



CASAGRAN Ferns

Tambaram





Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last sixteen years, we have developed over 22 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 18,250 happy families across 110+ landmark properties stand testimony to our commitment.

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



CASAGRAN Ferns

Tambaram

Get connected to a home that connects with you. Your family. And the world outside.

Get connected to a life that gives you the best of the city. In the quite environs of one of its most happening suburbs.

Get connected as you have never been connected before.

Salient features

- Stilt + 4 design structure
- 288 apartments on 4.31 acres
- First big builder around the locality
- Great connectivity with the Chennai Bypass and GST Road on one side and Chennai Outer Ring Road on the other
- Just 4 km from Tambaram Railway Station
- Premium amenities and features

Amenities

- Gymnasium
- Indoor play area for kids
- Association room
- Lobby
- Multipurpose hall
- Video games room
- Indoor games room
- Seating area along the driveway
- CCTV

Club House Night View



Actual Model Apartment





Dining



Kitchen



Bedroom

Stilt Floor Plan



Typical Floor Plan

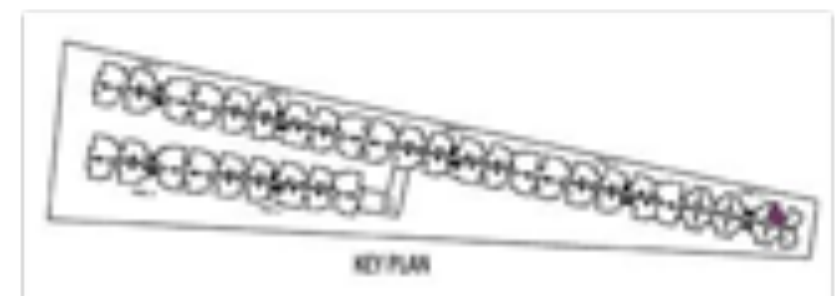


Payment Pattern

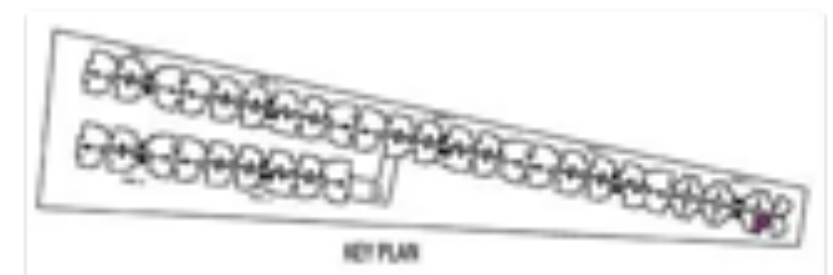
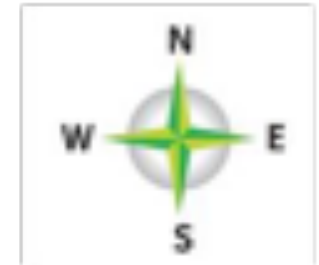
10%	-	10 days from booking
40%	-	40 days from booking
10%	-	Foundation stage
5%	-	First slab stage
5%	-	Second slab stage
5%	-	Third slab stage
5%	-	Fourth slab stage
15%	-	Brick work & Plastering
5%	-	Handing over



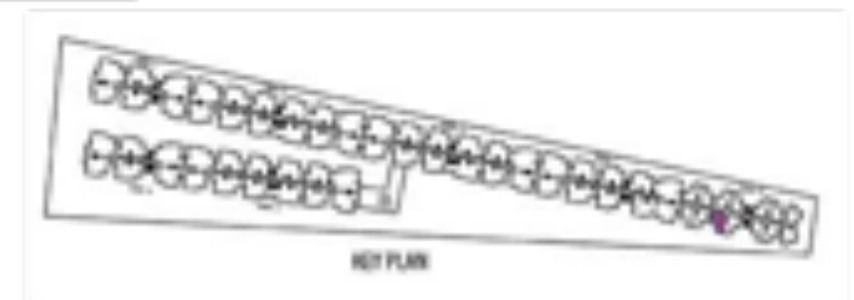
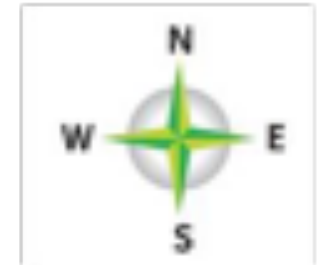
Type : 2BHK (Studio)
Area : 590sft.
Unit No : G 102 to G 402



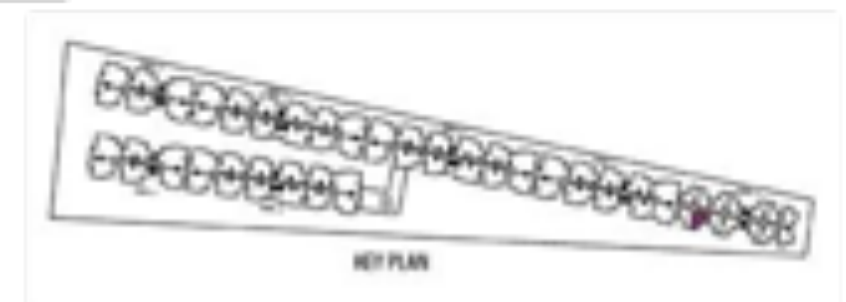
Type : 2BHK (Studio)
Area : 590sft.
Unit No : G 105 to G 405



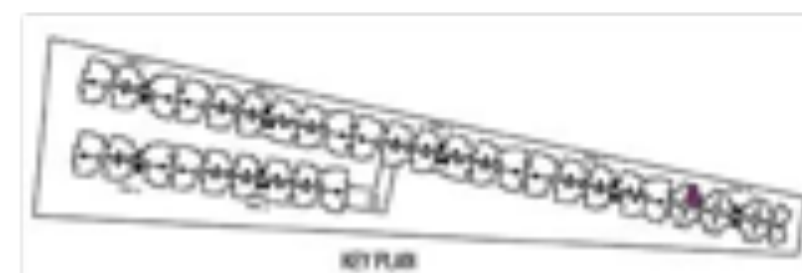
Type : 2BHK (Studio)
Area : 590sft.
Unit No : G 108 to G 408



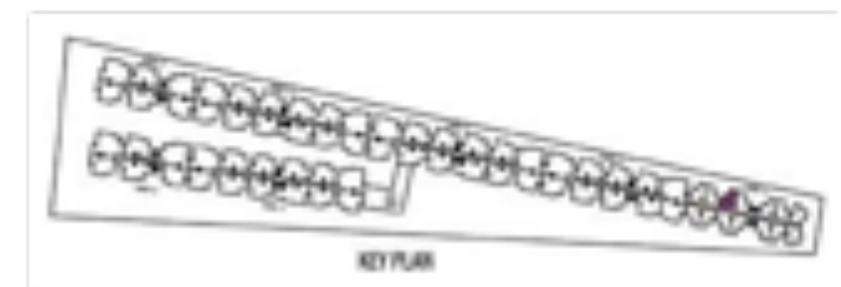
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Area : 590sft.
Unit No : G 109 to G 409



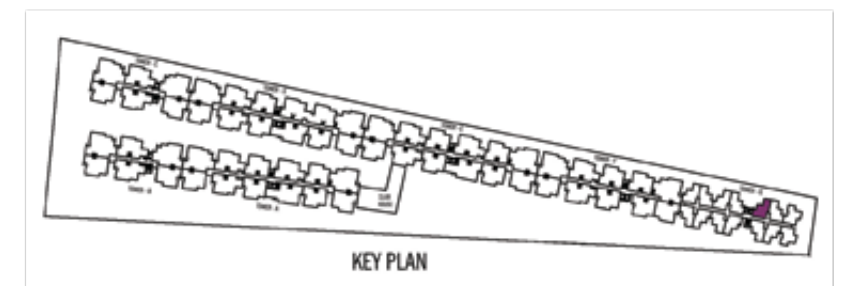
Type : 2BHK (Studio)
Area : 590sft.
Unit No : G 112 to G 412



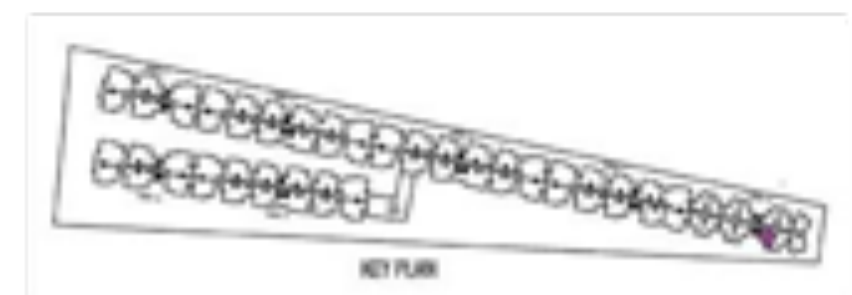
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Area : 590sft.
Unit No : G 113 to G 413



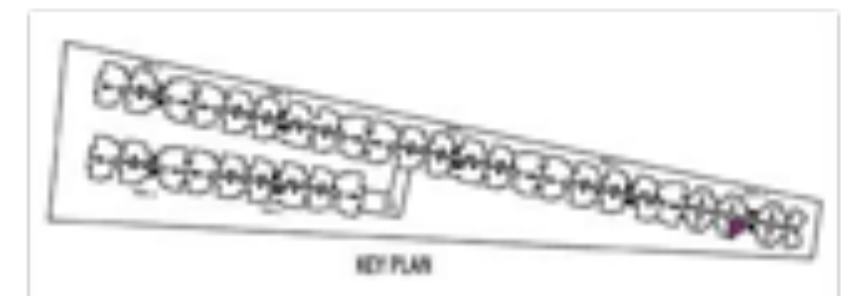
Type : 2BHK (Studio)
Area : 596sft.
Unit No : G 101 to G 401



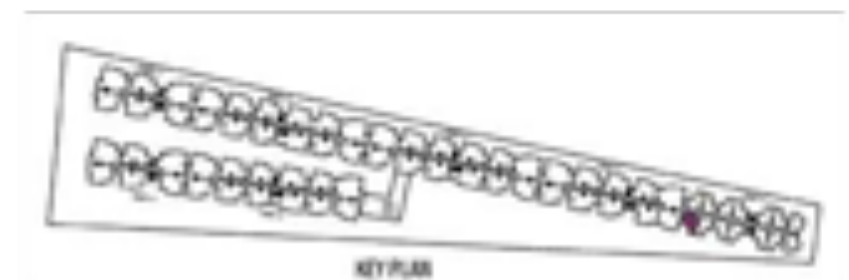
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Area : 596sft.
Unit No : G 106 to G 406



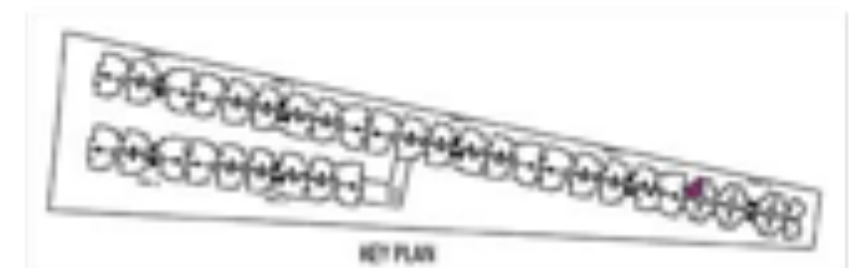
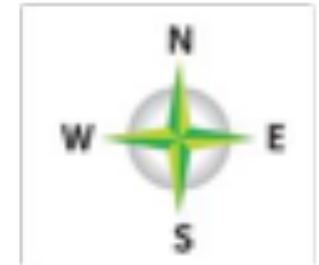
Type : 2BHK (Studio)
Area : 596sft.
Unit No : G 107 to G 407



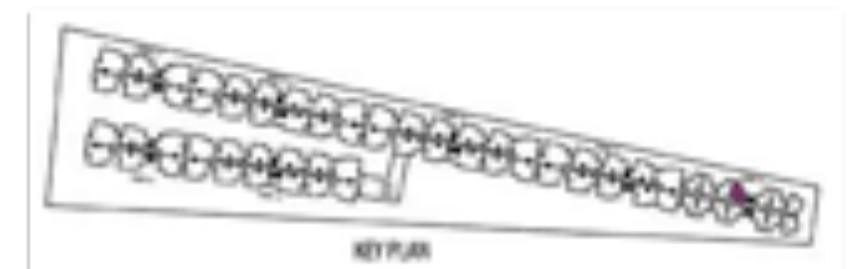
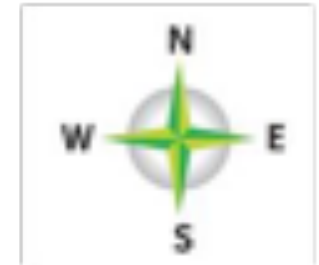
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Area : 596sft.
Unit No : G 110 to G 410



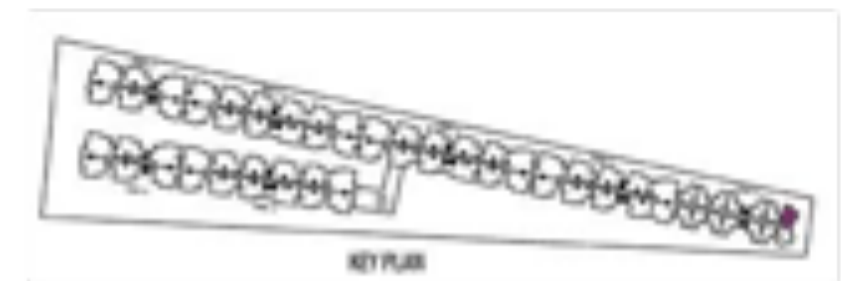
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Area : 596sft.
Unit No : G 111 to G 411



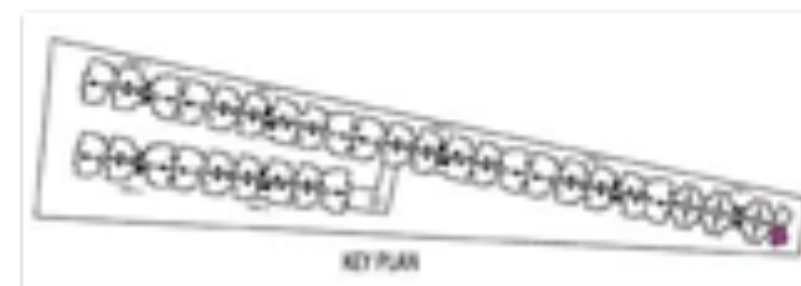
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Area : 596sft.
Unit No : G 114 to G 414



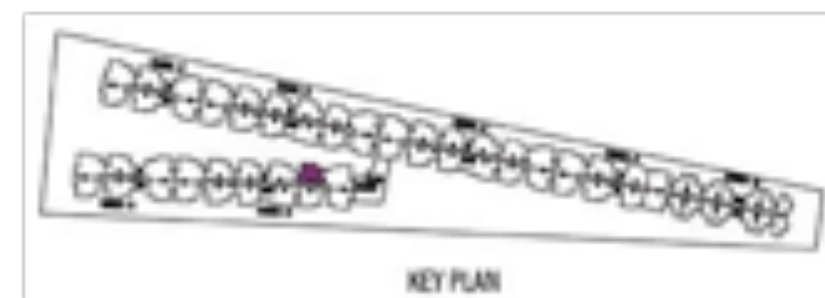
Type : 2BHK (Studio)
Area : 597sft.
Unit No : G 103 to G 403



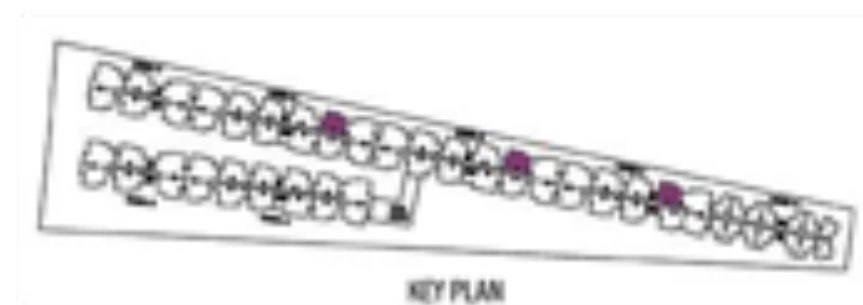
Type : 2BHK (Studio)
Area : 597sft.
Unit No : G 104 to G 404



Type : 2BHK
Area : 1062sft.
Unit No : A 102 to A 402

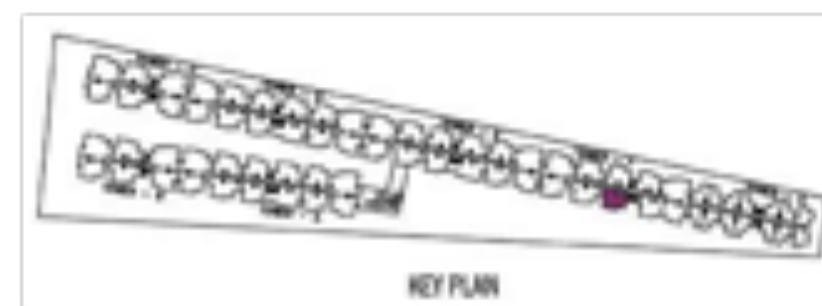


Type : 3BHK
Area : 1062sft.
Unit No : D 102 to D 402
E 102 to E 402, F 101 to F 401

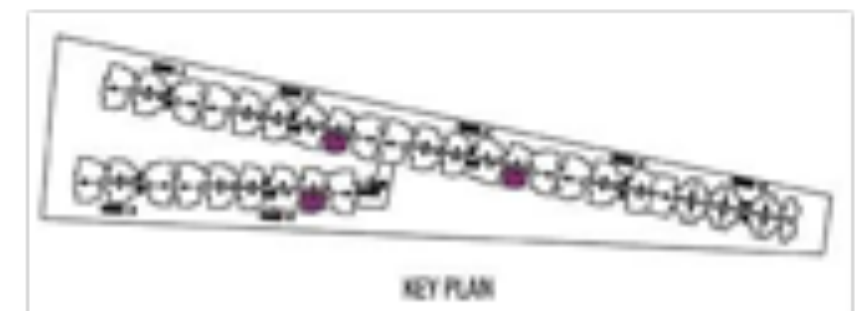


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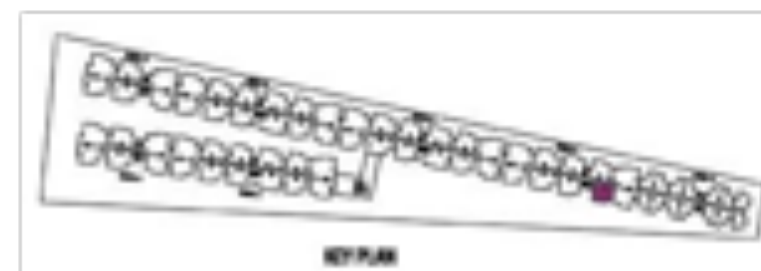
Type : 2BHK
Area : 1062sft.
Unit No : F 105 to F 405



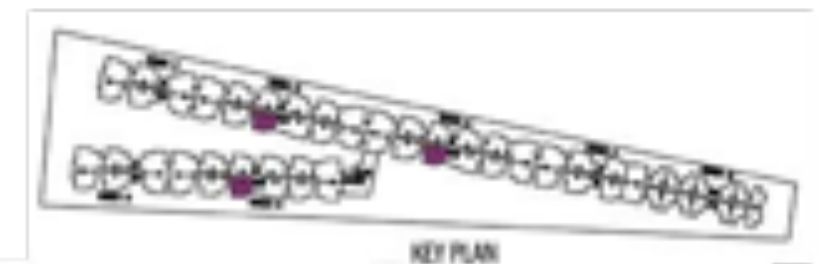
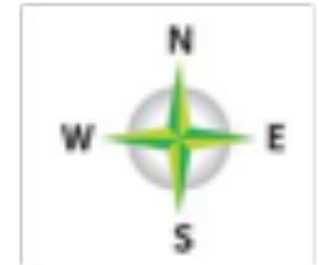
Type : 2BHK
Area : 1064sft.
Unit No : A 105 to A 405, D 105 to D 405
E 105 to E 405



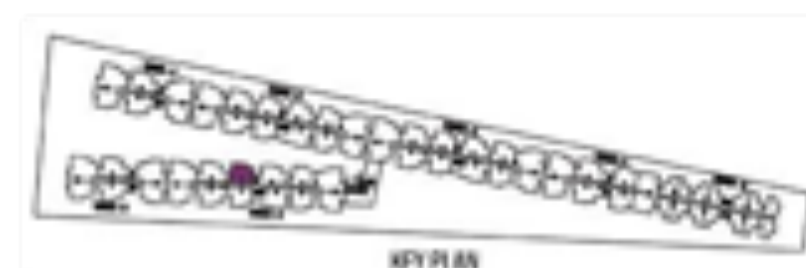
Type : 2BHK
Area : 1064sft.
Unit No : F 104 to F 404



Type : 2BHK
Area : 1066sft.
Unit No : A 107 to A 407, D 107 to D 407
E 107 to E 407



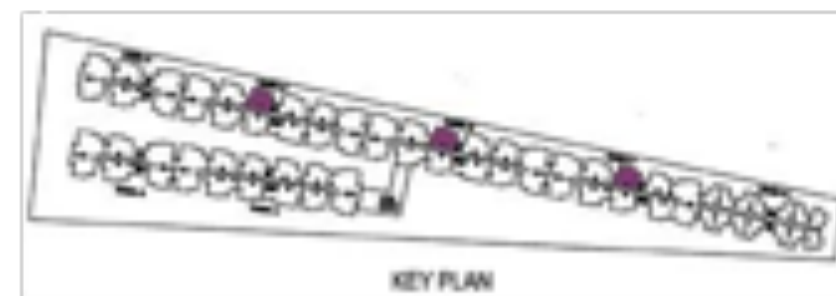
Type : 2BHK
Area : 1066sft.
Unit No : A112 to A412



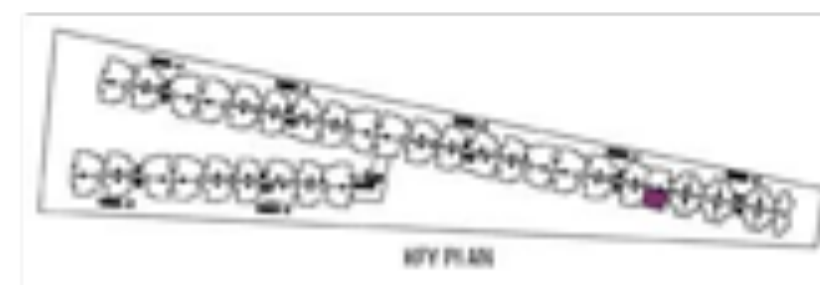
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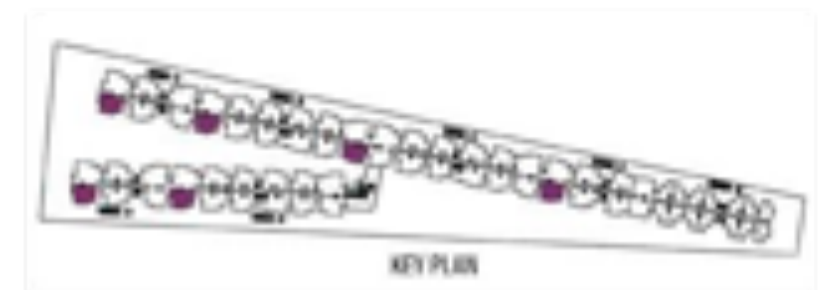
Type : 3BHK
Area : 1066sft.
Unit No : D 112 to D 412
E 112 to E 412, F 110 to F 410



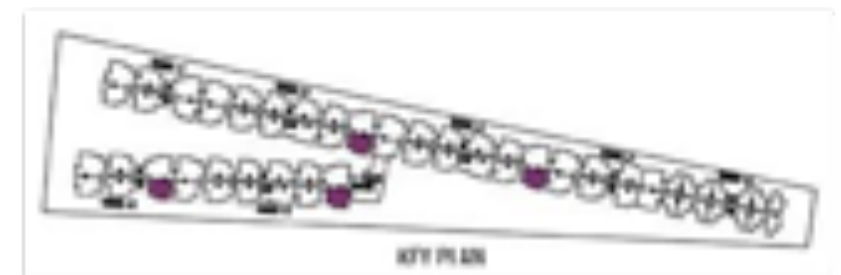
Type : 2BHK
Area : 1082sft.
Unit No : F 103 to F 403



Type : 2BHK
Area : 1085sft.
Unit No : A 109 to A 409, B 104 to B 404
C 104 to C 404, D 109 to D 409
E 109 to E 409, F 107 to F 407



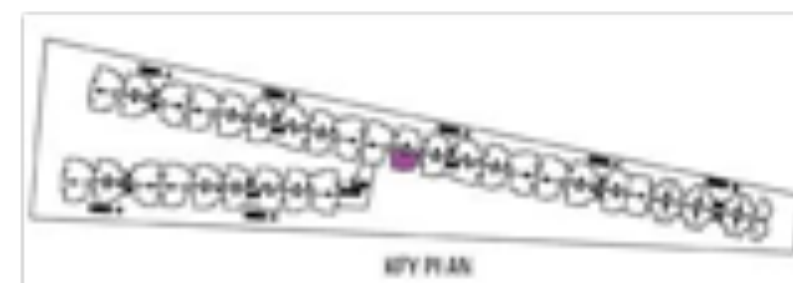
Type : 2BHK
Area : 1085sft.
Unit No : A 104 to A 404, B 102 to B 402
D 104 to D 404, E 104 to E 404



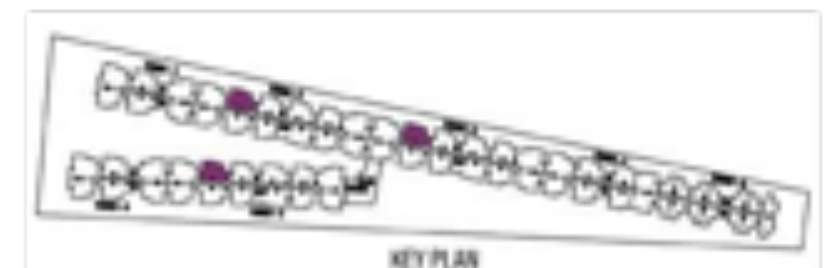
Type : 3BHK
Area : 1085sft.
Unit No : C 102 to C 402



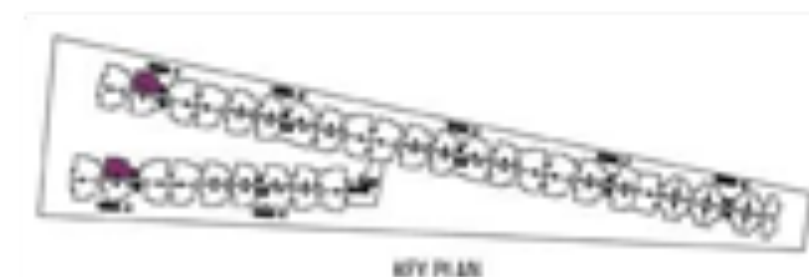
Type : 3BHK - 2T
Area : 1218sft.
Unit No : E 108 to E 408



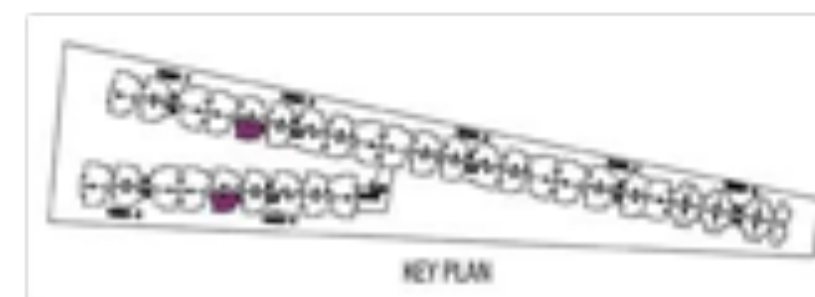
Type : 3BHK - 2T
Area : 1231sft.
Unit No : A 111 to A 411, D 111 to D 411
E 111 to E 411, F 109 to F 409



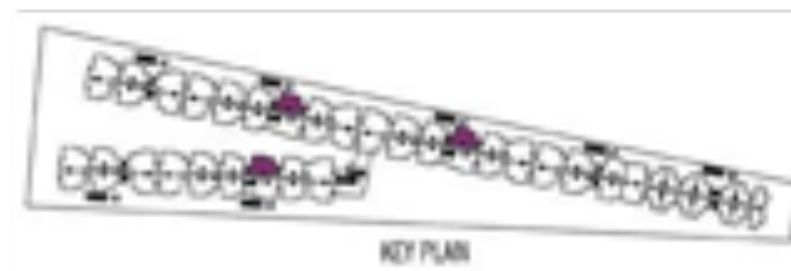
Type : 3BHK - 2T
Area : 1235sft.
Unit No : B 106 to B 406, C 106 to C 406



Type : 3BHK - 2T
Area : 1236sft.
Unit No : A 108 to 408, D 108 to D 408



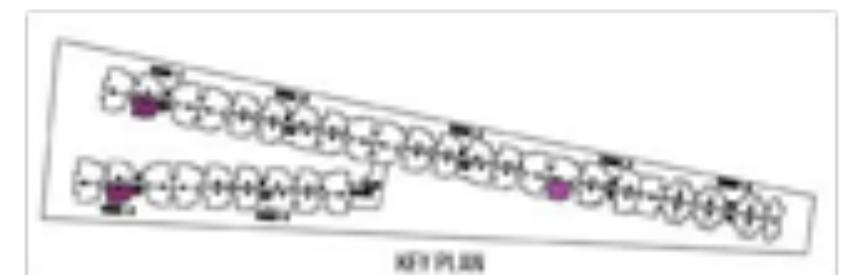
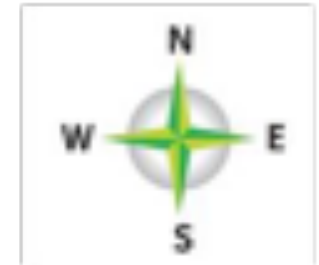
Type : 3BHK - 2T
Area : 1237sft.
Unit No : A 101 to A 401, D 101 to D 401
E 101 to E 401



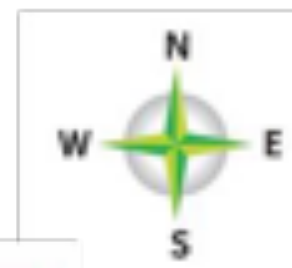
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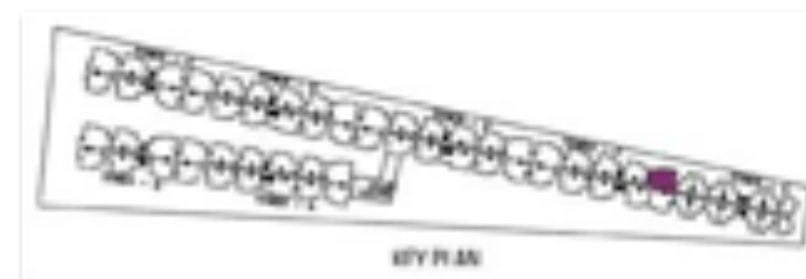
Type : 3BHK - 2T
Area : 1241sft.
Unit No : B 103 to B 403, C 103 to C 403
F 106 to F 406



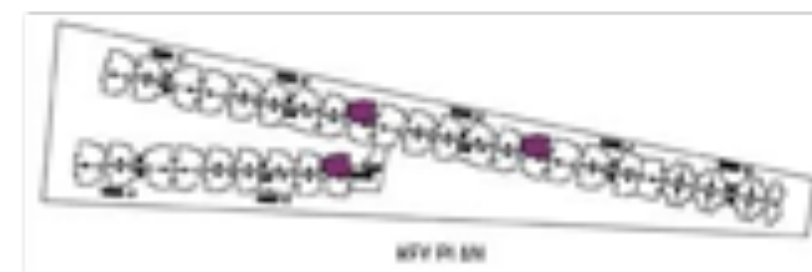
Type : 3BHK - 3T
Area : 1412sft.
Unit No : A 106 to A 406, D 106 to D 406
E 106 to E 406



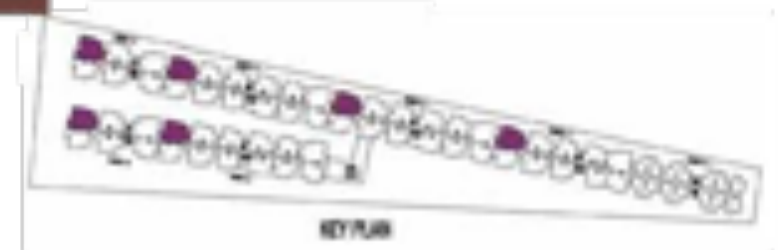
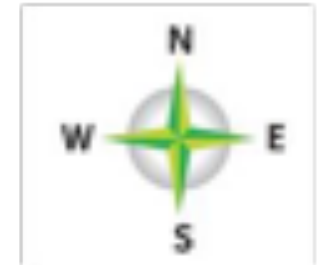
Type : 3BHK - 3T
Area : 1497sft.
Unit No : F 102 to F 402



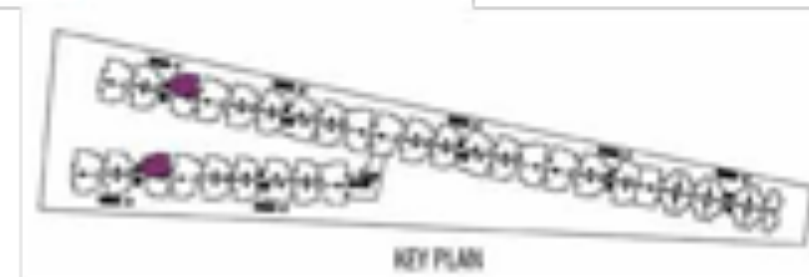
Type : 3BHK - 3T
 Area : 1530sft.
 Unit No : A 103 to A 403, D 103 to D 403
 E 103 to E 403



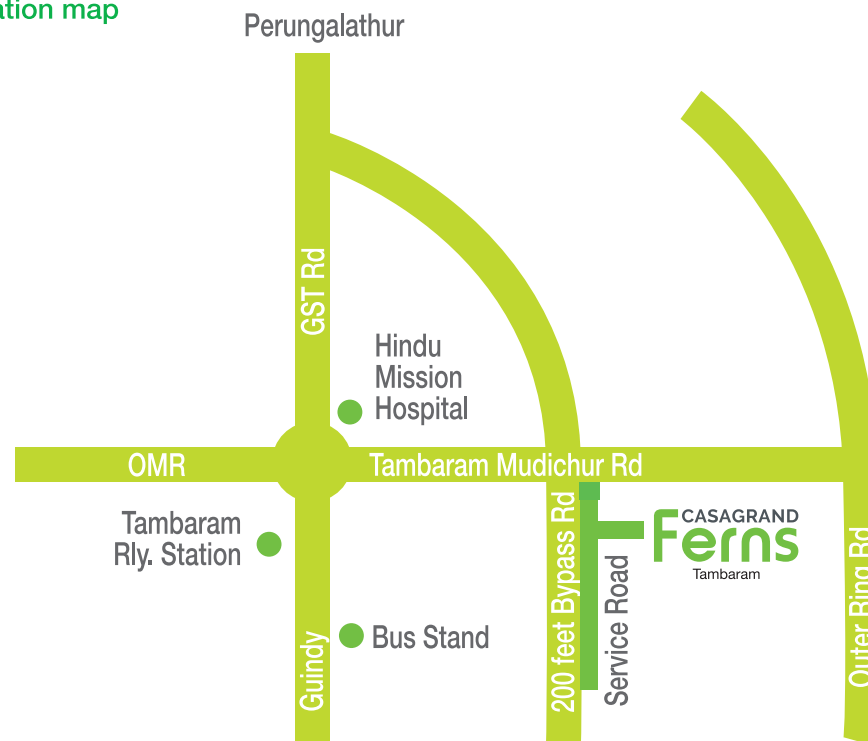
Type : 3BHK - 3T
Area : 1544sft.
Unit No : A 110 to A 410, B 105 to B 405
C 105 to C 405, D 110 to D 410
E 110 to E 410, F 108 to F 408



Type : 3BHK - 3T
Area : 1549sft.
Unit No : B 101 to B 401, C 101 to C 401



Location map



Location Advantages

- Airport:
- Chennai International Airport - 14.7 km
- Railway station:
- Tamaram Railway Station - 4 km
- Hospitals:
- Deepam Hospital, Muthurangan Road - 3.4 km
 - A G Hospital, Kakkan Street, Tamaram West - 2.7 km
 - Hindu Mission Hospital, GST - 3.7 km
- Schools:
- Sri Ramakrishna Matriculation Higher Secondary School - 2 km
 - Shri Anand Jain Vidyalaya School - 2.8 km
 - Velammal Vidhyalaya, Padapai - 4 km
- Colleges:
- Peri Institute of Technology, Manivakkam - 4 km
 - Madras Christian College - 4.8 km
 - Sai Ram Institutions - 4.5 km
- Nearby vicinities:
- Chrompet - 8 km
 - Pallavaram - 10 km
 - Perungalathur - 4 km

SPECIFICATIONS

Structure

- RCC framed structure with RCC foundations
- Designed seismic resistant structure Zone III using Fe 500 steel TMT bars
- 200mm solid concrete block for the outer wall and 100mm block for the internal partition wall
- Slab height will be maintained at 2.89M

Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen & lobby will be finished with 1 coat of primer, 2 coats of putty & 2 coats of OBD
- Ceiling will be finished with 2 coats of putty and OBD
- Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion paint
- Utility & Bathrooms’ will be finished with 1 coat of primer & 2 coats of OBD
- Bathroom walls will be finished with glazed ceramic tiles up to 7 feet from finished floor level
- Utility walls to be finished with glazed ceramic tiles up to 4 feet from finished floor level

Flooring

- Foyer, Living, Dining, Kitchen and Bedrooms will have 600 X 600 mm vitrified tile flooring
- Bathroom, Balcony & Utility will have 300 x 300 mm ceramic tile of matt finish
- Terrace floor will have grano flooring with threaded grooves

Kitchen

- Platform will be done with granite slab 600mm wide at a height of 800mm from the floor level and will be provided with stainless steel sink with drain board (Nirali or equivalent)
- Dado tiles of up to 600mm from the granite slab
- Provision for chimney and water purifier will be provided
- CP fittings will be Parryware /Hindware/ Jaquar or equivalent

Bathrooms

- Wall mounted basin Parryware / Hindware/ Jaquar or equivalent will be given in all bathrooms
- Floor mounted W/C with cistern Parryware / Hindware/ Jaquar or equivalent will be given in all bathrooms
- Sanitary fittings will be Parryware / Hindware/ Jaquar or equivalent
- Concealed wall mixer Parryware / Hindware/ Jaquar or equivalent in all bathrooms
- CP fittings will be Parryware / Hindware/ Jaquar or equivalent
- Provision for exhaust and geyser will be provided

Entrance Doors

- Main door will be flush door of 7 feet height with polish finish with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper etc.

Bedroom Doors

- Flush doors of 7 feet height with Godrej or equivalent locks, thumb turn with keys, door stopper, etc.

Bathroom Doors

- FRP doors of 7 feet height with thumb turn with key

Windows

- Windows will be Aluminium sliding with see through plain glass and MS grills on inner side wherever applicable
- French doors will be provided with Aluminium frame and toughened glass without grills
- Ventilators will have Aluminium frame with suitable louvered glass panes

Electrical Fittings

- Finolex or equivalent cables and wiring
- Switches and sockets will be Anchor Roma/Schneider or equivalent
- Telephone and TV(DTH) points will be provided in Living/Dining and master bedroom
- Split air conditioner points will be provided in master bedroom and provision in living & other rooms
- Modular plate switches, MCB and ELCB(Earth leakage circuit breaker) system

Others

- STP
- Generator backup of up to 500 watts for all 3BHK apartments and 400 watts for 2BHK and Studio apartments
- Power backup for common areas

External Features

- Shuttle Service, Convenio & ATM.
- 6 - Passenger automatic lift will be provided
- Driveway and other areas will be laid with pavers

Electrical Fittings

Living / Dining		Bedrooms		Kitchen		Toilets		Balcony	
Light Points	4	Exhaust Point	1	Light Points	2	Light Point	1	Light Point	1
Fan Points	2	Light Points	2	Fan Point	1	15 A Socket	1		
5A Sockets	4	Fan Point	1	5A Socket	2	Exhaust Point	1		
TV & DTH Point	1	5A Socket	2	15 A Sockets	2				
		TV & Telephone Points (Master Bedroom)	1						
		Light Points (2 way)	1						
		AC Point (Master Bedroom)	1						

Awards



Vishwakarma award for
Casa Grande Aldea
Best Archived Project - 2016



Best Realty Brand
2015, Economic Times



Casa Grande Arena,
Most Admired Project
in Southern Region
2014, Worldwide Achievers



Excellence in
Customer Engagement
2014, CEF



Real Estate Developer of the Year
2013, Brand Academy



Top 50 Brands in Chennai
2013, Paul Writer Magazine



Creative
Real Estate Company
2013, Paul Writer Magazine



Marketer of the Year
2013, Realty Plus Magazine



Buddy Neighbour Scheme

CASAGRANT
building aspirations

Refer & Earn

Refer your family, friends or colleagues to a Casagrand home and get a chance to earn up to ₹ 2,00,000 for your effort.

To refer, call **93840 27974** or write to referral@casagrand.co.in

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CASAGRANT
building aspirations

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