



CASAGRAN
building aspirations



CASAGRAN
NORTHERN STAR
madhavaram



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.



CASAGRANT NORTHERN STAR

madhavaram

At Casagrand Northern Star in Madhavaram, you can now own a piece of luxury and a world class lifestyle without having to pay a high price.

Already a fast developing neighborhood, Madhavaram is set to burst into life with the Metro soon to come up here. And with it, real estate prices are set to rise too. So, get your Casagrand Northern Star home. And start living the higher life. Today.

Big reasons to buy

- 382 luxury apartments on a sprawling 4.05 acres
- Stilt + 13 design structure
- Exclusive 2, 3 & 4 BHK apartments
- Located bang on NH5 & just 20 minutes from Anna Nagar
- Designed for abundant ventilation & views with zero dead space
- Premium amenities like swimming pool, amphitheatre, laundry, gymnasium, indoor games, etc.
- High end fittings & features like Hindware / Roca
- 2 BHK: 631 - 1339 sft (187 units)
- 3 BHK: 1536 to 1791 sft (182 units)
- 4 BHK: 2289 sft (13 units)

Elevation View



Elevation Side View



Clubhouse



Swimming Pool



Outdoor Kids' Play Area



Amenities

- Conference room
- Swimming pool / Toddlers' pool
- Gymnasium
- Home theatre
- Multi-purpose hall
- Association room
- Video games
- Golf simulator
- Indoor games - Snooker, Table tennis, Air hockey, Foosball
- Outdoor children's play area
- CCTV
- Amphitheatre
- Badminton court
- Skating rink
- Walking jogging track
- Senior citizen park
- Landscaped seating areas
- Hopscotch
- Chess meadows
- Reflexology pathway

Indoor Games Room



Gym



Aerial Night View





Product Superiority

Premium community design

- It has been designed to build a premium community with activity driven open spaces and community social interactions
- Only 3 blocks with separate EWS block and clubhouse
- OSR has been left at the start of the property for converting it into a proper landscape

Community living

Buildings are constructed further inside from the road to avoid disturbance from road:

- The open space is utilized to provide you with beautiful landscape areas
- Entire complex sits on a landscaped podium which has a common pool, clubhouse, amphitheatre and a water body
- The podium is envisaged as a green breathing space that is above ground but visible to many
- An independent clubhouse overlooking the swimming pool provides a beautiful view from the clubhouse

Zero pollution

The buildings are pushed inside not only for privacy but also to cut noise pollution, air pollution and road traffic from the parallel road running along the plot

Senior citizens friendly

During design, we have taken conscious efforts to make the community senior citizens friendly by having all the places accessible by wheel chair and installing seaters in landscaped courtyards, etc.

Vaastu compliant

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

- Maximum units have SW bedrooms
- Minimum units have north facing headboards
- Minimum units have SW entrance
- Minimum units have NE, SW toilets and kitchen

Central open spaces

- To create a superior product, we have created courtyards. These courtyards have landscaped sitting areas, water body, etc., for various activities
- Apart from these activities, it also provides a lot of green space for the community

Ventilation

- We have given utmost importance to ventilation for all habitable spaces. Every internal and external space is well ventilated, so you get fresh air in all spaces, all the time
- Most of the units have south or west windows / open space (maximum wind direction for past 8 years is along south or west) for fresh air circulation across the apartment

Secure community

Design has been done in such a way that the entry and exit points of the project each have a security room for controlled entry and exit

Master plan and floor plans

- The whole property has 3 blocks majorly, with a common clubhouse equidistant from all
- The major 2 blocks which cater to 10 and 14 apartments per floor have been designed with 4 lifts (3 passenger lifts and 1 service lift) and 2 staircases
- As the entire community sits on a podium, one has to use double height connection between multiple towers through the podiums

No dead space

Internal spaces have been designed with zero dead space

Interior planning

Interior detailing was done for each apartment to achieve the following details, so that the customer will not have any problem furnishing house as per plans shown in brochure:

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

No balconies look into each other

No crossover in living

We have tried to design in a way where living room is private without any crossover and we are able to achieve this in most of the units

Kitchen space planning

- Sink with drain board can be shifted to utility, giving more working counter space in kitchen
- Most of the units have a separate living and dining, where dining is combined with the kitchen in order to cater to both spaces easily
- This not only helps in maintaining privacy, but also in keeping the smell out of the living room

Privacy for bedrooms

All the units have bedrooms designed in such a way that it's private and visitors in living do not directly look into bedrooms while sitting in living

Common washbasin and bathroom

- We have provided common washbasin near dining in all the units
- We have also provided a common washroom for the guests in all units for maintaining privacy

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 and no ACs will be seen on building façade as it will be hidden within these ODU spaces

Premium common area finishes

Common areas like lobbies will 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 that the corridor ends are closed with windows with glass, so that it does not allow water to come onto the corridors during rains, but allows air when kept open



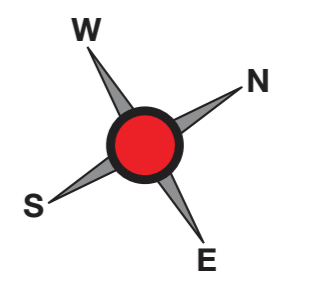
Bedroom



Bedroom

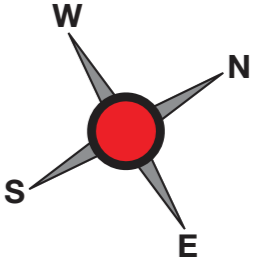


Site stilt floor plan



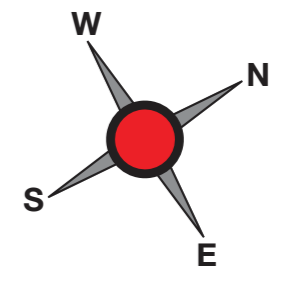
- Legend**
1. Fountain / water body
 2. Amphitheatre (open sky)
 3. Clubhouse
 4. Lift lobby
 5. Garbage disposal room
 6. Drivers' bathroom
 7. Electrical room
 8. Meter room
 9. D,G
 10. Transformer yard

Basement floor plan

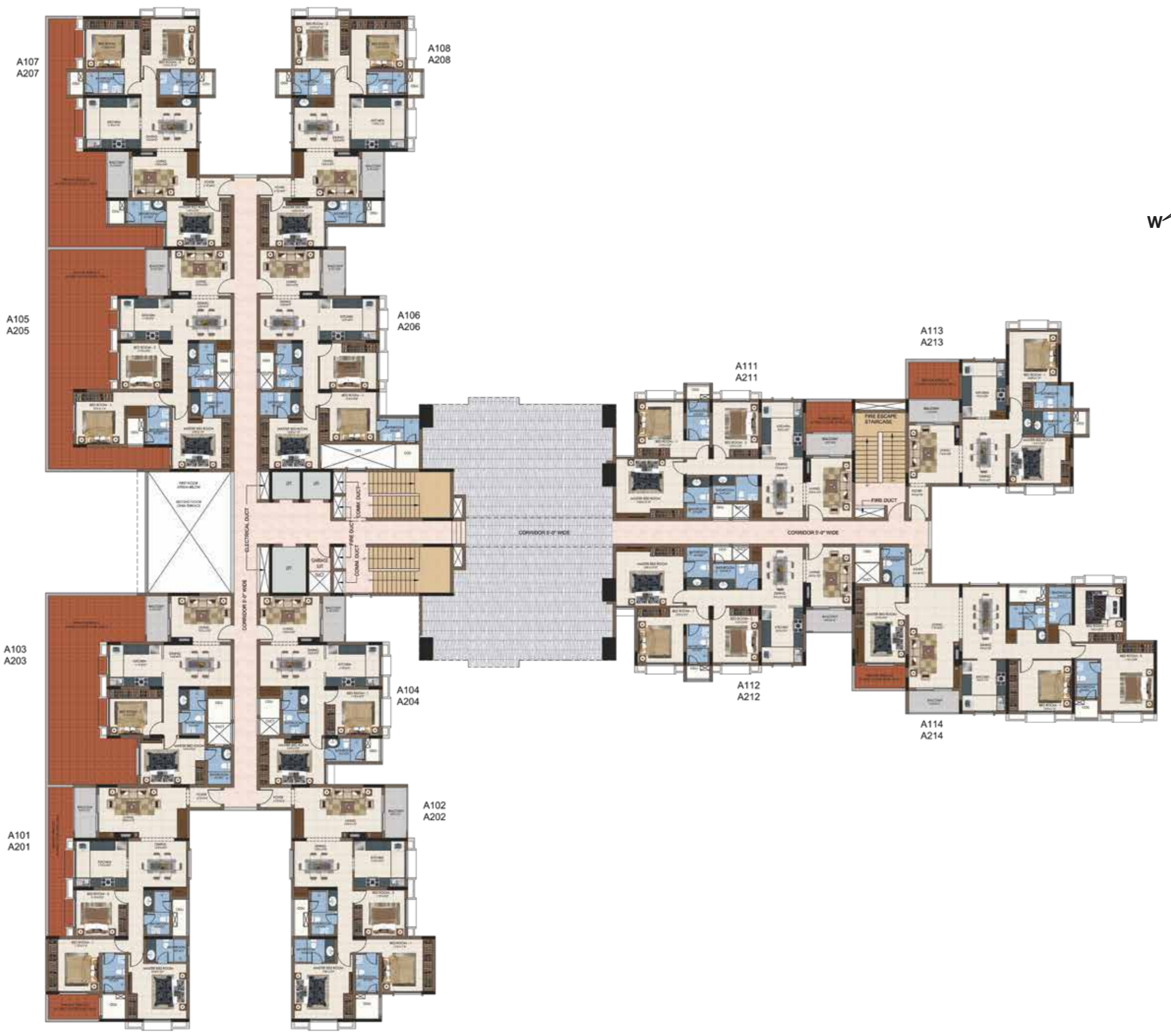


Casagrand Private Locker	
Locker Room	Area
L-1	123
L-2	118
L-3	115
L-4	122
L-5	118
L-6	129
L-7	129
L-8	118
L-9	122
L-10	115
L-11	118
L-12	123
L-13	134
L-14	134
L-15	185
L-16	132
L-17	140
L-18	114
L-19	143
L-20	103
L-21	142
L-22	155
L-23	128
L-24	176
L-25	112
L-26	216
L-27	266
L-28	243
L-29	194
L-30	237
L-31	148
L-32	134
L-33	134

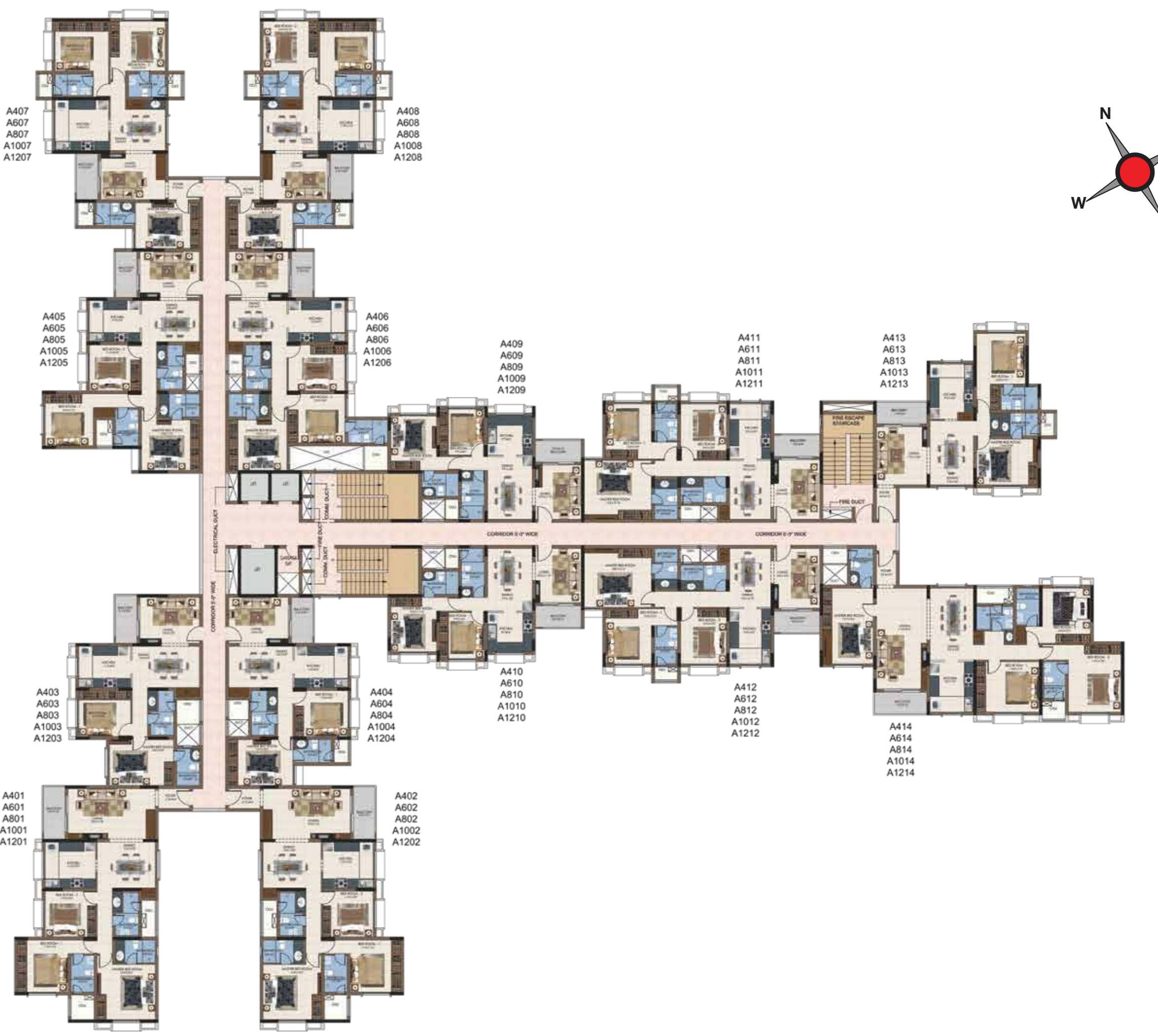
1st floor plan



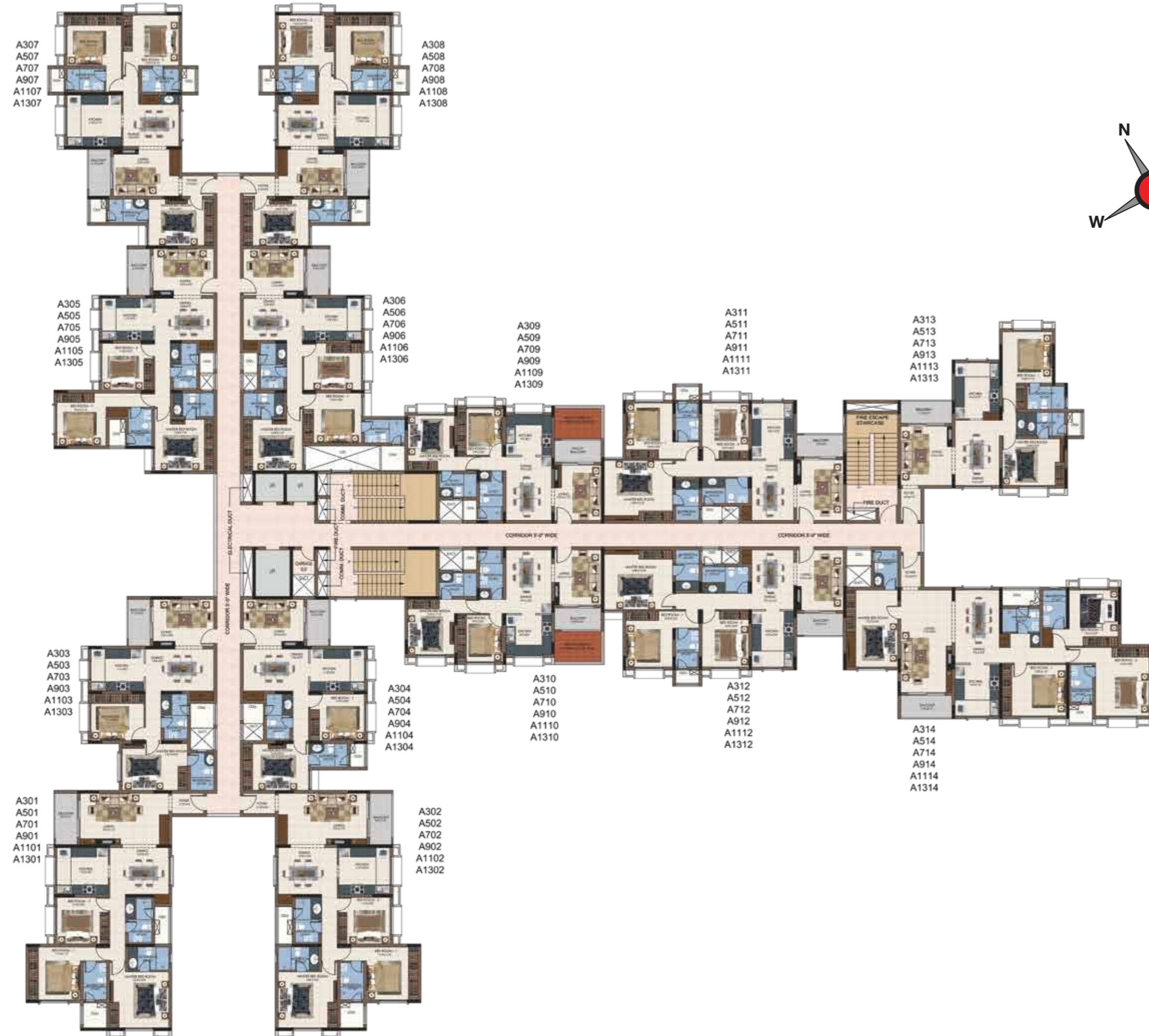
Block - A: 1st and 2nd floor plan



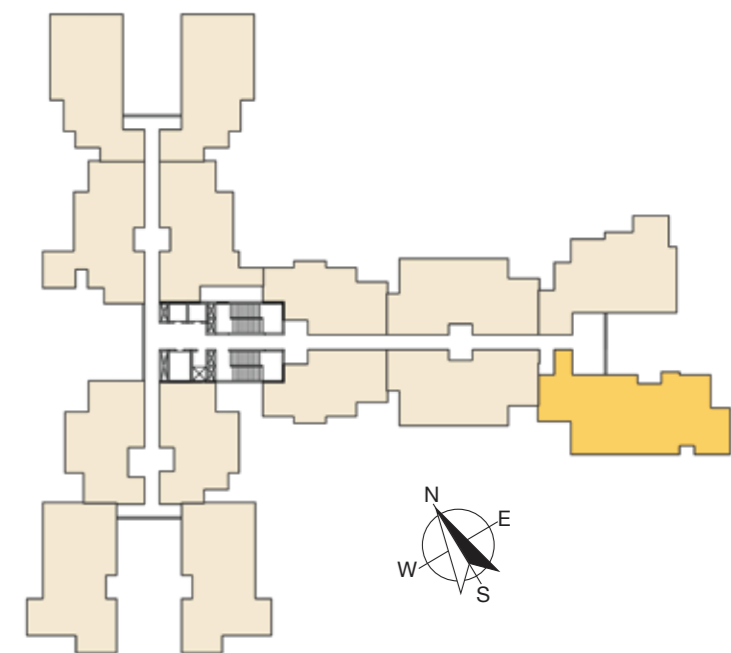
Block - A: 4th, 6th, 8th, 10th and 12th floor plan



Block - A: 3rd, 5th, 7th, 9th,
11th and 13th floor plan

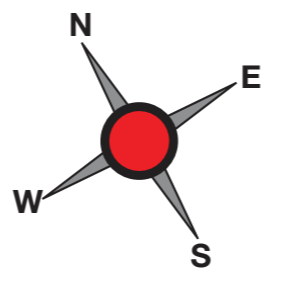


Type : 4 BHK + 4T
 Built-up Area : 2289 sft
 Carpet Area : 1529 sft
 Unit No. : A214, A314, A514, A714, A914, A1114, A1314

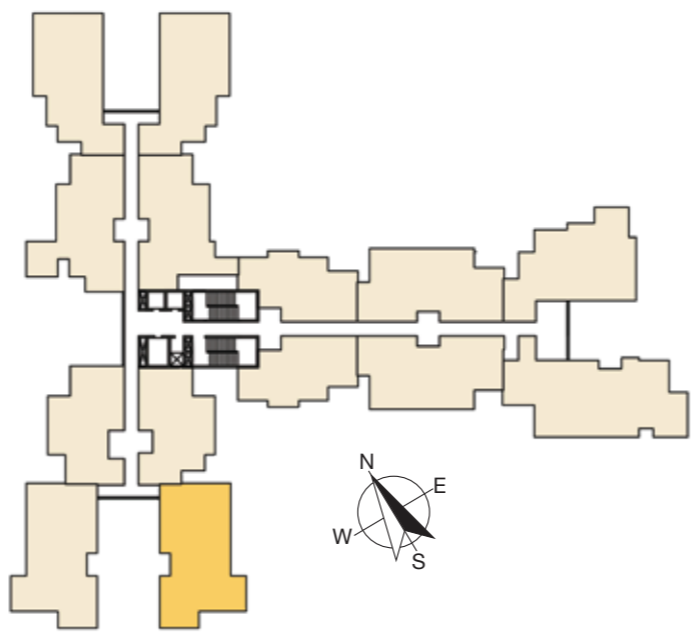
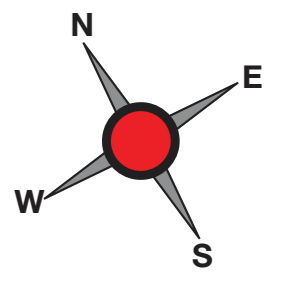


BLOCK - A KEY PLAN

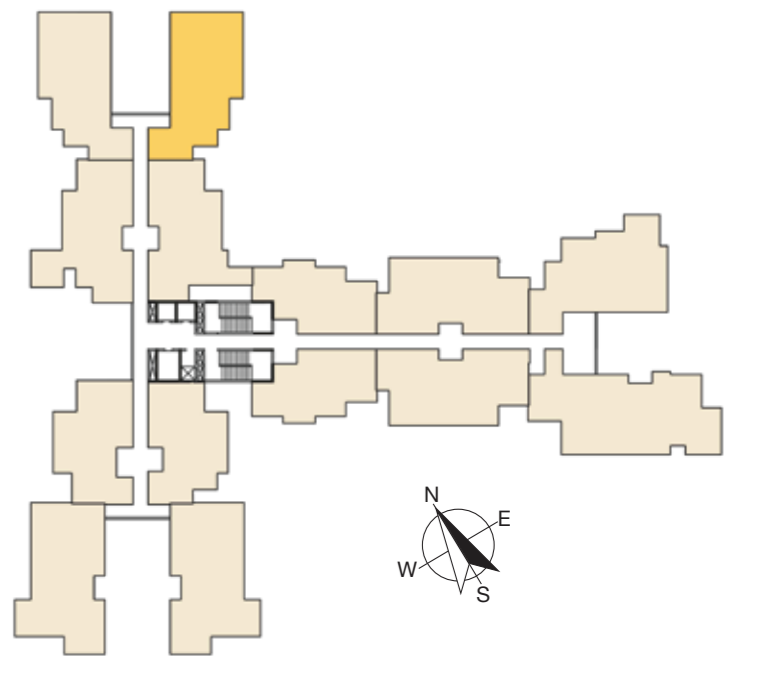
Type : 3 BHK + 3T
 Built-up Area : 1791 sft
 Carpet Area : 1156 sft
 Unit No. : A102, A202, A302, A502
 A702, A902, A1102, A1302



Type : 3 BHK + 3T
 Built-up Area : 1643 sft
 Carpet Area : 1062 sft
 Unit No. : A108 to A1308



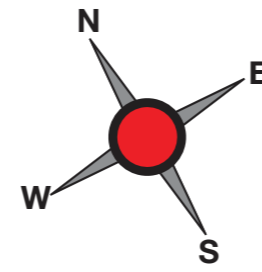
BLOCK - A KEY PLAN



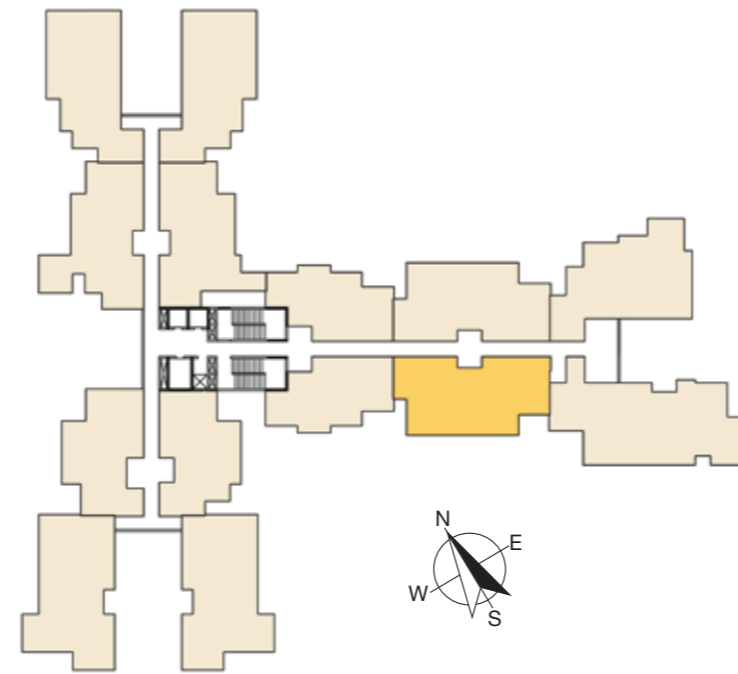
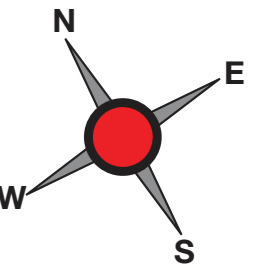
BLOCK - A KEY PLAN

Type : 3 BHK + 3T
 Built-up Area : 1621 sft
 Carpet Area : 1077 sft
 Unit No. : A212

Type : 3 BHK + 3T
 Built-up Area : 1615 sft
 Carpet Area : 1077 sft
 Unit No. : A312 to A1312

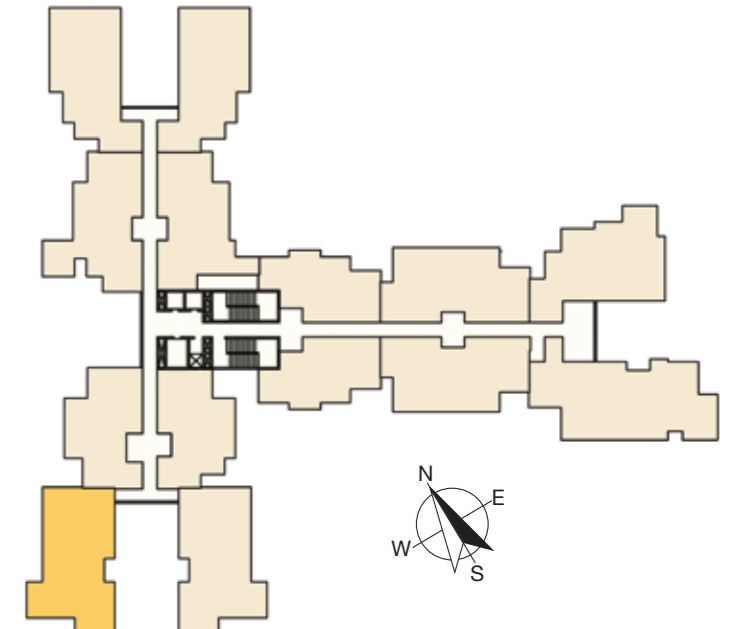


Type : 3 BHK + 3T
 Built-up Area : 1789 sft
 Carpet Area : 1156 sft
 Unit No. : A201, A301, A501, A701, A901, A1101, A1301



BLOCK - A

KEY PLAN



BLOCK - A

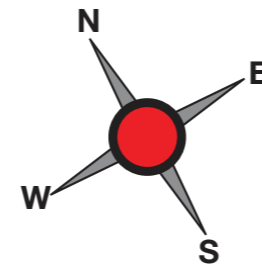
KEY PLAN



Type : 3 BHK + 3T
 Built-up Area : 1562 sft
 Carpet Area : 1019 sft
 Unit No. : A106, A206

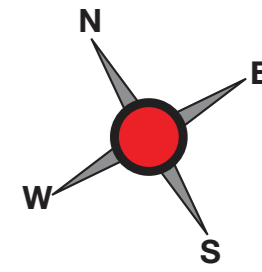
Type : 3 BHK + 3T
 Built-up Area : 1555 sft
 Carpet Area : 1019 sft
 Unit No. : A306 to A1306

ENTRY →



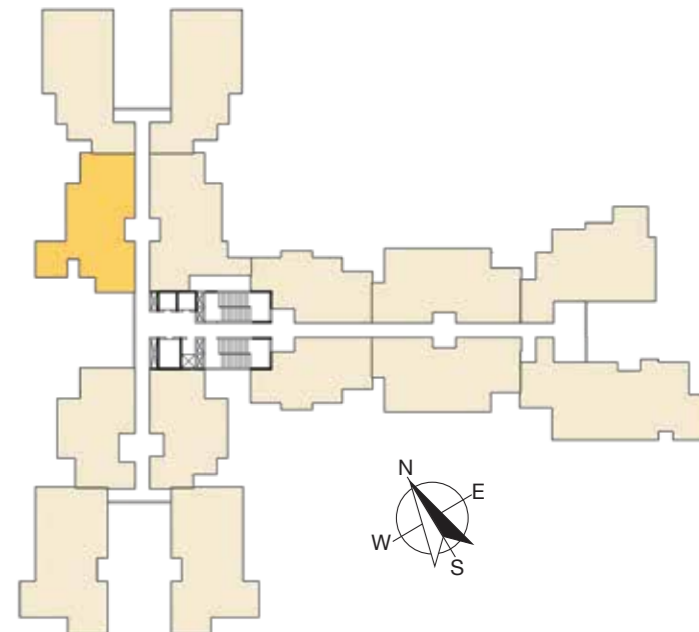
Type : 3 BHK + 3T
 Built-up Area : 1614 sft
 Carpet Area : 1018 sft
 Unit No. : A205 to A1305

← ENTRY



BLOCK - A

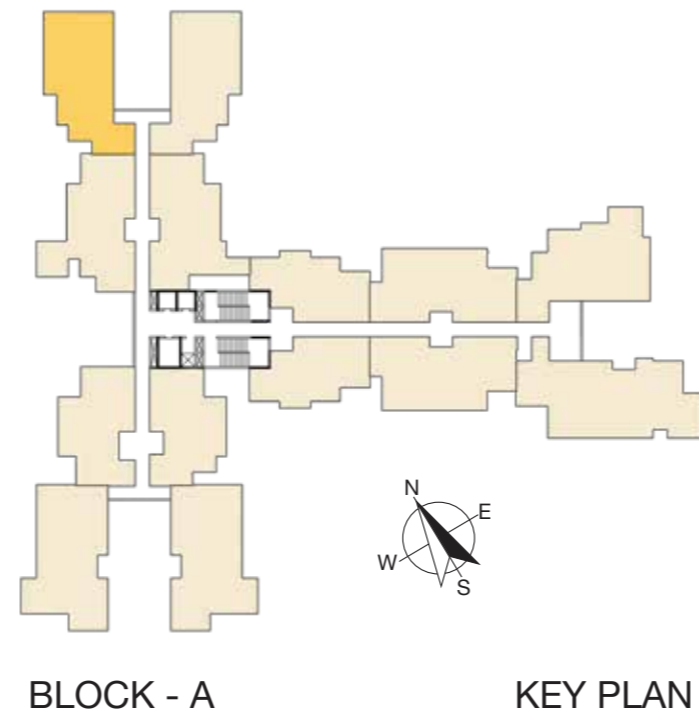
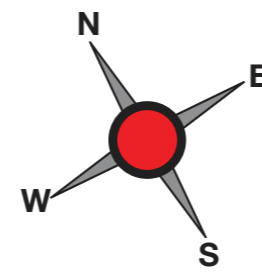
KEY PLAN



BLOCK - A

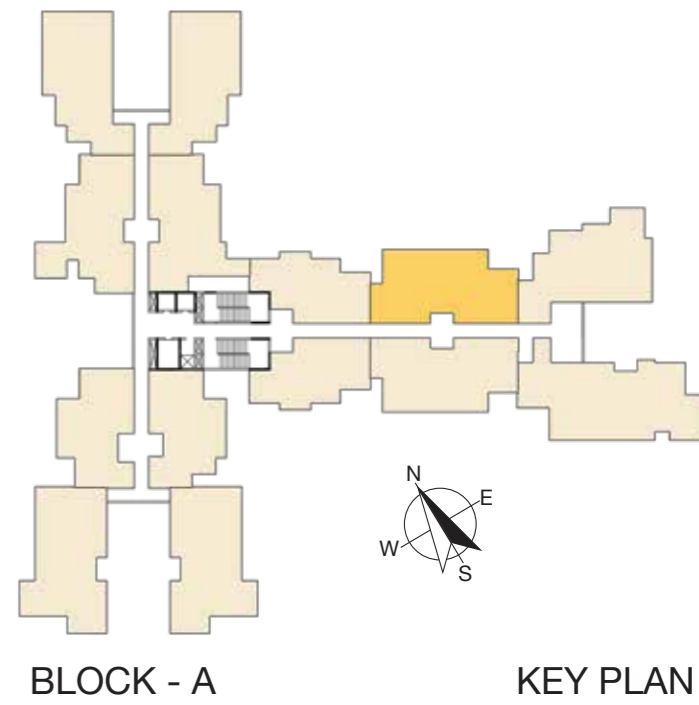
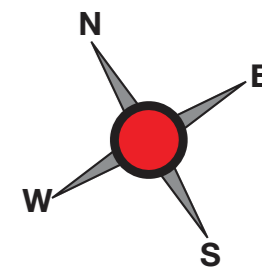
KEY PLAN

Type : 3 BHK + 3T
 Built-up Area : 1643 sft
 Carpet Area : 1062 sft
 Unit No. : A207 to A1307

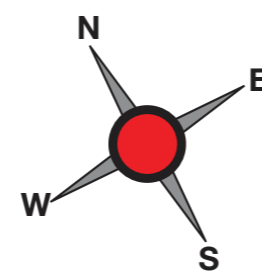


Type : 3 BHK + 3T
 Built-up Area : 1618 sft
 Carpet Area : 1077 sft
 Unit No. : A211

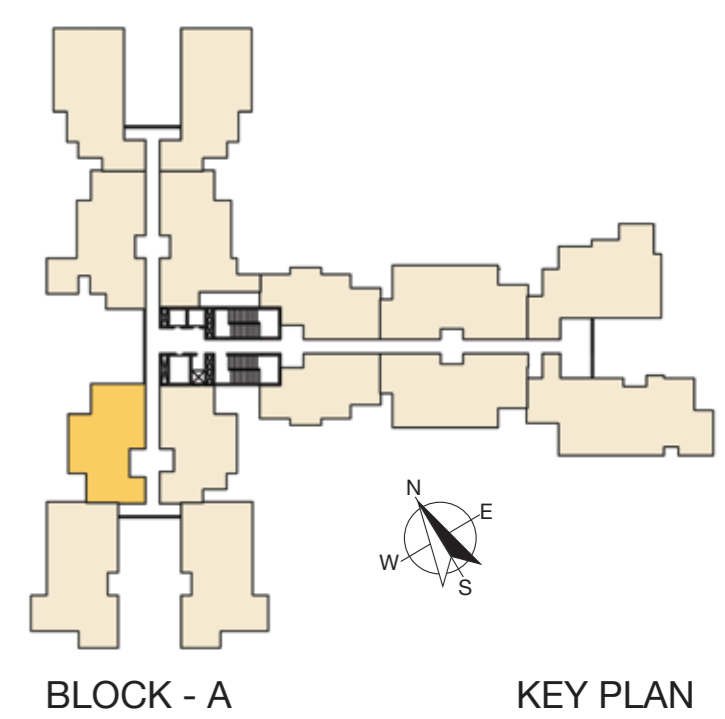
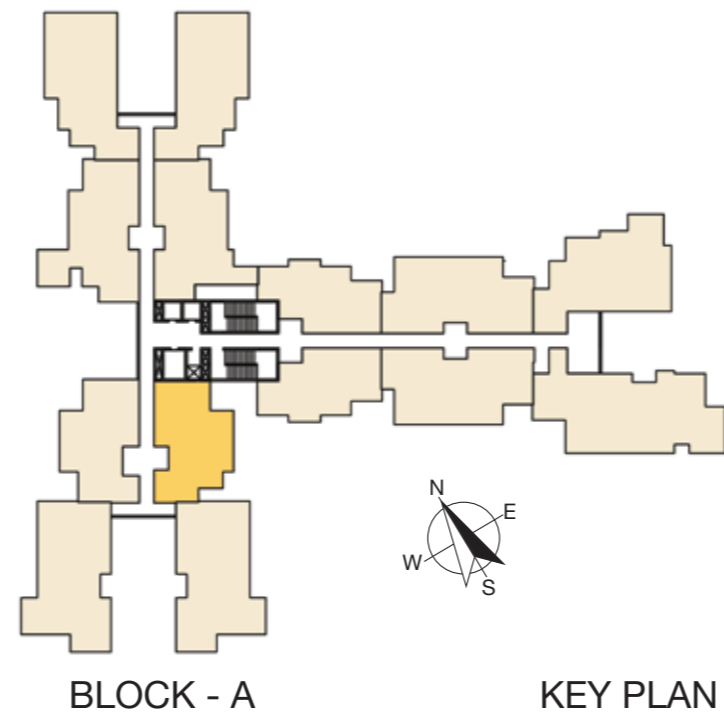
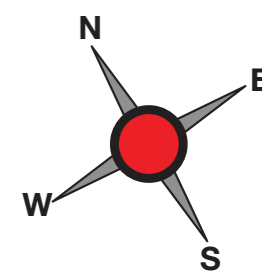
Type : 3 BHK + 3T
 Built-up Area : 1612 sft
 Carpet Area : 1077 sft
 Unit No. : A311 to A1311



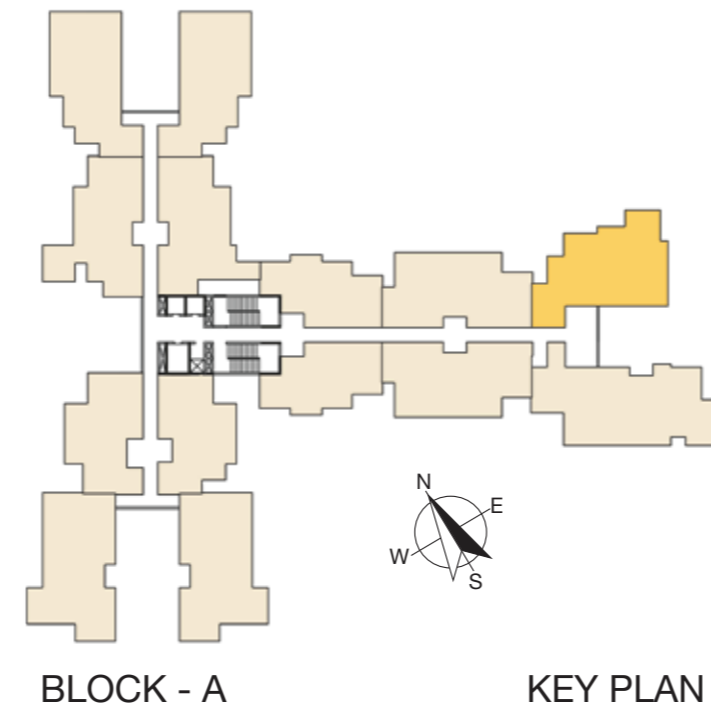
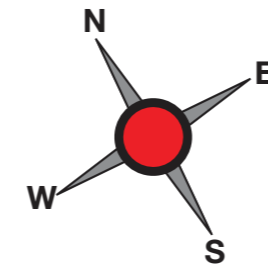
Type : 2 BHK + 2T
 Built-up Area : 1253 sft
 Carpet Area : 807 sft
 Unit No. : A104, to A1304



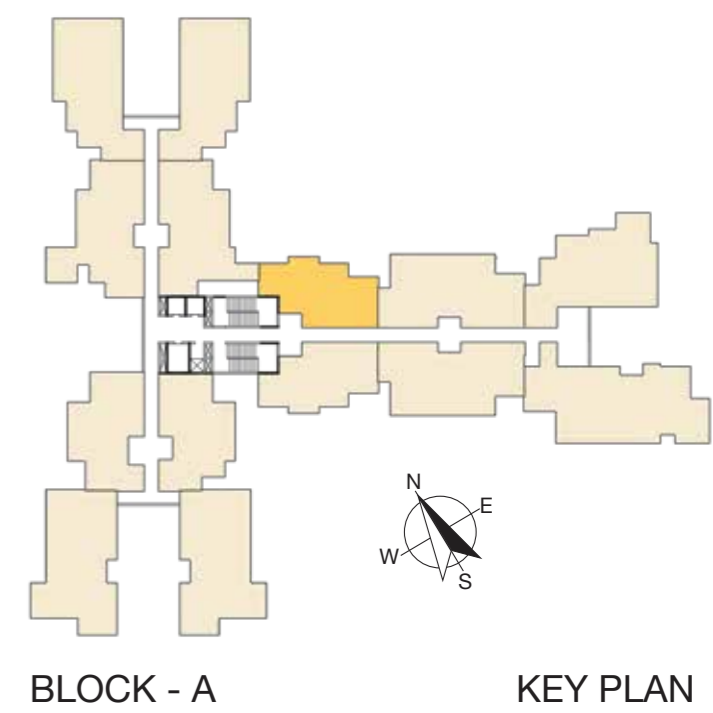
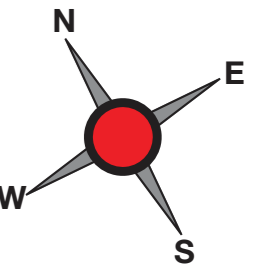
Type : 2 BHK + 2T
 Built-up Area : 1253 sft
 Carpet Area : 809 sft
 Unit No. : A203, A303, A503, A703, A903, A1103, A1303



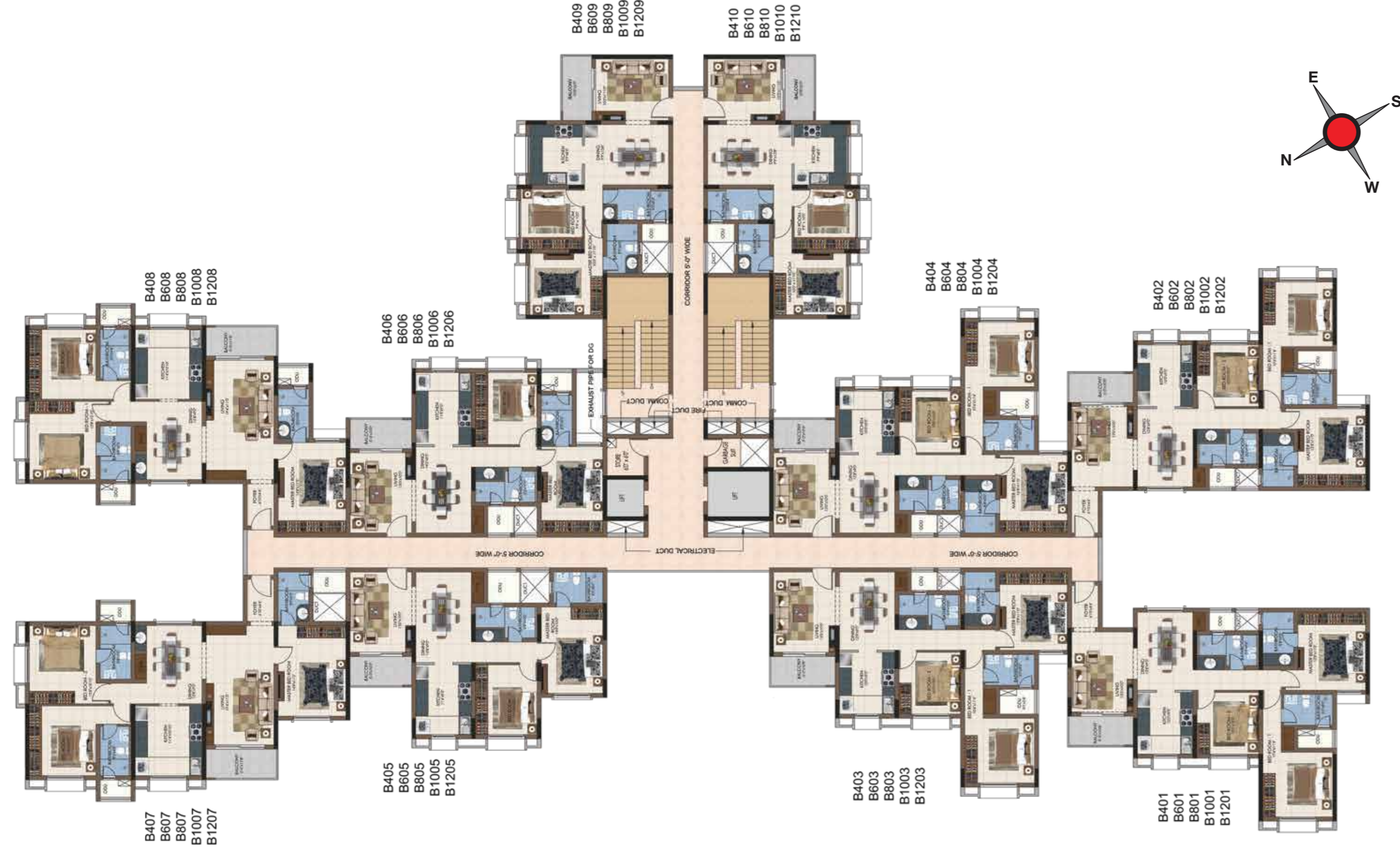
Type : 2 BHK + 2T
 Built-up Area : 1339 sft
 Carpet Area : 865 sft
 Unit No. : A213 to A1313



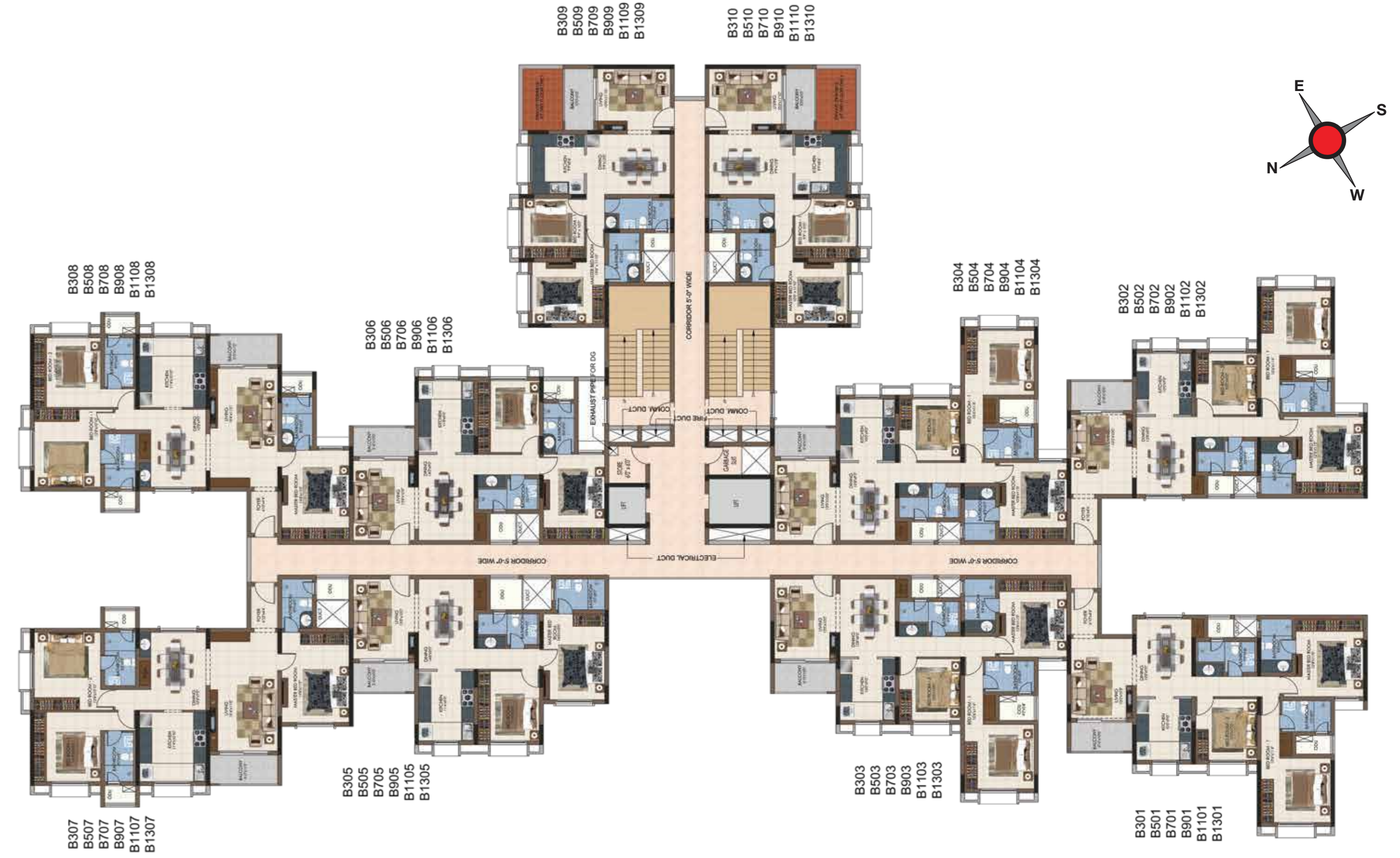
Type : 2 BHK + 2T
 Built-up Area : 1115 sft
 Carpet Area : 726 sft
 Unit No. : A409 to A1309



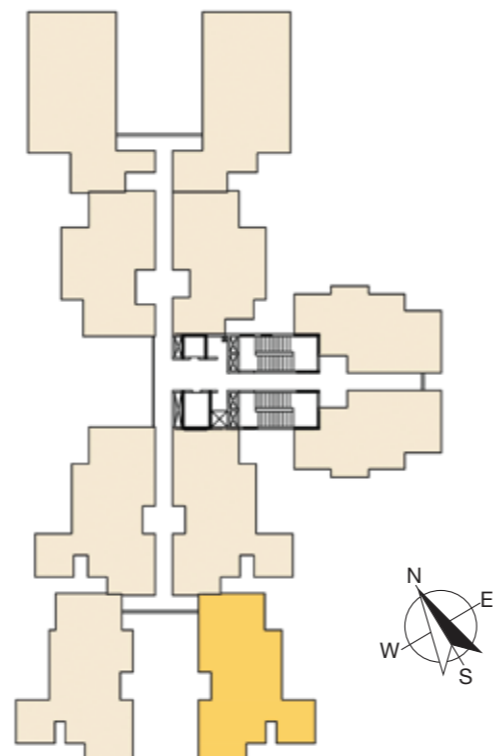
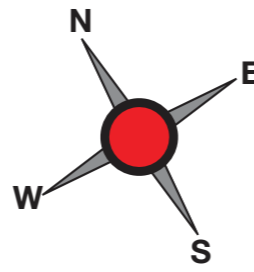
Block - B: 4th, 6th, 8th, 10th and 12th floor plan



Block - B: 3rd, 5th, 7th, 9th, 11th and 13th floor plan

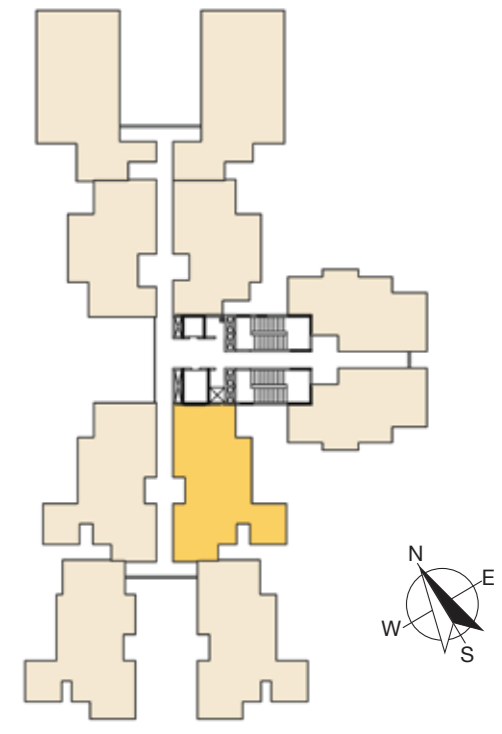
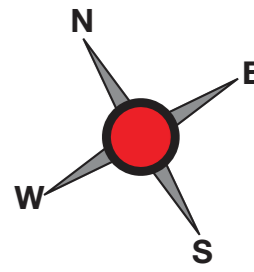


Type : 3 BHK + 3T
 Built-up Area : 1604 sft
 Carpet Area : 1028 sft
 Unit No. : B102, B202, B302, B502, B702, B902, B1102, B1302



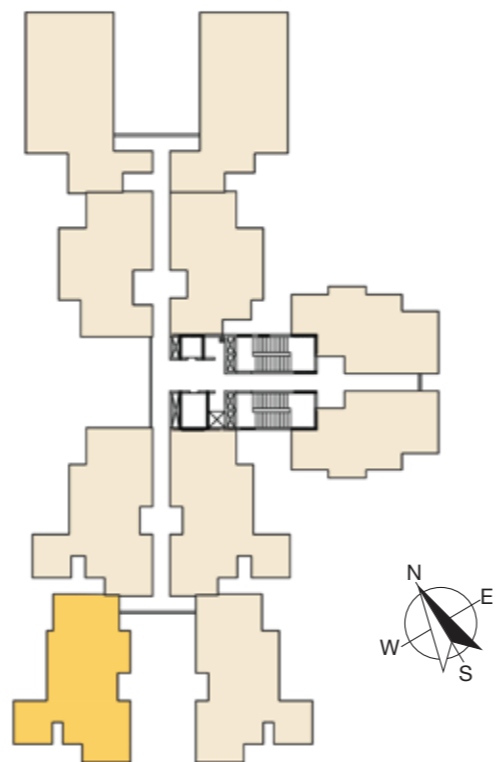
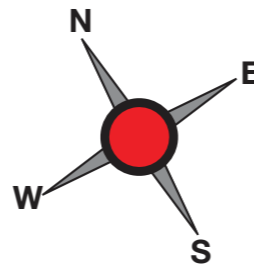
BLOCK - B KEY PLAN

Type : 3 BHK + 3T
 Built-up Area : 1536 sft
 Carpet Area : 1000 sft
 Unit No. : B104 to B1304



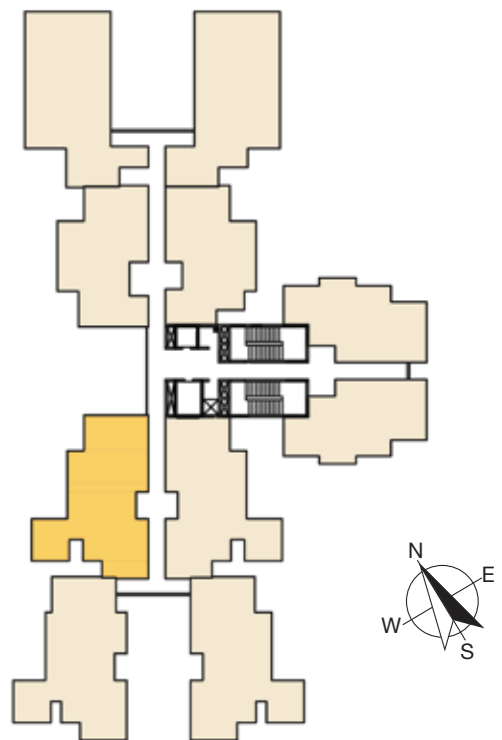
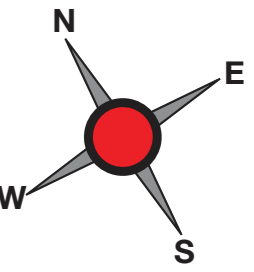
BLOCK - B KEY PLAN

Type : 3 BHK + 3T
 Built-up Area : 1605 sft
 Carpet Area : 1028 sft
 Unit No. : B201, B301, B501, B701, B901, B1101, B1301



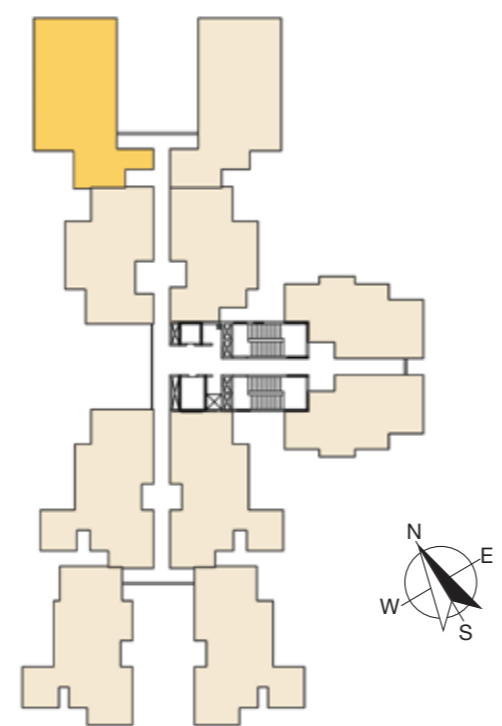
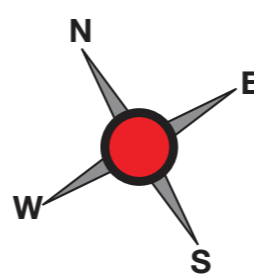
BLOCK - B KEY PLAN

Type : 3 BHK + 3T
 Built-up Area : 1544 sft
 Carpet Area : 1000 sft
 Unit No. : B203, B303, B503, B703, B903, B1103, B1303



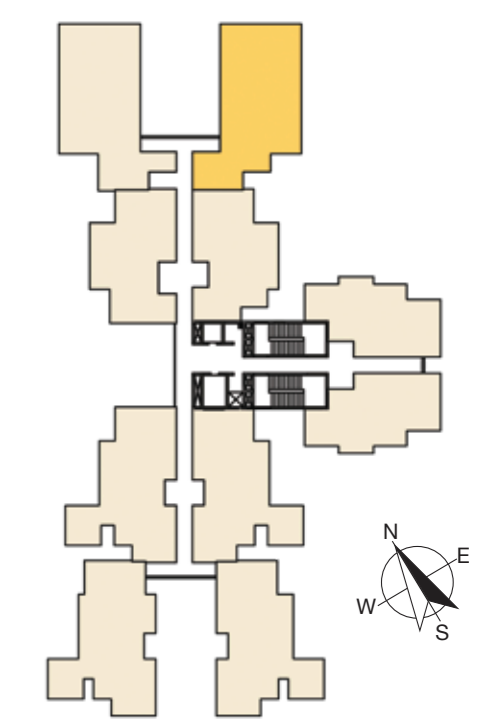
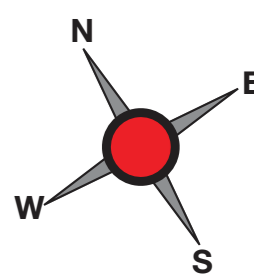
BLOCK - B KEY PLAN

Type : 3 BHK + 3T
 Built-up Area : 1791 sft
 Carpet Area : 1166 sft
 Unit No. : B207, B307, B507, B707, B907, B1107, B1307



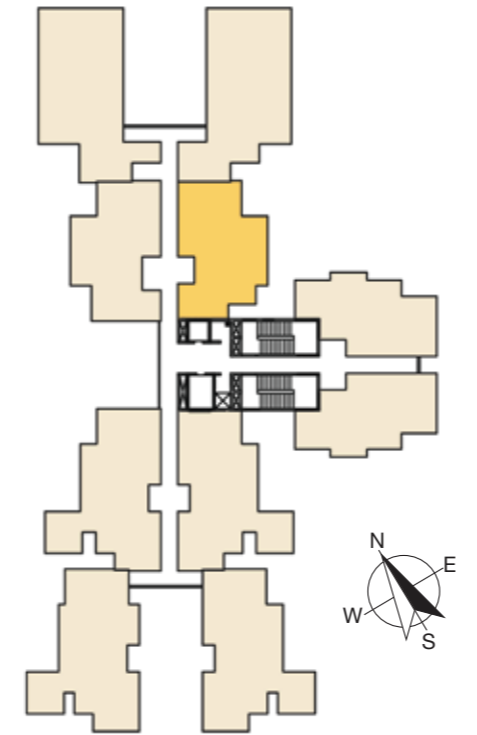
BLOCK - B KEY PLAN

Type : 3 BHK + 3T
 Built-up Area : 1785 sft
 Carpet Area : 1166 sft
 Unit No. : B208, B308, B508, B708, B908, B1108, B1308



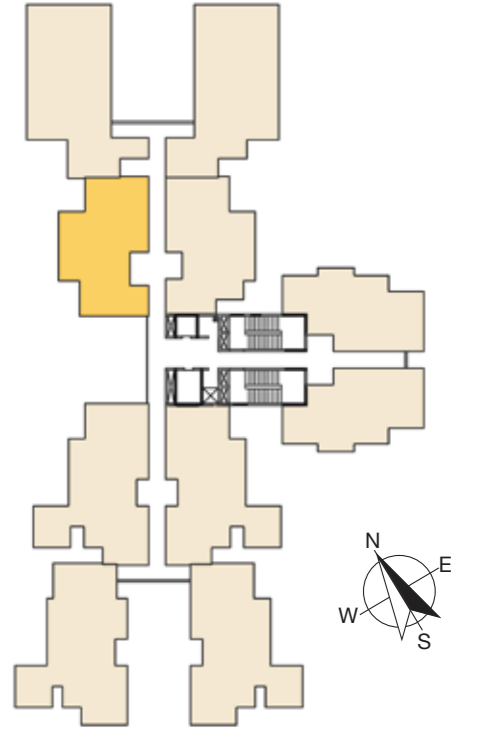
BLOCK - B KEY PLAN

Type : 2 BHK + 2T
 Built-up Area : 1254 sft
 Carpet Area : 807 sft
 Unit No. : B106 to B1306



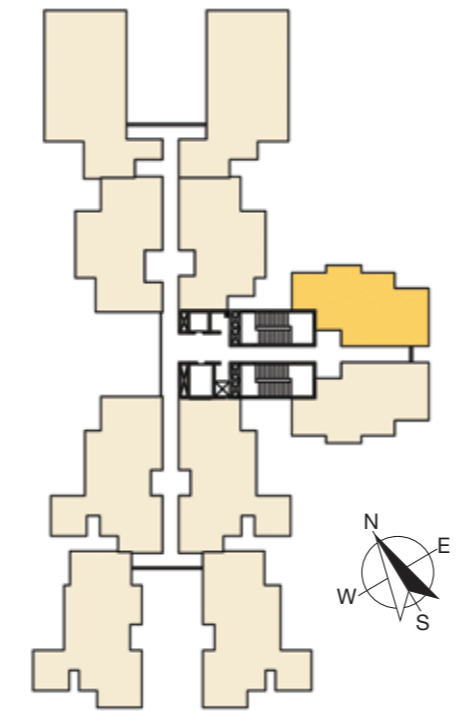
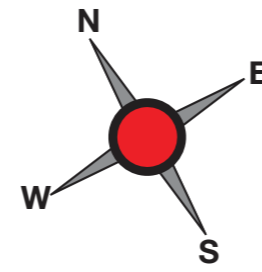
BLOCK - B KEY PLAN

Type : 2 BHK + 2T
 Built-up Area : 1257 sft
 Carpet Area : 809 sft
 Unit No. : B205 to B1305



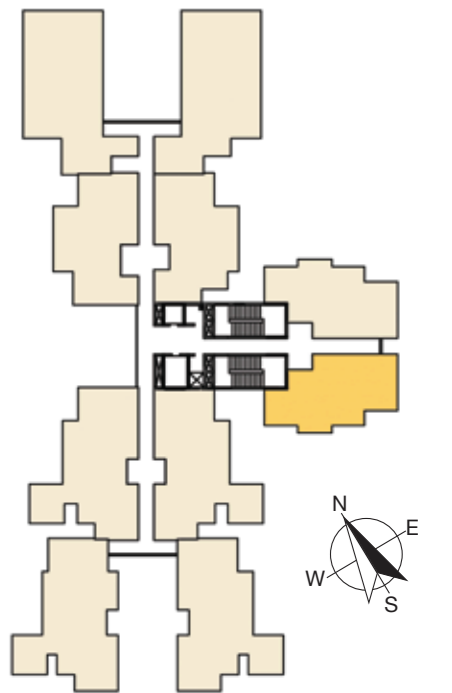
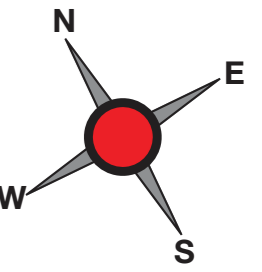
BLOCK - B KEY PLAN

Type : 2 BHK + 2T
 Built-up Area : 1126 sft
 Carpet Area : 726 sft
 Unit No. : B509, B709, B909, B1109, B1309



BLOCK - B KEY PLAN

Type : 2 BHK + 2T
 Built-up Area : 1126 sft
 Carpet Area : 726 sft
 Unit No. : B510, B710, B910, B1110, B1310

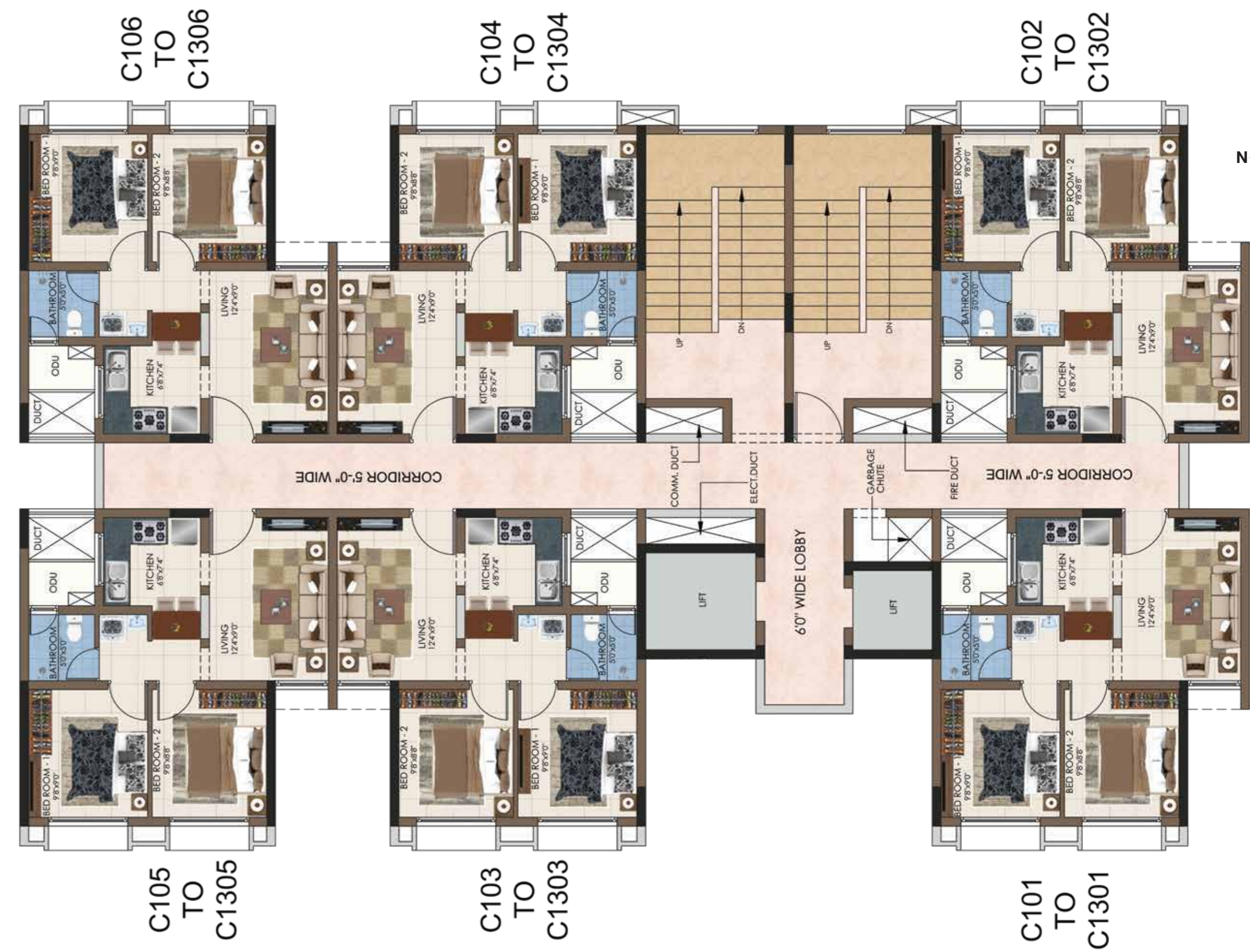


BLOCK - B KEY PLAN

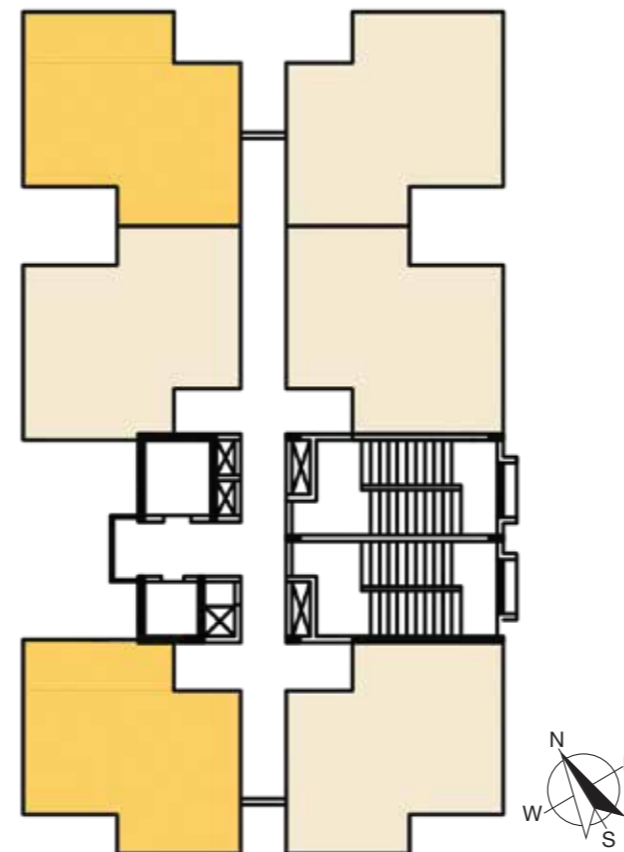
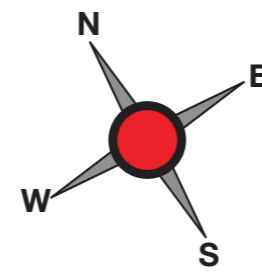
Block - C: 1st floor plan



Block - C: 2nd to 13th floor plan

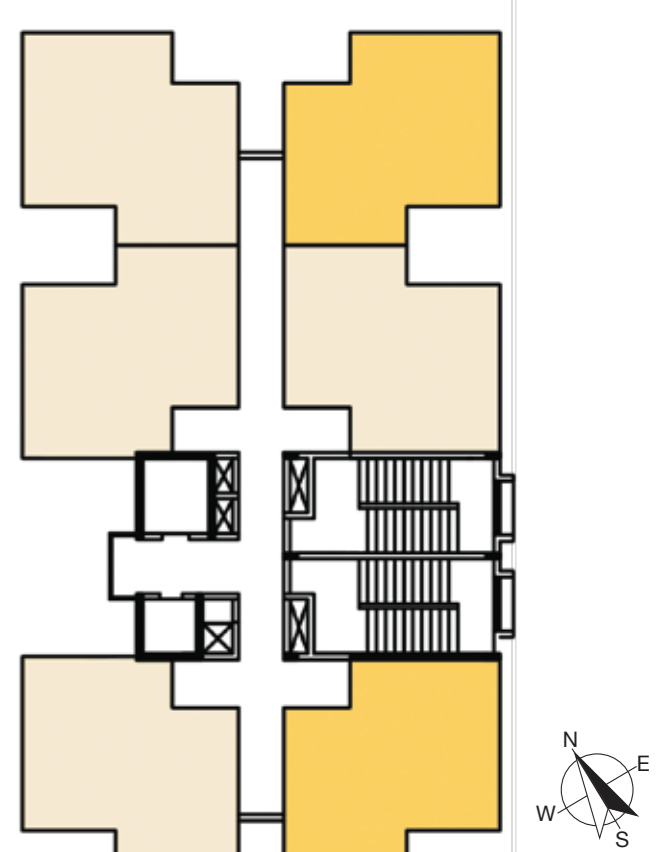
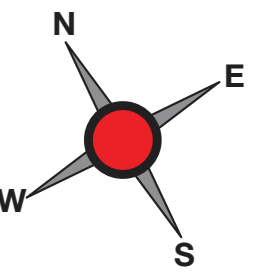


Type : 2 BHK + 1T
 Built-up Area : 645 sft
 Carpet Area : 426 sft
 Unit No. : C101 to C1301



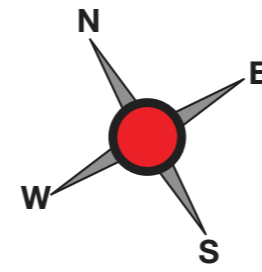
BLOCK - C (EWS) KEY PLAN

Type : 2 BHK + 1T
 Built-up Area : 639 sft
 Carpet Area : 426 sft
 Unit No. : C102 to C1302

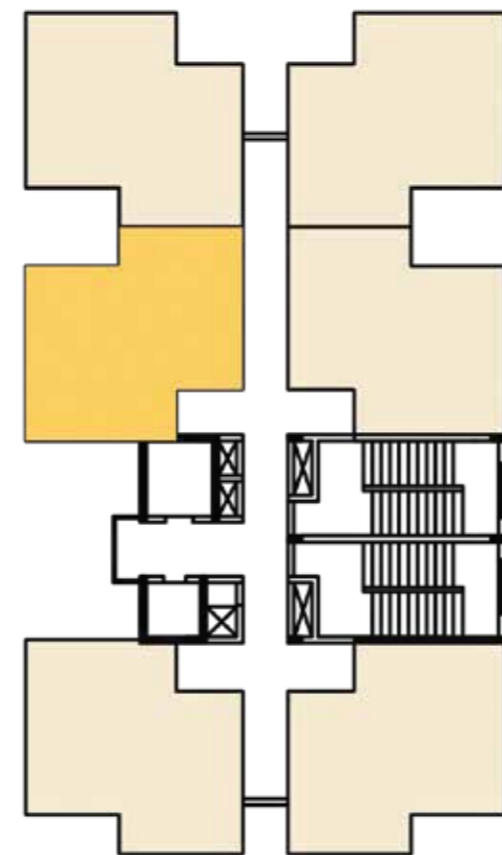


BLOCK - C (EWS) KEY PLAN

Type : 2 BHK + 1T
 Built-up Area : 637 sft
 Carpet Area : 426 sft
 Unit No. : C103 to C1303



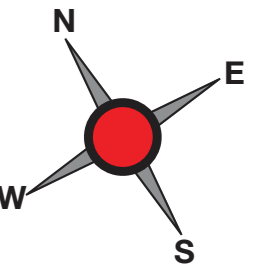
← ENTRY



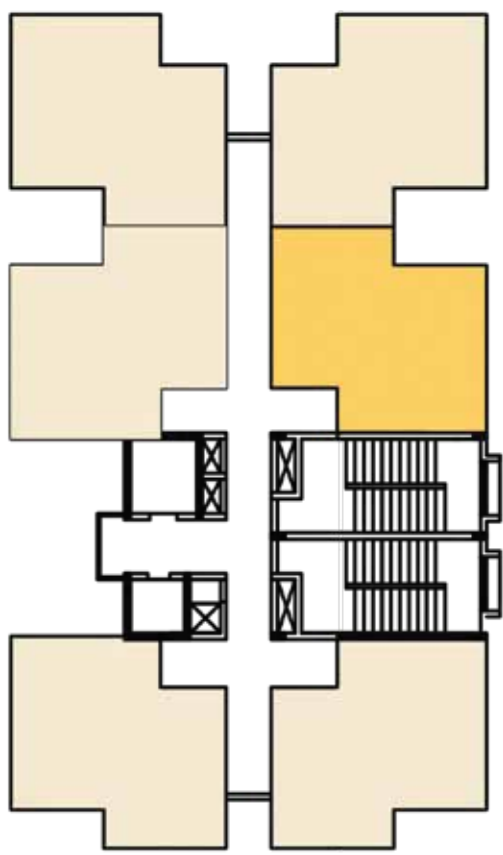
BLOCK - C (EWS) KEY PLAN



Type : 2 BHK + 1T
 Built-up Area : 631 sft
 Carpet Area : 426 sft
 Unit No. : C104 to C1304



ENTRY →



BLOCK - C (EWS) KEY PLAN



Clubhouse stilt floor plan



Clubhouse 1st floor plan



Clubhouse 2nd floor plan



Specifications

Structure

- RCC framed structure
- Solid concrete block / light weight block of 200mm for outer wall and 100mm for internal partition wall
- Floor to floor height will be maintained at 2.9m

Wall Finish

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 2 coats of putty, 1 coat of primer and 2 coats of emulsion
- Ceiling will be finished with 2 coats of putty, 1 coat of primer and 2 coats of emulsion
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion paint
- Kitchen, utility and toilets 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 height
- Utility walls will be finished with glazed ceramic tiles up to 4 feet height

Flooring

- Living, dining, bedrooms and kitchen will have 600 x 600mm vitrified tile flooring
- Bathroom, utility and balcony will have 300 x 300mm ceramic tiles with matte finish
- Terrace floor will have grano flooring with threaded grooves
- Common areas 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 up to 600mm from granite slab
- Provision for exhaust and water purifier point
- CP fittings will be Hindware / Roca or equivalent

Bathroom

- Polished granite slab with countertop washbasin from Hindware / Roca or equivalent in master bathroom
- Wall mounted washbasin from Hindware / Roca or equivalent in all remaining bathrooms
- Floor mounted W/C with health faucet from Hindware / Roca or equivalent in all bathrooms
- CP and sanitary fittings will be Hindware / Roca or equivalent
- Wall mixer from Hindware / Roca or equivalent will be provided
- Geyser points in master bathroom and provision for the same in other bathrooms

Entrance Door

- Main door will be flush door of 7 feet height with polished finish, with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.

Bedroom Door

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

Bathroom Door

- Skin molded shutter doors of 7 feet height with thumb turn with keys

Window

- Windows will be UPVC sliding panels with see-through plain glass with MS grills wherever applicable
- Balconies with UPVC framed French doors and toughened glass will be provided without grills
- For ventilators, UPVC frame with suitable louvered glass panes and pin headed glass for ODU access

Electrical Fittings

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

Others

- STP
- Rain water harvesting
- Generator backup for all apartments (750W for apartments and 500 kW for EWS units), lifts and common area

External Features

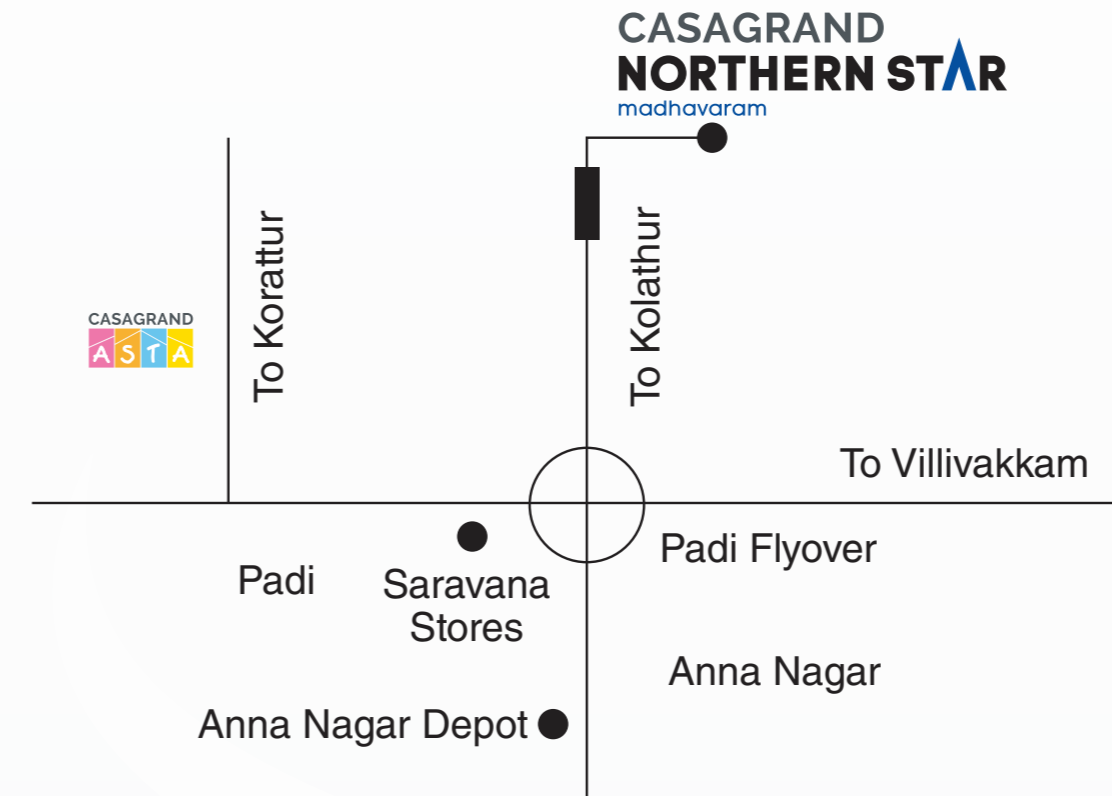
- 8-passenger automatic lift will be provided
- 3-phase power supply will be provided for all apartments
- Suitable landscaping will be done at required areas
- Piped gas line
- Garbage chute

Area - Size may vary by + or - 100 sft

PAYMENT PATTERN

10% - Booking Advance	7.5% - 8th Floor Roof
30% - Agreement Stage	7.5% - 10th Floor Roof
10% - Foundation Stage	7.5% - 12th Floor Roof
5% - 2nd Floor Roof	5% - Brick & Plastering Stage
5% - 4th Floor Roof	5% - Handing Over
7.5% - 6th Floor Roof	

Location Map



Location Advantages

Moolakadai Junction is the place where GNT Road and Madhavaram High Road intersect.

Moolakadai acts as the gateway to areas like Madhavaram, Kodungaiyur, Madhavaram Milk Colony, Mathur MMDA and Manali.

Moolakadai is well connected to almost all the parts of North Chennai.

Hospitals

St Anthony's Hospital, Madhavaram – 1.4 Km
 K M Hospital, Madhavaram Milk Colony – 2 Km
 Murari Hospital, Madhavaram – 1.2 Km
 Vasani Eye Care, Madhavaram – 1.9 Km

Schools

Vruksha Vidhyaashram School, Madhavaram – 3 Km
 St Joseph's High School, Madhavaram – 5 Km
 Bosco Academy Matriculation School, Madhavaram – 1.2 Km
 Greenfield Chennai International School, Madhavaram – 1.9 Km
 Velammal Global School, Puzhal – 5.3 Km

Areas in the Vicinity

Perambur – 4 Km
 Padi Flyover – 8.6 Km
 Koyambedu – 13 Km
 Anna Nagar – 10.7 Km
 Moolakadai Junction – 1.8 Km
 Villivakkam – 6.6 Km
 Vyasarpadi – 3.9 Km
 Purasawalkam – 8 Km
 Madhavaram Milk Colony – 2.7 Km



Dear Customer,
An exciting partnership is awaiting you 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 | www.cgregerral.com



CORPORATE OFFICE:

NPL Devi, New No. 111, Old No. 59, LB Road,
Thiruvanimiyur, 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 representation such as layout plans, finishes, illustrations, 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 contained in the materials are subject to changes from time to 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 entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether 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 given for kitchen includes utility area also. All measurements for all rooms are in feet, inches and meters.