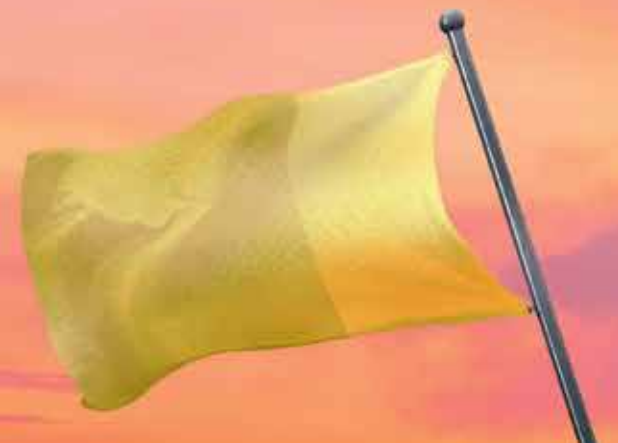


CASAGRAN Flagship

Largest residential community in Pallikaranai

THE
FLAGS OF
GRANDEUR &
CONNECTIVITY
FLY HIGH HERE





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.



CASAGRAN Flagship

Largest residential community in Pallikaranai

APARTMENT

Entrance View



THE FLAGSHIP OF EXCELLENCE

A proud creation of Casagrand, Flagship is our first integrated township project. This is one of the most important projects and is a definitive statement in luxury living in a well-integrated community. The project weaves all the joys of community living with the finest nuances of luxury beautifully.

Designed impeccably with stunning aesthetics, these Tudor-styled homes impart an aura of elegance to the whole township. It's a perfect blend of old-world charm and modern refinement. It's real classy, very English and sophisticated. Flagship is the perfect new-age symbol of modern living in a happy, thriving community.





Elevation View

SALIENT FEATURES

- Elegantly crafted 887 Apartments and 54 Villas on 17.58 acres
- Thoughtfully designed 2, 3 & 4 BHK Tudor Styled apartments with S+5 structure
- Beautifully designed 3 & 4 BHK Villas with G+2 & G+1 Structure
- The community has 42% open space with 69,000 sq.ft of colossal podiums
- Offers 110+ world class amenities for a superior lifestyle
- An elaborate clubhouse of 34,000 sq.ft with luxurious amenities like Spa, Sauna, Jacuzzi & Salon
- 100% Vaastu compliant homes with zero dead space
- Surrounded by prominent IT &ITEES Companies, schools , colleges & hospitals.

Swimming Pool View



Outdoor Play Area



Clubhouse Lobby



AMENITIES

ENTERTAINMENT FEATURES

Features

- Entrance Plaza With Drop-off Zone
- Entry Water Feature
- Feature Median Planting
- Leisure Landscape Court
- Yoga & Meditation Zone
- Water Refill Station For Community & Pets
- Feature Stepped Seating
- Geometric Seating
- Reflexology Walkway With Seating Area
- Outdoor Workstations With Wi-fi
- Reading Nook
- Seating Nooks Along Pathways
- Multipurpose Lawn For Social

Gatherings & Events

Entertainment

- Party Lawn
- Outdoor Cafeteria With Seating
- Feature Canopies
- Rain Dance Floor
- Outdoor Amphitheatre & Stage
- Pets Play Lawn & Sand Pit
- Barbeque Courts
- Maze Ball Table
- Musical Lawn
- Glass Painting Area
- Outdoor Games For Elderly People
- Senior Citizens Corner

Outdoor Amenities

Kids

- Softfall Mounds
- Feature Play Bridge
- Outdoor Kids Play Area
- Hamster Wheel
- Dynamic Kids Playcourt
- Hidden Wonder Land
- Toddlers Play Area
- Sand Pit With Sand Digger
- Swing For Parents & Kids
- Inground Trampoline
- Labyrinth Ball Game

- Binary Code Play Area
- Hookie Ring Toss
- Hopscotch
- Kick The Croquet
- Fitness Dice

Sports

- Running Track
- Outdoor Gym
- Multi-sports Court
- Badminton Court
- Cricket Pitches
- Skating Rink

Swimming Pool

- Pool Deck With Loungers
- Adults Pool
- Spa Pool
- Kids Pool
- Shallow Pool With Recliners
- Hydrotherapy Bed
- Pool Ziplines
- Water Gun In Pool

Clubhouse Amenities

Entertainment & Convenience

- Multipurpose Hall
- Mini Theatre
- Learning Centre
- Business Centre
- Co-working Space

Indoor Games Room

- Skee Ball
- Foosball
- Shuffle Board
- Air Hockey
- Billiards Room
- TT Room
- Video Games Lounge
- Monopoly Table
- Sub Soccer Table
- Wall Scrabble Board

Kids Play Area & Creche

- Street Basketball
- Remote Control Racing

Track

- Indoor Kids Park
- Cycling Interactive Wall
- Pendulum Swing
- Kids Tunnel Play
- Toddlers Play Mat
- Cribs
- Ball Pit
- DIY Toy Track

Fitness

- Gym - Cross Fit Area
- Hanging Ropes

Rock Climbing

- Gym Flexbike
- Specially Abled Gym
- Interactive Gym
- Bungee Ropes Workout
- Yoga & Aerobics Room
- Bcm Massagers Indoor Sports
- Badminton Court
- Squash Court Gaming Arcade
- HIT Mouse
- Darts Machine
- Ultimate Punch
- Need For Speed
- VR Egg Simulator
- Alien Gun Shooting Salon & Spa
- Hair Styling Stations
- Pedicure & Manicure Stations
- Sauna
- Jacuzzi Features & Facilities
- Double Height Entrance Lobby
- Coffee Bar
- Convenience Store
- Clinic
- FMS Room
- Association Room
- Laundry
- Dormitories
- Lumber Rooms
- Car Washing Bay
- Car Charging Bays



The best of Product Superiority

- Chennai's Tudor styled residential community with apartments and villas
- The community hosts about 100+ indoor and outdoor amenities
- A neighbourhood reimagining its style with unreal services and fun
- The project includes 6 podiums and an exclusive park for multi-sensory amenities
- 42% of open land area adds to the efficiency of the building footprint
- Apartment blocks are planned around 10 acres of landscaped podiums, courtyard and open parks
- Light, Ventilation, Vaastu, Privacy & Aesthetics are the 5 important pillars in planning the Master & Unit plans
- Superior and Signature apartments to upgrade your lifestyle!



Presenting you a community with the best of Architecture & Finesse

1. The project is set amidst 17.6 acres with 887 apartments & 54 villas
2. An English domestic architectural structure with solid masonry and elaborate forms emphasising the tudor style
3. Braced with accent portals and heraldic lighting, the entrance leads the users to the community and is facilitated with a drop-off zone
4. An elaborate clubhouse of 34,000 sq.ft area furnished with indoor amenities
5. Aesthetic double-height lobbies provided as a premium welcoming feature within the community
6. Blocks orientation ensuring maximum wind-flow and minimum heat-gain for every apartment
7. 3m & 6.5m (10 & 21 feet) wide driveway is planned across the project for comfortable vehicular movement

8. A feature wall is designed opposite to every block entrance as a way finder
9. Detailed lift facia with wall cladding & lighting elements
10. Designer floor identification signage at every floor level
11. Well-planned corridors with wall artefacts leading to your doorsteps



A neighbourhood one with nature

12. 10 acres of rampant landscaped open space within the community is a never seen before feature in the neighbourhood
13. The community boasts of an efficient building footprint where 42% of land area is open space
14. The apartment towers are planned around colossal podiums of 69,000 sq.ft with no overlooking between the apartments
15. Private terraces are provided for the apartments in first floor level connecting the indoors with the podiums



Offering you 100+ Amenities, the best in the market

16. The project features an exclusive swimming pool:
 - 8,200 sq.ft pool and deck with overflowing adults edge pool, spa pool, shallow pool & kids pool with water gun, connected to the pathway through a diagonal pool deck with loungers
17. The podium encompasses a vibrant kids play zone, multipurpose social gatherings decks, reflexology walkway with seating nooks and buffer planting to maintain privacy for residents
18. The clubhouse delivers luxurious amenities like spa, sauna, Jacuzzi & salon for residents to indulge in
19. Double-height entrance lobby appeals into a palatial multipurpose party hall along with pre-function hall, party hall spill-over, buffet & kitchen for residents to host their guests

- 20. Coffee bar that opens out to the swimming pool to relax your evenings
- 21. Indoor kids play, creche, and learning centre for children's learning and entertainment
- 22. Shooting the goal with indoor games like skee ball, foosball, shuffle board, air hockey, etc.
- 23. Video games lounge and gaming arcade to escape the reality
- 24. Indoor badminton and squash courts, interactive gym together with the gym for specially abled, yoga and aerobics rooms for a healthy living
- 25. Amenities like mini-theatre, business centre, association room, convenience store, laundry/ironing shop, clinic, dormitories, etc. are facilitated for your comfort and convenience
- 26. Lush tropical courtyard with canopy trees and seating coves for social interaction that doubles up as outdoor workstation with Wi-fi connectivity along with barbeque courts
- 27. Dedicated car wash and charging bay
- 28. The open air theatre intervening the multi-sports court with tennis, basketball, futsal, badminton along with cricket pitches and kids play area complements as a seating gallery for sports enthusiasts and families to enjoy along with the rain dance floor
- 29. Amusing kids amenities like feature play bridge connecting soft fall mounds, giant hamster wheel, binary code, Tot-lots, exosphere, sand pit with digger etc. adds charm to the OSR area
- 30. Cognitive thinking amenities like glass painting area, maze ball table along with outdoor games for elderly people to enjoy
- 31. Party lawn and cafeteria with canopy seating for residents to enjoy their evenings with communal activities
- 32. Outdoor gym, trampoline sprinkler, skating rink, swing for parents and kids, pets park with water refill station for community & animals are accommodated in the OSR area



Know why our Products are Superior

Apartments :

- 33. Wide & fancy main door with an architrave
- 34. Designer door number signage with accent lighting
- 35. Digital door lock system with four independent unlocking features
- 36. Wireless mobile charging station provided in living & any one bedroom
- 37. 1200 x 600mm premium vitrified flooring tiles in living, dining, bedrooms & kitchen
- 38. Anti- skid tiles in bathrooms and balcony for superior units
- 39. Cloth drying pulley hangers in the balconies for everyday convenience
- 40. Single bowl stainless steel sink with drain board and swivel tap in the kitchen
- 41. Luxurious granite counter with counter-mounted washbasin in attached bathrooms
- 42. Premium range of American Standard or equivalent fittings in bathrooms and kitchens
- 43. Pest-free square SS designer gratings are provided in the bathrooms and kitchen respectively
- 44. Apartments with luxurious bathrooms fitted with rain shower and granite counter with counter-mount washbasins
- 45. Waterproof sockets provided in the balcony for evening parties and functional convenience



Choose our Signature apartments and villas to upgrade your lifestyle

- 46. Wide & fancy main door is designed with a dedicated paneling for an appealing entrance
- 47. Designer villa and apartment door number signage to add to the splendor of the elevation
- 48. Digital door lock system with five independent unlocking features

- 49. Monitor your visitors by a video doorbell fixed next to the main-door through 7-inch LED screen from inside your home
- 50. Apartments designed with dedicated foyer space
- 51. Wireless mobile charging station provided in living & any one bedroom
- 52. 600 x 1200 mm premium vitrified flooring tiles in foyer, living, dining, kitchen,lounge, bedrooms and store rooms
- 53. 600 x 600mm anti- skid tiles in bathrooms & balconies
- 54. Cloth drying pulley hangers in the balconies for everyday convenience
- 55. Villas and apartments with luxurious bathrooms fitted with rain shower, glass shower partition, granite counter with counter-mount washbasin and spa jets in one of the bathrooms
- 56. Premium range Roca or equivalent fittings in all bathrooms
- 57. Pest free 2’ long trench and square SS designer gratings are provided in the attached bathrooms and kitchen, respectively
- 58. Double bowl matte stainless steel sink with drain board and pull out faucet in the kitchen
- 59. Waterproof sockets provided in the extended outdoor deck and terrace in villas and balcony in apartments for evening parties and functional convenience respectively.



Efficiency in space planning

- 60. Provision of ample car parks at the stilt level.
- 61. All cores are well equipped with staircase and two lifts - 13 & 10 passengers’ capacity
- 62. Uninterrupted visual connectivity - all bedrooms & balconies will be facing courtyard or exterior
- 63. No overlooking apartments
- 64. All bedrooms, living & kitchen are consciously planned to be well ventilated from the exterior or the

courtyards

- 65. Provision of foyer in some apartments to ensure privacy
- 66. Convenient AC ODU spaces serviceable from the interior
- 67. All 3 & 4 BHK signature units with walk-in wardrobe in one of the bedrooms
- 68. Two balconies - one in living & one of the bedrooms
- 69. Dedicated washing machine space is provided for all apartments
- 70. Common wash basin provided in most of the apartments
- 71. Wide kitchens with double side counters in most of the apartments



Considering Vaastu? We got that sorted too!

- 72. All apartments have South West bedrooms
- 73. All apartments have North West &, South East bathrooms
- 74. No apartments have bed headboard positioned North
- 75. No apartments have South West entrance
- 76. No apartments have North East & South West kitchen
- 77. No North East & South West cuts

SITE PLAN



STILT FLOOR PLAN

Features

- 1. Entrance Plaza With Drop-off Zone
- 2. Entry Water Feature
- 3. Feature Median Planting
- 4. Leisure Landscape Court
- 5. Yoga & Meditation Zone
- 6. Water Refill Station For Community & Pets
- 7. Feature Stepped Seating
- 8. Geometric Seating
- 9. Reflexology Walkway With Seating Area
- 10. Outdoor Workstations With Wi-fi
- 11. Reading Nook
- 12. Seating Nooks Along Pathways
- 13. Multipurpose Lawn For Social

Gatherings & Events

Entertainment

- 14. Party Lawn
- 15. Outdoor Cafeteria With Seating
- 16. Feature Canopies
- 17. Rain Dance Floor
- 18. Outdoor Amphitheatre & Stage
- 19. Pets Play Lawn & Sand Pit
- 20. Barbeque Courts
- 21. Maze Ball Table
- 22. Musical Lawn
- 23. Glass Painting Area
- 24. Outdoor Games For Elderly People
- 25. Senior Citizens Corner

Outdoor Amenities

Kids

- 26. Softfall Mounds
- 27. Feature Play Bridge
- 28. Outdoor Kids Play Area
- 29. Hamster Wheel
- 30. Dynamic Kids Playcourt
- 31. Hidden Wonder Land
- 32. Toddlers Play Area
- 33. Sand Pit With Sand Digger
- 34. Swing For Parents & Kids
- 35. Inground Trampoline
- 36. Labyrinth Ball Game
- 37. Binary Code Play Area
- 38. Hookie Ring Toss

- 39. Hopscotch
- 40. Kick The Croquet
- 41. Fitness Dice

Sports

- 42. Running Track
- 43. Outdoor Gym
- 44. Multi-sports Court
- 45. Badminton Court
- 46. Cricket Pitches
- 47. Skating Rink

Swimming Pool

- 48. Pool Deck With Loungers
- 49. Adults Pool
- 50. Spa Pool
- 51. Kids Pool
- 52. Shallow Pool With Recliners
- 53. Hydrotherapy Bed
- 54. Pool Ziplines
- 55. Water Gun In Pool

Clubhouse Amenities

Entertainment & Convenience

- 56. Multipurpose Hall
- 57. Mini Theatre
- 58. Learning Centre
- 59. Business Centre
- 60. Co-working Space

Indoor Games Room

- 61. Skee Ball
- 62. Foosball
- 63. Shuffle Board
- 64. Air Hockey
- 65. Billiards Room
- 66. TT Room
- 67. Video Games Lounge
- 68. Monopoly Table
- 69. Sub Soccer Table
- 70. Wall Scrabble Board

Kids Play Area & Creche

- 71. Street Basketball
- 72. Remote Control Racing

Track

- 73. Indoor Kids Park
- 74. Cycling Interactive Wall
- 75. Pendulum Swing
- 76. Kids Tunnel Play
- 77. Toddlers Play Mat
- 78. Cribs
- 79. Ball Pit
- 80. DIY Toy Track

Fitness

- 81. Gym - Cross Fit Area
- 82. Hanging Ropes

Rock Climbing

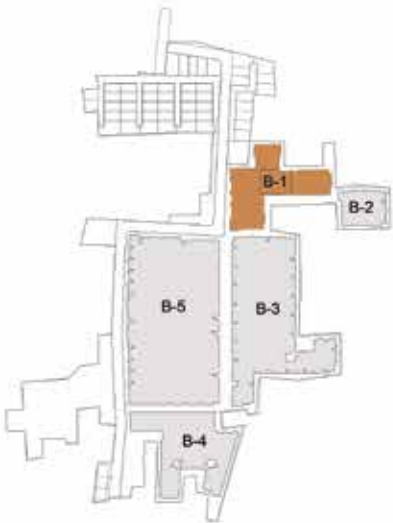
- 83. Gym Flexbike
- 84. Specially Abled Gym
- 85. Interactive Gym
- 86. Bungee Ropes Workout
- 87. Yoga & Aerobics Room
- 88. Bcm Massagers Indoor Sports
- 89. Badminton Court
- 90. Squash Court Gaming Arcade
- 91. HIT Mouse
- 92. Darts Machine
- 93. Ultimate Punch
- 94. Need For Speed
- 95. VR Egg Simulator
- 96. Alien Gun Shooting Salon & Spa
- 97. Hair Styling Stations
- 98. Pedicure & Manicure Stations
- 99. Sauna
- 100. Jacuzzi Features & Facilities
- 101. Double Height Entrance Lobby
- 102. Coffee Bar
- 103. Convenience Store
- 104. Clinic
- 105. FMS Room
- 106. Association Room
- 107. Laundry
- 108. Dormitories
- 109. Lumber Rooms
- 110. Car Washing Bay
- 111. Car Charging Bays

FLOOR PLANS

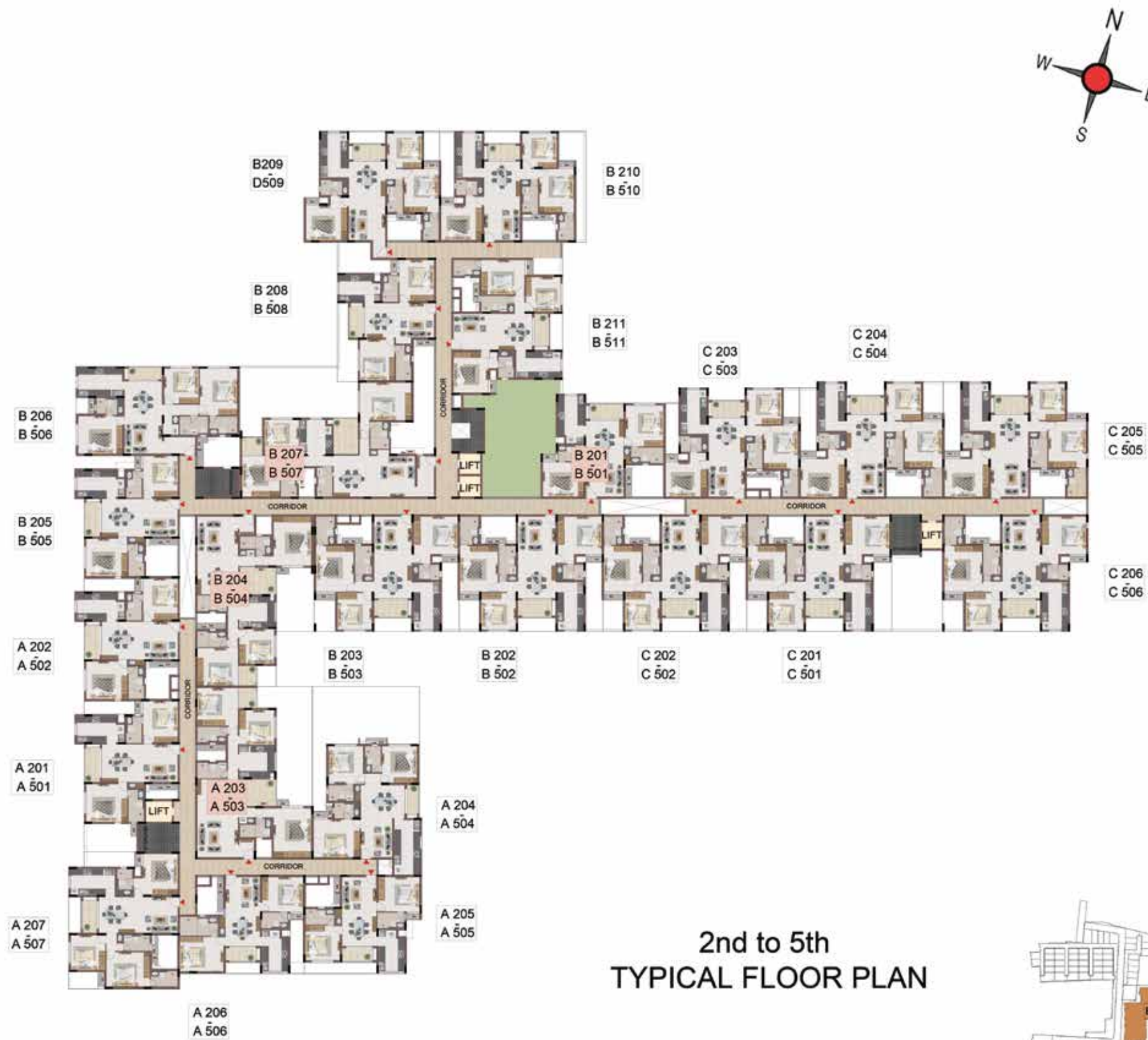
BLOCK - 1



FIRST FLOOR PLAN



BLOCK - 1



2nd to 5th
TYPICAL FLOOR PLAN



BLOCK - 2



2nd to 5th
TYPICAL FLOOR PLAN



FIRST FLOOR PLAN

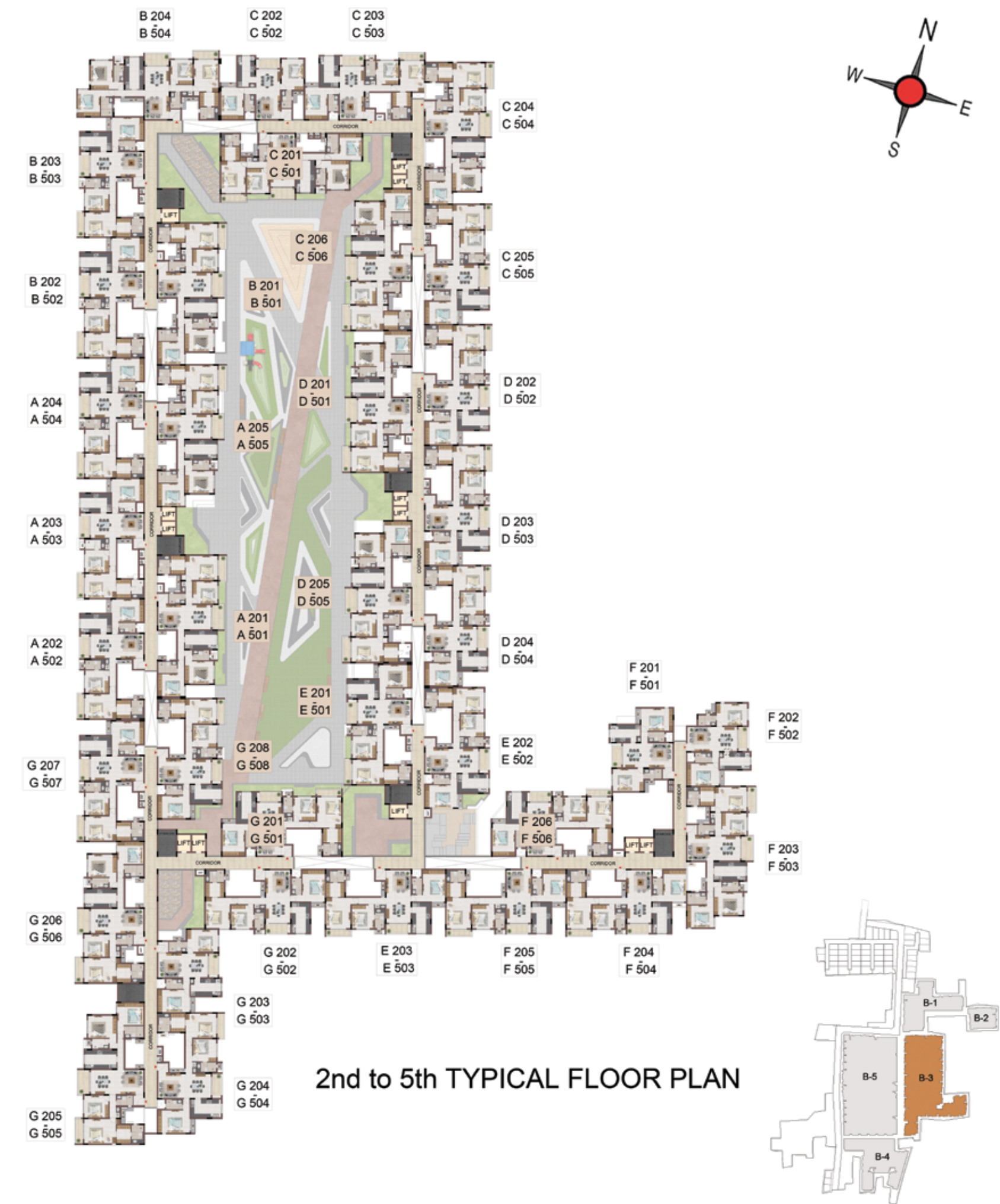
- FEATURES**
11. READING NOOK
ENTERTAINMENT
25. SENIOR CITIZEN'S CORNER
OUTDOOR AMENITIES
KIDS
33. SAND PIT WITH SAND DIGGER



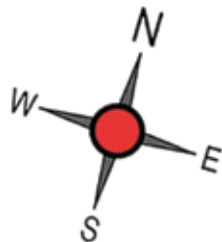
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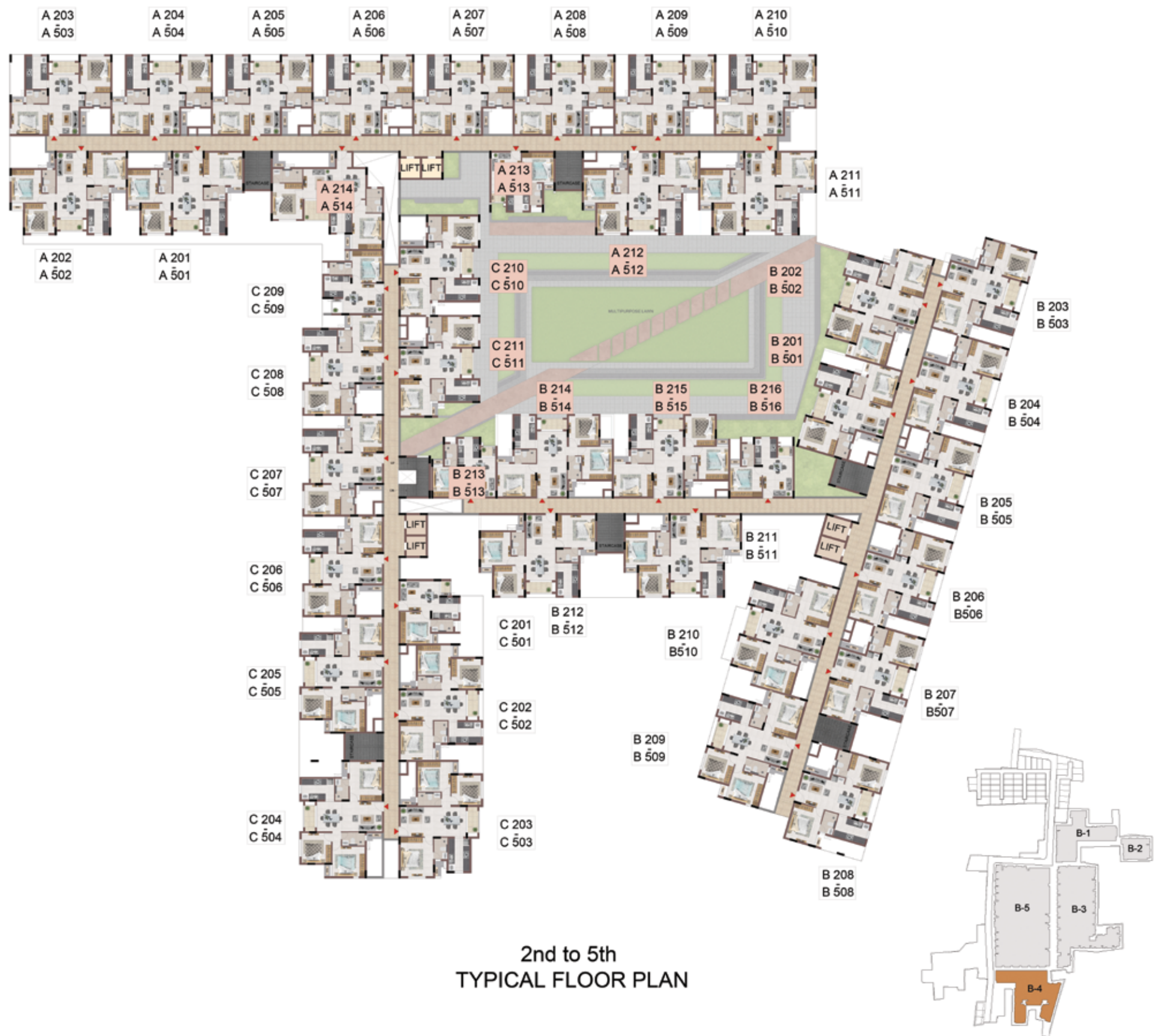
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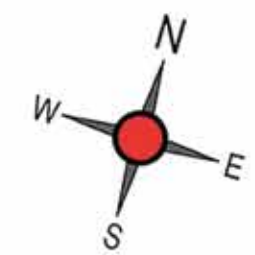
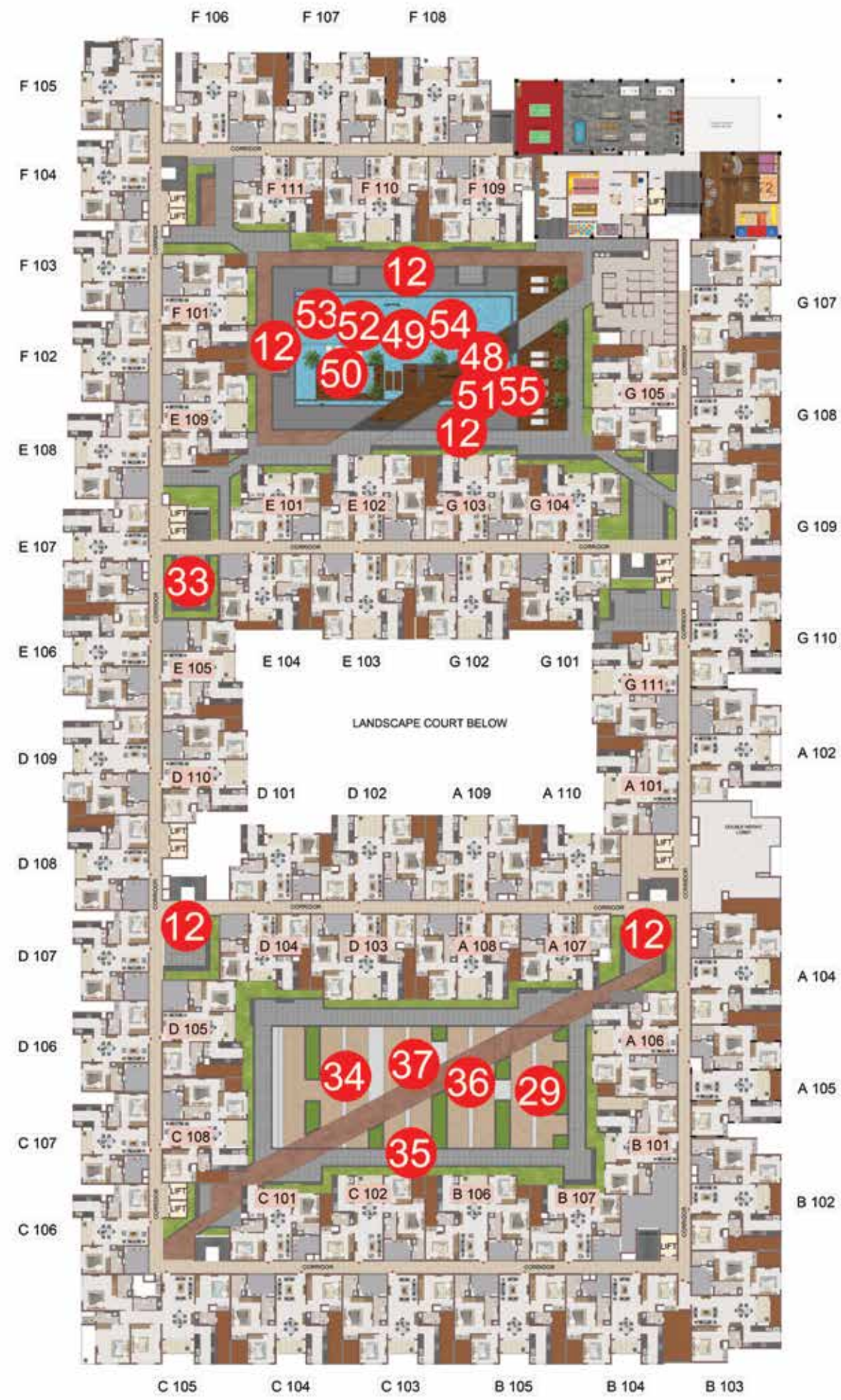
BLOCK - 4



BLOCK - 4



BLOCK - 5



FEATURES

12. SEATING NOOKS ALONG PATHWAYS

KIDS

29. HAMSTER WHEEL

33. SAND PIT WITH SAND DIGGER

34. SWING FOR PARENT & KID

35. INGROUND TRAMPOLINE

36. LABYRINTH BALL GAME

37. BINARY CODE PLAY AREA

SWIMMING POOL

48. POOL DECK WITH LOUNGERS

49. ADULT'S POOL

50. SPA POOL

51. KIDS POOL

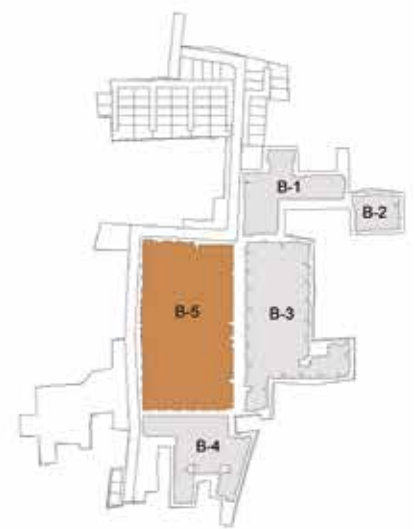
52. SHALLOW POOL WITH RECLINERS

53. HYDROTHERAPY BED

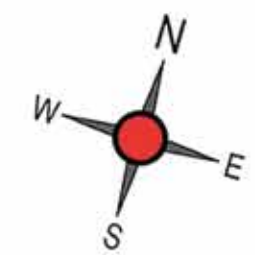
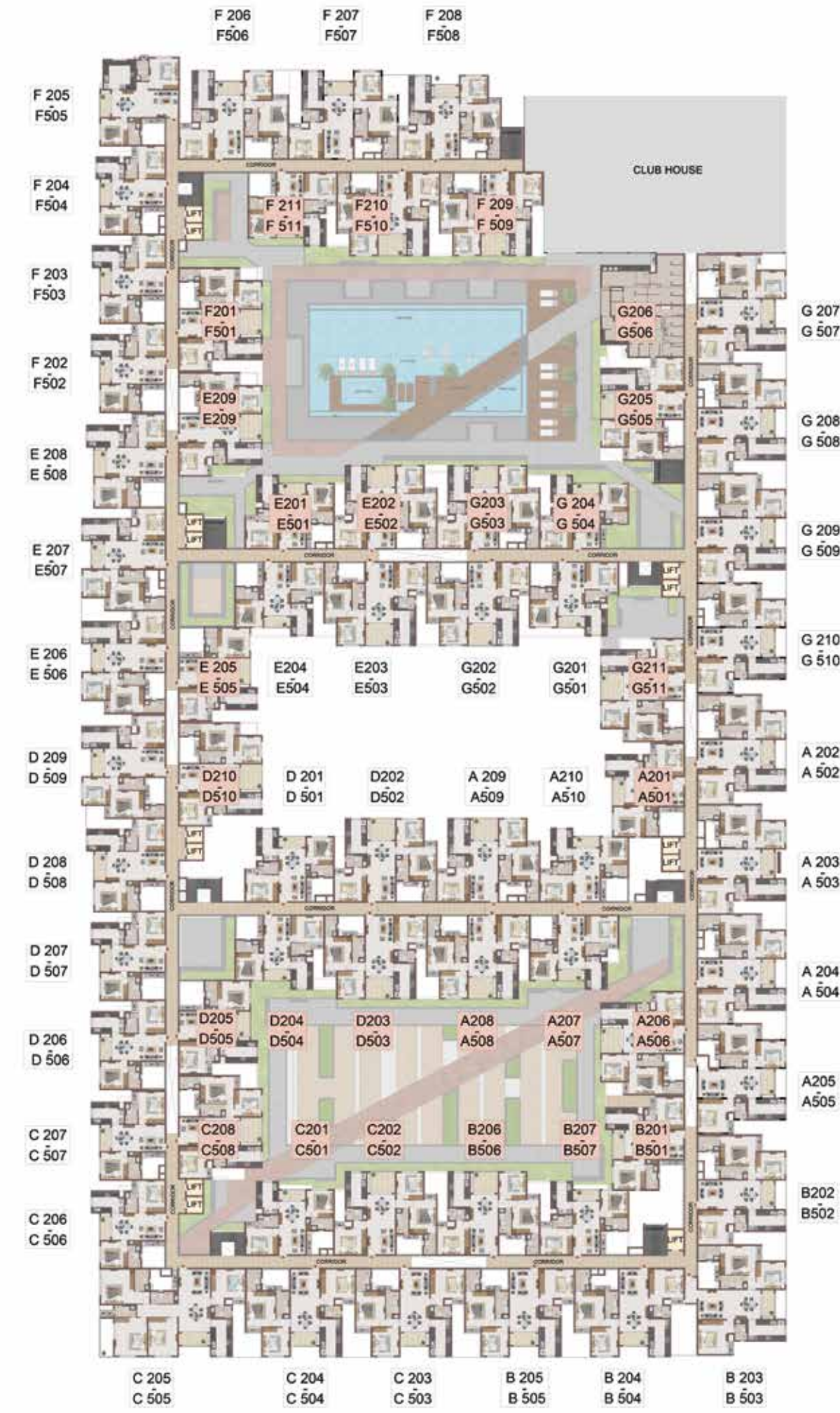
54. POOL ZIPLINES

55. WATER GUN IN POOL

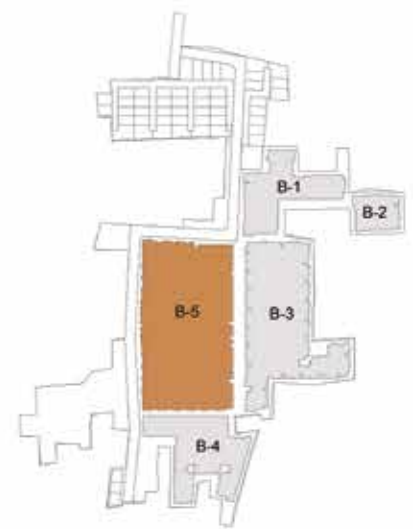
FIRST FLOOR PLAN



BLOCK - 5

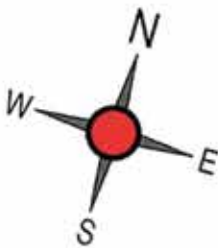


(2nd to 5th)
TYPICAL FLOOR PLAN



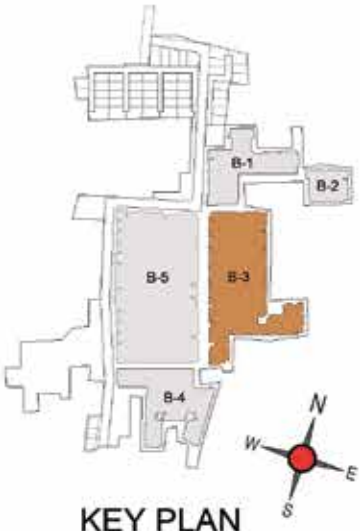
UNIT PLANS
(PINNACLE)

2BHK+2T

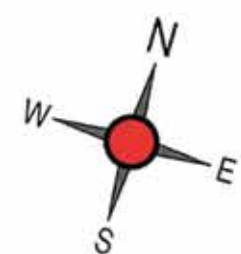


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	F102 - F502	2BHK+2T	900	53	953	1332	-

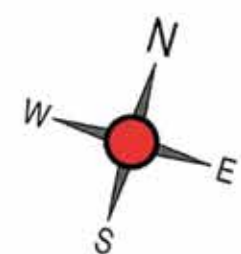


2BHK+2T



TYPICAL FLOOR 1ST TO 5TH

2BHK+2T



FIRST FLOOR

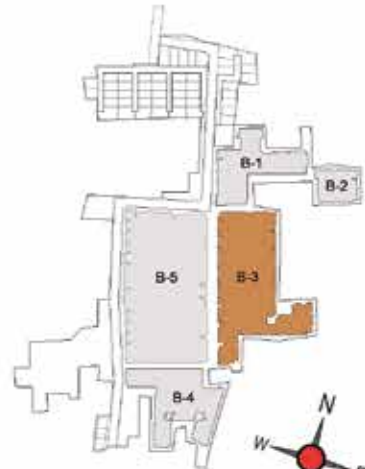


TYPICAL FLOOR 2ND TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	G103 - G503	2BHK+2T	932	53	985	1368	-



BLOCK - 03



KEY PLAN

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	C102	2BHK+2T	932	53	985	1377	111
BLOCK - 03	C202 - C502	2BHK+2T	932	53	985	1377	-



BLOCK - 03



KEY PLAN

2BHK+2T

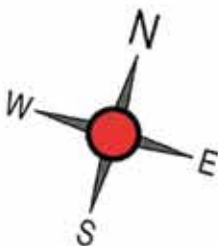


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	F101 - F501	2BHK+2T	932	53	985	1379	-



3BHK+3T

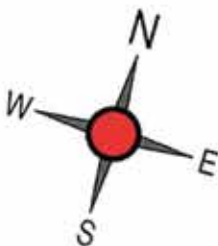


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	G102 - G502	3BHK+3T	1304	53	1357	1903	-



3BHK+3T

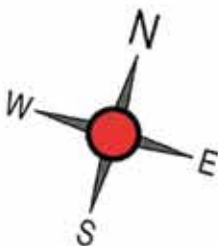


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	F105 - F505	3BHK+3T	1283	96	1379	1913	-



3BHK+3T



TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	E102 - E502	3BHK+3T	1304	53	1357	1914	-



3BHK+3T

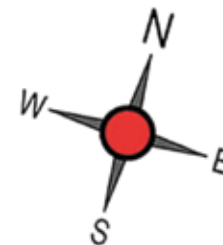


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	D104 - D504	3BHK+3T	1291	89	1380	1933	-



3BHK+3T

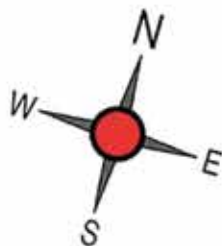


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	D102 - D502	3BHK+3T	1309	96	1405	1956	-
BLOCK - 03	D103 - D503	3BHK+3T	1309	96	1405	1956	-
BLOCK - 03	G108 - G508	3BHK+3T	1309	96	1405	1972	-



3BHK+3T

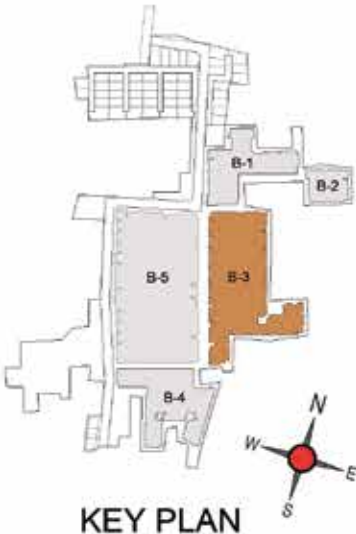


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	F104 - F504	3BHK+3T	1309	96	1405	1961	-
BLOCK - 03	E103 - E503	3BHK+3T	1309	96	1405	1956	-

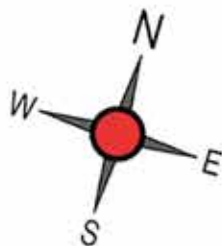


BLOCK - 03



KEY PLAN

3BHK+3T

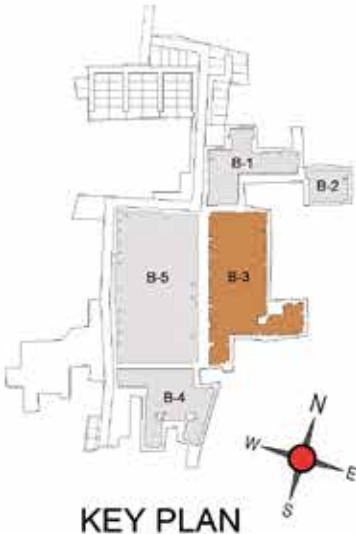


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	C103 - C503	3BHK+3T	1309	96	1405	1965	-

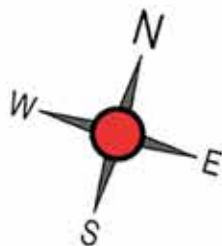


BLOCK - 03



KEY PLAN

3BHK+3T

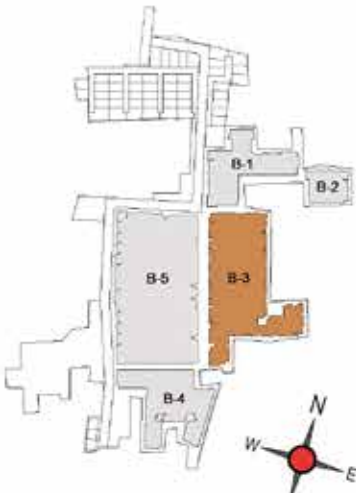


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	G104 - G504	3BHK+3T	1309	96	1405	1965	-

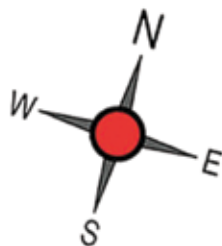


BLOCK - 03



KEY PLAN

3BHK+3T



FIRST FLOOR



TYPICAL FLOOR 2ND TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	A102	3BHK+3T	1309	96	1405	1970	-
BLOCK - 03	A202 - A502	3BHK+3T	1309	96	1405	1963	-
BLOCK - 03	A203 - A503	3BHK+3T	1309	96	1405	1956	-
BLOCK - 03	A104	3BHK+3T	1309	96	1405	1963	-
BLOCK - 03	A204 - A504	3BHK+3T	1309	96	1405	1956	-
BLOCK - 03	B102 - B502	3BHK+3T	1309	96	1405	1956	-
BLOCK - 03	B103 - B503	3BHK+3T	1309	96	1405	1962	-
BLOCK - 03	E101	3BHK+3T	1309	96	1405	1972	102
BLOCK - 03	E201 - E501	3BHK+3T	1309	96	1405	1972	-
BLOCK - 03	G107 - G507	3BHK+3T	1309	96	1405	1966	-

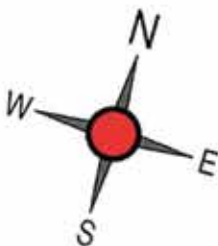


BLOCK - 03



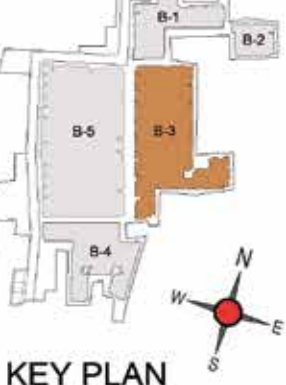
KEY PLAN

3BHK+3T

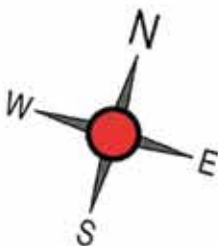


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	F106 - F506	3BHK+3T	1309	96	1405	1971	-
BLOCK - 03	G101 - G501	3BHK+3T	1309	96	1405	1972	-

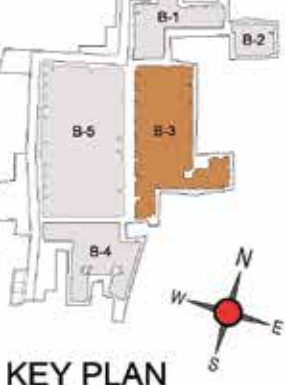


3BHK+3T



TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	C105 - C505	3BHK+3T	1329	96	1425	1989	-

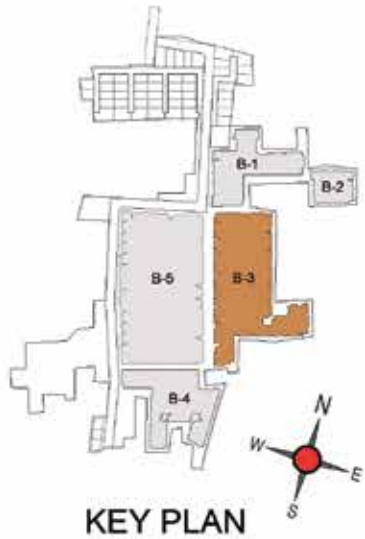


4BHK+4T



TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	C104 - C504	4BHK+4T	1580	120	1700	2344	-

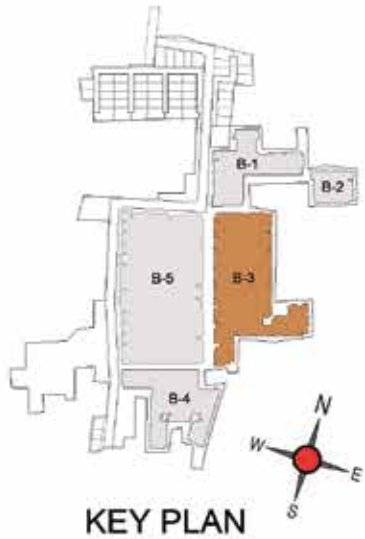


4BHK+4T



FIRST FLOOR

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	D101	4BHK+4T	1580	120	1700	2348	80
BLOCK - 03	D201 - D501	4BHK+4T	1580	120	1700	2348	-

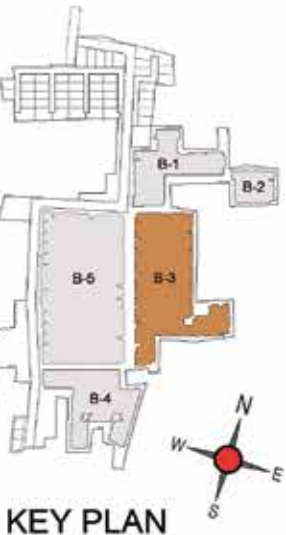


4BHK+4T



TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	F103 - F503	4BHK+4T	1580	120	1700	2349	-

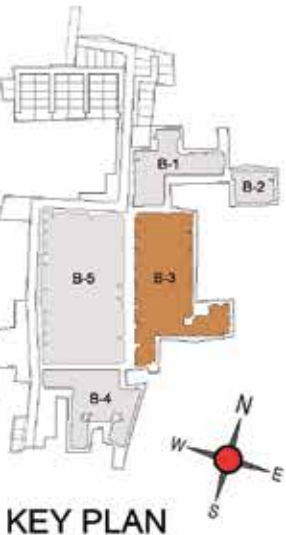


4BHK+4T



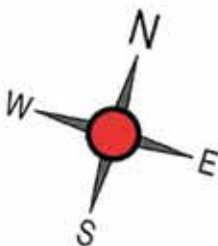
FIRST FLOOR

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	B101	4BHK+4T	1580	120	1700	2352	80
BLOCK - 03	B201 - B501	4BHK+4T	1580	120	1700	2352	-



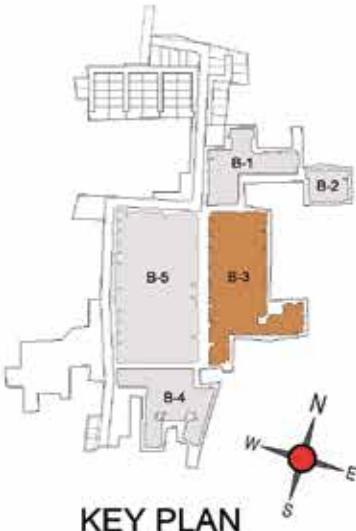
TYPICAL FLOOR 2ND TO 5TH

4BHK+4T

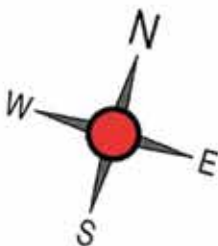


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	C101 - C501	4BHK+4T	1580	120	1700	2354	-



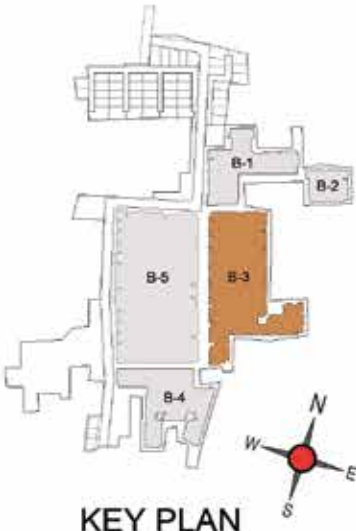
4BHK+4T



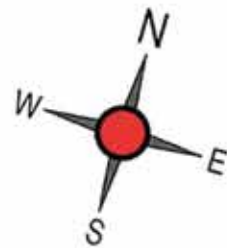
FIRST FLOOR

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	D105	4BHK+4T	1580	120	1700	2354	89
BLOCK - 03	D205 - D505	4BHK+4T	1580	120	1700	2354	-
BLOCK - 03	G106 - G506	4BHK+4T	1580	120	1700	2348	-

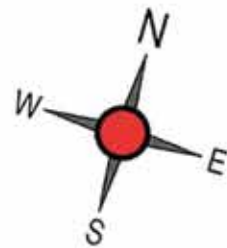
TYPICAL FLOOR 1ST TO 5TH



4BHK+4T

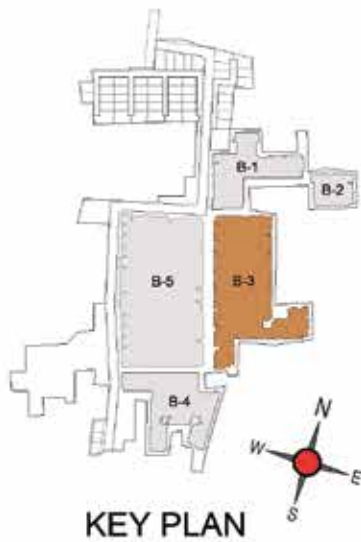


4BHK+4T



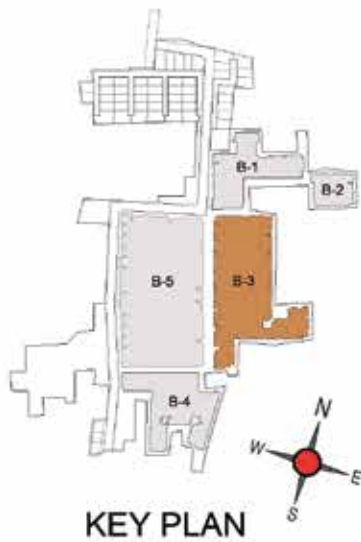
TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	G105 - G505	4BHK+4T	1580	120	1700	2354	-



FIRST FLOOR

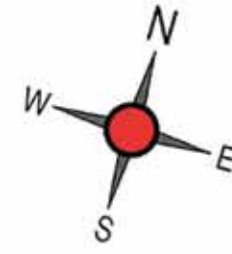
Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	A101	4BHK+4T	1580	120	1700	2354	92
BLOCK - 03	A201 - A501	4BHK+4T	1580	120	1700	2354	-
BLOCK - 03	A105	4BHK+4T	1580	120	1700	2348	89
BLOCK - 03	A205 - A505	4BHK+4T	1580	120	1700	2348	-



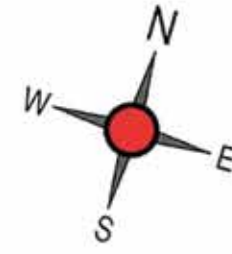
TYPICAL FLOOR 2ND TO 5TH



4BHK+4T



4BHK+4T



TYPICAL FLOOR 1ST TO 5TH

TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	C106 - C506	4BHK+4T	1579	120	1699	2355	-



Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	B104 - B504	4BHK+4T	1580	120	1700	2361	-



CLUBHOUSE PLAN

CLUBHOUSE



GROUND FLOOR PLAN

CLUB HOUSE AMENITIES

ENTERTAINMENT & CONVENIENCE

56.MULTI PURPOSE HALL

FEATURES & FACILITIES

101.DOUBLE HEIGHT ENTRANCE LOBBY

103.CONVENIENCE STORE

104.CLINIC

105.FMS ROOM

106.ASSOCIATION ROOM

107.LAUNDRY

108.DORMITORIES



BLOCK-5

KEY PLAN

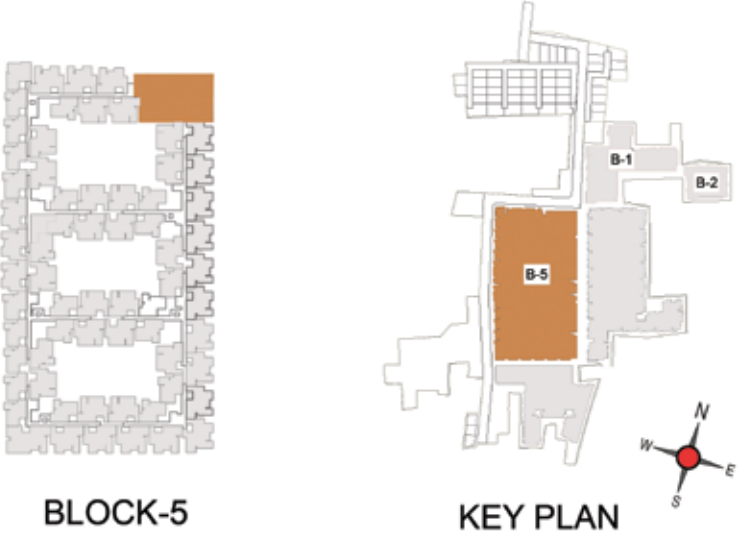
CLUBHOUSE



FIRST FLOOR PLAN

CLUB HOUSE AMENITIES

- INDOOR GAMES ROOM**
61.SKEE BALL
62.FOOS BALL
63.SHUFFLE BOARD
64.AIR HOCKEY
65.BILLIARDS ROOM
66.TT ROOM
- KIDS PLAY AREA & CRECHE**
71.STREET BASKETBALL
72.REMOTE CONTROL RACING TRACK
73.INDOOR KIDS PARK
74.CYCLING INTERACTIVE WALL
75.PENDULUM SWING
76.KIDS TUNNEL PLAY
77.TODDLER'S PLAY MAT
- 78.CRIBS
79.BALL PIT
80.DIY TOY TRACK
- FEATURES & FACILITIES**
102.COFFEE BAR



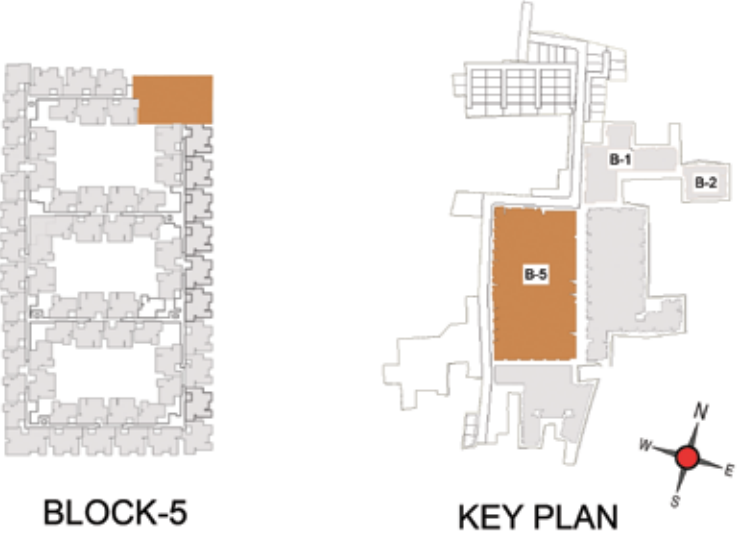
CLUBHOUSE



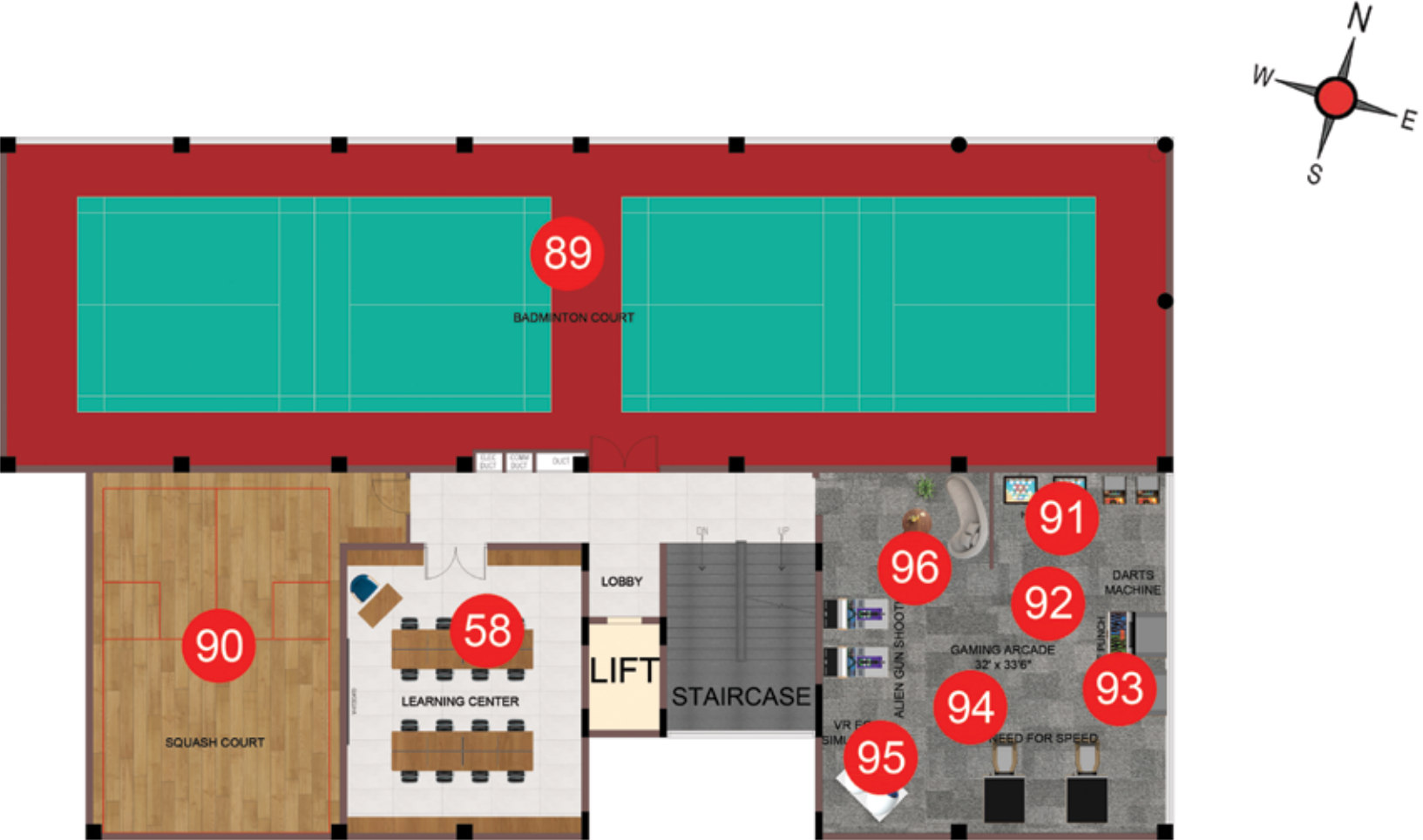
SECOND FLOOR PLAN

CLUBHOUSE AMENITIES

- INDOOR GAMES ROOM**
67.VIDEO GAMES LOUNGE
68.MONOPOLY TABLE
69.SUB SOCCER TABLE
70.WALL SCRABBLE BOARD
- FITNESS**
81.GYM - CROSS FIT AREA
82.HANGING ROPES AND ROCK CLIMBING
83.GYM FLEXBIKE
84.SPECIALLY ABLED GYM
85.INTERACTIVE GYM
86.BUNGEE ROPES
- WORKOUT**
87.YOGA & AEROBICS ROOM
88.BCM MASSAGERS
- SALON & SPA**
97.HAIR STYLING STATIONS
98.PEDICURE & MANICURE STATIONS
99.SAUNA
100.JACUZZI



CLUBHOUSE

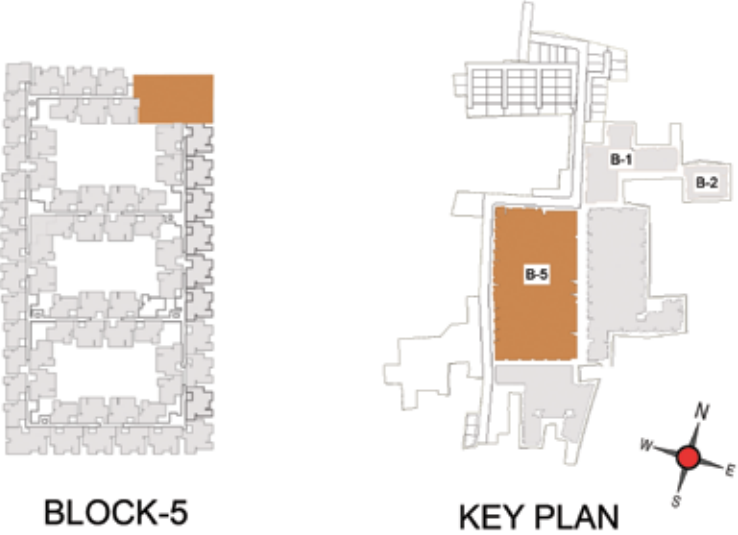


THIRD FLOOR PLAN

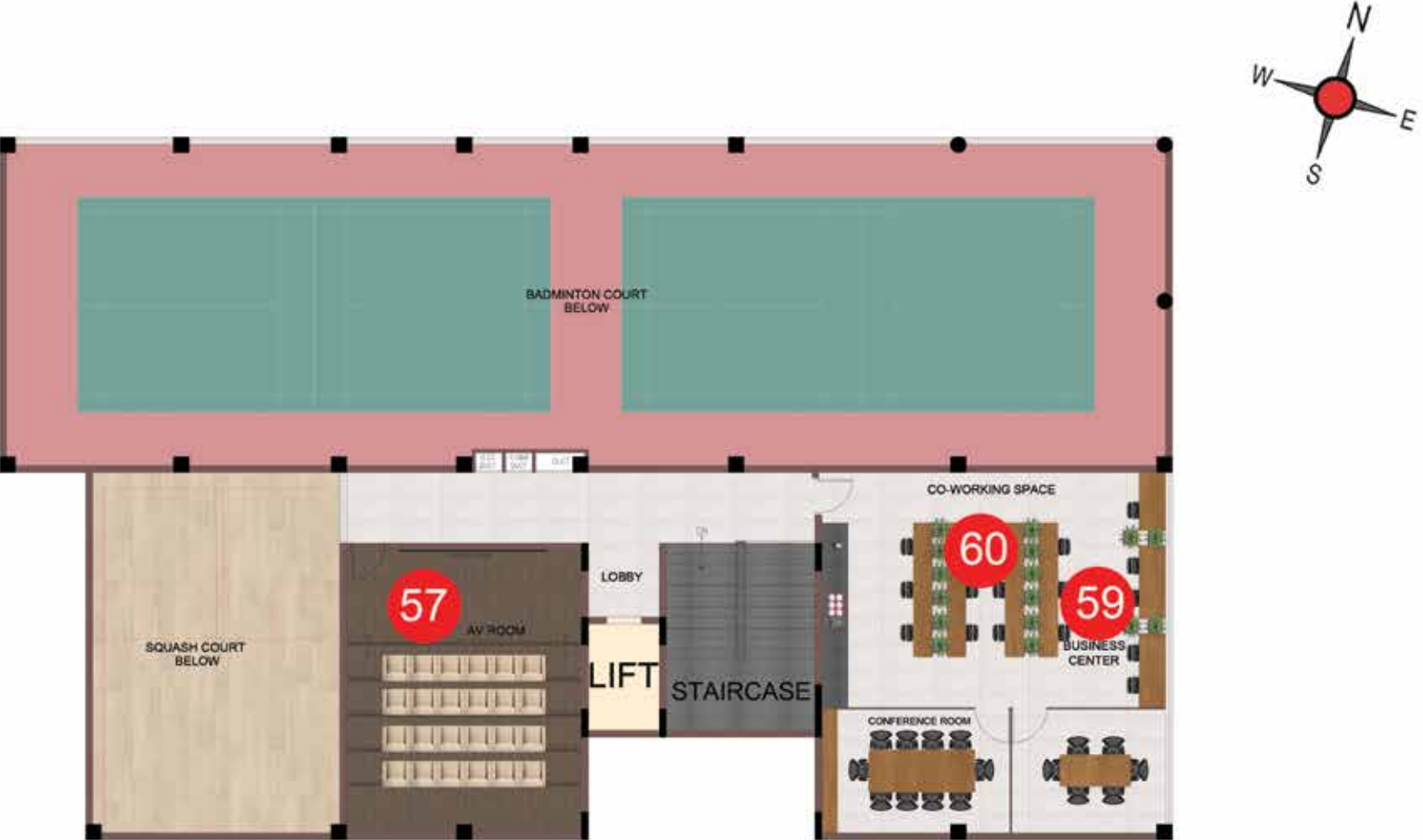
CLUB HOUSE AMENITIES

ENTERTAINMENT & CONVICENCE

- 58.LEARNING CENTER
- INDOOR SPORTS
- 89.BADMINTON COURT
- 90.SQUASH COURT
- GAMING ARCADE
- 91.HIT MOUSE
- 92.DARTS MACHINE
- 93.ULTIMATE PUNCH
- 94.NEED FOR SPEED
- 95.VR EGG SIMULATOR
- 96.ALIEN GUN SHOOTING



CLUBHOUSE

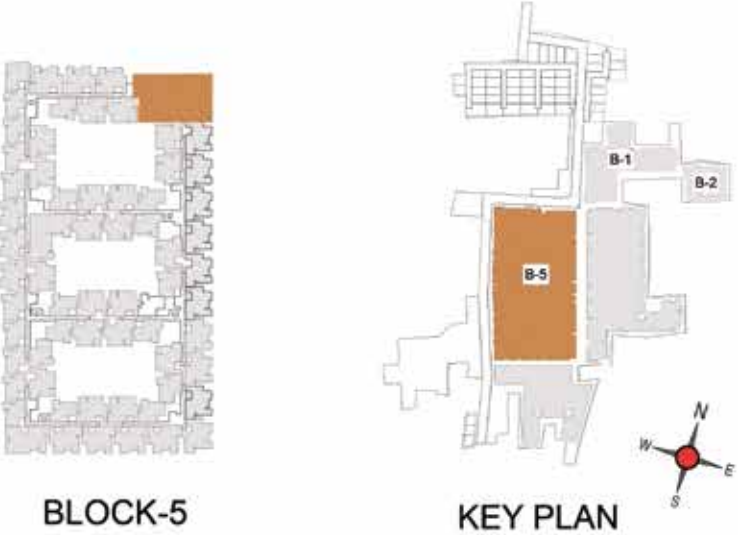


FOURTH FLOOR PLAN

CLUB HOUSE AMENITIES

ENTERTAINMENT & CONVICENCE

- 57.MINI THEATRE
- 59.BUSINESS CENTRE
- 60.CO-WORKING SPACE



SPECIFICATIONS (PINNACLE 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 2990mm
- 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 color as per architect's design
- Bathroom 1 : Glazed/Matte ceramic wall tiles in combination of size 600x1200mm and 600x600mm for a height of 2250mm & above the false ceiling will be finished with a coat of primer
- Other Bathrooms : Glazed/Matte ceramic wall tile of size 300x600mm for a height of 2250mm & above the false ceiling will be finished with a coat of primer
- Kitchen : Glazed/Matte 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 600x600mm
- Balcony : Anti-skid ceramic 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 at a height of 850mm from the finished floor level
- Electrical point : For chimney, HOB & water purifier
- CP fitting : Roca/ American Standard or equivalent
- Sink : Double bowl SS sink with drain board and pull out sink faucet will be provided
- Dining wash basin : Counter mounted wash basin wherever applicable

5. BALCONY



- Handrail : MS handrail as per architect's design

6. BATHROOMS



- Sanitary fixture : Roca OR equivalent
- CP fittings : Roca OR equivalent
- Attached Bathrooms : Wall-mounted WC with cistern, Health faucet, Single lever diverter, rain shower with hand shower & counter mounted wash basin
- : Spa jets and glass partition in one of the bathrooms
- Common Bathrooms : Wall-mounted WC with cistern, Health faucet, Single lever diverter, Overhead shower with a counter mounted wash basin

7. JOINERY



- Main door : Wide and fancy main door of size 1200x2100mm with veneer finish , architrave and a side panel.
- : Ironmongeries like Digital lock system of Yale OR equivalent lock, tower bolts, door viewer, safety latch & Magnetic catcher.
- Bedroom doors : Good quality of double side laminated door of size 900 X 2100mm.
- : Ironmongeries like Yale OR equivalent lock with door handle, tower bolt, Magnetic catcher.

- Bathroom doors : Good quality of double side laminated door of size 750x2100mm
- : Ironmongeries like one side coin & thumb turn lock of Yale OR equivalent with door handle, without key, tower bolt and door bush
- Terrace doors : Good quality FRP door of size 900x2100mm with paint finish
- : Ironmongeries like thumb turn lock of Yale OR equivalent without key, door closure and tower bolt

8. WINDOWS



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

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 or equivalent will be provided
- Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Polycab or equivalent will be provided
- Mobile charging dock : Mobile charging dock provided in living room and master bedroom.
- Video doorbell : Provided in the entrance - Main door
- HOB point : Point provided in the kitchen
- 5 Amp socket (outdoor) : Point provided in the balcony in recommended location.
- TV : Point in Living & any one bedroom and provision in other bedrooms
- Telephone : Point in Living & any one bedroom
- Data : Point in Living & any one bedroom
- Split- air conditioner : Points will be given in the living / Dining and all bedrooms
- Exhaust fan : Point will be given in all bathrooms

- Geyser : Geyser points will be provided in all bathrooms
- Back-up : Pinnacle: 2BHK-600W, 3BHK & amp; 4BHK- 750W

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 : Interlocking paver block / equivalent flooring flooring with demarcated driveway as per landscape design intent

LOCATION MAP



LOCATION HIGHLIGHTS

- There is bus connectivity to all parts of chennai
- It is right next to Velachery Tambaram Main Road (fastest route)
- Proximity to few well known colleges, Companies.
- Reputed Retail chains like Reliance Trends, Jeyachandran and Chennai Silks are close by.

Distance from Railway Station & Bus Stand

Pallikaranai Bus Stand	9mins
Kamakshi hospital bus stand	15Mins
Balaji dental college bus stand	15mins
Velachery railway station	20mins
Perungudi railway station	25mins
Taramani railway station	25mins
Adambakkam railway station	20mins

Distance From Nearest Hospital

Kamakshi memorial Hospital	15min
Apollo hospital	22mins
Global hospital	18mins
V cure Hospital	7mins

Distance from Nearest Educational Institutions (Schools & Colleges)

Sree balaji dental college	15mins
Jerusalem engineering college	12mins
ASAN memorial college of arts and science	6mins
National Institute Of Ocean Technology	15mins
Infant jesus higher secondry school	6mins
St.john’s public school	10mins
Orchids the international school	25mins
The indian public school	24mins
IT Parks	
Elcot IT park	

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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