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CASAGRANT

PRIMERA

Mugalivakkam

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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.

Entrance View



CASAGRAN PRIMERA

Mugalivakkam

BIG LIFE SMALL PRICE.

Primera, the most affordable lifestyle apartments in Mugalivakkam, a place that's fast rising as a great investment choice. A fantastic location in proximity to DLF IT Park, reputed schools, colleges, hospitals and bustling shopping avenues, Primera is the best choice for those looking for great value for their money and an incomparable lifestyle, well within Chennai city. And that too at a price that's the lowest in the area.

- ▶ Community living of 188 apartments spread across 3.05 acres
- ▶ 2, 3 & 4 BHK apartments ranging from 569 sft. - 2410 sft.
- ▶ Stilt + 4 design structure
- ▶ Amenities like Clubhouse, swimming pool, gym, multi purpose hall and video games room.
- ▶ Exclusive blocks for 3 BHK & 4 BHK apartments with double height luxury.
- ▶ Premium fittings of Kohler/Roca or equivalent
- ▶ Vaastu Compliant
- ▶ Multinational companies such as IBM, HP, CTS, L&T Infotech are located in this vicinity

Elevation View



Aerial View



Elevation View



Elevation View



Play Area View



Amenities

- ▶ Children's Play Area
- ▶ Skating Rink
- ▶ Badminton Court
- ▶ Amphitheatre
- ▶ Swimming Pool
- ▶ Toddler's Pool
- ▶ Reflexology Path
- ▶ Multipurpose Hall
- ▶ Yoga/Aerobics
- ▶ Video Games Room
- ▶ Gymnasium
- ▶ Cards/carrom/chess room
- ▶ AV Room

Clubhouse View



Product Superiority



Double height Concept

- a. This technique will do more than make your living/dining room utterly remarkable, it will also add depth and dimension to the rest of the house. Clearing up the space above will open up the entire room as well as open up your mind to all the endless possibilities
- b. The double height living room with full height corner windows erodes the solidity of the house, opening it to the outside
- c. The double height rooms have been planned to give privacy from the outside, but allows the homeowners to enjoy the 3-D view given by the glass walls
- d. This double height rooms turns the entire home into an open plan space, and the effect is brilliant



Double the height, double the benefits

- a. Exclusive blocks with 3 BHK & 4 BHK apartments loaded with double height luxury
- b. While the major intention of this idea is ventilation, greenery and eco-design, the most visible reason for the popularity of double-height appears to lie in the expanse of space it creates
- c. The vertical space distributes light from the sky all over the house, making it bright, and sucks the hot air upwards to ventilate, the floor below acts as a passive court or as an active part of the house plan.



Premium residential property

- a. Keeping the essence of simplified Luxury a constant, at Primera we have intensified other aspects of homes to offer you the most Premium Apartments in Chennai
- b. A plan can create interactive spaces, and in residences there are such interactive spaces which bind the families. This sentiment has been manifested in this simple, functional and peaceful apartments in Primera
- c. With stilt+4 floors, strikingly designed towers, extraordinary elevations, Primera is all set for a dreamlike lifestyle. Get used to spaces with breathtaking openness, balance and style.
- d. Grand double-height arrival courts, contemporary stone with natural finishes and gracious terraces capture the essence of space.



Ensuring beautiful views and ventilation

- a. All bedrooms and balconies are planned in such a way that they either look outside or internal courtyards making every bedroom enjoying good view and ventilation.
- b. All the blocks orientation, cuts outs, window location have been thoughtfully planned which just adds charms to the contemporary styled elevation of the community
- c. All windows, OTS, cutouts, shafts ensures ventilation not only within your apartment but also in the corridors
- d. All the corridors are designed to ensure minimum common area space loading to customers but at the same time with all facilities



Apartments with privacy and security

- a. Few units have foyer at the entrance of the apartment to ensure no direct overlooking into the apartments from the lobby

- b. All the units have bedrooms designed in such a way that they are private and visitors in living does not directly look into bedrooms while sitting in living.
- c. Common bathroom and hand wash space for guest use is provide and for maintaining privacy



No cross over in living

We have tried to design in way where living room works private without any crossover and we are able to achieve in maximum units.



Bedrooms and balconies planning

All bedrooms and balconies are planned in such a way that they either look outside or internal courtyards making every bedroom enjoying good view and ventilation. None of the bedrooms and balconies looks into small cutouts and non-ventilated spaces.



Planning for ODU locations

During design phase we have planned and created spaces for placing ODU of AC's so that this area is accessible for service and no AC's will be seen on building façade as it will be hidden within these ODU spaces. You can refer ODU space in any plan as a reference.



Vaastu compliant

Conscious efforts have been taken to have units in compliance with Vaastu-like

- a. Maximum units have SW bedrooms
- b. Minimum units having north facing headboards
- c. Minimum units having SW entrance
- d. Minimum units having NE, SW toilets and kitchen



Secured Community

- a. Design has been done in such a way that entry and exit of project is having security room for controlled entry and exit to project.
- b. Apart from this there will be CCTV surveillance at pivotal points across project.



Interior planning

Interior detailing was done for each apartment to achieve following details, customer will not have any problem furnishing house as per plans shown in brochure.

- a. Defined wardrobe locations for every unit
- b. TV position for every unit
- c. Bed location with side tables
- d. Electrical layout



No balconies look into each other



Open terrace for few units at the first floor level









Bedroom

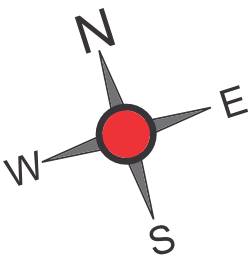


Bedroom



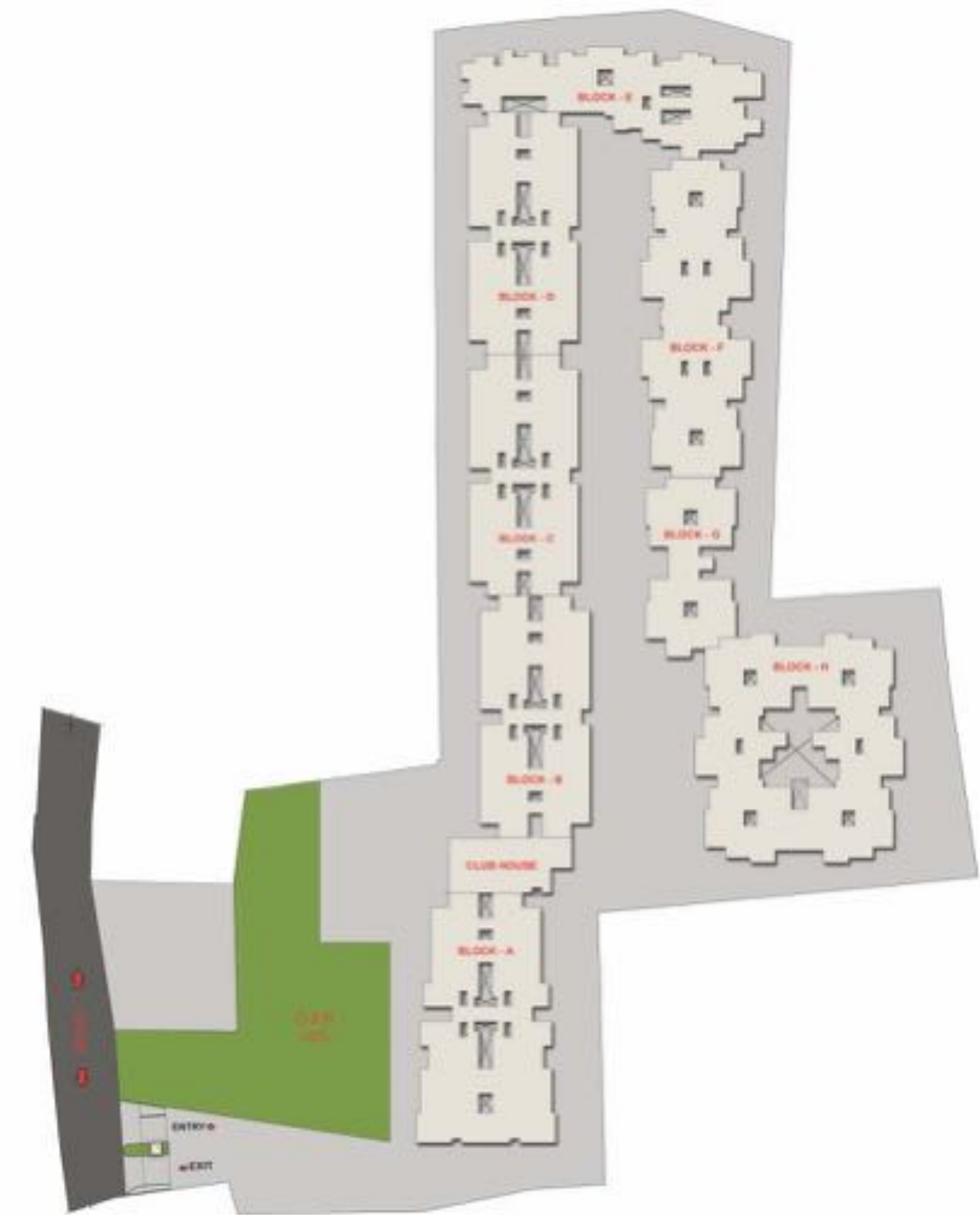
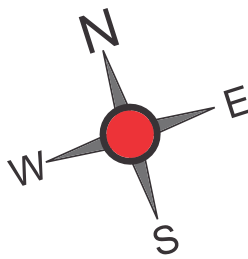


SITE PLAN

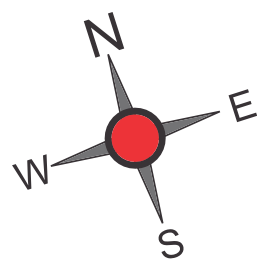


- LEGEND:**
- 1. SECURITY CABIN
 - 2. PEDESTRIAN PATHWAY
 - 3. CHILDREN'S PLAY AREA
 - 4. SKATING RINK
 - 5. BADMINTON COURT
 - 6. AMPHITHEATRE STAGE
 - 7. SWIMMING POOL
 - 8. CLUB HOUSE
 - 9. CENTRAL PLAZA
 - 10. REFLEXOLOGY PATH

TERRACE PLAN

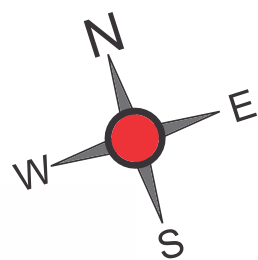


BLOCK - A
FIRST FLOOR PLAN



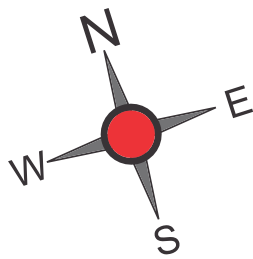
Unit Number	Type	Carpet Area (Sft)	Private Terrace (Sft)	Saleable Area (Sft)
A101	3 BHK+3T	1264	117	1816
A102	3 BHK+3T	1264	117	1816
A103	4 BHK+4T	1732	-	2410
A104	4 BHK+4T	1732	-	2410

BLOCK - A
SECOND FLOOR PLAN



Unit Number	Type	Carpet Area (Sft)	Saleable Area (Sft)
A201	3 BHK+3T	1118	1652
A202	3 BHK+3T	1118	1652
A203	4 BHK+4T	1539	2199
A204	4 BHK+4T	1539	2199

BLOCK - A
THIRD FLOOR PLAN

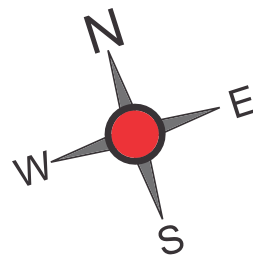


KEY PLAN



Unit Number	Type	Carpet Area (Sft)	Saleable Area (Sft)
A301	3 BHK+3T	1128	1633
A302	3 BHK+3T	1128	1633
A303	4 BHK+3T	1547	2181
A304	4 BHK+3T	1547	2181

BLOCK - A
FOURTH FLOOR PLAN



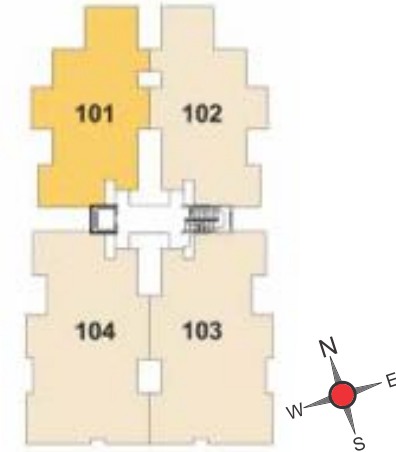
KEY PLAN



Unit Number	Type	Carpet Area (Sft)	Saleable Area (Sft)
A401	3 BHK+3T	1109	1557
A402	3 BHK+3T	1109	1557
A403	4 BHK+3T	1527	2096
A404	4 BHK+3T	1527	2096

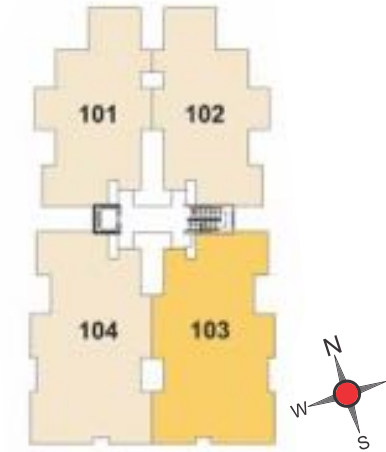
BLOCK : A
TYPE : 3BHK + 3T
Carpet Area : 1264 SFT
Unit No. : A101, B101, C101

KEY PLAN



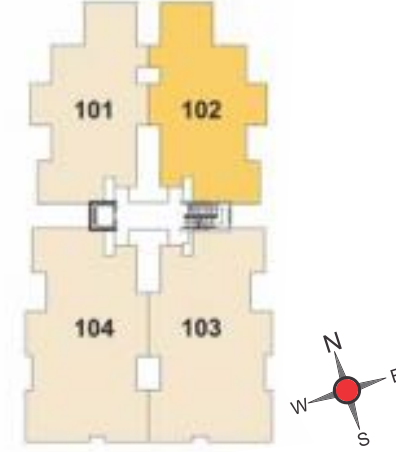
BLOCK : A
TYPE : 4BHK + 4T
Carpet Area : 1732 SFT
Unit No. : A103

KEY PLAN



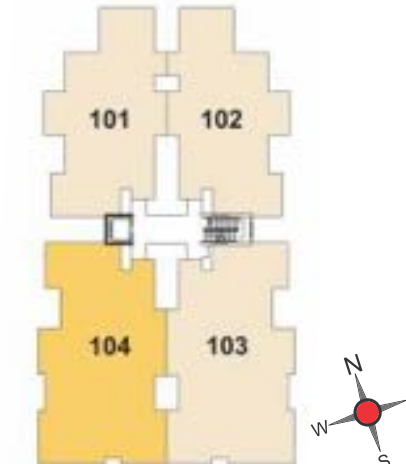
BLOCK : A
TYPE : 3BHK + 3T
Carpet Area : 1264 SFT
Unit No. : A102, B102

KEY PLAN



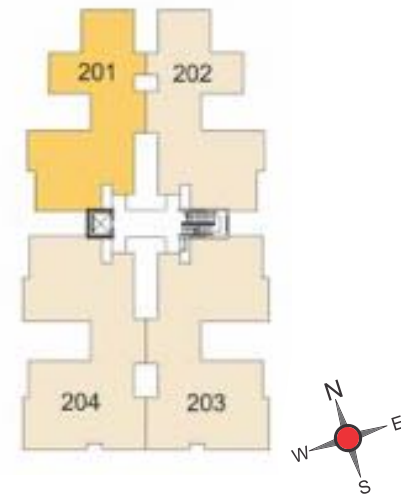
BLOCK : A
TYPE : 4BHK + 4T
Carpet Area : 1732 SFT
Unit No. : A104

KEY PLAN



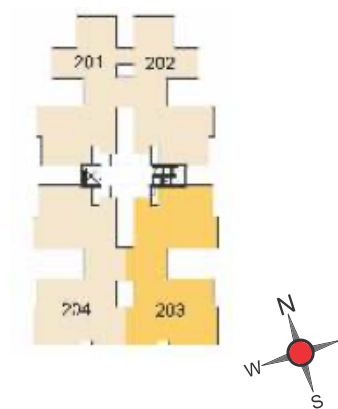
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TYPE : 3BHK + 3T
Carpet Area : 1118 SFT
Unit No. : A201, B201, C201, D201

KEY PLAN



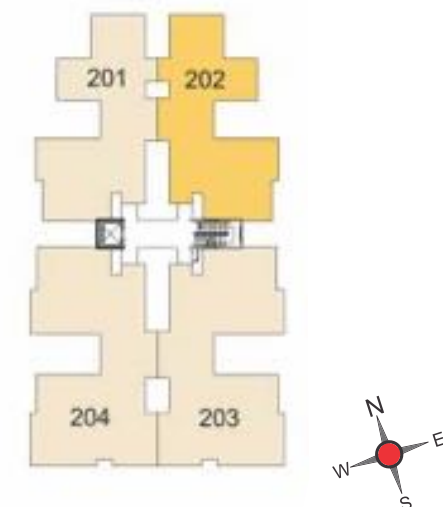
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TYPE : 4BHK + 4T
Carpet Area : 1539 SFT
Unit No. : A203

KEY PLAN



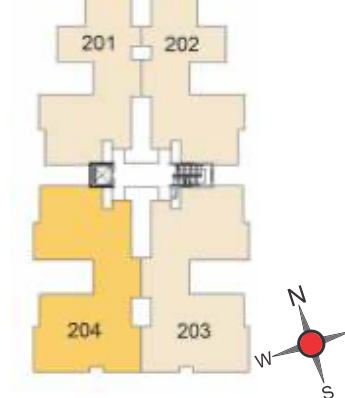
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TYPE : 3BHK + 3T
Carpet Area : 1118 SFT
Unit No. : A202, B202, C202, D202

KEY PLAN



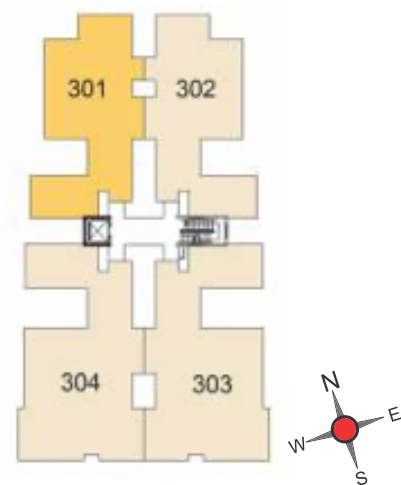
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TYPE : 4BHK + 4T
Carpet Area : 1539 SFT
Unit No. : A204

KEY PLAN



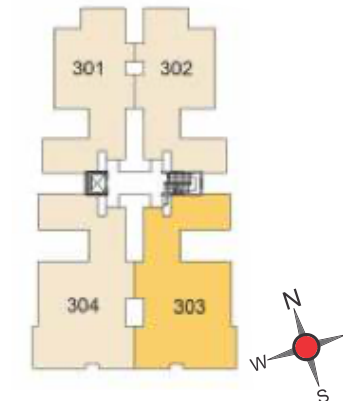
BLOCK : A
 TYPE : 3BHK + 3T
 Carpet Area : 1128 SFT
 Unit No. : A301, B301, C301, D301

KEY PLAN



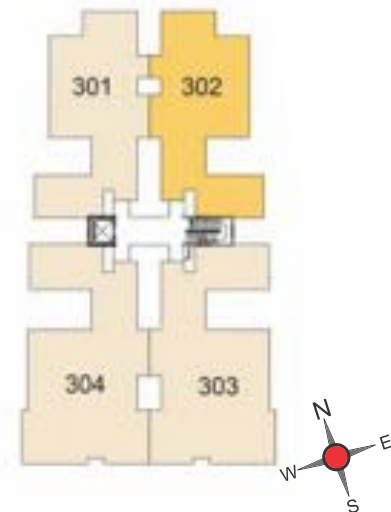
BLOCK : A
 TYPE : 4BHK + 3T
 Carpet Area : 1547 SFT
 Unit No. : A303

KEY PLAN



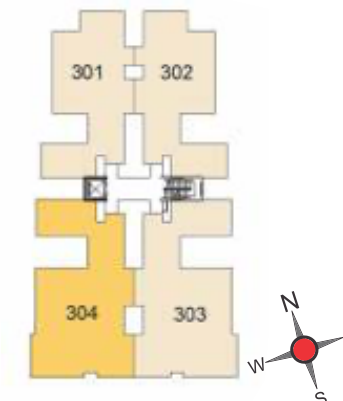
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 TYPE : 3BHK + 3T
 Carpet Area : 1128 SFT
 Unit No. : A302, B302, C302, D302

KEY PLAN



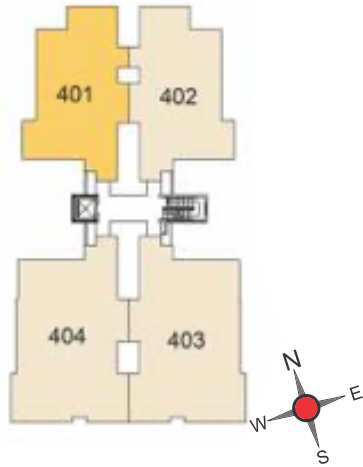
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 TYPE : 4BHK + 3T
 Carpet Area : 1547 SFT
 Unit No. : A304

KEY PLAN



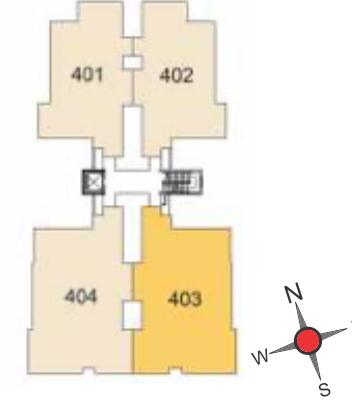
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 TYPE : 3BHK + 3T
 Carpet Area : 1109 SFT
 Unit No. : A401 ,B401, C401, D401

KEY PLAN



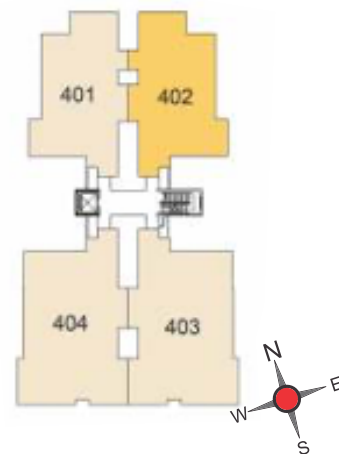
BLOCK : A
 TYPE : 4BHK + 3T
 Carpet Area : 1527 SFT
 Unit No. : A403

KEY PLAN



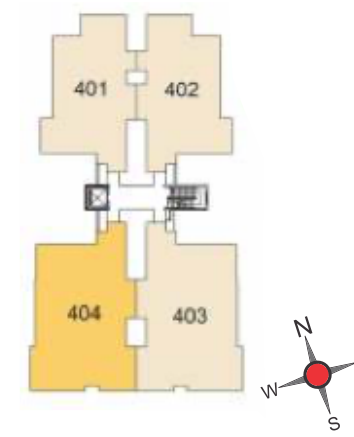
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 TYPE : 3BHK + 3T
 Carpet Area : 1109 SFT
 Unit No. : A402, B402, C402, D402

KEY PLAN



BLOCK : A
 TYPE : 4BHK + 3T
 Carpet Area : 1527 SFT
 Unit No. : A404

KEY PLAN



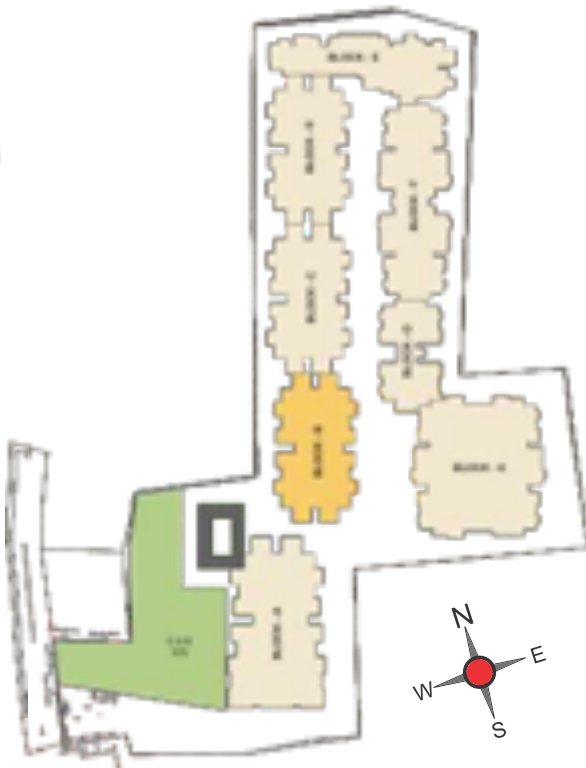
BLOCK - B
FIRST FLOOR PLAN



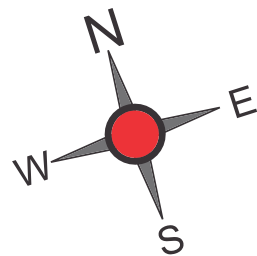
B102

B103

KEY PLAN

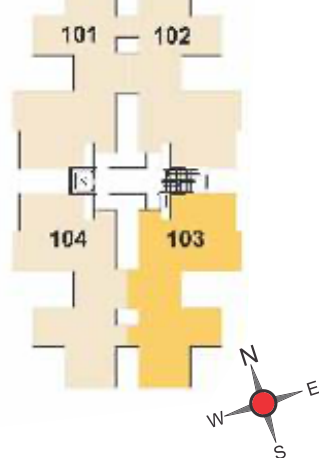


Unit Number	Type	Carpet Area (Sft)	Private Terrace (Sft)	Saleable Area (Sft)
B101	3 BHK+3T	1264	117	1816
B102	3 BHK+3T	1264	117	1816
B103	3 BHK+3T	1264	—	1816
B104	3 BHK+3T	1264	—	1816



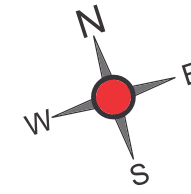
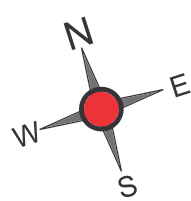
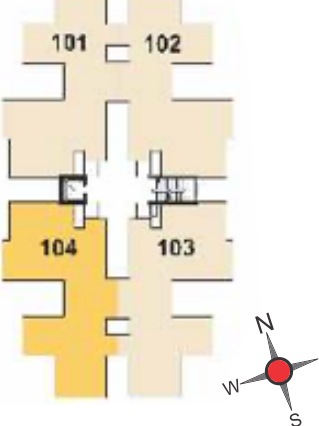
BLOCK : B
TYPE : 3BHK + 3T
Carpet Area : 1264 SFT
Unit No. : B103

KEY PLAN



BLOCK : B
TYPE : 3BHK + 3T
Carpet Area : 1264 SFT
Unit No. : B104

KEY PLAN

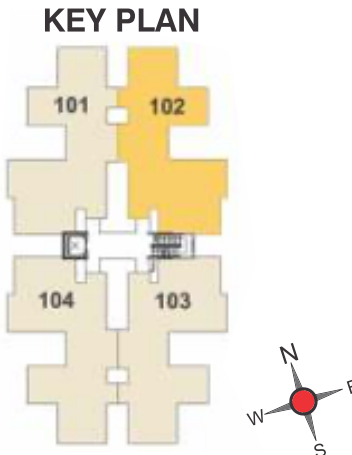


BLOCK - C
FIRST FLOOR PLAN

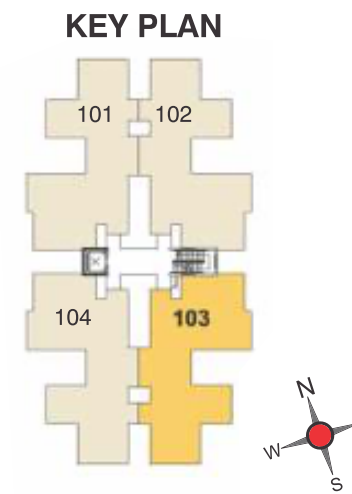


Unit Number	Type	Carpet Area (Sft)	Private Terrace (Sft)	Saleable Area (Sft)
C101	3 BHK+3T	1264	117	1816
C102	3 BHK+3T	1264	403	1816
C103	3 BHK+3T	1264	117	1816
C104	3 BHK+3T	1264	117	1816

BLOCK : C
TYPE : 3BHK + 3T
Carpet Area : 1264 SFT
Unit No. : C102

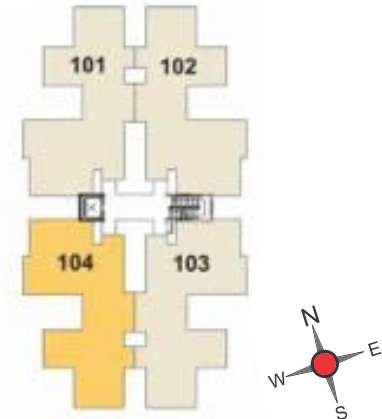


BLOCK : C
TYPE : 3BHK + 3T
Carpet Area : 1264 SFT
Unit No. : C103

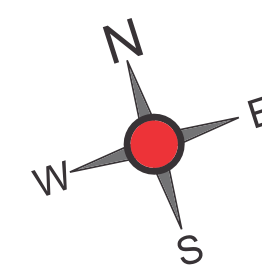


BLOCK : C
TYPE : 3BHK + 3T
Carpet Area : 1264 SFT
Unit No. : C104

KEY PLAN



BLOCK - D
FIRST FLOOR PLAN



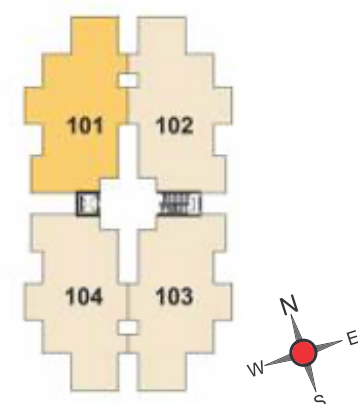
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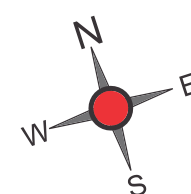
Unit Number	Type	Carpet Area (Sft)	Private Terrace (Sft)	Saleable Area (Sft)
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D102	3 BHK+3T	1264	1370	1816
D103	3 BHK+3T	1264	1053	1816
D104	3 BHK+3T	1264	117	1816

BLOCK : D
TYPE : 3BHK + 3T
Carpet Area : 1264 SFT
Unit No. : D101

KEY PLAN

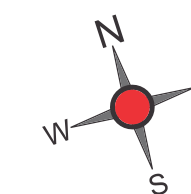
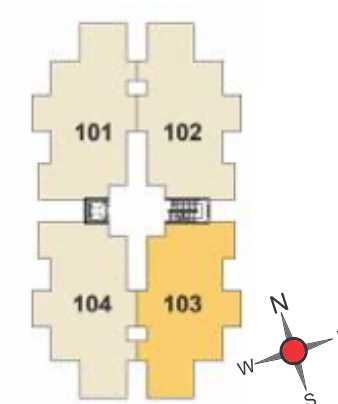


D101



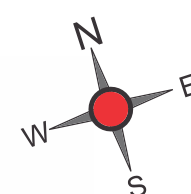
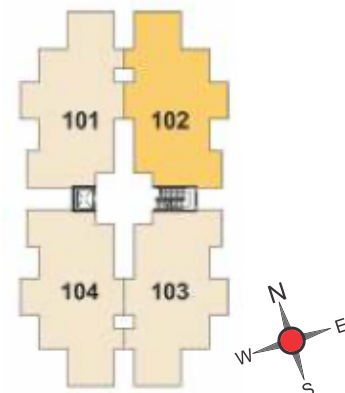
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Carpet Area : 1264 SFT
Unit No. : D103

KEY PLAN



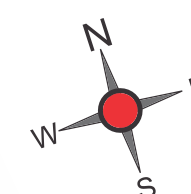
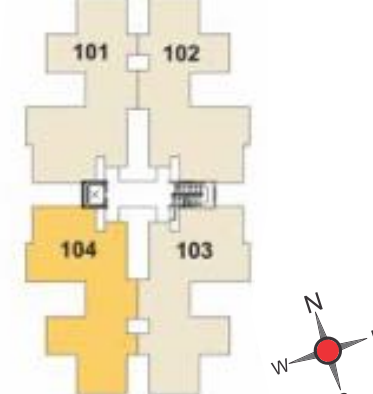
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TYPE : 3BHK + 3T
Carpet Area : 1264 SFT
Unit No. : D102

KEY PLAN



BLOCK : D
TYPE : 3BHK + 3T
Carpet Area : 1264 SFT
Unit No. : D104

KEY PLAN



BLOCK - B,C,D
SECOND FLOOR PLAN



KEY PLAN



Unit Number	Type	Carpet Area (Sft)	Saleable Area (Sft)
B201	3 BHK+3T	1118	1652
B202	3 BHK+3T	1118	1652
B203	3 BHK+3T	1118	1652
B204	3 BHK+3T	1118	1652
C201	3 BHK+3T	1118	1652
C202	3 BHK+3T	1118	1652
C203	3 BHK+3T	1118	1652
C204	3 BHK+3T	1118	1652
D201	3 BHK+3T	1118	1652
D202	3 BHK+3T	1118	1652
D203	3 BHK+3T	1118	1652
D204	3 BHK+3T	1118	1652

BLOCK - B,C,D
THIRD FLOOR PLAN

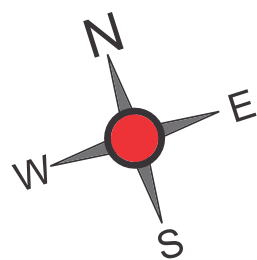


KEY PLAN



Unit Number	Type	Carpet Area (Sft)	Saleable Area (Sft)
B301	3 BHK+3T	1128	1633
B302	3 BHK+3T	1128	1633
B303	3 BHK+3T	1128	1633
B304	3 BHK+3T	1128	1633
C301	3 BHK+3T	1128	1633
C302	3 BHK+3T	1128	1633
C303	3 BHK+3T	1128	1633
C304	3 BHK+3T	1128	1633
D301	3 BHK+3T	1128	1633
D302	3 BHK+3T	1128	1633
D303	3 BHK+3T	1128	1633
D304	3 BHK+3T	1128	1633

BLOCK - B,C,D
FOURTH FLOOR PLAN



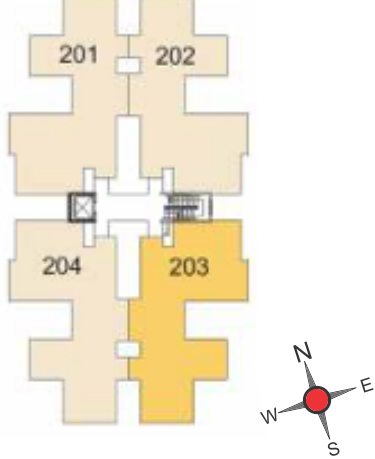
Unit Number	Type	Carpet Area (Sft)	Saleable Area (Sft)
B401	3 BHK+3T	1109	1557
B402	3 BHK+3T	1109	1557
B403	3 BHK+3T	1109	1557
B404	3 BHK+3T	1109	1557
C401	3 BHK+3T	1109	1557
C402	3 BHK+3T	1109	1557
C403	3 BHK+3T	1109	1557
C404	3 BHK+3T	1109	1557
D401	3 BHK+3T	1109	1557
D402	3 BHK+3T	1109	1557
D403	3 BHK+3T	1109	1557
D404	3 BHK+3T	1109	1557

KEY PLAN



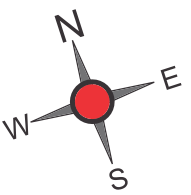
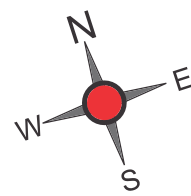
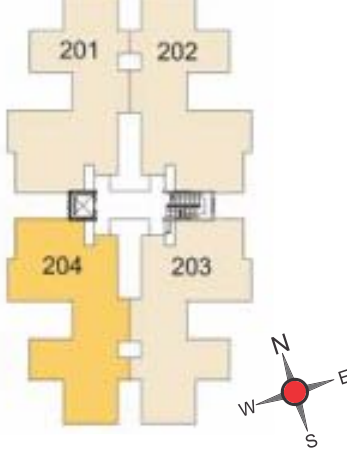
BLOCK : B,C,D
TYPE : 3BHK + 3T
Carpet Area : 1118 SFT
Unit No. : B203,C203, D203

KEY PLAN



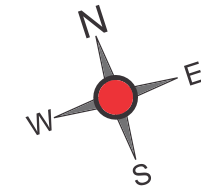
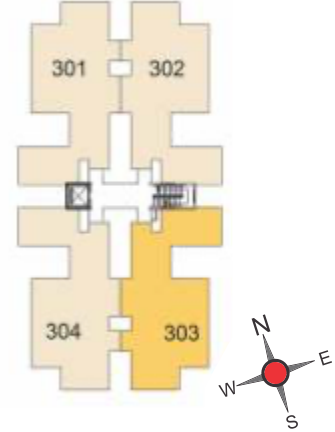
BLOCK : B,C,D
TYPE : 3BHK + 3T
Carpet Area : 1118 SFT
Unit No. : B204, C204,D204

KEY PLAN



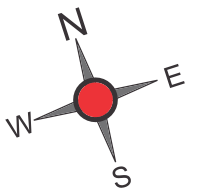
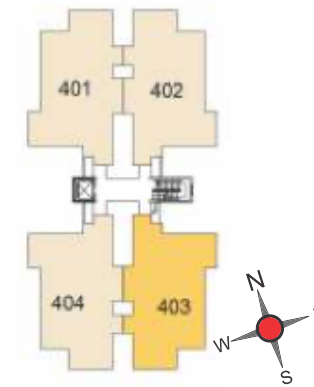
BLOCK : B,C,D
TYPE : 3BHK + 3T
Carpet Area : 1128 SFT
Unit No. : B303, C303,D303

KEY PLAN



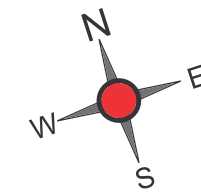
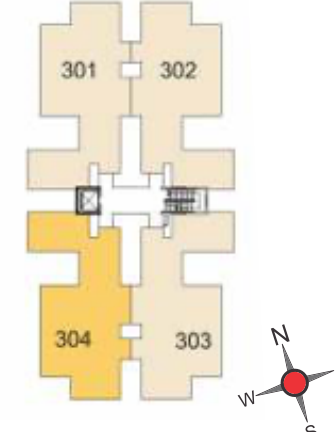
BLOCK : B,C,D
TYPE : 3BHK + 3T
Carpet Area : 1109 SFT
Unit No. : B403, C403,D403

KEY PLAN



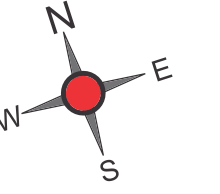
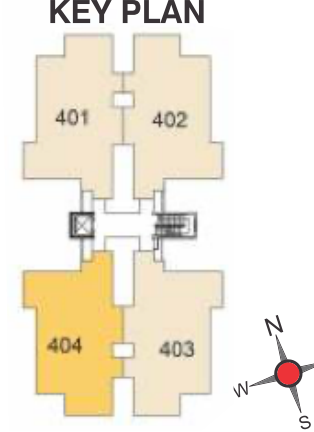
BLOCK : B,C,D
TYPE : 4BHK + 3T
Carpet Area : 1128SFT
Unit No. : B304, C304,D304

KEY PLAN

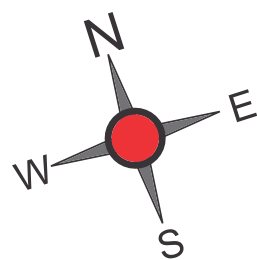


BLOCK : B,C,D
TYPE : 3BHK + 3T
Carpet Area : 1109 SFT
Unit No. : B404, C404,D404

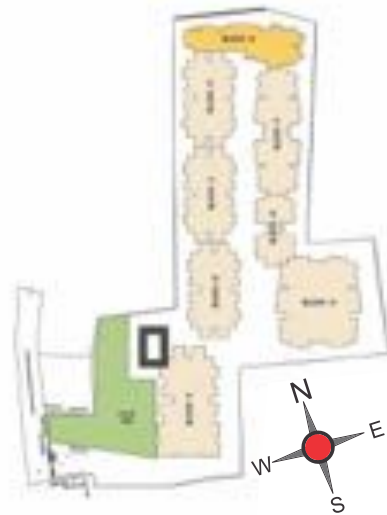
KEY PLAN



BLOCK - E
TYPICAL FLOOR PLAN



KEY PLAN

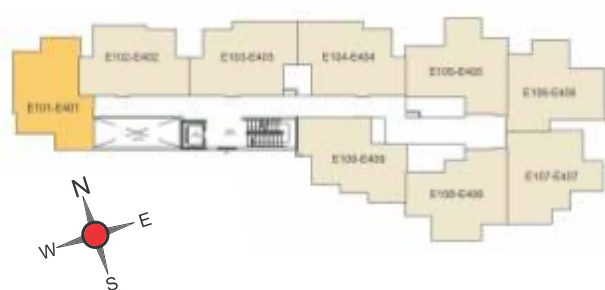


Unit Number	Floor	Type	Carpet Area (Sft)	Private Terrace (Sft)	Saleable Area (Sft)
E101	1st	2 BHK+1T	392	-	597
E102	1st	2 BHK+1T	383	26	569
E103	1st	2 BHK+1T	393	26	581
E104	1st	2 BHK+1T	395	-	584
E105	1st	1 BHK+1T	402	-	598
E106	1st	1 BHK+1T	389	-	584
E107	1st	1 BHK+1T	396	-	586
E108	1st	1 BHK+1T	405	146	594
E109	1st	2 BHK+1T	396	134	583
E201	2nd	2 BHK+1T	392	-	597
E202	2nd	2 BHK+1T	383	-	569
E203	2nd	2 BHK+1T	393	-	581
E204	2nd	2 BHK+1T	395	-	584
E205	2nd	1 BHK+1T	402	-	598
E206	2nd	1 BHK+1T	389	-	584
E207	2nd	1 BHK+1T	396	-	586
E208	2nd	1 BHK+1T	405	-	594
E209	2nd	2 BHK+1T	396	-	583

Unit Number	Floor	Type	Carpet Area (Sft)	Private Terrace (Sft)	Saleable Area (Sft)
E301	3rd	2 BHK+1T	392	-	597
E302	3rd	2 BHK+1T	383	-	569
E303	3rd	2 BHK+1T	393	-	581
E304	3rd	2 BHK+1T	395	-	584
E305	3rd	1 BHK+1T	402	-	598
E306	3rd	1 BHK+1T	389	-	584
E307	3rd	1 BHK+1T	396	-	586
E308	3rd	1 BHK+1T	405	-	594
E309	3rd	2 BHK+1T	396	-	583
E401	4th	2 BHK+1T	392	-	597
E402	4th	2 BHK+1T	383	-	569
E403	4th	2 BHK+1T	393	-	581
E404	4th	2 BHK+1T	395	-	584
E405	4th	1 BHK+1T	402	-	598
E406	4th	1 BHK+1T	389	-	584
E407	4th	1 BHK+1T	396	-	586
E408	4th	1 BHK+1T	405	-	594
E409	4th	2 BHK+1T	396	-	583

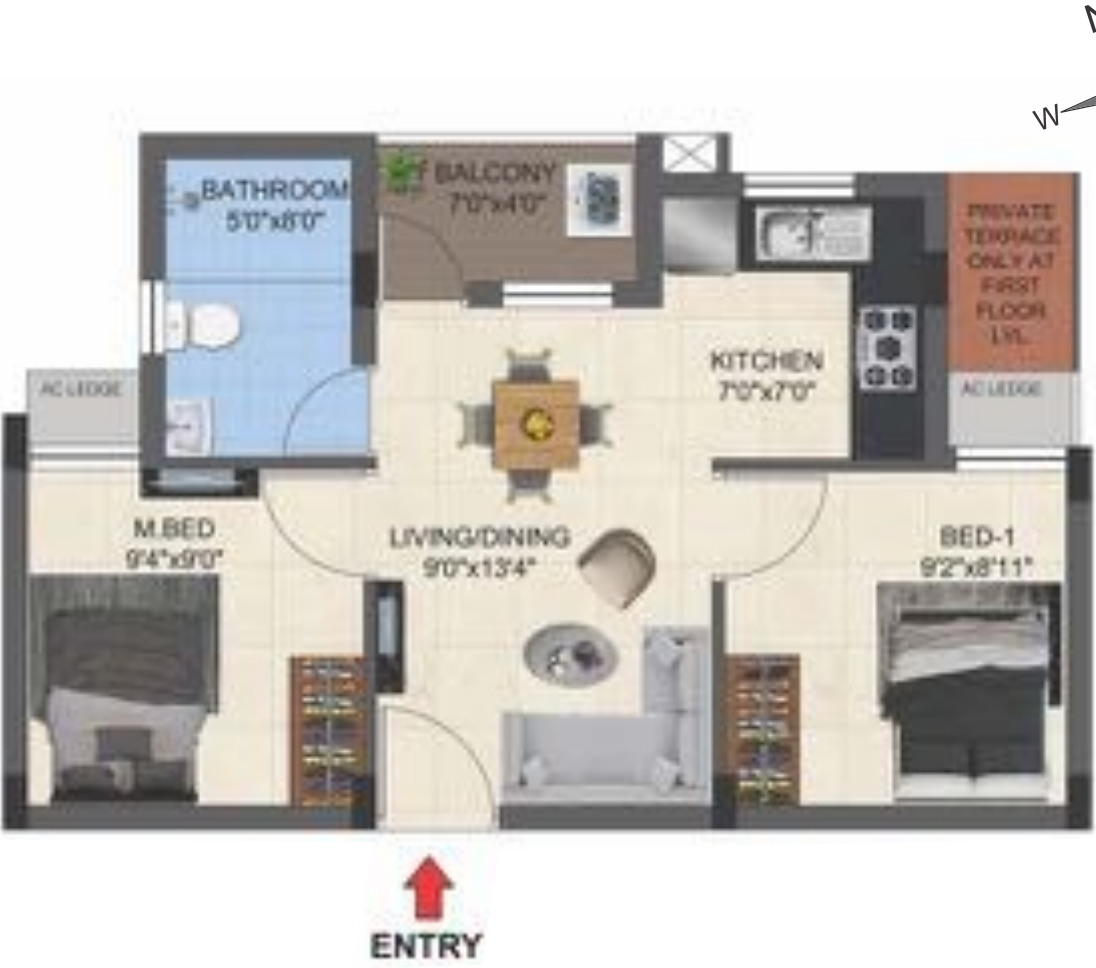
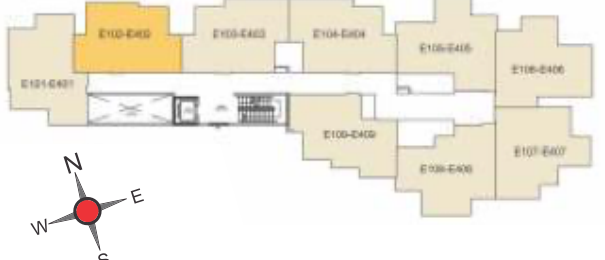
BLOCK : E
TYPE : 2BHK + 1T
Carpet Area : 392 SFT
Unit No. : E101, E201, E301, E401

KEY PLAN

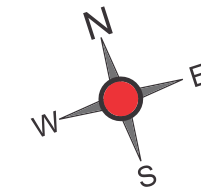


BLOCK : E
TYPE : 2BHK + 1T
Carpet Area : 383 SFT
Unit No. : E102, E202, E302, E402

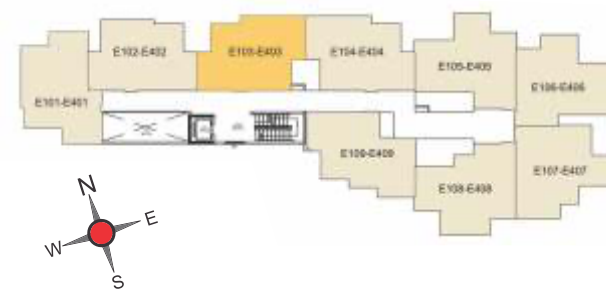
KEY PLAN



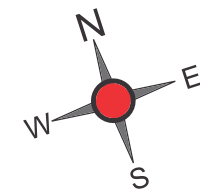
BLOCK : E
TYPE : 2BHK + 1T
Carpet Area : 393 SFT
Unit No. : E103, E203, E303, E403



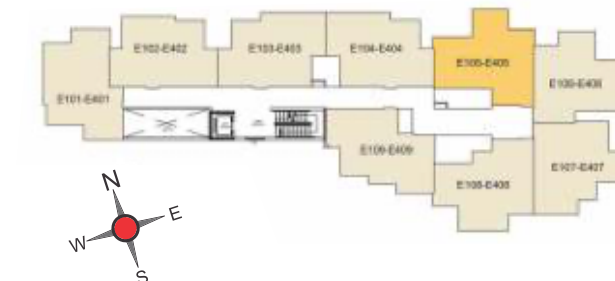
KEY PLAN



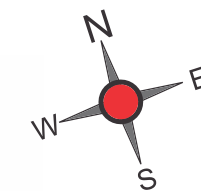
BLOCK : E
TYPE : 1BHK + 1T
Carpet Area : 402 SFT
Unit No. : E105, E205, E305, E405



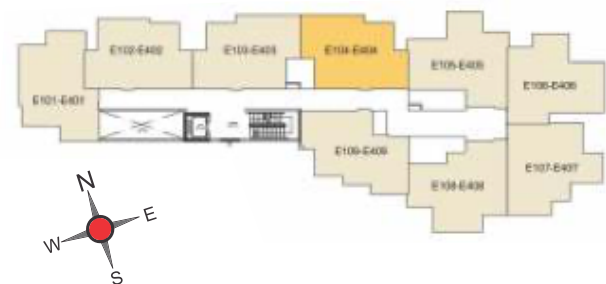
KEY PLAN



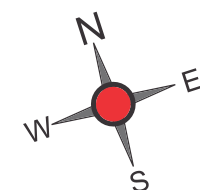
BLOCK : E
TYPE : 2BHK + 1T
Carpet Area : 395 SFT
Unit No. : E104, E204, E304, E404



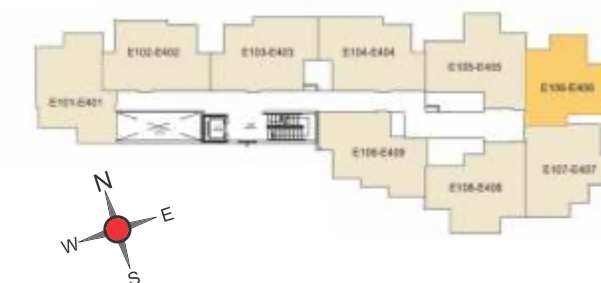
KEY PLAN



BLOCK : E
TYPE : 1BHK + 1T
Carpet Area : 389 SFT
Unit No. : E106, E206, E306, E406



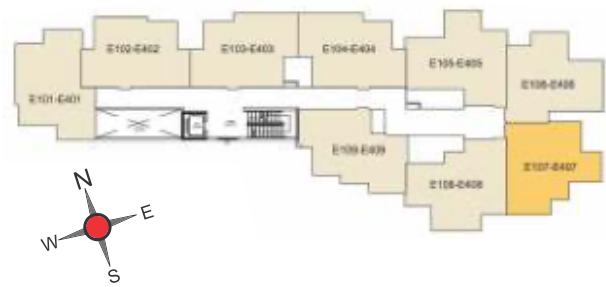
KEY PLAN



BLOCK : E
TYPE : 1BHK + 1T
Carpet Area : 396 SFT
Unit No. : E107, E207, E307, E407



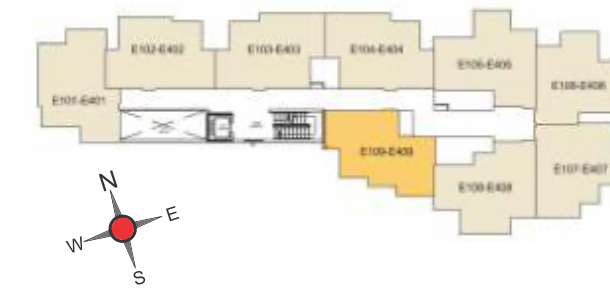
KEY PLAN



BLOCK : E
TYPE : 2BHK + 1T
Carpet Area : 396 SFT
Unit No. : E109, E209, E309, E409



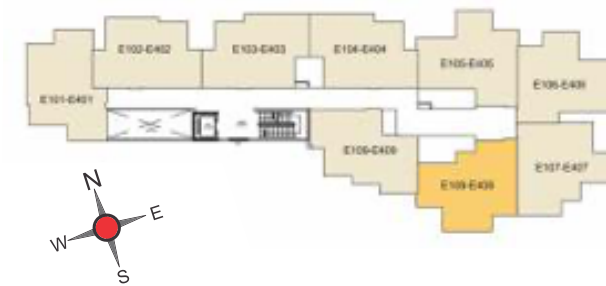
KEY PLAN



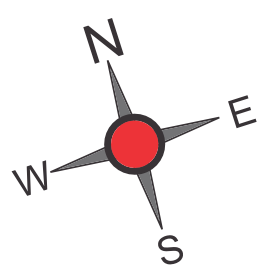
BLOCK : E
TYPE : 1BHK + 1T
Carpet Area : 405 SFT
Unit No. : E108, E208, E308, E408



KEY PLAN



BLOCK - F
TYPICAL FLOOR PLAN



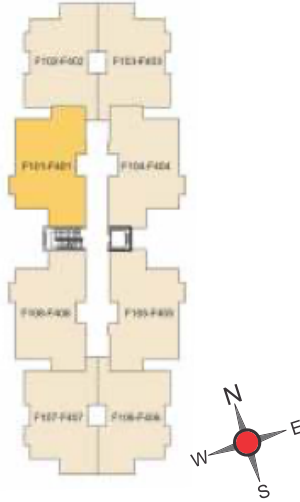
Unit Number	Floor	Type	Carpet Area (Sft)	Private Terrace (Sft)	Saleable Area (Sft)
F101	1st	2 BHK+2T	751	619	1079
F102	1st	2 BHK+2T	687	392	993
F103	1st	2 BHK+2T	687	-	993
F104	1st	2 BHK+2T	751	136	1079
F105	1st	2 BHK+2T	751	136	1079
F106	1st	2 BHK+2T	687	55	993
F107	1st	2 BHK+2T	687	55	993
F108	1st	2 BHK+2T	751	374	1079
F201	2nd	2 BHK+2T	751	-	1079
F202	2nd	2 BHK+2T	687	-	993
F203	2nd	2 BHK+2T	687	-	993
F204	2nd	2 BHK+2T	751	-	1079
F205	2nd	2 BHK+2T	751	-	1079
F206	2nd	2 BHK+2T	687	-	993
F207	2nd	2 BHK+2T	687	-	993
F208	2nd	2 BHK+2T	751	-	1079
F301	3rd	2 BHK+2T	751	-	1079
F302	3rd	2 BHK+2T	687	-	993
F303	3rd	2 BHK+2T	687	-	993
F304	3rd	2 BHK+2T	751	-	1079
F305	3rd	2 BHK+2T	751	-	1079
F306	3rd	2 BHK+2T	687	-	993
F307	3rd	2 BHK+2T	687	-	993
F308	3rd	2 BHK+2T	751	-	1079
F401	4th	2 BHK+2T	751	-	1079
F402	4th	2 BHK+2T	687	-	993
F403	4th	2 BHK+2T	687	-	993
F404	4th	2 BHK+2T	751	-	1079
F405	4th	2 BHK+2T	751	-	1079
F406	4th	2 BHK+2T	687	-	993
F407	4th	2 BHK+2T	687	-	993
F408	4th	2 BHK+2T	751	-	1079

KEY PLAN



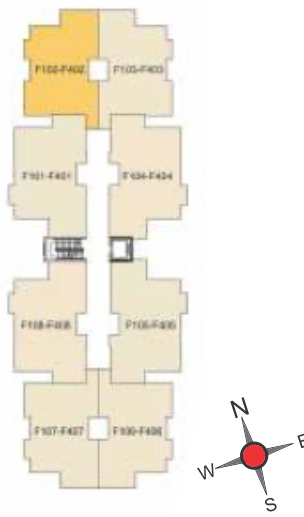
BLOCK : F
TYPE : 2BHK + 2T
Carpet Area : 751 SFT
Unit No. : F101, F201, F301, F401

KEY PLAN



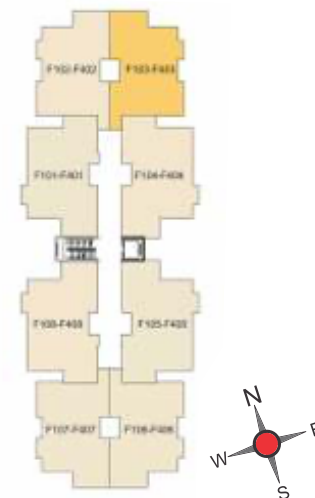
BLOCK : F
TYPE : 2BHK + 2T
Carpet Area : 687 SFT
Unit No. : F102, F202, F302, F402

KEY PLAN



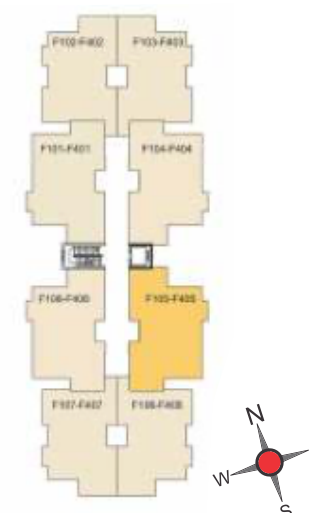
BLOCK : F
 TYPE : 2BHK + 2T
 Carpet Area : 687 SFT
 Unit No. : F103, F203, F303, F403

KEY PLAN



BLOCK : F
 TYPE : 2BHK + 2T
 Carpet Area : 751 SFT
 Unit No. : F105, F205, F305, F405

KEY PLAN



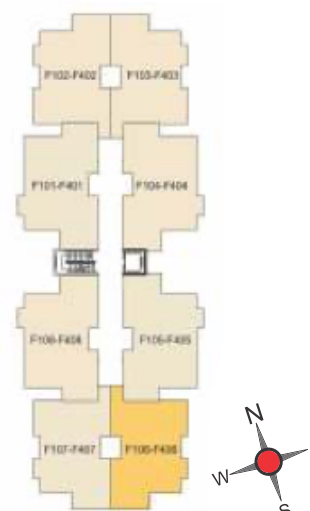
BLOCK : F
 TYPE : 2BHK + 2T
 Carpet Area : 751 SFT
 Unit No. : F104, F204, F304, F404

KEY PLAN



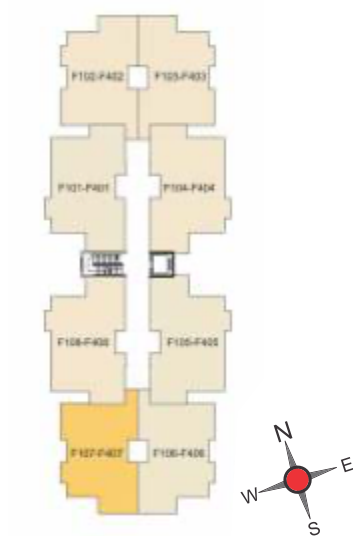
BLOCK : F
 TYPE : 2BHK + 2T
 Carpet Area : 687 SFT
 Unit No. : F106, F206, F306, F406

KEY PLAN



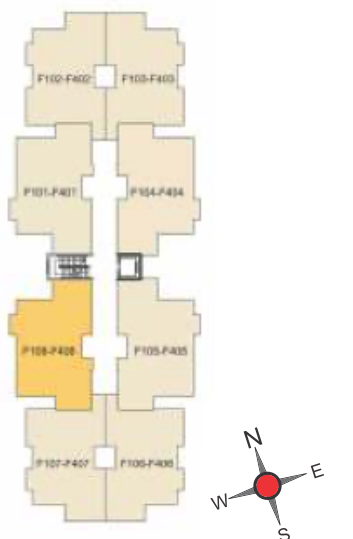
BLOCK : F
TYPE : 2BHK + 2T
Carpet Area : 687 SFT
Unit No. : F107, F207, F307, F407

KEY PLAN

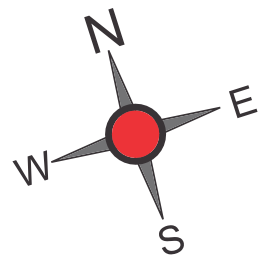


BLOCK : F
TYPE : 2BHK + 2T
Carpet Area : 751 SFT
Unit No. : F108, F208, F308, F408

KEY PLAN



**BLOCK - G
TYPICAL FLOOR PLAN**

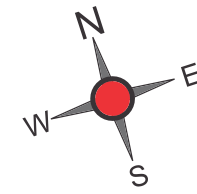
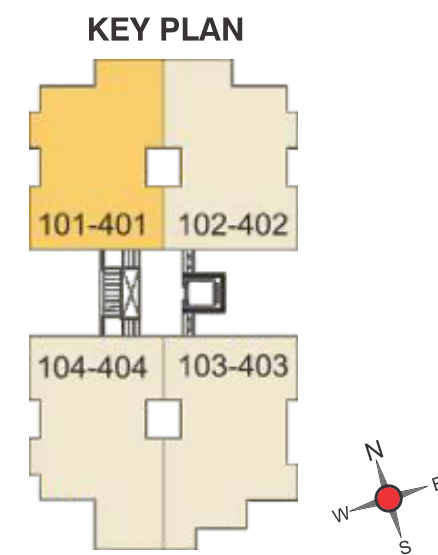


Unit Number	Floor	Type	Carpet Area (Sft)	Private Terrace (Sft)	Saleable Area (Sft)
G101	1st	2 BHK+2T	667	44	970
G102	1st	2 BHK+2T	667	53	970
G103	1st	2 BHK+2T	688	-	1023
G104	1st	2 BHK+2T	717	-	1037
G201	2nd	2 BHK+2T	667	-	970
G202	2nd	2 BHK+2T	667	-	970
G203	2nd	2 BHK+2T	688	-	1023
G204	2nd	2 BHK+2T	717	-	1037
G301	3rd	2 BHK+2T	667	-	970
G302	3rd	2 BHK+2T	667	-	970
G303	3rd	2 BHK+2T	688	-	1023
G304	3rd	2 BHK+2T	717	-	1037
G401	4th	2 BHK+2T	667	-	970
G402	4th	2 BHK+2T	667	-	970
G403	4th	2 BHK+2T	688	-	1023
G404	4th	2 BHK+2T	717	-	1037

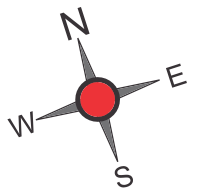
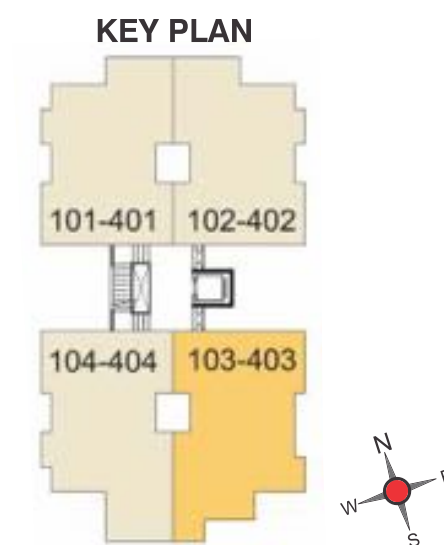
KEY PLAN



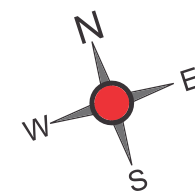
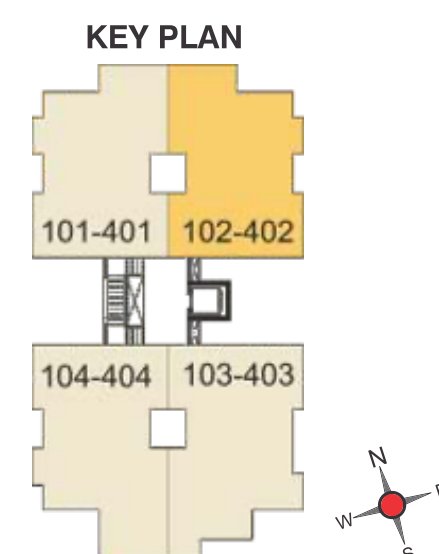
BLOCK : G
TYPE : 2BHK + 2T
Carpet Area : 667 SFT
Unit No. : G101, G201, G301, G401



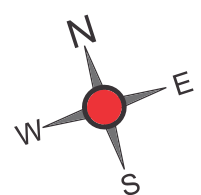
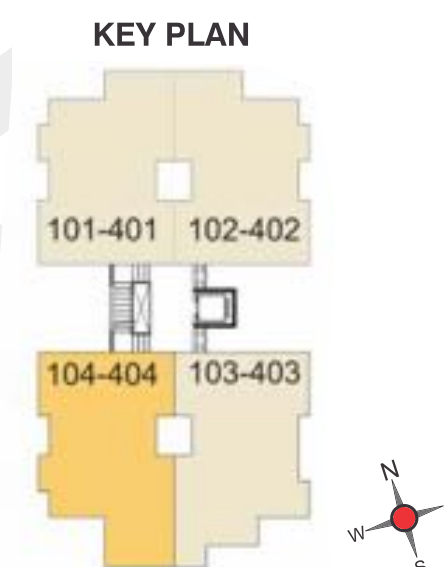
BLOCK : G
TYPE : 2BHK + 2T
Carpet Area : 688 SFT
Unit No. : G103, G203, G303, G403



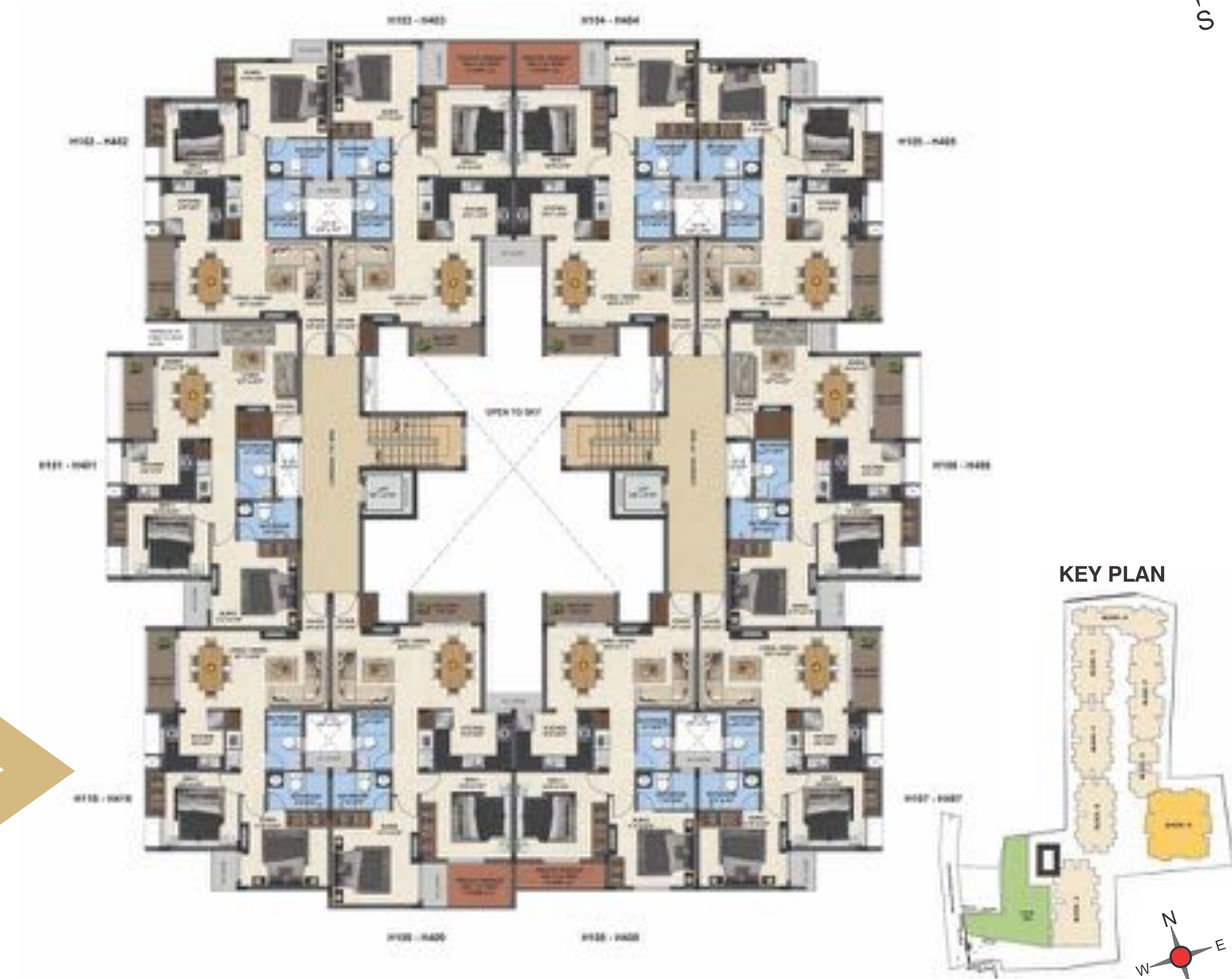
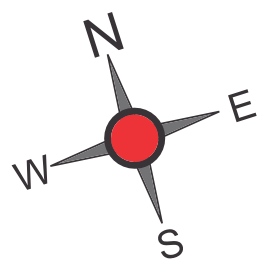
BLOCK : G
TYPE : 2BHK + 2T
Carpet Area : 667 SFT
Unit No. : G102, G202, G302, G402



BLOCK : G
TYPE : 2BHK + 2T
Carpet Area : 717 SFT
Unit No. : G104, G204, G304, G404



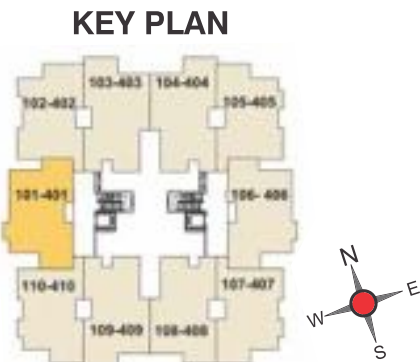
BLOCK - H
TYPICAL FLOOR PLAN



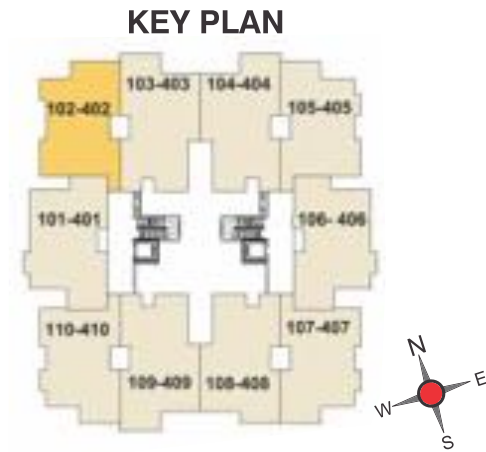
Unit Number	Floor	Type	Carpet Area (Sft)	Private Terrace (Sft)	Saleable Area (Sft)
H101	1st	2 BHK+2T	751	-	1077
H102	1st	2 BHK+2T	701	-	1010
H103	1st	2 BHK+2T	780	75	1106
H104	1st	2 BHK+2T	780	75	1106
H105	1st	2 BHK+2T	681	-	991
H106	1st	2 BHK+2T	751	-	1077
H107	1st	2 BHK+2T	686	-	991
H108	1st	2 BHK+2T	752	46	1067
H109	1st	2 BHK+2T	780	76	1106
H110	1st	2 BHK+2T	686	-	991
H201	2nd	2 BHK+2T	751	-	1077
H202	2nd	2 BHK+2T	701	-	1010
H203	2nd	2 BHK+2T	780	-	1106
H204	2nd	2 BHK+2T	780	-	1106
H205	2nd	2 BHK+2T	681	-	991
H206	2nd	2 BHK+2T	751	-	1077
H207	2nd	2 BHK+2T	686	-	991
H208	2nd	2 BHK+2T	752	-	1067
H209	2nd	2 BHK+2T	780	-	1106
H210	2nd	2 BHK+2T	686	-	991

Unit Number	Floor	Type	Carpet Area (Sft)	Private Terrace (Sft)	Saleable Area (Sft)
H301	3rd	2 BHK+2T	751	-	1077
H302	3rd	2 BHK+2T	701	-	1010
H303	3rd	2 BHK+2T	780	-	1106
H304	3rd	2 BHK+2T	780	-	1106
H305	3rd	2 BHK+2T	681	-	991
H306	3rd	2 BHK+2T	751	-	1077
H307	3rd	2 BHK+2T	686	-	991
H308	3rd	2 BHK+2T	752	-	1067
H309	3rd	2 BHK+2T	780	-	1106
H310	3rd	2 BHK+2T	686	-	991
H401	4th	2 BHK+2T	751	-	1077
H402	4th	2 BHK+2T	701	-	1010
H403	4th	2 BHK+2T	780	-	1106
H404	4th	2 BHK+2T	780	-	1106
H405	4th	2 BHK+2T	681	-	991
H406	4th	2 BHK+2T	751	-	1077
H407	4th	2 BHK+2T	686	-	991
H408	4th	2 BHK+2T	752	-	1067
H409	4th	2 BHK+2T	780	-	1106
H410	4th	2 BHK+2T	686	-	991

BLOCK : H
TYPE : 2BHK + 2T
Carpet Area : 751 SFT
Unit No. : H101, H201, H301, H401

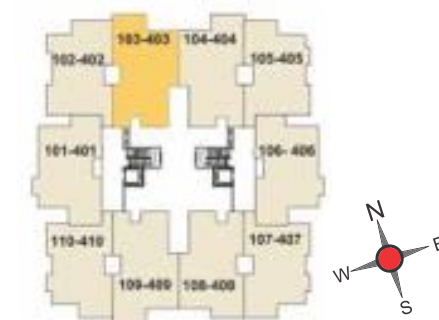


BLOCK : H
TYPE : 2BHK + 2T
Carpet Area : 701 SFT
Unit No. : H102, H202, H302, H402



BLOCK : H
 TYPE : 2BHK + 2T
 Carpet Area : 780 SFT
 Unit No. : H103, H203, H303, H403

KEY PLAN



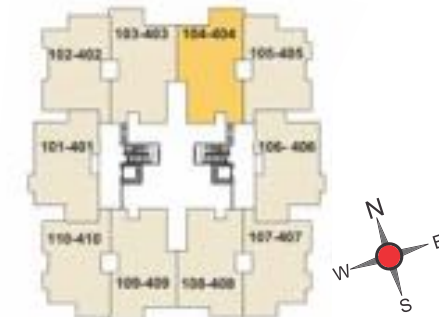
BLOCK : H
 TYPE : 2BHK + 2T
 Carpet Area : 681 SFT
 Unit No. : H105, H205, H305, H405

KEY PLAN



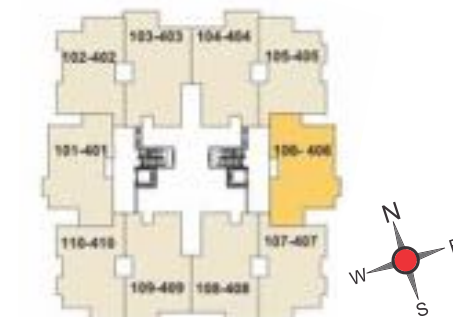
BLOCK : H
 TYPE : 2BHK + 2T
 Carpet Area : 780 SFT
 Unit No. : H104, H204, H304, H404

KEY PLAN



BLOCK : H
 TYPE : 2BHK + 2T
 Carpet Area : 751 SFT
 Unit No. : H106, H206, H306, H406

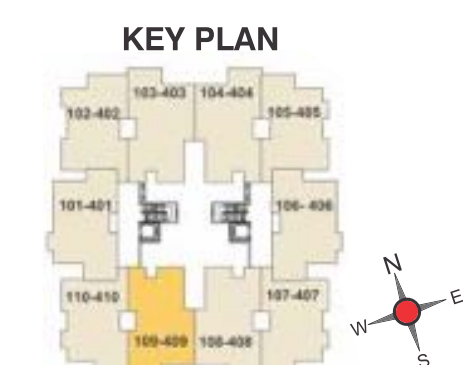
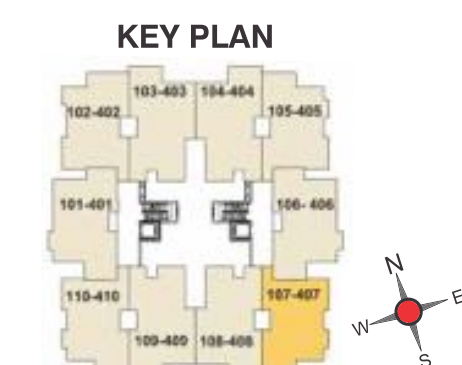
KEY PLAN



BLOCK : H
 TYPE : 2BHK + 2T
 Carpet Area : 686 SFT
 Unit No. : H107, H207, H307, H407



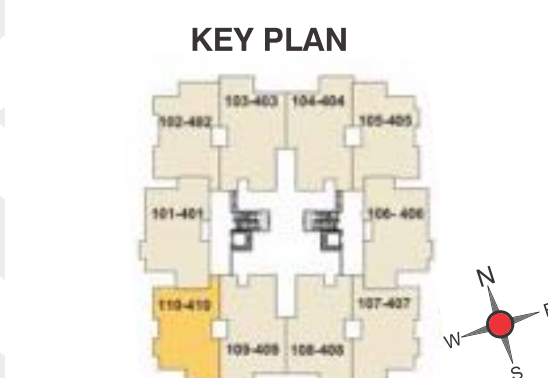
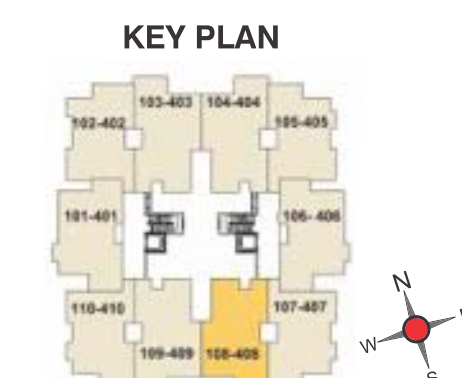
BLOCK : H
 TYPE : 2BHK + 2T
 Carpet Area : 780 SFT
 Unit No. : H109, H209, H309, H409



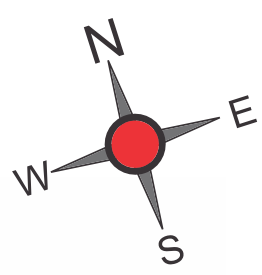
BLOCK : H
 TYPE : 2BHK + 2T
 Carpet Area : 752 SFT
 Unit No. : H108, H208, H308, H408



BLOCK : H
 TYPE : 2BHK + 2T
 Carpet Area : 686 SFT
 Unit No. : H110, H210, H310, H410



CLUBHOUSE
FOURTH FLOOR PLAN



SPECIFICATIONS

Structure

- ▶ RCC framed structure
- ▶ Designed seismic resistant structure zone III using Fe 500 steel TMT bars
- ▶ Concrete block walls of 200mm for outer wall and 100mm for internal partition wall
- ▶ Floor to floor height will be maintained at 3m
- ▶ Anti - termite treatment will be provided

Wall Finishes

- ▶ Internal wall in the living, dining, bedrooms, kitchen, bathrooms & lobby will be finished with 1 coat of primer, 2 coats of putty & 2 coats of OBD
- ▶ Ceiling will be finished with 1 coat of primer, 2 coats of putty and 2 coats of OBD
- ▶ Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion paint
- ▶ Bathroom walls will be finished with double glazed ceramic tiles up to 2.1m height
- ▶ Utility walls will be finished with double glazed ceramic tiles up to 1.2 m height wherever applicable

Flooring

- ▶ Foyer, Living, dining, kitchen and bedrooms will have 600mm x 600mm vitrified tiles
- ▶ Bathrooms & Balcony will have ceramic tiles of 300mm x 300mm
- ▶ Terrace floor will have grano flooring with threaded grooves
- ▶ Common areas/ staircase will have tile flooring
- ▶ Driveway will be laid with interlocking paver blocks

Kitchen

- ▶ Platform will be done with granite slab 600 mm wide at a height of 800 mm from the floor level and will be provided with stainless steel sink with drain board (Nirali or equivalent)
- ▶ Provision for exhaust and water purifier point will be provided
- ▶ CP fittings will be Kohler/Roca or equivalent

Bathrooms

- ▶ Polished granite slab with counter top basin of Kohler/Roca or equivalent in master bathroom
- ▶ Wall mounted wash basin of Kohler/ Roca or equivalent in all remaining bathrooms
- ▶ Floor mounted WC with cistern and health faucet of Kohler/Roca or equivalent in all bathrooms
- ▶ All CP and sanitary fittings will be Kohler/Roca or equivalent
- ▶ Wall mixer of Kohler / Roca with shower for hot and cold water
- ▶ Provision for exhaust and geyser will be provided in all bathrooms

Entrance Doors

- ▶ African Teak wood frame with double side veneer finish skin doors of 7 feet height having Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper etc.

Bedroom Doors

- ▶ First quality solid wood frame with design moulded skin door of 7 feet height will have Godrej or equivalent locks, thumb turn with key, door stopper etc.

Bathroom Doors

- ▶ First quality solid wood frame with design moulded skin door of 7 feet height will have Godrej or equivalent locks, thumb turn, door stopper etc.

Windows

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

Balcony and common staircase railings

- ▶ Glass hand railing in balconies
- ▶ MS railings will be provided for common staircase

Electrical Fittings


- ▶ Finolux / Polycab or equivalent cables and wiring
- ▶ Switches and sockets will be Anchor Roma / Schneider or equivalent
- ▶ Split air conditioner points will be provided for all the bedrooms and provision will be given for living room
- ▶ Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- ▶ Telephone, TV (DTH) and data points will be provided in master bedroom and living room
- ▶ USB charging port as a part of switchboard in master bedroom and living area
- ▶ Master electrical control switch near to main entrance to control all major electrical points

Others

- ▶ Rain water harvesting
- ▶ Hydro Pneumatic water supply system
- ▶ STP
- ▶ Generator backup for all the flats (1 KW for 4 BHK & 3BHK, 750 watts for 2 BHK and 500 Watts for 2 BHK compact)
- ▶ 100% power backup for lift and other common area
- ▶ CCTV surveillance cameras at pivotal locations

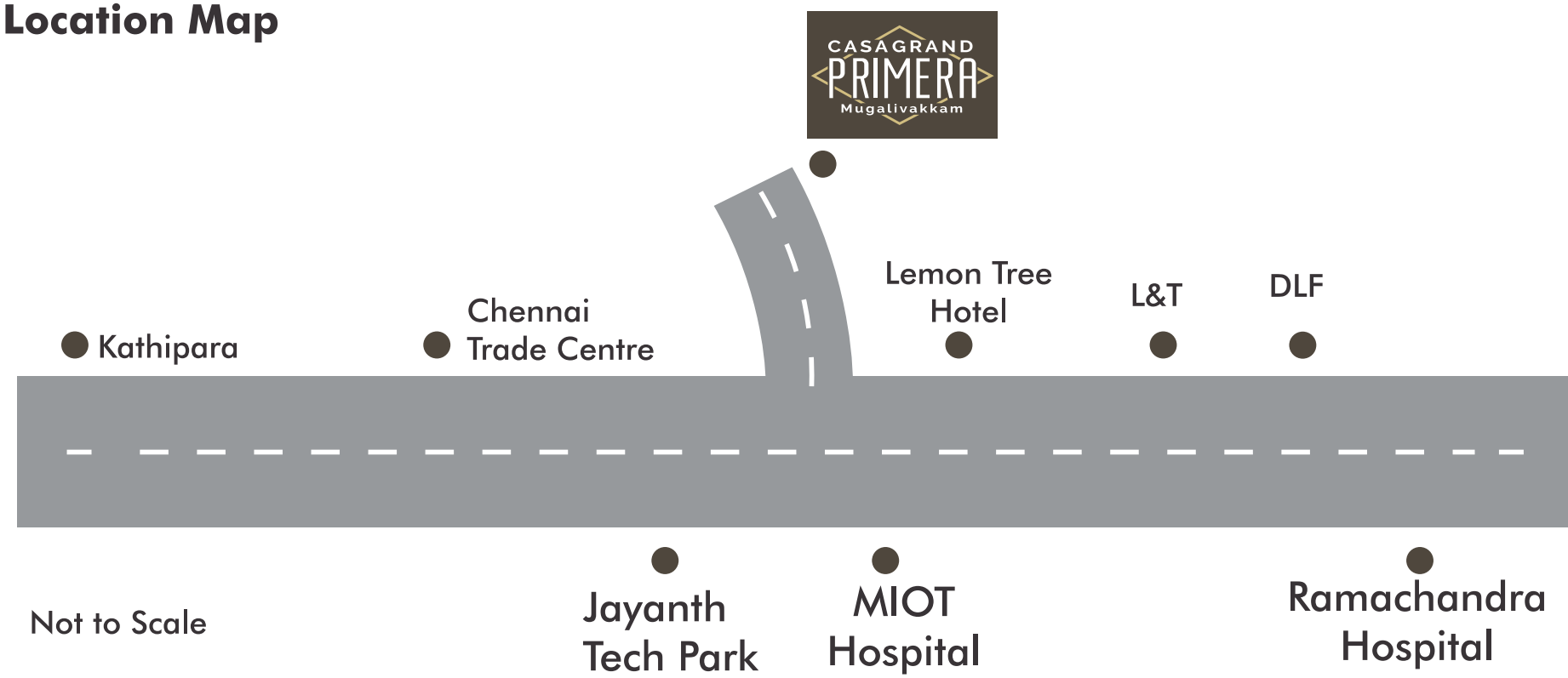
External Features

- ▶ 8 passenger lifts will be provided
- ▶ Power supply: 3 - Phase power supply will be provided for all apartments
- ▶ Suitable landscaping at all sides of the project

<div> PAYMENT PATTERN</div>			
10% - Booking Advance	5% - 3rd Floor Roof		
40% - Agreement Stage	5% - 4th Floor Roof		
10% - Foundation Stage	15% - Brick & Plastering Stage		
5% - 1st Floor Roof	5% - Handing Over		
5% - 2nd Floor Roof	100% - Total		



Location Map



Location Highlights

DLF IT City was built and opened next to Mugulivakkam.

Multinational companies such as IBM, HP, CTS, L&T Infotech have been located in this IT City. L&T ECC, L&T Ship Building and L&T Audco are also vested in this area.

The availability of small parks, educational institutions, hospitals, banks and superstores identify itself as a decent residential area in this part of the city.

Distance from Airport, Railway station & Bus stand

- Chennai International Airport – 14. Kms.
- Manapakkam Kamaraj Salai Bus Stop – 1.1 Km.
- Guindy Railway Station – 8.3 Kms.
- Alandur Metro Station - 4.9 Kms.

Distance from nearest Hospitals

- MIOT International, 4/112, Mount Poonamalle High Road– 2.6 Kms.
- Nalam Hospital Near TNSC Bank, Kundrathur Road – 3.2 Kms.
- Kedar Hospital, Mugulivakkam – 800 Mts.
- Hriday Hospital, Mugulivakkam – 1.8 Kms.
- Dr. Fernandez Home For Schizophrenia, Mugulivakkam – 1.1 Km.
- St. Thomas Hospital, Mugulivakkam – 1 Km

Distance from nearest Schools

- M.K.M. Matriculation Hr. Sec. School – 1.5 Km.
- Pon Vidyashram, Mugulivakkam – 2.6 Kms.
- First School, No. 3/234, Manapakkam Main Road, Manapakkam Main Road – 2 Kms.
- SEED Play School Manapakkam – 650 Mts.
- Sri Sruthilaya School of Music and Dance – 1.1 Km.
- Sri Chaitanya Techno School – 800 Mts.
- St. Francis International School, Kolapakkam – 3.8 Kms.
- Ravindra Bharathi Global School, Nandambakkam – 2.6 Km.
- Lalaji Memorial Omega International School – 4.8 Kms.
- Padma Seshadri Bala Bhavan Senior Secondary School, No.29, Alagiri Sami Salai, K.K.Nagar – 6.5 Kms.

Awards



CSR Initiative of the Year - 2018
ET Now



Excellence in Delivery - 2018
ET Now



Distinguished Design Awards 2017
Casagrand ECR14



Distinguished Design Awards 2017
Casagrand Pallagio



Best Archived Project
Casagrand Aldea
CIDC Vishwakarma
Award 2016



Luxury Project of the Year - 2015-16
Casagrand Aldea
Realty Fact



Developer of the Year
Residential - 2015-16
Realty Fact



Best Realty Brand - 2015
Economic Times



Most Admired Project
in Southern Region - 2014
Casagrand Arena
Worldwide Achievers



Excellence in
Customer Engagement - 2014
CEF



Top 50 Brands
in Chennai - 2013
Paul Writer Magazine



Real Estate Developer
of the Year - 2013
Brands Academy