



Crafted for your
Little ones

Exclusive kids-themed community





SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

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 36 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 27,000 happy families across 140+ 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 18th 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.

ELEVATION NIGHT VIEW



ENTRANCE DAY VIEW



Crafted for your little ones



A child's mind is always at work. Ready to explore new things, learn amazing facts, always inquisitive and passionate. Every child needs the right kind of home ambience that fosters their intellectual and physical wellbeing. Presenting one such fun-filled apartment community that's every child's dream come true. Teeming with plenty of amenities and kids-centric features that make their childhood years truly awesome.

Welcome to Southbrooke, the kids-centric apartment community

SALIENT FEATURES

-  Finely crafted 671 Elite & Aspirational apartments spread across 6.05 acres
-  Stilt + 5 floor building structure
-  Meticulously designed 1, 2 & 3 BHK units in a kids-themed community
-  Offers 85+ amenities like gym, swimming pool, work pods, wi-fi zone, amphitheatre, pets park, indoor games room, multi-purpose court, skating rink, rock climbing wall, kids-zipline & many more
-  A grand clubhouse of 13,000 sq.ft that hosts multiple recreational activities
-  2.5 acres of open space with an abundance of landscaped greenery
-  Safe & secure community with multi-tier security system
-  100% Vaastu compliant homes with no wastage of space
-  Proximity to prominent IT/ITES companies, educational institutions & hospitals

ENTRANCE NIGHT VIEW



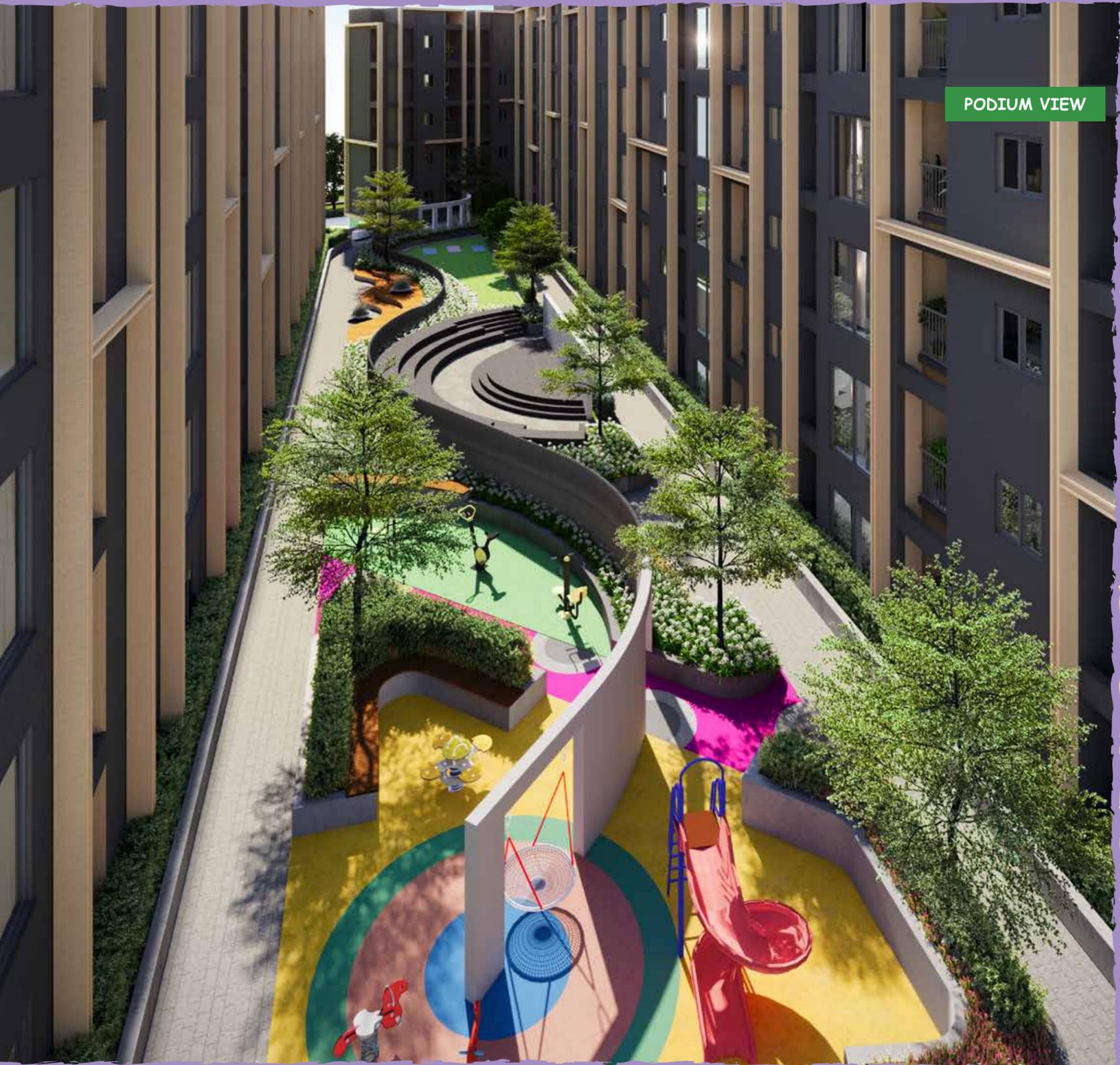
MULTIPURPOSE COURT VIEW



SWIMMING POOL VIEW



PODIUM VIEW



85+ AMENITIES & FEATURES

ENTERTAINMENT & FEATURES

ENTERTAINMENT

- 1 AMPHITHEATRE WITH SCREENING WALL
- 2 STAR GAZING SEATERS
- 3 BARBEQUE COUNTER
- 4 HAMMOCKS
- 5 WORK PODS
- 6 PETS PARK
- 7 MULTIPURPOSE LAWN
- 8 LEISURE SEATING
- 9 NANNY'S CORNER
- 10 SENIOR CITIZEN ALCOVE
- 11 CHIT CHAT CORNER
- 12 GALLERY SEATING
- 13 LEISURE CANOPY
- 14 LAWN MOUND SEATERS

FEATURES

- 15 PICK-UP AND DROP-OFF PLAZA
- 16 ENTRY PLAZA
- 17 LEISURE LAWN MOUNDS
- 18 TREE PLAZA
- 19 ENTRY WATER FEATURE
- 20 ROSE GARDEN
- 21 DIY ORGANIC GARDEN
- 22 WIFI ZONE
- 23 PLANTER BENCH WALL
- 24 SEASONAL FLOWER BOULEVARD
- 25 SCULPTURE SEATS
- 26 SHADED LOUNGE

OUTDOOR AMENITIES

SPORTS, GAMES AND WELL-BEING

- 27 BEACH VOLLEYBALL COURT
- 28 MULTIPURPOSE COURT
- 29 BOX CRICKET COURT
- 30 FUTSAL
- 31 HALF BASKETBALL COURT
- 32 BOCCE BALL
- 33 RING TOSS
- 34 MINI BOWLING
- 35 CHIP GOLF
- 36 LAWN DART
- 37 OUTDOOR GYM
- 38 CYCLING TRACK
- 39 YOGA & MEDITATION DECK
- 40 REFLEXOLOGY PATHWAY
- 41 WALKING/JOGGING TRACK

KIDS

- 42 ROCK CLIMBING WALL
- 43 KIDS PLAY AREA
- 44 TOT LOT
- 45 JUNGLE GYM
- 46 KIDS ZIPLINE
- 47 TREE HOUSE WITH HAMMOCK
- 48 ROLLER SKATING AND SKATEBOARD RINK
- 49 KIDS CAR TRACK
- 50 BERMED LAWN MOUNDS
- 51 TRAMPOLINE
- 52 PLAY LAWNS
- 53 SENSORY FLOOR GAMES
- 54 STEPPING STONES
- 55 BOARD GAMES PLAZA
- 56 HOOKEY RING TOSS

SWIMMING POOL

- 57 POOLSIDE REFRESHMENT COUNTER
- 58 ORNAMENTAL SEATING WITH PLANTERS
- 59 INTERACTIVE KIDS POOL
- 60 LAP POOL
- 61 CABANA
- 62 BASKETBALL HOOP IN POOL

CLUBHOUSE AMENITIES & FACILITIES

ENTERTAINMENT & CONVENIENCE

- 63 MINI THEATRE
- 64 BANQUET HALL WITH DANCING FLOOR

INDOOR GAMES

- 65 BOARD GAMES ZONE
- 66 TABLE TENNIS
- 67 FOOSBALL
- 68 SNOOKER TABLE

FITNESS

- 69 GYM
- 70 TRX TRAINING
- 71 YOGA & MEDITATION
- 72 AERIAL YOGA
- 73 AEROBICS
- 74 ZUMBA
- 75 SQUASH COURT

KIDS PLAY AREA

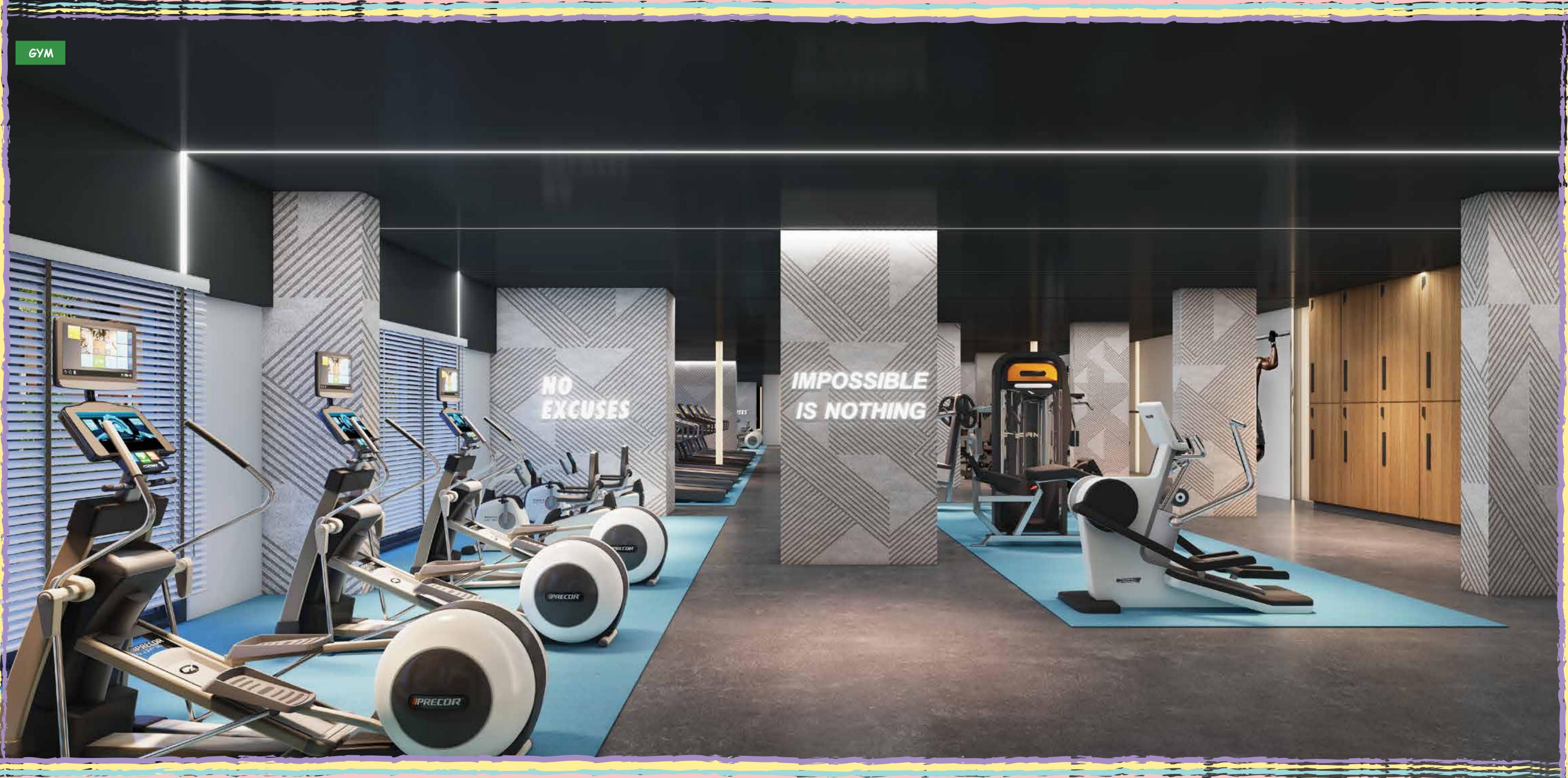
- 76 KIDS BALL PIT
- 77 LEGO ZONE
- 78 KIDS READING AREA
- 79 SLIDING TOWER
- 80 NET PLAY ZONE
- 81 MUSICAL WALL
- 82 INTERACTIVE ART WALL
- 83 KIDS SURPRISE WALL
- 84 PEGBOARD WALL

FACILITIES

- 85 CLINIC
- 86 BUSINESS CENTRE
- 87 FMS ROOM
- 88 ASSOCIATION ROOM



GYM



NO
EXCUSES

IMPOSSIBLE
IS NOTHING

YOGA & MEDITATION





The Best of Product Superiority

- Casagrand's remarkable kids-themed community in Kalavakkam
- A community with the best Architecture & Finesse
- 671 Elite & Aspirational units spread across 6.05 acres
- 85+ amenities of outdoor and indoor recreational facilities sprawled across the project enhancing the community experience for residents
- 2.5 acres of landscaped open spaces within the community is a never seen feature in the neighbourhood
- Efficiency in spatial planning
- Master plans & Unit plan designs are based on five important pillars in planning: Light, Ventilation, Vaastu, Privacy, and Aesthetics
- Multi-tier security system
- Vaastu compliant homes



Proudly presenting a community with the best of Architecture & Finesse

1. The project is set amidst 6.05 acres in Kalavakkam with 671 apartments
2. A Stilt + 5-floor structure complemented by the contemporary façade design showcasing the grandeur
3. A grand and inviting entry into the community - entrance archway beautified with water cascade and landscape elements creates an inviting entry into the community
4. Meticulously planned vehicle-free podiums elevated from the ground floor, easing the accessibility and usage of the outdoor amenities
5. Well-planned flow of circulation of stilt level parking and driveways offer hassle-free bicycle & pedestrian tracks all around the site
6. 2 blocks with centralised podiums are planned in such a way there is no overlooking between the apartments
7. Building orientation ensures maximum wind flow and minimum heat gain for every apartment
8. 13,000 sq. ft of clubhouse design, connecting the podium spaces and its extended activities
9. Barrier-friendly community for kids and senior citizens designed with ramps & handrails



Neighbourhood one with nature

10. 1.3 acres of landscaped natural greens amidst the community is one of the main features of the project
11. 1.2 acres of central podiums with landscape between the blocks, enhancing the community experience for all age groups
12. Experience the lush greenery of the seasonal flower boulevards, rose gardens, and DIY organic gardens as you take a stroll inside the community
13. Reflexology pathways and leisure canopies for relaxing your senses



Believe it or not, 80+ Amenities to keep you pumped!

14. Futsal court, box cricket, beach volleyball court, multi-purpose court, half-basketball court, etc. encourage the residents for active outdoor sports activities
15. Indulge in fitness within the community:
 - Outdoor gym, yoga & meditation deck amidst the landscaped outdoor spaces
 - Walking, jogging, and cycling tracks along the periphery of the community
 - Indoor gym, TRX training, and squash court in the clubhouse for everyday fitness
 - Indoor yoga & meditation, aerial yoga, aerobics, and zumba in the club for a healthy lifestyle
16. Entertain yourself with outdoor amphitheatre with a screening wall, BBQ counter, hammocks, stargazing seaters, work pods, Wi-Fi zone, pets park, senior citizen alcoves, chit chat corners, etc., and much more for the residents to enjoy their evenings with communal activities
17. Kids amenities like Kids zipline, roller skating & skateboard rink, rock climbing wall, bermed play lawns, treehouse with hammocks, jungle gym, kids car track, trampoline, etc., provide an exciting outdoor environment
18. Host yourself and your guests in our clubhouse with a grand entry lobby and facilities like a banquet hall with a dancing floor, indoor games room, gym, kids play area, mini theatre & more
19. Indoor kids play, interactive art wall, kids surprise wall, lego zone, kids reading area, sliding tower and pegboard for kids learning & development

- 20. Snooker, table tennis, foosball & boardgames zone in the clubhouse for teens & young adults
- 21. Indulge yourself in the grand 1400 sq.ft. of lap pool with basketball hoops and a dedicated interactive kids pool
- 22. Poolside refreshment counter and the Cabana in the deck area offer a relaxation zone



Know why our apartments are superior

- 23. Secured gated community with My Gate facility at the entry & exit, providing 24x7 security CCTV surveillance across the site
- 24. Wide and fancy designer main door for a grand and inviting entry in Elite units
- 25. Specification of interiors meets your lifestyle requirements right from flooring to sanitary fixtures
- 26. Designer door number signage
- 27. Ample window openings are provided for ventilation and lighting for all the apartment units



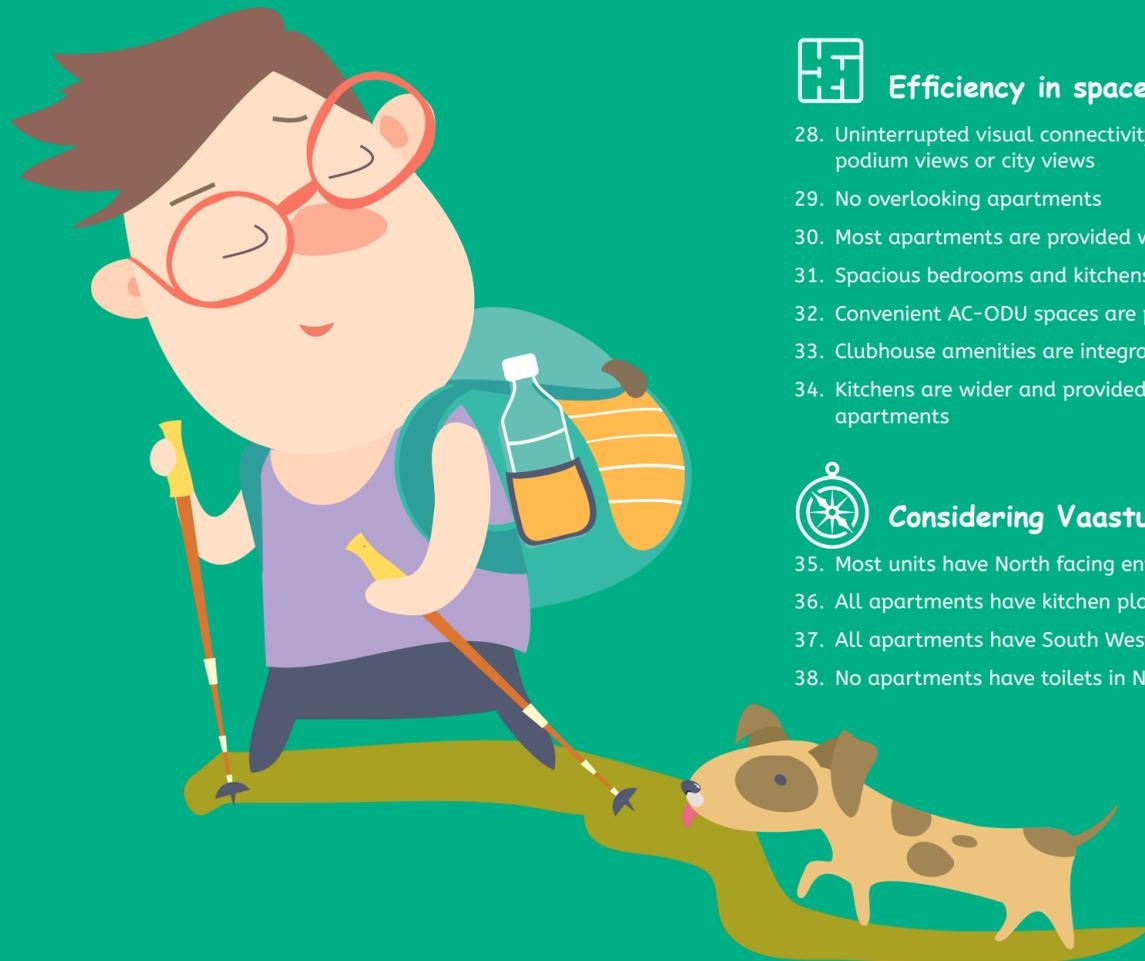
Efficiency in space planning

- 28. Uninterrupted visual connectivity - all the bedrooms & balconies have podium views or city views
- 29. No overlooking apartments
- 30. Most apartments are provided with hand wash in the dining area
- 31. Spacious bedrooms and kitchens
- 32. Convenient AC-ODU spaces are planned for services and ventilation
- 33. Clubhouse amenities are integrated within the apartment building premises
- 34. Kitchens are wider and provided with double side counters in most apartments



Considering Vaastu? We got that sorted too.

- 35. Most units have North facing entrance
- 36. All apartments have kitchen placed in South East & North West
- 37. All apartments have South West bedrooms
- 38. No apartments have toilets in North East



SITE PLAN



SITE CUM STILT PLAN



ENTERTAINMENT & FEATURES

ENTERTAINMENT

1. Amphitheatre With Screening Wall
2. Star Gazing Seaters
3. Barbeque Counter
4. Hammocks
5. Work Pods
6. Pets Park
7. Multipurpose Lawn
8. Leisure Seating
9. Nanny's Corner
10. Senior Citizen Alcove
11. Chit Chat Corner
12. Gallery Seating
13. Leisure Canopy
14. Lawn Mound Seaters

FEATURES

15. Pick-Up And Drop-Off Plaza
16. Entry Plaza
17. Leisure Lawn Mounds
18. Tree Plaza
19. Entry Water Feature
20. Rose Garden
21. DIY Organic Garden
22. Wifi Zone
23. Planter Bench Wall
24. Seasonal Flower Boulevard
25. Sculpture Seats
26. Shaded Lounge

OUTDOOR AMENITIES

SPORTS, GAMES AND WELL-BEING

27. Beach Volleyball Court
28. Multipurpose Court
29. Box Cricket Court
30. Futsal

31. Half Basketball Court
32. Bocce Ball
33. Ring Toss
34. Mini Bowling
35. Chip Golf
36. Lawn Dart
37. Outdoor Gym
38. Cycling Track
39. Yoga & Meditation Deck
40. Reflexology Pathway
41. Walking/Jogging Track

KIDS

42. Rock Climbing Wall
43. Kids Play Area
44. Tot Lot
45. Jungle Gym
46. Kids Zipline
47. Tree House With Hammock
48. Roller Skating And Skate Board Rink
49. Kids Car Track
50. Bermed Lawn Mounds
51. Trampoline
52. Play Lawns
53. Sensory Floor Games
54. Stepping Stones
55. Board Games Plaza
56. Hookey Ring Toss

SWIMMING POOL

57. Poolside Refreshment Counter
58. Ornamental Seating With Planters
59. Interactive Kids Pool
60. Lap Pool
61. Cabana
62. Basketball Hoop In Pool

CLUBHOUSE AMENITIES & FACILITIES

ENTERTAINMENT & CONVENIENCE

63. Mini Theatre
64. Banquet Hall With Dancing Floor

INDOOR GAMES

65. Board Games Zone
66. Table Tennis
67. Foos Ball
68. Snooker Table

FITNESS

69. Gym
70. Trx Training
71. Yoga & Meditation
72. Aerial Yoga
73. Aerobics
74. Zumba
75. Squash Court

KIDS PLAY AREA

76. Kids Ball Pit
77. Lego Zone
78. Kids Reading Area
79. Sliding Tower
80. Net Play Zone
81. Musical Wall
82. Interactive Art Wall
83. Kids Surprise Wall
84. Pegboard Wall

FACILITIES

85. Clinic
86. Business Center
87. FMS Room
88. Association Room

INDOOR GAMES

GAME STATION

DO NOT
DISTURB



GAMER
AT WORK



FLOOR PLANS

BLOCK 1 - FIRST FLOOR PLAN



**FIRST FLOOR PLAN
BLOCK-1**

ENTERTAINMENT & FEATURES

ENTERTAINMENT

- 1. AMPHITHEATRE WITH SCREENING WALL
- 3. BARBEQUE COUNTER
- 4. HAMMOCKS
- 8. LEISURE SEATING
- 10. SENIOR CITIZEN ALCOVE

FEATURES

- 26. SHADED LOUNGE

OUTDOOR AMENITIES

SPORTS, GAMES AND WELLBEING

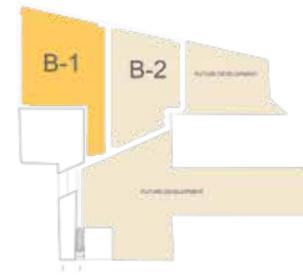
- 34. MINI BOWLING
- 35. CHIP GOLF
- 39. YOGA & MEDITATION DECK
- 40. REFLEXOLOGY PATHWAY
- 41. WALKING/JOGGING TRACK

KIDS

- 43. KIDS PLAY AREA
- 47. TREE HOUSE WITH HAMMOCK
- 52. PLAY LAWNS
- 54. STEPPING STONES
- 55. BOARD GAMES PLAZA
- 56. HOOKEY RING TOSS

SWIMMING POOL

- 57. POOLSIDE REFRESHMENT COUNTER
- 58. ORNAMENTAL SEATING WITH PLANTERS
- 59. INTERACTIVE KIDS POOL
- 60. LAP POOL
- 61. CABANA
- 62. BASKETBALL HOOP IN POOL

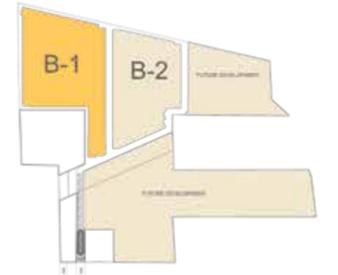


KEY PLAN

BLOCK 1 - SECOND FLOOR PLAN



**SECOND FLOOR PLAN
BLOCK-1**



KEY PLAN

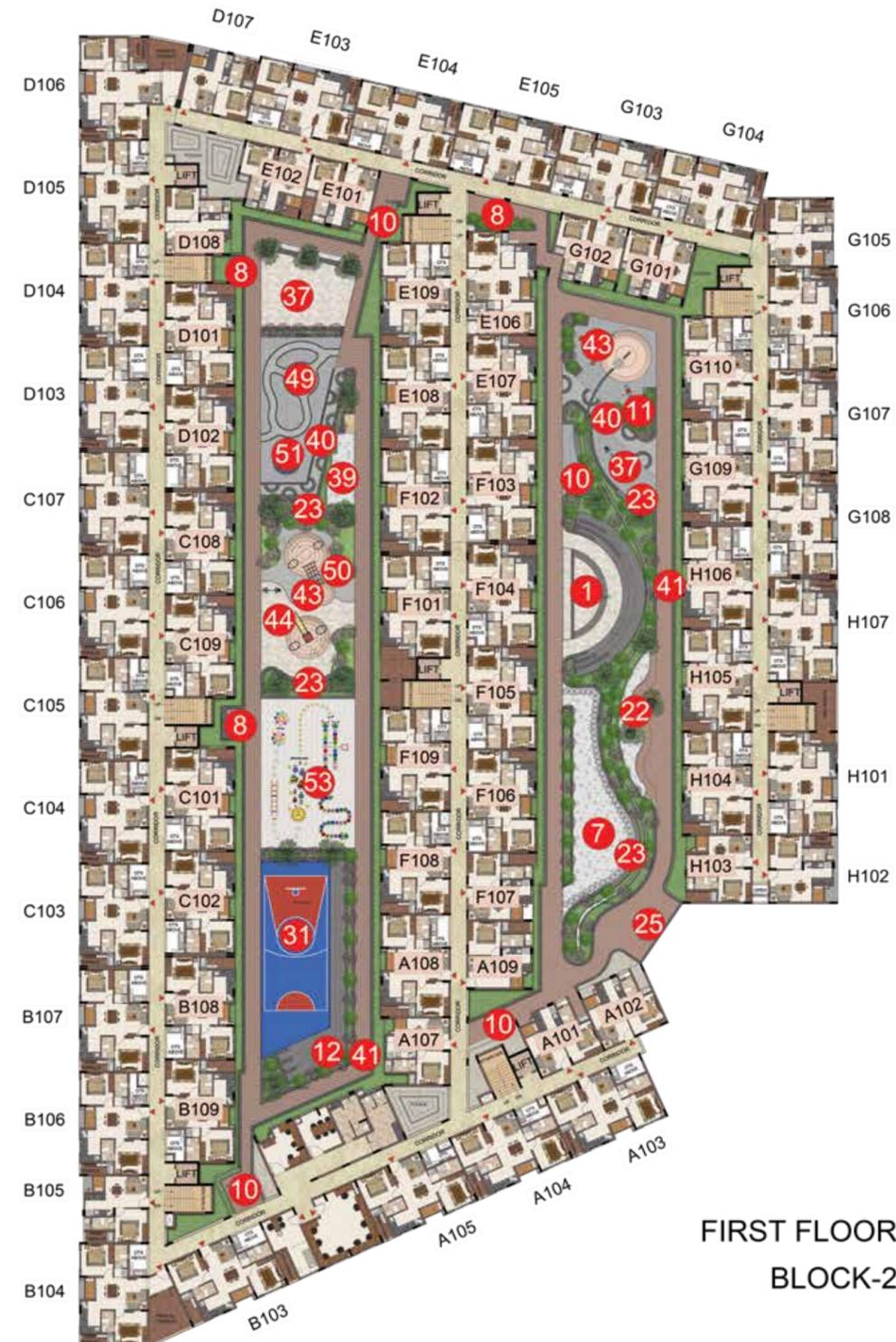
BLOCK 1 - TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN
BLOCK-1



BLOCK 2 - FIRST FLOOR PLAN



FIRST FLOOR PLAN
BLOCK-2



ENTERTAINMENT & FEATURES

ENTERTAINMENT

- 1. AMPHITHEATRE WITH SCREENING WALL
- 7. MULTIPURPOSE LAWN
- 8. LEISURE SEATING
- 10. SENIOR CITIZEN ALCOVE
- 11. CHIT CHAT CORNER
- 12. GALLERY SEATING

FEATURES

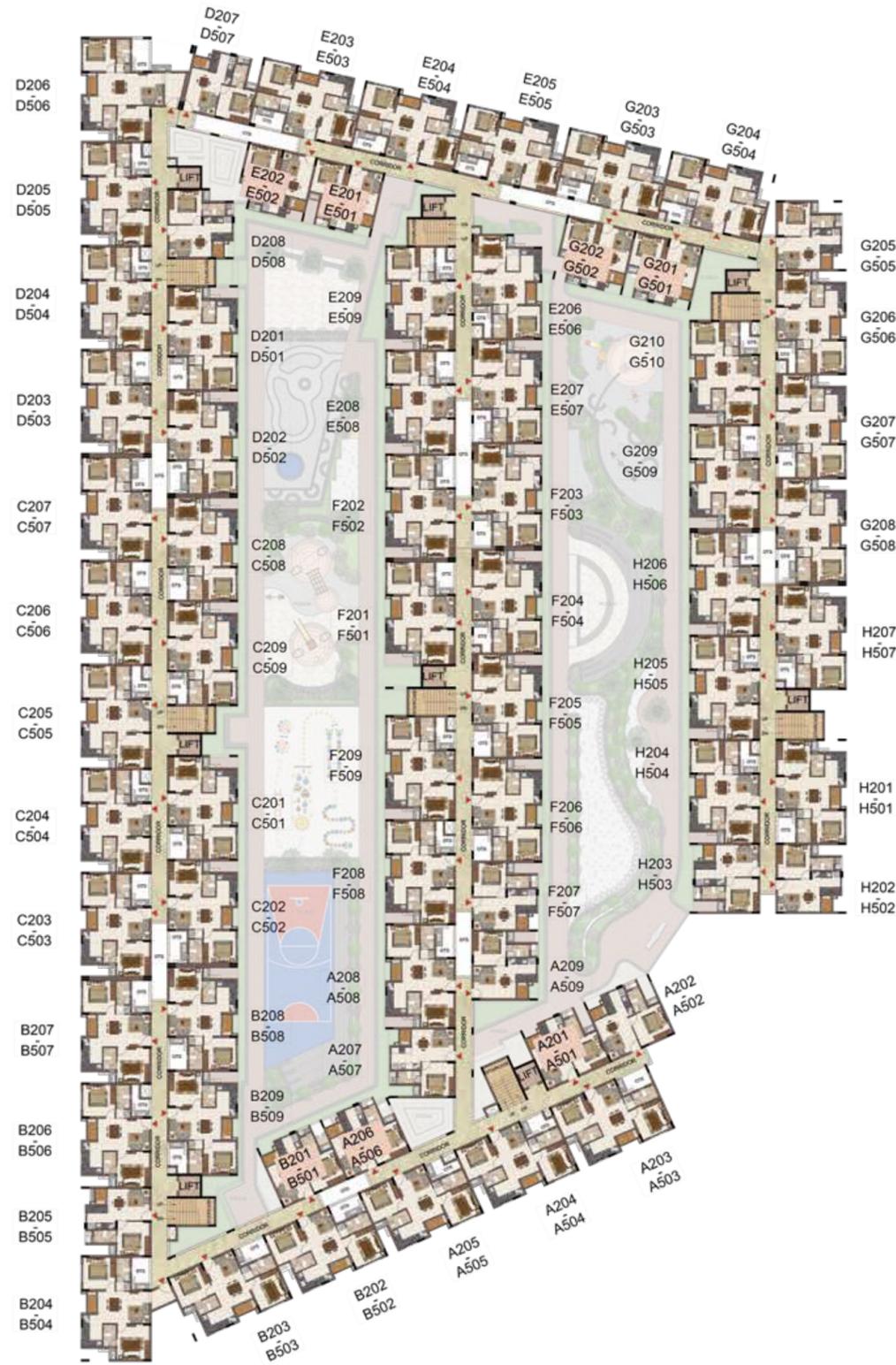
- 22. WIFI ZONE
- 23. PLANTER BENCH WALL
- 25. SCULPTURE SEATS

OUTDOOR AMENITIES

SPORTS, GAMES AND WELLBEING

- 31. HALF BASKETBALL COURT
 - 37. OUTDOOR GYM
 - 39. YOGA & MEDITATION DECK
 - 40. REFLEXOLOGY PATHWAY
 - 41. WALKING/JOGGING TRACK
- KIDS**
- 43. KIDS PLAY AREA
 - 44. TOT LOT
 - 49. KIDS CAR TRACK
 - 50. BERMED LAWN MOUNDS
 - 51. TRAMPOLINE
 - 53. SENSORY FLOOR GAMES

BLOCK 2 - TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN
BLOCK-2



KEY PLAN

UNIT PLANS

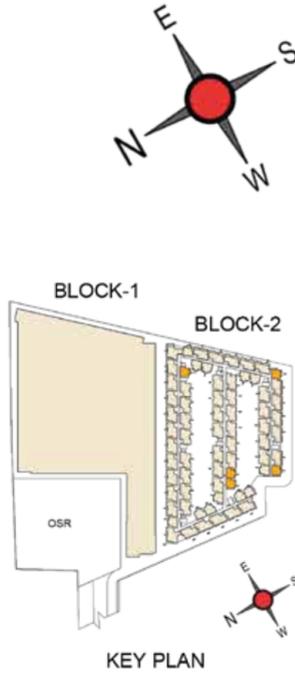


1BHK + 1T



TYPICAL FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
A109-A509	1BHK-1T	329	17	346	512	-
D108-D508	1BHK-1T	329	17	346	520	-
F107-F507	1BHK-1T	329	17	346	511	-
G105-G505	1BHK-1T	329	17	346	515	-
H102-H502	1BHK-1T	329	17	346	516	-



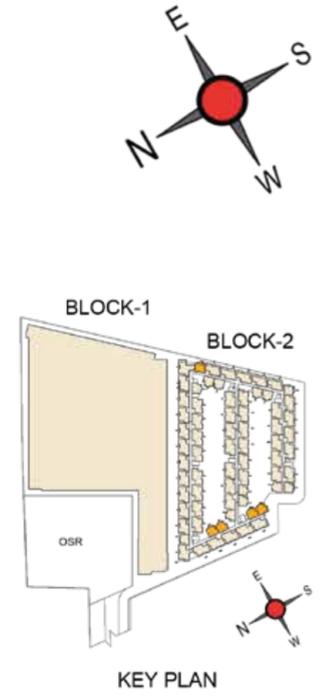
KEY PLAN

1BHK + 1T



TYPICAL FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
A101-A501	1BHK-1T	329	17	346	513	-
A102-A502 & A206-A506	1BHK-1T	329	17	346	515	-
B201-B501	1BHK-1T	329	17	346	513	-
D107-D507	1BHK-1T	329	17	346	515	-

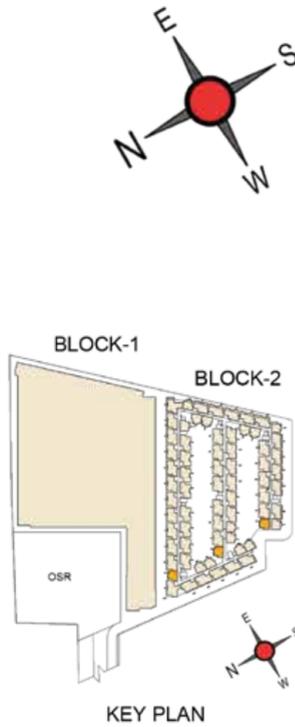


KEY PLAN



TYPICAL FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
A107-A507	1BHK-1T	329	17	346	514	-
B105-B505	1BHK-1T	329	17	346	511	-
H103-H503	1BHK-1T	329	17	346	515	-

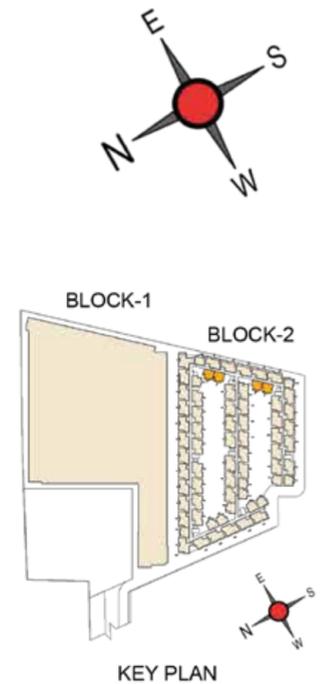


KEY PLAN



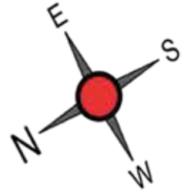
TYPICAL FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
E101-E501 & E102-E502	1BHK-1T	329	17	346	513,515	-
G101-G501 & G102-G502	1BHK-1T	329	17	346	513,515	-



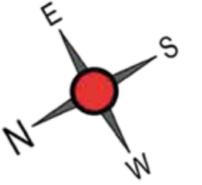
KEY PLAN

2BHK + 2T



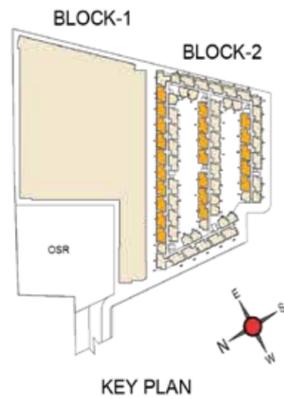
TYPICAL FLOOR

2BHK + 2T



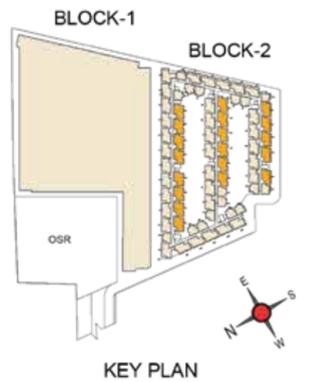
TYPICAL FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
A108-A508	2BHK-2T	523	20	543	800	-
B106-B506 & E107-B507	2BHK-2T	523	20	543	797,802	-
C103-C503 & C107-C507	2BHK-2T	523	20	543	804,805	-
C104-C504 & C105-C505	2BHK-2T	523	20	543	800	-
D103-D503	2BHK-2T	523	20	543	804	-
D104-D504 & D105-D505	2BHK-2T	523	20	543	800	-
E108-E508 & E109-E509	2BHK-2T	523	20	543	800,802	-
F101-F501 & F102-F502	2BHK-2T	523	20	543	806	-
F108-F508 & F109-F509	2BHK-2T	523	20	543	800,802	-
G109-G509 & G110-G510	2BHK-2T	523	20	543	804,802	-
H104-H504 & H105-H505	2BHK-2T	523	20	543	797,800	-
H106-H506	2BHK-2T	523	20	543	805	-



KEY PLAN

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
B108-B508 & B109-B509	2BHK-2T	523	20	543	804,802	-
C101-C501 & C108-C508	2BHK-2T	523	20	543	804	-
C102-C502 & C109-C509	2BHK-2T	523	20	543	805,802	-
D101-D501 & D102-D502	2BHK-2T	523	20	543	802,805	-
E106-E506 & E107-E507	2BHK-2T	523	20	543	804,802	-
F103-F503 & F104-F504	2BHK-2T	523	20	543	802,804	-
F105-F505 & F106-F506	2BHK-2T	523	20	543	800	-
G106-G506 & G107-G507	2BHK-2T	523	20	543	797,800	-
G108-G508	2BHK-2T	523	20	543	805	-
H101-H501 & H107-H507	2BHK-2T	523	20	543	802,806	-



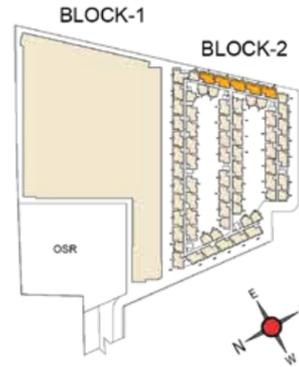
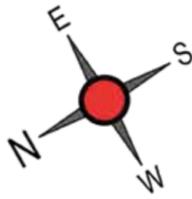
KEY PLAN

2BHK + 2T



TYPICAL FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
E103-E503, E104-E504 & E105-E505	2BHK-2T	523	20	543	802	-
G103-G503 & G104-G504	2BHK-2T	523	20	543	802.804	-

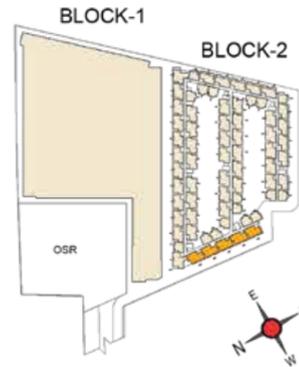
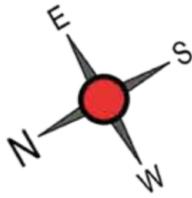


KEY PLAN



TYPICAL FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
A103-A503, A105-A505	2BHK-2T	523	20	543	802	-
A104-A504	2BHK-2T	523	20	543	800	-
B202-B502 & B103	2BHK-2T	523	20	543	802	-
B203-B503	2BHK-2T	523	20	543	801	-



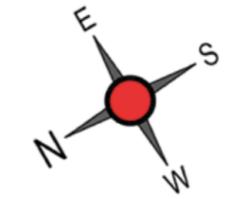
KEY PLAN

2BHK + 2T

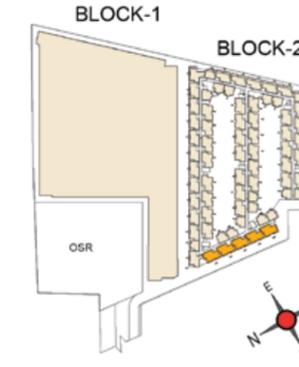


FIRST FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
B104	2BHK-2T	565	20	585	867	173
B204-B504	2BHK-2T	565	20	585	867	-



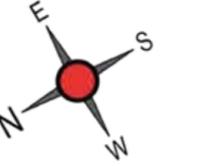
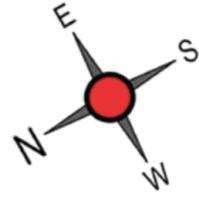
TYPICAL FLOOR



KEY PLAN

2BHK + 2T

2BHK + 2T



FIRST FLOOR

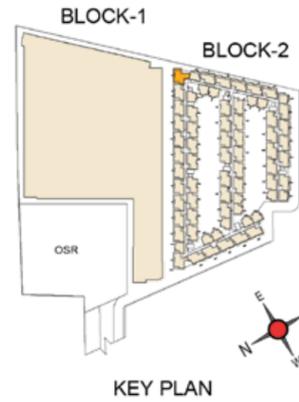
TYPICAL FLOOR

FIRST FLOOR

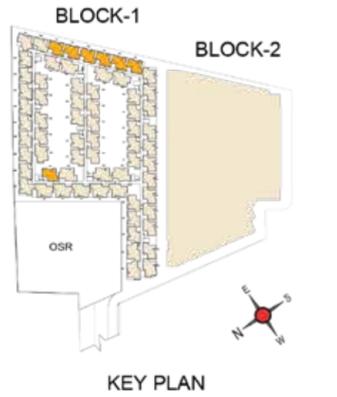
TYPICAL FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
D106	2BHK-2T	628	20	648	957	125
D206-D506	2BHK-2T	628	20	648	957	-

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
D101,D201-D501	2BHK-2T	628	35	663	984,981	58,0
F105, F106	2BHK-2T	628	35	663	982	58
F205-F505, F206-F506	2BHK-2T	628	35	663	982	-
G102, G202-G502	2BHK-2T	628	35	663	984	68,0
G103, G104	2BHK-2T	628	35	663	983,982	58
G203-G503, G204-G504	2BHK-2T	628	35	663	983,982	-
J102, J103	2BHK-2T	628	35	663	981,982	58,66
J202-J502, J203-J503	2BHK-2T	628	35	663	981,982	-

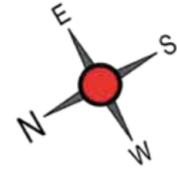


KEY PLAN



KEY PLAN

2BHK + 2T

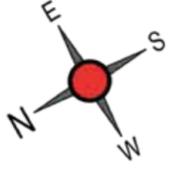


FIRST FLOOR



TYPICAL FLOOR

2BHK + 2T

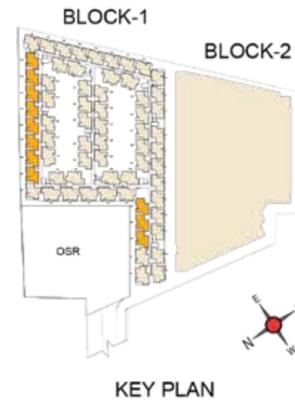


FIRST FLOOR



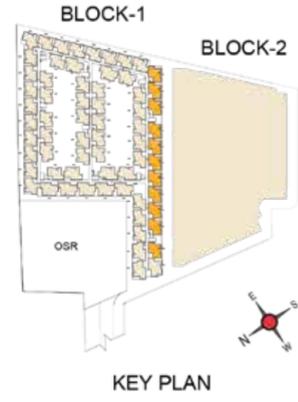
TYPICAL FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
A105, A205-A505	2BHK-2T	628	35	663	981	61,0
A106, A206-A506	2BHK-2T	628	35	663	982	58,0
B105, B205-B505	2BHK-2T	628	35	663	983	58,0
D104, D105	2BHK-2T	628	35	663	983	58,68
D204-D504, D205-D505	2BHK-2T	628	35	663	983	-
E103, E104, E105	2BHK-2T	628	35	663	982	58
E203-E503, E204-E504, E205-E505	2BHK-2T	628	35	663	982	-
E106, E206-E506	2BHK-2T	628	35	663	981	58,0
F102, F202-F502	2BHK-2T	628	35	663	983	58,0
F103, F203-F503	2BHK-2T	628	35	663	981	68,0



KEY PLAN

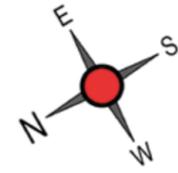
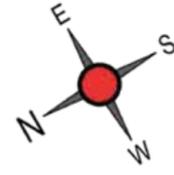
Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
A101, A201-A501	2BHK-2T	628	35	663	982	66,0
A107, A108	2BHK-2T	628	35	663	982,983	58
A207-A507, A208-A508	2BHK-2T	628	35	663	982,983	-
B102, B202-B502	2BHK-2T	628	35	663	983	58,0
B103, B203-B503	2BHK-2T	628	35	663	984	68,0
B104, B204-B504	2BHK-2T	628	35	663	982	58,0
J104, J105	2BHK-2T	628	35	663	985,984	68
J204-J504, J205-J505	2BHK-2T	628	35	663	985,984	-
K101, K201-K501	2BHK-2T	628	35	663	983	66,0
K102, K202-K502	2BHK-2T	628	35	663	981	58,0
K106, K206-K506	2BHK-2T	628	35	663	983	58,0



KEY PLAN

2BHK + 2T

2BHK + 2T



FIRST FLOOR



TYPICAL FLOOR

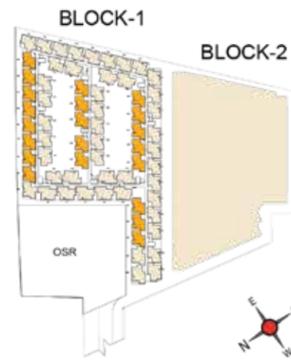


FIRST FLOOR



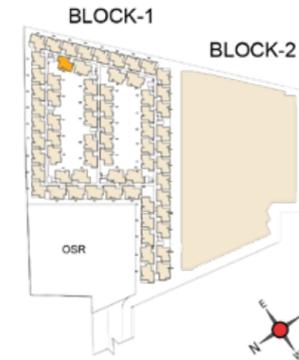
TYPICAL FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
B101, B201-B501	2BHK-2T	628	35	663	983	-
G208-G508	2BHK-2T	628	35	663	982	-
G109, G209-G509	2BHK-2T	628	35	663	984, 983	58, 0
H201-H501	2BHK-2T	628	35	663	981	-
H205-H505	2BHK-2T	628	35	663	984	-
H306-H506	2BHK-2T	628	35	663	983	-
J106, J206-J506	2BHK-2T	628	35	663	983	58
K103, K104, K105	2BHK-2T	628	35	663	982	58
K203-K503, K204-K504, & K205-K505	2BHK-2T	628	35	663	982	-



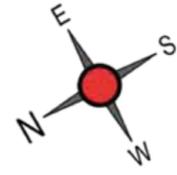
KEY PLAN

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
F107	2BHK-2T	628	35	663	984	68
F207-F507	2BHK-2T	628	35	663	984	-



KEY PLAN

2BHK + 2T

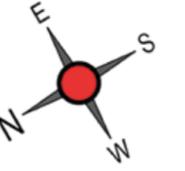


FIRST FLOOR



TYPICAL FLOOR

2BHK + 2T

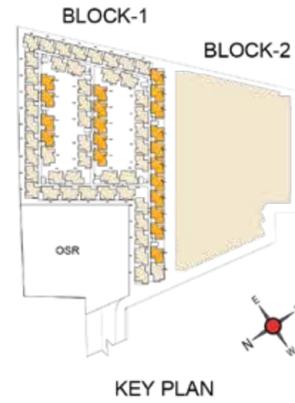


FIRST FLOOR



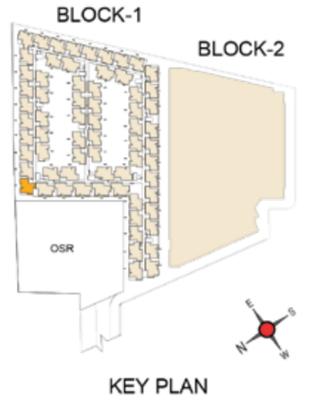
TYPICAL FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
E101, E201-E501	2BHK-2T	628	35	663	984	68.0
E102, E107	2BHK-2T	628	35	663	980,983	58
E202-E502, E207-E507	2BHK-2T	628	35	663	980,983	-
F101, F201-F501	2BHK-2T	628	35	663	983	68.0
G106, G206-G506	2BHK-2T	628	35	663	985,984	68.0
G207-G507	2BHK-2T	628	35	663	981	-
H202-H502, H203-H503	2BHK-2T	628	35	663	982	-
H204-H504	2BHK-2T	628	35	663	983	-



KEY PLAN

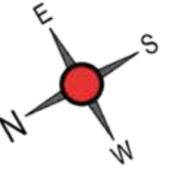
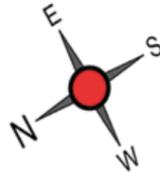
Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
D103	2BHK-2T	667	35	702	1045	68
D203-D503	2BHK-2T	667	35	702	1045	-



KEY PLAN

2BHK + 2T

3BHK + 2T



FIRST FLOOR



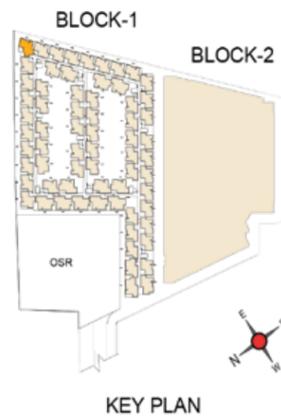
TYPICAL FLOOR



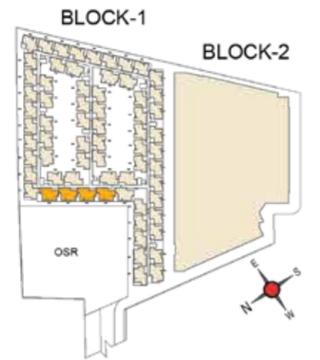
FIRST FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
F104	2BHK-2T	696	35	731	1075	131
F204-F504	2BHK-2T	696	35	731	1075	-

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
C102, C103, C104	3BHK-2T	768	35	803	1172	107
D102	3BHK-2T	768	35	803	1173	114
G105	3BHK-2T	768	35	803	1176	114

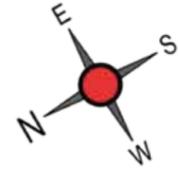


KEY PLAN



KEY PLAN

3BHK + 2T

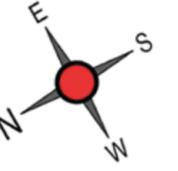


FIRST FLOOR



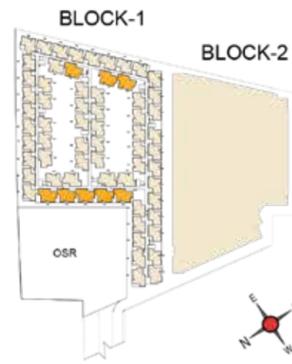
TYPICAL FLOOR

3BHK + 2T



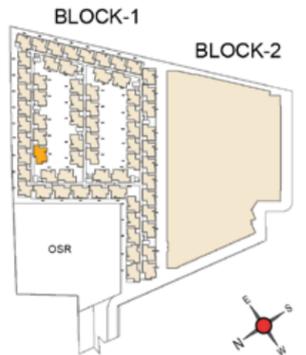
FIRST FLOOR

Unit no	Apartment type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
B106, B206-B506	3BHK-2T	768	35	803	1175	72,0
C202-C502, C203-C503 & C204-C504	3BHK-2T	768	35	803	1172	107
D202-D502	3BHK-2T	768	35	803	1173	-
G101, G201-G501	3BHK-2T	768	35	803	1177	64,0
G105, G205-G505	3BHK-2T	768	35	803	1176	114,0
J101, J201-J501	3BHK-2T	768	35	803	1175	73,0



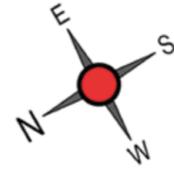
KEY PLAN

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
D106	3BHK-2T	768	35	803	1177	70



KEY PLAN

3BHK + 2T

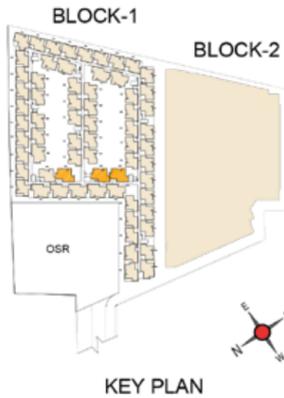


FIRST FLOOR



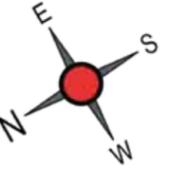
TYPICAL FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
B107, B207-B507	3BHK-2T	768	35	803	1178,1177	30,0
C201-C501	3BHK-2T	768	35	803	1175	-
C205-C505	3BHK-2T	768	35	803	1177	-



KEY PLAN

3BHK + 2T

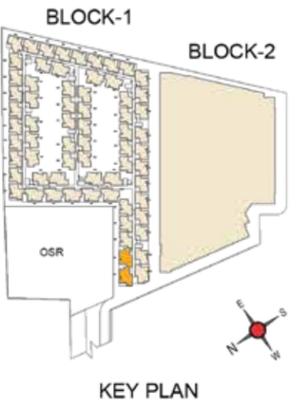


FIRST FLOOR



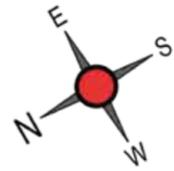
TYPICAL FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
A103-A503	3BHK-2T	768	35	803	1177	114,0
A104-A504	3BHK-2T	768	35	803	1173	103,0



KEY PLAN

3BHK + 2T

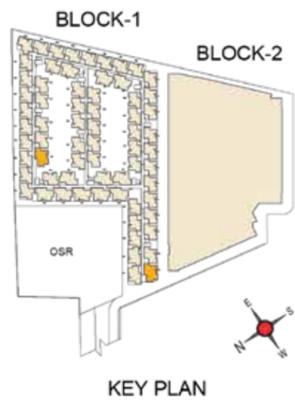


FIRST FLOOR



TYPICAL FLOOR

Unit no	Unit type	Carpet area (sft)	Balcony area (sft)	Total carpet area (sft)	Saleable area (sft)	P.Terrace area (sft)
A102, A202-A502	3BHK-2T	768	35	803	1178	89,0
D206-D506	3BHK-2T	768	35	803	1177	-



CLUBHOUSE PLAN

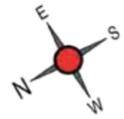


CLUBHOUSE PLAN

BLOCK-1



BLOCK-2



CLUBHOUSE AMENITIES & FACILITIES

ENTERTAINMENT & CONVENIENCE

- 63. MINI THEATRE
- 64. BANQUET HALL WITH DANCING FLOOR

INDOOR GAMES

- 65. BOARD GAMES ZONE
- 66. TABLE TENNIS
- 67. FOOS BALL
- 68. SNOOKER TABLE

FITNESS

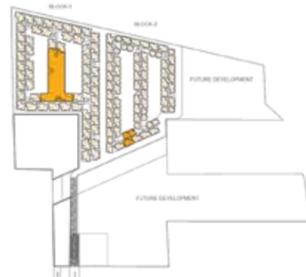
- 69. GYM
- 70. TRX TRAINING
- 71. YOGA & MEDITATION
- 72. AERIAL YOGA
- 73. AEROBICS
- 74. ZUMBA
- 75. SQUASH COURT

KIDS PLAY AREA

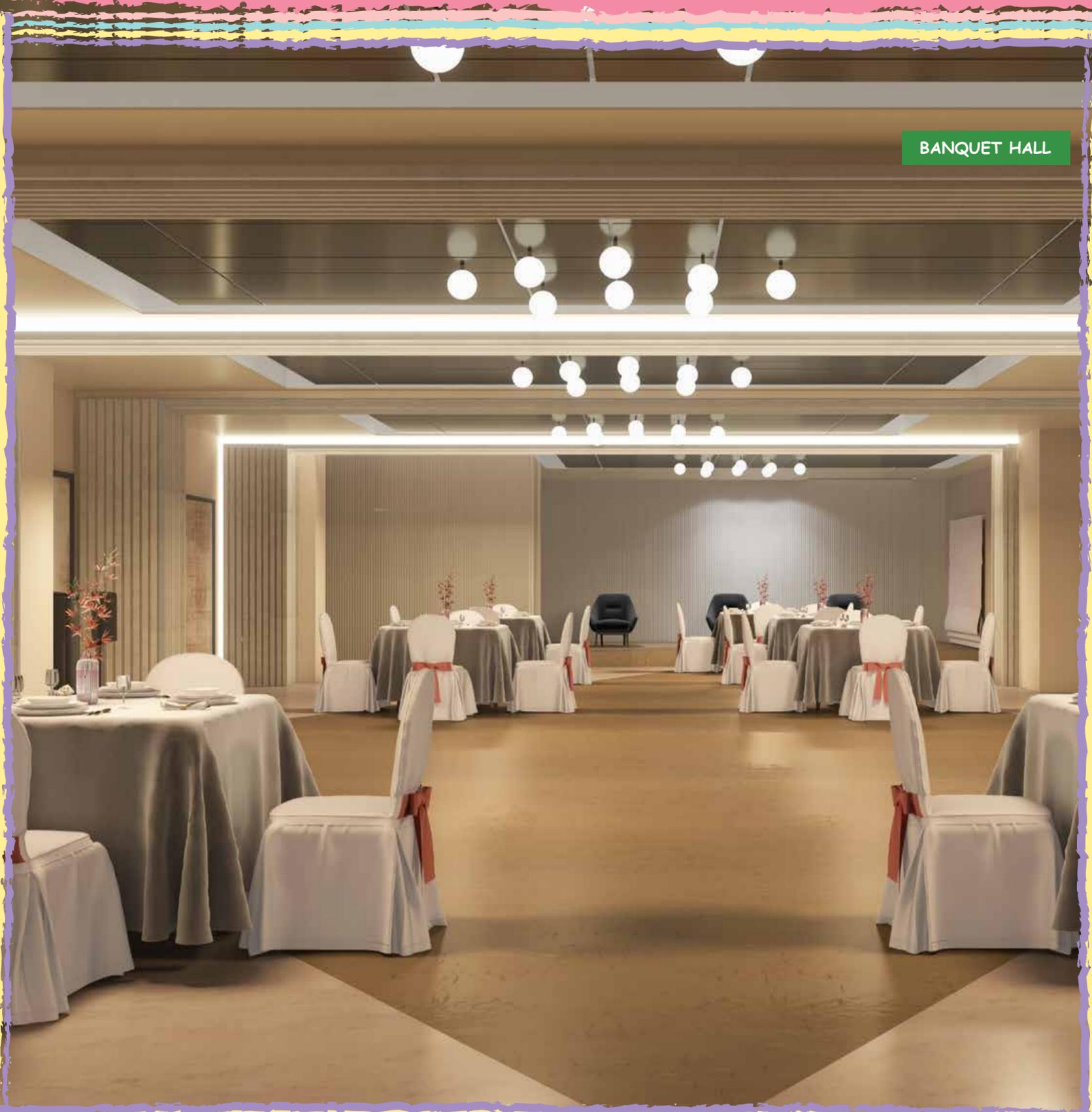
- 76. KIDS BALL PIT
- 77. LEGO ZONE
- 78. KIDS READING AREA
- 79. SLIDING TOWER
- 80. NET PLAY ZONE
- 81. MUSICAL WALL
- 82. INTERACTIVE ART WALL
- 83. KIDS SURPRISE WALL
- 84. PEGBOARD WALL

FACILITIES

- 85. CLINIC
- 86. BUSINESS CENTER
- 87. FMS ROOM
- 88. ASSOCIATION ROOM



KEY PLAN



SPECIFICATIONS (ASPIRATIONAL UNITS)

1. STRUCTURE

Structural System	: RCC framed structure designed for seismic compliant (Zone - 3)
Masonry	: 200mm for external walls & 100mm for internal walls
Floor-Floor height (incl. slab)	: Will be maintained at 3000mm
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 premium emulsion
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of Tractor emulsion
Exterior walls	: Exterior faces of the building finished with 1 coat primer & 2 coats of exterior emulsion paint with colour as per architect design
Bathroom	: Glazed/Matte ceramic tile up to 2250mm height of size 300x450mm & above the false ceiling will be finished with a coat of primer
Kitchen	: Ceramic wall tile of size 300x450mm for a height of 600mm above the countertop finished level
Toilet ceiling	: Grid type false ceiling

3. FLOOR FINISH WITH SKIRTING

Foyer, living, dining, bedrooms & kitchen	: Vitrified tiles of size 600x600mm
Bathroom	: Anti-skid ceramic tiles of size 300x300mm
Balcony	: Anti-skid ceramic tiles of size 300x300mm
Private open terrace (if applicable)	: Pressed tiles finish

4. KITCHEN & DINING

Kitchen	: The platform will be finished with a granite slab of 600mm wide at a height of 850mm from the finished floor level
Electrical point	: For chimney & water purifier
CP fitting	: Cera or equivalent brand
Sink	: Stainless Steel sink without drain board

5. BALCONY

Handrail	: MS handrail as per architect's design
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6. BATHROOMS

Sanitary fixture	: Cera or equivalent brand
CP fittings	: Cera or equivalent brand
All bathrooms	: Wall-mounted WC with cistern, health faucet, single lever diverter, overhead shower with a wall-hung wash basin

7. JOINERY

a. DOORS

Main door	: Good quality door frame of size 1050x2100mm with veneer finish : Ironmongeries like Godrej or equivalent lock, tower bolts, door viewer, safety latch, magnetic catcher, etc.,
Bedroom doors	: Good quality door frame with skin molded shutters of size 900 X 2100mm with paint finish
Bathroom doors	: Good quality door frame with FRP shutters of size 750 X 2100mm with paint finish : Ironmongeries like one side coin & thumb turn lock of Godrej / equivalent without a key, door bush
Terrace doors	: Good quality door frame with FRP shutters of size 900 X 2100mm with paint finish : Ironmongeries like Godrej / equivalent with a door closer, door bush, tower bolt

b. WINDOWS

Windows	: Aluminium windows with a sliding shutter with see-through plain glass and MS grill on the inner side (wherever applicable)
French doors	: Aluminium frame and doors with toughened glass without grill
Ventilators	: Aluminium windows frame of fixed louvered / open-able shutter for ODU access (wherever applicable)

8. 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 or equivalent will be provided
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Polycab or equivalent will be provided
TV	: Point in living & in any one of the bedrooms and provision in other bedrooms
Telephone	: Point in living & in any one of the bedrooms
Data	: Point in living & in any one of the bedrooms
Split-air conditioner	: Points will be given in the living, dining and all bedrooms
Exhaust fan	: Point will be given in all bathrooms
Geyser	: Point will be given in all bathrooms
Backup	: 500W for 2BHK & 400W for 1BHK

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES

1. Lift	: Elevators of 10 passenger automatic lift will be provided
2. Backup	: 100% power backup for common amenities such as clubhouse, lifts, WTP, STP & selective common area lighting
3. Name board	: The apartment owner's name will be provided on the stilt floor
4. Lift fascia	: Granite cladding on all levels
5. Lobby	: Granite flooring @ ground level & tile flooring @ other levels
6. Corridor	: Tile flooring at all levels
7. Staircase floor	: Granite flooring at all levels
8. Staircase handrail	: MS handrail with enamel paint finish on 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 at site
3. STP	: Centralised Sewage Treatment Plant
4. Safety	: CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level
5. Well-defined walkway	: Walkway spaces well defined as per landscape design intent
6. Security	: Security booth will be provided at the entrance/exit facilitated with My Gate App
7. Compound wall	: Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent
8. Landscape	: Suitable landscape at appropriate places in the project as per design intent
9. Driveway	: Convex mirror for safe turning in driveway in / out
10. External Driveway flooring	: Interlocking paver block / equivalent flooring with demarcated driveway as per landscape design intent

SPECIFICATIONS (ELITE UNITS)

1. STRUCTURE

Structural System	: RCC framed structure designed for seismic compliant (Zone - 3)
Masonry	: 200mm for external walls & 100mm for internal walls
Floor- Floor height (incl. slab)	: Will be maintained at 3000mm
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 Premium emulsion
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of Tractor emulsion
Exterior walls	: Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior Emulsion paint with colour as per the architect's design
Bathroom (Affordable)	: Glazed/Matte ceramic tile up to 2250mm height of size 300x600mm & above the false ceiling will be finished with a coat of primer
Kitchen	: Ceramic wall tile of size 600x600mm for a height of 600mm above the countertop finished level
Toilet ceiling	: Grid type false ceiling

3. FLOOR FINISH WITH SKIRTING

Foyer, living, dining, bedrooms & kitchen	: Vitrified tiles of size 600x1200mm
Bathroom	: Anti-skid ceramic tiles of size 300x300mm
Balcony	: Anti-skid vitrified tiles of size 600x600mm
Private open terrace (if applicable)	: Pressed tiles finish

4. KITCHEN & DINING

Kitchen	: The platform will be finished with a granite slab of 600mm wide at a height of 850mm from the finished floor level
Electrical point	: For chimney & water purifier
CP fitting	: Cera or equivalent
Sink	: Single bowl SS sink with drain board
Dining	: Wall-hung basin based on architect design intent wherever applicable

5. BALCONY

Handrail	: MS handrail as per architect's design
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6. BATHROOMS

Sanitary fixture	: Cera or equivalent
CP fittings	: Cera or equivalent
All Bathrooms	: Wall-mounted WC with cistern, health faucet, single lever diverter, a shower head with a wall-hung wash basin

JOINERY

a. DOORS

Main door	: Wide & fancy main door of size 1050x2100mm with good quality teak wood door frame & engineering wood shutter of veneer finish
Bedroom doors	: Ironmongery like Godrej or equivalent lock, tower bolt, a door viewer, and magnetic catcher
Bathroom doors	: Good quality door frame with skin molded shutters of size 900 X 2100mm with paint finish
Terrace doors	: Good quality door frame with FRP shutters of size 900 X 2100mm with paint finish
	: Ironmongeries like Godrej or equivalent lock, tower bolt, magnetic catcher, etc.
	: Ironmongeries like one side coin & thumb turn lock of Godrej or equivalent without a key, door bush
	: Ironmongeries like Godrej or equivalent with a door closer, door bush tower bolt

b. WINDOWS

Windows	: Aluminium windows with sliding shutter with see-through plain glass and MS grill on the inner side (wherever applicable)
French doors	: Aluminium windows frame and doors with toughened glass without grill
Ventilators	: Aluminium windows frame of fixed louvered/ openable shutter for ODU access (wherever applicable)

7. 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 quality IS brand Polycab / equivalent
TV	: Point in living & in any one of the bedrooms and provision in other bedrooms
Telephone	: Point in living & in any one of the bedrooms
Data	: Point in living & in any one of the bedrooms
Split-air conditioner	: Points will be given in living, dining and all bedrooms
Exhaust fan	: Point will be given in all bathrooms
Geysers	: Point will be given in all bathrooms
Backup	: 600W for 3BHK, 500W for 2BHK

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES

1. Lift	: Elevators of 10 passenger automatic lift will be provided
2. Backup	: 100% power backup for common amenities such as clubhouse, lifts, WTP, STP & selective common area lighting
3. Name board	: The apartment owner's name will be provided on the stilt floor
4. Lift facia	: Granite cladding at all floor levels
5. Lobby	: Granite flooring on the first floor and tile flooring on other levels
6. Corridor	: Tile flooring at all levels
7. Staircase floor	: Granite flooring on all levels
8. Staircase handrail	: MS handrail with enamel paint finish on 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 at site
3. STP	: Centralised Sewage Treatment Plant
4. Safety	: CCTV surveillance cameras will be provided all around the building at pivotal locations on the ground level
5. Well-defined walkway	: Walkway spaces are well defined as per landscape design intent
6. Security	: A security booth will be provided at the entrance/exit facilitated with MyGate App
7. Compound wall	: Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent
8. Landscape	: Suitable landscape at appropriate places in the project as per design intent
9. Driveway	: Convex mirror for safe turning in the driveway in / out
10. Internal Driveway	: Interlocking paver block/equivalent flooring with a demarcated driveway as per landscape design intent

LOCATION MAP



Distance from Railway Station & Bus Stands

- | | |
|---|---------|
| 1. Kalavakkam Bus Stand | 2 mins |
| 2. Thiruporur Bus Depot | 5 mins |
| 3. Kelambakkam Bus Stand | 5 mins |
| 4. Proposed Metro Railway Station, Siruseri | 30 mins |

Distance From Nearest Hospitals

- | | |
|------------------------------------|---------|
| 1. Alpha Multi-Speciality Hospital | 3 mins |
| 2. Chettinad Health City | 22 mins |
| 3. Supreme Speciality Hospital | 22 mins |

Distance from Nearest Educational Institutions (Schools & Colleges)

- | | |
|---|---------|
| 1. Sri Shiva Subramaniya College of Engineering | 3 mins |
| 2. Shiv Nadar Univeristy | 3 mins |
| 3. SMK Fomra Institute of Technology | 10 mins |
| 4. Chettinad Sarvalok Institute | 15 mins |

- | | |
|---------------------------------|---------|
| 5. Velammal Vidyasharm | 18 mins |
| 6. Gateway International School | 23 mins |
| 7. VIT University | 26 mins |

IT Parks

- | | |
|----------------------------|---------|
| 1. Sipcot IT Park Siruseri | 27 mins |
| 2. KRISP IT Park | 31 mins |

Location Highlights

1. Connecting Kelambakkam to Vandalur Bypass in 7 kms
2. Easy connectivity to ECR towards OMR - Nemili Bypass
3. Connecting Mahabalipuram & Chengalpet Bypass in 5 mins
4. Surrounded with reputed IT Parks & Colleges
5. Famous Thiruporur temple near site location

PAYMENT SCHEDULE

Booking advance	10.0%
Agreement signing	40.0%
Commencement of foundation	10.0%
Commencement of stilt floor roof	7.5%
Commencement of 1st floor roof	7.5%
Commencement of 3rd floor roof	7.5%
Commencement of 5th floor roof	7.5%
Completion of flooring of respective unit	5.0%
Handing over	5.0%
Total	100%

AWARD

AWARDS



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