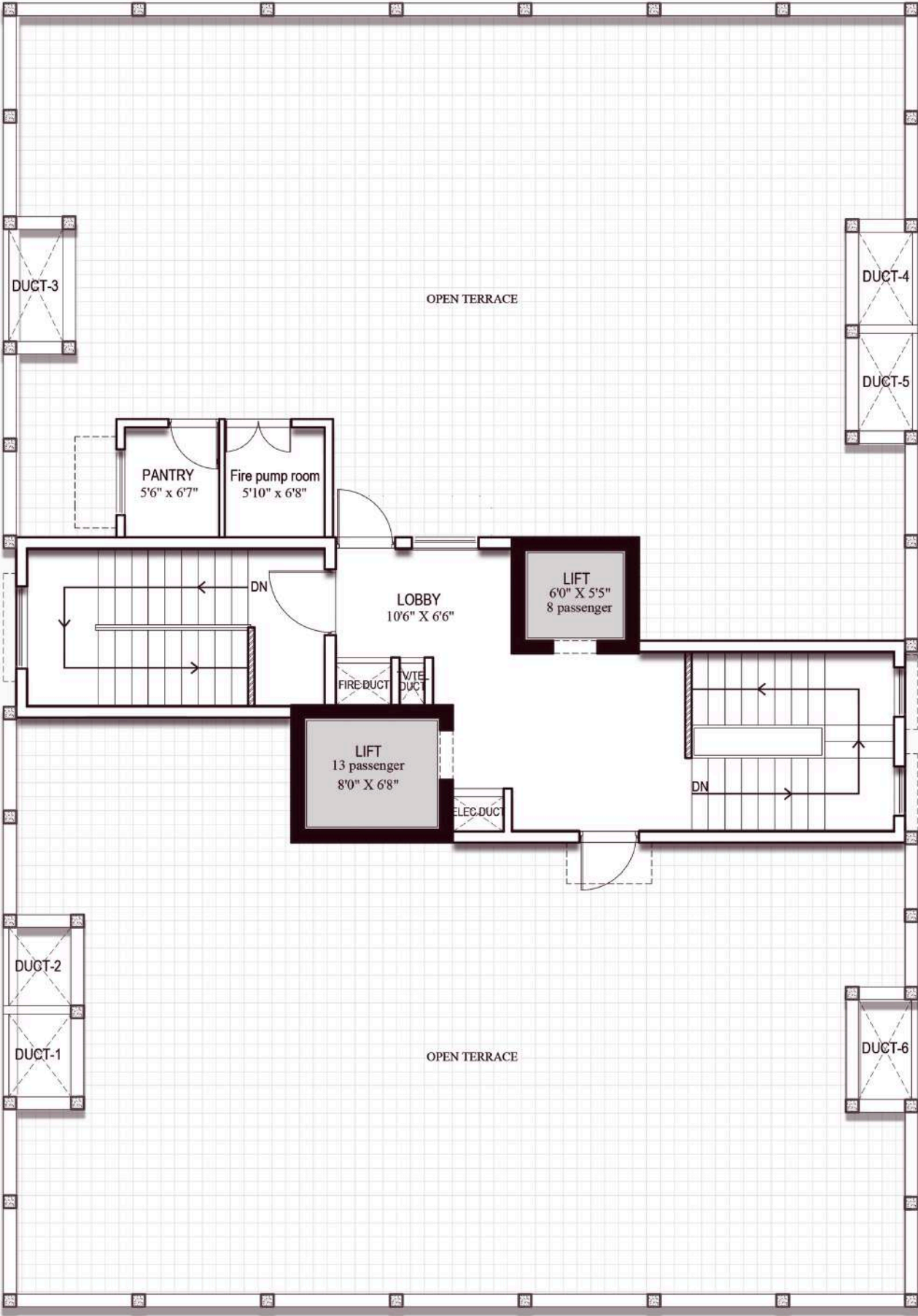


SALEABLE AREA : 2323 SQ.FT
 PLINTH AREA : 1847 SQ.FT
 RERA CARPET AREA : 1616 SQ.FT
 RERA BALCONY AREA : 65 SQ.FT

B



TERRACE FLOOR PLAN





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 with non- load bearing partition walls.
- Ceiling height will be 10' for general floor and in the toilets it will be 9'3".

WALL FINISHES

- Internal partition walls - Porotherm 4 inches and external walls - Porotherm 6 inches
- Walls will be plastered with gypsum / M-sand and painted inside and outside
- Ceramic wall tiles up to 7 feet height in Toilets.
- Ceramic wall tiles up to 2 feet height above the counter in Utility.

FLOORING

- 4' x 2' vitrified tiles for living, dining, bedrooms & kitchen areas.
- Anti skid tiles for Toilet and Balcony.

DOORS

- Main door - Teak wood frame, 42 mm panelled solid wooden door with varnish finish with secure locking system.
- Other doors - Hardwood frame, 32 mm panelled solid wooden door with varnish finish with secure locks .

WINDOWS AND VENTILATORS

- Windows - Prefabricated UPVC from Apollo or equivalent with optional Double Glazing upgrade.
- Ventilator - Good quality UPVC frames for toilets.

KITCHEN

- Black Granite slab for cooking platform.
- Single bowl SS sink with drain board.
- Dishwasher provision will be provided.

SPECIFICATION

WATER SUPPLY

- One common bore well and Metro water sump with individual automatic pumps .
- Adequately sized sump and overhead tank .

PLUMBING AND SANITARY

- Hot and cold mixers for shower and spout in each toilet .
- White color of Parryware or equivalent sanitary fittings.
- Jaquar or equivalent CP fittings.
- Provision in plumbing for connecting one geyser in each toilet.

ELECTRICAL

- Concealed copper wiring with ISI brand cables or equivalent and modular switches will be provided.
- Separate meters for lighting in common areas and amenities.
- Three phase power supply with automatic phase change over switches.
- Sufficient 5 & 15 amp points.
- Generator backup for common areas, amenities & the entire apartment barring 15 amp points.

GENERAL

- Name board and Letter box .
- KONE Automatic Lift or equivalent.
- Rain water harvesting as per norms.
- CCTV with playback.
- Solar Panels in the terrace as per norms.
- Toilet for support staff will be provided in Stilt floor.
- Pantry will be provided in the terrace .
- Landscaping as per design.

Site Address : NEW No.66 & 68, OLD No.268,
Royapettah High Road
Royapettah, Chennai -600 014

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14/67, 3rd Main road, Gandhi Nagar,
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Disclaimer

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