



Smart homes  
for a smart lifestyle







**CASAGRANDE**  
building aspirations

Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last thirteen years, we have developed over 12 million sqft of prime residential real estate across Chennai, Bengaluru, and Coimbatore. Over 6000+ happy families across 68 landmark properties stand testimony to our commitment.

In line with our philosophy of creating superior living spaces that reflect our belief, we also offer tastefully chosen plotted development spaces in select locations.

In the fourteenth year of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹6500 crores in the pipeline.









## The Smart Home

A scintillating experience of wholesome luxury awaits you and your family at Kogilu. Introducing the ultra-luxurious Lorenza, where an apartment is more than just a home; it's a lavish lifestyle with an amicable community to foster it. Stunning 160 apartments on a 2.42-acre expanse, with a number of perfectly planned, carefully integrated lifestyle amenities, all set to make every day exciting.

## SALIENT FEATURES



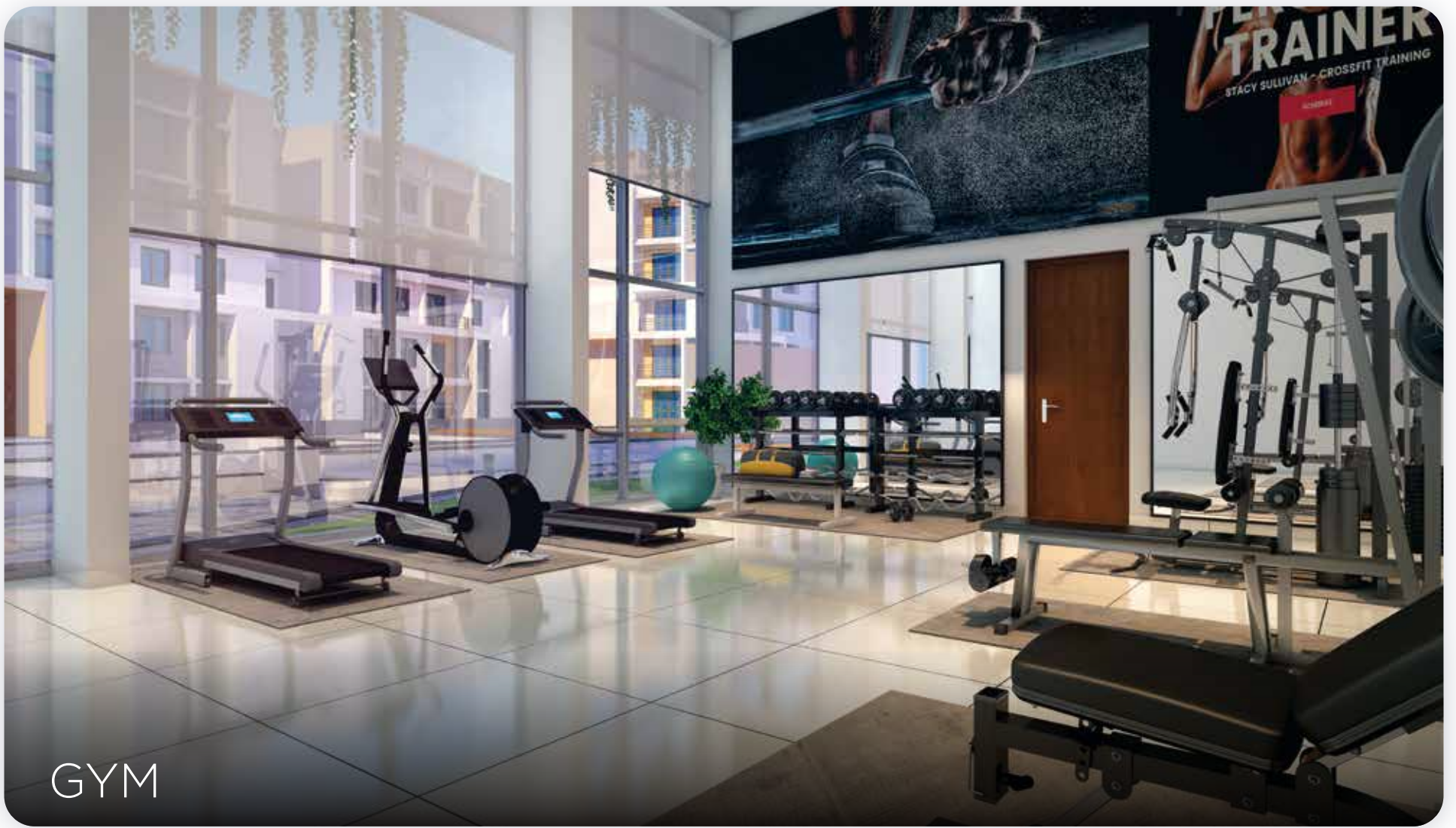
- 160 apartments on an expanse of 2.42 acres
- Ground + 4 design structure with basement parking
- Exclusive 2 BHK + 2T & 3 BHK + 3T
- Smart homes with home automation specifications
- All Ground floor and some 4th floor units have private terrace
- Vehicle free podium
- Zero dead space design
- Vaastu compliant
- Amenities include swimming pool, gym, amphitheatre, yoga deck, senior citizen park, etc.
- CCTV & 24x7 security service

## AMENITIES

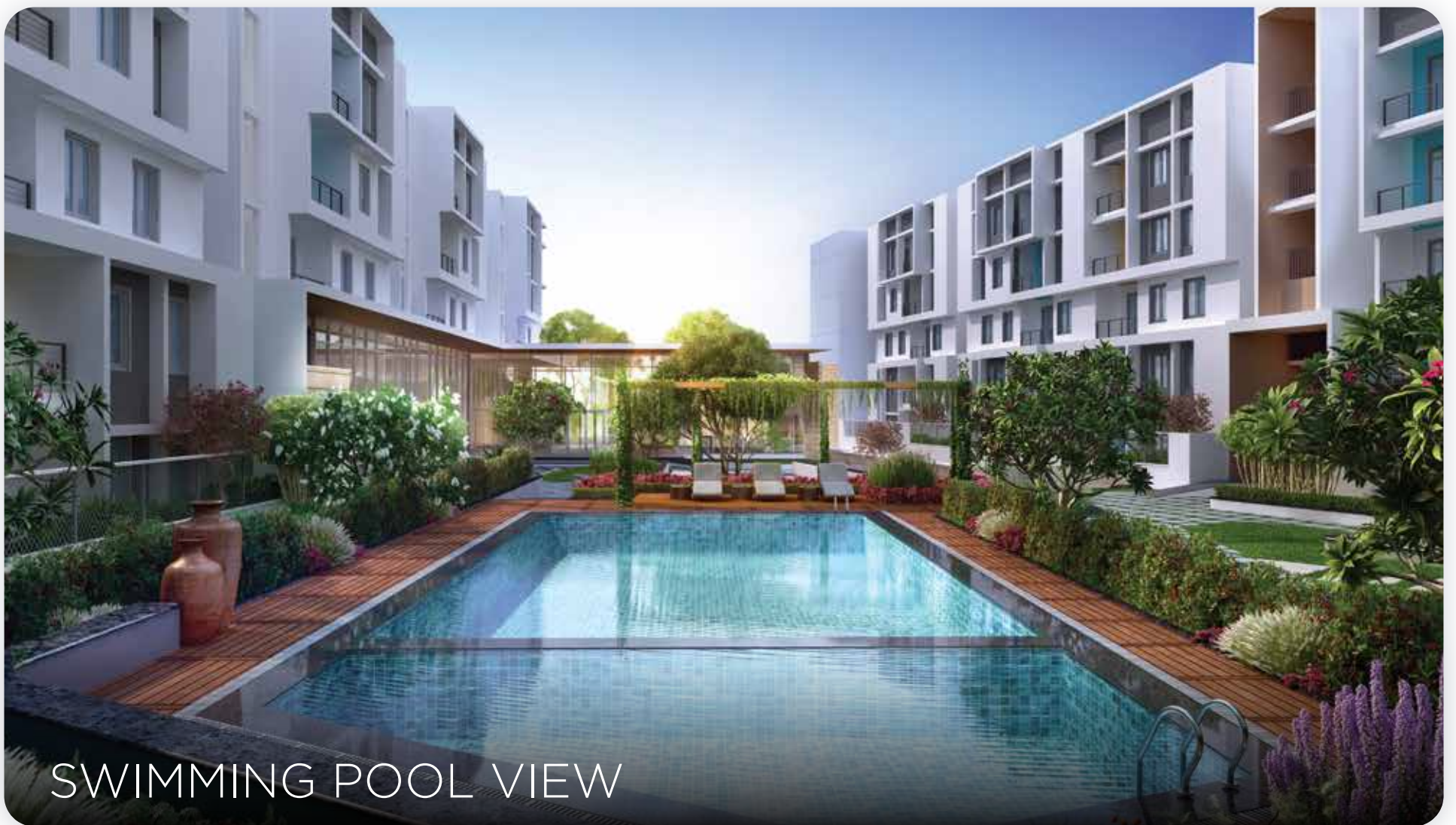


- Multipurpose hall
- Gym
- Swimming pool
- Toddler's pool
- Landscaped seating area
- Outdoor children's play area
- Indoor games room
- Hopscotch
- Amphitheatre
- Open yoga deck
- Meditation pod
- Apartment security & visitor management
- CCTV & 24x7 security
- Senior citizen's park





GYM



SWIMMING POOL VIEW





GARDEN VIEW



PODIUM VIEW





LANDSCAPE VIEW



AERIAL VIEW





## PREMIUM COMMUNITY DESIGN

- Open courtyard - a non-vehicular zone for community social interactions
- 25000 square feet central open space that encapsulates activity spaces like kids' play area, landscaped sitting, hopscotch, swimming pool, toddlers' pool, yoga deck, amphitheatre, etc.
- Stunning modern architecture with contemporary elevation
- Elegantly crafted double height signature lobbies
- Landscaped roundabout at entrance for pick up and drop off



## INTERIOR PLANNING

- With special focus to ensure proper furnishing for the house, each unit plan has
- Defined wardrobe locations for every unit
  - TV position for every unit
  - Bed location with side tables
  - Electrical layout



## VAASTU COMPLIANT

Conscious efforts have been taken during the design phase to ensure most of the units are Vaastu compliant and we have achieved the following

- Maximum units have SW bedrooms
- Minimum units having NW, SE toilets



## KITCHEN SPACE PLANNING

Sink with drain board has been shifted to utility giving more working counter space in the kitchen.



## BEDROOMS AND BALCONIES PLANNING

- All bedrooms and balconies are planned in such a way that they either look outside or into the internal courtyard
- None of the bedrooms or balconies look into small cutouts or non-ventilated spaces
- No two balconies look into each other



## VENTILATION

Utmost importance was given to ventilation for all habitable spaces; every internal and external space is well ventilated.



## SPACIOUS MASTER TOILET

Designed for abundant space with fittings of the finest make with granite top washbasin.



## SECURED COMMUNITY

- Security room at entry and exit of the project for controlled entry and exit
- Apartment security and visitor management system to ensure safety of all
- Beam sensors across compound wall which will act as a burglar alarm on any detected intrusion.
- CCTV surveillance at pivotal points across project



## PLANNING FOR ODU LOCATIONS

ODU of AC's are mapped to carefully planned ODU spaces which are kept hidden from the façade of the building.



## NO DEAD SPACE

Each internal space is meticulously designed to ensure that it is practically usable.



## SENIOR CITIZENS FRIENDLY

- Planned exclusive seaters in a beautifully landscaped courtyard
- Hand railings are provided wherever necessary and the entire community is accessible by wheelchair



## NO TWO APARTMENT DOORS FACE EACH OTHER

To assure maximum privacy and security to each apartment, master plan has no two apartment doors facing each other for maximum units.



## PREMIUM COMMON AREA FINISHES

Common areas like lobbies will be finished with high-end marble, courtyard will be finished with good landscape and hardscape design, amenities and swimming pool will be finished with high-end specifications.



## PRIVACY FOR BEDROOMS

All the units have bedrooms designed in such a way that they are private, and visitors seated in the living room cannot directly look into bedrooms.



## WATER PROTECTED CORRIDOR ENDS

We have designed corridor ends in such a way that they do not allow water to come into corridors during rains but allow plenty of air circulation.



## EFFICIENCY OF PLANS

Designed for maximum usable space with common areas kept at 21% from saleable area to plinth.



## NO BEDROOM HAS DIMENSIONS LESS THAN 10 FEET



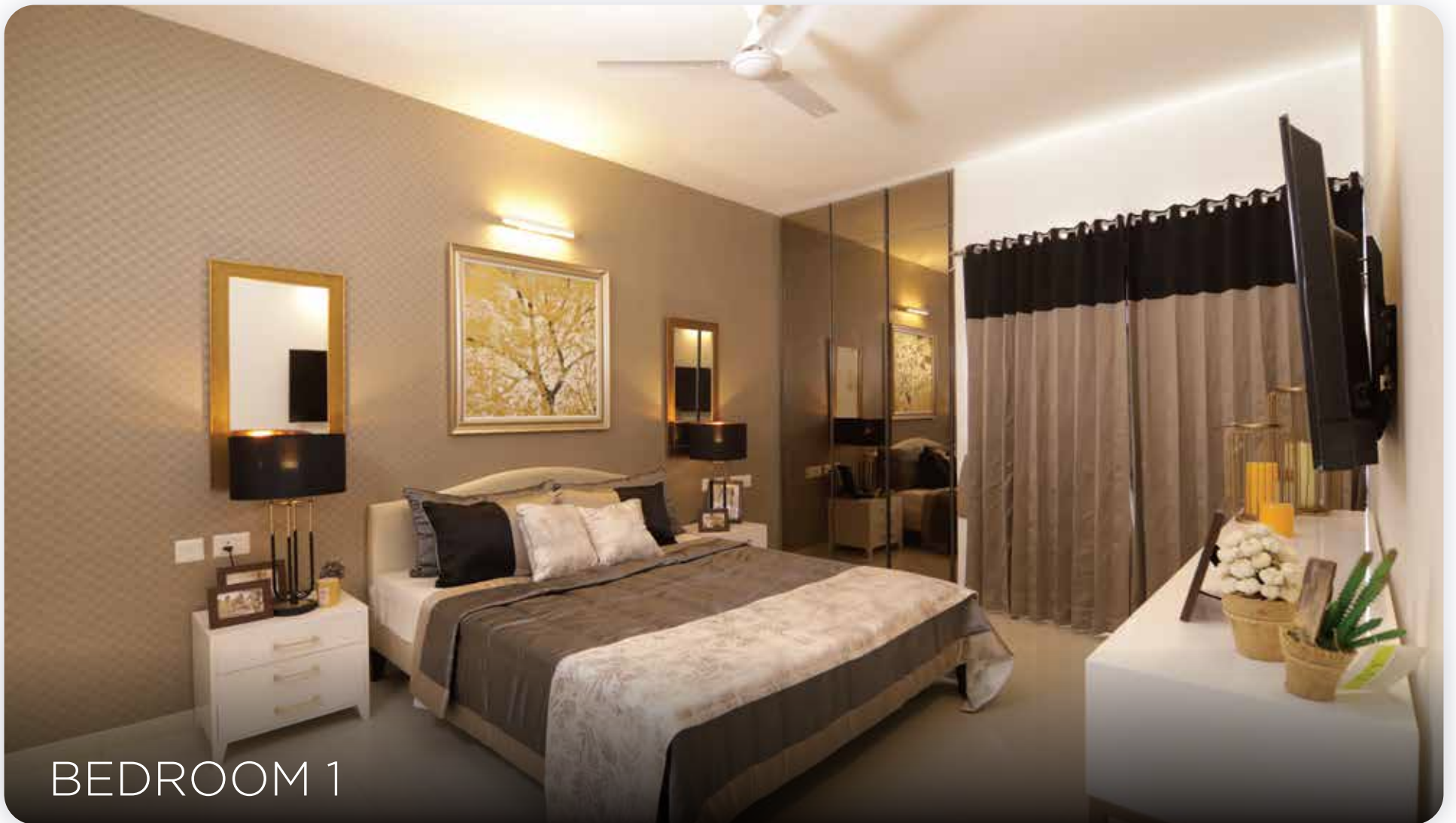
## PREMIUM FITTINGS

High-end CP, sanitary fittings and premium quality doors.



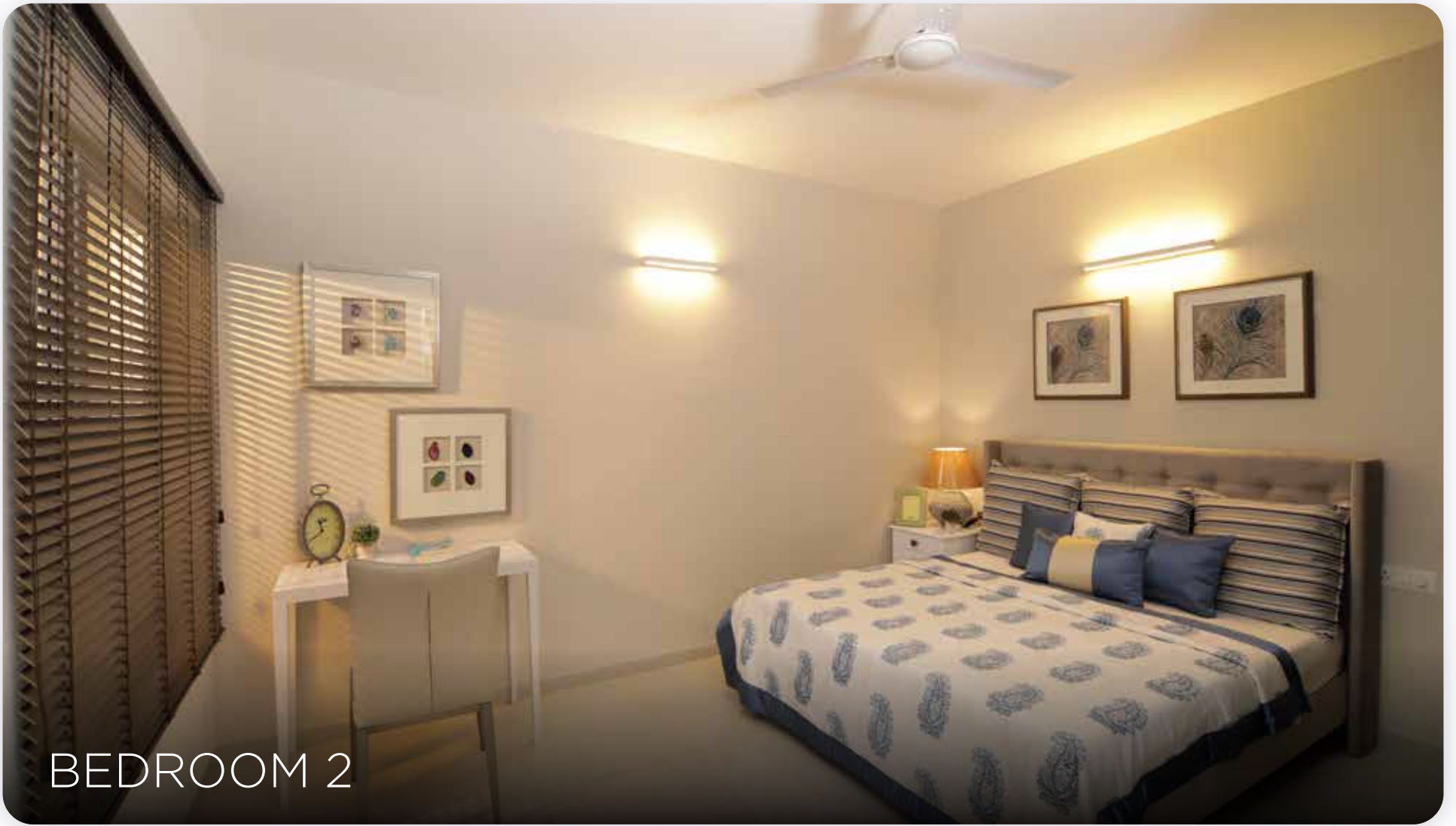


LIVING & DINING

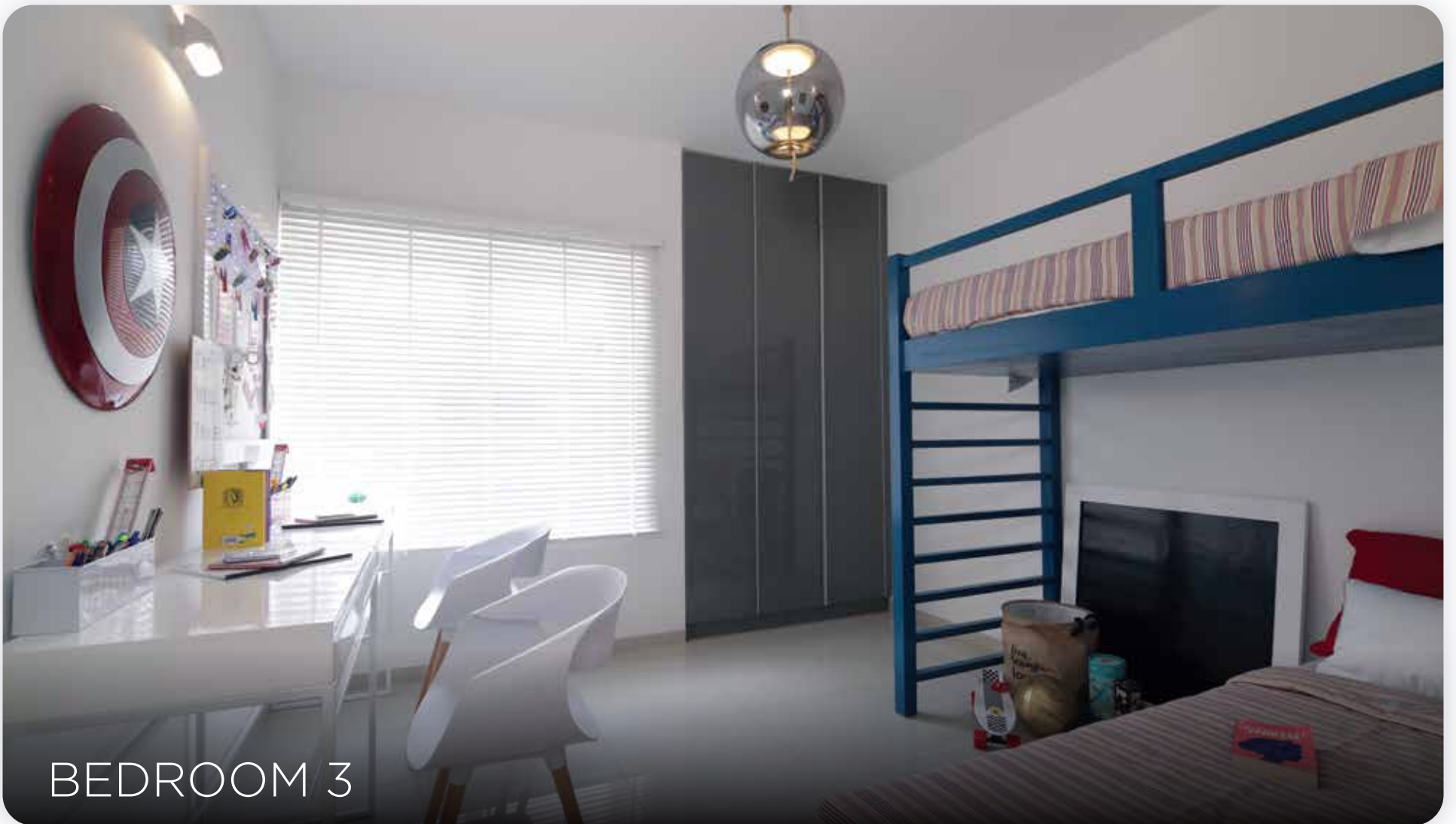


BEDROOM 1





BEDROOM 2



BEDROOM 3



## SUPERIOR PRODUCT GUARANTEES



Branded products



Multi-level quality checks



More amenities



Maximised space and ventilation



Kids and senior citizens friendly



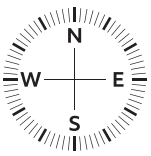


SITE PLANS





# BASEMENT FLOOR



## LEGEND:

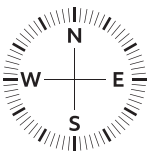
- 1. DRIVER'S TOILET
- 2. STAFF TOILET
- 3. JANITOR'S ROOM
- 4. ORGANIC WASTE COLLECTION
- 5. STP & SUMP BELOW
- 6. COMMUNICATION ROOM
- 7. ASSOCIATION ROOM
- 8. MAINTENANCE ROOM
- 9. RAINWATER SUMP







# SITE PLAN / GROUND FLOOR



## LEGEND:

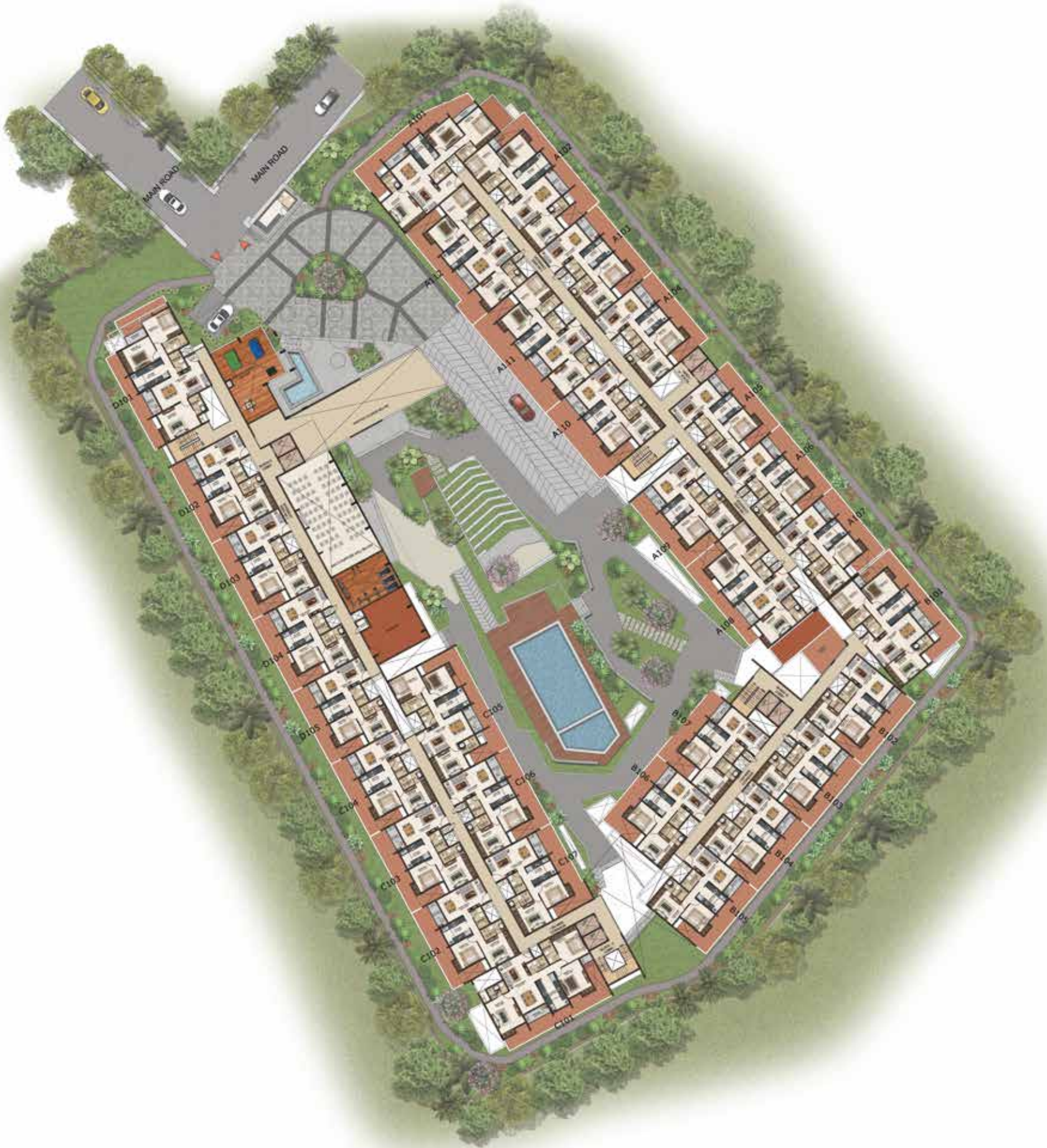
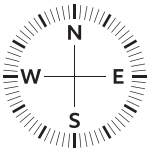
- 1. INDOOR GAMES
- 2. MULTI-PURPOSE HALL
- 3. GYMNASIUM
- 4. ELECTRICAL & COMMUNICATION ROOM
- 5. SWIMMING POOL
- 6. AMPHITHEATRE
- 7. TRANSFORMER & DG
- 8. CHILDREN'S PLAY AREA
- 9. SECURITY ROOM







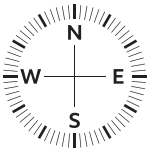
# FIRST FLOOR







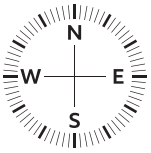
# SECOND FLOOR







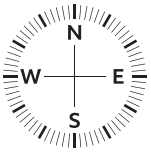
# THIRD FLOOR







# FOURTH FLOOR







TYPICAL FLOOR  
PLANS - A BLOCK





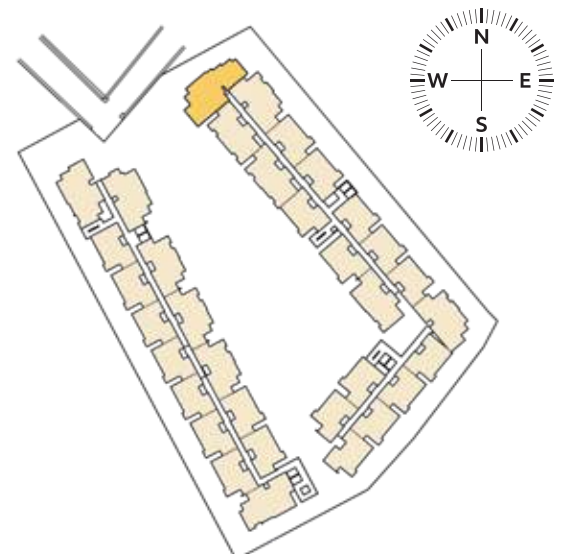
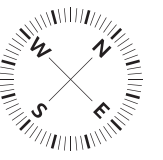
TYPE

# 3 BHK + 3T

SALEABLE AREA  
1732 SFT

CARPET AREA  
1178 SFT

UNIT NO.  
A101, A201, A301, A401



KEYPLAN





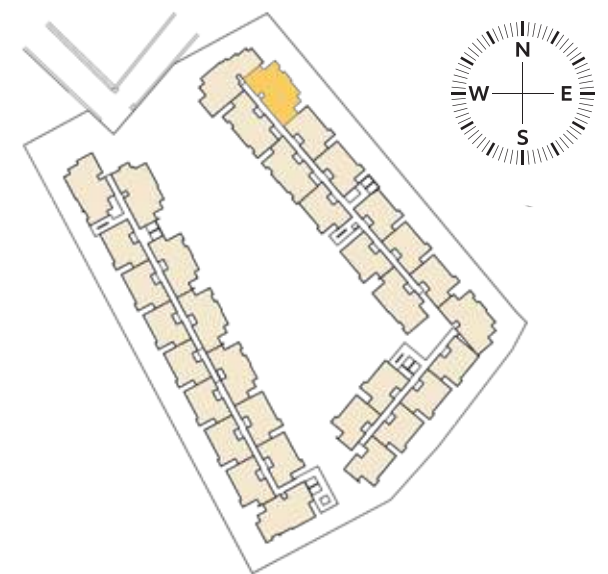
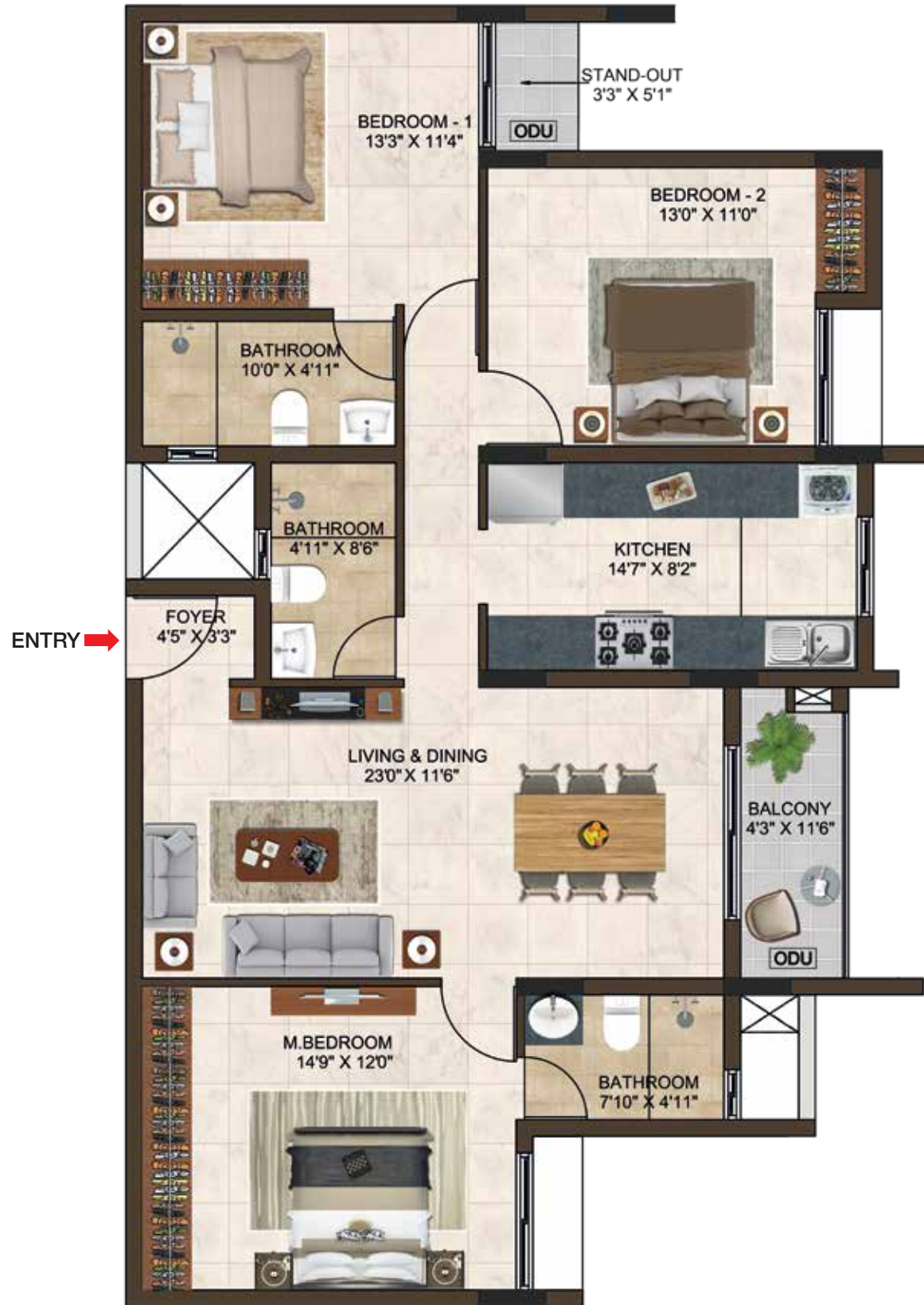
TYPE

**3 BHK + 3T**

SALEABLE AREA  
**1629 SFT**

CARPET AREA  
**1113 SFT**

UNIT NO.  
**A102, A202, A302, A402**



KEYPLAN





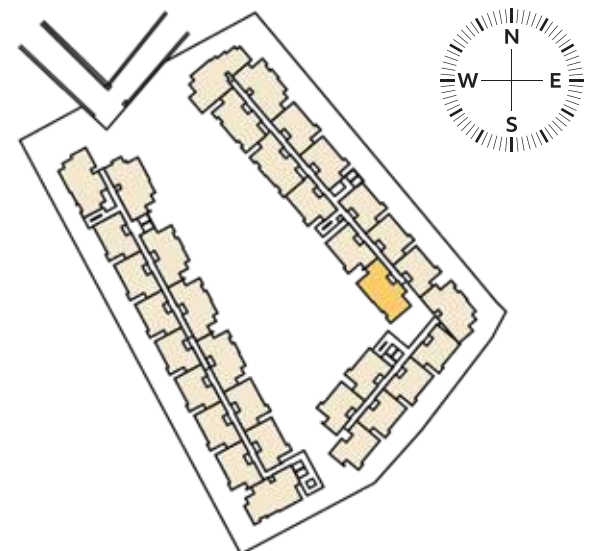
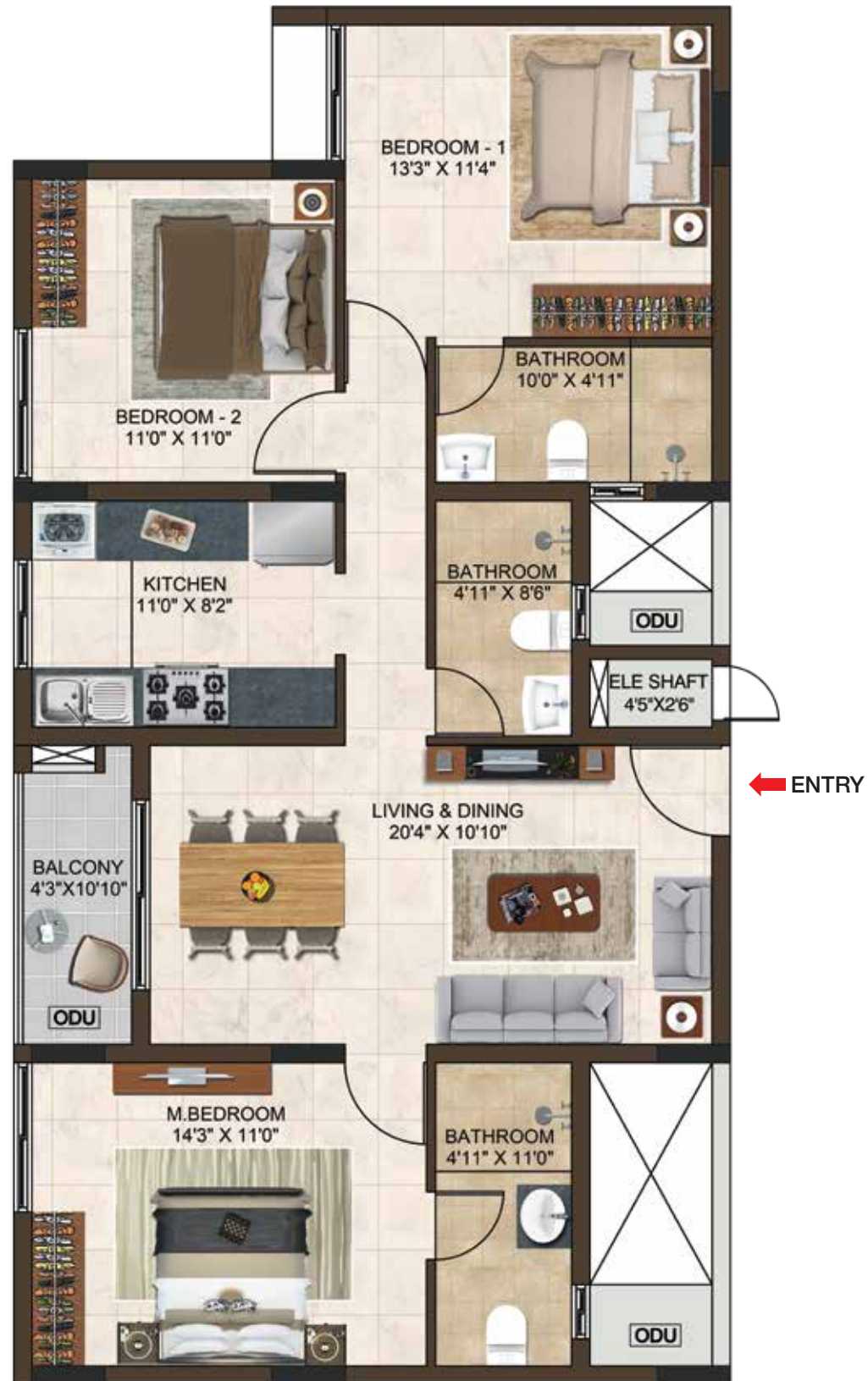
TYPE

**3 BHK + 3T**

SALEABLE AREA  
**1436 SFT**

CARPET AREA  
**979 SFT**

UNIT NO.  
**A208**



KEYPLAN





TYPE

**3 BHK + 3T**

SALEABLE AREA

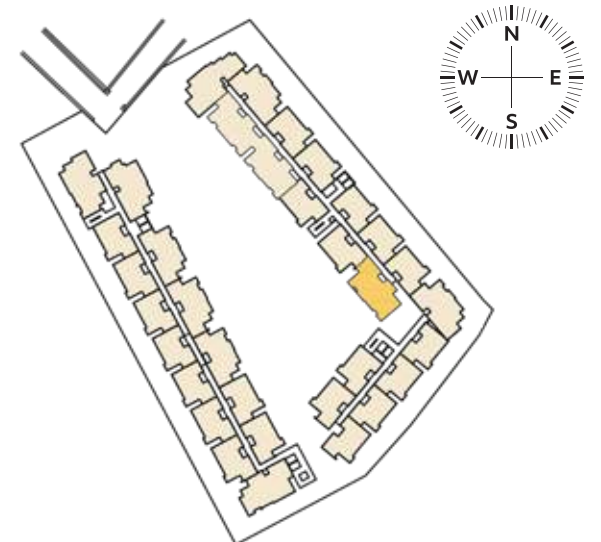
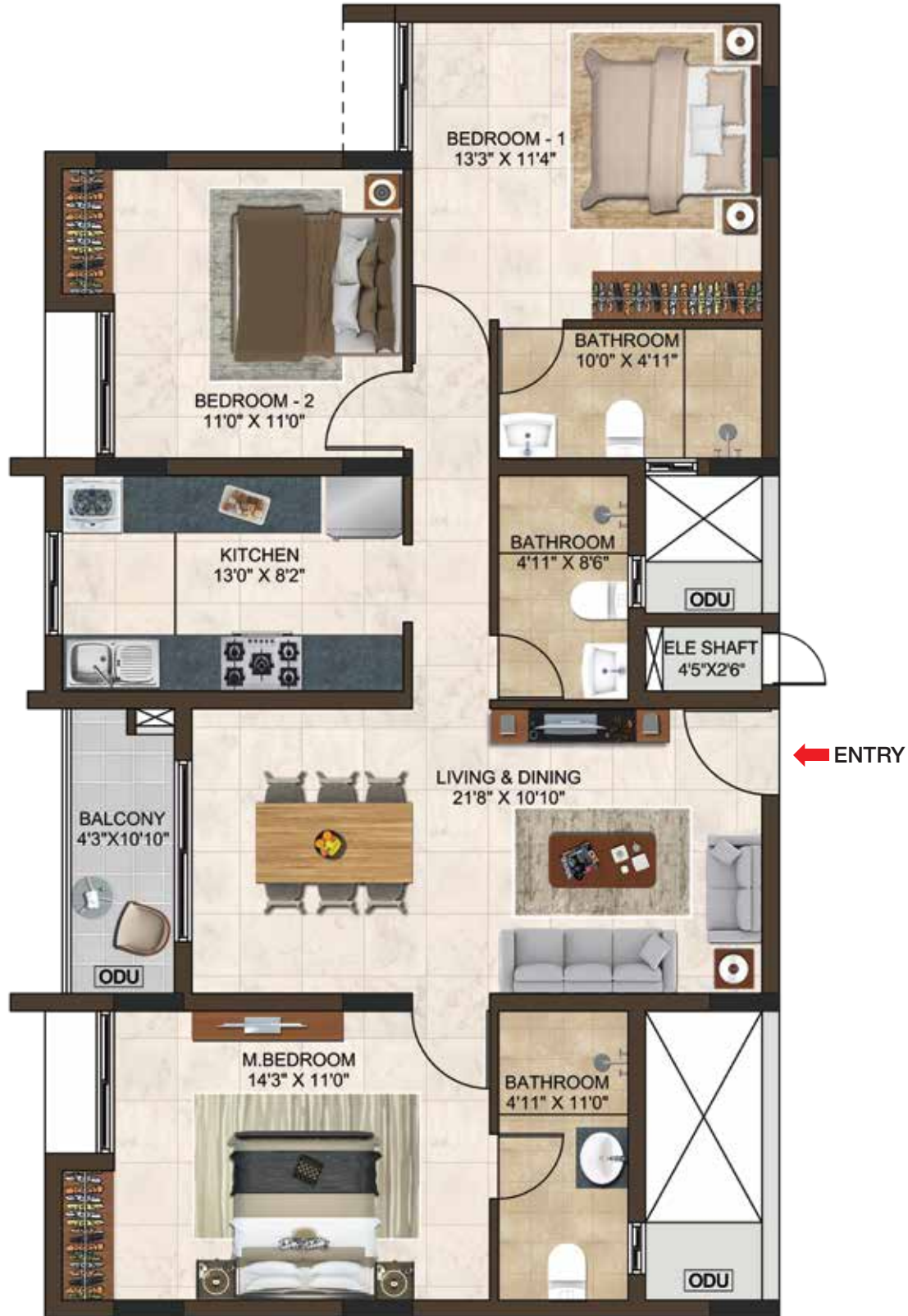
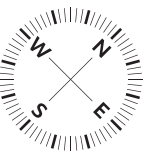
**1510 SFT**

CARPET AREA

**1030 SFT**

UNIT NO.

**A108, A308, A408**







TYPE  
**3 BHK + 3T**

SALEABLE AREA  
**1504 SFT**

CARPET AREA  
**1030 SFT**

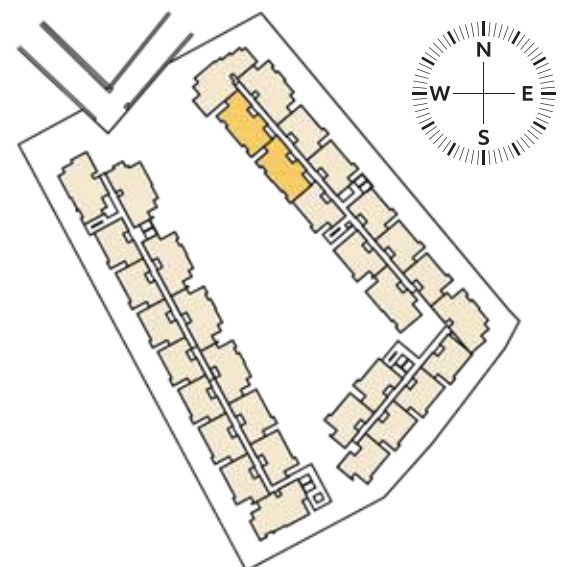
UNIT NO.  
**A111, A311, A411**

TYPE  
**3 BHK + 3T**

SALEABLE AREA  
**1506 SFT**

CARPET AREA  
**1030 SFT**

UNIT NO.  
**A112, A312, A412**



KEYPLAN





TYPE  
**3 BHK + 3T**

SALEABLE AREA  
**1429 SFT**

CARPET AREA  
**979 SFT**

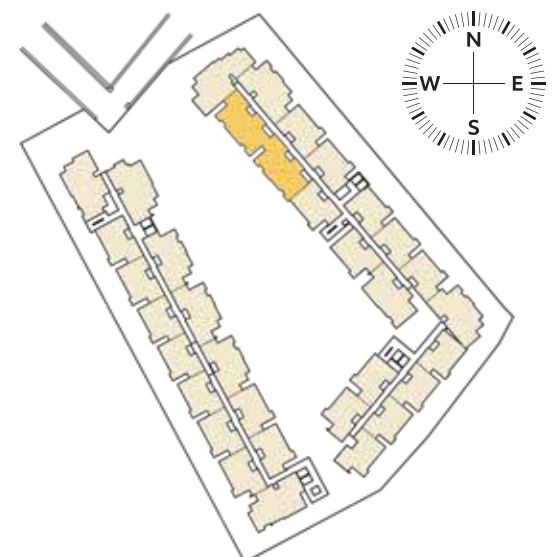
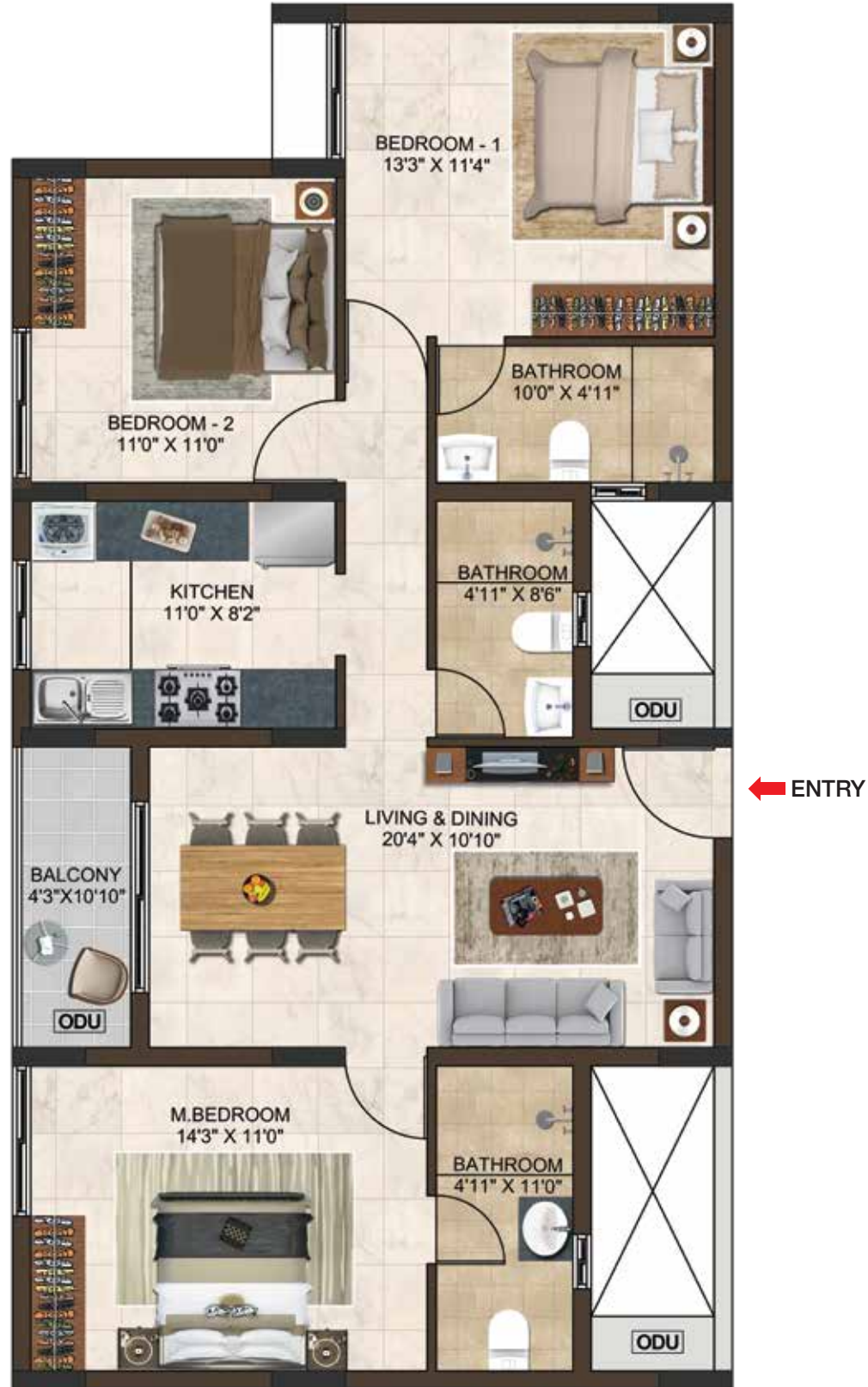
UNIT NO.  
**A211**

TYPE  
**3 BHK + 3T**

SALEABLE AREA  
**1432 SFT**

CARPET AREA  
**979 SFT**

UNIT NO.  
**A212**



**KEYPLAN**





TYPE

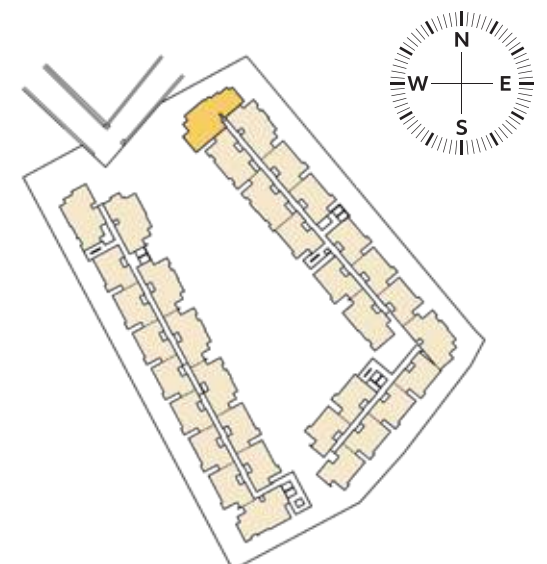
**3 BHK + 3T**

SALEABLE AREA  
**1732 SFT**

CARPET AREA  
**1178 SFT**

PRIVATE TERRACE AREA  
**466 SFT**

UNIT NO.  
**AG01**







TYPE

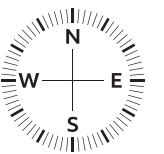
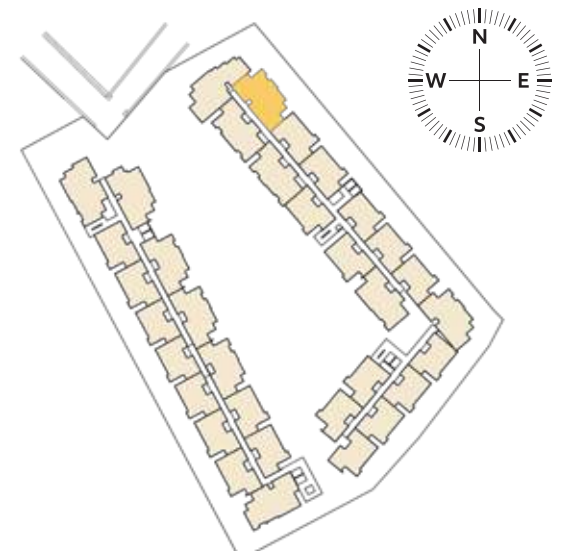
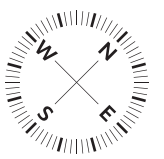
**3 BHK + 3T**

SALEABLE AREA  
**1629 SFT**

CARPET AREA  
**1113 SFT**

PRIVATE TERRACE AREA  
**463 SFT**

UNIT NO.  
**AG02**







TYPE

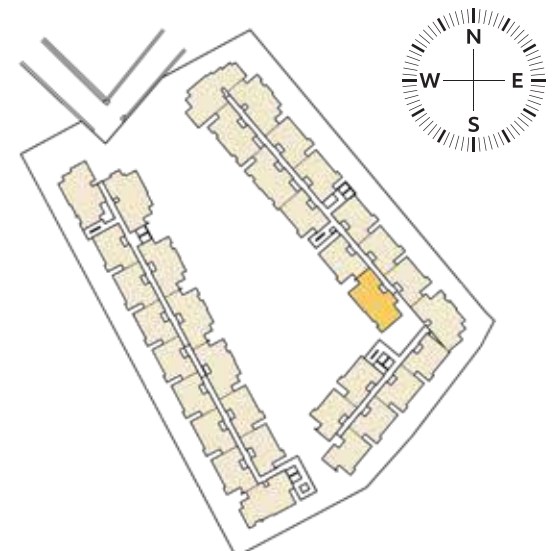
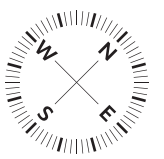
**3 BHK + 3T**

SALEABLE AREA  
**1510 SFT**

CARPET AREA  
**1030 SFT**

PRIVATE TERRACE AREA  
**344 SFT**

UNIT NO.  
**AG08**



KEYPLAN





TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1130 SFT**

CARPET AREA  
**756 SFT**

PRIVATE TERRACE AREA  
**331 SFT**

UNIT NO.  
**AG09**

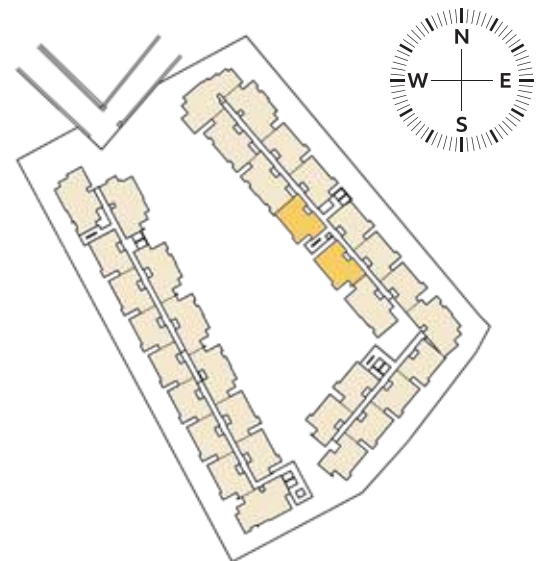
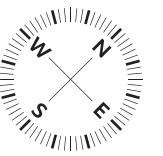
TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1127 SFT**

CARPET AREA  
**756 SFT**

PRIVATE TERRACE AREA  
**457 SFT**

UNIT NO.  
**AG10**



KEYPLAN



TYPE

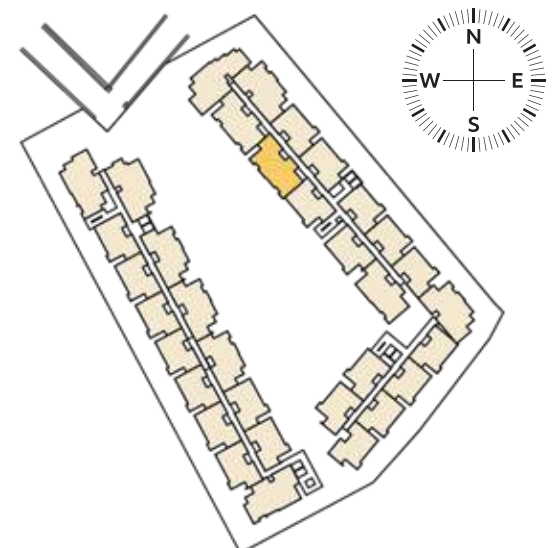
**3 BHK + 3T**

SALEABLE AREA  
**1504 SFT**

CARPET AREA  
**1030 SFT**

PRIVATE TERRACE AREA  
**530 SFT**

UNIT NO.  
**AG11**



KEYPLAN





TYPE

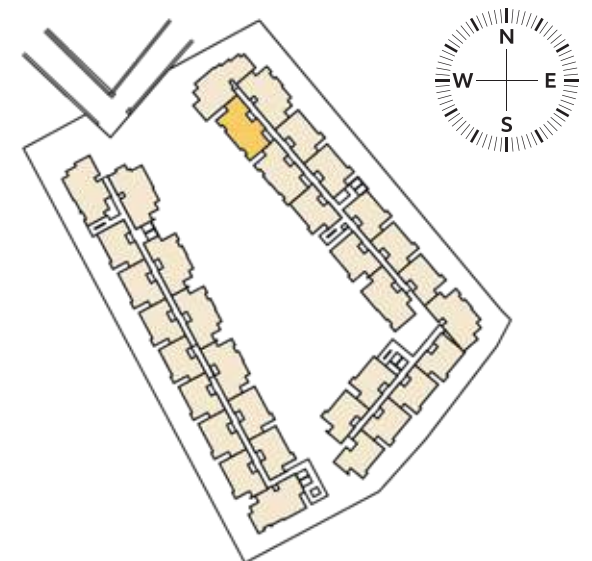
**3 BHK + 3T**

SALEABLE AREA  
**1506 SFT**

CARPET AREA  
**1030 SFT**

PRIVATE TERRACE AREA  
**405 SFT**

UNIT NO.  
**AG12**



KEYPLAN



TYPE

## 2 BHK + 2T

SALEABLE AREA  
1135 SFT

CARPET AREA  
764 SFT

UNIT NO.  
A103, A303, A403

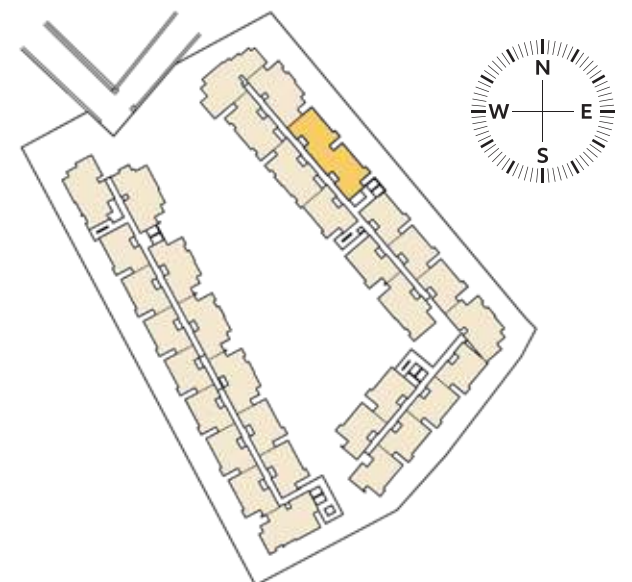
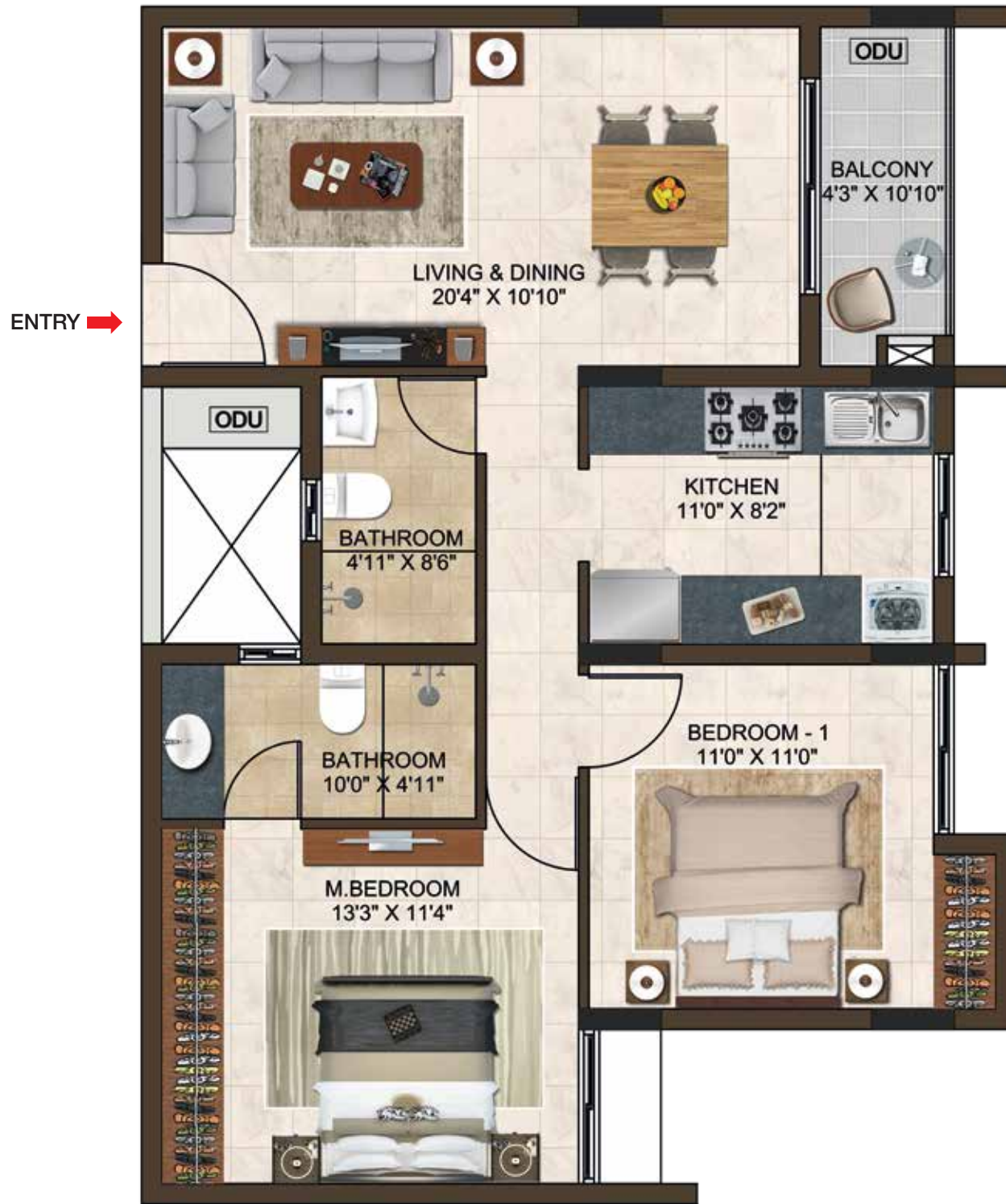
TYPE

## 2 BHK + 2T

SALEABLE AREA  
1141 SFT

CARPET AREA  
764 SFT

UNIT NO.  
A104, A304, A404



KEYPLAN





TYPE

**2 BHK + 2T**

SALEABLE AREA  
**1070 SFT**

CARPET AREA  
**719 SFT**

UNIT NO.  
**A105, A305, A405  
A107, A307**

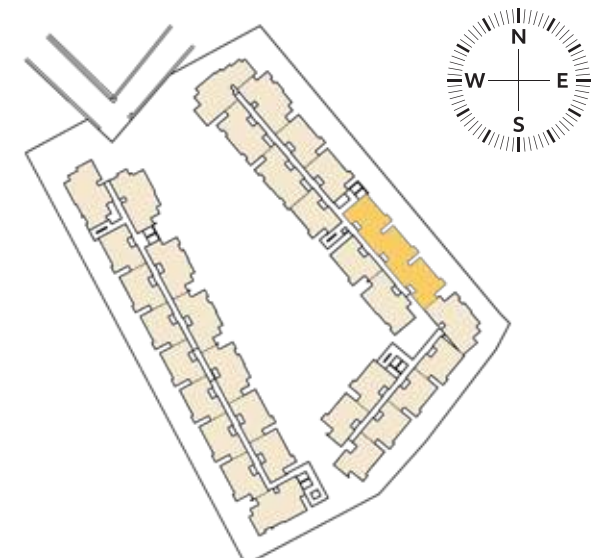
TYPE

**2 BHK + 2T**

SALEABLE AREA  
**1064 SFT**

CARPET AREA  
**719 SFT**

UNIT NO.  
**A106, A306, A406**



KEYPLAN



TYPE

# 2 BHK + 2T

SALEABLE AREA  
1130 SFT

CARPET AREA  
756 SFT

UNIT NO.  
A109, A309, A409

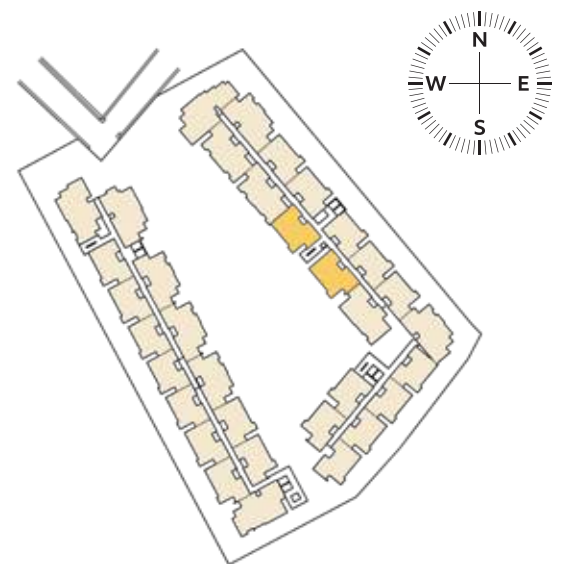
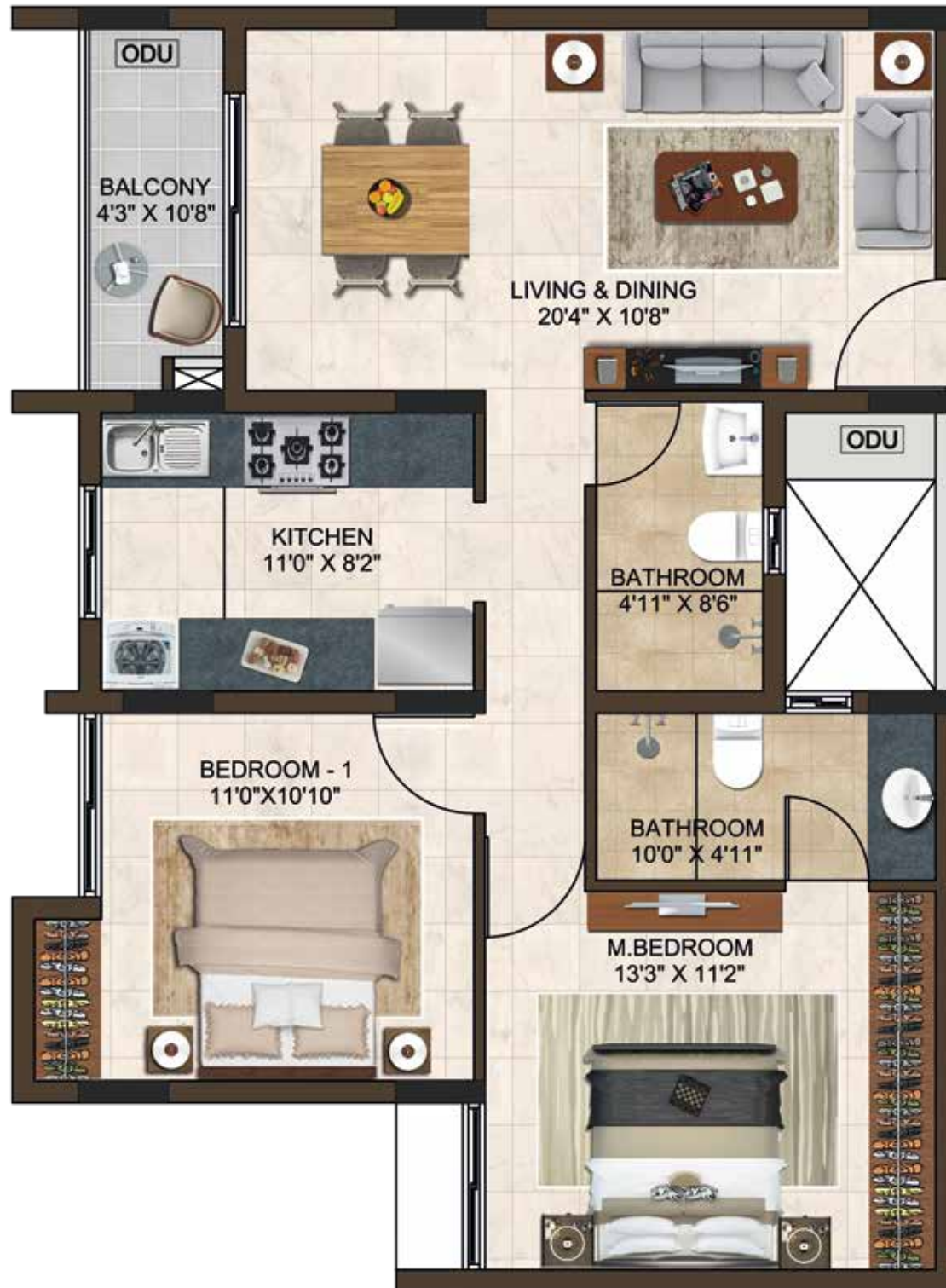
TYPE

# 2 BHK + 2T

SALEABLE AREA  
1127 SFT

CARPET AREA  
756 SFT

UNIT NO.  
A110, A310, A410







TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1119 SFT**

CARPET AREA  
**754 SFT**

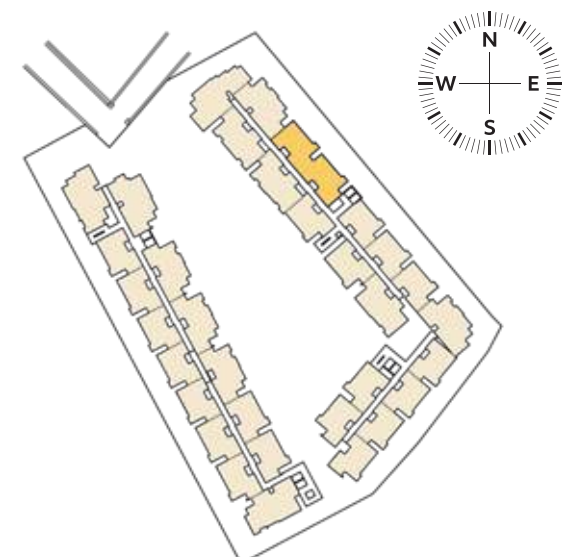
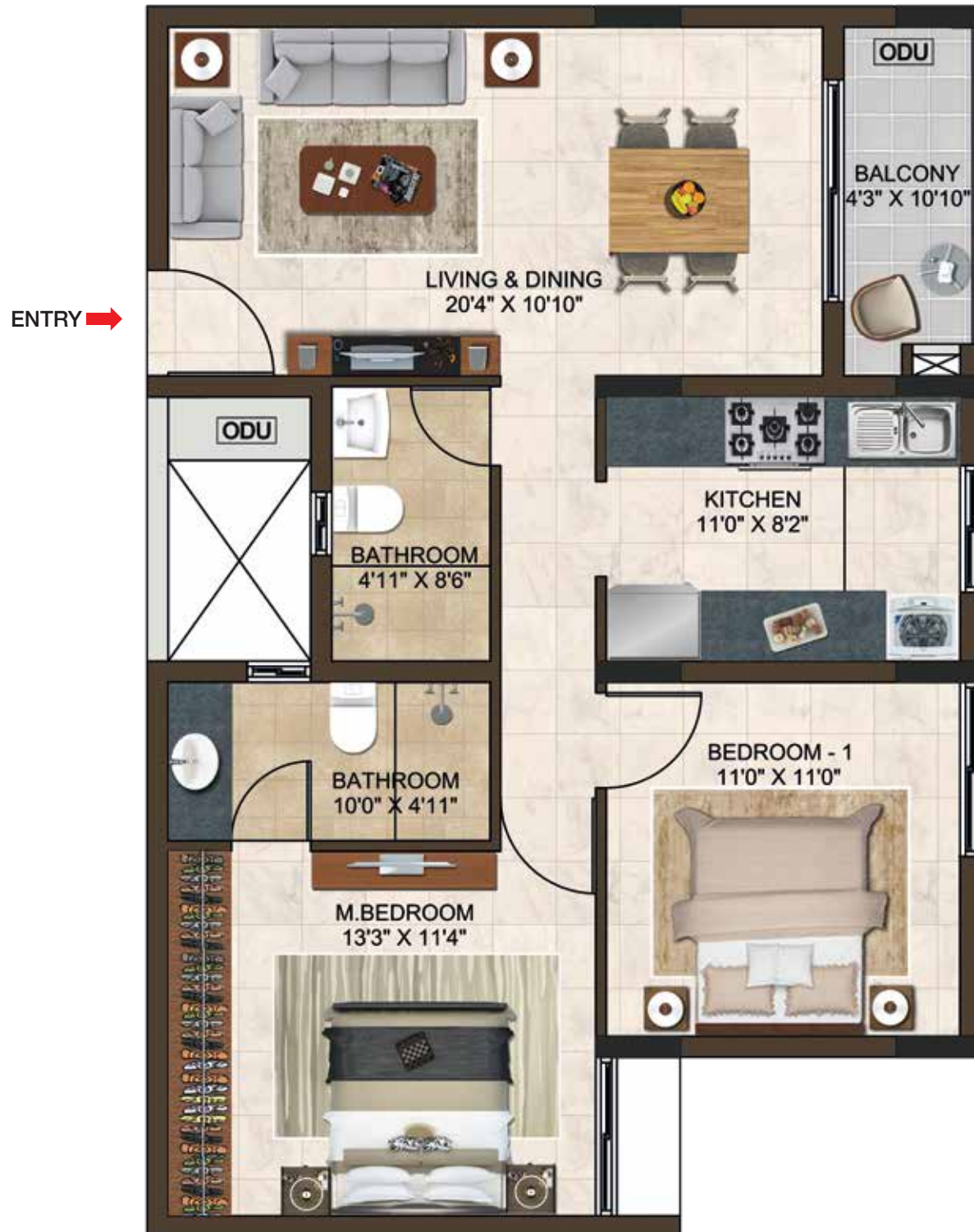
UNIT NO.  
**A203**

TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1126 SFT**

CARPET AREA  
**754 SFT**

UNIT NO.  
**A204**



KEYPLAN



TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1016 SFT**

CARPET AREA  
**680 SFT**

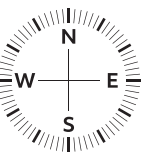
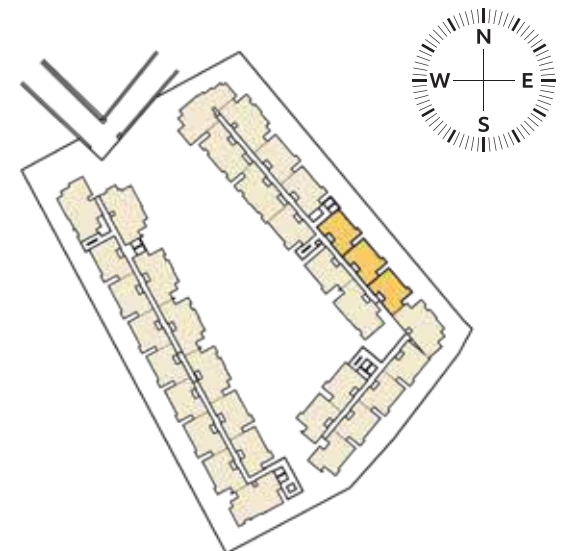
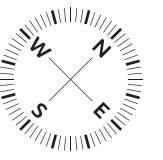
UNIT NO.  
**A205, A207**

TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1010 SFT**

CARPET AREA  
**680 SFT**

UNIT NO.  
**A206**







TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1115 SFT**

CARPET AREA  
**747 SFT**

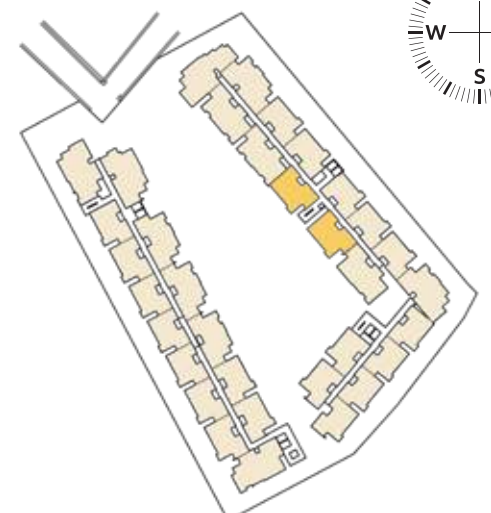
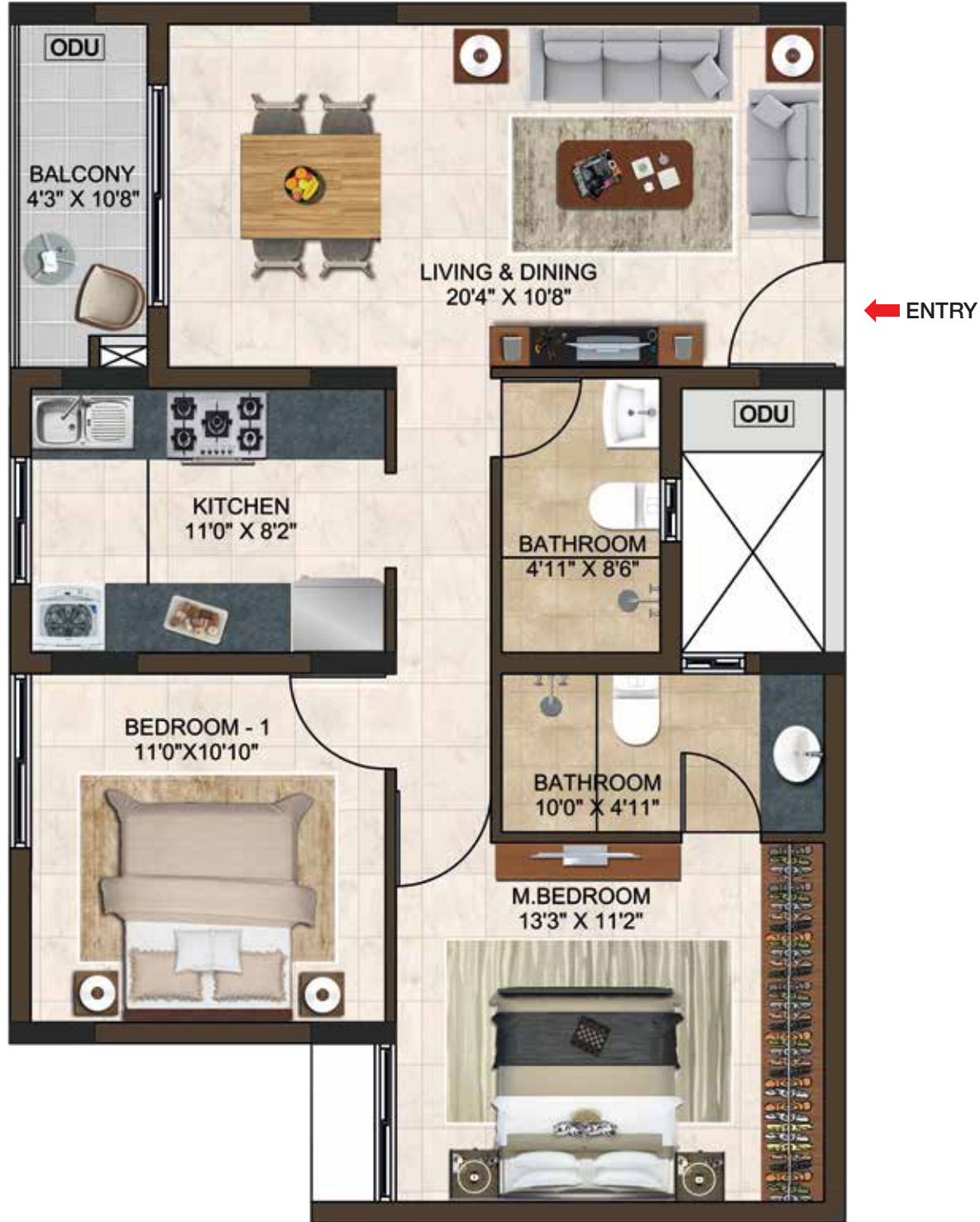
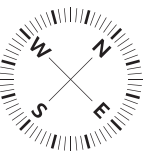
UNIT NO.  
**A209**

TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1112 SFT**

CARPET AREA  
**747 SFT**

UNIT NO.  
**A210**



**KEYPLAN**



TYPE

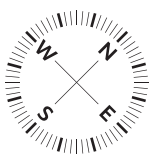
**2 BHK + 2T**

SALEABLE AREA  
**1070 SFT**

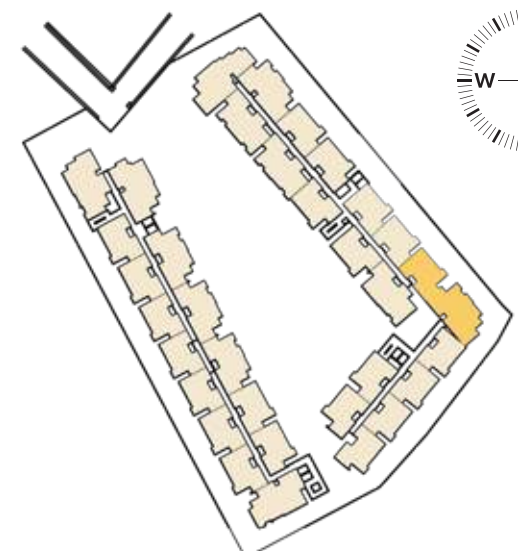
CARPET AREA  
**719 SFT**

PRIVATE TERRACE AREA  
**1237 SFT**

UNIT NO.  
**A407**



ENTRY →



KEYPLAN





TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1135 SFT**

CARPET AREA  
**764 SFT**

PRIVATE TERRACE AREA  
**327 SFT**

UNIT NO.  
**AG03**

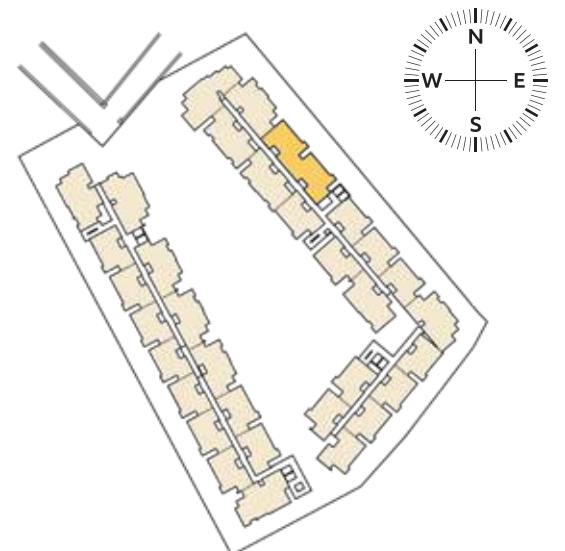
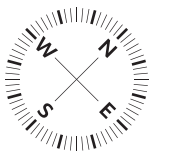
TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1141 SFT**

CARPET AREA  
**764 SFT**

PRIVATE TERRACE AREA  
**337 SFT**

UNIT NO.  
**AG04**



KEYPLAN



**TYPE**  
**2 BHK + 2T**

SALEABLE AREA  
**1070 SFT**

CARPET AREA  
**719 SFT**

PRIVATE TERRACE AREA  
**308 SFT**

UNIT NO.  
**AG05**

**TYPE**  
**2 BHK + 2T**

SALEABLE AREA  
**1064 SFT**

CARPET AREA  
**719 SFT**

PRIVATE TERRACE AREA  
**306 SFT**

UNIT NO.  
**AG06**

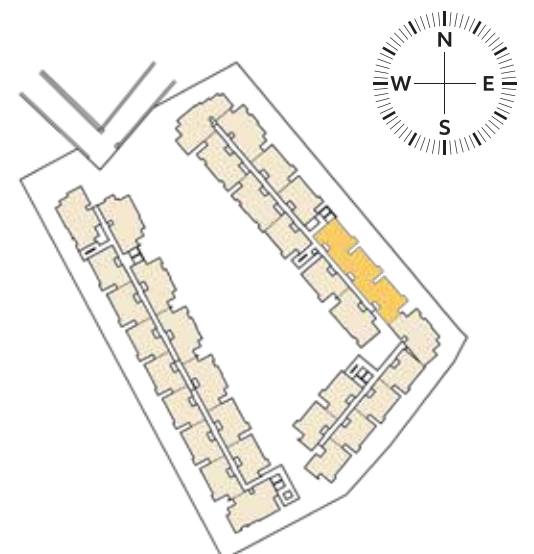
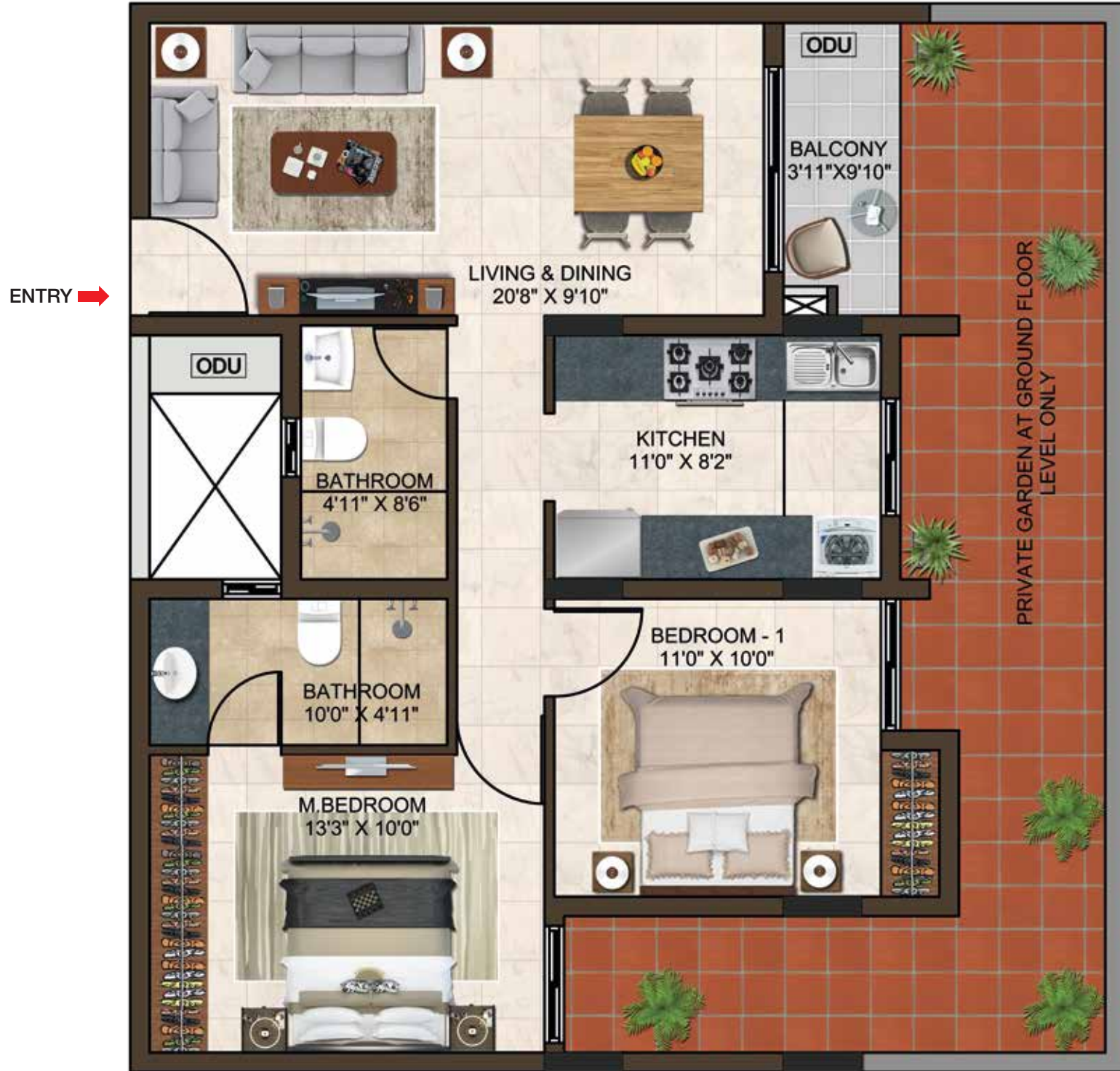
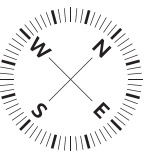
**TYPE**  
**2 BHK + 2T**

SALEABLE AREA  
**1070 SFT**

CARPET AREA  
**719 SFT**

PRIVATE TERRACE AREA  
**316 SFT**

UNIT NO.  
**AG07**



**KEYPLAN**





TYPICAL FLOOR  
PLANS - B BLOCK





TYPE

**3 BHK + 3T**

SALEABLE AREA

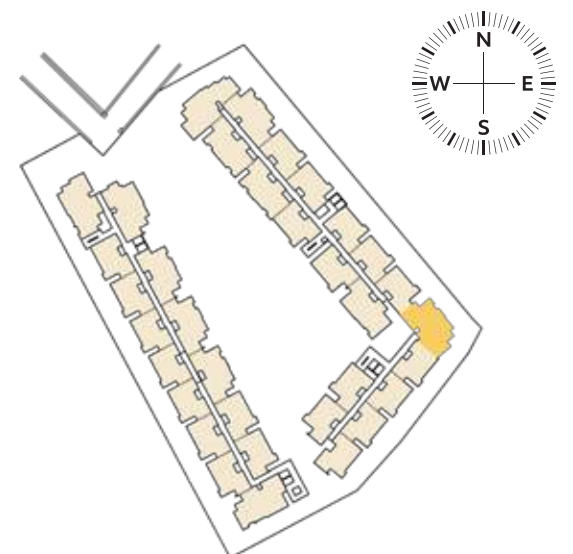
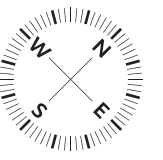
**1612 SFT**

CARPET AREA

**1090 SFT**

UNIT NO.

**B101, B301**



KEYPLAN





TYPE

**3 BHK + 3T**

SALEABLE AREA

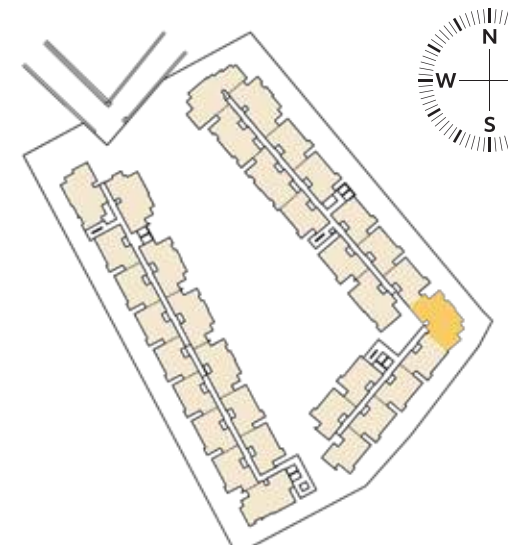
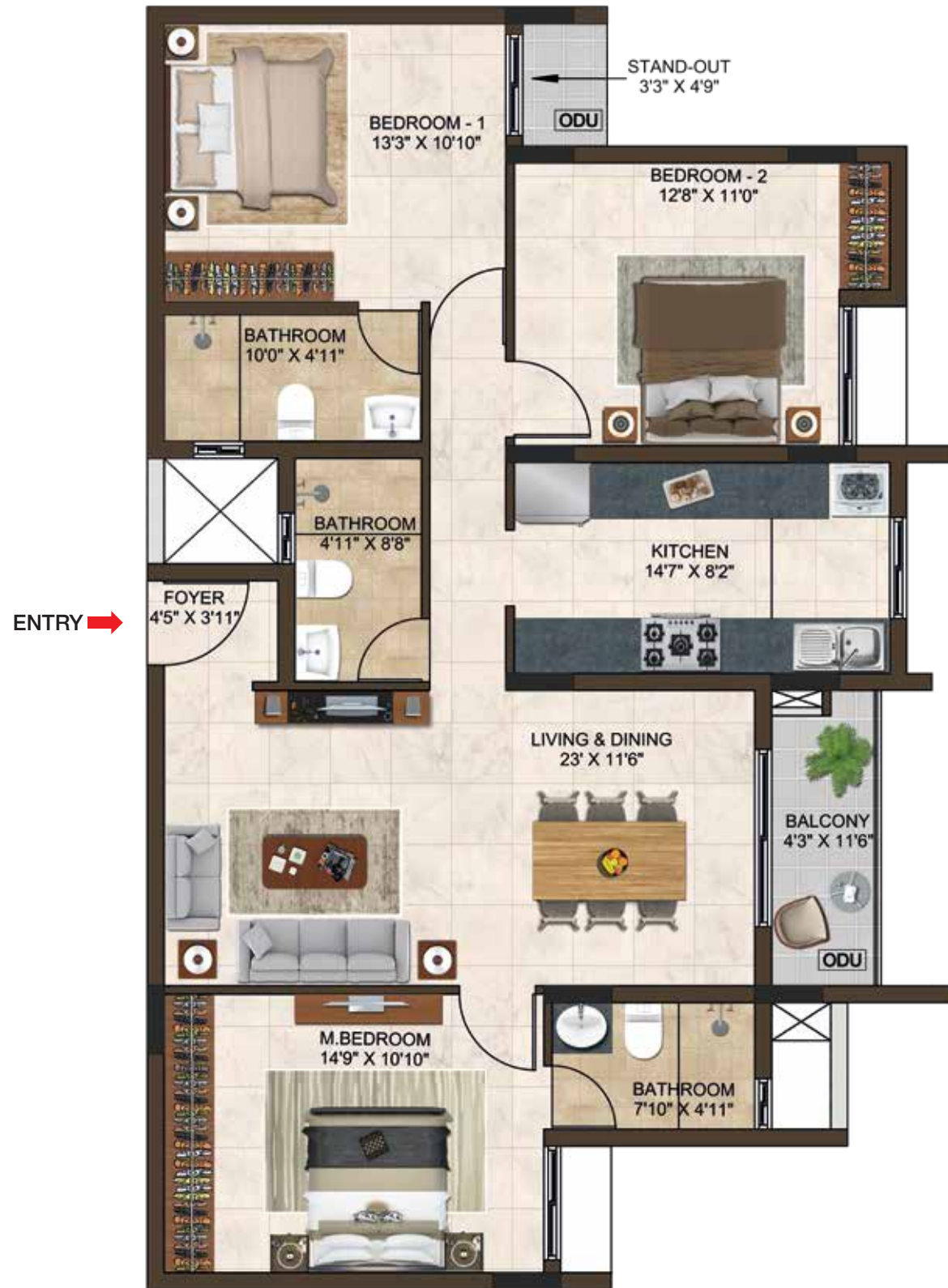
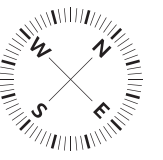
**1612 SFT**

CARPET AREA

**1090 SFT**

UNIT NO.

**B201**



KEYPLAN



TYPE

**3 BHK + 3T**

SALEABLE AREA

**1612 SFT**

CARPET AREA

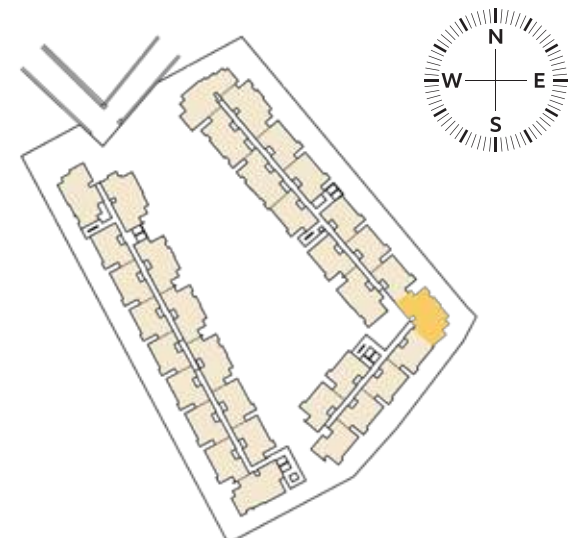
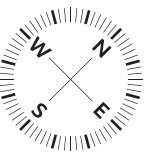
**1090 SFT**

PRIVATE TERRACE AREA

**452 SFT**

UNIT NO.

**BG01**



**KEYPLAN**





TYPE

**2 BHK + 2T**

SALEABLE AREA  
1070 SFT

CARPET AREA  
719 SFT

UNIT NO.  
B102, B302,  
B105, B305

TYPE

**2 BHK + 2T**

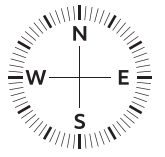
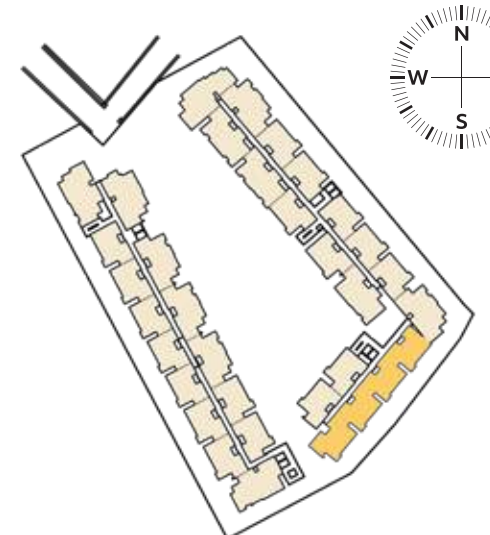
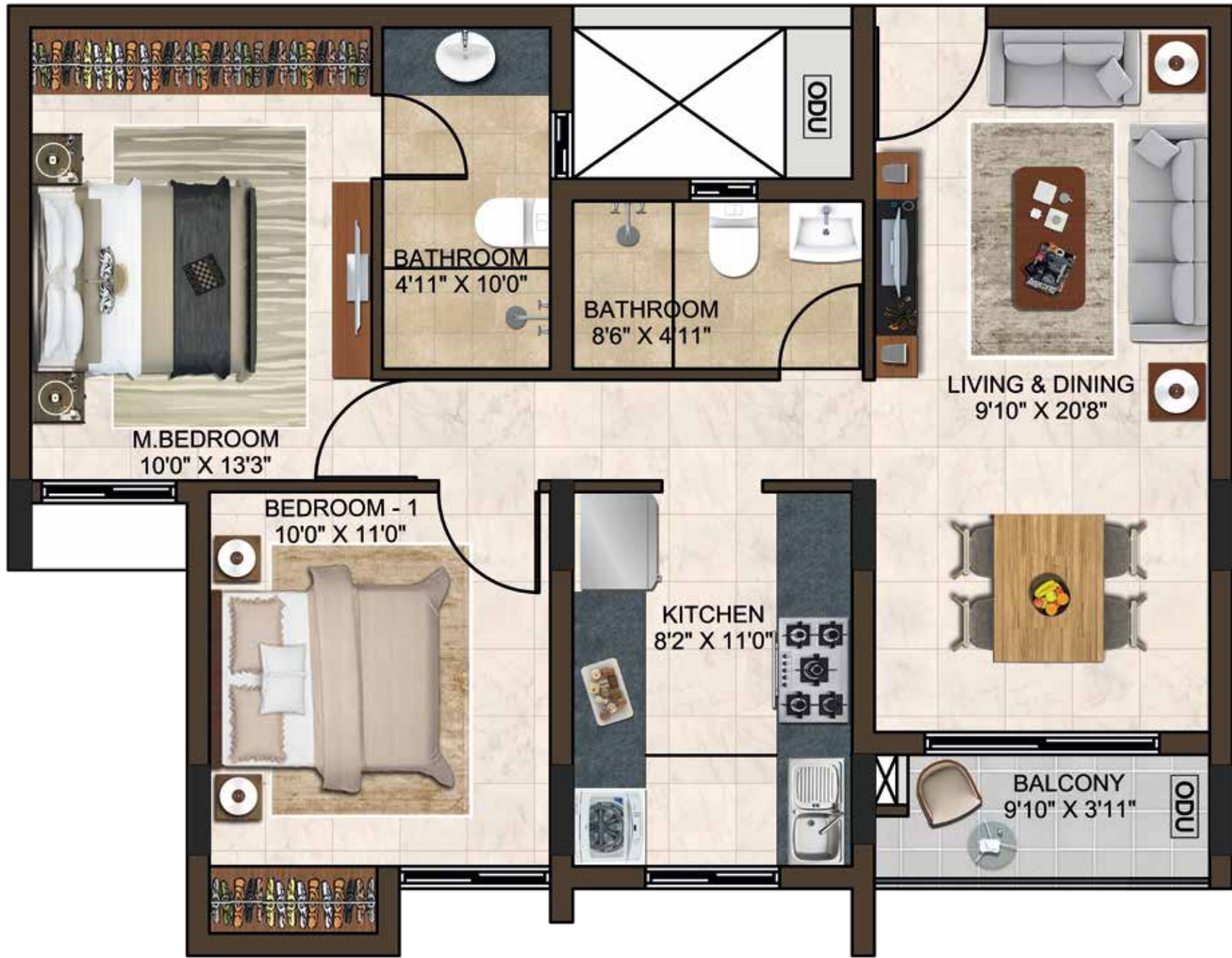
SALEABLE AREA  
1064 SFT

CARPET AREA  
719 SFT

UNIT NO.  
B103, B303, B104,  
B304, B404



ENTRY  
↓



KEYPLAN



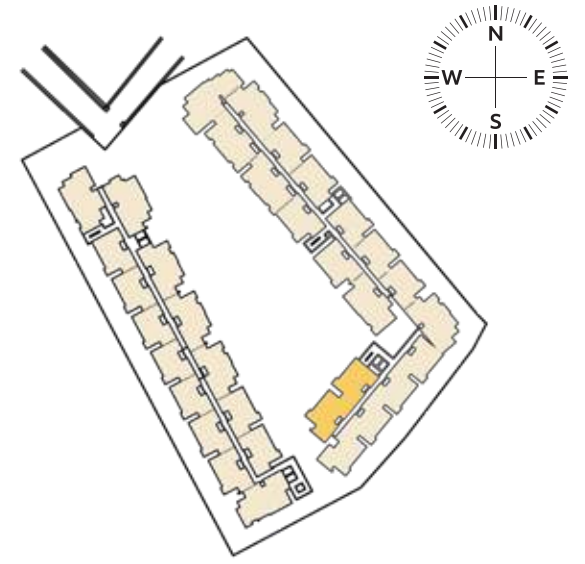
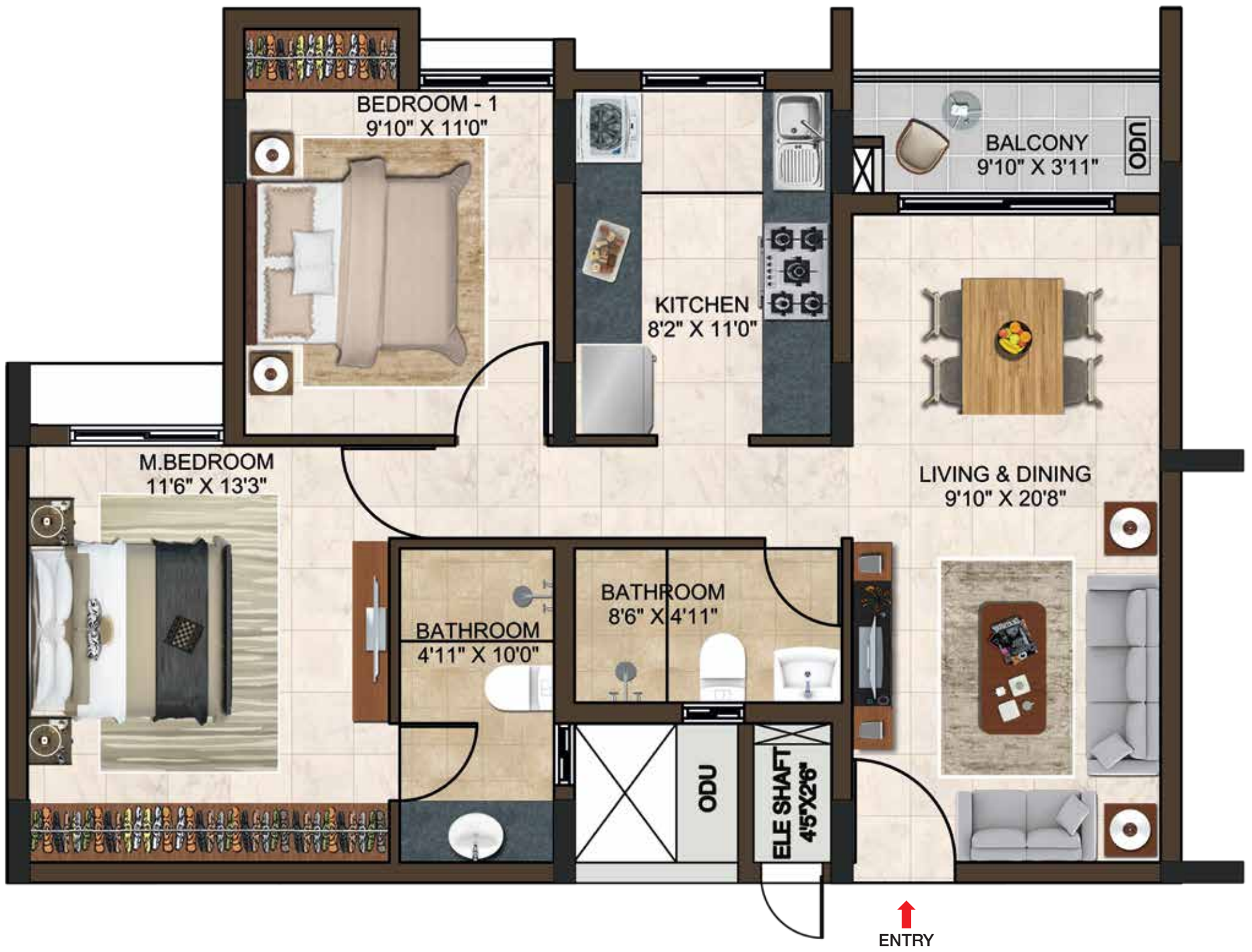
TYPE

**2 BHK + 2T**

SALEABLE AREA  
**1095 SFT**

CARPET AREA  
**737 SFT**

UNIT NO.  
B106, B306, B107,  
B307, B407



KEYPLAN





TYPE

**2 BHK + 2T**

SALEABLE AREA  
1016 SFT

CARPET AREA  
680 SFT

UNIT NO.  
B202, B205

TYPE

**2 BHK + 2T**

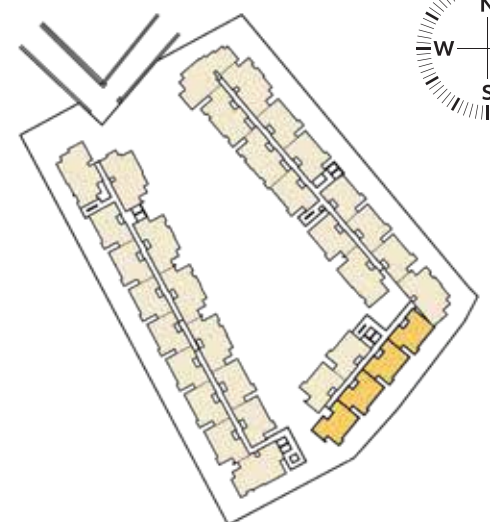
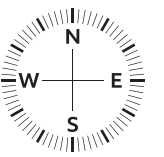
SALEABLE AREA  
1010 SFT

CARPET AREA  
680 SFT

UNIT NO.  
B203, B204



ENTRY



KEYPLAN



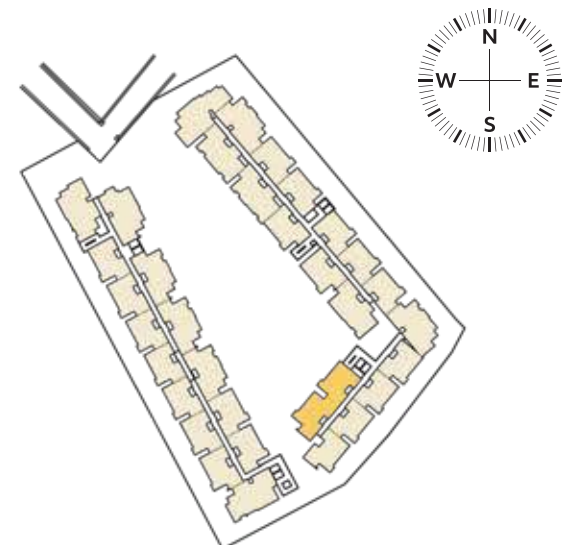
TYPE

**2 BHK + 2T**

SALEABLE AREA  
**1041 SFT**

CARPET AREA  
**698 SFT**

UNIT NO.  
**B206, B207**



**KEYPLAN**





TYPE

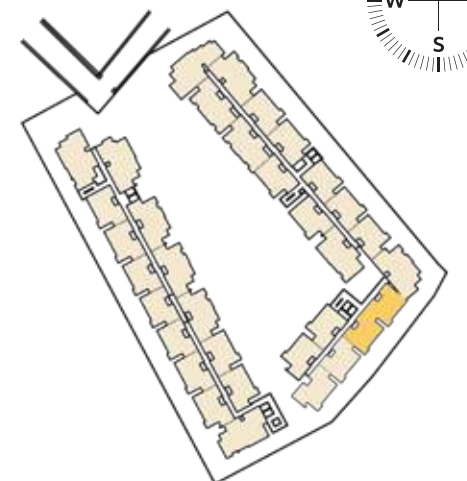
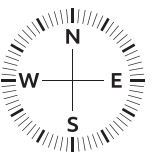
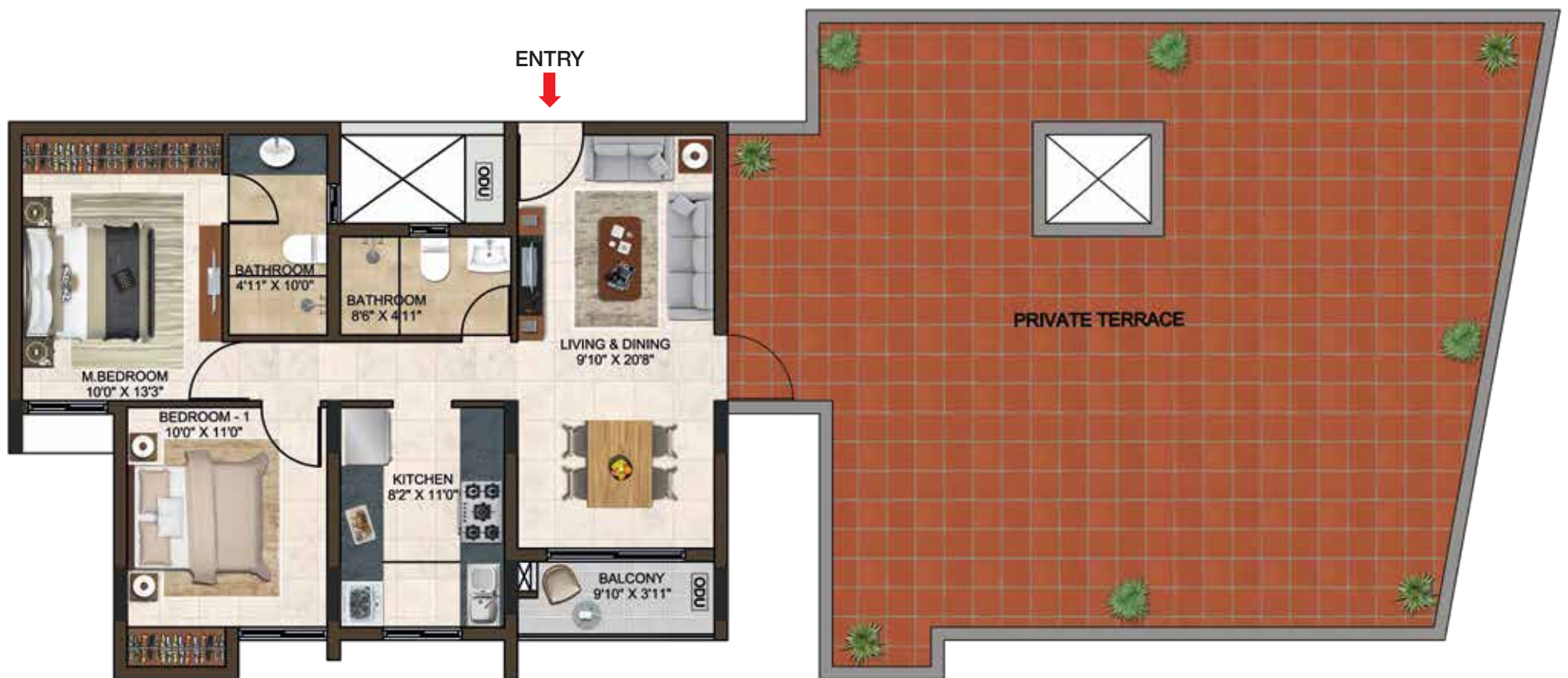
**2 BHK + 2T**

SALEABLE AREA  
**1064 SFT**

CARPET AREA  
**719 SFT**

PRIVATE TERRACE AREA  
**1129 SFT**

UNIT NO.  
**B403**



KEYPLAN



TYPE

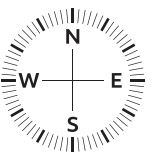
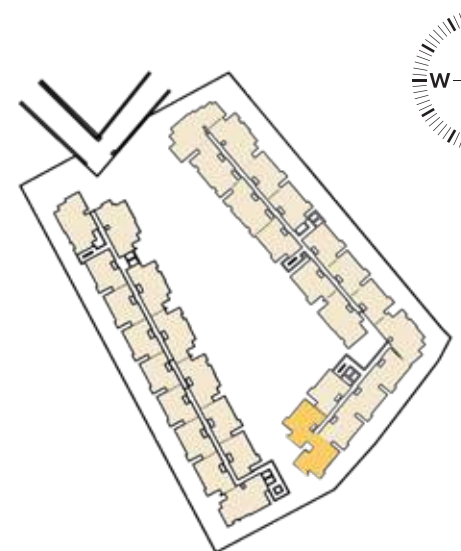
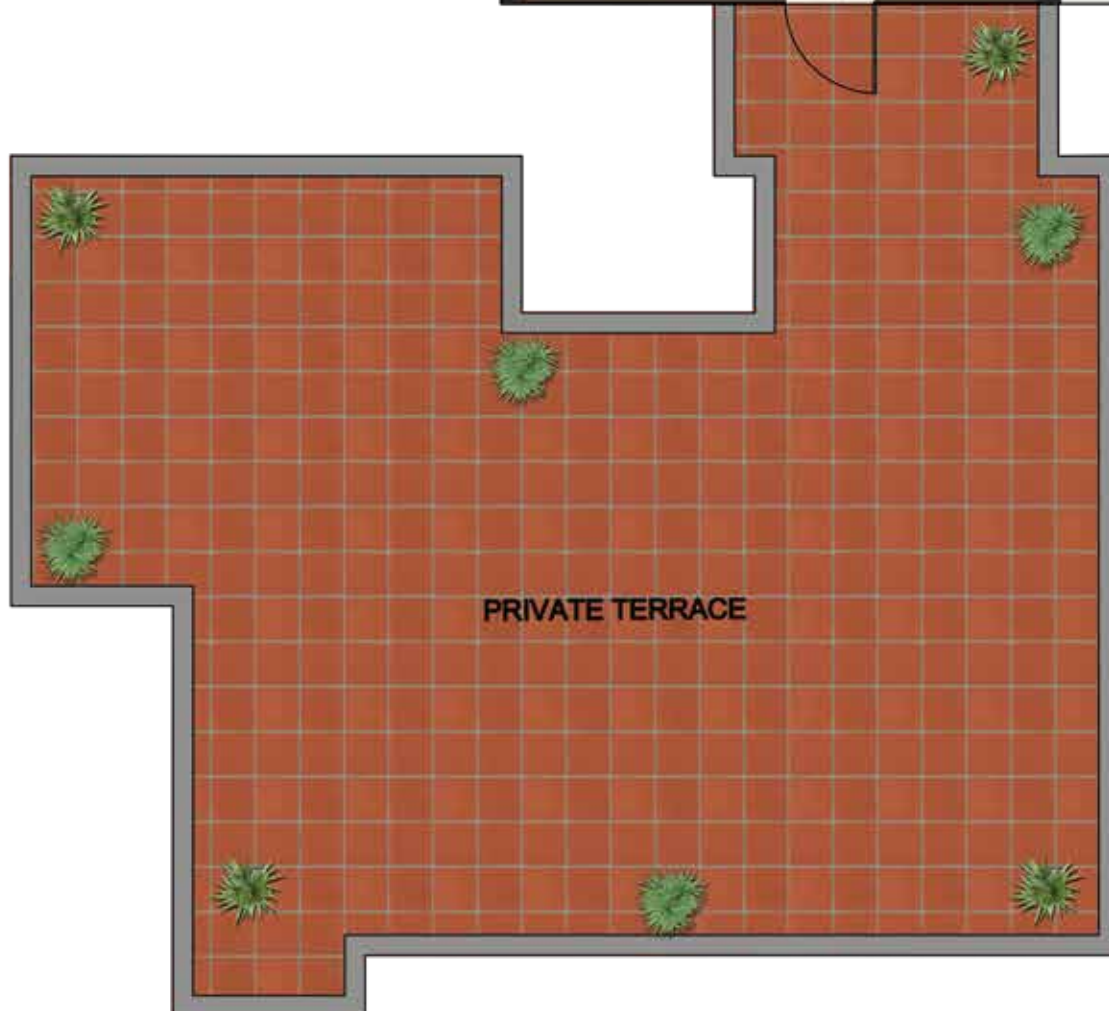
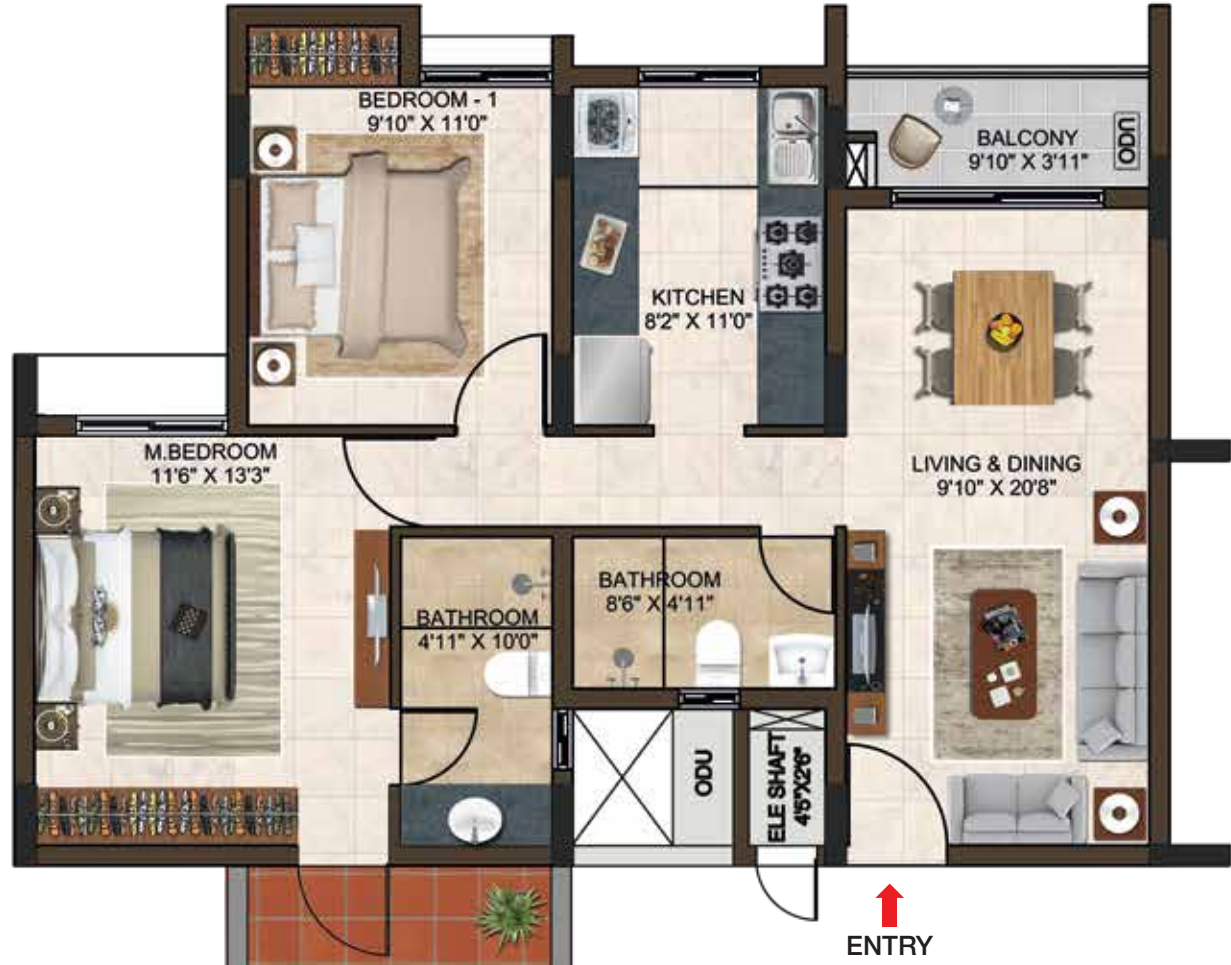
**2 BHK + 2T**

SALEABLE AREA  
**1091 SFT**

CARPET AREA  
**737 SFT**

PRIVATE TERRACE AREA  
**899 SFT**

UNIT NO.  
**B406**



KEYPLAN





TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1070 SFT**

CARPET AREA  
**719 SFT**

PRIVATE TERRACE AREA  
**308 SFT**

UNIT NO.  
**BG02**

TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1064 SFT**

CARPET AREA  
**719 SFT**

PRIVATE TERRACE AREA  
**306 SFT**

UNIT NO.  
**BG03, BG04**

TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1070 SFT**

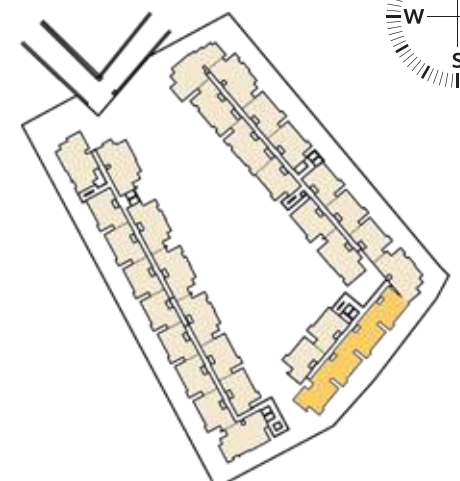
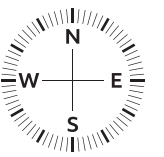
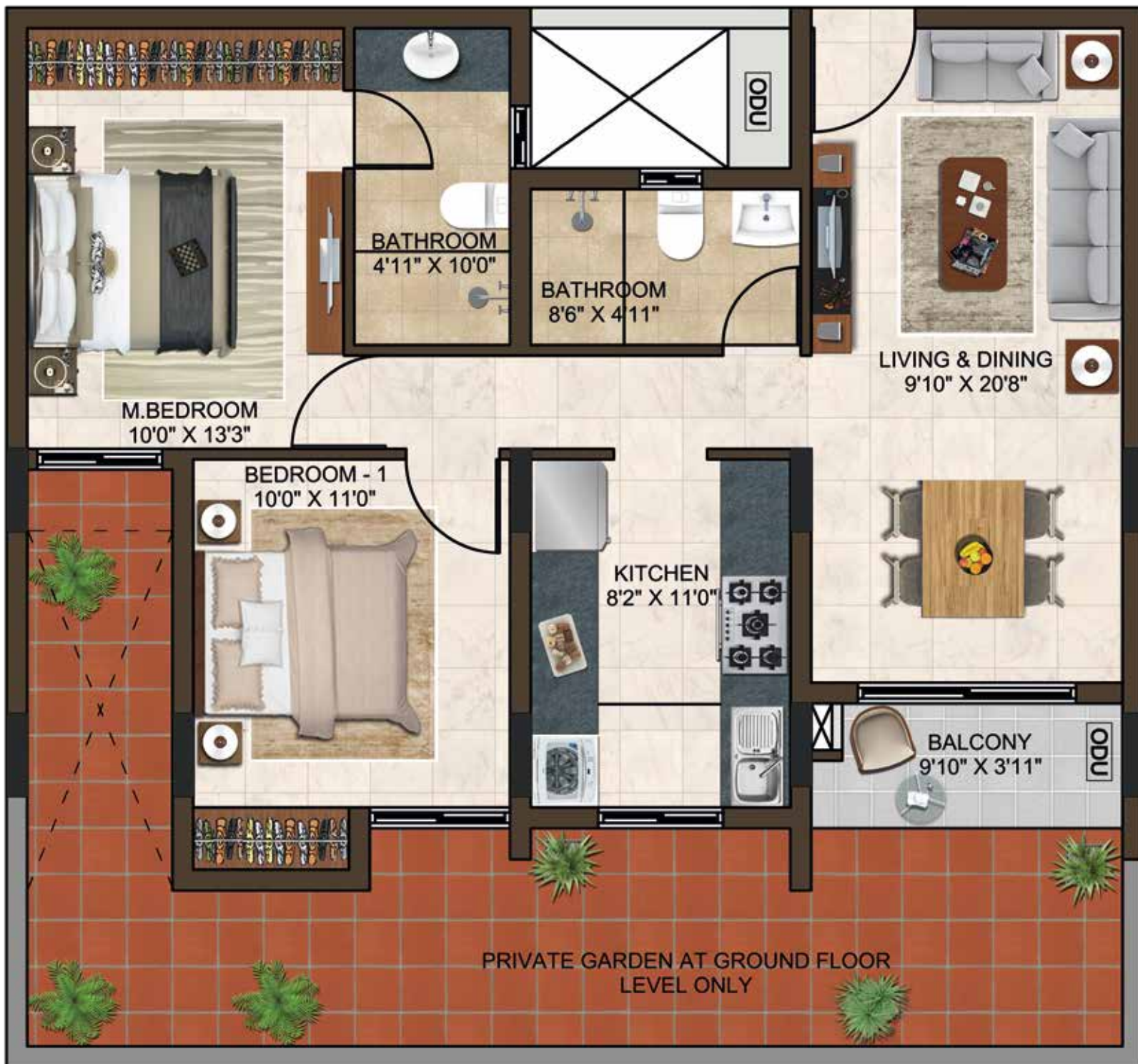
CARPET AREA  
**719 SFT**

PRIVATE TERRACE AREA  
**316 SFT**

UNIT NO.  
**BG05**



ENTRY



KEYPLAN





TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1095 SFT**

CARPET AREA  
**737 SFT**

PRIVATE TERRACE AREA  
**345 SFT**

UNIT NO.  
**BG06**

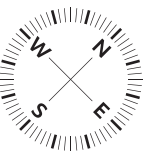
TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1095 SFT**

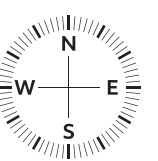
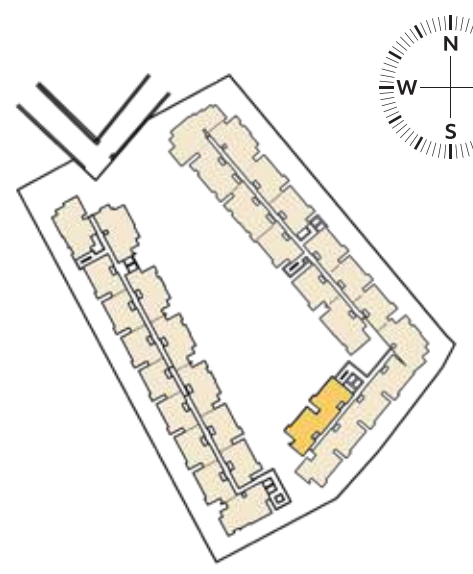
CARPET AREA  
**737 SFT**

PRIVATE TERRACE AREA  
**338 SFT**

UNIT NO.  
**BG07**



  
ENTRY



KEYPLAN





TYPICAL FLOOR  
PLANS - C BLOCK





TYPE  
**3 BHK + 3T**

SALEABLE AREA  
**1474 SFT**

CARPET AREA  
**1004 SFT**

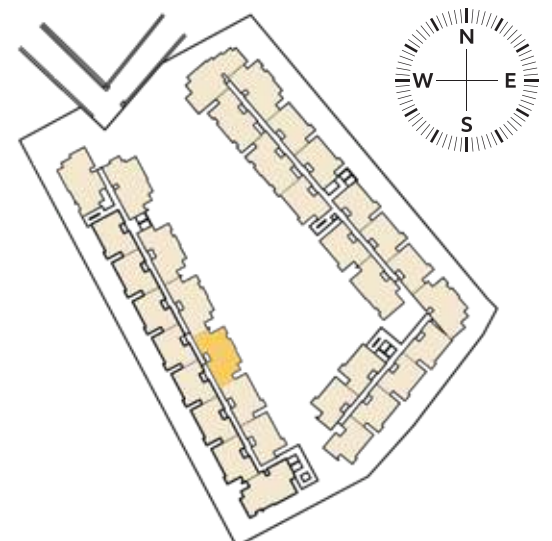
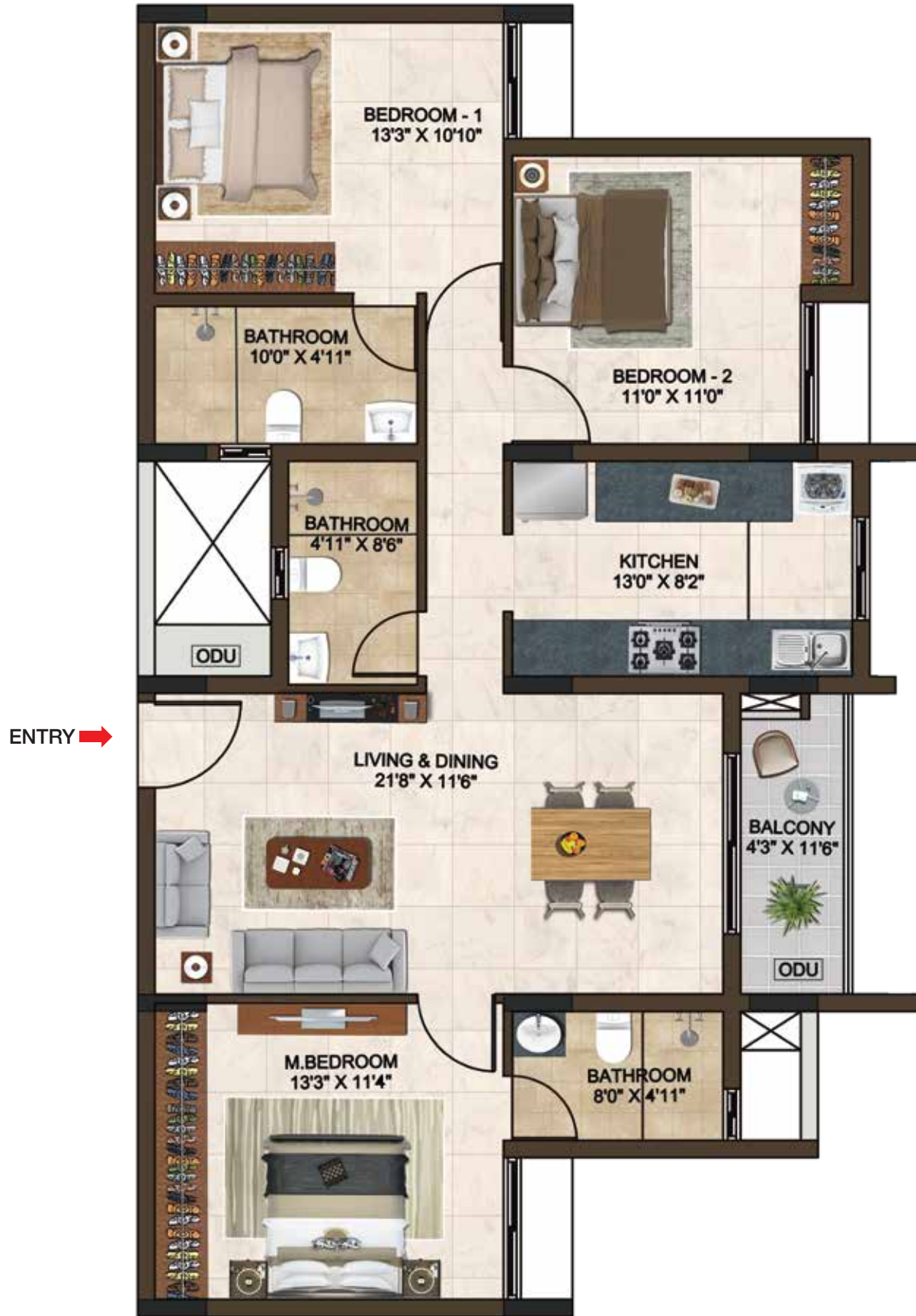
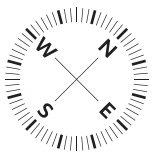
UNIT NO.  
**C105**

TYPE  
**3 BHK + 3T**

SALEABLE AREA  
**1468 SFT**

CARPET AREA  
**1004 SFT**

UNIT NO.  
**C305, C405**



KEYPLAN





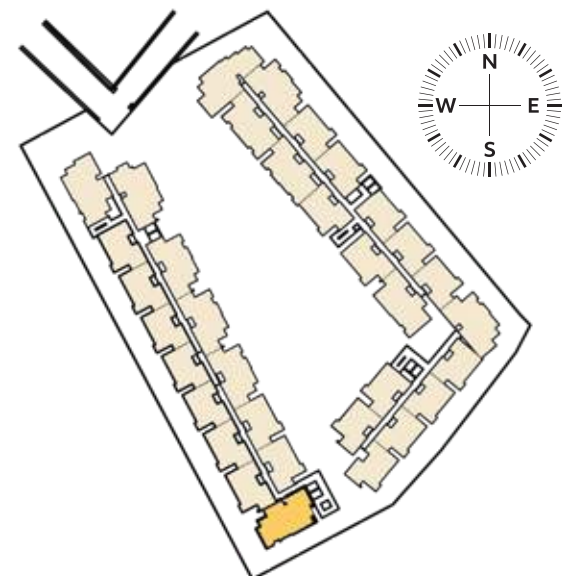
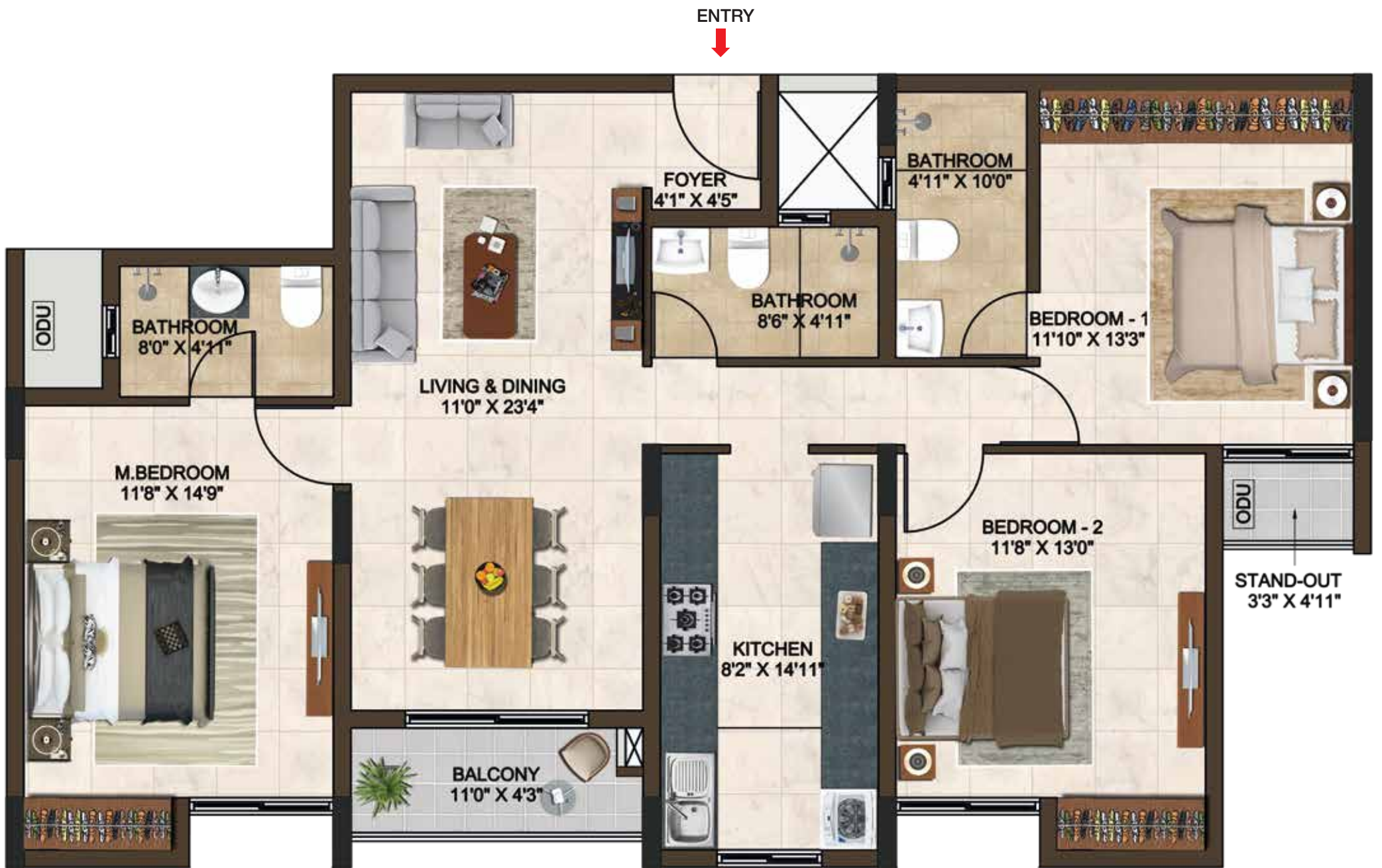
TYPE

**3 BHK + 3T**

SALEABLE AREA  
**1674 SFT**

CARPET AREA  
**1138 SFT**

UNIT NO.  
**C101, C201, C301, C401**



KEYPLAN



TYPE

**3 BHK + 3T**

SALEABLE AREA

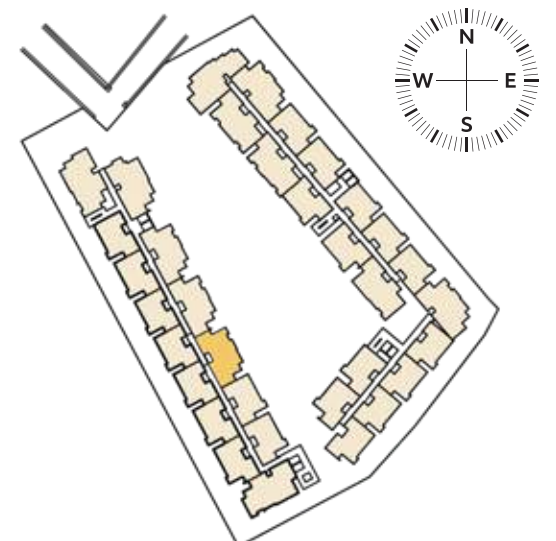
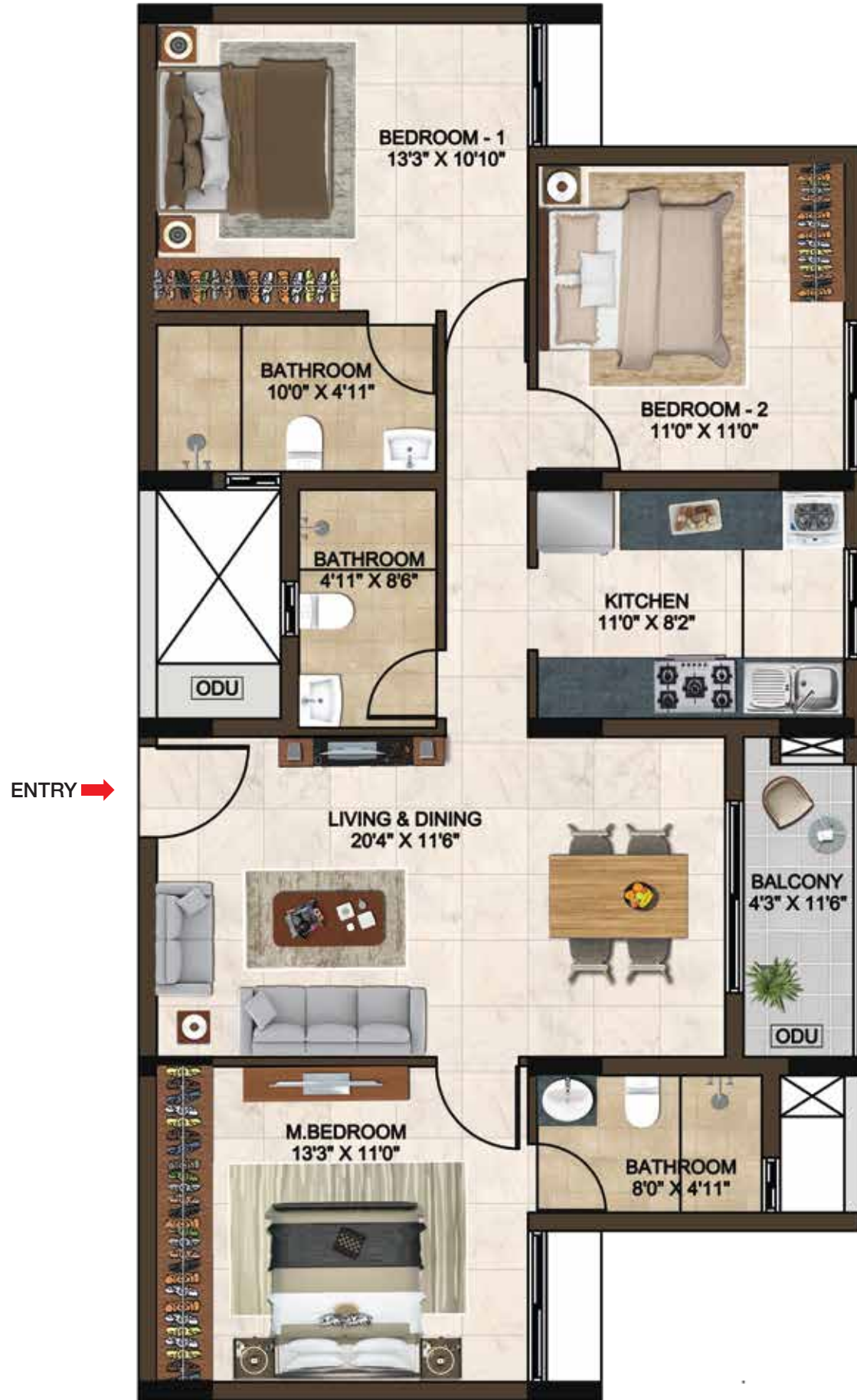
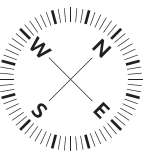
**1408 SFT**

CARPET AREA

**962 SFT**

UNIT NO.

**C205**



KEYPLAN





TYPE

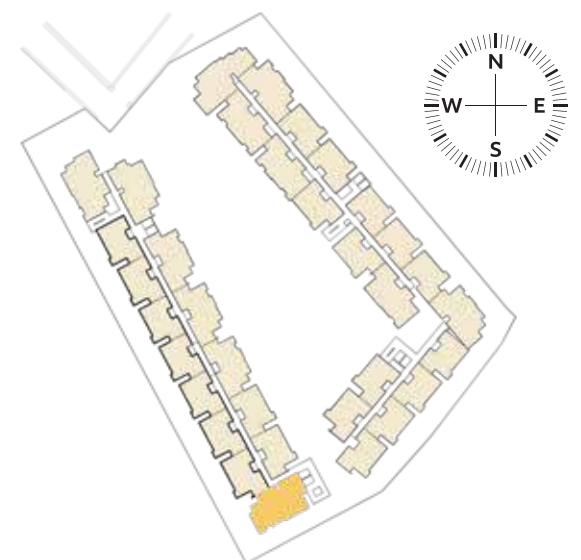
**3 BHK + 3T**

SALEABLE AREA  
**1674 SFT**

CARPET AREA  
**1138 SFT**

PRIVATE TERRACE AREA  
**386 SFT**

UNIT NO.  
**CG01**





TYPE

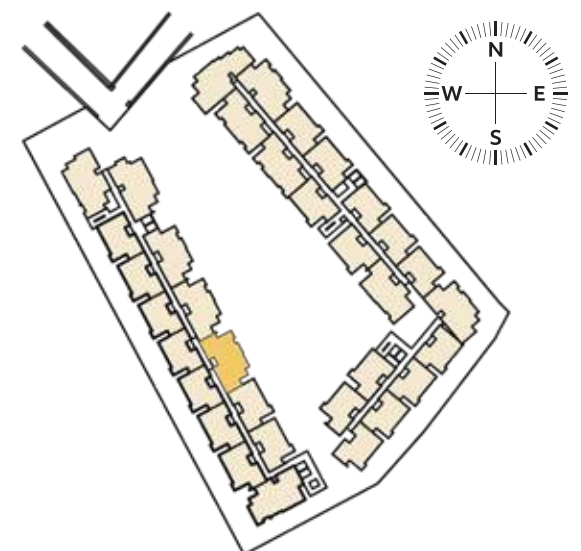
**3 BHK + 3T**

SALEABLE AREA  
**1474 SFT**

CARPET AREA  
**1004 SFT**

PRIVATE TERRACE AREA  
**447 SFT**

UNIT NO.  
**CG05**



KEYPLAN





TYPE

**2 BHK + 2T**

SALEABLE AREA

**1136 SFT**

CARPET AREA

**764 SFT**

UNIT NO.

**C102, C302, C402**

TYPE

**2 BHK + 2T**

SALEABLE AREA

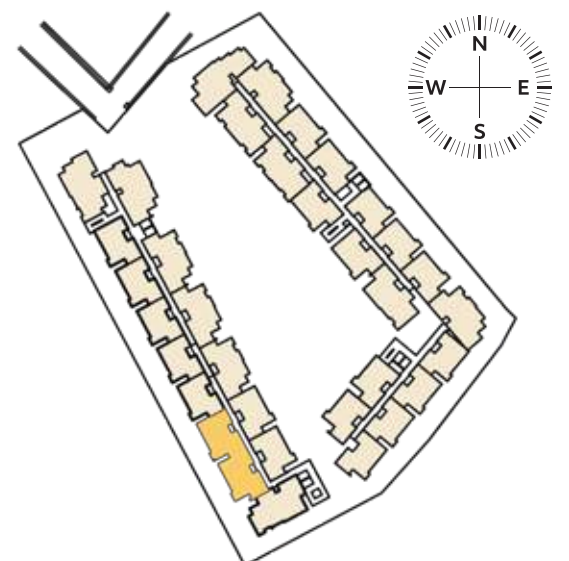
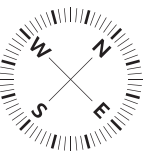
**1123 SFT**

CARPET AREA

**764 SFT**

UNIT NO.

**C103, C303**



KEYPLAN



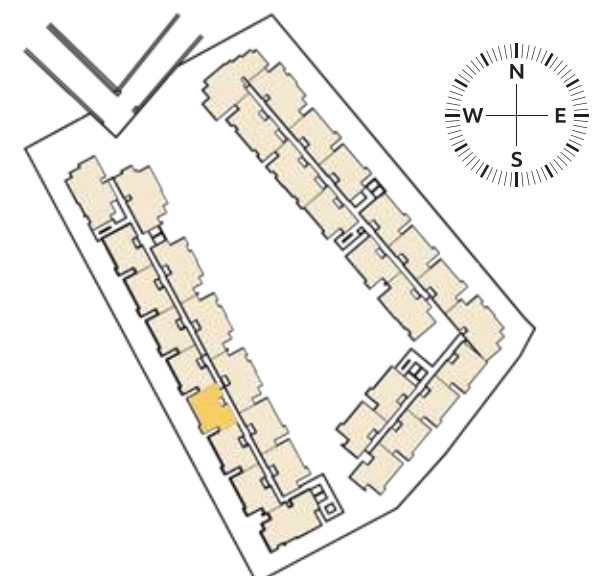
TYPE

# 2 BHK + 2T

SALEABLE AREA  
1064 SFT

CARPET AREA  
719 SFT

UNIT NO.  
C104, C304







TYPE

**2 BHK + 2T**

SALEABLE AREA

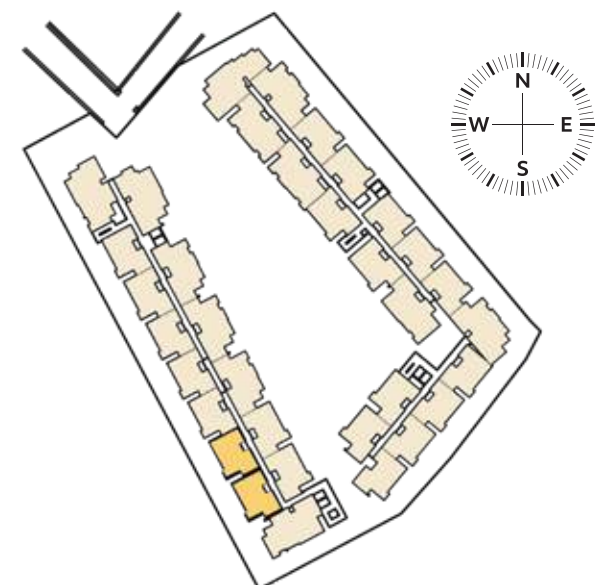
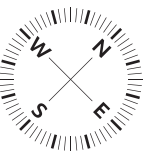
**1120 SFT**

CARPET AREA

**754 SFT**

UNIT NO.

**C202, C203**



KEYPLAN



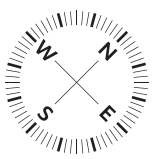
TYPE

**2 BHK + 2T**

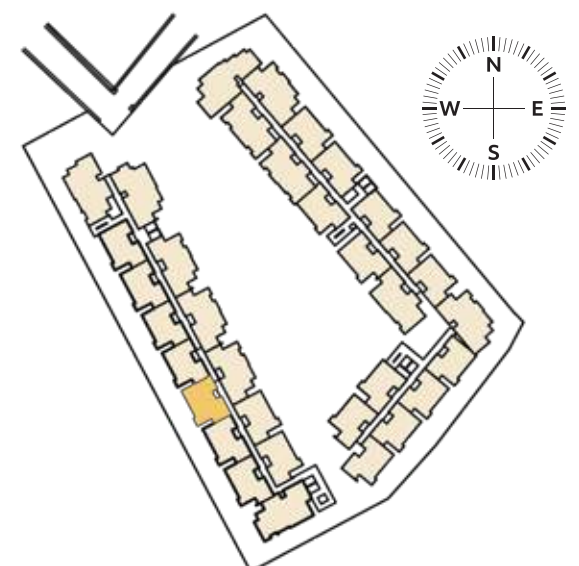
SALEABLE AREA  
**1010 SFT**

CARPET AREA  
**680 SFT**

UNIT NO.  
**C204**



← ENTRY



KEYPLAN





TYPE

**2 BHK + 2T**

SALEABLE AREA  
**1135 SFT**

CARPET AREA  
**764 SFT**

UNIT NO.  
**C106, C306, C406**

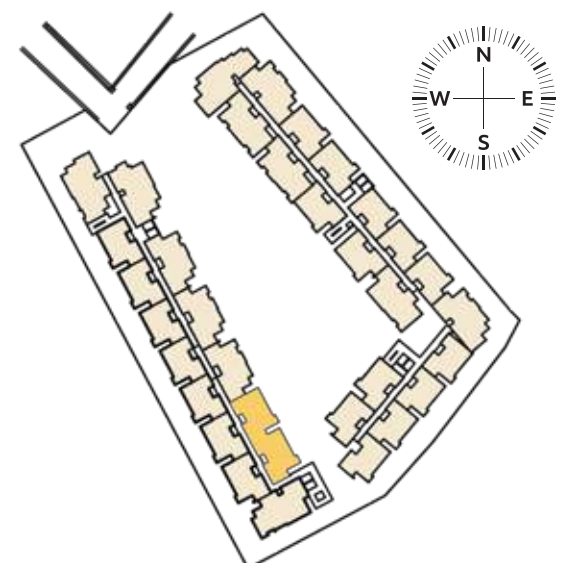
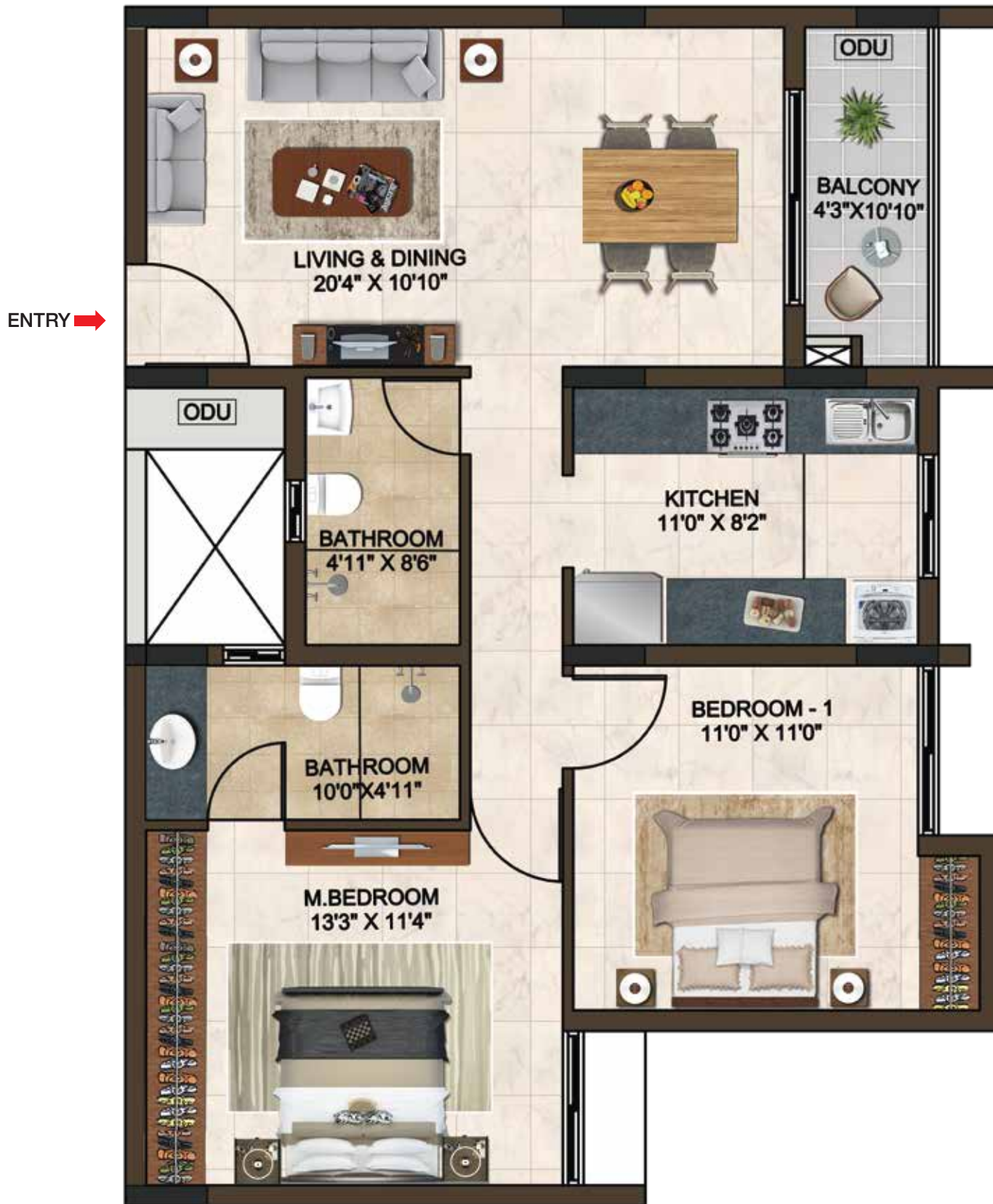
TYPE

**2 BHK + 2T**

SALEABLE AREA  
**1141 SFT**

CARPET AREA  
**764 SFT**

UNIT NO.  
**C107, C307, C407**



**KEYPLAN**



TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1119 SFT**

CARPET AREA  
**754 SFT**

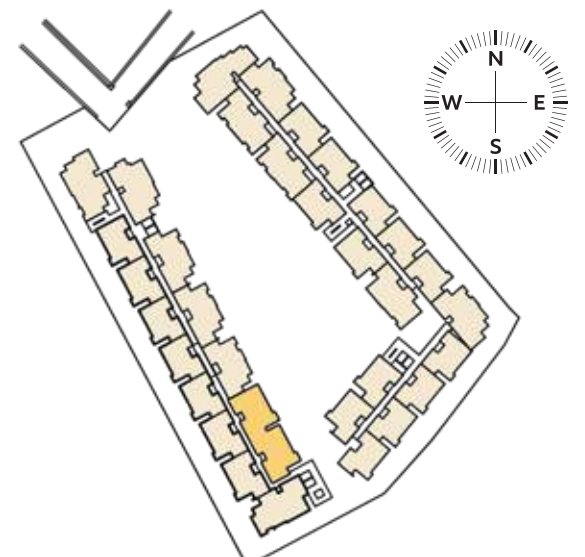
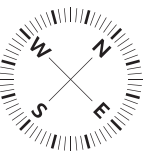
UNIT NO.  
**C206**

TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1126 SFT**

CARPET AREA  
**754 SFT**

UNIT NO.  
**C207**



KEYPLAN





TYPE

**2 BHK + 2T**

SALEABLE AREA

**1123 SFT**

CARPET AREA

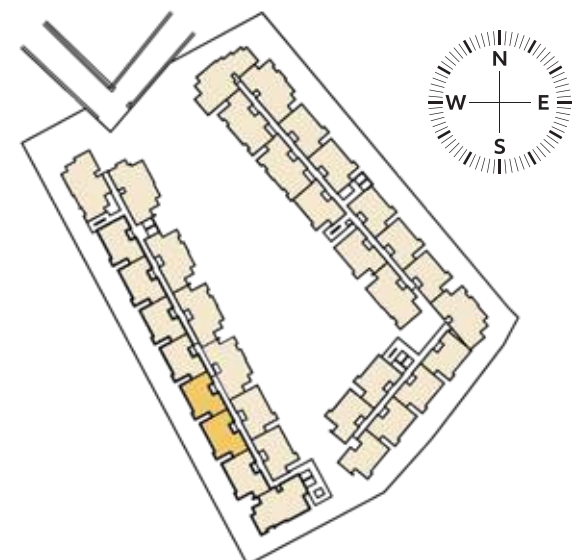
**764 SFT**

PRIVATE TERRACE AREA

**843 SFT**

UNIT NO.

**C403**



KEYPLAN



TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1136 SFT**

CARPET AREA  
**764 SFT**

PRIVATE TERRACE AREA  
**337 SFT**

UNIT NO.  
**CG02**

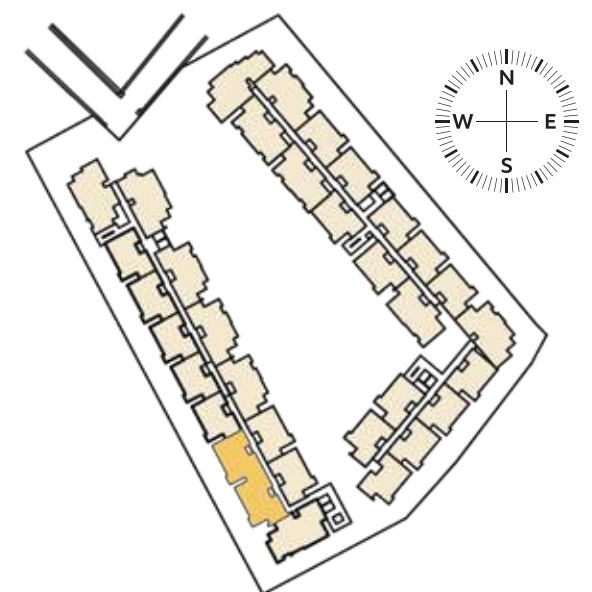
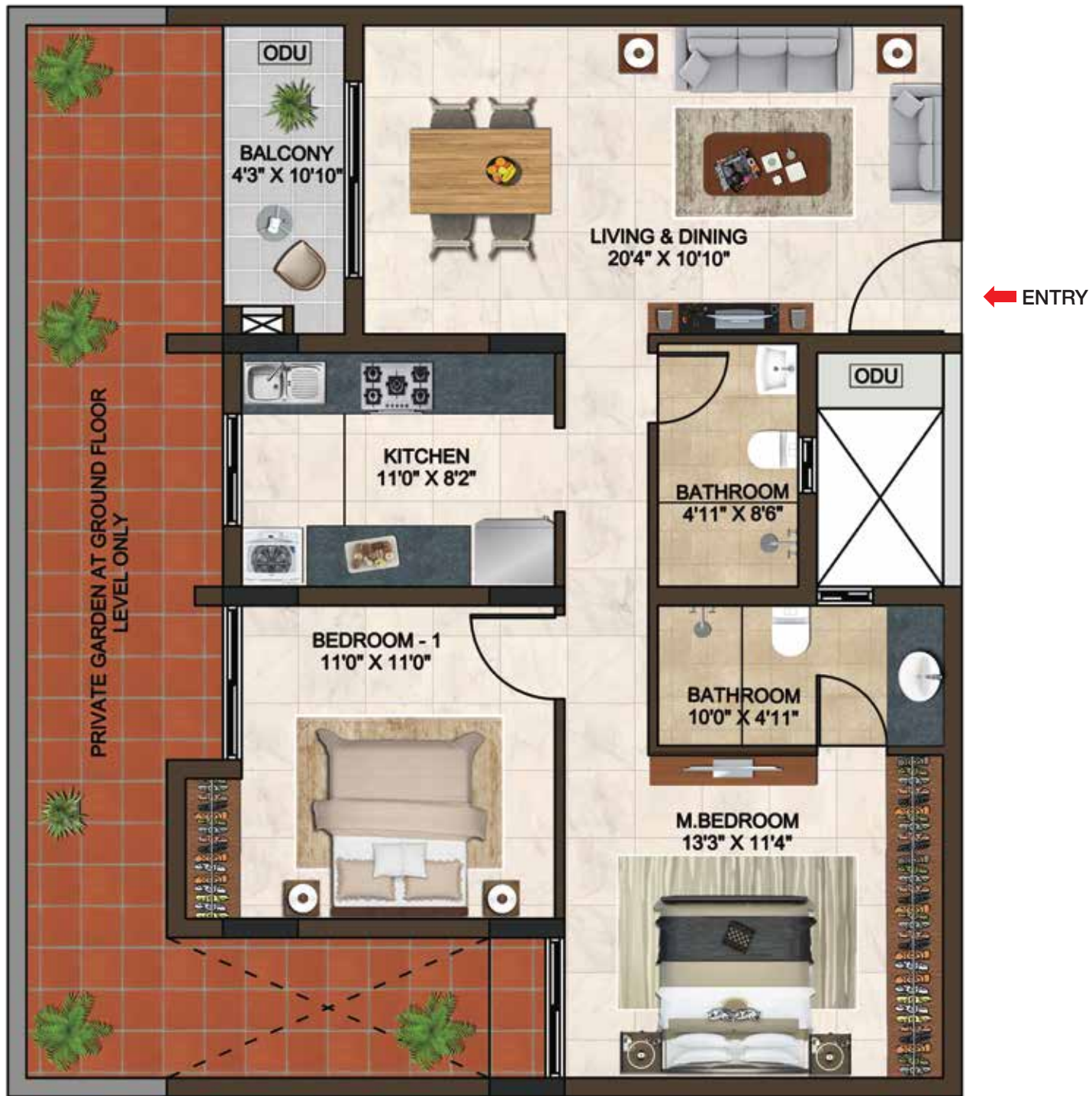
TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1123 SFT**

CARPET AREA  
**764 SFT**

PRIVATE TERRACE AREA  
**327 SFT**

UNIT NO.  
**CG03**



KEYPLAN





TYPE

**2 BHK + 2T**

SALEABLE AREA

**1064 SFT**

CARPET AREA

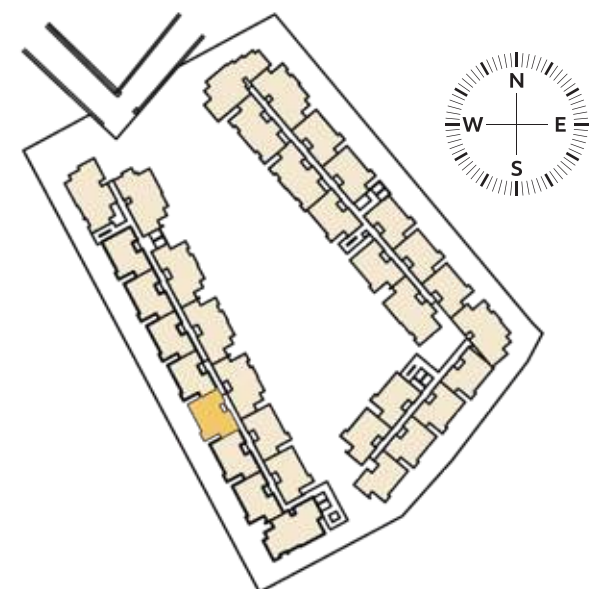
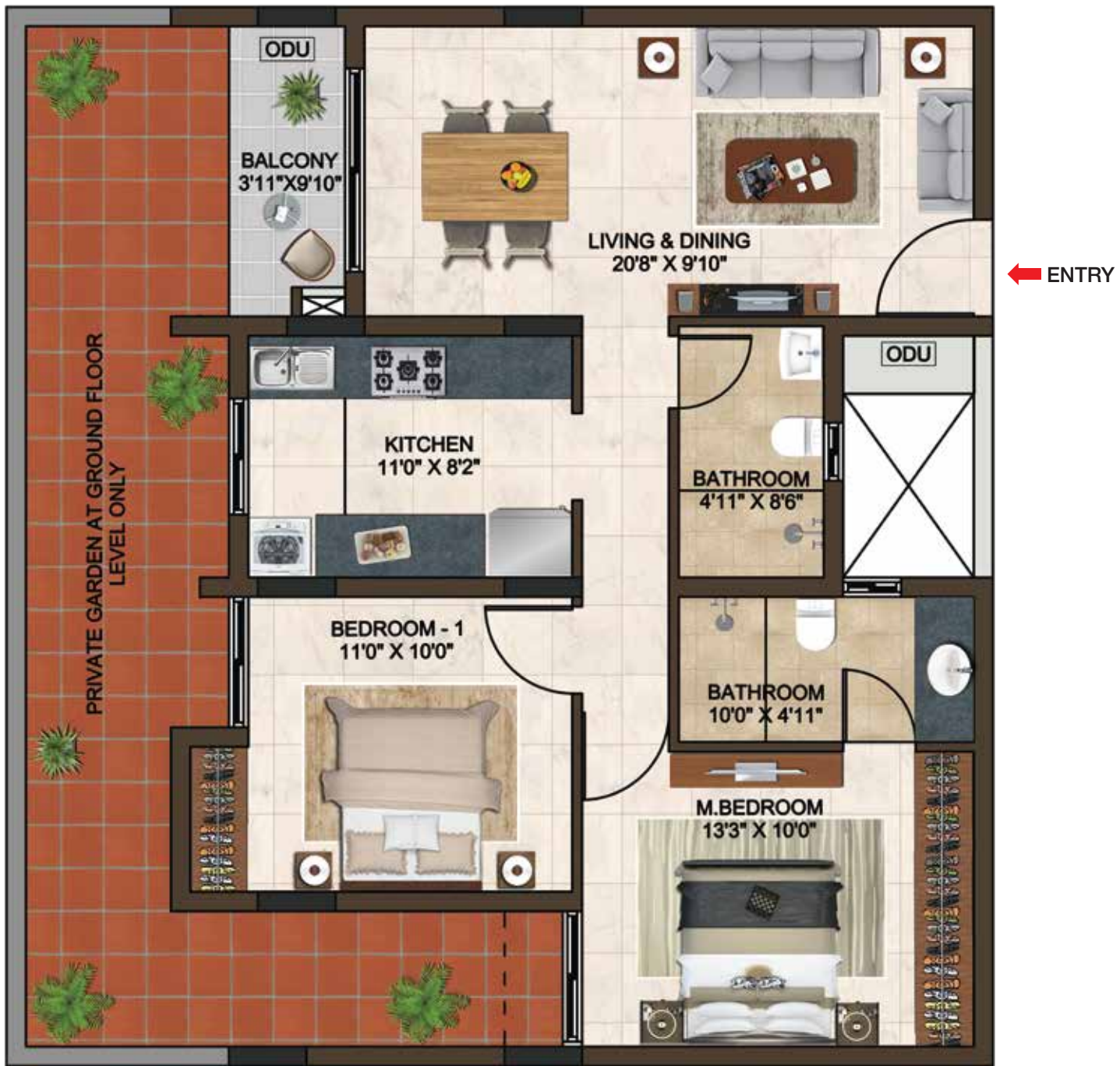
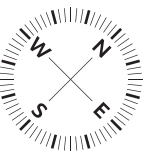
**719 SFT**

PRIVATE TERRACE AREA

**306 SFT**

UNIT NO.

**CG04**



KEYPLAN



TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1135 SFT**

CARPET AREA  
**764 SFT**

PRIVATE TERRACE AREA  
**327 SFT**

UNIT NO.  
**CG06**

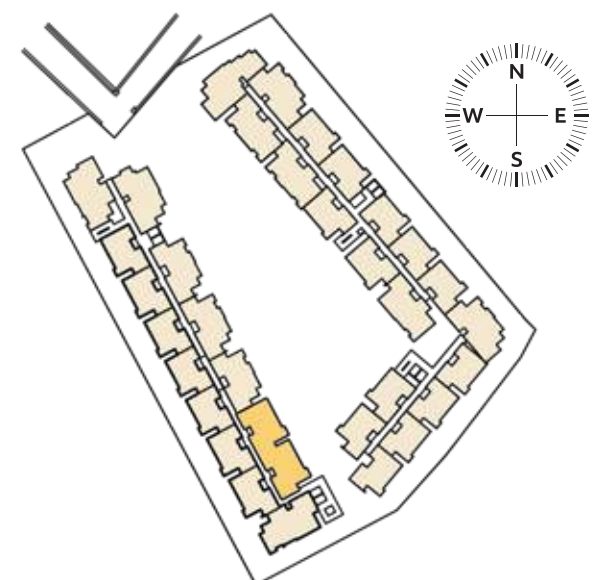
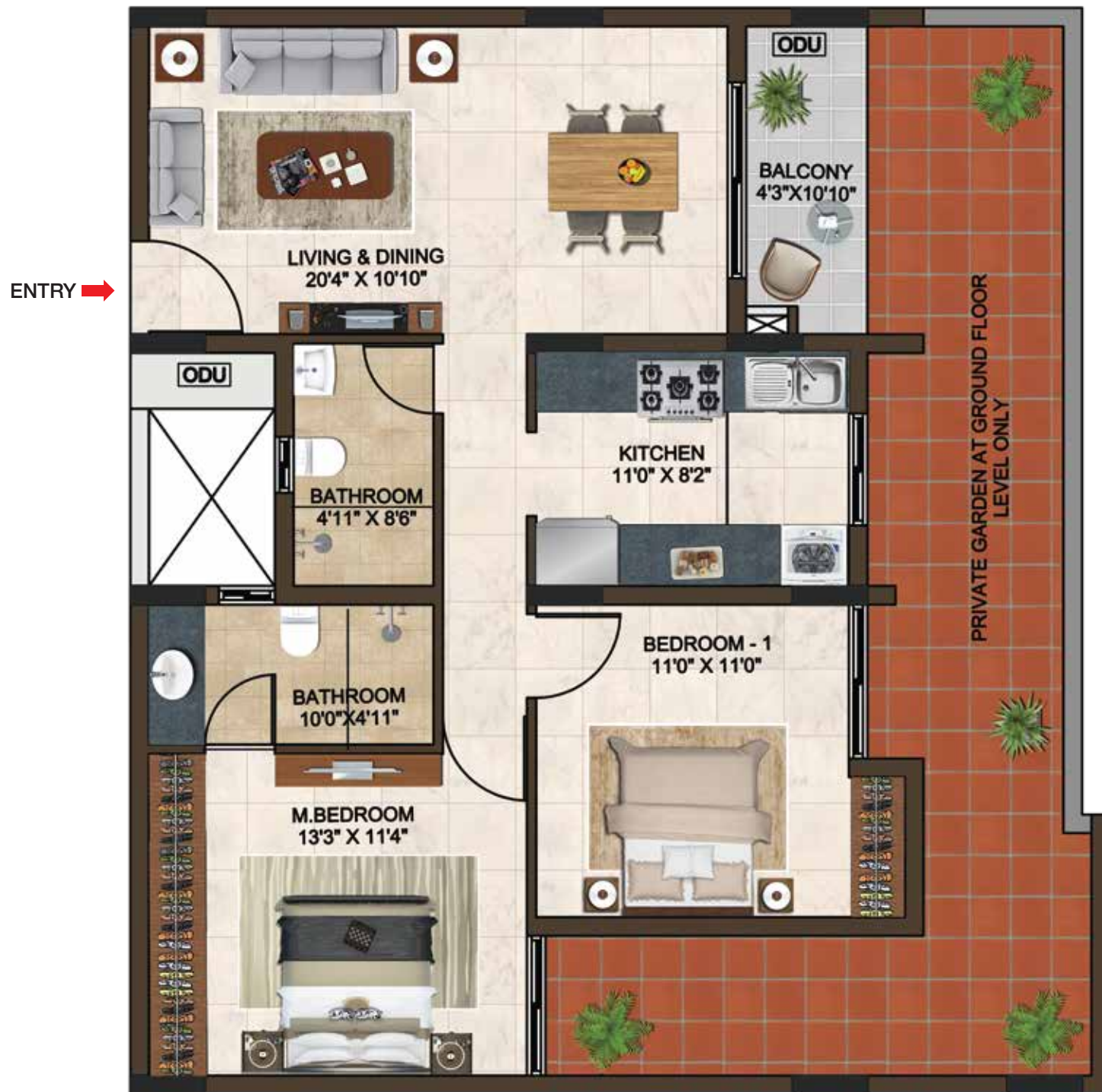
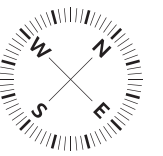
TYPE  
**2 BHK + 2T**

SALEABLE AREA  
**1141 SFT**

CARPET AREA  
**764 SFT**

PRIVATE TERRACE AREA  
**346 SFT**

UNIT NO.  
**CG07**



KEYPLAN





TYPICAL FLOOR  
PLANS - D BLOCK





TYPE

# 3 BHK + 3T

SALEABLE AREA

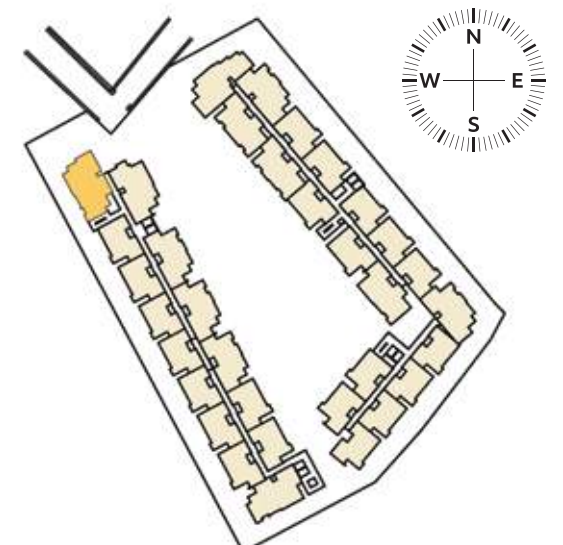
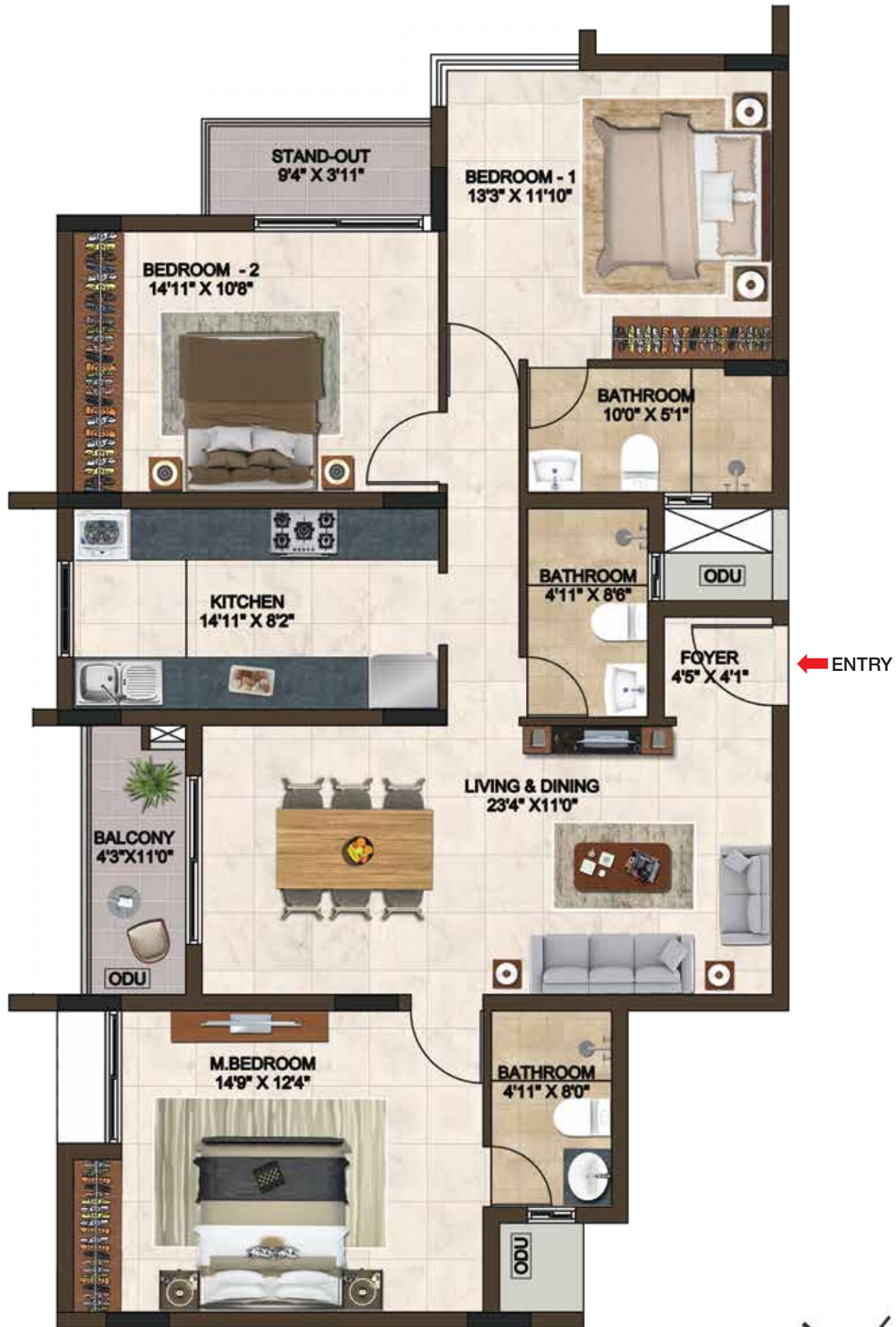
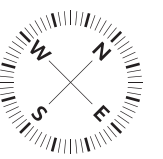
1713 SFT

CARPET AREA

1148 SFT

UNIT NO.

D101, D201, D301, D401



KEYPLAN





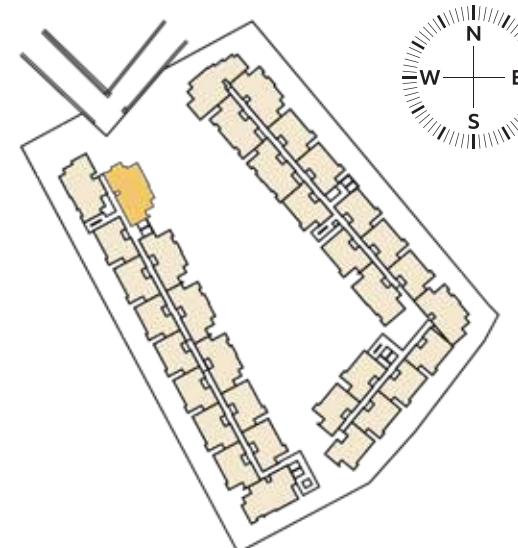
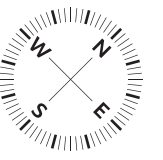
TYPE

**3 BHK + 3T**

SALEABLE AREA  
**1702 SFT**

CARPET AREA  
**1161 SFT**

UNIT NO.  
**D206**



KEYPLAN



TYPE

**3 BHK + 3T**

SALEABLE AREA

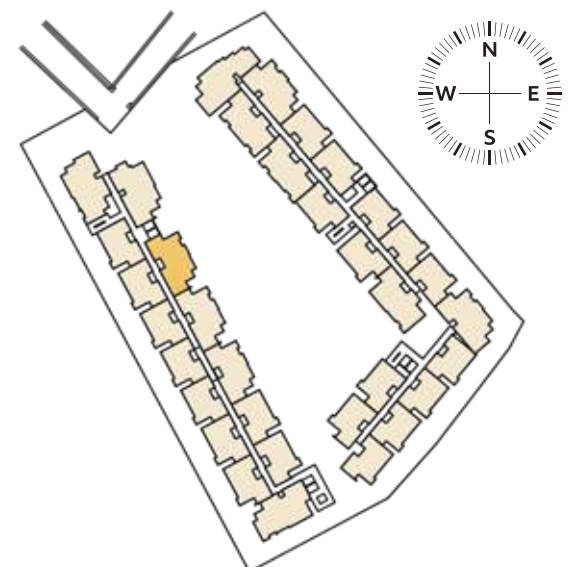
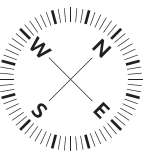
**1415 SFT**

CARPET AREA

**962 SFT**

UNIT NO.

**D207**



KEYPLAN





TYPE

**3 BHK + 3T**

SALEABLE AREA

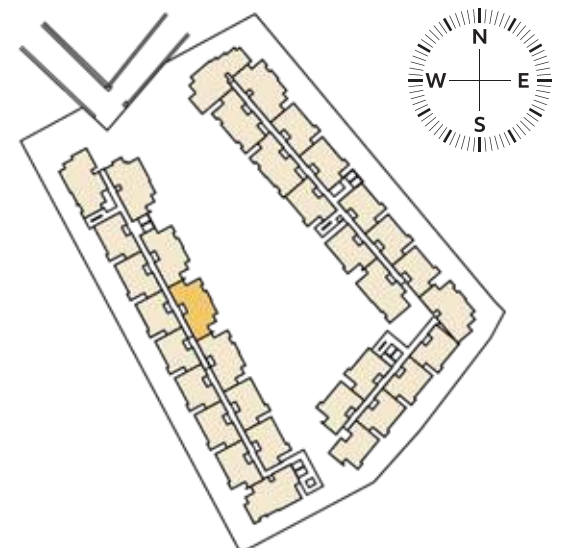
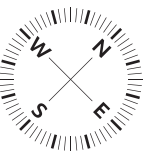
**1440 SFT**

CARPET AREA

**984 SFT**

UNIT NO.

**D208**



KEYPLAN



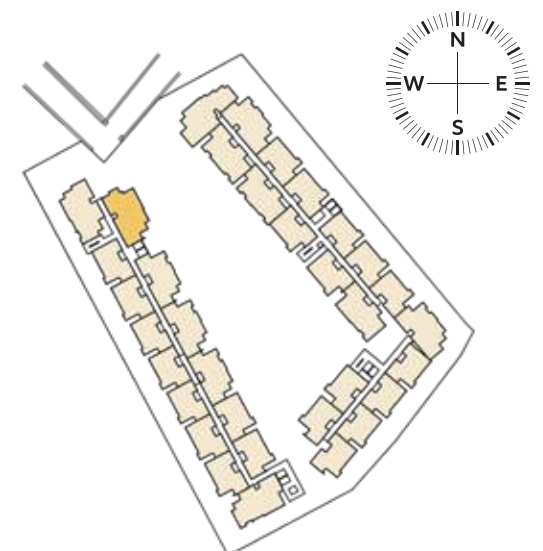
TYPE

**3 BHK + 3T**

SALEABLE AREA  
**1702 SFT**

CARPET AREA  
**1161 SFT**

UNIT NO.  
**D306, D406**



KEYPLAN





TYPE

**3 BHK + 3T**

SALEABLE AREA

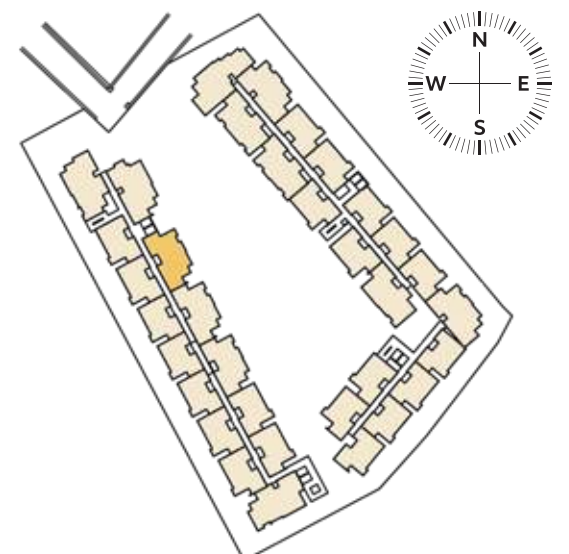
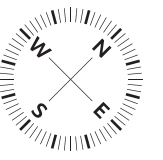
**1475 SFT**

CARPET AREA

**1004 SFT**

UNIT NO.

**D307, D407**





TYPE

**3 BHK + 3T**

SALEABLE AREA

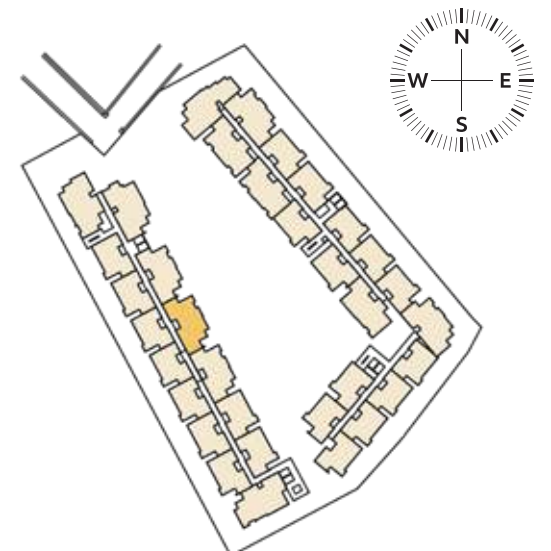
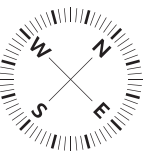
**1500 SFT**

CARPET AREA

**1026 SFT**

UNIT NO.

**D308, D408**



KEYPLAN





TYPE

**3 BHK + 3T**

SALEABLE AREA

**1713 SFT**

CARPET AREA

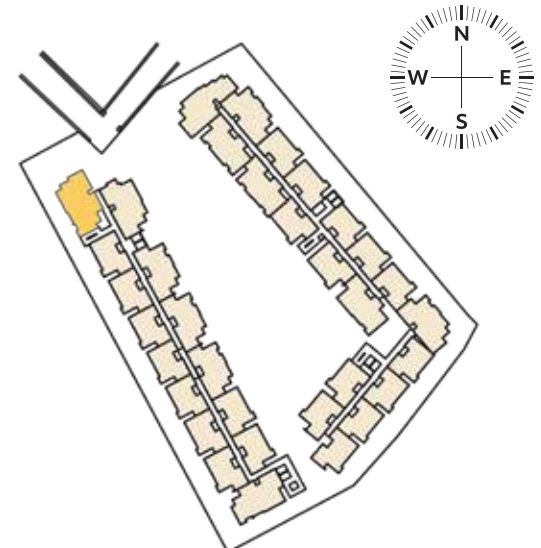
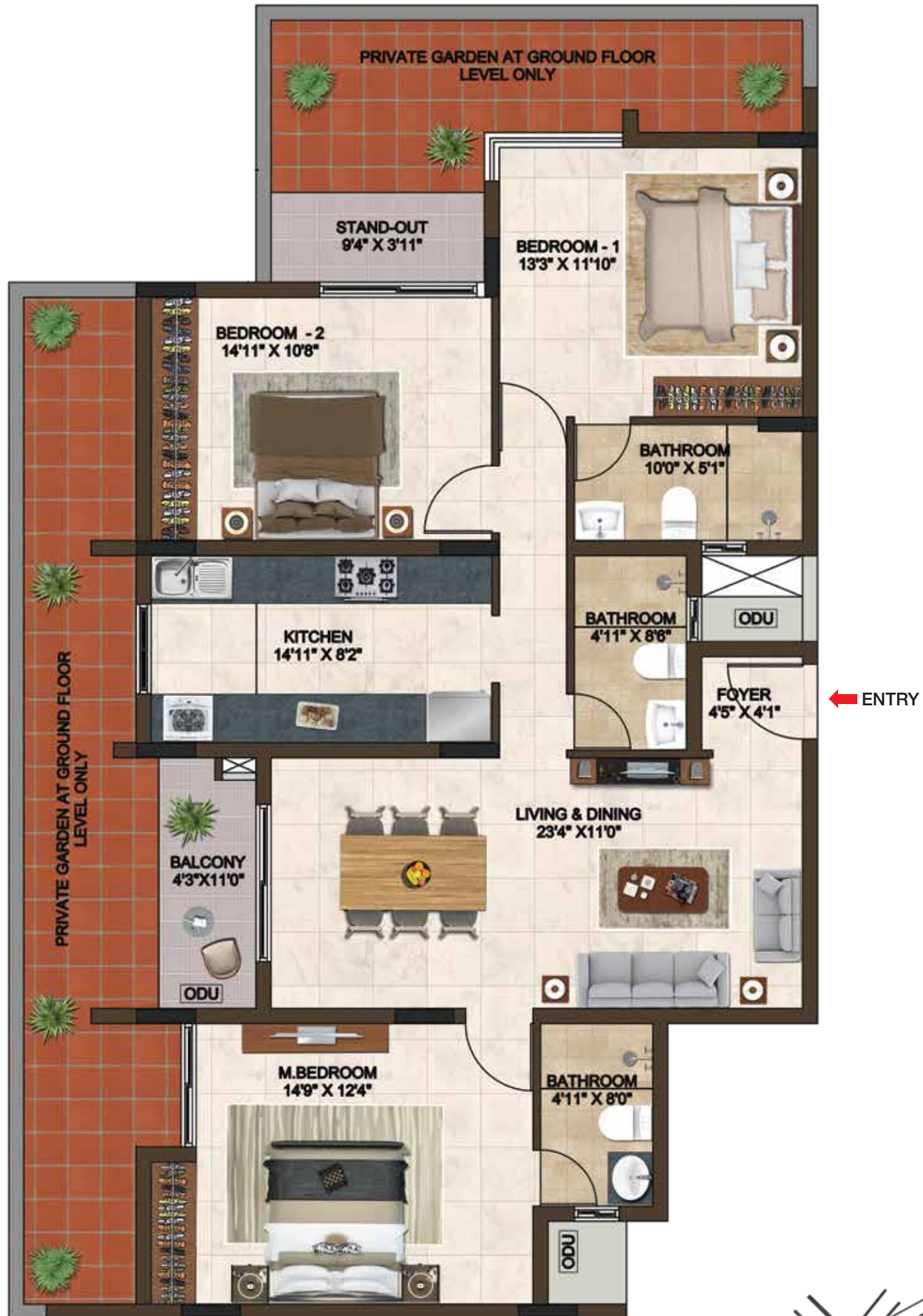
**1148 SFT**

PRIVATE TERRACE AREA

**442 SFT**

UNIT NO.

**DG01**



**KEYPLAN**



TYPE

**2 BHK + 2T**

SALEABLE AREA

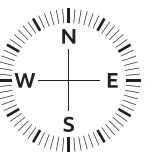
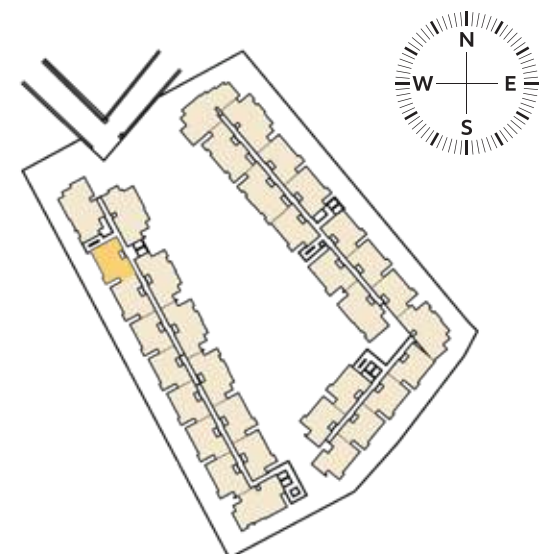
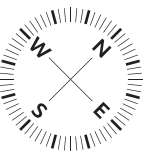
**1147 SFT**

CARPET AREA

**767 SFT**

UNIT NO.

**D102, D302, D402**







TYPE

**2 BHK + 2T**

SALEABLE AREA

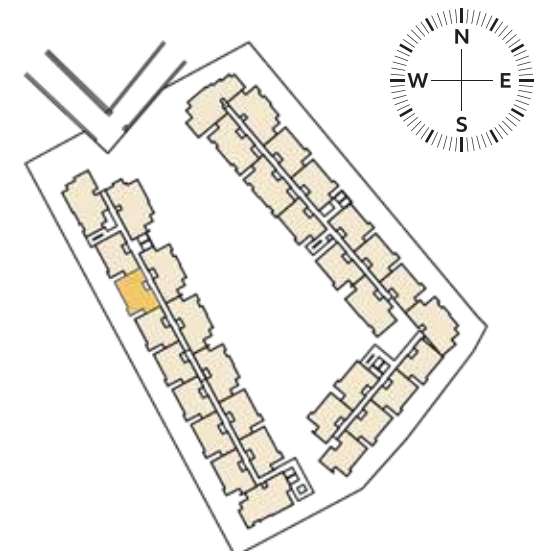
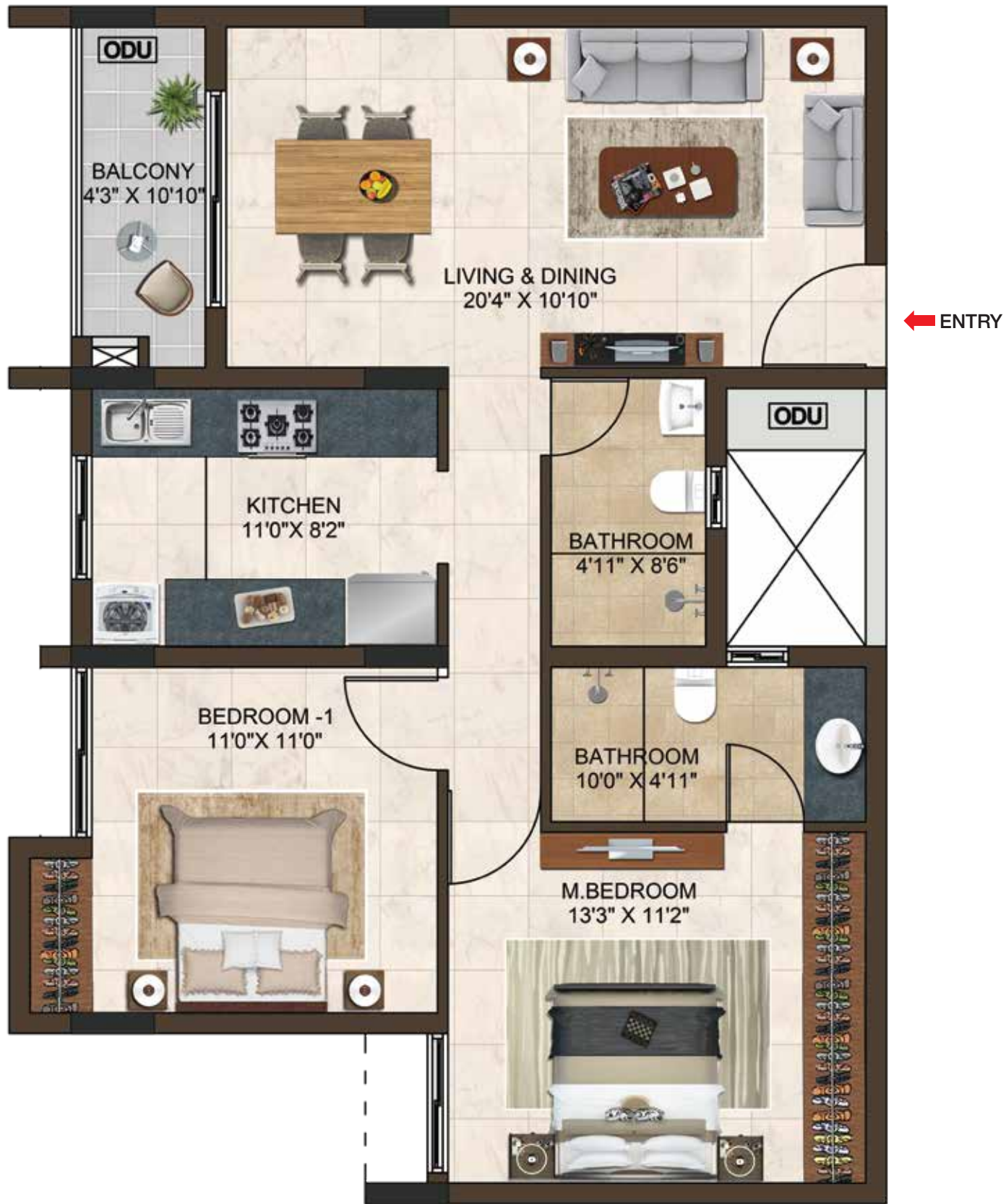
**1132 SFT**

CARPET AREA

**762 SFT**

UNIT NO.

**D103, D303, D403**



**KEYPLAN**



TYPE

**2 BHK + 2T**

SALEABLE AREA

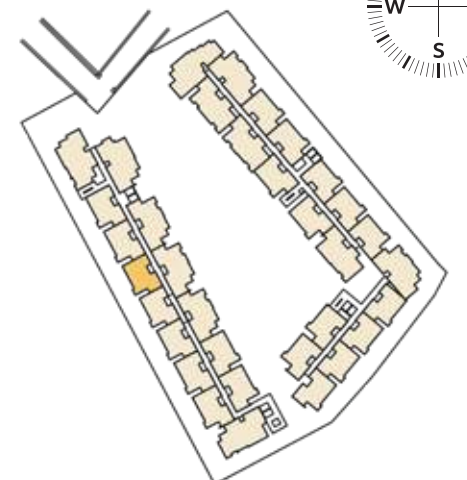
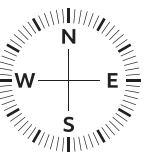
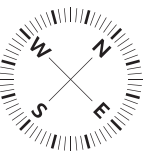
**1069 SFT**

CARPET AREA

**722 SFT**

UNIT NO.

**D104, D304, D404**



**KEYPLAN**





TYPE

**2 BHK + 2T**

SALEABLE AREA

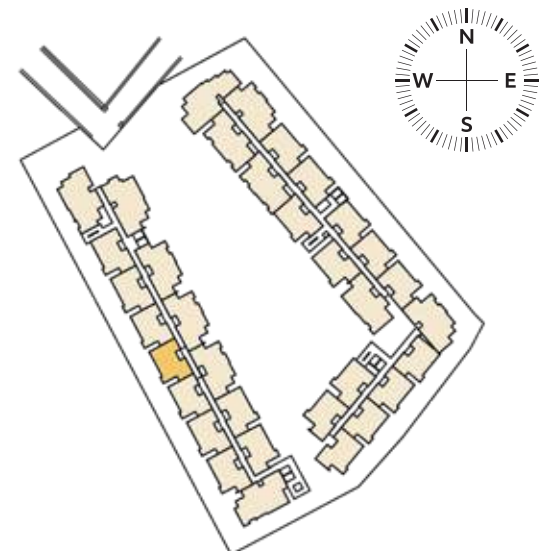
**1064 SFT**

CARPET AREA

**719 SFT**

UNIT NO.

**D105, D305, D405**



**KEYPLAN**



TYPE

**2 BHK + 2T**

SALEABLE AREA

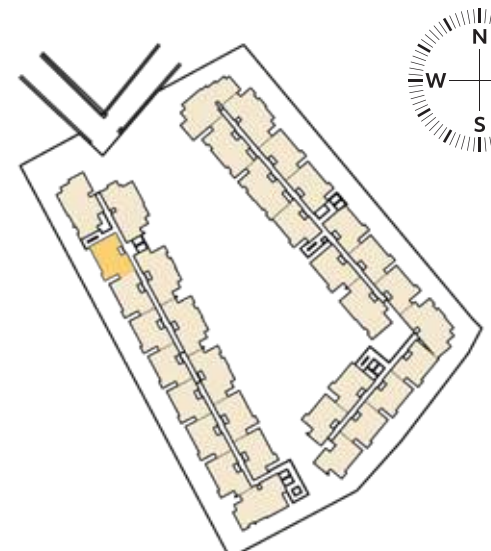
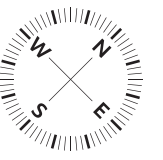
**1131 SFT**

CARPET AREA

**758 SFT**

UNIT NO.

**D202**







TYPE

# 2 BHK + 2T

SALEABLE AREA

1116 SFT

CARPET AREA

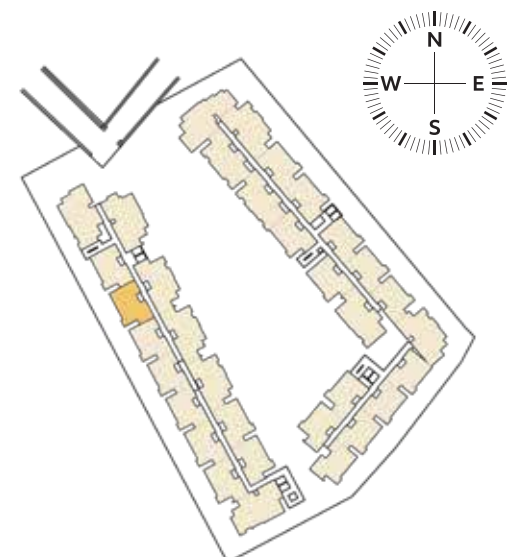
752 SFT

UNIT NO.

D203



← ENTRY



KEYPLAN



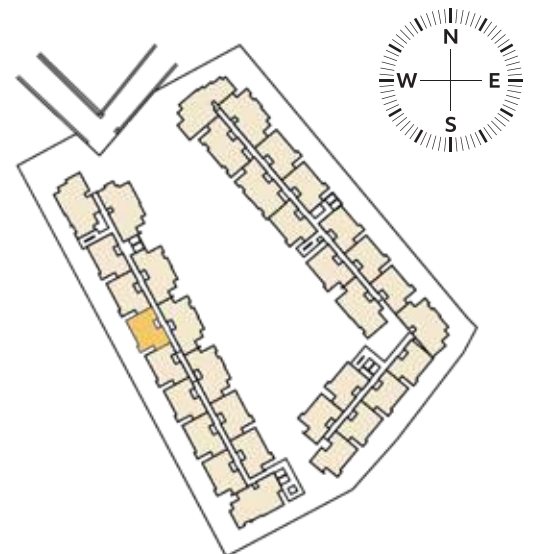
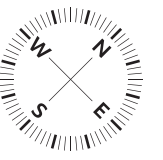
TYPE

**2 BHK + 2T**

SALEABLE AREA  
**1015 SFT**

CARPET AREA  
**684 SFT**

UNIT NO.  
**D204**



KEYPLAN





TYPE

**2 BHK + 2T**

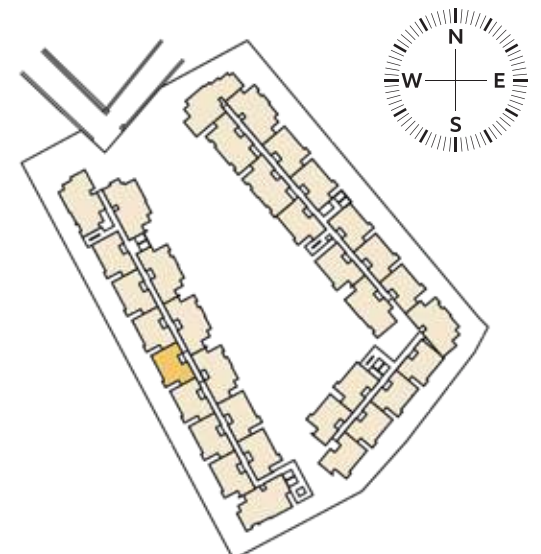
SALEABLE AREA  
**1010 SFT**

CARPET AREA  
**680 SFT**

UNIT NO.  
**D205**



← ENTRY



KEYPLAN



TYPE

**2 BHK + 2T**

SALEABLE AREA

**1147 SFT**

CARPET AREA

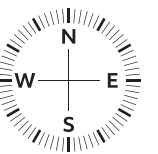
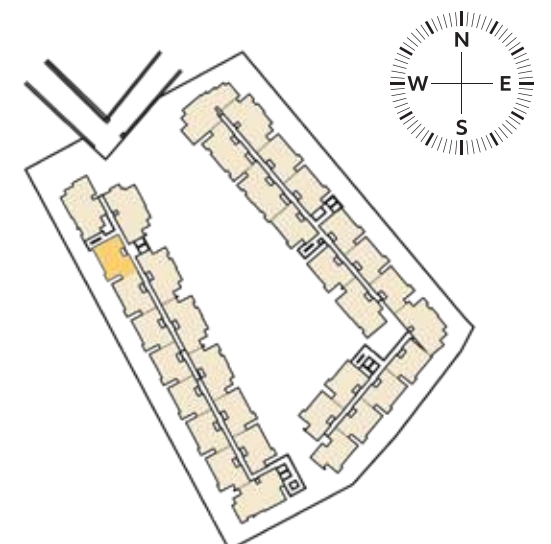
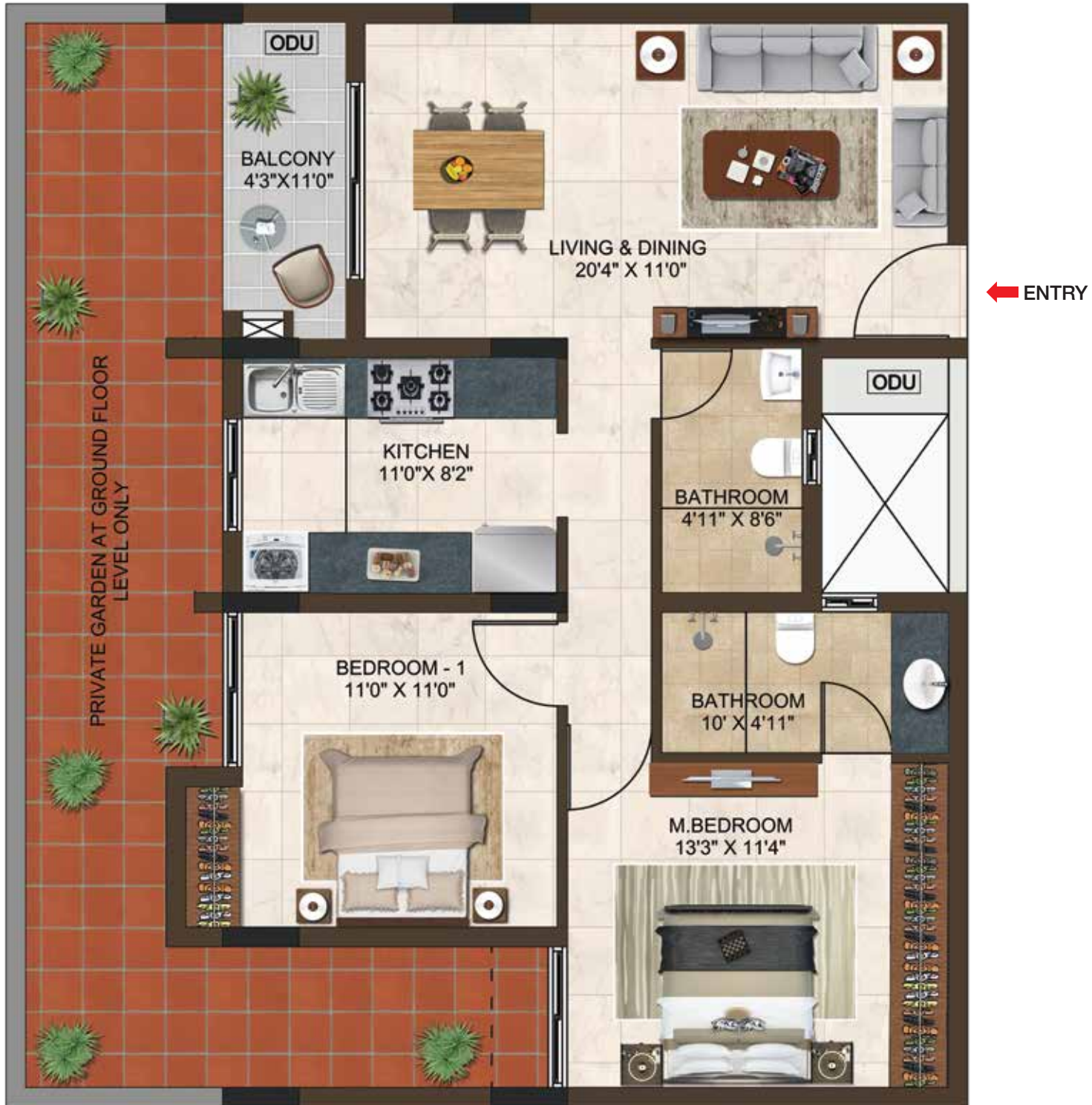
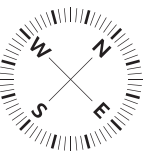
**767 SFT**

PRIVATE TERRACE AREA

**331 SFT**

UNIT NO.

**DG02**







TYPE

**2 BHK + 2T**

SALEABLE AREA

**1132 SFT**

CARPET AREA

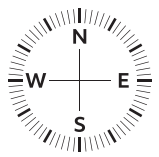
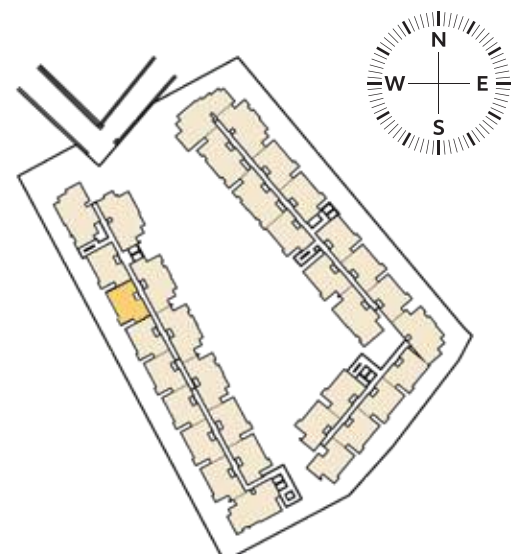
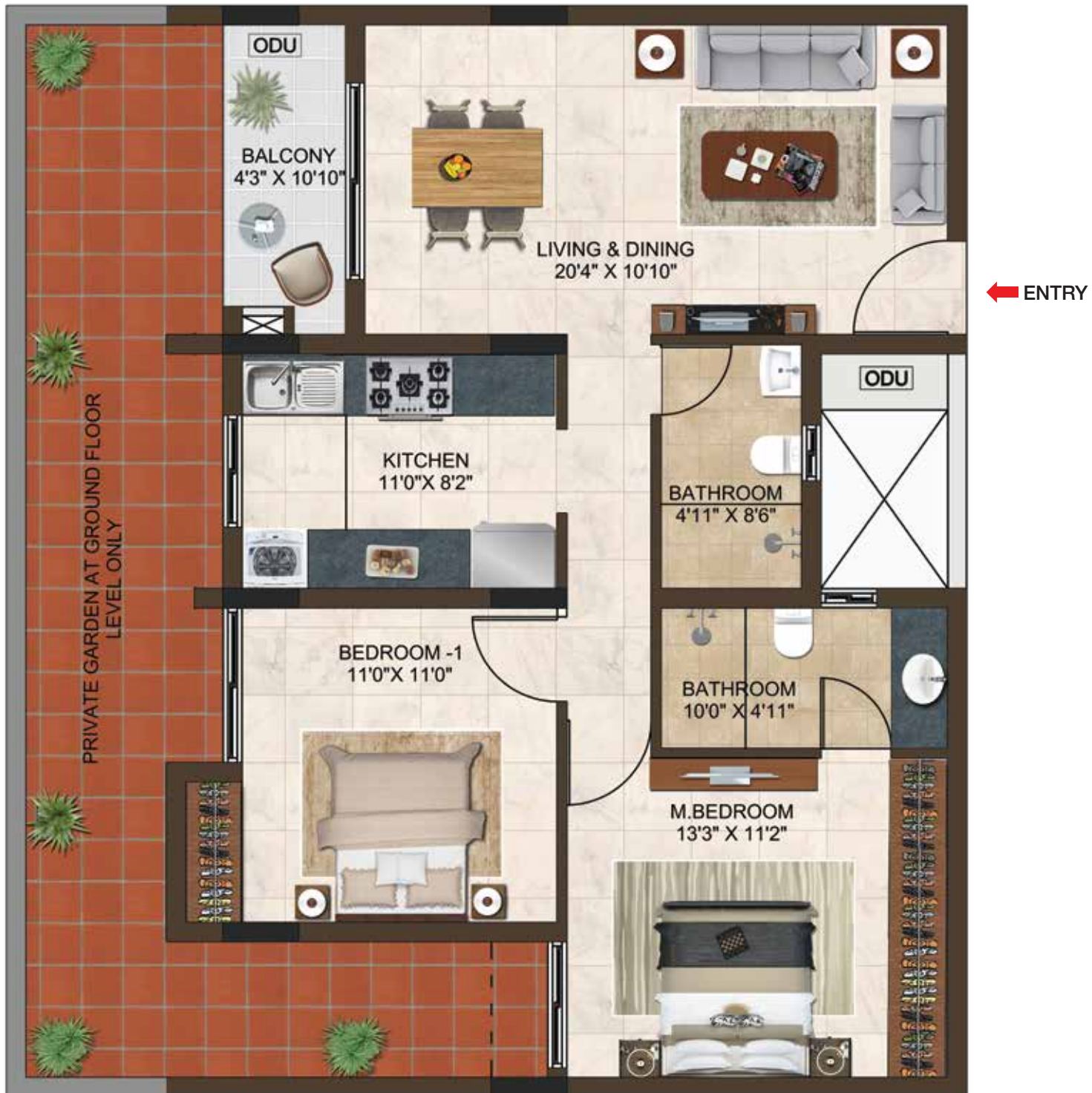
**762 SFT**

PRIVATE TERRACE AREA

**324 SFT**

UNIT NO.

**DG03**





TYPE

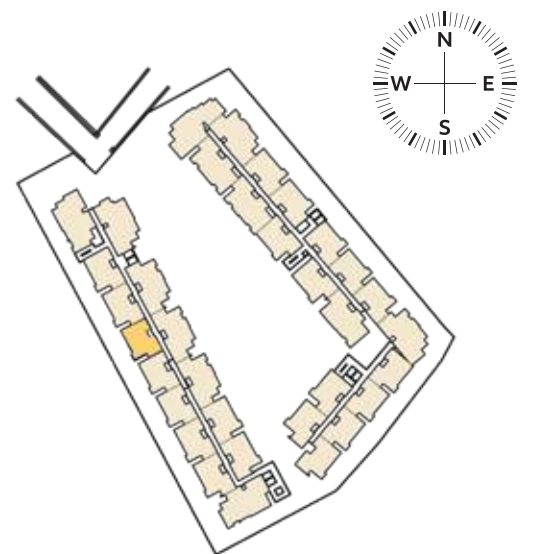
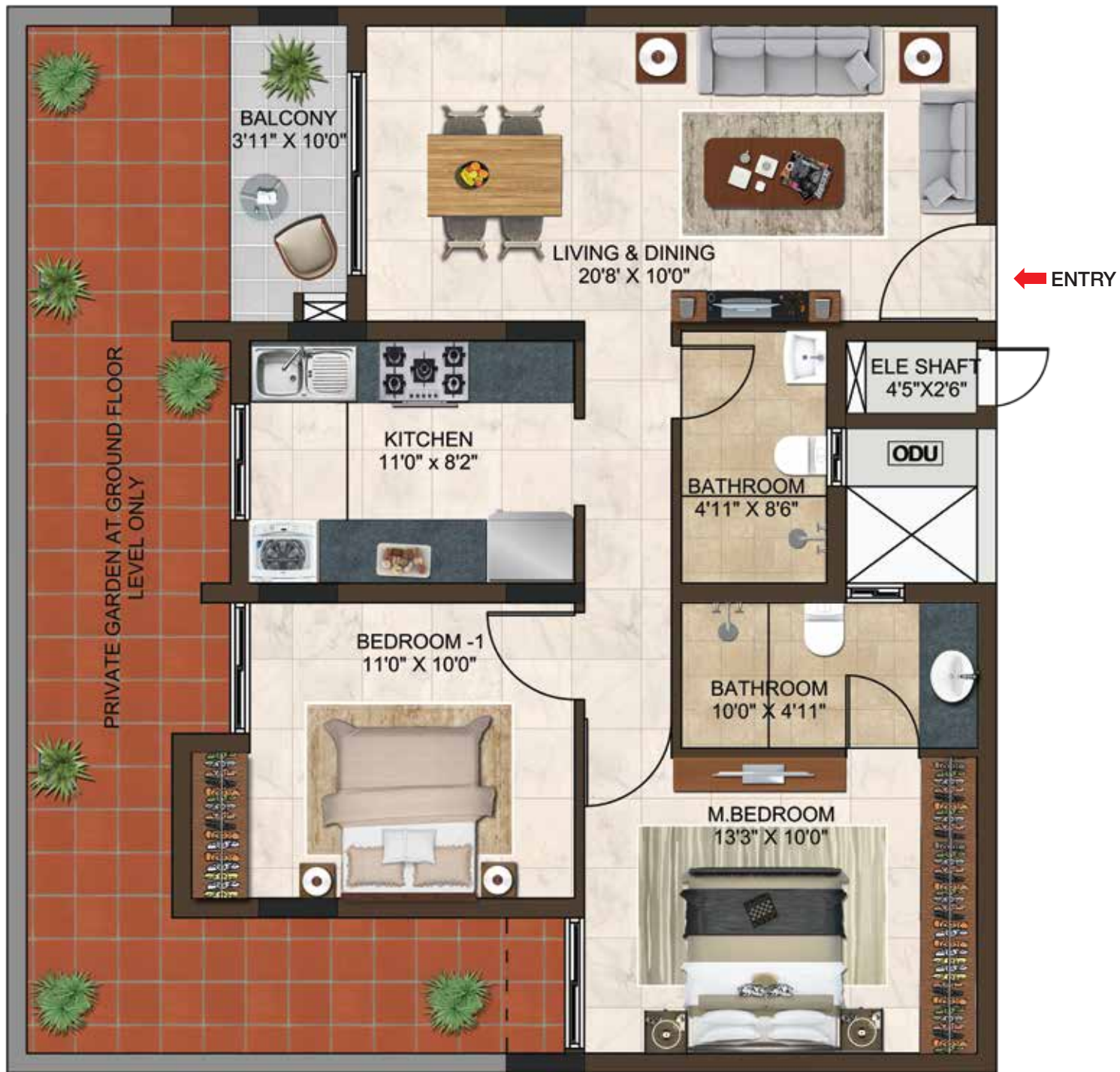
**2 BHK + 2T**

SALEABLE AREA  
**1069 SFT**

CARPET AREA  
**722 SFT**

PRIVATE TERRACE AREA  
**307 SFT**

UNIT NO.  
**DG04**



KEYPLAN





TYPE

**2 BHK + 2T**

SALEABLE AREA

**1064 SFT**

CARPET AREA

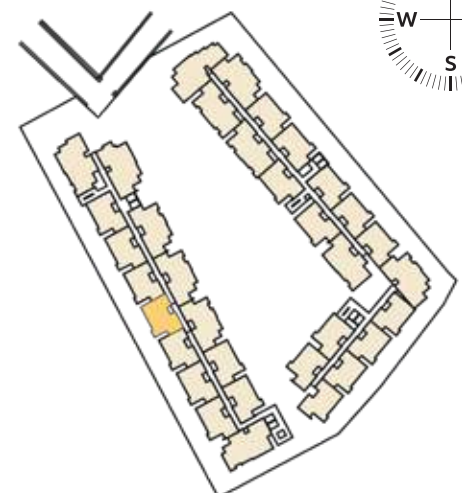
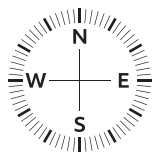
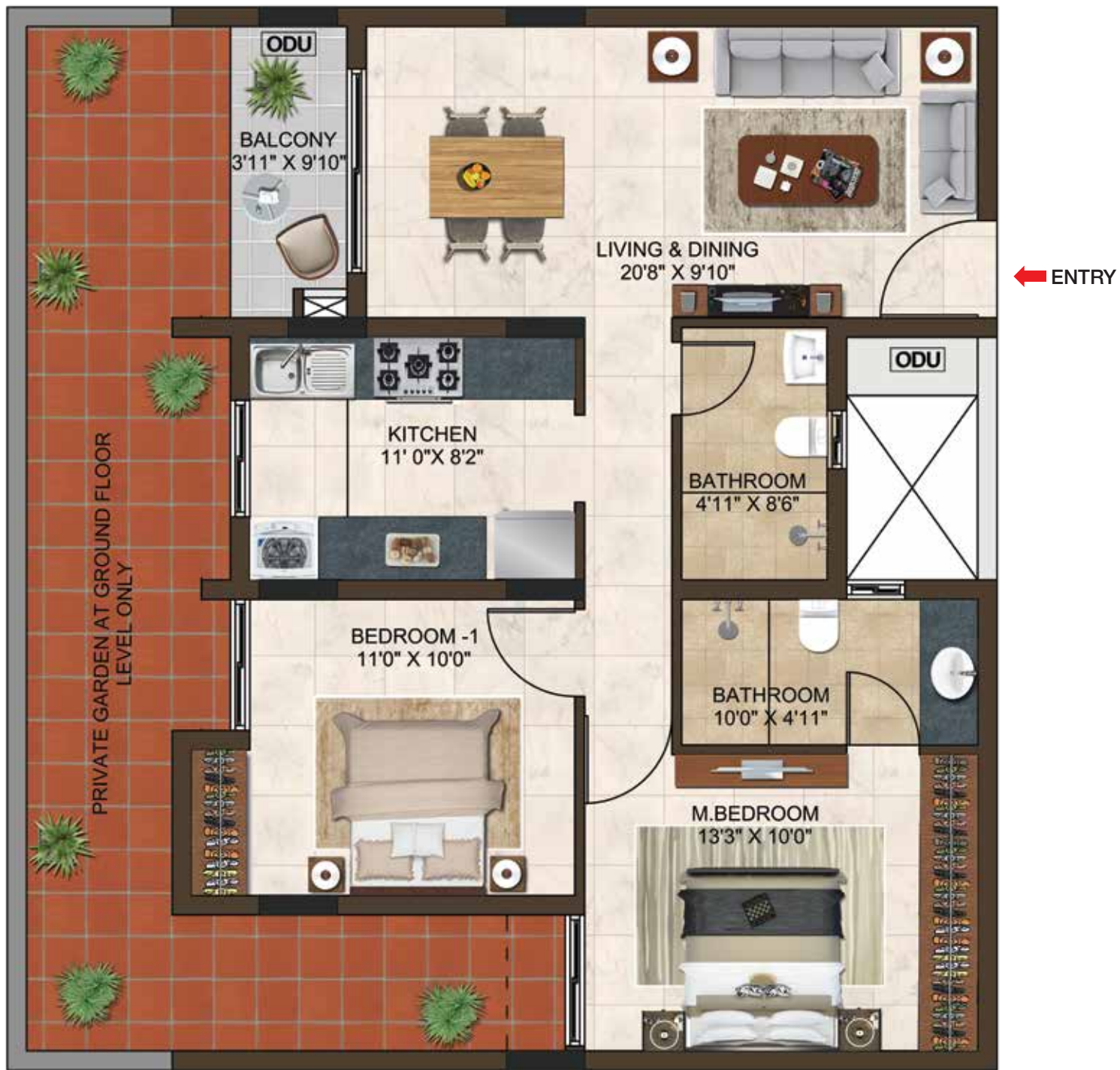
**719 SFT**

PRIVATE TERRACE AREA

**306 SFT**

UNIT NO.

**DG05**



KEYPLAN



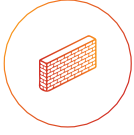
## STRUCTURE

- RCC framed structure
- Solid concrete block of 200mm for outer wall and 100 mm for internal partition wall
- Floor-to-floor height will be maintained at 2.9m



## BEDROOM DOOR

- Skin moulded shutter doors of 7 feet height with Godrej or equivalent locks, thumb turn with keys, door stopper, etc.



## WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 2 coats of putty, 1 coat of primer and 2 coats of OBD
- Ceiling will be finished with 2 coats of putty, 1 coat of primer and 2 coats of OBD
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion paint
- Utility & toilets will be finished with 1 coat of primer and 2 coats of OBD
- Toilet walls will be finished with glazed ceramic tiles up to 7 feet height
- Utility walls will be finished with glazed ceramic tiles up to 4 feet height



## BATHROOM DOOR

- Skin moulded shutter doors of 7 feet height with thumb turn and waterproofing on inner side



## WINDOW

- Windows will be UPVC sliding panel with see-through plain glass with MS grills wherever applicable
- Balconies with UPVC framed French doors and toughened glass will be provided without grills
- For ventilators, UPVC frame with suitable louvered glass panes



## FLOORING

- Foyer, living, dining, kitchen and bedrooms will have 600 x 600mm vitrified tile flooring
- Bathrooms, utility and balcony will have 300 x 300mm ceramic tiles with a matte finish
- Terrace floor will have screed finish with threaded grooves
- Common areas and staircase will have tile flooring



## ELECTRICAL FITTINGS

- Cables and wiring will be Finolex or equivalent
- Switches and sockets will be Anchor Roma / Schneider or equivalent
- Split air conditioner points will be provided in master bedroom and provision in other rooms
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
- Telephone and TV (DTH) points will be provided in living and master bedroom



## KITCHEN

- Platform will be done with granite slab 600mm wide at a height of 800mm from the floor level and will be provided with a stainless steel sink with drain board (Nirali or equivalent)
- Dado tiles upto 600mm from granite slab
- Provision for exhaust and water purifier point
- CP fittings will be Jaquar / Roca or equivalent



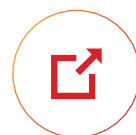
## OTHERS

- STP
- Rainwater harvesting
- Generator backup for all apartments (750W for 3 & 4 BHK apartments, 600W for 2 BHK and 500W for EWS units), lifts and common area



## BATHROOM

- Polished granite slab with countertop washbasin from Jaquar / Roca or equivalent in master bathroom
- Wall mounted basin by Jaquar / Roca or equivalent in all remaining bathrooms
- Floor mounted W/C with health faucet from Jaquar / Roca or equivalent in all bathrooms
- CP and sanitary fittings will be Jaquar / Roca or equivalent
- Wall mixer from Jaquar / Roca or equivalent will be provided
- Geysers point in master bathroom and provision for the same in the other bathrooms



## EXTERNAL FEATURES

- 8-passenger automatic lift will be provided
- 3-phase power supply will be provided for all apartments
- Suitable landscaping will be done at required areas



## ENTRANCE DOOR

- Main door will be a flush door of 7 feet height with polished finish with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.





## HOME AUTOMATION SPECIFICATIONS

Specifications	Make	Remarks / Location
<b>Entrance Management</b>		
Video door phone - Indoor & outdoor unit	Alba / Equivalent	Main entrance door
Yale lock	Yale / Equivalent	Main entrance door
<b>Safety sensor - Standalone</b>		
Gas leak sensor- Standalone	TrueSafe / Equivalent	Kitchen
<b>Lifestyle</b>		
Light control	Silvan	Living & master bedroom
Wireless - AC control IR	Silvan	Living area & master bedroom
Geyser control	Silvan	Master bedroom
Occupancy sensors - Standalone for toilets	Securico / Equivalent	Master bedroom bathroom
<b>Voice Integration system</b>		
Google Home / Amazon Echo	Google	Living area
<b>Common Areas</b>		
Occupancy sensors	Securico / Equivalent	Common areas



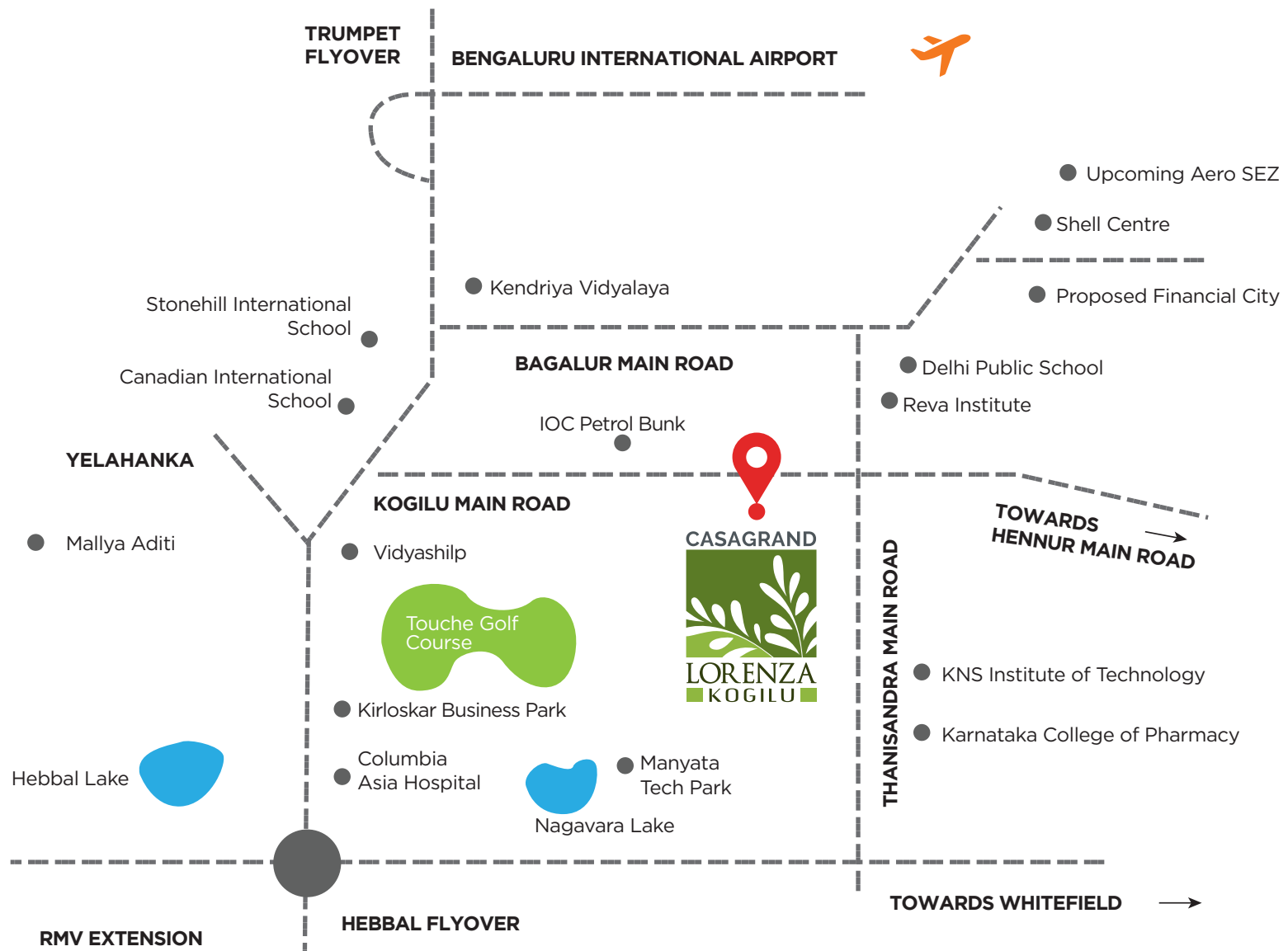
### PAYMENT PATTERN



Advance	10%
Agreement Stage	25%
Basement	5%
Ground Floor Roof	10%
1st Floor Roof	10%
2nd Floor Roof	10%
3rd Floor Roof	10%
4th Floor Roof	10%
Brick work	5%
Handing over	5%
<b>Total</b>	<b>100%</b>



## LOCATION



## LOCATION ADVANTAGES



- |  |        |
|--|--------|
| • REVA University                      | 2 km   |
| • Hyderabad Highway                    | 4 km   |
| • Yelahanka                            | 5 Km   |
| • Hebbal Flyover                       | 10 Km  |
| • Manyatha Tech Park                   | 8 Km   |
| • Elements Mall                        | 7 Km   |
| • Bhartiya City                        | 3.5 Km |
| • Regal Hospital                       | 2.5 Km |
| • KNS Institute of Technology          | 2 Km   |
| • Kempegowda International Airport     | 21 Km  |
| • Mekhri Circle                        | 14 Km  |
| • Majestic Bus Stand / Railway Station | 19 Km  |
| • Indira Nagar                         | 19 Km  |
| • Columbia Asia Hospital               | 10 Km  |
| • Bangalore Baptist Hospital           | 12 Km  |
| • Wisdom Montfort International School | 1.2 Km |
| • Oxford Group of Institutions         | 1.5 Km |
| • Euro School North Campus             | 1 Km   |



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Economic Times



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Paul Writer Magazine



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CORPORATE OFFICE:  
NPL Devi, New No. 111, Old No. 59, LB Road,  
Thiruvaniyur, Chennai - 600 041.  
Ph: +91-44 4411 1111  
Mob: +9189399 77577 Fax: +91-44 4315 0512

COIMBATORE OFFICE:  
Sri Dwaraka, No. 1-A, B.R. Nagar Main Road,  
Singanallur Post, Coimbatore - 641 005.  
Ph: +91-422 4411 111

BENGALURU OFFICE:  
Salma Bizhouse, 34/1, 4<sup>th</sup> Floor,  
Meanee Avenue Road, Opp. Lakeside Hospital,  
Ulsoor Lake, Bengaluru - 560 042.  
Ph: +91-80 4666 8666

DUBAI OFFICE:  
4<sup>th</sup> Floor, Block-B, Business Village, Dubai,  
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