

ஸ்ரீ மருந்தீஸ்வரர் துணை



MANASA

Embracing the Art of Simple Luxuries  
by





MANASA  
by  
RAMANIYAM





## PROJECTS ACROSS CHENNAI



Ramaniyam Manasa

## 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.





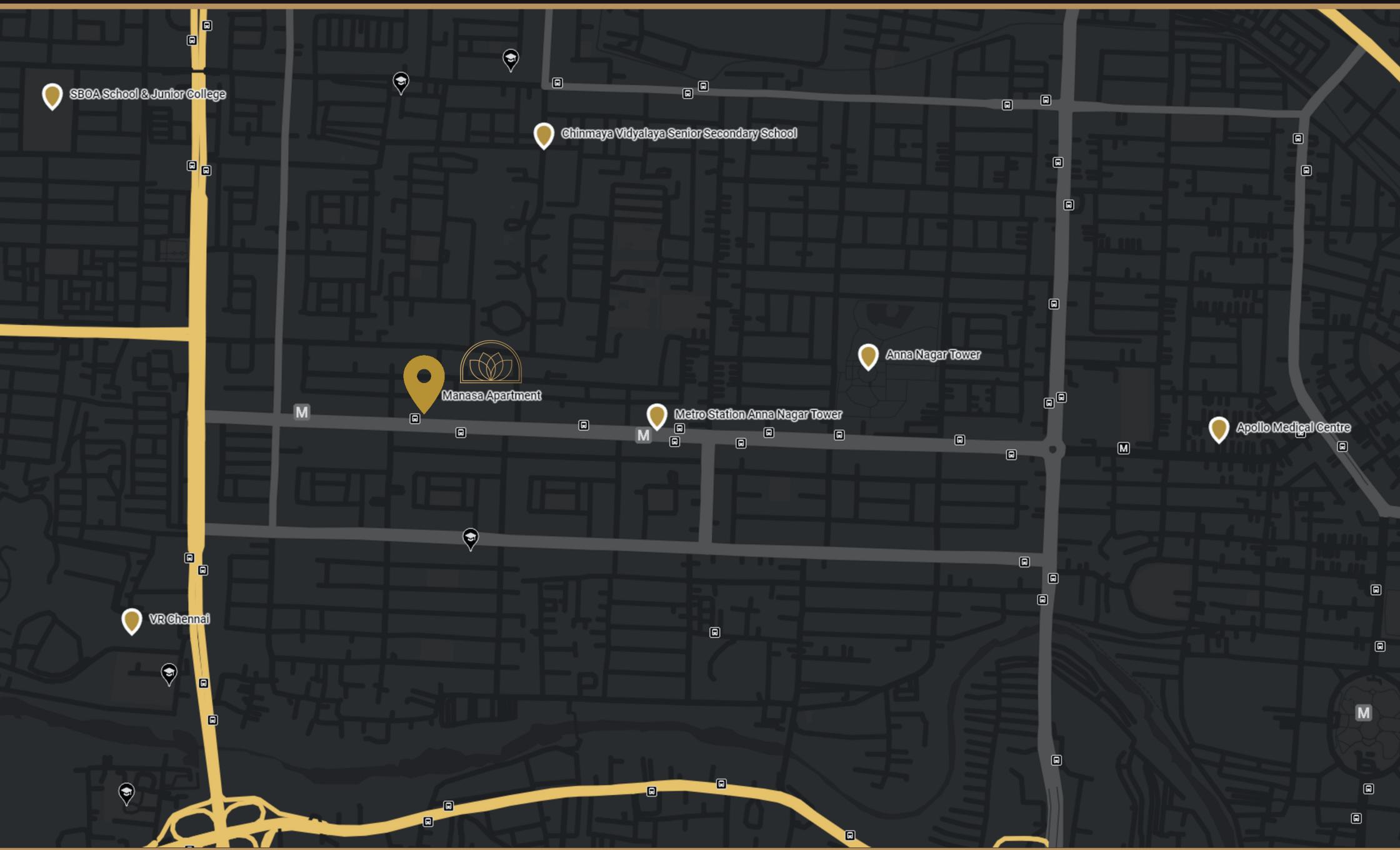
## MESSAGE FROM MD

It brings me great pleasure to present to you our latest endeavour - an architectural masterpiece that is set to become a true landmark in the iconic neighbourhood of Anna Nagar. I am honoured to introduce you to this remarkable residential development that embodies our commitment to excellence and timeless design.

At Ramaniyam Real Estates, we firmly believe that luxury lies not in opulence but in the harmonious blend of comfort, convenience, and the priceless joys of family life. We understand that the true essence of family life lies in the moments we share with our loved ones. Which is why our vision for this remarkable building is to create a haven that embraces the simple luxuries that enrich the lives of every family.

Thank you for considering Ramaniyam Real Estates as your partner in finding the home where your family's dreams will flourish.





## ANNA NAGAR

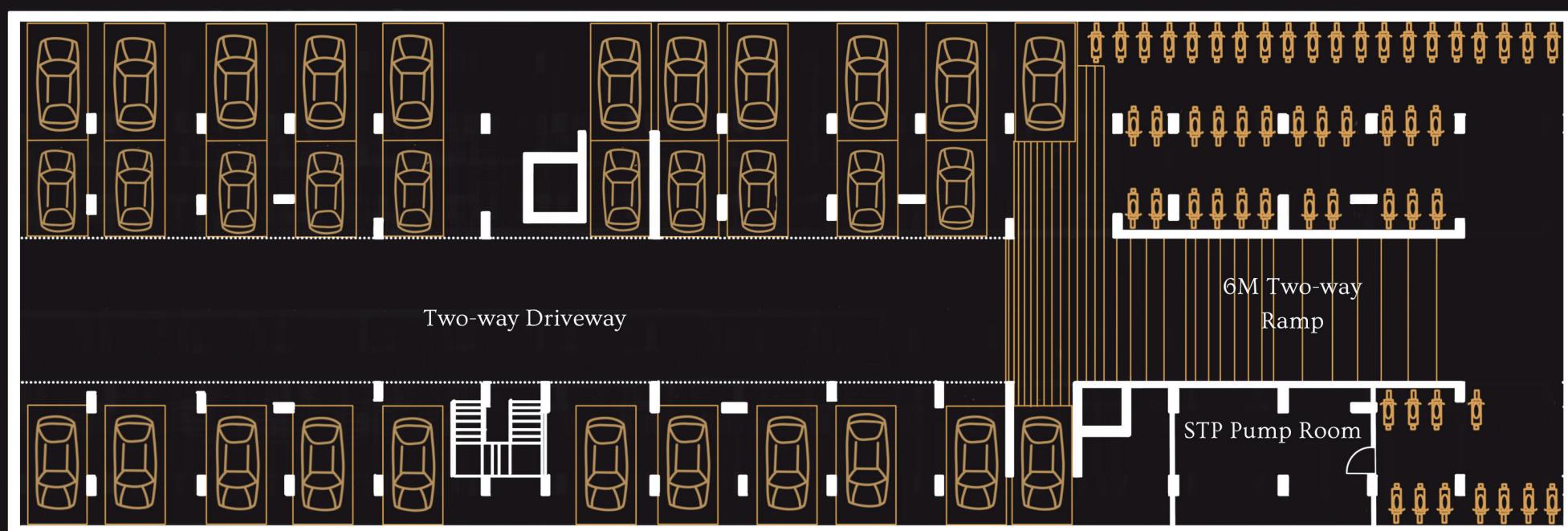
Welcome to the vibrant neighborhood of Anna Nagar, where modern living meets convenience and comfort. Anna Nagar is a coveted residential destination, boasting wide, tree-lined avenues and a tranquil atmosphere. 2nd Avenue, Anna Nagar is a bustling hub of activity, offering residents a plethora of amenities right at their doorstep. Boasting a Metro Station, many trendy cafes and restaurants, ATMs, Grocery stores and all other daily necessities located within 2nd Avenue itself.

Manasa by Ramaniyam is strategically located near several esteemed institutions such as Chinmaya Vidyalaya, SBOA, Chennai Public School and many other top schools, providing quality education to residents' children. For medical needs, renowned hospitals like Apollo Hospitals, Dr Mehta's Hospitals and ESI Hospitals are just a short drive away. Shopping enthusiasts can indulge in retail therapy at nearby malls like VR Chennai, Ampa Skywalk, Spectrum Mall or explore the local markets and boutiques. For some family bonding and outdoor fun, Anna Nagar Tower Park and many other sport centers are also located just a stones throw away.

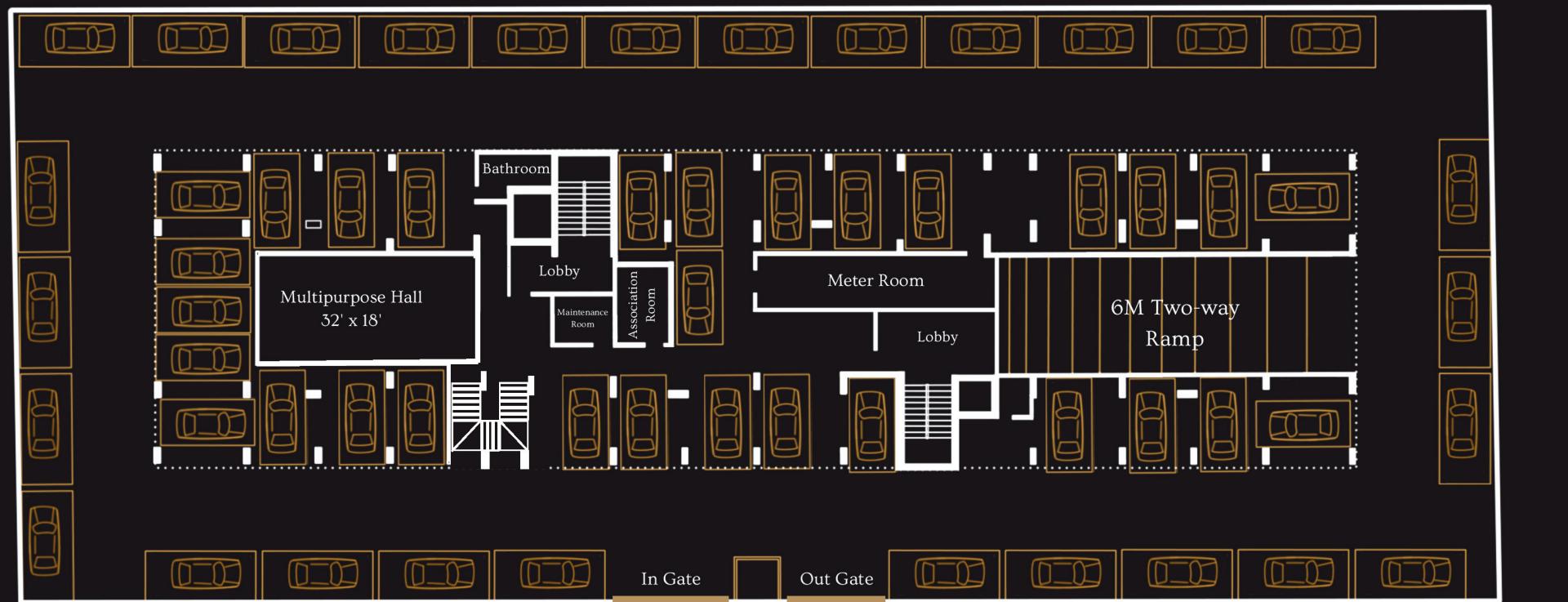
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# BASEMENT FLOORPLAN



# STILT FLOORPLAN

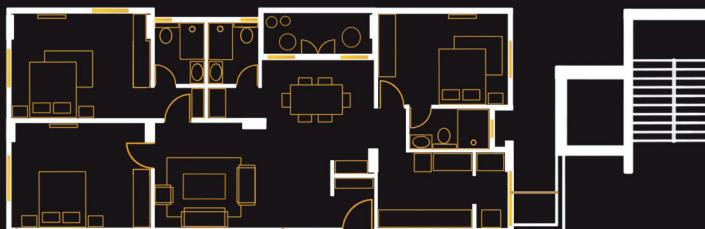


2nd Avenue, Anna Nagar

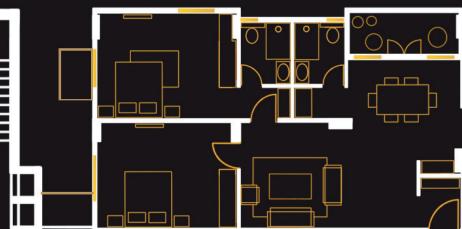


## TYPICAL FLOORPLAN

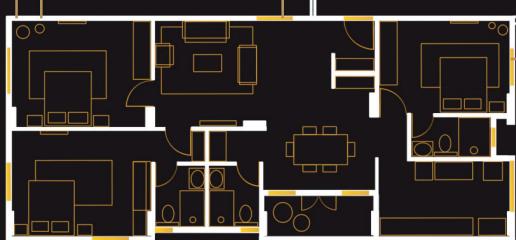
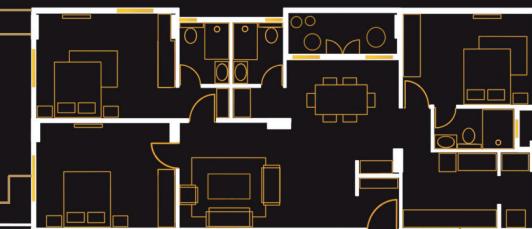
Flat 102 - 902



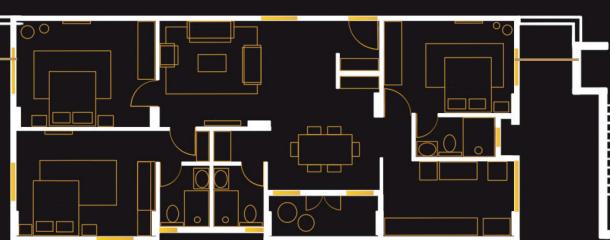
Flat 104 - 904



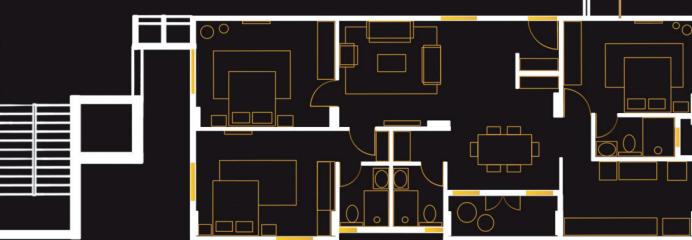
Flat 106 - 906



Flat 101 - 901



Flat 103 - 903



Flat 105 - 905

# AMENITIES

## 01 MULTI-PURPOSE HALL

Multi-purpose Hall of seating capacity of 50 members along with hand wash area and toilet at Stilt Level

## 02 VISITOR PARKING

Abundant Visitor Parking provided at Stilt Level with convenient access from the Main Road

## 03 ASSOCIATION ROOM

Designated room at Stilt Level for Association meetings, storage of resident paperwork and CCTV control panels

## 04 SOLAR PANELS

Solar panels at Terrace level to provide for common area electricity usage

## 05 LANDSCAPE GARDEN

Lavish landscape provided at terrace level and other open areas, including compound wall, creating an aura of nature surrounding the building

## 06 ELEVATOR

Multiple Kone Auto-door elevator from Stilt Level up to Terrace Level for ease of access of residents



# ROOFTOP GARDEN





# FLAT 101,03, 05 - 901, 03, 05

15

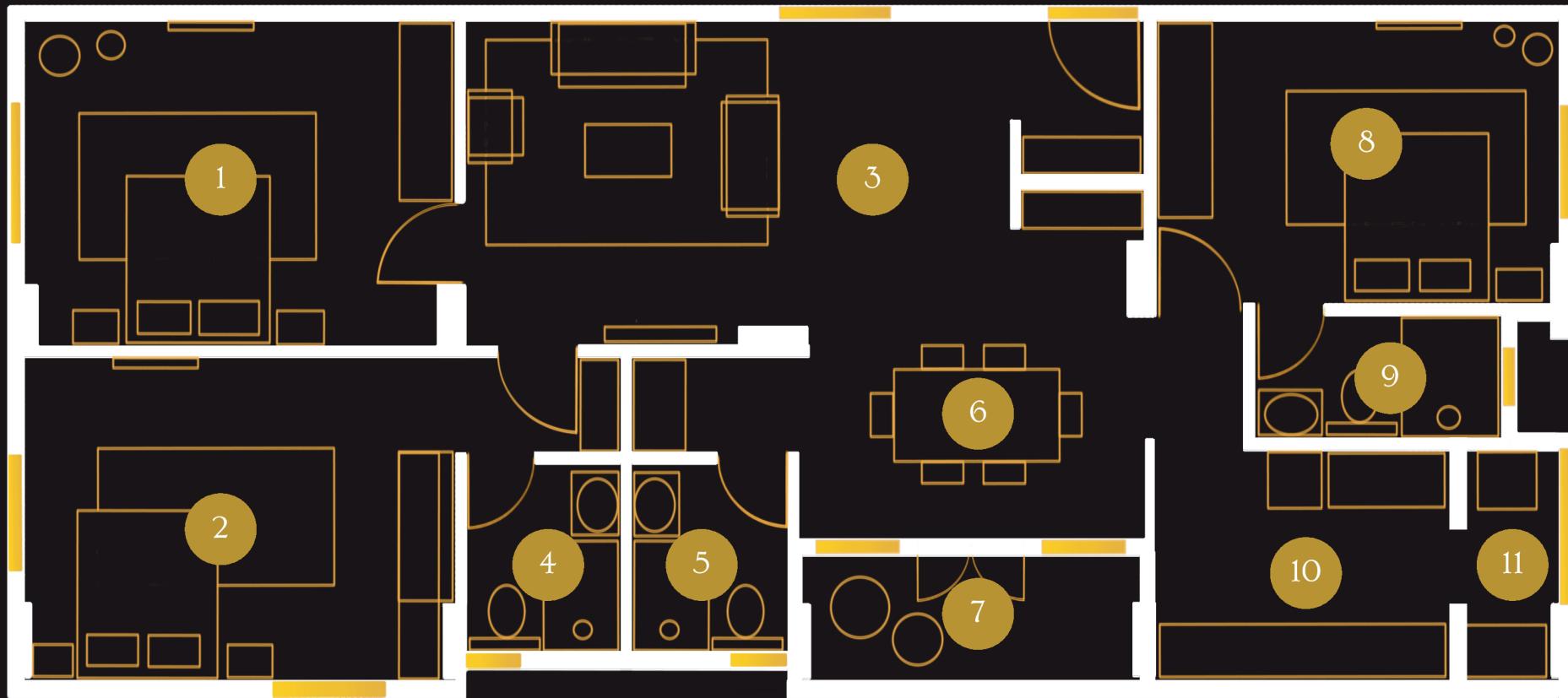
SALEABLE AREA  
1700 SQ FT

PLINTH AREA  
1317 SQ FT

RERA CARPET AREA  
1173 SQ FT

BALCONY AREA  
56 SQ FT





1. Bedroom - 15'3" x 11' 6"

2. Bedroom - 15'3" x 11' 6"

3. Living - 19'3" x 11'6"

4. Bathroom- 5'6 x 6'9"

5. Bathroom -5'6 x 6'9"

6. Dining - 12'3" x 11'

7. Balcony - 12' x 5'

8. Bedroom - 14' 3" x 10'

9. Bathroom - 8'9" x 4' 6"

10. Kitchen - 10'3" x 8' 3"

11. Utility - 3'6" x 8'3"



# FLAT 102, O4, O6 - 902, O4, O6

17

SALEABLE AREA  
1700 SQ FT

PLINTH AREA  
1317 SQ FT

RERA CARPET AREA  
1173 SQ FT

BALCONY AREA  
56 SQ FT





1. Bedroom - 15'3" x 11' 6"

2. Bedroom - 15'3" x 11' 6"

3. Living - 19'3" x 11'6"

4. Bathroom- 5'6 x 6'9"

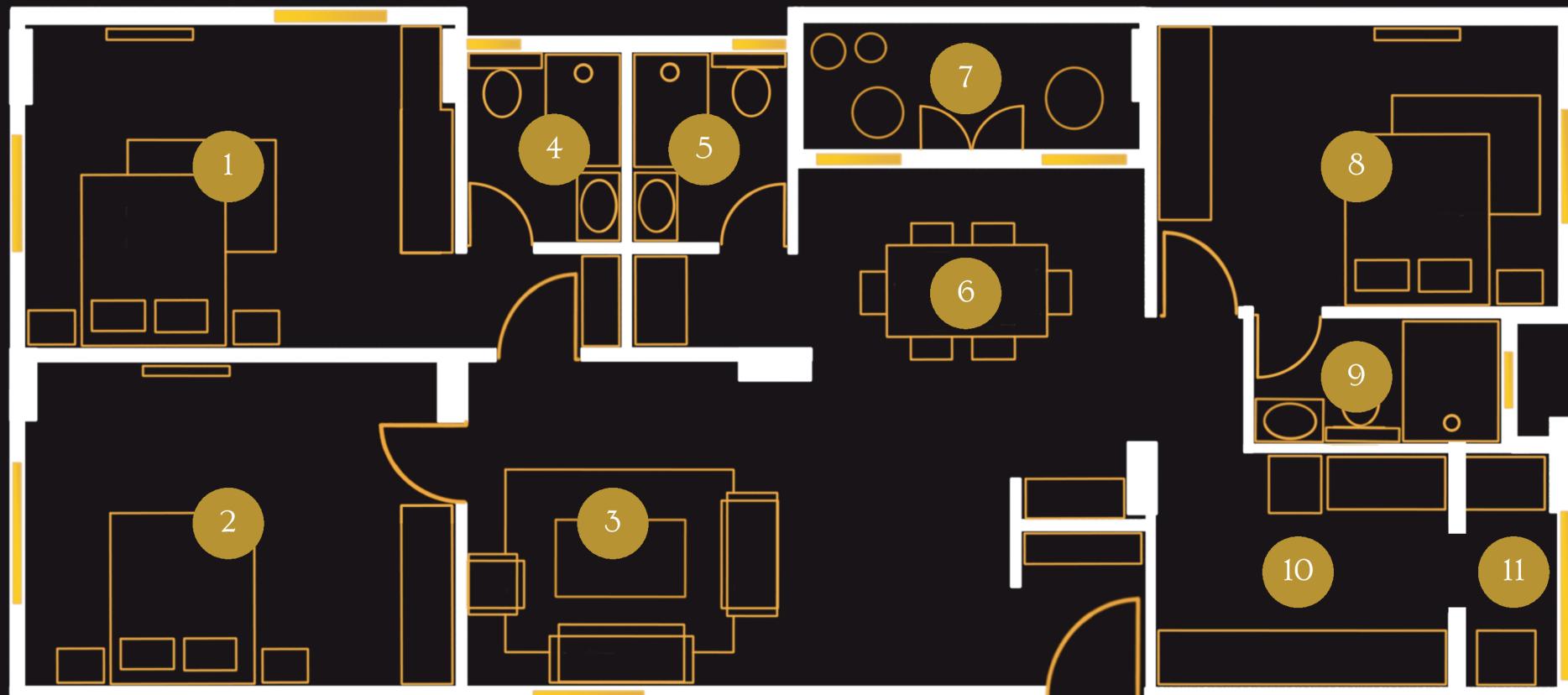
5. Bathroom -5'6 x 6'9"

8. Bedroom - 14' 3" x 10'

9. Bathroom - 8'9" x 4' 6"

10. Kitchen - 10'3" x 8' 3"

11. Utility - 3'6" x 8'3"





# SPECIFICATION

## O1 STRUCTURE

- RCC Framed Structure with Non-Load bearing Partition Walls
- Porotherm Thermobrick Walls

## O2 FLOORING

- 2' x 4' Vitrified Tiles for Living & Dining
- 2' x 2' Vitrified Tiles in Kitchen and all Bedrooms
- Non-Slip tiles in Balconies and Toilets

## O3 WALL TILES

- Tiles up to False Ceiling height in Toilets
- Tiles up to 2 feet height in Utility

## O4 JOINERY

- Pre-Fabricated UPVC Fenesta Windows, white in colour
- Ventilators of good quality wooden frame along with glass louvers in Toilets

## O5 ELECTRICAL

- Three Phase Power Supply with Automatic phase change over
- Generator Backup for all 5AMP points

## O6 CP & SANITARY

- Chrome Fittings & Faucets of Jaquar Continental or equivalent
- White Colour Closets and Wash Basins of Roca or Kohler



PROUD TO BE  
ASSOCIATED  
WITH





# MANASA

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