

DIAMOND VILLAS

Gerugambakkam, Porur

Opp: IOB, Near PSBB School

POOJAA DIAMOND VILLAS

POOJAA
FOUNDATION PVT. LTD.

Home is where the heart can laugh without shyness

POOJAA
FOUNDATION PVT. LTD.



Company Profile

Poojaa Foundation Pvt. Ltd. has been established in 1995. Run by expert professionals in all fields like legal, Engineers, Structural Architect and Marketing. The ardor, knowledge and vision of the founder will be guiding the company in the right path. The company ensures that the very highest quality and safety standards are maintained at all projects. The company strives to continually enhance performance to reach customer expectations on faith and promise with all the aim to become the yardstick for the construction industry.

IT'S TIME... TO FINISH WHAT YOU HAVE STARTED!
MEET AN EXPERT PROFESSIONAL
FOR YOUR DREAM HOME



Vision & Mission :

On the wings of our passion for Quality, Reliability & Focused services.

Provides high quality civil construction services for our customers to build long lasting relationship.

Customer Satisfaction :

All our business objectives revolve around our mission of providing complete customer satisfaction. We give foremost priority to customer satisfaction and we channelize all our operations in order to attain our objectives. With our vision and commitment towards excellence, we are highly inspired by the thought " Excellence".

Why Choose Us :

We have sound knowledge and are well versed with market trends.

We are specialized in providing world-class Real estate services for Residential & Commercial building.

We are on time every time.

*Experience fine living encircled with
all amenities.*



About Diamond Villas

Poojaa Foundation Pvt Ltd brings to you yet another masterpiece, so come fulfill your desires of basking in a luxurious life right here at Diamond Villas. The towering Villas adorns the Diamond Villas skyline standing sentinel to the beautiful surroundings.

Diamond Villas project is located in Gerugambakkam-Porur, which is one of the City's fastest growing suburbs. The Location is easily accessible to schools like Omega International School, Pon Vidyashram, PSBB Millenium, St. Johns, Colleges and Hospitals like Ramachandra Medical College, MIOT Hospital, SRM University and Software Tech Parks like L&T, DLF, HP.

Life at Diamond Villas revolves around the simple joys of your life. A throwback to lost memories where each day brought with it a treasure trove of great values & happiness. Values are always close to your heart, so are the conveniences at Diamond Villas.

For those who wish the luxury & opulence here is the chance to live like never before. Be a proud owner of a villa at Diamond Villas and be a part of epitome of lifestyle.



YOUR SEARCH FOR
THE BEST HOME ENDS HERE

DIAMOND VILLAS **Gerugambakkam, Porur**



Gated Community with 68 Independent Villas

- SWIMMING POOL • CLUB HOUSE





Project Highlights

- Walkable distance from PSBB Millennium School
- Near to Omega International School
- Pon Vidyashram School
- Swami School
- Close to L&T, DLF, HP Software Techparks



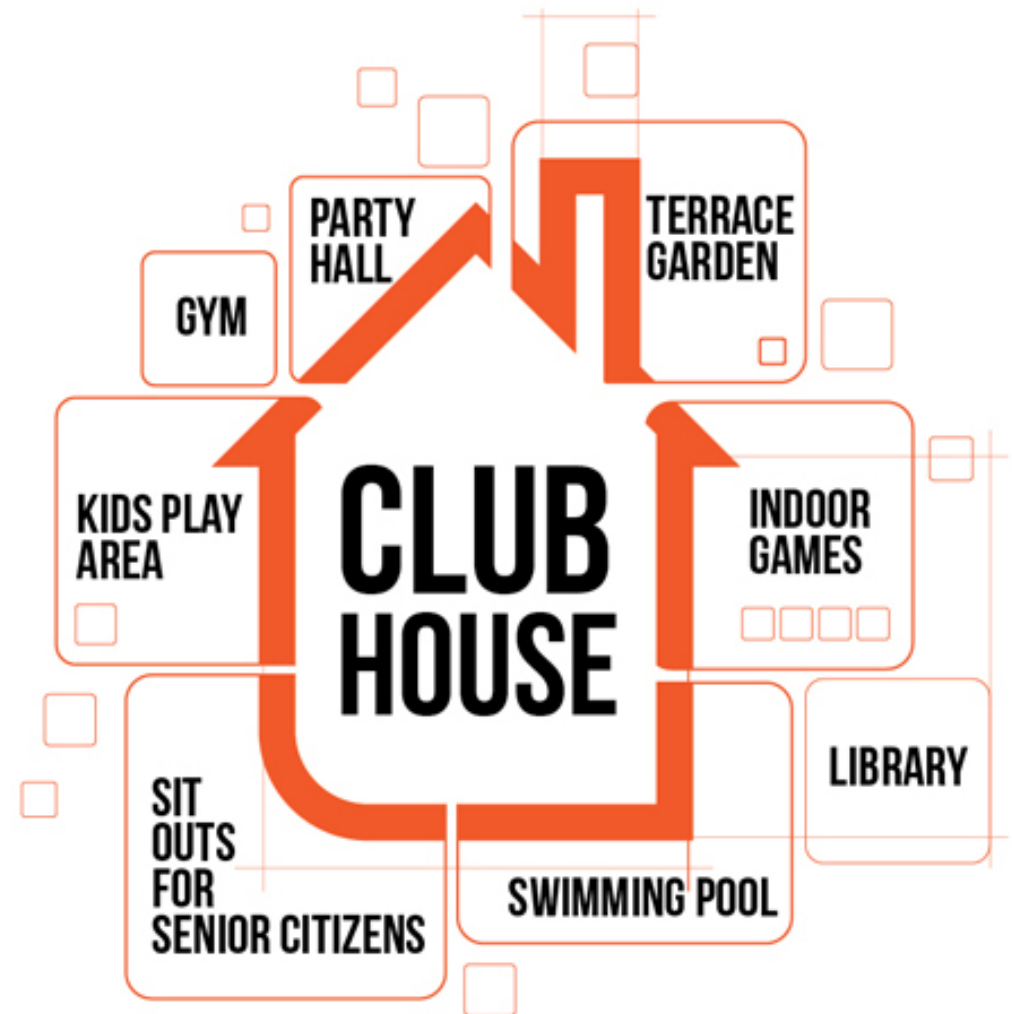
Distance

- 3 kms from Porur Junction
- 5 kms from Ramachandra Medical College & Hospital
- 5 kms from MIOT Hospital
- 8 kms from Airport



Amenities

- Black Top Internal roads
- Individual Bore with Overhead Tank & Underground Sump
- Sewage Treatment Plant
- Rain Water Harvesting
- CCTV with 24X7 Security
- Street Lights and Plantation
- Power Backup for Club House and Common Areas
- Drivers/Servants/Security Rest Room
- Provision for Metro Water pipeline



 **Specifications****Structure**

RCC framed structure with brick walls plastered smooth & emulsion painted.

Flooring

Vitrified Tiles 2' x 2' size

Joinery

Teak wood frame with teak wood paneled designer main door and teak wood frames with commercial flush shutter for inner doors. UPVC / Powder coated aluminium frame windows with MS Grills.

Kitchen

Granite platform with Stainless Steel sink or equivalent.

Glazed Tiles

Upto full height in toilets and 2 feet above kitchen platform.

Wardrobes

In bedrooms with open masonry, without shelves.

Plumbing & Sanitation

G.I / PVC Water lines & PVC waste water and soil lines.

Sanitary Fittings

Jaquar or equivalent White Sanitary Fittings and GEYSER provision in all Toilets.

Electrical Fittings

Three phases connection with concealed PVC conduit. Finolex or equivalent wiring. Anchor or equivalent Modular switches with necessary service points. PVC conduits for TV antenna and Telephone. Provision for AC points in all Bedrooms and Living Rooms.

Plumbing Fittings

Jaquar or equivalent Tap Fittings.





DIAMOND VILLAS

Gated Community with 68 Independent Villas

- SWIMMING POOL • CLUB HOUSE

LEGEND

- TYPE A
- TYPE A1
- TYPE A2
- TYPE B
- TYPE B1
- TYPE C
- TYPE D
- CLUB HOUSE



Built Up Area Details

Villas Types:	East Facing (Sq. Ft.)	North Facing (Sq. Ft.)
Type A	1900	1900
Type A1	2020	2020
Type A2	2101	-
Type B	1765	1765
Type B1	1735	1745
Type C1	1525	-
Type C2	1550	-
Type C3	-	1480
Type D	1820	1820



Site Location:
Gerugambakkam, Porur

 Type - A

Front Elevation


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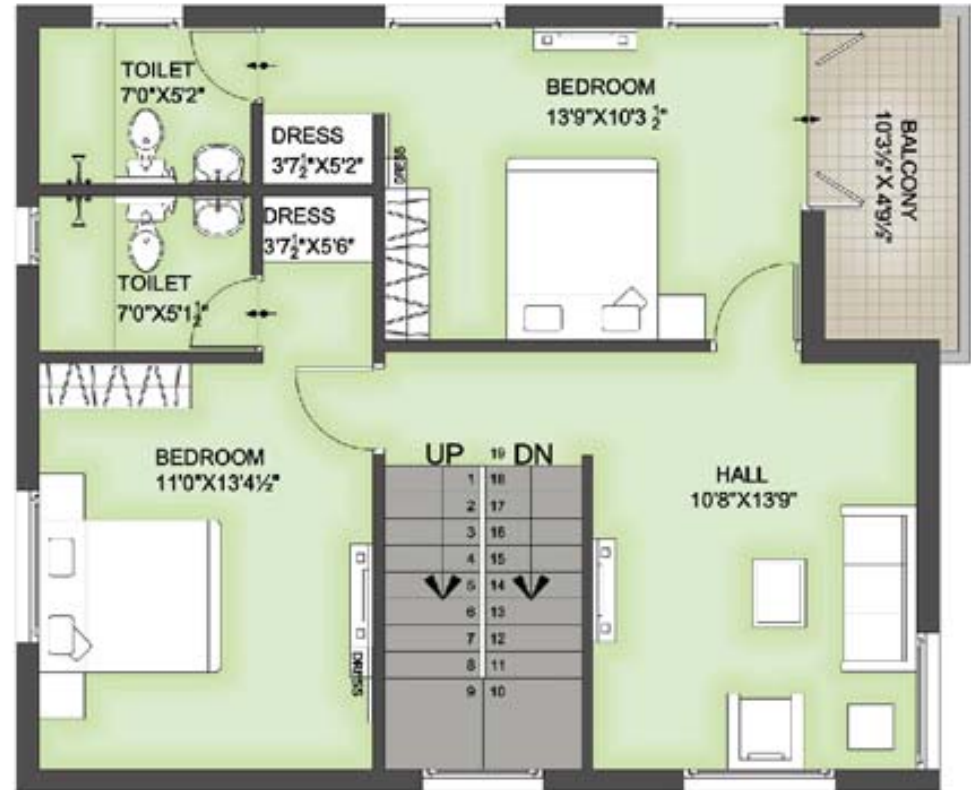





Type - A Villa - East Facing Plan



Ground Floor Plan



First Floor Plan

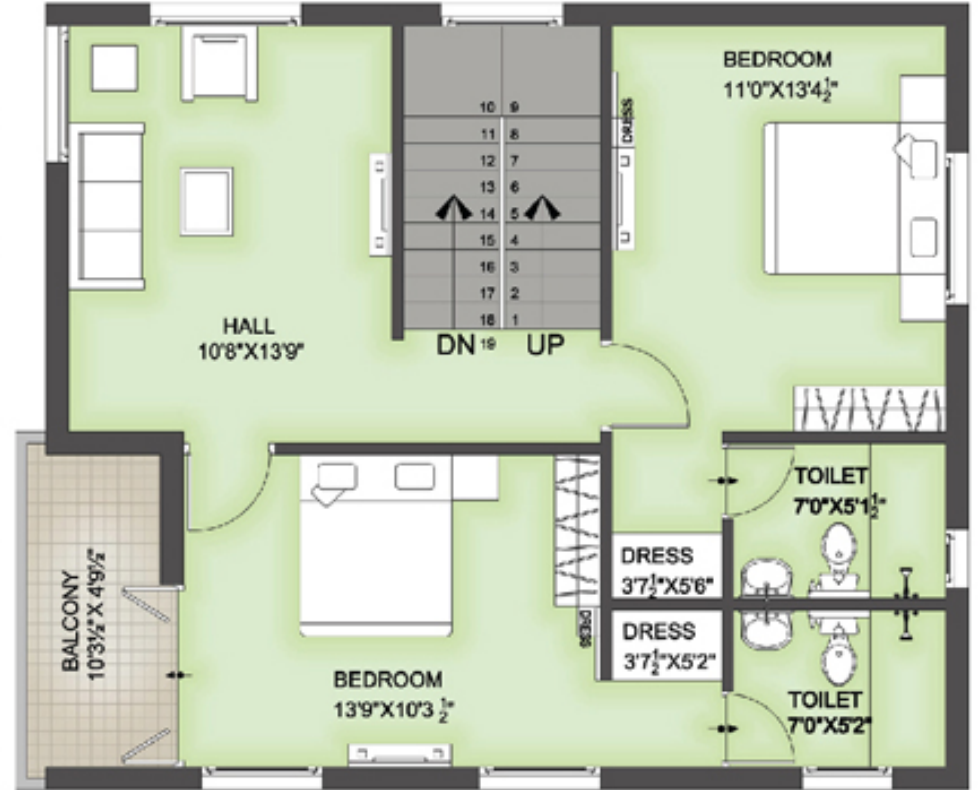
Built up Area 1900 Sq. Ft.



 **Type - A Villa - North Facing Plan**



Ground Floor Plan

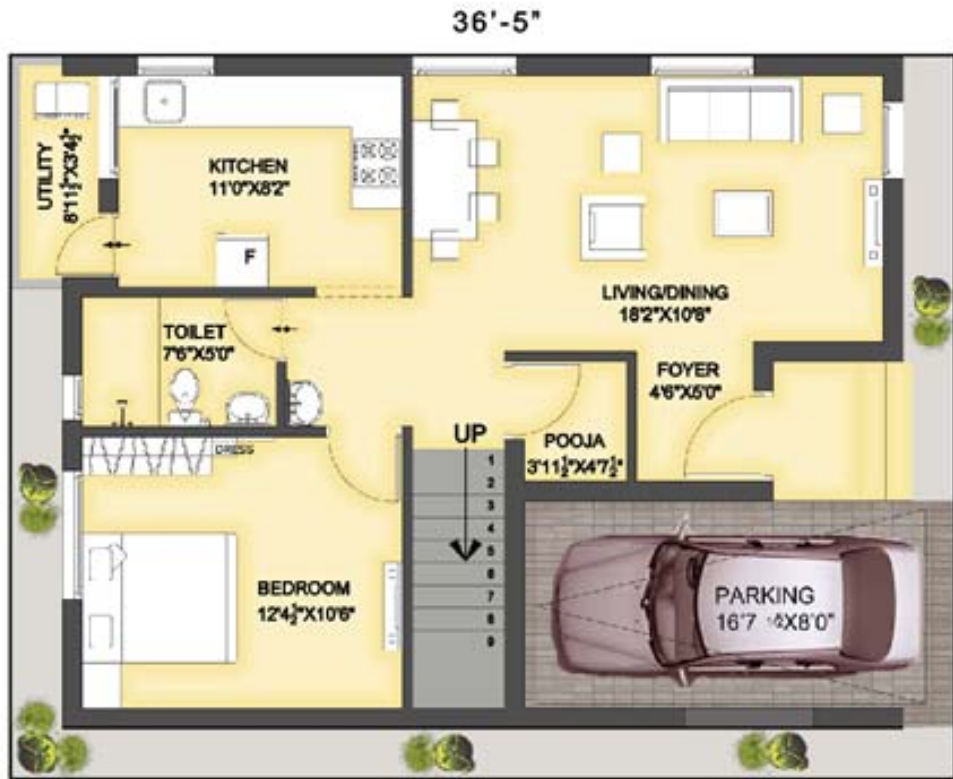


First Floor Plan

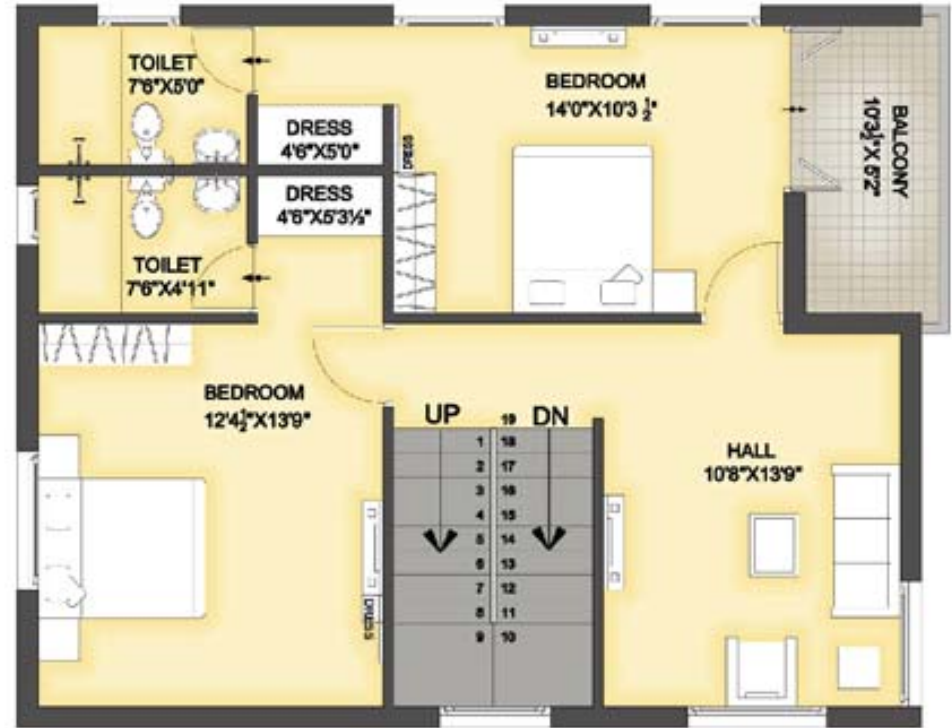




Type - A1 Villa - East Facing Plan



Ground Floor Plan

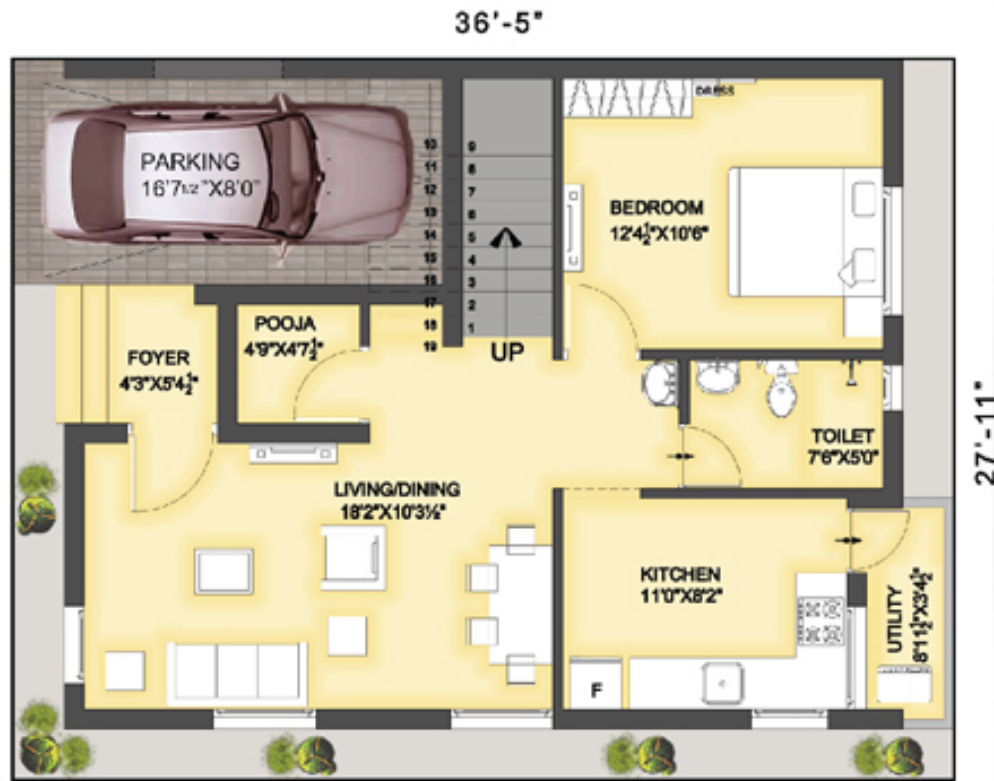


First Floor Plan

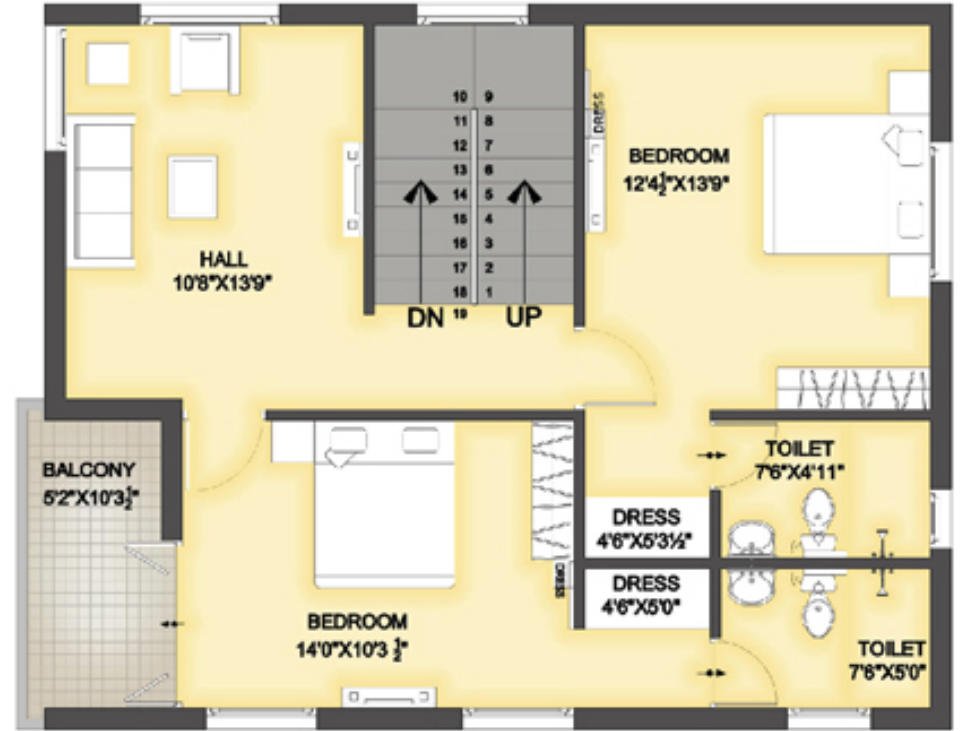
Built up Area 2020 Sq. Ft.



 **Type - A1 Villa - North Facing Plan**



Ground Floor Plan



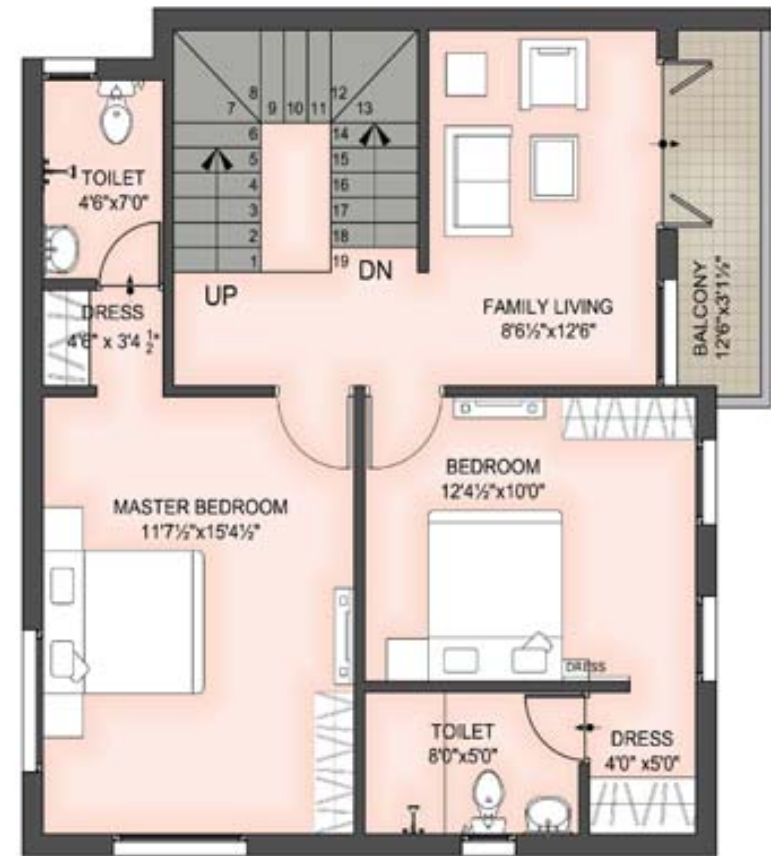
First Floor Plan



 **Type - D Villa - East Facing Plan**



Ground Floor Plan

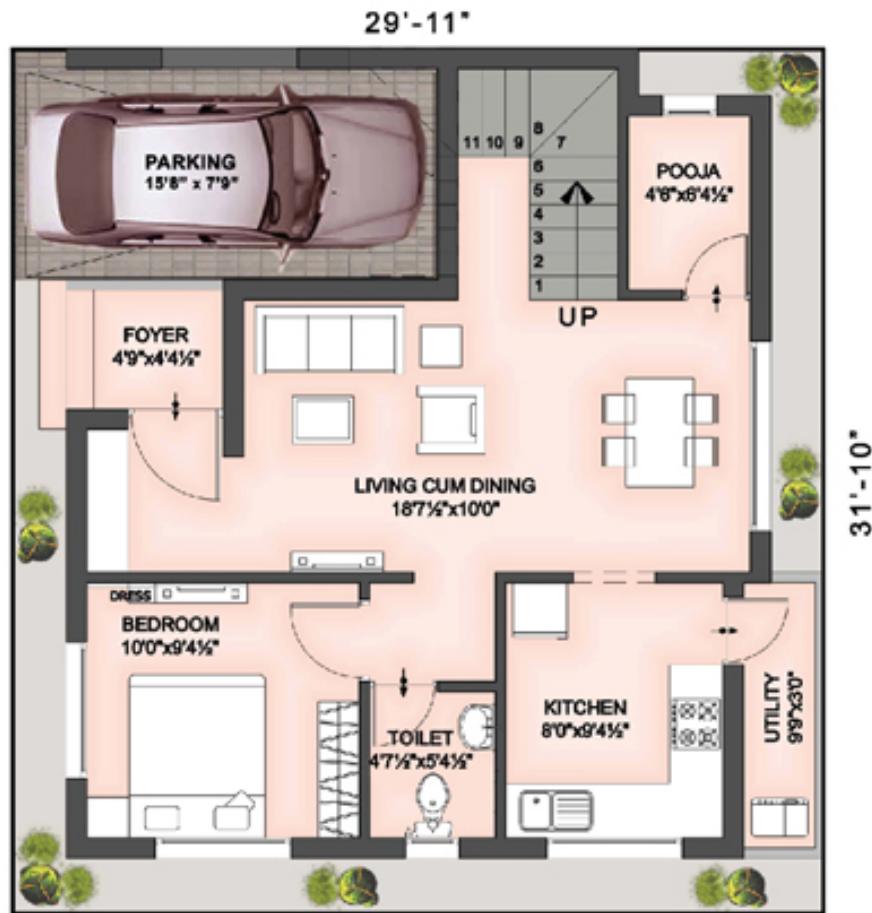


First Floor Plan

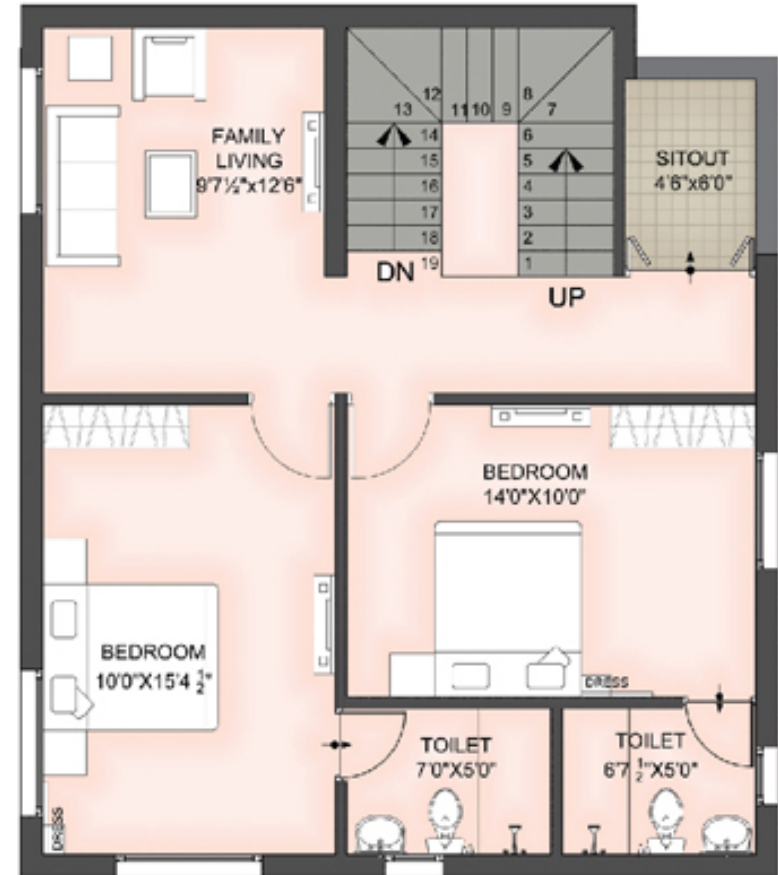
Built up Area 1820 Sq. Ft.



 **Type - D Villa - North Facing Plan**



Ground Floor Plan



First Floor Plan



Built up Area 1820 Sq. Ft.

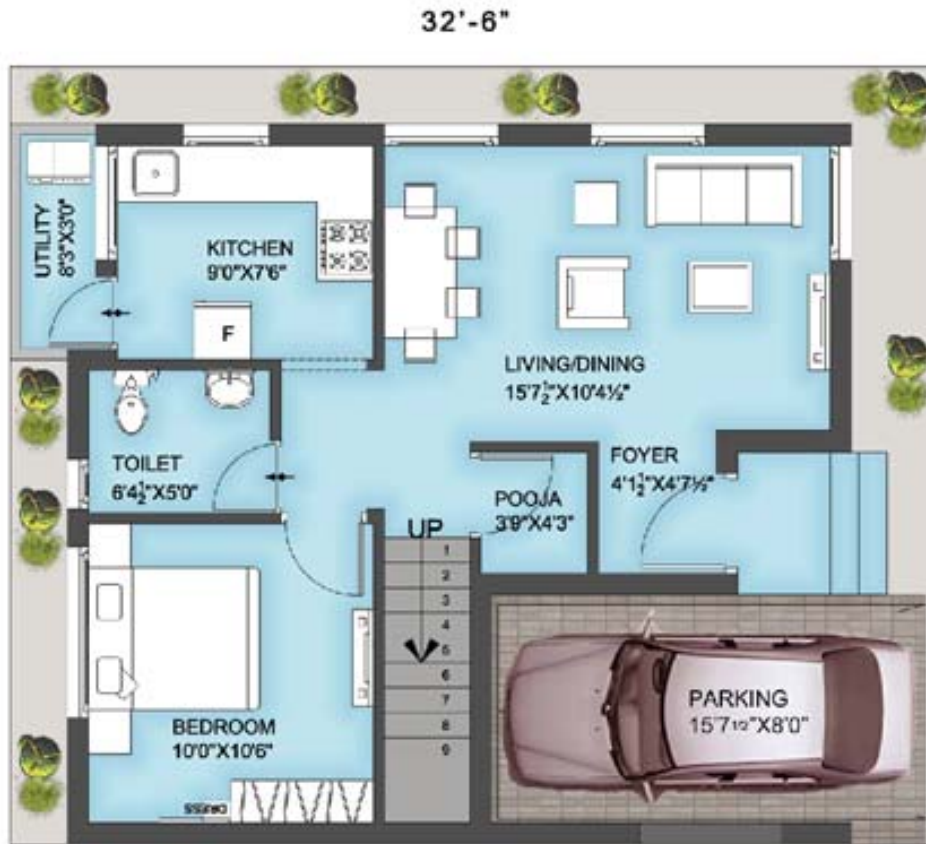
 Type - B

Front Elevation

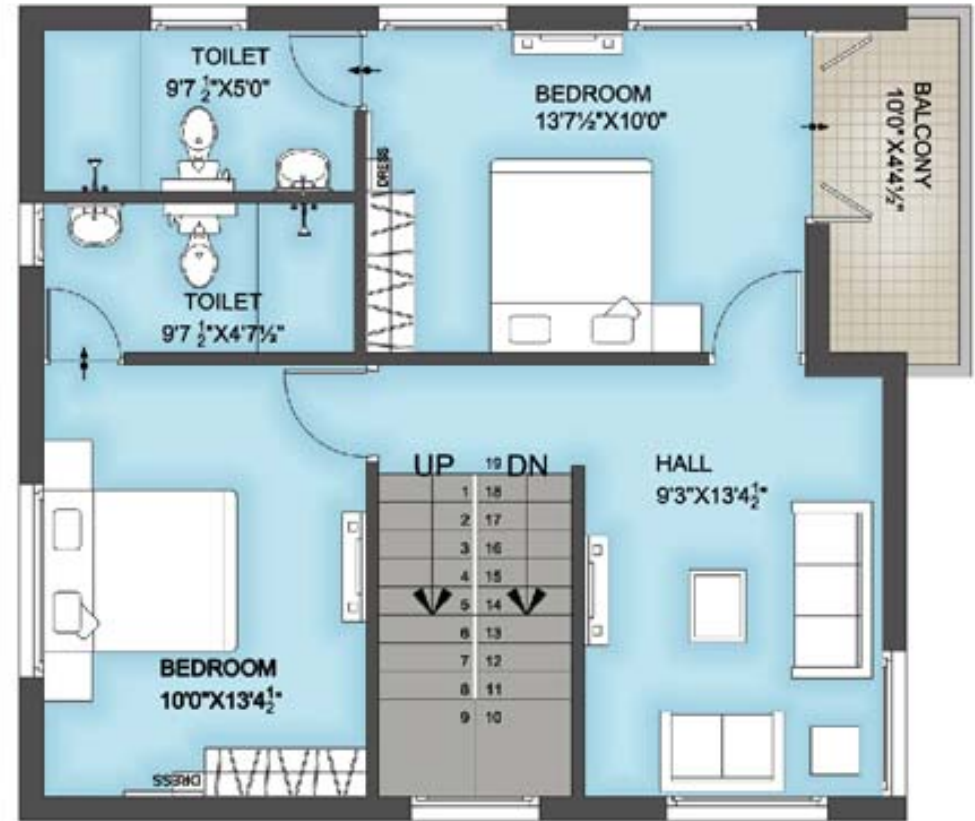

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 **Type - B Villa - East Facing Plan (Phase - I)**



Ground Floor Plan



First Floor Plan

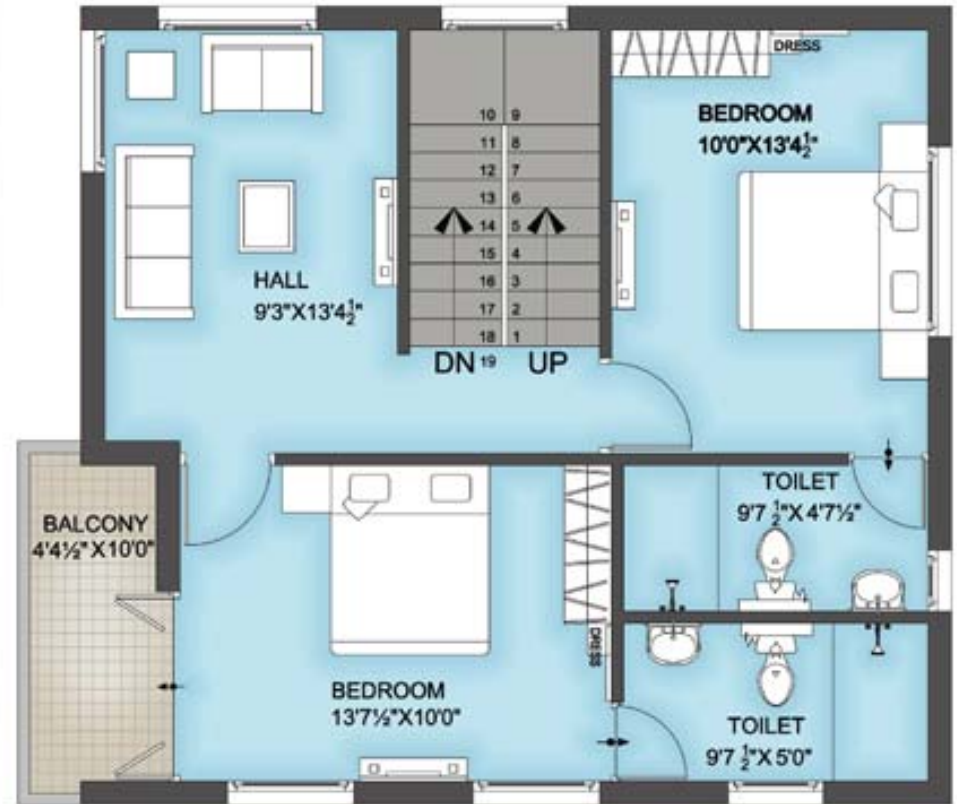


Built up Area 1685 Sq. Ft.

 **Type - B Villa - North Facing Plan (Phase - I)**



Ground Floor Plan

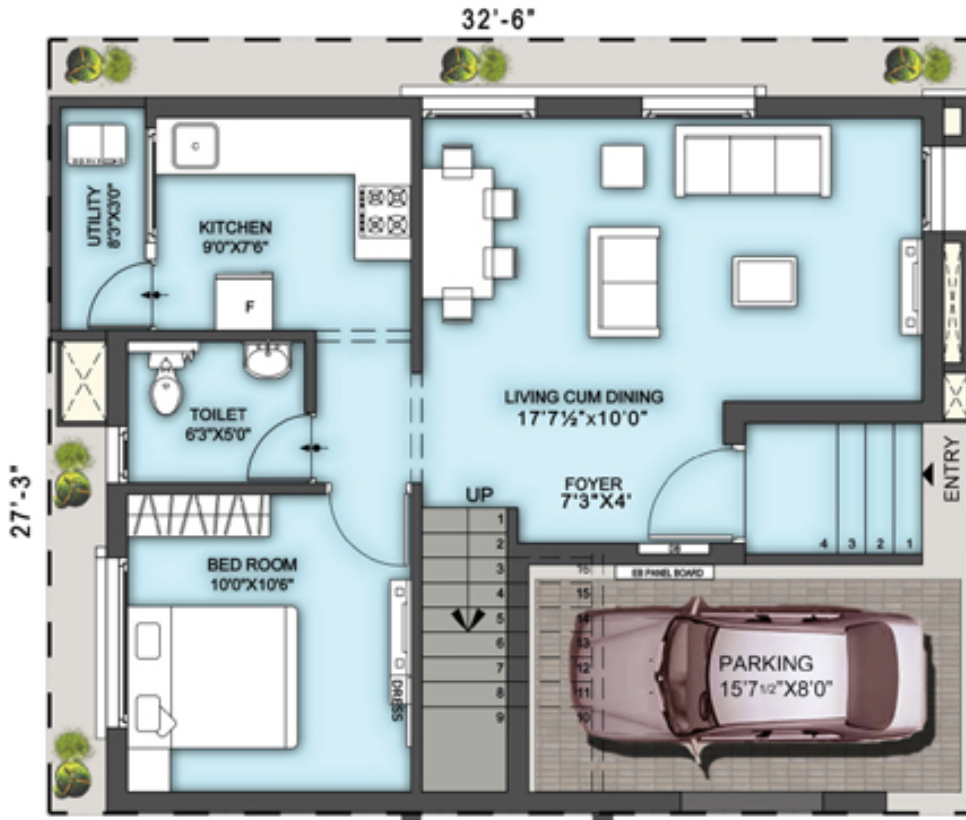


First Floor Plan

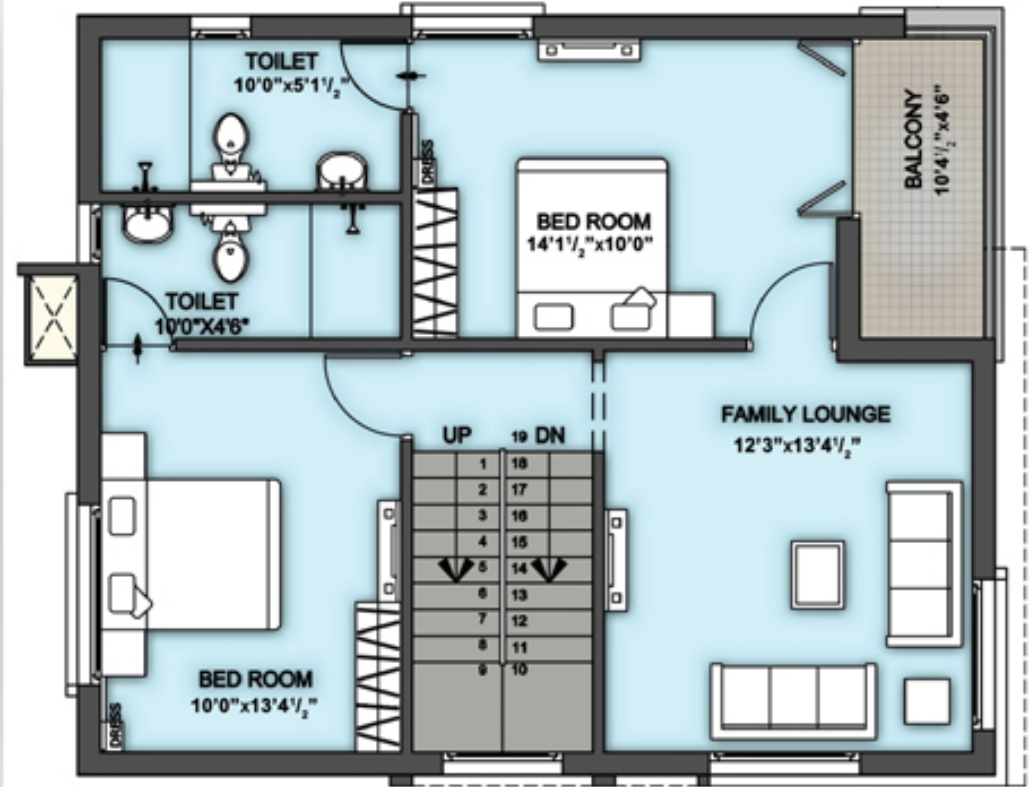
Built up Area 1685 Sq. Ft.



Type - B Villa - East Facing Plan (Phase - II)



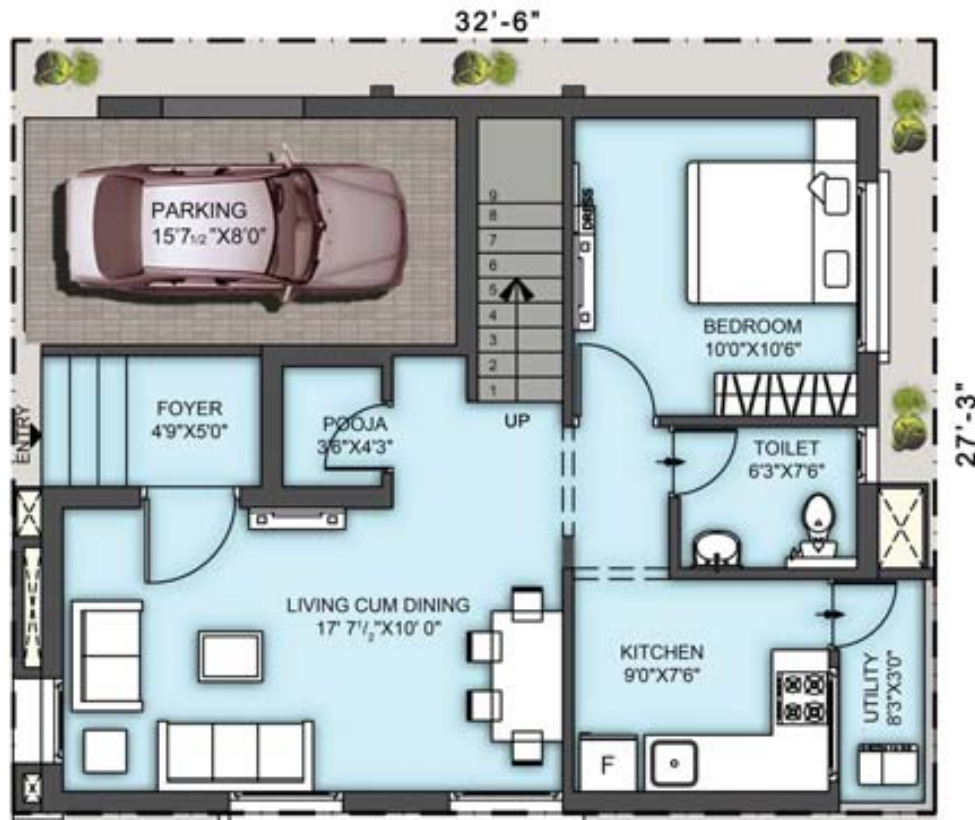
Ground Floor Plan



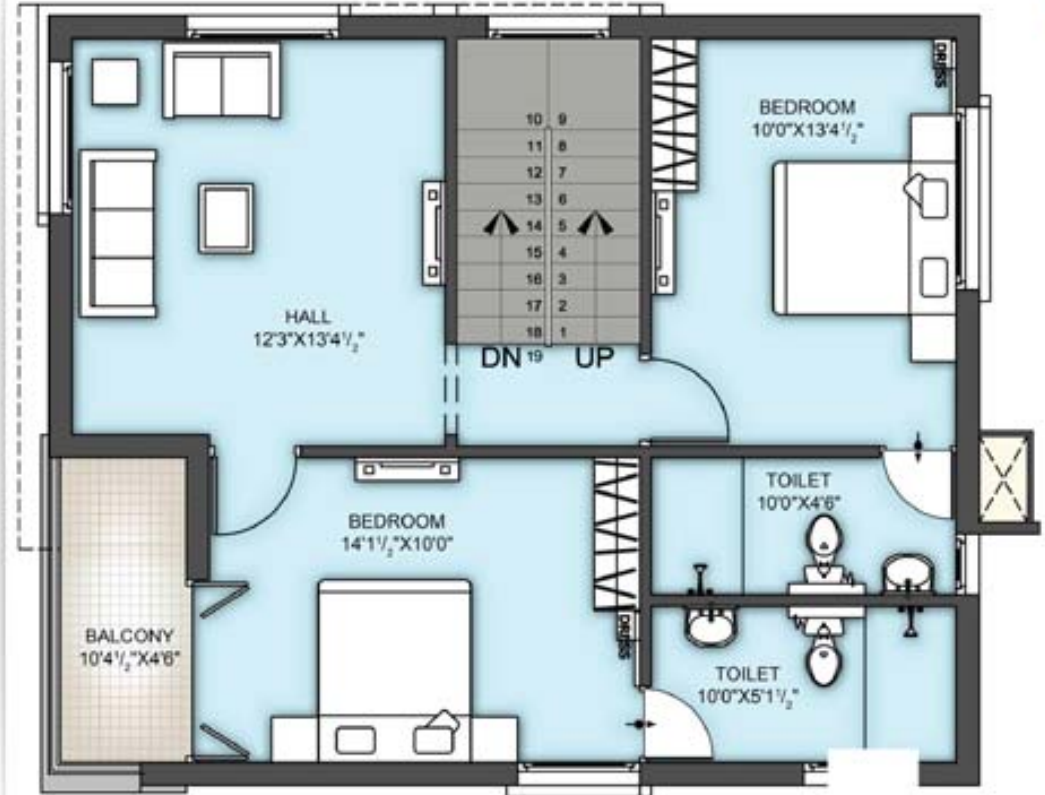
First Floor Plan



 **Type - B Villa - North Facing Plan (Phase - II)**



Ground Floor Plan



First Floor Plan

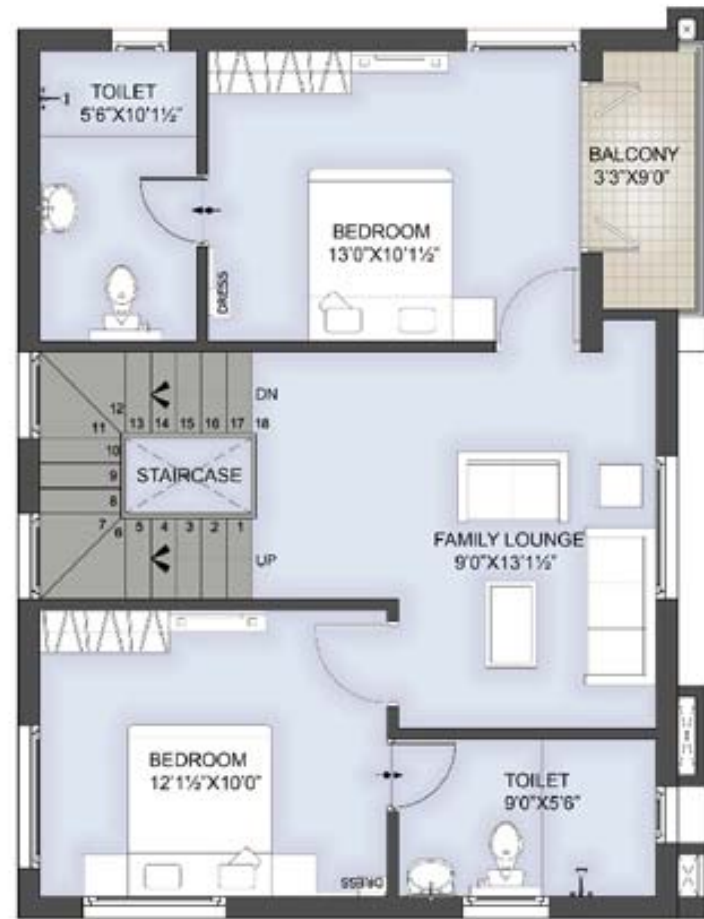
Built up Area 1765 Sq. Ft.



 **Type - B1 Villa - East Facing Plan**



Ground Floor Plan



First Floor Plan



Built up Area 1735 Sq. Ft.

 **Type - B1 Villa - North Facing Plan**



Ground Floor Plan



First Floor Plan

Built up Area 1745 Sq. Ft.





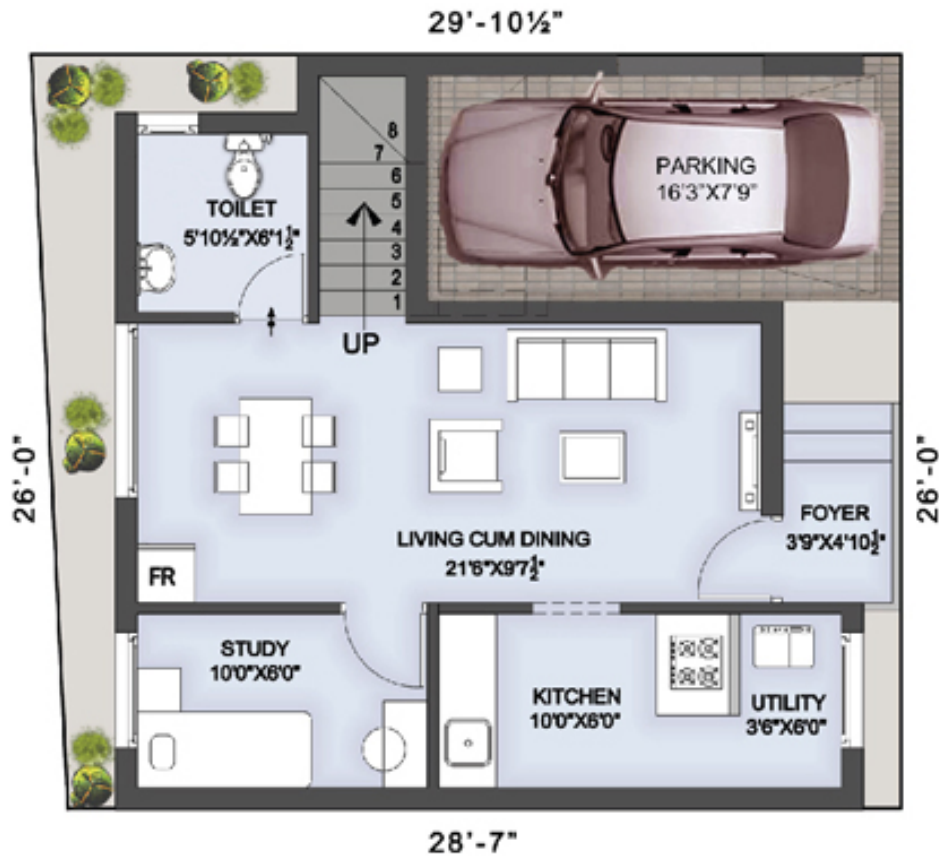
 Type - C

Front Elevation

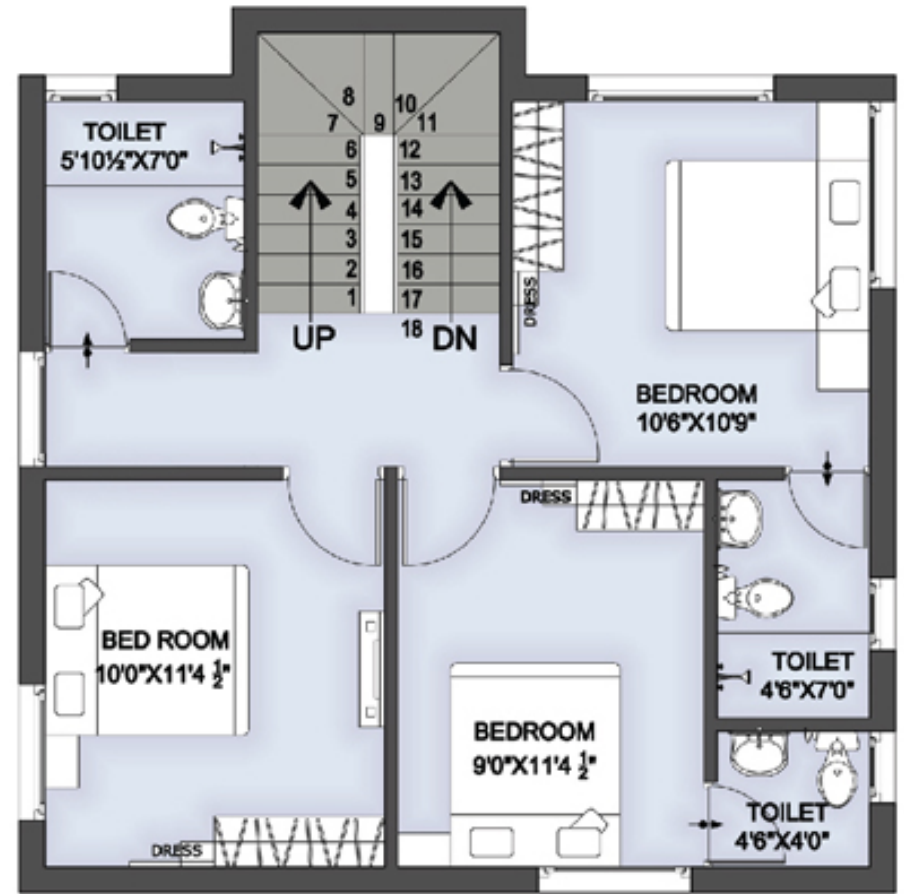

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 **Type - C1 Villa - East Facing Plan**



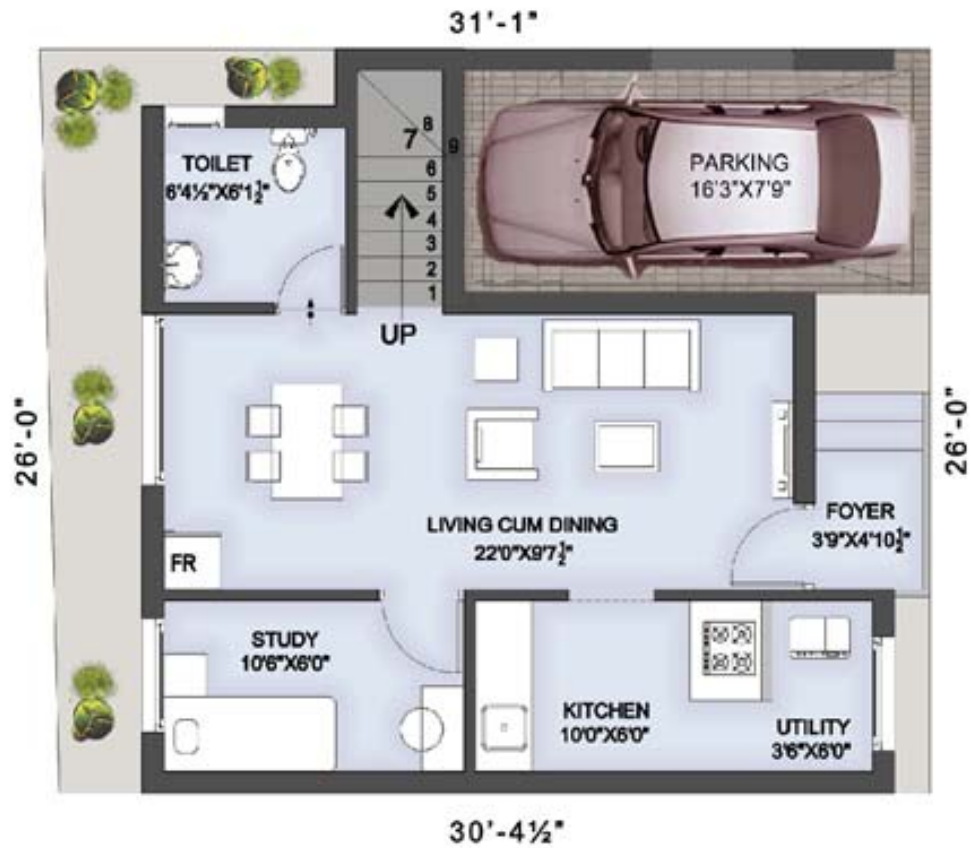
Ground Floor Plan



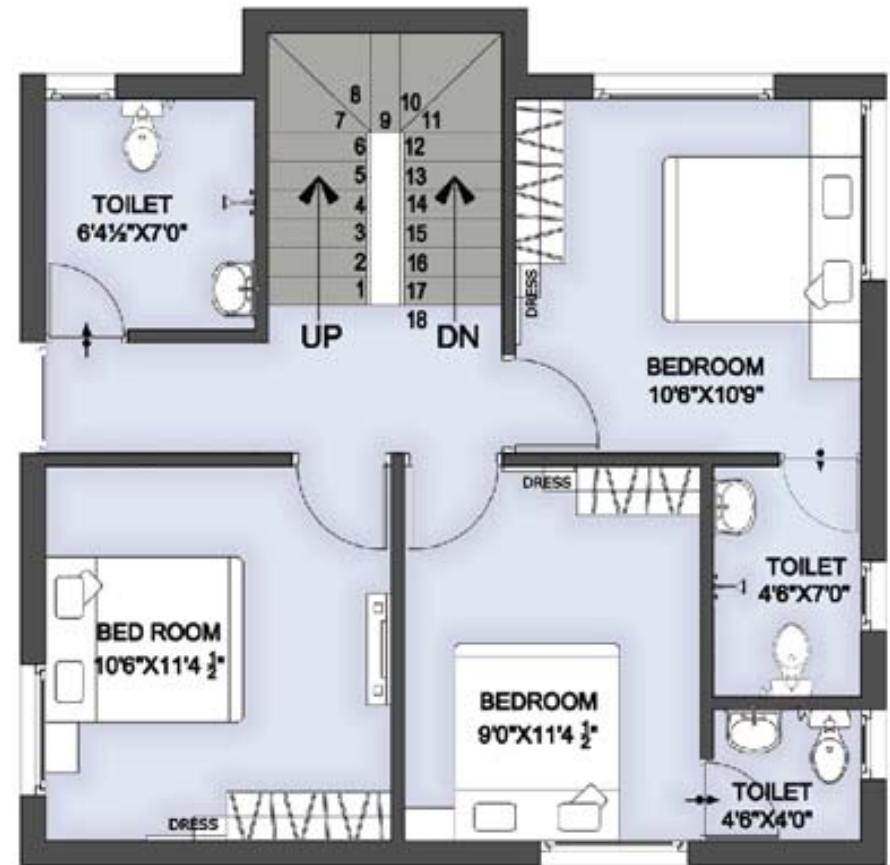
First Floor Plan



 **Type - C2 Villa - East Facing Plan**



Ground Floor Plan



First Floor Plan

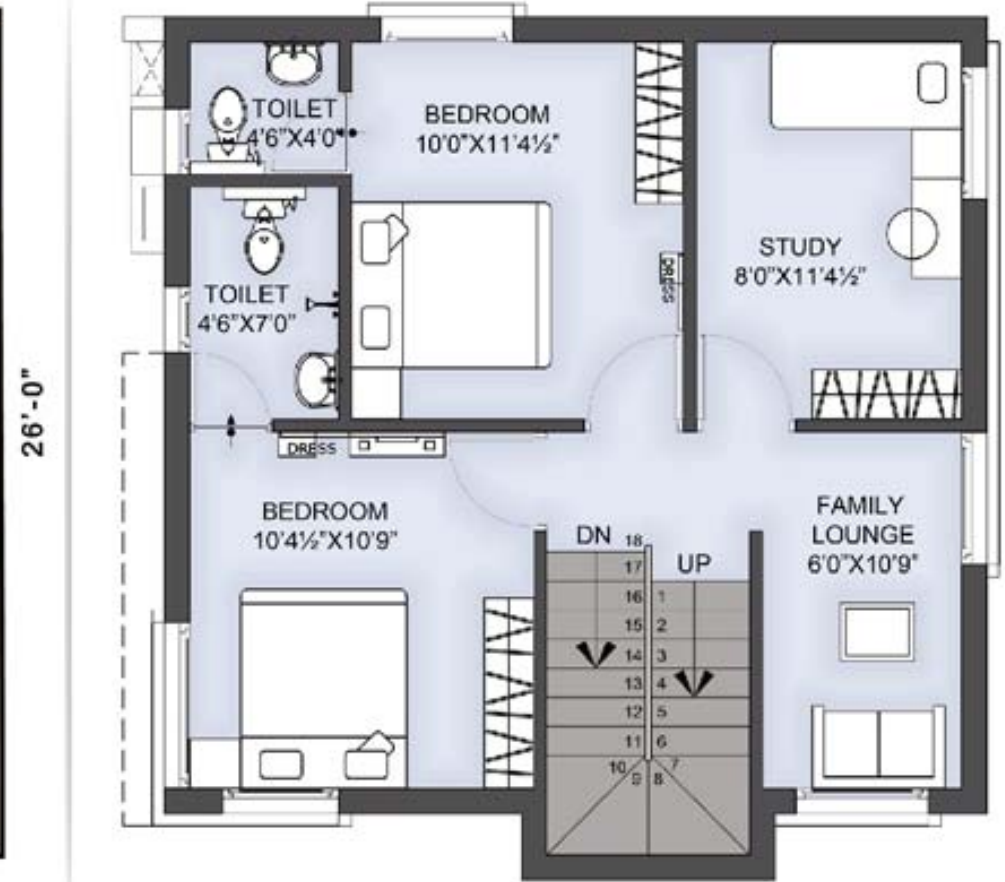
Built up Area 1550 Sq. Ft.



 **Type - C3 Villa - North Facing Plan**



Ground Floor Plan



First Floor Plan



Built up Area 1480 Sq. Ft.

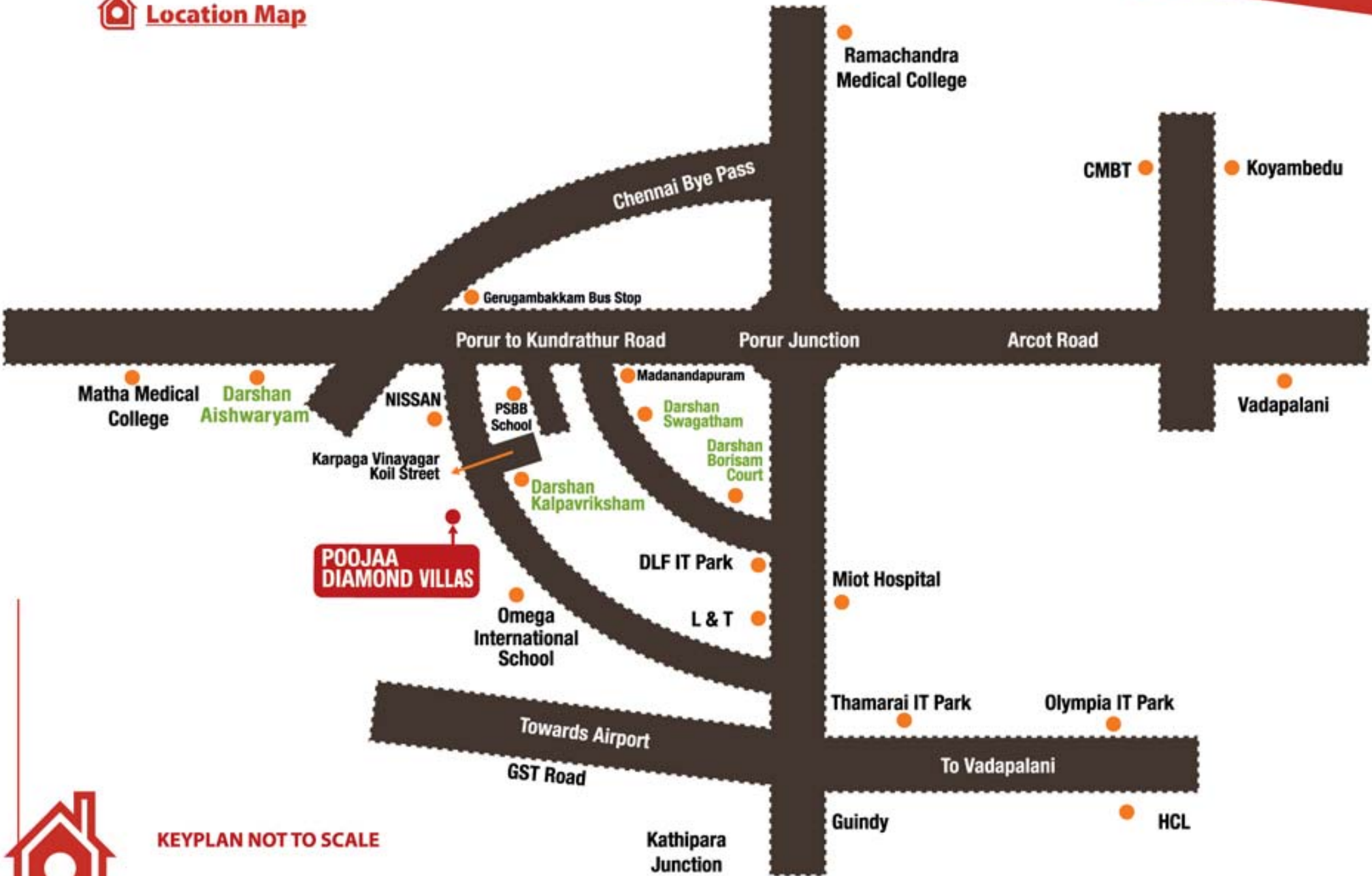


Payment Schedule

Booking Advance	₹ 200000
Agreement within 15 days (less Booking Amount)	20%
Land Registration	35%
Completion of Foundation	10%
Completion of Ground Floor Slab	7.5%
Completion of First Floor Slab	7.5%
Completion of Brick Work	5%
Completion of Plastering level	5%
Completion of Flooring	5%
At the time of Possession	5%


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 **Location Map**



KEYPLAN NOT TO SCALE



 **Preferred Bankers:**



Regd. Office: No. 921, 1st Floor, EVR Periyar First Lane, Poonamallee High Road, Purasawalkam Chennai - 600 084.

Landline: 98406 12247

Email: salesenquiries@poojaafoundation.com. **Website :** www.poojaafoundation.com