





Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last fifteen years, we have developed over 20 million sft of prime residential real estate across Chennai, Bangaluru and Coimbatore. Over 17,000 happy families across 100+ 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 ₹6500 crores in the pipeline.





A home is more than four walls. That is why it is important to choose a space that ensures you and your loved ones experience the best of life. So, come home to Casagrand Tudor - the home that cares for your happiness and your health. With state-of-the-art amenities and stunning wellness features, this thoughtfully crafted home is sure to make you and your family incredibly happy and healthy.

## **SALIENT FEATURES**

- 441 units on a sprawling 6.31-acre expanse
- Stilt + 7 floors design structure
- Wellness themed 2, 3 & 4 BHK apartments
- Secured community with 70% open space
- 50+ amenities with wellness features like air purifier in master bedrooms, chlorine-free swimming pool, oxygen infused clubhouse & gym, multipurpose courts, yoga deck, etc.
- Premium fittings from high-end brands like Kohler / Roca for Elite units and Toto / American Standard for Signature units
- Vaastu compliant homes designed with zero dead space
- Surrounded by IT & ITES companies, schools, colleges and hospitals









## **AMENITIES**

### **INDOOR AMENITIES**

- Gym
- Yoga room
- Party hall
- Rooftop swimming pool
- Toddlers' pool
- Indoor kids' play area
- Indoor games room (Table Tennis / Billiards)

- Board games room
- Video games room
- AV room
- Spa / Steam / Sauna
- Kids' learning centre
- LEGO room
- Crèche

- Salon
- Business centre
- Association room
- Guest room with toilet
- Convenience store

### **OUTDOOR AMENITIES**

- Drop-off / Pick-up point
- Informal seating hammocks
- Chalkboard wall
- Interactive water feature
- Skating rink
- Skating ramp
- Outdoor party lawn
- Tree house
- Rock climbing wall
- Amphitheatre

- Outdoor gym
- Meditation deck
- Hopscotch
- · Interactive floor game
- Sandpit
- · Outdoor kids' play area
- Seating pavilion (pergolas with creepers)
- Trampoline
- Open terrace (on alternate floors)

- · Half basketball court
- Open space for ball games
- Jogging track
- Reflexology pathway
- · Senior citizens' court
- Yoga court
- Herbal garden
- Kids' jungle gym
- Cricket net

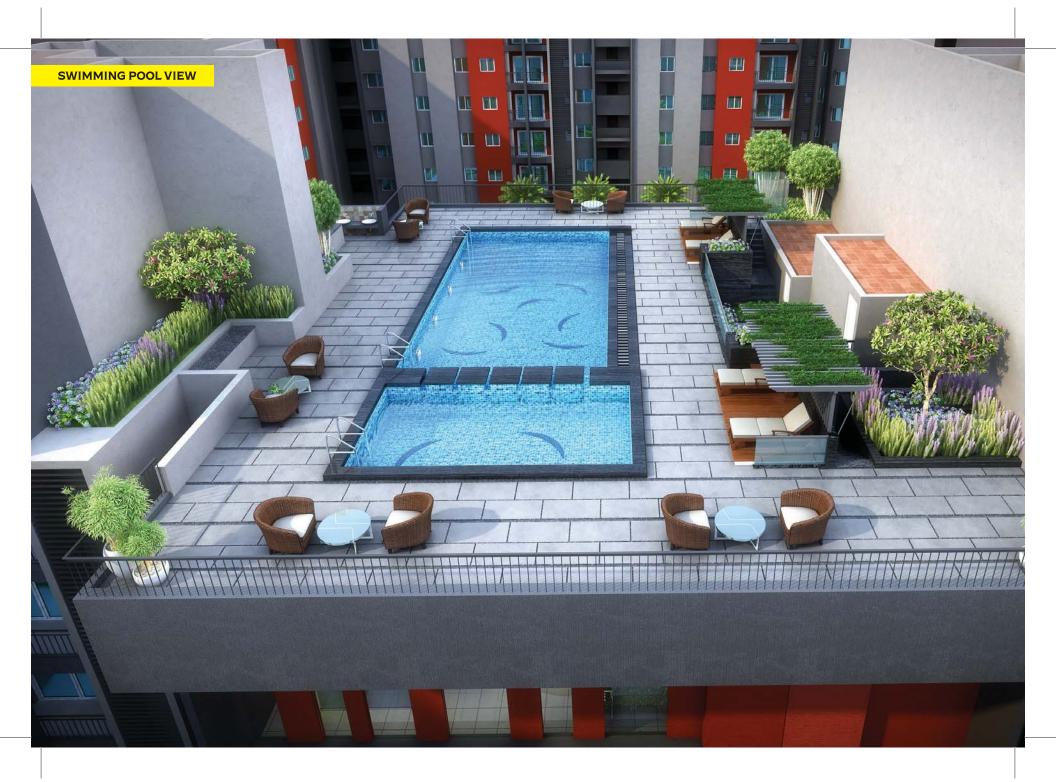
## **STILT AMENITIES**

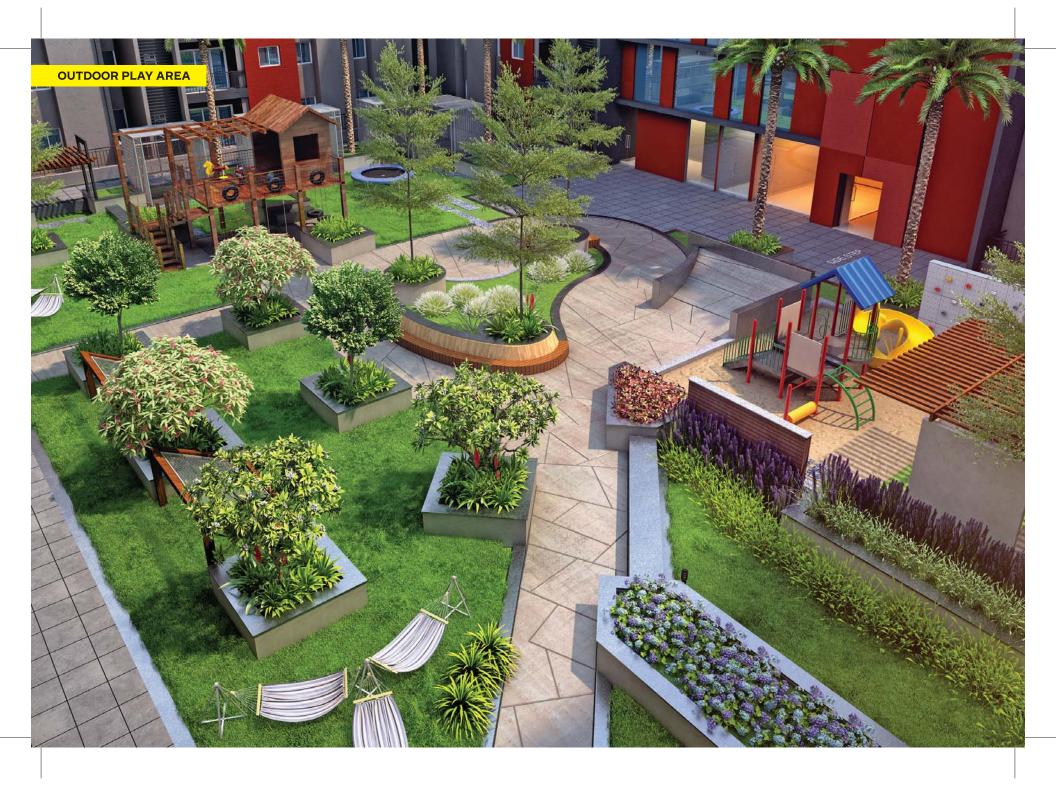
- Dormitories (male & female)
- Drivers' / Maids' toilets
- Bicycle racks
- Provision for ATM & Ironing shop















#### Wellness homes

Tudor is a wellness community specifically designed to support the residents' physical, emotional and social well-being, and offers a truly healthy lifestyle.

Physical wellness - Dedicated facilities such as oxygenated gymnasium, yoga room, indoor games, rock climbing, outdoor gym, half basketball court, traditional play court, jogging track, cricket practice net, etc., allow the residents to choose from a variety of activities to keep themselves at the peak of their physical health. Air purifiers for good sleep, anti-bacterial paints, Vitamin C showers, etc., ensure the residents' well-being inside the home.

Emotional wellness - A calm mind builds inner strength and self-confidence which are essential for good health. At Tudor relaxing is easy with the chlorine-free swimming pool, spa, steam, sauna, meditation deck, reflexology pathway, yoga court, herbal garden, etc.

Social wellness - Quality community interactions are pivotal to the overall wellness. The party hall, outdoor party lawn, hammock corner, seating pavilions, senior citizens' courts and water features are all designed to bring the community together.

Premium community design - Built on 6.31 acres of land, this community has 70% of open space with landscape and outdoor amenities aside massive driveways, adding a sense of openness to the community. The master plan incorporates all the elements desired in a modern neighbourhood - function and beauty, activity and quiet, efficiency and sustainability, landmarks and context - all within a palette that allows this new community centrepiece to appear at once unified and uniquely diverse.

- Huge landscaped podium -Elevated vehicle-free podium of 1.0 acre is sprawled across the site, detailed with landscaped features and outdoor amenities for the community, contributing to 20% of the site expanse as outdoor amenities.
- Secured living Controlled entry and exit with 24x7 security is seen at the entrance. Apart from this, the community is also facilitated with CCTV surveillance at pivotal points across the site extent. Apartment security and visitor management system ensure safety for all.
- 2 entrances/exits for the community The community has well-planned connectivity to the locality with one main entrance leading from Mogappair and the rear entrance leading to the Poonamallee High Road.
- Kids & senior citizens friendly community -Meticulous planning has been done to ensure the community is kids and senior citizens friendly.



# **EXTERIOR**

- Grand entrance A grand entrance archway. beautified with landscape elements, creates an inviting entry into the community.
- Contemporary facade The contemporary new age architecture is embellished with modern elevations. The elegant, stylish and functional façade embraces a purely modern style. The impressive elevation is designed with proper use of the plot space, air, natural light and different types of exterior projections.
- Traffic management A driveway of minimum 7.2 metres (23 feet) all around the site ensures comfortable vehicular movement in the community.



- Podium for every block Every block gets a pocket of green space with planned landscape.
   These podiums add life to the community and aid in recreational activities for the residents.
- Vehicle-free recreation The podium being elevated from the ground level provides a vehicle-free zone for the community, which makes accessing and using the outdoor amenities easier.



- 50+ amenities, consisting of outdoor and indoor recreational facilities, are sprawled across the project enhancing the social environment and liveliness of the community.
- Oxygen-infused clubhouse (gym and indoor play area) creates better quality indoors for a healthy workout experience.
- Pest-free exterior Introduction of mosquito trap in the landscape areas ensures mosquito-free outdoor leisure spaces.
- Activities for every age group The amenities are well-planned to ensure a healthy lifestyle for residents of all age groups. There are many kids friendly amenities like tot lot and sandpit, for toddlers and kids. There are sports amenities like badminton and hangout spaces, for the teens and adults. Senior citizens friendly amenities like reflexology walkway and leisure seating are available for the old. Bicycle stands located at the stilt level facilitated with bicycles encourage cycling as an activity within the community.

- Redefined amenities Apart from general amenities like kids' play area, sports court, etc., the community has unique amenities like kids' interactive flooring, rock climbing, skating ramps, etc., which encourage social interaction among the kids.
- Dedicated clubhouse block Clubhouse is located at the center of the block allowing access from two podiums on either side. Clubhouse has a party hall for any family function and spill-over lawn in the podium to enjoy the evenings after a tiring day. Interior amenities are meticulously planned with 5-star interiors.
- Eco-smart rooftop swimming pool A rooftop pool is arguably the ultimate luxury. Chlorine-free non-chemical pool system will sanitize the pool naturally eliminating harmful chemicals. Not only does it create a beautiful visual feature in the landscape, but it can also provide hours of entertainment for the family.
- Access to daily needs Facilities like ironing shop and convenience store address the daily needs of the residents. Dormitories house the maids/drivers living along with the residents within the community.
- Landscaped terrace in alternate floors Open terrace in alternate floors of the main podium is made accessible to the community to encourage the residents to have an extended leisure activity.



### INTERIOR

- Designed entrance lobby Every block has been designed with a lobby space and finished with furniture and interior elements to give a heartwarming welcome to the residents and visitors. These lobbies have provisions such as name directory, letter box and digital notice board to facilitate the residents, which connects the community at an individual level.
- Premium finish for common areas All the corridors have been thoughtfully planned with designed flooring and lift wall cladding along with lighting features.
- Well-lit & well-ventilated corridors The orientation of all the blocks, cutouts, window locations, etc., have been thoughtfully planned which allows for abundant natural lighting in the interiors and also adds charm to the contemporary styled elevation of the community. Utmost importance is given to ventilation for all habitable spaces, so every internal and external space is well-ventilated. Huge cutouts planned along the corridor ensure natural light and provide good ventilation to the corridor.
- Safety inside blocks All cores have been well-equipped with 2 lifts (1 passenger lift and 1 stretcher lift). The cores also have 2 staircases for easy accessibility and movement.

# III UNITS



### INTERIOR PLANNING

All the units have been designed considering the basic furnishing of internal spaces.

- 1. Every unit gets a defined wardrobe location for all the bedrooms. TV location, bed location with side tables
- 2. Dedicated space for washing machine
- 3. Interior electrical layout

### ZERO DEAD SPACE

Internal and external spaces have been designed with zero space wastage, ensuring maximum usable area in the apartment.



# WIDE KITCHEN

All units get a minimum 8-feet wide kitchen, spaciously planned to accommodate all the activities within the space.



### **ECO FRIENDLY INTERIOR**

Anti-bacterial paint for the interior walls ensure a healthy indoor environment.

All the master bedrooms come with air purifiers to provide the maximum air quality which is essential for sound sleep and healthy living.

The shower of the master toilet comes with a Vitamin C shower filter, along with glass partition for the shower area.



# SIGNATURE UNIT

The signature block comes with two balconies - one in the living and one in the master bedroom, bigger sized toilets and a wide range of upgrades.

- 1. Bigger sized tiles for the living areas
- 2. Digital doorlock for the main door
- 3. Mobile charging docks with Bluetooth facility
- 4. High-end Quartz sink for the kitchen
- 5. All the toilets come finished with upgraded fittings, along with glass shower partition and Vitamin C shower filters



### PRIVATE TERRACES

Some of the first floor units get the advantage of enjoying a private terrace with beautiful views which also provides excellent space for gardening / evening sit-outs.



### **VAASTU COMPLIANT**

By conscious planning most of the units are Vaastu compliant with the following features -

- Minimum units have SW entrance
- 2. No North facing headboards
- 3. No units have NE/SW toilets and kitchen
- 4. No cutouts in NE and SW direction



### LIGHTING AND VENTILATION

The orientation of all the blocks, cutouts, window locations, etc., have been thoughtfully planned which adds charm to the contemporary styled elevation of the community. All windows, OTS, cutouts, shafts, etc., ensure ventilation not only within the apartment but also in the corridors.



#### **ENSURING BEAUTIFUL VIEWS**

The planning of the blocks has been done to ensure the units overlook either the podium or the exterior. So, every bedroom and balcony has good views and ventilation.



# NO UNITS FACE EACH OTHER

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



### NO OVERLOOKING UNITS

Meticulous planning has been done to ensure none of the bedrooms and balconies look into small cutouts or non-ventilated spaces. The units have been planned around the podium so that no balconies look into each other.



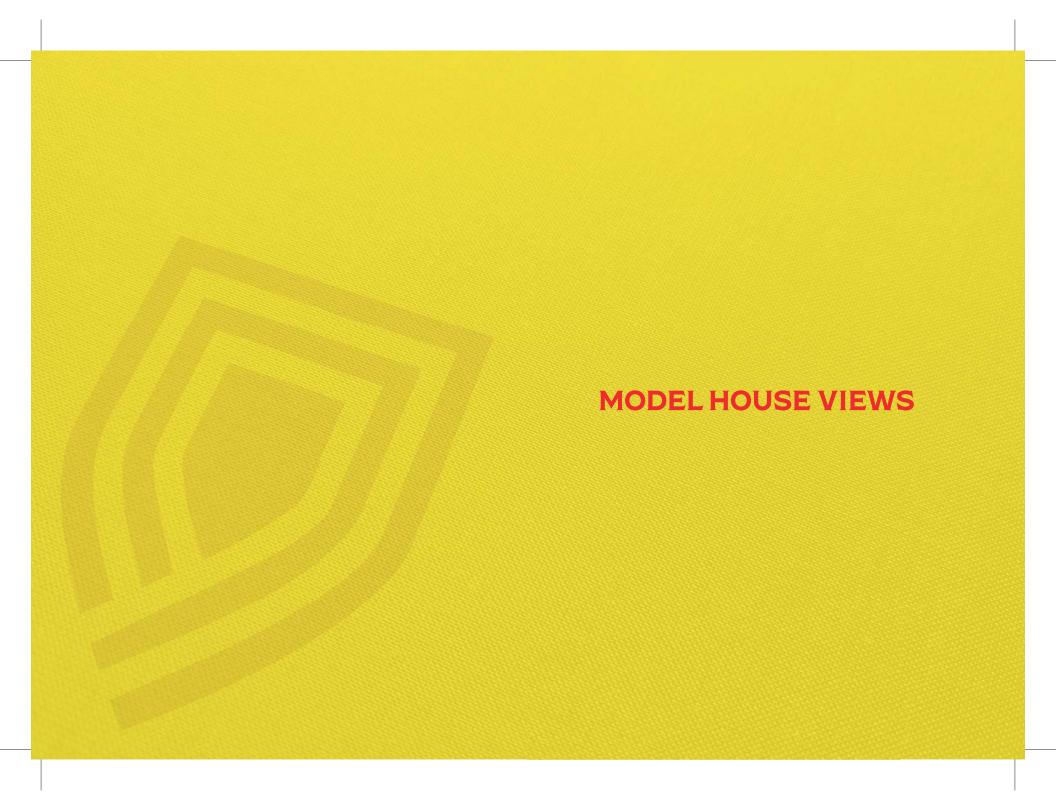
# PLANNING FOR ODU LOCATIONS

Planned spaces are created for placing ODU of ACs which are easily accessible for service. These spaces have been thoughtfully designed and located to avoid any overlooking or hindrances to other apartments, and well-concealed to ensure no ACs are visible on the building façade.



# PREMIUM SPECIFICATIONS

- 1. Superior flooring tiles for the entire flat
- 2. High-end finished doors for bedroom and bathroom
- 3. Premium range of CP and sanitary fittings for all the toilets which ensures durability and ease of maintenance

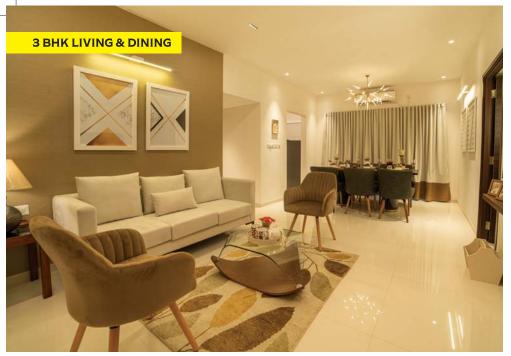














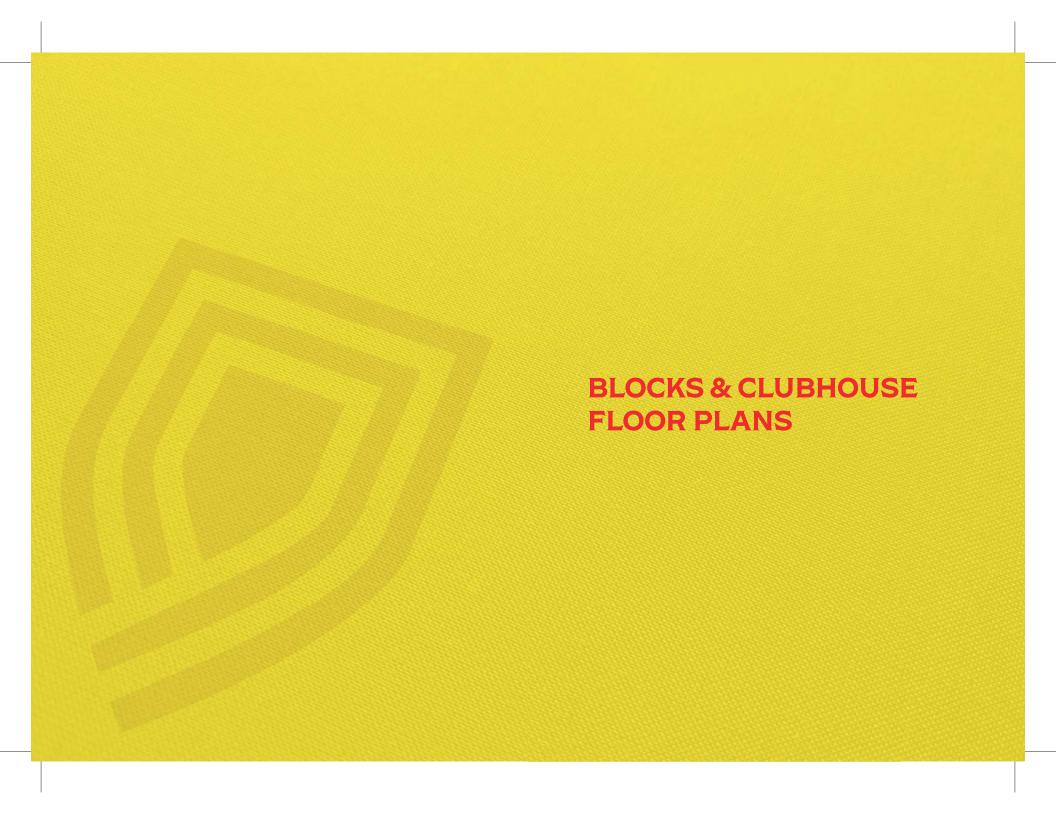






# **SITE PLAN**

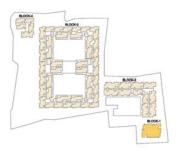




# BLOCK - 1 1ST FLOOR PLAN





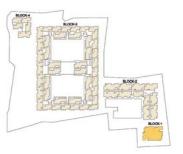


A101 A104

### BLOCK - 1 2<sup>ND</sup> TO 7<sup>TH</sup> TYPICAL FLOOR PLAN







A201 - A701 A204 - A704

## BLOCK - 2 1<sup>ST</sup> FLOOR PLAN





## **LEGEND**

- 1. Hopscotch
- 2. Interactive water feature
- 3. Interactive floor game

BLOCK - 2 2<sup>ND</sup> TO 7<sup>TH</sup> TYPICAL FLOOR PLAN





# BLOCK - 3 1ST FLOOR PLAN

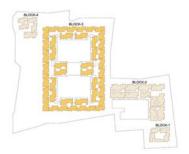


# FIRST FLOOR PLAN WITH PODIUM & CLUBHOUSE



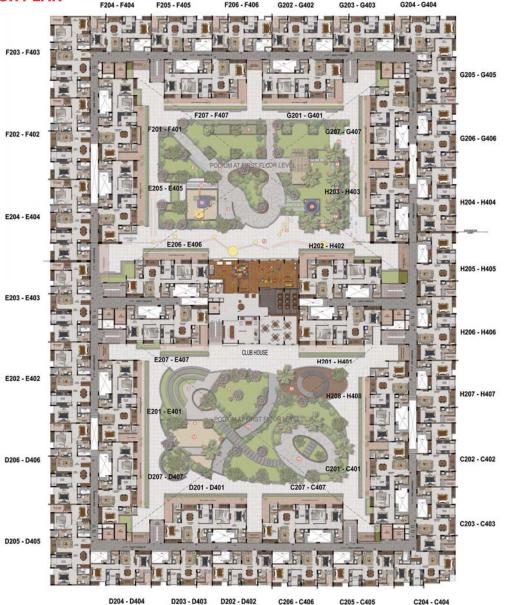
### **LEGEND**

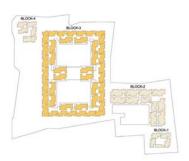
- 1. Informal seating hammock
- 2. Chalkboard wall
- 3. Skating rink
- 4. Skating ramp
- 5. Hopscotch
- 6. Tree house (elevated)
- 7. Outdoor party lawn
- 8. Rock climbing wall
- 9. Amphitheatre
- 10. Outdoor gym
- 11. Meditation deck
- 12. Sandpit
- 13. Outdoor kids' play area
- 14. Seating pavilion (pergola with creepers)
- 15. Trampoline
- 16 Pergola with creepers
- 17. Interactive water feature (Block 2)
- 18. Interactive floor game



BLOCK - 3
2ND TO 4TH TYPICAL FLOOR PLAN

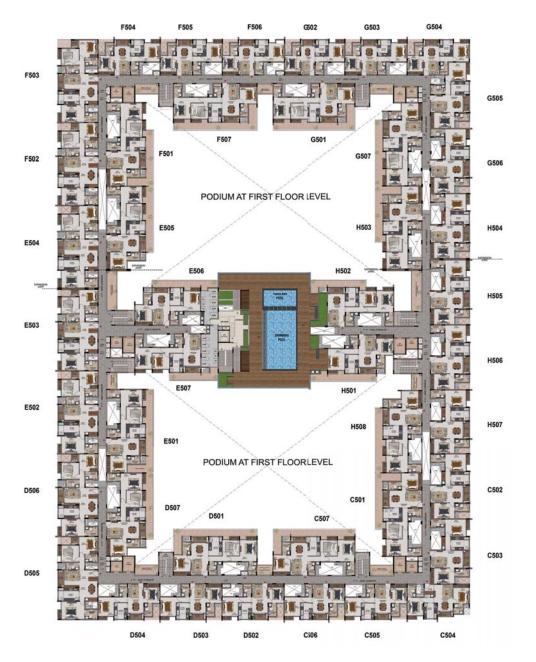




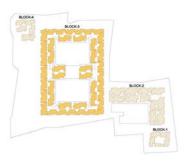


**KEY PLAN** 

BLOCK - 3 5<sup>TH</sup> FLOOR PLAN



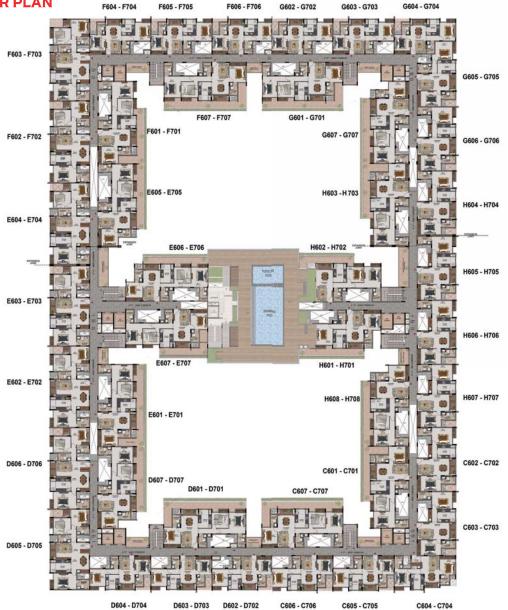


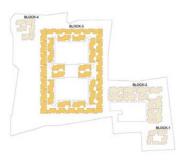


**KEY PLAN** 

BLOCK - 3 6<sup>TH</sup> & 7<sup>TH</sup> TYPICAL FLOOR PLAN





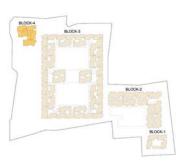


**KEY PLAN** 

# BLOCK - 4 1<sup>ST</sup> FLOOR PLAN



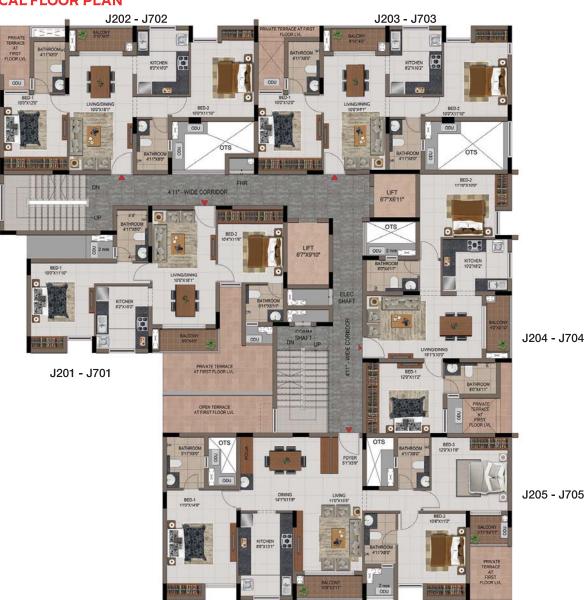


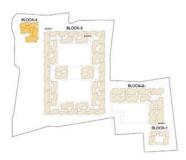


**KEY PLAN** 

## BLOCK - 4 2<sup>ND</sup> TO 7<sup>TH</sup> TYPICAL FLOOR PLAN





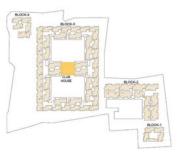


**KEY PLAN** 

## CLUBHOUSE 1<sup>ST</sup> FLOOR PLAN





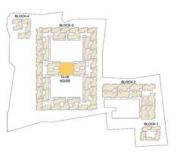


**KEY PLAN** 

# CLUBHOUSE 2<sup>ND</sup> FLOOR PLAN





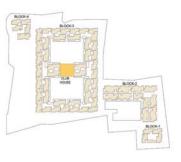


**KEY PLAN** 

# CLUBHOUSE 3RD FLOOR PLAN



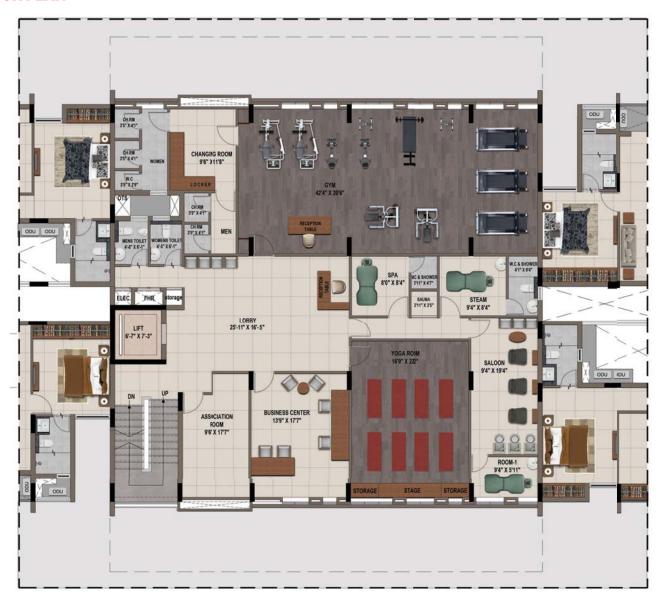


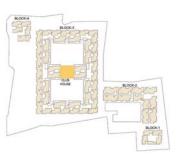


**KEY PLAN** 

# CLUBHOUSE 4<sup>TH</sup> FLOOR PLAN





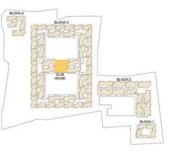


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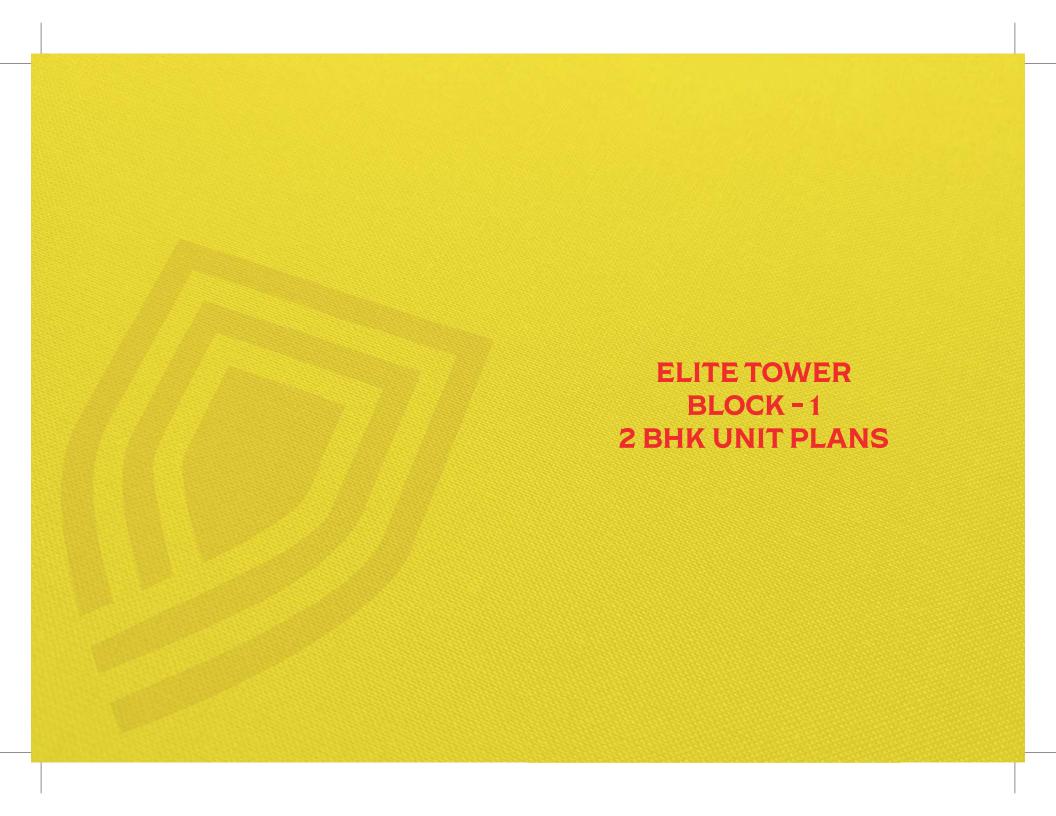
## CLUBHOUSE 5<sup>TH</sup> FLOOR PLAN







**KEY PLAN** 



Unit No.	Carpet Area	Saleable Area	Private Terrace Area
A102	655 sft	995 sft	152 sft







Unit No.	Carpet Area	Saleable Area
A202-A702	655 sft	995 sft







BLOCK - 1- KEY PLAN



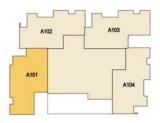
BLOCK - 1- KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
A101	655 sft	997 sft	96 sft





**ENTRY** 



BLOCK - 1- KEY PLAN

# 2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
A201-A701	655 sft	997 sft







**BLOCK - 1- KEY PLAN** 

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
A103	655 sft	1000 sft	52 sft



# 2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
A203-A703	655 sft	1000 sft











BLOCK - 1- KEY PLAN

**BLOCK - 1- KEY PLAN** 

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
A104	655 sft	1002 sft	58 sft





ENTRY

A102 A103

BLOCK - 1- KEY PLAN

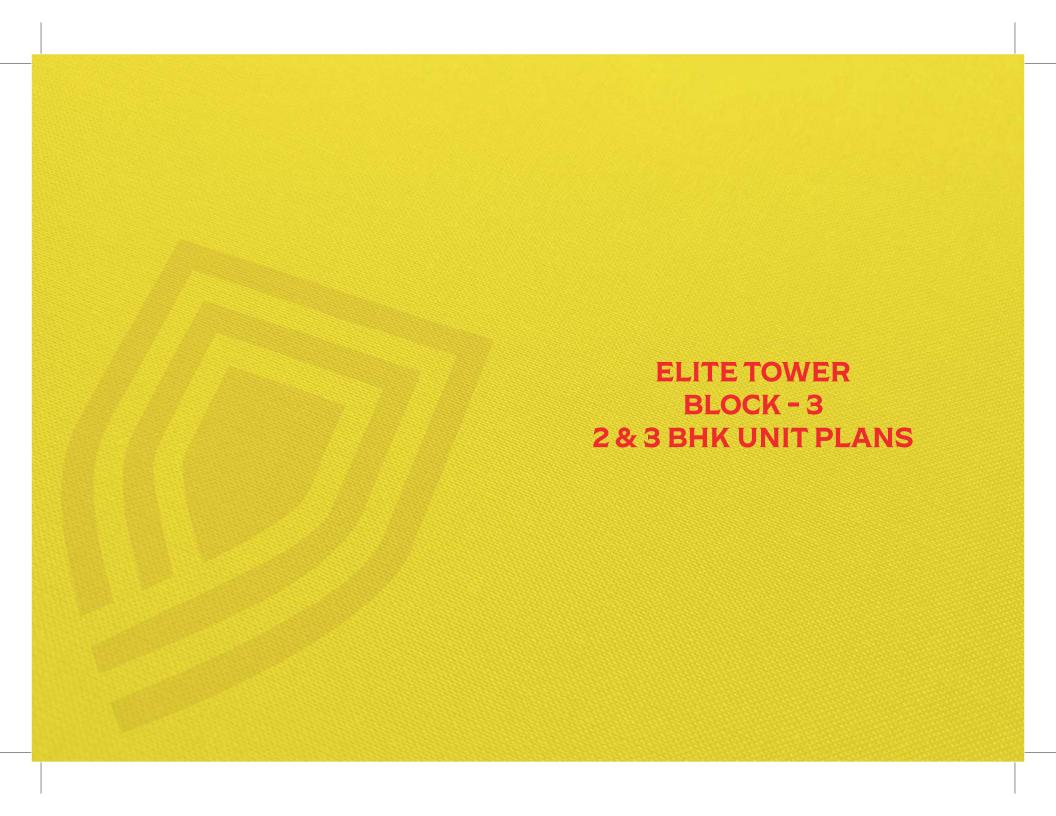
Unit No.	Carpet Area	Saleable Area
A204-A704	655 sft	1002 sft





A202-A702 A203-A703
A201-A701 A204-A704

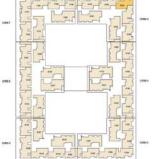
**KEY BLOCK - 1- KEY PLAN** 



Unit No.	Carpet Area	Saleable Area	Private Terrace Area
G104	656 sft	990 sft	52 sft







BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
G204-G704	656 sft	990 sft





BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
C105	656 sft	995 sft	49 sft
C106	656 sft	999 sft	52 sft
D102	656 sft	999 sft	52 sft
D104	656 sft	996 sft	52 sft











BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
C205-C705	656 sft	995 sft
C206-C706	656 sft	999 sft
D202-D702	656 sft	999 sft
D204-D704	656 sft	996 sft



**ENTRY** 





BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
F104	656 sft	997 sft	52 sft
F105	656 sft	999 sft	52 sft
G103	656 sft	999 sft	52 sft







BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
F204-F704	656 sft	997 sft
F205-F705	656 sft	999 sft
G203-G703	656 sft	999 sft







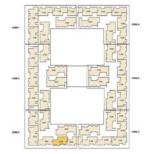
BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
D103	656 sft	999 sft	52 sft



# ENTRY





BLOCK - 3 - KEY PLAN

#### 2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
D203-D703	656 sft	999 sft





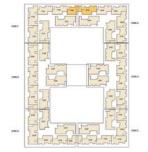


BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
F106	656 sft	999 sft	52 sft
G102	656 sft	999 sft	52 sft



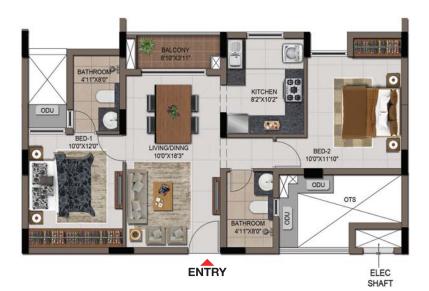


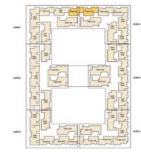


BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
F206-F706	656 sft	999 sft
G202-G702	656 sft	999 sft







BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	
C104-C704	701 sft	1051 sft	



# ENTRY





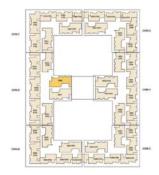
BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	
E506	772 sft	1166 sft	





ENTRY



BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
H501-H701	772 sft	1166 sft



# ENTRY





BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
G105	788 sft	1173 sft	38 sft







BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
G205-G705	788 sft	1173 sft







BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
C102	793 sft	1197 sft	38 sft
H104	793 sft	1204 sft	44 sft







BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
C103	793 sft	1197 sft	38 sft
H105	793 sft	1204 sft	38 sft
H107	793 sft	1197 sft	38 sft

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LIVING/DINNG 20'6"X11'0"

BED-1 15"1"X10"0" KITCHEN 11'6"X8'6"







BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
C202-C702	793 sft	1197 sft
H204-H704	793 sft	1204 sft





BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
C203-C703	793 sft	1197 sft
H205-H705	793 sft	1204 sft
H207-H707	793 sft	1197 sft



0 0

LIVING/DINNG 20'6"X11'0" KITCHEN 11'6"X8'6"

620

ENTRY



BLOCK - 3 - KEY PLAN

# 2 BHK + 2T

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
G106	793 sft	1197 sft	38 sft
H106	793 sft	1197 sft	38 sft

BED-2 13'1"X11'0"



ENTRY



BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
G206-G706	793 sft	1197 sft
H206-H706	793 sft	1197 sft





BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
E507	795 sft	1213 sft



ENTRY





BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
H502-H702	795 sft	1213 sft





ENTRY

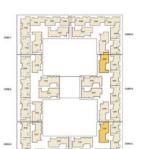


BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
C101	982 sft	1470 sft	251 sft
H103	982 sft	1470 sft	251 sft







BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
C201-C701	982 sft	1470 sft
H203-H703	982 sft	1470 sft





**ENTRY** 



BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
D107	982 sft	1470 sft	228 sft

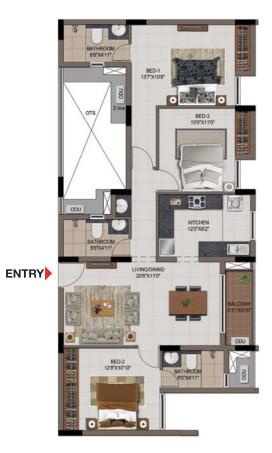




ENTRY

BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
D207-D707	982 sft	1470 sft







BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
E101	982 sft	1470 sft	346 sft





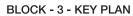
BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
E105	982 sft	1470 sft	228 sft





ENTRY



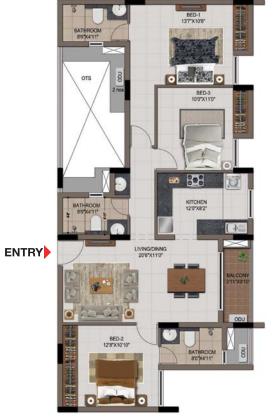
Unit No.	Carpet Area	Saleable Area
E201-E701	982 sft	1470 sft
F201-F701	982 sft	1470 sft





BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
E205-E705	982 sft	1470 sft





Unit No.	Carpet Area	Saleable Area
E206-E406	982 sft	1476 sft
E606-E706	982 sft	1476 sft









BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
E207-E407	982 sft	1476 sft
E607-E707	982 sft	1476 sft









BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
F101	982 sft	1470 sft	251 sft





ENTRY



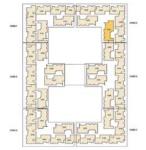
BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
G107	982 sft	1470 sft	228 sft





**◆ENTRY** 



BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
G207-G707	982 sft	1470 sft







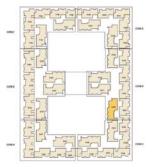
BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
H108	982 sft	1470 sft	228 sft





**◆ENTRY** 



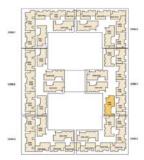
BLOCK - 3 - KEY PLAN

# 3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
H208-H708	982 sft	1470 sft







BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
C107	982 sft	1476 sft	356 sft









BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
C207-C707	982 sft	1476 sft
H202-H402	982 sft	1476 sft





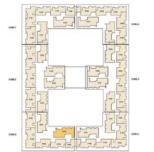


BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
D101	982 sft	1476 sft	355 sft



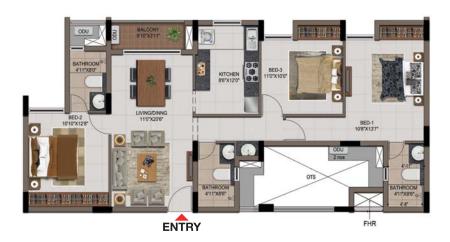




BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
D201-D701	982 sft	1476 sft







BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
E106	982 sft	1476 sft	229 sft



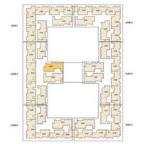


Unit No.	Carpet Area	Saleable Area	Private Terrace Area
E107	982 sft	1476 sft	223 sft



ENTRY





BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
G101	982 sft	1476 sft	355 sft
F107	982 sft	1476 sft	356 sft



# ENTRY



Unit No.	Carpet Area	Saleable Area
G201-G701	982 sft	1476 sft
F207-F707	982 sft	1476 sft



ENTRY





BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
H101	982 sft	1476 sft	229 sft



# ENTRY





BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
H102	982 sft	1476 sft	253 sft





ENTRY



BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
H201-H401	982 sft	1476 sft



# **ENTRY**





BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
D106	1077 sft	1634 sft	42 sft
E102	1077 sft	1634 sft	42 sft
E103	1077 sft	1642 sft	48 sft
E104	1077 sft	1642 sft	42 sft







BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
D206-D706	1077 sft	1634 sft
E202-E702	1077 sft	1634 sft
E203-E703	1077 sft	1642 sft
E204-E704	1077 sft	1642 sft









BLOCK - 3 - KEY PLAN

# 3 BHK + 3T

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
F102	1077 sft	1634 sft	42 sft







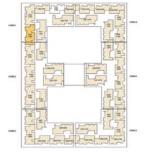
BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
F202-F702	1077 sft	1634 sft





**ENTRY** 



BLOCK - 3 - KEY PLAN

# 3 BHK + 3T

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
D105	1077 sft	1637 sft	42 sft







BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
D205-D705	1077 sft	1637 sft





**ENTRY** 



BLOCK - 3 - KEY PLAN

#### 3 BHK + 3T

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
F103	1077 sft	1638 sft	48 sft





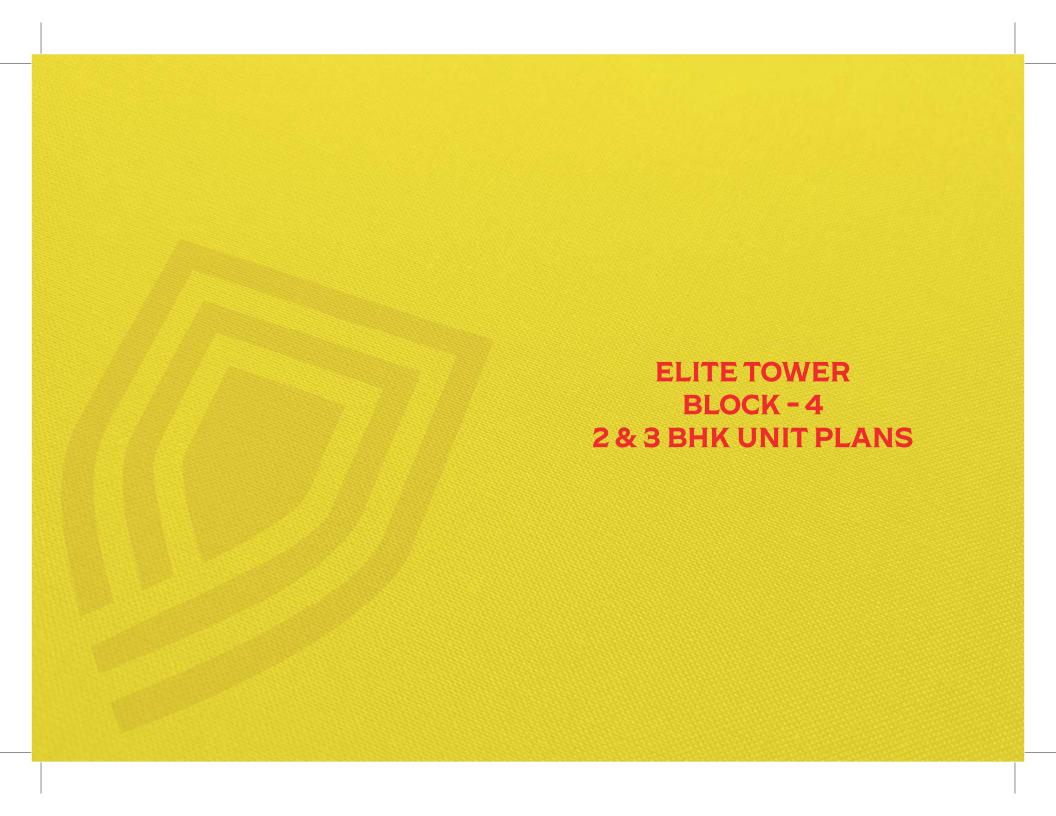


BLOCK - 3 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
F203-F703	1077 sft	1638 sft



BLOCK - 3 - KEY PLAN



Unit No.	Carpet Area	Saleable Area	Private Terrace Area
J103	655 sft	1000 sft	52 sft





Unit No.	Carpet Area	Saleable Area
J203-J703	655 sft	1000 sft





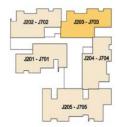








BLOCK - 4 - KEY PLAN



BLOCK - 4 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
J101	645 sft	1001 sft	162 sft

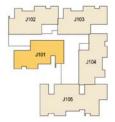




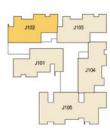
Unit No.	Carpet Area	Saleable Area	Private Terrace Area
J102	655 sft	1001 sft	58 sft







BLOCK - 4 - KEY PLAN



BLOCK - 4 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
J201-J701	645 sft	1001 sft



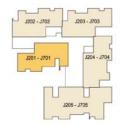
#### **ENTRY**



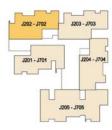
Unit No.	Carpet Area	Saleable Area
J202-J702	655 sft	1001 sft







BLOCK - 4 - KEY PLAN



BLOCK - 4 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
J104	673 sft	1024 sft	67 sft





J102 J103 J104

BLOCK - 4 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
J204-J704	673 sft	1024 sft



BLOCK - 4 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
J105	1088 sft	1668 sft	56 sft



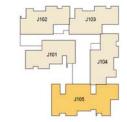
Unit No.	Carpet Area	Saleable Area
J205-J705	1088 sft	1668 sft



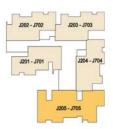
ENTRY



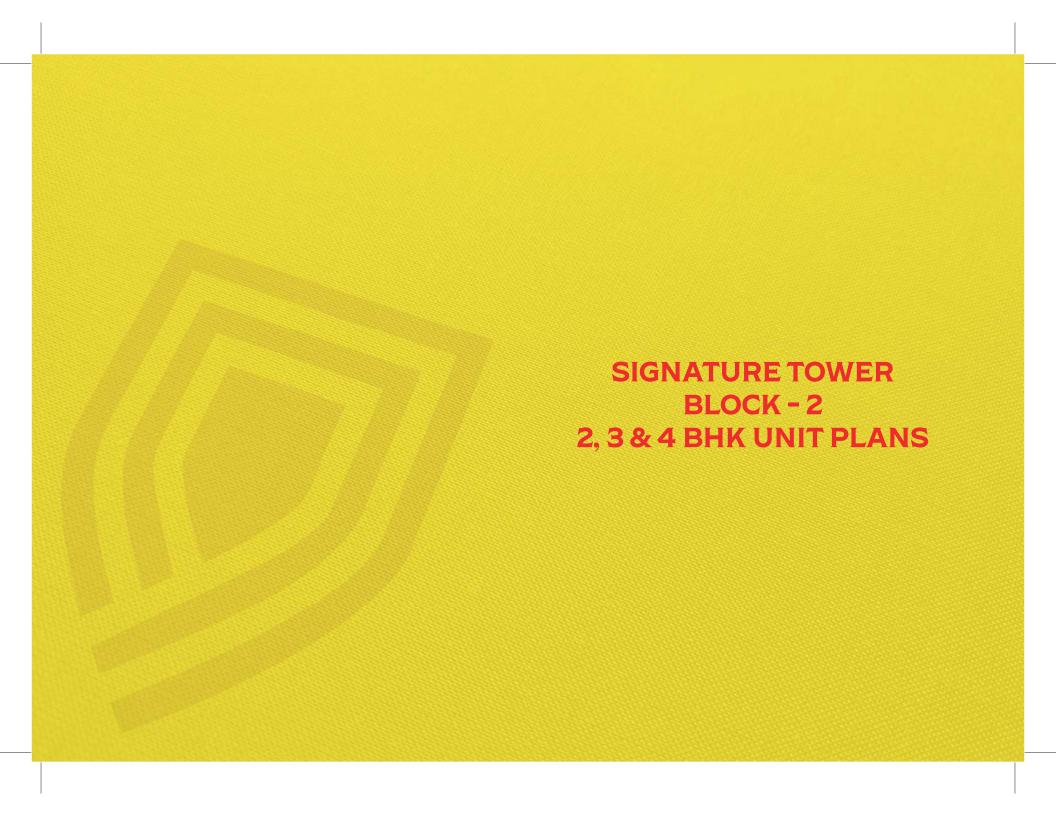




BLOCK - 4 - KEY PLAN



BLOCK - 4 - KEY PLAN



Unit No.	Carpet Area	Saleable Area	Private Terrace Area
B101	846 sft	1342 sft	323 sft



ENTRY



Unit No.	Carpet Area	Saleable Area
B201-B701	846 sft	1342 sft



**ENTRY** 



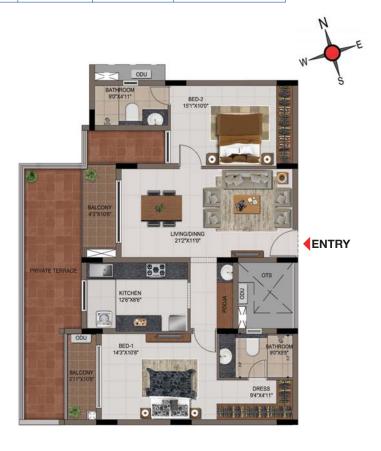


BLOCK - 2 - KEY PLAN



BLOCK - 2 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
B111	867 sft	1363 sft	261 sft





BLOCK - 2 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
B211-B711	867 sft	1363 sft





BLOCK - 2 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
B107	1210 sft	1849 sft	43 sft



Unit No.	Carpet Area	Saleable Area
B207-B707	1210 sft	1849 sft











BLOCK - 2 - KEY PLAN

BLOCK - 2 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
B105	1236 sft	1861 sft	42 sft
B106	1236 sft	1864 sft	42 sft





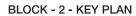


Unit No.	Carpet Area	Saleable Area
B205-B705	1236 sft	1861 sft
B206-B706	1236 sft	1864 sft











BLOCK - 2 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
B108	1236 sft	1867 sft	42 sft



ENTRY





BLOCK - 2 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
B208-B708	1236 sft	1867 sft







BLOCK - 2 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
B102	1283 sft	1947 sft	374 sft



### ENTRY



### 3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
B202-B702	1283 sft	1947 sft



## ENTRY





BLOCK - 2 - KEY PLAN



BLOCK - 2 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
B104	1472 sft	2211 sft	47 sft





ENTRY



BLOCK - 2 - KEY PLAN

### 4 BHK + 4T

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
B109	1472 sft	2211 sft	47 sft







BLOCK - 2 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
B204-B704	1472 sft	2211 sft







BLOCK - 2 - KEY PLAN

### 4 BHK + 4T

Unit No.	Carpet Area	Saleable Area
B209-B709	1472 sft	2211 sft







BLOCK - 2 - KEY PLAN

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
B110	1473 sft	2228 sft	384 sft





BLOCK - 2 - KEY PLAN

### 4 BHK + 4T

Unit No.	Carpet Area	Saleable Area	Private Terrace Area
B103	1473 sft	2228 sft	378 sft







BLOCK - 2 - KEY PLAN

Unit No.	Carpet Area	Saleable Area
B203-B703	1473 sft	2228 sft







BLOCK - 2 - KEY PLAN

### 4 BHK + 4T

Unit No.	Carpet Area	Saleable Area
B210-B710	1473 sft	2228 sft





**ENTRY** 



BLOCK - 2 - KEY PLAN



### **ELITE SPECIFICATIONS**



**Structural system**: RCC framed structure designed for seismic

compliant (Zone 3)

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

Floor-Floor height

(incl. slab) : Shall be maintained at 2950 mm

ATT : Anti-termite treatment will be done

## WALL FINISH

Internal walls : Living, Dining, Bedrooms, Kitchen, Utility & Lobby

finished with 2 coats of putty, 1 coat of primer and

2 coats of emulsion

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

2 coats of OBD

**Exterior walls**: Exterior faces of the building finished with 1 coat of

primer and 2 coats of exterior emulsion paint with color

as per the architect's design

**Bathroom** : Glazed ceramic tile up to false ceiling height of size

300 x 600 mm and above false ceiling will be finished

with a coat of primer

**Kitchen** : Glazed ceramic wall tile of size 300 x 450 mm for a height

of 600 mm above the counter top finished level

Washing

machine area : Glazed ceramic wall tile of size 300 x 450 mm matching

the height kitchen dado tile (wherever applicable)

**Toilet ceiling**: Grid type false ceiling



**Living & Dining** : Vitrified tiles of size 800 x 800 mm **Bedrooms & Kitchen** : Vitrified tiles of size 600 x 600 mm

Balcony : Anti-skid ceramic tiles of size 600 x 600 mm : Anti-skid ceramic tiles of size 300 x 300 mm

Private open terrace

(if applicable) : Pressed tile flooring



**Kitchen** : Platform will be finished with granite slab of 600 mm

wide at height of 800 mm from the finished floor level

Electrical point : For chimney and water purifier

CP fitting : Kohler / Roca or equivalent

Sink : Single bowl stainless steel sink with drainboard of

Nirali or equivalent

**Dining**: Granite counter washbasin (wherever applicable)



**Handrail** : MS handrail as per the architect's design



Sanitary fixtures **CP** fittings

: Kohler / Roca or equivalent All bathrooms

: Wall mounted EWC with concealed cistern, health faucet, single lever concealed diverter with overhead shower, counter washbasin with polished granite platform and grating, Vitamin C shower filter and glass shower partition

in the Master Toilet

: Kohler / Roca or equivalent



Main door

: Engineered door frame with double side laminated

shutter of size (3'6" x 7'0") with architrave : Ironmongeries - Door lock of Godrej or equivalent, tower

bolts, door viewer, safety chain and magnetic door

catcher

**Bedroom doors** 

: Engineered door frame with double side laminated

shutter of size (3'0" x 7'0") with architrave

: Ironmongeries - Door lock of Godrej or equivalent locks, thumb turn with key, door stopper, tower bolt and door bush

: Engineered door frame with laminated shutter of

**Bathroom doors** size (2'6" x 7'0") with waterproofing on inner side

: Ironmongeries - Godrej or equivalent locks with thumb

turn and 6" tower bolt



: UPVC windows with sliding shutter with see-through plain Windows

glass and MS grill on inner side wherever applicable

French doors : UPVC frame and doors with toughened glass without

Ventilators : UPVC frame with fixed / adjustable louvered or openable

shutter for ODU access



### ELECTRICAL FITTINGS .

**Power Supply** : 3-phase power supply connection

Safety device : MCB and ELCB (Earth Leakage Circuit Breaker) Switches & sockets: Modular box, modular switches and sockets of

Anchor Roma / Schneider or equivalent

: Point in the Living and in Bedroom 1

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a

quality IS brand Finolex / Polycab or equivalent

TV & telephone

Data & USB

Charging port

: Point in the Living and in Bedroom 1

Split air

conditioner : Electrical point will be provided in the Living and in all

Bedrooms

Air purifier : Air purifier of Philips or equivalent in the Master Bedroom

**Exhaust fan** : Point will be given in all bathrooms Geyser : Point will be given in all bathrooms : 750W for 3 BHK & 600W for 2 BHK Backup

## SIGNATURE SPECIFICATIONS



**Structural system**: RCC framed structure designed for seismic

compliant (Zone 3)

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

Floor-Floor height

(incl. slab) : Shall be maintained at 2950 mm ATT : Anti-termite treatment will be done

#### WALL FINISH

Internal walls : Living, Dining, Bedrooms, Kitchen, Utility & Lobby finished

with 2 coats of putty, 1 coat of primer & 2 coats of

emulsion

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

2 coats of emulsion

**Exterior walls** : Exterior faces of the building will be finished with 1 coat

of primer and 2 coats of exterior emulsion paint with color

as per the architect's design

: Glazed ceramic tile up to false ceiling height of size **Bathroom** 

300 x 600 mm & above false ceiling will be finished with a

coat of primer

**Kitchen** : Glazed ceramic wall tile of size 300 x 600 mm for a height

of 600 mm above the counter top finished level

Washing

: Glazed ceramic wall tile of size 300 x 600 mm matching machine area

the height of Kitchen dado tile (wherever applicable)

Toilet ceiling : Grid type false ceiling

#### FLOOR FINISH WITH SKIRTING

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

**Bathroom** : Anti-skid ceramic tiles of size 600 x 600 mm **Balcony** : Anti-skid ceramic tiles of size 300 x 300 mm

Private open terrace

(if applicable) : Pressed tile flooring

# KITCHEN

**Kitchen** : Platform will be finished with granite slab of 600 mm wide

at height of 800 mm from the finished floor level

**Electrical point** : For chimney and water purifier

: Toto / American Standard or equivalent **CP fitting** 

Sink : Single bowl quartz sink with drainboard of premium brand

**Dining** : Granite counter washbasin (wherever applicable)



: MS handrail as per the architect's design Handrail



Sanitary fixtures

CP fittings

: Toto / American Standard or equivalent : Toto / American Standard or equivalent

Bathroom of bedroom - 1

: Wall mounted EWC with cistern, health faucet, rain shower with Vitamin C shower filter, glass shower partition with door, counter washbasin with polished granite platform and grating

Other bathrooms

: Wall mounted EWC with cistern, health faucet, single lever diverter with overhead shower, counter washbasin with polished granite platform and grating, glass shower partition



Main door

: Engineered door frame with double side veneer finished

shutter of size (3'6"x7'0") with architrave

: Ironmongeries - Digital door lock of Dorma or equivalent, tower bolts, door viewer, safety latch and magnetic door catcher

**Bedroom doors** 

: Engineered door frame with double side laminated

shutter of size (3'0"x7'0") with architrave

: Ironmongeries - Door lock of Godrej or equivalent locks, thumb turn with key, door stopper, tower bolt and door bush

**Bathroom doors** 

: Engineered door frame with laminated shutter of size (2'6"x7'0") with waterproofing on inner side : Ironmongeries - Godrej or equivalent locks with

thumb turn and latch

WINDOW.

Windows : UPVC windows with sliding shutter with see-through plain

glass and MS grill on inner side wherever applicable

French doors : UPVC frame and doors with toughened glass without

grills

**Ventilators** : UPVC frame with fixed / adjustable louvered or openable

shutter for ODU access

ELECTRICAL FITTINGS

**Power supply** : 3-phase power supply connection

Safety device : MCB and ELCB (Earth Leakage Circuit Breaker)
Switches & sockets : Modular box, modular switches and sockets of

Anchor Roma / Schneider or equivalent

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a

quality IS brand Finolex / Polycab or equivalent : Point in the Living and in Bedroom 1 for 2 BHK

3

: Point in the Living, in Bedroom 1 and Bedroom 2 for

3 BHK & 4 BHK

**Telephone**: Point in the Living and in Bedroom 1

Data & USB

TV

**Charging port**: Point in the Living and in Bedroom 1 for 2 BHK

Mobile charging

**Docks**: Points in the Living and Master Bedroom

Split air

**conditioner** : Point will be provided in the living and in all bedrooms

Air purifier : Air purifier of Philips or equivalent in the Master Bedroom

Exhaust fan : Point will be given in all bathrooms

Geyser : Point will be given in all bathrooms

Backup: 750 W for 2 BHK and 1 KW for 3 & 4 BHK

# SPECIFICATIONS COMMON TO BUILDING COMPLEX

#### **COMMON FEATURES**

: Elevators of 8-passenger and 13-passenger Lift capacity automatic lift will be provided

: 100% power backup for common amenities such Backup

as lifts, water pump, STP and selective common

area lighting

Name board : Apartment owner's name will be provided in stilt

Lift fascia Granite lift fascia in all floors

**Lobby / Corridor** Granite flooring in stilt and tiles in all other floors

Staircase floor : Granite flooring in stilt and tiles in all other floors Fire staircase : Kota / Shahabad or equivalent in all floors

Staircase handrail : MS handrail with enamel paint in all floors

Stilt flooring : Grano flooring with car park number marked in paint

Terrace floor will be finished with pressed tiles Terrace floor Gym

: Oxygen-infused gymnasium in the Clubhouse

#### **OUTDOOR FEATURES**

: OHT and UG sump with WTP (RO Plant) Water storage

will be provided

Rainwater harvest Rainwater harvesting site

STP Centralized Sewage Treatment Plant

Intercom Intercom will be provided

CCTV surveillance cameras will be provided all around Safety

the building at pivotal locations in stilt

Well-defined driveway Interlocking paver block will be laid all around the

building with demarcated driveway

Security : Security booth will be provided at the entrance

Compound wall : Building perimeter will be fenced by a compound wall

for a height of 1800 mm with entry gates

Landscape Suitable landscape at appropriate places in the project Outdoor mosquito trap Outdoor mosquito trap in the podium landscape areas

Swimming pool Chlorine-free swimming pool

**Driveway** Convex mirror for safe turning in driveway

# PAYMENT PATTERN

PAYMENT PATTERN	
Advance	10%
Agreement Stage	40%
Commencement of Foundation	10%
Commencement of 1st Floor Roof	7.5%
Commencement of 3 <sup>rd</sup> Floor Roof	7.5%
Commencement of 5 <sup>th</sup> Floor Roof	7.5%
Commencement of 7th Floor Roof	7.5%
On Completion of Flooring Respective Unit	5 %
Handing Over	5 %

#### **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 have been located in this IT city
- The availability of small parks, educational institutions, hospitals, banks and superstores prove it is a decent residential area in this part of the city

#### **AWARDS**

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

- Best Luxury Residential Project of the Year Casagrand ECR14 Signature
   Zee Business National Real Estate
   Leadership Congress and Awards 2019
- ★ Best Residential Project (South India) 2018 - 2019 Casagrand Crescendo CNBC Awaaz Real Estate Awards
- ★ Luxury Villa Project of the Year South Region Casagrand Esmeralda 11th Estate Annual Awards
- Best TV Commercial Casagrand 'Superior Homes Assured' IndIAA Regional (Tamil) Awards
- ★ Developer of the Year 2018-2019
  Realty Fact & Quickr
- ★ Best Affordable Housing Project of the Year ROTN Casagrand NexTown RESA

- ★ Excellence in Delivery 2018 ET Now
- ★ Largest Project of the Year 2018 Casagrand Luxus TOI
- Best Affordable Housing Project of the Year Casagrand NexTown CMO Global
- ★ Distinguished Design Awards 2017
  Casagrand ECR14
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