

An initiative by



*...dreams accommodated...*



# THE FOUNDATION OF YOUR FUTURE





MAGNUM



## DREAMS ACCOMMODATED...

We've come a long way since our inception in 1986. We've experienced the zeniths and nadirs of Housing, we've seen lifestyles gradually change, we've broadened our horizons. We find immense comfort and pride in stating that we've always had one constant force propelling us forward through all these changes - passion. Passion to excel, passion to grow, passion to satisfy your every housing need. Our talented team at Ramaniyam, with its expertise and acumen, is committed to providing you with an exemplary living experience.

Subtle grandeur and charm has always been the trademark of our projects. We provide a plethora of ancillary facilities to make living more comfortable and enjoyable. At Ramaniyam, we work endlessly to devise plans that are perfectly aligned to your vision. We promise to provide you with an edifying residential experience that is both exceptional and unparalleled.

We accommodate your dreams. Brick by brick.

And we'd love to prove it to you.

A close-up photograph of a plant branch, likely a young tree or shrub, showing several small, bright green, serrated leaves and several brown, cone-shaped buds. The background is a soft, out-of-focus green and brown. The text "UNPARALLELED ELEGANCE WE PROMISE." is overlaid in white, centered on the image.

UNPARALLELED ELEGANCE  
WE PROMISE.

Ramaniyam, in association with Magnum, brings to you its latest venture, the best that it has to offer – a composition of finesse, magic and purpose. Situated in Nehru Nagar, Perungudi, our newest estate is located in Chennai's prime IT hub and flanked by complexes like RMZ Business Park, S.P. Infocity, Tidel Park and Ascendas. Contributing to its excellent venue is the close proximity of Apollo Hospital, the American International School, and Taramani MRTS station to ensure that everything you need is close by.

Our objective has always been to supply the maximum possible value for your hard-earned money, and so we devised this project to provide you with a beautiful home in the city at the affordable prices of OMR.

Ramaniyam Magnum boasts state-of-the-art infrastructure, landscapes of insurmountable beauty, and amenities that fulfil all your desires. In addition to living spaces of refined splendour, we offer conveniences such as spacious multi-purpose halls, a badminton court, a swimming pool, a cinema theatre, aerobics and yoga studios, and so much more. The estate consists of 10 floors, two floors devoted exclusively to car parking and eight occupied by elegant residential units. The units come with one, two or three bedrooms, providing a wide array of options to choose from. We have crafted all our flats to enable you to purchase a unit tailored to fulfil your unique housing dreams. We melded chic and stylish interiors with sophisticated design and world class amenities to create not just a house, but a home. Your home.

Beauty meets functionality in all that we choose to do.

Come, indulge in the luxury you deserve.





# LOCATION MAP

## LANDMARKS

The Ramaniyam Magnum residential complex is located in Nehru Nagar, Perungudi, Chennai. Optimally situated to cater to the needs of families, the complex provides easy access to necessary amenities. Working professionals are also placed advantageously, in the middle of Chennai's IT hub, ensuring that they are always plugged into the city.

 RMZ Business Park - 600 mts

 S.P. Infocity - 700 mts

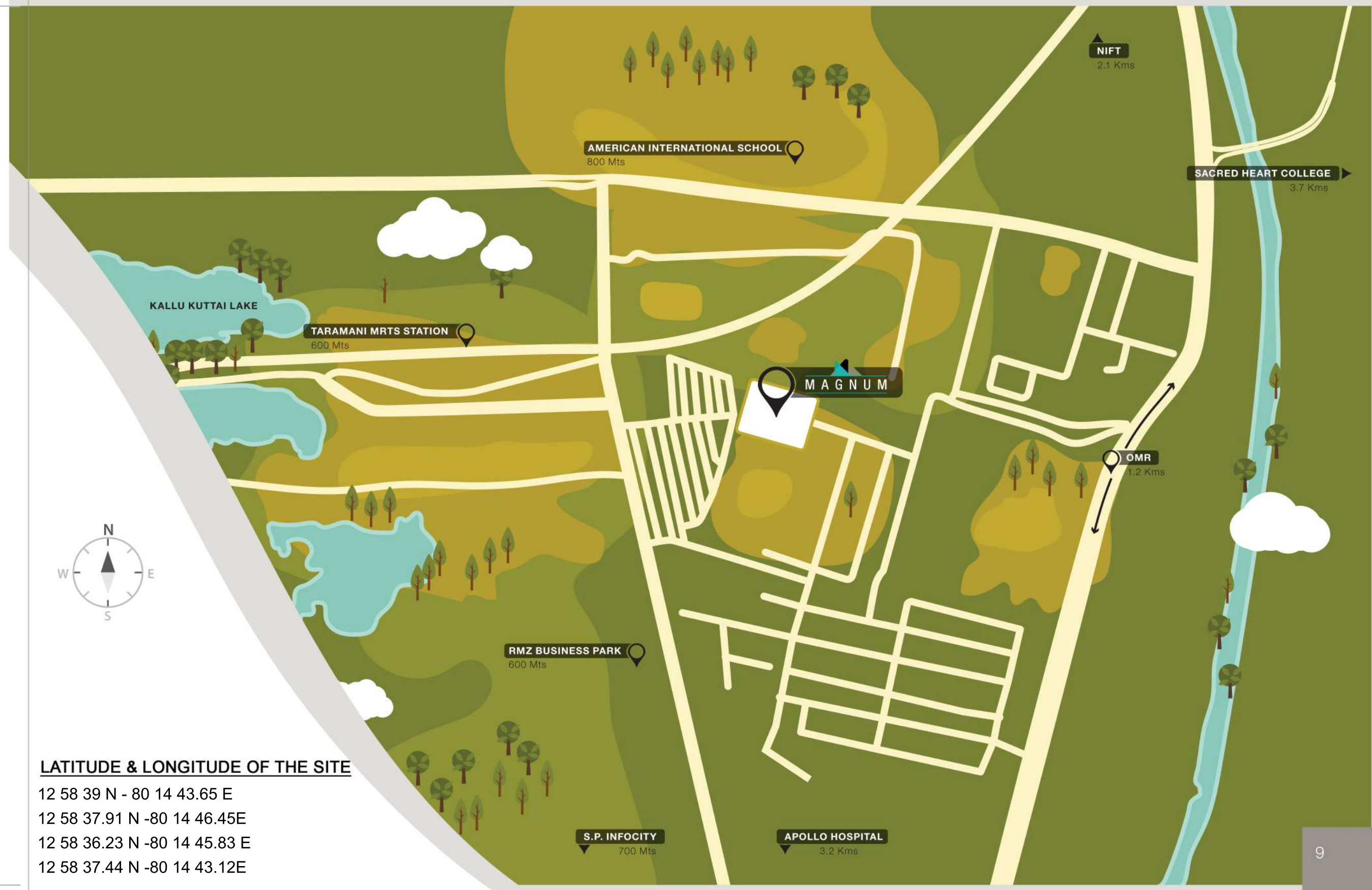
 Apollo Hospital - 3.2 kms

 American International School - 800 mts

 Taramani MRTS station - 600 mts

 Old Mahabalipuram Road - 1.2 kms





**LATITUDE & LONGITUDE OF THE SITE**

- 12 58 39 N - 80 14 43.65 E
- 12 58 37.91 N -80 14 46.45E
- 12 58 36.23 N -80 14 45.83 E
- 12 58 37.44 N -80 14 43.12E





## HIGHLIGHTS

- **Three Side Ventilation**  
for all apartments
- **Strategic Location**  
near Tidel Park
- **60% Open Area**
- Centrally located  
**Children's Play Area**
- **Senior Citizen's Park**
- **Ample Car Parking**  
available on two levels





## SPECIFICATIONS

- 2' X 2' vitrified tile flooring
- Anti-skid flooring for wet areas
- UPVC windows – Fenesta/equivalent
- Door fittings– DORMA make
- Single lever divertor system
- CP fittings of Jaguar/equivalent make
- Sanitary fittings – Parryware/equivalent make
- Copper wiring – Finolex/equivalent make
- Electrical switches– Anchor/MK/Equivalent
- Lifts for residents, service lift– Kone/equivalent
- Sewage treatment plant
- Genset backup
- Landscaping
- Firefighting system in common areas
- Rainwater harvesting
- Intercom facility to reach security

NO  
REST  
IS WORTH  
ANYTHING  
EXCEPT THE  
REST THAT IS EARNED

## AMENITIES

MULTIPURPOSE HALL AND HOME THEATRE

AIR-CONDITIONED GYM

ASSOCIATION ROOM

SWIMMING POOL WITH CHANGING ROOMS

BADMINTON COURT

SEPARATE SERVICE LIFT

GARBAGE CHUTE

INTERCOM FACILITY

CCTV / ACCESS CONTROL





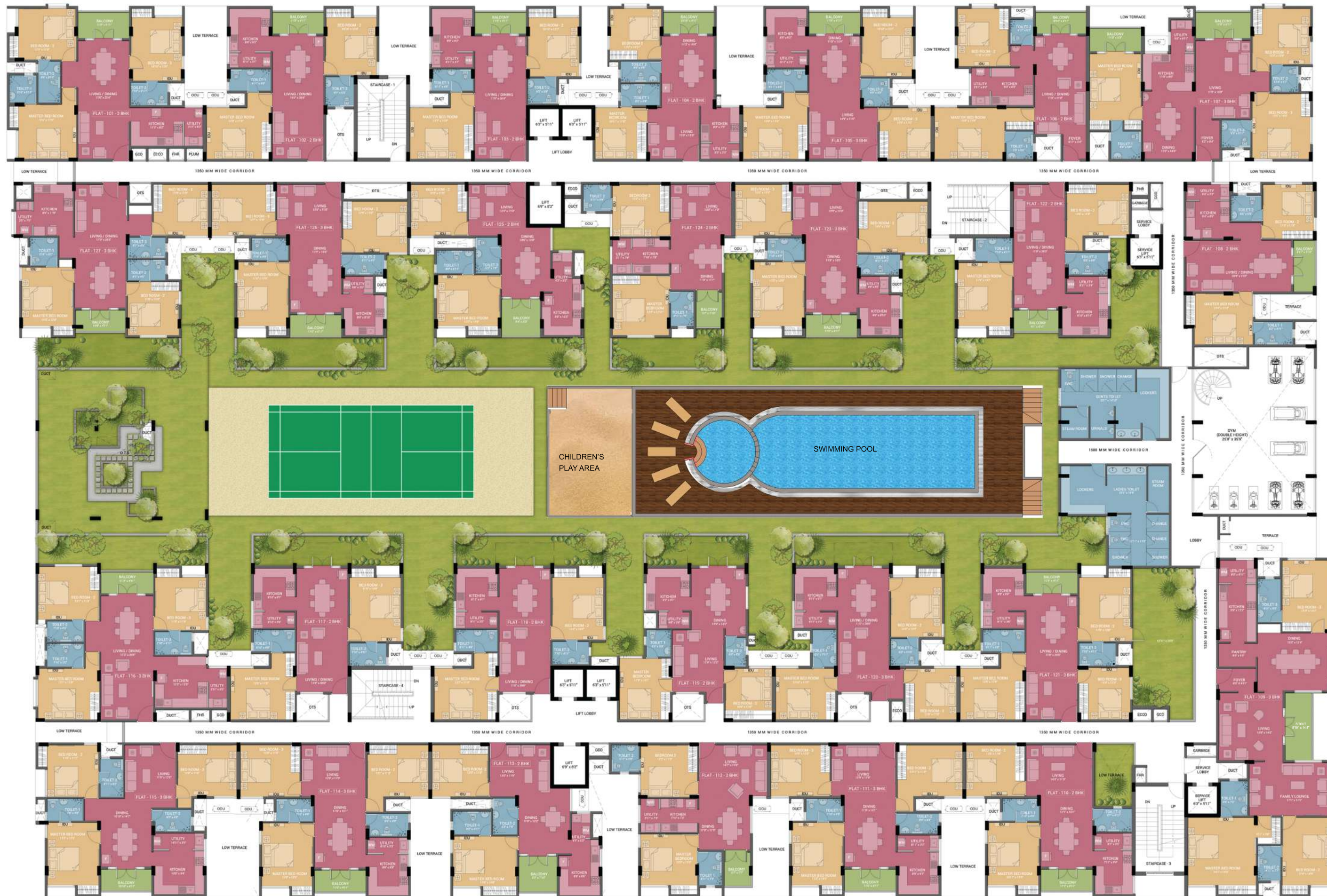


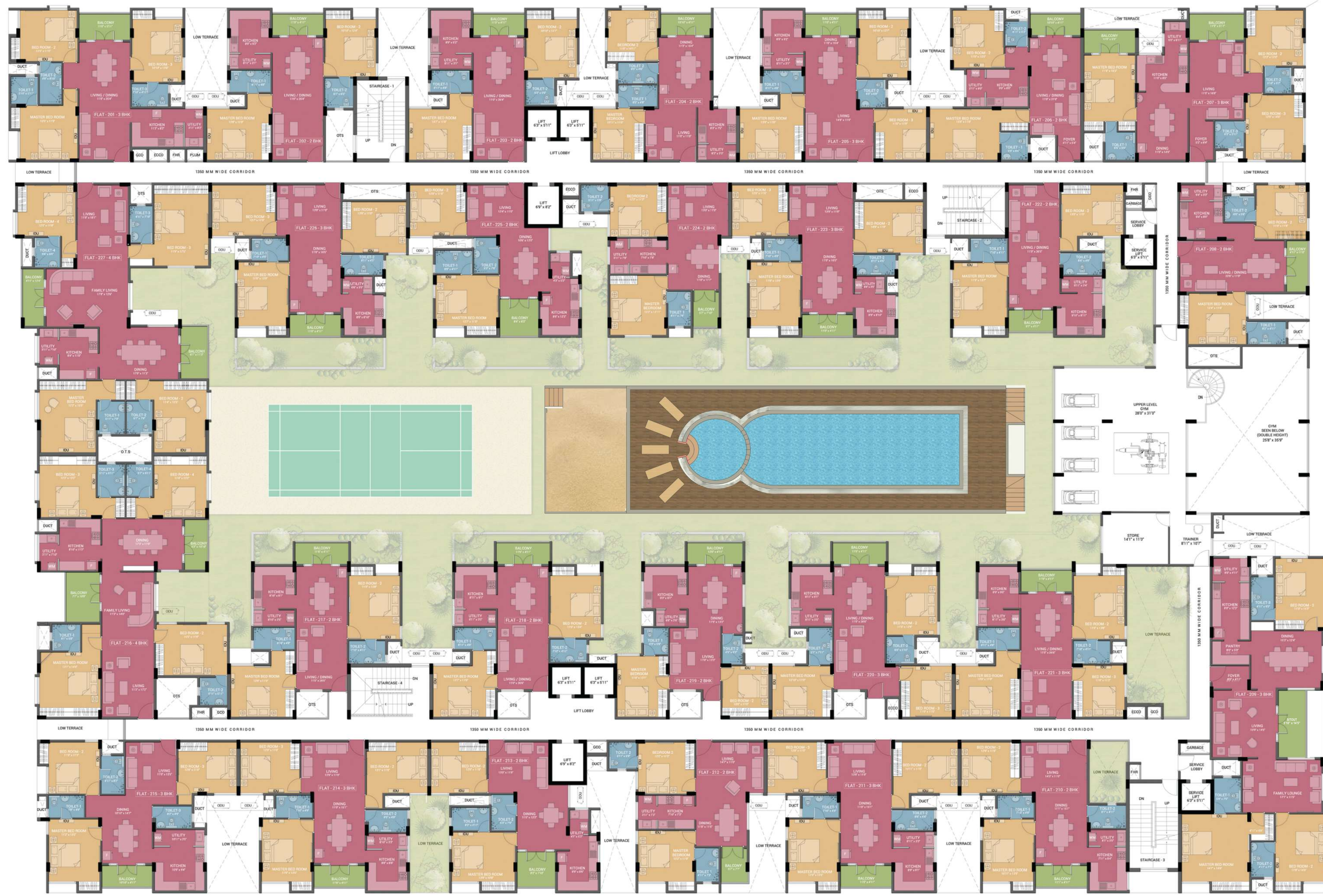
# PAYMENT SCHEDULE

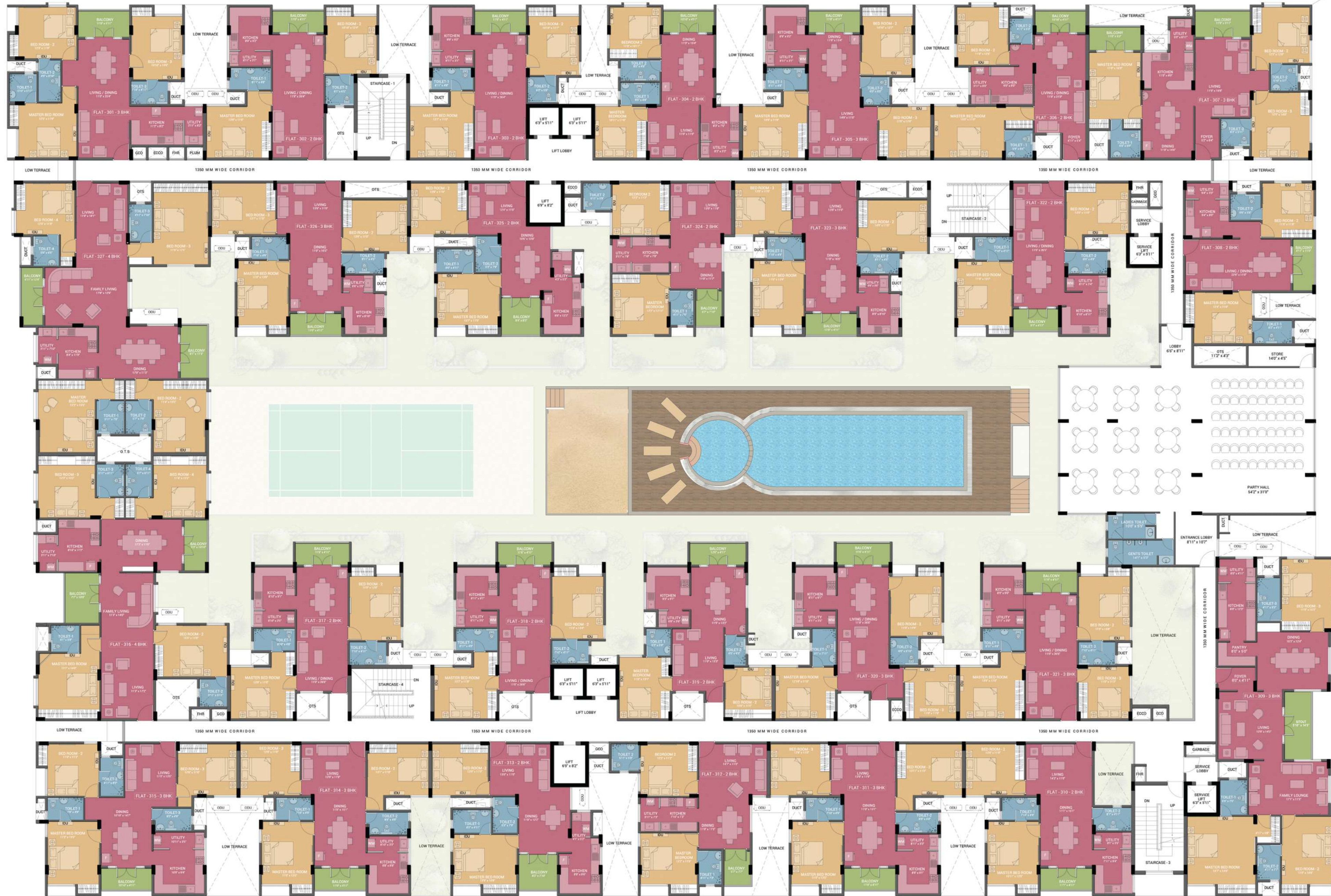
<b>ADVANCE .....</b>	<b>RS 5,00,000</b>
ON SIGNING THE AGREEMENT .....	40% of the total consideration
ON COMPLETION OF FOUNDATION .....	20% of the total consideration
ON COMPLETION OF ROOF (FULL STRUCTURE) .....	20% of the total consideration
ON COMPLETION OF BRICK WORK .....	10% of the total consideration
ON TAKING OVER FOR WOOD WORK .....	5% of the total consideration
ON HANDING OVER .....	5% of the total consideration

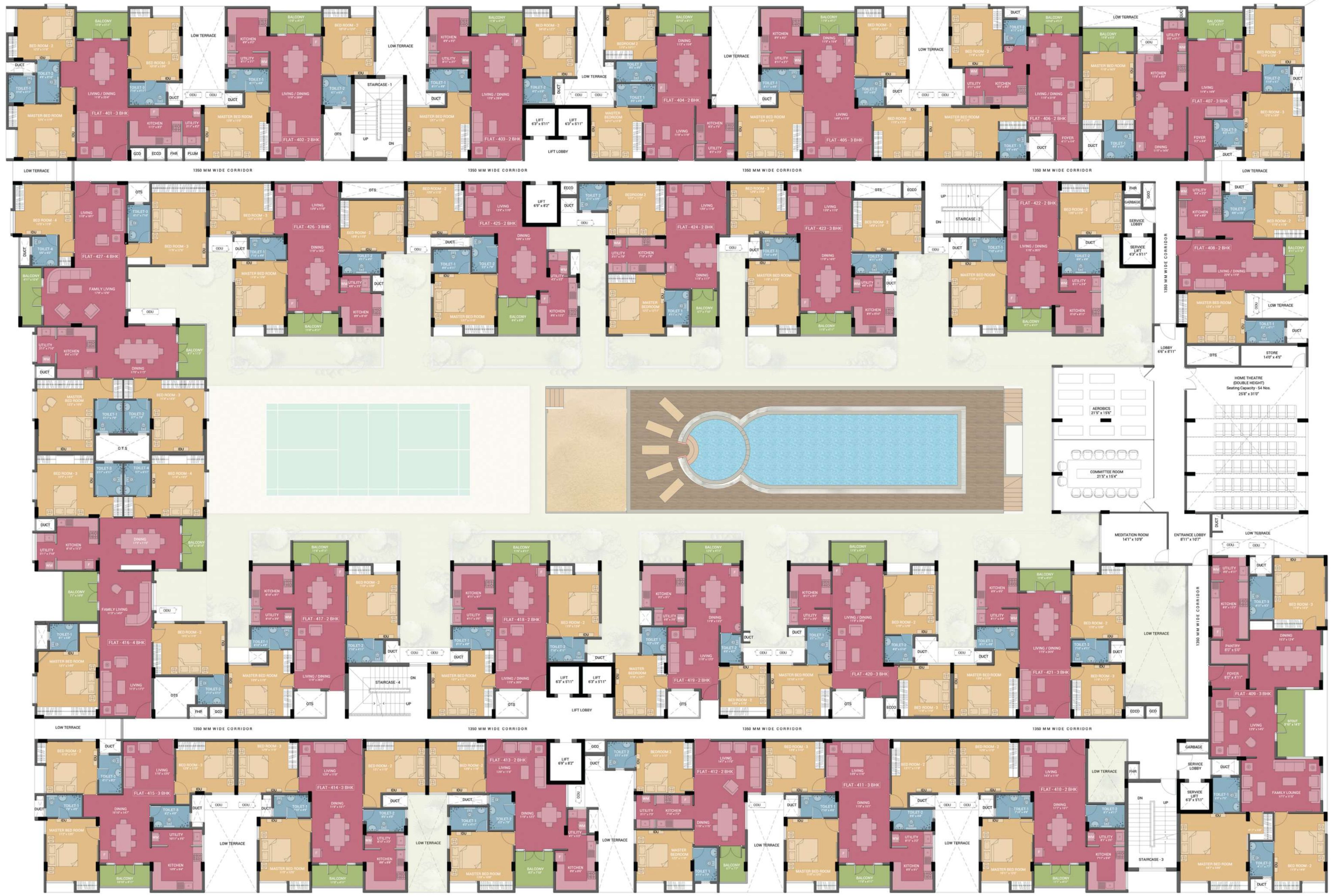


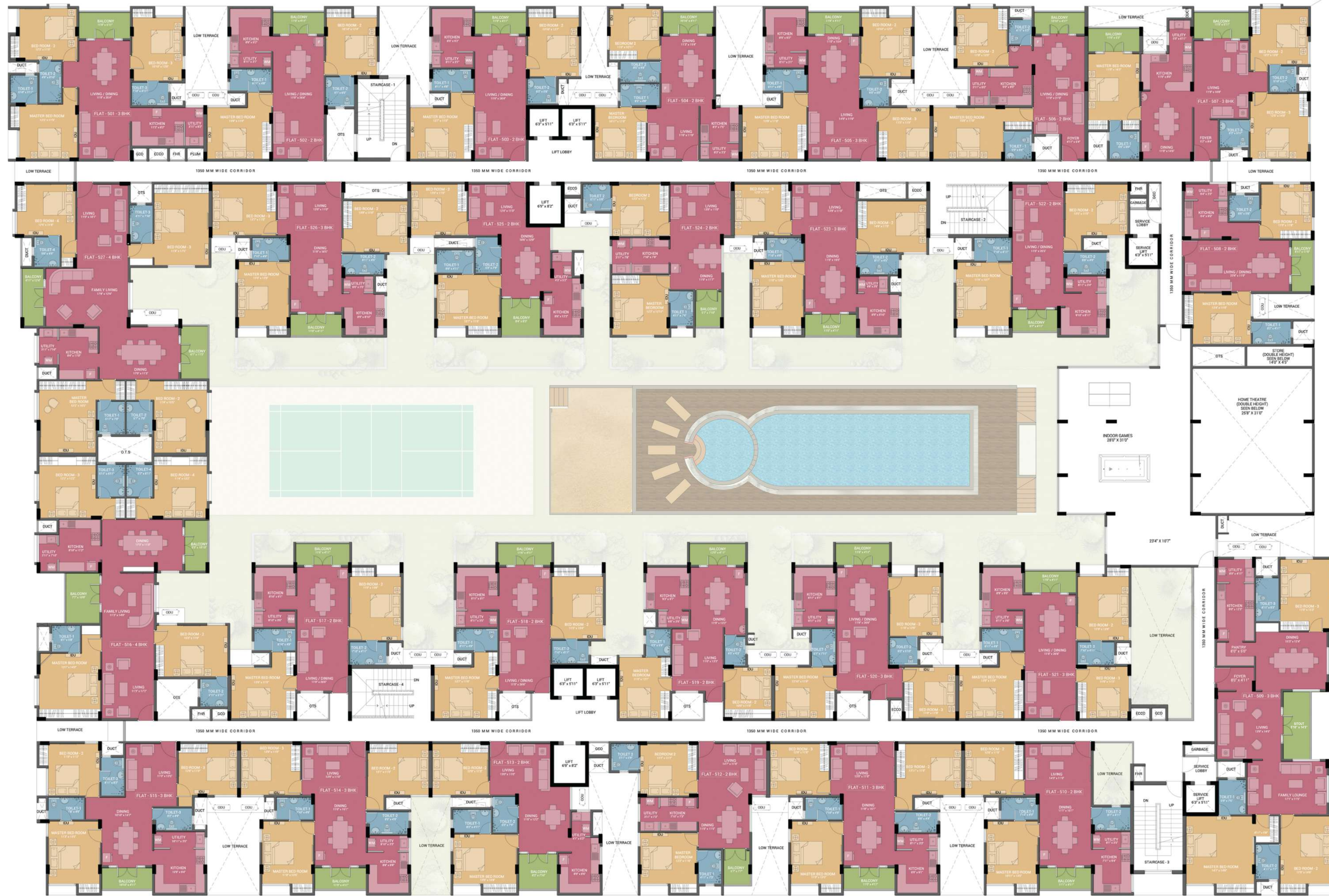




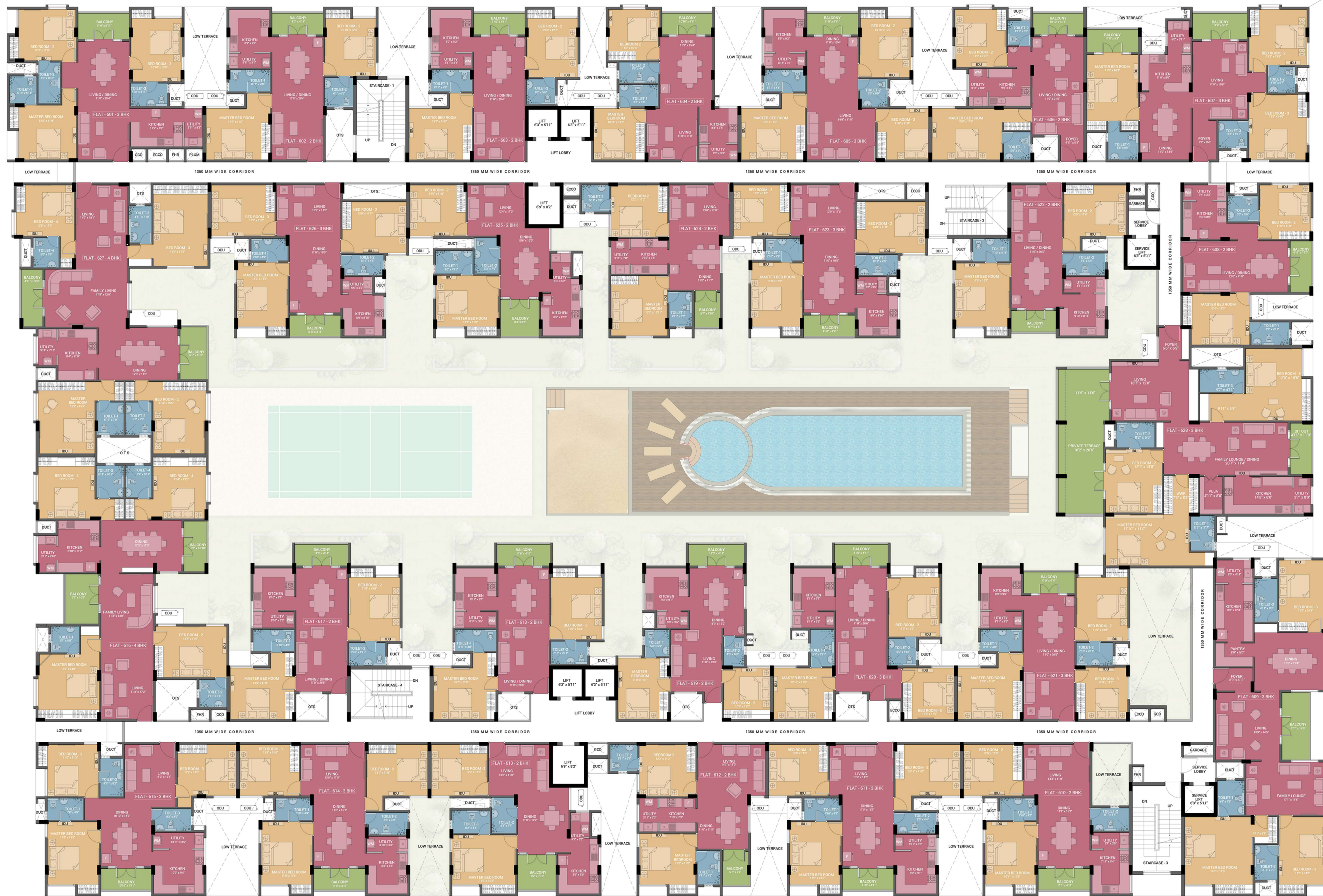


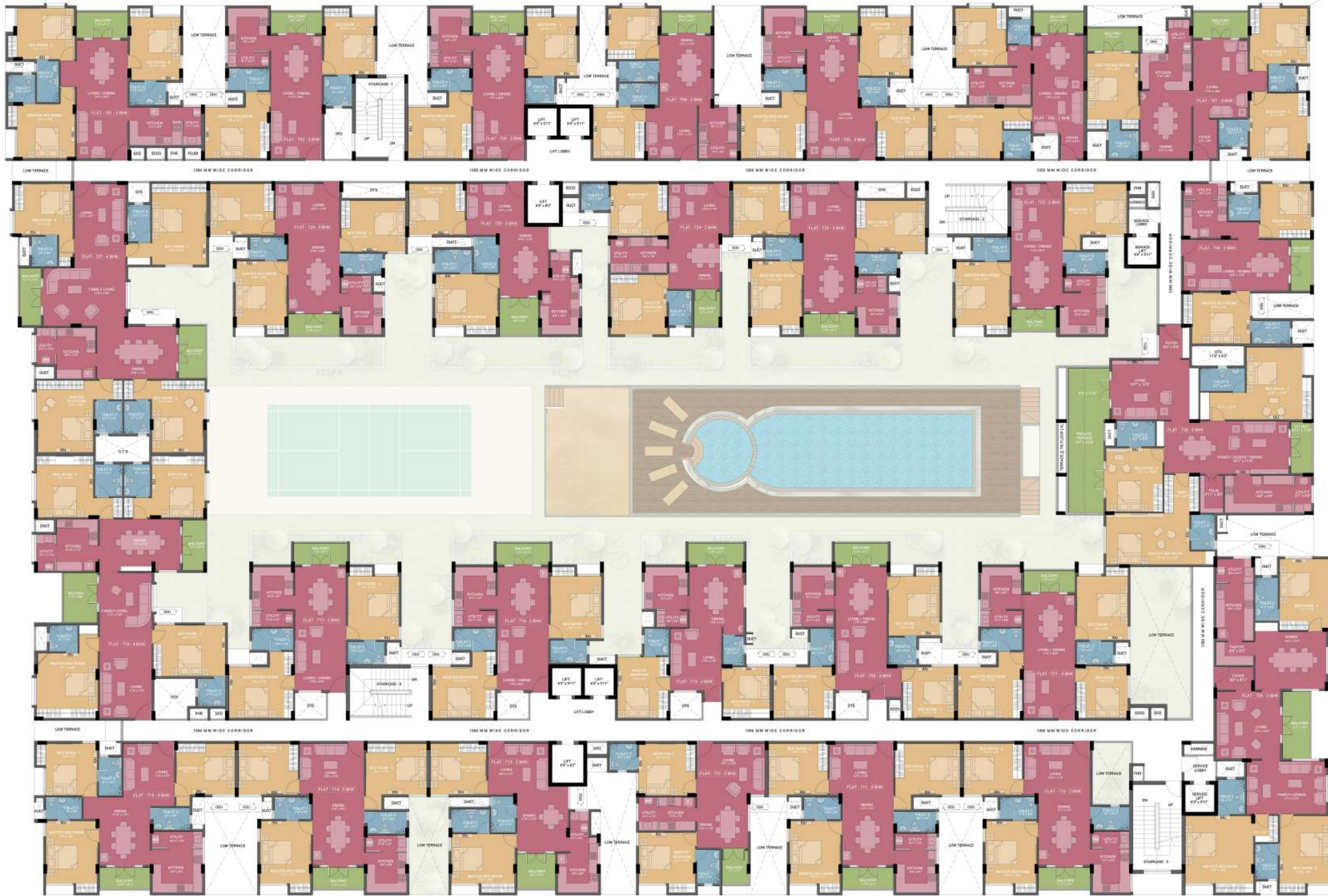


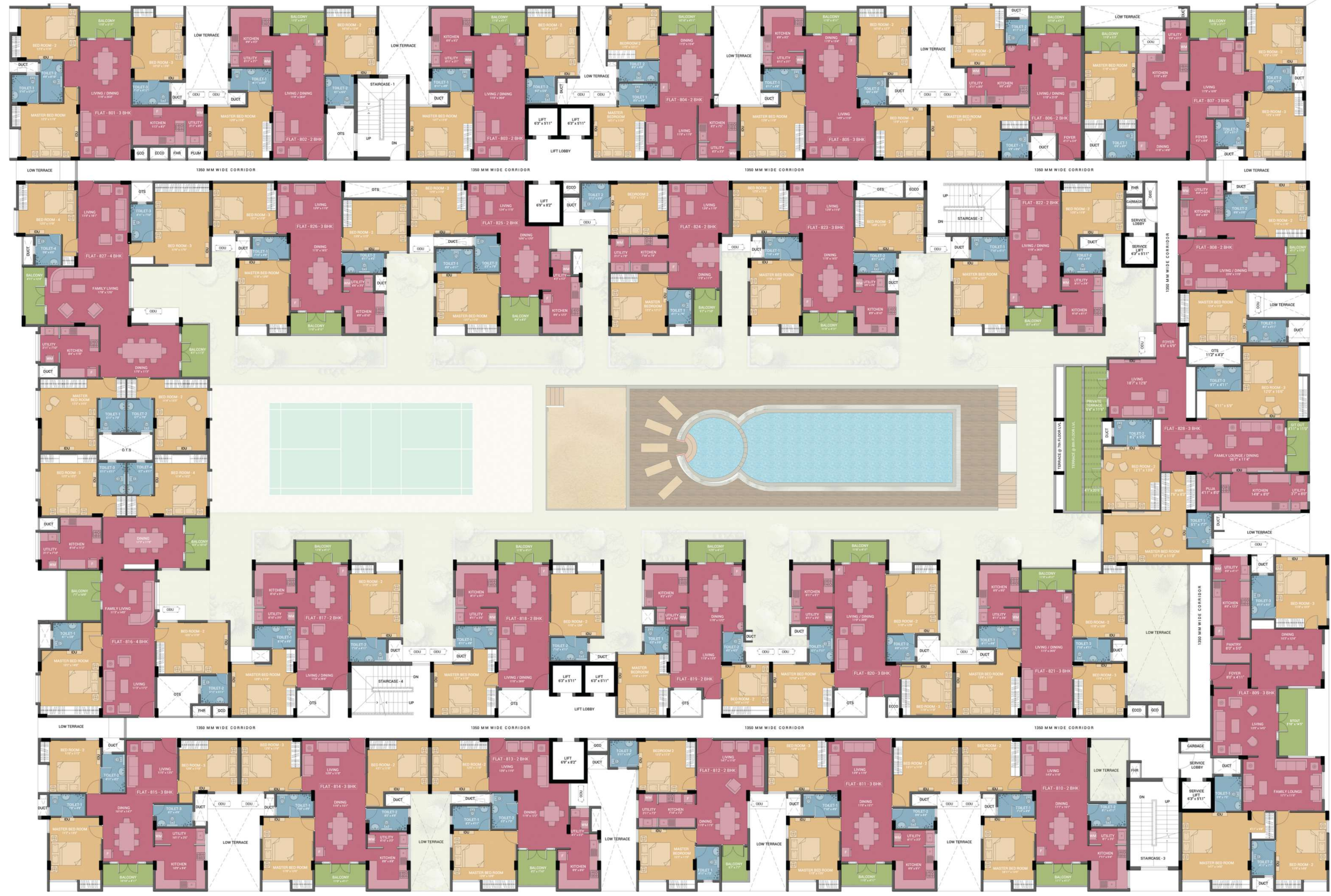












SWIMMING POOL & CHILDREN'S PLAY AREA IN SECOND FLOOR

















*...dreams accommodated...*

### **Ramaniyam Real Estates Pvt Ltd.**

No.17/35, 2nd main road, Gandhi Nagar,  
Adyar, Chennai - 600 020.

**Ph: 72999 22617 / 97109 28855 / (100 Lines) - 4344 7500**

[www.ramaniyam.com](http://www.ramaniyam.com)

**Architect :** ARVIND VARUNA ASSOCIA  
ARCHITECTURE & INTERIOR DE:  
[www.arvindvaruna.in](http://www.arvindvaruna.in)

### **Arvind Varuna Associates**

4th Floor, No.17/35, II Main Road, Gandhi Nagar,  
Adyar, Chennai - 600 020



### **Ramaniyam Magnum**

Survey No.311/3A & 312/1, KP Kandan Nagar Main Road  
(Off- MGR Main Road), Venkateswara Colony,  
Kottivakkam, Chennai - 600 041

### **Structural consultant :**

### **United Consultants**

No: 41/ A Beach Road, Kalakshetra Colony,  
Besant Nagar, Chennai - 600 090  
[www.unitedconsultants.in](http://www.unitedconsultants.in)

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