



...dreams accommodated...



Come, receive your

ANUGRAHA

at the heart of

ASHOK NAGAR!

Member of
CREDAI



RAMANIYAM'S
ANUGRAHA
ASHOK NAGAR

Imagine living inside a premium home that you are proud to call your very own, at a location that puts you in close proximity with all your loved ones, in a neighbourhood that makes you feel absolutely safe, secured and well-connected with all the things you love.

Come, be one in a chosen few to receive such a blessing!

Ramaniyam's **ANUGRAHA**

Ramaniyam's 10-storeyed Anugraha houses spacious 2, 3 and 4 BHK homes with thoughtful features, and lies in a prime neighbourhood with good transport links, accessible amenities, commercial development and community involvement.

Witness the property unfold itself as a true blessing for you and your loved ones.

2, 3 & 4 BHK

1137 TO 2277 SQ.FT

PRIME LOCATION

Rera No.: TN/29/Building/0495/2022



The Prime Location that is truly an Anugraha


VADAPALANI
BUS STOP 

NAGATHAMMAN
TEMPLE BUS STOP 

GOSPEL
CHURCH OF
CHRIST 



BHUARI
HOTEL

 **RAMANIYAM
ANUGRAHA**

 **KK NAGAR
PLOICE STATION**

**ST MATHIAS
CHURCH** 

**RAMANIYAM
M13**

 **PALLAVA HOSPITAL**

 **PUDUR HIGH SCHOOL
BUS STOP**

 **SIVAN PARK
BUS STOP**

MPK MAHAL

 **RAMANIYAM
GANGA**

CANARA BANK

**VELANKANNI
MATRICULATION
HIGHER SECOUNDARY
SCHOOL** 

**ASHOK NAGAR
CANARA BANK
BUS STOP** 

 **SRI SARVAPRIYA
MAHAGANAPATHY
TEMPLE**

**KENDRIYA VIDYALAYA
ASHOK NAGAR**

**CSI
CHURCH** 

 **ASHOK
NAGAR
MOSQUE**

 **KARUMARI THIRPURA
SUNDARY TEMPLE**

**POLICE TRAINING
COLLEGE** 

 **NAVASIDDHI
VINAYAGAR TEMPLE**

**GOVERNMENT
COLLEGE OF
PHYSIOTHERAPY**

**ASHOK NAGAR
METRO STATION** 

**ASHOK NAGAR
WATER TANK**

 **KK NAGAR
BUS STOP**

**ECIS
HOSPITAL**

**ASHOK
PILLAR**

Site Address: Anugraha Colony,
3rd Avenue, Ashok Nagar, Chennai - 83.

**The Design
& Architecture**
of your Anugraha



Solar Panel



Roof Garden







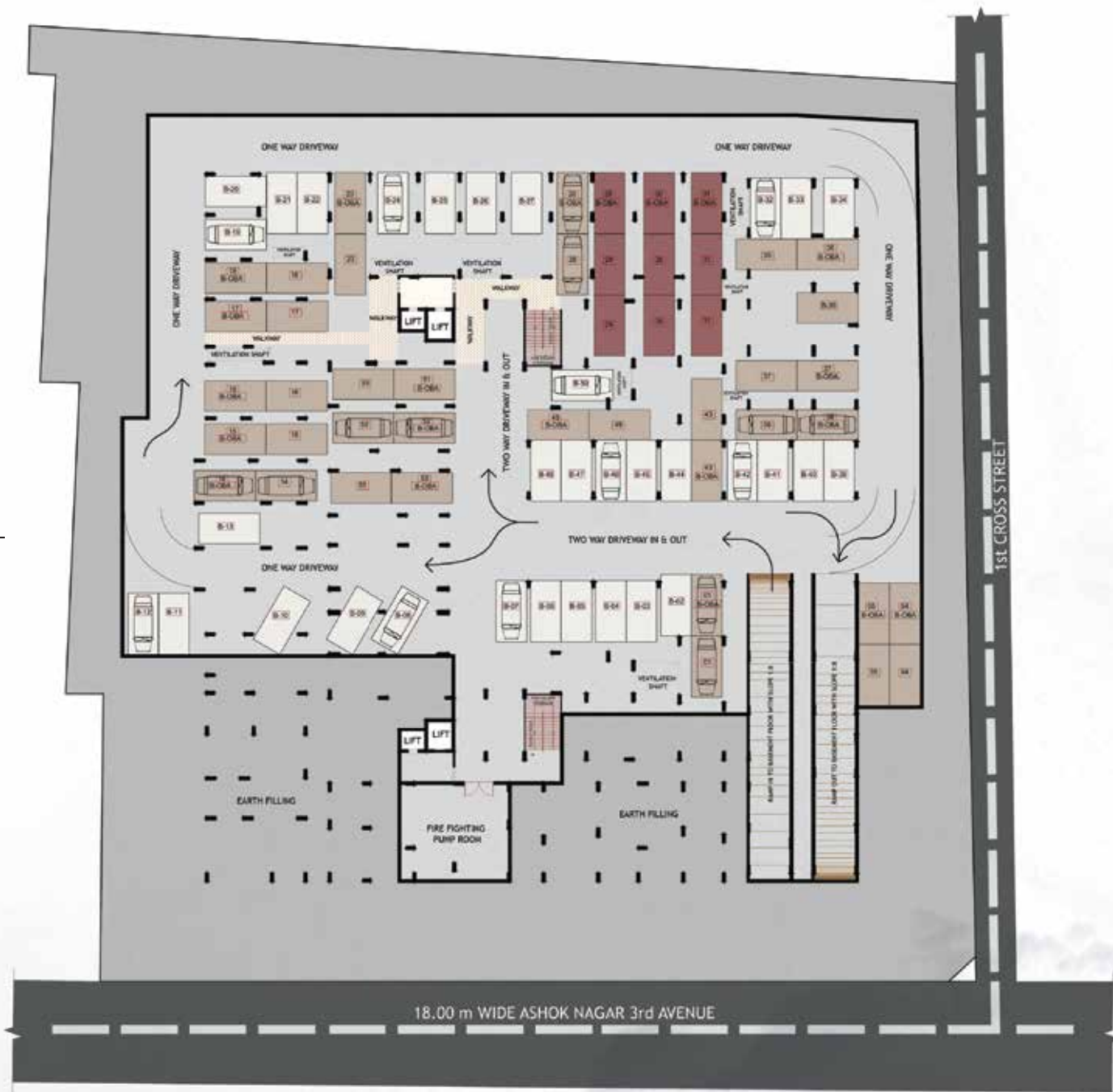
STILT FLOOR PLAN

CAR PARKING - OPEN	52 Nos.
ONE BEHIND ANOTHER (DOUBLE)	24 Nos.
CAR PARKING - COVERED (SINGLE)	44 Nos.
TOTAL PARKING IN STILT FLOOR	120 Nos.








BASEMENT FLOOR PLAN

ONE BEHIND ANOTHER (TRIPLE)	52 NOS.
ONE BEHIND ANOTHER (DOUBLE)	24 NOS.
CAR PARKING - COVERED (SINGLE)	44 NOS.
TOTAL PARKING IN BASEMENT FLOOR	55 NOS.








FIRST FLOOR PLAN

	1 BHK		4 BHK
			
	3 BHK		



TYPICAL FLOOR PLAN






2nd to 9th

	1 BHK		4 BHK
	2 BHK		COMMON AREA
	3 BHK		



TYPICAL FLOOR PLAN

10th Floor

	1 BHK		4 BHK
	2 BHK		COMMON AREA
	3 BHK		



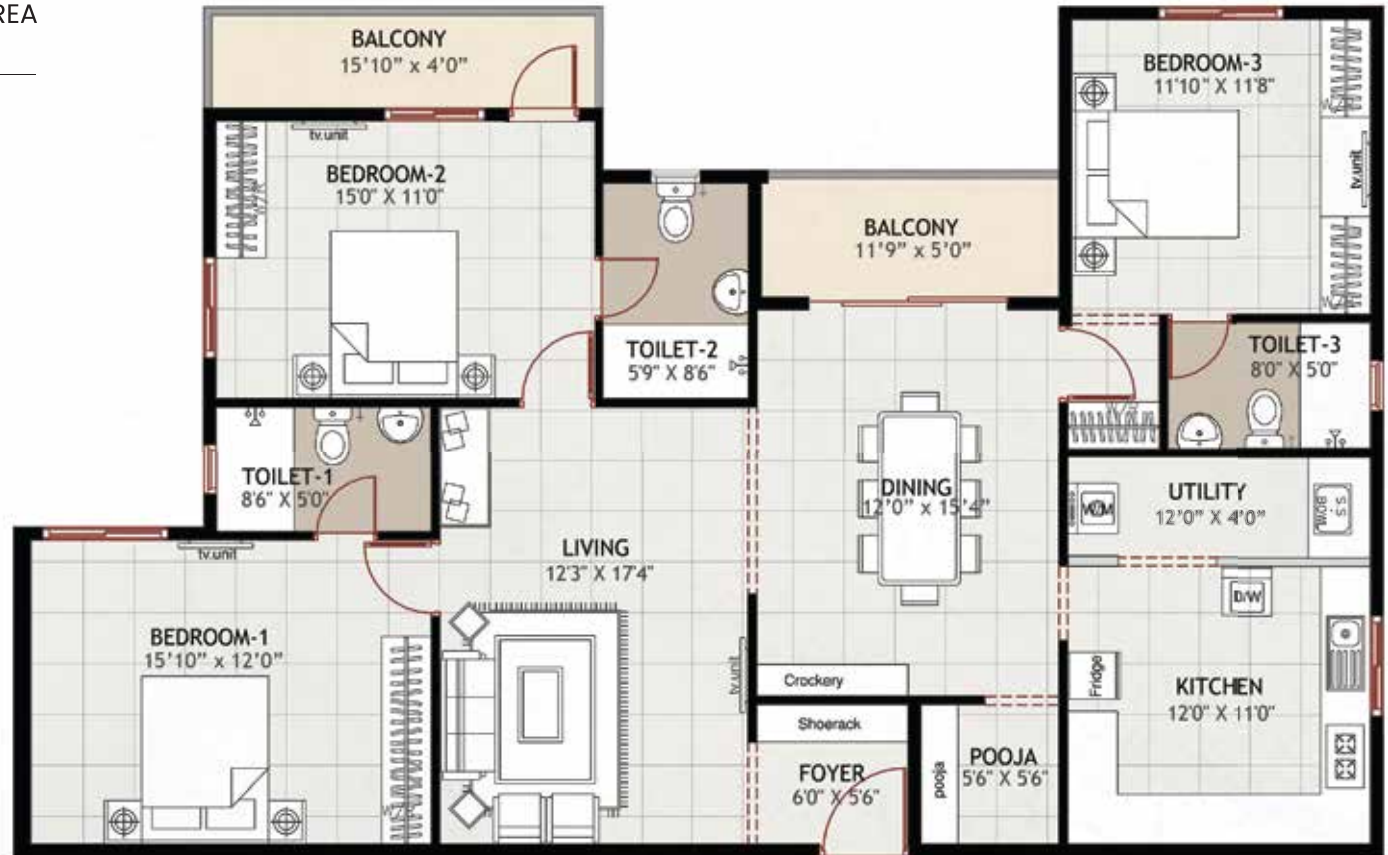
FLAT 101 201...1001

PLINTH AREA
1534 SQ.FT

SALEABLE AREA
1860 SQ.FT

RERA CARPET AREA
1334 SQ.FT

RERA BALCONY AREA
109 SQ.FT



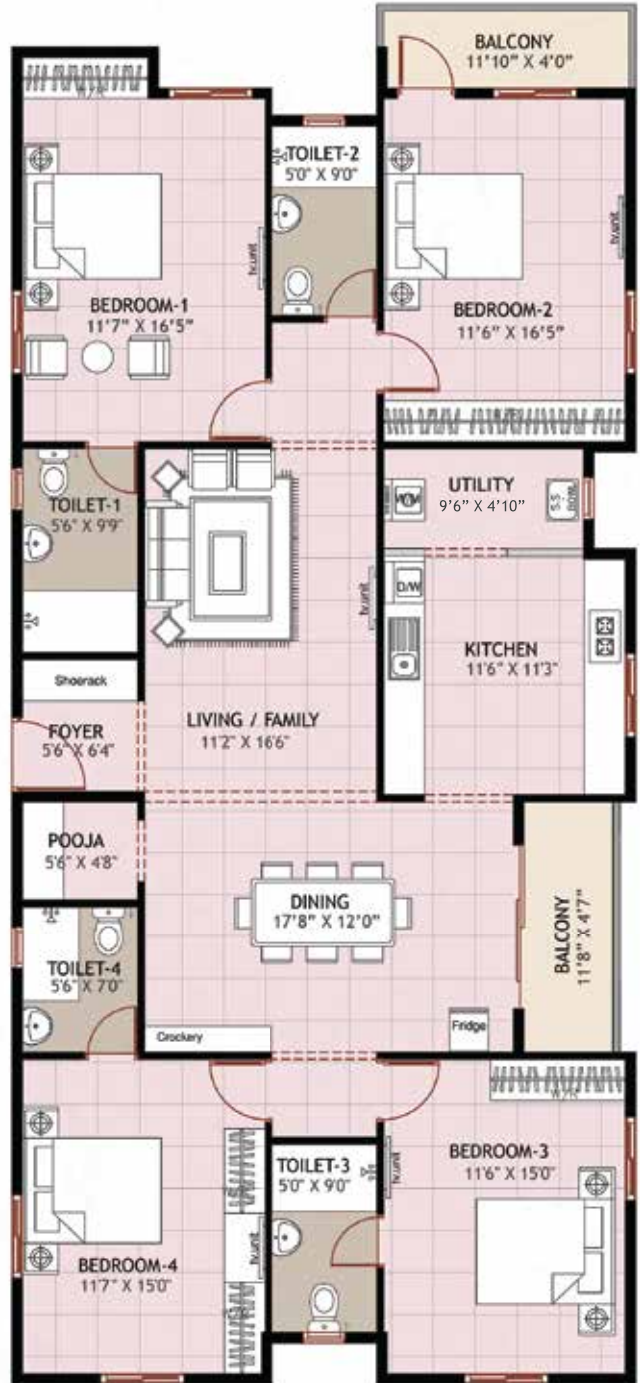
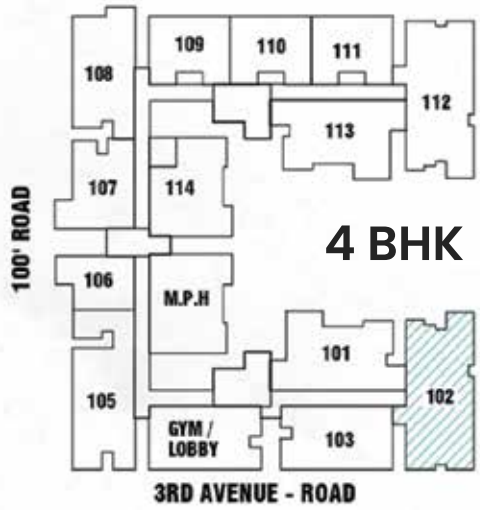
FLAT 102
202...902

PLINTH AREA
1878 SQ.FT

SALEABLE AREA
2277 SQ.FT

RERA CARPET AREA
1673 SQ.FT

RERA BALCONY AREA
91 SQ.FT



FLAT 103 203..1003

PLINTH AREA
1282 SQ.FT

SALEABLE AREA
1555 SQ.FT

RERA CARPET AREA
1160 SQ.FT

RERA BALCONY AREA
48 SQ.FT



FLAT 105

PLINTH AREA
1711 SQ.FT

SALEABLE AREA
2075 SQ.FT

RERA CARPET AREA
1539 SQ.FT

RERA BALCONY AREA
55 SQ.FT



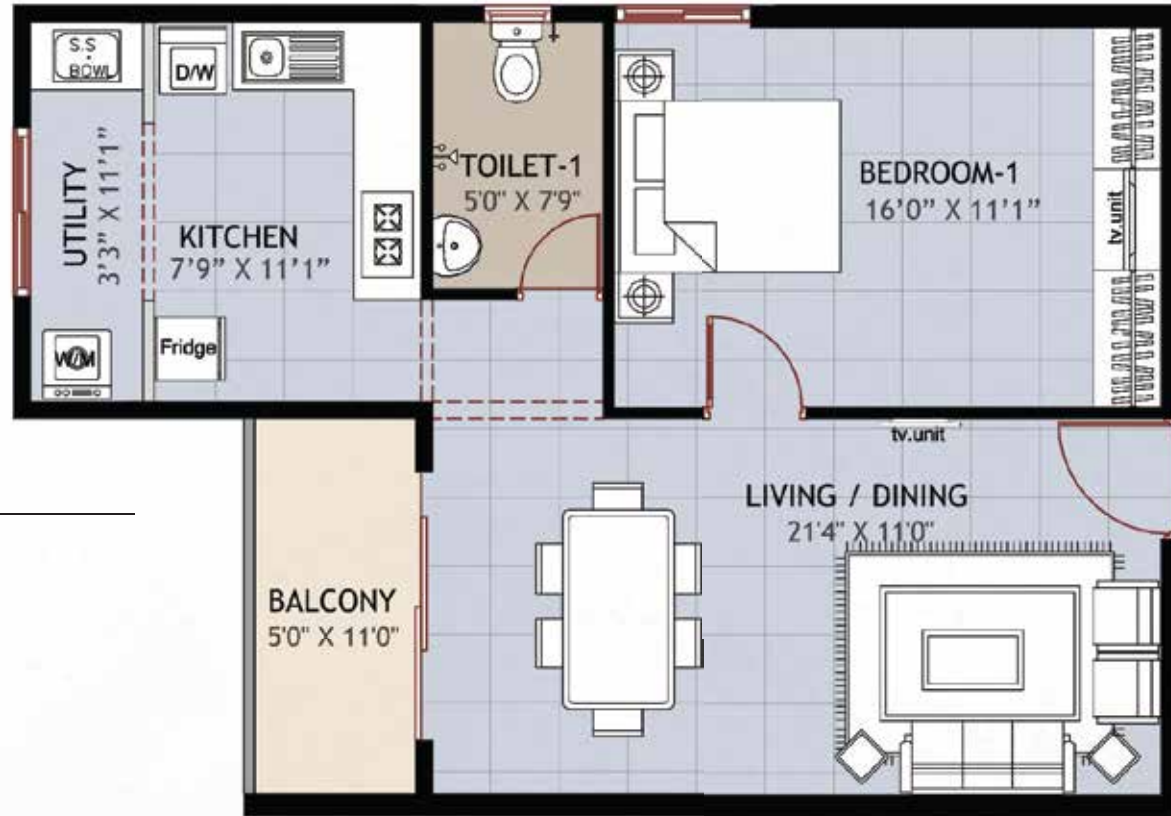
FLAT 106

PLINTH AREA
712 SQ.FT

SALEABLE AREA
863 SQ.FT

RERA CARPET AREA
608 SQ.FT

RERA BALCONY AREA
51 SQ.FT



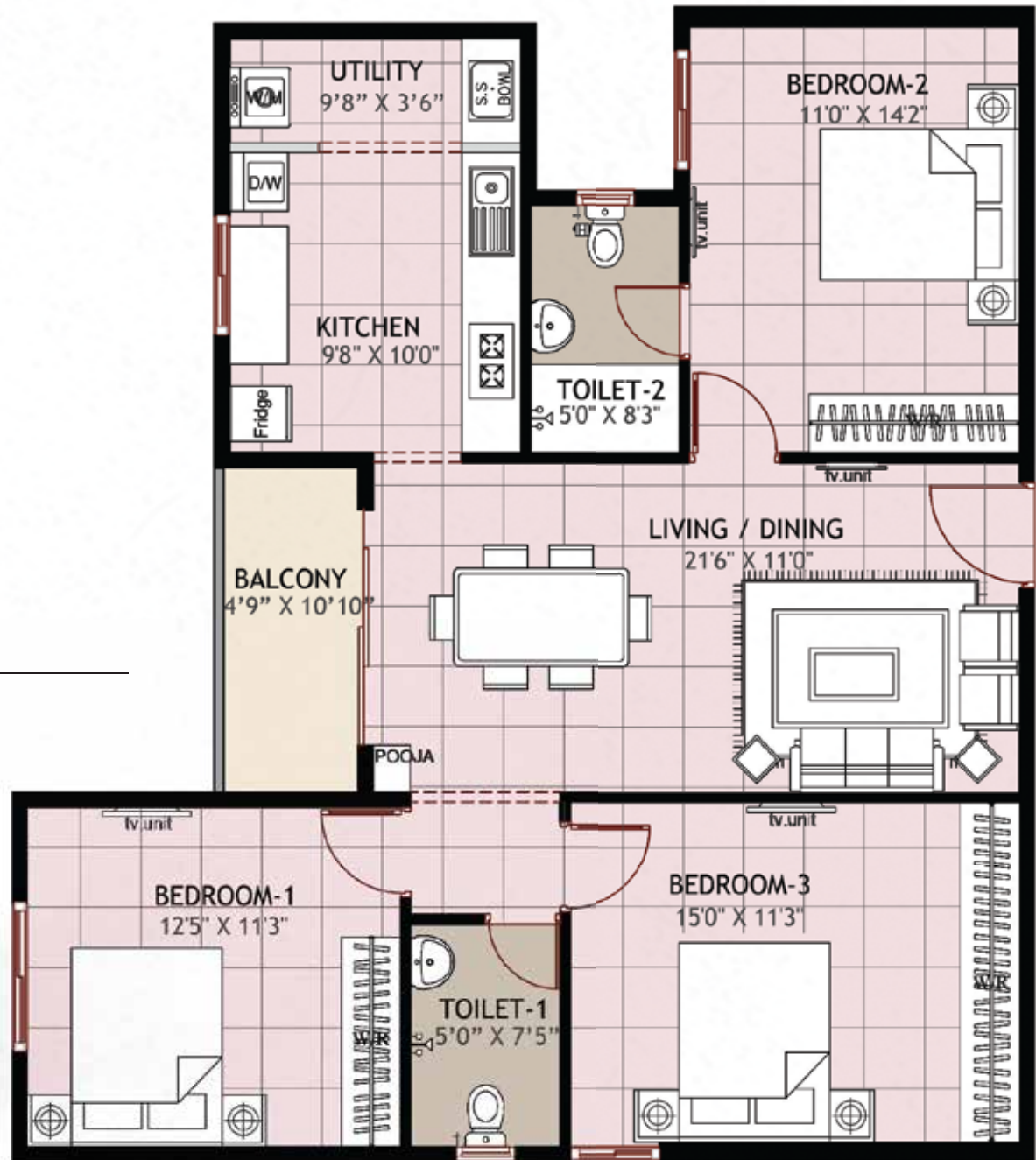
FLAT 107 207..1007

PLINTH AREA
1082 SQ.FT

SALEABLE AREA
1313 SQ.FT

RERA CARPET AREA
960 SQ.FT

RERA BALCONY AREA
49 SQ.FT



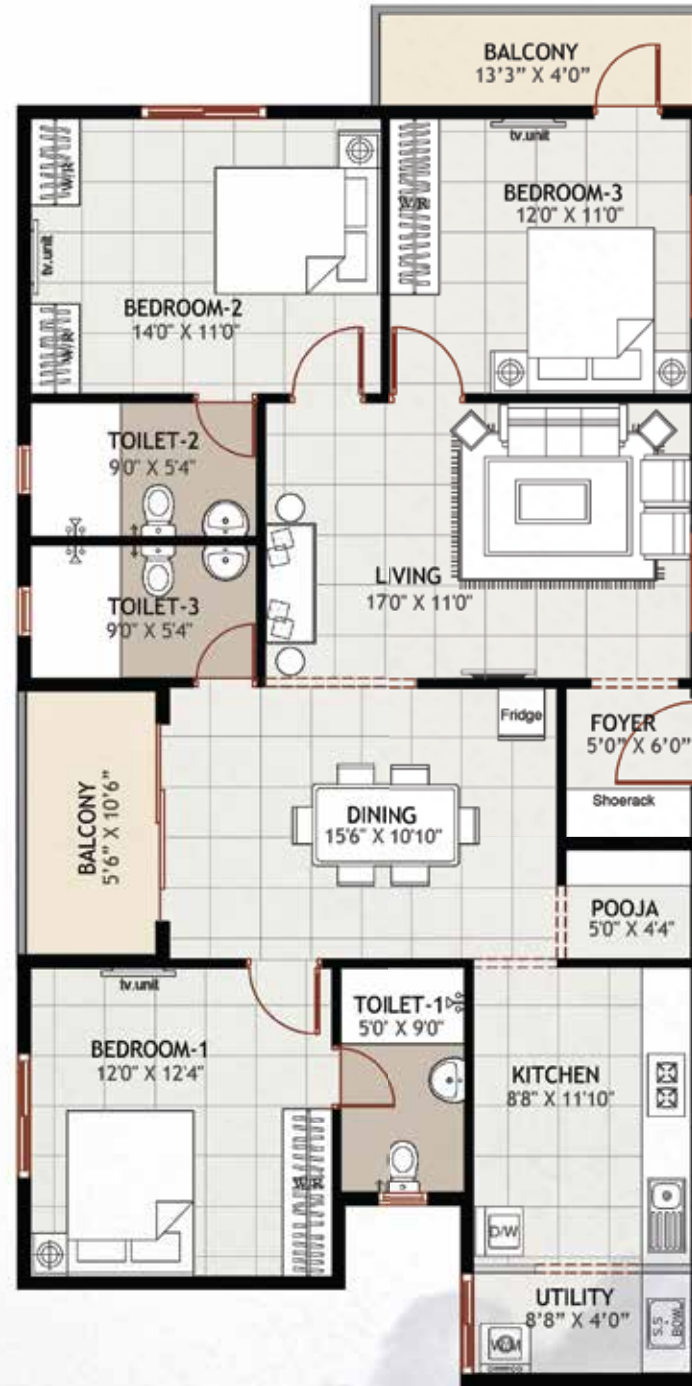
FLAT 108 208..1008

PLINTH AREA
1358 SQ.FT

SALEABLE AREA
1647 SQ.FT

RERA CARPET AREA
1168 SQ.FT

RERA BALCONY AREA
100 SQ.FT



FLAT 109 209..1009

PLINTH AREA

938 SQ.FT

SALEABLE AREA

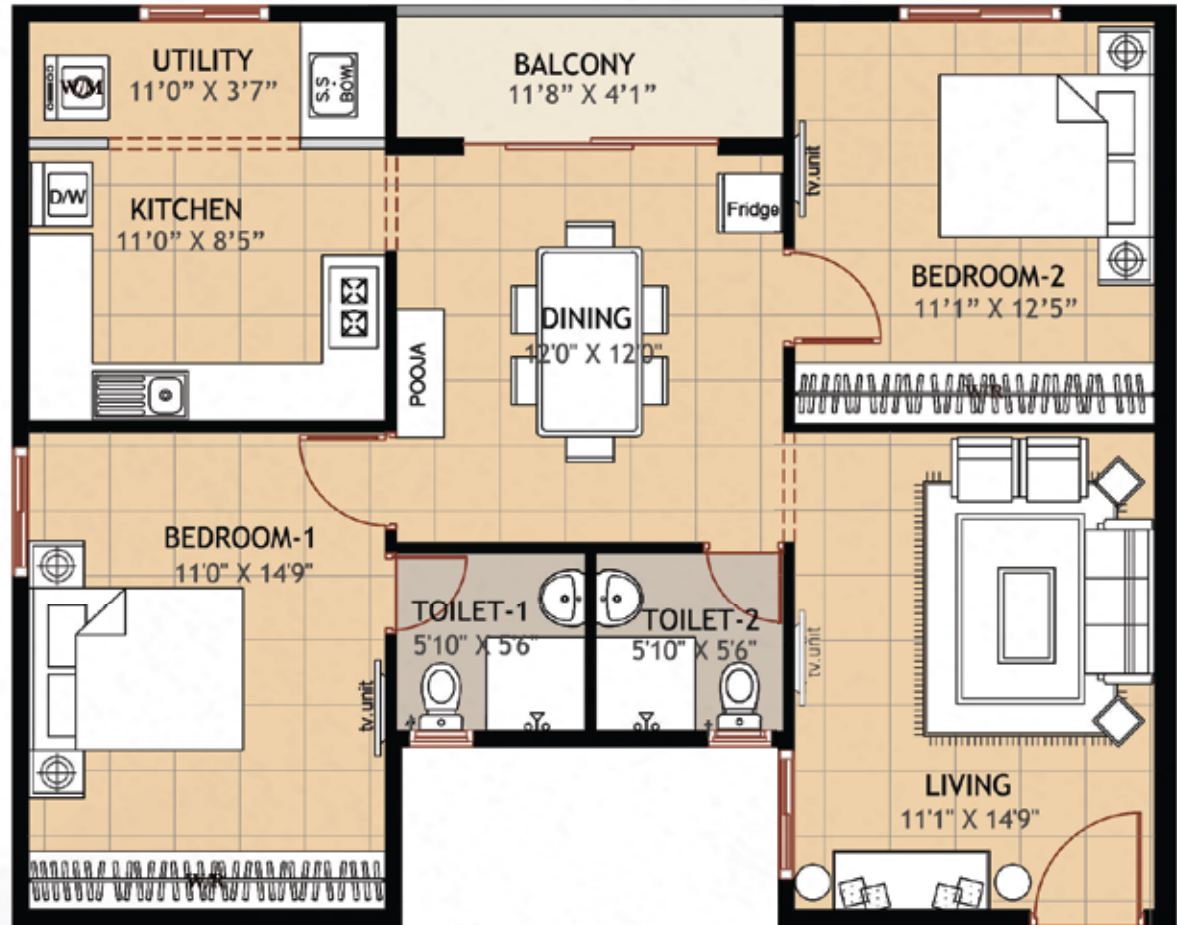
1137 SQ.FT

RERA CARPET AREA

829 SQ.FT

RERA BALCONY AREA

43 SQ.FT



FLAT 110 210..1010

PLINTH AREA

938 SQ.FT

SALEABLE AREA

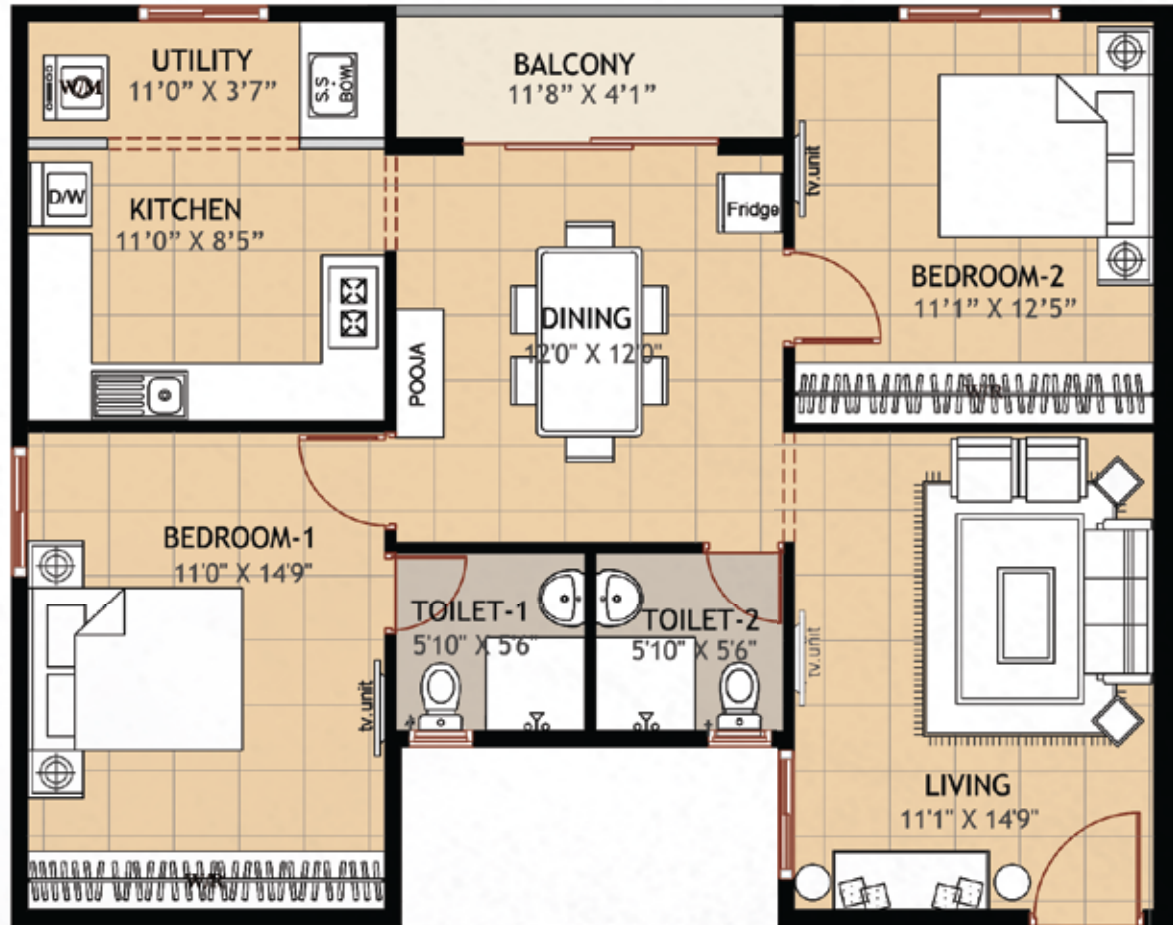
1137 SQ.FT

RERA CARPET AREA

829 SQ.FT

RERA BALCONY AREA

43 SQ.FT



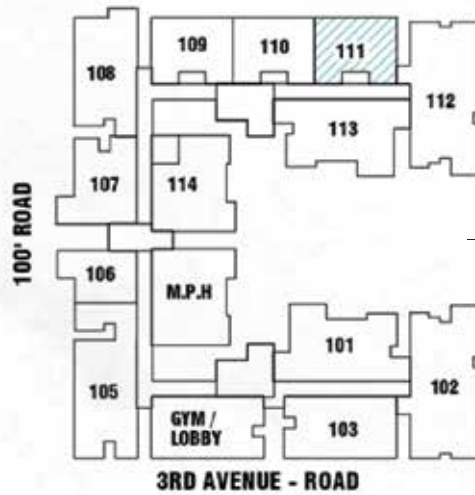
FLAT 111 211..1011

PLINTH AREA
938 SQ.FT

SALEABLE AREA
1137 SQ.FT

RERA CARPET AREA
829 SQ.FT

RERA BALCONY AREA
43 SQ.FT



FLAT 112 212...912

PLINTH AREA
1878 SQ.FT

SALEABLE AREA
2277 SQ.FT

RERA CARPET AREA
1672 SQ.FT

RERA BALCONY AREA
91 SQ.FT



FLAT 113 213...913

PLINTH AREA
1534 SQ.FT

SALEABLE AREA
1860 SQ.FT

RERA CARPET AREA
1334 SQ.FT

RERA BALCONY AREA
109 SQ.FT



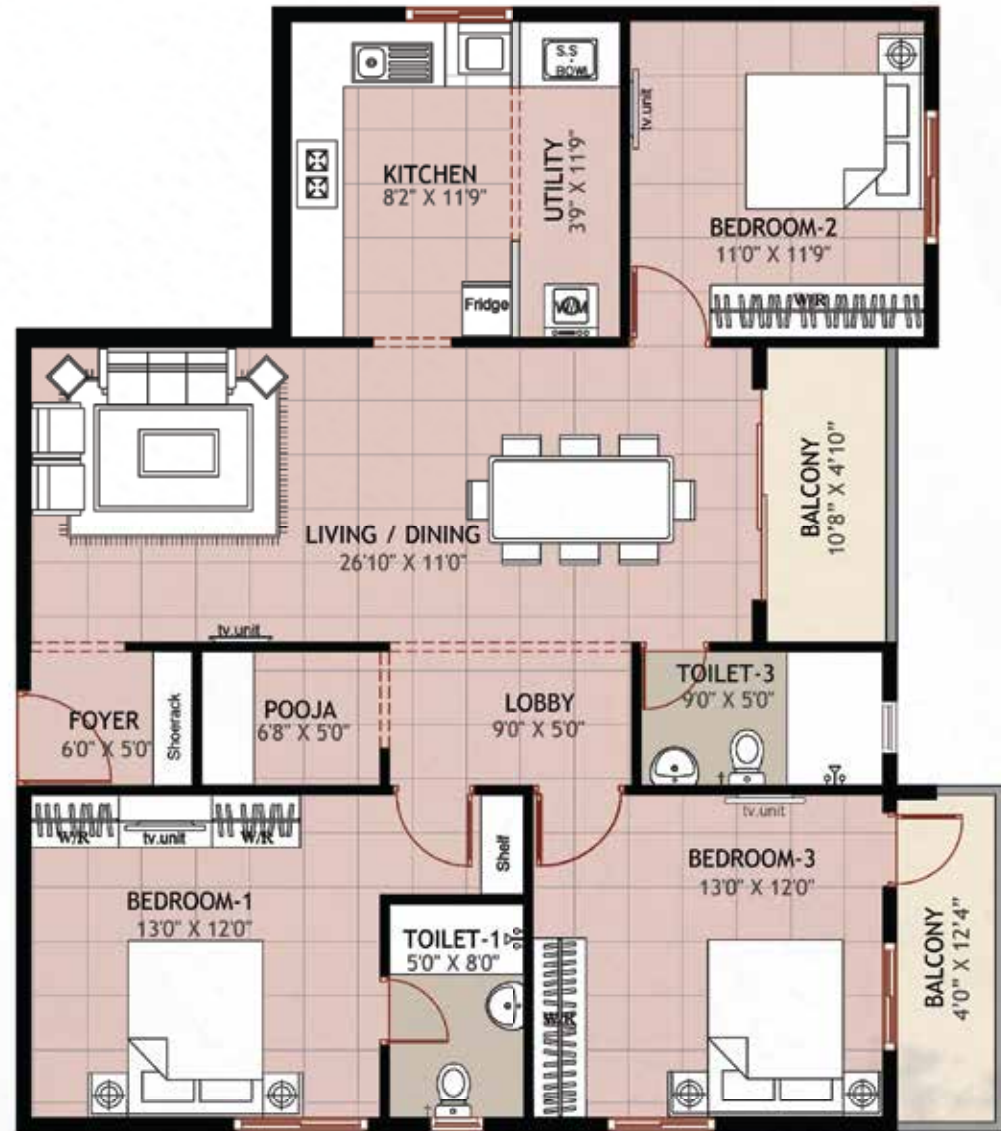
FLAT 114

PLINTH AREA
1292 SQ.FT

SALEABLE AREA
1566 SQ.FT

RERA CARPET AREA
1135 SQ.FT

RERA BALCONY AREA
92 SQ.FT



FLAT 204 304..1004

PLINTH AREA

1282 SQ.FT

SALEABLE AREA

1555 SQ.FT

RERA CARPET AREA

1161 SQ.FT

RERA BALCONY AREA

48 SQ.FT



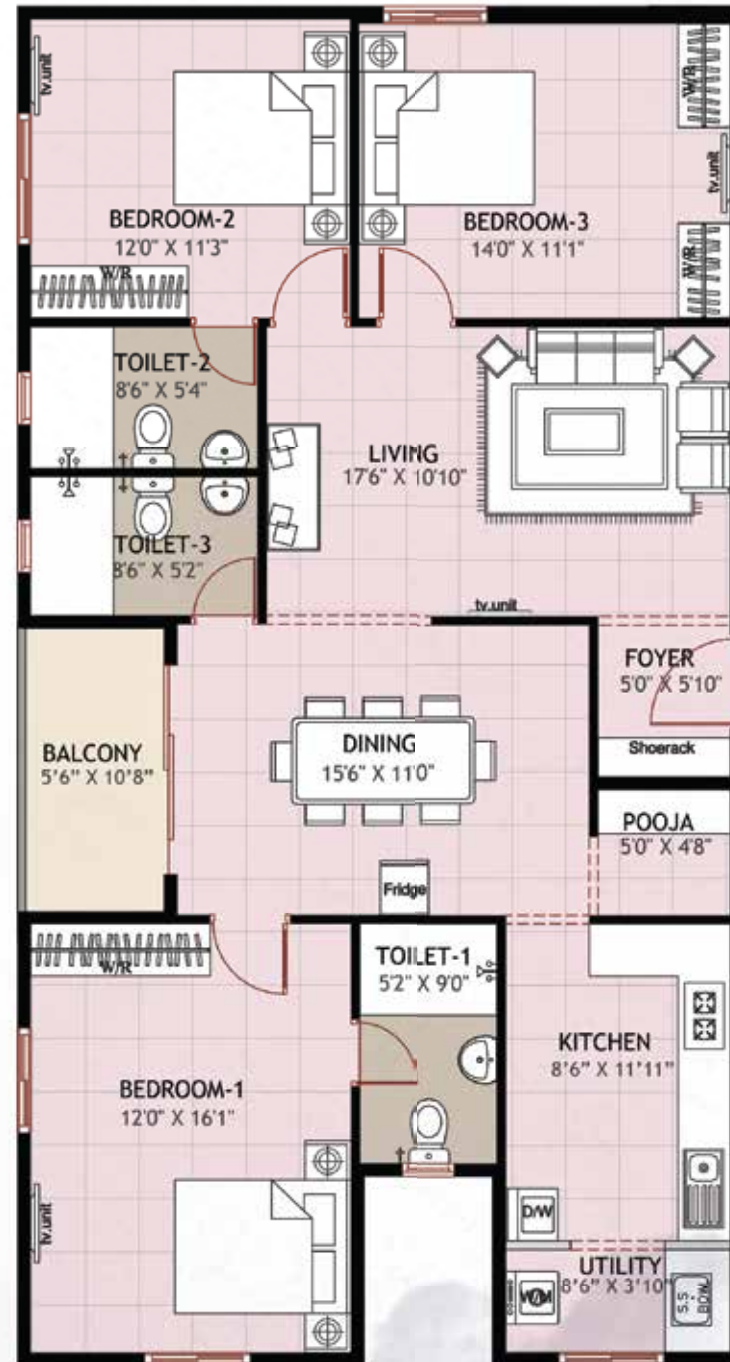
FLAT 205 305...1005

PLINTH AREA
1359 SQ.FT

SALEABLE AREA
1649 SQ.FT

RERA CARPET AREA
1215 SQ.FT

RERA BALCONY AREA
55 SQ.FT



FLAT 206 306..1006

PLINTH AREA
990 SQ.FT

SALEABLE AREA
1201 SQ.FT

RERA CARPET AREA
849 SQ.FT

RERA BALCONY AREA
61 SQ.FT



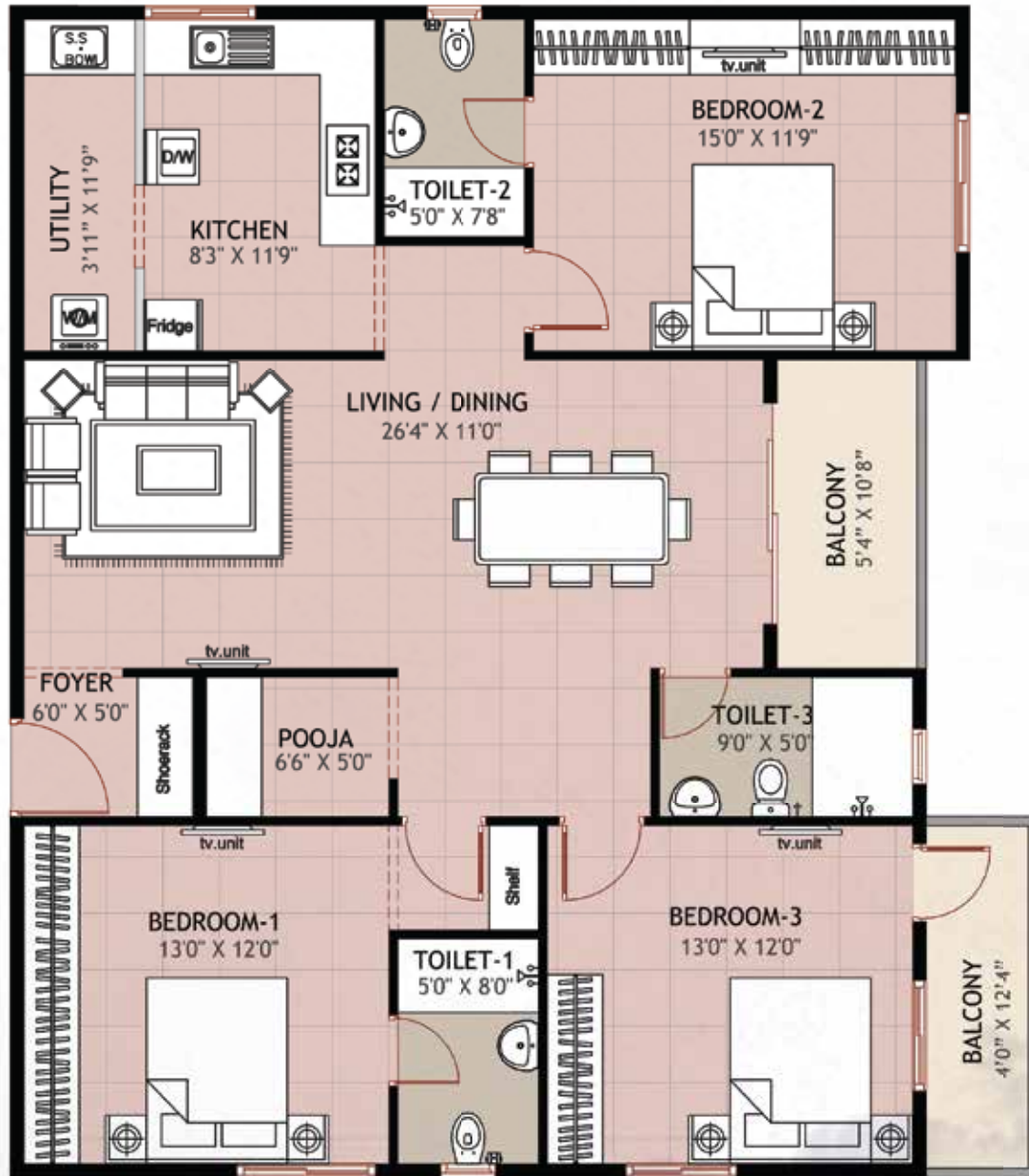
FLAT 214 314...1014

PLINTH AREA
1423 SQ.FT

SALEABLE AREA
1725 SQ.FT

RERA CARPET AREA
1247 SQ.FT

RERA BALCONY AREA
97 SQ.FT



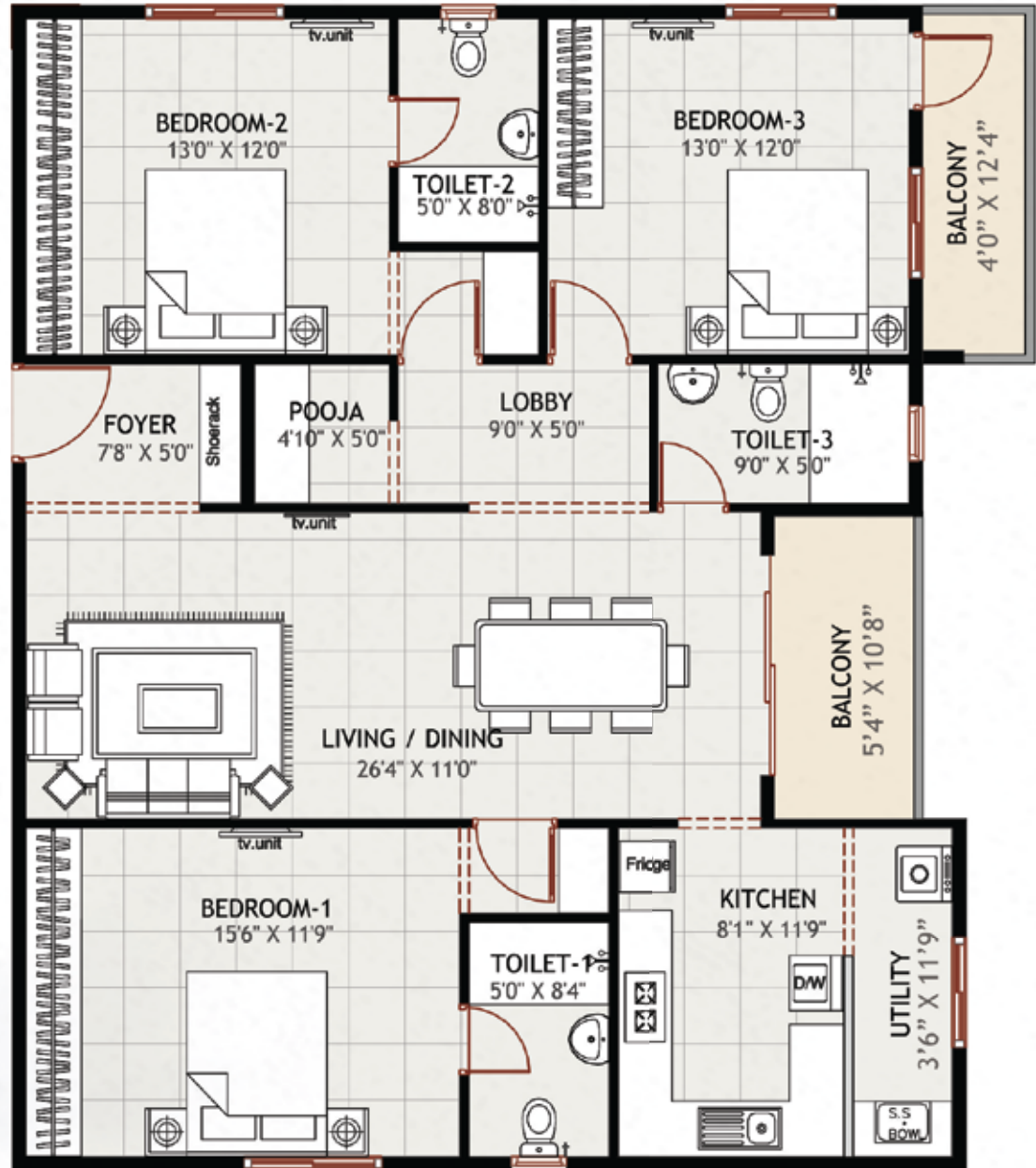
FLAT 215 315...1015

PLINTH AREA
1423 SQ.FT

SALEABLE AREA
1725 SQ.FT

RERA CARPET AREA
1246 SQ.FT

RERA BALCONY AREA
97 SQ.FT



FLAT 1013

PLINTH AREA
1534 SQ.FT

SALEABLE AREA
1860 SQ.FT

RERA CARPET AREA
638 SQ.FT

RERA BALCONY AREA
1412 SQ.FT



GENERAL SPECIFICATION

CONSTRUCTION

- RCC Framed Structure With
- Porotherm & Cement Mortar
- Ceiling Height - 9'11"

DOORS

Main Door – Panelled & Varnished Teak Wood With Secure Locking System.

Other Doors – Paint Finished Flush Doors with Secure Locks, Door Fittings Of SS.

FLOORING

- 2'x2' Vitrified Tiles For Living,
- Dining, Bedroom & Kitchen.
- Anti Skid Tiles For Toilet And Balcony.

WINDOWS & 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 Finishes.

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 the 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 Lighting, lift & All 5 Amp Points Inside The Flat.

PROVISIONS FOR

- Split A/C in All Bedrooms.
- Chimney in The Kitchen.
- Geyser In Toilets.
- Dish Washer and Washing Machine.

GENERAL

- Automatic 13 & 8 – Passenger KONE Lift.
- Solar Panel for Common Area Lighting.
- Common Toilet on Stilt Floor.
- 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 (Less advance paid)	40%
Completion of Foundation	20%
Completion of Structure	20%
Completion of Brick Work	10%
Handover for Interior	5%
Handing Over	5%

- DD/Cheque should be drawn in favour of **Ramaniyam Realtors LLP, RBL Bank Limited**

PREFERED BANKERS



This is not a legal offer & this brochure is only conceptual. Plans are merely suggestions that may be modified or approved by the government.



...dreams accommodated...

The **Builder** of your **Dreams**

Ramaniyam, one of Chennai's most reputed and trusted builders, best known for their unprecedented passion for detail, impeccable quality, and on-time delivery, have not only accommodated dreams but also built relationships lasting over three decades.

Ranging from residential and commercial buildings with plans to venture into the education, hospitality and healthcare segments, Ramaniyam hopes to continue its legacy for many generations to come.

37 YEARS
OF EXCELLENCE

300+
PROJECTS

5000+
DREAMS ACCOMMODATED



Come, receive your
ANUGRAHA



...dreams accommodated...

For enquiries, Call

+91 73057 77138, 97109 28855, 72999 22617

Corporate Office: Ramaniyam Real Estates Pvt Ltd., 14/67, 3rd Main Rd, Gandhi Nagar, Adyar, Chennai – 20.

Email: sales@ramaniyam.com | Website: ramaniyam.com