



## ABOUT US

Raaghav Rams is ardent and determined on providing such a sense of pleasure by Forming corporeal formations that conform to Gem's character and nature.

Raaghav Rams was launched by Mr. S Gopinath. The company stepped on the path to glory in 2011, as a leading builders and Property developers in chennai. Later the brand was named as Raaghav Rams Infra pvt Ltd. Raaghav Rams consists of over 500 plus satisfied customers. Our accomplishment has crossed over 1.5 lakh square feet.

Raaghav Rams has managed to remain as a high quality developer in chennai, largely for having continuously embraced latest technology and employing effective building methods in its quest to provide premium properties for sale in chennai.





# GEMS COURT

VIBRANT LIVING EXPERIENCE





## ABOUT GEMS COURT

Upscale your thoughts to Upgrade your lifestyle. Gems court has been influenced by the 9 gems. Total of nine blocks named after Navaratnas, which is a Three storey 2 bhk apartments with stilt car parking for a better daily routine. Wearing the nine gems is said to provide an astonishing balance and benefit to the wearer, Likewise living in gems court will enable a prosperous and happy life. Rush to book your beneficial gem apartment.









## ELEVATION VIEW



### COMMON AMENITIES



**COVERED  
CAR PARKING**



**OVER HEAD SINTEX  
WATER TANK**



**BORE WELL  
WITH JET MOTOR**



**SEPTIC TANK**

## STREET VIEW

### COMMON AMENITIES



3 PHASE ELECTRICITY  
CONNECTIONS



LIFT WITH  
COMMON EB



INVERTER  
PROVISION



POTABLE WATER



TYPICAL FLOOR PLAN  
(1st & 2nd Floor)



PEARL

PLOT NO. - 1A



# TYPICAL FLOOR PLAN (1st & 2nd Floor)



|        | BHK     | Facing | Flat No  | Flat Area | Nos | UDS |
|--------|---------|--------|----------|-----------|-----|-----|
| TYPE-1 | 2BHK    | EAST   | F1/S1/T1 | 556       | 3   | 258 |
| TYPE-2 | 2BHK    | NORTH  | F2/S2    | 570       | 2   | 264 |
| TYPE-4 | 2BHK+CK | WEST   | F3/S3    | 548       | 2   | 254 |



TYPICAL FLOOR PLAN  
(3rd Floor)



**PEARL**

PLOT NO. - 1A



TYPICAL FLOOR PLAN  
(3rd Floor)



|        | BHK      | Facing | Flat No | Flat Area | PT  | Nos | UDS |
|--------|----------|--------|---------|-----------|-----|-----|-----|
| TYPE-3 | 2BHK +PT | NORTH  | T2      | 907       | 152 | 1   | 420 |

TYPICAL FLOOR PLAN  
(1st, 2nd & 3rd Floor)



**CORAL**

PLOT NO. - 2A



TYPICAL FLOOR PLAN  
(1st, 2nd & 3rd Floor)



|        | BHK  | Facing | Flat No  | Flat Area | Nos | UDS |
|--------|------|--------|----------|-----------|-----|-----|
| TYPE-5 | 2BHK | EAST   | F1/S1/T1 | 527       | 3   | 255 |
| TYPE-6 | 2BHK | WEST   | F2/S2/T2 | 527       | 3   | 255 |

TYPICAL FLOOR PLAN  
(1st, 2nd & 3rd Floor)



**EMERALD**

PLOT NO. - 3A



TYPICAL FLOOR PLAN  
(1st, 2nd & 3rd Floor)



|        | BHK  | Facing | Flat No  | Flat Area | Nos | UDS |
|--------|------|--------|----------|-----------|-----|-----|
| TYPE-5 | 2BHK | EAST   | F1/S1/T1 | 527       | 3   | 247 |
| TYPE-6 | 2BHK | WEST   | F2/S2/T2 | 527       | 3   | 247 |

TYPICAL FLOOR PLAN  
(1st, 2nd & 3rd Floor)



**RUBY**

PLOT NO. - 4A



TYPICAL FLOOR PLAN  
(1st, 2nd & 3rd Floor)



|        | BHK  | Facing | Flat No  | Flat Area | Nos | UDS |
|--------|------|--------|----------|-----------|-----|-----|
| TYPE-5 | 2BHK | EAST   | F1/S1/T1 | 509       | 3   | 240 |
| TYPE-6 | 2BHK | WEST   | F2/S2/T2 | 509       | 3   | 240 |

TYPICAL FLOOR PLAN  
(1st & 2nd Floor)



TOPAZ

PLOT NO. - IB



TYPICAL FLOOR PLAN  
(1st & 2nd Floor)



|         | BHK  | Facing | Flat No  | Flat Area | Nos | UDS |
|---------|------|--------|----------|-----------|-----|-----|
| TYPE-7  | 2BHK | SOUTH  | F1/S1/T1 | 528       | 3   | 236 |
| TYPE-8  | 2BHK | EAST   | F2/S2    | 432       | 2   | 193 |
| TYPE-10 | 2BHK | NORTH  | F3/S3    | 514       | 2   | 230 |

TYPICAL FLOOR PLAN  
(3rd Floor)



**TOPAZ**

PLOT NO. - IB



TYPICAL FLOOR PLAN  
(3rd Floor)



|        |       |        |         |           |     |     |
|--------|-------|--------|---------|-----------|-----|-----|
| TYPE-9 | BHK   | Facing | Flat No | Flat Area | Nos | UDS |
|        | 3 BHK | NORTH  | T2      | 1012      | 1   | 453 |

TYPICAL FLOOR PLAN  
(1st, 2nd & 3rd Floor)



DIAMOND

PLOT NO. - 2B



TYPICAL FLOOR PLAN  
(1st, 2nd & 3rd Floor)



|          | BHK  | Facing | Flat No  | Flat Area | Nos | UDS |
|----------|------|--------|----------|-----------|-----|-----|
| TYPE-I I | 2BHK | SOUTH  | F1/S1/T1 | 653       | 3   | 316 |
| TYPE-I 2 | 2BHK | NORTH  | F2/S2/T2 | 641       | 3   | 310 |

TYPICAL FLOOR PLAN  
(1st, 2nd & 3rd Floor)



CAT'S EYE

PLOT NO. - 3B



TYPICAL FLOOR PLAN  
(1st, 2nd & 3rd Floor)



|         | BHK  | Facing | Flat No  | Flat Area | Nos | UDS |
|---------|------|--------|----------|-----------|-----|-----|
| TYPE-I3 | 2BHK | SOUTH  | F1/S1/T1 | 630       | 3   | 305 |
| TYPE-I4 | 2BHK | NORTH  | F2/S2/T2 | 569       | 3   | 276 |

TYPICAL FLOOR PLAN  
(1st, 2nd & 3rd Floor)



**SAPPHIRE**

PLOT NO. - 4B



TYPICAL FLOOR PLAN  
(1st, 2nd & 3rd Floor)



|         | BHK  | Facing | Flat No  | Flat Area | Nos | UDS |
|---------|------|--------|----------|-----------|-----|-----|
| TYPE-15 | 2BHK | SOUTH  | F1/S1/T1 | 548       | 3   | 271 |
| TYPE-16 | 2BHK | NORTH  | F2/S2/T2 | 582       | 3   | 287 |

TYPICAL FLOOR PLAN  
(1st & 2nd Floor)



GARNET

PLOT NO. - 5B





# TYPICAL FLOOR PLAN (1st & 2nd Floor)



|         | BHK  | Facing | Flat No  | Flat Area | Nos | UDS |
|---------|------|--------|----------|-----------|-----|-----|
| TYPE-17 | 2BHK | EAST   | F1/S1/TI | 572       | 3   | 304 |
| TYPE-18 | 1BHK | EAST   | F2/S2    | 547       | 2   | 291 |
| TYPE-20 | 2BHK | EAST   | F3/S3    | 637       | 2   | 339 |



TYPICAL FLOOR PLAN  
(3rd Floor)



**GARNET**

PLOT NO. - 5B



TYPICAL FLOOR PLAN  
(3rd Floor)



|         | BHK     | Facing | Flat No | Flat Area | PT  | Nos | UDS |
|---------|---------|--------|---------|-----------|-----|-----|-----|
| TYPE-19 | 2BHK+PT | EAST   | T2      | 1006      | 129 | 1   | 536 |

# LOCATION ADVANTAGES



## Schools

- Sudharsanam Vidyaashram School
- Velammal Matriculation School
- Velammal CBSE School
- Aditya Vidyashram
- Mahalakshmi Matriculation School
- Maharishi Vidya Mandir
- Vivekananda School



## Hospitals

- Apollo Hospital
- Sudharsanam Hospital
- Sundar Hospital
- Saveetha Dental Hospital
- Dr. Agarwal's Eye Hospital



## Colleges



- S.A Engineering College
- S.A Arts & Science College
- S.A Polytechnic College
- Mahalakshmi Arts & Science College
- Dr. M.G.R. Medical University
- Saveetha Dental College



## Entertainment

- AGS Cinemas (Maduravoyal)
- Rakki Cinemas (Ambattur)
- Boat House (Avadi)

## Near By Location



- Avadi Corporation Office
- Poonamallee RTO Office
- Proposed 200 Ft Road

# SPECIFICATIONS

|               |  |
|---------------|--|
| STRUCTURE     | RCC FRAMED STRUCTURE WITH SEISMIC DESIGN                           |
| WALL          | 9” AND 4.5” BRICK MASONRY WALL WITH CM: 1:5                        |
| FLOOR         | 2’ x 2’ VETRIFIED TILE KAJARIA OR EQUIVALENT                       |
| KITCHEN       | GRANITE TOP WITH 2 FEET HT WALL TILES WITH SS SINK                 |
| STAIRCASE     | ANTI SKIT TILE WITH MS GRILL, KAJARIA OR EQUIVALENT                |
| SILT FLOOR    | PARKING FLOOR TILE - KAJARIA OR EQUIVALENT                         |
| BATH ROOM     | ANTI SKID FLOOR AND 7’ HT CONCEPT WALL TILE, KAJARIA OR EQUIVALENT |
| MAIN DOOR     | TEAK WOOD FRAME WITH PANALLED DOOR AND ACCESSORIES                 |
| BED DOORS     | KONGU WOOD FRAME AND MEMBARANE DOOR                                |
| TOILET DOOR   | WPC MOULDED DOOR WITH FRAME  |
| WINDOW        | UPVC WINDOW WITH MS GRILL  |
| ELECTRICAL    | ANCHOR MODULAR SWITCHES AND FINOLEX WIRES                          |
| SANITARY WARE | PARRYWARE OR EQUIVALANT EWC AND WASH BASIN                         |
| CP FITTINGS   | PARRYWARE OR EQUIVALANT BRAND FITTINGS                             |
| INTERIOR      | PUTTY WITH PRIMER AND TWO COAT EMULSION, ASIAN PAINT               |
| EXTERIOR      | PRIMER TWO COAT WEATHER SHIELD WATER PROOF PAINT, ASIAN PAINT      |
| TERRRACE      | WEATHERING COURSE WITH TERRACOTA FINISHES/COOLENT TILE             |
| LOFT          | LOFT AT KITCHEN AND BED ROOMS ONLY NO SHELVE                       |
| STAIRS        | KOTA / GRANITE / TILE  |





# PURCHASE PROCESS

| Payment Schedule                               | Percentage |
|--|------------|
| Booking Advance                                | 10%        |
| Registration of UDS and Construction Agreement | 20%        |
| Completion of Foundation                       | 10%        |
| Completion of Ground Floor Roof                | 10%        |
| Completion of First Floor Roof                 | 10%        |
| Completion of Second Floor Roof                | 10%        |
| Completion of Third Floor Roof                 | 10%        |
| Completion of Brick Work & Plastering          | 10%        |
| Completion of Flooring                         | 5%         |
| At the time of Handing Over                    | 5%         |



## ROUTE MAP



## OUR BANKERS



**TOLL FREE NUMBER : +91 99626 34343**