Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last fourteen years, we have developed over 12 million sqft of prime residential real estate across Chennai, Bengaluru, and Coimbatore. Over 10,000 happy families across 70+ landmark properties stand testimony to our commitment. In the fifteenth year of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹6500 crores in the pipeline.
The ideal home only the select few deserve.

Welcome to this prestigious new apartment project at Manapakkam. Coming from one of the leading real estate players in Chennai, it promises to be the ideal abode for the ones who have an eye for detail and luxury.

Salient Features

• 216 lifestyle apartments on a sprawling 3.49 acres
• Stilt + 4 design structure
• Exclusive 2 & 3 BHK apartments
• Amenities like Clubhouse, Rooftop swimming pool, AV Room, Virtual Golf Simulator and Creche.
• High end fittings and features like Kohler / Roca
• Vaastu Compliant
• IT companies such as IBM, HP, CTS, L&T Infotech are located in this vicinity
AMENITIES

• Gymnasium
• Rooftop swimming pool
• Toddlers pool
• AV room
• Video games room
• Virtual golf simulator
• Party hall
• Association room

• Yoga / meditation room / aerobics
• Indoor games room
• Crèche
• Indoor play area
• Landscaped seating
• Multilayered deck with stage and pergola
• Outdoor chess court
• Water feature wall

• Outdoor Kids play area
• Badminton Court
• Half basketball court
• Skating Rink
• Cricket Practice Net
PRODUCT SUPERIORITY

Premium community design
- Open courtyard - Vehicle-free open to sky central courtyard for community social interactions; it’s decorated with stunning water features, amenities and abundant flora
- These courtyards have a chess court, landscaped seating with tree court and pergolas, water bodies, water feature wall, etc. Apart from this, it also provides a lot of green space for the community and acts as an element of surprise when somebody enters from lobbies to courtyards
- Contemporary new age architecture with modern elevations
- Clubhouse - Centrally located clubhouse features ultra-modern amenities such as a gymnasium, AV room, party hall, indoor games room, association room, video games room, etc.
- Open to sky rooftop swimming pool
- 21 amenities give the residents plenty of options for recreation as well as a comfortable living

Vastu compliant
Conscious efforts have been taken during design phase to have most of the units Vastu compliant and we have achieved the following:
- Maximum units have SW bedrooms
- Minimum units have north facing headboards
- Minimum units have SW entrance
- Minimum units have NE, SW bathrooms and kitchen

Excellent ventilation
Utmost importance given to ventilation for all habitable spaces, every internal and external space is well ventilated

Secure community
- Security room at entry and exit of project for controlled entry to and exit from project
- CCTV surveillance at pivotal points across project
- Apartment security and visitor management system to ensure safety for all

Senior citizens friendly community
- Planned exclusive seating arrangement in beautifully landscaped courtyards
- Hand railings provided wherever necessary; entire community accessible by wheelchair

Kids friendly community
Smartly designed amenities such as an indoor kids’ play area, video games room, outdoor kids’ play area, crèche, badminton court, half basketball court, cricket practice net, etc.

No apartment doors face each other
To assure maximum privacy and security for each apartment, master plan has no apartment door facing the other in maximum units

Privacy for bedrooms
Bedrooms are designed in such a way that they are private and visitors in living do not directly look into bedrooms in maximum units

No crossover in living
We have designed the living room in such a way that it works as a private space without any crossover and we are able to achieve this in maximum units

Bedrooms and balconies planning
- All bedrooms and balconies are planned in such a way that they either look outside or into the internal courtyard, making every bedroom offer beautiful views and ventilation
- None of the bedrooms and balconies look into small cutouts or non-ventilated spaces
- No balconies look into each other

Zero dead space
Every internal space is meticulously designed to ensure that it is practically usable

Interior planning
Special focus to ensure proper furnishing for the house. Each unit plan has:
- Defined wardrobe locations for every unit
- TV position for every unit
- Bed location with side tables
- Planned electrical layout
- Well defined washing machine space for each unit

Kitchen space planning
Sink with drain board has been shifted to utility to give more working counterspace in kitchen

Planning for ODU locations
ODUs of ACs can be kept in planned ODU spaces, so that they don’t appear on the exterior of the building and are easily accessible for service

Car parking and traffic management
- Covered car parking is provided for each and every unit of the community
- Efficient traffic planning with exclusive entry and exit gates

Premium finish for common areas
- Courtyards will be finished with good landscape and hardscape design
- Amenities and swimming pool will be finished with high end specifications

Well lit and ventilated corridors
- All the corridors are well lit and ventilated from either ends or intermediate cutouts
- Windows with glass will be provided at the ends of corridor to prevent water from entering during rains, but at the same time allow plenty of light and air flow

Premium fittings
High end CP, sanitary fittings and premium quality doors

No bedroom has dimension less than 10ft

Master bathroom with granite top washbasin

Large terrace for few first floor units
Site & Typical Floor Plans
Legend:
1. Children’s Play Area
2. Informal Seating Area
3. Badminton Court
4. Basketball Court
5. Skating Rink
6. Cricket Practice Net
Legend:
1. Sculpture
2. Tree Court with Informal Seating
3. Multi layered deck with stage & pergola structure
4. Hedge planting
5. Pathway
6. Informal seating deck with seat wall all around
7. Chess board for leisure activity
8. Water body
9. Water feature wall
### TOWER-1
Second & Third floor area details of A, B, C, D, E, F

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### TOWER-1
Second & Third floor plan of A, B, C, D, E, F

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**KEY PLAN**
TOWER-1
Fourth floor plan of A, B, C, D, E, F

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TOWER-3
Area details of Block H

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</table>
3 BHK + 3T
Built-up Area : 1651 sft
Carpet Area : 1107 sft
Unit No. : A101

3 BHK + 2T
Built-up Area : 1352 sft
Carpet Area : 920 sft
Unit No. : A103, A203, A303, A403, B105, B205, B305, B405
3 BHK + 3T
Built-up Area : 1465 sqft
Carpet Area : 976 sqft
Unit No. : A104, A204, A304, A404, B206, B306

3 BHK + 3T
Built-up Area : 1547 sqft
Carpet Area : 1029 sqft
Unit No. : A107
3 BHK + 3T
Built-up Area : 1651 sft
Carpet Area : 1107 sft
Unit No. : A201, A301, A401

3 BHK + 3T
Built-up Area : 1547 sft
Carpet Area : 1029 sft
Unit No. : A207, A307, A407
### 3 BHK + 2T
Built-up Area: 1352 sq ft  
Carpet Area: 920 sq ft  
Unit No.: B108, B208, B308, B408  
C105, C205, C305, C405

### 3 BHK + 3T
Built-up Area: 1465 sq ft  
Carpet Area: 976 sq ft  
Unit No.: B207, B307  
C104, C204, C304, C404
3 BHK + 3T
Built-up Area: 1465 sq ft
Carpet Area: 976 sq ft
Unit No.: D101, D201, D301, D401, E206, E306

3 BHK + 2T
Built-up Area: 1352 sq ft
Carpet Area: 920 sq ft
Unit No.: D104, D204, D304, D404, E205, E305, E405
3 BHK + 2T
Built-up Area : 1352 sft
Carpet Area : 920 sft
Unit No. : E108, E208, E308, E408
F105, F205, F305, F405

3 BHK + 3T
Built-up Area : 1465 sft
Carpet Area : 976 sft
Unit No. : E207, E307
F104, F204, F304, F404
**2 BHK + 2T**

- **Built-up Area**: 1035 sft
- **Carpet Area**: 682 sft
- **Unit No.**: A102, B103, B110, B111

**2 BHK + 2T**

- **Built-up Area**: 1165 sft
- **Carpet Area**: 777 sft
- **Unit No.**: A105, A205, A305, A405, A106, A206, A306, A406
2 BHK + 2T
Built-up Area: 1035 sft
Carpet Area: 682 sft
Unit No.: A202, A302, A402, B202, B302, B402
B203, B303, B403, B210, B310, B410
B211, B311, B411

2 BHK + 2T
Built-up Area: 1208 sft
Carpet Area: 815 sft
Unit No.: B101, B201, B301, B401
2 BHK + 2T
Built-up Area : 1035 sft
Carpet Area : 682 sft
Unit No. : B102

2 BHK + 2T
Built-up Area : 1131 sft
Carpet Area : 753 sft
Unit No. : B104, B204, B304, B404, B109, B209, B309, B409
2 BHK + 2T
Built-up Area : 1219 sft
Carpet Area : 818 sft
Unit No. : B112, B212, B312, B412
2 BHK + 2T
Built-up Area: 1156 sq ft
Carpet Area: 760 sq ft
Unit No.: C101

ENTRY

KEY PLAN

2 BHK + 2T
Built-up Area: 1016 sq ft
Carpet Area: 674 sq ft
Unit No.: C102, C202, C302, C402

ENTRY

KEY PLAN
2 BHK + 2T
Built-up Area : 1049 sft
Carpet Area : 691 sft
Unit No. : C103, C203, C303, C403

ENTRY

KEY PLAN

2 BHK + 2T
Built-up Area : 1054 sft
Carpet Area : 692 sft
Unit No. : C106

ENTRY

KEY PLAN
**2 BHK + 2T**

Built-up Area: 1156 sft  
Carpet Area: 760 sft  
Unit No.: C201, C301, C401

**2 BHK + 2T**

Built-up Area: 1054 sft  
Carpet Area: 692 sft  
Unit No.: C206, C306, C406
2 BHK + 2T
Built-up Area : 1130 sft
Carpet Area : 754 sft
Unit No. : D102, D202, D302, D402

2 BHK + 2T
Built-up Area : 1055 sft
Carpet Area : 682 sft
Unit No. : D103
E103, E110, E111
F106, F107
2 BHK + 2T
Built-up Area: 1055 sq.ft
Carpet Area: 682 sq.ft

2 BHK + 2T
Built-up Area: 1208 sq.ft
Carpet Area: 815 sq.ft
Unit No.: E101, E201, E301, E401

KEY PLAN
2 BHK + 2T
Built-up Area: 1071 sqft
Carpet Area: 682 sqft
Unit No.: E102

2 BHK + 2T
Built-up Area: 1131 sqft
Carpet Area: 753 sqft
Unit No.: E104, E204, E304, E404
E109, E209, E309, E409
2 BHK + 2T
Built-up Area : 1219 sqf
Carpet Area : 818 sqf
Unit No. : E112

2 BHK + 2T
Built-up Area : 1071 sqf
Carpet Area : 682 sqf
Unit No. : E202, E302, E402
2 BHK + 2T
Built-up Area: 1219 sft
Carpet Area: 818 sft
Unit No.: E212, E312, E412

2 BHK + 2T
Built-up Area: 1023 sft
Carpet Area: 678 sft
Unit No.: F101, F201, F301, F401
2 BHK + 2T
Built-up Area : 1164 sft
Carpet Area : 772 sft
Unit No. : F102, F202, F302, F402

2 BHK + 2T
Built-up Area : 1188 sft
Carpet Area : 793 sft
Unit No. : F103, F203, F303, F403
1 BHK + 1T
Built-up Area: 681 sq ft
Carpet Area: 429 sq ft
Unit No.: C107

ENTRY

LIVING/DINING
18'8"x9'10"

M. BED
9'10"x12'6"

BALCONY
3'11"x9'10"

PRIVATE TERRACE

KITCHEN
5'11"x7'10"

BATHROOM
4'11"x7'10"

 entry

KEY 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 FINISH**
- Internal wall in the living, dining, bedrooms, kitchen, bathrooms and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of emulsion
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and 2 coats of emulsion
- Exterior faces of the building will be finished with 1 coat of primer and 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 1.2m height wherever applicable

**FLOORING**
- Foyer, living, dining, kitchen and bedrooms will have 600mm x 600mm vitrified tiles
- Bathrooms and balcony will have 300mm x 300mm ceramic tiles
- Terrace 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 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)
- Provision for exhaust and water purifier point will be provided
- CP fittings will be Kohler / Roca or equivalent

**BATHROOM**
- Polished granite slab with countertop washbasin from Kohler / Roca or equivalent in master bathroom
- Wall mounted washbasin from Kohler / Roca or equivalent in all remaining bathrooms
- Floor mounted W/C with cistern and health faucet from Kohler / Roca or equivalent in all bathrooms
- All CP and sanitary fittings will be Kohler / Roca or equivalent
- Wall mixer from Kohler / Roca with shower for hot and cold water
- Provision for exhaust and geyser will be provided in all bathrooms

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

**BEDROOM DOOR**
- First-class solid wood frame with design moulded skin doors of 7 feet height having Godrej or equivalent locks, thumb turn with key, door stopper, etc.

**BATHROOM DOOR**
- Top-class solid wood frame with design moulded skin doors of 7 feet height having 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**
- MS hand railing in balconies as per architect’s design
- MS railings will be provided for common staircase

**ELECTRICAL FITTING**
- Finolex / 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 in 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 part of switchboard in master bedroom and living area

**OTHERS**
- Rain water harvesting
- Hydro pneumatic water supply system
- STP
- Generator backup for all the apartments (750 watts for 3 BHK, 600 watts for 2 BHK and 500 watts for 2 BHK compact)
- 100% power backup for lift and other common areas
- CCTV surveillance cameras at pivotal locations

**EXTERNAL FEATURES**
- 8-passenger lifts will be provided
- 3-phase power supply will be provided for all apartments
- Suitable landscaping at all sides of the project

**PAYMENT PATTERN**

<table>
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<th>Stage</th>
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<td>Advance (10 days from booking)</td>
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<td>Transfer of agreement</td>
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<tr>
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<tr>
<td>Total</td>
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LOCATION

LOCATION ADVANTAGES

Nearby Corporates
- DLF IT City was built and opened next to Mugalivakkam.
- 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.

Nearby Transport
- 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.

Nearby Schools & Colleges
- M.K.M. Matriculation Hr.Sec. School – 1.5 Km.
- Pon Vidyashram, Mugalivakkam – 2.6 Kms.
- First School, No. 3/234, Manapakkam Main Road, Manapakkam Main Rd – 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.

Distance from Nearest Hospitals
- Nalam Hospital Near TNSC Bank, Kundrathur Road – 3.2 Kms.
- Kedar Hospital, Mugalivakkam – 800 Mts.
- Hriday Hospital, Mugalivakkam – 1.8 Kms.
- Dr. Fernandez Home For Schizophrenia, Mugalivakkam – 1.1 Km.
- St Thomas Hospital, Mugalivakkam – 1 Km
AWARDS

- CSR Initiative of the Year - 2018 ET Now
- Excellence in Delivery - 2018 ET Now
- Distinguished Design Awards 2017 Casagrand ECR14
- Luxury Project of the Year - 2015-16 Casagrand Aldea Realty Fact
- Best Archived Project Casagrand Aldea CIDC Vishwakarma Award 2016
- Distinguished Design Awards 2017 Casagrand Pallagio
- 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

- Largest project of the year - Luxus (2018) TOI
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