



# CASAGRAN ASPIRES

Live Elevated. Live in Aspires.

CASAGRAN   
building aspirations





### **South India's Leading Real Estate Developer**

Casagrand Premier Builder Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. In the Twenty years, we have developed over 56 million square feet of prime residential real estate across Chennai, Bengaluru, Coimbatore and Hyderabad. Over 40,000+ 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 20th year of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.





# CASAGRAN ASPIRES

A striking symbol of luxury in the heart of the happening city. Casagrand Aspires is all that and more. Aesthetically crafted 316 apartments stand tall in a location that's got everything right. Comfort, connectivity, luxury, design, greenery, vibrant environs, Casagrand Aspires is the perfect definition of an aspirational home. A lavish clubhouse of 7,300 sft., packed with amenities and features is a spectacular union of class and comfort. With hassle-free connectivity to important hubs and easy transport facilities, Casagrand Aspires gives you the luxury of time to savor the little things of life.

## Salient Features:

- Elegantly designed 316 apartments on 1.76-acres with 77% open space
- Superb 2 and 3 BHK apartments built on a B+S+19 storey tower
- 75+ amenities & features like exclusive 3,000 sft. swimming pool, vibrant kids play zone, senior citizen park, multi play indoor park, etc.
- Opulent 7,300 sft. clubhouse with upscale amenities like multi-purpose party hall, mini theatre, gym, indoor games room, etc.
- 5,500 sft. podium and park with attractions for all five senses
- Meticulously planned 7.2 M wide driveway for easy automobile mobility
- The community's 14,000 sft. lush green landscape allows for maximum light and ventilation
- 100 % Vaastu compliant homes with zero wastage of space
- Surrounded by prominent landmarks, schools, colleges, IT/ITES companies & hospitals







# AMENITIES

# 75+ Lifestyle Amenities

## **OUTDOOR AMENITIES** **SPORTS**

1. Cricket pitch
2. Outdoor gym
3. Basket ball dribbling court
4. Skating rink

## **KIDS**

5. Lucky climbers
6. Ballerina
7. Glider swing
8. Curva spinner
9. Bobble rider
10. Sensory floor games
11. Toddler's play area
12. Sandpit with sand digger
13. Inground trampoline
14. Softfall mounds
15. Explorer tunnel
16. Kids's outdoor gym
17. Floor scrabble
18. Ribbon alcoves
19. Puzzle wall

20. Chalkboard wall
21. Rock climbing wall

## **SWIMMING POOL**

22. Pool deck with loungers
23. Adult's pool
24. Kids pool
25. Sculpture wall
26. Pool zen garden
27. Poolside Cabana

## **ENTERTAINMENT**

28. Party lawn
29. Aqua amphitheatre with stage
30. Pet's park with water ponds
31. Barbeque stations
32. Ball labyrinth x 2nos.
33. Nanny's corner
34. Elderly seating pavilion
35. Senior citizen park
36. Hammocks

37. Cluster swing
38. Board game plaza

## **FEATURES**

39. Entrance plaza with drop-off zone
40. Tropical themed gardens
41. Tree courts
42. Yoga deck
43. Meditation pod
44. Reflexology walkway
45. Working Pods
46. Reading nook
47. Seating Alcove
48. Seating stepwell

## **CLUBHOUSE** **AMENITIES**

## **ENTERTAINMENT &** **CONVIENCE**

49. Multi -purpose hall
50. Mini theatre

## **INDOOR GAMES ROOM**

51. Skee ball
52. Foosball
53. Darts machine
54. Air hockey
55. Billiards
56. Table tennis room
57. Video games lounge
58. Monopoly
59. Sub soccer
60. Crokinole
61. Chinese chess

## **KIDS PLAY AREA & CRECHE**

62. Multi-play Indoor park
63. Pendulum Swing
64. Street Basket ball
65. Ball pit
66. Cognitive play wall

## **FITNESS**

67. Gym
68. Crossfit / TRX
69. Bungee ropes workout

70. Yoga & Aerobics room

## **FEATURES & FACILITIES**

71. Reception lobby
72. FMS room
73. Association room
74. Lumber rooms
75. Car washing bay
76. Car charging bays







## The best of Product superiority

- Discover a unique fusion of convenience and luxury at Casagrand Aspires, a residential community with 316 apartment units
- 2 & 3 BHK superior apartments planned in a 19-storey structure
- 75+ indoor and outdoor amenities
- A neighbourhood reimagining its style with unreal services and fun
- The project includes a 5,500 sft. podium and an exclusive park with multi-sensory amenities
- 77% of open land area adds to the efficiency of the building footprint
- Light, Ventilation, Vaastu, Privacy & Aesthetics are the 5 important pillars in planning our Master & Unit plans



## Presenting you a community with the best of Architecture & Finesse

- The project is set amidst 1.76 acres with 316 apartment units
- A style that features the elements of modern architecture by bringing home the tropics with neutral palettes, fine accessories and kindle lighting
- Singularly neat obelisk that accords a courtly attention to the entry portal
- An appealing 7,300 sft. clubhouse furnished with indoor amenities
- Block orientation ensuring maximum wind-flow and minimum heat-gain for every apartment
- 7.2m (23.6 feet) wide driveway is planned across the project for comfortable vehicular movement
- A feature wall is designed opposite to block entrance as a way finder
- Detailed lift facia with wall cladding & lighting elements
- Designer floor identification signage at every floor level
- Well planned corridors with wall artefacts leading to your doorsteps



## A neighbourhood one with nature

- 14,000 sft. of lush green landscape sprawled with amenities and entertainments for residents of all age groups
- The community boasts of an efficient building footprint where 77% of land area is open space
- The apartment tower is planned around a vast podium of 5,500 sft. with no overlooking between the apartments
- Private terraces are provided for most of the apartments in the first-floor level connecting the indoors with the podiums



## Offering you 75+ Amenities! The best in Market!

- The project features an exclusive 3,000 sft. swimming pool and deck with an overflowing edge pool and Kids pool with water jets
- Zen gardens complementing the sculpture wall and pool deck with loungers
- The podium encompasses a vibrant kid's play zone, social gathering decks with seating step wells, senior citizen park and cluster swings; reading nook and working pods to outbreak the senses along with well-lit pathways leading through the landscaped beds
- The clubhouse lobby appeals into a palatial multipurpose party hall along with pre-function hall, party hall spill-over, buffet & kitchen for residents to host their guests in
- Multi-play indoor park with cognitive play amenities to keep the kids on their toes
- Shooting the goal with indoor games like skee ball, foosball, air hockey, darts, table tennis, billiards etc
- Mini theatre & video games lounge to escape the reality
- Burning the calories with gym, TRX training, yoga and aerobics rooms to keep you focused on your fitness goal
- Lush tropical themed gardens with tree courts to curb the climatic fallouts, blooming happiness

- The aqua amphitheatre set amidst the hammocks, yoga & meditation pods and elderly seating pavilion for calming your senses
- Amusing kid's amenities like soft fall mounds with explorer tunnel, ribbon alcoves, sandpit with digger, chalk board and puzzle wall, etc. along with the nanny's corner to engage with the kids
- Cognitive thinking & play amenities like puzzle wall, maze ball table along with outdoor board games plaza to enjoy the humour in their efforts
- Party lawn with BBQ stations for residents to enjoy their evenings with communal activities
- Outdoor gym, skating rink, cricket pitch to sweat off the stress
- Glider swing, curva spinner, ballerina, kids' outdoor gym and lucky climbers to evoke the fun and fitness
- Pet park with water ponds for the community accommodated in the open park
- Dedicated car wash and charging bay for a hassle-free experience



## Know why our Product is Superior?

### Apartments:

- Provision of ample car parks at the stilt level
- Well-equipped core with staircase and three lifts - 15 passengers' capacity
- Uninterrupted visual connectivity - all bedrooms & balconies will be facing the podium or exterior
- Wide & fancy main door with wooden paneling for a personalized entrance
- Designer door number signage with accent lighting
- Digital door lock system with six independent unlocking features
- 1200 x 600mm premium vitrified flooring tiles in living, dining, bedrooms & kitchen to experience the luxury
- Anti-skid tiles are provided in bathrooms and balcony
- Cloth drying pulley hangers in the balconies for everyday convenience

- Single bowl stainless steel sink with drain board in the kitchen
- Luxurious granite counter with counter-mounted washbasin in attached bathrooms and dining
- Premium range of American Standard or equivalent fittings in bathrooms and kitchens
- Pest-free square SS designer gratings are provided in the bathrooms and kitchen respectively
- Palatial bathrooms fitted with rain shower
- Weather proof sockets provided in the balcony for evening parties and functional convenience
- No overlooking apartments



## Efficiency in space planning

- All bedrooms, living & kitchen are consciously planned to be well ventilated from the exterior or the podium
- Convenient AC ODU spaces serviceable from the interior
- Apartments planned with open living and dining opens out into the balcony
- Dedicated washing machine space is provided for all apartments
- Common wash-basin provided in most of the apartments
- Wide kitchens with double side counters for all apartments



## Considering Vaastu? We got that sorted too

- All apartments have SW bedrooms
- No apartments have bed headboard positioned north
- No apartments have SW entrance
- No apartments have NE & SW kitchen



better future

game board





**SITE PLAN  
&  
FLOOR PLANS**

# STILT FLOOR PLAN



## OUTDOOR AMENITIES

### SPORTS

1. CRICKET PITCH
2. SKATING RINK
3. OUTDOOR GYM
4. BASKET BALL DRIBBLING COURT

### KIDS

5. LUCKY CLIMBERS
6. BALLERINA
7. GLIDER SWING
8. CURVA SPINNER
9. BOBBLE RIDER
10. SENSORY FLOOR GAMES
11. TODDLER'S PLAY AREA
12. SAND PIT WITH SAND DIGGER
13. INGROUND TRAMPOLINE
14. SOFTFALL MOUNDS
15. EXPLORER TUNNEL
16. KIDS'S OUTDOOR GYM
17. FLOOR SCRABBLE
18. RIBBON ALCOVES
19. PUZZLE WALL
20. CHALKBOARD WALL
21. ROCK CLIMBING WALL

### SWIMMING POOL

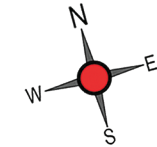
22. POOL DECK WITH LOUNGERS
23. ADULT'S POOL
24. KIDS POOL
25. SCULPTURE WALL
26. POOL ZEN GARDEN
27. POOLSIDE CABANA

### ENTERTAINMENT

28. PARTY LAWN
29. AQUA AMPHITHEATER WITH STAGE
30. PET'S PARK WITH WATER PONDS
31. BARBEQUE STATIONS
32. BALL LABYRINTH
33. NANNY'S CORNER
34. ELDERLY SEATING PAVILION
35. SENIOR CITIZEN PARK
36. HAMMOCKS
37. CLUSTER SWING
38. BOARD GAME PLAZA

### FEATURES

39. ENTRANCE PLAZA WITH DROP-OFF ZONE
40. TROPICAL THEMED GARDENS
41. TREE COURTS
42. YOGA DECK
43. MEDITATION POD
44. REFLEXOLOGY WALKWAY
45. WORKING PODS
46. READING NOOK
47. SEATING ALCOVE
48. SEATING STEPWELL



## CLUB HOUSE AMENITIES ENTERTAINMENT & CONVICIENCE

49. MULTI PURPOSE HALL
50. MINI THEATRE

### INDOOR GAMES ROOM

51. SKEE BALL
52. FOOS BALL
53. DARTS MACHINE
54. AIR HOCKEY
55. BILLIARDS
56. TABLE TENNIS ROOM
57. VIDEO GAMES LOUNGE
58. MONOPOLY
59. SUB SOCCER
60. CROKINOLE
61. CHINEESE CHESS

### KIDS PLAY AREA & CRECHE

62. MULTI-PLAY INDOOR PARK
63. PENDULUM SWING
64. STREET BASKET BALL
65. BALL PIT
66. COGNITIVE PLAY WALL

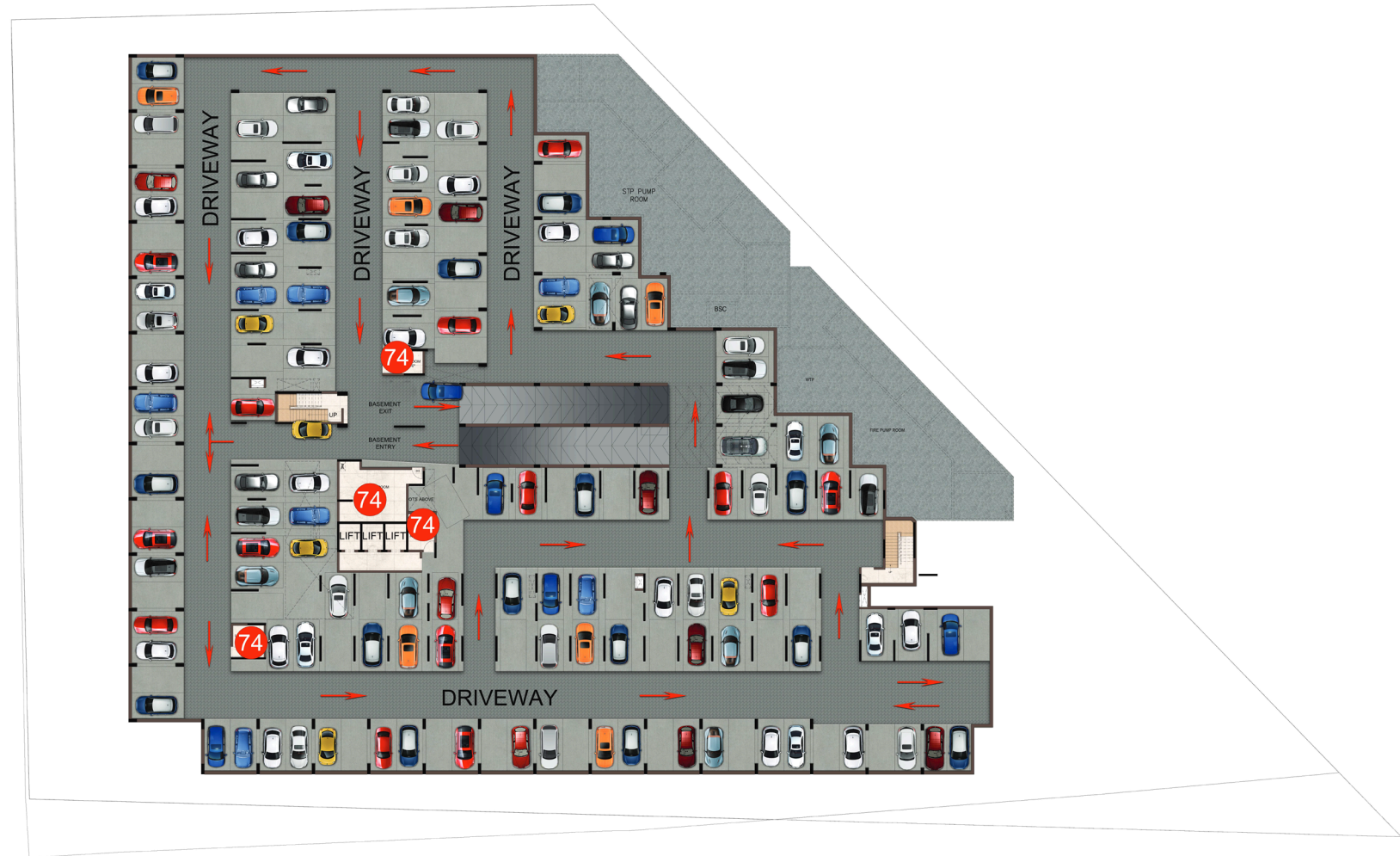
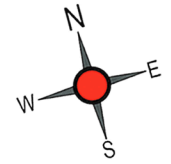
### FITNESS

67. GYM
68. CROSSFIT / TRX
69. BUNGEE ROPES WORKOUT
70. YOGA & AEROBICS ROOM

### FEATURES & FACILITIES

71. RECEPTION LOBBY
72. FMS ROOM
73. ASSOCIATION ROOM
74. LUMBER ROOMS
75. CAR WASHING BAY
76. CAR CHARGING BAYS

# BASEMENT FLOOR PLAN



# FIRST FLOOR PLAN



## SPORTS

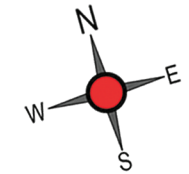
4. BASKET BALL DRIBBLING COURT

## KIDS

- 6. BALLERINA
- 7. GLIDER SWING
- 8. CURVA SPINNER
- 9. BOBBLE RIDER
- 11. TODDLER'S PLAY AREA
- 13. INGROUND TRAMPOLINE
- 16. KIDS'S OUTDOOR GYM
- 17. FLOOR SCRABBLE

## SWIMMING POOL

- 22. POOL DECK WITH LOUNGERS
- 23. ADULT'S POOL
- 24. KIDS POOL
- 25. SCULPTURE WALL
- 26. POOL ZEN GARDEN
- 27. POOLSIDE CABANA

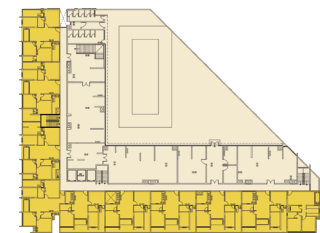


## ENTERTAINMENT

- 32. BALL LABYRINTH
- 37. CLUSTER SWING

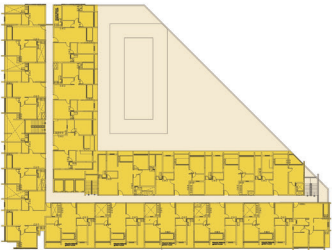
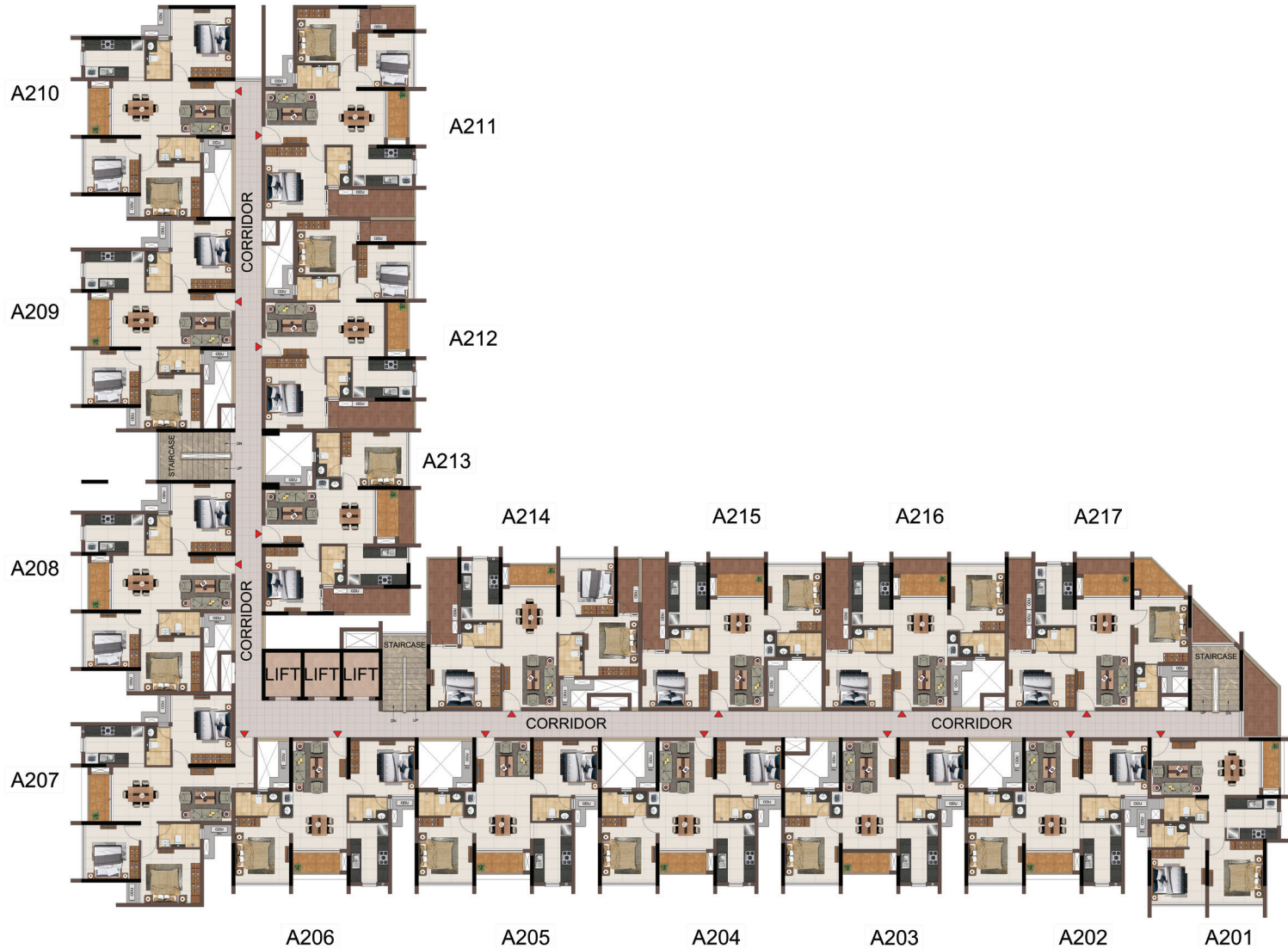
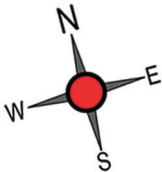
## FEATURES

- 45. WORKING PODS
- 46. READING NOOK
- 48. SEATING STEPWELL



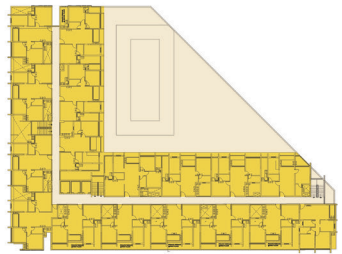
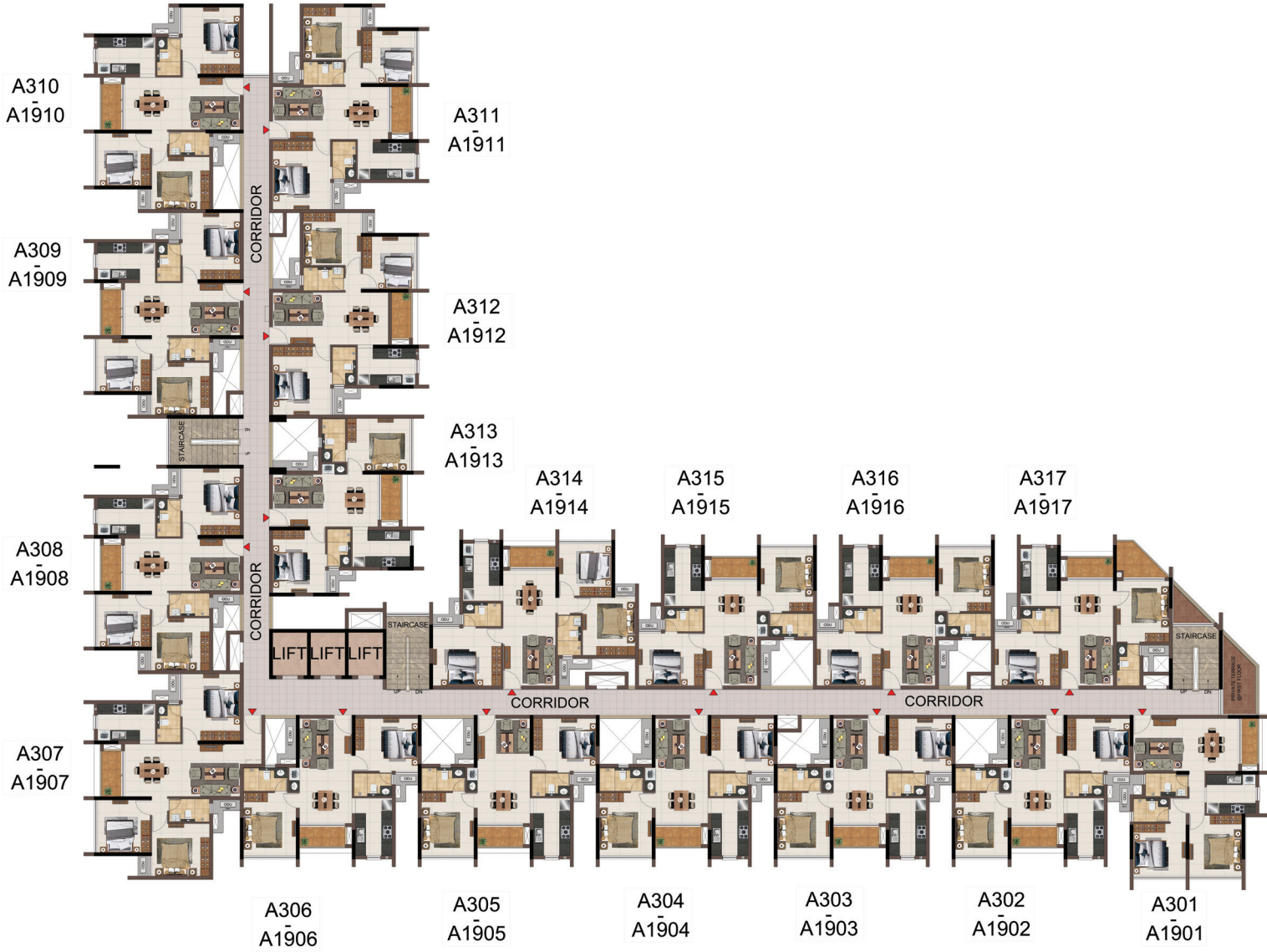
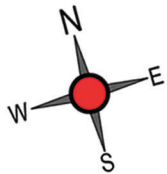
KEY PLAN

# SECOND FLOOR PLAN



KEY PLAN

# TYPICAL FLOOR PLAN - 3<sup>rd</sup> To 19<sup>th</sup>



KEY PLAN



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# UNIT PLANS

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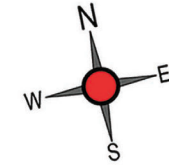
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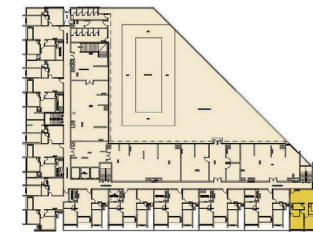
FIRST FLOOR



TYPICAL FLOOR 2ND TO 19TH



Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A101-A1901	2BHK	630	29	659	930	-



KEY PLAN

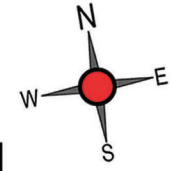
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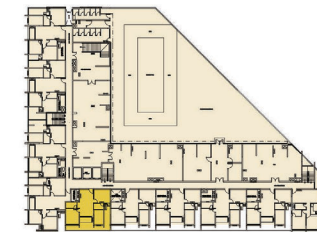
FIRST FLOOR



TYPICAL FLOOR 2ND TO 19TH



Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A106	2BHK	629	35	664	964	209
A206-1906	2BHK	629	35	664	964	-



KEY PLAN

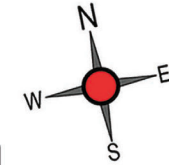
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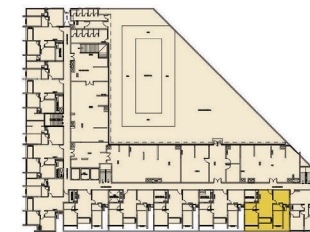
FIRST FLOOR



TYPICAL FLOOR 2ND TO 19TH

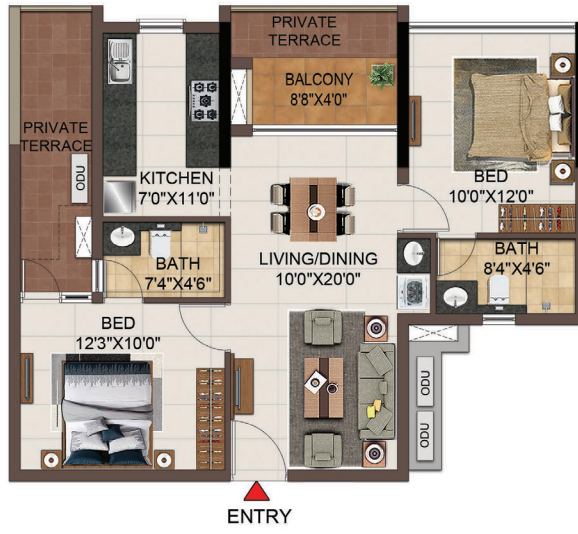
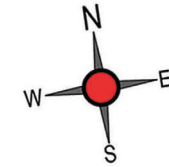


Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A102	2BHK	629	35	664	965	180
A202-A1902	2BHK	629	35	664	965	-

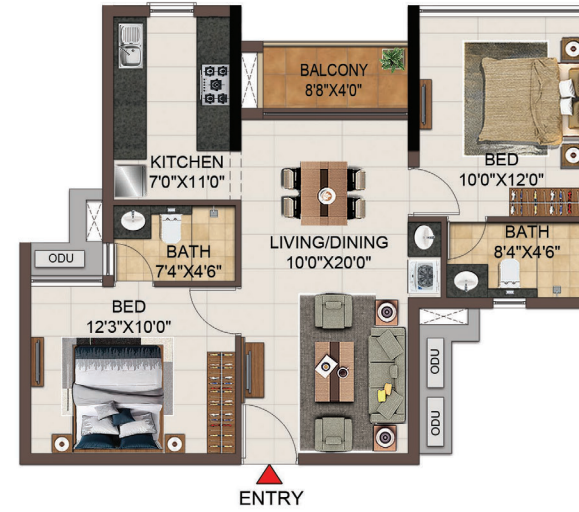


KEY PLAN

# 2 BHK

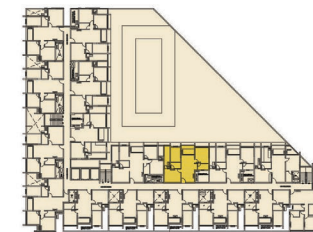


SECOND FLOOR



TYPICAL FLOOR 3RD TO 19TH

Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A215	2BHK	629	35	664	966	93
A315-A1915	2BHK	629	35	664	966	-



KEY PLAN

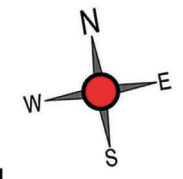
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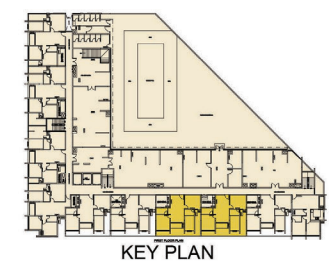
FIRST FLOOR



TYPICAL FLOOR 2ND TO 19TH



Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A103, A104	2BHK	629	35	664	968	208
A203-A1903 A204-A1904	2BHK	629	35	664	968	-

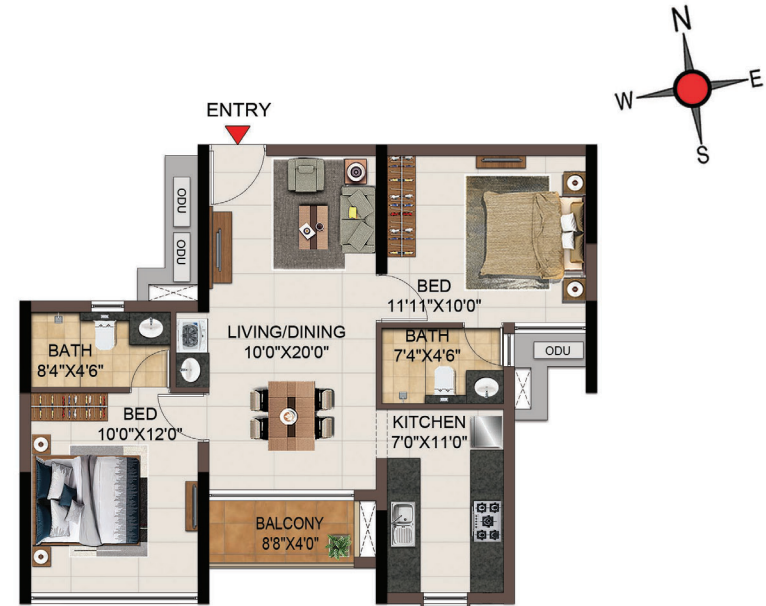


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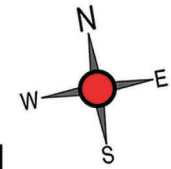
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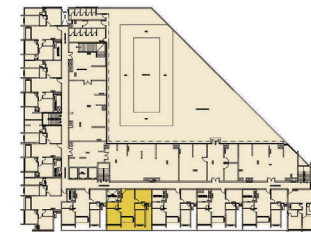
FIRST FLOOR



TYPICAL FLOOR 2ND TO 19TH

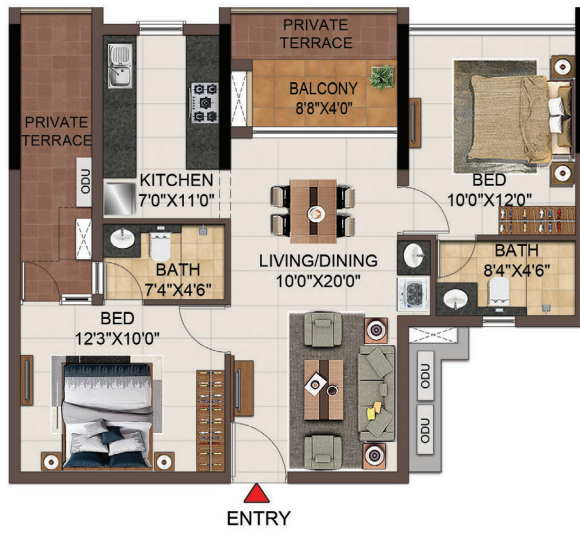
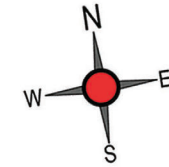


Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A105	2BHK	629	35	664	968	208
A205-A1905	2BHK	629	35	664	968	-

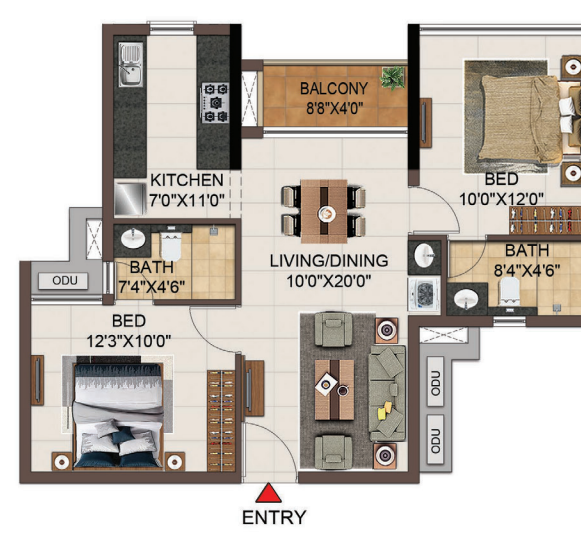


KEY PLAN

# 2 BHK

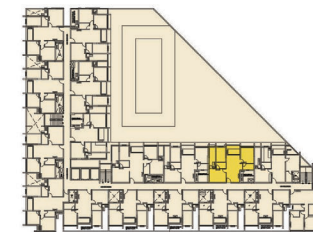


SECOND FLOOR



TYPICAL FLOOR 3RD TO 19TH

Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A216	2BHK	629	35	664	968	90
A316-A1916	2BHK	629	35	664	968	-



KEY PLAN

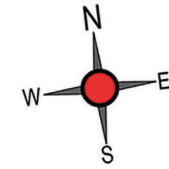
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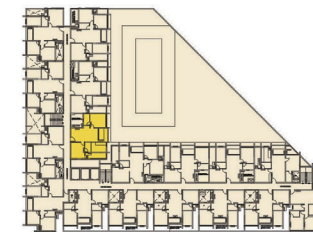
SECOND FLOOR



TYPICAL FLOOR 3RD TO 19TH

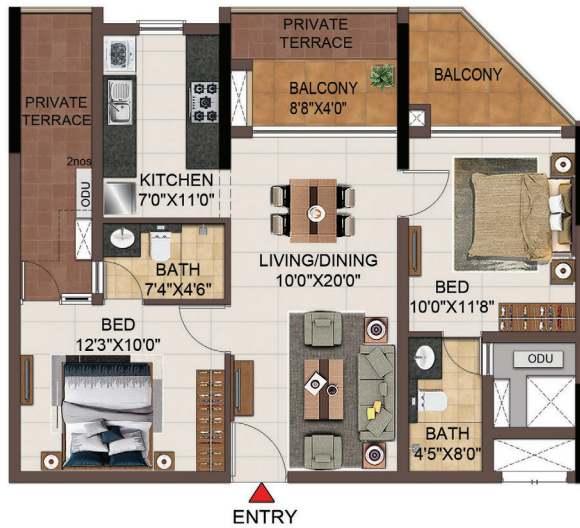
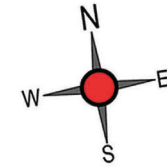


Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A213	2BHK	629	35	664	970	95
A313-1913	2BHK	629	35	664	970	-



KEY PLAN

# 2 BHK

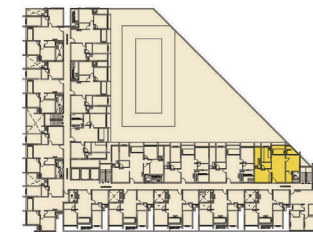


SECOND FLOOR



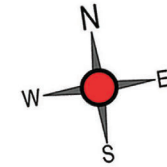
TYPICAL FLOOR 3RD TO 19TH

Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A217	2BHK	620	82	702	1015	86
A317-A1917	2BHK	620	82	702	1015	-



KEY PLAN

# 3 BHK

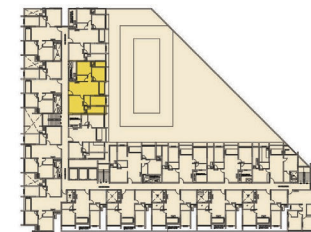


SECOND FLOOR



TYPICAL FLOOR 3RD TO 19TH

Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A212	3BHK	769	35	804	1163	101
A312-A1912	3BHK	769	35	804	1163	-



KEY PLAN

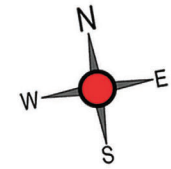
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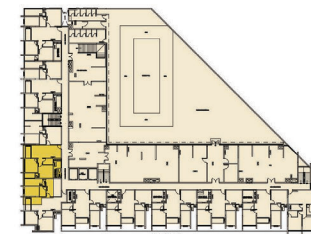
FIRST FLOOR



TYPICAL FLOOR 2ND TO 19TH



Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A108	3BHK	769	35	804	1164	163
A208-A1908	3BHK	769	35	804	1164	-



KEY PLAN

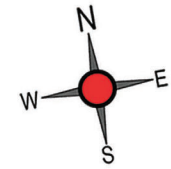
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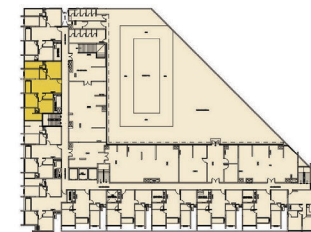
FIRST FLOOR



TYPICAL FLOOR 2ND TO 19TH

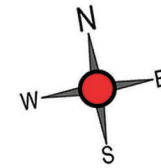


Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A109	3BHK	769	35	804	1164	176
A209-A1909	3BHK	769	35	804	1164	-



KEY PLAN

# 3 BHK



SECOND FLOOR



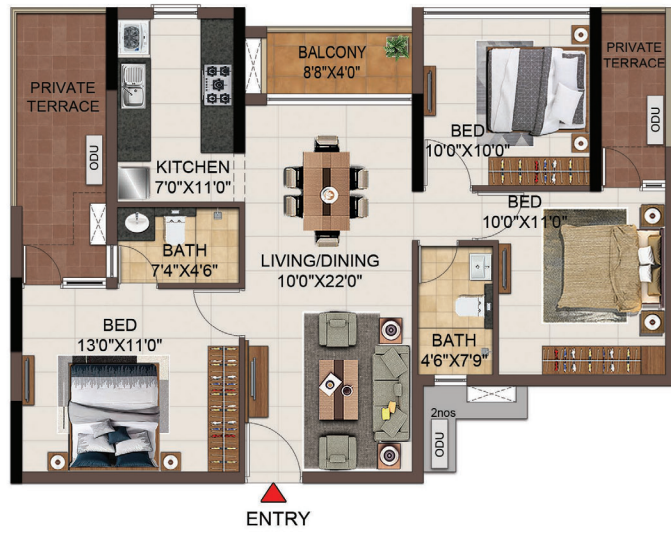
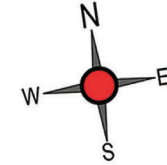
TYPICAL FLOOR 3RD TO 19TH

Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A211	3BHK	769	35	804	1164	106
A311-A1911	3BHK	769	35	804	1164	-

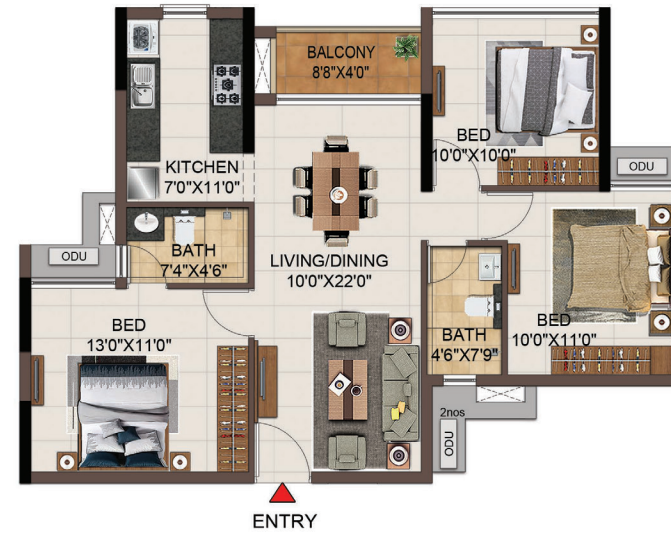


KEY PLAN

# 3 BHK

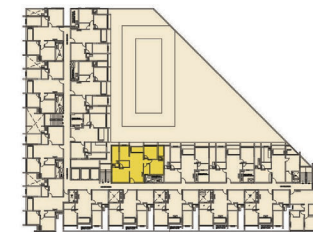


SECOND FLOOR



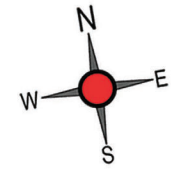
TYPICAL FLOOR 3RD TO 19TH

Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A214	3BHK	769	35	804	1165	110
A314-A1914	3BHK	769	35	804	1165	-



KEY PLAN

# 3 BHK

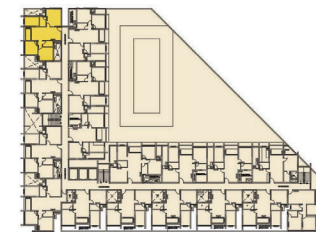


FIRST FLOOR



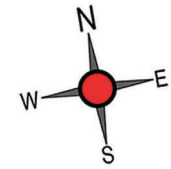
TYPICAL FLOOR 2ND TO 19TH

Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A110	3BHK	769	35	804	1166	110
A210-A1910	3BHK	769	35	804	1166	-



KEY PLAN

# 3 BHK

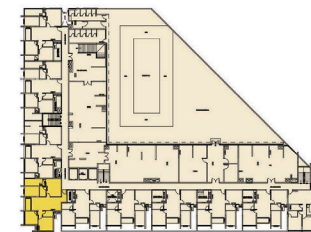


FIRST FLOOR



TYPICAL FLOOR 2ND TO 19TH

Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A107	3BHK	804	35	839	1211	69
A207-A1907	3BHK	804	35	839	1211	-



KEY PLAN



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# CLUBHOUSE PLAN

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# CLUB HOUSE FLOOR PLAN



**SPORTS**

4. BASKET BALL DRIBBLING COURT

**KIDS**

- 6. BALLERINA
- 7. GLIDER SWING
- 8. CURVA SPINNER
- 9. BOBBLE RIDER
- 11. TODDLER'S PLAY AREA
- 13. INGROUND TRAMPOLINE
- 16. KIDS'S OUTDOOR GYM
- 17. FLOOR SCRABBLE

**SWIMMING POOL**

- 22. POOL DECK WITH LOUNGERS
- 23. ADULT'S POOL
- 24. KIDS POOL
- 25. SCULPTURE WALL
- 26. POOL ZEN GARDEN
- 27. POOLSIDE CABANA
- 32. BALL LABYRINTH
- 37. CLUSTER SWING

**FEATURES**

- 45. WORKING PODS
- 46. READING NOOK
- 48. SEATING STEPWELL

**CLUB HOUSE AMENITIES**

**ENTERTAINMENT & CONVICIENCE**

- 49. MULTI PURPOSE HALL
- 50. MINI THEATRE

**INDOOR GAMES ROOM**

- 51. SKEE BALL
- 52. FOOS BALL
- 53. DARTS MACHINE
- 54. AIR HOCKEY
- 55. BILLIARDS
- 56. TABLE TENNIS ROOM
- 57. VIDEO GAMES LOUNGE
- 58. MONOPOLY
- 59. SUB SOCCER
- 60. CROKINOLE
- 61. CHINESE CHESS

**KIDS PLAY AREA & CRECHE**

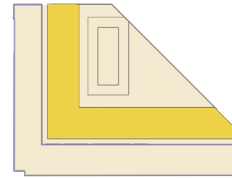
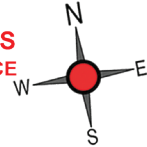
- 62. MULTI-PLAY INDOOR PARK
- 63. PENDULUM SWING
- 64. STREET BASKET BALL
- 65. BALL PIT
- 66. COGNITIVE PLAY WALL

**FITNESS**

- 67. GYM
- 68. CROSSFIT / TRX
- 69. BUNGEE ROPES WORKOUT
- 70. YOGA & AEROBICS ROOM

**FEATURES & FACILITIES**

- 71. RECEPTION LOBBY
- 72. FMS ROOM
- 73. ASSOCIATION ROOM



KEY PLAN





# SPECIFICATION

## STRUCTURE



- Structural system** : RCC Framed structure designed for seismic compliant (Zone - 3)
- Masonry** : 200mm for external walls & 100mm for internal walls
- Floor- floor height (incl. slab)** : Will be maintained at 2950mm
- ATT** : Anti-termite treatment will be done

## FLOOR FINISH WITH SKIRTING



- Foyer, living, dining, bedrooms & kitchen** : Vitrified tiles of size 600x1200mm
- Bathroom** : Anti-skid ceramic tiles of size 300x300mm
- Balcony** : Anti-skid ceramic tiles of size 600x600mm
- Private open terrace (if applicable)** : Pressed tiles finish

## KITCHEN & DINING



- Kitchen** : Platform will be finished with granite slab of 600mm wide at height of 850mm from the finished floor level
- Electrical point** : For chimney , HOB & water purifier
- CP fitting** : American Standard or equivalent
- Sink** : Single bowl SS sink with drainboard
- Dining** : Counter mounted wash basin based on architect design intent wherever applicable

## 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 design
- Bathroom** : Glazed/Matte ceramic tile up to 2250mm height of size 300x600mm & above false ceiling will be finished with a coat of primer
- Kitchen** : Ceramic wall tile of size 600x600mm for a height of 600mm above the counter top finished level
- Bathroom ceiling** : Grid type false ceiling

## BATHROOMS



- Sanitary fixture** : American Standard or equivalent
- CP fittings** : American Standard or equivalent
- Attached bathroom** : Wall mounted WC with cistern, health faucet, single lever diverter, rain shower with a counter mounted wash basin
- Common bathroom** : Wall mounted WC with cistern, health faucet, single lever diverter, overhead shower with a wall hung wash basin

## ELECTRICAL POINTS



- Power supply** : 3 PHASE power supply connection
- Safety device** : MCB & RCCB (Residual Current Circuit breaker)
- Switches & sockets** : Modular box & modular switches & sockets of Schneider or equivalent will be provided
- Wires** : Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Polycab or equivalent will be provided
- Foot lamp** : Provided in any one bedroom
- 5 Amp socket (outdoor)** : Point provided in the balcony in recommended location
- TV** : Point in living & any one bedroom and provision in other bedrooms
- Data** : Point in living & any one bedroom
- Split- air conditioner** : Points will be given in living / dining and in all bedrooms
- Exhaust fan** : Point will be given in all bathrooms
- Geyser** : Point will be given in all bathrooms
- DG Back-up** : 600W for 3BHK; 500W for 2BHK

## BALCONY



- Handrail** : MS handrail as per architect's design
- Cloth Drying hanger** : Ceiling cloth drying hanger rods provided in living balcony

## JOINERY



## SPECIFICATIONS COMMON TO BUILDING COMPLEX



## OUTDOOR FEATURES



### DOORS

- Main door** : Good quality veneer finish door of size 1050x2100mm with African teak wood frame and designer panel  
Ironmongeries like digital door lock system of Yale/ Ozone or equivalent lock tower bolts, door viewer, safety latch, magnetic catcher, etc,
- Bedroom doors** : Good quality door frame with skin molded shutters of size 900 X 2100mm with paint finish  
Ironmongeries like Yale/ Ozone or equivalent lock, door bush, tower bolt, magnetic catcher, etc,
- Bathroom doors** : Good quality door frame with FRP shutters of size 750 X 2100mm with paint finish  
Ironmongeries like one side coin & thumb turn lock of Yale/ Ozone or equivalent without key, door bush & tower bolt

### WINDOWS

- Windows** : UPVC black frame windows with sliding shutter of toughened glass and MS grill on inner side (wherever applicable)
- French doors** : UPVC black frame and doors with toughened glass without grill
- Ventilators** : UPVC black frame of fixed louvered / open-able shutter

### COMMON FEATURES:

- Lift** : Elevators of 15 passenger automatic lift will be provided
- Back-up** : 100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & selective common area lighting
- Car charging facility** : Provision of car charging bay for EV vehicles in stilt floor
- Car washing facility** : Provision of car washing in stilt floor
- Name board** : Apartment owner name will be provided in stilt floor
- Lift fascia** : Granite/Tile cladding at all levels
- Lobby** : Granite flooring at First floor & Tile/granite flooring at other levels
- Corridor** : Tile flooring at all levels
- Staircase floor** : Granite flooring at all levels
- Staircase handrail** : MS handrail with enamel paint finish in all floors
- Terrace floor** : Pressed tile flooring
- Terrace doors** : Good quality door frame with FRP shutters of size 900 X 2100mm with paint finish  
Ironmongeries like one side coin & thumb turn lock of Yale/ Ozone or equivalent without key, door closure & tower bolt

- Water storage** : Centralized UG sump with WTP (Min. requirement as per water test report)
- Rain water harvest** : Rain water harvesting site
- STP** : Centralized Sewage Treatment plant
- Safety** : CCTV surveillance cameras will be provided all-round the building at pivotal locations in-ground level
- Well defined walkway** : Walkway spaces well defined as per landscape design intent
- Security** : Security booth will be provided at the entrance/exit facilitated with MY GATE App
- Compound wall** : Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent
- Landscape** : Suitable landscape at appropriate places in the project as per design intent
- Driveway** : Convex mirror for safe turning in driveway in / out
- External driveway flooring** : Interlocking paver block / equivalent flooring with demarcated driveway as per landscape design intent



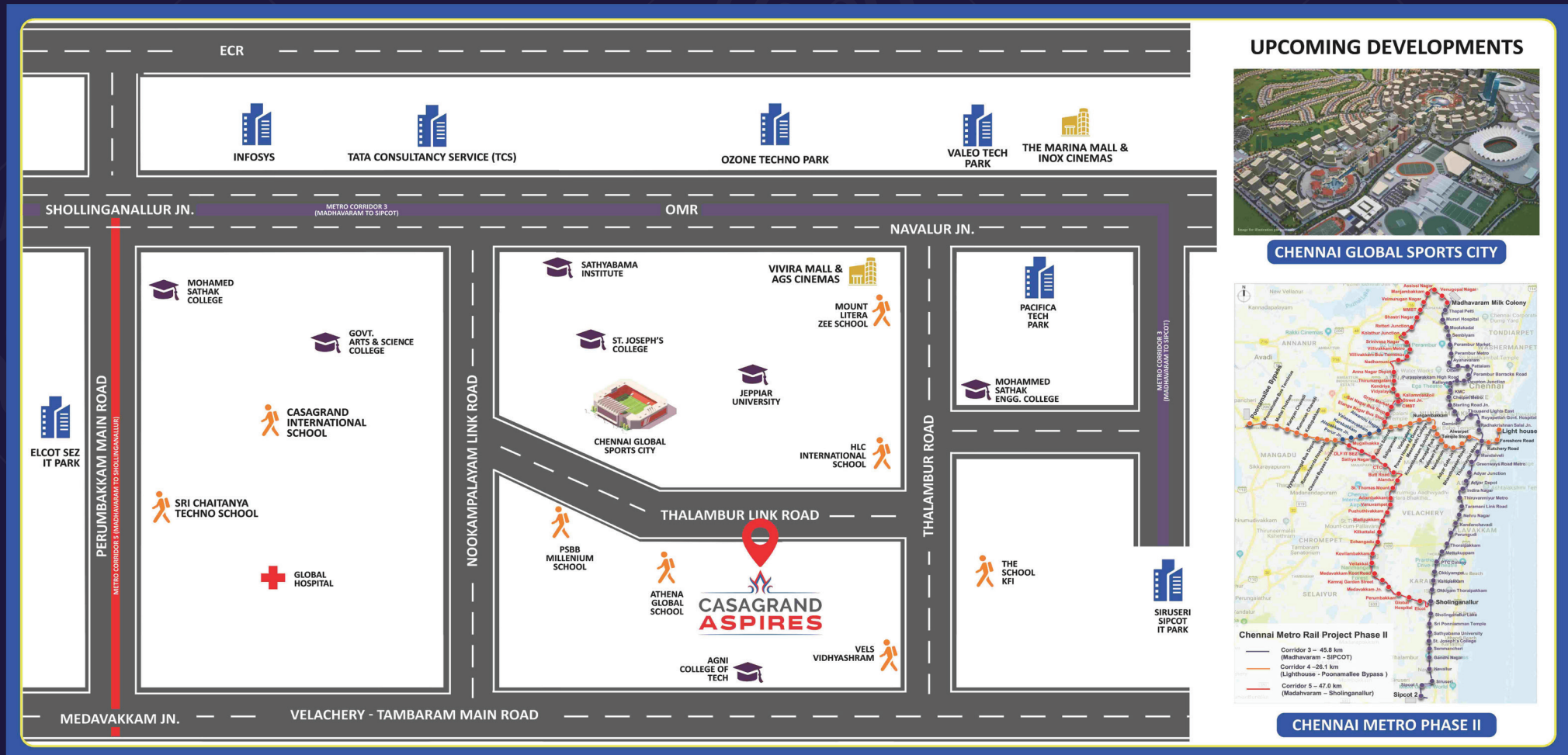
# PAYMENT SCHEDULE

Booking Advance	<b>5%</b>	Commencement of 11 <sup>th</sup> Floor Roof	<b>2.5%</b>
On Agreement of Sale	<b>45%</b>	Commencement of 14 <sup>th</sup> Floor Roof	<b>2.5%</b>
Commencement of Foundation	<b>10%</b>	Commencement of 16 <sup>th</sup> Floor Roof	<b>2.5%</b>
Commencement of Ground Floor Roof	<b>10%</b>	Commencement of 18 <sup>th</sup> Floor Roof	<b>2.5%</b>
Commencement of 2 <sup>nd</sup> Floor Roof	<b>7.5%</b>	Handing over	<b>2.5%</b>
Commencement of 5 <sup>th</sup> Floor Roof	<b>7.5%</b>		
Commencement of 8 <sup>th</sup> Floor Roof	<b>2.5%</b>		



**LOCATION MAP  
&  
ADVANTAGES**

# LOCATION MAP & HIGHLIGHTS



## UPCOMING DEVELOPMENTS

- THALAMBUR LINK ROAD EXPANSION (30 FT - 100 FT ROAD)
- CASAGRAND 5 ACRES
- CASAGRAND 6 ACRES
- UPCOMING METRO STATION NEAR SATHYABAMA
- UPCOMING METRO STATION NEAR SIPCOT

# LOCATION ADVANTAGES



## MISCELLANEOUS

- Thalambur Bus Terminus 5 min
- Chennai International Airport 20 min
- Tambaram Railway 25 min
- Dinesh Vihar (AWHO) 2 min
- DLF Garden City 8 min



## COLLEGES

- Agni College of Technology 5 min
- T S Narayanaswami College of Arts & Science 6 min
- Jeppiar Engg. College 7 min
- Sathyabama University 12 min
- St. Josephs College of Engg. 12 min
- S,R,R Engg College 14 min



## SCHOOLS

- Athena Global School 2 min
- BVM Global School 3 min
- PSBB Millennium School 3 min
- Amethyst International School 4 min
- The School - KFI 5 min
- HLC International School 7 min



## CORPORATES

- Ozone Techno Park 8 min
- Infosys 10 min
- SIPCOT IT Park 12 min
- TCS 15 min
- Elcot SEZ 18 min



## HOSPITALS

- Sri Venkateswara Dental Hospital 5 min
- Gleneagles Global Health City 12 min
- Swaram Hospital & Specialty Clinic 14 min
- Chettinad Hospital 18 min



## ENTERTAINMENT

- Vivira Mall & AGS Cinemas 8 min
- The Marina Mall & Inox Cinemas 10 min



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# AWARDS

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- ★ **ET Now Casagrand Zenith - 2019**  
Innovative Project of the Year
- ★ **ET Now Casagrand Eternia II - 2019**  
Best Project in Non-Metro
- ★ **ET Now Casagrand Royale - 2019**  
Most Admired Upcoming Project of the Year
- ★ **11<sup>th</sup> Estate Annual Awards, powered by Franchise India - 2019**  
Casagrand Esmeralda Luxury Villa Project of the Year
- ★ **Times Business Awards 2020 - The Times of India (Brand)**  
Best Real Estate Company of Tamil Nadu
- ★ **Realty Conclave Excellence Awards - 2021 (South)**  
Casagrand Orlena  
Mid-Segment Project of the Year
- ★ **Realty Conclave Excellence Awards - 2021 (South)**  
Casagrand Boulevard  
Most Popular Project of the Year
- ★ **13<sup>th</sup> Estate Awards Franchise India and REMAX India - 2021**  
Casagrand Boulevard  
Best Mid-Segment Project of the Year
- ★ **The Economic Times - 2021 (Brand)**  
Best Brands Award
- ★ **The Economic Times Real Estate Award - 2022 (South)**  
Residential Project High-End (completed-metro)  
Casagrand Amethyst
- ★ **The Economic Times Real Estate Award - 2022 (South)**  
Residential Project High-End (ongoing-metro)  
Casagrand Athens
- ★ **Exchange4media - 2022 (Brand)**  
Pride of India Brands - The Best of South Awards
- ★ **News18 Tamil Nadu - 2022 (Brand)**  
Most Trusted Builder in South India
- ★ **14<sup>th</sup> Realty + Excellence Awards 2022, SOUTH**  
Casagrand Hazen  
Mid-Segment Project of the Year
- ★ **14<sup>th</sup> Realty + Excellence Awards 2022, SOUTH**  
Fastest Growing Realty Brand of the Year
- ★ **15<sup>th</sup> Realty + Excellence Awards 2023, SOUTH**  
Casagrand Aria  
Best Affordable Housing Project of the Year



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# CASAGRAN

building aspirations

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