



STEP INTO THE WORLD OF LUXURY

CASAGRAN
MABELLE

CASAGRAN 
building aspirations





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building aspirations

We are Casagranda Builder Private Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 36 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 27,000 happy families across 140+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

In the 17th year of our journey, we are all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.



Entrance View



LIVE SMART. LIVE LUXURIOUS

Make your dream of living a life filled with comfort & luxury come true with Casagrand Mabelle. That too the British way. These elegantly designed British homes are spread across 9.29 acres of land with well designed outdoor spaces, private balconies, world-class amenities & more. The benchmark of luxury living is now close to you.

Come experience it all at Casagrand Mabelle.

SALIENT FEATURES

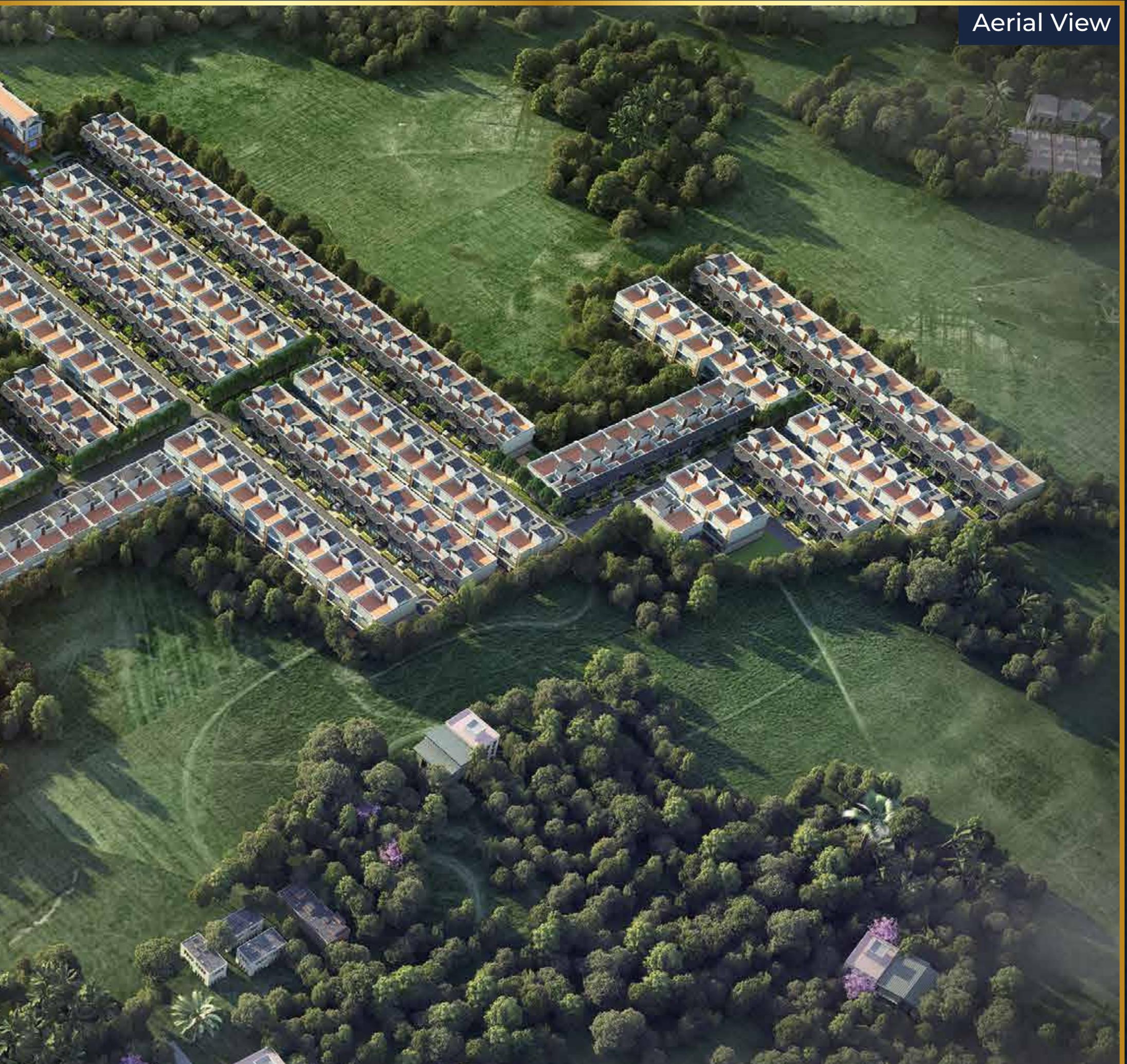
- Elegantly crafted 194 British styled villas spread across 9.29 acres expanse in East Tambaram
- Thoughtfully designed exclusive 3 BHK boutique community
- Villa structure consists of ground floor + 1 floor
- 12,000 sq. ft of best in class British styled clubhouse loaded with amenities and features
- 30+ amenities for outdoor and indoor recreational facilities like gym, AV room, kid's play area, multi-sports area, indoor games zone, swimming pool with kid's pool and poolside cabanas, welcoming sculpture court with senior citizen seating area, yoga pavilion, reflexology pathway, jogging track & more
- 65% open space with abundant greenery for ample light & ventilation
- Safe & secure community with the best of architecture & finesse
- 100 % Vaastu compliant homes with zero wastage of space
- Surrounded by prominent IT/ITES companies, schools, colleges and hospitals

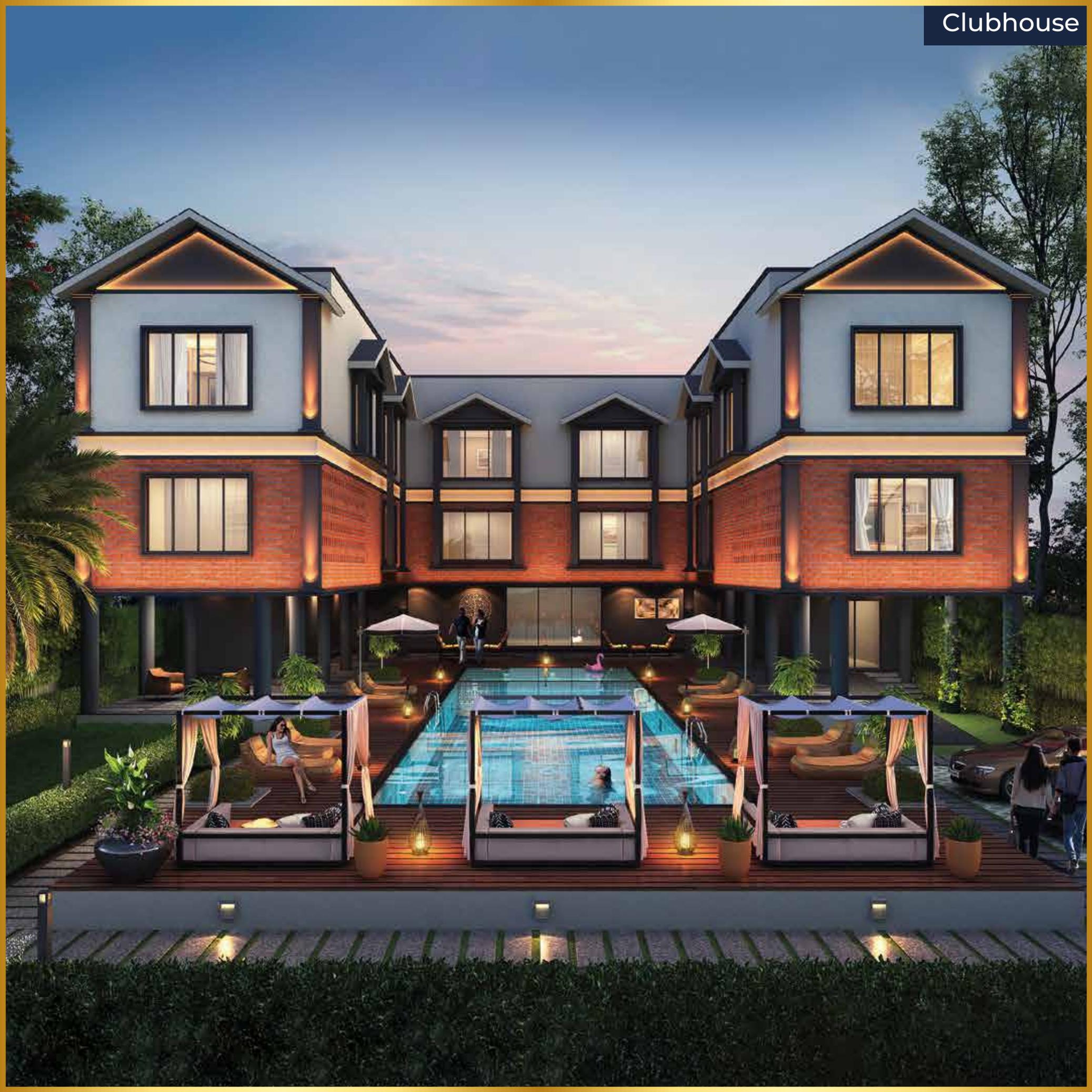






Aerial View





AMENITIES

30+ LIFESTYLE AMENITIES

INDOOR AMENITIES

1. Party hall
2. Multi-sports area
3. Av room
4. Indoor game zone
5. Indoor kid's play
6. Gym
7. Yoga
8. Aerobics
9. Learning centre
10. Association room

OUTDOOR AMENITIES

11. Sculpture court
12. Amphitheatre
13. Senior citizen corner
14. Tot-lot
15. Sensory play area
16. Diy organic garden
17. Outdoor gym
18. Kid's play area
19. Covered deck with barbeque counter

20. Jogging track
21. Yoga pavilion
22. Outdoor party lawn
23. Skating rink
24. Cycling track
25. Multi-purpose sports court
26. Cricket pitch
27. Pet corner
28. Hammock zone
29. Reflexology pathway
30. Tree house

SWIMMING POOL AMENITIES

31. Swimming pool
32. Kid's pool
33. Poolside cabanas



Swimming Pool

Gym



AV Room



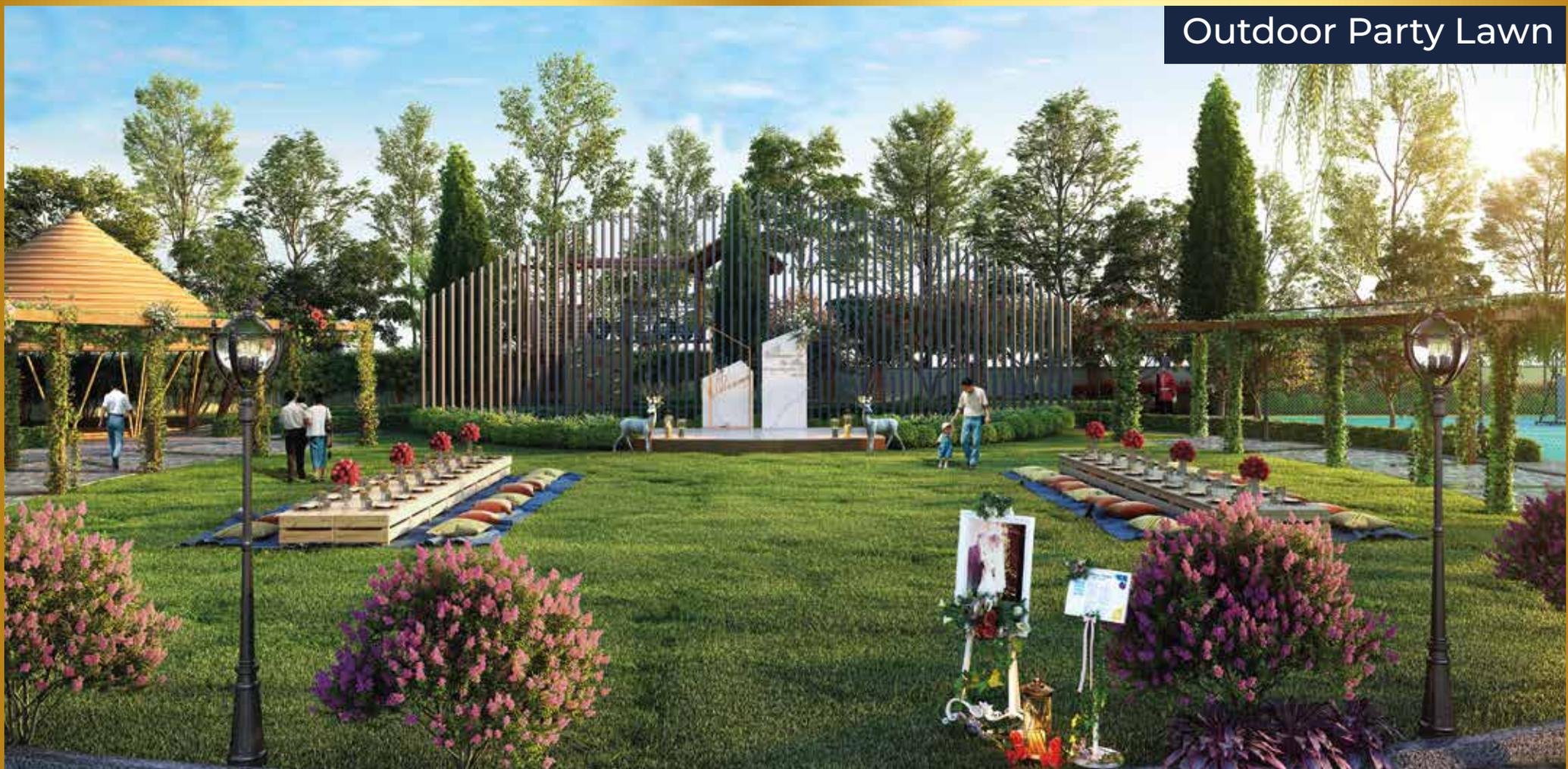
Indoor Games



Kid's Play Area



Outdoor Party Lawn



Amphitheatre



PRODUCT SUPERIORITY



A BRITISH LIFE AWAITS YOU!

Casagrand Mabelle is a British-styled community offering you a luxurious life. A grand entrance arch and sculpture plaza welcome you into an impressive community.

British-styled villas and streetscape of this community take you into a magical living experience. The landscape is dotted with thematic elements such as the Clock Tower, London Eye, London bus seating, and Telephone booth sculpture.



EFFICIENCY IN MASTER PLAN & HOUSING THE BEST PRODUCT FEATURES

- 194 villas set amidst 9.29 acres of land, Casagrand Mabelle boasts an efficient building footprint where 65% of the land area is open space
- 2 entries giving better accessibility & organized traffic flow within the community
- Wide driveways are planned across the site for comfortable vehicular movement
- 12,000 sq. ft of best-in-class British-styled clubhouse designed within the community providing ample indoor amenities for the residents
- 30+ amenities of outdoor and indoor recreational facilities are sprawled across the community
- 38,000 sq. ft of greenscape is sprawled with leisure amenities for all age groups



30+ LIFESTYLE AMENITIES

Casagrand Mabelle brings you 30+ different amenities that are thoughtfully included to ensure a well-engaged healthy lifestyle. Facilities like

- Party hall, gym, AV room, kid's play area, multi-sports area, and Indoor games room with hookey ring toss and dart board wall which add an interesting feature inside the clubhouse
- A 3,700 sq. ft of swimming pool with kid's pool and poolside cabanas in front of the clubhouse created for a great relaxation
- Welcoming sculpture court with senior citizen seating area provided to ensure the wellness of elderly people
- Multipurpose court facilitated in the community for various sports users like volleyball, basketball, badminton, and cricket pitch etc.
- Climbing equipment in the sensory play area, skating rink, and tree house are provided to improve the physical activity of kids
- Party lawn with staging deck, pergola seating, and outdoor barbecue counter are provided to make your occasion convenient
- Outdoor gym, yoga pavilion, reflexology pathway, jogging track, and bicycle track are provided to improve health and fitness
- Hammocks are scattered in the outdoors to kindle the interest of residents to come out and relax themselves in the natural atmosphere



UNMATCHED INTERIOR PLANNING

Conscious efforts have been taken to design the best of living spaces for the comfort of residents. Carefully planned to ensure ample light and ventilation, that every home is a delight.

- Dedicated foyer at the entrance
- Living room opens up to a deck
- First floor has a dedicated family living area
- Most of the bedrooms are planned with walk-in-wardrobe
- Provisions for AC, washing machine, etc.
- Open terrace has been provided in the first floor
- The front and the rear side of the villa are beautifully landscaped with green



CONSIDERING VAASTU? WE GOT THAT SORTED TOO

- Most of the villas have East or North facing main entrance door
- No units have SW entrance
- All the villas have SW master bedroom
- All villas have either SE or NW kitchen
- No villas have bed headboard in north
- All units have East or North facing hobs
- No NE & SW cuts is ensured in the villa planning



HIGH-END SPECIFICATIONS FOR A SUPERIOR LIFESTYLE

Carefully chosen specifications provide an upgraded living experience inside your homes

- Wide and fancy main door with designer architrave paneling
- Digital door lock for added safety and security of every villa
- Sliding door in the living area that allows the space to completely open up to the exterior deck
- Wireless mobile charging station is provided in the living and master bedroom
- Premium range of American standard or equivalent fittings
- Luxurious master bathroom with countertop washbasin, rain shower and glass partition
- Bathrooms and kitchen are thoughtfully fitted with pest-free drains



SITE PLAN

SITE PLAN



INDOOR AMENITIES

1. Party hall
2. Multi-sports area
3. Av room
4. Indoor game zone
5. Indoor kid's play
6. Gym
7. Yoga
8. Aerobics
9. Learning centre
10. Association room

OUTDOOR AMENITIES

11. Sculpture court
12. Amphitheatre
13. Senior citizen corner
14. Tot-lot
15. Sensory play area
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20. Jogging track
21. Yoga pavilion
22. Outdoor party lawn
23. Skating rink
24. Cycling track
25. Multipurpose sports court
26. Cricket pitch
27. Pet corner
28. Hammock zone
29. Reflexology pathway
30. Tree house

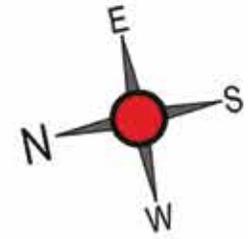
SWIMMING POOL AMENITIES

31. Swimming pool
32. Kid's pool
33. Poolside cabanas

3 BHK VILLA PLANS

TYPE - C15

3 BHK-3T - WEST FACING VILLA



GROUND FLOOR PLAN

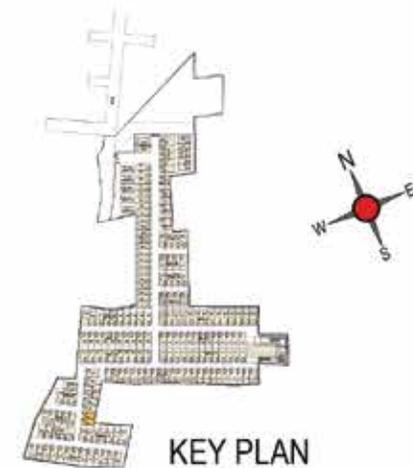


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

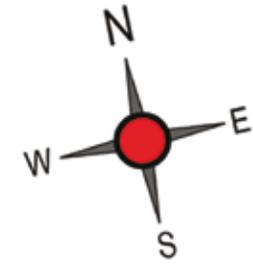
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
102	1128	1600	1470
103	1128	1624	1450



KEY PLAN

TYPE - B6

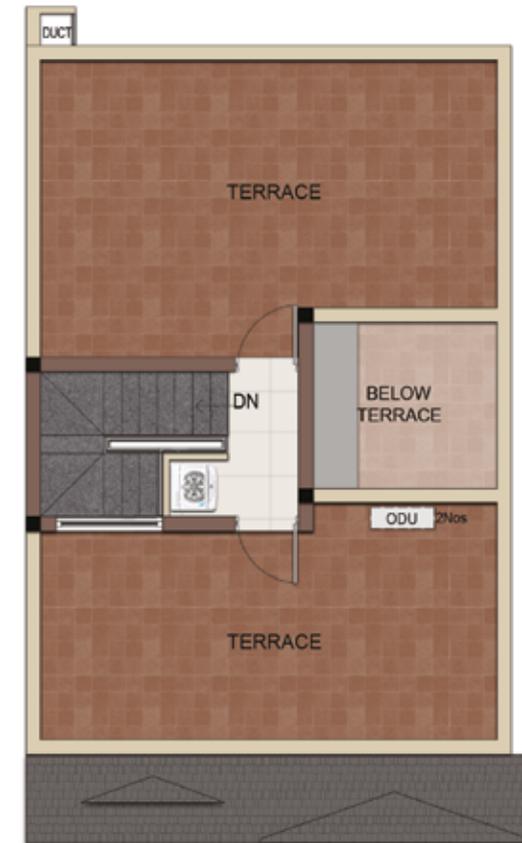
3 BHK-3T - SOUTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

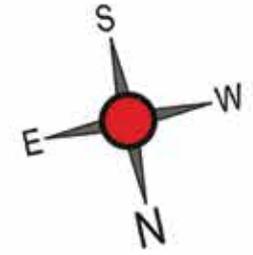
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
162	1128	1602	1678



KEY PLAN

TYPE - A1

3 BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

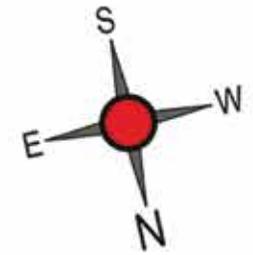
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
95	1121	1607	1427



KEY PLAN

TYPE - A

3 BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN

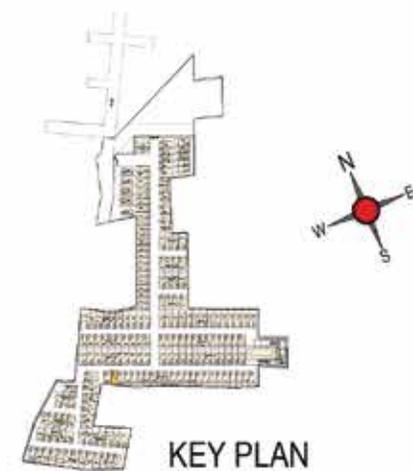


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

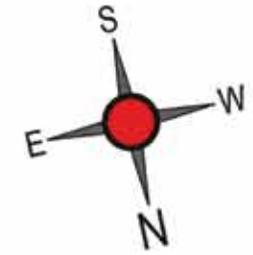
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
94	1134	1609	1453



KEY PLAN

TYPE - A5

3 BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

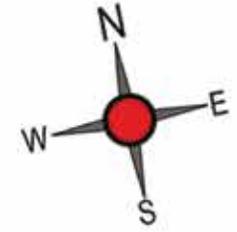
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
133	1236	1660	2148



KEY PLAN

TYPE - A8

3 BHK-3T - SOUTH FACING VILLA



GROUND FLOOR PLAN

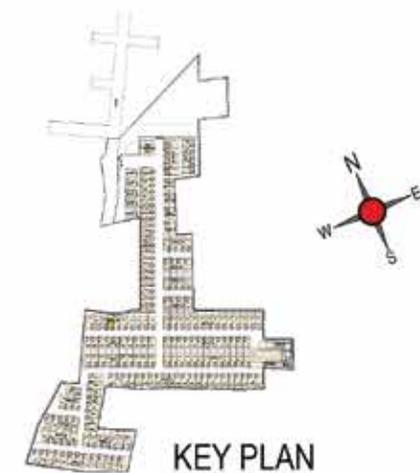


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

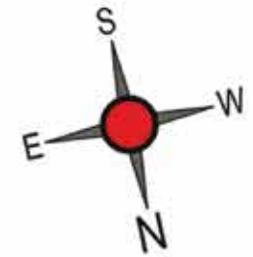
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
160A	1208	1660	1716



KEY PLAN

TYPE - A6

3 BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN

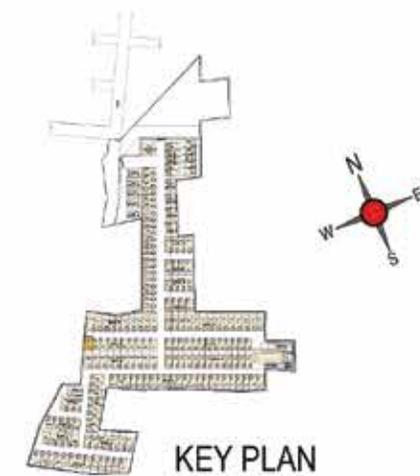


FIRST FLOOR PLAN



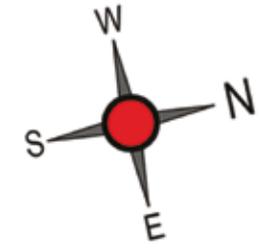
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
157	1232	1682	1972



TYPE - A2

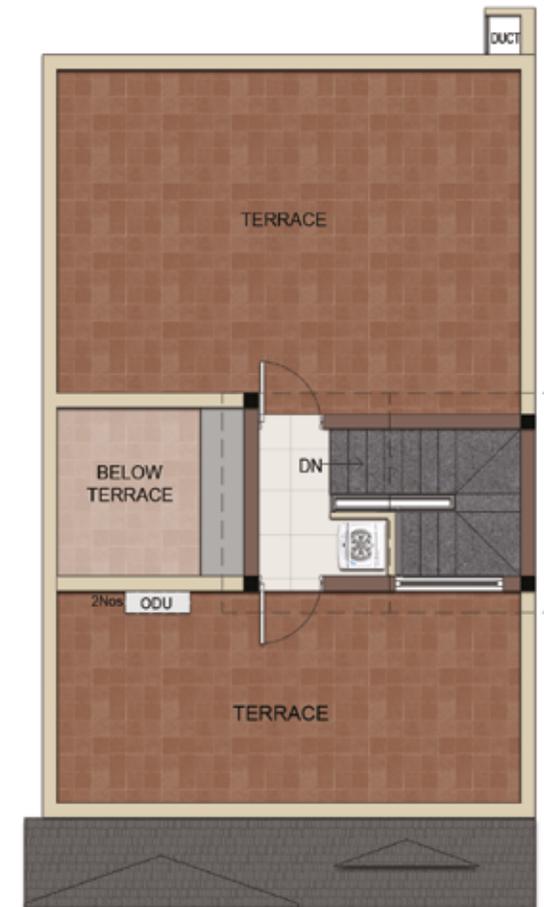
3 BHK-3T - EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



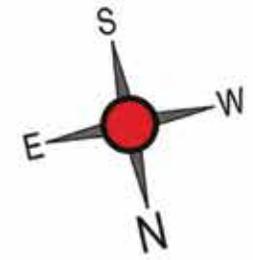
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)	VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
169	1236	1689	1500	180	1236	1689	1503
169A	1236	1689	1500	181	1236	1689	1505
171	1236	1689	1500	182	1236	1689	1519
172	1236	1689	1500	183	1236	1689	1525
173	1236	1689	1500	184	1236	1689	1525
174	1236	1689	1500	185	1236	1689	1525
176	1236	1689	1500	186	1236	1689	1525
177	1236	1689	1500	187	1236	1689	1525
178	1236	1689	1500	187A	1236	1689	1525
178A	1236	1689	1500	189	1236	1717	1549



TYPE - A2N

3 BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN

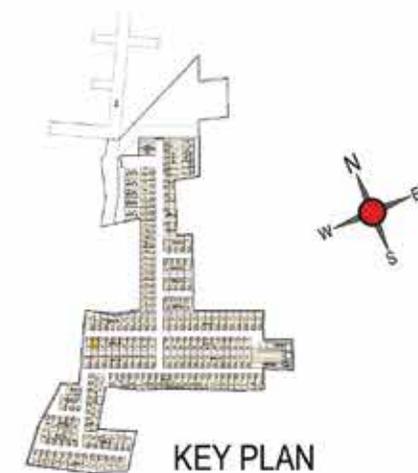


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

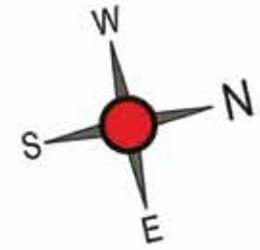
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
156	1236	1690	1556



KEY PLAN

TYPE - A7

3 BHK-3T - EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



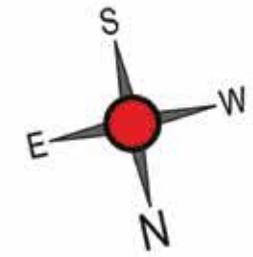
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
168	1224	1693	1752



TYPE - A4

3 BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN

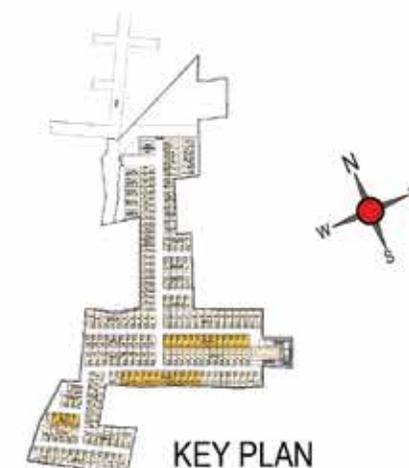


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

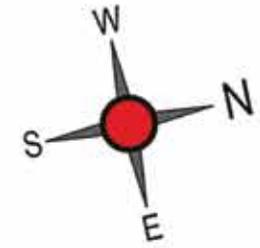
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)	VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
47	1236	1716	1565	88A	1236	1689	1578
48 TO 58	1236	1689	1541	90	1236	1689	1594
59	1236	1706	1562	91	1236	1689	1594
82	1236	1692	1595	92	1236	1689	1555
83	1236	1689	1579	93	1236	1687	1514
84	1236	1689	1565	129	1236	1717	1518
85	1236	1689	1550	130	1236	1689	1495
86	1236	1689	1537	131	1236	1689	1495
87	1236	1689	1547	132	1236	1689	1495
88	1236	1689	1563				



KEY PLAN

TYPE - A3

3 BHK-3T - EAST FACING VILLA



GROUND FLOOR PLAN

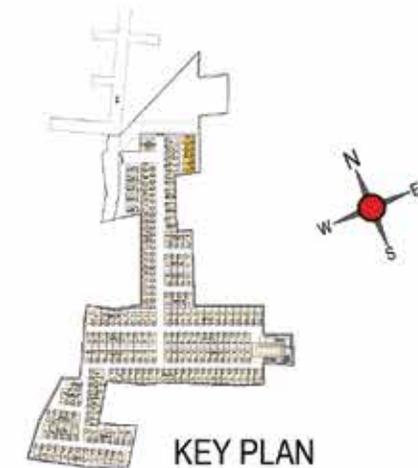


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

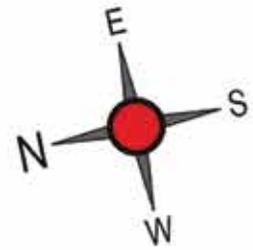
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
07A	1211	1717	1558
09	1211	1690	1534
10	1211	1690	1534
11	1211	1690	1534
12	1211	1707	1555



KEY PLAN

TYPE - B2

3 BHK-3T - WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



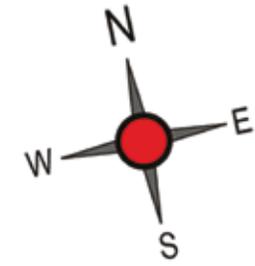
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
3	1292	1778	1632
4	1292	1750	1608
5	1292	1750	1608
6	1292	1750	1608
7	1292	1767	1972

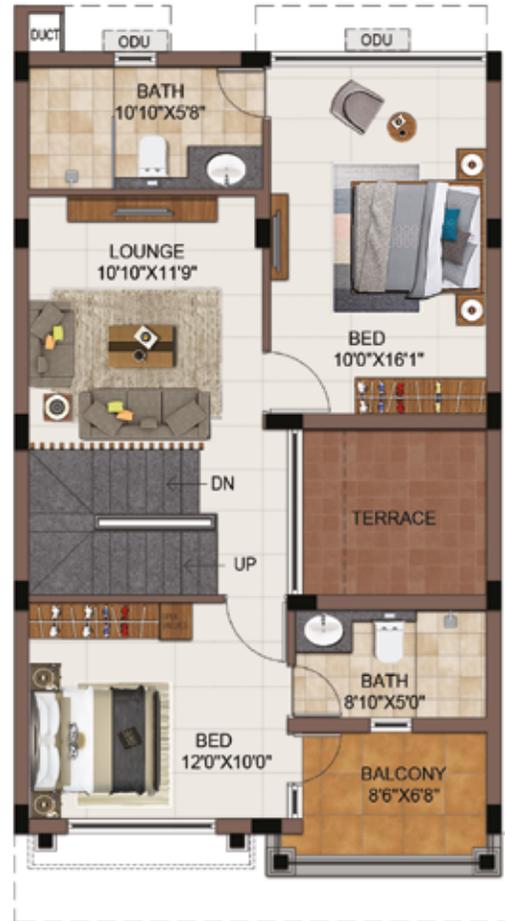


TYPE - B

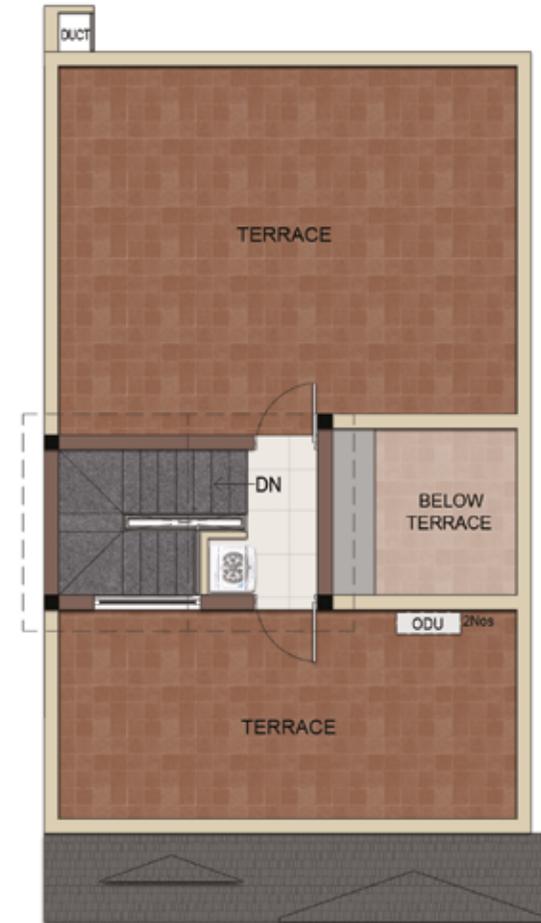
3 BHK-3T - SOUTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



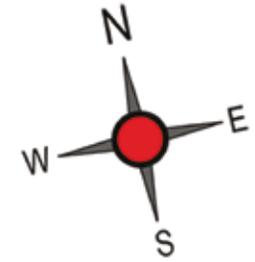
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)	VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
60	1292	1778	1610	133A	1292	1767	1626
61 TO 70A	1292	1750	1586	135	1292	1750	1604
72	1292	1767	1608	136	1292	1778	1842
104	1292	1779	1705	160	1292	1756	1798
105	1292	1750	1679	163	1292	1751	1805
106	1292	1783	1895				



TYPE - C2S

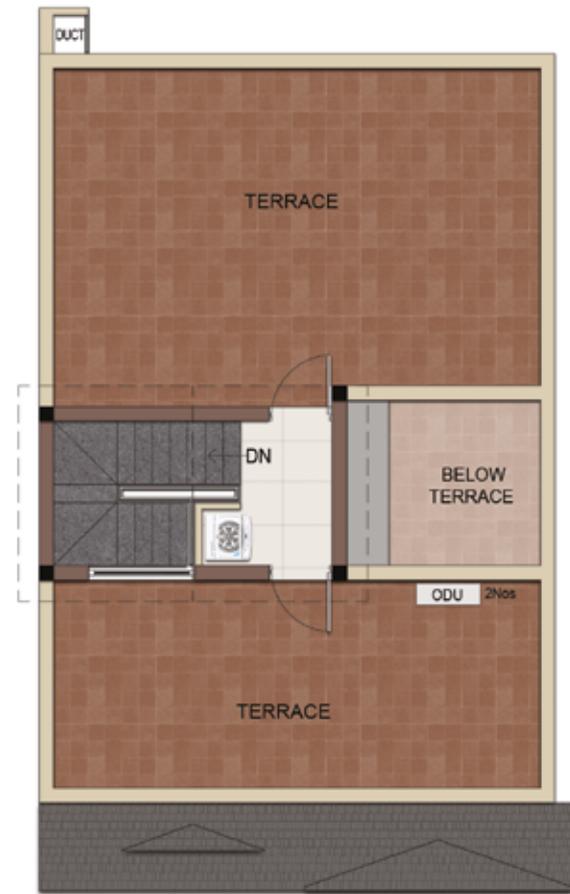
3 BHK-3T - SOUTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

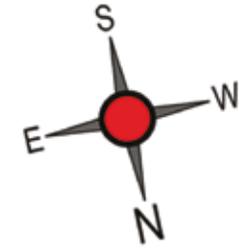
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
138	1326	1831	2174
139	1326	1804	1661
140	1326	1804	1661
141	1326	1804	1661
142	1326	1804	1661
142A	1326	1804	1661
144	1326	1804	1661
145	1326	1804	1661
146	1326	1804	1661
147	1326	1821	1682



KEY PLAN

TYPE - C2

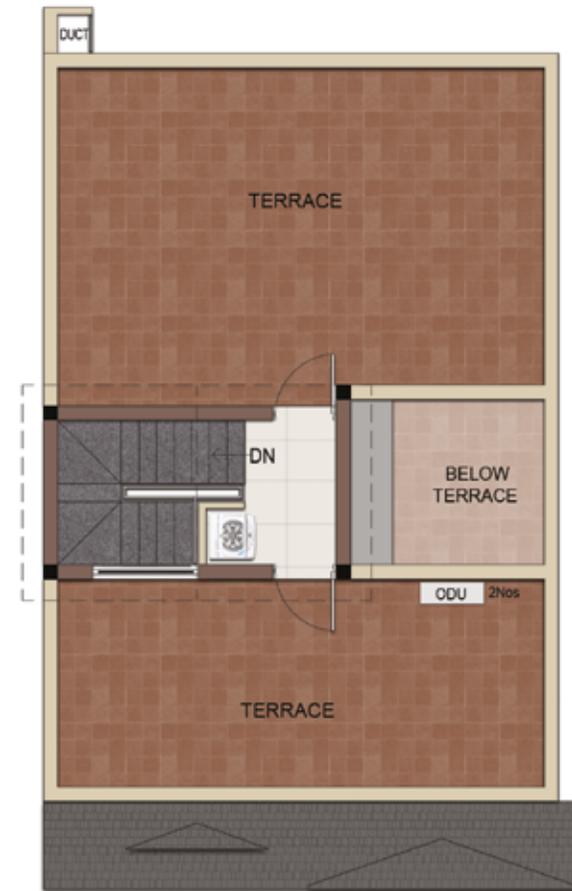
3 BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

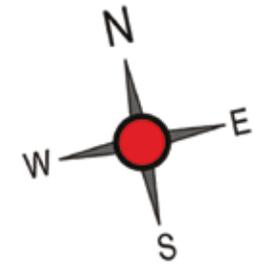
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
148	1326	1831	1685
149	1326	1804	1661
150	1326	1804	1661
151	1326	1804	1661
151A	1326	1804	1661
153	1326	1804	1661
154	1326	1804	1661
155	1326	1804	1661



KEY PLAN

TYPE - B5

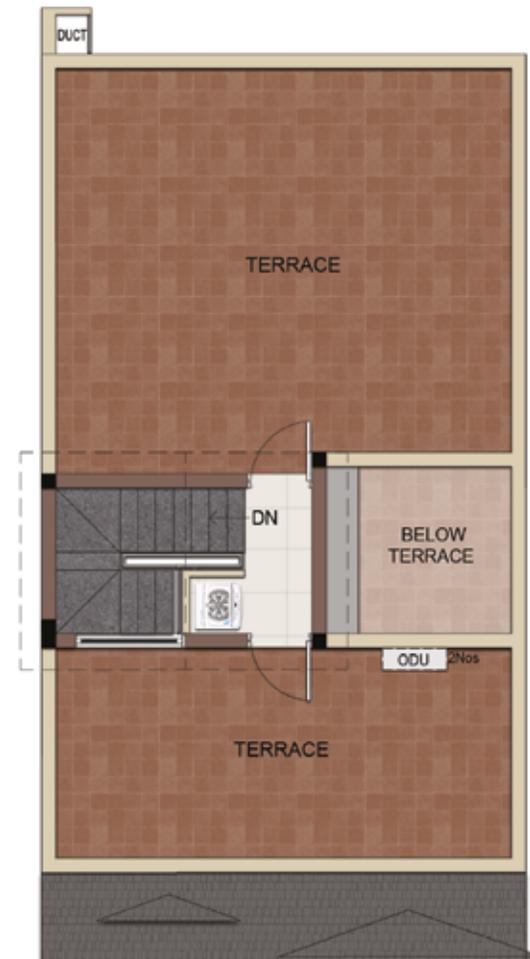
3 BHK-3T - SOUTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
16A	1348	1840	1651
18	1348	1811	1626
19	1348	1811	1723
20	1348	1830	2192



TYPE - C16

3 BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN

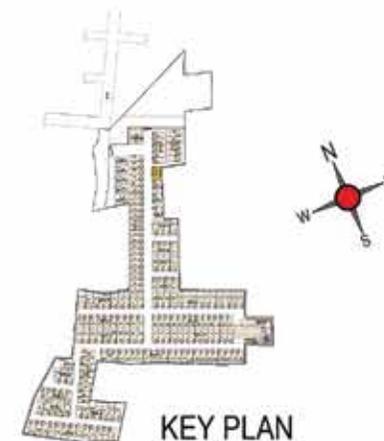
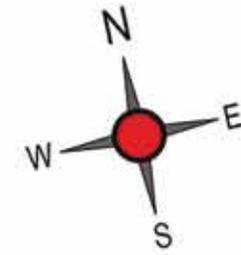
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
13	1369	1845	2186



FIRST FLOOR PLAN



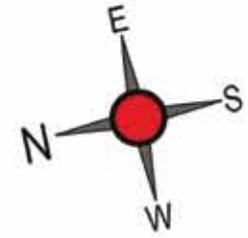
TERRACE FLOOR PLAN



KEY PLAN

TYPE - C6

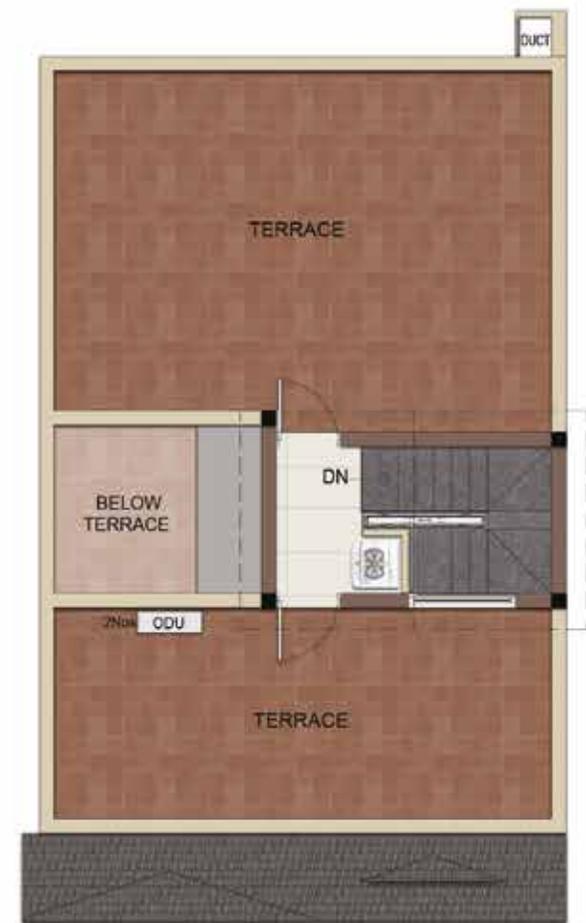
3 BHK-3T - WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

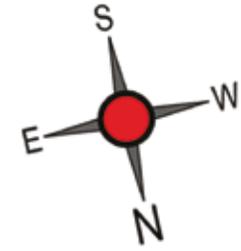
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
101	1365	1853	1667



KEY PLAN

TYPE - B1

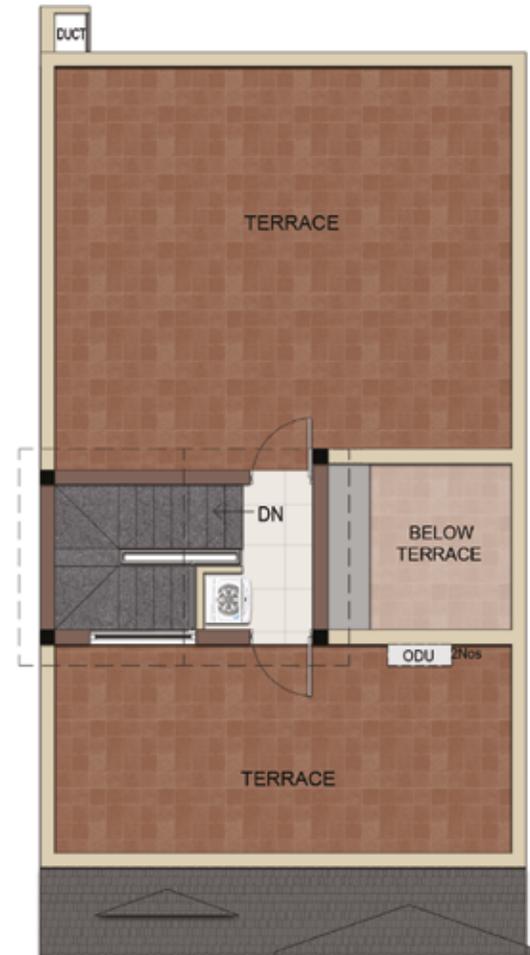
3 BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

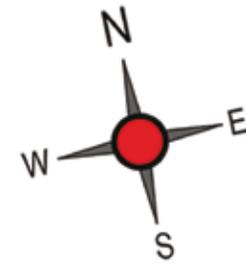
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)	VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
21	1361	1855	2124	78	1361	1826	1690
22	1361	1826	1657	79	1361	1826	1675
23	1361	1826	1657	79A	1361	1826	1660
24	1361	1847	1680	81	1361	1826	1646
73	1361	1855	2015	111	1361	1855	2400
74	1361	1826	1672	112	1361	1826	1656
75	1361	1826	1717	113	1361	1826	1702
76	1361	1826	1720	122	1361	1826	1712
77	1361	1826	1705	123	1361	1847	2388



KEY PLAN

TYPE - BIS

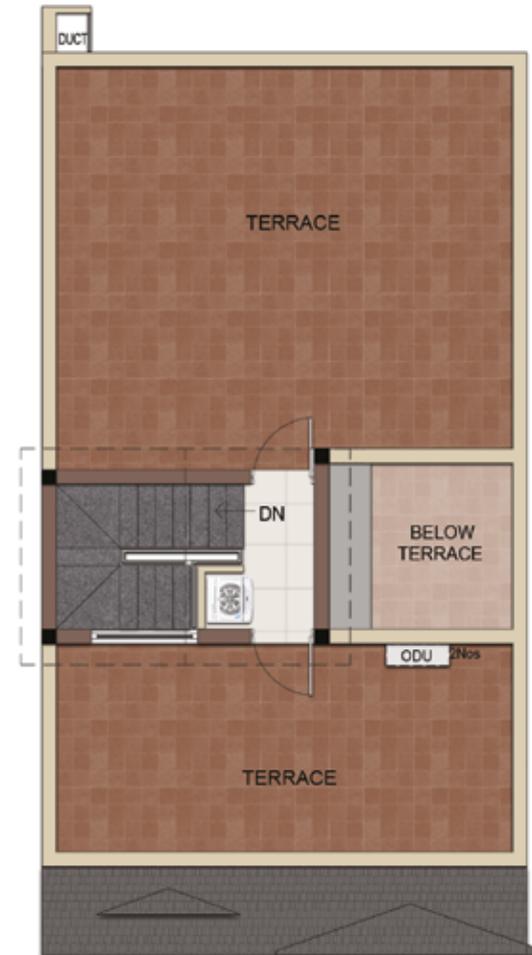
3 BHK-3T - SOUTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

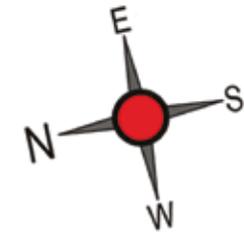
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
25	1361	1855	1682
25A	1361	1826	1657
27	1361	1826	1657
28	1361	1847	2191



KEY PLAN

TYPE - C9

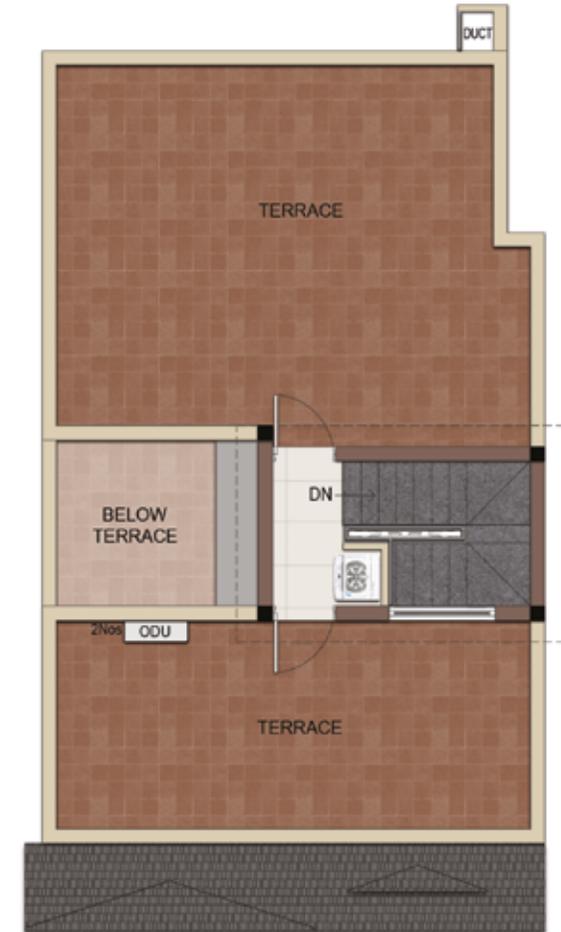
3 BHK-3T - WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



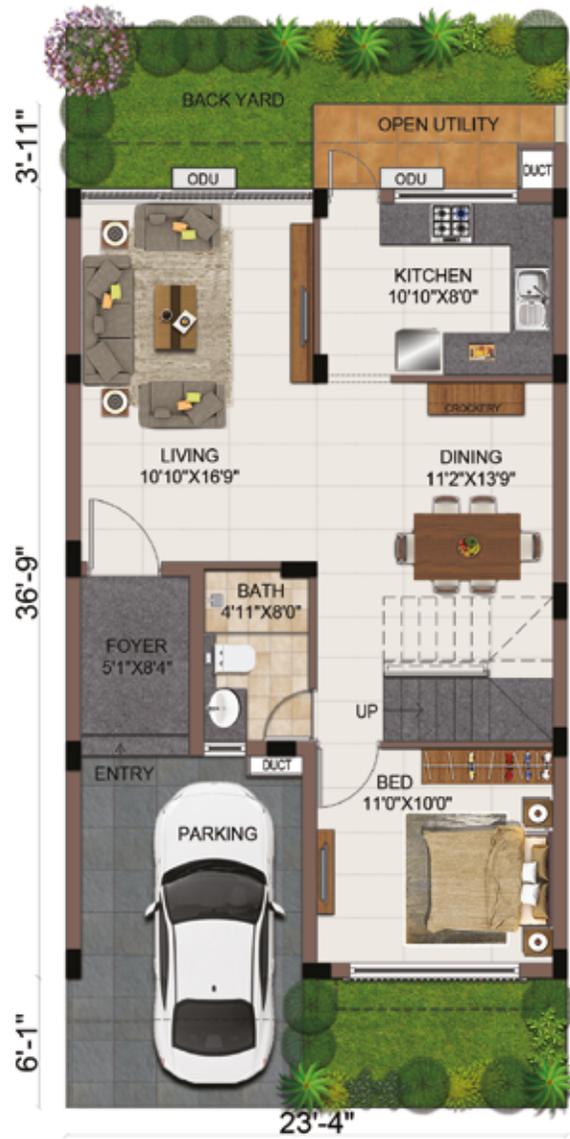
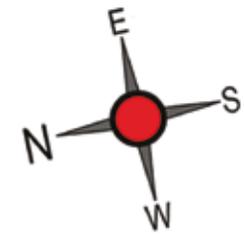
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
194	1322	1856	2645



TYPE - C8

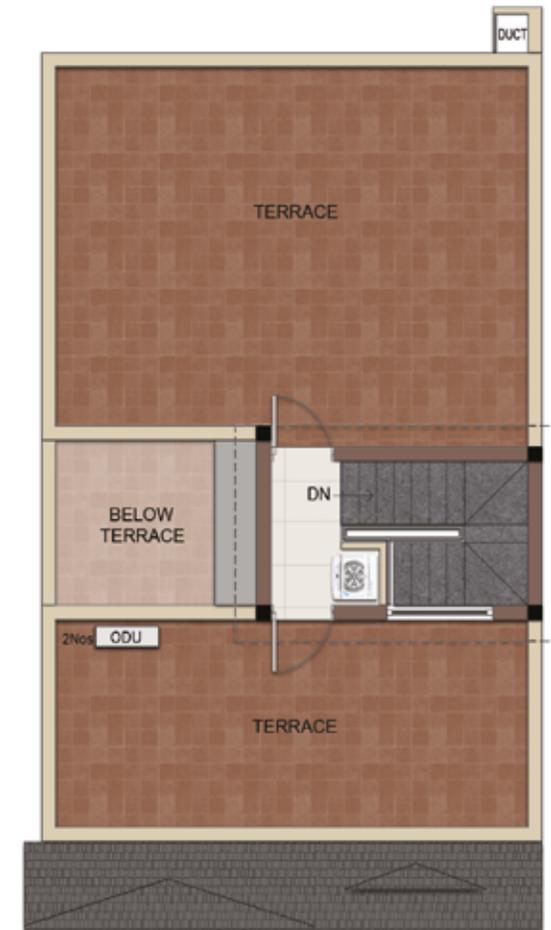
3 BHK-3T - WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

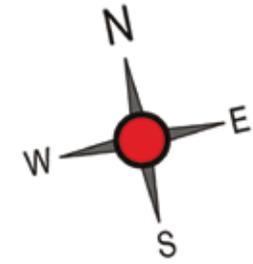
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
190	1352	1887	2149
191	1352	1887	2200
192	1352	1887	2200
193	1352	1887	2200



KEY PLAN

TYPE - C

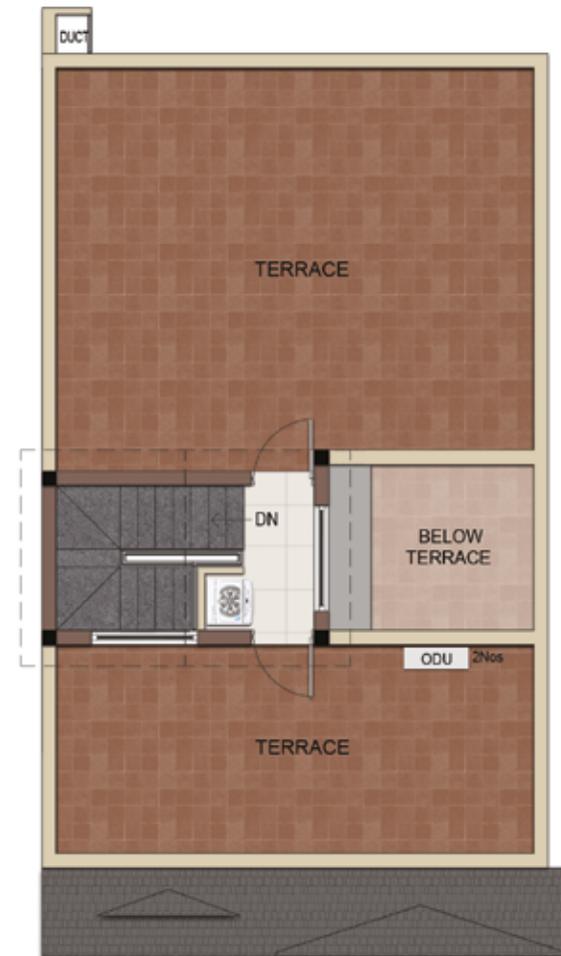
3 BHK-3T - SOUTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



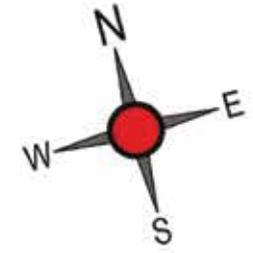
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
164	1406	1901	2006
165	1406	1901	1838
166	1406	1901	1838
167	1406	1920	1862



TYPE - C7

3 BHK-3T - SOUTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

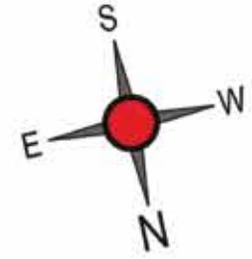
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
124	1387	1905	2639
124A	1387	1877	1654
126	1387	1877	1654
127	1387	1877	1654
128	1387	1895	1675



KEY PLAN

TYPE - C4

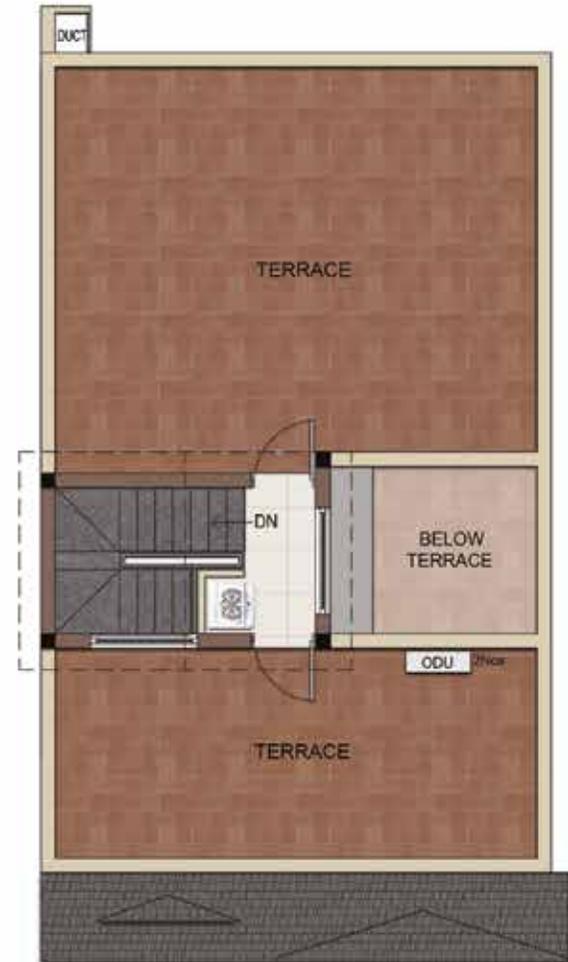
3 BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN

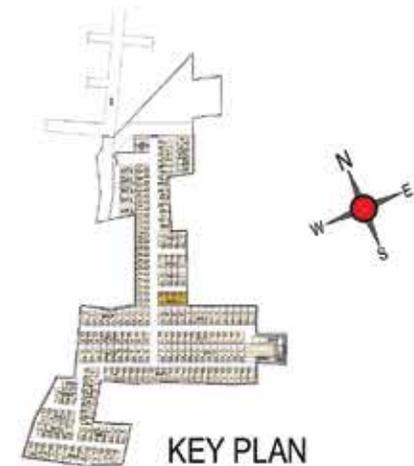


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

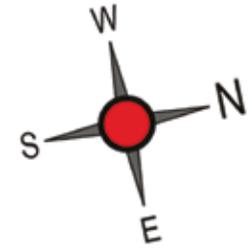
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
29	1406	1930	2265
30	1406	1901	1732
31	1406	1901	1732
32	1406	1920	1755



KEY PLAN

TYPE - C13

3 BHK-3T - EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
01	1432	1944	1782
02	1432	1955	2383



TYPE - C11

3 BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN

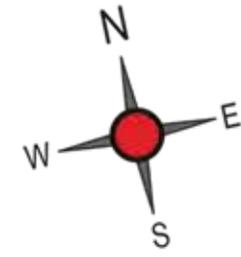
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
14	1527	2024	2347
15	1527	2024	2460



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

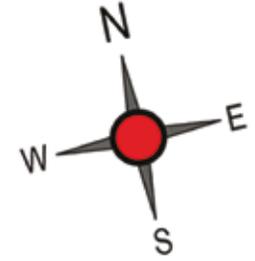


KEY PLAN



TYPE - B4

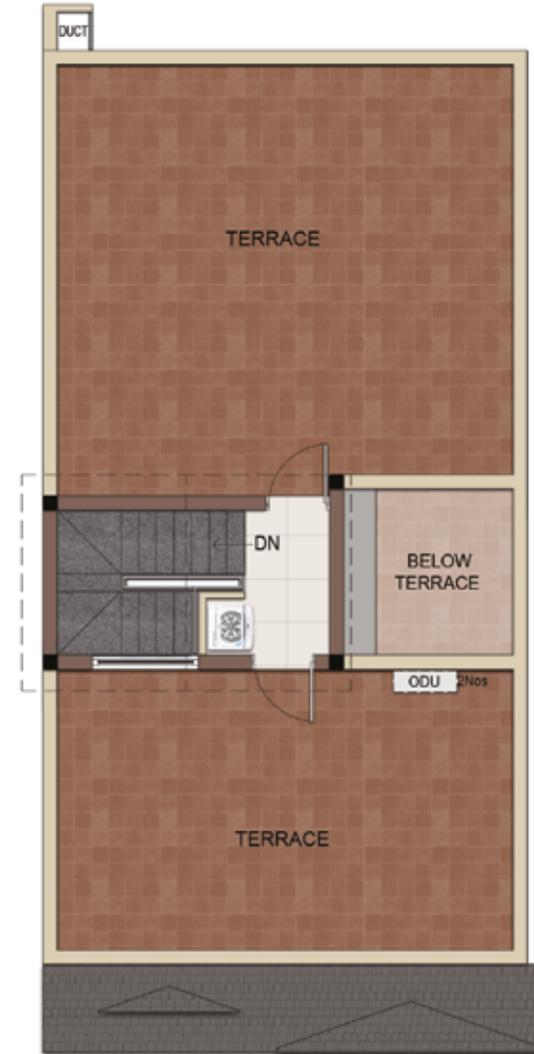
3 BHK-3T - SOUTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
109	1498	2047	2003
110	1498	2069	2848



TYPE - C10

3 BHK-3T - SOUTH FACING VILLA



GROUND FLOOR PLAN

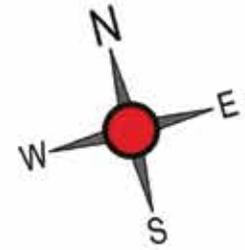
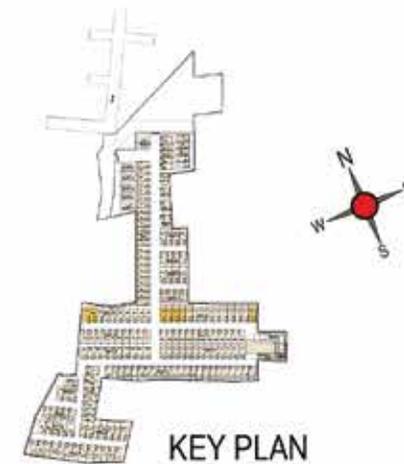
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
33	1501	2074	1781
34	1501	2041	1754
34 A	1501	2041	1754
36	1501	2041	1754
46	1501	2063	2494
158	1501	2074	2656
159	1501	2041	1930



FIRST FLOOR PLAN

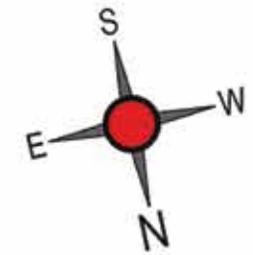


TERRACE FLOOR PLAN



TYPE - C1

3 BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN

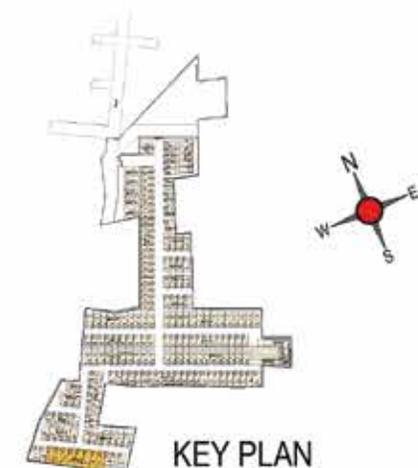


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

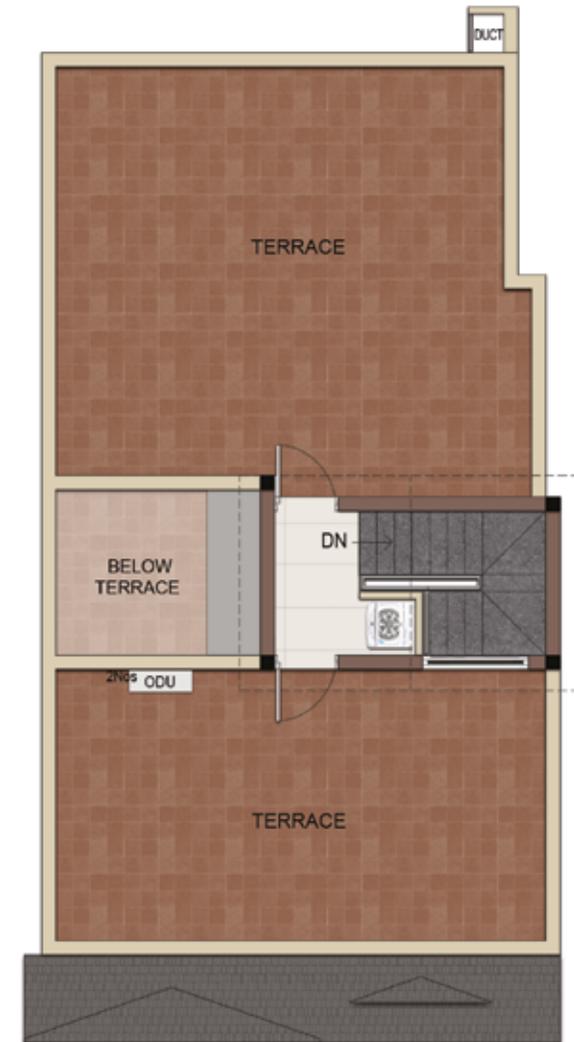
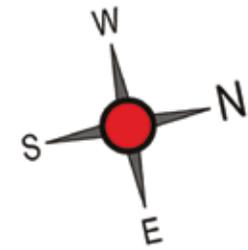
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
114	1574	2082	1985
115	1574	2082	2060
115A	1574	2082	2077
117	1574	2082	2050
118	1574	2082	2024
119	1574	2082	1997
120	1574	2082	1970
121	1574	2082	1944



KEY PLAN

TYPE - C14

3 BHK-3T - EAST FACING VILLA

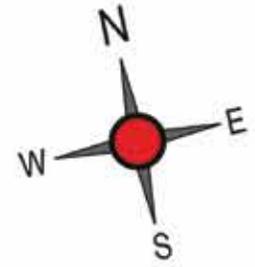


VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
137	1539	2167	3206



TYPE - B3

3 BHK-3T - SOUTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

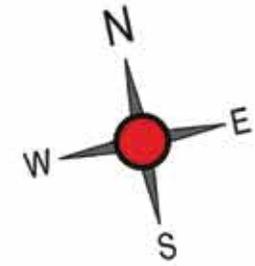
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
106A	1604	2191	2129
108	1604	2191	2131



KEY PLAN

TYPE - C3

3 BHK-3T - SOUTH FACING VILLA



GROUND FLOOR PLAN

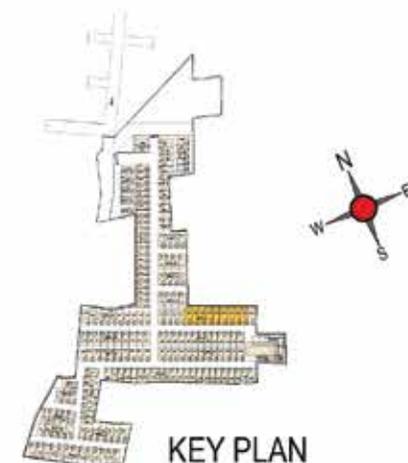


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
37	1612	2191	1885
38	1612	2191	2115
39	1612	2191	2113
40	1612	2191	2110
41	1612	2191	2108
42	1612	2191	2106
43	1612	2191	2103
43A	1612	2191	2101
45	1612	2191	2098



KEY PLAN

TYPE - C12

3 BHK-3T - NORTH FACING VILLA



GROUND FLOOR PLAN

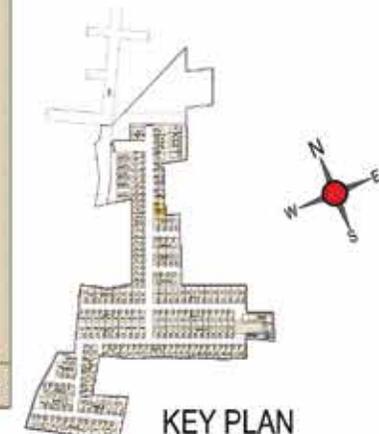
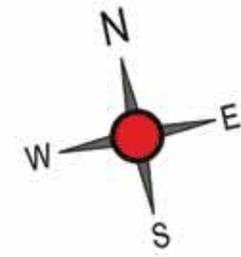
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
16	1762	2289	2643



FIRST FLOOR PLAN



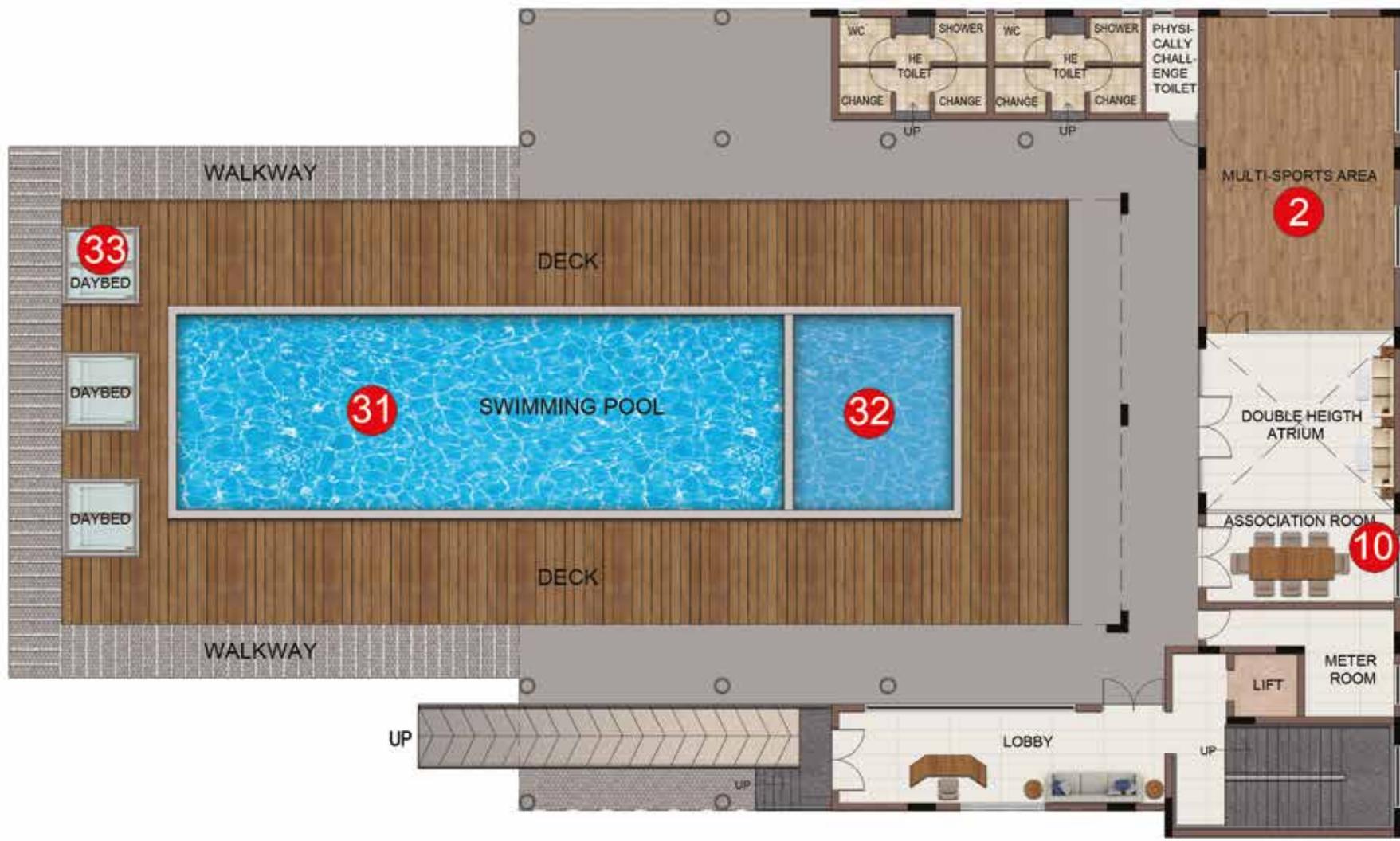
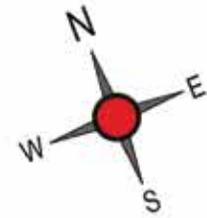
TERRACE FLOOR PLAN



KEY PLAN

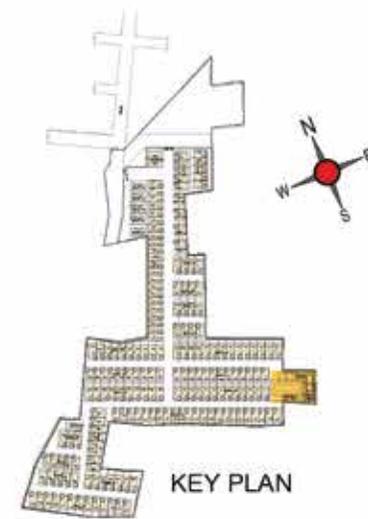
CLUBHOUSE PLANS

CLUBHOUSE GROUND FLOOR PLAN

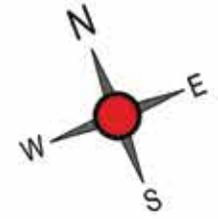


CLUBHOUSE AMENITIES

- 2. Multi-sports area
- 10. Association room
- 31. Swimming pool
- 32. Kid's pool
- 33. Pool side cabanas

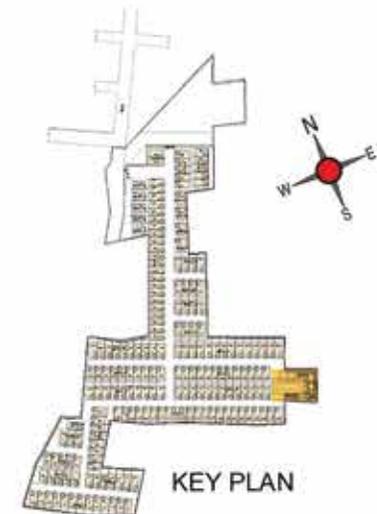


CLUBHOUSE FIRST FLOOR PLAN

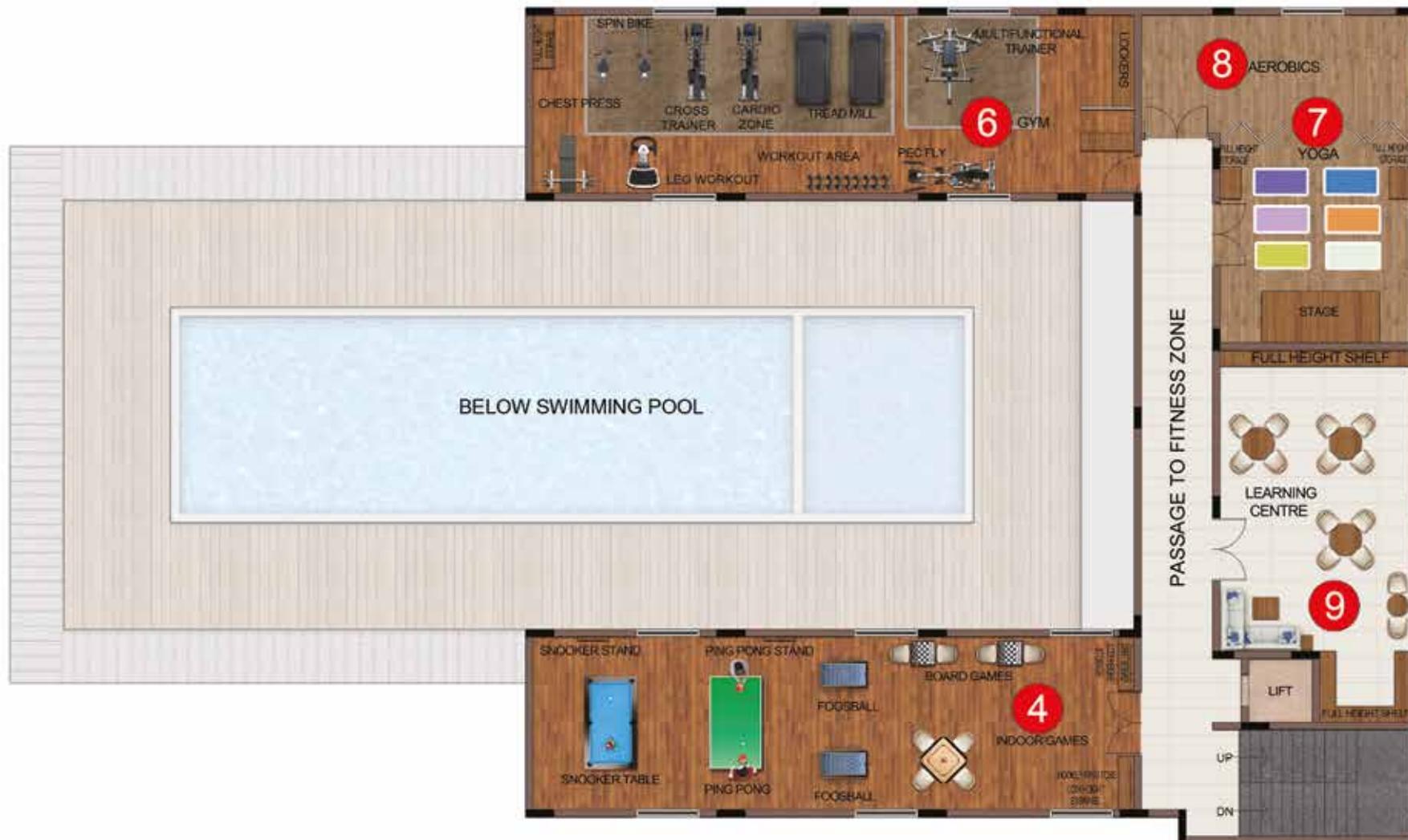
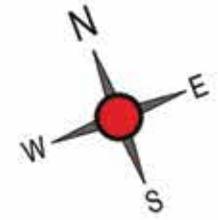


CLUBHOUSE AMENITIES

1. Party hall
3. AV room
5. Indoor kid's play area

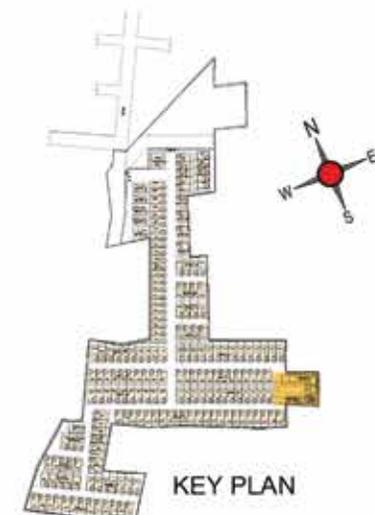


CLUBHOUSE SECOND FLOOR PLAN



CLUBHOUSE AMENITIES

- 4. Indoor game zone
- 6. Gym
- 7. Yoga
- 8. Aerobics
- 9. Learning centre



VILLA SPECIFICATIONS

STRUCTURE



- Structural System** : RCC framed structure designed for seismic compliant (Zone 3)
- Masonry** : 200 mm for external walls & 100 mm for internal walls
- Floor-Floor height (incl. slab)** : Will be maintained at 3050 mm
- ATT** : Anti-termite treatment will be done

WALL FINISH



- Internal walls** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
- Ceiling** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of Tractor emulsion
- Exterior walls** : Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect's design
- Bathroom** : Ceramic tile up to 2250 mm height of size 300x600 mm
- Kitchen** : Ceramic wall tile of size 300x600mm for a height of 600 mm above the counter top finished level

FLOOR FINISH WITH SKIRTING



- Living, lounge, dining, bedrooms & kitchen** : Vitrified tiles of size 600x1200 mm
- Bathroom** : Anti-skid ceramic tiles of size 300x300 mm
- Open deck / utility** : Vitrified tiles (matt) of size 600x600 mm
- Terrace** : Pressed tiles finish
- Open terrace (first floor)** : Vitrified tiles (matt) of size 600x600 mm
- Car parking** : Kota / Shahabad / Outdoor tile
- Foyer** : Granite flooring

KITCHEN & DINING



- Kitchen** : Platform will be finished with granite slab of 600 mm wide at height of 850 mm from the finished floor level
- Electrical point** : For chimney & water purifier
- CP fitting** : American Standard / Kohler / equivalent will be provided
- Sink** : Stainless steel sink with drain board

BALCONY / PRIVATE OPEN TERRACE



- Handrail** : MS handrail as per architect's design

STAIRCASE



- Flooring** : Granite flooring for staircase
- Handrail** : SS handrail as per architect's design

BATHROOMS



- Sanitary fixture** : American Standard / Kohler / equivalent
- CP fittings** : American Standard / Kohler / equivalent
- Master Bathrooms** : Wall mounted WC with cistern, health faucet, single lever diverter with rainshower with glass partition & counter wash basin with polished granite top with 2' trench drain
- Other Bathrooms** : Wall mounted WC with cistern, health faucet, single lever diverter with overhead shower & counter wash basin with polished granite top

JOINERY



DOORS

- Main door** : Wide & fancy door of size 1050x2400 mm of engineered door frame & shutters of veneer finish with architrave
- : Ironmongeries like digital door lock of Yale / equivalent, tower bolts, door viewer, safety latch & magnetic catcher

Bedroom doors : Good quality door frame with double side laminate finish door of size 900 x 2100 mm

: Ironmongeries like door lock of Dorma / equivalent, tower bolt & magnetic catcher

Bathroom doors : Good quality door frame with double side laminate finish door of size 750 x 2100 mm

: Ironmongeries like thumb turn lock of Dorma / equivalent, door bush & tower bolt

Terrace doors : Good quality door frame with FRP shutters of size 900X2100 mm

: Ironmongeries like thumb turn lock of Dorma / equivalent & tower bolt

Utility doors : Good quality door frame with FRP shutter of size 750 x 2100 mm

: Ironmongeries like thumb turn lock of Dorma / equivalent without key & tower bolt

WINDOWS

Windows : Aluminum powder coated windows with sliding shutter with see-through plain glass and MS grill / railing based on architect design intent

French doors : Aluminum powder coated sliding doors with toughened glass

Ventilators : Aluminum powder coated fixed frame with pinhead glass

ELECTRICAL POINTS & PLUMBING POINTS

Power Supply : 3 Phase power supply connection

Safety device : MCB & ELCB (Earth leakage Circuit breaker)

Switches & sockets: Modular box & modular switches & sockets of Schneider / equivalent

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a IS brand Polycab / equivalent

TV : Point in Living & any one bedroom and provision in other bedrooms & lounge

Telephone : Point in living & any one bedroom

Mobile charging dock : Mobile charging dock provided in living & any one bedroom equivalent will be provided

Hob point : Point provided in the kitchen

Data : Point in living and provision in lounge

Split- air conditioner : Point will be provided in living / dining, lounge & all bedrooms

Exhaust fan : Point will be given in all bathrooms

Geyser : Geyser point will be provided in all bathrooms

Villa back-up : Inverter provision for all room fan and light points

Tap : Provided in the outdoor utility

OUTDOOR FEATURES

Water storage : Centralized UG sump with WTP (min. requirement as per water test report)

Rain water harvesting : Rain water harvesting site

STP : Centralized sewage treatment plant

Common Back-up : 100% power backup for common amenities such as clubhouse, WTP, STP & selective common area lighting

Safety : CCTV surveillance cameras will be provided at pivotal locations

Compound wall : Site perimeter fenced by compound wall with entry gates for a height of 1800 mm / as per landscape design intent

Security : A security booth will be provided at the entrance, facilitated with the MyGate app

Landscape : Suitable landscape at appropriate places in the project

Driveways : Paved finish roads with convex mirror for safe turning in driveway in / out

LOCATION MAP
& ADVANTAGES



MISCELLANEOUS

Mappedu Junction	2 km	Airport	15 km
Camp Road	6 km	Perumbakkam	9 km
Vandalur	6.5 km	Medavakkam	10 km
Tambaram	8 km	Sholinganallur	14 km
Chrompet	10 km	Kelambakkam	16 km
Pallavaram	12 km	OMR	16 km

SCHOOLS

■ Zion International School	1 km
■ Lydia Matriculation Higher Secondary School	1.5 km
■ GKM Vidhyashram School	2 km
■ SSM School	2.5 km
■ Velammal Vidyashram School	5.5 km
■ Apple Kids International Pre School	8 km
■ Ebenezer Matriculation School	8 km
■ St. John's Matriculation High School	8.5 km

COLLEGES

■ Sri Balaji Arts & Science College	2.5 km
■ Bharath Institute of Arts & Science College	3.5 km
■ Tagore Engineering College	4 km
■ Tagore Dental & Nursing College	4 km
■ GKM College of Engineering & Technology	4 km
■ Sri Lakshmi Ammaal Engineering College	4.5 km
■ Vellore Institute of Technology	7 km

■ Crescent Institute of Science and Technology	9 km
■ Apollo Group of College	10 km

HOSPITALS

■ Annai Theresa Hospital	2.5 km
■ Tagore Hospital	4.5 km
■ Bethesda Hospital	5 km
■ Zeroin Hospital	7 km
■ Crescent Clinic	8.5 km
■ Sri Jeyam Hospital	9 km
■ Hindu Mission Hospital	9.5 km



PAYMENT SCHEDULE

10%	Booking advance
40%	Agreement signing
15%	On commencement of foundation
12.5%	On commencement of ground floor roof
12.5%	On commencement of 1 st floor roof
5%	Completion of flooring respective unit
5%	Handing over



AWARDS

★ **The Economic Times -2021 (Brand)**
Best Brands Award

★ **Times Business Awards 2020- The Times of India -2020 (Brand)**
Best Real Estate Company of Tamil Nadu

★ **13th Estate Awards Franchise India
and REMAX India - 2021**
Casagrاند Boulevard
Best Mid-Segment Project of the Year

★ **Exchange4media**
Brand
Pride of India Brands - The Best of South Awards 2022

★ **Realty Conclave Excellence Awards 2021 - South**
Casagrاند Boulevard
Most Popular Project of the Year

★ **The Economic Times Real Estate Award-South (2022)**
Residential Project High-End (completed-metro)
CG Amethyst

★ **Realty Conclave Excellence Awards 2021 - South**
Casagrاند Orlena
Mid-Segment Project of the Year

★ **The Economic Times Real Estate Award-South (2022)**
Residential Project High-End (ongoing-metro)
CG Athens

★ **Construction Week - 2021**
Casagrاند Primera
Runner up at Residential Project of the Year



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