



CASAGRAND  
SUNCITY





## **SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER**

We are Casagrand Premier Builders Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 38 million square feet of prime residential real estate across Chennai, Bengaluru, Hyderabad and Coimbatore. Over 40,000+ happy families across 140+ 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 19<sup>th</sup> year of our journey, we are all set to progress further with projects worth over ₹ 12,000 crores in the pipeline with lasting value, integrity and quality.



ENTRANCE VIEW



STEP INTO A MAJESTIC TOWNSHIP OF 40 ACRES



**ELEVATION VIEW**



## **CHENNAI'S GREATEST LIVING EXPERIENCE**

THE LIFE THAT YOU WILL GET HERE, YOU WILL NOT GET ANYWHERE ELSE!

The first ever township of Casagrand, that brings together a never before living experience with state-of-the-art amenities and features. These thoughtfully designed homes will bring luxury to every door step.

This beautifully crafted Roman style community is truly an architectural marvel with a resort-like ambience. The township hosts an International school, an entertainment/shopping mall and a clinic, keeping in mind every convenience that could be brought closer to you. Presenting a world where everything you've ever wanted in a home becomes a reality.



SANTA C

CLUBHOUSE VIEW





SANTA CLARA - AN ENORMOUS 2 ACRES OF ULTRA-MODERN CLUBHOUSE



# SALIENT FEATURES

## **CASAGRAND'S FIRST EVER TOWNSHIP OF 40 ACRES IN A PRESTIGIOUS ROMAN THEMED RESIDENTIAL COMMUNITY**

- » Finely crafted 1402 Roman-themed apartments for Phase I across an expanse of 13 acres
- » Thoughtfully designed 2, 3 & 4 BHK high-rise apartments with 2B+G+36 floors structure
- » The township has a green footprint of 80% open space and 3.5 acres central mother earth area which includes a Tropical forest and a Circular amphitheatre
- » 2 acres of ultra-modern clubhouse with magnificent double height lobbies
- » The township offers 130+ lifestyle amenities with 32,000 sft. of swimming pools (2) equivalent to an olympic size pool
- » 26 acres of naturally verdant landscapes along with Circular amphitheatre, Oxy-planting, Groove garden and much more to add to the greenery
- » One of a kind amenities such as Shia-salt spa, Sky cinema, Human Yoyo, Hydrotherapy, Aerial yoga and many more
- » An International school, Mall, Co-working space, Medical clinic and lots more inside the community to give a finer living experience
- » 100% Vaastu compliant homes with zero dead space
- » Close to prominent IT/ITES, schools, colleges, hospitals, malls & metro station



**AERIAL VIEW**



FIRST TIME IN CHENNAI - 30 ACRES OF OPEN SPACE FOR  
GREENERY AND RECREATIONAL ACTIVITIES



**ELEVATION NIGHT VIEW**



METICULOUSLY DESIGNED HIGH-RISE APARTMENTS WITH 36 FLOORS

# AMENITIES

## OUTDOOR AMENITIES

### EXCLUSIVE SPORTS COURTS

- 1 BASKETBALL COURT
- 2 KHO - KHO COURT
- 3 TRADITIONAL KABADDI COURT
- 4 TENNIS COURT
- 5 BEACH VOLLEY BALL COURT
- 6 VOLLEYBALL COURT
- 7 FUTSAL COURT
- 8 100 M RACE TRACK

### OTHER SPORTS AND WELL-BEING

- 9 SOCCER CAGE
- 10 WALKING AND JOGGING TRACK
- 11 BOX CRICKET
- 12 CRICKET PRACTICE NET
- 13 BICYCLE TRACK
- 14 ARCHERY
- 15 MULTI-RING BASKETBALL COURT
- 16 SKATING / SKATE BOARD ARENA
- 17 OUTDOOR GYM
- 18 OUTDOOR YOGA LAWN
- 19 OUTDOOR YOGA DECK

### KIDS

- 20 KIDS PLAY AREA
- 21 FLOOR GAME PLAZA
- 22 JUNGLE GYM
- 23 ADVENTURE / ROCK WALL CLIMBING FOR KIDS
- 24 CHALKBOARD WALL
- 25 HOOKEY RING TOSS
- 26 MINI GOLF
- 27 GIANT SLINGSHOT
- 28 SANDPIT
- 29 KIDS TRAMPOLINE PARK
- 30 KIDS TUNNEL MOUND
- 31 KIDS ZIPLINE
- 32 KIDS BIKE PARK ROGLA
- 33 FRISBEE TRAMPOLINE
- 34 KIDS ROLLER COASTER
- 35 PEDALING MERRY-GO-ROUND





## SWIMMING POOL

- 36 POOL DECK
- 37 POOLSIDE FRESCO DINING
- 38 LED SPLASH PAD
- 39 POOLSIDE LOUNGE
- 40 REFRESHMENT CORNER
- 41 DEDICATED KIDS POOL
- 42 POOLSIDE BASKETBALL HOOP
- 43 CABANA DECK
- 44 SPA HYDRAULIC WATER MASSAGE BED
- 45 JACUZZI / HYDROTHERAPY
- 46 POOLSIDE THEATRE
- 47 ISLAND SEATING AREA IN THE POOL
- 48 RAIN CURTAIN
- 49 CHANGING ROOMS (M/F)
- 50 SHOWER ROOMS (M/F)
- 51 OUTDOOR RAIN SHOWER

## ENTERTAINMENT & FEATURES

### ENTERTAINMENT

- 52 MULTI-PURPOSE LAWN
- 53 CENTRAL BASILICA
- 54 CAMPFIRE WITH SWING

### FEATURES

- 55 BUS AND SHUTTLE ARRIVAL
- 56 STATUE OF HERCULES
- 57 ENTRANCE PLAZA
- 58 AIR PAVILION
- 59 PET PARK
- 60 IMPERIAL AVENUE
- 61 TROPICAL FOREST WITH ELEVATED WALKWAY
- 62 LABYRINTH GARDEN
- 63 APOLLO GARDEN
- 64 SOUL GARDEN
- 65 LEISURE PAVILION
- 66 TETHY'S PAVILION
- 67 TETHY'S PICNIC
- 68 GRASS MOUND WITH HAMMOCK
- 69 HERBS & SPICES GARDEN

- 70 HYACINTH GARDEN
- 71 ROMAN BRIDGE
- 72 LUSH GREEN WALL
- 73 AUGUSTINE OF HIPPO STATUE MOUND
- 74 ROLLING MOUND
- 75 PICNIC CORNER
- 76 SHALLOW POND WITH ISLAND
- 77 AQUILEIA PARK
- 78 GIANT TRAMPOLINE
- 79 GARDEN SEATING PATIO
- 80 CORINTH CANAL
- 81 SPORTS GALLERY
- 82 CITRUS PLAZA
- 83 PALM MOUND PATIO
- 84 OUTDOOR SEATING LAWN
- 85 AQUA RETREAT
- 86 FOUNTAIN OF WEALTH
- 87 OUTDOOR RAINSHOWER PLAZA

## CLUBHOUSE AMENITIES

### ENTERTAINMENT & CONVENIENCE

- 88 MINI THEATRE
- 89 MULTI-PURPOSE HALL WITH PRE-FUNCTION LOUNGE
- 90 STEAM, SAUNA AND JACUZZI
- 91 UNISEX SALON AND SPA
- 92 SKY CINEMAS
- 93 LEARNING CENTRE
- 94 BUSINESS CENTRE
- 95 CONFERENCE ROOM
- 96 ENTERTAINMENT LOUNGE
- 97 PARTY TERRACE AND OUTDOOR DINING
- 98 GUEST BEDROOMS
- 99 PRIVATE TERRACE FOR GUEST

### INDOOR GAMES

- 100 ARCADE ROOM
- 101 BILLIARDS
- 102 BOARD GAMES
- 103 TABLE TENNIS
- 104 HOOKEY RING TOSS

- 105 AIR HOCKEY
- 106 DART BOARD
- 107 FOOSBALL

## SPORTS, FITNESS AND WELL-BEING

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- 109 BADMINTON COURT
- 110 CRICKET SIMULATOR
- 111 ZUMBA / AEROBICS / YOGA
- 112 INTERACTIVE GYM
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## KIDS PLAY AREA

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- 122 KIDS CAMP IN
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- 124 STORY NOOK
- 125 INTERACTIVE CYCLE RIDER

## FACILITIES

- 126 BICYCLE RACK
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- 128 CAR CHARGING BAY
- 129 ATM
- 130 ASSOCIATION ROOM
- 131 CAFETERIA
- 132 FMS ROOM
- 133 CONVENIO STORE
- 134 PANTRY & KITCHEN WITH PARTY HALL
- 135 STORAGE ROOM
- 136 CLINIC



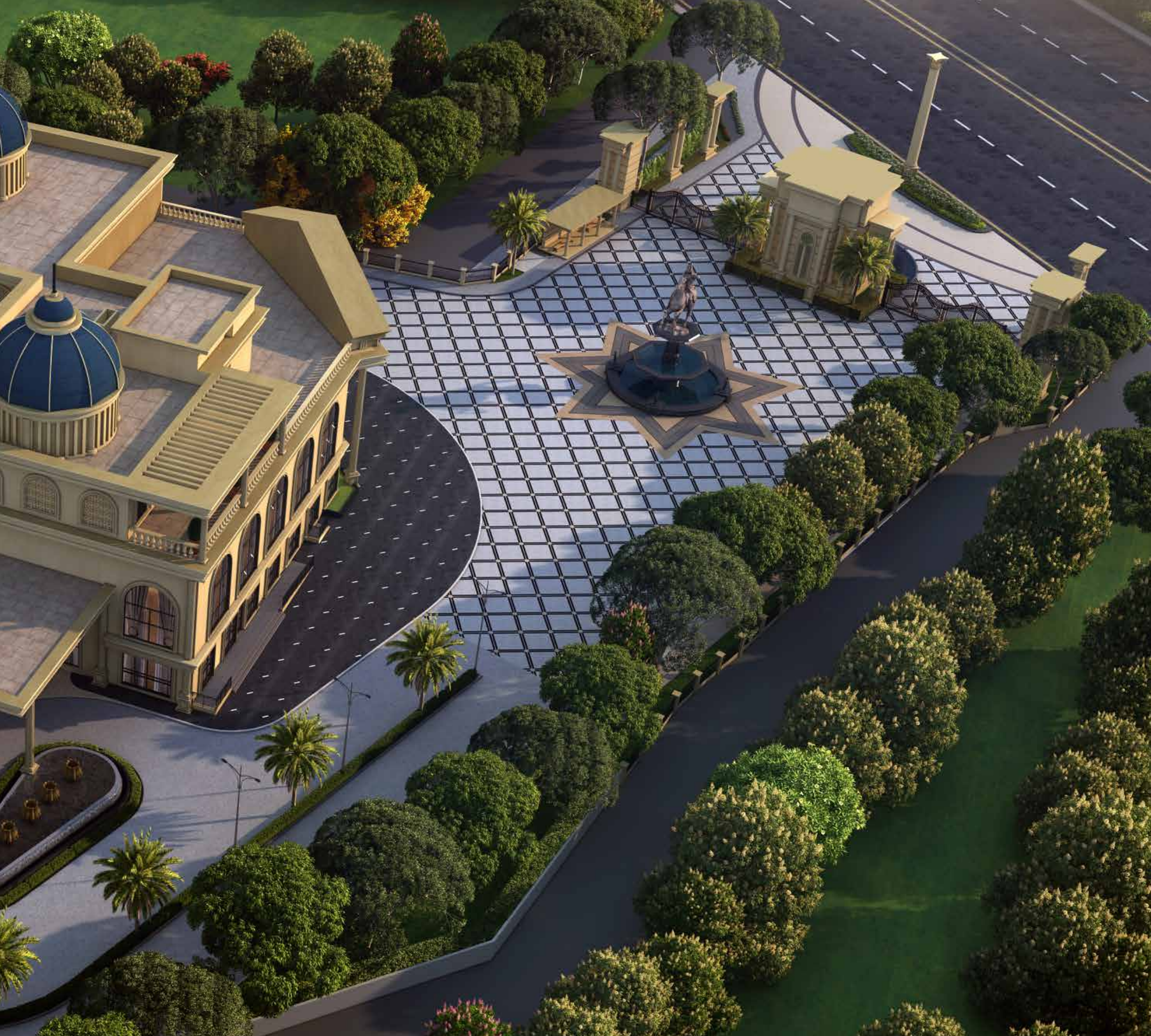
**AMPHITHEATRE VIEW**



PRODIGIOUS OPEN-AIR THEATRE WITHIN THE TROPICAL FOREST -  
A NEVER SEEN BEFORE FEATURE IN CHENNAI



**CLUBHOUSE AERIAL VIEW**



PROVIDES BEST IN CLASS INDOOR AMENITIES FOR  
THE RESIDENTS



**SWIMMING POOL VIEW**



2 MASSIVE SWIMMING POOLS OF 32,000 SFT. THAT'S  
EQUIVALENT TO AN OLYMPIC SIZE POOL



**OUTDOOR SPORTS AREA**





OFFERS AN ARENA FOR SPORTS AMENITIES SUCH AS TENNIS COURT, BEACH VOLLEYBALL, KABADDI COURT, KHO-KHO COURT AND SKATING RINK



**TROPICAL FOREST VIEW**



3.5 ACRES OF CENTRAL MOTHER EARTH PLANNED WITH A BEAUTIFUL TROPICAL FOREST



**AMPHITHEATRE WITH PODIUM LANDSCAPE VIEW**



ROMAN-THEMED CIRCULAR AMPHITHEATRE TO HOST 560+ AUDIENCES

CASAGRAND



FittedHomes

Just move in...



## WHY CASAGRAND FITTED HOMES?

To make Homebuyer's Life Easy, Casagrand Fitted Homes provides the One-Stop Solution with all the essential fittings a new home must have, where you don't have to handle the hassles of getting your woodwork & electrical fittings done.

## HOW CASAGRAND FITTED HOMES MAKE YOUR LIFE CONVENIENT?

- Hassle-free experience to the Homebuyers where you can just move in right away
- You don't have to deal with the stressful interior executions
- Our Contemporary styled finishes & fittings are designed to match any home

## WHAT DO WE OFFER?

Carefully chosen high-end specifications with international material quality that best suit your home & meet your needs and are classified into 2 variants – Plush & Luxe.



SCAN FOR BROCHURE

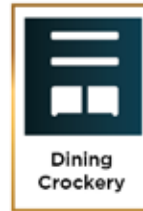
### WOODWORKS OF TOP NOTCH QUALITY



Shoe  
Rack



TV Unit



Dining  
Crockery



A/C



Cooking  
Hob



Chimney  
Kitchen



Wardrobes  
All  
Bedrooms



Kitchen  
Cabinets



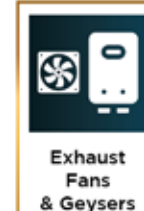
Vanity



Fans  
living &  
Bedrooms



Fan with  
Light  
Dining



Exhaust  
Fans  
& Geysers

### PREMIUM ELECTRICAL FITTINGS

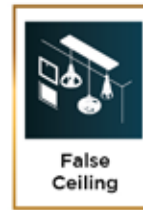
### HOME ACCESSORIES



Light  
Fixtures



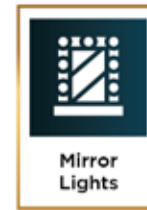
Mirrors in  
Dining



False  
Ceiling



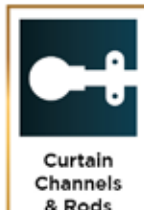
LED  
Mirror



Mirror  
Lights



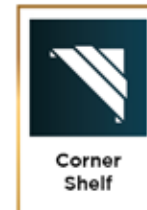
Towel  
Rack



Curtain  
Channels  
& Rods



Lights



Corner  
Shelf



Towel  
Ring

### WASHROOM ACCESSORIES

## PAYMENT SCHEDULE

All our superior Fitments are offered at a competitive price. Bought-out EWA (Electrical, Whitegoods & Accessories) items are at par compared to the market players, & the Woodworks are as per the Market standards.

THE PAYMENT SCHEDULE IS MADE CONVENIENT.

5%	85%	10%
payment at the time of unit booking	payment during work-in-progress	payment during the unit handover

**CASAGRAN**  
building aspirations

FOR MORE DETAILS CALL

+91 73581 32669

info.fh@casagrand.co.in



**DOUBLE HEIGHT LOBBY VIEW**





WELCOMING RESIDENTS WITH GRANDEUR - THE CLUBHOUSE  
BOASTS A DOUBLE HEIGHT ENTRANCE LOBBY



HOMES AS FINE AS  
THE BRIGHTEST STAR



PRODUCT  
SUPERIORITY



## THE BEST OF PRODUCT SUPERIORITY

| Casagrand Suncity is a Prestigious Roman-Themed community spread across 40 Acres on Kelambakkam-Vandalur road, consisting of 1402 finest 2, 3 & 4 BHK apartments on 13 acres as Phase 1.

- | Offering 130+ Amenities, the best in market!
- | 2 Acres of Ultra-modern Clubhouse Forum.
- | 2 Swimming pools of size 32000 Sft.
- | Prodigious open-air theatre within the Tropical forest - a never seen before feature in Chennai.
- | 9 Acres of Central earth and Podium space providing the best of views from the towers.
- | The community boasts up to 30 acres of open space.
- | Spacious planning with the finest of material furnishing and accessories for an exceptional lifestyle.
- | Master & unit plans designs are based on five important pillars in planning: Light, Ventilation, Vaastu, Privacy and Aesthetics.
- | 100% Vaastu compliant homes.
- | Efficiency in spatial planning.

## I. PRESENTING YOU A COMMUNITY WITH THE BEST OF ARCHITECTURE & FINESSE

- | Phase 1 spans across 13 acres, accommodating a total of 1402 apartments.
- | Two Basement + G + 36 floor structure is adorned with a Contemporary Roman Façade design, showcasing charming elements like ceremonial domes, pointed pediments and Ionic columns, all highlighted by elegant facade lighting.
- | A monumental Roman-Themed entrance gateway welcomes into the community - Entrance archway beautified with water fountains and Roundabout space with Majestic Roman Sculpture.
- | 2 acres of ultra-modern Clubhouse in Phase 1 is designed within the community providing best in class indoor amenities for the residents.
- | Welcoming residents with grandeur, the clubhouse boasts a double-height entrance lobby.
- | A premium welcoming element - Magnificent Triple height lobbies for all the blocks.
- | Well planned pedestrian walkway & bicycle tracks all around the site connecting the entire community and meticulously planned basement parking to create 100% vehicle free zone within the community.

| Building orientation ensures maximum wind flow and minimum heat gain for every apartment.

| Barrier-friendly community for kids and senior citizens designed with ramps & handrails.

| Each lift core is thoroughly equipped to accommodate up to 20 passengers comfortably.

## II. A NEIGHBOURHOOD ONE WITH NATURE

| The community boasts an efficient building footprint where 80% of land area is open space.

| The 3.5 acres central mother earth area includes a Tropical forest and Circular Amphitheatre, contributing to a 20 percent increase in air purity.

| Podium landscape of 5.5 acres between the blocks, enhancing the community experience for all age groups.

| Gross area of 26 acres is engaged with naturally verdant landscapes amidst the community is one of the key features of the project.

| Private terraces are provided for the apartments on Ground level connecting the indoors with the ground landscape.

| Experience the lush greenery of the Oxy-zone planting, Groove garden, Tree plaza, Bloom garden and DIY organic gardens as you take a stroll inside the community.

| Reflexology pathways & Zen meditation garden for relaxing your senses.

## III. OFFERING YOU 130+ AMENITIES THE BEST IN MARKET

| Phase 1 features an exclusive swimming pool: 20,000 Sft Pool and deck with Lap pool, Slider, Splashpad, Basketball hoop, Spa seaters, Jacuzzi / Hydrotherapy, and Kids pool with Water gun.

| Ensuring for Exclusive sports amenities such as Tennis Court, Beach Volleyball, Kabaddi Court, Kho-Kho Court, and Skating Arena.

| The project features courtyards that include a vibrant Kids play zone, Multi-purpose social gathering decks, Roman-themed gardens with leisure seating and Open landscaped parks spread across the project offering a children's play area equipped with TOT-LOT, Sonic interactive play arch, Hamster wheel, Human Yoyo, Musical lawns, Treehouse and more.

| The clubhouse offers residents opulent facilities like AV rooms, Spa, Shio-salt Room, Unisex-Salon, Cafeteria & Sky cinemas providing a tranquil space to relax and rejuvenate.

| Indulge in grandeur with a multipurpose party hall, additional spill-over space, and a trendy buffet and kitchen in the clubhouse, providing residents with a cool and inviting place to host their guests.

| Indoor kids play, Creche, and Learning center for children's learning and entertainment.

| Shoot the goal - Indoor games like Billiards, Board games, Foosball, Table Tennis, Air hockey etc.

| Video games lounge and gaming arcade to escape the reality.

| Indulge in fitness within the community:

| Outdoor gym, Yoga Meditation Deck amidst the landscaped outdoor spaces.

| Walking, jogging and cycling tracks along the periphery of the community.

| Indoor Gym, TRX Training, Squash Court & Badminton Court in the clubhouse for everyday fitness.

| Indoor Yoga & Meditation, Aerial yoga, Aerobics and Zumba in the club for a healthy lifestyle.

| Amenities like Co-working space, ATM, Convenience store, Clinic etc. are facilitated for your comfort and convenience.

| Party lawn and Sky cinemas with Refreshment counters for residents to enjoy their evenings with communal activities.

| Kids amenities like Kids Zipline, Skating arena, Rock climbing wall, Bermed play lawns, Treehouse with outdoor camping tents, Jungle gym, Trampoline with Water sprinklers, etc., provide an exciting outdoor environment.

#### **IV. CHOOSE OUR LUXURIOUS SIGNATURE APARTMENTS TO UPGRADE YOUR LIFESTYLE**

##### **APARTMENTS:**

- | Wide & Designer Main door with architrave and door number signage - a space to personalize your entrance.
- | Digital door lock system with four independent unlocking features.
- | 600 x 1200 mm Luxurious vitrified flooring tiles in Living, Lounge, Dining, Kitchen & Bedrooms.
- | Anti-skid vitrified flooring tiles provided in bathrooms and balcony.
- | 5-amp weatherproof socket provided in the balcony for your functional convenience.
- | Rain shower column and a luxurious granite counter with counter-top washbasin provided in Master bathrooms.
- | Premium range CP Sanitary for added luxury to all the units.
- | 2' Long trench provided in shower area of Master Toilets.
- | Cloth drying pulley hangers in the balconies for everyday convenience.
- | Pest-free square SS designer gratings are provided in the bathrooms and kitchen respectively.
- | Intricately detailed lift fascia with carved wall detailing & lighting.
- | Designer floor identification signage at every floor level.

#### **V. EFFICIENCY IN SPACE PLANNING**

- | Uninterrupted visual connectivity - all bedrooms & balconies will be facing Central earth or exterior.
- | Three blocks along with Centralized Tropical landscape

and Podium landscape are planned in such a way there is no overlooking between the apartments.

- | Building orientation ensures maximum wind flow and minimum heat gain for every apartment.
- | Barrier-friendly community for kids and senior citizens designed with ramps & handrails.
- | All bedrooms, living & kitchen are consciously planned to be well ventilated from the exterior or the courtyards.
- | A foyer in most apartments to ensure privacy.
- | Convenient AC ODU spaces serviceable from the interior.
- | Dedicated Washing machine space is provided in all the apartments.
- | Common wash basin provided in all the apartments.
- | Buffer planting to maintain privacy for residents.

#### **VI. CONSIDERING VASTU, WE GOT THAT SORTED TOO**

- | Most Apartments having North or East facing entrance.
- | All apartments with SW bedrooms.
- | All apartments with kitchen placed in SE & NW.
- | Most apartments have East or North facing kitchen hobs.
- | No bedrooms have headboard in the north.
- | No apartments have toilets in SW or NE corner.



# MASTER PLAN

## OUTDOOR AMENITIES

### EXCLUSIVE SPORTS COURTS

1. BASKETBALL COURT
2. KHO - KHO COURT
3. TRADITIONAL KABADDI COURT
4. TENNIS COURT
5. BEACH VOLLEY BALL COURT
6. VOLLEY BALL COURT WITH SEATING GALLERY
7. FUTSAL COURT
8. 100 M RACE TRACK

### OTHER SPORTS AND WELLBEING

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14. ARCHERY
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17. OUTDOOR GYM
18. OUTDOOR YOGA LAWN
19. OUTDOOR YOGA DECK

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32. KIDS BIKE PARK ROGLA
33. FRISBEE TRAMPOLINE
34. KIDS ROLLER COASTER
35. PEDALING MERRY GO ROUND

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36. POOL DECK
37. POOLSIDE FRESCO DINING
38. LED SPLASH PAD
39. POOLSIDE LOUNGE
40. REFRESHMENT CORNER
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56. SCULPTURE PEDESTAL WITH WATER FEATURE
57. ENTRANCE PLAZA
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59. PET PARK
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78. GIANT TRAMPOLINE
79. GARDEN SEATING PATIO
80. CORINTH CANAL
81. SPORTS GALLERY
82. CITRUS PLAZA
83. ST. VENUS DE MILO PLAZA
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85. AQUA RETREAT
86. FOUNTAIN OF WEALTH
87. OUTDOOR RAIN SHOWER PLAZA

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132. FMS ROOM
133. CONVENIO STORE
134. PANTRY & KITCHEN WITH PARTY HALL
135. STORAGE ROOM
136. CLINIC







**SITE / GROUND FLOOR PLAN**



**CLUBHOUSE AND SWIMMING POOL VIEW**

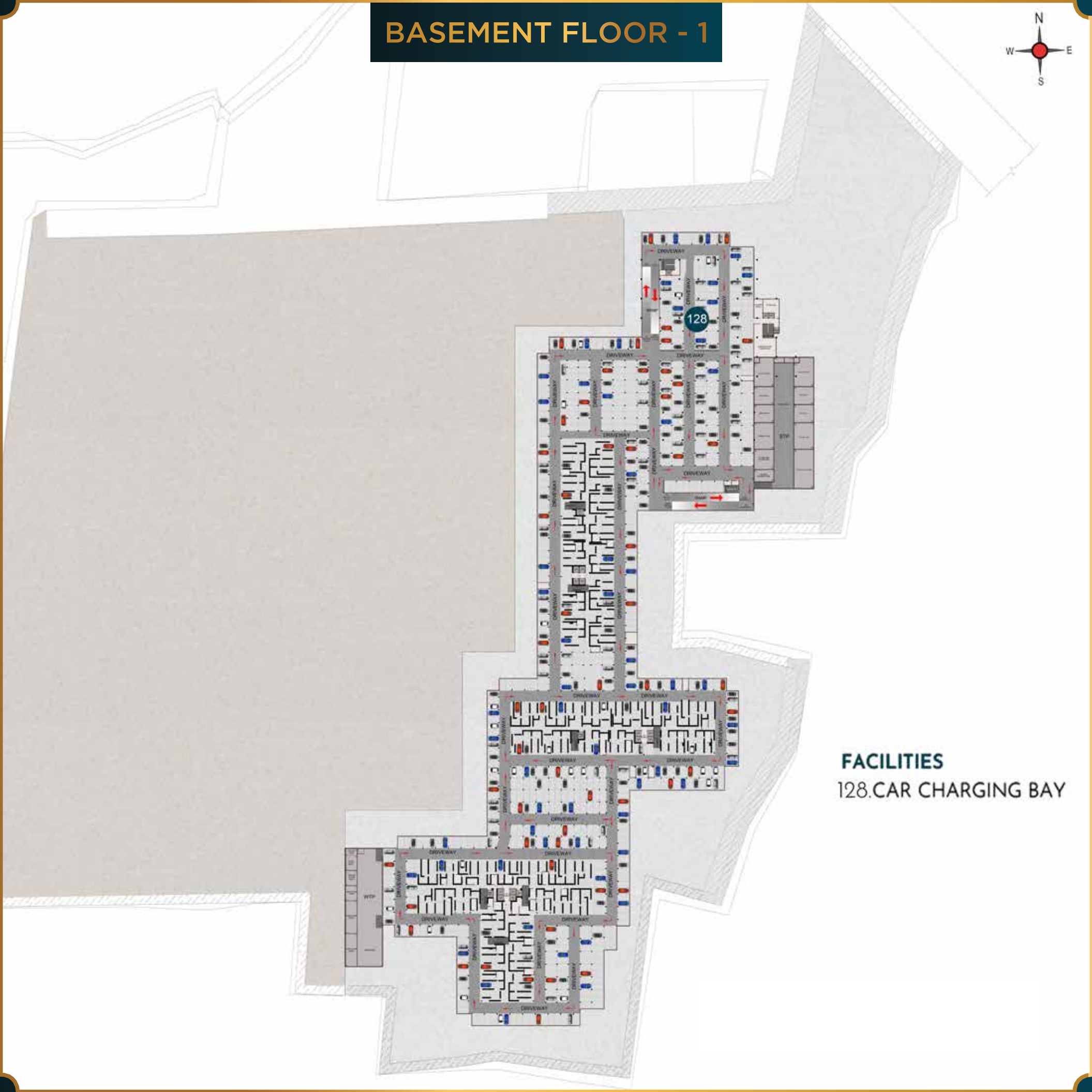


INDEPENDENTLY DESIGNED 5500 SFT. PARTY HALL & LOUNGE  
PLANNED TO OVERLOOK SWIMMING POOL



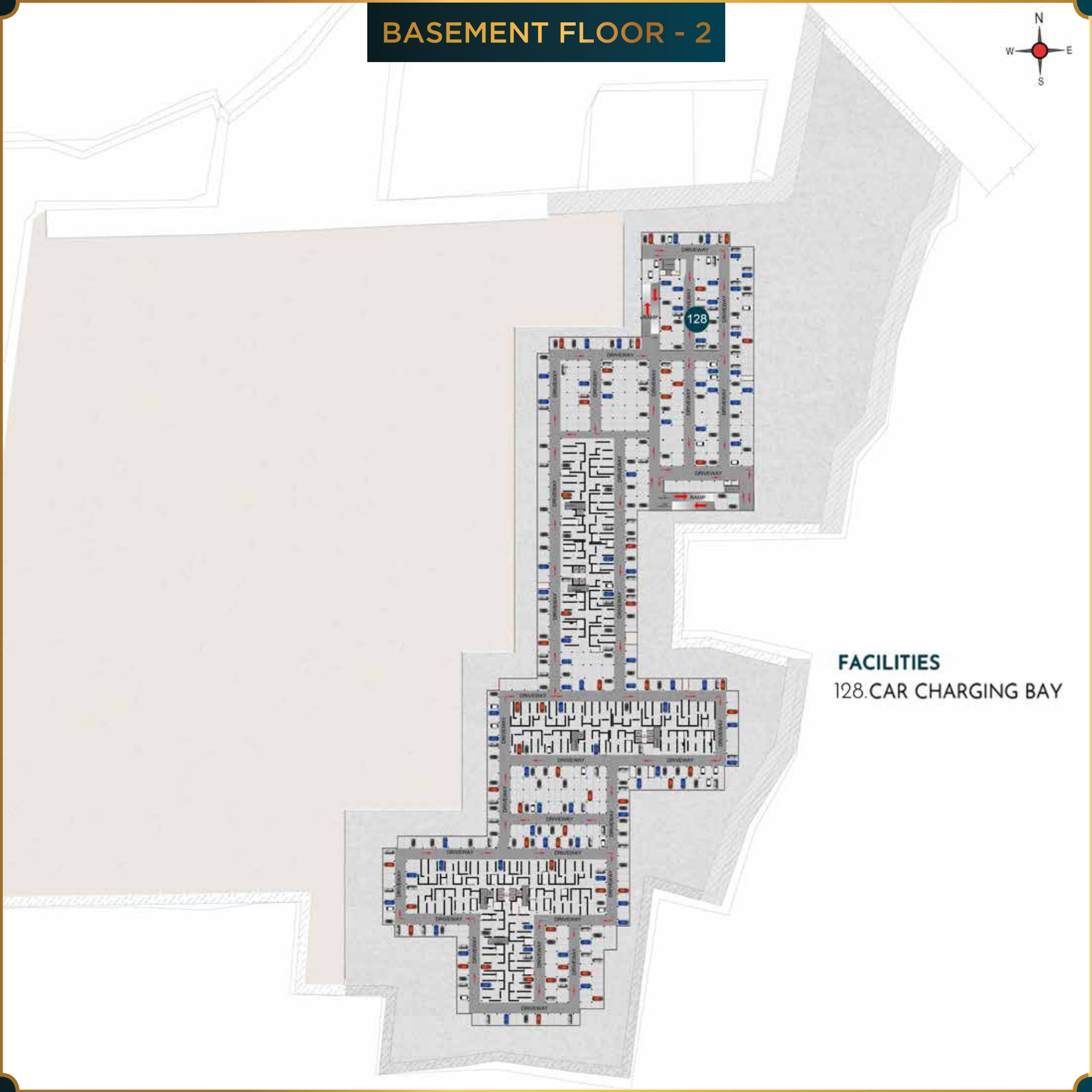
BASEMENT  
PLANS

# BASEMENT FLOOR - 1



**FACILITIES**  
128.CAR CHARGING BAY

# BASEMENT FLOOR - 2



**FACILITIES**  
128. CAR CHARGING BAY



# FLOOR PLANS



# TOWER-1



GROUND FLOOR



1ST & 2ND FLOOR



KEY PLAN



# TOWER-1



3RD TO 18TH FLOOR



20TH TO 28TH FLOOR



KEY PLAN

# TOWER-1



30TH TO 36TH FLOOR



REFUGE FLOOR PLAN (19TH & 29TH)



KEY PLAN

# TOWER-2



GROUND FLOOR



1ST & 2ND FLOOR



KEY PLAN

# TOWER-2



3RD TO 18TH FLOOR



20TH TO 28TH FLOOR



KEY PLAN

# TOWER-2



30TH TO 36TH FLOOR

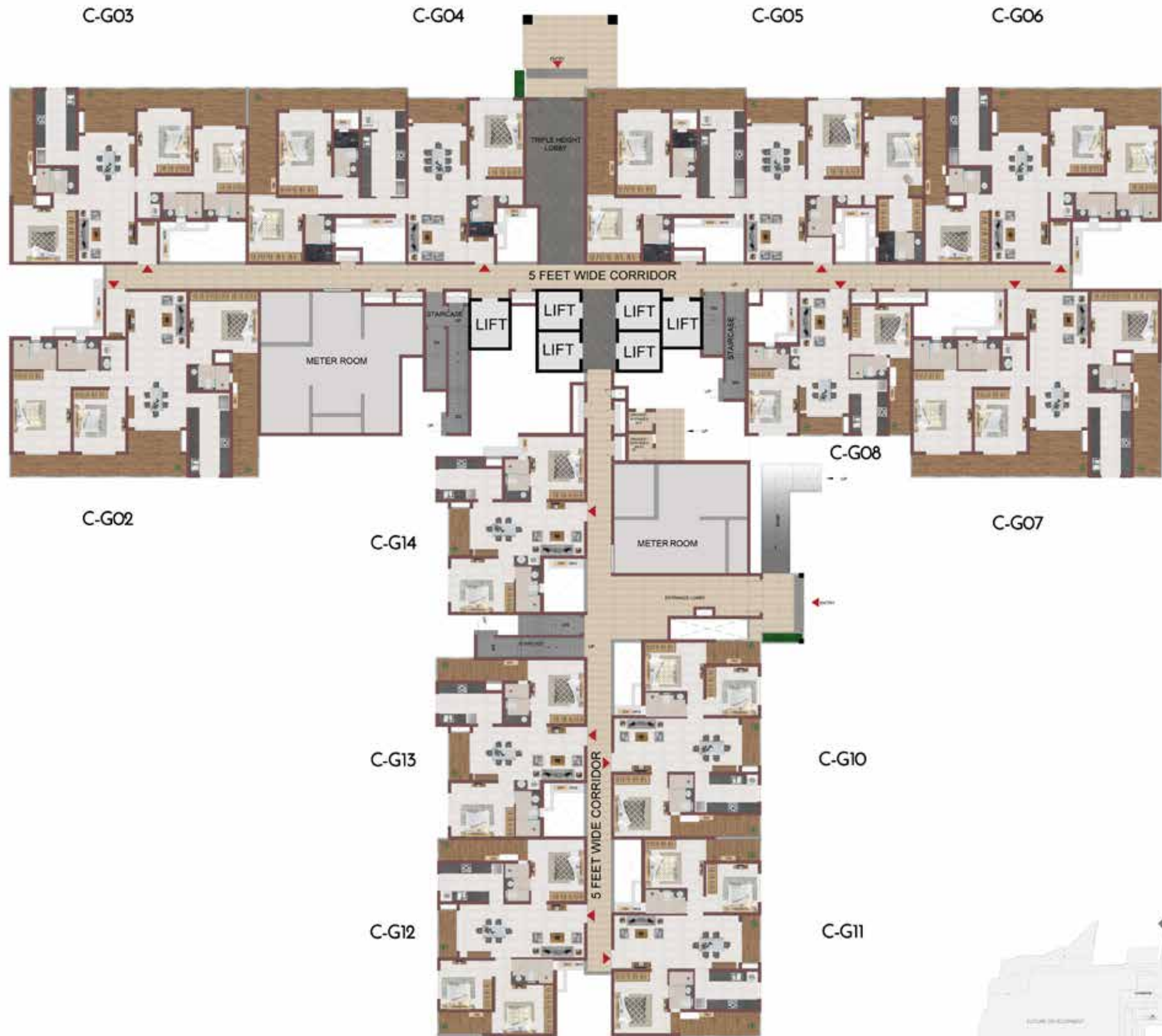


REFUGE FLOOR PLAN (19TH & 29TH)



KEY PLAN

# TOWER-3

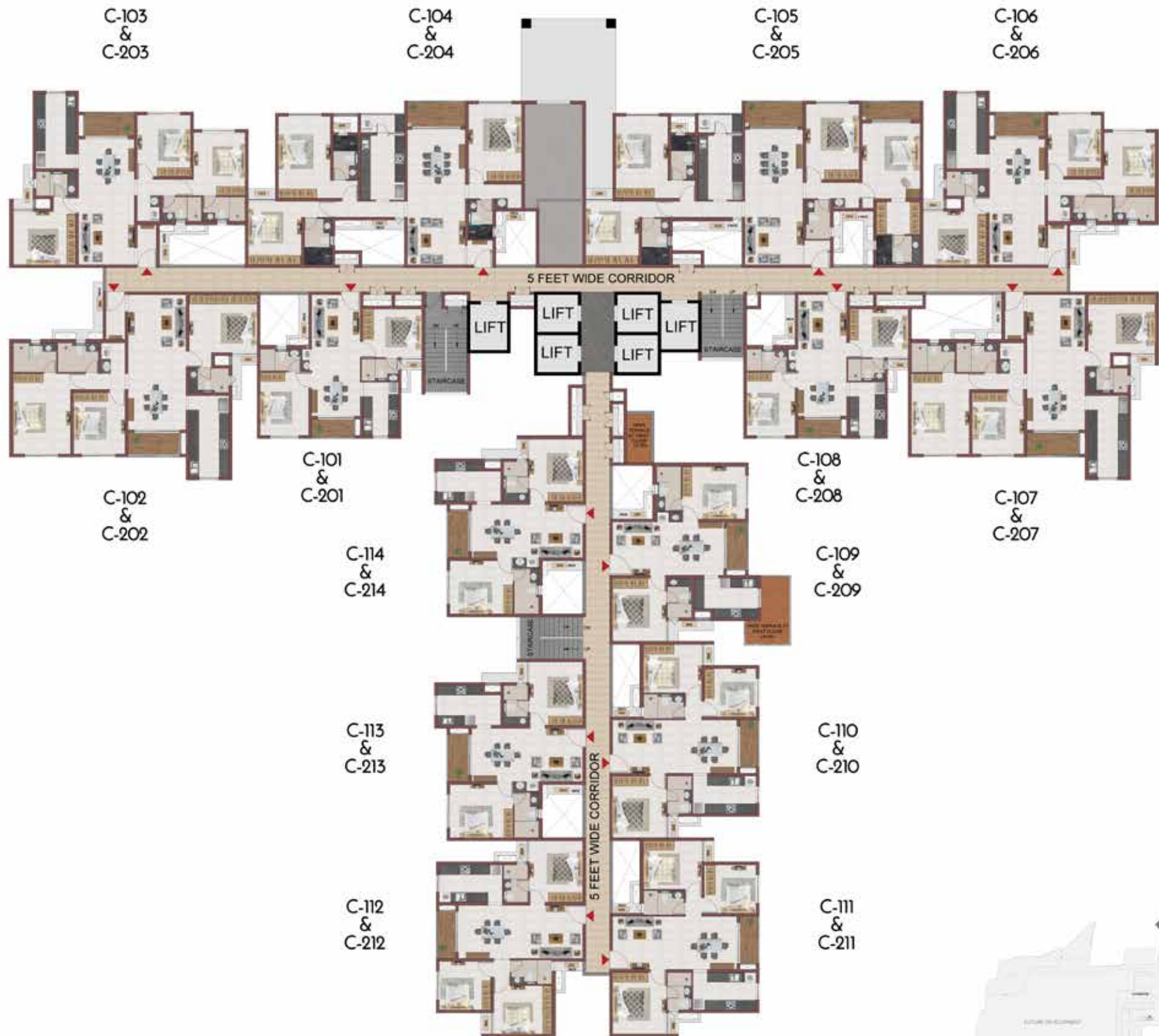


GROUND FLOOR



KEY PLAN

# TOWER-3

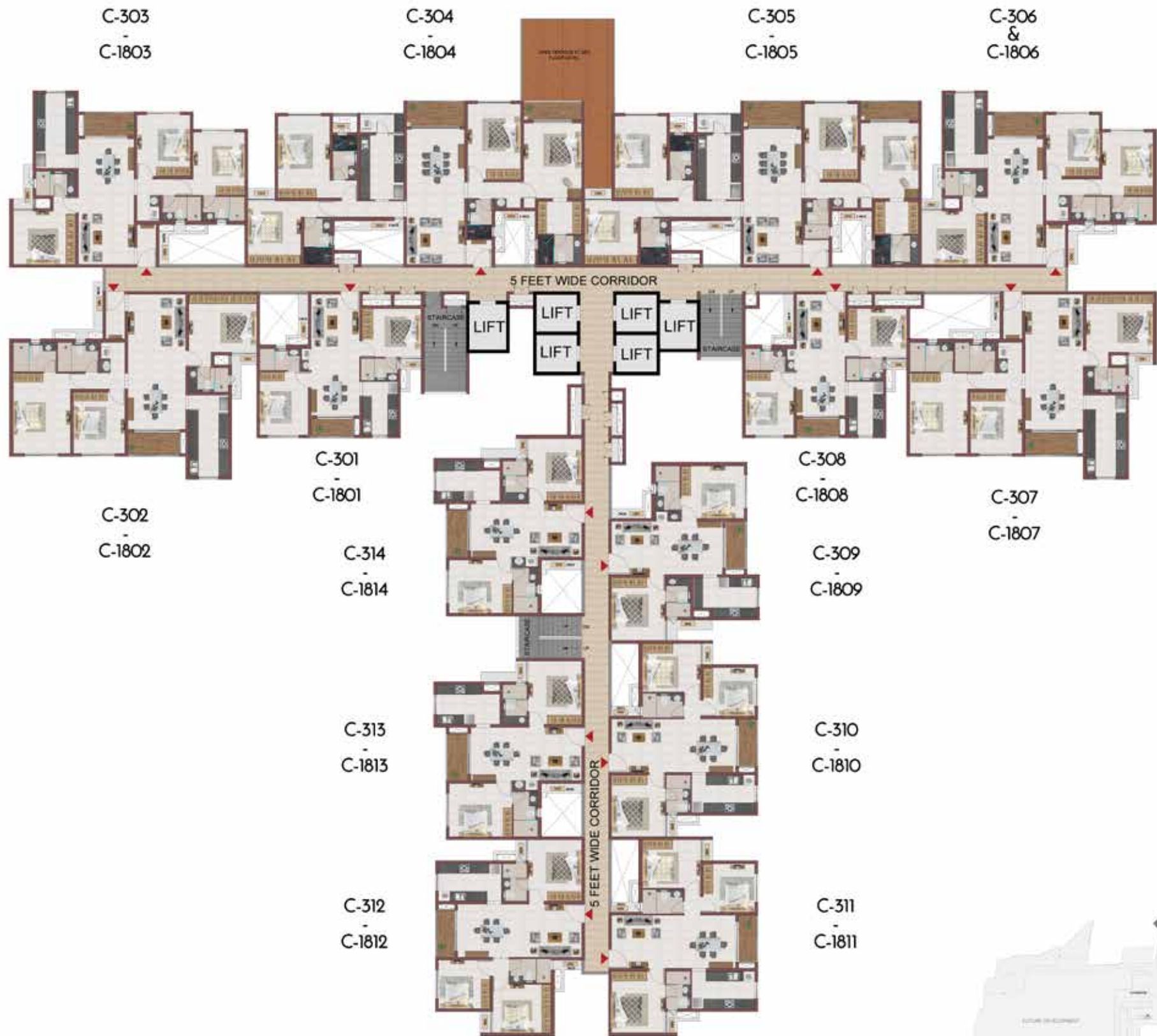


1ST & 2ND FLOOR PLAN



KEY PLAN

# TOWER-3



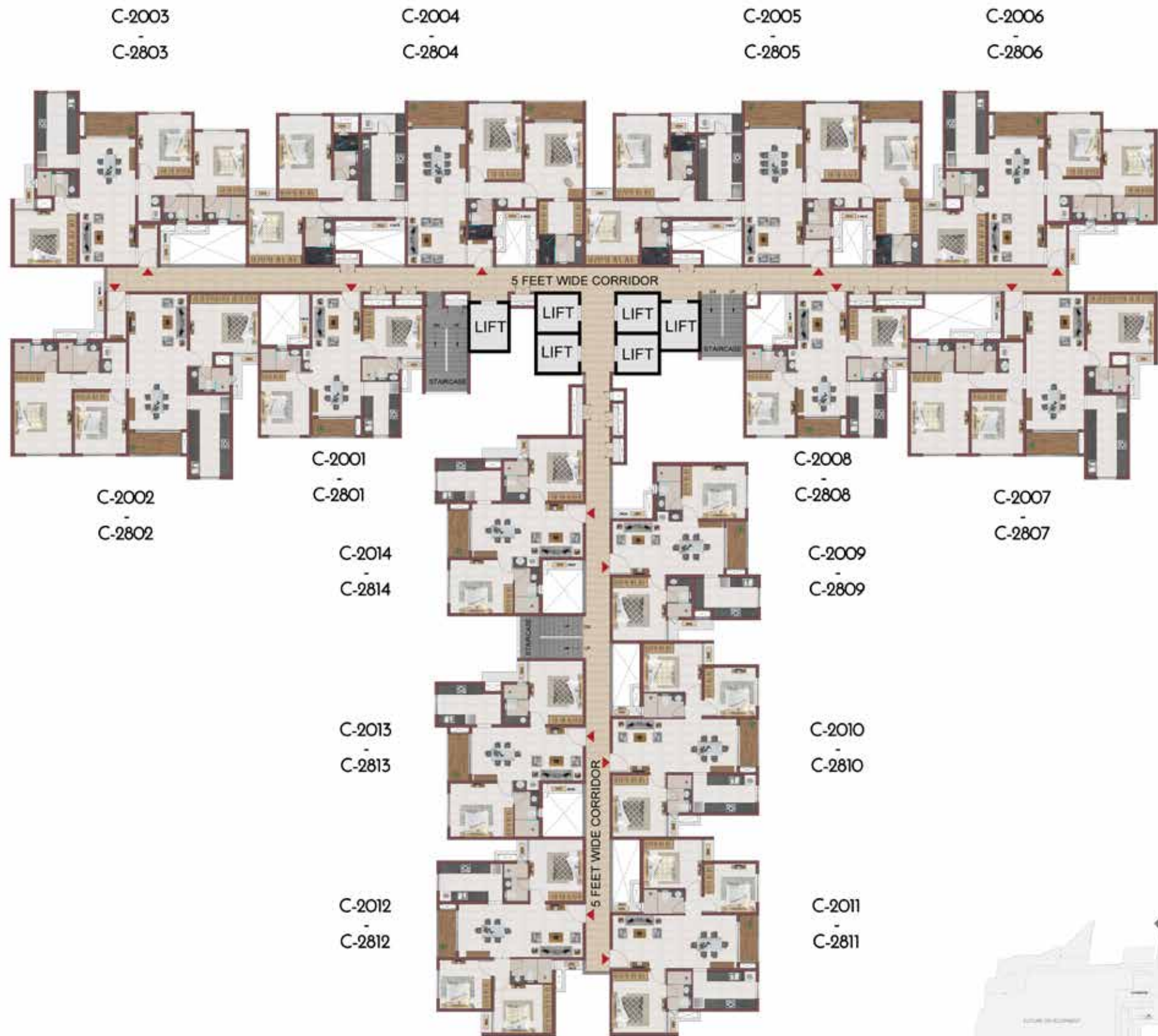
3RD TO 18TH FLOOR



KEY PLAN



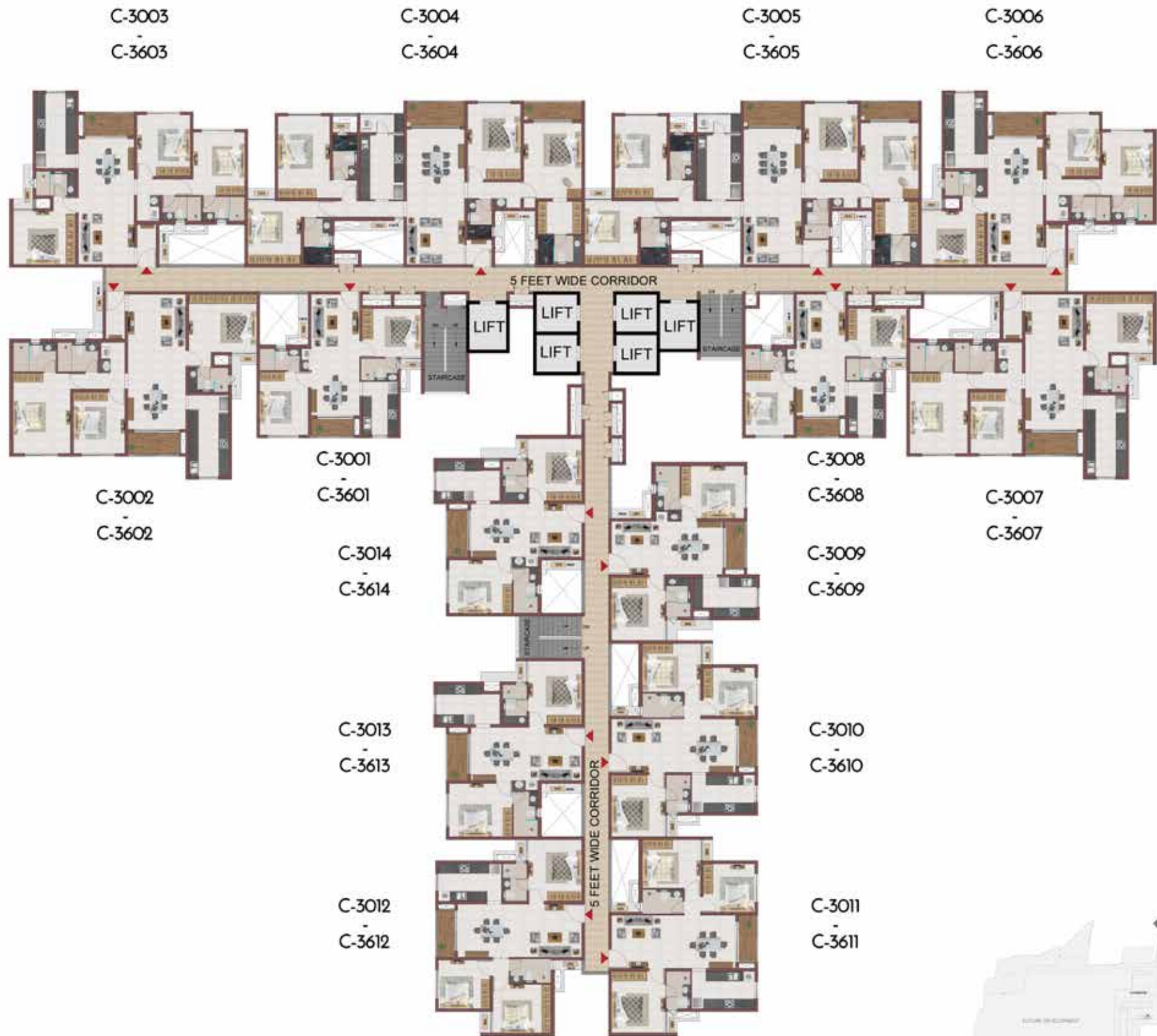
# TOWER-3



20TH TO 28TH FLOOR



# TOWER-3



30TH TO 36TH FLOOR



KEY PLAN

# TOWER-3

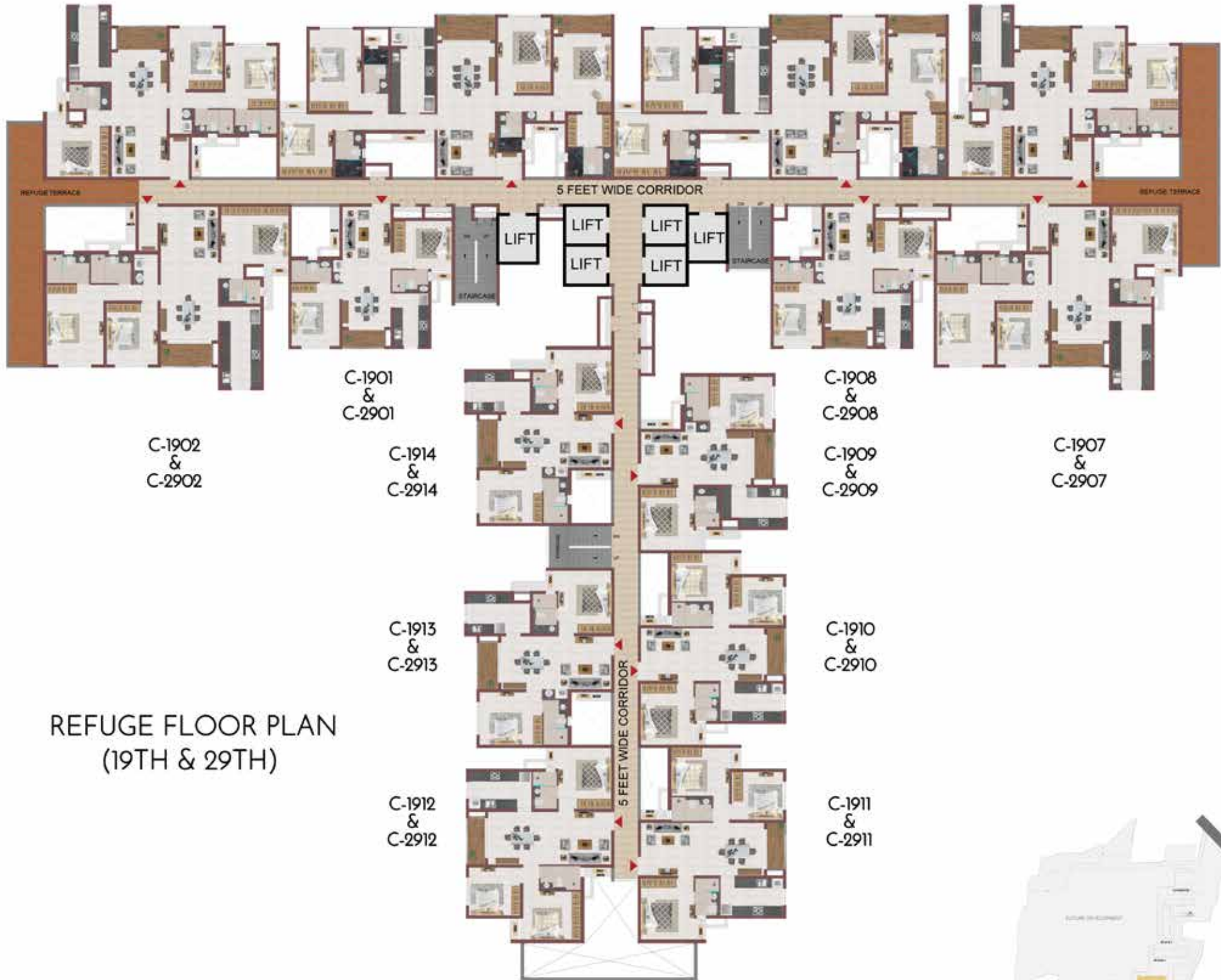


C-1903  
&  
C-2903

C-1904  
&  
C-2904

C-1905  
&  
C-2905

C-1906  
&  
C-2906



REFUGE FLOOR PLAN  
(19TH & 29TH)





**HIGH-RISE ELEVATION VIEW**



MASTER & UNIT PLANS DESIGNS ARE BASED ON FIVE IMPORTANT PILLARS IN PLANNING: LIGHT, VENTILATION, VAASTU, PRIVACY AND AESTHETICS



UNIT  
PLANS

# TOWER 1 | A-G01 & A-101-3601

2BHK



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-I	A-G01	698	35	733	1065	66
TOWER-I	A-101-3601	698	35	733	1065	-

# TOWER 1 | A-G02 & A-102-3602

2BHK



TYPICAL FLOOR (1ST TO 36TH)



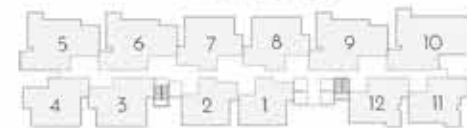
GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-1	A-G02	699	35	734	1069	52
TOWER-1	A-102-3602	699	35	734	1069	-

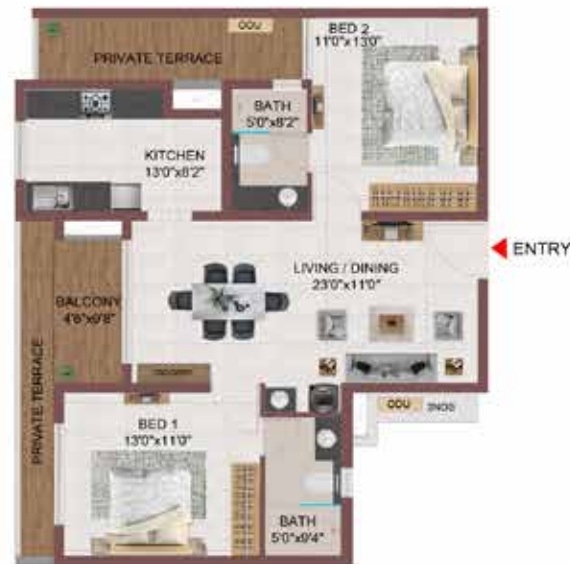


# TOWER 1 | A-G12 & A-112-3612

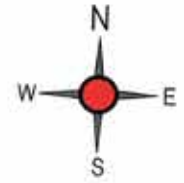
2BHK



TYPICAL FLOOR (1ST TO 36TH)



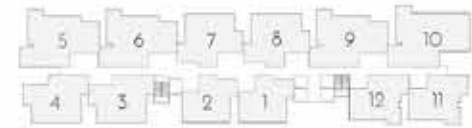
GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3



KEY PLAN

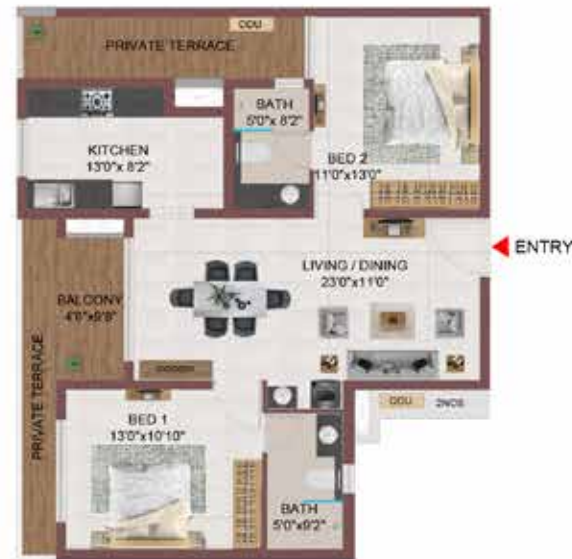
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-I	A-G12	777	44	821	1189	116
TOWER-I	A-112-3612	777	44	821	1189	-

# TOWER 1 | A-G11 & A-111-3611

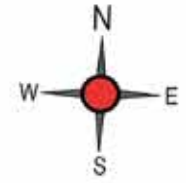
2BHK



TYPICAL FLOOR (1ST TO 36TH)



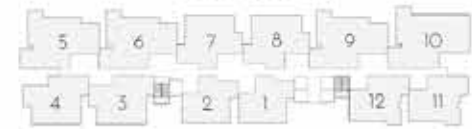
GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-I	A-G11	774	44	818	1210	117
TOWER-I	A-111-3611	774	44	818	1210	-

# TOWER 1 | A-GO4 & A-104-3604

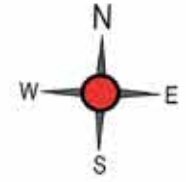
3BHK



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-1	A-G04	895	39	934	1330	117
TOWER-1	A-104-3604	895	39	934	1330	-

# TOWER 1 | A-G03 & A-103-3603

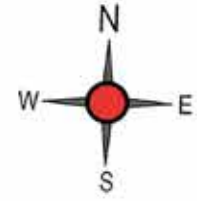
3BHK



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-I	A-G03	897	39	936	1331	113
TOWER-I	A-103-3603	897	39	936	1331	-

# TOWER 1 | A-G07, A-107-3607 & A-108-3608

3BHK



UNIT NO A 107-3607

TYPICAL FLOOR



UNIT NO A 108-3608

TYPICAL FLOOR



UNIT NO A G07

GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-I	A-G07	928	39	967	1377	117
TOWER-I	A-107-3607	928	39	967	1377	-
TOWER-I	A-108-3608	929	39	968	1379	-

# TOWER 1 | A-G06, A-106-3606, A-G09 & A-109-3609

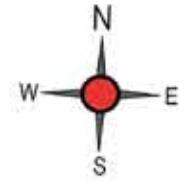
2BHK & 3BHK



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-I	A-G06	949	51	1000	1422	188
TOWER-I	A-106-3606	1157	51	1208	1711	-
TOWER-I	A-G09	949	51	1000	1422	184
TOWER-I	A-109-3609	1157	51	1208	1711	-

# TOWER 1 | A-G05 & A-105-3605

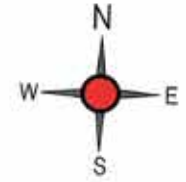
3BHK



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-1	A-G05	1154	51	1205	1713	276
TOWER-1	A-105-3605	1154	51	1205	1713	-

# TOWER 1 | A-G10 & A-110-3610

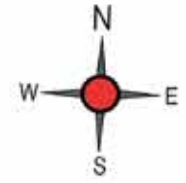
3BHK



TYPICAL FLOOR (1ST TO 36TH)



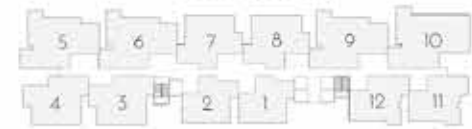
GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3



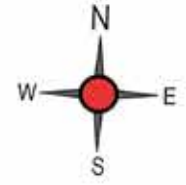
KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-I	A-G10	1320	53	1373	1935	298
TOWER-I	A-110-3610	1320	53	1373	1935	-



# TOWER 2 | B-G02 & B-102-3602

2BHK



TYPICAL FLOOR (1ST TO 36TH)

TOWER 1



TOWER 2



TOWER 3



GROUND FLOOR



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-2	B-G02	698	35	733	1065	66
TOWER-2	B-102-3602	698	35	733	1065	-

# TOWER 2 | B-G01, B-101-3601 & TOWER 3 | C-101-3601, C-G08 & C-108-3608

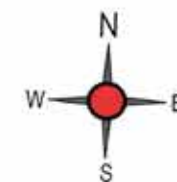
2BHK



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-2	B-G01	699	35	734	1070	50
TOWER-2	B-101-3601	699	35	734	1070	-
TOWER-3	C-101-3601	699	35	734	1063	-
TOWER-3	C-G08	699	35	734	1063	50
TOWER-3	C-108-3608	699	35	734	1063	-

# TOWER 2 | B-G11 & B-111-3611

2BHK



TYPICAL FLOOR (1ST TO 36TH)

TOWER 1



TOWER 2



TOWER 3



GROUND FLOOR

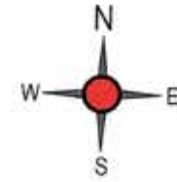


KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-2	B-G11	775	44	819	1189	127
TOWER-2	B-111-3611	775	44	819	1189	-

# TOWER 2 | B-G12 & B-112-3612

2BHK



TYPICAL FLOOR (1ST TO 36TH)

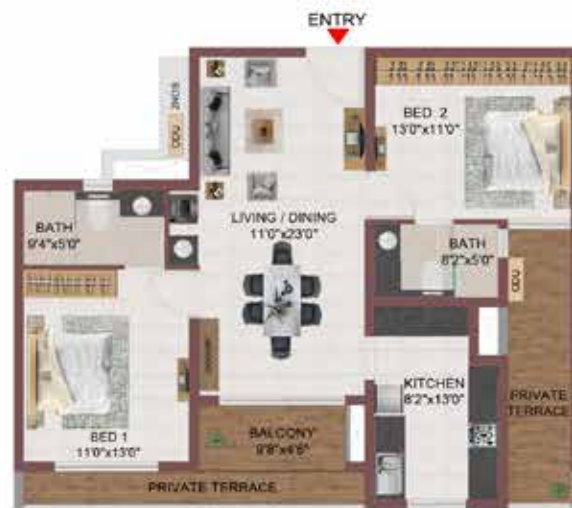
TOWER 1



TOWER 2



TOWER 3



GROUND FLOOR

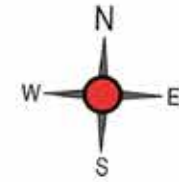


KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-2	B-G12	777	44	821	1189	117
TOWER-2	B-112-3612	777	44	821	1189	-

# TOWER 2 | B-GO3, B-103-3603, B-GO4 & B-104-3604

3BHK



UNIT NO B 103-3603  
B 104-3604

TYPICAL FLOOR

TOWER 1



TOWER 2



TOWER 3



UNIT NO A-G03 GROUND FLOOR



UNIT NO B-G04 GROUND FLOOR

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-2	B-GO3	897	39	936	1331	114
TOWER-2	B-103-3603	897	39	936	1331	-
TOWER-2	B-GO4	897	39	936	1333	114
TOWER-2	B-104-3604	897	39	936	1333	-



KEY PLAN

# TOWER 2 | B-G07, B-107-3607 & B-108-3608

3BHK



UNIT NO B 107-3607 TYPICAL FLOOR



UNIT NO B 108-3608 TYPICAL FLOOR

TOWER 1



TOWER 2



TOWER 3



UNIT NO B G07 GROUND FLOOR

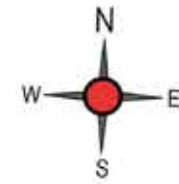


KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-2	B-G07	929	39	968	1379	112
TOWER-2	B-107-3607	929	39	968	1379	-
TOWER-2	B-108-3608	928	39	967	1377	-

# TOWER 2 | B-G06, B-106-3606, B-G09 & B-109-3609

2BHK & 3BHK



TYPICAL FLOOR (1ST TO 36TH)

TOWER 1



TOWER 2



TOWER 3



GROUND FLOOR



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-2	B-G06	949	51	1000	1423	186
TOWER-2	B-106-3606	1157	51	1208	1710	-
TOWER-2	B-G09	949	51	1000	1423	192
TOWER-2	B-109-3609	1157	51	1208	1711	-

# TOWER 2 | B-G05, B-105-3605 & TOWER 3 | C-G03 & C-103-3603

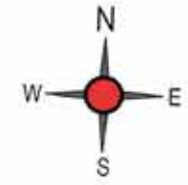
3BHK



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3



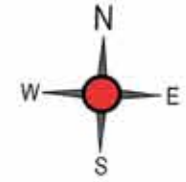
KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-2	B-G05	1156	51	1207	1713	285
TOWER-2	B-105-3605	1156	51	1207	1713	-
TOWER-3	C-G03	1156	51	1207	1712	285
TOWER-3	C-103-3603	1156	51	1207	1712	-



# TOWER 2 | B-G10 & B-110-3610

3BHK



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR

TOWER 1



TOWER 2



TOWER 3



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-2	B-G10	1318	53	1371	1935	230
TOWER-2	B-110-3610	1318	53	1371	1935	-

# TOWER 3 | C-G13, C-113 & C-3613

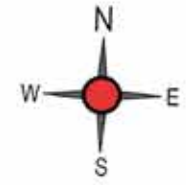
2BHK



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3

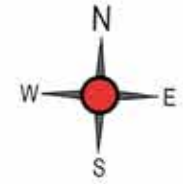


KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-3	C-G13	777	44	821	1189	62
TOWER-3	C-113-3613	777	44	821	1189	-

# TOWER 3 | C-109-3609 & C-G14-3614

2BHK



UNIT NO C G14-3614 TYPICAL FLOOR

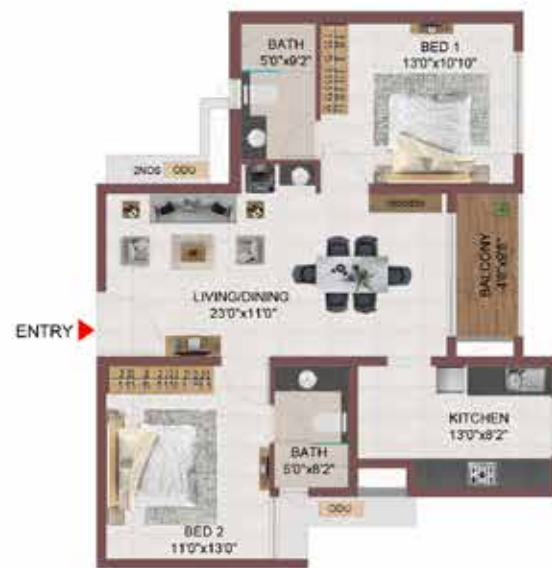
TOWER 1



TOWER 2



TOWER 3



UNIT NO C 109-3609 TYPICAL FLOOR



KEY PLAN

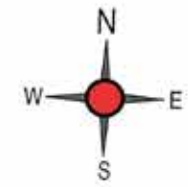
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-3	C-109-3609	783	44	827	1196	-
TOWER-3	C-G14-3614	775	44	819	1189	-

# TOWER 3 | C-G10, C-110-3610, C-G11 & C-111-3611

3BHK



UNIT NO C 110-3610  
C 111-3611 TYPICAL FLOOR



TOWER 1



TOWER 2



TOWER 3



UNIT NO C G10

GROUND FLOOR



UNIT NO C G11

GROUND FLOOR

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-3	C-G10	897	39	936	1328	112
TOWER-3	C-110-3610	897	39	936	1328	-
TOWER-3	C-G11	897	39	936	1333	120
TOWER-3	C-111-3611	897	39	936	1333	-



KEY PLAN

# TOWER 3 | C-G12 & C-112-3612

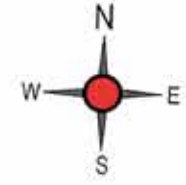
3BHK



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3

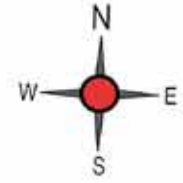


KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-3	C-G12	897	39	936	1335	104
TOWER-3	C-112-3612	897	39	936	1335	-

# TOWER 3 | C-G06 & C-106-3606

3BHK



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR

TOWER 1



TOWER 2



TOWER 3



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-3	C-G06	1154	51	1205	1716	265
TOWER-3	C-106-3606	1154	51	1205	1716	-

# TOWER 3 | C-G07 & C-107-3607

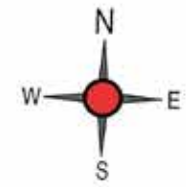
3BHK



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-3	C-G07	1320	53	1373	1935	300
TOWER-3	C-107-3607	1320	53	1373	1935	-

# TOWER 3 | C-G02 & C-102-3602

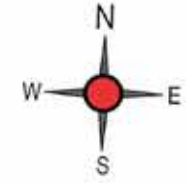
3BHK



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR



TOWER 1



TOWER 2



TOWER 3



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-3	C-G02	1318	53	1371	1942	286
TOWER-3	C-102-3602	1318	53	1371	1942	-



# TOWER 3 | C-G04, C-104 & C-204

3BHK



1ST & 2ND FLOOR



GROUND FLOOR

TOWER 1



TOWER 2



TOWER 3

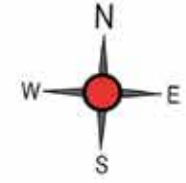


KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-3	C-G04	1384	64	1448	2053	240
TOWER-3	C-104 & C-204	1384	64	1448	2053	-

# TOWER 3 | C-G05, C-105-3605 & C-304-3604

4BHK



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR

TOWER 1



TOWER 2



TOWER 3



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-3	C-G05	1720	112	1832	2573	251
TOWER-3	C-105-3605	1720	112	1832	2573	-
TOWER-3	C-304-3604	1720	112	1832	2575	-



# CLUBHOUSE PLAN



# CLUBHOUSE



## ENTERTAINMENT & CONVENIENCE

- 89. MULTIPURPOSE HALL WITH PREFUNCTION LOUNGE
- 93. LEARNING CENTER
- 94. BUSINESS CENTER
- 95. CONFERENCE ROOM
- 96. ENTERTAINMENT LOUNGE

## FACILITIES

- 129. ATM
- 131. CAFETERIA
- 132. FMS ROOM
- 133. CONVENIO STORE
- 134. PANTRY & KITCHEN WITH PARTY HALL
- 135. STORAGE ROOM
- 136. CLINIC



**GROUND FLOOR**

## SWIMMING POOL

- 49. CHANGING ROOMS (M/F)
- 50. SHOWER ROOMS (M/F)

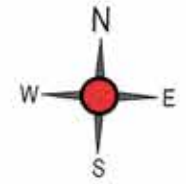
## KIDS PLAY AREA

- 114. CRECHE
- 115. KIDS LIBRARY
- 116. CONFINED KIDS PLAZA
- 117. KIDS ROCK CLIMBING WALL WITH BALL PIT
- 118. TODDLER PLAY AREA
- 119. DIY TOY TRACK
- 120. INDOOR TREE PLAZA
- 121. LEGO WALL
- 122. KIDS CAMP IN
- 123. RC RACING TRACK
- 124. STORY NOOK
- 125. INTERACTIVE CYCLE RIDER



**KEY PLAN**

# CLUBHOUSE



## SPORTS, FITNESS & WELLBEING

- 111. ZUMBA/ AEROBICS/ YOGA
- 112. INTERACTIVE GYM
- 113. GYM

## INDOOR GAMES

- 100. ARCADE ROOM
- 101. BILLIARDS
- 102. BOARD GAMES
- 103. TABLE TENNIS
- 104. HOKEY RING TOSS
- 105. AIR HOCKEY
- 106. DART BOARD
- 107. FOOSBALL

## FACILITIES

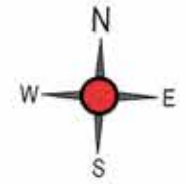
- 130. ASSOCIATION ROOM

## FIRST FLOOR



KEY PLAN

# CLUBHOUSE



## ENTERTAINMENT & CONVENIENCE

- 88. MINI THEATRE
- 90. STEAM, SAUNA, JACUZZI
- 91. UNISEX SALON AND SPA

## SPORTS, FITNESS & WELLBEING

- 108. SQUASH COURT
- 109. BADMINTON COURT
- 110. CRICKET SIMULATOR

# SECOND FLOOR



KEY PLAN

# CLUBHOUSE



## ENTERTAINMENT & CONVENIENCE

- 92. SKY CINEMAS
- 97. PARTY TERRACE AND OUTDOOR DINING
- 98. GUEST BEDROOMS
- 99. PRIVATE TERRACE FOR GUEST

# THIRD FLOOR



KEY PLAN



**ENTRANCE ARCH WAY VIEW**





A MONUMENTAL ROMAN-THEMED ENTRANCE GATEWAY  
WELCOMES YOU INTO THE COMMUNITY



SPECIFICATIONS

# ELITE SPECIFICATION

## 1. STRUCTURE

- Structural System : RCC wall Structure designed for seismic compliant (Zone 3)
- Floor - Floor height (incl. slab) : Will be maintained at 3000mm

## 2. WALL FINISH

- Internal walls : Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
- Ceiling : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion paint
- 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 - 1 : Glazed / Matte ceramic Tile up to 2350mm height of size 600x1200mm & above false ceiling will be finished with a coat of primer and 1 coats of emulsion paint
- Bathroom - 2 : Glazed / Matte ceramic Tile up to 2350mm height of size 600x1200mm & above false ceiling will be finished with a coat of primer and 1 coats of emulsion paint
- Toilet ceiling : Grid type False Ceiling

## 3. FLOOR FINISH WITH SKIRTING

- Foyer, Living, Dining, Internal Corridor & Bedrooms : Vitrified tiles of size 600x1200mm
- All Bathroom : Anti-skid ceramic tiles of size 600x600mm
- Balcony : Wooden deck finish tiles 200x1200mm
- Private open terrace (if applicable) : Wooden deck finish tiles 200x1200mm

## 4. KITCHEN & DINING

- CP fitting : American Standard or equivalent
- Electrical point : For chimney & water purifier
- Dining : Semi counter mount wash basin wherever applicable.

## 5. BALCONY

- Handrail : MS handrail as per architect's design

## 6. BATHROOMS

- Sanitary fixture : American Standard or Equivalent
- CP fittings : American Standard or Equivalent
- Bathroom - 1 : Wall mounted WC with cistern, Health faucet, Single lever diverter  
Rain shower column, Semi-recessed wash basin with long trench designer grating in the shower

area and fixed glass partition

Bathroom - 2 : Wall mounted WC with cistern, Health faucet, Single lever diverter, Shower Head with Semi-recessed wash basin & square designer grating

## 7. JOINERY

Main door : Full jamb wooden architrave with double side veneer finish door of size 1200x2350mm  
: Ironmongeries like Digital lock system of Yale or equivalent lock, tower bolts, door viewer, safety latch, magnetic catcher, etc.

Bedroom doors : Full jamb wooden architrave with double sided laminated finish shutter of size 1000x2350mm  
: Ironmongeries like Yale or Dorset OR equivalent lock, designer door handle, magnetic catcher, tower bolt, etc.

Bathroom doors : Full jamb wooden architrave with double sided laminated finish shutter of size 800x2350mm  
: Ironmongeries like Yale or Dorset OR equivalent lock, designer door handle, tower bolt, door bush etc.

Terrace doors : Good quality door frame with FRP shutters of size 750x2100mm with paint finish  
: Ironmongeries like thumb turn lock of Yale or Dorset OR equivalent, door bush, tower bolt, Door closer etc.

## 8. WINDOWS

Windows : Aluminum powder coated windows with sliding shutter with see through toughened glass, and MS railing on inner side (wherever applicable)  
: Sill Treatment with Granite

French doors : Aluminum powder coated doors with toughened glass without grill.

Ventilators : UPVC frame of fixed frost glass / open-able shutter for ODU access (wherever applicable)  
: Soffit and sill treatment with Granite

## 9. ELECTRICAL POINTS

Power Supply : 3 Phase power supply connection

Safety device : MCB & RCCB (Residual Current Circuit breaker)

Switches & sockets : Modular box, modular switches & sockets of GM Switches or equivalent will be provided

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand polycab or equivalent will be provided

5 AMP socket (outdoor) : Point provided in the living balconies in recommended location.

Foot lamp : Provided in all bedrooms

Fan : Point provided in kitchen

TV : Point in Living & any one bedroom and provision in other bedrooms

Data : Point in Living & any one bedroom

Split-air conditioner : Points will be given in living / Dining and in all bedrooms

Exhaust fan : Point will be provided in all bathrooms

Geyser : Geyser point will be provided in all bathrooms

Back-up : 400W for 2 BHK & 500W for 3 BHK

## **SPECIFICATIONS COMMON TO BUILDING COMPLEX**

### **COMMON FEATURES:**

Lift : Elevators of 20 passenger automatic lift will be provided with MS finish

Back-up : 100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting

Name board : Apartment owner name will be provided in ground floor

Lift fascia : Granite / Marble or equivalent cladding at all levels

Lobby : Granite / Marble or equivalent flooring at Ground floor & first floor & Tile flooring at other levels

Corridor : Tiles flooring at all levels

Corridor wall dado : Wall tiles up to height 2350mm

Staircase floor : Granite flooring at all levels

Staircase handrail : MS handrail with enamel paint finish in all floors

Terrace floor : Cooling tile flooring

### **OUTDOOR FEATURES:**

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

Rain water harvest : Rain water harvesting site

STP : Centralized Sewage Treatment plant

Safety : CCTV surveillance cameras will be provided all round the building at pivotal Locations in ground level

Well defined walkway : Walkway spaces well defined as per landscape design intent

Security : Security booth will be provided at the entrance / exit facilitated with MY GATE App

Compound wall : Site perimeter compound wall with entry gates for a height of 1800mm and Featured Compound wall (wherever applicable) As per design intent

Landscape : Suitable landscape at appropriate places in the project as per design intent

Driveway : Convex mirror for safe turning in driveway in / out

External Driveway : Interlocking paver block or equivalent flooring with demarcated driveway as per landscape design intent

: Granite / Cobble stone flooring finish in entrance driveway and block lobby entrances.

# SUPERIOR SPECIFICATION

## 1. STRUCTURE

- Structural System : RCC wall Structure designed for seismic compliant (Zone 3)  
Floor - Floor height (incl. slab) : Will be maintained at 3000mm

## 2. WALL FINISH

- Internal walls : Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint  
Ceiling : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion paint  
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 - 1 : Glazed / Matte ceramic Tile up to 2350mm height of size 600x1200mm & above false ceiling will be finished with a coat of primer and 1 coats of emulsion paint  
Bathroom - 2 : Glazed / Matte ceramic Tile up to 2350mm height of size 600x1200mm & above false ceiling will be finished with a coat of primer and 1 coats of emulsion paint  
Bathroom - 3 : Glazed / Matte ceramic Tile up to 2350mm height of size 600x1200mm & above false ceiling will be finished with a coat of primer and 1 coats of emulsion paint  
Toilet ceiling : Grid type False Ceiling

## 3. FLOOR FINISH WITH SKIRTING

- Foyer, Living, Dining : Vitrified tiles of size 600x1200mm  
Internal Corridor & Bedrooms : Anti-skid ceramic tiles of size 600x600mm  
All Bathroom : Anti-skid ceramic tiles of size 600x600mm  
Balcony : Wooden deck finish tiles 200x1200mm  
Private open terrace (if applicable) : Wooden deck finish tiles 200x1200mm

## 4. KITCHEN & DINING

- CP fitting : American Standard or Equivalent  
Electrical point : For chimney & water purifier  
Dining : Counter top wash basin (wherever applicable)

## 5. BALCONY

- Handrail : MS handrail as per architect's design

## 6. BATHROOMS

- Sanitary fixture : American Standard or equivalent  
CP fittings : American Standard or equivalent

- Bathroom 01 : Wall mounted WC with cistern, Health faucet, Single lever diverter Rain shower column, counter top wash basin with long trench designer grating in the shower area with fixed glass partition
- Bathroom 02 : Wall mounted WC with cistern, Health faucet, Single lever diverter, Shower head with Counter mount wash basin & square designer Grating with Fixed Glass Partition
- Bathroom 03 : Wall mounted WC with cistern, Health faucet, Single lever diverter, Shower head with Counter mount wash basin & square designer grating

## 7. JOINERY

- Main door : Full jamb wooden architrave with double side veneer finish door of size 1200x2350mm  
: Ironmongeries like Digital lock system of Yale or equivalent lock, tower bolts, door viewer, safety latch, magnetic catcher, etc.
- Bedroom doors : Full jamb wooden architrave with double sided laminated finish shutter of size 1000x2350mm  
: Ironmongeries like Yale OR Dorset OR equivalent lock, designer door handle, magnetic catcher, tower bolt, etc.
- Bathroom doors : Full jamb wooden architrave with double sided laminated finish shutter of size 800x2350mm  
: Ironmongeries like one side coin Yale OR Dorset OR Equivalent & designer door handle of without Key, door bush
- Terrace doors : Good quality door frame with FRP shutters of size 750x2100mm with paint finish  
: Ironmongeries like thumb turn lock of Yale OR Dorset OR equivalent, door bush, tower bolt, door closure etc.

## 8. WINDOWS

- Windows : Aluminum powder coated windows with sliding shutter with see through toughened glass, and MS grill on inner side (wherever applicable)  
: Sill Treatment with Granite
- French doors : Aluminum powder coated and doors with toughened glass with without grill
- Ventilators : UPVC frame of fixed frost glass / open-able shutter for ODU access (wherever applicable)  
: Soffit and sill treatment with Granite

## 9. ELECTRICAL POINTS

- Power Supply : 3 Phase power supply connection
- Safety device : MCB & RCCB (Residential Current Circuit breaker)
- Switches & sockets : Modular box, modular switches & sockets of GM Switches or equivalent will be provided
- Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand polycab or equivalent will be provided
- 5 AMP socket (outdoor) : Point provided in the living balconies in recommended location
- Foot lamp : Provided in all bedrooms
- Fan : Point provided in kitchen

TV	:	Point in Living & any one bedroom and provision in other bedrooms
Data	:	Point in Living & any one bedroom
Split- air conditioner	:	Points will be given in living / Dining and in all bedrooms
Exhaust fan	:	Point will be provided in all bathrooms
Geyser	:	Geyser point will be provided in all bathrooms
Back-up	:	400W for 2 BHK, 500W for 3 BHK & 650W for 4 BHK

## **SPECIFICATIONS COMMON TO BUILDING COMPLEX**

### **COMMON FEATURES:**

Lift	:	Elevators of 20 passenger automatic lift will be provided with MS finish
Back-up	:	100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting
Name board	:	Apartment owner name will be provided in ground floor
Lift fascia	:	Granite / Marble or equivalent cladding at all levels
Lobby	:	Granite / Marble or equivalent flooring at Ground, first floor & Tile flooring at other levels
Corridor	:	Tiles flooring at all levels
Corridor wall dado	:	Wall tiles up to False ceiling height
Staircase floor	:	Granite flooring at all levels
Staircase handrail	:	MS handrail with enamel paint finish in all floors
Terrace floor	:	Cooling tile flooring

### **OUTDOOR FEATURES:**

Water storage	:	Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvest	:	Rain water harvesting site
STP	:	Centralized Sewage Treatment plant
Safety	:	CCTV surveillance cameras will be provided all round the building at pivotal Locations in ground level
Well defined walkway	:	Walkway spaces well defined as per landscape design intent
Security	:	Security booth will be provided at the entrance / exit facilitated with MY GATE App
Compound wall	:	Site perimeter compound wall with entry gates for a height of 1800mm and Featured Compound wall (wherever applicable) as per design intent
Landscape	:	Suitable landscape at appropriate places in the project as per design intent
Driveway	:	Convex mirror for safe turning in driveway in / out
External Driveway	:	Interlocking paver block or equivalent flooring with demarcated driveway as per landscape design intent
	:	Granite / Cobble stone flooring finish in entrance driveway and block lobby entrances



# PINNACLE SPECIFICATION

## 1. STRUCTURE

- Structural System : RCC wall Structure designed for seismic compliant (Zone 3)  
Floor - Floor height (incl. slab) : Will be maintained at 3000mm

## 2. WALL FINISH

- Internal walls : Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint  
Ceiling : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion paint  
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 1, 2 & 3 : Designer tiles of size 600x1200mm up to 2350mm height & above false ceiling will be finished with a coat of primer and 1 coats of emulsion paint  
Bathroom 4 : Glazed / Matte ceramic Tile up to 2350mm height of size 600x1200mm & above false ceiling will be finished with a coat of primer and 1 coats of emulsion paint  
Toilet ceiling : Grid type false ceiling

## 3. FLOOR FINISH WITH SKIRTING

- Foyer, Living, Dining, Kitchen & Internal Corridor : Vitrified tiles of size 600x1200mm

### BEDROOM

- All Bedrooms : Vitrified tiles of size 600x1200mm  
Bathroom 1 : Anti-skid ceramic tiles of size 600x600mm with granite on flooring in shower area  
Bathroom 2 & 3 : Anti-skid ceramic tiles of size 600x600mm with granite flooring in shower area  
Bathroom 4 : Anti-skid ceramic tiles of size 600x600mm  
Balcony : Wooden finish deck tiles 200x1200mm  
Private open terrace (if applicable) : Wooden finish deck tiles 200x1200mm

## 4. KITCHEN & DINING

- CP fitting : Kohler OR equivalent  
Electrical point : For chimney, dishwasher & water purifier  
Dining wash basin : Counter mounted wash basin wherever applicable

## 5. BALCONY

- Handrail : MS handrail as per architect's design

## 6. BATHROOMS

- CP & Sanitary fixture : Kohler OR equivalent

- Bathroom 1 : Wall mounted WC with cistern, Health faucet, Rain shower column, fixed glass partition and openable glass door and Counter top wash basin & 2 feet long trench in the shower area
- Bathroom 2 & 3 : Wall mounted WC with cistern, Health Faucet, Rain shower and Counter top wash basin with fixed glass partition & designer square grating
- Bathroom 4 : Wall mounted WC with cistern, Health faucet, Shower Head, Counter top wash basin with designer square grating in the shower area

## 7. JOINERY

- Main door : Full jamb wooden architrave and paneling with, double side veneer finish door of size 1200x2350mm
  - : Ironmongeries like Digital lock system of Yale or equivalent lock, tower bolts, door viewer, safety latch, magnetic catcher, etc.
- Bedroom doors : Full jamb wooden architrave with double sided laminated finish shutter of size 1000x2350mm
  - : Ironmongeries like Yale or Dorset or equivalent lock, designer door handle, tower bolt & magnetic catcher, etc.
- Bathroom doors : Full jamb wooden architrave with double side laminated door of size 800x2350mm
  - : Ironmongeries like one side coin & thumb turn lock of Yale or Dorset or equivalent without key, designer door handle, tower bolt & door bush
- Terrace doors : Good quality door frame with FRP shutters of size 750x2100mm with paint finish
  - : Ironmongeries like thumb turn lock of Yale OR Dorset equivalent Door bush, tower bolt, door closure etc.

## 8. WINDOWS

- Windows : Aluminum powder coated windows with sliding shutter with see through toughened glass, and MS railing on inner side (wherever applicable)
  - : Sill Treatment with Granite
- French doors : Aluminum powder coated windows and doors with toughened glass without grill
- Ventilators : UPVC frame of fixed frost glass / open-able shutter for ODU access (wherever applicable)
  - : Soffit treatment with Granites

## 9. ELECTRICAL POINTS

- Power Supply : 3 Phase power supply connection
- Safety device : MCB & RCCB (Residential Current Circuit breaker)
- Switches & sockets : Smart switches & sockets of GM or equivalent will be provided
- Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand polycab or equivalent will be provided
- 5 AMP socket (outdoor) : Point provided in the Living Balcony in recommended location
- Foot lamp : Provided in all bedrooms
- TV : Point in Living & any one bedroom and provision in other bedrooms

Fan	:	Point provided in kitchen
Data	:	Point in Living & any one bedroom
Split-air conditioner	:	Points will be given in living / dining and in all bedrooms
Exhaust fan	:	Point will be provided in all bathrooms
Geyser	:	Geyser point will be provided in all bathrooms
Back-up	:	750W for 3 BHK & 4 BHK

## **SPECIFICATIONS COMMON TO BUILDING COMPLEX**

### **COMMON FEATURES:**

Lift	:	Elevators of 20 passenger automatic lift will be provided with MS finish
Back-up	:	100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting
Name board	:	Apartment owner name will be provided in ground floor
Lift fascia	:	Granite / Marble or equivalent cladding at all levels
Lobby	:	Granite / Marble or equivalent flooring at Ground floor & first floor & Tile flooring at other levels
Corridor Flooring	:	Tiles of size 800x1600mm
Corridor wall	:	Wall tiles of size 800x1600mm up to False ceiling height
Staircase floor	:	Granite flooring at all levels
Staircase handrail	:	MS handrail with enamel paint finish in all floors
Terrace floor	:	Cooling tile flooring

### **OUTDOOR FEATURES:**

Water storage	:	Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvest	:	Rain water harvesting site
STP	:	Centralized Sewage Treatment plant
Safety	:	CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level
Well defined walkway	:	Walkway spaces well defined as per landscape design intent
Security	:	Security booth will be provided at the entrance / exit facilitated with MY GATE App
Compound wall	:	Site perimeter compound wall with entry gates for a height of 1800mm and Featured Compound wall (as per design intent)
Landscape	:	Suitable landscape at appropriate places in the project as per design intent
Driveway	:	Convex mirror for safe turning in driveway in / out
External Driveway	:	Interlocking paver block/equivalent flooring with demarcated driveway as per landscape design intent
	:	Granite / Cobble stone flooring finish in entrance driveway and block lobby entrances



**COMMUNITY ENTRANCE VIEW**



A PRESTIGIOUS ROMAN-THEMED RESIDENTIAL COMMUNITY

# LOCATION MAP



# LOCATION ADVANTAGES

## EDUCATIONAL INSTITUTIONS

### | Preschools

Chocolate Kids Play school	2 mins
Learn Hub-Pre School	8 mins
Peekaboo Play School & Learning Centre	12 mins
RiDi Mindz International Preschool	15 mins
Sparkle Montessori Preschool	12 mins
Kidz Wonder World Preschool	12 mins

### | Schools

Christwood School	10 mins
St. Joseph's Matric School	2 mins
Colours Indian School	3 mins
Zion Matriculation. Hr. Sec. School	20 mins
Mount Carmel Matriculation School	15 mins
Crescent School	15 mins

### | Colleges

Agni College of Technology	12 mins
Tagore Engineering College	3 mins
Sri Balaji Arts & Science (Co-Education) College	7 mins
Prince Dr. K. Vasudevan College of Engineering and Technology	7 mins
Meenakshi medical college	4 mins

## | Universities

Vellore Institute of Technology - VIT Chennai	1 min
Tamil Nadu Physical Education and Sports University	3 mins
IIITDM	2 mins
Crescent Institute of Science and Technology	8 mins

## HEALTH CARE

### | Clinics

Revathi Lakshmi clinic	10 mins
Vinayaga Homeo Clinic	2 mins
CCi Clinic	3 mins
SS Polyclinic	2 mins
White Pebbles Dental Clinic	3 mins
Chakra Dental Care & Orthodontic Center	2 mins

### | Hospitals

Kathir Memorial Hospital	2 mins
VITC Health Centre	2 mins
Sri Meenachi Hospital	2 mins
Arokia Annai Hospital	10 mins
SS Poly clinic	2 mins
A.R Poly Clinic	7 mins

### | 24 Hrs Multi-speciality Hospitals

Meenachi multi-speciality Hospital	1 min
OneHealth Super Speciality Hospital	5 mins
Chettinad Super Speciality Hospital	18 mins
COSH Hospital - Ortho Multi-speciality	20 mins
Sri Multi-speciality Homeopathy Clinic	14 mins

## WORK PLACE

### | Business Hubs

Gateway Office Parks	15 mins
KRISP IT Park	1 min
Siruseri IT Park	12 mins

### | Companies

ReDIM Information Systems Private Limited	18 mins
Rialto Enterprises Pvt Ltd	1 min
Fourrts India Pvt Ltd (Plant 2)	5 mins
HTC Global Services	15 mins

## RESTAURANTS, ENTERTAINMENT & SHOPPING

### | Malls

Vivira Mall	28 mins
The Marina Mall	20 mins

### | Restaurants

Meat and eat	1 min
Faasos	1 min
Behrouz Biryani	1 min
Tongue Restaurant	3 mins

### | Pubs

Chill The Bar	15 mins
Hiside Bar	18 mins
Wings Bar	15 mins
Rain Tree Resto Club	18 mins



## | Theatres

Sri Venkateswara Theatre 4K A/c dts	20 mins
MR Theatre	20 mins
Vidya Theatre A/c RGB Laser	20 mins
Kumaran Cinemas	20 mins

## | Shopping Centres

Ambika Home Appliances & Shopping Complex	2 mins
Krishna shopping Mall - Padur	15 mins

## OTHERS

### | Parks

Nandha Nagar Park	5 mins
Childrens park	3 mins
Fortune City Nagar Park	3 mins
Sudharsan Nagar Park	20 mins

### | Petrol Bunks

HP Petroleum	1 min
Indian Oil Petrol Bunk Chokalingam Enterprises	5 mins
Bharat Petroleum, Petrol Pump - M.C. Agencies City Connections	6 mins

### | Bus Stands

Kilambakkam bus depot	7 mins
Killakottaiyur bus stop	2 mins
Melakottaiyur bus stop	1 min
Malrosapuram bus stop	2 mins
Samathuvapuram bus stop	2 mins

## | Airport

Chennai International Airport	35 mins
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## | Railway Station

Urappakkam	15 mins
Vandalur	10 mins
Guduvancheri	21 mins
Perungulattur	20 mins





**GAZEBO VIEW**

# PAYMENT SCHEDULE



Booking advance	- 10%
Agreement Signing	- 35%
Commencement of Foundation	- 7.5%
Commencement of Basement Roof	- 7.5%
Commencement of Ground Floor	- 5.0%
Commencement of 5th Floor Roof	- 5.0%
Commencement of 10th Floor Roof	- 5.0%
Commencement of 15th Floor Roof	- 5.0%
Commencement of 20th Floor Roof	- 5.0%
Commencement of 25th Floor Roof	- 5.0%
Commencement of 30th Floor Roof	- 2.5%
Commencement of 35th Floor Roof	- 2.5%
Completion of Flooring Respective Unit	- 2.5%
Handing Over	- 2.5%
<b>Total</b>	<b>100%</b>



## INTERNATIONAL SCHOOL

CASAGRAND INTERNATIONAL SCHOOL OFFERS EVERY CHILD AN AMIABLE ENVIRONMENT THAT NURTURES THE CHILD'S POTENTIAL AND EXPANDS THE CHILD'S THINKING, THEREBY MAKING THEM HAPPY AND CONFIDENT INDIVIDUALS WHO ARE READY FOR THE FUTURE.



## MALL

DISCOVER A WORLD OF CONVENIENCE AT OUR VIBRANT MALL - WHERE SHOPPING, DINING, AND ENTERTAINMENT SEAMLESSLY CONVERGE FOR A PERFECT BLEND OF MODERN LIFESTYLE.



**AWARDS**

# AWARDS

Exchange4media  
e4m Pride of India Chennai  
2024

Outlook Business Spotlight -  
Business Icons Awards 2023  
Best Employer of the year

15th Realty+ Conclave and  
Excellence Awards 2023, South  
CASAGRAN ARIA  
Affordable Housing Project  
of the Year

14th Realty+  
Excellence Awards  
2022, South Fastest Growing  
Realty Brand of the Year

14th Realty+  
Excellence  
Awards 2022, South  
CASAGRAN HAZEN  
Mid-Segment Project  
of the Year

Best Lifestyle  
Developer 2022  
Asia Property Awards

Most Trusted  
Builder in  
South India - News18 Tamil  
Nadu 2022

Pride of India  
Brands- The Best  
of South Awards 2022  
Exchange4media

Best Brands 2021  
The Economic Times

Residential Project -High-end  
(Completed: Metro)-2022  
CASAGRAN AMETHYST  
The Economic Times Real  
Estate Awards -South

Best Brands 2021  
The Economic Times

Best Mid-segment  
Project of the Year 2021  
CASAGRAN BOULEVARD  
- 13th Estate Awards Franchise  
India and REMAX India

Most Popular  
Project of the Year 2021  
CASAGRAN BOULEVARD  
- Realty Conclave Excellence  
Awards 2021, South

Mid-Segment  
Project of the Year 2021  
CASAGRAN ORLENA - Realty  
Conclave Excellence Awards  
2021, South

Best Real Estate  
Company of Tamil Nadu  
Times Business  
Awards 2020  
-The Times of India

Luxury Villa  
Project of the Year 2019  
CASAGRAN ESERALDA  
11th Estate Annual Awards,  
powered by  
Franchise India

Most Admired  
Upcoming Project of  
the Year 2019  
CASAGRAN ROYALE  
ET Now

Best Project in  
Non-Metro - 2019  
CASAGRAN ETERNIA II  
ET Now

Innovative  
Project of the Year 2019  
CASAGRAN ZENITH  
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