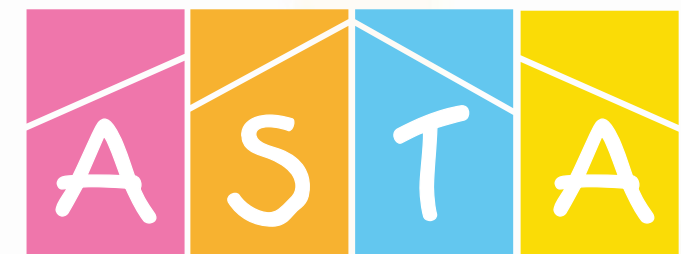


CASAGRAN
building aspirations

CASAGRAN



— Korattur —







We are Casagrand Builder Private Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 20 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 17,000 happy families across 100+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

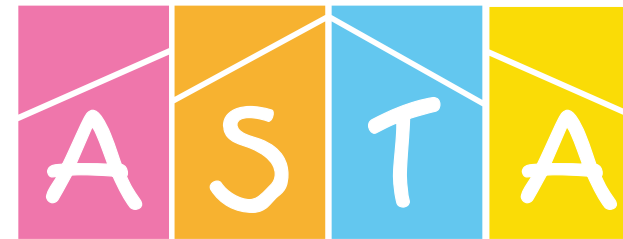
In the 16th year of our journey, we are all set to progress further with projects worth over ₹6500 crores in the pipeline with lasting value, integrity and quality.

Elevation view





CASAGRAN



— Korattur —

Wouldn't it be great if your dream home is also one that your kids dreamed of? After all, that's who you are buying it for, isn't it?

Welcome to Casagrand Asta, an expansive residential project in Korattur designed for its future owners – your kids. A kids-friendly project, it is studded with amenities designed specifically for the little ones, along with a wide range of safety and educational features. There're some amenities for you too - like gymnasium, swimming pool, jogging & walking track, gazebo and more.

While you're thinking about your children's future, here's a home that does it with you.

Big reasons to buy

- 325 exclusive apartments on 5.44 acres
- Stilt + 4 structure
- 2, 3 & 4 BHK apartments
- 2 BHK - 614 to 1325 sft; 3 BHK - 1372 to 1696 sft; 4 BHK - 1893 to 2792 sft
- Designed for abundant ventilation with lake and landscape views
- Vaastu compliant
- Zero dead space
- Just 10 mins from Anna Nagar
- Project right on 50 feet main road
- Well connected to Anna Nagar, Mogappair, Padi and Ambattur
- Prominent schools, colleges and hospitals nearby

Living room



Bedroom



Kitchen

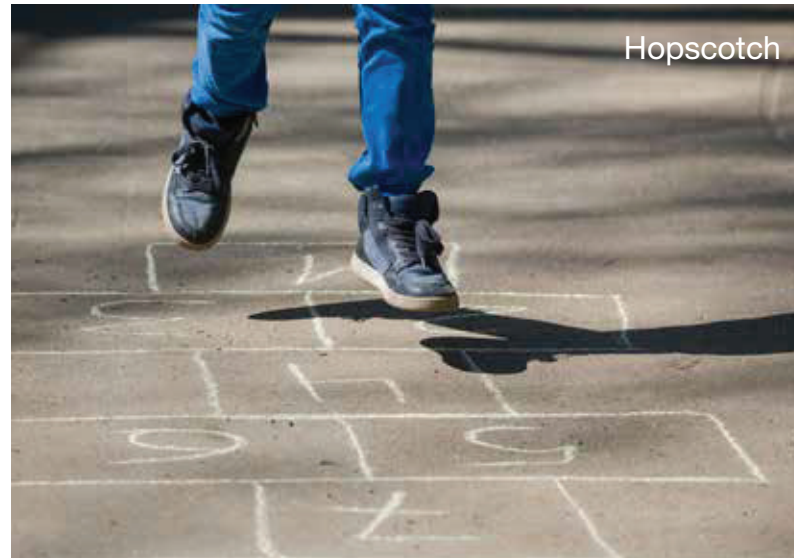


Dining





Gym



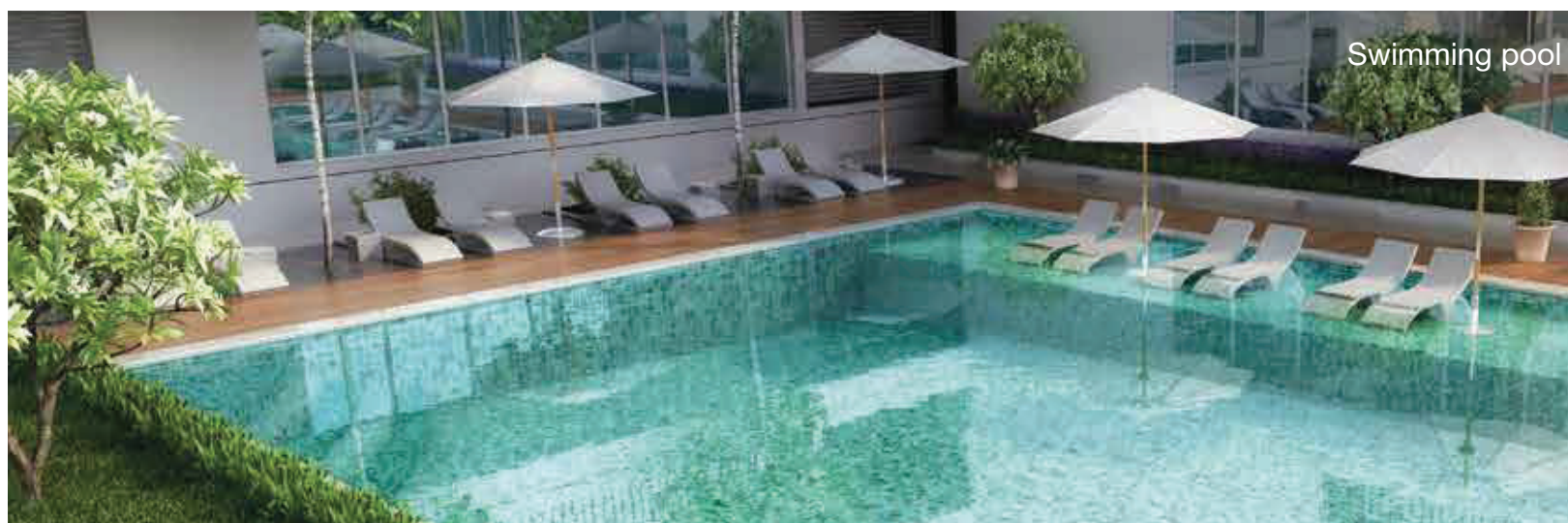
Hopscotch



Skating rink



Snooker



Swimming pool

Kids' Amenities

- Kids' outdoor play area
- Amphitheatre
- Play courts
 - Hopscotch
 - Skating rink
 - Cricket practice pitch
 - Half basketball court
 - Sandpit with play equipment
- Toddlers' pool
- Locomotion floor design
- Pixelated fashion court
- Chess meadows
- Play lawn
- Video games room
- Learning centre
- Waiting lounge for kids
- Creche

Other Amenities

- Meditation platforms
- Swimming pool
- Reflective pool
- Outdoor gym
- Walking/jogging track
- Community seating
- CCTV
- Club house
 - Association room
 - Gym
 - Home theatre
 - Party hall
- Indoor games room
 - TT room
 - Snooker
 - Carrom
 - Chess
 - Foosball
 - Air hockey

Aerial view





Payment Pattern

10% - 10 days from the booking

40% - 40 days from the booking

10% - Foundation stage

05% - First floor roof

05% - Second floor roof

05% - Third floor roof

05% - Fourth floor roof

15% - Brick work & plastering

05% - Handover



Stilt Plan & Floor Plans

Stilt Floor Plan



First Floor Plan



Second Floor Plan



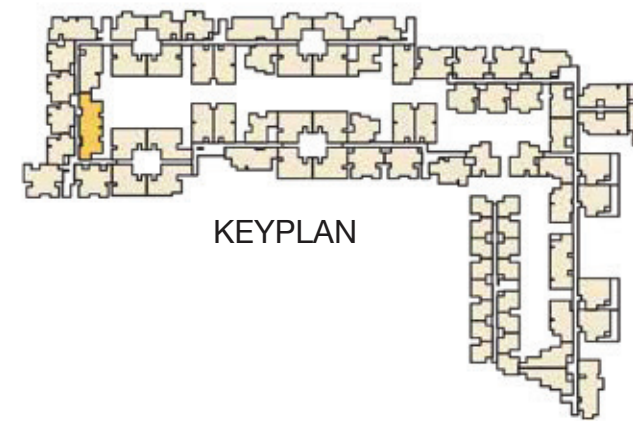
Third Floor Plan



Fourth Floor Plan

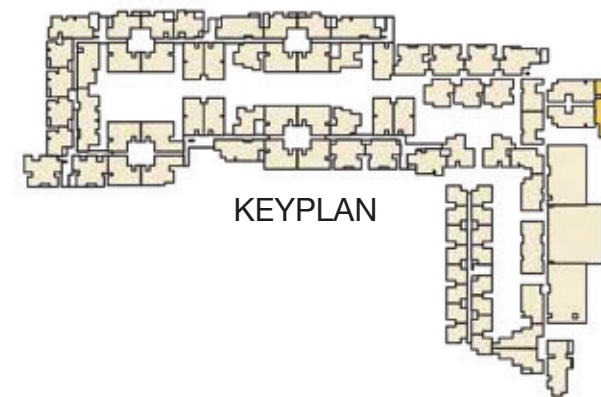


Type : 4 BHK + 4T
 Built-up Area : 2096 sft
 Carpet Area : 1428 sft
 Unit No. : A104, A204, A304, A404

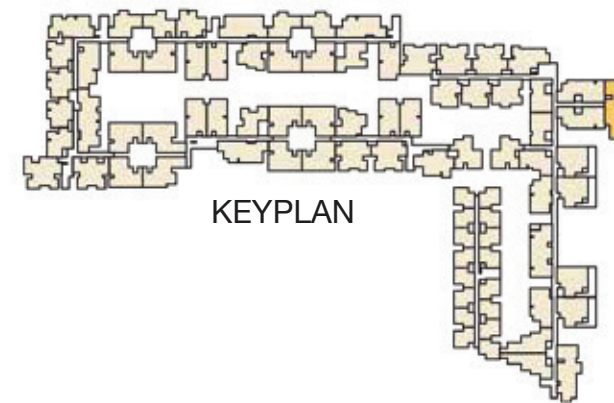


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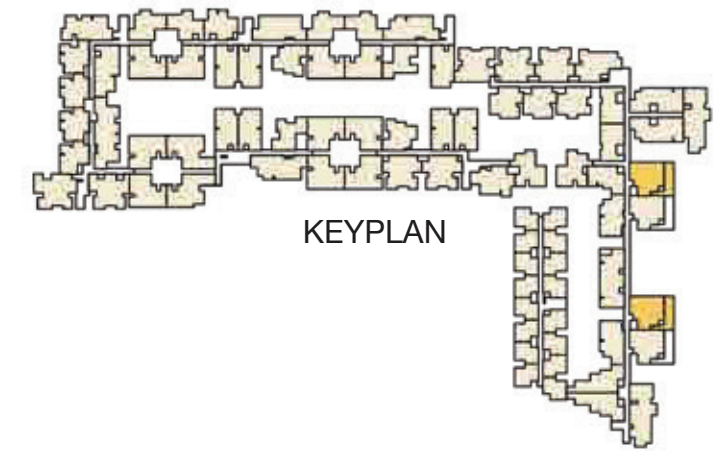
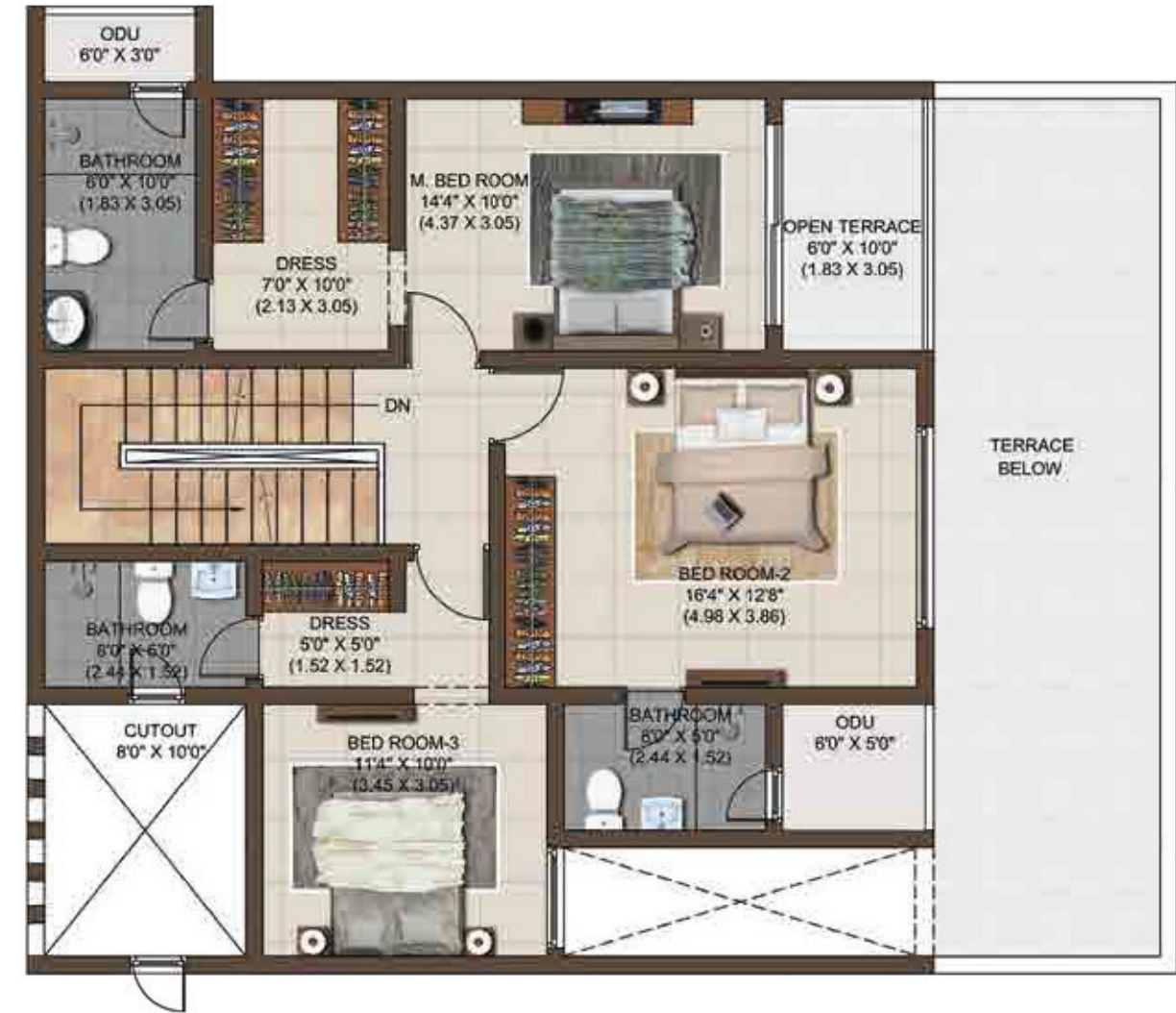
Type : 4 BHK + 4T + TR
Built-up Area : 1908 sft
Carpet Area : 1297 sft
Unit No. : E102



Type : 4 BHK + 4T
Built-up Area : 1909 sft
Carpet Area : 1292 sft
Unit No. : E202, E302, E402

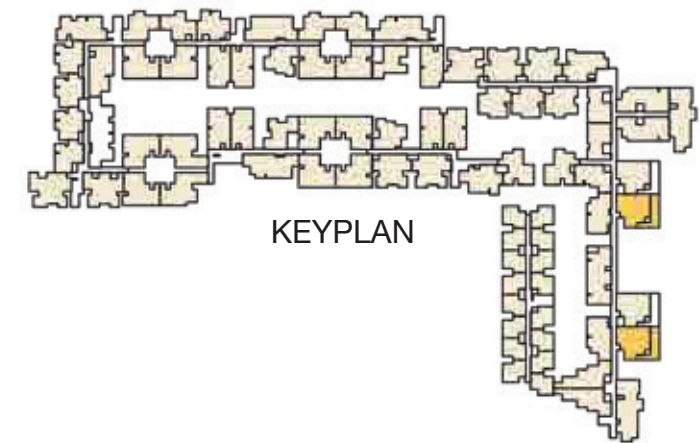
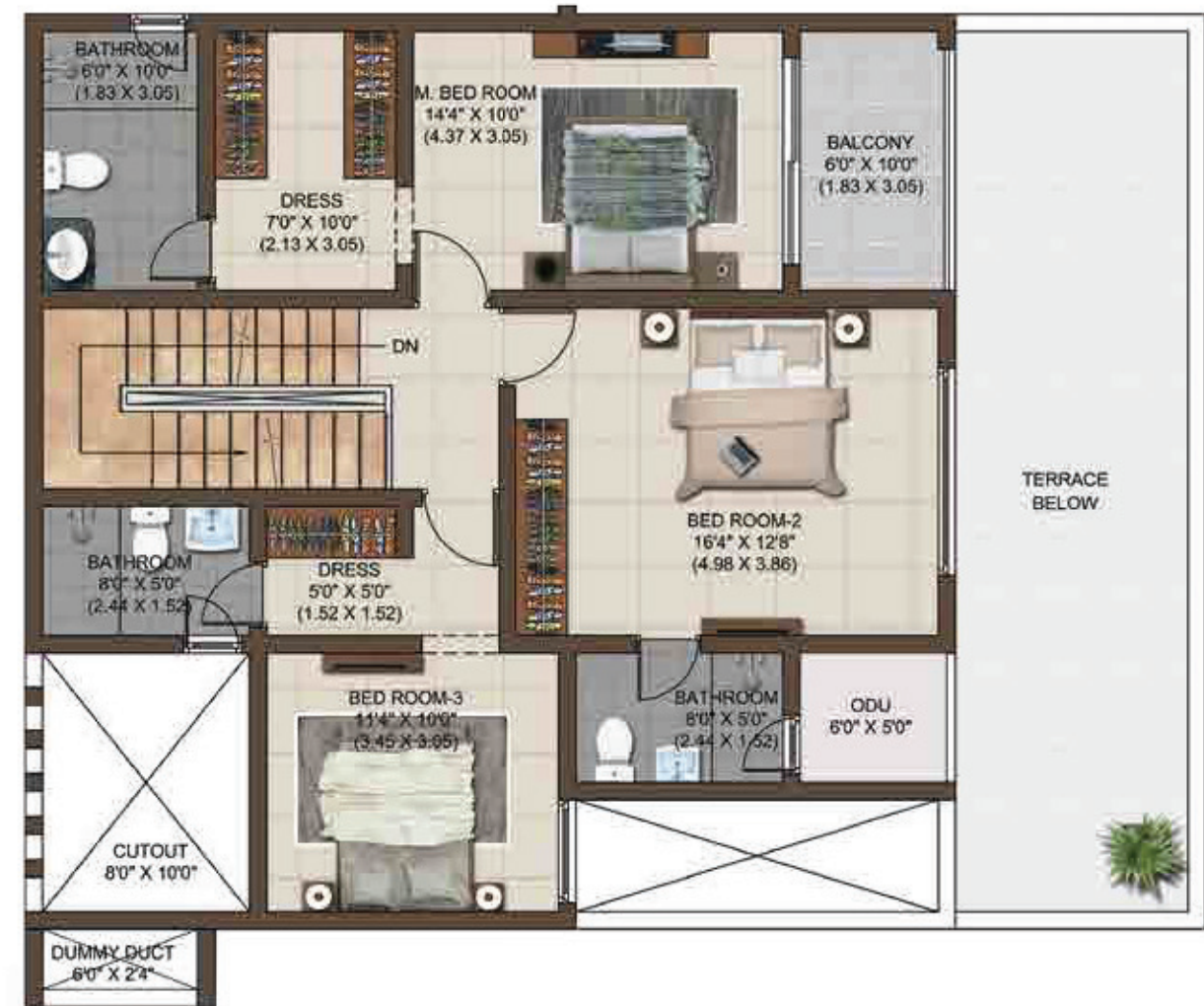


Type : 4 BHK + 4T + TR
 Built-up Area : 2703 sft
 Carpet Area : 1884 sft
 Unit No. : E204, J206

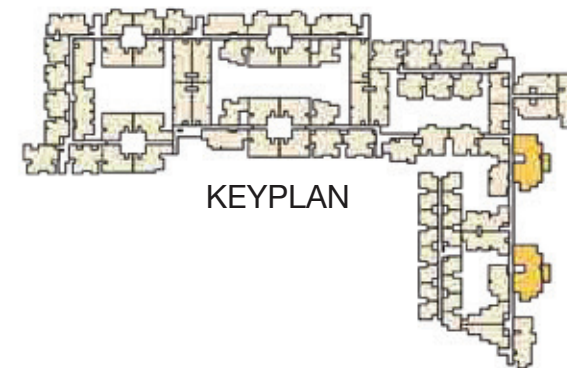


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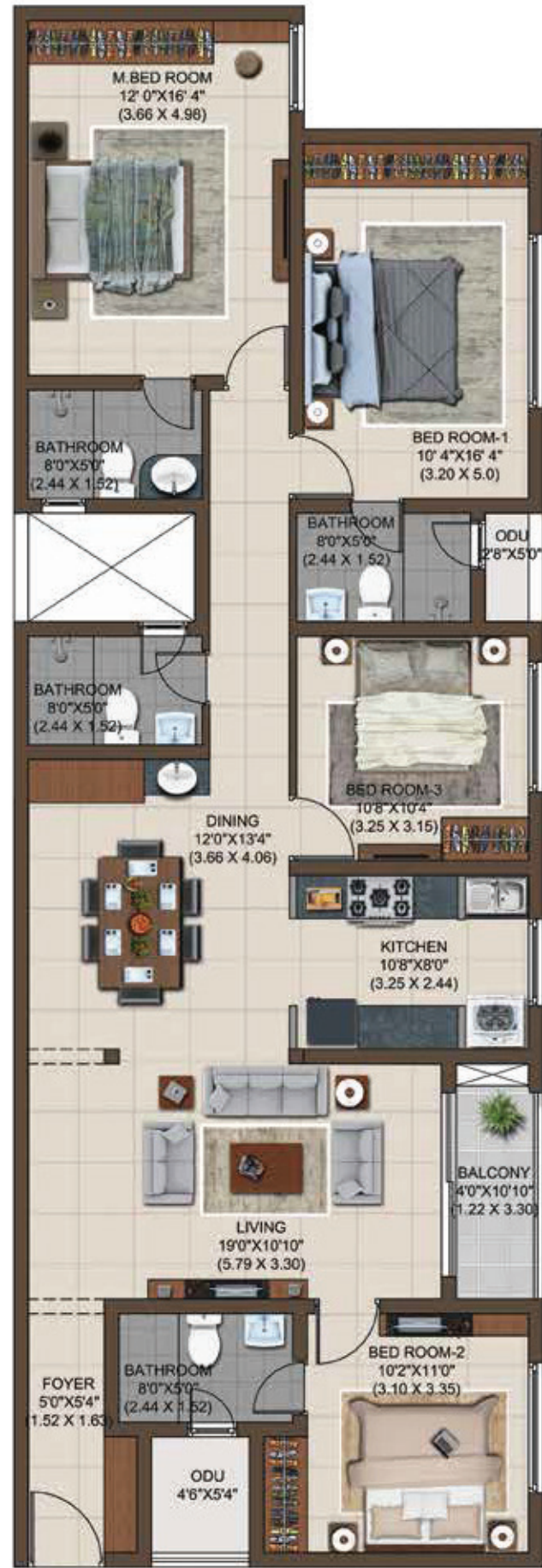
Type : 4 BHK + 4T + TR
 Built-up Area : 2777 sft
 Carpet Area : 1884 sft
 Unit No. : E205, J207



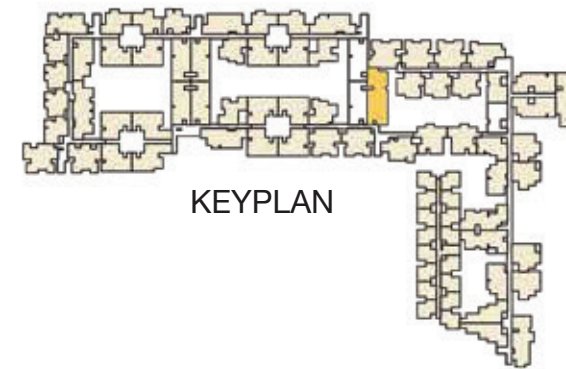
Type : 4 BHK + 4T + TR
 Built-up Area : 2792 sft
 Carpet Area : 1943 sft
 Unit No. : E404, J406



Type : 4 BHK + 4T
 Built-up Area : 2017 sft
 Carpet Area : 1414 sft
 Unit No. : F307, F407

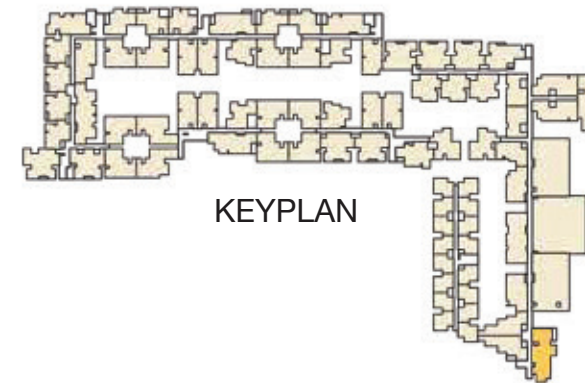
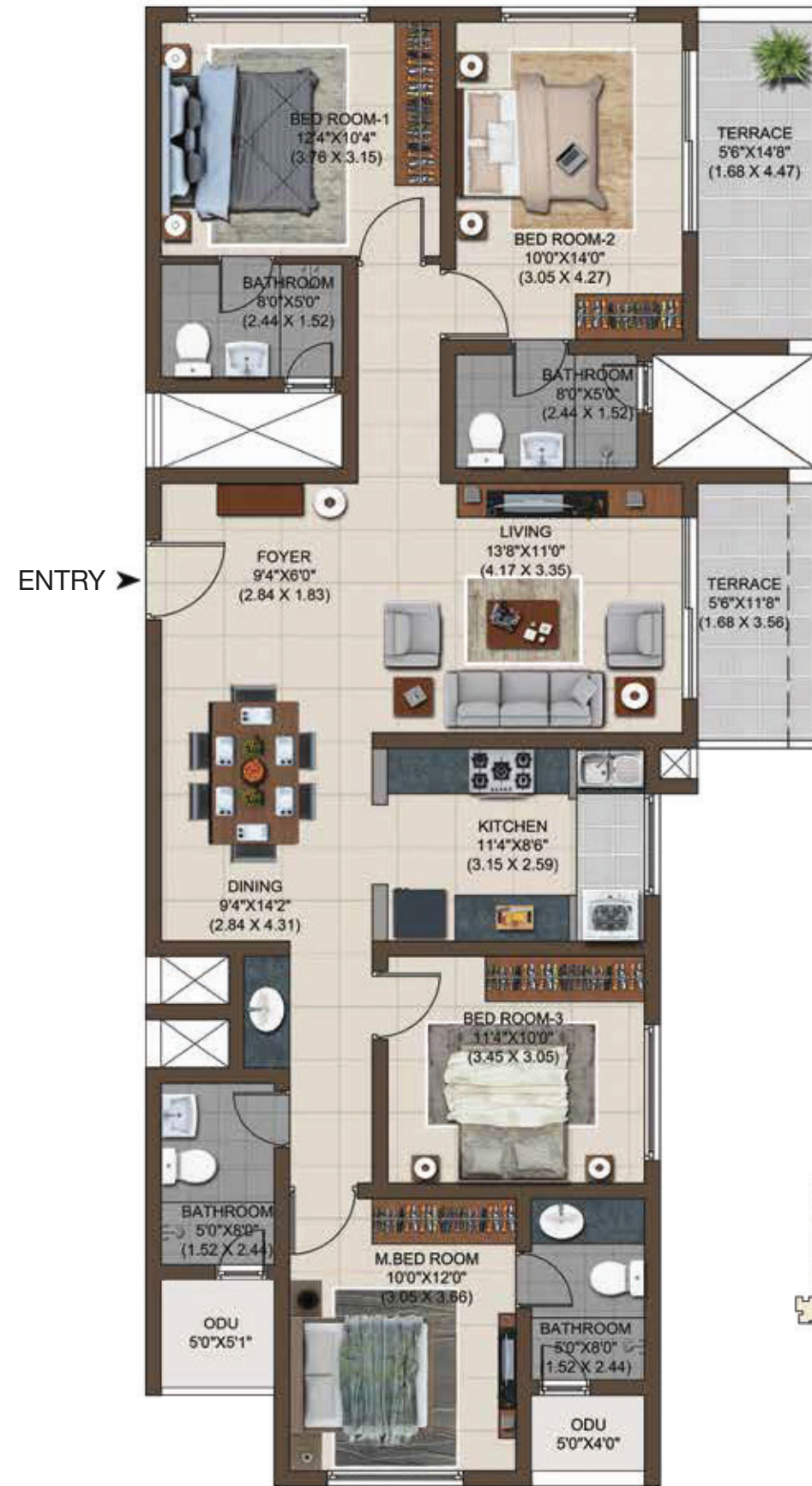


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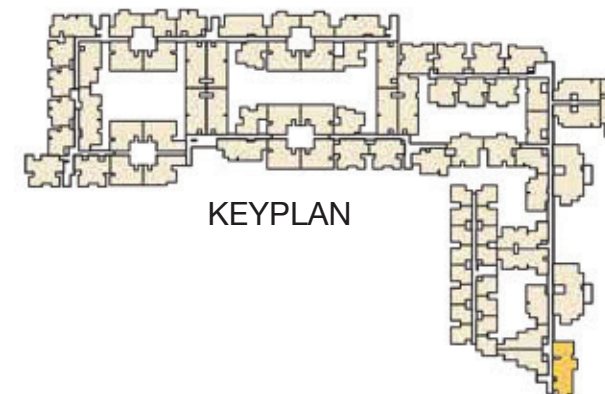


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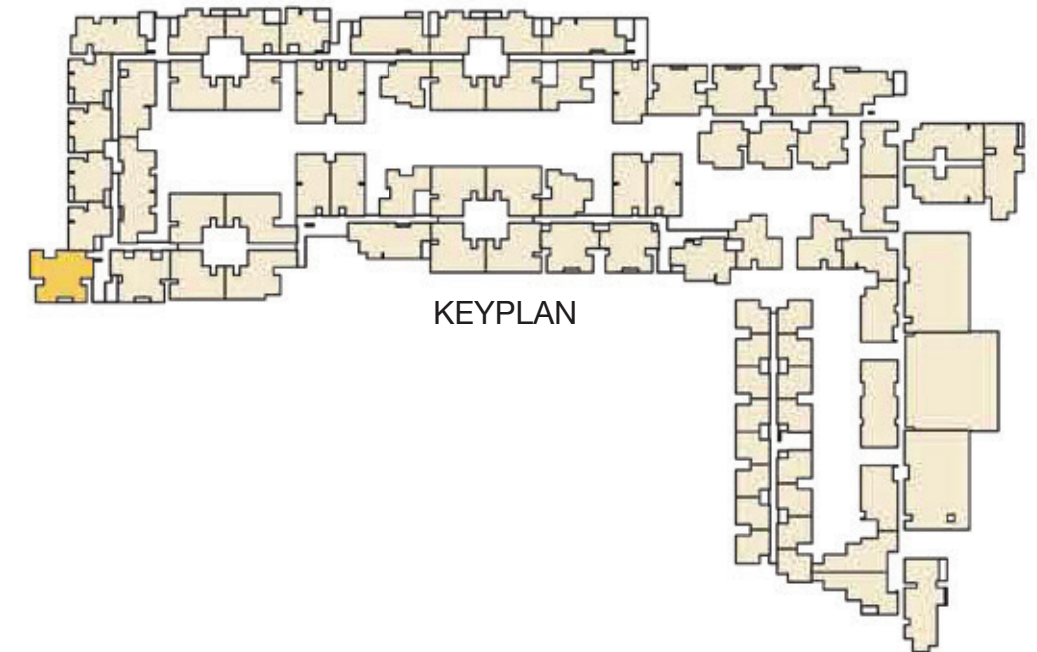
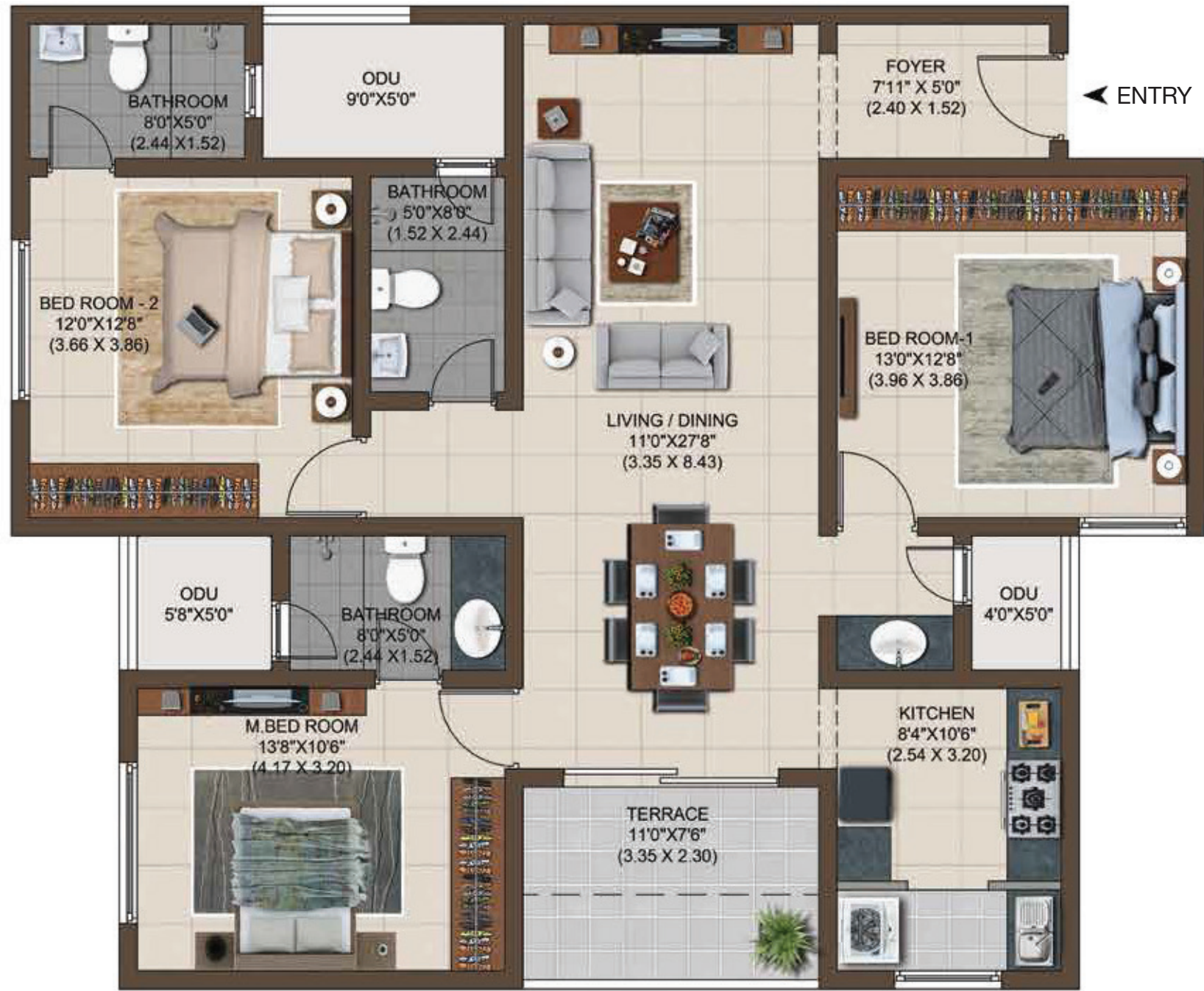
Type : 4 BHK + 4T + TR
Built-up Area : 1901 sft
Carpet Area : 1277 sft
Unit No. : J108



Type : 4 BHK + 4T
Built-up Area : 1893 sft
Carpet Area : 1271 sft
Unit No. : J208, J308, J408



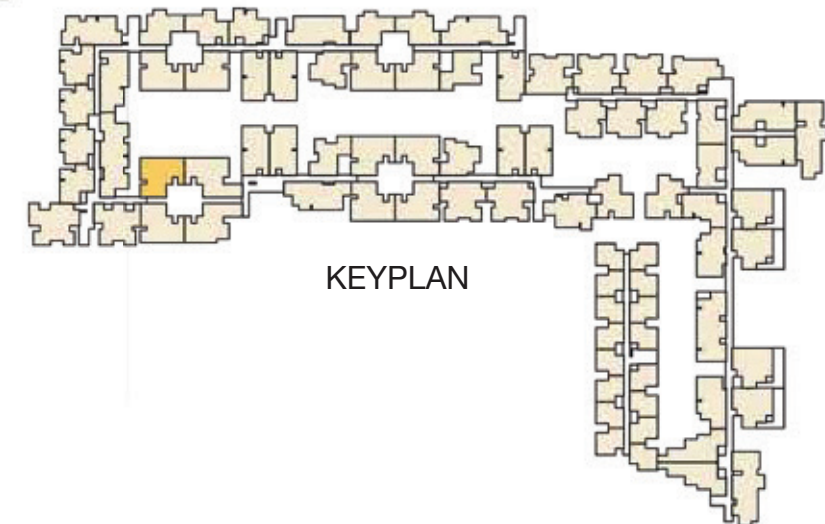
Type : 3 BHK + 3T + TR
Built-up Area : 1690 sft
Carpet Area : 1133 sft
Unit No. : A101



Type : 3 BHK + 3T
Built-up Area : 1446 sft
Carpet Area : 959 sft
Unit No. : A105, A205, A305, A405

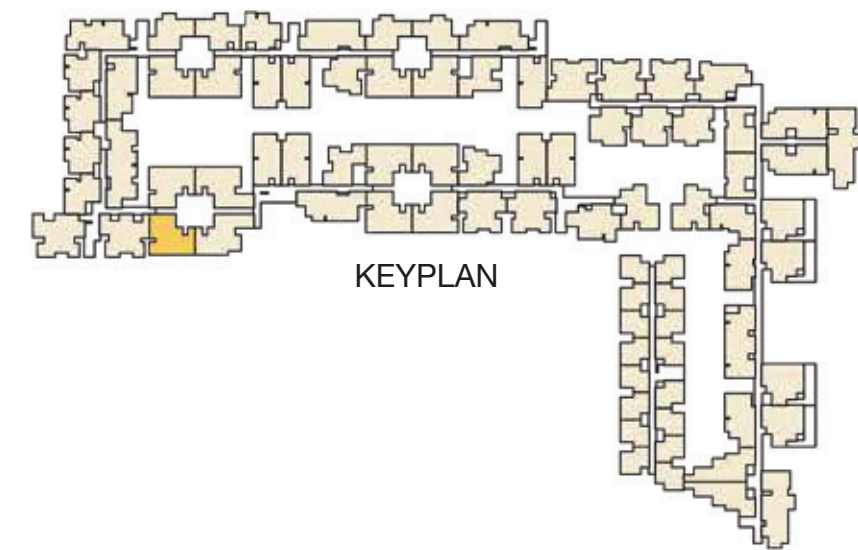
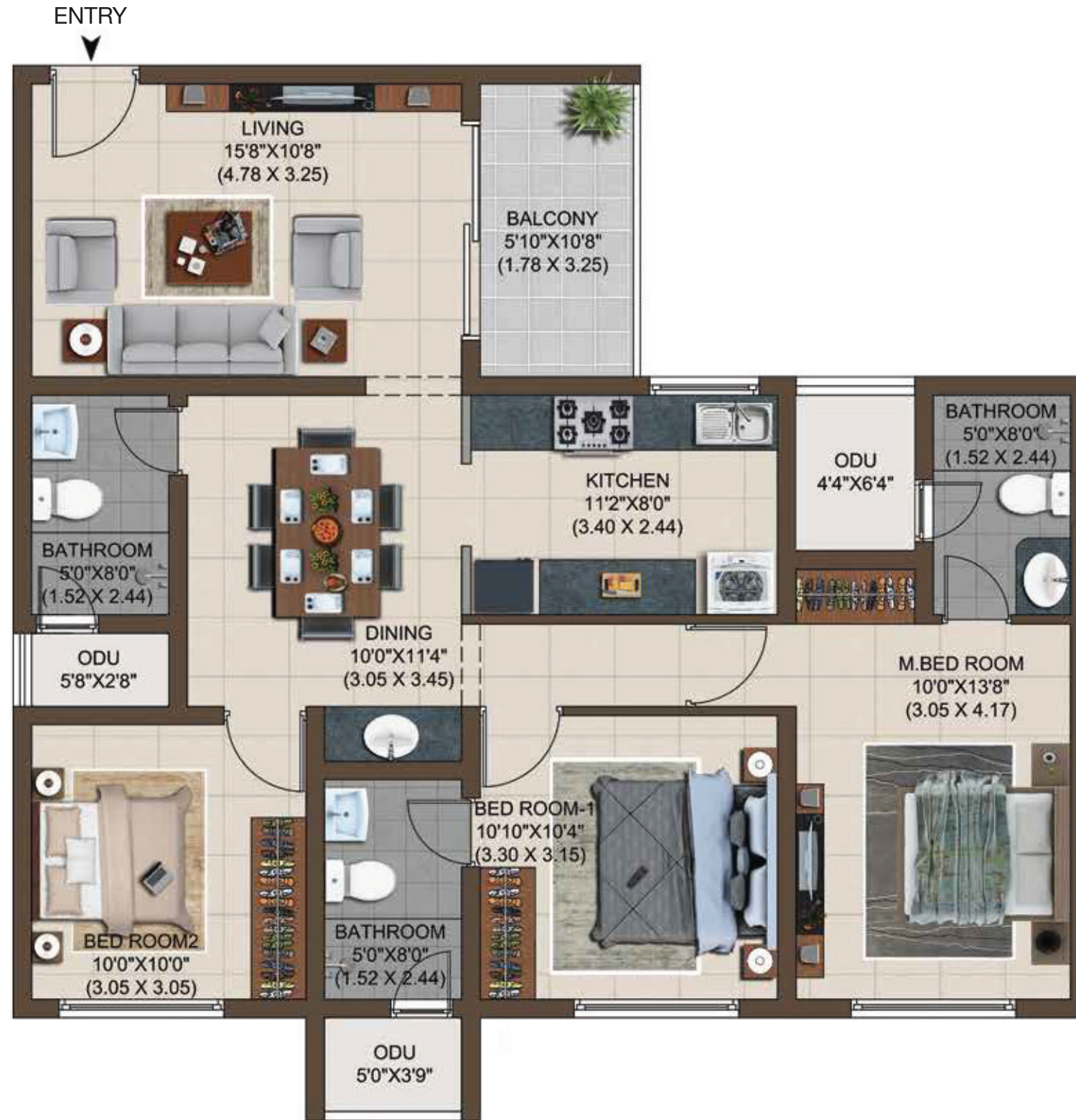


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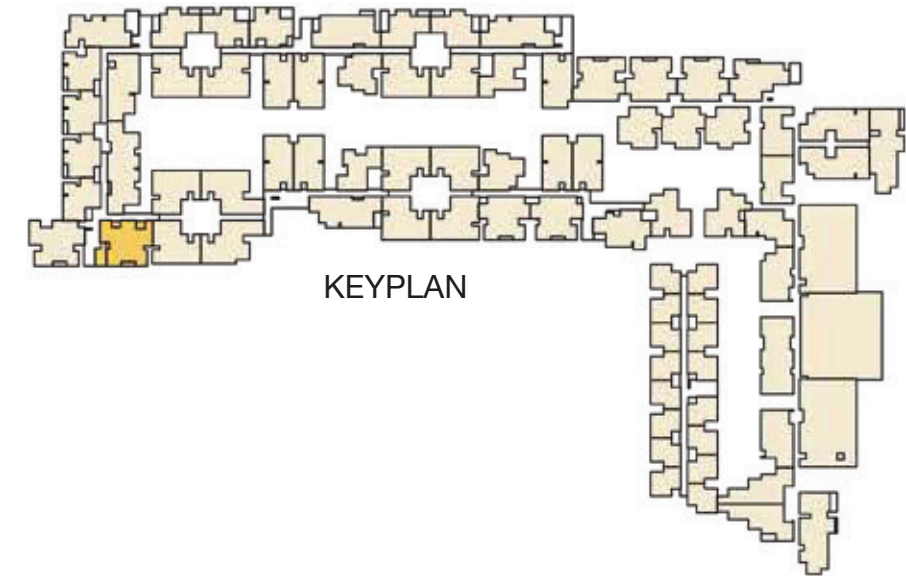


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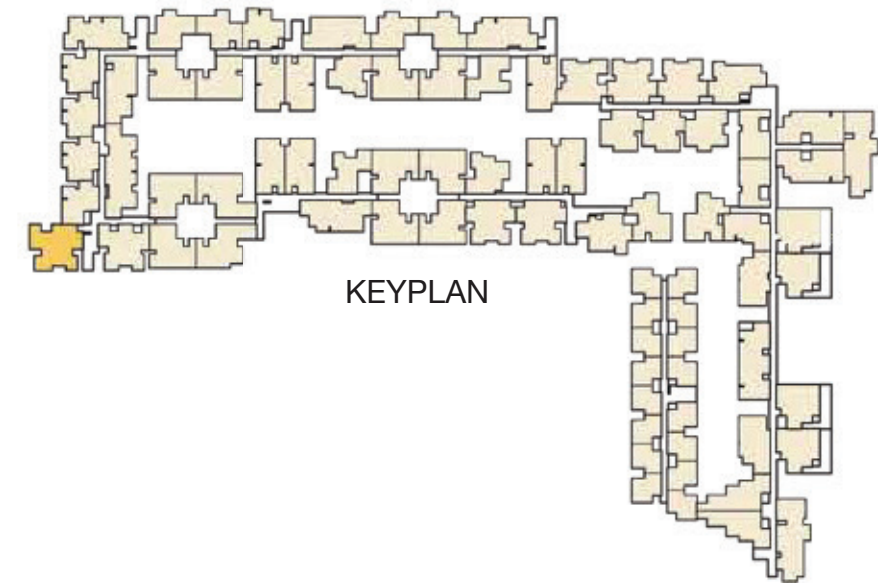
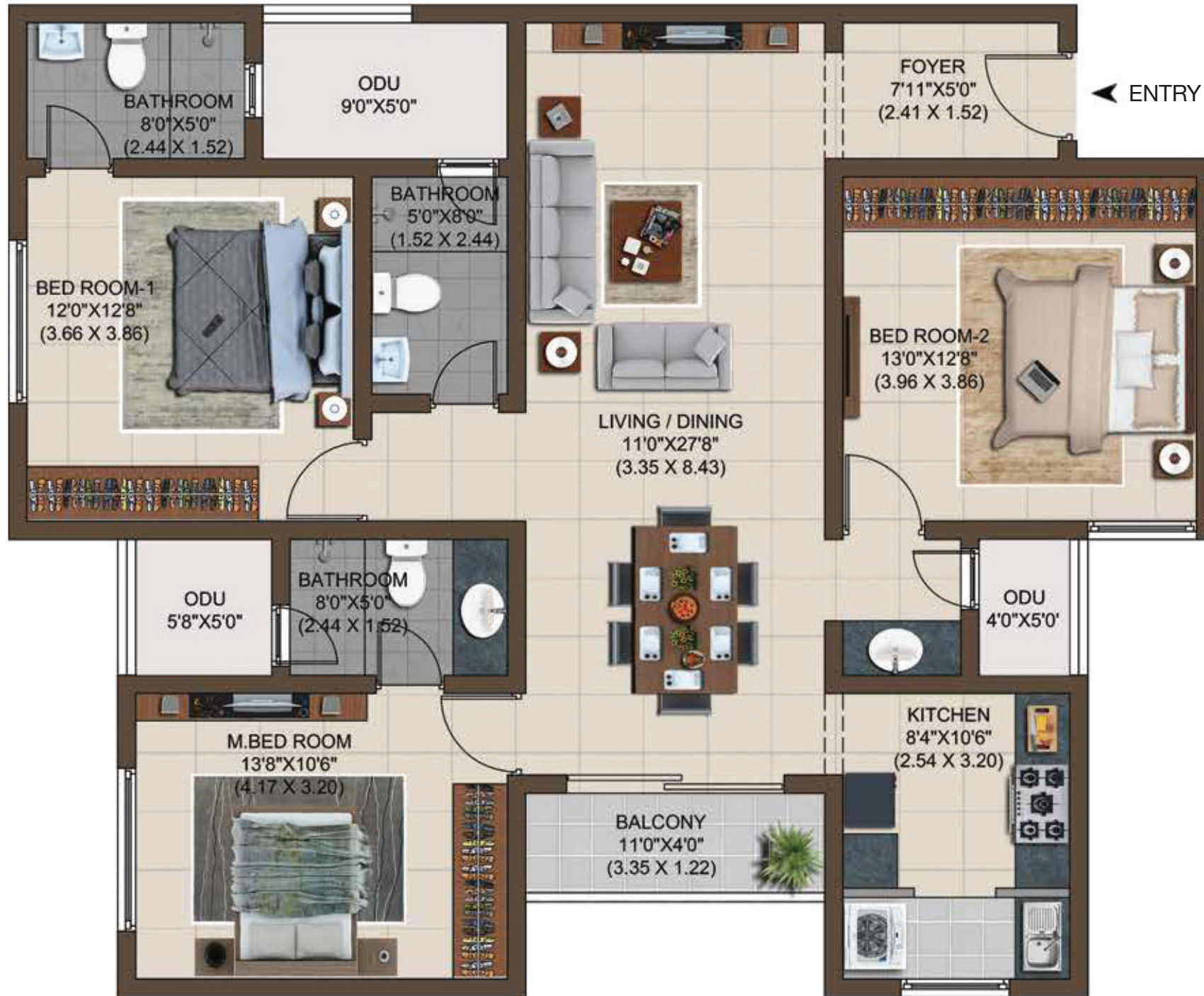
Type : 3 BHK + 3T
Built-up Area : 1439 sft
Carpet Area : 959 sft
Unit No. : A106, A206, A306, A406



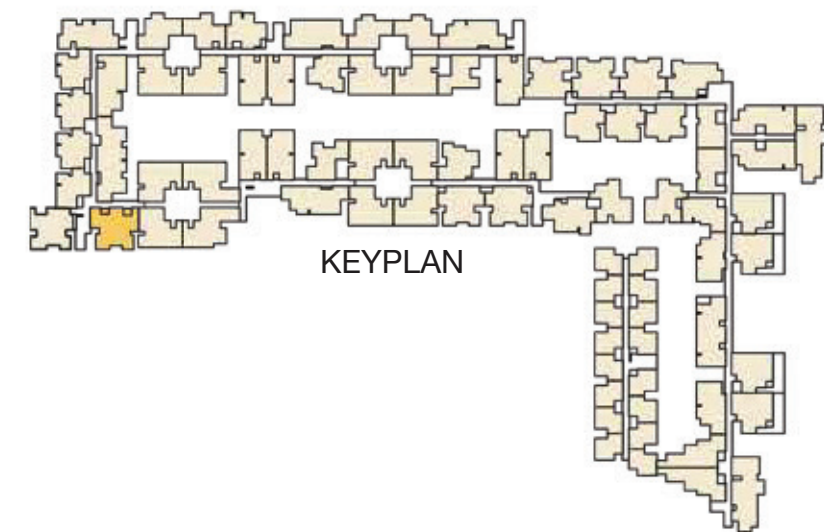
Type : 3 BHK + 3T + TR
Built-up Area : 1562 sft
Carpet Area : 1057 sft
Unit No. : A107



Type : 3 BHK + 3T
Built-up Area : 1690 sft
Carpet Area : 1133 sft
Unit No. : A201, A301, A401

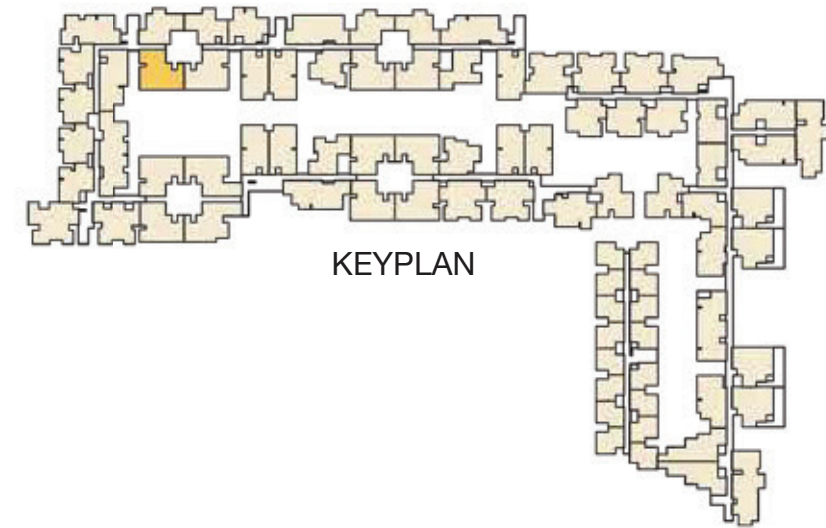
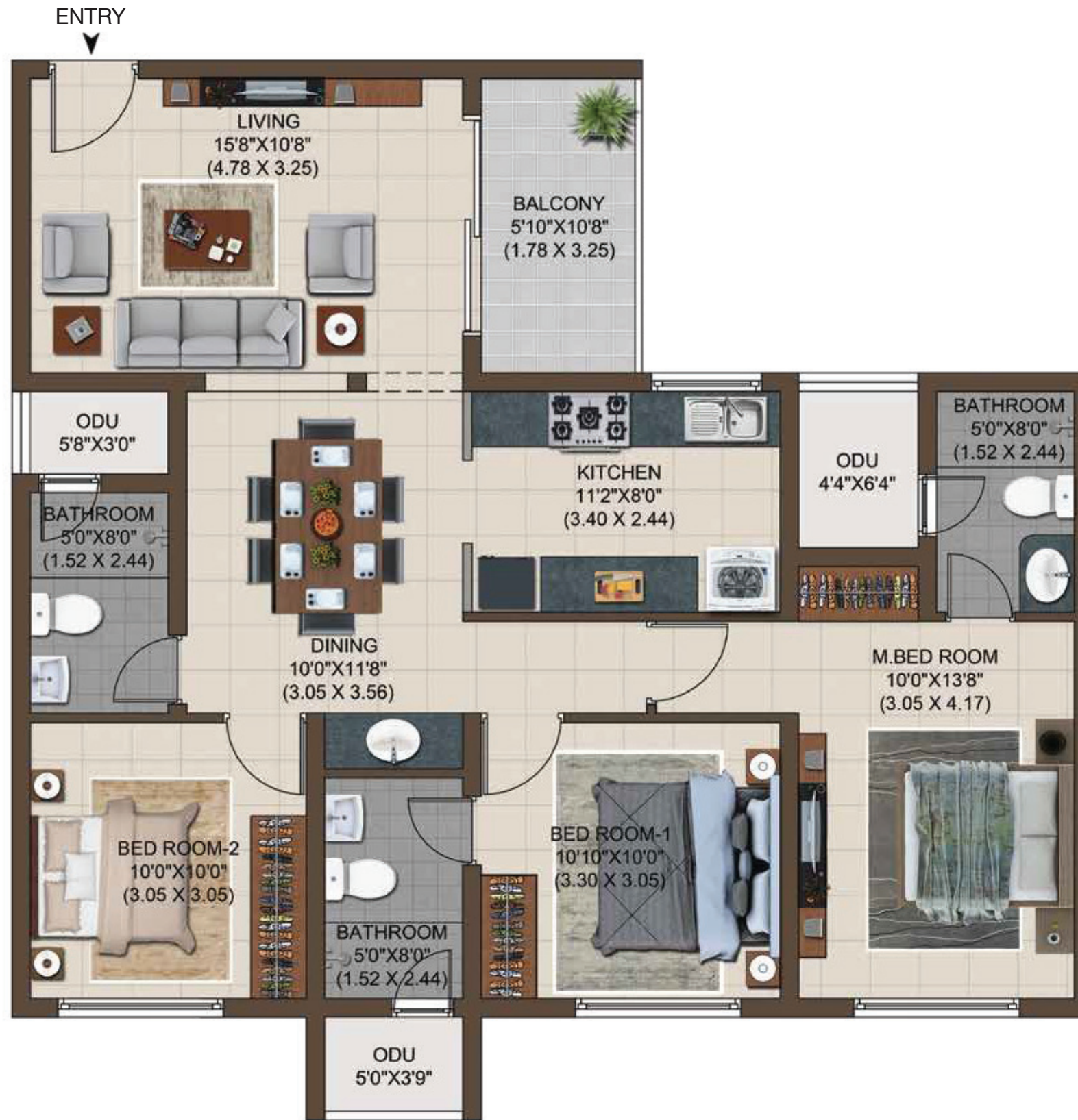


Type : 3 BHK + 3T
Built-up Area : 1561 sft
Carpet Area : 1053 sft
Unit No. : A207, A307, A407

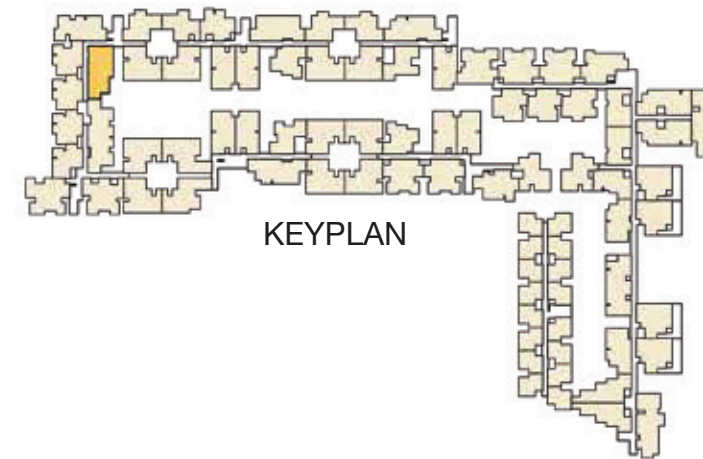


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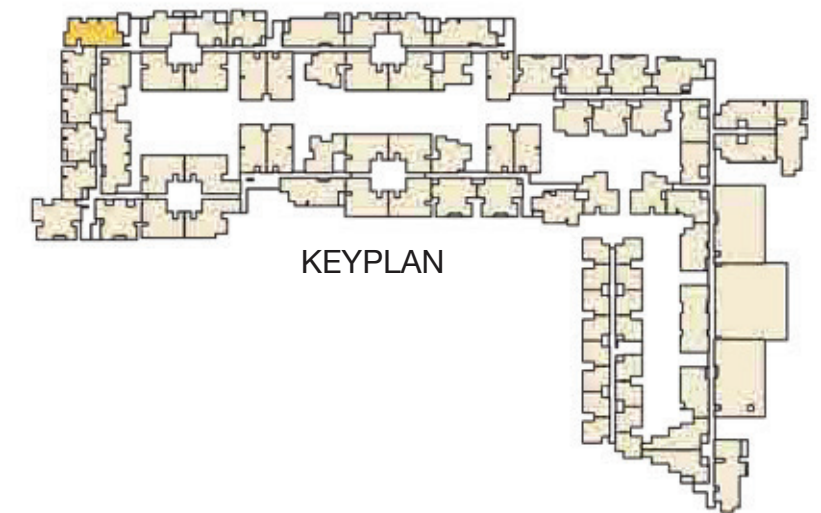
Type : 3 BHK + 3T
Built-up Area : 1445 sft
Carpet Area : 957 sft
Unit No. : B102, B202, B302, B402



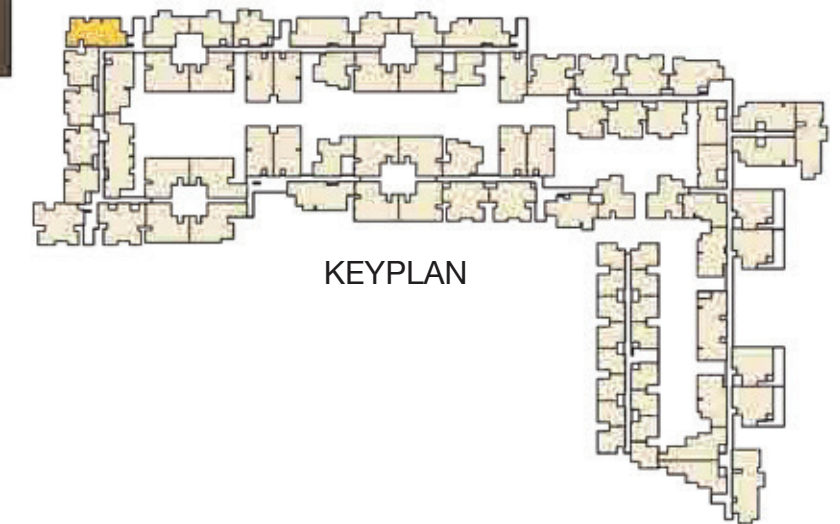
Type : 3 BHK + 3T
Built-up Area : 1567 sft
Carpet Area : 1078 sft
Unit No. : B103, B203, B303, B403



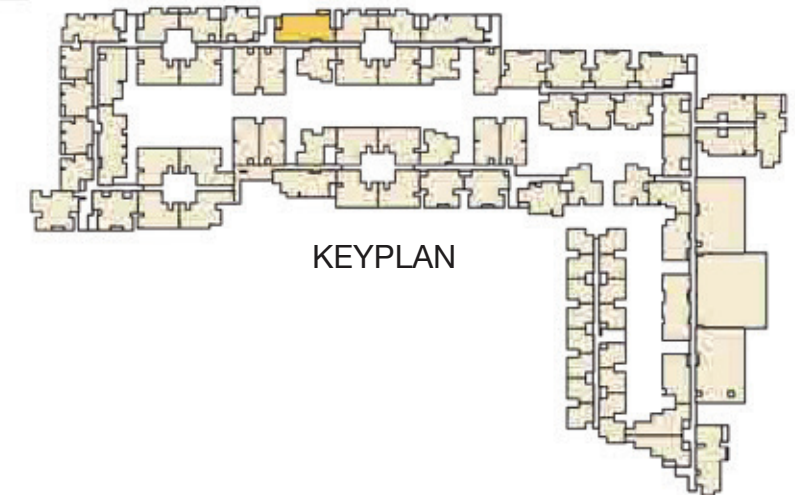
Type : 3 BHK + 3T + TR
Built-up Area : 1506 sft
Carpet Area : 1011 sft
Unit No. : B106



Type : 3 BHK + 3T
Built-up Area : 1505 sft
Carpet Area : 1009 sft
Unit No. : B206, B306, B406

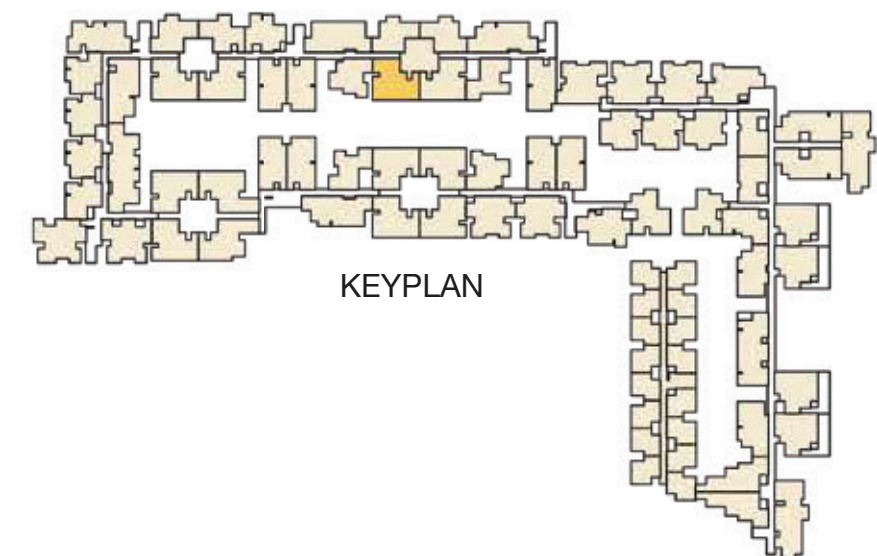


Type : 3 BHK + 3T + TR
Built-up Area : 1613 sft
Carpet Area : 1103 sft
Unit No. : C101

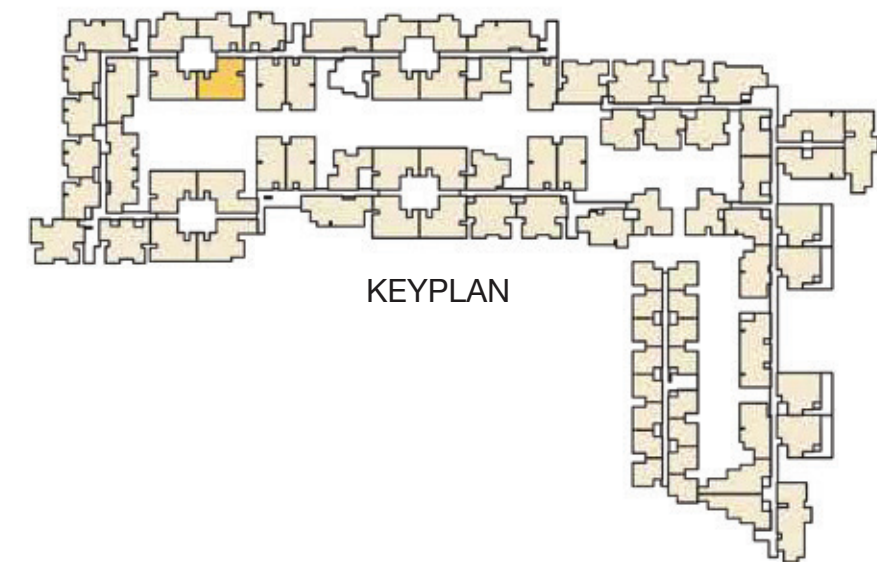


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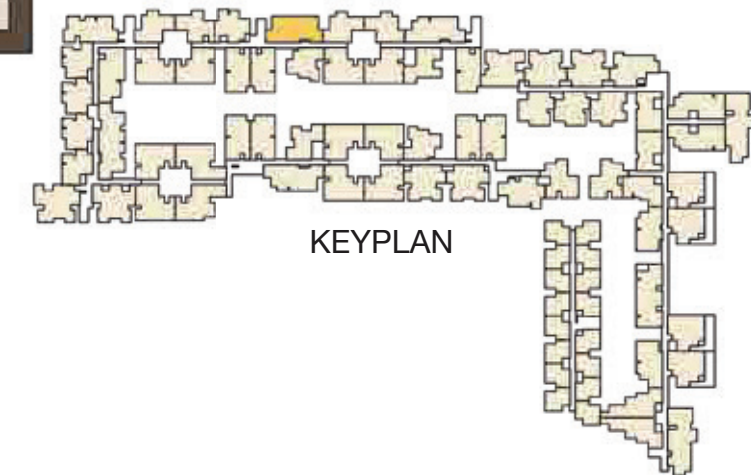
Type : 3 BHK + 3T
Built-up Area : 1441 sft
Carpet Area : 957 sft
Unit No. : C103, C203, C303, C403



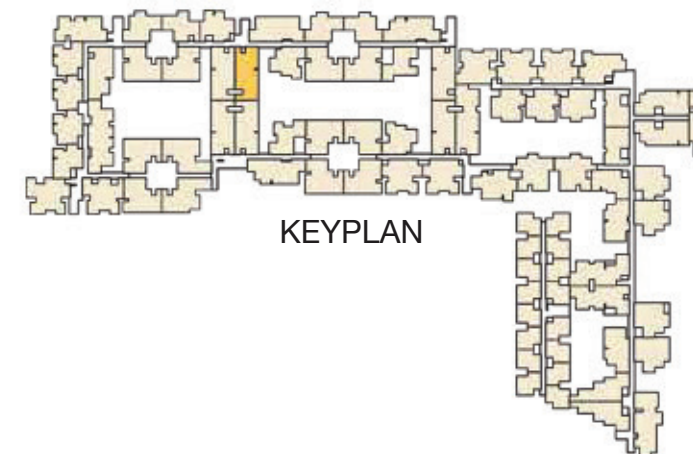
Type : 3 BHK + 3T
Built-up Area : 1445 sft
Carpet Area : 957 sft
Unit No. : C107, C207, C307, C407



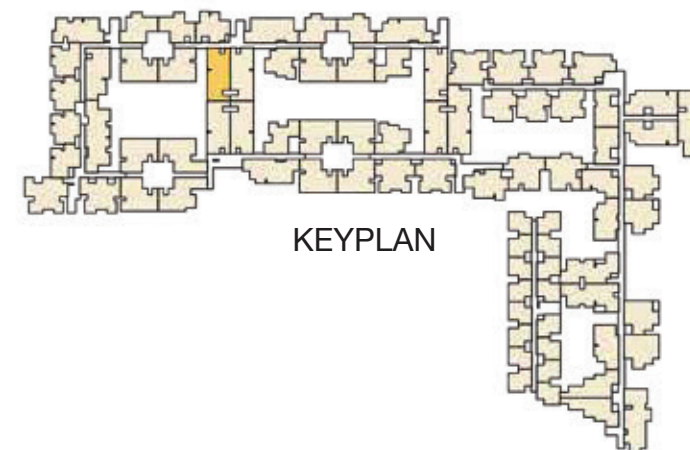
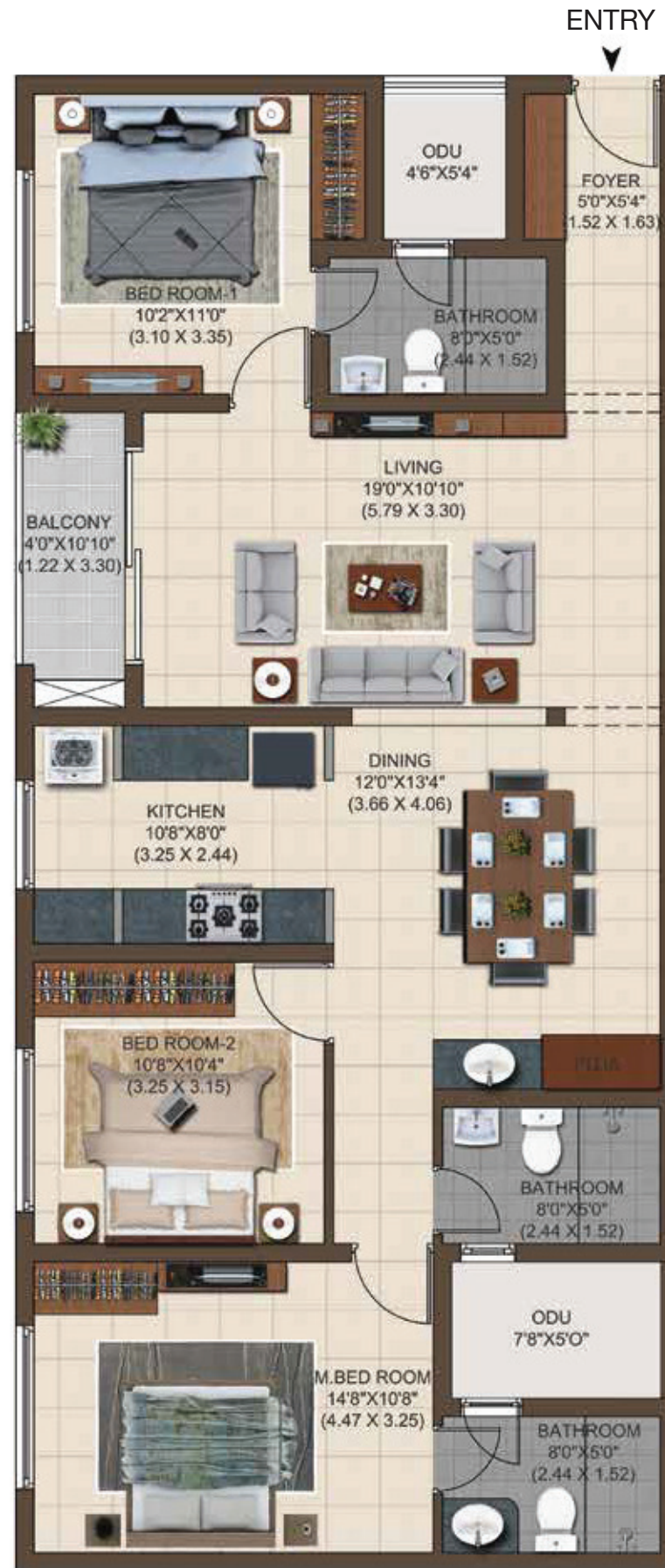
Type : 3 BHK + 3T
Built-up Area : 1614 sft
Carpet Area : 1099 sft
Unit No. : C201, C301, C401



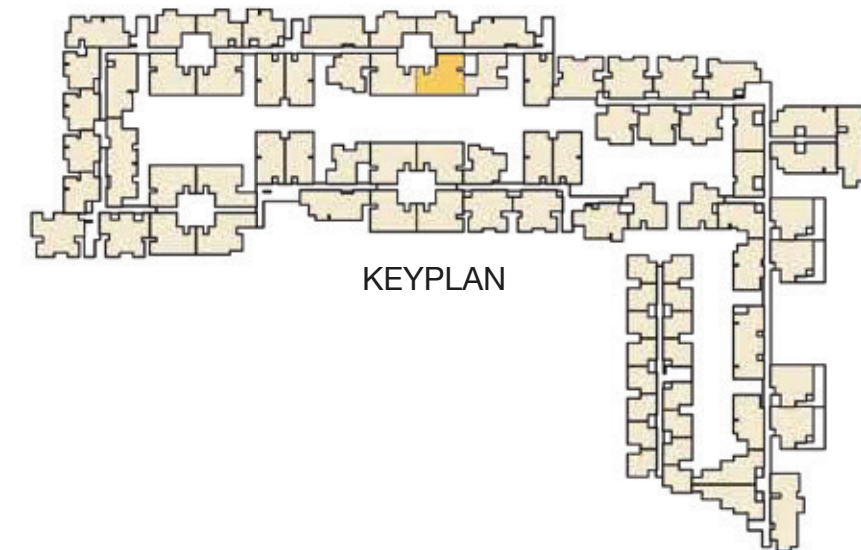
Type : 3 BHK + 3T
Built-up Area : 1580 sft
Carpet Area : 1102 sft
Unit No. : C305, C405



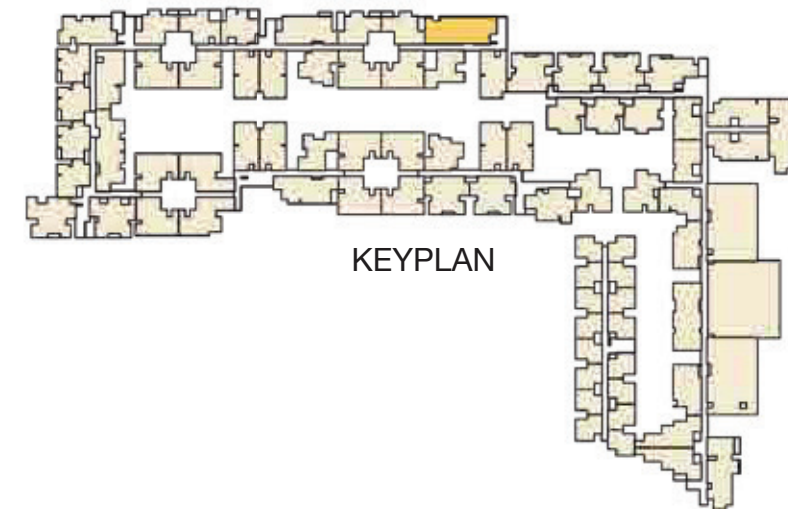
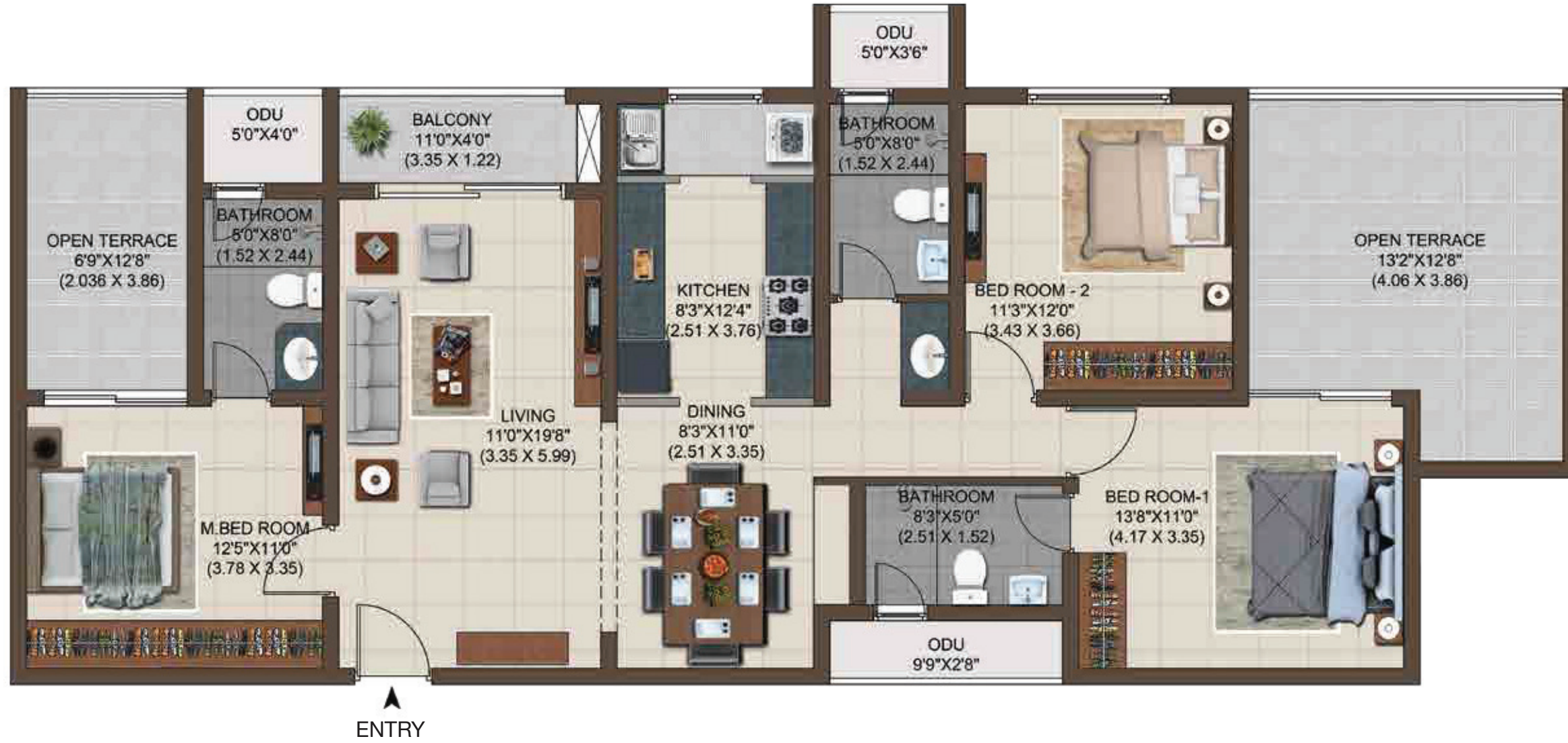
Type : 3 BHK + 3T
Built-up Area : 1580 sft
Carpet Area : 1102 sft
Unit No. : C306, C406



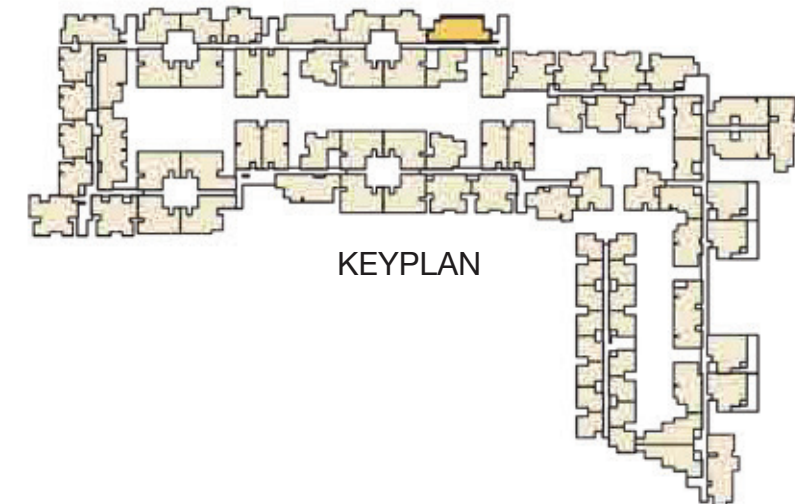
Type : 3 BHK + 3T
Built-up Area : 1440 sft
Carpet Area : 957 sft
Unit No. : D103, D203, D303, D403



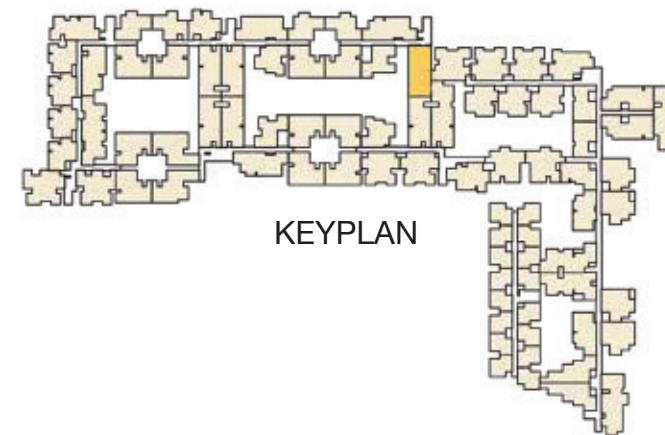
Type : 3 BHK + 3T + TR
Built-up Area : 1597 sft
Carpet Area : 1099 sft
Unit No. : D105



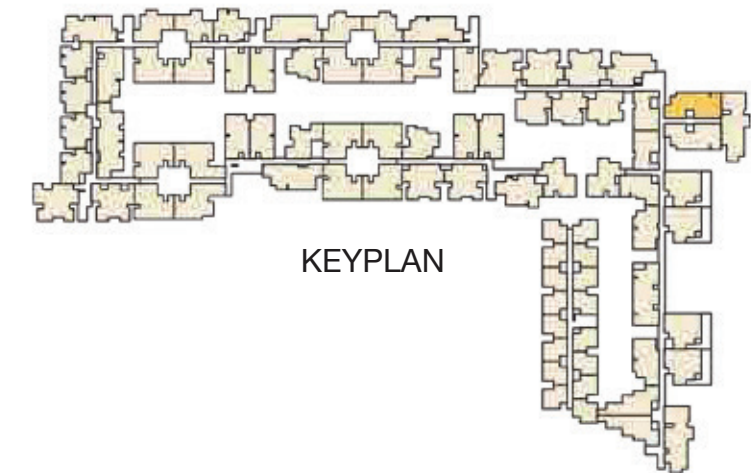
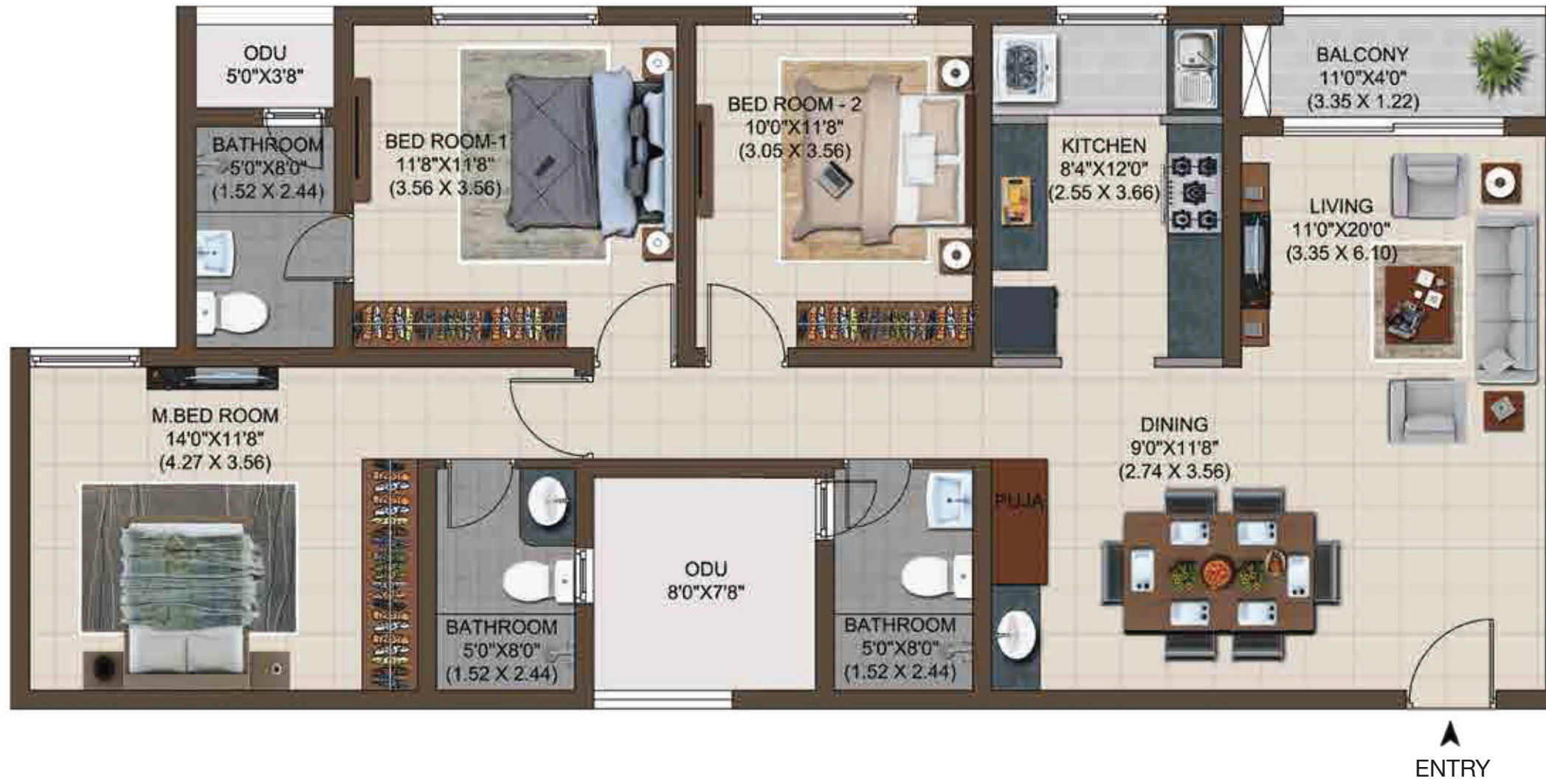
Type : 3 BHK + 3T
Built-up Area : 1598 sft
Carpet Area : 1091 sft
Unit No. : D205, D305, D405



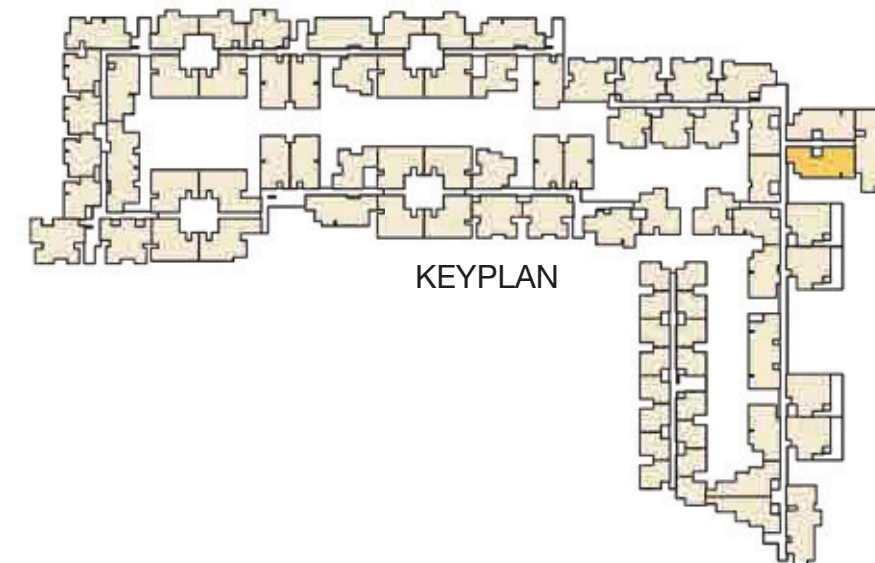
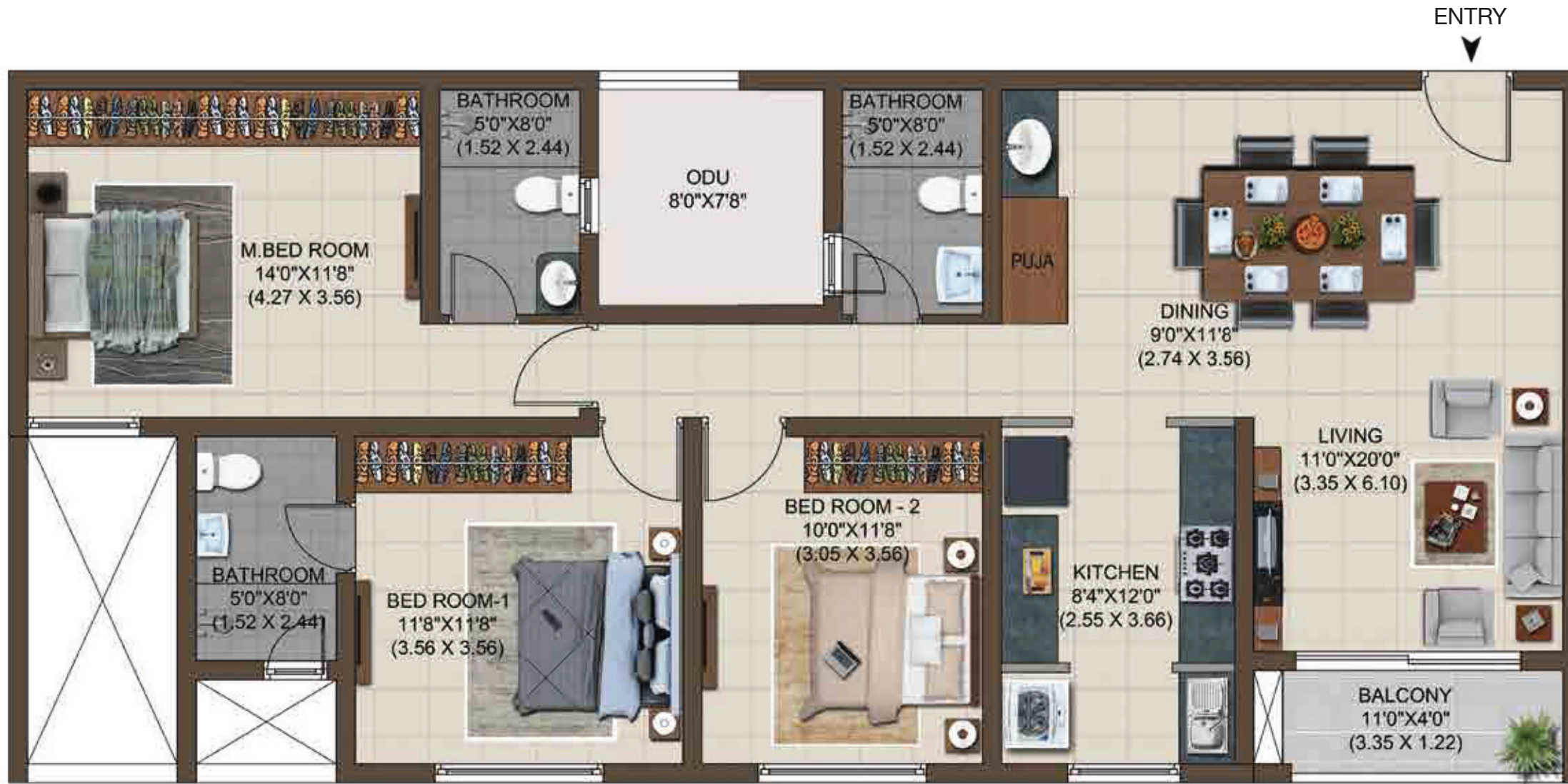
Type : 3 BHK + 3T
Built-up Area : 1587 sft
Carpet Area : 1102 sft
Unit No. : D301, D401



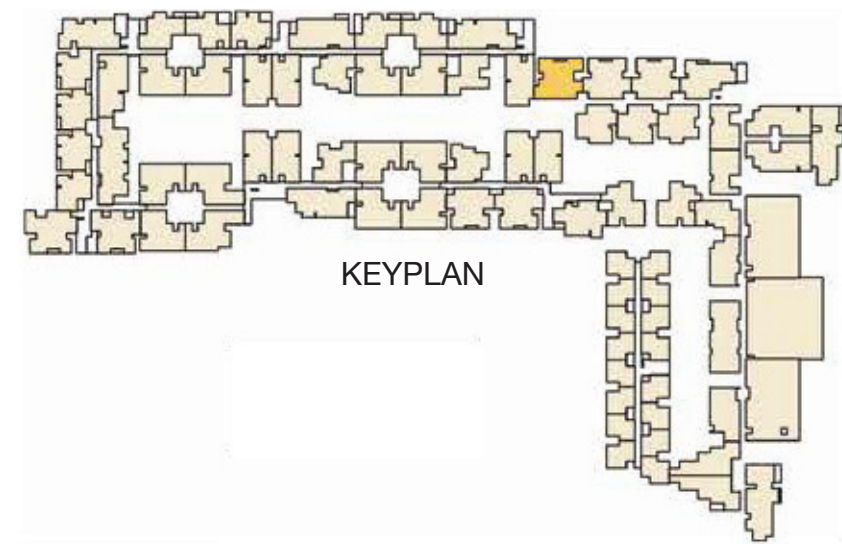
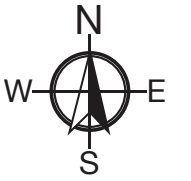
Type : 3 BHK + 3T
Built-up Area : 1599 sft
Carpet Area : 1100 sft
Unit No. : E101, E201, E301, E401



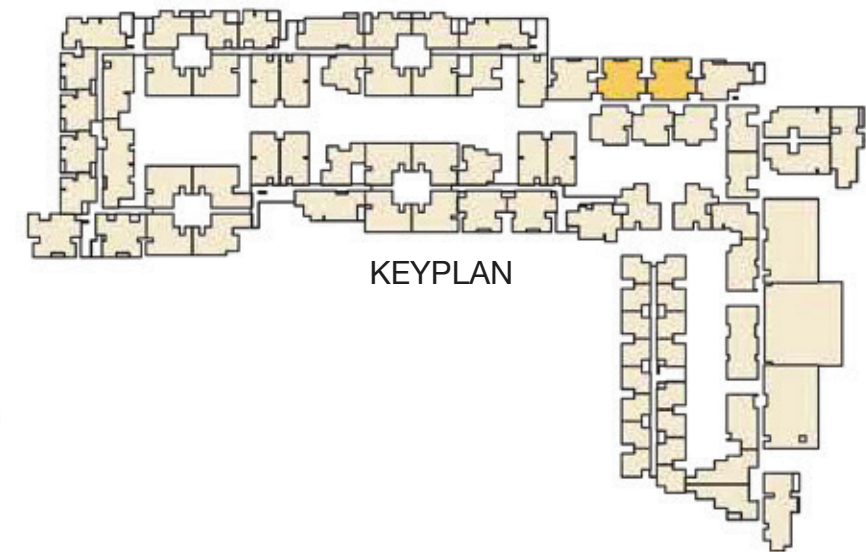
Type : 3 BHK + 3T
Built-up Area : 1599 sft
Carpet Area : 1100 sft
Unit No. : E103, E203, E303, E403



Type : 3 BHK + 3T + TR
Built-up Area : 1578 sft
Carpet Area : 1075 sft
Unit No. : E114



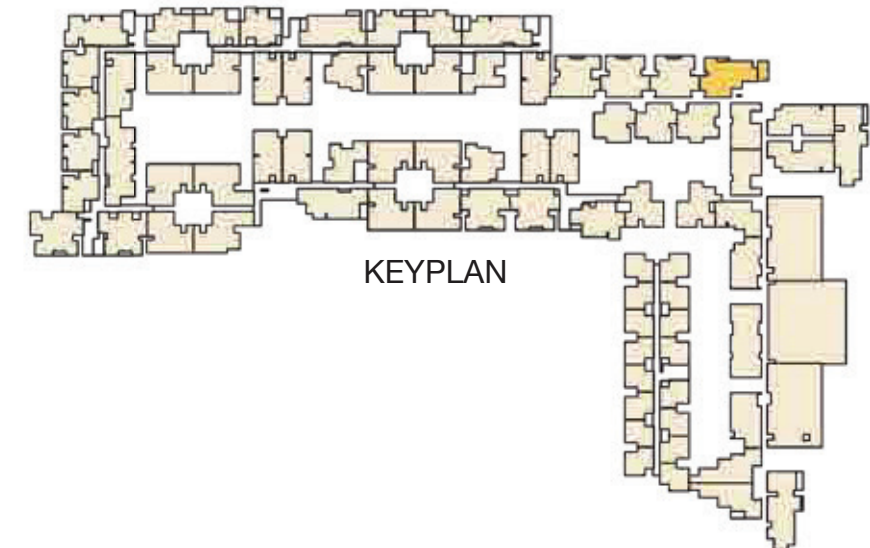
Type : 3 BHK + 3T + TR
Built-up Area : 1508 sft
Carpet Area : 1030 sft
Unit No. : E115, E116



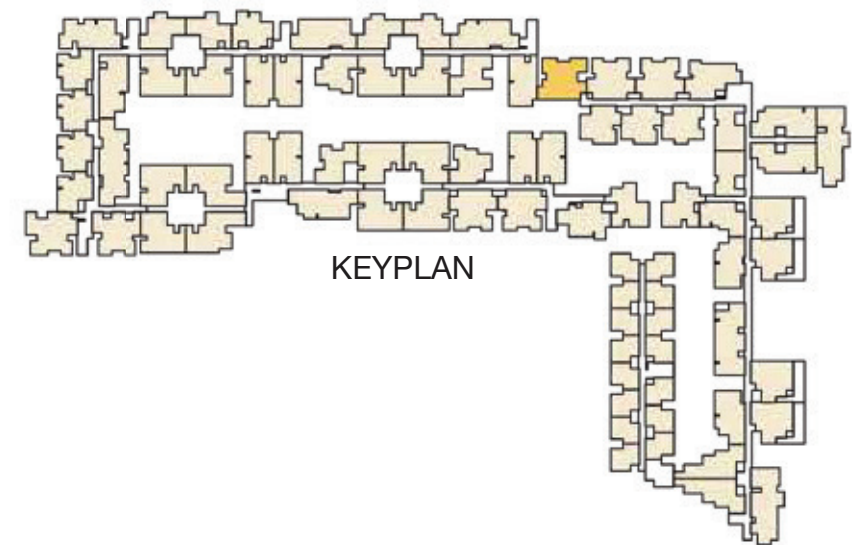
Type : 3 BHK + 3T + TR
Built-up Area : 1471 sft
Carpet Area : 998 sft
Unit No. : E117



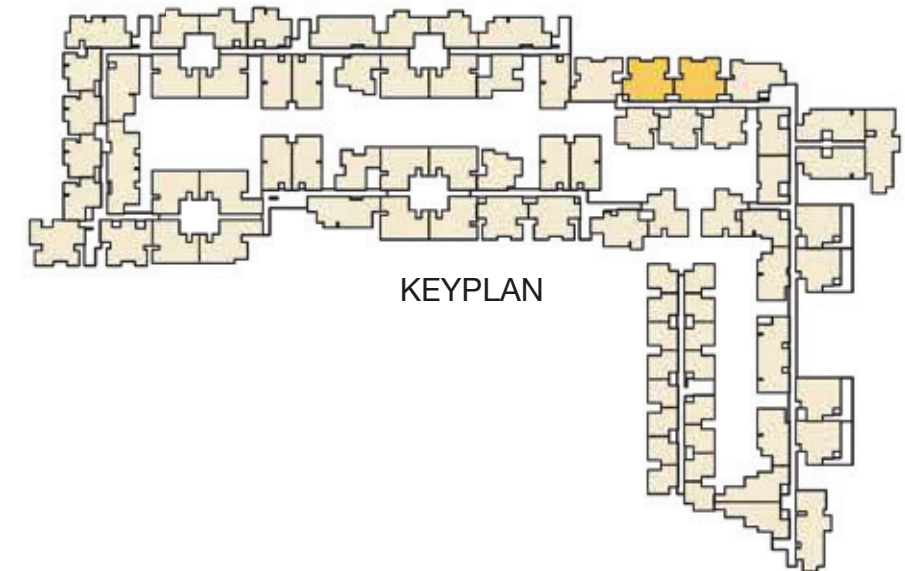
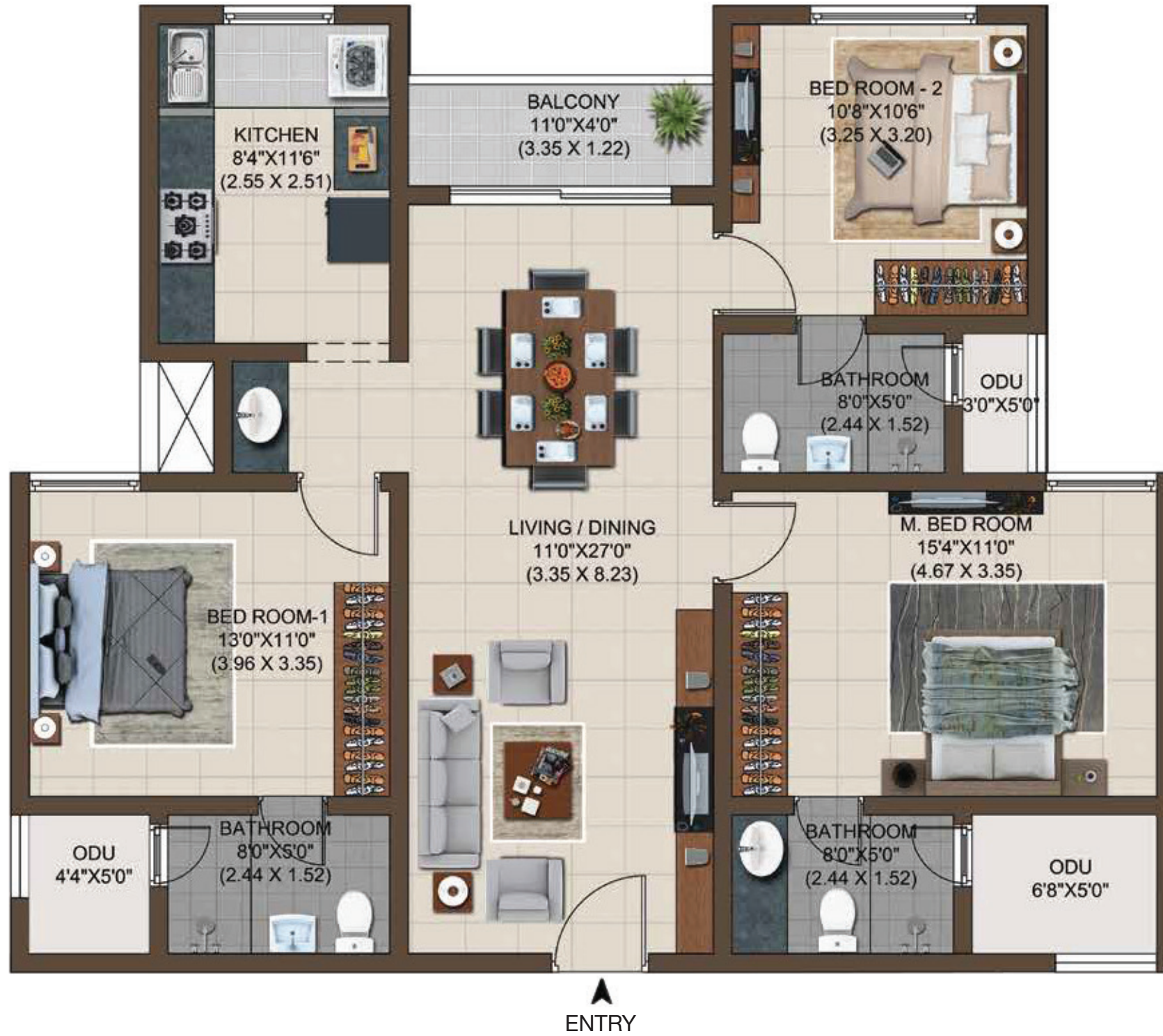
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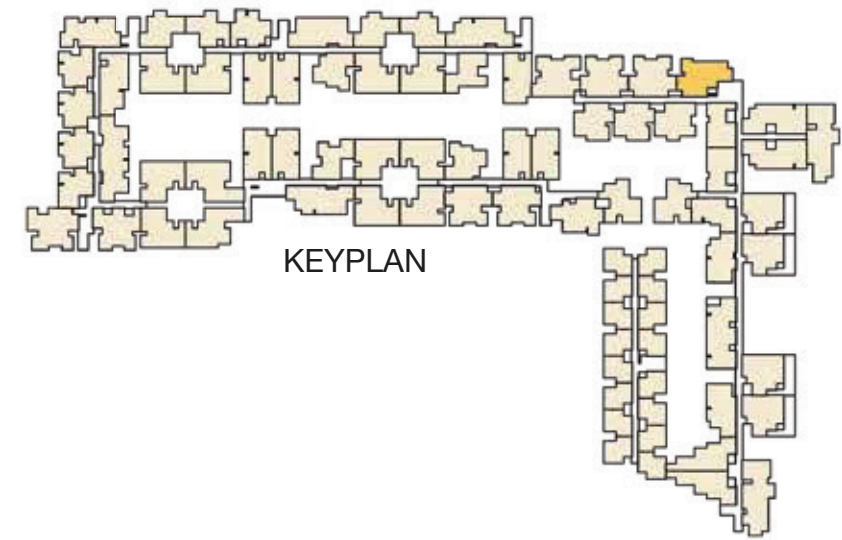
Type	: 3 BHK + 3T	Type	: 3 BHK + 3T
Built-up Area	: 1580 sft	Built-up Area	: 1576 sft
Carpet Area	: 1075 sft	Carpet Area	: 1075 sft
Unit No.	: E214	Unit No.	: E314, E414



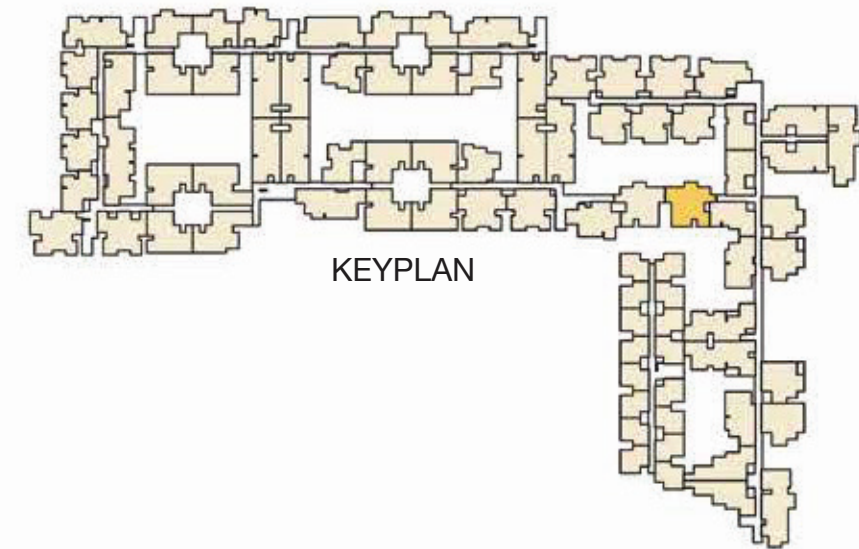
Type : 3 BHK + 3T
 Built-up Area : 1510 sft
 Carpet Area : 1030 sft
 Unit No. : E215, E315, E415, E216, E316, E416



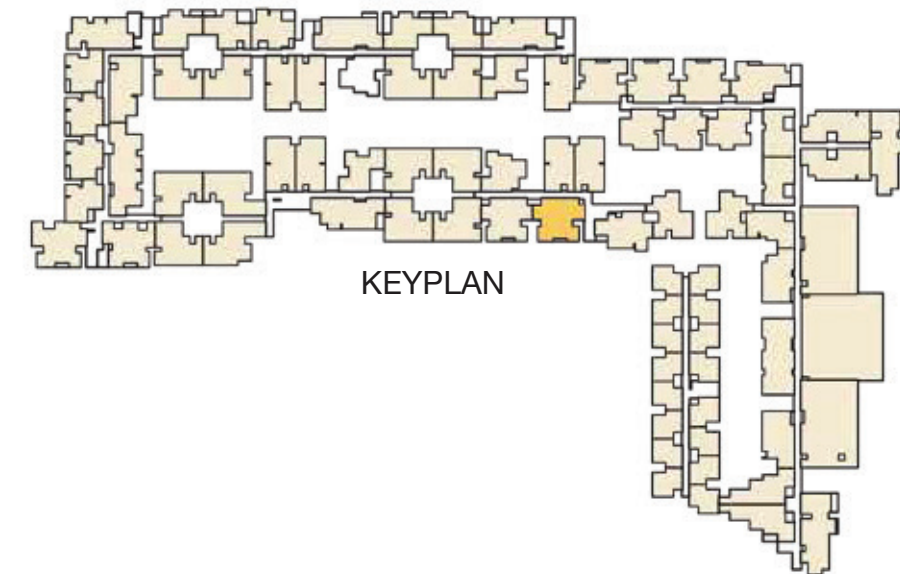
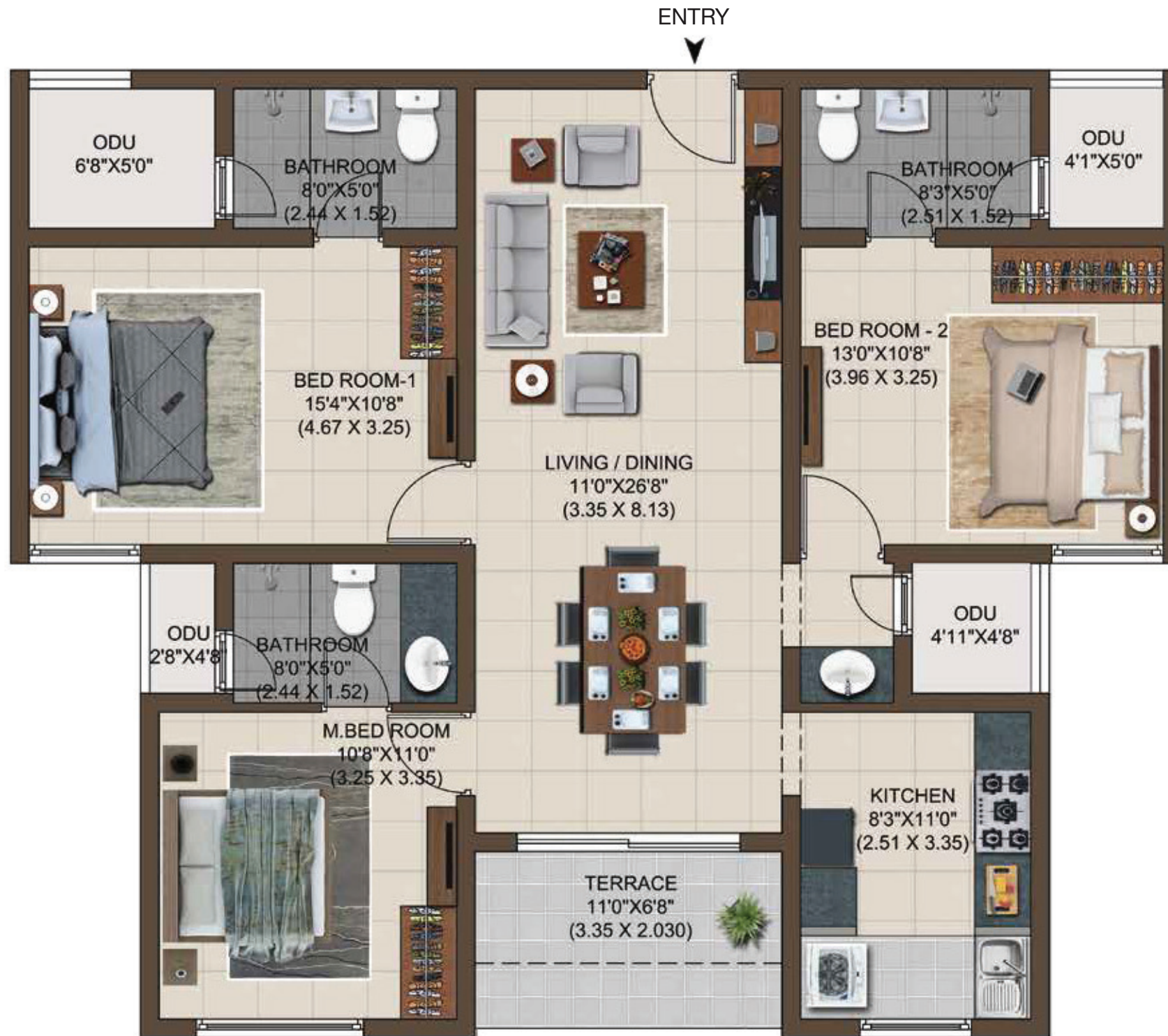
Type : 3 BHK + 3T
Built-up Area : 1476 sft
Carpet Area : 996 sft
Unit No. : E217, E317, E417



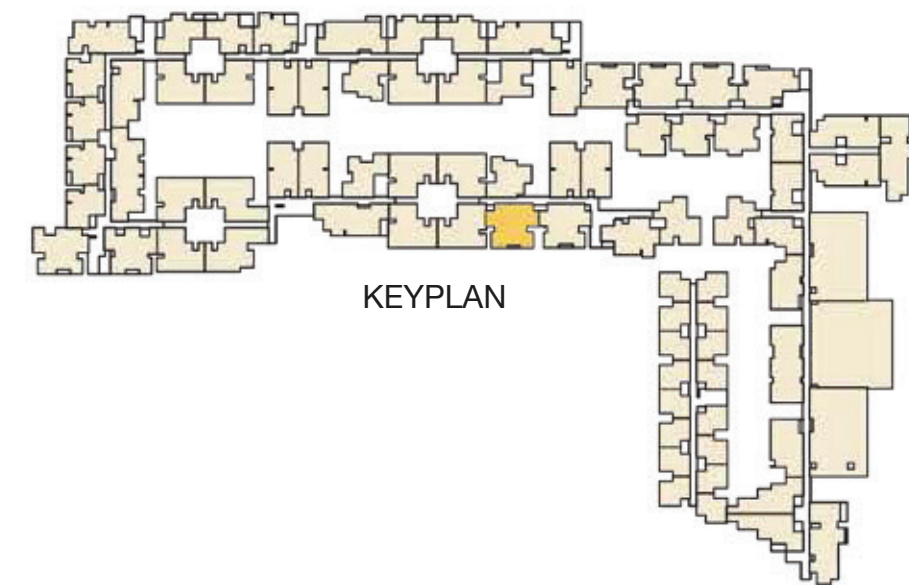
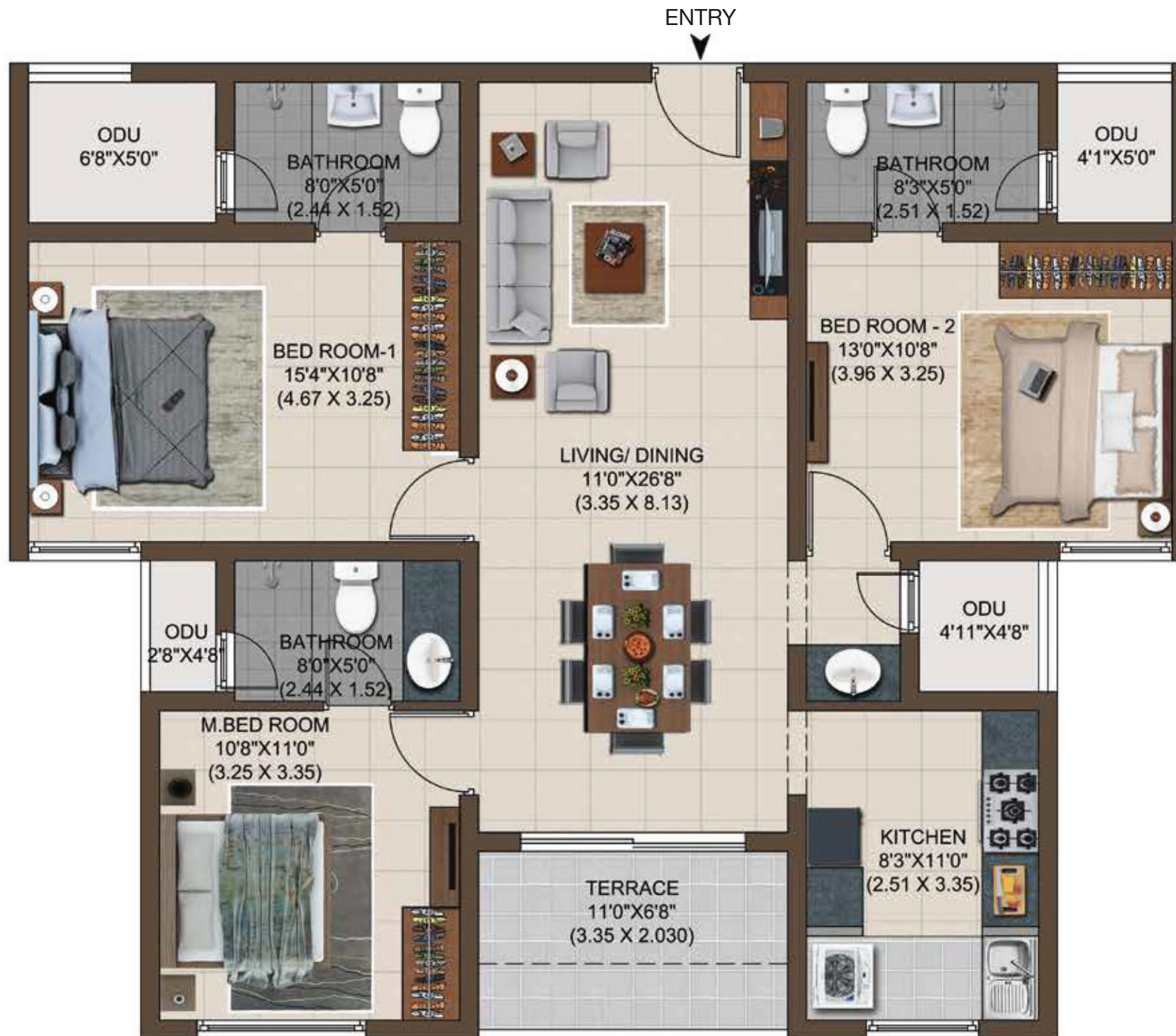
Type : 3 BHK + 3T
Built-up Area : 1510 sft
Carpet Area : 1020 sft
Unit No. : E308, E408



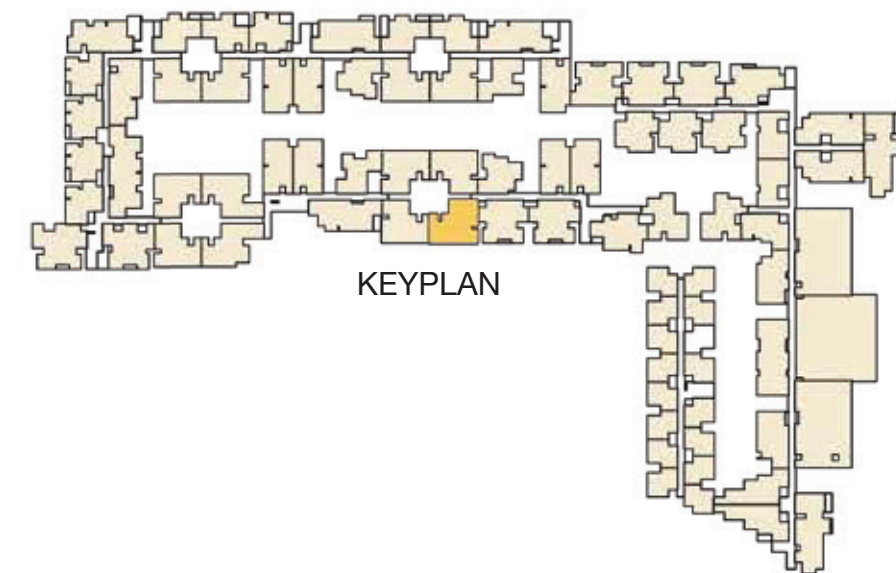
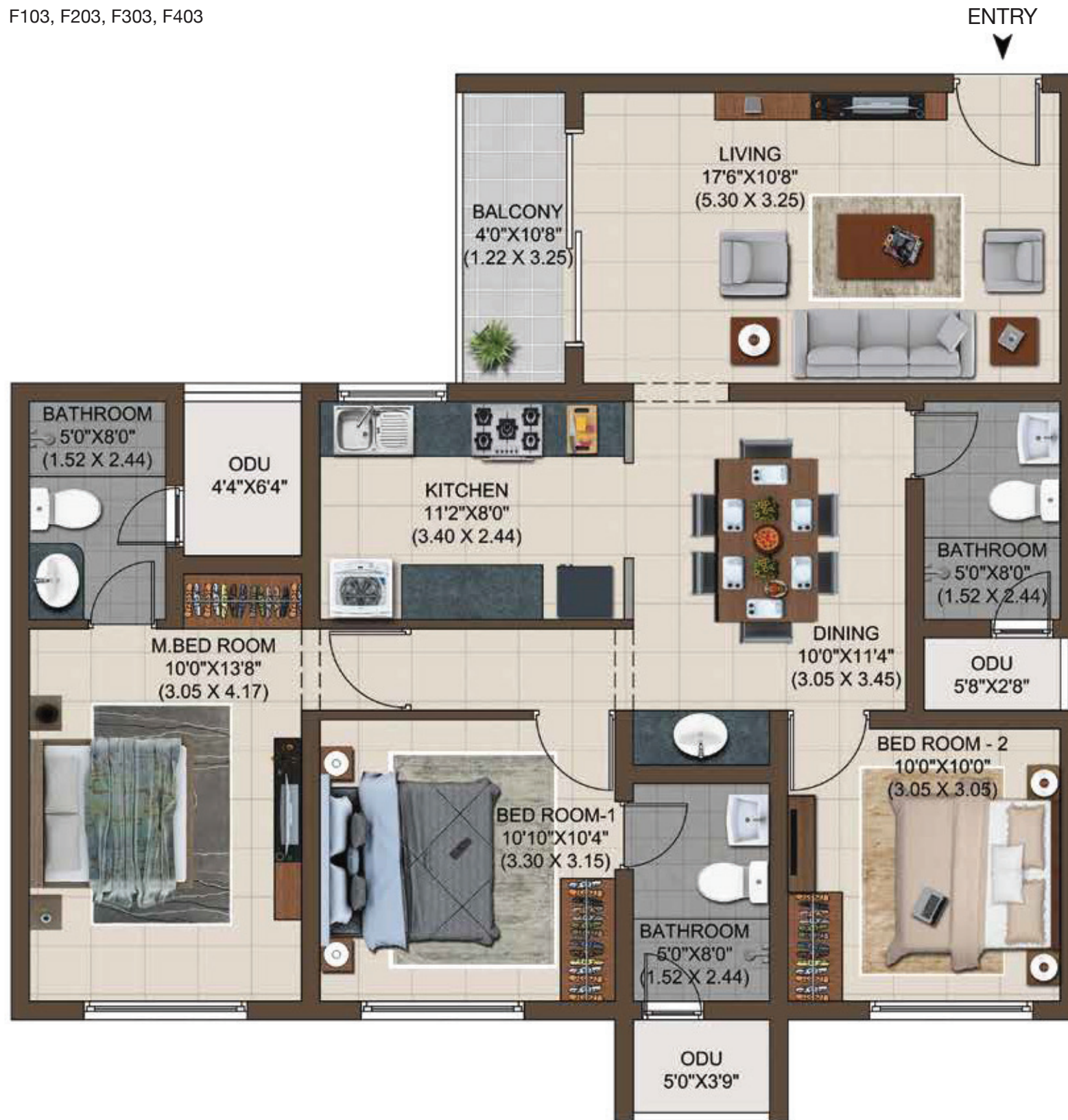
Type : 3 BHK + 3T + TR
Built-up Area : 1501 sft
Carpet Area : 1007 sft
Unit No. : F101



Type : 3 BHK + 3T + TR
Built-up Area : 1497 sft
Carpet Area : 1007 sft
Unit No. : F102

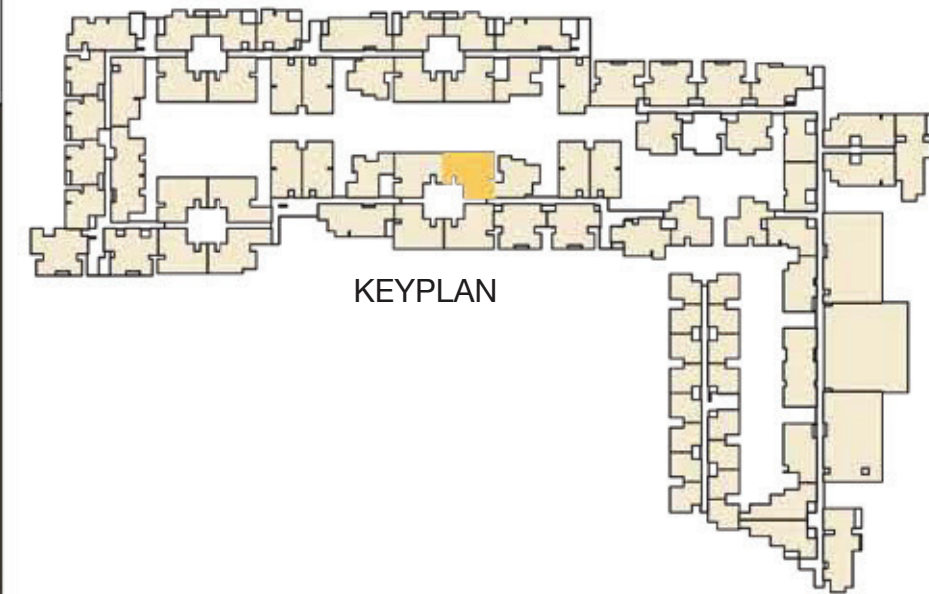


Type : 3 BHK + 3T
 Built-up Area : 1448 sft
 Carpet Area : 980 sft
 Unit No. : F103, F203, F303, F403

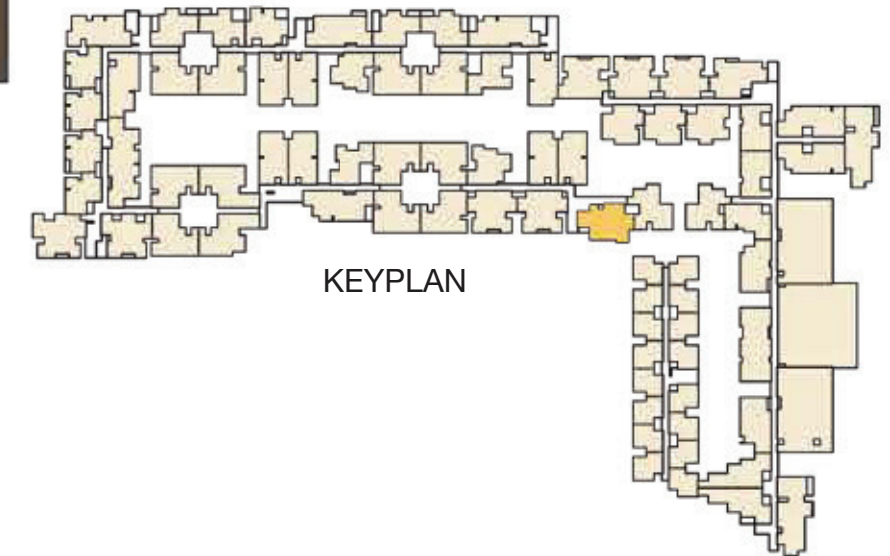
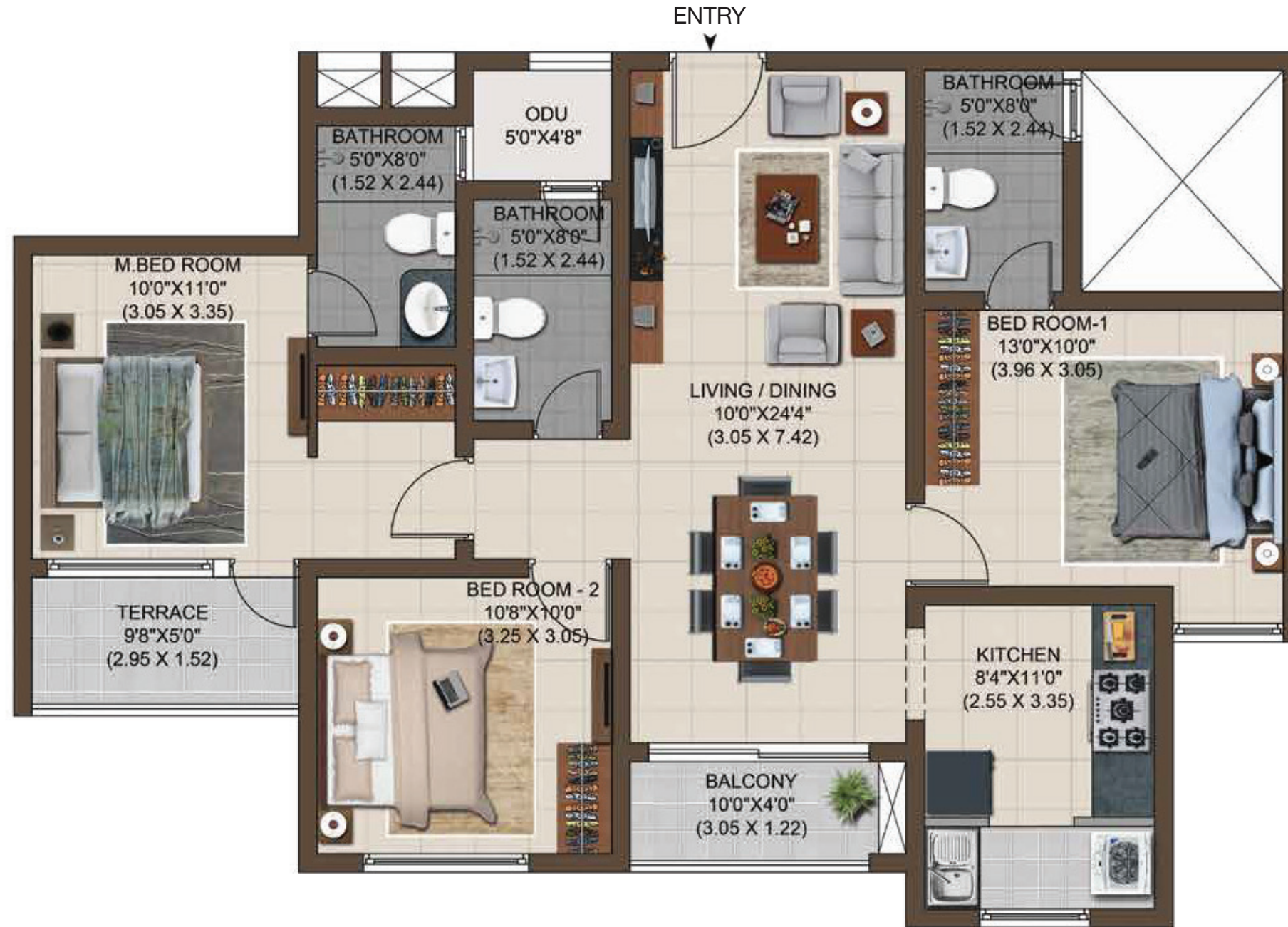


KEYPLAN

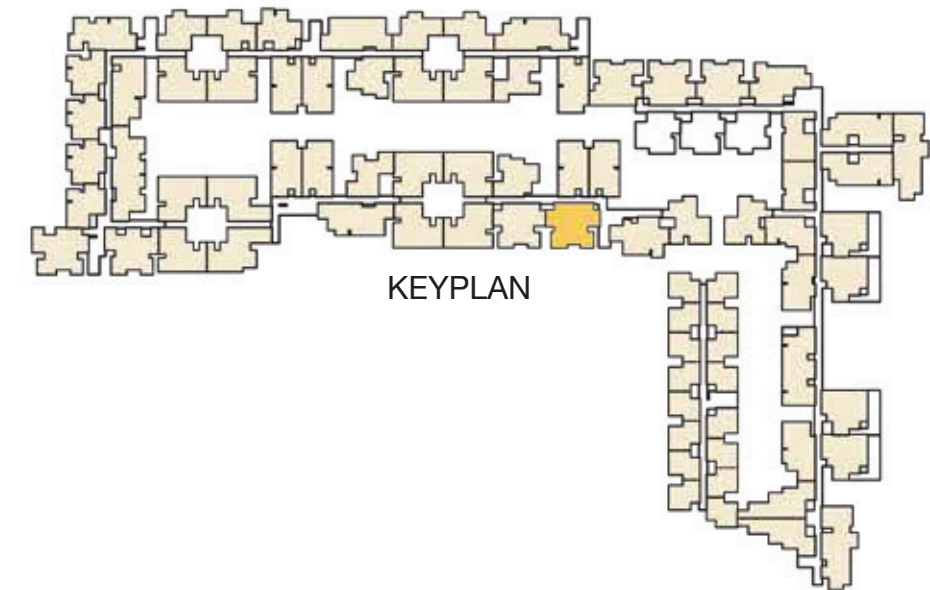
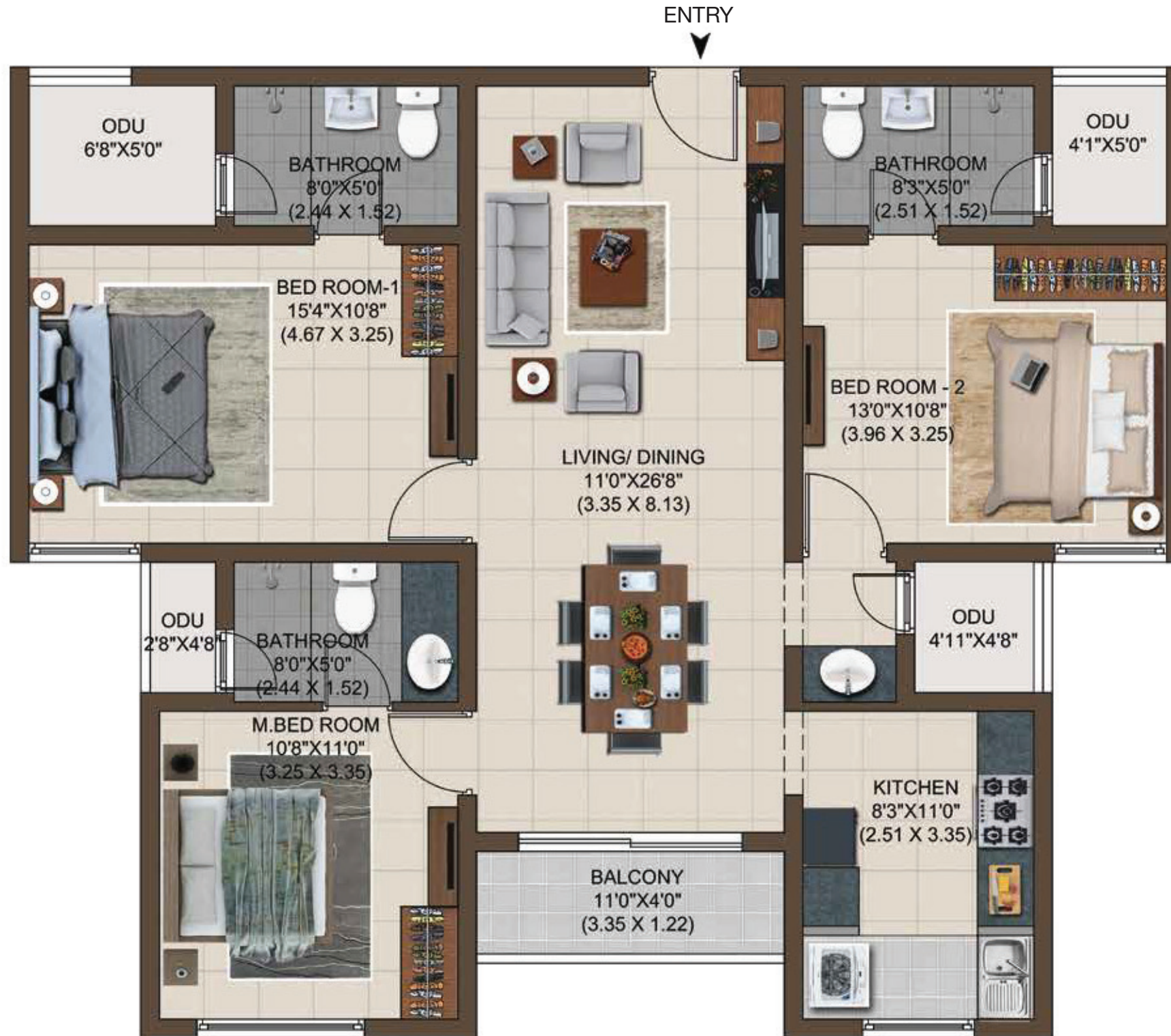
Type : 3 BHK + 3T
 Built-up Area : 1448 sft
 Carpet Area : 978 sft
 Unit No. : F104, F204, F304, F404



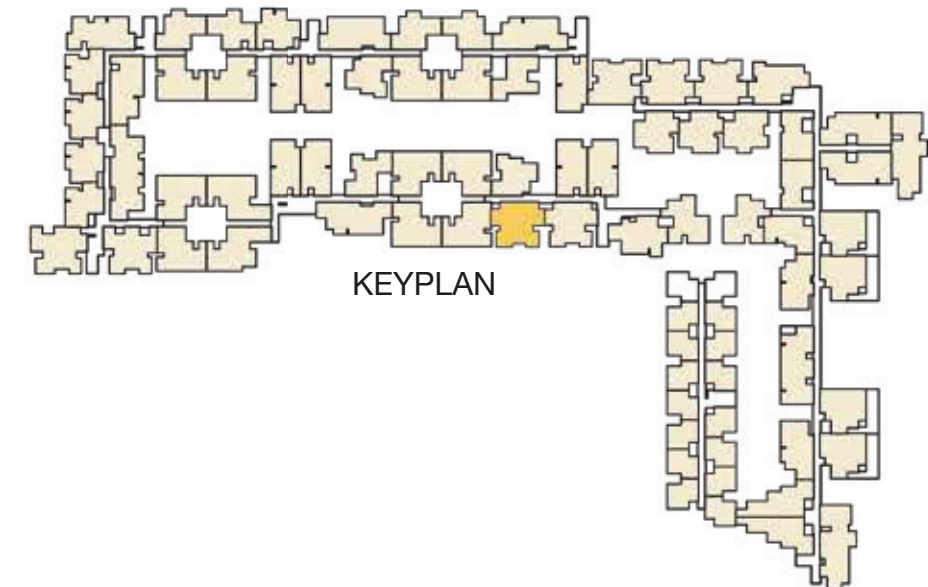
Type : 3 BHK + 3T + TR
Built-up Area : 1372 sft
Carpet Area : 938 sft
Unit No. : F109



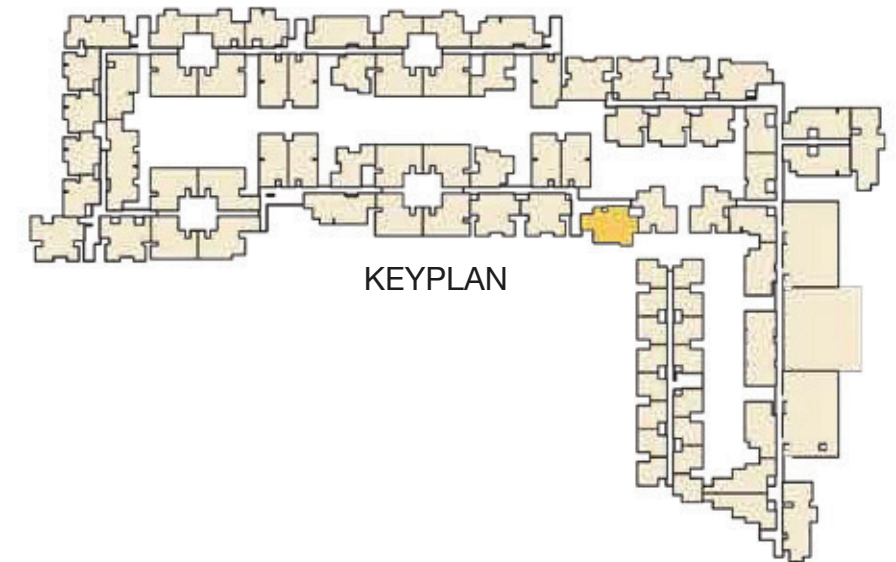
Type : 3 BHK + 3T
Built-up Area : 1501 sft
Carpet Area : 1007 sft
Unit No. : F201, F301, F401



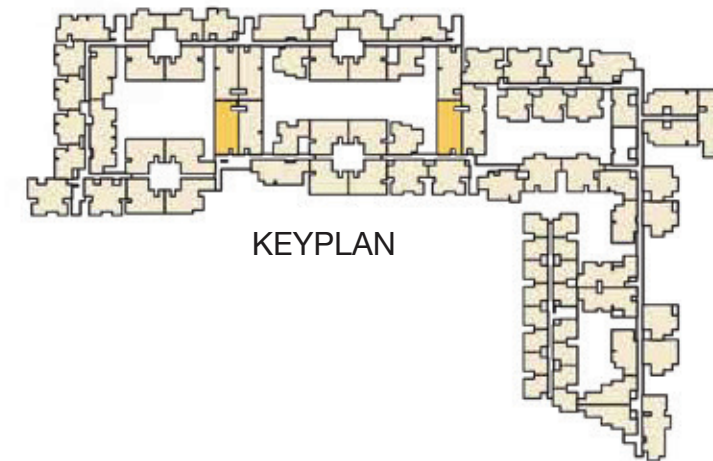
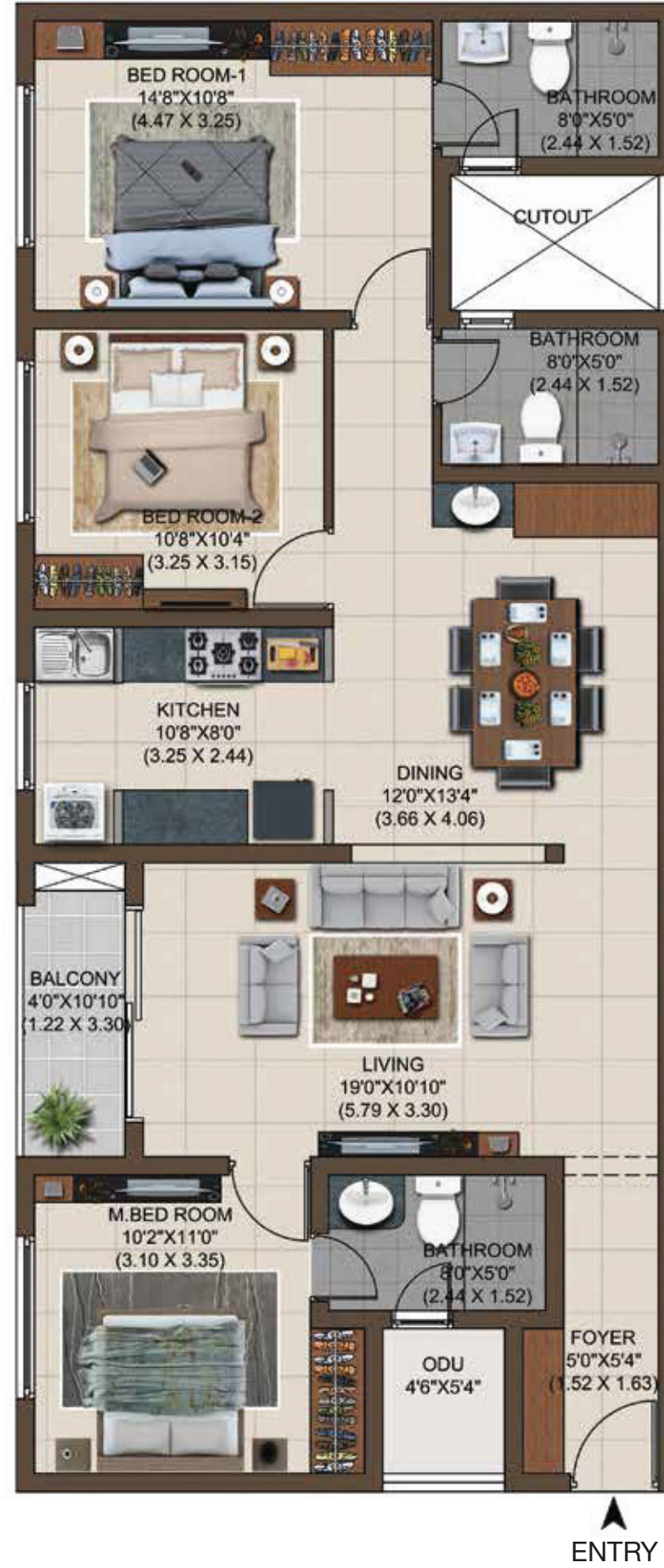
Type : 3 BHK + 3T
Built-up Area : 1497 sft
Carpet Area : 1007 sft
Unit No. : F202, F302, F402



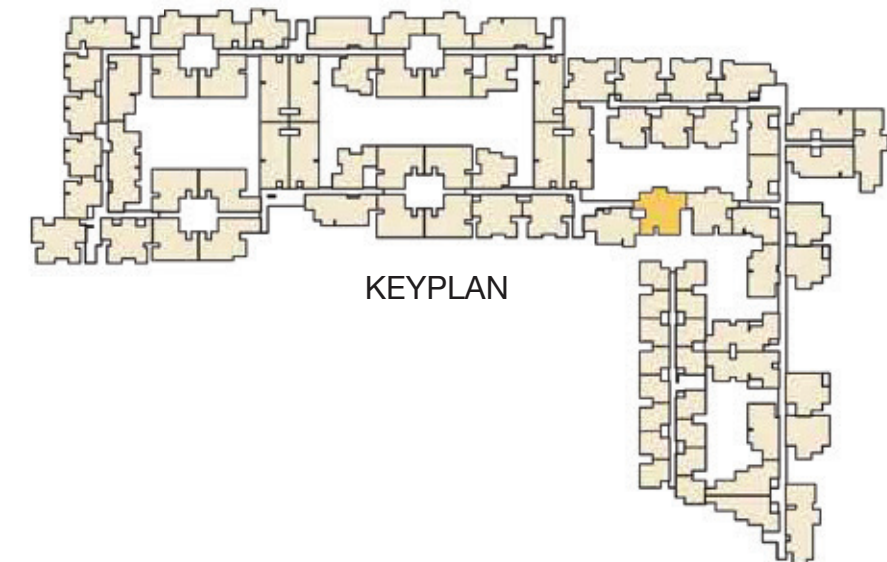
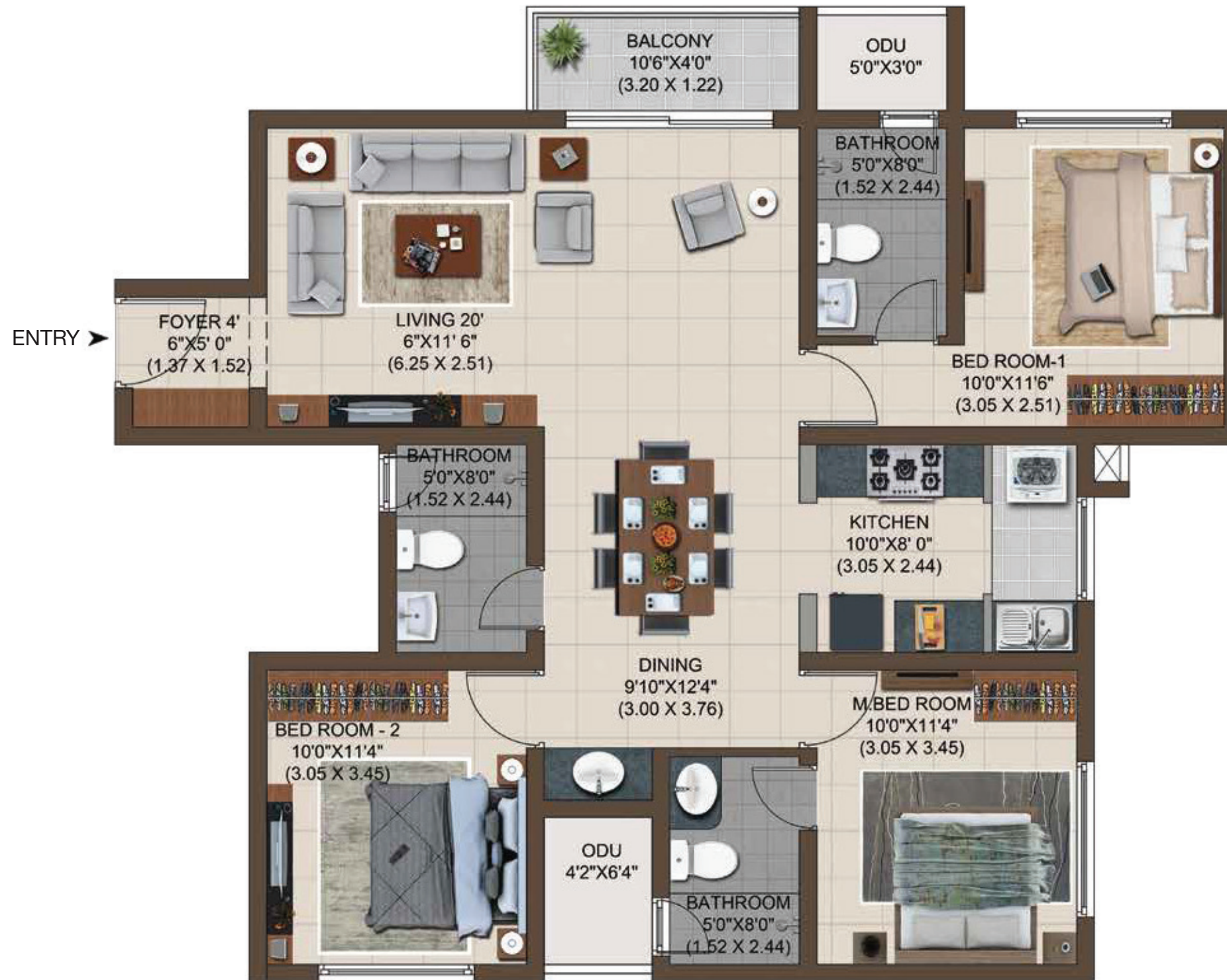
Type : 3 BHK + 3T
Built-up Area : 1372 sft
Carpet Area : 937 sft
Unit No. : F209, F309, F409



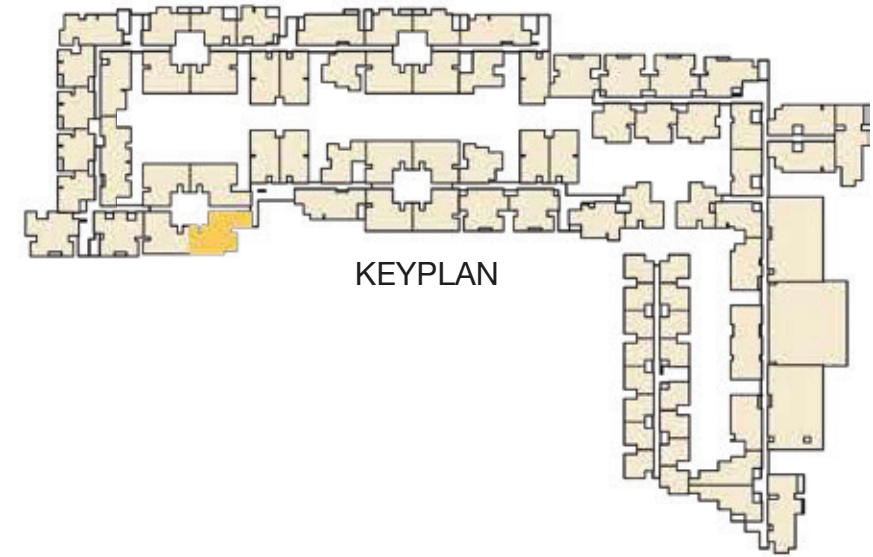
Type : 3 BHK + 3T
Built-up Area : 1579 sft
Carpet Area : 1101 sft
Unit No. : F306, F406, G303, G403



Type : 3 BHK + 3T
Built-up Area : 1519 sft
Carpet Area : 1020 sft
Unit No. : F308, F408



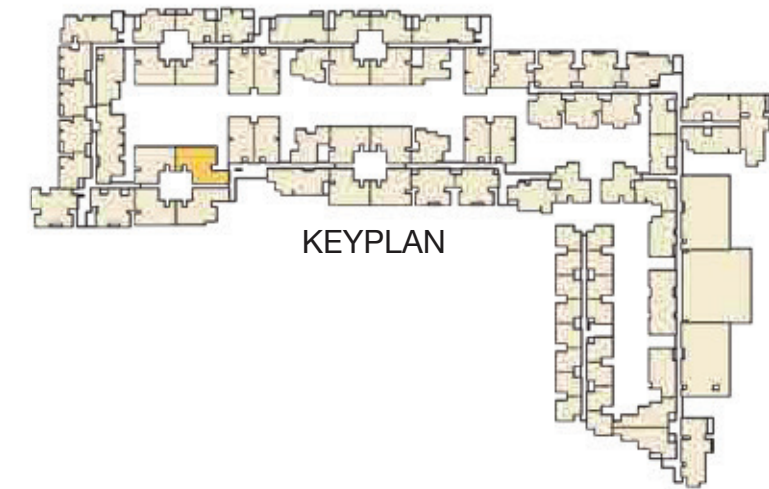
Type : 3 BHK + 3T
Built-up Area : 1576 sft
Carpet Area : 1038 sft
Unit No. : G101, G201, G301, G401



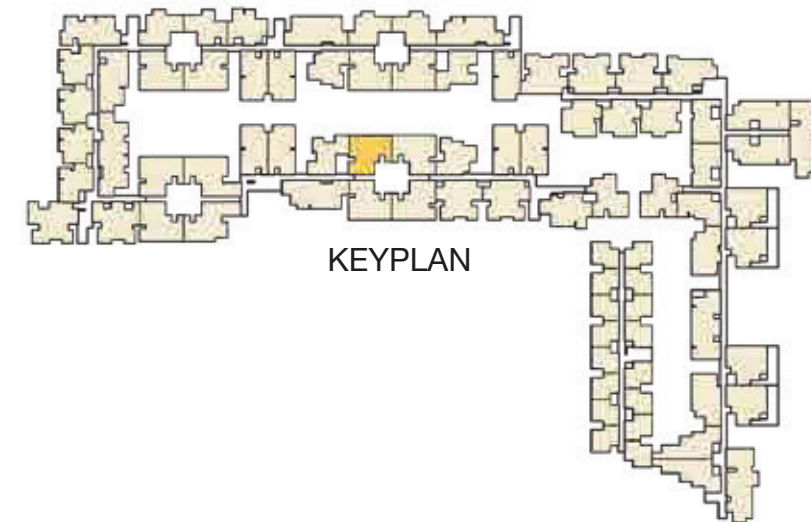
Type : 3 BHK + 3T
Built-up Area : 1622 sft
Carpet Area : 1074 sft
Unit No. : G102, G202, G302, G402



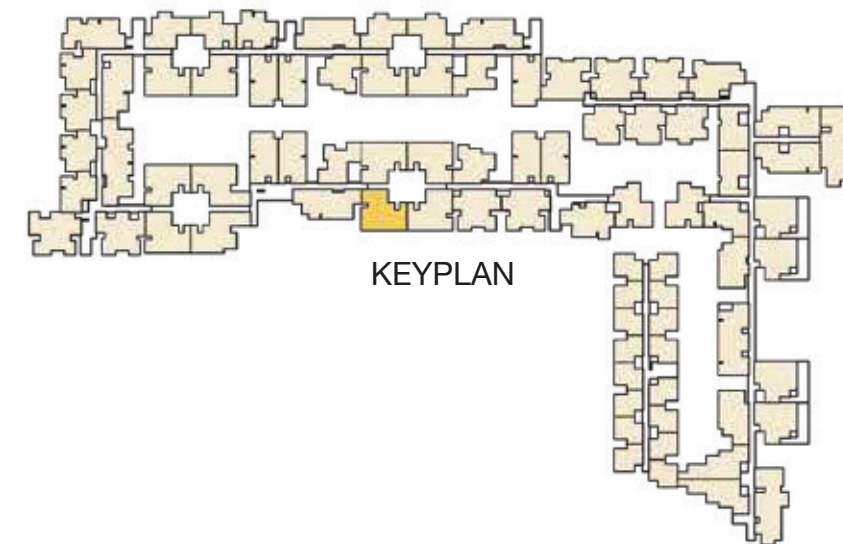
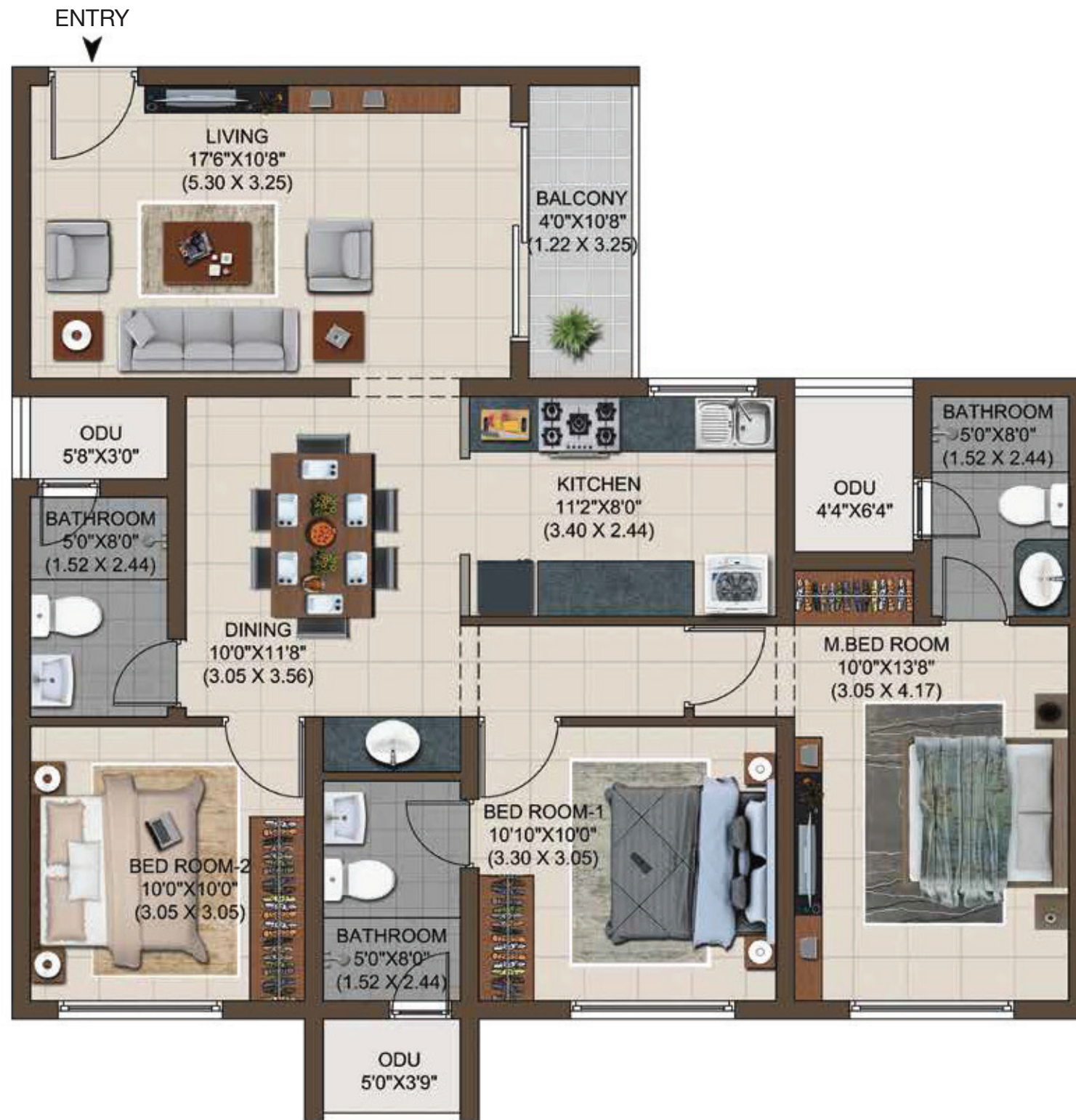
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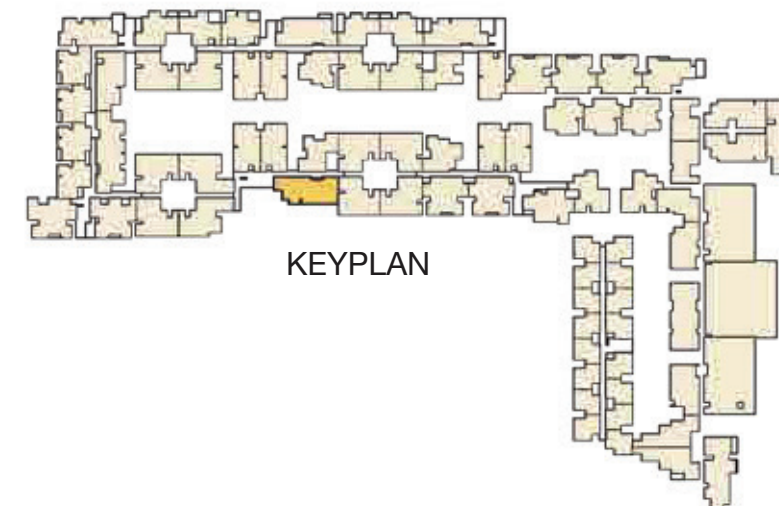
Type : 3 BHK + 3T
Built-up Area : 1446 sft
Carpet Area : 978 sft
Unit No. : G106, G206, G306, G406



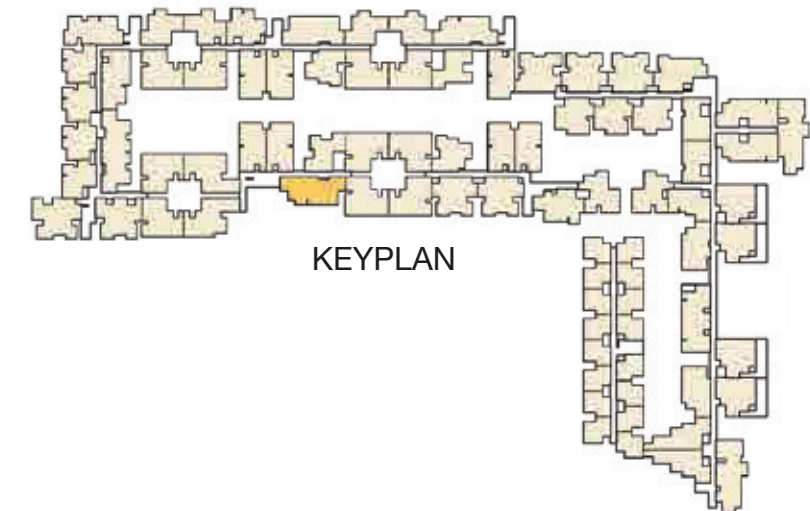
Type : 3 BHK + 3T
Built-up Area : 1445 sft
Carpet Area : 978 sft
Unit No. : G107, G207, G307, G407



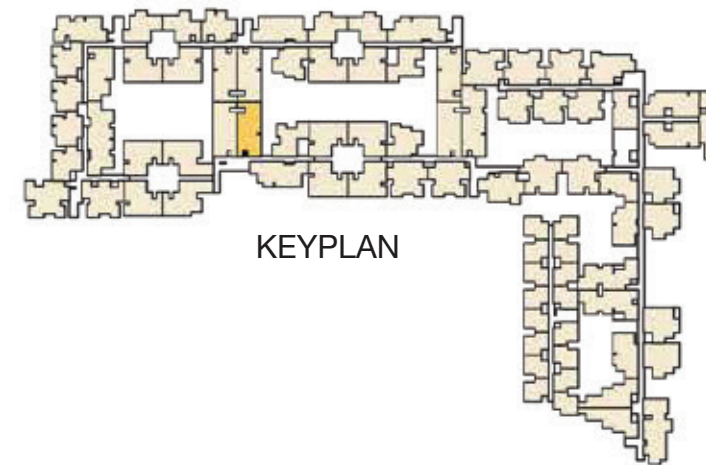
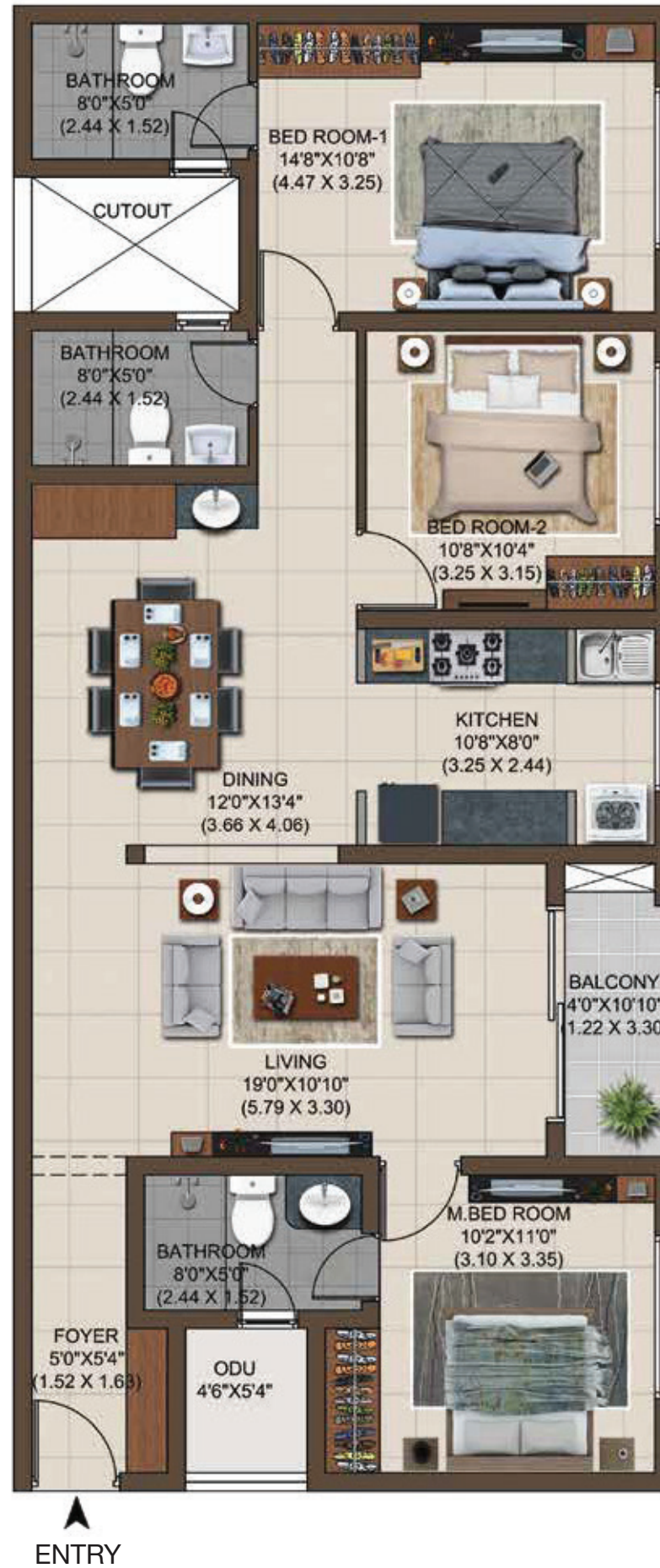
Type : 3 BHK + 3T + TR
Built-up Area : 1602 sft
Carpet Area : 1097 sft
Unit No. : G108



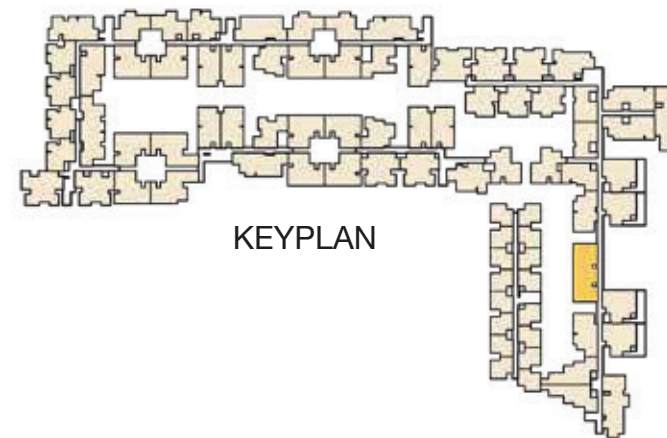
Type : 3 BHK + 3T
Built-up Area : 1601 sft
Carpet Area : 1093 sft
Unit No. : G208, G308, G408



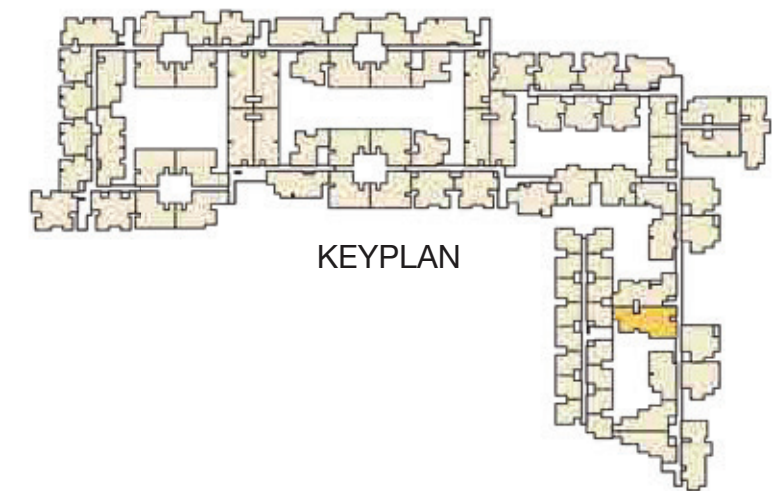
Type : 3 BHK + 3T
Built-up Area : 1579 sft
Carpet Area : 1101 sft
Unit No. : G304, G404



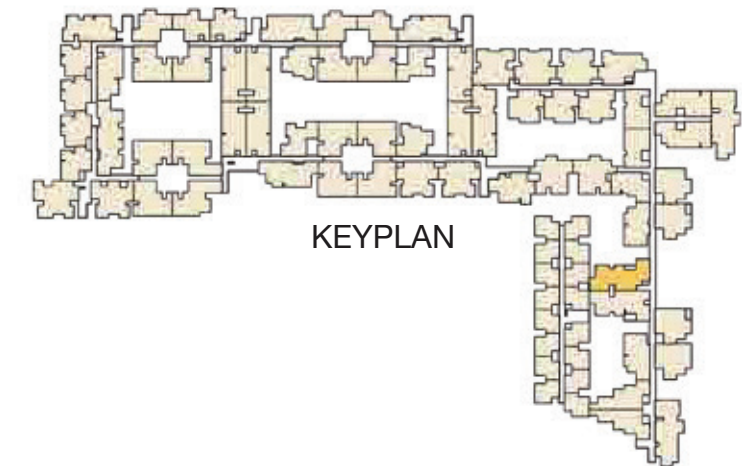
Type : 3 BHK + 3T
Built-up Area : 1839 sft
Carpet Area : 1189 sft
Unit No. : J204



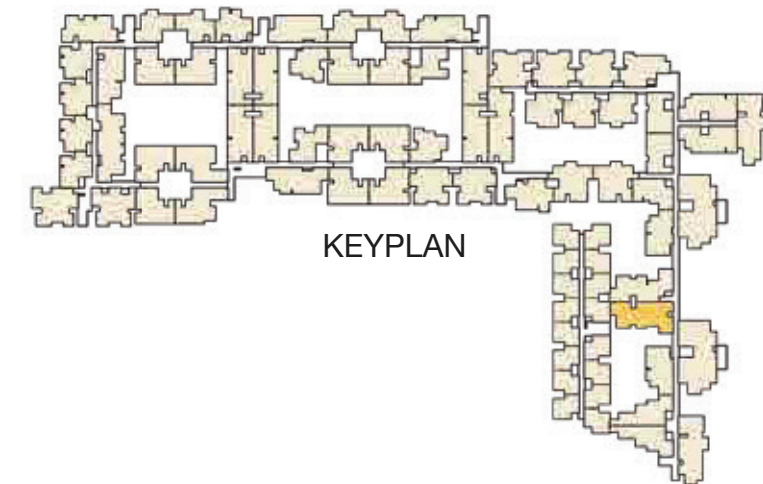
Type : 3 BHK + 3T + TR
Built-up Area : 1691 sft
Carpet Area : 1146 sft
Unit No. : J304



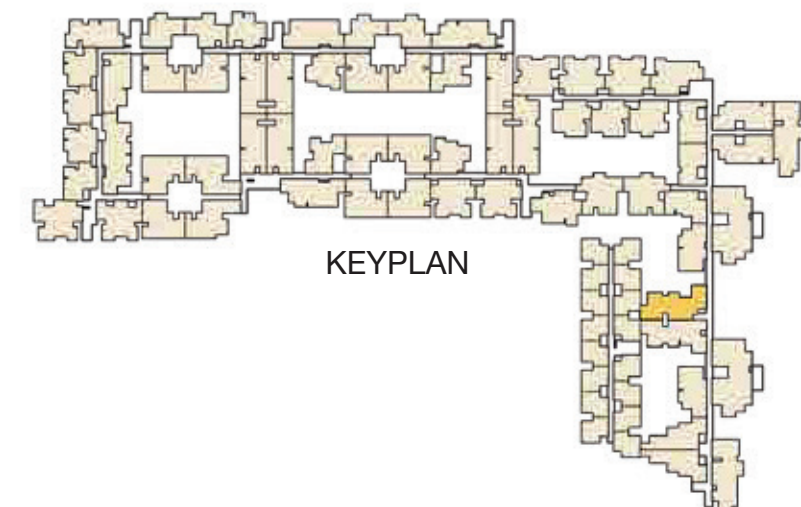
Type : 3 BHK + 3T + TR
Built-up Area : 1696 sft
Carpet Area : 1150 sft
Unit No. : J305



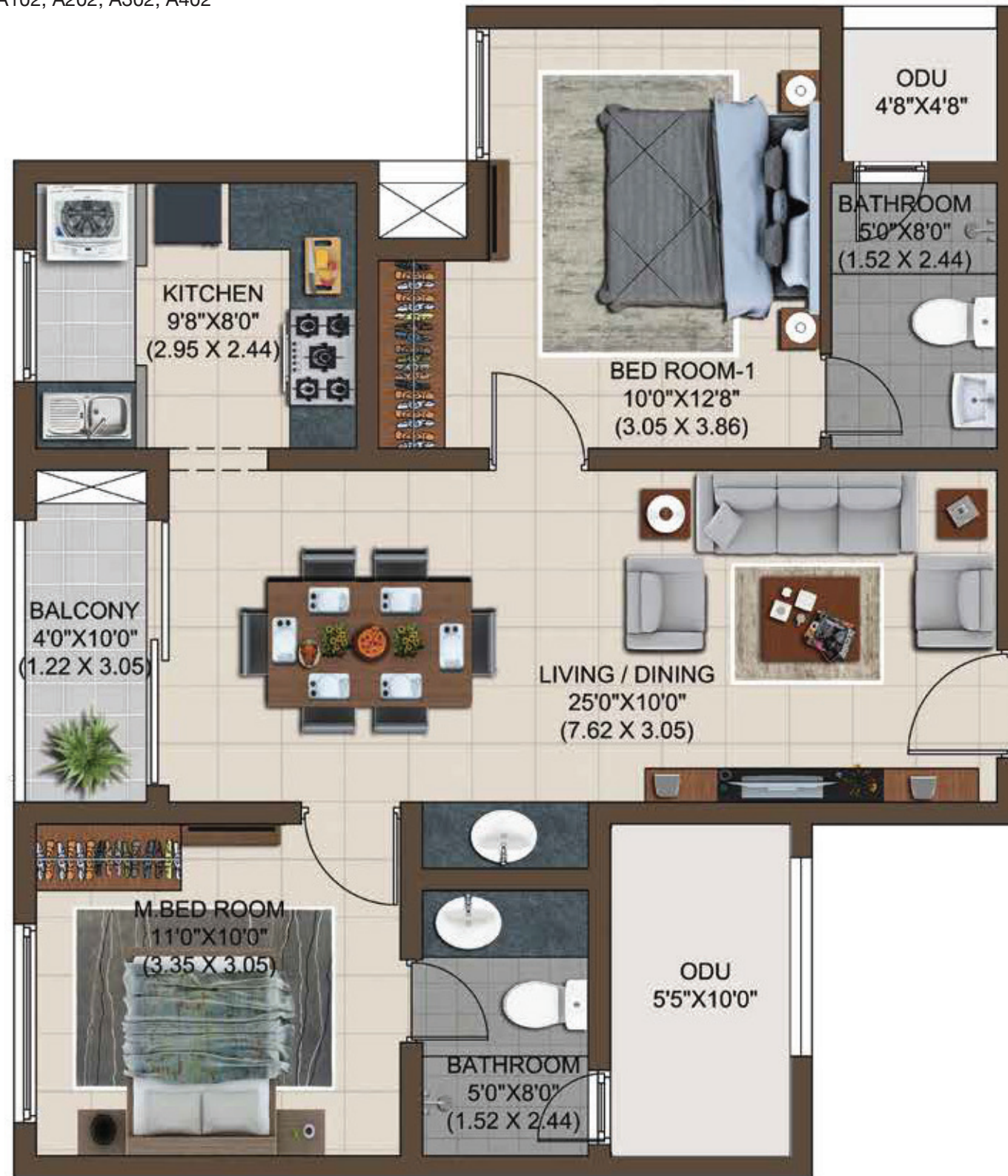
Type : 3 BHK + 3T
Built-up Area : 1691 sft
Carpet Area : 1146 sft
Unit No. : J404



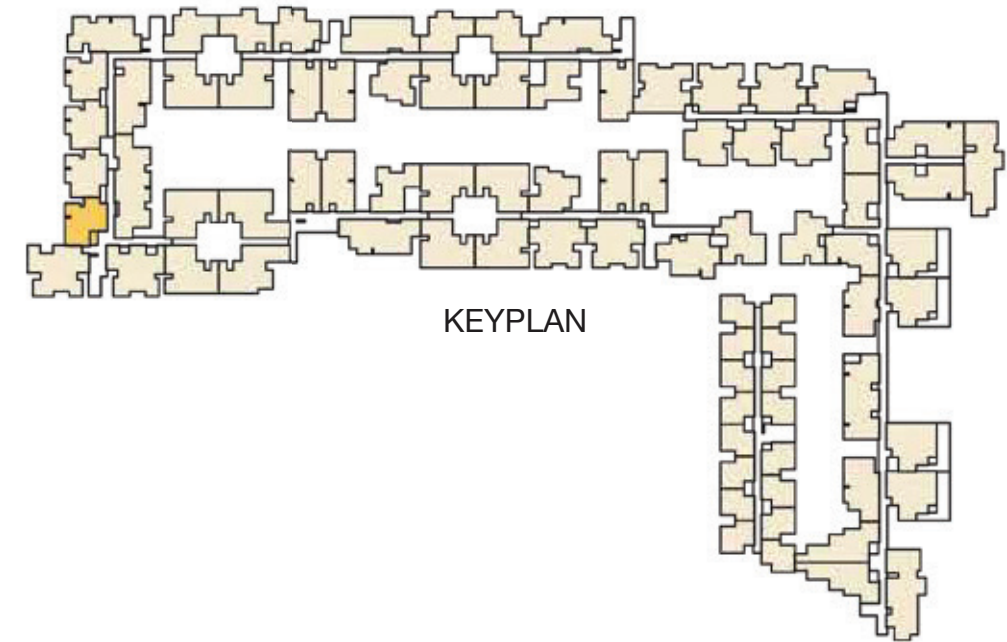
Type : 3 BHK + 3T
Built-up Area : 1696 sft
Carpet Area : 1150 sft
Unit No. : J405



Type : 2 BHK + 2T
Built-up Area : 1075 sft
Carpet Area : 719 sft
Unit No. : A102, A202, A302, A402



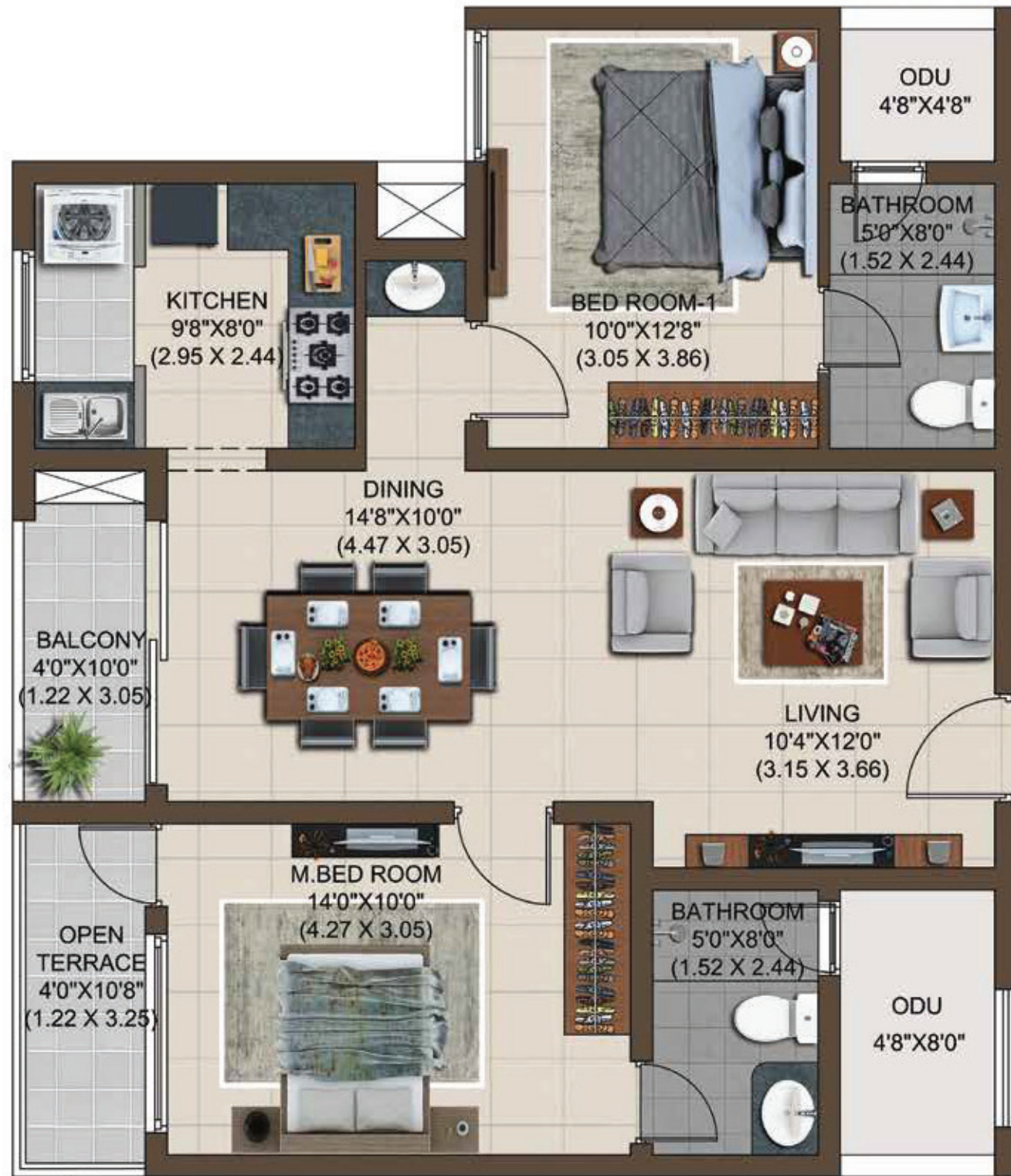
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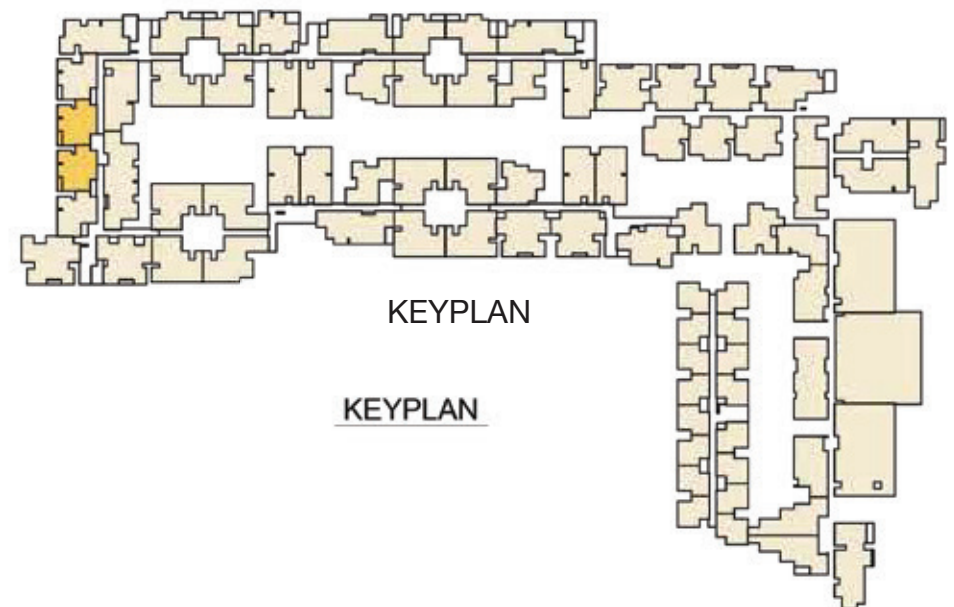
KEYPLAN

Type : 2 BHK + 2T + TR
 Built-up Area : 1132 sft
 Carpet Area : 766 sft
 Unit No. : A103

Type : 2 BHK + 2T + TR
 Built-up Area : 1131 sft
 Carpet Area : 766 sft
 Unit No. : B104



← ENTRY

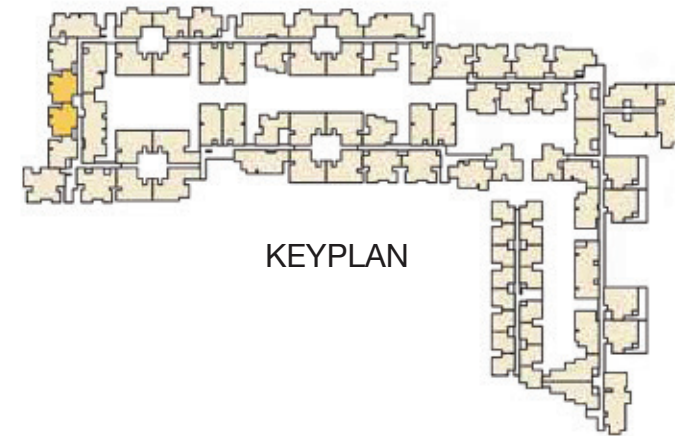
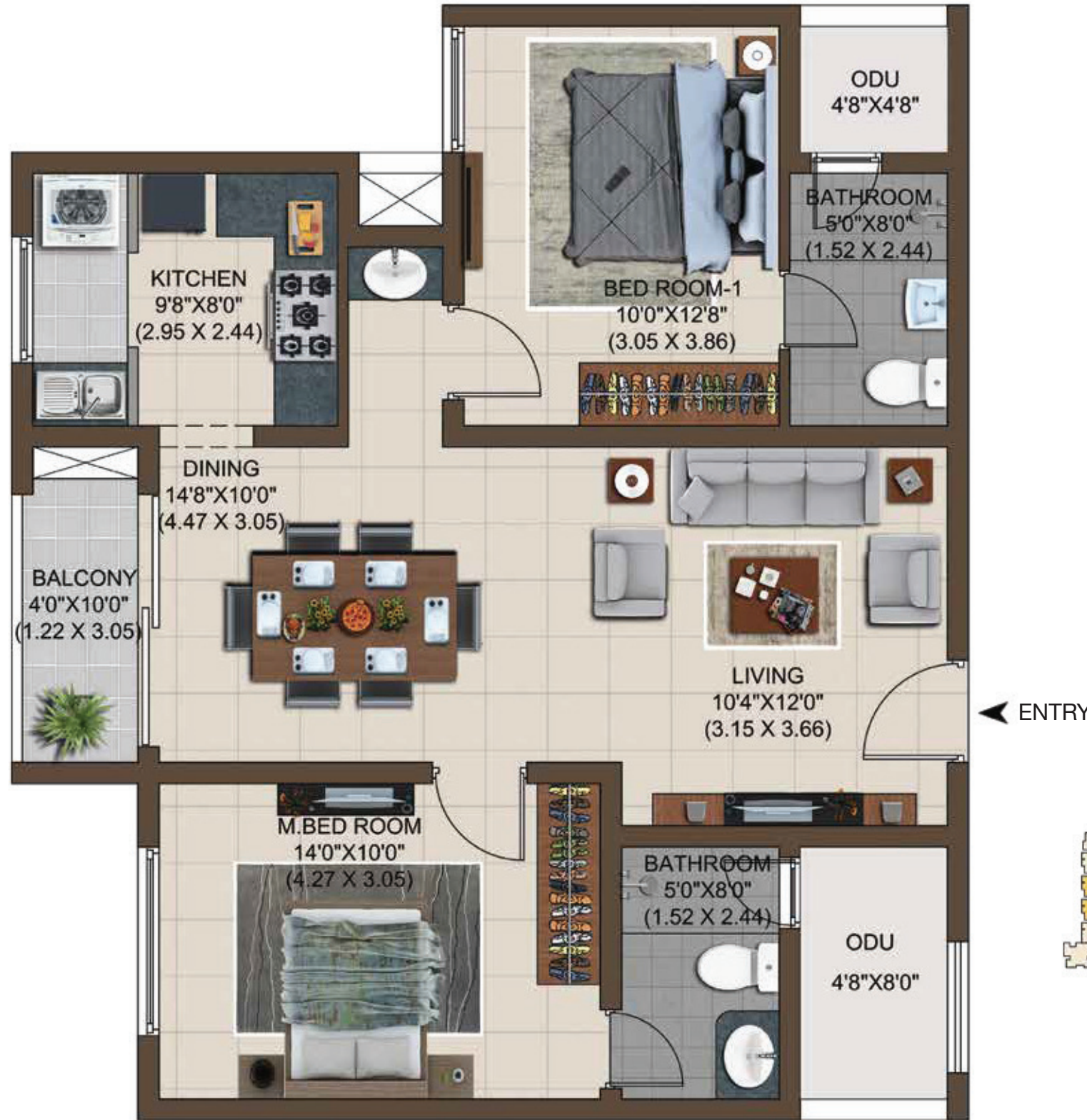


KEYPLAN

KEYPLAN

Type : 2 BHK + 2T
Built-up Area : 1132 sft
Carpet Area : 764 sft
Unit No. : A203, A303, A403

Type : 2 BHK + 2T
Built-up Area : 1130 sft
Carpet Area : 764 sft
Unit No. : B204, B304, B404

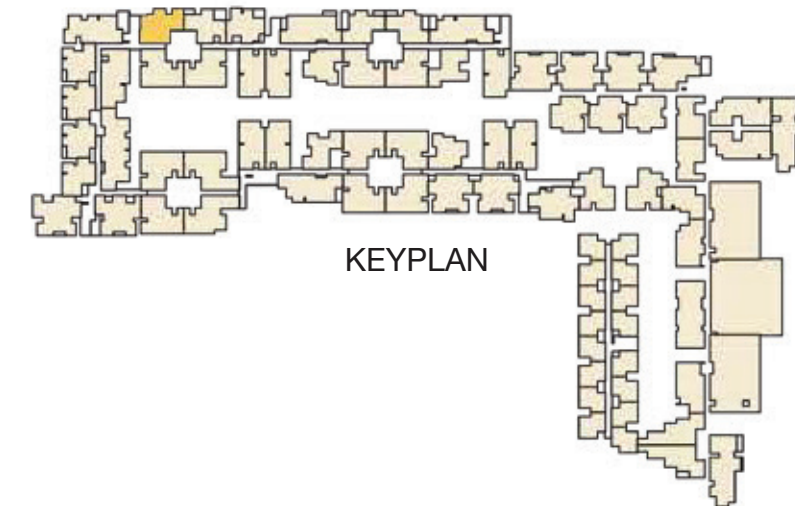


KEYPLAN

Type : 2 BHK + 2T +TR
Built-up Area : 1128 sft
Carpet Area : 746 sft
Unit No. : B101

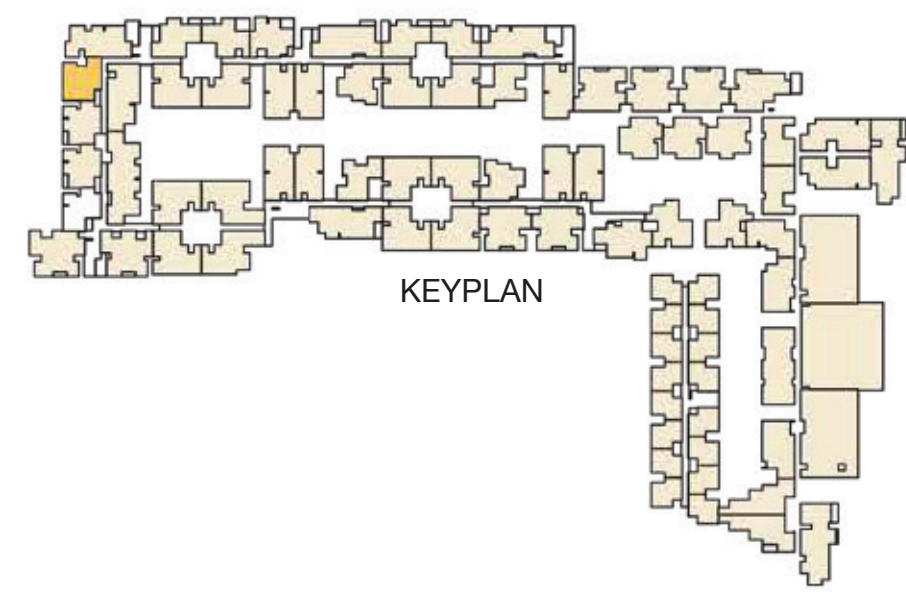


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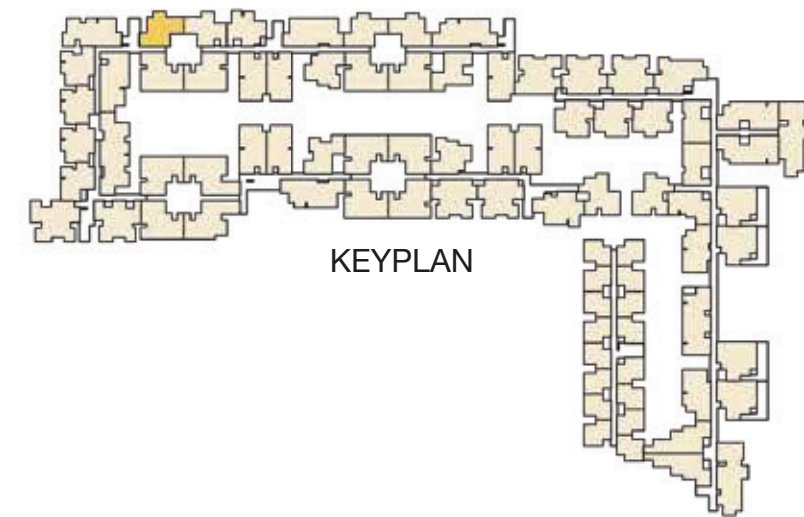


KEYPLAN

Type : 2 BHK + 2T +TR
Built-up Area : 1109 sft
Carpet Area : 749 sft
Unit No. : B105



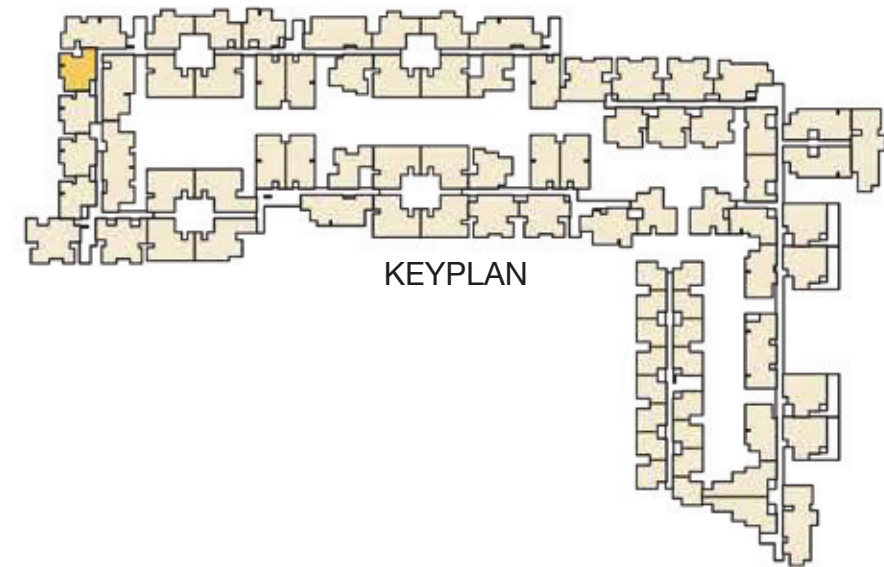
Type : 2 BHK + 2T
Built-up Area : 1129 sft
Carpet Area : 742 sft
Unit No. : B201, B301, B401



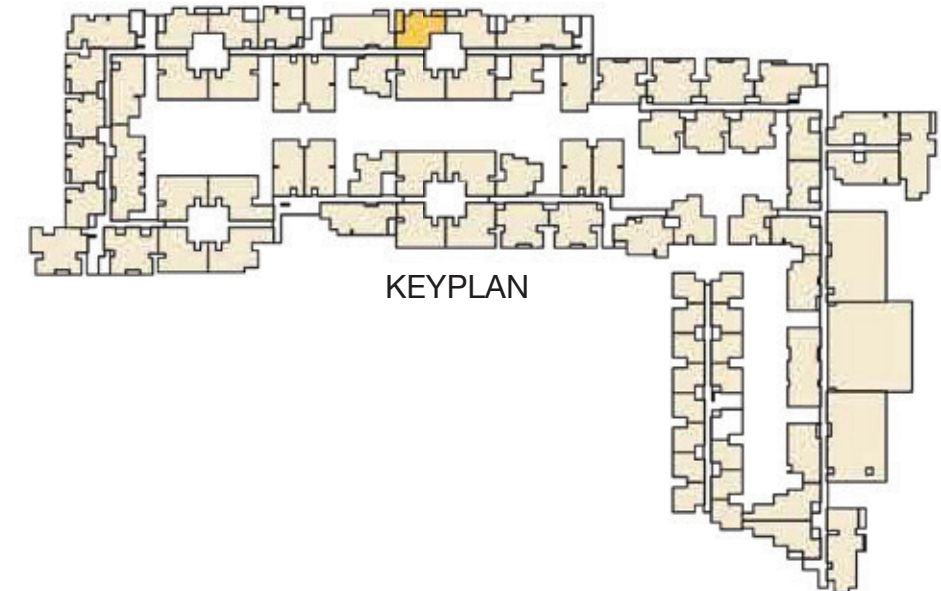
Type : 2 BHK + 2T
Built-up Area : 1110 sft
Carpet Area : 748 sft
Unit No. : B205, B305, B405



← ENTRY

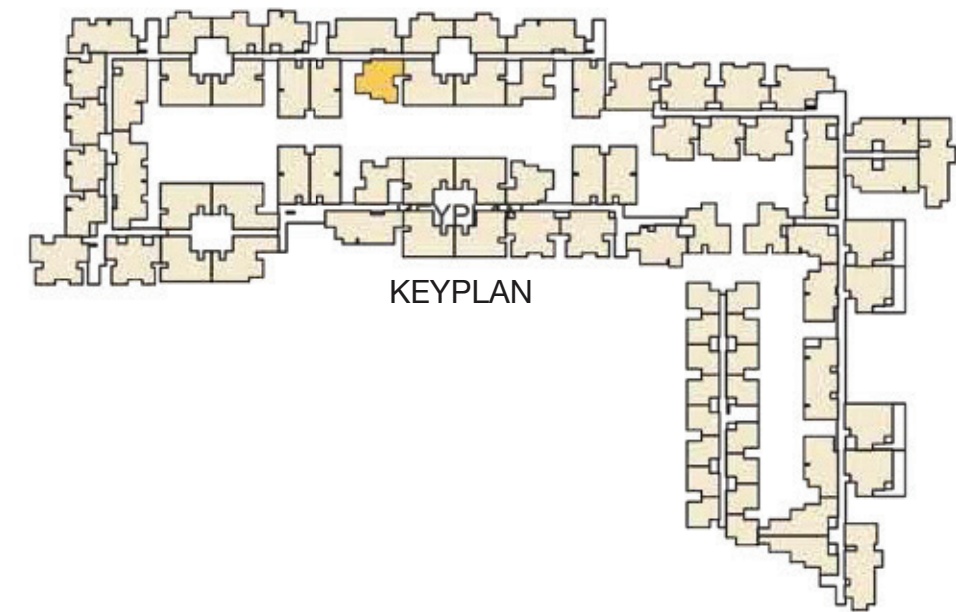


Type : 2 BHK + 2T + TR
Built-up Area : 1067 sft
Carpet Area : 708 sft
Unit No. : C102

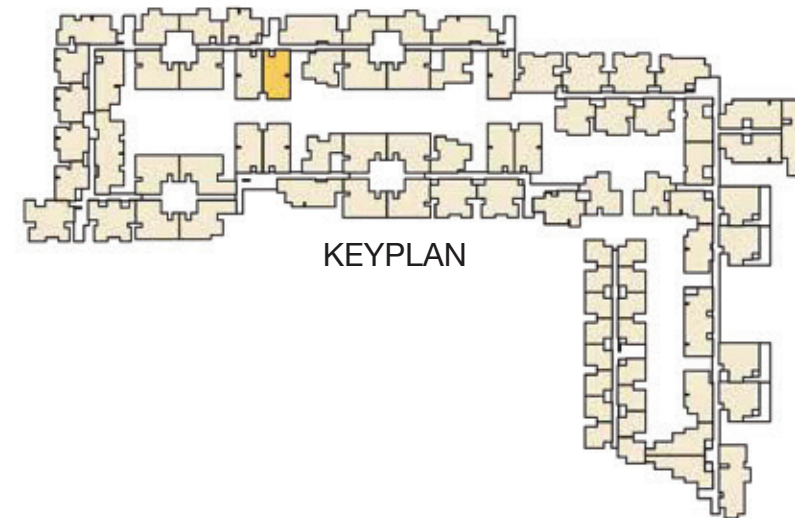


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ENTRY

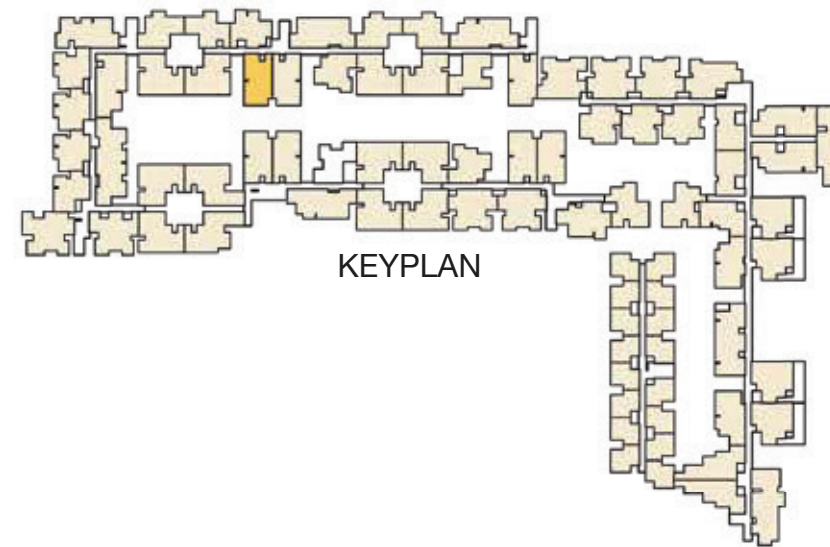
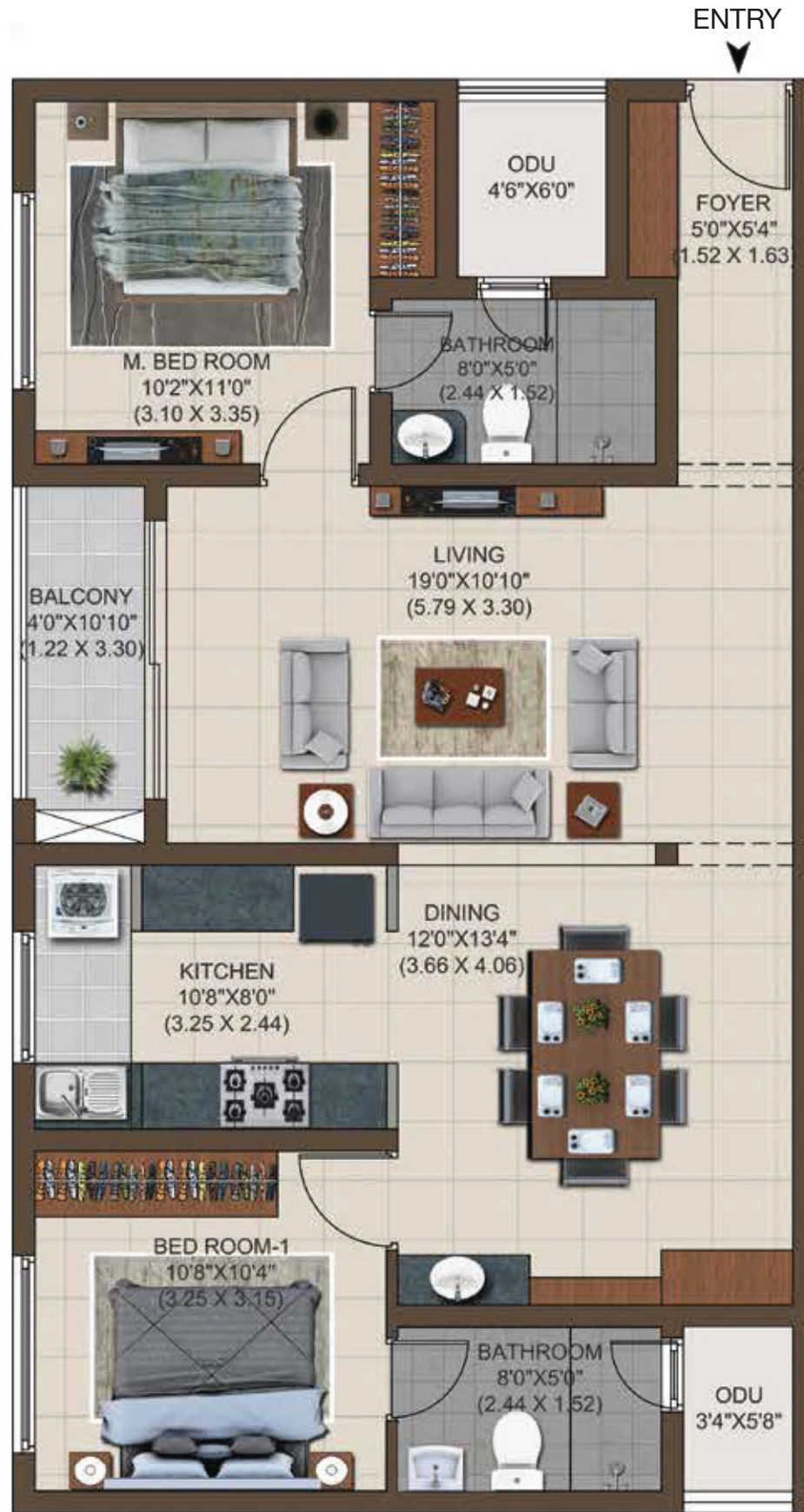
Type : 2 BHK + 2T
Built-up Area : 1121 sft
Carpet Area : 735 sft
Unit No. : C104, C204, C304, C404



Type : 2 BHK + 2T
Built-up Area : 1269 sft
Carpet Area : 871 sft
Unit No. : C105, C205

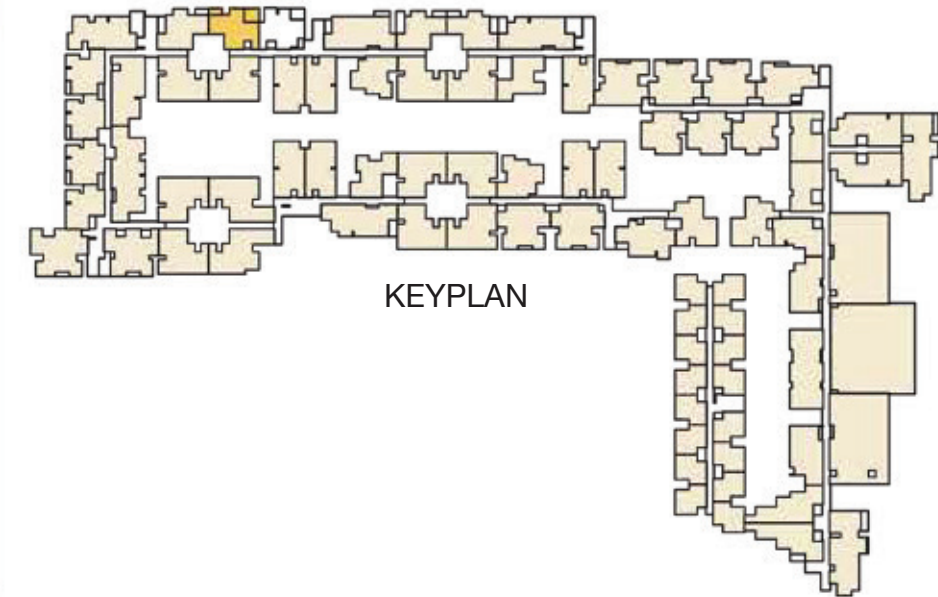


Type : 2 BHK + 2T
 Built-up Area : 1269 sft
 Carpet Area : 871 sft
 Unit No. : C106, C206

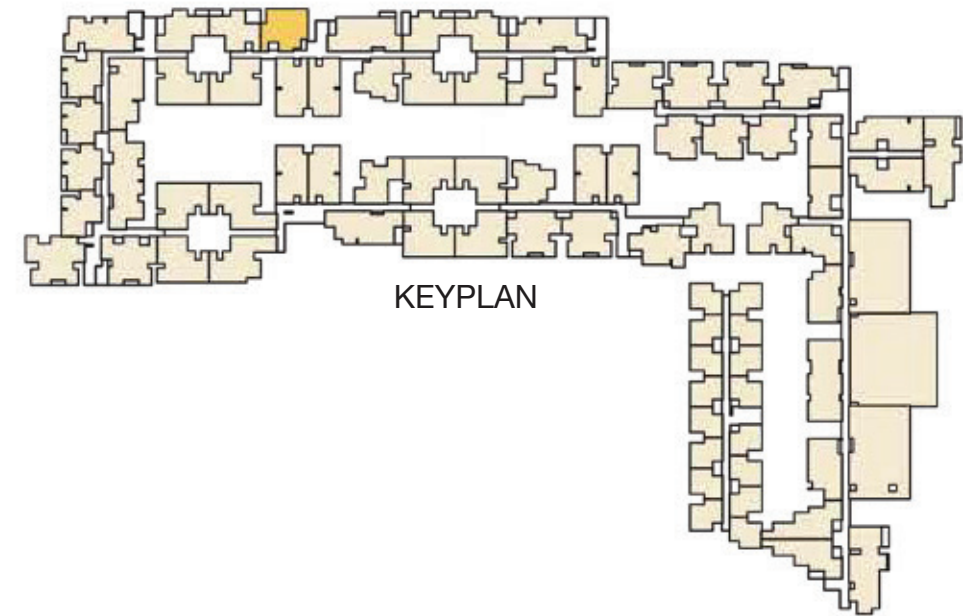


KEYPLAN

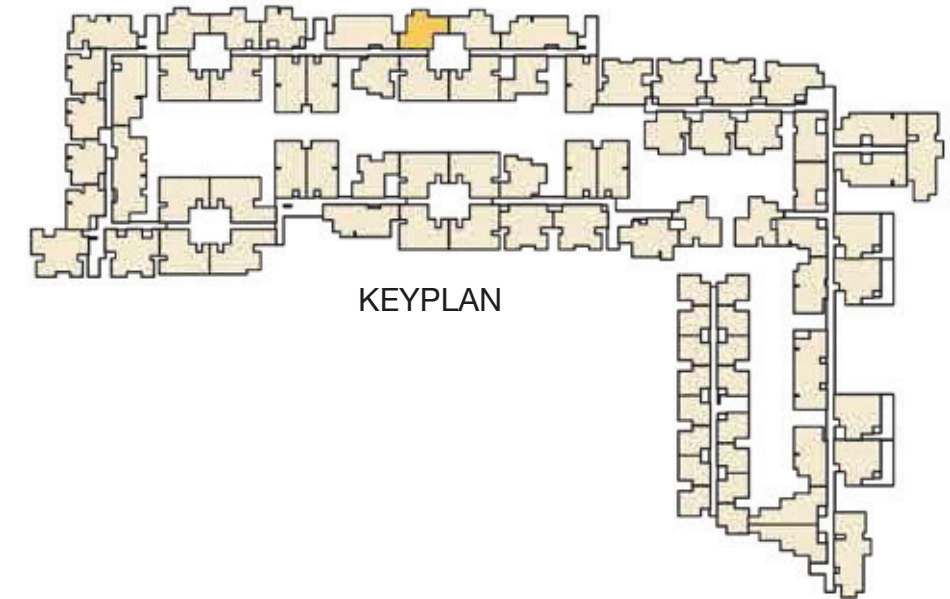
Type : 2 BHK + 2T + TR
Built-up Area : 1077 sft
Carpet Area : 713 sft
Unit No. : C108



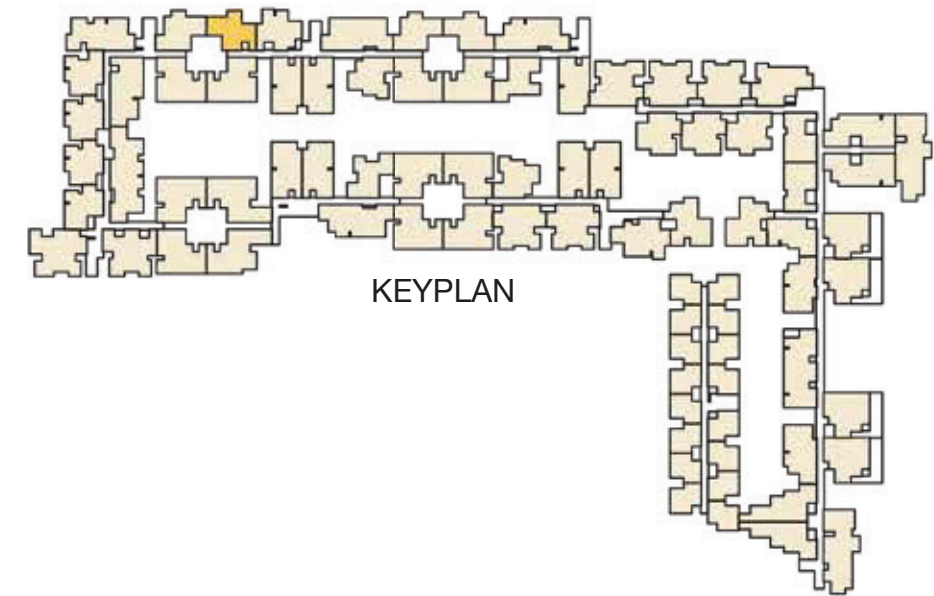
Type : 2 BHK + 2T + TR
Built-up Area : 1117 sft
Carpet Area : 752 sft
Unit No. : C109



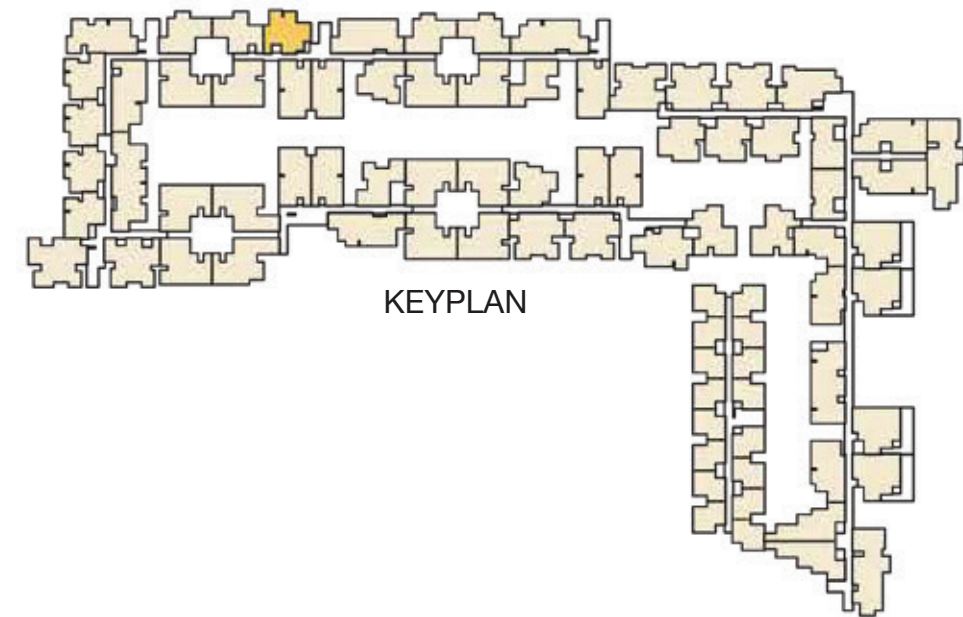
Type : 2 BHK + 2T
Built-up Area : 1070 sft
Carpet Area : 703 sft
Unit No. : C202, C302, C402



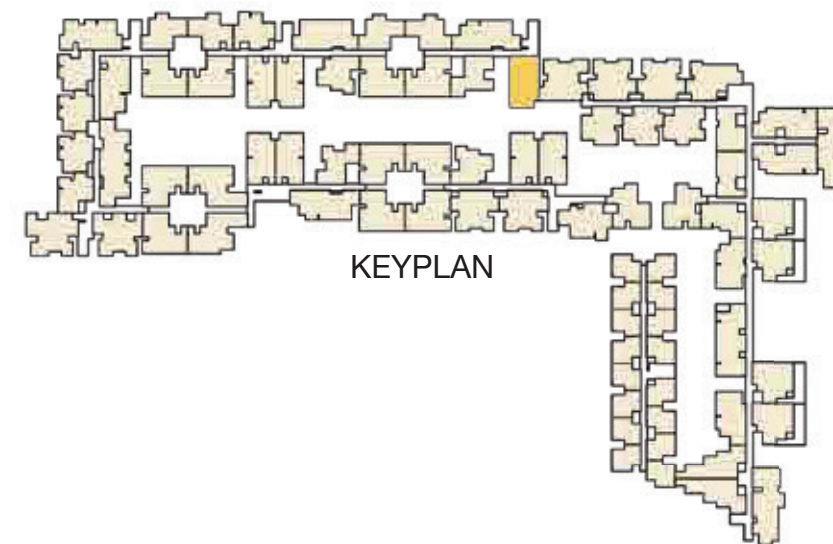
Type : 2 BHK + 2T
Built-up Area : 1079 sft
Carpet Area : 709 sft
Unit No. : C208, C308, C408



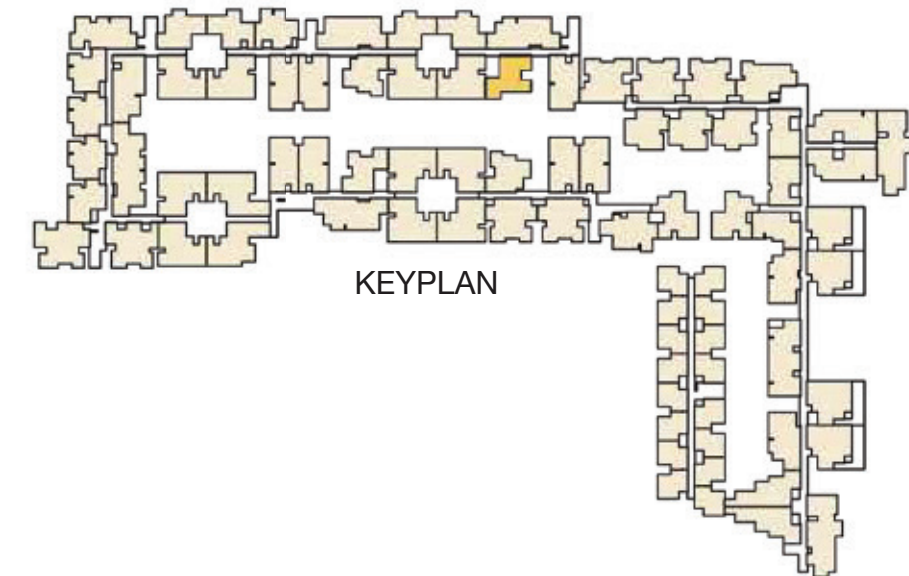
Type : 2 BHK + 2T
Built-up Area : 1117 sft
Carpet Area : 752 sft
Unit No. : C209, C309, C409



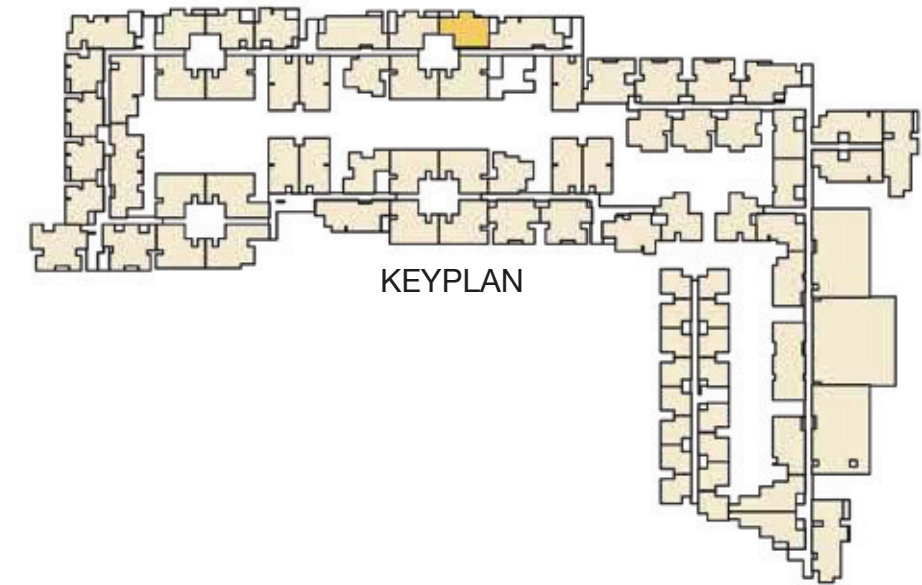
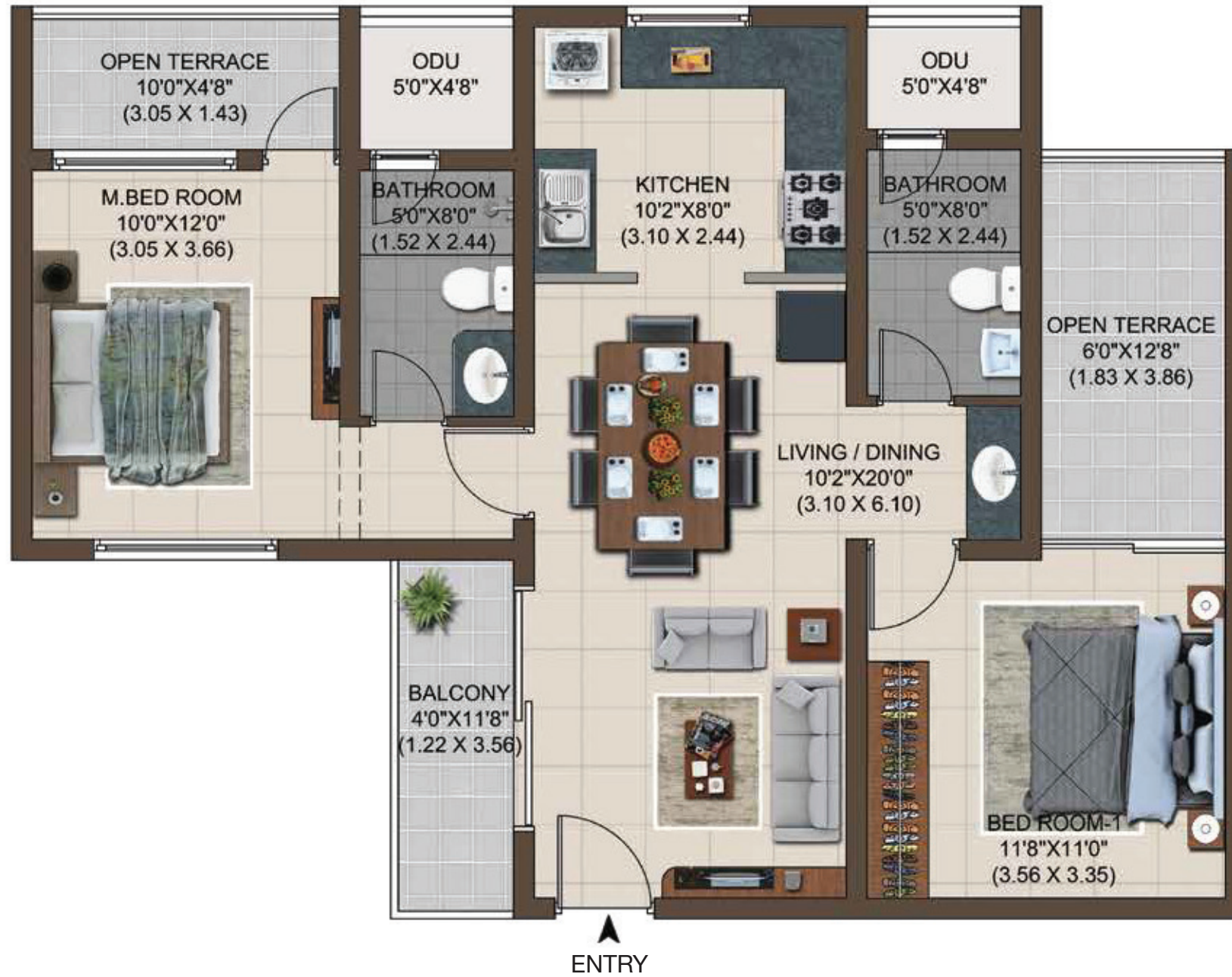
Type : 2 BHK + 2T
Built-up Area : 1280 sft
Carpet Area : 871 sft
Unit No. : D101, D201



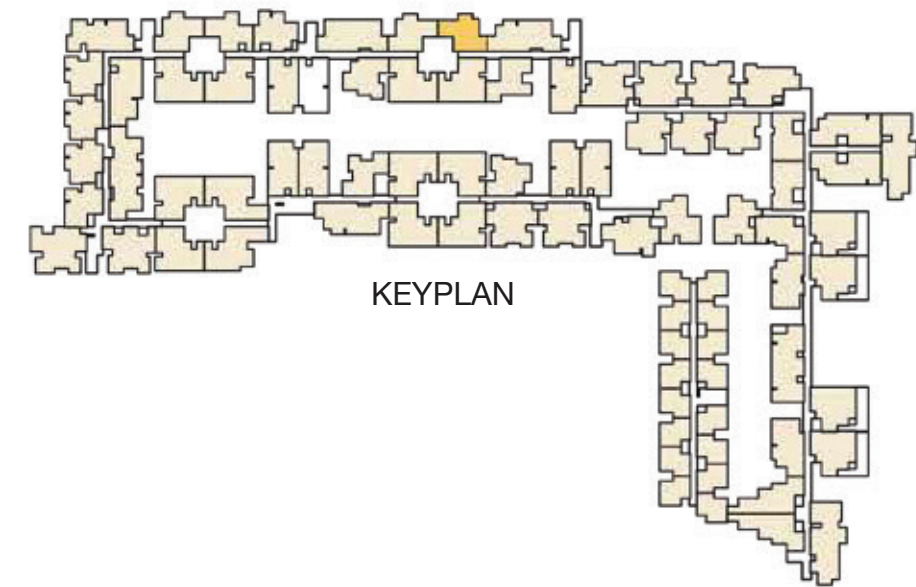
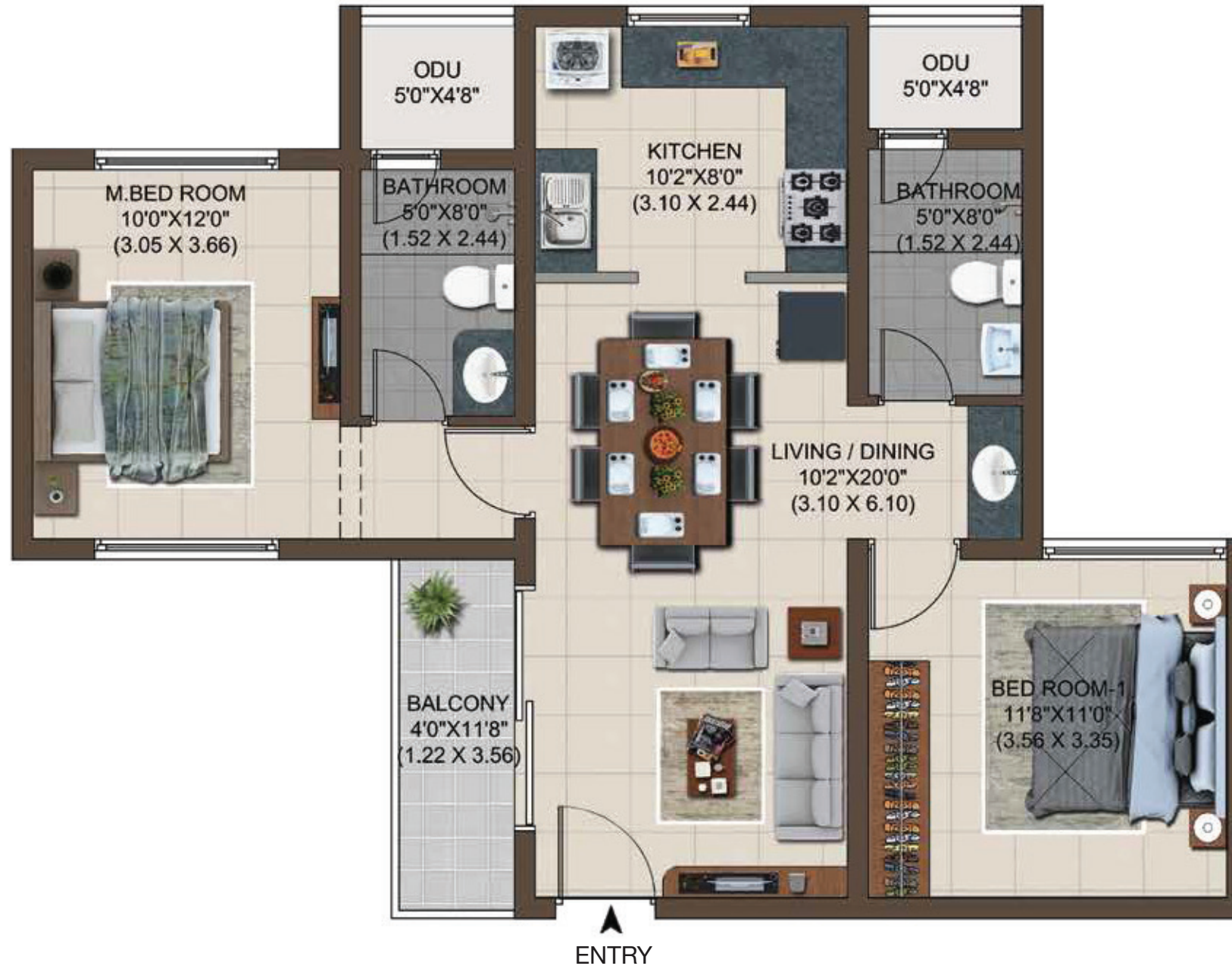
Type : 2 BHK + 2T
Built-up Area : 1127 sft
Carpet Area : 725 sft
Unit No. : D102, D202, D302, D402



Type : 2 BHK + 2T + TR
Built-up Area : 1067 sft
Carpet Area : 708 sft
Unit No. : D104

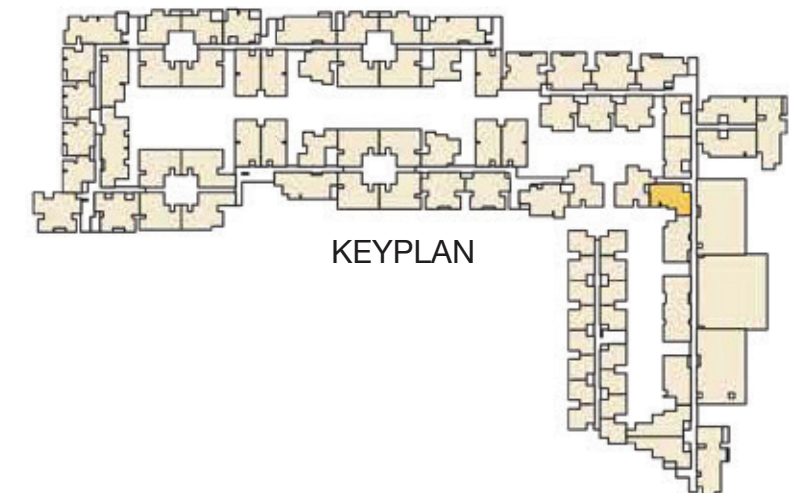
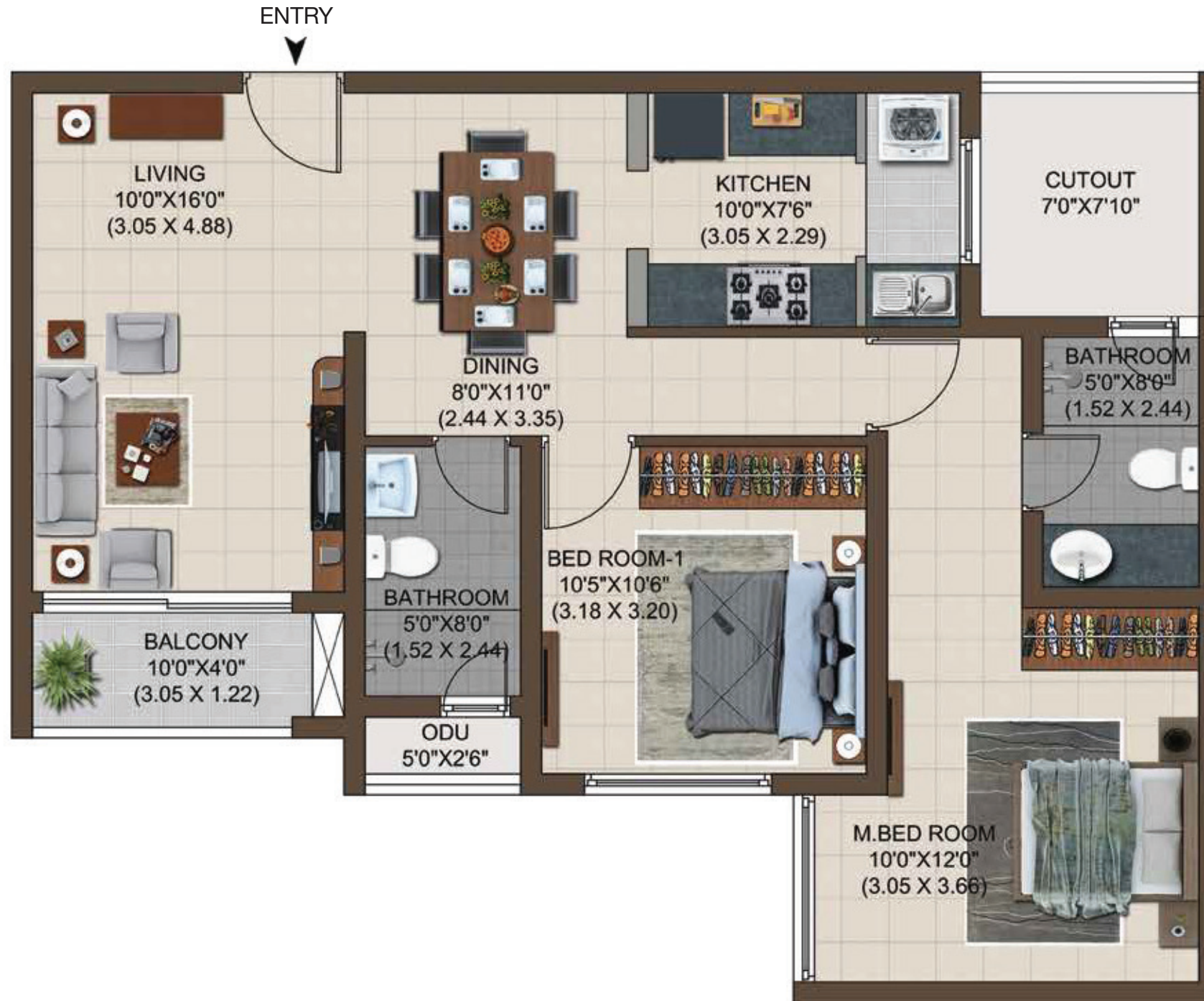


Type : 2 BHK + 2T
Built-up Area : 1070 sft
Carpet Area : 703 sft
Unit No. : D204, D304, D404

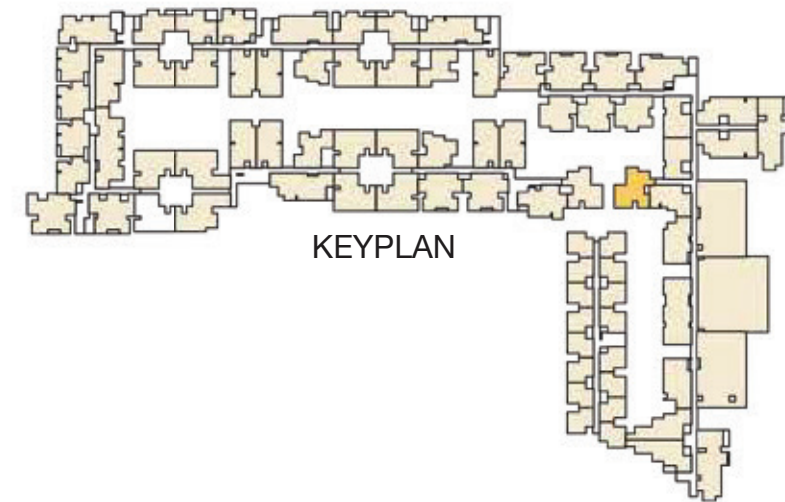


Type : 2 BHK + 2T
Built-up Area : 1143 sft
Carpet Area : 770 sft
Unit No. : E107

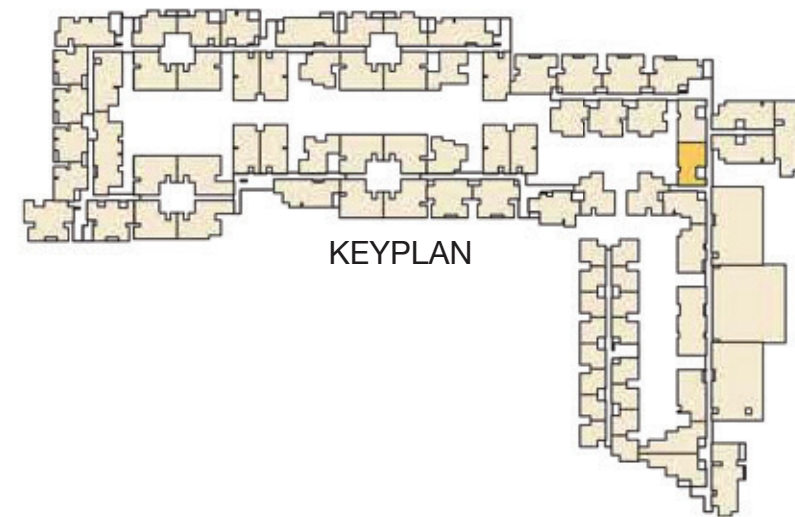
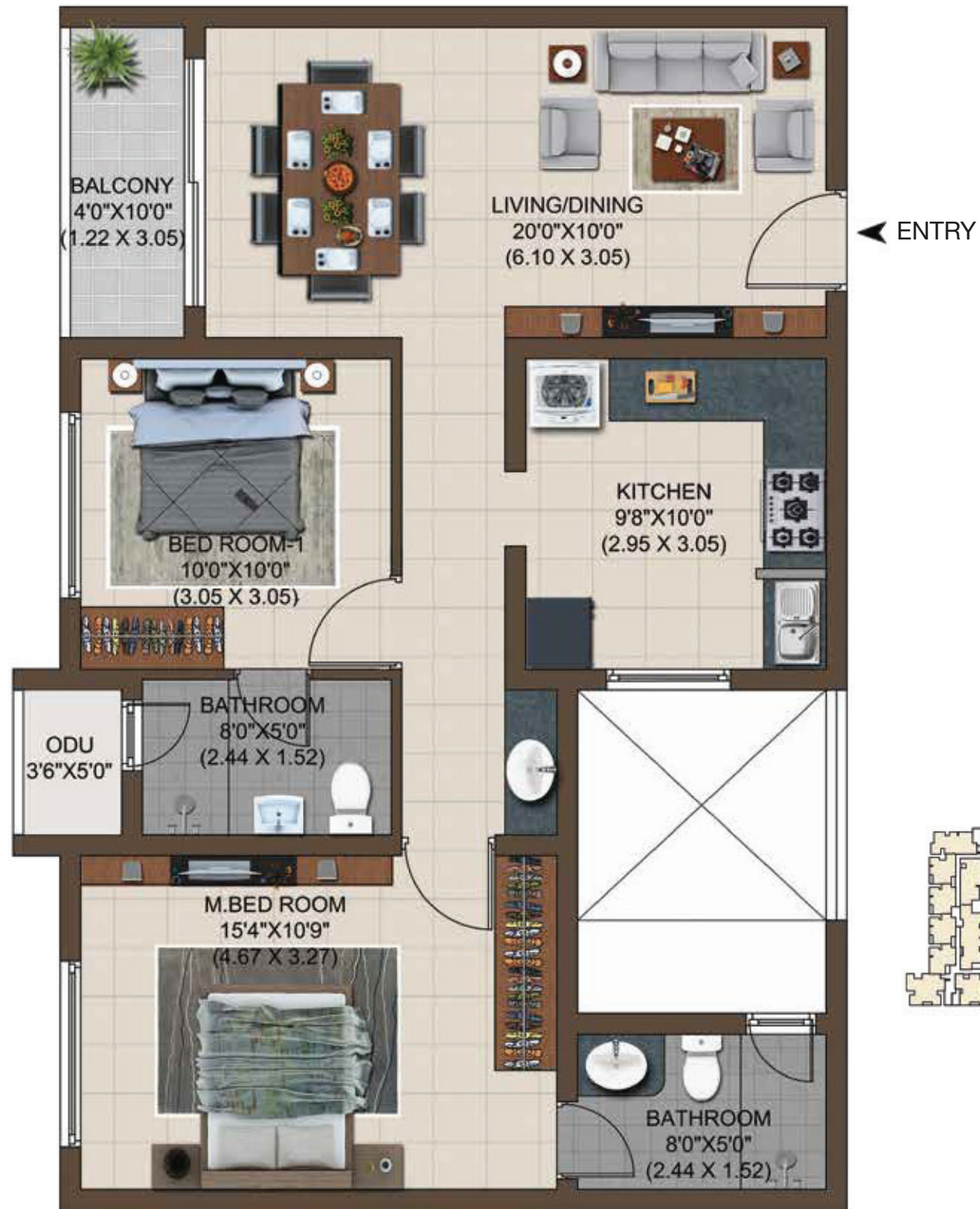
Type : 2 BHK + 2T
Built-up Area : 1138 sft
Carpet Area : 770 sft
Unit No. : E207, E307, E407



Type : 2 BHK + 2T
Built-up Area : 1245 sft
Carpet Area : 825 sft
Unit No. : E108, E208



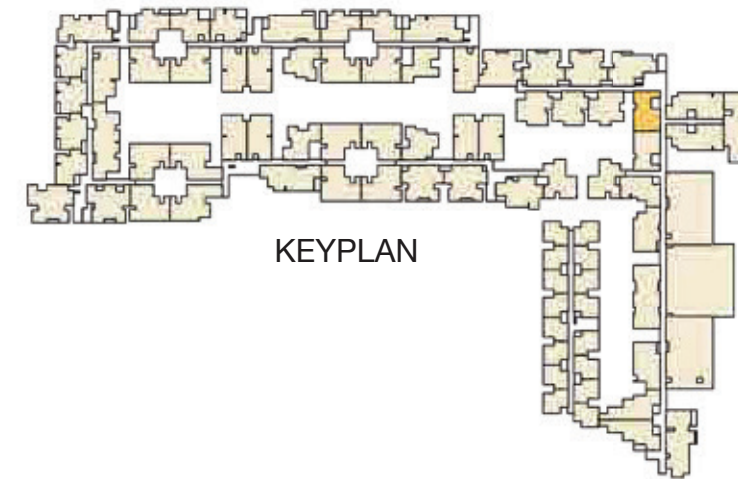
Type : 2 BHK + 2T
Built-up Area : 1126 sft
Carpet Area : 749 sft
Unit No. : E109, E209, E309, E409



Type : 2 BHK + 2T
Built-up Area : 1126 sft
Carpet Area : 749 sft
Unit No. : E110, E210, E310, E410

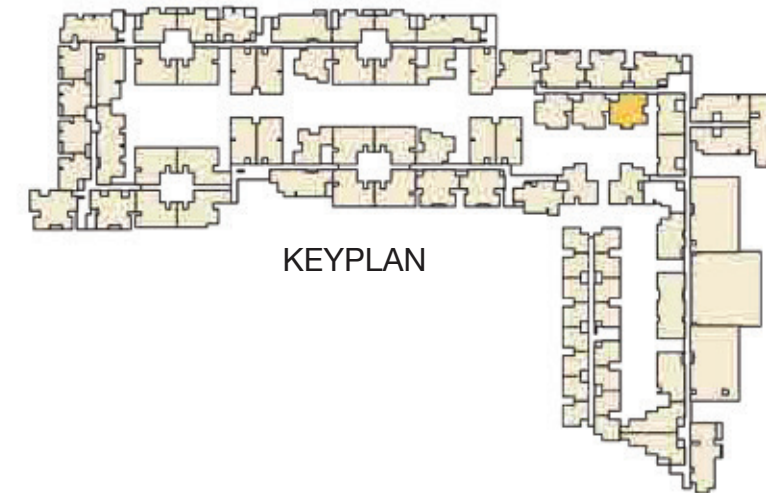


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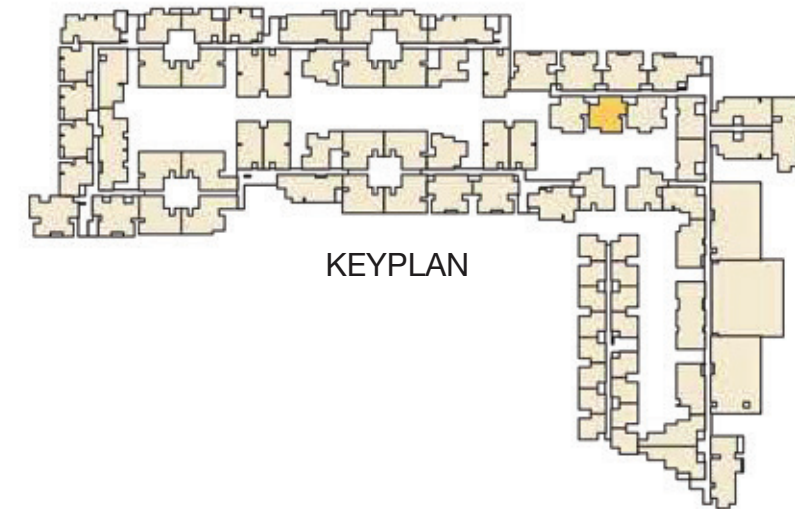
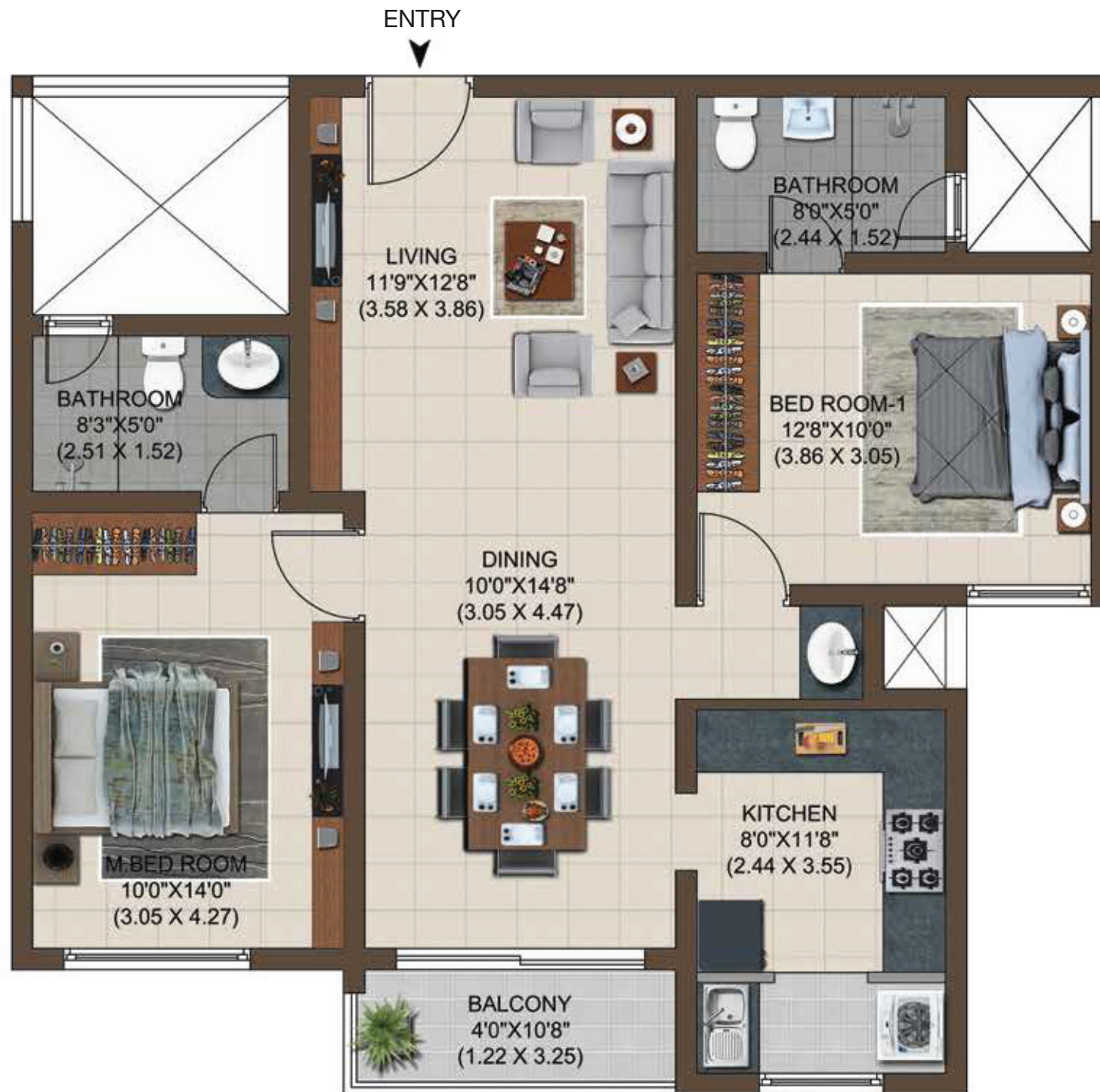


KEYPLAN

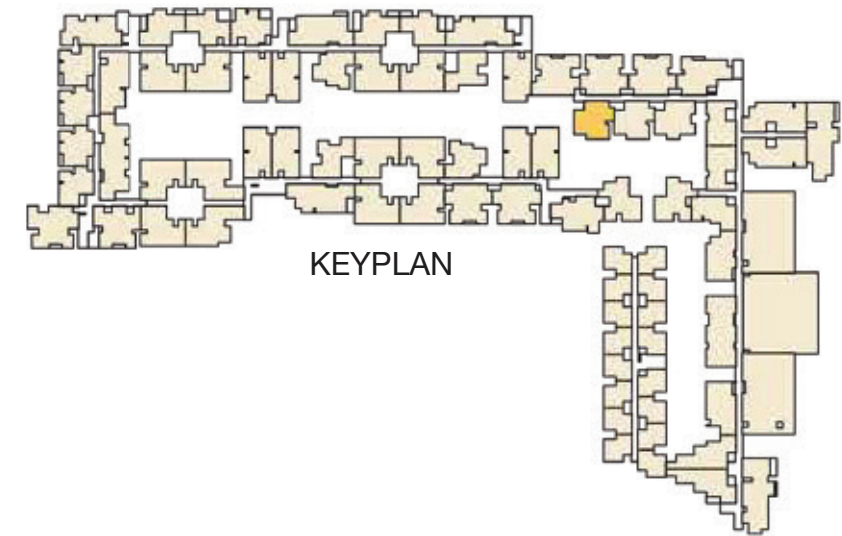
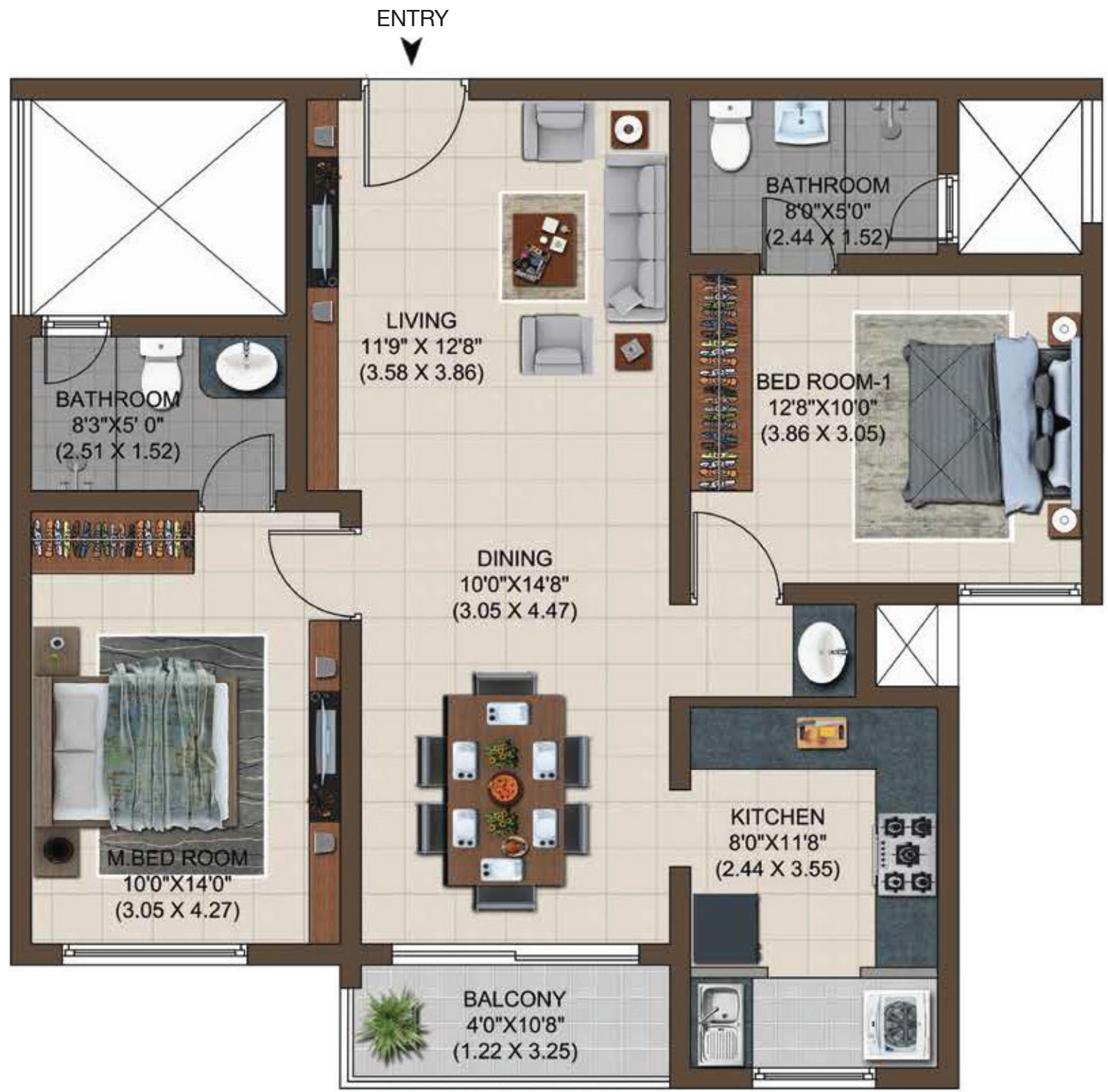
Type : 2 BHK + 2T
Built-up Area : 1244 sft
Carpet Area : 834 sft
Unit No. : E111, E211, E311, E411



Type : 2 BHK + 2T
Built-up Area : 1204 sft
Carpet Area : 809 sft
Unit No. : E112, E212, E312, E412



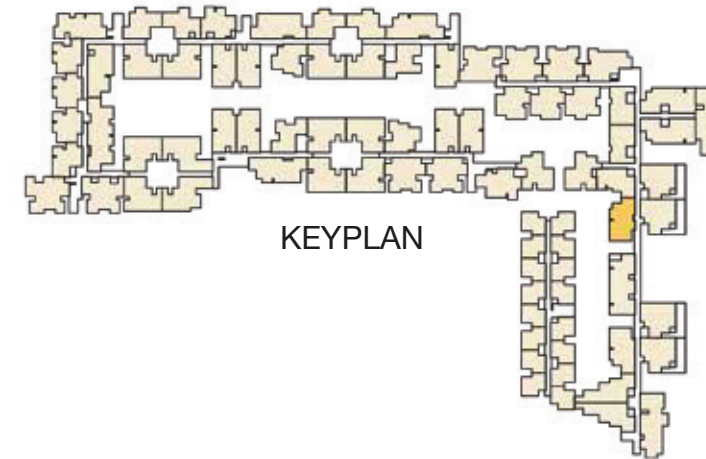
Type : 2 BHK + 2T
Built-up Area : 1212 sft
Carpet Area : 809 sft
Unit No. : E113, E213, E313, E413



Type : 2 BHK + 2T
Built-up Area : 1253 sft
Carpet Area : 854 sft
Unit No. : E206, E306, E406

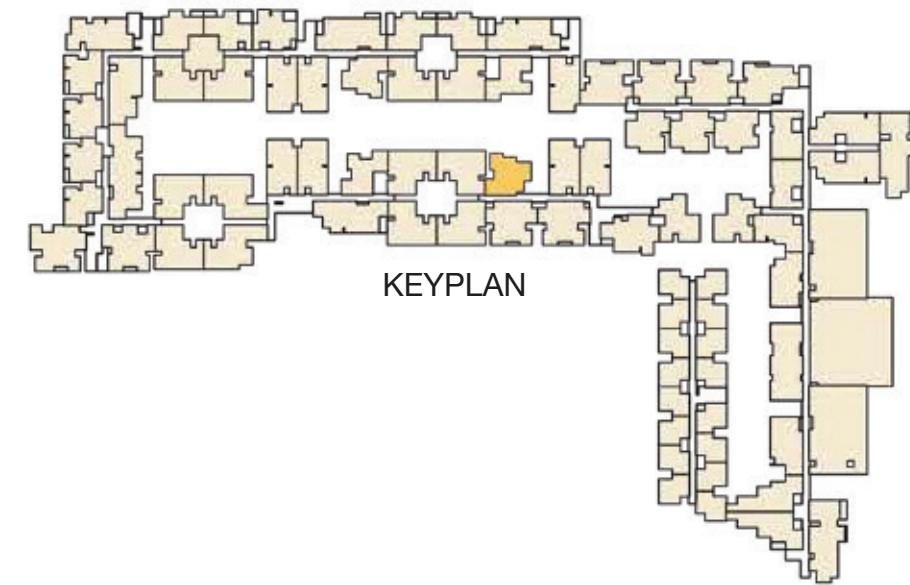
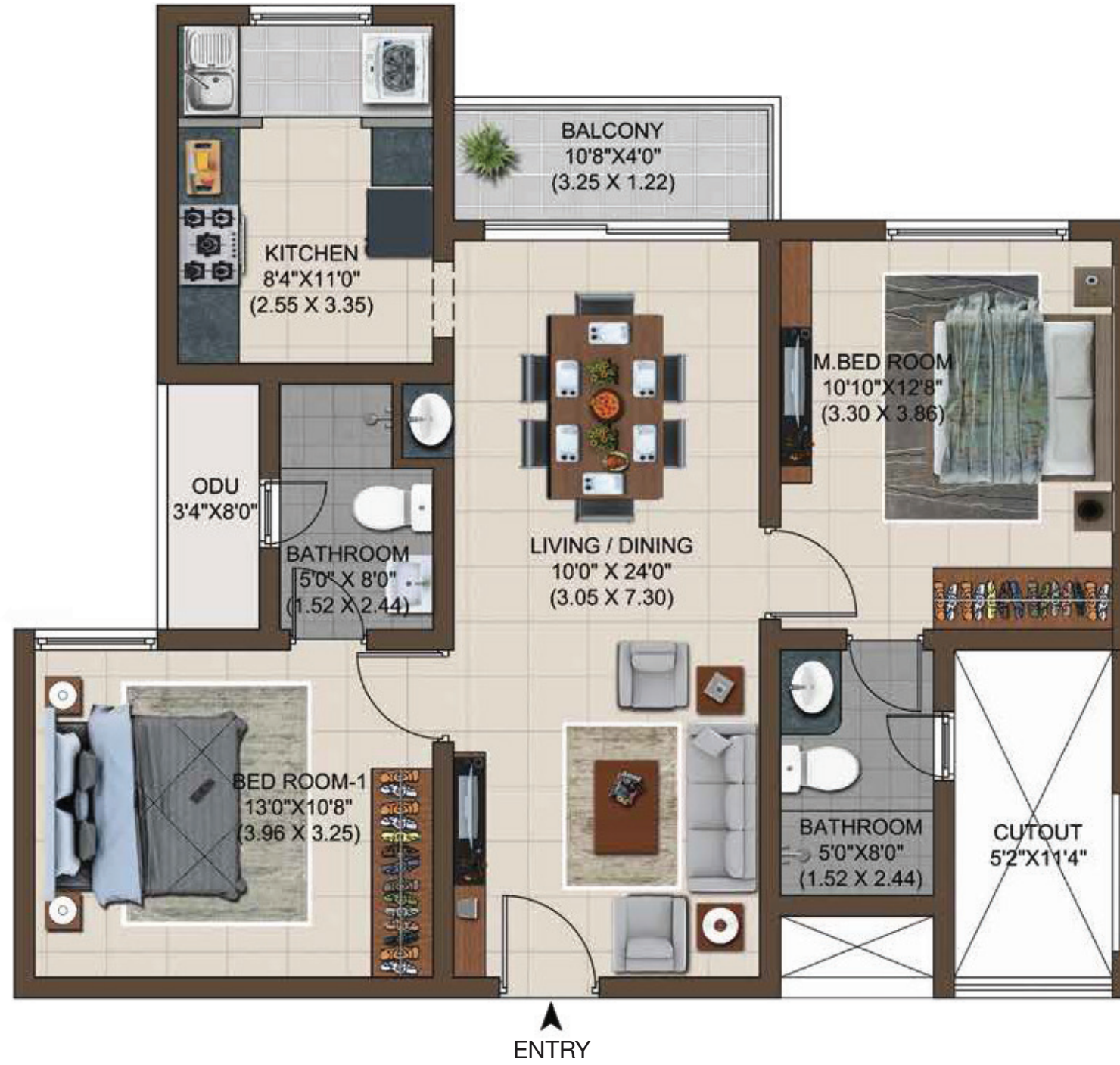


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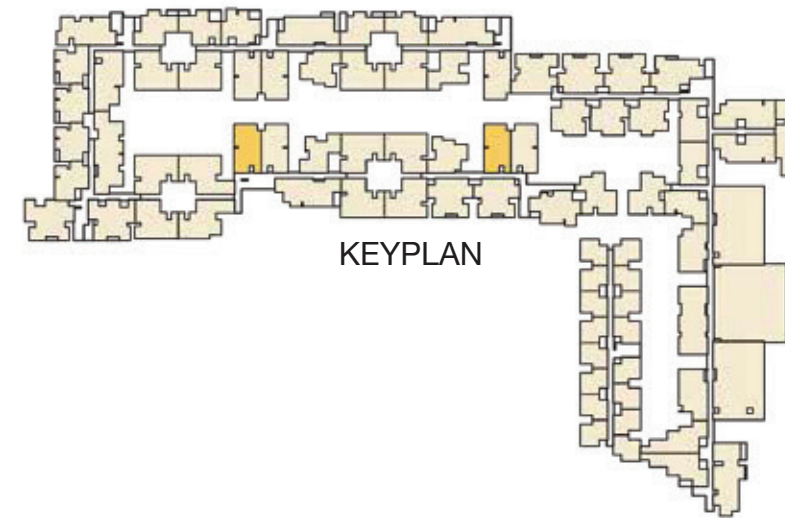
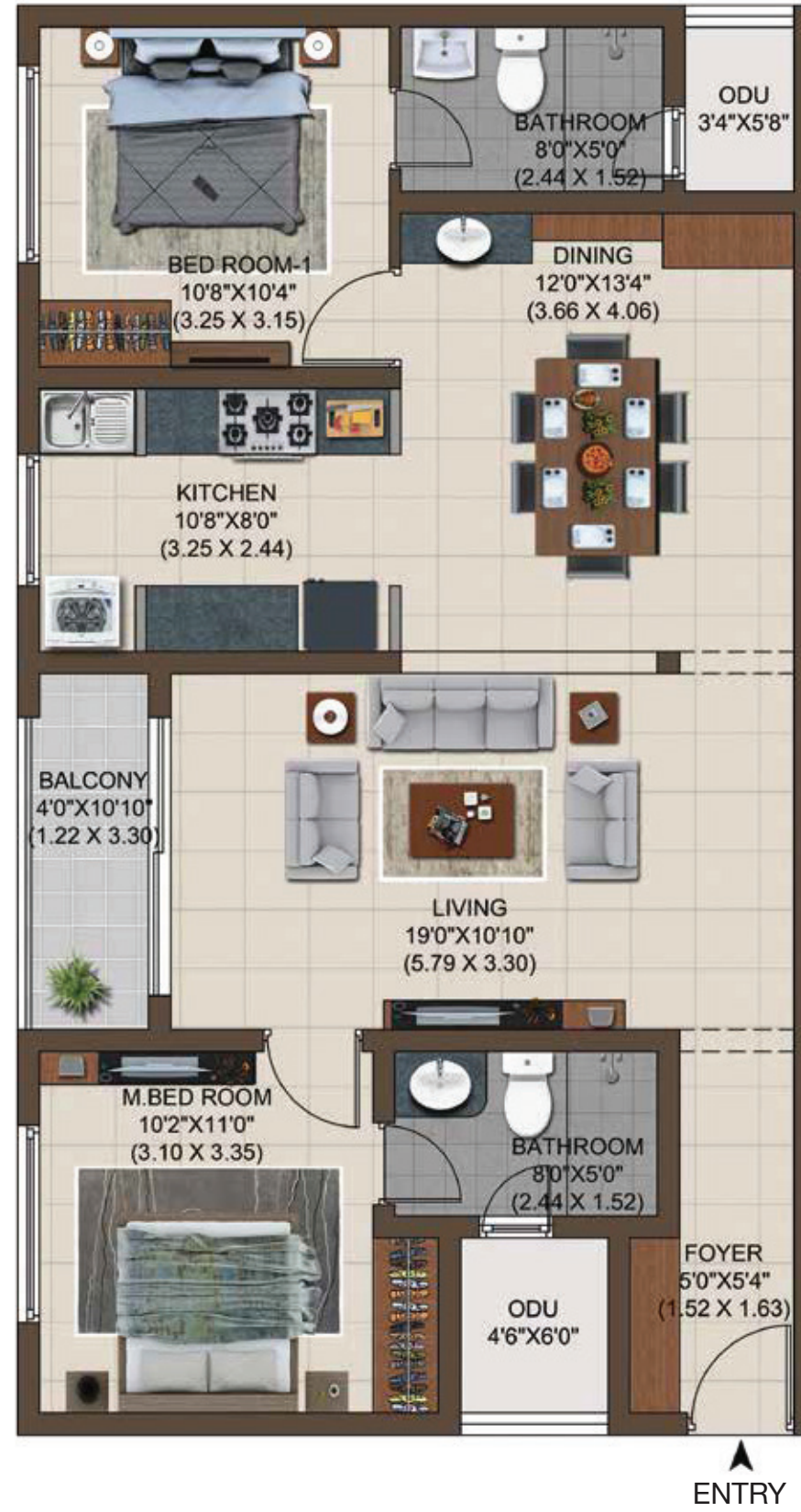


KEYPLAN

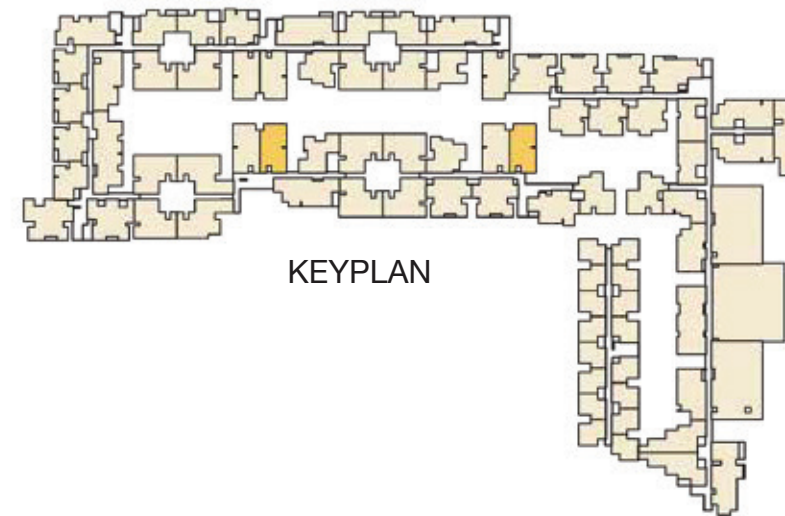
Type : 2 BHK + 2T
Built-up Area : 1119 sft
Carpet Area : 735 sft
Unit No. : F105, F205, F305, F405



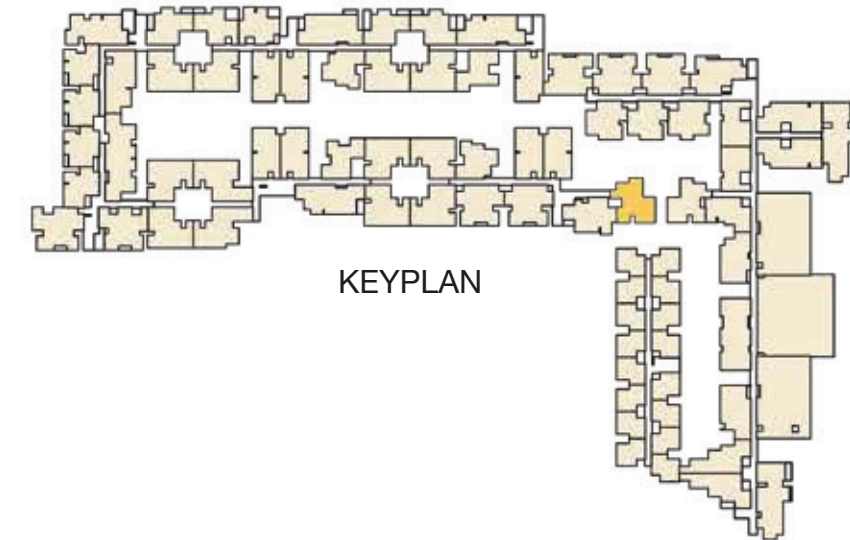
Type : 2 BHK + 2T
Built-up Area : 1269 sft
Carpet Area : 871 sft
Unit No. : F106, F206, G103, G203



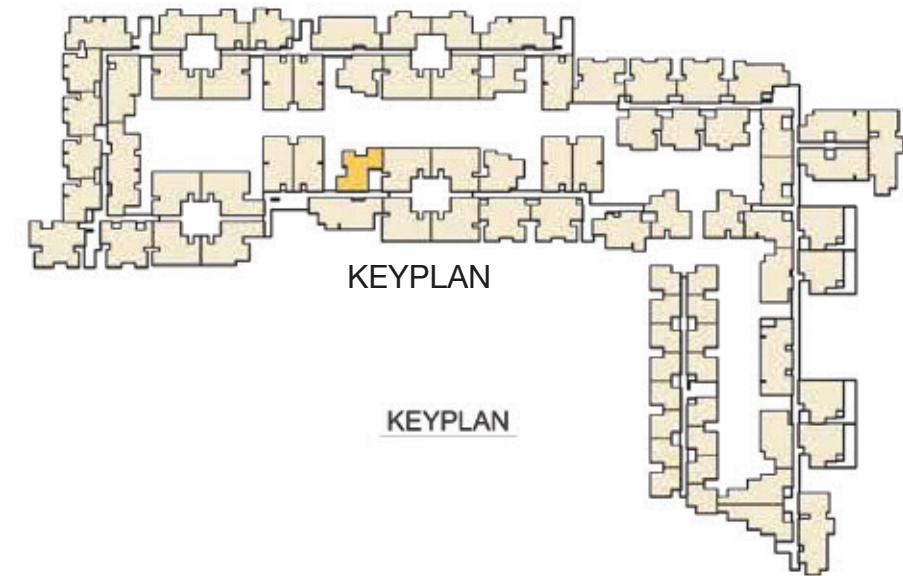
Type : 2 BHK + 2T
Built-up Area : 1269 sft
Carpet Area : 871 sft
Unit No. : F107, F207, G104, G204



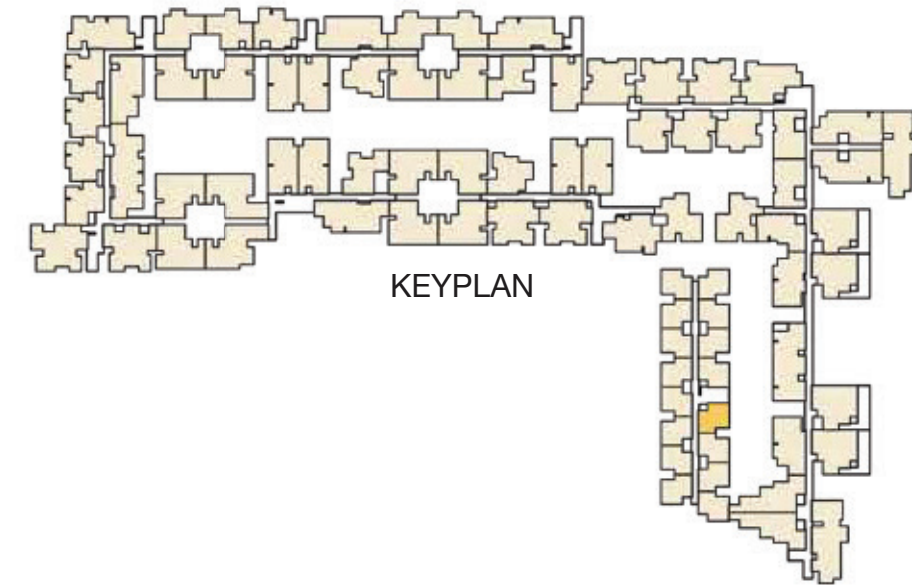
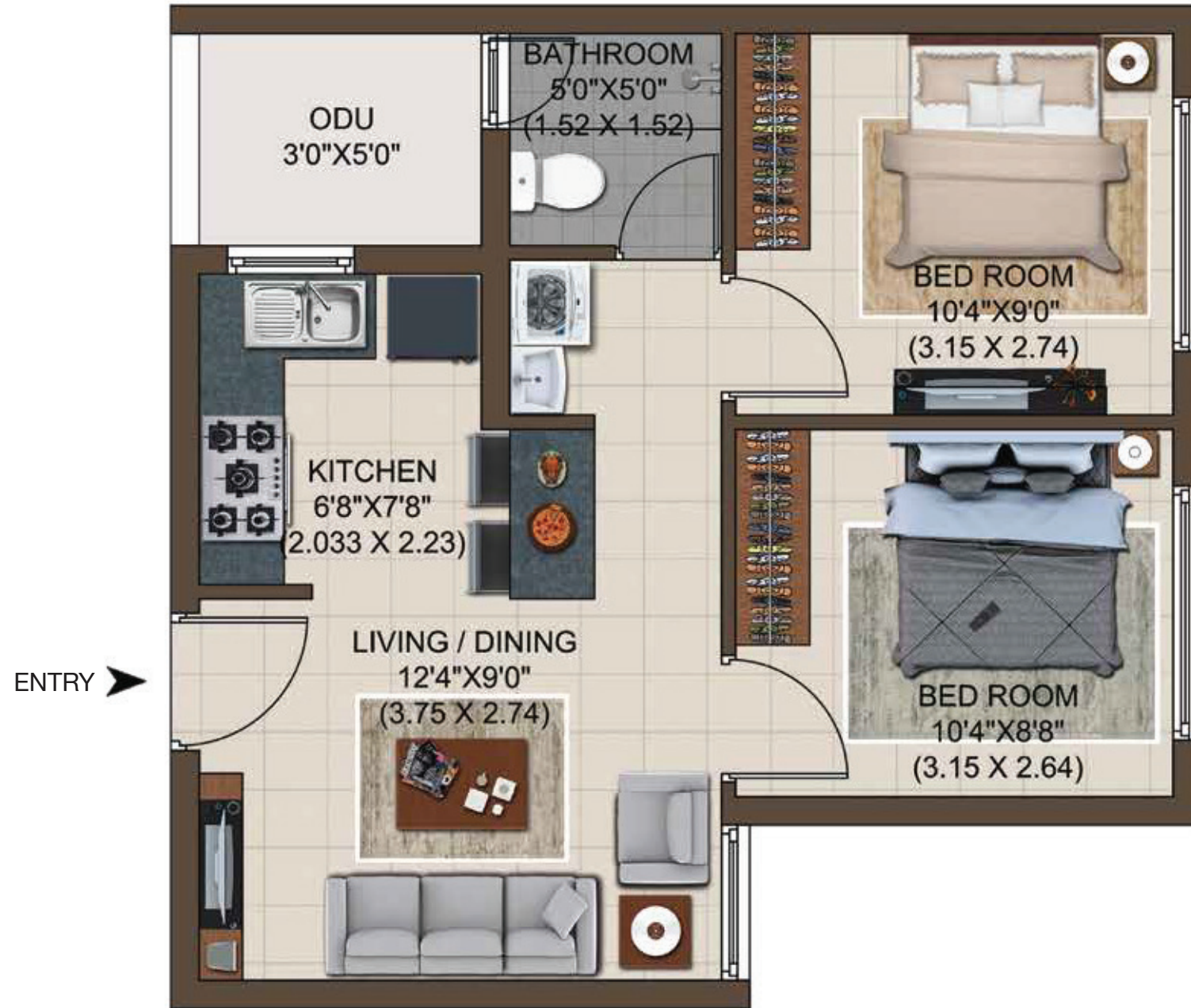
Type : 2 BHK + 2T
Built-up Area : 1269 sft
Carpet Area : 825 sft
Unit No. : F108, F208



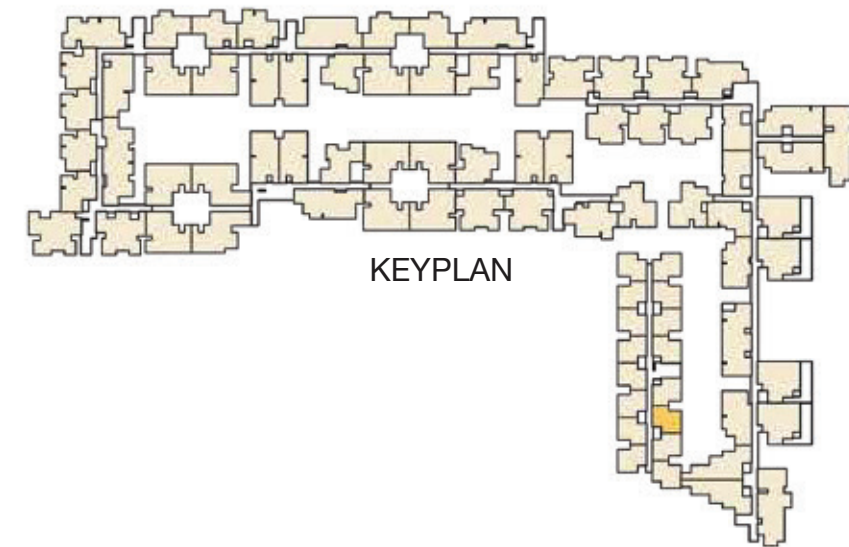
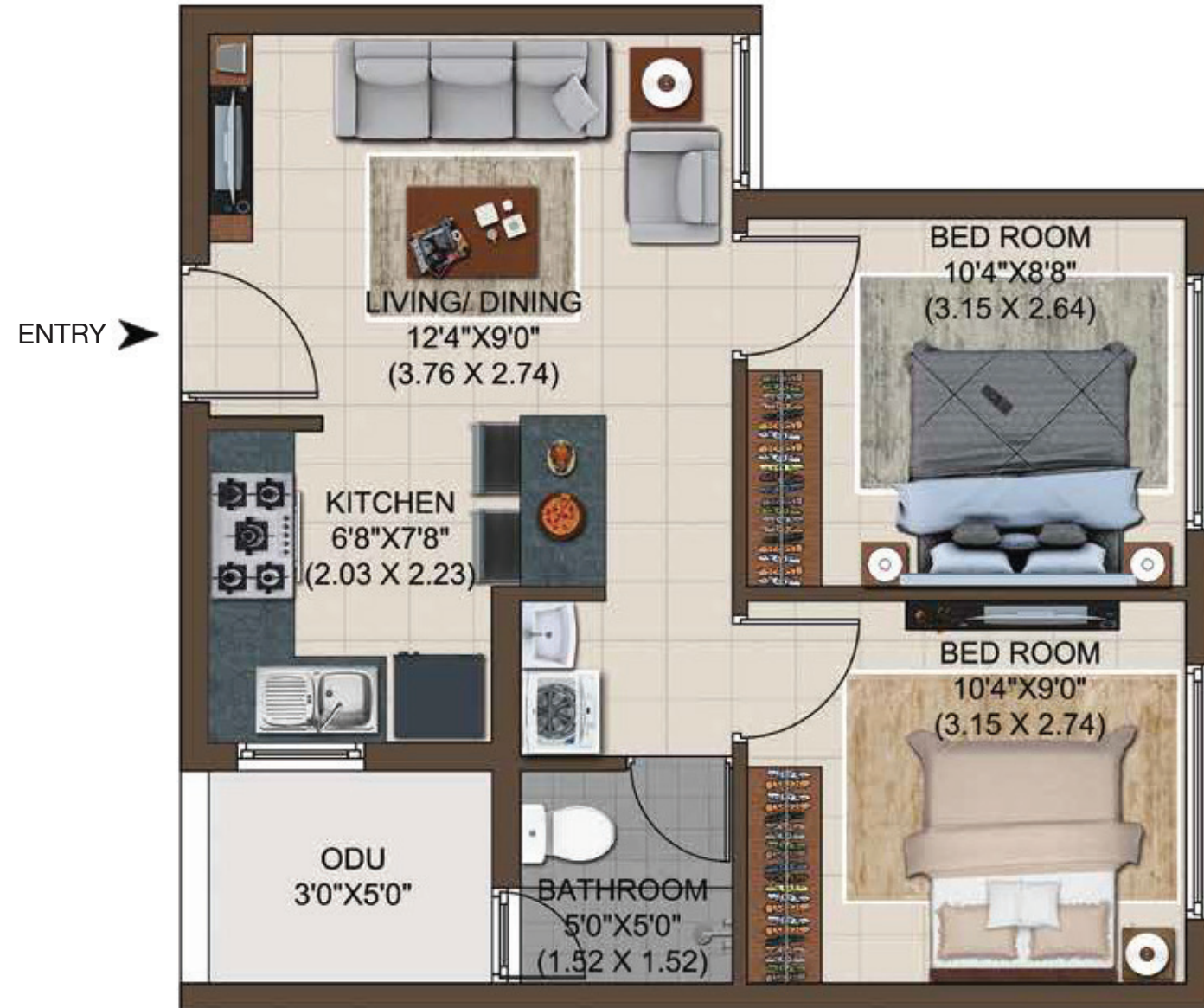
Type : 2 BHK + 2T
Built-up Area : 1097 sft
Carpet Area : 706 sft
Unit No. : G105, G205, G305, G405



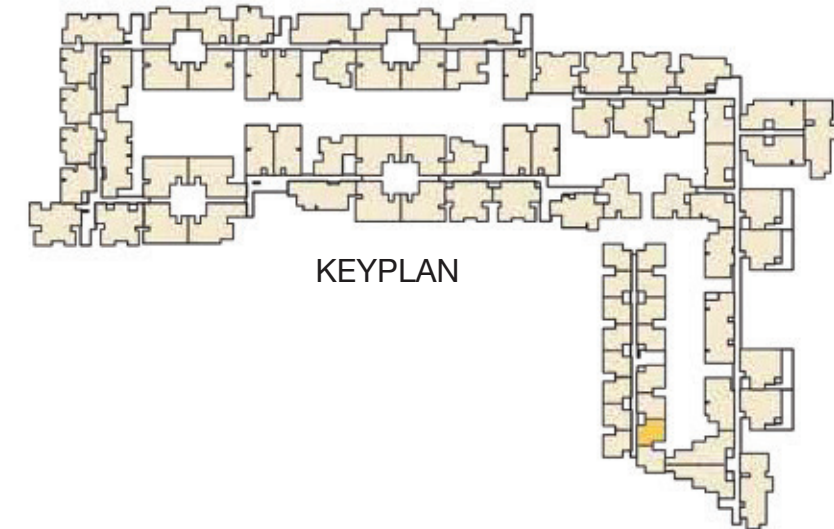
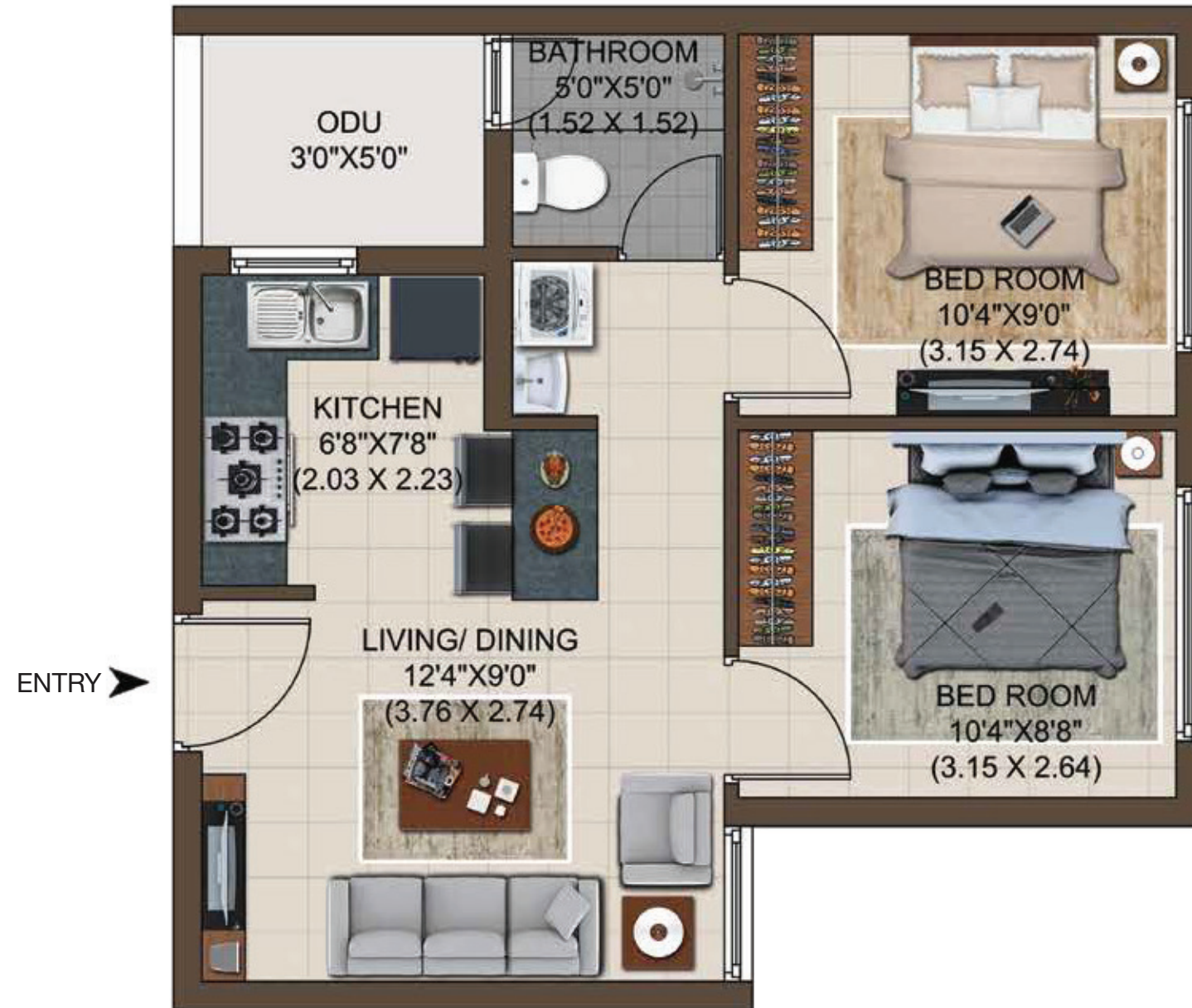
Type : 2 BHK + 1T
Built-up Area : 617 sft
Carpet Area : 428 sft
Unit No. : H101, H201, H301, H401



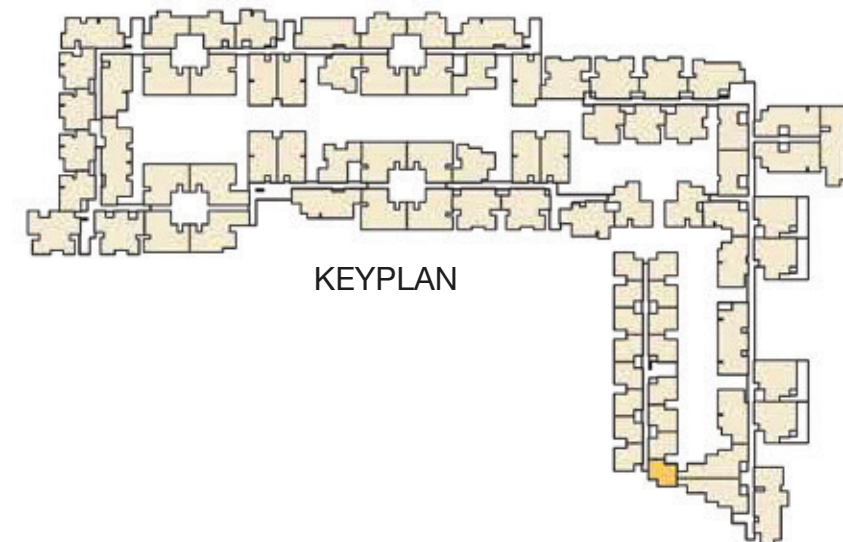
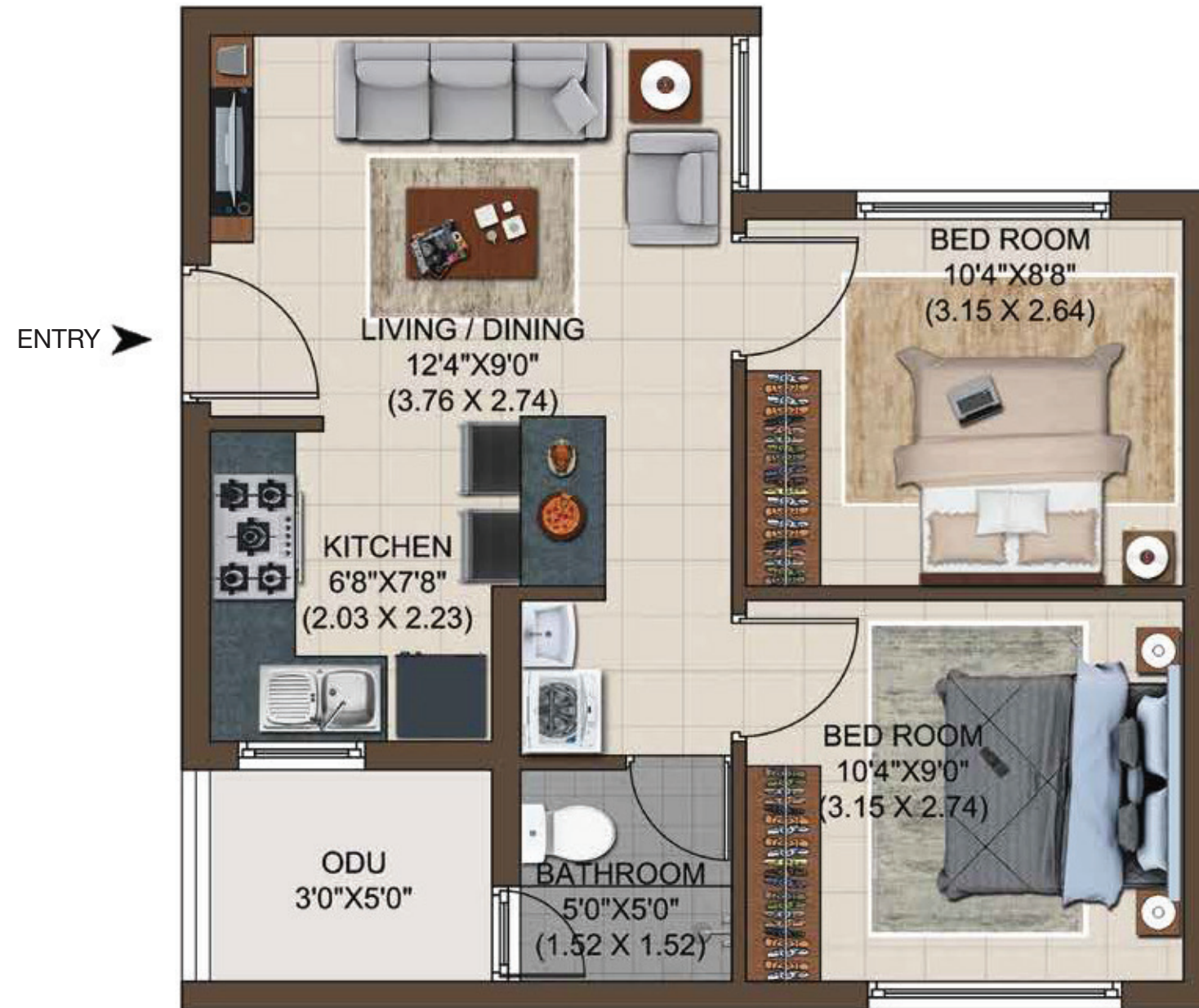
Type : 2 BHK + 1T
Built-up Area : 614 sft
Carpet Area : 428 sft
Unit No. : H102, H202, H302, H402



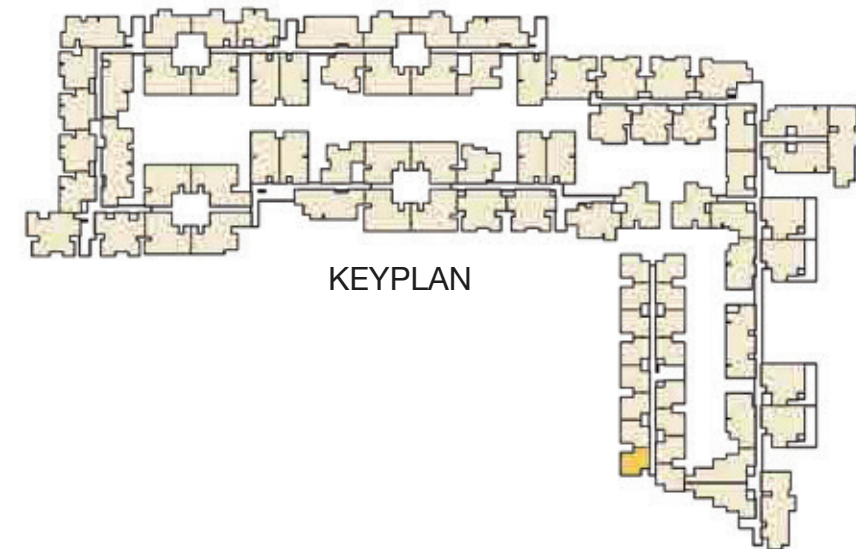
Type : 2 BHK + 1T
Built-up Area : 614 sft
Carpet Area : 428 sft
Unit No. : H103, H203, H303, H403



Type : 2 BHK + 1T
Built-up Area : 622 sft
Carpet Area : 428 sft
Unit No. : H104, H204, H304, H404



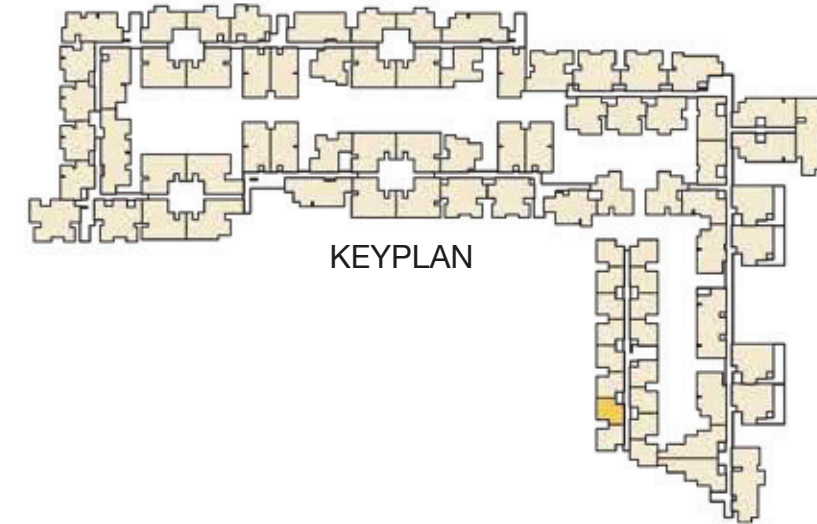
Type : 2 BHK + 1T
Built-up Area : 626 sft
Carpet Area : 428 sft
Unit No. : H105, H205, H305, H405



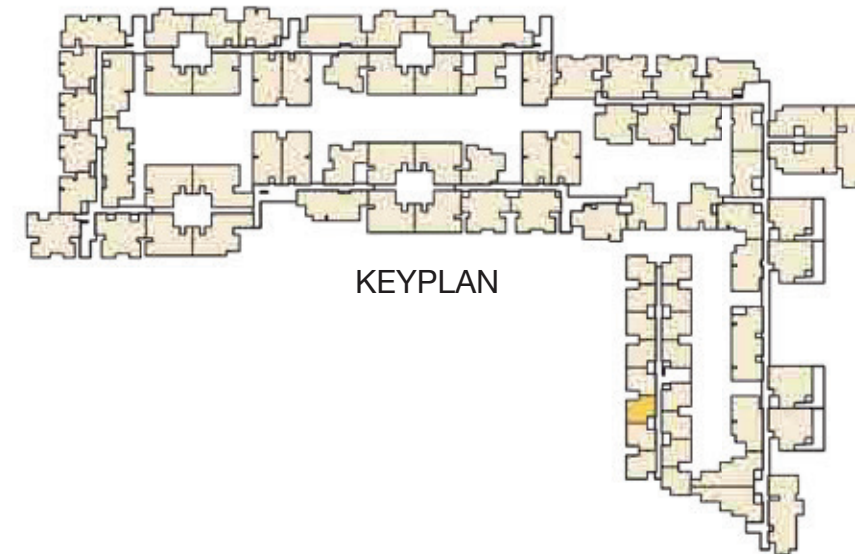
Type : 2 BHK + 1T
Built-up Area : 614 sft
Carpet Area : 428 sft
Unit No. : H106, H206, H306, H406



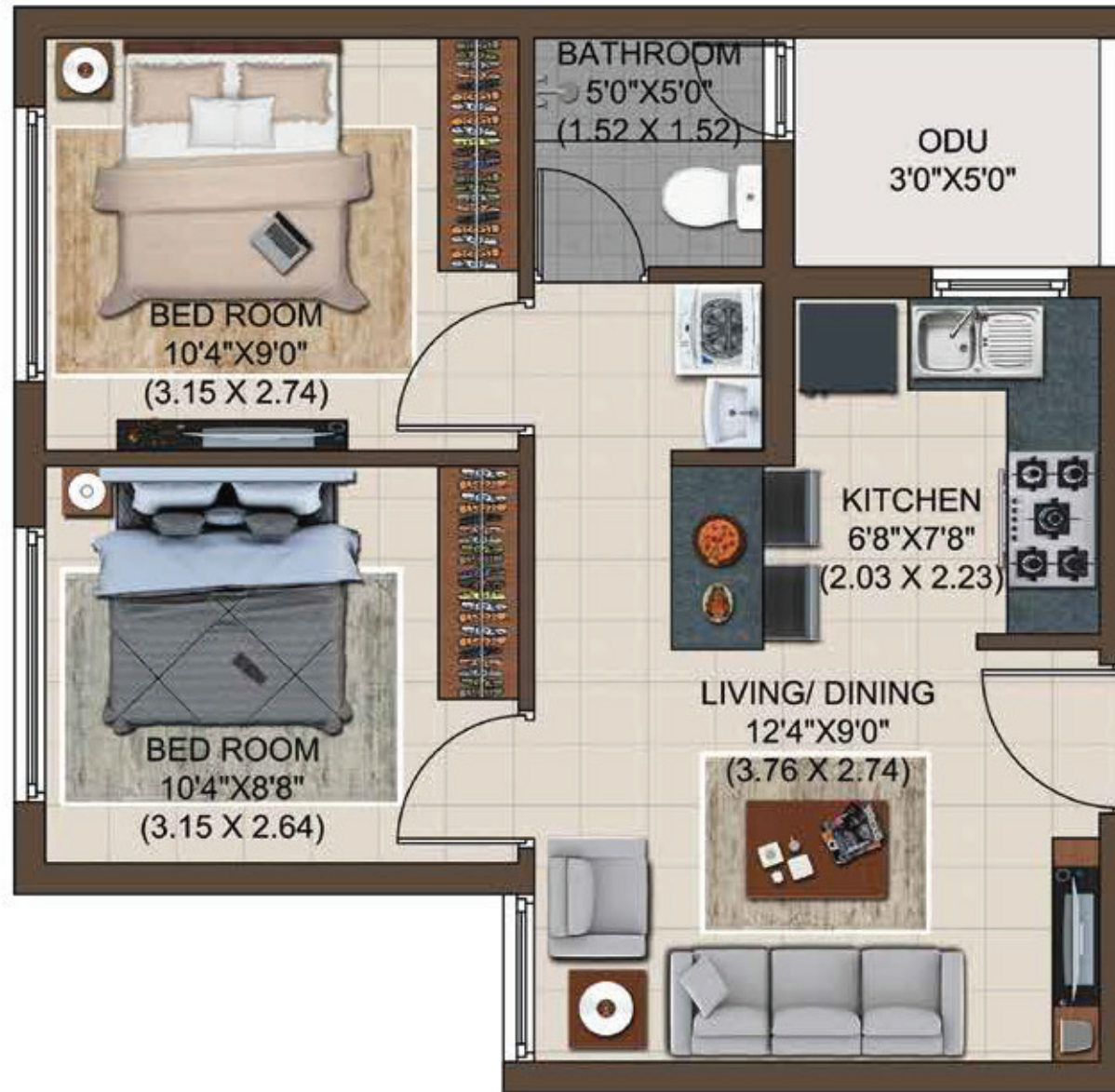
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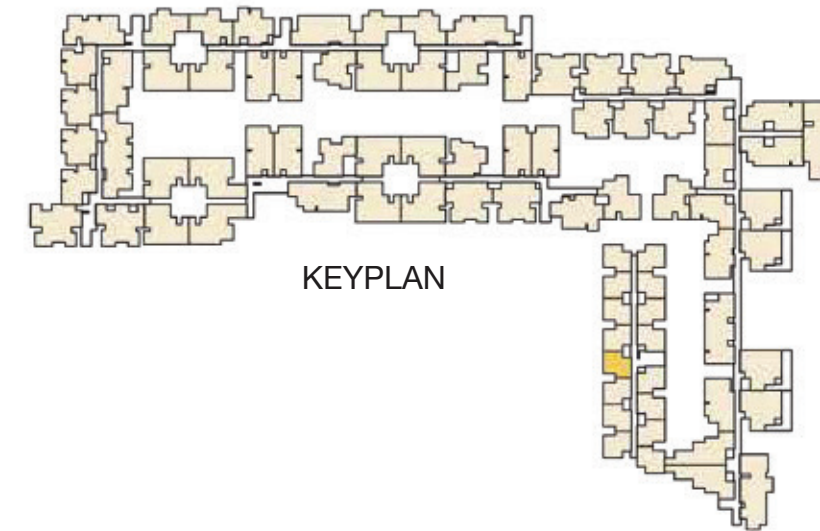
Type : 2 BHK + 1T
Built-up Area : 614 sft
Carpet Area : 428 sft
Unit No. : H107, H207, H307, H407



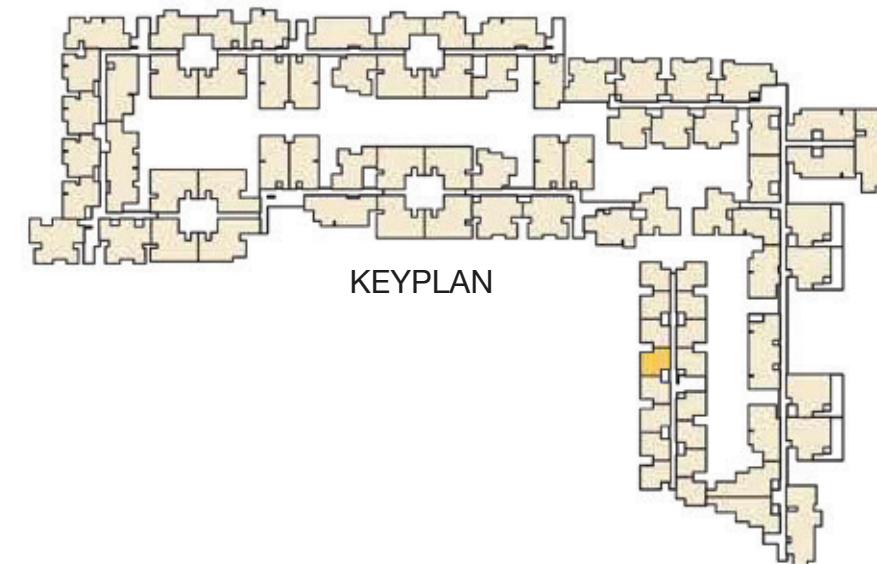
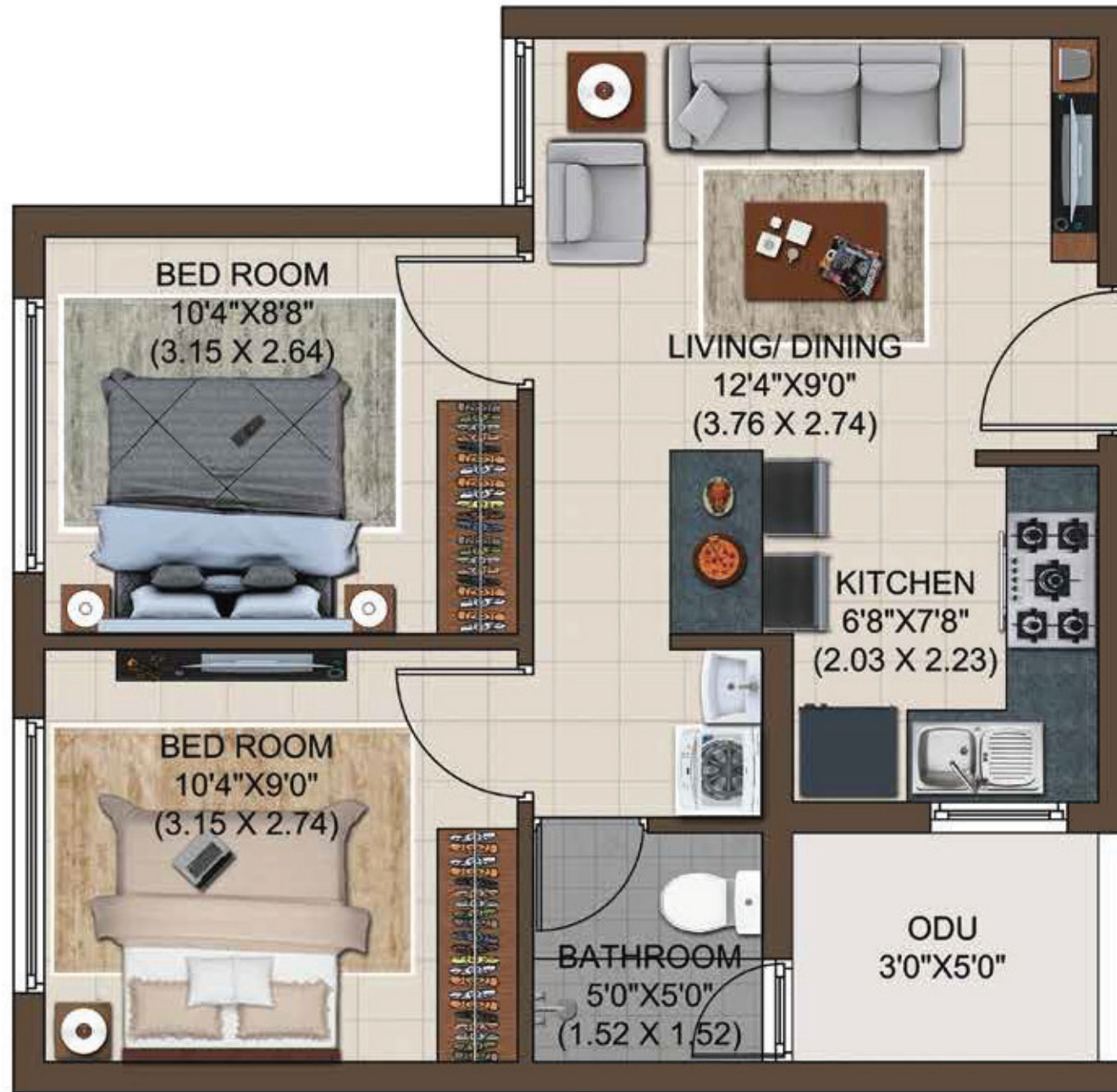
Type : 2 BHK + 1T
Built-up Area : 614 sft
Carpet Area : 428 sft
Unit No. : H108, H208, H308, H408



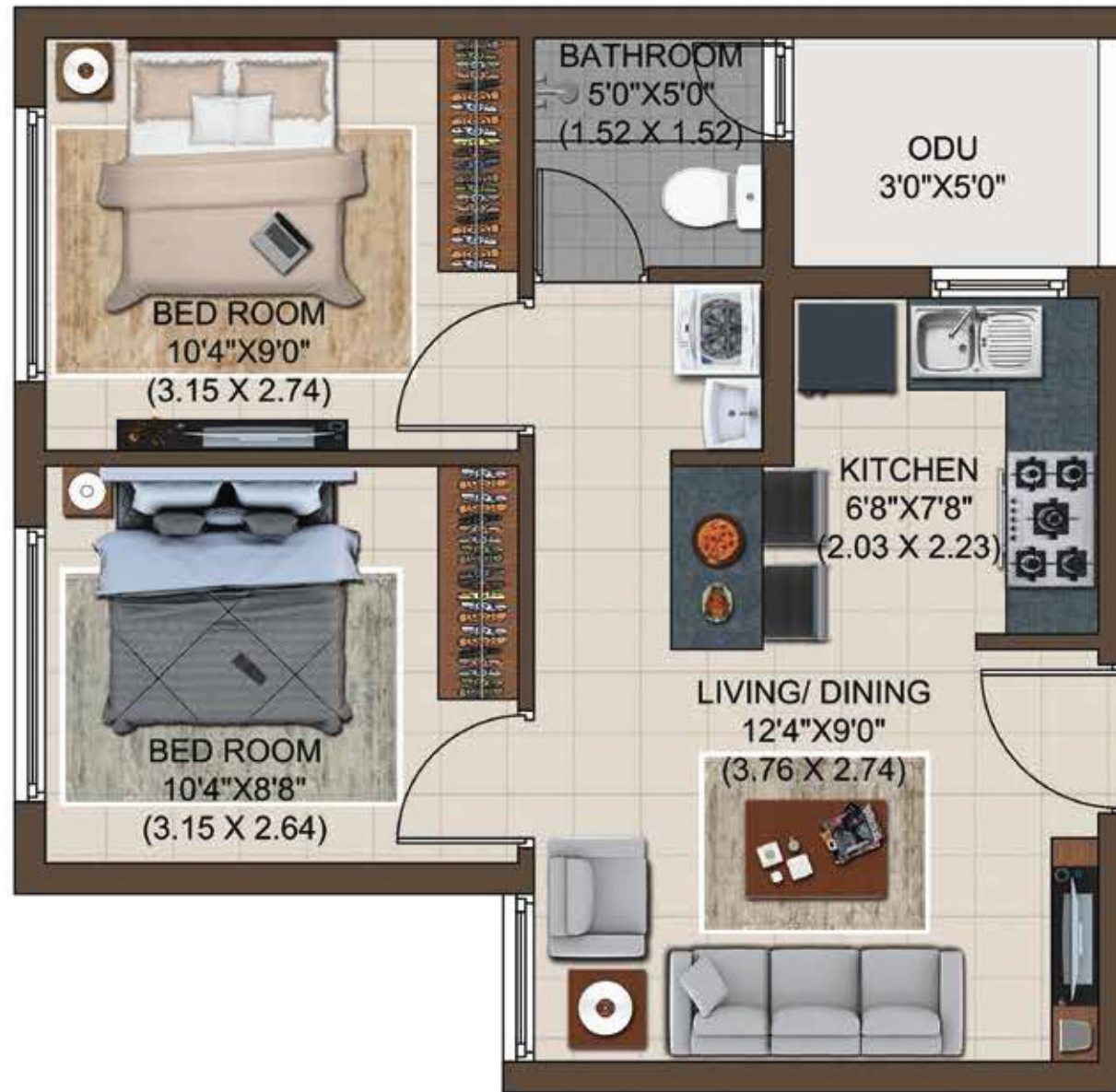
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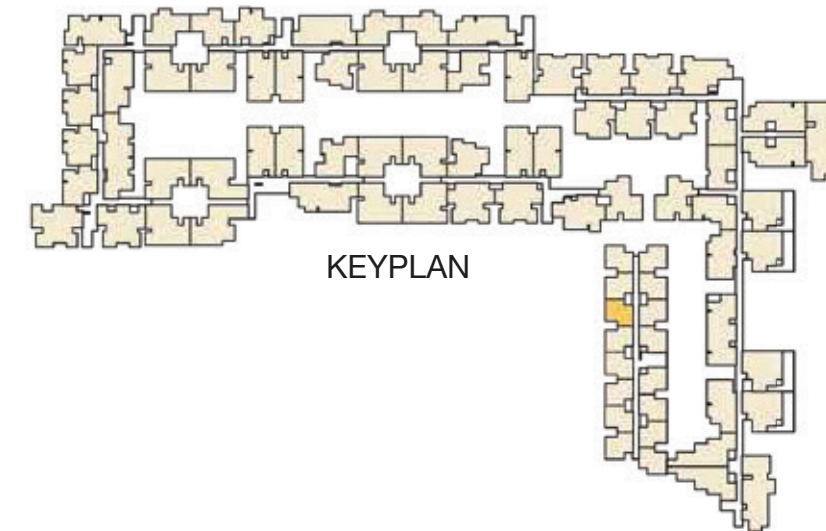
Type : 2 BHK + 1T
Built-up Area : 614 sft
Carpet Area : 428 sft
Unit No. : H109, H209, H309, H409



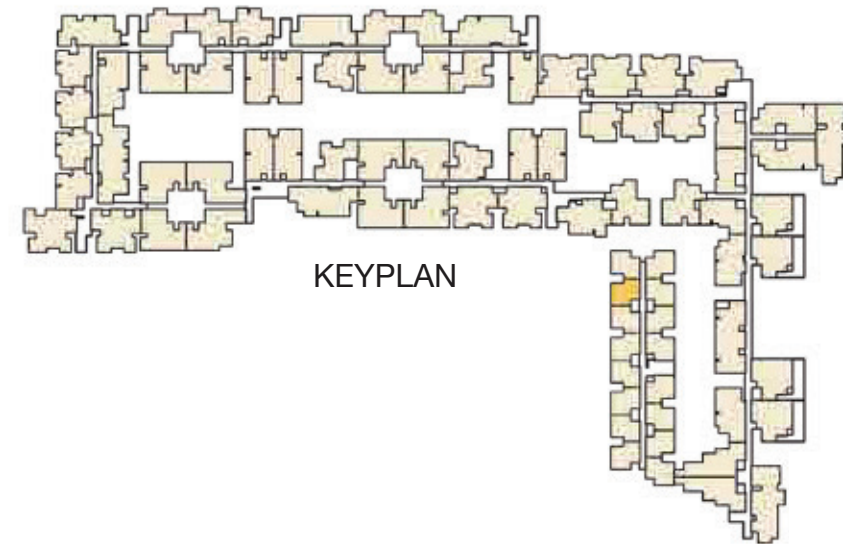
Type : 2 BHK + 1T
Built-up Area : 614 sft
Carpet Area : 428 sft
Unit No. : H110, H210, H310, H410



← ENTRY



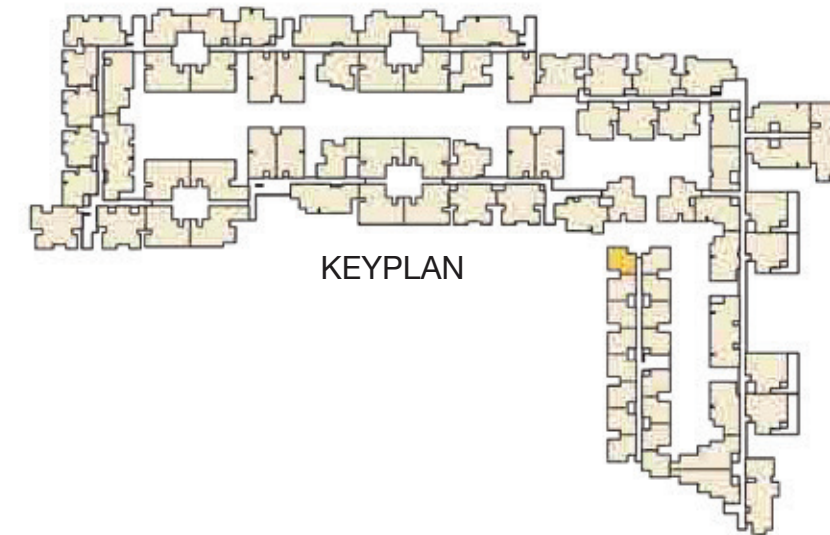
Type : 2 BHK + 1T
Built-up Area : 614 sft
Carpet Area : 428 sft
Unit No. : H111, H211, H311, H411



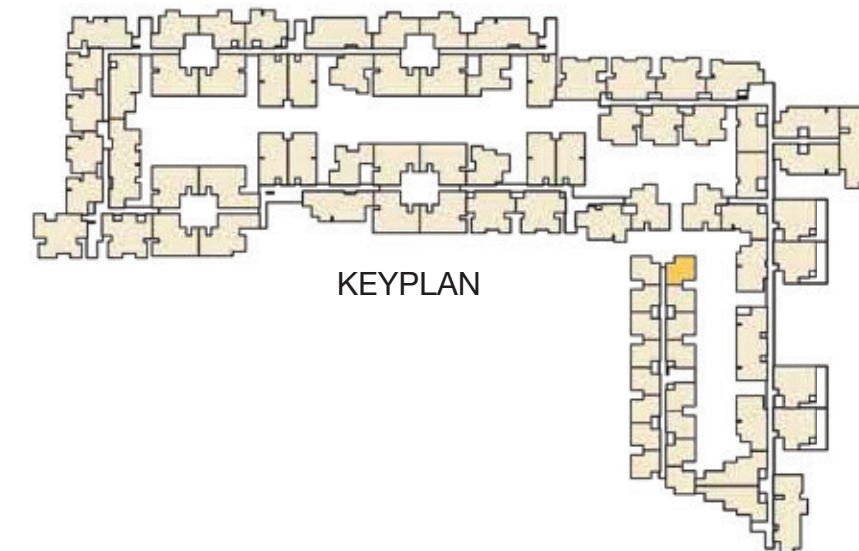
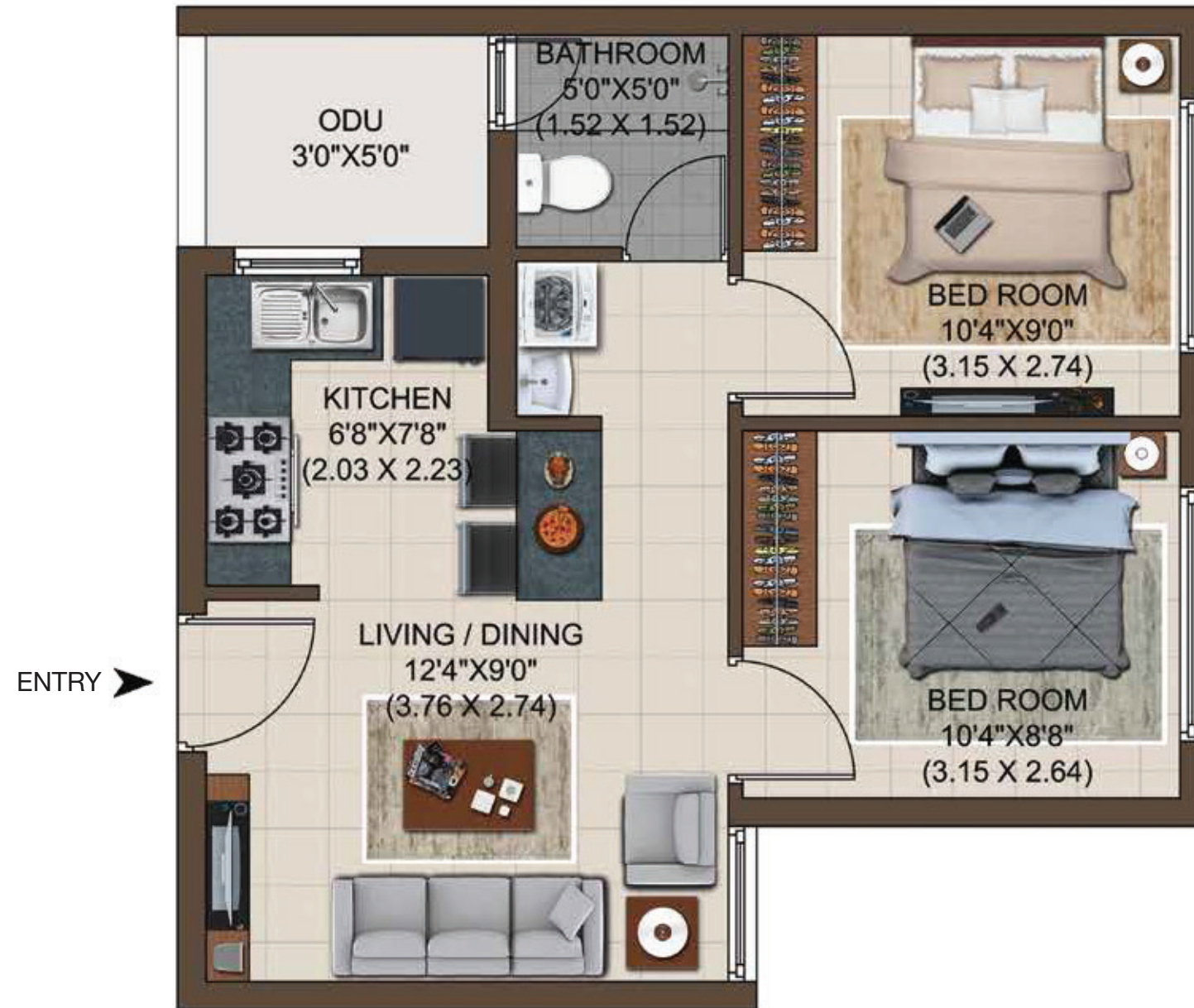
Type : 2 BHK + 1T
Built-up Area : 626 sft
Carpet Area : 428 sft
Unit No. : H112, H212, H312, H412



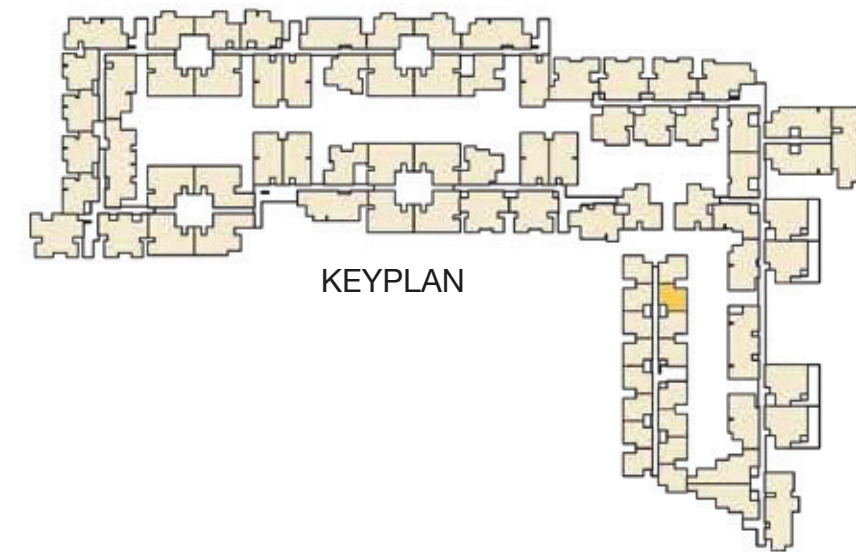
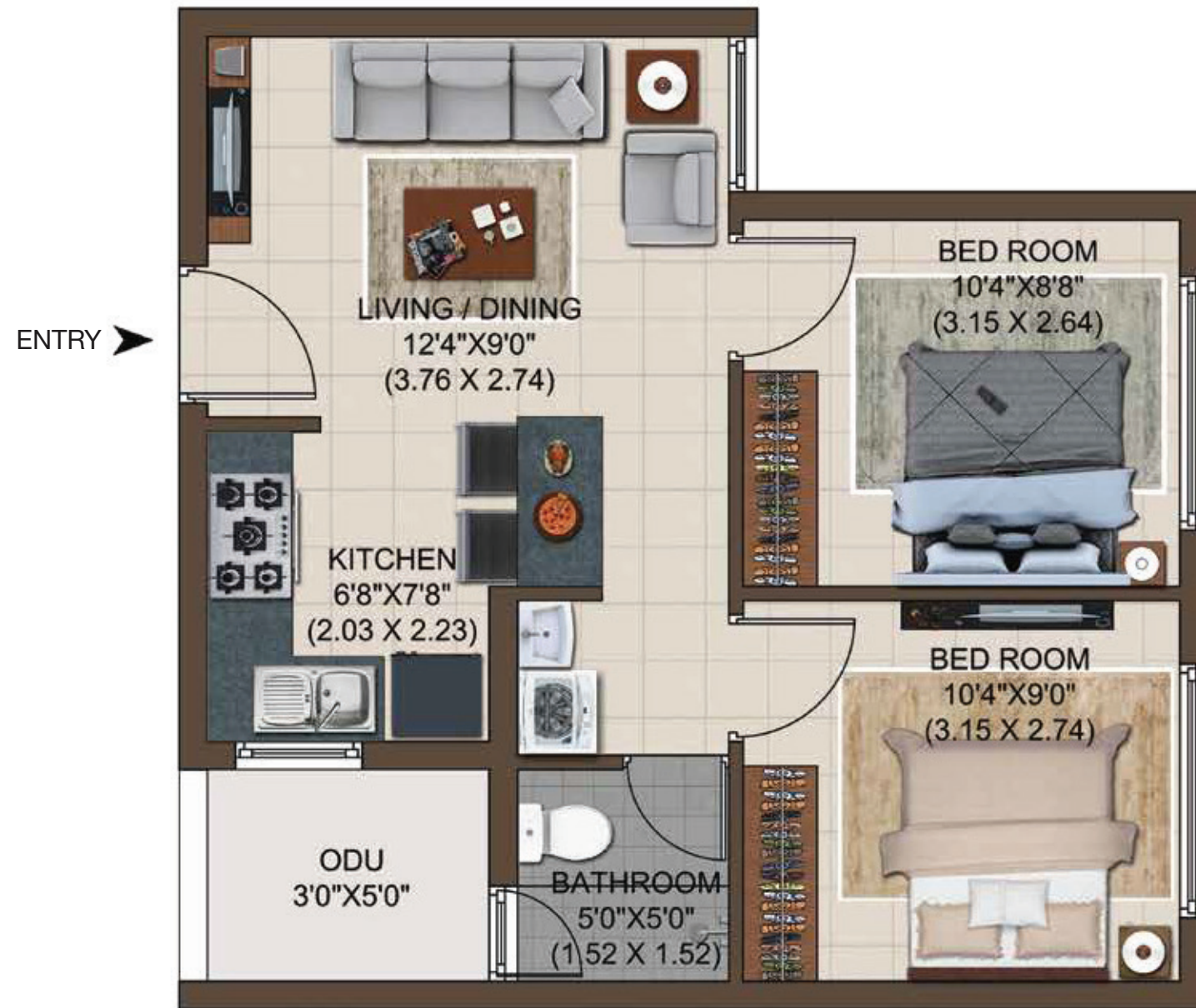
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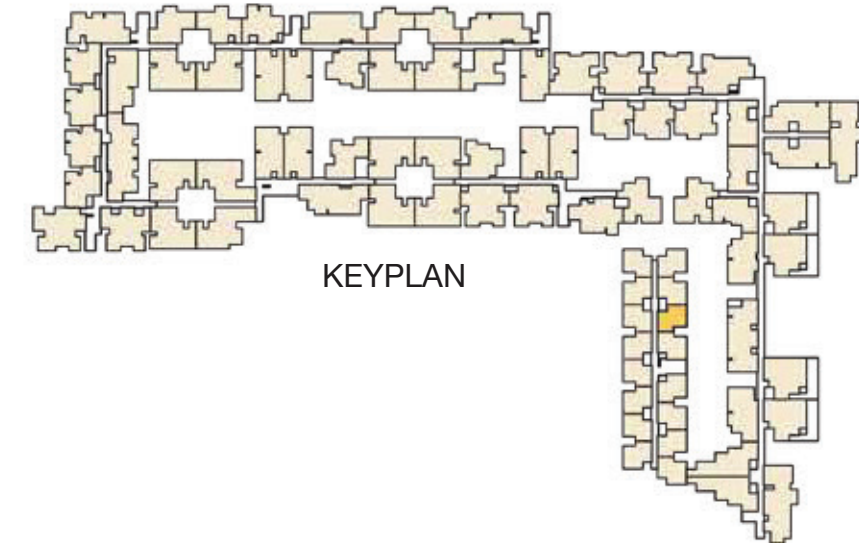
Type : 2 BHK + 1T
Built-up Area : 626 sft
Carpet Area : 428 sft
Unit No. : H113, H213, H313, H413



Type : 2 BHK + 1T
Built-up Area : 614 sft
Carpet Area : 428 sft
Unit No. : H114, H214, H314, H414

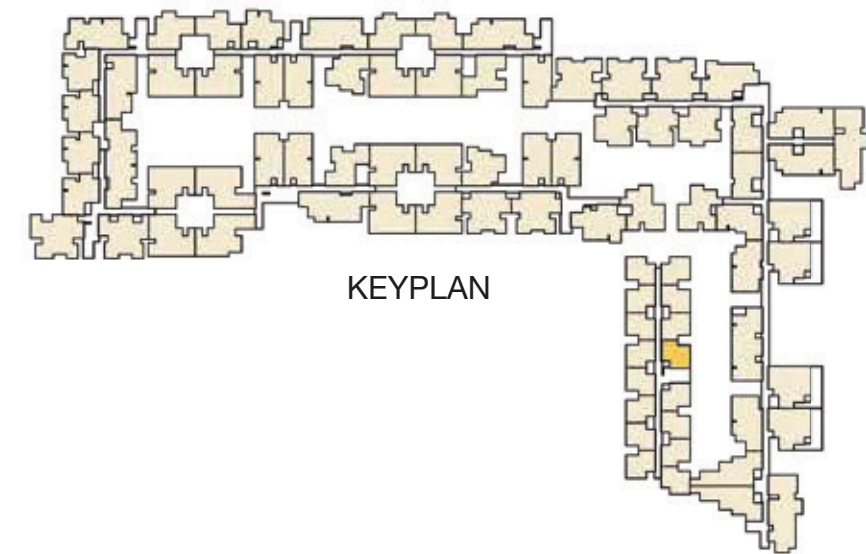
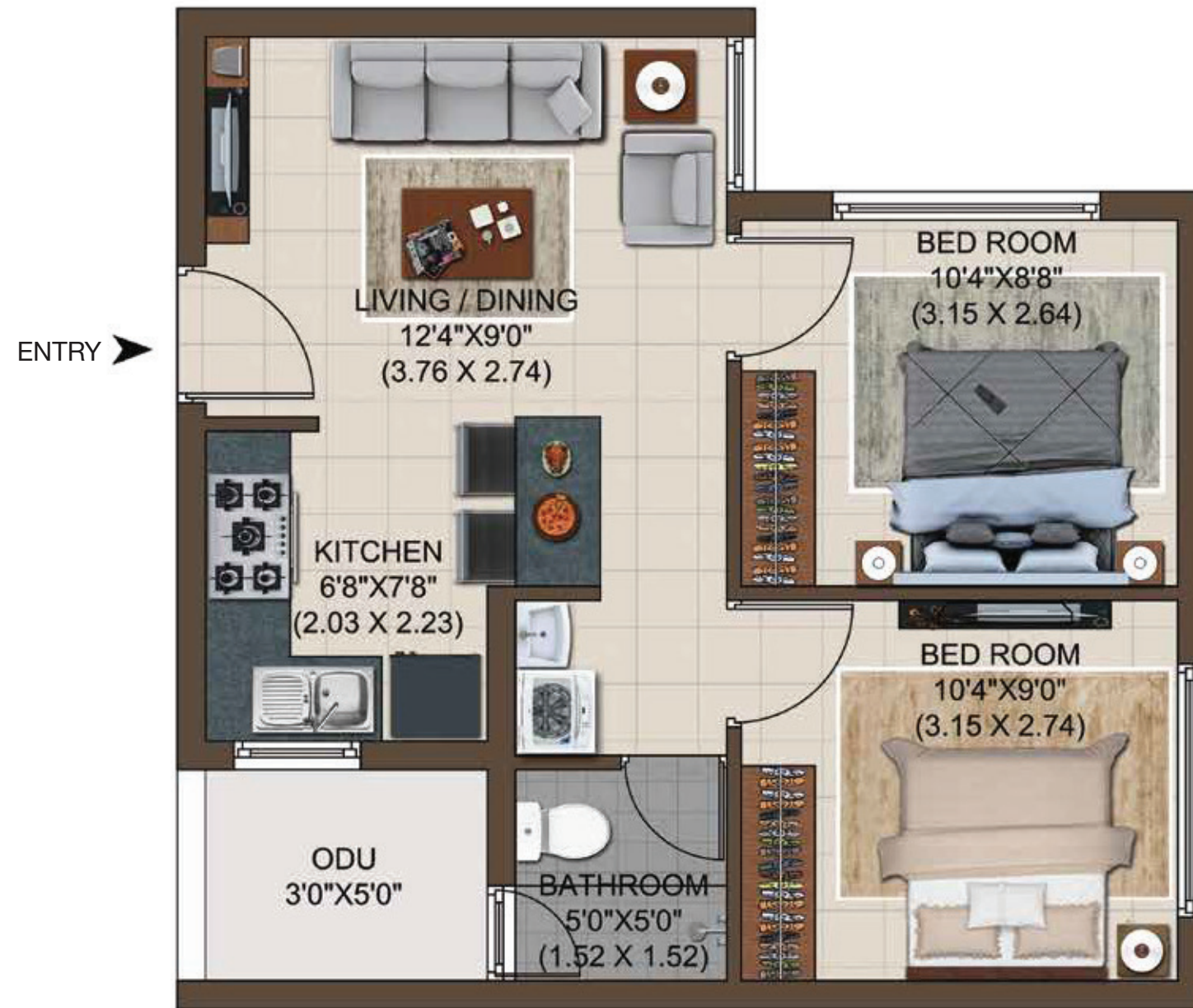


Type : 2 BHK + 1T
Built-up Area : 614 sft
Carpet Area : 428 sft
Unit No. : H115, H215, H315, H415

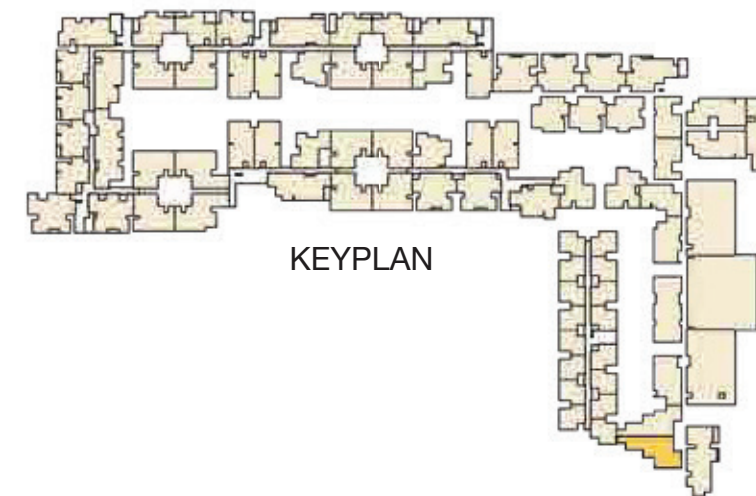


Type : 2 BHK + 1T
Built-up Area : 617 sft
Carpet Area : 428 sft
Unit No. : H116, H216

Type : 2 BHK + 1T
Built-up Area : 614 sft
Carpet Area : 428 sft
Unit No. : H316, H416



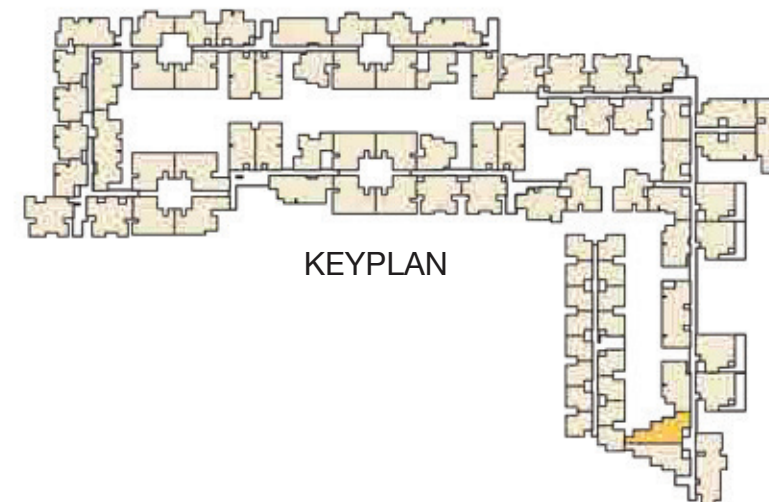
Type : 2 BHK + 2T + TR
Built-up Area : 1325 sft
Carpet Area : 887 sft
Unit No. : J101



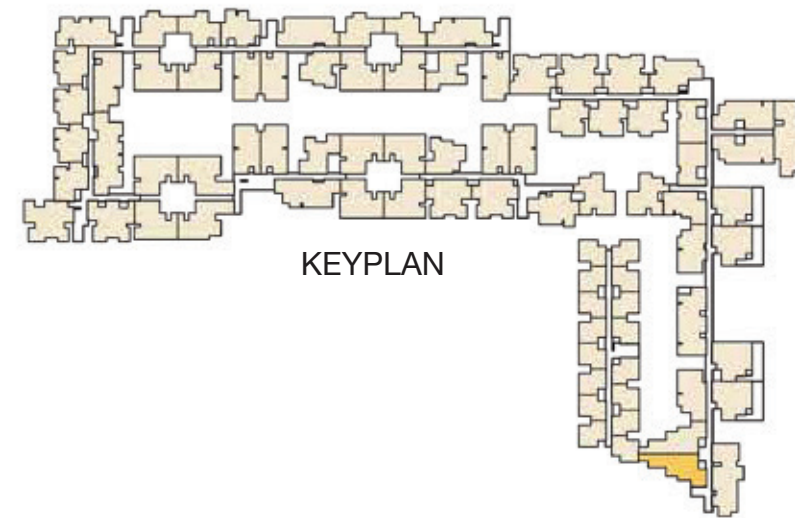
KEYPLAN

Type : 2 BHK + 2T
Built-up Area : 1321 sft
Carpet Area : 887 sft
Unit No. : J102

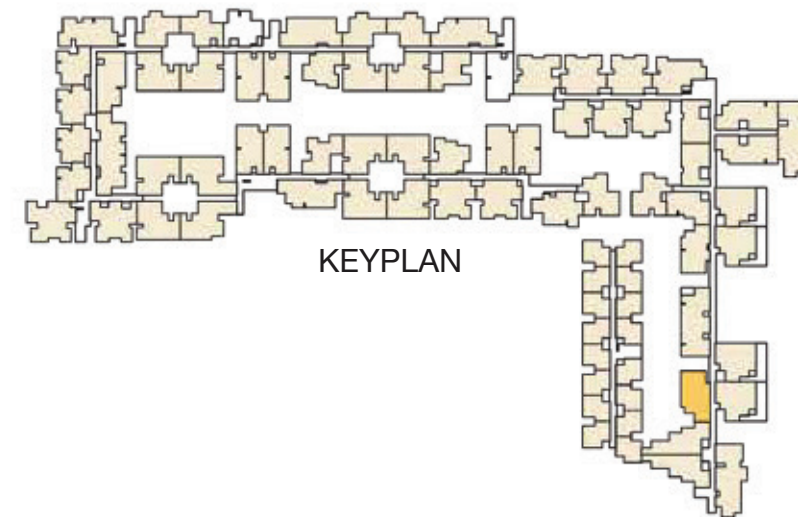
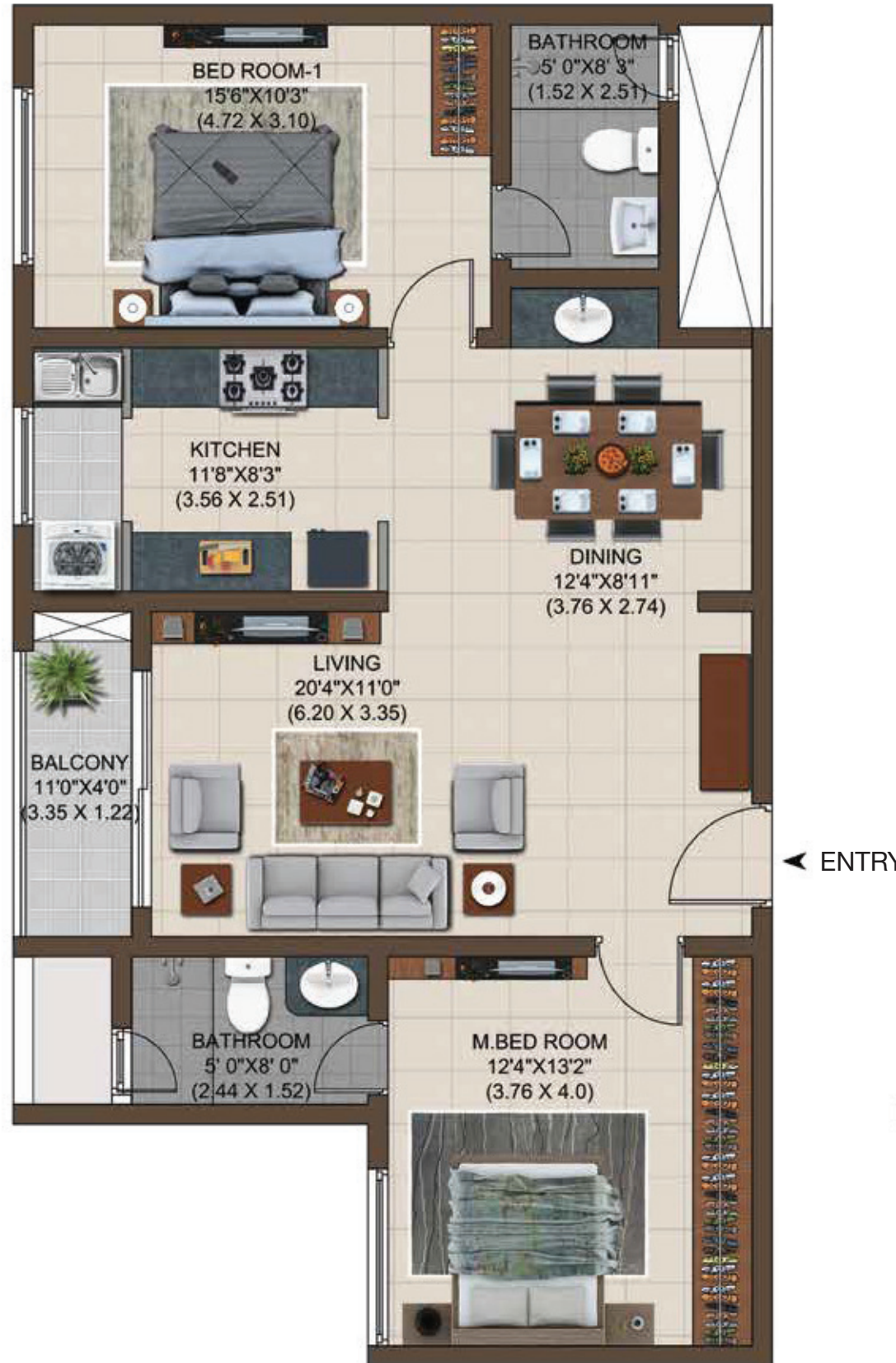
Type : 2 BHK + 2T
Built-up Area : 1317 sft
Carpet Area : 887 sft
Unit No. : J202, J302, J402



Type : 2 BHK + 2T
Built-up Area : 1325 sft
Carpet Area : 887 sft
Unit No. : J201, J301, J401



Type : 2 BHK + 2T
Built-up Area : 1308 sft
Carpet Area : 896 sft
Unit No. : J203, J303, J403



Specifications

Structure

- RCC framed structure
- Designed seismic resistant structure zone III using Fe 500 steel TMT bars
- Concrete block walls of 200mm for outer wall and 100mm for internal partition wall
- Floor to floor height will be maintained at 3M

Wall Finishes

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

Flooring

- Foyer, living, dining, kitchen and bedrooms will have 600mm x 600mm vitrified tiles
- Bathrooms and balconies will have matte finish ceramic tiles of 300mm x 300mm
- Private terrace will have pressed tiles
- Terrace will have grano flooring with threaded grooves
- Common areas will have vitrified tiles
- Staircases will have granite / tile flooring
- Driveway will be laid with interlocking paver blocks

Kitchen

- 600mm granite slab platform will be done at a height of 810mm from the floor level and will be provided with stainless steel sink with drain board
- Provision for chimney and water purifier will be provided
- CP fittings will be good quality brand

Bathrooms

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

Entrance Doors

- Double side laminated flush doors of 7 feet height with good quality locks, tower bolts, door viewer, safety latch, door stopper, etc.

Bedroom Doors

- Double side laminated flush doors of 7 feet height with thumb turn with key, door stopper of good quality

Bathroom Doors

- Double side laminated flush doors of 7 feet height with thumb turn of good quality

Windows

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

Balcony & Common Staircase Railings

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

Electrical Fittings

- Good quality cables and wiring will be provided
- Switches and sockets will be of good quality
- Split air conditioner points will be provided for all the bedrooms and provision will be given for living room
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone & TV (DTH) points will be provided in master bedroom and living room
- USB charging port as a part of switchboard in master bedroom and living area
- Master electrical control switch near main entrance to control all major electrical points

Others

- Rainwater harvesting
- Generator backup for all the flats (1KW for 4BHK & 3 BHK; 750 watts for 2 BHK regular & compact)
- 100% power backup for lift and other common areas
- CCTV surveillance cameras at pivotal locations
- Intercom provision
- Hydro pneumatic system
- STP
- WTP

External Features

- 8 passenger lifts will be provided
- Power supply: 3 - phase power supply will be provided for all apartments
- Suitable landscaping at all sides of the project



Location Advantages

Railway Stations

Ambattur Railway Station – 2.4 Km

Korattur Railway Station – 2.8 Km

Thirumangalam Metro Station – 6.7 Km

Bus Stops

Korattur Bus Terminus – 2.8 Km

Ambattur OT – 2.8 Km

Wavin Bus stop – 3.7 Km

Airport

Anna International Airport – 22 Km

Schools

Good Shepherd Matriculation Higher Secondary School – 2 Km

Dr Nalli Kuppuswami Vivekananda Vidhyalaya School – 2.4 Km

Sinthea Model Matriculation Higher Secondary School – 2.4 Km

SBOA School & Junior College – 5.3 Km

Colleges

Annai Violet Arts & Science College – 1 Km

Bhaktavatsalam Memorial College for Women – 2.1 Km

Dr. Nalli Kuppuswami Vivekananda Vidhyalaya Junior College – 2.4 Km

Shri Krishnaswamy College for Women – 7.9 Km

Anna Adarsh College – 8 Km

Hospitals

Korattur Medical Centre – 2.1 Km

Varma Spine Care (Ayurvedic Centre) – 2.4 Km

RKK Medical Centre – 2.6 Km

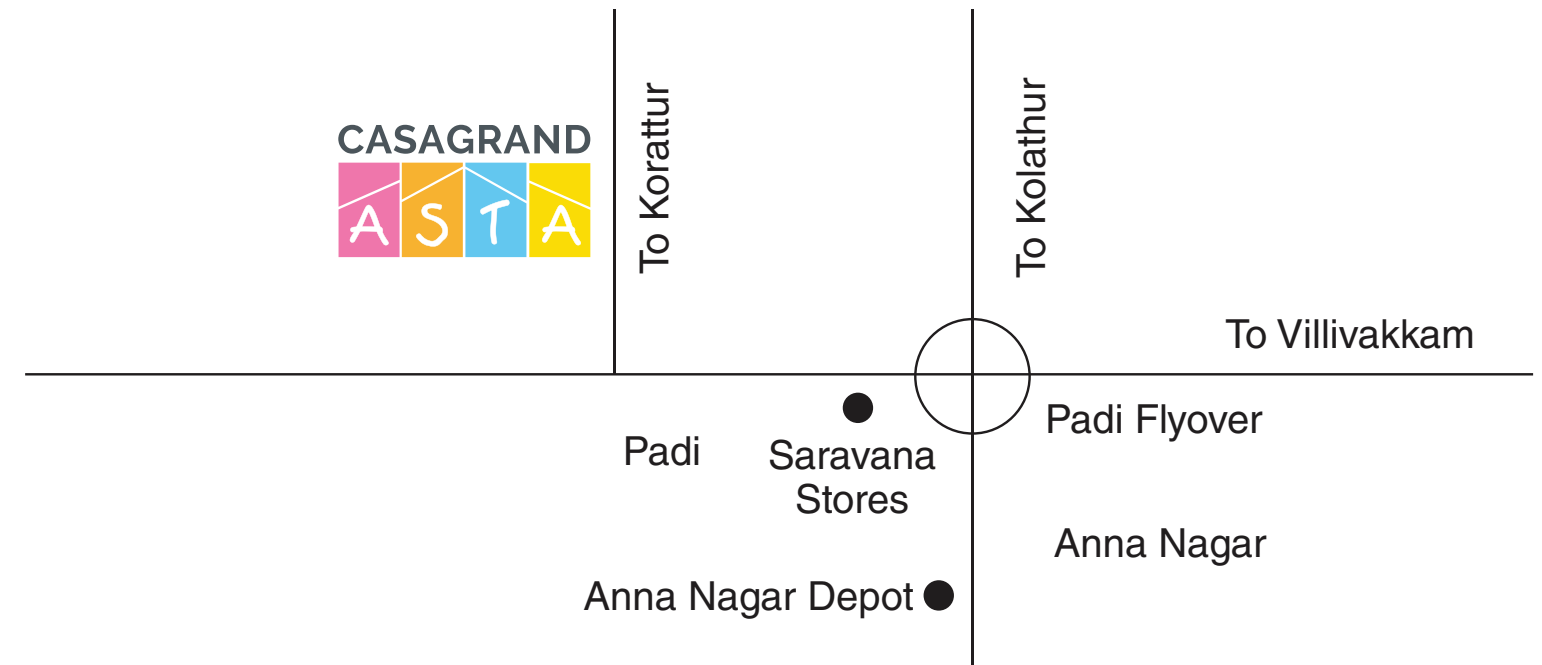
ESI Hospital – 2.9 Km

Other Nearby Locations

Padi Flyover – 6 Km

CMBT – 9 Km

Location Map



Awards



Developer of the Year Residential - 2015-16 Realty Fact



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



Best Archived Project Casagrand Aldea CIDC Vishwakarma Award 2016



Best Realty Brand - 2015 Economic Times



Most Admired Project in Southern Region - 2014 Casagrand Arena Worldwide Achievers



Excellence in Customer Engagement - 2014 CEF



Real Estate Developer of the Year - 2013 Brands Academy



Top 50 Brands in Chennai - 2013 Paul Writer Magazine



Creative Real Estate Company - 2013 Paul Writer Magazine



Marketer of the Year - 2013 Realty Plus Magazine

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