

CASAGRANDBUILDING
building aspirations



CASAGRANDBUILDING
ARIA
Tambaram

CASAGRAND

ARIA





With its towering presence, Casagrand Aria – Our new apartment project at Tambaram is sure to become the nucleus of all eyes. This high-rise redefines high living for the ones who look forward to it.

While comfort is the heart and soul of Casagrand Aria, the breath-taking views it offers takes the cake. Call it your home. Indulge in a community of world-class amenities. And get the view of a lifetime.

The logo features a stylized orange star shape on the left, followed by the word "CASAGRAN" in a bold, black, sans-serif font, and "ARIA" in a larger, bold, orange, sans-serif font below it. Below the logo is the tagline "The High Life Awaits You!" in a smaller, black, sans-serif font.

CASAGRAN
ARIA
The High Life Awaits You!





South India's Leading Real Estate Developer

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 36 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 27,000 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 17th 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.





Salient Features

- 817 High-Rise apartments on a sprawling 4 acres of land extent in Tambaram
- Basement + Stilt + 19 floors building design structure
- Meticulously designed 1 & 2 BHK apartments
- Secured apartment community with a vehicle free podium
- 85+ lifestyle amenities & features like roof-top swimming pool, work pods, convenio store, video games corner, gym, mini theatre, cafeteria, amphitheatre & many more
- Offers a 17000 sq.ft stylish Clubhouse with plenty of indoor & terrace amenities
- 30000 sq.ft landscaped areas for ample light, ventilation & recreational activities
- 100% Vaastu compliant homes designed with zero dead space
- Surrounded by prominent landmarks, IT/ITES companies, schools, colleges & hospitals







AMENITIES



INDOOR AMENITIES

ENTERTAINMENT

1. CAFETERIA WITH COFFEE VENDING MACHINE
2. MULTIPURPOSE HALL
3. MINI THEATRE
4. BUSINESS CENTRE
5. ART / MUSIC / LEARNING CENTER
6. INTERACTIVE KIDS ZONE

FITNESS

7. GYM
8. YOGA / ZUMBA / AEROBICS ROOM

GAMING ZONE

9. VIDEO GAMES ROOM
10. VIRTUAL REALITY GAMES ROOM
11. BOXING SIMULATOR

INDOOR KIDS PLAY

12. LEGO PLAY AREA
13. KIDS BALL PIT
14. KIDS INDOOR TENTING CAMP
15. FLOOR GAMES FOR KIDS
16. CRECHE
17. KIDS LIBRARY
18. SMART BOARD FOR KIDS

INDOOR GAMES

19. BOARD GAMES AREA
20. SNOOKER
21. PUNCHING ARCADE
22. TABLE TENNIS
23. FOOSBALL
24. ARCADE BASKETBALL

OUTDOOR AMENITIES

SWIMMING POOL AMENITIES

25. SWIMMING POOL
26. POOLSIDE LEISURE PAVILIONS
27. KID'S SURPRISE FOUNTAIN AREA
28. POOLSIDE RECREATION ZONE
29. KID'S POOL
30. ISLAND SEATING AREA
31. SUNKEN HEARTH DECK
32. POOLSIDE REFRESHMENT CORNER
33. POOLSIDE LOUNGE SEATING

RECREATION

34. STANDALONE HAMMOCK PANELS
35. TERRACE BARBEQUE
36. SKY GAZING DECK
37. SONG BOARD WALL
38. AROMATIC / HERBAL BOULEVARD
39. SENIOR CITIZEN SEATING AREA



40. TRADITIONAL PLAY AREA
41. FOOT TENNIS
42. SHADED PATIO WITH SEATING
43. TERRACE HANGOUT PLAZA
44. CHIME GARDEN WITH SEATERS
45. RING SWING
46. GAME ZONE WITH BASKETBALL HOOP
47. WORKING POD
48. SEATING ZONE WITH CHARGING FACILITY
49. PARTY LAWN
50. WI-FI ZONE WITH LOUNGE SEATING
51. AMPHITHEATRE
52. PET PARK

FUN AND GAMES

53. CHALKBOARD WALL
54. JUNGLE GYM
55. HAMMOCK SWINGS FOR ADULTS
56. HOOKEY RING TOSS PANEL
57. HAMSTER WHEEL
58. TREE HOUSE
59. PLAY LAWN
60. SANDPIT WITH SANDCASTLE
61. COGNITIVE PLAY AREA
62. MAZE GARDEN
63. OUTDOOR CHESS AREA
64. TOT LOT

OUTDOOR FITNESS

65. YOGA / MEDITATION PAVILION

66. SPECIAL FITNESS ZONE
67. OUTDOOR GYM
68. CYCLING TRACK
69. WALKING / JOGGING TRACK

OUTDOOR SPORTS

70. KID'S ZIPLINE & PENDULUM PARK
71. HOPSCOTCH
72. CHILDRENS PLAY AREA
73. CRICKET PRACTICE NET
74. TENNIS COURT
75. TRAMPOLINE
76. ADVENTURE ROCK CLIMBING WALL
77. MULTIPURPOSE PLAY COURT
BASKETBALL / VOLLEYBALL
78. SKATING RINK
79. BADMINTON COURT

FACILITIES & FEATURES

80. ASSOCIATION ROOM
81. PHARMACY
82. CLINIC
83. CONVENIO STORE
84. CAR WASH BAY
85. CAR CHARGING BAY
86. ENTRY WATER FEATURE
87. CLUB ENTRY WATER FEATURE WALL
WITH SCULPTURE COURT
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89. DOUBLE HEIGHT LOBBY WITH RECEPTION
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Aerial Swimming Pool View



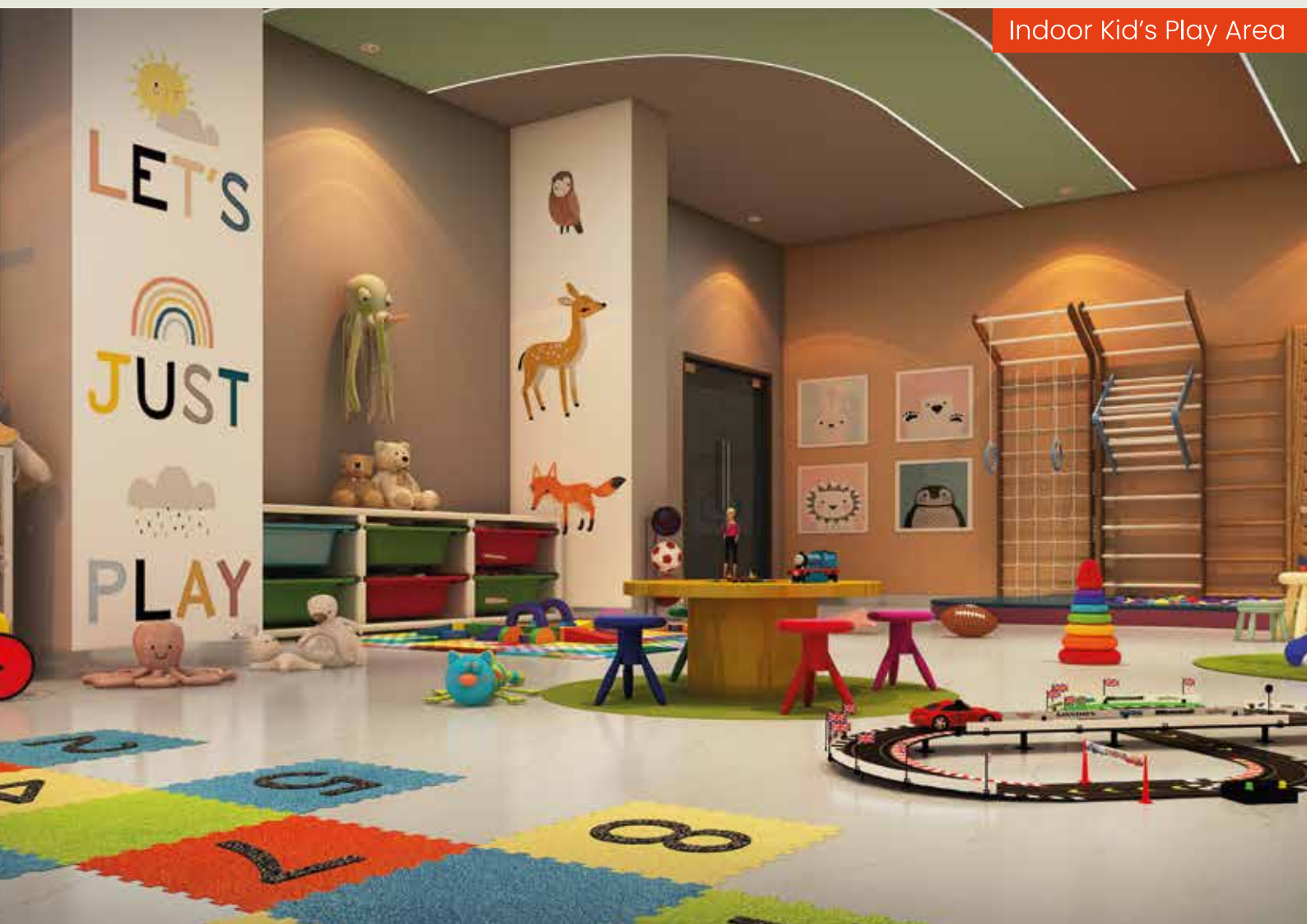
Rooftop Swimming Pool



Video Games Room



Indoor Kid's Play Area



PRODUCT
SUPERIORITY





The best of Product superiority

- Casagrand's remarkable High-rise development in Tambaram
- A community with the best of architecture & finesse
- 817 lifestyle apartments spread across 4 acres
- Apartments with a beautiful city view
- Premium 1 BHK and 2 BHK units
- 85+ amenities & a rooftop swimming pool with city view
- Efficiency in space planning
- Vaastu compliant homes

Proudly presenting you a high community with the best of architecture & finesse



- Block 1 & 3 come with B+S+19 floors and block 2 with B+S+9 floors complemented by a contemporary facade design
- The premium apartment towers stands tall with the elevation being highlighted by a dynamic facade lighting
- A grand entrance archway, double height arrival plaza & water feature with sculpture as a premium welcoming element
- Metal sculptures in water cascade and feature wall – a dignified clubhouse entry
- The project hosts an ultra-modern 17,000 sq.ft clubhouse designed with an extended party deck sprawled with amenities
- Barrier-free community for kids & senior citizen designed with ramps & handrails
- Meticulously planned flow of circulation with basement parking and driveway plazas with bicycle & pedestrian tracks all around the site
- Building orientation ensuring maximum wind-flow and minimum heat-gain for every apartment
- All cores are well equipped with staircase & lifts with 13 passengers' capacity
- Well detailed lift facia with wall cladding & lighting
- Designer floor identification signage at every floor level



A neighborhood one with nature

- The community boasts of an efficient building footprint where 70% of land area is open space
- The apartment towers are planned with 30,000 sq.ft of landscaped spaces with no overlooking apartments
- Enjoy the serenity of the flowing spaces around the apartment towers with viewing decks, organic garden, herbal boulevard, seating plaza and party lawn

Believe it or not... 85+ amenities to keep you pumped



- Cricket practice net, multipurpose play court, badminton court, tennis court and skating rink for active outdoor sports in the community
- Children's play area is sprawled across the project in the open landscaped parks with TOT-LOT, adventure rock climbing, trampoline, hamster wheel, hookey ring toss panel, tree house, etc.
- The clubhouse spaces are facilitated with multipurpose party hall, mini theater, gym, yoga/meditation and zumba, Indoor kids play, etc.
- Snooker, table tennis, foosball & punching arcade, basketball arcade and board games in Indoor games area were provided for teens & young adults
- Roof top swimming pool with kids pool, pool Island seating, poolside refreshment corner, kids surprise fountain area and poolside lounge
- Outdoor gym, walking / jogging track, yoga deck, meditation pavilion and bicycle racks provided for engaging residents in outdoor activities
- Dedicated car wash and charging bay in the ground floor
- Association room, convenio store and lumber rooms are provided for the convenience of the residents



Know why our apartments are superior

- Secured gated community with My GATE facility at the entry & exit, providing 24x7 security CCTV surveillance across the site
- Sleek looking designer main door facilitated with a digital door lock system
- Wireless mobile charging pod provided in the living & in one of the bedrooms for a hassle-free charging experience
- Specification of the interiors are upgraded to meet your lifestyle requirements right from flooring to premium sanitary fixtures
- SS Matte finish sink with drainboard in the kitchen
- Pest-free SS gratings are provided in the master toilet and other toilets/kitchen respectively
- Cloth drying provision in the balcony for convenience and an uninterrupted view experience

- Most apartments are provided with dining wash basin
- Spacious bedrooms and kitchens
- OTS/cutouts and shafts with convenient AC ODU spaces are planned for services and ventilation



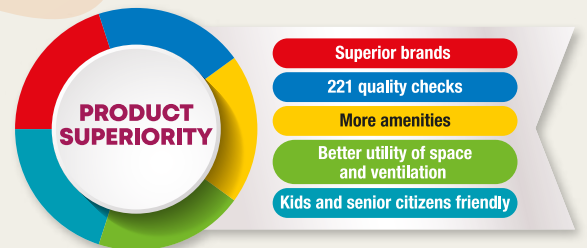
Considering Vaastu? We got that sorted too

- Most units having North or East facing entrance
- All apartments with kitchen placed in SE & NW
- All apartments with SW bedrooms
- No apartments have bed headboard in the North
- No apartments have toilets in SW or NE



Efficiency in space planning

- Uninterrupted visual connectivity as all the bedrooms & balconies will be having podium view or city view
- The apartment towers are designed with no overlooking between the apartments



Elevation View



Outdoor Play Area



Podium View



SITE PLAN
&
FLOOR PLANS



SITE PLAN



INDOOR AMENITIES

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6. INTERACTIVE KIDS ZONE

FITNESS

7. GYM
8. YOGA / ZUMBA / AEROBICS ROOM

GAMING ZONE

9. VIDEO GAMES ROOM
10. VIRTUAL REALITY GAMES ROOM
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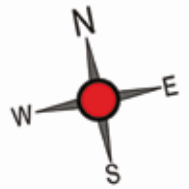
OUTDOOR SPORTS

70. KIDS ZIPLINE & PENDULUM PARK
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72. CHILDRENS PLAY AREA
73. CRICKET PRACTICE NET
74. TENNIS COURT
75. TRAMPOLINE

76. ADVENTURE ROCK CLIMBING WALL
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FACILITIES & FEATURES

80. ASSOCIATION ROOM
81. PHARMACY
82. CLINIC
83. CONVENIO STORE
84. CAR WASH BAY
85. CAR CHARGING BAY
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87. CLUB ENTRY WATER FEATURE WALL WITH SCULPTURE COURT
88. FMS ROOM
89. DOUBLE HEIGHT LOBBY WITH RECEPTION
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BASEMENT PLAN



INDOOR AMENITIES

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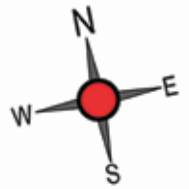
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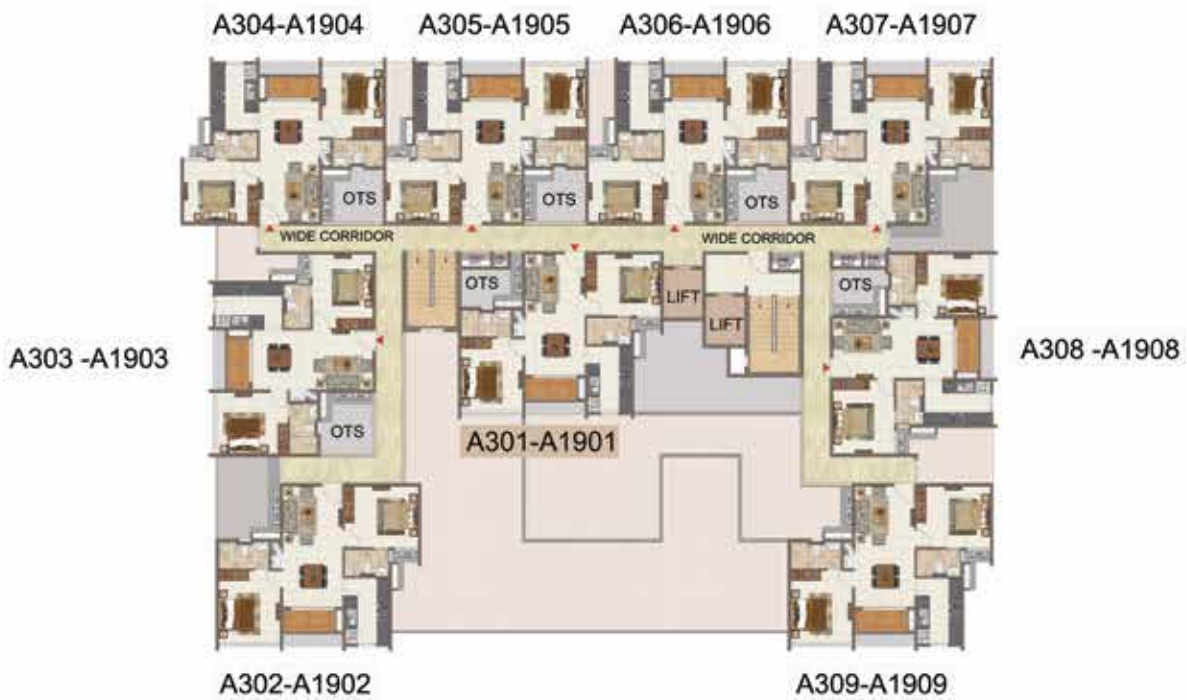
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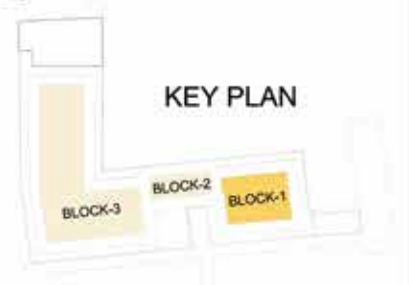
BLOCK 1 FLOOR PLANS



TYPICAL FLOOR PLAN
(3RD TO 19TH FLOOR)

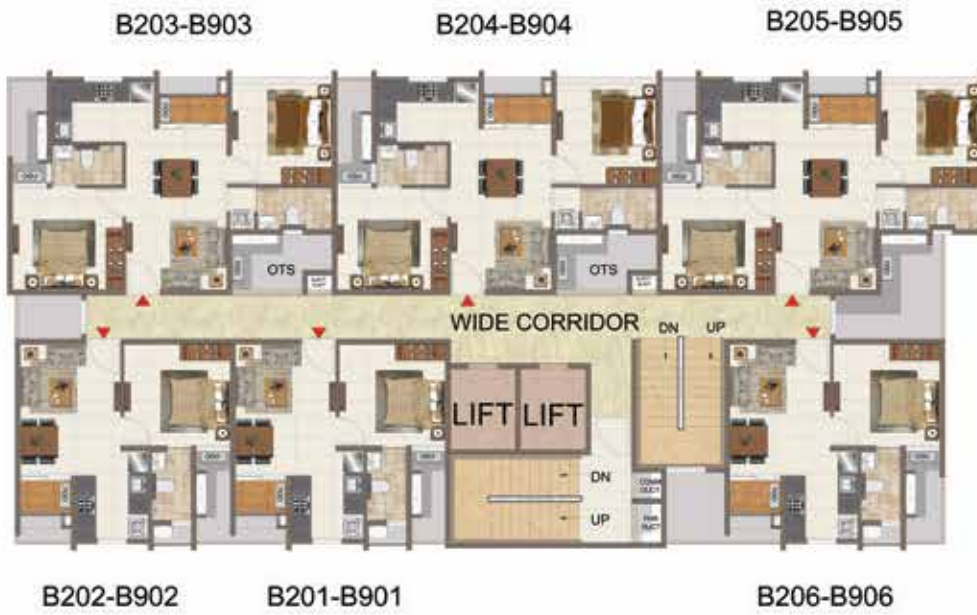
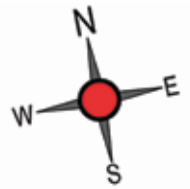


SECOND FLOOR PLAN



KEY PLAN

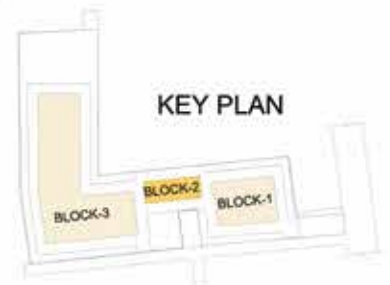
BLOCK 2 FLOOR PLANS



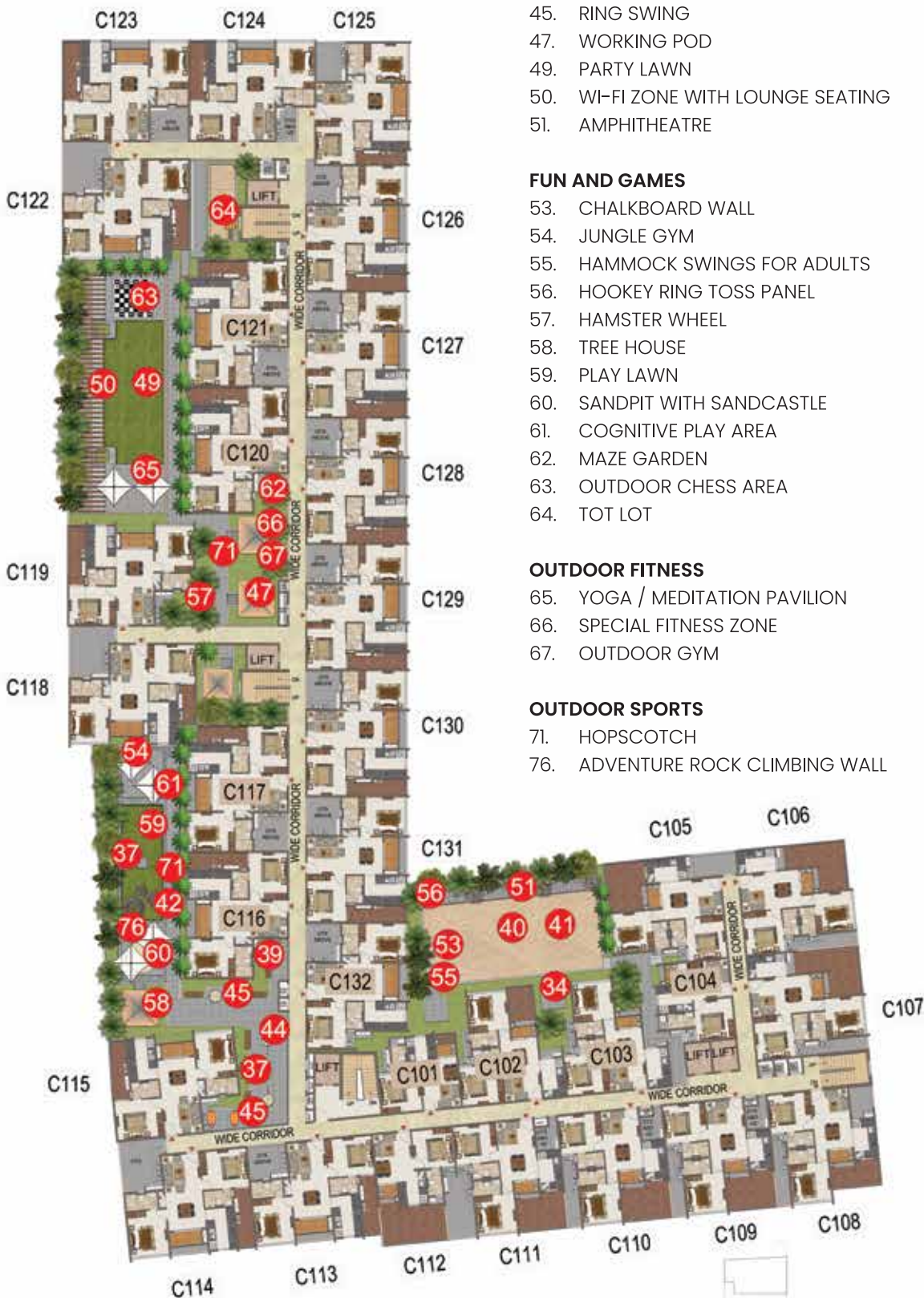
TYPICAL FLOOR PLAN
(2ND TO 9TH FLOOR)



FIRST FLOOR PLAN



BLOCK 3 FLOOR PLANS



OUTDOOR AMENITIES

RECREATION

- 34. STANDALONE HAMMOCK PANELS
- 37. SONG BOARD WALL
- 40. TRADITIONAL PLAY AREA
- 41. FOOT TENNIS
- 42. SHADED PATIO WITH SEATING
- 44. CHIME GARDEN WITH SEATERS
- 45. RING SWING
- 47. WORKING POD
- 49. PARTY LAWN
- 50. WI-FI ZONE WITH LOUNGE SEATING
- 51. AMPHITHEATRE

FUN AND GAMES

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- 58. TREE HOUSE
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- 62. MAZE GARDEN
- 63. OUTDOOR CHESS AREA
- 64. TOT LOT

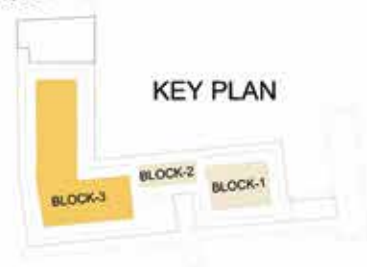
OUTDOOR FITNESS

- 65. YOGA / MEDITATION PAVILION
- 66. SPECIAL FITNESS ZONE
- 67. OUTDOOR GYM

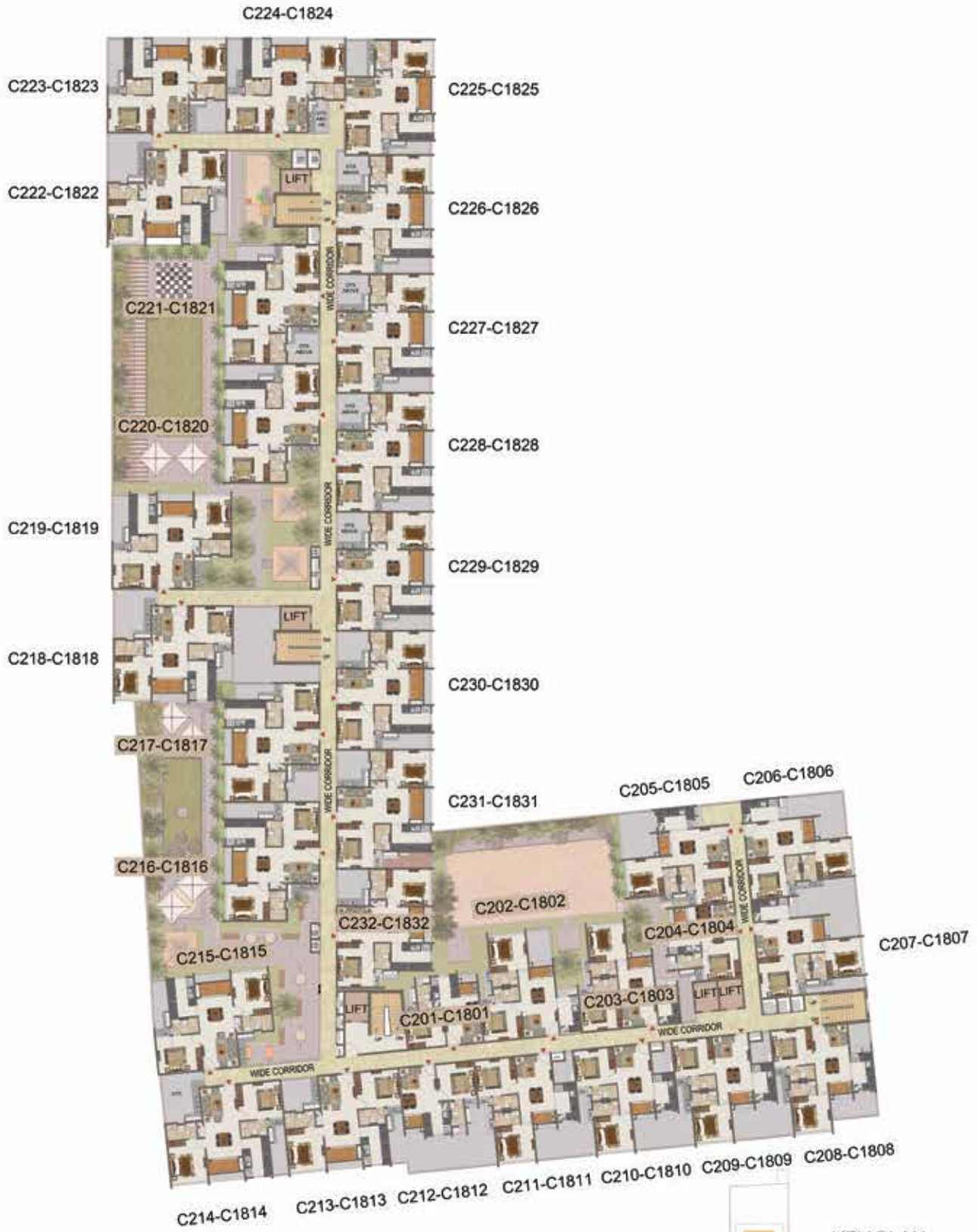
OUTDOOR SPORTS

- 71. HOPSCOTCH
- 76. ADVENTURE ROCK CLIMBING WALL

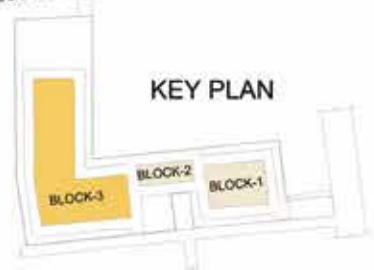
FIRST FLOOR PLAN



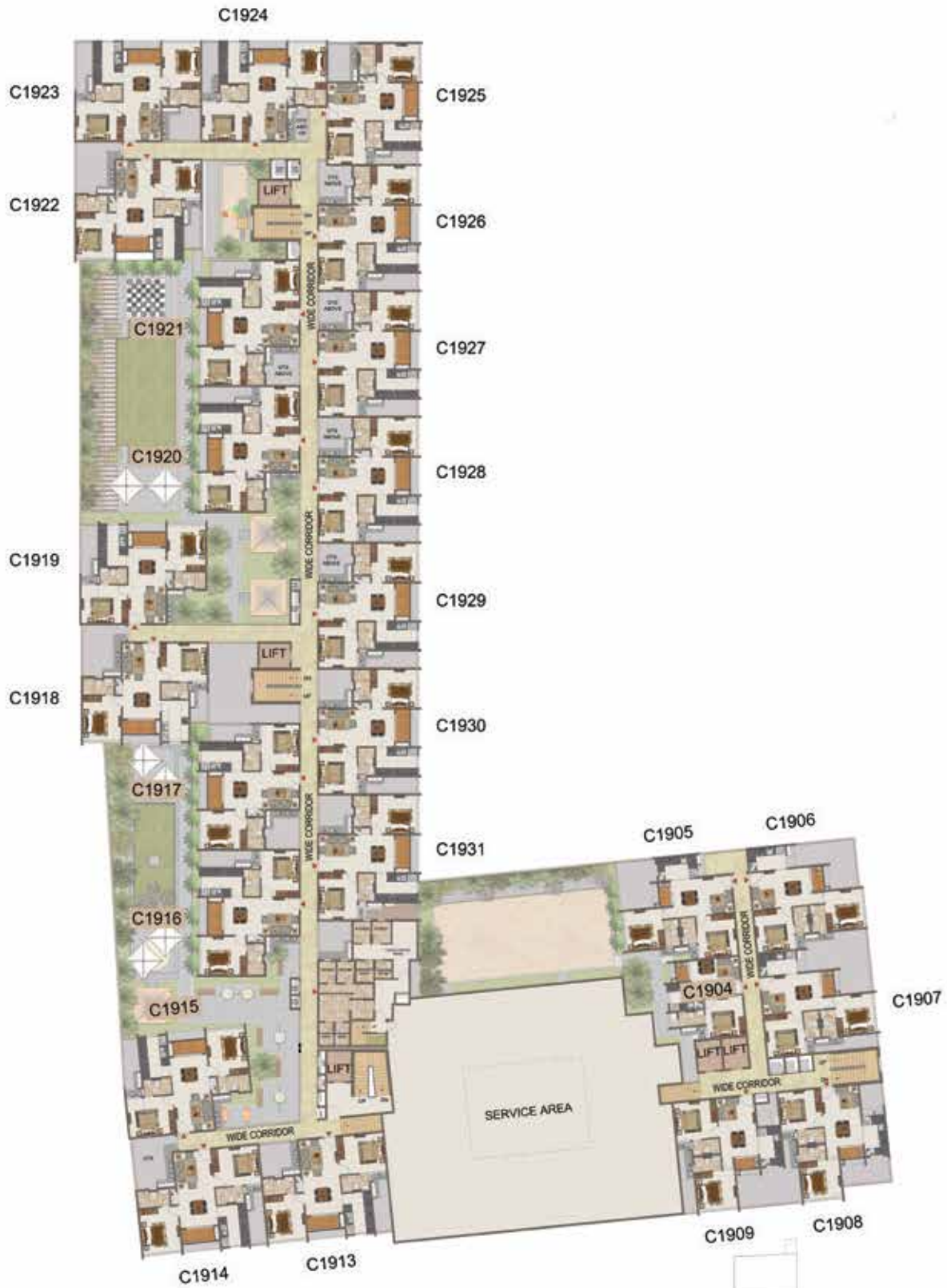
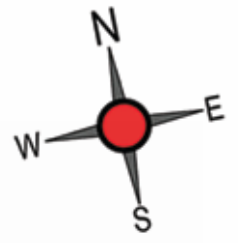
BLOCK 3 FLOOR PLANS



**TYPICAL FLOOR PLAN
(2RD TO 18TH FLOOR)**



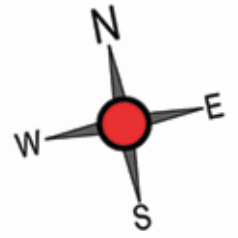
BLOCK 3 FLOOR PLANS



19TH FLOOR PLAN



BLOCK 3 TERRACE PLAN



OUTDOOR AMENITIES

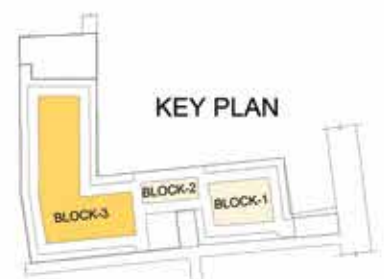
SWIMMING POOL AMENITIES

- 25. SWIMMING POOL
- 26. POOLSIDE LEISURE PAVILIONS
- 27. KID'S SURPRISE FOUNTAIN AREA
- 28. POOLSIDE RECREATION ZONE
- 29. KIDS POOL
- 30. ISLAND SEATING AREA
- 31. SUNKEN HEARTH DECK
- 32. POOLSIDE REFRESHMENT CORNER
- 33. POOLSIDE LOUNGE SEATING

RECREATION

- 46. GAME ZONE WITH BASKETBALL HOOP

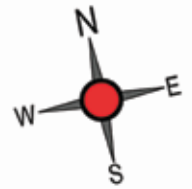
TERRACE FLOOR PLAN





1 BHK+1T

C112 - C1812



UNIT NO - C212- C1812 TYPICAL FLOOR



UNIT NO - C112 FIRST FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P. TERRACE AREA (SQFT)
C112	1BHK-1T	340	18	358	526	195
C212- C1812	1BHK-1T	340	18	358	526	-



KEY PLAN

1 BHK+1T

B101 - B901

B102 - B902

B106 - B906

2 BHK+2T

B103 - B903

B104 - B904

B105 - B905



UNIT NO - B101 - B901 TYPICAL FLOOR
 - B102 - B902
 - B106 - B906

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P.TERRACE AREA (SQFT)
B101 - B901 & B102 - B902	1BHK-1T	340	18	358	529	-
B106 - B906	1BHK-1T	340	18	358	534	-



KEY PLAN



UNIT NO - B103 - B903 TYPICAL FLOOR
 - B104 - B904



UNIT NO B105 - B905 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P.TERRACE AREA (SQFT)
B103 - B903	2BHK-2T	536	21	557	827	-
B104 - B904	2BHK-2T	536	21	557	824	-
B105 - B905	2BHK-2T	536	21	557	844	-

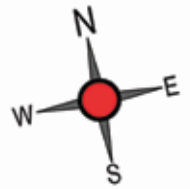


KEY PLAN

1 BHK+1T

C101 - C1801

C104 - C1904



UNIT NO - C101

FIRST FLOOR



UNIT NO - C201- C1801

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P.TERRACE AREA (SQFT)
C101	1BHK-1T	340	18	358	535	15
C201 - C1801	1BHK-1T	340	18	358	535	-



KEY PLAN



UNIT NO - C104 - C1904

FIRST FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P.TERRACE AREA (SQFT)
C104 - C1904	1BHK-1T	339	18	357	535	-



KEY PLAN

2 BHK+2T

C102 - C1802

C103 - C1803



UNIT NO - C202- C1802
- C103- C1803
ENTRY
TYPICAL FLOOR



UNIT NO - C102
ENTRY
FIRST FLOOR

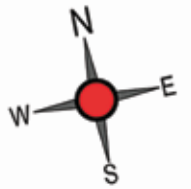
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P. TERRACE AREA (SQFT)
C102	2BHK-2T	537	21	558	826	190
C202- C1802 & C103- C1803	2BHK-2T	537	21	558	826 & 831	-



KEY PLAN

2 BHK+2T

C107 - C1907



UNIT NO - C207- C1907

TYPICAL FLOOR



UNIT NO - C107

FIRST FLOOR

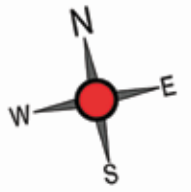
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P TERRACE AREA (SQFT)
C107	2BHK-2T	534	22	556	828	182
C207- C1907	2BHK-2T	534	22	556	828	-



KEY PLAN

2 BHK+2T

C106 - C1906



UNIT NO - C206- C1906

TYPICAL FLOOR



UNIT NO - C106

FIRST FLOOR

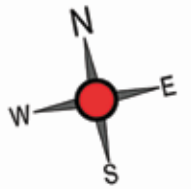
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P TERRACE AREA (SQFT)
C106	2BHK-2T	534	22	556	829	169
C206- C1906	2BHK-2T	534	22	556	829	-



KEY PLAN

2 BHK+2T

C105 - C1905



UNIT NO - C205- C1905

TYPICAL FLOOR



UNIT NO - C105

FIRST FLOOR

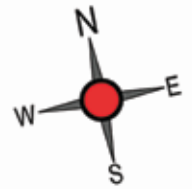
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P TERRACE AREA (SQFT)
C105	2BHK-2T	535	21	556	831	145
C205- C1905	2BHK-2T	535	21	556	831	-



KEY PLAN

2 BHK+2T

C108 - C1908



UNIT NO - C208- C1908 TYPICAL FLOOR



UNIT NO - C108 FIRST FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P TERRACE AREA (SQFT)
C108	2BHK-2T	535	21	556	833	93
C208- C1908	2BHK-2T	535	21	556	833	-



KEY PLAN

2 BHK+2T

C109 - C1909

C110 - C1810

C111 - C1811



UNIT NO - C209- C1909,C210- C1810 & TYPICAL FLOOR
- C211- C1811



UNIT NO - C109, C110 & C1011 FIRST FLOOR

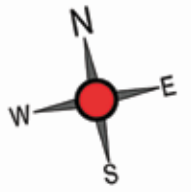
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P.TERRACE AREA (SQFT)
C109, C110 & C111	2BHK-2T	535	21	556	838,838& 836	136
C209- C1809,C210- C1810 & C211- C1811	2BHK-2T	535	21	556	838,838& 836	-
C1909	2BHK-2T	535	21	556	839	-



KEY PLAN

2 BHK+2T

C125 - C1925



UNIT NO - C225 - C1925

TYPICAL FLOOR



UNIT NO - C125

FIRST FLOOR



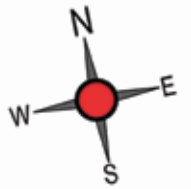
KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P TERRACE AREA (SQFT)
C125	2BHK-2T	605	35	640	944	34
C225 - C1925	2BHK-2T	605	35	640	944	-

2 BHK+2T

C113 - C1913

C114 - C1914



UNIT NO - C213- C1913
- C214- C1914

TYPICAL FLOOR



UNIT NO - C113 & C114

FIRST FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P. TERRACE AREA (SQFT)
C113 & C114	2BHK-2T	643	35	678	1001& 1015	56 & 53
C213- C1813 & C214- C1914	2BHK-2T	643	35	678	1001& 1015	-
C1913 & C214- C1914	2BHK-2T	643	35	678	1005& 1015	-



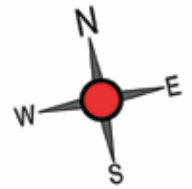
KEY PLAN

2 BHK+2T

A204 - A1904

A205 - A1905

A206- A1906



UNIT NO - A204 - A1904
 - A305 - A1905
 - A306 - A1906

TYPICAL FLOOR



UNIT NO - A205 & A206

SECOND FLOOR

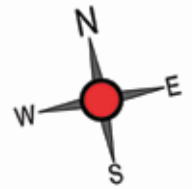
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P TERRACE AREA (SQFT)
A204-A1904	2BHK-2T	643	35	678	1003	-
A205 & A206	2BHK-2T	643	35	678	1005	53
A305-A1905 & A306-A1906	2BHK-2T	643	35	678	1005	-



KEY PLAN

2 BHK+2T

C124 - C1924



UNIT NO - C224- C1924

TYPICAL FLOOR



UNIT NO - C124

FIRST FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P.TERRACE AREA (SQFT)
C124	2BHK-2T	643	35	678	1004	53
C224- C1924	2BHK-2T	643	35	678	1004	-



KEY PLAN

2 BHK+2T

C126 - C1926

C127 - C1927

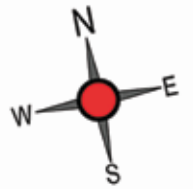
C128 - C1928

C129 - C1929

C130 - C1930

C131 - C1931

C132 - C1832



UNIT NO - C126
- C127
- C128
- C129
- C130
- C131

FIRST FLOOR

UNIT NO - C226 - C1926
- C227 - C1927
- C228 - C1928
- C229 - C1929
- C230 - C1930
- C231 - C1931
- C132 - C1832

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P. TERRACE AREA (SQFT)
C126,C127,C128,C129,C130,C131	2BHK-2T	643	35	678	1004,1005,1005,1005,1005,1005	53
C226 - C1926,C227 - C1927,C228 - C1928,C229 - C1929,C230 - C1930,C231 - C1931& C132 - C1832	2BHK-2T	643	35	678	1004,1005,1005,1005,1005,1005 &1007	-

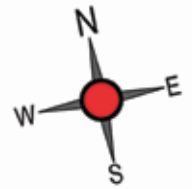


KEY PLAN

2 BHK+2T

C116 - C1916

C120 - C1920



UNIT NO - C216 - C1916
- C220 - C1920

TYPICAL FLOOR



UNIT NO - C116 & C120

FIRST FLOOR

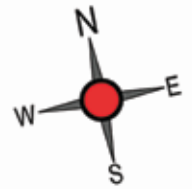


KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P TERRACE AREA (SQFT)
C116 & C120	2BHK-2T	642	35	677	1005	54
C216 - C1916 & C220 - C1920	2BHK-2T	642	35	677	1005	-

2 BHK+2T

A203 - A1903

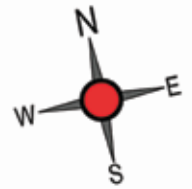


KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P. TERRACE AREA (SQFT)
A203	2BHK-2T	642	35	677	1006	90
A303 - A1903	2BHK-2T	642	35	677	1006	-

2 BHK+2T

A208 - A1908



UNIT NO - A308 - A1908

TYPICAL FLOOR



UNIT NO - A208

SECOND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P TERRACE AREA (SQFT)
A208	2BHK-2T	643	35	678	1006	116
A308 - A1908	2BHK-2T	643	35	678	1006	-

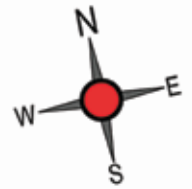


KEY PLAN

2 BHK+2T

C117 - C1917

C121 - C1921



UNIT NO - C217 - C1917
- C221 - C1921

TYPICAL FLOOR



UNIT NO - C117 & C121

FIRST FLOOR



KEY PLAN

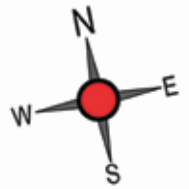
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P TERRACE AREA (SQFT)
C117 & C121	2BHK-2T	642	35	677	1006	48 & 47
C217 - C1917 & C221 - C1921	2BHK-2T	642	35	677	1006	-

2 BHK+2T

A201 - A1901

A202 - A1902

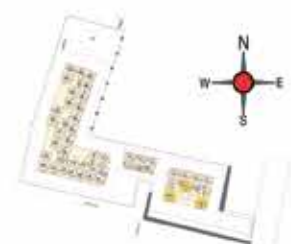
A209 - A1909



UNIT NO - A201 - A1901
 - A202 - A1902
 - A209 - A1909

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P.TERRACE AREA (SQFT)
A201-A1901	2BHK-2T	643	35	678	1007	-
A202-A1902	2BHK-2T	643	35	678	1020	-
A209-A1909	2BHK-2T	643	35	678	1007	



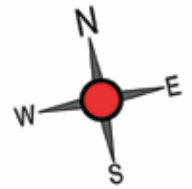
KEY PLAN

2 BHK+2T

C215 - C1915

C219 - C1919

C223 - C1923



UNIT NO - C215-C1915
 - C219-C1919
 - C223-C1923

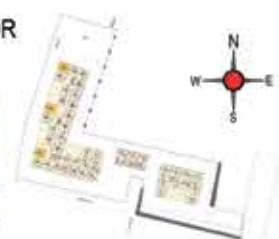
TYPICAL FLOOR



UNIT NO - C115, C119 & C123

FIRST FLOOR

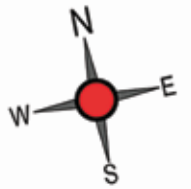
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P.TERRACE AREA (SQFT)
C115, C119 & C123	2BHK-2T	643	35	678	1008, 1008 & 1007	57, 62 & 61
C215-C1915, C219-C1919 & C223-C1923	2BHK-2T	643	35	678	1008, 1008 & 1007	



KEY PLAN

2 BHK+2T

C118 - C1918



UNIT NO - C218- C1918

TYPICAL FLOOR



UNIT NO - C118

FIRST FLOOR

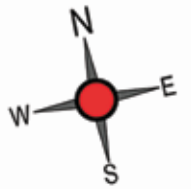
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P.TERRACE AREA (SQFT)
C118	2BHK-2T	643	35	678	1017	34
C218- C1918	2BHK-2T	643	35	678	1017	-



KEY PLAN

2 BHK+2T

C122 - C1922



UNIT NO - C222- C1922

TYPICAL FLOOR



UNIT NO - C122

FIRST FLOOR

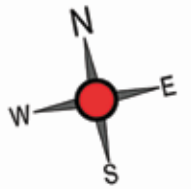
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P.TERRACE AREA (SQFT)
C122	2BHK-2T	643	35	678	1018	46
C222- C1922	2BHK-2T	643	35	678	1018	-



KEY PLAN

2 BHK+2T

A207 - A1907



UNIT NO - A207 - A1907

TYPICAL FLOOR



UNIT NO - A207

SECOND FLOOR

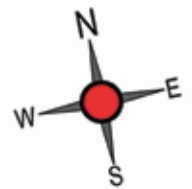
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	P.TERRACE AREA (SQFT)
A207	2BHK-2T	643	35	678	1028	53
A307-A1907	2BHK-2T	643	35	678	1028	-



KEY PLAN



CLUBHOUSE



INDOOR AMENITIES

ENTERTAINMENT

1. CAFETERIA WITH COFFEE VENDING MACHINE
2. MULTIPURPOSE HALL
3. MINI THEATRE
4. BUSINESS CENTRE
5. ART / MUSIC / LEARNING CENTER
6. INTERACTIVE KIDS ZONE

FITNESS

7. FITNESS GYM
8. YOGA / ZUMBA / AEROBICS ROOM

GAMING ZONE

9. VIDEO GAMES ROOM
10. VIRTUAL REALITY GAMES ROOM
11. BOXING SIMULATOR

INDOOR KIDS PLAY

12. LEGO PLAY AREA
13. KIDS BALL PIT
14. KIDS INDOOR TENTING CAMP
15. FLOOR GAMES FOR KIDS
16. CRECHE
17. KIDS LIBRARY
18. SMART BOARD FOR KIDS

INDOOR GAMES

19. BOARD GAMES AREA
20. SNOOKER
21. PUNCHING ARCADE
22. TABLE TENNIS
23. FOOSBALL
24. ARCADE BASKETBALL

OUTDOOR AMENITIES

RECREATION

35. TERRACE BARBEQUE
36. SKY GAZING DECK
43. TERRACE HANGOUT PLAZA

FACILITIES & FEATURES

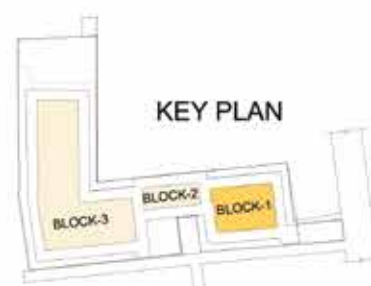
80. ASSOCIATION ROOM
88. FMS ROOM
89. DOUBLE HEIGHT LOBBY WITH RECEPTION
90. READING / WAITING LOUNGE



FIRST FLOOR PLAN



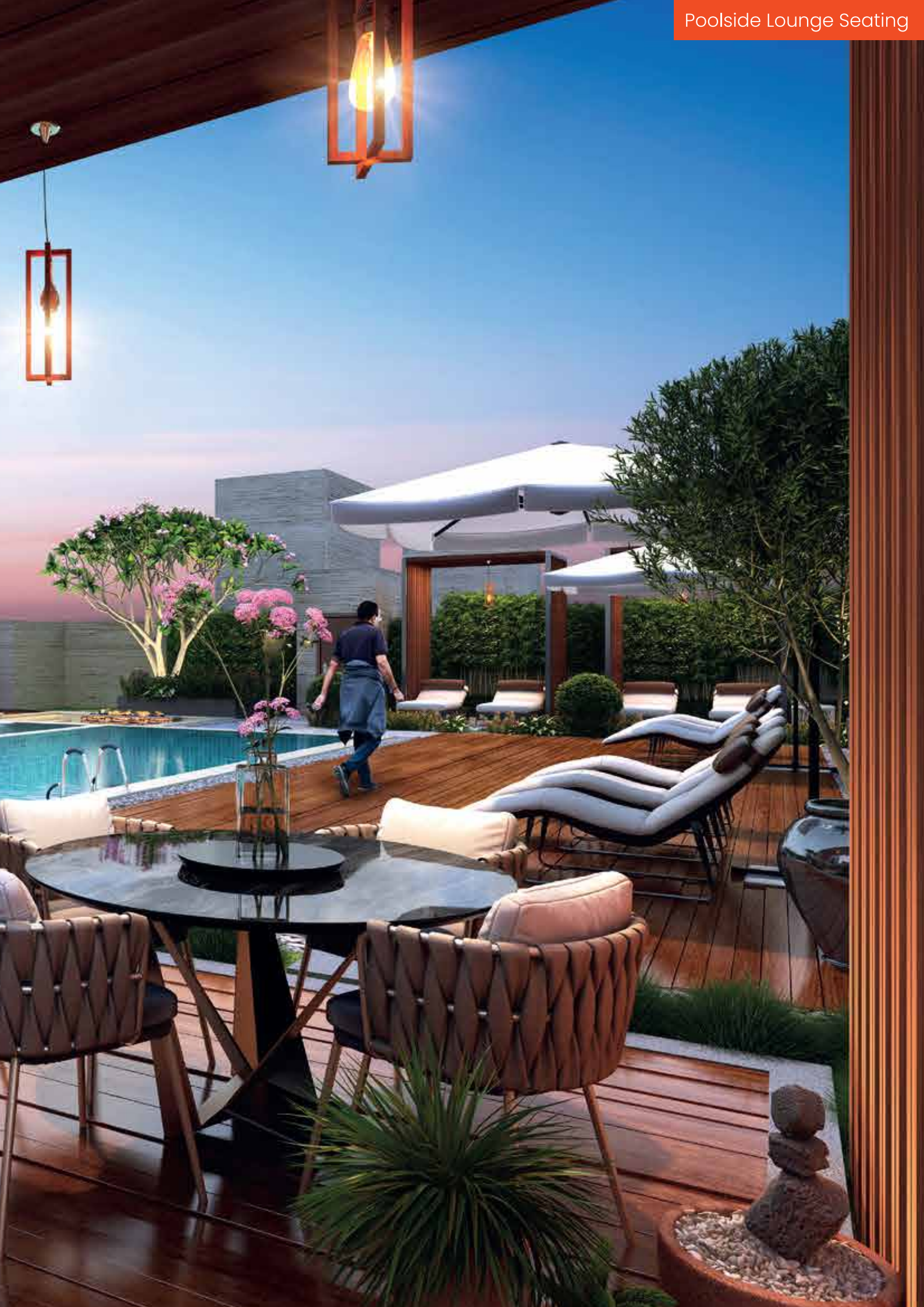
STILT FLOOR PLAN











SPECIFICATIONS



STRUCTURE



- Structural system** : RCC wall structure designed for seismic compliant (zone - 3)
- Floor- Floor height (incl. slab)** : Will be maintained at 2950 mm
- ATT** : Anti-termite treatment will be done

WALL FINISH



- Internal walls** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
- Ceiling** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor 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/Matte ceramic tile up to 2250 mm height of size 300 x 600 mm & above false ceiling will be finished with a coat of primer
- Kitchen** : Ceramic wall tile of size 300 x 600 mm for a height of 600 mm above the counter top finished level
- Toilet ceiling** : Grid type false ceiling

FLOOR FINISH WITH SKIRTING



- Living, dining, bedrooms & kitchen** : Vitrified tiles of size 600 x 1200 mm
- Bathroom** : Anti-skid ceramic tiles of size 300 x 300 mm
- Balcony** : Anti-skid vitrified tiles of size 600 x 600 mm
- Private open terrace (if applicable)** : Pressed tiles finish

BALCONY / PRIVATE OPEN TERRACE



- Handrail** : MS handrail as per architect's design

KITCHEN & DINING



- Kitchen** : Platform will be finished with granite slab of 600 mm wide at height of 850 mm from the finished floor level
- Electrical point** : For chimney, HOB & water purifier
- CP fitting** : Roca or equivalent
- Sink** : Single bowl SS sink with drain board (Elite) / SS sink without drain board (Aspirational)
- Dining** : Wall hung basin based on architect design intent wherever applicable

BATHROOMS



- Sanitary fixture** : Roca or equivalent
- CP fittings** : Roca or equivalent
- All Bathrooms (Elite)** : Wall mounted WC with cistern, health faucet, single lever diverter, rain shower and hand shower with a wall hung wash basin
- All Bathrooms (Aspirational)** : Wall mounted WC with cistern, health faucet, single lever diverter with overhead shower with a wall hung wash basin

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 Schneider / equivalent
- Wires** : Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Polycab / equivalent
- Mobile charging dock (Elite)** : Mobile charging dock provided in living room and master bedroom
- HOB point** : Point provided in the kitchen
- 5 Amp weatherproof socket (Elite)** : Point provided in the balcony in recommended location.
- Foot lamp (Elite)** : Foot lamp in all bedrooms
- TV** : Point in living & bed 1 and provision in other bedrooms
- Telephone** : Point in living & bed 1
- Data** : Point in living & bed 1
- Split- air conditioner** : Points will be given in living / dining and other bedrooms
- Exhaust fan** : Point will be given in all bathrooms
- Geysers** : Point in master toilet & provision in other toilets
- Back-up** : 500W for 2 BHK & 400W for 1 BHK

JOINERY



DOORS

- Main door** : Wide & fancy door of size 1050 x 2100 mm of engineered door frame & shutters of veneer finish with architrave
- : Ironmongery like door lock of digital door lock of Dormakaba / Yale, tower bolt, door viewer and magnetic catcher
- Bedroom doors** : Good quality door frame with skin molded shutters of size 900 X 2100 mm with paint finish
- : Ironmongeries like Dormakaba / Yale or equivalent lock, magnetic catcher and tower bolt
- Bathroom doors** : Good quality door frame with FRP shutter and frame of size 750 x 2100 mm with paint finish
- : Ironmongeries like thumb turn lock of Dormakaba / Yale or equivalent without key and door bush

Terrace doors

- : Good quality door frame with FRP shutters of size 900 x 2100 mm with paint finish
- : Ironmongeries like Dormakaba / Yale or equivalent with lock, door bush and tower bolt & door closure

WINDOWS

Windows

- : Aluminium windows with sliding shutter with see through plain glass and MS grill on inner side (wherever applicable)

French doors

- : Aluminium frame and doors with toughened glass without grill

Ventilators

- : Aluminium frame of fixed louvered / open-able shutter for ODU access (Wherever applicable)

SPECIFICATIONS COMMON TO BUILDING COMPLEX



COMMON FEATURES:

- Lift** : Elevators of 13 passenger automatic lift will be provided
- Back-up** : 100% power backup for common amenities such as clubhouse, lifts, WTP, STP & selective common area lighting
- Name board** : Apartment owner name will be provided in stilt floor
- Lift facia** : Granite cladding at all floor levels

Lobby

- : Granite flooring at first floor and tile flooring at other levels

Corridor

- : Tile flooring at all levels

Staircase floor

- : Granite flooring all levels

Staircase handrail

- : MS handrail with enamel paint finish in all floors

Terrace floor

- : Pressed 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 fenced by compound wall with entry gates for a height of 1800 mm as per design intent

Landscape

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

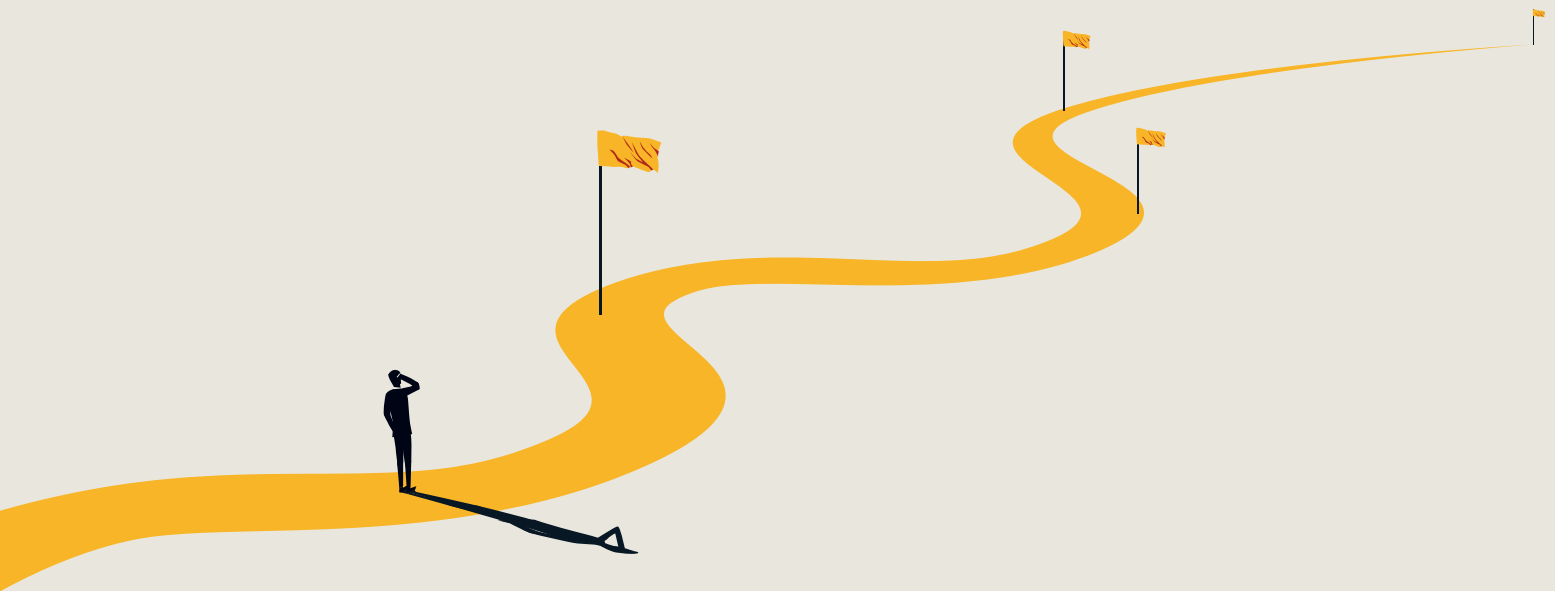
Driveway

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

Internal driveway

- : Interlocking paver block/equivalent flooring with demarcated driveway as per landscape design intent

LOCATION MAP & ADVANTAGES



LOCATION MAP



LOCATION ADVANTAGES



DISTANCE FROM BUS STAND, RAILWAY STATION & AIRPORT

Vandalur Railway station	5 min
Proposed New Interstate Vandalur Bus Terminus	6 min
Padapai Bus Terminus	6 min
Perungalathur Railway Station	10 min
Urapakkam Railway Station	12 min
Chennai International Airport	40 min



DISTANCE FROM NEAREST HOSPITALS

Annai Arul Hospital	6 min
AG Hospital	7 min
Sayee Speciality Hospital	8 min
AG Hospital Main Branch	12 min
Apollo Hospital	16 min



DISTANCE FROM NEAREST EDUCATIONAL INSTITUTIONS

Narayana School	1 min
Shri Natesan Vidyasala School	1 min
Vels Global School	2 min
Shree Niketan Patasala	3 min
Peri College of Arts and Science	4 min
Crescent College	5 min
TMG College of Arts and Science	6 min
Allwin International School	6 min
Dhanalakshmi College of Engineering	11 min



IT SECTORS & FACTORIES

Infac India Pvt. Ltd	7 min
Kyungshin Industrial Motherson Ltd (KIML)	10 min
CSS Corp	18 min
Sutherland	15 min
Accenture	15 min
GE T&D Limited	12 min
Cognizant Technology Services	25 min

PAYMENT SCHEDULE

PHASE I & II

10% Booking Advance	5% Commencement of 3 rd Floor Roof
40% Agreement Signing	2.5% Commencement of 7 th Floor Roof
10% Commencement of Foundation	2.5% Commencement of 11 th Floor Roof
7.5% Commencement of Basement Roof	2.5% Commencement of 15 th Floor Roof
7.5% Commencement of Stilt Floor Roof	2.5% Commencement of 19 th Floor Roof
7.5% Commencement of 1 st Floor Roof	2.5% Handing over

PHASE III

10% Booking Advance	7.5% Commencement of 1 st Floor Roof
40% Agreement Signing	5% Commencement of 3 rd Floor Roof
10% Commencement of Foundation	5% Commencement of 7 th Floor Roof
7.5% Commencement of Basement Roof	5% Commencement of 9 th Floor Roof
7.5% Commencement of Stilt Floor Roof	2.5% Handing over

AWARDS



- ★ **The Economic Times - 2021 (Brand)**
Best Brands Award

- ★ **13th Estate Awards Franchise India
and REMAX India - 2021**
Casagrاند Boulevard
Best Mid-Segment Project of the Year

- ★ **Realty Conclave Excellence Awards - 2021 (South)**
Casagrاند Boulevard
Most Popular Project of the Year

- ★ **Realty Conclave Excellence Awards - 2021 (South)**
Casagrاند Orlena
Mid-Segment Project of the Year

- ★ **Times Business Awards 2020 - The Times of India (Brand)**
Best Real Estate Company of Tamil Nadu

- ★ **Exchange4media**
Brand
Pride of India Brands - The Best of South Awards 2022

- ★ **The Economic Times Real Estate Award - 2022 (South)**
Residential Project High-End (completed-metro)
Casagrاند Amethyst

- ★ **The Economic Times Real Estate Award - 2022 (South)**
Residential Project High-End (ongoing-metro)
Casagrاند Athens

- ★ **News18 Tamil Nadu - 2022 (Brand)**
Most Trusted Builder in South India



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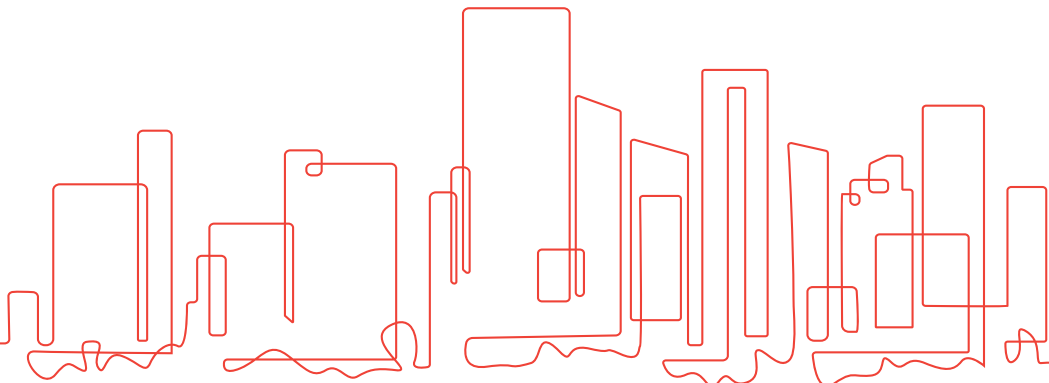
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