



RC EMERALD CASTLE



OUR PRESTIGIOUS 106TH LAND MARK

BUIDING MEMORIES, CRAFTING
DREAMS CELEBRATING LIFE..

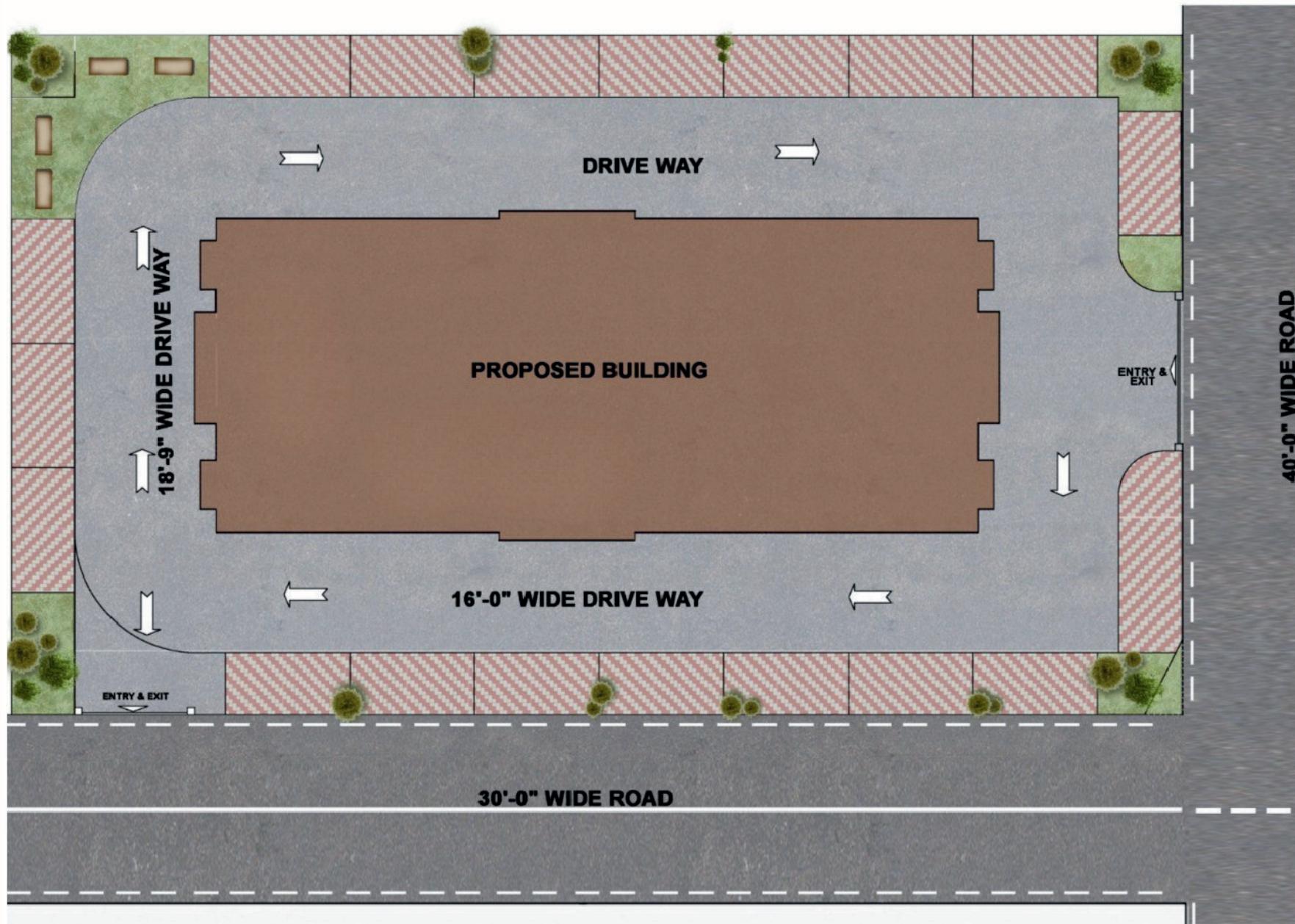
Rich
Classy
Posh
Luxurious



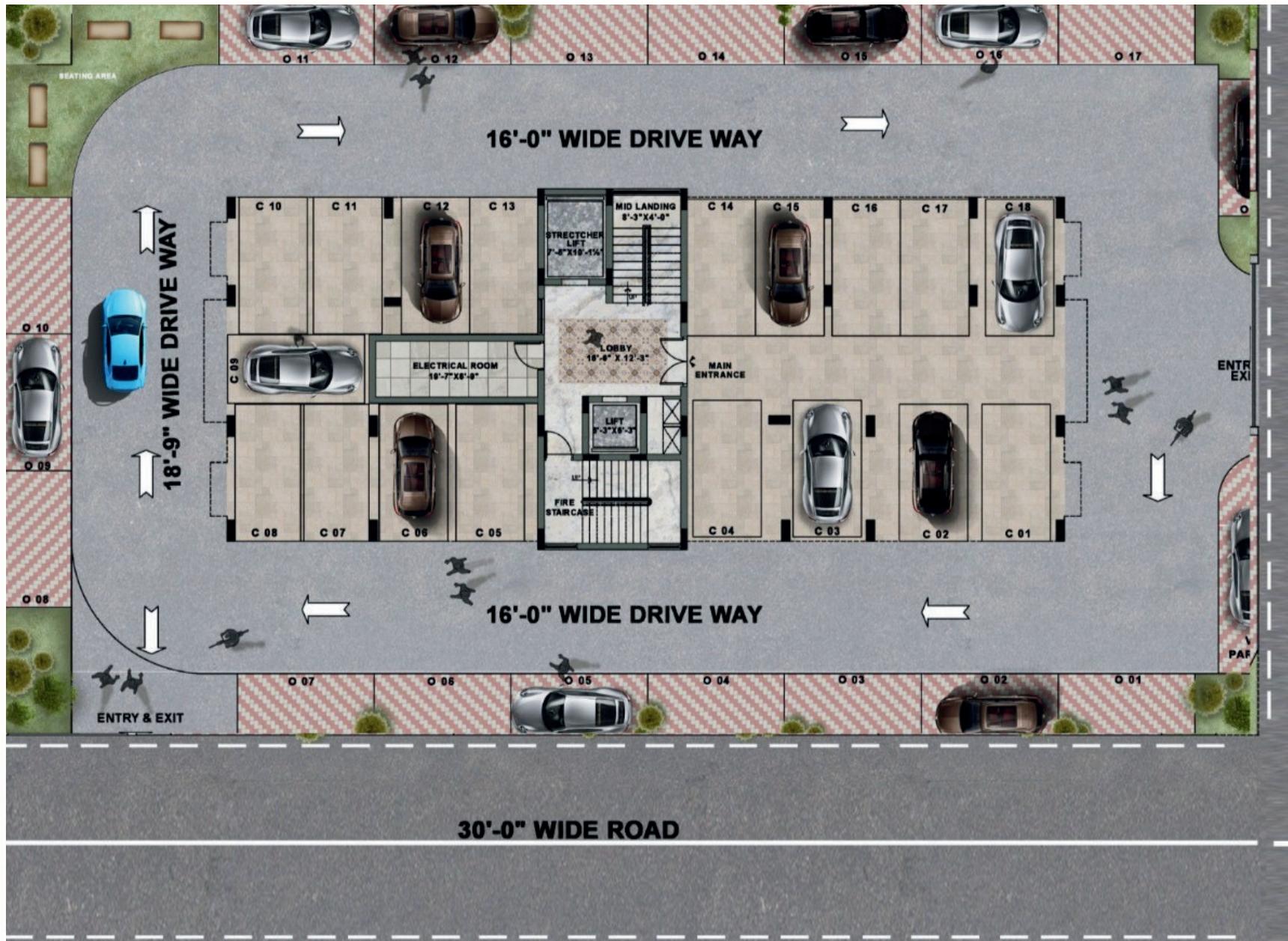


Established for over 3 decades, equipped with the finest team of experienced engineers, architects, planners and designers, Rajarathnam Construction Pvt. Ltd, is today a trend setting name in the reality sector. The group has to its credit some of the most eloquently designed apartments, plotted development projects, exclusive villas and townships, the likes of which have never been seen before. For over 34 years we have built strong foundations and lasting relationships with our customers and are proud to have touched so many families in so short a while and our Growth Strong Continues....

Site Plan

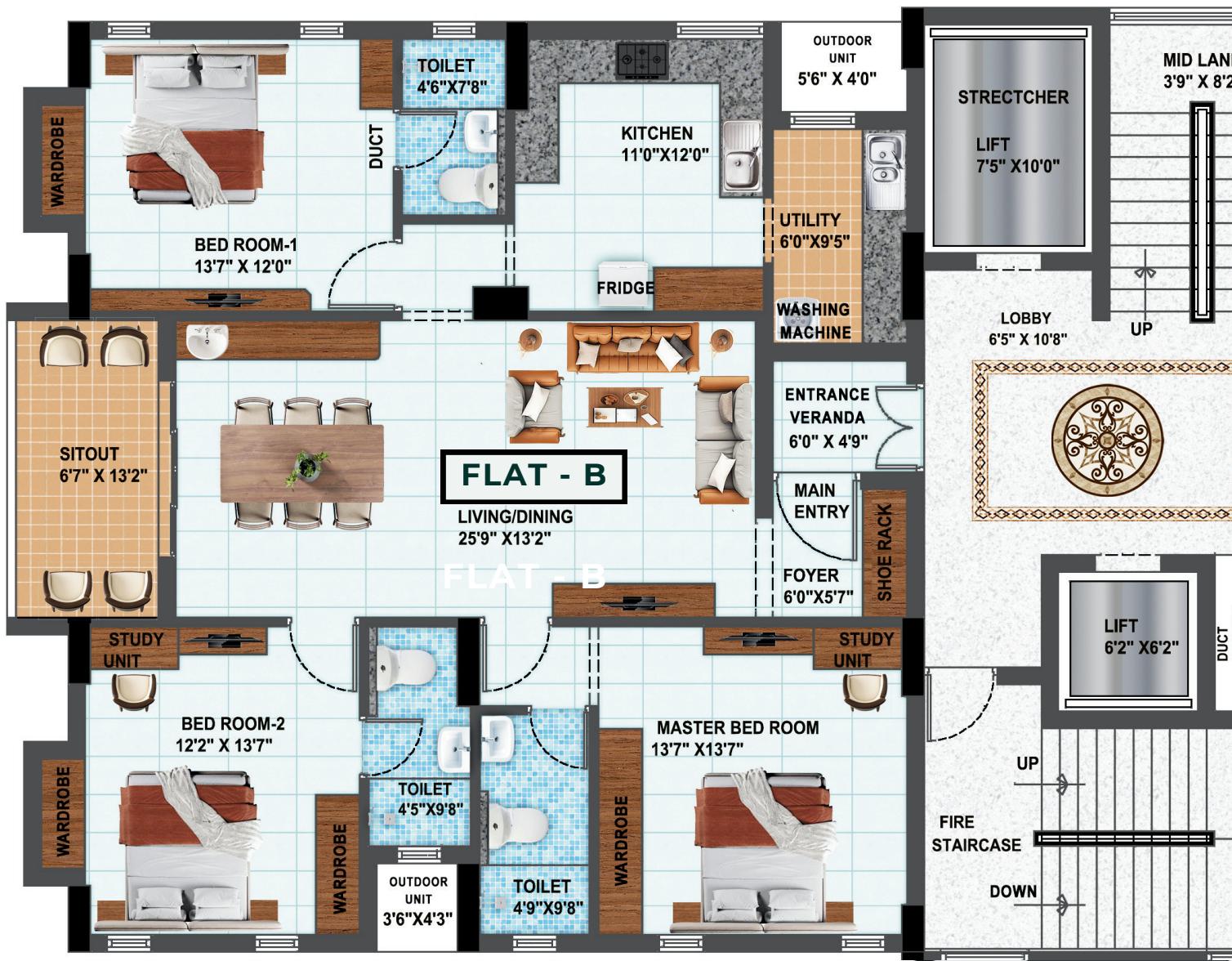


Stilt & Car Parking

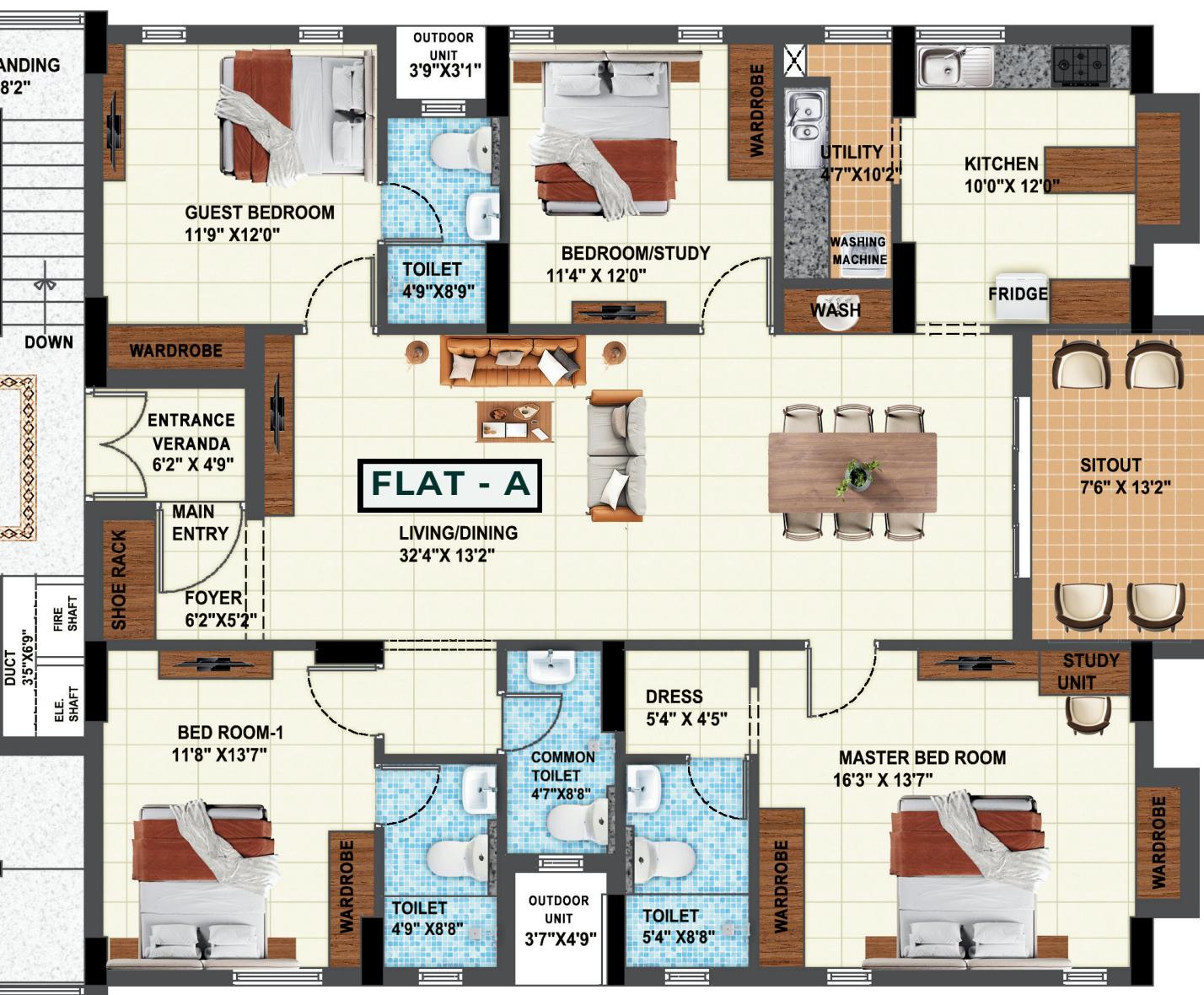
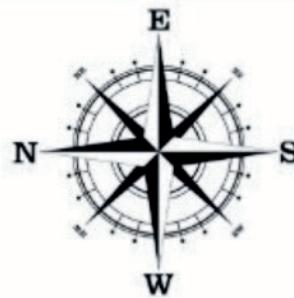


Typical Floor Plan 1,2,3,4,5,6,7,8 & 9

Apartment B Series - 2075 Sq.ft



Apartment A Series - 2500 Sq.ft



SPECIFICATIONS



Structure

Structure System

- RCC Framed Structure designed for seismic compliant (Zone II) .
- Foundation - Open Foundation with Combined Footing

Masonry

- AACblocks of 230 mm are used for external walls, and 100 mm blocks are used for internal walls.

Floor height (incl. slab)

- Will be maintained at 3000mm

ATT

- Anti-termite treatment will be done



Wall Finish

Internal walls

- Finished with two coats of putty, one coat of primer, and two coats of Royal emulsion paint, with the living area highlighted on one wall in bedroom.

Ceiling

- Finished with two coats of putty, one coat of primer, and two coats of emulsion. False ceiling provided for the living and dining areas only.

Exterior walls

- Exterior faces of the building will be finished with textured coating, one coat of damp-proof paint, and two coats of emulsion paint in colors as per the architect's design.

Bathroom

- Glazed/matte ceramic wall tiles of size 1200×600 mm shall be provided up to the height of false ceiling.

Kitchen

- Glazed vitrified wall tiles of size 1200×600 mm shall be provided up to the lintel level. Additionally, a modular kitchen will be provided.

Washing area

- Granite countertop finish with matt ceramic wall tiles of size 1200×600 mm up to a height of 1200 mm from the finished floor level (wherever applicable).

Toilet ceiling

- Grid Type False Ceiling

FLOOR FINISH

Living, Dining, Bedroom,

- Luxury Vitrified tiles Aish glassy finish of size 800x1600mm

Master Bedroom

- Architect design vitrified tile wooden pattern of size 1200X200

Kitchen & Utility

- Verified Tile of Matt Finishes of size 1200X600

Bathroom

- Anti-skidceramic tiles of size 600x600mm

Balcony

- Anti-skidceramic tiles of size 450x450mm

Open terrace (if applicable)

- Weathering course with pressed tile flooring water proofing over the slab

KITCHEN & DINING

Kitchen

- The platform will be finished with a granite slab at a height of 800 mm from the finished floor level)

Electrical point

- For chimney & water purifier

CP fitting

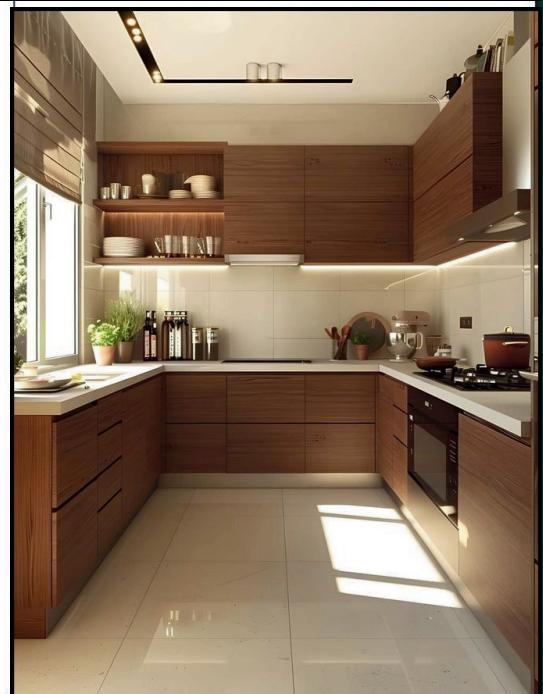
- Kohler/Jaquar /equivalent will be provided

Sink

- Single bowl Fiber with drain board

Dining

- Based on architect's design intent wherever applicable will be considered under SH budget.



BALCONY

Handrail

- SShandrailas per architect's design

BATHROOMS

Sanitary Fixture

- Kohler/Jaguar/equivalent will be provided

CP fittings

- Kohler/Jaguar /equivalent will be provided

Bedroom 1 Bathroom

- Wall-mounted WC with cistern, health faucet, single-lever diverter, rain shower, and wall-mounted wash basin

Other Bathrooms

- Wall mounted WC with cistern, Health faucet, Single lever diverter, Overhead shower with a wall mounted wash basin



Joinery

Main Door

- Provide a teak wood solid panel door with good-quality melamine finish, size 1050×2100 mm, polished on all sides, fixed in a solid wood frame of size 5"x3", with a shutter thickness of 40 mm.bombs, salts, and body scrubs Ironmongery items such as a digital door lock, tower bolts, door viewer, and door stopper with brass finish.

Bedroom doors of African Teak Wood

- Good quality door frame with double side Laminate finish door of size 900 x 2100mm
- Ironmongerries like Godrej or equivalent lock, door stopper, door bush, tower bolt, etc .powder coated (3'x7') solid quality wood frame with size of (4"x3") with 32mm thick shutter with laminate finish on both side

Bathroom Doors

- Good-quality granite door frame with a double-sided laminate-finish door, size 750×2100 mm, with waterproofing on the inner side
- Ironmongery items such as a thumb-turn lock by Godrej or equivalent, door bush, etc. powder coated (2'6"x7") 32mm thick shutter fabricated with front & back panels of imported Korean made ABS sheet

WINDOWS

- UPVC windows with sliding shutter see through plain glass and with grills
- French Doors
- UPVC frame and doors with toughened glass
- Ventilators
- UPVC frame of fixed louvered / open-able shutter for ODU access



ELECTRICAL POINTS

Power Supply

- 3PHASE power supply connection

Safety Device

- MCB and ELCB (Earth Leakage Circuit Breaker) of Legrand or equivalent.

Switches & Sockets

- Modular boxes, switches, and sockets of good-quality IS-approved brand, Legrand or equivalent

Wires

- Fire Retardant Low Smoke (FRLS) copper wire of a good quality IS brand

Hob Point

- Point provided in the kitchen.

TV

- Point in Living & Bed-1 and Provision in other bedrooms

Data

- Point in Living & Bed-1



SPLIT-AIR CONDITIONER

- Provision in Living / Dining and Point in all bedrooms

Exhaust fan

- Point will be given in all bathrooms

Geyser

- Geyser point will be provided in all Bathrooms

Back- Up

- 1000W for 3BHK/ 1250W for 4 BHK

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES:

Lift

- Eight-passenger elevators with SS finish will be provided as per the requirements
- TenPassenger Stretcher Lift with SS

• Back-Up

- 100%Powerbackup for common amenities such as, lifts, WTP & Selective commonarea lighting

Name Board

- Apartmentowner name will be provided in ground floor

Lift Facia

- Granite/equivalent cladding at all levels

Lobby

- Granite/equivalent flooring @ ground level & Tile flooring @ other Levels

Corridor

- Graniteflooring at all levels of both the staircase passenger & fire escape staircase

Staircase Floor

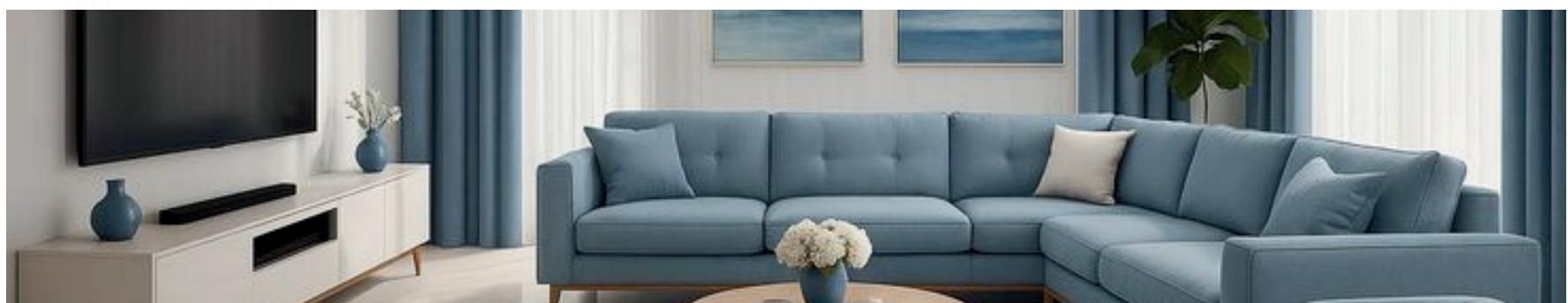
- Graniteflooring at all levels

Staircase Handrail

- SShandrail with wall enamel paint finish in all floors

Terrace Floor

- Weathering course with pre-s sed tile flooring water proofing over the slab



OUTDOOR FEATURES

Water Storage

- Centralized UG sump with WTP (Min. requirement as per Water test report)

Rain Water Harvest

- Rainwater harvesting site/recharge system

Intercom

- Intercom will be provided

Safety

- CCTV surveillance cameras will be provided all round the building at Pivotal locations in ground level

Well defined walkway

- Walkways spaces well defined as per landscape design intent

Security

- Security booth will be provided at the entrance/exit, facilitated with My Gate app

Compound Wall

- Site perimeter fenced by compound wall with entry gates for a Height 1800mm as per design intent

Landscape

- Suitable landscape at appropriate places in the project as per design

Driveway

- Convex mirror for safe turning in driveway in/out

External Set Back Area

- Interlocking paver block/equivalent flooring with demarcated drive way as per landscape design intent

Note

- As per the architect's interior design, the work will be carried out at an additional cost. Interior Kitchen Modular Kitchen, Living & Dining, Bedroom Wardrobe will do with additional cost
- Exterior Architectural details with promoter scope

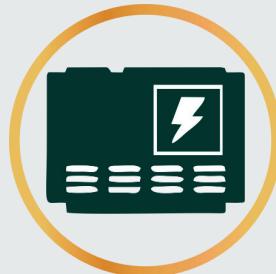
Amenities



CCTV CAMERA MONITORING STATION



LANDSCAPE GARDEN



POWER BACKUP GENERATOR



CHILDRENS PLAY AREA



EV CHARGER



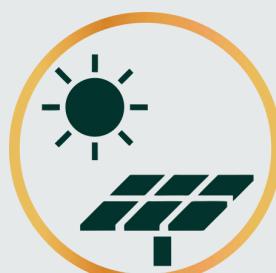
STRETCHER LIFT



SERVENT & DRIVER RESTING ROOM

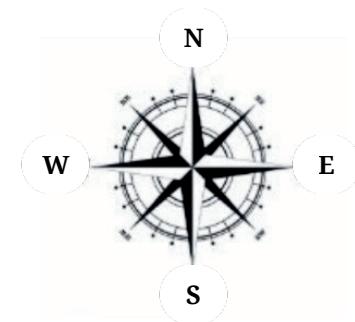


LIGHTNING ARRESTER



SOLAR POWER FOR COMMON AREA LIGHTING

Location



The Location Advantages

Educational Institutions Near Crawford:

- Pearl City Montessori Play School-1.5KM
- Edify Kids 1.7 KM
- Periyar Centenary Memorial Matriculation Hr. Sec. School - 1.7 KM
- Jamal Mohamed College - 1.8 KM
- Samadh Senior Secondary School - 1.8 KM
- Al-Jamieathus Sadhik Matriculation School - 2.0 KM
- Kamala Niketan School - 2.3 KM

Transportation Hubs:

- Central Bus Stand 1.3 KM
- Trichy Junction Railway Station - 3 KM
- Tiruchirappalli International Airport - 8 KM
- Integrated Bus Terminus, Panjapur - 8 KM

Shopping and Entertainment:

- Femina Shopping Mall - 2 KM
- Reliance Mall - 2 KM

Hospitals:

- KMC Specialty Hospital - 3 KM
- Apollo Hospitals, Trichy - 5 KM

Banks and ATMs:

- State Bank of India Branch and ATM
- HDFC Bank Branch and ATM

The Ongoing Projects in Chennai Zone

RC KINGSTON
Moolakadai



Ready to Occupy in May 2025

RC MEADOWS
Kolathur



Possession in September 2025

RC ROSEWOOD
Redhills



Stilt +5 Floors 50 Units
885 - 950 Sq.ft 2 BHK

RC THILLAI Thillai Nagar, Trichy



Construction in Full Swing

Our Group Companies



MERIDIAN HOSPITAL Kolathur, Chennai

300 - Bed Multi - Super Specialty Hospital

RC CONSTRUCTION

RC - EDUCATIONAL & CHARITABLE TRUST

WE INVITE JOINT VENTURE

The Upcoming Projects



RC BLOOMING PHASE - II
Chettimedu, Madhavaram

900 - 3000 Sq.ft.



RC ALPHINE GROVE
Yelagiri

855 - 2610 Sq.ft



RC MILLERS PARK
Maraimalai Nagar

4800 Sq.ft Onwards.



RC VALENCIA
Cholambedu, Ambattur

Stilt + 4 Floors
20,000 Sq.ft



RC HERITAGE CASTLE
Redhills

Stilt + 5 Floors 100 Units
890 - 945 Sq.ft 2 BHK



**THE TORCH BEARER OF
UNCOMPROMISING EXCELLENCE**



RAJARATHNAM CONSTRUCTION PRIVATE LIMITED

(An ISO 9001:2015 Certified Organisation)

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