

CASAGRAN 
building aspirations

The heart of
Serenity

CASAGRAN 
SERENO
Thalambur





Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last sixteen years, we have developed over 22 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 18,250 happy families across 110+ landmark properties stand testimony to our commitment.

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



Tranquillity



CASAGRAN SERENO

Ottiyambakkam

Ever wanted a home that is the definition of serenity and at the heart of a bustling locality? This is precisely what Casagrand Sereno is - a home that feels like a breath of fresh air with everything you need at a stone's throw away. Step into a world of tranquillity that's well-connected, brilliantly designed and facilitated with every form of luxury.

Salient Features

- 260 lifestyle apartments on a sprawling 4.52 acres at Ottiyambakkam, OMR
- Stilt + 4 design structure
- Exclusive 2 & 3 BHK apartment community
- Planned to accommodate abundant light & ventilation
- Vaastu compliant
- Amenities include a gym, swimming pool, video games room, AV room and many more
- Located close to IT & ITES companies, hospitals, schools & colleges





Landscape view



Kids' play area



Swimming pool view





AMENITIES

1. Swimming pool
2. Toddlers' pool (a part of the swimming pool)
3. Gym
4. Multipurpose hall
5. Indoor kids' play area
6. Learning centre – Arts / Music
7. AV room
8. Convenio
9. Indoor games – T.T / Snooker, Foosball
10. Yoga / Dance room
11. Video games room
12. Association room
13. Outdoor kids' play area
14. Trampoline
15. Hopscotch
16. Bus bay at the entrance for school kids
17. Outdoor meditation area
18. Jogging track
19. Landscape seating area
20. Multipurpose play area
21. Apartment security & visitor management system

PRODUCT SUPERIORITY





Premium community design

- Casagrand Sereno has been designed to build a community with activity-driven open spaces and open spaces for social interactions
- Overall, about 65% lush greenery remains, as it is designed to be in harmony with the environment
- A lot of open spaces are provided in the community, with playgrounds in the OSR, at the entrance
- Apart from these activities, it also provides a lot of green space for the community, and has seating arrangements to enjoy the evening



Kids friendly community

Spaces and facilities designed for kids include:

- Learning center
- Indoor play area
- Indoor games (TT / Snooker, Foosball)
- Video games room
- Outdoor play area
- Toddlers' pool
- Multipurpose play area



Vaastu compliant

Conscious efforts have been taken during design phase to have most of the units Vaastu compliant, and the following have achieved:

- Maximum units with SW bedrooms
- Minimum units with north facing headboards
- Minimum units with SW entrance
- Minimum units with NE, SW toilets and kitchen



Premium specifications

Casagrand Sereno comes with premium specifications like:

- Jaquar sanitary & CP fittings
- 8-passenger lifts
- Power backup for every individual unit



Wide internal roads

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



Ventilation

Utmost importance is given to ventilation of all habitable spaces; every internal and external space is well-ventilated, so one can always get fresh air in the spaces



Secured community

- Controlled entry and exit into the community, with security cabins located at the entrance
- Beam sensors along the compound wall which will act as a burglar alarm for any intrusion through these walls



No dead space

- Internal spaces have been designed with zero dead space
- All the external spaces have been well-utilized, with proper allocation of car parks and meter rooms for various purposes



Efficiency of plans

Efficiency of plans has been given main importance during the design phase, and this has helped in keeping common areas to only 19.75% from saleable area to plinth



Interior planning

Interior detailing for each apartment is done to help customer furnish the house as per plans shown in the brochure which includes:

- Defined wardrobe locations for every unit
- TV position for every unit
- Bed location with side tables
- Apt electrical layout



Wardrobe niches

Most bedrooms have been designed to have a wardrobe niche, so that the wardrobe does not waste space in the bedroom which ensures more space for furnishing



Privacy for bedrooms

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



No apartment doors face each other

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



Bedrooms and balconies planning

- All bedrooms and balconies are planned in such a way that they look outside, making sure every bedroom enjoys good views and ventilation
- None of the bedrooms and balconies look into small cutouts or non-ventilated spaces



Well-planned ODU locations

Thoughtfully planned and created spaces for placing ODUs of ACs, so that the area is accessible for service but no ACs will be seen on the building façade, as they will be hidden within the ODU spaces, which can be referred in any plan



Well-lit and well-ventilated corridors

All the corridors are well-lit and well-ventilated from either ends or from intermediate cutouts, so there will be no requirement to light corridors during the day



All balconies are 5 feet in size, which can be furnished and used for enjoying the evenings



The community is well-equipped with recreational activity spaces and amenities. It has 21 amenities to ensure a healthy lifestyle after a tiring day





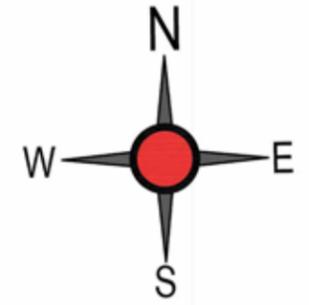






SITE PLAN &
TYPICAL FLOOR
PLANS

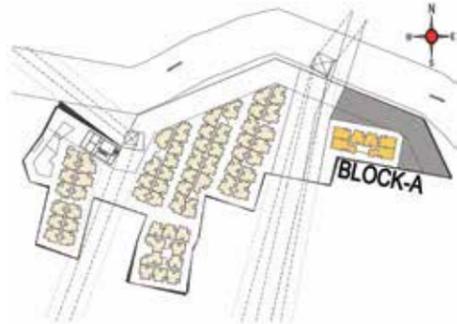
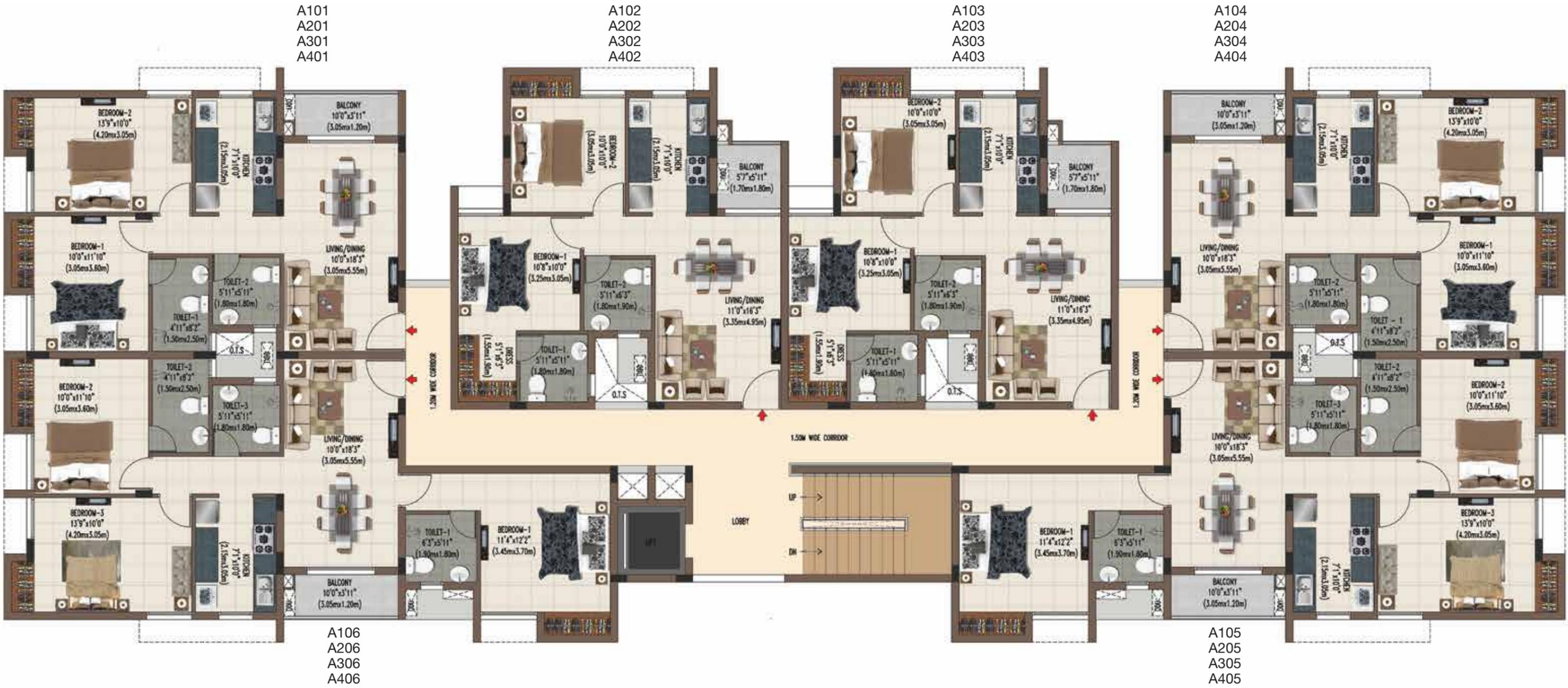
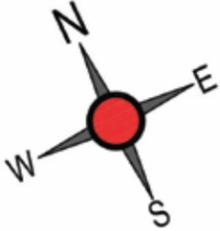
SITE PLAN



Legends

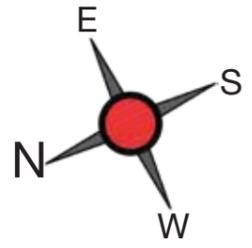
1. Swimming pool
2. Toddler's pool (as a part of the swimming pool)
3. Outdoor kids' play area
4. Trampoline
5. Hopscotch
6. Bus bay at the entrance for school kids
7. Outdoor meditation area
8. Jogging / Walking track
9. Landscape seating area
10. Multipurpose play area

**BLOCK A
TYPICAL FLOOR**



KEYPLAN - BLOCK A

BLOCK B
TYPICAL FLOOR 1ST, 2ND, 3RD, 4TH



B114
 B214
 B314
 B414

B113
 B213
 B313
 B413

B112
 B212
 B312
 B412

B111
 B211
 B311
 B411

B110
 B210
 B310
 B410

B109
 B209
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 B409

B108
 B208
 B308
 B408

B101
 B201
 B301
 B401

B102
 B202
 B302
 B402

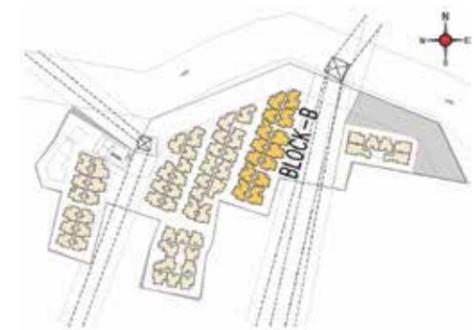
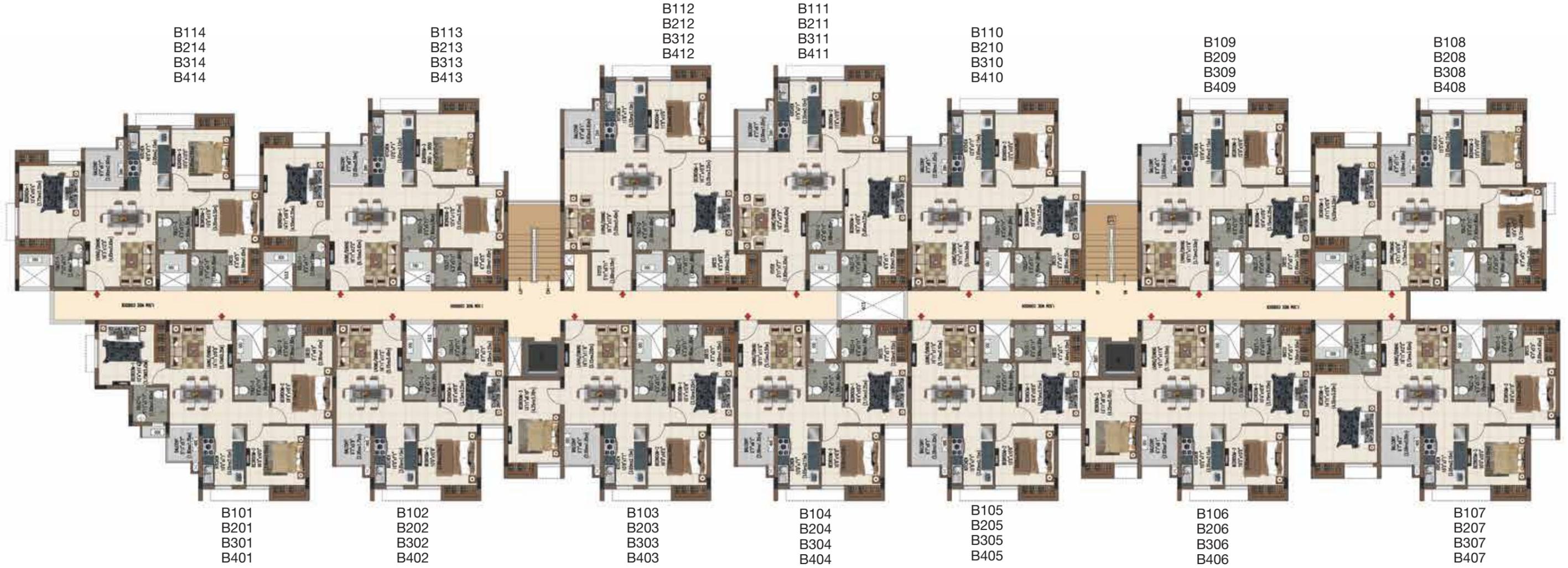
B103
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 B303
 B403

B104
 B204
 B304
 B404

B105
 B205
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 B405

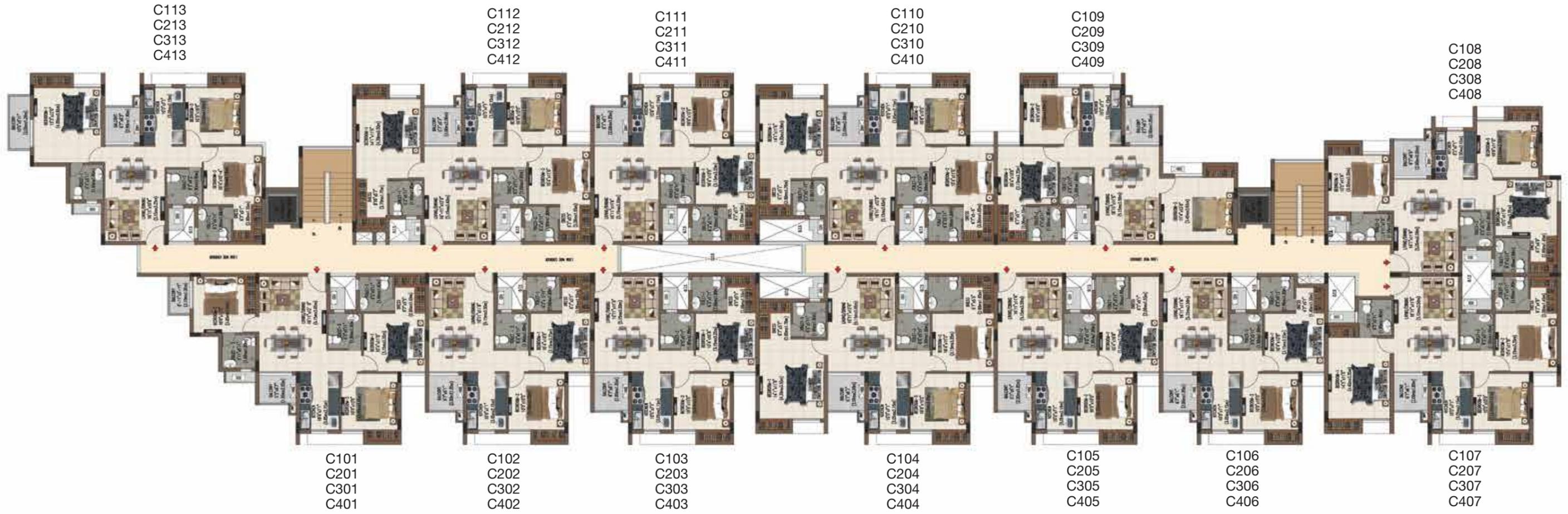
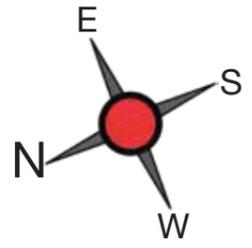
B106
 B206
 B306
 B406

B107
 B207
 B307
 B407



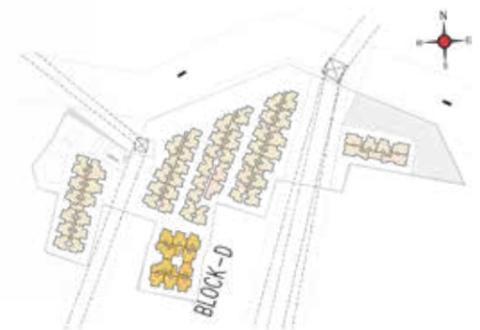
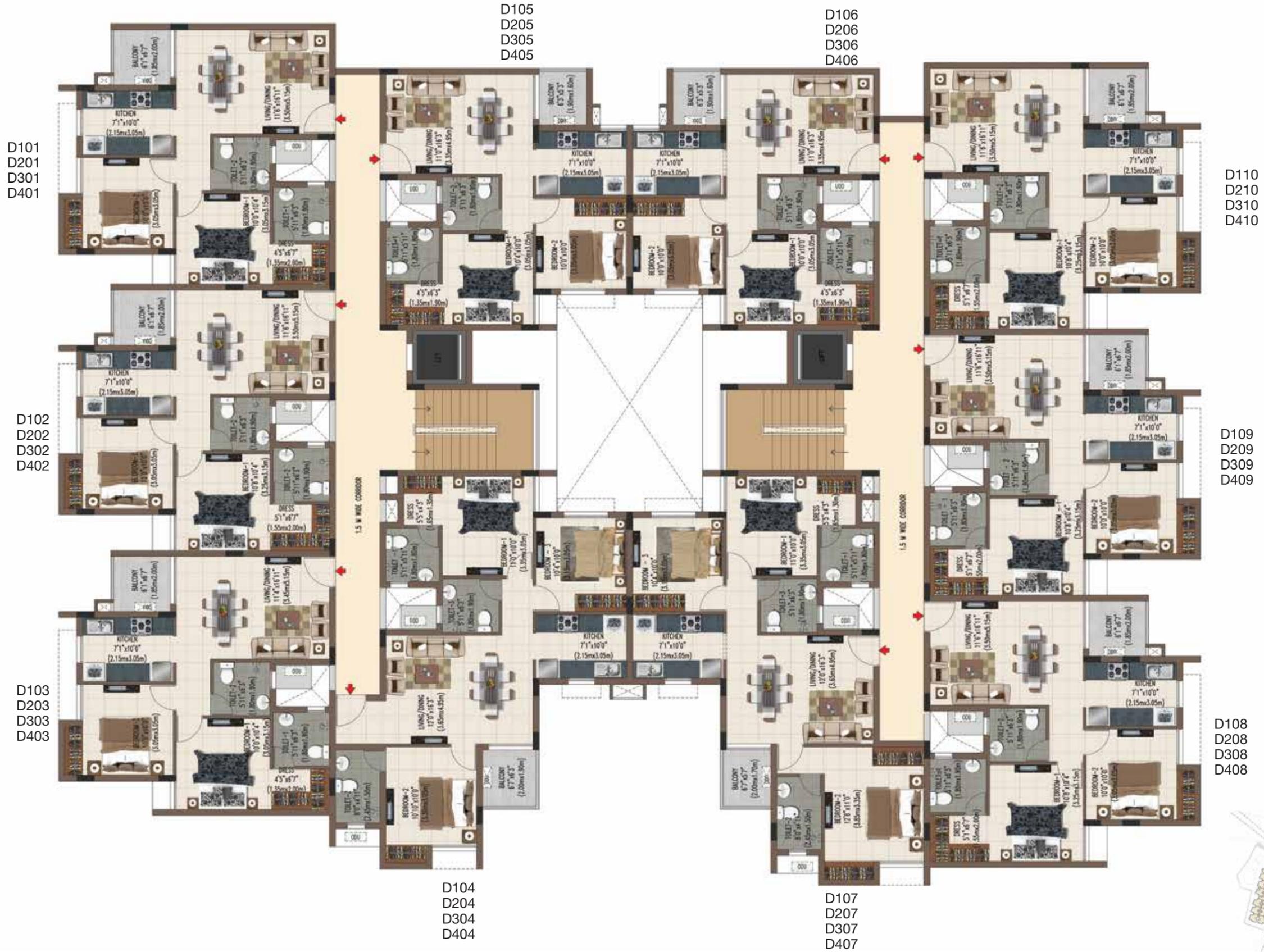
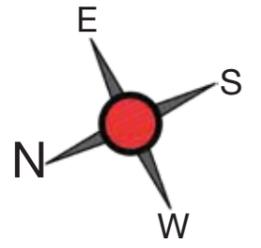
KEYPLAN - BLOCK B

BLOCK C
TYPICAL FLOOR 1ST, 2ND, 3RD, 4TH



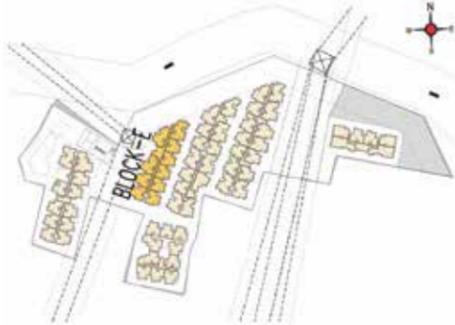
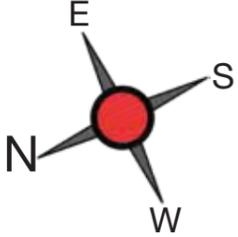
KEYPLAN - BLOCK C

BLOCK D
TYPICAL FLOOR 1ST, 2ND, 3RD, 4TH



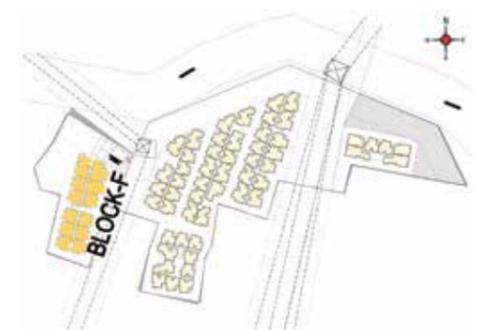
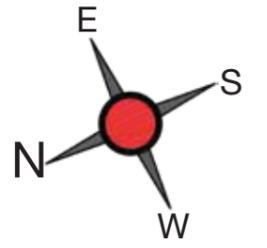
KEYPLAN - BLOCK D

BLOCK E
TYPICAL FLOOR 1ST, 2ND, 3RD, 4TH

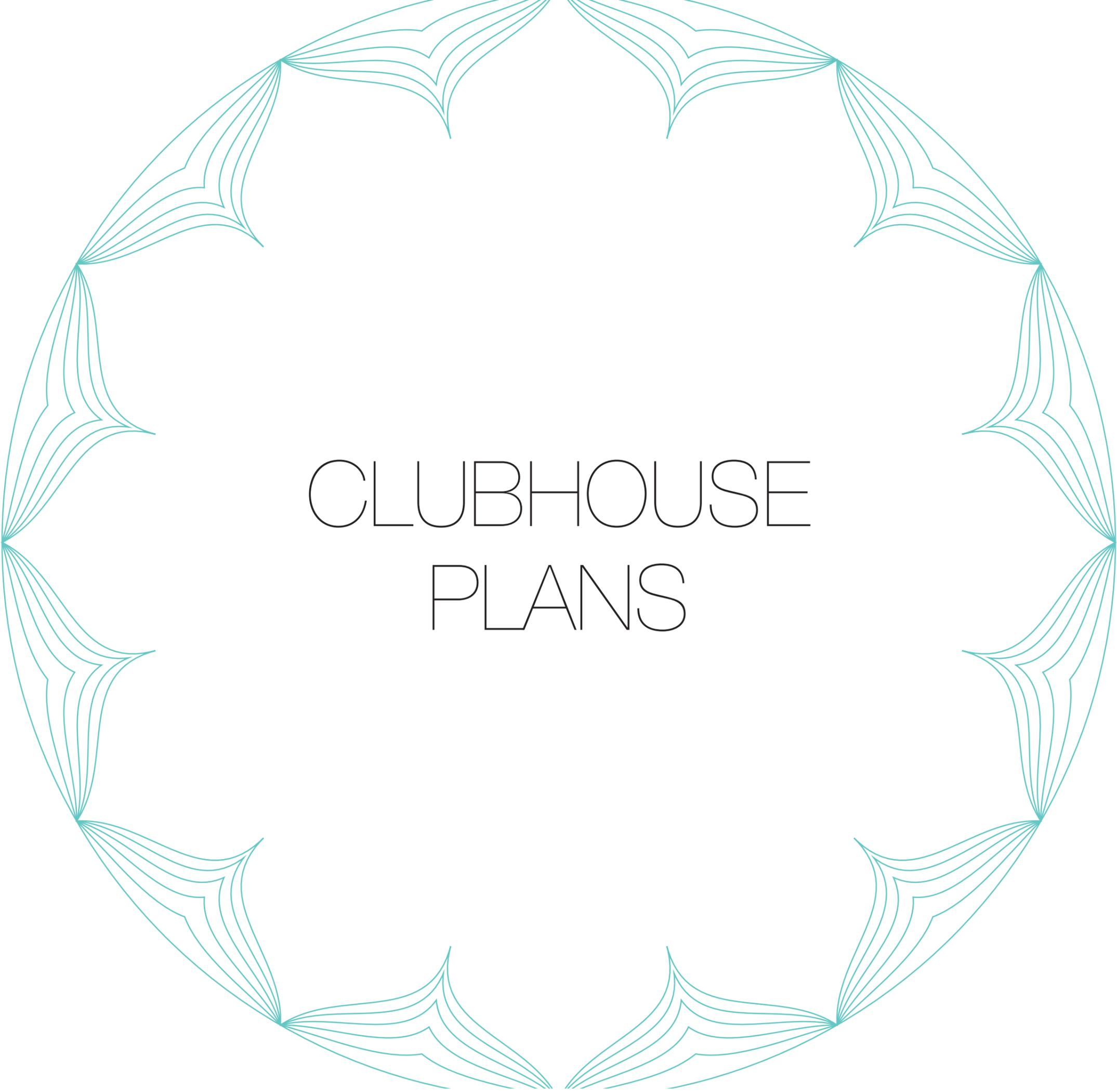


KEYPLAN - BLOCK E

BLOCK F TYPICAL FLOOR

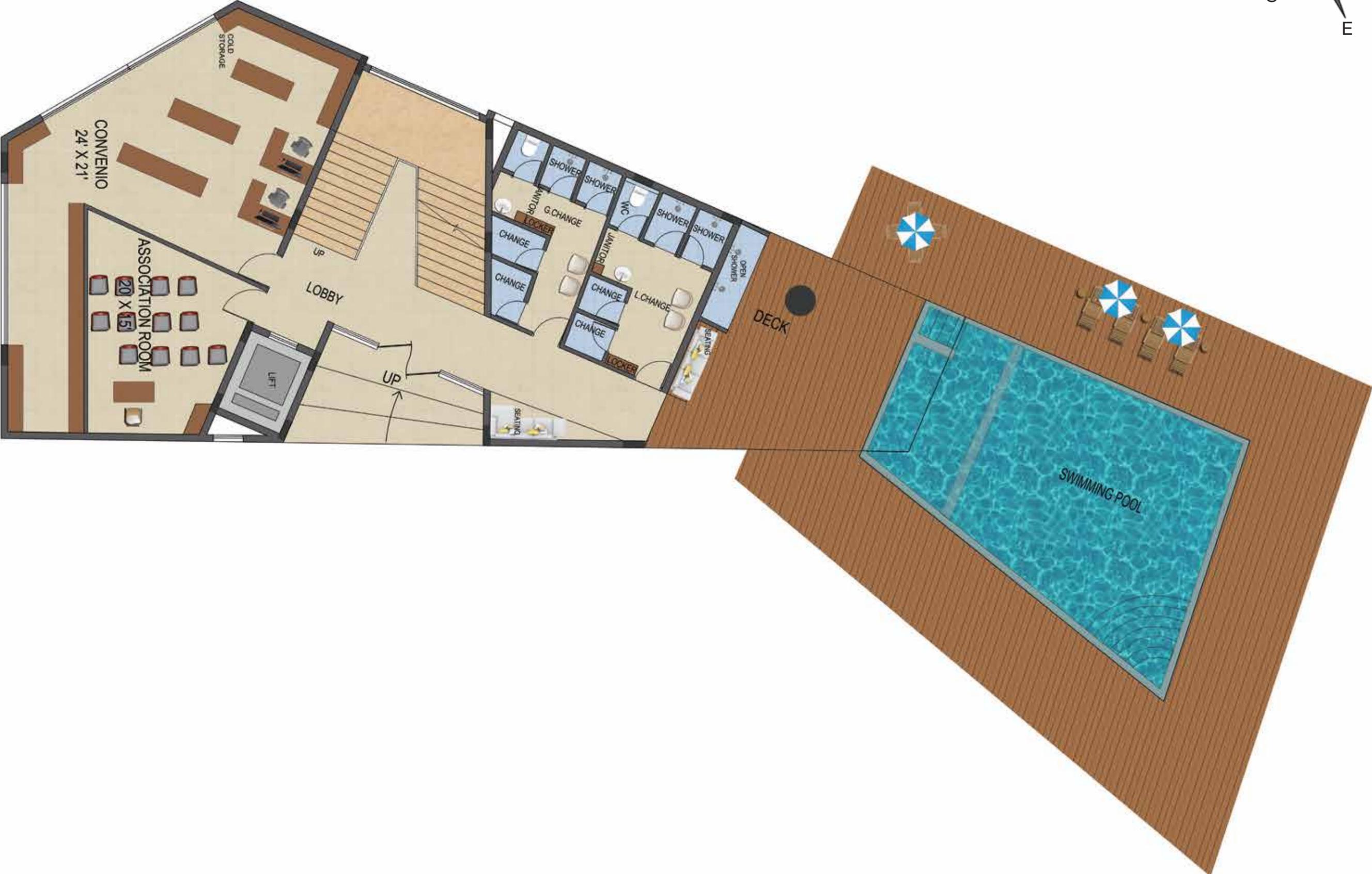
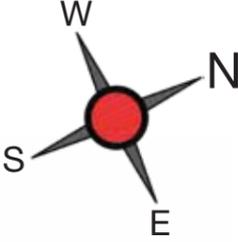


KEYPLAN - BLOCK F

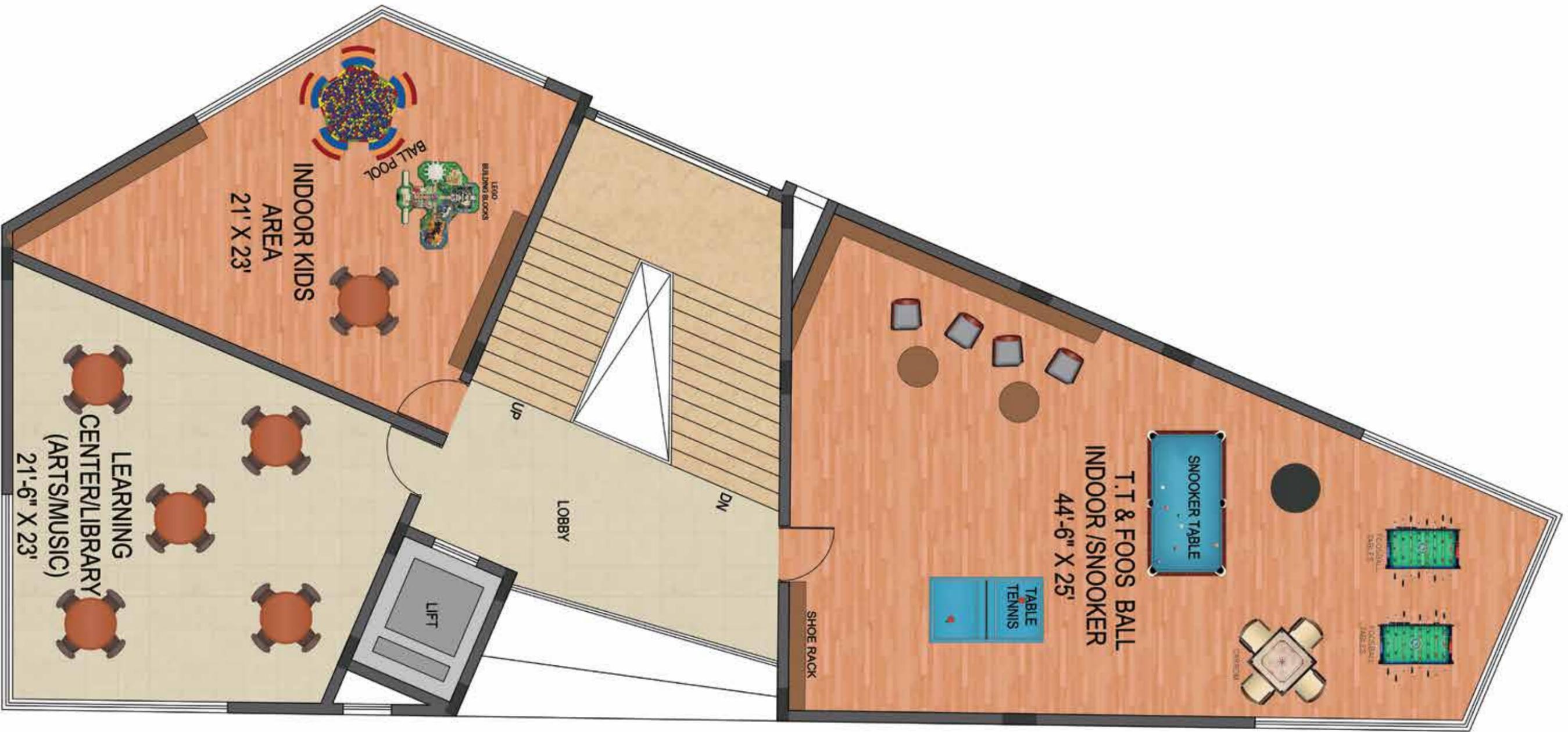
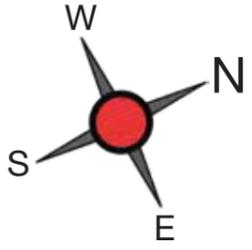


CLUBHOUSE
PLANS

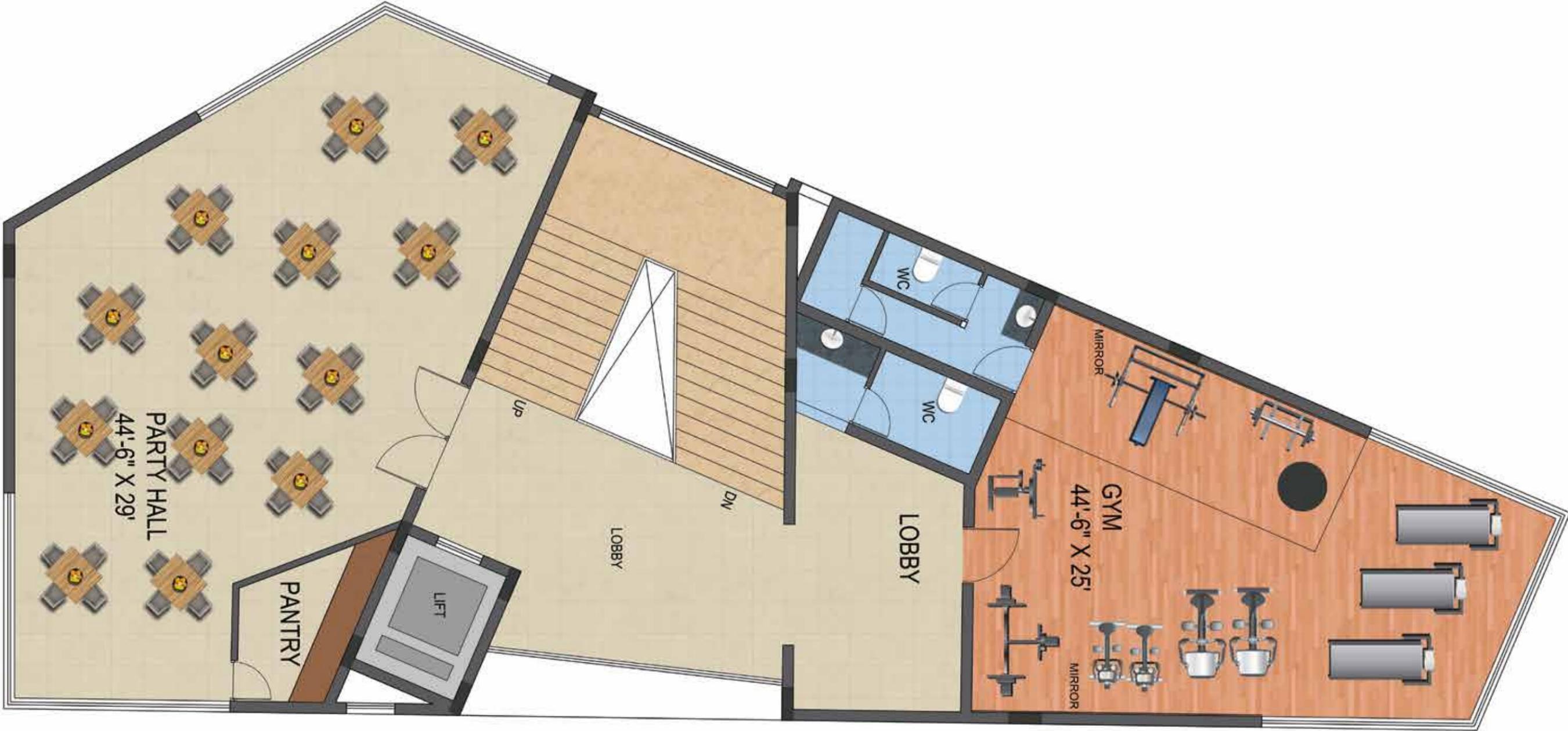
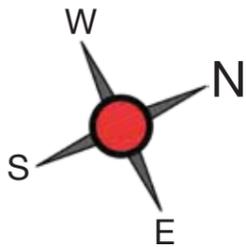
**CLUBHOUSE
GROUND FLOOR PLAN**



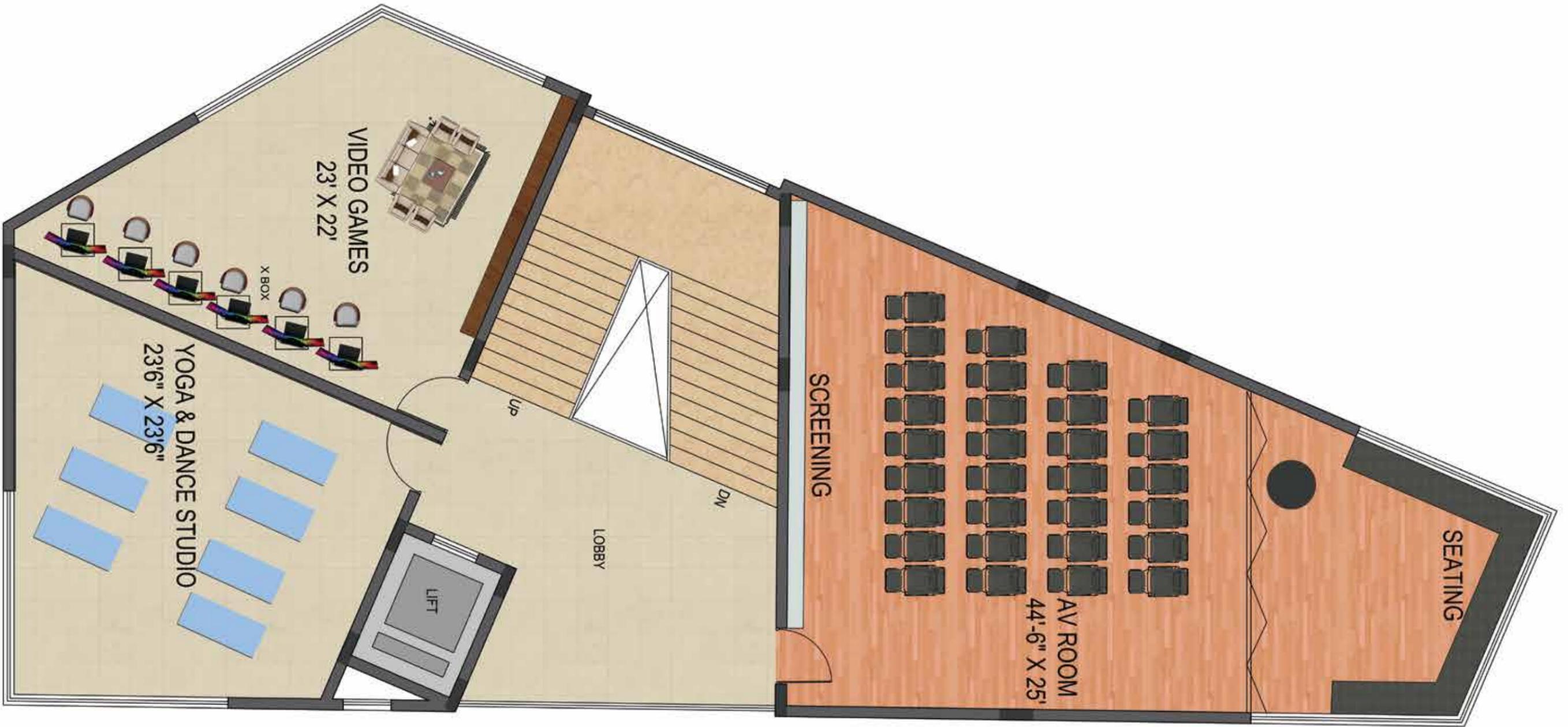
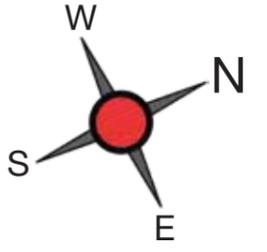
**CLUBHOUSE
1ST FLOOR PLAN**



**CLUBHOUSE
2ND FLOOR PLAN**



CLUBHOUSE
3RD FLOOR PLAN

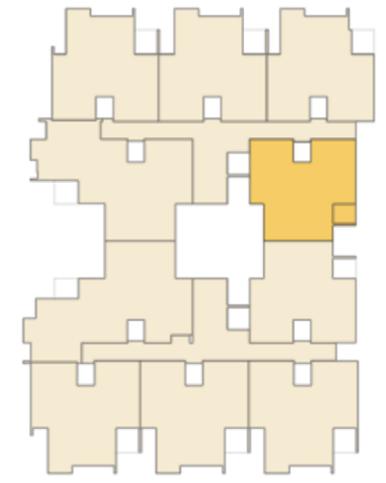
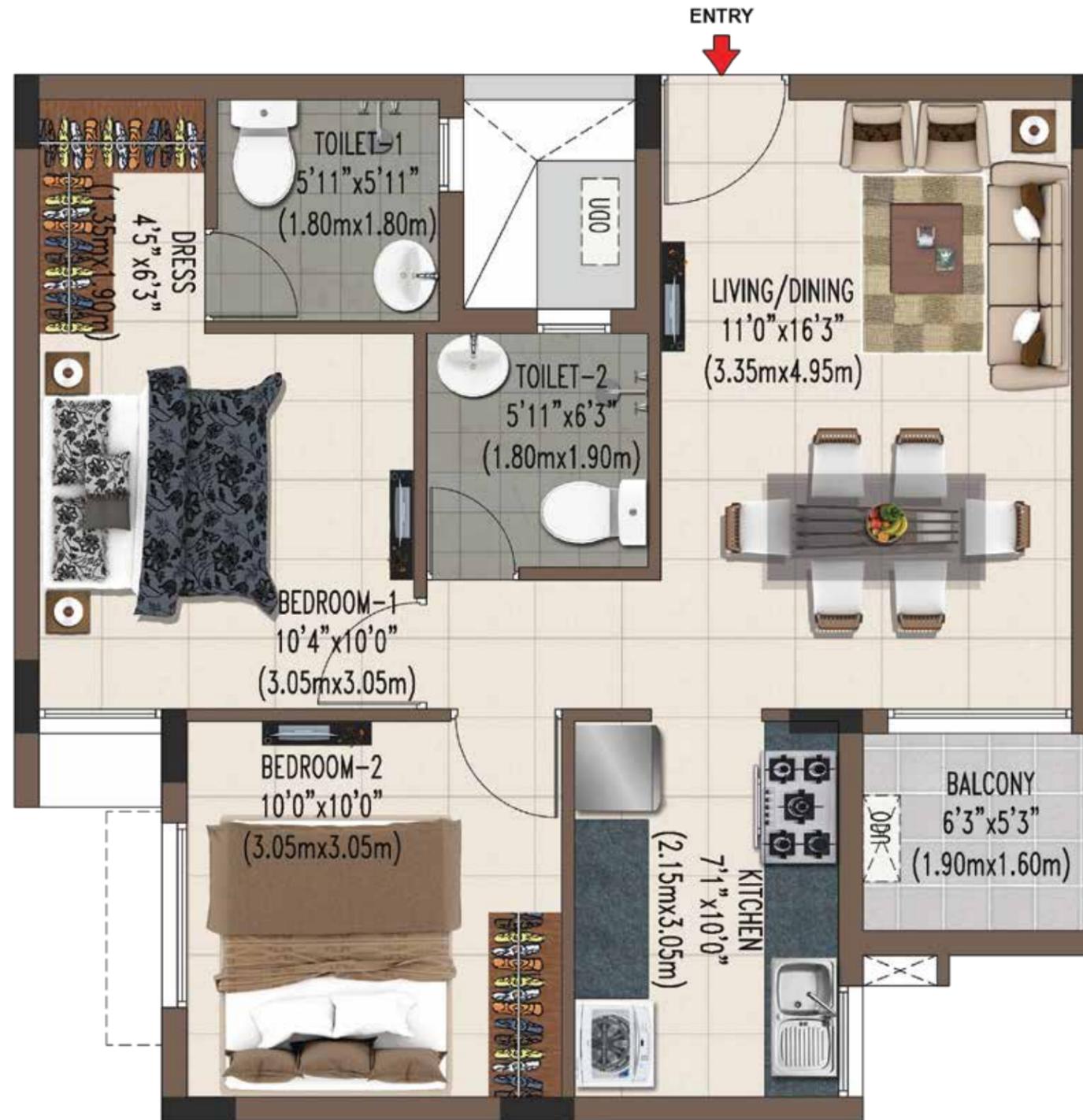
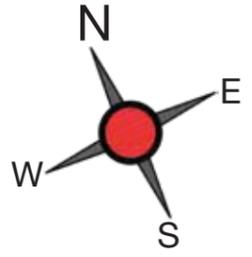


BLOCK D
TYPE - 2 BHK + 2T

Unit No. : D105, D205, D305, D405

Saleable Area : 890 sft

Carpet Area : 590 sft



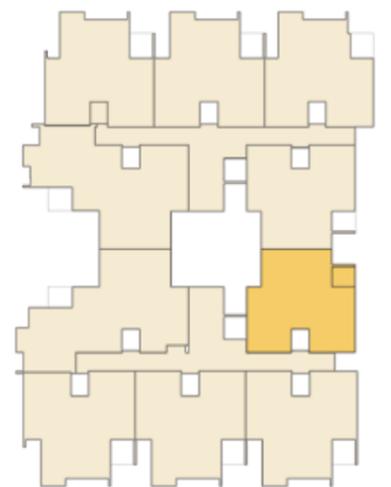
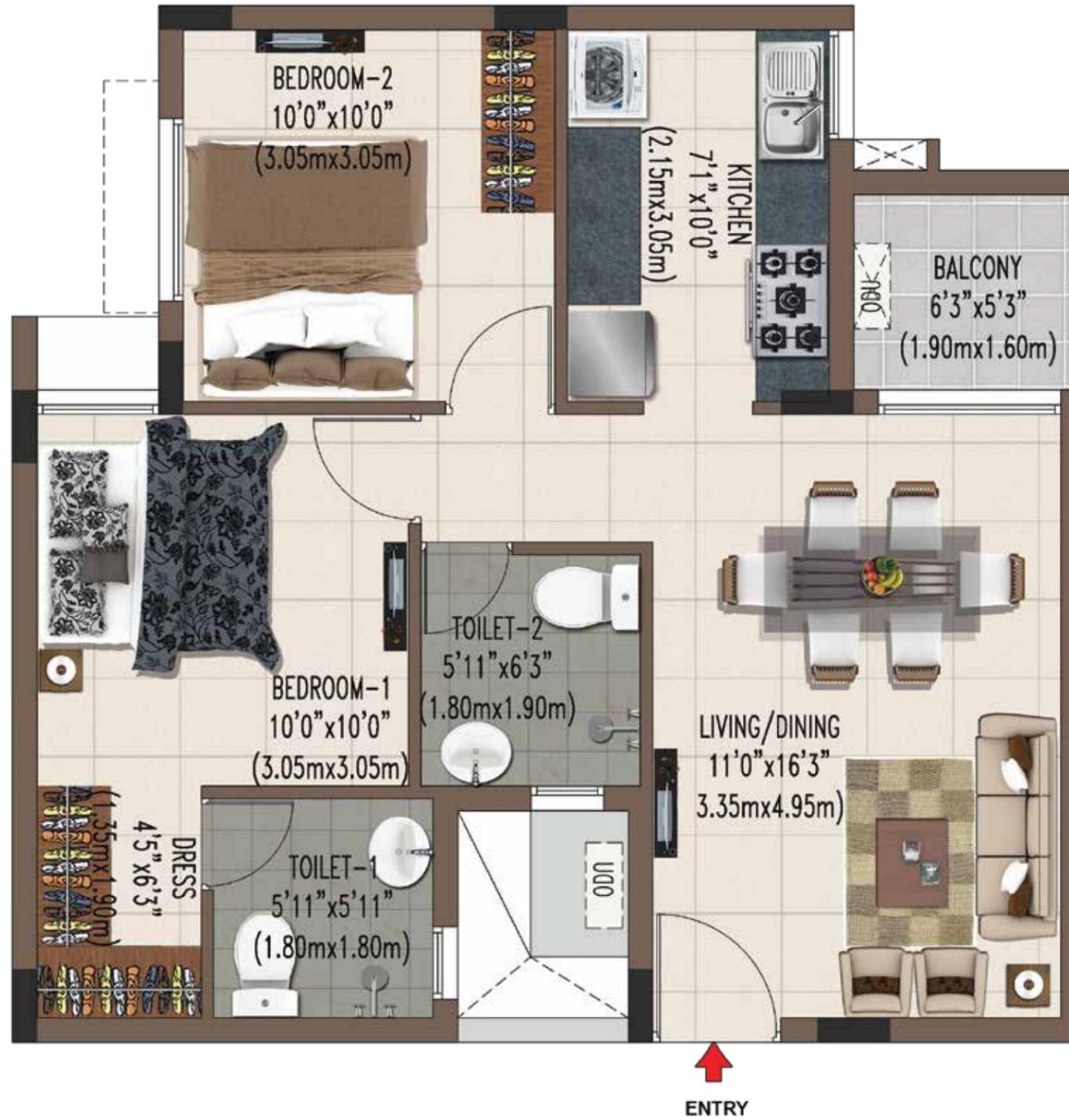
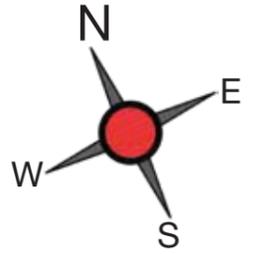
KEYPLAN - BLOCK D

BLOCK D
TYPE - 2 BHK + 2T

Unit No. : D106, D206, D306, D406

Saleable Area : 890 sft

Carpet Area : 590 sft



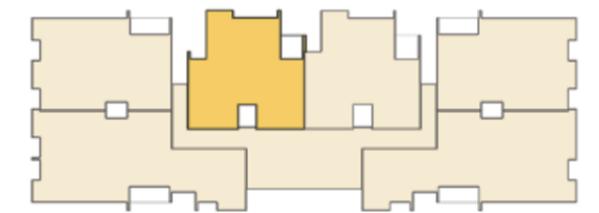
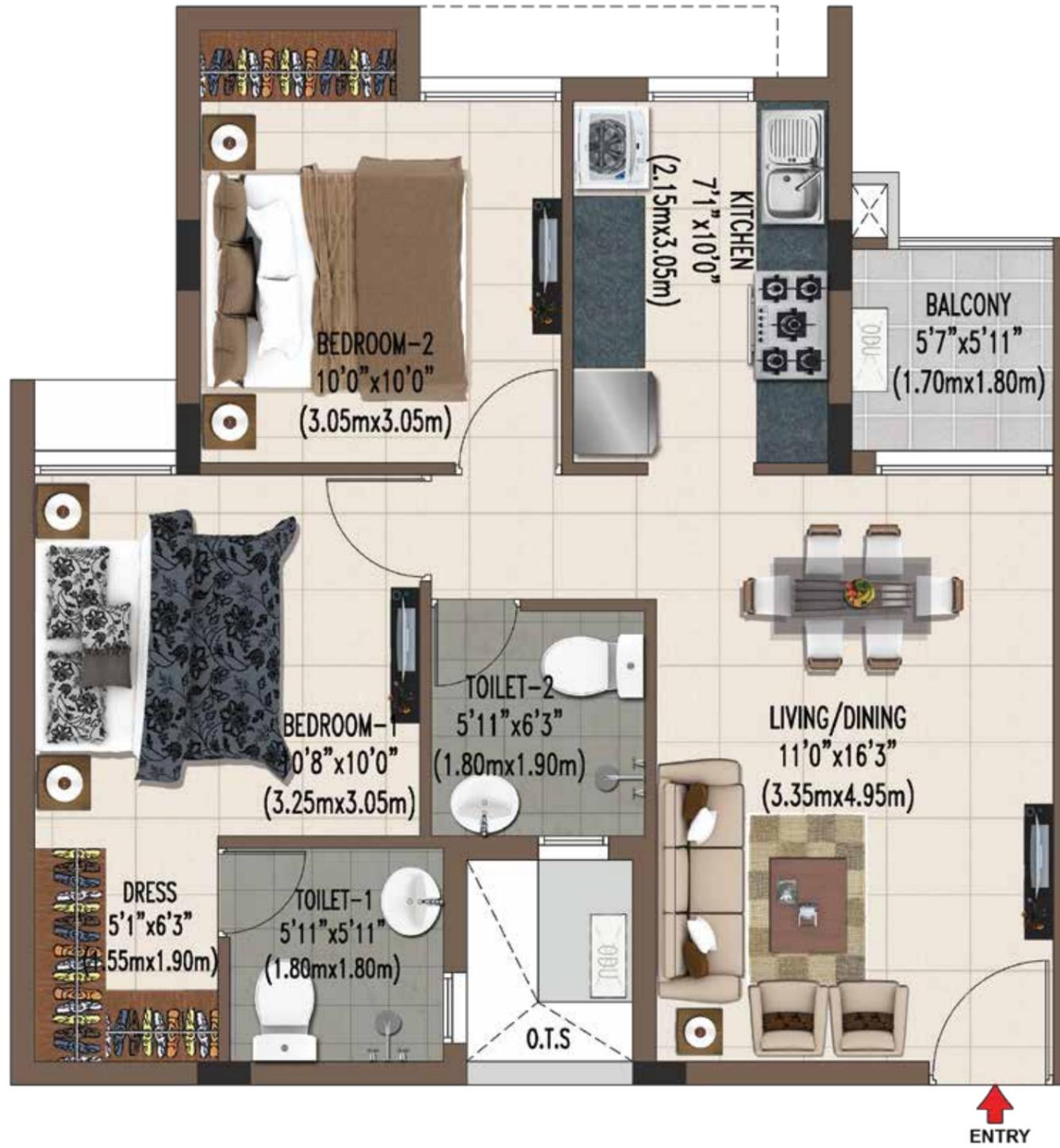
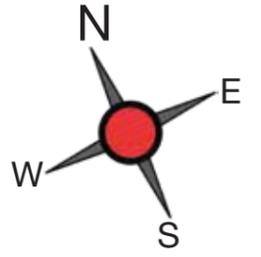
KEYPLAN - BLOCK D

BLOCK A
TYPE - 2 BHK + 2T

Unit No. : A102, A202, A302, A402

Saleable Area : 921 sft

Carpet Area : 612 sft



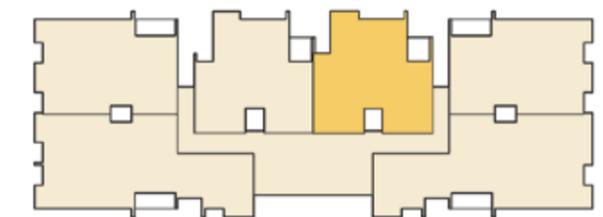
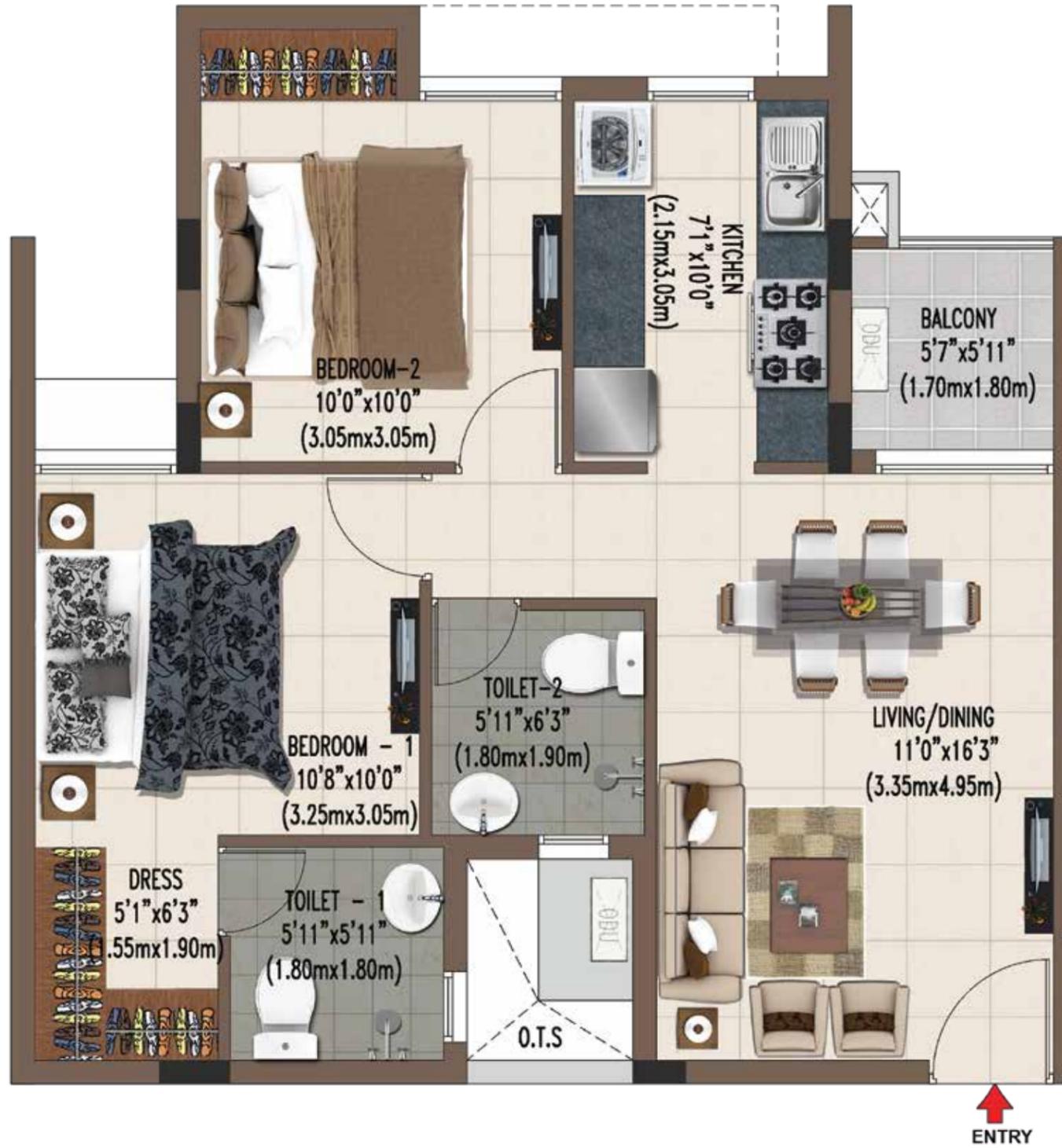
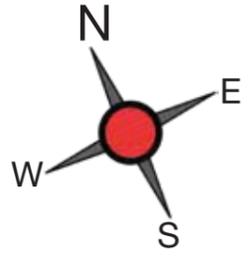
KEYPLAN - BLOCK A

BLOCK A
TYPE - 2 BHK + 2T

Unit No. : A103, A203, A303, A403

Saleable Area : 921 sft

Carpet Area : 612 sft



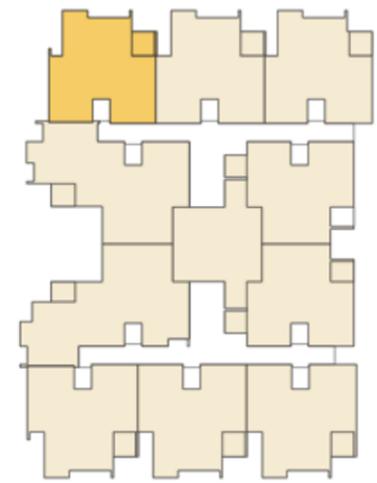
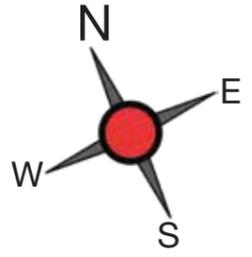
KEYPLAN - BLOCK A

BLOCK D
TYPE - 2 BHK + 2T

Unit No. : D103, D203, D303, D403

Saleable Area : 941 sft

Carpet Area : 623 sft



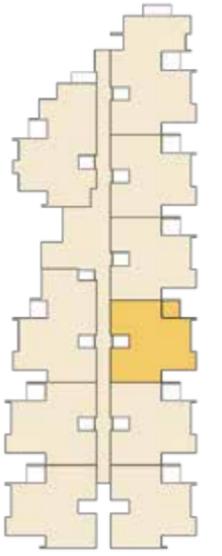
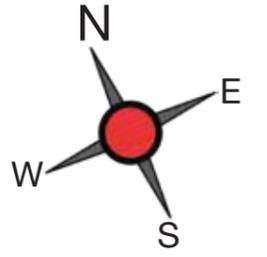
KEYPLAN - BLOCK D

BLOCK E
TYPE - 2 BHK + 2T

Unit No. : E107, E207, E307, E407

Saleable Area : 943 sft

Carpet Area : 626 sft



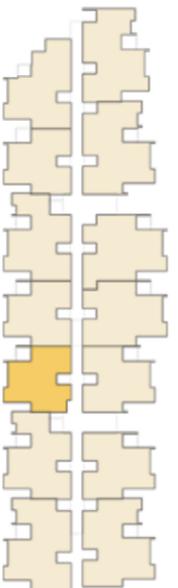
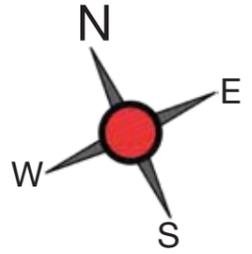
KEYPLAN - BLOCK E

BLOCK B
TYPE - 2 BHK + 2T

Unit No. : B105, B805, B305, B405

Saleable Area : 946 sft

Carpet Area : 626 sft



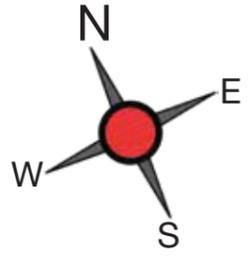
KEYPLAN - BLOCK B

BLOCK C
TYPE - 2 BHK + 2T

Unit No. : C106, C206, C306, C406

Saleable Area : 946 sft

Carpet Area : 626 sft



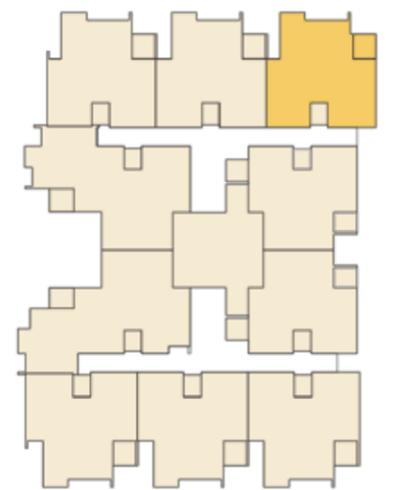
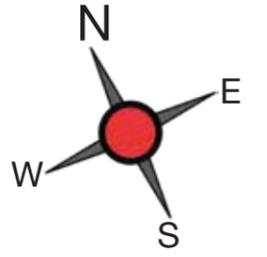
KEYPLAN - BLOCK C

BLOCK D
TYPE - 2 BHK + 2T

Unit No. : D101, D201, D301, D401

Saleable Area : 948 sft

Carpet Area : 626 sft



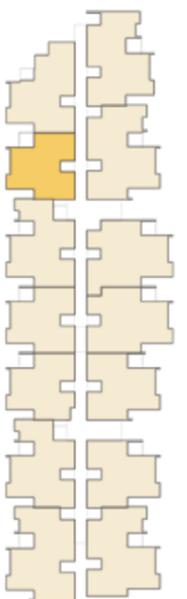
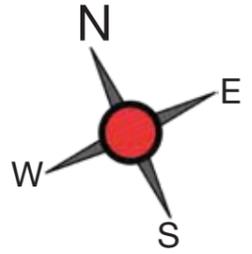
KEYPLAN - BLOCK D

BLOCK B
TYPE - 2 BHK + 2T

Unit No. : B102, B202, B302, B402

Saleable Area : 950 sft

Carpet Area : 631 sft



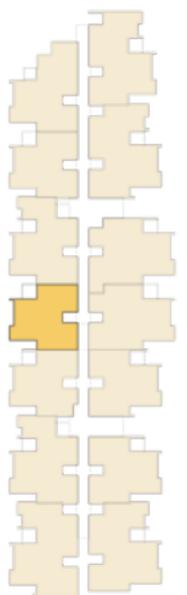
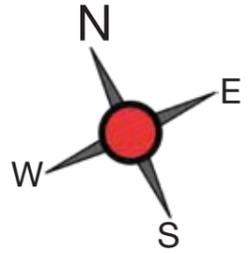
KEYPLAN - BLOCK B

BLOCK B
TYPE - 2 BHK + 2T

Unit No. : B104, B204, B304, B404

Saleable Area : 956 sft

Carpet Area : 637 sft



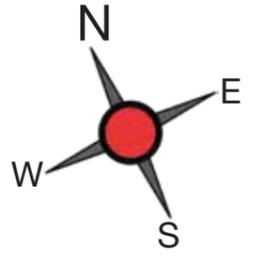
KEYPLAN - BLOCK B

BLOCK C
TYPE - 2 BHK + 2T

Unit No. : C102, C202, C302, C402

Saleable Area : 956 sft

Carpet Area : 637 sft



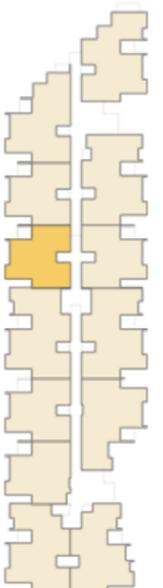
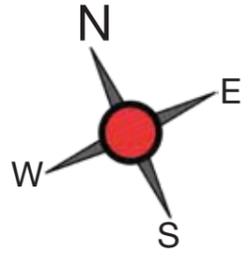
KEYPLAN - BLOCK C

BLOCK C
TYPE - 2 BHK + 2T

Unit No. : C103, C203, C303, C403

Saleable Area : 956 sft

Carpet Area : 637 sft



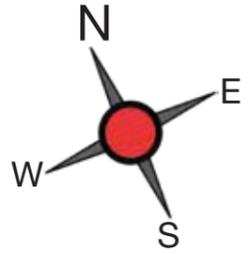
KEYPLAN - BLOCK C

BLOCK C
TYPE - 2 BHK + 2T

Unit No. : C105, C205, C305, C405

Saleable Area : 956 sft

Carpet Area : 637 sft



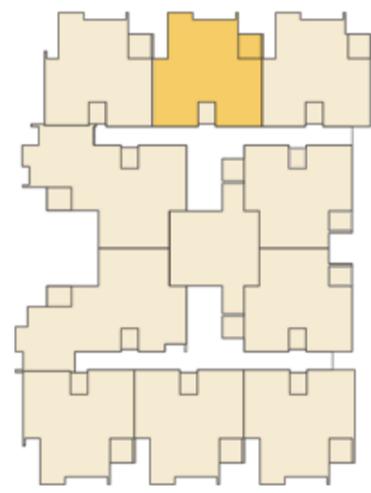
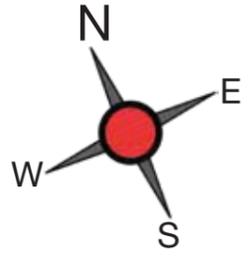
KEYPLAN - BLOCK C

BLOCK D
TYPE - 2 BHK + 2T

Unit No. : D102, D202, D302, D402

Saleable Area : 956 sft

Carpet Area : 637 sft



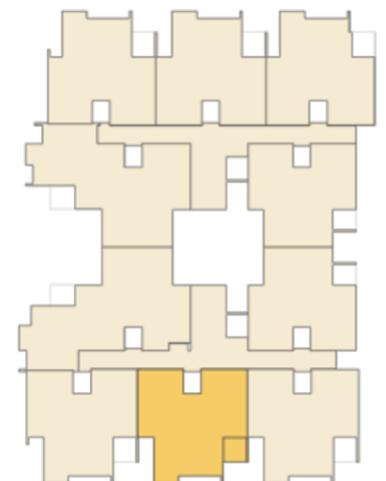
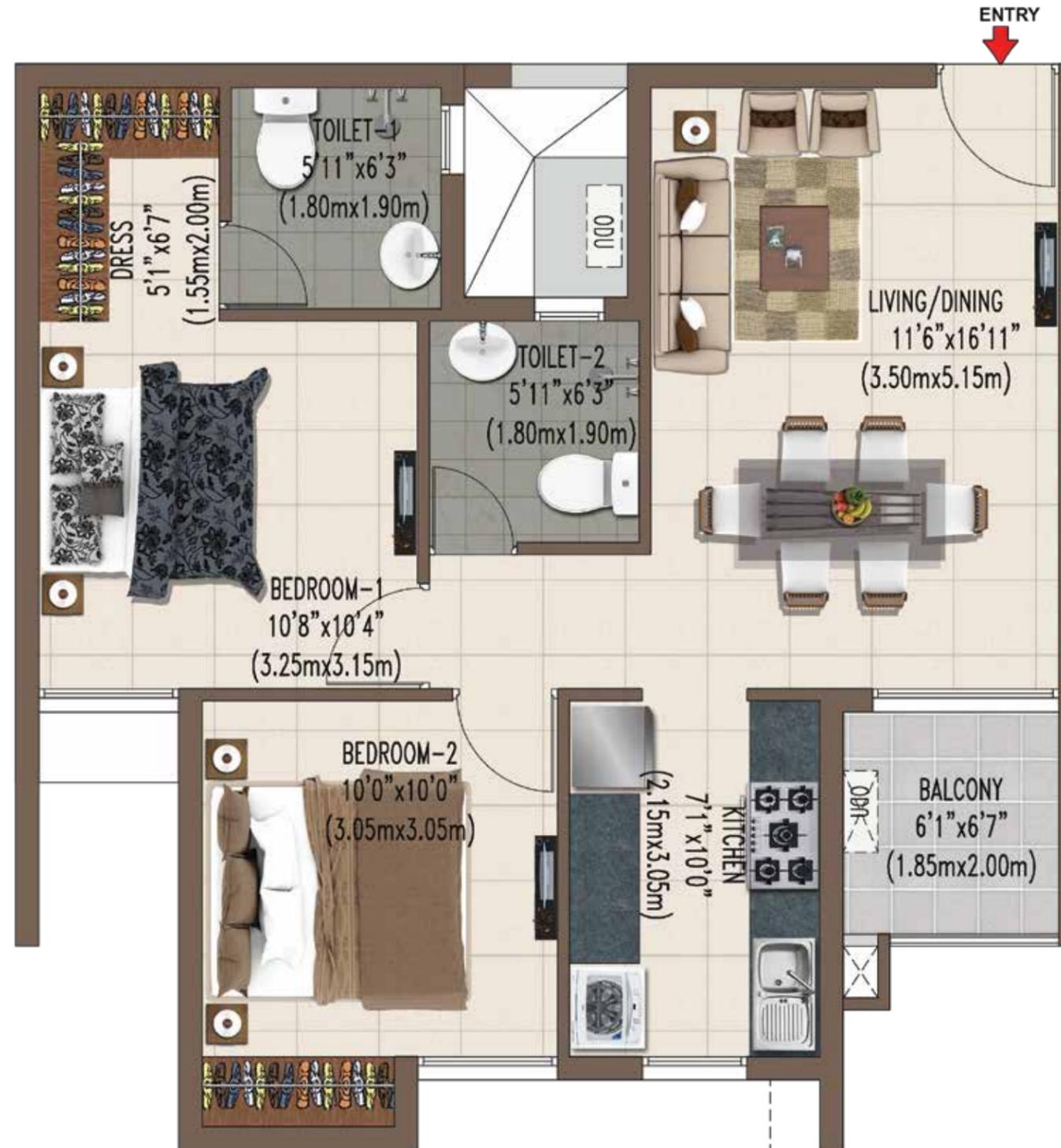
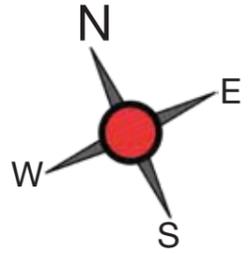
KEYPLAN - BLOCK D

BLOCK D
TYPE - 2 BHK + 2T

Unit No. : D109, D209, D309, D409

Saleable Area : 956 sft

Carpet Area : 637 sft



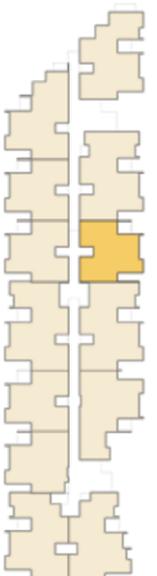
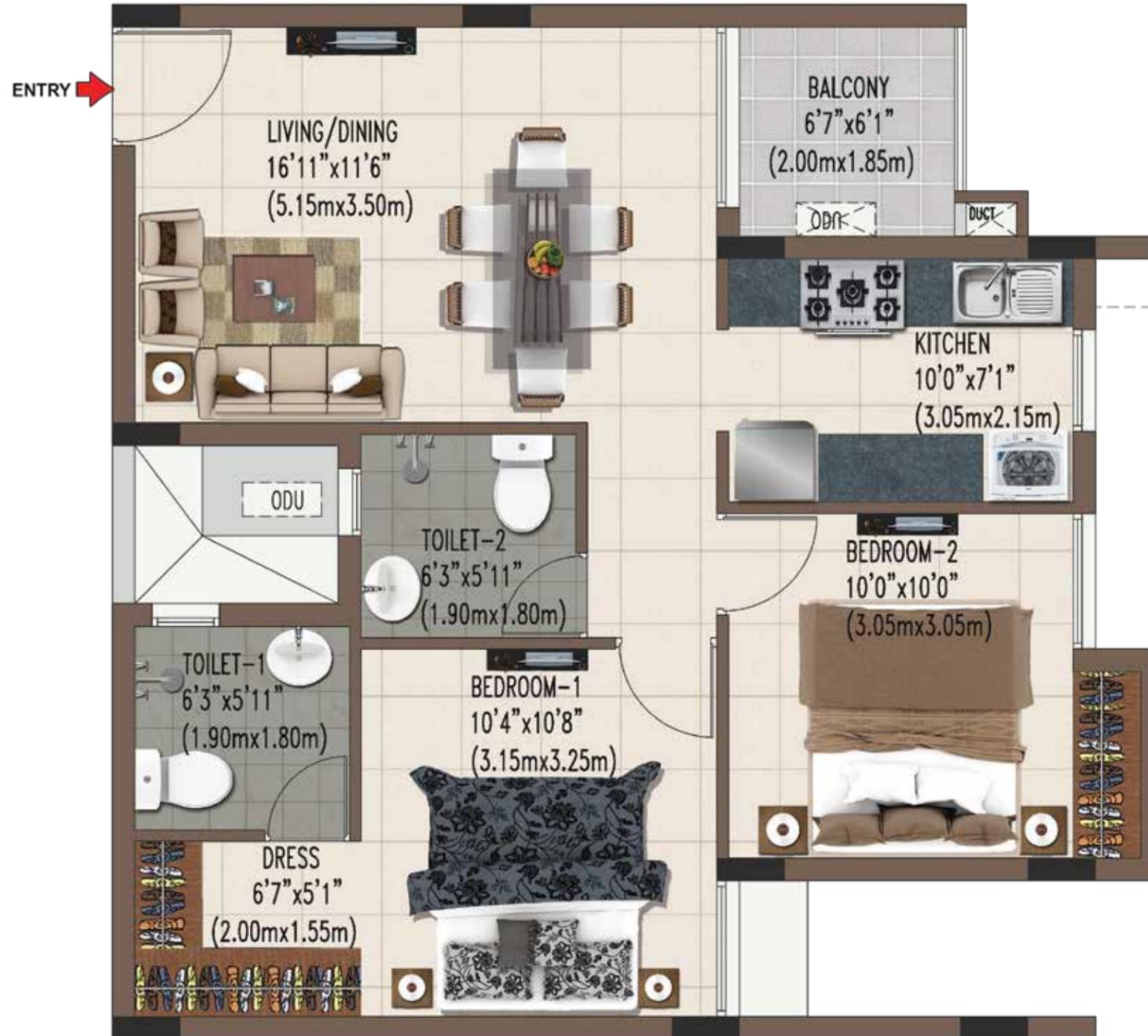
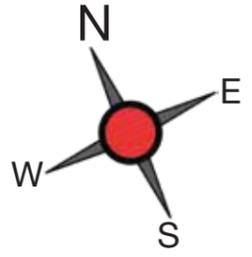
KEYPLAN - BLOCK D

BLOCK C
TYPE - 2 BHK + 2T

Unit No. : C111, C211, C311, C411

Saleable Area : 958 sft

Carpet Area : 637 sft



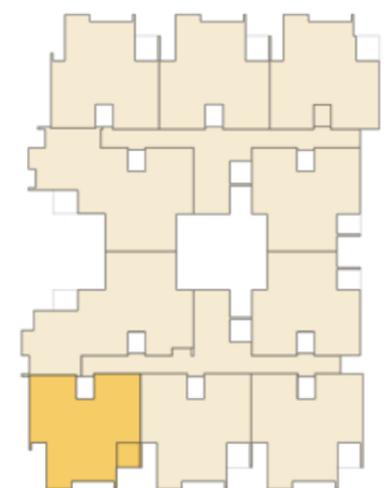
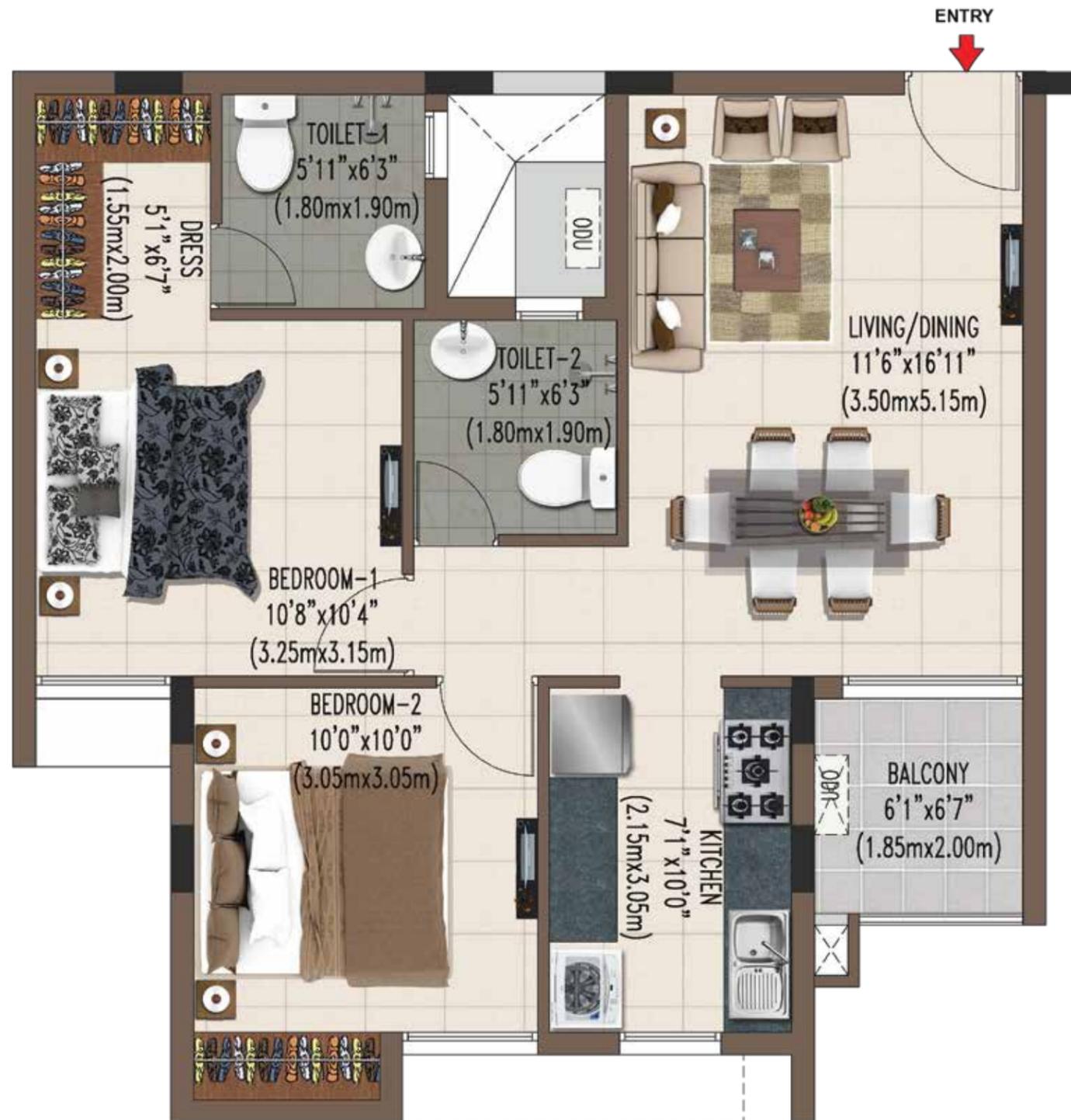
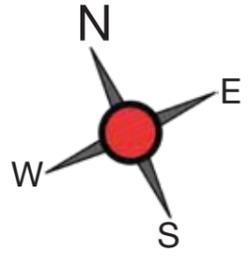
KEYPLAN - BLOCK C

BLOCK D
TYPE - 2 BHK + 2T

Unit No. : D108, D208, D308, D408

Saleable Area : 960 sft

Carpet Area : 637 sft



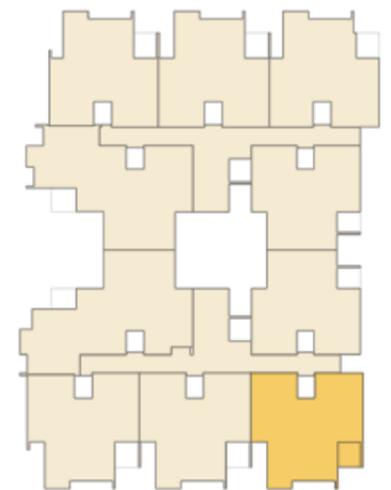
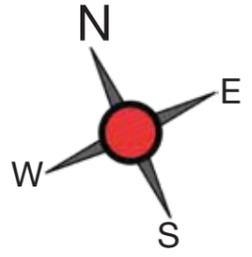
KEYPLAN - BLOCK D

BLOCK D
TYPE - 2 BHK + 2T

Unit No. : D110, D210, D310, D410

Saleable Area : 963 sft

Carpet Area : 637 sft



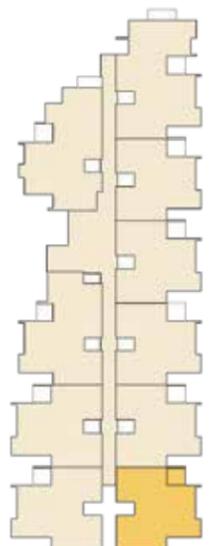
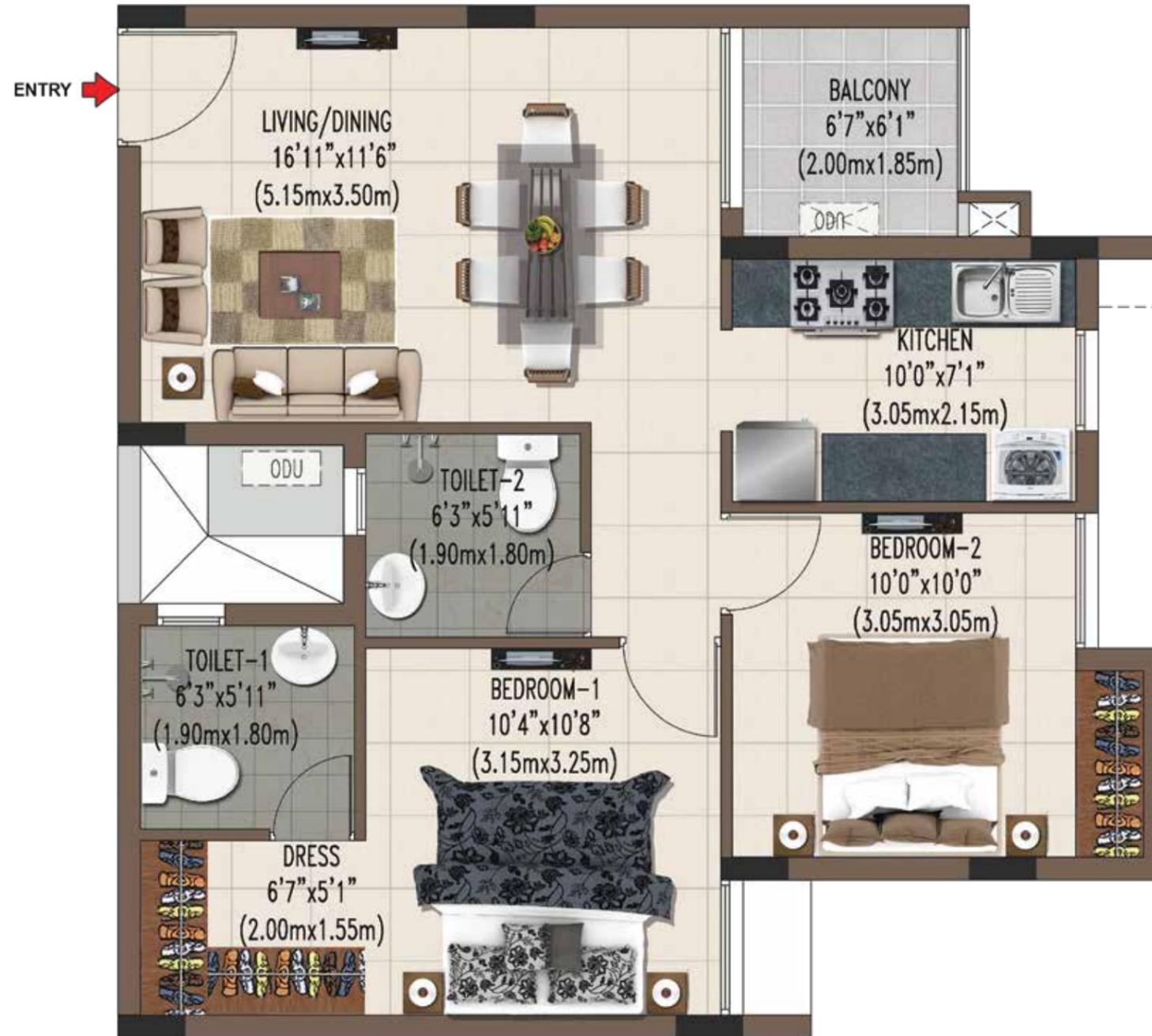
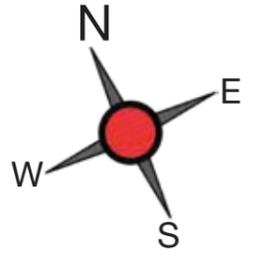
KEYPLAN - BLOCK D

BLOCK E
TYPE - 2 BHK + 2T

Unit No. : E105, E205, E305, E405

Saleable Area : 965 sft

Carpet Area : 637 sft



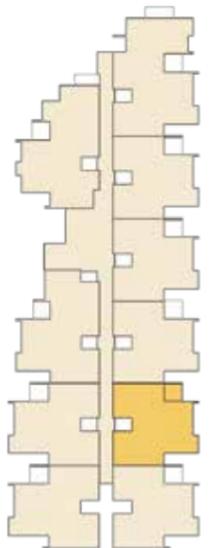
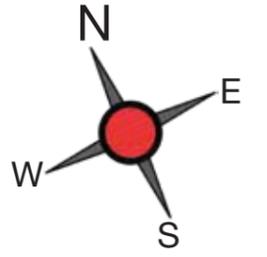
KEYPLAN - BLOCK E

BLOCK E
TYPE - 2 BHK + 2T

Unit No. : E106, E206, E306, E406

Saleable Area : 965 sft

Carpet Area : 637 sft



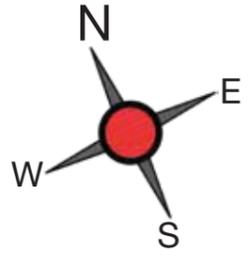
KEYPLAN - BLOCK E

BLOCK E
TYPE - 2 BHK + 2T

Unit No. : E108, E208, E308, E408

Saleable Area : 965 sft

Carpet Area : 637 sft



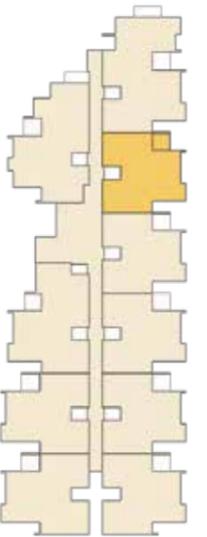
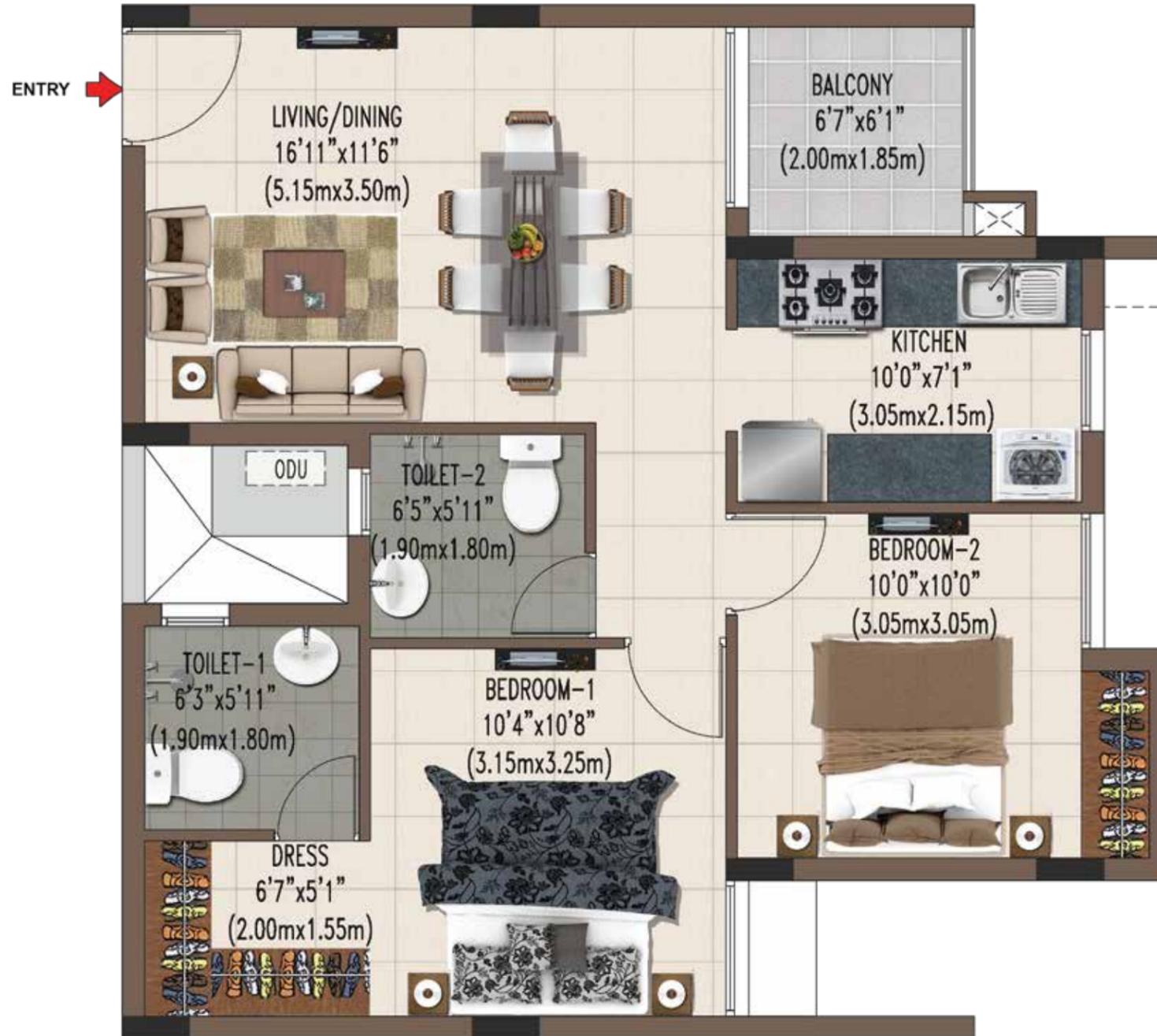
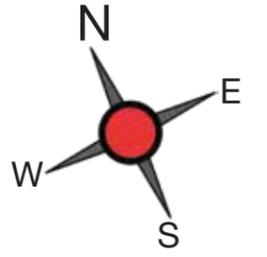
KEYPLAN - BLOCK E

BLOCK E
TYPE - 2 BHK + 2T

Unit No. : E109, E209, E309, E409

Saleable Area : 965 sft

Carpet Area : 637 sft



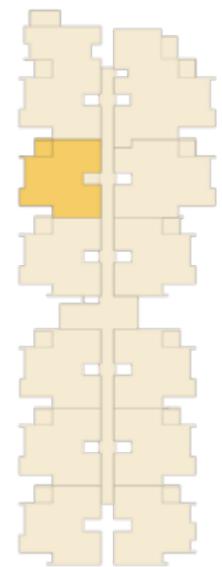
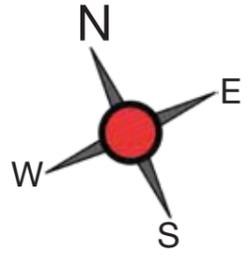
KEYPLAN - BLOCK E

BLOCK F
TYPE - 2 BHK + 2T

Unit No. : F102, F202, F302, F402

Saleable Area : 965 sft

Carpet Area : 637 sft



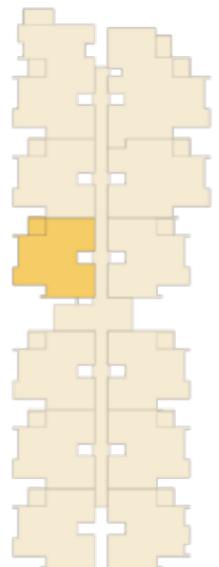
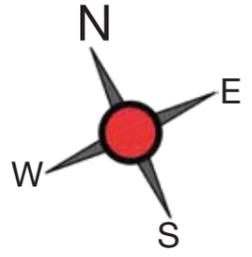
KEYPLAN - BLOCK F

BLOCK F
TYPE - 2 BHK + 2T

Unit No. : F103, F203, F303, F403

Saleable Area : 965 sft

Carpet Area : 637 sft



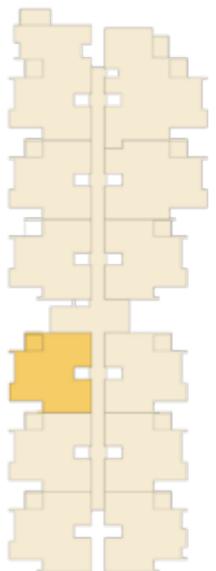
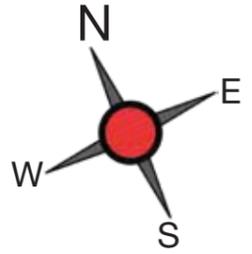
KEYPLAN - BLOCK F

BLOCK F
TYPE - 2 BHK + 2T

Unit No. : F104, F204, F304, F404

Saleable Area : 965 sft

Carpet Area : 637 sft



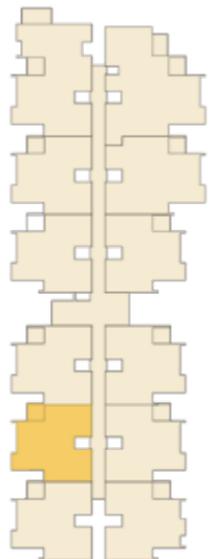
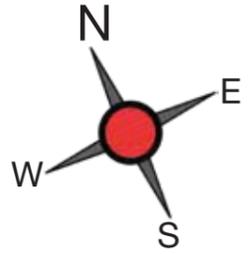
KEYPLAN - BLOCK F

BLOCK F
TYPE - 2 BHK + 2T

Unit No. : F105, F205, F305, F405

Saleable Area : 965 sft

Carpet Area : 637 sft



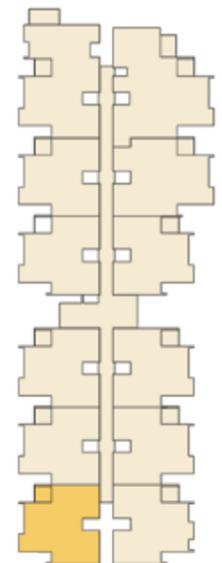
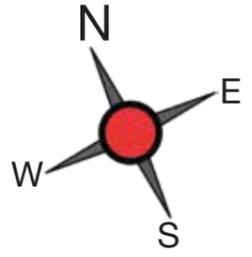
KEYPLAN - BLOCK F

BLOCK F
TYPE - 2 BHK + 2T

Unit No. : F106, F206, F306, F406

Saleable Area : 965 sft

Carpet Area : 637 sft



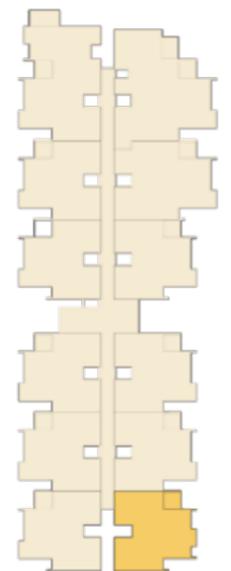
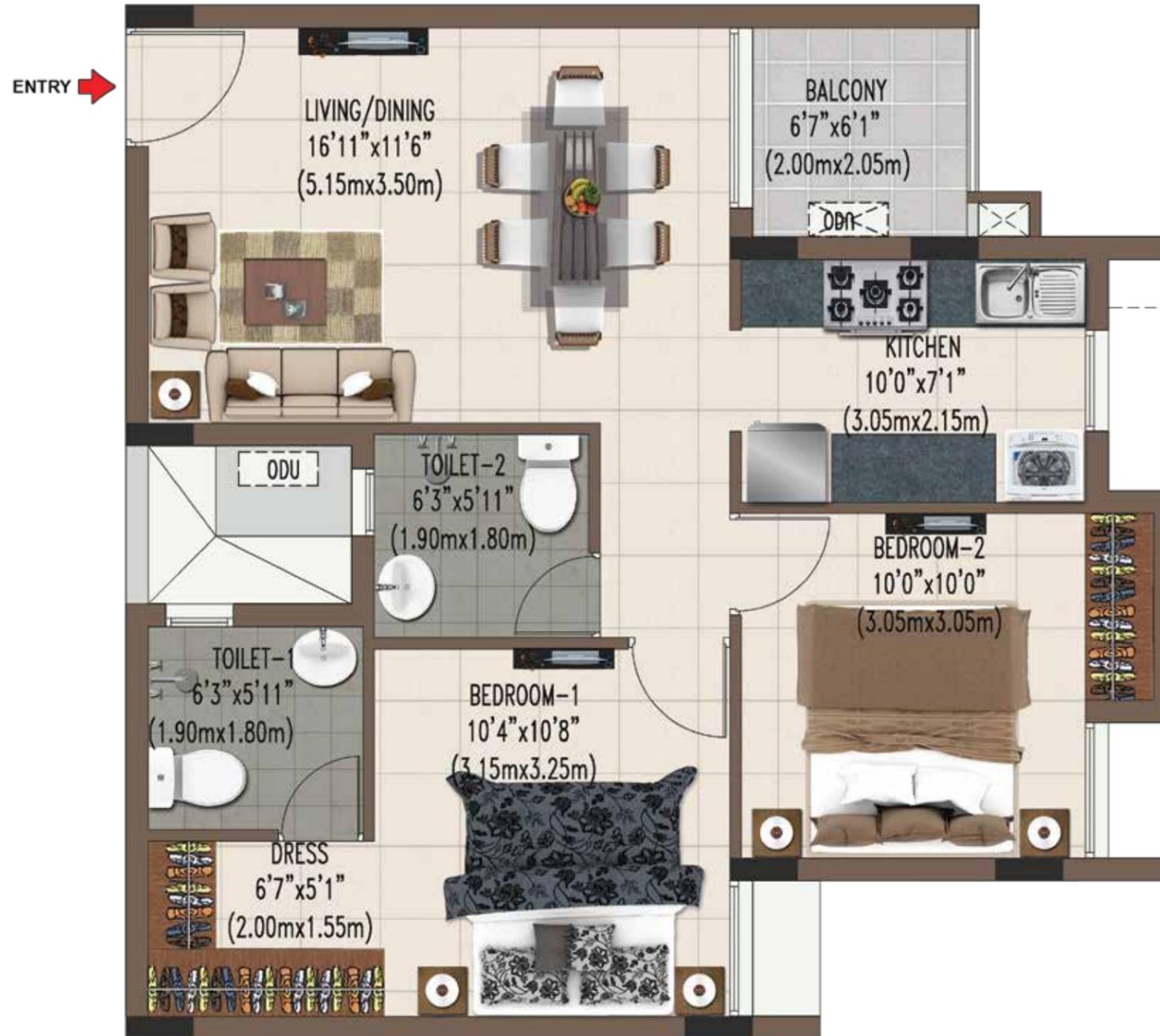
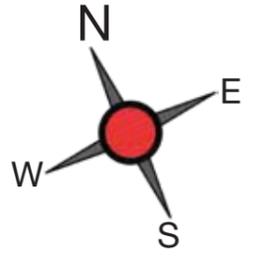
KEYPLAN - BLOCK F

BLOCK F
TYPE - 2 BHK + 2T

Unit No. : F107, F207, F307, F407

Saleable Area : 965 sft

Carpet Area : 637 sft



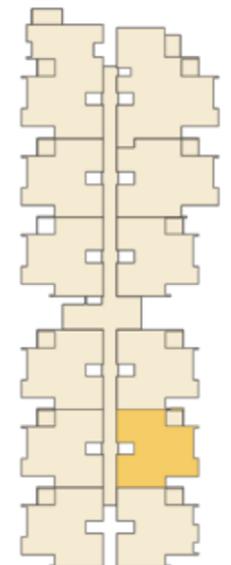
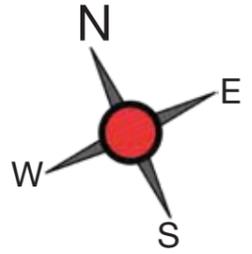
KEYPLAN - BLOCK F

BLOCK F
TYPE - 2 BHK + 2T

Unit No. : F108, F208, F308, F408

Saleable Area : 965 sft

Carpet Area : 637 sft



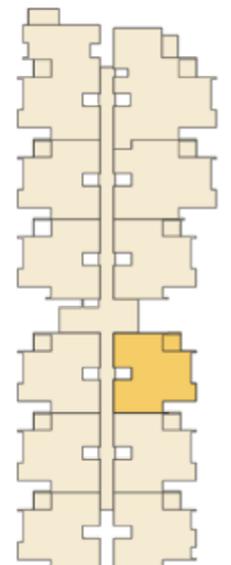
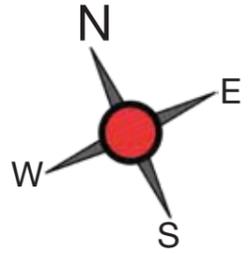
KEYPLAN - BLOCK F

BLOCK F
TYPE - 2 BHK + 2T

Unit No. : F109, F209, F309, F409

Saleable Area : 965 sft

Carpet Area : 637 sft



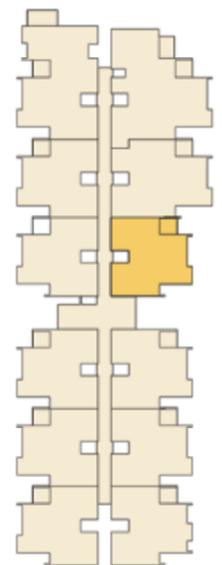
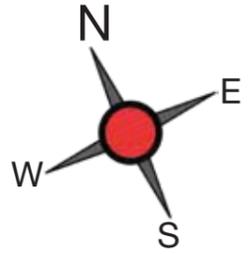
KEYPLAN - BLOCK F

BLOCK F
TYPE - 2 BHK + 2T

Unit No. : F110, F210, F310, F410

Saleable Area : 965 sft

Carpet Area : 637 sft



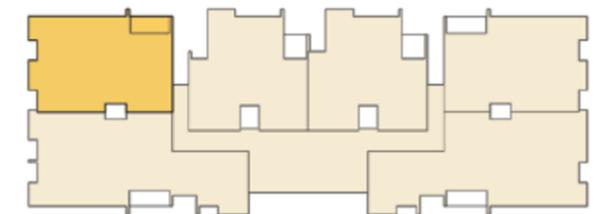
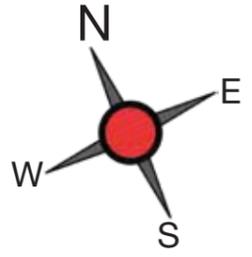
KEYPLAN - BLOCK F

BLOCK A
TYPE - 2 BHK + 2T

Unit No. : A101, A201, A301, A401

Saleable Area : 981 sft

Carpet Area : 668 sft



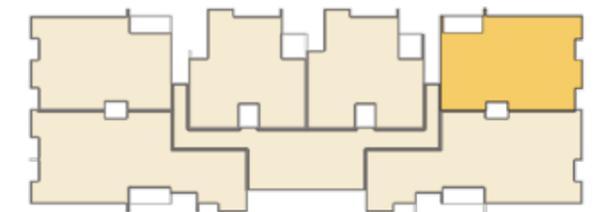
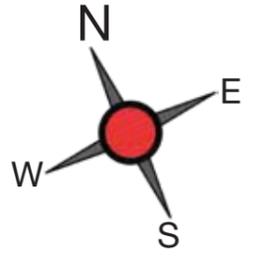
KEYPLAN - BLOCK A

BLOCK A
TYPE - 2 BHK + 2T

Unit No. : A104, A204, A304, A404

Saleable Area : 981 sft

Carpet Area : 668 sft



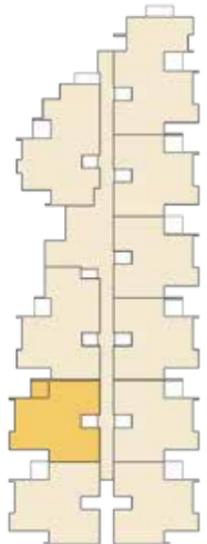
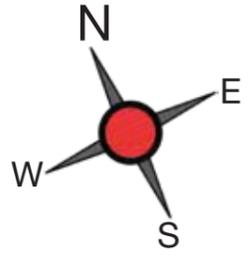
KEYPLAN - BLOCK A

BLOCK E
TYPE - 2 BHK + 2T

Unit No. : E103, E203, E303, E403

Saleable Area : 1002 sft

Carpet Area : 671 sft



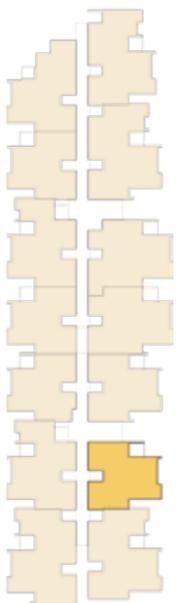
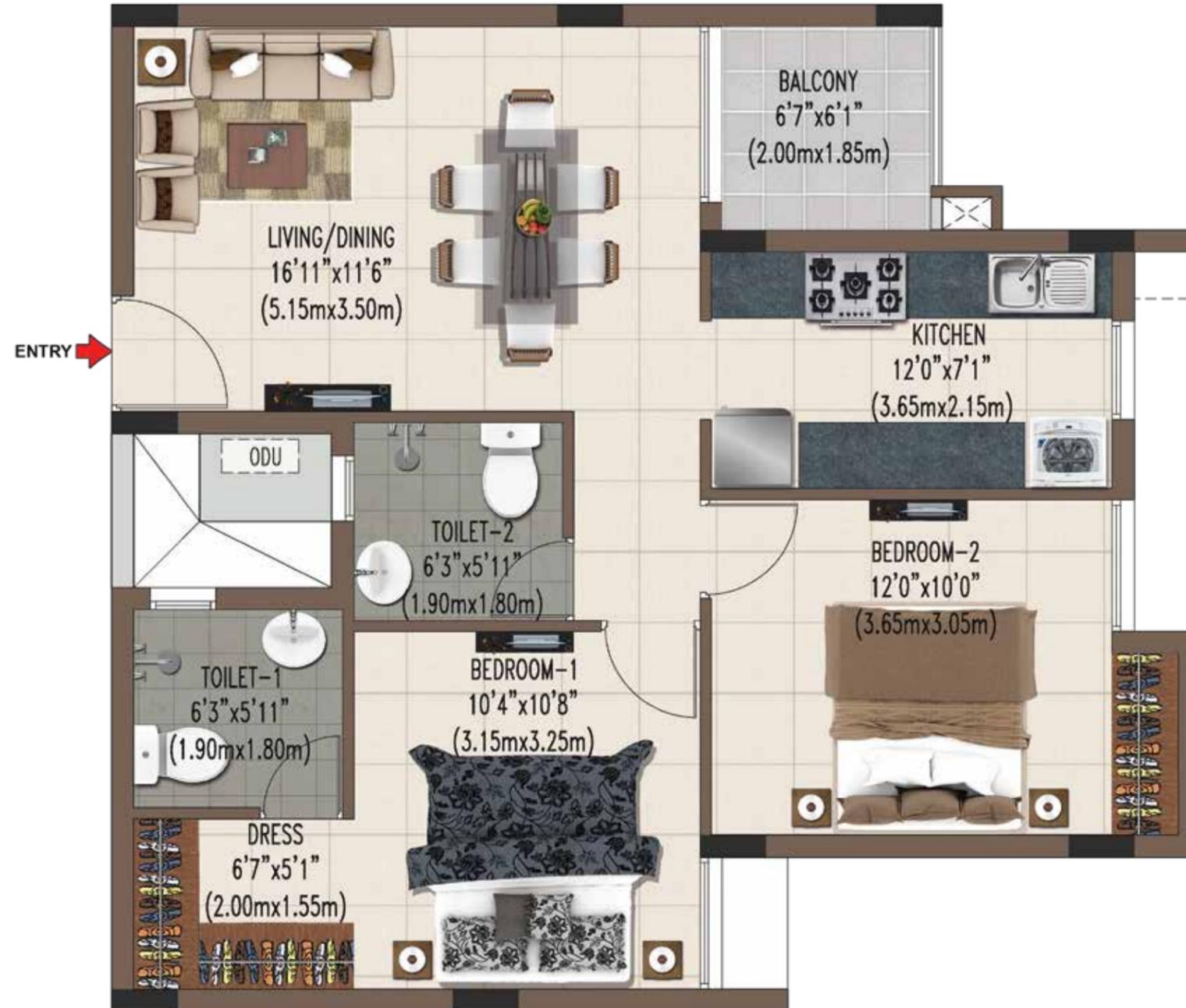
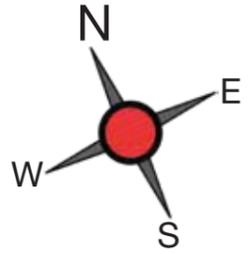
KEYPLAN - BLOCK E

BLOCK B
TYPE - 2 BHK + 2T

Unit No. : B109, B209, B309, B409

Saleable Area : 1009 sft

Carpet Area : 671 sft



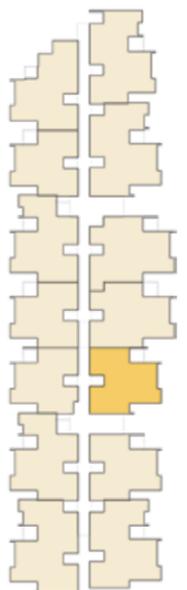
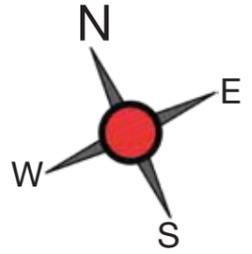
KEYPLAN - BLOCK B

BLOCK B
TYPE - 2 BHK + 2T

Unit No. : B110, B210, B310, B410

Saleable Area : 1009 sft

Carpet Area : 671 sft



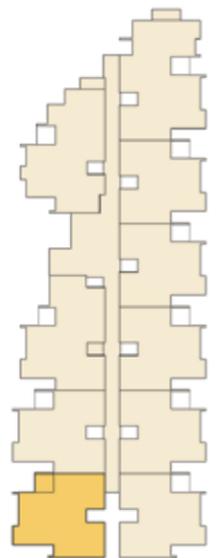
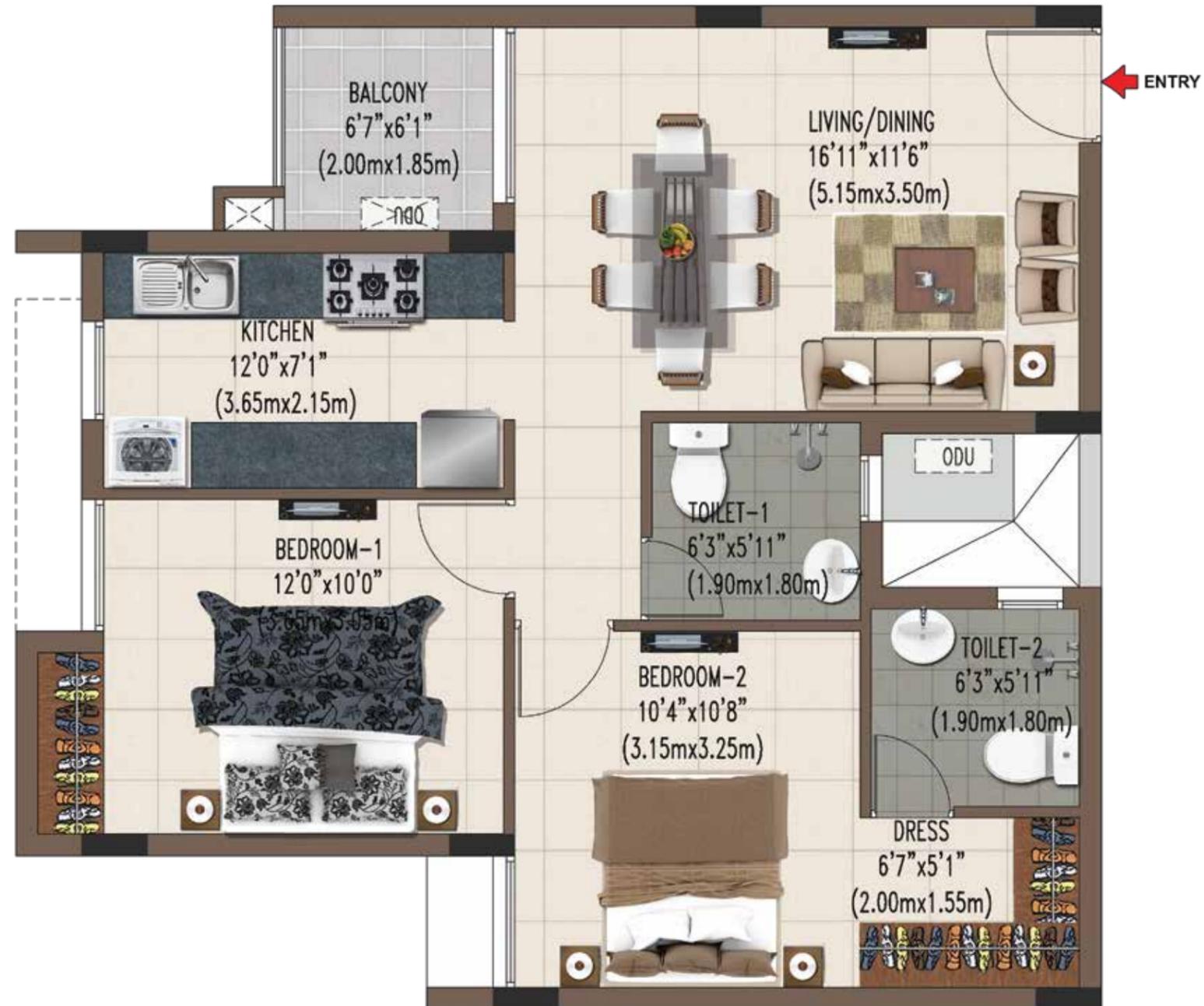
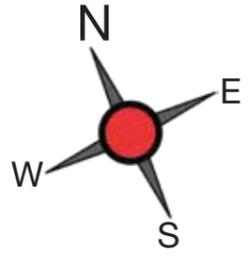
KEYPLAN - BLOCK B

BLOCK E
TYPE - 2 BHK + 2T

Unit No. : E104, E204, E304, E404

Saleable Area : 1011 sft

Carpet Area : 671 sft



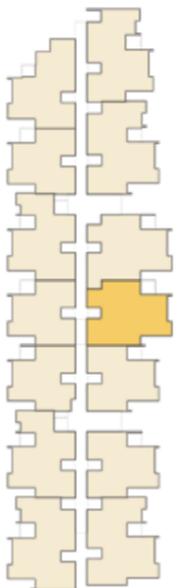
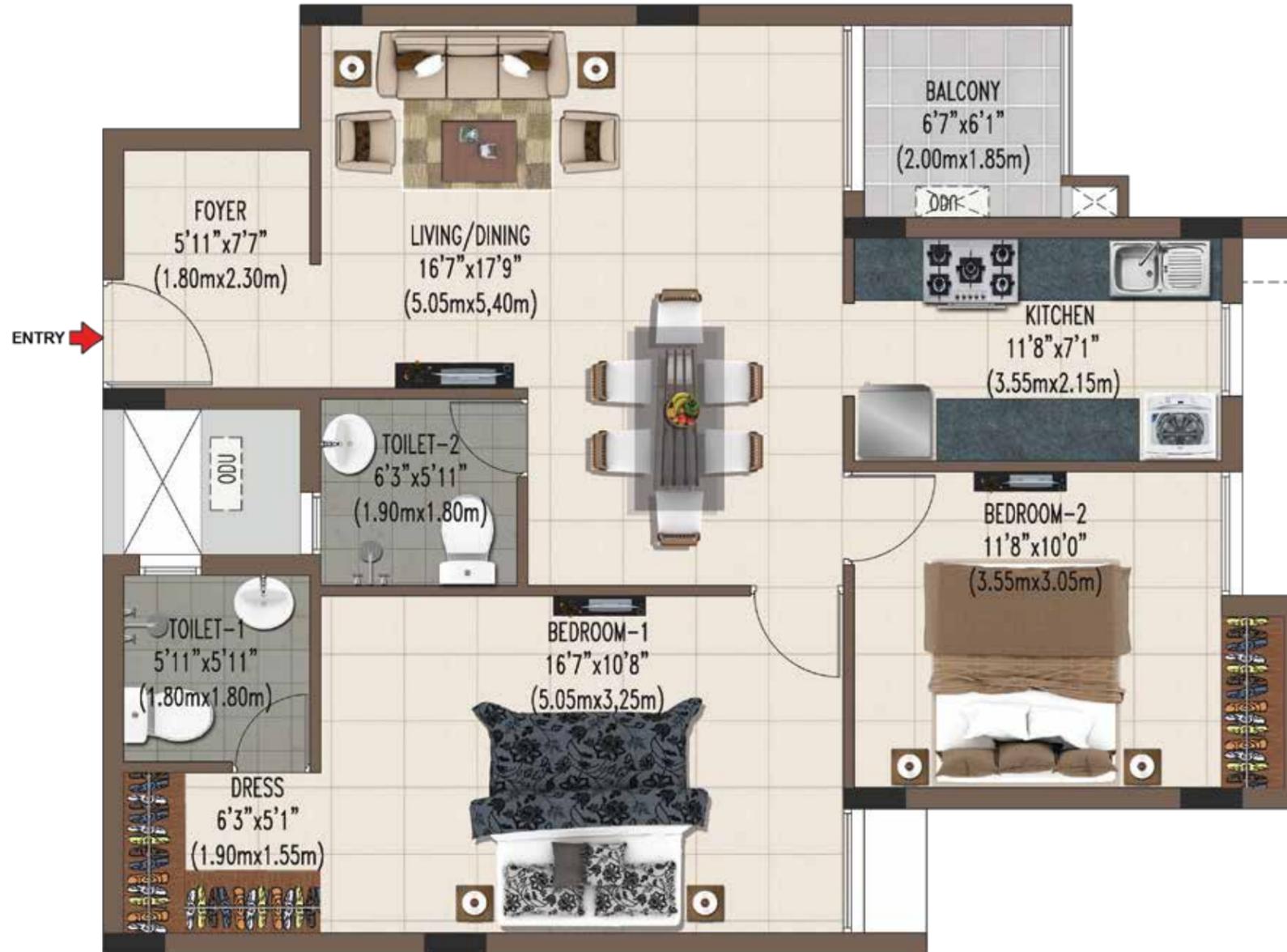
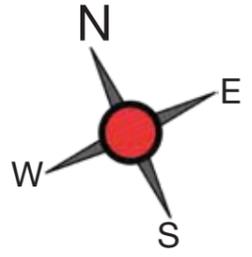
KEYPLAN - BLOCK E

BLOCK B
TYPE - 2 BHK + 2T

Unit No. : B111, B211, B311, B411

Saleable Area : 1180 sft

Carpet Area : 812 sft



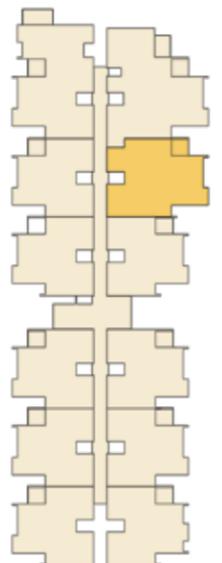
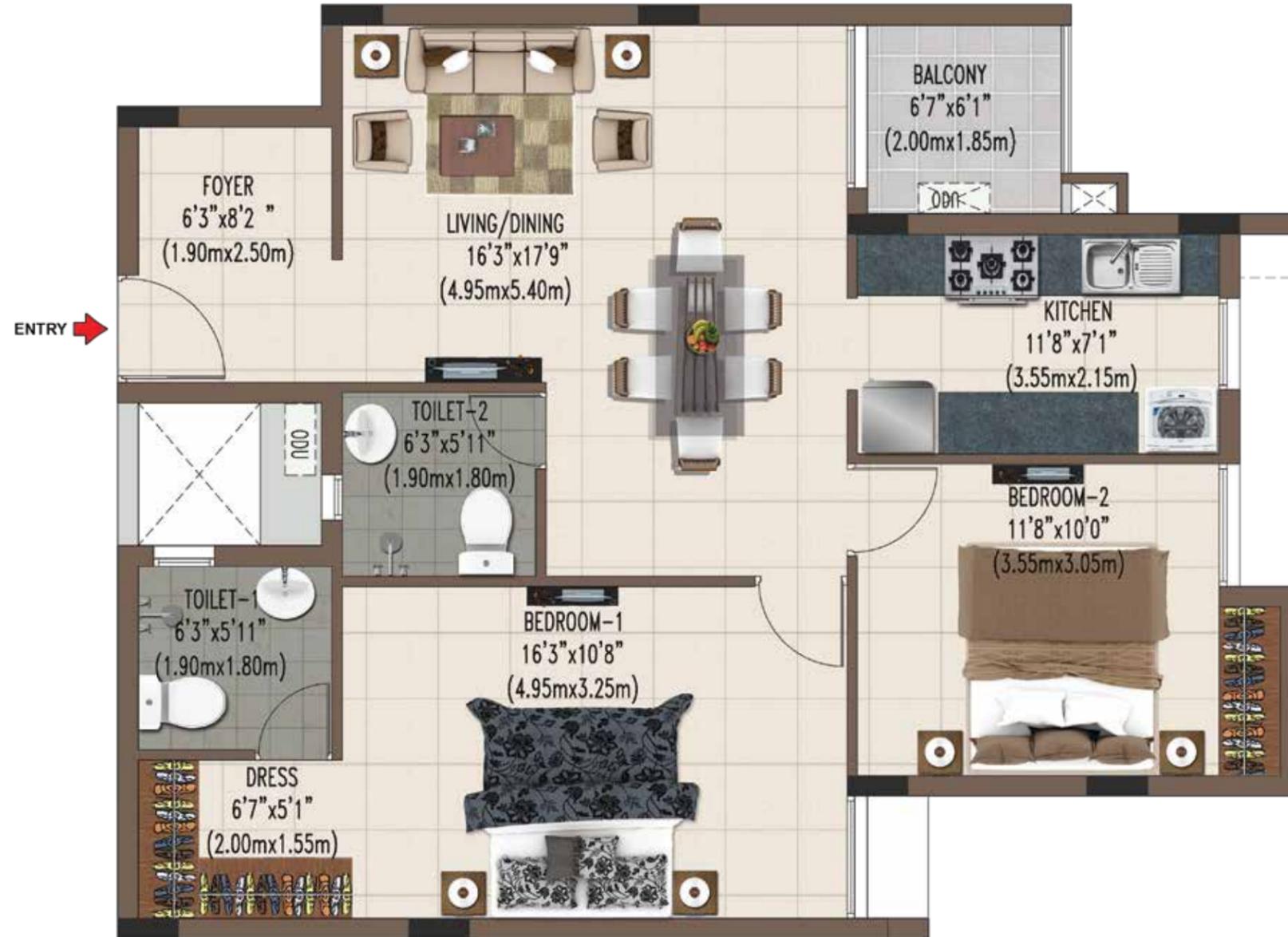
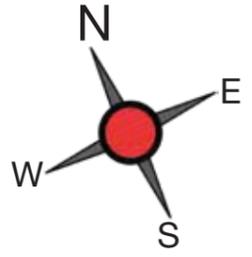
KEYPLAN - BLOCK B

BLOCK F
TYPE - 2 BHK + 2T

Unit No. : F111, F211, F311, F411

Saleable Area : 1181 sft

Carpet Area : 813 sft



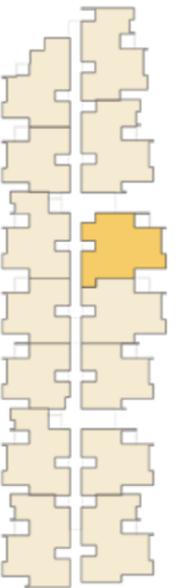
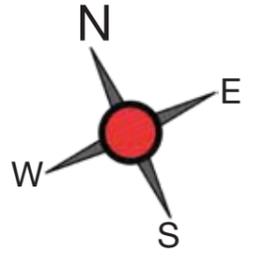
KEYPLAN - BLOCK F

BLOCK B
TYPE - 2 BHK + 2T

Unit No. : B112, B212, B312, B412

Saleable Area : 1219 sft

Carpet Area : 830 sft



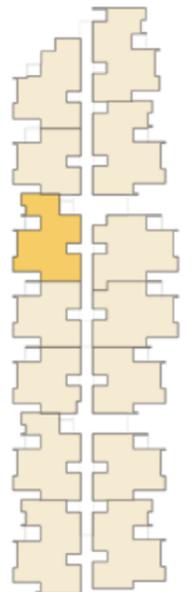
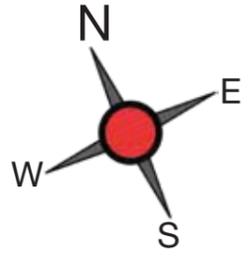
KEYPLAN - BLOCK B

BLOCK B
TYPE - 3 BHK + 2T

Unit No. : B103, B203, B303, B403

Saleable Area : 1156 sft

Carpet Area : 773 sft



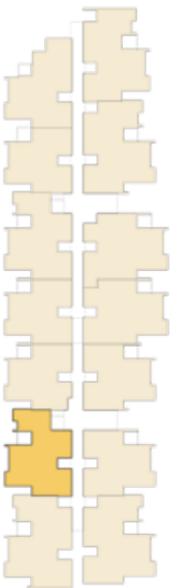
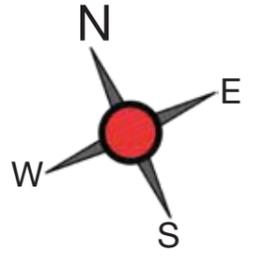
KEYPLAN - BLOCK B

BLOCK B
TYPE - 3 BHK + 2T

Unit No. : B106, B206, B306, B406

Saleable Area : 1159 sft

Carpet Area : 773 sft



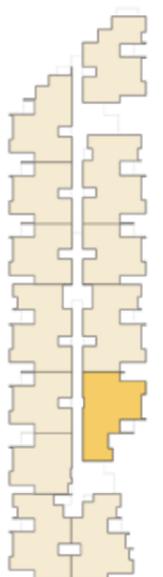
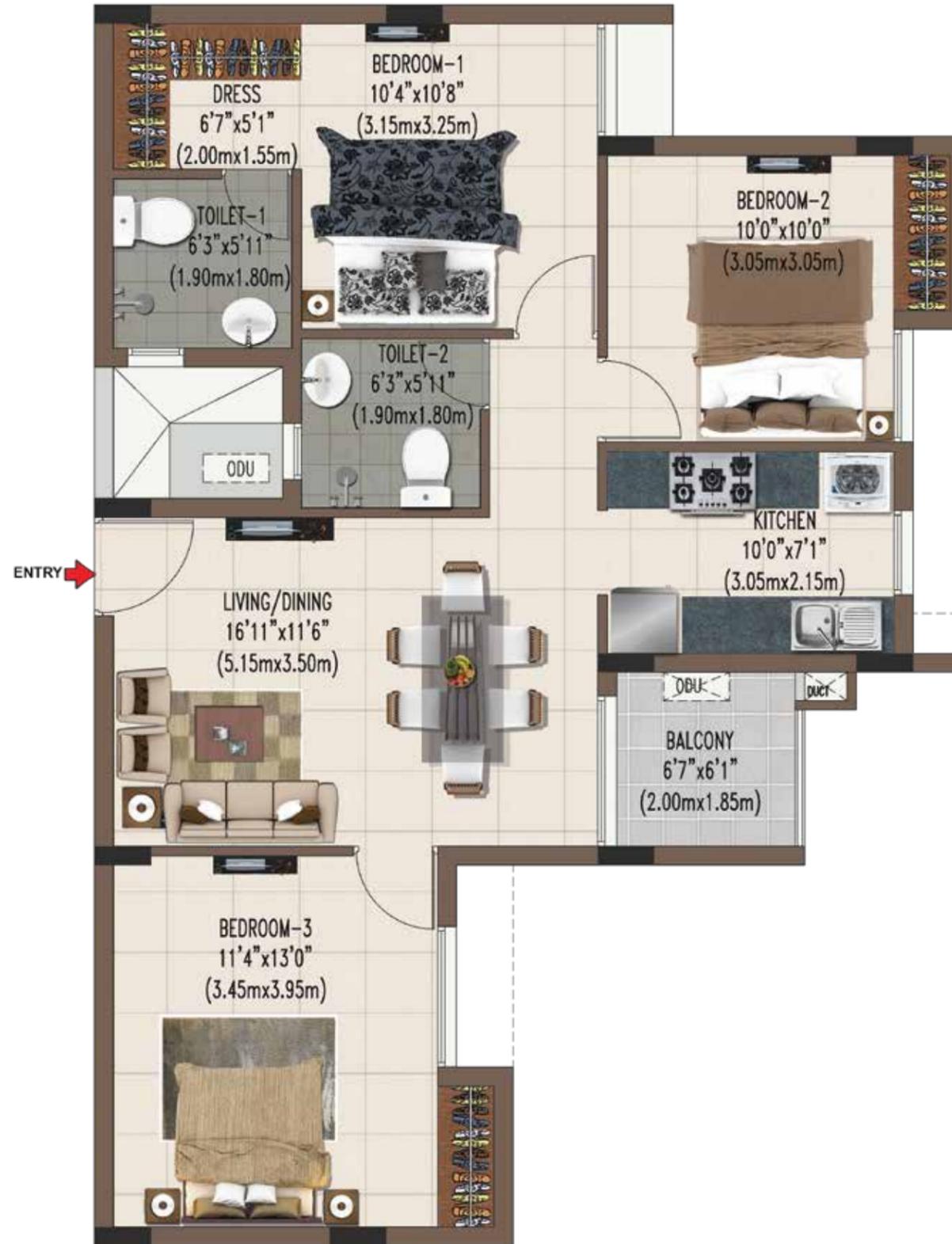
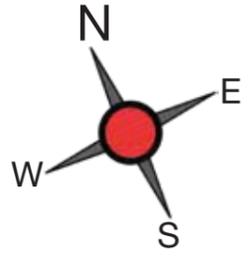
KEYPLAN - BLOCK B

BLOCK C
TYPE - 3 BHK + 2T

Unit No. : C109, C209, C309, C409

Saleable Area : 1189 sft

Carpet Area : 797 sft



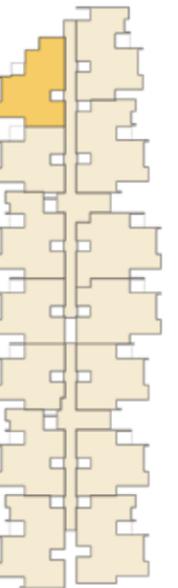
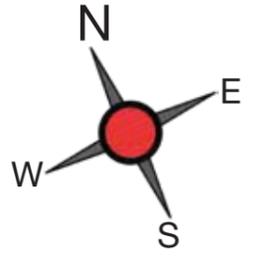
KEYPLAN - BLOCK C

BLOCK B
TYPE - 3 BHK + 3T

Unit No. : B101, B201, B301, B401

Saleable Area : 1146 sft

Carpet Area : 780 sft



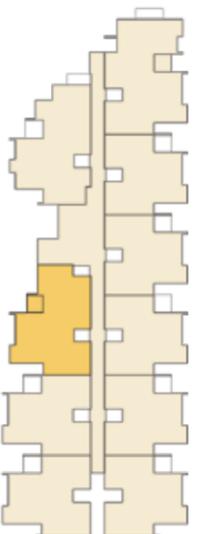
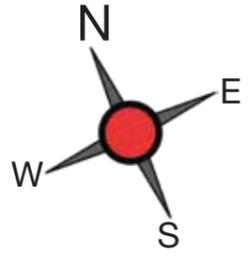
KEYPLAN - BLOCK B

BLOCK E
TYPE - 3 BHK + 3T

Unit No. : E102, E202, E302, E402

Saleable Area : 1181 sft

Carpet Area : 790 sft



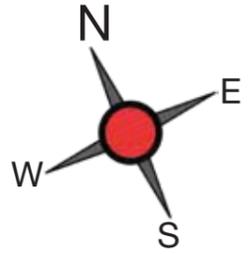
KEYPLAN - BLOCK E

BLOCK C
TYPE - 3 BHK + 3T

Unit No. : C108, C208, C308, C408

Saleable Area : 1197 sft

Carpet Area : 803 sft



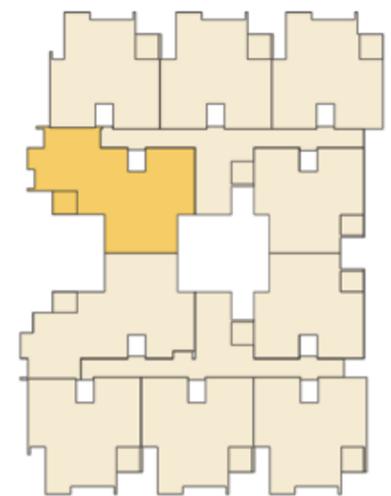
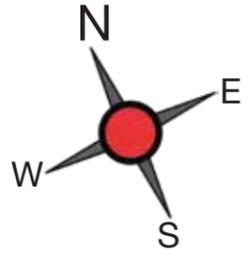
KEYPLAN - BLOCK C

BLOCK D
TYPE - 3 BHK + 3T

Unit No. : D104, D204, D304, D404

Saleable Area : 1201 sft

Carpet Area : 810 sft



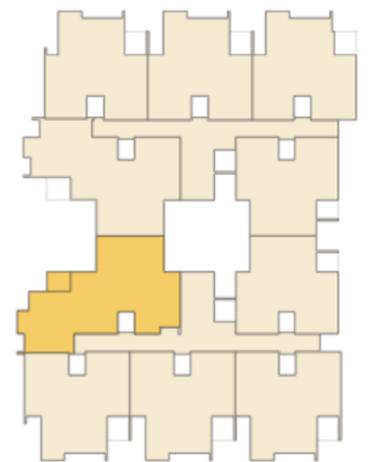
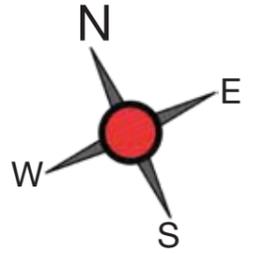
KEYPLAN - BLOCK D

BLOCK D
TYPE - 3 BHK + 3T

Unit No. : D107, D207, D307, D407

Saleable Area : 1219 sft

Carpet Area : 827 sft



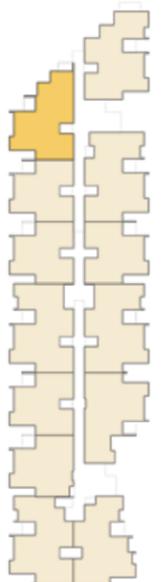
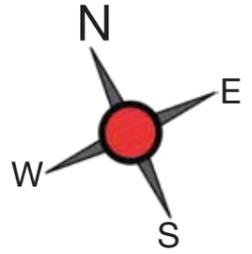
KEYPLAN - BLOCK D

BLOCK C
TYPE - 3 BHK + 3T

Unit No. : C101, C201, C301, C401

Saleable Area : 1227 sft

Carpet Area : 808 sft



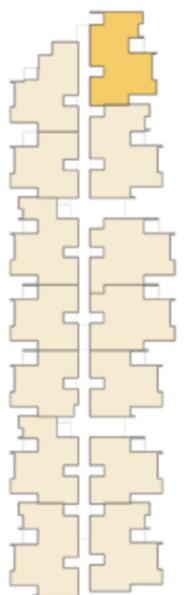
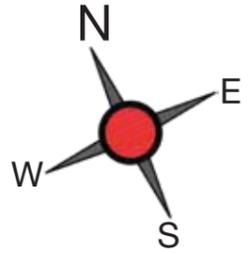
KEYPLAN - BLOCK C

BLOCK B
TYPE - 3 BHK + 3T

Unit No. : B114, B214, B314, B414

Saleable Area : 1249 sft

Carpet Area : 831 sft



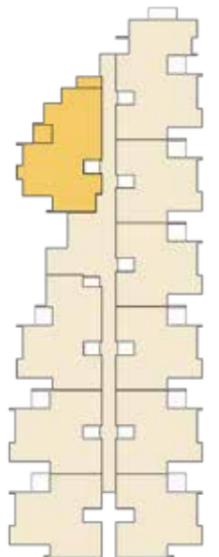
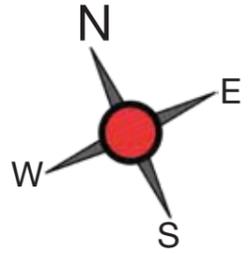
KEYPLAN - BLOCK B

BLOCK E
TYPE - 3 BHK + 3T

Unit No. : E101, E201, E301, E401

Saleable Area : 1282 sft

Carpet Area : 829 sft



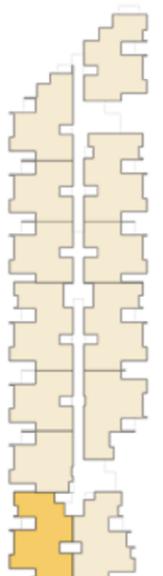
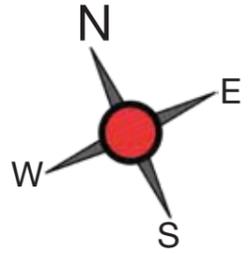
KEYPLAN - BLOCK E

BLOCK C
TYPE - 3 BHK + 3T

Unit No. : C107, C207, C307, C407

Saleable Area : 1285 sft

Carpet Area : 864 sft



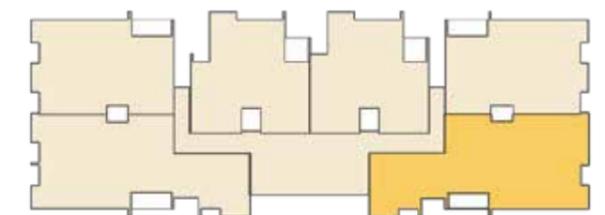
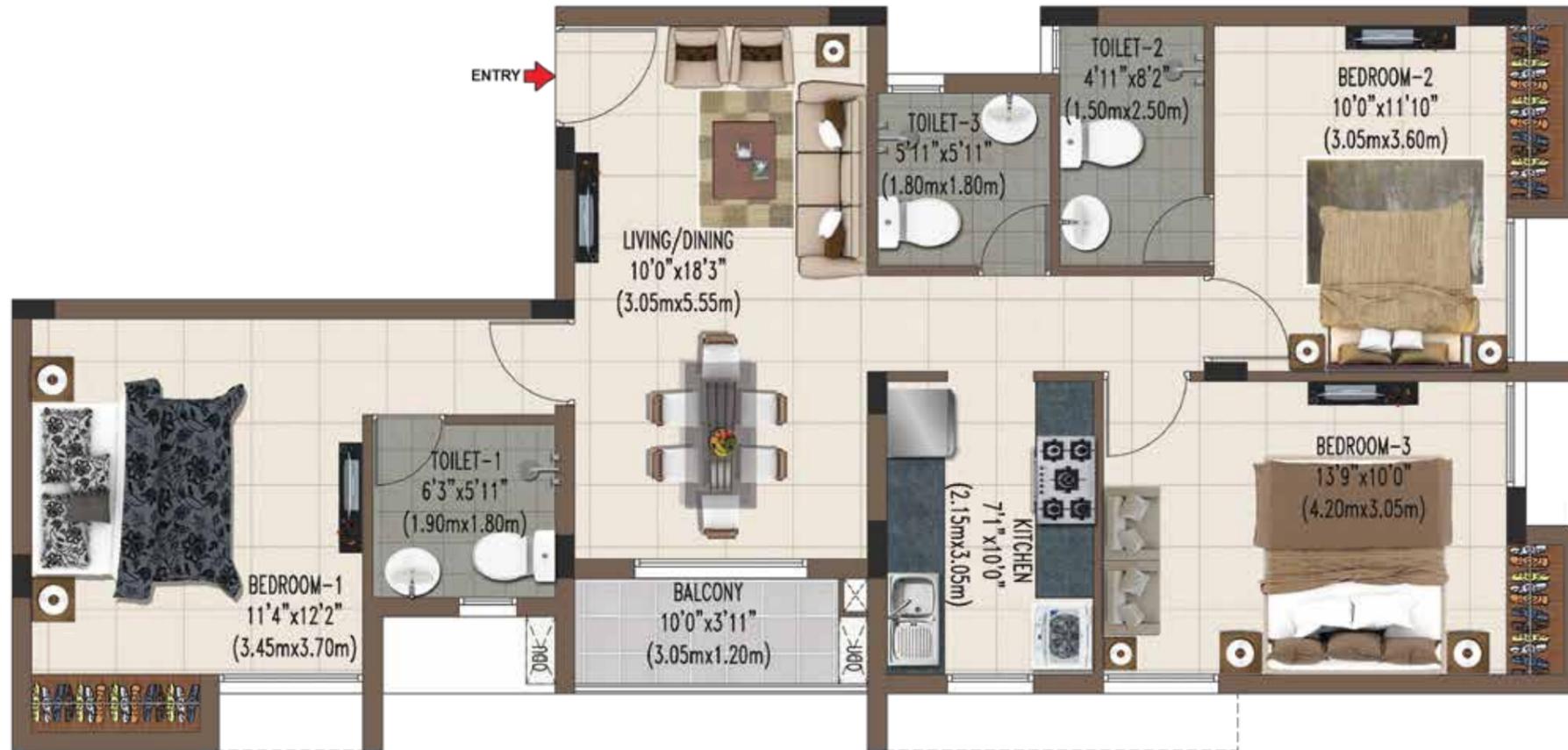
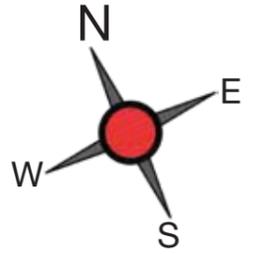
KEYPLAN - BLOCK C

BLOCK A
TYPE - 3 BHK + 3T

Unit No. : A105, A205, A305, A405

Saleable Area : 1300 sft

Carpet Area : 884 sft



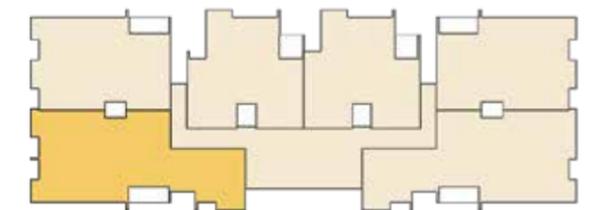
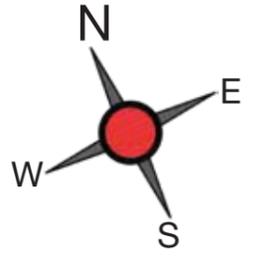
KEYPLAN - BLOCK A

BLOCK A
TYPE - 3 BHK + 3T

Unit No. : A106, A206, A306, A406

Saleable Area : 1300 sft

Carpet Area : 884 sft



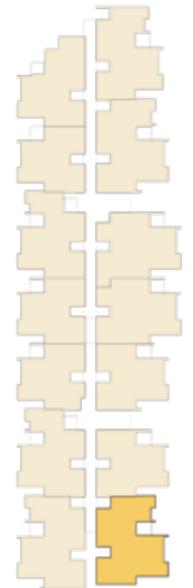
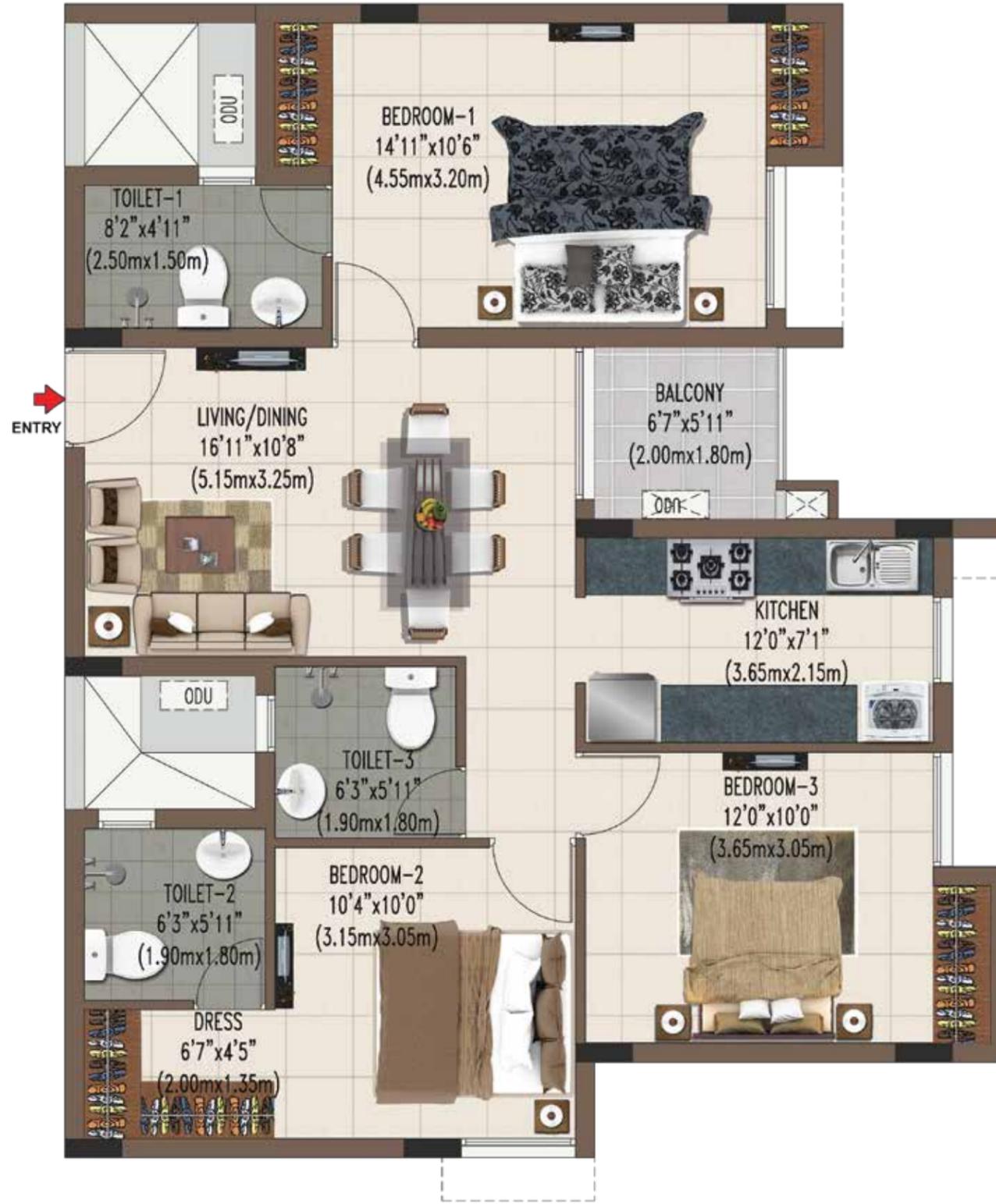
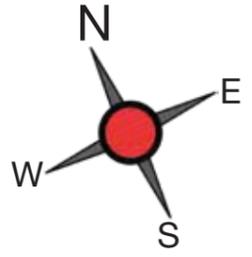
KEYPLAN - BLOCK A

BLOCK B
TYPE - 3 BHK + 3T

Unit No. : B108, B208, B308, B408

Saleable Area : 1303 sft

Carpet Area : 875 sft



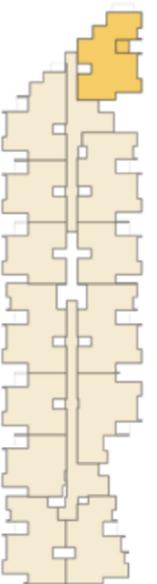
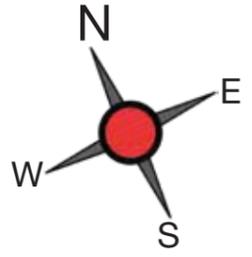
KEYPLAN - BLOCK B

BLOCK C
TYPE - 3 BHK + 3T

Unit No. : C113, C213, C313, C413

Saleable Area : 1307 sft

Carpet Area : 837 sft



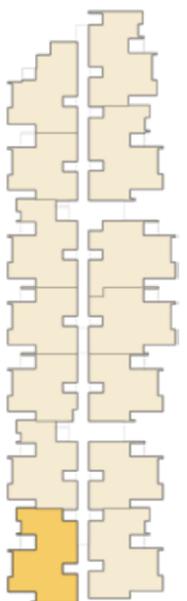
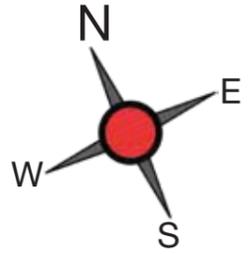
KEYPLAN - BLOCK C

BLOCK B
TYPE - 3 BHK + 3T

Unit No. : B107, B207, B307, B407

Saleable Area : 1317 sft

Carpet Area : 880 sft



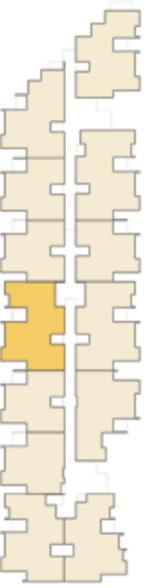
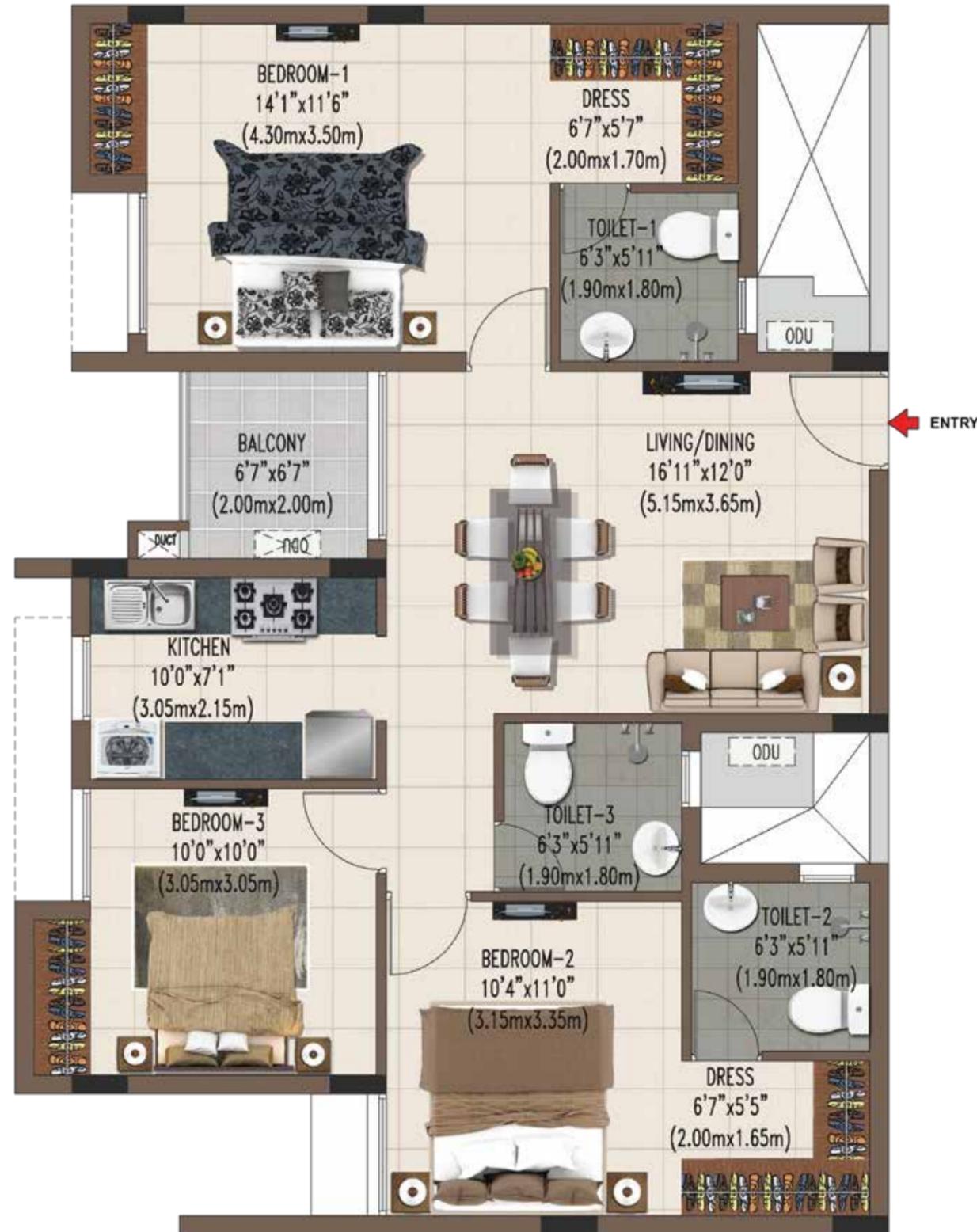
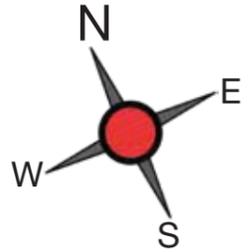
KEYPLAN - BLOCK B

BLOCK C
TYPE - 3 BHK + 3T

Unit No. : C104, C204, C304, C404

Saleable Area : 1343 sft

Carpet Area : 906 sft



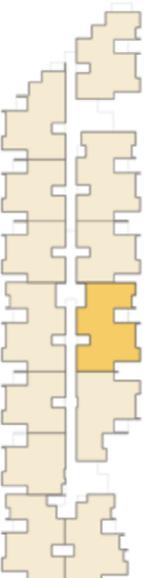
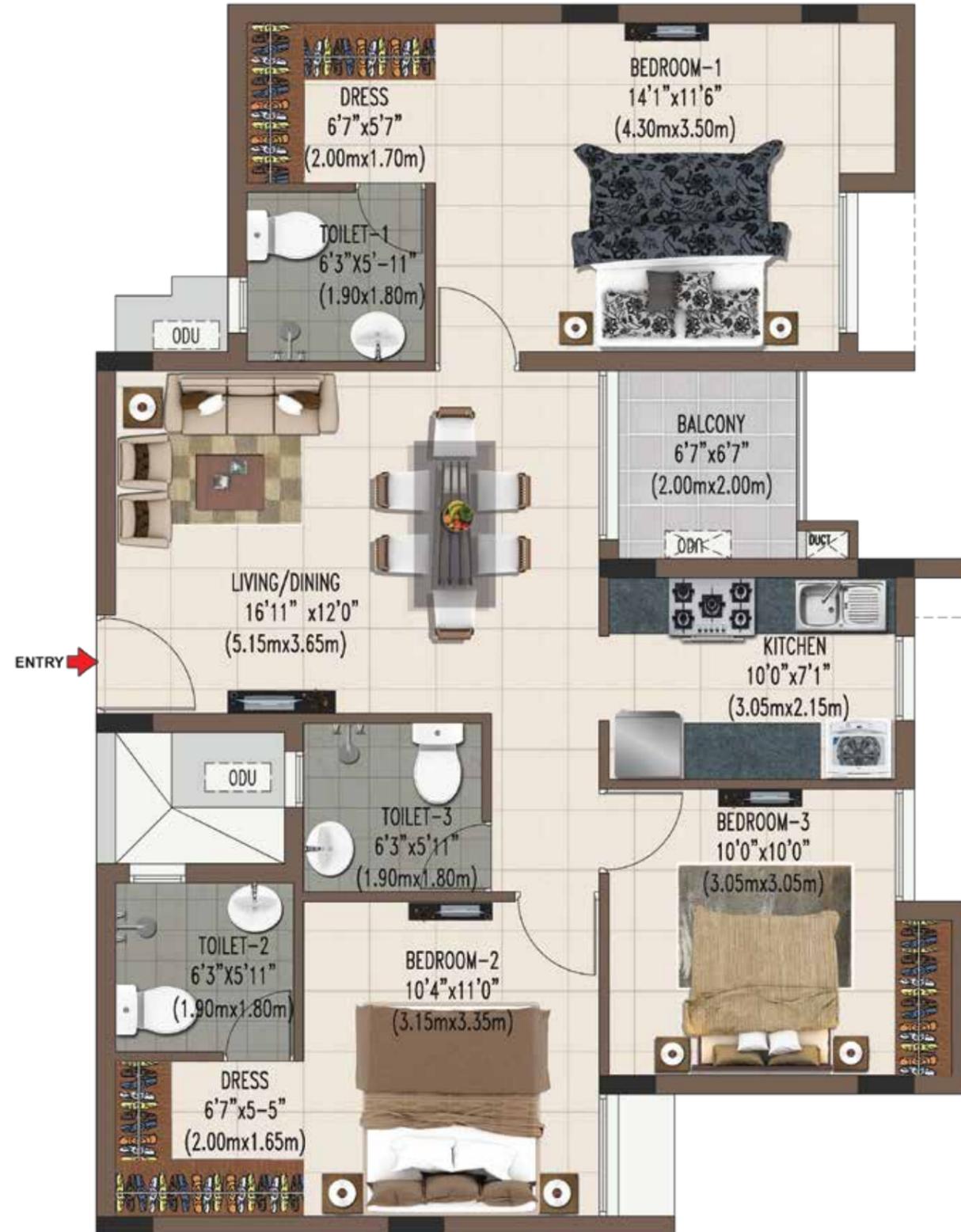
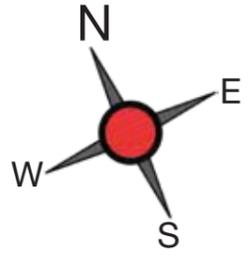
KEYPLAN - BLOCK C

BLOCK C
TYPE - 3 BHK + 3T

Unit No. : C110, C210, C310, C410

Saleable Area : 1344 sft

Carpet Area : 896 sft



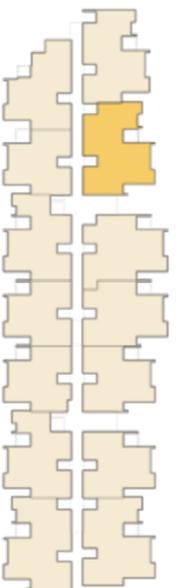
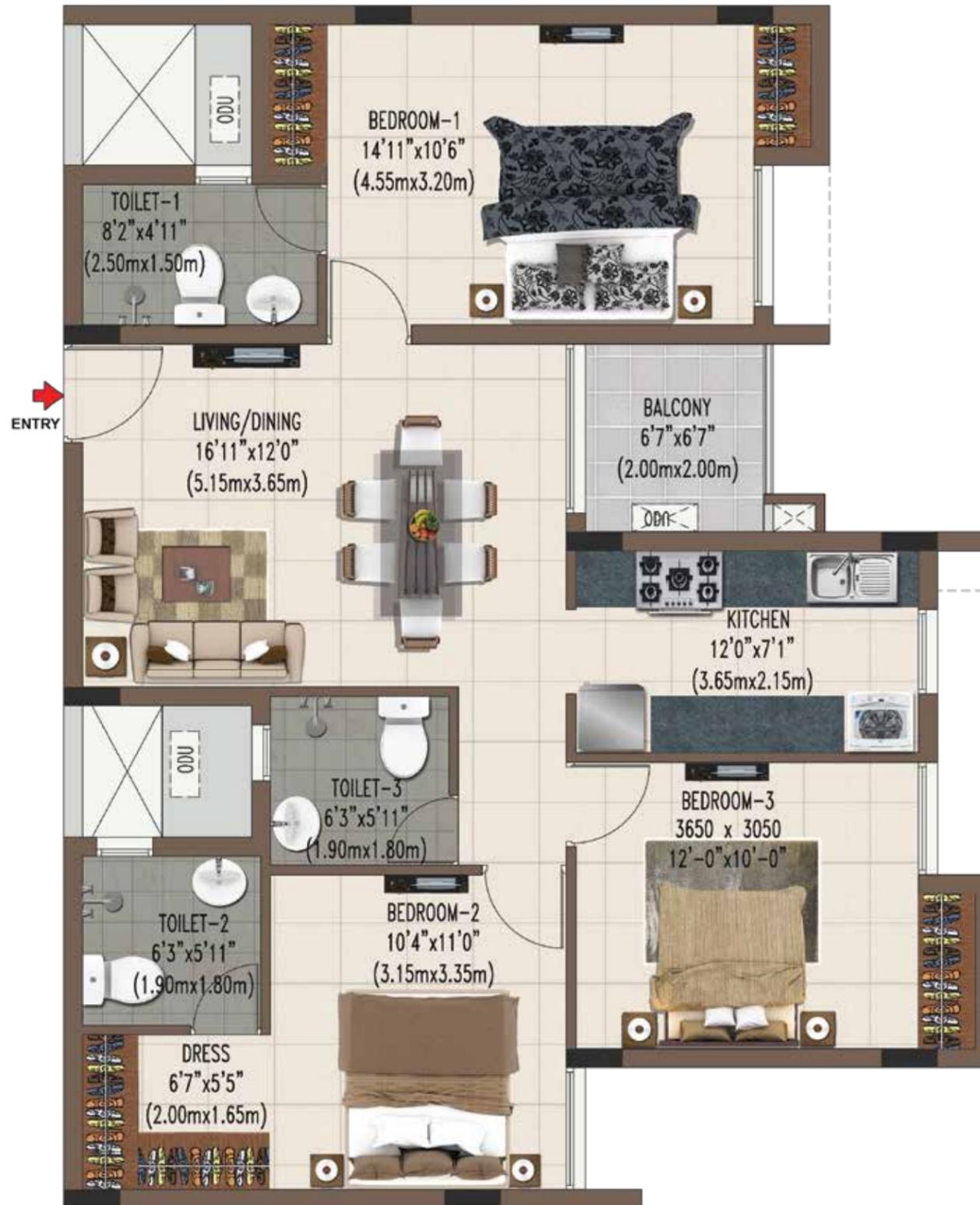
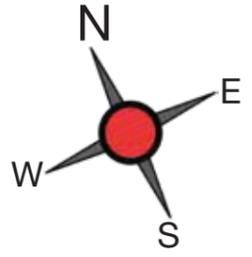
KEYPLAN - BLOCK C

BLOCK B
TYPE - 3 BHK + 3T

Unit No. : B113, B213, B313, B413

Saleable Area : 1363 sft

Carpet Area : 914 sft



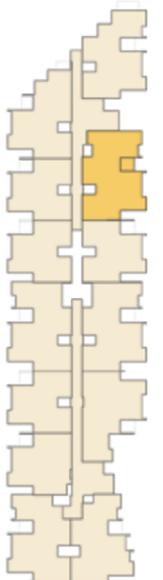
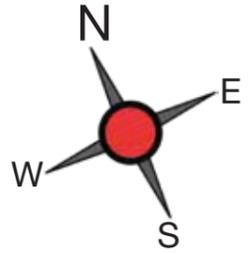
KEYPLAN - BLOCK B

BLOCK C
TYPE - 3 BHK + 3T

Unit No. : C112, C212, C312, C412

Saleable Area : 1368 sft

Carpet Area : 918 sft



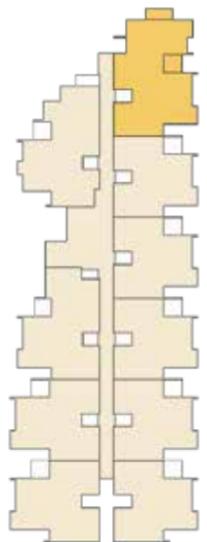
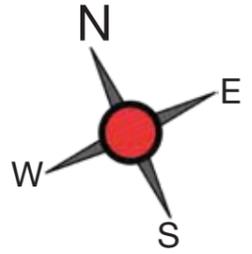
KEYPLAN - BLOCK C

BLOCK E
TYPE - 3 BHK + 3T

Unit No. : E110, E210, E310, E410

Saleable Area : 1398 sft

Carpet Area : 903 sft



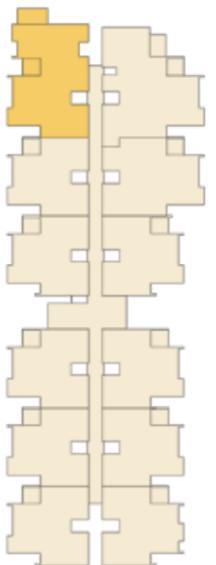
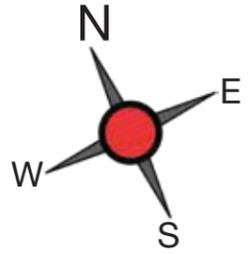
KEYPLAN - BLOCK E

BLOCK F
TYPE - 3 BHK + 3T

Unit No. : F101, F201, F301, F401

Saleable Area : 1466 sft

Carpet Area : 929 sft



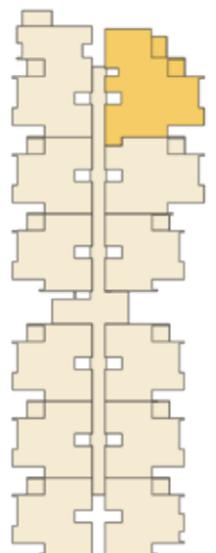
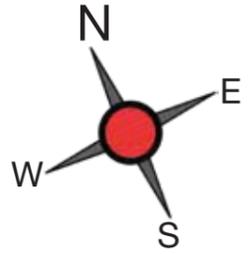
KEYPLAN - BLOCK F

BLOCK F
TYPE - 3 BHK + 3T

Unit No. : F112, F212, F312, F412

Saleable Area : 1562 sft

Carpet Area : 1033 sft



KEYPLAN - BLOCK F



SPECIFICATIONS &
PAYMENT PATTERN

Structure

- RCC framed structure
- Concrete block of 200 mm for outer wall, and 100 mm for internal partition wall
- Floor to floor height will be maintained at 2950 mm

Wall Finish

- Internal wall in the living, dining, bedrooms, kitchen and utility will be finished with 1 coat of primer, 2 coats of putty and emulsion
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and OBD
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of exterior emulsion
- Toilet walls will be finished with 1 coat of primer & 2 coats of OBD
- Toilet walls will be finished with glazed ceramic tiles up to 2100 mm height
- Utility walls will be finished with glazed ceramic tiles as per the architect's design

Flooring

- Foyer, living, dining, kitchen and bedrooms will have 600 x 600 mm vitrified tile (Soluble Salt) flooring
- Toilet, utility, and balcony will have ceramic tiles
- Terrace floor will have grano flooring
- Common areas and staircases will have Kotah stone / Shabadh stone / tile flooring

Kitchen

- Platform will be done with 600 mm wide granite slab, at a height of 800 mm from the floor level, and will be provided with stainless steel sink with drainboard (Nirali or equivalent)
- Dado tiles up to 600 mm from granite slab
- Provision for chimney and water purifier
- CP fittings will be Jaquar / Cera or equivalent

Bathroom

- Wall mounted basin, Jaquar / Cera or equivalent, in all bathrooms
- Floor mounted W/C with health faucet, Jaquar / Cera or equivalent, in all bathrooms
- CP and sanitary fittings, Jaquar / Cera or equivalent, will be provided
- Wall mixer, Jaquar / Cera or equivalent, will be provided
- Geyser and exhaust fan points in master bathroom, and provisions in other bathrooms

Entrance Door

- Main door will be first quality solid wood frame, with flush door shutter, with foil finish of 2100 mm height, having Godrej or equivalent locks, tower bolts, door viewer, safety latch door stopper etc.

Bedroom Door

- Skin moulded shutter doors of 2100 mm height, with Godrej or equivalent locks, thumb turn with keys, etc.

Bathroom Door

- Skin moulded shutter doors of 2100 mm height, thumb turn with keys

Window

- Windows will be aluminium sliding panel / seccolor GI, with see-through plain glass, with MS grills wherever applicable
- Balconies with aluminium / seccolor GI, framed french doors, will be provided without grills
- For ventilators aluminium/ seccolor GI, framed with suitable louvered glass panes

Balcony and Common Area

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

Electrical Fittings

- Cables and wiring will be Polycab / Finolex / Havells standard / Anchor or equivalent
- Switches and sockets will be Anchor Roma / Wipro or equivalent
- Split air conditioner points will be provided in master bedrooms and provision in other bedrooms & living
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone and TV(DTH) points will be provided in living and master bedroom

Others

- STP
- Rain water harvesting
- Pneumatic water supply system
- Generator backup for all apartments (500 Watts for 3 BHK, 400 watts for 2 BHK)
- Power backup for common areas
- Data provision will be provided in living room

External Features

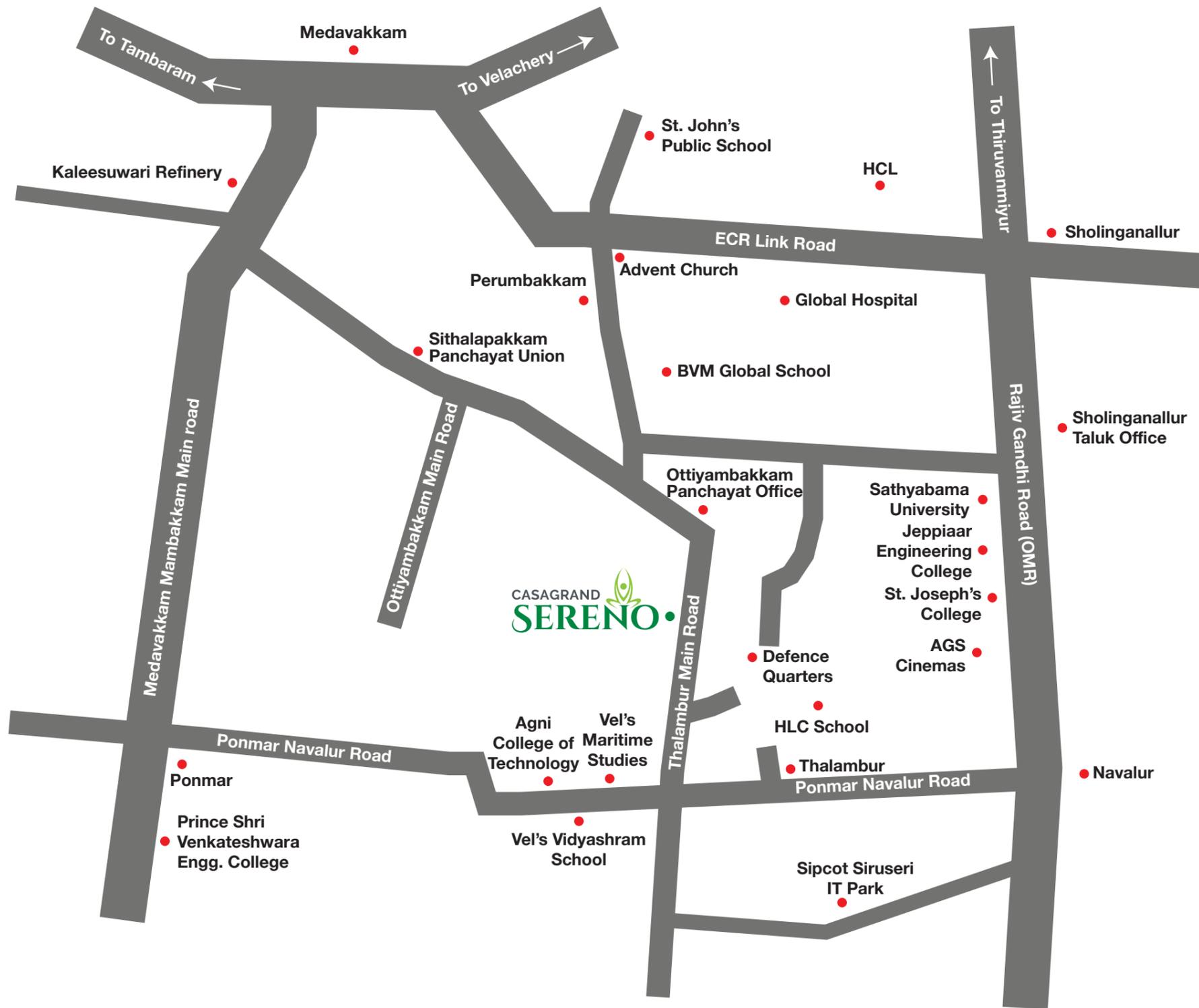
- Elevator: 8-passenger automatic lift will be provided
- Power Supply: 3-phase power supply will be provided for all apartments
- Suitable landscaping will be done at required areas
- External driveway bituminous road will be provided
- Stilt floor car parking grano flooring will be provided

PAYMENT PATTERN

Booking Advance	10%
Agreement Signing	40%
On Completion of Foundation	10%
On Completion of 1st Floor	7.5%
On Completion of 2nd Floor	7.5%
On Completion of 3rd Floor	7.5%
On Completion of 4th Floor	7.5%
On Completion of Brick & Plastering Work for Respective Unit	5.0%
Handing Over	5.0%



LOCATION MAP &
ADVANTAGES



Distance from Airport, Railway Station & Bus Stand

Chennai International Airport	19.8 kms
Chennai Central Railway Station	32.7 kms
Sholinganallur Bus Stop	8.5 kms
Ottiyambakkam Bus Stop	1.7 kms
Karanai Bus Stop	1 km

Distance from Nearest Hospitals

Gleneagles Global Health City	6 kms
Annai Theresa Hospitals Pvt. Ltd.	7.6 kms
Arun Hospital	6.7 kms
Swaram Specialty Hospital	8.8 kms
Annai Hospital	8.1 kms
Chettinad Health City	13.1 kms

Distance from Nearby Vicinities

Thiruvanniyur	21.0 kms
Madhya Kailash	20.5 kms
Perungudi	9.3 kms
Sholinganallur	8.7 kms
Thoraipakkam	13.9 kms
Velachery	16.4 kms
Elcot SEZ	8.6 kms
SIPCOT	8.6 kms
Siruseri	4.0 kms
Thalambur	3.8 kms

Distance from Colleges

Agni College of Technology	2.8 kms
Sri Venkateswara Dental College & Hospital	2.6 kms
Sathyabama University	6.9 kms
Jeppiaar Engineering College	8.6 kms

Distance from Schools

Amethyst International School	750 m
HLC International School	1.6 kms
Vel's Vidyashram	2.7 kms
PSSB Millennium School	5.1 kms
Sivasakthi Nursery & Primary School	2.8 kms
BVM Global	2.7 kms
WoodHills Special School	3.7 kms
Velammal Global School	5.1 kms
Maharishi Vidya Mandir	5.4 kms



AWARDS



Buddy Neighbour Scheme

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