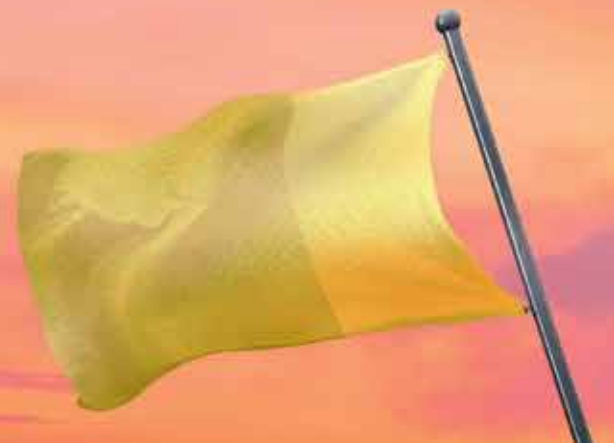


CASAGRAN Flagship

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

- 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



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
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- 12. Seating Nooks Along Pathways
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Entertainment

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- 16. Feature Canopies
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- 22. Musical Lawn
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- 25. Senior Citizens Corner

Outdoor Amenities

Kids

- 26. Softfall Mounds
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- 38. Hookie Ring Toss

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- 41. Fitness Dice

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- 45. Badminton Court
- 46. Cricket Pitches
- 47. Skating Rink

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Kids Play Area & Creche

- 71. Street Basketball
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Track

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- 75. Pendulum Swing
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- 77. Toddlers Play Mat
- 78. Cribs
- 79. Ball Pit
- 80. DIY Toy Track

Fitness

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

Rock Climbing

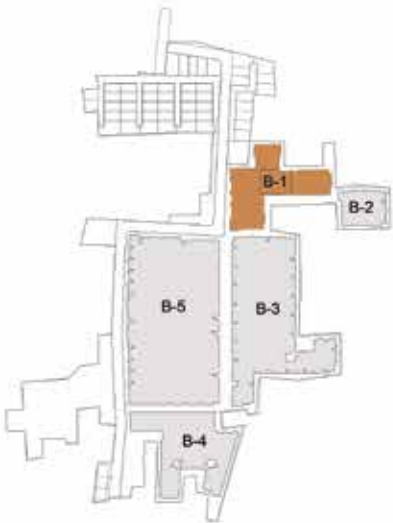
- 83. Gym Flexbike
- 84. Specially Abled Gym
- 85. Interactive Gym
- 86. Bungee Ropes Workout
- 87. Yoga & Aerobics Room
- 88. Bcm Massagers Indoor Sports
- 89. Badminton Court
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- 106. Association Room
- 107. Laundry
- 108. Dormitories
- 109. Lumber Rooms
- 110. Car Washing Bay
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FLOOR PLANS

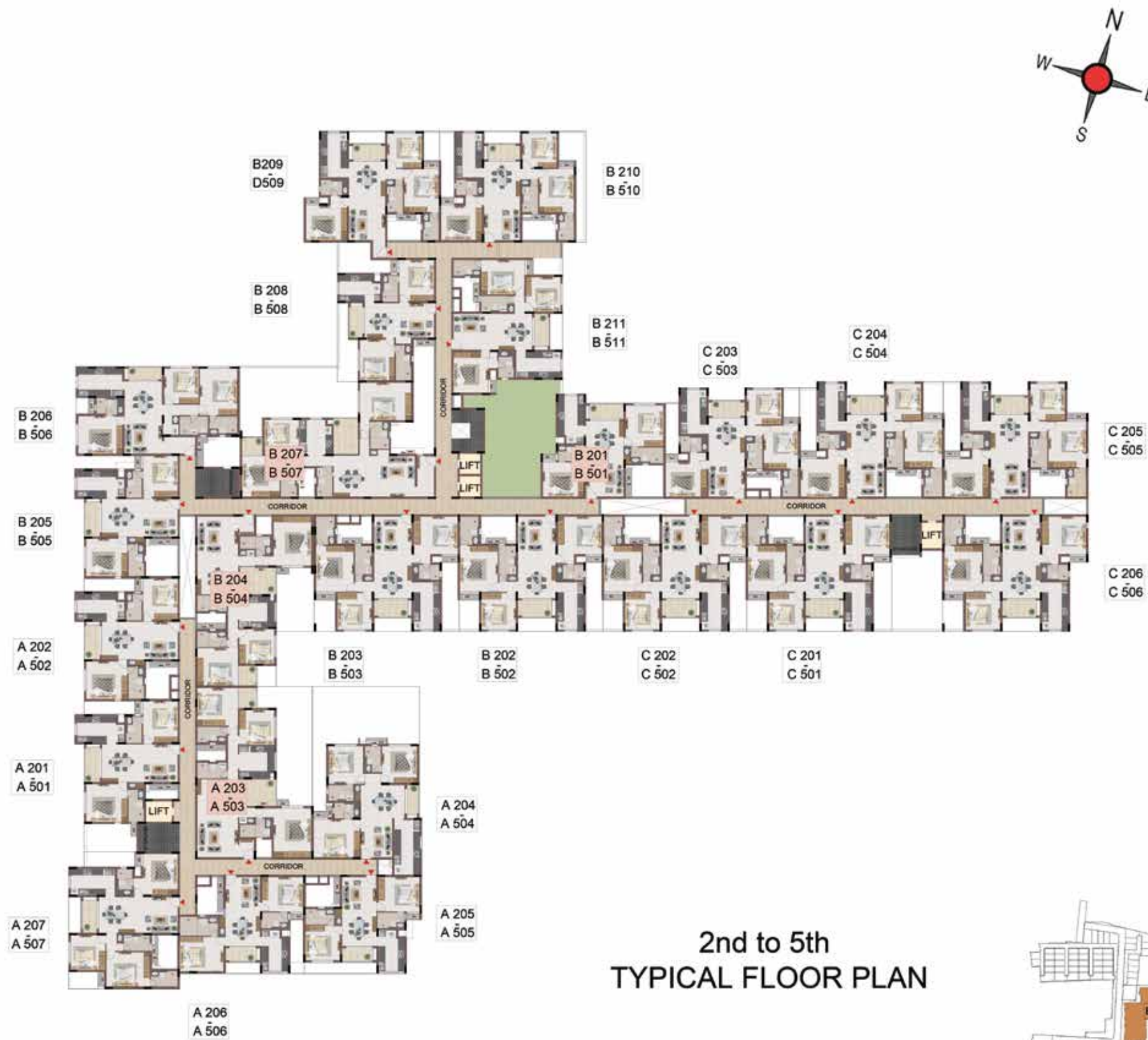
BLOCK - 1



FIRST FLOOR PLAN



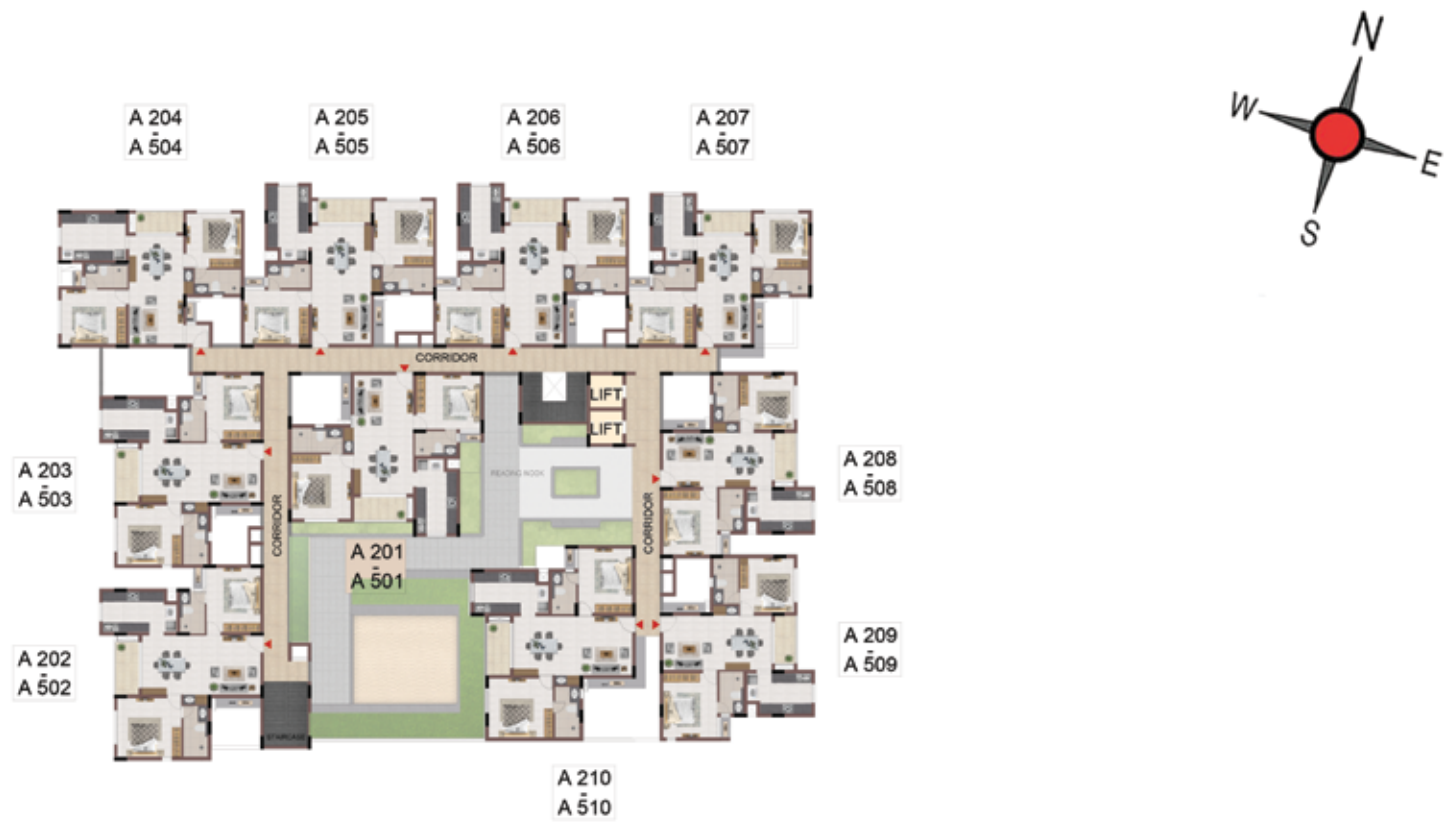
BLOCK - 1



2nd to 5th
TYPICAL FLOOR PLAN



BLOCK - 2



2nd to 5th
TYPICAL FLOOR PLAN



FIRST FLOOR PLAN

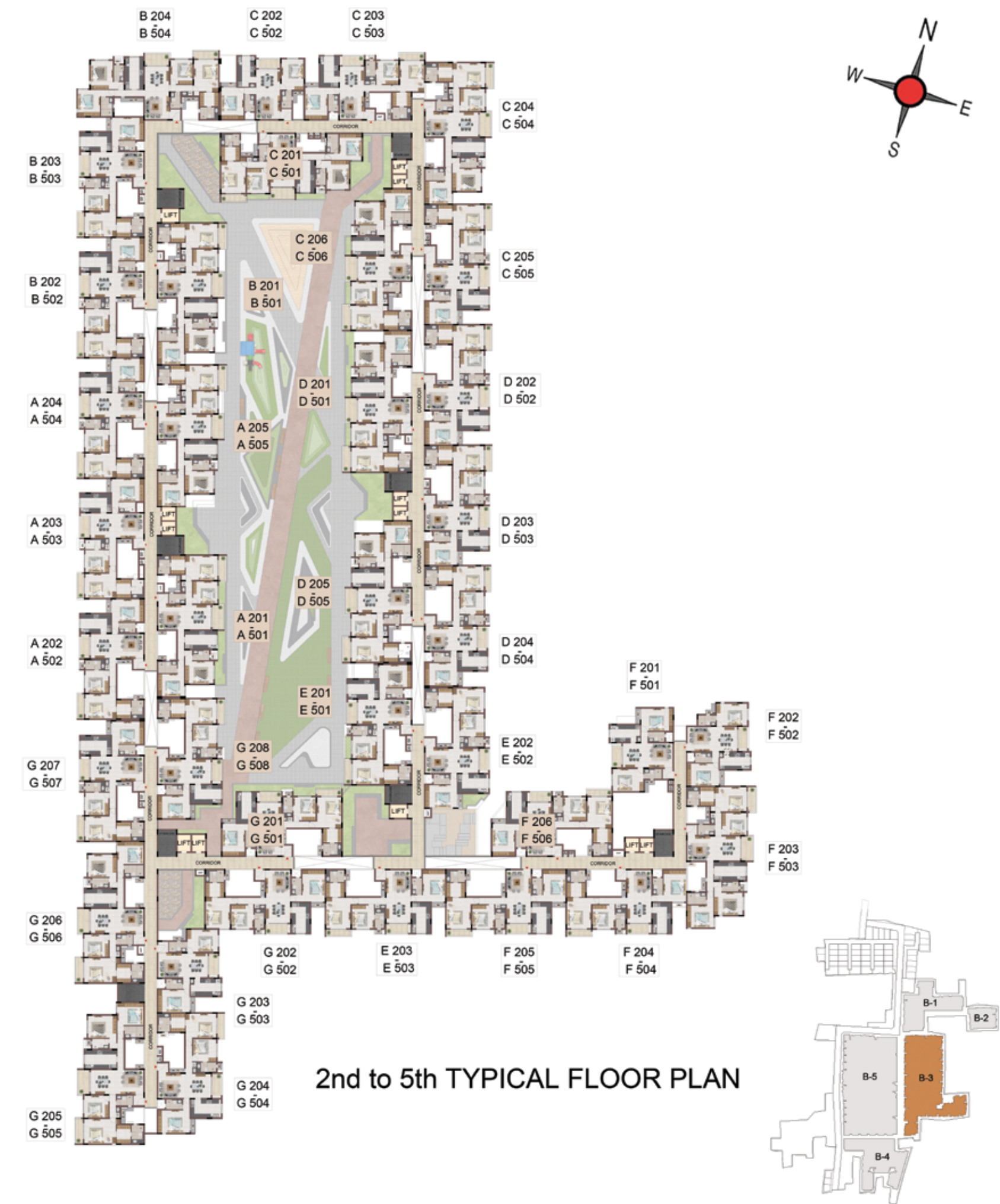
- FEATURES**
11. READING NOOK
ENTERTAINMENT
25. SENIOR CITIZEN'S CORNER
OUTDOOR AMENITIES
KIDS
33. SAND PIT WITH SAND DIGGER



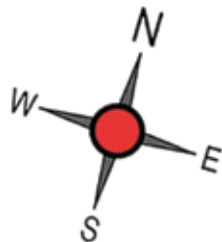
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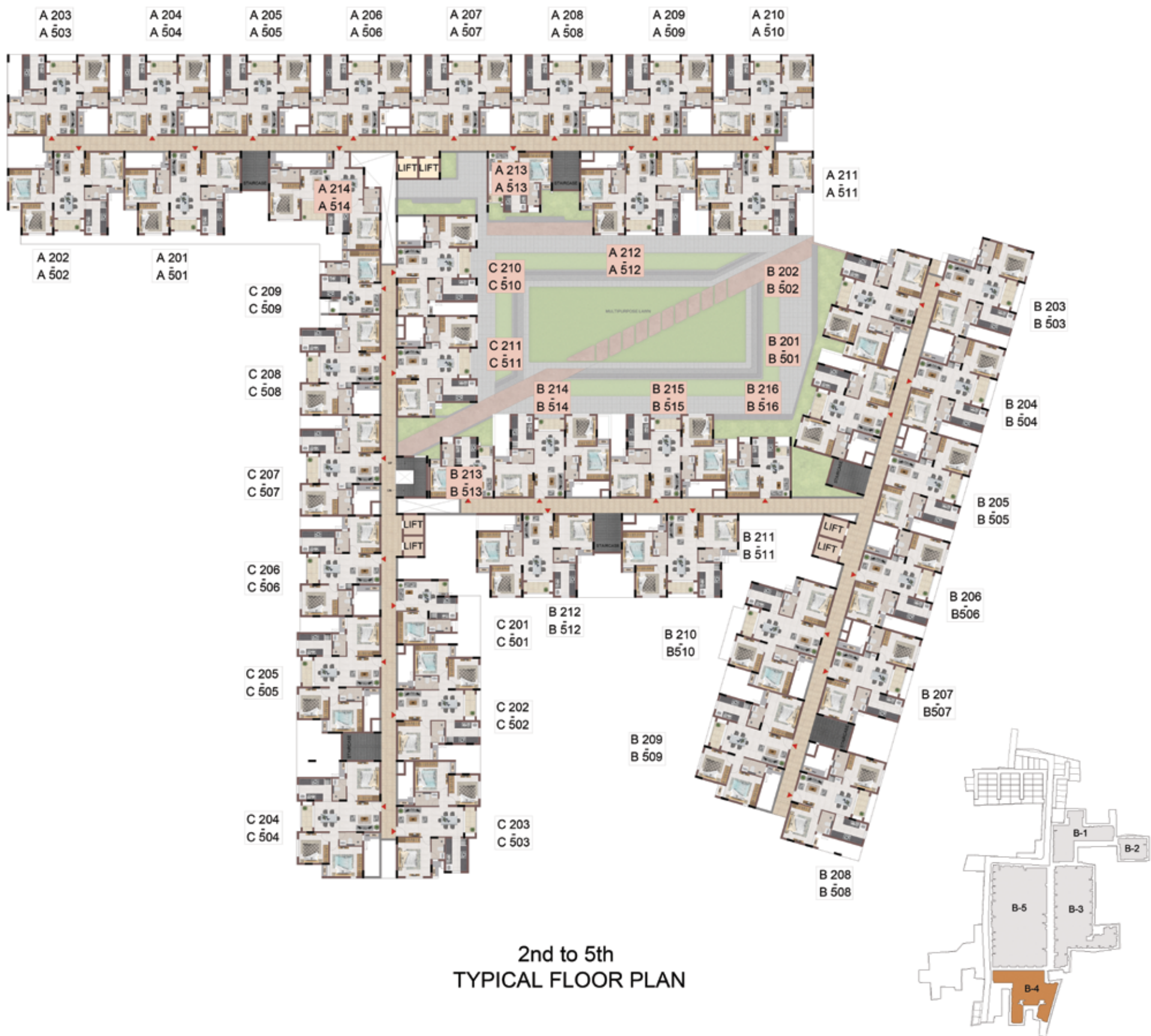
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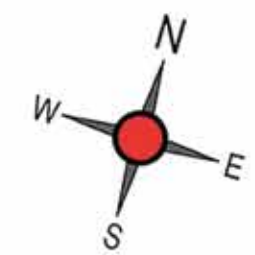
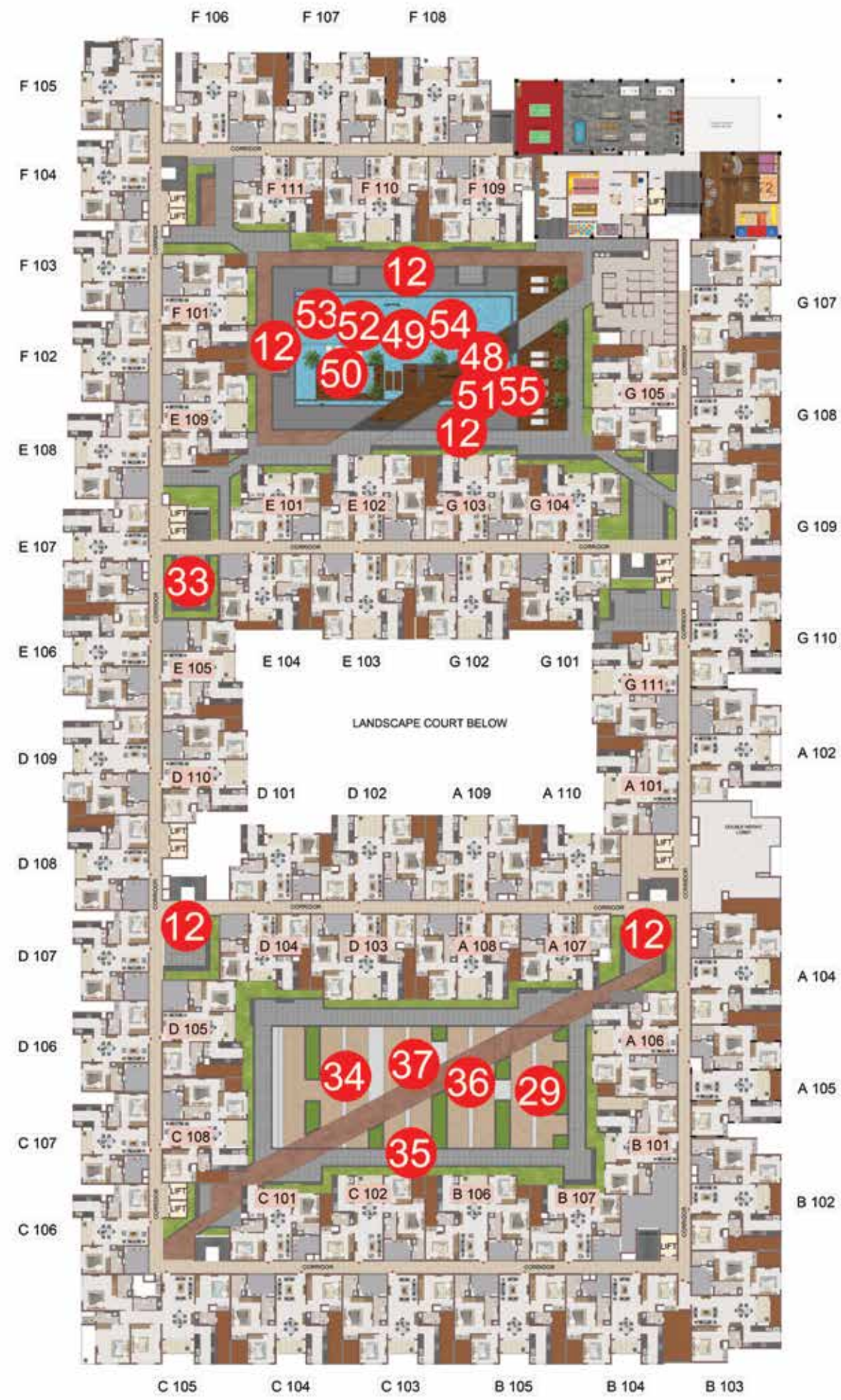
BLOCK - 4



BLOCK - 4

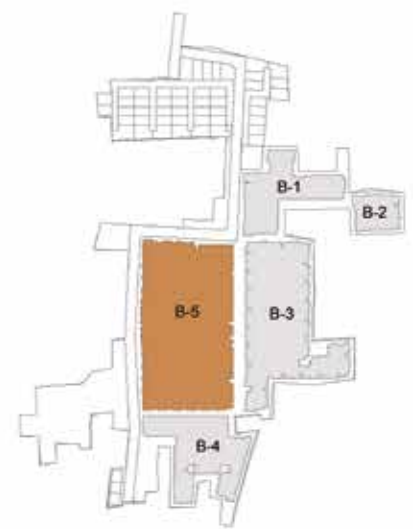


BLOCK - 5

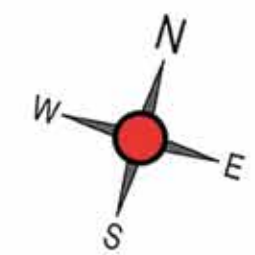
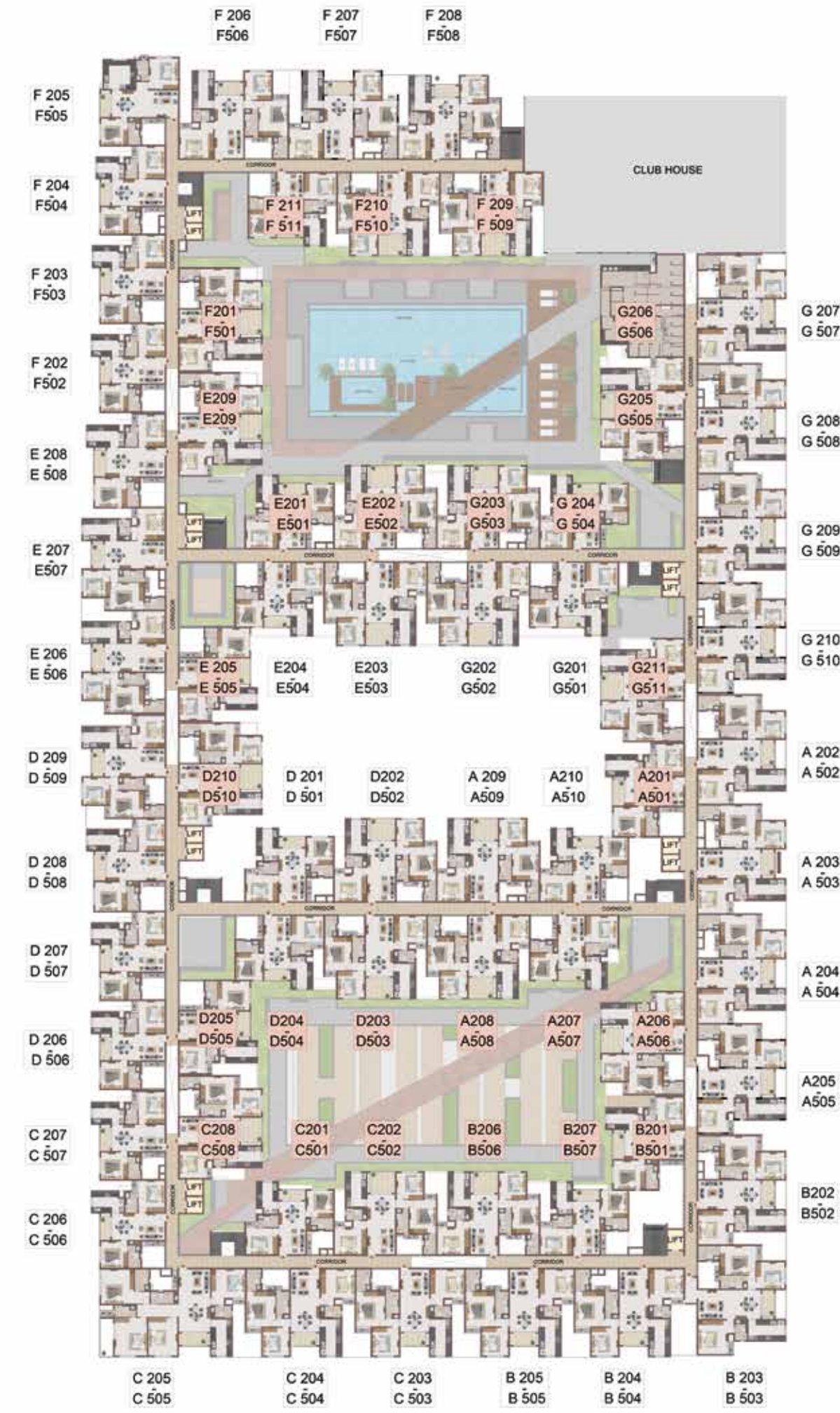


- FEATURES**
12. SEATING NOOKS ALONG PATHWAYS
KIDS
29. HAMSTER WHEEL
33. SAND PIT WITH SAND DIGGER
34. SWING FOR PARENT & KID
35. INGROUND TRAMPOLINE
36. LABYRINTH BALL GAME
37. BINARY CODE PLAY AREA
SWIMMING POOL
48. POOL DECK WITH LOUNGERS
49. ADULT'S POOL
50. SPA POOL
51. KIDS POOL
52. SHALLOW POOL WITH RECLINERS
53. HYDROTHERAPY BED
54. POOL ZIPLINES
55. WATER GUN IN POOL

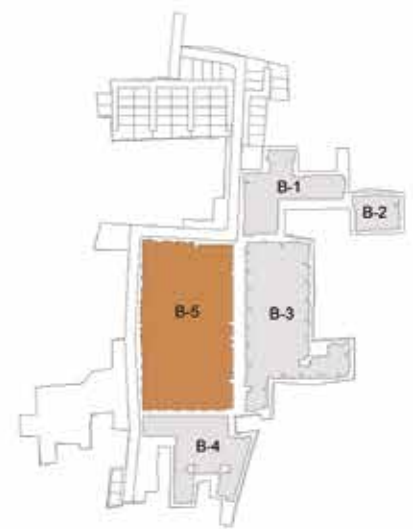
FIRST FLOOR PLAN



BLOCK - 5



(2nd to 5th)
TYPICAL FLOOR PLAN

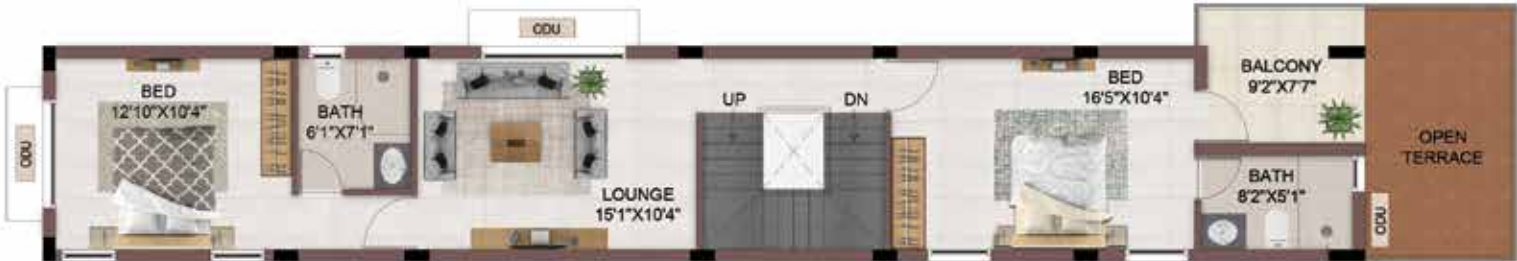


UNIT PLANS
(PINNACLE)

BLOCK- 7
3BHK-3T- SOUTH FACING VILLA



SECOND FLOOR PLAN

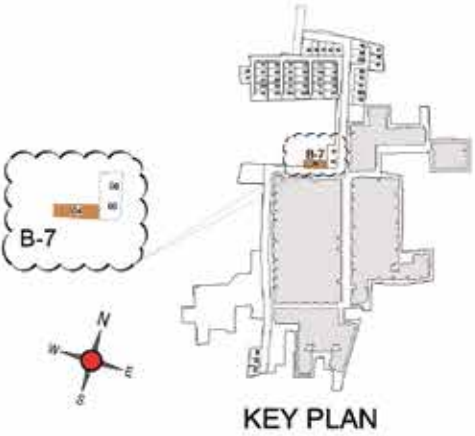


FIRST FLOOR PLAN



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
04	1520	2050	2854



KEY PLAN

BLOCK- 15
4BHK-4T- NORTH FACING VILLA



GROUND FLOOR PLAN

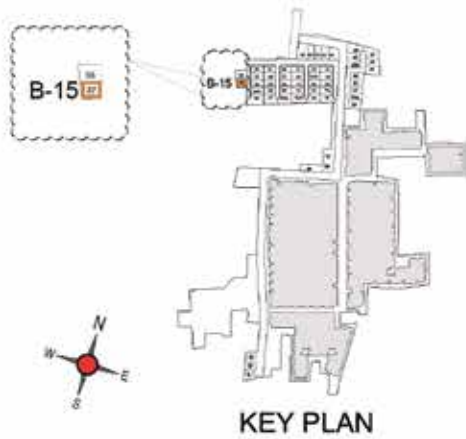


FIRST FLOOR PLAN



SECOND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
37	1756	2363	1990



KEY PLAN

BLOCK- 15
4BHK-4T- NORTH FACING VILLA



GROUND FLOOR PLAN

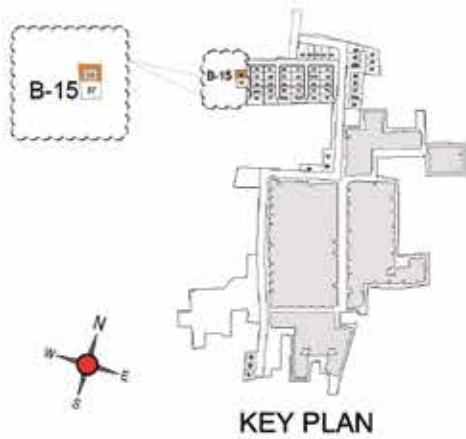


FIRST FLOOR PLAN



SECOND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
38	1880	2436	1938



KEY PLAN

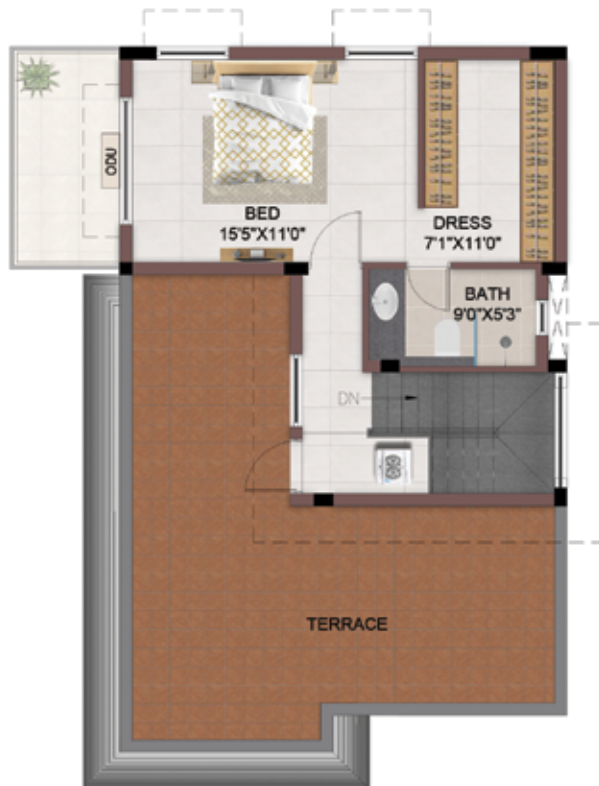
BLOCK- 10,12,14,19
4BHK-4T- NORTH FACING VILLA



GROUND FLOOR PLAN

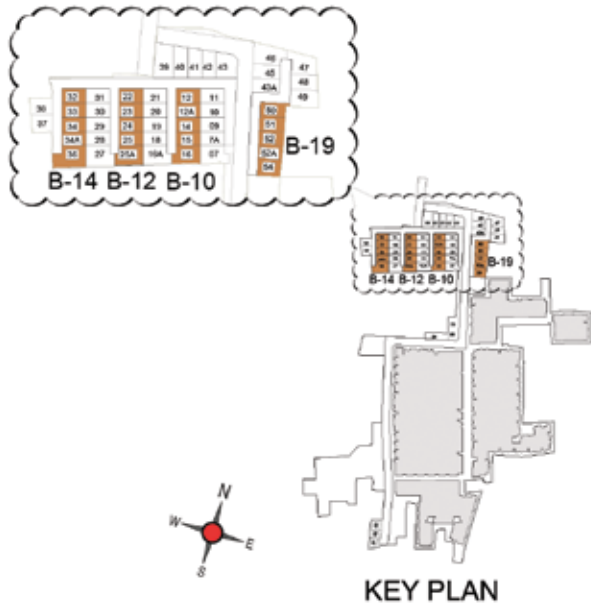


FIRST FLOOR PLAN



SECOND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)	VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
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12A	1884	2511	1801	33	1884	2511	1801
14	1884	2511	1801	34	1884	2511	1801
15	1884	2511	1801	34A	1884	2511	1801
16	1884	2511	2471	36	1884	2511	3378
22	1884	2511	1801	50	1884	2511	1936
23	1884	2511	1801	51	1884	2511	1883
24	1884	2511	1801	52	1884	2511	1871
25	1884	2511	1801	52A	1884	2511	1833
25A	1884	2511	2741	54	1884	2511	2038



KEY PLAN

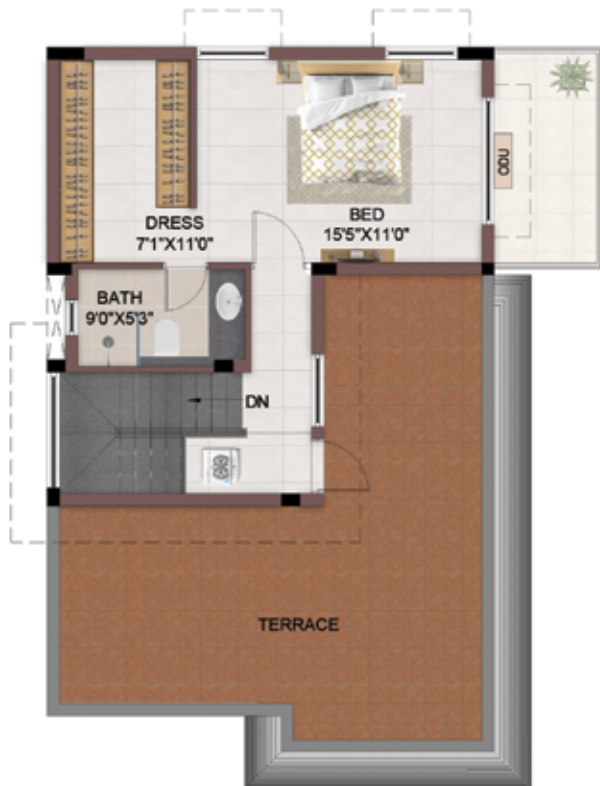
BLOCK- 9,11,13,17
4BHK-4T- NORTH FACING VILLA



GROUND FLOOR PLAN

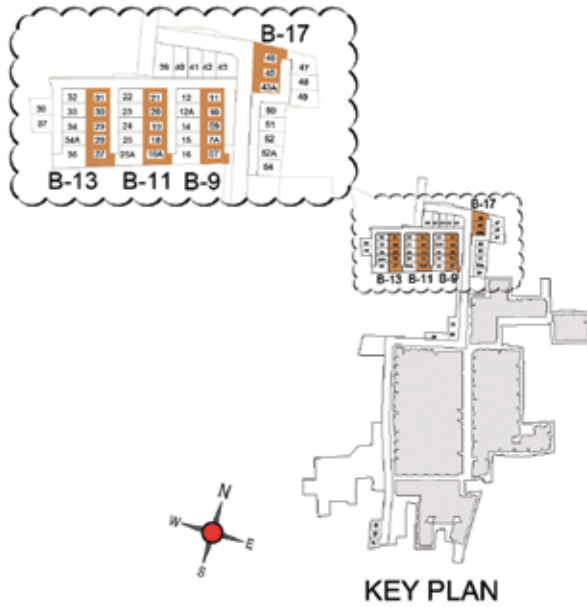


FIRST FLOOR PLAN



SECOND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)	VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
7	1884	2511	2889	21	1884	2511	1801
7A	1884	2511	1801	27	1884	2511	2895
9	1884	2511	1801	28	1884	2511	1801
10	1884	2511	1801	29	1884	2511	1801
11	1884	2511	1801	30	1884	2511	1801
16A	1884	2511	2592	31	1884	2511	1801
18	1884	2511	1801	43A	1884	2511	1933
19	1884	2511	1801	45	1884	2511	2026
20	1884	2511	1801	46	1884	2511	2884



KEY PLAN

BLOCK- 16
4BHK-4T- EAST FACING VILLA



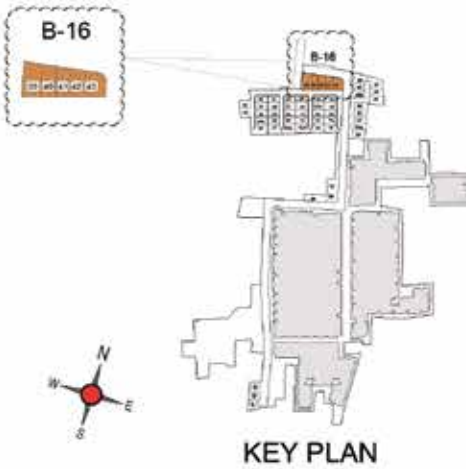
GROUND FLOOR PLAN

FIRST FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
39	1884	2511	3154
40	1884	2511	2229
41	1884	2511	2126
42	1884	2511	1987
43	1884	2511	2415



SECOND FLOOR PLAN



KEY PLAN

BLOCK- 8
4BHK-4T- NORTH FACING VILLA



GROUND FLOOR PLAN

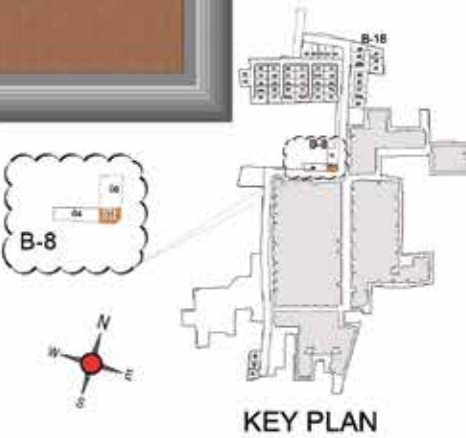
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
05	2211	2968	2562



FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN

BLOCK- 6
4BHK-4T- EAST FACING VILLA



GROUND FLOOR PLAN

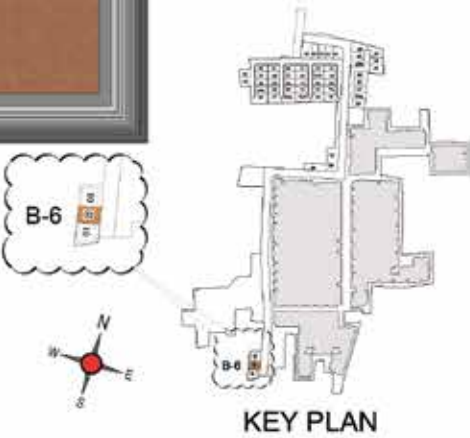
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
02	2130	2715	1990



FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN

BLOCK- 6
4BHK-4T- EAST FACING VILLA



GROUND FLOOR PLAN

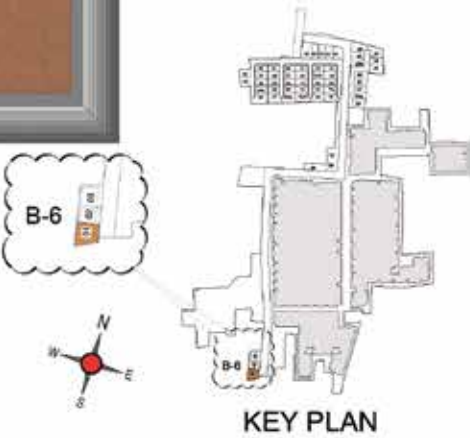
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
01	2158	2723	2453



FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN

BLOCK- 6
4BHK-4T- NORTH FACING VILLA



GROUND FLOOR PLAN

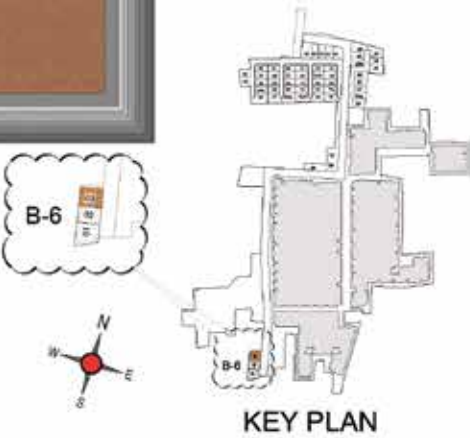
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
03	2160	2764	2434



FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN

BLOCK- 8
4BHK-4T- NORTH FACING VILLA



GROUND FLOOR PLAN

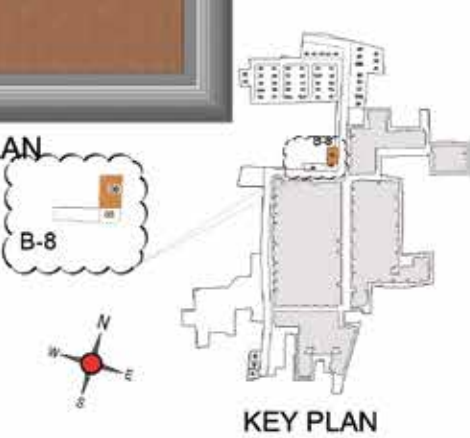
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
06	2211	2968	2759



FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN

BLOCK- 18
4BHK-4T- NORTH FACING VILLA



GROUND FLOOR PLAN

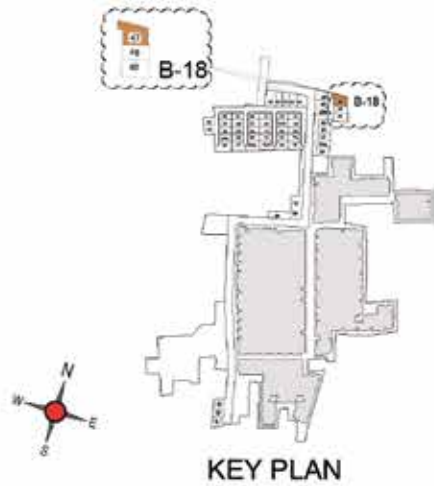
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
47	2283	3033	2805



FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN

BLOCK- 18
4BHK-4T- NORTH FACING VILLA



GROUND FLOOR PLAN

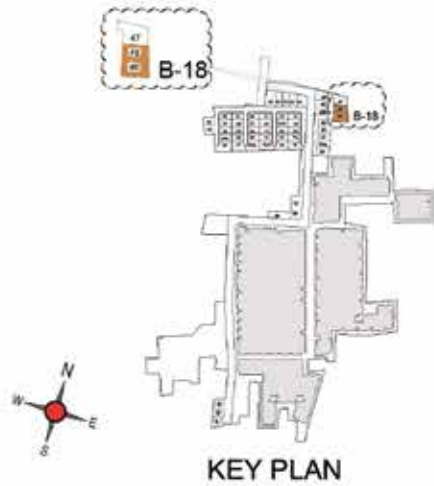
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
48	2288	3109	2125
49	2288	3109	2529



FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN

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

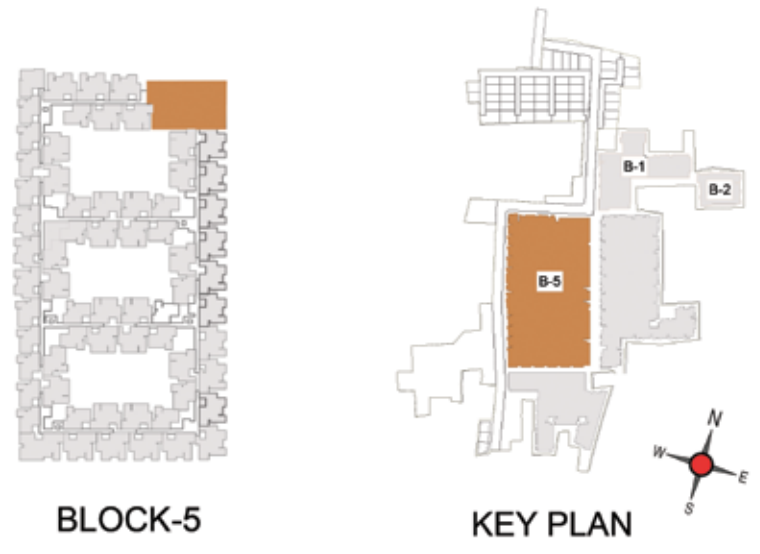
CLUBHOUSE



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
- FEATURES & FACILITIES**
78.CRIBS
79.BALL PIT
80.DIY TOY TRACK
102.COFFEE BAR



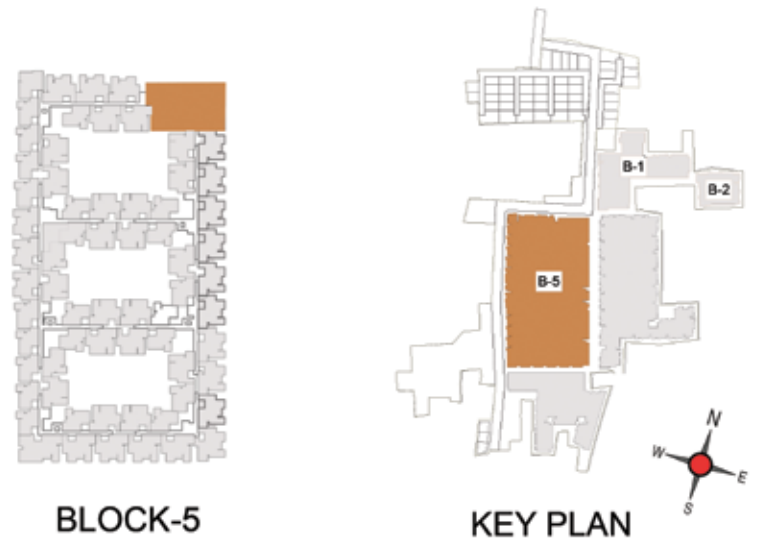
CLUBHOUSE



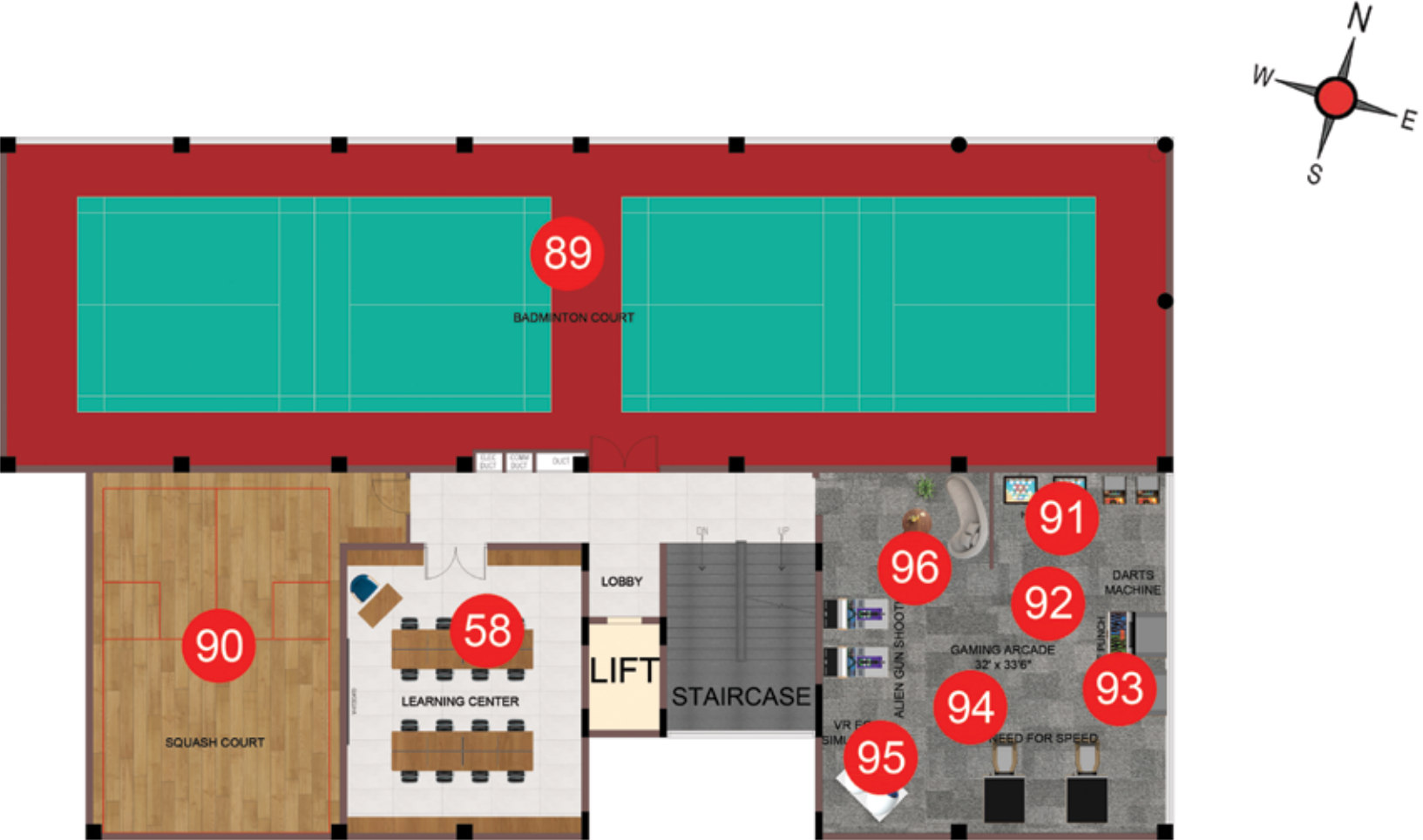
SECOND FLOOR PLAN

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

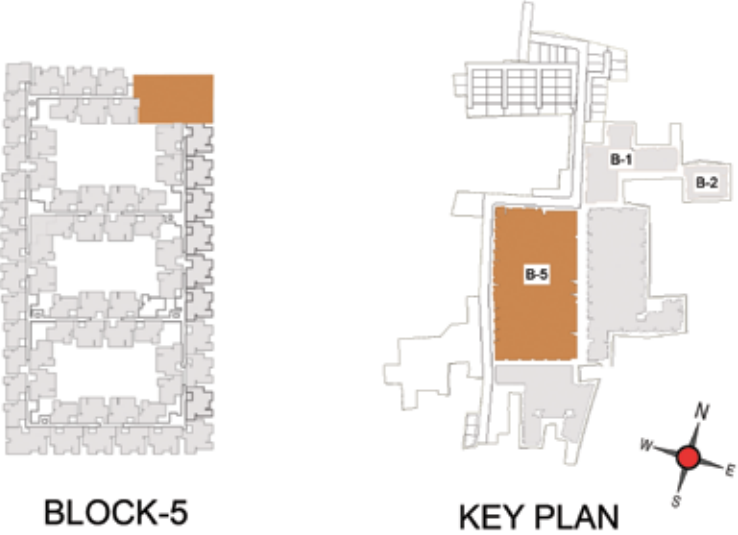


THIRD FLOOR PLAN

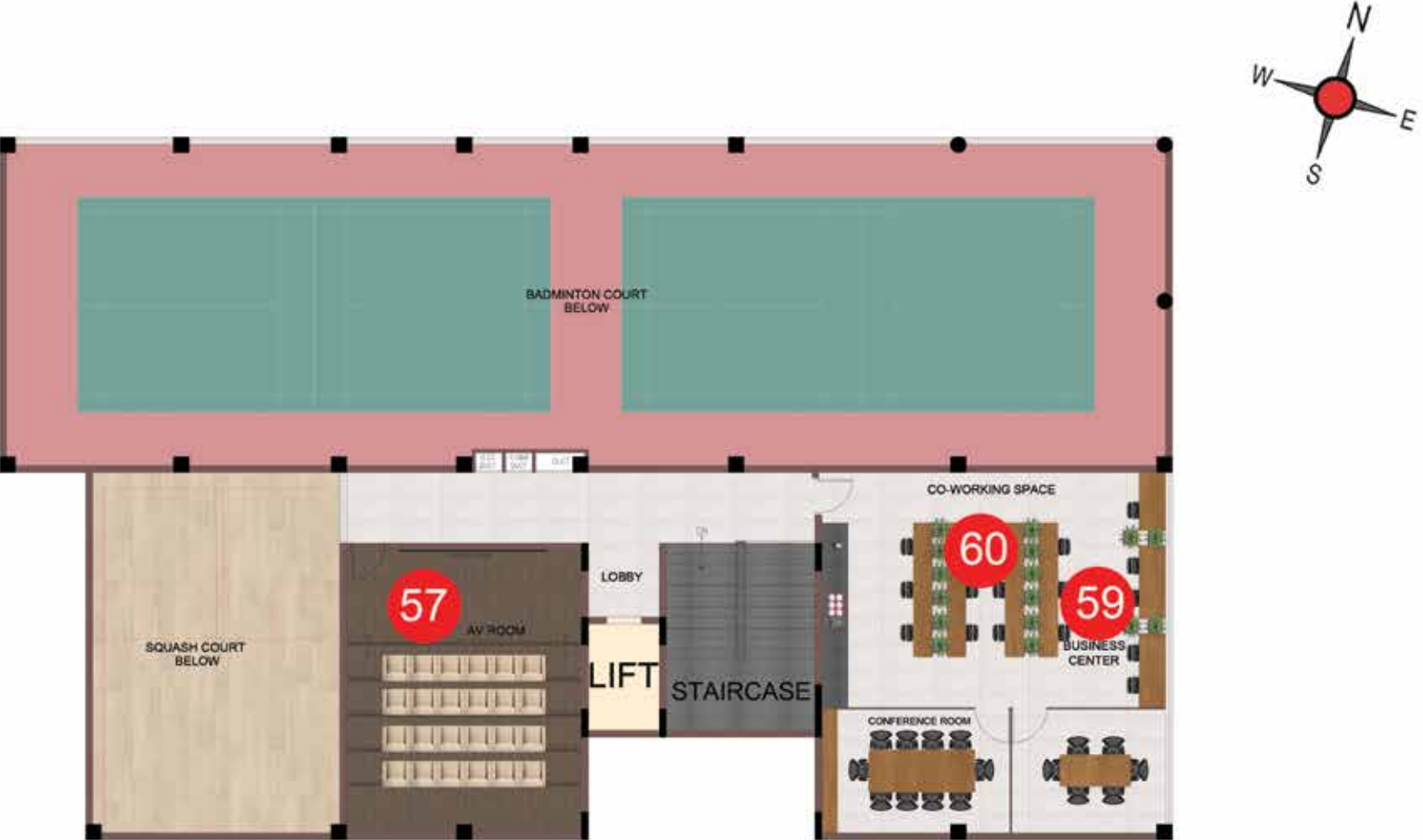
CLUB HOUSE AMENITIES

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

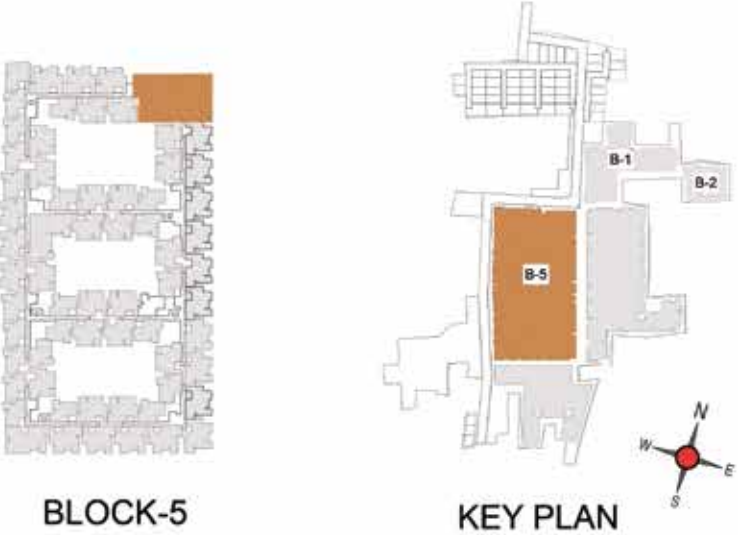


FOURTH FLOOR PLAN

CLUB HOUSE AMENITIES

ENTERTAINMENT & CONVICENCE

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



SPECIFICATIONS (VILLAS)

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 to 3150 (Varies)
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
Internal walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
Bathroom 1	: Glazed/Matte ceramic wall tiles in combination of size 600x1200mm and 600x600mm for a height of 2250mm
Other Bathrooms	: Glazed/Matte ceramic wall tile of size 300x600mm for a height of 2250mm
Kitchen	: Glazed/Matte ceramic wall tile of size 600x600mm for a height of 600mm above the countertop finished level

3. FLOOR FINISH WITH SKIRTING



Living, Dining, Lounge, Store room, Bedrooms & kitchen	: Vitrified tiles of size 600x1200mm
Bathroom	: Anti-skid ceramic tiles of size 600x600mm
Staircase	: Granite flooring for the staircase will be provided
Balcony	: Anti-skid ceramic tiles of size 600x600mm

Landscape deck	: Shahabad / Kota stone finish
Entry Sit Out	: Granite flooring will be provided
Open Terrace (First Floor)	: Anti-skid vitrified tiles of size 600x600mm
Terrace	: Pressed tiles finish
Car Parking	: Shahabad / Kota stone 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, 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 with enamel paint finish
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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 Bathroom	: 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 door frame with 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
Store room door	: Good quality door frame with double side laminated door of size 750 x 1800 mm will be provided
	: Ironmongeries like door lock of Yale OR equivalent, 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 and outdoor deck in recommended location.
Tap	: Provided in the outdoor deck.
TV	: Point in Living & any one bedroom and provision in otherbedrooms
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

OUTDOOR FEATURES



1. Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
2. Rainwater harvest	: Rainwater harvesting site
3. STP	: Centralized 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 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 driveway in / out
10. External Driveway	: Interlocking paver block/equivalent flooring flooring with a demarcated driveway as per landscape design intent
11. Common Backup	: 100% Power Backup for common amenities such as Club House, WTP, STP & selective common area lighting.

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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