



CASAGRANDBloom

Phase III

Thirumudivakkam







Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last fourteen years, we have developed over 12 million sqft of prime residential real estate across Chennai, Bengaluru, and Coimbatore.

Over 10,000 happy families across 70+ landmark properties stand testimony to our commitment. In the fifteenth year of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹6500 crores in the pipeline.

MODEL VILLA



CASAGRANDBloom

Phase III
Thirumudivakkam

Ever feel like you're constricted by the stacked cubicles that most apartments are? And locked in a concrete jungle with no green vistas? Compelled to live where you live for the fear of long commutes?

Well, Casagrand is bringing the outdoors to your doorstep with Bloom, an exciting new villa project in Thirumudivakkam.

A mere ten minutes away from GST Road, Bloom boasts of 180 units laid out over an expanse of 10 pristinely manicured acres. Each spacious villa is a new age architectural piece, complete with its own private garden. As a resident here, you get to enjoy unlimited leisure and entertainment at the swimming pool, the clubhouse, the gymnasium and several other amenities. All this in the vicinity of the Outer Ring Road and several leading industrial hubs. Maybe it's time you turned over a new leaf at your own villa at Bloom.

SALIENT FEATURES

- 180 units on a 10 acre expanse
- Private garden space
- Amenities like clubhouse, swimming pool, gym, etc.
- Contemporary Mediterranean themed architecture
- Close to Outer Ring Road and surrounded by leading industrial hubs and MNCs

AERIAL VIEW



Clubhouse



AMENITIES

- Swimming pool
- Gym
- Cafeteria
- Gazebo
- Snooker room
- TT Room
- Multipurpose hall
- Board games room
- Arts / music room
- Indoor kids' play area
- Video games room
- Golf simulator
- AV room

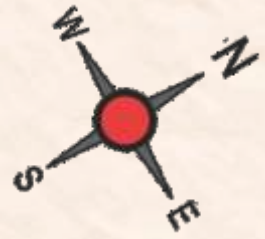
Swimming pool





SITE PLAN





Type : 3 BHK
Unit No : 176
Land Area : 1435 sft.
Carpet Area : 1333 sft.
Saleable Area : 1729 sft.



Ground Floor Plan



First Floor Plan



KEY PLAN

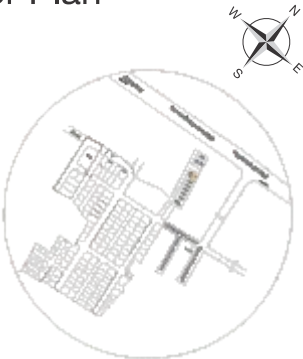
Type : 3 BHK
Unit No : 177
Land Area : 1326 sft.
Carpet Area : 1333 sft.
Saleable Area : 1729 sft.



Ground Floor Plan



First Floor Plan



KEY PLAN

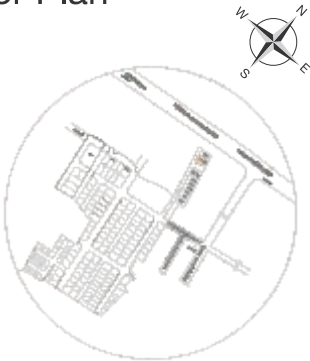
Type : 3 BHK
Unit No : 179
Land Area : 1455 sft.
Carpet Area : 1333 sft.
Saleable Area : 1729 sft.



Ground Floor Plan



First Floor Plan



KEY PLAN

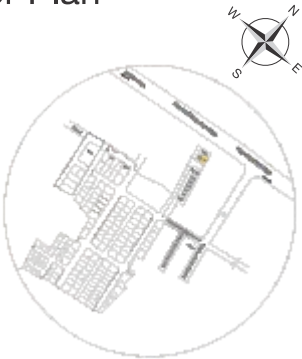
Type : 3 BHK
Unit No : 178
Land Area : 1333 sft.
Carpet Area : 1333 sft.
Saleable Area : 1729 sft.



Ground Floor Plan



First Floor Plan



KEY PLAN

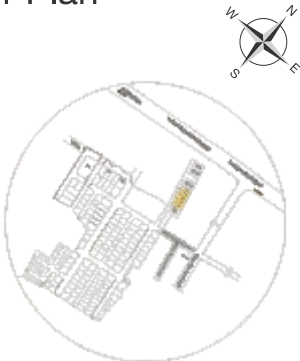
Type : 3 BHK
Unit No : 171,172, 173, 174 & 175
Land Area : 1382-1398 sft.
Carpet Area : 1362 sft.
Saleable Area : 1761 sft.



Ground Floor Plan



First Floor Plan



KEY PLAN

Type : 3 BHK
Unit No : 180
Land Area : 1579 sft.
Carpet Area : 1362 sft.
Saleable Area : 1761 sft.



Ground Floor Plan



First Floor Plan



KEY PLAN

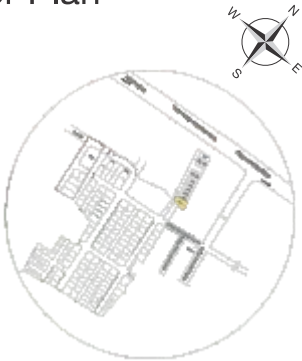
Type : 3 BHK
Unit No : 170
Land Area : 2000 sft.
Carpet Area : 1362 sft.
Saleable Area : 1761 sft.



Ground Floor Plan



First Floor Plan



KEY PLAN

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 3m

Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen, toilets & 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
- Exterior wall of the building will be finished with 1 coat of primer, 2 coats of weather resistant paint
- Bathroom walls will be finished with double glazed ceramic tiles up to 7 feet height
- Utility walls will be finished with double glazed ceramic tiles up to 4 feet height

Flooring

- Foyer, living, dining, kitchen and bedrooms will have 600mm x 600mm vitrified tiles
- Bathrooms, balcony and utility will have ceramic tiles of 300mm x 300mm
- Car parking will be laid with good quality tiles
- Terrace floor will have grano flooring with threaded grooves
- Outside deck will be laid with Shahabad stepping stones
- Internal staircase will be laid with granite flooring and MS railing

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 single drain board
- Provision for chimney and water purifier will be provided
- CP fittings will be of good quality
- Dado tiles up to 600mm from the granite slab

Bathrooms

- Granite top wash basin of good quality in master bathroom
- Wall mounted wash basin of good quality in all other bathrooms
- Floor mounted WC with open cistern and health faucet of good quality in all bathrooms
- All CP and sanitary fittings will be of good quality
- Wall mixer of good quality with shower for hot and cold water
- Provision for exhaust and geyser will be provided in all bathrooms

Entrance Door

- Flush doors with double side laminate of 7 feet height with good quality locks, tower bolts, door viewer, safety latch, door stopper, etc.

Bedroom Doors

- Flush doors with double side laminate of 7 feet height with quality locks, tower bolts, safety latch, door stopper, etc.

Bathroom Doors

- Flush doors with double side laminate of 7 feet height will have thumb turn, tower bolt, etc.

Windows

- Windows will be UPVC with see-through plain glass and MS grills on inner side wherever applicable
- Sliding French doors with UPVC toughened glass without grills
- Ventilators will be UPVC with suitable louvered glass panes

Balcony and Common Staircase Railings

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

Electrical Fittings

- Good quality cables and wiring
- Switches and sockets will be of good quality
- Split air conditioner points will be provided for all the bedrooms and provision will be given for 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 as part of a switchboard in master bedroom and living room
- Master electrical control switch near main entrance to control all major electrical points

Others

- Rain water harvesting
- Hydro pneumatic water supply
- Inverter provision will be given for lights and fan points
- 100% power backup for clubhouse
- All roads will be tar top

External Features

- Suitable landscaping on all sides of the project
- CCTV will be provided in required pivotal points

PAYMENT PATTERN

10% - 10 days from the booking

40% - 40 days from the booking

10% - Foundation stage

10% - Ground floor roof

10% - First floor roof

15% - Brickwork & plastering

5% - Handover

LOCATION MAP



LOCATION ADVANTAGES

Schools

- Sree Shanthi Anand Vidyalaya - 1.5 km
- Jain Public School - 1 km
- Srimathi Sundaravalli Memorial School - 4.7 km

Colleges

- SDNB Vaishnav College For Women - 6.7 km
- Madras Institute of Technology - 9 km
- Madras Christian College - 10 km

Hospitals

- Sree Balaji Medical College and Hospital - 5.4 km
- Ramana Children's Hospital - 5.5 km
- Deepam Hospital - 6 km

Travel

- Thirumudivakkam Bus Stop - 1.2 km
- Chrompet Railway Station - 6.8 km
- Pallavaram Railway Station - 7 km
- Chennai International Airport - 9.4 km

Nearby Locations

- Pallavaram - 7 km
- Chrompet - 7 km
- Tambaram - 11 km

AWARDS & RECOGNITION

Ensuring excellence in every aspect, we at Casagrand, have won many accolades for our many achievements. Through constant and consistent efforts, we have crafted beautiful homes for many and accumulated awards for our exceptional masterpieces and excellent management.

Best Luxury
Residential Project
of the Year - 2019
ECR14 Signature
Zee Business National
Real Estate Leadership
Congress & Awards

Best
Residential Project
Casagrand Crescendo
CNBC Awaaz
Real Estate Awards
2018 - 2019

World's
Greatest Brands
2017 - 2018
(Real Estate)
Asia One

Developer of the
Year 2018 - 2019
Realty Fact &
Quicker

Developer
of the Year
2018
TNRECON

Largest Project
of the Year - 2018
Luxus
TOI

CSR
Initiative of
the Year - 2018
ET Now

Excellence
in Delivery - 2018
ET Now



Buddy Neighbour Scheme

Refer & Earn

We know you value partnerships just as much as we do. Stand a chance to earn great rewards by referring your friends, colleagues or family to a Casagrand home. No one knows our homes better than you.

To refer, call 73051 00900
referral@casagrand.co.in | www.cgreferral.com

GET ASSURED RENT ON YOUR CASAGRANT PROPERTY.

CASAGRANT RENTASSURE

Call
98841 99957
www.cgrentassure.com



CORPORATE OFFICE:

NPL Devi, New No. 111, Old No. 59, LB Road,
 Thiruvanniyur, Chennai - 600 041.

Ph: +91-44 4411 1111

Mob: 8939977577 Fax: +91-44 4315 0512

COIMBATORE OFFICE:

Sri Dwaraka, No. 1-A, B.R. Nagar Main Road,
 Singanallur Post,

Coimbatore - 641 005.

Ph: +91 72993 70001

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