

A luxury lifestyle with an assortment
of amenities for you to indulge in.

CASAGRAN SUPREMUS

THALAMBUR

CASAGRAN
building aspirations



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 20 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 17,000 happy families across 100+ 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 16th year of our journey, we are all set to progress further with projects worth over ₹6500 crores in the pipeline with lasting value, integrity and quality.



CASAGRANT SUPREMUS

THALAMBUR

Casagrand Supremus at Thalambur is the kind of apartment project that has something for everyone in the family. Strategically located, it connects you to workplaces, educational institutions and entertainment zones, among other places.

The project's well-planned layout sets aesthetically designed lifestyle apartments in the midst of lush green spaces. It also comes with a clubhouse and a host of other amenities to keep everyone in the family engaged.

Apart from being a superior product, Casagrand Supremus' USPs are its location and the incredible price it comes at.

Big reasons to buy

- 728 lifestyle apartments spread across 12.65 acres
- Stilt + 4 design structure
- Contemporary new age architecture
- Apartments loaded with lifestyle features at an unbelievable price
- Efficiently planned internal spaces for optimum space utilization
- Ideal for investment and good rental yields
- Abundant ventilation
- Vaastu compliant
- Amenities and features like swimming pool, clubhouse, gym & many more
- Signature apartments exclusively in Blocks 6 & 14





AMENITIES

- Swimming pool
- Toddlers' pool
- AV room
- Yoga / Aerobics room
- Party hall
- Indoor kids' play area & Lego room
- Play school / Day care
- Indoor games room
 - a. Foosball
 - b. Snooker
 - c. Table tennis
 - d. Air hockey
 - e. Golf simulator
- Video games room
- Gym
- Convenience store
- Café
- Pharmacy
- ATM
- Unisex salon
- Learning center for kids
- Outdoor seating plaza
- Business center
- Health club - spa, steam, sauna
- Multipurpose hall
- Association room
- Outdoor kids' play area with seating
- Feature wall with water cascades and boulders
- Basketball court
- Badminton court
- Skating rink



Swimming pool



Gym



Outdoor kids' play area




Indoor games room




Outdoor play area



 **Biggest gated community in Thalambur with 728 units spread across 12.65 acres**


 **Only project in Thalambur with the biggest clubhouse (30,000 sft) having 27 world class facilities**

There are 2 clubhouses in the community with amenities being segregated. All utility and daily requirement facilities are situated in clubhouse, which is closer to entrance and all entertainment related facilities are provided in inner clubhouse

 **Self-sustained community**


All major daily utility requirements have been provisioned inside community:

- Convenio • ATM • Café • Salon • Business center • Health club • Pharmacy

 **Kids friendly community**


Spaces and facilities designed for kids include:

- 3 exclusively designed vehicle-free open play courts • Learning center • Play school • Creche • Indoor play area & LEGO room • Video games room • Outdoor play area • Toddlers' pool • Badminton • Skating rink • Basketball court

 **Senior citizens friendly**


The project offers serene environment and spaces for senior citizens in community:

- Wheelchair friendly • Exclusively designed vehicle-free spaces for senior citizens


 **Internal courtyards concept**

Only project in Thalambur to have vehicle-free internal courtyards:

- Approx. 3500 sft in size • Provides activity spaces for kids, adults and senior citizens • These courtyards are surrounded by blocks and offer interaction and social spaces for residents • Provides landscape views from units facing courtyards

 **Premium community design**

It has been designed to build a premium community with activity driven open spaces and social interactions


 **Premium specifications**

Casagrand Supremus comes with premium specifications like:

- Parryware / Hindware sanitary & CP fittings • 8-passenger lifts • Power backup for every individual unit

 **Width of internal roads**

All major roads in Casagrand Supremus are either 7.2 mts or wider, which facilitate a comfortable 2-way drive. There are 2 traffic nodes which control and divert traffic for whole community, providing you congestion-free internal roads

 **Secure community**


There is controlled and manned entry to and exit from project. Community will also have beam sensors across the compound walls, which will act as a burglar alarm for any intrusion through compound wall. Apart from this, there will be CCTV surveillance at pivotal points across project

 **No dead space**

Internal and external spaces have been designed with zero space wastage, giving you maximum usable area in your apartment

 **No apartment doors face each other**

To ensure more privacy and security, units have been designed in such a way that for maximum units, entrance doors do not face each other


 **Efficient planning**

Efficient planning has been given primary importance during design phase and we have managed to keep common areas to only 20% from saleable area to plinth


 **Interior planning**

Every unit has been designed for interior planning, so that you do not have any problems in furnishing any internal space:


- Defined wardrobe locations for every unit • TV position for every unit • Bed location with side tables • Electrical layout

 **Kitchen space planning**


Sink with drain board has been shifted to utility to give more working counterspace in kitchen

 **Wardrobe niches**


Most bedrooms have been designed to have a wardrobe niche, so that wardrobe does not waste space in bedroom and you get more usable space for furnishing

 **Privacy for bedrooms**


All the units have bedrooms designed in such a way that they are private and visitors in living do not directly look into bedrooms

 **Common washbasin**

As per customer feedback, we have provided common washbasin near dining in all the units

 **Provision for puja place**

Most of the units come with defined space for puja

 **Bedrooms and balconies planning**


All bedrooms and balconies are planned in such a way that they either look outside or at internal courtyards, to ensure every bedroom provides good views and ventilation. None of the bedrooms and balconies look into bedrooms and balconies of opposite house

 **Planning for ODU locations**

During design phase, we have planned and created spaces for placing ODUs of ACs, so that this area is accessible for service

 **Premium common area finishes**

Common areas like lobbies have high end marble; courtyards will be finished with good landscape and hardscape design; amenities and swimming pool will be finished with high end specifications


 **Well lit and ventilated corridors**

All the corridors are well lit and ventilated from either ends and intermediate cutouts, so that there will not be any requirement for lighting corridors during day

 **Water protected ends for corridors**

We have ensured corridors' ends are closed with windows with glass, so that water doesn't enter corridors during rains, but allow air when kept open

 **No bedroom has dimension lesser than 10 feet**

 **Well defined washing machine space in all units is provided**



Aerial view







CLUBHOUSE





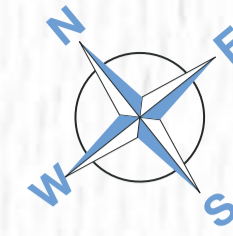
**ELITE TOWER
ELEVATION & FLOOR PLANS**



BLOCK - 1 TYPICAL FLOOR PLAN

A102-A402

A103-A403



UNIT NO.	TYPE	CARPET AREA (SFT)	PRIVATE TERRACE (SFT)	SALEABLE AREA (SFT)
A101 - A401	3 BHK+3T	987	-	1372
A102	2 BHK+2T	847	50	1167
A202 - A402	2 BHK+2T	847	-	1177
A103 - A403	3 BHK+2T	938	-	1288
A104 - A404	3 BHK+2T	938	-	1288
A105	2 BHK+2T	847	50	1167
A205 - A405	2 BHK+2T	847	-	1177
A106 - A406	3 BHK+3T	987	-	1372

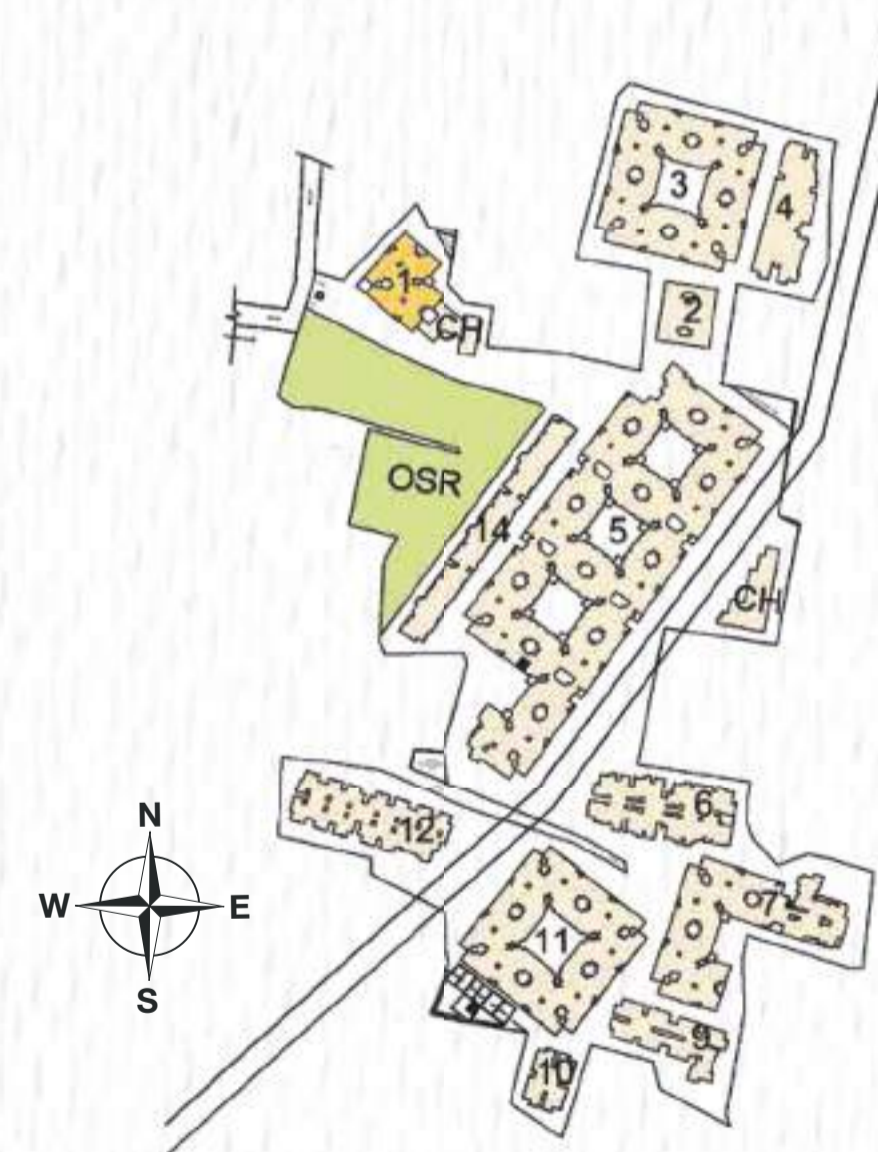


A101-A401

A104-A404

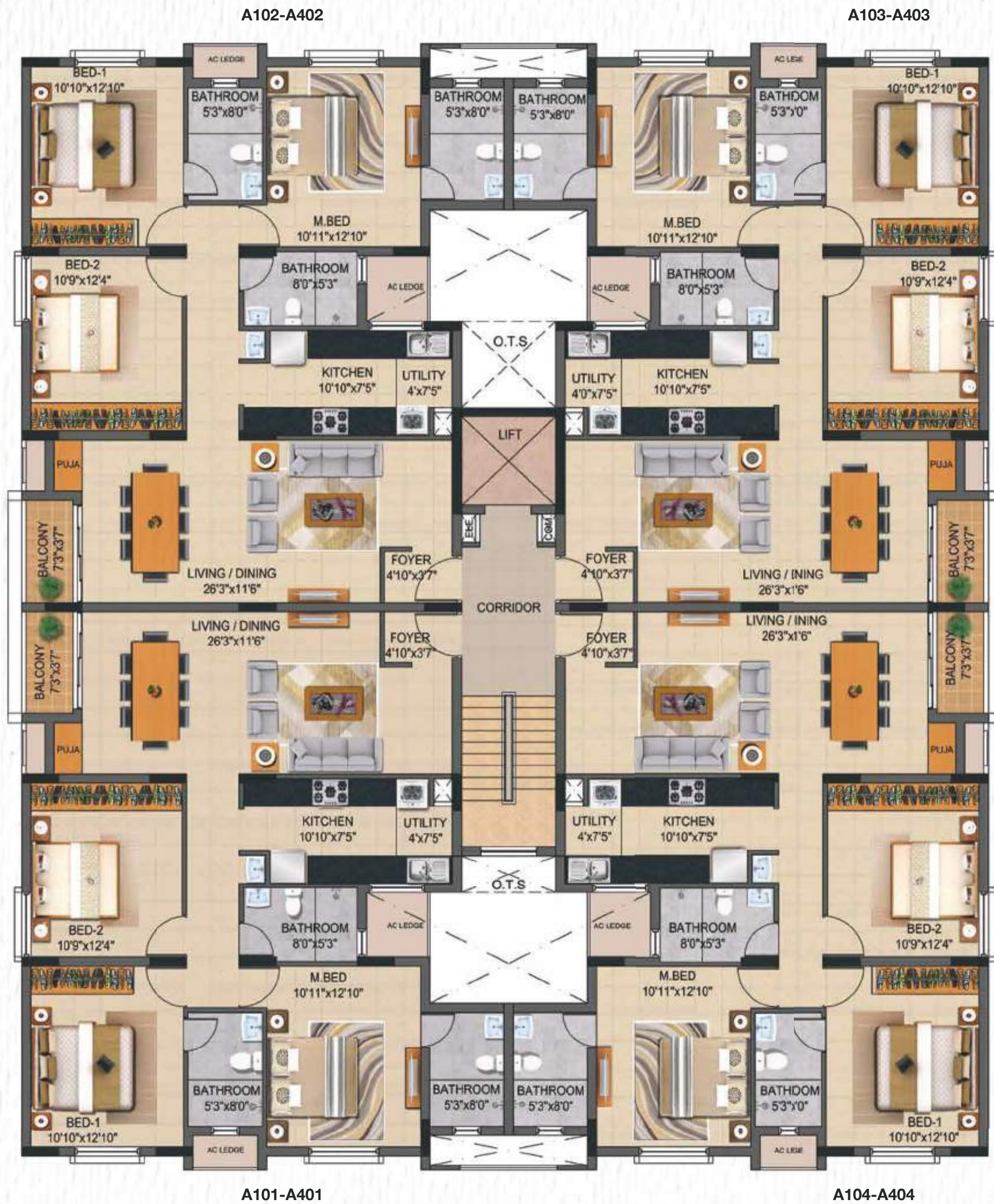
A106-A406

A105-A405

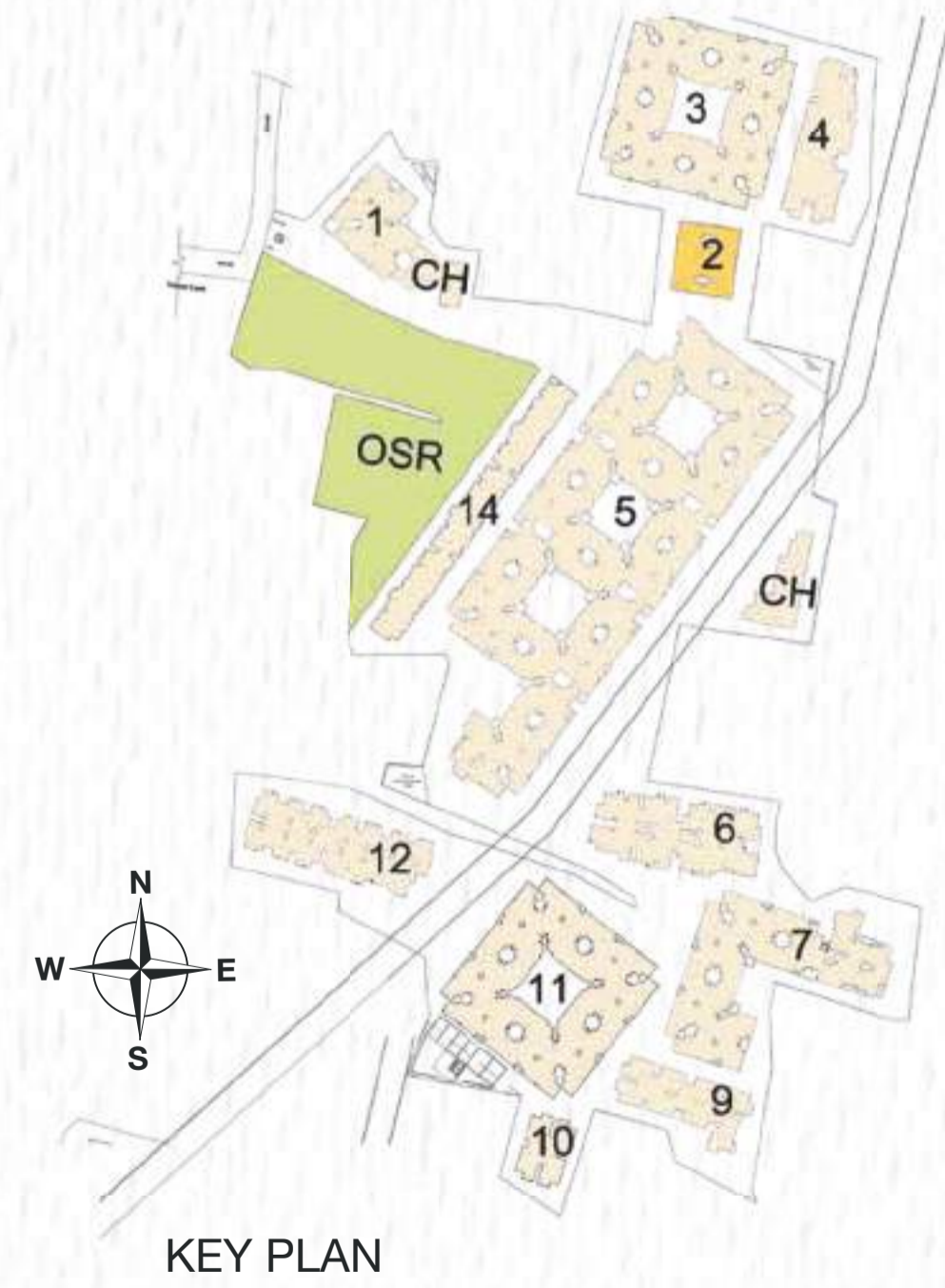


KEY PLAN

BLOCK - 2 TYPICAL FLOOR PLAN

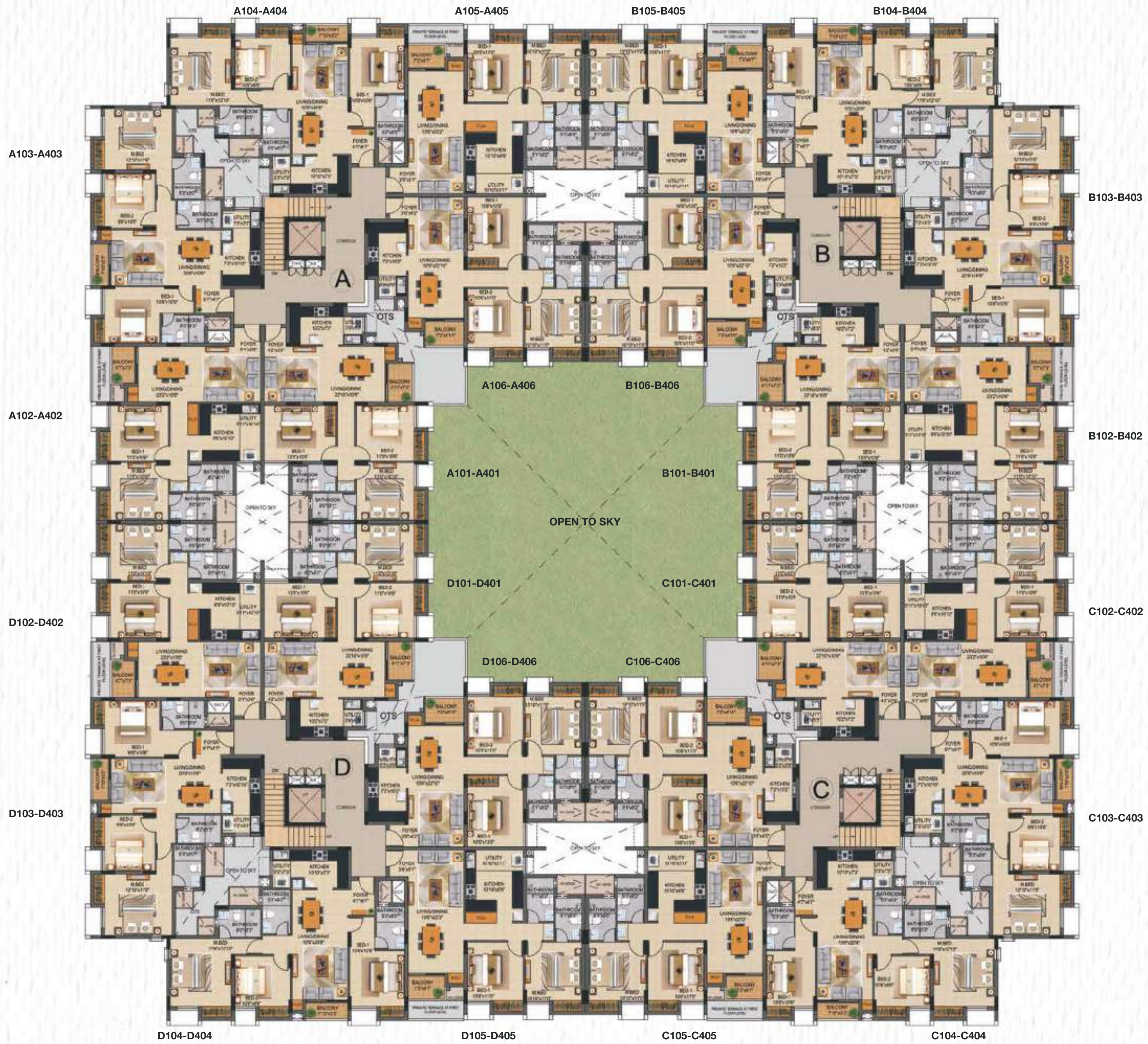


UNIT NO.	TYPE	CARPET AREA (SFT)	PRIVATE TERRACE (SFT)	SALEABLE AREA (SFT)
A101 - A401	3 BHK+3T	1074	-	1465
A102 - A402	3 BHK+3T	1074	-	1467
A103 - A403	3 BHK+3T	1074	-	1467
A104 - A404	3 BHK+3T	1074	-	1465



KEY PLAN

BLOCK - 3 TYPICAL FLOOR PLAN



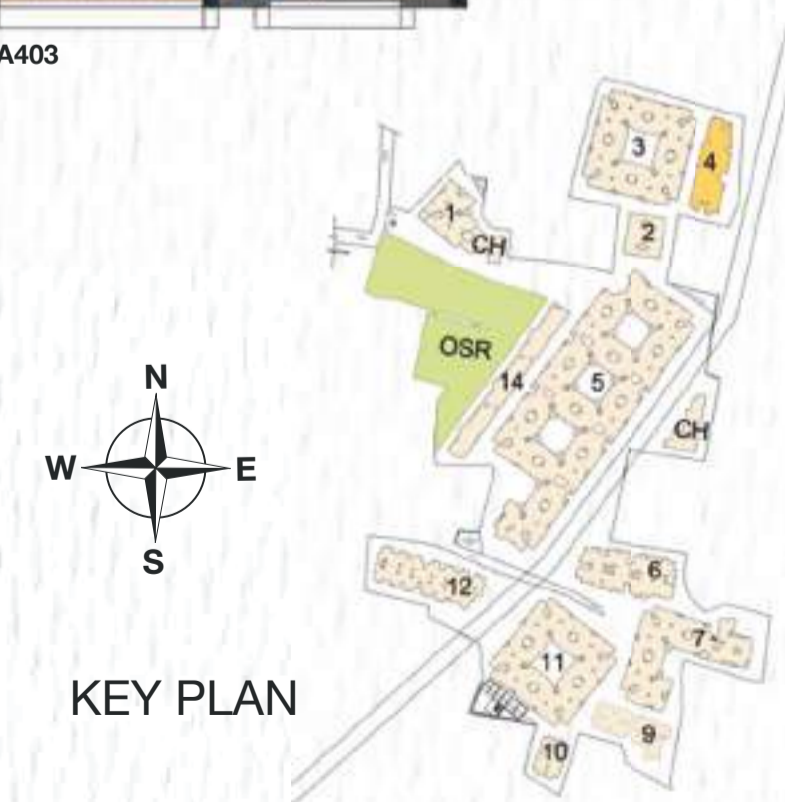
UNIT NO.	TYPE	CARPET AREA (SFT)	PRIVATE TERRACE (SFT)	SALEABLE AREA (SFT)
A101 - A401	3 BHK+2T	938	-	1277
A102	2 BHK+2T	848	48	1156
A202 - A402	2 BHK+2T	848	-	1166
A103 - A403	3 BHK+3T	987	-	1372
A104 - A404	3 BHK+3T	987	-	1372
A105	2 BHK+2T	848	48	1167
A205 - A405	2 BHK+2T	848	-	1177
A106 - A406	3 BHK+2T	938	-	1288
B101 - B401	3 BHK+2T	938	-	1277
B102	2 BHK+2T	848	48	1156
B202 - B402	2 BHK+2T	848	-	1166
B103 - B403	3 BHK+3T	987	-	1372
B104 - B404	3 BHK+3T	987	-	1372
B105	2 BHK+2T	848	48	1167
B205 - D405	2 BHK+2T	848	-	1177
B106 - B406	3 BHK+2T	938	-	1288
C101 - C401	3 BHK+2T	938	-	1277
C102	2 BHK+2T	848	48	1156
C202 - C402	2 BHK+2T	848	-	1166
C103 - C403	3 BHK+3T	987	-	1372
C104 - C404	3 BHK+3T	987	-	1372
C105	2 BHK+2T	848	48	1167
C205 - C405	2 BHK+2T	848	-	1177
C106 - C406	3 BHK+2T	938	-	1288
D101 - D401	3 BHK+2T	938	-	1277
D102	2 BHK+2T	848	48	1156
D202 - D402	2 BHK+2T	848	-	1166
D103 - D403	3 BHK+3T	987	-	1372
D104 - D404	3 BHK+3T	987	-	1372
D105	2 BHK+2T	848	48	1167
D205 - D405	2 BHK+2T	848	-	1177
D106 - D406	3 BHK+2T	938	-	1288



KEY PLAN

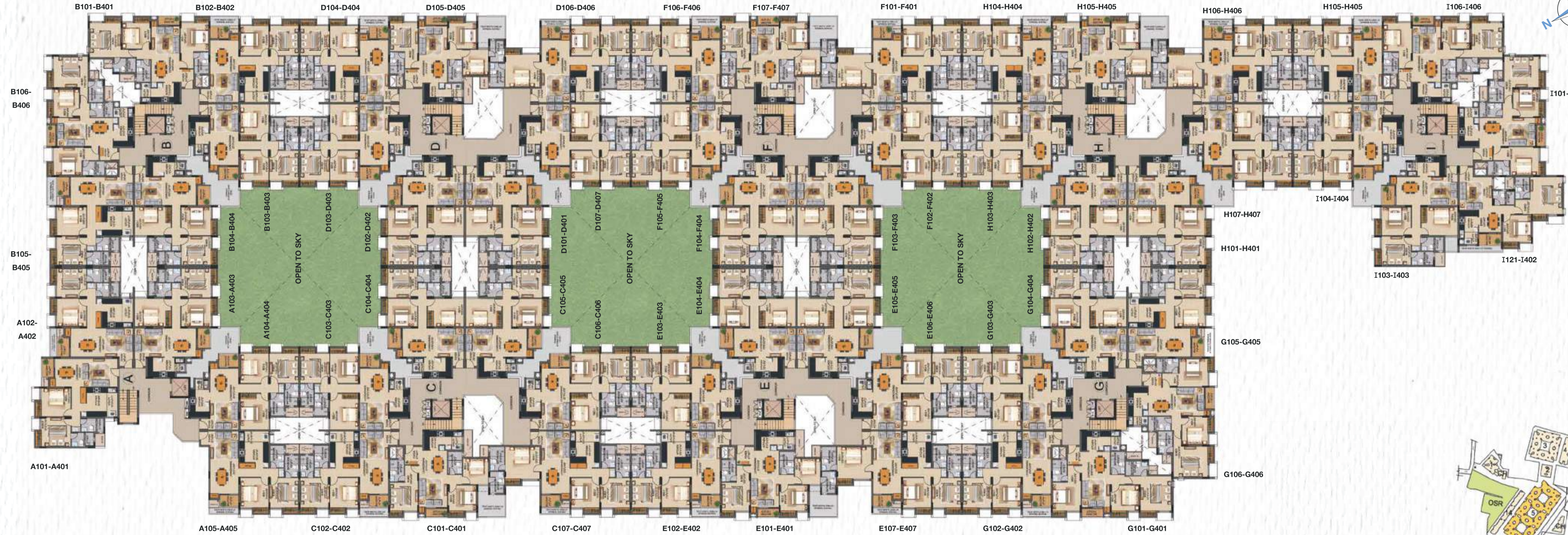
BLOCK - 4 TYPICAL FLOOR PLAN

UNIT NO.	TYPE	CARPET AREA (SFT)	PRIVATE TERRACE (SFT)	SALEABLE AREA (SFT)
A101 - A401	2 BHK+2T	722	-	1020
A102 - A402	2 BHK+2T	691	-	986
A103 - A403	2 BHK+2T	680	-	970
A104 - A404	2 BHK+2T	711	-	1001
A105 - A405	2 BHK+2T	711	-	1001
A106 - A406	2 BHK+2T	680	-	957
A107 - A407	3 BHK+3T	933	-	1320
A108 - A408	2 BHK+2T	797	-	1127
A109 - A409	3 BHK+2T	965	-	1344



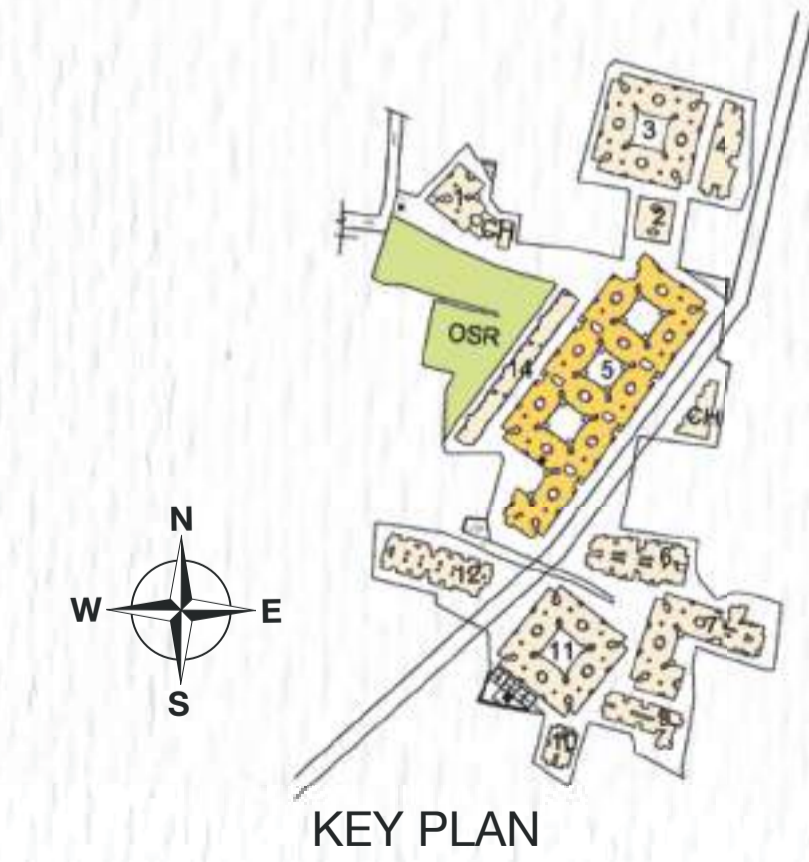
KEY PLAN

BLOCK - 5 TYPICAL FLOOR PLAN

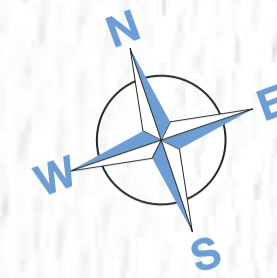
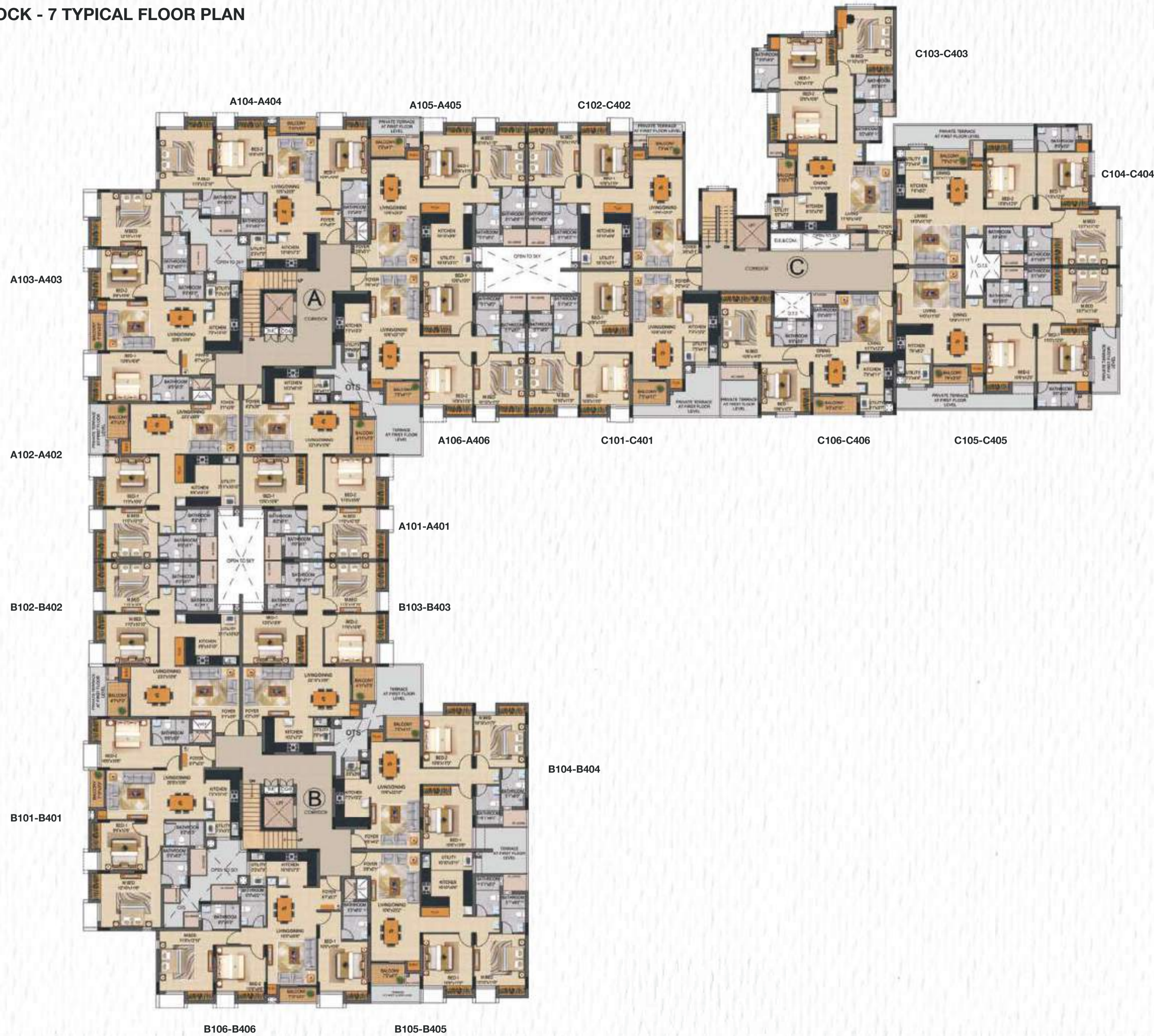


BLOCK - 5 TYPICAL FLOOR PLAN

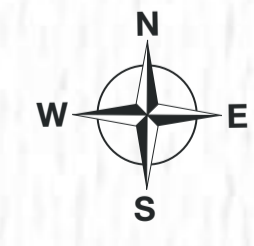
UNIT NO.	TYPE	CARPET AREA (SFT)	PRIVATE TERRACE (SFT)	SALEABLE AREA (SFT)
A101 - A401	2 BHK+2T	829	-	1148
A102	2 BHK+2T	848	38	1164
A202 - A402	2 BHK+2T	848	-	1174
A103 - A403	3 BHK+2T	938	-	1288
A104 - A404	3 BHK+2T	938	-	1277
A105	2 BHK+2T	846	42	1161
A205 - A405	2 BHK+2T	846	-	1174
B101 - B401	3 BHK+3T	987	-	1372
B102	2 BHK+2T	848	50	1156
B202 - B402	2 BHK+2T	848	-	1166
B103 - B403	3 BHK+2T	938	-	1277
B104 - B404	3 BHK+2T	938	-	1288
B105	2 BHK+2T	848	50	1167
B205 - B405	2 BHK+2T	848	-	1177
B106 - B406	3 BHK+3T	987	-	1372
C101	3 BHK+3T	900	102	1260
C201 - C401	3 BHK+3T	900	-	1260
C102	2 BHK+2T	848	50	1156
C202 - C402	2 BHK+2T	848	-	1166
C103 - C403	3 BHK+2T	938	-	1277
C104 - C404	3 BHK+2T	938	-	1288
C105 - C405	3 BHK+2T	938	-	1288
C106 - C406	3 BHK+2T	938	-	1277
C107	3 BHK+3T	1072	36	1464
C207 - C407	3 BHK+3T	1072	-	1474
D101 - D401	3 BHK+2T	938	-	1288
D102 - D402	3 BHK+2T	938	-	1288
D103 - D403	3 BHK+2T	938	-	1277
D104	2 BHK+2T	848	48	1156
D204 - D404	2 BHK+2T	848	-	1166
D105	3 BHK+3T	900	102	1260
D205 - D405	3 BHK+3T	900	-	1260
D106	3 BHK+3T	1072	37	1464
D206 - D406	3 BHK+3T	1072	-	1474
D107 - D407	3 BHK+2T	938	-	1277
E101	3 BHK+3T	900	102	1260
E201 - E401	3 BHK+3T	900	-	1260
E102	2 BHK+2T	848	48	1156
E202 - E402	2 BHK+2T	848	-	1166
E103 - E403	3 BHK+2T	938	-	1277
E104 - E404	3 BHK+2T	938	-	1288
E105 - E405	3 BHK+2T	938	-	1288
E106 - E406	3 BHK+2T	938	-	1277
E107	3 BHK+3T	1072	36	1464
E207 - E407	3 BHK+3T	1072	-	1474
F101	3 BHK+3T	1072	37	1464
F201 - F401	3 BHK+3T	1072	-	1474
F102 - F402	3 BHK+2T	938	-	1277
F103 - F403	3 BHK+2T	938	-	1288
F104 - F404	3 BHK+2T	938	-	1288
F105 - F405	3 BHK+2T	938	-	1277
F106	2 BHK+2T	848	48	1156
F206 - F406	2 BHK+2T	848	-	1166
F107	3 BHK+3T	900	102	1260
F207 - F407	3 BHK+3T	900	-	1260
G101 - G401	3 BHK+3T	987	-	1372
G102	2 BHK+2T	848	48	1156
G202 - G402	2 BHK+2T	848	-	1166
G103 - G403	3 BHK+2T	938	-	1277
G104 - G404	3 BHK+2T	938	-	1288
G105	2 BHK+2T	848	48	1167
G205 - G405	2 BHK+2T	848	-	1177
G106 - G406	3 BHK+3T	987	-	1372
H101 - H401	3 BHK+2T	938	-	1288
H102 - H402	3 BHK+2T	938	-	1288
H103 - H403	3 BHK+2T	938	-	1277
H104	2 BHK+2T	848	48	1156
H204 - H404	2 BHK+2T	848	-	1166
H105	3 BHK+3T	900	102	1260
H205 - H405	3 BHK+3T	900	-	1260
H106	3 BHK+3T	1072	37	1464
H206 - H406	3 BHK+3T	1072	-	1474
H107 - H407	3 BHK+2T	938	-	1277
I101 - I401	3 BHK+3T	987	-	1373
I102 - I402	2 BHK+2T	775	-	1089
I103 - I403	3 BHK+2T	939	-	1289
I104 - I404	3 BHK+2T	938	-	1278
I105	2 BHK+2T	848	48	1156
I205 - I405	2 BHK+2T	848	-	1166
I106 - I406	3 BHK+3T	987	-	1372



BLOCK - 7 TYPICAL FLOOR PLAN



UNIT NO.	TYPE	CARPET AREA (SFT)	PRIVATE TERRACE (SFT)	SALEABLE AREA (SFT)
A101 - A401	3 BHK+2T	938	-	1277
A102	2 BHK+2T	848	48	1156
A103 - A403	3 BHK+3T	987	-	1372
A104 - A404	3 BHK+3T	987	-	1372
A105	2 BHK+2T	848	48	1156
A106 - A406	3 BHK+2T	938	-	1277
A202 - A402	2 BHK+2T	848	-	1165
A205 - A405	2 BHK+2T	848	-	1165
B101 - B401	3 BHK+3T	987	-	1372
B102	2 BHK+2T	848	47	1156
B103 - B403	3 BHK+2T	938	-	1277
B104 - B404	3 BHK+2T	938	-	1288
B105	2 BHK+2T	848	48	1167
B106 - B406	3 BHK+3T	987	-	1372
B202 - B402	2 BHK+2T	848	-	1166
B205 - B405	2 BHK+2T	848	-	1177
C101	3 BHK+2T	950	118	1289
C102	2 BHK+2T	848	37	1164
C103 - C403	3 BHK+3T	1053	-	1469
C104	3 BHK+3T	1024	149	1403
C105	3 BHK+3T	1024	231	1402
C106	2 BHK+2T	720	88	1006
C201 - C401	3 BHK+2T	950	-	1289
C202 - C402	2 BHK+2T	848	-	1174
C204 - C404	3 BHK+3T	1024	-	1417
C205 - C405	3 BHK+3T	1024	-	1416
C206 - C406	2 BHK+2T	720	-	1037



KEY PLAN

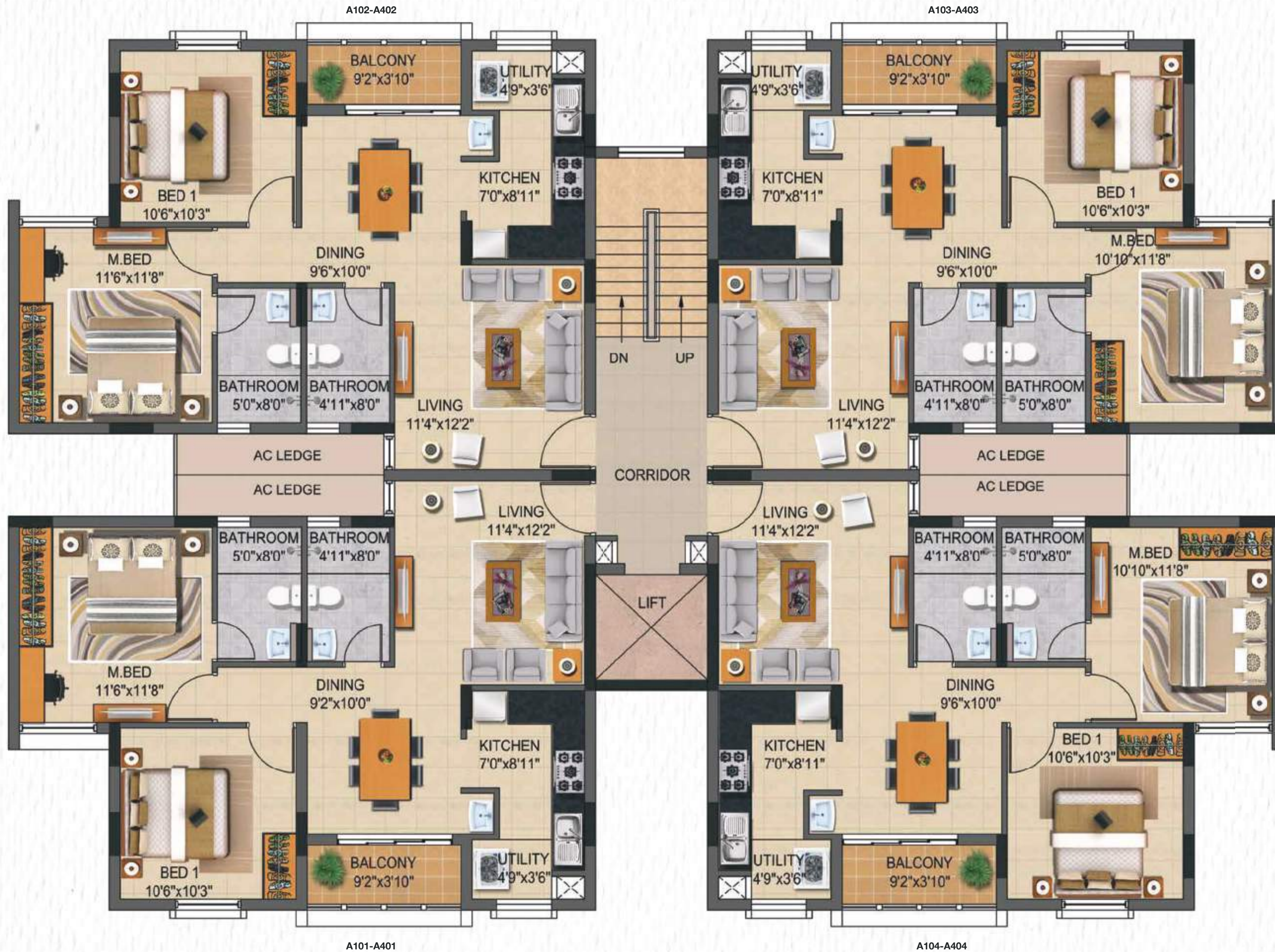
BLOCK - 9 TYPICAL FLOOR PLAN

UNIT NO.	TYPE	CARPET AREA (SFT)	PRIVATE TERRACE (SFT)	SALEABLE AREA (SFT)
A101 - A401	2 BHK+2T	679	-	976
A102 - A402	2 BHK+2T	679	-	977
A103 - A403	2 BHK+2T	679	-	972
A104 - A404	2 BHK+2T	680	-	971
A105 - A405	2 BHK+2T	679	-	971
A106 - A406	2 BHK+2T	679	-	972
A107 - A407	2 BHK+2T	679	-	966
A108 - A408	3 BHK+3T	1036	-	1421

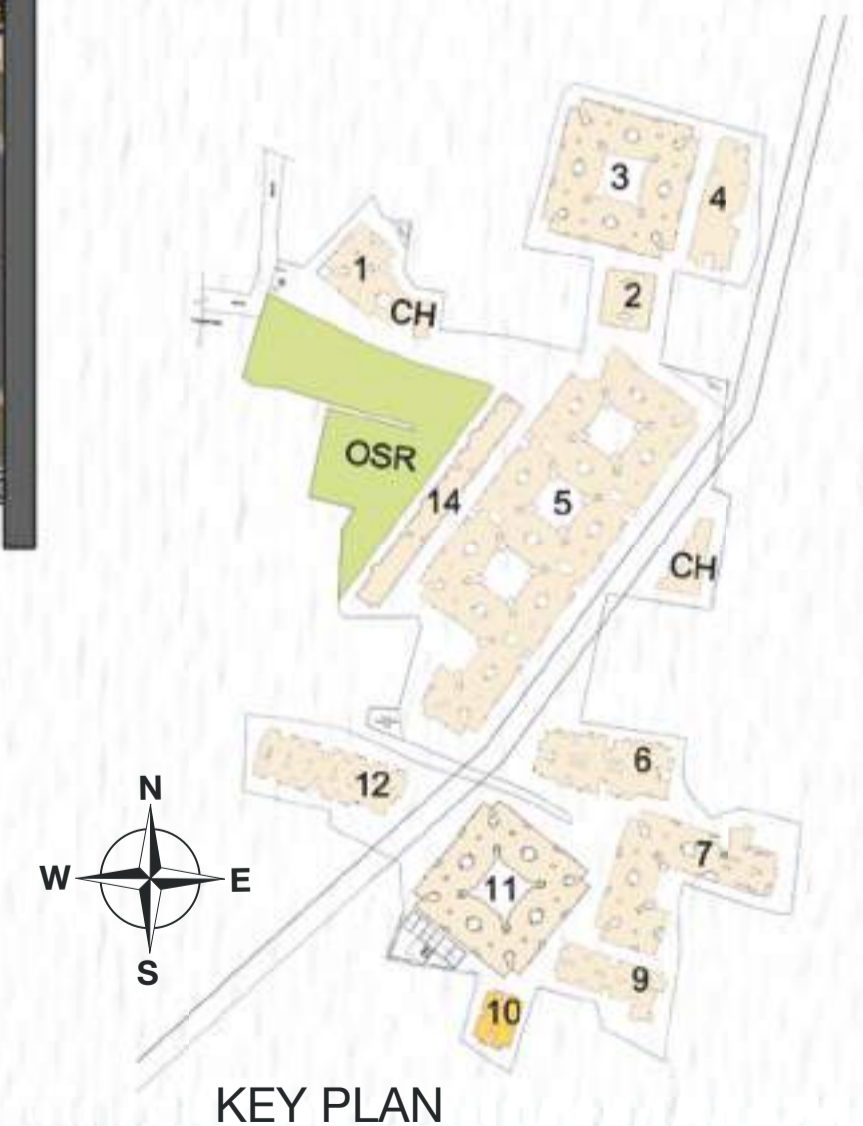


A108-A408

BLOCK - 10 TYPICAL FLOOR PLAN

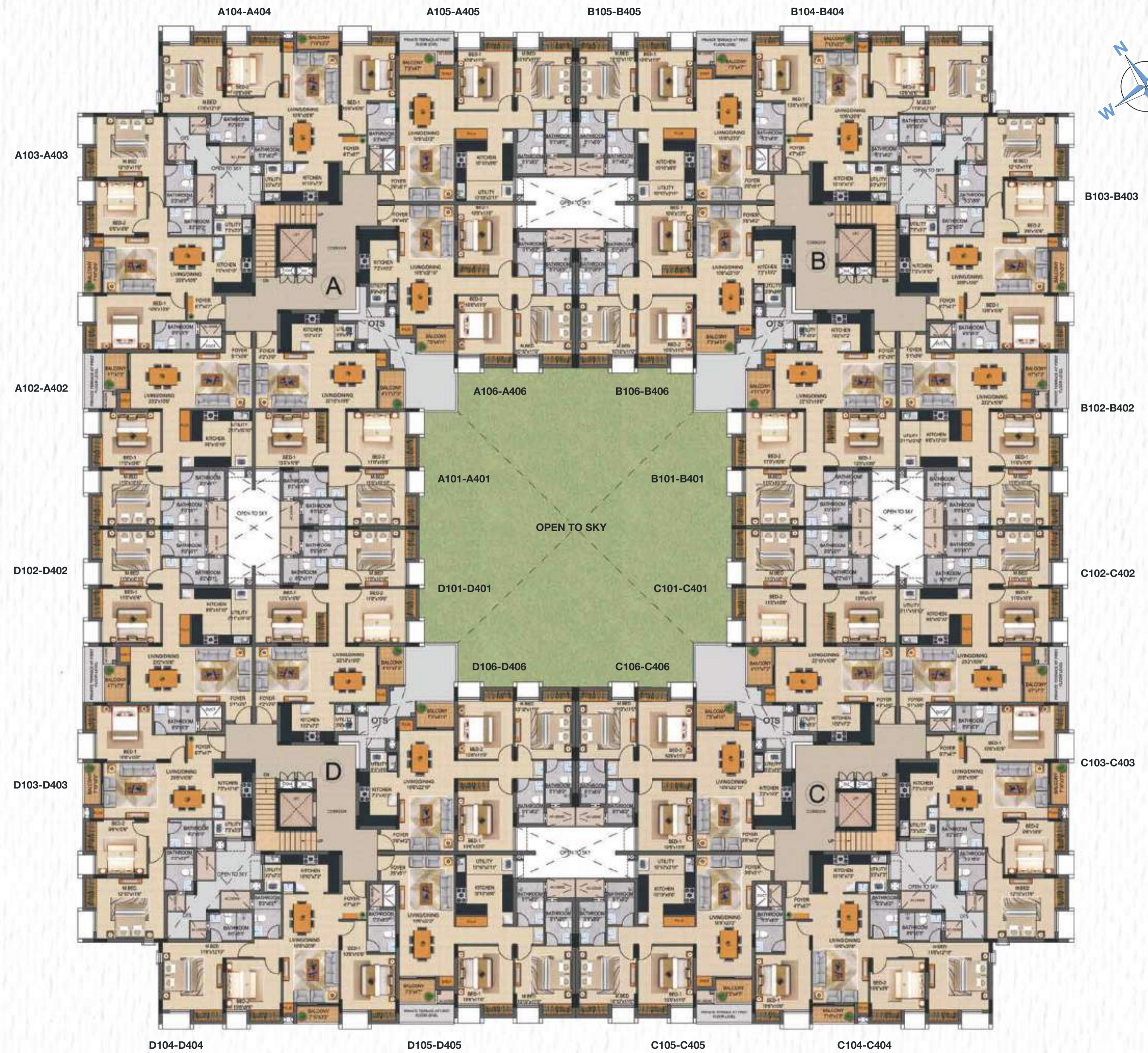


UNIT NO.	TYPE	CARPET AREA (SFT)	PRIVATE TERRACE (SFT)	SALEABLE AREA (SFT)
A101 - A401	2 BHK+2T	680	-	978
A102 - A402	2 BHK+2T	680	-	975
A103 - A403	2 BHK+2T	672	-	965
A104 - A404	2 BHK+2T	672	-	967



KEY PLAN

BLOCK - 11 TYPICAL FLOOR PLAN



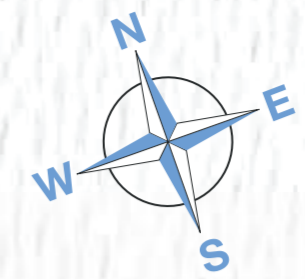
UNIT NO.	TYPE	CARPET AREA (SFT)	PRIVATE TERRACE (SFT)	SALEABLE AREA (SFT)
A101 - A401	3 BHK+2T	938	-	1277
A102	2 BHK+2T	848	48	1156
A202 - A402	2 BHK+2T	848	-	1166
A103 - A403	3 BHK+3T	987	-	1372
A104 - A404	3 BHK+3T	987	-	1372
A105	2 BHK+2T	848	48	1167
A205 - A405	2 BHK+2T	848	-	1177
A106 - A406	3 BHK+2T	938	-	1288
B101 - B401	3 BHK+2T	938	-	1277
B102	2 BHK+2T	848	48	1156
B202 - B402	2 BHK+2T	848	-	1166
B103 - B403	3 BHK+3T	987	-	1372
B104 - B404	3 BHK+3T	987	-	1372
B105	2 BHK+2T	848	48	1167
B205 - D405	2 BHK+2T	848	-	1177
B106 - B406	3 BHK+2T	938	-	1288
C101 - C401	3 BHK+2T	938	-	1277
C102	2 BHK+2T	848	48	1156
C202 - C402	2 BHK+2T	848	-	1166
C103 - C403	3 BHK+3T	987	-	1372
C104 - C404	3 BHK+3T	987	-	1372
C105	2 BHK+2T	848	48	1167
C205 - C405	2 BHK+2T	848	-	1177
C106 - C406	3 BHK+2T	938	-	1288
D101 - D401	3 BHK+2T	938	-	1277
D102	2 BHK+2T	848	48	1156
D202 - D402	2 BHK+2T	848	-	1166
D103 - D403	3 BHK+3T	987	-	1372
D104 - D404	3 BHK+3T	987	-	1372
D105	2 BHK+2T	848	48	1167
D205 - D405	2 BHK+2T	848	-	1177
D106 - D406	3 BHK+2T	938	-	1288



KEY PLAN

BLOCK - 12 TYPICAL FLOOR PLAN

BLOCK - 12 TYPICAL FLOOR PLAN



UNIT NO.	TYPE	CARPET AREA (SFT)	PRIVATE TERRACE (SFT)	SALEABLE AREA (SFT)
A101 - A401	2 BHK+2T	653	-	939
A102 - A402	2 BHK+2T	653	-	935
A103 - A403	2 BHK+2T	653	-	934
A104 - A404	2 BHK+2T	653	-	943
A105 - A405	3 BHK+3T	1024	-	1403
A106 - A406	2 BHK+2T	653	-	935
A107 - A407	2 BHK+2T	653	-	941
A108 - A408	2 BHK+2T	653	-	941
A109 - A409	2 BHK+2T	653	-	935
A110 - A410	2 BHK+2T	653	-	945
A111 - A411	2 BHK+2T	653	-	945
A112 - A412	2 BHK+2T	653	-	935
A113 - A413	2 BHK+2T	653	-	939



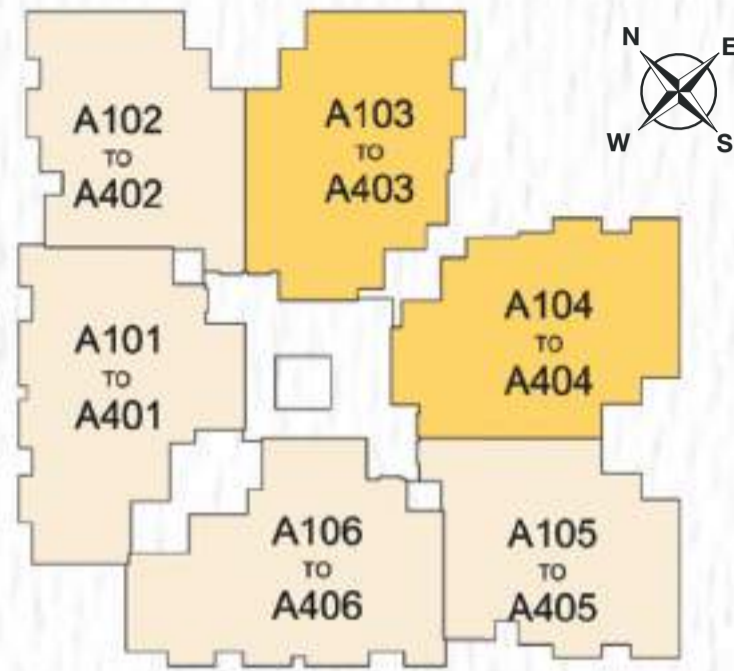
KEY PLAN



**ELITE TOWER
UNIT PLANS**

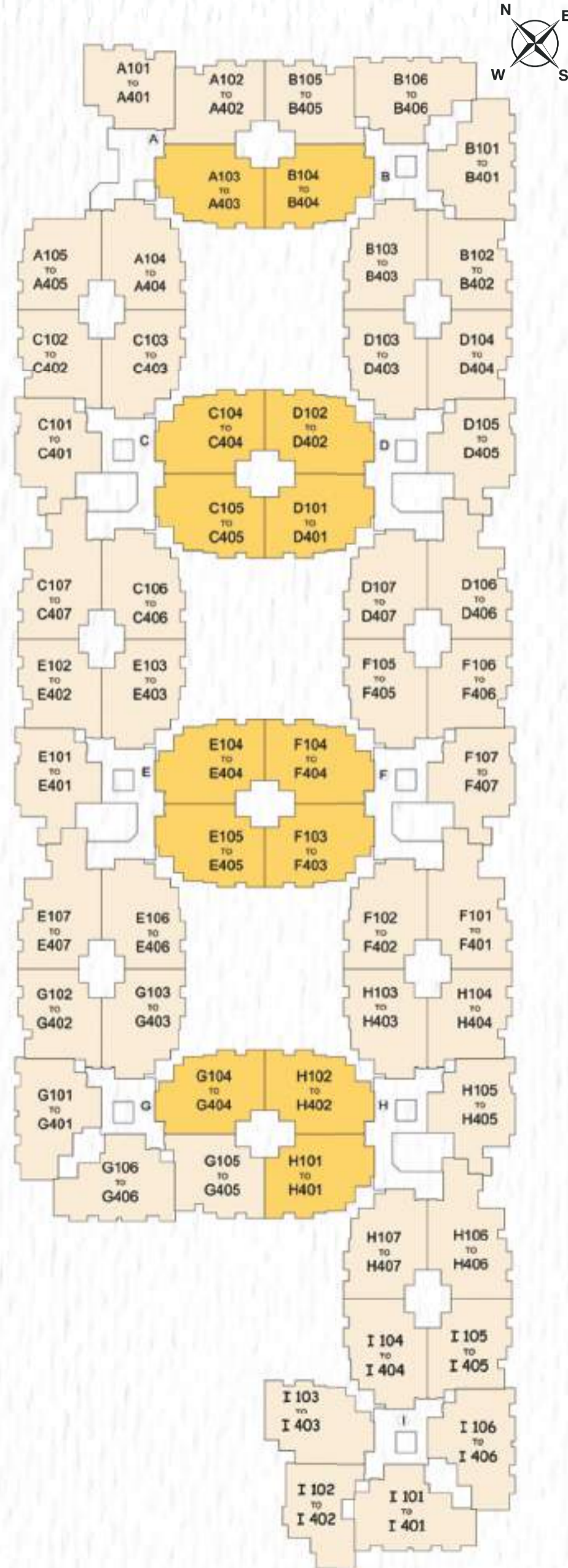
KEY PLAN OF BLOCK - 1

UNIT NO.: A103-A403 & A104-A404



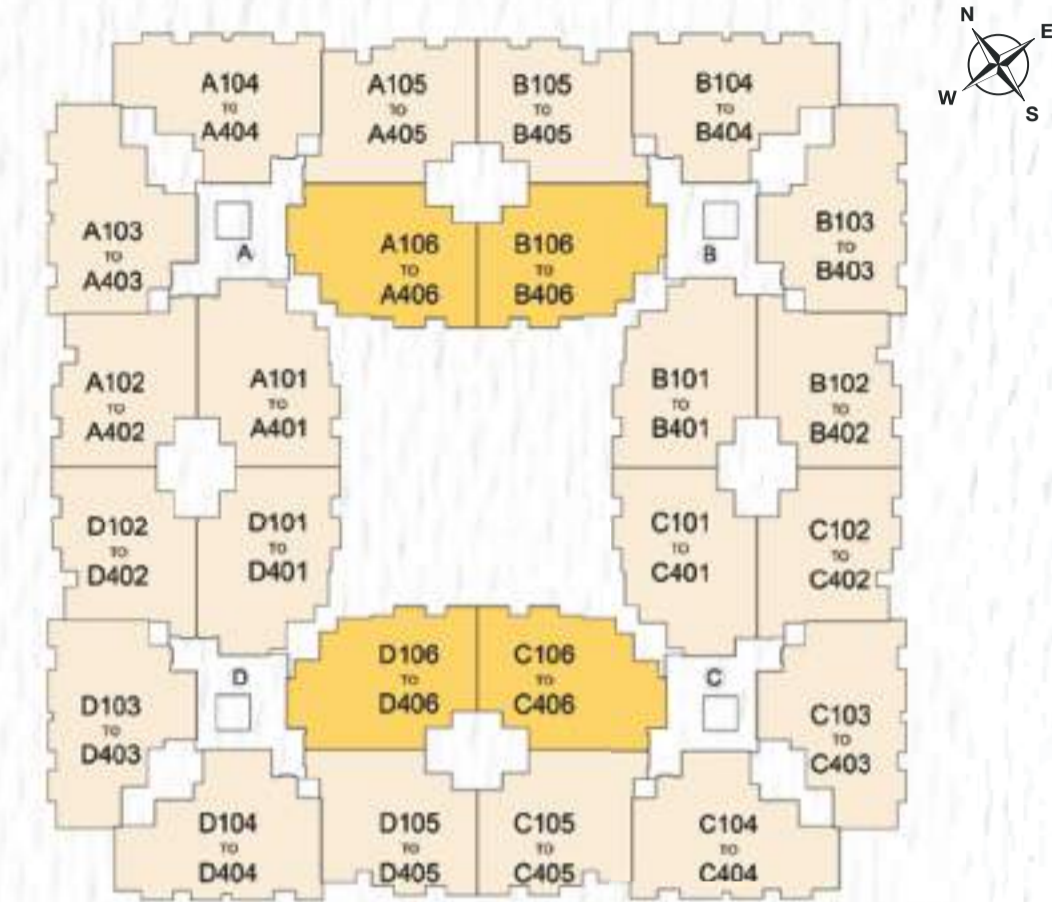
KEY PLAN OF BLOCK - 5

UNIT NO.: A103-A403, B104-B404, C104-C404, C105-C405, D101-D401, D102-D402, E104-E404, E105-E405, F103-F403, F104-F404, G104-G404, H101-H401 & H102-H402



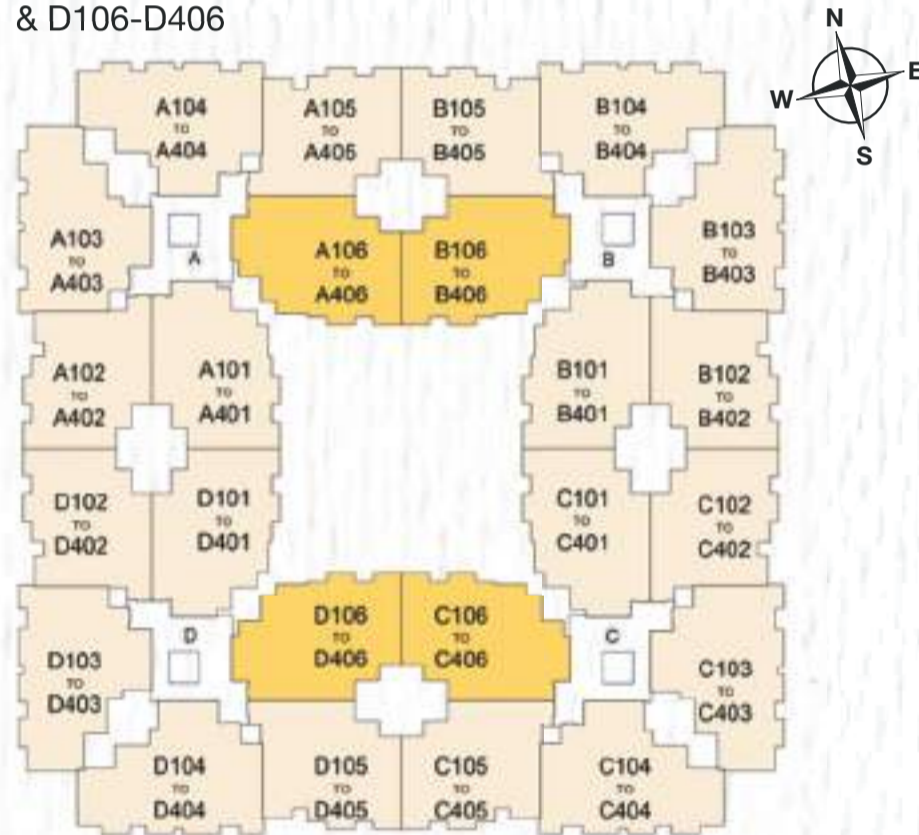
KEY PLAN OF BLOCK - 11

UNIT NO.: A106-A406, B106-B406, C106-C406 & D106-D406



KEY PLAN OF BLOCK - 3

UNIT NO.: A106-A406, B106-B406, C106-C406 & D106-D406



KEY PLAN OF BLOCK - 7

UNIT NO.: B104-B404



TYPE - 3 BHK + 2T

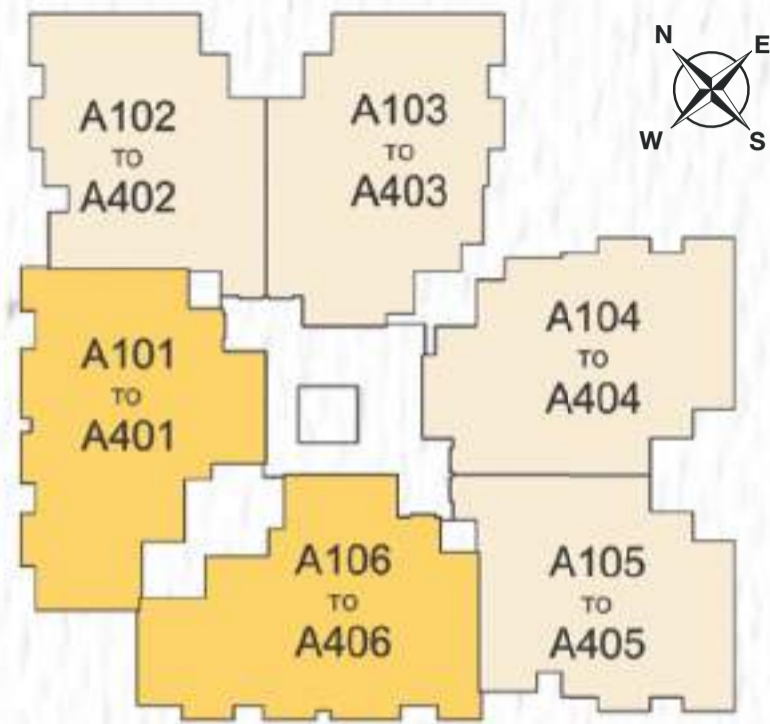
SALEABLE AREA - 1288 SFT

CARPET AREA - 938 SFT



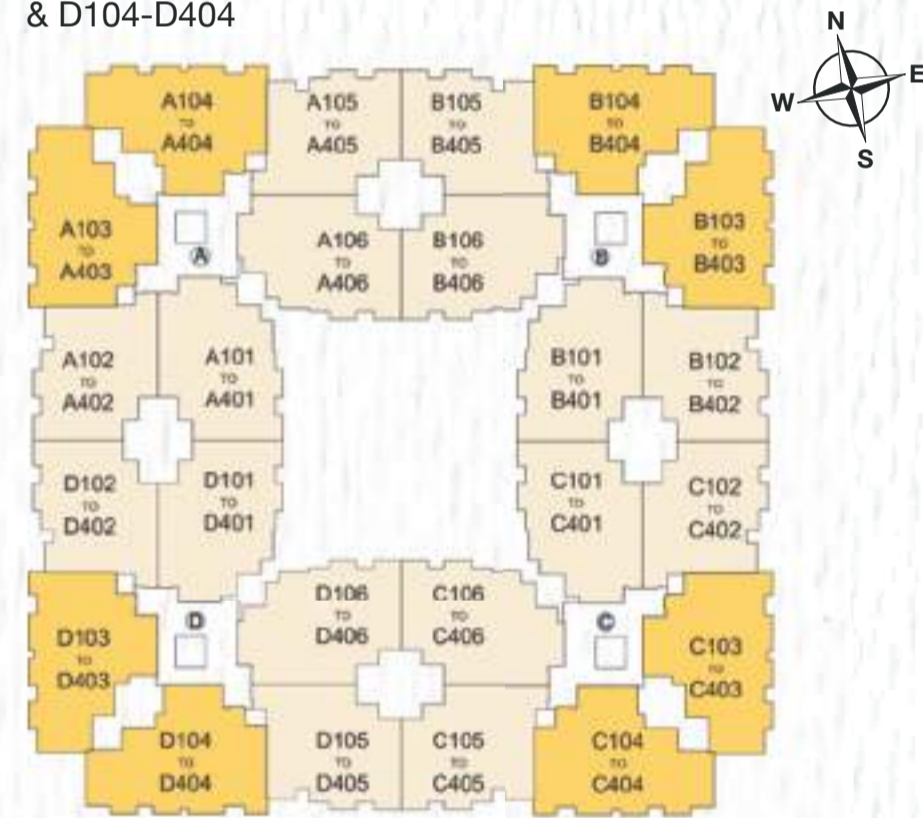
KEY PLAN OF BLOCK - 1

UNIT NO.: A101-A401 & A106-A406



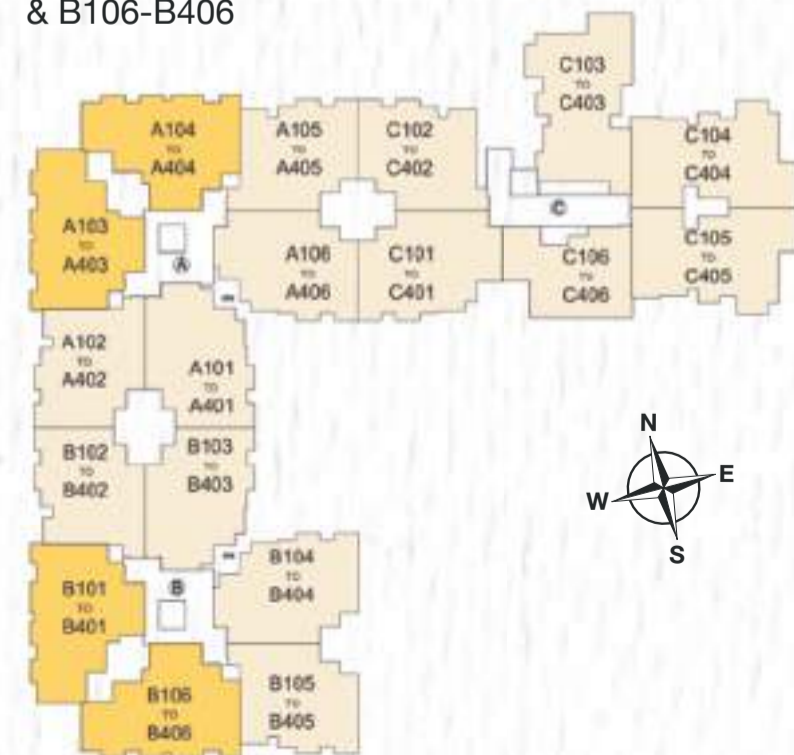
KEY PLAN OF BLOCK - 3

UNIT NO.: A103-A403, A104-A404, B103-B403, B104-B404, C103-C403, C104-C404, D103-D403 & D104-D404



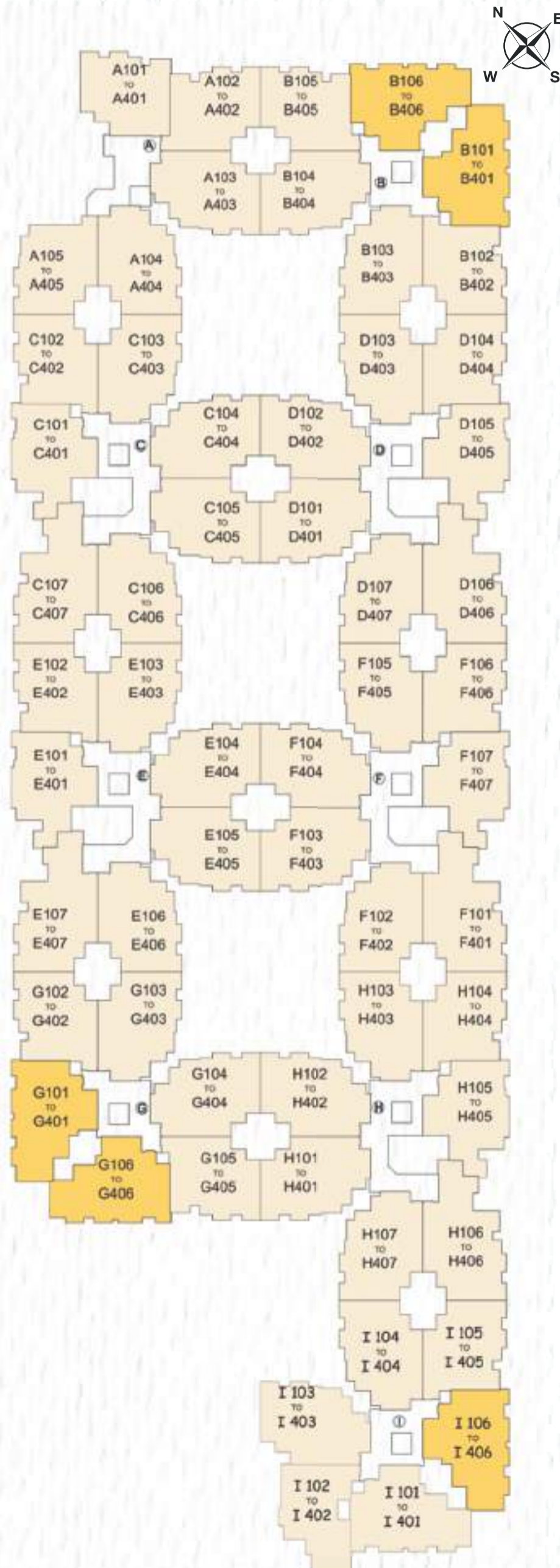
KEY PLAN OF BLOCK - 7

UNIT NO.: A103-A403, A104-A404, B101-B401 & B106-B406



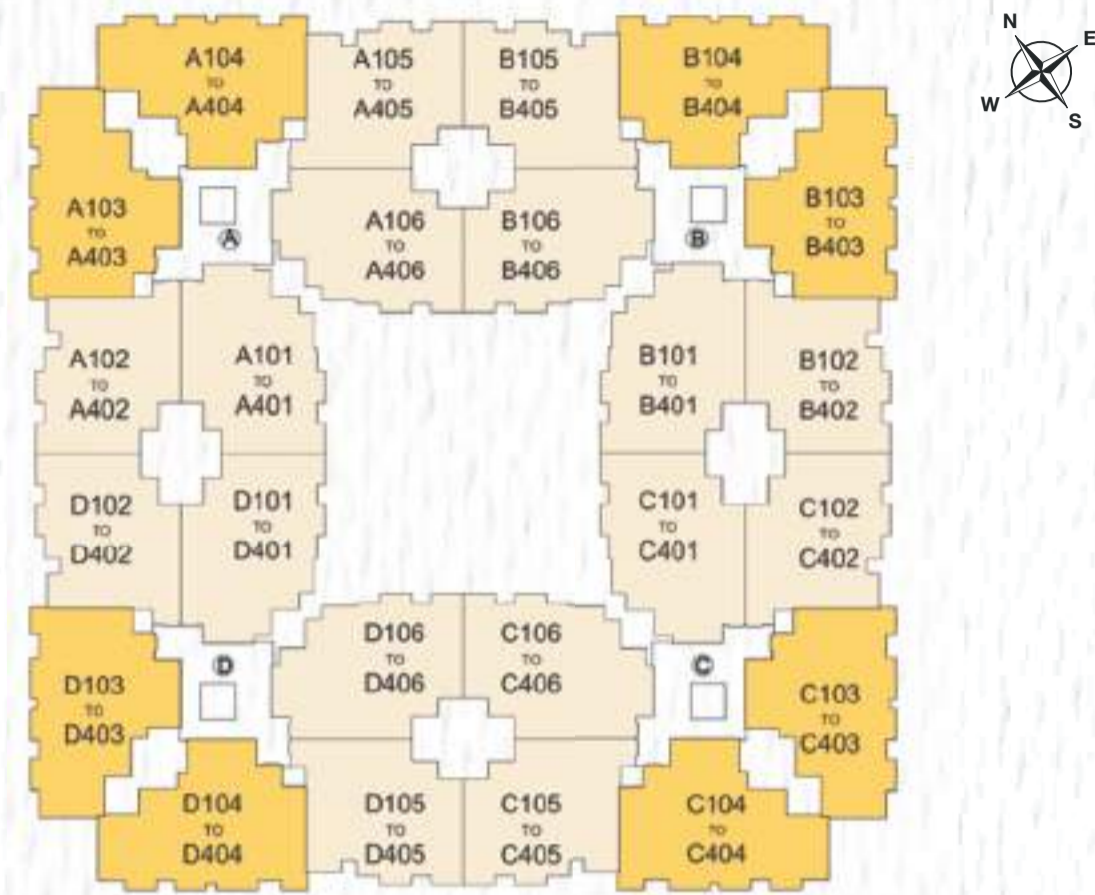
KEY PLAN OF BLOCK - 5

UNIT NO.: B101-B401, B106-B406, G101-G401, G106-G406 & I106-I406



KEY PLAN OF BLOCK - 11

UNIT NO.: A103-A403, A104-A404, B103-B403, B104-B404, C103-C403, C104-C404, D103-D403 & D104-D404

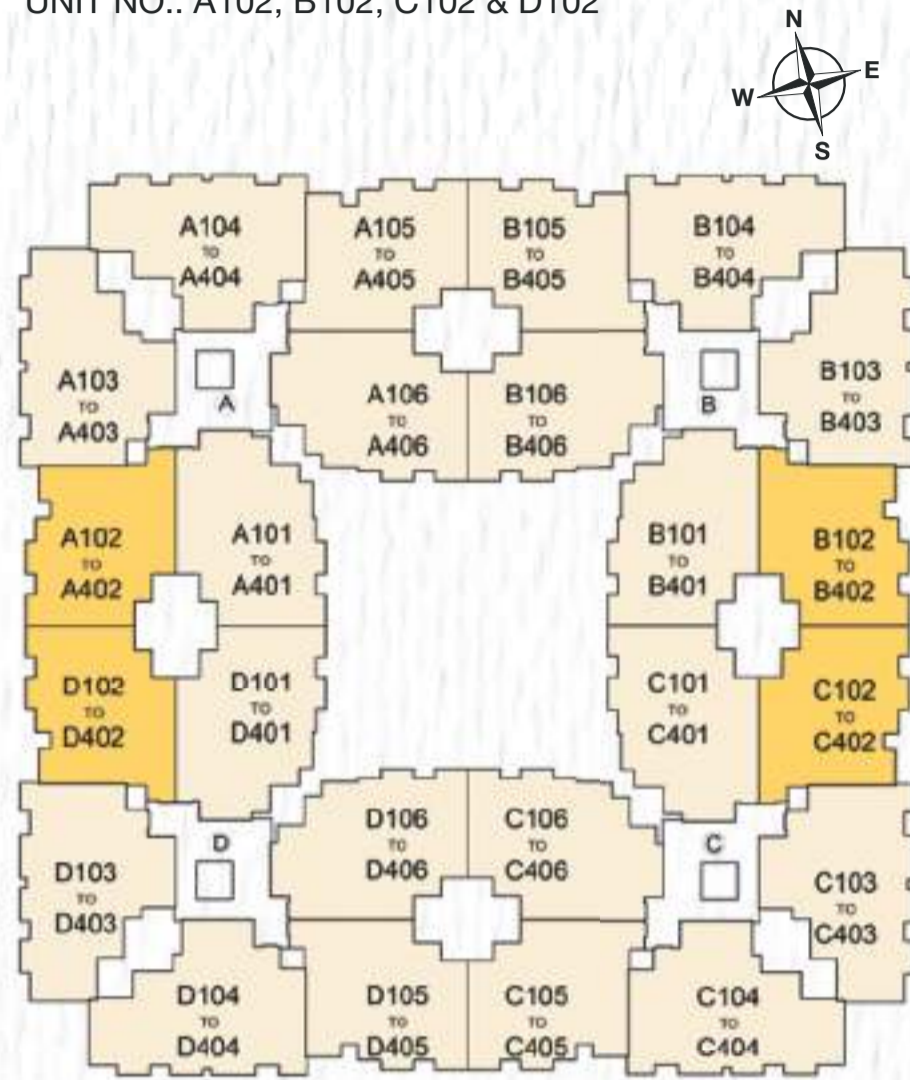


TYPE - 3 BHK + 3T
 SALEABLE AREA - 1372 SFT
 CARPET AREA - 987 SFT



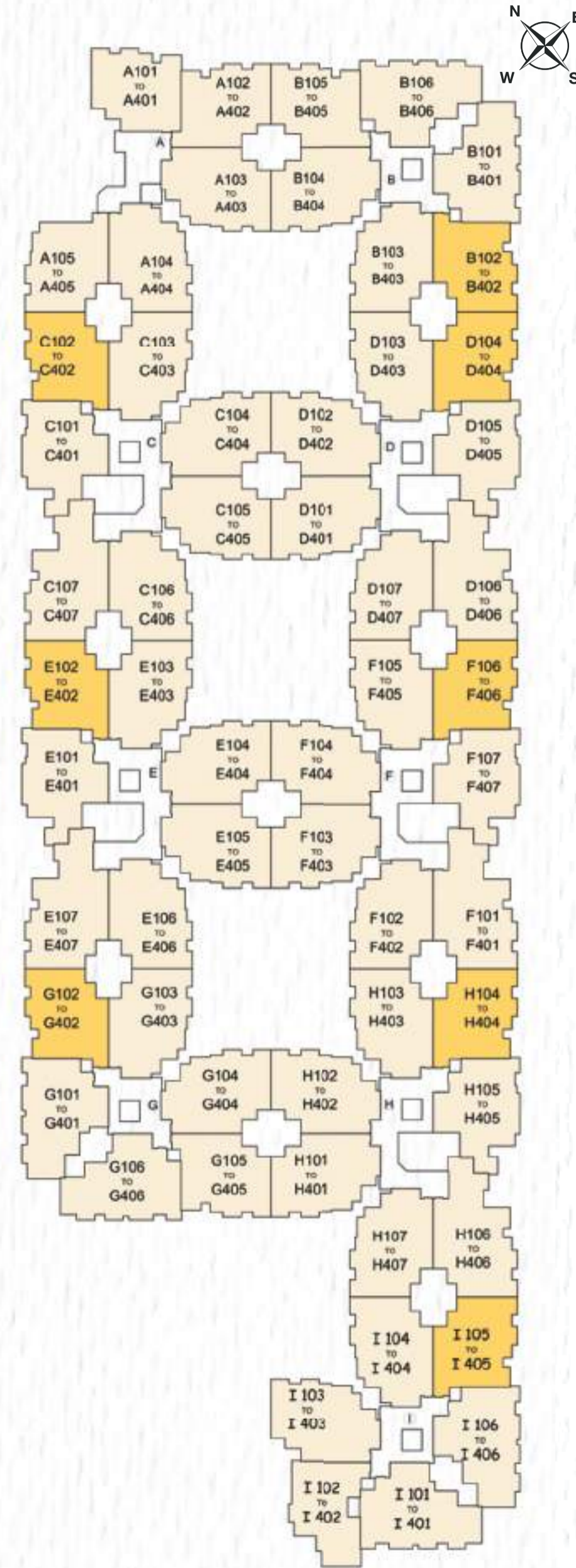
KEY PLAN OF BLOCK - 3

UNIT NO.: A102, B102, C102 & D102



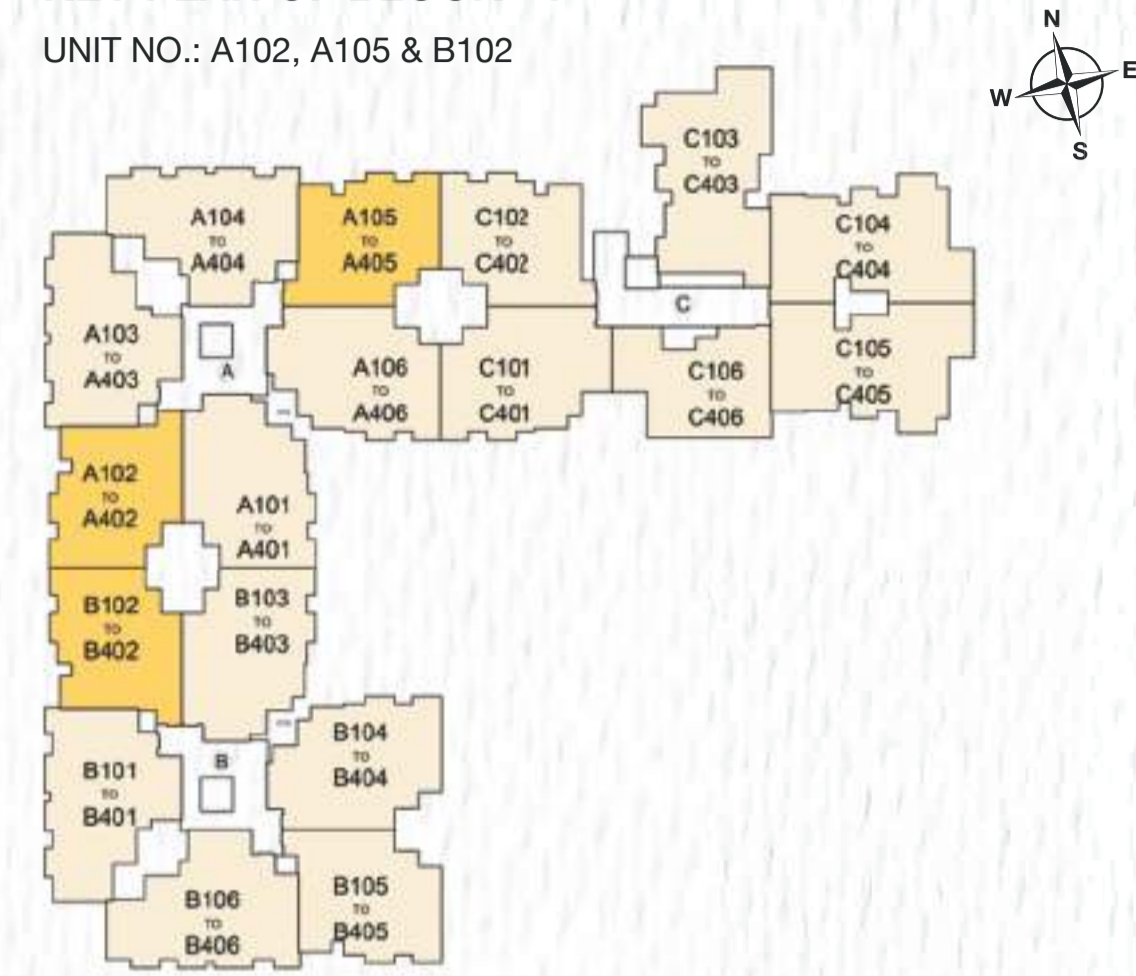
KEY PLAN OF BLOCK - 5

UNIT NO.: B102, C102, D104, E102, F106, G102, H104 & I105



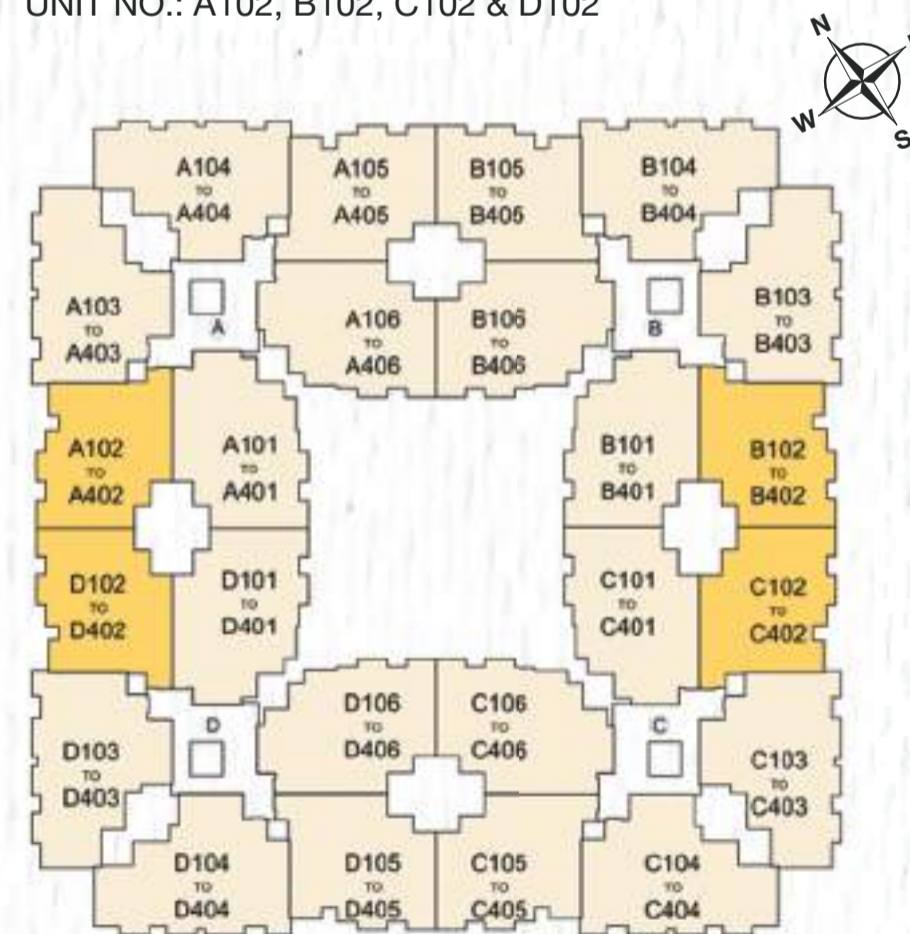
KEY PLAN OF BLOCK - 7

UNIT NO.: A102, A105 & B102



KEY PLAN OF BLOCK - 11

UNIT NO.: A102, B102, C102 & D102



TYPE - 2 BHK + 2T

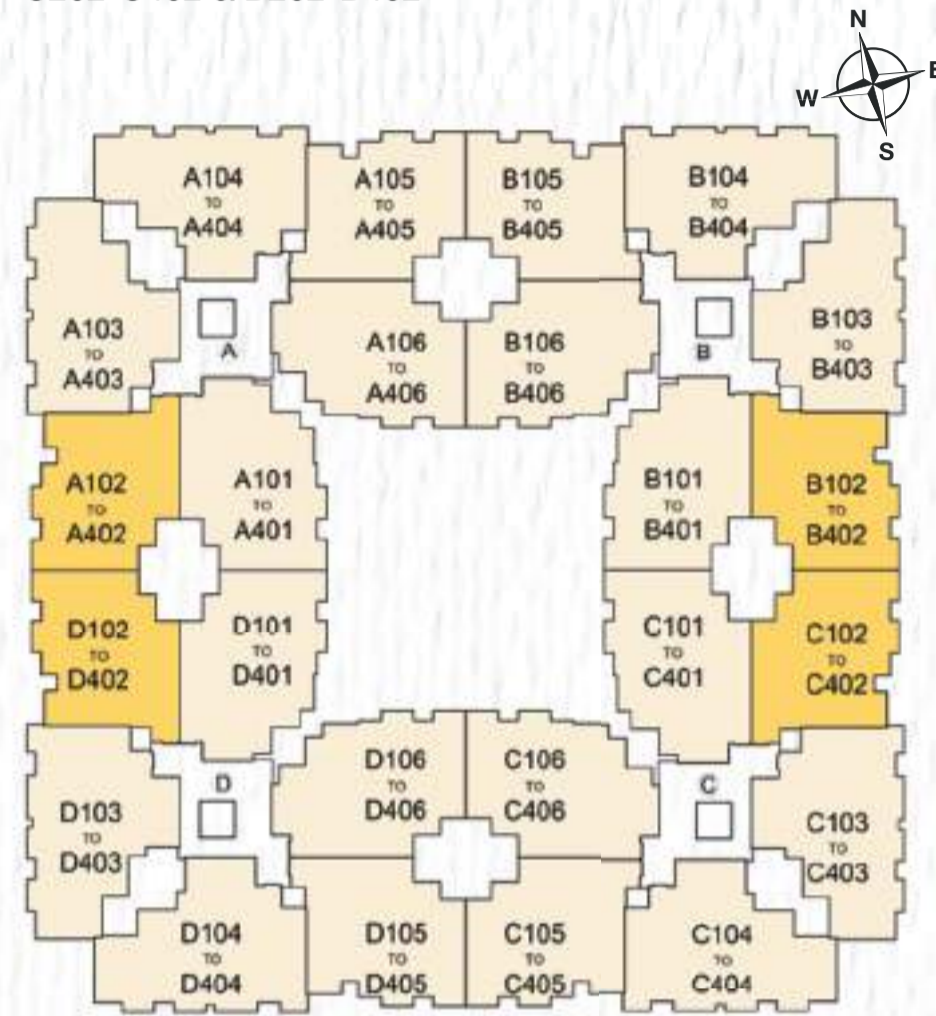
SALEABLE AREA - 1156 SFT

CARPET AREA - 848 SFT



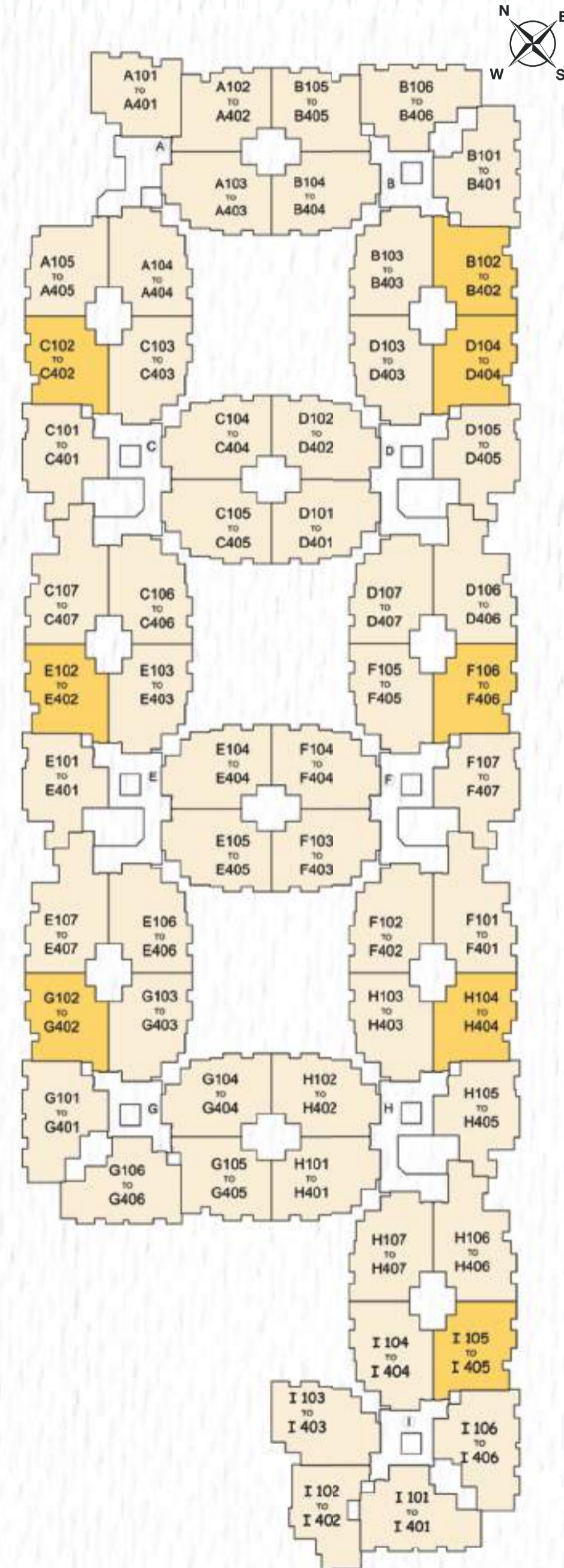
KEY PLAN OF BLOCK - 3

UNIT NO.: A202-A402, B202-B402, C202-C402 & D202-D402



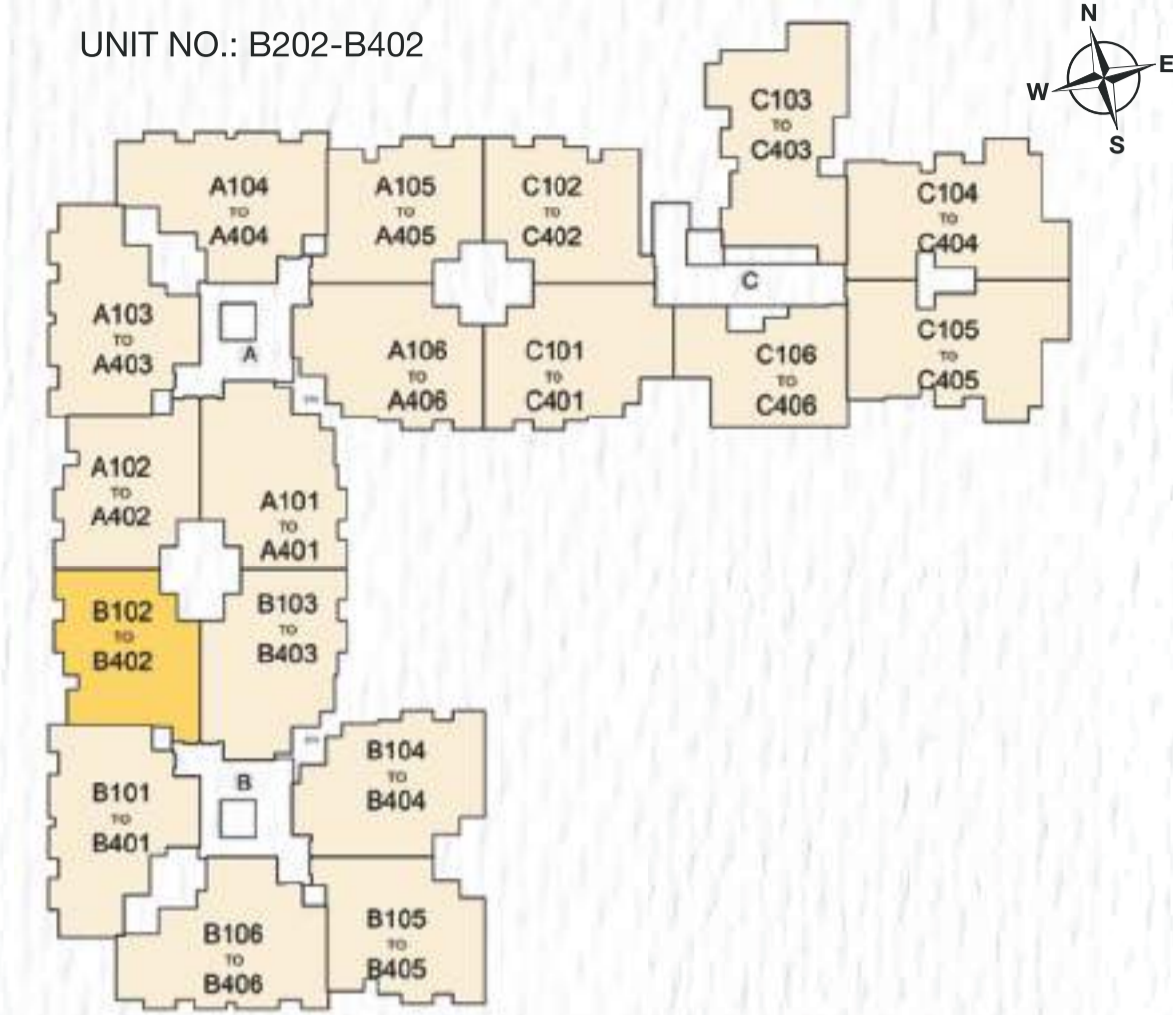
KEY PLAN OF BLOCK - 5

UNIT NO.: B202-B402, C202-C402, D204-D404, E202-E402, F206-F406, G202-G402, H204-H404 & I205-I405



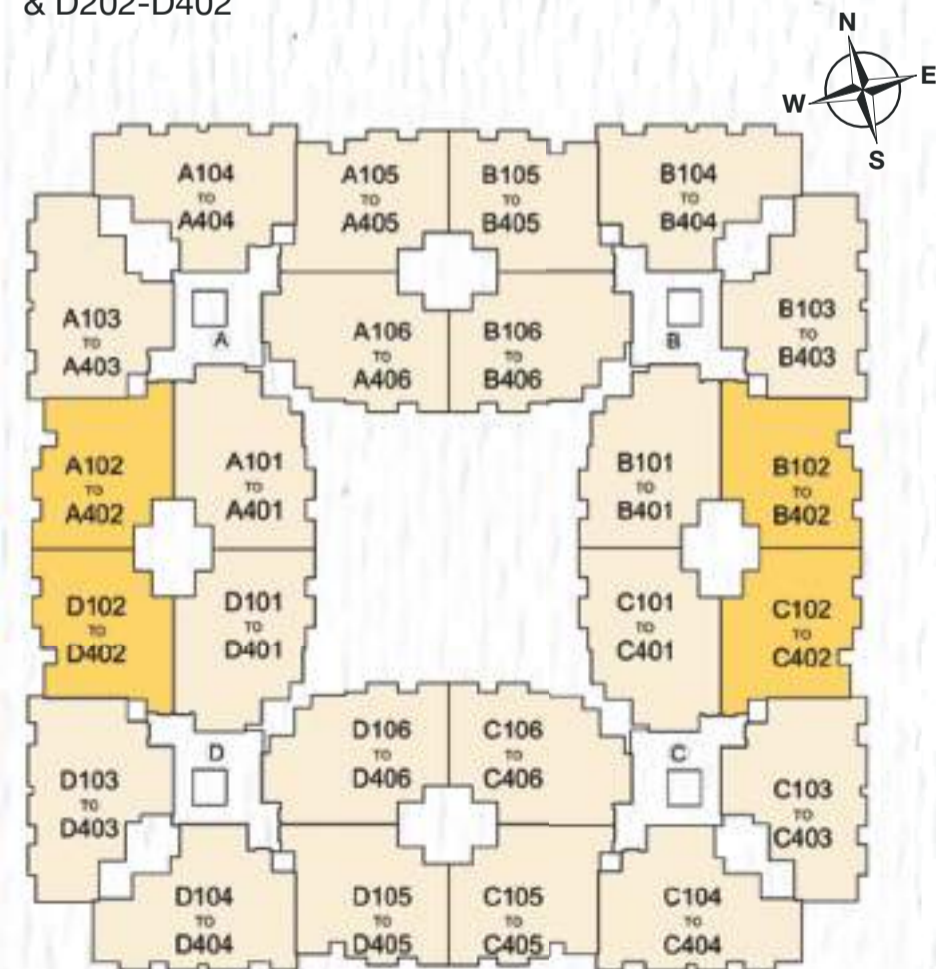
KEY PLAN OF BLOCK - 7

UNIT NO.: B202-B402



KEY PLAN OF BLOCK - 11

UNIT NO.: A202-A402, B202-B402, C202-C402 & D202-D402



TYPE - 2 BHK + 2T

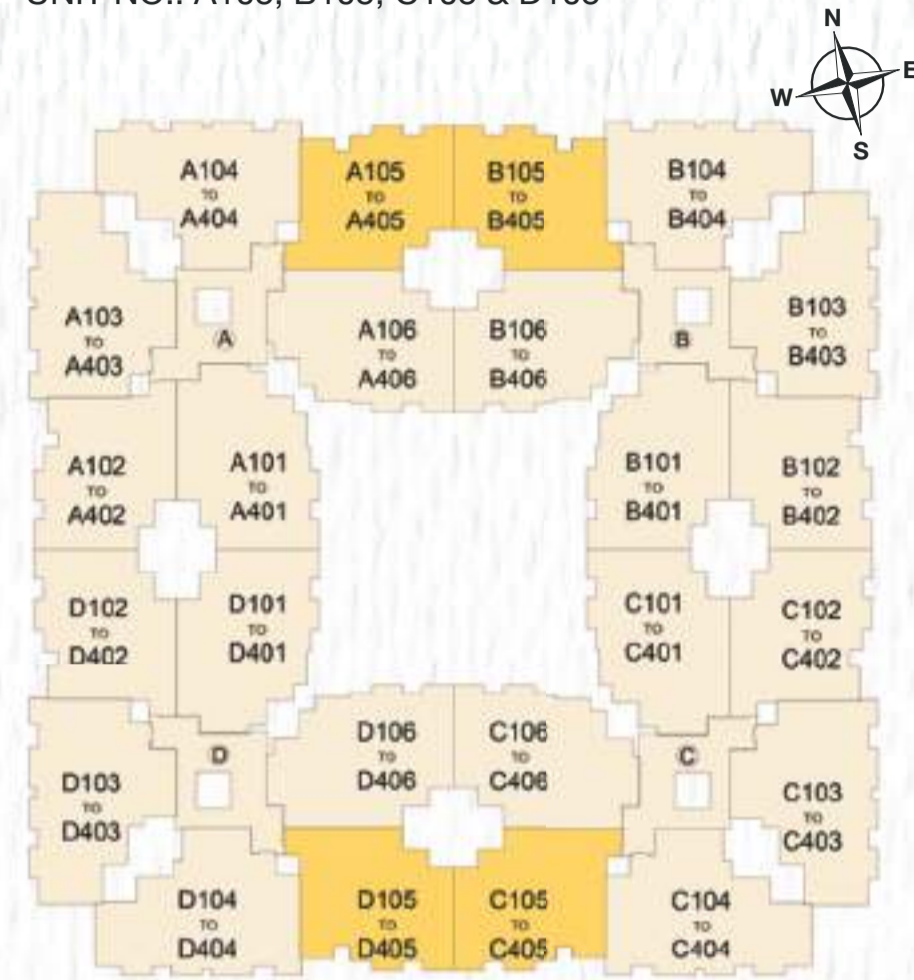
SALEABLE AREA - 1166 SFT

CARPET AREA - 848 SFT



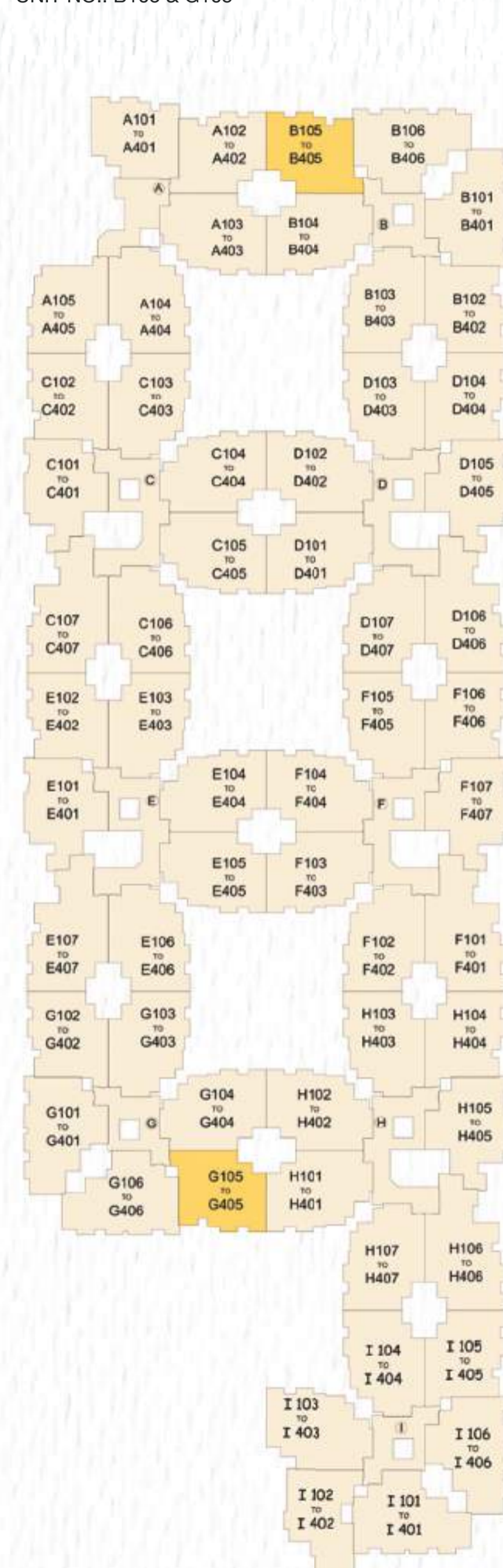
KEY PLAN OF BLOCK - 3

UNIT NO.: A105, B105, C105 & D105



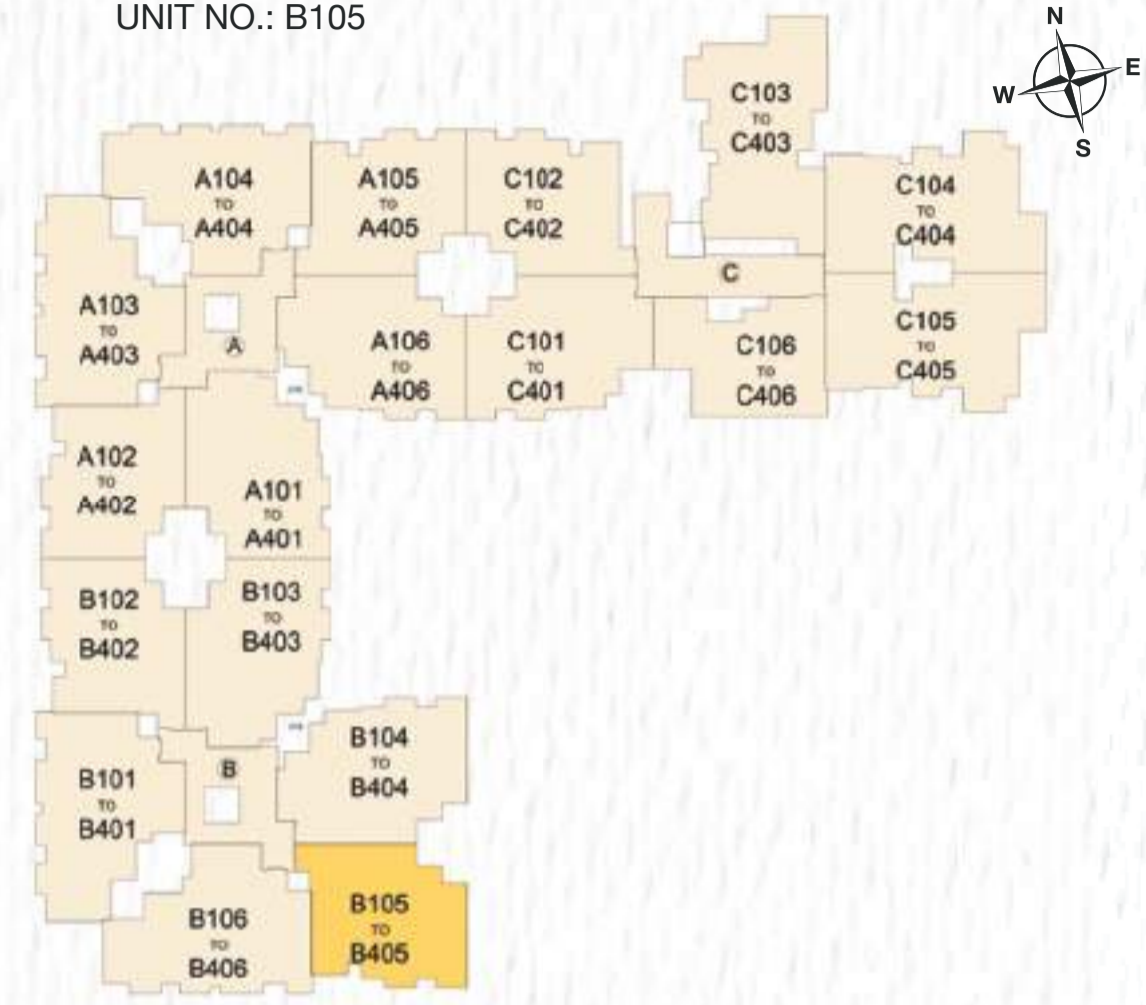
KEY PLAN OF BLOCK - 5

UNIT NO.: B105 & G105



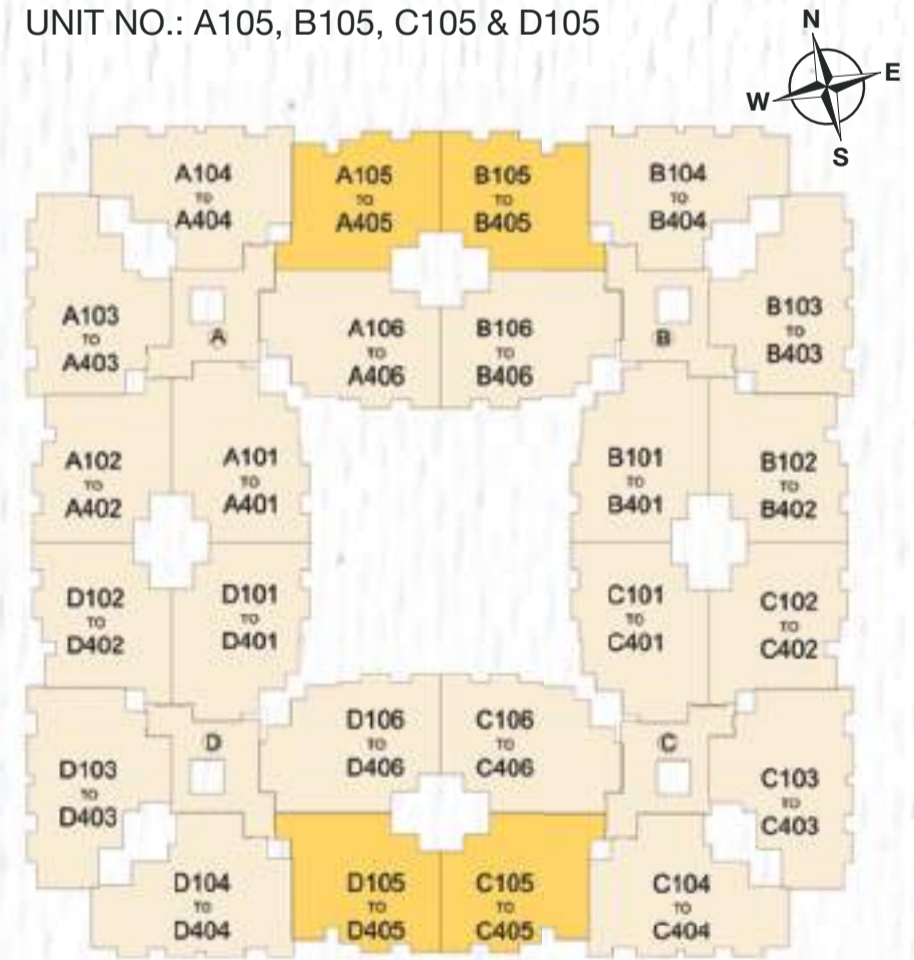
KEY PLAN OF BLOCK - 7

UNIT NO.: B105



KEY PLAN OF BLOCK - 11

UNIT NO.: A105, B105, C105 & D105



TYPE - 2 BHK + 2T

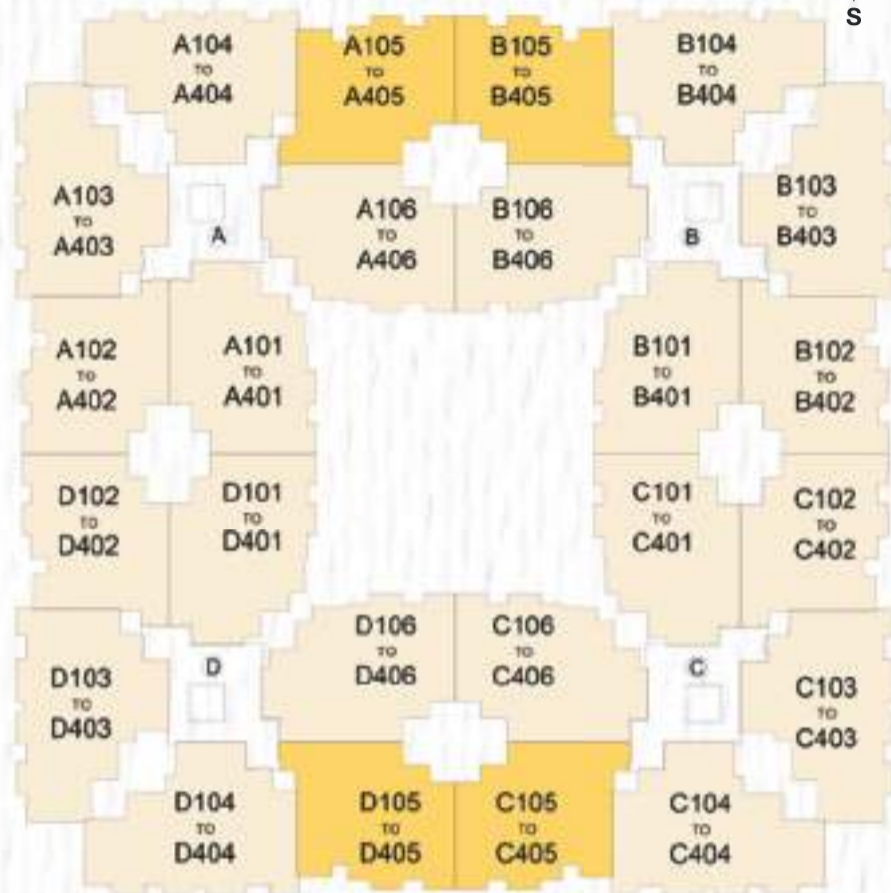
SALEABLE AREA - 1167 SFT

CARPET AREA - 848 SFT



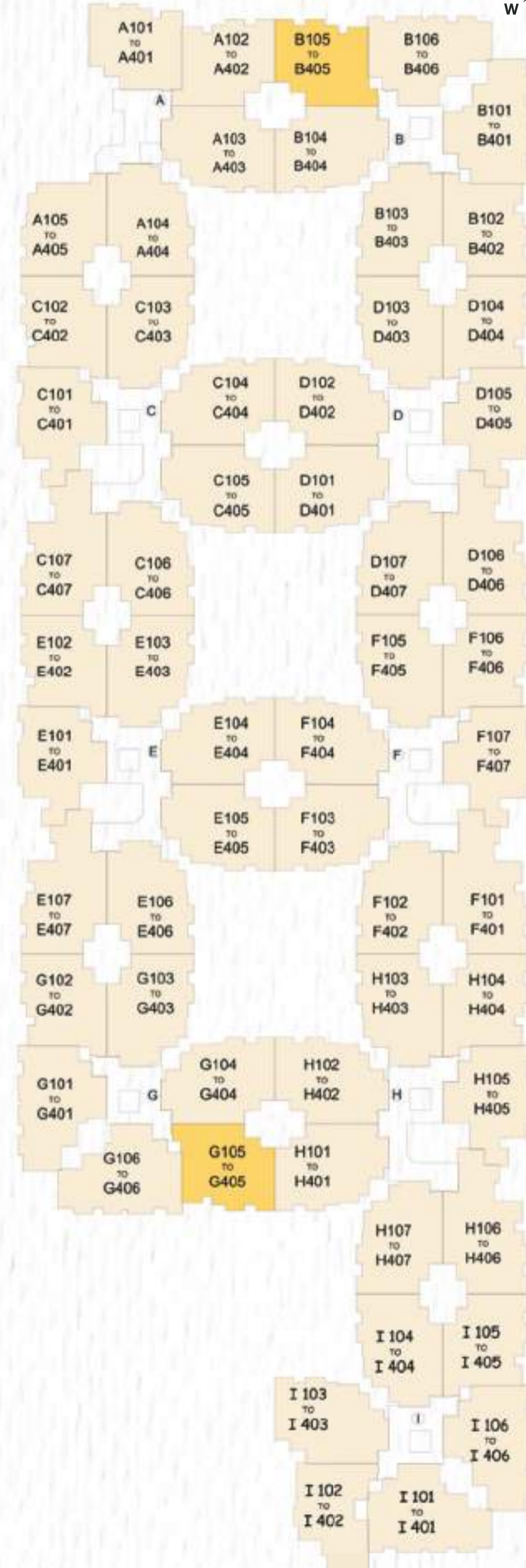
KEY PLAN OF BLOCK - 3

UNIT NO.: A205-A405, B205-B405, C205-C405 & D205-D405



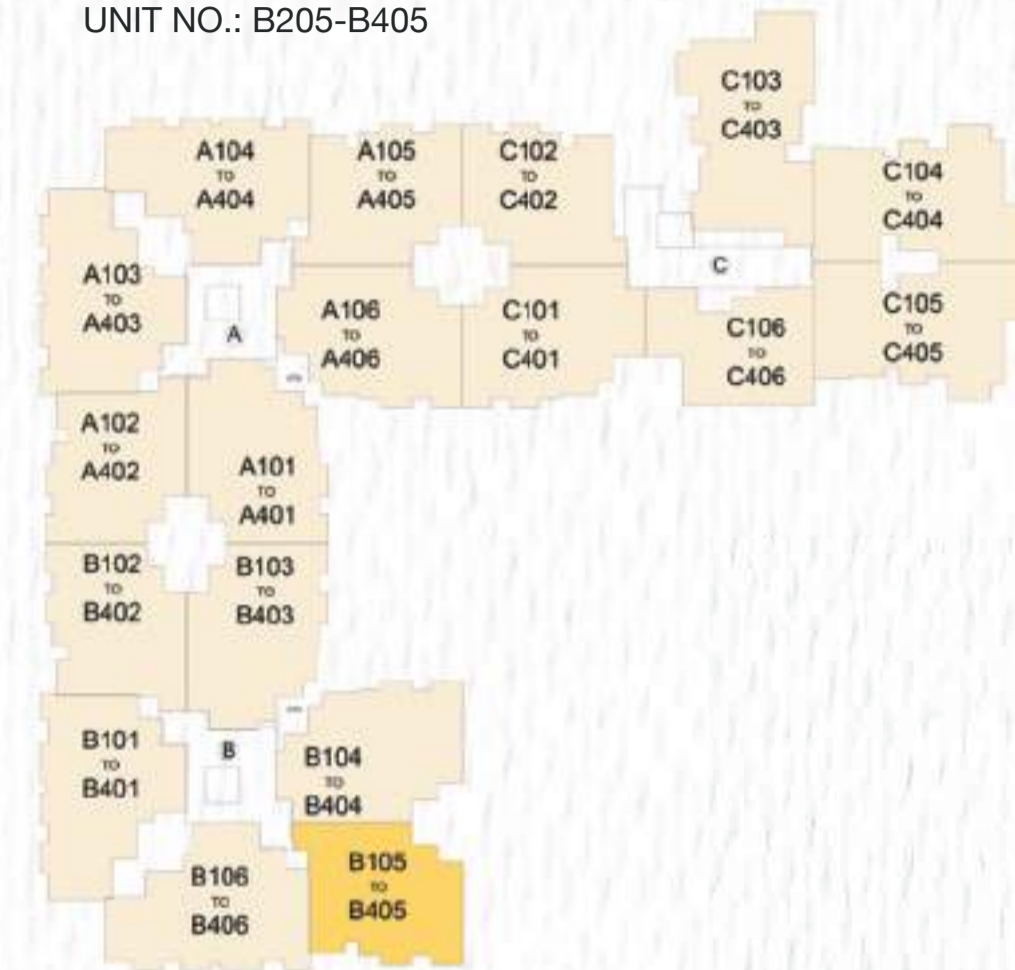
KEY PLAN OF BLOCK - 5

UNIT NO.: B205-B405 & G205-G405



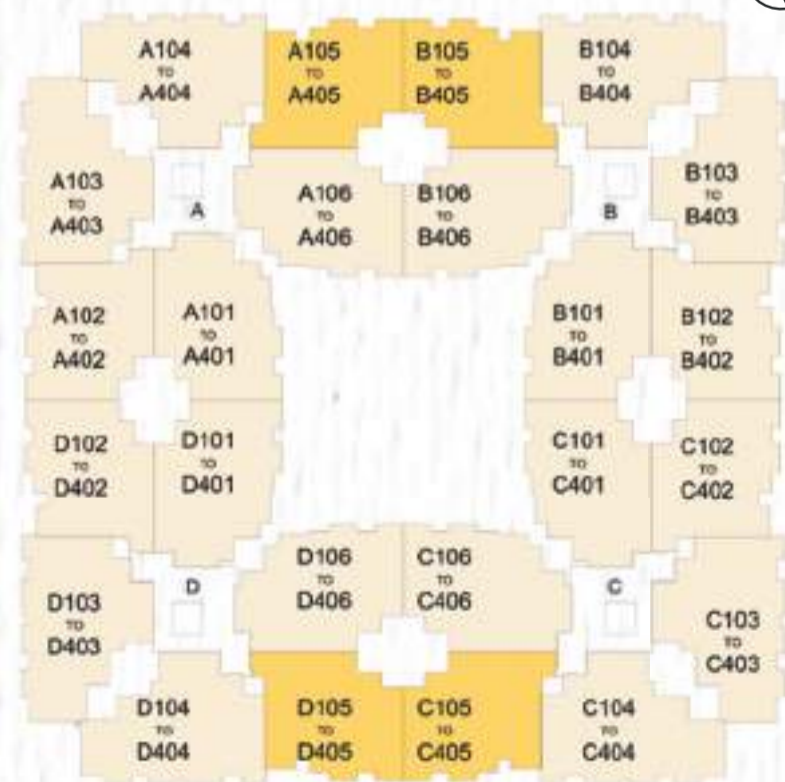
KEY PLAN OF BLOCK - 7

UNIT NO.: B205-B405



KEY PLAN OF BLOCK - 11

UNIT NO.: A205-A405, B205-B405, C205-C405 & D205-D405



TYPE - 2 BHK + 2T

SALEABLE AREA - 1177 SFT

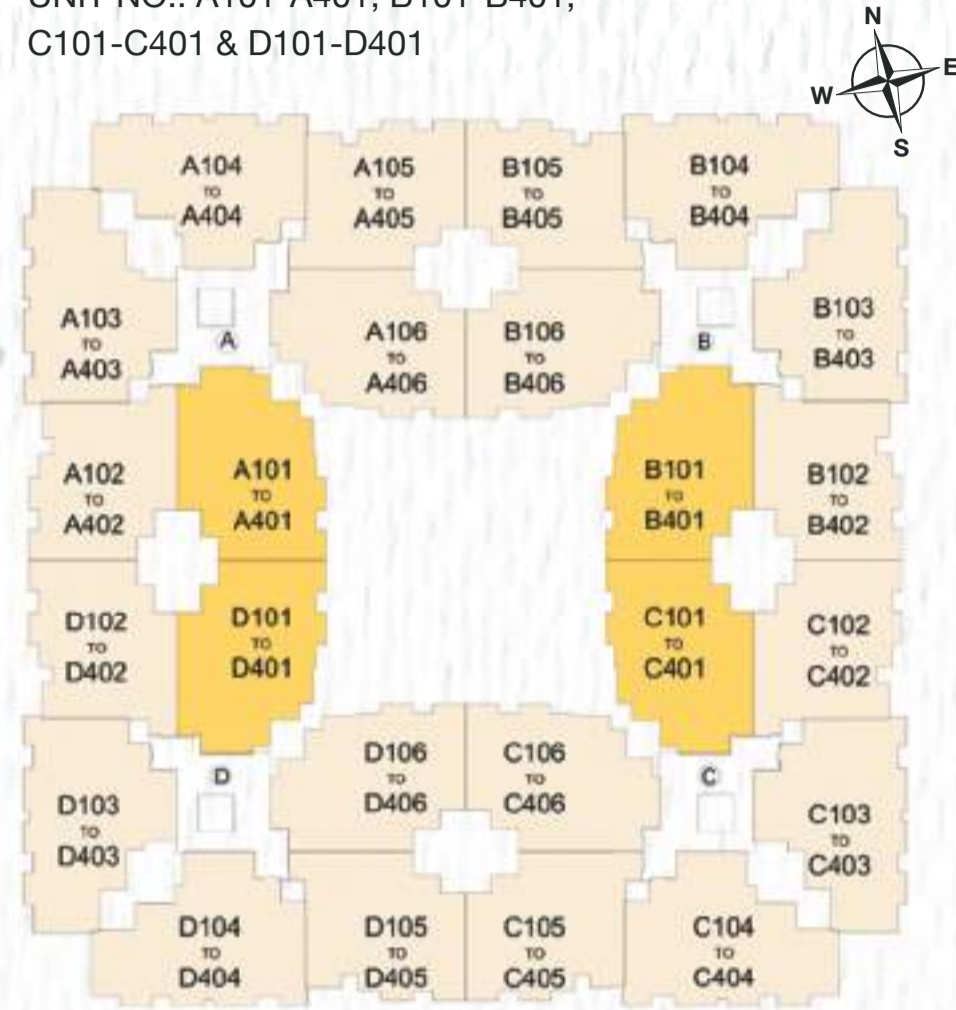
CARPET AREA - 848 SFT

ENTRY



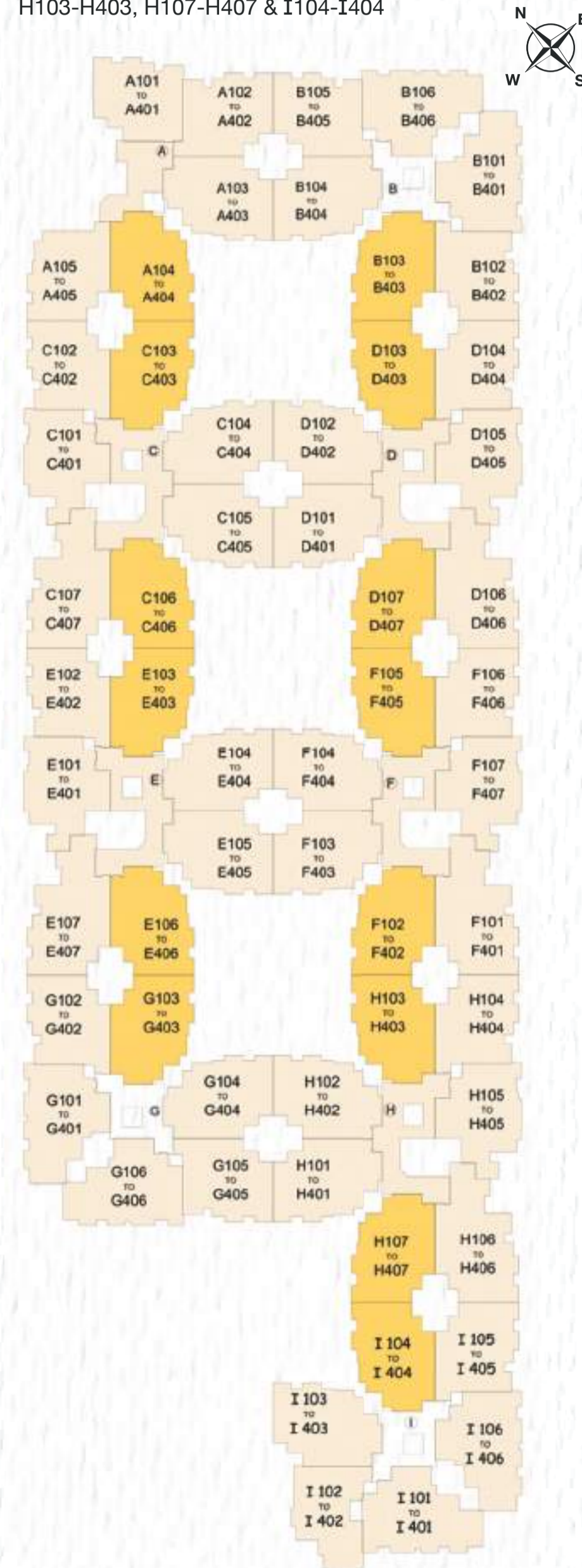
KEY PLAN OF BLOCK - 3

UNIT NO.: A101-A401, B101-B401, C101-C401 & D101-D401



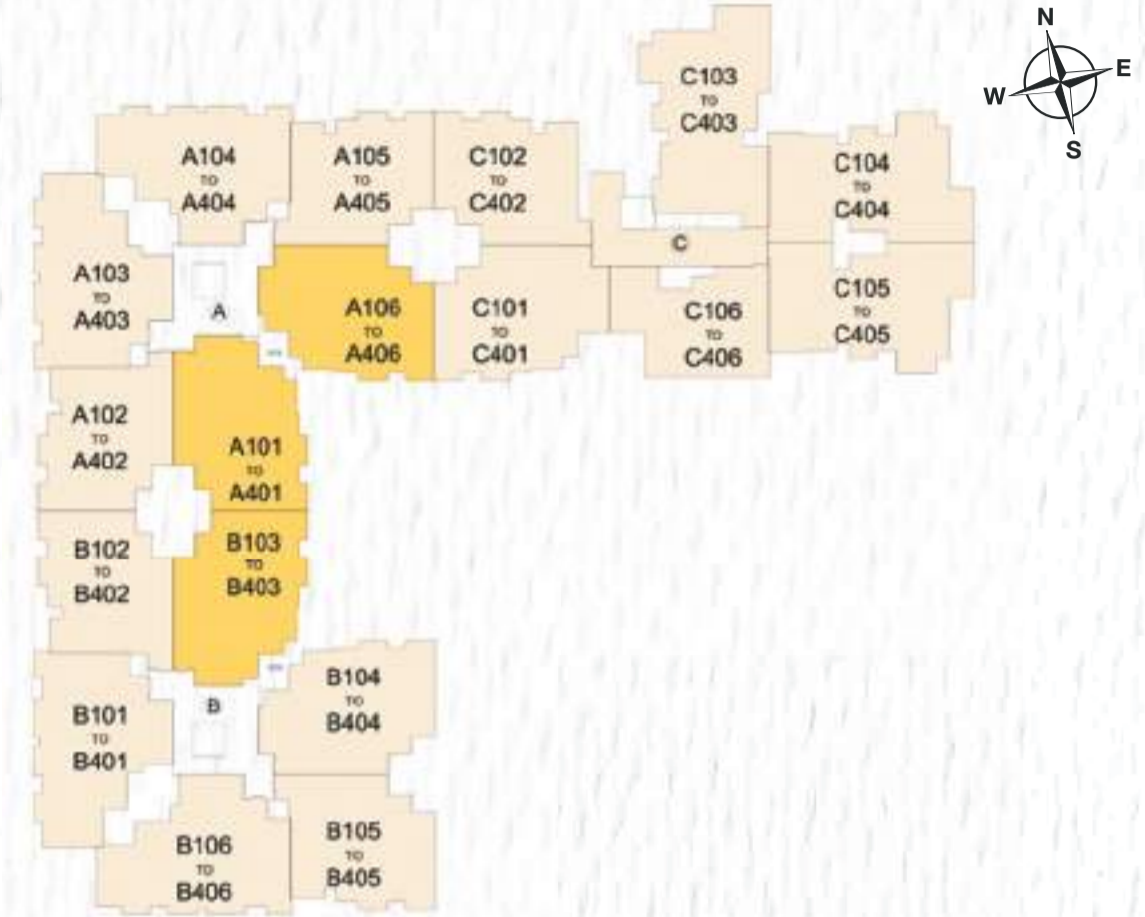
KEY PLAN OF BLOCK - 5

UNIT NO.: A104-A404, B103-B403, C103-C403, C106-C406, D103-D403, D107-D407, E103-E403, E106-E406, F102-F402, F105-F405, G103-G403, H103-H403, H107-H407 & I104-I404



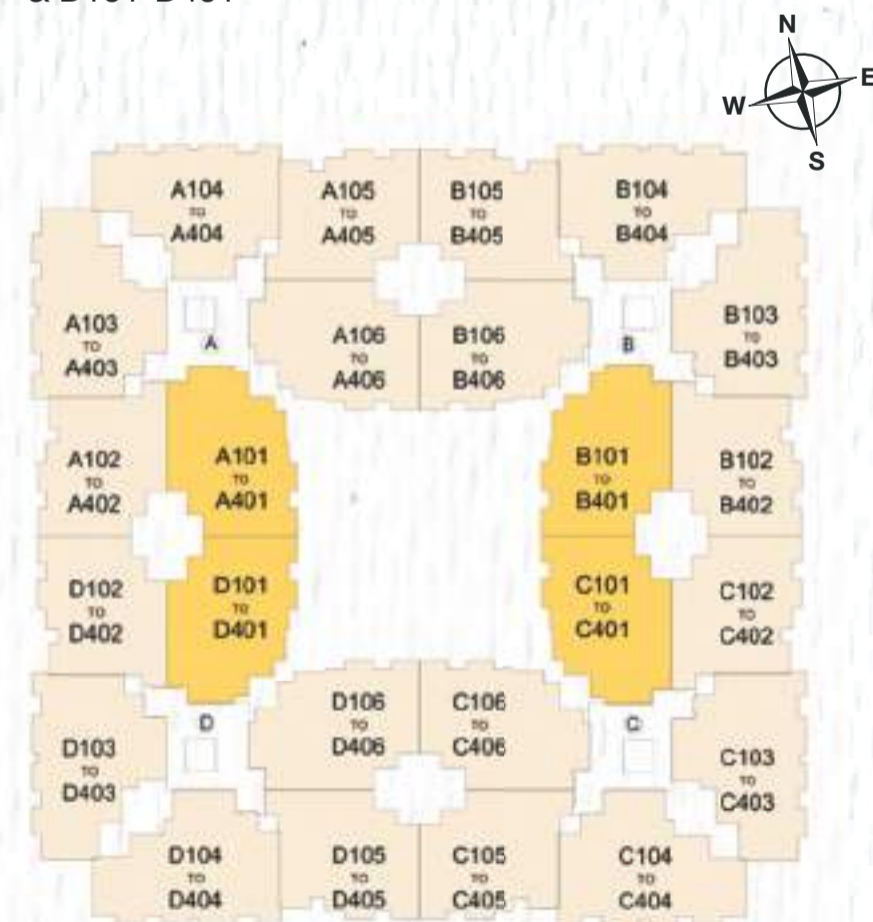
KEY PLAN OF BLOCK - 7

UNIT NO.: A101-A401, A106-A406 & B103-B403



KEY PLAN OF BLOCK - 11

UNIT NO.: A101-A401, B101-B401, C101-C401 & D101-D401



TYPE - 3 BHK + 2T

SALEABLE AREA - 1277 SFT

CARPET AREA - 938 SFT

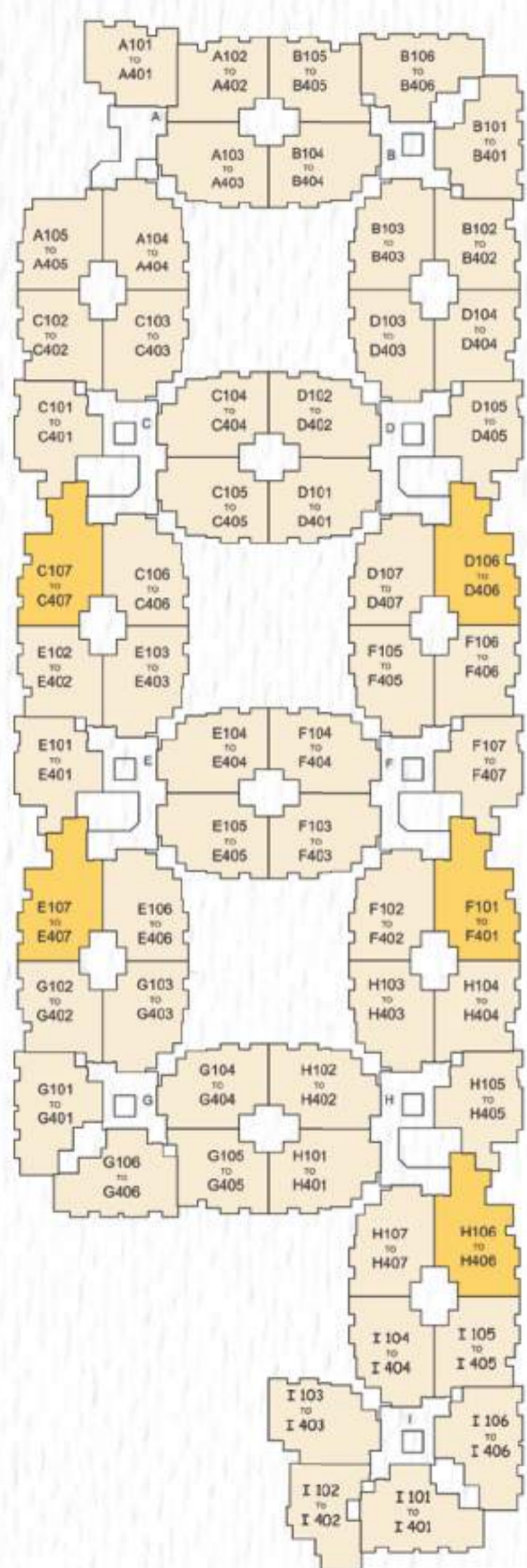


KEY PLAN OF BLOCK - 5

UNIT NO.: C207-C407, D206-D406, E207-E407, F201-F401 & H206-H406

TYPE - 3 BHK + 3T

SALEABLE AREA - 1474 SFT
CARPET AREA - 1072 SFT



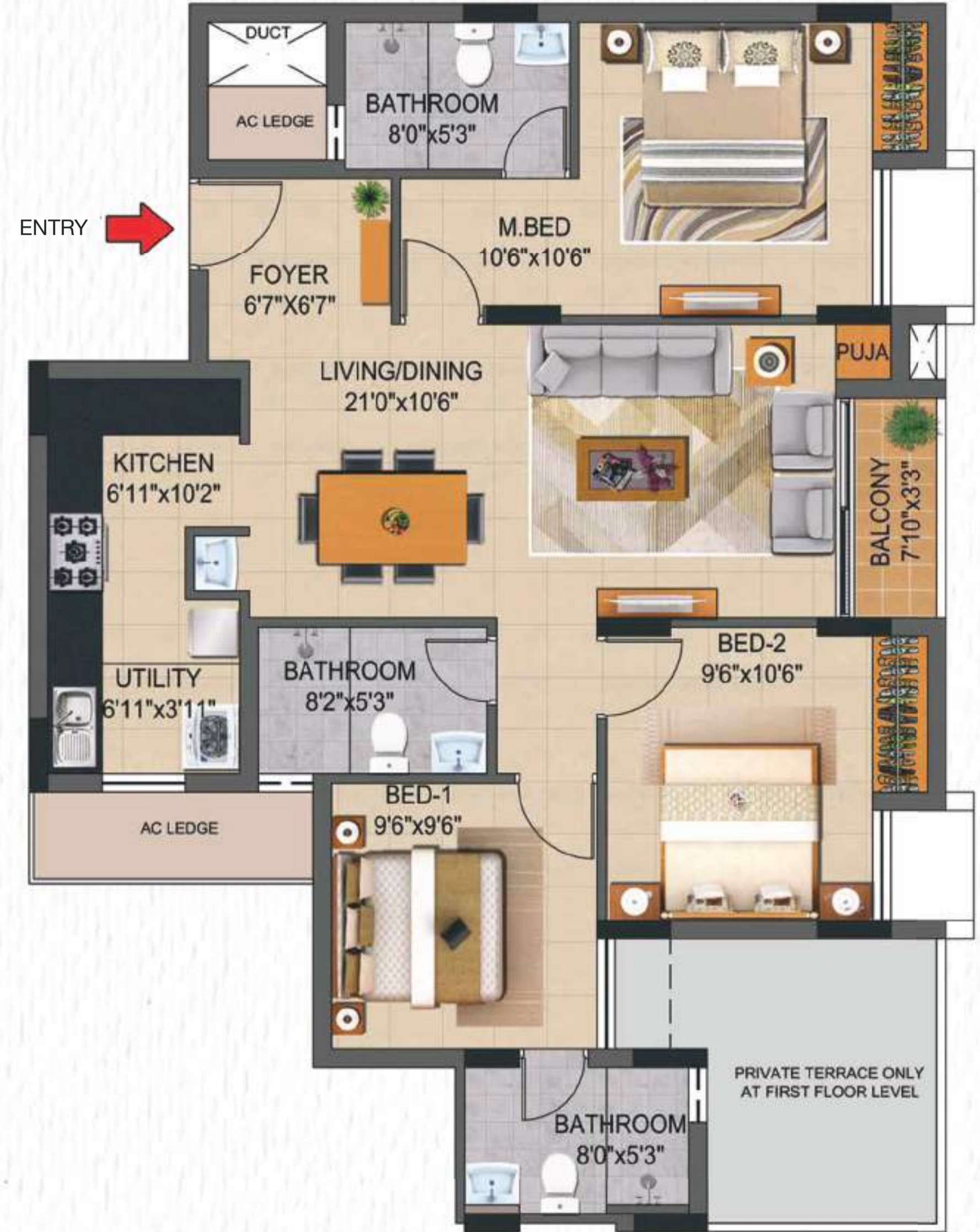
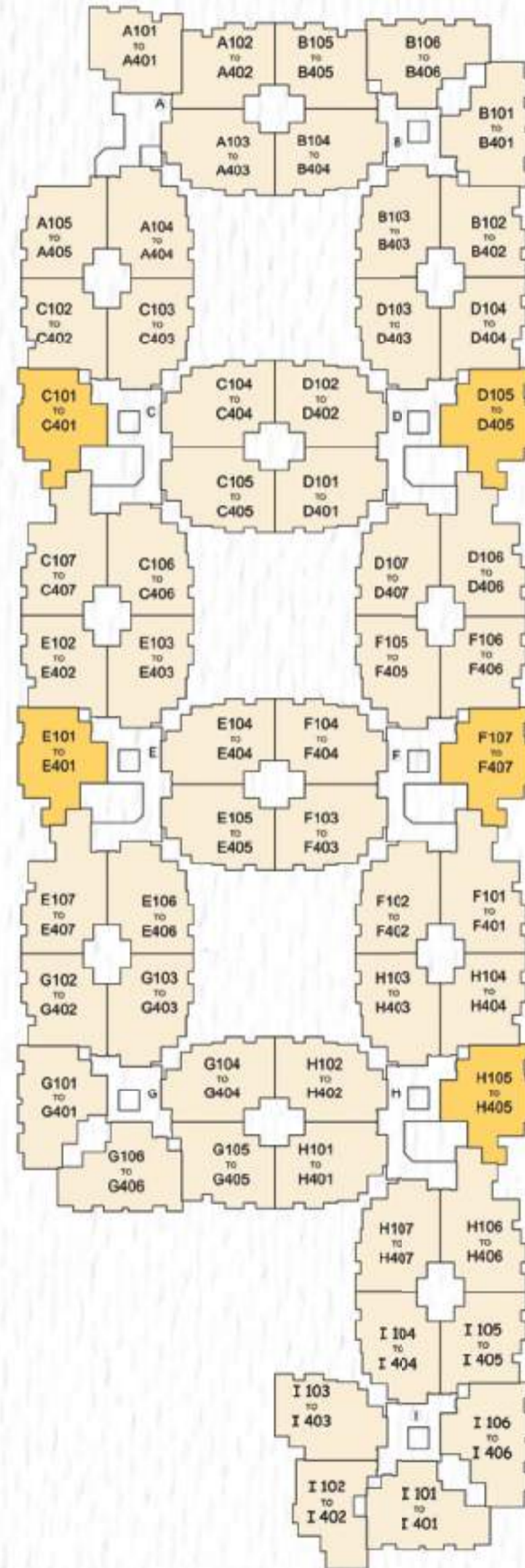
KEY PLAN OF BLOCK - 5

UNIT NO.: C101-C401, D105-D405, E101-E401, F107-F407 & H105-H405

TYPE - 3 BHK + 3T

SALEABLE AREA - 1260 SFT

CARPET AREA - 900 SFT



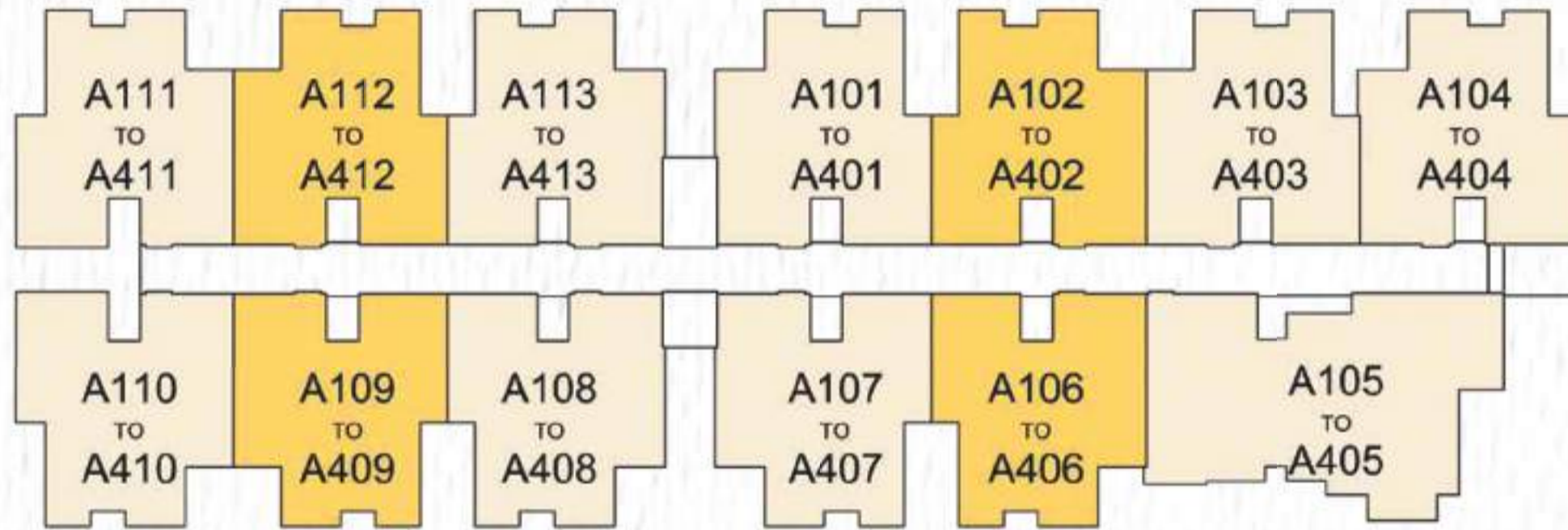
KEY PLAN OF BLOCK - 5

UNIT NO.: A102-A402, A106-A406, A109-A409 & A112-A412

TYPE - 2 BHK + 2T

SALEABLE AREA - 935 SFT

CARPET AREA - 653 SFT





ELITE TOWER SPECIFICATIONS



STRUCTURE

- RCC framed structure with RCC foundations
- Well-designed seismic resistant structure Zone III using Fe 500 steel TMT bars
- 200mm solid concrete block for the outer wall and 100mm block for the internal partition wall
- Slab height will be maintained at 2.9m



WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of OBD
- Ceiling will be finished with 1 coat of primer, 2 coats of putty 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 and bathrooms will be finished with 1 coat of primer and 2 coats of OBD
- Bathroom walls will be finished with glazed ceramic tiles up to 7 feet from finished floor level
- Utility walls to be finished with glazed ceramic tiles up to 4 feet from finished floor level



FLOORING

- Foyer, living, dining, kitchen and bedrooms will have 600 X 600mm vitrified tile flooring
- Bathroom, balcony and utility will have 300 x 300mm ceramic tiles with matte finish
- Terrace floor will have grano flooring with threaded grooves
- Common area and staircase will have tile flooring



KITCHEN

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



BATHROOM

- Wall mounted basin from Parryware / Hindware or equivalent will be provided in all bathrooms
- Floor mounted WC with cistern from Parryware / Hindware or equivalent will be provided in all bathrooms
- Sanitary fittings will be Parryware / Hindware or equivalent
- Wall mixer from Parryware / Hindware or equivalent in all bathrooms
- CP fittings will be Parryware / Hindware or equivalent
- Provision for exhaust in all toilets
- Geyser point in master toilet and provision for the same in other toilets



ENTRANCE DOOR

- Skin moulded shutter door of 7 feet height with paint finish with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.



BEDROOM DOORS

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



BATHROOM DOORS

- FRP doors of 7 feet height with thumb turn with key



WINDOWS

- Aluminium sliding windows with see through plain glass and MS grills on inner side wherever applicable
- French doors will be provided with Aluminium frame and toughened glass without grills
- Ventilators will have Aluminium frame with suitable louvered glass panes and pin headed glass for ODU access



ELECTRICAL FITTING

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



OTHER

- STP
- Generator backup of up to 500 watts for all 3 BHK apartments and 400 watts for 2 BHK apartments
- Power backup for common areas



EXTERNAL FEATURES

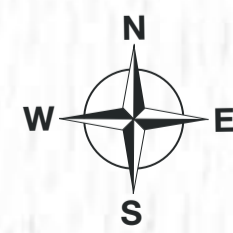
- 8-passenger automatic lift will be provided
- Driveway and other areas will be laid with pavers
- 3-phase power supply will be provided for all apartments



**SIGNATURE TOWER
ELEVATION & FLOOR PLANS**



BLOCK - 6 TYPICAL FLOOR PLAN



KEY PLAN

UNIT NO.	TYPE	CARPET AREA (SFT)	PRIVATE TERRACE (SFT)	SALEABLE AREA (SFT)
A101 - A401	3 BHK+3T	1227	-	1697
A102 - A402	3 BHK+3T	1239	-	1709
A103 - A403	3 BHK+3T	1239	-	1702
A104 - A404	3 BHK+3T	1239	-	1705
A105 - A405	3 BHK+3T	1183	-	1631
A106 - A406	3 BHK+3T	1244	-	1689
A107 - A407	3 BHK+3T	1232	-	1702
A108 - A408	3 BHK+3T	1182	-	1626

BLOCK - 14 TYPICAL FLOOR PLAN





SIGNATURE TOWER SPECIFICATIONS



STRUCTURE

- RCC framed structure
- Well-designed seismic resistant structure zone III using Fe 500 steel TMT bars
- Concrete block walls of 200mm for outer wall and 100mm for internal partition wall
- Floor to floor height will be maintained at 3.2m



WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen, toilets and lobby will be finished with 1 coat of primer, 2 coats of putty and plastic emulsion paint
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and emulsion paint
- Exterior wall of the building will be finished with 1 coat of primer and 2 coats of weather resistant paint
- Bathroom walls will be finished with glazed ceramic tiles up to 7 feet from finished floor level
- Utility walls will be finished with glazed ceramic tiles up to 4 feet from finished floor level



FLOORING

- Foyer, living, dining, kitchen and bedrooms will have 600 x 600mm high end vitrified tiles
- Bathrooms, open terraces and balconies will have 300 x 300mm ceramic tiles with matte finish
- Terrace will have grano flooring with threaded grooves
- Common areas will have tile flooring
- Staircases will have Kota flooring



KITCHEN

- 600mm granite slab platform will be done at a height of 810mm from the floor level and will be provided with stainless steel sink with drain board
- Provision for exhaust and water purifier point
- CP fittings will be Jaquar / Roca or equivalent



BATHROOM

- Countertop washbasin of the finest quality in master bathroom and normal washbasin in all other bathrooms
- Floor mounted WC and health faucet of good quality in all bathrooms
- All CP and sanitary fittings will be of good quality
- Wall mixer with shower for hot and cold water
- Provision for exhaust and geyser will be provided in all bathrooms
- Glass shower partition in master bathroom



ENTRANCE DOOR

- Veneer finish doors of 7 feet height with good quality locks, tower bolts, door viewer, safety latch, door stopper, etc.



BEDROOM DOORS

- Laminated doors of 7 feet height with thumb turn with key and door stopper of good quality



BATHROOM DOORS

- Laminated doors of 7 feet height with thumb turn of good quality



WINDOWS

- Aluminium sliding windows with see through plain glass and MS grills on inner side wherever applicable
- French doors will be provided with Aluminium frame and toughened glass without grills
- Ventilators will have Aluminium frame with suitable louvered glass panes



BALCONY AND COMMON STAIRCASE RAILINGS

- Hand railing in balconies will be as per architect's design
- MS railings will be provided for common staircase



ELECTRICAL FITTING

- Good quality cables and wiring
- Switches and sockets will be of the finest quality
- Geyser point in master bathroom and provision for the same in other bathrooms
- Split air conditioner points will be provided for all the bedrooms and living room
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
- Telephone and TV (DTH) points will be provided in master bedroom and living room
- USB charging port in master bedroom and living room
- Master electrical control switch near main entrance to control all major electrical points



OTHER

- Rain water harvesting
- Generator backup for all the apartments (1 kW for 4 BHK and 3 BHK)
- 100% power backup for lift and other common areas
- CCTV surveillance cameras at pivotal locations
- Intercom
- Hydro pneumatic system
- STP
- Sump

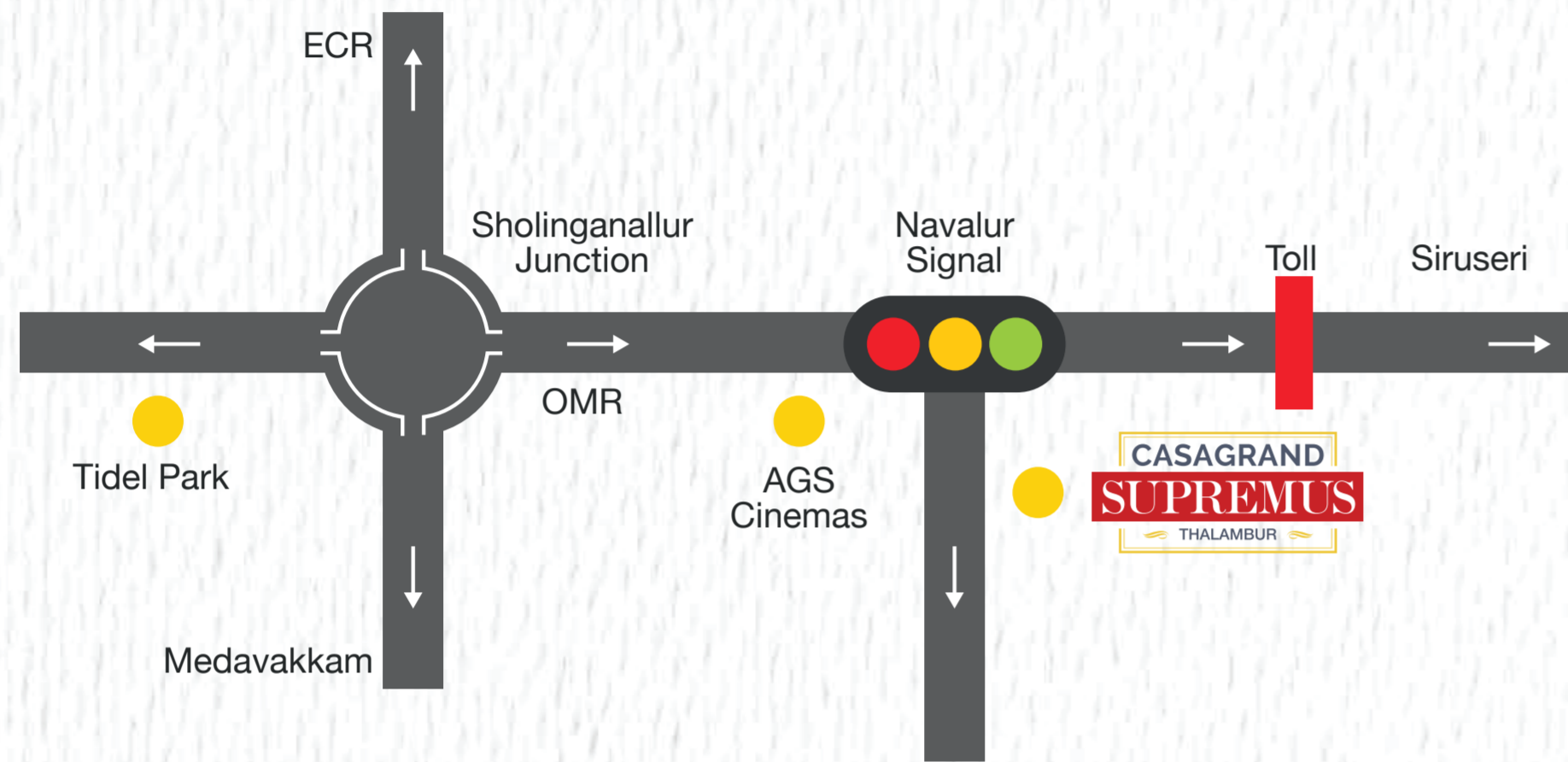


EXTERNAL FEATURES

- 8-passenger lifts will be provided
- 3-phase power supply will be provided for all apartments
- Suitable landscaping on all sides of the project
- Driveway will be laid with interlocking paver blocks



LOCATION MAP



Location Advantages

- ▲ 1.5 Km off OMR (Behind AGS Cinemas)
- ▲ 3.5 Km from SIPCOT, Siruseri
- ▲ 8.6 Km from Sholinganallur Junction, OMR
- ▲ Surrounded by IT corporates



Distance from Nearest Schools

- ▲ 700m from Precious Nursery and Primary School
- ▲ 2 Km from HLC International School, Karanai
- ▲ 3.3 Km from Bala Vidya Mandir School
- ▲ 3.3 Km from Hiranandani School, Siruseri
- ▲ 3.6 Km from PSBB Millennium, OMR



Distance from Nearest Hospitals

- ▲ 8 Km from Chettinad Health City, OMR
- ▲ 10.3 Km from Global Hospital, ECR Link Road
- ▲ 20 Km from Dr. Kamakshi Memorial Hospital



Distance from Airport, Railway Station & Bus Stand

- ▲ 1.8 Km from Thalambur Bus Stop
- ▲ 20 Km from Tambaram Railway Station
- ▲ 25 Km from Chennai International Airport

AWARDS



Distinguished Design Awards 2017
Casagrاند ECR14



Distinguished Design Awards 2017
Casagrاند Pallagio



Best Archived Project
Casagrاند Aldea
CIDC Vishwakarma
Award 2016



Luxury Project of the Year - 2015-16
Casagrاند Aldea
Realty Fact



Developer of the Year
Residential - 2015-16
Realty Fact



Best Realty Brand - 2015
Economic Times



Most Admired Project
in Southern Region - 2014
Casagrاند Arena
Worldwide Achievers



Excellence in
Customer Engagement - 2014
CEF



Top 50 Brands
in Chennai - 2013
Paul Writer Magazine



Real Estate Developer
of the Year - 2013
Brands Academy



Marketer of the Year - 2013
Realty Plus Magazine



Creative Real Estate Company - 2013
Paul Writer Magazine

PAYMENT PATTERN

Advance	10%	3rd Floor Roof	5%
Transfer of land agreement	40%	4th Floor Roof	5%
Foundation	10%	Brick work	15%
1st Floor Roof	5%	Handing over	5%
2nd Floor Roof	5%	Total	100%

Buddy Neighbour Scheme

CASAGRANT building aspirations

Refer & Earn

Refer your family, friends or colleagues to a Casagrand home and get a chance to earn up to ₹ 2,00,000 for your effort.

To refer, call **93840 27974** or write to Referral@casagrand.co.in

GET ASSURED RENT ON YOUR CASAGRANT PROPERTY.

CASAGRANT RENT ASSURE

Call **98841 99957**
www.cgrentassure.com

CASAGRANT **sellassure**
selling casagrand home made easy

WE'LL HELP YOU SELL.

Casagrand introduces "SELLASSURE", a hassle-free resale solution for Casagrand Home Buyers. Understanding our customer's needs, we have enabled a one stop solution which creates the right exposure to listed properties, generates refined leads and ensures seamless closures.

Contact us at **99622 09500**
www.cgsellassure.com | sellassure@casagrand.co.in

RERA NO: TN/01/Building/0040/2018 | www.tnrera.in

CASAGRANT

building aspirations

CORPORATE OFFICE:

NPL Devi, New No. 111, Old No. 59, LB Road, Thiruvanmiyur, Chennai - 600 041.
Ph: +91-44 4411 1111
Mob: +91 89399 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, 4th Floor, Meanee Avenue Road, Opp. Lakeside Hospital, Ulsoor Lake, Bengaluru - 560 042.
Ph: +91-80 4666 8666

DUBAI OFFICE:

4th Floor, Block-B, Business Village, Dubai, United Arab Emirates, PO Box. 183125.
Ph: +971 565302759

www.casagrand.co.in

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery show flat (the materials), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representation such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the materials are artists' impressions only and not representations of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. Measurements given for kitchen includes utility area also. All measurements for all rooms are in feet, inches and meters. Area size may vary by + or - 100 sft. Planters shown in the plan are for indicative purpose only. Payment patterns are subjected to change based on the construction process.