

**SRI RAMABHAKTA  
REAL ESTATE**

**RAMANIYAM™**  
...dreams accommodated...

**SUMMIT**

**SITE ADDRESS :**

**Ramaniyam SUMMIT**

Plot no : E153, 6th & 7th cross street, Besant Nagar, chennai - 600 090

**SRI RAMABHAKTA  
REAL ESTATES LLP**

**EXCLUSIVELY MARKETED BY  
RAMANIYAM REAL ESTATES (P) LTD**

Phone:044-43447500,7299922617/9710928855

Note : This Presentation is indicative & subject to change.





SRI RAMABHAKTA  
REAL ESTATE



*...dreams accommodated...*

## SUMMIT

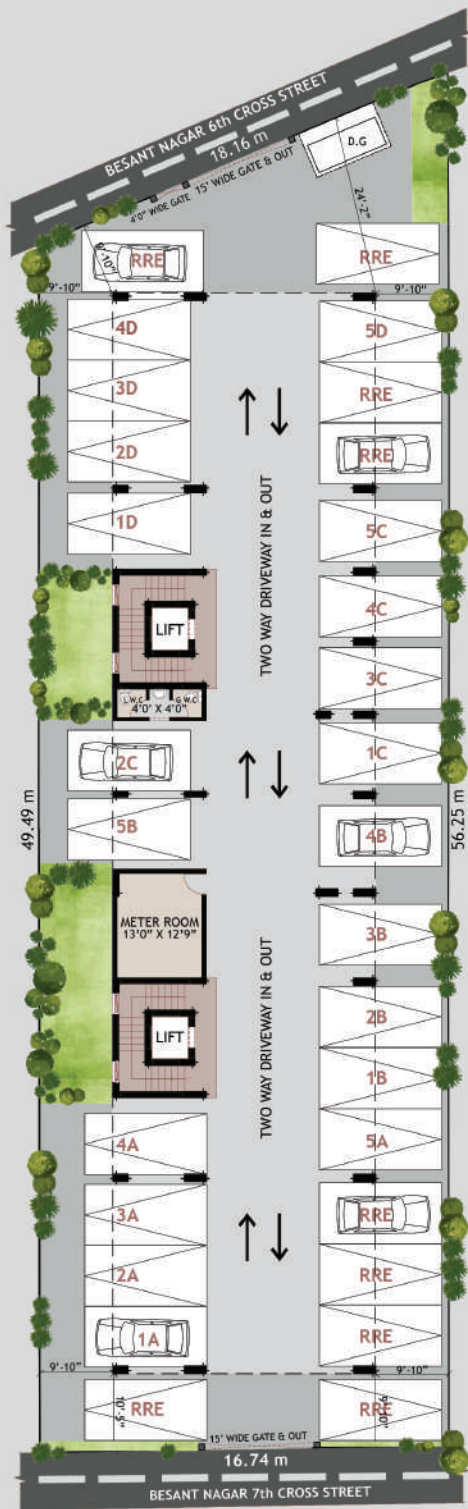
SPACIOUS 2 & 3BHKs IN BESANT NAGAR

Everybody Deserves a Home

Located between two tree-lined streets in Besant Nagar, "This stunning residential project offers 5 double and 15 triple bedroom apartments across five floors" with top notch design and reliable construction quality.

"Your hard work, deserves a spectacular Summit"

# STILT FLOOR PLAN



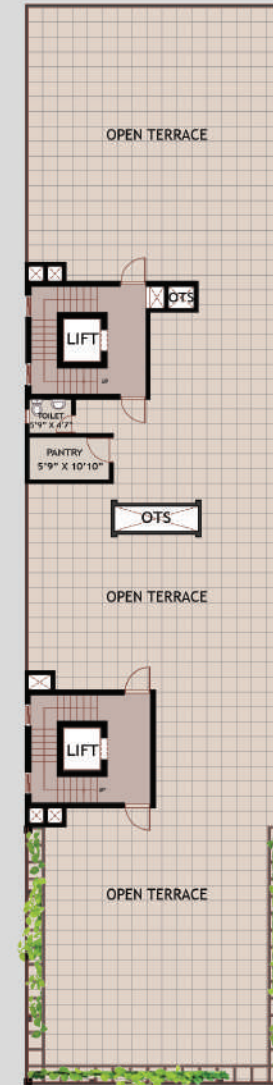
**OPEN CAR PARKING**  
04 NOS

**COVERED CAR PARKING**  
25 NOS

**TOTAL NO. OF CAR PARKING**  
29 NOS



TERRACE PERGOLA

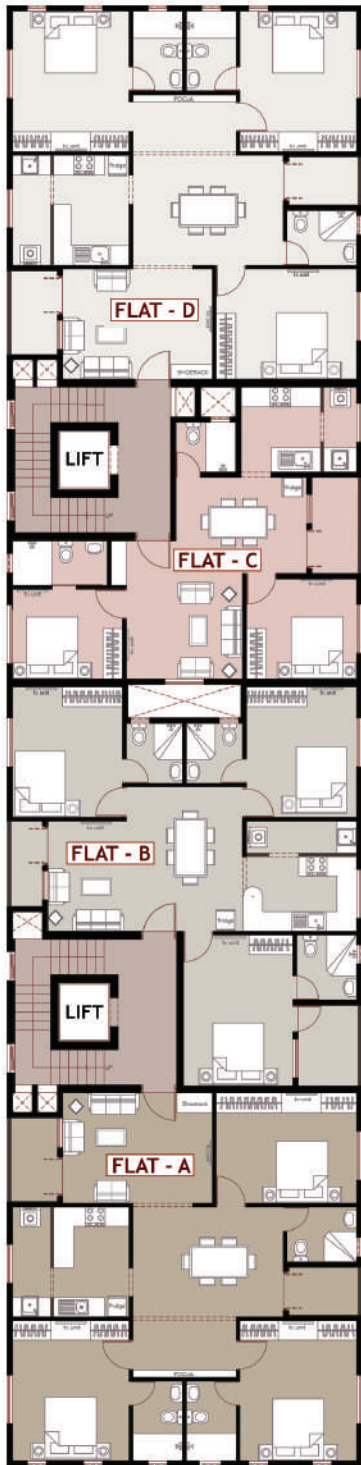


# TERRACE FLOOR PLAN



TYPICAL FLOOR PLAN

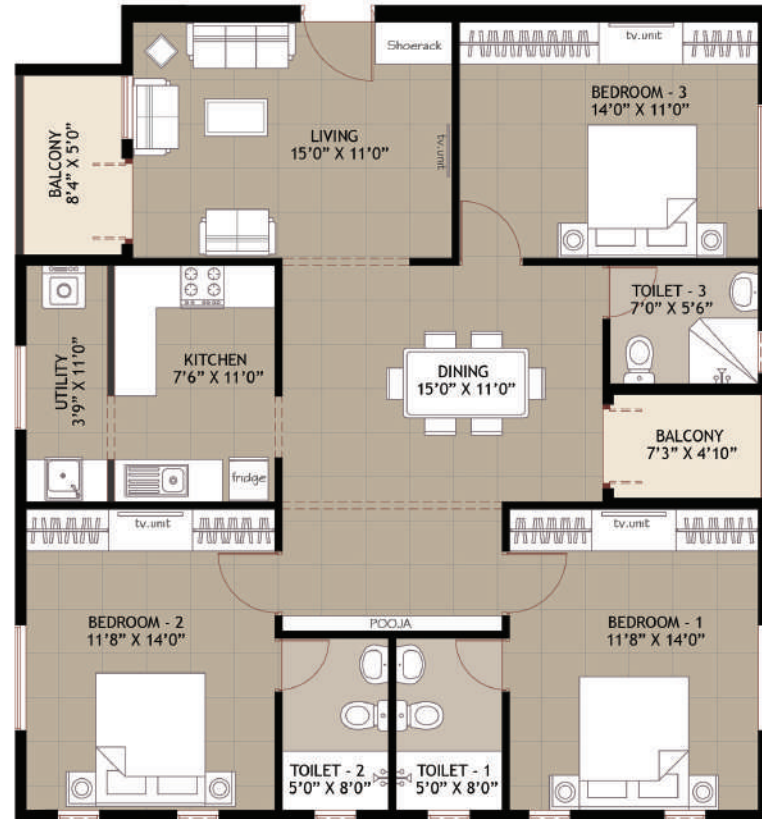
FLAT - 1D to 5D  
AREA - 1540 sq.ft



FLAT - 1B to 5B  
AREA - 1308 sq.ft

FLAT - 1C to 5C  
AREA - 916 sq.ft

FLAT - 1A to 5A  
AREA - 1540 sq.ft



FLAT A

Plinth area  
1308 sq.ft

Saleable area  
1540 sq.ft

RERA Carpet area  
1156 sq.ft

RERA balcony area  
72 sq.ft



( 1st to 5th )

**F  
L  
A  
T**

**B**

Plinth area

1111 sq.ft

Saleable area

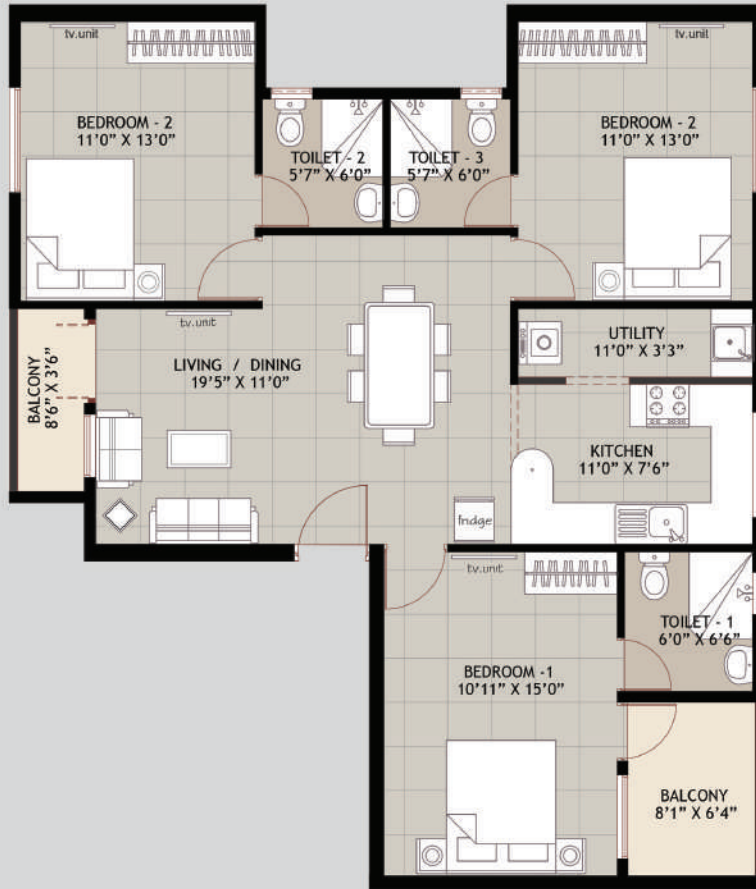
1308 sq.ft

RERA Carpet area

961 sq.ft

RERA balcony area

75 sq.ft



**F  
L  
A  
T**

**C**

Plinth area

778 sq.ft

Saleable area

916 sq.ft

RERA Carpet area

672 sq.ft

RERA balcony area

75 sq.ft



# FLAT D

Plinth area

1308 sq.ft

Saleable area

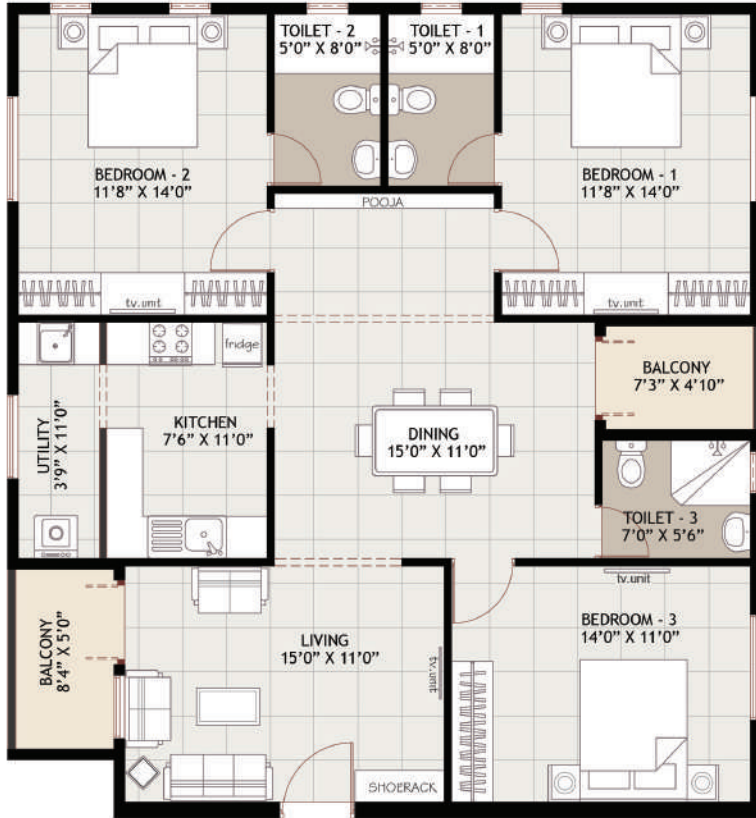
1540 sq.ft

RERA Carpet area

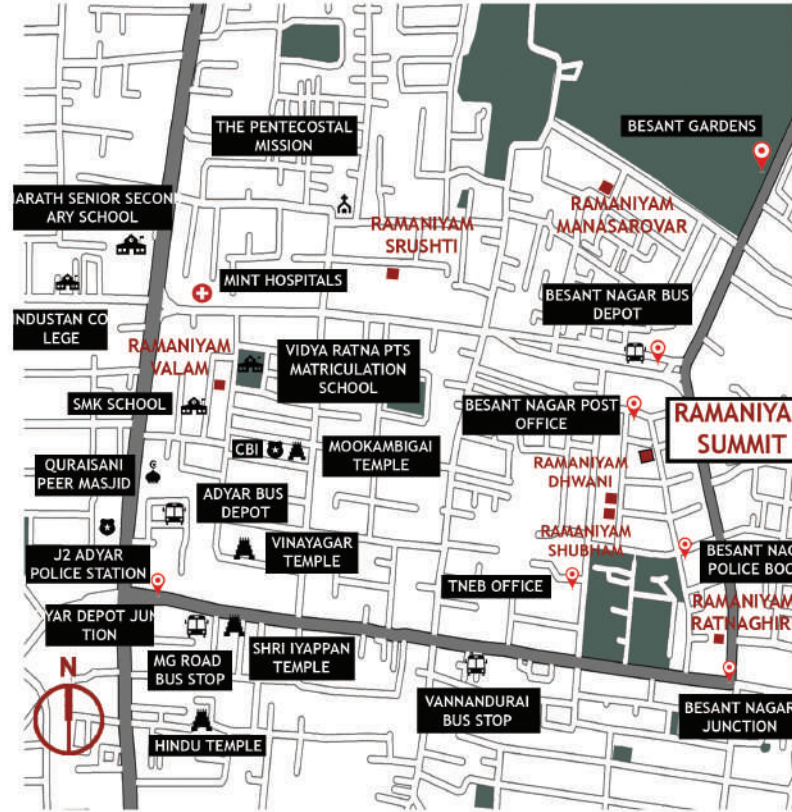
1156 sq.ft

RERA balcony area

72 sq.ft



# KEY MAP



- LANDMARK
- TEMPLE
- HOSPITAL
- POLICE STATION
- SCHOOL
- BUS STOP
- CHURCH
- MOSQUE

## SPECIFICATIONS

### CONSTRUCTION

RCC framed structure with POROTHERM & CEMENT MORTAR

Ceiling height - 10'

### DOORS

Main door- Panelled & varnished teak wood with secure locking system.

Other doors - paint finished flush door with secure locks.

Door fittings of SS.

### FLOORING

3' X 3' vitrified tiles for living & dining.

2' X 2' vitrified tiles for bedroom & kitchen.

Anti skid tiles for Toilet and balcony.

### WINDOWS AND VENTILATORS

Fenesta windows.

Ventilator - wooden frames with glass louvers.

### PAINT FINISHES

**Inner wall** : 2 coats of interior emulsion.

**External wall** : 2 coats of exterior emulsion and textured.

### KITCHEN

Black Granite cooking platform.

SS single bowl / SS double sink with drain board.

### WATER SUPPLY

Bore well & metro water sump.

### PLUMBING AND SANITARY

Concealed plumbing lines.

Hot & cold mixers in toilet.

Parryware sanitary fittings

Jaguar CP fittings.

### 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 common area lightings, lift & all 5 amp points inside the flat.

### PROVISIONS FOR

Split A/c in all bedrooms.

Chimney in kitchen.

Geyser in toilets.

Dish washer and Washing machine.

### GENERAL

Automatic 8 passenger KONE Lift.

Solar panel for common area lighting.

Common Toilet in Stilt Floor.

CCTV camera.

Name board and Letter box.

Concealed PVC pipes for TV antenna.

One extra borewell.

## PAYMENT SCHEDULE

- Booking advance - 10 lakhs
- Signing of agreement / Bhoomi pooja - 40% ( less advance paid )
- Completion of foundation - 20%
- Completion of structure - 20%
- Completion of brick work - 10%
- Handover for interior - 5%
- Handing over - 5%