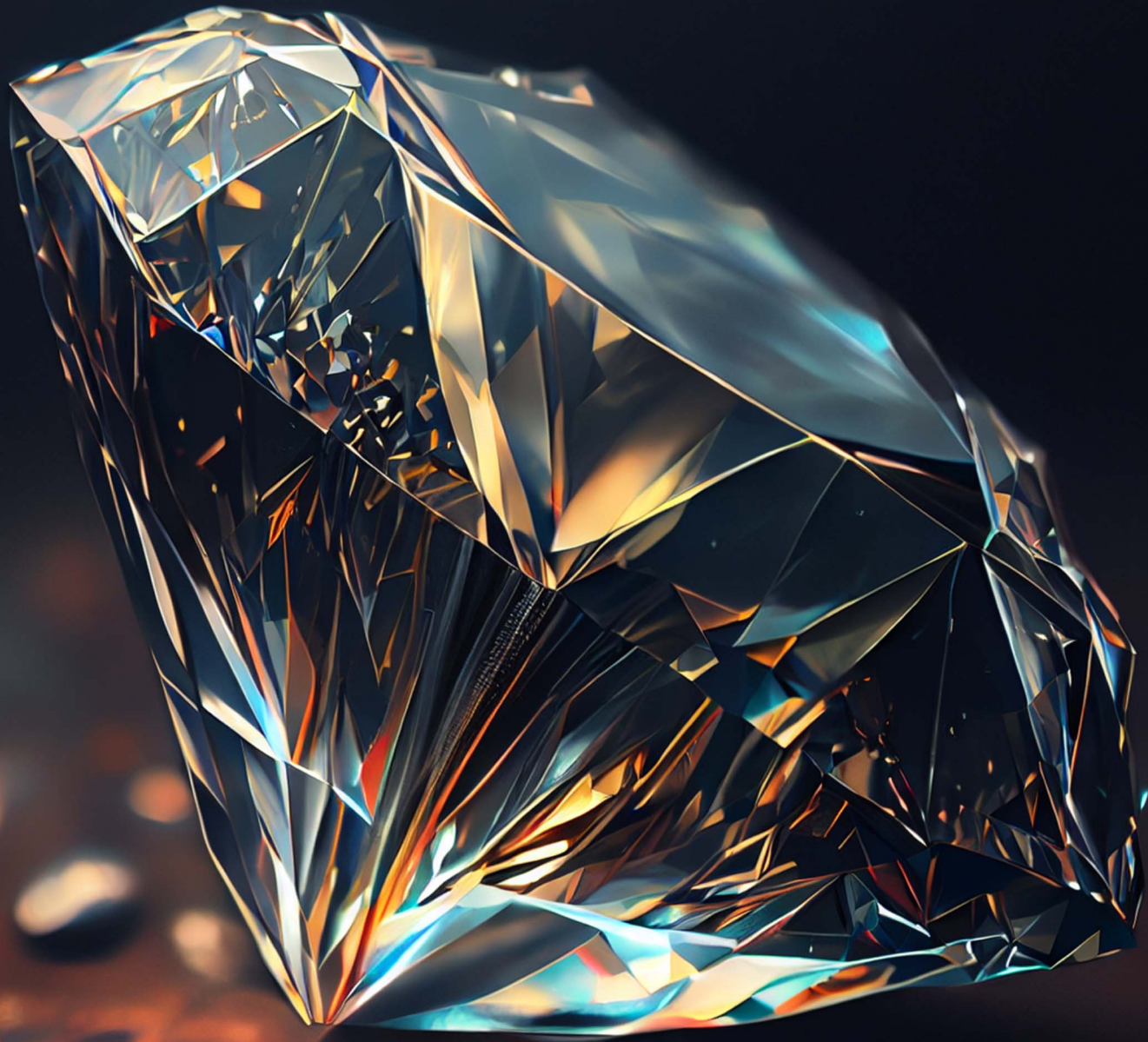


DIAMOND



**RAJPARIS**  
MAKING HOMES SINCE 1980



A Diamond is for everyone.  
A precious living awaits you !



**RAJPARIS** has to its credit over 4 decades of expertise in transforming the urban landscape of Chennai as a prime property developer.

Apart from its credentials of executing mammoth projects like the Rajarathinam Stadium in Egmore, CBCID Office, Server Oragadam Skill Centre, Balaji Dental College, and Tagore Medical College and Hospital, the organization has completed more than 100+ residential projects across the region with over 5000 customers now being part of the big **RAJPARIS** family. With an eye-for-detail and upholding high ethical values, every **RAJPARIS** homes are an addition to the acknowledgement of trust. The organization is a true hub of expertise with professionals going that extra mile to accommodate anything and everything to craft masterpieces that eventually claims to be called '**Dream Home**'.

**43**  
years &  
counting

**111+**  
residential &  
commercial projects

**20,00,000+**  
square feet of  
construction

**5,000+**  
families'  
trust



## Etymology of naming the project 'Diamond'

'It is one in a million !'

A diamond is one of the oldest pieces of nature found on our planet and comes to us at the end of an extraordinary voyage.

Similarly, this project from the house of **RAJPARIS** is a portrayal of skilled craftsmanship & expert planning awaiting to be adorned as the jewel on your crown, and hence the name Diamond.



Welcome to  
a precious living

**DIAMOND**  
3 BHK LIFESTYLE APARTMENTS @  
JASWANT NAGAR,  
**MOGAPPAIR WEST**  
1208 SQ.FT - 1390 SQ.FT

  
INTELLIGENT  
DESIGN

  
PRISTINE  
QUALITY

  
URBAN  
LOCATION

  
PROMISING  
DELIVERY



Welcome to  
adorn it.

## DIAMOND

Adorning the urban landscape of Mogappair, an already bustling neighbourhood with pristine connectivity to all other major parts of the city, Diamond, sprawling on a lavish spread of 10 grounds is all set to address your aspirations of a dream home.

With sizes ranging from 1208 square feet to 1390 square feet, the 3 BHK homes embellished in a 5 floor structure boasts of top-notch specifications and superlative finishes. Thoughtful design aspects, hand-picked amenities and the aesthetical approach in planning complement your desire for a wholesome and valuable living experience.

DIAMOND

An artistic impression



An artistic impression

## Amenities that keep you indulged

The elaborately designed lobby endorsed by an aesthetic grandeur instills a sense of pride the moment one steps in.

The thoughtfully designed Central Court that nourishes the environment with natural light and air is a pure bliss to experience.

Diamond encompasses all the aspects one would expect in an indulging lifestyle. The project comes with a well-equipped gym for the fitness geeks, kids play area with equipment, a multipurpose hall to host your get-togethers and many such indulging amenities to keep you in awe.



Artistic Impression



## Essentials that keep you engaged

- Plush drop zone
- Barbeque terrace
- Central court
- Children play area
- Unisex gymnasium
- Multi-purpose hall
- Pedium seating
- Water feature
- Covered car parking
- 8 Passenger Lifts - 2nos
- 24/7 CCTV surveillance
- Generator back-up
- Landscaped seating area

# Site cum Stilt Floor Plan







# Typical Floor Plan

## 2<sup>nd</sup> Floor



Typical Floor Plan  
Flat 108 - 508 & 110 - 510



FLAT NO	108, 208, 308, 408, 508 110, 210, 310, 410, 510	FLAT AREA DETAILS		
FLOOR	1/2/3/4/5	SALEABLE AREA SQ.FT	UDS	RERA CARPET AREA SQ.FT
TYPE	3BHK   3T	1,358	478	946

Typical Floor Plan  
Flat 101 - 501 & 107 - 507



FLAT NO	101, 201, 301, 401, 501 107, 207, 307, 407, 507	FLAT AREA DETAILS		
FLOOR	1/2/3/4/5	SALEABLE AREA SQ.FT	UDS	RERA CARPET AREA SQ.FT
TYPE	3BHK   3T	1,390	490	968

Typical Floor Plan  
Flat 102 - 502, 103 - 503 & 106 - 506



FLAT NO	102, 202, 302, 402, 502 103, 203, 303, 403, 503 106, 206, 306, 406, 506	FLAT AREA DETAILS		
FLOOR	1/2/3/4/5	SALEABLE AREA SQ.FT	UDS	RERA CARPET AREA SQ.FT
TYPE	3BHK   3T	1,288	454	894

Typical Floor Plan  
Flat 104 - 504



FLAT NO	104, 204, 304, 404, 504	FLAT AREA DETAILS		
FLOOR	1/2/3/4/5	SALEABLE AREA SQ.FT	UDS	RERA CARPET AREA SQ.FT
TYPE	3BHK   2T	1,208	425	827

Typical Floor Plan  
Flat 105 - 505



FLAT NO	105, 205, 305, 405, 505	FLAT AREA DETAILS		
FLOOR	1 / 2 / 3 / 4 / 5	SALEABLE AREA SQ.FT	UDS	RERA CARPET AREA SQ.FT
TYPE	3BHK   3T	1,287	453	894

Typical Floor Plan  
Flat 109 - 509



FLAT NO	109, 209, 309, 409, 509	FLAT AREA DETAILS		
FLOOR	1 / 2 / 3 / 4 / 5	SALEABLE AREA SQ.FT	UDS	RERA CARPET AREA SQ.FT
TYPE	3BHK   3T	1,353	476	946

# Minimum Indicative Specifications



## STRUCTURE

- **RCC** framed structure with suitable foundation as per structural consultant drawings
- 8" & 4" **AAC Blocks / Solid Blocks** finished with cement plastering on inner and outer walls



## KITCHEN

- **Polished Granite** table of suitable of size with SS sink with drain board from Nirali / Prince or equivalent will be provided
- 2' height **Ceramic Wall** above kitchen table will be provided
- Provision for exhaust fan, refrigerator & Ro point
- Adequate **Power Points** for all kitchen will be provided



## ELECTRICAL

- **3 Phase** Electricity supply and independent meters.
- **Concealed Conduit** FRLS wires from Orbit / Great White or Equivalent.
- **A/C Points** for Living / Dining & All Bedrooms.
- **Modular Switches** and Sockets of Panasonic or Equivalent.
- **TV, Telephone** points provision in all bedrooms.
- **2-Way** switches (Light & Fan) in all bedrooms.



## JOINERY

- **Main Door:** African teak frame with veneered finished shutter with smart lock from Yale or Equivalent.
- **Bedroom Door:** African teak frame with laminate finished shutter with mortise lock from Godrej / Doorset or equivalent
- **Toilet Door:** African teak frame with waterproof treated with mortise lock from Godrej / Doorset or Equivalent
- **Windows:** UPVC openable / sliding windows with suitable designs



## PLUMBING

- **All pipe & Fittings:** PVC, UPVC & CPVC - Astral or Equivalent.
- **All Toilets** have concealed wall hung closets with soft closing seat covers from Jaquar / RAK or Equivalent
- **Health Faucet** from Jaquar / RAK or Equivalent
- **White Wash basin** with necessary fitting from Jaquar / RAK or Equivalent
- All toilets shall have **Diverter**s from Jaquar / RAK or Equivalent
- **Overhead Shower** and Shower Arm from Jaquar / RAK or Equivalent



## TILING

- **Living, Dining & Bedroom:** Vitrified tiles from RAK / Somany / Kajaria
- **Bathroom:** Wall Glazed tiles from RAK / Somany / Kajaria with matching anti-skid flooring tiles
- **Balcony:** Anti-skid flooring tiles from RAK / Somany / Kajaria
- **Lift Fascia, Staircase, Lobby** areas finished with suitable Granite / Verified Tile.



## PAINTING

- **Internal Walls** finished with 2 coats of wall putty, 1 coat of primer and 2 coat of color emulsion
- **Internal Ceiling** finished with 1 coat of primer and two coats of color / OBD or Equivalent
- **External Wall for Texture** area finished with suitable acrylic texture putty 1 coat of primer and 2 coat of weather shield external color emulsion.
- **External Wall for Non Texture** area finished with 1 coat of primer and 2 coat of weather shield external color emulsion.
- **All grills** finished with 2 coat of enamel paint with zinc chromate primer at suitable places.

# Common Amenities



Automated Lift with V3F from Johnson or Equivalent



DG Power Back - Support for flats limited (Lights, Fan & 5A Socket) and common area lights excluded A/c & Geyser



Solar panels at terrace that power supports specified common areas.



Waterproof weathering coarse with pressed tiles will be used to finish the terrace floor.



Gym in 1<sup>st</sup> floor with modern equipments



Eco-deck area with Elegant Seating & Landscape in 1<sup>st</sup> floor & 2<sup>nd</sup> floors



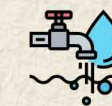
Kids play area with equipment in stilt floor



Landscaping in common areas



CCTV cameras with 24/7 security surveillance



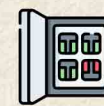
Sump and overhead tank for Metro Water & Borewell / Well Water



Multipurpose hall in 1<sup>st</sup> floor for all occasion usage



Exquisite lobby in stilt floor with biometric access



Automatic phase changer with Main board



Stilt floor flooring finished with designer Paver Blocks / Tiles



Exquisite entry entrance for the project



Rainwater Harvesting



Servant Toilet

# Route Map

not to scale



## Distance Indicators

- 300 metres** 200 Feet Bypass Road
- 800 metres** Mogappair West Bus Depot
- 900 metres** Sundaram Medical Foundation
- 1 Km** Ambattur IT Hub
- 2 Kms** DAV School
- 4 Kms** Thirumangalam Junction



An artistic impression

DEVELOPED BY



Rajparis Civil Constructions

ARCHITECT



ARCHITECTS

ISO 9001 : 2008

ARKIE ATELIER DESIGN INDIA [P] LIMITED

Architecture Engineering Interiors

No.6, Venus Colony, 2<sup>nd</sup> Street, Alwarpet, Ch - 18

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W: www.aadindia.com

PROJECT



Site Address: Plot No. 15 & 16,  
5<sup>th</sup> Main Road, TNHB Phase I,  
Jaswant Nagar, Mogappair West,  
Chennai 600037

PREFERRED BANKERS







## **RAJPARIS CIVIL CONSTRUCTIONS**

Century Plaza 7E, Anna Salai Teynampet, Chennai 600 018.

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Visit: <https://rajparis.in>

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