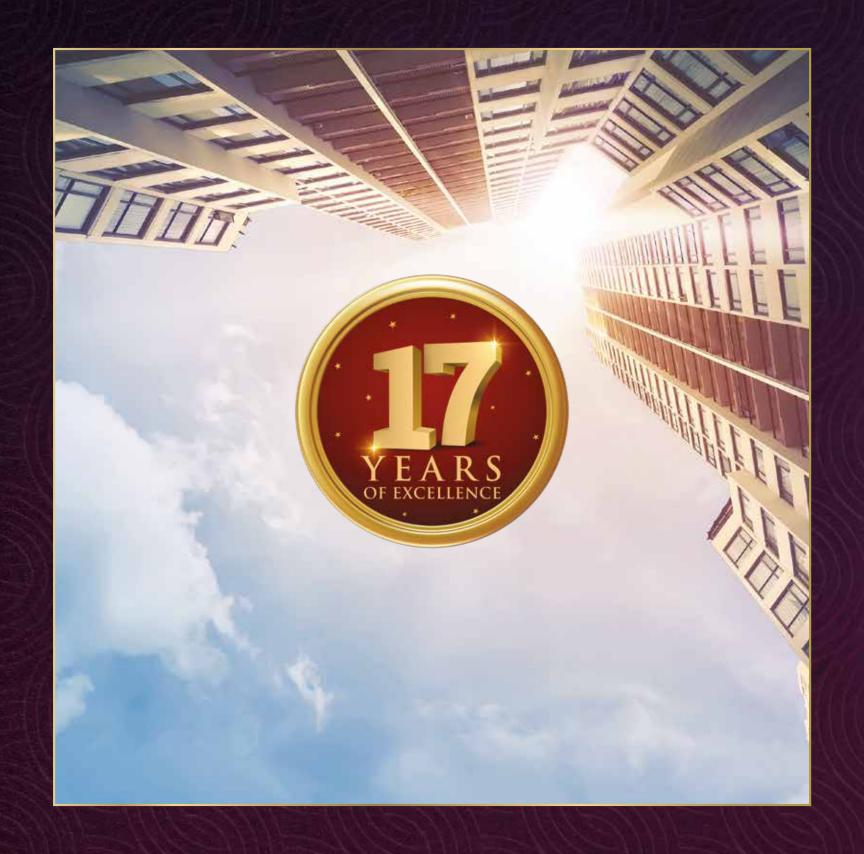




INDULGE IN A WORLD OF LUXURY AND GRANDEUR.







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 30 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 22,000 happy families across 125+ 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 17th year of our journey, we are all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.



WITNESS A BEAUTIFUL CONFLUENCE OF COMFORT & LUXURY

Experience an extraordinary lifestyle like never before at Casagrand Luxeria in Navalur. These beautifully crafted modern villas spread across a sprawling 6.9 acres come with multiple pockets of green space, unhindered living and dining space, 20 lifestyle amenities, exclusive clubhouse and more.

SALIENT FEATURES

- 128 contemporary modern villas, spread across 6.98 acres of land is an architectural magnificence of its own
- Thoughtfully designed 3 and 4 BHK Independent villas with no common wall
- Ground Floor + first floor + terrace design structure
- ✤ Best in class clubhouse designed with 20 amenities and features
- All villas have personalized landscape garden space to provide abundant space and ventilation
- The community is planned with 65% open space and 23,000 sqft of green-scape
- 100% vaastu compliant homes with zero dead space
- Surrounded by prominent IT/ITES companies, schools, colleges and hospitals

- 20 LIFESTYLE AMENITIES

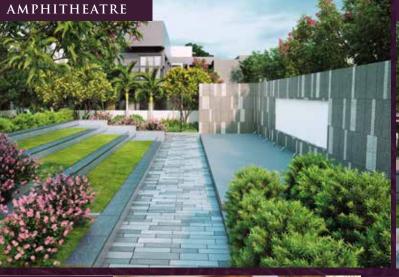
SWIMMING POOL



- 1. Multi-purpose party hall
- 2. Gym
- 3. Indoor games room
- 4. Rooftop swimming pool
- 5. Toddler's pool
- 6. Poolside loungers
- 7. Party lawn

- 8. Mulitpurpose sports court
- 9. Amphitheatre
- 10. Children's play area
- 11. Sand pit
- 12. Tot lot
- 13. Hopscotch
- 14. Outdoor gym

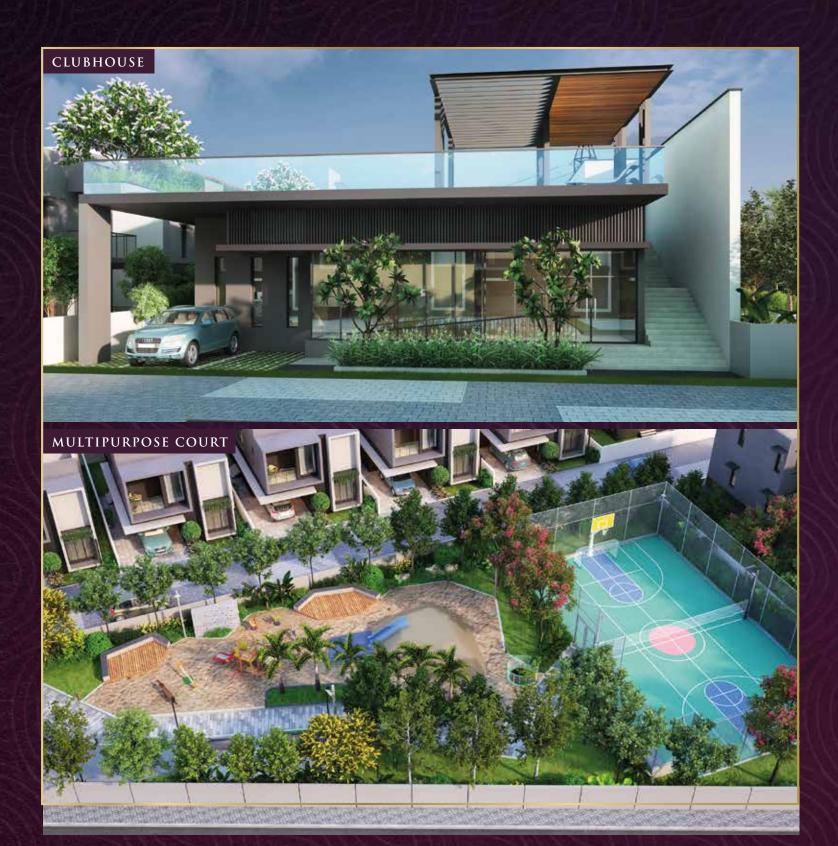
- 15. Yoga deck
- 16. Informal seating area
- 17. Skating rink
- 18. Organic garden
- 19. Sculpture court
- 20. Reflexology walkway

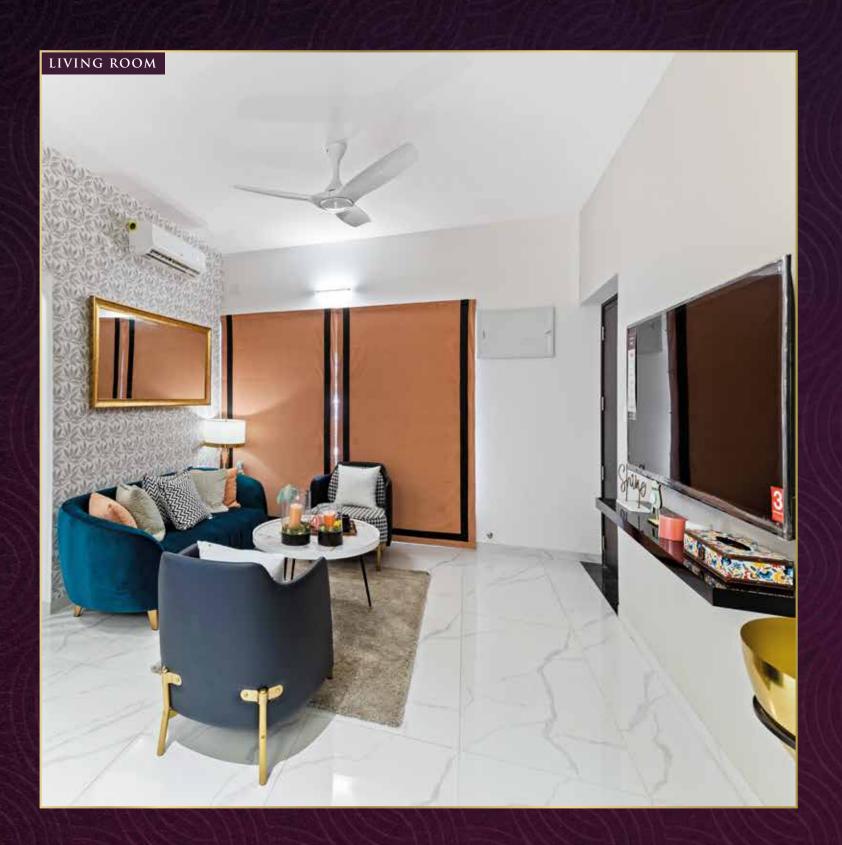




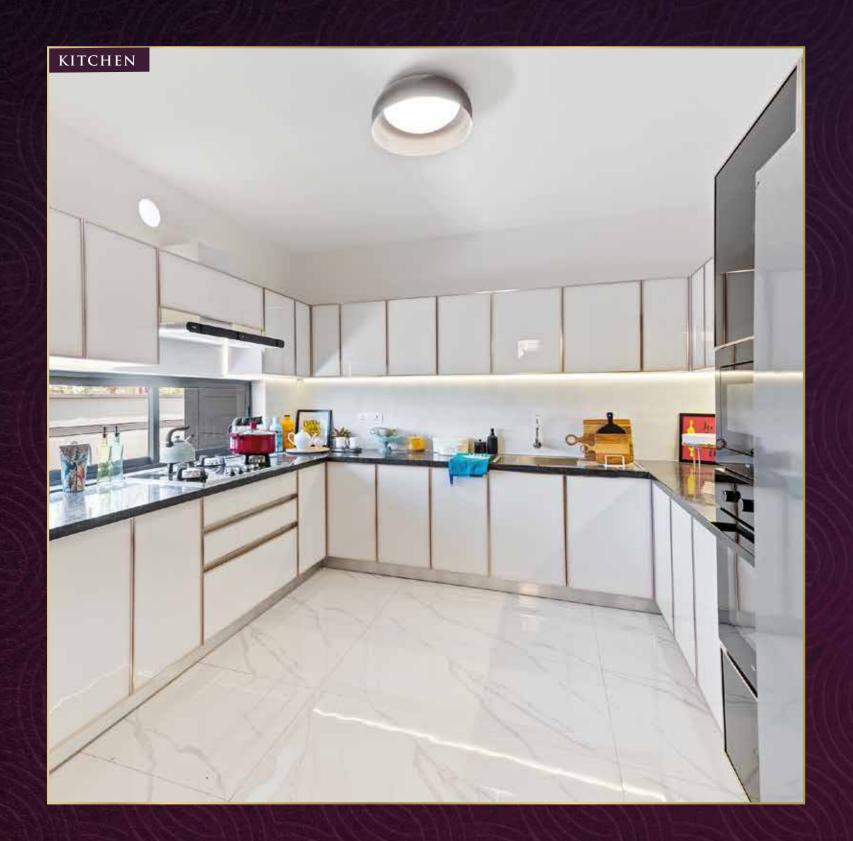


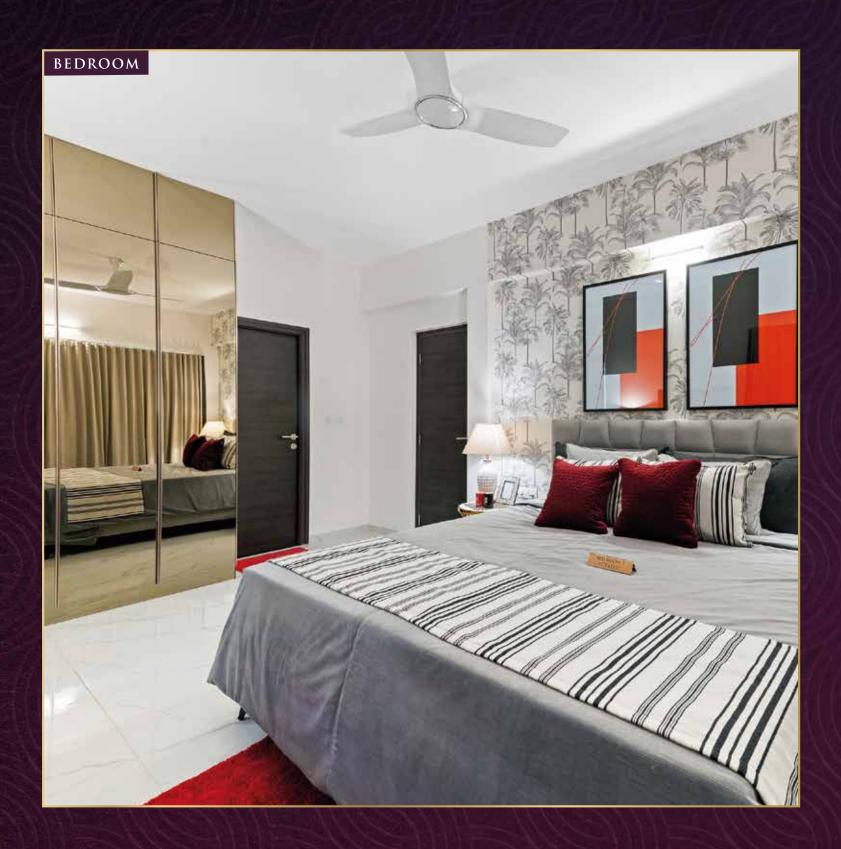














PRODUCT SUPERIORITY

Superior brands 221 quality checks More amenities Better utility of space and ventilation

Kids and senior citizens friendly

A LUXURIOUS LIFE AWAITS YOU!

Casagrand Luxeria! The architectural magnificence that spells excellence, comes to Chennai

- 128 contemporary modern villas
- 20 amenities & features with grand clubhouse
- Serene environment, abundant open spaces and seamless connectivity
- Superior specifications
- Vaastu compliant homes
- All villas have personalized landscape garden space

EFFICIENCY IN MASTER PLAN AND HOUSING THE BEST PRODUCT FEATURES

- Set amidst 6.98 acres of land, Casagrand Luxeria boasts of an efficient building footprint where 65% of land area is open space
- With two entry/exit and my gate facility, the community offers 24x7 security
- 10 m, 9 m & 7.2 m wide two-way driveways are planned across the site for comfortable vehicular movement

- Best in class clubhouse designed within the community providing ample indoor amenities for the residents
- 23,000 sqft of green-scape sprawled with leisure amenities for all age groups

LIFESTYLE AMENITIES AND FEATURES

Casagrand **"Luxeria"** brings you a range of amenities & features that are thoughtfully included to ensure a healthy lifestyle

- 20 amenities sprawled across the landscape and clubhouse
- Party hall, full functional gym, indoor games room and many interesting features inside the club house
- Swimming pool with deck area situated in the clubhouse, along with kids pool and pool side lounges is a great relaxation zone
- Multipurpose sports court with mini soccer, badminton & more

- Amphitheatre with facilities for social gathering
- Tot-lot, hopscotch and park area to keep your kids engaged
- Outdoor gym and senior citizen corner for elders
- 24*7 manned security with CCTV surveillance

HIGH-END SPECIFICATIONS FOR A SUPERIOR LIFESTYLE

Carefully chosen specifications provide an upgraded living experience inside your homes

- Wide and fancy main door with digital door lock
- The living room features aluminum sliding doors that allows the space to completely open up to the exterior deck
- Grand vitrified tiles of size 2'x4' for flooring
- Wireless mobile charging station provided in the living and bedroom 1

- High-end speculation & sanitary fittings of American standard / equivalent
- Luxuriously chosen premium specifications for bathroom-1 with granite counter top washbasin, rain shower, glass partition & more
- Pest-free drains in bathrooms and kitchen

UNMATCHED UNIT PLANNING

Conscious efforts have been taken to design the best of living spaces for the comfort of residents. They are carefully planned to ensure ample light and ventilation to make each home a delight

- Spacious 3 & 4 BHK villas with stylish contemporary architectural elevation
- All the villas are Independent with no common wall sharing
- Front, rear & the entire extent of villas designed to be green
- Most of the villas planned with exclusive 10 ft wide backyard
- ✤ 70% of the villas designed with 2 car parks
- 70% of the villas designed with unhindered living & dining opening up to beautiful deck area & outdoor landscapes ensuring cross ventilation.

CONSIDERING VAASTU? We got that sorted too...

- All the villas have SW master bedroom
- No units have SW entrance
- ✤ All the villas have either SE or NW kitchen
- No villas have bed headboard in north
- All units have east facing hobs

- Luxuriously planned bedrooms with walk-in wardrobe and attached toilet
- The walk-in-wardrobes can be customized to bedrooms as per individual's comfort
- Maximum villas with spaciously planned kitchen's of 10 ft x 11 ft
- Villas planned with exclusive store space at terrace level with dedicated space for washing machine.

SITE & UNIT PLANS

SITE PLAN





LANDSCAPE AMENITIES

- 1 Party lawn
- 2 Multipurpose sports court
- 3 Amphitheatre
- 4 Childrens play area
- 5 Sand pit
- 6 Tot lot
- 7 Hopscotch
- 8 Outdoor gym
- 9 Yoga deck
- 10 Informal seating area
- 11 Skating rink
- 12 Organic garden
- 13 Sculpture court
- 14 Reflexology pathway

Colour	Туре	No. of Units	Area Ranging
	4 BHK	17	2419 sft
	3 BHK	72	2000 - 2210 sft
	3 BHK	2	1800 - 2000 sft
	3 BHK	2	1600 - 1800 sft
	3 BHK	18	1200 - 1266 sft
	3 BHK	15	1100 - 1200 sft
	3 BHK	2	1000 - 1100 sft

Total No. units: 128

CLUBHOUSE AMENITIES

- 15 Gymnasium
- 16 Party hall
- 17 Indoor games
- 18 Rooftop swimming pool
- 19 Toddler's pool
- 20 Pool side loungers









GROUND FLOOR PLAN

FIRST FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
78	859	1073	582
79	859	1073	570



3 BHK+3T-SOUTH FACING VILLA







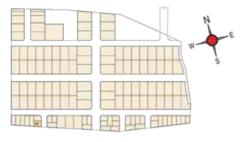


GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
81	890	1104	683









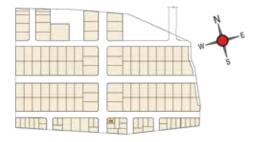


GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
69	905	1134	653







GROUND FLOOR PLAN

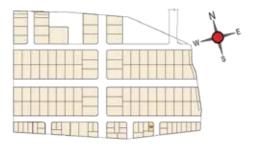


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
60	919	1130	677







GROUND FLOOR PLAN



FIRST FLOOR PLAN

TERRACE

TERRACE FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
50	869	1132	644







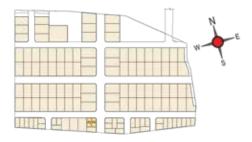
GROUND FLOOR PLAN



FIRST FLOOR PLAN



Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
73	925	1136	714
74	925	1136	726







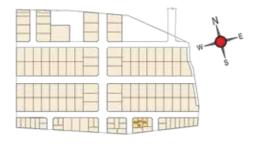




GROUND FLOOR PLAN

FIRST FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
61	928	1140	689
61A	928	1140	783
63	928	1140	771







GROUND FLOOR PLAN





FIRST FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
57	928	1144	690
58	928	1144	765







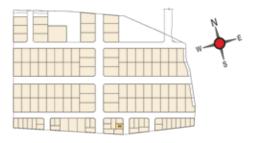
GROUND FLOOR PLAN





FIRST FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
66	933	1149	637







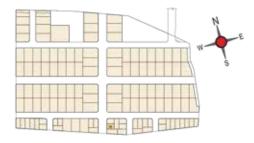
GROUND FLOOR PLAN





FIRST FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
70	932	1153	637



3 BHK+3T-NORTH FACING VILLA





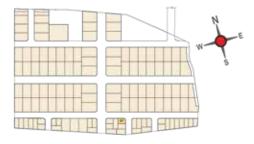
GROUND FLOOR PLAN





FIRST FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
67	919	1158	653



3 BHK+3T-NORTH FACING VILLA







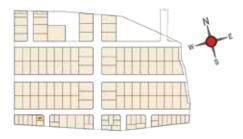


GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
82	921	1160	686







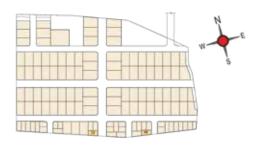




GROUND FLOOR PLAN

FIRST FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
59	962	1205	857
72	962	1205	855







GROUND FLOOR PLAN



FIRST FLOOR PLAN

TERRACE

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
70A	960	1206	866
64	960	1206	850
79A	960	1206	809



3 BHK+3T-NORTH FACING VILLA





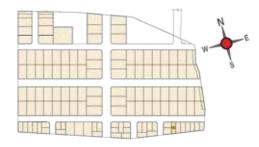
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



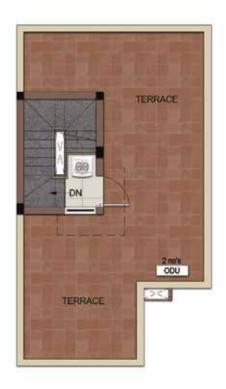
Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
56	963	1207	808

Key plan









18'-1"

GROUND FLOOR PLAN

FIRST FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
51	995	1215	703
52	995	1215	733
52A	995	1215	762



3 BHK+3T-SOUTH FACING VILLA







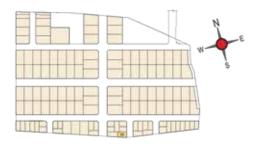


18'-1"

GROUND FLOOR PLAN

FIRST FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
65	995	1215	844







GROUND FLOOR PLAN

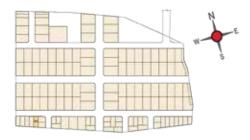




FIRST FLOOR PLAN

TERRACE FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
83	1008	1232	819



KEY PLAN









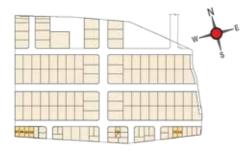
10-1

GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
54	1015	1266	792
55	1015	1266	823
84	1015	1266	806
85	1015	1266	785
86	1015	1266	764
87	1015	1266	782
68	1015	1266	796



KEY PLAN





GROUND FLOOR PLAN





FIRST FLOOR PLAN

TERRACE FLOOR PLAN



Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
29	1289	1611	1802

Key plan





GROUND FLOOR PLAN

FIRST FLOOR PLAN

VillaCarpetSaleableVilla LandNo.Area (Sft)Area (Sft)Area (Sft)7129916332090



TERRACE FLOOR PLAN

KEY PLAN



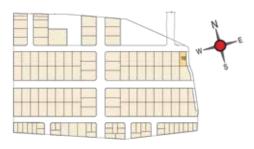


GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
10	1434	1855	1997







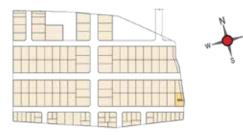
GROUND FLOOR PLAN



FIRST FLOOR PLAN

TERRACE FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
48A	1476	1915	2247



Key plan

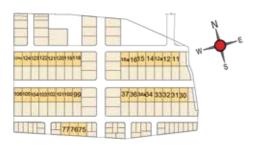


FIRST FLOOR PLAN

TERRACE

Carpet Saleable Villa Land Villa No. Area (Sft) Area (Sft) Area (Sft) 11, 12, 12A, 14, 15, 16, 16A 30, 31, 32, 33, 34, 34A, 36, 37 99, 100, 101, 102, 103, 104, 105 118, 119, 120, 121, 122, 123, 124 124A

GROUND FLOOR PLAN







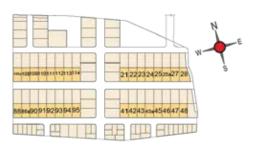
GROUND FLOOR PLAN



FIRST FLOOR PLAN



Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
21, 22, 23, 23, 25, 25A, 27	1583	2045	1802
28	1583	2045	2659
41, 42, 43, 43A, 45, 46, 47, 48	1583	2045	1802
88	1583	2045	1864
88A, 90, 91, 92, 93, 94, 95	1583	2045	1802
106A	1583	2045	1878
108, 109, 110, 112, 113, 114	1583	2045	1802







GROUND FLOOR PLAN

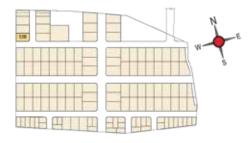




FIRST FLOOR PLAN

TERRACE FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
126	1628	2139	1811



Key plan





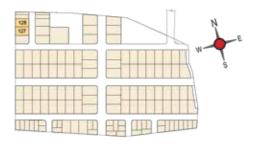
GROUND FLOOR PLAN





FIRST FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
127	1631	2139	1841
128	1631	2139	1843







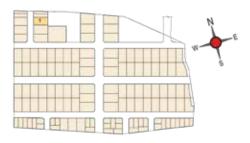
GROUND FLOOR PLAN



TERRACE

FIRST FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
1	1576	2162	1726







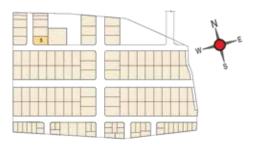
GROUND FLOOR PLAN





FIRST FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
3	1640	2194	1863







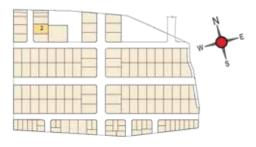
GROUND FLOOR PLAN



TERRACE

FIRST FLOOR PLAN

Villa	Carpet	Saleable	Villa Land
No.	Area (Sft)	Area (Sft)	Area (Sft)
2	1645	2211	2059







GROUND FLOOR PLAN

FIRST FLOOR PLAN

ODU

-DN

BED-3 145"X11'8"

DRESS 717X110* BED-1 15'5'X11'0"

LOUNGE 1357X104

DRESS 80'X47'

BATH 807855

BALCONY 797X5'1"

6

8

SECOND FLOOR PLAN

ODU

-ON

DRESS 7'1'X110"

BATH 90'X49 BED-2 15'5'X11'0"

TERRACE

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
4	1921	2420	2119
5	1921	2420	1992
6	1921	2420	2358
96, 97A, 115, 117	1921	2420	2241
97, 115A	1921	2420	2106







ODU . BED-1 15'5'X11'0* DRESS 7'1'X110" BATH 90"X5"1" 0 LOUNGE 8 135"X10'4 ON DRESS 8'0"X4'7" 0 0 BATH BED-3 145"X11"8" BALCONY 79"X5"1" 1

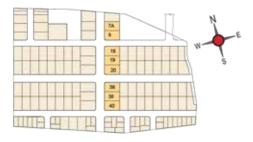


GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

Villa No.	Carpet Area (Sft)	Saleable Area (Sft)	Villa Land Area (Sft)
7A	1921	2420	2089
9	1921	2420	2222
18, 20, 38, 40	1921	2420	2241
19, 39	1921	2420	2106

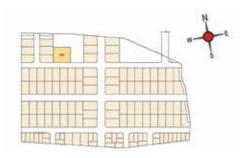


CLUBHOUSE PLAN



INDOOR AMENITIES

- 1 Gym
- 2 Party hall
- 3 Indoor games

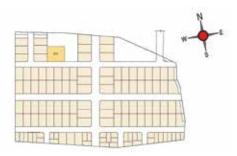






TERRACE AMENITIES

- 4 Rooftop swimming pool
- 5 Toddler's pool
- 6 Pool side loungers



KEY PLAN

SPECIFICATIONS

INDEPENDENT VILLA SPECIFICATIONS -

STRUCTURE

Structural System	RCC framed structure designed for seismic
	compliance (Zone 3)
Masonry	200 mm for external walls & 100 mm for
	internal walls
Floor- Floor height	
(incl. slab)	Will be maintained at 3050 mm
ATT	Anti-termite treatment will be done

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 finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect's design
Bathroom	: Glazed / Matte ceramic wall tile of size 300x600 mm for a height of 2250 mm & area above false ceiling will be finished with a coat of primer
Kitchen	: Glazed / Matte ceramic wall tile of size 300x600 mm for a height of 600 mm above the counter top finished level

FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining,	
Bedrooms & Kitchen :	Vitrified tiles of size 600x1200 mm
Bathroom :	Anti-skid ceramic tiles of size 300x300mm
Balcony / Open Deck	
/ Open Utility :	Vitrified tiles of size 600x1200 mm
Terrace :	Pressed tiles finish
Car parking :	Kota / Shahabad / Outdoor tiles finish

KITCHEN & DINING

Kitchen :	Platform will be finished with granite slab of 600 mm wide at height of 800 mm from the
	finished floor level
Electrical point :	For chimney & water purifier
CP fitting :	Kohler / American Standard / Equivalent
Sink :	Stainless Steel sink with drain board

BALCONY

Handrail

: MS handrail as per architect's design

STAIRCASE

Flooring	Granite flooring for staircase
Handrail	MS handrail as per architect's design

BATHROOMS

Other Bathrooms

Sanitary fixture	Kohler/ Am
CP fittings	Kohler/ Am
Bed 1 Bathrooms	Wall mount

Kohler/ American Standard / Equivalent

: Kohler/ American Standard / Equivalent

: Wall mounted WC with cistern, Health faucet, and single lever diverter with rain shower, glass partition & counter top wash basin with polished granite top

: Wall mounted WC with cistern, health faucet, and single lever diverter with overhead shower & counter top wash basin with polished granite top

INDEPENDENT VILLA SPECIFICATIONS -

JOINERY

DOORS	
Main door	: Good quality of veneer door of size 1050x2100 mm with polished finish
	 Ironmongeries like digital door lock of Dorma / equivalent, tower bolts, door viewer, safety latch & door stopper
Bedroom doors	: Good quality door frame with double side laminate finish door of size 900 x 2100 mm
	: Ironmongeries like door lock of Godrej / equivalent, door stopper, door bush & tower bolt
Bathroom doors	: Good quality door frame with double side laminate finish door of size
	750 x 2100 mm with water proofing on inner side
	: Ironmongeries like thumb turn lock of Godrej / equivalent without key & door bush
Terrace doors	: Good quality door frame with FRP shutters of size 900x2100 mm
	: Ironmongeries like thumb turn lock of Godrej / equivalent without key & door bush
Utility doors	: Good quality door frame with FRP shutter of Size 750 x 2100 mm
WINDOWS	
Windows	: Aluminium windows with sliding shutter with see through plain glass and MS grill based on architect's design intent wherever applicable
French doors	: Aluminium frame and doors with toughened glass
Ventilators	: Aluminium frame of fixed louvered

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 good quality IS brand
Wires	Fire retardant low smoke (FRLS) copper wire of good quality IS brand
Mobile charging	
lock	Mobile charging dock provided in living & bed 1
Hob point	Point provided in the kitchen
ſV	Point in living & bed 1 and provision in other bedroom & lounge
Telephone	Point in living & bed 1
Data	Point in living and provision in first floor lounge
Split- air conditioner	Point will be provided in living / dining & all bedrooms
Exhaust fan	Point will be given in all bathrooms
Geyser	Geyser point will be provided in all toilets
/illa Back-up	Inverter provision for all room fan and light points

INDEPENDENT VILLA SPECIFICATIONS -

OUTDOOR FEATURES:

Water storage	: Centralized UG sump with WTP
	(Min. requirement as per water test report)
Rain water harvesting	: Rain water harvesting site
STP	: Centralized sewage treatment plant
Intercom	: Intercom will be provided
Common Back-up	: 100% power backup for common amenities
	such as club house, WTP, STP & selective
	common area lighting
Safety	: CCTV surveillance cameras will be provided
	all-round the building at pivotal locations
	in ground

Security Compound wall Landscape Internal Roads

Driveway

- : Security booth will be provided at the entrance
- : Site perimeter fenced by compound wall with entry gates for a height of 1800 mm / as per landscape design intent
- : Suitable landscape at appropriate places in the project
- : Paver finishes roads
- : Convex mirror for safe turning in driveway in / out _____



VILLA SPECIFICATIONS

STRUCTURE

Structural System	RCC framed structure designed for seismic
	compliance (Zone 3)
Masonry	200 mm for external walls & 100 mm for
	internal walls
Floor- Floor height	
(incl. slab)	Will be maintained at 3050 mm
ATT	Anti-termite treatment will be done

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 finished with 1 coat of primer & 2 coats of exterior emuls paint with color as per architect's design	ior
Bathroom	Glazed / Matte ceramic wall tile of size 300x600 mm for a height of 2250 mm and area above false ceiling will be finished with a coat of primer	
Kitchen	Glazed / Matte ceramic wall tile of size 300x600 mm for a height of 600 mm above the counter top finished level	0

FLOOR FINISH WITH SKIRTING

Living, Dining,

Bedrooms & Kitchen :	Vitrified tiles of size 600x1200 mm
Bathroom :	Anti-skid ceramic tiles of size 300x300 mm
Terrace :	Pressed tiles finish

KITCHEN & DINING

Kitchen	Platform will be finished with granite slab of
	600 mm wide at height of 800 mm from the
	finished floor level
Electrical point	For chimney & water purifier
CP fitting	Kohler / American Standard / Equivalent
Sink :	Stainless steel sink with drain board

STAIRCASE

looring	Granite flooring for staircase
Handrail	MS handrail as per architect's design

BATHROOMS

Sanitary fixture	: Kohler / American Standard / Equivalent
CP fittings	: Kohler / American Standard / Equivalent
Bathrooms	: Wall mounted WC with cistern, health fauce
	wall mounted wash basin and single lever
	diverter with overhead shower

JOINERY

Bedroom doors

DOORS

Main door

- : Good quality of veneer door of size 1050x2100 mm with polished finish
- : Ironmongeries like digital door lock of Dorma / equivalent, tower
- bolts, door viewer, safety latch, door stopper
- : Good quality door frame with double side laminate finish door of size 900x2100 mm
- : Ironmongeries like door lock of Godrej / equivalent, door stopper, door bush & tower bolt

VILLA SPECIFICATIONS -

Bathroom doors	: Good quality door frame with double side laminate finish door of size 750x2100 mm with water proofing on inner side
	: Ironmongeries like thumb turn lock of Godrej / equivalent without key & door bush
Terrace doors	: Good quality door frame with FRP shutters of size 900x2100 mm
	: Ironmongeries like thumb turn lock of Godrej / equivalent without key & door bush
WINDOWS	
Windows	: Aluminium windows with sliding shutter with see through plain glass and MS grill based on architect's design intent wherever applicable
French doors	: Aluminium frame and doors with toughened glass
Ventilators	: Aluminium frame of fixed louvered

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 good quality IS brand
Wires	: Fire retardant low smoke (FRLS) copper wire of good quality IS brand
Mobile charging dock	: Mobile charging dock provided in living & Bed 1
Hob point	: Point provided in the kitchen
TV	: Point in living & bed 1 and provision in other bedroom
Telephone	: Point in living & bed 1

Data	: Point in living
Split- air conditioner	: Point will be provided in living / dining & all bedrooms
Exhaust fan	: Point will be given in all bathrooms
Geyser	: Geyser point will be provided in all toilet
Villa Back-up	: Inverter provision for all room fan and light points

OUTDOOR FEATURES:

Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvesting	: Rain water harvesting site
STP	: Centralized sewage treatment plant
Intercom	: Intercom will be provided
Common Back-up	: 100% power backup for common amenities such as club house, WTP, STP &. selective common area lighting
Safety	: CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground
Security	: Security booth will be provided at the entrance
Compound wall	: Site perimeter fenced by compound wall with entry gates for a height of 1800 mm / as per landscape designers intent
Landscape	: Suitable landscape at appropriate places in the project
Internal Roads	: Paver finishes roads
Driveway	: Convex mirror for safe turning in driveway in / out

- LOCATON MAP



LOCATON ADVANTAGES

- 10 mins from Sholinganallur Junction, OMR
- 2 mins off OMR (Behind AGS Cinemas)
- 5 mins from KC High International School
- 5mins from SIPCOT IT Park, Siruseri
- 6 mins from Amethyst International School
- 15 mins from ELCOT SEZ

HOSPITALS

- 15 min from Swaram Hospital & Speciality Clinic
- 17 min from Chettinad Hospital
- 17 min from Global Hospital
- 17 min from Gleneagles Global Health City
- 25 min from Arun Hospital
- 25 min from Dr. Kamakshi Memorial Hospitals
- 2 min from Sri Venkateshwara Dental Hospital

COLLEGES AND UNIVERSITIES

- 5 Min from T S Narayanaswami College of Arts and Science
- 5 min from Agni College of Technology
- 8 min from Jeppiaar Engineering College
- 8 min from Sathyabama University
- 8 min from SRR Engineering College
- 10 min from St. Joseph's Institute of Technology
- 2 min from Vels University School of Maritime Studies

OTHER LANDMARKS

- 2 min from Thalambur Bus Stop
- 7 min from Infosys
- 7 min from Ozone Techno Park
- 8 min from TCS

SCHOOLS

- 2 mins from Precious Nursery and Primary School
- 2 mins from The School KFI, Thazhambur
- ✤ 3 mins from HLC International School, Karanai
- 5 mins from Hiranandani School, Siruseri
- ✤ 5 mins from PSBB Millennium, OMR
- ✤ 15 mins from BVM Global CBSE School

SHOPPING & ENTERTAINMENT

- 2 min from AGS Cinemas
- ✤ 2 min from Vivira Mall
- ✤ 5 min from The Marina Mall
- 5 min from Big Bazaar, Navalur
- ✤ 5 min from Inox Cinemas, Navalur

PAYMENT SCHEDULE ——

10%	Booking Advance	
40%	Agreement Stage	
15%	Commencement of Foundation	
12.5%	Commencement of Ground Floor	
12.5%	Commencement of First Floor	
5%	On completion of Flooring Respective Unit	
5%	Handing Over	



AWARDS -

The Economic Times -2021 (Brand) Best Brands Award ★ 11th Estate Annual Awards, powered by Franchise India - 2019 Casagrand Esmeralda Luxury Villa Project of the Year

★ 13th Estate Awards Franchise India and REMAX India - 2021 Casagrand Boulevard Best Mid-Segment Project of the Year

Realty Conclave Excellence Awards 2021 - South Casagrand Boulevard Most Popular Project of the Year

Realty Conclave Excellence Awards 2021 - South Casagrand Orlena Mid-Segment Project of the Year

Construction Week - 2021 Casagrand Primera Runner up of Residential Project of the Year

★ Times Business Awards 2020
 - The Times of India -2020 (Brand)
 Best Real Estate Company of Tamil Nadu

Most Admired Upcoming Project of the Year

ET Now - 2019 Casagrand Eternia II Best Project in Non-Metro

Casagrand Royale

ET Now - 2019 Casagrand Zenith Innovative Project of the Year







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