CASAGRAND
building aspirations

CASAGRAND

Orlena

A superior lifestyle
that nourishes your child's soul



CASAGRAND
building aspirations

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 30 million sqft of prime residential real estate across Chennai, Bengaluru, and Coimbatore. Over 21,000 happy families across 110+ landmark properties stand testimony to our commitment.

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

A lifestyle that's rare to come by...

As parents, our children come first always. We want the best of education, lifestyle and experiences for them. How great would it be if your child could get to enjoy all of that in the comfort of your very home?

Presenting Casagrand Orlena, North Bengaluru's first kids-themed community with plenty of features for the overall development of children. Since we strongly believe superior living doesn't happen through shortcuts, at Orlena, every aspect of living has been thoroughly thought-through, so your children and you experience a lifestyle that's nothing short of international standards. Right from the selection of location till the fittings and fixtures, everything has been uncompromisingly handpicked.

Situated on Hennur Junction beside Manyata Tech Park, this is a vibrant part of Bengaluru, perfect for the entire family, thanks to the presence of plenty of schools, hospitals, malls and many more conveniences.

We have carefully planned the entire community and your living spaces in such a way that you enjoy maximum privacy, more light and ventilation. With over 80 amenities & features, the highest in the market, and an upmarket clubhouse, you or your kids will never need to step out of the house on weekends. And the best part of all this is that you get this dream-like lifestyle at a never-before price!



AERIAL VIEW



Salient Features

- North Bengaluru's first kids-themed community on Hennur Main Road with 296 finest 2 and 3 BHK apartments spread across 4 acres
- Basement + Ground + 7 floors design structure
- A community with the best of architecture & finesse
- 80 amenities & features with **24,500** sq.ft clubhouse
- Efficiency in space planning
- Vaastu compliant homes
- Meticulously planned basement parking to create a 100% vehicle-free zone within the community
- Efficient building footprint with 65% of open space



ENTRANCE VIEW

SWIMMING POOL VIEW



80 Amenities

OUTDOOR AMENITIES

SPORTS

1 CRICKET PRACTICE NET

2 SKATING PLAZA

3 BASKETBALL

4 BICYCLE PARK

5 CYCLING TRACK

6 HUMP LOOP

7 JOGGING / RUNNING TRACK

8 100 M RUNNING

9 OUTDOOR GYM

10 TRAMPOLINE

11 NINE SQUARE IN THE AIR

12 GOLF PUTTING

13 OUTDOOR YOGA DECK

14 ROCK CLIMBING WALL



CLUBHOUSE NIGHT VIEW

KIDS

15 CHILDREN'S PLAY AREA

16 TOT- LOT

17 KIDS SENSORY FLOOR GAMES

18 CHALKBOARD WALL

19 HOPSCOTCH

20 MAZE GARDEN

21 RUNNING LOOP

22 KIDS ACTIVITY HUB

23 INTERACTIVE FOUNTAIN

24 HOOKEY RING TOSS GAME

25 KIDS FUN PALETTE BUS

26 GAGA BALL

27 JUNGLE GYM

28 TREE HOUSE

FEATURES & ENTERTAINMENT

29 CENTRAL PLAZA

30 GREEN PAVILIONS

31 LANDSCAPED COVERED WALKWAYS

32 SENIOR CITIZENS SEATING AREA

33 COMMUNAL SEATING

34 TREE PLAZA WITH SEATING

35 SCULPTURE COURT

36 AMPHITHEATRE WITH STAGE

37 REFLEXOLOGY PATHWAY

38 BARBEQUE COUNTER

39 INTERACTIVE ZONE

40 PERGOLA SEATING

41 HAMMOCK GARDEN

42 WIND CHIME GARDEN

CLUBHOUSE AMENITIES

INDOOR SPORTS

43 BADMINTON COURT

44 SQUASH COURT

45 GYM

46 INTERACTIVE GYM

47 SENIOR CITIZENS GYM

48 YOGA/ ZUMBA / AEROBICS / MEDITATION

49 SLAM DUNK ROOM

50 INDOOR GAMES ROOM (TT, Board Games, Air Hockey, Foosball, Snooker)

KIDS

51 INDOOR KIDS PLAY AREA

52 CRECHE

53 SPINNING WHEEL OF HOPE

54 BOULDERING WALL FOR KIDS

55 KIDS BALL POOL

56 KIDS LIBRARY

57 ART / MUSIC / PAINTING

58 LEARNING CENTRE

FEATURES & ENTERTAINMENT

59 MINI THEATRE

60 BANQUET HALL WITH KITCHEN

61 VIRTUAL REALITY GAMES

62 BOARD GAMES ARCADE

63 BUSINESS CENTRE

FACILITIES & SERVICES

64 ASSOCIATION ROOM

65 DRIVERS / MAIDS TOILETS

66 RECEPTION WITH CONCIERGE

67 WAITING LOUNGE

68 READING LOUNGE

69 LUMBER ROOMS

70 LAUNDRY / IRONING SHOP

TERRACE AMENITIES

SWIMMING POOL (Club terrace)

71 SWIMMING POOL WITH INFINITY EDGE

72 KIDS POOL

73 OUTDOOR JACUZZI POOL

74 INTERACTIVE WATER FEATURE

75 POOLSIDE LOUNGE SEATERS

76 POOLSIDE THEATRE

77 POOLSIDE PARTY DECK

78 WATER FEATURE

79 POOLSIDE REFRESHMENT COUNTER

80 OUTDOOR SHOWER


AMPHITHEATRE





The best of product superiority

- North Bengaluru's first kids-themed community on Hennur Main Road
- A community with the best of Architecture & Finesse
- 80 amenities, features & a grand Clubhouse
- Efficiency in space planning
- Vaastu compliant homes
- Meticulously planned basement parking to create a 100% vehicle-free zone within the community
- The community boasts of an efficient building footprint where 65% of land area is open space.

Exclusive kids themed community in the neighbourhood

OUTDOOR KIDS AMENITIES

1. Children's play area
2. Tot- lot
3. Kids sensory floor games
4. Chalkboard wall
5. Hopscotch
6. Play lawn
7. Maze garden
8. Running loop
9. Kids activity hub
10. Interactive fountain
11. Hookey ring toss game
12. Kids fun palette bus
13. Gaga ball
14. Jungle gym
15. Tree house
16. Kids pool
17. Soccer pool
18. Mini bowling
19. Chip golf
20. Bicycle park
21. Hump loop
22. Trampoline park

INDOOR KIDS AMENITIES

23. Indoor kids play area
24. Creche
25. Spinning wheel of hope
26. Bouldering wall for kids
27. Kids ball pool
28. Kids library
29. Art / music / painting
30. Learning centre



Proudly presenting you a community with the best of Architecture & Finesse

1. The project is set amidst 4 acres on Hennur Main Road with G+7 structure housing 296 apartments.
2. Offering the most stunning modern architectural elevation with a beautiful glass façade emphasised by stunning facade lighting.
3. A grand entrance archway with water cascade and double height entry lobbies designed as premium welcoming elements into the project.
4. Kids & senior citizens friendly community designed with ramps & handrails.
5. Block orientation ensuring maximum wind-flow and minimum heat-gain for every apartment.
6. Landscaped spaces oriented parallel to the blocks providing best accessibility with views and vistas.
7. 24,500 sq.ft of clubhouse designed with an ultra-modern perforated metal façade paneling.

A neighbourhood one with nature

8. The community boasts of an efficient building footprint where 65% of land area is open space
9. The apartment blocks are planned with landscaped spaces oriented parallel to the blocks providing best accessibility with views and vistas.
10. Private terraces provided for the apartments in ground floor level.

Believe it or not, 80 amenities & features to keep you pumped!

11. The entire community is designed with a cycle track and walking/ jogging tracks with sensory floor games for kids.
12. Children's play area is spread across the project in the open landscaped parks & courtyards with tot-lot, kids interactive fountain, tree house, jungle gym, hookey ring toss game, gaga ball and kids fun palette bus, etc.
13. Badminton, Squash, Slam Dunk, Snooker, Table Tennis, Foosball, Air Hockey, Video Gaming Arcade and Virtual Reality Games for teens & young adults.
14. Engage in fitness to improve your wellness in our clubhouse spaces :
    - Gymnasium
    - Interactive gym (digital workout)
    - Senior citizens gym
    - Yoga/ Zumba / Aerobics/ Meditation room
15. Unique amenities like bicycle park with hump loops, cricket practice net, rock climbing wall, outdoor gym, Basketball practice court & Golf putting for active outdoor sports in the community.
16. The clubhouse spaces are facilitated with indoor kids play, creche, kids library, art/music/painting class, learning centre and spinning wheel of hope for kids' learning & development.
17. Host your guests or treat yourselves in amenities like multipurpose banquet hall, business centre, mini theatre, etc.

INTERACTIVE PLAY AREA



18. 2,700 sq.ft of swimming pool with kids pool, outdoor Jacuzzi pool, poolside theatre, water cascade feature, outdoor shower and poolside refreshment counter.

19. Enjoy the serenity of the flowing spaces within the community in the central plaza, green pavilions, tree plaza with seating, hammock garden, chime garden & reflexology pathway.

Know why our apartments are superior

20. Secured gated community with MyGate facility at the entry & exit, providing 24x7 security & CCTV surveillance across the site.

21. Designer main door with a dedicated paneling - a space to personalise your entrance.

22. Designer door number signage for every apartment.

23. Digital door lock system with four independent unlocking features.

24. Specification of interiors are upgraded to meet your lifestyle requirements right from flooring to premium sanitary fixtures.

25. All kitchens have spacious platform space and 2 sinks are provided:

    • Stainless steel sink without drain board inside kitchen

    • Stainless steel sink with drain board in the utility

Efficiency in space planning...

26. All units are designed with a dedicated foyer space.

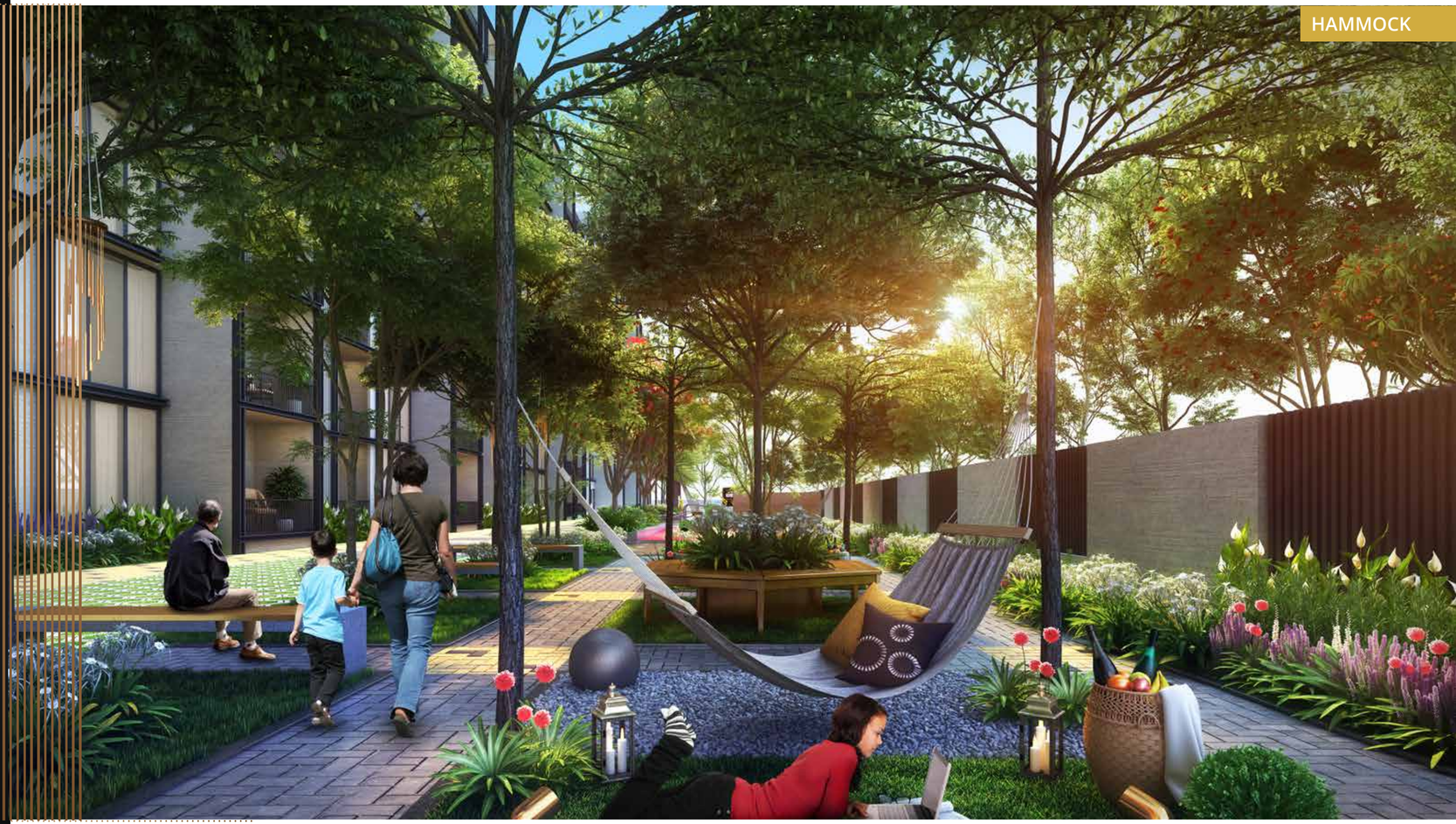
27. All units are planned with separate utility accessible from kitchen.

28. Dedicated space for washing machine is provided in the utility.

29. Common hand wash and crockery niche provided in the dining area for your convenience.
30. Staggered living & dining spaces ensuring privacy.
31. All toilets are 8' X 5' spacious rectangular toilets.
32. Most 3 BHK units have 5' wide balcony & dedicated walk- in wardrobe for master bedroom.
33. Uninterrupted visual connectivity - most bedrooms & balconies will be facing courtyard or exterior.
34. No main door facing each other.
35. No overlooking apartments.
36. OTS/cutouts and shafts with convenient AC ODU spaces are planned for services and ventilation.

Considering Vaastu? We got that sorted too!

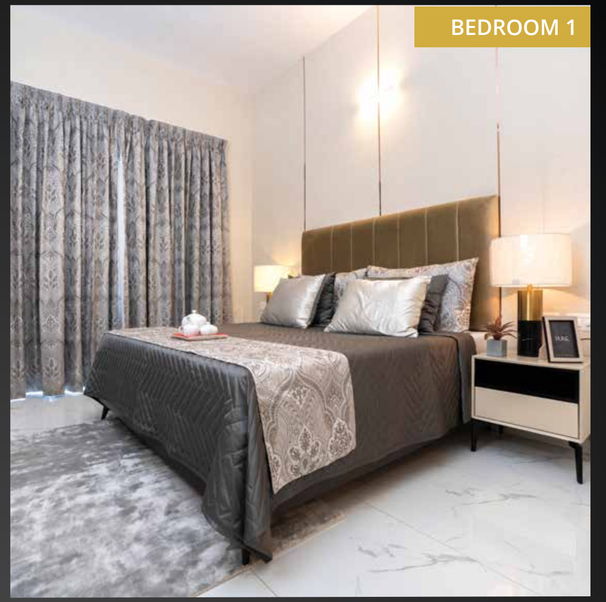
37. All units have SW bedroom.
38. No West or South facing main door.
39. No apartments have bed headboard in the North.
40. No apartments have NE & SW kitchen.
41. No apartments have toilets in SW or NE.

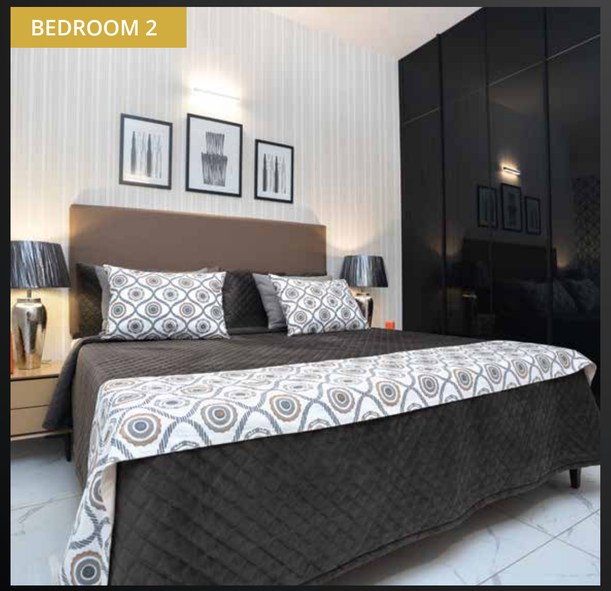


HAMMOCK

3BHK MODEL HOUSE VIEWS





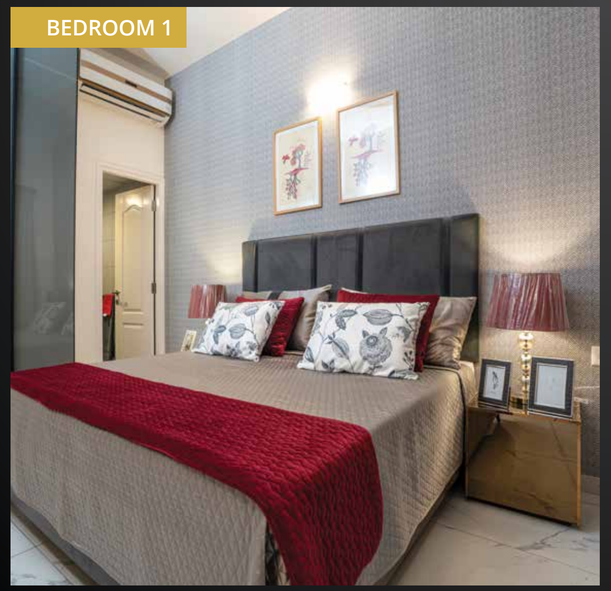




2BHK MODEL HOUSE VIEWS









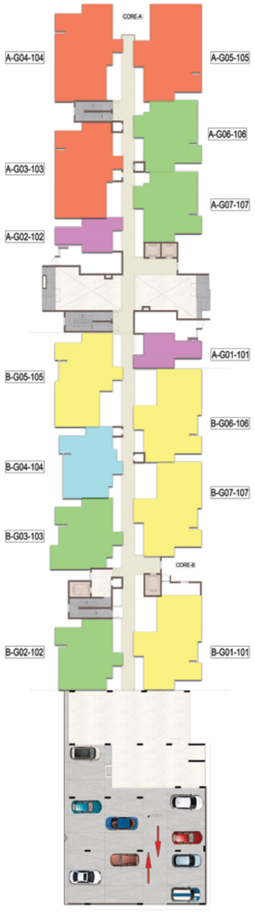


COLOUR CODE

GROUND & FIRST FLOOR PLAN



BLOCK-2



BLOCK-1



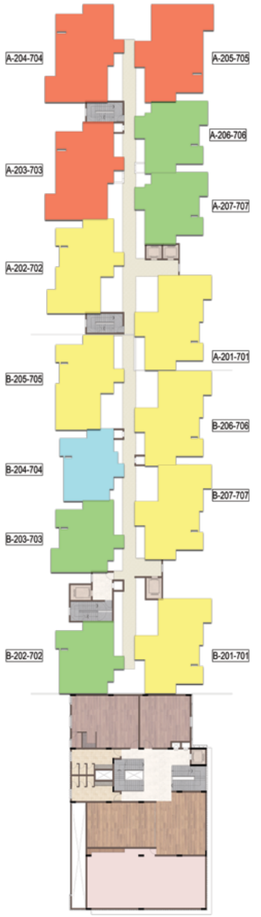
UNIT AREA TYPOLOGY

SL.NO		UNIT TYPES	AREA IN SQ.FT	TOTAL NO UNITS
1		3 BHK+3T	1604 TO 1733	90 - NOS
2		3 BHK+3T	1451 TO 1551	60 - NOS
3		2 BHK+2T	1152 TO 1243	72 - NOS
4		2 BHK+2T	1078 TO 1174	64 - NOS
5		1 RK+1T	522 TO 523	6 - NOS
6		1 RK+1T	510 TO 515	4 - NOS
			TOTAL	296 - NOS

2ND TO 7TH FLOOR PLAN



BLOCK-2



BLOCK-1



UNIT AREA TYPOLOGY

SL.NO		UNIT TYPES	AREA IN SQ.FT	TOTAL NO UNITS
1		3 BHK+3T	1604 TO 1733	90 - NOS
2		3 BHK+3T	1451 TO 1551	60 - NOS
3		2 BHK+2T	1152 TO 1243	72 - NOS
4		2 BHK+2T	1078 TO 1174	64 - NOS
5		1 RK+1T	522 TO 523	6 - NOS
6		1 RK+1T	510 TO 515	4 - NOS
			TOTAL	296 - NOS

SITE PLAN



OUTDOOR AMENITIES

1. 1. CRICKET PRACTICE NET
2. SKATING PLAZA
3. BASKETBALL
4. BICYCLE PARK
5. CYCLING TRACK
6. HUMP LOOP
7. JOGGING / RUNNING TRACK
8. 100 M RUNNING
9. OUTDOOR GYM
10. TRAMPOLINE
11. NINE SQUARE IN THE AIR
12. GOLF PUTTING
13. OUTDOOR YOGA DECK
14. ROCK CLIMBING WALL
15. CHILDREN'S PLAY AREA
16. TOT- LOT
17. KIDS SENSORY FLOOR GAMES
18. CHALKBOARD WALL
19. HOPSCOTCH
20. MAZE GARDEN
21. RUNNING LOOP
22. KIDS ACTIVITY HUB
23. INTERACTIVE FOUNTAIN
24. HOOKEY RING TOSS GAME
25. KIDS FUN PALETTE BUS
26. GAGA BALL
27. JUNGLE GYM
28. TREE HOUSE
29. CENTRAL PLAZA
30. GREEN PAVILLIONS
31. LANDSCAPED COVERED WALKWAYS
32. SENIOR CITIZENS SEATING AREA
33. COMMUNAL SEATING
34. TREE PLAZA WITH SEATING
35. SCULPTURE COURT
36. AMPHITHEATRE with Stage
37. REFLEXOLOGY PATHWAY
38. BARBEQUE COUNTER
39. INTERACTIVE ZONE
40. PERGOLA SEATING
41. HAMMOCK GARDEN
42. WIND CHIME GARDEN

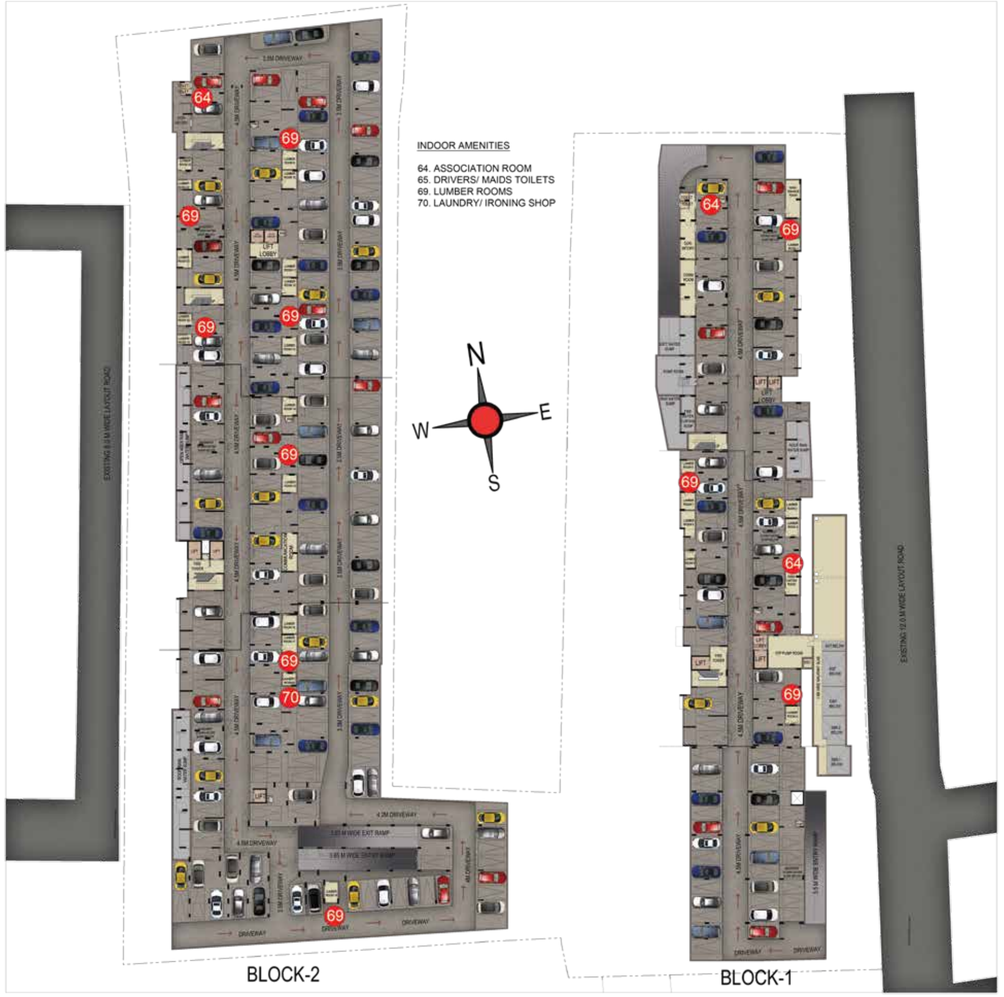
INDOOR AMENITIES

43. BADMINTON COURT
44. SQUASH COURT
45. GYM
46. INTERACTIVE GYM
47. SENIOR CITIZENS GYM
48. YOGA / ZUMBA/AEROBICS / MEDITATION
49. SLAM DUNK ROOM
50. INDOOR GAMES ROOM (TT, board games, air hockey, foos ball, snooker)
51. INDOOR KIDS PLAY AREA
52. CRECHE
53. SPINNING WHEEL OF HOPE
54. BOULDERING WALL FOR KIDS
55. KIDS BALL POOL
56. KIDS LIBRARY
57. ART / MUSIC / PAINTING
58. LEARNING CENTRE
59. MINI THEATRE
60. BANQUET HALL WITH KITCHEN
61. VIRTUAL REALITY GAMES
62. BOARD GAMES ARCADE
63. BUISNESS CENTER
64. ASSOCIATION ROOM
65. DRIVERS/ MAIDS TOILETS
66. RECEPTION WITH CONCIERGE
67. WAITING LOUNGE
68. READING LOUNGE
69. LUMBER ROOMS
70. LAUNDRY/ IRONING SHOP

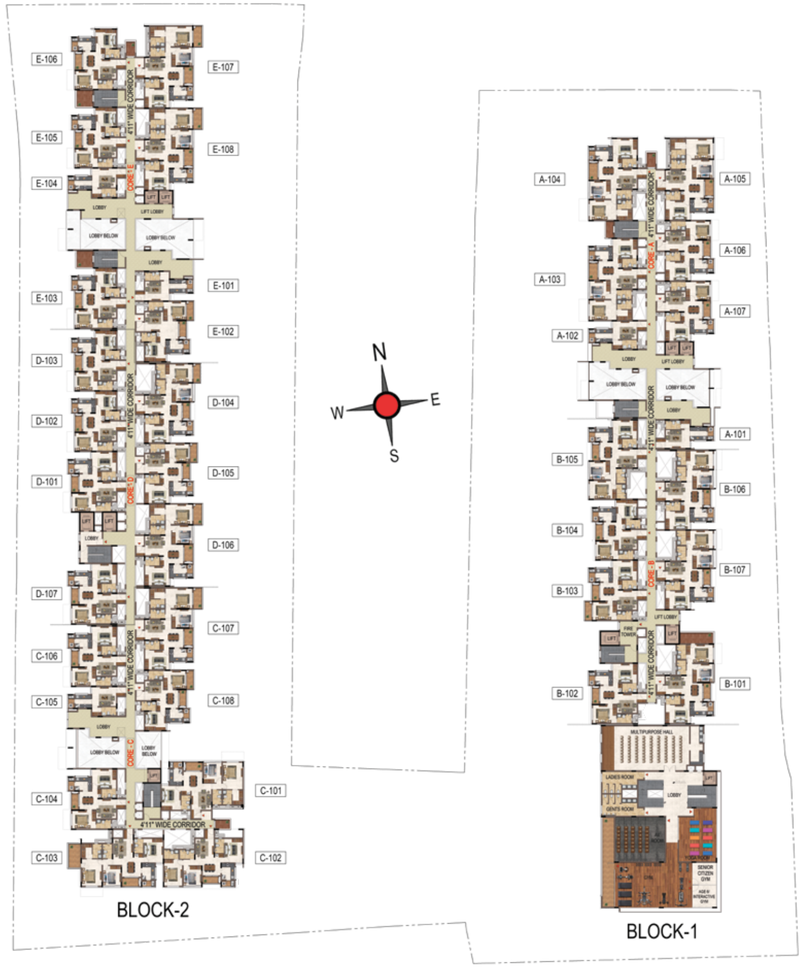
TERRACE AMENITIES

71. SWIMMING POOL WITH INFINITY EDGE
72. KIDS POOL
73. OUTDOOR JACUZZI POOL
74. INTERACTIVE WATER FEATURE
75. POOLSIDE LOUNGE SEATERS
76. POOLSIDE THEATRE
77. POOLSIDE PARTY DECK
78. WATER FEATURE
79. POOLSIDE REFRESHMENT COUNTER
80. OUTDOOR SHOWER

FLOOR PLANS


INDOOR AMENITIES
64. ASSOCIATION ROOM
65. DRIVERS/ MAIDS TOILETS
69. LUMBER ROOMS
70. LAUNDRY/ IRONING SHOP
N
E
W
S
64
69
70
BLOCK-2
BLOCK-1

FIRST FLOOR PLAN



2ND TO 7TH TYPICAL FLOOR PLAN



1RK + 1T - AG02 - A102
3BHK+3T - A202 - A702

UNIT PLANS



UNIT A102 FIRST FLOOR



UNIT AG02 GROUND FLOOR



UNIT - A202-A702 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG02	1RK-1T	322	-	322	510	51
A102	1RK-1T	322	-	322	510	-
A202-A702	3BHK-3T	944	81	1025	1511	-



KEY PLAN

1RK + 1T - AG01 - A101
3BHK+3T - A201 - A701



UNIT A101 FIRST FLOOR



UNIT AG01 GROUND FLOOR



UNIT - A201-A701 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG01	1RK-1T	322	-	322	515	59
A101	1RK-1T	322	-	322	515	-
A201-A701	3BHK-3T	971	81	1052	1551	-



KEY PLAN

1RK + 1T - CG05 - C105 & EG04 - E104
3BHK+3T - C205 - C705 & E204 - E704



UNIT - C105
E104 FIRST FLOOR



UNIT - EG04 GROUND FLOOR



UNIT - CG05 GROUND FLOOR



UNIT - C205-C705
E204-E704 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG05 & EG04	1RK-1T	331	0	331	523 & 522	51 & 36
C105 & E104	1RK-1T	331	0	331	523 & 522	-
C205-C705 & E204-E704	3BHK-3T	1047	108	1155	1683 & 1687	-



KEY PLAN

1RK + 1T - EG01 - E101
3BHK+3T - E201 - E701



UNIT E101 FIRST FLOOR



UNIT EG01 GROUND FLOOR



UNIT - E201-E701 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
EG01	1RK-1T	331	-	331	522	36
E101	1RK-1T	331	-	331	522	-
E201-E701	3BHK-3T	1078	108	1186	1728	-



KEY PLAN

2BHK + 2T
DG02 - D702 & EG03 - E703 & EG05 - E705



UNIT NO - DG02
EG03
EG05 GROUND FLOOR



UNIT NO - D102
E103
E105 FIRST FLOOR



UNIT NO - D202-D702
E203-E703
E205-E705 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
DG02,EG03 & EG05	2BHK-2T	688	35	723	1078,1088 & 1083	44, 48 & 48
D102,E103 & E105	2BHK-2T	688	35	723	1078,1088 & 1083	-
D202-D702, E203-E703 & E205-E705	2BHK-2T	693	81	774	1140,1150 & 1145	-



KEY PLAN

2BHK+2T
BG04 - B704



UNIT NO - BG04 GROUND FLOOR

UNIT NO-B104 FIRST FLOOR

UNIT NO-B204-B704 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG04	2BHK-2T	688	35	723	1080	163
B104	2BHK-2T	688	35	723	1080	-
B204-B704	2BHK-2T	688	35	723	1080	-



KEY PLAN

2BHK + 2T
DG03 - D703



UNIT NO - DG03 GROUND FLOOR

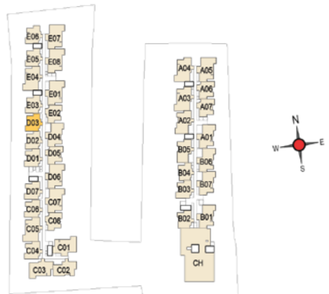


UNIT NO - D103 FIRST FLOOR



UNIT NO - D203-D703 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
DG03	2BHK-2T	688	35	723	1084	51
D103	2BHK-2T	688	35	723	1084	-
D203-D703	2BHK-2T	693	81	774	1145	-



KEY PLAN

2BHK+2T
EG06 - E706



UNIT NO - EG06 GROUND FLOOR



UNIT NO - E106 FIRST FLOOR



UNIT NO - E206-E706 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
EG06	2BHK-2T	688	35	723	1088	47
E106	2BHK-2T	688	35	723	1088	-
E206-E206	2BHK-2T	693	81	774	1150	-



KEY PLAN

2BHK + 2T
CG06 - C706



UNIT NO - CG06 GROUND FLOOR

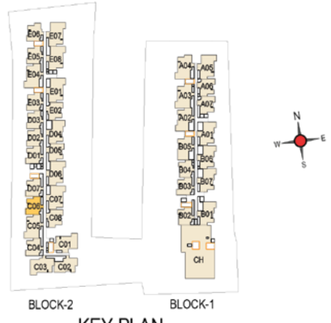


UNIT NO - C106 FIRST FLOOR



UNIT NO- C206-C706 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG06	2BHK-2T	737	35	772	1152	59
C106	2BHK-2T	737	35	772	1152	-
C206-C706	2BHK-2T	741	81	822	1214	-



KEY PLAN

2BHK+2T
DG01 - D701

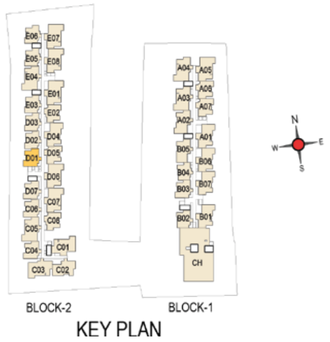


UNIT NO - DG01 GROUND FLOOR

UNIT NO - D101 FIRST FLOOR

UNIT NO- D201-D701 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
DG01	2BHK-2T	737	35	772	1152	36
D101	2BHK-2T	737	35	772	1152	-
D201-D701	2BHK-2T	741	81	822	1213	-



KEY PLAN

2BHK + 2T
BG02 - B702

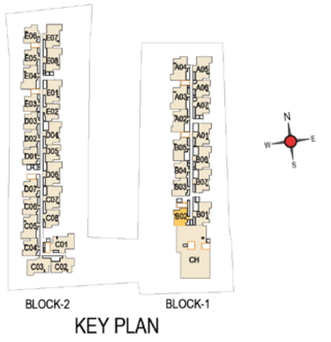


UNIT NO - BG02 GROUND FLOOR

UNIT NO-B102 FIRST FLOOR

UNIT NO-B202-B702 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG02	2BHK-2T	737	35	772	1157	58
B102	2BHK-2T	737	35	772	1157	-
B202-B702	2BHK-2T	737	35	772	1157	-



KEY PLAN

2BHK+2T
CG04 - C704

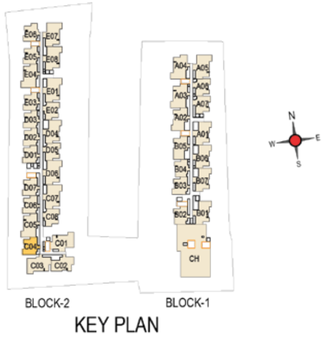


UNIT NO - CG04 GROUND FLOOR

UNIT NO - C104 FIRST FLOOR

UNIT NO- C204-C704 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG04	2BHK-2T	737	35	772	1157	59
C104	2BHK-2T	737	35	772	1157	-
C204-C704	2BHK-2T	741	81	822	1214	-



KEY PLAN

2BHK + 2T
DG07 - D707

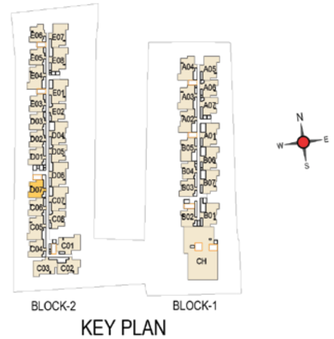


UNIT NO - DG07 GROUND FLOOR

UNIT NO - D107 FIRST FLOOR

UNIT NO- D207-D707 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
DG07	2BHK-2T	737	35	772	1157	58
D107	2BHK-2T	737	35	772	1157	-
D207-D707	2BHK-2T	741	81	822	1219	-



KEY PLAN

2BHK + 2T
AG06 - A706



UNIT NO - AG06 GROUND FLOOR

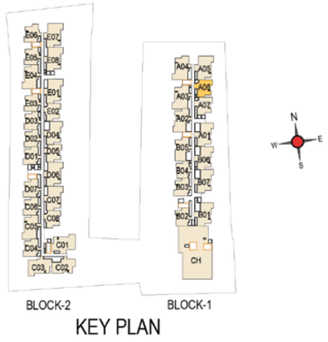


UNIT NO - A106 FIRST FLOOR



UNIT NO - A206-A706 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG06	2BHK-2T	758	35	793	1176	44
A106	2BHK-2T	758	35	793	1176	-
A206-A706	2BHK-2T	763	81	844	1237	-



KEY PLAN

2BHK+2T
CG08 - C708 & EG02 - E702



UNIT NO - CG08 EG02 GROUND FLOOR

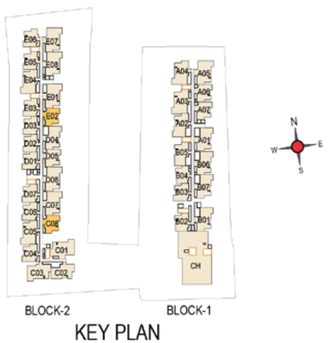


UNIT NO - C108 E102 FIRST FLOOR



UNIT NO - C208-C708 E202-E702 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG08 & EG02	2BHK-2T	714	81	795	1174	200
C108 & E102	2BHK-2T	714	81	795	1174	-
C208-C708 & E202-E702	2BHK-2T	714	81	795	1174	-



KEY PLAN

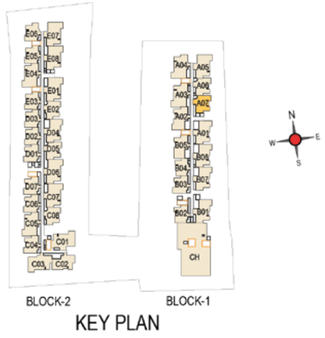
2BHK + 2T
AG07 - A707





UNIT NO - AG07 GROUND FLOOR UNIT NO - A107 FIRST FLOOR UNIT NO - A207-A707 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG07	2BHK-2T	758	35	793	1181	57
A107	2BHK-2T	758	35	793	1181	-
A207-A707	2BHK-2T	763	81	844	1243	-



KEY PLAN

2BHK+2T
BG03 - B703





UNIT NO - BG03 GROUND FLOOR UNIT NO-B103 FIRST FLOOR UNIT NO-B203-B703 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG03	2BHK-2T	741	81	822	1213	77
B103	2BHK-2T	741	81	822	1213	-
B203-B703	2BHK-2T	741	81	822	1213	-



KEY PLAN



2BHK + 2T
DG05 - D705



UNIT NO - DG05 GROUND FLOOR



UNIT NO - D105 FIRST FLOOR



UNIT NO - D205-D705 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
DG05	2BHK-2T	763	81	844	1237	142
D105	2BHK-2T	763	81	844	1237	-
D205-D705	2BHK-2T	763	81	844	1237	-



KEY PLAN

3BHK+3T
CG02 - C702



UNIT NO - C102 FIRST FLOOR



UNIT NO- C202-C702 TYPICAL FLOOR



UNIT NO - CG02 GROUND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG02	3BHK-3T	940	35	975	1451	59
C102	3BHK-3T	940	35	975	1451	-
C202-C702	3BHK-3T	940	35	975	1451	-



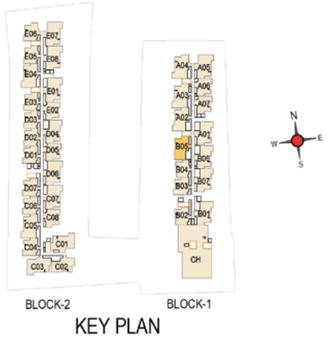
KEY PLAN

3BHK + 3T
BG05 - B705



UNIT NO - BG05 GROUND FLOOR UNIT NO - B105 FIRST FLOOR UNIT NO - B205-B705 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG05	3BHK-3T	940	35	975	1451	59
B105	3BHK-3T	940	35	975	1451	-
B205-B705	3BHK-3T	940	35	975	1451	-



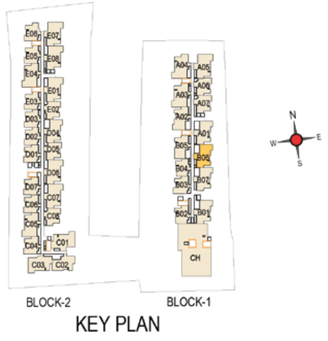
KEY PLAN

3BHK+3T
BG06 - B706



UNIT NO - BG06 GROUND FLOOR UNIT NO - B106 FIRST FLOOR UNIT NO - B206-B706 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG06	3BHK-3T	966	35	1001	1486	130
B106	3BHK-3T	966	35	1001	1486	-
B206-B706	3BHK-3T	971	81	1052	1547	-



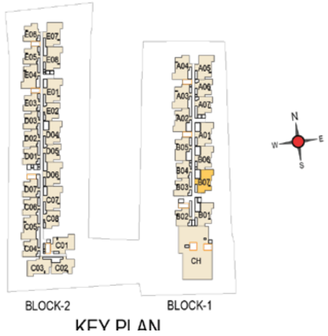
KEY PLAN

3BHK + 3T
BG07 - B707



UNIT NO - BG07 GROUND FLOOR UNIT NO - B107 FIRST FLOOR UNIT NO - B207-B707 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG07	3BHK-3T	966	35	1001	1486	130
B107	3BHK-3T	966	35	1001	1486	-
B207-B707	3BHK-3T	971	81	1052	1547	-



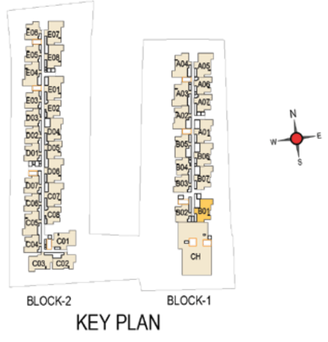
KEY PLAN

3BHK+3T
BG01 - B701



UNIT NO - BG01 GROUND FLOOR UNIT NO - B101 FIRST FLOOR UNIT NO - B201-B701 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG01	3BHK-3T	966	35	1001	1489	130
B101	3BHK-3T	966	35	1001	1489	124
B201-B701	3BHK-3T	971	81	1052	1551	-



KEY PLAN

3BHK + 3T
DG04 - D704



UNIT NO - DG04 GROUND FLOOR

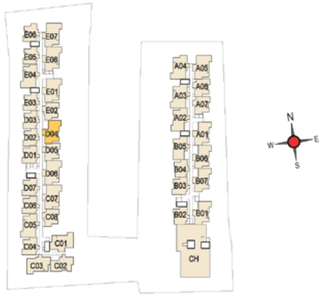


UNIT NO-D104 FIRST FLOOR



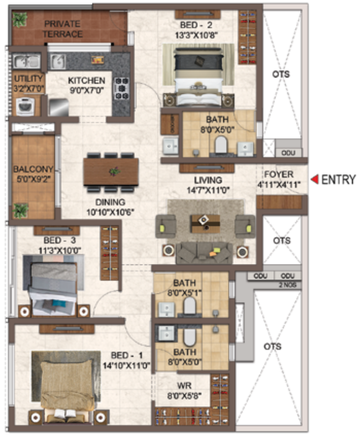
UNIT NO-D204-D704 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
DG04	3BHK-3T	971	81	1052	1546	163
D104	3BHK-3T	971	81	1052	1546	-
D204-D704	3BHK-3T	971	81	1052	1546	-

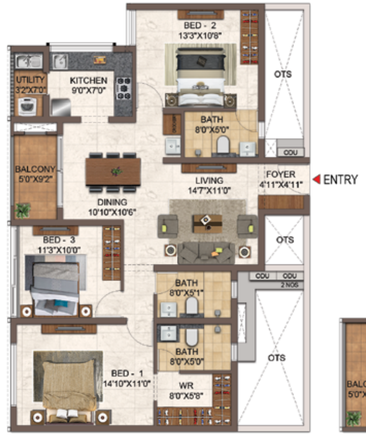


KEY PLAN

3BHK + 3T
AG03 - A703



UNIT NO - AG03 GROUND FLOOR

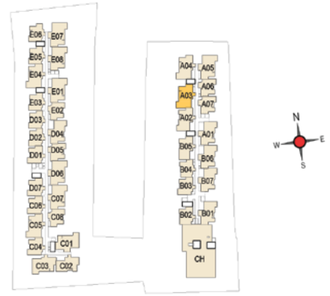


UNIT NO - A103 FIRST FLOOR



UNIT NO - A203-A703, TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG03	3BHK-3T	1042	46	1088	1604	58
A103	3BHK-3T	1042	46	1088	1604	-
A203-A703	3BHK-3T	1047	108	1155	1688	-



KEY PLAN

3BHK+3T
CG03 - C703





UNIT NO - C103 FIRST FLOOR



UNIT NO - C203-C703 TYPICAL FLOOR



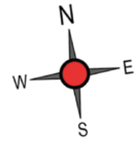
UNIT NO - CG03 GROUND FLOOR

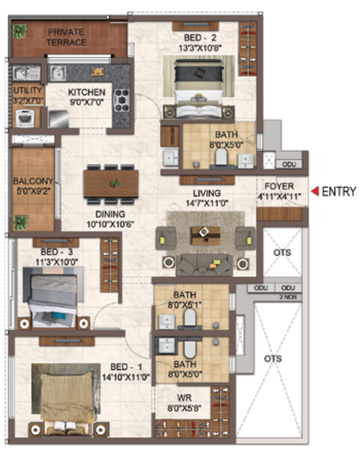
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG03	3BHK-3T	1042	46	1088	1606	51
C103	3BHK-3T	1042	46	1088	1606	104
C203-C703	3BHK-3T	1047	108	1155	1689	-



KEY PLAN

3BHK + 3T
AG04 - A704





UNIT NO - AG04 GROUND FLOOR



UNIT NO - A104 FIRST FLOOR



UNIT NO - A204-A704 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG04	3BHK-3T	1042	46	1088	1610	59
A104	3BHK-3T	1042	46	1088	1610	-
A204-A704	3BHK-3T	1047	108	1155	1693	-



KEY PLAN

3BHK+3T
AG05 - A705



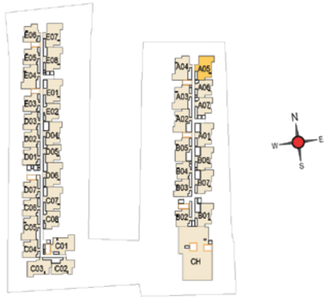


UNIT NO - AG05 GROUND FLOOR

UNIT NO - A105 FIRST FLOOR

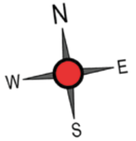
UNIT NO - A205-A705 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG05	3BHK-3T	1074	46	1120	1645	44
A105	3BHK-3T	1074	46	1120	1645	-
A205-A705	3BHK-3T	1078	108	1186	1728	-



KEY PLAN

3BHK + 3T
CG01 - C701

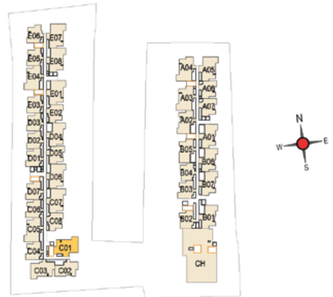




UNIT NO - CG01-C101 GROUND & 1ST FLOOR

UNIT NO-C201-C701 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG01	3BHK-3T	1074	46	1120	1650	-
C101	3BHK-3T	1074	46	1120	1650	-
C201-C701	3BHK-3T	1078	108	1186	1733	-



KEY PI AN

3BHK+3T
CG07 - C707, DG06 - D706 & EG08 - E708



UNIT NO - CG07
DG06
EG08

GROUND FLOOR



UNIT NO - C107
D106
E108

FIRST FLOOR



UNIT NO - C207-C707
D206-D706
E208-E708

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG07,DG06 & EG08	3BHK-3T	1078	108	1186	1728,1728 & 1728	147
C107,D106 & E108	3BHK-3T	1078	108	1186	1728,1728 & 1728	-
C207-C707,D206-D706 & E208-E708	3BHK-3T	1078	108	1186	1728,1728 & 1728	-



KEY PLAN

3BHK + 3T
EG07 - E707



UNIT NO - EG07

GROUND FLOOR



UNIT NO - E107

FIRST FLOOR



UNIT NO - E207-E707

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
EG07	3BHK-3T	1078	108	1186	1728	147
E107	3BHK-3T	1078	108	1186	1728	-
E207-E707	3BHK-3T	1078	108	1186	1728	-



KEY PLAN

CLUBHOUSE

CLUBHOUSE GROUND FLOOR PLAN





INDOOR AMENITIES

66. RECEPTION WITH CONCIERGE
67. WAITING LOUNGE
68. READING LOUNGE



KEY PLAN



CLUBHOUSE FIRST FLOOR PLAN



INDOOR AMENITIES

45. GYM
46. INTERACTIVE GYM
47. SENIOR CITIZENS GYM
48. YOGA/ZUMBA/ AEROBICS/MEDITATION
59. MINI THEATRE
60. BANQUET HALL WITH KITCHEN



KEY PLAN

CLUBHOUSE SECOND FLOOR PLAN



INDOOR AMENITIES

43. BADMINTON COURT
44. SQUASH COURT
49. SLAM DUNK ROOM
51. INDOOR KIDS PLAY AREA
52. CRECHE
53. SPINNING WHEEL OF HOPE
54. BOULDERING WALL FOR KIDS
55. KIDS BALL POOL



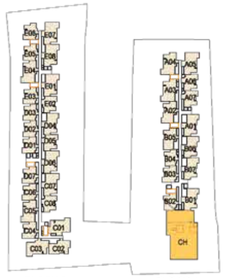
KEY PLAN

CLUBHOUSE THIRD FLOOR PLAN



INDOOR AMENITIES

50. INDOOR GAMES ROOM
(TT, board games, air hockey, foos ball, snooker)
56. KIDS LIBRARY
57. ART / MUSIC / PAINTING
58. LEARNING CENTRE
61. VIRTUAL REALITY GAMES
62. BOARD GAMES ARCADE
63. BUISNESS CENTER



KEY PLAN

CLUBHOUSE TERRACE FLOOR PLAN



INDOOR AMENITIES

71. SWIMMING POOL
WITH INFINITY EDGE
72. KIDS POOL
73. OUTDOOR JACUZZI POOL
74. INTERACTIVE WATER FEATURE
75. POOLSIDE LOUNGE SEATERS
76. POOLSIDE THEATRE
77. POOLSIDE PARTY DECK
78. WATER FEATURE
79. POOLSIDE REFRESHMENT COUNTER
80. OUTDOOR SHOWER



KEY PLAN



WALL CLIMBING



Specifications

1. STRUCTURE

Structural system
RCC framed structure designed for seismic compliant (Zone 2)

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

Floor-floor height (incl. slab)
Will be maintained at 2950mm

ATT
Anti–termite treatment will be done

2. WALL FINISH

Internal walls
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 & 2 coats of emulsion paint with colour as per architect's design

Bathroom
Glazed ceramic tile up to false ceiling height of size 300x600mm & above false ceiling will be finished with a coat of primer

Kitchen
Ceramic wall tile of size 300x600mm for a height of 600mm above the counter top finished level

Utility
Ceramic wall tile of size 300x600mm as per architect's design intent wherever applicable

Toilet ceiling
Grid type false ceiling

3. FLOOR FINISH

Foyer, living, dining, bedrooms & kitchen
Vitrified tiles of size 600x1200mm

Bathroom
Anti-skid ceramic tiles of size 300x300mm

Balcony / Utility
Anti-skid ceramic tiles of size 300x300mm

Private open terrace (if applicable)
Pressed tiles finish

4. KITCHEN & DINING

Kitchen
Platform will be finished with granite slab at height of 800mm from the finished floor level

Electrical point
For chimney & water purifier

CP fitting
American Standard / Grohe / equivalent

Sink
Stainless steel sink without drain board

Utility
Stainless steel sink with drain board

Dining
Wall mount washbasin wherever applicable

5. BALCONY

Handrail
MS handrail as per architect's design

6. BATHROOMS

Sanitary fixture
American Standard / Grohe / equivalent

CP fittings
American Standard / Grohe / equivalent

Bedroom-1 bathroom
Wall mounted WC with cistern, health faucet, single lever diverter, overhead shower with a polished granite slab counter top wash basin

Other bathrooms
Wall mounted WC with cistern, health faucet, single lever diverter, overhead shower with a wall hung wash basin

7. JOINERY

Main door
Good quality main door of size 1050x2100mm with double side veneer with polish finish and panel on one side

Ironmongeries like digital door lock of Yale / equivalent, tower bolts, door viewer, safety latch, door stopper, etc.

Bedroom doors
Skin moulded shutter of size 900x2100mm with paint finish

Ironmongeries like mortise lock of Godrej or equivalent, door stopper, door bush, tower bolt, etc.

Bathroom doors
FRP shutter of size 750x2100mm

Ironmongeries like thumb turn lock of Godrej / equivalent

8. WINDOWS

Windows
Aluminium powder coated windows with sliding shutter with see through plain glass

French doors
Aluminium powder coated frame and doors with toughened glass

Ventilators
Aluminium powder coated frame of fixed / adjustable louvered / open-able shutter for ODU access

9. ELECTRICAL POINTS

Power supply
3-phase power supply connection

Safety device
MCB & ELCB (Earth Leakage Circuit Breaker)

Switches & sockets
Modular box & modular switches & sockets of Schneider/equivalent

Wires
Fire Retardant Low Smoke (FRLS) copper wire of a good quality IS brand

TV
Point in living & bed-1 and provision in other bedrooms

Telephone
Point in living & bed-1

Data
Point in living & bed-1

Split- air conditioner
Provision in living / dining and point in all bedrooms

Exhaust fan
Point will be given in all bathrooms

Geyser
Geyser point will be provided in all toilets

Back-up
600W for 3 BHK, 500W for 2 BHK & 400 W for studio apartment

NOTE – Master Bedroom refers to Bedroom – 1

Specifications common to building complex

COMMON FEATURES:

1. **Lift**
   Elevators of 8 passenger lift will be provided as per requirement
2. **Backup**
   100% power backup for common amenities such as clubhouse, lifts, WTP, STP & selective common area lighting
3. **Name board**
   Apartment owner name will be provided in ground floor
4. **Lift fascia**
   Granite cladding / wall finishes / wall tiles as lift fascia in all floors as per design intent
5. **Lobby**
   Granite flooring at ground level & tile flooring at other levels
6. **Corridor**
   Tile flooring at all levels
7. **Staircase floor**
   Tile flooring for staircase
8. **Staircase handrail**
   MS handrail with enamel paint in all floors
9. **Terrace floor**
   Pressed tile flooring

OUTDOOR FEATURES:

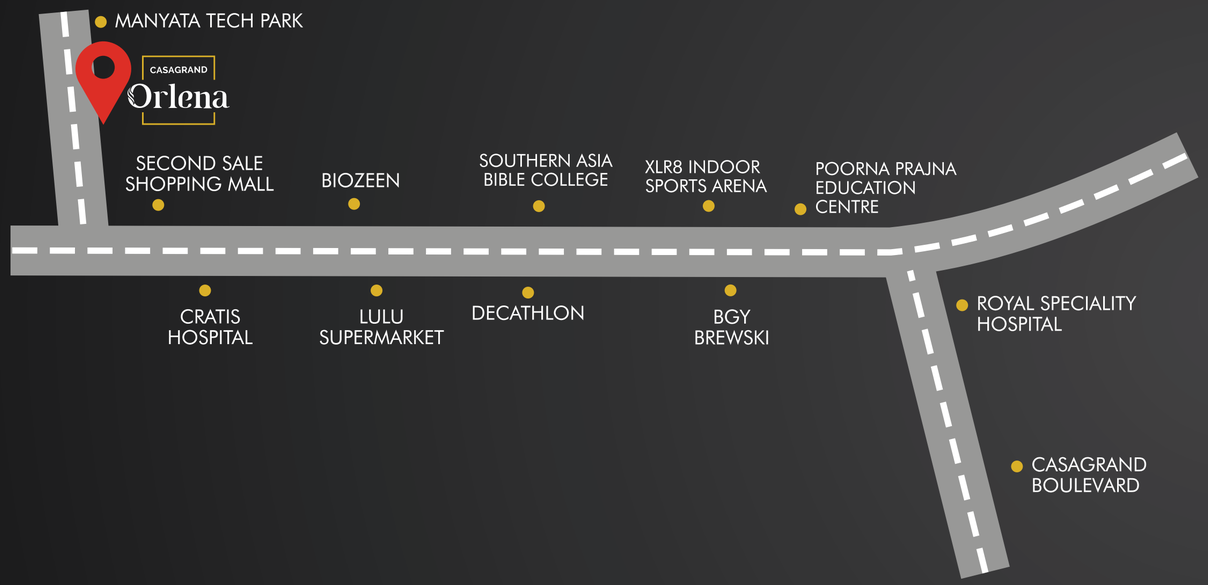
1. **Water storage**
   Centralised UG sump with WTP (min. requirement as per water test report)
2. **Rainwater harvesting**
   Rainwater harvesting is done at the site
3. **STP**
   Centralised Sewage Treatment plant is done
4. **Intercom**
   Intercom will be provided
5. **Safety**
   CCTV surveillance cameras will be provided all around the building at pivotal locations in ground level
6. **Walkway**
   Walkway spaces well-defined as per landscape design intent
7. **Security**
   Security booth will be provided at the entrance
8. **Compound wall**
   Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent
9. **Landscape**
   Suitable landscape at appropriate places in the project as per design intent
10. **Driveway**
    Convex mirror for safe turning in driveway in/ out

PAYMENT SCHEDULE PROPOSAL

Booking Advance	**10%**
Agreement Signing	**30%**
On commencement of Foundation	**10%**
On commencement of Basement Roof	**7.5%**
On commencement of Ground Floor Roof	**7.5%**
On commencement of 1st Floor Roof	**7.5%**
On commencement of 3rd Floor Roof	**7.5%**
On commencement of 5th Floor Roof	**7.5%**
On commencement of 7th Floor Roof	**7.5%**
Completion of Flooring Respective Unit	**2.5%**
Handing Over	**2.5%**
	100%



LOCATION MAP



LOCATION ADVANTAGES

IT Parks / Other employment hubs	Distance (Km)
Manyata Embassy Business Park-Back gate 5	3.2
Manyata Embassy Business Park-Main entrance	2.8
Karle Town Centre SEZ	3.8
Bhartiya City - Smart City	6.4
Office Cluster at Hebbal	7.8
Kiadb Hardware Park	17.2

Micro Markets	
Thanisandra	0.5
Hennur	0.85
Horamavu	2.9
Nagawara Junction	2.4
Hennur Junction	2.8
Jakkur	4.3
Kalyan Nagar & HRBR Layout	4.1
Hebbal	6.3
RT Nagar	8.5
MG Road	10.8
Yelahanka	11.5

Schools & Colleges	
New Baldwin School, K.Narayanapura Cross	2.1
Broadvision World School, Hennur Cross	1.6
St. Michael's High School, Geddalahalli	2.0
Focus International School, HRBR Layout	1.8
HMR Group of Institution, HBR Layout	2.7
Legacy School, Kothanur	3.6
Indian Academy Group of Institutions, Kalyan Nagar	2.6
Royale Concorde International School, Kalyan Nagar	4.2
Vidya Niketan School, Hebbal Kempapura	7.3
New Baldwin International School Banaswadi	6.7

	Distance (Km)
REVA University, Srinivasa Nagar	9.5
GKVK Campus, Yashoda Nagar, Bellary Road	8.3
Vidyashilp Academy, Jakkur	10.0
Delhi Public School Bangalore North, Sathanur	10.9
Kendriya Vidyalaya Air Force Station	13.4

Supermarkets, Malls, Shopping, Food Courts & Entertainment	
Elements Mall	1.9
D Mart, Hennur	2.1
Decathlon, Hennur Road	3.9
Byg Brewski Brewing Company	4.4
Esteem Mall	6.7
RMZ Galleria Mall	10.6

Hospitals	
Cratis Hospital	1.6
Regal Kidney and Multi Speciality Hospital	5.7
Columbia Asia Hospital Hebbal, Bangalore	6.9
Bangalore Baptist Hospital	8.3
Aster CMI Hospital, Hebbal Bangalore	8.1
Rainbow Children's Hospital & BirthRight by Rainbow, Hebbal, Bengaluru	8.6
Ramaiah Memorial Hospital	12.4

Roads & Transportation	
Thanisandra Road	1.3
Outer Ring Road	2.5
Bangalore Cantonment Railway Station	9.3
KR Puram Railway Station	11.9
Krantivira Sangolli Rayanna (Bengaluru) / Majestic Railway Station	14.9
Kempegowda International Airport Bengaluru	25.6

AWARDS

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

- Best TV Commercial Casagrand
  'Superior Homes Assured' IndIAA
  Regional (Tamil) Awards

- Largest Project of the Year - 2018
  Casagrand Luxus TOI

- Best Affordable Housing
  Project of the Year
  Casagrand NexTown CMO Global

- Excellence in Delivery - 2018
  ET Now

- Developer of the Year 2018-2019
  Realty Fact & Quickr

- Distinguished Design Awards 2017
  Casagrand ECR14

- CSR Initiative of the Year - 2018
  ET Now

- Luxury Villa Project of the Year –
  South Region Casagrand Esmeralda
  11th Estate Annual Awards

- 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

- Best Real Estate Company of Tamil
  Nadu at Times Business Awards 2020
  (Organized by The Times of India)

- CASAGRAND Firstcity has been
  conferred with 'Luxurious Affordable
  Housing Project' at
  GLOBAL REAL ESTATE CONGRESS











CASAGRAND
building aspirations

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