



RAMAA
RESIDENCY

A PROJECT BY



ARCHITECT



ARCHITECTS &
URBAN DESIGNERS

RAMAA RESIDENCY, T.P.-44, F.P.-16, Nr. Sankalp Row House,
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1 & 2 BHK APARTMENTS



A PROJECT BY



let's know us

COMPANY BACKGROUND AT A GLANCE

Ramaa Group Since 1982 Is A Unique Name Which Has Developed Land For Luxurious And Comfortable Residence As Well As Commercial In The City Surat. We Have Experience For More Than A Decade In Construction Arena With Timely Innovations, Meticulous Planning, Constant Updating Of Methodologies And Acquisition Of Latest Equipments.

Professionally Managed Real Estate Group, Started Its Activity By The Construction In Dazzling City Surat, Since Last Many Years, We Have Undertaken And Developed Some Of The Prestigious Projects In The Diamond City Surat. We As Group Are Committed To Excellent Quality And Aesthetic Construction Within Affordable Prices Comparatively To Prevailing Market Trends. We Have Focused On Making Beautiful Homes And Experience For More Than Decade Added Advantage To Explore New Dimensions To Accomplish Our Project. Our Project Meet High Safety Standards And Each Project Is Planned, Managed And Executed With Innovative Designs, Structures, Modern And New Amenities With Timely Deliveries Of The Projects Before The Completion Time Schedules.



Green Building Features

- Energy efficient products & technologies
- Use of water efficient fixtures
- Use of renewable energy
- Use of eco friendly building materials
- Use of low VOC materials
- Rain water harvesting
- Waste water treatment and reuse
- Efficient landscape design
- Waste management
- Construction waste management
- Daylight & views
- Better indoor air quality

Building A Green, Sustainable Future

Green Building Benefits

- "A green building is one which uses less water, optimizes energy efficiency, conserves natural resources, generates less waste and provides healthier spaces for occupants, as compared to a conventional building."

Green Features

- Storm water management techniques to prevent soil erosion
- High SRI roof to reduce heat island effect
- Efficient building envelope to cut down the heat coming from outside
- Accessibility for differently abled and senior citizens by providing ramps and dedicated toilets
- Rain water harvesting through percolation pits
- Water efficient fixtures to result in more than 40 % water savings
- Water efficient landscaping – low turf area and high drought tolerant species in Landscapes
- Water and energy metering at strategic locations
- Energy efficient lighting for better energy efficiency
- Efficient waste management by waste segregation and storage of recyclables
- Use of materials with recycled content
- Use of local materials to cut down carbon footprint
- Building declared as "No smoking zone"
- Adequate daylighting in all living spaces
- Adequate openings to facilitate fresh air ventilation
- Cross ventilation in maximum areas of the home
- IGBC green homes compliant exhaust systems in bathrooms and kitchen
- Use of low VOC and environment friendly materials for better health and comfort
- State-of-the-art recreation facilities

Green Certification

- We feel excited to share that one of our project '**RAMAA RESIDENCY**' has received **Precertified Gold Rating** under IGBC green affordable housing rating system.(1st project in Surat to be pre-certified under this rating system.)

- Registration number: **IGBCGAH181021**



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“Stylish Exterior and a
Comfortable Living Inside.”

GLORIOUS GARDEN WITH BEAUTIFUL LANDSCAPING

CCTV MONITORING IN COMMON AREA

UNDERGROUND BASEMENT PARKING

FLAT ENTRY TOWARDS EAST-WEST

STANDARD PASSENGER LIFTS IN EACH BUILDING





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The Beauty of Engineering

Ramaa Residency is a creation; something that
has a personality and an impressive piece of art.



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The View of **Lovely Life**

Welcome to a home which offers comfort,
convenience and modern life style.



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prime lifestyle

Exceeds Expectations in amenities and services.
Just focus on well arranged, sleek, elegant, and masterfully designed
buildings with bird's-eye-view. You will vouch for Ramaa residency.



GLORIOUS GARDEN WITH BEAUTIFUL LANDSCAPING
PARTY LAWN
WATER CASCADE
BANQUET HALL
GYMNASIUM WITH LATEST EQUIPMENT
JOGGING TRACK



NET CRICKET PITCH
POOL TABLE, TABLE TENNIS, CHESS, CAROM, CARDS
KIDS PLAY AREA & FUN PARK
VOLLEY BALL COURT & BADMINTON COURT
SENIOR CITIZENS PARK WITH GAZEBO
SWIMMING POOL
SOLAR BASED STREET LIGHT & PASSAGE LIGHT





Ramaa Residency has so many textures and colours.
The gardens are very beautiful, full of colourful tropical flowers and with many glowing flowering shrubs.
There would be tall leafy trees for shade and underneath them one could relax in the heat of the day.
There are pleasant paths winding through the green grass and comfortable seats where family could rest,
when the day's toil is over.



specification

FLOORING	GOOD QUALITY STANDARD VITRIFIED FLOORING
KITCHEN	GRANITE COOKING PLATFORM PORCELAIN TILES DADO UP TO LINTEL LEVEL SINGLE BOWL QUARTZ OR STAINLESS STEEL SINK COMMON WASH BASIN
STORE	1 SELF OF KOTA
WASH	VITRIFIED FLOORING & GLAZED TILES DADO WITH GRANITE SILL TOP
TOILET	SINGLE LEVER CONCEALED DIVERTER WITH SHOWER STANDARD BRANDED C.P. FITTING & SANITARY FITTING EUROPEAN W.C. IN COMMON BATHROOM & EUROPEAN W.C. IN MAST BATHROOM
PLUMBING	CVPC/UPVC PIPING FOR WATER SUPPLY SYSTEM CENTRALLY HOT WATER SUPPLY PLUMBING FROM WASH AREA TO EACH TOILET
MAIN DOOR	ATTRACTIVE FITTED MAIN DOOR WITH WOODEN FRAME INTERNAL FLUSH DOOR WITH GRANITE FRAME STAINLESS STEEL STANDARD HARDWARE FITTING
WINDOWS	ANODIZED COATED SLIDING ALUMINIUM SECTION GRANITE FRAME STANDARD SINGLE VISION REFLECTION GLASS

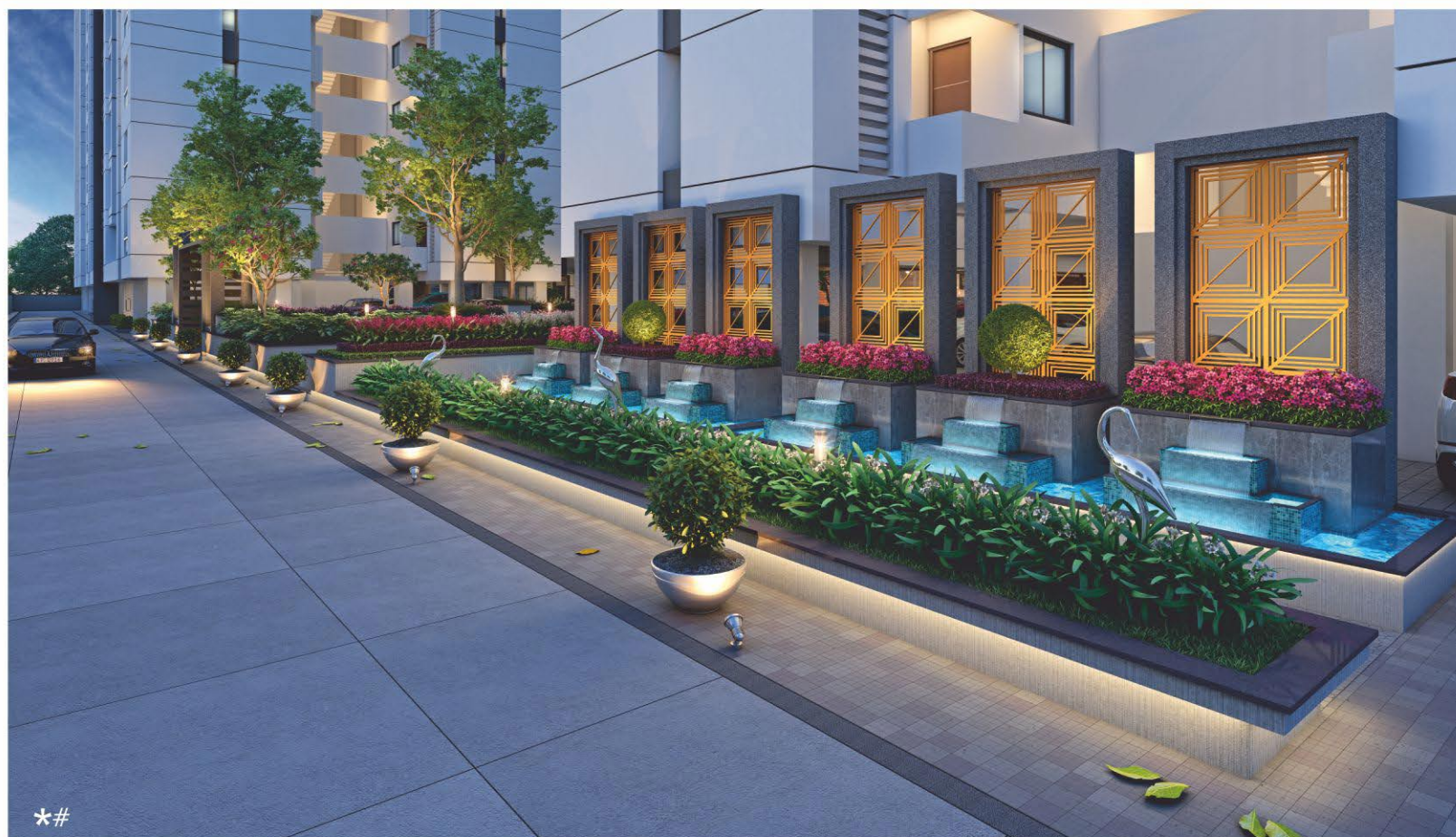
ELECTRIFICATION	CONCEALED FITTING INDIAN STANDARD COPPER WIRING MODULAR SWITCHES
INTERIOR FINISH	SINGLE COAT PLASTER WITH LAPI FINISH
EXTERIOR FINISH	TWO COAT PLASTER ACRYLIC TEXTURE FINISH STANDARD EXTERIOR COLOUR
LIFT	AUTO DOOR PASSENGER LIFT
TERRACE	DOUBLE COAT WATER PROOFING WITH CHINA-MOSAIC FLOORING
BUILDING FOYER	DESIGNED FURNISHED BUILDING ENTRY FOYER RECEPTION TABLE, NAME PLATE, NOTICE BOARD

TECHNICAL CRITERIA
STRUCTURAL DESIGN AS PER CONSULTANT DESIGN

COMMON FACILITIES
DESIGNED NAME PLAT & NOTICE BOARD
STANDARD PASSENGER LIFT IN EACH BUILDING
GENERATOR POWER BACK-UP FOR COMMON UTILITIES
STANDARD FIRE FIGHTING SYSTEM
DROP OFF ZONE & SECURITY CABIN
CCTV MONITORING IN COMMON AREA

CAMPUS CRITERIA
CAMPUS & FLAT ENTRY TOWARDS EAST-WEST
STREET LIGHT
PARKING LIGHTS & GARDEN LIGHTS
WATER SUPPLY TROUGH COMMON U.G. WATER TANK,
SINGLE BORE-WELL

PARKING
BASEMENT FOR SUFFICIENT PARKING
UNDER GROUND BASEMENT PARKING





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TYPE-A | B | C 2BHK 1ST TO 14TH FLOOR PLAN



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TYPE-D 1BHK 1ST TO 14TH FLOOR PLAN



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GROUND FLOOR PLAN



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TYPICAL FLOOR PLAN



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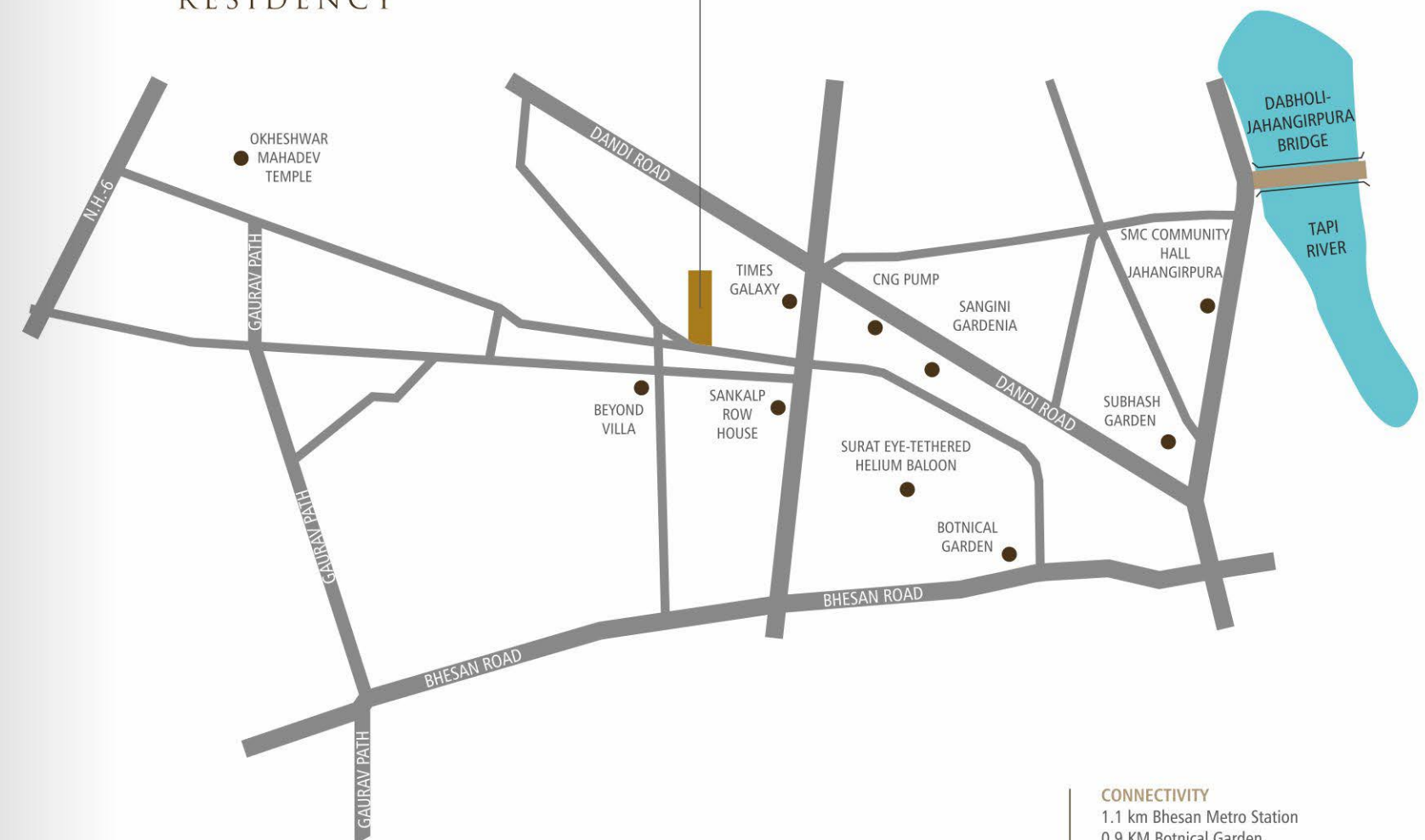


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location map 



LEGAL CRITERIA

- NON AGRICULTURE LAND
- DEVELOPMENT PERMISSION
- ENVIRONMENT CLEARANCE CERTIFICATE
- AIRPORT AUTHORITY NOC
- LOANABLE TILES
- LIFT LICENCE
- FIRE NOC
- BUILDING USE CERTIFICATE (BUC)
- REGISTERED SALE DEED

EXTRA CHARGES

- ALL GEB EXPENSES (QUOTATIONS, CONTRACTOR, INTERNAL CABLES, COMMON ACCESSORIES, TRANSFORMERS, OTHER CHARGES ETC.)
- SOCIETY INFRASTRUCTURE CHARGES

LEGAL CHARGES

- DOCUMENTATION CHARGES (STAMP DUTY, REGISTRATION FEE, ADVOCATE FEE)
- SERVICE TAX & VAT / GST
- IC OF SMC (BETTERMENT CHARGE)
- LEGAL FILE CHARGES, SOCIETY FORMATION CHARGES

CONNECTIVITY

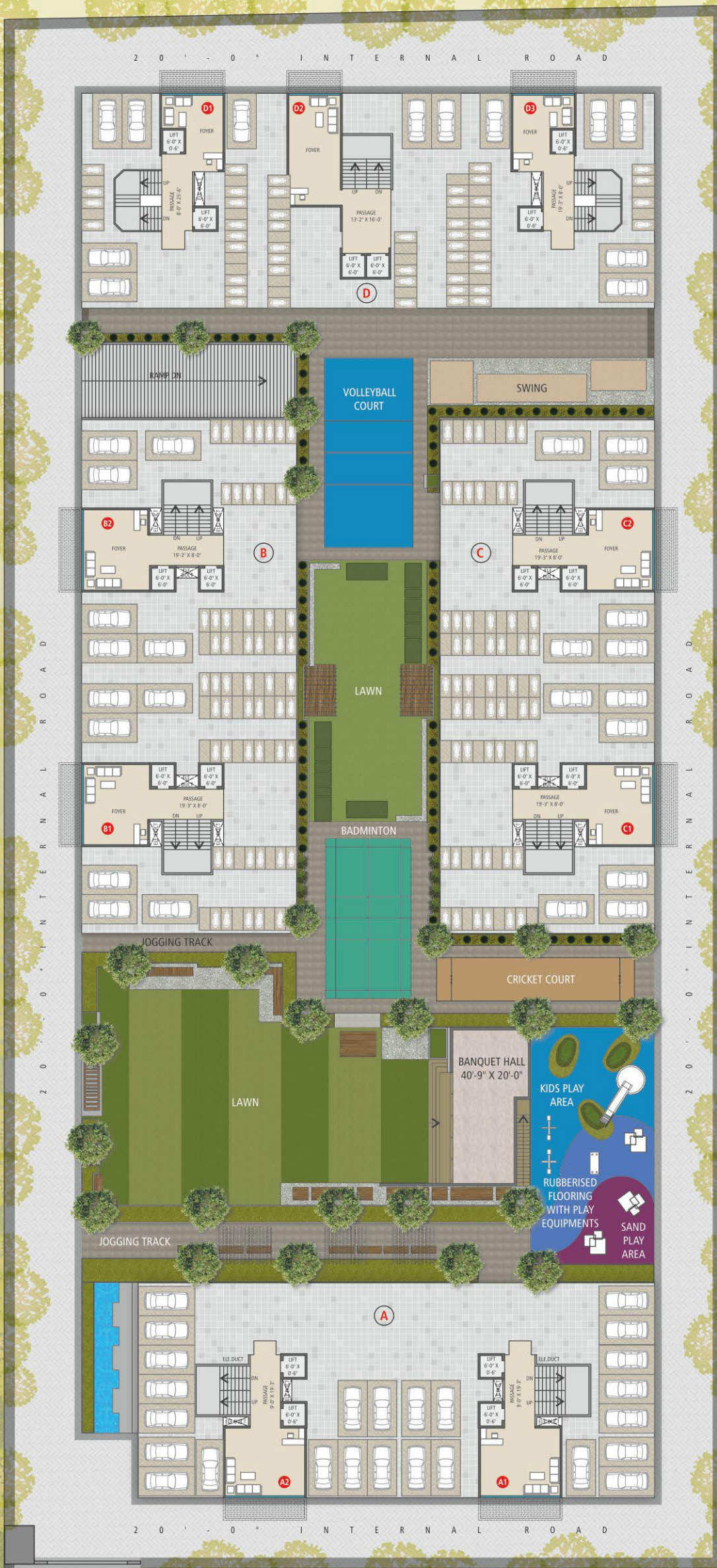
- 1.1 km Bheshan Metro Station
- 0.9 KM Botanical Garden
- 0.6 km CNG Filling Station
- 0.7 km Radiant School
- 1.0 km Vegetable Market
- 1.1 km Subhash Garden
- 1.5 km Dabholi-Jahangirpura Bridge
- 1.6 km Hospital
- 1.5 km Petrol Pump
- 1.2 km Outer Ring Road
- 7.2 km Surat Railway Station
- 3.0 km Proposed Education Zone
- 2.0 km Iskon Temple
- 3.5 km L.P. Savani School

LEGAL DISCLAIMERS

- ALL FURNITURE / OBJECTS SHOWN IN THE PLAN OR PICTORIAL IMAGE ARE FOR PRESENTATION & UNDERSTANDING PURPOSE ONLY BY NO MEANS, IT WILL FORM A PART OF FINAL DELIVERABLE PRODUCT
- ALL THE ELEMENTS, OBJECTS, TREATMENTS, MATERIAL, EQUIPMENT & COLOUR SCHEME SHOWN ARE ARTISAN'S IMPRESSION AND PURELY FOR PRESENTATION PURPOSE.
- BY NO MEANS, IT WILL FORM A PART OF THE AMENITIES, FEATURES OF OUR FINAL PRODUCTS.
- DIMENSIONS MENTION IN BUILDING PLAN, ARE WALL-TO-WALL DIMENSIONS & IT DOES NOT INCLUDE FINISHING DETAIL LIKE PLASTER, PUTTY & DEDO TILES.

NOTE

- INTERNAL & EXTERNAL CHANGES ARE STRICTLY NOT ALLOWED DURING CONSTRUCTION OR AFTER COMPLETION OF PROJECT
- IRREGULAR PAYMENTS MAY CAUSE CANCELLATION OF BOOKING
- FULL & FINAL PAYMENT WITH ALL LEGAL AND EXTRA CHARGES IS MUST BEFORE REGISTERED SALE DEED AND POSSESSION
- THIS BROCHURE IS ONLY FOR EASY UNDERSTANDING PURPOSE, IT CANNOT MAKE PART OF ANY LEGAL AGREEMENT FROM DEVELOPER
- ANY CHANGES IN RULES AND REGULATION & BY LAWS (DURING OR AFTER COMPLETION OF CONSTRUCTION WORK) OF LOCAL OR GOVERNMENT AUTHORITIES, IMPLEMENTATION OR RERA, ITS BOUND TO ALL PURCHASER / MEMBER / ALLOTTEE



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GROUND FLOOR PLAN





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TYPICAL FLOOR PLAN

