



Home of wellness









We are Casagrand Builder Private Limited, an ISO certified real estate enterprise commited to building aspirations and delivering value. Establised in 2004, we have developed over 20 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 17,000 happy families across 100+ landmark properties stand testimony to our commitment, which is in line with out philosophy of creating superior living spaces that reflect our belief.

In the 16th year of our journey, we are all set to progress further with projects worth over ₹6500 crores in the pipeline with lasting value, integrity and quality.



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.

- 949 Apartments (532 Apartments in Phase I) spread across 7.46 acres in Medavakkam

Amenities

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- 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





- 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







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



- 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









- 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



- 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

Tandscaped 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



- 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



Corridor

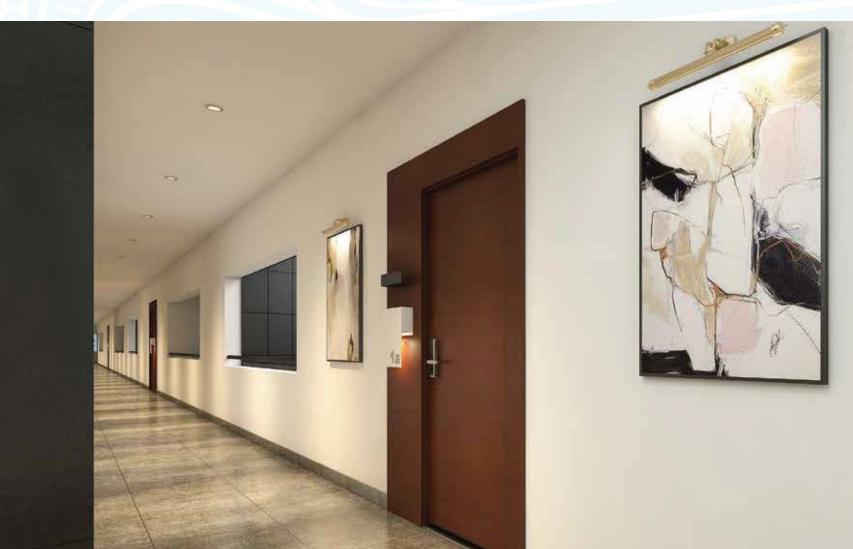
Lift facia & interior

- 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

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





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- 2. Entrance plaza
- 3. Entrance portal / Security cabin

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- 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

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6 BLOCK - 3

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- 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



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Elite Tower - Block 2 Typical Floor Plans

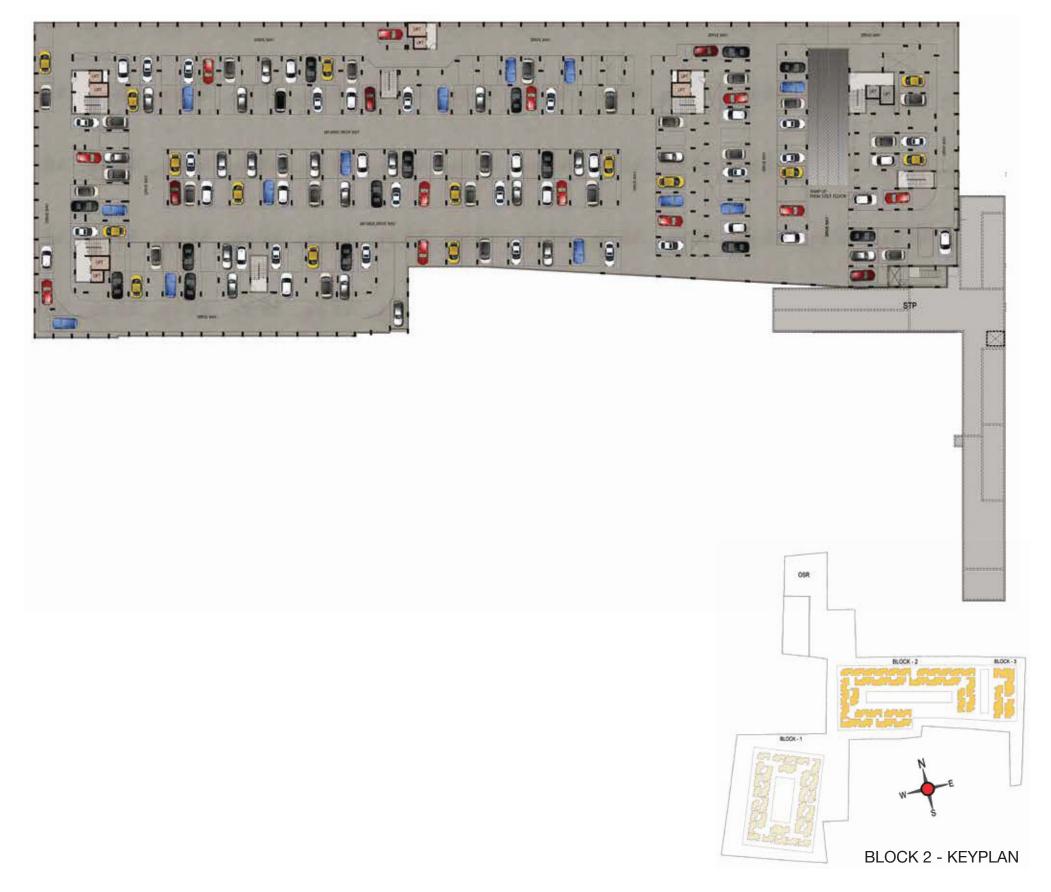
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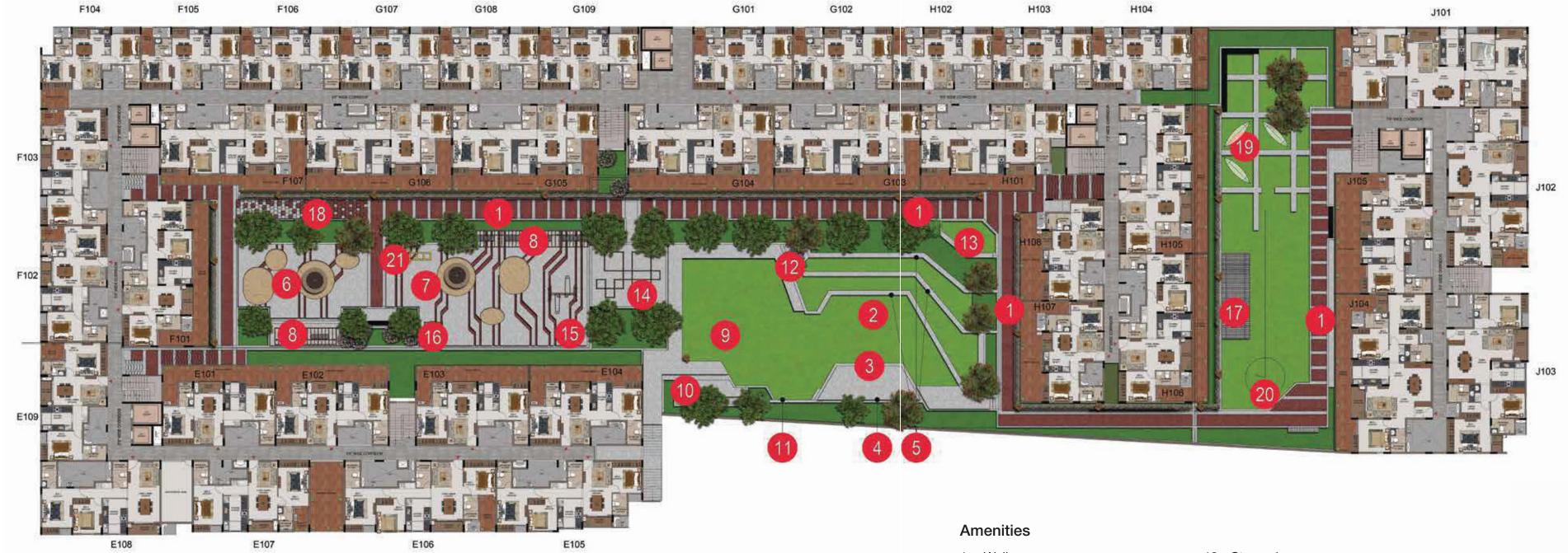
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BLOCK - 2

BLOCK - 3





BLOCK - 2



BLOCK - 3

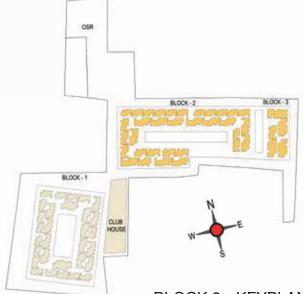
- Walkway
 Amphitheatre
- Amplituleatre
 Stage
 Projection / Screening wall
 Seating terraces
 Tot lot

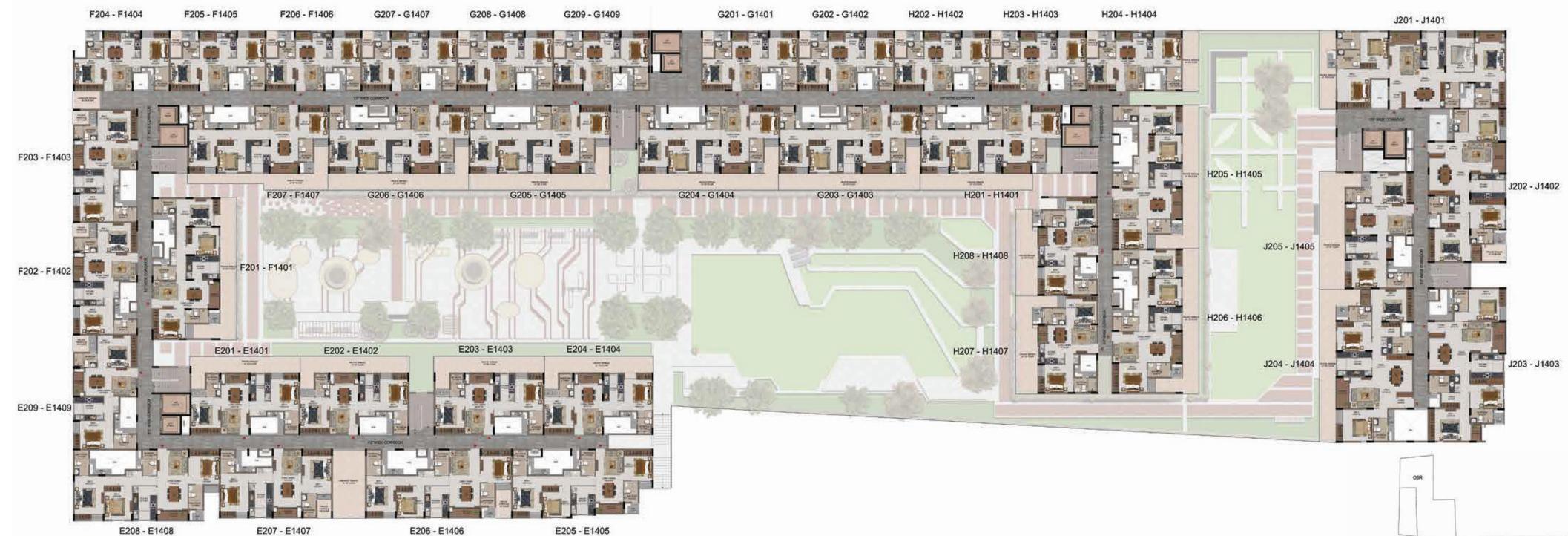
- 7. Children's play area
- 8. Caretaker's pavilion
- 9. Party / Function lawn
- Party counter
 Chalkboard wall

- Stargazing area
 Gossip corner

- 13. Gossip comer
 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

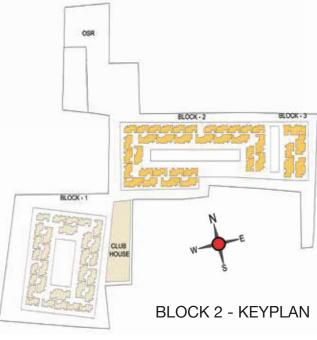




BLOCK - 2



BLOCK - 3





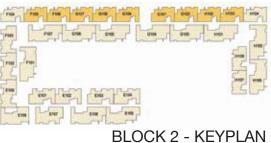
Elite Tower - Block 2 2 BHK Unit Plans

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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





^{Туре} 2 ВНК + 2Т

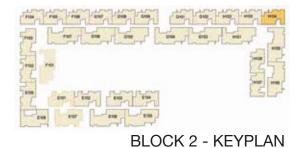
Unit	Carpet	Saleable
No.	Area	Area
F205 - F1405	547 sft	835 sft
F206 - F1406	547 sft	835 sft
G201 - G1401	547 sft	840 sft
G202 - G1402	547 sft	835 sft
G207 - G1407	547 sft	835 sft
G208 - G1408	547 sft	835 sft
G209 - G1409	547 sft	840 sft
H202 - H1402	547 sft	835 sft
F203 - H1403	547 sft	835 sft
F104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



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







^{Туре} 2 ВНК + 2Т

H204 - H1404

Unit

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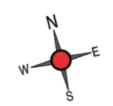




Unit	Carpet	Saleable	Private
No.	Area	Area	Terrace
H107	568 sft	871 sft	316 sft

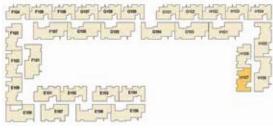
^{Туре} **2 ВНК + 2Т**

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

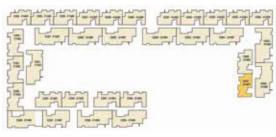








BLOCK 2 - KEYPLAN



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

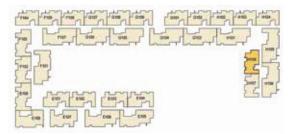
^{Туре} 2 ВНК + 2Т

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

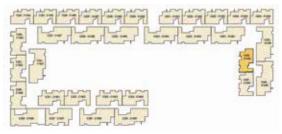








BLOCK 2 - KEYPLAN



Туре 2 BHK + 2T

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







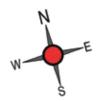
BLOCK 2 - KEYPLAN

Туре 2 BHK + 2T

Unit Carpet No. Area	Saleable Area		-
E201 - E1401 637 sft E202 - E1402 637 sft E203 - E1403 637 sft	987 sft 987 sft 987 sft	BATHROOM 4'11"X8'0" HITCHEN HITCHEN T'1"X9'4" GG LIVING / DINING 100"X175" BED-2 100"X11'0"	
			BLOCK 2 - KEYPLAN

Туре 2 BHK + 2T

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







BLOCK 2 - KEYPLAN

Туре 2 BHK + 2T

Unit

No.





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





BLOCK 2 - KEYPLAN

^{Туре} 2 ВНК + 2Т

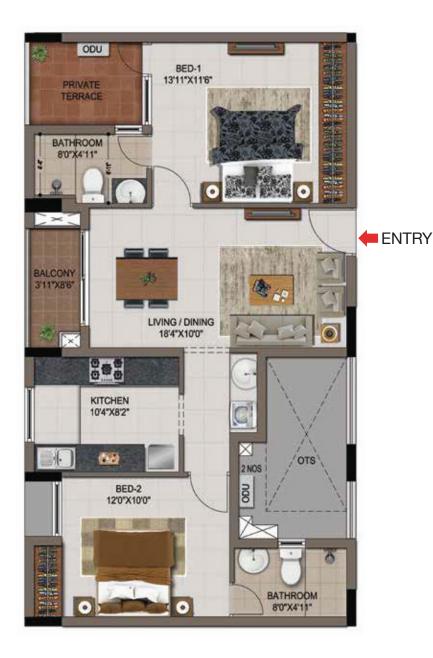
Unit	Carpet	Saleable
No.	Area	Area
F202 - F1402	691 sft	1053 sft
F203 - F1403	691 sft	1059 sft







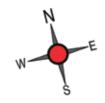
Unit	Carpet	Saleable	Private
No.	Area	Area	Terrace
E109	705 sft	1077 sft	49 sft





^{Туре} 2 ВНК + 2Т

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





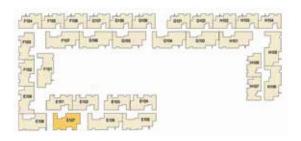


Unit	Carpet	Saleable	Private
No.	Area	Area	Terrace
E107	756 sft	1153 sft	48 sft





ENTRY



BLOCK 2 - KEYPLAN

Type 2 BHK + 2T

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



BLOCK 2 - KEYPLAN

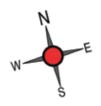
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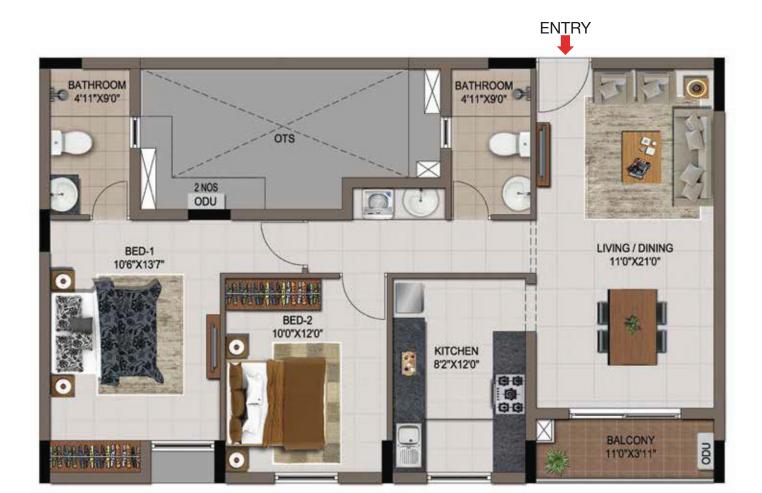
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No. E108	Area 800 sft	Area
Unit	Carpet	Saleable







Elite Tower - Block 2 3 BHK Unit Plans

1. Marine

Type **3 BHK + 3T**

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







BLOCK 2 - KEYPLAN

^{Туре} **3 ВНК + 3Т**

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

BATHROOM 4'11"XB'0" BATHROOM 4'11"X8'0" 0 OTS -6 2 NOS BED-2 ODU \boxtimes 515 O 10'6"X11'4" 0 LIVING / DINING 10'0"X19'8" BED-1 10'0"X13'3" n del Par Principal BED-3 8 0 KITCHEN 82"X115" (3 G (3 G (3 G) BATHROOM 4'11'X8'0" X BALCONY 100"X3"11" 0 2.N05 ODU ALCONTRACTOR : PRIVATE TERRACE

ENTRY



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



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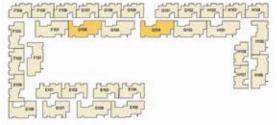


BLOCK 2 - KEYPLAN

^{Туре} **3 ВНК + 3Т**

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



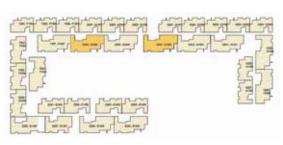


Unit	Carpet	Saleable
No.	Area	Area
G204 - G1404	905 sft	1360 sft
G206 - G1406	905 sft	1355 sft





ENTRY



BLOCK 2 - KEYPLAN

^{Туре} **3 ВНК + 3Т**

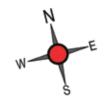
Unit	Carpet	Saleable	Private
No.	Area	Area	Terrace
F107	905 sft	1360 sft	311 sft



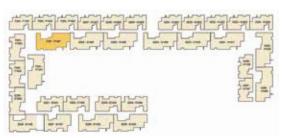


Type **3 BHK + 3T**

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







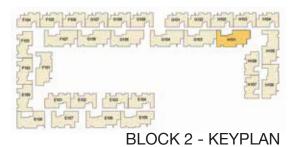
BLOCK 2 - KEYPLAN

^{Туре} **3 ВНК + 3Т**

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

10 15 BATHROOM 4'11'X8'0" BATHROOM 0 4'11"X8'0" OTS BED-2 0'6"X11'4" 2 NOS ODU \times 1919 0 LIVING / DINING 10'0"X19'8" 0 BED-1 10'0"X13'3" a dan da ana Tanàna amin'ny kaodim-paositra dia kaominina dia kaominina dia kaominina dia kaominina dia kaominina dia kaomini BED-3 100"X116" 8 0 BATHROOM 4'11'X8'0' KITCHEN 8'2'X11'6" 80 X 0 BALCONY 1007X3111 2 NOS ODU PRIVATE TERRACE

ENTRY

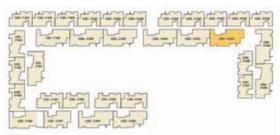


Unit	Carpet	Saleable
No.	Area	Area
H201 - H1401	905 sft	1360 sft





ENTRY

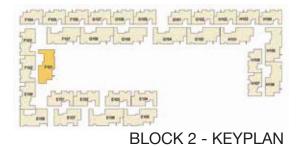


BLOCK 2 - KEYPLAN

^{Туре} **3 ВНК + 3Т**

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





Type 3 BHK + 3T

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

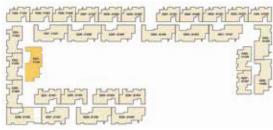
^{Туре} **3 ВНК + 3Т**

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









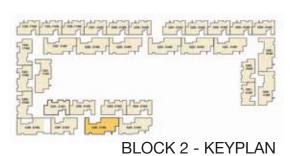


Unit	Carpet	Saleable
No.	Area	Area
E206 - E1406	934 sft	1409 sft





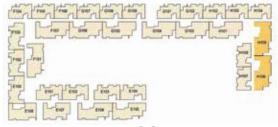
EN<u>T</u>RY



^{Туре} **3 ВНК + 3Т**

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





^{Type} 3 BHK + 3T

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

BATHROOM 9'0'X4'11"

OTS

210

X

BATHROOM 9'0'X4'11"

1

0

BED-2 12"2"X10"6"

97

LIVING / DINING 20'6"X11'0"

0

 \times

0

ENTRY

100

BED-1 13'1"X10'0"

.

0.05

BED-3 11'6"X10'0"

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BALCONY

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2NOS ODU

KITCHEN 116"X8"2"

BATHROOM 8'0"X4'11"

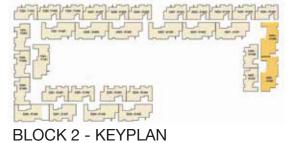


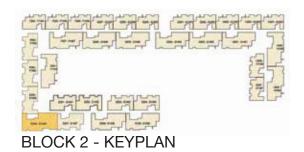
Unit	Carpet	Saleable	
No.	Area	Area	
E208 - E1408	983 sft	1472 sft	













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STRUCTURE

Structural system	: RCC framed structure designed for seismic compliant (Zone 3	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)	t
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	1
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	: 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

Handrail

Hanger

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

BATHROOM

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	: 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
	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	 Modular box, modular switches & sockets of Anchor Roma / Schneider / equivalent Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Finolex / Polycab / equivalent Point in living room & bedroom-1 Point will be provided in bedroom-1 & provision in all other bedrooms & living Point will be given in all bathrooms Geyser point will be provided in master bathroom & provision will be given in all other bathrooms 750W for 3BHK, 500W for 2BHK Mobile charging pod in bedroom-1 & living area Air purifier will be provided in the bedroom-1
Exhaust fan	: Point will be given in all bathrooms
Geyser	: Geyser point will be provided in master bathroom & grovision 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

: Air purifier will be provided in the bedroom-1 (Philips / equivalent)



Signature Tower Block 3 Unit Plans

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

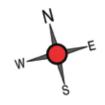


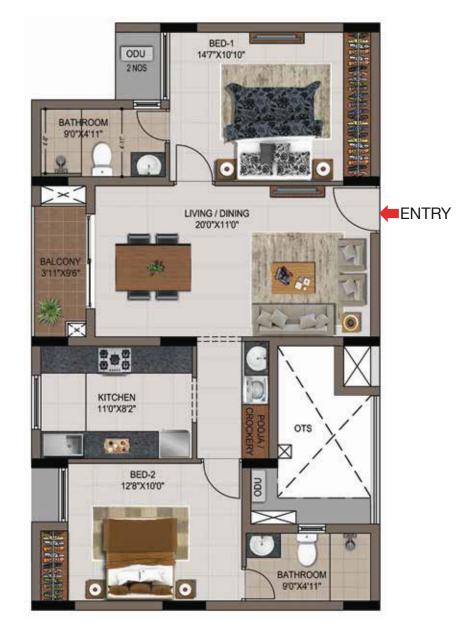


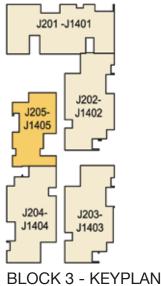
BLOCK 3 - KEYPLAN

^{Туре} 2 ВНК + 2Т

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



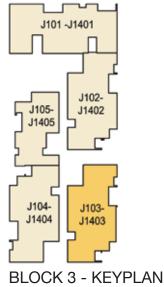




Type 3 BHK + 3T

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



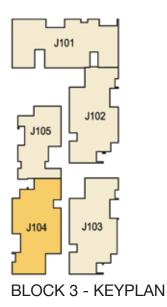


Type **3 BHK + 3T**

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

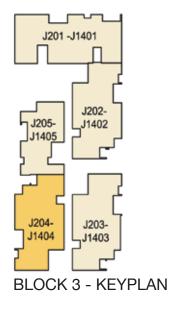






Unit	Carpet	Saleable
No.	Area	Area
J204 - J1402	1194 sft	1790 sft

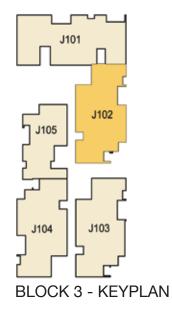




Type **3 BHK + 3T** Unit Carpet

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





Type 3 BHK + 3T

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

^{Туре} **4 ВНК + 4Т**

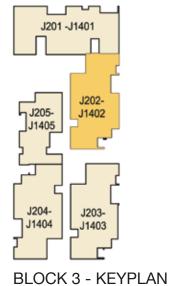
Unit	Carpet	Saleable	Private
No.	Area	Area	Terrace
J101	1416 sft	2140 sft	150 sft

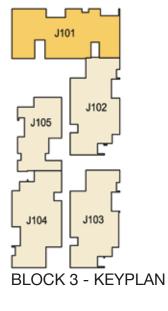




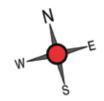


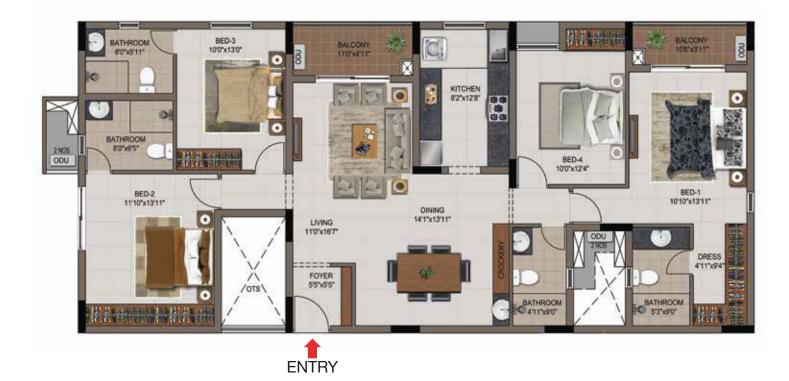
ENTRY

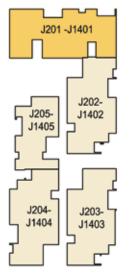




Unit	Carpet	Saleable
No.	Area	Area
J201 - J1401	1416 sft	2140 sft









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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 finish 2 coats of putty, 1 coat of primer & 2 coats of OBD (Ve	
Ceiling	Finished with 2 coats of putty, 1 coat of primer & 2 co	ats of
	OBD (VOC free)	
Exterior walls	Exterior faces of the building finished with 1 coat of pr 2 coats of emulsion paint with color as per architect's (VOC free)	
Bathroom	Glazed ceramic tile up to false ceiling height of size 300 x 600 mm & above false ceiling will be finished wi of primer (VOC free)	th a coat
Kitchen	Ceramic wall tile of size 300 x 450 mm for a height of above the counter top finished level	600 mm
Utility	Glazed ceramic wall tile of size 300 x 450 mm, height the kitchen wall tile	to match
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		

: Floors with pressed tiles finish (if applicable)



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

Ħ **BALCONY**

Handrail

Hanger

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

BATHROOM

DATTINOOM	
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.
	: 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

- : Good quality door frame with double side veneer finish flush door of 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.
- : Good quality door frame with FRP moulded shutters of height (7'0" ht.) 2100 mm with waterproofing on inner side
- : Ironmongery like thumb turn lock of Godrej or equivalent and a latch

WINDOWS

French doors

Ventilators

plain glass and MS grill on inner side wherever applicable : UPVC frame and doors with toughened glass without grills

: UPVC windows with sliding shutters, with see-through

: 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)



Bathroom doors

Bedroom doors



ANNIN

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SPECIFICATIONS COMMON TO BUILDING COMPLEX

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)

슈 이UTDOOR 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%



ALMAN

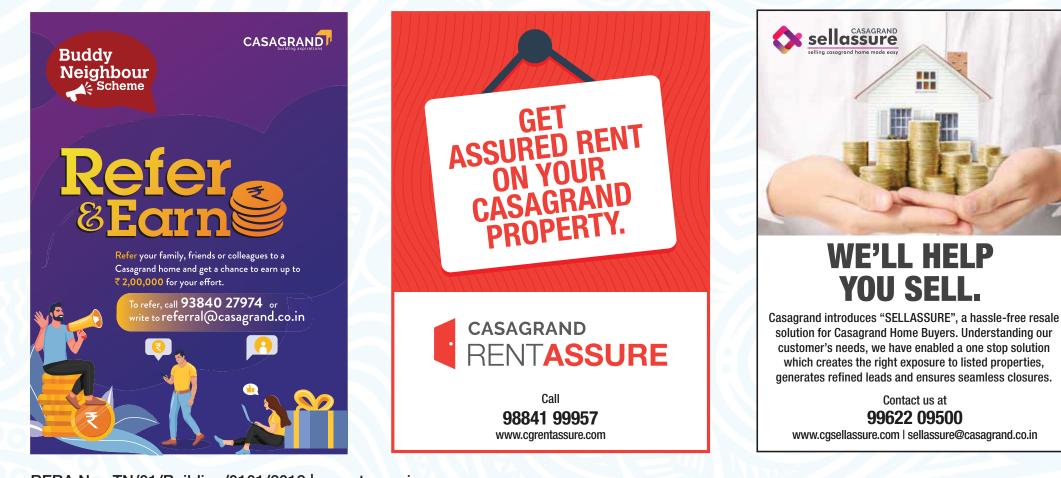


- Ravindra Bharathi Global School 4 mins
- Global Rabbee Play School 7 mins
- Vidhya Matric Higher Secondary School 7 mins
- Zigma Matriculation School 18 mins
- ▲ BS Matriculation School 29 mins
- Narayana E Techno Schools 32 mins

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.





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