

**CASAGRAN**  
**MIR**   
Mannivakkam





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.

Elevation view





# CASAGRAN MIRO

Mannivakkam

## Big reasons to buy

- 384 lifestyle apartments spread across 5.13 acres
- Stilt + 4 design structure
- Luxury 2 & 3 BHK apartments from 618 sft to 1389 sft
- Smartly planned design with zero dead space and abundant ventilation
- Vaastu compliant
- Lifestyle amenities like gym, clubhouse, swimming pool, multipurpose hall, etc.
- Located close to prominent schools, colleges, hospitals and industries

Yoga room



Kids' play area



Gym



Indoor games room



### Amenities

- Gymnasium
- Indoor games room
- Kids' play area
- Video games room
- Yoga room
- Party hall
- AV room
- Association room
- Swimming pool
- Toddlers' pool
- Outdoor children's play area
- Half basketball court
- Badminton court
- Landscape parks with seating
- Walking and jogging track
- Creche

Living room







Bedroom



# PRODUCT SUPERIORITY

## 1. Community design

- a. It has been designed to build a community with activity driven open spaces and community social interactions
- b. The design has 4 large open to sky courtyards, which invite people to use these spaces for social interactions
- c. Social interactions are also facilitated with the location of the clubhouse as everybody has to walk through green open courtyards to access it

## 2. Podium concept

- a. The community sits on a landscaped podium at the first level with swimming pool and clubhouse in the center
- b. It is the only project with landscaped open spaces and undisturbed views around

## 3. It is one of the biggest projects in the area from a renowned builder with all basic amenities and a wide range of sizes catering to the market.

## 4. Vaastu compliant

Conscious efforts have been taken during design phase to have most of the units Vaastu compliant and we have achieved the following:

- a. Maximum units have SW bedrooms
- b. Minimum units have north facing headboards
- c. Minimum units have SW entrance
- d. Minimum units have NE, SW toilets and kitchen

## 5. Central open spaces

- a. A lot of open spaces are provided in the community with play grounds in OSR at the entrance and 4 courtyards
- b. Apart from these activities, it also provides a lot of green space for the community and has seating arrangements to enjoy the evening

## 6. Ventilation

Utmost importance has been given to ventilation for all habitable spaces. All internal and external spaces are well ventilated and you will always get fresh air in all spaces.

## 7. Secure community

- a. Controlled entry to and exit from the community with security cabins located at the entrance
- b. Beam sensors along the compound wall will act as a burglar alarm for any intrusion through these walls

## 8. No dead space

- a. Internal spaces have been designed with zero dead space
- b. All the external spaces have been utilized with proper allocation of car parks and meter rooms for various purposes

## 9. Efficiency of plans

Efficiency of plans has been given main importance during design phase and we have managed to keep common areas to only 21% from saleable area to plinth.

## 10. Interior planning

Interior detailing for each apartment is done to help customer furnish house as per plans shown in brochure with:

- a. Defined wardrobe locations for every unit
- b. TV position for every unit
- c. Bed location with side tables
- d. Electrical layout

## 11. Privacy to bedrooms

Maximum units have bedrooms designed in such a way that they are private and visitors sitting in living do not directly look into bedrooms.

## 12. Common washroom

As per customer feedback, we have provided common washroom for the guest, which also helps you maintain your privacy.

## 13. Bedrooms and balconies planning

- a. All bedrooms and balconies are planned in such a way that they either look outside or at the internal courtyards, making every bedroom suitable for good views and ventilation
- b. None of the bedrooms and balconies look into small cutouts and non-ventilated spaces

## 14. Kitchen space planning

Sink with drain board has been shifted to utility to give more working counter space in kitchen.

## 15. Planning for ODU locations

Thoughtfully planned and created spaces for placing ODUs of ACs so that this area is accessible for service and no AC will be seen on building façade as it will be hidden within its ODU space. You can refer ODU space in any plan as a reference.

## 16. Well lit and ventilated corridors

All the corridors are well lit and ventilated from either ends or intermediate cutouts, so that there will not be any requirement for lighting corridors during the day.

## 17. No balconies look into each other.

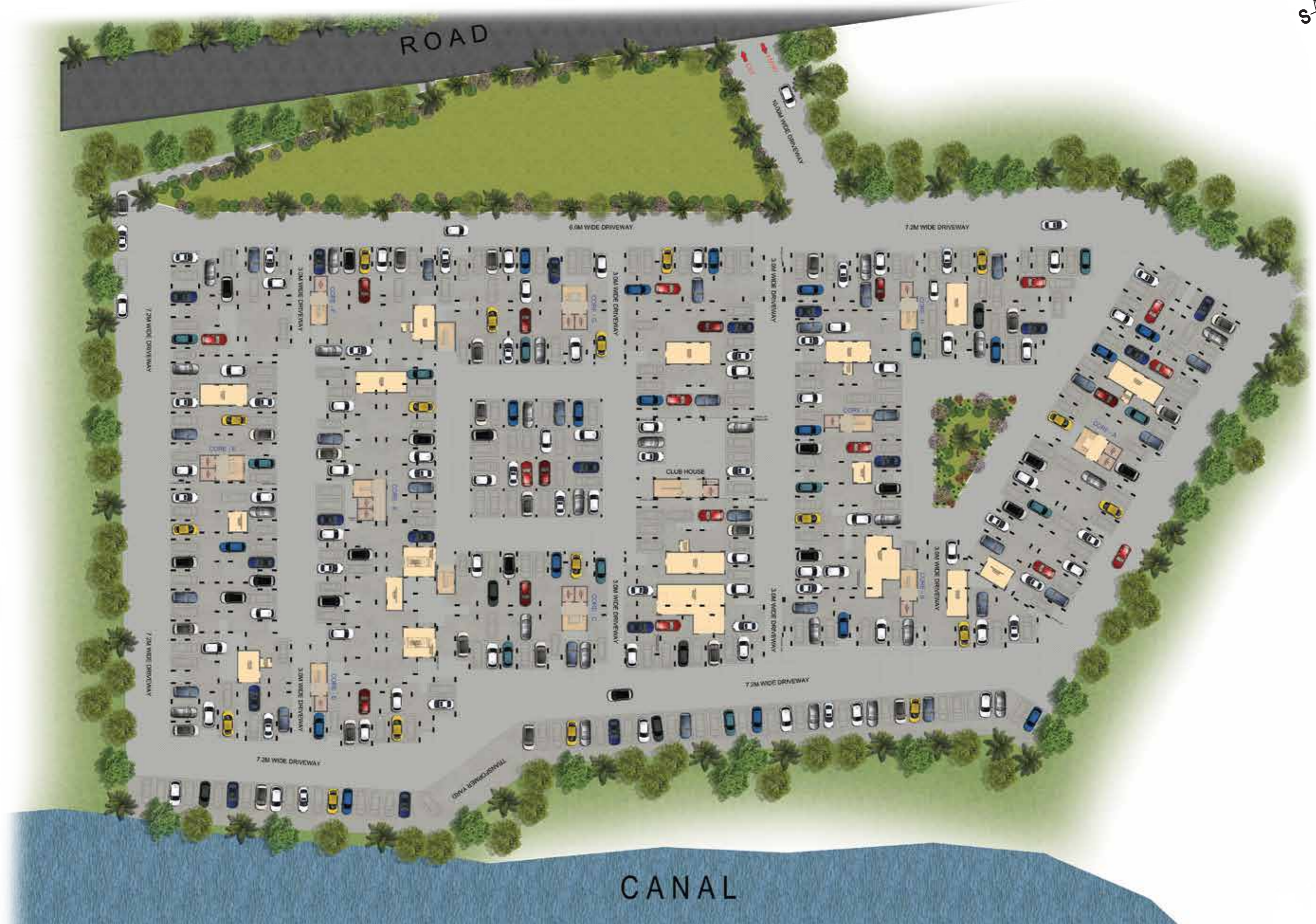
## 18. All balconies are of 5 feet size and can be furnished and used for enjoying the evenings.

## 19. Canal view apartments

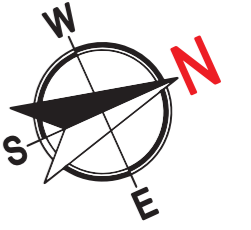
Project has been designed with a 15m setback from the canal to offer these units unobstructed views with good ventilation and light.

## 20. The community is well equipped with recreational activity spaces and amenities. It has 15 amenities for your healthy lifestyle after a tiring day.

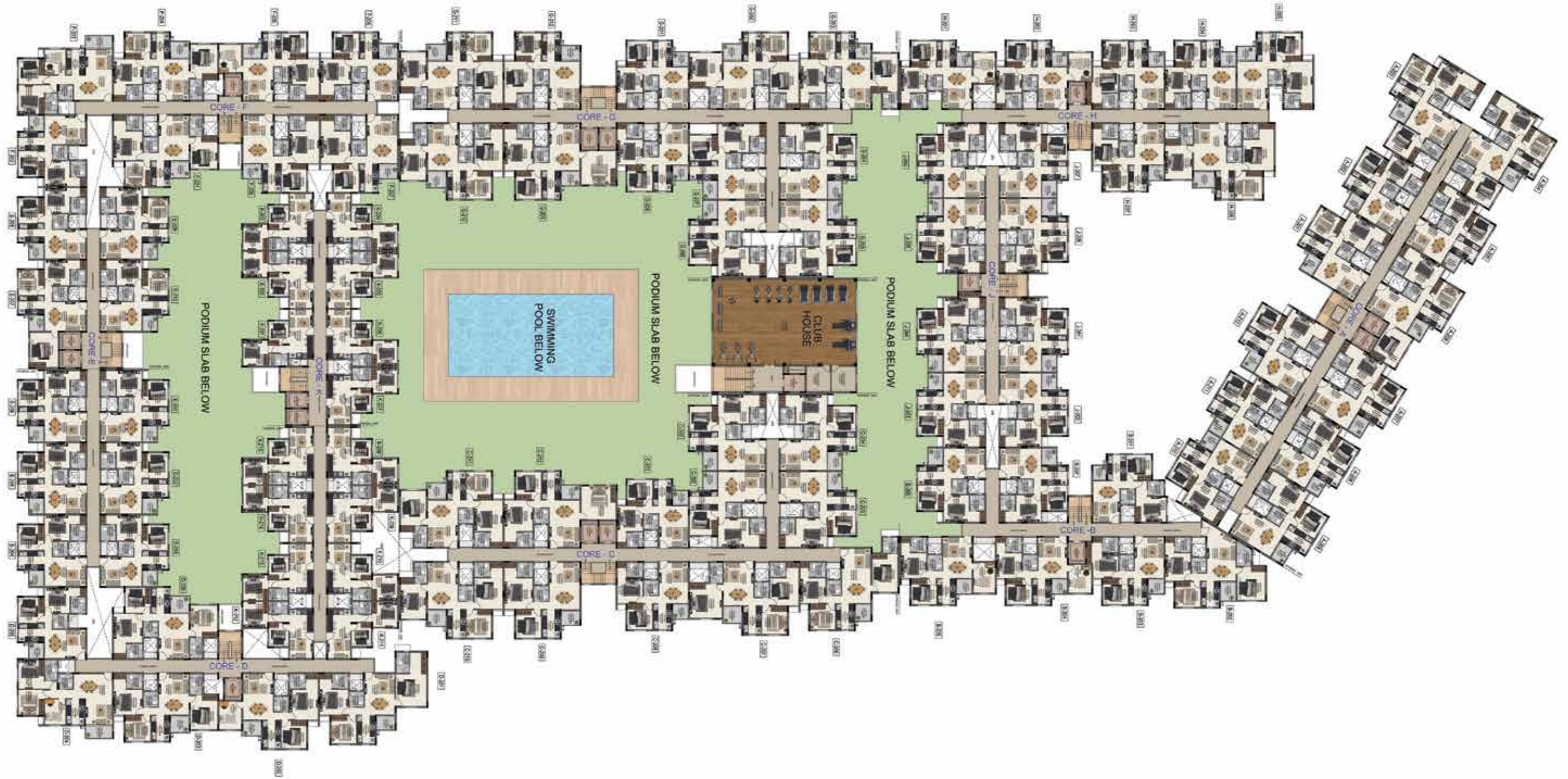
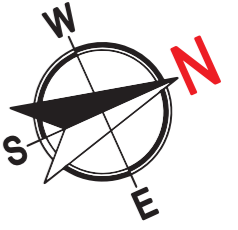
## 21. No bedroom is less than 10 feet in dimension.



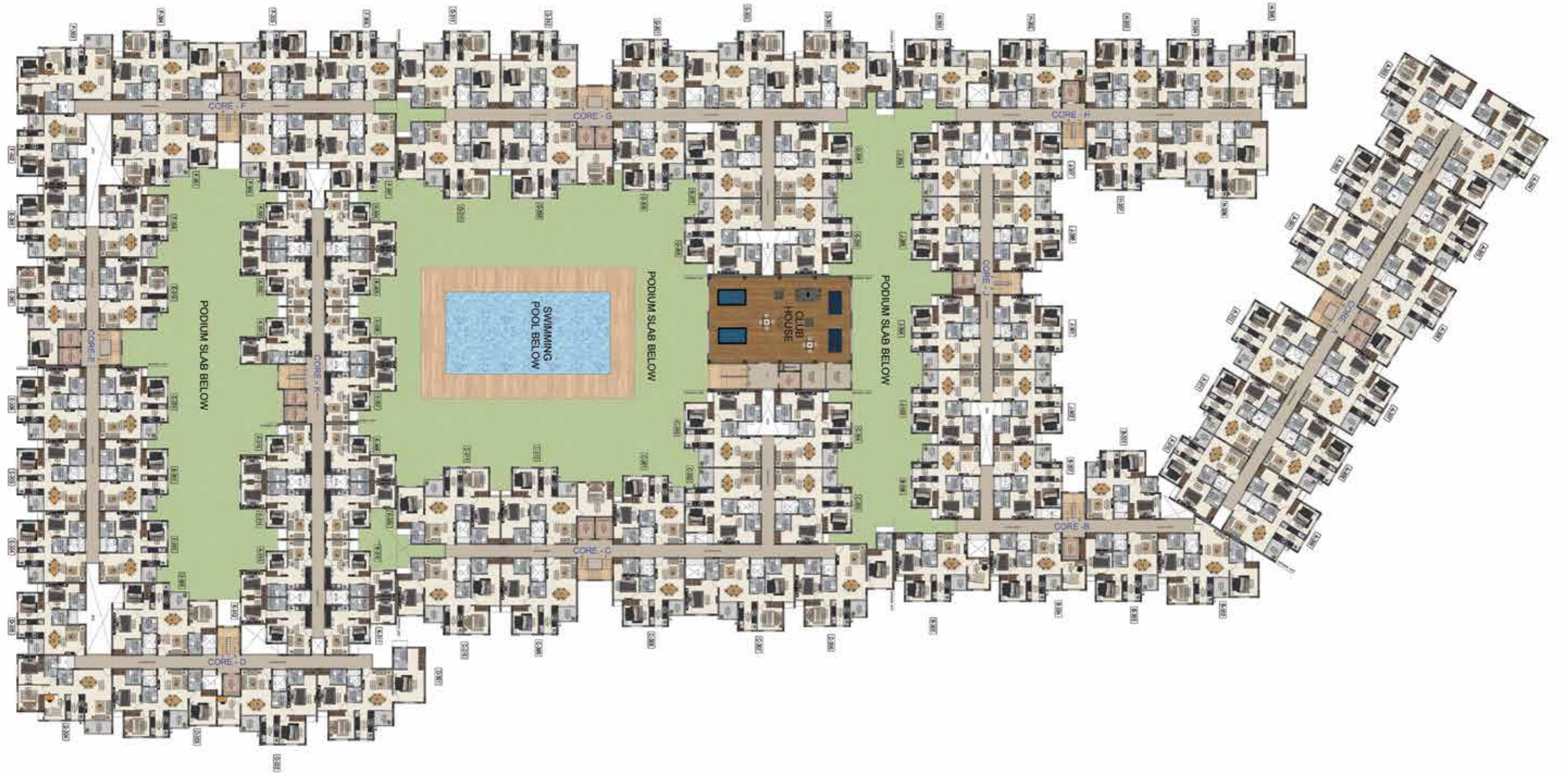
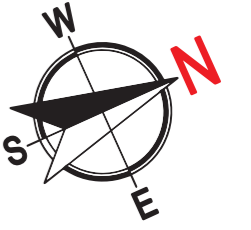
First Floor Plan



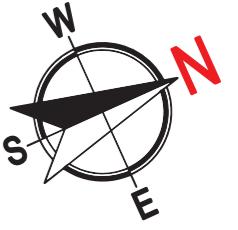
Second Floor Plan



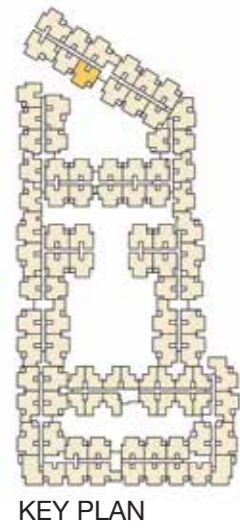
Third Floor Plan



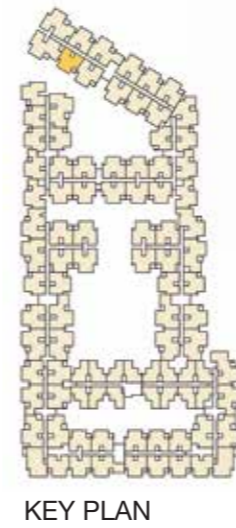
Fourth Floor Plan



Type : 2 BHK + 2T  
 Built-up Area : 1025 sft  
 Carpet Area : 696 sft  
 Unit No. : A101, A201, A301, A401

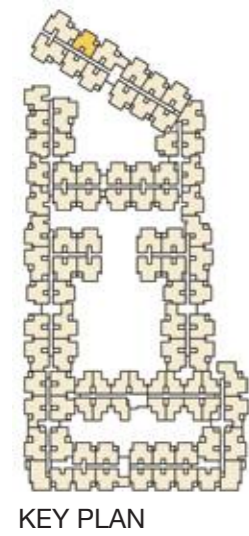


Type : 2 BHK + 2T  
 Built-up Area : 877 sft  
 Carpet Area : 595 sft  
 Unit No. : A102, A202, A302, A402

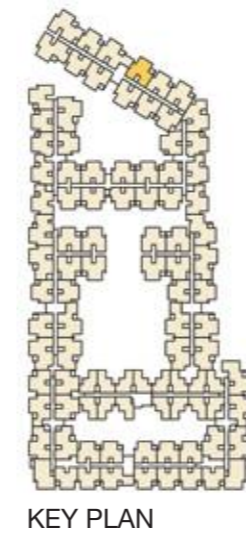
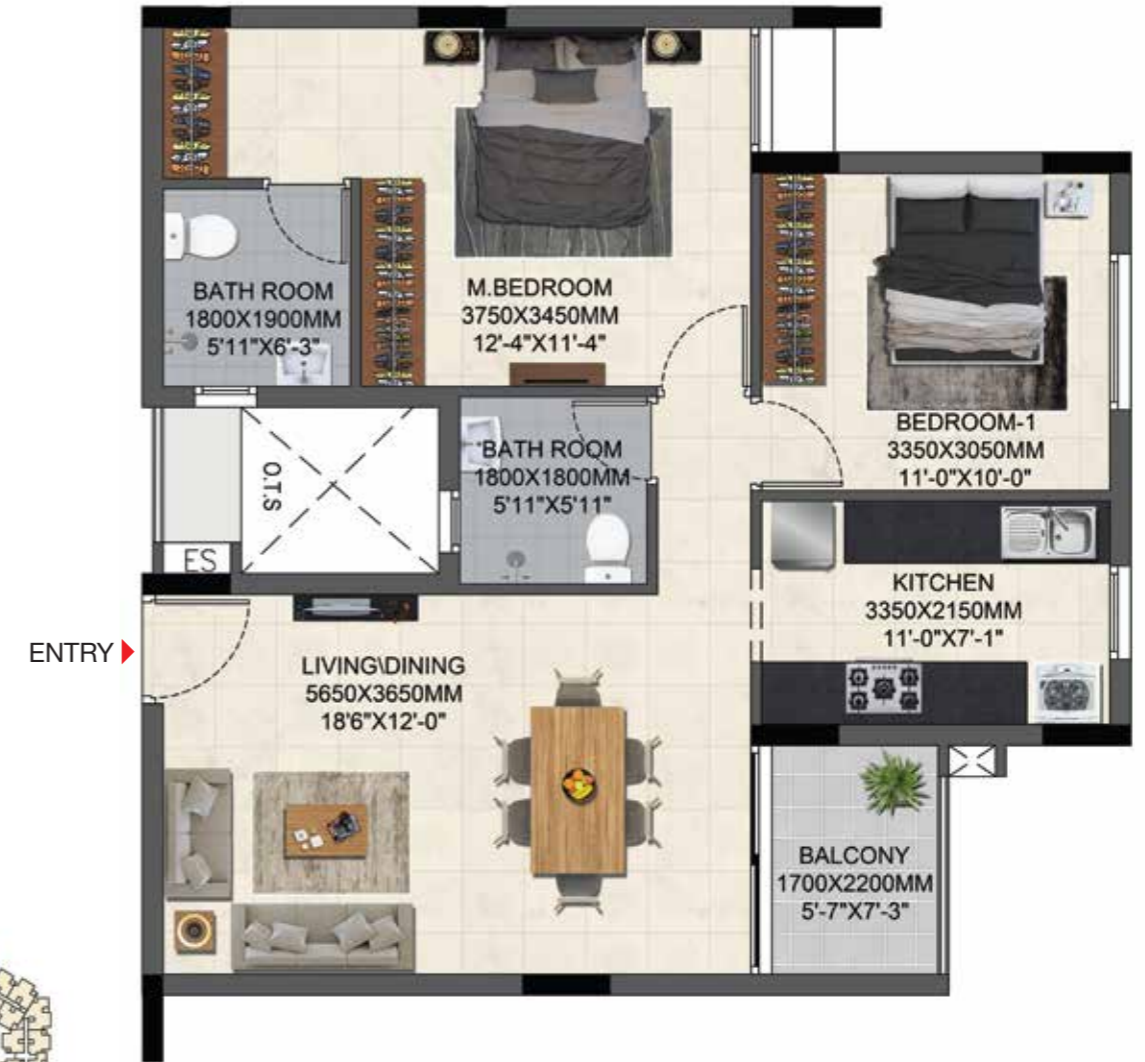




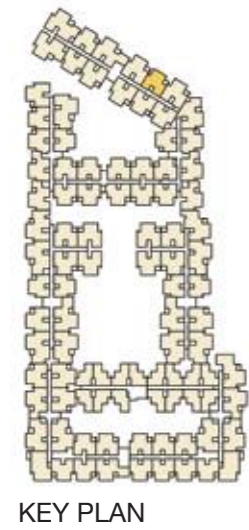
Type : 2 BHK + 2T  
 Built-up Area : 877 sft  
 Carpet Area : 595 sft  
 Unit No. : A105, A205, A305, A405



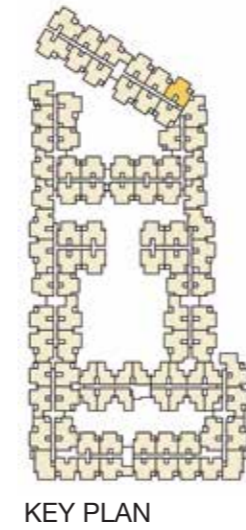
Type : 2 BHK + 2T  
 Built-up Area : 1022 sft  
 Carpet Area : 696 sft  
 Unit No. : A107, A207, A307, A407



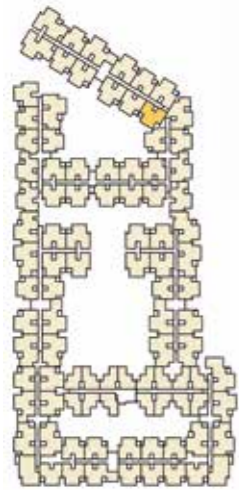
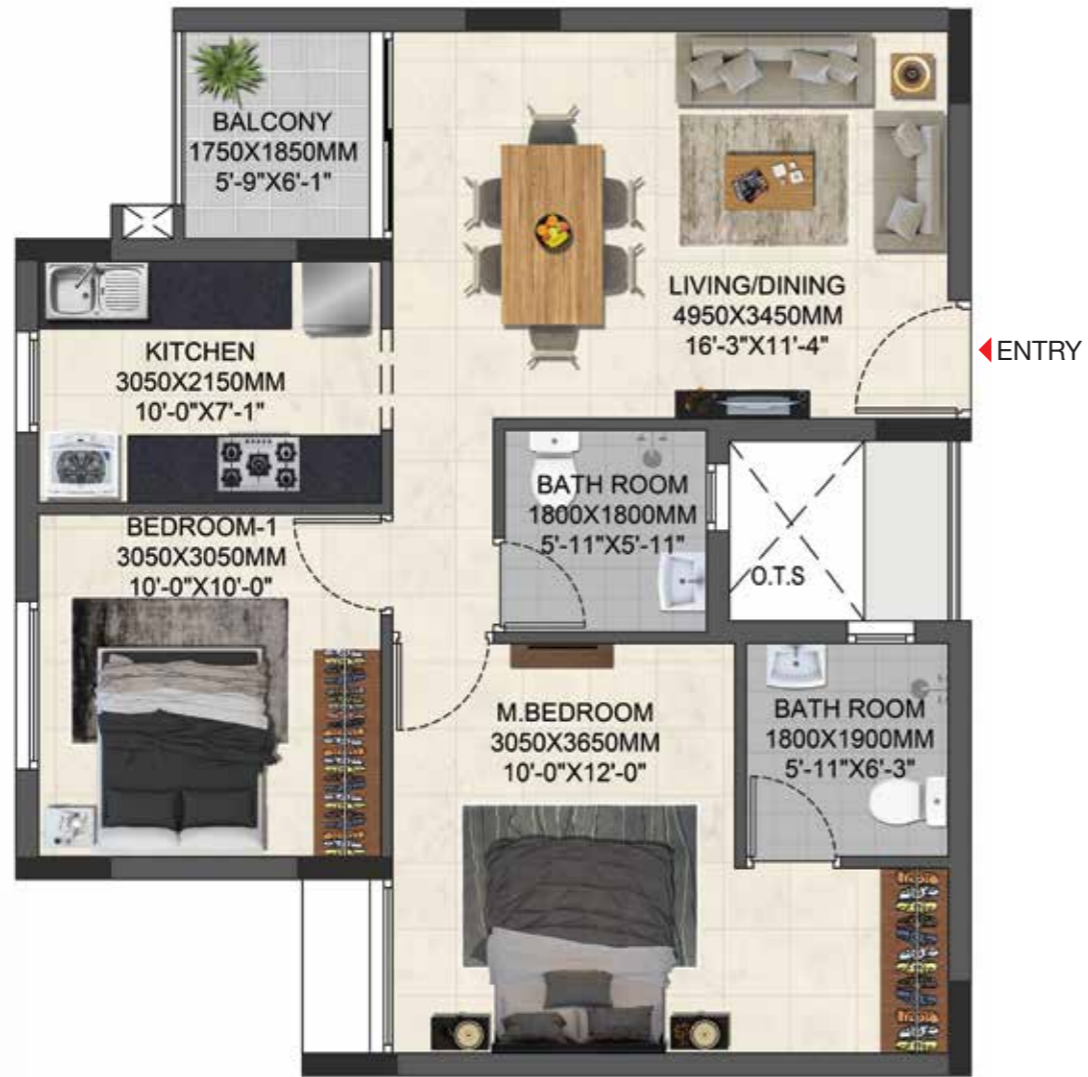
Type : 2 BHK + 2T  
 Built-up Area : 874 sft  
 Carpet Area : 595 sft  
 Unit No. : A108, A208, A308, A408



Type : 2 BHK + 2T  
 Built-up Area : 1025 sft  
 Carpet Area : 696 sft  
 Unit No. : A109, A209, A309, A409



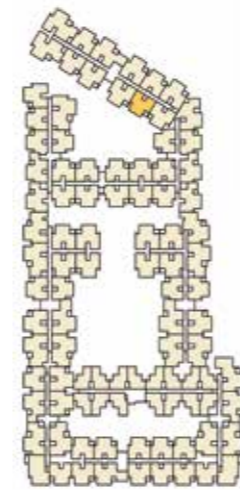
Type : 2 BHK + 2T  
 Built-up Area : 919 sft  
 Carpet Area : 625 sft  
 Unit No. : A110, A210, A310, A410



KEY PLAN



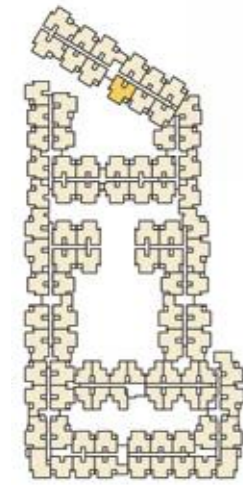
Type : 2 BHK + 2T  
 Built-up Area : 873 sft  
 Carpet Area : 595 sft  
 Unit No. : A111, A211, A311, A411



KEY PLAN



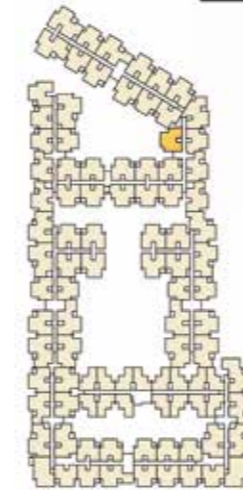
Type : 2 BHK + 2T  
 Built-up Area : 1025 sft  
 Carpet Area : 696 sft  
 Unit No. : A112, A212, A312, A412



KEY PLAN



Type : 2 BHK + 2T  
 Built-up Area : 894 sft  
 Carpet Area : 604 sft  
 Unit No. : B101, B201, B301, B401

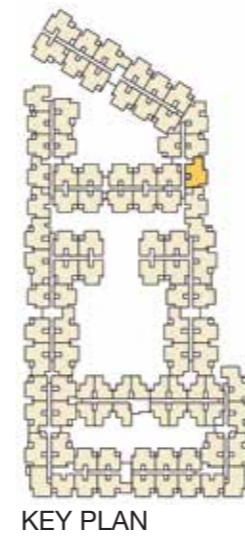
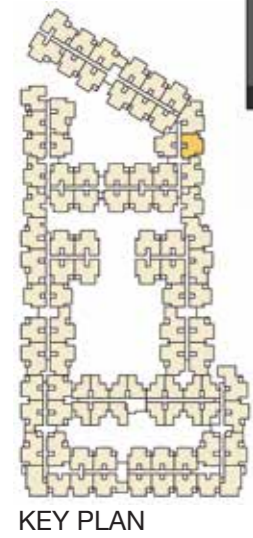
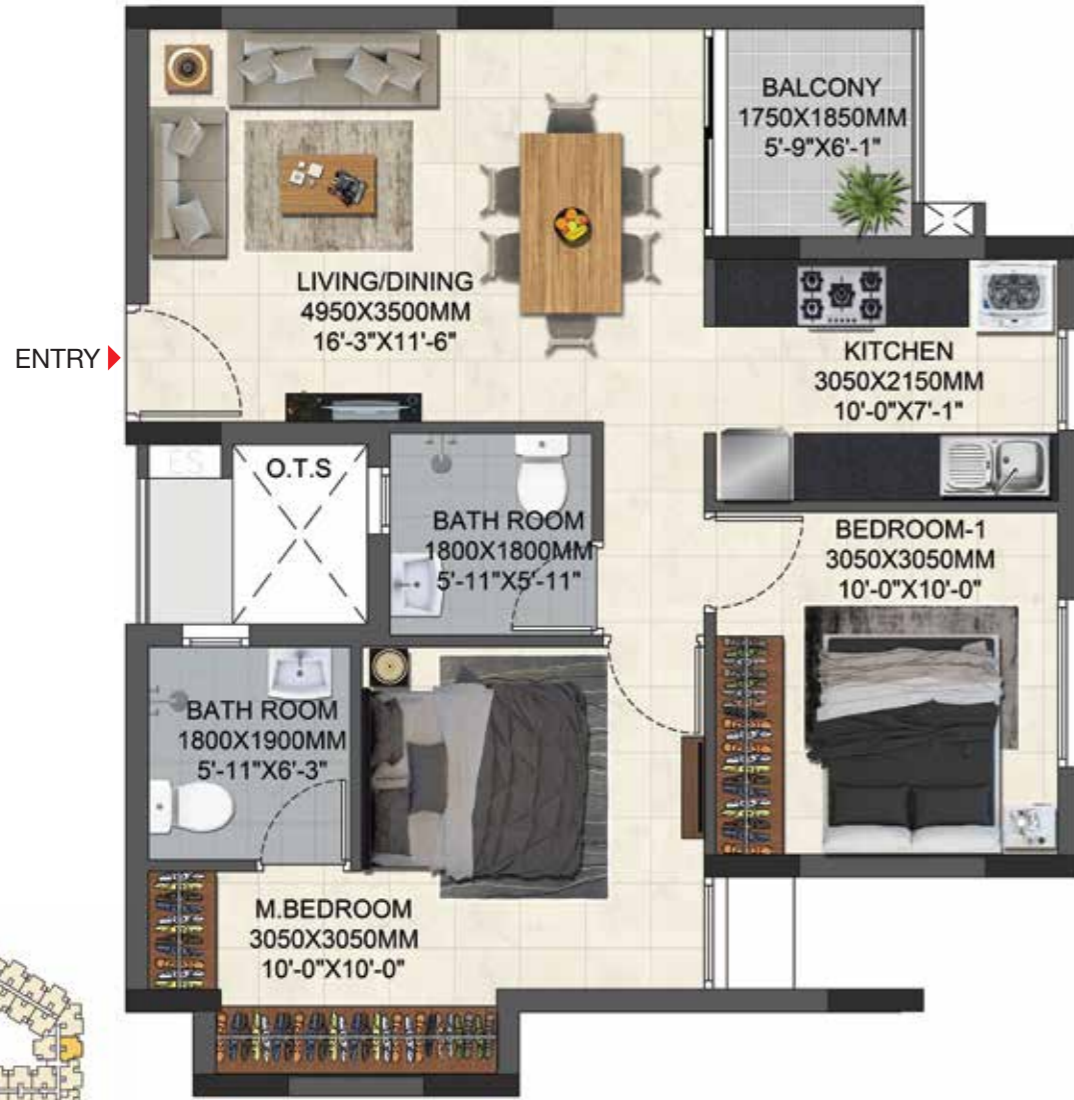


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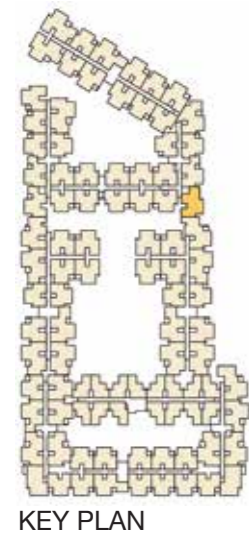


Type : 2 BHK + 2T  
 Built-up Area : 907 sft  
 Carpet Area : 615 sft  
 Unit No. : B103, B203, B303, B403

Type : 2 BHK + S + 2T  
 Built-up Area : 1032 sft  
 Carpet Area : 699 sft  
 Unit No. : B104, B204, B304, B404



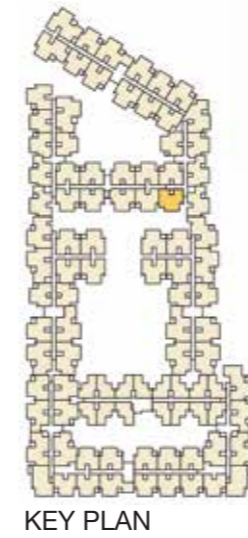
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 Built-up Area : 1050 sft  
 Carpet Area : 701 sft  
 Unit No. : B105, B205, B305, B405



KEY PLAN



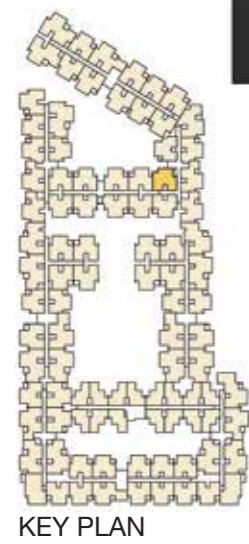
Type : 2 BHK + 2T  
 Built-up Area : 909 sft  
 Carpet Area : 614 sft  
 Unit No. : B106, B206, B306, B406



KEY PLAN



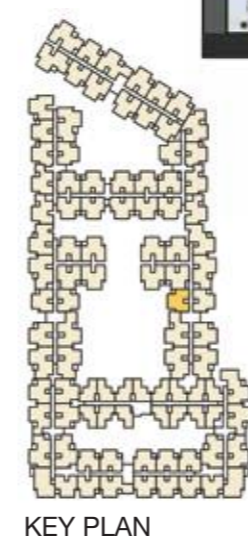
Type : 2 BHK + 2T  
 Built-up Area : 909 sft  
 Carpet Area : 614 sft  
 Unit No. : B107, B207, B307, B407



KEY PLAN



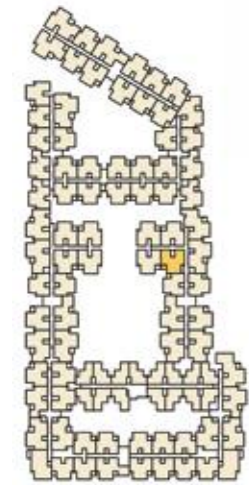
Type : 2 BHK + 2T  
 Built-up Area : 880 sft  
 Carpet Area : 595 sft  
 Unit No. : C101, C201, C301, C401



KEY PLAN



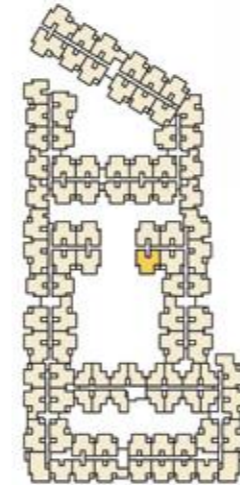
Type : 2 BHK + 2T  
 Built-up Area : 1017 sft  
 Carpet Area : 696 sft  
 Unit No. : C102, C202, C302, C402



KEY PLAN



Type : 2 BHK + 2T  
 Built-up Area : 1038 sft  
 Carpet Area : 696 sft  
 Unit No. : C103, C203, C303

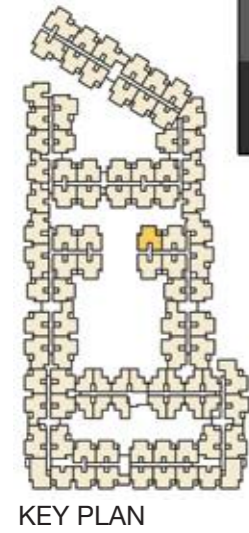


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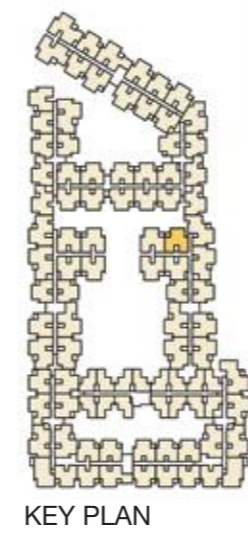
Type : 2 BHK + 2T  
 Built-up Area : 1038 sft  
 Carpet Area : 696 sft  
 Unit No. : C104, C204, C304



KEY PLAN



Type : 2 BHK + 2T  
 Built-up Area : 1023 sft  
 Carpet Area : 696 sft  
 Unit No. : C105, C205, C305, C405

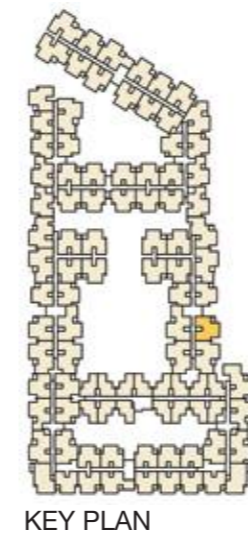
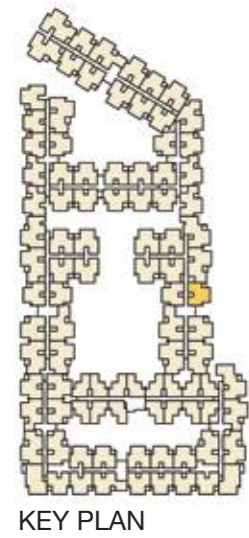
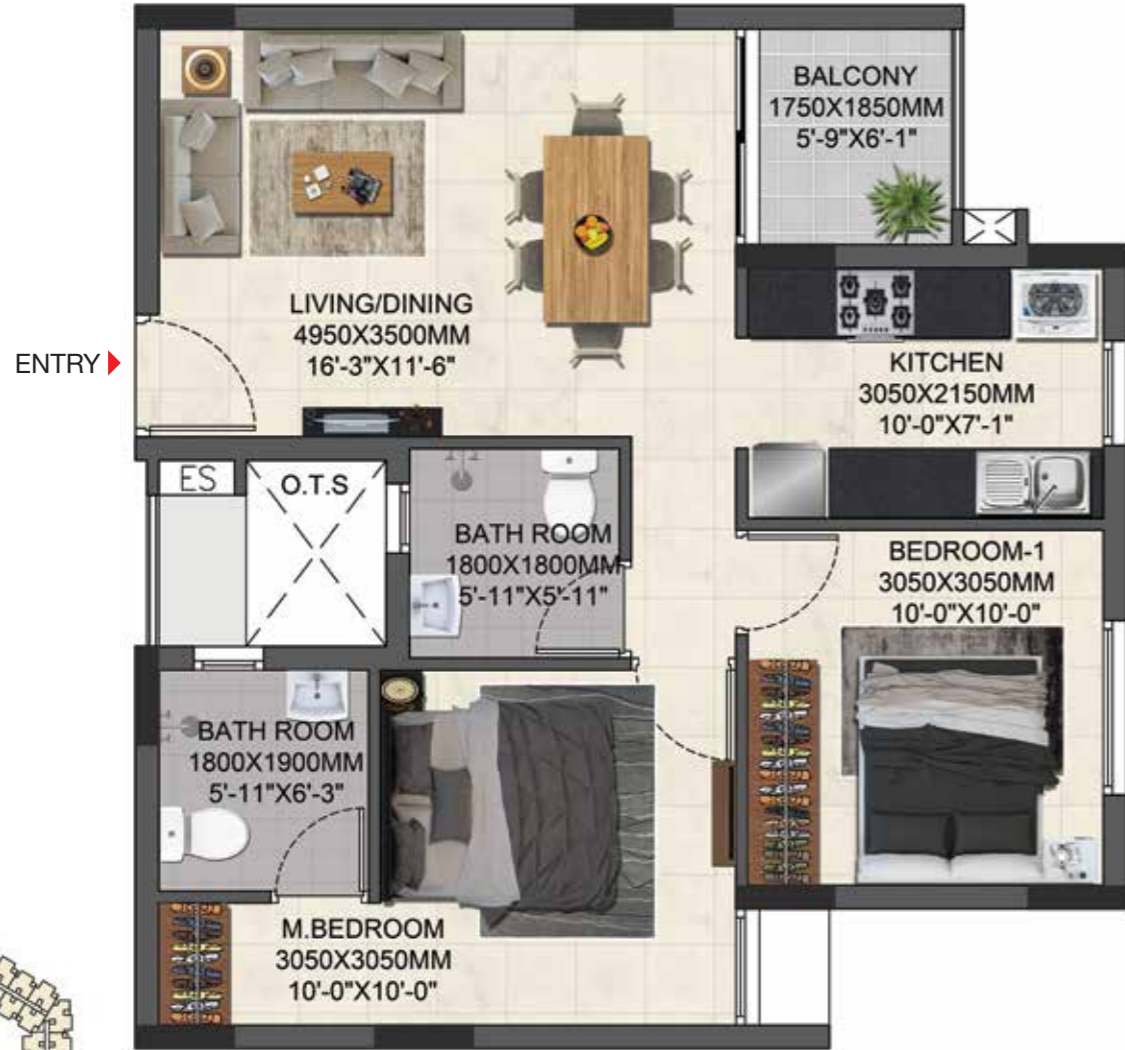


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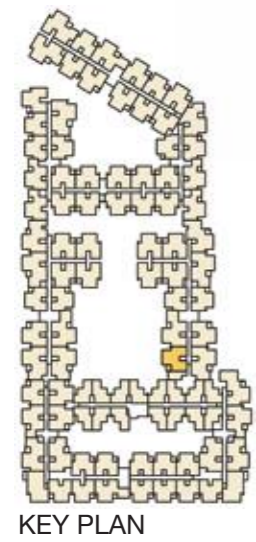


Type : 2 BHK + 2T  
 Built-up Area : 882 sft  
 Carpet Area : 595 sft  
 Unit No. : C108, C208, C308, C408

Type : 2 BHK + 2T  
 Built-up Area : 1027 sft  
 Carpet Area : 696 sft  
 Unit No. : C109, C209, C309, C409



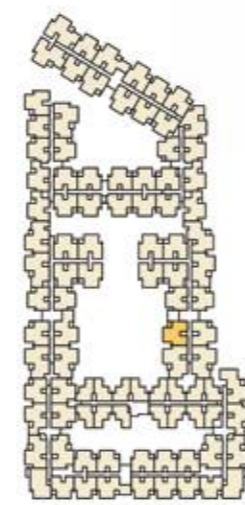
Type : 2 BHK + 2T  
 Built-up Area : 1031 sft  
 Carpet Area : 696 sft  
 Unit No. : C111



KEY PLAN



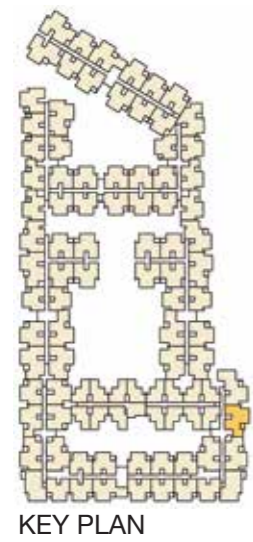
Type : 2 BHK + 2T  
 Built-up Area : 1025 sft  
 Carpet Area : 696 sft  
 Unit No. : C112



KEY PLAN



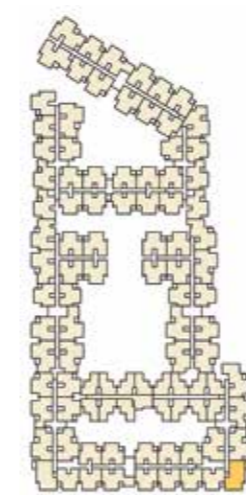
Type : 2 BHK + S + 2T  
 Built-up Area : 1164 sft  
 Carpet Area : 793 sft  
 Unit No. : D102, D202, D302, D402



KEY PLAN



Type : 2 BHK + S + 2T  
 Built-up Area : 1161 sft  
 Carpet Area : 801 sft  
 Unit No. : D104, D204, D304, D404

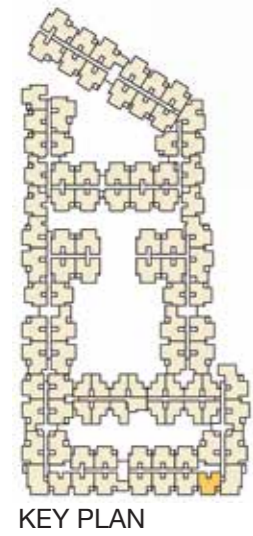


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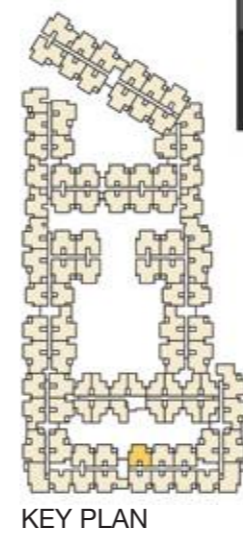


Type : 2 BHK + 2T  
 Built-up Area : 894 sft  
 Carpet Area : 597 sft  
 Unit No. : D105, D205, D305, D405

Type : 2 BHK + 2T  
 Built-up Area : 881 sft  
 Carpet Area : 595 sft  
 Unit No. : E101, E201, E301, E401



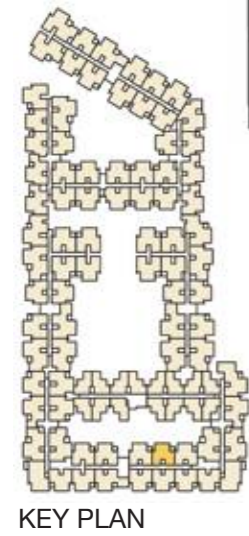
KEY PLAN



KEY PLAN



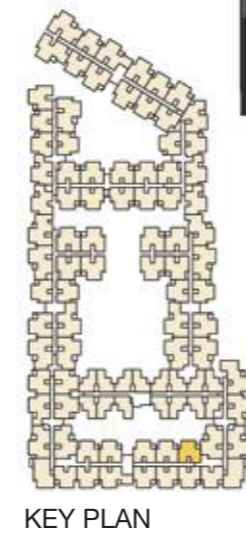
Type : 2 BHK + 2T  
 Built-up Area : 875 sft  
 Carpet Area : 595 sft  
 Unit No. : E102, E202, E302, E402



KEY PLAN



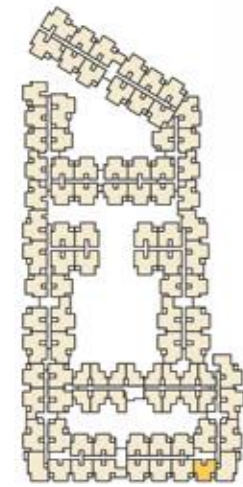
Type : 2 BHK + 2T  
 Built-up Area : 876 sft  
 Carpet Area : 595 sft  
 Unit No. : E103, E203, E303, E403



KEY PLAN



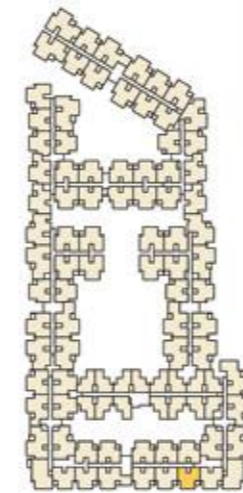
Type : 2 BHK + 2T  
 Built-up Area : 875 sft  
 Carpet Area : 595 sft  
 Unit No. : E104, E204, E304, E404



KEY PLAN



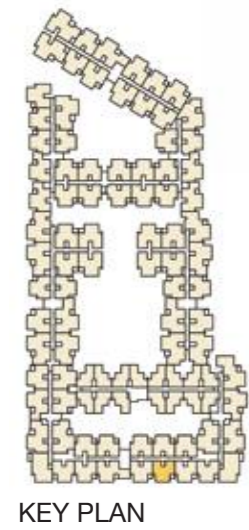
Type : 2 BHK + 2T  
 Built-up Area : 875 sft  
 Carpet Area : 595 sft  
 Unit No. : E105, E205, E305, E405



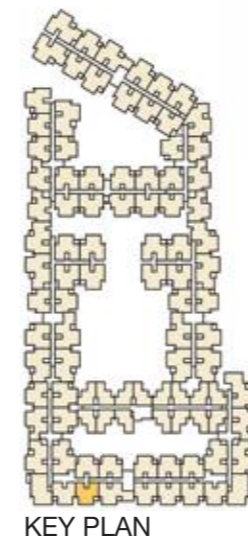
KEY PLAN



Type : 2 BHK + 2T  
 Built-up Area : 881 sft  
 Carpet Area : 595 sft  
 Unit No. : E106, E206, E306, E406

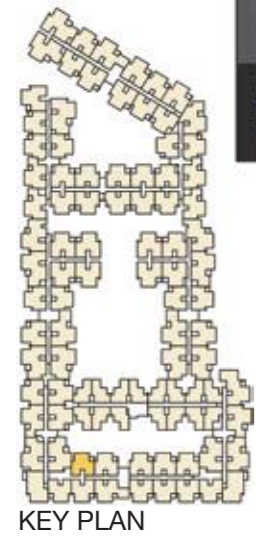


Type : 2 BHK + 2T  
 Built-up Area : 875 sft  
 Carpet Area : 595 sft  
 Unit No. : E108, E208, E308, E408

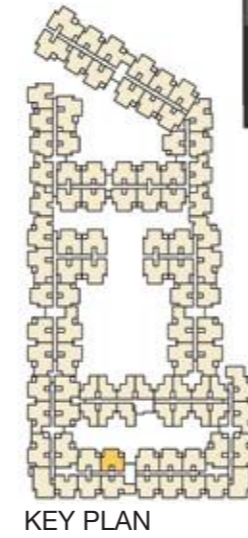




Type : 2 BHK + 2T  
 Built-up Area : 878 sft  
 Carpet Area : 595 sft  
 Unit No. : E109, E209, E309, E409

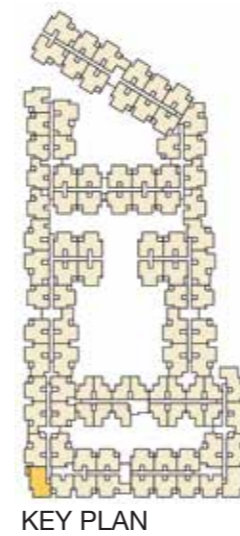
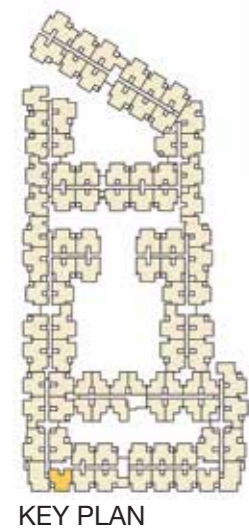


Type : 2 BHK + 2T  
 Built-up Area : 881 sft  
 Carpet Area : 595 sft  
 Unit No. : E110, E210, E310, E410

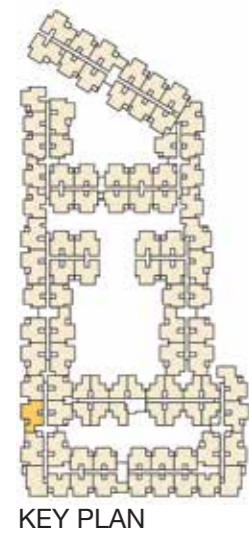


Type : 2 BHK + 2T  
 Built-up Area : 893 sft  
 Carpet Area : 597 sft  
 Unit No. : F102, F202, F302, F402

Type : 2 BHK + S + 2T  
 Built-up Area : 1161 sft  
 Carpet Area : 801 sft  
 Unit No. : F103, F203, F303, F403



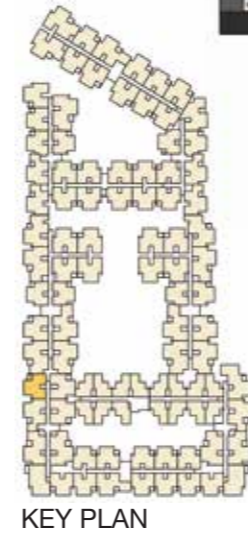
Type : 2 BHK + S + 2T  
 Built-up Area : 1084 sft  
 Carpet Area : 736 sft  
 Unit No. : F105, F205, F305, F405



KEY PLAN



Type : 2 BHK + 2T  
 Built-up Area : 939 sft  
 Carpet Area : 633 sft  
 Unit No. : F106, F206, F306, F406

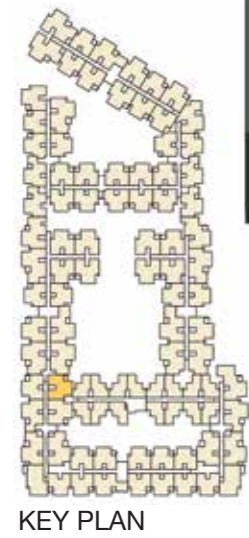


KEY PLAN

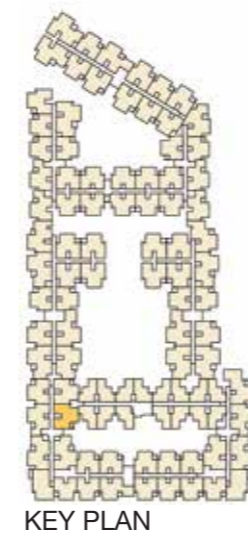


Type : 2 BHK + 2T  
 Built-up Area : 1051 sft  
 Carpet Area : 717 sft  
 Unit No. : F107, F207, F307, F407

Type : 2 BHK + 2T  
 Built-up Area : 1051 sft  
 Carpet Area : 717 sft  
 Unit No. : F108, F208, F308, F408



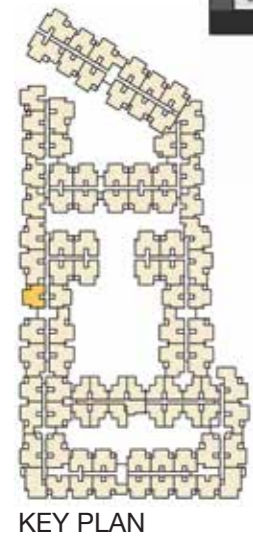
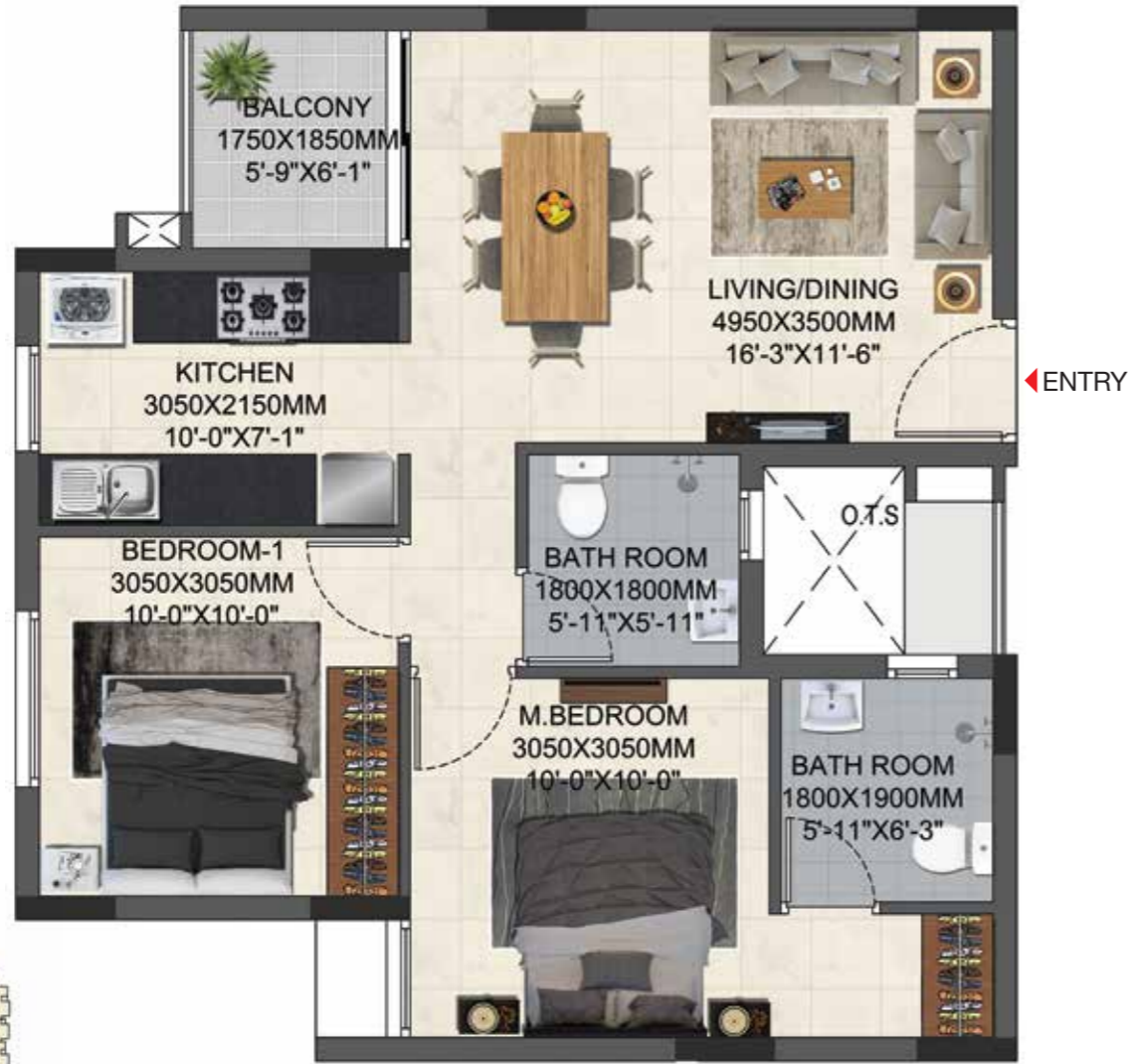
KEY PLAN



KEY PLAN



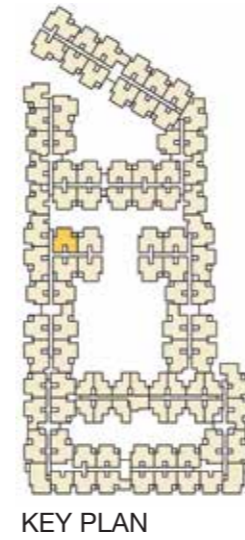
Type : 2 BHK + 2T  
 Built-up Area : 882 sft  
 Carpet Area : 595 sft  
 Unit No. : G101, G201, G301, G401



KEY PLAN



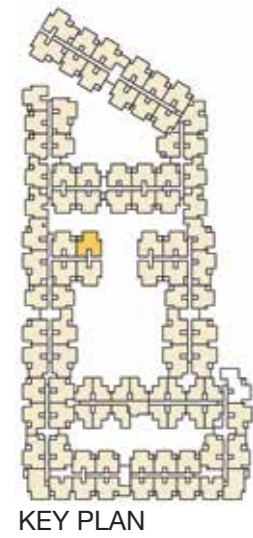
Type : 2 BHK + 2T  
 Built-up Area : 1023 sft  
 Carpet Area : 696 sft  
 Unit No. : G104, G204, G304, G404



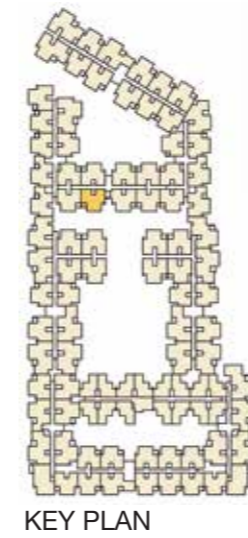
KEY PLAN



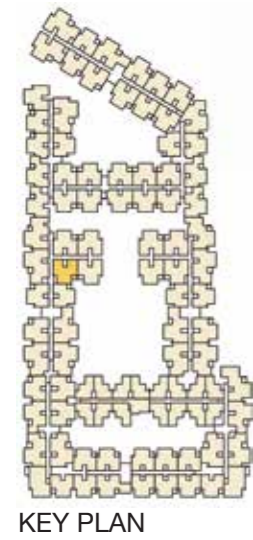
Type : 2 BHK + 2T  
 Built-up Area : 1038 sft  
 Carpet Area : 696 sft  
 Unit No. : G105, G205, G305



Type : 2 BHK + 2T  
 Built-up Area : 1038 sft  
 Carpet Area : 696 sft  
 Unit No. : G106, G206, G306



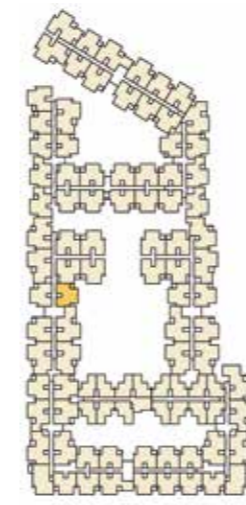
Type : 2 BHK + 2T  
 Built-up Area : 1017 sft  
 Carpet Area : 696 sft  
 Unit No. : G107, G207, G307, G407



KEY PLAN



Type : 2 BHK + 2T  
 Built-up Area : 880 sft  
 Carpet Area : 595 sft  
 Unit No. : G108, G208, G308, G408

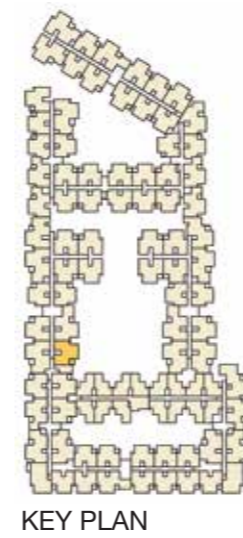
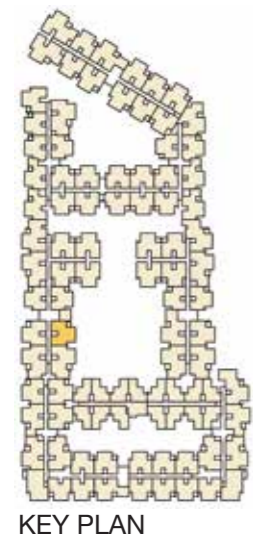
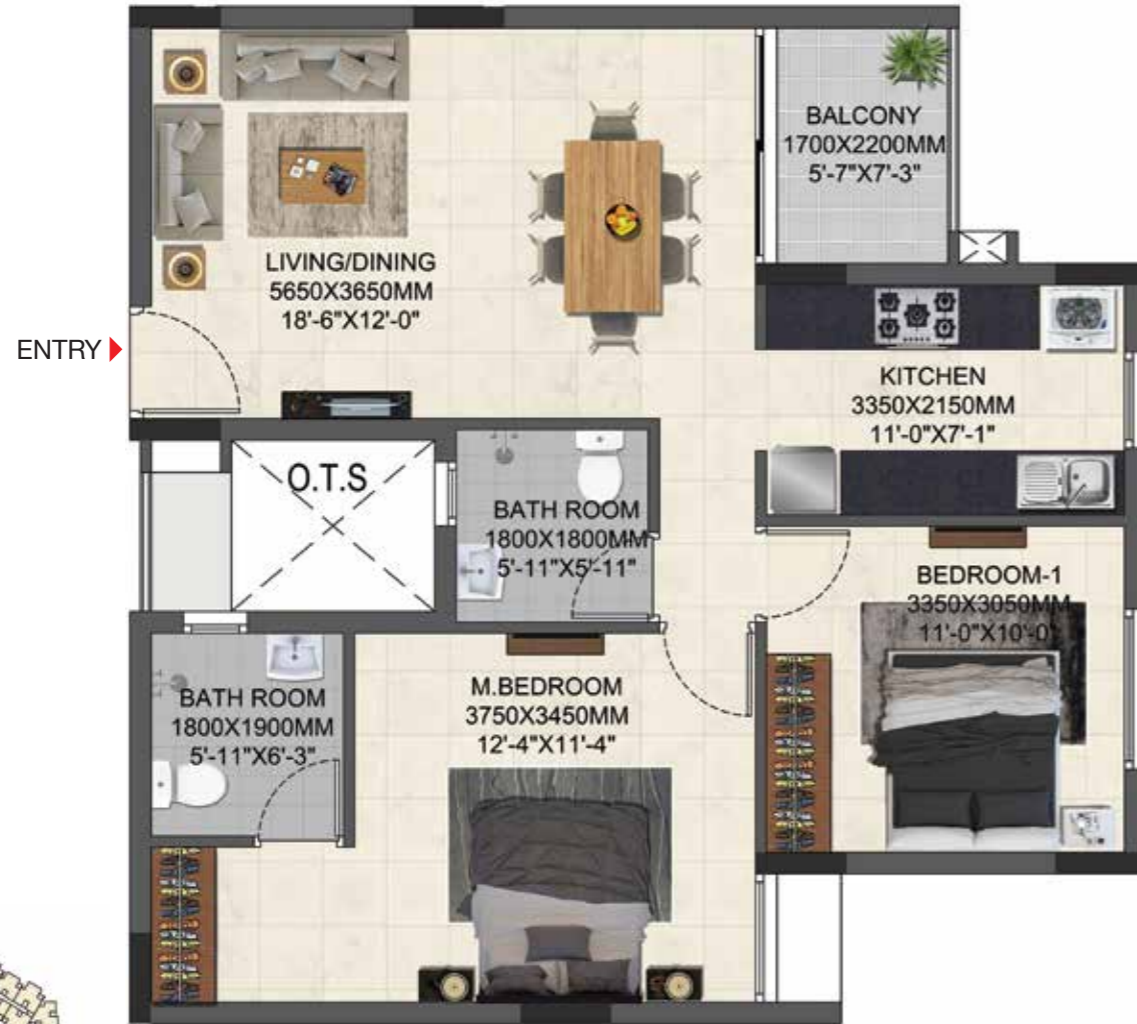


KEY PLAN



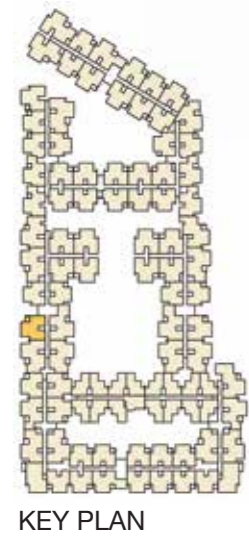
Type : 2 BHK + 2T  
 Built-up Area : 1025 sft  
 Carpet Area : 696 sft  
 Unit No. : G109

Type : 2 BHK + 2T  
 Built-up Area : 1031 sft  
 Carpet Area : 696 sft  
 Unit No. : G110





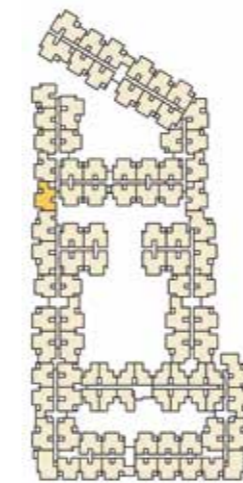
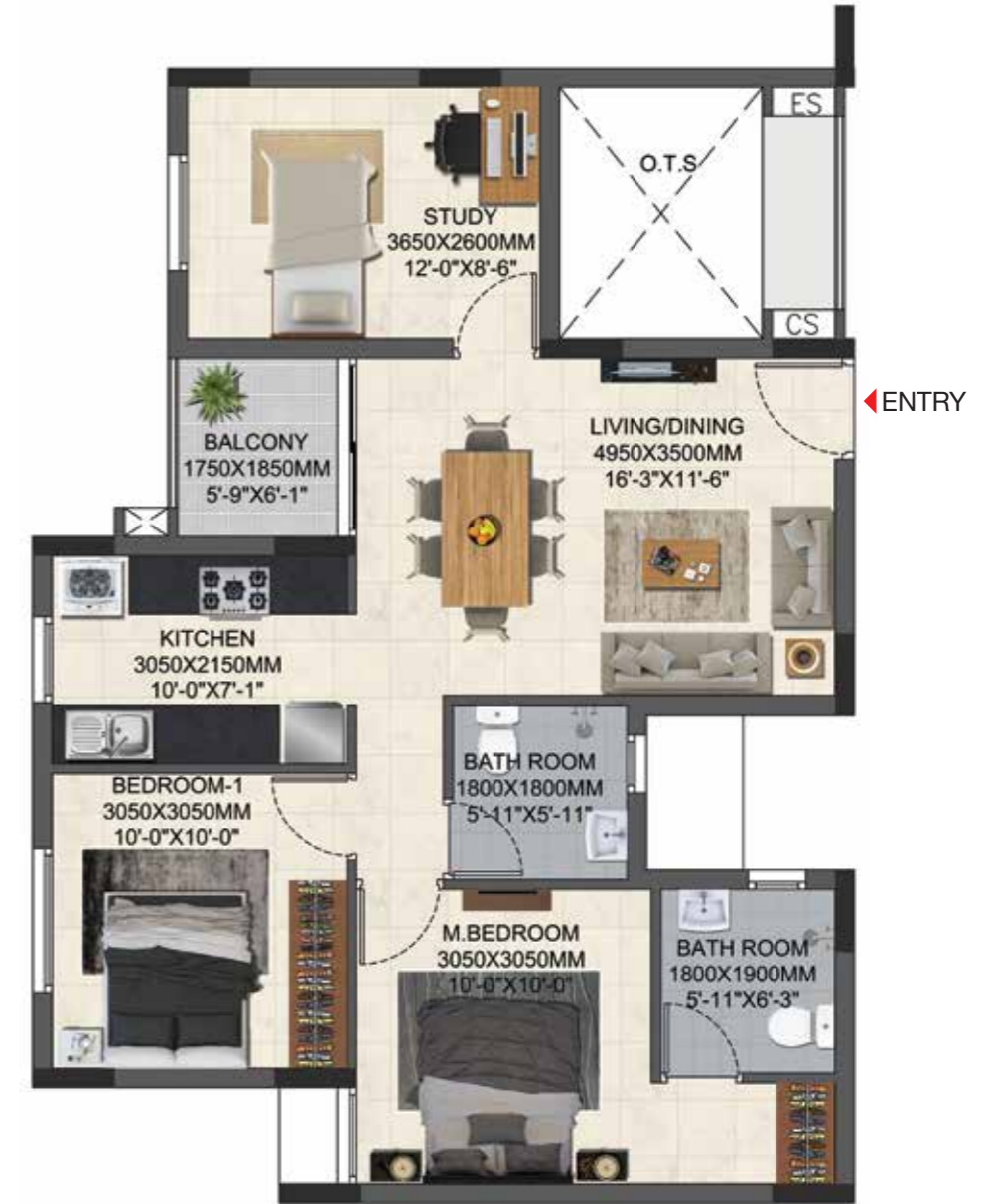
Type : 2 BHK + 2T  
 Built-up Area : 1027 sft  
 Carpet Area : 696 sft  
 Unit No. : G112, G212, G312, G412



KEY PLAN



Type : 2 BHK + S + 2T  
 Built-up Area : 1053 sft  
 Carpet Area : 701 sft  
 Unit No. : H101, H201, H301, H401

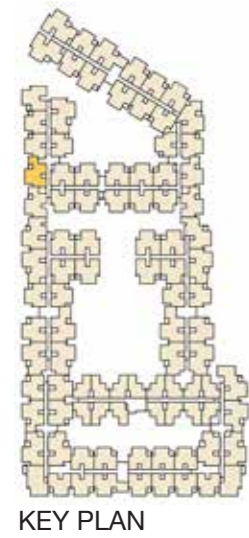


KEY PLAN

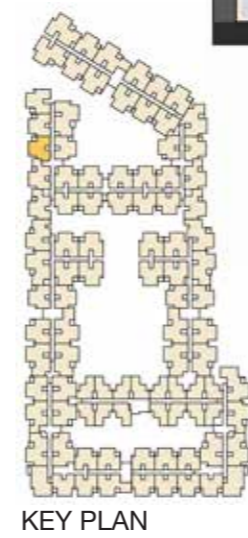
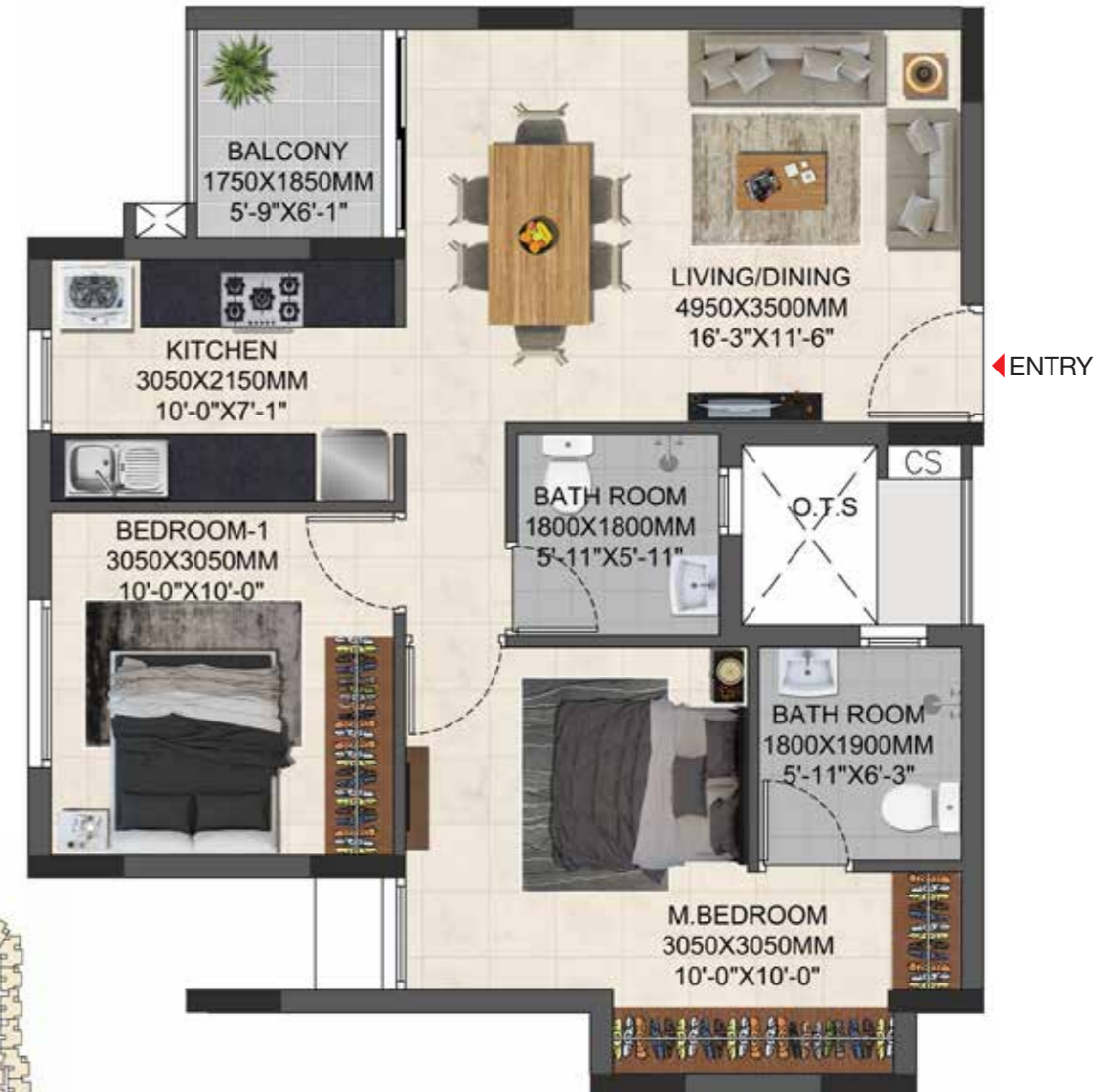


Type : 2 BHK + S + 2T  
 Built-up Area : 1032 sft  
 Carpet Area : 699 sft  
 Unit No. : H102, H202, H302, H402

Type : 2 BHK + 2T  
 Built-up Area : 907 sft  
 Carpet Area : 615 sft  
 Unit No. : H103, H203, H303, H403

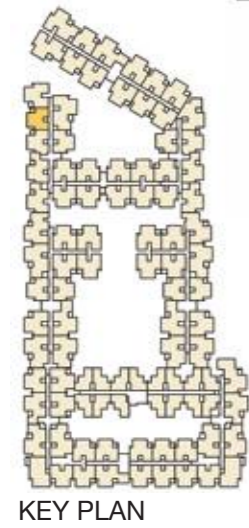


KEY PLAN

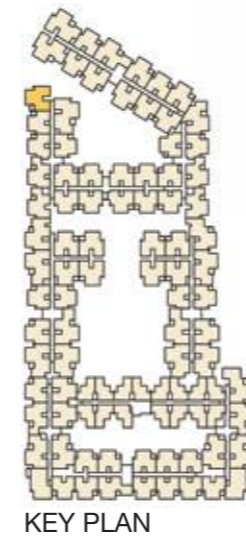
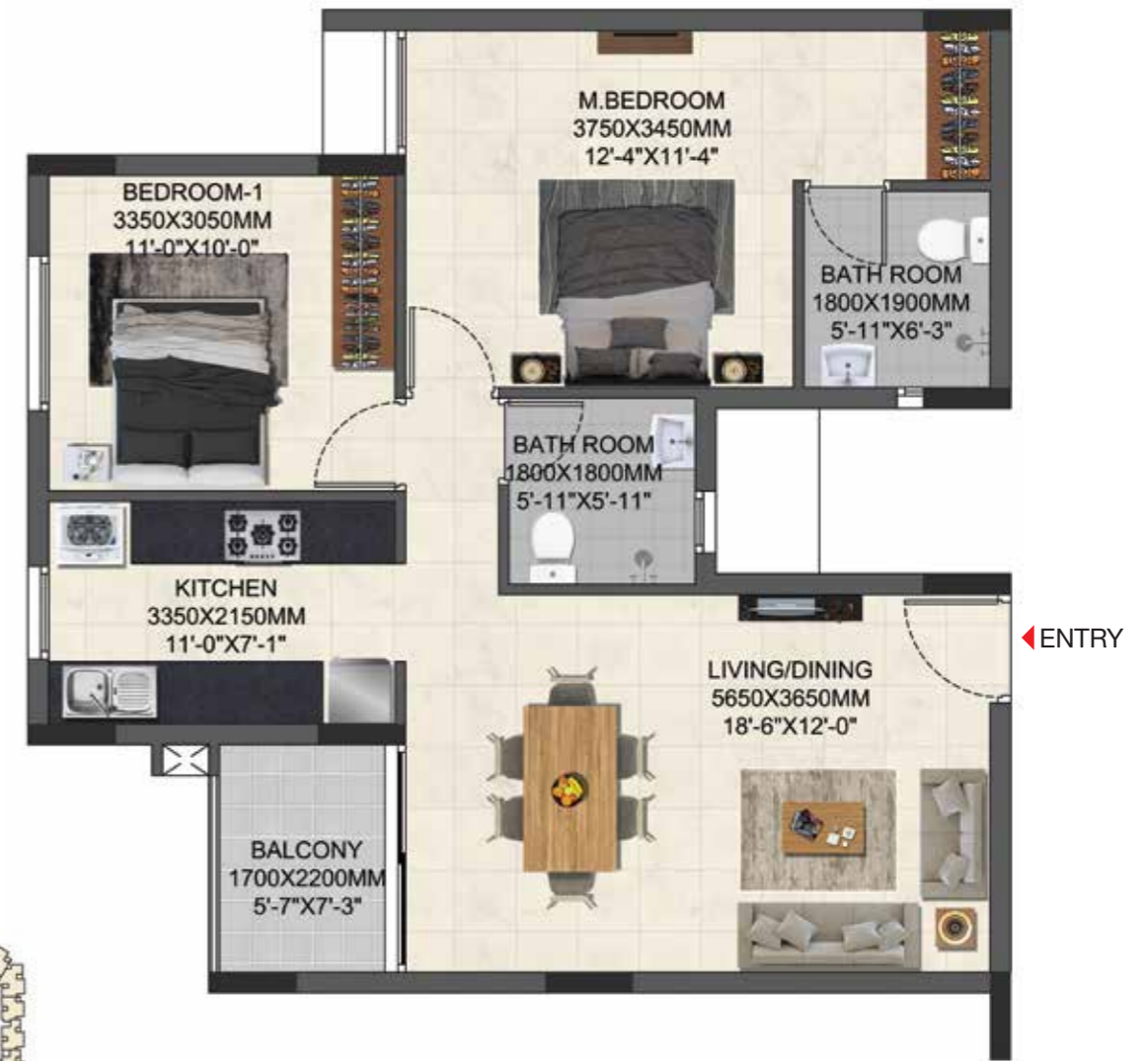


KEY PLAN

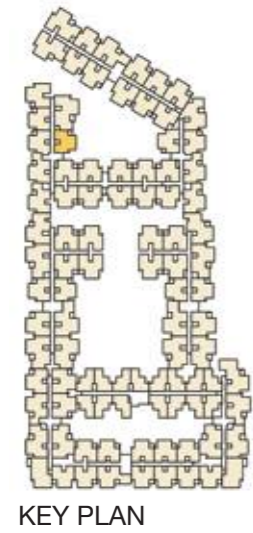
Type : 2 BHK + 2T  
 Built-up Area : 873 sft  
 Carpet Area : 595 sft  
 Unit No. : H104, H204, H304, H404



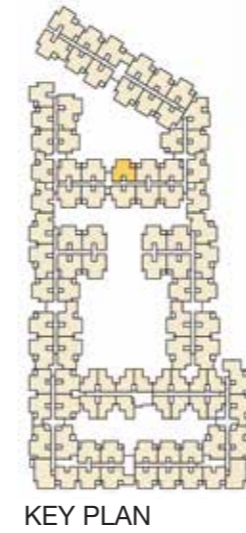
Type : 2 BHK + 2T  
 Built-up Area : 1039 sft  
 Carpet Area : 696 sft  
 Unit No. : H105, H205, H305, H405



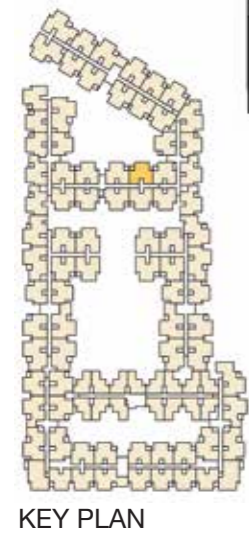
Type : 2 BHK + 2T  
 Built-up Area : 881 sft  
 Carpet Area : 595 sft  
 Unit No. : H107, H207, H307, H407



Type : 2 BHK + 2T  
 Built-up Area : 907 sft  
 Carpet Area : 614 sft  
 Unit No. : J101, J201, J301, J401



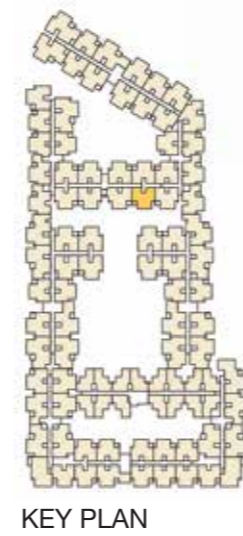
Type : 2 BHK + 2T  
 Built-up Area : 917 sft  
 Carpet Area : 614 sft  
 Unit No. : J102, J202, J302, J402



KEY PLAN



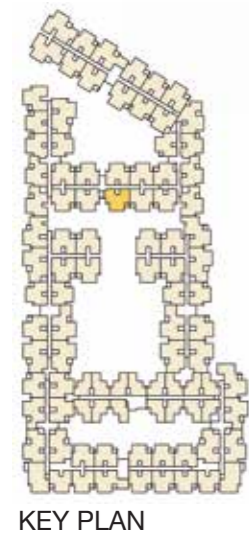
Type : 2 BHK + 2T  
 Built-up Area : 917 sft  
 Carpet Area : 614 sft  
 Unit No. : J103, J203, J303, J403



KEY PLAN



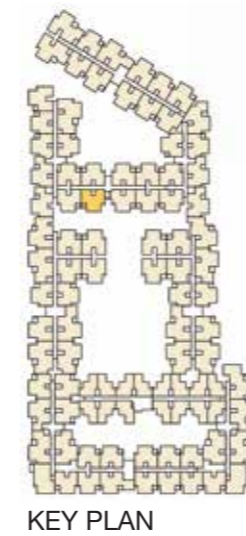
Type : 2 BHK + 2T  
 Built-up Area : 935 sft  
 Carpet Area : 633 sft  
 Unit No. : J104, J204, J304, J404



KEY PLAN



Type : 2 BHK + 2T  
 Built-up Area : 907 sft  
 Carpet Area : 614 sft  
 Unit No. : J105, J205, J305, J405

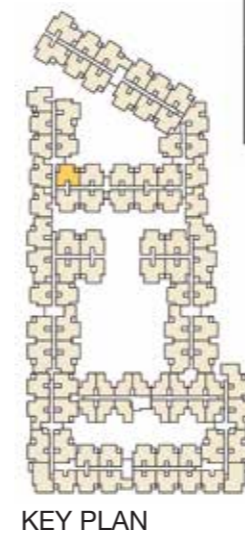
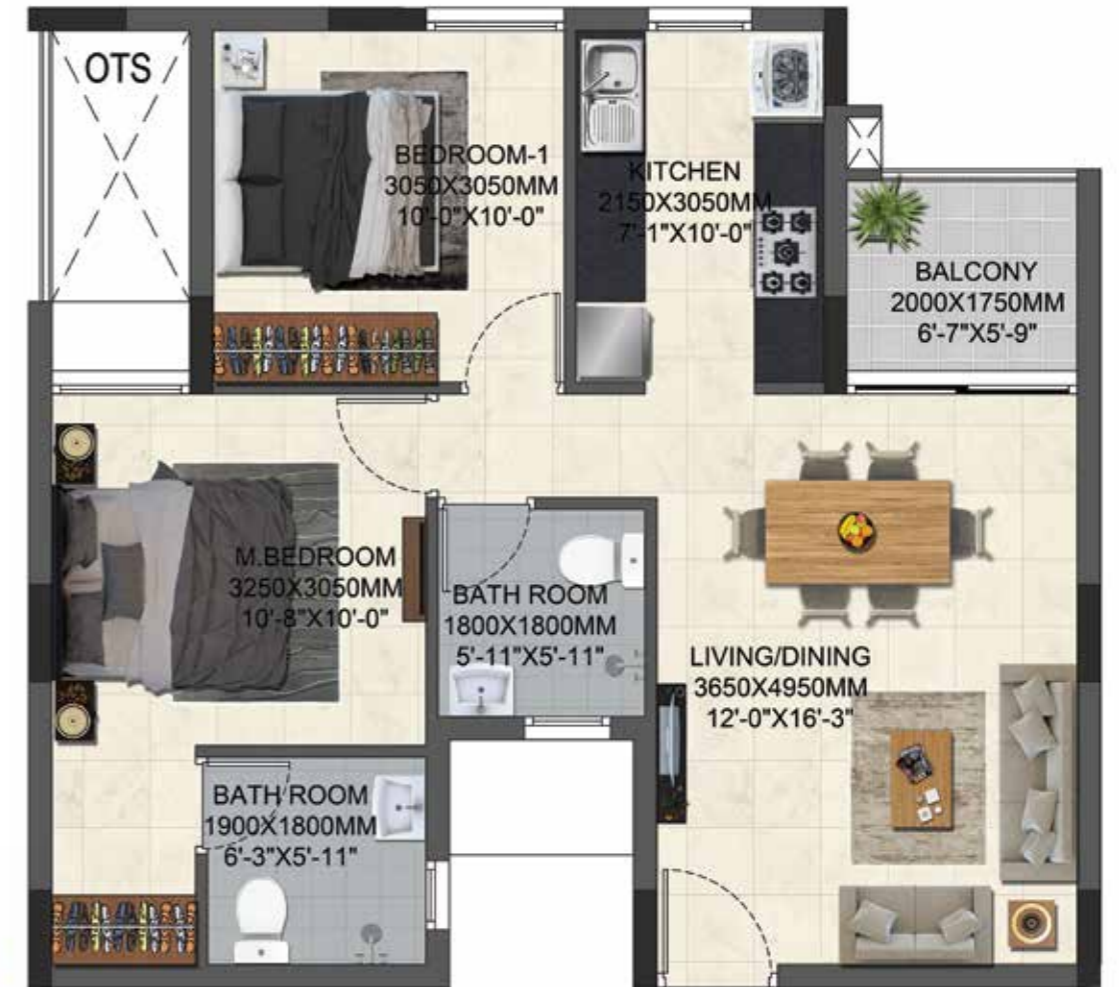
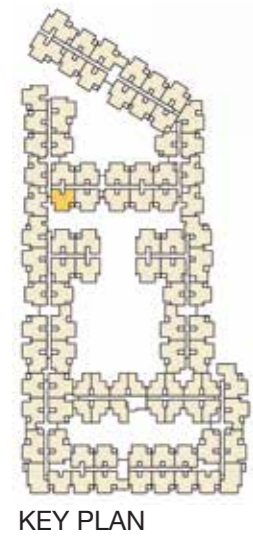


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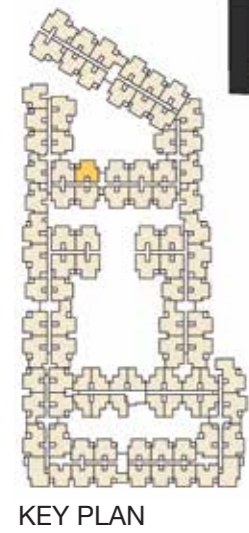


Type : 2 BHK + 2T  
 Built-up Area : 923 sft  
 Carpet Area : 614 sft  
 Unit No. : J106, J206, J306, J406

Type : 2 BHK + 2T  
 Built-up Area : 923 sft  
 Carpet Area : 614 sft  
 Unit No. : J107, J207, J307, J407



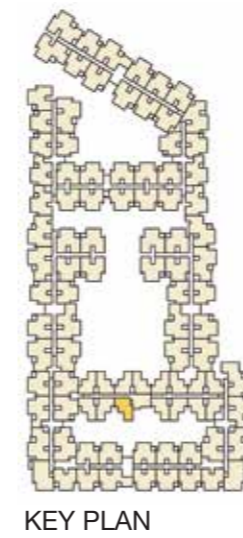
Type : 2 BHK + 2T  
 Built-up Area : 907 sft  
 Carpet Area : 614 sft  
 Unit No. : J108, J208, J308, J408



KEY PLAN



Type : 2 BHK  
 Built-up Area : 622 sft  
 Carpet Area : 422 sft  
 Unit No. : K101, K201, K301, K401

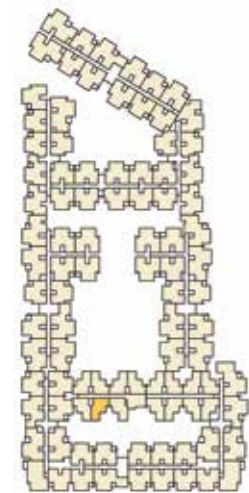
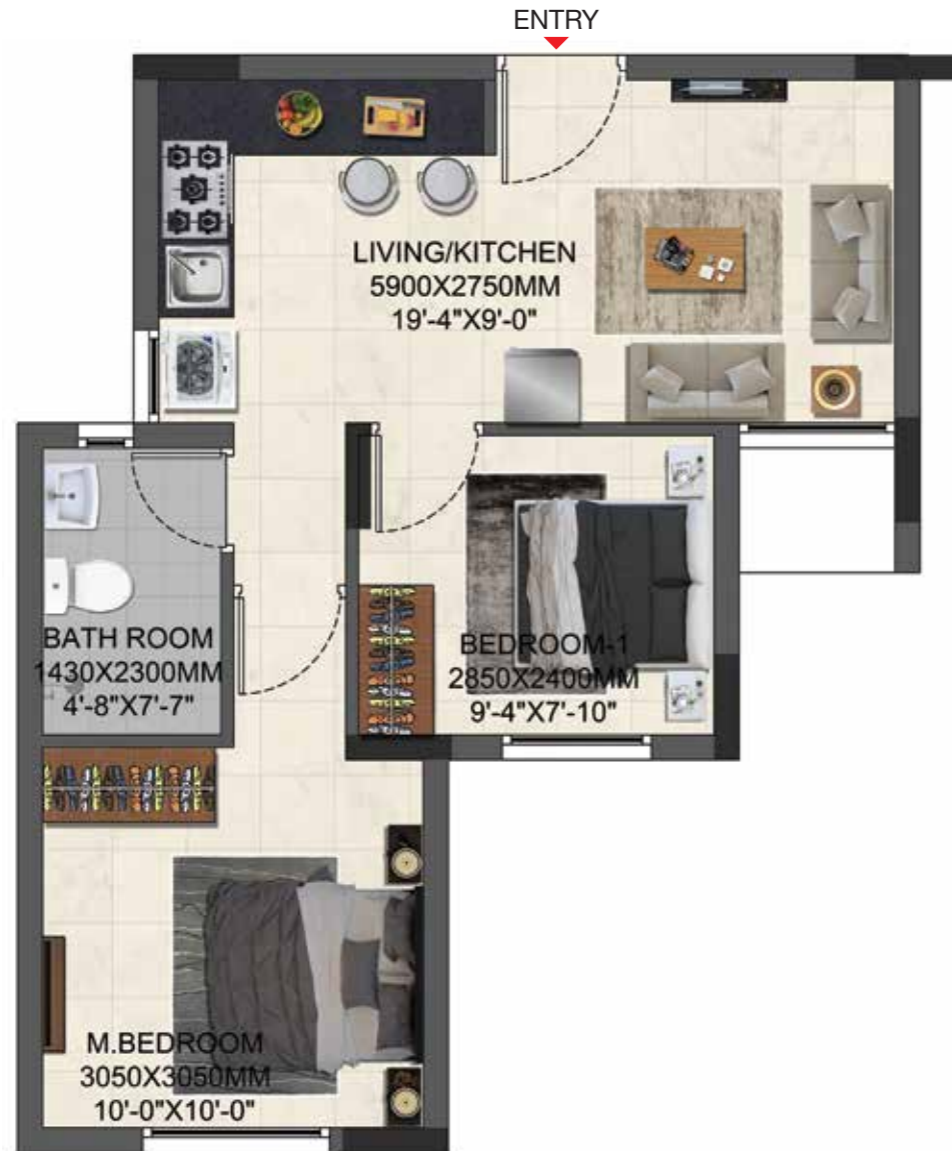


KEY PLAN





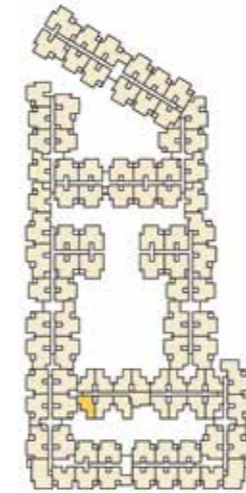
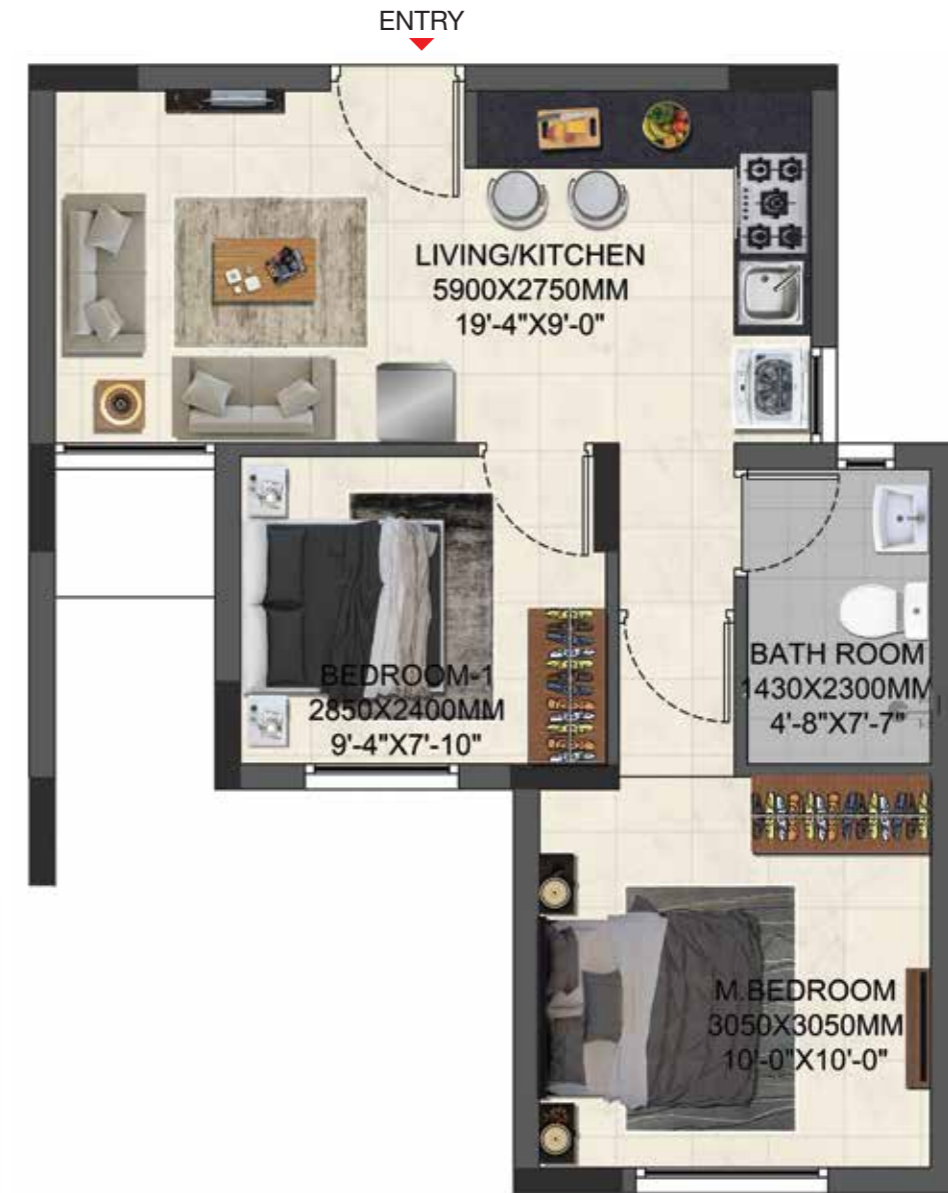
Type : 2 BHK  
Built-up Area : 618 sft  
Carpet Area : 423 sft  
Unit No. : K102, K202, K302, K402



KEY PLAN



Type : 2 BHK  
Built-up Area : 618 sft  
Carpet Area : 423 sft  
Unit No. : K103, K203, K303, K403

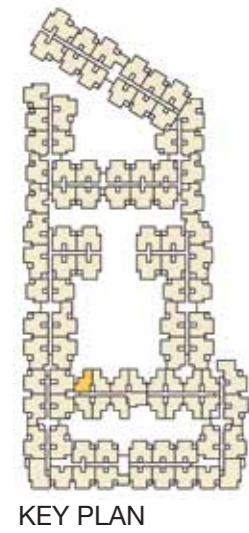


KEY PLAN

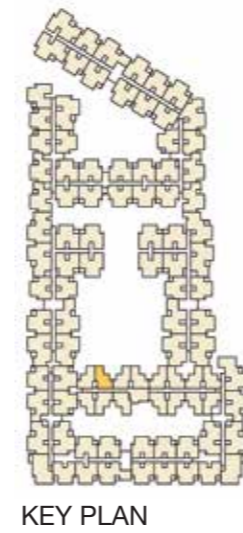


Type : 2 BHK  
Built-up Area : 618 sft  
Carpet Area : 423 sft  
Unit No. : K104, K204, K304, K404

Type : 2 BHK  
Built-up Area : 618 sft  
Carpet Area : 423 sft  
Unit No. : K105, K205, K305, K405



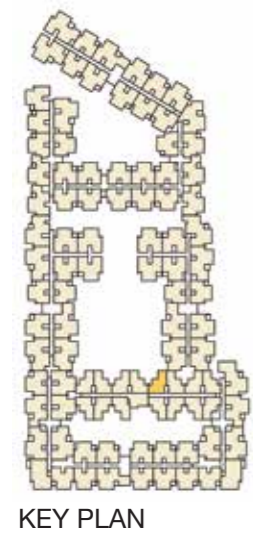
KEY PLAN



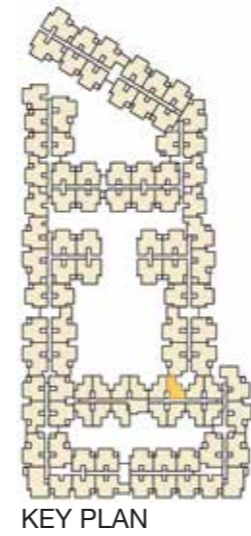
KEY PLAN

Type : 2 BHK  
 Built-up Area : 623 sft  
 Carpet Area : 423 sft  
 Unit No. : K108, K208, K308, K408

Type : 2 BHK  
 Built-up Area : 618 sft  
 Carpet Area : 423 sft  
 Unit No. : K109, K209, K309, K409



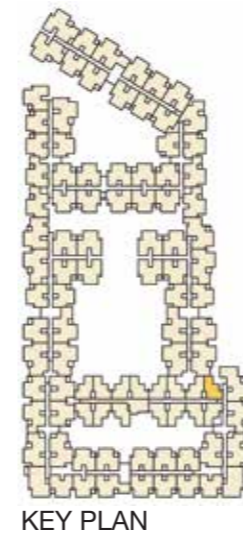
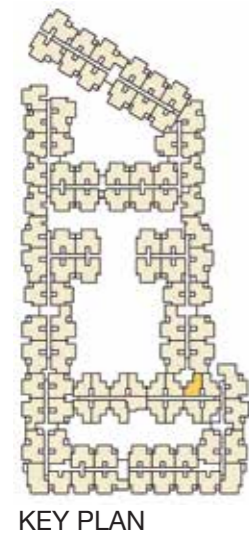
KEY PLAN



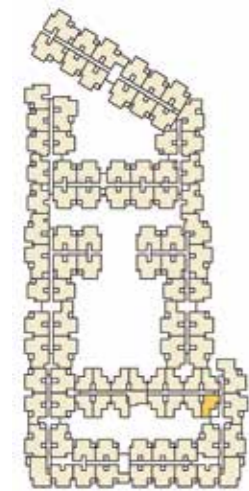
KEY PLAN

Type : 2 BHK  
 Built-up Area : 618 sft  
 Carpet Area : 423 sft  
 Unit No. : K110, K210, K310, K410

Type : 2 BHK  
 Built-up Area : 621 sft  
 Carpet Area : 423 sft  
 Unit No. : K111, K211, K311, K411



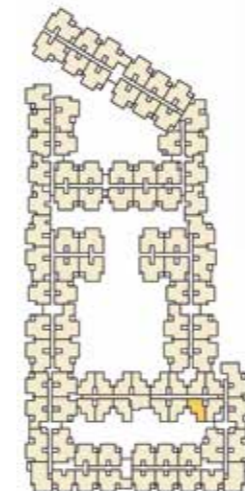
Type : 2 BHK  
 Built-up Area : 621 sft  
 Carpet Area : 423 sft  
 Unit No. : K112, K212, K312, K412



KEY PLAN



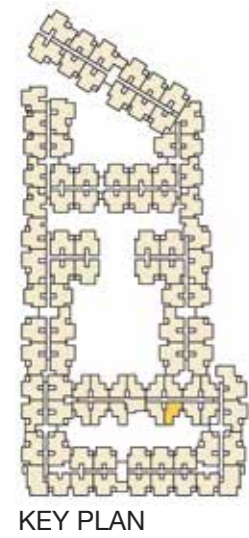
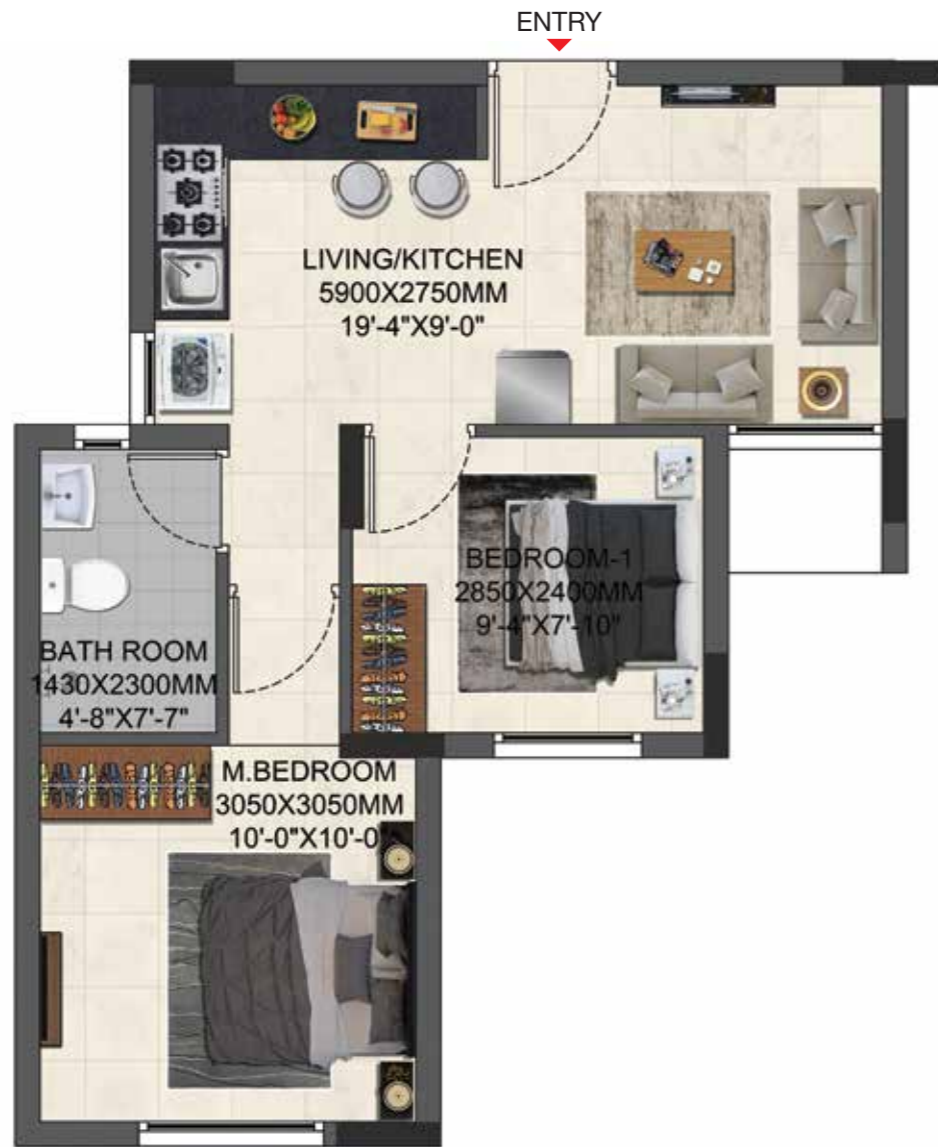
Type : 2 BHK  
 Built-up Area : 618 sft  
 Carpet Area : 423 sft  
 Unit No. : K113, K213, K313, K413



KEY PLAN



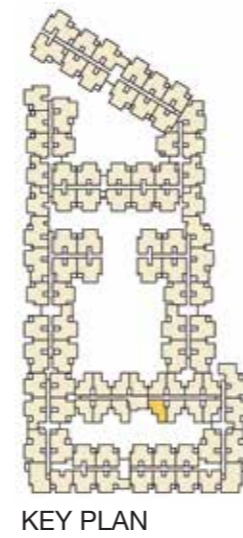
Type : 2 BHK  
 Built-up Area : 618 sft  
 Carpet Area : 423 sft  
 Unit No. : K114, K214, K314, K414



KEY PLAN



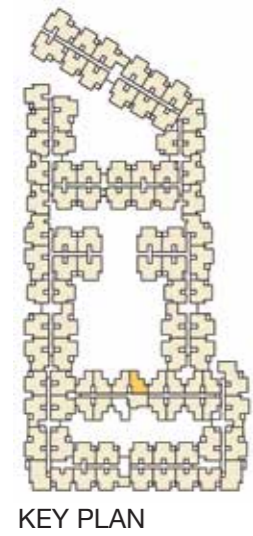
Type : 2 BHK  
 Built-up Area : 619 sft  
 Carpet Area : 423 sft  
 Unit No. : K115, K215, K315, K415



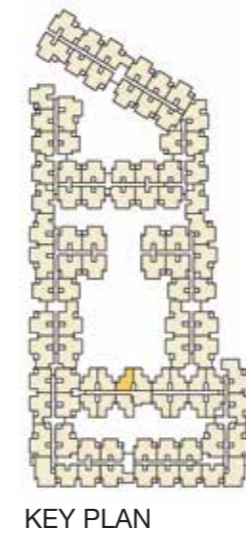
KEY PLAN



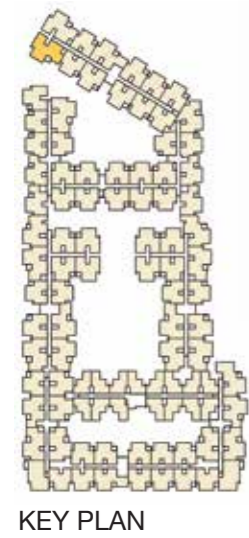
Type : 2 BHK + 1T  
 Built-up Area : 623 sft  
 Carpet Area : 423 sft  
 Unit No. : K107, K207, K307, K407



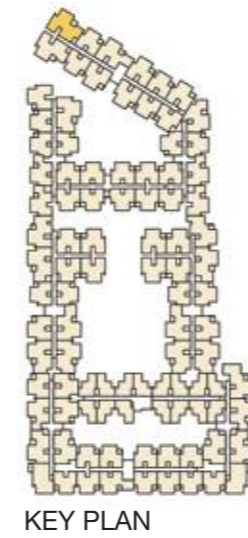
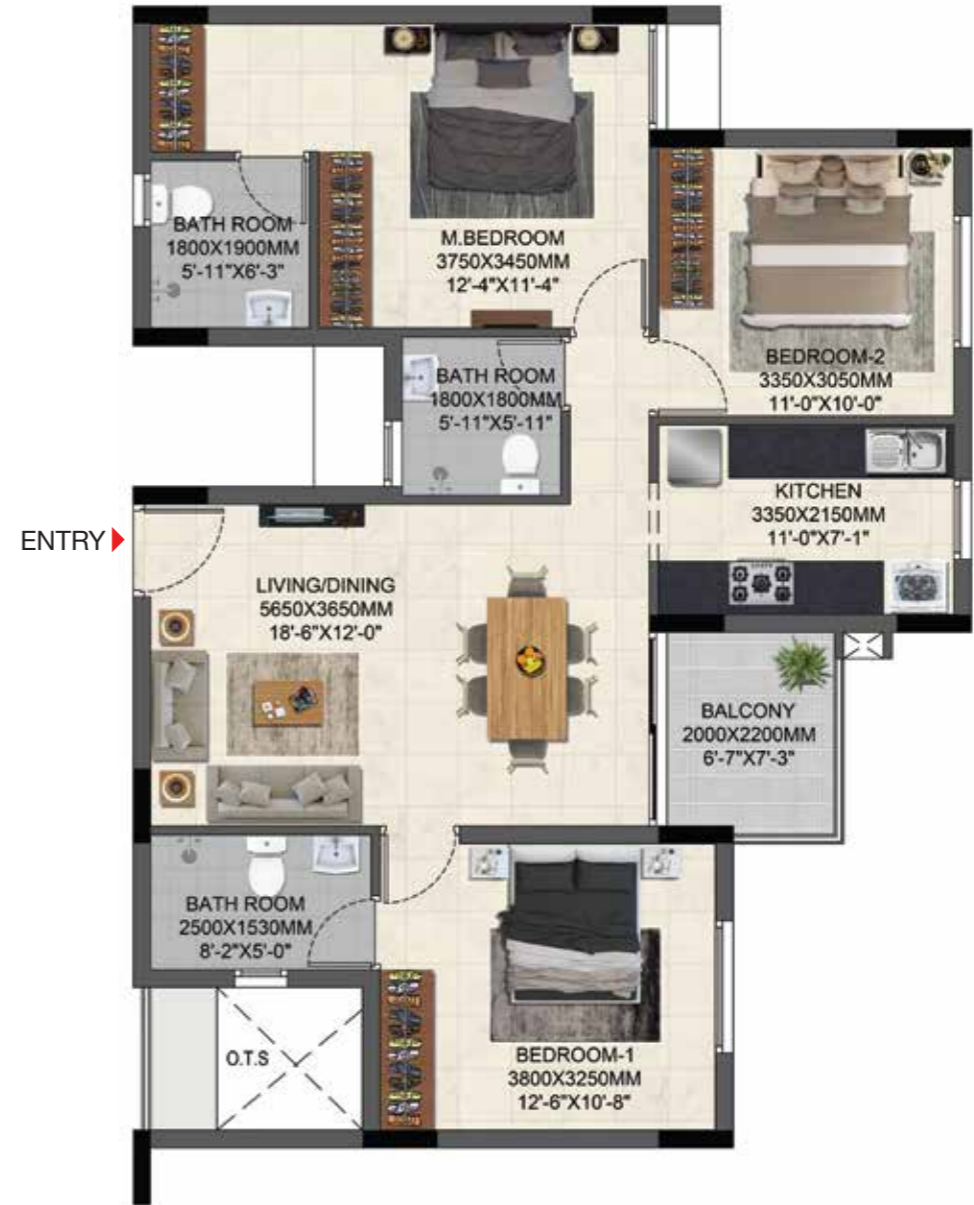
Type : 2 BHK + 1T  
 Built-up Area : 618 sft  
 Carpet Area : 423 sft  
 Unit No. : K106, K206, K306, K406



Type : 3 BHK + 3T  
 Built-up Area : 1304 sft  
 Carpet Area : 881 sft  
 Unit No. : A103, A203, A303, A403

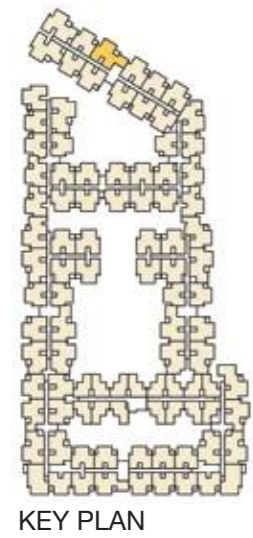


Type : 3 BHK + 3T  
 Built-up Area : 1304 sft  
 Carpet Area : 881 sft  
 Unit No. : A104, A204, A304, A404

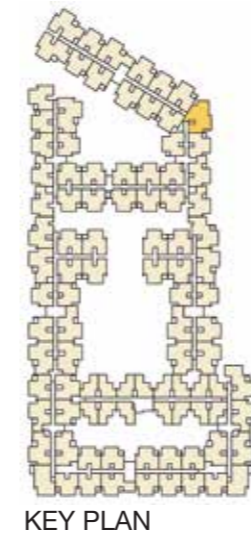




Type : 3 BHK + 2T  
 Built-up Area : 1252 sft  
 Carpet Area : 855 sft  
 Unit No. : A106, A206, A306, A406

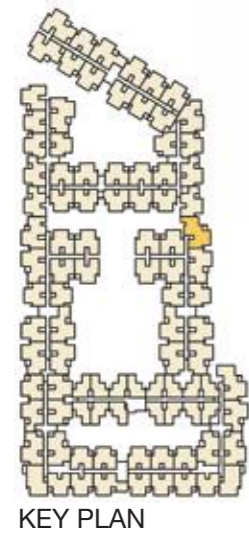


Type : 3 BHK + 3T  
 Built-up Area : 1272 sft  
 Carpet Area : 856 sft  
 Unit No. : B102, B202, B302, B402

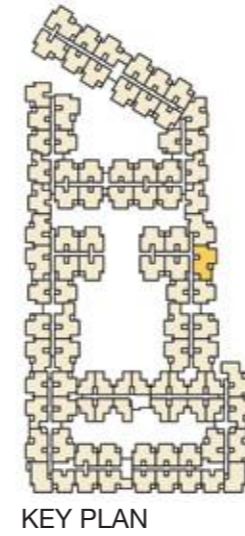
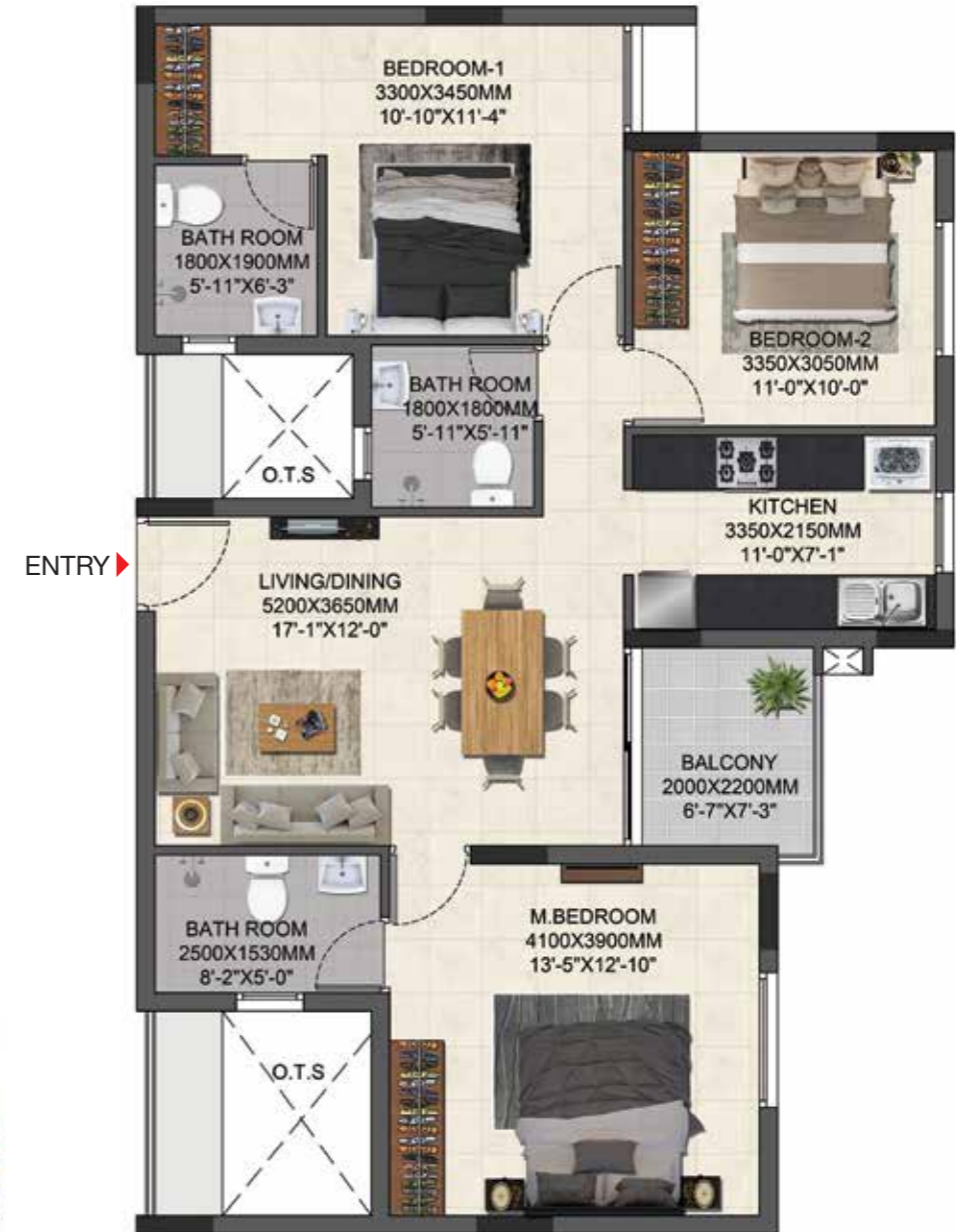


Type : 3 BHK + 3T  
 Built-up Area : 1275 sft  
 Carpet Area : 858 sft  
 Unit No. : C106, C206, C306, C406

Type : 3 BHK + 3T  
 Built-up Area : 1290 sft  
 Carpet Area : 885 sft  
 Unit No. : C107, C207, C307, C407



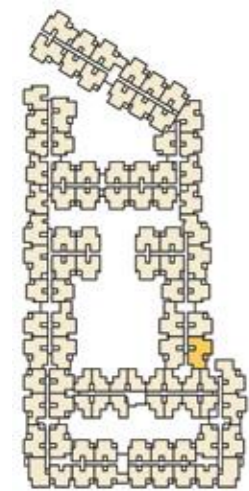
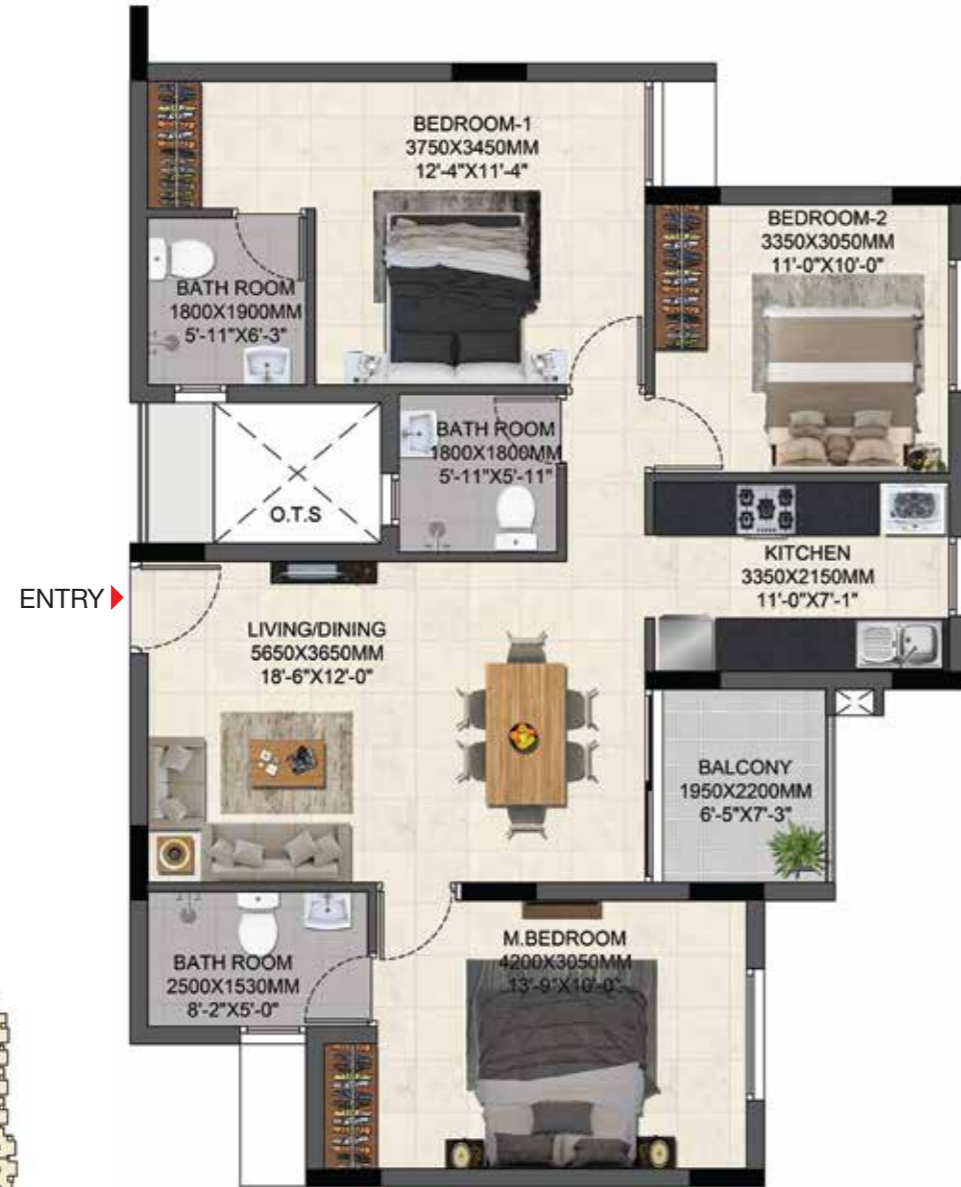
KEY PLAN



KEY PLAN



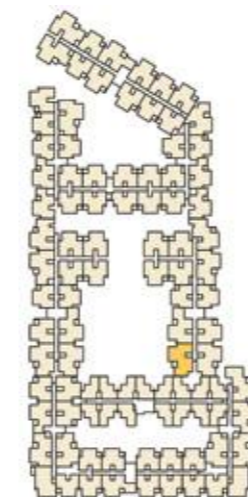
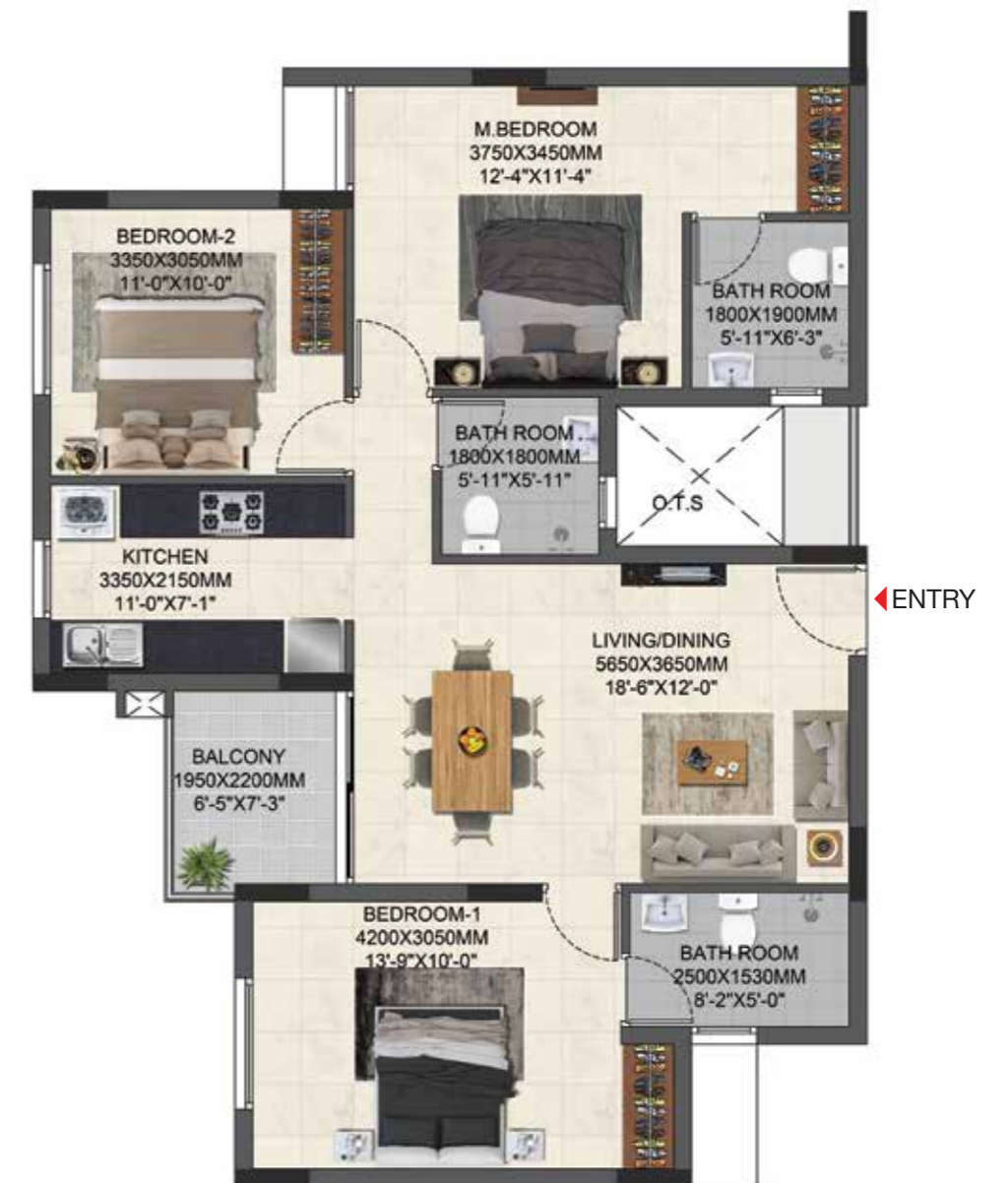
Type : 3 BHK + 3T  
 Built-up Area : 1321 sft  
 Carpet Area : 896 sft  
 Unit No. : C110, C210, C310, C410



KEY PLAN



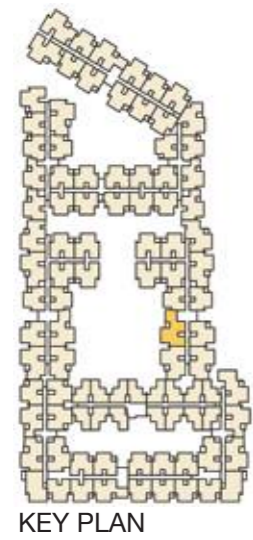
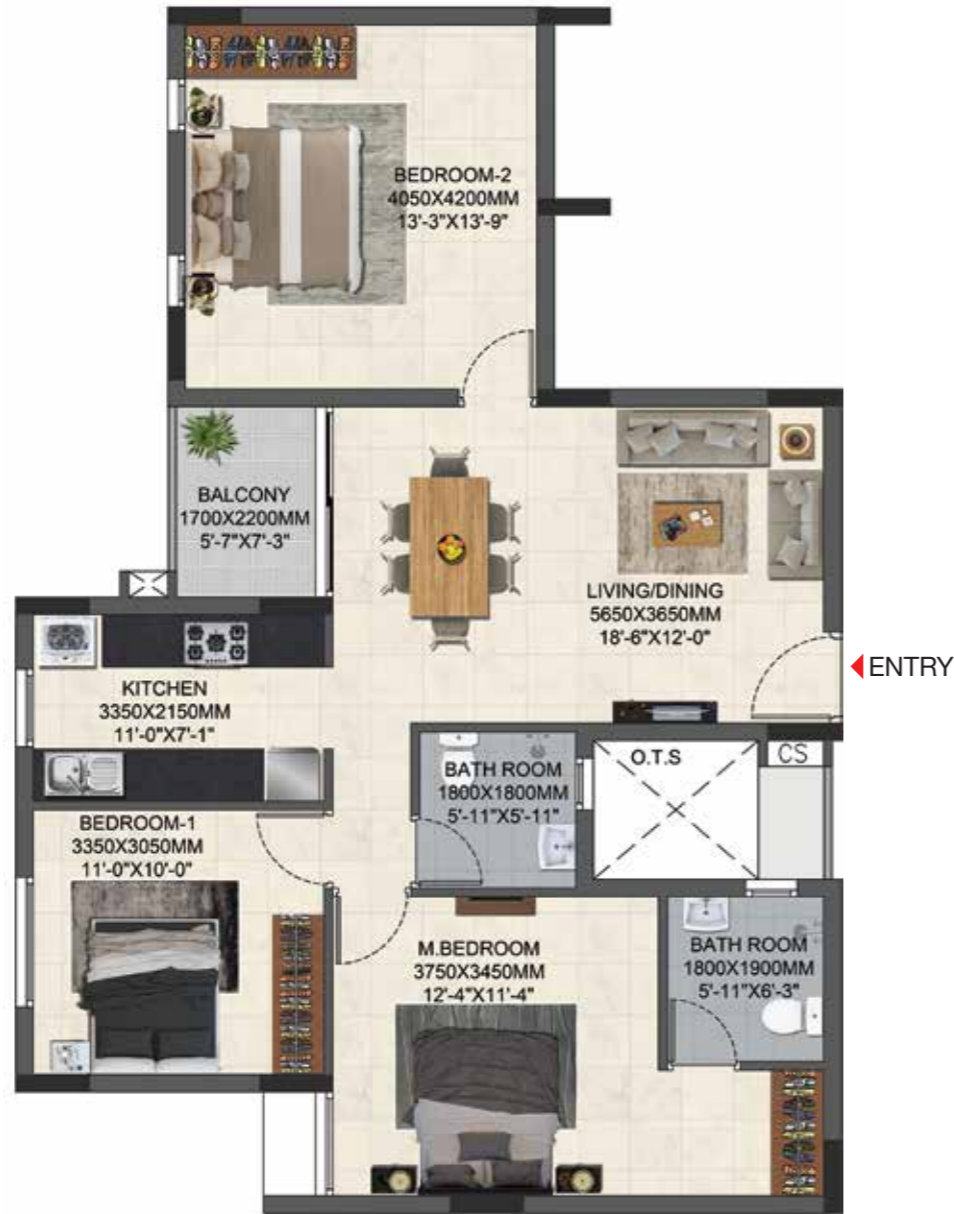
Type : 3 BHK + 3T  
 Built-up Area : 1320 sft  
 Carpet Area : 896 sft  
 Unit No. : C211, C311, C411



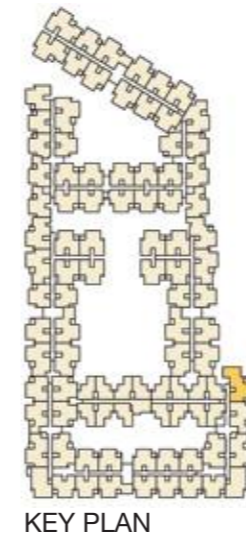
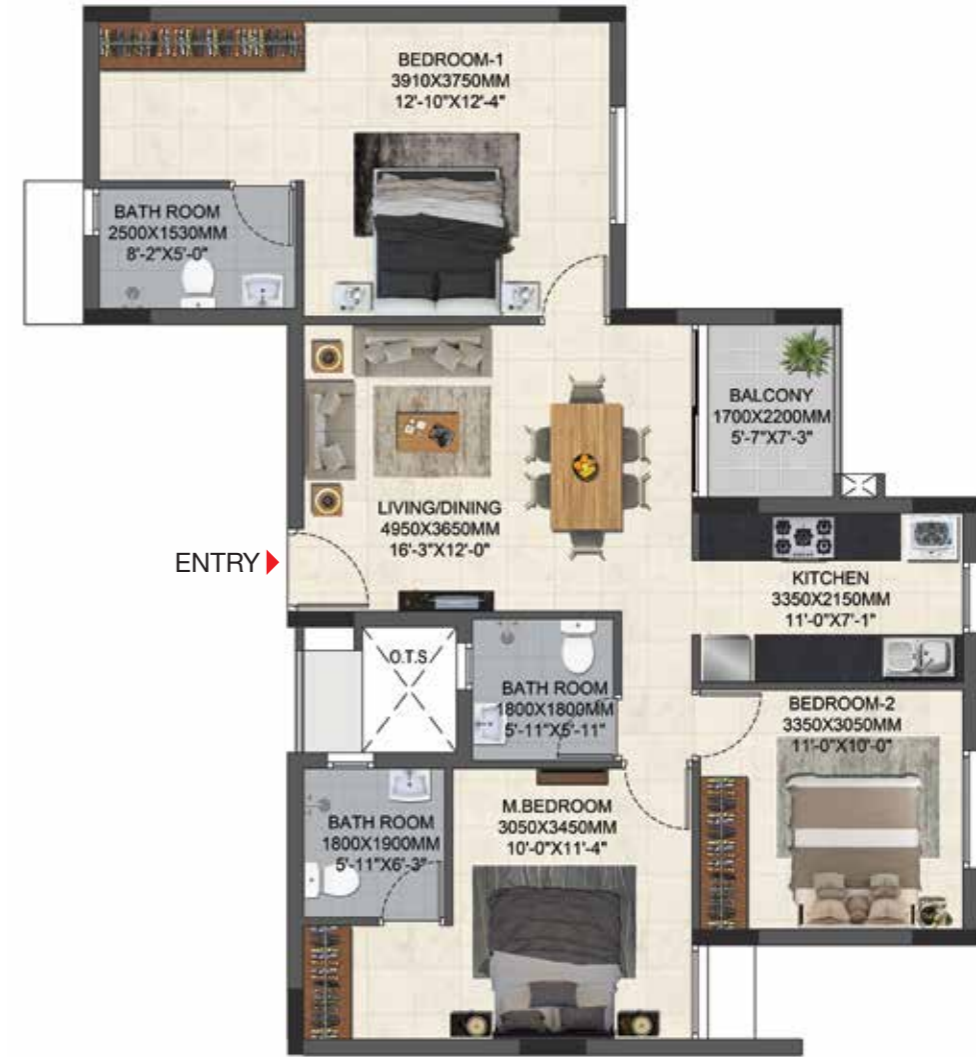
KEY PLAN



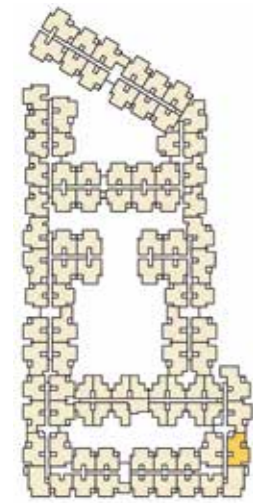
Type : 3 BHK + 2T  
 Built-up Area : 1289 sft  
 Carpet Area : 884 sft  
 Unit No. : C212, C312, C412



Type : 3 BHK + 3T  
 Built-up Area : 1335 sft  
 Carpet Area : 906 sft  
 Unit No. : D101, D201, D301, D401



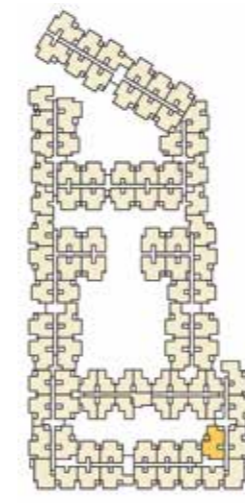
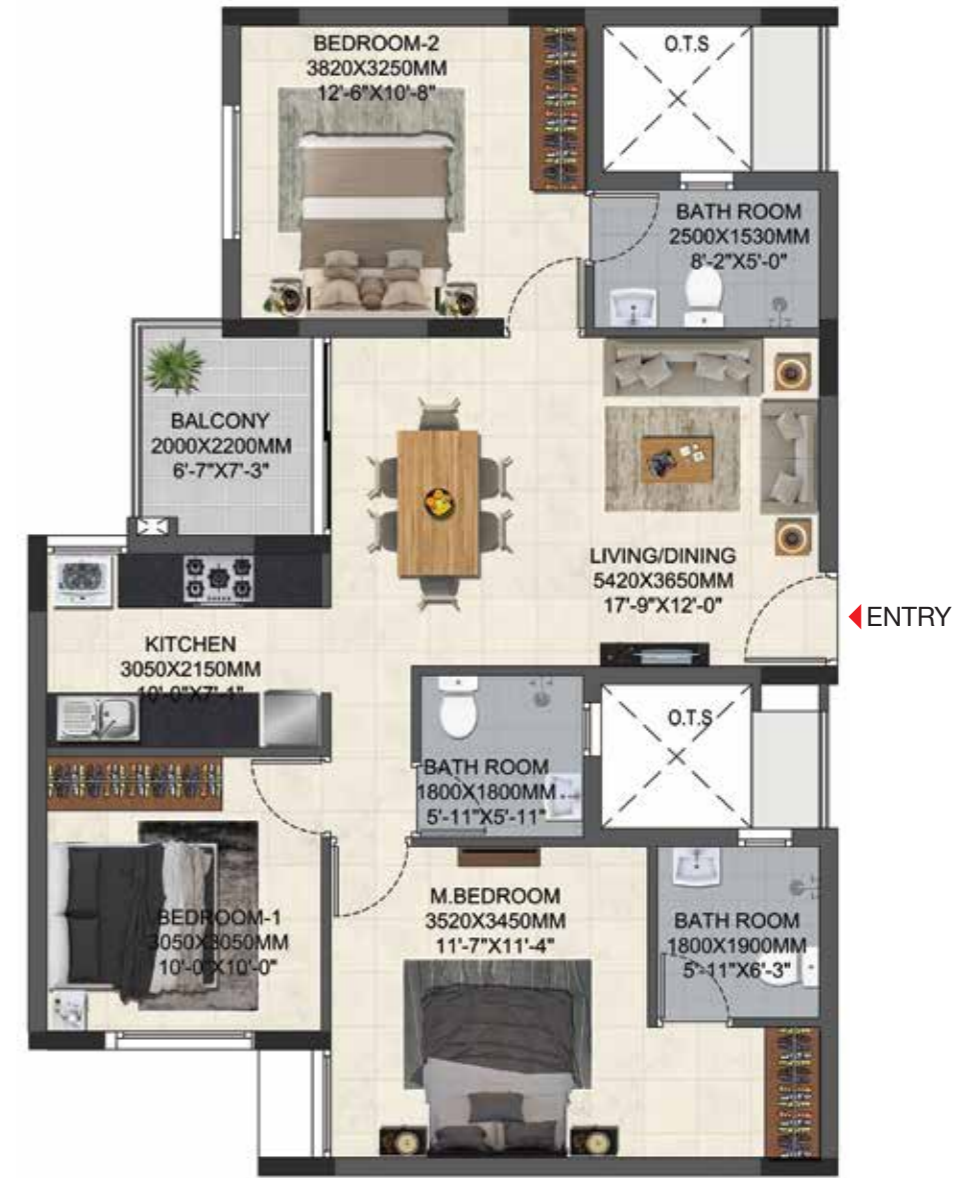
Type : 3 BHK + 3T  
 Built-up Area : 1200 sft  
 Carpet Area : 819 sft  
 Unit No. : D103, D203, D303, D403



KEY PLAN



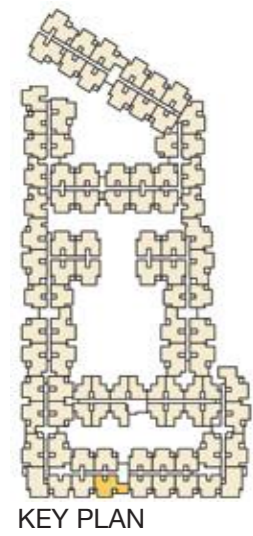
Type : 3 BHK + 3T  
 Built-up Area : 1243 sft  
 Carpet Area : 846 sft  
 Unit No. : D106, D206, D306, D406



KEY PLAN



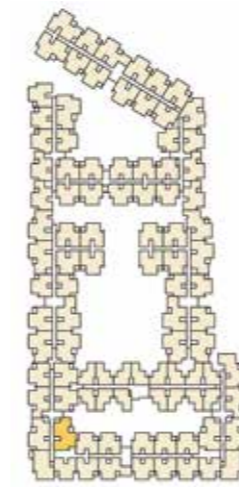
Type : 3 BHK + 2T  
 Built-up Area : 1107 sft  
 Carpet Area : 753 sft  
 Unit No. : E107, E207, E307, E407



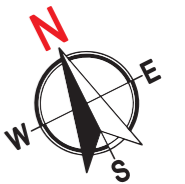
KEY PLAN



Type : 3 BHK + 3T  
 Built-up Area : 1244 sft  
 Carpet Area : 846 sft  
 Unit No. : F101, F201, F301, F401

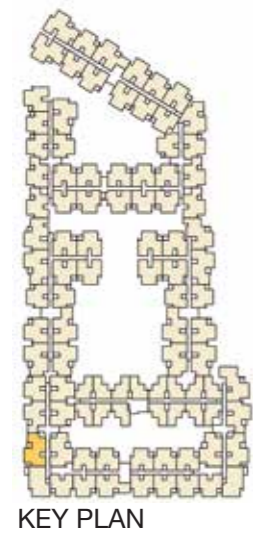
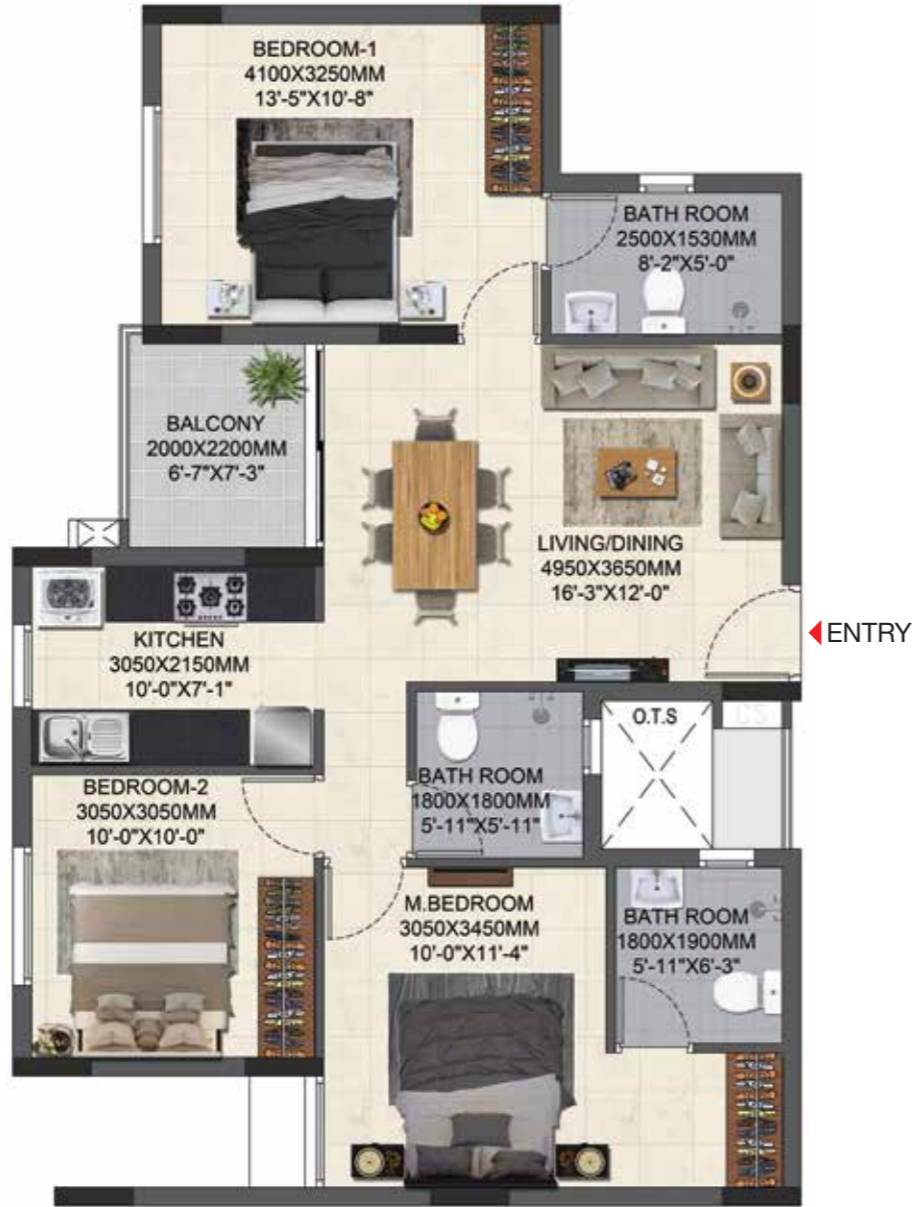


KEY PLAN

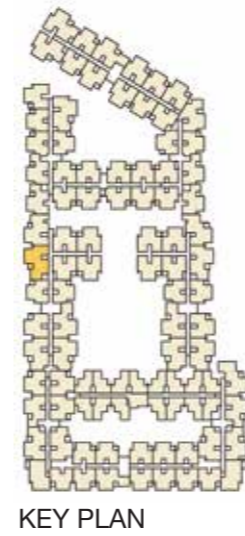
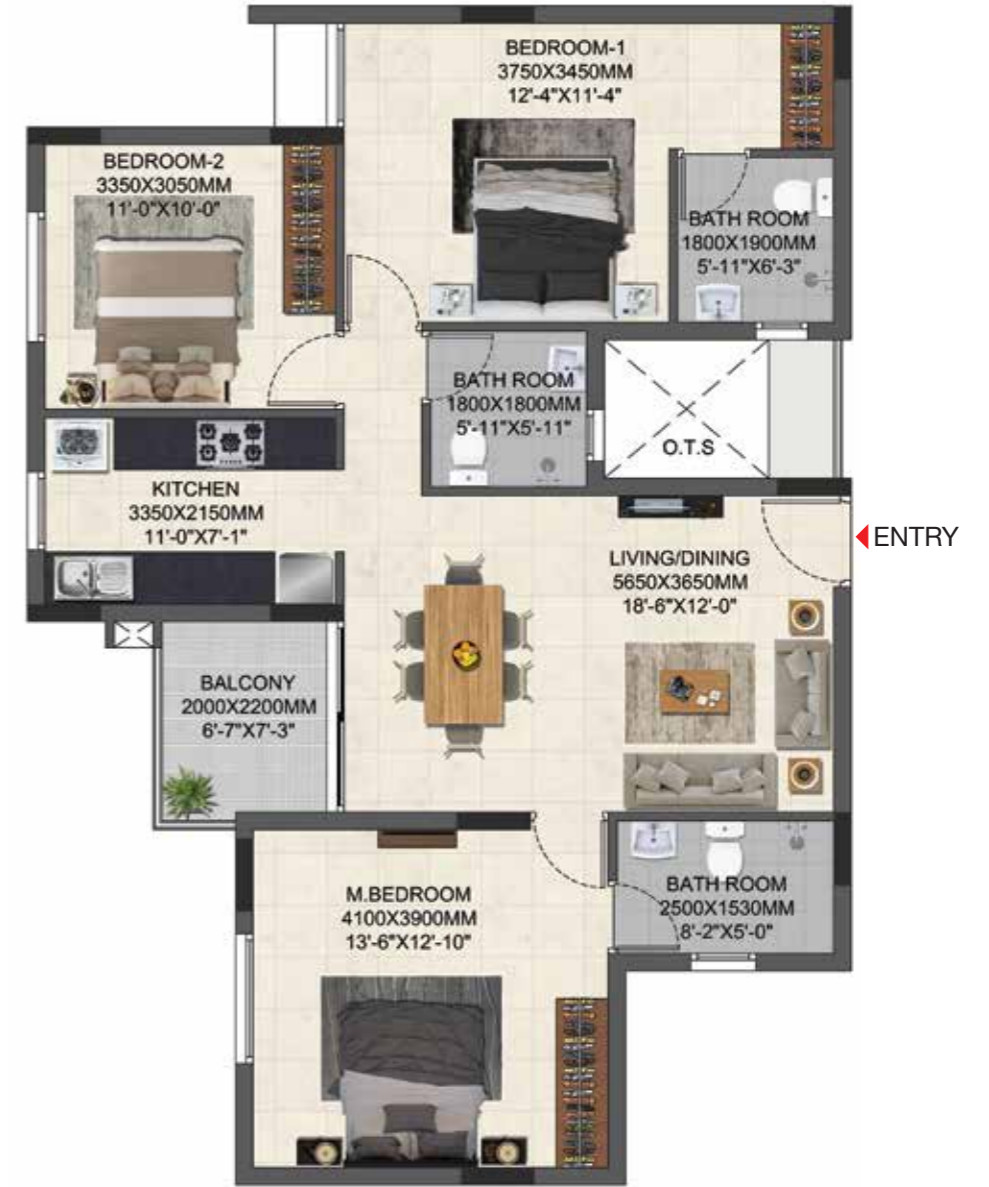


Type : 3 BHK + 3T  
 Built-up Area : 1200 sft  
 Carpet Area : 819 sft  
 Unit No. : F104, F204, F304, F404

Type : 3 BHK + 3T  
 Built-up Area : 1338 sft  
 Carpet Area : 920 sft  
 Unit No. : G102, G202, G302, G402



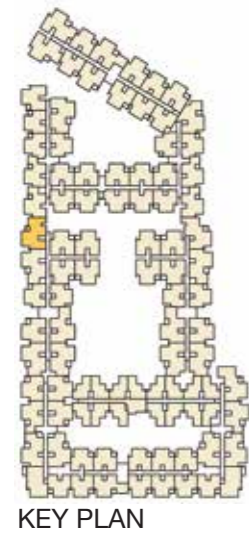
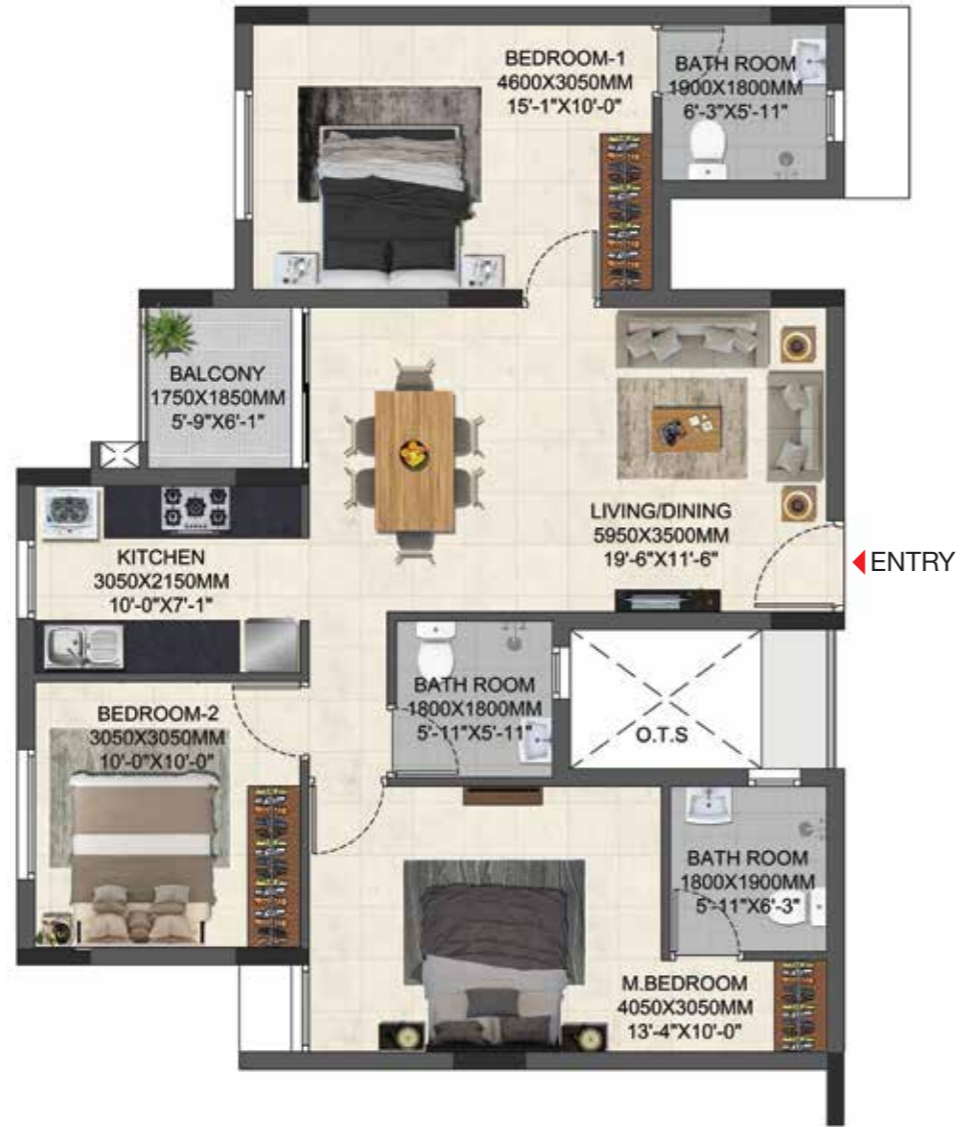
KEY PLAN



KEY PLAN



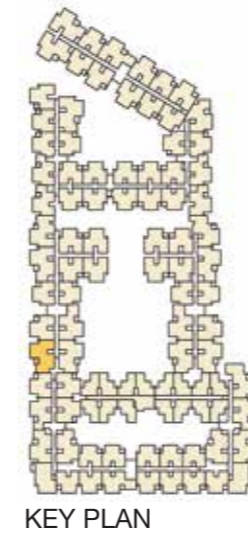
Type : 3 BHK + 3T  
 Built-up Area : 1279 sft  
 Carpet Area : 864 sft  
 Unit No. : G103, G203, G303, G403



KEY PLAN



Type : 3 BHK + 3T  
 Built-up Area : 1320 sft  
 Carpet Area : 896 sft  
 Unit No. : G111, G211, G311, G411

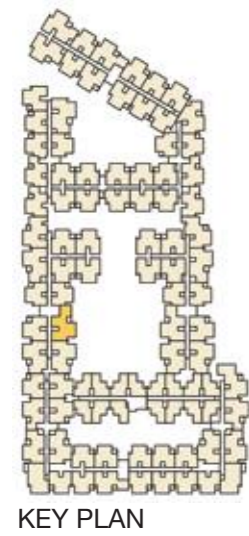


KEY PLAN





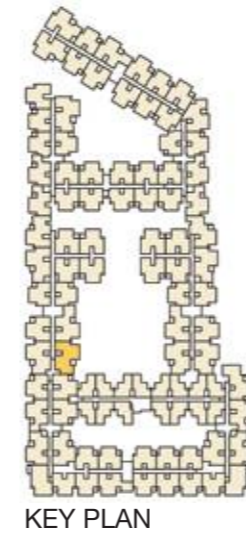
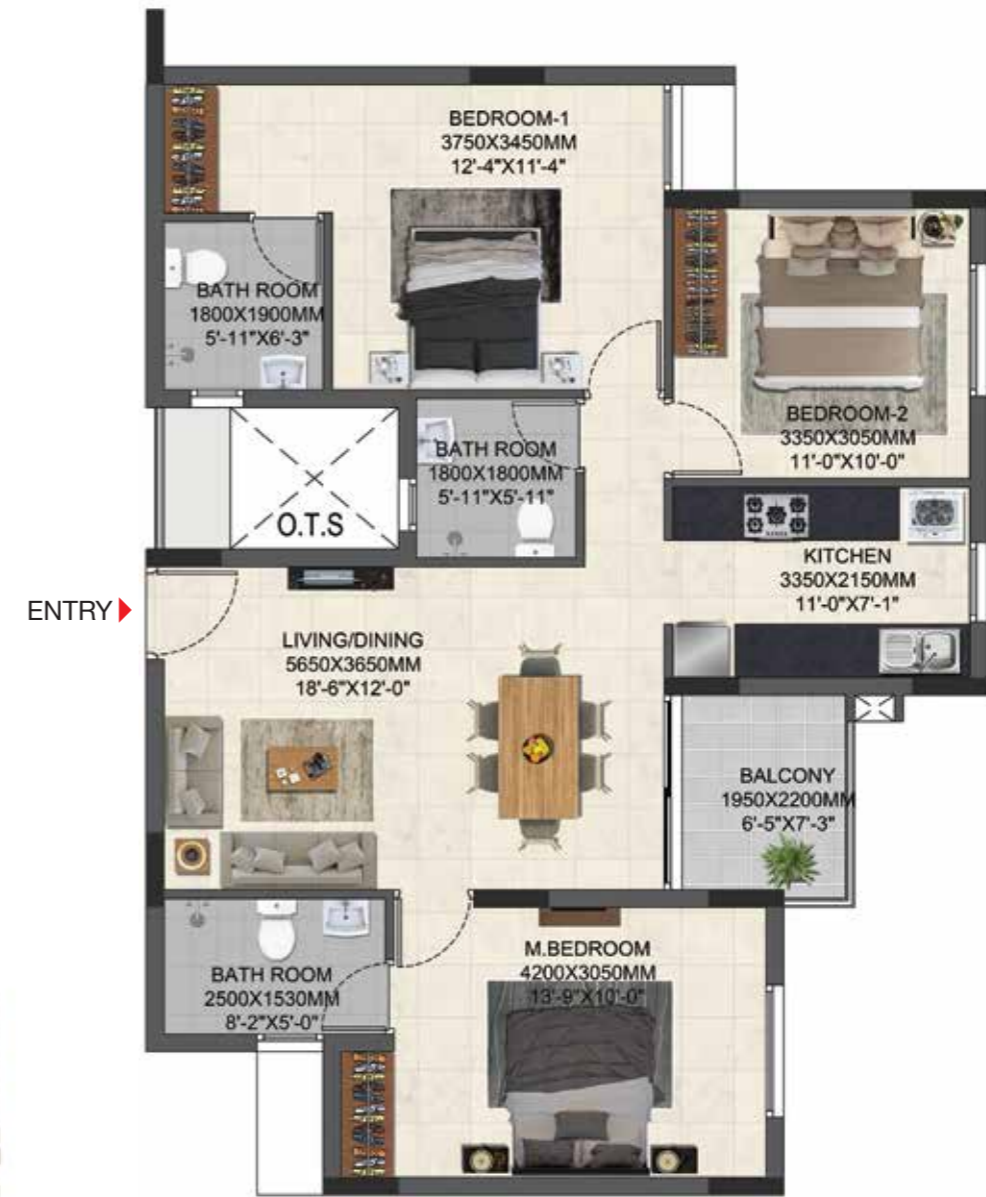
Type : 3 BHK + 2T  
 Built-up Area : 1289 sft  
 Carpet Area : 884 sft  
 Unit No. : G209, G309, G409



KEY PLAN



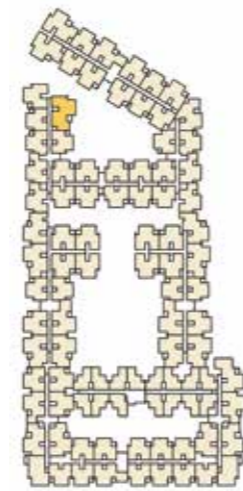
Type : 3 BHK + 3T  
 Built-up Area : 1320 sft  
 Carpet Area : 896 sft  
 Unit No. : G210, G310, G410



KEY PLAN



Type : 3 BHK + 3T  
Built-up Area : 1389 sft  
Carpet Area : 952 sft  
Unit No. : H106, H206, H306, H406



# SPECIFICATIONS

## STRUCTURE

- RCC framed structure with RCC foundations
- Designed seismic resistant structure Zone III using Fe 500 steel TMT bars
- 200mm solid concrete block for the outer wall and 100mm block for the internal partition wall
- Slab height will be maintained at 2.9m

## WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of OBD
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and 2 coats of OBD
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion paint
- Utility and bathrooms will be finished with 1 coat of primer, 2 coats of putty and 2 coats of OBD
- Bathroom walls will be finished with glazed ceramic tiles up to 7 feet from finished floor level
- Utility walls will be finished with glazed ceramic tiles up to 4 feet from finished floor level

## FLOORING

- Foyer, living, dining, kitchen and bedrooms will have 600 x 600mm vitrified tile flooring
- Bathrooms, balcony and utility will have 300 x 300mm ceramic tiles with matte finish
- Terrace floor will have grano flooring with threaded grooves
- Common area and staircase will have tile flooring

## KITCHEN

- Platform will be done with granite slab 600mm in width at a height of 800mm from the floor level and will be provided with stainless steel sink with drain board from Nirali or equivalent
- Dado tiles of up to 600mm from the granite slab
- Provision for exhaust and water purifier point
- CP fittings will be Parryware / Hindware or equivalent

## BATHROOM

- Wall mounted basin from Parryware / Hindware or equivalent will be provided in all bathrooms
- Floor mounted W/C with cistern from Parryware / Hindware or equivalent will be provided in all bathrooms
- Sanitary fittings will be from Parryware / Hindware or equivalent
- Wall mixer from Parryware / Hindware or equivalent for all bathrooms
- CP fittings will be from Parryware / Hindware or equivalent
- Provision for exhaust in all toilets
- Geyser point in master toilet and provision in other toilets

## ENTRANCE DOOR

- Skin moulded shutter door of 7 feet height with paint finish with Godrej or equivalent locks, tower bolts, door viewer, safety latch and door stopper

## BEDROOM DOOR

- Skin moulded shutter doors of 7 feet height with Godrej or equivalent locks, thumb turn with keys and door stopper

## BATHROOM DOOR

- FRP doors of 7 feet height with thumb turn with key

## WINDOW

- Windows will be aluminium sliding with see-through plain glass and MS grills on inner side, wherever applicable
- French doors will be provided with aluminium frame and toughened glass without grills
- Ventilators will have aluminium frame with suitable louvered glass panes and pin headed glass for ODU access

## ELECTRICAL FITTING

- Finolex or equivalent cables and wiring
- Switches and sockets will be from Anchor Roma / Schneider or equivalent
- Telephone and TV (DTH) points will be provided in living / dining and master bedroom
- Split air conditioner points will be provided in master bedroom and provision in living and other rooms
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system

## OTHER

- STP
- Generator backup of up to 500 watts for all 3 BHK apartments, and 400 watts for 2 BHK and studio apartments
- Power backup for common areas

## EXTERNAL FEATURE

- 8-passenger automatic lift will be provided
- Driveway and other areas will be laid with pavers
- Power supply: 3-phase power supply will be provided for all apartments

## PAYMENT PATTERN

|                            |                               |
|----------------------------|-------------------------------|
| 10% - 10 days from booking | 05% - Fourth floor roof       |
| 40% - 40 days from booking | 15% - Brick work & plastering |
| 10% - Foundation stage     | 05% - Handover                |
| 05% - First floor roof     |                               |
| 05% - Second floor roof    |                               |
| 05% - Third floor roof     |                               |

## LOCATION ADVANTAGES

### Highlights

- Mannivakkam is located west of Tambaram, on the State Highway connecting GST to Oragadam from Vandalur junction
- Easy connectivity to NH45, NH4, NH5 & NH205
- Mixed corridor of Chennai
- Great social infrastructure
- Reputed schools, colleges, hospitals and malls nearby
- Tambaram, Vandalur, Oragadam, Guduvancheri, etc., are equidistant from GST and are priced 50-100% higher

### Distance from airport, railway station & bus stand

- Chennai International Airport – 20 Km
- Karasangal Bus Stop, Padappai – 2.4 Km
- Thangavel Nagar Bus Stop, Varadharajapuram – 1.9 Km
- Vandalur Railway Station – 5 Km
- Urapakkam Railway Station – 4.3 Km

### Distance from nearest hospitals

- Hindu Mission Hospital, GST – 10 Km
- Deepam Hospitals, 15/4, Duraiswamy Reddy St, West Tambaram – 10.5 Km
- Mano Hospital, Mudichur Road, Tambaram – 7.7 Km
- A G Hospital, Kakkan Street, Tambaram West – 10.4 Km
- Annai Arul Hospital, 270, Mudichur Road, Tambaram – 7 Km
- Sayee Hospital, 234, Irumbuliyur - Mudichur - Walajabad Road, Padappai – 4.8 Km

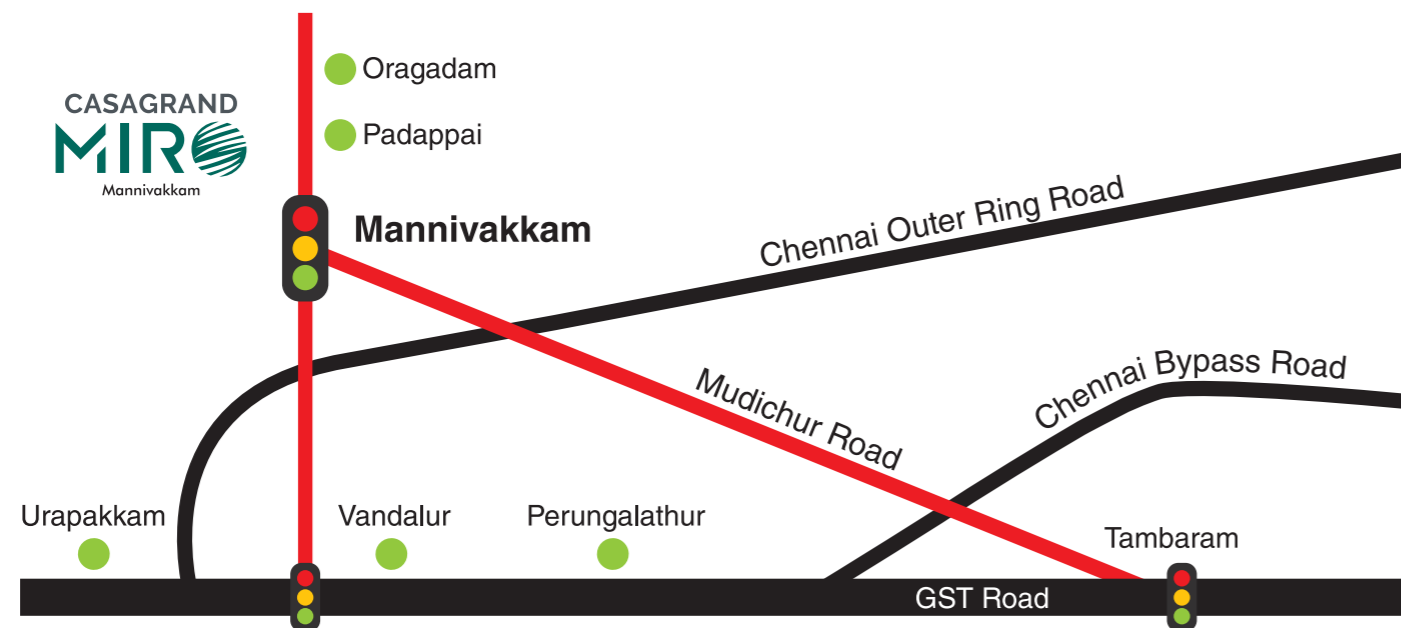
### Distance from nearest educational institutions

- PERI School, No. 1, Near West Tambaram – 5 Km
- Sri Ramakrishna Matriculation Higher Secondary School – 8.9 Km
- Alwin International School, Padappai – 4 Km
- Shree Niketan Patasala, Mannivakkam – 1 Km
- Narayana e-Techno School Mudichur, Mudichur – 3.5 Km

### Distance from nearby locations

- Tambaram Railway Station – 10 Km
- Chrompet – 14 Km
- Pallavaram – 16.5 Km
- Perungalathur – 6.4 Km
- Thiruvanmiyur – 30 Km
- Mannivakkam Junction – 2.4 Km
- Manimangalam – 7.6 Km
- Oragadam Junction – 14.9 Km
- Vandalur – 4.4 Km
- Guduvancheri – 7.3 Km
- Urapakkam – 6.1 Km

## LOCATION MAP





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