CASAGRAND

Zenith

MEDAVAKKAM

Phase II

Home of wellness

CASAGRAND

building aspirations

16

YEARS

OF EXCELLENCE

CASAGRAND
building aspirations

Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last fifteen years, we have developed over 20 million sft of prime residential real estate across Chennai, Bengaluru, and Coimbatore. Over 15,000 happy families across 90+ 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 ₹6500 crores in the pipeline.

CASAGRAND Zenith

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

Entertainment

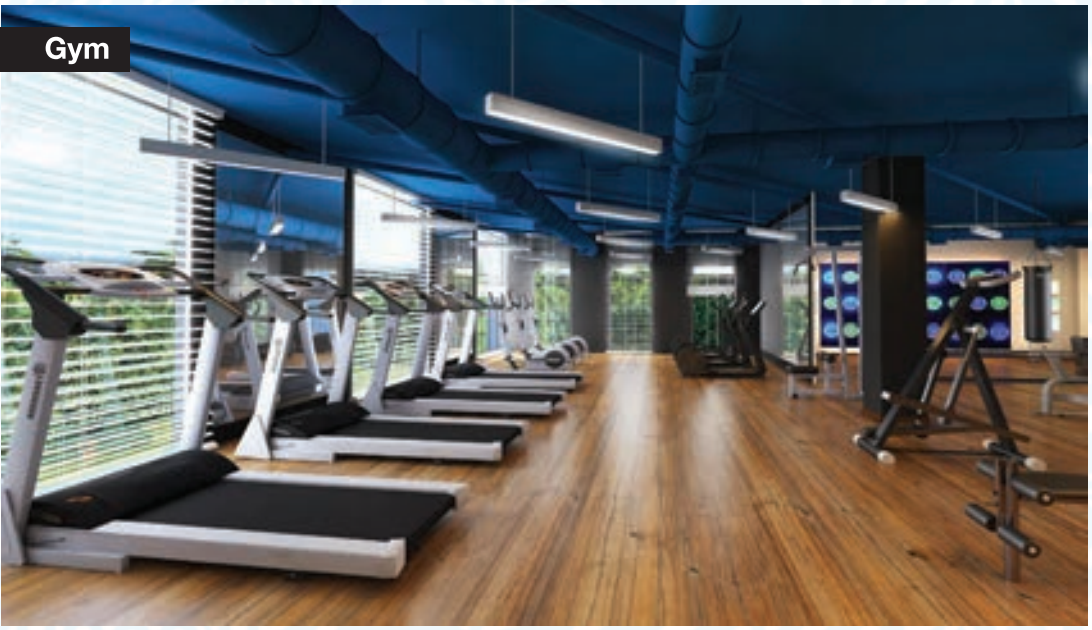
- Poolroom & TT room
  - Foosball table
  - 360° ping pong
  - Billiards table
  - Table tennis
- Board games room
  - Dartboard
  - Chess, carrom, pucket
- Party lounge
- Reading lounge
- Futsal - clubhouse terrace with gallery seating
- Mini bowling
- Chip golf - clubhouse terrace
- Party lawns
- Amphitheatre
- 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

Kids Friendly

- 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

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

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

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

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

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

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 stilt level to encourage cycling, as an activity within the community

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

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

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

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

Site Plan

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

Model House
2 BHK

Living Room

Dining Room

Bedroom 1

Bedroom 2

Kitchen

Model House
3 BHK

Living Room

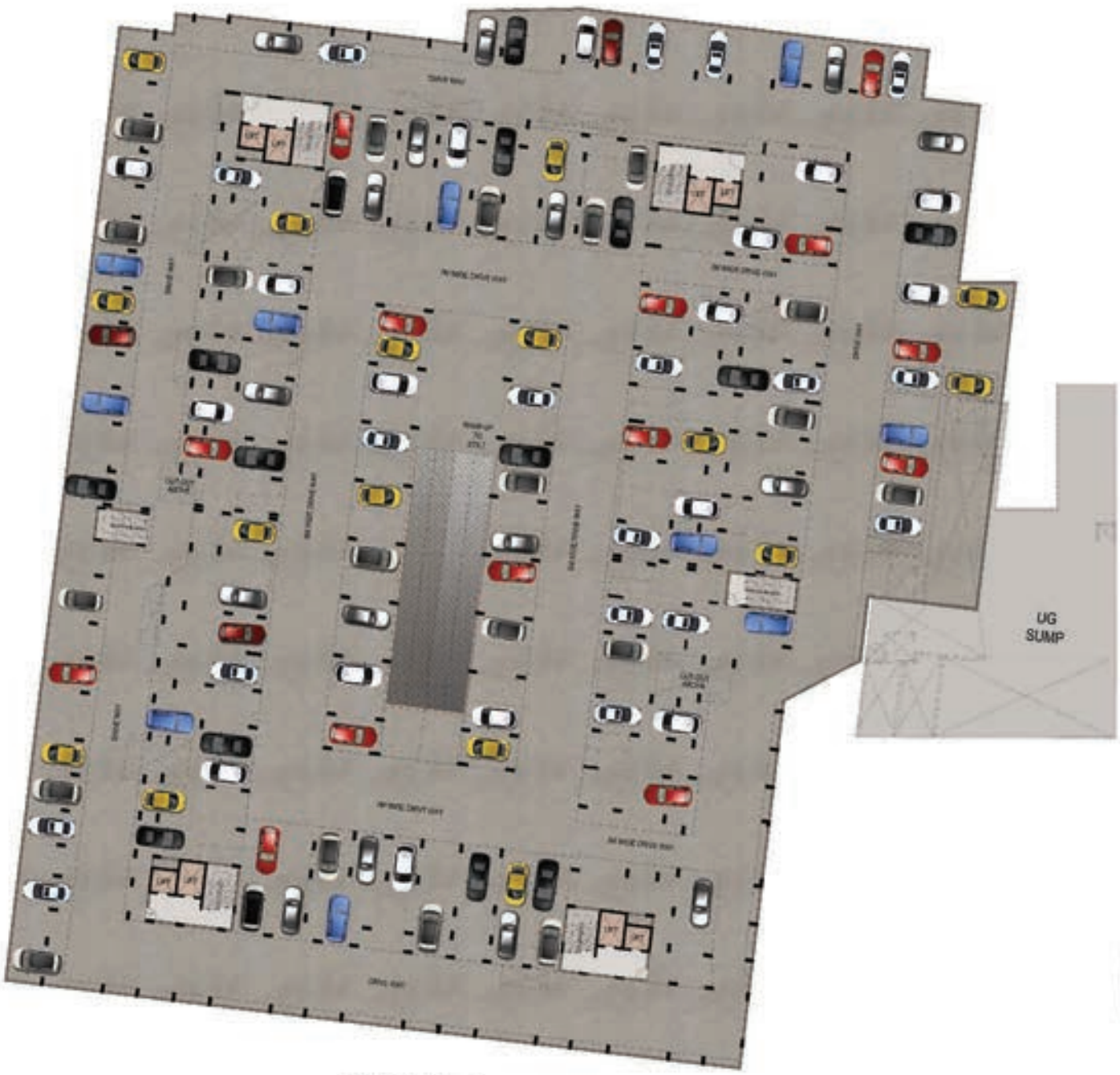
Dining Room

Bedroom 1

Bedroom 2

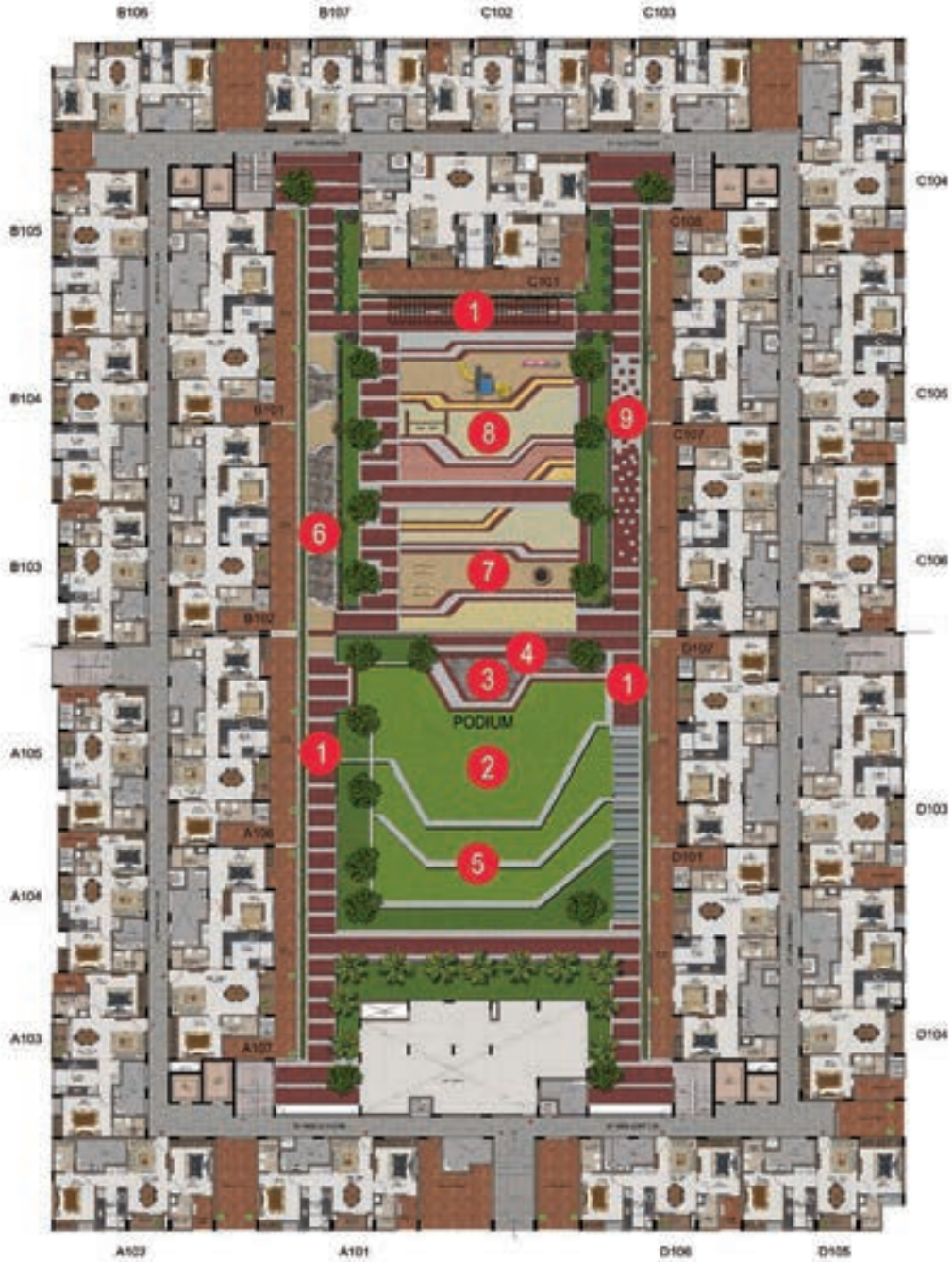
THIS
HOUSE
WITH
LOVE
and
LAUGHTER

Block - 1
Floor Plan

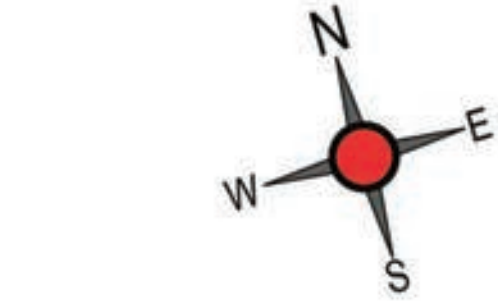


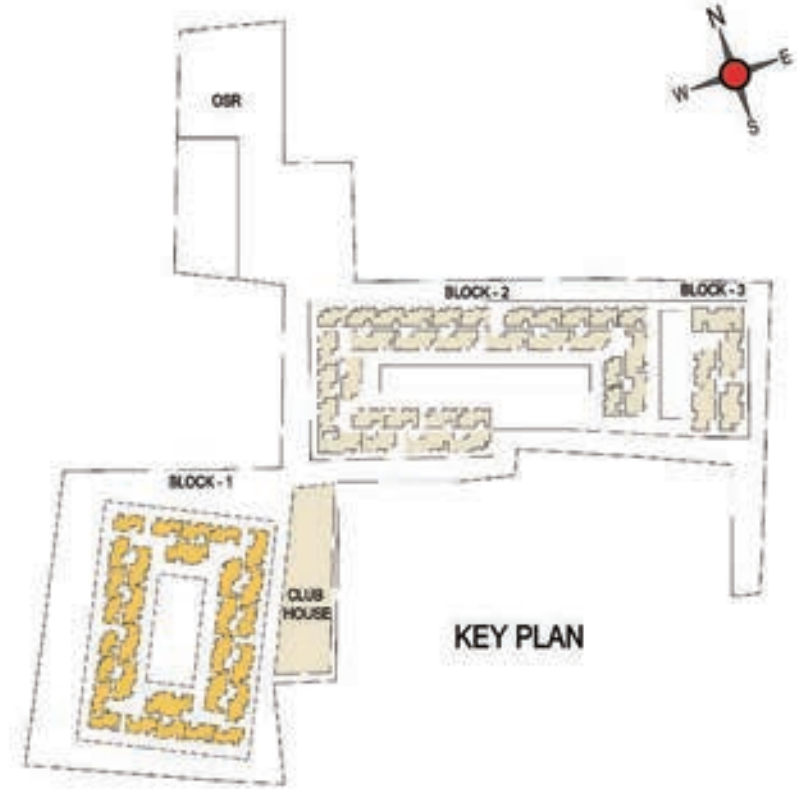
BLOCK - 1

BASEMENT FLOOR PLAN OF BLOCK - 1



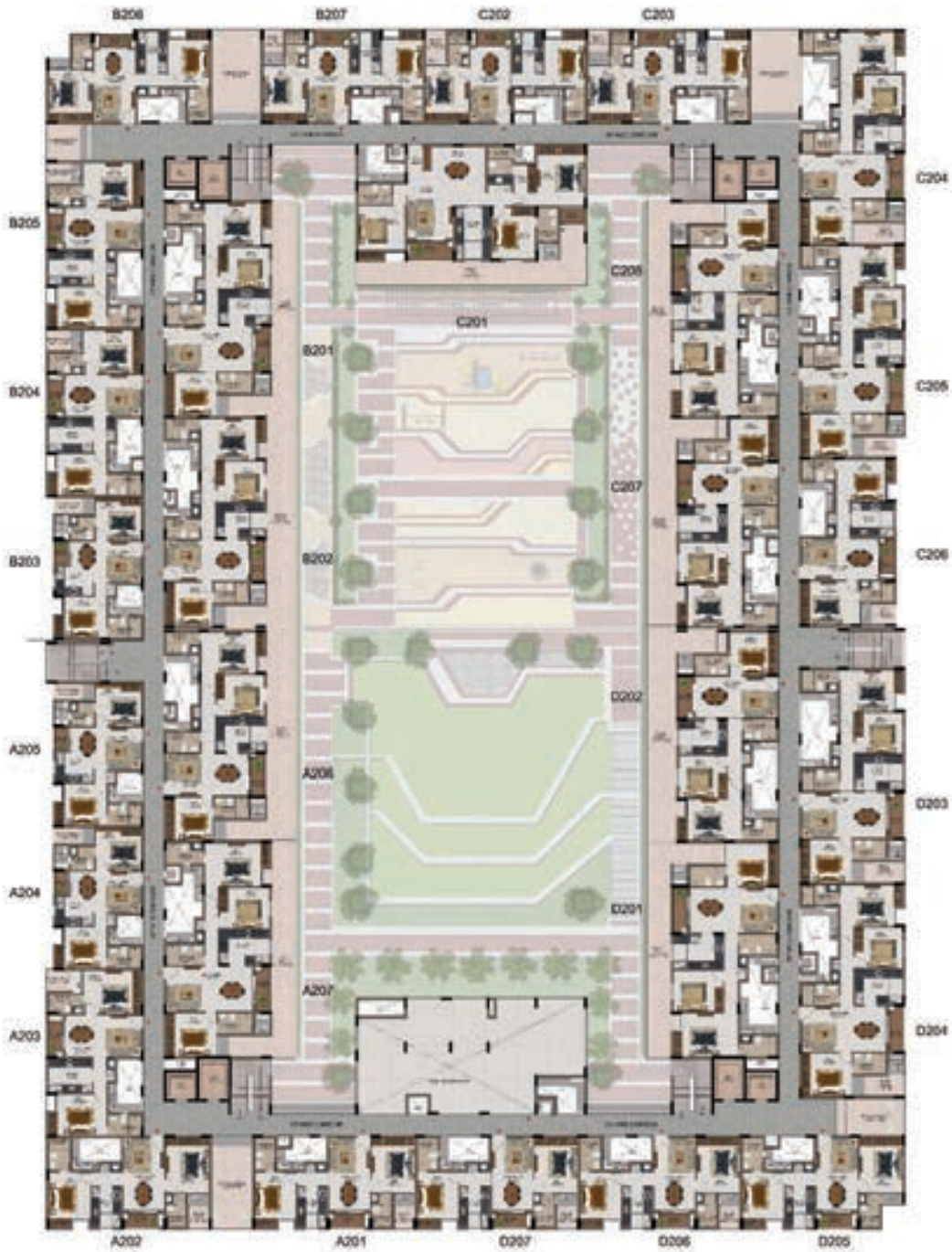
FIRST FLOOR PLAN BLOCK - 1



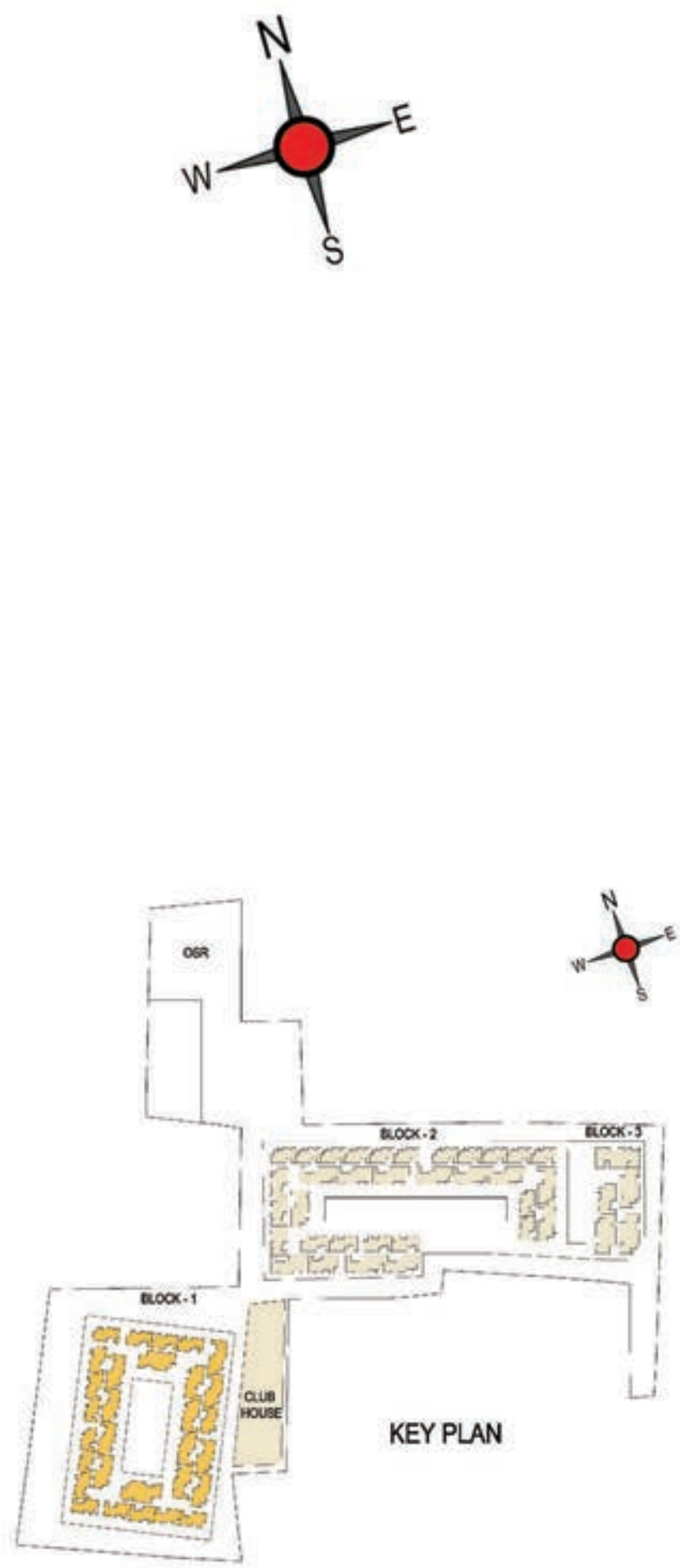


KEY PLAN

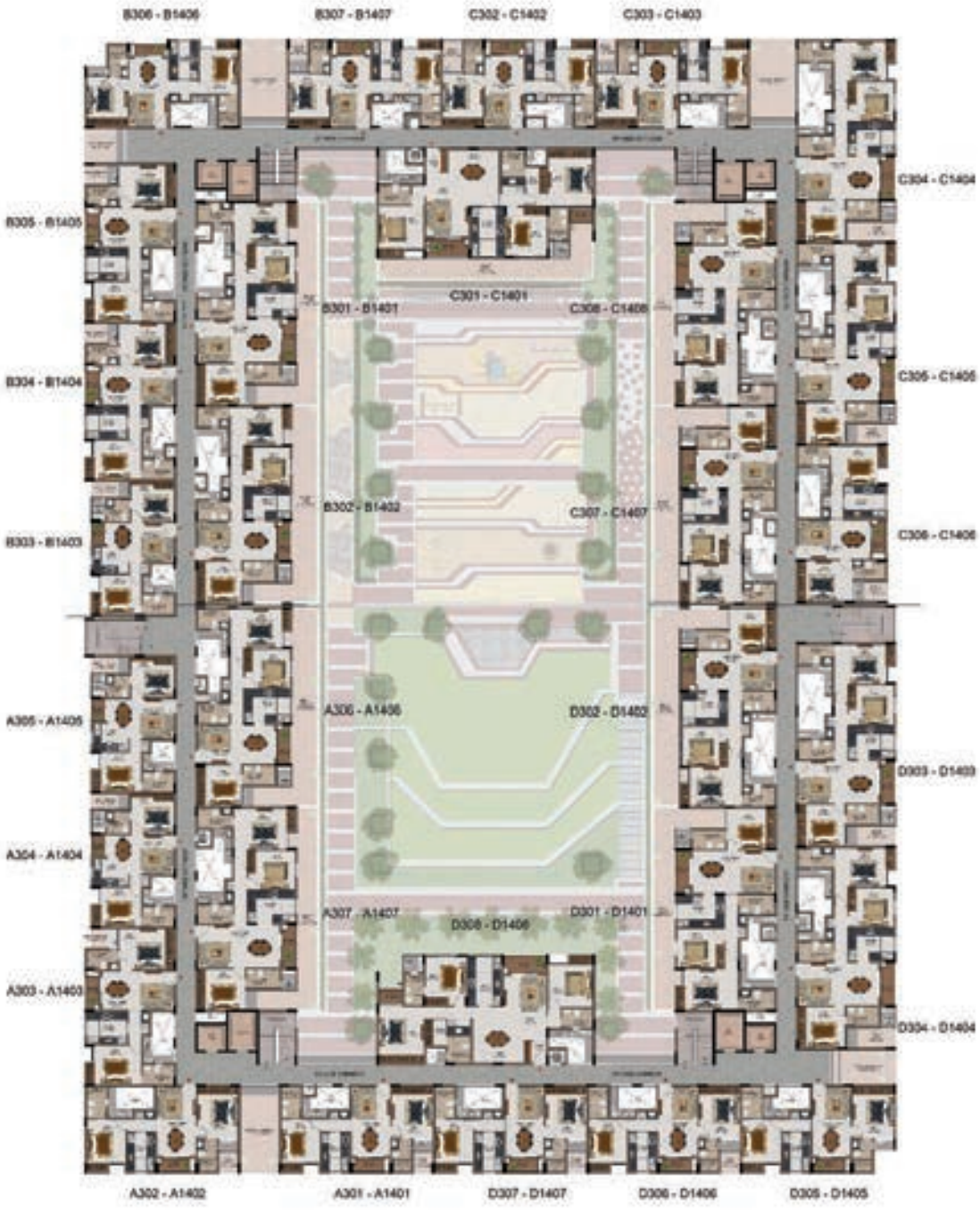
1. WALKWAY
2. AMPHITHEATRE
3. STAGE
4. PROJECTION/ SCREENING WALL
5. SEATING TERRACES
6. TOT LOT
7. CHILDREN'S PLAY AREA
8. CARE TAKER'S PAVILION
9. HAMMOCK GARDEN



SECOND FLOOR PLAN BLOCK - 1



KEY PLAN



3RD TO 14 TH FLOOR TYPICAL PLAN - BLOCK 1

KEY PLAN

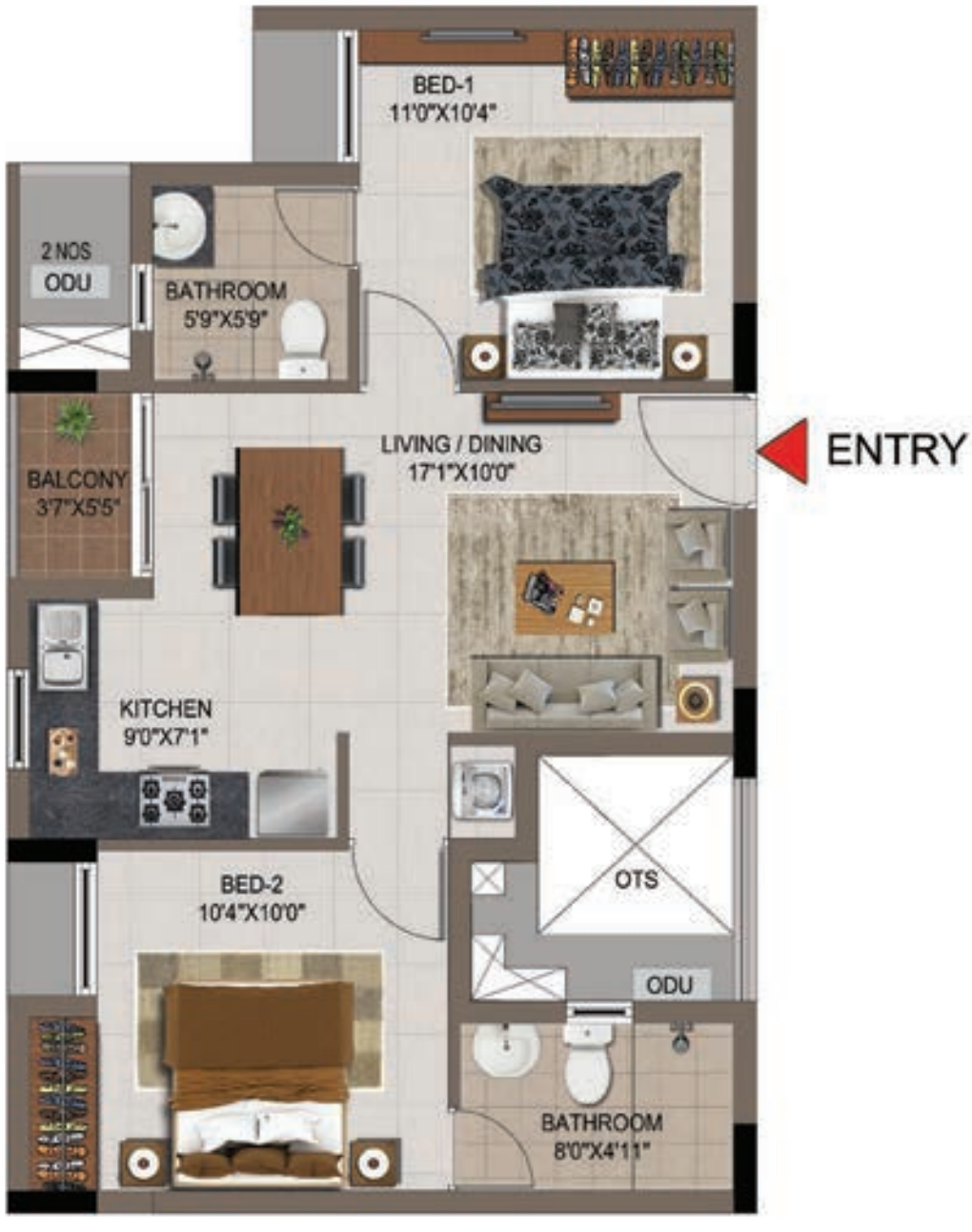
Podium Tree House

Terrace View

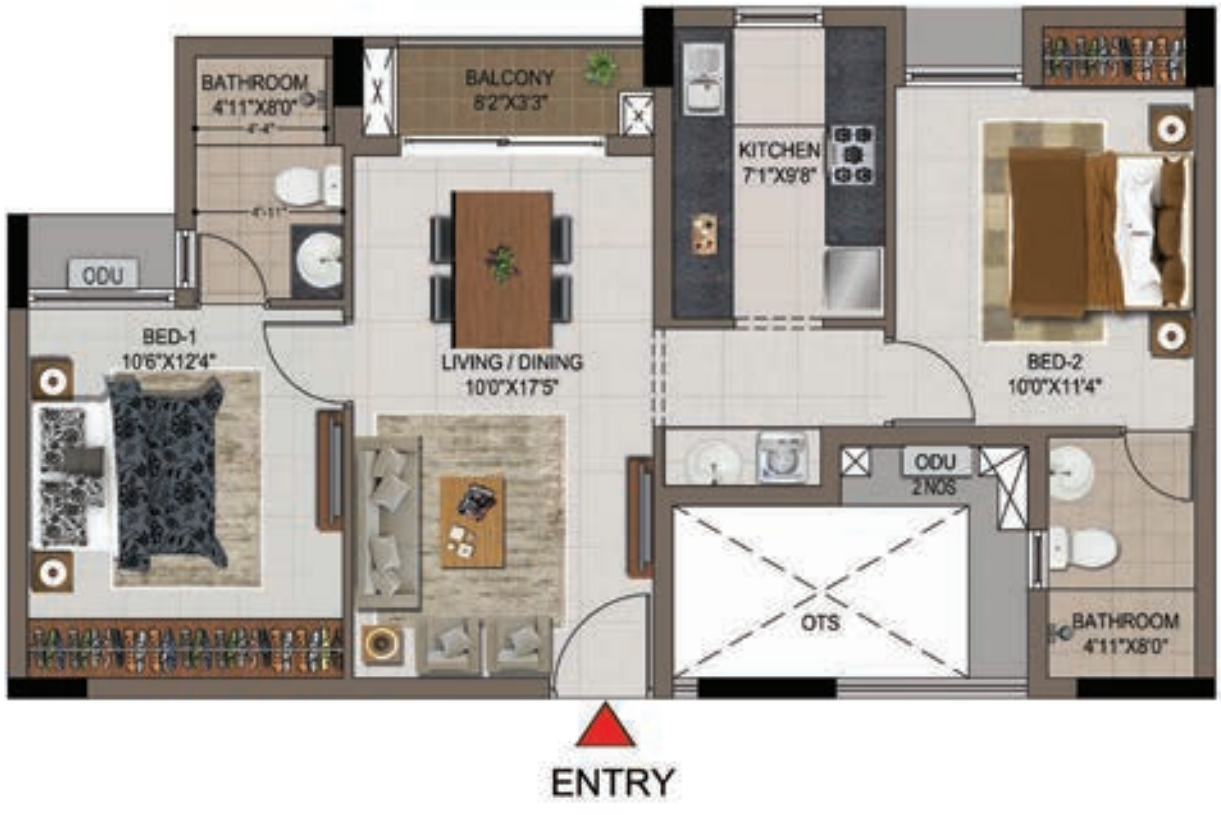
ЖК ВЗ

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A104	2BHK+2T	547	834	39
A105	2BHK+2T	547	840	39
B103	2BHK+2T	547	841	39

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A204 - A1404	2BHK+2T	547	834	-
A205 - A1405	2BHK+2T	547	840	-
B203 - B1403	2BHK+2T	547	841	-



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
B106 - B1406	2BHK+2T	634	982	-



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A101	2BHK+2T	649	1009	47
A102	2BHK+2T	649	1004	47

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A201 - A1401	2BHK+2T	649	1002	-
A202 - A1402	2BHK+2T	649	1004	-

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
B107	2BHK+2T	649	1002	47

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
B207 - B1407	2BHK+2T	649	1002	-

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C102	2BHK+2T	649	996	41
C103	2BHK+2T	649	1002	41

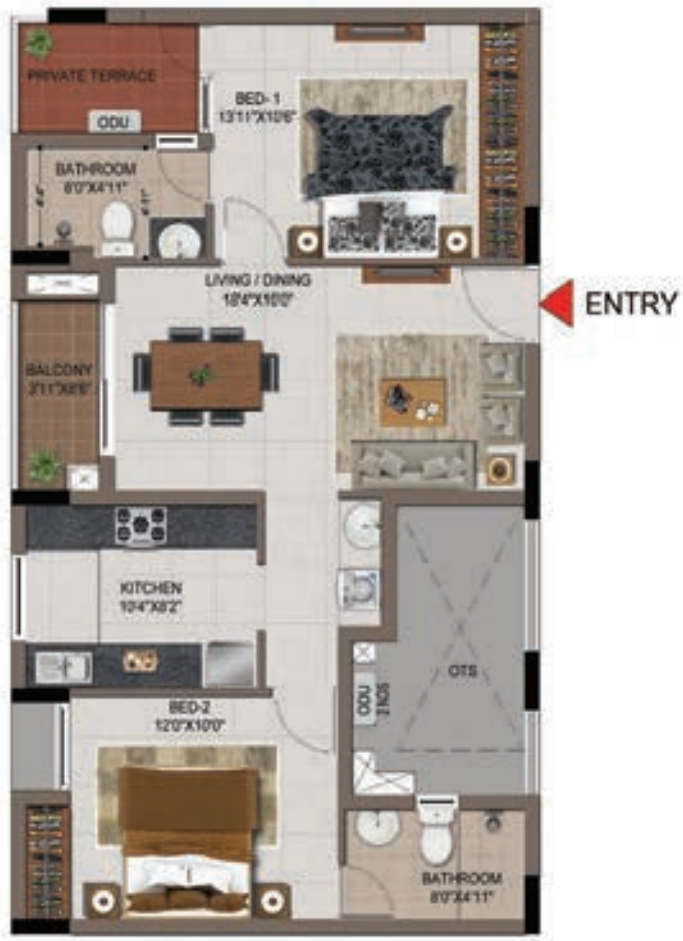
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C202 - C1402	2BHK+2T	649	996	-
C203 - C1403	2BHK+2T	649	1002	-

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D105 - D1405	2BHK+2T	649	1002	-

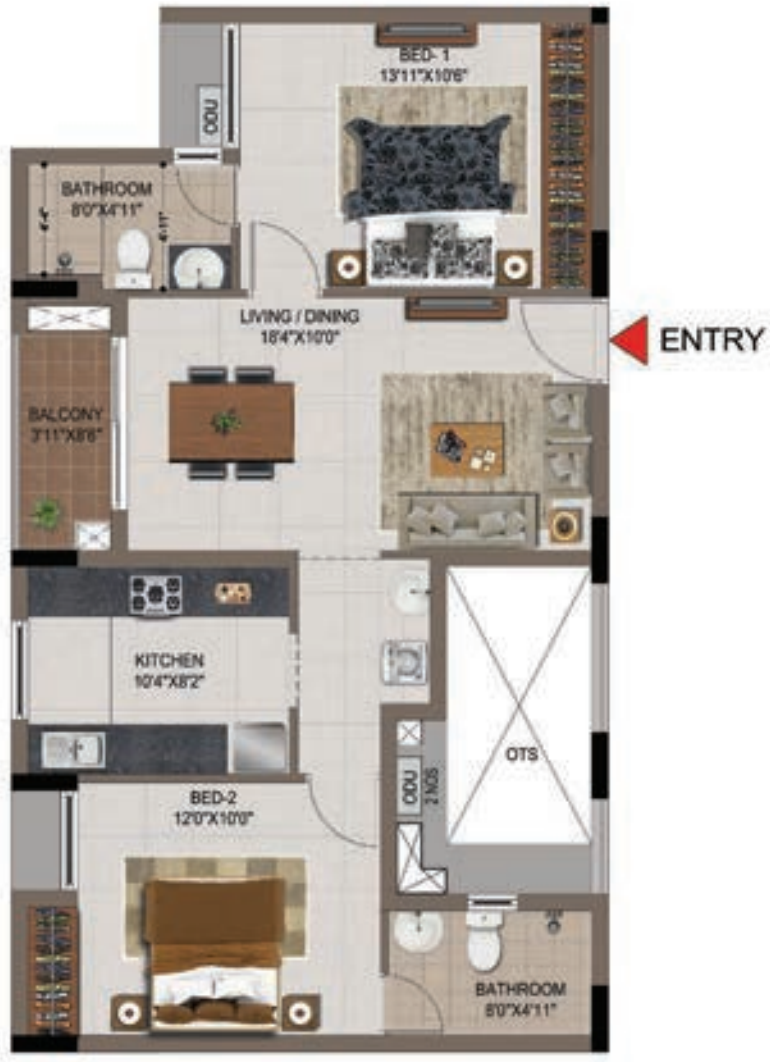
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D106	2BHK+2T	649	1002	41

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D206 - D1406	2BHK+2T	649	996	-
D207 - D1407	2BHK+2T	649	997	-

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A103	2BHK+2T	691	1055	42
B104	2BHK+2T	691	1055	41
B105	2BHK+2T	691	1060	47



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A203 - A1403	2BHK+2T	691	1055	-
B204 - B1404	2BHK+2T	691	1060	-
B205 - B1405	2BHK+2T	691	1055	-



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C106	2BHK+2T	691	1061	47

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C206 - C1406	2BHK+2T	691	1061	-

3 BHK

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A106	3BHK+3T	905	1360	441
B102	3BHK+3T	905	1360	450

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A206 - A1406	3BHK+3T	905	1360	-
B202 - B1402	3BHK+3T	905	1360	-

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C107	3BHK+3T	905	1360	441
D102	3BHK+3T	905	1360	450

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C207 - C1407	3BHK+3T	905	1360	-
D202 - D1402	3BHK+3T	905	1360	-

KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C105	3BHK+3T	947	1419	51

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C204 - C1404	3BHK+3T	947	1425	-

BLOCK-1

KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D203 - D1403	3BHK+3T	947	1425	-
C205 - C1405	3BHK+3T	947	1419	-

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D103	3BHK+3T	947	1425	62

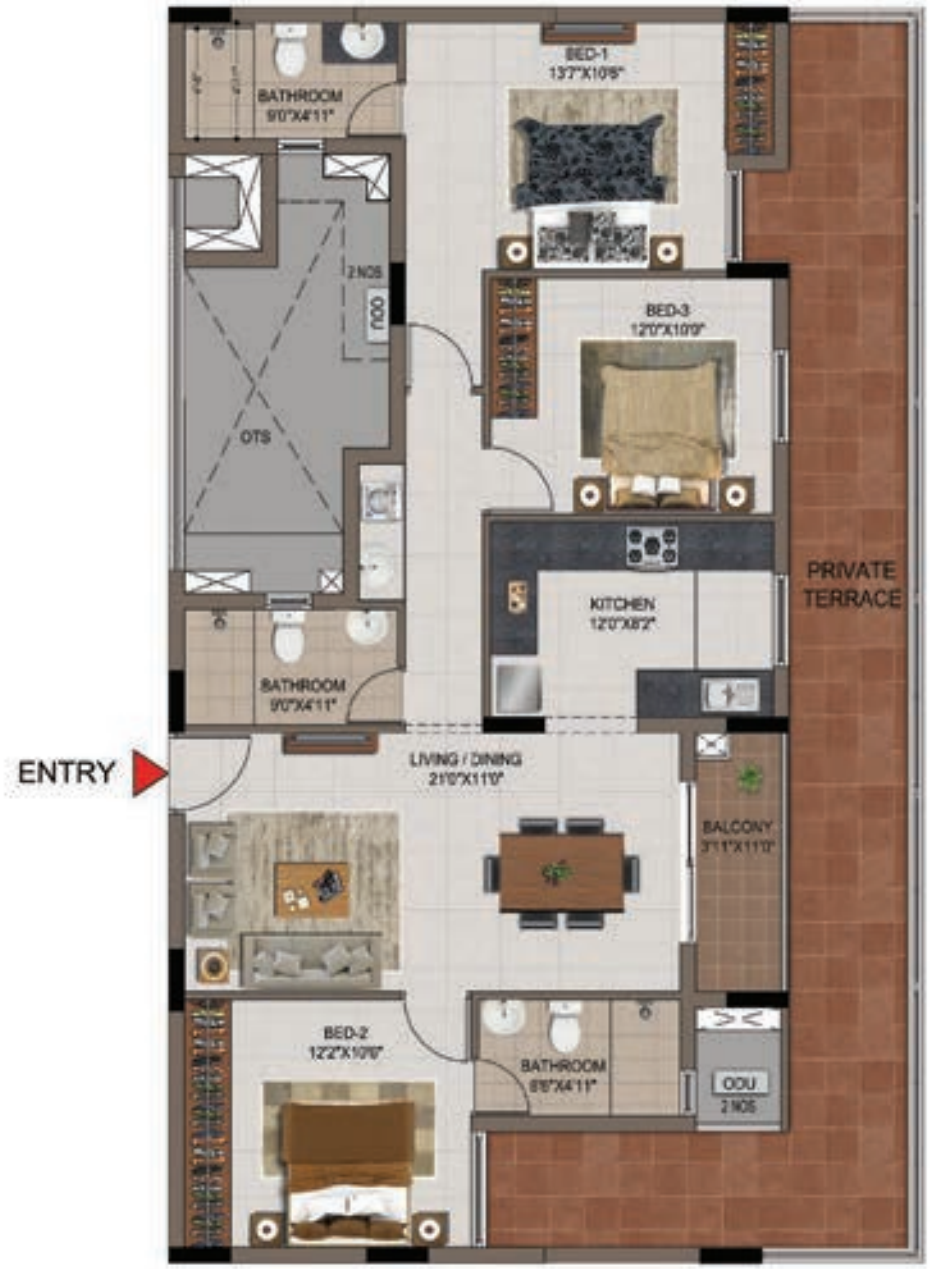
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D104	3BHK+3T	947	1425	70

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D204 - D1404	3BHK+3T	947	1425	-

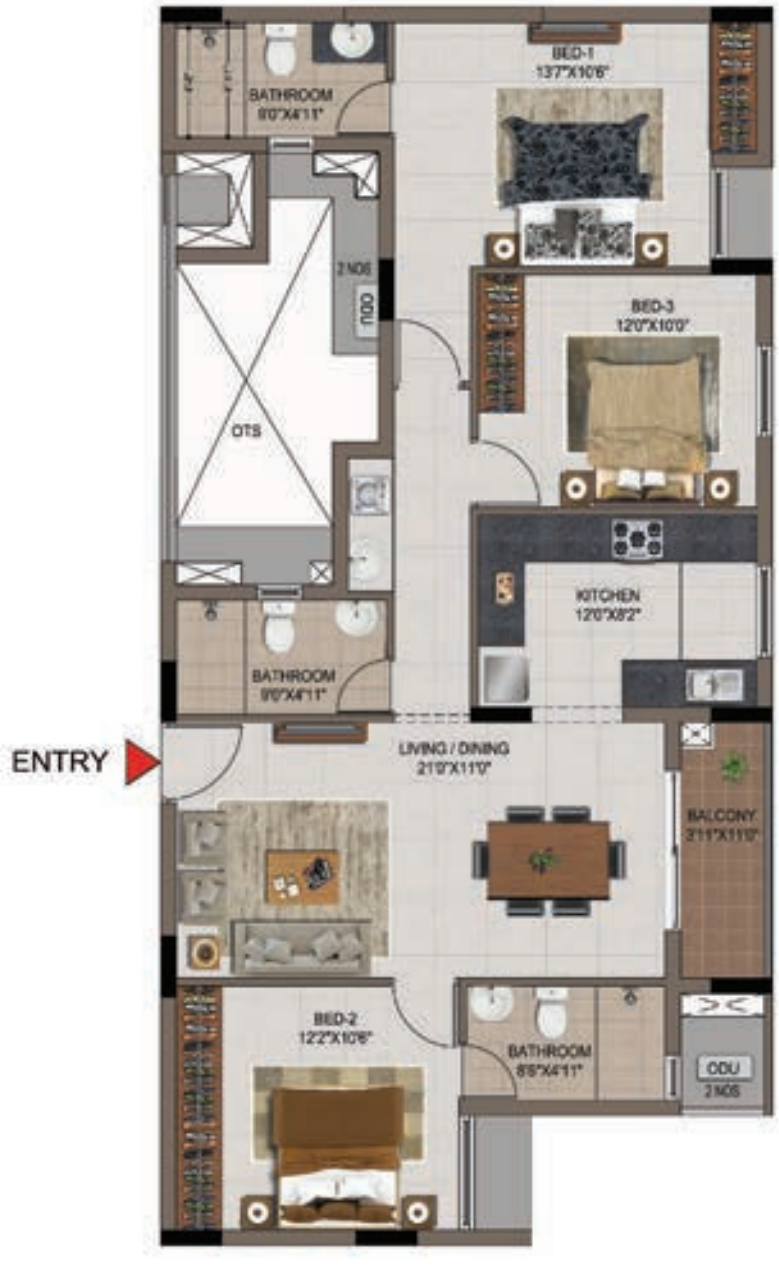
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A107	3BHK+3T	977	1466	386

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A207 -A1407	3BHK+3T	977	1466	-

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
B101	3BHK+3T	977	1466	386



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
B201 - B1401	3BHK+3T	977	1466	-



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C108	3BHK+3T	977	1466	386
D101	3BHK+3T	977	1466	386

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C208 - C1408	3BHK+3T	977	1466	-
D201 - D1401	3BHK+3T	977	1466	-

KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C101	3BHK+3T	1194	1799	403

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C201 - C1401	3BHK+3T	1194	1799	-

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D308 - D1408	3BHK+3T	1193	1799	-

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C104	3BHK+3T	947	1425	62

Open Amphitheatre

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
	:	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
Bedroom doors	:	Good quality door frame with Masonite skin shutters of double panel for a height (7'0" ht.) 2100 mm
	:	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
	:	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
	:	
Split air conditioner	:	Point will be provided in bedroom-1 & provision in all other bedrooms & living
	:	Point will be given in all bathrooms
Exhaust fan 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)

VOC: Volatile Organic Compound | **OBD:** Oil Bound Distember

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	40%
Foundation	10%
Commencement of 1st Floor Roof	7.5%
Commencement of 3rd Floor Roof	7.5%
Commencement of 5th Floor Roof	5%
Commencement of 7th Floor Roof	5%
Commencement of 9th Floor Roof	5%
Commencement of 11th Floor Roof	2.5%
Commencement of 14th Floor Roof	2.5%
Brick work	2.5%
Handing Over	2.5%
Total	**100%**

Common Built-up Area Specifications

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

Awards & Recognition

Ensuring excellence in every aspect, we at Casagrand, have won many accolades for our many achievements. Through constant and consistent efforts, we have crafted beautiful homes for many and accumulated awards for our exceptional masterpieces and excellent management.

- Best Residential Project Casagrand Crescendo CNBC Awaaz Real Estate Awards 2018 - 2019
- World's Greatest Brands 2017 - 2018 (Real Estate) Asia One
- Developer of the Year 2018 - 2019 Realty Fact & Quickr
- Developer of the Year 2018 TNRECON
- Largest Project of the year - Luxus (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
- Most Admired Project in Southern Region - 2014 Casagrand Arena Worldwide Achievers

RERA No.: TN/01/Building/0101/2019 | www.tnrera.in

CASAGRAND
building aspirations

CORPORATE OFFICE:
NPL Devi, New No. 111, Old No. 59,
LB Road, Thiruvanmiyur, 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,
United Arab Emirates, PO Box. 183125
Ph: +971 565302759

www.casagrand.co.in

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery show flat (the materials), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representation such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the materials are artists' impressions only and not representations of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. Measurements given for kitchen includes utility area also. All measurements for all rooms are in feet, inches and meters.