

A HOME
FOR THE AGES

CASAGRAN
CASTLE
Manapakkam

CASAGRAN 
building aspirations





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.



CASAGRAN CASTLE

Manapakkam

Casagrand's Castle is the perfect home for those with a keen eye for luxury and an insatiable appetite for life. Inspired by unique Spanish architecture, this stunning home, with its promising lifestyle and excellent connectivity, is the best choice for those looking to experience the best of life in every possible way.

Salient Features

- 286 premium units on a sprawling 4.5 acres in Manapakkam
- Structurally designed for stilt + 4 floors
- 1, 2, 3 & 4 BHK secured apartment community
- Amenities include gym, swimming pool, AV room, indoor video games room, and many more
- High-end fittings & features from Kohler / Roca for Elite units and Toto / American Standard for Signature units
- Prominent IT companies like IBM, HP, CTS, L&T Infotech are located in the vicinity
- Vaastu compliant

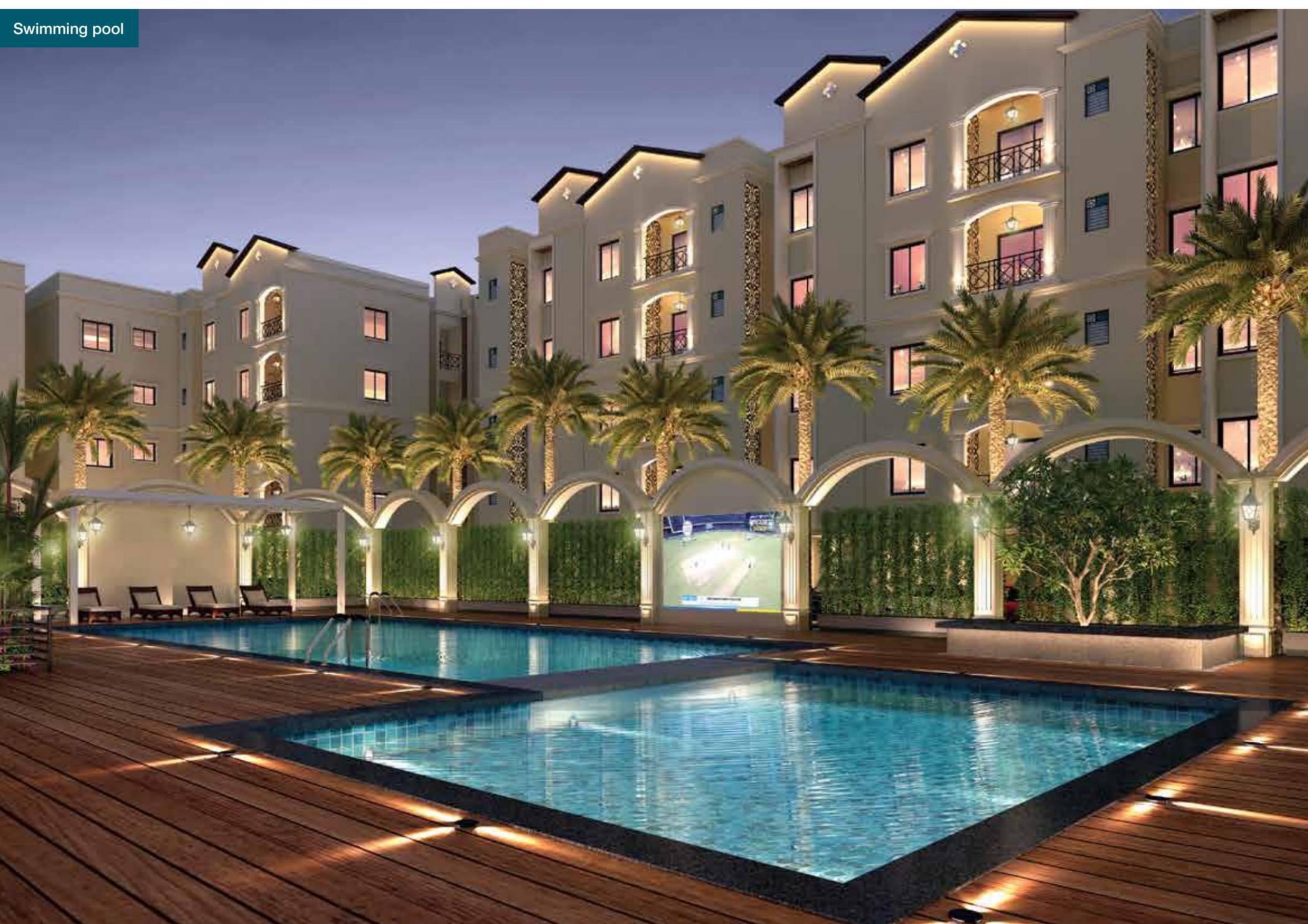


AMENITIES

1. Gymnasium
2. Swimming pool
3. Toddlers' pool
4. Community hall
5. Bus bay at the entrance for school kids and a drop-off point
6. Yoga / Meditation room
7. Indoor games room
8. Video games room
9. AV room
10. Kids' learning centre
11. Indoor kids' play area
12. Jogging and walking track
13. Skating rink
14. Outdoor kids' play area
15. Kids' trampoline
16. Association room
17. Spa, sauna, jacuzzi
18. Splash court
19. Basketball practice court
20. Cycle rack with cycles
21. Pergola structure with seating (poolside)
22. Drop-off plaza
23. Multipurpose court
24. Green wall with sculpture court
25. Informal seating plaza with tree court
26. Shaded structure with informal seating
27. Terrace seating area with pergolas
28. Amphitheatre
29. Outdoor gymnasium
30. Barbeque corner
31. Badminton court
32. Event lawn
33. Tree court with informal seating (Podium)
34. Stage with covered structure
35. Water feature wall
36. Convenio store
37. Toilets at stilt floor for drivers and domestic help

Clubhouse





Gym

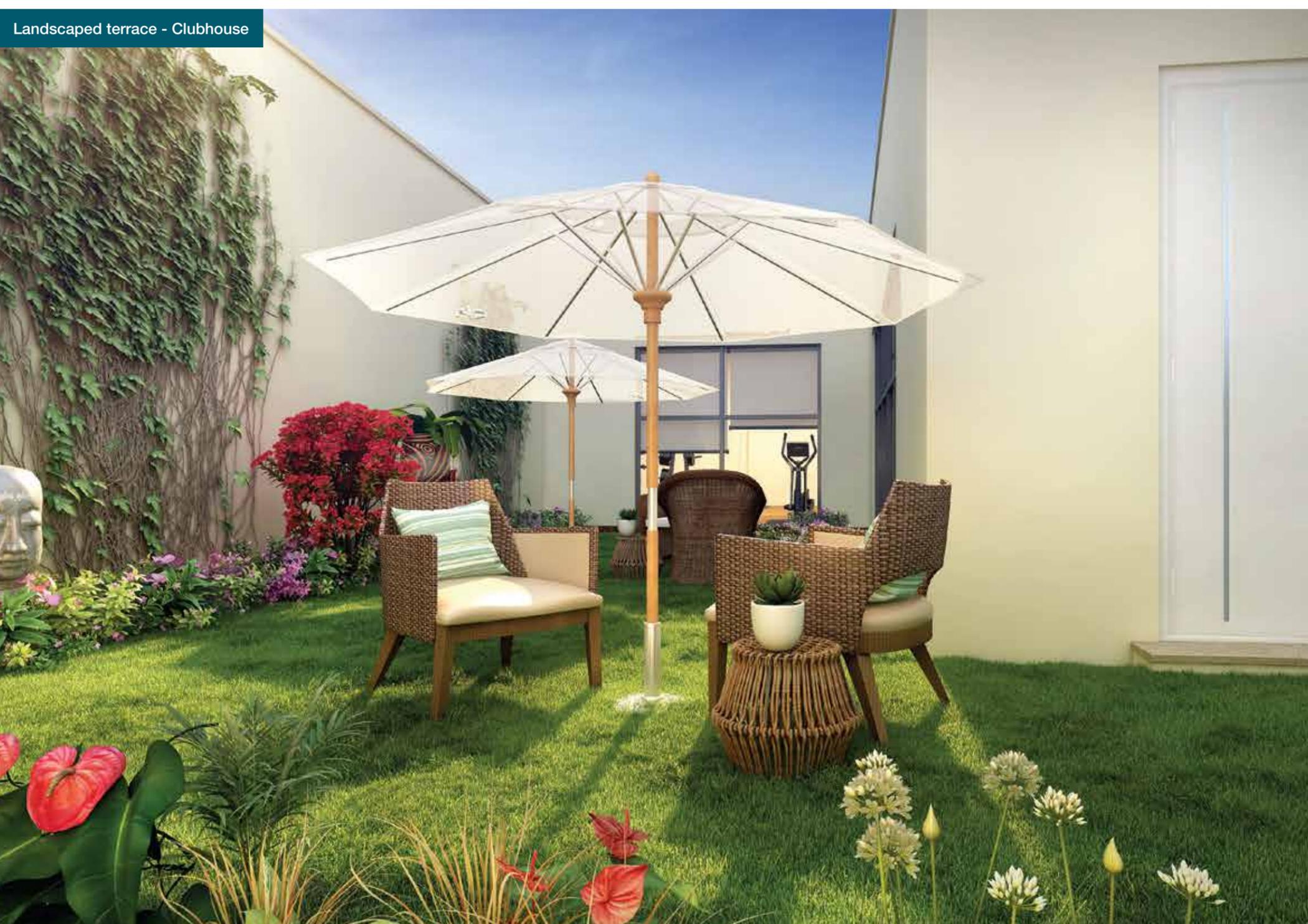
Swimming pool

Indoor games room



Indoor kids' play area





Landscaped terrace - Clubhouse





**PRODUCT
SUPERIORITY**

- Superior brands
- 221 quality checks
- More amenities
- Better utility of space and ventilation
- Kids and senior citizens friendly



Premium community design

- Massive archway provides a grand entrance to Casagrand Castle
- Alluring external facade lighting enhances the outlook of the condo, creating a landmark of its own
- Vehicle pick-up drop-off zone for buses and cabs with leisure seating
- Entrance lobby upliftment - Each lift lobby contains a digital notice board and state-of-the-art letter box
- Two open courtyards, overall size of 20,000 sqft (i.e. half an acre) - Vehicle-free and open to sky, these central courtyards facilitate social interactions; they are decorated with stunning water features, amenities and abundant flora which enhance your prestige and upgrade your eminence
- These courtyards have a landscaped seating with tree court and pergolas, water bodies, water feature wall, etc. Apart from this, they also provide a lot of green space for the community and act as an element of surprise when someone enters the courtyards from the lobbies
- Contemporary new age architecture with Spanish-themed elevations
- Clubhouse - Centrally located clubhouse features ultra-modern amenities such as a gymnasium, AV room, indoor kids' play area, yoga/meditation room, indoor games room, association room, video games room, etc.
- 37 amenities give the residents plenty of options for recreation as well as comfortable living

Senior citizens friendly community

- Planned exclusive seating arrangement in beautifully landscaped courtyards
- Barrier friendly environment - Ramps & hand railings are provided wherever necessary

Kids friendly community

Smartly designed amenities such as an indoor kids' play area, video games room, outdoor kids' play area, badminton court, basketball practice court, splash court, toddlers' pool etc.

Vaastu compliant

Casagrand Castle has been designed to achieve vaastu compliance for all homes.

- All units have SW bedrooms
- No units have north facing headboards
- No units have SW entrance
- No units have NE, SW bathrooms and kitchen

Excellent light and ventilation

Utmost importance has been given to light and ventilation for all habitable spaces for well-being. All internal and external spaces are well-lit and well-ventilated.

Secured community

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

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 sure every bedroom offers beautiful views and ventilation
- None of the bedrooms and balconies look into small cutouts or non-ventilated spaces
- No balconies look into each other
- Decorative railing in balcony compliments the façade lighting concepts creating harmony in the space

Zero dead space

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

Interior planning

Special focus to ensure proper furnishing of 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
- Wardrobe niches – Most bedrooms have been designed to have a wardrobe niche, so that the wardrobe does not waste space in the bedroom and there is more usable space for furnishing

Kitchen space planning

Sink with drain board has been shifted to utility to give more working counter space in the kitchen.

Planning for ODU locations

ODUs of ACs will be kept in planned ODU spaces, so that they do not 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
- Provision for cycle racks with cycles on the stilt floor for internal conveyance

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
- Play of light on the internal facades facing the podium, gives a royal ambience
- Driveways highlighted with ornamental wall and accent light fixtures complement the overall theme of the project
- Feature wall in the swimming pool area with provision for projectors and music
- Glow tiles provided in the swimming pool floor provides a melodramatic effect for residents to relish
- Lobby entrances in all the blocks are accented by feature walls introduced in the compound wall

Well-lit and well-ventilated corridors

- All the corridors are well-lit and well-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

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 that visitors in the living do not directly look into bedrooms, in maximum units.

Premium fittings

High-end CP fittings from Kohler and premium quality doors.

No crossover in living

The living room has been designed in such a way that it works as a private space without any crossover and this has been achieved in maximum units.

No bedroom has dimensions less than 10 ft

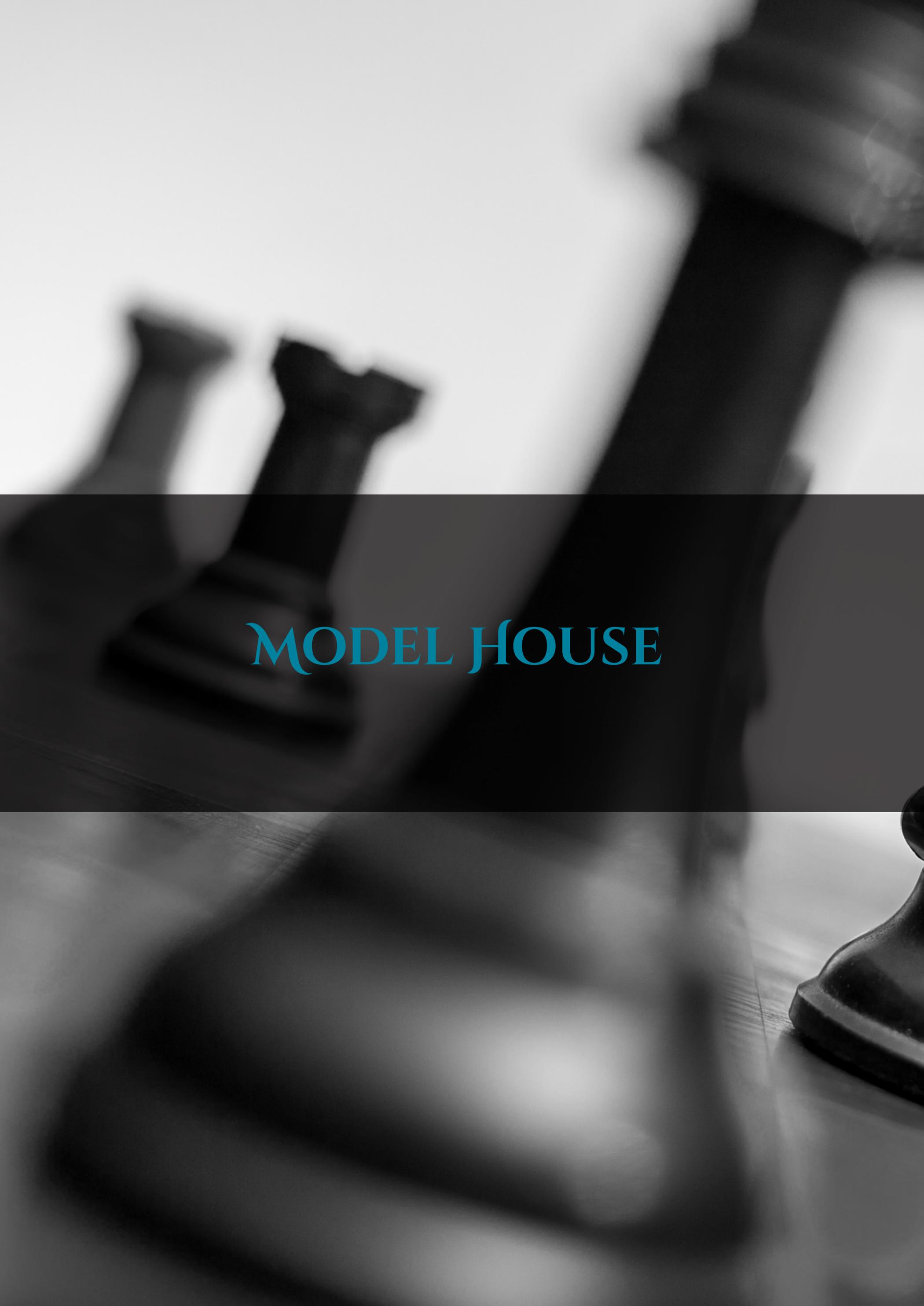
Master bathroom with granite top washbasin

Multipurpose court



Skating rink





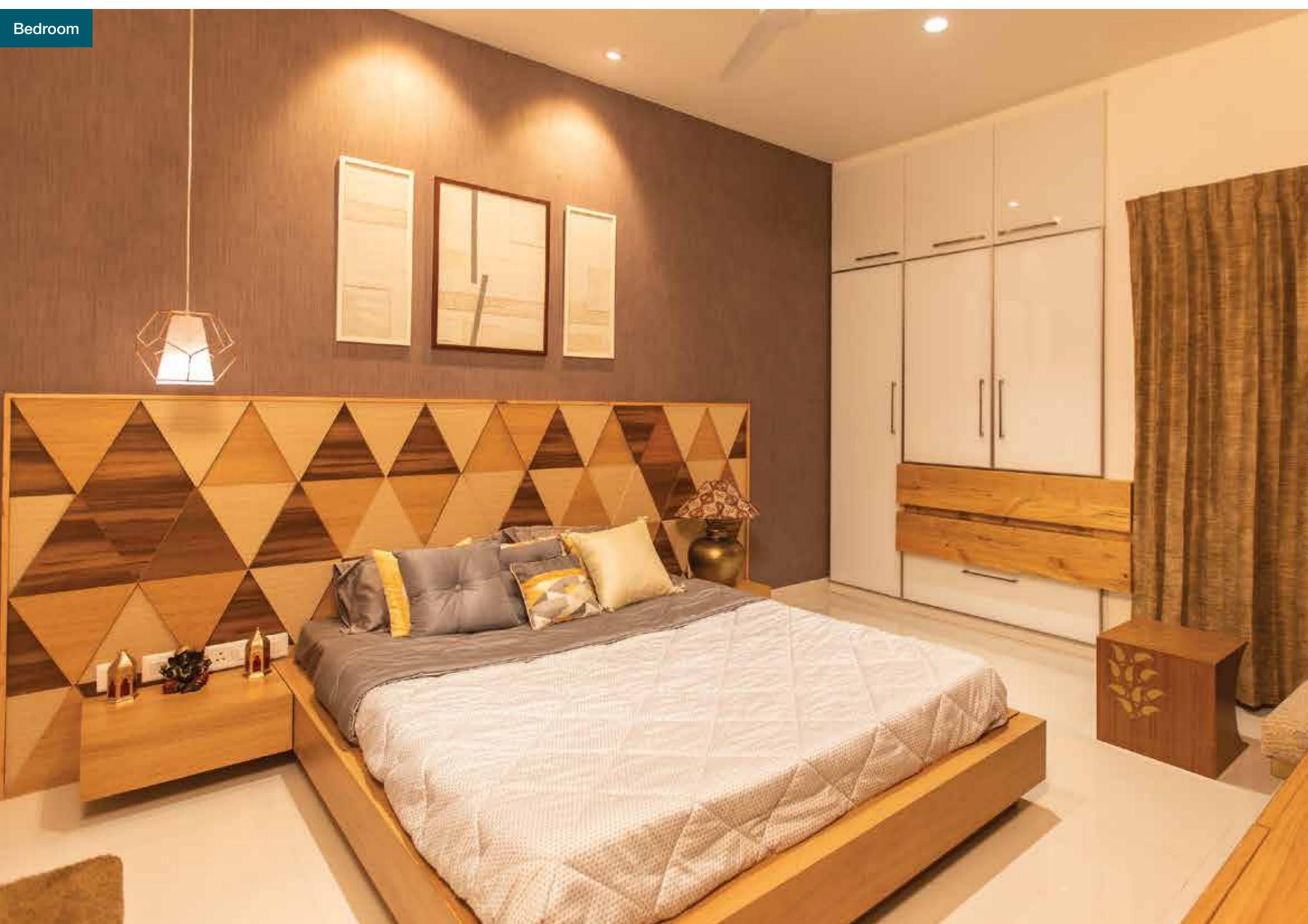
MODEL HOUSE

Living room



Dining





Bedroom



Kitchen





**SITE
&
FLOOR PLANS**

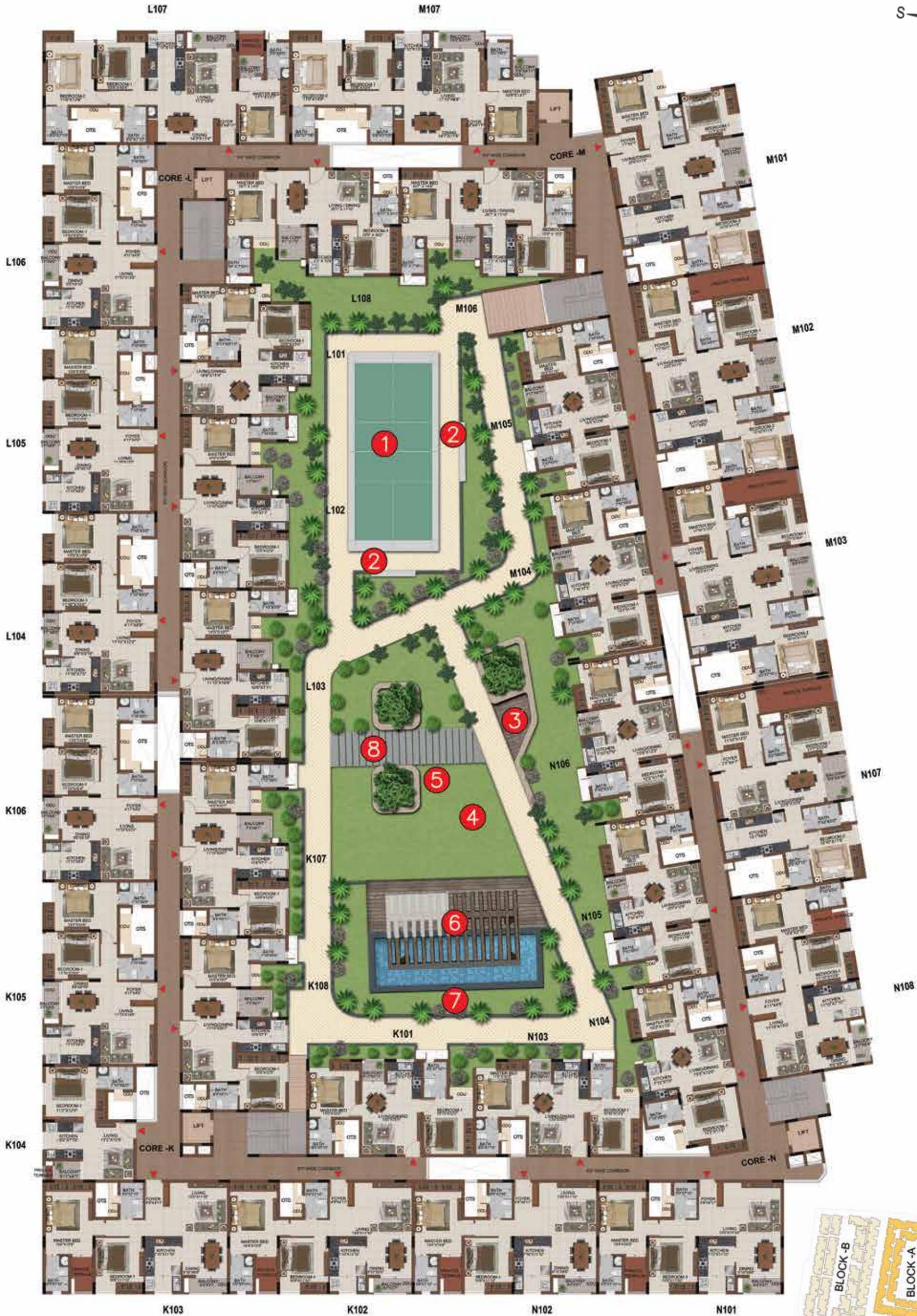
SITE PLAN



Legend

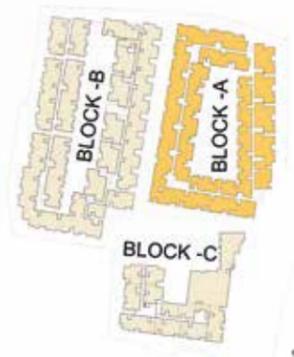
- | | |
|---|-----------------------------------|
| 1. Entry arch with security cabin | 13. Kids' pool |
| 2. Entry signage wall | 14. Pergola with seating |
| 3. Children's play area | 16. Shaded structure with seating |
| 4. Trampoline | 17. Transformer yard |
| 5. Amphitheatre | 18. Bus pick-up location |
| 6. Informal seating plaza with tree court | 19. Jogging track |
| 7. Green wall with sculpture court | 20. Ola, Uber pick-up point |
| 8. Splash court | 21. WTP |
| 9. Drop-off plaza | 22. STP |
| 10. Multipurpose court | 23. Bicycle rack |
| 11. Basketball practice court | |
| 12. Main pool | |

BLOCK-A FIRST FLOOR PLAN



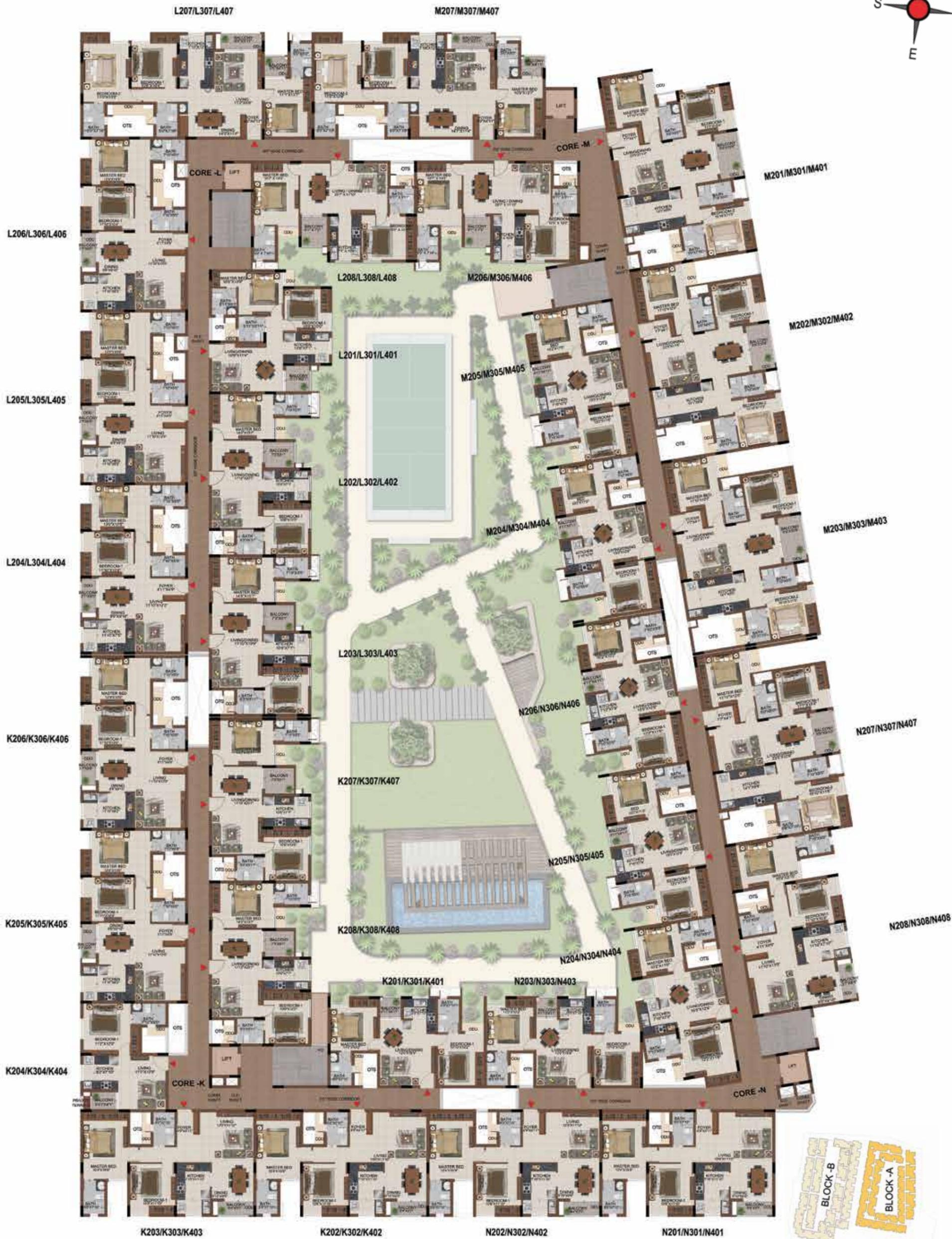
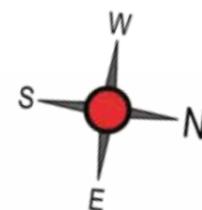
Legend

- 1. Badminton court
- 2. Informal seating
- 3. Deck with informal seating
- 4. Event lawn
- 5. Tree court with informal seating
- 6. Stage with covered structure
- 7. Water feature wall
- 8. Stepping stones



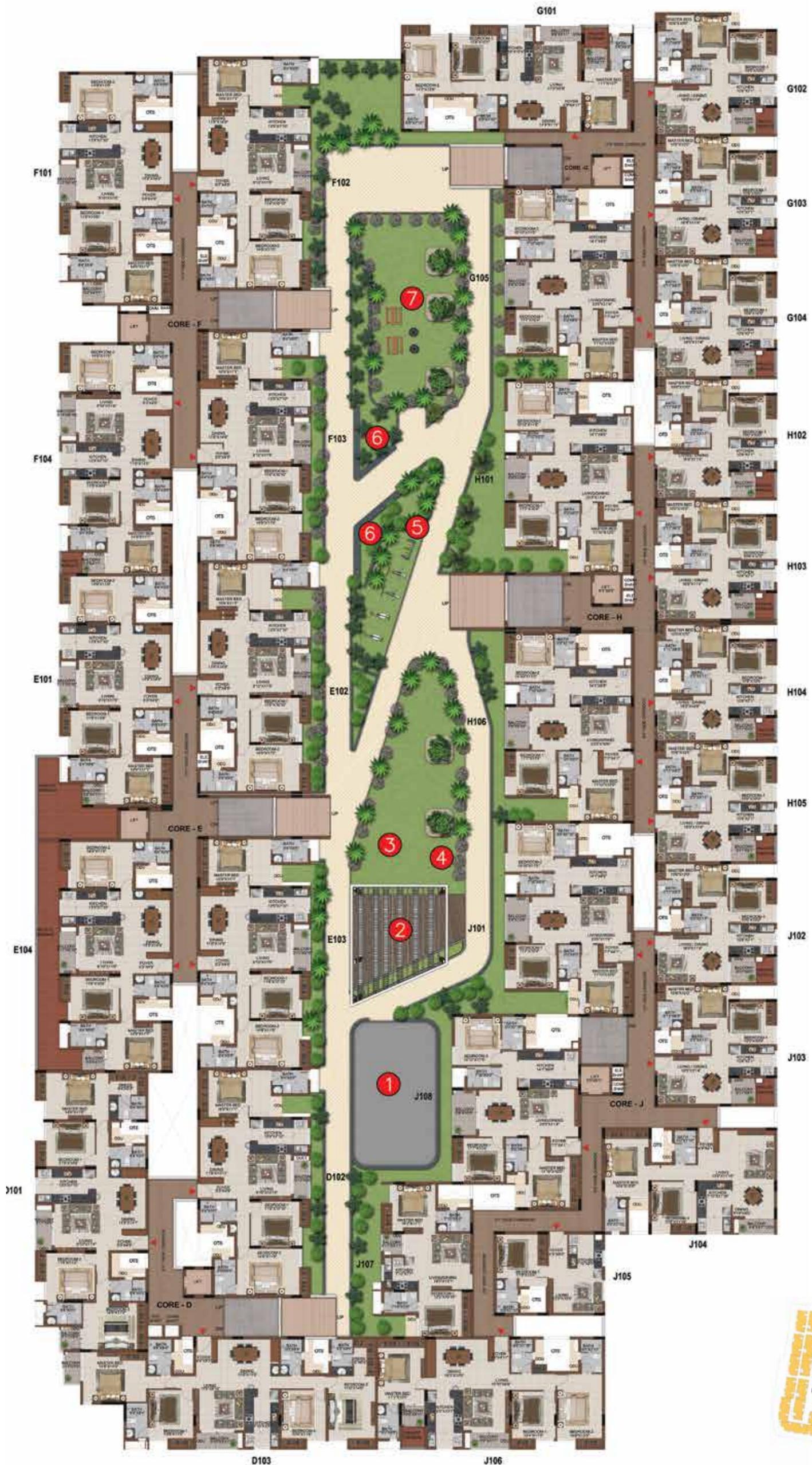
KEY PLAN

BLOCK-A SECOND, THIRD & FOURTH FLOOR PLAN



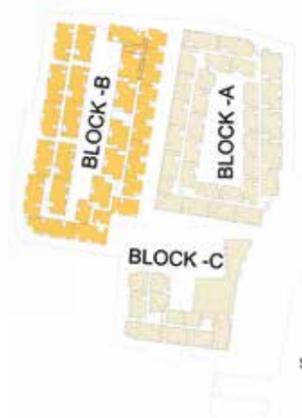
KEY PLAN

BLOCK-B FIRST FLOOR PLAN



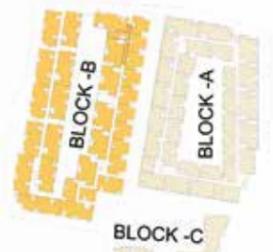
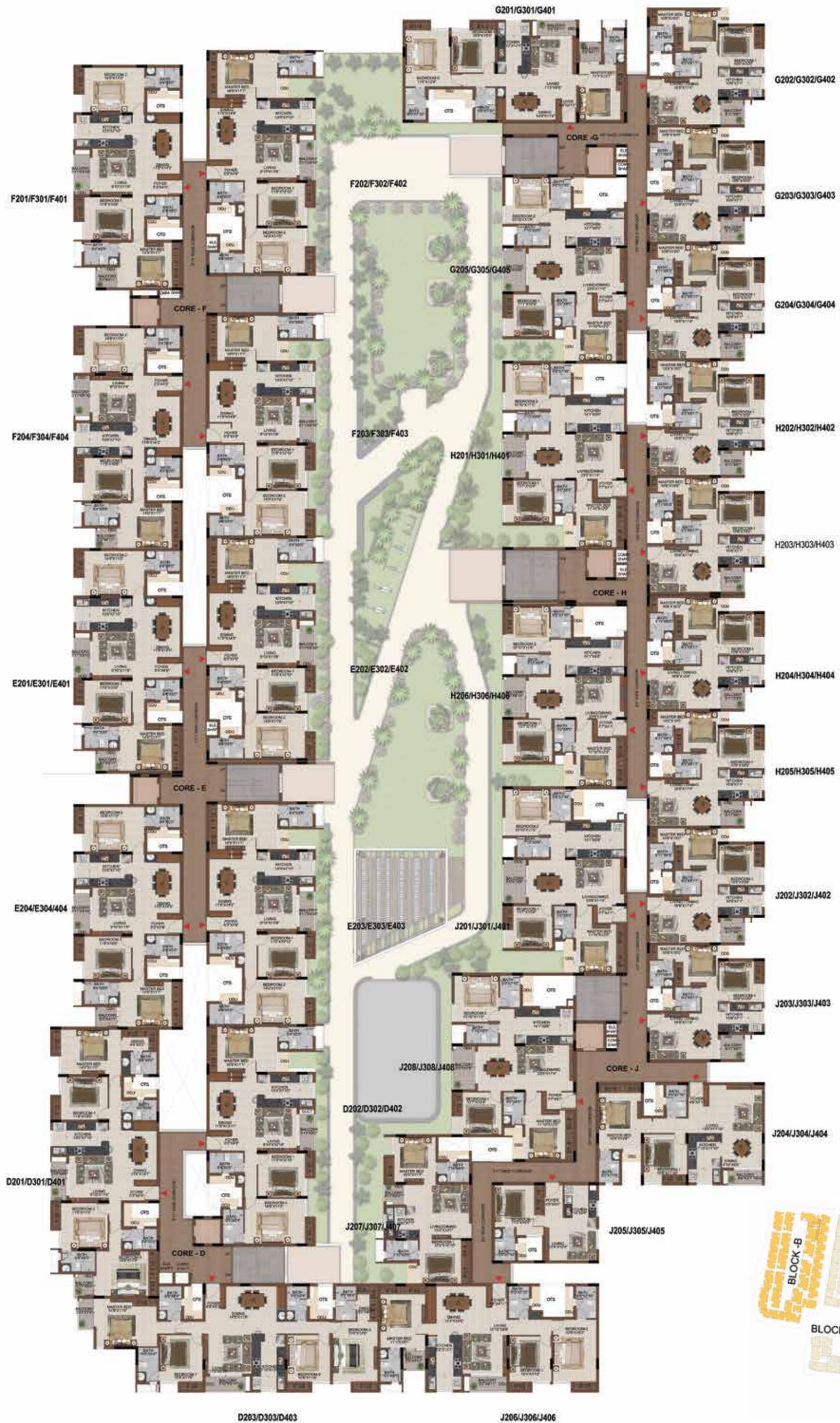
Legend

- 1. Skating rink
- 2. Stage with covered structure
- 3. Event lawn
- 4. Tree court with informal seating
- 5. Open gymnasium
- 6. Informal seating
- 7. Barbeque court



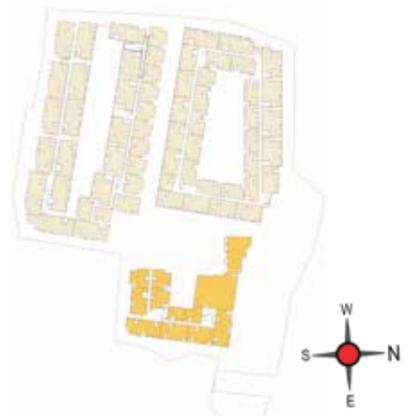
KEY PLAN

BLOCK-B SECOND, THIRD & FOURTH FLOOR PLAN



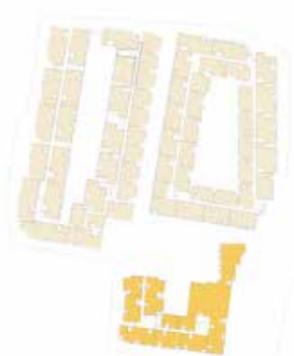
KEY PLAN

BLOCK-C FIRST FLOOR PLAN



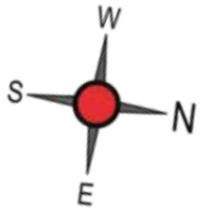
KEY PLAN

BLOCK-C SECOND FLOOR PLAN



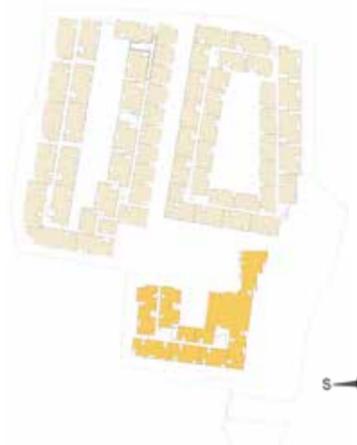
KEY PLAN

BLOCK-C THIRD FLOOR PLAN



KEY PLAN

BLOCK-C FOURTH FLOOR PLAN



KEY PLAN



**ELITE
UNIT PLANS**

1 BHK + 1T + PTR

Unit No.	Carpet Area	Saleable Area	Private Terrace
K104	403 sft	614 sft	8 sft



KEY PLAN

1 BHK + 1T

Unit No.	Carpet Area	Saleable Area
K204, K304, K404	403 sft	614 sft



KEY PLAN

1 BHK + 1T

Unit No.	Carpet Area	Saleable Area
B104, B204, B304, B404	427 sft	618 sft



KEY PLAN

1 BHK + 1T

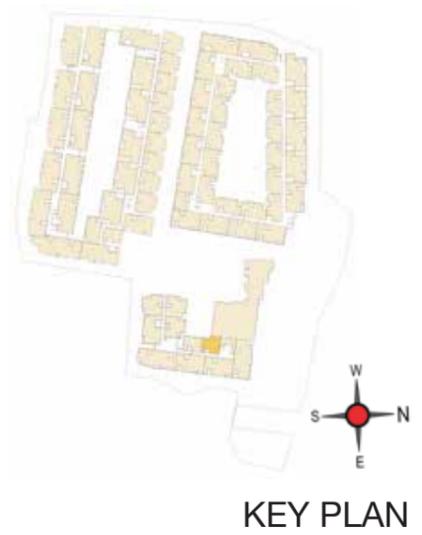
Unit No.	Carpet Area	Saleable Area
J105, J205, J305, J405	419 sft	615 sft



KEY PLAN

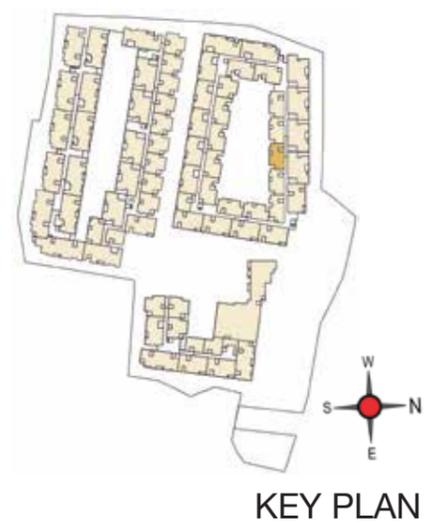
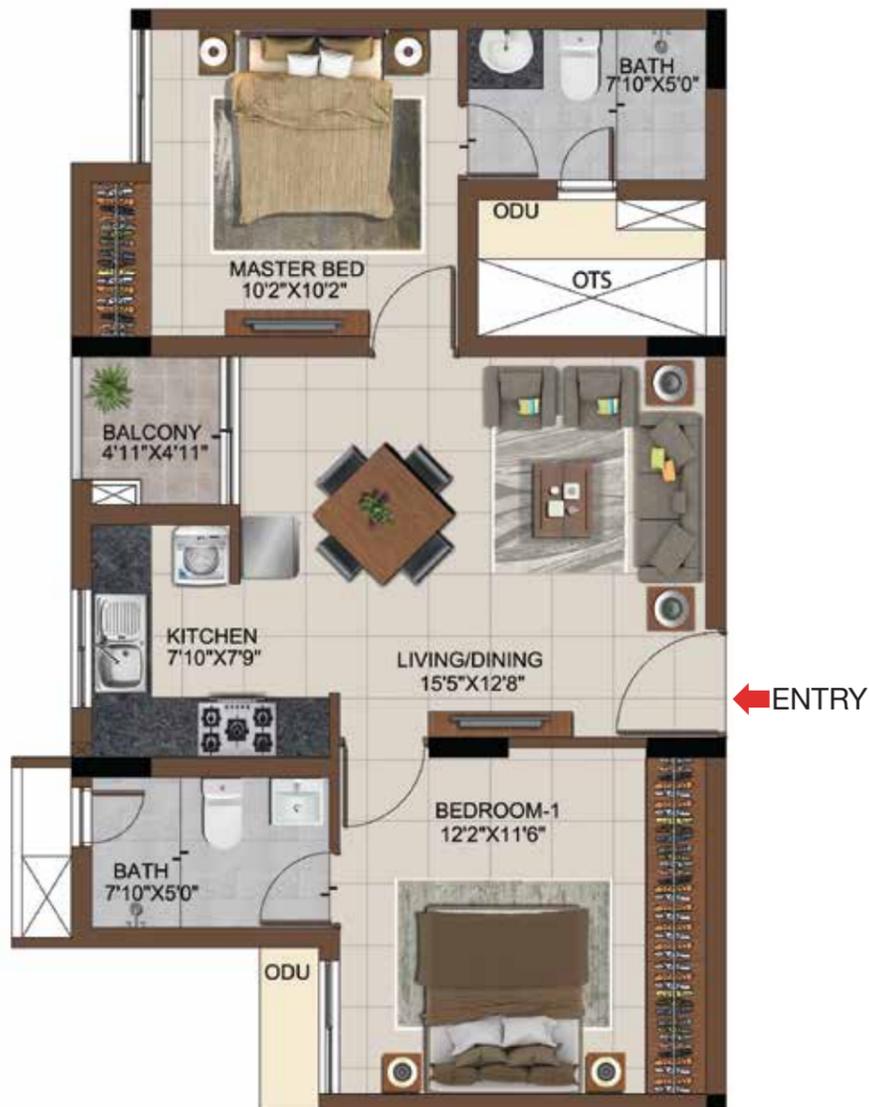
1 BHK + 1T

Unit No.	Carpet Area	Saleable Area
B105, B205, B305, B405	485 sft	699 sft



2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
N106, N206, N306, N406	589 sft	884 sft



2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
J107, J207, J307, J407	601 sft	887 sft



KEY PLAN

2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
K101, K201, K301, K401	596 sft	895 sft
N103, N203, N303, N403	596 sft	894 sft



KEY PLAN

2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
N104, N204, N304, N404	615 sft	896 sft



KEY PLAN

2 BHK + 2T

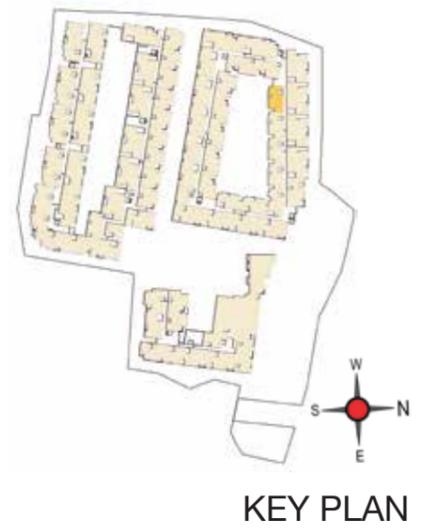
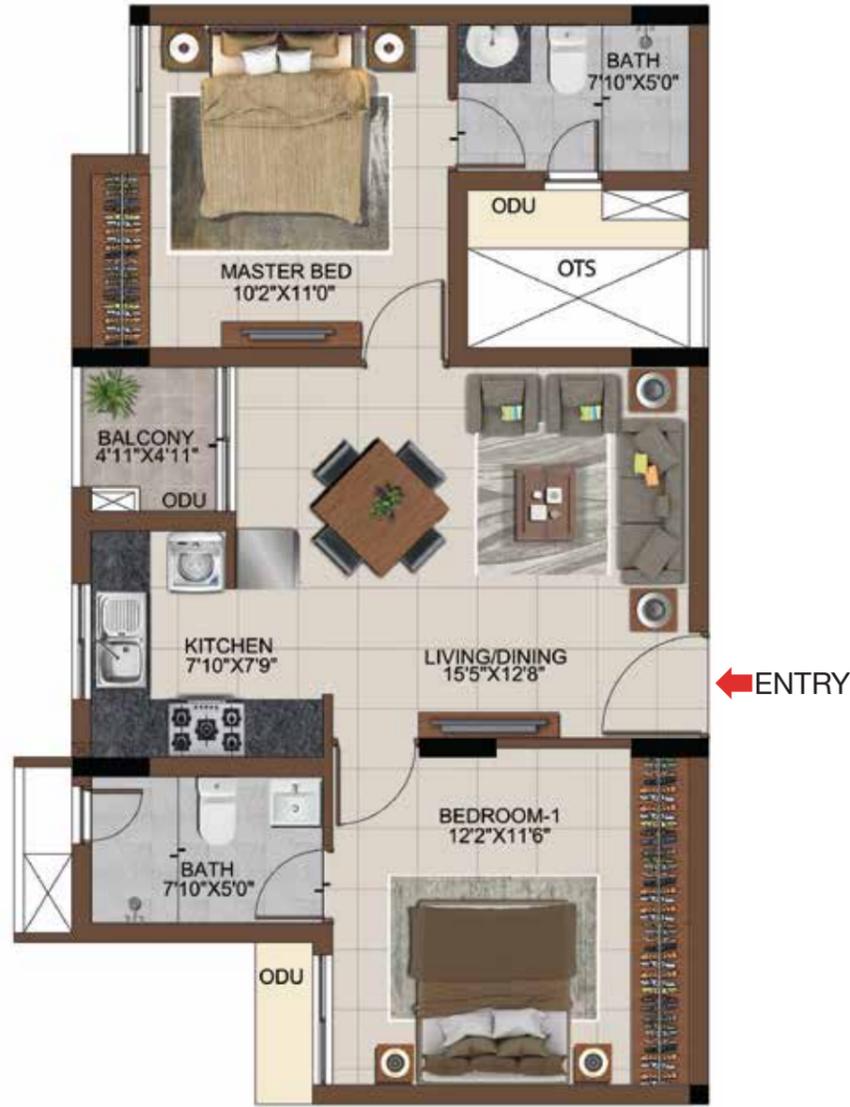
Unit No.	Carpet Area	Saleable Area
M104, M204, M304, M404	599 sft	899 sft
N105, N205, N305, N405	599 sft	894 sft



KEY PLAN

2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
M105, M205, M305, M405	599 sft	899 sft



2 BHK + 2T + PTR

Unit No.	Carpet Area	Saleable Area	Private Terrace
H104	608 sft	907 sft	29 sft



2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
H204, H304, H404	608 sft	907 sft



KEY PLAN

2 BHK + 2T + PTR

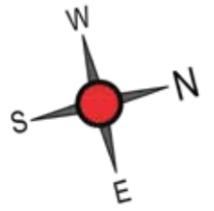
Unit No.	Carpet Area	Saleable Area	Private Terrace
G103, G104, H102, H105, J102	621 sft	924 sft	33 sft
C104	621 sft	932 sft	33 sft
G102, H103, J103	621 sft	932 sft	33 sft



KEY PLAN

2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
G202, G302, G402, H203, H303, H403, J203, J303, J403	621 sft	932 sft
L101, L201, L301, L401	621 sft	929 sft
G203, G303, G403, G204, G304, G404, H202, H302, H402, H205, H305, H405, J202, J302, J402	621 sft	924 sft
C204, C304, C404, C105, C205, C305, C405	621 sft	932 sft



KEY PLAN

2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
C103, C203, C303, C403	621 sft	941 sft



KEY PLAN

2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
L103, L203, L303, L403	679 sft	1028 sft



KEY PLAN

2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
K107, K207, K307, K407, K108, K208, K308, K408	697 sft	1053 sft
L102, L202, L302, L402	697 sft	1043 sft



KEY PLAN

2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
L108, L208, L308, L408	697 sft	1053 sft
M106, M206, M306, M406	697 sft	1053 sft



KEY PLAN

2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
L104, L204, L304, L404	804 sft	1169 sft



KEY PLAN

2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
L105, L205, L305, L405	823 sft	1186 sft
K105, K205, K305, K405	823 sft	1187 sft
K106, K206, K306, K406	823 sft	1196 sft
L106, L206, L306, L406	823 sft	1190 sft



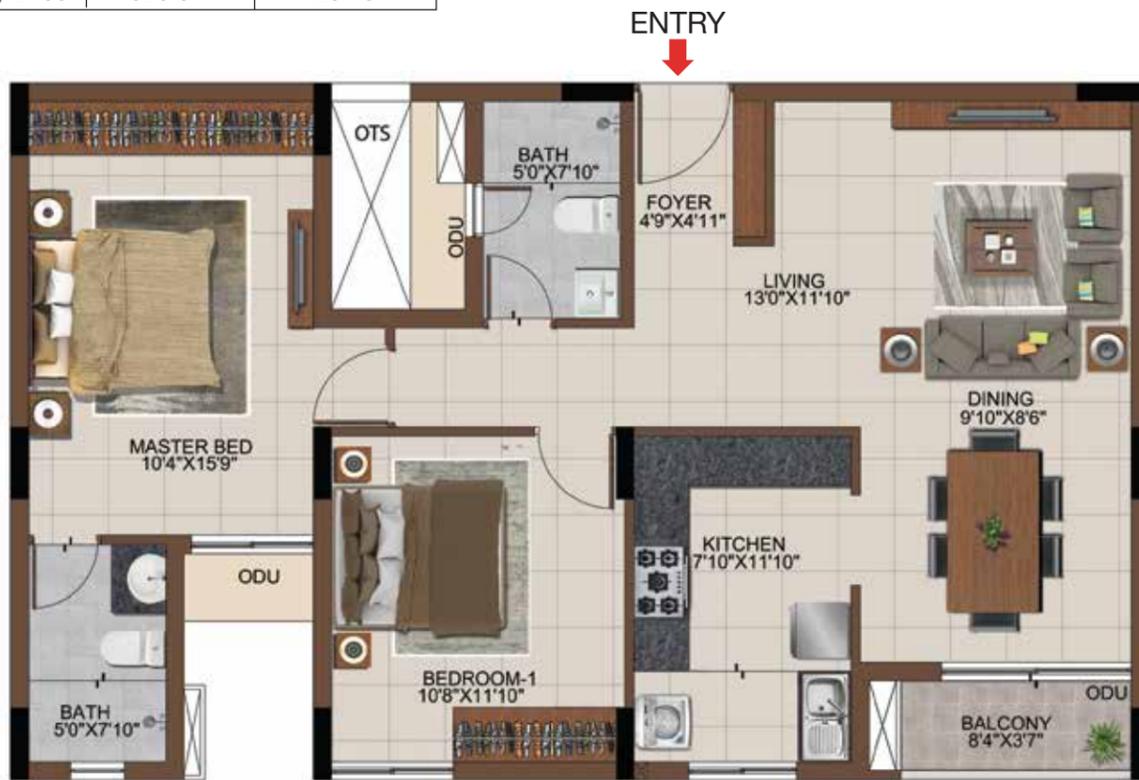
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
C102, C202, C302, C402	823 sft	1195 sft



2 BHK + 2T

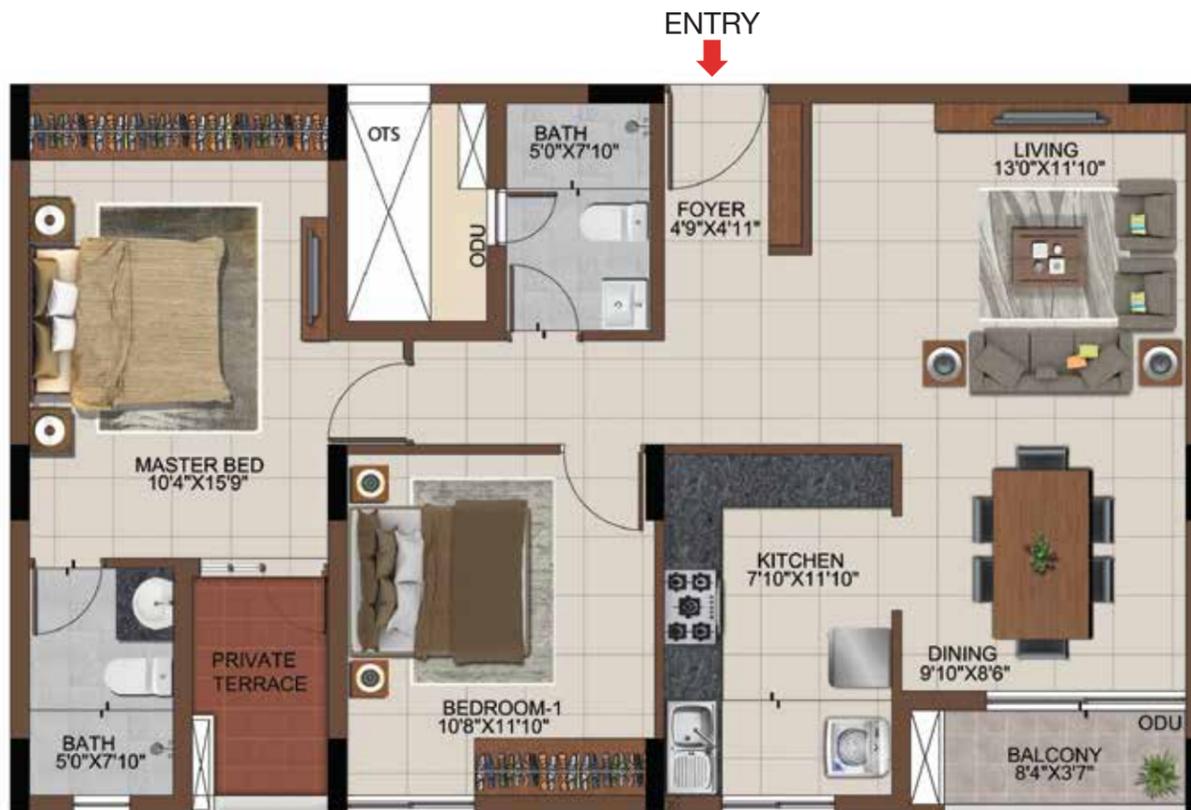
Unit No.	Carpet Area	Saleable Area
N201, N301, N401	829 sft	1214 sft
N202, N302, N402	829 sft	1204 sft
K202, K302, K402	829 sft	1204 sft
K203, K303, K403	829 sft	1208 sft
J104, J204, J304, J404	829 sft	1224 sft
B102, B202, B302, B402	829 sft	1206 sft
B103, B203, B303, B403	829 sft	1204 sft



KEY PLAN

2 BHK + 2T + PTR

Unit No.	Carpet Area	Saleable Area	Private Terrace
N101	832 sft	1214 sft	38 sft
N102	832 sft	1204 sft	38 sft
K102	832 sft	1204 sft	38 sft
K103	832 sft	1208 sft	38 sft



KEY PLAN

2 BHK + 2T + PTR

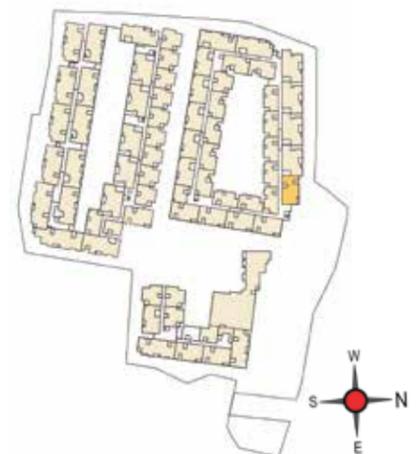
Unit No.	Carpet Area	Saleable Area	Private Terrace
N108	832 sft	1220 sft	39 sft



KEY PLAN

2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
N208, N308, N408	829 sft	1220 sft



KEY PLAN

3 BHK + 3T + PTR

Unit No.	Carpet Area	Saleable Area	Private Terrace
N107	999 sft	1464 sft	106 sft



KEY PLAN

3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
N207, N307, N407	995 sft	1464 sft



KEY PLAN

3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
G105, G205, G305, G405	1014 sft	1501 sft
H101, H201, H301, H401	1014 sft	1501 sft
J101, J201, J301, J401	1014 sft	1501 sft
J108, J208, J308, J408	1014 sft	1501 sft



KEY PLAN

3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
M101, M201, M301, M401	1014 sft	1501 sft
M202, M302, M402	1014 sft	1501 sft
M203, M303, M403	1014 sft	1501 sft



KEY PLAN

3 BHK + 3T + PTR

Unit No.	Carpet Area	Saleable Area	Private Terrace
M102	1018 sft	1501 sft	94 sft
M103	1018 sft	1501 sft	94 sft



KEY PLAN

3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
H106, H206, H306, H406	995 sft	1503 sft



KEY PLAN

3 BHK + 3T + PTR

Unit No.	Carpet Area	Saleable Area	Private Terrace
L107	1051 sft	1559 sft	30 sft



KEY PLAN

3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
L207, L307, L407	1051 sft	1559 sft



KEY PLAN

3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
M107, M207, M307, M407	1057 sft	1562 sft



KEY PLAN

3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
C101, C201, C301, C401	1048 sft	1566 sft



KEY PLAN

3 BHK + 3T + PTR

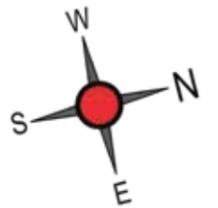
Unit No.	Carpet Area	Saleable Area	Private Terrace
B101	1048 sft	1568 sft	35 sft



KEY PLAN

3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
B201, B301, B401	1048 sft	1568 sft



KEY PLAN

3 BHK + 3T + PTR

Unit No.	Carpet Area	Saleable Area	Private Terrace
G101	1051 sft	1574 sft	30 sft



↑
ENTRY



KEY PLAN

3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
G201, G301, G401	1051 sft	1574 sft



↑
ENTRY



KEY PLAN

3 BHK + 3T + PTR

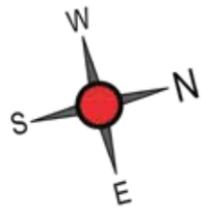
Unit No.	Carpet Area	Saleable Area	Private Terrace
J106	1123 sft	1617 sft	30 sft



KEY PLAN

3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
J206, J306, J406	1123 sft	1617 sft



KEY PLAN



**SIGNATURE
UNIT PLANS**

3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
D102, D202, D302, D402	1138 sft	1641 sft



KEY PLAN

3 BHK + 3T + PTR

Unit No.	Carpet Area	Saleable Area	Private Terrace
E104	1130 sft	1674 sft	368 sft



KEY PLAN

3 BHK + 3T + PTR

Unit No.	Carpet Area	Saleable Area	Private Terrace
E101	1130 sft	1675 sft	258 sft



KEY PLAN

3 BHK + 3T + PTR

Unit No.	Carpet Area	Saleable Area	Private Terrace
F104	1132 sft	1677 sft	29 sft



KEY PLAN

3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
F204, F304, F404	1132 sft	1677 sft



KEY PLAN

3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
F102, F202, F302, F402	1155 sft	1684 sft
F103, F203, F303, F403	1155 sft	1673 sft
E102, E202, E302, E402	1155 sft	1673 sft
E103, E203, E303, E403	1155 sft	1673 sft



KEY PLAN

3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
F101, F201, F301, F401	1130 sft	1686 sft
E201, E301, E401	1130 sft	1675 sft
E204, E304, E404	1130 sft	1674 sft



KEY PLAN

4 BHK + 4T

Unit No.	Carpet Area	Saleable Area
D101, D201, D301, D401	1406 sft	2033 sft



KEY PLAN

4 BHK + 4T

Unit No.	Carpet Area	Saleable Area
D103, D203, D303, D403	1410 sft	2050 sft



ENTRY



KEY PLAN

4 BHK + 4T DUPLEX UNIT

Unit No.	Carpet Area	Saleable Area
A101	2142 sft	3248 sft



LOWER FLOOR PLAN
(FIRST FLOOR)



UPPER FLOOR PLAN
(SECOND FLOOR)



KEY PLAN

4 BHK + 4T DUPLEX UNIT

Unit No.	Carpet Area	Saleable Area
A201	2142 sft	3248 sft



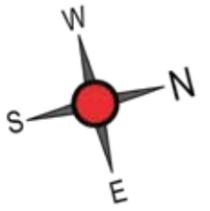
LOWER FLOOR PLAN
(THIRD FLOOR)



UPPER FLOOR PLAN
(FORTH FLOOR)



KEY PLAN



PAYMENT PATTERN

Booking Advance	10%
Agreement Signing	40%
On Completion of Foundation	10%
On Completion of 1st Floor	7.5%
On Completion of 2nd Floor	7.5%
On Completion of 3rd Floor	7.5%
On Completion of 4th Floor	7.5%
On Completion of Brick & Plastering Work for Respective Unit	5.0%
Handing Over	5.0%



ELITE UNITS SPECIFICATIONS

STRUCTURE

Structural system	: RCC framed structure designed for seismic compliant (Zone 3)
Masonry	: 200 mm for external walls & 100 mm for internal walls
Floor - Floor height (incl. slab)	: Shall be maintained at 3000 mm
ATT	: Anti-termite treatment will be done

WALL FINISH

Internal walls	: Living, dining, bedrooms, kitchen, utility & lobby finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
Exterior walls	: Exterior faces of the building finished with 1 coat of primer & 2 coats of emulsion paint with color as per architect's design
Bathroom	: Premium glazed ceramic tiles up to false ceiling height of size 300 x 450 mm & above false ceiling, will be finished with a coat of primer
Kitchen	: Ceramic wall tiles of size 300 x 600 mm for a height of 600 mm above the counter top finished level
Utility	: Ceramic wall tiles of size 300 x 600 mm, height to match the kitchen wall tile height
Toilet ceiling	: Grid type false ceiling

FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Bedrooms, Kitchen & Utility	: Vitrified tiles of size 600 x 600 mm
Bathroom	: Anti-skid ceramic tiles of size 300 x 300 mm
Balcony	: Ceramic tiles of size 300 x 300 mm
Private open terrace (if applicable)	: Grano flooring with threaded grooves

KITCHEN

Kitchen	: Platform will be done with granite slab of 600 mm wide at height of 800 mm from the finished floor level
Electrical point	: For chimney, Aquaguard
CP fitting	: Kohler / Roca / equivalent
Sink	: Single bowl with drain board of Nirali / equivalent

BALCONY

Handrail	: MS handrail as per architect's design
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BATHROOM

Sanitary fixtures	: Kohler / Roca / equivalent
CP fittings	: Kohler / Roca / equivalent
Master bed bathroom	: Floor mounted EWC with cistern, health faucet, single lever divertor with overhead shower, counter top washbasin with granite platform
Other bathrooms	: Floor mounted EWC with cistern, health faucet, single lever divertor with overhead shower, wall mounted washbasin

JOINERY

Main door	: African teak wood frame with double side veneer finish flush door of height 2100 mm (7'0") and Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper
Bedroom doors	: Solid wood frame with design moulded skin doors of height 2100 mm (7'0") and Godrej or equivalent locks, thumb turn with key, door stopper
Bathroom doors	: Solid wood frame with design moulded skin doors of height 2100 mm (7'0") and Godrej or equivalent locks, thumb turn

WINDOWS

Windows	: UPVC windows with sliding shutter with see-through plain glass and MS grill on inner side wherever applicable For airport facing units UPVC windows will be openable shutters with performance glass (soundproof) and MS grill on inner side wherever applicable
French doors	: UPVC frame and doors with toughened glass & without grills
Ventilators	: Fixed / adjustable louvers with pinhead glass panes

ELECTRICAL POINTS

Supply	: 3-phase power supply connection
Safety device	: MCB; ELCB (Earth Leakage Circuit Breaker)
Switches & sockets	: Modular box & modular switches & sockets of Anchor Roma / Schneider / equivalent
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Finolex / Polycab / equivalent
TV / Telephone	: Points in living & master bedroom
USB charging port	: Points in living & master bedroom
Split air conditioner	: Electrical point will be provided in all bedrooms & provision in living
Exhaust fan	: Provision will be given in all bathrooms
Geyser	: Provision will be given in all bathrooms
Back-up	: 750W for 3 BHK, 600W for 2 BHK and 500W for 1 BHK

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON AMENITIES

Lift	: Elevators of 8-passenger capacity automatic lift will be provided with interior finish
Back-up	: Power back-up for common amenities such as lifts, water pump, STP & selective common area lighting
Name board	: Apartment owner's name will be provided in stilt
Lift fascia	: Granite lift fascia in all floors
Lobby / Corridor	: Stilt floor lobby, granite flooring with skirting and other floors, tile flooring with skirting
Staircase floor	: Tile flooring in all floors
Staircase handrail	: MS handrail with enamel paint in all floors
Stilt flooring	: Grano flooring with car park number marked in paint
Terrace slab	: Terrace slab will have grano flooring with threaded grooves
Notice board	: Digital notice board in stilt entrance lobby

OUTDOOR FEATURES

Water storage	: Hydropneumatic system with WTP (min. requirement as per water test report)
Rainwater harvest	: Rainwater harvesting site
STP	: Centralized Sewage Treatment Plant
Intercom	: Intercom will be provided
Safety	: CCTV surveillance will be provided all around the building at appropriate places in stilt
Well-defined driveway	: Paver blocks laid all around the building with demarcated driveway
Security	: Security booth will be provided at the entrance
Compound wall	: Building perimeter fenced by compound wall with entry gates
Landscape	: Suitable landscape at appropriate places in the project
Driveway	: Convex mirror for safe turning in driveway



**SIGNATURE UNITS
SPECIFICATIONS**

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Sink	: Single bowl with drain board of Nirali / equivalent

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LOCATION MAP



LOCATION ADVANTAGES



Nearby Corporates

- ▲ DLF IT City was built and opened next to Manapakkam.
- ▲ Multinational companies such as IBM, HP, CTS, L&T Infotech are 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 prove this is a good residential area in this part of the city.



Nearby Transport

- ▲ Chennai International Airport – 12.2 kms
- ▲ Manapakkam Kamaraj Salai Bus Stop – 1.5 kms
- ▲ Guindy Railway Station – 9.3 kms
- ▲ Alandur Metro Station - 8.1 kms



Nearby Schools & Colleges

- ▲ M.K.M. Matriculation Hr.Sec. School – 2.5 kms
- ▲ Pon Vidyashram, Mugalivakkam – 2.4 kms
- ▲ First School, Manapakkam – 2.9 kms
- ▲ SEED Play School, Manapakkam – 2.3 kms
- ▲ Sri Sruthilaya School of Music and Dance – 2.0 kms
- ▲ Sri Chaitanya Techno School – 1.5 kms
- ▲ St Francis International School, Kolapakkam – 800 m
- ▲ Ravindra Bharathi Global School, Nandambakkam – 3.4 kms
- ▲ Lalaji Memorial Omega International School – 2.2 kms
- ▲ Padma Seshadri Bala Bhavan Senior Secondary School – 7.0 kms



Nearby Hospitals

- ▲ MIOT International, Manapakkam – 3.5 kms
- ▲ Nalam Hospital, Manapakkam – 3.2 kms
- ▲ Kedar Hospital, Mugalivakkam – 2.6 kms
- ▲ Hriday Hospital, Mugalivakkam – 1.6 kms
- ▲ Dr. Fernandez Home for Schizophrenia, Mugalivakkam – 2.7 kms
- ▲ St Thomas Hospital, Mugalivakkam – 6.5 kms

AWARDS





Buddy Neighbour Scheme
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