

The background is a dark brown, textured surface. Overlaid on this are several thin, elegant gold lines. These lines form large, sweeping curves and arcs that sweep across the frame, creating a sense of movement and luxury. One line starts from the left edge and curves upwards and to the right. Another line starts from the top left and curves downwards and to the right. A third line starts from the bottom left and curves upwards and to the right. These lines intersect and overlap, creating a complex, organic pattern.

# CASAGRAN Hanford

AN EXCLUSIVE ADDRESS  
WHERE OPULENCE IS A WAY OF LIFE















# ABOUT US

Casagrand Premier Builder Limited is a real estate enterprise committed to building aspirations and delivering value. In the last eighteen years, we have developed over 38 million sft. 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.

In the eighteen years of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹8000 crores in the pipeline.







CASAGRAN  
Hanford





## INDULGE IN A WORLD OF UNPARALLELED SOPHISTICATION

Casagrand Hanford offers a luxurious living experience amidst lush green surroundings, each space is carefully crafted to ensure a seamless balance of functionality and aesthetics. The grand entrance of a 30 feet garden archway with water features sets the tone for the splendor that awaits you. The community boasts of a vast green space of 40,000 sq.ft., ensuring that you are seamlessly connected with nature. Casagrand Hanford is a statement of our commitment to quality, luxury, and sustainability, providing a living experience that is unmatched.

### SALIENT FEATURES

- Elegantly crafted 140 British styled villas spread across 10.1 acres within ORR, South Hyderabad.
- Thoughtfully designed exclusive 4BHK community with the best of architecture and finesse.
- With G + 2 floors design structure, each villa comes with an exclusive home theatre.
- 15,000 sq.ft. British styled clubhouse loaded with amenities and features.
- 60+ indoor and outdoor recreational amenities like gym, AV room, kids play area, indoor games room, aromatic garden, projector wall for movie screening, poolside lounge, barbeque corner, and many more.
- 67% open space with abundant greenery for ample light and ventilation.
- Safe and secure community with 24x7 security and CCTV surveillance at pivotal points.
- 100% Vaastu compliant homes with no wastage of space.
- Surrounded by prominent schools, colleges and hospitals.



## AERIAL VIEW





## AERIAL VIEW





## CLUBHOUSE





## SWIMMING POOL











## AMENITIES

- |                          |                      |                            |
|--------------------------|----------------------|----------------------------|
| 1 Reception Lounge       | 9 Av Room            | 17 Adventure Rock Climbing |
| 2 Café                   | 10 Yoga Room         | 18 Lego Area               |
| 3 Convenio Store         | 11 Association Room  | 19 Interactive Wall Games  |
| 4 Party Hall with Pantry | 12 Indoor Game Area  | 20 Guest Room              |
| 5 Day Care Center        | 13 Video Game Corner | 21 Steam Room              |
| 6 Gym                    | 14 Gaming Arcade     | 22 Jacuzzi                 |
| 7 Functional Training    | 15 Kids Play Area    |                            |
| 8 Crossfit Corner        | 16 Ball Pit          |                            |



## TERRACE AMENITIES

- |                  |                    |
|------------------|--------------------|
| 23 Swimming Pool | 25 In-Pool Daybeds |
| 24 Kids Pool     | 26 Poolside Lounge |



## OUTDOOR AMENITIES

- |                                       |                            |                       |
|---------------------------------------|----------------------------|-----------------------|
| 27 Drop Off Plaza                     | 39 Golf Lawn               | 51 Swing Lawn         |
| 28 Outdoor Café                       | 40 Skating Rink            | 52 Yoga Deck          |
| 29 Tot Lot                            | 41 Tree Court              | 53 Nanny's Corner     |
| 30 Party Lawn                         | 42 Hobby Corner            | 54 Nature Trail       |
| 31 Dance Floor                        | 43 Amphitheatre            | 55 Exercise Plaza     |
| 32 Projector Wall for Movie Screening | 44 Kids Play Area          | 56 Pets Park          |
| 33 Barbeque Corner                    | 45 Jungle Gym              | 57 Aromatic Garden    |
| 34 Multipurpose Sports Court          | 46 Sandpit                 | 58 DIY Garden         |
| 35 Sports Viewing Gallery             | 47 Rock Climbing Wall      | 59 Adventure Play     |
| 36 Floor Games                        | 48 Outdoor Gym             | 60 Champak Tree Court |
| 37 Sculpture Court                    | 49 Senior Citizen Pavilion | 61 Floral Garden      |
| 38 Hangout Plaza                      | 50 Reflexology Walkway     |                       |



## EFFICIENCY IN MASTER PLAN & HOUSING THE BEST PRODUCT FEATURES

- Contemporary Architectural elevation with brick wall cladding, large French windows and glass handrail in the balcony.
- The gated community boasts of an efficient building footprint where 67% of land area is open space.
- Project offers the best of master plan and is designed prioritising light, ventilation, privacy and vastu.
- Orientation of the villas ensures maximum wind flow and minimal heat gain.
- Best in class clubhouse of 15,000 sft. is designed within the community providing ample indoor amenities for the residents.
- The community is designed with wide driveways across the site for comfortable vehicular movement with a stately entrance and exit arch.





## KNOW WHY OUR VILLAS ARE SUPERIOR

- Grand main door of veneer finish with designer architrave for the elegant entrance to your villas.
- Face recognition Digital door lock - New generation digital lock system with which you can unlock your door with a simple touch and can share the digital key to any visitors.
- Italian Marble flooring in the living and dining for the lavish look of a highly luxurious Villas.
- Premium vitrified flooring tiles in all other areas.
- Wooden flooring tiles offers a natural timeless look to your home theatre.
- Granite finish flooring for durable car parking.
- Large French sliding doors and windows designed with Aluminum powder coated frame and toughened glass provide more lighting into the interior.
- All the windows and sliding doors are planned with Mosquito mesh for added convenience and safety.
- All bedroom doors are laminated finish adding flawless elegance to the interiors.
- Granite finished Staircase designed with MS rod and wooden handrail.
- Premium range of American Standard / Roca fittings in bathrooms and kitchens.
- All bathrooms are fitted with Rain shower, hand shower, glass partition, Granite counter with counter-mount washbasins & 2' trench drain.
- Plain gypsum ceiling with cove light in all bathrooms.
- Single bowl stainless steel sink with multiple tray and multi-feature pullout faucet in the kitchen.
- Open terrace features like barbeque provision with granite top and sink provision.
- Exclusive car charging point with 20-amp socket in car parking.
- Centralized geyser provision will be given in all the villas.
- Motion sensor light provided in all the bathrooms.
- Exclusive projector provision is provided in the home theatre.
- Foot lamps are provided in bedrooms for your daily convenience.

## 60+ LIFESTYLE AMENITIES

Casagrand Hanford brings you over 60+ different amenities that are thoughtfully included to ensure you live your life to the fullest.

- 60+ Amenities sprawled across the project enhancing the social environment and liveliness of the community.
- Kids & senior citizens friendly community with wide range of amenities such as Drop-off plaza, Tot lot, Adventure play, Swing lawn, Nanny's Corner, Reflexology walkway, Senior citizen pavilion
- The project features an Outdoor Amphitheatre with stage, party lawn, Barbeque corner, Dance floor, Sculpture court and Hobby corner for the residents to enjoy their evening with communal activities.
- Dedicated outdoor amenities for children like Kid's play area, Tot lot, sand pit, Jungle gym, Rock climbing wall, and Skating rink provides an active environment.
- Multiple sports court, & Golf lawn planned for sports enthusiasts.
- Way to healthy life - Outdoor fitness amenities like Exercise plaza and Outdoor gym for adults.
- The site encompasses a vast area of Landscaping like aroma garden, Champak tree court, floral garden, Nature trail and DIY garden within a community to indulge with nature.





## INDULGE IN OUR FINEST CLUBHOUSE

- Casagrand Hanford has a fully equipped clubhouse with 5-star interiors.
- A grand double height lobby with a waiting lounge facility.
- The clubhouse spaces are equipped with a party hall, AV room, gym, yoga room, kids play area, video games room, and many more.
- The multi-purpose party hall is fitted with a pantry, spill-over lawn, dance floor, and barbecue counter.
- Exclusive guest rooms planned to host friends and family.
- Outdoor cafeteria with a relaxing and peaceful ambience, for you to unwind.
- Convenience store is planned to make your day-to-day life easier.
- Exclusive gym with top notch features like interactive gym, cross fit corner, and floor workout area to enhance your lifestyle and maintain your fitness.
- Indoor kids play area, day care centre, LEGO area, gaming arcade, and interactive wall games which can be enjoyed by kids of various age groups.
- Rooftop swimming pool, fitted with kids pool, poolside lounge, and in-pool day beds that take you to the next level.





## UNMATCHED SPACE AND INTERIOR PLANNING

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

- 2 dedicated car parks are designed for all villas.
- All villas are planned with a landscaped deck and private garden that opens out from the living and dining areas.
- Well planned, spacious kitchens with a dedicated utility deck for your convenience.
- All living, bedrooms and kitchens are planned to be well ventilated.
- A common family lounge area is provided on the first floor.
- Luxuriously planned master bedroom with dedicated walk-in wardrobe and spacious balcony.
- Exclusively planned home theatre with a projector facility on the second floor.
- Barbeque provision is provided in every unit in the open terrace outside the home theatre, to enjoy your evenings.
- Dedicated ODU spaces are provided for all the AC units.
- Space for washing machine is given in the terrace floor for your everyday convenience.







## CONSIDERING VAASTU? WE'VE GOT THAT SORTED TOO

- All villas have East and West facing main entrance doors.
- All villas have SW master bedrooms.
- All villas have their kitchen in the SE corner.
- All villas have east facing kitchen hobs.
- No bedrooms have headboards in the North.
- No NE & SW cuts in villa profile.
- No villas have toilets in SW or NE.
- East and west facing puja unit is provided in all the villas for divine occasions.
- All villas are planned with WC facing either North or South.
- Site setback is higher in North & East.

## A COMMUNITY THAT MAKES YOU GO WOW!

Casagrand Hanford offers the epitome of luxury with its contemporary facade, 5star interiors, and countless features and amenities designed flawlessly to give you a living experience that is absolutely par excellence.



## SITE PLAN





## INDOOR AMENITIES

- |                          |                            |
|--------------------------|----------------------------|
| 1 Reception Lounge       | 12 Indoor Game Area        |
| 2 Cafe                   | 13 Video Game Corner       |
| 3 Convenio Store         | 14 Gaming Arcade           |
| 4 Party Hall With Pantry | 15 Kids Play Area          |
| 5 Day Care Center        | 16 Ball Pit                |
| 6 Gym                    | 17 Adventure Rock Climbing |
| 7 Functional Training    | 18 Lego Area               |
| 8 Crossfit Corner        | 19 Interactive Wall Games  |
| 9 AV Room                | 20 Guest Room              |
| 10 Yoga Room             | 21 Steam Room              |
| 11 Association Room      | 22 Jacuzzi                 |

## TERRACE AMENITIES

- 23 Swimming Pool
- 24 Kids Pool
- 25 In-pool Daybeds
- 26 Poolside Lounge

## OUTDOOR AMENITIES

- 27 Drop Off Plaza
- 28 Outdoor Cafe
- 29 Tot Lot
- 30 Party Lawn
- 31 Dance Floor





- 32 Projector Wall For Movie Screening
- 33 Barbeque Corner
- 34 Multipurpose Sports Court
- 35 Sports Viewing Gallery
- 36 Floor Games
- 37 Sculpture Court
- 38 Hangout Plaza
- 39 Golf Lawn
- 40 Skating Rink
- 41 Tree Court

- 42 Hobby Corner
- 43 Amphitheatre
- 44 Kids Play Area
- 45 Jungle Gym
- 46 Sandpit
- 47 Rock Climbing Wall
- 48 Outdoor Gym
- 49 Senior Citizen Pavillion
- 50 Reflexology Walkway
- 51 Swing Lawn
- 52 Yoga Deck

- 53 Nanny's Corner
- 54 Nature Trail
- 55 Exercise Plaza
- 56 Pets Park
- 57 Aromatic Garden
- 58. DIY Garden
- 59 Adventure Play
- 60 Champak Tree Court
- 61 Floral Garden



# VILLA PLANS





GROUND FLOOR

## 4BHK-WEST FACING VILLA



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR

| VILLA NO. | CARPET AREA (SQ.FT.) | SALEABLE AREA (SQ.FT.) | VILLA LAND AREA (SQ.FT.) |
|-----------|----------------------|------------------------|--------------------------|
| 1         | 2326                 | 2800                   | 1690                     |
| 4         | 2326                 | 2800                   | 1690                     |
| 11        | 2326                 | 2800                   | 1649                     |
| 15        | 2326                 | 2800                   | 1690                     |
| 25        | 2326                 | 2800                   | 1657                     |
| 29        | 2326                 | 2800                   | 1690                     |
| 41        | 2326                 | 2800                   | 1769                     |
| 45        | 2326                 | 2800                   | 1690                     |
| 57        | 2326                 | 2800                   | 1869                     |
| 61        | 2326                 | 2800                   | 1690                     |



KEY PLAN





GROUND FLOOR



FIRST FLOOR

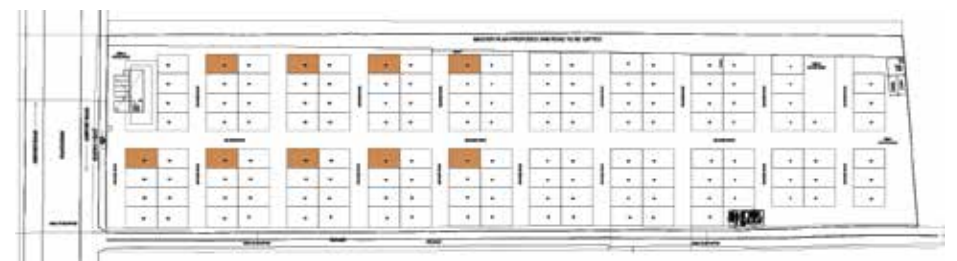


SECOND FLOOR



TERRACE FLOOR

| VILLA NO. | CARPET AREA (SQ.FT.) | SALEABLE AREA (SQ.FT.) | VILLA LAND AREA (SQ.FT.) |
|-----------|----------------------|------------------------|--------------------------|
| 73        | 2326                 | 2800                   | 1690                     |
| 77        | 2326                 | 2800                   | 1690                     |
| 88A       | 2326                 | 2800                   | 1690                     |
| 93        | 2326                 | 2800                   | 1690                     |
| 105       | 2326                 | 2800                   | 1690                     |
| 109       | 2326                 | 2800                   | 1690                     |
| 121       | 2326                 | 2800                   | 1690                     |
| 124A      | 2326                 | 2800                   | 1690                     |
| 137       | 2326                 | 2800                   | 1690                     |



KEY PLAN



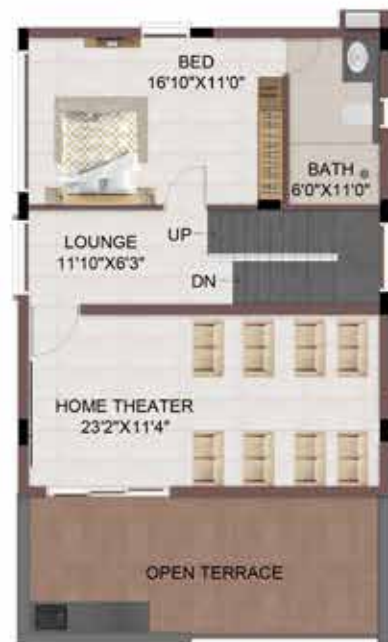


GROUND FLOOR

## 4BHK-WEST FACING VILLA



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR

| VILLA NO. | CARPET AREA (SQ.FT.) | SALEABLE AREA (SQ.FT.) | VILLA LAND AREA (SQ.FT.) |
|-----------|----------------------|------------------------|--------------------------|
| 2-3       | 2326                 | 2800                   | 1690                     |
| 5-6       | 2326                 | 2800                   | 1690                     |
| 12-14     | 2326                 | 2800                   | 1672                     |
| 16-16A    | 2326                 | 2800                   | 1690                     |
| 25A-28    | 2326                 | 2800                   | 1690                     |
| 30,31     | 2326                 | 2800                   | 1690                     |
| 32        | 2326                 | 2800                   | 1736                     |
| 42-43A    | 2326                 | 2800                   | 1690                     |



KEY PLAN





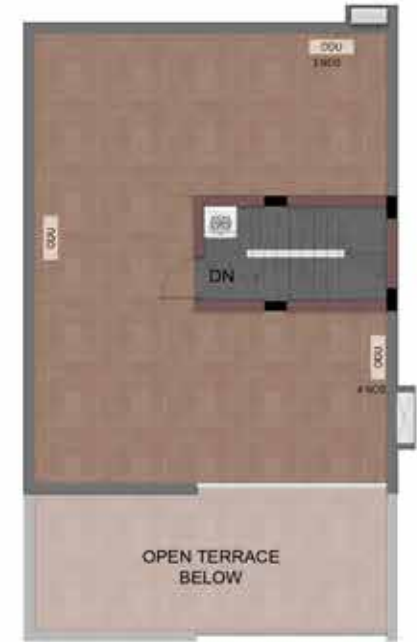
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR

| VILLA NO. | CARPET AREA (SQ.FT.) | SALEABLE AREA (SQ.FT.) | VILLA LAND AREA (SQ.FT.) |
|-----------|----------------------|------------------------|--------------------------|
| 46,47     | 2326                 | 2800                   | 1690                     |
| 48        | 2326                 | 2800                   | 1667                     |
| 58-60     | 2326                 | 2800                   | 1690                     |
| 61A,63    | 2326                 | 2800                   | 1690                     |
| 64        | 2326                 | 2800                   | 1669                     |
| 74-76     | 2326                 | 2800                   | 1690                     |
| 78,79     | 2326                 | 2800                   | 1690                     |
| 79A       | 2326                 | 2800                   | 1724                     |



KEY PLAN

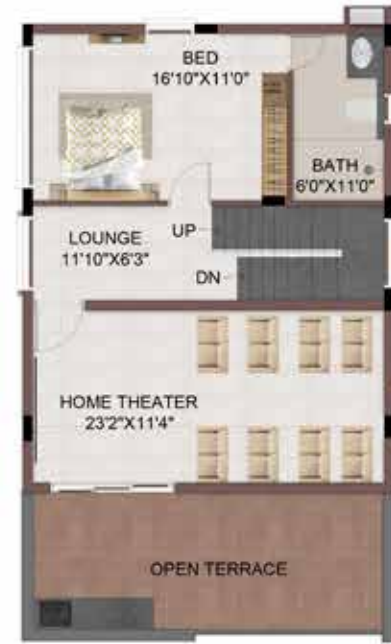




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR

| VILLA NO. | CARPET AREA (SQ.FT.) | SALEABLE AREA (SQ.FT.) | VILLA LAND AREA (SQ.FT.) |
|-----------|----------------------|------------------------|--------------------------|
| 90-92     | 2326                 | 2800                   | 1690                     |
| 94,95     | 2326                 | 2800                   | 1690                     |
| 96        | 2326                 | 2800                   | 1786                     |
| 106-111   | 2326                 | 2800                   | 1690                     |
| 112       | 2326                 | 2800                   | 1797                     |
| 122-127   | 2326                 | 2800                   | 1690                     |
| 128       | 2326                 | 2800                   | 1849                     |
| 138,139   | 2326                 | 2800                   | 1690                     |
| 140       | 2326                 | 2800                   | 1884                     |



KEY PLAN



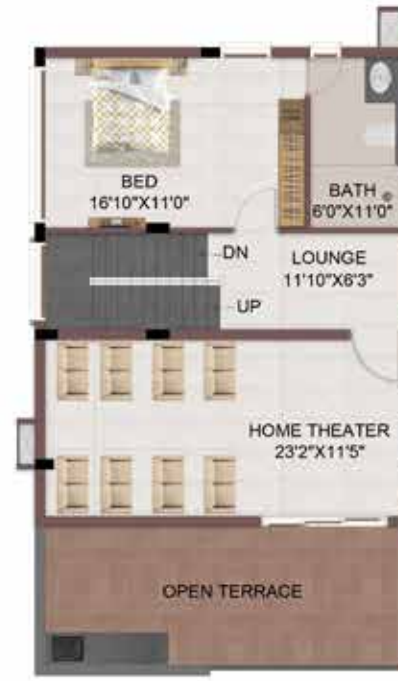


GROUND FLOOR

#### 4BHK- EAST FACING CORNER VILLA



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR

| VILLA NO. | CARPET AREA (SQ.FT.) | SALEABLE AREA (SQ.FT.) | VILLA LAND AREA (SQ.FT.) |
|-----------|----------------------|------------------------|--------------------------|
| 7         | 2327                 | 2804                   | 1690                     |
| 10        | 2327                 | 2804                   | 1672                     |
| 18        | 2327                 | 2804                   | 1690                     |
| 21        | 2327                 | 2804                   | 1690                     |
| 33        | 2327                 | 2804                   | 1705                     |
| 37        | 2327                 | 2804                   | 1690                     |
| 49        | 2327                 | 2804                   | 1669                     |
| 52A       | 2327                 | 2804                   | 1690                     |
| 65        | 2327                 | 2804                   | 1724                     |
| 69        | 2327                 | 2804                   | 1690                     |



KEY PLAN





GROUND FLOOR

## 4BHK- EAST FACING CORNER VILLA



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR

| VILLA NO. | CARPET AREA (SQ.FT.) | SALEABLE AREA (SQ.FT.) | VILLA LAND AREA (SQ.FT.) |
|-----------|----------------------|------------------------|--------------------------|
| 81        | 2327                 | 2804                   | 1786                     |
| 85        | 2327                 | 2804                   | 1690                     |
| 97        | 2327                 | 2804                   | 1797                     |
| 101       | 2327                 | 2804                   | 1690                     |
| 113       | 2327                 | 2804                   | 1849                     |
| 117       | 2327                 | 2804                   | 1690                     |
| 129       | 2327                 | 2804                   | 1884                     |
| 133       | 2327                 | 2804                   | 1690                     |



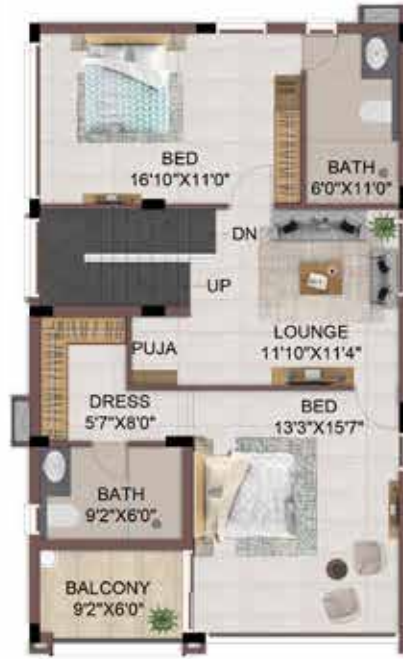
KEY PLAN





GROUND FLOOR

## 4BHK- EAST FACING CORNER VILLA



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR

| VILLA NO. | CARPET AREA (SQ.FT.) | SALEABLE AREA (SQ.FT.) | VILLA LAND AREA (SQ.FT.) |
|-----------|----------------------|------------------------|--------------------------|
| 7A,9      | 2327                 | 2804                   | 1690                     |
| 19,20     | 2327                 | 2804                   | 1690                     |
| 22,23     | 2327                 | 2804                   | 1690                     |
| 24        | 2327                 | 2804                   | 1658                     |
| 34-36     | 2327                 | 2804                   | 1690                     |
| 38,39     | 2327                 | 2804                   | 1690                     |
| 40        | 2327                 | 2804                   | 1768                     |
| 50-52     | 2327                 | 2804                   | 1690                     |
| 54,55     | 2327                 | 2804                   | 1690                     |
| 56        | 2327                 | 2804                   | 1873                     |



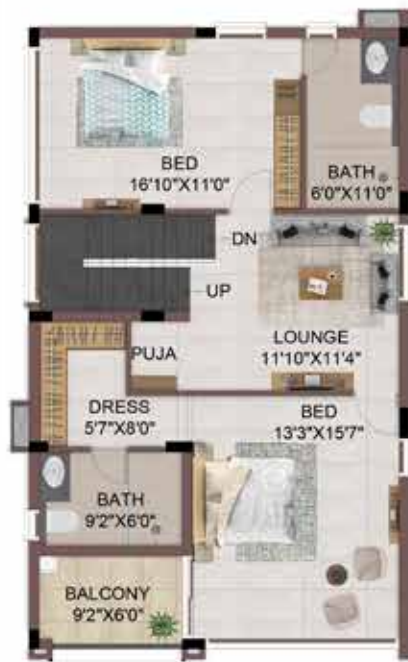
KEY PLAN





GROUND FLOOR

## 4BHK- EAST FACING CORNER VILLA



FIRST FLOOR

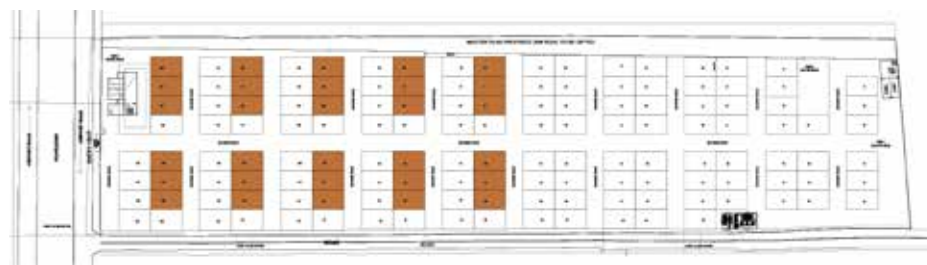


SECOND FLOOR



TERRACE FLOOR

| VILLA NO. | CARPET AREA (SQ.FT.) | SALEABLE AREA (SQ.FT.) | VILLA LAND AREA (SQ.FT.) |
|-----------|----------------------|------------------------|--------------------------|
| 66-68     | 2327                 | 2804                   | 1690                     |
| 70-72     | 2327                 | 2804                   | 1690                     |
| 82-84     | 2327                 | 2804                   | 1690                     |
| 86-88     | 2327                 | 2804                   | 1690                     |
| 97A-100   | 2327                 | 2804                   | 1690                     |
| 102-104   | 2327                 | 2804                   | 1690                     |
| 114-1154  | 2327                 | 2804                   | 1690                     |
| 118-120   | 2327                 | 2804                   | 1690                     |
| 130-132   | 2327                 | 2804                   | 1690                     |
| 133A-136  | 2327                 | 2804                   | 1690                     |



KEY PLAN



# VILLA





## CLUBHOUSE PLANS





## INDOOR AMENITIES

- 1 Reception Lounge
- 2 Cafe
- 3 Convenio Store
- 4 Party Hall With Pantry
- 5 Day Care Center
- 6 Gym
- 7 Functional Training
- 8 Crossfit Corner
- 9 AV Room
- 10 Yoga Room
- 11 Association Room





SECOND FLOOR PLAN



TERRACE FLOOR PLAN

## INDOOR AMENITIES

- 12 Indoor Game Corner
- 13 Video Game Corner
- 14 Gaming Arcade
- 15 Kids Play Area
- 16 Ball Pit
- 17 Adventure Rock Climbing
- 18 Lego Area
- 19 Interactive Wall Games
- 20 Guest Room
- 21 Steam Room
- 22 Jacuzzi

## TERRACE AMENITIES

- 23 Swimming Pool
- 24 Kids Pool
- 25 In-pool Daybeds
- 26 Poolside Lounge



## GAMES ROOM





## VILLA SPECIFICATIONS



## STRUCTURE



Structural System : RCC Framed structure design for seismic compliant (Zone 2)

Masonry : 200mm for external walls & 100mm for internal walls

Floor-Floor Height (incl. slab) : Will be maintained at 3150mm

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 premium emulsion

Exterior walls : Brick cladding as per architect's design

Bathroom : Ceramic wall tile of size 600x1200mm for a height of 2650mm & above wall tile 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

## FLOOR FINISH WITH SKIRTING



Living and Dining : Italian marble flooring

Main Flooring : Vitrified tiles of size 600x1200mm

Bathroom : Anti-skid ceramic tiles of size 600x600mm

Balcony/Open Deck : Anti-skid ceramic tiles of size 600x600mm

Home theatre flooring : Wooden finish tile 200x1000mm

Terrace : Pressed tiles finish

Car parking : Granite finish flooring

## 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 standards / Roca / equivalent

Sink : Stainless Steel sink with multiple tray and pullout faucet

Dining : Dining wash basin as per architect's intent

## BALCONY



Handrail : Glass handrail as per architect's design

## OPEN TERRACE



BBQ provision : Granite counter top with BBQ pit & sink provision

## STAIRCASE



Flooring : Granite flooring for staircase

Handrail : Wooden handrail with MS bar as per architect's design

## BATHROOMS



CP & Sanitary Fixture : American Standard / Roca / equivalent

All Bathrooms : Wall mounted WC with cistern, health faucet, and single lever diverter with rain shower & hand shower, counter washbasin, glass partition with door and 2' trench drain

False ceiling : Plain gypsum ceiling with cove light in all bathrooms

## JOINERY



### a. DOORS

Main door : Wide & fancy main door with good quality frame & veneer finish shutter of size 1050x2100mm and designer architrave

Ironmongeries like face recognition door lock of Hafele / equivalent, tower bolts, door viewer, safety latch, magnetic catcher & door closer

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

Ironmongeries like Godrej / equivalent lock, door stopper, door bush, tower bolt, etc

Home theatre room door : Good quality door frame with double side laminated shutter of size 1050 x 2100mm

Ironmongeries like Godrej / equivalent lock, door stopper, door bush, tower bolt, etc

Bathroom doors : Good quality door frame with double side laminated shutter of size 750 x 2100mm and water proof layer on the inner side

Ironmongeries like thumb turn lock of Godrej / equivalent without key, door bush

Terrace doors : Good quality door frame with FRP shutters of size 900x2100mm

Ironmongeries like thumb turn lock of Godrej / equivalent without key, door bush

Utility doors : Good quality aluminum doors of size 750x2100mm

### b. WINDOWS

Windows : Aluminum windows with sliding shutter and mosquito mesh shutter with plain glass and MS grill / railing based on architect's design intent wherever applicable

French doors : Aluminum frame doors with toughened glass and mosquito mesh.



## ELECTRICAL & PLUMBING POINTS

|                       |  |
|-----------------------|--|
| Power Supply          | : 3 phase power supply connection  |
| Safety device         | : MCB & RCCB (Residual Current Circuit Breaker)                                  |
| Switches & sockets    | : Modular box & modular switches & sockets Legrand/ Schneider / equivalent       |
| Wires                 | : Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand           |
| TV                    | : Point in Living & Bed-1 and provision in other bedrooms, home theatre & lounge |
| Projector             | : Projector provision in home theatre  |
| Outdoor socket        | : 6 amp outdoor socket in balcony  |
| BBQ Point             | : 16 amp outdoor socket for BBQ  |
| Car charging point:   | 20 amp socket in car parking area  |
| Data                  | : Point in living and any one bedroom and provision in home theatre              |
| USB point             | : Point in living & bed 1  |
| Foot lamp             | : Foot lamp in all bedrooms  |
| Tap                   | : Provided in the outdoor utility  |
| Split-air conditioner | : Point will be provided in living / dining, lounge, home theatre & all bedrooms |
| Exhaust               | : Exhaust fan will be given in all bathrooms                                     |
| Motion sensor light   | : Provided in all bathrooms  |
| Geyser                | : Centralized geyser provision will be given in the all the villa                |
| Villa Back-up         | : Inverter provision for all room fan and light points                           |

|                       |   |
|-----------------------|---|
| Rain water harvesting | : Rain water harvesting site as per site conditions   |
| STP                   | : Centralized sewage treatment plant  |
| Common Back-up        | : 100% power backup for common amenities such as club house, WTP, STP & selective common area lighting            |
| Safety                | : CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground                |
| Security              | : Security booth will be provided at the entrance, facilitated with My Gate app                                   |
| Compound wall         | : Site perimeter fenced by compound wall with entry gates for a height of 1800mm / as per Landscape design intent |
| Landscape             | : Suitable landscape at appropriate places in the project   |
| Internal Roads        | : Concrete / Paver finish roads as per architect's design   |
| Driveway              | : Convex mirror for safe turning in driveway in / out   |

## OUTDOOR FEATURES

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





## LOCATION MAP & ADVANTAGES



## LOCATION ADVANTAGES

### Airport

Rajiv Gandhi International Airport 5 mins

### Railway Station

Umdanagar 12 mins

Shivrampally 15 mins

### Schools

DPS - Delhi Public School - Aerocity 8 mins

GMR Chinmaya Vidhyalaya 7 mins

KIDZEE Preschool 20 mins

### Colleges

GMR School of Aviation 16 mins

MVSR College 28 mins

Spoorthy Engg College 30 mins

### Hospitals

Trident Hospital (Superspeciality) 19 mins

LIMS Hospital 19 mins

Indira Hospital 10 mins

### Vicinities

Attapur 10 mins

Rajendra Nagar & TSPA Junctionl 10 mins

Kokapetl 20 mins

Banjara Hills & Jubilee Hills 30 mins

Gachibowli 30 mins

Financial District 30 mins

### Business Parks

GMR Aerospace & Industrial Park 10 mins

Adani Aerospace Park 9 mins

Fab City 22 mins

## Hotels

Novotel Hotel 9 mins

Airport Plaza Food Court  
(20+ Restaurants) 5 mins

## Super Markets

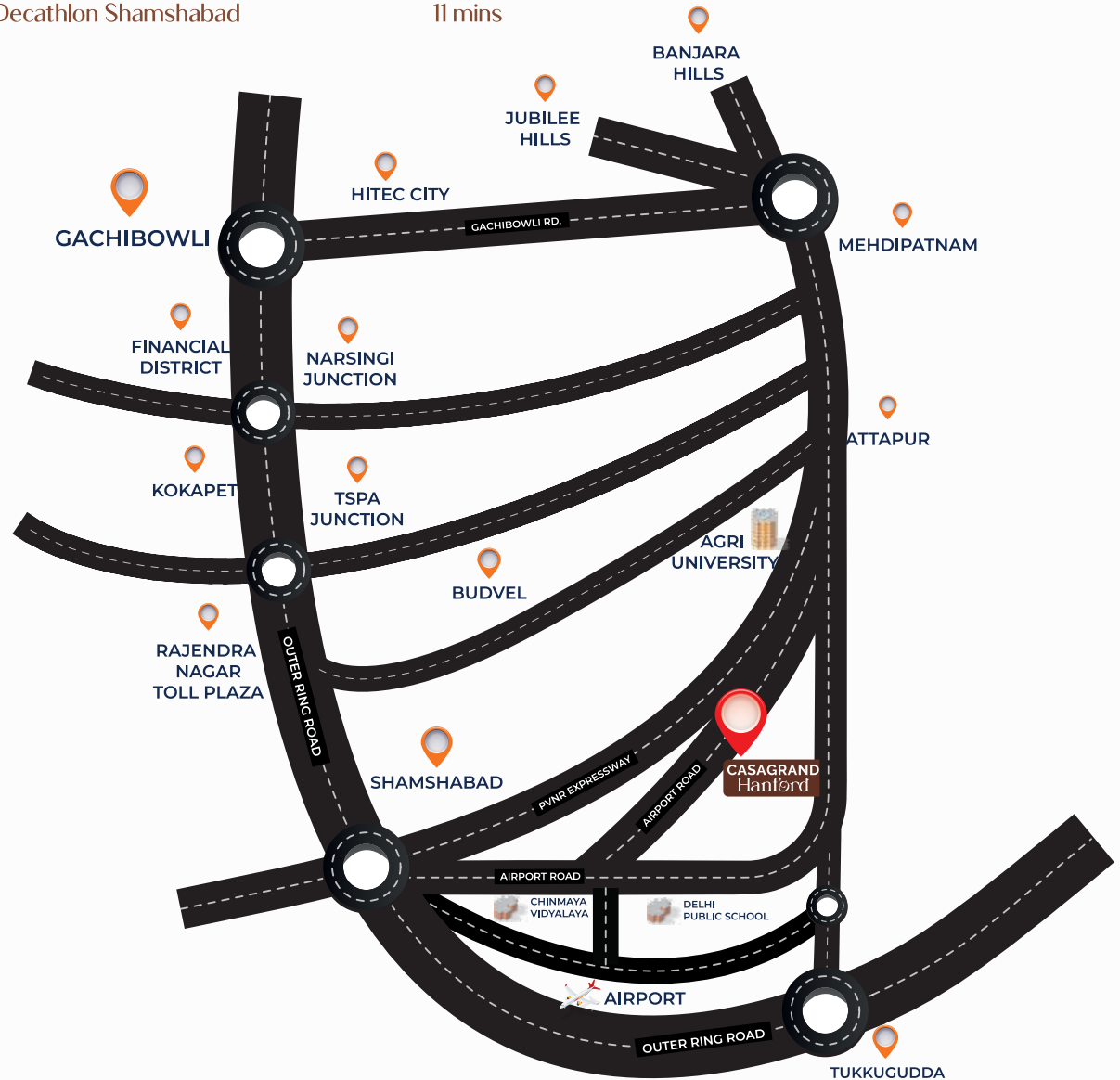
Ratnadeep Supermarket 10 mins

Reliance SMAR 20 mins

## Entertainment

Wonderla 26 mins

Decathlon Shamshabad 11 mins





## PAYMENT SCHEDULE

Booking advance **10%** | Agreement stage **40%** | Commencement of Foundation **10%**

Commencement of Ground Floor Roof **10%** | Commencement of 1<sup>st</sup> Floor Roof **10%**

Commencement of 2<sup>nd</sup> Floor Roof **10%** | On Completion of Flooring Respective Unit **5%**

Handing Over **5%**





- ★ **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**  
Casagrand Hazen  
Fastest Growing Realty Brand of the Year



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