

DEVELOPED BY



www.rameshwaramgroup.com



An extraordinary way of living!



Vision

Rameshwaram Group is a market-focused and process-centered property and real estate development and management firm with a vision to be a spearhead in commercial, infrastructure, housing and hospitality development industry by introducing innovation and excellence and thereby adding value to customers and society at large.

Mission

Rameshwaram Group strongly inclines to make the trade of buying and selling of real estate, infrastructure, housing and hospitality project cost efficient while exploring and executing new ideas and technologies that can be implemented and create core value to the customer in this rapidly progressing real estate market.

More appealing features of projects

The some of the alluring features that all "Rameshwaram Group" ventures have are : Strategic location, Elegant Design, Convenience, Quality, Conformity with Vastu, Serene Climatic Conditions, Idyllic Surroundings and affordable rates and strict adherence to the legal aspects like, for example, clear title.

Future Plans of the group

Rameshwaram Group aims to become a public limited company in coming years with its strategic growth and planning.

www.rameshwaramgroup.com



RAMESHWARAM
IVAAN
2 & 3 BHK
LUXURIES LIVING

AN ODE TO BEAUTIFUL NATURE

Mesmerizing meadows beckon you to build a dream home filled with love, warmth and care.





RAMESHWARAM IVAAN



RAMESHWARAM
IVAAN

SAFETY

AN ADDRESS
THAT SPELLS
SAFETY

Give your loved ones a secure living
surrounded by peace and comfort.





SERENE WAY OF LIVING THAT MAKES LIVING COMFORTING

A perfect and harmonious way of
living containing the warmth of your
loved ones and caress of nature.





— RAMESHWARAM —
IVAAN

NATURE'S SPLENDOR AND UNMATCHED GRANDEUR

Green meadows that soothe your eyes
and exceptional living standards that
delight your mind. Ivaan is all about
harmonious living.





THE MOMENTS TO RELISH AND FOREVER TO CHERISH

A time spent peacefully in the company that rejoice you to the core is what we wish to offer at Ivaan.



— RAMESHWARAM —
IVAAN

UNDER THE BLUE SKY, LET THE JOY FLY

A joyful living experience marked by open and spacious green expanse and luxurious amenities.



A LIFE THAT DELIGHTS WITH UNEXPECTED SURPRISES!

Be ready for the leisures and pleasures of life that makes life exciting in every moment.



— RAMESHWARAM —
IVAAN

COMMITMENT

A BEAUTIFUL
SURROUND FILLED
WITH MERRY SOUND!

Pristine views of nature to entice your body, mind and soul to the fullest.



RAMESHWARAM
IVAAN

LUXURIOUS

THE SPLASH OF
INDULGENCE TO
CELEBRATE
YOUR PRESENCE

Live lavishly, go for clubbing not just for weekend but whenever you wish with superlative amenities of Ivaan.



12
Tower

42,000
Sq.ft. approx
Garden
Area

400
Family

20+
Amenities

SPECIFICATION



Flooring

- 32" x 32" standard vitrified flooring in living, kitchen and dining area.
- 24" x 24" vitrified flooring in all bedroom.



Toilet & Plumbing

- Anti-skid tiles flooring and decorative wall tiles up to lintel level.
- Single lever concealed diverter/mixture with shower and Spout fitting.
- Standard quality sanitary fitting.
- European wall hangs WC in all toilet.
- CPVC / UPVC piping for plumbing.
- Central geyser point provided in wash area.



Electrification

- Standard quality concealed copper wiring with sufficient point.
- Convenient provision of AC & TV point in each flats. Provide modular Switches.



Kitchen & wash

- Granite (artificial or natural) platform with standard quality sink.
- Decorative wall tiles on kitchen platform up to lintel level.
- Adequate electrical, plumbing and RO point provision in wash and kitchen area.
- Gas connection 1 point in kitchen & 1 point for geyser.



Door & Windows

- Well Designed main door with wooden frame and premium fitting.
- laminated flush door with granite frame. Standard hardware fitting.
- Anodized coated sliding aluminum section windows.
- Standard single vision reflective glass for heat reduction.



Internal Wall

- Single coat plaster walls with putty finish.

CAMPUS FEATURES



Grand entrance gate with modern design compound wall.



Well-designed light fitting for common passage, campus, garden and car parking.



1 car allotted parking for each flats.



24 x 7 gated securities with security cabin.



Senior citizen sitting area.



Club House Multipurpose Hall



Percolating bore well for rain water harvesting.



Children play area with latest equipment.



Gazebo sitting.



Skating rink.



Basketball court.



Badminton court.



Deck area with luxury sitting.



Volleyball court.



Well-designed landscape garden.



JOY IS IN THE AIR AND HAPPINESS EVERYWHERE

Your heart fills happy and content when your loved ones are enjoying a good life at Ivaan.

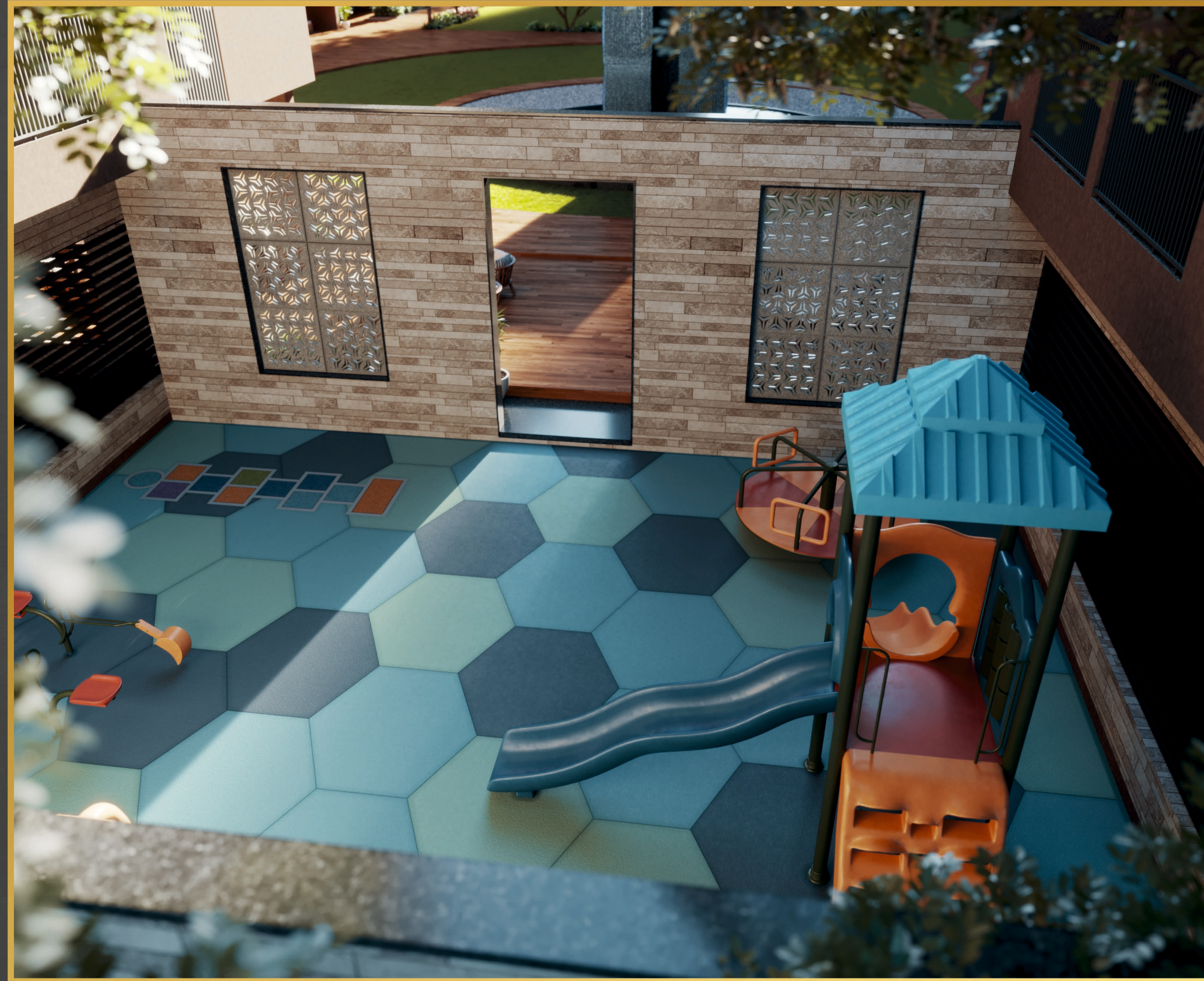


RAMESHWARAM
IVAAN

COMFORT

WHEN MIND IS
AT PEACE,
LIFE FEELS EASE

Happy moments, happy family and wholesome life - it looks like you are living a dream at Ivaan.

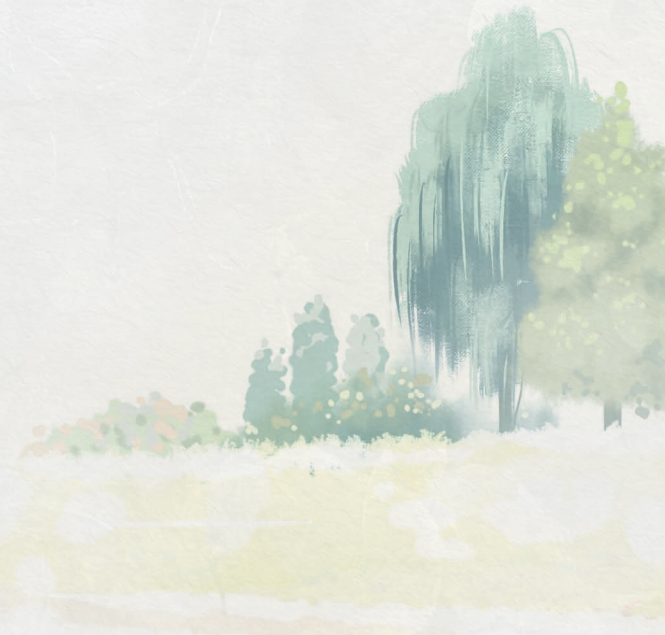


RAMESHWARAM
IVAAN

FUN ZONE

**HAVE NONSTOP
FUN ON THE RUN**

Let your little toddlers and pranksters have the time of their life at the safest and hygienic dedicated play area.





POSTER PASTING



PASTING AREA

LIVING WITH
NATURE
IN AND OUT

GLANCE



MASTER
PLAN



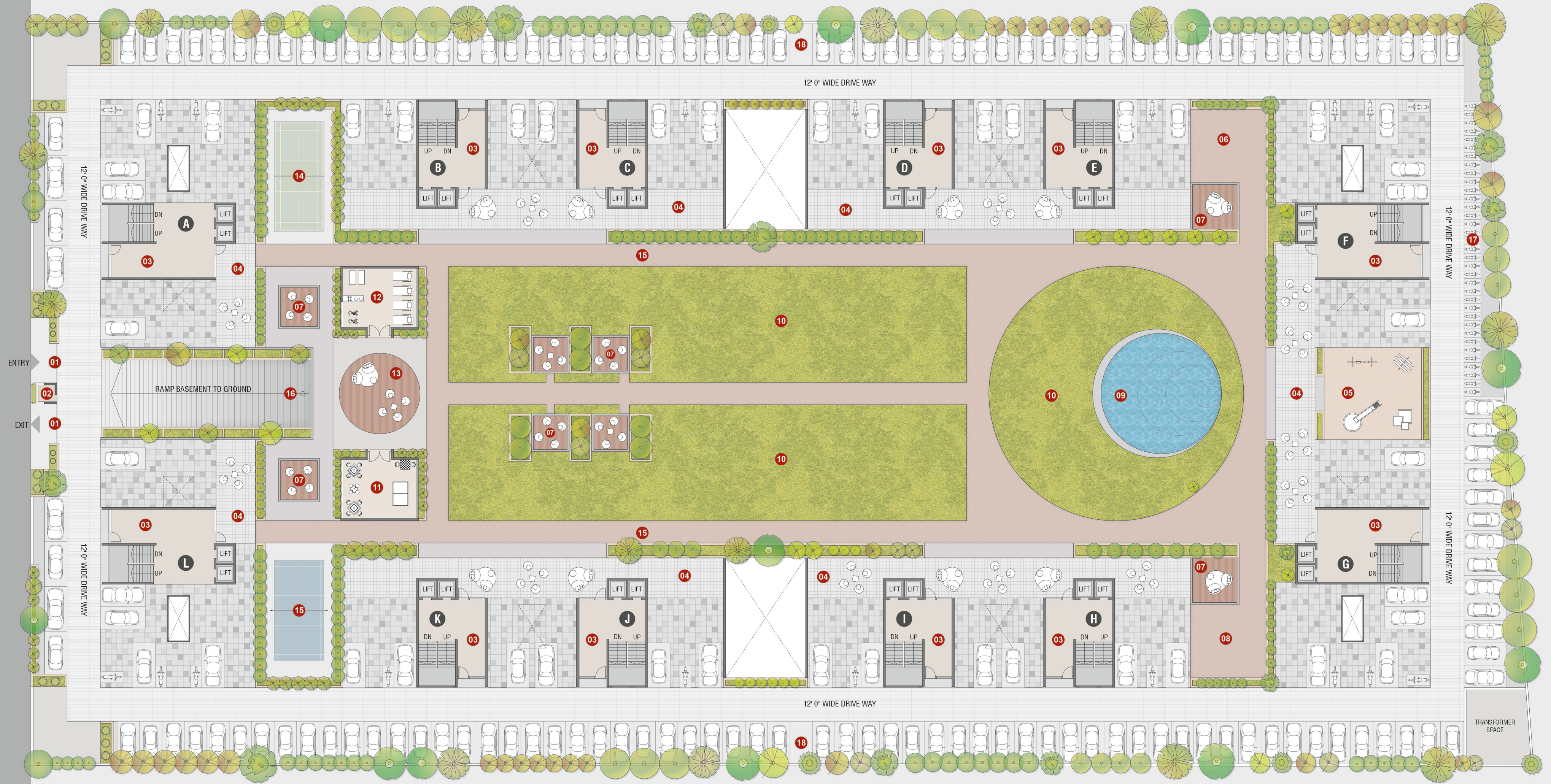
MASTER LAYOUT PLAN



LEGEND

01) ENTRY/EXIT	07) GAZEBO	13) OPEN SEATING
02) SECURITY CABIN	08) BASKETBALL COURT	14) BADMINTON COURT
03) FOYER	09) WATER BODY	15) VOLLEYBALL COURT
04) DECK	10) GARDEN	16) RAMP FOR ENTRY & EXIT
05) CHILDREN PLAY AREA	11) MULTIPURPOSE HALL	17) BIKE PARKING
06) SKATING RINK	12) CLUB HOUSE	18) CAR PARKING

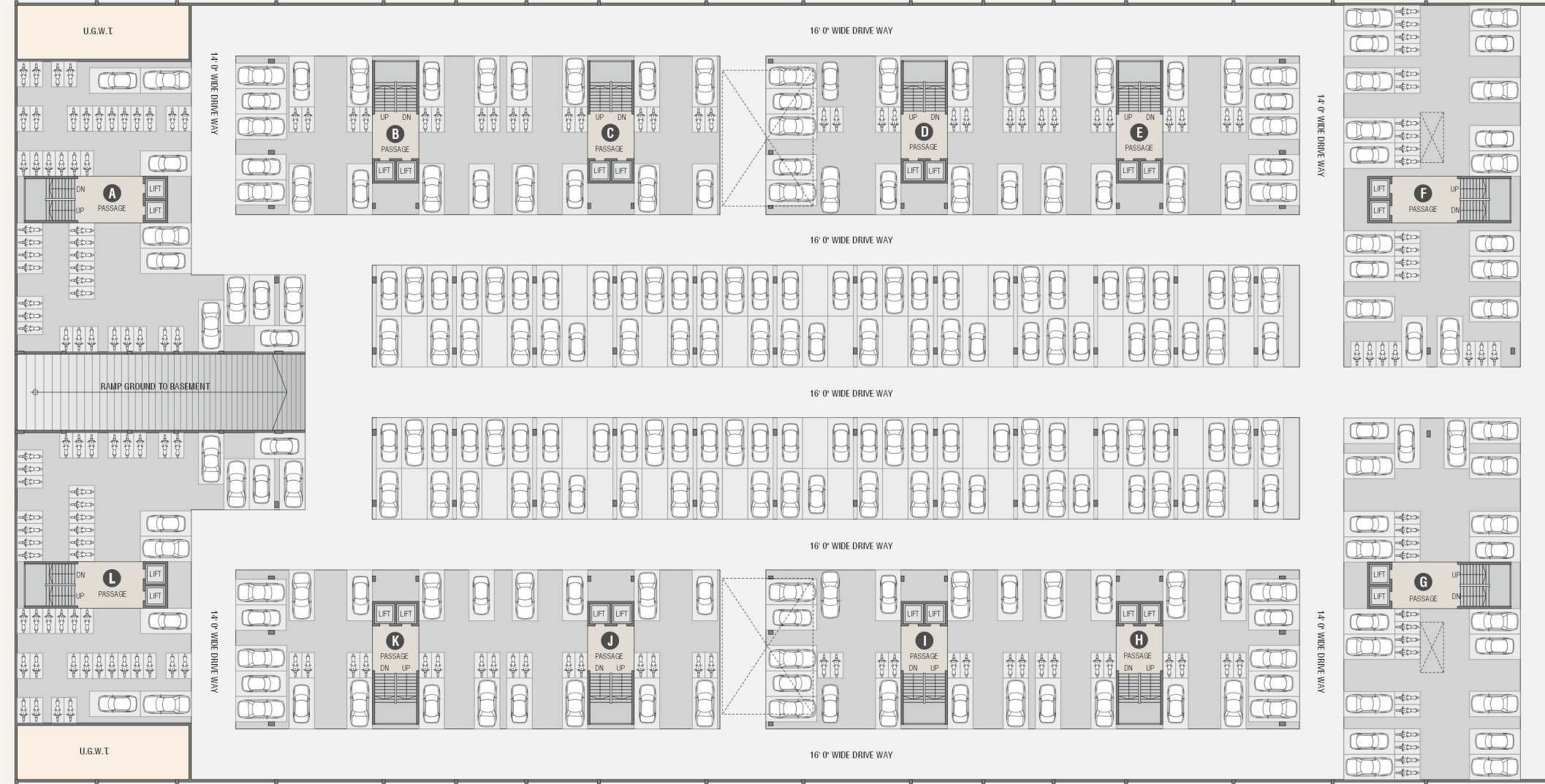
18.00 MT WIDE ROAD



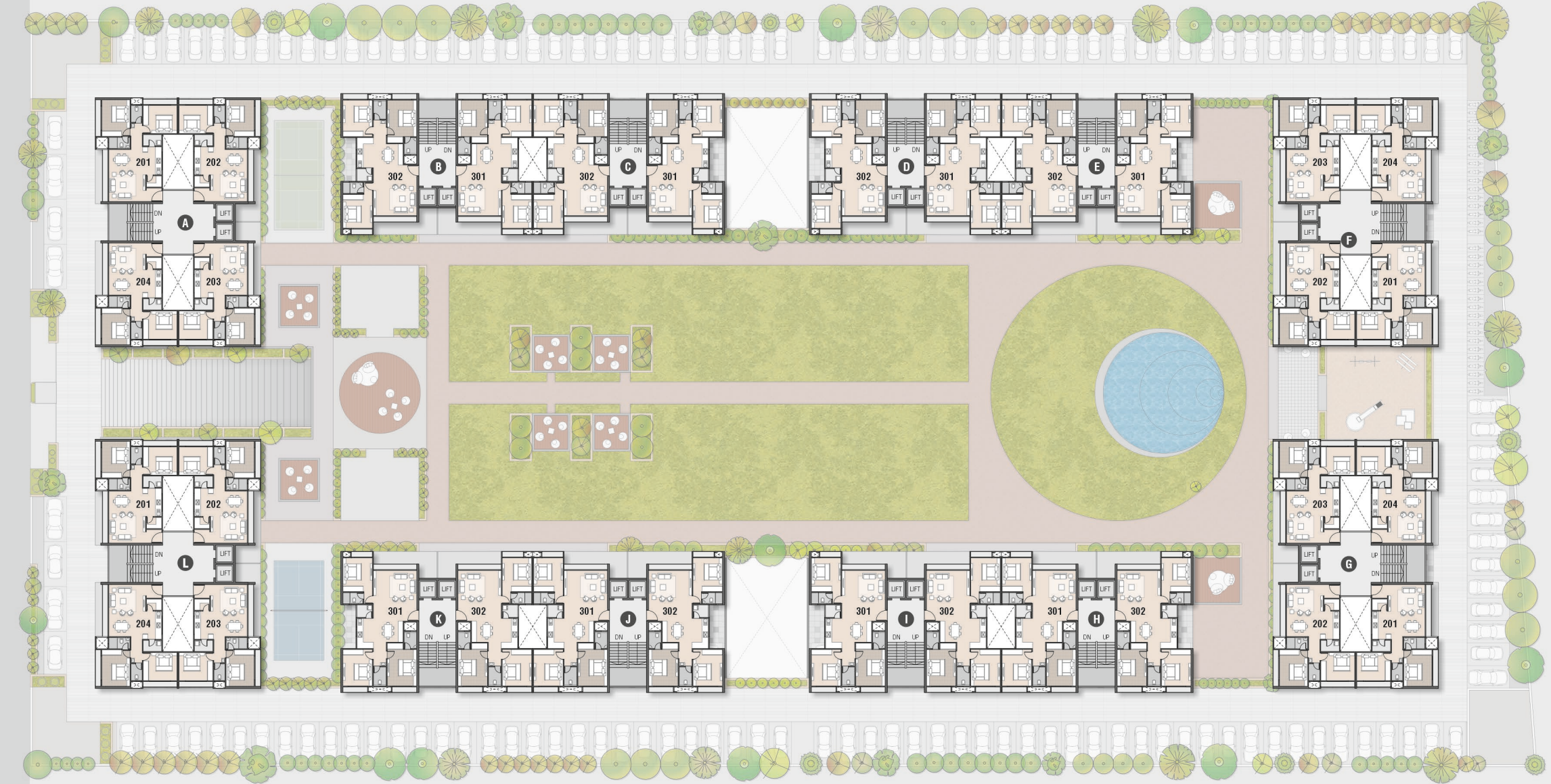
TRANSFORMER SPACE



BASEMENT PLAN



TYPICAL FLOOR PLAN

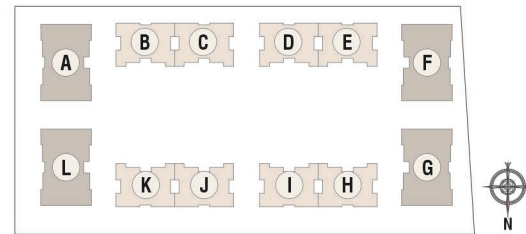




**2 BHK 1 UNIT PLAN
TYPE-1**

1ST FLOOR

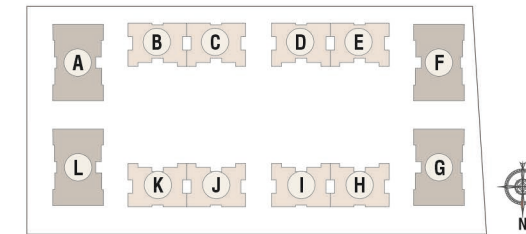
A, F, G & L



**2 BHK 1 UNIT PLAN
TYPE-2**

2ND TO 11TH FLOOR

A, F, G & L

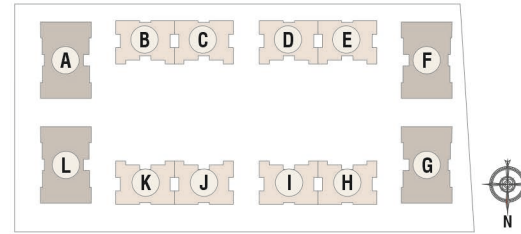




2 BHK 1 UNIT PLAN TYPE-3

12TH & 13TH FLOOR

A, F, G & L



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External Building Specification

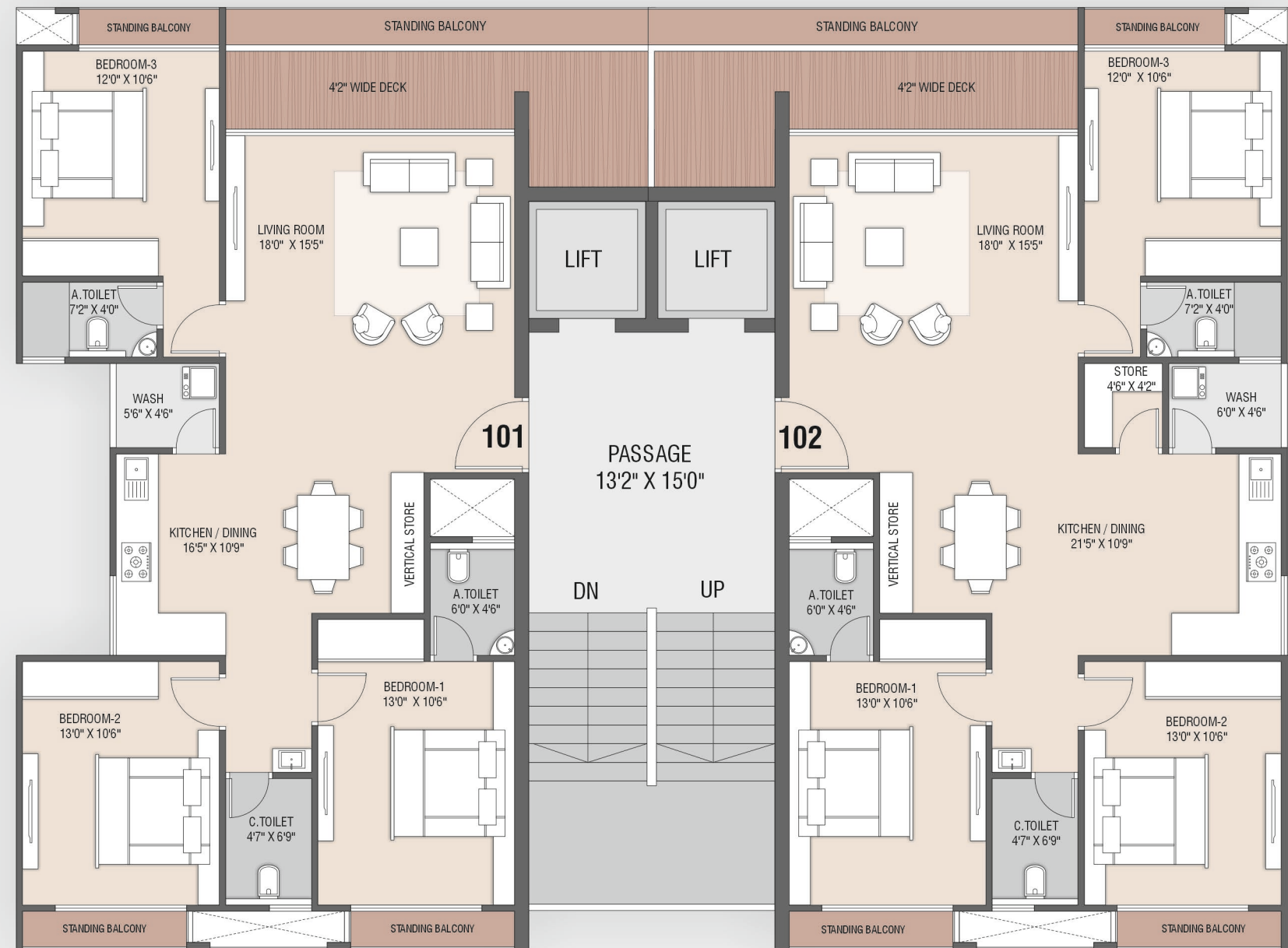
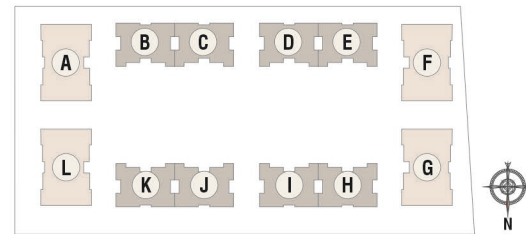
- Earthquake resistant RCC frame structure design as per norm.
- Double coat sand plaster on external wall.
- Texture on external wall with weather proof paint.
- Firefighting system provided as per norms.
- Silent generator of adequate capacity for elevator, water pump and common facilities in each flats.
- CCTV camera coverage in reception, campus, and basement area.
- Well-designed entrance foyer and elegantly designed lobby at all the floors.
- Well-designed staircase & lift lobby.
- Standard quality fully automated 2 elevators provided for each building.
- SMC water with underground & overhead water tank with adequate capacity.
- Separate bore well for each building.
- Well-designed name plates and notice board.
- MS/GI railing in each flats.



**3 BHK I UNIT PLAN
TYPE-1**

1ST FLOOR

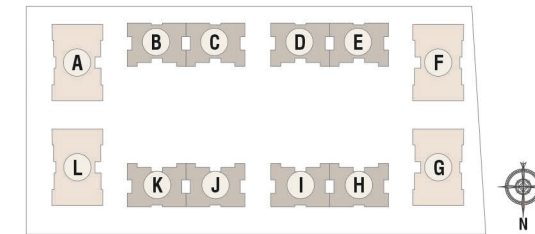
B, C, D, E,
H, I, J, K



**3 BHK I UNIT PLAN
TYPE-2**

2ND FLOOR

B, C, D, E,
H, I, J, K

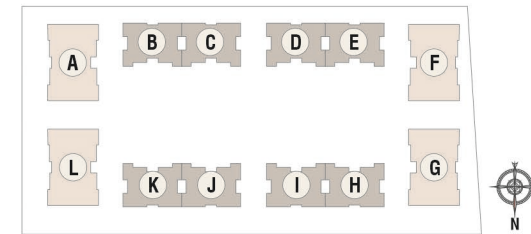




**3 BHK I UNIT PLAN
TYPE-3**

3RD TO 10TH FLOOR

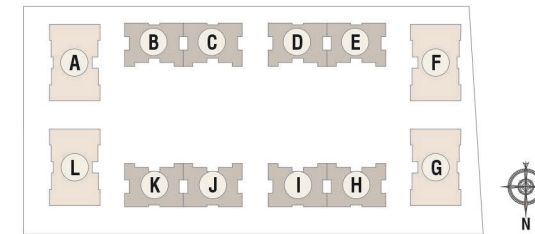
B, C, D & E
H, I, J & K



**3 BHK I UNIT PLAN
TYPE-4**

11TH & 12TH FLOOR

B, C, D & E
H, I, J & K





CONNECTIVITY

School	: 800 mtr.	Shopping Mall	: 500 mtr.
College	: 6 K.m.	CNG pump	: 1.00 K.m.
Surat bus station	: 9.6 K.m.	Petrol pump	: 300 mtr.
BRTS	: 2.7 K.m.	Proposed metro station	: 1.5 K.m.
Surat railway station	: 9.6 K.m.	Garden	: 500 mtr.
Airport	: 14.0 K.m.	Diamond Bourse	: 19 K.m.

SITE ADDRESS

Rameshwaram Ivaan, Block No-209, T.P. 09, F.P. 117, Nr. Shreepad Celebration, Palanpur, Surat - 395009.

ARCHITECT



Ar. Sanjay Joshi

STRUCTURAL DESIGNER



Str. Hemant Shukla

BOOKING CONTACT

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RERA NO. :

TERMS & CONDITION

*Continuous default of payment will lead to be cancellation.
*Internal & external changes are strictly restricted during construction and after completion of project.

LEGAL, SALE DEED AND EXTRA. CHARGES

Stamp duty, registration fees, advocate fees, GST, incremental contribution of SMC and other legal charges etc. not including in sale price.- All GEB, exp. (quotation, contractor, internal cable, common accessories, transformers, other charges etc.) Advance society Maintenance, society deposit, GEB, grill, gas connection, SMC taxes and any types of bill applicable from starting of the project(property tax, assessment & other tax etc.) in future will be borne by the purchaser.

NOTES

If any changes in rule and regulation & by laws (during or after completion of construction work) of local and government authorities, implementation of RERA, it's bound to all purchaser / members / allotee above the sale price. Full and final payment with legal and extra other charges is must be paid before sale deed registration & possession. Any RCC member (beam, column & slab) must not be damage during your interior work. This brochure is only for presentation and easy understanding purpose, all elements, object, materials & equipment's for impression it cannot make part of final deliverable product and any legal agreement from developer. No wires / cables / conduits shall be laid or installed in such a way that they from hanging formation on the exterior face. Placing of A.C. outdoor unit strictly as per developer rules.- If for any reason the unit is cancelled by the buyer then 10% of the unit's original cost will be deducted from advance received as management service charge and then the balance amount will be refund, This amount will be refunded only after the new sale of the cancelled unit. Organizers reserves the full rights to any change in plan and specifications as may be required. subject to Surat jurisdiction.