







Casagrand Builder Private Limited, established in 2004, is an ISO certified real estate enterprise committed to building aspirations and delivering value. The company has developed over 20 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 17000 happy families across 100+ landmark properties stand testimony to the company's commitment, in line with the philosophy of creating superior living spaces that reflect our belief.

In the 16th year of the company's journey, Casagrand is all set to progress further with projects worth over ₹6500 crores in the pipeline with lasting value, integrity and quality.

Welcome to the plush life! Sprawling over 3.46 acres in Mogappair is Casagrand Millenia, a luxurious living destination like no other! Each home is designed to delight and promises nothing less than an extraordinary lifestyle. Equipped with every imaginable contemporary comfort and convenience, these homes are the epitome of world-class luxury living.

Live the luxe life, discover Casagrand Millenia!





SIGNATURE STYLE,
SUPERIOR LIFESTYLE
AND EVERYTHING
IN BETWEEN.





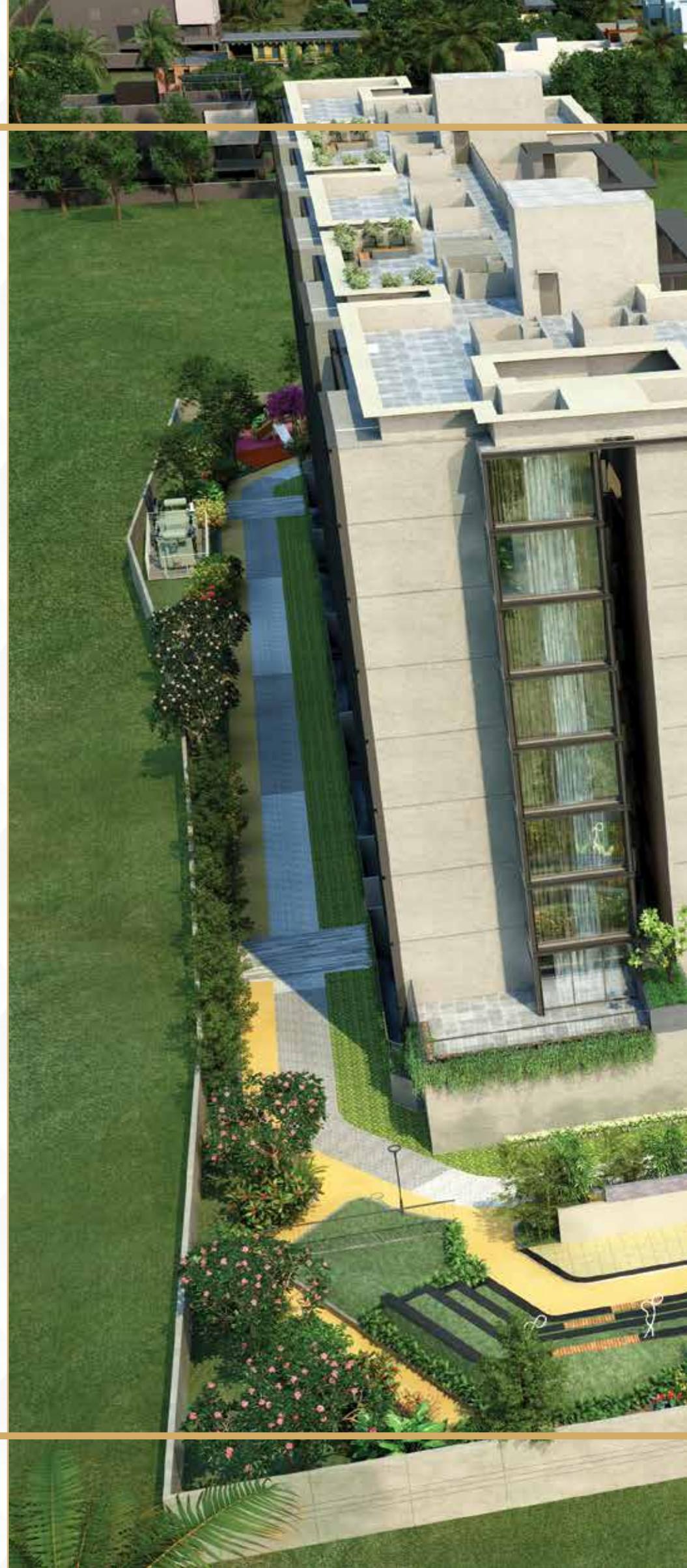
CASAGRANDE  MILLENIA

ENTRANCE VIEW



SALIENT FEATURES

1. Luxuriously crafted 146 finest signature apartments on 3.46 acres in Mogappair
2. Basement + Ground + 8 floors design structure
3. Casagrand Millenia offers the most stunning modern architectural elevation with a beautiful glass façade
4. The most thoughtfully designed 3 BHK, 4 BHK & 5 BHK duplex apartments
5. 75% open space provides ample light & ventilation
6. 50 world-class lifestyle amenities exclusively designed for the community
7. Extravagantly designed clubhouse with a luxurious ambience
8. A sprawling 32,000 sft of centralised landscaped podium
9. The most premium specifications for a luxurious lifestyle
10. 100% Vaastu compliant homes with zero wastage of space





AERIAL VIEW





PODIUM VIEW





CLUBHOUSE VIEW



MULTIPURPOSE HALL



AMENITIES

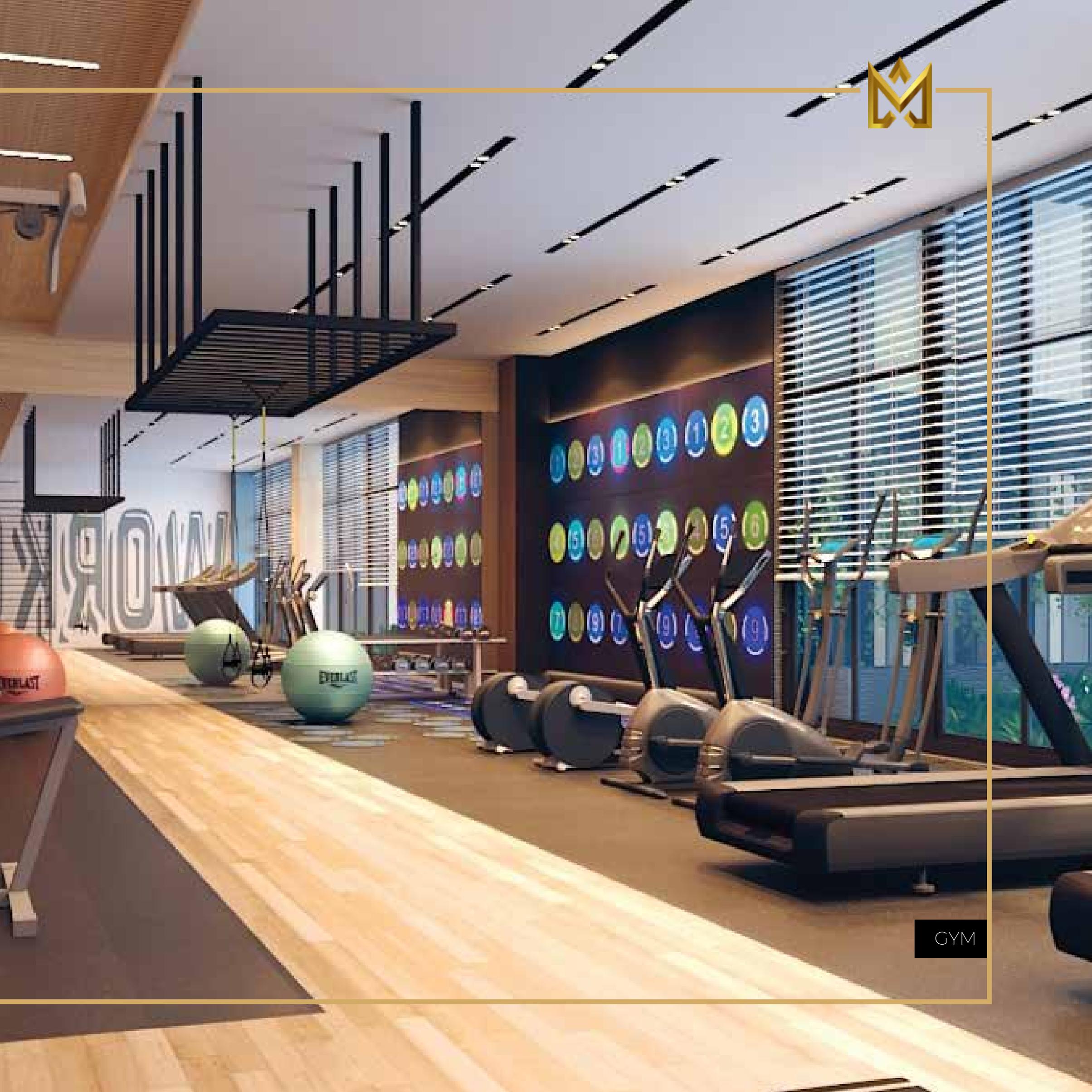
ENTERTAINMENT

- 1 Amphitheatre
- 2 AV room
- 3 Table Tennis
- 4 Billiards table
- 5 Jacuzzi
- 6 Island seating
- 7 Swimming pool
- 8 Multipurpose lawn & spill-over party lawn
- 9 Barbeque lawn
- 10 Skating rink
- 11 Sculpture court
- 12 Mini Hockey rink
- 13 Cricket practice net
- 14 Sky garden
- 15 Star gazing deck
- 16 Rooftop party corners
- 17 Multipurpose party hall with silent disco facility
- 18 Informal seating pergola structure
- 19 Multipurpose sports court

WELLNESS

- 20 Gym
- 21 Functional training
- 22 Interactive gym
- 23 Yoga & meditation room
- 24 Spa & sauna
- 25 Aromatic garden
- 26 Outdoor yoga lawn
- 27 Jogging track with distance marked
- 28 Meditation deck
- 29 DIY organic garden





GYM



KIDS' PLAY AREA



KIDS-FRIENDLY

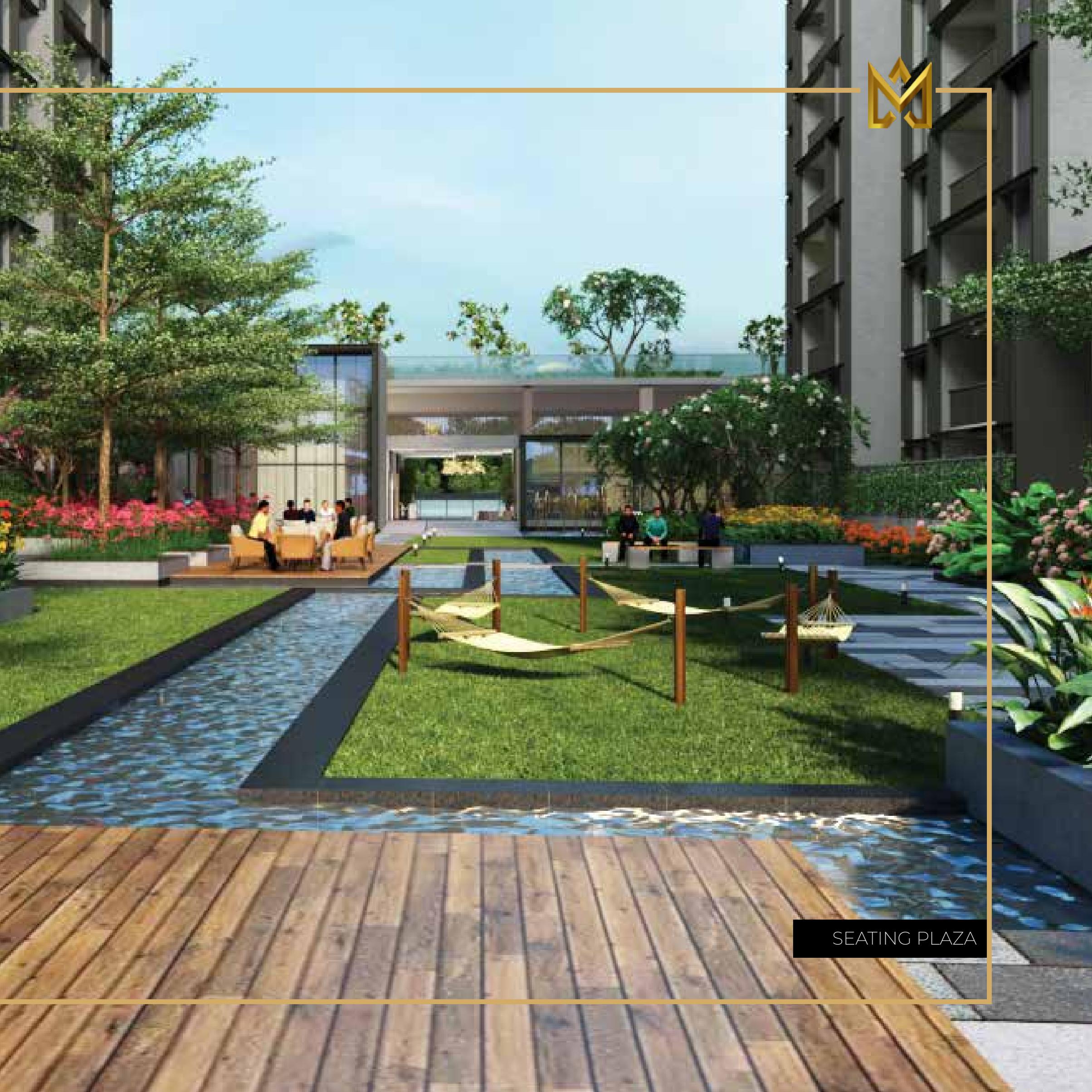
- 30 Indoor kids' play area
- 31 Kids' ball pool
- 32 Learning centre
- 33 Smart tuition kiosks
- 34 Arts and craft station
- 35 Board games corner
- 36 Dart wall
- 37 Virtual reality games
- 38 Video games corner
- 39 Kids' pool
- 40 Outdoor children's play area
- 41 Hammocks
- 42 Chalkboard wall
- 43 Kids' jungle gym
- 44 Tot lot



CONVENIENCE

- 45 Association room
- 46 Bicycle racks with bicycles in the set back
- 47 Pick-up & drop-off zone
- 48 Mobile charging stations in podium
- 49 Electric car charging
- 50 Elders' seating plaza with pergola structure





SEATING PLAZA



EXPERIENCE THE EPITOME OF LUXURY!

- Casagrand Millenia gifts you the most unparalleled luxury at Mogappair
- Luxurious 3BHK, 4BHK & 5BHK duplex units with expansive sun-kissed private terrace offers a lifestyle for those who enjoy the finer things in life
- Facade lighting is designed to put emphasis on the architectural excellence
- 32,000 sft of central landscape in a 3.46 acre development forms the highlight feature of this project
- The 75% open spaces ensure maximum light and ventilation
- The entire community is a vehicle-free zone as parking has been provided in the basement
- Meticulous planning has been done to ensure the community is a kids & senior citizen friendly community

INDULGE IN THE MOST FINEST CLUBHOUSE

- Boasting of all the top-notch amenities, Casagrand Millenia has a fully equipped clubhouse with five star interiors
- The clubhouse lobby beautifully opens up to the landscaped podium and the water cascade
- The clubhouse is well-facilitated with speakers and provisions for piped music
- Party hall with silent disco facilities can be used for any family function
- Millenia gives you an active lifestyle with its fun-filled indoor games room, VR games, indoor kids play area, learning centre and many more
- Experience a futuristic workout experience with functional training and interactive gym
- Open-to-sky rooftop swimming pool is arguably the ultimate in luxury
- Enjoy hours of relaxation with the feature wall where movies can be projected



WORLD-CLASS AMENITIES

50 amenities of outdoor and indoor recreational facilities are sprawled across the project enhancing social environment and liveliness of the community.

- Interactive water features in the plaza
- Bus bay for school going kids in the community
- Children's play area, multipurpose sports court, cricket practice nets and skating rink etc.
- Jogging track with 100 mtrs marking
- Bicycle racks with bicycles are provided
- Enjoy the clearest views of night sky with our rooftop star gazing deck

NATURE PLAYS A HUGE ROLE IN YOUR COMMUNITY

- The well landscaped podium separates the 2 towers creating a central park effect
- Endless sounds of water flowing inside this community is tranquility
- Celebrate any occasion in the spill-over party lawns equipped with barbecue counters
- Enjoy the serene outdoors by relaxing in the hammocks

UNMATCHED INTERIOR PLANNING

- Conscious efforts have been taken to design the best of living spaces for the comfort of the residents
- Every unit is designed with 5 pillars - light, ventilation, beautiful views, privacy and Vaastu
- Both blocks have double height lobbies facing the podium
- All units get either the podium or the exterior view
- No overlooking units to ensure no compromise in privacy
- Every unit is thoughtfully planned and carefully crafted to ensure zero wastage of space
- Master bedroom has a separate dressing room space
- Homes are designed with huge floor to ceiling height windows assuring 4 times the amount of ventilation than any home
- Every home is Vaastu compliant
- Planned spaces are created for placing ODU's of ACs which is well accessible for all the units



HIGH-END PLANNING FOR A SUPERLATIVE LIFE

Carefully chosen specifications provide an upgraded living experience inside your homes with ultra modern features.

- The wide fancy main door, comes with a door architrave and is thoughtfully equipped with a digital face recognition door lock
- Bigger tiles have been used for all unit interiors
- Motion sensor lights have been provided in the foyer area of all units
- Wireless mobile charging station is provided in the living room
- Premium range of American Standard / Kohler or equivalent fittings in the bathroom
- A quartz sink with a swivel tap has been provided in the kitchen
- An additional stainless sink has been provided in the utility area
- The master bathroom has a rain shower, a glass partition, 2 counter washbasins, granite flooring & trench drain
- Ledge seating has been provided in the toilets
- Bathrooms and the kitchens are thoughtfully fitted with pest-free drains
- An adjustable, ceiling-mounted cloth drying clamp is fitted in the balcony



SITE PLANS



BASEMENT FLOOR PLAN



SITE PLAN



SITE CUM GROUND FLOOR PLAN



CLUBHOUSE / INDOOR AMENITIES

1. Multi purpose party hall with silent disco facility
2. AV room
3. Gymnasium
4. Functional training
5. Interactive gym
6. Kid's play area
7. kid's ball center
8. Learning center
9. Smart tuition kiosks
10. Arts and craft station
11. Table tennis
12. Billiards table
13. Board games corner
14. Dart wall
15. Virtual reality games
16. Video games corner
17. Yoga/ meditation room
18. Association room
19. Spa/ Sauna
20. Jacuzzi

OUTDOOR AMENITIES

21. Island seating
22. Swimming pool
23. Kid's pool
24. Sculpture court
25. Aromatic Garden
26. Multipurpose lawn/ Spill over part lawn
27. Barbeque lawn
28. Skating rink
29. Mini-Hockey rink
30. Cricket practice net
31. Children's play area
32. Hammocks
33. Chalkboard wall
34. Outdoor yoga lawn
35. Bicycle racks with bicycles in the set back
36. Jogging track with distance marker
37. DIY organic garden
38. Mobile charging stations in OSR/Podium
39. Electric car charging
40. Meditation deck
41. Sky garden
42. Star gazing deck
43. Rooftop party corners

OSR AMENITIES

44. Amphitheater
45. Kids jungle gym
46. Informal seating with pergola structure
47. Tot-Lot
48. Elder's seating plaza with pergola structure
49. Multipurpose sports court
50. Pick up/ drop off zone

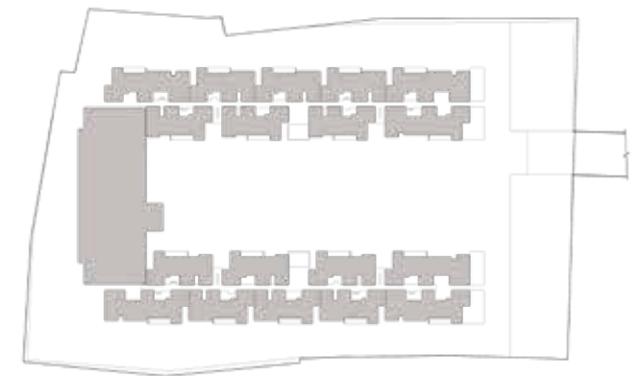


FLOOR PLANS

FIRST FLOOR PLAN



FIRST FLOOR PLAN



KEY PLAN



SECOND FLOOR PLAN

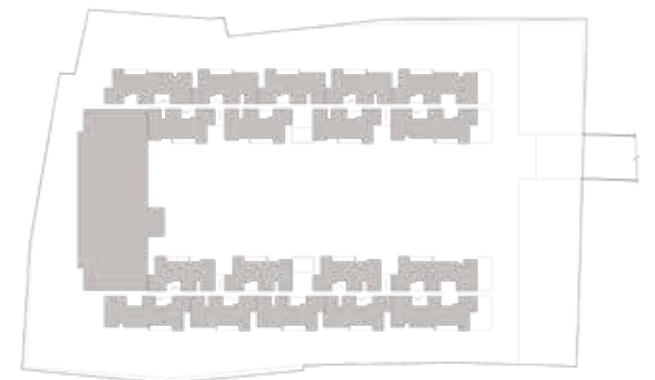


OUTDOOR AMENITIES

- 22. Swimming pool
- 23. Kid's pool
- 24. Sculpture court
- 42. Star gazing deck



SECOND FLOOR PLAN



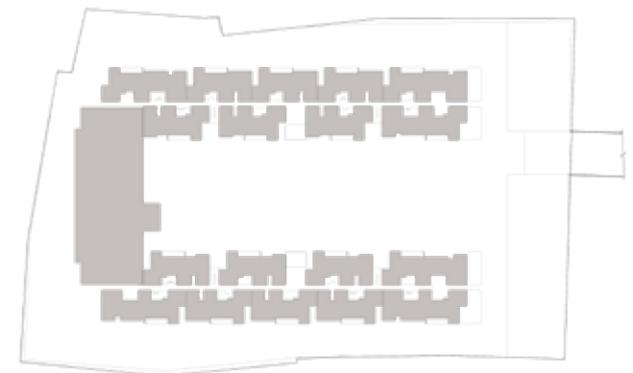
KEY PLAN



TYPICAL FLOOR PLAN - 3RD - 6TH



TYPICAL FLOOR PLAN (3RD-6TH)



KEY PLAN



TYPICAL FLOOR PLAN - 7TH - 8TH

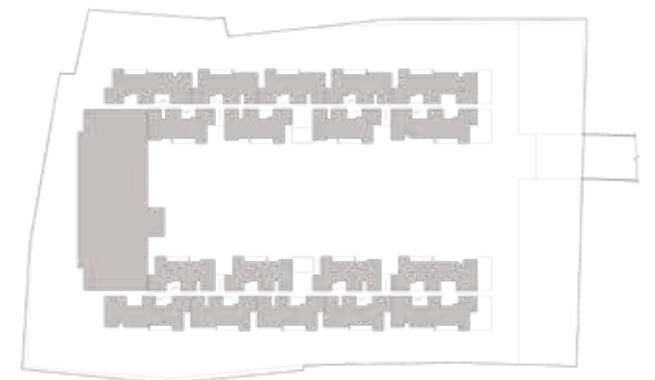


OUTDOOR AMENITIES

- 40. Meditation deck
- 41. Sky garden



TYPICAL FLOOR PLAN (7TH-8TH)



KEY PLAN



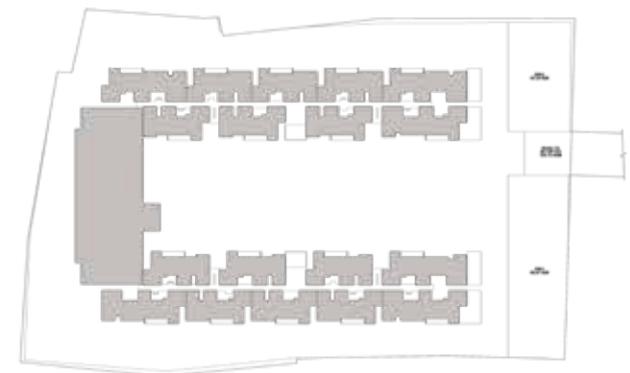
TERRACE FLOOR PLAN



OUTDOOR AMENITIES
43. Rooftop party corners



TERRACE FLOOR PLAN



KEY PLAN





3 BHK UNIT PLANS

3 BHK

A104 - A804, A105 - A805 & A106 - A-806

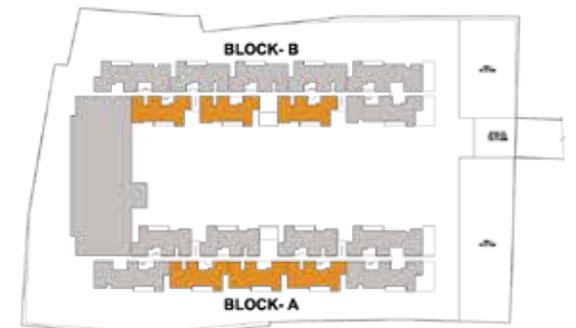
B201 - B601, B202 - B802 & B209 - B609



UNIT -A104-A804,A105-A805 & A106-A806
B201-B601,B202-B802 & B209-B609

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
A104-A804,A105-A805 & A106-A806 B201-B601,B202-B802 & B209-B609	3BHK+3T	1258	103	1361	1962 1974	-



KEY PLAN

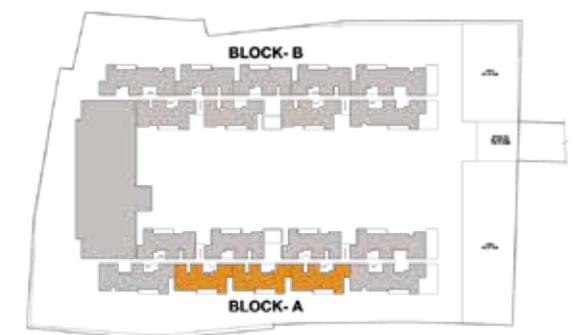
3 BHK
AG04, AG05 & AG06



UNIT - AG04,AG05 & AG06

GROUND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG04,AG05 & AG06	3BHK+3T	1258	103	1361	1962	412



KEY PLAN

3 BHK

B104 - B804, B105 - B805 & B106 - B806

A201 - A601, A208 - A808 & A209 - A609



UNIT - B104-B804, B105-B805 & B106-B806
A201-A601, A208-A808 & A209-A609

ENTRY

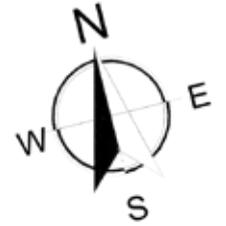
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
B104-B804, B105-B805 & B106-B806 A201-A601, A208-A808 & A209-A609	3BHK+3T	1282	103	1385	1995, 1995 & 1994 2007, 2007 & 2007	-

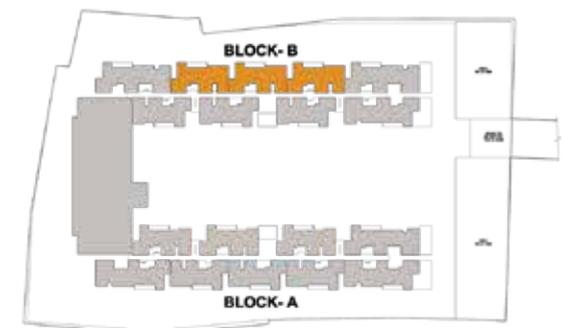


KEY PLAN

3 BHK
BG04, BG05 & BG06



UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG04, BG05 & BG06	3BHK+3T	1282	103	1385	1995, 1995 & 1994	412



KEY PLAN

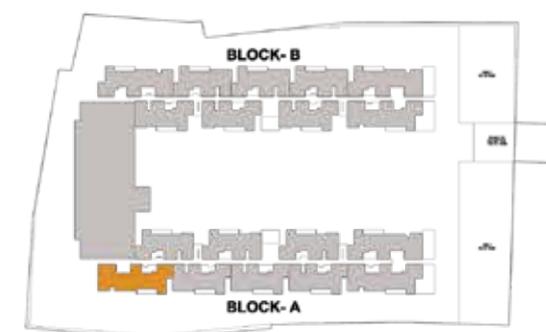
3 BHK
AG07



UNIT - AG07

GROUND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG07	3BHK+3T	1370	103	1473	2169	451



KEY PLAN

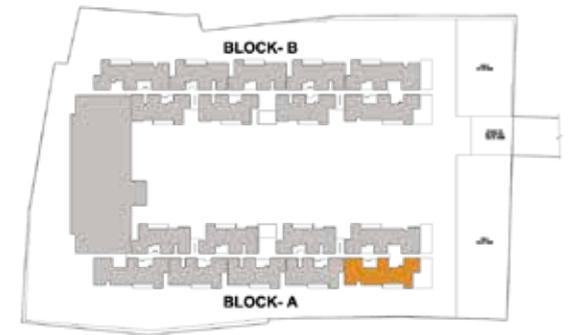
3 BHK
AG03



UNIT - AG03

GROUND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG03	3BHK+3T	1383	103	1486	2187	460



KEY PLAN

3 BHK
BG03

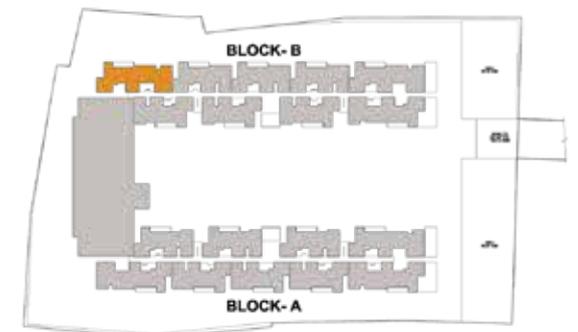


UNIT - BG03

ENTRY

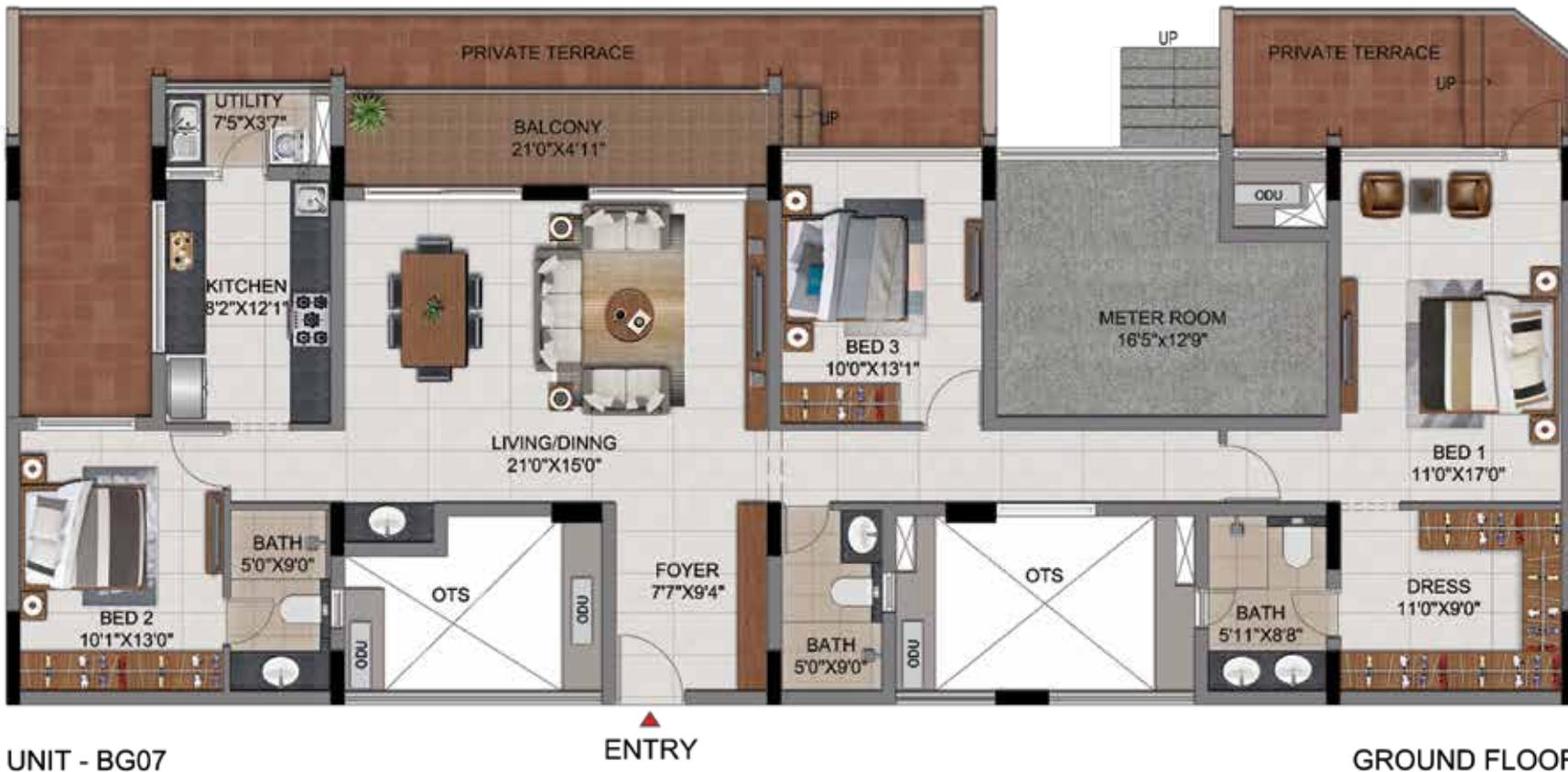
GROUND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG03	3BHK+3T	1399	103	1502	2207	458



KEY PLAN

3 BHK
BG07

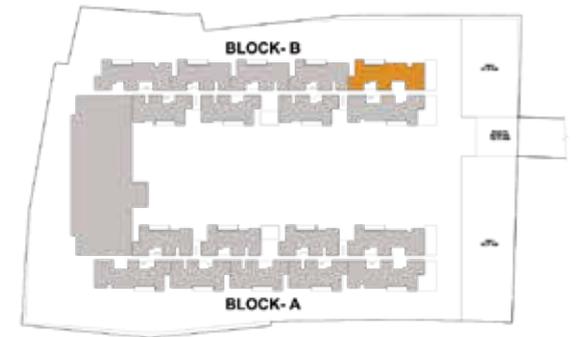


UNIT - BG07

ENTRY

GROUND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG07	3BHK+3T	1399	103	1502	2225	453



KEY PLAN



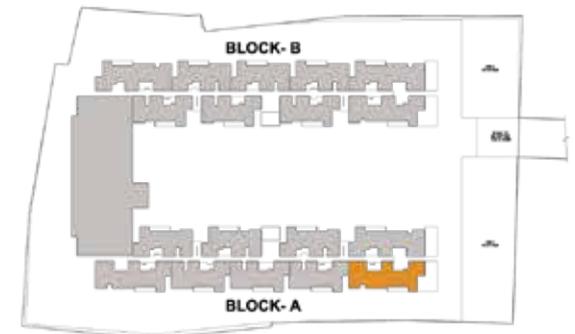
4 BHK UNIT PLANS



UNIT - A103

FIRST FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
A103	4BHK+4T	1583	103	1686	2433	509



KEY PLAN

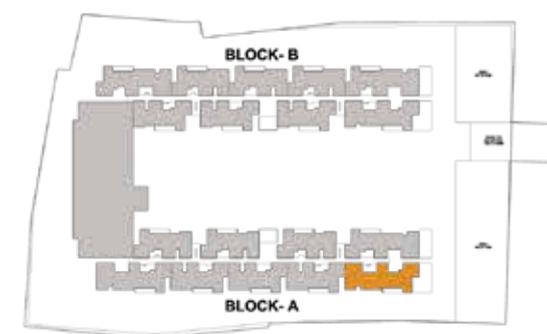
4 BHK
A203 - A803



UNIT - A203-A803

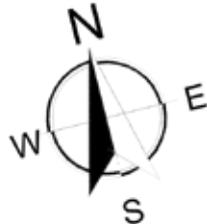
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
A203 - A803	4BHK+4T	1583	103	1686	2433	-



KEY PLAN

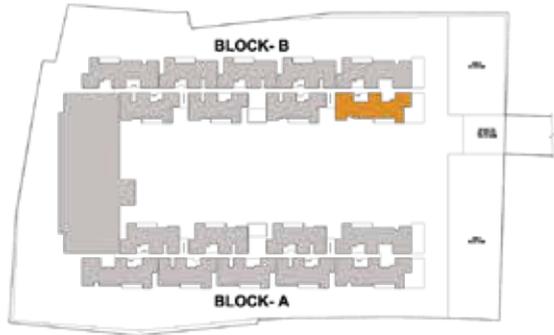
4 BHK
B208 - B808



UNIT - B208-B808

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
B208-B808	4BHK+4T	1583	103	1686	2438	-



KEY PLAN

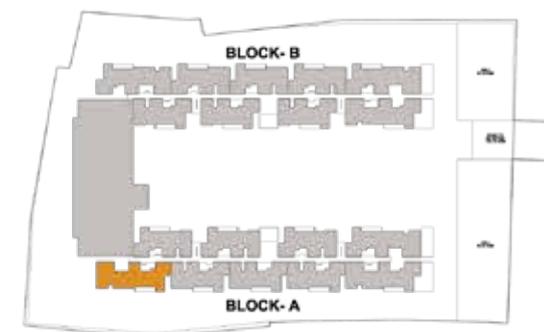
4 BHK
A107 - A807



UNIT - A107-A807

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
A107 - A807	4BHK+4T	1583	103	1686	2450	-



KEY PLAN

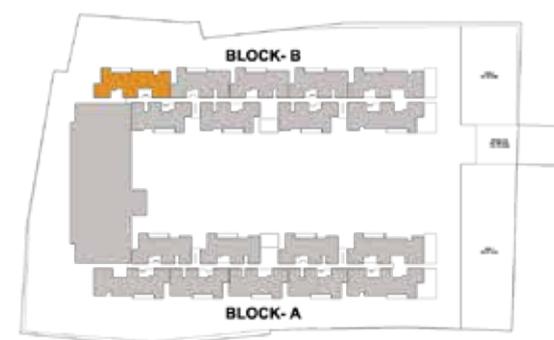
4 BHK
B103 - B803



UNIT - B103-B803

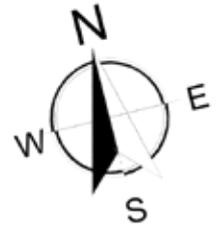
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
B103 - B803	4BHK+4T	1612	103	1715	2470	-



KEY PLAN

4 BHK
B107

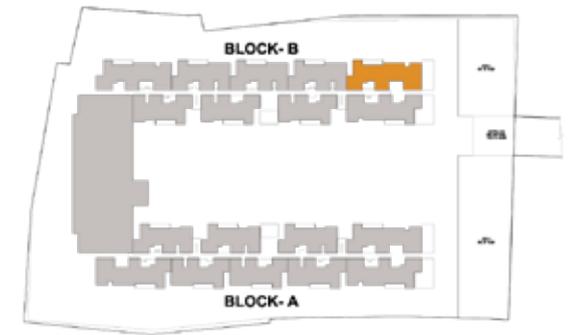


UNIT - B107

ENTRY

FIRST FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
B107	4BHK+4T	1612	103	1715	2488	391



KEY PLAN

4 BHK
B207 - B807

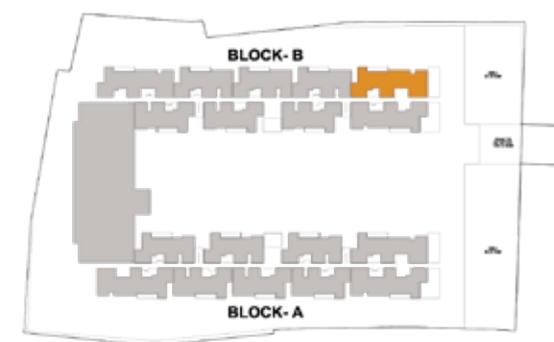


UNIT - B207-B807

ENTRY

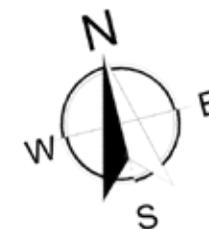
TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
B207 - B807	4BHK+4T	1612	103	1715	2488	-



KEY PLAN

4 BHK
A202 - A802

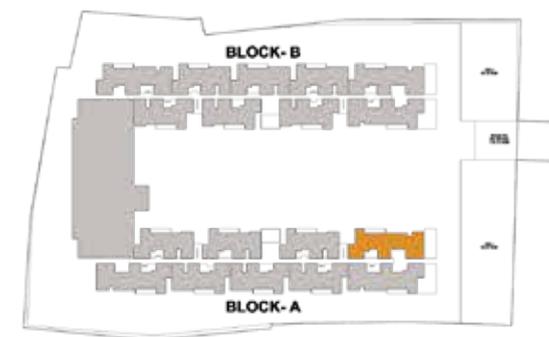


UNIT - A202-A802

ENTRY

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
A202-A802	4BHK+4T	1612	103	1715	2495	-



KEY PLAN



5 BHK UNIT PLANS

5 BHK
AG01, AG08 & AG09



(DUPLEX UPPER LEVEL)

FIRST FLOOR



UNIT - AG01, AG08 & AG09
(DUPLEX LOWER LEVEL)

ENTRY

GROUND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG01, AG08 & AG09	5BHK+5T (DUPLEX)	2194	207	2401	3548	604



KEY PLAN

5 BHK
BG01, BG02 & BG09



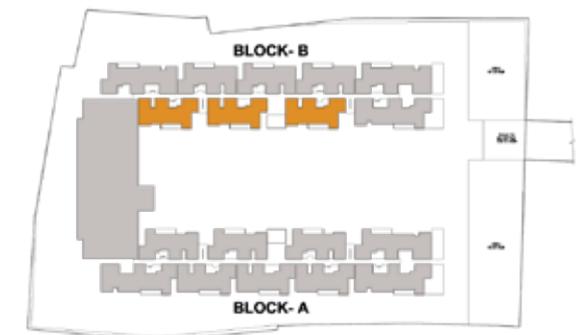
(DUPLEX UPPER LEVEL)

FIRST FLOOR



UNIT - BG01, BG02 & BG09
(DUPLEX LOWER LEVEL)

GROUND FLOOR



KEY PLAN

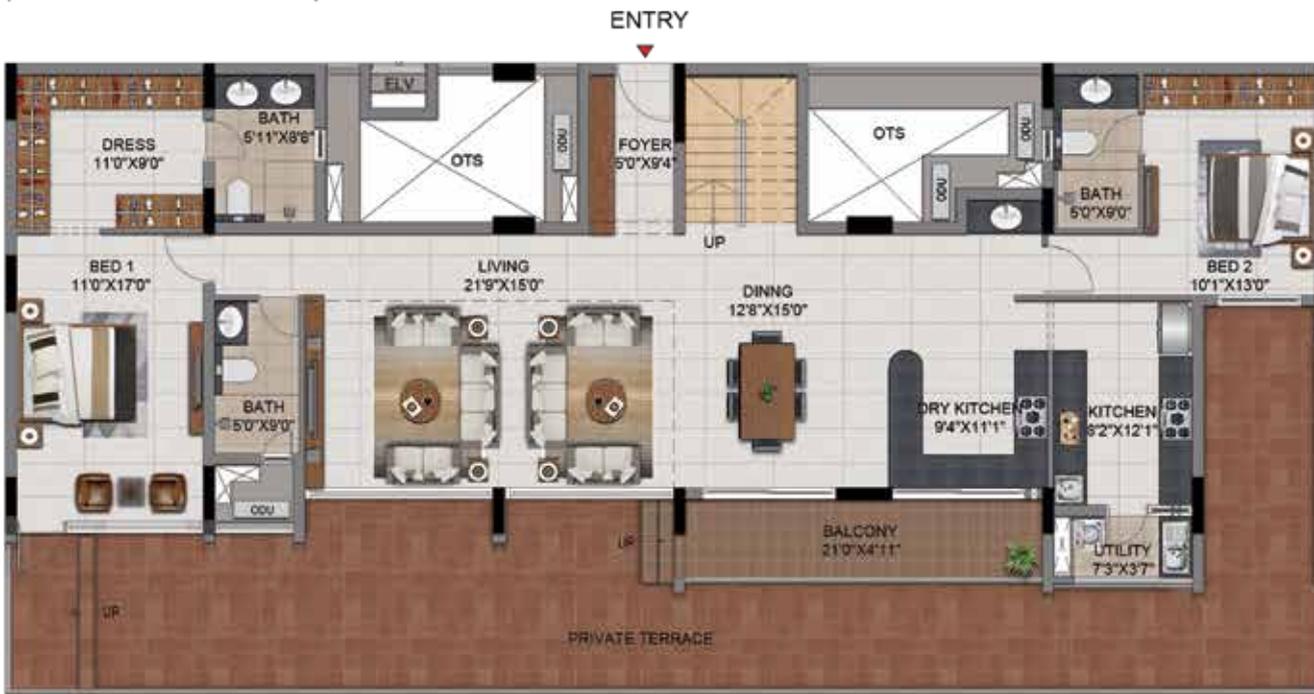
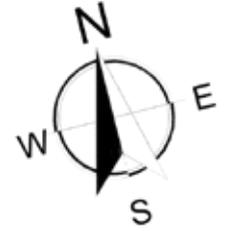
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG01, BG02 & BG09	5BHK+5T (DUPLEX)	2194	207	2401	3548	604

5 BHK
BG08



(DUPLEX UPPER LEVEL)

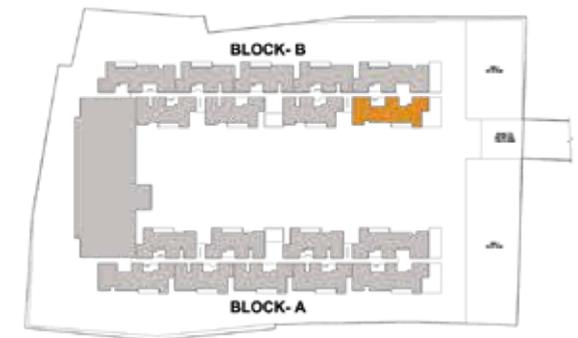
FIRST FLOOR



UNIT - BG08
(DUPLEX LOWER LEVEL)

GROUND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG08	5BHK+7T (DUPLEX)	2798	207	3005	4413	1301



KEY PLAN



(DUPLEX UPPER LEVEL)

FIRST FLOOR

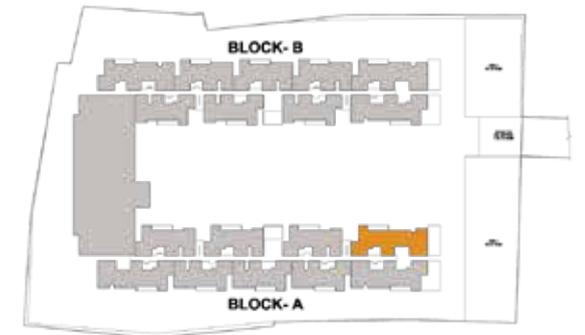


UNIT - AG02
(DUPLEX LOWER LEVEL)

ENTRY

GROUND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG02	5BHK+7T (DUPLEX)	2801	207	3008	4450	1183



KEY PLAN

SPECIFICATIONS

1. STRUCTURE

Structural System : RCC Framed Structure designed for seismic compliant (Zone 3)

Masonry : 200mm for external walls & 100mm for internal walls

Floor- Floor height (incl. slab) : Shall be maintained at 3000mm

ATT : Anti-termite treatment will be done

2. WALL FINISH

Internal walls : Foyer, Living, Dining, bedrooms, Kitchen, Utility & lobby finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Ceiling : Finished with 2 coat of putty, 1 coat of primer & 2 coats of emulsion

Exterior walls : Exterior faces of the building finished with 1 coat of primer & 2 coats of Emulsion paint with color as per architect design

Bathroom : Glazed ceramic Tile up to false ceiling height of size 450 x900mm & above false ceiling will be finished with 1 coat of primer

Kitchen walls : Engineered marble / Glazed Ceramic wall tile / equivalent for a height of 600mm above the counter top finished level

Toilet ceiling : Grid type false ceiling

3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Bedrooms & Kitchen: Vitrified tiles of size 600 x 1200mm

Bathroom : Anti-skid ceramic tiles of size 450 x 450mm

Balcony / Utility : Anti-skid ceramic tiles of size 600 x 600mm

Private open terrace (if applicable) : Floors with pressed tiles/ equivalent

4. KITCHEN & DINING

Kitchen : Platform will be finished with engineered marble / granite / equivalent slab of 600mm wide at height of 800mm from the finished floor level

Electrical point : For chimney & water purifier

CP fitting : Pull-out multi feature tap of American standard/ Kohler or equivalent

Sink : Single bowl Quartz sink without drain-board in the kitchen

Dining : Granite / equivalent finish counter with Counter top wash basin

5. UTILITY

CP fitting : Pillar cock of American standard/ Kohler or equivalent

Sink : Single bowl stainless steel sink with drain board of Nirali/ equivalent in the utility

Cloth drying line : Cloth drying provision is given in the Utility / Balcony.

6. BALCONY

Handrail : MS handrail as per architect's design

7. BATHROOMS

Sanitary fixture : American standard/ Kohler or equivalent

CP fittings : American standard/ Kohler or equivalent

Master bathroom : Wall mounted EWC with concealed cistern, Health faucet, 2 counter top wash basins with engineered marble / granite / equivalent finish, Single lever diverter with Rain Shower, hand shower, glass partition, designer grating, shower area flooring finished with engineered marble / granite / equivalent finish and ledge seating in shower area with tile / equivalent finish.

Other bathrooms : Wall mounted EWC with concealed cistern, Health faucet, Single lever diverter with overhead shower, counter wash basin with granite / equivalent finish & SS trap

8. JOINERY

Main door : Wide & fancy door of size 1050x2350mm of African teak wood door frame with double side veneer finish flush door with designer architrave.

Ironmongeries like Face recognition digital door lock of Hafele / equivalent tower bolts, door viewer, safety latch, door stopper in SS finish

Bedroom doors : Engineered door frame with double side laminated shutter of size (900x2100mm)

Ironmongeries like door lock of Godrej / equivalent locks, door stopper, door bush, tower bolt etc.



Bathroom doors : Engineered door frame with laminated shutter of size (750x2100mm) with water proofing resistant on inner side.
Ironmongeries like thumb turn of Godrej / equivalent locks, door bush etc.

WINDOWS

Windows : Aluminium powder coated windows with sliding shutter with toughened glass and MS railing wherever applicable

French doors : Aluminium powder coated frame and doors with toughened glass without grills

Ventilators : Aluminium powder coated frame of fixed / adjustable louvered with pinhead glass panes

9. ELECTRICAL POINTS

Power Supply : 3 PHASE power supply connection.

Safety device : MCB & ELCB (Earth leakage Circuit breaker).

Switches & sockets : Modular box & modular switches & Universal sockets of Legrand / Anchor Roma / Schneider / equivalent

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand / equivalent

TV : 3BHK & 4BHK - Point in Living, Bed 1 & Bed 2 provision in other bedrooms. 5BHK- Point in Living, Bed 1, Bed 2 & Bed 3 provision in other bedrooms

Telephone : Point in Living, Bed 1 & Bed 2

Data : Point in Living and Bed 1

Motion sensing light : Provided in Foyer

Mobile charging Pod : Wireless charger with speaker provided in Living & Bed-1

Bluetooth speaker : Speaker with Bluetooth facility - for kitchen

Split- air conditioner : Point will be provided in Living and all bedrooms

Exhaust fan : Point will be given in all bathrooms

Geyser : Geyser point will be provided in all toilets

Back-up : 1000W for 5 BHK and 800W for 3&4 BHK

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES:

1. **Lift :** Elevators of 13 passenger lifts will be provided as per requirement
2. **Back – up :** 100 % Power backup for common amenities such as lifts, Water pump, STP & selective common area lighting
3. **Name board :** Apartment owner name will be provided in the Lobby
4. **Lobby & Corridor flooring :** Ground Floor will have granite / equivalent & Typical Floor with tile flooring
5. **Staircase flooring :** Ground Floor will have granite / equivalent & Typical Floor with tile / Kota stone flooring
6. **Staircase handrail :** MS handrail with enamel paint in all floors
7. **Terrace floor :** Floors with pressed tile/ equivalent finish

OUTDOOR FEATURES:

1. **Water storage :** OHT and UG sump with WTP (Min. requirement as per water test report)
2. **Rain water harvest :** Rain water harvesting site
3. **STP :** Centralized Sewage Treatment plant
4. **Compound wall :** Building perimeter fenced by compound wall with entry gates for a height of 1800mm
5. **Landscape :** Suitable landscape at appropriate places in the project
6. **Driveway :** Convex mirror for safe turning in driveway

LOCATION MAP





LOCATION ADVANTAGES

DISTANCE FROM AIRPORT, RAILWAY STATION & BUS STAND

- Mogappair Bus Stop - 4 mins
- Thirumangalam Metro Station - 10 mins
- CMBT - 20 mins
- Chennai International Airport - 50 mins

DISTANCE FROM NEAREST HOSPITALS

- MMM Hospital, near Asha Forex India Pvt Ltd, J.J. Nagar - 7 mins
- Frontier Lifeline Hospital, Anna Nagar - 8 mins
- Chennai Hospital, Mogappair - 8 mins
- Apollo Hospital, Nerkundram - 9 mins
- Sundaram Medical Foundation, Anna Nagar - 15 mins

DISTANCE FROM NEAREST EDUCATIONAL INSTITUTIONS (SCHOOLS & COLLEGES)

- MMM College of Nursing, Mogappair - 3 mins
- Velammal School, Mogappair - 4 mins
- DAV Matriculation, Mogappair - 5 mins
- Mar Gregorios CBSE, Mogappair West - 5 mins
- Dr. M.G.R. University, Maduravoyal - 7 mins
- St. Thomas College, Koyambedu - 10 mins
- Kendriya Vidyalaya, Anna Nagar - 12 mins
- SBOA School, Anna Nagar - 15 mins
- Anna Adarsh College for Women - 18 mins
- Valliammal College for Women, Anna Nagar - 20 mins
- Loyola College, Nungambakkam - 25 mins

DISTANCE FROM NEARBY CORPORATES

- Indiabulls, Ayanambakkam - 18 mins
- Multinational companies such as Ambit IT Park, HCL, Sutherland and Tech Mahindra are located in this area
- The availability of small parks, educational institutions, hospitals, banks and superstores prove it is a well developed residential area in this part of the city



PAYMENT PATTERN

Booking Advance	10%
Agreement Stage	40%
Commencement of Foundation	10%
Commencement of Basement Roof	7.5%
Commencement of Ground Floor Roof	7.5%
Commencement of 1st Floor Roof	5%
Commencement of 3rd Floor Roof	5%
Commencement of 5th Floor Roof	5%
Commencement of 8th Floor Roof	5%
On Completion of Flooring Respective Unit	2.5%
Handing Over	2.5%

AWARDS

-  Best Residential Project (South India) 2018 - 2019
Casagrando Crescendo CNBC Awaaz Real Estate Awards
-  Best TV Commercial Casagrando 'Superior Homes Assured'
IndIAA Regional (Tamil) Awards
-  Largest Project of the Year - 2018
Casagrando Luxus TOI
-  Best Affordable Housing Project of the Year
Casagrando NexTown CMO Global
-  Excellence in Delivery - 2018
ET Now
-  Developer of the Year 2018-2019
Realty Fact & Quickr
-  Distinguished Design Awards 2017
Casagrando ECR14
-  CSR Initiative of the Year - 2018
ET Now
-  Luxury Villa Project of the Year – South Region
Casagrando Esmeralda 11th Estate Annual Awards
-  Best Affordable Housing Project of the Year - ROTN
Casagrando NexTown RESA
-  Best Luxury Residential Project of the Year
Casagrando ECR14 Signature Zee Business National Real Estate Leadership Congress and Awards 2019
-  Luxury Project of the Year - 2015-16
Casagrando Aldea Realty Fact



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