

A LIFE OF GRANDEUR

CASAGRAN
GRANDIÔ

GRANDIÔ



We are Casagrand Builder Private Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 22 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 18,250 happy families across 110+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

In the 16th year of our journey, we are all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.



INDULGE IN A LIFETIME OF REFINED LUXURY

Discover the new face of luxury in a sprawling community with state-of-the-art architecture and finesse. Crafted with superior specifications and efficient planning, enter the life of comfort and convenience in luxury villas with your own private garden.



SALIENT FEATURES

- ▲ Specially crafted 120 beautiful 3 and 4 BHK villas on 7.38 acres at Navalur
- ▲ American styled villas with G+1 structure
- ▲ 40+ lifestyle amenities & features which is the highest in the neighbourhood
- ▲ 65% open space for undisturbed light & ventilation
- ▲ 6800 sq.ft grand clubhouse hosting many indoor amenities
- ▲ All villas are designed with 100% Vaastu compliance and zero dead space
- ▲ Beautiful landscaped areas for every villa to enjoy your private time outdoors
- ▲ Carefully chosen high-end specifications for a luxurious lifestyle
- ▲ Surrounded by IT and ITES companies, close to schools and colleges

VILLA VIEW



AERIAL VIEW



AMPHI THEATRE



40+ LIFESTYLE AMENITIES



OUTDOOR AMENITIES

- Rock climbing wall
- Kids play area
- Kids trampoline
- Tree house for kids
- School bus pickup/drop-off
- Jungle gym
- Chalkboard wall
- Hopscotch
- Multipurpose court
- Jogging/walking track
- Skating rink
- Cycling trail
- Outdoor gym
- Yoga lawn
- Amphitheatre with outdoor screening facility
- Senior citizen plaza
- Reflexology pathway
- Aroma garden
- Entry plaza with water feature
- Tree plaza with informal seating
- Pergola walkway
- Hammock garden
- Sunken barbeque lounge
- Party lawn



INDOOR AMENITIES

- Double height entry lobby
- Informal business centre
- Reading lounge
- Banquet hall
- Mini theatre
- Gym
- Indoor games room
- Indoor kids play area
- Creche
- Kids ball pool
- Spinning wheel of hope
- Association room



TERRACE AMENITIES

- Jacuzzi pool
- Kids pool
- Water cascade
- Interactive water jets
- Gazebo seating
- Poolside deck
- Poolside theatre

MID OSR





BEST IN PRODUCT SUPERIORITY

- A community with the best of architecture & finesse
- Most villas with exclusive 10 feet wide landscape space
- 40+ amenities & features
- A safe & secure community with multi-tier security system
- 100 % Vaastu compliant homes
- Superior specifications
- Efficiency in space planning



LUXURY VILLAS TO UPGRADE YOUR LIFESTYLE

- Monitor your visitors by a video door phone through 7 inch LED screen from your villa
- Digital door lock system with five independent unlocking features and strong security such as Fingerprint, PIN Code, RF Card, Mechanical Key & Bluetooth, Remote Control (optional)
- Secured visitor access control, association management through MyGate app
- Smart card based entry/exit in the community for the residents

EFFICIENCY IN MASTER PLAN AND HOUSING THE BEST PRODUCT FEATURES

- The community boasts of an efficient building footprint where 65% of land area is open space
- Casagrand Grandio offers the best of master plan and is designed prioritising light, ventilation, privacy and Vaastu
- 6800 sq.ft of best-in-class clubhouse is designed within the community providing ample indoor amenities for the residents
- The project features an amphitheatre with outdoor screening facility for the residents to enjoy their evening with communal activities
- Orientation of the villas ensures maximum wind-flow and minimum heat-gain
- 9m (29.5 feet) wide grand entry driveway, 7.2 m (23 feet) & 6m (20 feet) wide two-way internal driveways are planned across the site for comfortable vehicular movement



SWIMMING POOL



OFFERING YOU 40+ AMENITIES AND FEATURES THAT'S THE BEST IN MARKET

- Indulge in fitness within the community with:
 - i. Indoor gym in the clubhouse
 - ii. Outdoor gym & yoga amidst the landscaped outdoor spaces
 - iii. Jogging/walking track & cycling track along the periphery of the community
- Host your guests in the grand clubhouse with facilities like multipurpose party hall, indoor games room & mini theatre
- The clubhouse's double-height entry lobby leads into a grand double-height central atrium which has informal business centre and lounging facility
- The club terrace is filled with amenities like rooftop Jacuzzi pool, kids pool and pergola seating with lounge seaters, poolside theatre and water feature
- Outdoor amenities like multipurpose play court, children's play area, rock climbing wall, jungle gym, etc., provides an active environment
- Outdoor party lawn and barbecue pits for community gatherings, hammocks and reflexology pathway are planned for relaxing your senses
- Efficient rainwater harvesting system for the entire project
- Secured visitor access control, association management through My Gate app.

- Smart card based entry/exit in the community for the residents
- Wide main door is designed with a dedicated paneling - a space to personalise your entrance
- Designer villa number signage with milk box & newspaper holder
- Wireless mobile charging station provided in living room
- Bluetooth speakers in the kitchen
- Video door bell is provided at the main door entrance
- Terrace with counter and sink provided for barbecue nights for all villas
- 5 amp charging point in both balcony and outdoor landscape deck
- 600 x 1200mm vitrified superior flooring tiles in foyer, living, bedrooms, dining & kitchen
- Villas with luxurious master bathroom with rain shower, glass shower partition and granite counter with countertop washbasin
- Premium range of American Standard/Kohler/equivalent fittings and waterproof doors in all bathrooms
- Designer SS gratings are provided in the master toilet and other toilets/kitchen respectively





EFFICIENCY IN SPACE PLANNING

- Dedicated foyer & veranda space designed for all villas
- All villas are planned with separate living and dining avoiding crossover
- Exclusively planned family living in the first floor of all villas
- Spacious bedrooms with walk-in wardrobes
- Separate utility space provided for all villas
- All villas are planned with extended landscape deck and hardscape features which open out from the living area, connecting with nature
- Well-concealed and camouflaged electrical, plumbing and centralised sewage treatment plant in site

CONSIDERING VAASTU? WE GOT THAT SORTED TOO!

- All villas have East and North facing main entrance door
- All villas have SW master bedroom
- All villas have the kitchen in SE or NW corner
- All villas have East/North facing kitchen hobs
- No bedrooms have headboard in the North
- No SW entrance
- No NE or SW cuts
- No NE or SW corner toilets

SITE PLAN

SITE PLAN



OUTDOOR AMENITIES

1. Rock climbing wall
2. Kids play area
3. Kids trampoline
4. Tree house for kids
5. School bus pickup / drop-off
6. Jungle gym
7. Chalkboard wall
8. Hopscotch
9. Multipurpose court
10. Jogging/walking track
11. Skating rink
12. Cycling trail
13. Outdoor gym
14. Yoga lawn
15. Amphitheatre with outdoor screening facility
16. Senior citizen plaza
17. Reflexology pathway





18. Aroma garden
19. Entry plaza with water feature
20. Tree plaza with informal seating
21. Pergola walkway
22. Hammock garden
23. Sunken barbeque lounge
24. Party lawn

INDOOR AMENITIES

25. Double-height entry lobby
26. Informal business centre
27. Reading lounge
28. Banquet hall
29. Mini theatre
30. Gym
31. Indoor games room
32. Indoor kids play area
33. Creche
34. Kids ball pool
35. Spinning wheel of hope
36. Association room

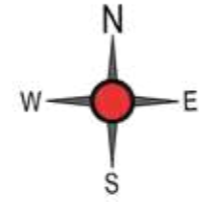
TERRACE AMENITIES

37. Jacuzzi pool
38. Kids pool
39. Water cascade
40. Interactive water jets
41. Gazebo seating
42. Poolside deck
43. Poolside theatre

| Unit Type | Colour | Saleable Area Range | No. of Villas per Range | No. of Villas per Type |
|--------------|---|---------------------|-------------------------|------------------------|
| 3BHK+3T |  | 1817 | 56 | 114 |
| |  | 1820 | 56 | |
| |  | 1964 | 2 | |
| 4BHK+4T |  | 2154 - 2287 | 6 | 6 |
| TOTAL | | | 120 | |

UNIT PLAN

TYPE - A
3BHK-3T - EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



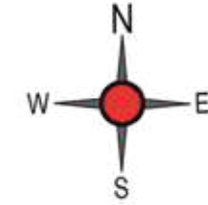
TERRACE FLOOR PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 1 | 1334 | 1820 | 2425 |



KEY PLAN

TYPE - A
3BHK-3T - EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 2 | 1334 | 1820 | 2548 |
| 3 | 1334 | 1820 | 2583 |
| 4 | 1334 | 1820 | 2448 |
| 5 | 1334 | 1820 | 2384 |
| 6 | 1334 | 1820 | 2462 |
| 7 | 1334 | 1820 | 2799 |
| 28 | 1334 | 1820 | 2348 |
| 29 | 1334 | 1820 | 2239 |
| 30 | 1334 | 1820 | 2458 |

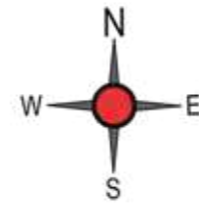


KEY PLAN

TYPE - A
3BHK-3T
EAST FACING VILLA



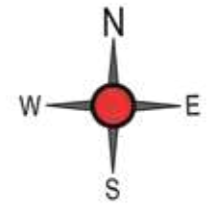
| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 31 | 1334 | 1820 | 2466 |



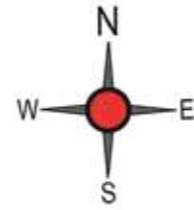
TYPE - A
3BHK-3T - EAST FACING VILLA



| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 100 | 1334 | 1820 | 2104 |
| 101 | 1334 | 1820 | 2104 |
| 102 | 1334 | 1820 | 2104 |
| 103 | 1334 | 1820 | 2104 |
| 104 | 1334 | 1820 | 2104 |
| 105 | 1334 | 1820 | 2104 |
| 106 | 1334 | 1820 | 2515 |



TYPE - A1
3BHK-3T - EAST FACING VILLA



GROUND FLOOR PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 115A | 1330 | 1820 | 2508 |



FIRST FLOOR PLAN

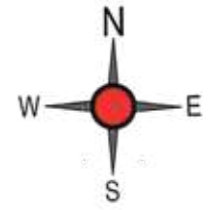


TERRACE FLOOR PLAN



KEY PLAN

TYPE - A2
3BHK-3T - EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 117 | 1330 | 1820 | 2576 |

TYPE - B
3BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

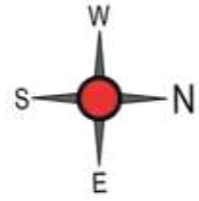


TERRACE FLOOR PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 7A | 1339 | 1817 | 2901 |
| 97A | 1339 | 1817 | 2341 |
| 99 | 1339 | 1817 | 3301 |



KEY PLAN



TYPE - B
3BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



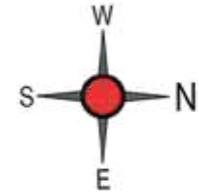
TERRACE FLOOR PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 9 | 1339 | 1817 | 2103 |
| 10 | 1339 | 1817 | 2103 |
| 11 | 1339 | 1817 | 2103 |
| 12 | 1339 | 1817 | 2103 |
| 12A | 1339 | 1817 | 2103 |
| 14 | 1339 | 1817 | 2103 |
| 15 | 1339 | 1817 | 2103 |
| 16 | 1339 | 1817 | 2103 |
| 16A | 1339 | 1817 | 2103 |
| 18 | 1339 | 1817 | 2103 |
| 19 | 1339 | 1817 | 2103 |
| 56 | 1339 | 1817 | 2492 |
| 57 | 1339 | 1817 | 2103 |
| 58 | 1339 | 1817 | 2103 |
| 59 | 1339 | 1817 | 2103 |
| 60 | 1339 | 1817 | 2103 |

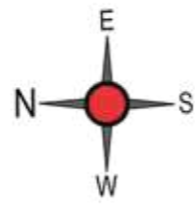
| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 61 | 1339 | 1817 | 2103 |
| 61A | 1339 | 1817 | 2103 |
| 63 | 1339 | 1817 | 2103 |
| 64 | 1339 | 1817 | 2103 |
| 65 | 1339 | 1817 | 2103 |
| 66 | 1339 | 1817 | 2103 |
| 78 | 1339 | 1817 | 2162 |
| 79 | 1339 | 1817 | 2103 |
| 79A | 1339 | 1817 | 2103 |
| 81 | 1339 | 1817 | 2103 |
| 82 | 1339 | 1817 | 2103 |
| 91 | 1339 | 1817 | 2103 |
| 92 | 1339 | 1817 | 2103 |
| 93 | 1339 | 1817 | 2451 |



KEY PLAN



TYPE - C
3BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN

FIRST FLOOR PLAN

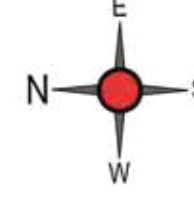
TERRACE FLOOR PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 20 | 1334 | 1820 | 2066 |
| 21 | 1334 | 1820 | 2069 |
| 22 | 1334 | 1820 | 2065 |
| 23 | 1334 | 1820 | 2301 |
| 45 | 1334 | 1820 | 2104 |
| 46 | 1334 | 1820 | 2104 |
| 47 | 1334 | 1820 | 2104 |
| 48 | 1334 | 1820 | 2104 |
| 49 | 1334 | 1820 | 2104 |
| 50 | 1334 | 1820 | 2104 |
| 51 | 1334 | 1820 | 2104 |
| 52 | 1334 | 1820 | 2104 |
| 52A | 1334 | 1820 | 2104 |
| 54 | 1334 | 1820 | 2104 |
| 55 | 1334 | 1820 | 2103 |
| 67 | 1334 | 1820 | 2104 |
| 68 | 1334 | 1820 | 2104 |

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 69 | 1334 | 1820 | 2104 |
| 70 | 1334 | 1820 | 2104 |
| 70A | 1334 | 1820 | 2104 |
| 72 | 1334 | 1820 | 2104 |
| 73 | 1334 | 1820 | 2104 |
| 74 | 1334 | 1820 | 2104 |
| 75 | 1334 | 1820 | 2104 |
| 76 | 1334 | 1820 | 2104 |
| 77 | 1334 | 1820 | 2104 |
| 83 | 1334 | 1820 | 2104 |
| 84 | 1334 | 1820 | 2104 |
| 85 | 1334 | 1820 | 2104 |
| 86 | 1334 | 1820 | 2104 |
| 87 | 1334 | 1820 | 2606 |



TYPE - C
3BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 27 | 1334 | 1820 | 3027 |
| 113 | 1334 | 1820 | 2279 |
| 114 | 1334 | 1820 | 2258 |
| 115 | 1334 | 1820 | 2433 |



TYPE - C
3BHK-3T
NORTH FACING VILLA



GROUND FLOOR PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 112 | 1334 | 1820 | 2081 |



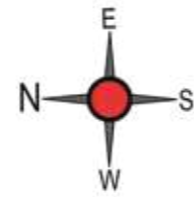
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN



TYPE - D
3BHK-3T
EAST FACING VILLA



GROUND FLOOR PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 32 | 1339 | 1817 | 2374 |



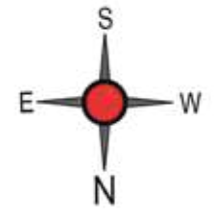
FIRST FLOOR PLAN



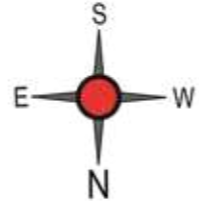
TERRACE FLOOR PLAN



KEY PLAN



TYPE - D
3BHK-3T - EAST FACING VILLA



GROUND FLOOR PLAN

FIRST FLOOR PLAN

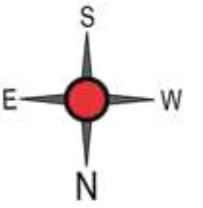
TERRACE FLOOR PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 33 | 1339 | 1817 | 2460 |
| 34 | 1339 | 1817 | 2461 |
| 34A | 1339 | 1817 | 2396 |
| 36 | 1339 | 1817 | 2338 |
| 95 | 1339 | 1817 | 2339 |
| 96 | 1339 | 1817 | 2448 |
| 97 | 1339 | 1817 | 2642 |
| 108 | 1339 | 1817 | 2547 |
| 110 | 1339 | 1817 | 2488 |
| 111 | 1339 | 1817 | 2436 |
| 118 | 1339 | 1817 | 2370 |
| 119 | 1339 | 1817 | 2370 |
| 120 | 1339 | 1817 | 2935 |



KEY PLAN

TYPE - D
3BHK-3T - EAST FACING VILLA



GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 37 | 1339 | 1817 | 2369 |
| 38 | 1339 | 1817 | 2103 |
| 39 | 1339 | 1817 | 2103 |
| 40 | 1339 | 1817 | 2103 |
| 41 | 1339 | 1817 | 2103 |
| 42 | 1339 | 1817 | 2103 |
| 43 | 1339 | 1817 | 2103 |
| 43A | 1339 | 1817 | 2103 |



KEY PLAN

TYPE - E
4BHK-4T - EAST FACING VILLA



GROUND FLOOR PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 90 | 1617 | 2154 | 3619 |
| 106A | 1617 | 2154 | 3166 |



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN



TYPE - F
4BHK-4T - EAST FACING VILLA



FIRST FLOOR PLAN



GROUND FLOOR PLAN

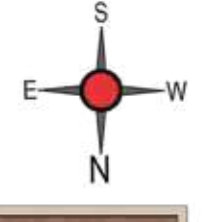


TERRACE FLOOR PLAN

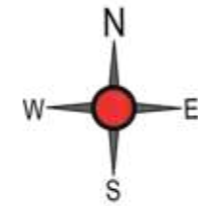
| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 94 | 1726 | 2287 | 5271 |



KEY PLAN



TYPE - G
3BHK-3T - EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



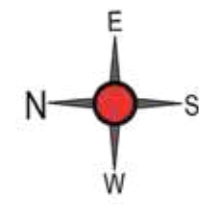
TERRACE FLOOR PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 88 | 1439 | 1964 | 2913 |
| 88A | 1439 | 1964 | 3134 |



KEY PLAN

TYPE - H
4BHK-4T - NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

| VILLA NO. | CARPET AREA (SQFT) | SALEABLE AREA (SQFT) | VILLA LAND AREA (SQFT) |
|-----------|--------------------|----------------------|------------------------|
| 24 | 1596 | 2188 | 3028 |
| 25 | 1596 | 2188 | 3007 |
| 25A | 1596 | 2188 | 2942 |



KEY PLAN

CLUBHOUSE

CLUBHOUSE GROUND FLOOR PLAN



- INDOOR AMENITIES**
- 25. Double height entry lobby
 - 26. Informal Business center
 - 27. Reading lounge
 - 28. Banquet Hall
 - 29. Mini Theatre
 - 30. Gym
 - 31. Indoor Games room
 - 32. Indoor kids play area
 - 33. Creche
 - 34. Kids ball pool
 - 35. spinning wheel of hope
 - 36. Association room

KEY PLAN

**CLUBHOUSE
FIRST FLOOR PLAN**



- INDOOR AMENITIES**
 30. Gym
 31. Indoor Games room

**CLUBHOUSE
TERRACE FLOOR PLAN**



- TERRACE AMENITIES**
 37. Jacuzzi pool
 38. Kids Pool
 39. Water Cascade
 40. Interactive water jets
 41. Gazebo seating
 42. Poolside deck
 43. Poolside theatre

SPECIFICATIONS

1. STRUCTURE

Structural system :

RCC Framed Structure designed for seismic compliant (Zone 3)

Masonry :

200mm for external walls & 100mm for internal walls.

Floor-floor height (incl. slab) :

Will be maintained as 3350mm for Ground floor and 3150mm for First floor based on design intent

ATT :

Anti-termite treatment will be done

2. WALL FINISH

Internal walls :

All internal walls will be finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Ceiling :

Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Exterior walls :

Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect design

Bathroom :

Glazed ceramic tile up to 2700mm height of size 300x600 mm

Kitchen :

Ceramic wall tile of size 300 x 600mm for a height of 600mm above the counter top finished level

3. FLOOR FINISH WITH SKIRTING

Foyer, living, dining, bedrooms & kitchen :

Vitrified tiles of size 600x1200mm

Bathroom :

Anti-skid ceramic tiles of size 600x600mm

Balcony :

Anti-skid ceramic tiles of size 600x600mm

Kitchen deck :

Anti-skid vitrified tiles of size 600x600mm

Living deck :

Anti-skid vitrified tiles of size 600x600mm

Terrace :

Pressed tiles finish/ equivalent

Car parking :

Kota stones/ Pavers / Eurocon tiles finish

4. KITCHEN & DINING

Kitchen :

Platform will be 600mm wide and height of 800mm from the finished floor level and finished with granite/equivalent

Electrical point :

For chimney & water purifier

CP fitting :

Kohler/ American Standard / Equivalent

Sink :

Stainless Steel with drain board

Dining :

Wall mount washbasin wherever applicable

5. BALCONY / PRIVATE OPEN TERRACE

Handrail :

MS handrail as per architect's design

6. STAIRCASE

Flooring :

Granite flooring finish for staircase as per architect's design

Handrail :

MS handrail as per architect's design

7. BATHROOMS

Sanitary fixture :

American Standard/Kohler/ equivalent

CP fittings :

American Standard/ Kohler/ equivalent

Master bathroom :

Wall mounted WC with cistern, Health faucet, Shower column with glass partition & Counter top wash basin with Granite platform

Other bathrooms :

Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower and counter mount wash basin

8. JOINERY

a. DOORS

Main door :

- Wide & fancy door of size 1050x2400mm of Engineered door frame & shutters of veneer finish with Architrave and panel on one side
- Ironmongeries like Digital door lock of Dorma /Yale /equivalent, tower bolts, door viewer, safety latch, door stopper and door closure

Bedroom doors :

- Good quality door frame with double side laminated shutter of size (900x2400mm)
- Ironmongeries like door lock of Godrej /equivalent, door stopper, door bush, tower bolt

Bathroom doors :

- Good quality door frame with double side laminated shutter of size (800 X 2400mm) with water proofing resistant on inner side
- Ironmongeries like thumb turn lock of Godrej/ equivalent

Terrace doors :

- Good quality door frame with FRP shutters of size (900X2100mm) with water proofing resistant on outer side
- Ironmongeries like thumb turn lock of Godrej / equivalent, door bush

b. WINDOWS

Windows :

- UPVC /Aluminum windows with sliding shutter with toughened glass wherever applicable (Grills will be provided on additional cost upon modification requested)

French doors :

- UPVC /Aluminum frame with foldable door shutters and toughened glass.

Ventilators :

- UPVC /Aluminum frame of fixed / adjustable louver

9. ELECTRICAL POINTS:

Power supply :

3 PHASE power supply connection

Safety device :

MCB & ELCB (Earth leakage Circuit breaker)

Switches & sockets :

Modular box, modular switches & sockets of Honywell / Schneider / equivalent

Wires :

Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand

TV :

Point in Living & Bed-1 and provision in other bedroom & Lounge

Telephone :

Point in Living & Bed-1

Mobile charging dock :

Mobile charging dock provided in living room

Bluetooth speaker :

Speaker with Bluetooth facility - for kitchen

HOB point :

Point provided in the kitchen

Video doorbell :

Provided in the entrance - Main door

Data :

Point in Living and provision in First Floor Lounge

Split- air conditioner :

Point will be provided in Living / Dining & All bedrooms

Exhaust fan :

Point will be given in all bathrooms

Geyser :

Geyser point will be provided in all toilets

Backup :

Inverter provision for all room fans and light points

10. OUTDOOR FEATURES:

1. Water storage :

Centralized UG sump with WTP (Min. requirement as per water test report)

2. Rainwater harvesting :

Rainwater harvesting at site

3. STP :

Centralised Sewage Treatment plant

4. Intercom :

Intercom will be provided

5. Common backup :

100% Power backup for common amenities such as club house, WTP, STP & selective common area lighting

6. Safety :

CCTV surveillance cameras will be provided all round the building at pivotal locations in ground

7. Security :

Security booth will be provided at the entrance

8. Compound wall :

Site perimeter fenced by compound wall with entry gates for a height of 1800mm / as per Landscape design intent

9. Landscape :

Suitable landscape at appropriate places in the project

10. Internal roads :

Pavers/ Bitumen finish roads as per design intent

11. Driveway :

Convex mirror for safe turning in driveway in / out



LOCATION MAP



LOCATION ADVANTGES

- 1.5 km off OMR (Behind AGS Cinemas)
- 3.5 km from SIPCOT IT Park, Siruseri
- 8.6 km from Sholinganallur Junction, OMR
- Surrounded by IT Companies

SCHOOLS

- 0.7 km from Precious Nursery and Primary School
- 1.8 km from The School - KFI, Thazhambur
- 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

COLLEGES AND UNIVERSITIES

- 2.1 km from T S Narayanaswami College of Arts and Science
- 2.5 km from Agni College of Technology
- 5.6 km from Sathyabama University
- 5.9 km from Jeppiaar Engineering College
- 5.9 km from SRR Engineering College
- 7.2 km from St. Joseph's Institute of Technology

HOSPITALS

- 8.3 km from Chettinad Health City
- 9.2 km from Swaram Hospital & Specialty Clinic, Sholinganallur
- 10.1 km from Global Hospital, ECR Link Road
- 10.2 km from Arun Hospital
- 10.9 km from Gleneagles Global Health City
- 14.8 km from Dr. Kamakshi Memorial Hospitals

OTHER LANDMARKS

- 1.8 km from Thalambur Bus Stop
- 3.2 km from TCS
- 8.3 km from Infosys
- 12.1 km from Elcot SEZ

SHOPPING AND ENTERTAINMENT

- 1.5 km from AGS Cinemas
- 1.5 km from Vivera Mall
- 4.2 km from The Marina Mall
- 4.2 km from PVR Theatre

AWARDS

- 🏆 Best Residential Project (South India)
2018 - 2019 Casagrand Crescendo
CNBC Awaaz Real Estate Awards
- 🏆 Best TV Commercial Casagrand
'Superior Homes Assured' IndIAA
Regional (Tamil) Awards
- 🏆 Largest Project of the Year - 2018
Casagrand Luxus TOI
- 🏆 Best Affordable Housing
Project of the Year
Casagrand NexTown CMO Global

Excellence in Delivery - 2018
ET Now
- 🏆 Developer of the Year 2018-2019
Realty Fact & Quickr
- 🏆 Distinguished Design Awards 2017
Casagrand ECR14
- 🏆 CSR Initiative of the Year - 2018
ET Now
- 🏆 Luxury Villa Project of the Year –
South Region Casagrand Esmeralda
11th Estate Annual Awards
- 🏆 Best Affordable Housing Project of the
Year - ROTN Casagrand NexTown RESA
- 🏆 Best Luxury Residential Project of the Year
Casagrand ECR14 Signature Zee Business
National Real Estate Leadership Congress and
Awards 2019
- 🏆 Luxury Project of the Year - 2015-16
Casagrand Aldea Realty Fact
- 🏆 Best Real Estate Company of Tamil Nadu at Times
Business Awards 2020 (Organized by The Times of
India)
- 🏆 CASAGRAND Firstcity has been conferred with
'Luxurious Affordable Housing Project' at
GLOBAL REAL ESTATE CONGRESS



PAYMENT SCHEDULE



| | |
|--------------|---|
| 10% | Booking Advance |
| 40% | Agreement Stage |
| 15% | Commencement of Foundation |
| 12.5% | Commencement of Ground floor |
| 12.5% | Commencement of First floor |
| 5% | On Completion of Flooring Respective Unit |
| 5% | Handing Over |

Buddy Neighbour Scheme

Refer & Earn

We know you value partnerships just as much as we do. Stand a chance to earn great rewards by referring your friends, colleagues or family to a Casagrand home.

Because no one knows our homes better than you.

To refer, call **93840 27974**
referral@casagrand.co.in | www.cgregerral.com



GET ASSURED RENT ON YOUR CASAGRANT PROPERTY.

CASAGRANT RENT ASSURE

Call
98841 99957
www.cgrentassure.com

SELLASSURE
CASAGRANT
selling casagrand home made easy



WE'LL HELP YOU SELL.

Casagrand introduces SELLASSURE, a hassle-free resale solution for Casagrand Home Buyers. Understanding our customers needs, we have enabled a one stop solution which creates the right exposure to listed properties, generates refined leads and ensures seamless closures.

Contact us at
99622 09500
www.cgsellassure.com | sellassure@casagrand.co.in

CASAGRANT
building aspirations

CORPORATE OFFICE:

NPL Devi, New No. 111, Old No. 59, LB Road,
Thiruvanimiyur, Chennai - 600 041.
Ph: +91-44 4411 1111
Mob: 8939977577 Fax: +91-44 4315 0512

COIMBATORE OFFICE:

Sri Dwaraka, No. 1-A, B.R. Nagar Main Road
Singanallur Post, Coimbatore - 641 005
Ph: +91 72993 70001

BENGALURU OFFICE:

Salma Bizhouse, 34/1, 4th 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, 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. All measurements for all rooms are in feet, inches and meters.