

ஸ்ரீ மருந்தீஸ்வரர் துணை



# SPRINGS



இயல்வது காவேல்  
-ஓளவையார்



# 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

SPRINGS

# ABOUT RAMANIYAM SPRINGS

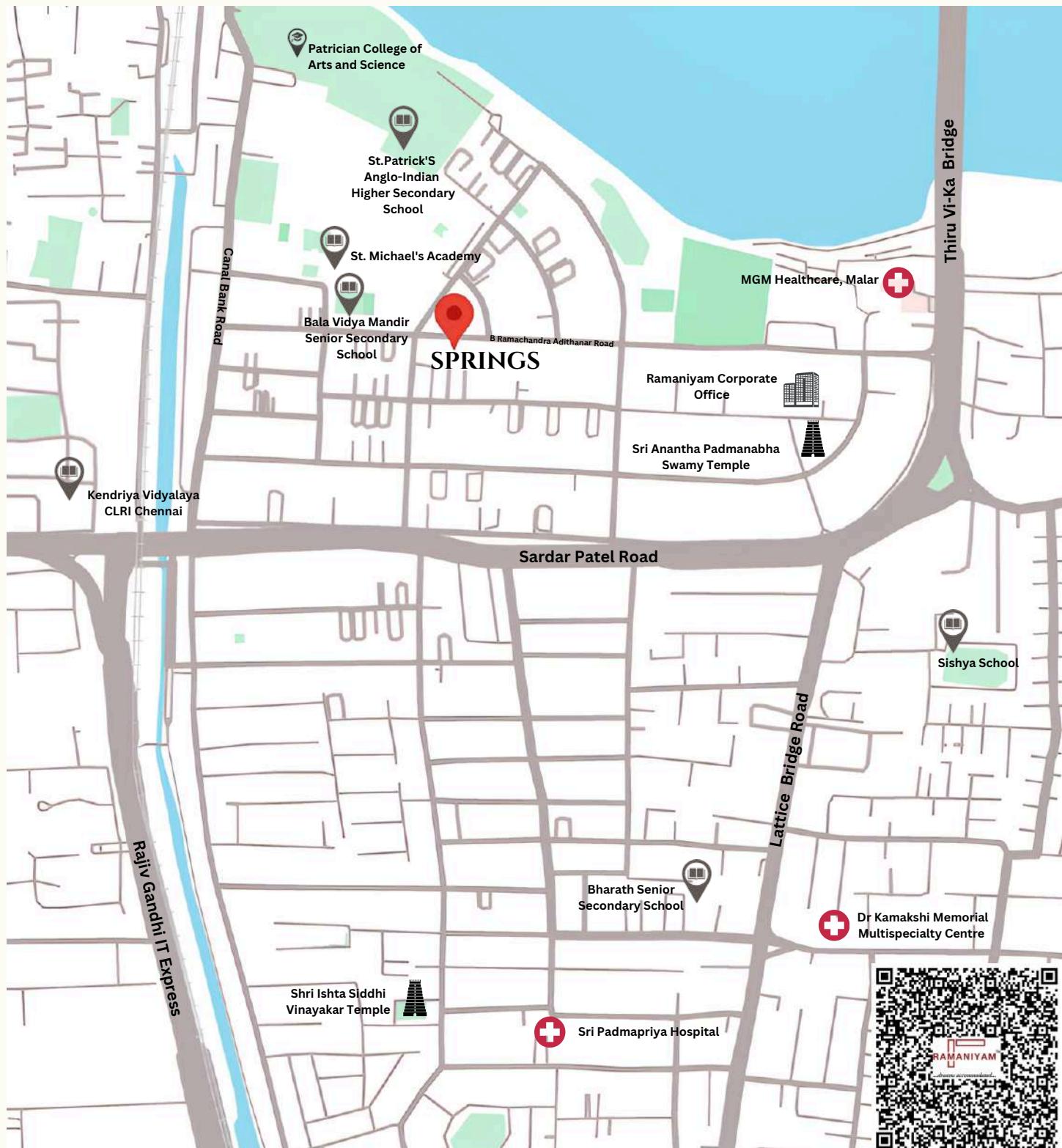
Ramaniyam Springs is a boutique residential project situated in the serene neighborhood of Gandhi Nagar, Adyar, Chennai. This development features a single 5-story block, comprising a total of 20 thoughtfully designed residential units. Each floor has four apartments, ensuring a balance between community living and individual privacy. The units are meticulously planned to provide spacious layouts and contemporary amenities, enhancing the living experience for residents.

Designed with a focus on functionality and aesthetics, Ramaniyam Springs reflects a contemporary architectural style that blends seamlessly with the surrounding environment. The use of high-quality materials and attention to detail in construction ensures durability and longevity.

The project is equipped with a range of amenities to enhance the living experience of its residents. These include 24/7 water supply, backup electricity, CCTV surveillance, covered car parking, and lift access, contributing to a secure and convenient living environment.

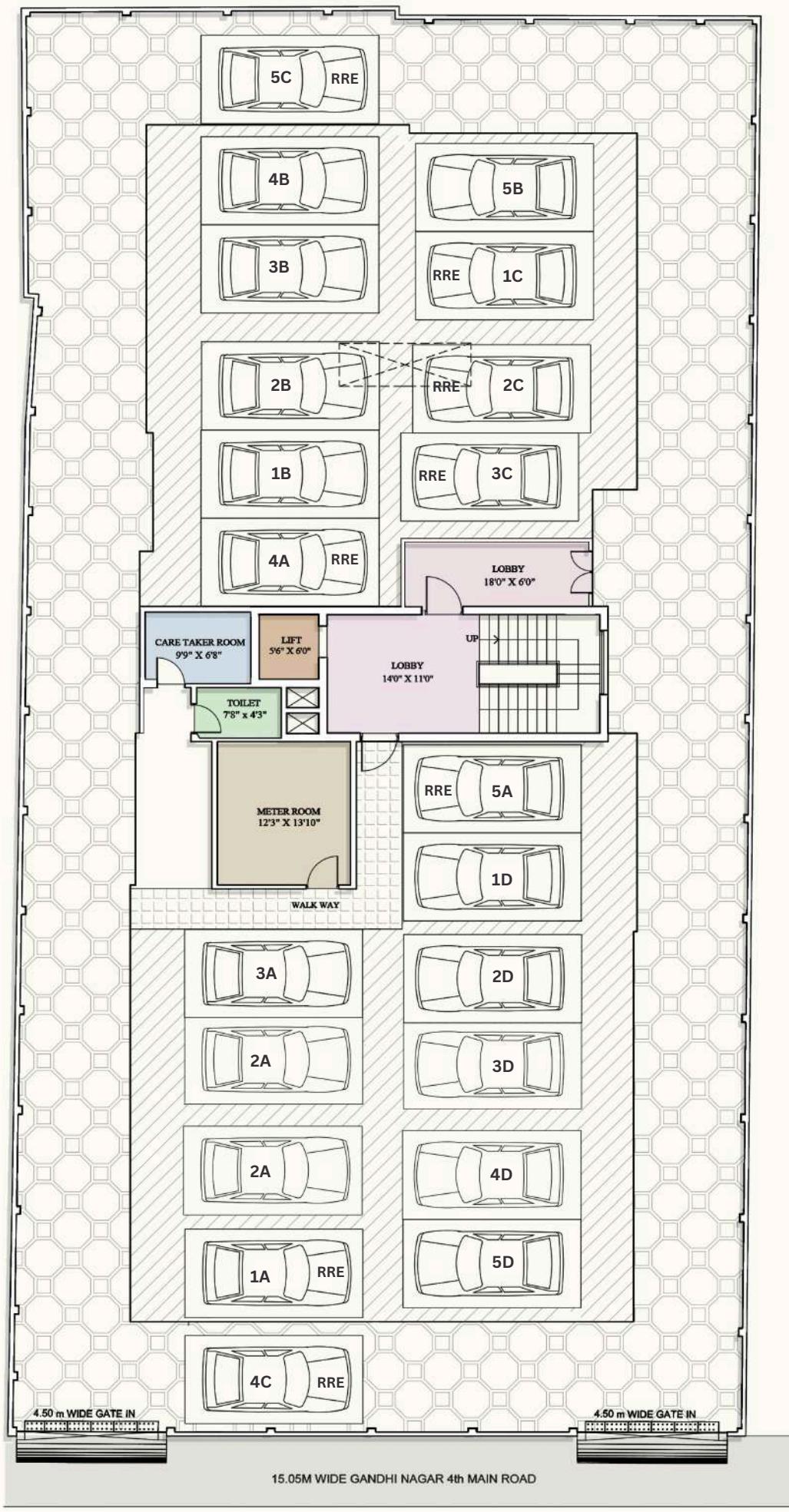
Situated in Gandhi Nagar, Adyar, residents of Ramaniyam Springs benefit from the locality's proximity to educational institutions, healthcare facilities, shopping centers, and recreational spots, making it a desirable address for those seeking a balanced lifestyle.

# LOCATION MAP



# STILT FLOOR PLAN

N  
V





\*Artist's Impression for visual representation only

# 1<sup>ST</sup>, 3<sup>RD</sup>, 4<sup>TH</sup> & 5<sup>TH</sup> FLOOR PLAN

N

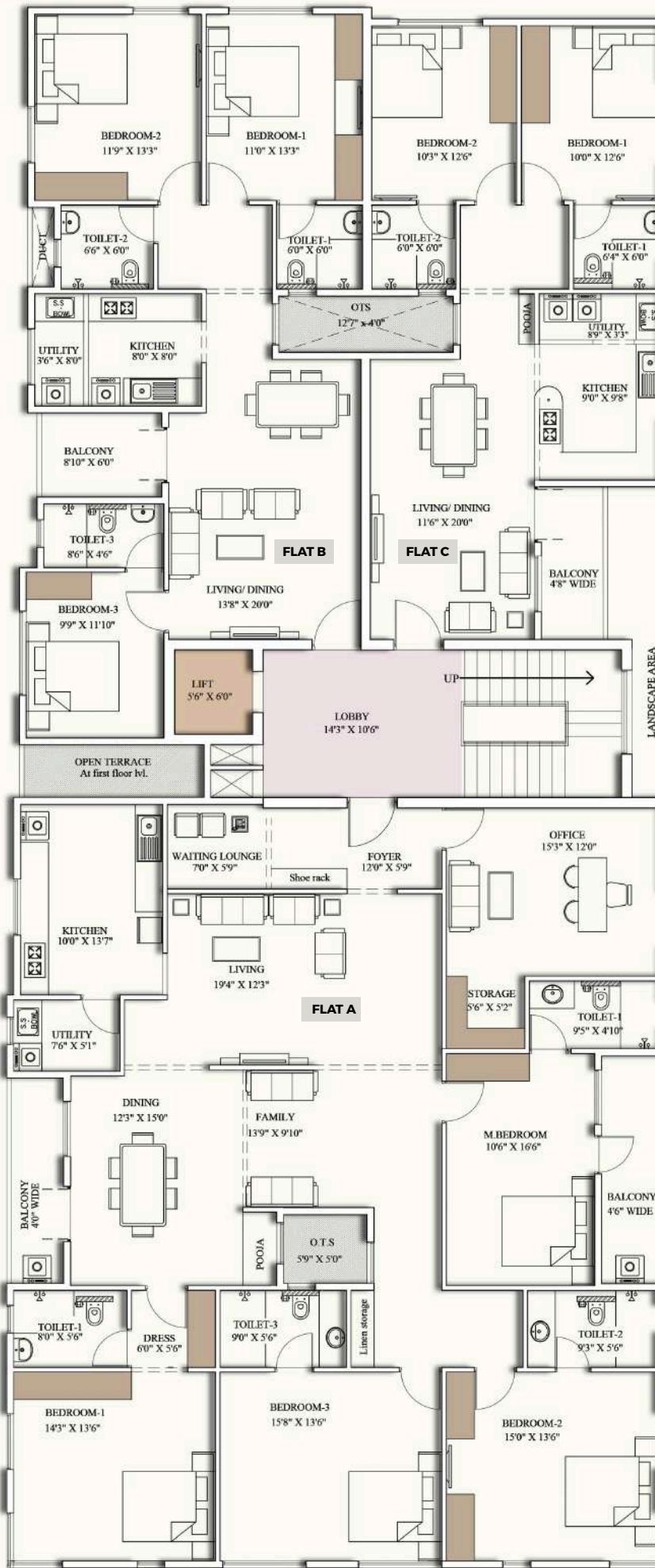




\*Artist's Impression for visual representation only

# SECOND FLOOR PLAN

N



# FLAT 1A, 3A, 4A & 5A

N

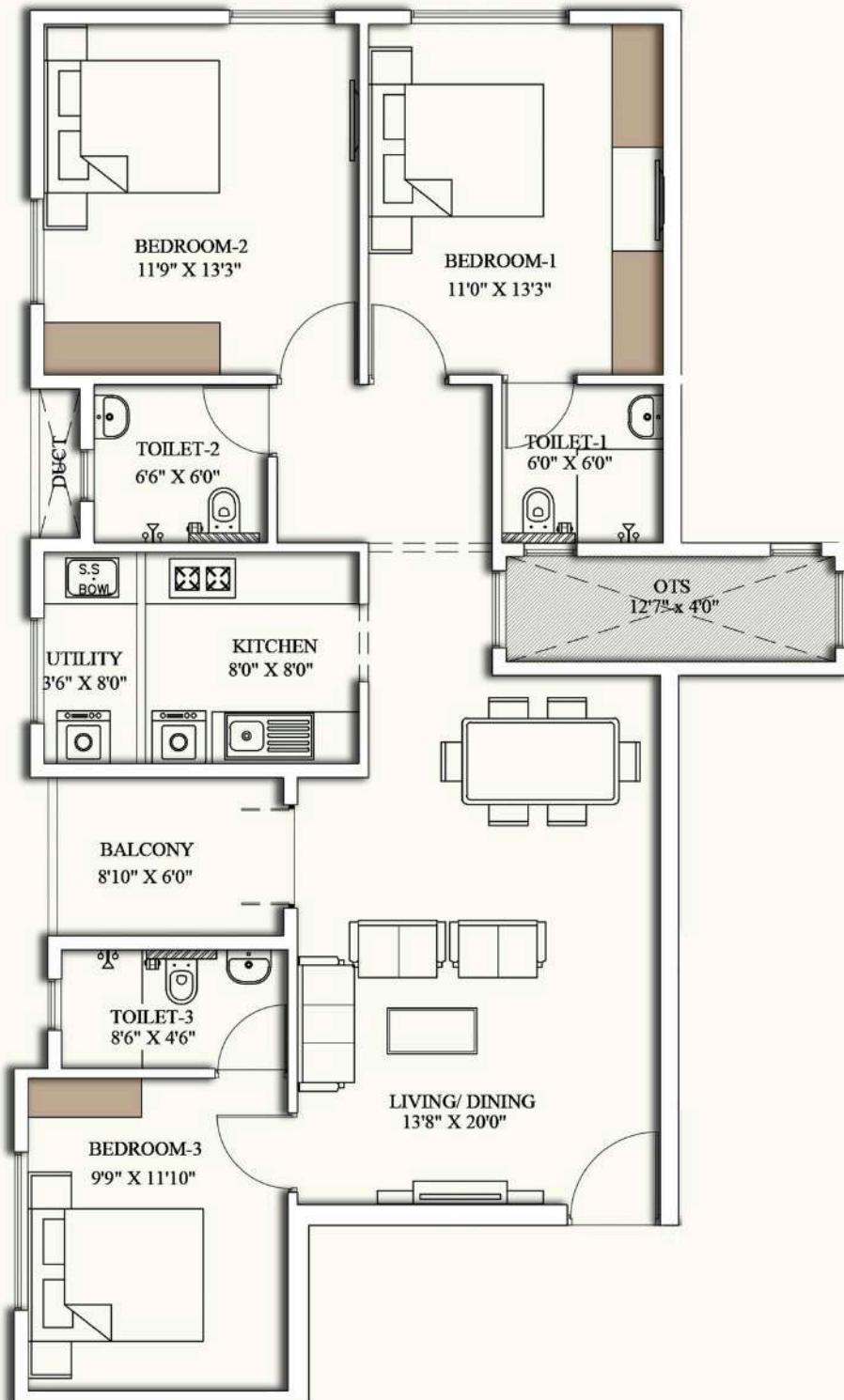


SALEABLE AREA	: 1376 SQ.FT
PLINTH AREA	: 1210 SQ.FT
RERA CARPET AREA	: 1078 SQ.FT
RERA BALCONY AREA	: 56 SQ.FT



# FLAT 1B, 3B, 4B & 5B

N

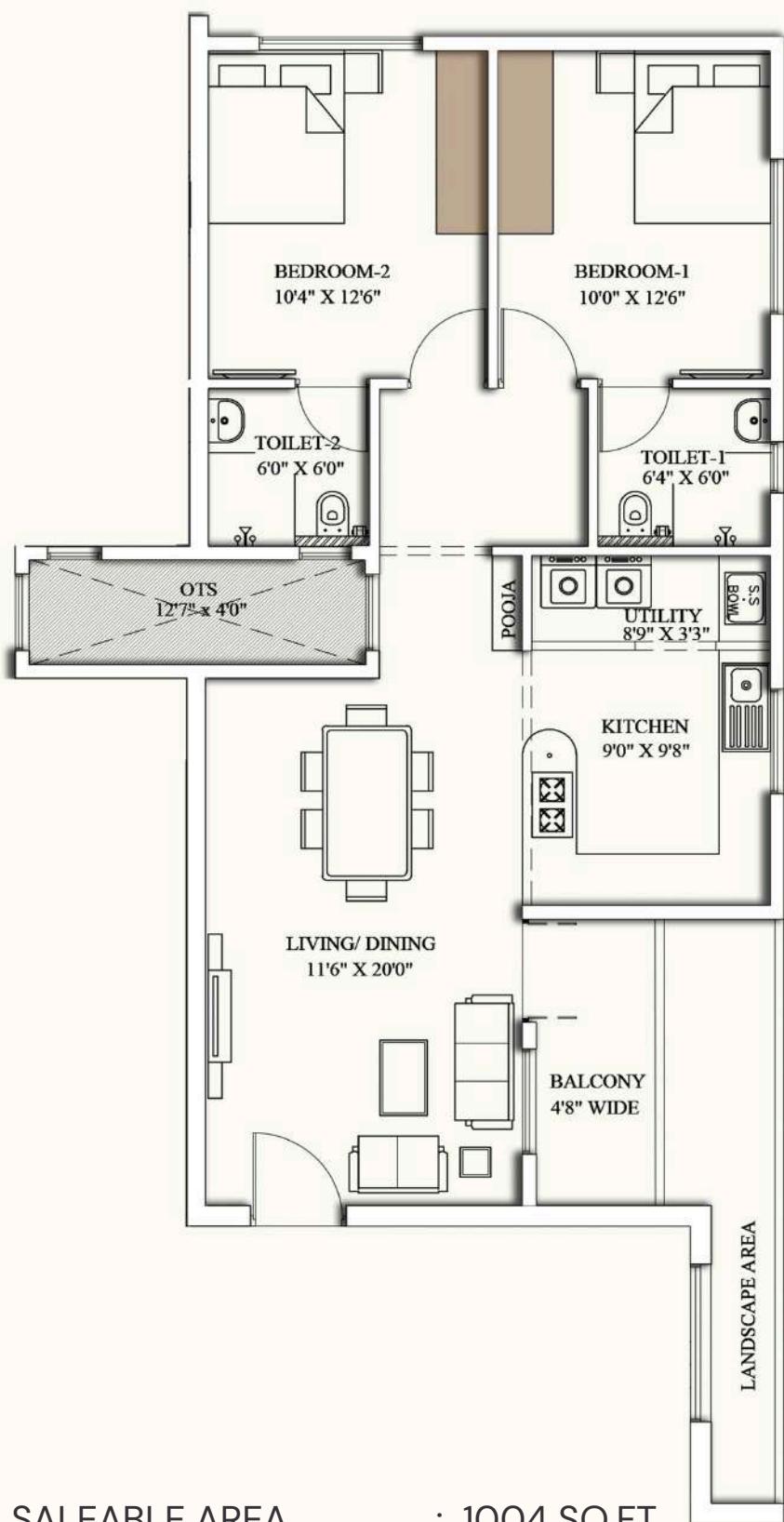


SALEABLE AREA	: 1282 SQ.FT
PLINTH AREA	: 1128 SQ.FT
RERA CARPET AREA	: 988 SQ.FT
RERA BALCONY AREA	: 51 SQ.FT



# FLAT 1C, 3C, 4C & 5C

N



SALEABLE AREA : 1004 SQ.FT

PLINTH AREA : 883 SQ.FT

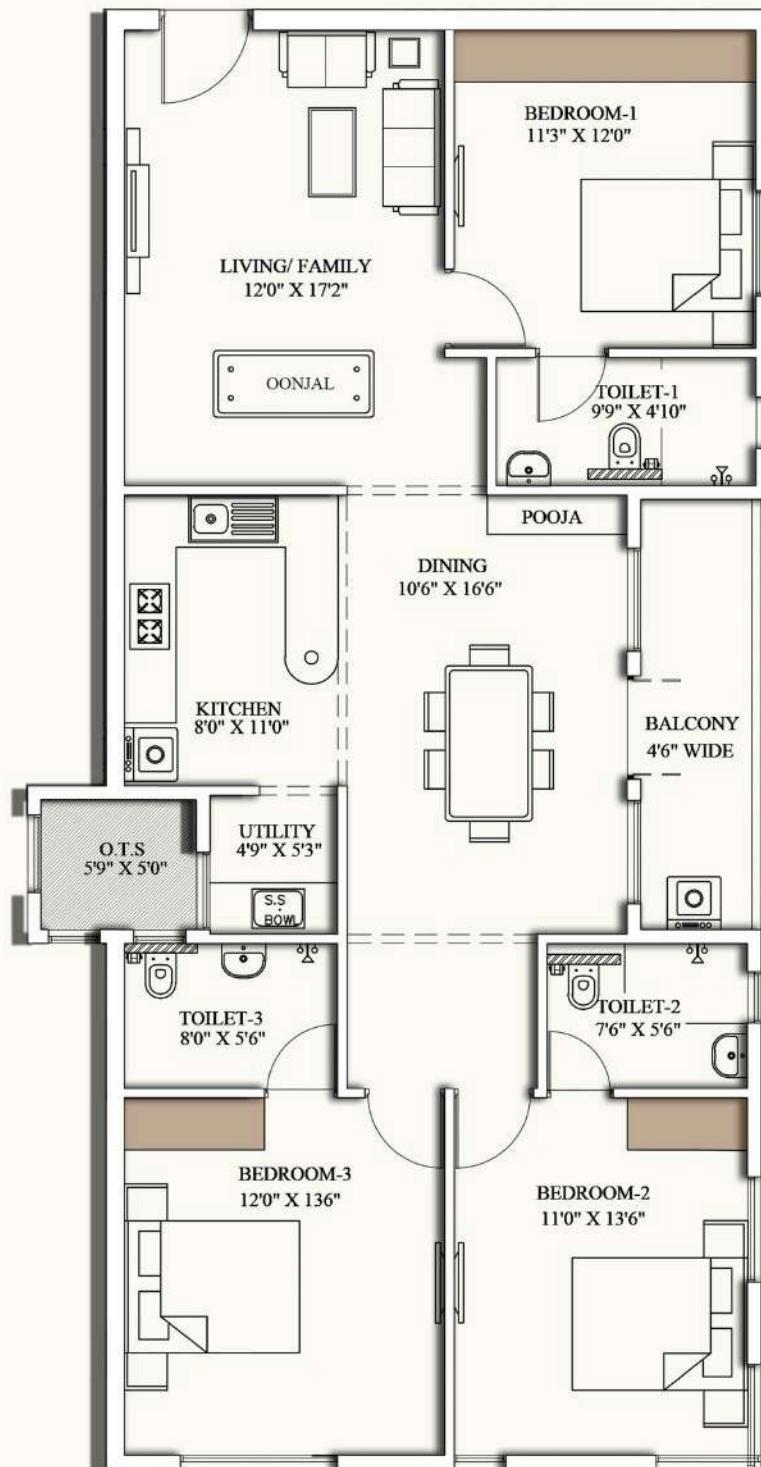
RERA CARPET AREA : 770 SQ.FT

RERA BALCONY AREA : 47 SQ.FT

1C, 3C,  
4C & 5C

# FLAT 1D, 3D, 4D & 5D

N  
↙

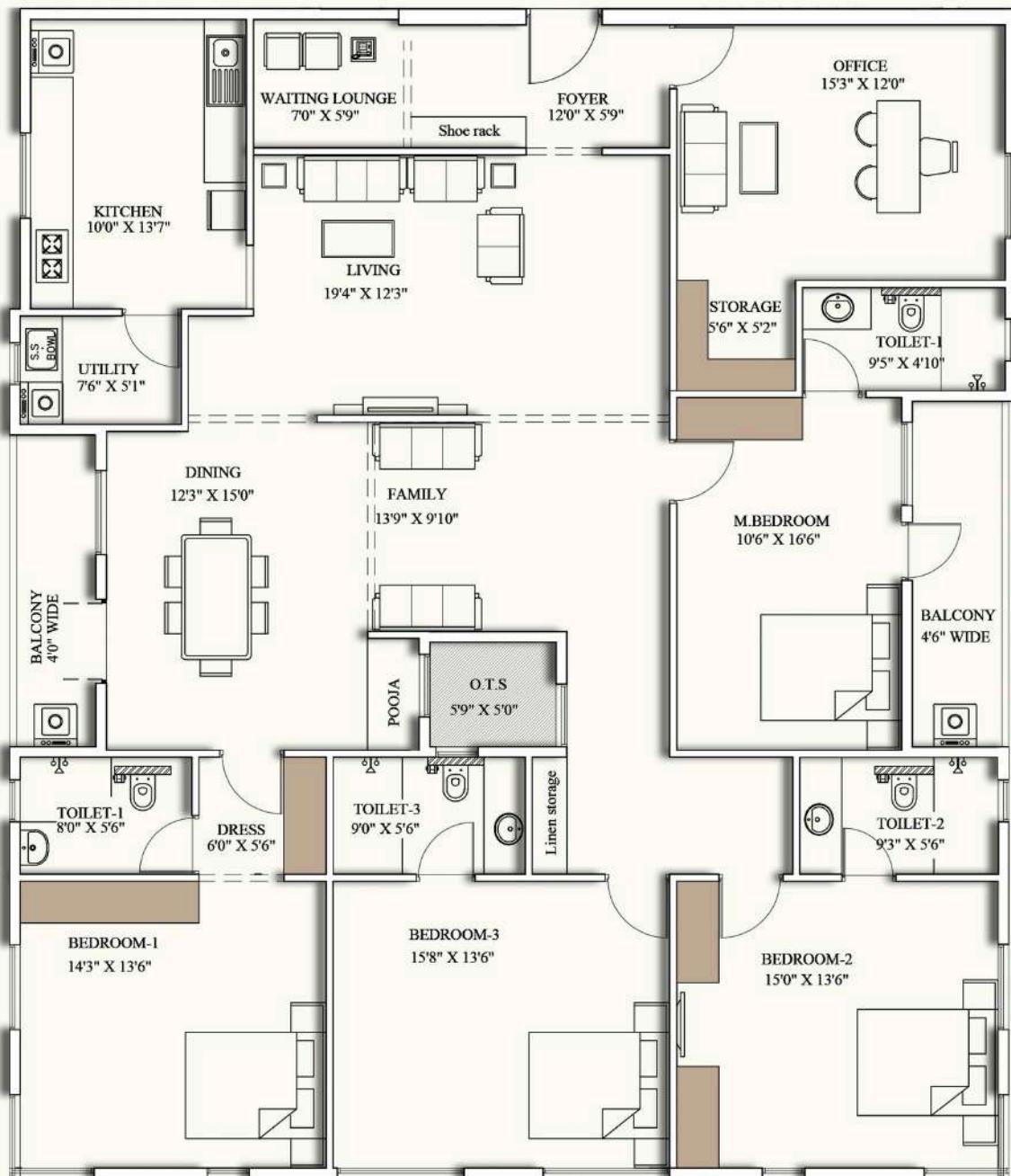


SALEABLE AREA	: 1489 SQ.FT
PLINTH AREA	: 1310 SQ.FT
RERA CARPET AREA	: 1161 SQ.FT
RERA BALCONY AREA	: 68 SQ.FT

1D,3D,  
4D & 5D

N

## FLAT 2A

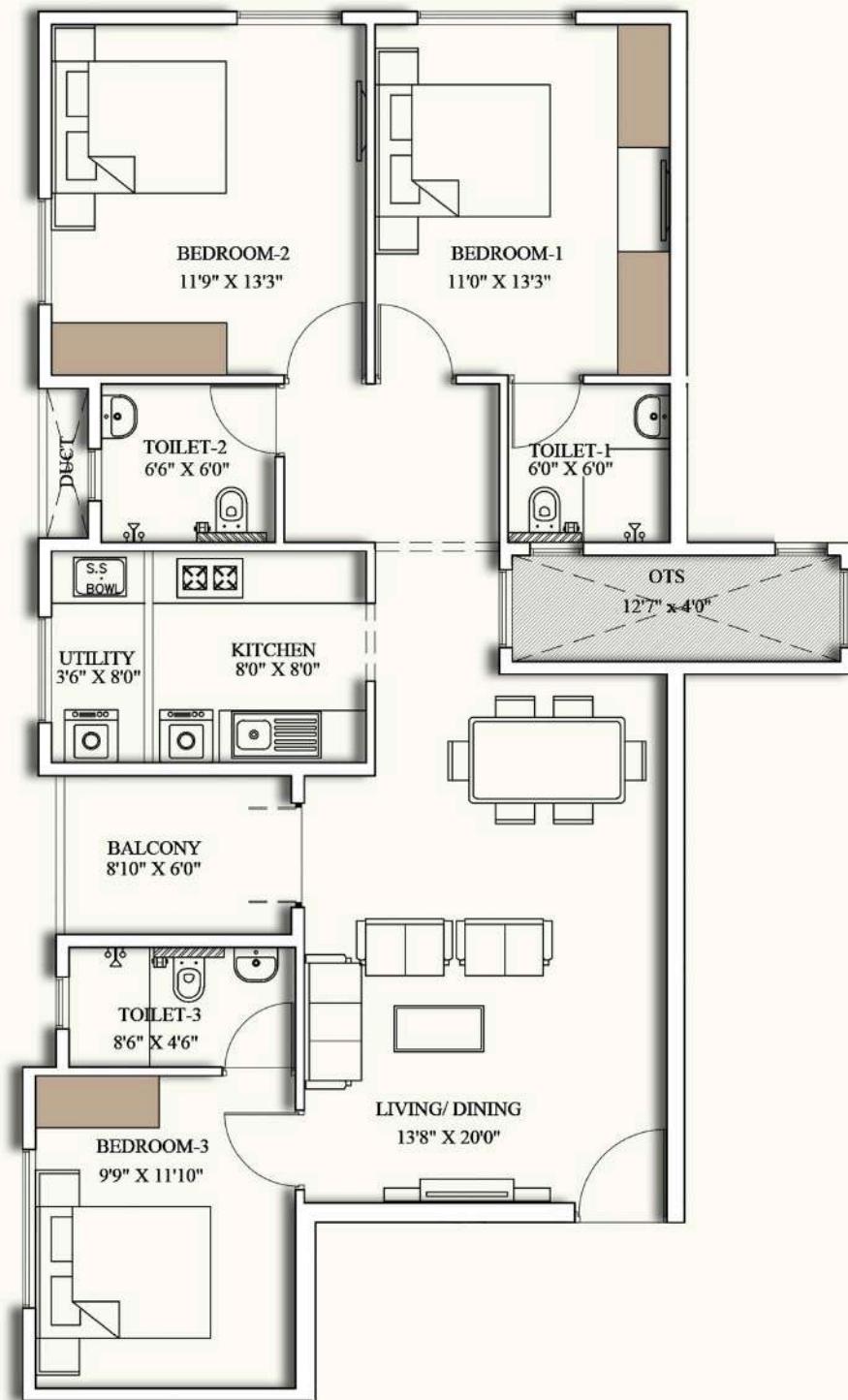


SALEABLE AREA : 2865 SQ.FT  
 PLINTH AREA : 2520 SQ.FT  
 RERA CARPET AREA : 2269 SQ.FT  
 RERA BALCONY AREA : 122 SQ.FT

2A

N

## FLAT 2B

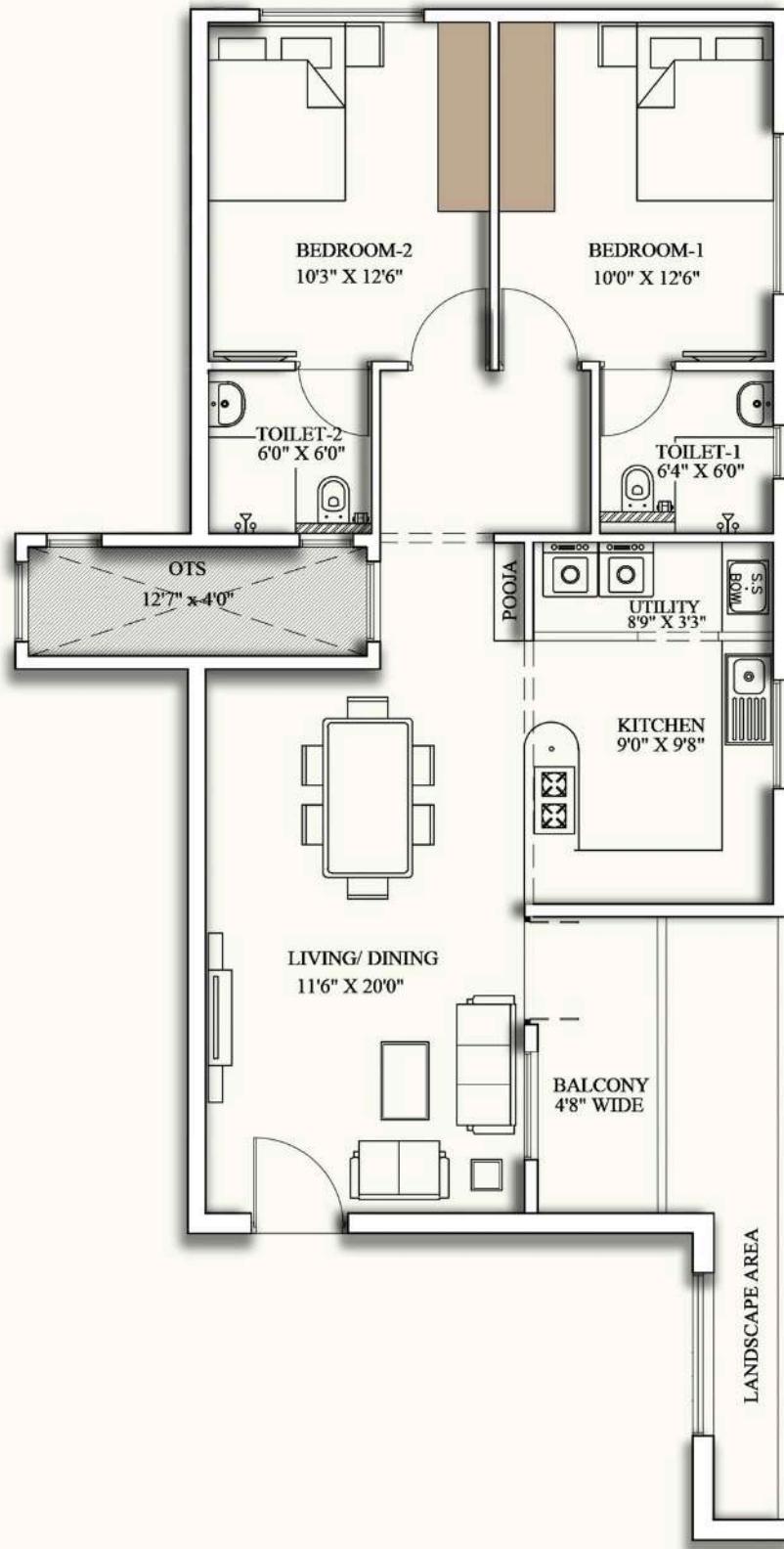


SALEABLE AREA	: 1282 SQ.FT
PLINTH AREA	: 1128 SQ.FT
RERA CARPET AREA	: 988 SQ.FT
RERA BALCONY AREA	: 51 SQ.FT



# FLAT 2C

N

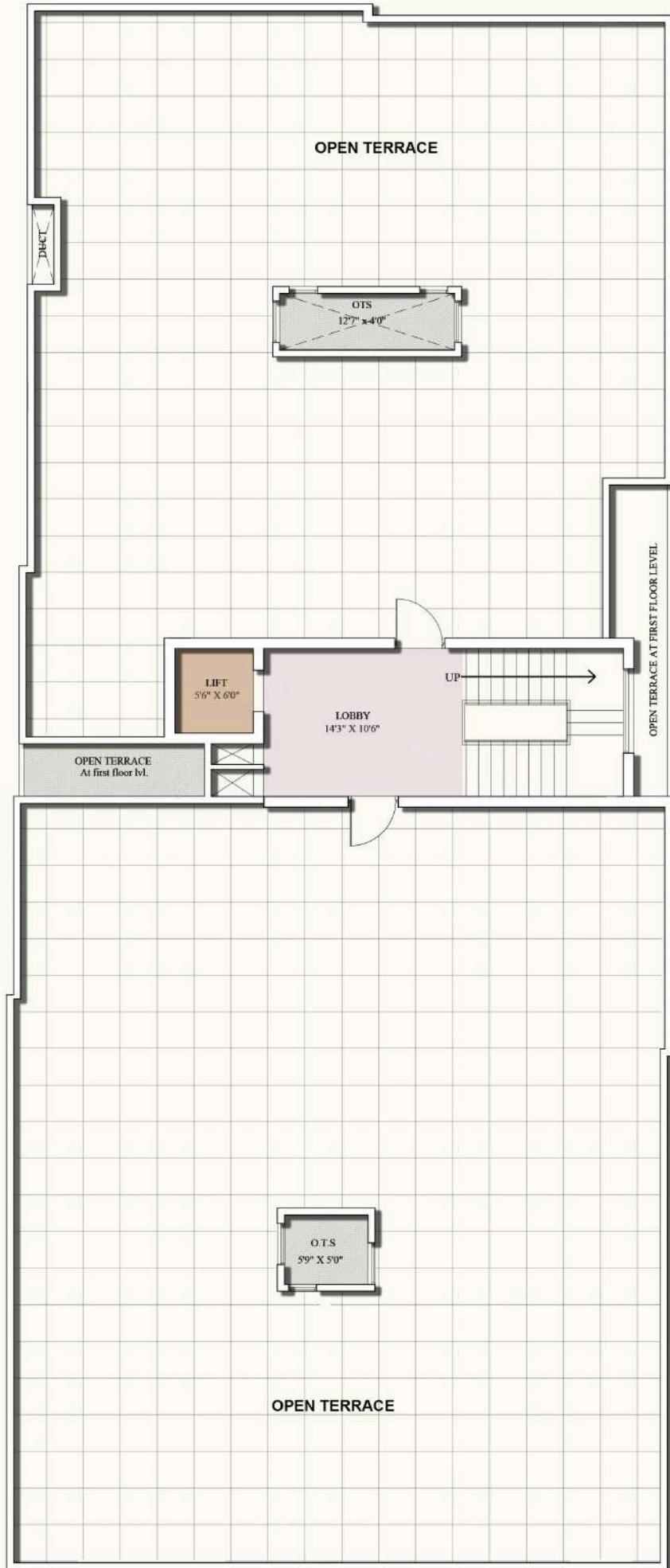


SALEABLE AREA	:	1004 SQ.FT
PLINTH AREA	:	883 SQ.FT
RERA CARPET AREA	:	770 SQ.FT
RERA BALCONY AREA	:	47 SQ.FT

2C

# TERRACE FLOOR PLAN

N





\*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

<b>CONSTRUCTION</b>	<ul style="list-style-type: none"><li>• RCC framed structure .</li><li>• Ceiling height - 10'</li></ul>
<b>FLOORING</b>	<ul style="list-style-type: none"><li>• 4' x 2' vitrified tiles for living, dining, bedrooms, kitchen areas.</li><li>• Anti skid tiles for Bathroom, Utility and Balcony.</li></ul>
<b>DOORS</b>	<ul style="list-style-type: none"><li>• Main door - Teak wood door frame, with varnish finished panelled wood shutter, with Godrej locking system or equivalent.</li><li>• Other doors - Hardwood frame, with varnish finished panelled wood shutter, with Godrej locking system or equivalent.</li></ul>
<b>WINDOWS AND VENTILATORS</b>	<ul style="list-style-type: none"><li>• Windows - Prefabricated Fenesta or equivalent windows.</li><li>• Ventilator - Good quality Fenesta or equivalent frames with glass louvers.</li></ul>
<b>KITCHEN</b>	<ul style="list-style-type: none"><li>• Black Granite cooking platform.</li><li>• Single bowl SS sink with drain board.</li><li>• Large sink bowl in the utility area.</li></ul>
<b>PAINT FINISHES</b>	<ul style="list-style-type: none"><li>• Inner wall : 2 coats of interior emulsion</li><li>• External wall : 2 coats of exterior emulsion and textured as per elevation.</li></ul>
<b>PLUMBING AND SANITARY</b>	<ul style="list-style-type: none"><li>• Concealed plumbing lines.</li><li>• White color of Parryware / Jaquar sanitary fittings.</li><li>• Jaquar CP fittings.</li><li>• Provision in plumbing for connecting one geyser in each toilet.</li></ul>

# SPECIFICATION

## WATER SUPPLY

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

## ELECTRICAL

- Concealed copper wiring with ISI brand cables and MK switches will be provided.
- Three phase power supply with automatic phase change over switches.
- Sufficient 5 & 15 amp points.

## GENERAL

- Name board and Letter box .
- Centralised provision shall be provided for DTH, Internet and phone connection.
- 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, and refrigerator, if required
- Solar Panels as per norms.
- CCTV with playback.
- Separate toilet for the security/ drivers and the cleaning staff will be provided in Stilt floor.
- Pantry & Toilet in the terrace.
- Any additional change or upgrade in specifications can be done at an additional cost

RAMANIYAM

SPRINGS



Site Location : No.81, 4th 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

This brochure does not constitute a legal offering. Information and illustrations herein are for indicative purpose, and may be subject to change from time to time at the discretion of the developer.

ADVANCE COPY ONLY FOR INFORMATION PURPOSE