

CASAGRAN
LUXERIA
NAVALUR



INDULGE IN A WORLD OF LUXURY
AND GRANDEUR.



17

YEARS
OF EXCELLENCE



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 30 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 22,000 happy families across 125+ 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.





CASAGRAN
LUXERIA





WITNESS A BEAUTIFUL CONFLUENCE OF COMFORT & LUXURY

Experience an extraordinary lifestyle like never before at Casagrand Luxeria in Navalur. These beautifully crafted modern villas spread across a sprawling 6.9 acres come with multiple pockets of green space, unhindered living and dining space, 20 lifestyle amenities, exclusive clubhouse and more.

SALIENT FEATURES

- ❖ 128 contemporary modern villas, spread across 6.98 acres of land is an architectural magnificence of its own
- ❖ Thoughtfully designed 3 and 4 BHK Independent villas with no common wall
- ❖ Ground Floor + first floor + terrace design structure
- ❖ Best in class clubhouse designed with 20 amenities and features
- ❖ All villas have personalized landscape garden space to provide abundant space and ventilation
- ❖ The community is planned with 65% open space and 23,000 sqft of green-scape
- ❖ 100% vastu compliant homes with zero dead space
- ❖ Surrounded by prominent IT/ITES companies, schools, colleges and hospitals

20 LIFESTYLE AMENITIES



SWIMMING POOL



GYM



1. Multi-purpose party hall
2. Gym
3. Indoor games room
4. Rooftop swimming pool
5. Toddler's pool
6. Poolside loungers
7. Party lawn

8. Multipurpose sports court
9. Amphitheatre
10. Children's play area
11. Sand pit
12. Tot lot
13. Hopscotch
14. Outdoor gym

15. Yoga deck
16. Informal seating area
17. Skating rink
18. Organic garden
19. Sculpture court
20. Reflexology walkway

AMPHITHEATRE



CHILDREN PLAY AREA



PARTY HALL



INDOOR GAMES AREA



CLUBHOUSE



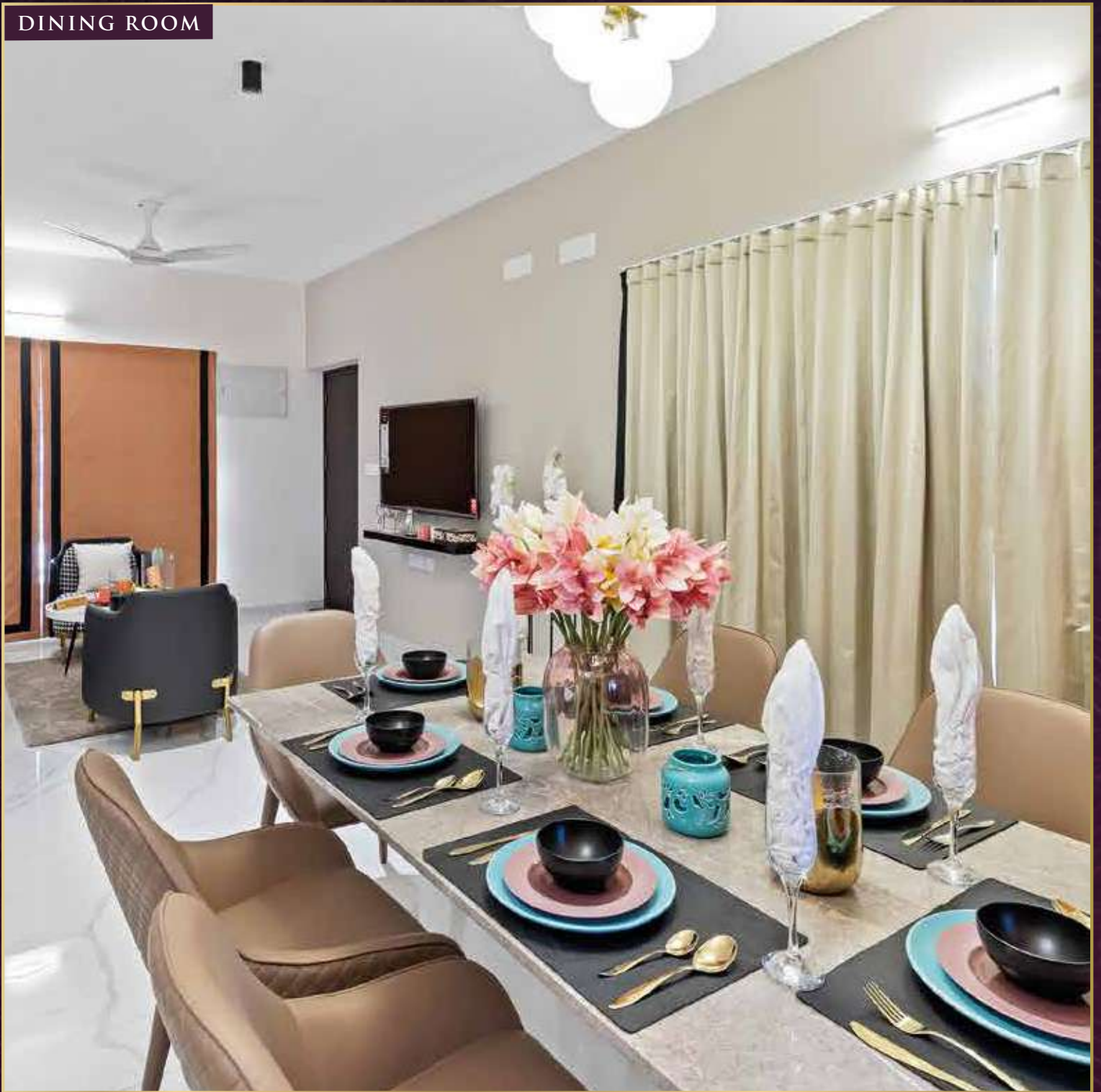
MULTIPURPOSE COURT



LIVING ROOM



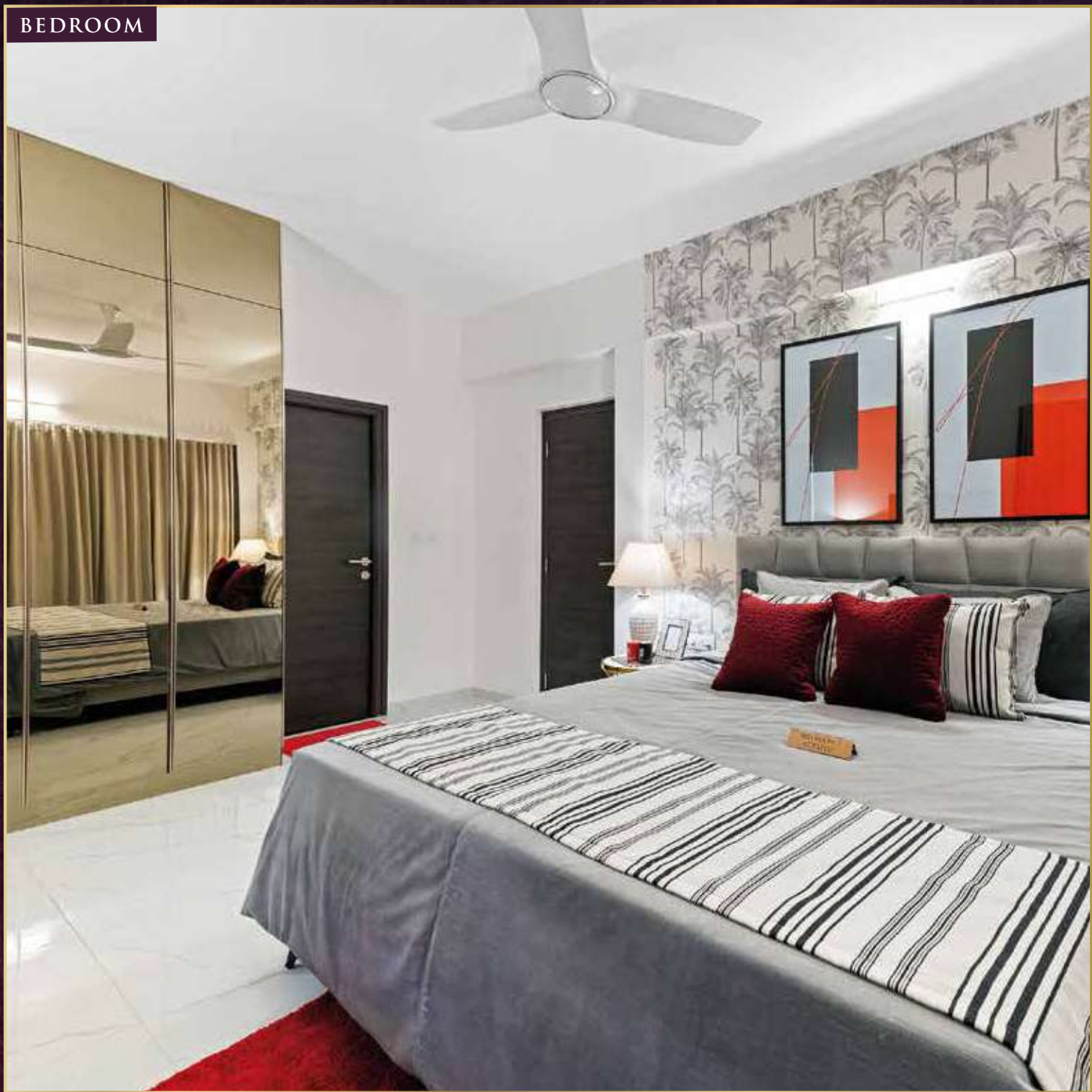
DINING ROOM



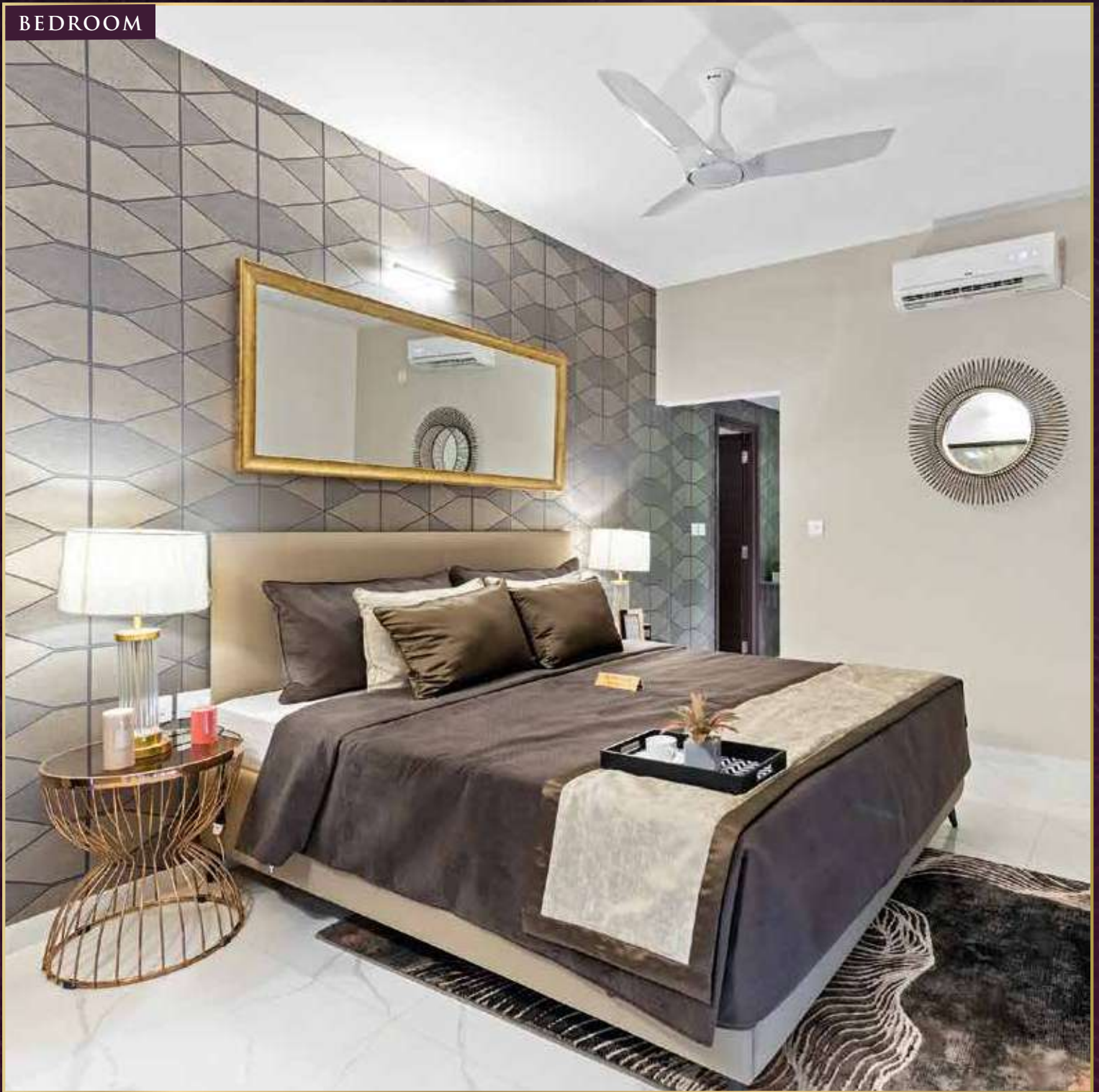
KITCHEN



BEDROOM



BEDROOM





PRODUCT SUPERIORITY

Superior brands

221 quality checks

More amenities

Better utility of space
and ventilation

Kids and senior citizens friendly

A LUXURIOUS LIFE AWAITS YOU!

Casagrand Luxeria! The architectural magnificence that spells excellence, comes to Chennai

- ❖ 128 contemporary modern villas
- ❖ 20 amenities & features with grand clubhouse
- ❖ Serene environment, abundant open spaces and seamless connectivity
- ❖ Superior specifications
- ❖ Vaastu compliant homes
- ❖ All villas have personalized landscape garden space

EFFICIENCY IN MASTER PLAN AND HOUSING THE BEST PRODUCT FEATURES

- ❖ Set amidst 6.98 acres of land, Casagrand Luxeria boasts of an efficient building footprint where 65% of land area is open space
- ❖ With two entry/exit and my gate facility, the community offers 24x7 security
- ❖ 10 m, 9 m & 7.2 m wide two-way driveways are planned across the site for comfortable vehicular movement
- ❖ Best in class clubhouse designed within the community providing ample indoor amenities for the residents
- ❖ 23,000 sqft of green-scape sprawled with leisure amenities for all age groups



LIFESTYLE AMENITIES AND FEATURES

Casagrand “**Luxeria**” brings you a range of amenities & features that are thoughtfully included to ensure a healthy lifestyle

- ❖ 20 amenities sprawled across the landscape and clubhouse
- ❖ Party hall, full functional gym, indoor games room and many interesting features inside the club house
- ❖ Swimming pool with deck area situated in the clubhouse, along with kids pool and pool side lounges is a great relaxation zone
- ❖ Multipurpose sports court with mini soccer, badminton & more
- ❖ Amphitheatre with facilities for social gathering
- ❖ Tot-lot, hopscotch and park area to keep your kids engaged
- ❖ Outdoor gym and senior citizen corner for elders
- ❖ 24*7 manned security with CCTV surveillance

HIGH-END SPECIFICATIONS FOR A SUPERIOR LIFESTYLE

Carefully chosen specifications provide an upgraded living experience inside your homes

- ❖ Wide and fancy main door with digital door lock
- ❖ The living room features aluminum sliding doors that allows the space to completely open up to the exterior deck
- ❖ Grand vitrified tiles of size 2'x4' for flooring
- ❖ Wireless mobile charging station provided in the living and bedroom 1
- ❖ High-end speculation & sanitary fittings of American standard / equivalent
- ❖ Luxuriously chosen premium specifications for bathroom-1 with granite counter top washbasin, rain shower, glass partition & more
- ❖ Pest-free drains in bathrooms and kitchen

UNMATCHED UNIT PLANNING

Conscious efforts have been taken to design the best of living spaces for the comfort of residents. They are carefully planned to ensure ample light and ventilation to make each home a delight

- ❖ Spacious 3 & 4 BHK villas with stylish contemporary architectural elevation
- ❖ All the villas are Independent with no common wall sharing
- ❖ Front, rear & the entire extent of villas designed to be green
- ❖ Most of the villas planned with exclusive 10 ft wide backyard
- ❖ 70% of the villas designed with 2 car parks
- ❖ 70% of the villas designed with unhindered living & dining opening up to beautiful deck area & outdoor landscapes ensuring cross ventilation.
- ❖ Luxuriously planned bedrooms with walk-in wardrobe and attached toilet
- ❖ The walk-in-wardrobes can be customized to bedrooms as per individual's comfort
- ❖ Maximum villas with spaciouly planned kitchen's of 10 ft x 11 ft
- ❖ Villas planned with exclusive store space at terrace level with dedicated space for washing machine.

CONSIDERING VAASTU? WE GOT THAT SORTED TOO...

- ❖ All the villas have SW master bedroom
- ❖ No units have SW entrance
- ❖ All the villas have either SE or NW kitchen
- ❖ No villas have bed headboard in north
- ❖ All units have east facing hobs

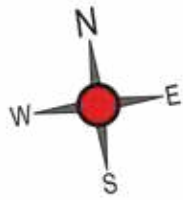


SITE & UNIT PLANS



SITE PLAN












LANDSCAPE AMENITIES

- 1 Party lawn
- 2 Multipurpose sports court
- 3 Amphitheatre
- 4 Childrens play area
- 5 Sand pit
- 6 Tot lot
- 7 Hopscotch
- 8 Outdoor gym
- 9 Yoga deck
- 10 Informal seating area
- 11 Skating rink
- 12 Organic garden
- 13 Sculpture court
- 14 Reflexology pathway

CLUBHOUSE AMENITIES

- 15 Gymnasium
- 16 Party hall
- 17 Indoor games
- 18 Rooftop swimming pool
- 19 Toddler's pool
- 20 Pool side loungers

Colour	Type	No. of Units	Area Ranging
	4 BHK	17	2419 sft
	3 BHK	72	2000 - 2210 sft
	3 BHK	2	1800 - 2000 sft
	3 BHK	2	1600 - 1800 sft
	3 BHK	18	1200 - 1266 sft
	3 BHK	15	1100 - 1200 sft
	3 BHK	2	1000 - 1100 sft

Total No. units: 128

3 BHK+3T-WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
78	859	1073	582
79	859	1073	570



KEY PLAN

3 BHK+3T-SOUTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
81	890	1104	683



KEY PLAN

3 BHK+3T-WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
69	905	1134	653

3 BHK+3T-WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
60	919	1130	677

3 BHK+3T-NORTH FACING VILLA



GROUND FLOOR PLAN

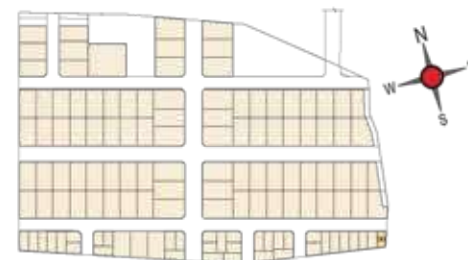


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
50	869	1132	644



KEY PLAN

3 BHK+3T-WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
73	925	1136	714
74	925	1136	726

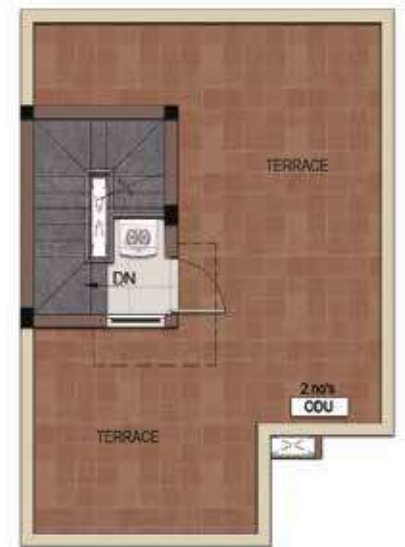
3 BHK+3T-WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



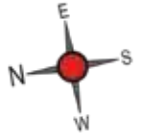
TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
61	928	1140	689
61A	928	1140	783
63	928	1140	771



KEY PLAN

3 BHK+3T-WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



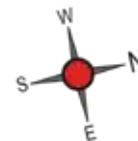
TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
57	928	1144	690
58	928	1144	765



KEY PLAN

3 BHK+3T-EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



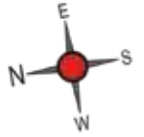
TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
66	933	1149	637



KEY PLAN

3 BHK+3T-WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
70	932	1153	637



KEY PLAN

3 BHK+3T-NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
67	919	1158	653



KEY PLAN

3 BHK+3T-EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



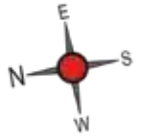
TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
59	962	1205	857
72	962	1205	855



KEY PLAN

3 BHK+3T-WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
70A	960	1206	866
64	960	1206	850
79A	960	1206	809



KEY PLAN

3 BHK+3T-NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
56	963	1207	808

3 BHK+3T-WEST FACING VILLA



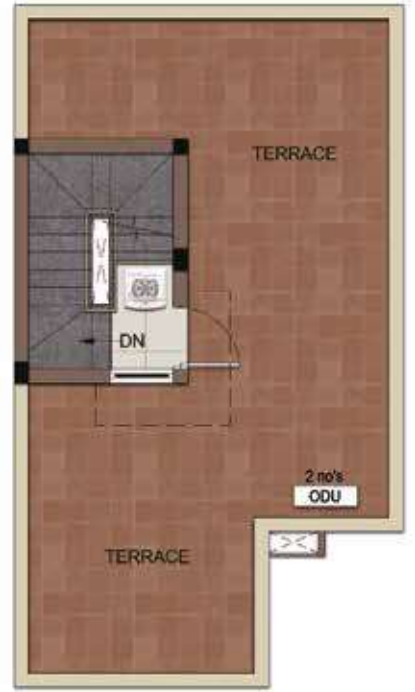
18'-1"

GROUND FLOOR PLAN



31'-8"

FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
51	995	1215	703
52	995	1215	733
52A	995	1215	762



KEY PLAN

3 BHK+3T-SOUTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
65	995	1215	844

3 BHK+3T-NORTH FACING VILLA



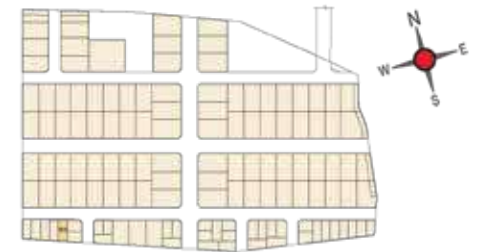
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



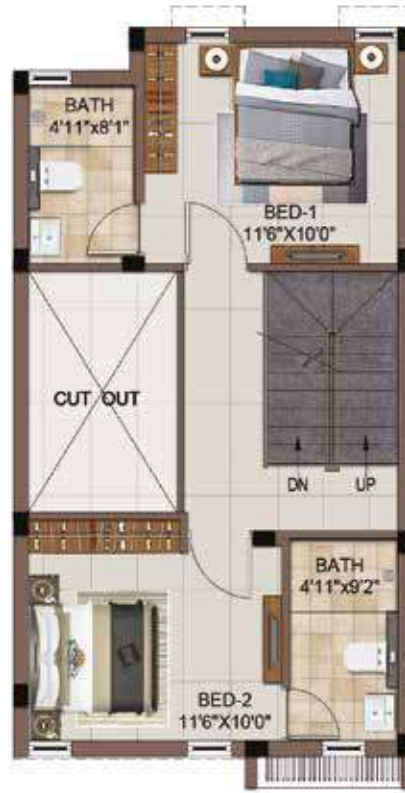
KEY PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
83	1008	1232	819

3 BHK+3T-NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
54	1015	1266	792
55	1015	1266	823
84	1015	1266	806
85	1015	1266	785
86	1015	1266	764
87	1015	1266	782
68	1015	1266	796



KEY PLAN

3 BHK+3T-EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



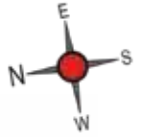
TERRACE FLOOR PLAN



KEY PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
29	1289	1611	1802

3 BHK+3T-NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
7	1299	1633	2090

3 BHK+3T-EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



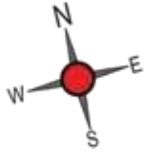
TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
10	1434	1855	1997



KEY PLAN

3 BHK+3T-EAST FACING VILLA



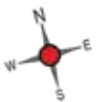
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
48A	1476	1915	2247

3 BHK+3T-EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



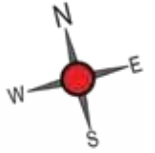
TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
11, 12, 12A, 14, 15, 16, 16A	1583	2045	1802
30, 31, 32, 33, 34, 34A, 36, 37	1583	2045	1802
75	1583	2045	1875
76	1583	2045	1804
77	1583	2045	1734
99, 100, 101, 102, 103, 104, 105	1583	2045	1802
118, 119, 120, 121, 122, 123, 124	1583	2045	1802
106	1583	2045	1870
124A	1583	2045	1884



KEY PLAN

3 BHK+3T-EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
21, 22, 23, 23, 25, 25A, 27	1583	2045	1802
28	1583	2045	2659
41, 42, 43, 43A, 45, 46, 47, 48	1583	2045	1802
88	1583	2045	1864
88A, 90, 91, 92, 93, 94, 95	1583	2045	1802
106A	1583	2045	1878
108, 109, 110, 112, 113, 114	1583	2045	1802



KEY PLAN

3 BHK+3T-NORTH FACING VILLA



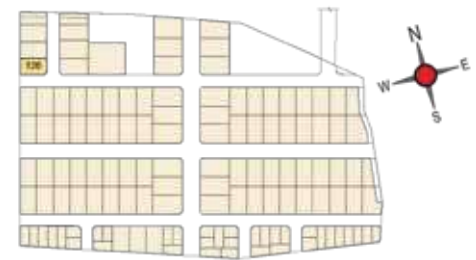
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
126	1628	2139	1811

3 BHK+3T-NORTH FACING VILLA



24'-3"

GROUND FLOOR PLAN



36'1"

FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
127	1631	2139	1841
128	1631	2139	1843



KEY PLAN

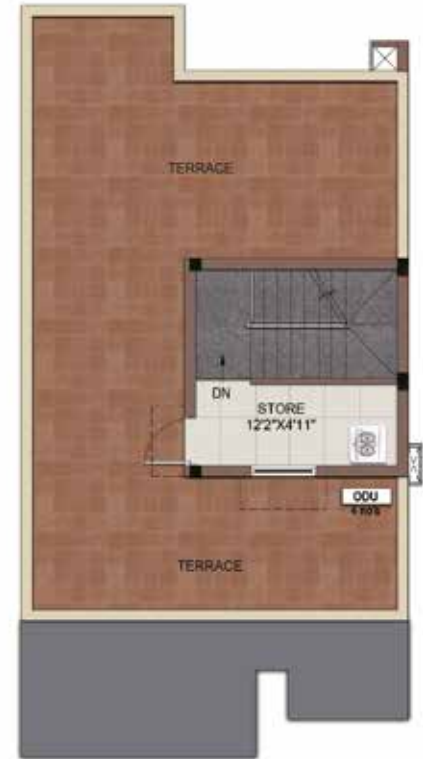
3 BHK+3T-WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



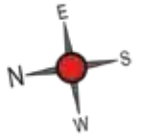
TERRACE FLOOR PLAN



KEY PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
1	1576	2162	1726

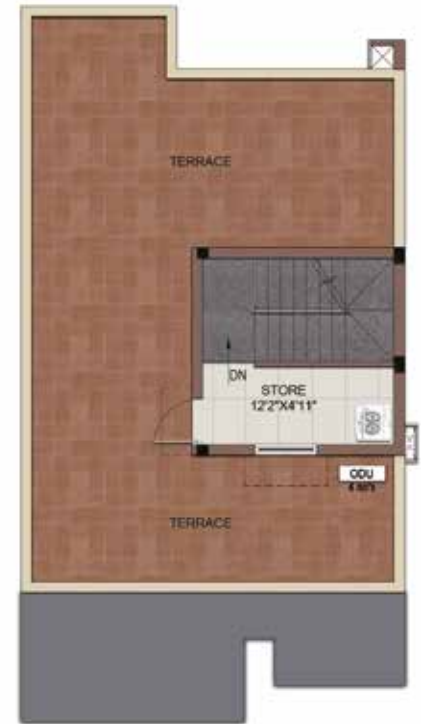
3 BHK+3T-NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



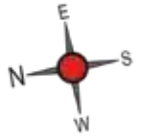
TERRACE FLOOR PLAN



KEY PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
3	1640	2194	1863

3 BHK+3T-NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
2	1645	2211	2059



KEY PLAN

4 BHK+4T-NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



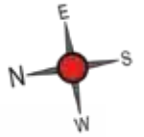
SECOND FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
4	1921	2420	2119
5	1921	2420	1992
6	1921	2420	2358
96, 97A, 115, 117	1921	2420	2241
97, 115A	1921	2420	2106



KEY PLAN

4 BHK+4T-NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
7A	1921	2420	2089
9	1921	2420	2222
18, 20, 38, 40	1921	2420	2241
19, 39	1921	2420	2106

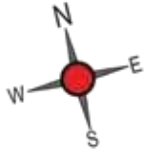


KEY PLAN

CLUBHOUSE PLAN



CLUBHOUSE GROUND FLOOR PLAN



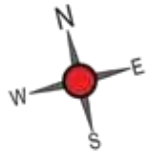
INDOOR AMENITIES

- 1 Gym
- 2 Party hall
- 3 Indoor games



KEY PLAN

CLUBHOUSE TERRACE FLOOR PLAN



TERRACE AMENITIES

- 4 Rooftop swimming pool
- 5 Toddler's pool
- 6 Pool side loungers



KEY PLAN

SPECIFICATIONS



INDEPENDENT VILLA SPECIFICATIONS

STRUCTURE

- Structural System** : RCC framed structure designed for seismic compliance (Zone 3)
- Masonry** : 200 mm for external walls & 100 mm for internal walls
- Floor- Floor height (incl. slab)** : Will be maintained at 3050 mm
- ATT** : Anti-termites treatment will be done

WALL FINISH

- Internal walls** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
- Ceiling** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
- Exterior walls** : Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect's design
- Bathroom** : Glazed / Matte ceramic wall tile of size 300x600 mm for a height of 2250 mm & area above false ceiling will be finished with a coat of primer
- Kitchen** : Glazed / Matte ceramic wall tile of size 300x600 mm for a height of 600 mm above the counter top finished level

FLOOR FINISH WITH SKIRTING

- Foyer, Living, Dining, Bedrooms & Kitchen** : Vitrified tiles of size 600x1200 mm
- Bathroom** : Anti-skid ceramic tiles of size 300x300mm
- Balcony / Open Deck / Open Utility** : Vitrified tiles of size 600x1200 mm
- Terrace** : Pressed tiles finish
- Car parking** : Kota / Shahabad / Outdoor tiles finish

KITCHEN & DINING

- Kitchen** : Platform will be finished with granite slab of 600 mm wide at height of 800 mm from the finished floor level
- Electrical point** : For chimney & water purifier
- CP fitting** : Kohler / American Standard / Equivalent
- Sink** : Stainless Steel sink with drain board

BALCONY

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

STAIRCASE

- Flooring** : Granite flooring for staircase
- Handrail** : MS handrail as per architect's design

BATHROOMS

- Sanitary fixture** : Kohler/ American Standard / Equivalent
- CP fittings** : Kohler/ American Standard / Equivalent
- Bed 1 Bathrooms** : Wall mounted WC with cistern, Health faucet, and single lever diverter with rain shower, glass partition & counter top wash basin with polished granite top
- Other Bathrooms** : Wall mounted WC with cistern, health faucet, and single lever diverter with overhead shower & counter top wash basin with polished granite top

INDEPENDENT VILLA SPECIFICATIONS

JOINERY

DOORS

- Main door** : Good quality of veneer door of size 1050x2100 mm with polished finish
: Ironmongeries like digital door lock of Dorma / equivalent, tower bolts, door viewer, safety latch & door stopper
- Bedroom doors** : Good quality door frame with double side laminate finish door of size 900 x 2100 mm
: Ironmongeries like door lock of Godrej / equivalent, door stopper, door bush & tower bolt
- Bathroom doors** : Good quality door frame with double side laminate finish door of size 750 x 2100 mm with water proofing on inner side
: Ironmongeries like thumb turn lock of Godrej / equivalent without key & door bush
- Terrace doors** : Good quality door frame with FRP shutters of size 900x2100 mm
: Ironmongeries like thumb turn lock of Godrej / equivalent without key & door bush
- Utility doors** : Good quality door frame with FRP shutter of Size 750 x 2100 mm

WINDOWS

- Windows** : Aluminium windows with sliding shutter with see through plain glass and MS grill based on architect's design intent wherever applicable
- French doors** : Aluminium frame and doors with toughened glass
- Ventilators** : Aluminium frame of fixed louvered

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 good quality IS brand
- Wires** : Fire retardant low smoke (FRLS) copper wire of good quality IS brand
- Mobile charging dock** : Mobile charging dock provided in living & bed 1
- Hob point** : Point provided in the kitchen
- TV** : Point in living & bed 1 and provision in other bedroom & lounge
- Telephone** : Point in living & bed 1
- Data** : Point in living and provision in first floor lounge
- Split- air conditioner** : Point will be provided in living / dining & all bedrooms
- Exhaust fan** : Point will be given in all bathrooms
- Geyser** : Geyser point will be provided in all toilets
- Villa Back-up** : Inverter provision for all room fan and light points

INDEPENDENT VILLA SPECIFICATIONS

OUTDOOR FEATURES:

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

Rain water harvesting : Rain water harvesting site

STP : Centralized sewage treatment plant

Intercom : Intercom will be provided

Common Back-up : 100% power backup for common amenities
such as club house, WTP, STP & selective
common area lighting

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

Security : Security booth will be provided
at the entrance

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

Landscape : Suitable landscape at appropriate places in
the project

Internal Roads : Paver finishes roads

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



VILLA SPECIFICATIONS

STRUCTURE

- Structural System** : RCC framed structure designed for seismic compliance (Zone 3)
- Masonry** : 200 mm for external walls & 100 mm for internal walls
- Floor- Floor height (incl. slab)** : Will be maintained at 3050 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 emulsion
- Ceiling** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
- Exterior walls** : Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect's design
- Bathroom** : Glazed / Matte ceramic wall tile of size 300x600 mm for a height of 2250 mm and area above false ceiling will be finished with a coat of primer
- Kitchen** : Glazed / Matte ceramic wall tile of size 300x600 mm for a height of 600 mm above the counter top finished level

FLOOR FINISH WITH SKIRTING

- Living, Dining, Bedrooms & Kitchen** : Vitrified tiles of size 600x1200 mm
- Bathroom** : Anti-skid ceramic tiles of size 300x300 mm
- Terrace** : Pressed tiles finish

KITCHEN & DINING

- Kitchen** : Platform will be finished with granite slab of 600 mm wide at height of 800 mm from the finished floor level
- Electrical point** : For chimney & water purifier
- CP fitting** : Kohler / American Standard / Equivalent
- Sink** : Stainless steel sink with drain board

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BATHROOMS

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- CP fittings** : Kohler / American Standard / Equivalent
- Bathrooms** : Wall mounted WC with cistern, health faucet, wall mounted wash basin and single lever diverter with overhead shower

JOINERY

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- Ironmongeries like digital door lock of Dorma / equivalent, tower bolts, door viewer, safety latch, door stopper
- Bedroom doors** : Good quality door frame with double side laminate finish door of size 900x2100 mm
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VILLA SPECIFICATIONS

- Bathroom doors** : Good quality door frame with double side laminate finish door of size 750x2100 mm with water proofing on inner side
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- Telephone** : Point in living & bed 1

- Data** : Point in living
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- Exhaust fan** : Point will be given in all bathrooms
- Geyser** : Geyser point will be provided in all toilets
- Villa Back-up** : Inverter provision for all room fan and light points

OUTDOOR FEATURES:

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- Security** : Security booth will be provided at the entrance
- Compound wall** : Site perimeter fenced by compound wall with entry gates for a height of 1800 mm / as per landscape designers intent
- Landscape** : Suitable landscape at appropriate places in the project
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- Driveway** : Convex mirror for safe turning in driveway in / out

LOCATON MAP



LOCATON ADVANTAGES

- ❖ 10 mins from Sholinganallur Junction, OMR
- ❖ 2 mins off OMR (Behind AGS Cinemas)
- ❖ 5 mins from KC High International School
- ❖ 5mins from SIPCOT IT Park, Siruseri
- ❖ 6 mins from Amethyst International School
- ❖ 15 mins from ELCOT SEZ

HOSPITALS

- ❖ 15 min from Swaram Hospital & Speciality Clinic
- ❖ 17 min from Chettinad Hospital
- ❖ 17 min from Global Hospital
- ❖ 17 min from Gleneagles Global Health City
- ❖ 25 min from Arun Hospital
- ❖ 25 min from Dr. Kamakshi Memorial Hospitals
- ❖ 2 min from Sri Venkateshwara Dental Hospital

SCHOOLS

- ❖ 2 mins from Precious Nursery and Primary School
- ❖ 2 mins from The School - KFI, Thazhambur
- ❖ 3 mins from HLC International School, Karanai
- ❖ 5 mins from Hiranandani School, Siruseri
- ❖ 5 mins from PSBB Millennium, OMR
- ❖ 15 mins from BVM Global CBSE School

COLLEGES AND UNIVERSITIES

- ❖ 5 Min from T S Narayanaswami College of Arts and Science
- ❖ 5 min from Agni College of Technology
- ❖ 8 min from Jeppiaar Engineering College
- ❖ 8 min from Sathyabama University
- ❖ 8 min from SRR Engineering College
- ❖ 10 min from St. Joseph's Institute of Technology
- ❖ 2 min from Vels University School of Maritime Studies

OTHER LANDMARKS

- ❖ 2 min from Thalambur Bus Stop
- ❖ 7 min from Infosys
- ❖ 7 min from Ozone Techno Park
- ❖ 8 min from TCS

SHOPPING & ENTERTAINMENT

- ❖ 2 min from AGS Cinemas
- ❖ 2 min from Vivira Mall
- ❖ 5 min from The Marina Mall
- ❖ 5 min from Big Bazaar, Navalur
- ❖ 5 min from Inox Cinemas, Navalur

PAYMENT SCHEDULE

10%	Booking Advance
40%	Agreement Stage
15%	Commencement of Foundation
12.5%	Commencement of Ground Floor
12.5%	Commencement of First Floor
5%	On completion of Flooring Respective Unit
5%	Handing Over



AWARDS

- ★ **The Economic Times -2021 (Brand)**
Best Brands Award
- ★ **11th Estate Annual Awards, powered by Franchise India - 2019**
Casagrand Esmeralda
Luxury Villa Project of the Year
- ★ **13th Estate Awards Franchise India and REMAX India - 2021**
Casagrand Boulevard
Best Mid-Segment Project of the Year
- ★ **ET Now - 2019**
Casagrand Royale
Most Admired Upcoming Project of the Year
- ★ **Realty Conclave Excellence Awards 2021 - South**
Casagrand Boulevard
Most Popular Project of the Year
- ★ **ET Now - 2019**
Casagrand Eternia II
Best Project in Non-Metro
- ★ **Realty Conclave Excellence Awards 2021 - South**
Casagrand Orlena
Mid-Segment Project of the Year
- ★ **ET Now - 2019**
Casagrand Zenith
Innovative Project of the Year
- ★ **Construction Week - 2021**
Casagrand Primera
Runner up of Residential Project of the Year
- ★ **Times Business Awards 2020 - The Times of India -2020 (Brand)**
Best Real Estate Company of Tamil Nadu



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