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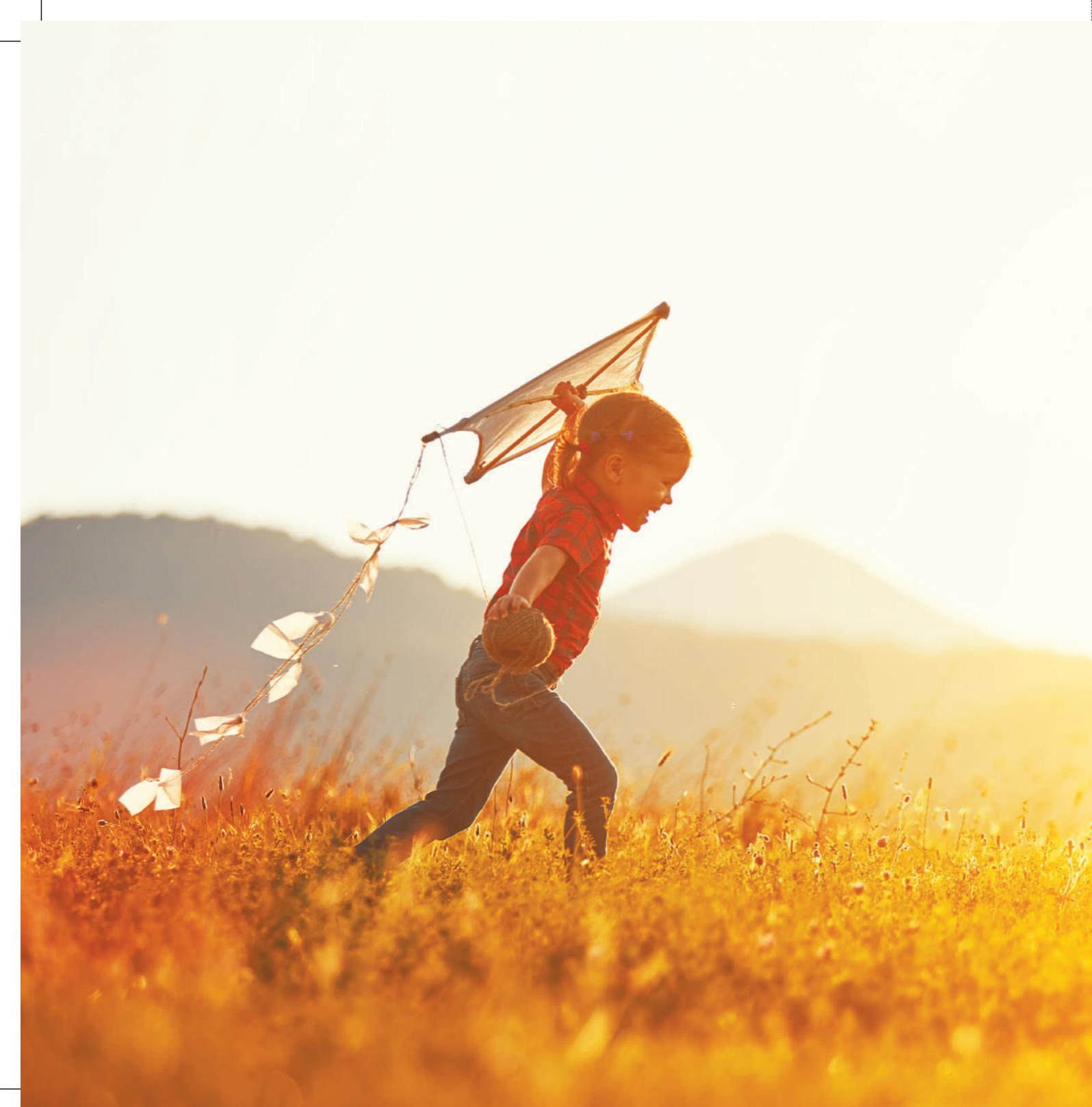
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A SPORTY LIFESTYLE AWAITS.





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

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

Elevation view





Casagrand proudly presents Arena, Chennai's first-ever sports community in Oragadam. With spacious apartments, it is built for families that love fun, sports and outdoors. This community has been tastefully designed to keep you in great shape and spirits too. Experience over 20 exclusive sports facilities and lifestyle amenities in a calm, pleasant community that has something for every member of your family.

A TASTEFULLY DESIGNED SPORTS COMMUNITY FOR HARMONIOUS LIVING

ULTRA-COMPELLING REASONS TO BUY

- 425 villas and 128 apartments on an expanse of 30 acres
- Stilt + 4 design structure
- Exclusive 2 BHK apartments
- New-age architecture
- Vaastu compliant
- Zero dead space design
- Gated community with excellent lifestyle amenities that include a clubhouse, swimming pool, kids' play area, etc.
- 20+ state-of-the-art sporting facilities that include a football ground, tennis court, squash court, etc.
- 10 mins from Rajiv Gandhi Memorial

A WELL-APPOINTED AND COMFORTABLE LIFESTYLE

Casagrand Arena is designed to have a host of well-planned amenities that will assure a comfortable lifestyle for you and your family. Be it for chores or leisure, you're sure to find everything you need here.

- Clubhouse
- Movie Room / Theatre
- Reading Room
- Day Care Centre
- Guest Bedrooms
- Convenio
- ATM
- Senior Citizens' Park
- Open Air Theatre (OAT)
- Greenery with Seating Area
- Meditation Room
- Steam Room
- Library Room
- Visitors' Lounge
- Wi-Fi Zone
- Video Game Zone
- Jacuzzi
- CCTV
- Access Control
- Spa Room
- Power Backup for Clubhouse
- Rock Climbing
- Barbeque Counter
- Pick-up & Drop-off Points
- Common Restroom for Staff
- Visitors' Car Park
- STP
- Common Sump
- Earthquake Resistant RCC Structure
- Provision for Solar
- Rainwater Harvesting
- Grand Entrance
- School / College Bus Pick-up Point



THE JOY OF LIVING IN A SPORTS COMMUNITY

Now you can live a luxurious lifestyle, yet strike a perfect balance with your sporting instincts. As Chennai's first sports community, Casagrind Arena will have over 20 exclusive sports facilities, complete in form and function.

- Swimming Pool
- Squash Court
- Badminton Court
- Snooker Table
- Table Tennis (TT)
- Carrom
- Chess
- Card Games
- Video Games
- Rock Climbing
- Aerobics Floor
- Yoga / Meditation
- Health Club
- Gym
- Football Ground
- Flying Disk
- Cricket Nets
- Golf Putting Green
- Volleyball Court
- Throwball Court
- Basketball Court
- Tennis Court
- Skating Rink
- Jogging Track
- Cycling Track
- Kids' Play Area



Product Superiority

Splendorous living in a sports community

Casagrind Arena brings home buyers an opportunity to grab affordable homes in Chennai's first-ever sports community in Oragadam

Premium community

Built for families that love fun, sports and outdoors, this community has been tastefully designed to keep you in great shape and spirits

Contemporary unit design

Aesthetic 2 BHK apartments that can be a perfect match for young professionals, upgrades and nuclear families who aspire to live in branded and well-designed apartments offering right amenities at a competitive price

None of the bedrooms are less than 9 feet in size

Recreational activities and amenities

With more than 20 sporting facilities and 10+ features and amenities, Casagrind Arena assures you and your family a comfortable lifestyle

No crossover in living

Functional spaces

Internal and external spaces have been designed with zero space wastage giving you functional spaces with no anti-space in your apartment

Ventilation

All internal and external spaces are well-lit and ventilated by external open areas and none of the bedrooms look into small internal ducts

Interior planning

Designed with defined interior spaces to avoid furnishing of any internal space.

- Defined wardrobe locations for every unit
- TV points in master bedroom and living / dining
- Bed location with side tables
- Electrical layout
- Washing machine space

Secure community

There is controlled and manned entry to and exit from the project. Apart from this, there will be CCTV surveillance at pivotal points across the project.

Yoga



Gym



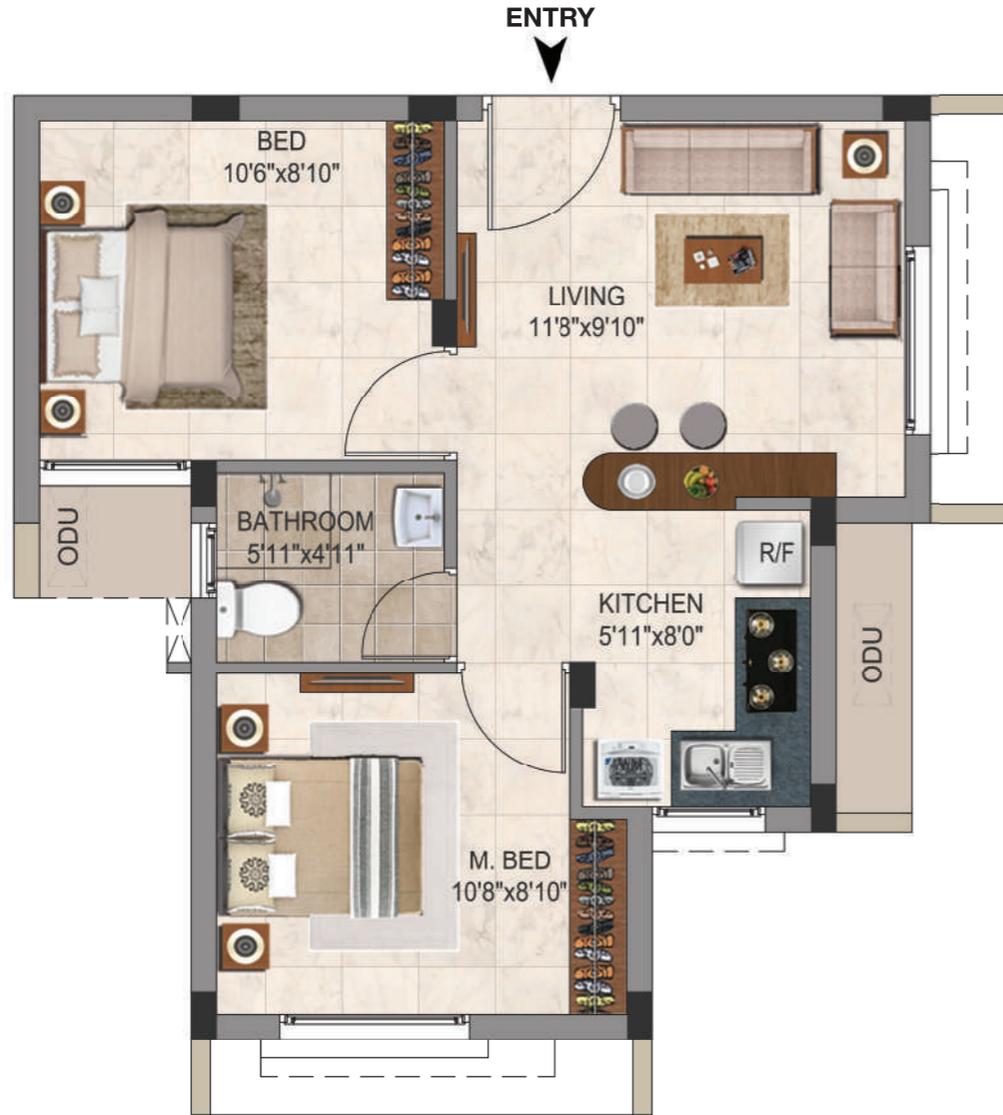
SITE PLAN



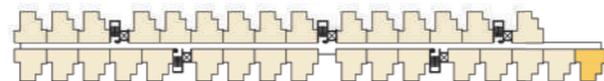
1ST TO 4TH TYPICAL FLOOR PLAN



TYPE	CARPET AREA	UNIT NO.
2 BHK + 1T	401 sft	A113 - A413



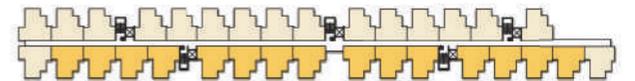
KEY PLAN



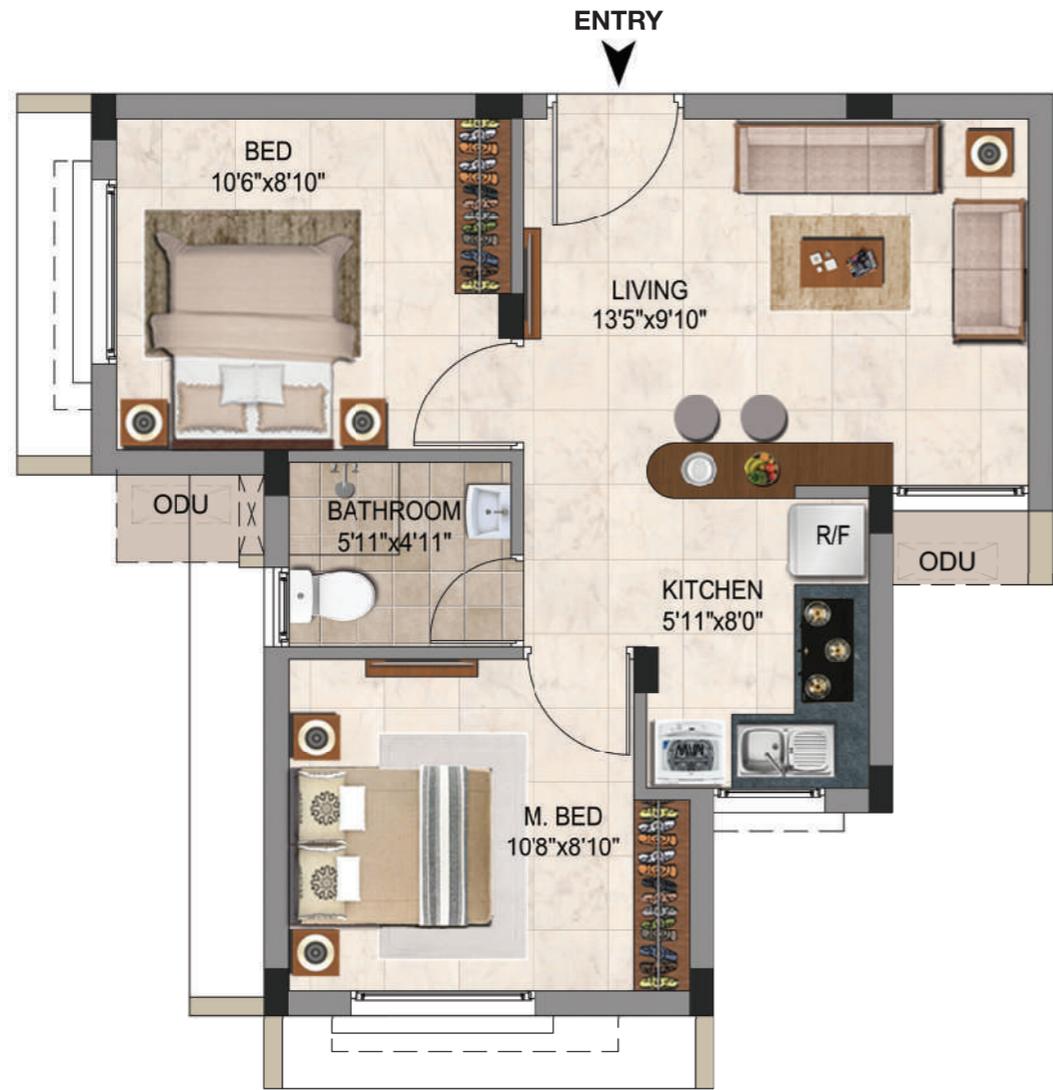
TYPE	CARPET AREA	UNIT NO.
2 BHK + 1T	419 sft	A114-A414, A115-A415, A116-A416, A117-A417 A118-A418, A119-A419, A120-A420, A121-A421 A122-A422, A123-A423, A124-A424, A125-A425 A126-A426, A127-A427, A128-A428



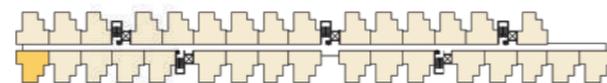
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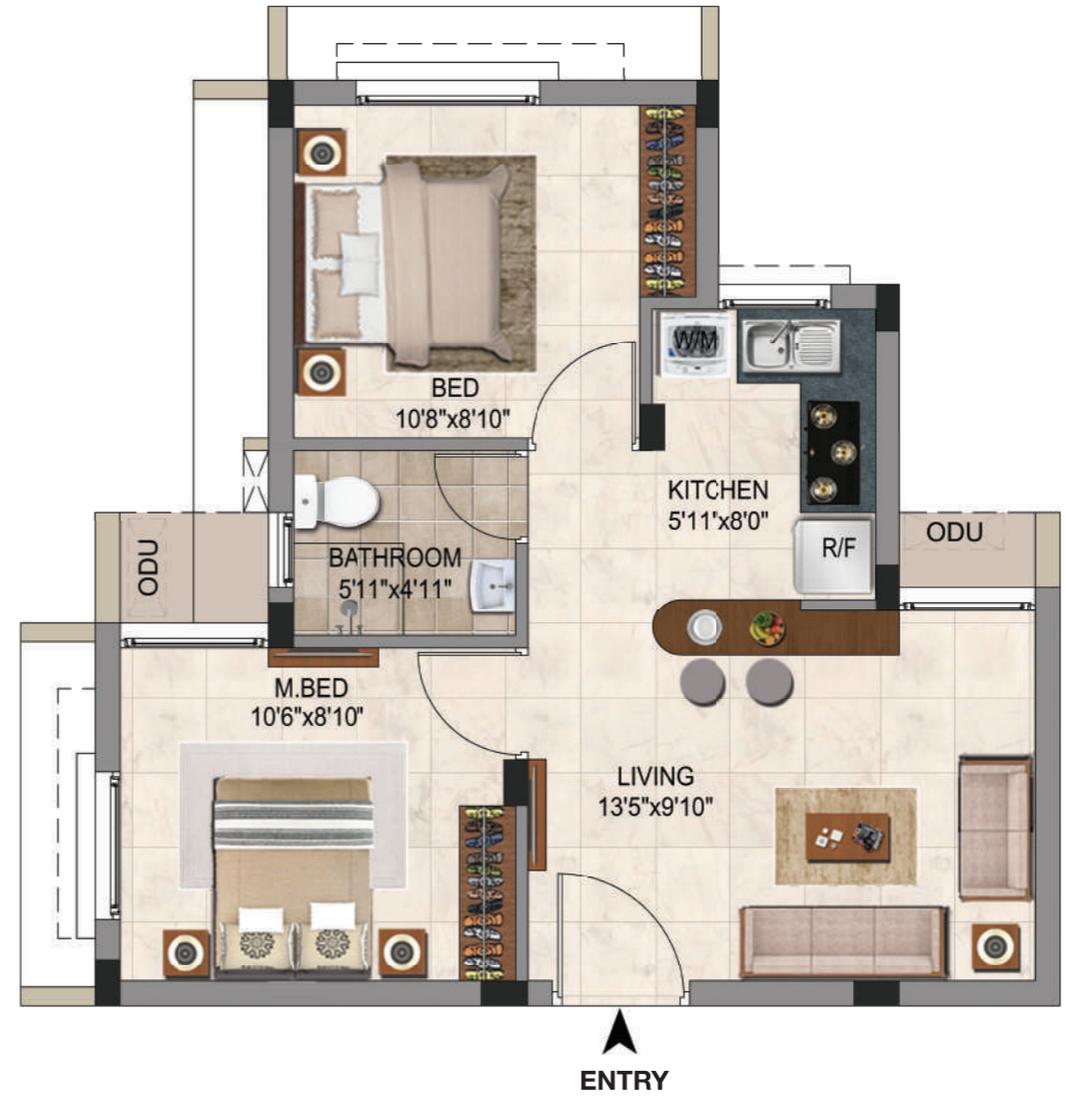
TYPE	CARPET AREA	UNIT NO.
2 BHK + 1T	419 sft	A129 - A429



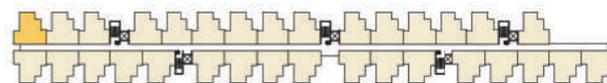
KEY PLAN



TYPE	CARPET AREA	UNIT NO.
2 BHK + 1T	419 sft	A130 - A430



KEY PLAN

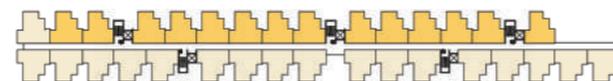


TYPE	CARPET AREA	UNIT NO.
2 BHK + 1T	419 sft	A101-A401, A102-A402, A103-A403 A104-A404, A105-A405, A106-A406 A107-A407, A108-A408, A109-A409 A110-A410, A111-A411, A112-A412 A131-A431, A132-A432



ENTRY

KEY PLAN



ARENA EWS PAYMENT SCHEDULE

Advance	10%
Agreement Stage	40%
Commencement of Foundation	10%
Commencement of 1st Floor Roof	10%
Commencement of 2nd Floor Roof	10%
Commencement of 3rd Floor Roof	10%
Completion of Flooring Respective Unit	5%
Handing Over	5%
Total	100%

Specifications



STRUCTURE

- RCC framed structure with RCC foundations
- Designed seismic resistant structure Zone III
- 200mm solid concrete block for the outer wall and 100mm block for the internal partition wall
- Slab height will be maintained at 2.95M



WALL & CEILING FINISH

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



FLOORING

- Living, kitchen & bedrooms will have 600 X 600mm vitrified tile flooring
- Bathroom will have 300 x 300mm ceramic tile of matte finish
- Staircase will have tile flooring



KITCHEN

- Platform will be done with granite slab 600mm wide at a height of 800mm from the floor level and will be provided with stainless steel sink with drain board (Nirali or equivalent)
- Dado tiles of up to 600mm from the granite slab
- Exhaust point and RO point will be provided
- CP fittings will be RAK / Parryware / Hindware or equivalent



BATHROOM

- Wall mounted basin from RAK / Parryware / Hindware or equivalent will be provided in all bathrooms
- Floor mounted W/C with cistern from RAK / Parryware / Hindware or equivalent will be provided in all bathrooms
- Sanitary fittings will be RAK / Parryware / Hindware or equivalent
- Wall mixer from RAK / Parryware / Hindware or equivalent in all bathrooms
- CP fittings will be RAK / Parryware / Hindware or equivalent

- Exhaust point will be provided
- Geyser point will be provided



ENTRANCE DOOR

- Main door will be skin door of 7' high with paint with Godrej or equivalent locks, tower bolts, door viewer, door stopper etc.



BEDROOM DOOR

- Skin door of 7 feet height with paint finish with Godrej or equivalent locks, thumb turn with keys, door stopper, etc.



BATHROOM DOOR

- FRP doors of 7 feet height with thumb turn



WINDOWS

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



ELECTRICAL FITTINGS

- Finolex or equivalent cables and wiring
- Switches and sockets will be Anchor Roma / Schneider or equivalent
- Telephone and TV (DTH) points will be provided in living / dining and master bedroom
- Split air conditioner point will be provided in living/dining & all bedrooms
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system



OTHERS

- STP
- 500 watts DG backup for all apartments
- Power backup for common areas



EXTERNAL FEATURES

- 8-passenger automatic lift will be provided
- Driveway and other areas will be laid with pavers

CASAGRAND AWARDS



Best Residential Project (South India)
2018 - 2019
Casagrand Crescendo
CNBC Awaaz Real Estate Awards



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



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



Distinguished
Design Awards 2017
Casagrand ECR14



CSR Initiative of
the Year - 2018
ET Now



Developer of the
Year 2018-2019
Realty Fact & Quickr



Best Affordable Housing Project
of the Year - ROTN
Casagrand NexTown
RESA



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



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