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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

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Project Detail

Project Name	RAMANIYAM MAGNUM	Project Description	STILT CAR PARKING + FIRST FLOOR CAR PARKING + 2 ND TO 9 TH FLOOR RESIDENTIAL APARTMENTS
Category of the Building	RESIDENTIAL APARTMENTS	Project Status	FULL STRUCTURE IS COMPLETED AND MASONRY WORK IS GOING ON
Project Commencement Date	OCTOBER 2016	Project End Date	OCTOBER 2019
Plot Extent	8100 Sq.m.		
Total Open area (Sq Mt)	3252.97Sq.m.	Total Covered area (Sq Mt)	4847.03 Sq.m.
Project address Line 1	SURVEY NO. 311/3A & 312/1,KP KANDAN NAGAR MAIN ROAD, (OFF-MGR MAIN ROAD), VENKATESWARA COLONY, KOTTIVAKKAM,CHENNAI - 600041.	Project address Line 2	

District	KANCHEEPURAM	Tehsil/Sub District	
No of Open Parking	87 NOS. ✓	Total area of open Parking (Sq Mt)	1012.50Sq.m.
No of Covered Parking	195 NOS. ↗	Total area of Covered Parking (Sq Mt)	Total of Stilt & First floor Car park area = 7856.93 Sq.m.

Development Details

Type of Dwelling Unit	2BHK, 3BHK & 4BHK	Total No. of Dwelling Unit	219 NOS.
Carpet area (SqMt)	19795.38Sq.m.	No of Dwelling Unit Available for Sale	145 NOS.
Area of exclusive Open terrace if any (Sq Mt)	89.20 Sq.m.	Area of exclusive balcony/verandah (Sq Mt)	1249.31 Sq.m.

If it is other than Residential

Office / Shops / Departmental Stores etc.,	NOT APPLICABLE	Total Floor Area	
Carpet area (Sq Mt)		Available for Sale	
Area of exclusive Open terrace if any (Sq Mt)		Area of exclusive balcony/verandah (Sq Mt)	

External Development Work

Road System	Maintained by Corporation (KP Kandan Nagar Main Road)	Water Supply	Comes under Extended Corporation limit. Water Supply yet to be provided.
Sewage and Drainage System	Comes under Extended Corporation limit. Sewage and drainage system yet to be provided.	Electricity Supply Transformers and Sub Station	Thru' TNEB Tharamani Sub Station.
Solid Waste Management and Disposal	Will be provided within the Site.		

Project Architects

Architect Name	Mr. ARVINDAN RANGAN	E Mail ID	arvind@arvindvaruna.in
MCA No.	CA/1991/14238	Address Line 2	
Mobile No.	9841041418	District	CHENNAI
Address Line 1	No. 17/35, 2 nd MAIN ROAD, GANDHI NAGAR, ADYAR, CHENNEAI – 600 020.	Year of Establishment	2005
State	TAMILNADU	District	
Pin Code	600 020		

Key Projects Completed

1. Ramaniyam Aura -Residential cum commercial building - Ground + 12 floors.
2. Lalah Towers -Commercial building - Basement floor + 11 floors
3. Classic Rudra- Residential building - Stilt floor + 3 floors + 4th floor (part)
4. Chaitanya - Residential building - Stilt floor + 4 floors
5. Isha-Residential cum commercial buildingBlock-I = Basement floor + 6 floors,Block- II = Basement + 17 floors.
6. Pushkar -2 - Residential cum commercial building - Basement floor + 15 floors
7. Maanas - Residential building - Stilt floor + 4 floors.
8. Sarovar-Residential building -Stilt floor + 4 floors.

Structural Engineers

Engineer Name	Mr. ALEX JACOB
If Registered in any Corporation / LB , License No.	CLASS I, L.S. NO. 433
Mobile No.	9840159550
Address Line 1	41/A, BEACH ROAD, KALAKSHETRA COLONY, BESANT NAGAR, CHENNAI – 600 090.
State	TAMILNADU
Pin Code	600 090

E Mail ID	alexjacobuc@gmail.com
Address Line 2	
District	
Year of Establishment	1971
District	

Key Projects Completed

1. Pushkar -2 -Residential cum commercial building - Basement floor + 15 floors,
2. Isha -Residential cum commercial building - Block-I = Basement floor+ 6 floors, Block- II = Basement floor + 17 floors.
3. Kattima-Residential building- Stilt floor + 4 floors.
4. Sumikrish-Residential building-Stilt floor + 4 floors.

Site Engineer

Engineer Name	Mr. GANESH
Mobile No.	98412 69170
Address Line 1	17/35, 2 ND MAIN ROAD, GANDHI NAGAR, ADYAR, CHENNAI-600 020.
State	TAMILNADU
Pin Code	600 020.

E Mail ID	ganeshmanivannan4@ gmail.com
Address Line 2	
District	
District	

Geo Technical Engineer

Engineer Name	M/s.Geo Marine Consultants (P) Limited
Mobile No.	044 - 24481485
Address Line 1	No:11,"Shiva Priya" 2 nd Main Road, Kannappa Nagar, Thiruvanmiyur,Chennai – 600 041.
State	TAMILNADU
Pin Code	600 041.

E Mail ID	info@geomarineindia.com
Address Line 2	
District	
District	

Project Contractors

Contractor Name	SELF
Registered in any GovtDept	
Address Line 1	
State	
Pin Code	
Key Projects Completed	LAST 5 YEARS PROJECT COMPLETED IS ENCLOSED IN SEPARATE SHEET

E Mail ID	
Address Line 2	
District	CHAENNAI
Year of Establishment	1989



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real estate journey

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