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## From the MD's Desk

I am over whelmed and take great pride and priviledge to welcome you to the RWD family.

As a company that continuously puts itself to consistent quality up-gradation, we at RWD take pride in delivering projects of outstanding results. With an eye for a detail, all our projects are well planned by renowned architects of the region supported and executed by a dedicated team of professionals at RWD.

Our accreditations, certifications, our successful projects and of-course the infinite lineup of satisfied customers stand testimony to the success story of RWD.

Now, I take this opportunity to introduce you to one of the city's most alluring commercial space - RWD Atlantis.

With a committed team of professionals dedicated to deliver you architectural excellence coupled with impeccable finishes, you have boundless reasons to adorn it.

Positioned at Nelson Manickam Road an epicenter of lifestyle essentials, Atlantis boasts the indulgence of a prime location dedicated for those looking to be in the thick of the city's big attractions and activities.

Furthermore, Atlantis is bestowed with the prestigious CRISIL 5 star rating that makes it even more special.

Wishing you a living filled with luxury, comfort and elegance.

Welcome home to RWD Atlantis.

**HABIB**

Managing Director - RWD



The Ramky Group is a specialist multidisciplinary organization with a turnover in excess of ₹10,000 crores involved in varied operations through Ramky Infrastructure Ltd., Ramky Enviro Engineers Ltd. and Ramky Estates & Farms Ltd. The group's focus areas are Infrastructure, Real Estate & Waste Management with specific emphasis on Public Private Partnership projects.

The company has a proven track record of creating landmark projects across South India, spanning key cities of Hyderabad, Chennai, Bengaluru, Visakhapatnam and Warangal since 18 years. All projects encompass the whole gamut of real estate in a multitude of options covering Residential, Commercial and Integrated Townships. The company has nearly 5 million sq ft under development with another 30 million sq ft of prime space in the pipeline and is also in the possession of a huge land bank in strategic locations with the potential to develop world class projects.



The journey of RWD began with its inception in 2006 under the leadership of Mr. Habib, Managing Director. The company is founded on solid principles of strong management and clear strategic direction. We are process controlled and place great emphasis on operating efficiencies like Integrated ISO 9001 : 2008, 14001 : 2004 and OHSAS 18001 : 2007 Management Systems.

RWD has an impressive portfolio of having developed over a million sq. feet of residential and commercial opulent spaces to epitomize the pinnacle of living experience. We are reputed in creating projects with unique proposition with emphasis on "Value for Money". We strive to build new landmarks with innovative engineering and architecture stretching beyond the moments of today to the possibilities of tomorrow. Our best efforts are focused to satisfy homeowner's desire for prestige, comfort, convenience and value. We offer luxury for reasonable cost and excel in customer satisfaction index by delivering their dream home on time with highest quality standards. Our people community of customers, associates, employees and investors who have bestowed trust in us are our valuable assets.

Anticipating the needs of customers and delivering homes without compromising on quality, economy and environmental factors has been the key towards RWD's success.

Vision: Anticipate needs of customers and deliver homes without compromising on quality, economy and environmental factors. To build an organization based on the values of integrity, trust and transparency in all aspects. To achieve excellence in execution and ultimately customer satisfaction through quality work, timely delivery and ethical transactions.

At RWD the relationship begins...



"Company being certified by Bureau VERITAS Certification (India) Pvt Ltd for the integrated Management system of organization in accordance with standard ISO 9001 - 2008, ISO 14001:2004 & BS OHSAS 18001:2007"



# Site Plan / Stilt Floor (Parking)



# Basement Floor Plan (Parking)



# 1st Floor Plan (Parking)





# Typical Commercial Floor Plan (2nd - 6th Floors)



**NIGHT VIEW**  
(AN ARTISTIC IMPRESSION)



## 1. ATLANTIS: PROJECT TITLE

Our project is named after the beautiful island in the Atlantic Ocean described by Plato, in his writings. Plato describes the Atlantians as great engineers and architects.

(This ancient city had palaces, harbors, temples and docks. The capital city was built on a hill and surrounded by rings of water, which were joined by tunnels large enough for a ship to sail through. A huge canal connected the outer rings of water to the ocean. On the outskirts of the capital city there were huge fields where farmers grew the city's food. Past the field there were mountains where wealthy villagers lived. Plato goes great detail about the amazing buildings - complete with hot and cold fountains, shared dining halls and stone walls covered with precious metals.)

## 2. USP's & Features:

- Prime location
- Parking spaces are clearly demarcated
- Minimal Amenities and adequate security points
- CRISIL rated - Chennai 5 Star
- Column free office space
- Separate grand lobby with lift and staircase core.
- Separate entry for commercial spaces.
- High end services

### Power

- Power back up
- Water / Drainage facility
- Exclusive facilities for commercial space

### Parking Arrangements:

1. Parking Spaces for Commercial are Provided Separately at Different Levels.
2. Basement is for Commercial parking.
3. Separate entry and exit has been Provided for Commercial areas. Surface Parking is also Provided Separately.
4. From the Parking lots we have Proper Access to the Respective Lobby Areas - Office Lobby.

## 3. No. of Parking Spaces for Commercial: 45 Car Parks & 30 Two Wheelers

<b>Stilt:</b>	7 Nos. Covered + 11 Surface Parking & 30 Two Wheelers 9mark It As Adequate 2 Wheeler Parking)
<b>Basement Floor:</b>	27 Nos. Covered
<b>Total:</b>	45 Car Parks.



#### 4. Design Consultant: CRN Associates

C. R. Narayana Rao Associates, is an ISO 9001-2008 certified firm of reputed architects and engineers based in Chennai. Founded in 1945, CRN has been a major player in designing the urban landscape in India and cities across the world.

(Design Architect: Ar.Kavitha Selvaraj, Ar.Rajesh Kumar Mobile: 9944935778)

#### Design

The demand for office and residential spaces in this prime location of the city is very well taken care of, in the design. A very understandable and clear distinction is done between the residential and office spaces i.e., floor wise, parking spaces and levels, entrance lobby, service cores, over head tanks, sump, pump rooms and security, etc.

#### Landscape

Minimal landscape is done in the front and rear of the building, especially along the periphery of the building.

Terrace area is provided with potted plants to emphasize the lounge area and association room.

#### 5. Contractor

RIL (ramky Infrastructure Limited), Gulmohar Avenue, Raj Bhavan Road, Somajiguda, Hyderabad – 500 082.

Ph: 040 – 23310091. e-Mail: info@ramky.com

#### 6. Extent of Land

(Site Area) 32,390 Sq.ft. (or) 13.5 Grounds (or) 3009 Sqm.

#### 7. Total Constructed Area: 1,20,774 Sq.ft. (or) 11,220.18 Sqm

**Commercial:** 55,383 Sq.ft. (or) 5,145 Sqm.

**Residential:** 65,391.01sq.ft. (or) 6,075 Sqm.

#### 8. No. Of Floors: 14 Floors Basement + Stilt + 12 Floors = 14 Floors

**Basement:** Parking for Commercial

**Stilt:** Parking for Commercial and Residential

**1st Floor:** Parking for Residential

**2nd Floor to 5th Floor:** Commercial (Grade A – Premium Office Space)

**6th Floor:** Service Floor

**7th To 12th Floor:** Residential Floors

**Terrace:** Amenities - Association Room / Lounge Area / Bar-be-que Counter and Podium

#### 9. Service Floor: 6th Floor – for Servicing of Pipe Lines and Access of Ducts.

**10. Terrace Floor:** Amenities – Association Room / Lounge Area / Bar-be-que Counter and Podium

**11. Water Supply: Source**

- Metro and Additional Borewells to be Provided.
- Sump and over head tank (OHT) for Storage of Water.
- OHT Capacity : 20 Litres / Sump (1.5 Times OHT Size)

**12. Power Backup:**

- Full Power Back-up for Services Area – Lifts / Parking Areas / Corridors + Lights and fans in all Units.

**13. Lobby Area**

- Separately Provided for Residential and Commercial Floors.
- Access to Grand Residential Lobby in the Rear.
- Access to Grand Commercial Lobby in the Front.

**14. Lifts And Staircase Cores**

- Residential Lifts 2 Nos – Capacity – 8 Passenger (1no.) / Service Lift (1No.)
- Commercial Lifts 2 Nos – Capacity – 10 Persons Each.

**15. Security Rooms**

- One Security Room near Boom Barrier for Residential.
- One Security Room in entry and one Security Room in exit for Commercial.

**16. STP / WTP Systems**

- Main Drain Line Available.
- WTP will be Provided / Additionally, one Water point for Aqua Guard will be Provided for each flat in the Kitchen.

**17. Fire Safety Measures**

Fire Hose Cabinet (FHC) in all Floors near each Core.

Fire Fighting sump is Provided Separately for Residential and Commercial Area - 1, Lakh Litres Capacity Each.





At RWD **the** relationship begins...

**ZRICKS**<sup>SM</sup>



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Architect - MEP & Structural.	Construction Partner	Legal	Project Financed by	Home Loan Associates
 <small>CH NARAYANA RAO</small>	 <small>Sincerely establish growth</small> <b>RAMKY INFRASTRUCTURE LTD</b>	<b>Mr. N. Srinivasan, B.A., LL.B</b>		   

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