

**CASAGRAN
Ω MEDORA**





South India's Leading Real Estate Developer

Casagrand Premier Builder Limited is a real estate enterprise committed to building aspirations and delivering value. In the last nineteen years, we have developed over 38 million sq. ft. of prime residential real estate across Chennai, Bengaluru, Coimbatore & Hyderabad. Over 40,000 happy families across 140+ landmark properties stand testimony to our commitment.

In the nineteen years of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹8000 crores in the pipeline.





CASAGRAN MEDORA

Casagrand Medora offers the exclusive luxury apartments with highest quality furnishing and accessories in an indulgent neighborhood offering an ultimate standard of life. These superior apartments at Korattur provide exceptional connectivity and 40+ amenities serving outdoor and indoor recreational activities sprawled across the community enhancing the social environment and liveliness of the community.

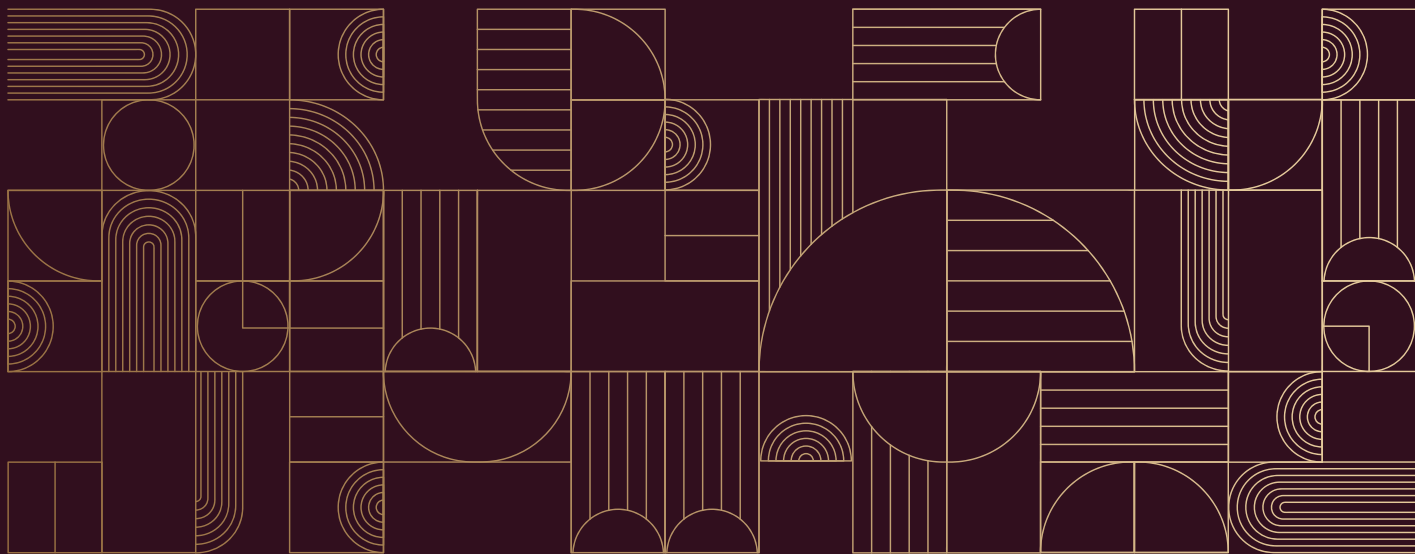


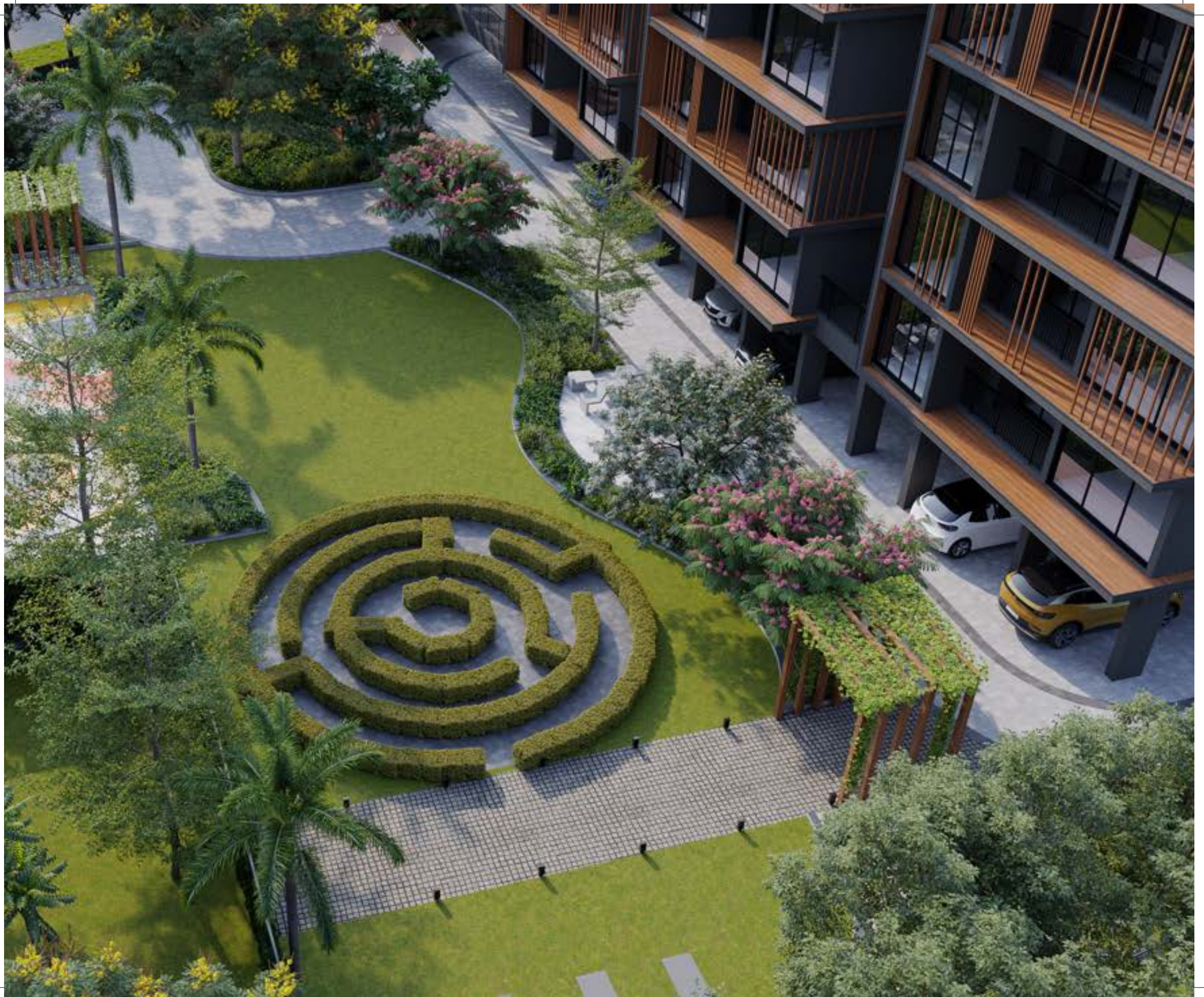


Salient Features

- Luxurious 2 & 3 BHK apartments with expansive amenities offer unparalleled lifestyle.
- It has 155 superior units adorned with the highest quality furnishing and accessories.
- All homes are spatially planned ensuring every space of a unit is of premium luxury.
- 45% of open spaces filled with lush landscape features.
- It offers 40+ world class amenities enhancing the social environment and liveliness of the community.
- It has premium specification which gives an aesthetic appeal of the interiors.
- Thoughtfully designed Master and Unit plan with focus on 5 important elements like Light, Ventilation, Privacy, Vaastu and Beautiful Views.
- 7,000 sq. ft. Magnificent clubhouse designed furnished with indoor amenities.
- 2920 sq. ft of Lavish Swimming pool, kids pool & poolside deck.
- Meticulous planning has been done to ensure that the community is a Kids & Senior citizen friendly community.
- 100% Vaastu compliant Homes designed with no wastage of space.

Amenities







Outdoor Amenities

Kids _____

- Tot Lot
- 2. Jungle Gym
- 3. Tyre swings
- 4. Outdoor Board Games Zone
- 5. Wonder park
- 6. Rope Climbers
- 7. Rock Climbing Wall

Swimming Pool _____

- 8. Lap pool
- 9. Poolside deck with Lounge Seaters
- 10. Urn Waterspouts
- 11. Kids Pool with rainbow jets
- 12. Pergola Rain Curtains
- 13. Pool Side Theatre
- 14. Walking / Jogging Track

Fitness/Well Being _____

- 15. Reflexology Pathway
- 16. Outdoor Gym
- 17. Seasonal Garden
- 18. Ola / Uber Pickup point
- 19. Water Cascade feature
- 20. Hangout Plaza
- 21. Barbeque Pavillion with Swing Seaters
- 22. Hammock Garden
- 23. Outdoor campfire & seating
- 24. Bloom Array
- 25. Senior Citizen Alcove
- 26. Aroma Garden
- 27. Miyawaki Forest
- 28. Leisure Walkway
- 29. Maze Garden
- 30. Lawn
- 31. Outdoor Amphitheatre
- 32. Tree Court Seating Plaza



Clubhouse amenities & facilities

Entertainment & Concenience _____

- 33. Mini theatre
- 34. Multipurpose Party hall

Indoor Games _____

- 35. Foosball
- 36. Carrom
- 37. Chess

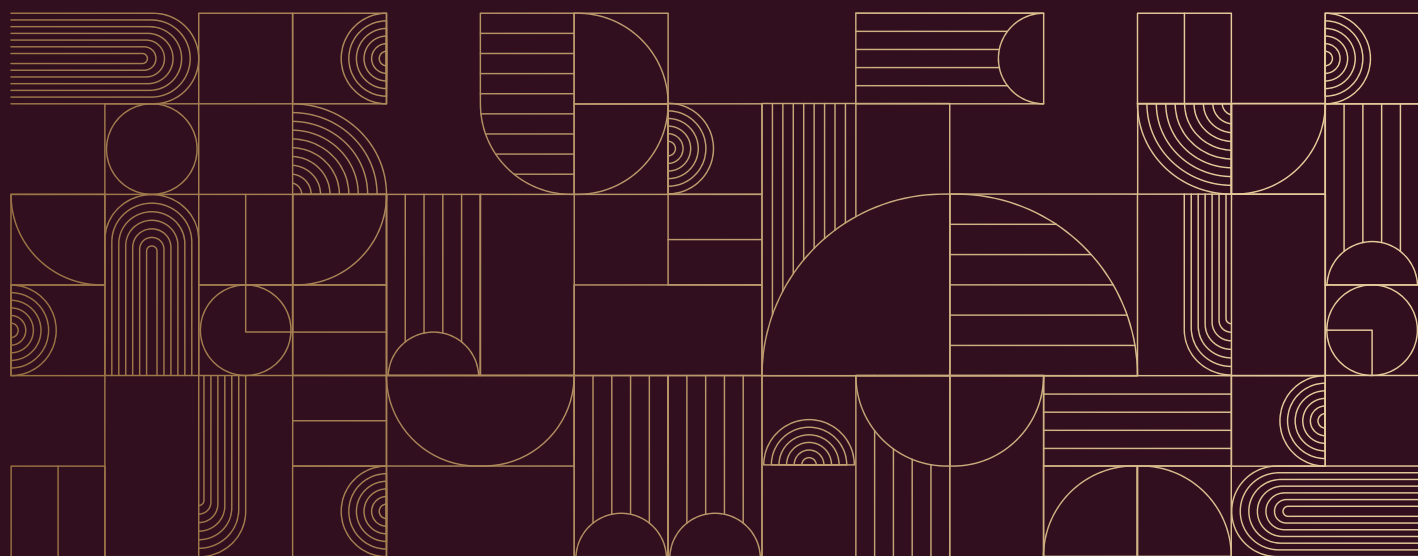
Sports, Fitness & Well Being _____

- 38. TRX training
- 39. Gym

Kids Play Area & Creche _____

- 40. Ball Pit
- 41. Book nook
- 42. Interactive Wall Games
- 43. Peg climbers
- 44. Children's Play Hub
- 45. Tot Glide

Product
superiority







A Premium community for a supreme Life

- Casagrand Medora gifts you an unparalleled lifestyle at Korattur.
- Strategically located on one of the salient roads surrounded with major industrial areas within city limits.
- Finely crafted community set amidst 2.56 acres of land planned with swimming pool, podium, & appealing green spaces with 45% of open space filled with lush landscape features.
- Master plan and unit plan designs are based on five important pillars in planning: Light, Ventilation, Vaastu, Privacy, and Aesthetics.
- 155 apartments adorned with the highest quality furnishing and accessories offering an ultimate standard of life.
- Exclusive luxury apartments in an indulgent neighborhood thoughtfully designed with over 40+ amenities.



Presenting you a community with the best of Architecture & Finesse...

- A robust entrance portal with a feature wall welcomes you into the community with enhanced lighting and landscape.
- A Contemporary elevation accentuated with multi-faceted lighting uplifts the building exteriors and landscape, creating clusters of interest in the community.
- Feature wall and landscapes designed opposite to block entrance act as an intuitive wayfinding element for both residents and visitors.
- Signage maps at pivotal points for ease of navigation.
- Meticulously planned pathways and amenities with ornate features throughout the site.
- A magnificent clubhouse of 7000 sq. ft. area furnished with indoor amenities.
- 2920 sq. ft of Lavish Swimming pool, kids pool & poolside deck.
- Vibrant entrance lobbies are provided as a premium welcoming feature within the community.



Indulge in the Finest Clubhouse

- With a complete range of high-end facilities, Casagrand Medora features a fully furnished clubhouse adorned with luxurious interiors.
- The clubhouse with a Contemporary style glazed façade and lighting that invites you with an appealing Entrance lobby and waiting lounge.
- The clubhouse is equipped with a splendid Multi-purpose party hall with buffet and pantry to host exclusive parties and gatherings.
- Exclusive Gym with top notch features like Interactive gym, TRX corner and Yoga room promoting an active lifestyle for residents of all age groups.
- Indoor kids play and Creche, offering entertainment and fostering cognitive development for kids of various age groups.
- Indoors Kids play area is equipped with activity rich facilities like ride-ons and cozy reading nooks, tot glide, etc. making it a safe haven for children's creativity and entertainment.
- A mini theatre provides a dedicated space for community members to come together and enjoy movie nights.
- Indoor games room for your everyday recreation includes Chess, Carrom and Foosball.
- The Clubhouse with built-in changing rooms nearby swimming pool ensures for user's convenience.



Efficiency in space planning

- All homes are spatially planned ensuring every space of a unit is of premium luxury.
- Designer door signages for main doors at every floor level.
- Linear planning of living area and dining creates a seamless expanse of living space.
- Uninterrupted visual connectivity – all bedrooms & balconies will be facing the parks, podium or exterior.
- Balconies in the Living room for all units.
- All units have large windows for better light and ventilation.
- Dedicated Washing machine space is provided in all apartments.
- Planned ODU locations – designed to avoid any overlooking or hindrances to other apartments and well concealed to ensure no AC's are visible on the building facade.
- Building orientation ensures maximum wind flow and minimum heat gain.
- Well-planned flow of circulation for Stilt level parking and driveways offers hassle-free pedestrian movement all around the site.



Offering you 40+ Amenities...

- 40+ Amenities serving outdoor and indoor recreational activities sprawled across the community enhancing the social environment and liveliness of the community.
- The community offers kid-friendly amenities that include vibrant and engaging spaces such as rock-climbing wall, rope climbers, tot-lots and jungle gym to inspire and challenge young adventures.
- The site encompasses pockets of wonders with tree-seating plazas throughout the community to indulge with nature.
- Amenities like Reflexology walkway, Senior citizen seating and elder's pavilion creating a welcoming environment for the elderly to relax, socialize, and indulge in.
- The OSR's open area includes a Tree Plaza and an Outdoor Amphitheatre, promoting social gatherings and community interaction.
- Multi-purpose party lawn with barbeque counters designed amongst lush planting to enhance your evening parties.
- Fitness amenities like Outdoor Cross-fitness gym, Walking / Jogging track, Yoga lawn encourages residents of all age groups to engage in physical fitness.
- The community features a lap pool, kid's pool with interactive water jets and a poolside lounge with rain curtain. The poolside deck features an outdoor theater adding to the lavish leisure retreat.



Premium Specification

- Elegant Main door with designer architrave, top and side panel welcomes you to your home.
- Digital lock for main door - New generation digital lock system with 4 unlocking features such as fingerprint, passcode, access card and mechanical key.
- Italian Marble flooring in Living, Dining and internal passages provides timeless elegance for a truly stunning interior.
- 600x1200 mm vitrified tile flooring for the bedroom and kitchen
- 600x600 mm wooden deck finish tiles, adding a touch of sophistication and natural warmth to your balcony.
- Foot lamp provided in all bedrooms for your daily convenience.
- Weather proof socket in balcony ensuring a secure power access for your electrical devices in all weather conditions.
- All apartments are adorned with designer switches, adding form to function.
- Cloth drying - The balcony areas are facilitated with cloth drying hanger in the ceiling.
- Premium range of Toto or equivalent CP & sanitary fittings.
- Luxurious bathrooms fitted with Rain shower with hand shower and Glass partition.
- 2' long trench drains and square design grating for pest-free in shower area.
- Marble lift fascia cladding adds to the luxury in welcoming guests and residents, while also elevating the aesthetic appeal of the interiors.
- 800x1600mm vitrified tiles for corridor flooring.
- Granite flooring for Staircase and Lift lobbies.



Vaastu Compliant homes for enhancing a positive living

- Conscious efforts have been taken during design phase to have most of the units Vaastu compliant.
- Most apartments have North or East facing entry doors.
- All apartments have kitchens placed in Southeast and Northwest.
- All apartments have Southwest Bedrooms.
- No apartments have Toilets in Northeast.
- No apartments have Bed headboard in the North.



Superior brands

221 quality checks

More amenities

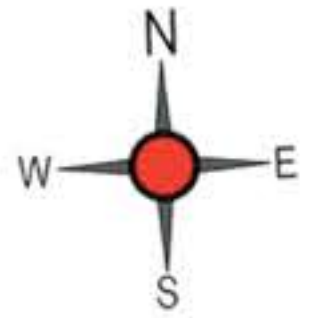
**Better utility of space
and ventilation**

Kids and senior citizens friendly

Site Plan & Floor Plans



STILT FLOOR PLAN



OUTDOOR AMENITIES

KIDS

1. TOT LOT
2. JUNGLE GYM
3. TYRE SWINGS
4. OUTDOOR BOARD GAMES ZONE
5. WONDER PARK
6. ROPE CLIMBERS
7. ROCK CLIMBING WALL

SWIMMING POOL AMENITIES

8. LAP POOL
9. POOLSIDE DECK WITH LOUNGE SEATERS
10. URN WATERSPOUTS
11. KIDS POOL WITH RAINBOW JETS
12. PERGOLA RAIN CURTAINS
13. POOL SIDE THEATRE

FITNESS & AMENITIES

14. WALKING / JOGGING TRACK
15. REFLEXOLOGY PATHWAY
16. OUTDOOR GYM
17. SEASONAL GARDEN
18. OLA / UBER PICKUP POINT
19. WATER CASCADE FEATURE
20. HANGOUT PLAZA
21. BARBEQUE PAVILLION WITH SWING SEATERS
22. HAMMOCK GARDEN
23. OUTDOOR CAMP FIRE & SEATING
24. BLOOM ARRAY
25. SENIOR CITIZEN ALCOVE

26. AROMA GARDEN
27. MIYAWAKI FOREST
28. LEISURE WALKWAY
29. MAZE GARDEN
30. LAWN
31. OUTDOOR AMPHITHEATRE
32. TREE COURT SEATING PLAZA

CLUBHOUSE AMENITIES

ENTERTAINMENT & CONVENIENCE

33. MINI THEATRE
34. MULTIPURPOSE PARTY HALL

INDOOR GAMES

35. FOOSBALL
36. CARROM
37. CHESS

SPORTS, FITNESS & WELL BEING

38. TRX TRAINING
39. GYM

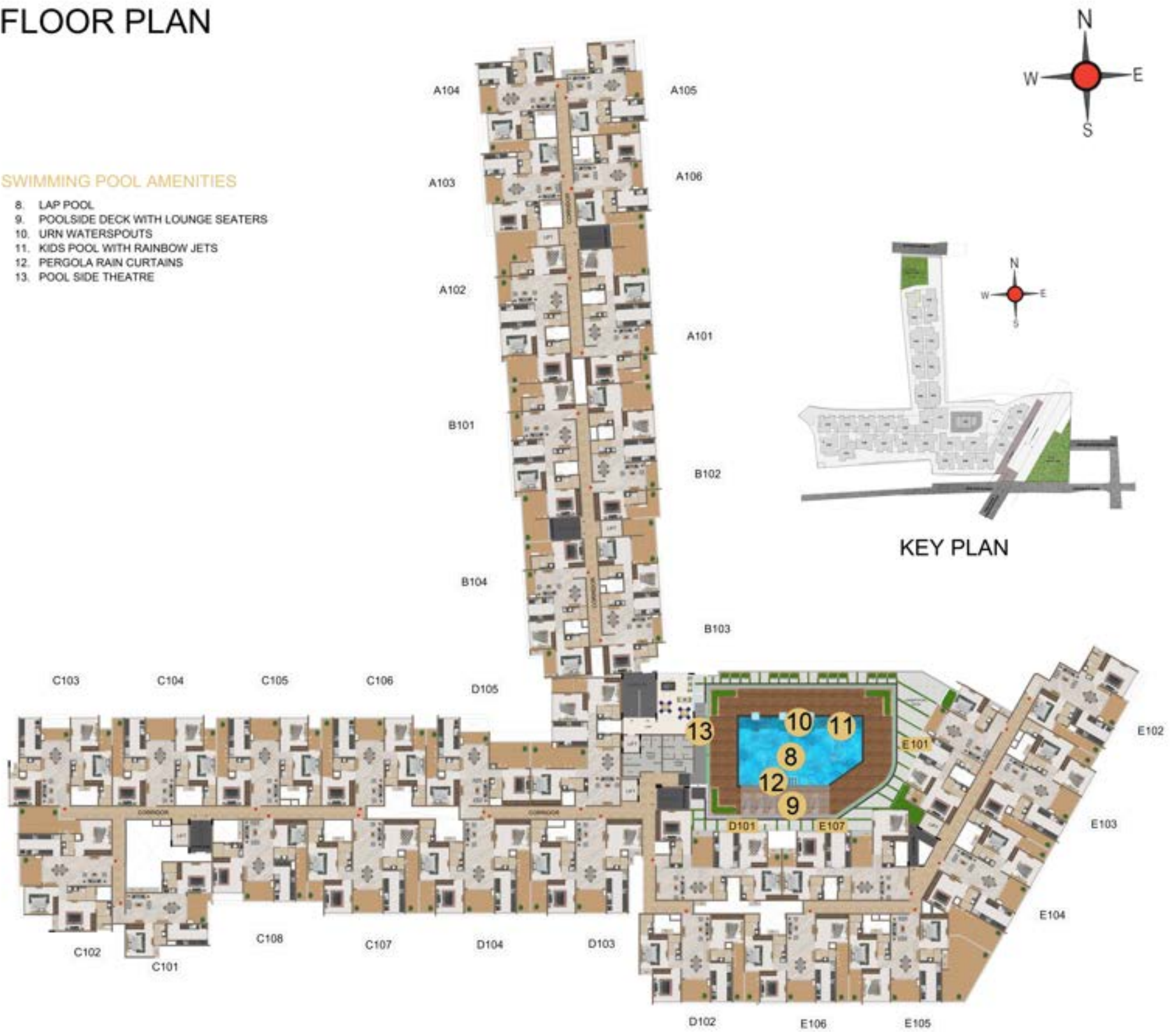
KIDS PLAY AREA & CRECHE

40. BALL PIT
41. BOOK NOOK
42. INTERACTIVE WALL GAMES
43. PEG CLIMBERS
44. CHILDREN'S PLAY HUB
45. TOT GLIDE

FIRST FLOOR PLAN

SWIMMING POOL AMENITIES

- 8. LAP POOL
- 9. POOLSIDE DECK WITH LOUNGE SEATERS
- 10. URN WATERSPOUTS
- 11. KIDS POOL WITH RAINBOW JETS
- 12. PERGOLA RAIN CURTAINS
- 13. POOL SIDE THEATRE

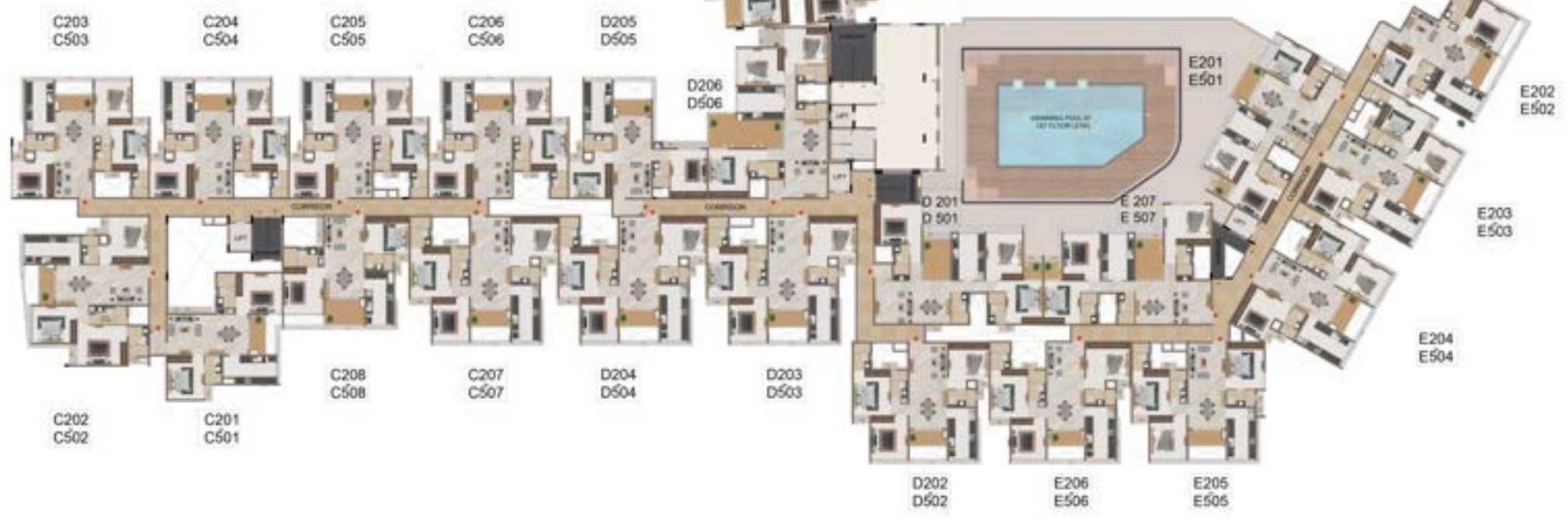


KEY PLAN

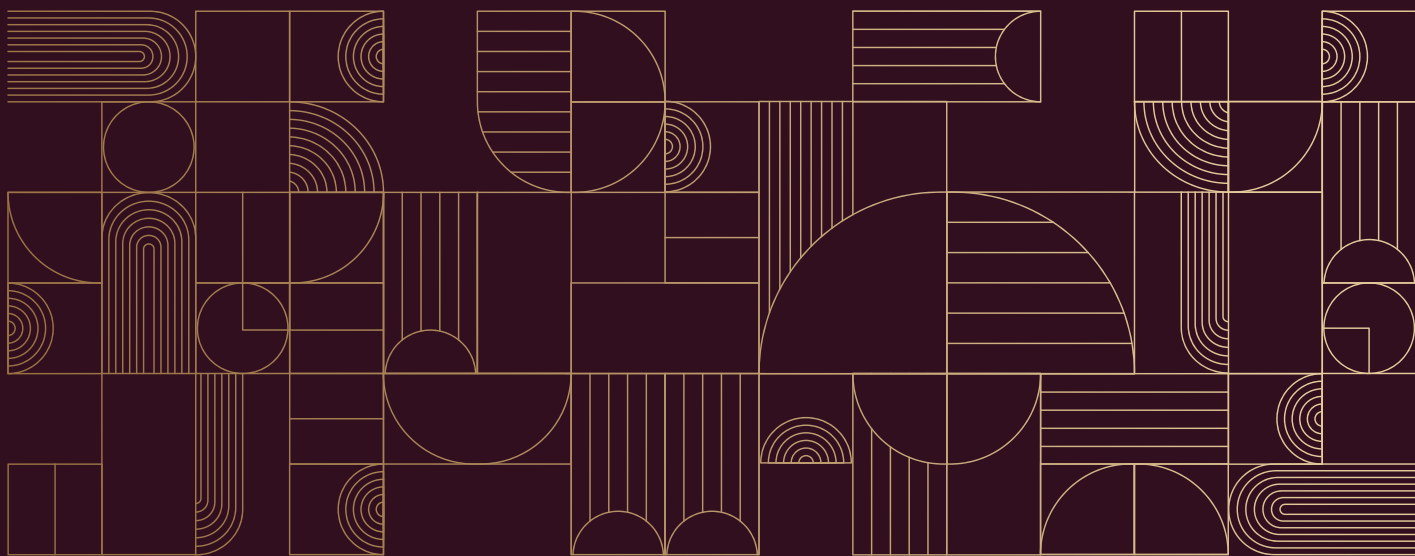
TYPICAL FLOOR PLAN (2ND TO 5TH FLOOR)



KEY PLAN



Unit Plans





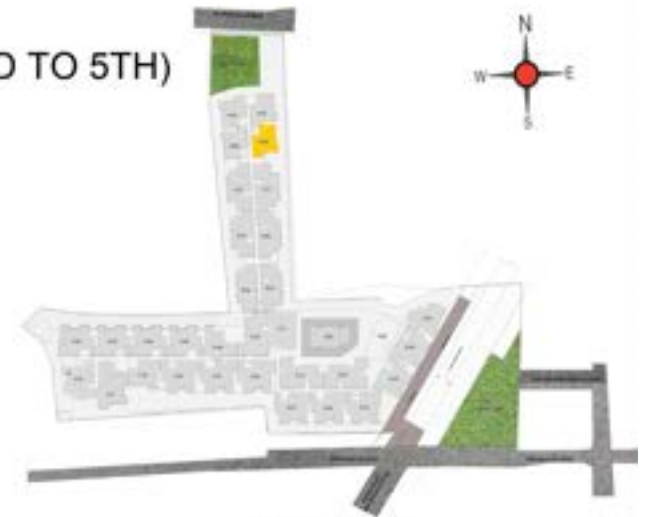
2BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A-106	770	46	816	1170	62
A-206 TO A-506	770	46	816	1170	-

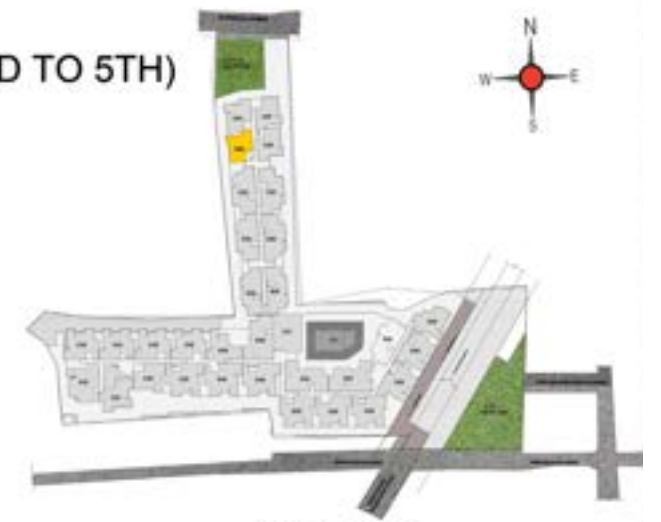
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FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A-103	778	46	824	1181	87
A-203 TO A-503	778	46	824	1181	-

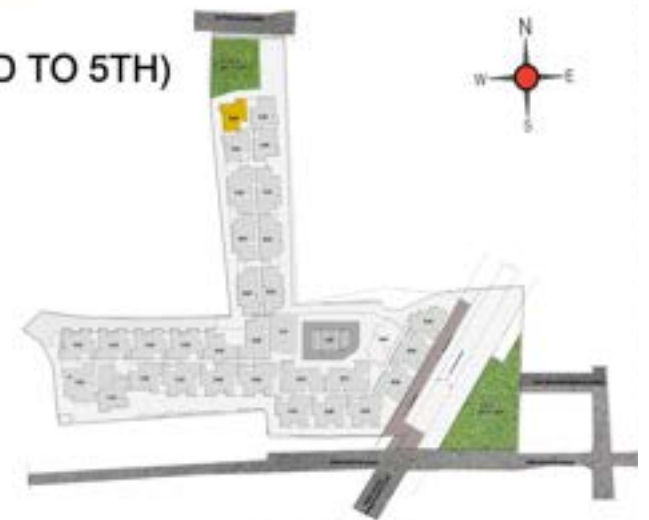
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FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A-104	778	46	824	1183	30
A-204 TO A-504	778	46	824	1183	-

2BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A-105	778	46	824	1191	87
A-205 TO A-565	778	46	824	1191	-

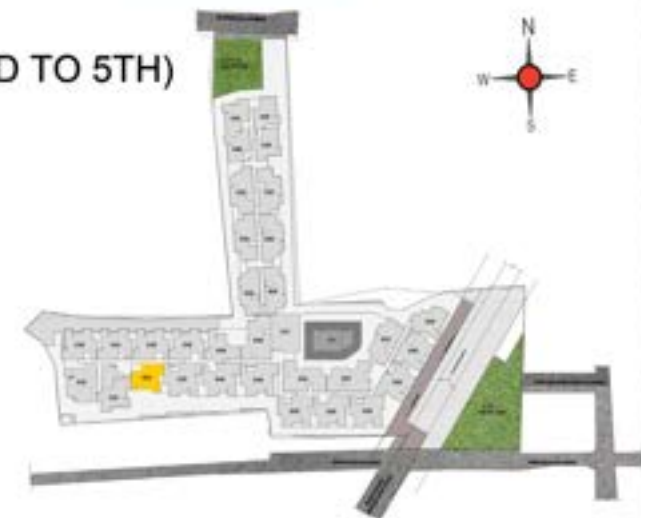
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FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
C-108	888	56	944	1331	121
C-208 TO C-508	888	56	944	1331	-

2BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
E-102	910	56	966	1370	119
E-202 TO E-502	910	56	966	1370	-

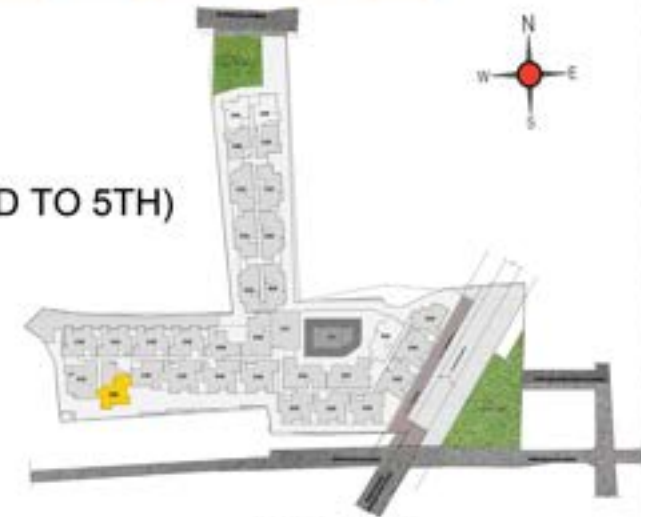
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FIRST FLOOR



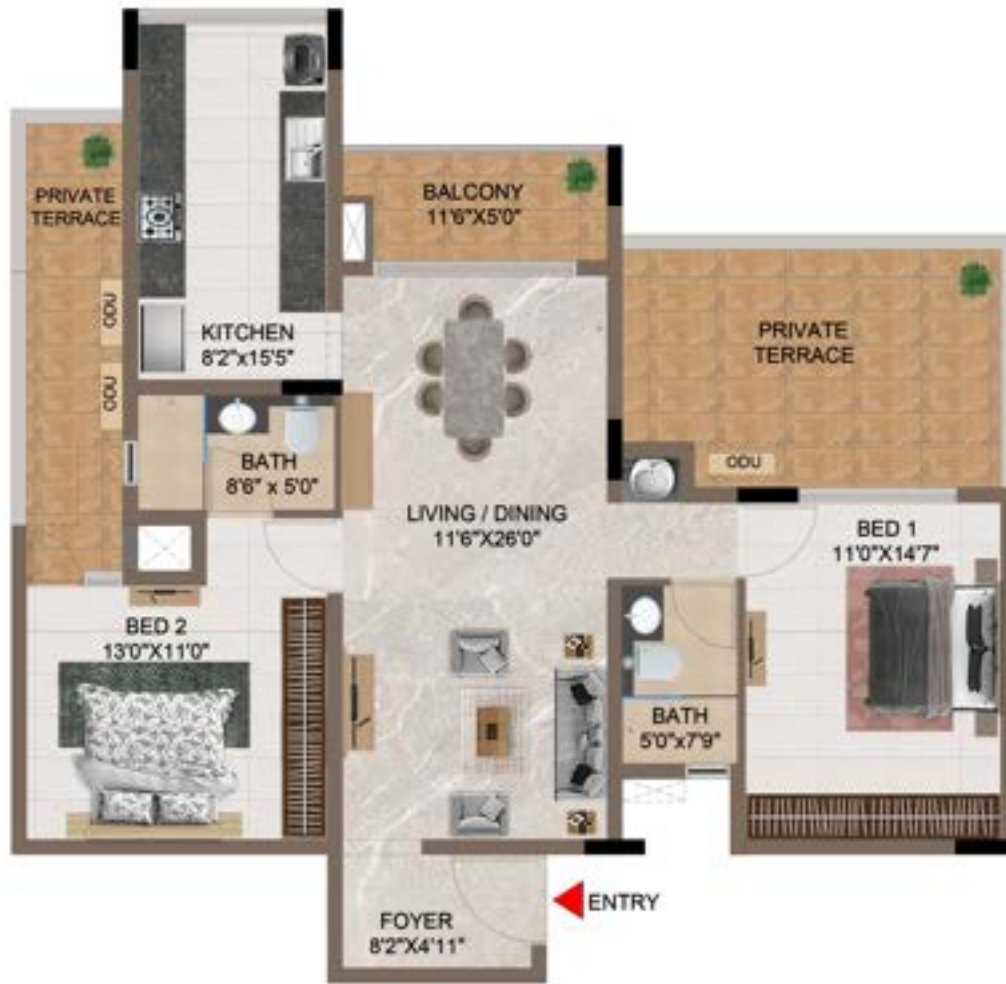
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
C-101	911	56	967	1388	48
C-201 TO C-501	911	56	967	1388	-

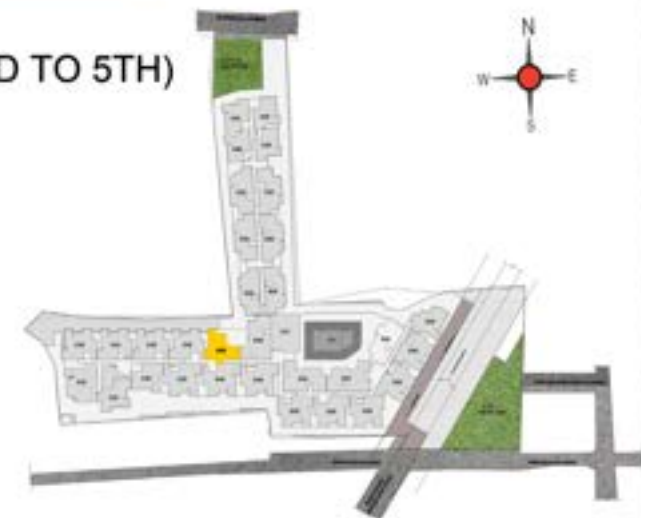
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FIRST FLOOR



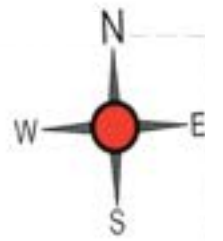
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
D-105	922	54	976	1404	221
D-205 TO D-505	922	54	976	1404	-

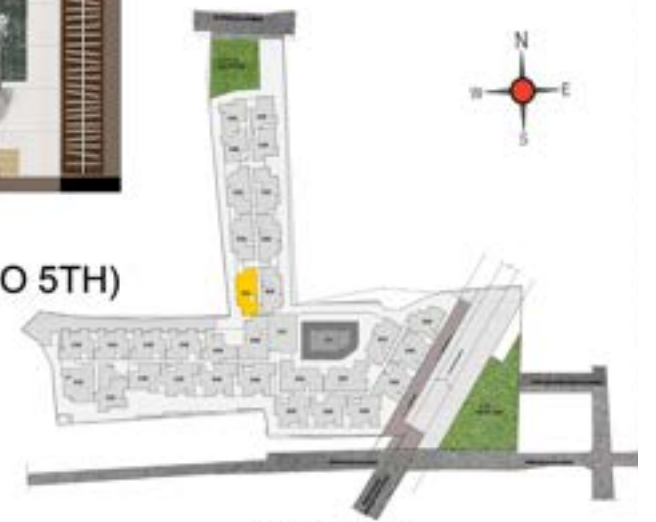
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FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
B-104	1005	95	1100	1554	56
B-204 TO B-504	1005	95	1100	1554	-

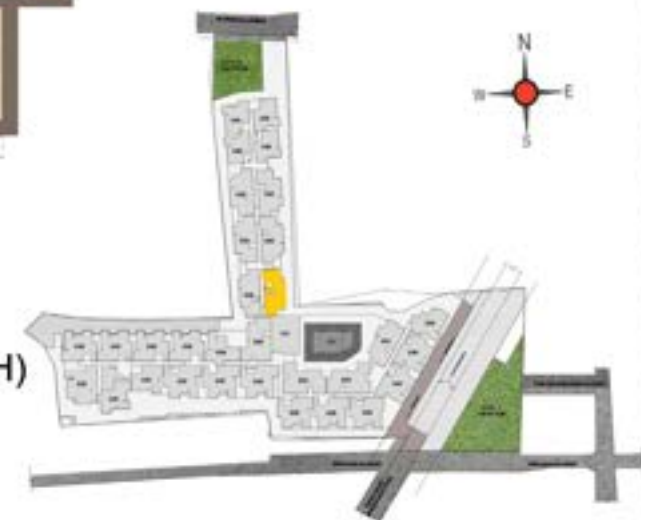
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FIRST FLOOR



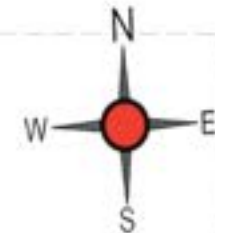
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
B-103	1011	95	1106	1565	155
B-203 TO B-503	1011	95	1106	1565	-

3BHK



TYPICAL FLOOR (2ND TO 5TH)

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
E-105	1074	54	1128	1598	479
E-205 TO E-505	1074	54	1128	1598	-

ENTRY



FIRST FLOOR



KEY PLAN

3BHK



ENTRY
FIRST FLOOR



ENTRY
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
C-103	1073	54	1127	1604	36
C-203 TO C-503	1073	54	1127	1604	-

3BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
E-103	1081	54	1135	1612	185
E-203 TO E-503	1081	54	1135	1612	-

3BHK



ENTRY
FIRST FLOOR



ENTRY
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
C-104,C-105 & C-106	1081	54	1135	1612	106
C-204 TO C-504, C-205 TO C-505 & C-206 TO C-506	1081	54	1135	1612	-

3BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
E-106	1081	54	1135	1612	198
E-206 TO E-506	1081	54	1135	1612	-

3BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
D-102	1081	54	1135	1617	140
D-202 TO D-502	1081	54	1135	1617	-

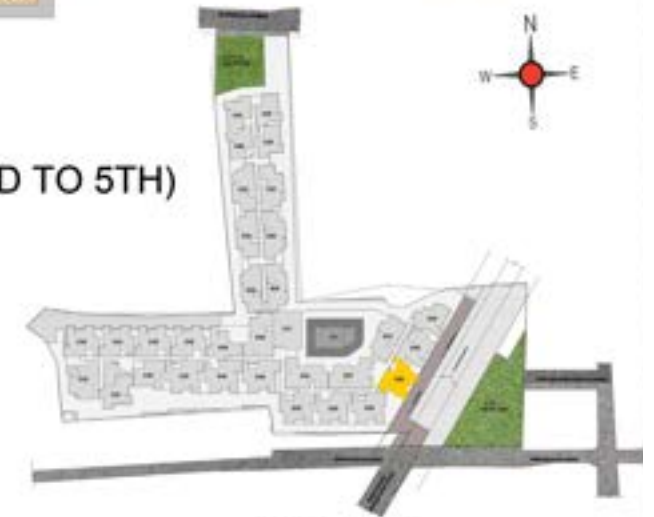
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FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
E-104	1081	54	1135	1618	326
E-204 TO E-504	1081	54	1135	1618	-

3BHK



TYPICAL FLOOR (1ST TO 5TH)

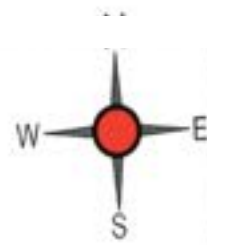
ENTRY



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
E-101 TO E-501	1071	95	1166	1642	-

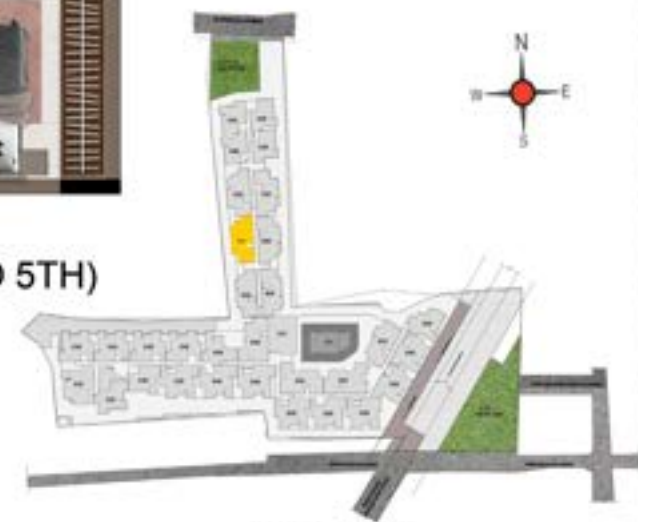
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FIRST FLOOR



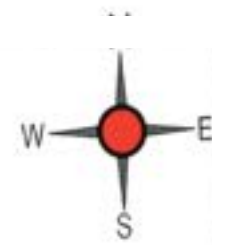
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
B-101	1062	107	1169	1643	229
B-201 TO B-501	1062	107	1169	1643	-

3BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
B-102	1062	107	1169	1644	146
B-202 TO B-502	1062	107	1169	1644	-

3BHK



FIRST FLOOR



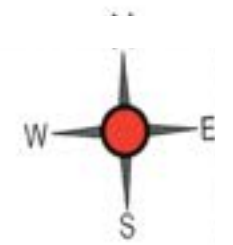
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A-101	1117	114	1231	1728	292
A-201 TO A-501	1117	114	1231	1728	-

3BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A-102	1117	114	1231	1729	278
A-202 TO A-502	1117	114	1231	1729	-

3BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
D-104	1214	56	1270	1793	250
D-204 TO D-504	1214	56	1270	1793	-

3BHK



FIRST FLOOR



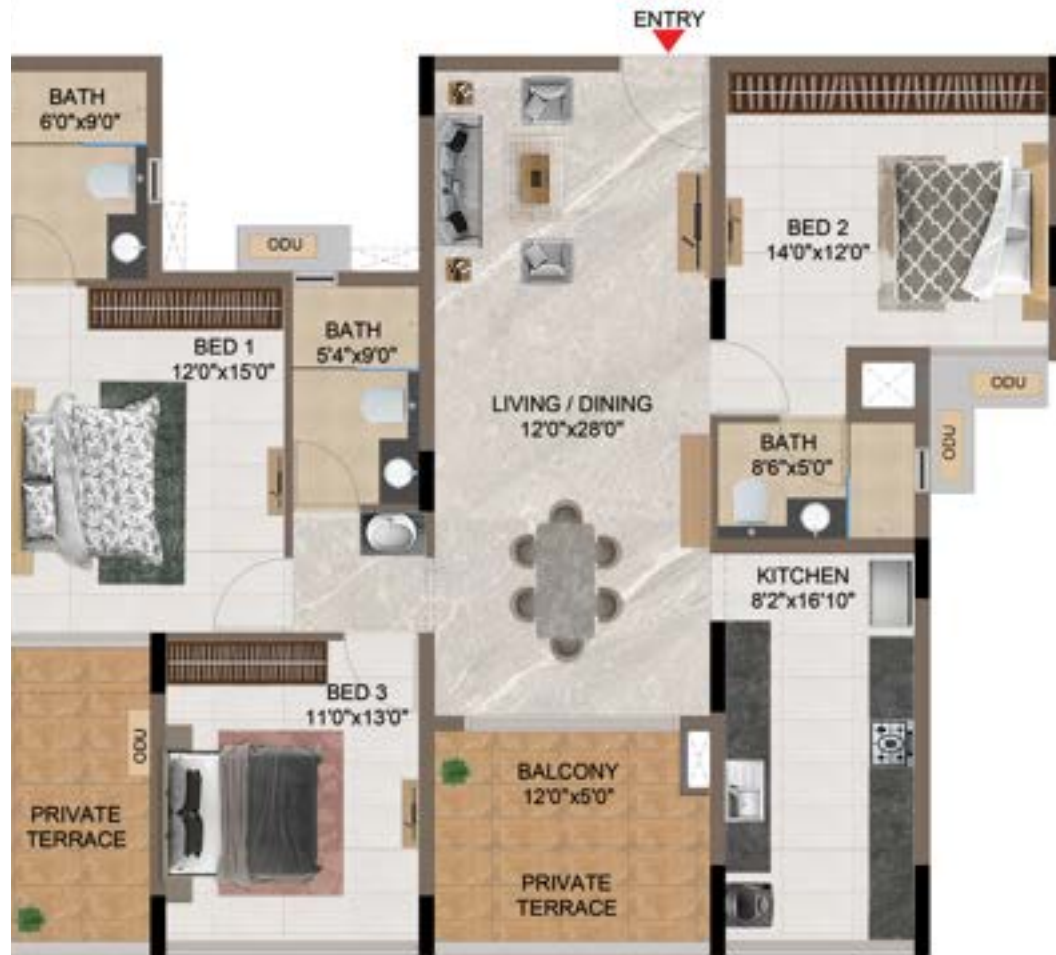
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
C-107	1214	56	1270	1797	219
C-207 TO C-507	1214	56	1270	1797	-

3BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
D-103	1214	56	1270	1802	131
D-203 TO D-503	1214	56	1270	1802	-

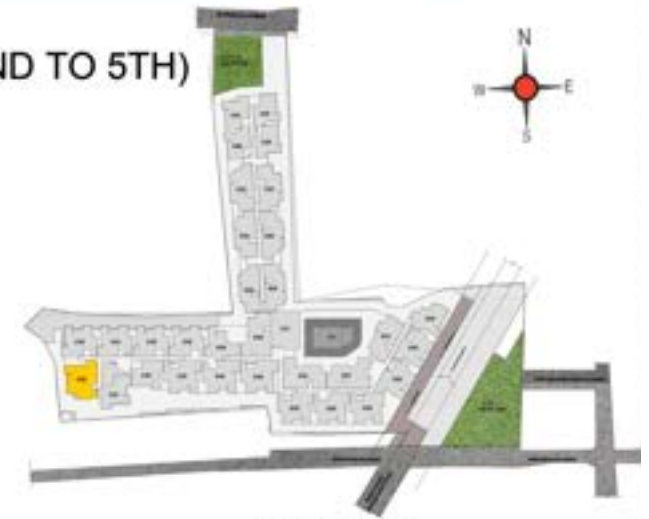
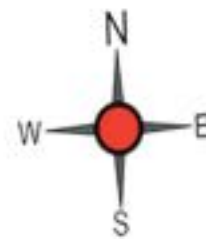
3BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
C-102	1222	56	1278	1808	258
C-202 TO C-502	1222	56	1278	1808	-

3BHK



TYPICAL FLOOR (2ND TO 5TH)



FIRST FLOOR

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
E-107	1177	133	1310	1854	40
E-207 TO E-507	1177	133	1310	1854	-



KEY PLAN

3BHK



TYPICAL FLOOR (2ND TO 5TH)

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
D-101	1206	133	1339	1915	40
D-201 TO D-501	1206	133	1339	1915	-

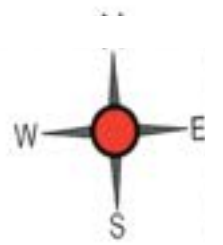


FIRST FLOOR



KEY PLAN

3BHK



ENTRY

FIRST FLOOR



ENTRY

TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
D-106	1229	151	1380	1947	119
D-206 TO D-506	1229	151	1380	1947	-

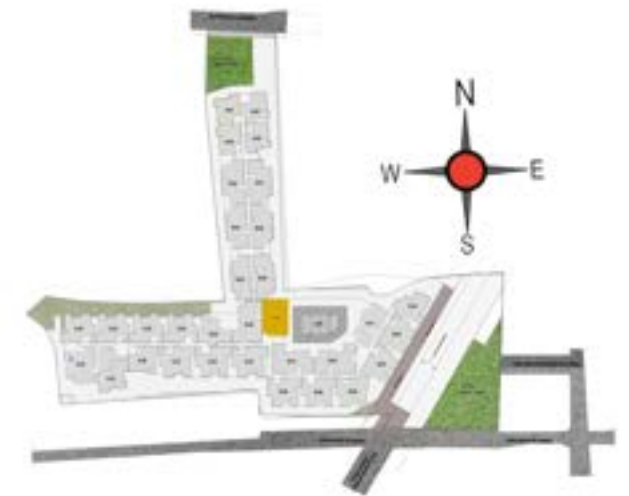
Clubhouse Plan



CLUBHOUSE



GROUND FLOOR



KEY PLAN

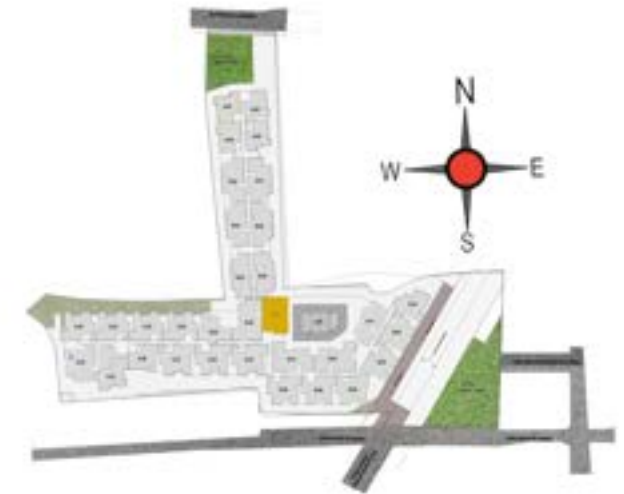
CLUBHOUSE



CLUBHOUSE AMENITIES

- 35. FOOSBALL
- 36. CARROM
- 37. CHESS

FIRST FLOOR



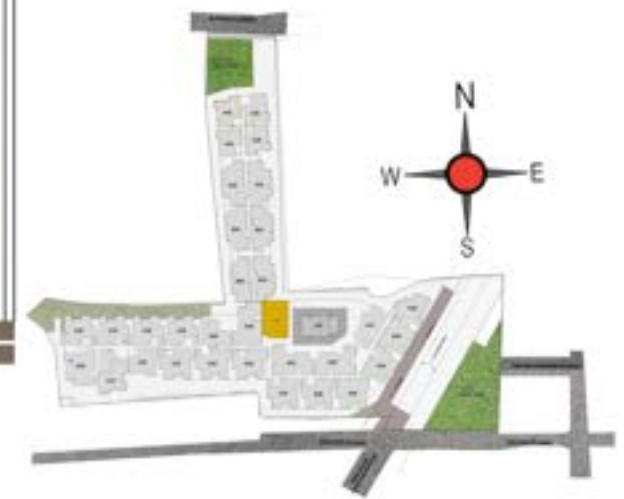
KEY PLAN

CLUBHOUSE



SECOND FLOOR

CLUBHOUSE AMENITIES 34. MULTIPURPOSE PARTY HALL



KEY PLAN

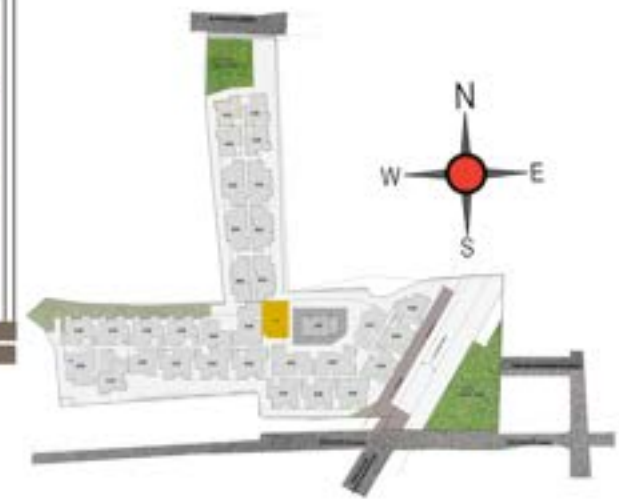
CLUBHOUSE



CLUBHOUSE AMENITIES

- 33. MINI THEATRE
- 40. BALL PIT
- 41. BOOK NOOK
- 42. INTERACTIVE WALL GAME
- 43. PEG CLIMBERS
- 44. CHILDREN'S PLAY HUB
- 45. TOT GLIDE

THIRD FLOOR



KEY PLAN

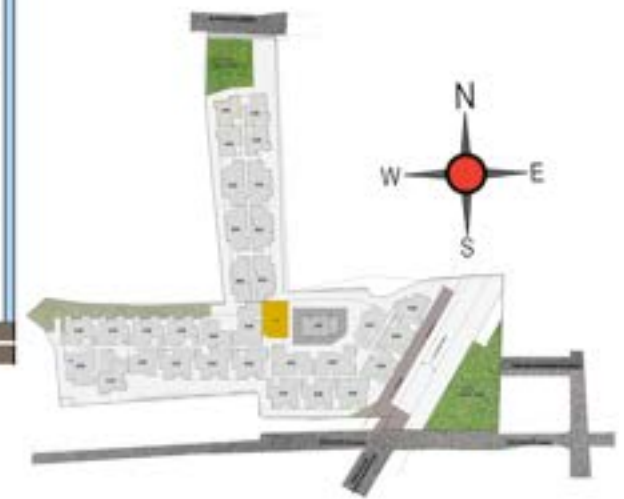
CLUBHOUSE



CLUBHOUSE AMENITIES

- 38. TRX TRAINING
- 39. GYM

FOURTH FLOOR



KEY PLAN

Specification



Basic Specification

Structure

- Structural System** : RCC Framed Structure designed for seismic compliant (Zone-3).
- Masonry** : 200mm for external walls & 100mm for internal walls.
- Floor- Floor height (incl. slab)** : Will be maintained at 3000mm.

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** : Finished with 1 coat of primer & 2 coats of exterior emulsion paint & color as per architect design intent.
- Bathroom** : Glazed / Matte ceramic tile of size 600x1200mm for a height of 2450mm & above false ceiling will be finished with a coat of primer.
- Toilet ceiling** : Grid & gypsum false ceiling.

Floor Finish With Skirting

- Foyer, Living, Dining & Internal passage** : Italian Marble flooring
- Bedroom & kitchen** : Vitrified tiles of size 600X1200mm
- Bathroom** : Anti-skid ceramic tiles of size 600X600mm
- Balcony** : Wooden deck finish tiles of size 600X1200mm

- Private open terrace (if applicable)** : Wooden deck finish tile of size 600x1200mm.

Dining

- Electrical point** : For chimney & water purifier.
- CP fitting** : Toto or equivalent will be provided.
- Dining** : Granite counter mounted wash basin and wall dado of height 200mm on all three sides.

Balcony

- Handrail** : MS handrail as per architect's design intent
- Cloth drying hanger** : Ceiling cloth drying hanger rods provided in any one balcony in recommended location.

Bathrooms

- CP & Sanitary fixture** : Toto or equivalent will be provided.
- Attached Bathroom** : Wall mounted WC with cistern, flush plate and Health faucet, Single lever diverter, rain shower, hand shower and spout with fixed glass partition, granite counter mounted wash basin and 2' long trench drain.
- Common Bathrooms** : Wall mounted WC with cistern, flush plate and Health faucet, Single lever diverter, rain shower and spout, granite counter mounted wash basin and square designer drain.

Joinery

Main door	<ul style="list-style-type: none">: Good quality Veneer finish full jamb architrave and concealed hinges with double side veneer finish door of size 1200x2300mm.: Ironmongeries like Digital lock system of Yale or equivalent lock, tower bolts, door viewer, Magnetic door catcher, etc.,
Bedroom doors	<ul style="list-style-type: none">: Laminate finish full jamb architrave and hinges with double-sided laminated door of size 1000x2300mm.: Ironmongeries like Yale or equivalent lock, designer door handle, door bush, tower bolt, door stopper, etc.,
Bathroom doors	<ul style="list-style-type: none">: Good quality Teak wood door frame, hinges and double-sided laminate finish door size 900x2300mm with water proofing on the inside.: Ironmongeries like one side coin & thumb turn lock of Yale or equivalent without key, designer door handle, tower bolt & door bush.
Terrace Doors	<ul style="list-style-type: none">: Good quality door frame with FRP shutters of size 900 X 2100mm with paint finish.: Ironmongeries like thumb turn lock of Yale or equivalent door bush.

Windows

Windows	<ul style="list-style-type: none">: Powder coated Aluminum windows with sliding shutter with see through toughened glass & MS railing on the inner side (wherever applicable): Sill & wall skirting coping with granite.
French door	<ul style="list-style-type: none">: Powder coated Aluminum frame and doors with toughened glass and without grill.

Ventilator	<ul style="list-style-type: none">: Powder coated Aluminum frame of fixed frosted/openable shutter for ODU access.: Sill & Soffit coping with granite.
------------	---

Electrical Points

Power Supply	<ul style="list-style-type: none">: 3 PHASE power supply connection.
Safety device	<ul style="list-style-type: none">: MCB & RCCB (Residual Current circuit breaker)
Switches & sockets	<ul style="list-style-type: none">: Modular box, modular switches & sockets of Honeywell or equivalent will be provided.
Wires	<ul style="list-style-type: none">: Fire Retardant Low Smoke (FRLS) copper wire of good quality BIS brand Poly-cab or equivalent will be provided.
Foot Lamp	<ul style="list-style-type: none">: Foot lamp provided in all bedrooms.
5-amp Socket (outdoor)	<ul style="list-style-type: none">: Point provided in the Living/Dining balcony in recommended location
TV	<ul style="list-style-type: none">: Point in Living & any one bedroom and provision in other bedrooms.
Data	<ul style="list-style-type: none">: Point in Living & any one bedroom
Split- air conditioner	<ul style="list-style-type: none">: Points in Living / Dining and in all bedrooms.
Exhaust fan	<ul style="list-style-type: none">: Point in all bathrooms.
Geyser	<ul style="list-style-type: none">: Point will be given in all bathrooms.
Back-up	<ul style="list-style-type: none">: 400W, 3BHK-500W 2BHK.

Specifications Common To Building Complex

Outdoor Features









Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvest	: Rain water harvesting system (as per site requirement)
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 entry / exit facilitated with MYGATE app.
Compound wall	: Site perimeter fenced by compound wall with entry gates for a height of 1800mm and feature compound wall (wherever applicable).
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	: Stamped Concrete/ Interlocking paver block / equivalent flooring with demarcated driveway as per landscape design intent. : Granite/Cobblestone flooring finish in entrance driveway and block lobby entrances.

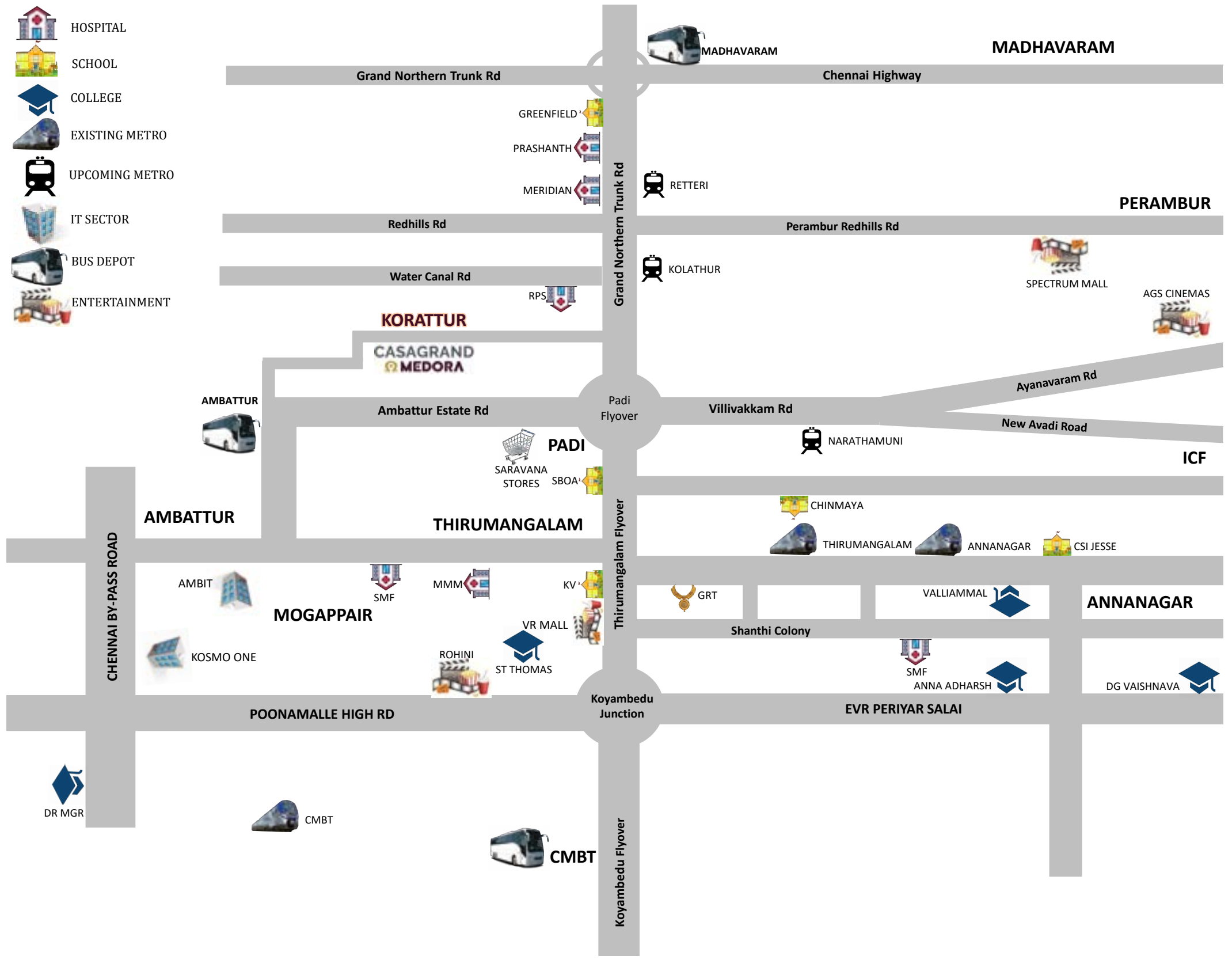
Common Features

Lift	: Elevators of 13 passenger automatic lift will be provided as per the requirement.
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 wall	: Marble or equivalent cladding at all levels.
Lobby flooring	: Granite or equivalent flooring at all floors.
Corridor flooring	: Vitrified tile of size 800x1600mm all floors.
Staircase flooring	: Granite flooring at all floors .
Staircase handrail	: MS handrail with enamel paint finish in all floors.
Terrace floor	: Pressed tile flooring.

Location Advantages



-  HOSPITAL
-  SCHOOL
-  COLLEGE
-  EXISTING METRO
-  UPCOMING METRO
-  IT SECTOR
-  BUS DEPOT
-  ENTERTAINMENT





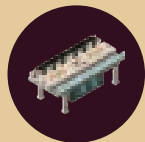
Hospitals

RPS Hospital	0.5 km
DRJ Hospital	0.8 km
Apple Plus Hospital	1.2 km
lake View hospital	2.6 km
New life hospital	3.2 km
KGJ Hospital	3.5 km
Meridian Hospital	3.6 km
Prashanth Super Specialty Hospital	4.0 km
Sri Devi hospital	4.3 km
Zion Hospital	4.4 km
ICF hospital	4.9 km
MMM hospital	5.9 km
Sundaram Medical Foundation	6.0 km
Chennai hospital	6.1 km
MGM health care	6.2 km
Be well hospital	8.7 km
Lifeline Hospital	9.0 km



Public Transports

Korattur Bus terminus	1.9 km
Korattur Sub urban rly station	2.1 km
Madhavaram Inter-city bus terminus	5.0 km
Koyambedu Bus terminus	9.5 km



Existing Metro

Thirumangalam	5.3 km
Annanagar	7.0 km

Upcoming Metro

Kolathur	0.9 km
Villivakkam	2.0 km



Schools

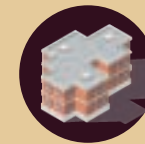
ACS GLOBAL SMART SCHOOL	0.85 km
Padma shree School	1.6 km
Temple school ICSE	1.7 km
KRM PUBLIC SCHOOL	2.0 km
Don Bosco Matriculation higher secondary school	2.6 km
Rudrapaswamy higher secondary school	3.1 km
SBOA School	3.4 km
Aachi GLOBAL School	4.3 km
Chinamaya Vidyalaya Senior Secondary School	4.3 km
Velammal vidhyashram	
CBSE & Newgen School	4.7 km
Kendriya Vidyalaya	4.9 km
Csi Jessie Moses School	5.6 km
Velammal vidyalaya	6.6 km
PSBB	10.5 km



Colleges

Bhaktavaysalam memorial college for women	2.2 km
Soka Ikeda College of Arts and Science for Women	4.0 km
Annai violet Art's and science college	4.2 km
Valliammal college for women	6.7 km
Mar Gregorios college of arts and science	8.3 km
Chevalier T. Thomas Elizabeth college for women	8.4 km
D.G vaishnav college	8.5 km
St.thomas college of Art's and science	9.3 km

Loyola college	11.0 km
Stella Matutina College of education	11.0 km
Chennai National Art's and science college	12.0 km
MOP vaishnav college for women	13.0 km
Shasun Jain college for women	14.0 km



Entertainment

Feathers trampoline park	0.6 km
VR Mall	5.0 km
Spectrum The Grand Venus Mall	5.0 km
Ampa skywalk mall	5.9 km
Nexus Vijaya Mall	9.5 km



Connectivity

100 ft Grand Southern Trunk Rd	0.5 km
Padi	2.0 km
Retteri	2.0 km
Villivakkam	2.8 km
Thirumangalam	4.0 km
Annanagar	5.0 km
Mogappair	5.0 km
Perambur	6.0 km
Madhavaram	7.0 km
Ambattur	8.0 km
CMBT	10.0 km

Awards



★ **ET Now Casagrand Zenith - 2019**
Innovative Project of the Year

★ **ET Now Casagrand Eternia II - 2019**
Best Project in Non-Metro

★ **ET Now Casagrand Royale - 2019**
Most Admired Upcoming Project of the Year

★ **11th Estate Annual Awards, powered by Franchise India - 2019**
Casagrand Esmeralda
Luxury Villa Project of the Year

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

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

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

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

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

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

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

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

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

★ **Asia Property Awards - 2022 (Brand)**
Best Lifestyle Developer

★ **14th Realty + Excellence Awards 2022, SOUTH**
Casagrand Hazen
Mid-Segment Project of the Year

★ **14th Realty + Excellence Awards 2022, SOUTH**
Fastest Growing Realty Brand of the Year



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