

A HOME  
FOR THE AGES

CASAGRAN  
CASTLE  
Manapakkam









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

Clubhouse









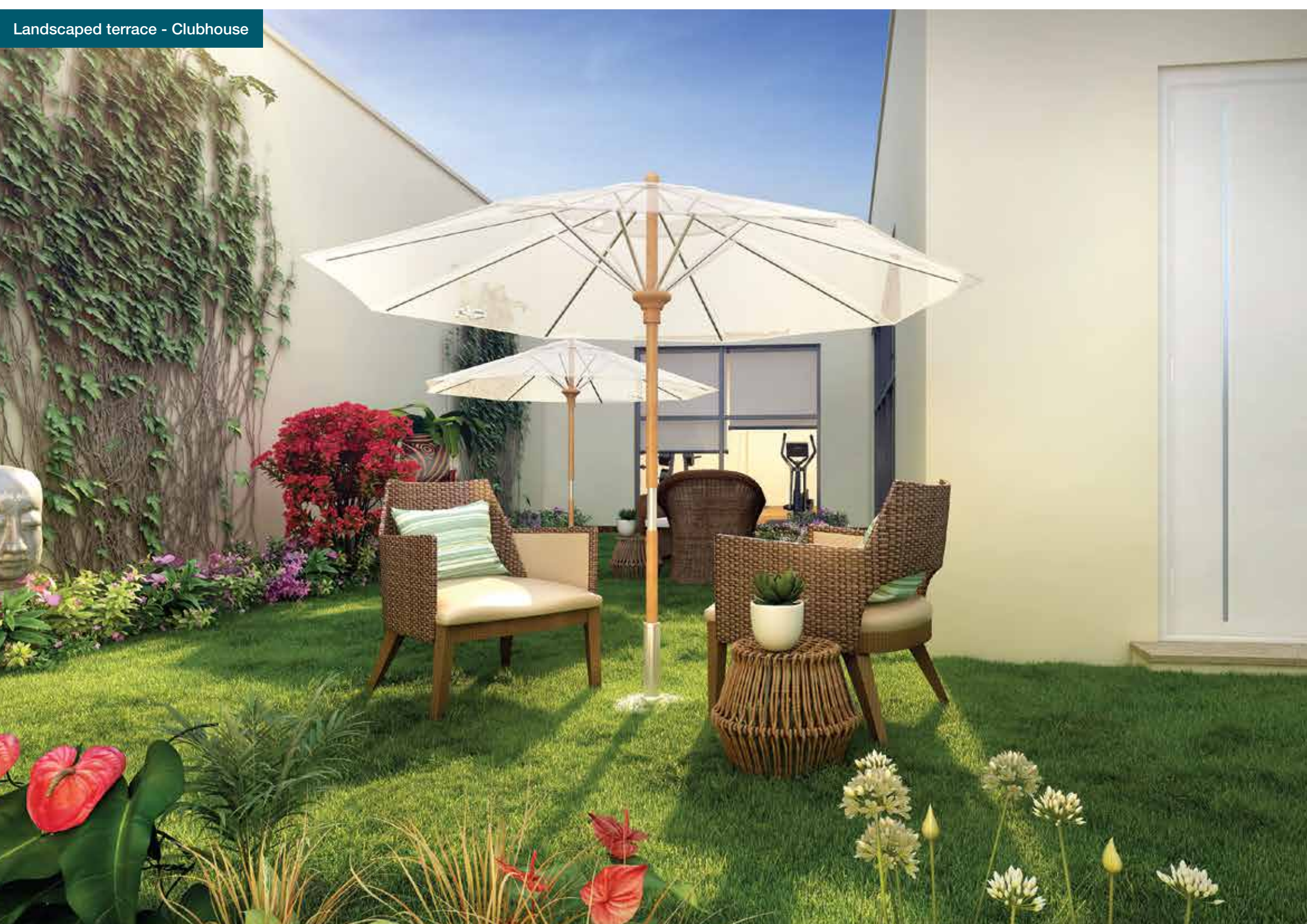
Indoor games room



Indoor kids' play area















Elevation view









## 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





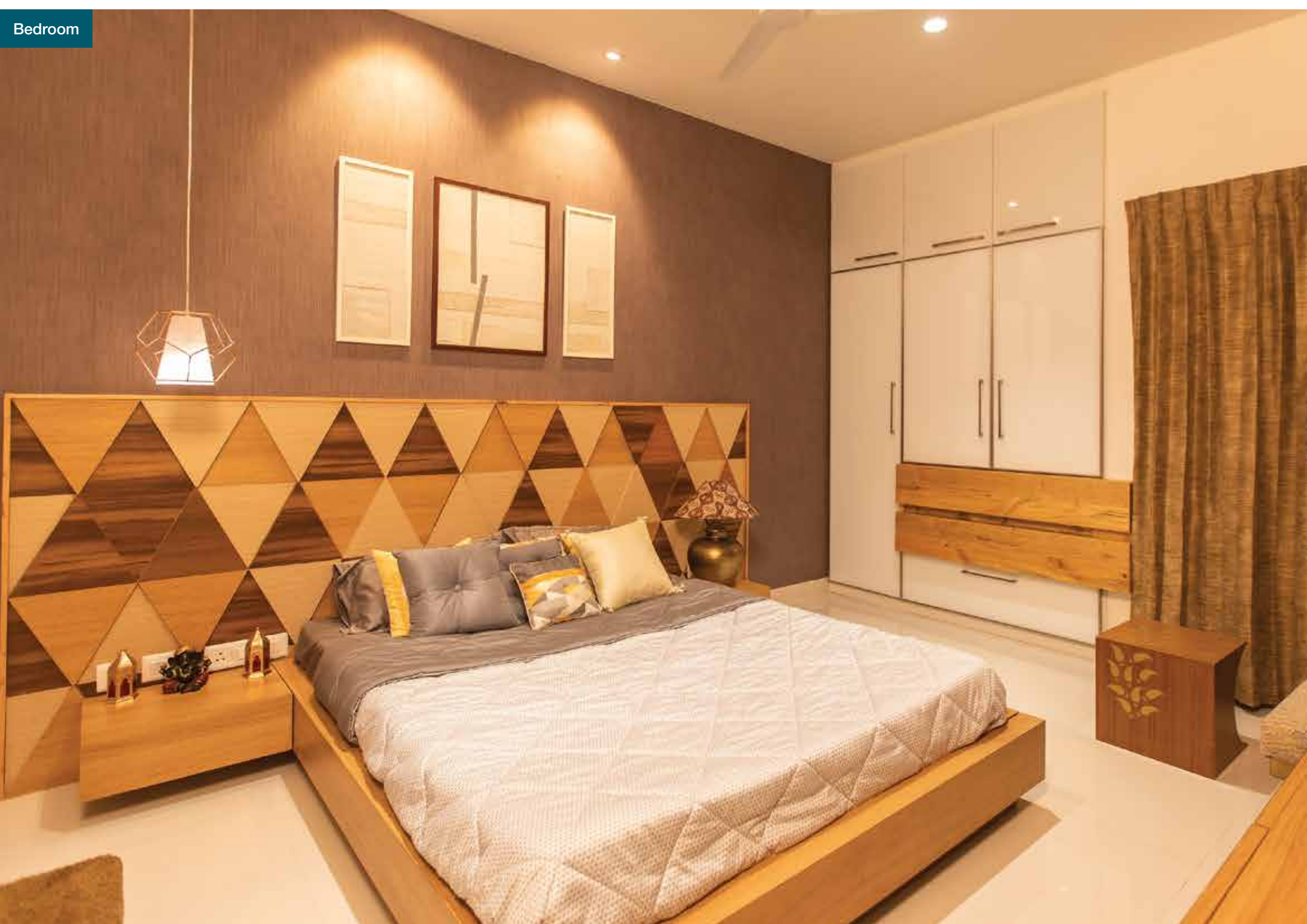
A black and white photograph of chess pieces on a chessboard. The image is partially obscured by a dark horizontal band across the middle. The text 'MODEL HOUSE' is written in a teal, serif font within this band. The chess pieces are visible in the foreground and background, with a king piece prominently in the lower right.

# MODEL HOUSE













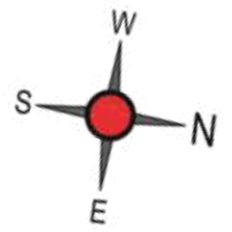




# SITE & FLOOR PLANS



## SITE PLAN

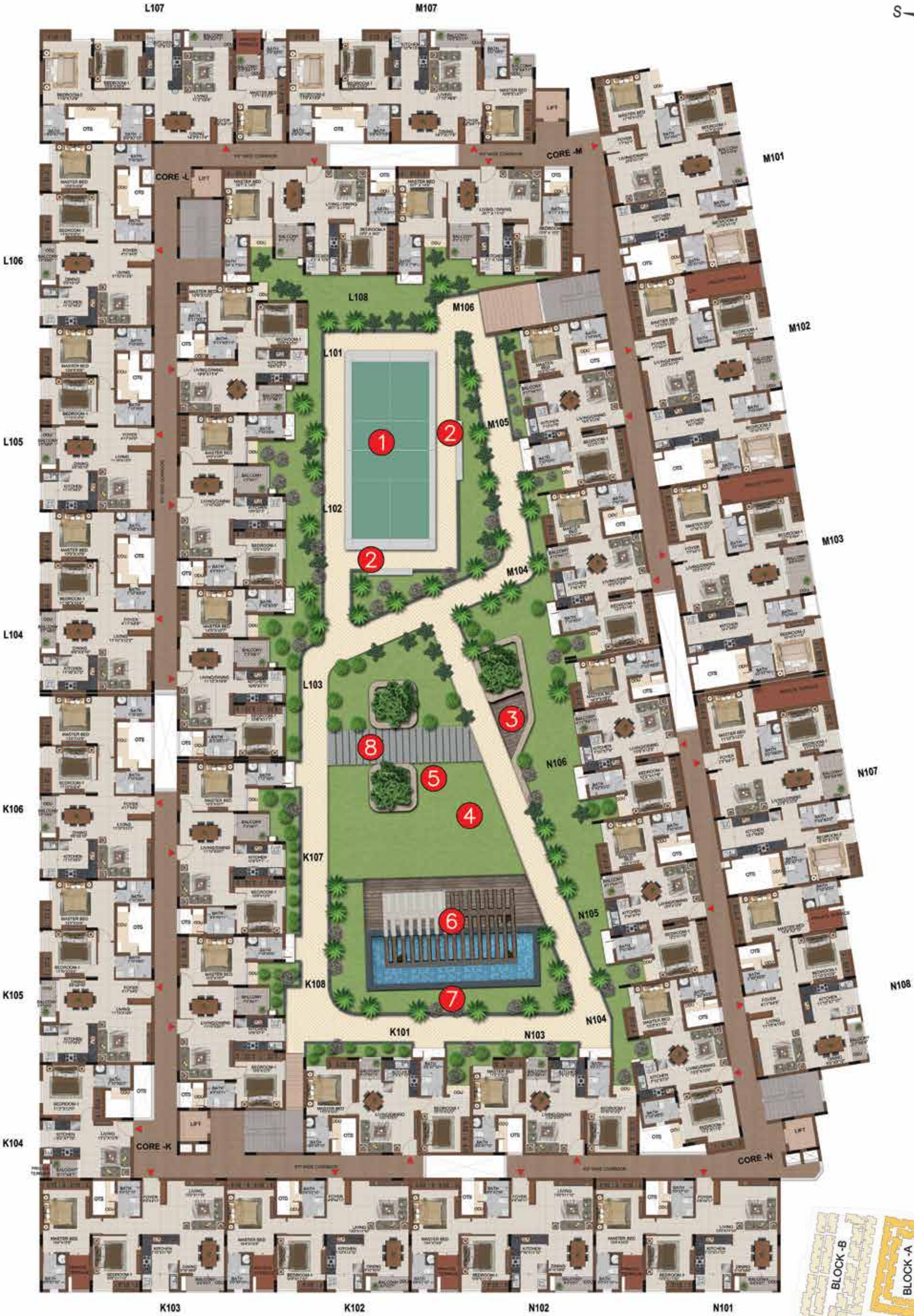


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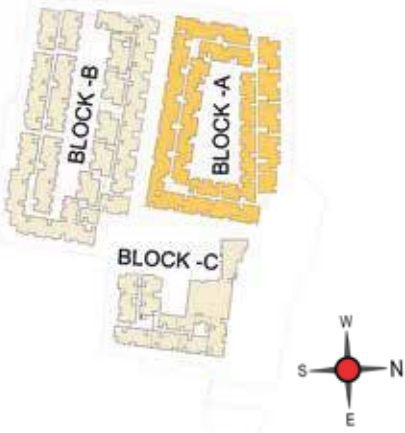
- |   |                                   |
|---|-----------------------------------|
| 1. Entry arch with security cabin         | 13. Kids' pool                    |
| 2. Entry signage wall                     | 14. Pergola with seating          |
| 3. Children's play area                   | 16. Shaded 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



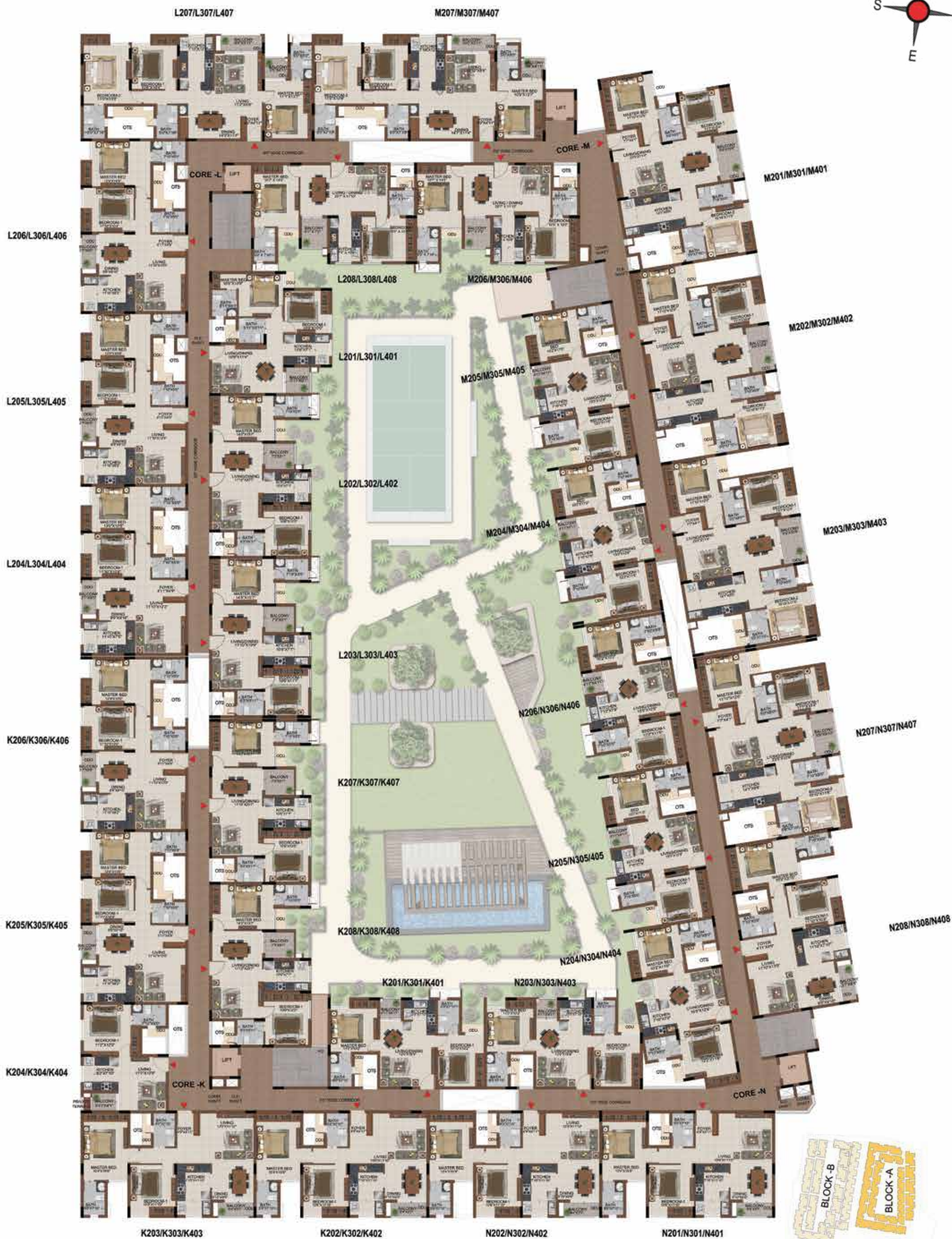
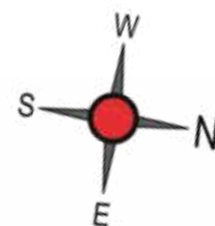
- Legend**
- 1. Badminton court
  - 2. Informal seating
  - 3. Deck with informal seating
  - 4. Event lawn
  - 5. Tree court with informal seating
  - 6. Stage with covered structure
  - 7. Water feature wall
  - 8. Stepping stones



KEY PLAN



# BLOCK-A SECOND, THIRD & FOURTH FLOOR PLAN



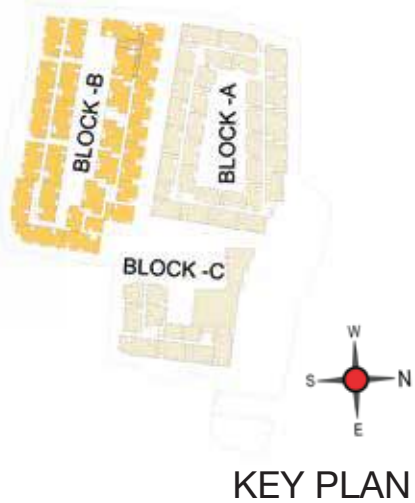
KEY PLAN



BLOCK-B FIRST FLOOR PLAN

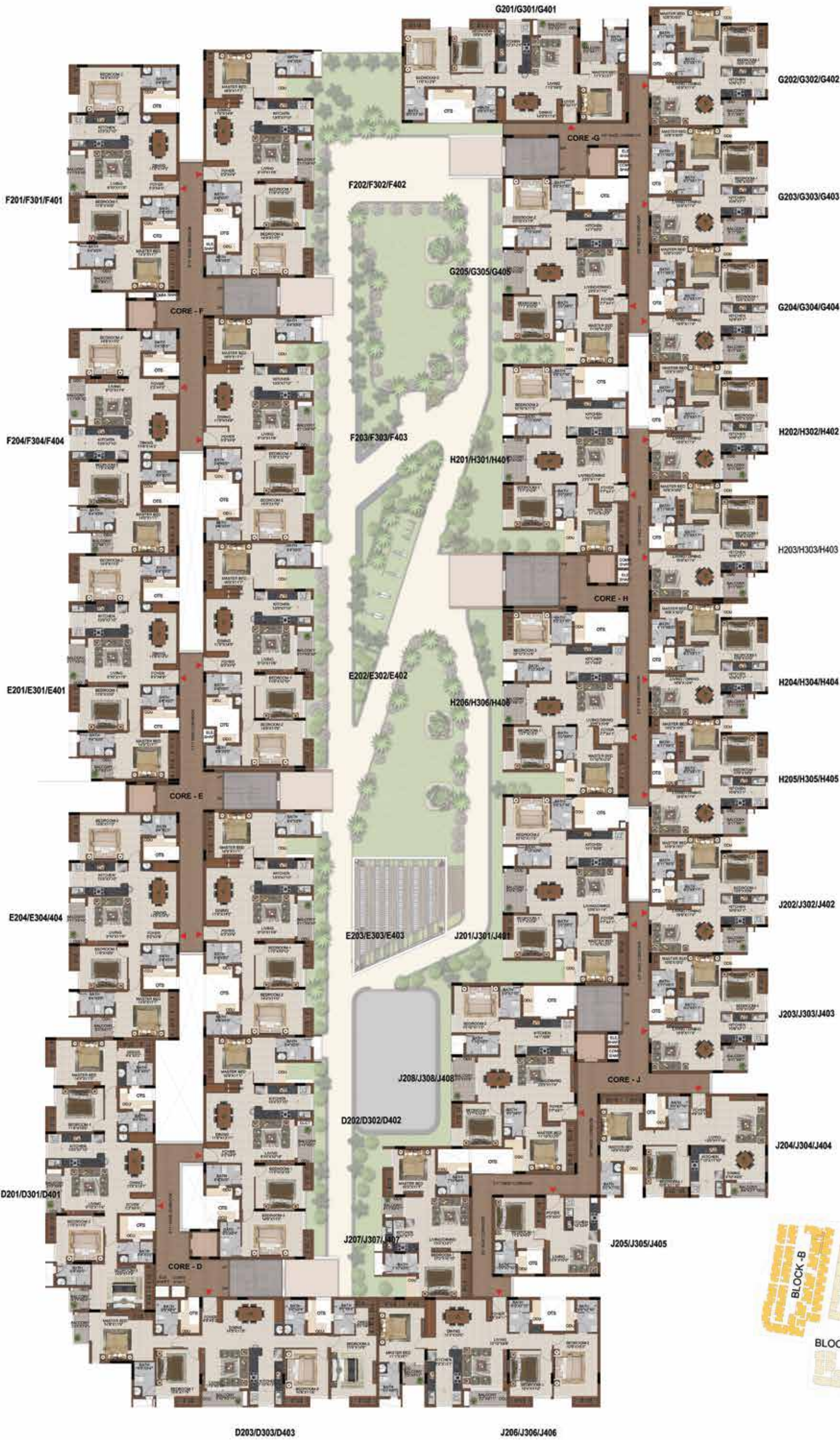


- Legend**
- 1. Skating rink
  - 2. Stage with covered structure
  - 3. Event lawn
  - 4. Tree court with informal seating
  - 5. Open gymnasium
  - 6. Informal seating
  - 7. Barbeque court



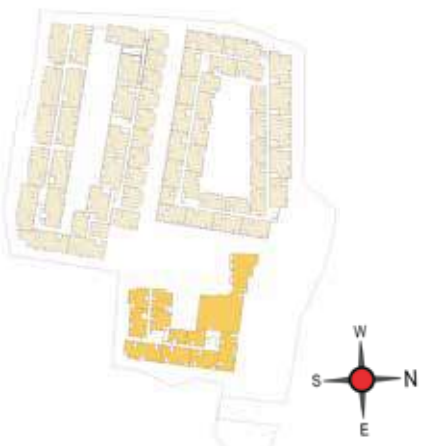
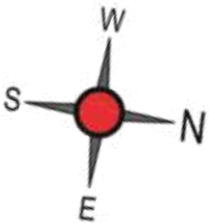


BLOCK-B SECOND, THIRD & FOURTH FLOOR PLAN





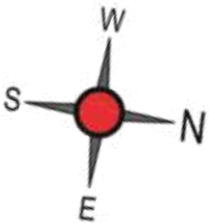
BLOCK-C FIRST FLOOR PLAN



KEY PLAN



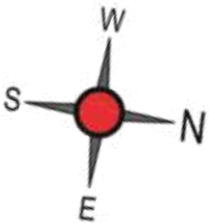
BLOCK-C SECOND FLOOR PLAN



KEY PLAN



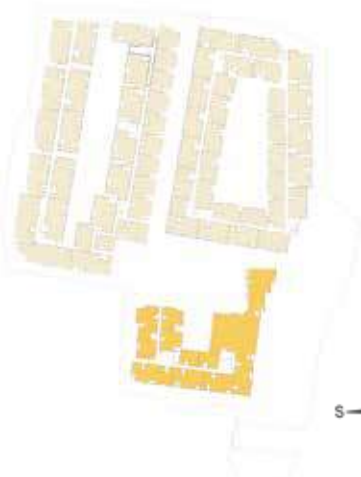
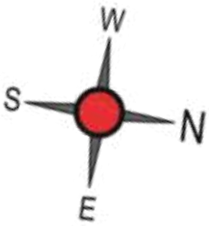
BLOCK-C THIRD FLOOR PLAN



KEY PLAN



BLOCK-C FOURTH FLOOR PLAN



KEY PLAN





# ELITE UNIT PLANS



1 BHK + 1T + PTR

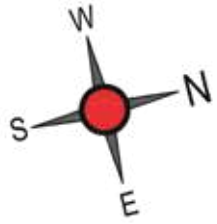
Unit No.	Carpet Area	Saleable Area	Private Terrace
K104	403 sft	614 sft	8 sft



KEY PLAN

1 BHK + 1T

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

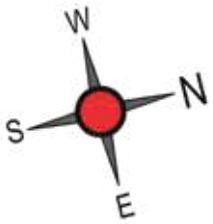


KEY PLAN



1 BHK + 1T

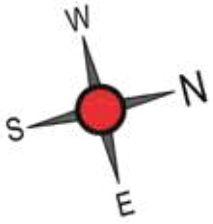
Unit No.	Carpet Area	Saleable Area
B104, B204, B304, B404	427 sft	618 sft



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

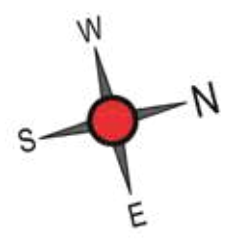


KEY PLAN



2 BHK + 2T

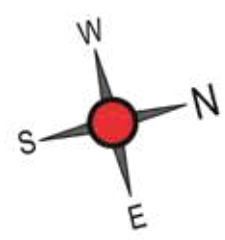
Unit No.	Carpet Area	Saleable Area
N104, N204, N304, N404	615 sft	896 sft



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

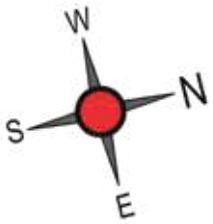


KEY PLAN



2 BHK + 2T

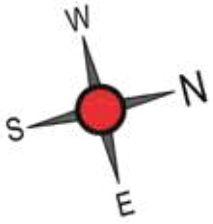
Unit No.	Carpet Area	Saleable Area
M105, M205, M305, M405	599 sft	899 sft



KEY PLAN

2 BHK + 2T + PTR

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



KEY PLAN



2 BHK + 2T

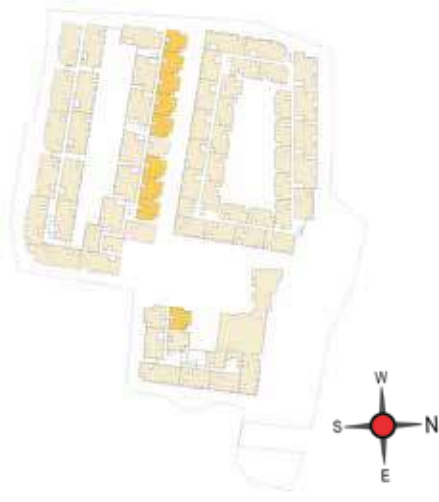
Unit No.	Carpet Area	Saleable Area
H204, H304, H404	608 sft	907 sft



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

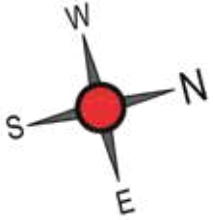


KEY PLAN



2 BHK + 2T

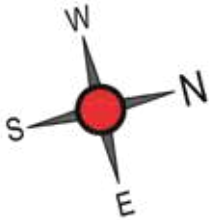
Unit No.	Carpet Area	Saleable Area
G202, G302, G402, H203, H303, H403, J203, J303, J403	621 sft	932 sft
L101, L201, L301, L401	621 sft	929 sft
G203, G303, G403, G204, G304, G404, H202, H302, H402, H205, H305, H405, J202, J302, J402	621 sft	924 sft
C204, C304, C404, C105, C205, C305, C405	621 sft	932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



KEY PLAN

2 BHK + 2T

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

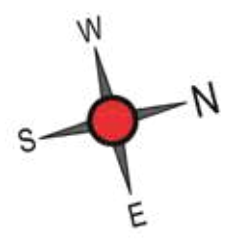


KEY PLAN



2 BHK + 2T

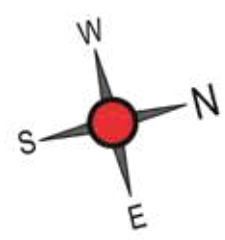
Unit No.	Carpet Area	Saleable Area
L103, L203, L303, L403	679 sft	1028 sft



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

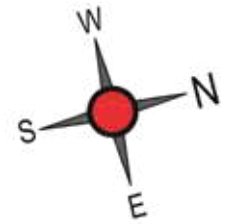


KEY PLAN



2 BHK + 2T

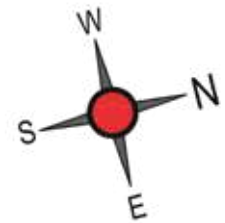
Unit No.	Carpet Area	Saleable Area
L105, L205, L305, L405	823 sft	1186 sft
K105, K205, K305, K405	823 sft	1187 sft
K106, K206, K306, K406	823 sft	1196 sft
L106, L206, L306, L406	823 sft	1190 sft



KEY PLAN

2 BHK + 2T

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

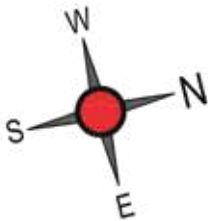


KEY PLAN



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



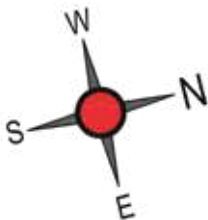
ENTRY



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



ENTRY



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

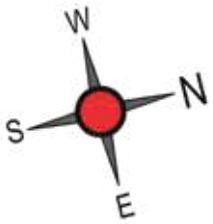


KEY PLAN



3 BHK + 3T + PTR

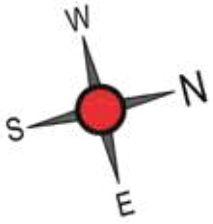
Unit No.	Carpet Area	Saleable Area	Private Terrace
N107	999 sft	1464 sft	106 sft



KEY PLAN

3 BHK + 3T

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

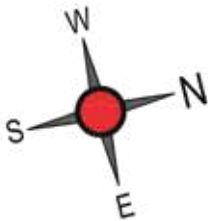


KEY PLAN



3 BHK + 3T

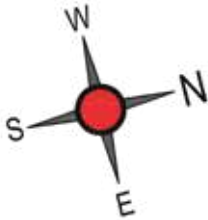
Unit No.	Carpet Area	Saleable Area
G105,G205, G305, G405	1014 sft	1501 sft
H101, H201, H301, H401	1014 sft	1501 sft
J101, J201, J301, J401	1014 sft	1501 sft
J108, J208, J308, J408	1014 sft	1501 sft



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



ENTRY →



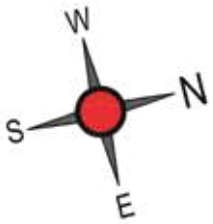
KEY PLAN



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

ENTRY →

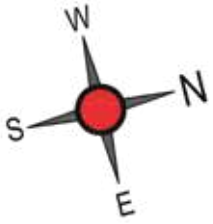


KEY PLAN

3 BHK + 3T

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

← ENTRY

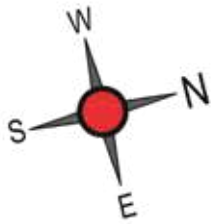


KEY PLAN



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

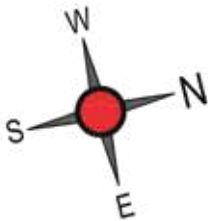


KEY PLAN



3 BHK + 3T

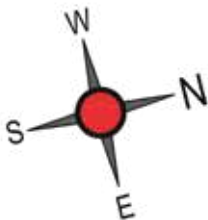
Unit No.	Carpet Area	Saleable Area
M107, M207, M307, M407	1057 sft	1562 sft



KEY PLAN

3 BHK + 3T

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

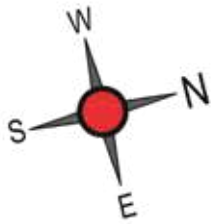


KEY PLAN



3 BHK + 3T + PTR

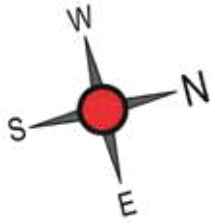
Unit No.	Carpet Area	Saleable Area	Private Terrace
B101	1048 sft	1568 sft	35 sft



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



KEY PLAN

3 BHK + 3T

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

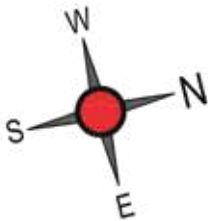


KEY PLAN



3 BHK + 3T + PTR

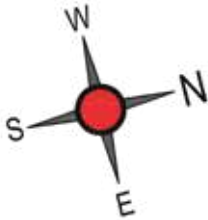
Unit No.	Carpet Area	Saleable Area	Private Terrace
J106	1123 sft	1617 sft	30 sft



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

ENTRY →



KEY PLAN

3 BHK + 3T + PTR

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

← ENTRY



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

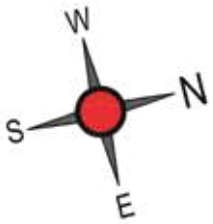


3 BHK + 3T

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



ENTRY



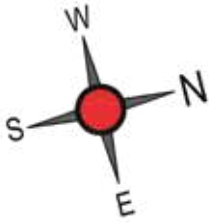
KEY PLAN

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



ENTRY



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

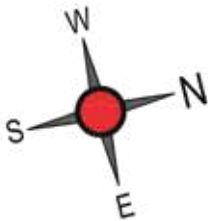


KEY PLAN



4 BHK + 4T

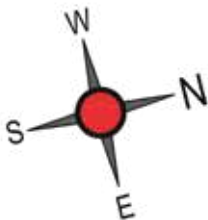
Unit No.	Carpet Area	Saleable Area
D103, D203, D303, D403	1410 sft	2050 sft



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

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

## WALL FINISH

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

## FLOOR FINISH WITH SKIRTING

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

## KITCHEN

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

## BALCONY

<b>Handrail</b>	: MS handrail as per architect's design
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## BATHROOM

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

## JOINERY

<b>Main door</b>	: 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
<b>Bedroom doors</b>	: 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
<b>Bathroom doors</b>	: Solid wood frame with design moulded skin doors of height 2100 mm (7'0") and Godrej or equivalent locks, thumb turn

## WINDOWS

<b>Windows</b>	: 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
<b>French doors</b>	: UPVC frame and doors with toughened glass & without grills
<b>Ventilators</b>	: Fixed / adjustable louvers with pinhead glass panes

## ELECTRICAL POINTS

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

## SPECIFICATIONS COMMON TO BUILDING COMPLEX

### COMMON AMENITIES

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

### OUTDOOR FEATURES

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





# SIGNATURE UNITS SPECIFICATIONS



## STRUCTURE

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## KITCHEN

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

## BALCONY

<b>Handrail</b>	: MS handrail as per architect's design
-----------------	---

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<b>Charging pod</b>	: Mobile charging pod in master bedroom and living
<b>Split air conditioner</b>	: Electrical point will be provided in all bedrooms & living
<b>Exhaust fan</b>	: Provision will be given in all bathrooms
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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





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