



Blue Jewel

{ LIVE THE VIP LIFE }





WELCOME TO THE VIP LIFE



Blue Jewel







AN ADDRESS THAT RISES ABOVE

Blue Jewel is spread across 15 grounds and 14 floors, reserved for just 55 families who value privacy, elegance, and a view that never gets old. It's not just a home. It's a destination in the making for those who expect more from life, and even more from where they live.







BUILT FOR THOSE WHO KNOW VALUE

Some see a home. Others see a once-in-a-lifetime opportunity.

Blue Jewel is for the few who understand the true worth of space, silence, and the sea. The kind who can spot a rare find - and know they deserve it.







A GRAND ENTRANCE, A QUIET PROMISE

As you turn off ECR, the driveway gently winds its way in - lined with greens, leading to a beautiful entry arch. Instantly, the world slows down. Because here, even your welcome is designed to feel special.






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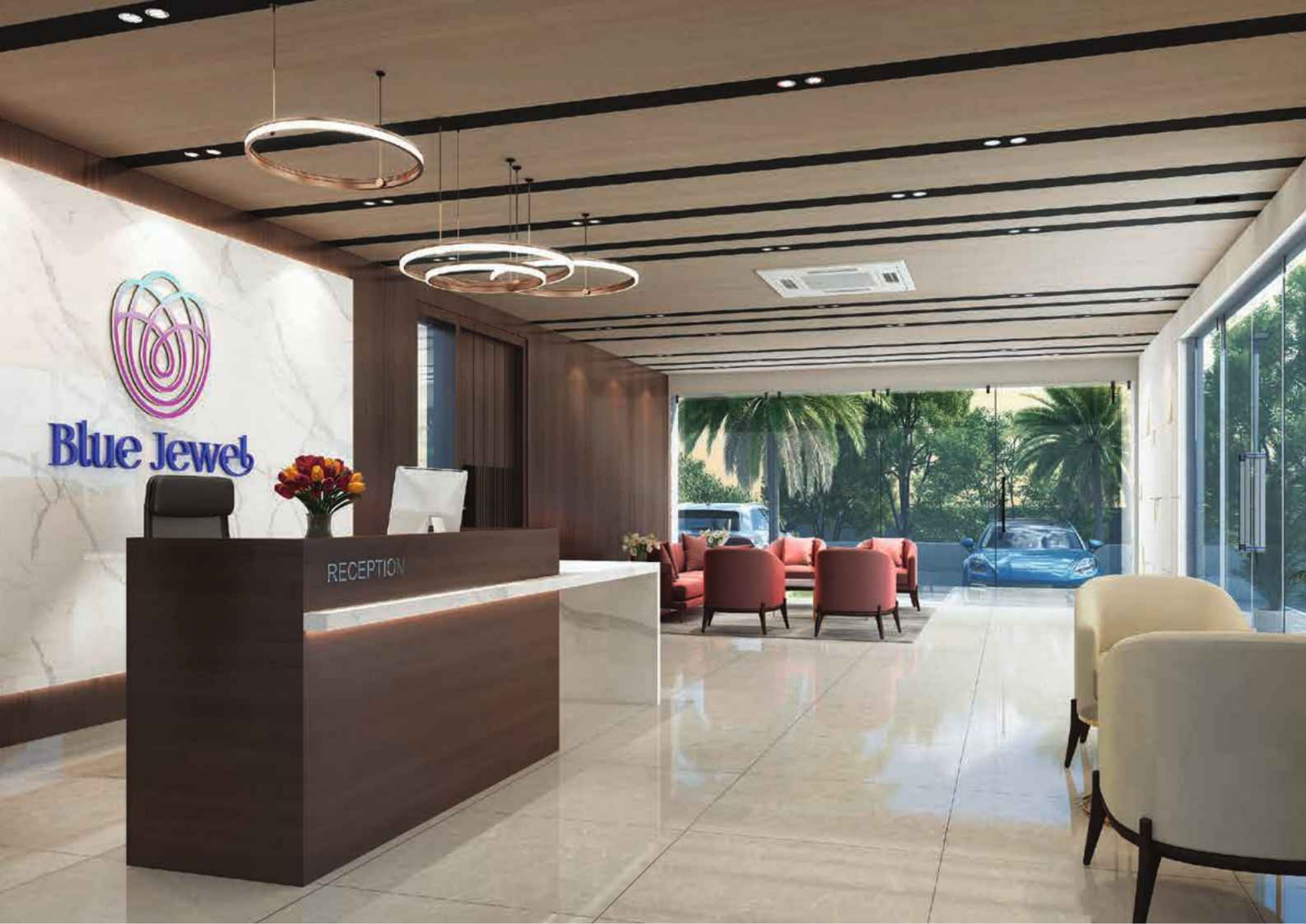
AIRY, ELEGANT, EFFORTLESS

Step into a lobby that speaks volumes without saying a word. 5-star ambience, tasteful interiors, and quiet refinement set the tone for everything that follows. At Blue Jewel, every arrival feels like a homecoming.





RECEPTION





EVERY NEED, MET WITHOUT A RIPPLE.

A discreet 5-star concierge is always at hand - to help, to handle, to make life just a little smoother. You'll find help when you need it, and space when you don't. That's the art of living well.







ENTRY THAT'S EXCLUSIVELY YOURS

Your lift knows you. Access card entry ensures that only residents can ride up - so your privacy, your peace of mind, and your personal space are always protected.





TWO HOMES. ONE FLOOR.
COMPLETE QUIET.

Only two apartments per floor. No corridor noise. No crowds.
Just you, your neighbour, and 360 degrees of unshared air and
light. That's how Blue Jewel keeps it exclusive.







WHEN SPACE IS THE TRUE LUXURY

All homes at Blue Jewel are generously sized 3 BHKs - from 2221 to 2984 sq. ft. Designed for those who appreciate spacious living and graceful proportions, without any compromise.





DESIGNED FOR LIFE.
CRAFTED FOR LIVING.

Every corner at Blue Jewel, from powder room to master suite, has been planned with purpose. Thoughtfully laid out. Beautifully appointed. Every detail adds to the experience of home.







ONLY 55. THAT'S THE MAGIC NUMBER.

There will only ever be 55 families at Blue Jewel. That means more space, more calm, more community - and a level of exclusivity that's becoming harder to find in the city.







SMART HOME ENABLED FOR SMARTER LIVING.

You don't need to be home to take care of your home.
At Blue Jewel, we offer you the option of smart automation
that lets you control lights, fans, and climate - right from
your phone.







A VIEW THAT REFUSES TO BE ORDINARY

Your balcony is a front-row seat to three stunning views:
Sea View, Muthukadu Lake View, and Buckingham Canal View.
No matter where you turn, it's water, water, everywhere.







FRAMED BY NATURE

Large, floor-to-ceiling windows in every room let the outdoors in.
More light. More view. More joy per square foot. It's like the
landscape was invited to stay.







HOMES THAT FIT YOU, NOT THE OTHER WAY AROUND

With customizable doors, fittings, lights, and ACs, Blue Jewel gives you the freedom to shape your space your way. Because one-size-fits-all doesn't belong in luxury.





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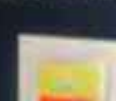
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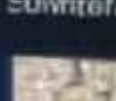
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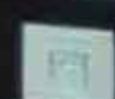
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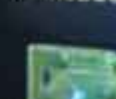
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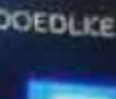
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FULLY FURNISHED.
FOR THOSE WHO WISH IT.

For those seeking a bespoke touch, Blue Jewel offers the freedom to personalise your home. Choose doors, windows, fittings, and lighting that reflect your style and sensibilities. Because at Blue Jewel, we believe your home should be as unique as the life you live.







BUILT FOR A WORLD AWAY.

If you're living abroad, your Blue Jewel home comes with property management included. Maintenance, leasing, upkeep - it's all handled. So peace of mind is always part of the deal.







3 YEARS OF NO WORRIES

Every apartment comes with a complimentary 3-year maintenance waiver. It's our way of saying: welcome home, relax, we've got this.







PREPARED FOR EVERY POSSIBILITY

Blue Jewel offers optional home insurance as part of its ownership plan. Because good living includes good protection, no matter what the skies bring.







A DECK WITH A DESTINATION FEEL

The viewing deck is your little escape - where the sky meets the sea and every hour feels like golden hour. Perfect for quiet moments, sundowners, or simply doing nothing.







WHERE COFFEE MEETS COASTLINE

Overlooking the Sea view, the Aqua Café is a sunlit, sea-breezy space to meet, snack, sip, and soak it all in. No better place to pause your day.

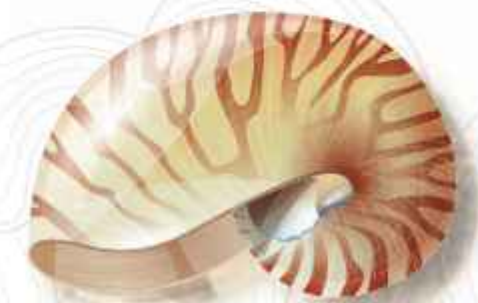






CHILDHOOD, DESIGNED RIGHT

Blue Jewel is built with little ones in mind - paddle pool, play zones, mother's corner, and child-safe design. Because childhood deserves more than just space. It deserves thought.







DIVE INTO SOMETHING CALMER

A serene pool that invites more than just a swim. Whether you're doing laps or lazing on the deck, the water has a way of washing the day off.







WELLNESS, WITH WEIGHTS

The gym is fitted with state-of-the-art machines for those who want to stay fit, focused, and fabulous. With plenty of natural light and just the right kind of vibe.







FIND YOUR CENTER, OR LOSE YOURSELF A LITTLE

From yoga to aerobics, the wellness studio is a quiet zone for people who value balance - in breath, in body, and in being.



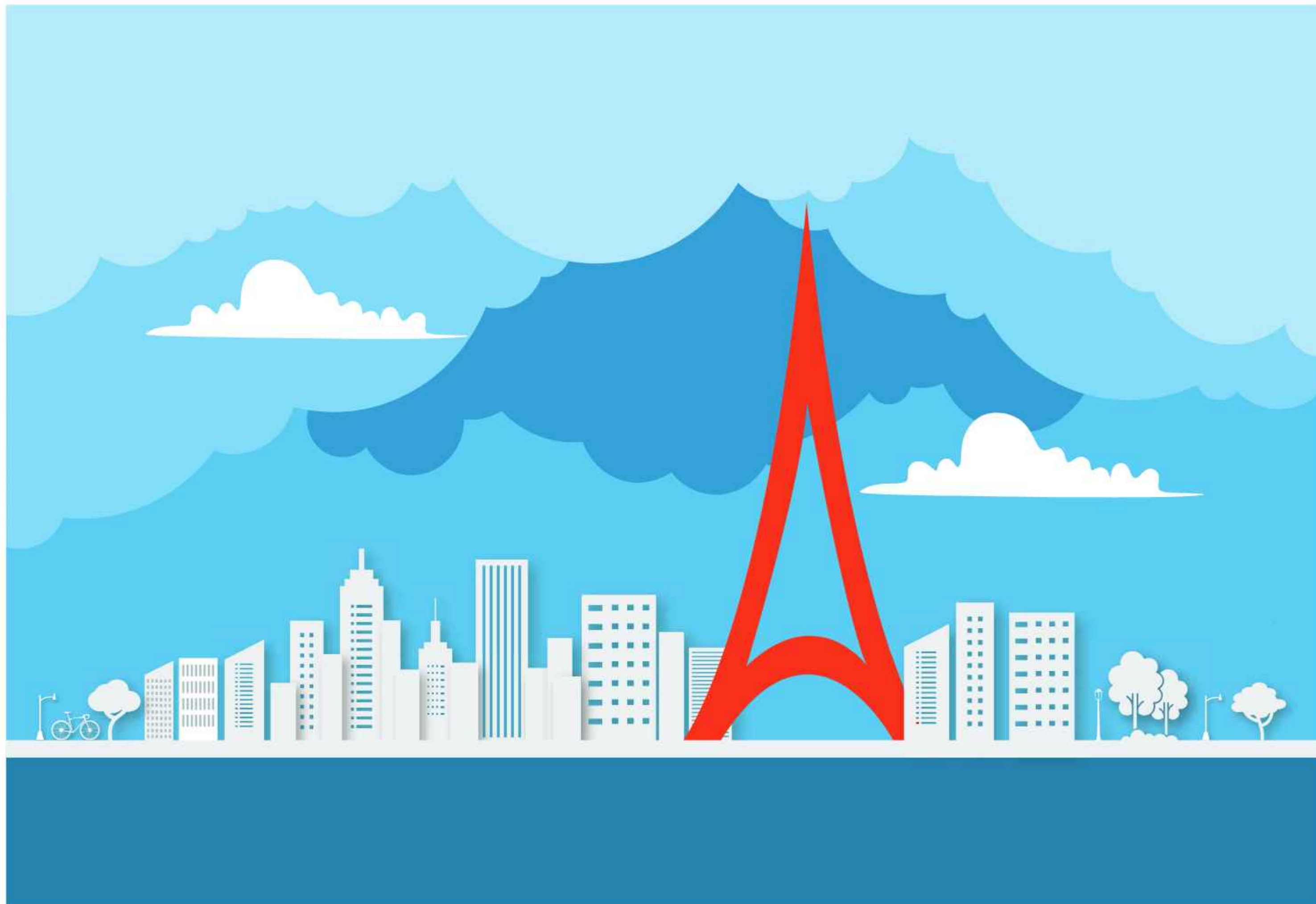




LAST OF ITS KIND. FIRST IN LINE.

As of today, Blue Jewel is the last project before the lake - and that alone makes it special. Add metro access, OMR proximity, and scenic surrounds, and you've got a solid investment.





**BUILT ON TRUST.
GROUNDED IN LEGACY.**

Rajparis has been building quality homes since 1980. With Blue Jewel, they bring that legacy to one of Chennai's finest coastal spots. It's craftsmanship that's stood the test of time.







DESIGNED FOR HARMONY

Every home is vastu compliant, aligned with principles that encourage harmony, prosperity, and peaceful energy. Designed not just to house you - but to ground you.







THREE LAYOUTS. ENDLESS POSSIBILITY.

Choose from three thoughtfully designed apartment formats -
each offering space, style, and the flexibility to make it yours.







WHERE EVERY DETAIL SHINES

From tech to tiles, concierge to café, Blue Jewel delivers luxury across the board. This is not just another amenity list. It's a lifestyle lineup.







LIFE BY THE WATER. LIVED WELL.

This isn't just where you live. It's how. In your own space. At your own pace. With the water as your neighbour, and calm as your everyday.





SPECIFICATIONS

STRUCTURE

- RCC-framed structure designed with a pile foundation for seismic compliance as per the structural consultant's design
- 200mm thick external wall and 100mm thick internal partition wall with a suitable finish
- Floor Height (including Slab) - Will be maintained at 3050mm for the typical residential floors

WALL FINISH

- Internal Walls: Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
- Internal Ceiling: Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
- Exterior Walls: Finished with 1 coat of Texture Putty, 1 coat of primer & 2 coats of exterior premium emulsion colour
- Toilet - Premium Quality Wall tile of size 4'x2'/2'X2' up to false ceiling height with a coat of primer above false ceiling
- Lift Cladding Premium Quality Granite/Marble Tile Finish or Equivalent

FLOOR FINISH

- Foyer, Living, Dining, All Bedrooms, Kitchen - Premium Quality Vitrified Floor tile of size 6'x4'/4'x2'
- Service Area, All Balcony - Premium Quality Anti-Skid Vitrified Floor tile of size 4'x2'/2'x2'
- All Toilets - Premium Quality Anti-Skid floor tile of size 2'x2'/1'x1'
- Main Staircase - Premium Quality Granite Finish with SS Handrail
- Fire Staircase - Premium Quality Tile/ Kota Stone or Equivalent Finish with MS Handrail
- Entrance Lobby – Premium Quality Granite/Marble Tile Finish or Equivalent



SPECIFICATIONS

DOOR/WINDOWS/VENTILATORS

- Main Door 8' – Polished wood frame with architrave and 40mm engineered wood shutter with double side veneer finish with premium quality digital locks and door accessories – Yale or equivalent
- Bedroom Door 7' - Polished wood frame and 35mm engineered wood shutter with double-sided laminated finish with premium quality locks and door accessories – Yale or equivalent
- Toilet Door 7' - Polished wood frame and 35mm waterproof engineered wood shutter with double-sided laminated finish with premium quality locks and door accessories – Yale or equivalent
- All Windows – Premium Quality German Brand DIMEX or Equivalent UPVC with sliding shutter with premium quality accessories
- All French Door - Premium Quality German Brand DIMEX or Equivalent UPVC with sliding shutter with premium quality accessories
- All Ventilators - Premium Quality German Brand DIMEX or Equivalent UPVC frame of fixed glass / openable shutter for ODU access (wherever applicable) with premium quality accessories

ELECTRICAL

- 3 Phase Electricity Supply and LT Meters for all flats
- All Wires – Copper Wires of premium quality of Polycab or Equivalent
- All Switches – Modular Boxes and switches of Panasonic or Equivalent
- Safety Device – MCB & RCCB
- TV Points Provision – In living and all bedroom areas will be provided
- Telephone Provision - In living and all bedroom areas will be provided
- Data Provision - In living and all bedroom areas will be provided points
- 15A Plug Points will be provided for the washing machine, Dishwasher, Cooking Hob, Refrigerator & 3 Nos of Kitchen Utilities in the Kitchen and Service Area
- 20A AC Plug Points will be provided for AC Provision at all necessary places.
- 15A Socket will be provided for the Geyser Connection in all toilets
- 5A Socket will be provided for Aqua Guard at a suitable location
- 2-Way Switches for fan and a light point in all bedrooms
- Partial Power Back Up for Flats through ACCL using a genset
- 100% Power Back Up for all common areas



SPECIFICATIONS

PLUMBING & SANITARY

- CPVC/UPVC/PVC Pipe – Premium Quality ISI Brand will be provided
- All CP & Sanitary Fixtures – Toto/Grohe or Equivalent
- Master Toilet - Wall mounted WC with Concealed cistern, flush plate and health faucet, single lever diverter, spout, overhead shower, granite counter mounted washbasin, full glass partition for shower area will be provided
- Other Toilet - Wall mounted WC with Concealed cistern, flush plate and health faucet, single lever diverter, overhead shower, spout, granite counter mounted / wall hung washbasin, provision for glass partition for shower area will be provided
- Powered Toilet - Wall mounted WC with Concealed cistern, flush plate, and health faucet, and granite counter mounted / wall-hung washbasin will be provided

KITCHEN

- There is no provision for kitchen counter slab, electrical & plumbing provision will be provided

COMMON FEATURES

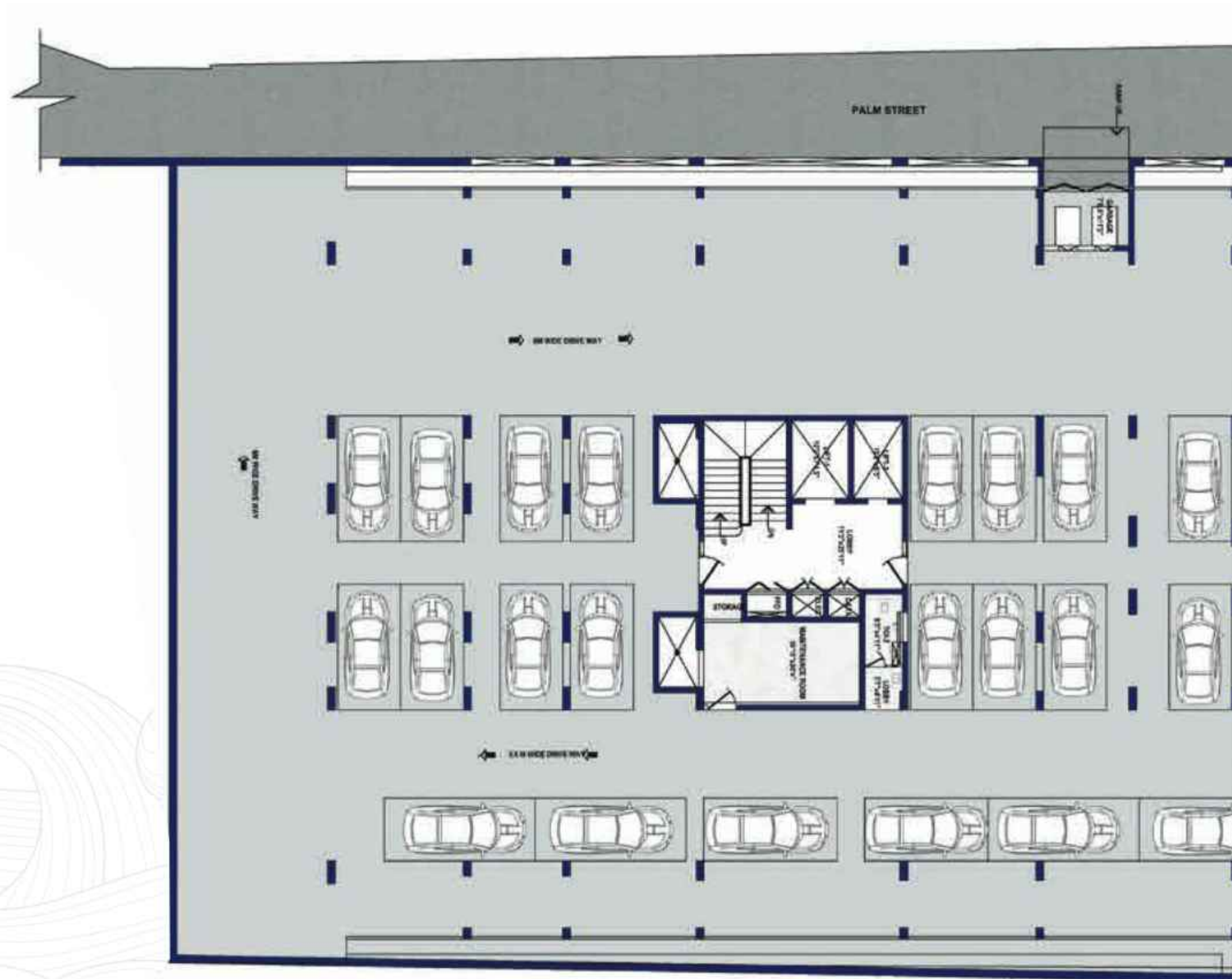
- Lift – Adequate Passengers Lift, Stretcher Lift from premium quality brands
- Car Lift will be provided to access the basement parking area
- Swimming Pool with Aqua Café on the Terrace Floor
- Kids Play Area with equipment on the ground floor
- Seating Area on the ground floor
- Water feature on the ground floor near the entrance wall
- Gym with modern equipment
- Multipurpose hall for all occasions usage
- Steam Room with equipment will be provided
- STP – Will be provided of A suitable capacity for sewage effluent, and treated water will be used for flushing and gardening purposes
- Piped Gas Connection for all flats will be provided
- Fire Fighting System will be provided as Government Norms
- CCTV surveillance cameras will be provided for 24/7 surveillance at a suitable location
- EV Charging Station for Car and Bike will be provided
- Rainwater Harvesting System will be provided
- Landscape will be provided throughout the site
- Lounge in the Ground Floor
- Biometric and access cards will be issued to owners for security needs



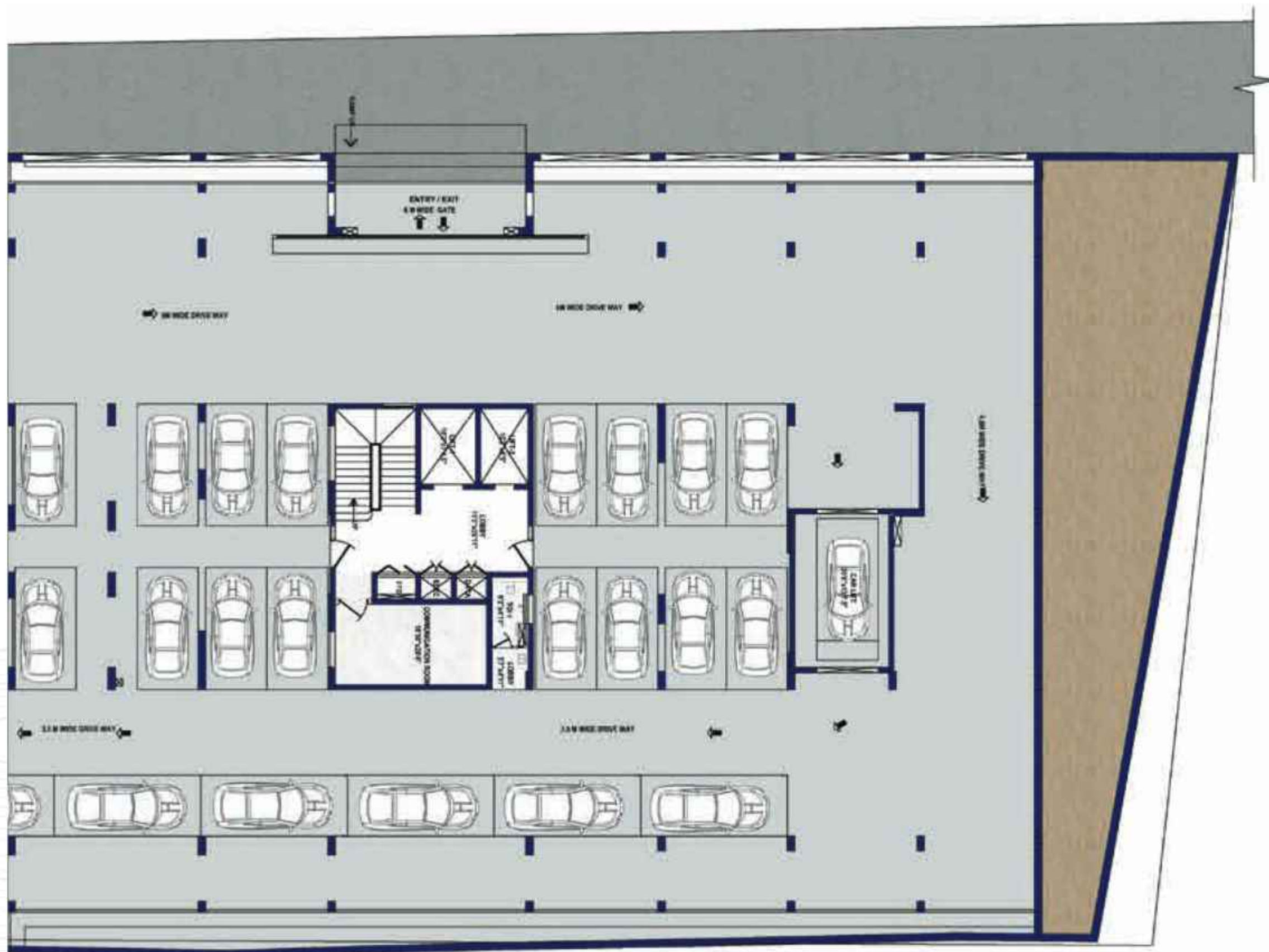
FLOOR PLANS



BASEMENT FLOOR PLAN



BASEMENT FLOOR PLAN

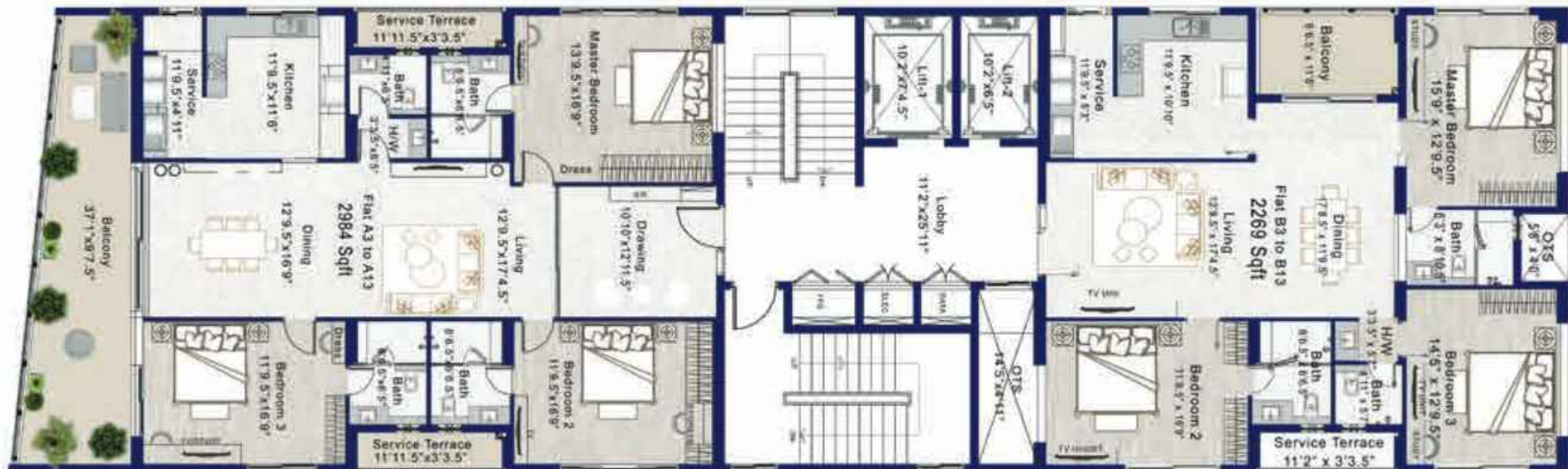


STILT FLOOR PLAN



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TYPICAL 3RD-13TH FLOOR PLAN



TYPICAL 3RD-13TH FLOOR PLAN



14TH FLOOR PLAN



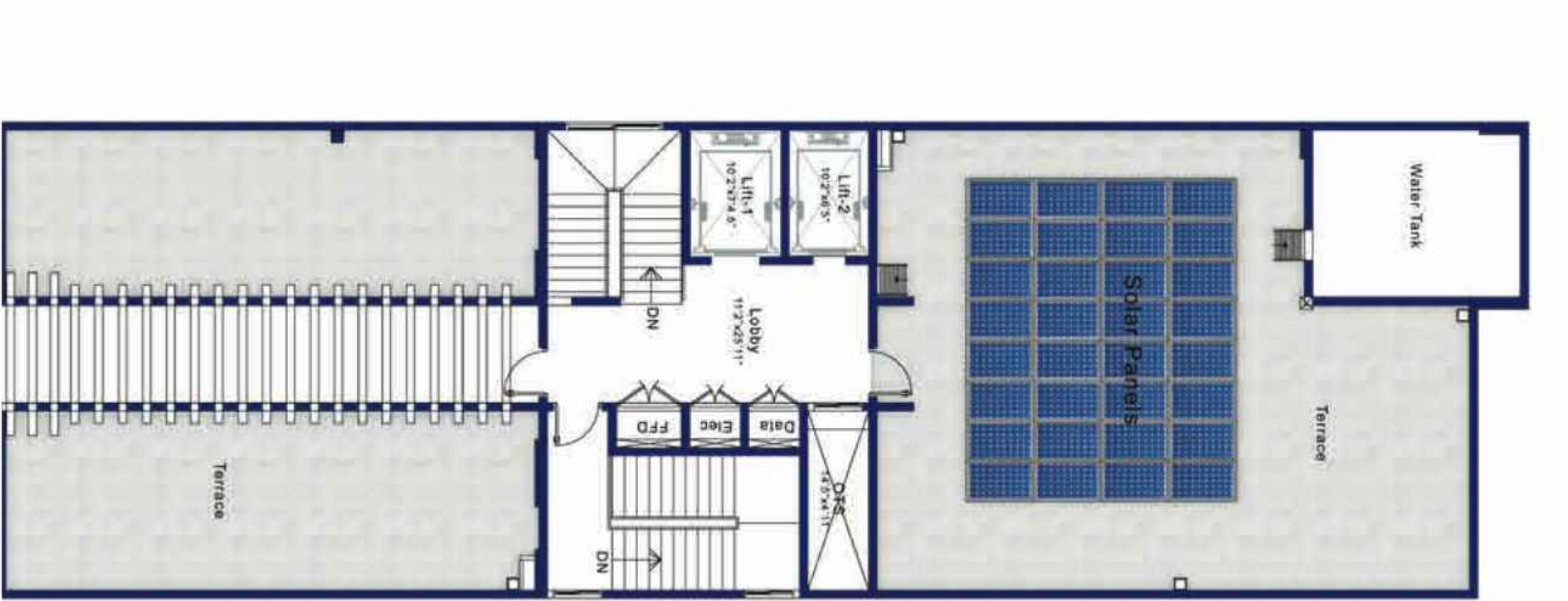
14TH FLOOR PLAN



TERRACE FLOOR PLAN

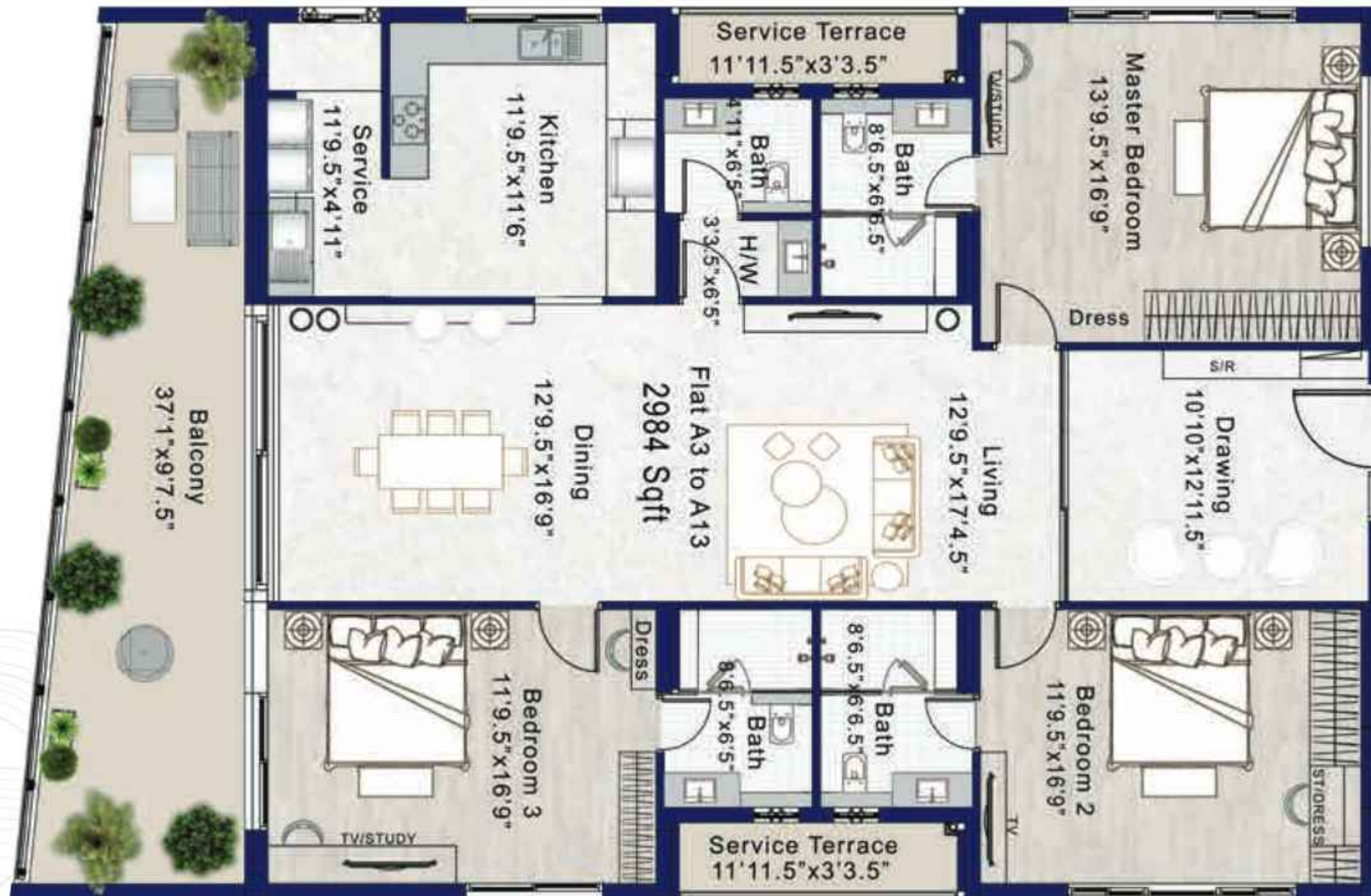


TERRACE FLOOR PLAN



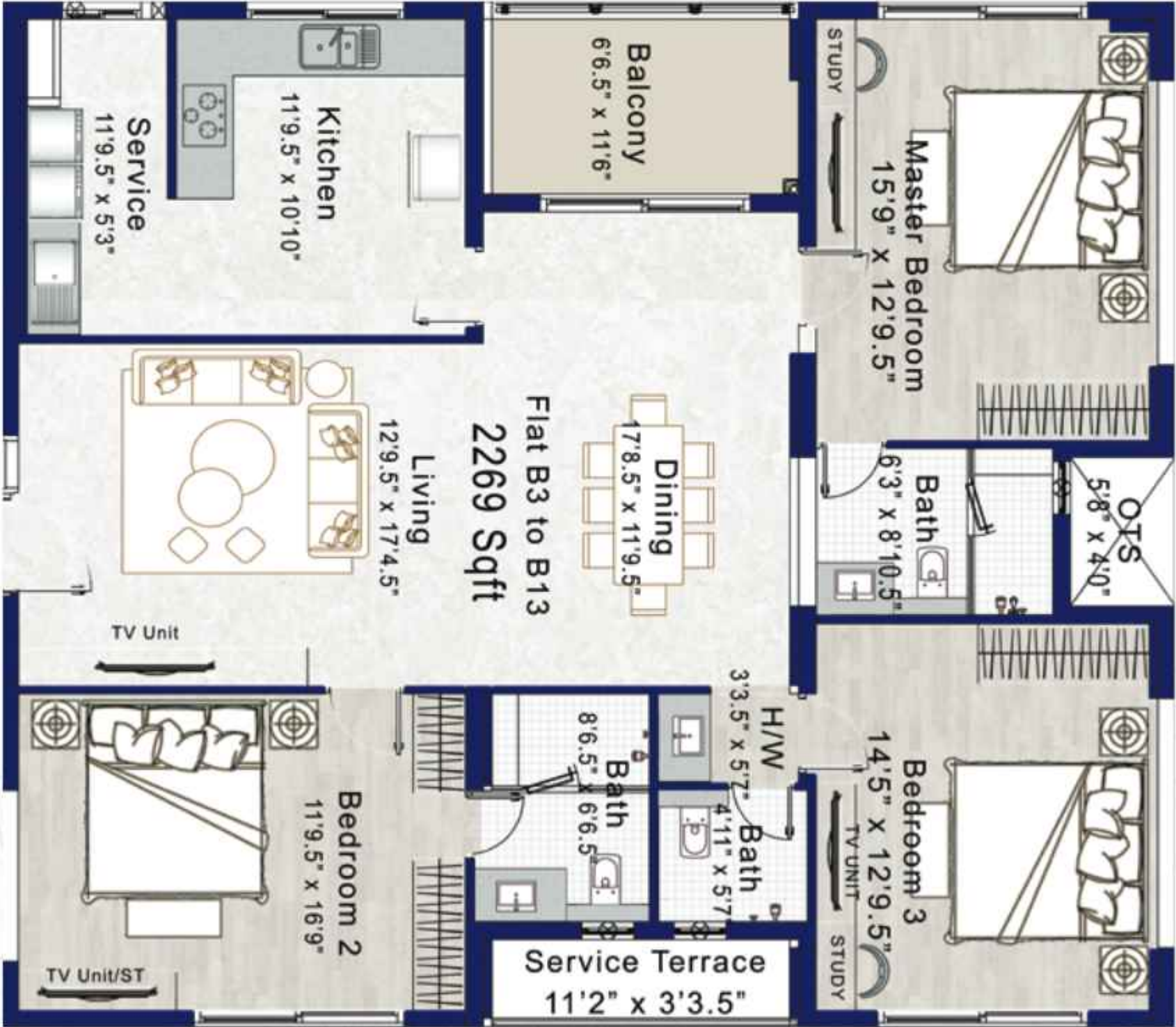
INDIVIDUAL FLOOR PLAN

A3 - A13 FLOOR PLAN



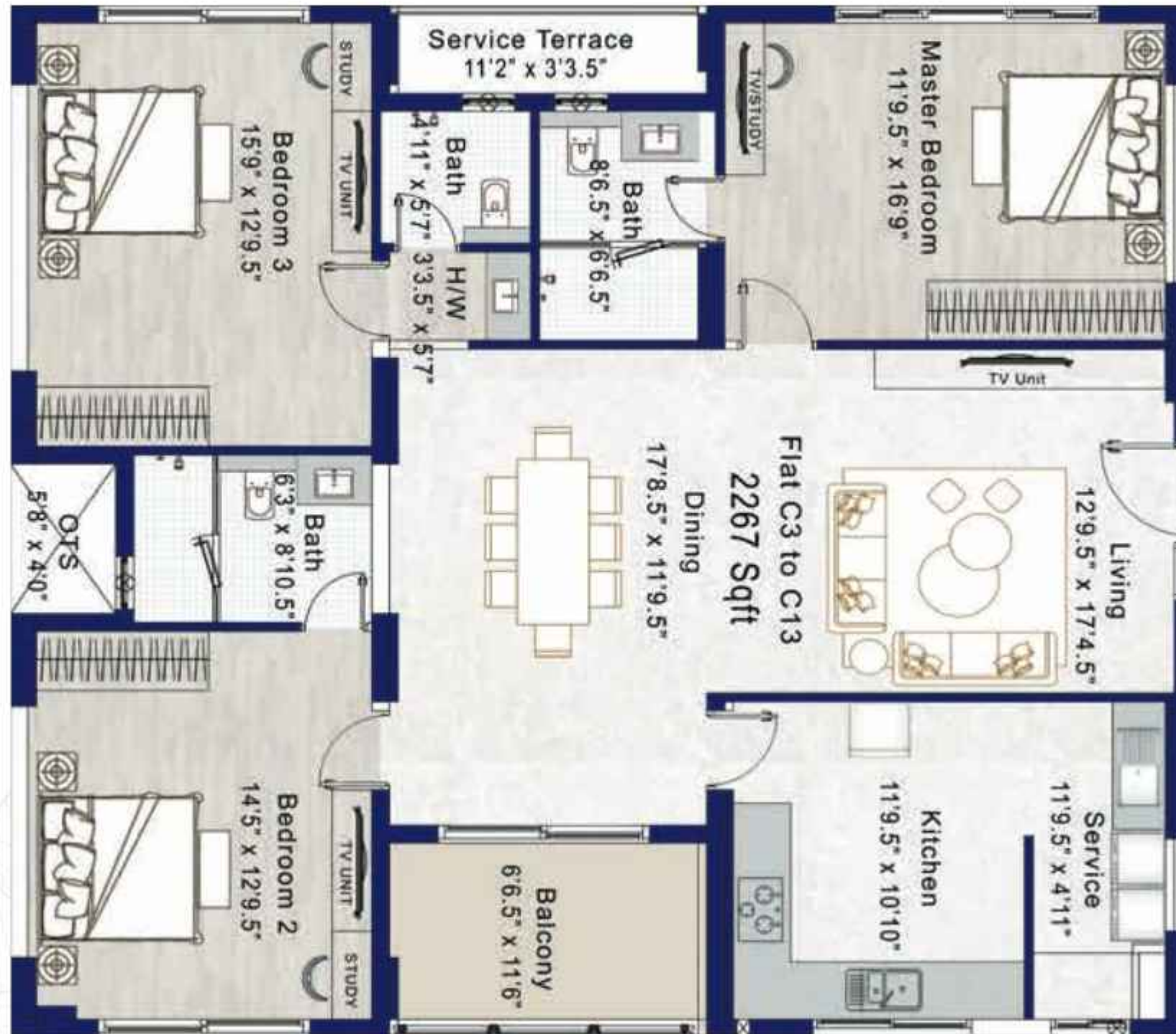
INDIVIDUAL FLOOR PLAN

B1 - B14 FLOOR PLAN



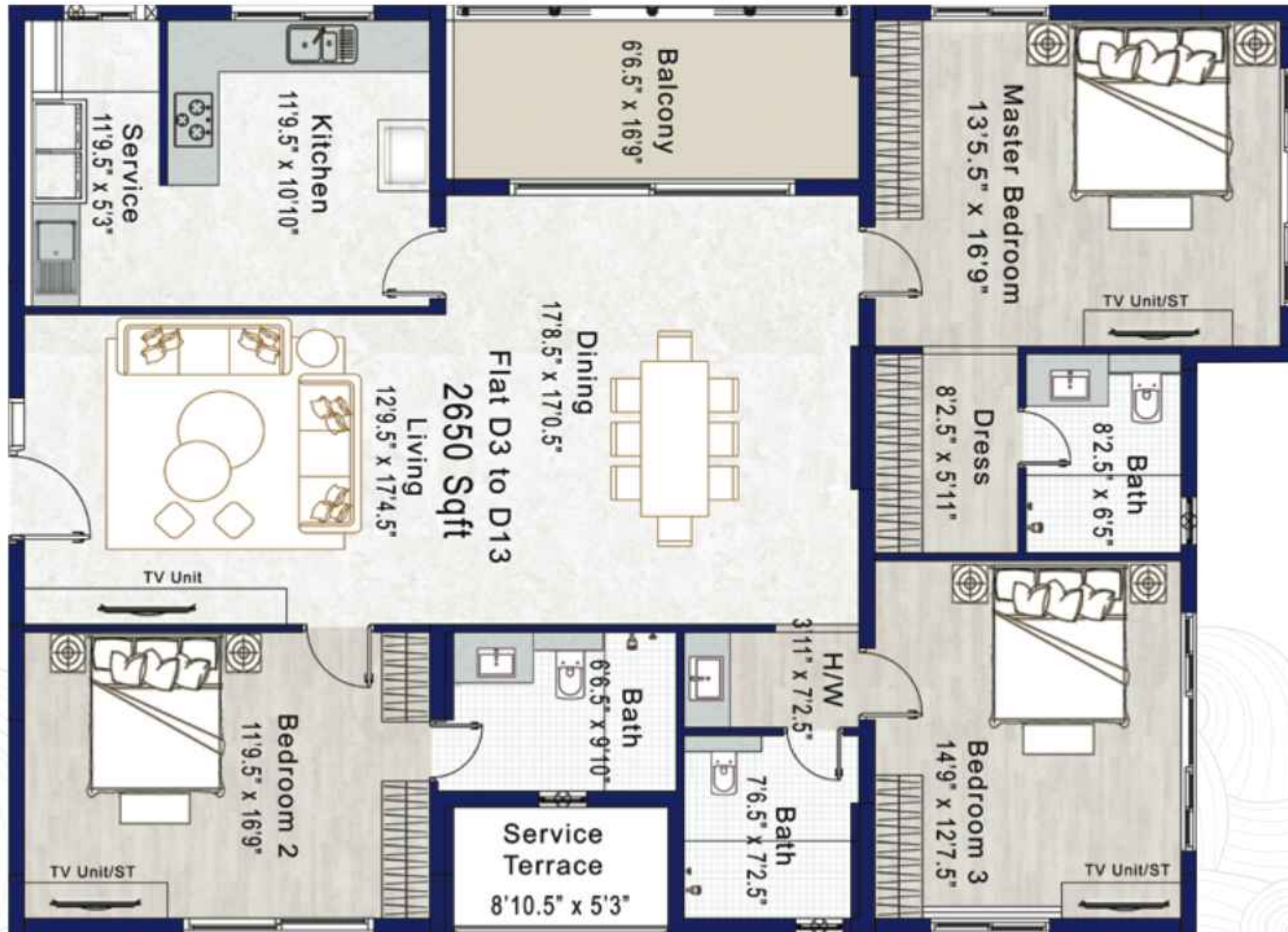
INDIVIDUAL FLOOR PLAN

C1 - C14 FLOOR PLAN



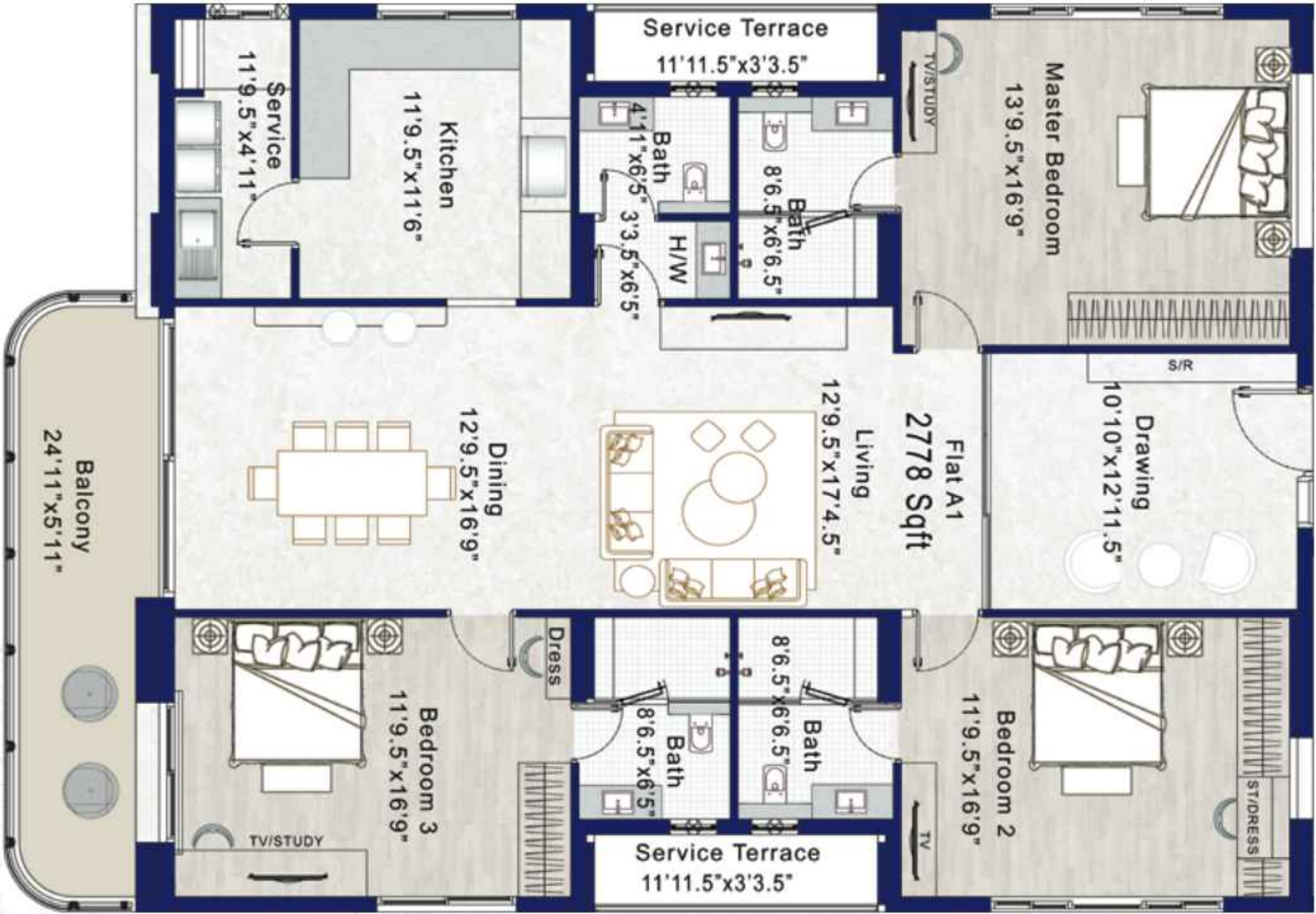
INDIVIDUAL FLOOR PLAN

D2 - D14 FLOOR PLAN



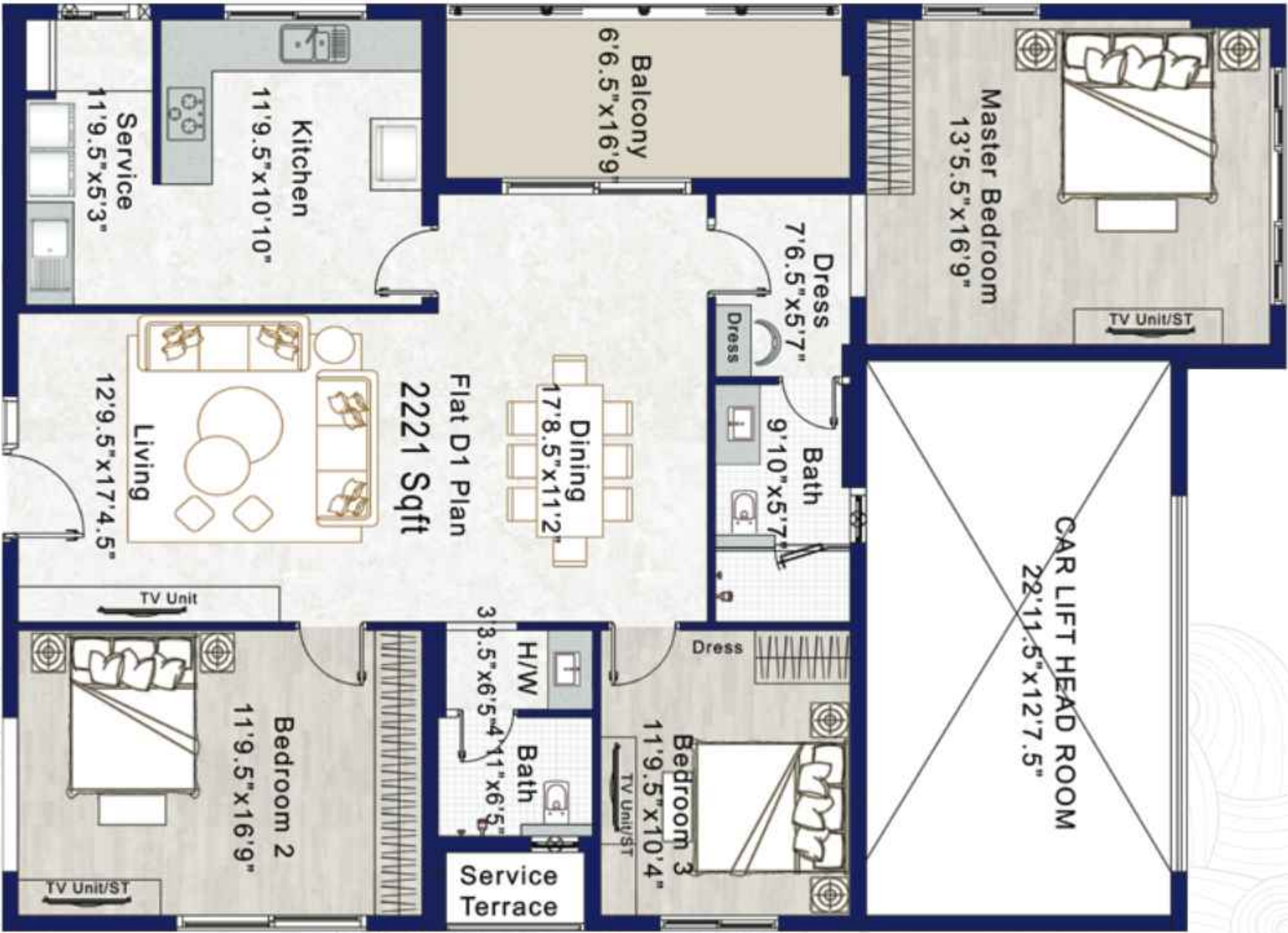
INDIVIDUAL FLOOR PLAN

FF + SF - A FLOOR PLAN

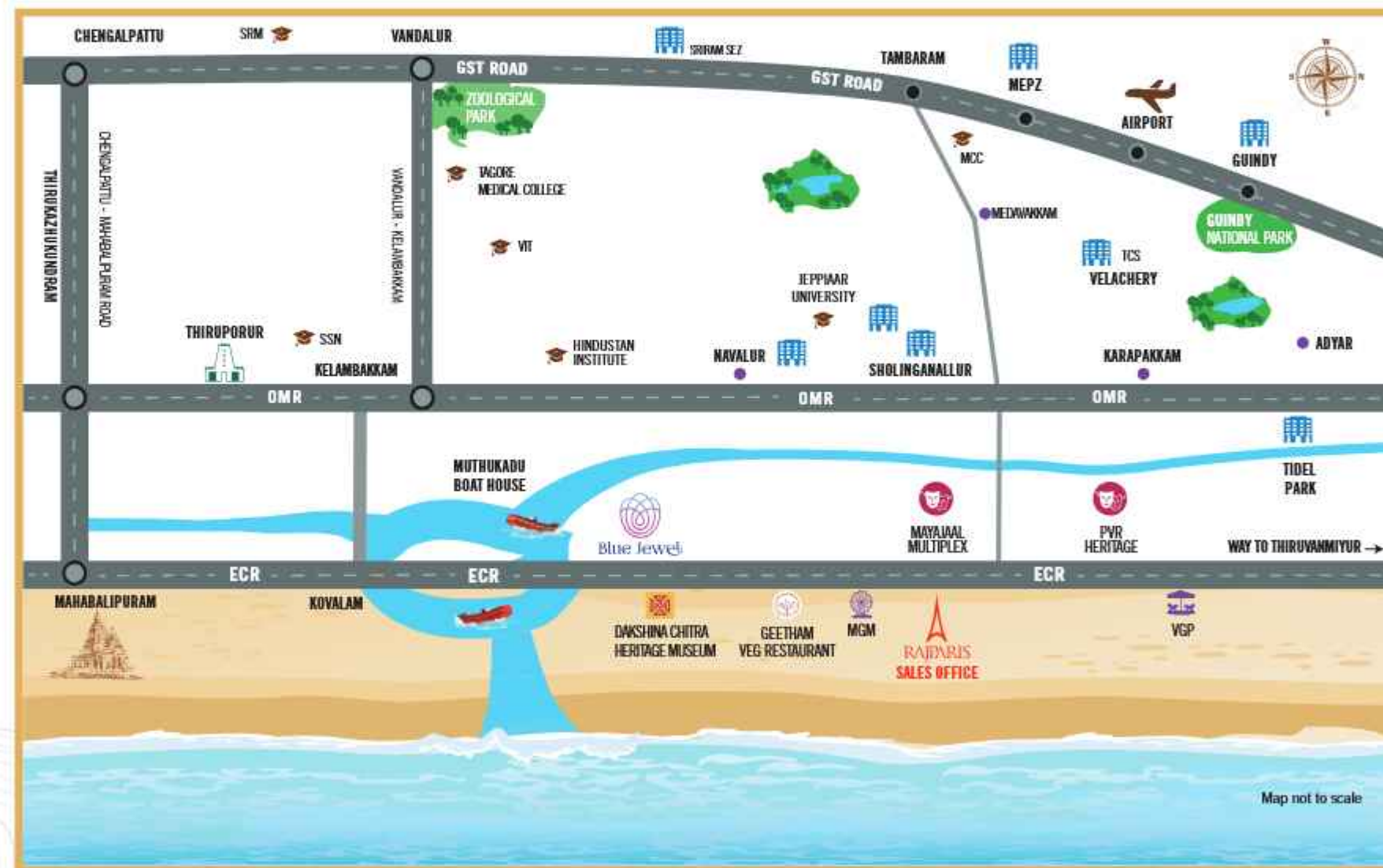


INDIVIDUAL FLOOR PLAN

FF - D FLOOR PLAN



LOCATION MAP





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dated 28.06.2025
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