



CM PROCONS

GANESH KRIPA
Luxury Apartments



RAMANI REALTORS PVT LIMITED



Happiest life now and forever

@ Trichy Road, Singanallur
Coimbatore

THE COMPANY PROFILE

Ramani Realtors Pvt Ltd is one of the leading property developers in Chennai and Coimbatore. The company has a tremendous track record of having developed numerous prestigious housing projects. The Company has ventured into the construction industry in 1981 and ever since has been known for developing prestigious apartments in posh localities in these cities. The company was converted to “Private Limited” in 1994 and has so far built Residential and Commercial spaces measuring about 4 million sq.ft and has handed over flats to more than 4000 families in Chennai and Coimbatore.

The Company has an unwavering quality policy in place which helped it to earn the trust from its clientele. It employs qualified and seasoned professionals and trained personnel in the fields of architecture, engineering, finance and administration.

The Company has joined with **M/s.C.M PROCONS** a Promoters and Construction business at Chennai, Coimbatore and Tirunelveli. This Group is in the business of construction Since 1997.

C.M Procons as a group developed more than 1 million sq.ft Flats in Chennai, Coimbatore and Tirunelveli. **C.M Procons** and **Ramani Realtors Pvt Ltd** jointly developing this project “**GANESH KRIPA**” at Singanallur, Coimbatore.

Why to Invest in Coimbatore **"Detroit of the South"**

Coimbatore is the second largest city of Tamil Nadu and one of the fastest growing cities in India. Situated at the foot hills of Nilgiris, it is known for its pleasant climate, worlds sweetest 'Siruvani Water, peaceful atmosphere, cosmopolitan outlook and private enterprise. Cotton textiles, electric motors, pumps, automobile spares, iron steel and aluminium castings form major exports from Coimbatore.

The city is also known for its educational institutions. Coimbatore Agricultural University is renowned as one of the best colleges of its kind in South Asia. In spite of it's industrial and technological growth, traditions and age old customs are still held in high esteem.

The temples bear witness to the religiousness and love of art and architecture of the people. There are also a number of places of tourist interest around Coimbatore. Ootacamund (Ooty for short), is one of the most popular tourist spots in India.

GANESH KRIPA
Luxury Apartments



FLOOR PLAN

FLAT Nos.1, 2, 4, 5 & 6

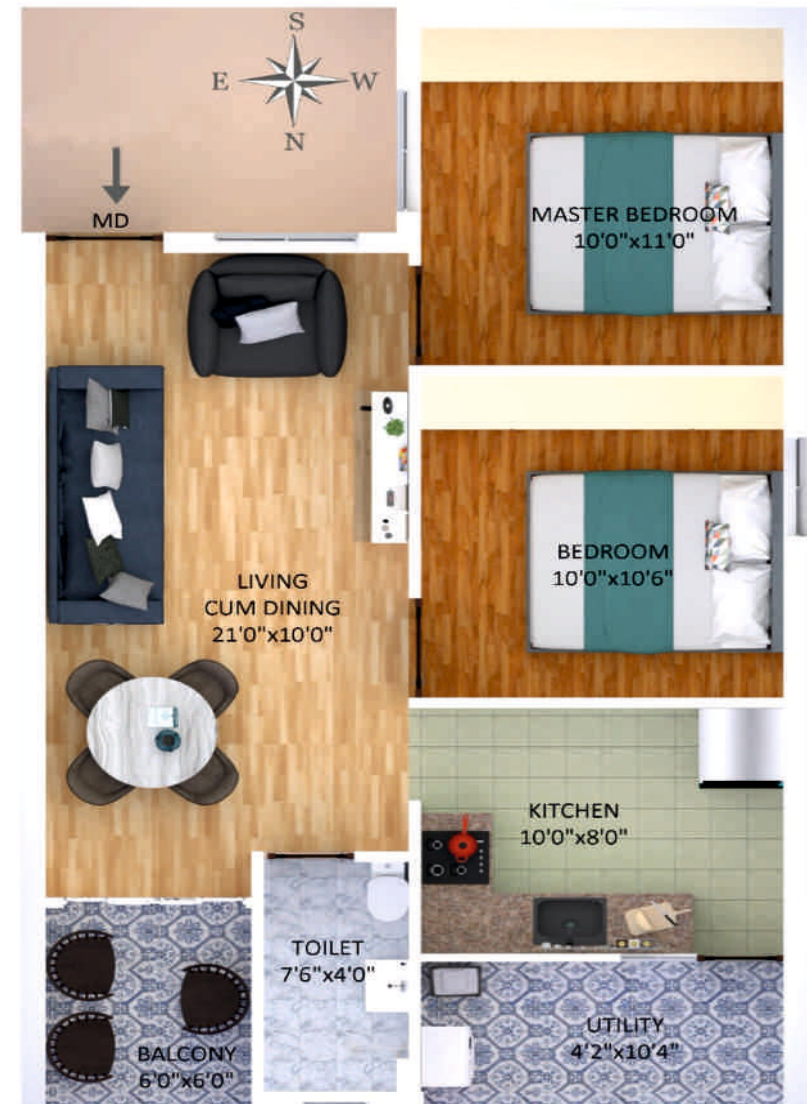
FACING : EAST

970 SFT



FLAT No. 3
FACING : SOUTH

860 SFT



FLOOR PLAN

FLAT No. 7 FACING : EAST

1040 SFT



FLAT No. 8 FACING : NORTH

1040 SFT



FLOOR PLAN

FLAT Nos. 9, 10, 11, 13 & 14

FACING : NORTH

1080 SFT



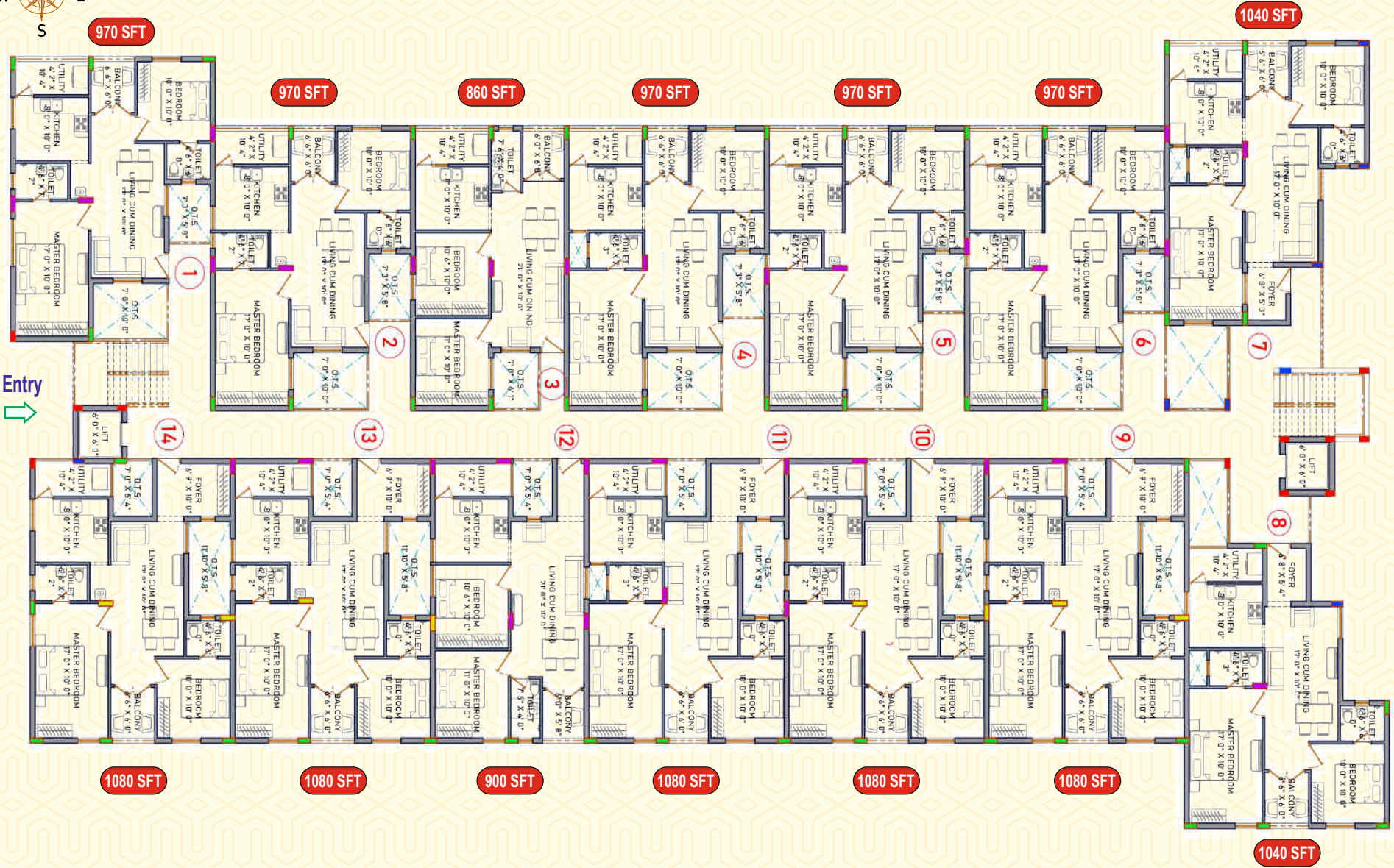
FLAT No. 12

FACING : NORTH

900 SFT



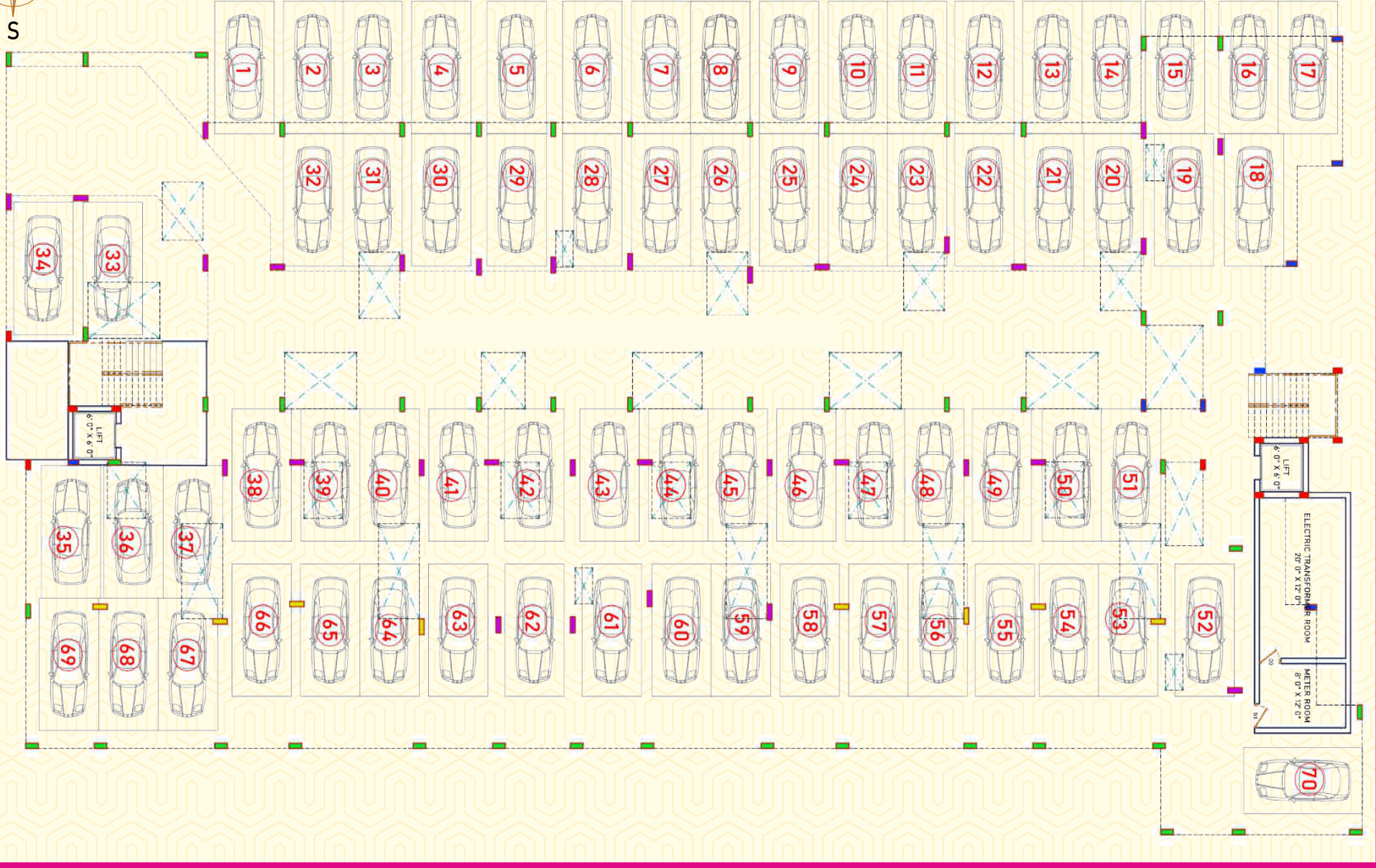
TYPICAL FLOOR PLAN (1st to 5th Floor)



Entry



CAR PARKING PLAN (Ground Floor)



SPECIFICATIONS

STRUCTURE

- R.C.C. SLAB Framed structure with Porotherm Brick Panel walls plastered with cement mortar

FLOOR FINISH

- Living, Bedrooms, Dining Kitchen - Branded Vitrified Tiles
- Balcony, Service, Bathroom - Branded Anti Skid Tiles
- Lobby, Corridor - Branded Vitrified Tiles
- Staircase - Black Colour Granite

BATHROOMS

- Matt finish Ceramic Flooring
- Dado with glazed wall tiles upto 7 Feet height
- White Colour Closet & Wash Basin
- Western closet in attached & common Bathroom
- Table top wash basin in common Bathroom

JOINERIES / DOORS

- Main door - Teak Frames with Panel Door and Brass fitting
- Flush Inner doors with painted finish
- UPVC windows with plain glass panels
- Water proof bathroom doors
- All joineries will be painted with synthetic enamel

KITCHEN

- Raised cooking platform with black colour Granite top and S.S Sink with drain board, Glazed wall tiles height up to 3 Feet
- Cuddapah Shelves
- Pipeline Gas

BEDROOMS

- Wardrobe spaces with R.C.C Slabs and Loft (Master Bedroom)

LIFT

- Two Numbers of Passenger lifts for sufficient persons with V3F facility

ELECTRICAL

- 3 Phase supply with concealed wiring in P.V.C contacts with good quality copper cables and ELCB & modular switches
- One standby Sound proof generator facility for the common utilities

PAINTING

- Interior paint - Two coats of emulsion paint over wall putty and primer
- Exterior paint - Two coats of exterior paint over primer

WATER SUPPLY

- Ground water with sufficient depth to give continuous supply of water with over head tank fitted with motor and pump
- A Sump with motor provided in the ground to store Corporation water
- Separate overhead tank provided on the roof to facilitate Corporation water supply only in kitchen

PATHWAYS

- Interlocking stones will be provided in common areas and Masonry compound wall with M.S. Grill Gates

PLUMBING AND SANITARY WARE

- First quality CP & Sanitary fixtures of reputed brand in all bathrooms
- All pipe lines in the bathrooms will be concealed inside the building

AMENITIES



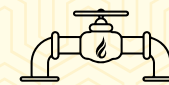
Car Parking



CCTV



Intercom facilities



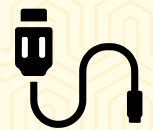
Pipeline Gas



Vastu Complaint



STP



Cable TV

This brochure is conceptual and not a legal offering. The promoters reserve the right to modify, add to, and of the specifications, views, amenities and sizes mentioned herein without notice. Photographs of amenities are only indicative. Furniture shown in the floor plans is not a part of the offering and is only to indicate a possible layout.

Area Information

Near by Places	Distance
Trichy Road	100 mtr
N.G Hospital	500 mtr
Singanallur Bus Stand	750 mtr
Singanallur Boat house	1 km
D-Mart Dept. Stores	2 km
Shanthi Social Service	2 km
Ramanathapuram Bus Stop	3 km
Fun mall	3 km
Miraj Multiplex Cinemas	4.5 km
Tidel park	5 km
Coimabtoe Main Railway Station	6 km
Coimbatore Airport	7 km
Surrounded by Govt school & Colleges	-
Surrounded by banks and Religious places	-

Apartment Unit Area & Facing

Flat No.	No. of Rooms	Area	FACING
1	2 BHK	970 SQ.FT	EAST
2	2 BHK	970 SQ.FT	EAST
3	2 BHK	860 SQ.FT	SOUTH
4	2 BHK	970 SQ.FT	EAST
5	2 BHK	970 SQ.FT	EAST
6	2 BHK	970 SQ.FT	EAST
7	2 BHK	1040 SQ.FT	EAST
8	2 BHK	1040 SQ.FT	NORTH
9	2 BHK	1080 SQ.FT	NORTH
10	2 BHK	1080 SQ.FT	NORTH
11	2 BHK	1080 SQ.FT	NORTH
12	2 BHK	900 SQ.FT	NORTH
13	2 BHK	1080 SQ.FT	NORTH
14	2 BHK	1080 SQ.FT	NORTH

Payment Schedule

On Booking	- 15%
On Registration (Within 30 days from booking)	- 25%
At the Time of 1st Floor Roof	- 10%
At the Time of 2nd Floor Roof	- 10%
At the Time of 3rd Floor Roof	- 10%
At the Time of 4th Floor Roof	- 10%
At the Time of 5th Floor Roof	- 10%
At the Time of Flooring	- 5%
At the Time of Completion before handing over	- 5%

- GST and registration charges extra
- GST is payable at every payment stages
- Cost of one covered car parking extra
- Essential service connection charges extra
- House tax assessment charges extra

Housing Loans can be arranged from all banks and financial institutions

SCAN FOR LOCATION

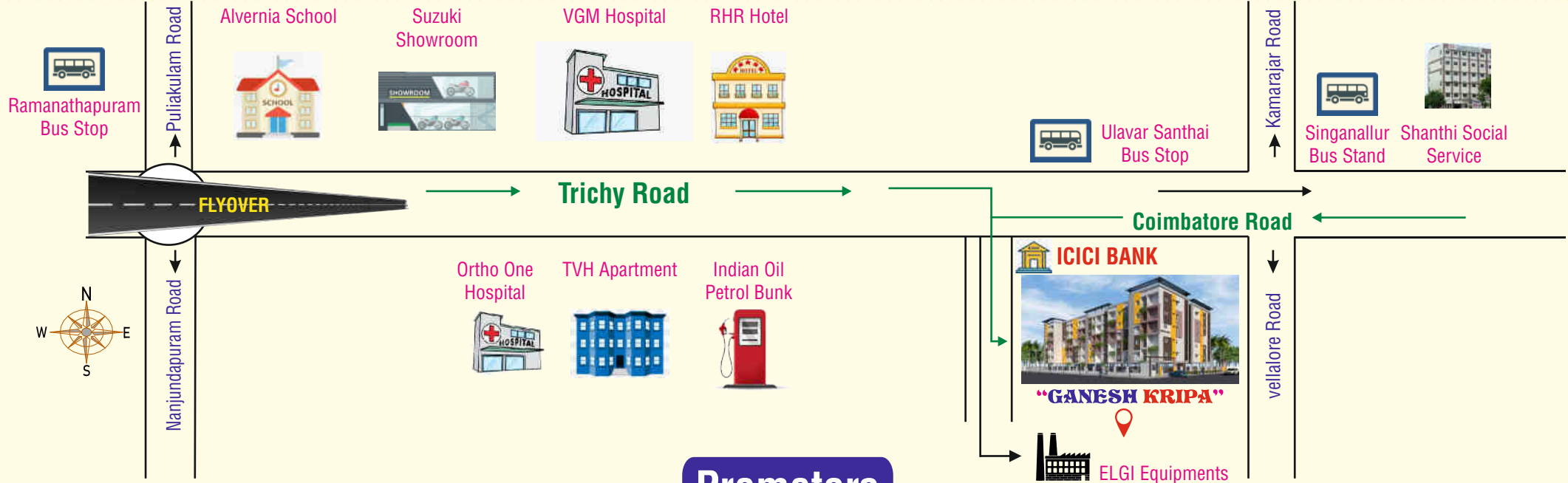


“GANESH KRIPA”

Luxury Apartments

Vasanth Nagar, Trichy Road, Near ICICI Bank, Singanallur, Coimbatore - 641 005

LOCATION MAP



Promoters



CM PROCONS

Reg. Off : Ground Floor, 64/2 Gangu Reddy Street, Egmore, Chennai 600008.

Branch Off : Vasanth Nagar, Trichy Road, Near ICICI Bank, Singanallur, Coimbatore - 641 005.

78459 20255 / 78459 26255 / 78459 46255

Email : cmprocons@gmail.com



RAMANI REALTORS PVT LIMITED

Admin Office : Ramani's Regency, No.1680/10, Trichy Road, Ramanathapuram, Coimbatore - 641 045

98422 20016

Email : marketing@ramanirealtors.com | Website : www.ramanirealtors.com



Member CREDAI

RERA Registration Number : TN/11/ Building / 0061 / 2023 Dated 31/01/2023

Building Licence Number : 162/BL/2022/02/061/03457