



Emerald

YOUR PRECIOUS FAMILY, DESERVES A PRECIOUS HOME.

READY TO OCCUPY FLATS

OWN THE KEY TO YOUR FLAT TODAY



INSPIRED LIVING



Emerald, the symbol of love,
opens the heart, soothes the mind
and energizes the bonds in life to
bring freshness and vitality to the spirit.
A stone of inspiration, it embodies unity,
compassion and unconditional love.
It promotes friendship, nurtures domestic
bliss, contentment and loyalty.
This precious stone of love dedicated
to goddess Venus, ensures
the security in love.

Bring this precious wonder into your life.
Welcome to Emerald at Porur.
A home to luxury living in all its splendor.
A home by Rajkham.

RAJKHAM
Emerald 
GERUGAMBAKKAM - PORUR




RAJKHAM[®]
"Home Maker with Trust"

An ISO 9001:2008 Company
ISO 14001:2004 | BS OHSAS:18001:2007



2 BHK - 973 SQ.FT TO 1276 SQ.FT / 2.5 BHK - 1214 SQ.FT / 3 BHK - 1266 SQ.FT & 1535 SQ.FT

Not a site photograph Artist's impression



A HOME SO PRECIOUS,
YOU'LL LOVE IT.



A beautiful and serene vista provides the setting for this truly exquisite property - the Emerald, an embodiment of love at Gerugambakkam, Porur by Rajkham. Embracing over 15 grounds of spectacular landscape, Emerald is a collection of 54 exquisite apartments, most ideal for living in comfort, style and class. Built on stilt + 4 floors on 4 blocks, the lifestyle apartments start from a comfortable living space of 973 sq.ft and scales up to a lavish spread of 1535 sq.ft. Designed to appreciate the beauty of fine living that is abundant in this precious property, the apartments comprising of 2, 2.5 and 3 BHK have the essence of a classic contemporary architecture crafted by enterprising architects and brought to life by a quality conscious promoter and builder – Rajkham.

RAJKHAM
Emerald
GERUGAMBAKKAM - PORUR



ROUTE MAP

RAJKHAM
Emerald
 GERUGAMBAKKAM - PORUR



A PRIME DESTINATION
CLOSER TO PORUR
THE GATE WAY OF CHENNAI



Emerald, strategically located at Gerugambakkam just 5 minutes from Porur, the gate way to Chennai city is blessed with excellent connectivity. The closest MRTS is at Vadapalani in the East and in the South, the MRTS and Suburban Railway Station is at Guindy. There's more to get you attracted. Porur has everything what Anna Nagar, Velachery, Adyar and other developed destinations of the city have. There are two major health care institutions - Sri Ramachandra and MIOT. A collection of reputed educational institutions, shopping malls and entertainment centers are at a driving distance from Porur. What's more? Porur - the home to 3 major IT SEZs and neighbour to the manufacturing hub of Sriperambudur, is a value-appreciating destination.

PROXIMITIES

SCHOOLS

- PSBB School
- Sri Krish International School
- St. Francis International School
- Holy Cross Matriculation School
- Omega International School
- Pon Vidyashram School

COLLEGES

- Madha Engineering College
- Muthukumaran Engineering College
- Ramachandra Medical College
- Little Flower Polytechnic College

HOSPITALS

- Ramachandra Medical College Hospital
- MIOT Hospital
- Sri Kumaran Multi Specialty Hospital
- Kedar Hospital
- Venkateswara Homoeopathic Hospital

IT HUBS

- DLF IT Park
- Jayanth Tech Park
- Olympia Tech Park
- Tamarai Tech Park
- L & T Infotech

SUPER MARKETS & SHOPPING MALLS

- Nilgiris
- Reliance Fresh
- Forum Vijaya Mall
- Spectrum Mall
- Super Saravana Stores



Not a site photograph Artist's impression

EXPERIENCE A LIFE IN LEISURE,
COMFORT AND CONVENIENCE



- Earthquake resistance.
- No common wall for each flat.
- Good drinking water.
- Children's play area with playing equipment.
- Games room.
- Security guard house.
- Jogging / walking track.
- Street lights.
- Entrance elevated design.
- Garbage chute.
- Fire extinguisher.
- 100% Vasthu compliant design.



AC Gym



Kids Play Area



Multipurpose Hall



Common Area
Power Backup



Covered Car Park



Jogging / Walking Track



CCTV Surveillance



24 Hours Security



LIVING ROOM



MODULAR KITCHEN



MODERN GYM



Not a site photograph Artist's impression

MASTER BEDROOM



SPECIFICATIONS



STRUCTURE:

Foundation - 70 feet & above pile foundation.
RCC framed structure with earthquake resistance.
Peripheral walls - 9" Bricks / Solid Blocks.
Partition walls - 4 1/2" thickness Bricks / Solid Blocks with hoop iron reinforcement.

FLOORING:

Living and Dining - Vitrified tiles (24" x 24").
Bedrooms & Kitchen - Vitrified tiles (24" x 24").
Balcony / Service / Common Area Anti-skid ceramic tiles (12" x 12").

WALL TILING:

Toilets Colour glazed ceramic tiles from floor to 7' height in shower area and floors Ceramic Tiles.
Above Kitchen platform Colour glazed tiles dado up to 2' height.
Utility Colour glazed tiles up to 3' height to the required area (Plain Colours).
Kitchen Platform Black granite counter with stainless steel sink 20sq.ft. with drain board.

PAINTING:

Interiors Asian Ace Emulsion paint & Exteriors emulsion paint.

DOORS AND WINDOWS:

Main door Teak wood frames with OST Flush door, front shutter varnished, back painted, branded locks.
Other doors Teak wood frame with flush door shutter painted on both the sides.
Windows - UPVC Window with safety grill.
Ventilator - Aluminium Louver Type.

Balcony - UPVC Sliding door.

SPECIFICATIONS



PLUMBING / SANITARY FITTINGS:

European toilet closets and wall mounted wash basins – Hindware / Parryware or equivalent. EWC includes seat cover and PVC flushing tank – slim line or equivalent.
CP Fittings Ess Ess / Metro or Parryware 2-in -1 shower will be provided and health faucet for the closet.

ELECTRICAL:

ISI quality cables using copper wiring through PVC conduits concealed in walls and ceiling.
3 Phase connection with independent meter.
Wiring Polycab or equivalent.
Switches semi modular switches.
Distribution Board with circuit breakers.

ELEVATORS:

As specified by the architects (Johnson / Kone or equivalent).

CAR PARK:

Individual allotted Covered car park / Open Car Park will be provided as per the enclosed plan earmarked remaining area will be common to all.

STP:

Sewage Treatment Plant of adequate capacity and common underground tank provision with manholes, of adequate capacity shall be provided with provision for recycling the treated water, for flushing & gardening use.

AIR CONDITIONED GYM WITH MODERNIZED EQUIPMENT

MULTIPURPOSE HALL

OUTDOOR CHILDREN'S PLAY AREA:

Swing, Slide, See – Saw will be provided.

A PROMOTER TO TRUST.
A BUILDER TO RELY ON TIMELY DELIVERY.



Rajkham Builders. We're a full-fledged professional Construction Company of repute based at Chennai, India. We are in the construction industry for over 17 years cementing our excellence in concrete, brick by brick. Our strength is to build customized quality construction with contemporary design and state-of-the art technology by skilled workforce at competitive price. Promoted by Mr. Arumugam and supported by a team of enterprising professionals, we offer a comprehensive building solution from design concept to government approvals, financial planning to project management and construction to execution on time. Driven by ambitious goals, highly ethical and transparent work culture, our dominant presence in the construction industry spans across our prestigious projects. And our good work continues.....

FIRST FLOOR PLAN



SECOND & THIRD FLOOR PLAN



J @ SECOND FLOOR
AREA - 1214 Sq. Ft.



N @ SECOND FLOOR
AREA - 1228 Sq. Ft.

P @ SECOND FLOOR
AREA - 1016 Sq. Ft.

FOURTH FLOOR PLAN



PRESTIGIOUS COMPLETED PROJECTS &
ONGOING PROJECTS



Mahalinga Crest - Nungambakkam



Vaikkunth Garden - Iyappanthangal



Anurup - Pallikaranai



Orchid - Near Ramachandra Hospital



Akash Ganga - Pallikaranai



Silver Crest - Near Medavakkam

SCHEDULE OF PAYMENT

CONSTRUCTION MILESTONES	DISBURSEMENT FOR THE STAGE AS % OF LOAN SANCTIONED
10 days from booking	10%
On signing agreement	40%
On completion of foundation	10%
On completion respective roof	10%
On completion of brick work	10%
On completion of internal plastering & UDS registration	10%
On completion of flooring	5%
On completion	5%

TESTIMONIALS



MR. C. VALLINAYAGAM
AKASH GANGA

I am very happy to buy a flat from Rajkham Builders at Pallikaranai. Right from the day I visited I have been well treated till the completion & handover. There has been absolute transparency at all stages and they have kept me informed on the progress.



MR. PREMKUMAR G
AKASH GANGA

First I would like to appreciate and thank for the hardwork been done over the years towards this project "Akash Ganga" to deliver it in good shape. I have been to the site every week and I was the only customer to trouble the marketing and project team a lot, but they managed well and made me comfortable with my alterations and requirements.



MR. SURYA SHANKAR
AKASH GANGA

I was approached by M/s. Rajkham Builders during a fair at Valuvar Kottam in Nov 2012. I was very satisfied by the answer given by the executives. And I readily booked a project in Akash Ganga, Pallikaranai. The quality of construction is very good and also their services and timely completion. I will strongly recommend future buyers to look into Rajkham Builders' projects.

WATCH OUR CUSTOMER VIDEO TESTIMONIALS ONLINE AT WWW.RAJKHAMBUILDERS.COM/TESTIMONIALS-VIDEO



MR. & MRS. PVR KRISHNA
AKASH GANGA

I take this opportunity to thank each & every one of your team members in making our dream come true in a professional way. We have been taken personal care during the days of construction starting from the beginning till the end. It's much appreciated that all your commitments and promises were kept.



MR. MAHESH
AKASH GANGA

My association with Rajkham Builders is around two years. Right from the start when I saw the plot till the time I received the keys; my questions, doubts, clarification on anything and everything have been answered well in timely manner with proper explanation. For the modification which I had asked have been accepted and completed as per my requirements. The hospitality and service offered by all the staffs are really praiseworthy.



MR. KRISH KARTHICK
ORCHID

It's been a pleasure to write this email and also it was always a pleasure having started the venture with Rajkham Builders.

I wish to place on records, our appreciation to RAJKHAM BUILDERS and their team and all the associated members for their mighty contribution, sincerity and the hard work towards successful implementation of this project in a set time.

WISH YOU GOOD LUCK AND ALL SUCCESS in all your future projects.

TESTIMONIALS



MR. & MRS. ANAND V
ORCHID

First of all my sincere thanks to the team for handing over our apartment (SI, Block 5, Rajkham Orchid) on time. Your project has fulfilled our own dream of owning a house, your team's response in sorting out issues that we pointed out was worthy and appreciated. Again, our heartfelt thanks to the entire Rajkham Builders team for making our dream come true.



MRS. NIRIMALA LOUIS
ANURITHI

Rajkham Builders is not just a builder who makes concrete jungle. They have made a home for us where peace and harmony lasts forever. I really appreciate wholeheartedly the passion and dedication shown during the construction of our flat "ANURITHI". The way they handed over the flat with all documents is something that I had found unique.



MR. V SARAVANAKUMAR
ORCHID

I am really grateful to you for completing the work perfectly and for handing over of our flat key in according to our requisition. Thank you for the timely help.

We are really satisfied with the work being done at Rajkham Orchid. The service is really good. Any problem is solved immediately after a mail. The place looks like a villa, it is satisfying and comfortable too. All facilities including tennis court, a park, a relaxing atmosphere are available. This gives value for our money. The outer appearance gives an elite look and is safe and secure because of high security outside. Our sincere thanks to the Rajkham's team.



MR & MRS MAHADEVAN
ORCHID

We thank you for the co-operation and the meticulous follow up, without that we think the dream of owning a "Perfect" home wouldn't have been possible. Many thanks for the warmth and the pleasant gesture shown to us. We hope that our relationship will continue in the future as well. Thank You "RAJKHAM".



MR.KARTHIK RAMAMOORTHY
VAIKKUNTH GARDEN

It has been a wonderful experience for me for the past one year. From the time of booking the house no:19B,20A in November 2009 till the handover, it has been a smooth and pleasant affair. The quality of construction deserves appreciation. The coordination of Project Team and your office supervisor needs to be appreciated. Any changes, customization has been handled effectively.



DR.K SRIHARI BABU
AADITYA

This is to appreciate M/S. RAJAKHAM BUILDERS, for their excellent Co- ordination, Commitment, Professionalism and Sincerity showed in completion of project "AADITYA" situated at No.30, Khan Street, Choolaimedu, Ch - 94. The project was completed within the said time though it rained heavily this year.



GEM OF INDIA AWARD 2013
REAL ESTATE &
INFRASTRUCTURE



CONSTRUCTION
INDUSTRY AWARD 2013



CONSTRUCTION INDUSTRY
AWARD 2014



BUSINESS LEADERSHIP
AWARD 2016



CONSTRUCTION INDUSTRY
AWARD 2016

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