

PODDAR SPRAHA
Diamond
Chembur



L I V E L I F E A
LITTLE MORE

The project has been financed by Yes Bank Ltd.



MAHARERA Registration No: P51900002986
Available at website: maharera.mahaonline.gov.in

LOCATED NEAR
DIAMOND GARDENS

MADE BY
PODDAR HOUSING

DESIGNED BY
ARCHITECT
HAFEEZ CONTRACTOR
PADMA BHUSHAN AWARDEE

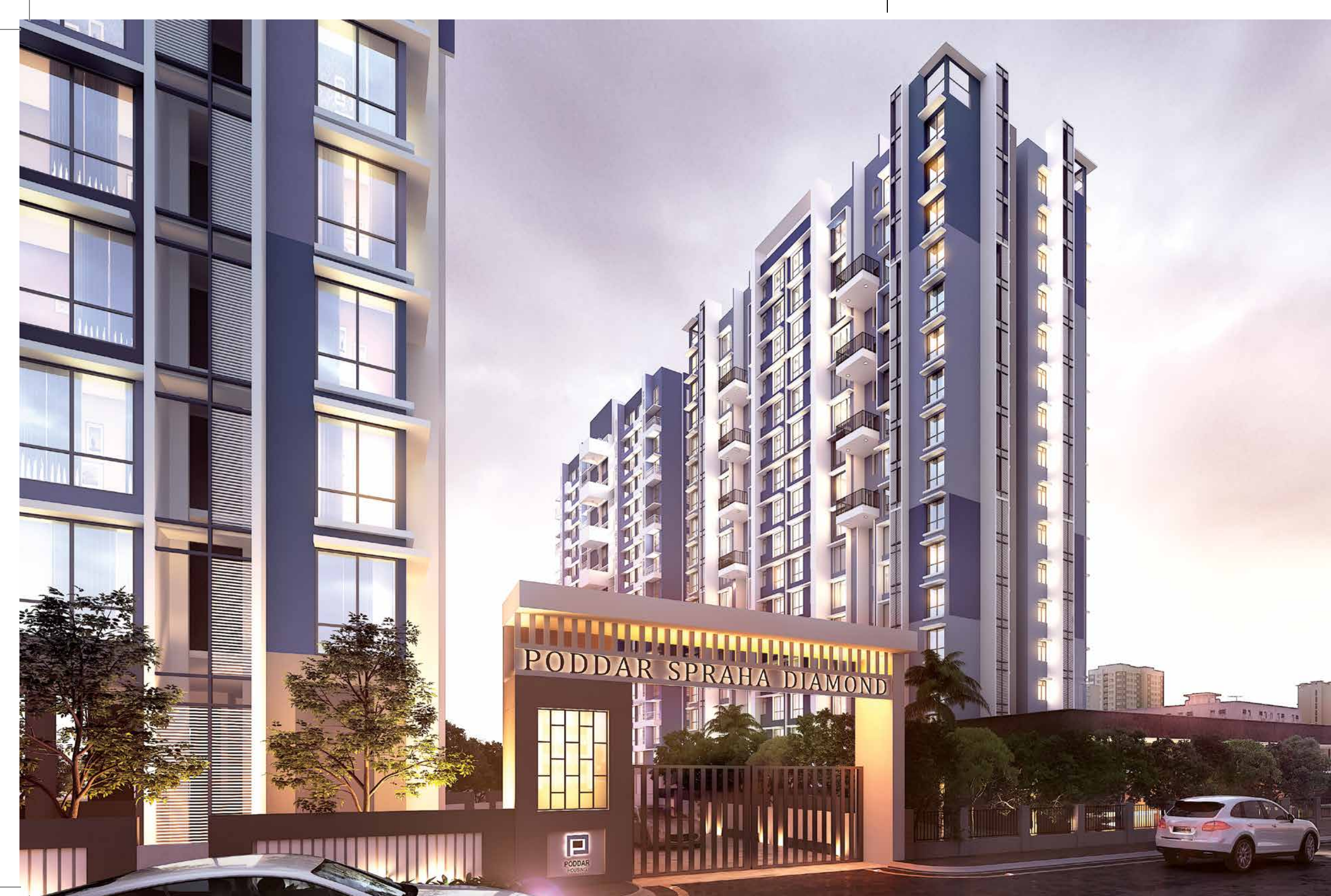
AIR-CONDITIONED
APARTMENTS



PODDAR
HOUSING
HOMES FOR LIFE

The meaning of life truly begins at home. Imagine traveling less every day, courtesy of a better connected address. Imagine experiencing zen right at home in the lap of nature, nourishing your mind and soul. Imagine experiencing the feeling of warmth and love of your family in every square foot of your house!

While the day exists for 24 hours, imagine, living a little bit more, every day at your new home. 1, 1.5 and 2 BHK signature apartments near Diamond Gardens, Chembur. Exclusively designed by Hafeez Contractor.



GATE VIEW



WHEN INTEGRITY IS A LEGACY, TRUST IS A HABIT

One of the oldest business houses, the Poddar Group is a historical family-owned firm. Since 1690, the firm has set itself a class apart by its distinguished tradition of ethics and excellent leadership in diverse industries such as textiles, tyres, steel, food processing, healthcare, education, banking and real estate.

With a spirit of care and empathy, Poddar has transformed Mumbai's life through several charitable institutions in the form of schools, hospitals and more.

The group has founded a skyline of landmarks comprising residential, commercial and industrial hubs, subsequently, amalgamating into Poddar Housing and Development Ltd (PHDL), a public company. This is a testimony to the Poddar benchmark of superior values, where every unit of space is a custodian of the Poddar legacy and your trust.

Live Skyline: 4200 units, over 20 lakh square feet. Upcoming Skyline: 35000 units, over 2 crore square feet.





L I V E L I F E W I T H **MORE CONVENIENCE**

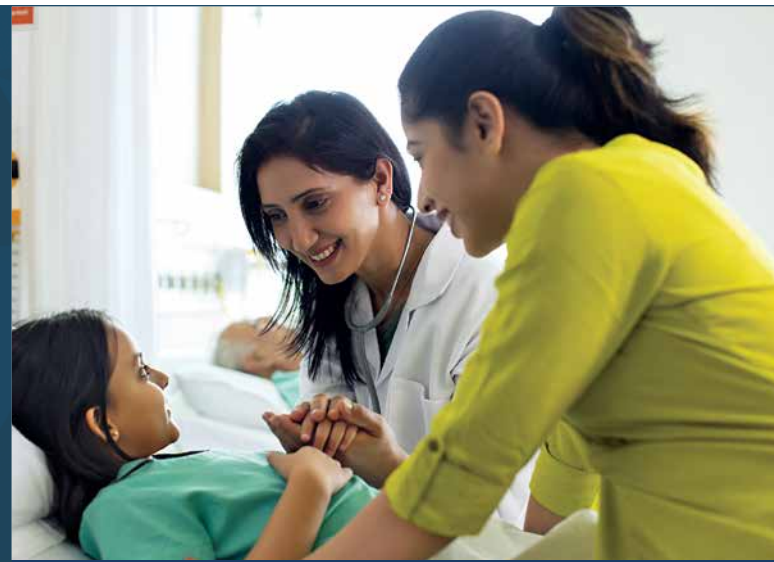
Situated on road no. 10, on Principal Mandelecha Marg, Chembur, tranquility is just a stroll away at the Diamond Gardens. Keeping convenience at heart, the eastern expressway, local and monorail stations are all close to your neighbourhood. Daily life is made easy with a host of services at your nearest, with banks, hospitals, educational institutions, all in the immediate vicinity. The nest of amenities promises to make your weekend even better.

At Poddar Spraha Diamond, the best of the city is around you. Naturally, the less you travel, the more time you get with your dear ones.

THE WORLD IN A NEIGHBOURHOOD

Easy access across Mumbai, a complete lifestyle destination and peaceful ambience.

Close proximity to the best and wholesome facilities for your convenience.



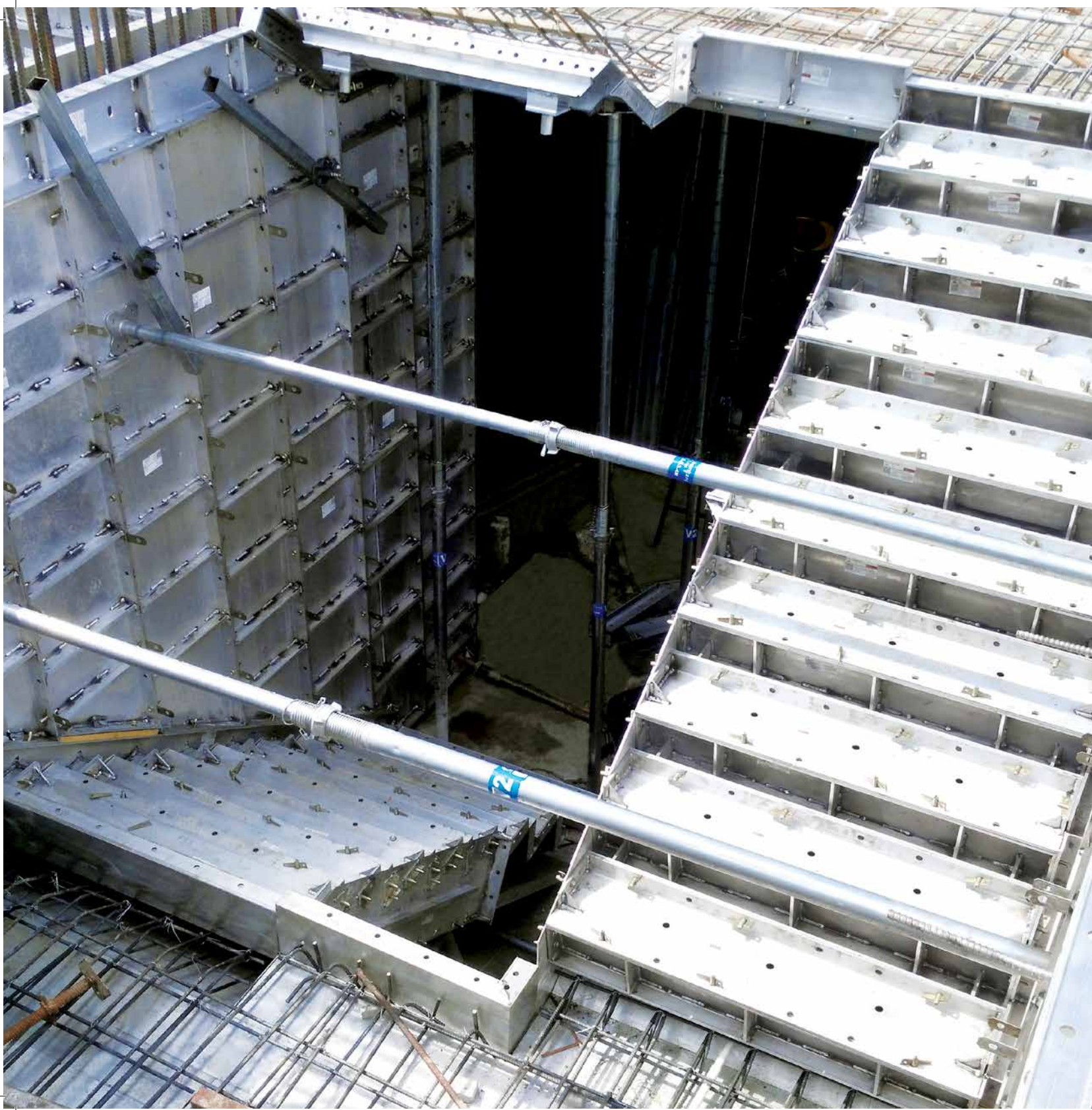
L I V E L I F E W I T H MORE LUXURY

Enter the lobby and cherish the immersive decor, feel at home as you step into a lobby that instantly transforms your mood. With a well-designed house and efficient security systems in place, you have no worries to bear.

A dedicated two-level car park makes adequate space for your cars. The amenities reflect an earnest understanding of your lifestyle and preferences. Keeping in mind your comfort, your air-conditioned apartment is ready to cool you on a hot summer day.

From flooring to fitting, everything has been designed keeping your taste and style in mind. Offering the best in class, a complete cocoon of comfort ensures you live more, every day.





ENABLED WITH LEADING-EDGE ALUMINIUM FORMWORK TECHNOLOGY

Poddar Spraha Diamond adheres to gen-next benchmarks.

Aluminium Formwork Technology enables superior spaces with a unique set of advantages like:



ROBUST STRENGTH AND DURABILITY
The reinforced concrete walls ensure great strength and stability unlike conventional construction material.



MONOLITHIC CRACK-FREE STRUCTURE
The walls and floor slabs are cast simultaneously to avoid weak areas. Durable concrete walls have long-lasting, smoother surface.



ENVIRONMENT FRIENDLY
The formwork is environment friendly with minimal or no use of timber.



HIGHER EARTHQUAKE RESISTANCE
The RCC design is as per the relevant and applicable seismic code.



SMOOTH FINISH
Aluminium on walls/ slabs gives a refined look.



NEGLIGIBLE MAINTENANCE
Low maintenance cost in the long run, as the floor plate and vertical elements are cast together, minimizing weak joints.

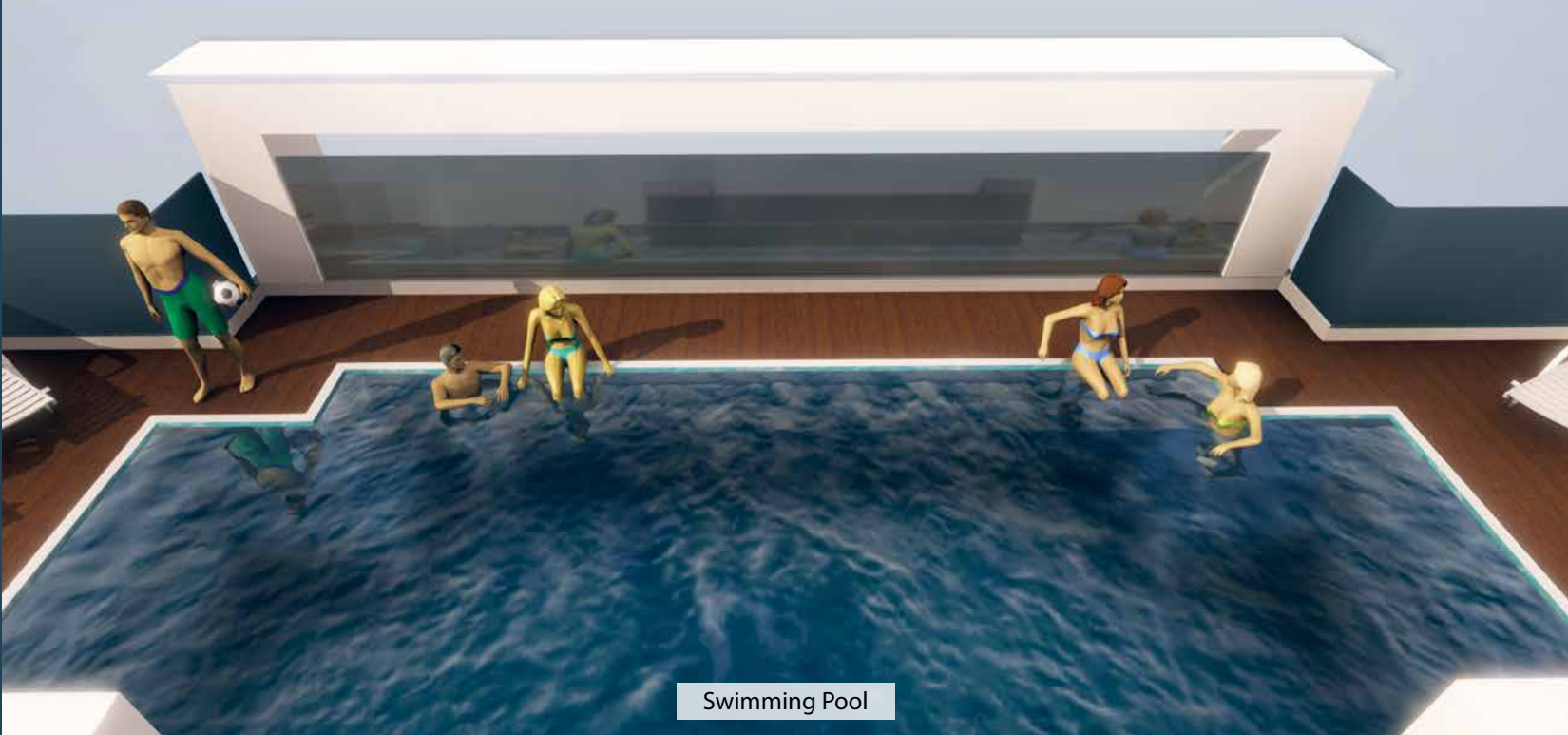
MORE AMENITIES



Terrace Garden



Terrace Garden

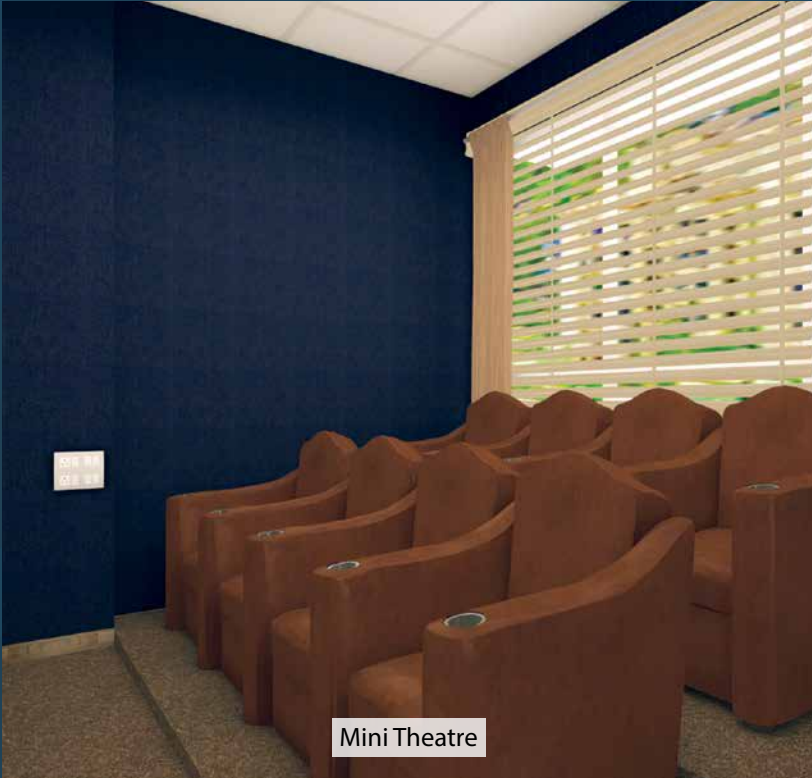


Swimming Pool

MORE AMENITIES



Library



Mini Theatre



Indoor Play Area



Diamond Garden: 950 meters from the project.

LUXURIOUS SUPERBRAND FITTINGS

Split A.C. in Living Room & Bedrooms

Daikin / Panasonic or any other equivalent make

Kitchen & Toilet Dado Tiles

Kajaria / Simpolo or any other equivalent make

Kitchen S.S. Sink

Nirali or any other equivalent make

Doors

Main Door: Wooden (veneer on both sides)

Inside Door: Wooden (laminated on both sides)

Locking Systems

Godrej or any other equivalent make

Electrical Fittings

Legrand / Panasonic or any other equivalent

make provision of extra plug points



Spacious Kitchen



Bathroom



Bedroom



Living Room

Windows

NHeavy gauge aluminium glass sliding windows

Doors Accessories

Godrej or any other equivalent make

C.P. Fittings

Jaquar / Kohler or any other equivalent make

Water Boiler

Jaquar or any other equivalent make

Video Door Phones

Commax / Panasonic or any other equivalent make

CCTV

Zoom / Panasonic or any other equivalent make

Big Slab Floorings

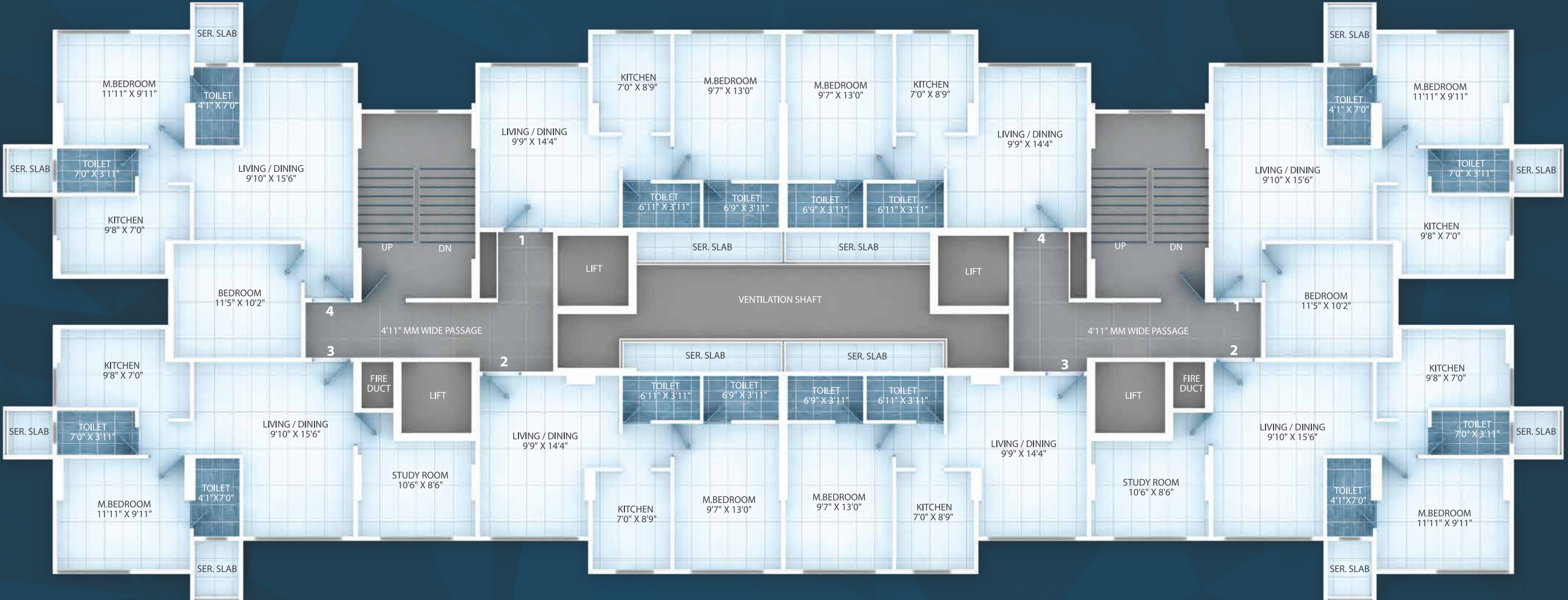
Kajaria / Simpolo or any other equivalent make

Sanitaryware

Hindware / Cera or any other equivalent make

Disclaimer: All furniture and fixtures are not part of the amenities and these are only for indicative purpose.

FLOOR PLAN



WING-A

FLAT	1	2	3	4
BHK	1	1	1.5	2
RERA AREA	438 SQFT	438 SQFT	580 SQFT	623 SQFT

WING-B

FLAT	1	2	3	4
BHK	2	1.5	1	1
RERA AREA	623 SQFT	580 SQFT	438 SQFT	438 SQFT



PLAN & ELEVATION FOR
1 BHK



PLAN & ELEVATION FOR
1.5 BHK



PLAN & ELEVATION FOR
2 BHK



Refined living in Mumbai begins with the address. Poddar Spraha Diamond, near Diamond Gardens, Chembur, is a vision that combines an iconic location with meaningful luxury that's truly pampering, caring and accessible.

I look forward to your life sparkling here.

Rohit Poddar

Managing Director, Poddar Housing and Development Limited.

Developer & Promoter

Poddar Housing & Development Ltd.

Poddar Group Building
Mathuradas Mill Compound
126 N. M. Joshi Marg
Lower Parel (W) Mumbai - 400013

Co- Promoter


Satre Infrastructure Pvt. Ltd.

Vedant Complex, 102 C 12
Vartak Nagar, Pokhran Road No. 1
Thane (W) Mumbai - 400 606

Site Address

Poddar Spraha Diamond

Near St. Joseph Convent School
Road No. 10, Off Principal Mandalecha Marg
Chembur (E) Mumbai - 400071

 MAHARERA Registration No.: P51900002986
Available at Website: maharera.mahaonline.gov.in

PODDAR SPRAHA DIAMOND  

Design Architect

Hafeez Contractor

29, 1st Floor, Sonawala Building
Horniman Circle, Bank Street
Fort, Mumbai - 400 023

Structural Consultant

Epicons Consultants Pvt. Ltd.

216 - A, Amargyan Complex
Opp. S T Workshop, Khopat, L.B.S. Road
Thane (W) Mumbai - 400 601

Advocates & Solicitors

DSK Legal

C-16, Dhanraj Mahal
Chhatrapati Shivaji Marg
Apollo Bunder, Mumbai - 400 001

To know more, call 1800 209 2222 | www.poddarhousing.com

Disclaimer

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Poddar Spraha Diamond. The images are symbolic and the details mentioned are tentative and subject to change at the sole discretion of the developer and /or architects.

Creative and Advisory: **Chai Kreative and Advisory Private Limited**
www.chaikreative.com