

A luxury lifestyle with an assortment  
of amenities for you to indulge in.

# CASAGRAN SUPREMUS

THALAMBUR

CASAGRAN   
building aspirations

Entrance view





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.

Landscape view





# CASAGRAN SUPREMIUS

THALAMBUR

Casagrand Supremus at Thalambur is the kind of apartment project that has something for everyone in the family. Strategically located, it connects you to workplaces, educational institutions and entertainment zones, among other places.

The project's well-planned layout sets aesthetically designed lifestyle apartments in the midst of lush green spaces. It also comes with a clubhouse and a host of other amenities to keep everyone in the family engaged.

Apart from being a superior product, Casagrand Supremus' USPs are its location and the incredible price it comes at.

### **Big reasons to buy**

- 728 lifestyle apartments spread across 12.65 acres
- Stilt + 4 design structure
- Contemporary new age architecture
- Apartments loaded with lifestyle features at an unbelievable price
- Efficiently planned internal spaces for optimum space utilization
- Ideal for investment and good rental yields
- Abundant ventilation
- Vaastu compliant
- Amenities and features like swimming pool, clubhouse, gym & many more
- Signature apartments exclusively in Blocks 6 & 14

Elevation view





## AMENITIES

- Swimming pool
- Toddlers' pool
- AV room
- Yoga / Aerobics room
- Party hall
- Indoor kids' play area & Lego room
- Play school / Day care
- Indoor games room
  - a. Foosball
  - b. Snooker
  - c. Table tennis
  - d. Air hockey
  - e. Golf simulator
- Video games room
- Gym
- Convenience store
- Café
- Pharmacy
- ATM
- Unisex salon
- Learning center for kids
- Outdoor seating plaza
- Business center
- Health club - spa, steam, sauna
- Multipurpose hall
- Association room
- Outdoor kids' play area with seating
- Feature wall with water cascades and boulders
- Basketball court
- Badminton court
- Skating rink

Outdoor kids' play area



Swimming pool



Gym



Indoor games room





## PRODUCT :: SUPERIORITY ASSURED



**Biggest gated community in Thalambur with 728 units spread across 12.65 acres**



**Only project in Thalambur with the biggest clubhouse (30,000 sft) having 27 world class facilities**

There are 2 clubhouses in the community with amenities being segregated. All utility and daily requirement facilities are situated in clubhouse, which is closer to entrance and all entertainment related facilities are provided in inner clubhouse



### **Self-sustained community**

All major daily utility requirements have been provisioned inside community:

- Convenio
- ATM
- Café
- Salon
- Business center
- Health club
- Pharmacy



### **Kids friendly community**

Spaces and facilities designed for kids include:

- 3 exclusively designed vehicle-free open play courts
- Learning center
- Play school
- Creche
- Indoor play area & LEGO room
- Video games room
- Outdoor play area
- Toddlers' pool
- Badminton
- Skating rink
- Basketball court





### Senior citizens friendly

The project offers serene environment and spaces for senior citizens in community:

- Wheelchair friendly
- Exclusively designed vehicle-free spaces for senior citizens



### Internal courtyards concept

Only project in Thalambur to have vehicle-free internal courtyards:

- Approx. 3500 sft in size
- Provides activity spaces for kids, adults and senior citizens
- These courtyards are surrounded by blocks and offer interaction and social spaces for residents
- Provides landscape views from units facing courtyards



### Premium community design

It has been designed to build a premium community with activity driven open spaces and social interactions



### Premium specifications

Casagrand Supremus comes with premium specifications like:

- Parryware / Hindware sanitary & CP fittings
- 8-passenger lifts
- Power backup for every individual unit



### Width of internal roads

All major roads in Casagrand Supremus are either 7.2 mts or wider, which facilitate a comfortable 2-way drive. There are 2 traffic nodes which control and divert traffic for whole community, providing you congestion-free internal roads



### Secure community

There is controlled and manned entry to and exit from project. Community will also have beam sensors across the compound walls, which will act as a burglar alarm for any intrusion through compound wall. Apart from this, there will be CCTV surveillance at pivotal points across project



### No dead space

Internal and external spaces have been designed with zero space wastage, giving you maximum usable area in your apartment



### No apartment doors face each other

To ensure more privacy and security, units have been designed in such a way that for maximum units, entrance doors do not face each other



### Efficient planning

Efficient planning has been given primary importance during design phase and we have managed to keep common areas to only 20% from saleable area to plinth



### Interior planning

Every unit has been designed for interior planning, so that you do not have any problems in furnishing any internal space:

- Defined wardrobe locations for every unit
- TV position for every unit
- Bed location with side tables
- Electrical layout



### Kitchen space planning

Sink with drain board has been shifted to utility to give more working counterspace in kitchen



### Wardrobe niches

Most bedrooms have been designed to have a wardrobe niche, so that wardrobe does not waste space in bedroom and you get more usable space for furnishing



### Privacy for bedrooms

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



### Common washbasin

As per customer feedback, we have provided common washbasin near dining in all the units



### Provision for puja place

Most of the units come with defined space for puja



### Bedrooms and balconies planning

All bedrooms and balconies are planned in such a way that they either look outside or at internal courtyards, to ensure every bedroom provides good views and ventilation. None of the bedrooms and balconies look into bedrooms and balconies of opposite house



### Planning for ODU locations

During design phase, we have planned and created spaces for placing ODUs of ACs, so that this area is accessible for service



### Premium common area finishes

Common areas like lobbies have high end marble; courtyards will be finished with good landscape and hardscape design; amenities and swimming pool will be finished with high end specifications



### Well lit and ventilated corridors

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



### Water protected ends for corridors

We have ensured corridors' ends are closed with windows with glass, so that water doesn't enter corridors during rains, but allow air when kept open



### No bedroom has dimension lesser than 10 feet



### Well defined washing machine space in all units is provided

Site Plan



VILLAGE NO. 35, NAVALLUR

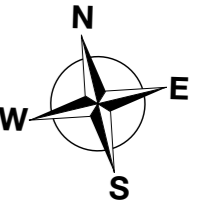
Terrace Plan



# CLUBHOUSE ELEVATIONS & FLOOR PLANS

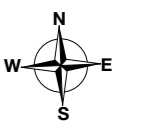
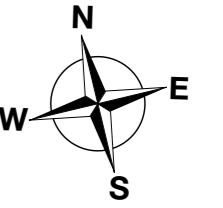


Clubhouse 01 - Stilt Floor Plan



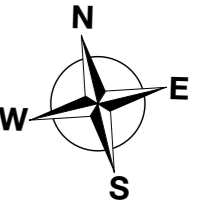
KEY PLAN - MASTER LAYOUT

Clubhouse 01 - First Floor Plan

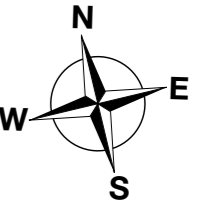


KEY PLAN - MASTER LAYOUT

Clubhouse 01 - Second Floor Plan



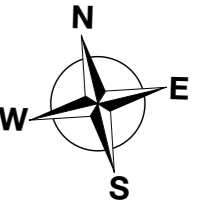
KEY PLAN - MASTER LAYOUT



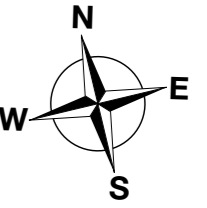
KEY PLAN - MASTER LAYOUT



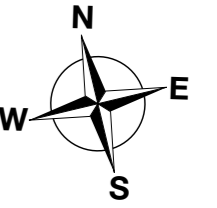
Clubhouse 01 - Fourth Floor Plan



KEY PLAN - MASTER LAYOUT

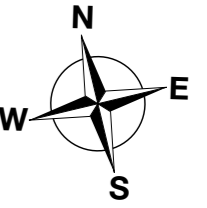


KEY PLAN - MASTER LAYOUT



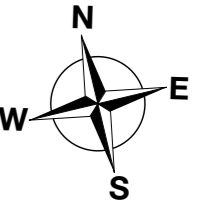
KEY PLAN - MASTER LAYOUT

Clubhouse 02 - Second Floor Plan



KEY PLAN - MASTER LAYOUT

Clubhouse 02 - Third Floor Plan

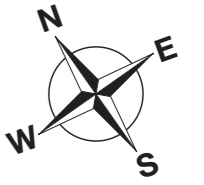


KEY PLAN - MASTER LAYOUT

# ELITE TOWER ELEVATION & FLOOR PLANS

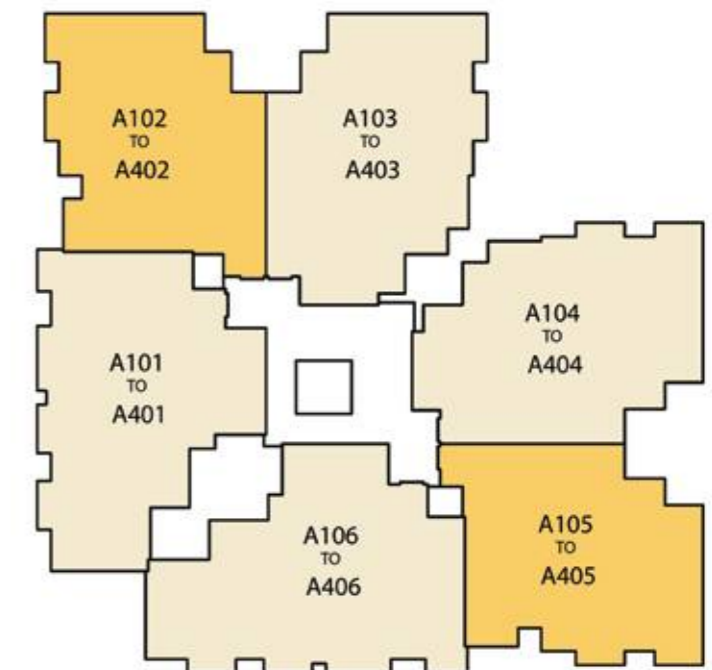


Block 01 - Typical Floor Plan



KEY PLAN - MASTER LAYOUT

Block : 01  
 Type : 2 BHK + 2T  
 Built-up Area : 1131 sft  
 Carpet Area : 848 sft  
 Unit No. : A102 to A402, A105 to A405



KEY PLAN

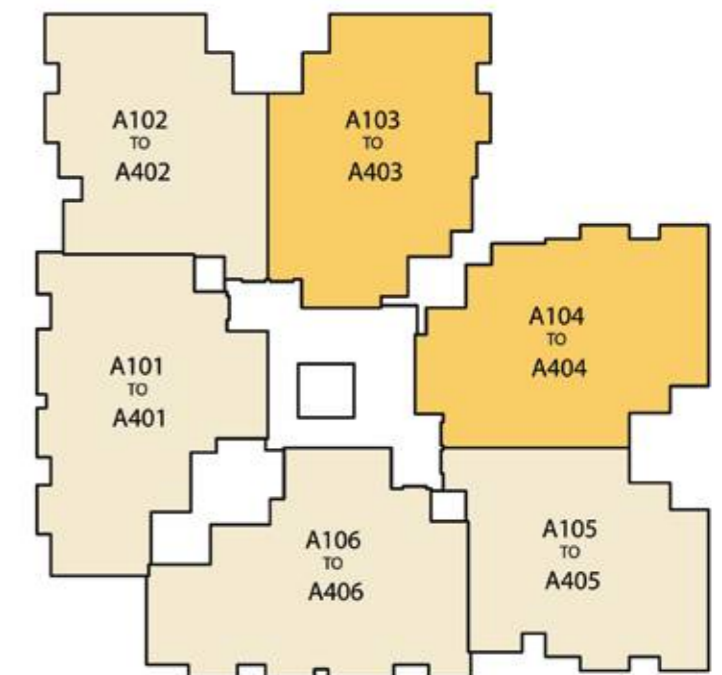


Block : 01  
 Type : 3 BHK + 3T  
 Built-up Area : 1308 sft  
 Carpet Area : 987 sft  
 Unit No. : A101 to A401, A106 to A406



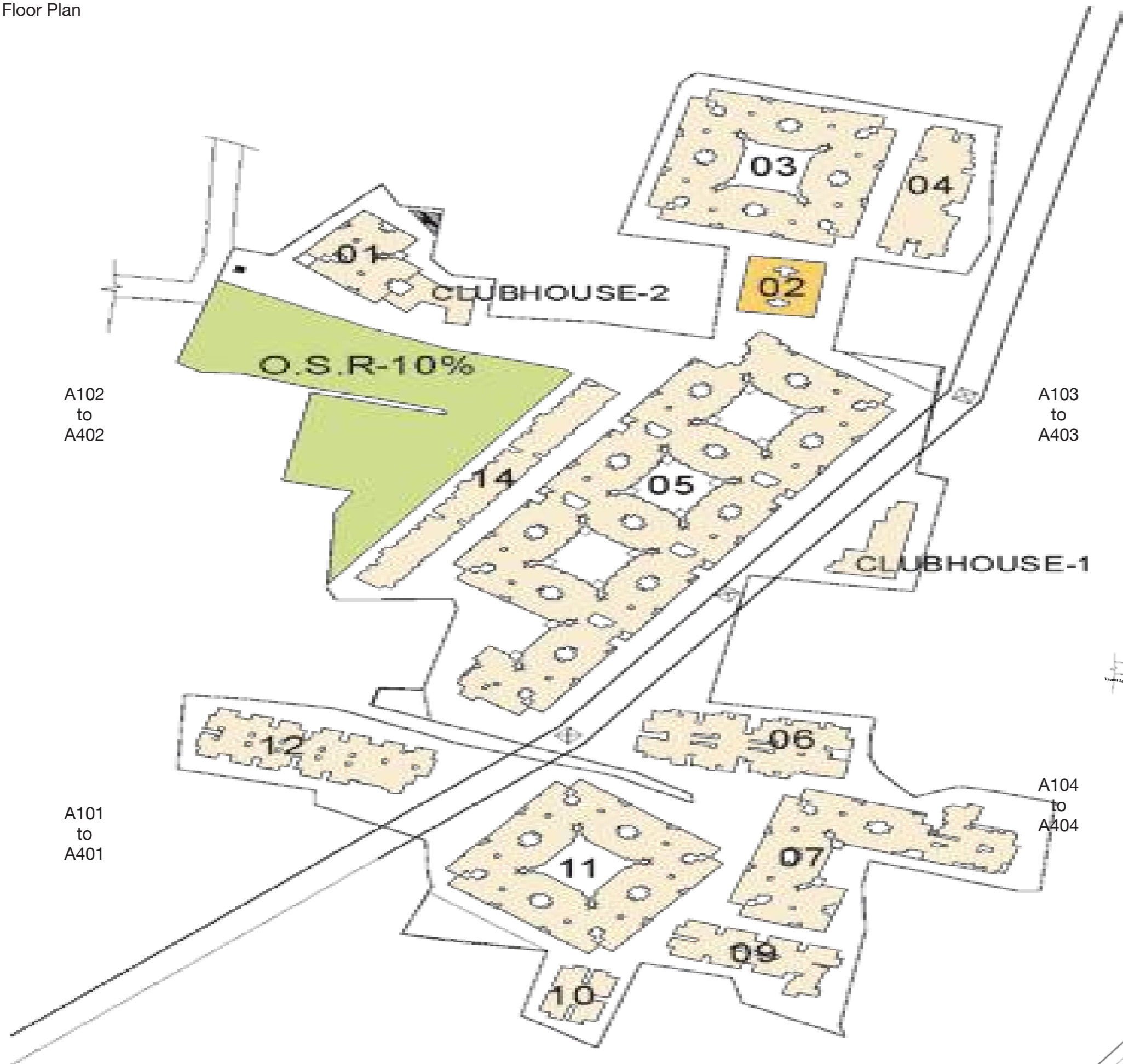
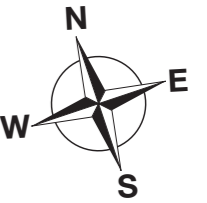
KEY PLAN

Block : 01  
 Type : 3 BHK + 2T  
 Built-up Area : 1251 sft  
 Carpet Area : 939 sft  
 Unit No. : A103 to A403, A104 to A404



KEY PLAN

Block 02 - Typical Floor Plan



A102  
to  
A402

A103  
to  
A403

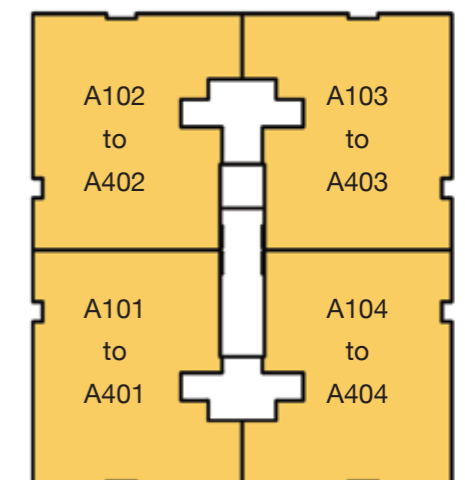
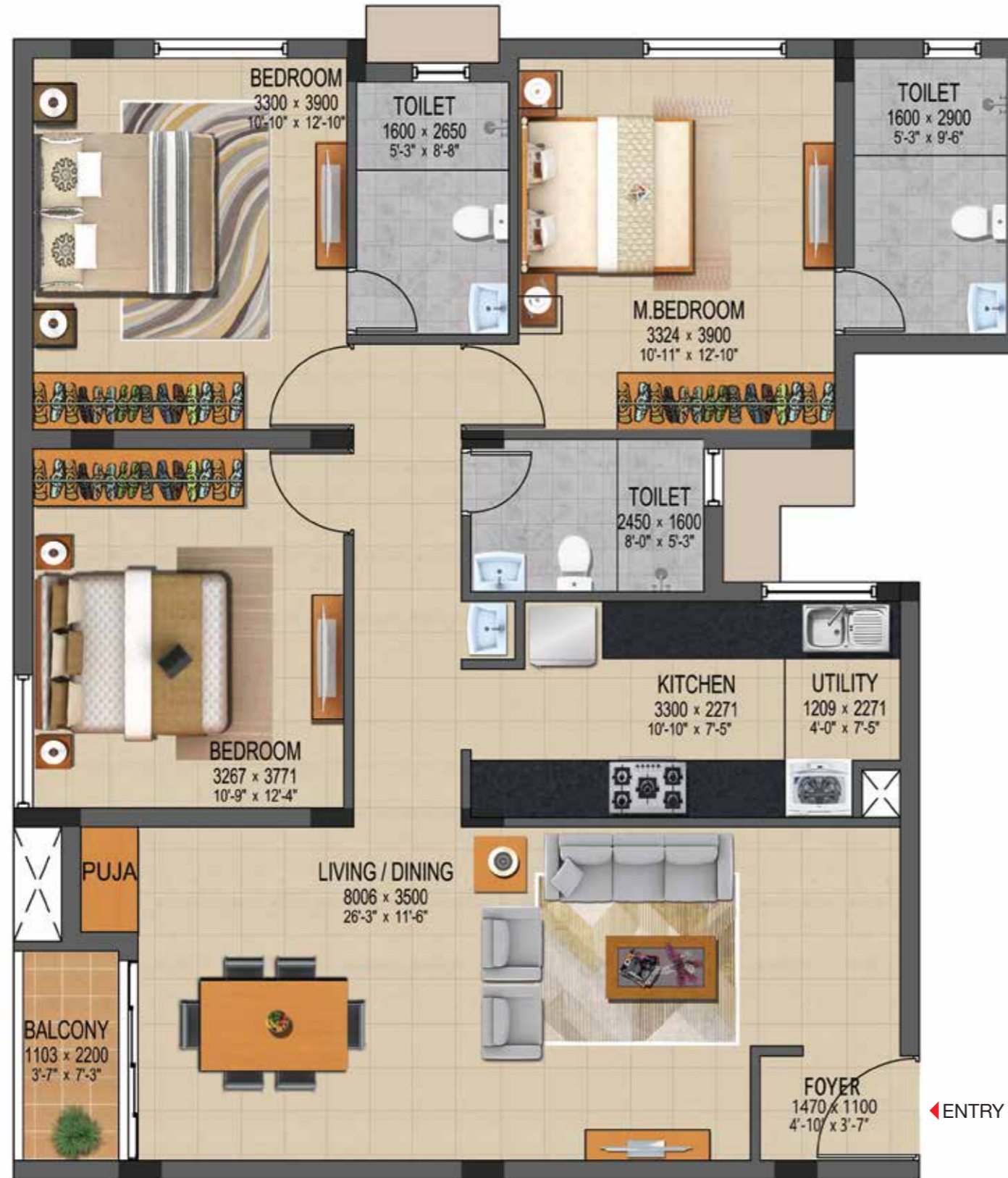
A101  
to  
A401

A104  
to  
A404



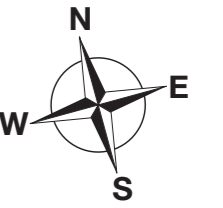
KEY PLAN - MASTER LAYOUT

Block : 02  
 Type : 3 BHK + 3T  
 Built-up Area : 1374 sft  
 Carpet Area : 1085 sft  
 Unit No. : A101 to A401, A102 to A402, A103 to A403, A104 to A404



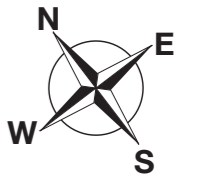
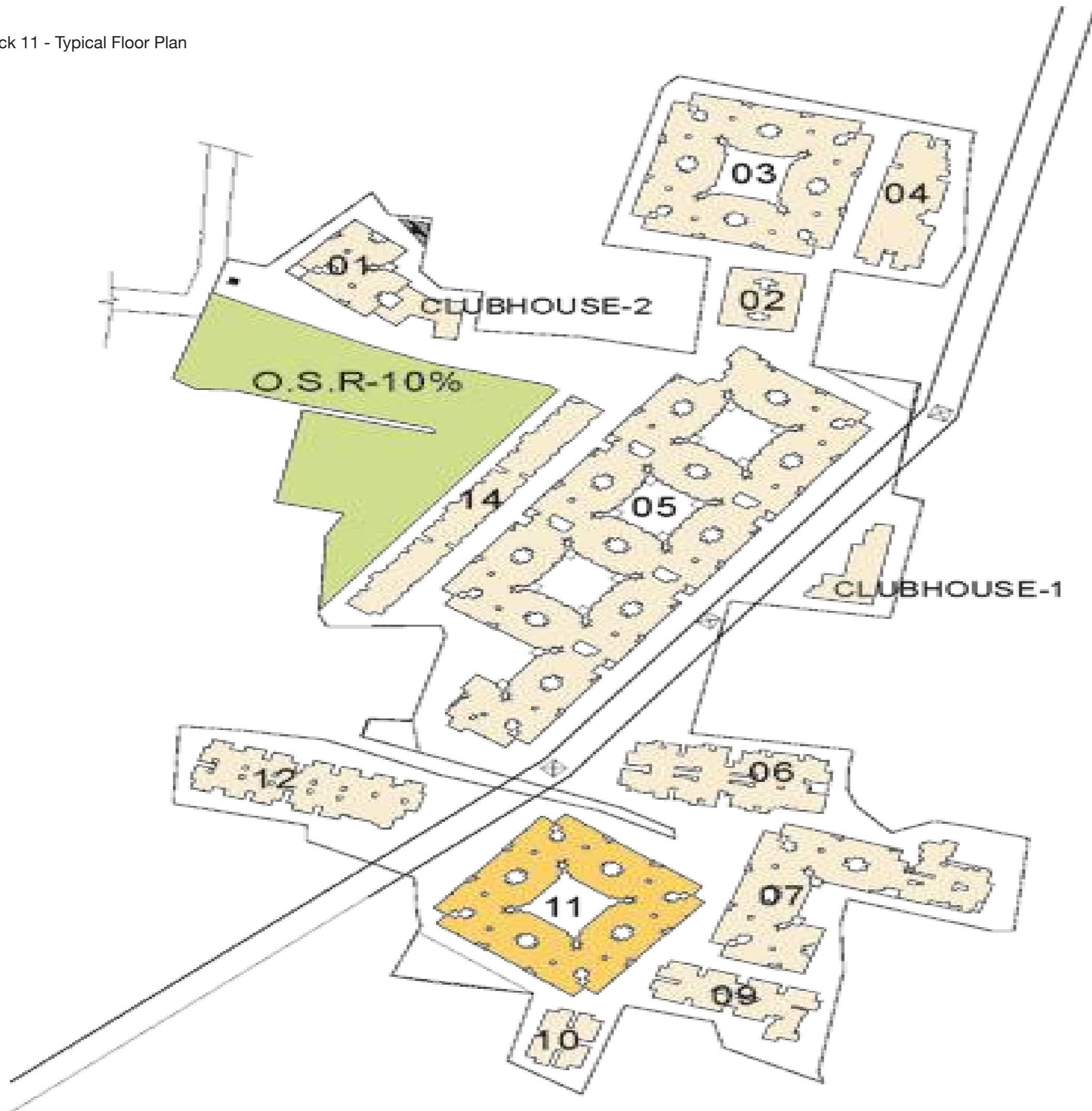
KEY PLAN

Block 03 - Typical Floor Plan



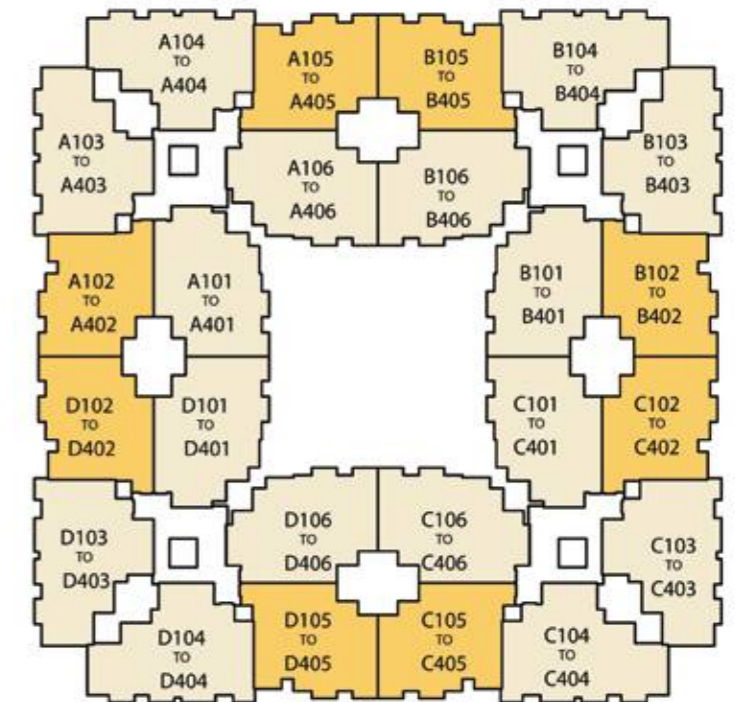
KEY PLAN - MASTER LAYOUT

Block 11 - Typical Floor Plan



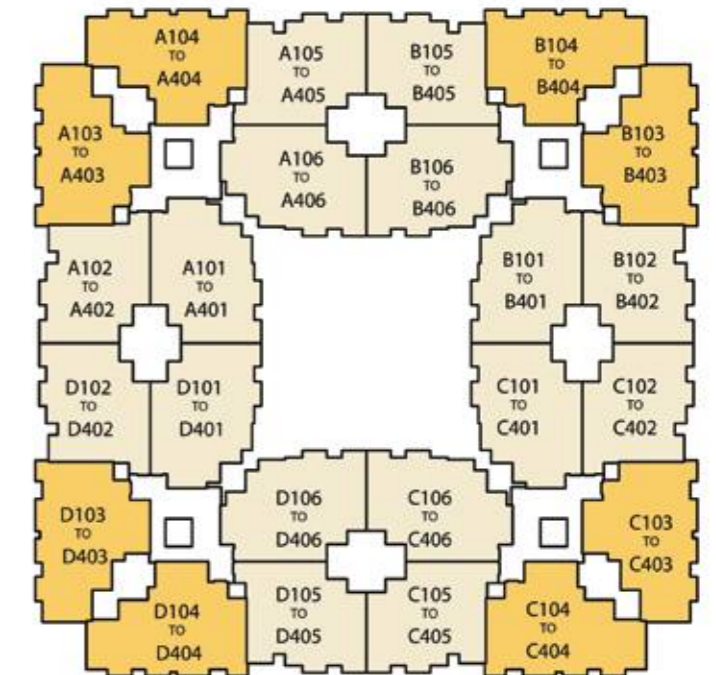
KEY PLAN - MASTER LAYOUT

Block : 03 & 11  
 Type : 2 BHK + 2T  
 Built-up Area : 1117 / 1125 sft  
 Carpet Area : 848 sft  
 Unit No. : A102 to A402, A105 to A405, B102 to B402, B105 to B405  
 C102 to C402, C105 to C405, D102 to D402, D105 to D405



KEY PLAN

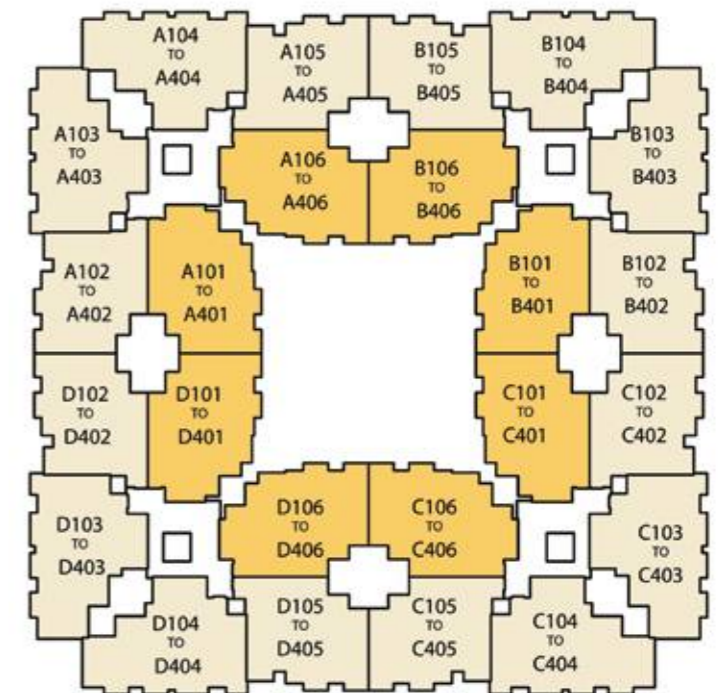
Block : 03 & 11  
 Type : 3 BHK + 3T  
 Built-up Area : 1301 sft  
 Carpet Area : 987 sft  
 Unit No. : A103 to A403, A104 to A 404, B103 to B403, B104 to B404  
 C103 to C403, C104 to C404, D103 to D403, D104 to D404



KEY PLAN



Block : 03 & 11  
 Type : 3 BHK + 2T  
 Built-up Area : 1237 / 1244 sft  
 Carpet Area : 939 sft  
 Unit No. : A101 to A 401, A106 to A406, B101 to B401, B106 to B406  
 C101 to C401, C106 to C406, D101 to D401, D106 to D406



KEY PLAN

Block 04 - Typical Floor Plan

A109  
to  
A409

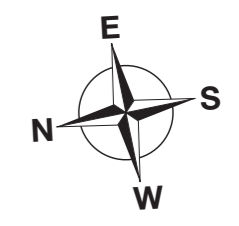
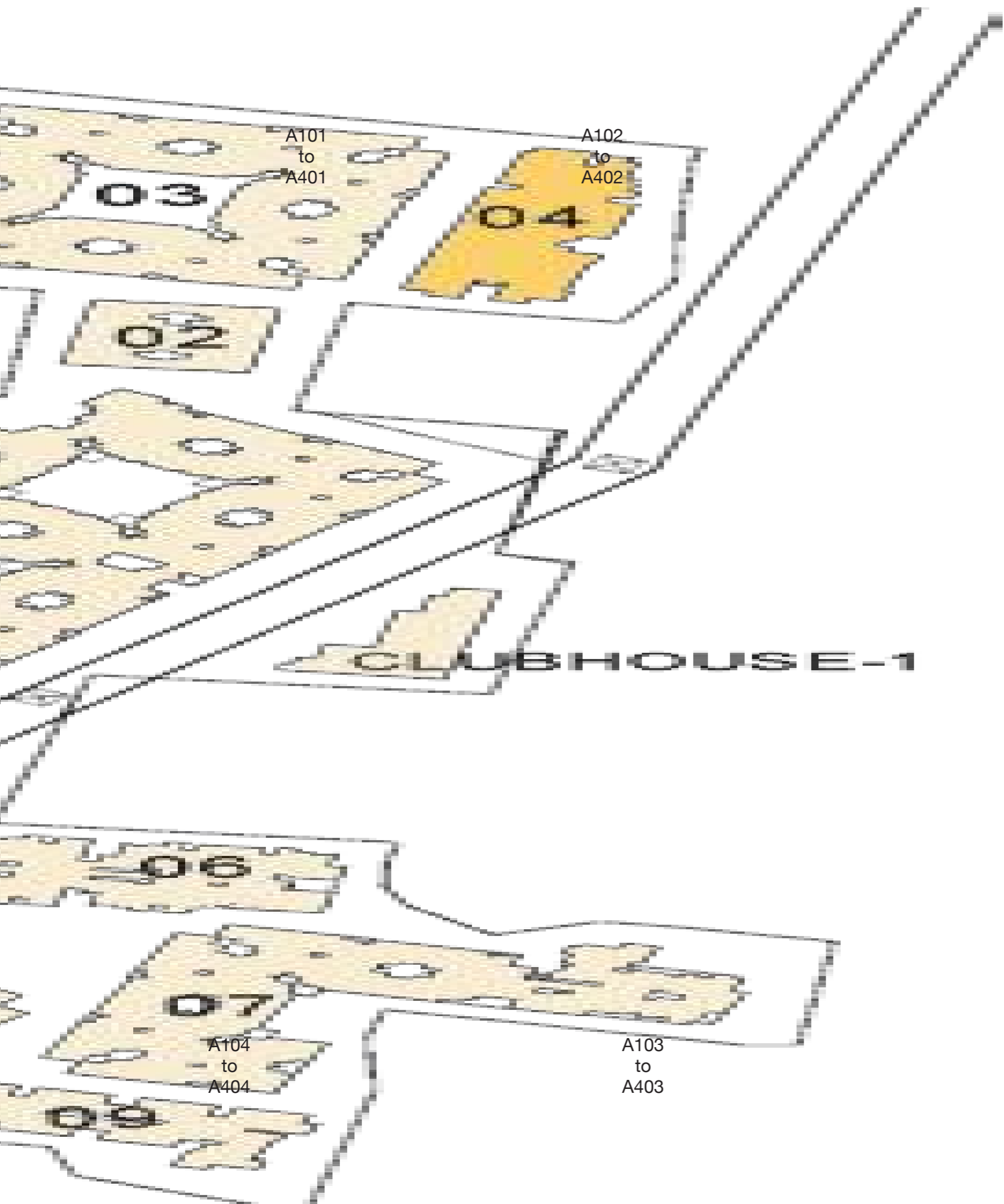
A108  
to  
A408



A107  
to  
A407

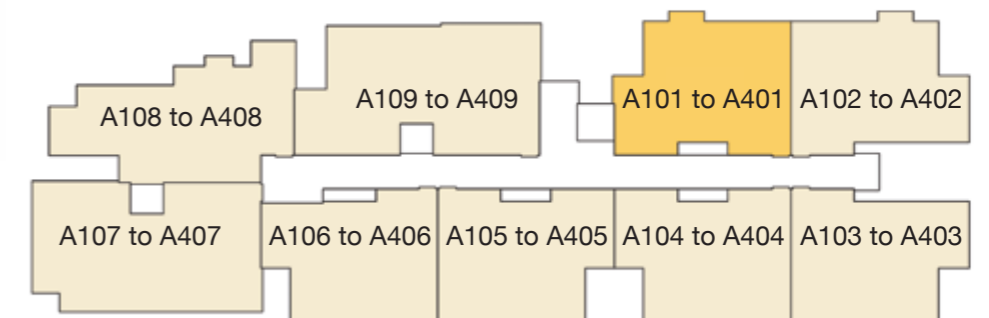
A106  
to  
A406

A105  
to  
A405



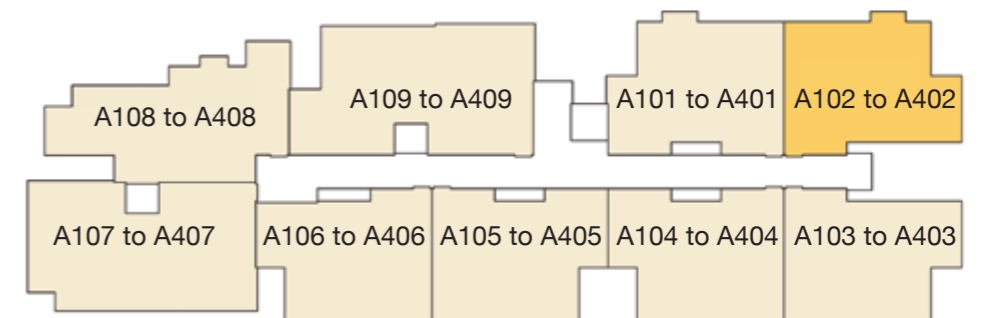
KEY PLAN - MASTER LAYOUT

Block : 04  
 Type : 2 BHK + 2T  
 Built-up Area : 1018 sft  
 Carpet Area : 722 sft  
 Unit No. : A101 to A401



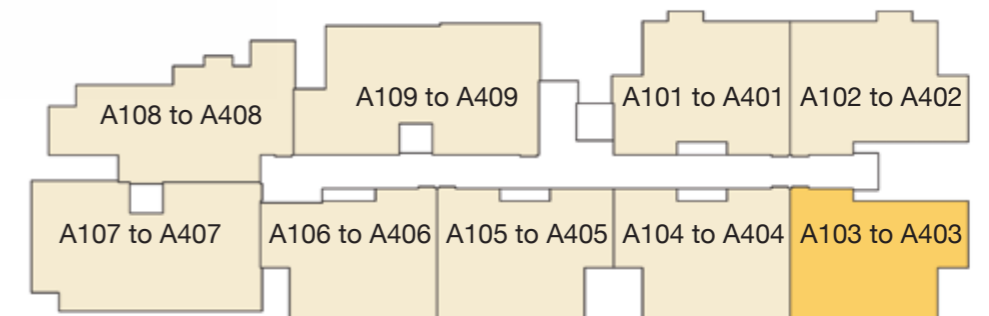
KEY PLAN

Block : 04  
 Type : 2 BHK + 2T  
 Built-up Area : 982 sft  
 Carpet Area : 690 sft  
 Unit No. : A102 to A402



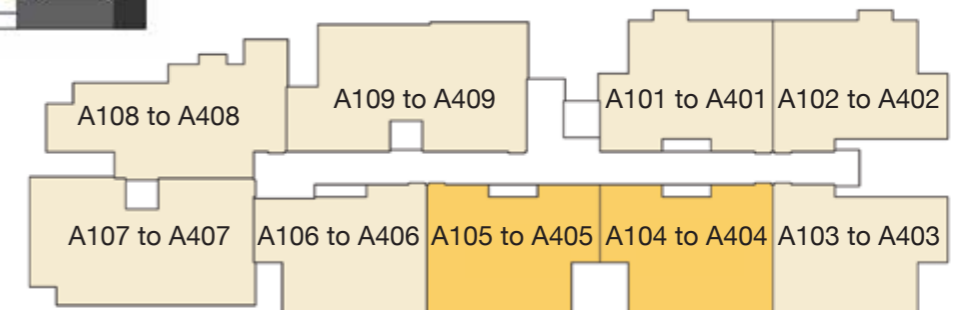
KEY PLAN

Block : 04  
 Type : 2 BHK + 2T  
 Built-up Area : 965 sft  
 Carpet Area : 679 sft  
 Unit No. : A103 to A403



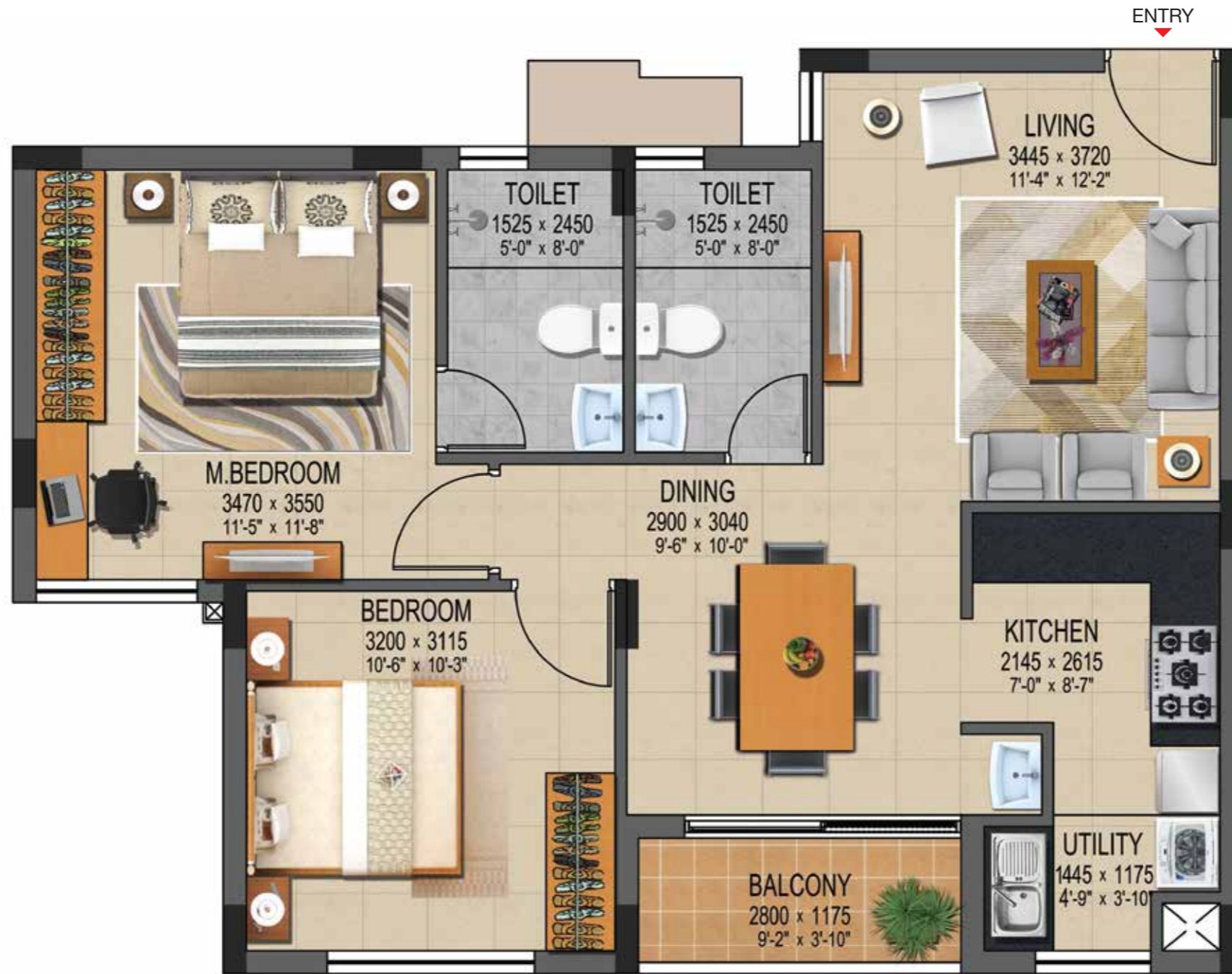
KEY PLAN

Block : 04  
 Type : 2 BHK + 2T  
 Built-up Area : 1000 sft  
 Carpet Area : 711 sft  
 Unit No. : A104 to A404, A105 to A405



KEY PLAN

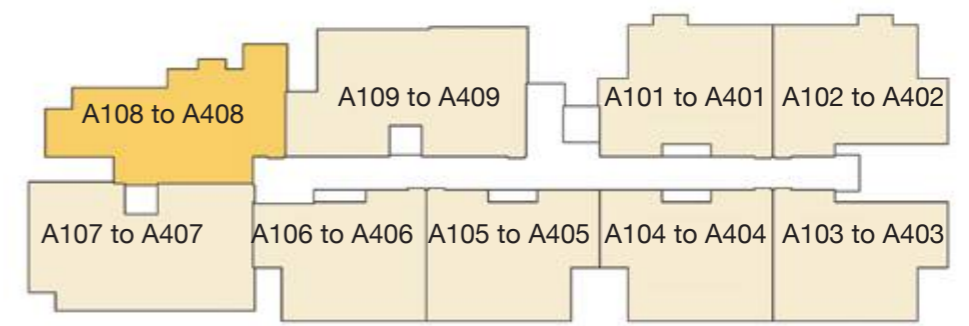
Block : 04  
 Type : 2 BHK + 2T  
 Built-up Area : 956 sft  
 Carpet Area : 679 sft  
 Unit No. : A106 to A406



KEY PLAN



Block : 04  
 Type : 2 BHK + 2T  
 Built-up Area : 1133 sft  
 Carpet Area : 797 sft  
 Unit No. : A108 to A408



KEY PLAN

Block : 04  
 Type : 3 BHK + 3T  
 Built-up Area : 1319 sft  
 Carpet Area : 934 sft  
 Unit No. : A107 to A407



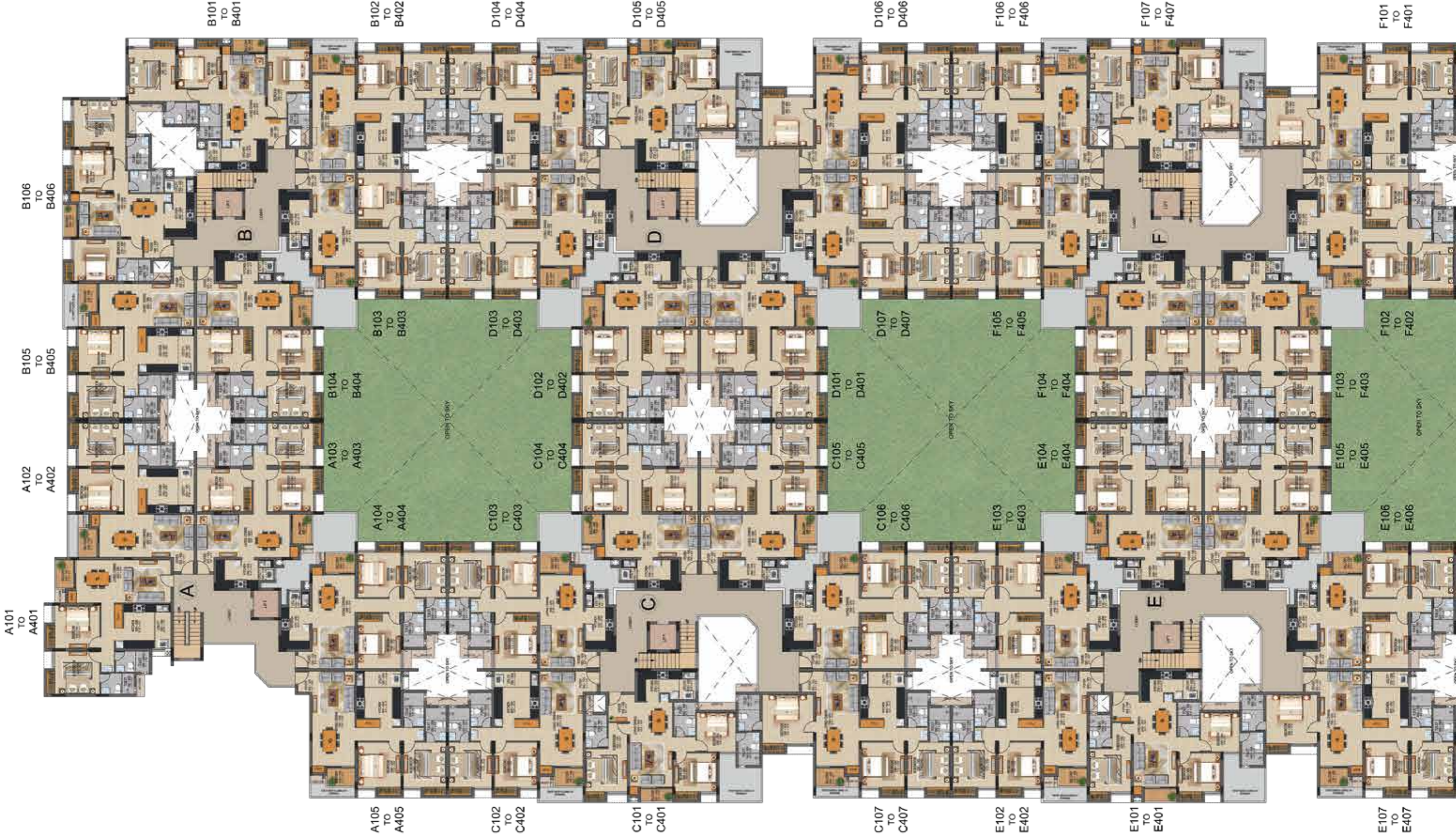
KEY PLAN

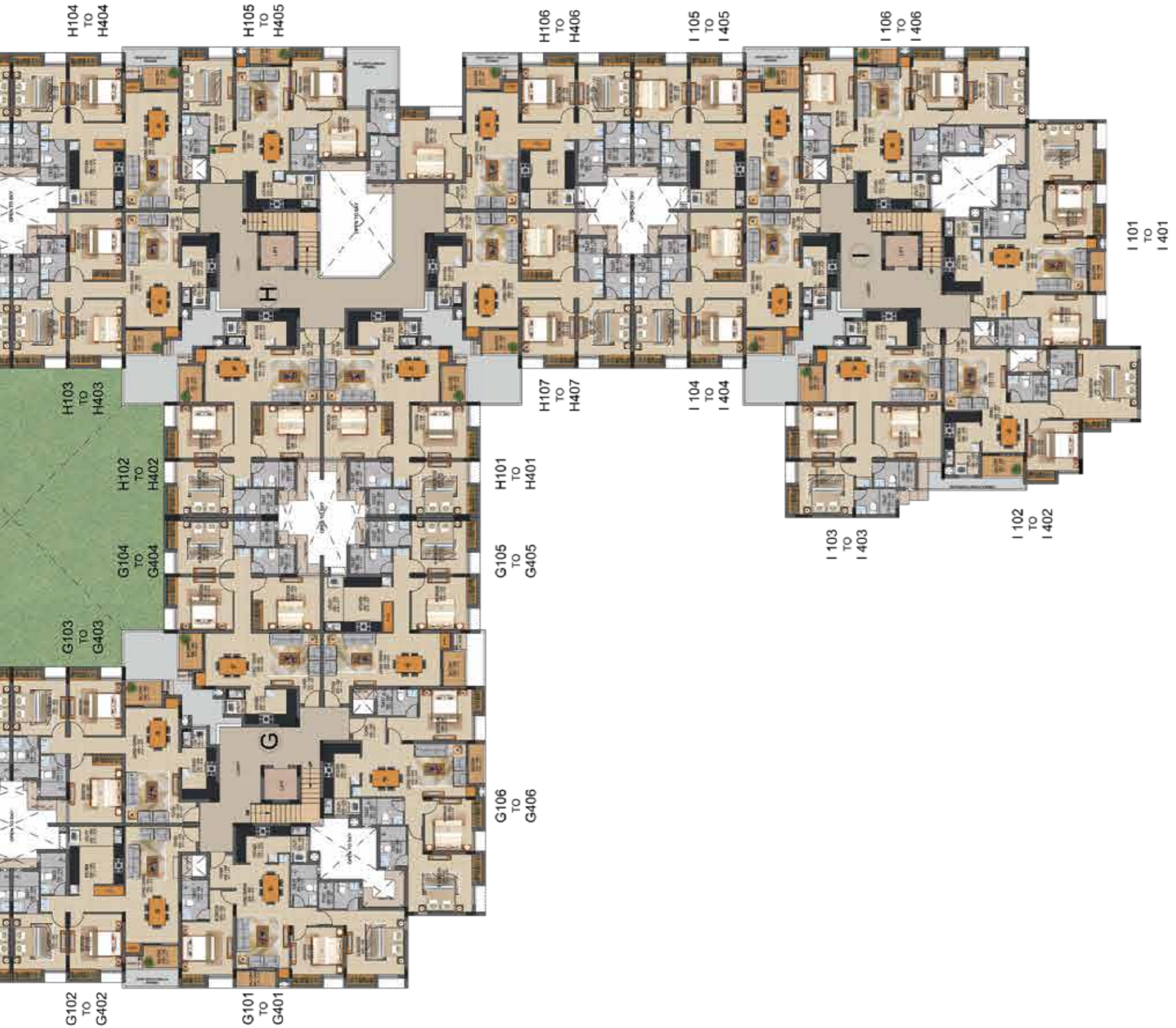
Block : 04  
 Type : 3 BHK + 2T  
 Built-up Area : 1354 sft  
 Carpet Area : 960 sft  
 Unit No. : A109 to A409



KEY PLAN

Block 05 - Typical Floor Plan





KEY PLAN - MASTER LAYOUT

Block : 05  
Type : 2 BHK + 2T  
Built-up Area : 1118 sft  
Carpet Area : 830 sft  
Unit No. : A101 to A401



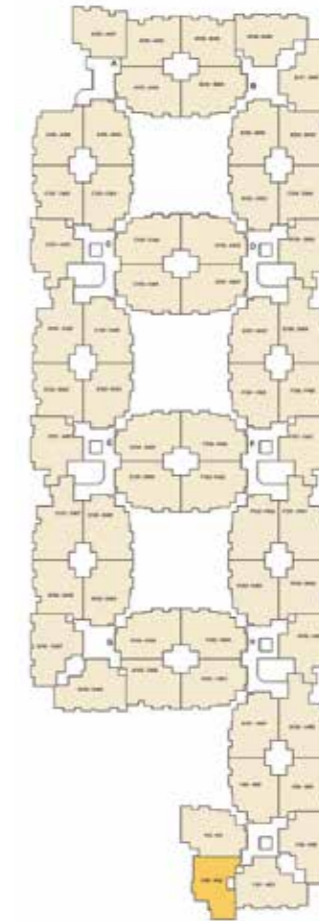
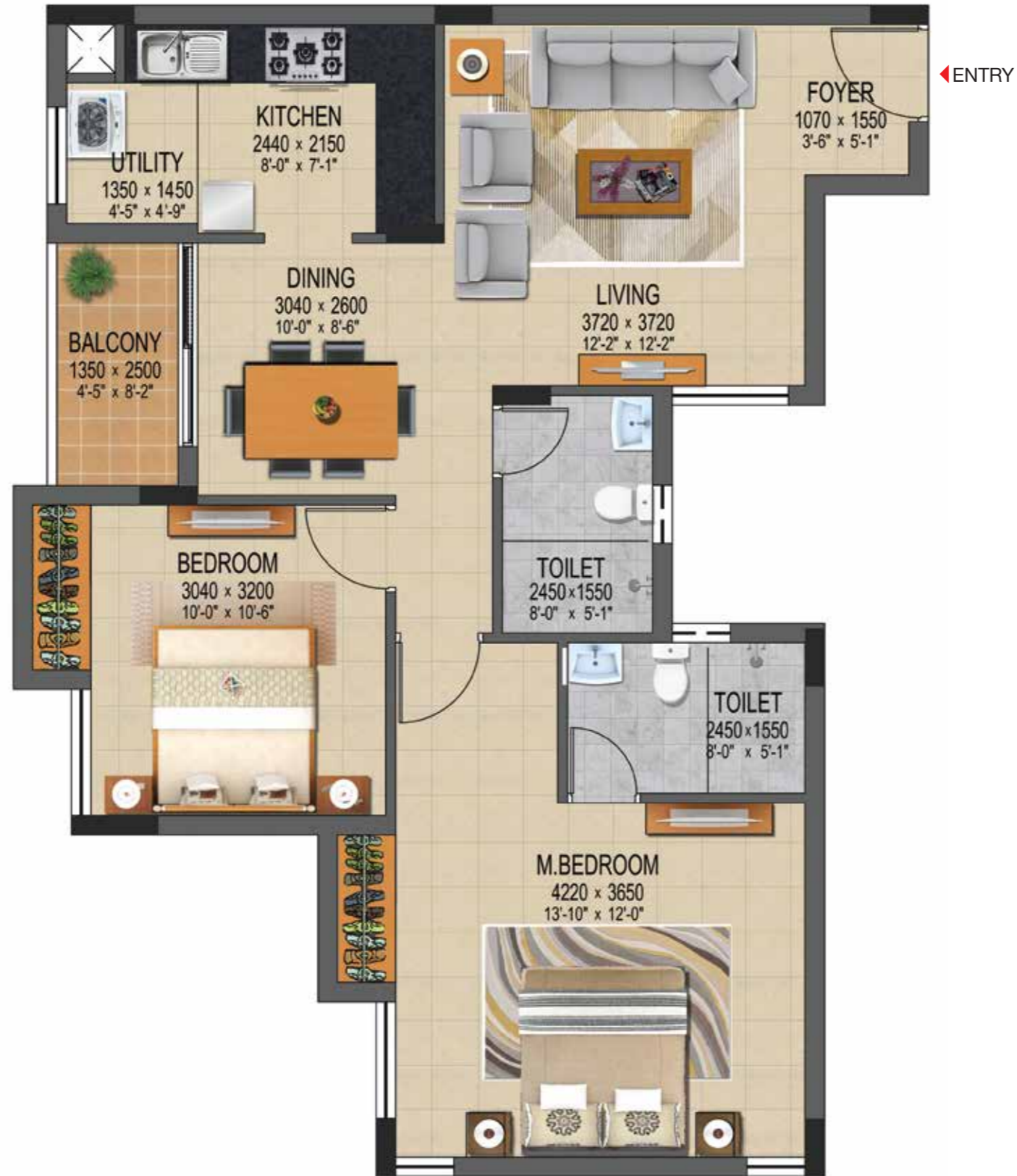
KEY PLAN

Block : 05  
 Type : 2 BHK + 2T  
 Built-up Area : 1135 / 1142 sft  
 Carpet Area : 846 / 848 sft  
 Unit No. : A102 to A402, A105 to A405, B102 to B402, B105 to B405, C102 to C402, D104 to D404,  
 E102 to E402, F106 to F406, G102 to G402, G105, H104 to H404, I105 to I405



KEY PLAN

Block : 05  
Type : 2 BHK + 2T  
Built-up Area : 1067 sft  
Carpet Area : 775 sft  
Unit No. : I102 to I402

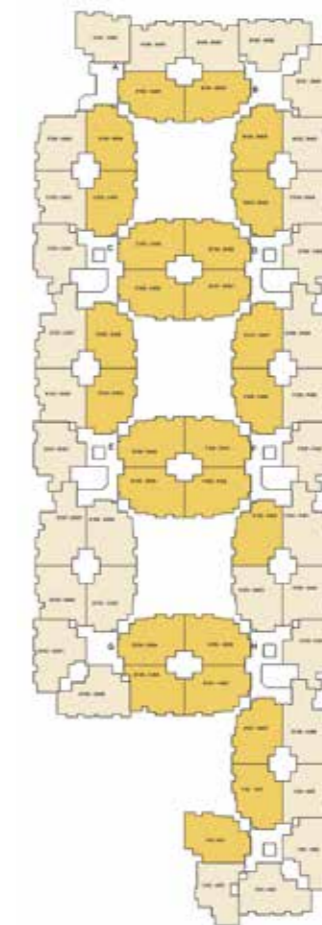


KEY PLAN



Block : 05  
 Type : 3 BHK + 2T  
 Built-up Area : 1257 / 1264 sft  
 Carpet Area : 939 sft

Unit No. : A103 to A403, A104 to A404, B103 to B403, C103 to C403, C104 to C404  
 C105 to C405, C106 to C406, D101 to D401, D102 to D402, D103 to D403  
 D107 to D407, E103 to E403, E104 to E404, E105 to E405, E106 to E406  
 F102 to F402, F103 to F403, F104 to F404, F105 to F405, G103 to G403  
 G104 to G404, H101 to H401, H102 to H402, H103 to H403, H107 to H407  
 I103 to I403, I104 to I404



KEY PLAN

Block : 05  
 Type : 3 BHK + 3T  
 Built-up Area : 1322 sft  
 Carpet Area : 987 sft  
 Unit No. : B101 to B401, B106 to B406, G101 to G401, G106 to G406  
 I101 to I401, I106 to I406



KEY PLAN

Block : 05  
 Type : 3 BHK + 3T  
 Built-up Area : 1208 sft  
 Carpet Area : 900 sft  
 Unit No. : C101 to C401, D105 to D405, E101 to E401  
 F107 to F407, H105 to H405



KEY PLAN

Block : 05  
 Type : 3 BHK + 3T  
 Built-up Area : 1427 sft  
 Carpet Area : 1072 sft  
 Unit No. : C107 to C407, D106 to D406, E107 to E407  
 F101 to F401, H106 to H406

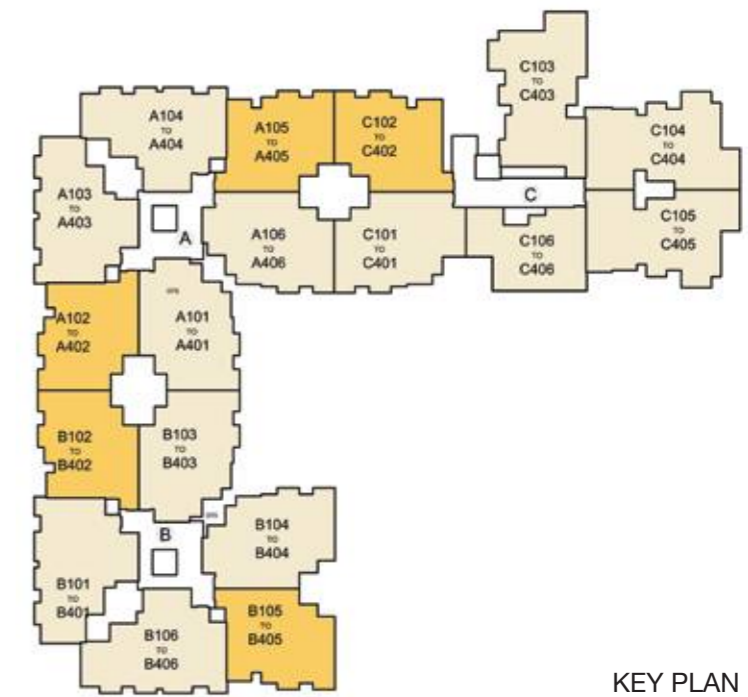


KEY PLAN

Block 07 - Typical Floor Plan

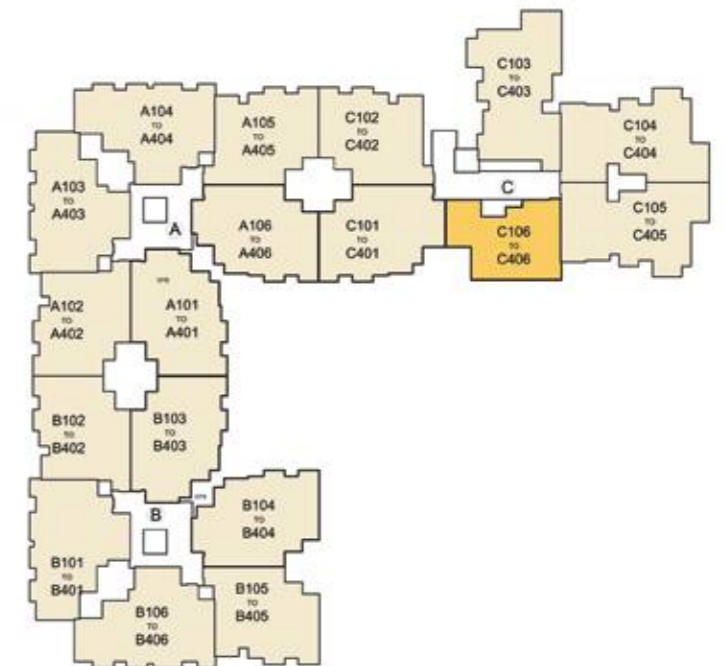


Block : 07  
 Type : 2 BHK + 2T  
 Built-up Area : 1119 / 1125 sft  
 Carpet Area : 848 / 987 sft  
 Unit No. : A102 to A402, A105 to A405, B102 to B402, B105 to B405, C102 to C402



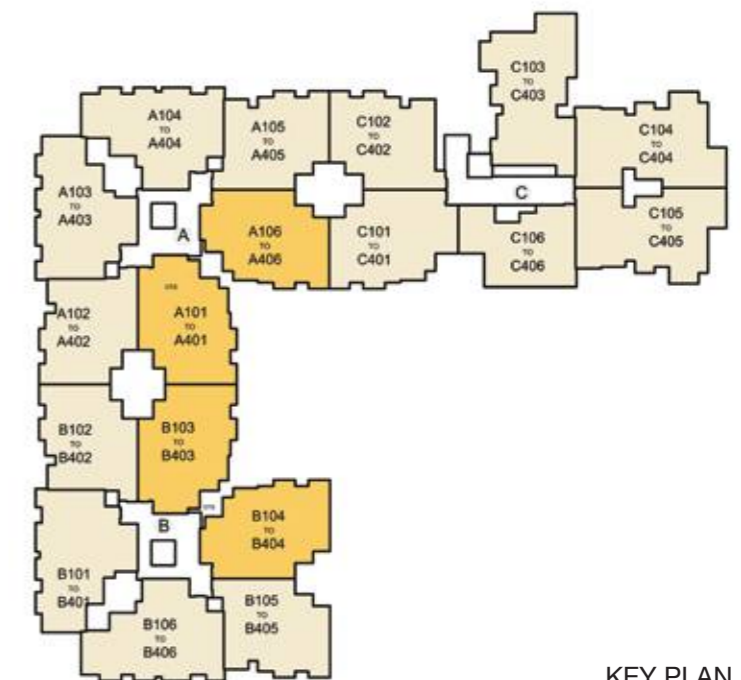
KEY PLAN

Block : 07  
 Type : 2 BHK + 2T  
 Built-up Area : 973 sft  
 Carpet Area : 720 sft  
 Unit No. : C106 to C406



KEY PLAN

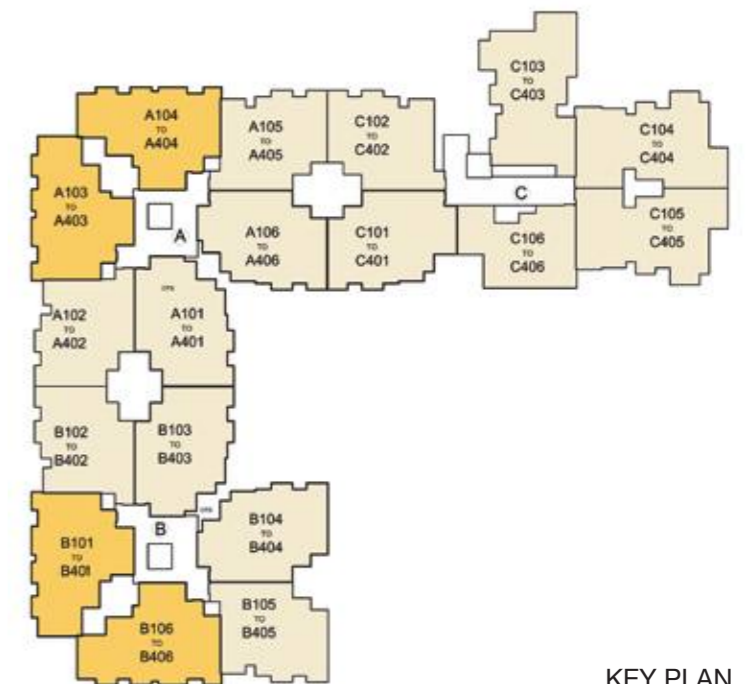
Block : 07  
 Type : 3 BHK + 2T  
 Built-up Area : 1239 sft  
 Carpet Area : 937 sft  
 Unit No. : A101 to A401, A106 to A406, B103, B403, B104 to B404



KEY PLAN

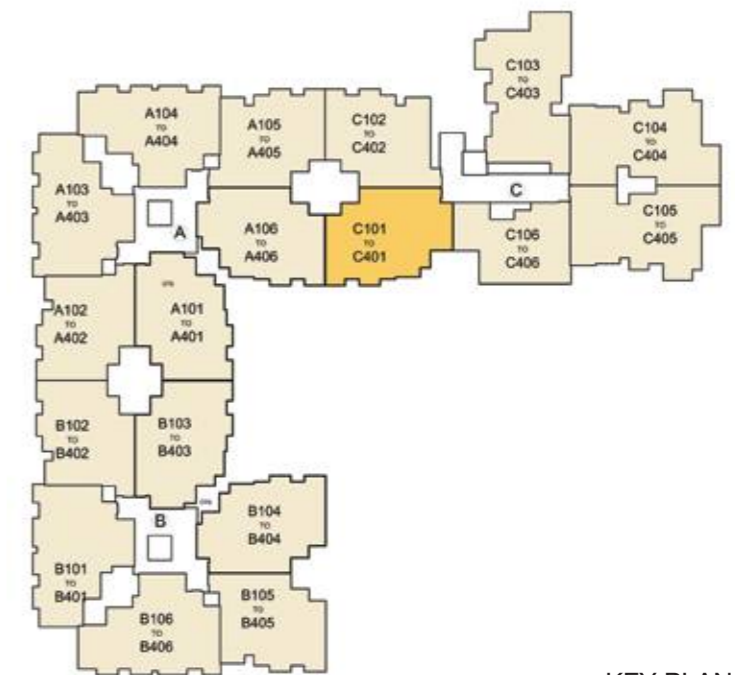


Block : 07  
 Type : 3 BHK + 3T  
 Built-up Area : 1303 sft  
 Carpet Area : 987 sft  
 Unit No. : A103 to A403, A104 to A404, B101 to B401, B106 to B406



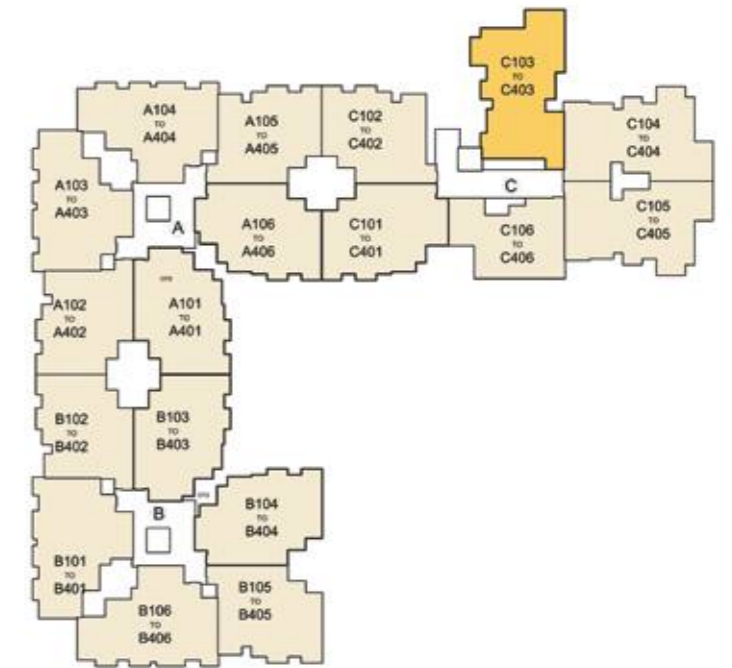
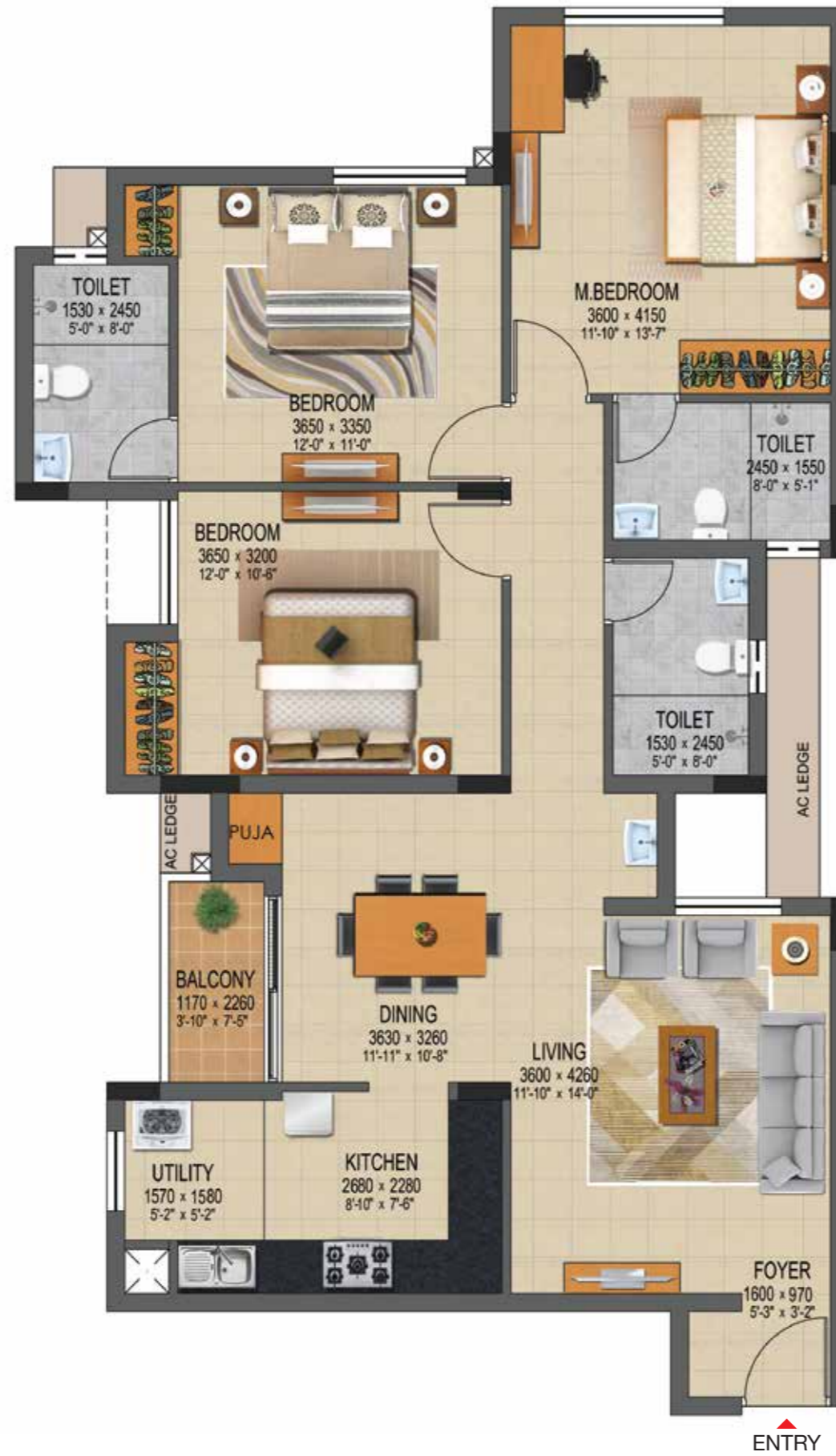
KEY PLAN

Block : 07  
 Type : 3 BHK + 2T  
 Built-up Area : 1251 sft  
 Carpet Area : 950 sft  
 Unit No. : C101 to C401



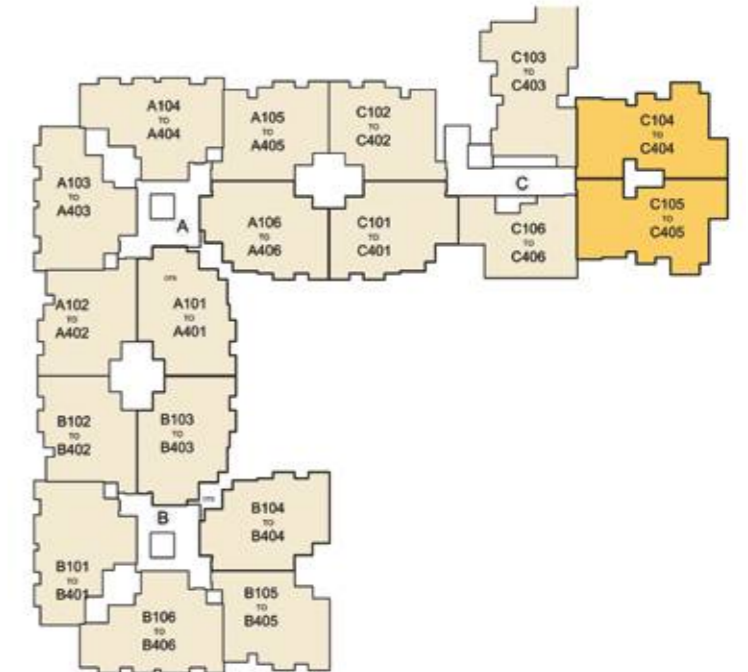
KEY PLAN

Block : 07  
 Type : 3 BHK + 3T  
 Built-up Area : 1408 sft  
 Carpet Area : 1053 sft  
 Unit No. : C103 to C403



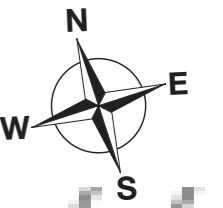
KEY PLAN

Block : 07  
 Type : 3 BHK + 3T  
 Built-up Area : 1356 sft  
 Carpet Area : 1023 sft  
 Unit No. : C104 to C404, C105 to C405



KEY PLAN

Block 09 - Typical Floor Plan

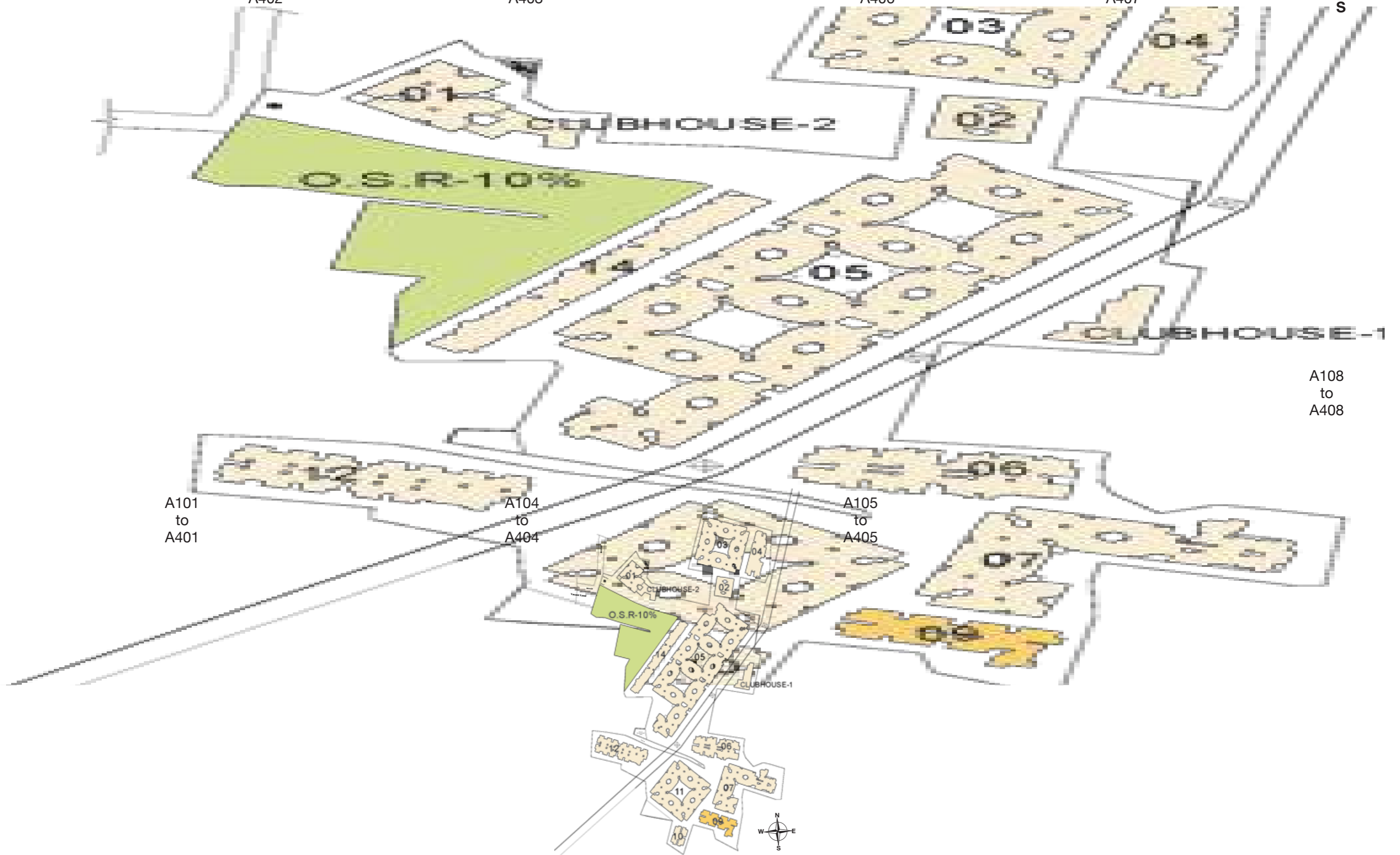


A102  
to  
A402

A103  
to  
A403

A106  
to  
A406

A107  
to  
A407



A101  
to  
A401

A104  
to  
A404

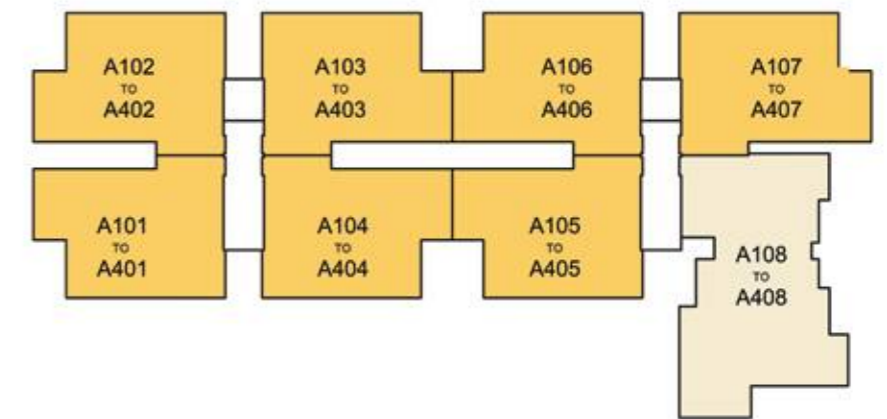
A105  
to  
A405

A108  
to  
A408

KEY PLAN - MASTER LAYOUT

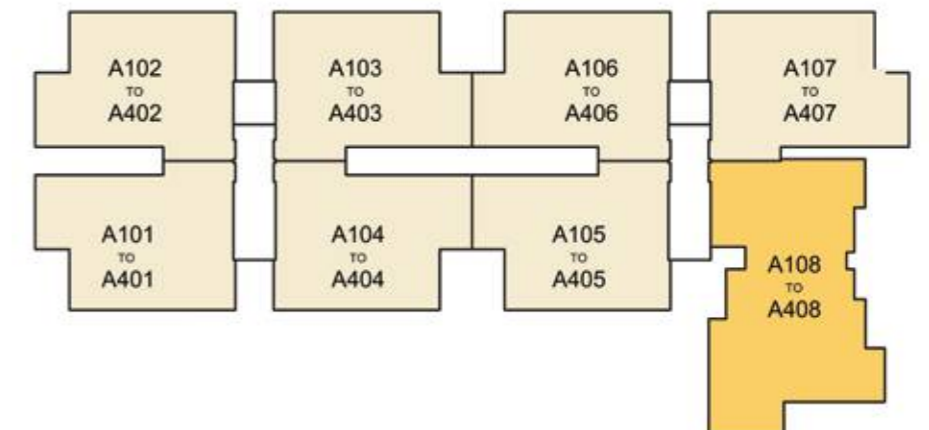


Block : 09  
 Type : 2 BHK + 2T  
 Built-up Area : 914 sft  
 Carpet Area : 680 sft  
 Unit No. : A101 to A401, A102 to A402, A103 to A403, A104 to A404  
 A105 to A405, A106 to A406, A107 to A407



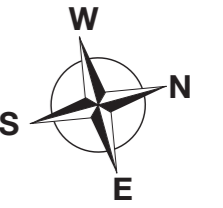
KEY PLAN

Block : 09  
 Type : 3 BHK + 3T  
 Built-up Area : 1366 sft  
 Carpet Area : 1035 sft  
 Unit No. : A108 to A408



KEY PLAN

Block 10 - Typical Floor Plan

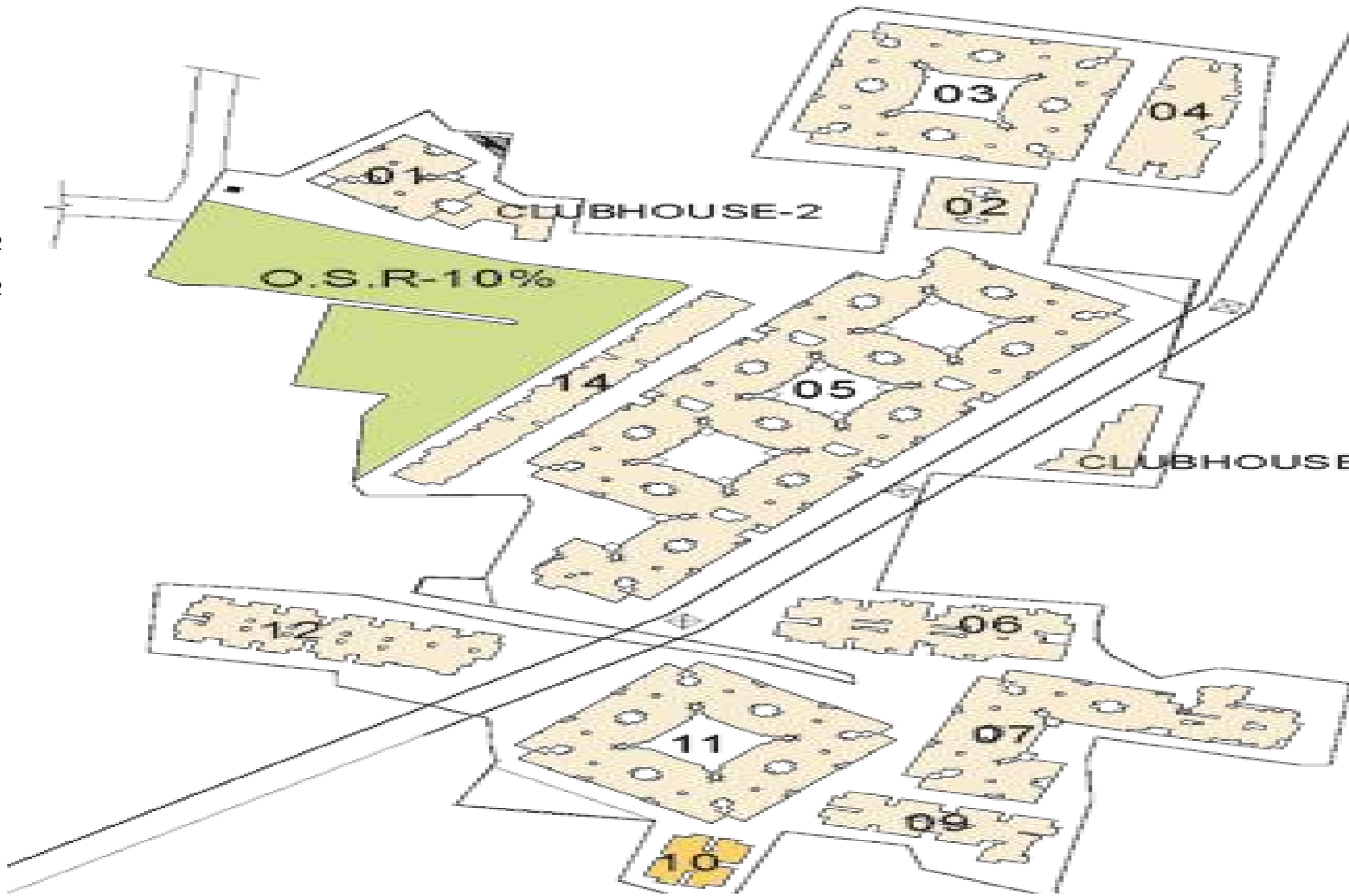


A102  
to  
A402

A103  
to  
A403

A101  
to  
A401

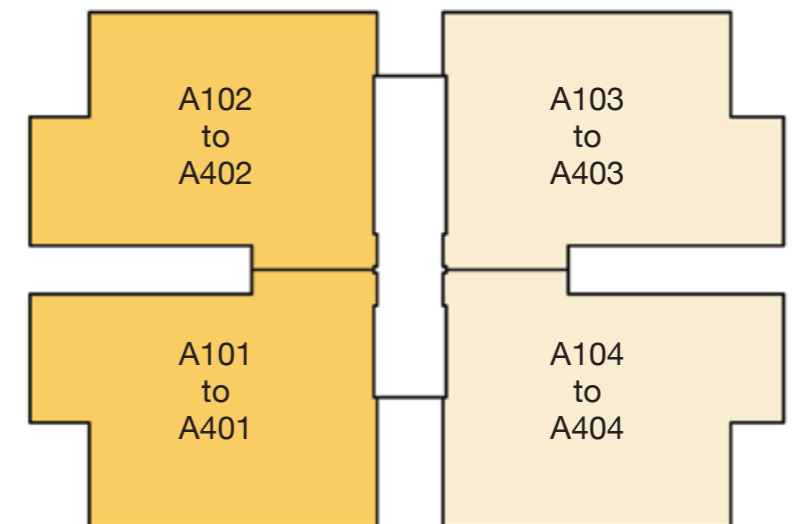
A104  
to  
A404



KEY PLAN - MASTER LAYOUT

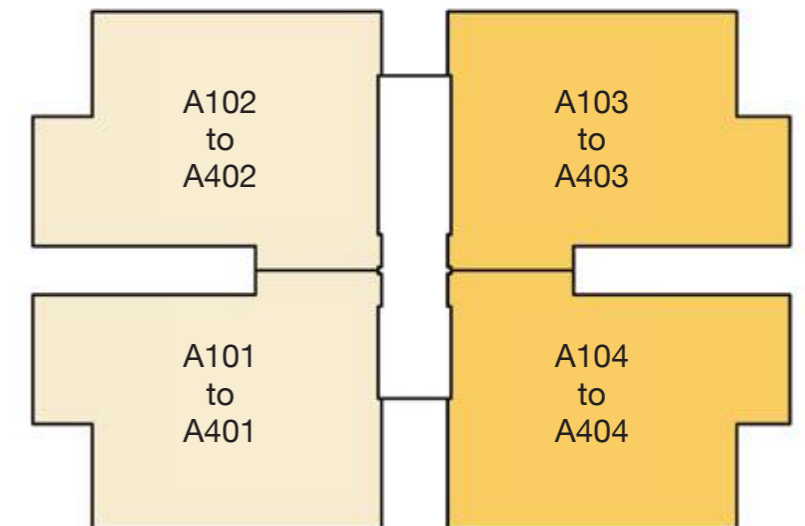


Block : 10  
 Type : 2 BHK + 2T  
 Built-up Area : 933 sft  
 Carpet Area : 679 sft  
 Unit No. : A101 to A401, A102 to A402



KEY PLAN

Block : 10  
 Type : 2 BHK + 2T  
 Built-up Area : 921 sft  
 Carpet Area : 672 sft  
 Unit No. : A103 to A403, A104 to A404



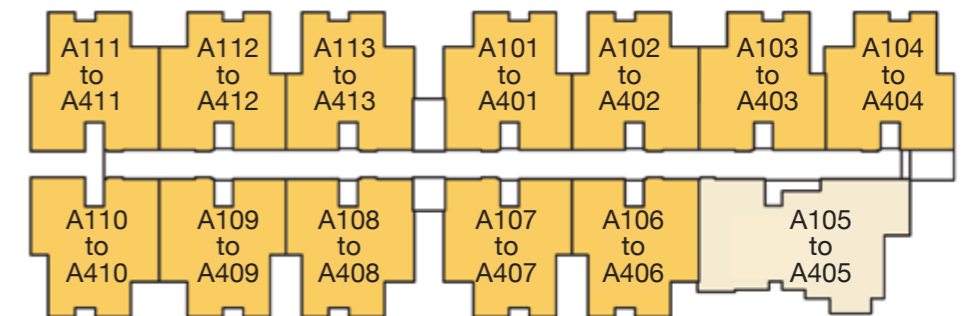
KEY PLAN

Block 12 - Typical Floor Plan



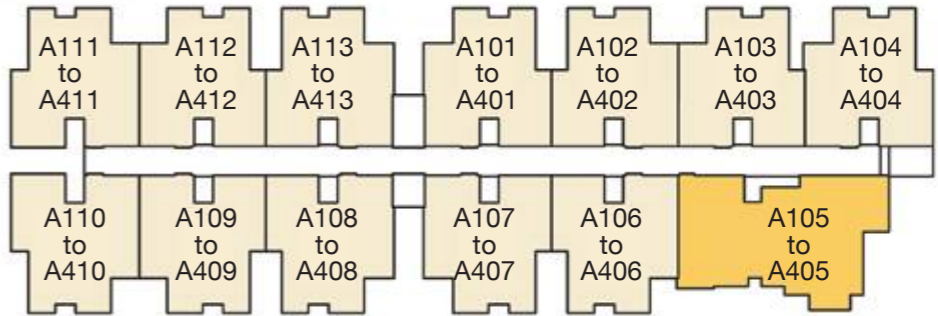
KEY PLAN - MASTER LAYOUT

Block : 12  
 Type : 2 BHK + 2T  
 Built-up Area : 938 sft  
 Carpet Area : 654 sft  
 Unit No. : A101 to A401, A102 to A402, A103 to A403, A104 to A404, A106 to A406, A107 to A407  
 A108 to A408, A109 to A409, A110 to A410, A111 to A411, A112 to A412, A113 to A413



KEY PLAN

Block : 12  
 Type : 3 BHK + 3T  
 Built-up Area : 1420 sft  
 Carpet Area : 1023 sft  
 Unit No. : A105 to A405



KEY PLAN



# ELITE TOWER SPECIFICATIONS



## STRUCTURE

- RCC framed structure with RCC foundations
- Well-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 and 2 coats of OBD
- Bathroom walls will be finished with glazed ceramic tiles up to 7 feet from finished floor level
- Utility walls to 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
- Bathroom, 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 (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 WC with cistern from Parryware / Hindware or equivalent will be provided in all bathrooms
- Sanitary fittings will be Parryware / Hindware or equivalent
- Wall mixer from Parryware / Hindware or equivalent in all bathrooms
- CP fittings will be Parryware / Hindware or equivalent
- Provision for exhaust in all toilets
- Geyser point in master toilet and provision for the same 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, door stopper, etc.



## BEDROOM DOORS

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



## BATHROOM DOORS

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



## WINDOWS

- Aluminium sliding windows 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 for the same 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 apartments
- Power backup for common areas



## EXTERNAL FEATURES

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

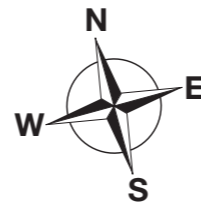
# SIGNATURE TOWER ELEVATION & FLOOR PLANS



Block 06 - Typical Floor Plan





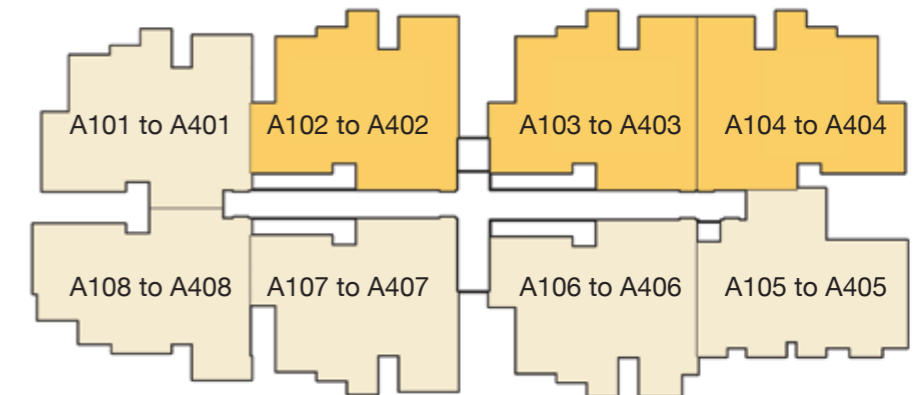


Block : 06  
 Type : 3 BHK + 3T  
 Built-up Area : 1610 sft  
 Carpet Area : 1228 sft  
 Unit No. : A101 to A401



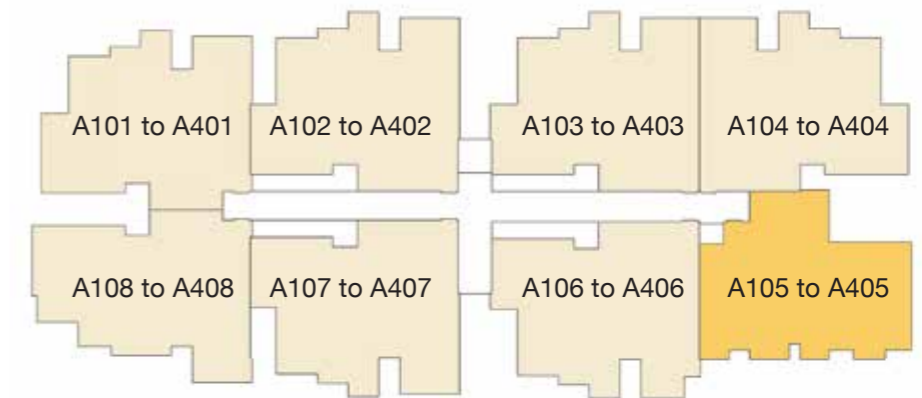
KEY PLAN

Block : 06  
 Type : 3 BHK + 3T  
 Built-up Area : 1616 sft  
 Carpet Area : 1240 sft  
 Unit No. : A102 to A402, A103 to A403, A104 to A404



KEY PLAN

Block : 06  
 Type : 3 BHK + 3T  
 Built-up Area : 1534 sft  
 Carpet Area : 1184 sft  
 Unit No. : A105 to A405



KEY PLAN

Block : 06  
 Type : 3 BHK + 3T  
 Built-up Area : 1601 sft  
 Carpet Area : 1244 sft  
 Unit No. : A106 to A406



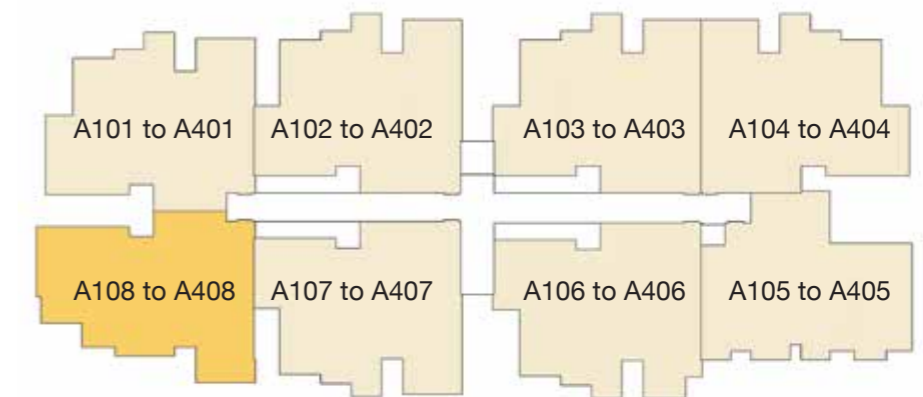
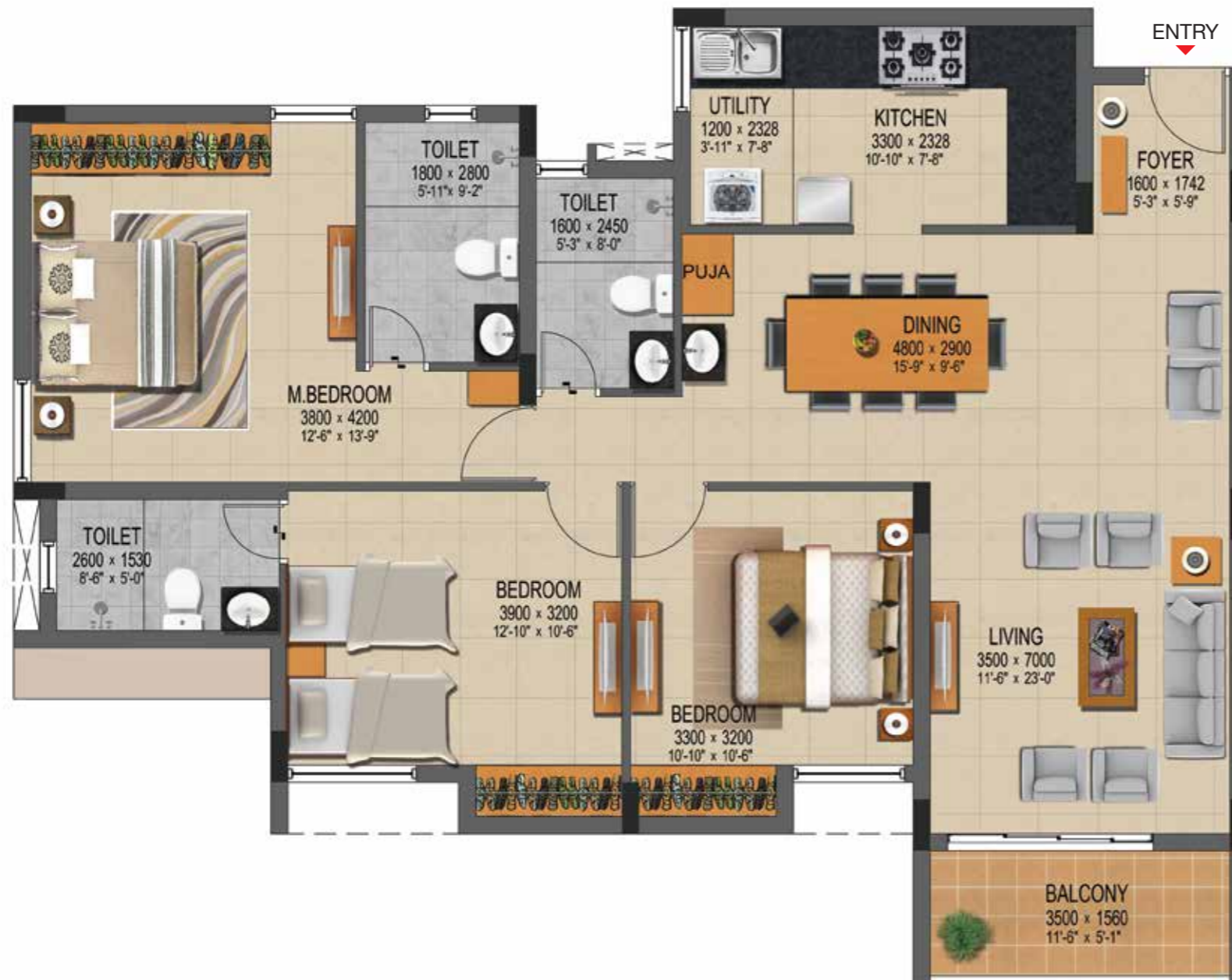
KEY PLAN

Block : 06  
 Type : 3 BHK + 3T  
 Built-up Area : 1612 sft  
 Carpet Area : 1232 sft  
 Unit No. : A107 to A407



KEY PLAN

Block : 06  
 Type : 3 BHK + 3T  
 Built-up Area : 1548 sft  
 Carpet Area : 1183 sft  
 Unit No. : A108 to A408



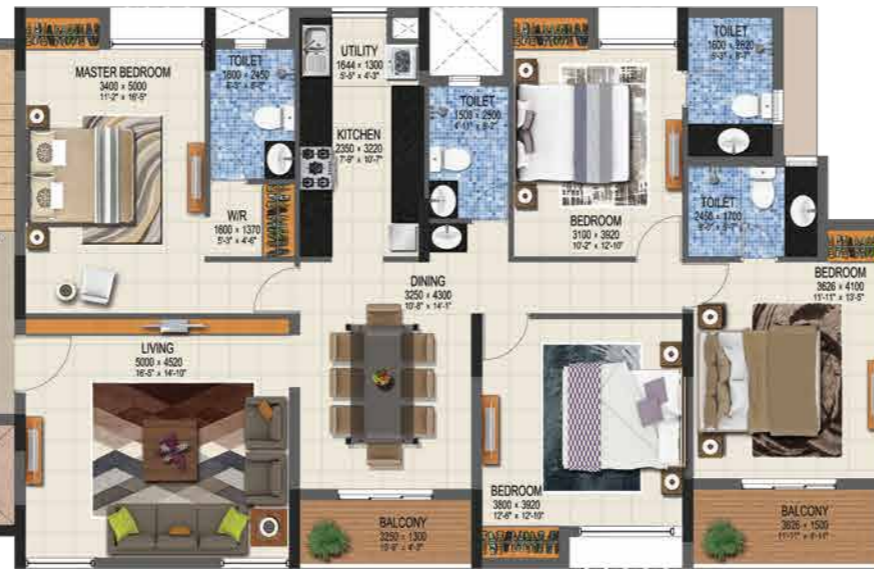
KEY PLAN

Block 14 - Typical Floor Plan

A101  
to  
A401



A102  
to  
A402



A103  
to  
A403







A104  
to  
A404

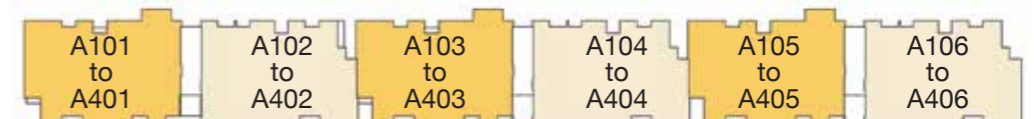
A105  
to  
A405

A106  
to  
A406

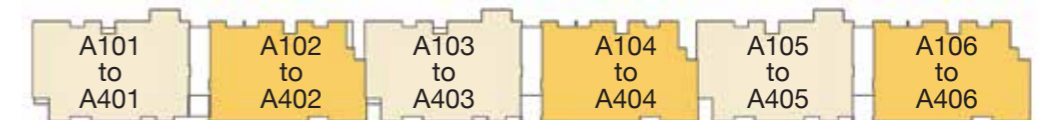


KEY PLAN - MASTER LAYOUT

Block : 14  
 Type : 4 BHK + 4T  
 Built-up Area : 2127 sft  
 Carpet Area : 1614 sft  
 Unit No. : A101 to A401, A103 to A403, A105 to A405



Block : 14  
 Type : 4 BHK + 4T  
 Built-up Area : 1976 sft  
 Carpet Area : 1478 sft  
 Unit No. : A102 to A402, A104 to A404, A106 to A406





# SIGNATURE TOWER SPECIFICATIONS



## STRUCTURE

- RCC framed structure
- Well-designed seismic resistant structure zone III using Fe 500 steel TMT bars
- Concrete block walls of 200mm for outer wall and 100mm for internal partition wall
- Floor to floor height will be maintained at 3.2m



## WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen, toilets and lobby will be finished with 1 coat of primer, 2 coats of putty and plastic emulsion paint
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and emulsion paint
- Exterior wall of the building will be finished with 1 coat of primer and 2 coats of weather resistant paint
- 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 high end vitrified tiles
- Bathrooms, open terraces and balconies will have 300 x 300mm ceramic tiles with matte finish
- Terrace will have grano flooring with threaded grooves
- Common areas will have tile flooring
- Staircases will have Kota flooring



## KITCHEN

- 600mm granite slab platform will be done at a height of 810mm from the floor level and will be provided with stainless steel sink with drain board
- Provision for exhaust and water purifier point
- CP fittings will be Jaquar / Roca or equivalent



## BATHROOM

- Countertop washbasin of the finest quality in master bathroom and normal washbasin in all other bathrooms
- Floor mounted WC and health faucet of good quality in all bathrooms
- All CP and sanitary fittings will be of good quality
- Wall mixer with shower for hot and cold water
- Provision for exhaust and geyser will be provided in all bathrooms
- Glass shower partition in master bathroom



## ENTRANCE DOOR

- Veneer finish doors of 7 feet height with good quality locks, tower bolts, door viewer, safety latch, door stopper, etc.



## BEDROOM DOORS

- Laminated doors of 7 feet height with thumb turn with key and door stopper of good quality



## BATHROOM DOORS

- Laminated doors of 7 feet height with thumb turn of good quality



## WINDOWS

- Aluminium sliding windows 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



## BALCONY AND COMMON STAIRCASE RAILINGS

- Hand railing in balconies will be as per architect's design
- MS railings will be provided for common staircase



## ELECTRICAL FITTING

- Good quality cables and wiring
- Switches and sockets will be of the finest quality
- Geyser point in master bathroom and provision for the same in other bathrooms
- Split air conditioner points will be provided for all the bedrooms and living room
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
- Telephone and TV (DTH) points will be provided in master bedroom and living room
- USB charging port in master bedroom and living room
- Master electrical control switch near main entrance to control all major electrical points



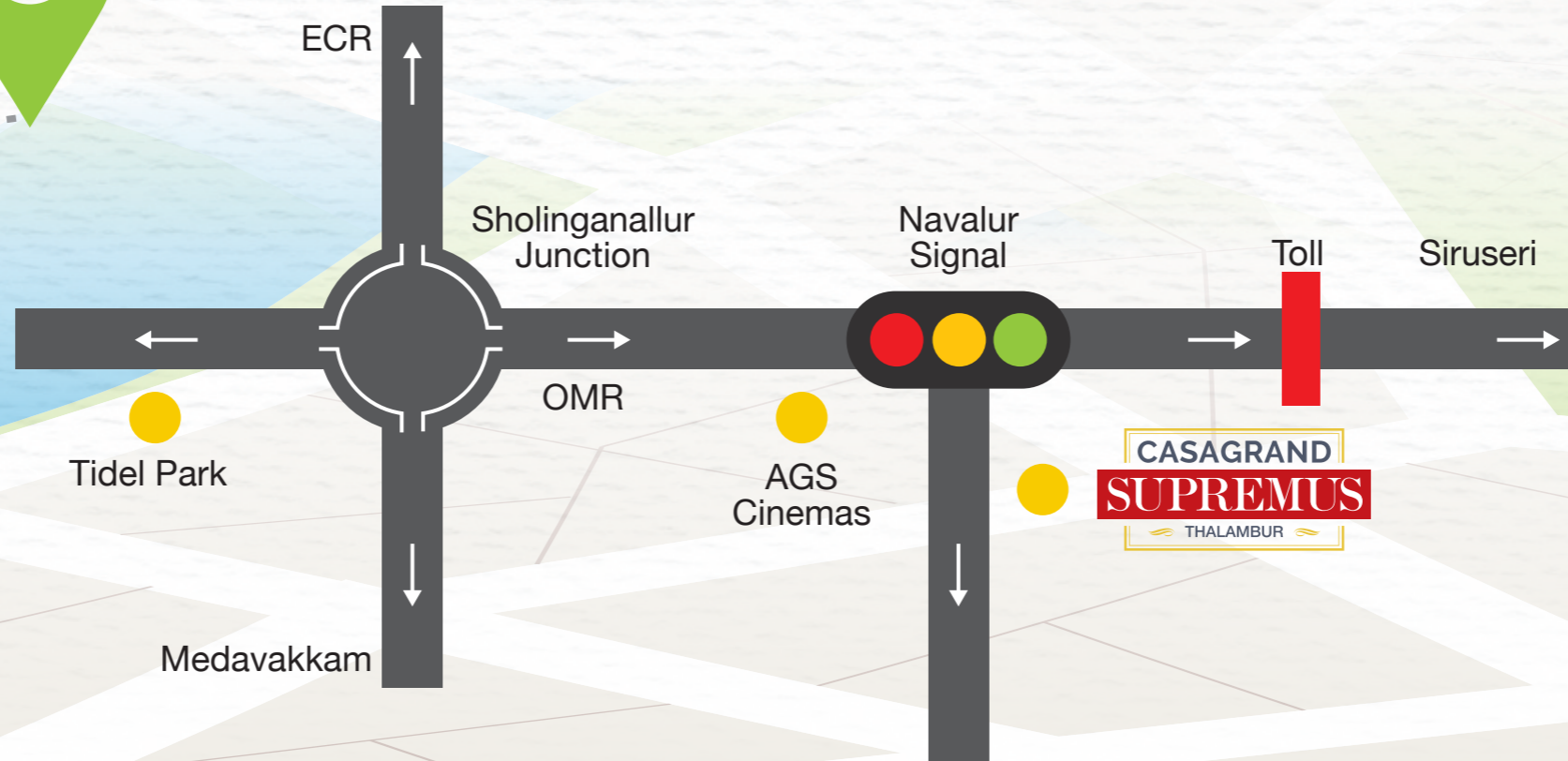
## OTHER

- Rain water harvesting
- Generator backup for all the apartments (1 kW for 4 BHK and 3 BHK)
- 100% power backup for lift and other common areas
- CCTV surveillance cameras at pivotal locations
- Intercom
- Hydro pneumatic system
- STP
- Sump



## EXTERNAL FEATURES

- 8-passenger lifts will be provided
- 3-phase power supply will be provided for all apartments
- Suitable landscaping on all sides of the project
- Driveway will be laid with interlocking paver blocks



**Location Advantages**

- ▲ 1.5 Km off OMR (Behind AGS Cinemas)
- ▲ 3.5 Kms from SIPCOT, Siruseri
- ▲ 8.6 Km from Sholinganallur Junction, OMR
- ▲ Surrounded by IT corporates



**Distance from Nearest Hospitals**

- ▲ 8 Km from Chettinad Health City, OMR
- ▲ 10.3 Km from Global Hospital, ECR Link Road
- ▲ 20 Km from Dr. Kamakshi Memorial Hospital



**Distance from Nearest Schools**

- ▲ 700m from Precious Nursery and Primary School
- ▲ 2 Km from HLC International School, Karanai
- ▲ 3.3 Km from Bala Vidya Mandir School
- ▲ 3.3 Km from Hiranandani School, Siruseri
- ▲ 3.6 Km from PSBB Millennium, OMR



**Distance from Airport, Railway Station & Bus Stand**

- ▲ 1.8 Km from Thalambur Bus Stop
- ▲ 20 Km from Tambaram Railway Station
- ▲ 25 Km from Chennai International Airport



**PAYMENT PATTERN**

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

# AWARDS



Developer of the Year  
Residential - 2015-16  
Realty Fact



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



Best Archived Project  
Casagranda Aldea  
CIDC Vishwakarma  
Award 2016



Best Realty Brand - 2015  
Economic Times



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



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Customer Engagement - 2014  
CEF



Real Estate Developer  
of the Year - 2013  
Brands Academy



Top 50 Brands  
in Chennai - 2013  
Paul Writer Magazine



Creative Real Estate Company - 2013  
Paul Writer Magazine



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Realty Plus Magazine



Recognition  
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Casagranda Pallagio



Recognition  
Distinguished Design Awards  
Casagranda ECR14





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