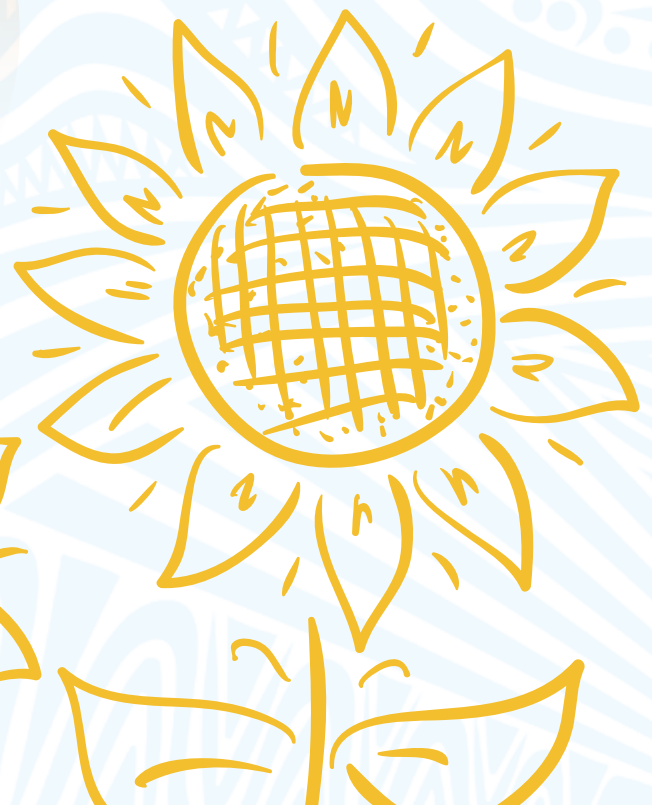
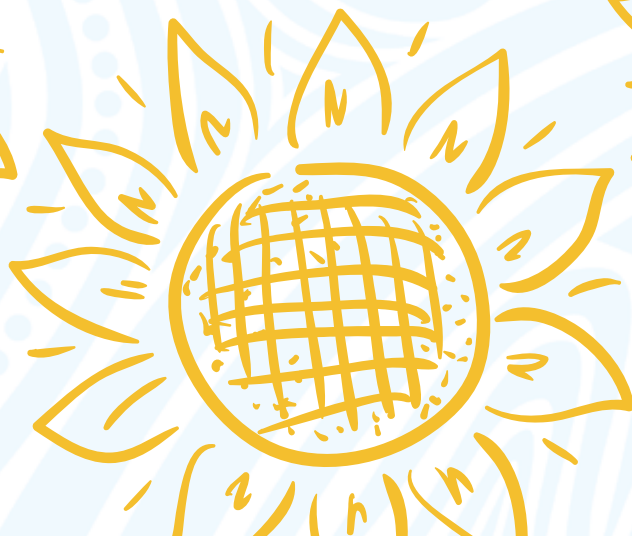
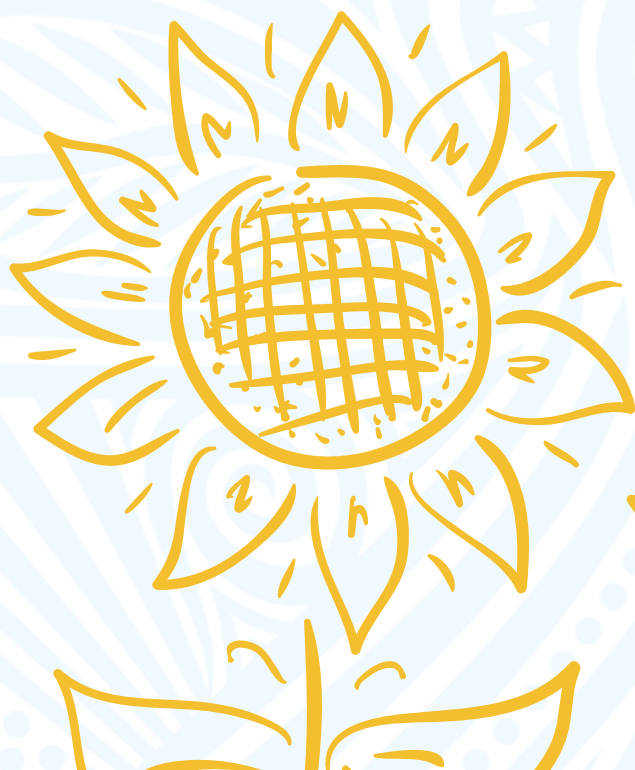


CASAGRAN
Zenith
MEDAVAKKAM
Phase I



Home of wellness

15
YEARS
OF 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 sft 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.



A nighttime architectural rendering of the Casagrand Zenith apartment complex. The image shows several tall, modern apartment buildings with white and dark grey facades. Many windows are illuminated from within, and some balconies have glass railings. In the foreground, a white car is parked on a paved area. To the left, there are palm trees and a small landscaped area with water fountains. The sky is a deep blue with some light clouds. The overall atmosphere is modern and sophisticated.

Wellness at the heart

The best gift you can give yourself and your loved ones is good health. Casagrand Zenith, 2, 3 & 4 BHK apartments in Medavakkam, is a home created with your wellness in mind. Located minutes away from Medavakkam Junction, these apartments are at the perfect distance from everything, with over 75+ amenities designed to ensure you and your family are in perfect health. Experience the best of life in a home that truly cares about your well-being.

Salient features

- 949 Apartments (532 Apartments in Phase I) spread across 7.46 acres in Medavakkam
- One of the largest gated communities with 24x7 CCTV surveillance
- Vaastu compliant
- Premium fittings & features
- Designed for uninterrupted views and ventilation
- 75+ amenities that facilitate healthy living
- Prominent educational institutions & IT hubs in the nearby vicinity



Amenities

- Poolroom & TT room
 - Foosball table
 - 360° ping pong
 - Billiards table
 - Table tennis
- Board games room
 - Dartboard
 - Chess, carrom, pucket
- Party lounge
- Reading lounge
- Futsal - clubhouse terrace with gallery seating
- Mini bowling
- Chip golf - clubhouse terrace
- Party lawns
- Amphitheatre
- Beach volleyball court
- Half basketball / Multipurpose play court (badminton, tennis, throwball, etc.)
- Jogging track
- Open playground
- Multipurpose / Party hall
- Home theatre / AV room
- Virtual reality games
 - Roller coaster
 - Warrior (shooting game)
 - Car racing
- Augmented reality games
- Video games room
- Spinning wheel of hope - wall mount
- Cricket practice net
- Adults' swimming pool
- Hookey ring toss game
- Outdoor theatre screen provision with video / audio facility in the podiums
- Barbeque counter in the podium



Clubhouse

- Adventure climbing wall for kids
- Kids' hockey - clubhouse terrace
- Jungle gym for kids
- Hopscotch
- Children's play area
- Tot lot
- Play lawn
- Tree house
- Trampoline
- Kids' pool
- Interactive water play area feature for kids - Poolside
- Kids' learning room
- Lego room
- Crèche
- Kids' ball pool
- Indoor tenting camp
- Kids' library
- Chalkboard wall



Kids' Play Area



Convenience / Safety & Security

- Entrance arch with security - My Gate App
- Garbage chutes with trolley room
- Cycle rack with cycles
- Drivers' / Maids' dormitory
- Toilets for drivers in stilt
- Ironing shop
- Coffee shop
- Business centre
- Association room
- Reception / Waiting lounge
- Air pavilion
- Electric car charging bay
- Car wash bay
- Convenio store
- Reception lobby with waiting lounge
- Provision for ATM
- Poolside refreshment counter
- Wi-Fi zone with seating
- Piped music in the podium



Wellness

- Semi-covered walkways
- Reflexology pathway
- Gymnasium
- Interactive gym
- Zumba / Yoga room
- Outdoor gym
- Steam & sauna
- Jacuzzi
- Spa & salon
- Aqua gym



Distinguished Planning

- Tree plaza with informal seating
- Senior citizens' seating area
- Pergola with seating space in terrace with potted plants
- Grand plaza with fountain jet
- Leisure pavilions
- Hammocks in the podium
- DIY organic garden



Aerial View





Master plan

- Chennai's first wellness homes are set amidst 7.46 acres of area at Medavakkam, the community boasts of efficient building footprint where 75% of land area is open space
- 3 towers with centralized podiums planned in such a way there is no overlooking between the apartments
- 56,628 sft of central landscaped podiums amidst every block in a 7.46-acre development, is one of the main features of the project
- The project has single entry / exit with My Gate facility providing 24x7 security CCTV surveillance at pivotal points across the site extent which makes it a secure gated community
- Meticulously planned vehicle-free podiums with ramps and hand railings which ensure the community is barrier friendly for kids and senior citizens
- Blocks are well-oriented in such a way that there is maximum wind flow and minimum heat gain
- Efficient space planning has been done such that there is no space wastage



Facilities

- The podium and clubhouse are well-facilitated with outdoor speakers and provisions for piped music to play on a daily basis to enable a pleasant evening experience
- Dormitories are located at the stilt level for maids (female) and drivers (male) who reside and work for the residents
- Dedicated car wash and car charging bay with necessary inbuilt facilities provide relief from the hassle of taking the car out for charging and car wash, or even having to clean the car at your parking lot. This space acts as a mini service and charging station for personal use.
- A garbage chute, an integral component of condo building garbage management, is provided which allows residents to efficiently dispose of trash on their floor
- Smart box facility is provided in the community to have a comfortable and secured e-commerce



Exterior

- A grand entrance archway, beautified with water cascade and landscape elements, creates an inviting entry into the community
- Water cascade feature acts as a welcoming element by creating a pleasant ambience for the residents entering or even visitors approaching the community
- The contemporary façade with lighting uplifts the building exterior during dusk. Lighting is designed to emphasize the architectural excellence and make the exterior look more striking at night.
- Driveway - The 7.2-meter (23-feet) wide driveways provide comfortable vehicular movement in the community
- Compound wall
 - Well-defined feature wall, as part of the compound wall, directs residents to every block's entrance
 - These feature walls, along with planned landscape and designer lighting, create interest rather than being a monotonous wall around the community



Landscaped Podium

- 56,628 sft centralized podiums are sprawled with outdoor recreational landscape amenities
- The podiums being elevated from the ground level provides a vehicle-free zone to the community easing the accessibility and usage of the outdoor amenities



Amenities

- 75+ amenities, comprising of outdoor and indoor recreational facilities, are sprawled across the project enhancing the community's wellness and well-being of residents
- Oxygen infused clubhouse (gym, indoor play area, yoga / zumba room) - an experience that aids achieving fitness goals, getting healthy, breathing better, decreasing stress and increasing body strength
- Eco smart swimming pool – Chlorine-free, non-chemical pool system will sanitize your pool naturally, eliminating the need for harmful chemicals
- Interactive water feature is planned in the pool area for the kids to enjoy and learn swimming in a better way
- Aqua gym enables the facility of extended gym work out. The equipment installed inside the pool aid the gym experience with the added benefit of hydrotherapy / working in water.
- Fountain and floor jet features in the plaza which are timing controlled, give the kids an experience of a theme park within the community
- Futsal play area in the terrace of clubhouse with lighting and cricket practice net (clubhouse), beach volleyball (OSR), multipurpose play court to accommodate half basketball, badminton, tennis, etc. in OSR area, encourage the residents to participate in sports activities
- Interactive gym (AG6 Simulation) and virtual reality & augmented reality games in the clubhouse take new generation gaming to the next level
- Dedicated space for ironing shop, coffee shop, ATM and convenience store are provided for the local residents to facilitate the community with their professional services
- Amphitheatre is planned such that, apart from theatrical activities, it provides a leisure seating area from where one can enjoy the scenic view of the entire podium
- The amphitheatre integrated with audio visual provision, facilitates movie watching experience in the outdoors
- Play / party lawn in the podium for the residents to host communal events and parties
- Leisure pavilion, stargazing seating, Wi-Fi lounge along a landscaped podium, for the residents to enjoy
- Reflexology pathway, as an enhancing mode of relaxation of the residents
- Hammocks are located in interesting areas of the podium to kindle the interest of residents to come out with their family, friends and relax in the open and natural atmosphere
- Tot lot / children's play area is well-equipped with modern play equipment for kids like a swing, slide, and trampoline along with caretaker's pavilion in the podium
- Hygienic rubberized safety flooring is provided in the kids' play area to have a clean and safe play environment
- Air pavilion - seating with air purifying plants & tree house - interesting play area for kids
- A dedicated space is provided in the OSR to encourage DIY (Do It Yourself) organic farming within the community by allowing them to cultivate their vegetables and fruits by themselves
- Terrace is made accessible for the residents with features like pergolas and leisure seating with potted plants to encourage the residents to have an extended leisure activity
- Bicycle racks with bicycles are provided at various points in the still level to encourage cycling, as an activity within the community



Poolroom



Multipurpose Hall



Interior



Double height entrance lobby

- Grand lobby with double height space is well-accentuated with wall murals and paintings with lighting creating a premium experience for guests
- The digital notice board placed in every lobby keeps the residents informed about activities on daily basis



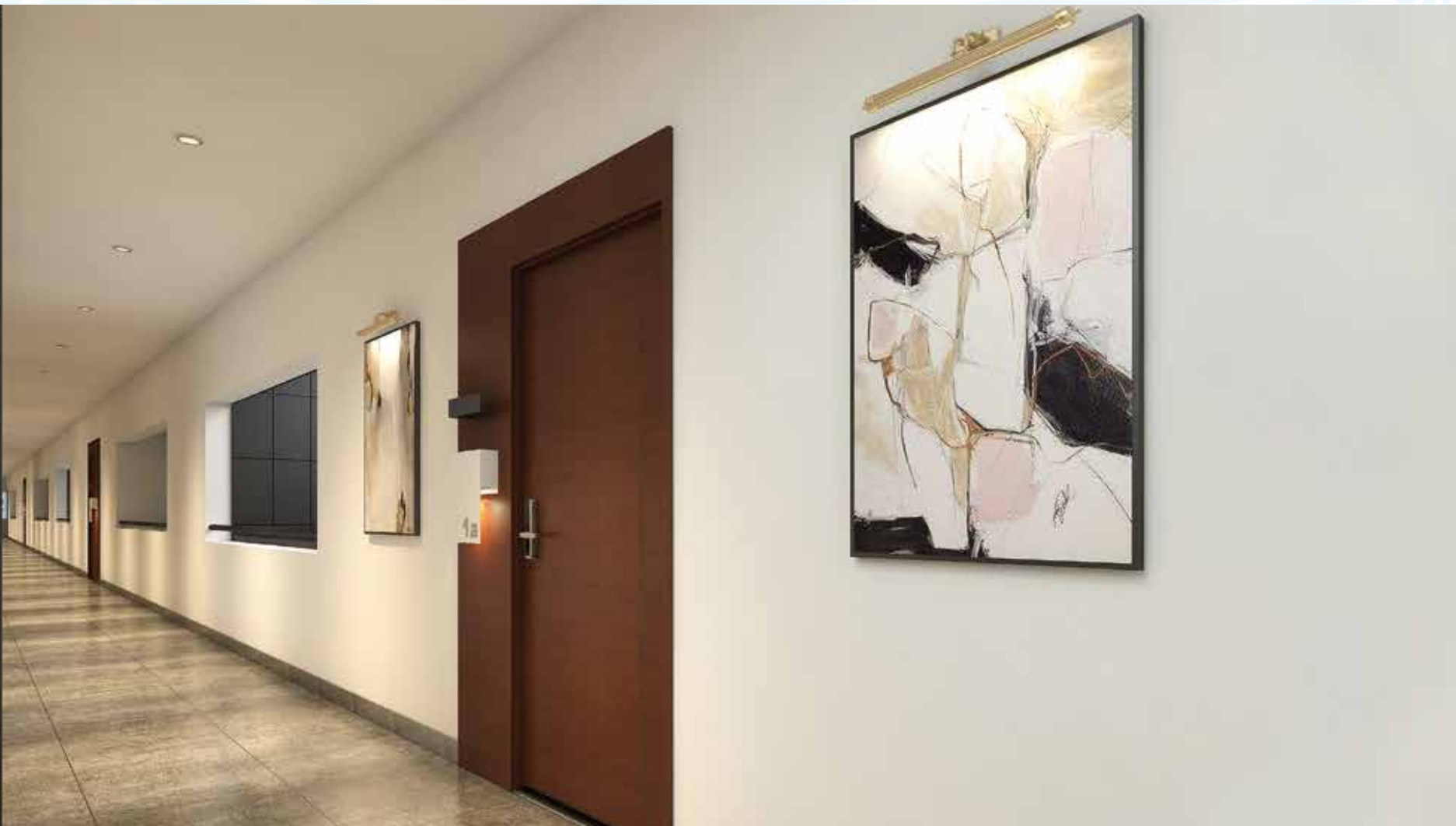
Lift facia & interior

- Well-detailed lift facia with wall cladding and lighting elements
- The interior of the lift is upgraded with granite flooring, wall treatment and ceiling lights
- Additional facilities are planned inside the lift such as automatic fan and light control by sensor, information tablets, etc.



Corridor & lift lobby

- The corridors that lead to the door steps are well-planned with artistic wall murals / paintings with ingrained lighting to enliven them
- Designer floor identification signage adds to the aesthetic look of the corridor spaces
- All cores are well-equipped with two lifts with 13 & 8 passenger capacity
- All cores are designed with staircases for easy accessibility and movement



Units



Wide and fancy main door

- Designer wall paneling gives a sense of wider and more grand entrance doorway to enter the home
- The door is facilitated by side paneling which provides a dedicated space for personalizing entrances. It also accommodates the designer door number signage with milk box & newspaper holder to facilitate daily activities.



Digital door lock system

- New generation digital lock system consisting of four independent unlocking features - biometric, password, smart card and mechanical key, assure the home is secured



Mobile charging station

- This wall mounted gadget has an inbuilt socket with Bluetooth speakers, provided in living and master bedroom, which enables wire-free mobile charging experience, with music even played while it is in charging mode



Master toilet

- Luxurious granite counter is provided with over-counter signature washbasins
- Soothing spa like experience in master toilet with the provision of rain shower, infused with Vitamin C, for healthy hair and skin



Uninterrupted visual connectivity

- All bedrooms and balconies are planned in such a way that they look into either exterior or internal landscaped podiums, ensuring every room has good views, lighting and ventilation
- Adjustable, ceiling mount clothes drying hanger in the balcony provides uninterrupted views from inside



Premium specifications

- Superior flooring tiles for the entire flat
- VOC-free paints in the interiors are provided, creating eco-friendly environment
- Waterproof doors for toilet are provided for durability, longevity & easier / cheaper maintenance
- Square designer grating for pest-free kitchens and bathrooms
- Premium range of Jaquar / equivalent fittings for all the toilets ensures more durability and easy maintenance of the CP and sanitary fittings



Private terrace

- Podium overlooking units in the first floor have the advantage of private terraces



Vaastu compliant

Most of the units are Vaastu compliant:

- No NE & SW cuts
- All units have SW bedrooms
- All units have NW, SE bathrooms
- No units have headboards on the North
- No units have SW entrance
- No units have NE & SW kitchen



Light & ventilation

- All block orientations, cut outs, window locations have been thoughtfully planned for great lighting and ventilation, which also adds charm to the contemporary elevation of the community
- OTS / cutouts and shafts ensure ventilation not only for the units but also for the corridors

Units



Apartments with privacy and security

- No overlooking units - No windows and balconies of the units overlook into another apartment
- Bedrooms are positioned away from the living room, catering to the privacy of the resident to a great extent
- Digital lock system for the main door with four independent unlocking features (biometric access, password PIN, smart card access & mechanical key), also, the logs can be viewed for security reasons



Planning for ODU locations

- Spaces are well-planned for placing ODUs of ACs which are well-accessible for service from inside
- These spaces have thoughtfully been designed and located to avoid any overlooking or hindrances to other apartments and well-concealed to ensure no ODUs of ACs are visible on the building façade



Other features

- Bedroom is provided with air purifier to help improve the air quality of the personalized space
- Dedicated niche space is planned in most of the units, which can be personalized as a puja shelf or a crockery rack or storage space
- Wardrobe niche in most of the units providing spacious bedrooms with dimensions not less than 10 feet
- Washbasins are provided in the dining room for maximum units
- Spacious kitchen and segregated space for washing machine is provided



Signature units

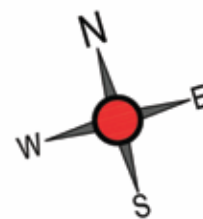
- Foyer space is provided for all 3BHK and 4BHK signature units
- Separated space for living and dining for all 3BHK and 4BHK signature units
- Two balconies - 1 in bedroom and 1 in the living, provided in all 3BHK and 4BHK signature units
- Walk-in-wardrobe is provided in bedroom 1 in all 3BHK and 4BHK signature units
- Bedroom 1 is provided with a bigger spacious toilet in all signature units

Reception





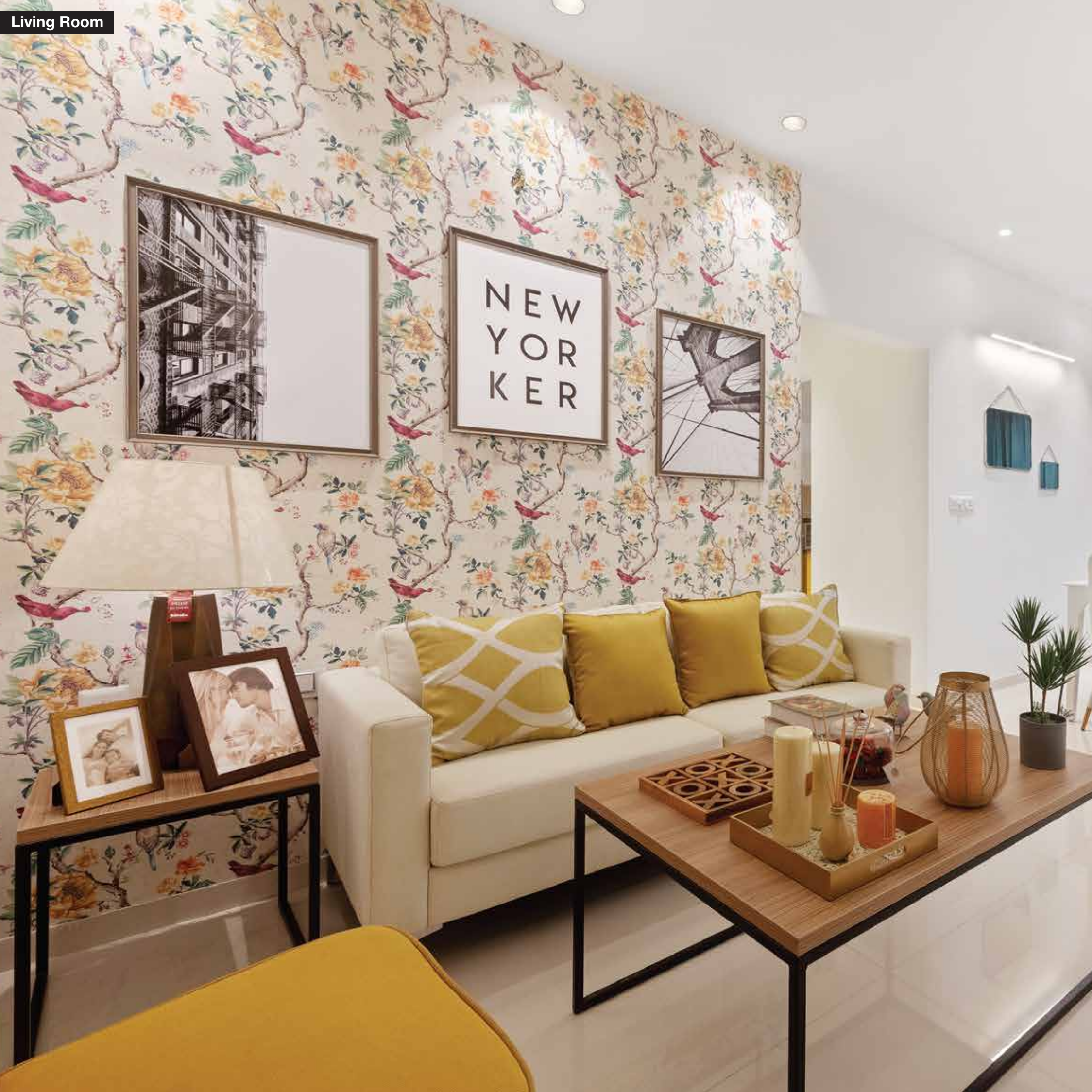
Site Plan



- | | |
|-------------------------------------|---|
| 1. Entry / Exit | 15. Fountain jet plaza |
| 2. Entrance plaza | 16. Plaza |
| 3. Entrance portal / Security cabin | 17. Play lawns |
| 4. Water cascade feature | 18. Jungle gym |
| 5. Speed bump | 19. DIY organic garden |
| 6. Drop-off area | 20. Senior citizen group area |
| 7. Jogging track | 21. Beach volleyball court |
| 8. Cricket practice net | 22. Multipurpose court |
| 9. Adults' pool | 23. Car wash point / Electric charging point |
| 10. Kids' pool | 24. Reserved car park for physically challenged |
| 11. Pool deck | 25. Driveway |
| 12. Aqua gym | 26. Cycle rack |
| 13. Refreshment counter | |
| 14. Rain curtain | |



Model House
2 BHK



Living Room





Bedroom 1



Bedroom 2



Kitchen



Model House
3 BHK



Living Room



Dining Room



Bedroom 1



Bedroom 2





Kitchen



Landscape View



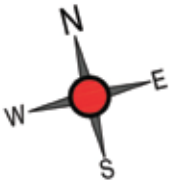
Block 2 Elevation





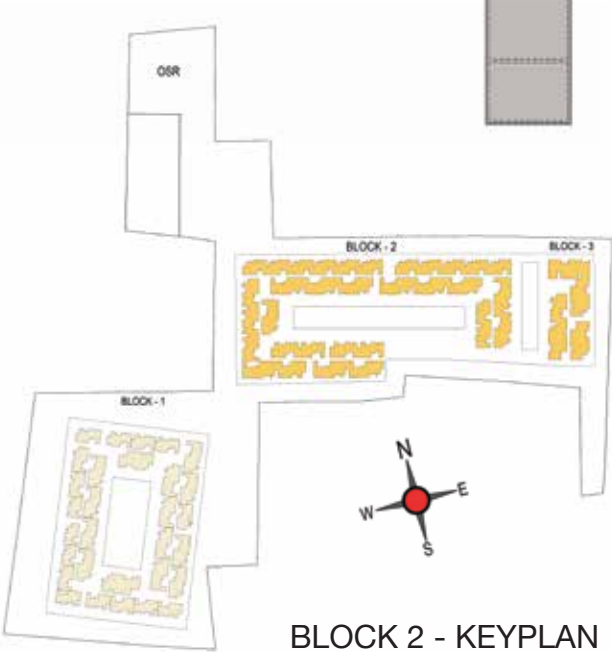
Elite Tower - Block 2
Typical Floor Plans

BLOCK 2 & 3 COMBINED BASEMENT FLOOR PLAN

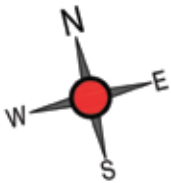


BLOCK - 2

BLOCK - 3

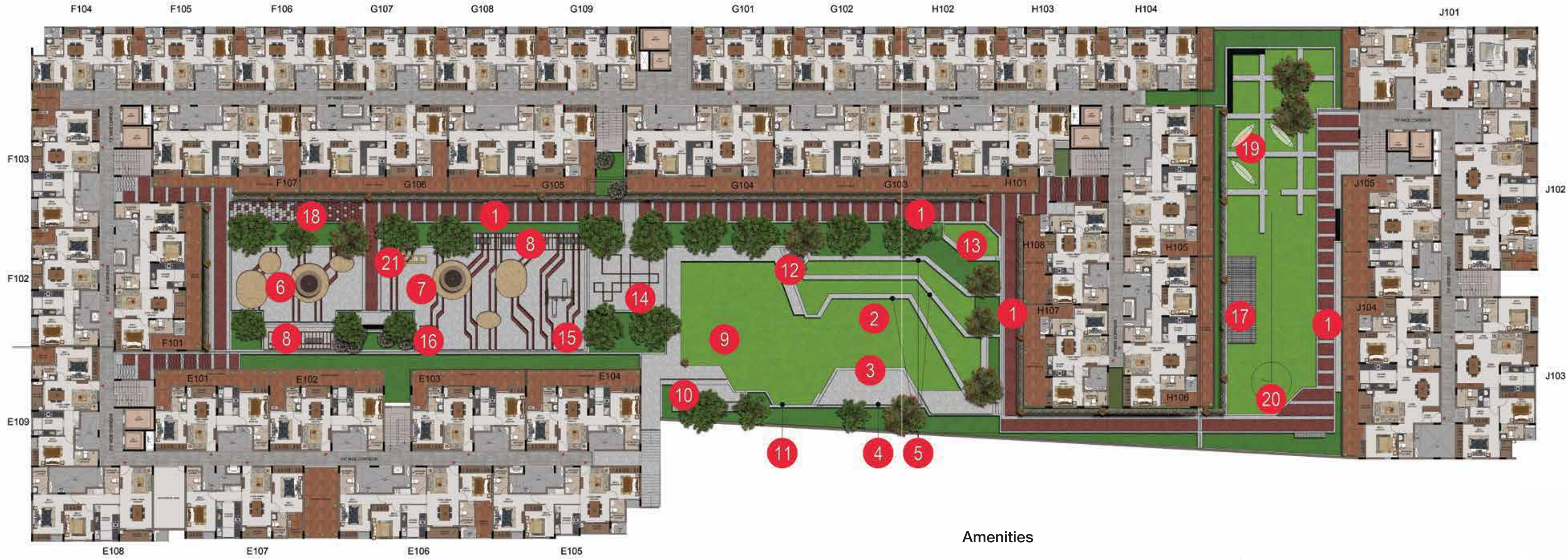


BLOCK 2 - KEYPLAN



BLOCK - 2

BLOCK - 3



Amenities

1.

Walkway
2.

Amphitheatre
3.

Stage
4.

Projection / Screening wall
5.

Seating terraces
6.

Tot lot
7.

Children's play area
8.

Caretaker's pavilion
9.

Party / Function lawn
10.

Party counter
11.

Chalkboard wall
12.

Stargazing area
13.

Gossip corner
14.

Air pavilion
15.

Hookey ring toss game
16.

Tree house
17.

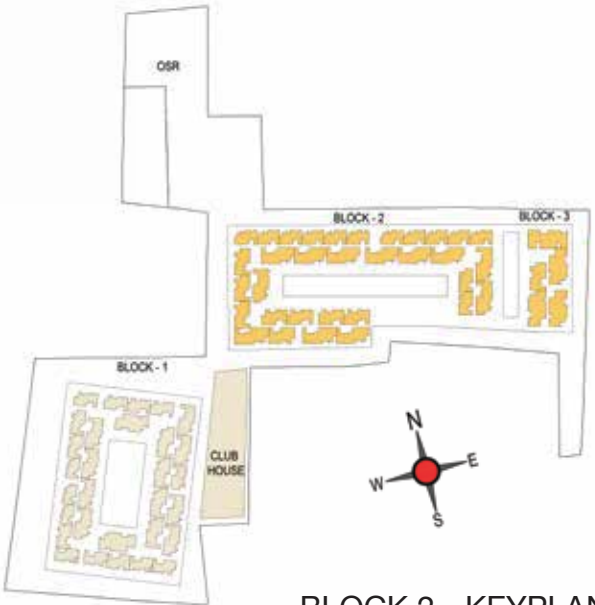
Wi-Fi pavilion
18.

Play walkway
19.

Hammock garden
20.

Putting golf
21.

Hopscotch

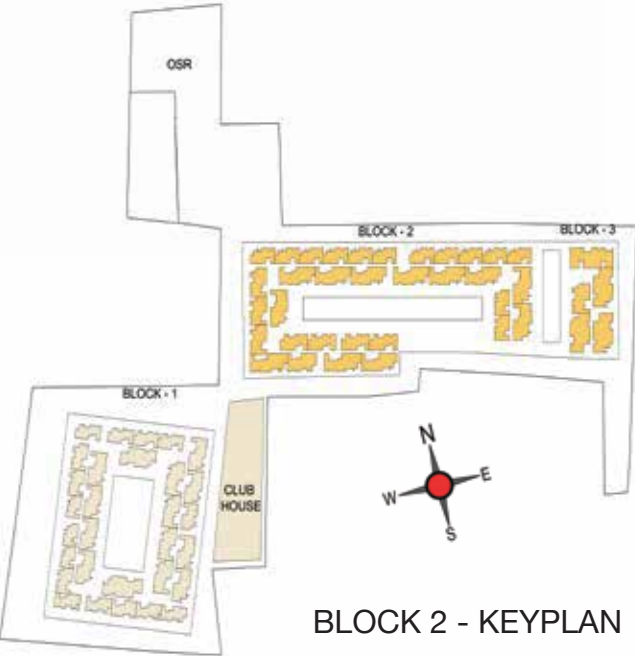
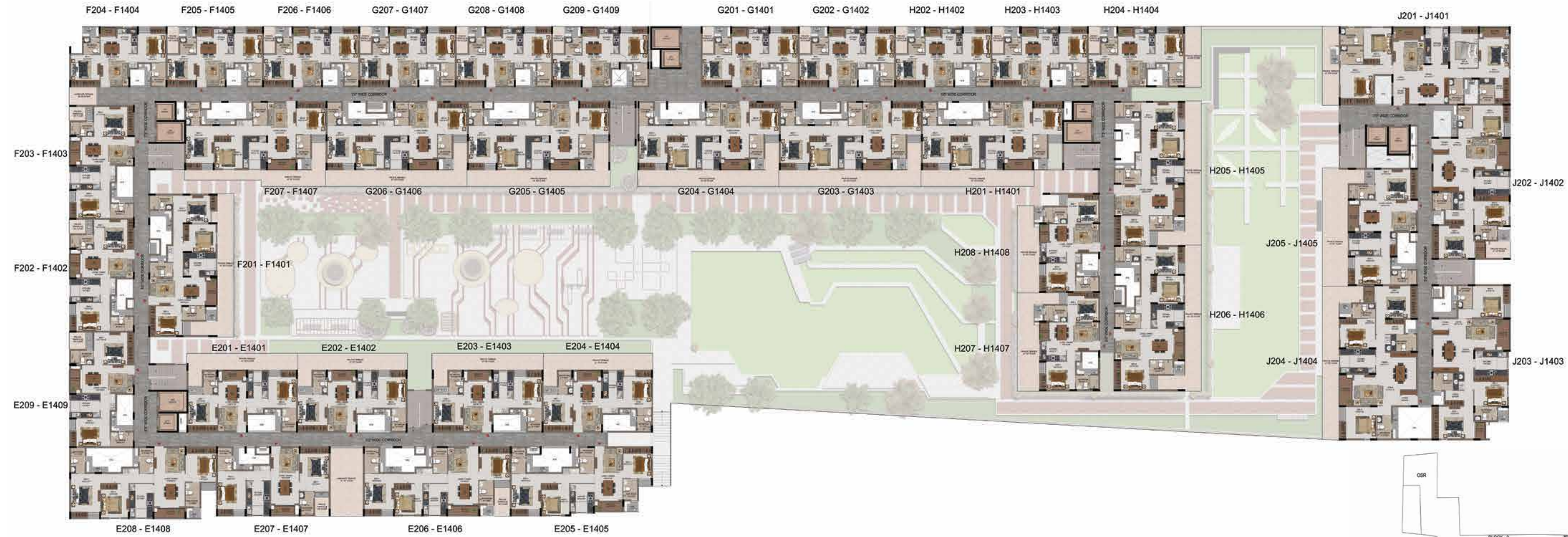


BLOCK 2 - KEYPLAN



BLOCK - 2

BLOCK - 3



BLOCK 2 - KEYPLAN

Podium - Block B

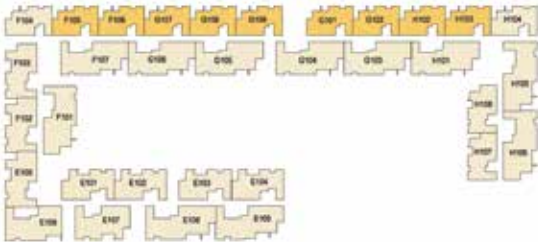
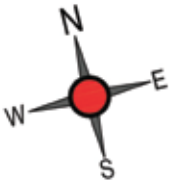




Elite Tower - Block 2
2 BHK Unit Plans

Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area	Private Terrace
F105	547 sft	835 sft	39 sft
F106	547 sft	835 sft	39 sft
G101	547 sft	840 sft	39 sft
G102	547 sft	835 sft	39 sft
G107	547 sft	835 sft	39 sft
G108	547 sft	835 sft	39 sft
G109	547 sft	840 sft	39 sft
H102	547 sft	835 sft	39 sft
H103	547 sft	835 sft	39 sft



BLOCK 2 - KEYPLAN

Type
2 BHK + 2T

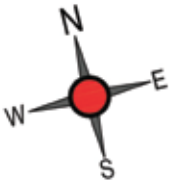
Unit No.	Carpet Area	Saleable Area
F205 - F1405	547 sft	835 sft
F206 - F1406	547 sft	835 sft
G201 - G1401	547 sft	840 sft
G202 - G1402	547 sft	835 sft
G207 - G1407	547 sft	835 sft
G208 - G1408	547 sft	835 sft
G209 - G1409	547 sft	840 sft
H202 - H1402	547 sft	835 sft
F203 - H1403	547 sft	835 sft
F104 - F1404	547 sft	840 sft



BLOCK 2 - KEYPLAN

Type
2 BHK + 2T

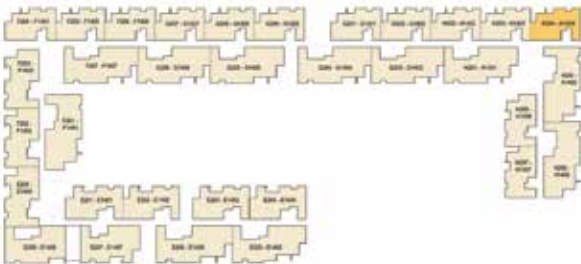
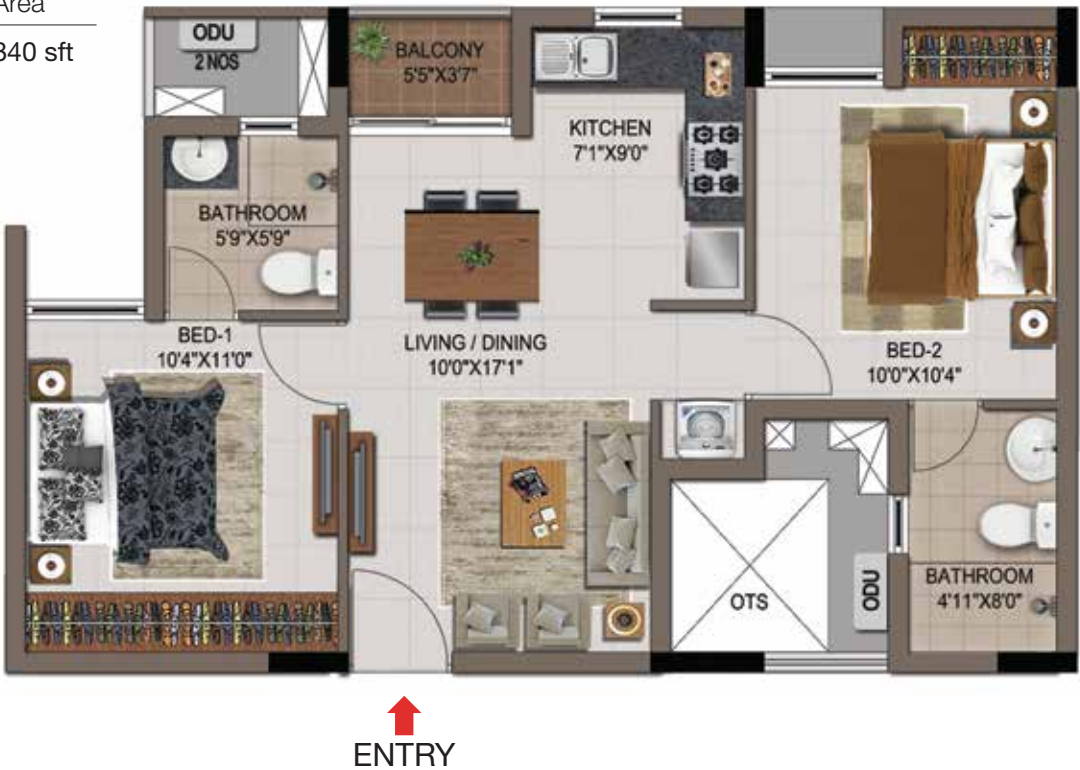
Unit No.	Carpet Area	Saleable Area	Private Terrace
H104	547 sft	840 sft	169 sft



BLOCK 2 - KEYPLAN

Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
H204 - H1404	547 sft	840 sft



BLOCK 2 - KEYPLAN

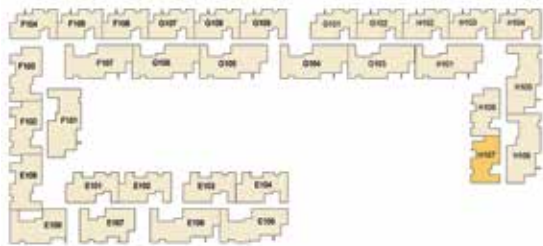
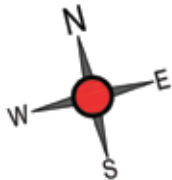
Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area	Private Terrace
H107	568 sft	871 sft	316 sft

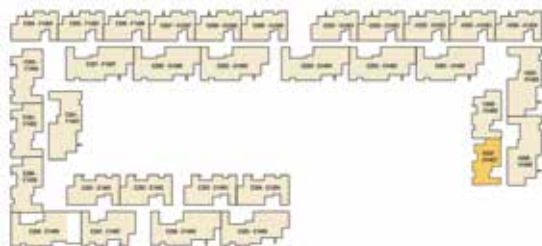


Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
H207 - H1407	568 sft	871 sft



BLOCK 2 - KEYPLAN



BLOCK 2 - KEYPLAN

Type
2 BHK + 2T

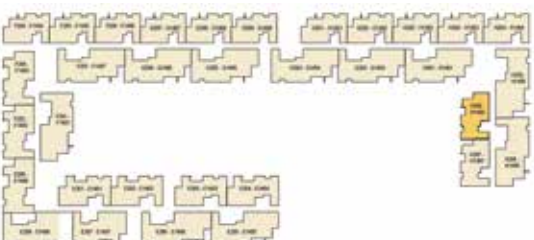
Unit No.	Carpet Area	Saleable Area	Private Terrace
H108	568 sft	871 sft	241 sft



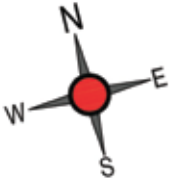
BLOCK 2 - KEYPLAN

Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
H208 - H1408	568 sft	871 sft

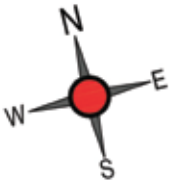


BLOCK 2 - KEYPLAN



Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area	Private Terrace
E101	637 sft	987 sft	280 sft
E102	637 sft	987 sft	284 sft
E103	637 sft	987 sft	290 sft



BLOCK 2 - KEYPLAN

Type
2 BHK + 2T

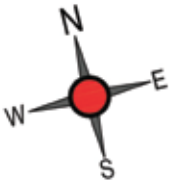
Unit No.	Carpet Area	Saleable Area
E201 - E1401	637 sft	987 sft
E202 - E1402	637 sft	987 sft
E203 - E1403	637 sft	987 sft



BLOCK 2 - KEYPLAN

Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area	Private Terrace
E104	637 sft	987 sft	284 sft



ENTRY



BLOCK 2 - KEYPLAN

Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
E204 - E1404	637 sft	987 sft



ENTRY



BLOCK 2 - KEYPLAN

Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area	Private Terrace
F102	691 sft	1053 sft	41 sft
F103	691 sft	1059 sft	47 sft



← ENTRY



BLOCK 2 - KEYPLAN

Type
2 BHK + 2T

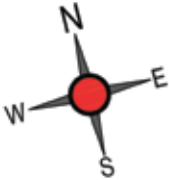
Unit No.	Carpet Area	Saleable Area
F202 - F1402	691 sft	1053 sft
F203 - F1403	691 sft	1059 sft



← ENTRY



BLOCK 2 - KEYPLAN



Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area	Private Terrace
E109	705 sft	1077 sft	49 sft



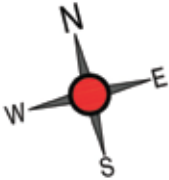
BLOCK 2 - KEYPLAN

Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
E209 - E1409	705 sft	1077 sft

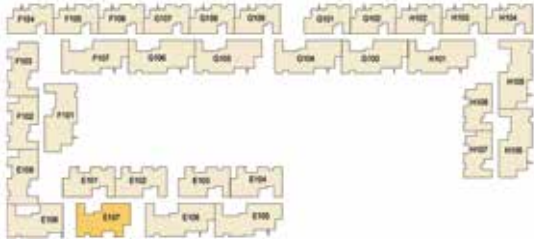
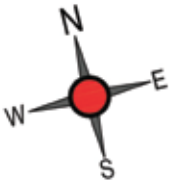


BLOCK 2 - KEYPLAN



Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area	Private Terrace
E107	756 sft	1153 sft	48 sft



BLOCK 2 - KEYPLAN

Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
E207 - E1407	756 sft	1147 sft

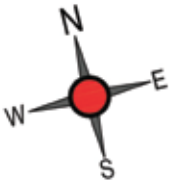
ENTRY



BLOCK 2 - KEYPLAN

Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
E108	800 sft	1219 sft



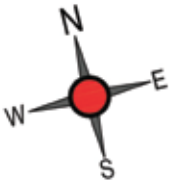
BLOCK 2 - KEYPLAN



Elite Tower - Block 2
3 BHK Unit Plans

Type
3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
E105 - E1405	868 sft	1314 sft



BLOCK 2 - KEYPLAN

Type
3 BHK + 3T

Unit No.	Carpet Area	Saleable Area	Private Terrace
G103	905 sft	1355 sft	373 sft
G105	905 sft	1360 sft	383 sft

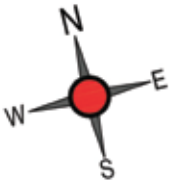
ENTRY



BLOCK 2 - KEYPLAN

Type
3 BHK + 3T

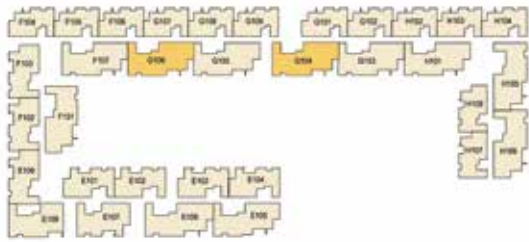
Unit No.	Carpet Area	Saleable Area
G203 - G1403	905 sft	1355 sft
G205 - G1405	905 sft	1360 sft



BLOCK 2 - KEYPLAN

Type
3 BHK + 3T

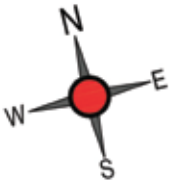
Unit No.	Carpet Area	Saleable Area	Private Terrace
G104	905 sft	1360 sft	374 sft
G106	905 sft	1355 sft	373 sft



BLOCK 2 - KEYPLAN

Type
3 BHK + 3T

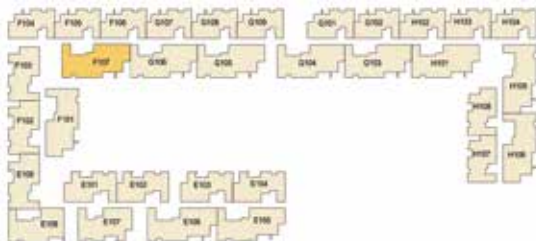
Unit No.	Carpet Area	Saleable Area
G204 - G1404	905 sft	1360 sft
G206 - G1406	905 sft	1355 sft



BLOCK 2 - KEYPLAN

Type
3 BHK + 3T

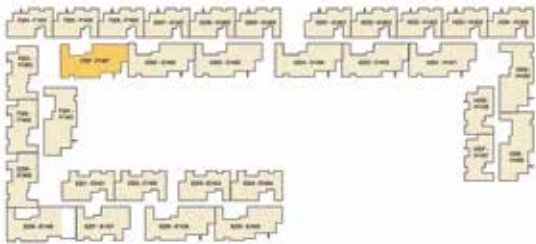
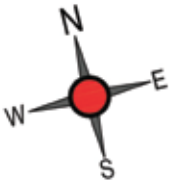
Unit No.	Carpet Area	Saleable Area	Private Terrace
F107	905 sft	1360 sft	311 sft



BLOCK 2 - KEYPLAN

Type
3 BHK + 3T

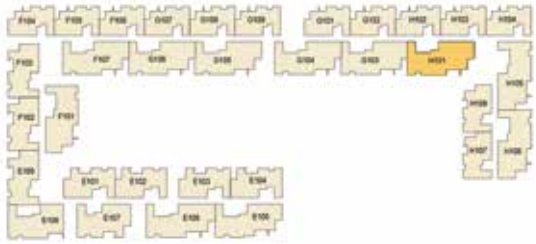
Unit No.	Carpet Area	Saleable Area
F207 - F1407	905 sft	1360 sft



BLOCK 2 - KEYPLAN

Type
3 BHK + 3T

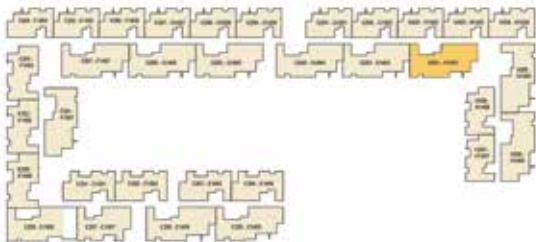
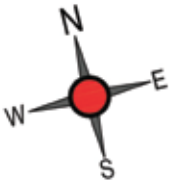
Unit No.	Carpet Area	Saleable Area	Private Terrace
H101	905 sft	1360 sft	247 sft



BLOCK 2 - KEYPLAN

Type
3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
H201 - H1401	905 sft	1360 sft



BLOCK 2 - KEYPLAN

Type
3 BHK + 3T

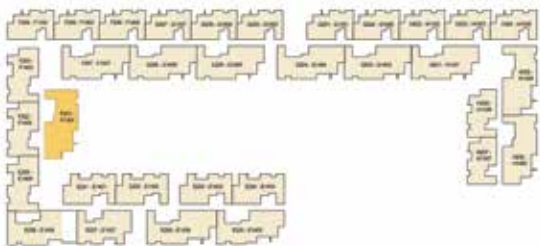
Unit No.	Carpet Area	Saleable Area	Private Terrace
F101	905 sft	1366 sft	384 sft



BLOCK 2 - KEYPLAN

Type
3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
F201 - F1401	905 sft	1366 sft



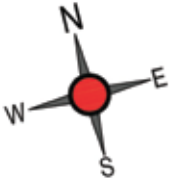
BLOCK 2 - KEYPLAN

Type
3 BHK + 3T

Unit No.	Carpet Area	Saleable Area	Private Terrace
E106	934 sft	1409 sft	69 sft

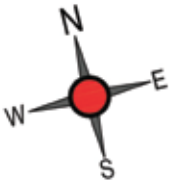


BLOCK 2 - KEYPLAN



Type
3 BHK + 3T

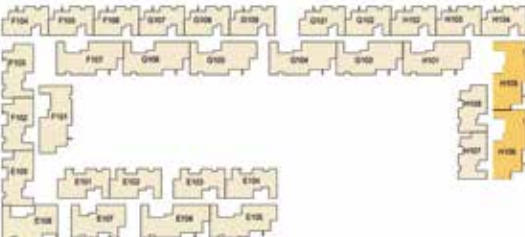
Unit No.	Carpet Area	Saleable Area
E206 - E1406	934 sft	1409 sft



BLOCK 2 - KEYPLAN

Type
3 BHK + 3T

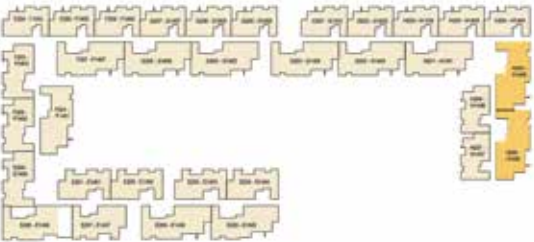
Unit No.	Carpet Area	Saleable Area	Private Terrace
H105	947 sft	1425 sft	380 sft
H106	947 sft	1425 sft	388 sft



BLOCK 2 - KEYPLAN

Type
3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
H205 - H1405	947 sft	1425 sft
H206 - H1406	947 sft	1425 sft



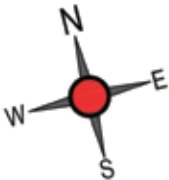
BLOCK 2 - KEYPLAN

Type
3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
E208 - E1408	983 sft	1472 sft



BLOCK 2 - KEYPLAN





Specifications
Elite

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 2.95 m
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 OBD (VOC free)
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of OBD (VOC free)
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 (VOC free)
Bathroom	: Glazed ceramic tile up to false ceiling height of size 300 x 600 mm & above false ceiling will be finished with a coat of primer (VOC free)
Kitchen	: Ceramic wall tile of size 300 x 450 mm for a height of 600 mm above the counter top finished level
Utility	: Glazed ceramic wall tile of size 300 x 450 mm, height to match the kitchen wall tile
Toilet ceiling	: Grid type false ceiling

FLOOR FINISH WITH SKIRTING

Living, Dining	: Vitrified tiles of size 800 x 800 mm
Bedrooms, Kitchen & Utility	: Vitrified tiles of size 600 x 600 mm
Bathroom	: Anti-skid ceramic tiles of size 300 x 300 mm
Balcony	: Anti-skid ceramic tiles of size 300 x 300 mm
Private open terrace (if applicable)	: Floors with pressed tiles finish

KITCHEN

Kitchen	: Platform with granite slab of 600 mm wide at height of 800 mm from the finished floor level
Electrical point	: For chimney & water purifier
CP fitting	: Jaquar / Kohler or equivalent
Sink	: Single bowl stainless steel sink with drain board of Nirali (or) equivalent
Drain	: Pest-free square designer SS grating
Dining	: Wall-mount washbasin wherever applicable

BALCONY

Handrail	: MS handrail as per architect's design
Hanger	: Clothes drying provision

BATHROOM

Sanitary fixtures	: Jaquar / Kohler or equivalent
CP fittings	: Jaquar / Kohler or equivalent
Bedroom-1 bathroom	: Floor mounted WC with cistern, health faucet, single lever concealed diverter with rain shower, Vitamin C filter & arm, counter top washbasin with polished granite platform
Other bathrooms	: Floor mounted WC with cistern, health faucet, single lever concealed diverter with overhead shower & arm, wall mounted washbasin
Drain	: Pest-free square designer SS grating

JOINERY

Main door	: Wide & fancy door of size 3'6" X 7'0" of good quality African teak wood frame & shutters of laminated finish with an additional panel on one side. Panel will be overlapping the frame and will be finished with PVC edge banding
Bedroom doors	: Ironmongery like door lock of digital lock system of Dorma or equivalent, tower bolts, door viewer, safety latch, door stopper, door closure in SS finish
Bathroom doors	: Good quality door frame with Masonite skin shutters of double panel for a height (7'0" ht.) 2100 mm
Bathroom doors	: Ironmongery like door lock of Godrej or equivalent locks, thumb turn with key, door stopper, door bush, tower bolt etc.
Bathroom doors	: Good quality door frame with FRP moulded shutters of eight (7'0" ht.) 2100 mm with waterproofing on inner side
Bathroom doors	: Ironmongery like thumb turn lock of Godrej or equivalent and a latch

WINDOWS

Windows	: UPVC windows with sliding shutters with see-through plain glass and MS grill on inner side wherever applicable
French doors	: UPVC frame and doors with toughened glass without grills
Ventilators	: UPVC frame of fixed or adjustable louvered or openable shutter for ODU access

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	: Point in living room & bedroom-1
USB charging port	: Point in living room & bedroom-1
Split air conditioner	: Point will be provided in bedroom-1 & provision in all other bedrooms & living
Exhaust fan	: Point will be given in all bathrooms
Geyser	: Geyser point will be provided in master bathroom & provision will be given in all other bathrooms
Back-up	: 750W for 3BHK, 500W for 2BHK
Charging pod	: Mobile charging pod in bedroom-1 & living area
Air purifier	: Air purifier will be provided in the bedroom-1 (Philips / equivalent)



Podium - Block C



Signature Tower
Block 3 Unit Plans

Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area	Private Terrace
J105	770 sft	1172 sft	440 sft



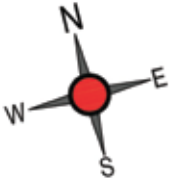
BLOCK 3 - KEYPLAN

Type
2 BHK + 2T

Unit No.	Carpet Area	Saleable Area
J205 - J1405	770 sft	1172 sft



BLOCK 3 - KEYPLAN



Type
3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
J103 - J1403	1181 sft	1781 sft



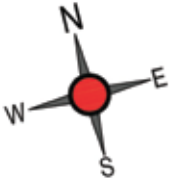
BLOCK 3 - KEYPLAN

Type
3 BHK + 3T

Unit No.	Carpet Area	Saleable Area	Private Terrace
J104	1194 sft	1790 sft	395 sft



BLOCK 3 - KEYPLAN



Type
3 BHK + 3T

Unit No.	Carpet Area	Saleable Area
J204 - J1402	1194 sft	1790 sft



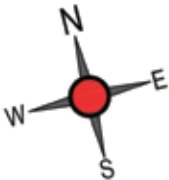
BLOCK 3 - KEYPLAN

Type
3 BHK + 3T

Unit No.	Carpet Area	Saleable Area	Private Terrace
J102	1194 sft	1792 sft	60 sft



BLOCK 3 - KEYPLAN



Type
3 BHK + 3T

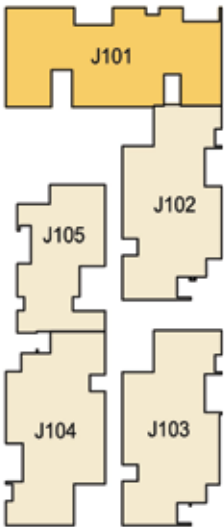
Unit No.	Carpet Area	Saleable Area
J202 - J1402	1194 sft	1792 sft



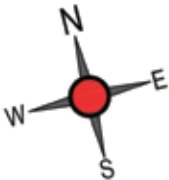
BLOCK 3 - KEYPLAN

Type
4 BHK + 4T

Unit No.	Carpet Area	Saleable Area	Private Terrace
J101	1416 sft	2140 sft	150 sft

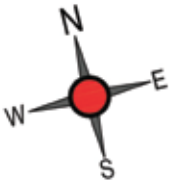


BLOCK 3 - KEYPLAN



Type
4 BHK + 4T

Unit No.	Carpet Area	Saleable Area
J201 - J1401	1416 sft	2140 sft



↑
ENTRY



BLOCK 3 - KEYPLAN

Open Amphitheatre





Specifications
Signature

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 2.95 m
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 OBD (VOC free)
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of OBD (VOC free)
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 (VOC free)
Bathroom	: Glazed ceramic tile up to false ceiling height of size 300 x 600 mm & above false ceiling will be finished with a coat of primer (VOC free)
Kitchen	: Ceramic wall tile of size 300 x 450 mm for a height of 600 mm above the counter top finished level
Utility	: Glazed ceramic wall tile of size 300 x 450 mm, height to match the kitchen wall tile
Toilet ceiling	: Grid type false ceiling

FLOOR FINISH WITH SKIRTING

Living, Dining	: Vitrified tiles of size 1200 x 600 mm
Bedrooms, Kitchen & Utility	: Vitrified tiles of size 600 x 600 mm
Bathroom	: Anti-skid ceramic tiles of size 600 x 600 mm
Balcony	: Anti-skid ceramic tiles of size 300 x 300 mm
Private open terrace (if applicable)	: Floors with pressed tiles finish

KITCHEN

Kitchen	: Platform with granite slab of 600 mm wide at height of 800 mm from the finished floor level
Electrical point	: For chimney & water purifier
CP fitting	: Toto / American Standard or equivalent
Sink	: Single bowl Quartz sink with drain board of premium brand
Drain	: Pest-free square designer SS grating
Dining	: Counter wash basin with polished granite

BALCONY

Handrail	: MS handrail as per architect's design
Hanger	: Clothes drying provision

BATHROOM

Sanitary fixtures	: Toto / American Standard or equivalent
CP fittings	: Toto / American Standard or equivalent
Bedroom-1 bathroom	: Floor mounted WC with cistern, health faucet, 3-in-1 mixer with rain shower, Vitamin C filter & hand shower, counter top washbasin with polished granite platform, glass shower partition
Other bathrooms	: Floor mounted WC with cistern, health faucet, single lever concealed diverter with overhead shower & arm, counter top washbasin with polished granite platform
Drain	: Pest-free square designer SS grating

JOINERY

Main door	: Wide & fancy door of size 3'6" X 7'0" of good quality African teak wood frame with double side veneer finish and extended with an additional panel on one side. Panel will be overlapping the frame and will be finished with PVC edge banding.
Bedroom doors	: Ironmongery like door lock of digital lock system of Dorma or equivalent, tower bolts, door viewer, safety latch, door stopper, door closure in SS finish
Bathroom doors	: Good quality door frame with double side veneer finish flush door of height (7'0" ht.) 2100 mm
Bedroom doors	: Ironmongery like door lock of Godrej or equivalent locks, thumb turn with key, door stopper, door bush, tower bolt etc.
Bathroom doors	: Good quality door frame with FRP moulded shutters of height (7'0" ht.) 2100 mm with waterproofing on inner side
Bathroom doors	: Ironmongery like thumb turn lock of Godrej or equivalent and a latch

WINDOWS

Windows	: UPVC windows with sliding shutters, with see-through plain glass and MS grill on inner side wherever applicable
French doors	: UPVC frame and doors with toughened glass without grills
Ventilators	: UPVC frame of fixed or adjustable louvered or openable shutter for ODU access

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	: Point in living room & bedroom-1
USB charging port	: Point in living room & bedroom-1
Split air conditioner	: Point will be provided in all bedrooms & living
Exhaust fan	: Point will be given in all bathrooms
Geyser	: Geyser point will be provided in all bathrooms
Back-up	: 1000W for 4BHK, 750W for 3BHK, 500W for 2BHK
Charging pod	: Mobile charging pod in bedroom-1 & living area
Air purifier	: Air purifier will be provided in the bedroom-1 (Philips / equivalent)



Common Built-up Area Specifications

SPECIFICATIONS COMMON TO BUILDING COMPLEX



COMMON AMENITIES

- Lift

: Elevators of 8-passenger & 13-passenger automatic lift will be provided with interior finish in every core
- Back-up

: 100% power backup 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 with granite flooring & typical floors with tile flooring
- Staircase floor

: Stilt floor with granite flooring & typical floors with tile flooring
- Staircase handrail

: MS handrail with enamel paint in all floors
- Stilt flooring

: Grano flooring with car park number marked in paint
- Terrace floor

: Floors with pressed tiles finish
- Notice board

: Digital notice board in stilt entrance lobby of every core
- Gym

: Oxygen infused gym (Bonphul / equivalent)



OUTDOOR FEATURES

- Water storage

: UG sump with OHT along 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 cameras will be provided all around the building at pivotal locations in stilt
- Well-defined driveway

: Interlocking paver blocks laid all around the building with demarcated driveway
- Security

: Security booth will be provided at the entrance with My Gate App
- Compound wall

: Building perimeter fenced by compound wall with entry gates for a height of 1500 mm
- Landscape

: Suitable landscape at appropriate places in the project
- Driveway

: Convex mirror & driveway lighting for safe turning in driveway
- Façade

: Façade & compound wall lighting in project as per architect’s design
- Garbage chute

: Garbage chute will be provided
- Swimming pool

: Chlorine-free swimming pool

Payment Pattern

Booking Advance	10%
Agreement Stage	35%
On completion of Foundation	10%
On completion 1st Floor Roof	5%
On completion of 3rd Floor Roof	5%
On completion of 5th Floor Roof	5%
On completion of 7th Floor Roof	5%
On completion of 9th Floor Roof	5%
On completion of 11th Floor Roof	5%
On completion of 14th Floor Roof	5%
On completion of Flooring Respective Floor	5%
On Handover	5%
Total	100%



*Location Map
& Advantages*



Nearby Hospitals

- ▲ Radial Ortho Clinic - 5 mins
- ▲ Arun Hospital - 7 mins
- ▲ V Care - 12 mins
- ▲ Gleneagles Global Health City - 14 mins
- ▲ New Life Hospital - 15 mins
- ▲ Avinash Hospitals Pvt. Ltd - 18 mins
- ▲ Bethesda Hospital - 19 mins
- ▲ Dr. Kamakshi Memorial Hospital - 21 mins
- ▲ Swaram Specialty Hospital - 22 mins



Nearby Schools

- ▲ Ravindra Bharathi Global School - 4 mins
- ▲ Global Rabbee Play School - 7 mins
- ▲ Vidhya Matric Higher Secondary School - 7 mins
- ▲ Zigma Matriculation School - 18 mins
- ▲ BS Matriculation School - 29 mins
- ▲ Narayana E Techno Schools - 32 mins



Nearby Colleges

- ▲ Mohammed Sathak College - 9 mins
- ▲ Asan College Visual Communication, Asan Memorial College of Arts & Science - 10 mins
- ▲ The Quaide Milleth College for Men - 10 mins
- ▲ SIVET College - 11 mins
- ▲ New Prince Shri Bhavani College of Engineering & Technology - 13 mins
- ▲ Government Arts and Science College - 20 mins
- ▲ Jeppiaar Engineering College - 23 mins
- ▲ KCG College of Technology - 23 mins



Nearby Malls

- ▲ Sathish Towers - 5 mins
- ▲ Shopping Singapore - 8 mins
- ▲ Velavan Shopping Mall - 10 mins
- ▲ Ragala Plaza - 14 mins
- ▲ Grand Square - 21 mins
- ▲ Vivira Mall - 26 mins
- ▲ The Marina Mall - 27 mins
- ▲ Phoenix Marketcity - 28 mins
- ▲ PVR ECR - 30 mins
- ▲ Mayajaal Multiplex - 31 mins
- ▲ Forum Vijaya Mall - 45 mins

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CNBC Awaaz
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2017 - 2018
(Real Estate)
Asia One

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Year 2018 - 2019
Realty Fact &
Quickr

Developer
of the Year
2018
TNRECON

Largest Project
of the year -
Lexus (2018)
TOI

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

Excellence
in Customer
Engagement - 2014
CEF

Best Realty
Brand - 2015
Economic Times

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Project in Southern
Region - 2014
Casagrand Arena
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Achievers





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CORPORATE OFFICE:

NPL Devi, New No. 111, Old No. 59,
 LB Road, Thiruvanimiyur, Chennai - 600 041.
 Ph: +91-44 4411 1111
 Mob: 89399 77577
 Fax: +91-44 4315 0512

COIMBATORE OFFICE:

Sri Dwaraka,
 No. 1-A, B.R. Nagar Main Road
 Singanallur Post, Coimbatore - 641 005
 Ph: +91 72993 70001

BENGALURU OFFICE:

Salma Bizhouse, 34/1, 4th Floor,
 Meanee Avenue Road,
 Opp. Lakeside Hospital,
 Ulsoor Lake, Bengaluru - 560 042.
 Ph: +91-80 4666 8666

DUBAI OFFICE:

4th Floor, Block-B, Business Village, Dubai,
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