



**CASAGRAN**  
**Ferns**  
Tambaram







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

In the last twelve 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 across 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.

As we set foot into the thirteenth year of the journey, we at Casagrand are all set to progress further forward with projects worth over ₹6500 crores in the pipeline.









# CASAGRAN Ferns

Tambaram

Get connected to a home that connects with you. Your family. And the world outside.

Get connected to a life that gives you the best of the city. In the quite environs of one of its most happening suburbs.

Get connected as you have never been connected before.

## Salient features

- Stilt + 4 design structure
- 288 apartments on 4.31 acres
- First big builder around the locality
- Great connectivity with the Chennai Bypass and GST Road on one side and Chennai Outer Ring Road on the other
- Just 4 km from Tambaram Railway Station
- Premium amenities and features

## Amenities

- Gymnasium
- Indoor play area for kids
- Association room
- Lobby
- Multipurpose hall
- Video games room
- Indoor games room
- Seating area along the driveway
- CCTV



Club House Night View





Actual Model Apartment





Dining



Kitchen



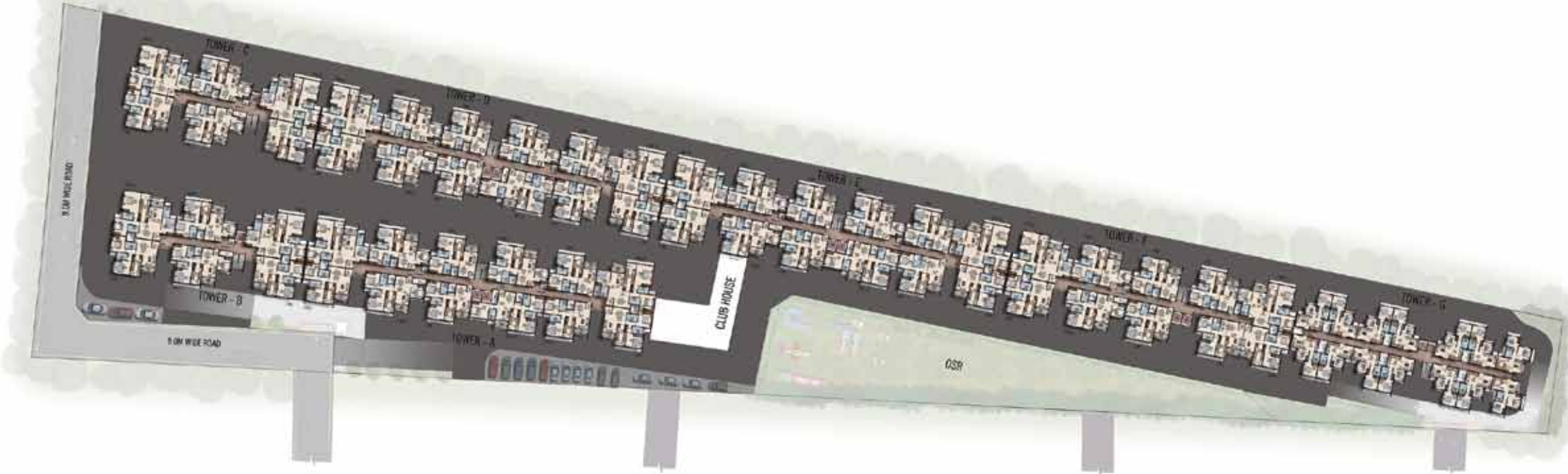
Bedroom



Stilt Floor Plan



Typical Floor Plan



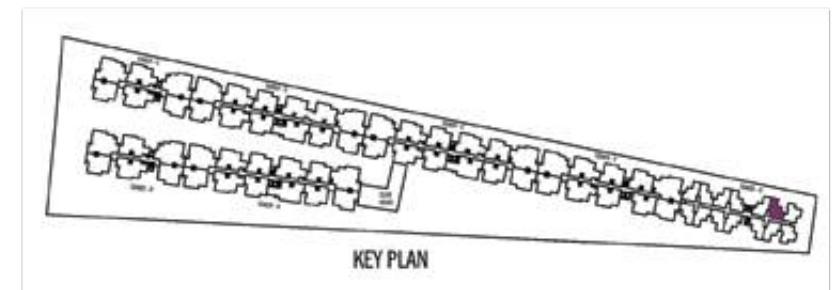
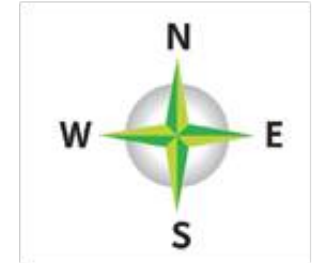


## Payment Pattern

10%	-	10 days from booking
40%	-	40 days from booking
10%	-	Foundation stage
5%	-	First slab stage
5%	-	Second slab stage
5%	-	Third slab stage
5%	-	Fourth slab stage
15%	-	Brick work & Plastering
5%	-	Handing over

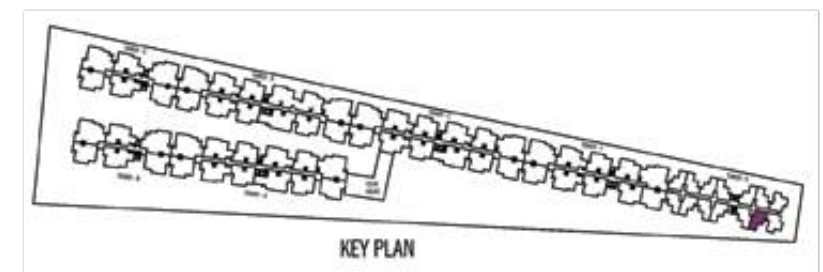
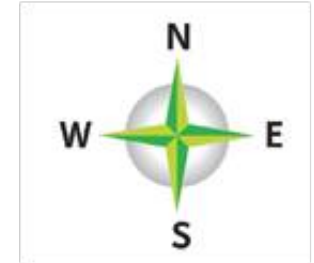


Type : 2BHK (Studio)  
Area : 590sft.  
Unit No : G 102 to G 402

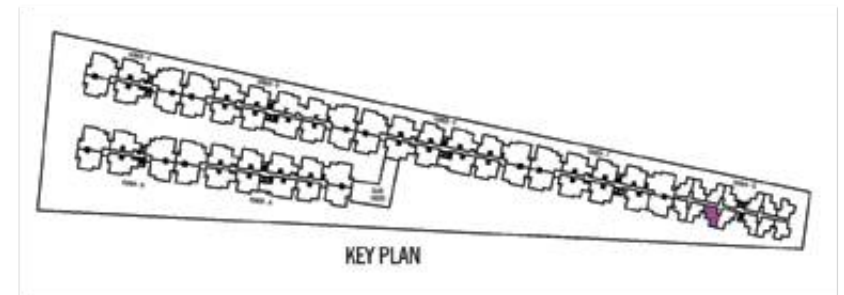
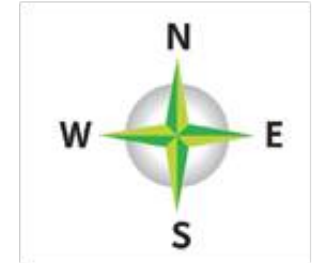




Type : 2BHK (Studio)  
Area : 590sft.  
Unit No : G 105 to G 405

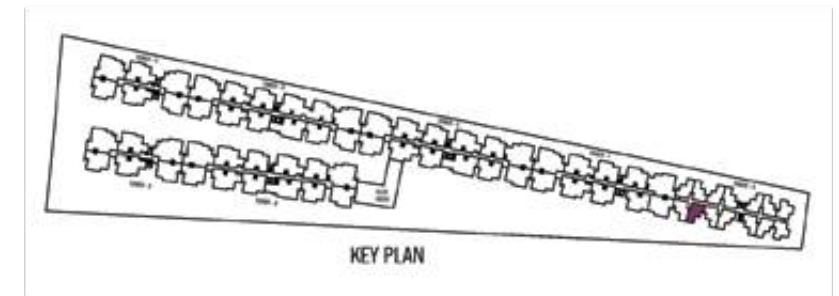
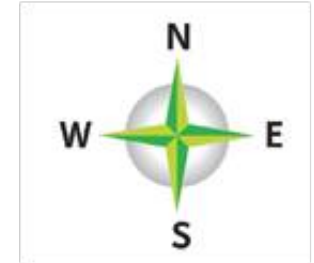


Type : 2BHK (Studio)  
Area : 590sft.  
Unit No : G 108 to G 408

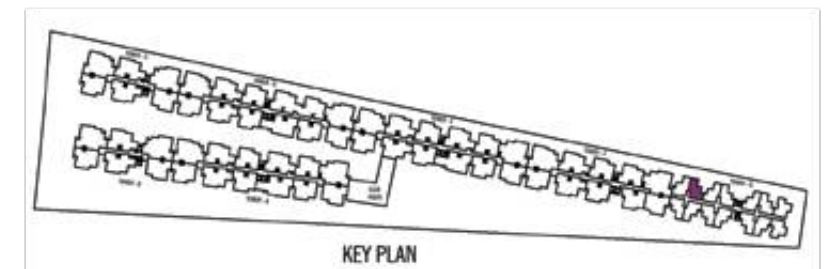
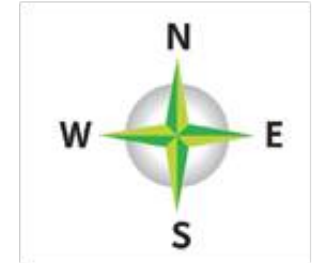




Type : 2BHK (Studio)  
Area : 590sft.  
Unit No : G 109 to G 409

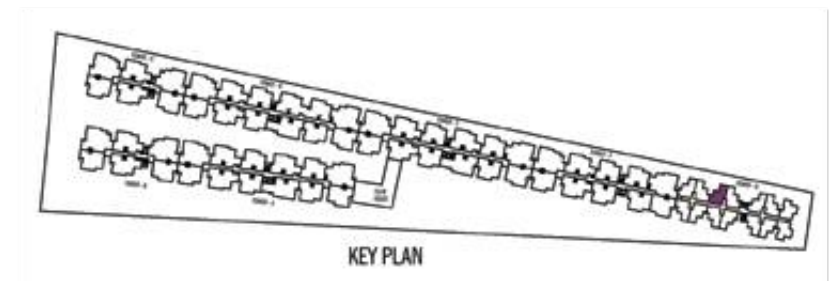


Type : 2BHK (Studio)  
Area : 590sft.  
Unit No : G 112 to G 412

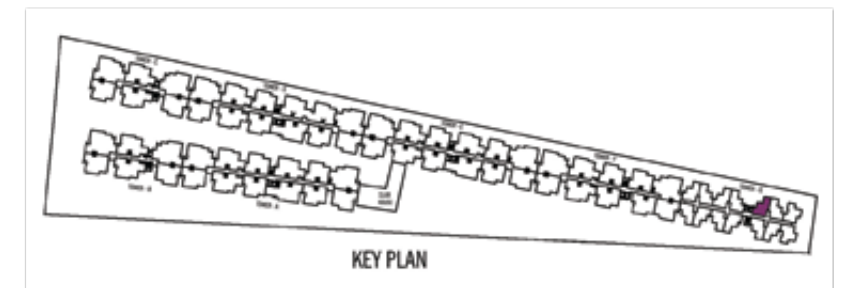




Type : 2BHK (Studio)  
Area : 590sft.  
Unit No : G 113 to G 413

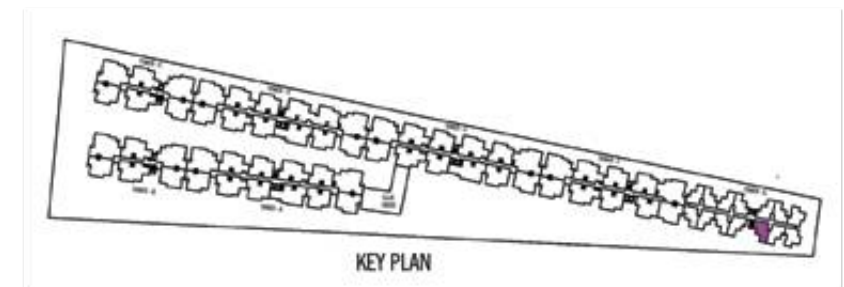
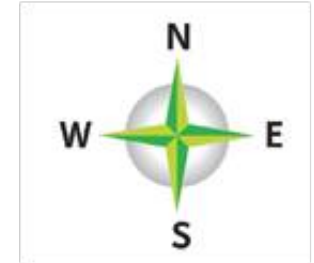


Type : 2BHK (Studio)  
Area : 596sft.  
Unit No : G 101 to G 401



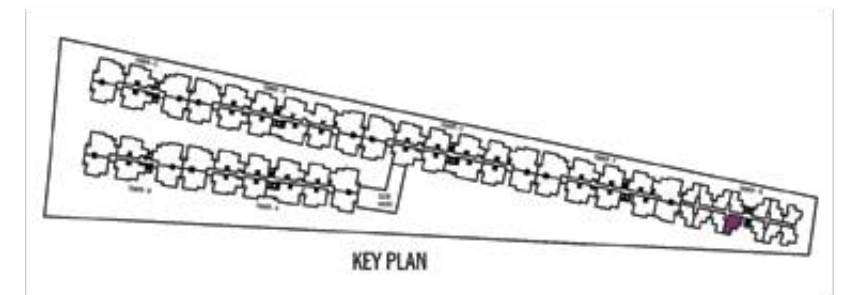
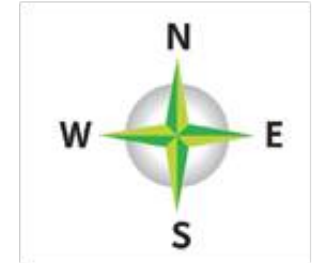


Type : 2BHK (Studio)  
Area : 596sft.  
Unit No : G 106 to G 406



KEY PLAN

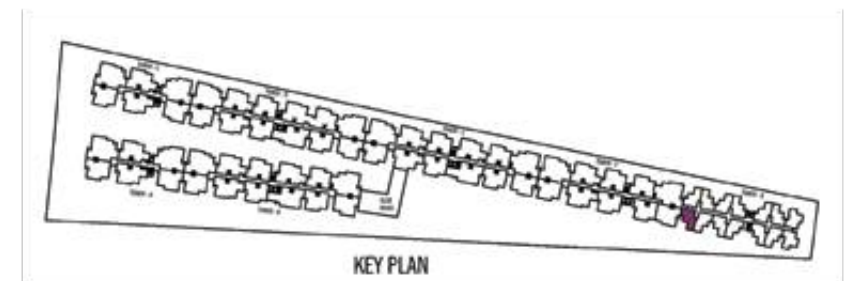
Type : 2BHK (Studio)  
Area : 596sft.  
Unit No : G 107 to G 407



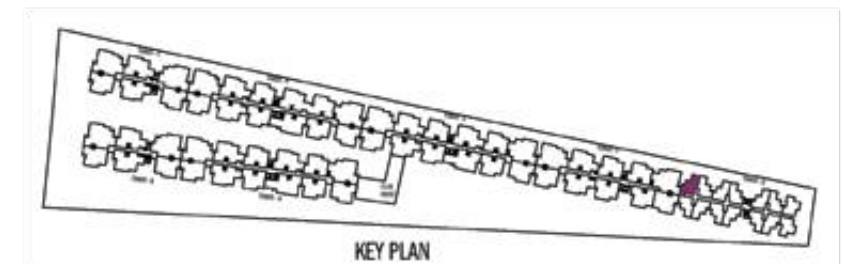
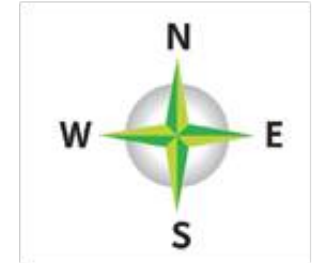
KEY PLAN



Type : 2BHK (Studio)  
Area : 596sft.  
Unit No : G 110 to G 410



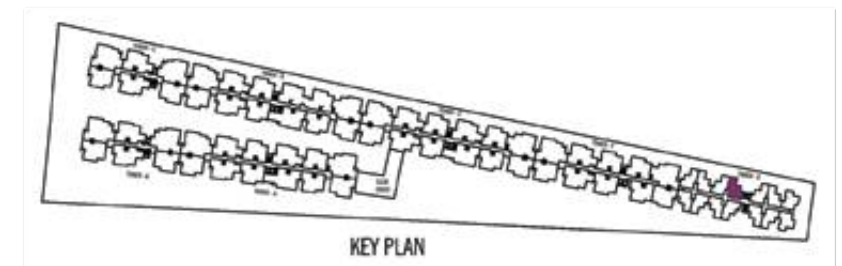
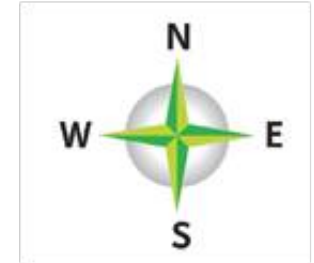
Type : 2BHK (Studio)  
Area : 596sft.  
Unit No : G 111 to G 411



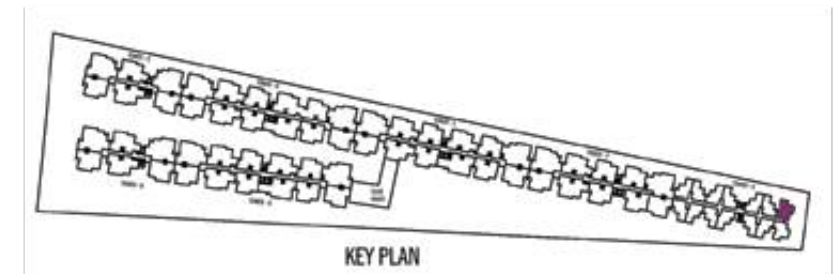
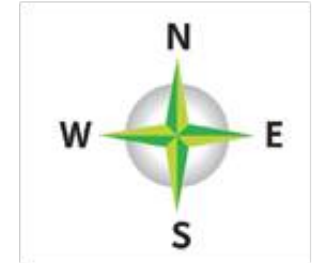
KEY PLAN



Type : 2BHK (Studio)  
Area : 596sft.  
Unit No : G 114 to G 414

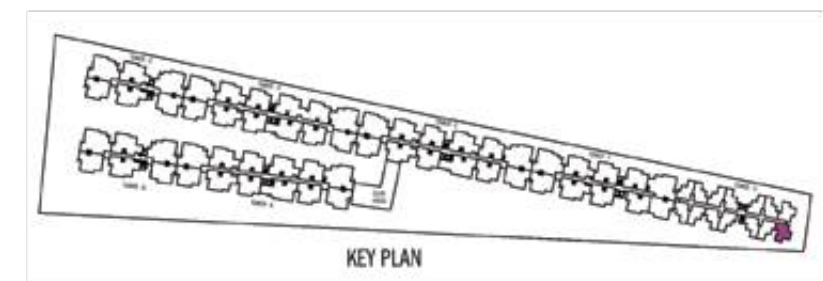
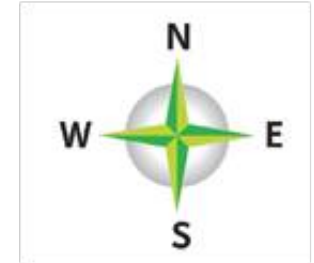


Type : 2BHK (Studio)  
Area : 597sft.  
Unit No : G 103 to G 403

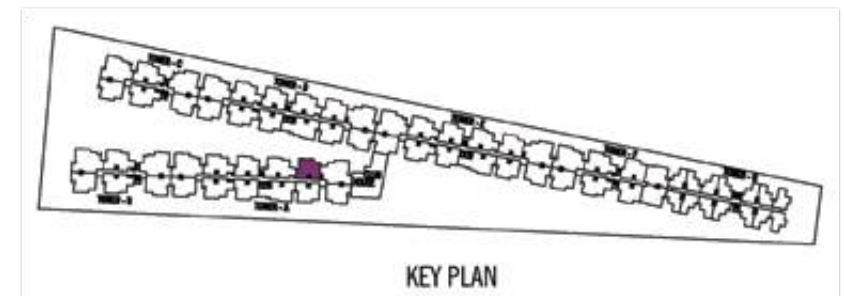
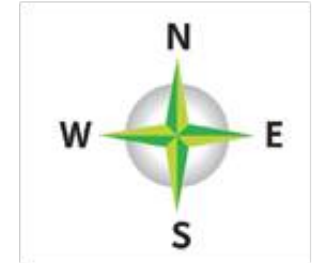




Type : 2BHK (Studio)  
Area : 597sft.  
Unit No : G 104 to G 404

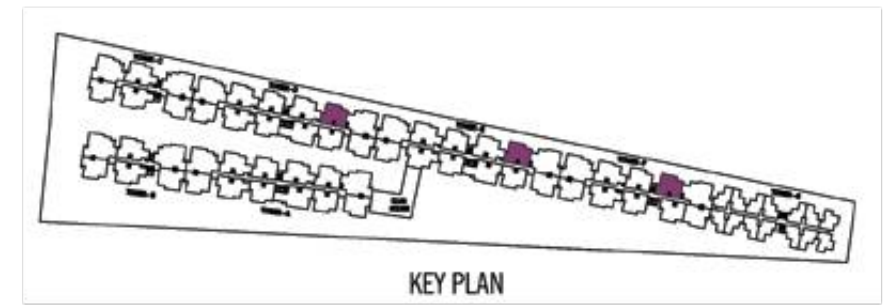
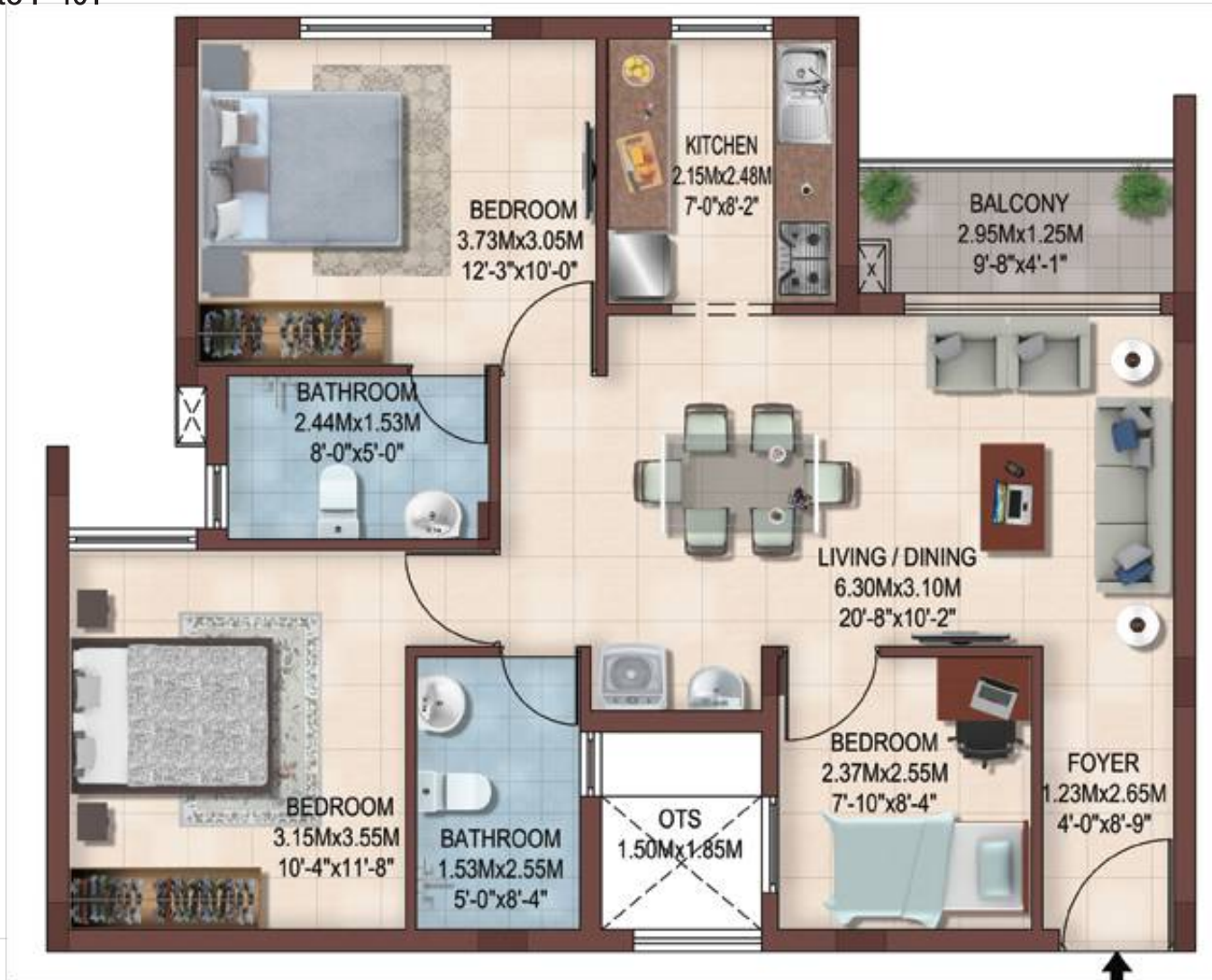
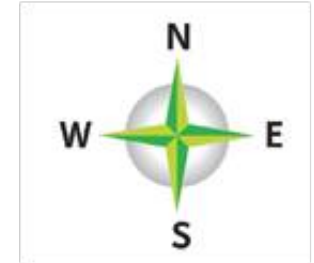


Type : 2BHK  
Area : 1062sft.  
Unit No : A 102 to A 402

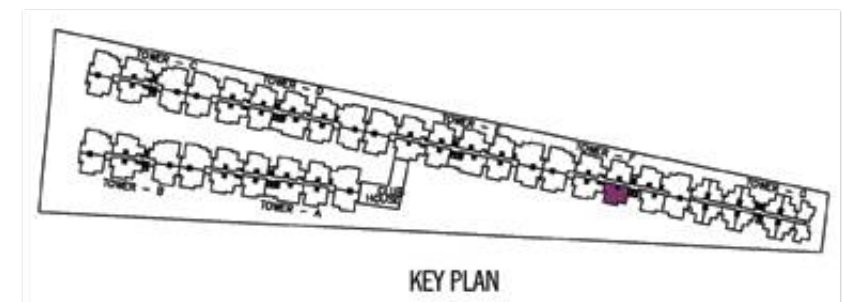




Type : 3BHK  
Area : 1062sft.  
Unit No : D 102 to D 402  
E 102 to E 402, F 101 to F 401

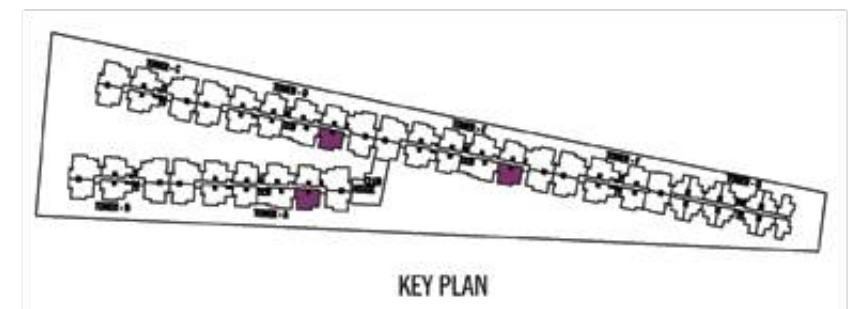
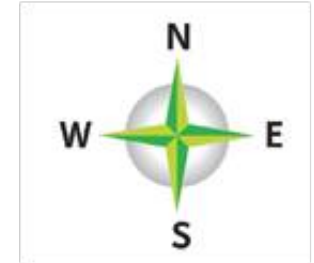


Type : 2BHK  
Area : 1062sft.  
Unit No : F 105 to F 405

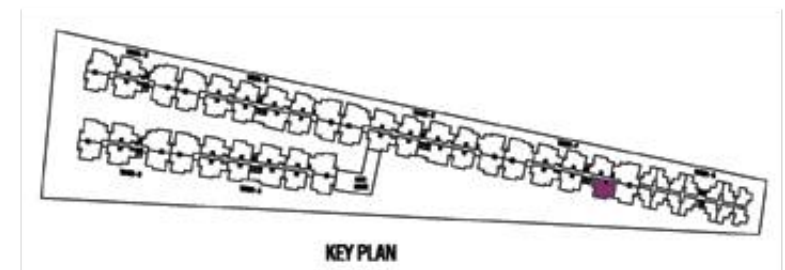




Type : 2BHK  
Area : 1064sft.  
Unit No : A 105 to A 405, D 105 to D 405  
E 105 to E 405

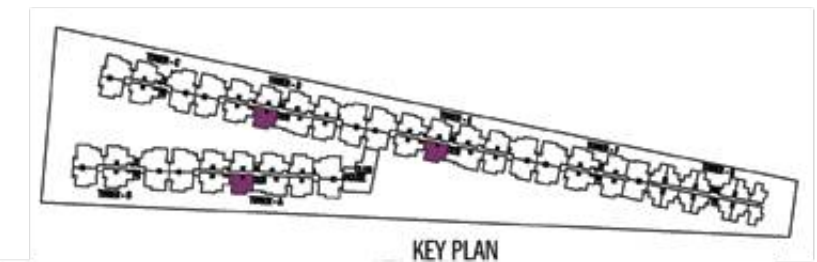
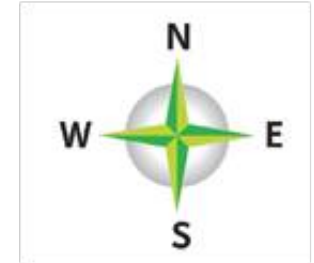


Type : 2BHK  
Area : 1064sft.  
Unit No : F 104 to F 404

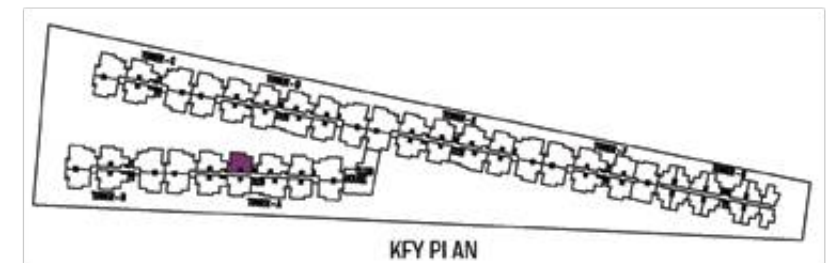
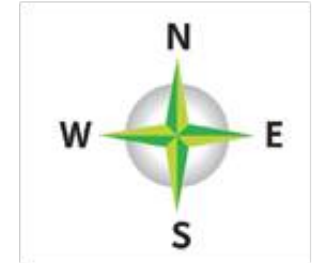




Type : 2BHK  
Area : 1066sft.  
Unit No : A 107 to A 407, D 107 to D 407  
E 107 to E 407

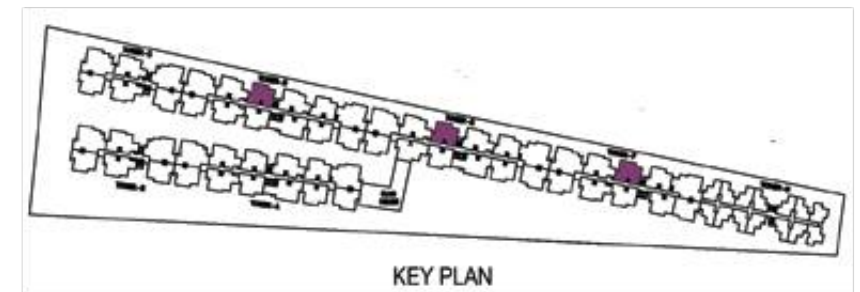


Type : 2BHK  
Area : 1066sft.  
Unit No : A112 to A412

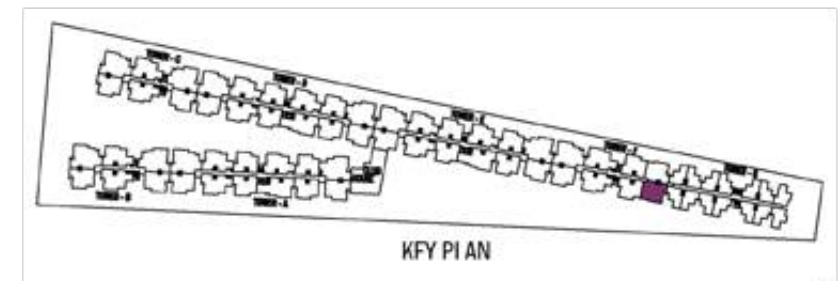
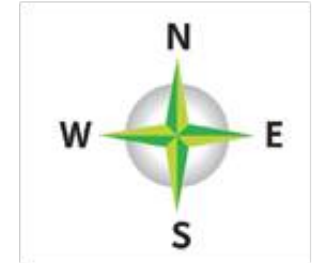




Type : 3BHK  
Area : 1066sft.  
Unit No : D 112 to D 412  
E 112 to E 412, F 110 to F 410

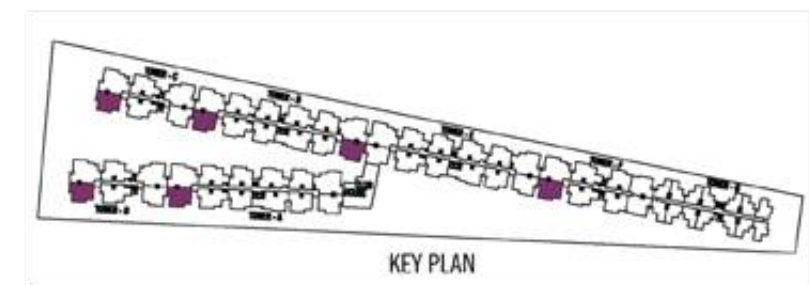
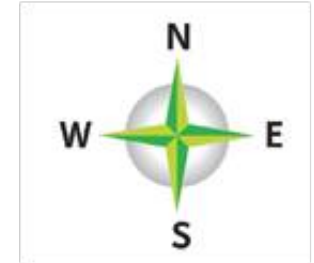


Type : 2BHK  
Area : 1082sft.  
Unit No : F 103 to F 403

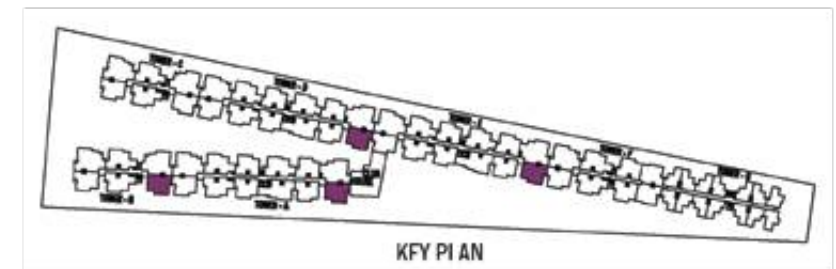
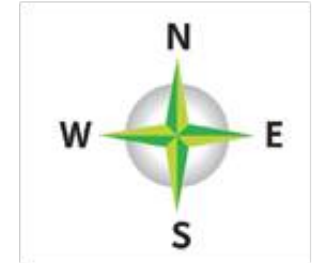




Type : 2BHK  
Area : 1085sft.  
Unit No : A 109 to A 409, B 104 to B 404  
C 104 to C 404, D 109 to D 409  
E 109 to E 409, F 107 to F 407

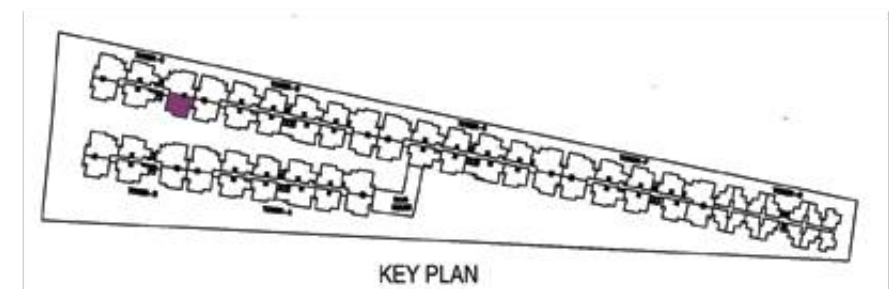
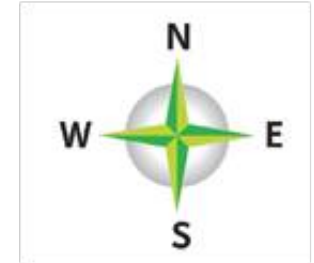


Type : 2BHK  
Area : 1085sft.  
Unit No : A 104 to A 404, B 102 to B 402  
D 104 to D 404, E 104 to E 404

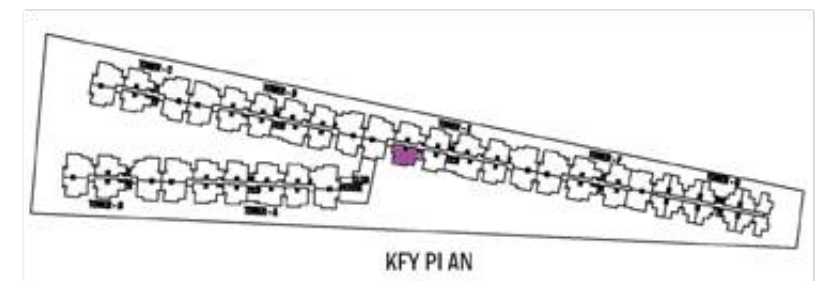




Type : 3BHK  
Area : 1085sft.  
Unit No : C 102 to C 402



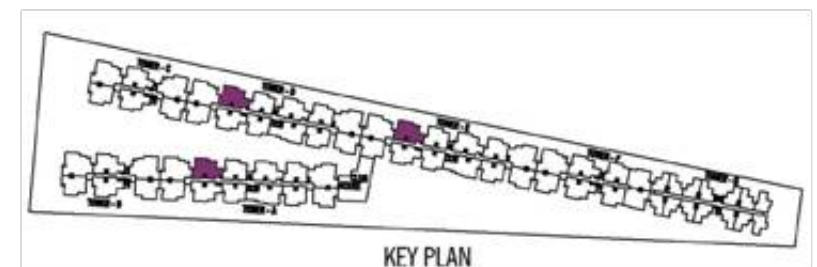
Type : 3BHK - 2T  
Area : 1218sft.  
Unit No : E 108 to E 408



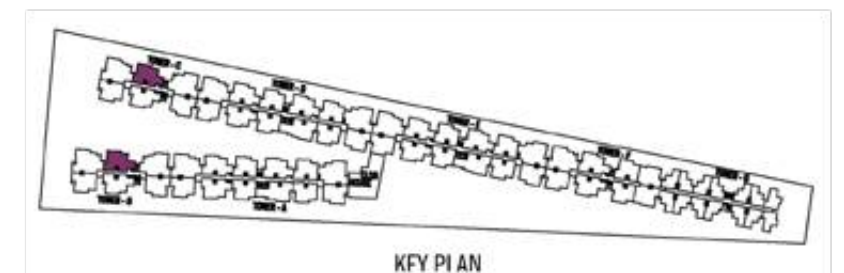
KFY PI AN



Type : 3BHK - 2T  
 Area : 1231sft.  
 Unit No : A 111 to A 411, D 111 to D 411  
 E 111 to E 411, F 109 to F 409

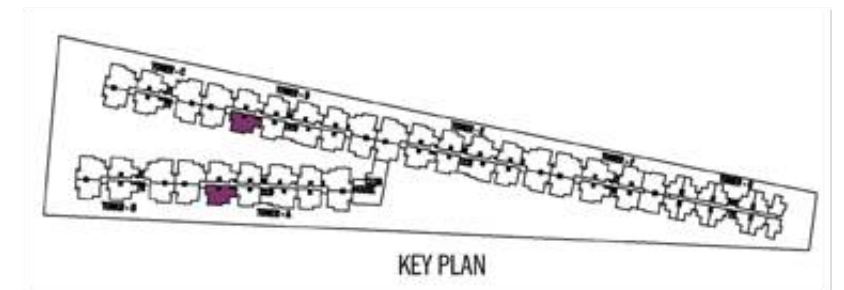
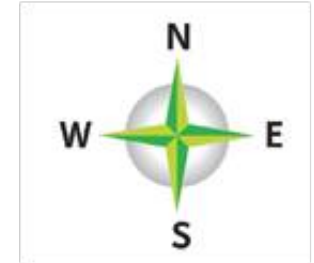


Type : 3BHK - 2T  
Area : 1235sft.  
Unit No : B 106 to B 406, C 106 to C 406

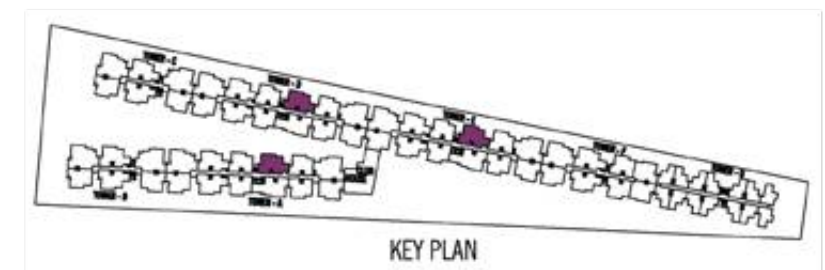




Type : 3BHK - 2T  
Area : 1236sft.  
Unit No : A 108 to 408, D 108 to D 408

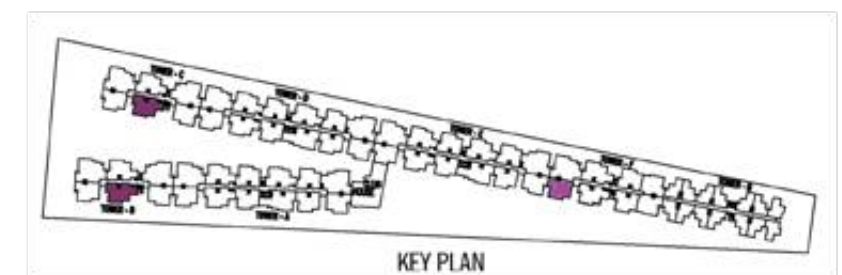
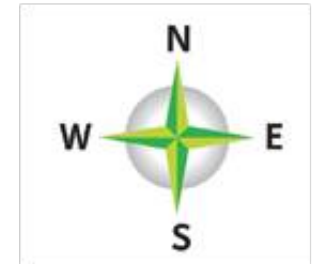


Type : 3BHK - 2T  
Area : 1237sft.  
Unit No : A 101 to A 401, D 101 to D 401  
E 101 to E 401





Type : 3BHK - 2T  
Area : 1241sft.  
Unit No : B 103 to B 403, C 103 to C 403  
F 106 to F 406

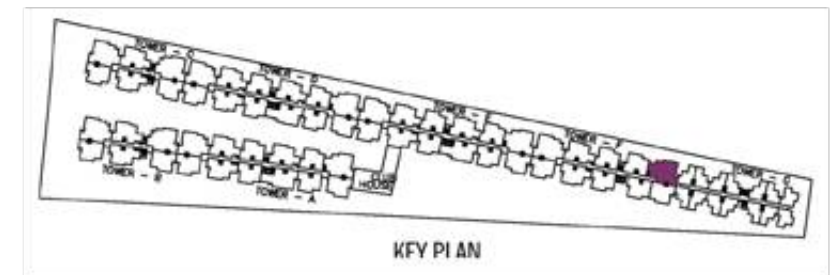
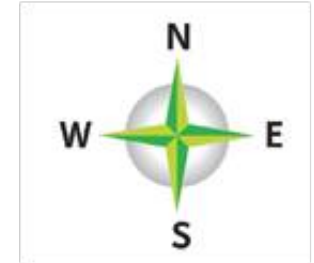


Type : 3BHK - 3T  
Area : 1412sft.  
Unit No : A 106 to A 406, D 106 to D 406  
E 106 to E 406

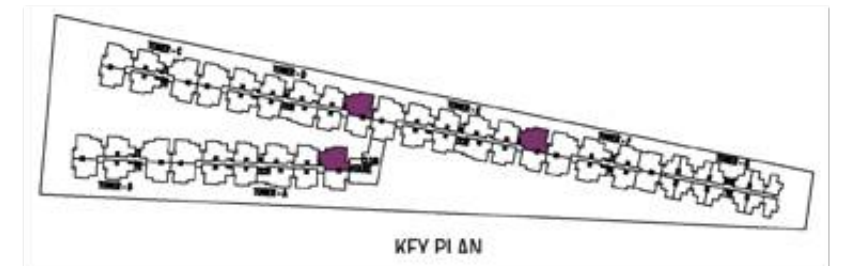




Type : 3BHK - 3T  
Area : 1497sft.  
Unit No : F 102 to F 402

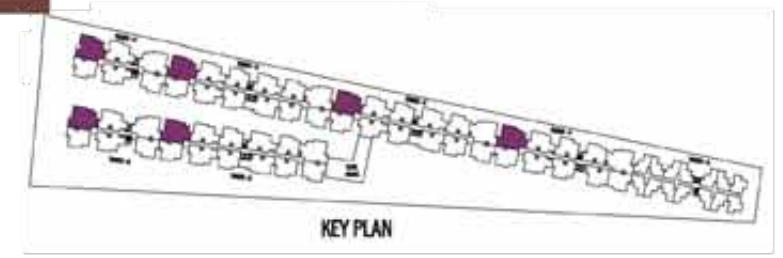
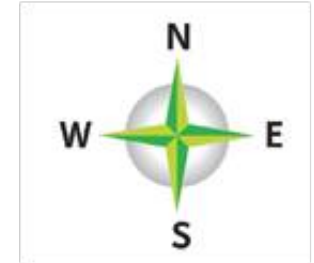


Type : 3BHK - 3T  
 Area : 1530sft.  
 Unit No : A 103 to A 403, D 103 to D 403  
 E 103 to E 403

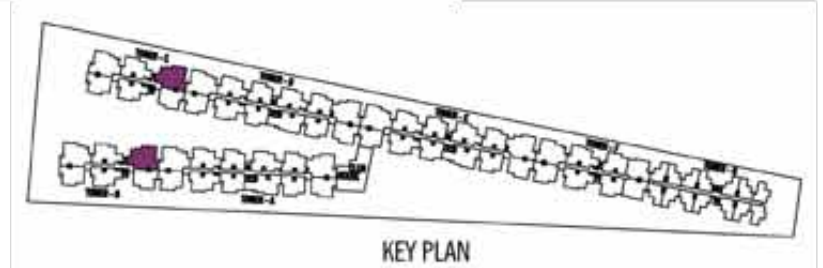




Type : 3BHK - 3T  
 Area : 1544sft.  
 Unit No : A 110 to A 410, B 105 to B 405  
 C 105 to C 405, D 110 to D 410  
 E 110 to E 410, F 108 to F 408

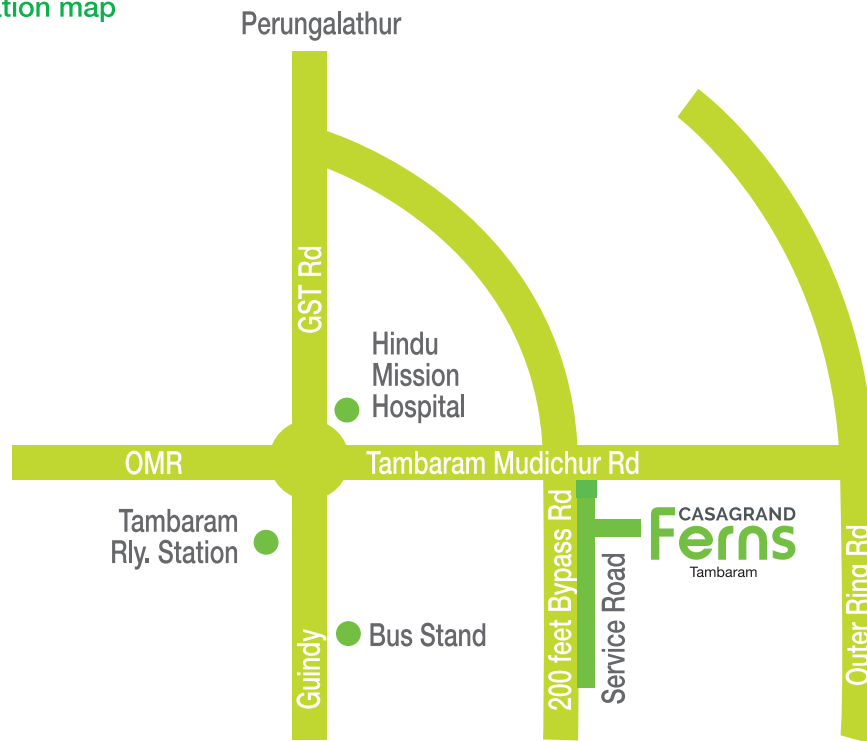


Type : 3BHK - 3T  
Area : 1549sft.  
Unit No : B 101 to B 401, C 101 to C 401





### Location map



### Location Advantages

- Airport:**
  - Chennai International Airport - 14.7 km
- Railway station:**
  - Tambaram Railway Station - 4 km
- Hospitals:**
  - Deepam Hospital, Muthurangan Road - 3.4 km
  - A G Hospital, Kakkan Street, Tambaram West - 2.7 km
  - Hindu Mission Hospital, GST - 3.7 km
- Schools:**
  - Sri Ramakrishna Matriculation Higher Secondary School - 2 km
  - Shri Anand Jain Vidyalaya School - 2.8 km
  - Velammal Vidhyalaya, Padapai - 4 km
- Colleges:**
  - Peri Institute of Technology, Manivakkam - 4 km
  - Madras Christian College - 4.8 km
  - Sai Ram Institutions - 4.5 km
- Nearby vicinities:**
  - Chrompet - 8 km
  - Pallavaram - 10 km
  - Perungalathur - 4 km



# 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 2.89M

## Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen & lobby will be finished with 1 coat of primer, 2 coats of putty & 2 coats of OBD
- Ceiling will be finished with 2 coats of putty and OBD
- Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion paint
- Utility & Bathrooms' will be finished with 1 coat of primer & 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 600 mm vitrified tile flooring
- Bathroom, Balcony & Utility will have 300 x 300 mm ceramic tile of matt finish
- Terrace floor will have grano flooring with threaded grooves

## Kitchen

- Platform will be done with granite slab 600mm wide 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 chimney and water purifier will be provided
- CP fittings will be Parryware /Hindware/ Jaquar or equivalent

## Bathrooms

- Wall mounted basin Parryware / Hindware/ Jaquar or equivalent will be given in all bathrooms
- Floor mounted W/C with cistern Parryware / Hindware/ Jaquar or equivalent will be given in all bathrooms
- Sanitary fittings will be Parryware / Hindware/ Jaquar or equivalent
- Concealed wall mixer Parryware / Hindware/ Jaquar or equivalent in all bathrooms
- CP fittings will be Parryware / Hindware/ Jaquar or equivalent
- Provision for exhaust and geyser will be provided

## Entrance Doors

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

## Bedroom Doors

- Flush 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

- 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

## Electrical Fittings

- Finolex or equivalent cables and wiring
- Switches and sockets will be 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 & other rooms
- Modular plate switches, MCB and ELCB(Earth leakage circuit breaker) system

## Others

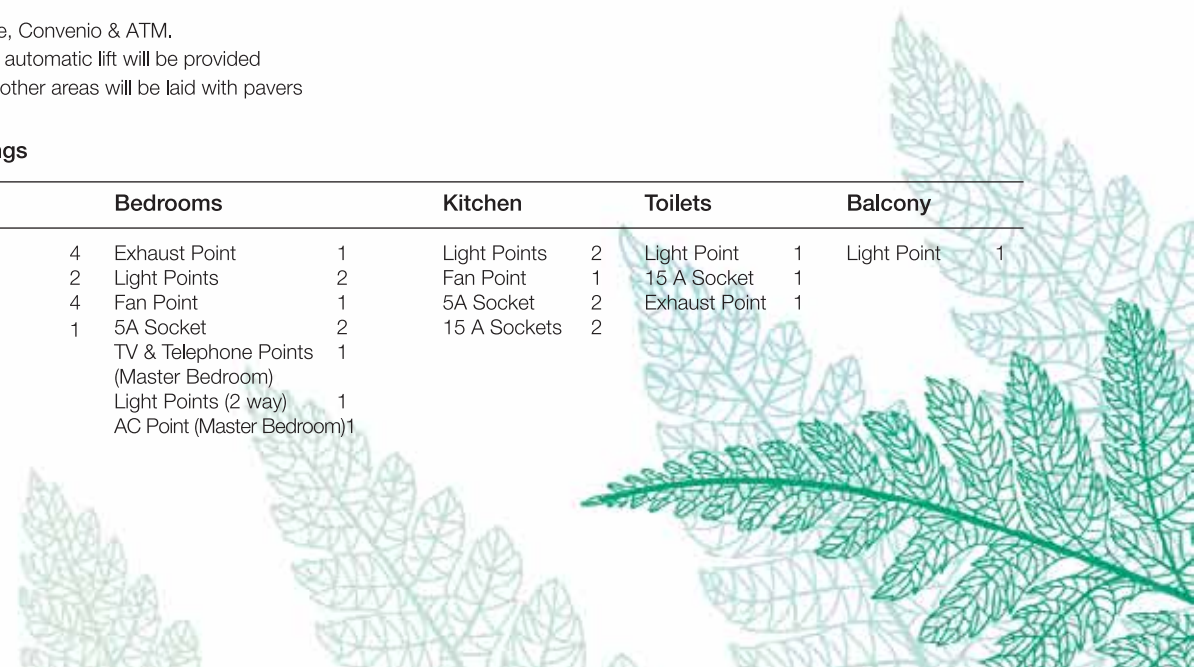
- STP
- Generator backup of up to 500 watts for all 3BHK apartments and 400 watts for 2BHK and Studio apartments
- Power backup for common areas

## External Features

- Shuttle Service, Convenio & ATM.
- 6 - Passenger automatic lift will be provided
- Driveway and other areas will be laid with pavers

## Electrical Fittings

Living / Dining	Bedrooms	Kitchen	Toilets	Balcony	
Light Points	4	Exhaust Point	1	Light Point	1
Fan Points	2	Light Points	2	Fan Point	1
5A Sockets	4	Fan Point	1	5A Socket	2
TV & DTH Point	1	5A Socket	2	15 A Sockets	2
		TV & Telephone Points (Master Bedroom)	1		
		Light Points (2 way)	1		
		AC Point (Master Bedroom)	1		





## Awards



Vishwakarma award for  
Casa Grande Aldea  
Best Archived Project - 2016



Best Realty Brand  
2015, Economic Times



Casa Grande Arena,  
Most Admired Project  
in Southern Region  
2014, Worldwide Achievers



Excellence in  
Customer Engagement  
2014, CEF



Real Estate Developer of the Year  
2013, Brand Academy



Top 50 Brands in Chennai  
2013, Paul Writer Magazine



Creative  
Real Estate Company  
2013, Paul Writer Magazine



Marketer of the Year  
2013, Realty Plus Magazine





Refer  
& Earn 



Dear Customer,

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

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

**CASAGRAN**  
building aspirations



## DO MY HOME™

Hassle Free Interiors

As you get ready to dwell comfortably in your new home, you would definitely be looking to liven it up with enhancements. From aesthetic touches to luxurious comforts, Do My Home will bring you the best of the options. No stress. All you need to do is pick and choose, we'll do the rest for you. Do My Home is a one-stop-shop for all your interior needs.

- Modular Kitchen • Wardrobes / Lofts
- Electrical Solutions • Curtains • Bathroom Accessories • Furniture • Flooring and Carpeting Solutions

## CASAGRAN DISTRIPARK

WAREHOUSING & INDUSTRIAL PARK

Casagrand Distripark builds and operates multi product warehousing and industrial parks with capabilities to provide value added services on demand. At Casagrand Distripark, we specialize in providing plug and play warehousing and industrial facilities which can be tailored to the specific requirements of our clients. We aim to create a pan India coverage of warehousing and industrial infrastructure through our state of the art facilities located at key hubs that provide last mile connectivity to the hinterland. With roots in emerging markets such as India, we at Casagrand Distripark bring efficiency to your supply chain infrastructure requirements.

## CASAGRAN PropCare

Facilities Managed. Peace Delivered.

Casagrand Propcare provides hassle free property maintenance for apartment and villa projects. This includes upkeep of property aesthetics, ensuring general hygiene and providing a safe, secure and comfortable living for the residents.





**CORPORATE OFFICE:**

NPL Devi, New No. 111, Old No. 59, LB Road,  
Thiruvanmiyur, Chennai - 600 041. Ph: +91 - 44-4411 1111  
Mob: 98848 30000/02/04 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, 3<sup>rd</sup> Floor,  
Meane 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  
P.O. Box 183125  
Phone : +971 565302759

[www.casagrand.co.in](http://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, photograph and drawings contained in the materials are artists impressions only and not representation 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. The floor plans are approximate measurements and subject to final survey.

