

Lake View Villas & Apartments at Kuniamuthur











Casagrand Real Estate Enterprise is committed to building aspirations and delivering value.

In the last thirteen years, we have developed over 9 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. 68 landmark properties and over 4000 happy families stand testimony to our commitment.

In line with our philosophy of creating superior living spaces that reflect our belief, we also offer tastefully chosen plotted development spaces in select locations.

In the fourteenth year of our journey, we at Casagrand are all set to progress further forward with projects worth over `6500 crore in the pipeline.



Salient Features:

? 78 Independent villas with exclusive garden ? 16 regular 2 BHK apartments ? 40 smart 2 BHK apartments
 ? Secure Gated Community ? Contemporary New Age Architecture ? Designer landscape with every villa ? Grand Entrance
 ? Located within corporation limits ? Vaasthu Compliant ? Just 400 mtr off Palakkad main road @ Kuniamuthur
 ? Loaded with lifestyle amenities ? Overlooking the picturesque Kurichi Lake



Actual Model Villa - Dusk View



Features & Amenities*

- » Club House with Lounge
- » Park with Seating Facilities
- » Multi-Purpose Hall / Party Area with Pantry
- » Sandpit
- » Mini Theatre
- » Fully Equipped Gym
- » Indoor Games Room

» Gazebo

- » Outdoor Children's Play Area
- » Half Basket Ball Court
- » Walking Track
- » Association Room
- » Sewage Treatment Plant (STP)
- » 100% Power backup for all common areas
- » Treated water for domestic purposes
- » Intercom
- » CCTV Security across Common Areas
- » Rain Water harvesting
- » Earth Quake Resistant Structures

*Subject to approvals



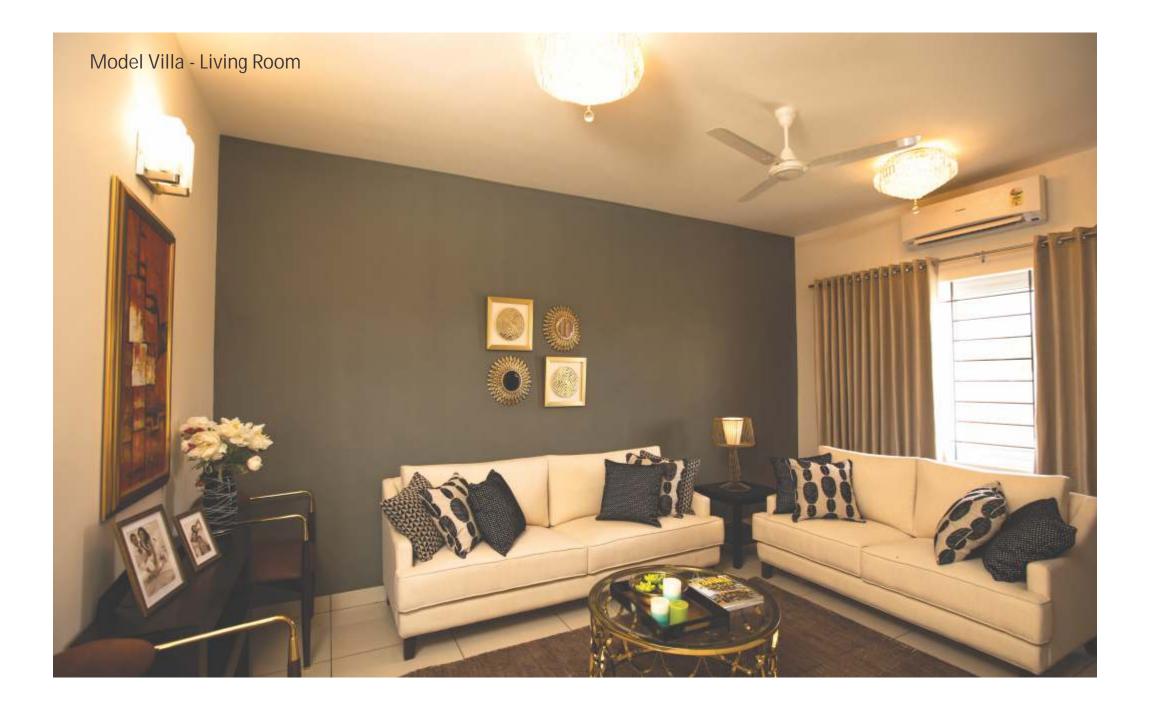


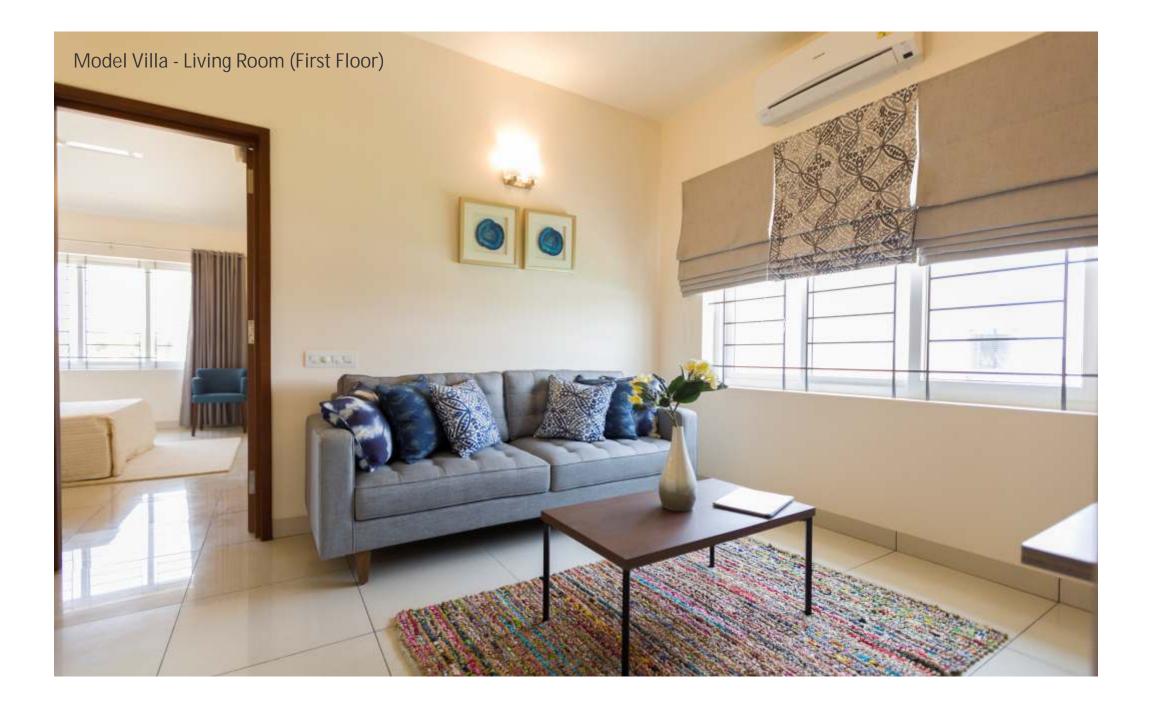


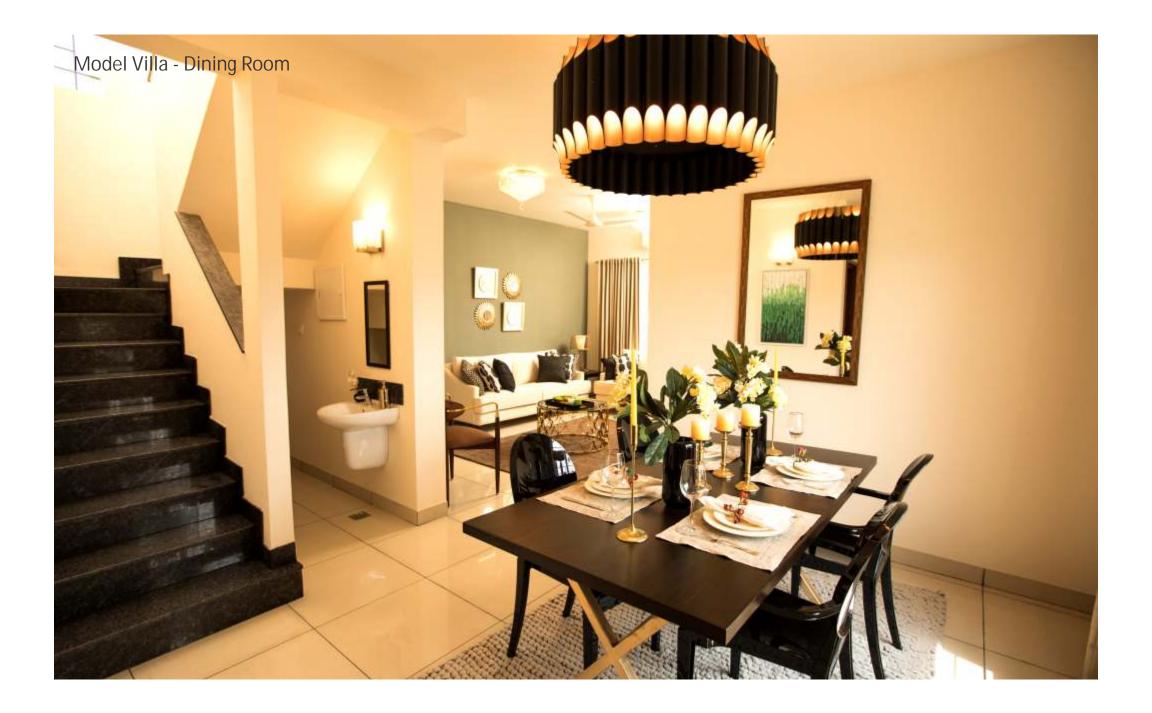




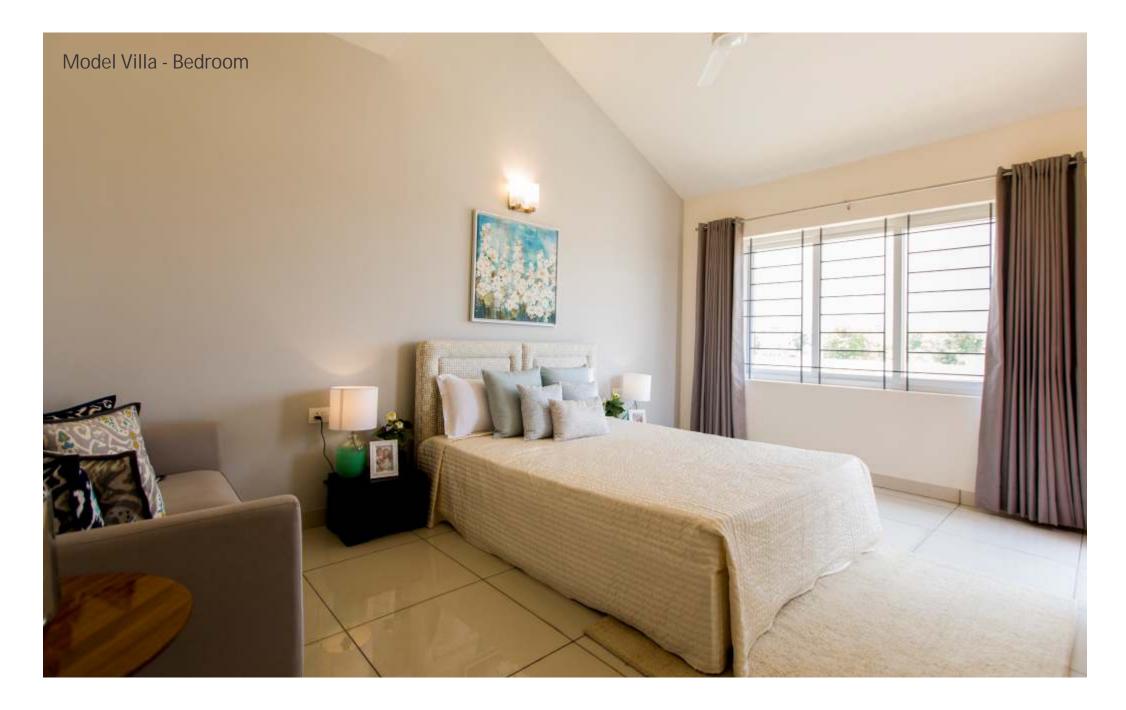




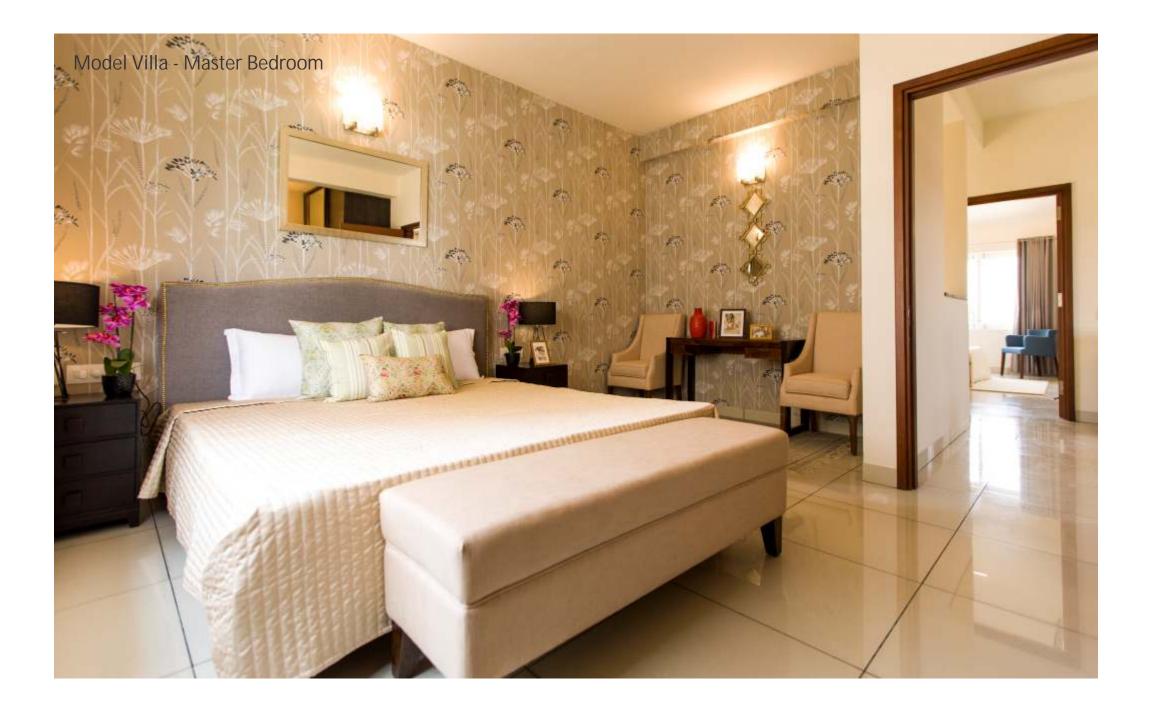












PRODUCT SUPERIORITY

- 1. Classic Mediterranean Architecture
 - a. It has been designed to give a traditional touch to the villas with sloping roofs, private gardens, spaces and serene environment
 - b. Most units have living area looking outside on to the roads
- 2. Traditional living style
 - a. A lot of concentration has been given on landscape with wide roads, greenery and play areas for kids
 - b. It has been designed to be with close knit to the neighborhoods
- 3. Open spaces/Recreational spaces
 - a. As an attempt to create a spacious product we have planned most of the open spaces towards the lake
 - b. Rear side setbacks for bigger sizes are there which can be used as a garden or for evening sit outs
- 4. Senior citizen friendly
 - a. Conscious efforts to make community senior citizen friendly having all the places as wheelchair accessible, seaters in landscape courtyards etc.
- 5. Vaastu compliant

Conscious efforts have been taken during design phase to have most of the units complying with Vaastu like

- a. Maximum units have SW bedrooms
- b. Kitchen in NW or SE corner
- 6. Covered car parks
 - a. All villas have fully covered car parks
- 7. Ventilation
 - a. We have given utmost importance to ventilation for all habitable spaces, every internal and external space is well ventilated and you will always get fresh air in all spaces
 - b. All living, dining and bedrooms are well lit with proper orientation of windows and cutouts to provide uninterrupted cross ventilation in the villas
 - c. The wide driveways in between provide a comfortable two way road maintaining privacy between opposite villas and avoid any overlooking
- 8. Secured Community
 - a. Design has been done in such a way that entry and exit of project is having security room for controlled entry and exit to project

- b. Compound wall of 7 feet height and CCTV at pivotal points across the community
- 9. No dead space
 - a. Internal spaces have been designed with zero dead space
 - b. External turns and odd plots have been designed efficiently
- 10. Interior planning

We have ensured that your house is detailed with smart, ethical, safe and friendly spaces and furniture. Thus we have defined the following to avoid any unused space

- a. Defined wardrobe locations for every unit
- b. TV position for every unit
- c. Bed location with side tables
- d. Appropriate location for Electrical layout
- 11. No crossover in living
 - a. We have tried to design in a way where living room works private without any crossover and we are able to achieve in maximum units
- 12. Privacy to bedrooms
 - a. Villas All the units have bedrooms designed in such a way that they are private and visitors in living does not directly look into bedrooms while sitting in living
- 13. Bedrooms and balconies / private terrace planning
 - a. All bedroom and private terrace are planned in such a way that they look outside onto the landscaped garden at their entrance or the road
 - b. None of the bedroom and private terrace look into small cutouts and non-ventilated spaces
 - c. Majority of the villas have walk in wardrobes for all bedrooms
 - d. All villas have private terrace on the first floor and few have rear side private garden space
 - e. Regular apartments are also provided with sit outs attached with 11 feet wide living and dinning
- 14. Premium fittings High end CP, sanitary fittings and high end door with architrave
- 15. Lake views
 - a. Project has been designed in such a way that clubhouse and landscaped open spaces are facing the lake
 - b. The lake view can also be enjoyed from maximum villa terrace and few apartments
- 16. No bedroom having dimension lesser than 10 feet.





Type A - East Facing - Ground Floor Plan

Туре	А
Villa Nos.	1 - 10
Land Area in Sft	2619 - 3348
Built-up Area in Sft	2606
Carpet Area in Sft	1968



Type A - East Facing - First Floor Plan



Type A - East Facing - Terrace Floor Plan



Type B - East Facing -Ground Floor Plan



Туре	В
Villa Nos.	77
Land Area in Sft	2963
Built-up Area in Sft	2113
Carpet Area in Sft	1654

N W K E Type B - East Facing -First Floor Plan



Type C - East Facing -Ground Floor Plan



N

Туре	С
Villa Nos.	76
Land Area in Sft	2196
Built-up Area in Sft	2092
Carpet Area in Sft	1631

Type C - East Facing -First Floor Plan



N

Type D - East Facing -Ground Floor Plan



Туре	D
Villa Nos.	75
Land Area in Sft	2629
Built-up Area in Sft	2376
Carpet Area in Sft	1821

Type D - East Facing -First Floor Plan



Type E - East Facing -Ground Floor Plan



E
74
2408
2165
1578

N * Type E - East Facing - First Floor Plan



Type E - East Facing - Terrace Floor Plan







Туре	F
Villa Nos.	19-30, 45-55, 72, 73
Land Area in Sft	1746
Built-up Area in Sft	1723
Carpet Area in Sft	1337

Туре	F
Villa Nos.	43
Land Area in Sft	1779
Built-up Area in Sft	1842
Carpet Area in Sft	1424

Type F - East Facing - Ground Floor Plan



N

Type F - East Facing - First Floor Plan



Type G - East Facing -Ground Floor Plan



Туре	G
Villa Nos.	70
Land Area in Sft	2108
Built-up Area in Sft	2209
Carpet Area in Sft	1635

N w



Type G - East Facing - First Floor Plan

Type G - East Facing - Terrace Floor Plan



Type H - East Facing -Ground Floor Plan



Туре	Н
Villa Nos.	68, 69
Land Area in Sft	2470, 2562
Built-up Area in Sft	2345
Carpet Area in Sft	1764



Type H - East Facing - First Floor Plan

Type H - East Facing - Terrace Floor Plan







Type J - North Facing -Ground Floor Plan

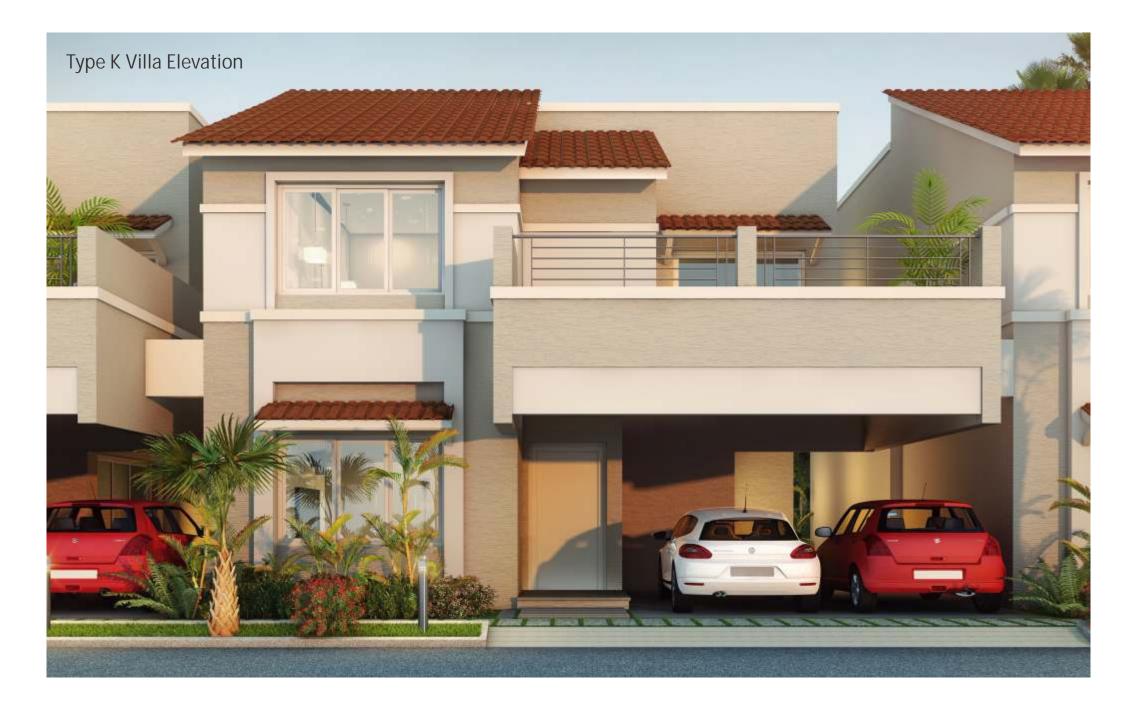
Туре	J
Villa Nos.	78 - 83
Land Area in Sft	2310 - 2959
Built-up Area in Sft	2276
Carpet Area in Sft	1675



Type J - North Facing - First Floor Plan



Quench your thirst for privacy and exclusivity.



Type K - East Facing -Ground Floor Plan

Туре	K
Villa Nos.	84-88
Land Area in Sft	2208 - 2495
Built-up Area in Sft	2277
Carpet Area in Sft	1670



Type K - East Facing - First Floor Plan



Majestic sunrises on the banks of Kurichi lake



Type L - East Facing -Ground Floor Plan



Туре	L
Villa Nos.	31-42, 56-67
Land Area in Sft	1748, 1749
Built-up Area in Sft	1723
Carpet Area in Sft	1341

Type L - East Facing - First Floor Plan







Type M - East Facing -Ground Floor Plan



Туре	М
Villa Nos.	11, 12
Land Area in Sft	2717, 2719
Built-up Area in Sft	2769
Carpet Area in Sft	2121



Type M - East Facing - First Floor Plan

Type M - East Facing - Terrace Floor Plan



N

Type N - East Facing -Ground Floor Plan

	Constantian and		PORC 165 x 1	H 73*	
	LIVING 120'x 162				
STAIR 120*× 3 56M×	GASE 403* 3.13M	Laws-U	BEDROOM 124" x 135" 3.76M x 4.08M		
			BATHROC 85° x 50° 2.60M x1.53 KITCHEN 124° x 85° 3.76M x 2.60M		and the second
ł	20" × 13"1" 3.66M × 4.00M SITOUT 136" × 3"10" 4.11M × 1.17M		3.76M x 2.60M UTILITY 107" x 36" 3.21M x 1.07M		
	GARDEN				

Ν

Туре	Ν
Villa Nos.	14
Land Area in Sft	2623
Built-up Area in Sft	2654
Carpet Area in Sft	2018

Type N - East Facing - First Floor Plan



Type N - East Facing - Terrace Floor Plan



Ņ

Type P - East Facing -Ground Floor Plan



Туре	Р
Villa Nos.	15
Land Area in Sft	2511
Built-up Area in Sft	2489
Carpet Area in Sft	1885



Type P - East Facing - First Floor Plan

Type P - East Facing - Terrace Floor Plan



Ņ

Type R - East Facing -Ground Floor Plan



Туре	R
Villa Nos.	16
Land Area in Sft	2563
Built-up Area in Sft	2557
Carpet Area in Sft	1970



Type R - East Facing - First Floor Plan

Type R - East Facing - Terrace Floor Plan



N

Type S - East Facing -Ground Floor Plan



Туре	S
Villa Nos.	18
Land Area in Sft	2328
Built-up Area in Sft	2020
Carpet Area in Sft	1492



Type S - East Facing - First Floor Plan

Type S - East Facing - Terrace Floor Plan







Villa			
-	10%		
-	40%		
-	10%		
-	10%		
-	10%		
-	15%		
-	5%		
	-		

Apartment				
Booking Advance	-	10%		
Agreement Stage	-	40%		
Foundation Stage	-	10%		
1st Floor Roof	-	5%		
2nd Floor Roof	-	5%		
3rd Floor Roof	-	5%		
4th Floor Roof	-	5%		
Brick work & Plastering	-	15%		
Handing Over	-	5%		

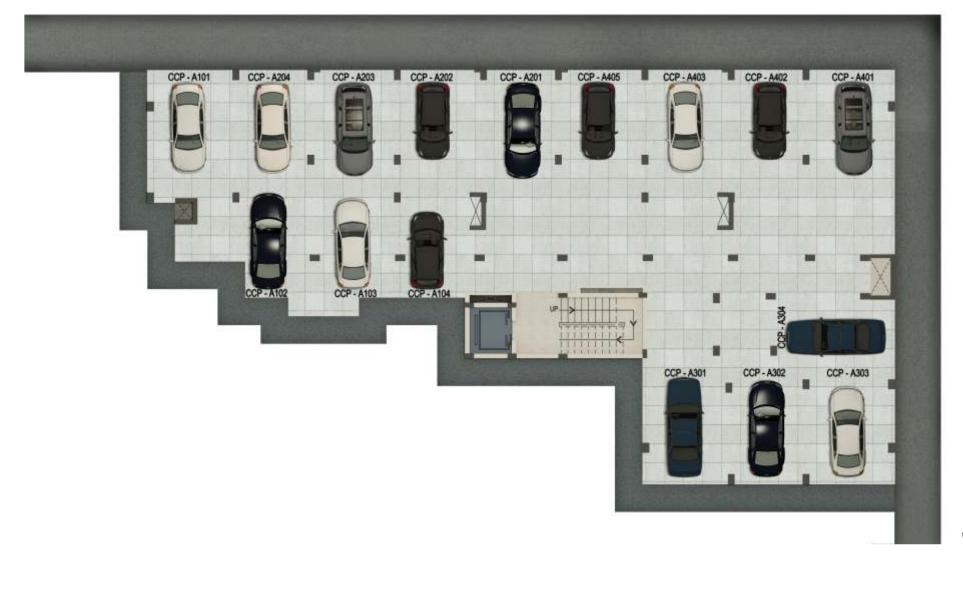


Typical Floor Plan - 2BHK Apartment



N

2 BHK Apartment - Stilt Floor Plan



N w ¥ E

Steeped in nature, yet minutes away from the heart of the city.

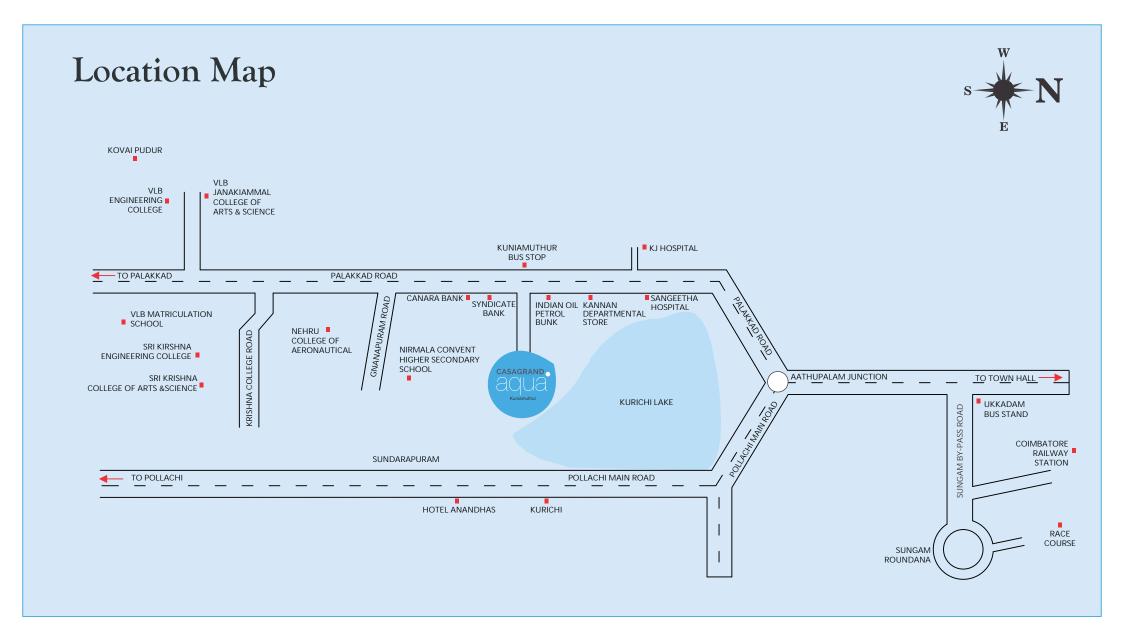


Smart 2 BHK Apartment - Area Statement

Entrance Built-up Carpet Flat No. Facing Area in Sft Area B101, 201, 301, 401 East 623 448 B102, 202, 302, 402 623 448 East B103, 203, 303, 403 630 448 East B104, 204, 304, 405 623 448 East B105, 205, 306, 406 East 623 448 B106, 207, 307, 407 623 448 West B108, 208, 308, 408 West 623 448 B109, 209, 309, 409 630 West 448 B110, 210, 310, 410 West 623 448 B111, 211, 311, 411 West 623 448



Typical Floor Plan -Smart 2BHK Apartment



Location Advantages:

The project is strategically located in Kuniamuthur which is the most rapidly developing neighborhood within the city. Located on Palakkad main road, the accessibility from the City Centre and key locations like Ukkadam, Race Course, Railway Station, R.S Puram & Avinashi Road are all within a drive of 15 – 20 Minutes from Casagrand Aqua.

- Just 400 mtrs off Palakkad Main Road & Kuniamuthur bus stop
- 10 Minutes drive from Ukkadam Junction
- 15 Minutes drive from Race Course & Railway Station
- 20 Minutes drive from Brookefields Mall, R.S Puram & Avinashi Road

Schools & Colleges Nearby:

- C S Academy International School
- Peepal Prodigy CBSE Campus
- Gedee Public School
- CMC International School
- Ashram Matriculation Higher Secondary School
- Nirmala Matha Convent Higher Secondary School
- CBM School
- TV Shekaran Memorial Matriculation Higher Secondary School
- Rukmani Kannan Vidhyalaya Matriculation Higher Secondary School

- Sri Krishna College Of Engineering & Technology
- Sri Krishna Arts & Science College
- Nehru College of Aeronautics & Applied Science
- VLB Janakiammal College of Arts & Science.
- VLB Janakiammal College of Engineering & Technology

Hospitals Nearby:

- Sree Abirami Hospital
- Sangeetha Hospital
- Sri Meenakshi Hospital
- Gowtham Hospital
- K Link Health Care
- KJ Hospital

Apart from the above, the daily neighborhood stores including Kannan Departmental Store, Pazhamuthir Nilayam, Sri Krishna Sweets, A1 Chips are located within 5 minutes reach.

CG Aqua Specifications - Villas

STRUCTURE Floors	- Ground + 1 Floor - 3 BHK & 4 BHK Villas	Living, Dining, Bedrooms	- 2 Coats of Putty, 1 Coat of Primer & 2 Coats of Premium Emulsion Paint
Structure	 RCC Framed Structure with isolated footing foundation 	Walls Exterior	 1 Coat of Primer and 2 Coats of Weather Proof External Emulsion Paint
	- Blocks neatly finished with Cement Plastering	Grills / Railings	- Zinc chromite non corrosive primer with enamel paint
	 Designed as Earthquake resistant structure - Seismic Zone III 	BATHROOMS	
	- Floor to Floor height will be maintained	Wall Dado	- Wall Tiles upto 7' Height
	at 3 Meters - Anti-termite treatment will be provided	Inner Pipe Lines	 Concealed CPVC Pipe Lines for hot and cold water
			- UPVC for other plumbing Lines
FLOORING			PVC Line for under ground drainage
Living & Dining	- 2 x 2 Vitrified Tiles (600mm x 600mm)	Sanitary & CP Fittings	- Leading good quality brands
Kitchen	- 2 x 2 Vitrified Tiles (600mm x 600mm)	Others	- Provision for Exhaust will be provided in
Bedrooms	- 2 x 2 Vitrified Tiles (600mm x 600mm)		all bathrooms
Toilets	- Anti-skid Ceramic tile		- Provision for Solar Water Heater on Terrace
Open Terrace - 2nd Floor	- Pressed clay tile		(Plumbing & Electrical Only)
Utility	- Anti-skid Ceramic / Natural Stone		- No Provision for Geyser inside the bathrooms
Car Park	- Parking Tiles / Anti-Skid ceramic tile	DOORS	
	Flooring	Main Door	- Seasoned Wood Frame with Designer Moulded
Balcony & Open Terrace	- Anti-skid Ceramic Tile		Shutter of 7' height with leading good quality
Staircase	- Granite Flooring		brand locks, handles, tower bolts & door stopper
WALL & CEILING FINISHE	S	Bedroom Doors	- 7' High - Seasoned Wood Frame with Plain
Ceiling in all rooms	- 2 Coats of Putty, 1 Coat of Primer & 2 Coats of Premium Emulsion Paint		Moulded door (or) Fiberglass reinforced (FRP) Door Frame & shutters with leading good quality brand locks, handles, & door stopper

	Bathroom Doors	-	7' High - Seasoned Wood Frame with Moulded door shutter with Waterproof enamel finish on the inner side (or) Fiberglass reinforced (FRP) Door Frame & shutters - Waterproof
	Balcony, Head Room & Utility	-	7' High - Seasoned Wood Frame with Moulded door shutter (or) Fiberglass reinforced (FRP) Door Frame & shutters - Waterproof
	WINDOWS		
	Windows	-	UPVC Windows with see-through Plain Glass & MS Safety grill,
	French Doors / Windows	-	UPVC with see-through Plain Glass & MS Safety grill (or) Toughened Glass and without Grills
ш	Ventilators	-	UPVC with Suitable louvered Glass Panels & MS Safety grill
ý	ELECTRICAL FIXTURES & FITTING	S	
I	Power Supply	-	3 Phase Power supply will be provided
	Cables / Wires	-	Leading good quality brand -Fire Retardant
	Modular Switches & Sockets	-	Leading good quality brand
	MCB, ELCB and DB -		Leading good quality brand



Water Purifier

Power Backup

- Split AC Points will be provided for Master & Ground Floor Bed Room (Electrical & Core-Cutting provision Only)

Note: Does not involve any Copper / Drain Piping

- Only Electrical provision and Opening for Chimney in Kitchen
- Electrical provision and Water inlet in Kitchen
- Electrical Provision for Domestic UPS (Wiring & Conduit Provision Only)
- Provision will be given in Ground floor Living room
- DTH / TV Point will be given in Living & Master Bedroom
- Suitable External hard / soft Landscaping as per Architect's Plan

Intercom Point

DTH / TV Points

Landscaping

CG Aqua Specifications - Apartments

	STRUCTURE Floors - Stilt + 4 Floors			Living, Dining, Bedrooms	 2 Coats of Putty, 1 Coat of Primer & 2 Coats of Emulsion Paint
	FIOORS	- Stilt + 4 Floors		Utility Area	- Utility Walls will be finished with
	Structure	 RCC Framed Structure with isolated footing foundation 			Glazed Ceramic Tiles upto 4' from FFL
		- Blocks neatly finished with Cement Plastering		Walls Exterior	 1 Coat of Primer and 2 Coats of Weather Proof External Emulsion Paint
		 Designed as Earthquake resistant structure — Seismic Zone III 		Grills / Railings	 Zinc chromite non corrosive primer with enamel paint
		- Floor to Floor height will be maintained at 3 Meters	,∆ ⊡==:	KITCHEN	chunici punt
	FLOORING	- Anti-termite treatment will be provided		Counter Top	 Polished black granite slab of 600mm width @ 860mm height from the finished floor level
	Living & Dining	- 2x2 Vitrified Tiles (600mm x 600mm)		Wall Dado	- Wall Tiles for 600mm Height from Counter To
	Kitchen	- 2x2 Vitrified Tiles (600mm x 600mm)		Others	 Provision for Chimney (Electrical & Opening for Exhaust only) Provision for Water Purifier
	Bedrooms	- 2x2 Vitrified Tiles (600mm x 600mm)			
	Toilets	- Anti-skid Ceramic tile			(Electrical & Water Inlet Only)
	Balcony & Utility	- Anti-skid Ceramic tile		-	SS Sink with Sink Faucet — Cold Water Only
	Common Areas	- Anti-skid Ceramic tile		BATHROOMS	
	Staircase	- Granite Flooring with MS Hand rails		Wall Dado	- Wall Tiles up to 2100mm Height from Finished Floor Level (FFL)
	Terrace Floor	- Pressed clay tile		Inner Pipe Lines	- Concealed CPVC Pipe Lines for hot &
	WALL & CEILING PAINT FINISHES			L · · ·	cold water
	Ceiling in all rooms	 2 Coats of Putty, 1 Coat of Primer & 2 Coats of Emulsion Paint 			UPVC for other plumbing Lines PVC Line for underground drainage

0	Leading good quality brands
-	Provision for Exhaust will be provided in all bathrooms
-	Electrical Provision for Geyser will be provided in all the bathrooms
-	Seasoned Wood Frame with Designer Moulded Shutter of 7' height with leading good quality brand locks, handles, tower bolts & door stopper
- cors	7' High - Plain Moulded Skin doors (or) Fiberglass reinforced (FRP) Doors
)oors -	7 High - Chemically Treated Doors with Water Proof Enamel Finish (or) Fiberglass reinforced (FRP) Doors - Waterproof
-	UPVC/Aluminium Windows with see-through Plain Glass & MS safety grill
rs -	UPVC/Aluminium Frame & Shutters with Toughened Glass without Grills (or) UPVC/Aluminium Frame & Shutters with Plain Glass and MS Safety Grills
-	UPVC/Aluminium frames with Suitable louvered Glass Panels
	- oors -)oors - rs -

ġ	ELECTRICAL FIXTURES & FITTINGS					
ſ	Power Supply	-	Three Phase Power supply will be provided			
	Cables / Wires	-	Leading good quality brand - Fire Retardant			
	Modular Switches & Sockets	-	Leading good quality brand			
	MCB, ELCB and DB	-	Leading good quality brand			
*	ADDITIONAL FEATURES					
	Air Conditioner Points	-	Split AC Points will be provided for Master Bedroom Only (Electrical & Core-Cutting Only) - Does not involve any Copper Piping			
	Power Backup	-	Electrical Provision for Domestic UPS (Wiring & Conduit Provision Only)			
	Intercom Point	-	Provision will be given in Living room			
	DTH / TV Points	-	Multi-DTH point will be given in Living room (Cable laid from Terrace with Concealed conduits)			

Awards



Developer of the Year Residential - 2015-16 Realty Fact



Most Admired Project in Southern Region - 2014 Casagrand Arena Worldwide Achievers



Luxury Project of the Year - 2015-16 Casagrand Aldea Realty Fact



Excellence in Customer Engagement - 2014 CEF



Best Archived Project Casagrand Aldea CIDC Vlshwakarma Award 2016



Real Estate Developer of the Year - 2013 Brands Academy



Best Realty Brand - 2015 Economic Times



Top 50 Brands i n Chennal - 2013 Paul Writer Magazine



Creative Real Estate Company - 2013 Paul Writer Magazine



Marketer of the Year - 2013 Realty Plus Magazine



Recognition Distinguished Design Awards Casagrand Pallaglo



Recognition Distinguished Design Awards Casagrand ECR14





Dear Customer, An exciting partnership is in the offing and we would like you to be a part of it. Refer your friend, colleague or family to a Casagrand home and stand to earn financial rewards for your efforts. After all, who knows our homes better than you, partner?

To refer, call 73051 00900 referral@casagrand.co.in I www.cgreferral.com



Corporate Office:

NPL Devi, New # 111, Old # 59, L.B. Road, Thiruvanmiyur, Chennai - 600 041. Ph: +91-44-4411 1111 Mob: 98848 30000/2/4 Fax: +91-44-4315 0512

Coimbatore Office:

Sri Dwaraka, No. 1-A, B.R. Nagar Main Road, Singanallur Post, Coimbatore - 641 005. Ph: +91-422-4411 111

Bengaluru Office:

Salma Bizhouse, 34/1, 4th Floor, Meanee Avenue Road, Opp. Lakeside Hospital, Ulsoor Lake, Bengaluru - 560 042. Ph: +91-80-4666 8666 Dubai Office:

4th Floor, Block-B, Business Village, Dubai, United Arab Emirates, PO Box. 183125 Ph: +971 565302759

www.casagrand.co.in

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery show flat (the materials), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representations, pictures, photographs and drawings contained in the materials are artists' impressions only and not representations of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations or the time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and purchase agreement shall form the materials and the developer or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. Measurements for all rooms are infect, inches and meters.