



POOJAA
FOUNDATION PVT. LTD.

DIAMOND ANANDAM

KATTUPAKKAM, PORUR



Artist's Impression

RERA Registration No:
TN/02/Building/0187/2018

WITH CLUB HOUSE & MODERN AMENITIES

G+12 STOREY PROJECT
3 Floors Commercial & 60 Luxury Apartments

About Poojaa Foundation

Poojaa Foundation Pvt.Ltd. incorporated in the year 1995 is a rapidly growing Real Estate Company engaged in the construction of an emergent India unfolding several dream projects in order to meet the continuously growing demands. Poojaa Foundation Pvt. Ltd.have been rendering laudable projects in Tamil Nadu and aspire to build a developed India of our dreams. With an uncompromising passion for the highest quality and detailing exceptional design and craftsmanship.

Poojaa Foundation Pvt.Ltd. has developed 3 Lacs Plus sq.ft of Residential and Commercial space. In this process many aspects of Poojaa Foundation Pvt.Ltd. have undergone a transformation out of which two things have remained constant – our dedication to service excellence and commitment in providing quality, affordability and value to generations and it is this satisfaction that We derive from what we do that makes us venture into newer and more challenging areas in property development.

Vision

To be the Most Trusted Real Estate Developer in South India.

Mission

To deliver Excellence Homes/Projects with Innovative Designs, High Standards in quality and On Time Delivery. Make Homes with Accessible, Affordable for all Standards of Living in a Wide Range of Quality and Community

Motto

Turning Transactions into Relationships. Committed in getting the results you deserve. Will reach to help you succeed.

About Diamond Anandam

Diamond Anandam is a Residential cum Shopping Complex built with G+12 storey located on the main road of Kattupakkam, Porur (Poonamallee High Road) which is the place for high requirement of Residence and shopping Suburbs. Diamond Anandam is located in well developed area with easy accessible to many schools and Medical cares like Ramachandra Medical College, Saveetha Dental College etc. Well connected to Automobile and Software Tech Parks like L&T, DLF, HP etc.

**DIAMOND
ANANDAM**
KATTUPAKKAM, PORUR



3 Floors Commercial & 60 Luxury Apartments

Project Highlights

Schools

- Velammal Matric Higher Sec. School- **1 km**
- Christ Matric Higher Sec. School- **1.1 km**
- Kalakshetra School- **1.5 kms**
- The Pupil Saveetha Eco School- **1.5 kms**
- Alpha School- **2 kms**
- Arise N Shine Schools Pvt. Ltd.- **2 kms**
- Schram Academy- **5.5 kms**
- St. Johns International- **6.5 kms**
- Chennai Public School- **10 kms**

Hospitals

- Asia's Biggest Aravind Eye Hospital- **800 mts**
- ACS Hospital- **2 kms**
- Sundaram Hospital- **3 kms**
- Sri Ramachandra Hospital (SRMC)- **3 kms**
- Apollo- **4.5 kms**

Colleges

- Saveetha Dental College- **1 km**
- ACS Medical College- **2 kms**
- Sri Ramachandra Medical College- **3 kms**
- SRK Engineering College- **5.5 kms**
- SA Engineering College- **5.5 kms**
- DR. MGR Engineering College- **5.5 kms**

Location Advantages

- Many Branded Multi Product Showrooms within- **1 km**
- Food Joints/ Restaurants within- **1.5 kms**
- Porur Junction- **5 kms**
- DLF- **8 kms**
- CMBT- **11 kms**
- Chennai Airport- **16 kms**
- Chennai Central Railway Station- **18 kms**

Project Amenities



Paver Block Internal Roads



Sewage Treatment Plant



Rain Water Harvesting



CCTV with 24 X 7 Security



Piped Gas Connection



Children Play Area



Intercom Facility - Security to Residence



Street Lights & Plantations



Drivers/ Servants/ Security Rest Rooms



Power Back Up for Club House & Common Areas. Residence Upto 500 W Backup



70% Open Space

Club House:



GYM



Multipurpose Hall



Indoor Games

Project Specification

Structure

RCC Framed structure designed based on Zone III, Areated auto clave block work for all walls.

Flooring

All interior vetrified tiles 2' x 2' size for main flooring. Antiskid Tiles for bathroom, balcony & service area. Granite cladding for lift wall.

Joinery

Seasoned Teak wood door frame with teak wood panelled shutter for main door. Seasoned teak wood frame with commercial flush shutters for bed room door & UPVC windows.

Kitchen

Stainless steel sink with granite Platform and 2 feet height wall dadoing.

Glazed Tiles

Glazed Wall tiles upto 7 feet height in bathrooms and 3 feet height in service area.

Painting

Asian paints or Equivalent Emulsion paint.

Plumbing & Sanitation

UPVC & PVC Pipes for water supply, waste water and sewage lines & CPVC pipes for conceled cold / Hot water lines.

Sanitary Fittings

Jaquar / Hindware Equivalent white sanitary fittings. Electrical provision for Geyser in all toilets.

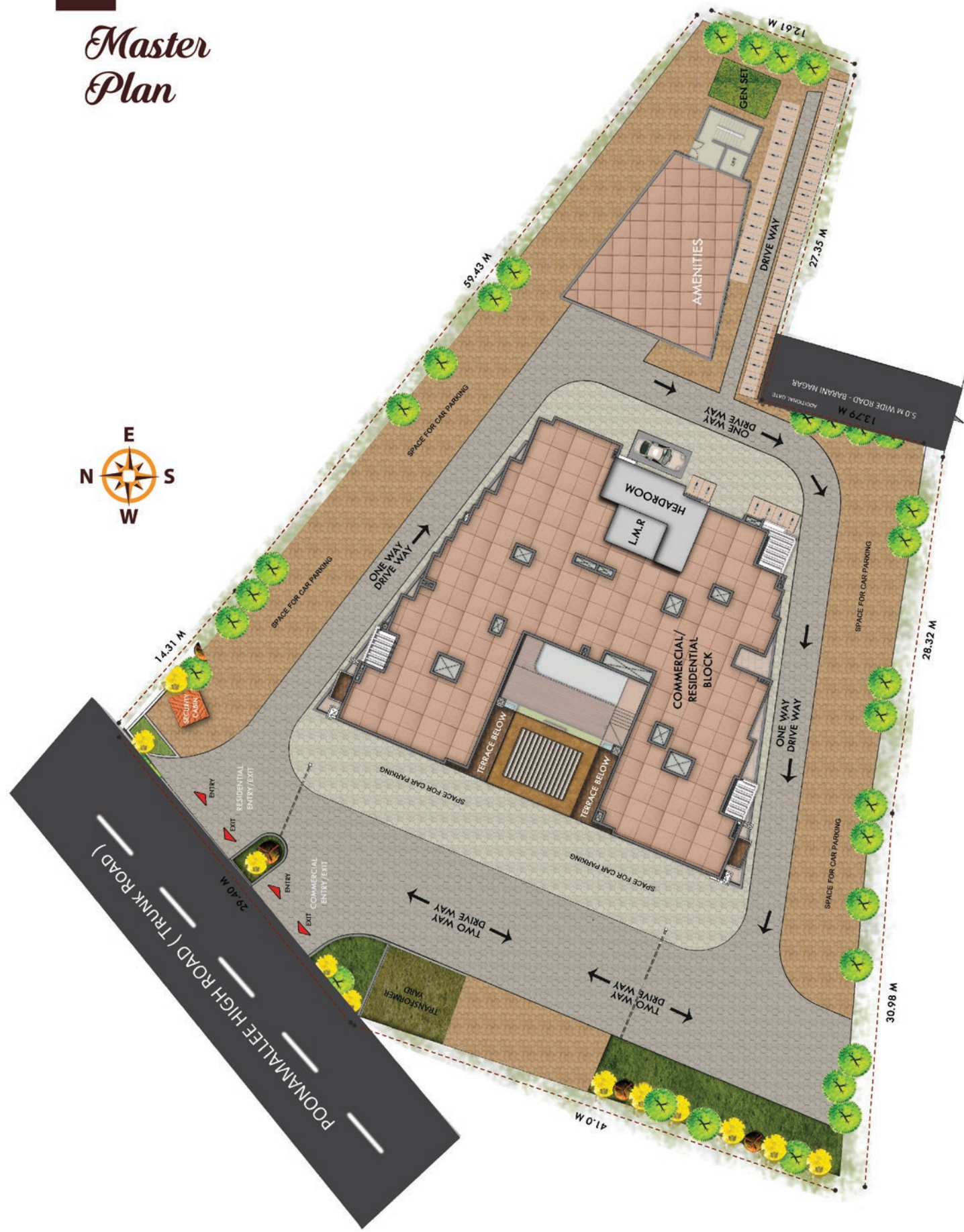
Electrical Fittings

Three Phase connection with conceled PVC conduits. Finolex or equivalent wiring. Anchor ROMA or equivalent modular switches with necessary service points. Electrical provision for Air Conditioning in all bed rooms and living.

Plumbing Fittings

Jaquar or equivalent tap fittings.

Master Plan



Aerial View



Rear Side View



Commercial Area View



Club House View



Artist's Impression



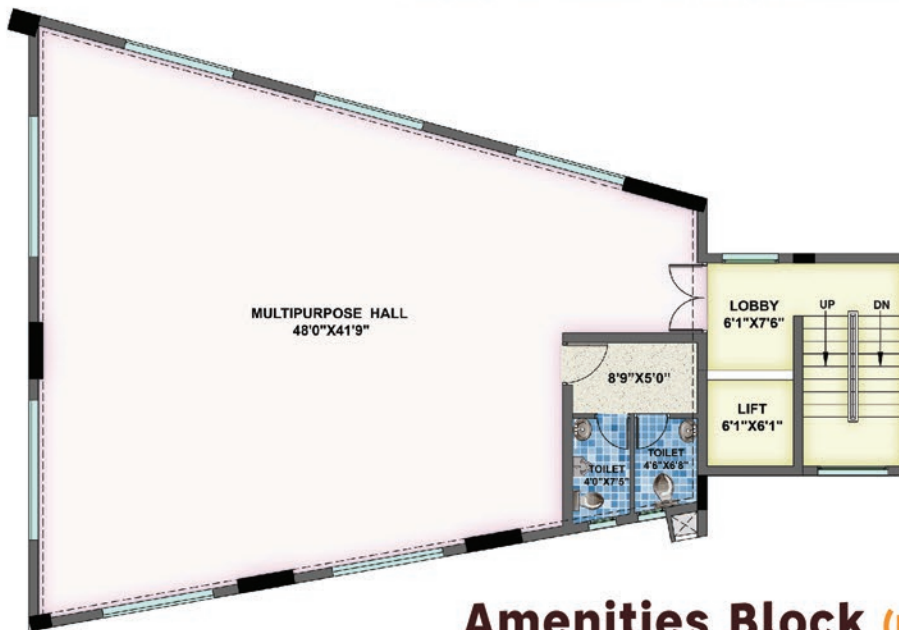
Artist's Impression



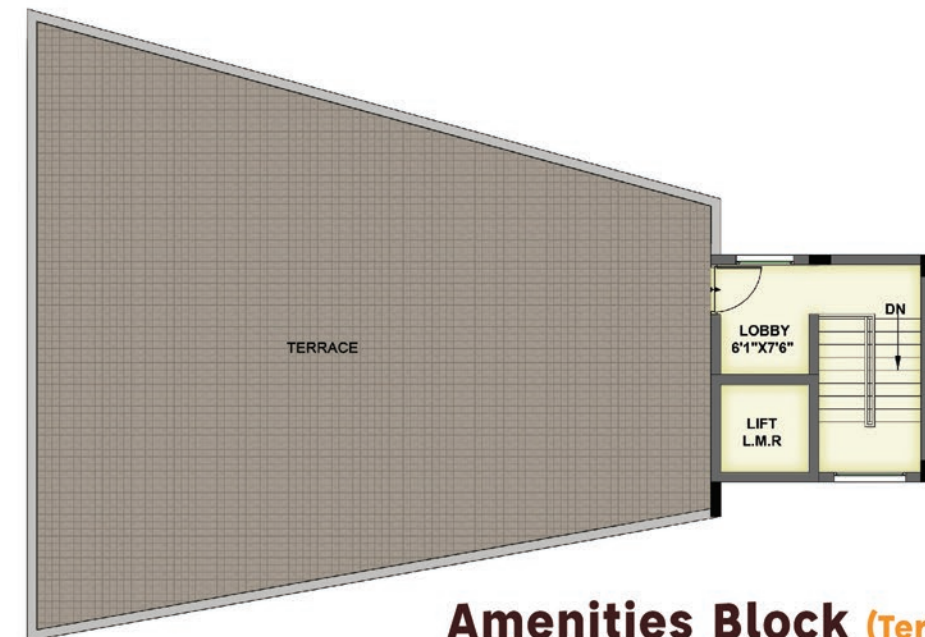
Artist's Impression



Amenities Block (Third Floor Plan)

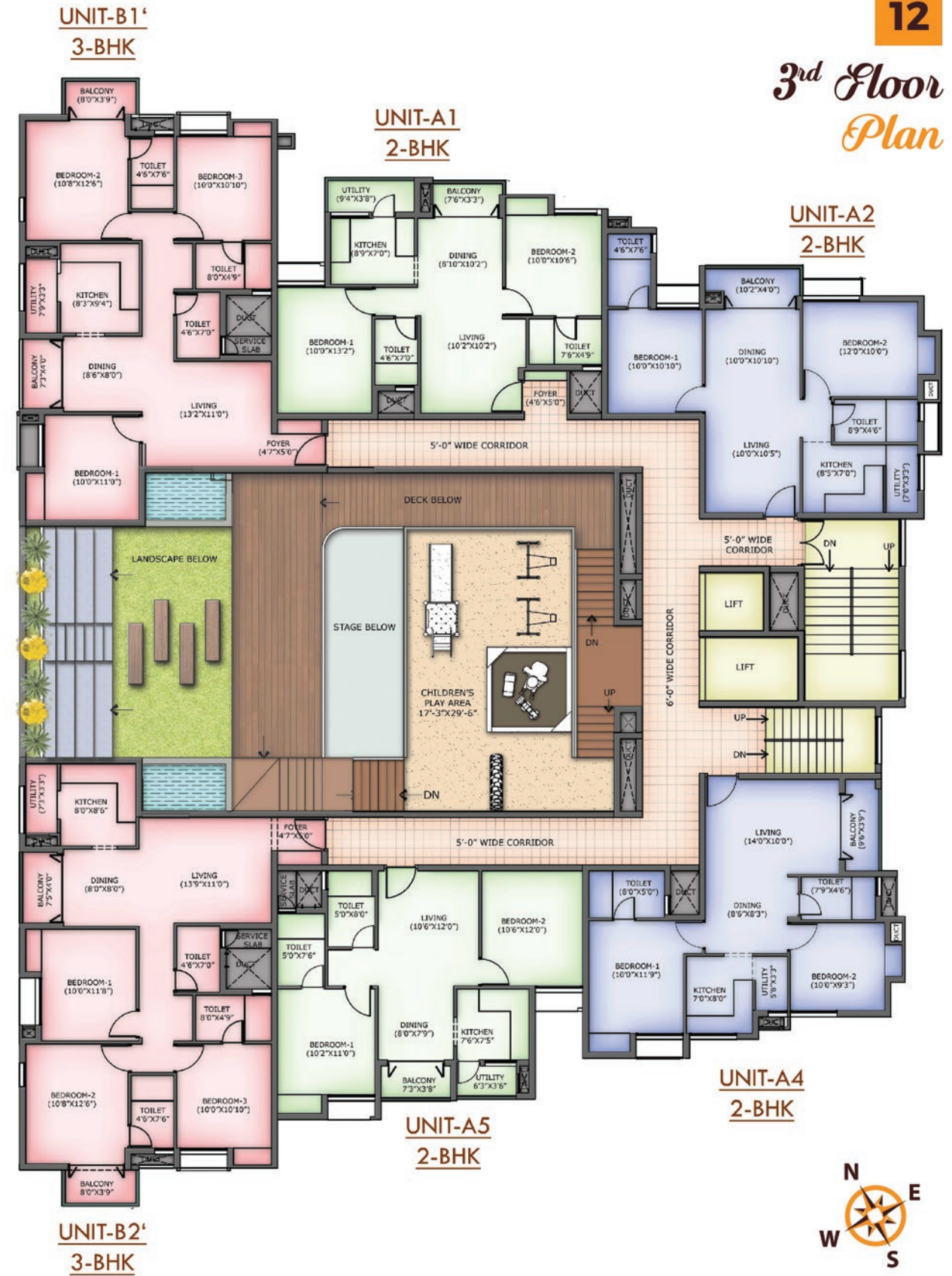


Amenities Block (Fourth Floor Plan)

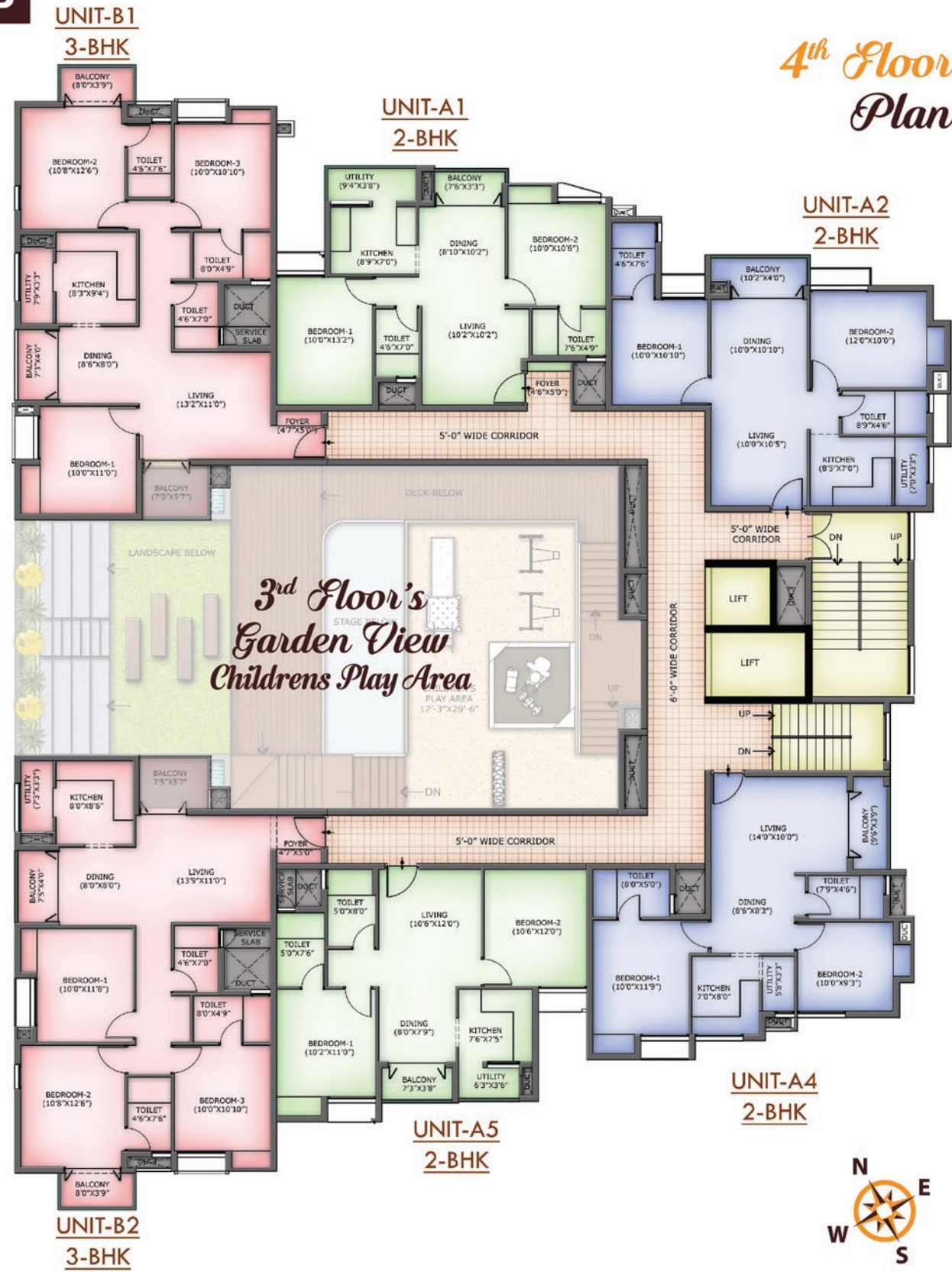


Amenities Block (Terrace Floor Plan)

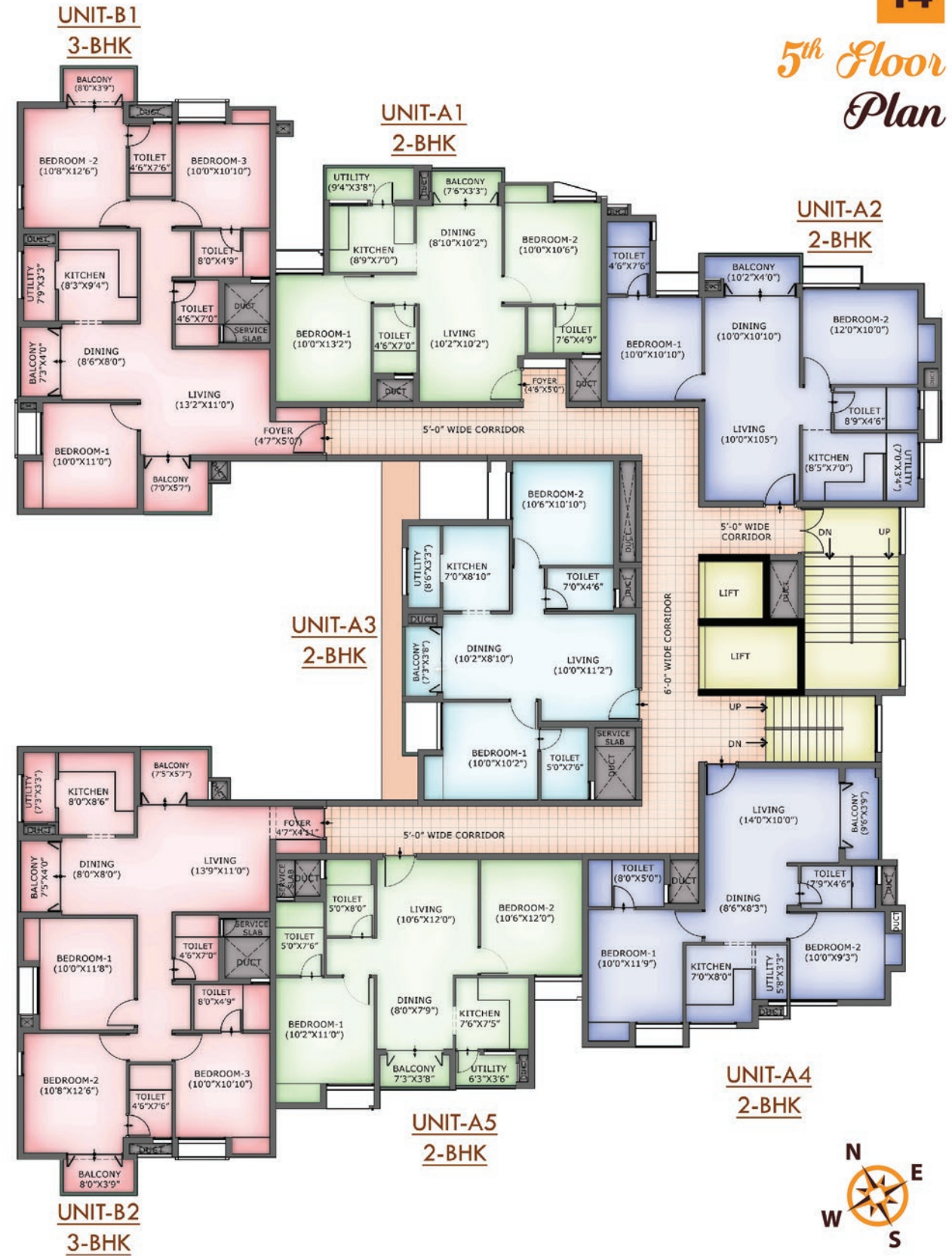
3rd Floor Plan



	UNIT - B1'	UNIT - B2'	UNIT - A1	UNIT - A2	UNIT - A4	UNIT - A5
Flat No.	301	302	303	304	306	307
Unit Type	3B + 3T	3B + 3T	2B + 2T	2B + 2T	2B + 2T	2B + 2T
Carpet Area	875	877	599	631	583	606

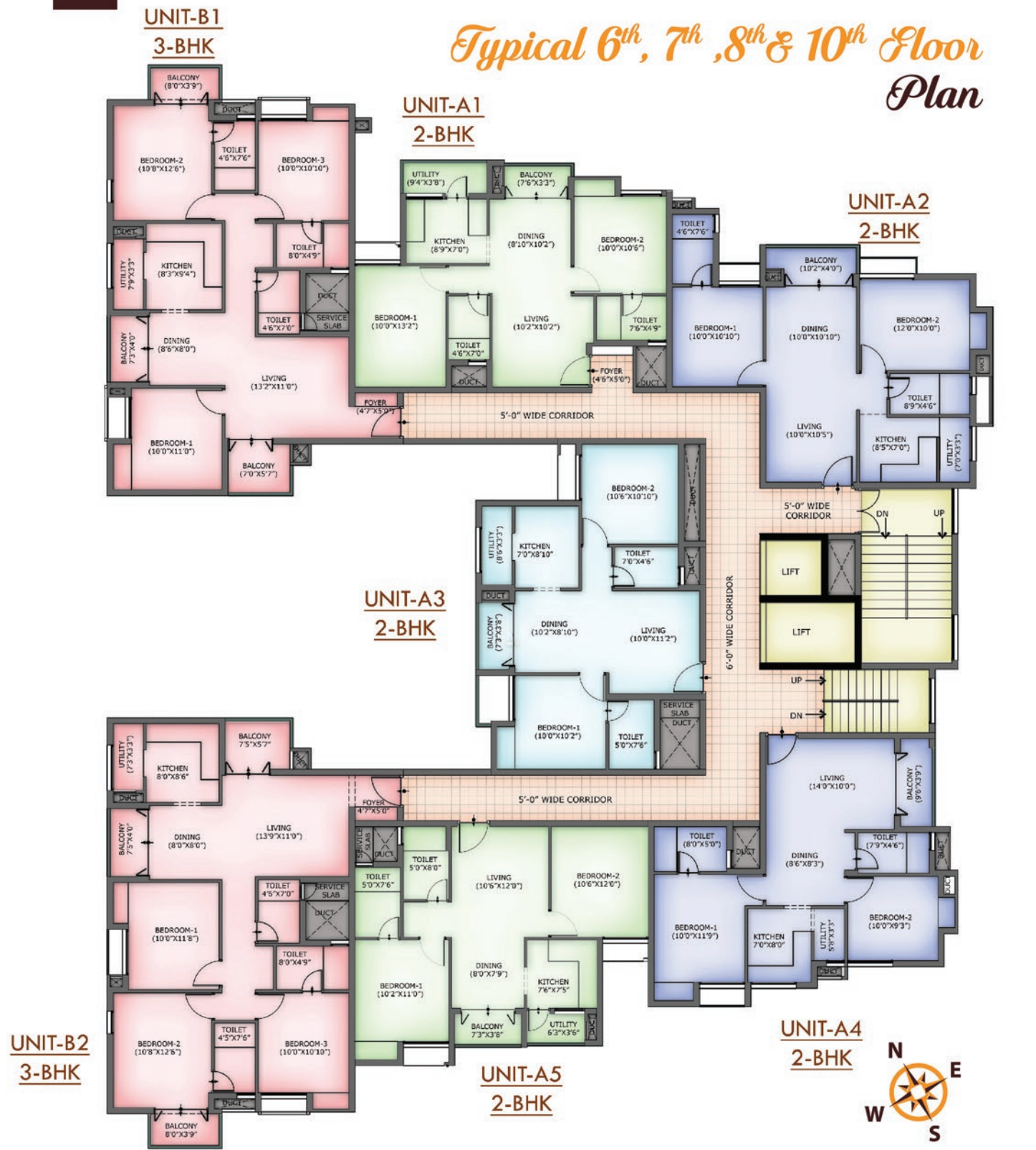


	UNIT - B1	UNIT - B2	UNIT - A1	UNIT - A2	UNIT - A4	UNIT - A5
Flat No.	401	402	403	405	406	407
Unit Type	3B + 3T	3B + 3T	2B + 2T	2B + 2T	2B + 2T	2B + 2T
Carpet Area	875	877	599	631	583	606



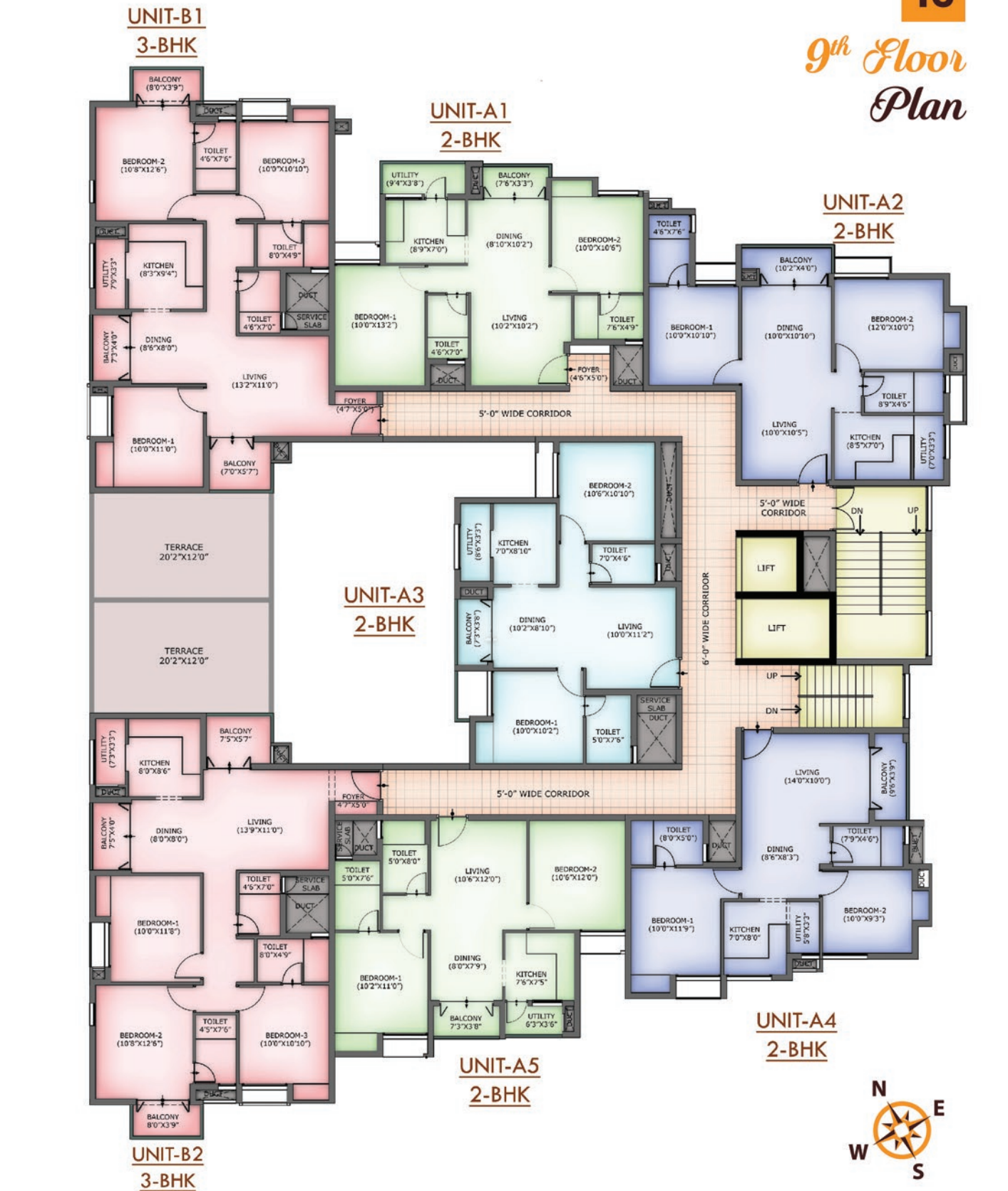
	UNIT - B1	UNIT - B2	UNIT - A1	UNIT - A2	UNIT - A3	UNIT - A4	UNIT - A5
Flat No.	501	502	504	505	506	507	508
Unit Type	3B + 3T	3B + 3T	2B + 2T	2B + 2T	2B + 2T	2B + 2T	2B + 2T
Carpet Area	875	877	599	631	589	583	606

Typical 6th, 7th, 8th & 10th Floor Plan

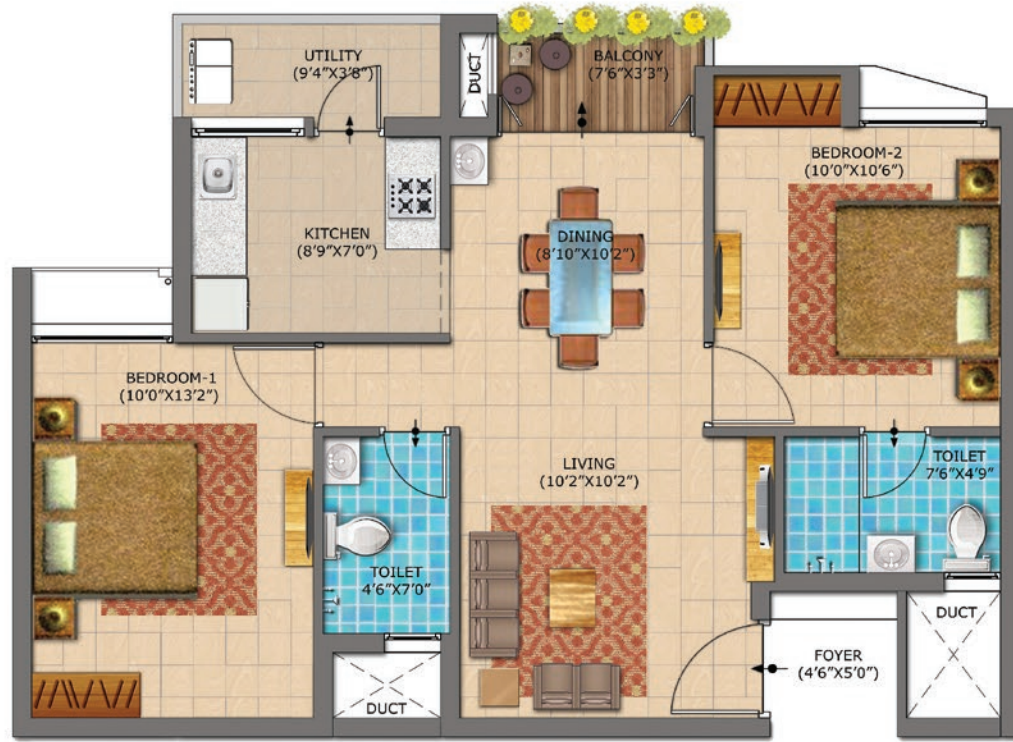


	UNIT - B1	UNIT - B2	UNIT - A1	UNIT - A2	UNIT - A3	UNIT - A4	UNIT - A5
6 th Floor Flat No.	601	603	604	605	606	607	608
7 th Floor Flat No.	702	703	704	705	706	707	708
8 th Floor Flat No.	801	802	803	804	805	806	807
10 th Floor Flat No.	1001	1002	1003	1004	1005	1006	1008
Unit Type	3B + 3T	3B + 3T	2B + 2T	2B + 2T	2B + 2T	2B + 2T	2B + 2T
Carpet Area	875	877	599	631	589	583	606

9th Floor Plan



	UNIT - B1	UNIT - B2	UNIT - A1	UNIT - A2	UNIT - A3	UNIT - A4	UNIT - A5
Flat No.	901	902	903	904	905	906	907
Unit Type	3B + 3T	3B + 3T	2B + 2T	2B + 2T	2B + 2T	2B + 2T	2B + 2T
Carpet Area	875	877	599	631	589	583	606



Unit - A1 (East Facing Plan) 2-BHK

Carpet Area 599 sq.ft.



Unit - A3 (East Facing Plan) 2-BHK

Carpet Area 589 sq.ft.



Unit - A2 (South Facing Plan) 2-BHK

Carpet Area 631 sq.ft.



Unit - A3 (East Facing Plan) 2-BHK

Carpet Area 589 sq.ft.



Unit - A4 (North Facing Plan) 2-BHK

Carpet Area 583 sq.ft.



Unit - B1 (East Facing Plan) 3-BHK

Carpet Area 875 sq.ft.



Unit - A5 (North Facing Plan) 2-BHK

Carpet Area 606 sq.ft.



Unit - B1 (East Facing Plan) 3-BHK

Carpet Area 875 sq.ft.



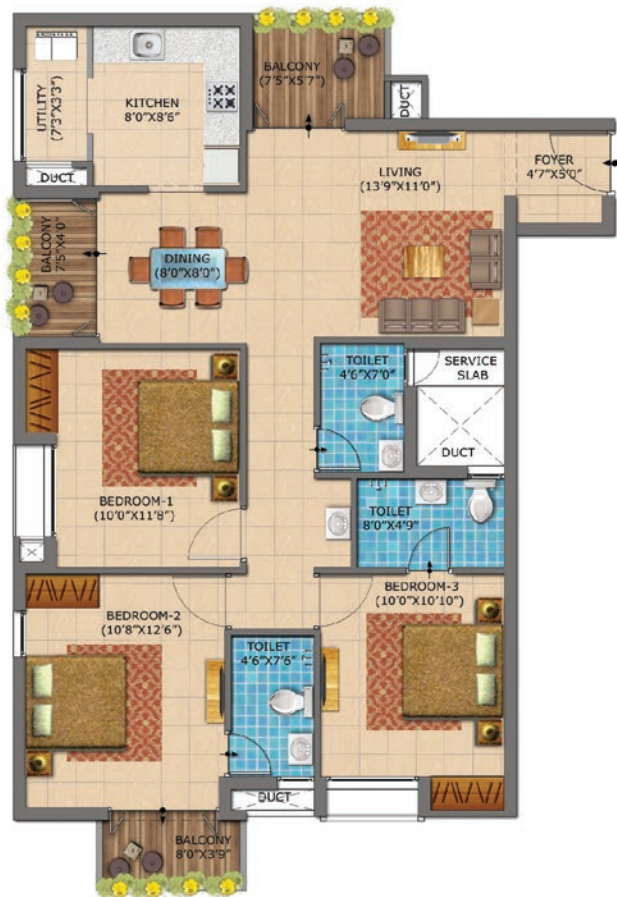
Unit - B1' (East Facing Plan) 3-BHK

Carpet Area 875 sq.ft.



Unit - B2 (East Facing Plan) 3-BHK

Carpet Area 877 sq.ft.



Unit - B2 (East Facing Plan) 3-BHK

Carpet Area 877 sq.ft.



Unit - B2' (East Facing Plan) 3-BHK

Carpet Area 877 sq.ft.



Unit - A2 (South Facing Plan) 2-BHK



Unit - B1 (East Facing Plan) 3-BHK



Unit - A5 (North Facing Plan) 2-BHK



Unit - B2 (East Facing Plan) 3-BHK

Payment Schedule

Booking Advance	200000
Agreement within 15 days (less Booking Amount)	20%
UDS Registration	35%
On Completion of Foundation	10%
On Completion of 1st Residential Floor Slab	6%
On Completion of 3rd Residential Floor Slab	6%
On Completion 5th Residential Floor Slab	6%
On Completion of 7th Residential Floor Slab	6%
On Completion of 10th Residential Floor Slab	6%
At the time of Possession	5%

Location Map



Preferred Bankers



Project Funded by:



Project Architect



Structural Consultant



Designed & Marketed by



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

Contact: 7667 706 706 / 044 - 2641 5978

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