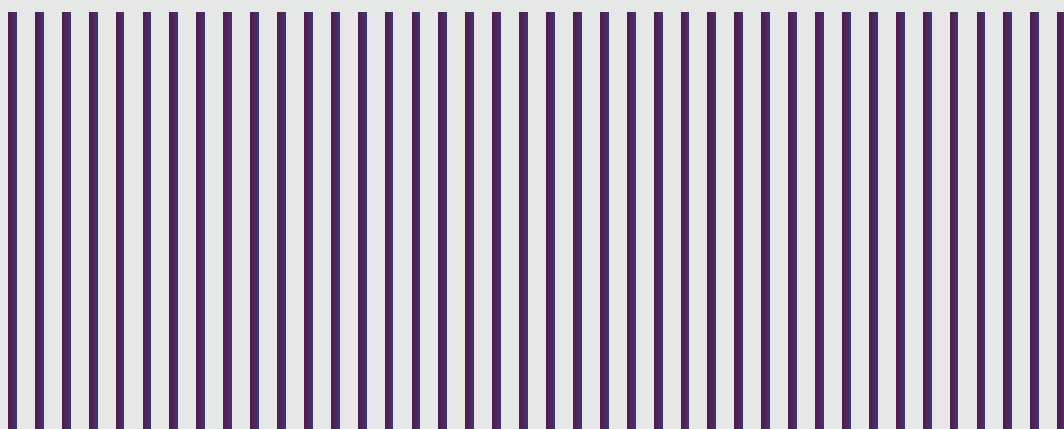
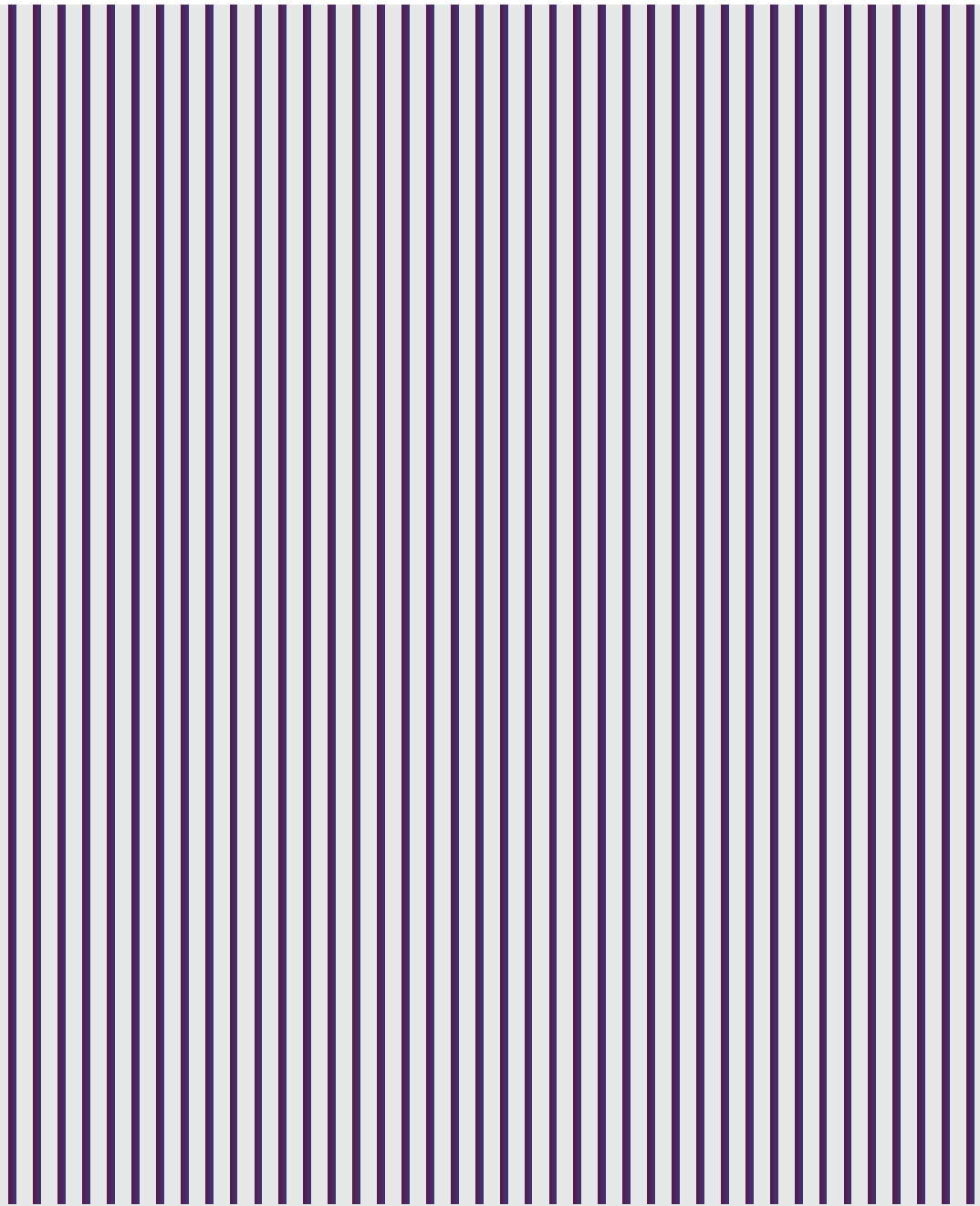




# CASAGRAN PRIMROSE

2 & 3 BHK LIFESTYLE APARTMENTS





**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 last twenty years, we have developed over 53+ million square feet of prime residential real estate across Chennai, Bengaluru, Coimbatore, Hyderabad, Pune and Dubai. 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 ₹8600 crores in the pipeline with lasting value, integrity and quality.











# CASAGRAN PRIMROSE

The Joy of luxurious living.

Welcome to luxury! Sprawling over 9.14 acres at Perungalathur is Casagrand Primrose,

a spectacular living destination. Each home is built to define luxury and a splendid lifestyle. Packed with extraordinary amenities, these homes redefine the heights of luxurious living.

**Experience the heights of luxury at Casagrand Primrose**



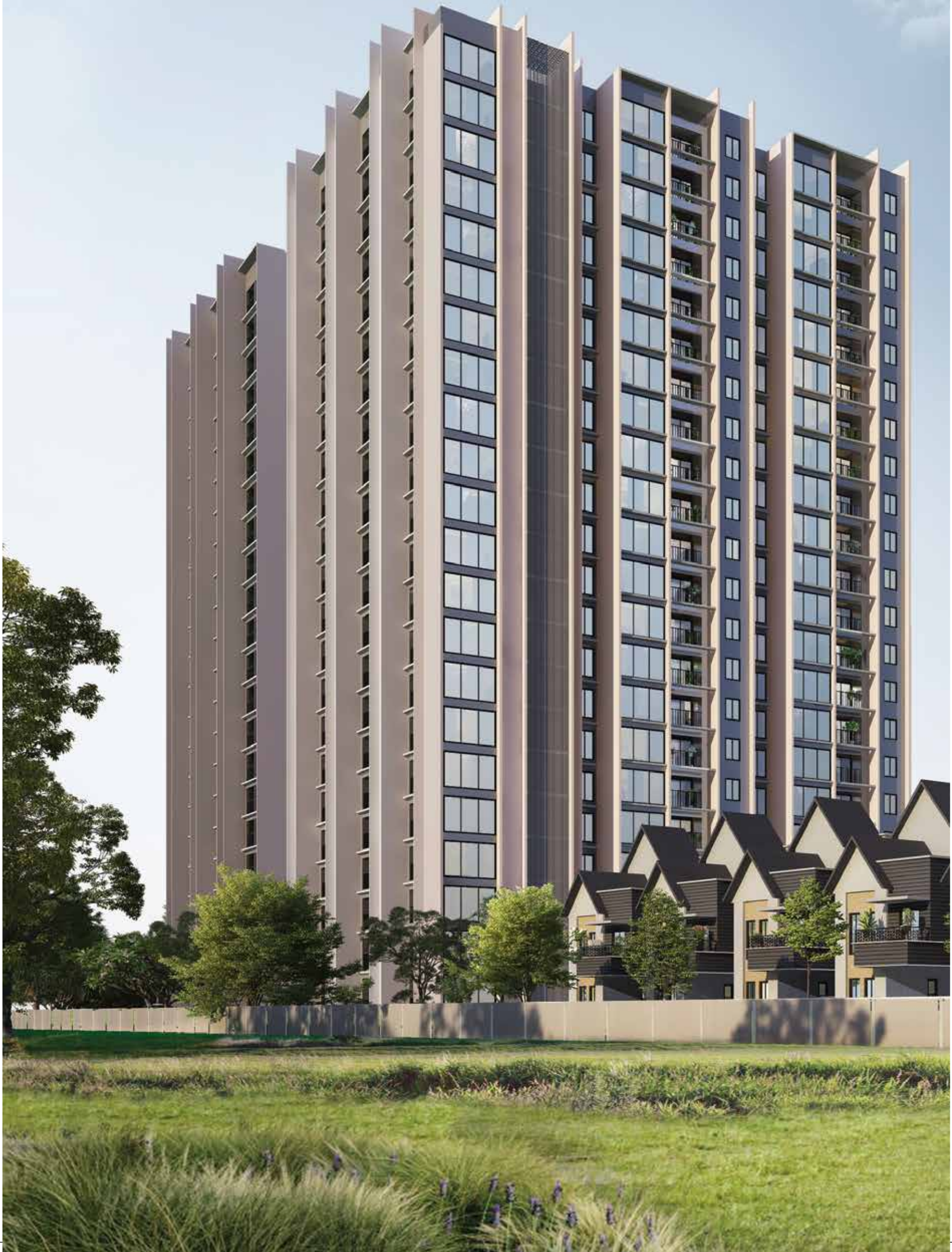


## Salient features

- An elegant high-rise community of 932 apartments & 21 villas crafted in Contemporary architectural technique amidst 9.14 acres
- Thoughtfully designed 2, 3 and 4 BHK apartments with following structure. (Tower A - B+G+18 | Tower B - B+G+19 | Tower - C, D, E & F - B+G+21)
- 3 and 4 BHK Contemporary styled villas with (3 BHK - G+1 | 4 BHK - G+2 structure)
- 95+ world-class amenities like Victorian water cascade fountain, Multipurpose hall, Kids surprise fountain area, Informal amphitheatre, Circular multiplay alcove, Convenio store, Saloon/Spa, and much more
- 28550 sqft lavishly planned Clubhouse and vehicle free podiums
- 77% open space with 49000 sqft landscaped podiums for maximum light & ventilation
- Carefully chosen high-end specifications in units like wide & fancy main door, Wireless mobile Charging dock, Premium CP & Sanitary fittings
- Vaastu compliant homes designed with zero dead space design











# Amenities



INDOOR GYM



INDOOR KIDS PLAY AREA







# 95+ Lifestyle Amenities

## INDOOR AMENITIES

### ENTERTAINMENT

- 1. CAFETERIA
- 2. MULTIPURPOSE HALL
- 3. MINI THEATRE
- 4. ART / MUSIC / LEARNING CENTER

### FITNESS

- 5. GYM
- 6. INTERACTIVE GYM
- 7. YOGA / ZUMBA / AEROBICS ROOM

### GAMING ZONE

- 8. VIDEO GAMES ROOM
- 9. VIRTUAL REALITY GAMES
- 10. BOXING SIMULATOR

### INDOOR KIDS PLAY

- 11. LEGO PLAY AREA
- 12. KIDS BALL PIT
- 13. KIDS DOUBLE HEIGHT SLIDE
- 14. KIDS FITNESS CORNER
- 15. MINI FERRIS WHEEL
- 16. WIPEOUT
- 17. GLASS PAINTING FOR KIDS
- 18. FLOOR GAMES FOR KIDS
- 19. CRECHE
- 20. KIDS LIBRARY CORNER

### INDOOR GAMES

- 21. BOARD GAMES AREA
- 22. SNOOKER
- 23. TABLE TENNIS
- 24. FOOSBALL
- 25. ARCADE BASKETBALL

## OUTDOOR AMENITIES

### SWIMMING POOL AMENITIES

- 26. SWIMMING POOL
- 27. KIDS POOL
- 28. KIDS SURPRISE FOUNTAIN AREA
- 29. ISLAND SEATING AREA

- 30. AQUA GYM
- 31. POOLSIDE REFRESHMENT CORNER
- 32. POOLSIDE LOUNGE SEATING

### RECREATION

- 33. SENIOR CITIZEN SEATING AREA
- 34. SHADED PATIO WITH SEATING
- 35. BOARD GAMES CORNER
- 36. OUTDOOR WORKING POD
- 37. MULTIFUNCTION LAWN
- 38. WI-FI SEATING ZONE
- 39. INFORMAL AMPHITHEATRE
- 40. SEATING ZONE WITH CHARGING FACILITY
- 41. SEATING ALCOVE
- 42. SUNKEN BARBEQUE
- 43. LEISURE PAVILION - 1
- 44. SHADED WALKWAY
- 45. LEISURE PATHWAY

### FUN AND GAMES

- 46. CHALKBOARD WALL
- 47. JUNGLE GYM - 1
- 48. HAMMOCK GARDEN
- 49. HOOKEY RING TOSS PANEL
- 50. HAMSTER WHEEL
- 51. TREE HOUSE - 1
- 52. PLAY LAWN
- 53. CIRCULAR MULTIPLAY ALCOVE
- 54. SANDPIT
- 55. OUTDOOR GIANT CHESS
- 56. TOT LOT - 1

### OUTDOOR FITNESS

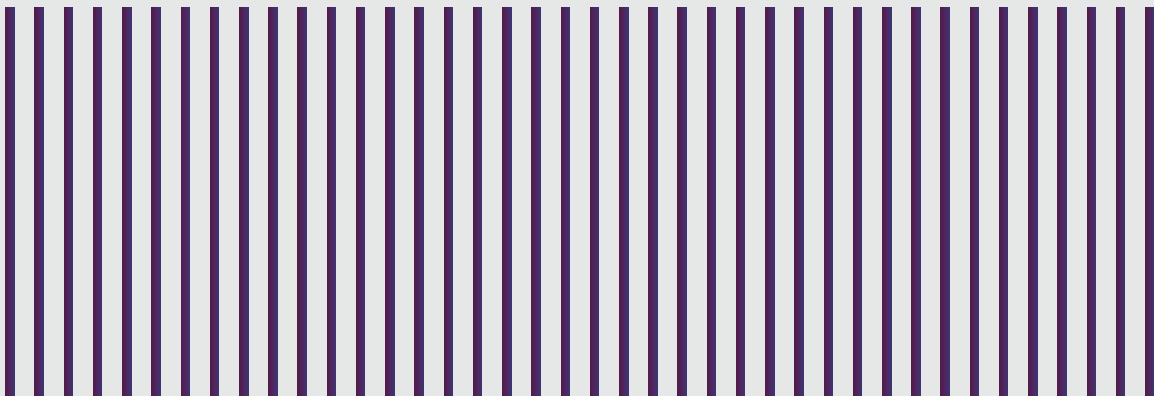
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- 59. SPECIAL FITNESS ZONE
- 60. OUTDOOR GYM
- 61. REFLEXOLOGY GARDEN
- 62. WALKING / JOGGING TRACK IN PODIUM
- 63. HOPSCOTCH
- 64. CHILDRENS PLAY AREA -1
- 65. RAPELLING WALL
- 66. KIDS GAINT PUZZLE

### FACILITIES & FEATURES

- 67. ASSOCIATION ROOM
- 68. CLINIC
- 69. CONVENIENCE STORE
- 70. CAR WASH BAY
- 71. CAR CHARGING BAY
- 72. CLUB ENTRY WATER FEATURE
- 73. DOUBLE HEIGHT LOBBY WITH RECEPTION
- 74. READING / WAITING LOUNGE
- 75. STEAM / SAUNA
- 76. JACCUZI
- 77. SALOON / SPA
- 78. LIBRARY CORNER
- 79. ATM

### OSR AMENITIES

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- 81. PARTY LAWN
- 82. SENIOR CITIZEN ALCOVE
- 83. BARBEQUE PLAZA
- 84. LEISURE PAVILION
- 85. VICTORIAN WATER CASCADE FOUNTAIN
- 86. YOGA PAVILION
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- 92. BOX CRICKET
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- 97. TREE HOUSE
- 98. SKATING RINK



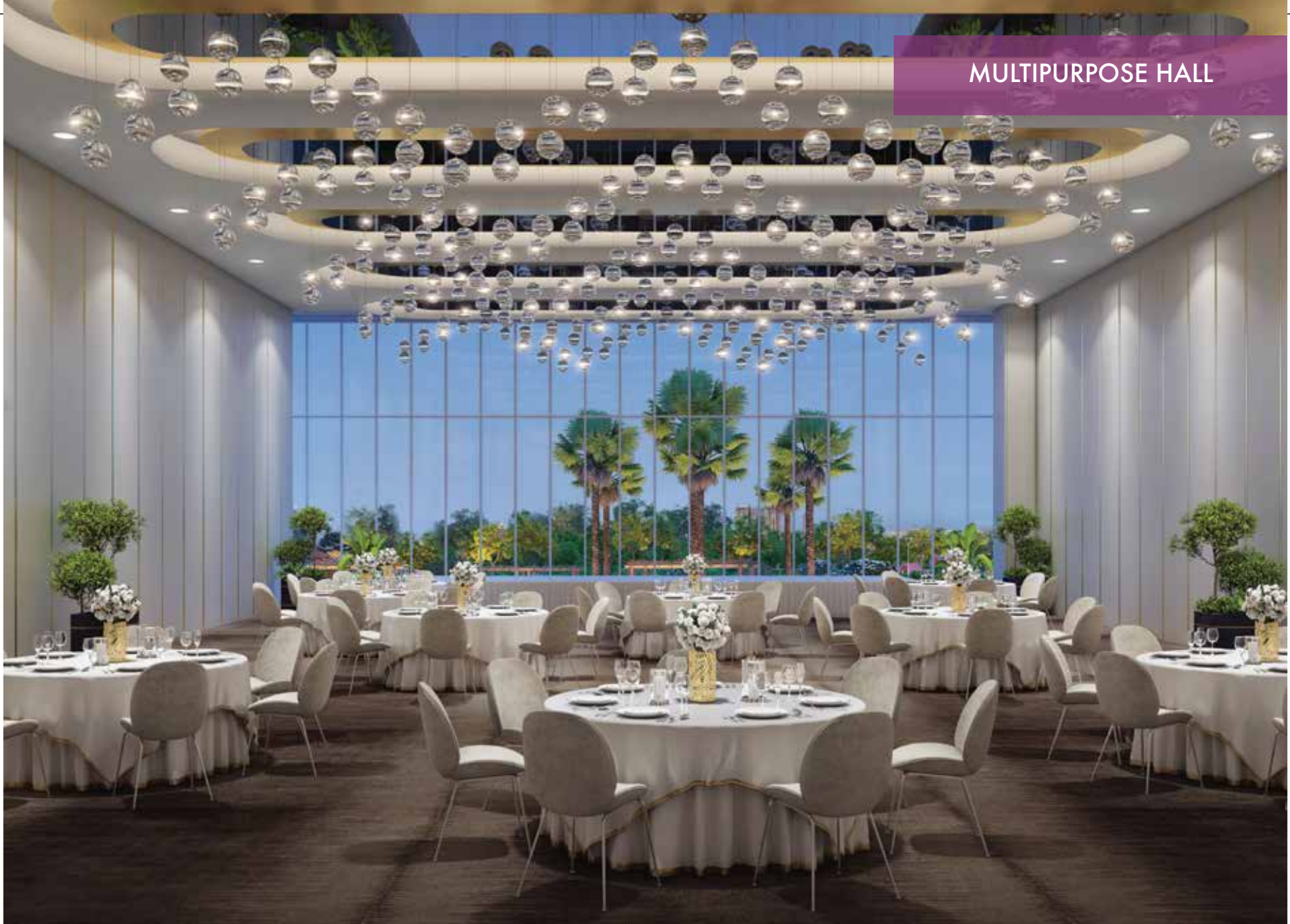
INDOOR GAMES ROOM



CAFETERIA







MULTIPURPOSE HALL



PODIUM VIEW





# Product Superiority



## The best of product superiority

- Casagrand's remarkable high rise apartments and villa community in perungalathur
- A community with the best architecture & finesse
- 95+ indoor and outdoor recreational facilities sprawled across the project enhancing the community experience for residents
- A neighborhood reimagining its style with unreal services and fun
- 77% of the open space adds to the efficiency of the building footprint
- Light, ventilation, vastu, privacy & aesthetics are the 5 important pillars in planning the master & unit plans
- Superior, pinnacle apartments, and villas to upgrade your lifestyle!
- Multi-Tier security system
- Vastu complaint homes



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

- The project is set amidst 9.14 acres with 932 apartments & 21 villas
- Towers of 18, 19 & 21-floor structures complemented by the contemporary façade design showcasing the grandeur
- A grand and inviting entry into the community - entrance archway beautified with water cascade and landscape elements creates an inviting entry into the community
- Meticulously planned vehicle-free podiums elevated from the ground floor, easing the accessibility and usage of the outdoor amenities
- Well planned flow of circulation of ground and basement level parking and driveways offers hassle-free bicycle & pedestrian tracks all around the site
- 6 Towers with centralized podiums are planned in such a way there is no overlooking between the apartments
- Building orientation ensures maximum wind flow and minimum heat gain for every apartment
- Barrier-friendly community for kids and senior citizens designed with ramps & handrails
- An elaborate clubhouse of 28550 sqft area furnished with indoor amenities
- Aesthetic triple - height lobbies are provided as a premium welcoming feature within the community
- 15m & 7.2m (50 & 24 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 artifacts leading to your doorsteps



## A neighborhood one with nature

- 7.35 acres of rampant landscaped open space within the community is a never seen feature in the neighborhood
- The community boasts of an efficient building footprint where 77% of the land area is open space
- The apartment towers are planned around landscaped podiums of 49000 sqft with no overlooking between the apartments
- An exclusive rooftop swimming pool of 7000 sqft with wide range of amenities like Lap pool, Kids pool, Aqua gym, Island seating, Poolside refreshment corner etc
- Private terraces are provided for the apartments on the ground - floor level connecting the indoors with the podiums



## Offering you 95+ Amenities..! The best in the Market

- The podium encompasses a vibrant Kids play zone, Multi-purpose social gatherings decks, Reflexology walkway with seating nooks and buffer planting to maintain privacy for residents
- A grand double height club entry lobby with a reading / waiting lounge facility
- Cafeteria with peaceful ambience to relax your evenings
- The clubhouse delivers luxurious amenities like Spa, Sauna, Jacuzzi & Salon for residents to enjoy
- Indoor kids play, Creche, and Learning center for children's learning and entertainment
- Library corner, Kids fitness, Glass painting, Double height slide area, Mini ferris wheel, Wipeout and floor play area keeps the kids engaged
- Childrens play area is sprawled across the project in the open landscaped parks with TOT-LOT, Adventure rock climbing, Circular multiplay, Hamster wheel, Hookey ring toss panel, Tree house etc
- The clubhouse spaces are facilitated with Multipurpose party hall, Mini theater, Gym, Yoga/meditation and Zumba, Indoor kids play, Video games room etc
- Snooker, Table tennis, Foosball & Punching arcade, Basketball arcade and Board games in Indoor games area were provided for teens & young adults
- Roof top Swimming pool with Kids pool, Pool island seating, Poolside refreshment corner, kids surprise fountain area and poolside lounge
- Outdoor gym, Walking / Jogging track, Yoga deck, Meditation pavilion and Bicycle racks provided for engaging residents in outdoor activities
- Dedicated car wash and charging bay in the ground floor
- Association room, ATM, Convenio store and Lumber rooms are provided for the convenience of the residents





## Know why our products are superior apartments

- Secured gated community with My Gate facility at the entry & exit, providing 24x7 security CCTV surveillance across the site
- Wide & fancy main door for an inviting entry to your apartment
- Designer door number signage
- Digital door lock system with five independent unlocking features such as Fingerprint, PIN Code, Access card, Mechanical key & Mobile
- Wireless mobile charging station provided in living & any one bedroom
- 600 x 1200 mm premium vitrified flooring tiles in Foyer, Living, Dining, Kitchen, Lounge, Bedrooms and store rooms
- Apartments with luxurious bathrooms fitted with Rain shower, Granite counter with counter - mount washbasin, Pest - free 2' Long trench grating in the attached washrooms
- Premium range Kohler or equivalent fittings in all bathrooms
- Square designer gratings are provided in the common bathrooms and kitchen
- Single bowl stainless steel sink with drainboard in the kitchen
- 5-amp weatherproof sockets are provided in the balcony in apartments for evening parties and functional convenience
- Foot lamp is provided in one of the all bedrooms
- Pull out drying string for hassle - freeing in the kitchen



## Choose our signature apartments and villas to upgrade your lifestyle with

- Secured gated community with My Gate facility at the entry & exit, providing 24x7 security CCTV surveillance across the site
- Wide & fancy main door is designed with dedicated paneling for apartments giving an appealing entrance
- Designer villa and apartment door number signage to add to the splendor of the elevation
- Digital door lock system with 6 independent unlocking features - Fingerprint, PIN Code, RF Card, Mechanical key, Bluetooth & Z Wave smart home connectivity
- Monitor your visitors with a video doorbell fixed next to the main door through a 7-inch LED screen from inside your home
- Apartments designed with dedicated foyer space
- Wireless mobile charging station provided in living & any one bedroom
- 600 x 1200 mm premium vitrified flooring tiles in Foyer, Living, Dining, Kitchen, Lounge, Bedrooms, and store rooms
- Apartments with luxurious bathrooms fitted with, bathtub in any two bathrooms, rain shower with hand shower, glass shower partition, granite counter with counter-mount washbasin and Pest-free 2' long trench grating in the attached washrooms

- Premium range Kohler / American standard or equivalent fittings in all bathrooms
- Square SS designer gratings are provided in the common bathrooms and kitchen
- Single bowl stainless steel sink with drainboard and pull-out sink faucet in the kitchen
- 5-amp weatherproof sockets are provided in the ground floor landscape deck and in any one open terrace on the first floor for villas and provided in the balcony in apartments for evening parties and functional convenience
- Foot lamp is provided in all bedrooms
- Pull out drying string for hassle-freeing in the kitchen



## Efficiency in space planning

- Provision of ample car parks at the ground and basement level
- All cores are well equipped with staircases and two lifts – 13 passengers capacity
- Uninterrupted visual connectivity - all bedrooms & balconies will be facing the podiums or exterior
- No overlooking apartments
- All bedrooms, living & kitchens are consciously planned to be well-ventilated from the exterior or the podiums
- Provision of the foyer in signature apartments to ensure privacy
- Convenient AC ODU spaces serviceable from the interior
- All 4 BHK signature units with walk - in wardrobes are provided in one of the bedrooms
- Two balconies in signature apartments - one in the Living & one in the bedroom
- Dedicated washing machine space is provided in signature apartments
- Common wash basin provided in most of the apartments
- Wide kitchens with double side counters in all of the apartments



## Considering Vaastu? We got that sorted too

- Most units have North or East facing entry doors
- All apartments have kitchens placed in SE and NW
- All apartments have SW Bedrooms
- No apartments have Toilets in NE
- No unit has a Bed headboard in the North



- Superior brands
- 2023 quality checks
- More amenities
- Better utility of space and ventilation
- Kids and senior citizens friendly



PODIUM VIEW



SALOON & SPA







# Site Plan & Floor Plans



# SITE PLAN



## INDOOR AMENITIES

### ENTERTAINMENT

- 1. CAFETERIA
- 2. MULTIPURPOSE HALL
- 3. MINI THEATRE
- 4. ART / MUSIC/ LEARNING CENTER

### FITNESS

- 5. GYM
- 6. INTERACTIVE GYM
- 7. YOGA/ ZUMBA/ AEROBICS ROOM

### GAMING ZONE

- 8. VIDEO GAMES ROOM
- 9. VIRTUAL REALITY GAMES
- 10. BOXING SIMULATOR

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- 12. KIDS BALL PIT
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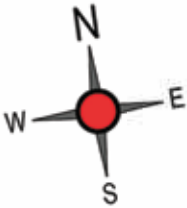
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- 97. TREE HOUSE
- 98. SKATING RINK





# BASEMENT PLAN



## INDOOR AMENITIES

### ENTERTAINMENT

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- 2. MULTIPURPOSE HALL
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### FITNESS

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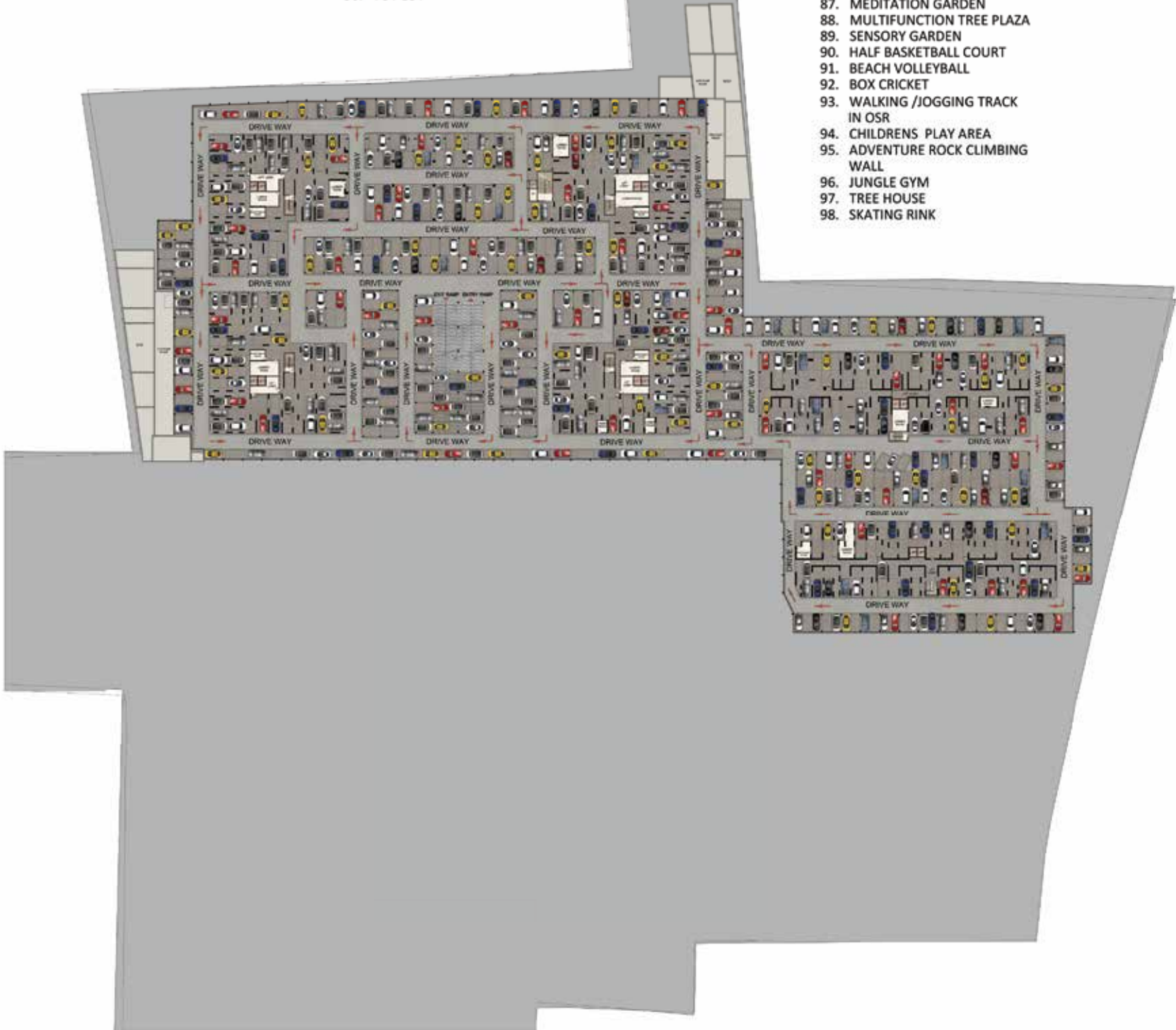
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BLOCK- 2

TYPICAL FLOOR PLAN  
(2ND TO 19TH)



FIRST FLOOR PLAN



GROUND FLOOR PLAN



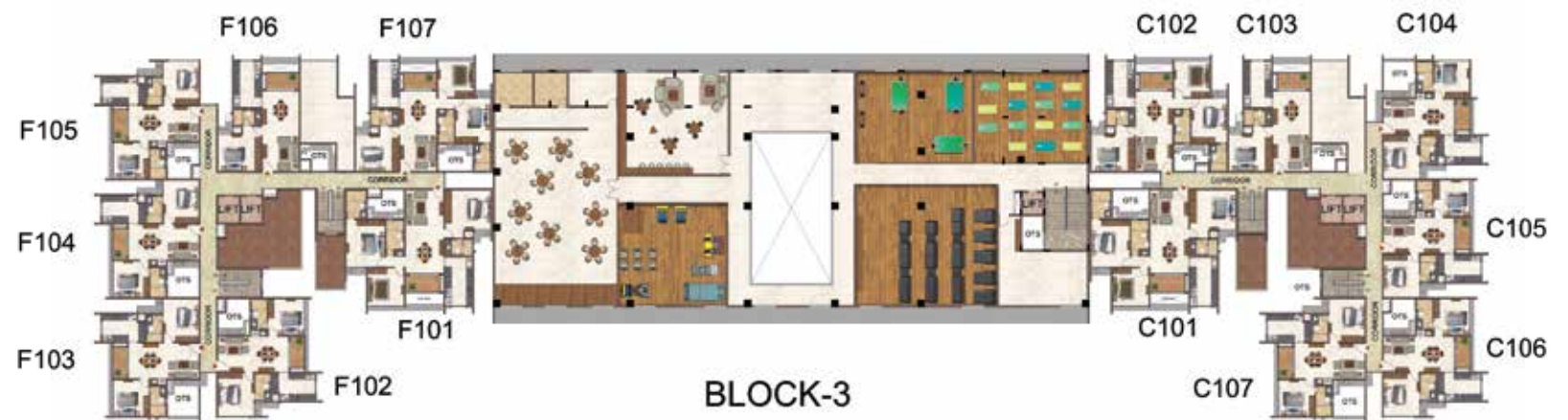




BLOCK-5



BLOCK-4



BLOCK-3



BLOCK-5



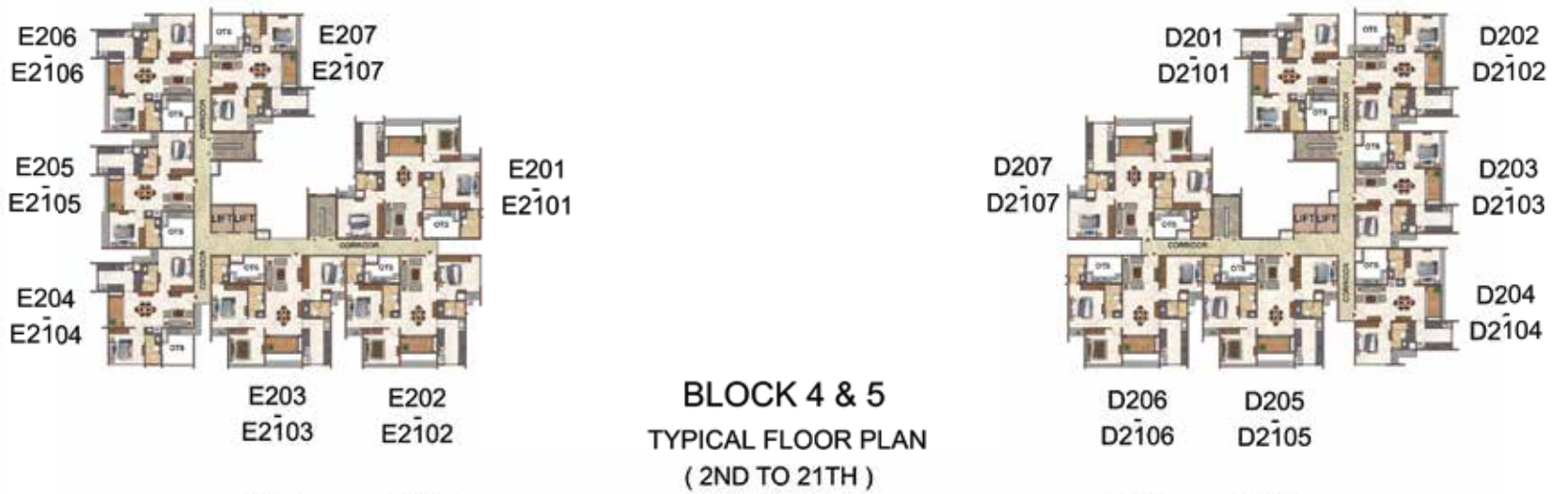
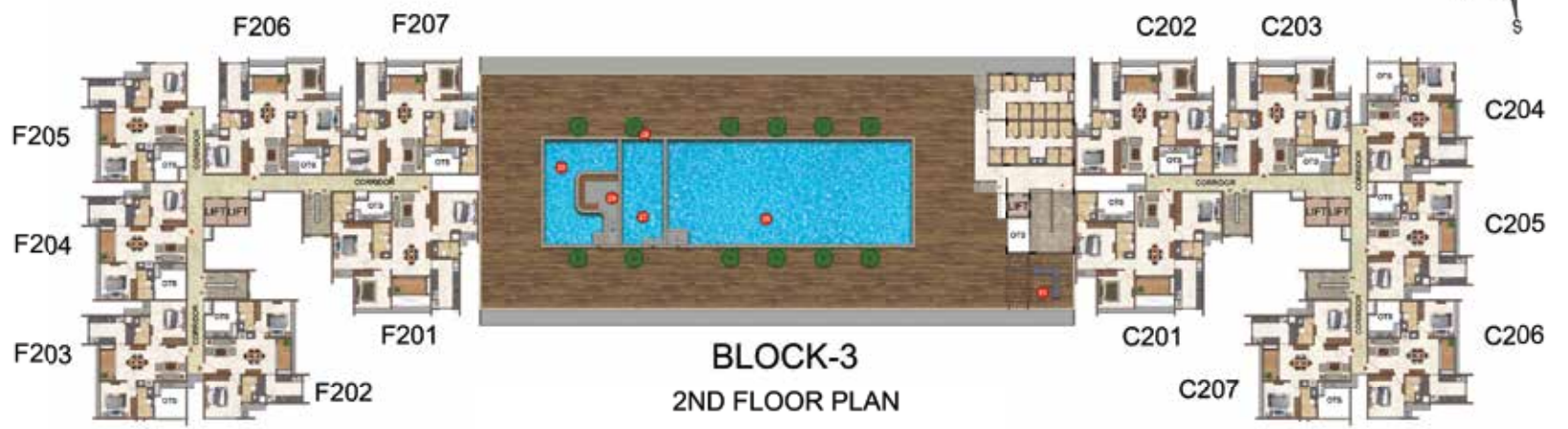
BLOCK-4

FIRST FLOOR PLAN



KEY PLAN





**BLOCK 4 & 5**  
TERRACE FLOOR PLAN



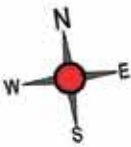




# Unit Plans



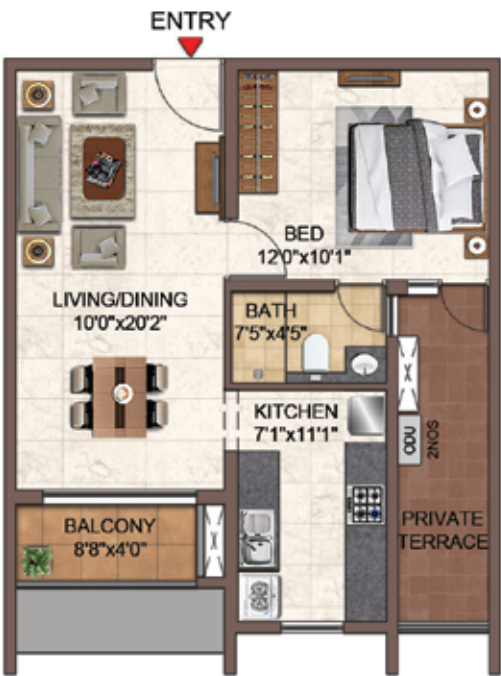
1BHK+1T & 2BHK+2T



UNIT NO B101 FIRST FLOOR

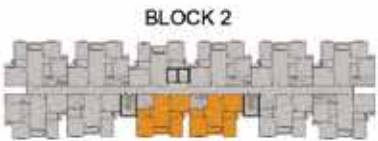


UNIT NO B201 - B1901  
B102 - B1902 TYPICAL FLOOR



UNIT NO BG01 & BG02 GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G01	1BHK-1T	460	35	495	686	54
B-G02	1BHK-1T	460	35	495	686	61
B-101	1BHK-1T	460	35	495	686	-
B201 - B1901	2BHK-2T	640	35	675	950	-
B102 - B1902	2BHK-2T	640	35	675	952	-



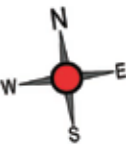
FLOOR KEY PLAN



KEY PLAN



1BHK+1T & 3BHK+2T



UNIT NO    B106 - B1906  
              B107 - B1907  
              B109 - B1909

TYPICAL FLOOR



UNIT NO BG07

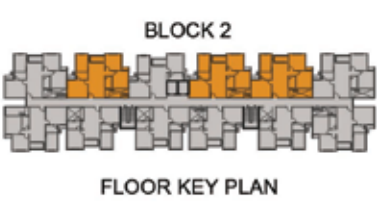
GROUND FLOOR



UNIT NO BG06 & BG09

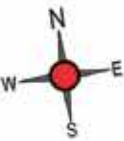
GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
BG06 & BG09	1BHK-1T	499	36	535	759	68
BG07	3BHK-2T	778	36	814	1136	108
B106 - B1906	3BHK-2T	778	36	814	1133	-
B107 - B1907	3BHK-2T	778	36	814	1136	-
B109 - B1909	3BHK-2T	778	36	814	1133	-





1BHK+1T & 2BHK+2T



UNIT NO E205-E2105

TYPICAL FLOOR



UNIT NO EG05

GROUND FLOOR



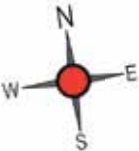
UNIT NO E105

FIRST FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
EG05	1BHK+1T	563	45	608	842	103
E105	1BHK+1T	563	45	608	842	-
E205 - E2105	2BHK+2T	754	45	799	1119	-







UNIT NO C103 & F106 FIRST FLOOR



UNIT NO C203-C2103 F206-F2106 TYPICAL FLOOR

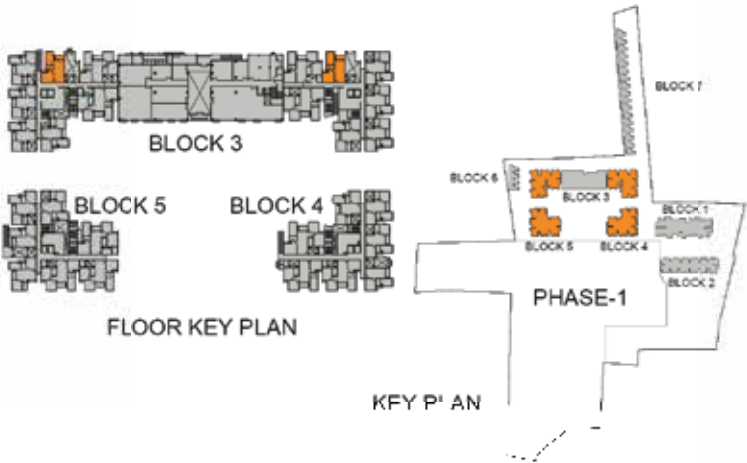


UNIT NO CG03 GROUND FLOOR



UNIT NO FG06 GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
C303	1BHK+1T	644	52	696	950	129
FG06	1BHK+1T	644	52	696	954	116
C103	1BHK+1T	644	52	696	950	-
F106	1BHK+1T	644	52	696	954	-
C203 - C2103 F206 - F2106	2BHK-2T	1058	52	1110	1529	-







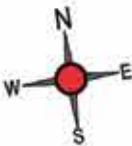
Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G08	2BHK-2T	640	36	676	949	92
B108 - B1908	2BHK-2T	640	36	676	949	-





2BHK+2T

CONCRETE FIN



UNIT NO B103

FIRST FLOOR



UNIT NO B203 - B1903

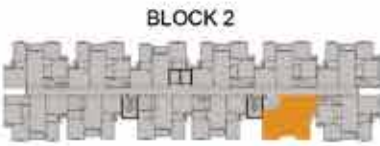
TYPICAL FLOOR



UNIT NO BG03

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G03	2BHK-2T	640	35	675	949	56
B-103	2BHK-2T	640	35	675	949	59
B203- B1903	2BHK-2T	640	35	675	949	-



FLOOR KEY PLAN



KEY PLAN



2BHK+2T



UNIT NO B112 - B1912

TYPICAL FLOOR



UNIT NO BG12

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G12	2BHK-2T	640	35	675	951	54
B112 - B1912	2BHK-2T	640	35	675	951	-





2BHK+2T



UNIT NO E106 - E2106                      TYPICAL FLOOR



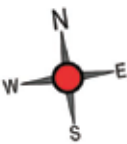
UNIT NO EG06                      GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
EG06	2BHK+2T	754	45	799	1121	153
E106 - E2106	2BHK+2T	754	45	799	1121	-





2BHK+2T

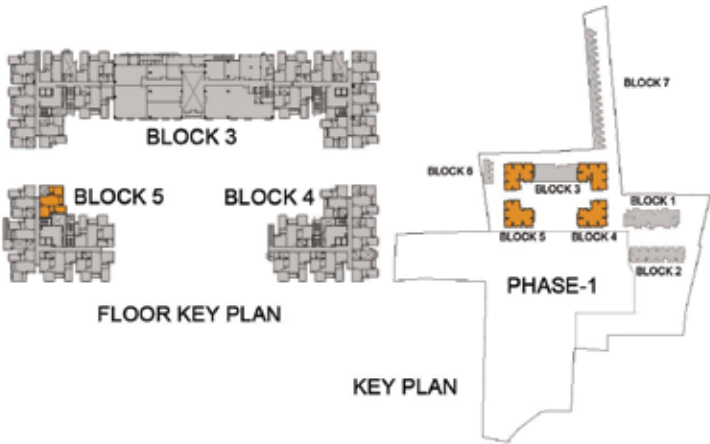


UNIT NO E107-E2107      TYPICAL FLOOR



UNIT NO EG07      GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
EG07	2BHK+2T	754	45	799	1131	82
E107 - E2107	2BHK+2T	754	45	799	1131	-







UNIT NO B105-1905

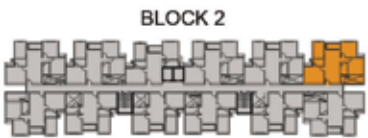
TYPICAL FLOOR



UNIT NO BG05

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G05	3BHK-2T	778	36	814	1135	108
B105 - B1905	3BHK-2T	778	36	814	1135	-



FLOOR KEY PLAN



KEY PLAN





UNIT NO B110-B1910

TYPICAL FLOOR



UNIT NO BG10

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G10	3BHK-2T	778	36	814	1136	35
B110-B1910	3BHK-2T	778	36	814	1136	-



FLOOR KEY PLAN



KEY PLAN





UNIT NO B111-B1911

TYPICAL FLOOR



UNIT NO BG11

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G11	3BHK-2T	779	36	815	1137	102
B111 - B1911	3BHK-2T	779	36	815	1137	-



FLOOR KEY PLAN



KEY PLAN



UNIT NO B104-1904

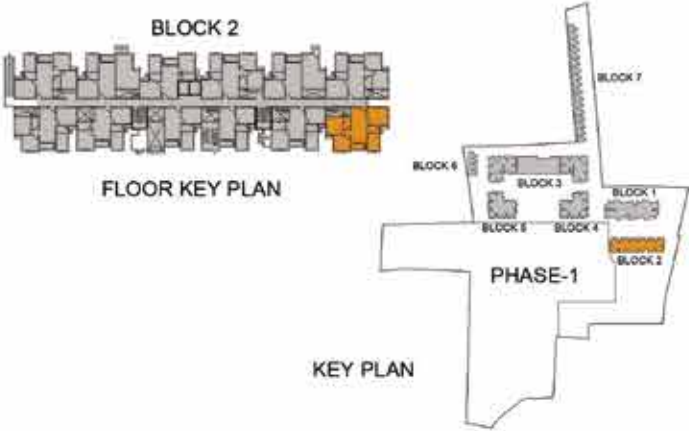
TYPICAL FLOOR



UNIT NO BG04

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G04	3BHK-2T	779	36	815	1138	31
B-104-B1904	3BHK-2T	779	36	815	1138	-





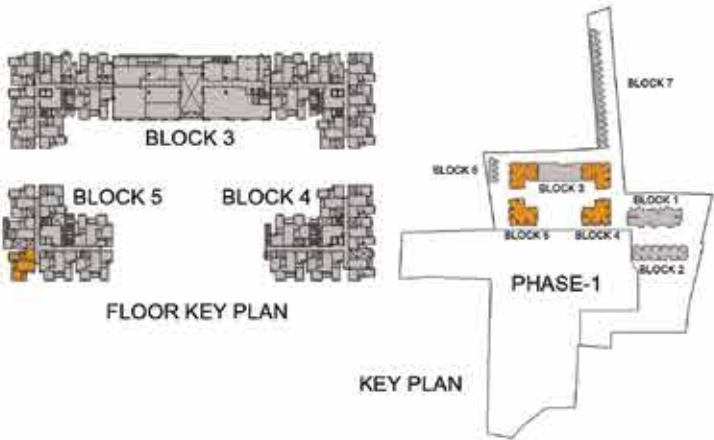


UNIT NO E 104-E2104 TYPICAL FLOOR



UNIT NO EG04 GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
EG04	2BHK+2T	754	45	799	1144	146
E104 - E2104	2BHK+2T	754	45	799	1144	-





UNIT NO E103-E2103

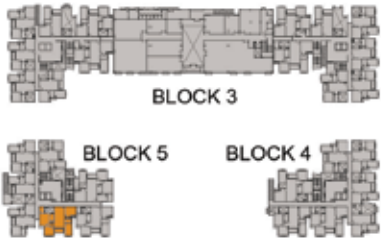
TYPICAL FLOOR



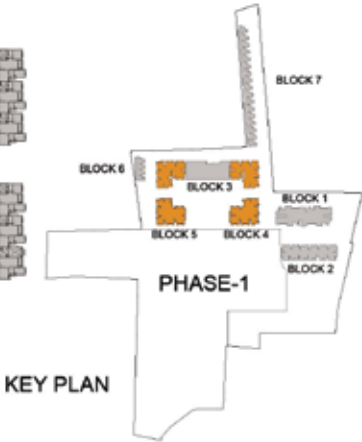
UNIT NO EG03

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
EG03	3BHK-3T	1058	52	1110	1529	185
E103 - E2103	3BHK-3T	1058	52	1110	1529	-



FLOOR KEY PLAN



KEY PLAN



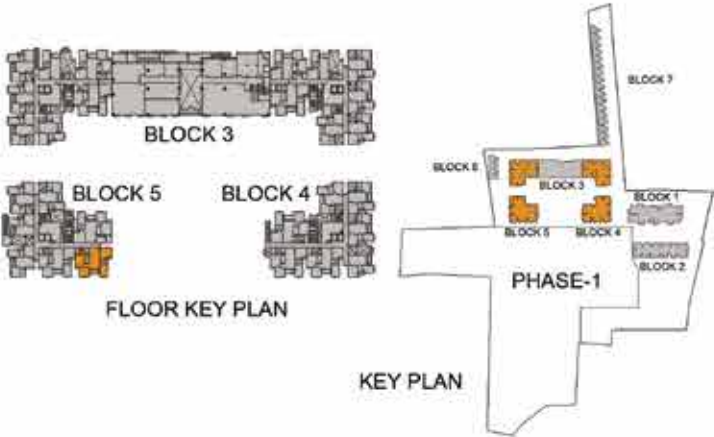


UNIT NO E102-E2102 TYPICAL FLOOR



UNIT NO EG02 GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
EG02	3BHK-3T	1058	52	1110	1530	191
E102 & E2102	3BHK-3T	1058	52	1110	1530	-





UNIT NO E101-E2101

TYPICAL FLOOR



UNIT NO EG01

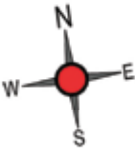
GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P. Terrace area (sqft)
EG01	3BHK+3T	1169	60	1229	1693	120
E101 - E2101	3BHK+3T	1169	60	1229	1693	-





2BHK+2T

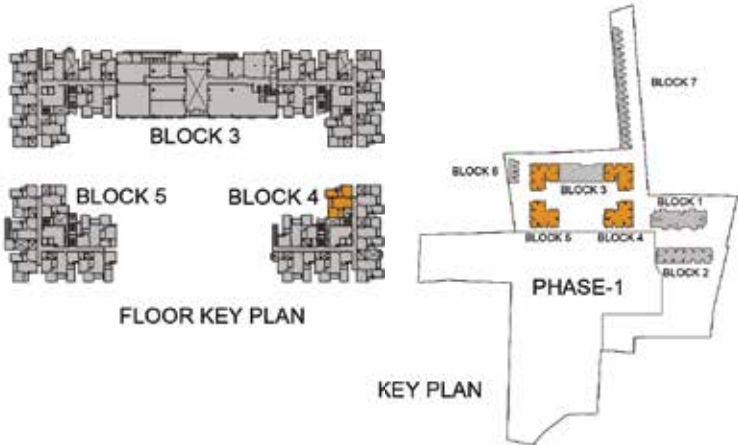


UNIT NO D101-D2101 TYPICAL FLOOR



UNIT NO DG01 GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Serviceable area (sqft)	P.Terrace area (sqft)
DG01	2BHK+2T	754	45	799	1121	154
D101 - D2101	2BHK+2T	754	45	799	1121	-



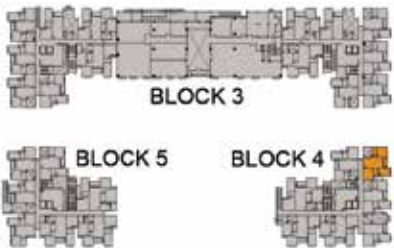


UNIT NO D102-D2102      TYPICAL FLOOR



UNIT NO DG02      GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
DG02	2BHK+2T	754	45	799	1131	64
D102 - D2102	2BHK+2T	754	45	799	1131	-



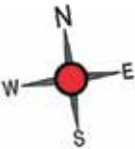
FLOOR KEY PLAN



KEY PLAN



2BHK+2T

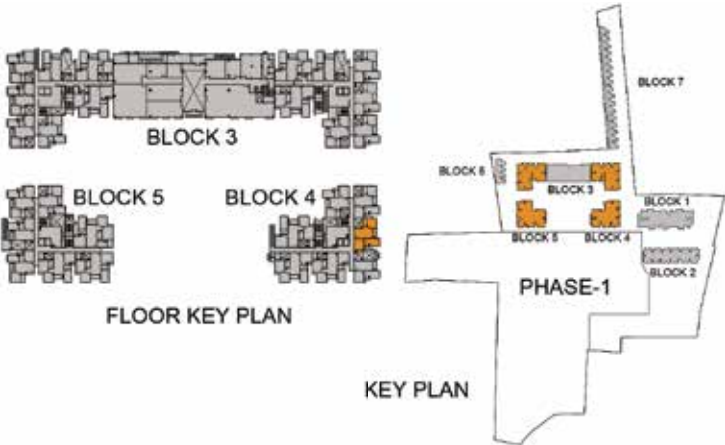


UNIT NO D103-D2103 TYPICAL FLOOR

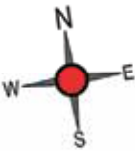


UNIT NO DG03 GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
DG03	2BHK+2T	754	45	799	1119	145
D103 - D2103	2BHK+2T	754	45	799	1119	-



1BHK+1T & 2BHK+2T



UNIT NO D204 -D2104

TYPICAL FLOOR



UNIT NO DG04

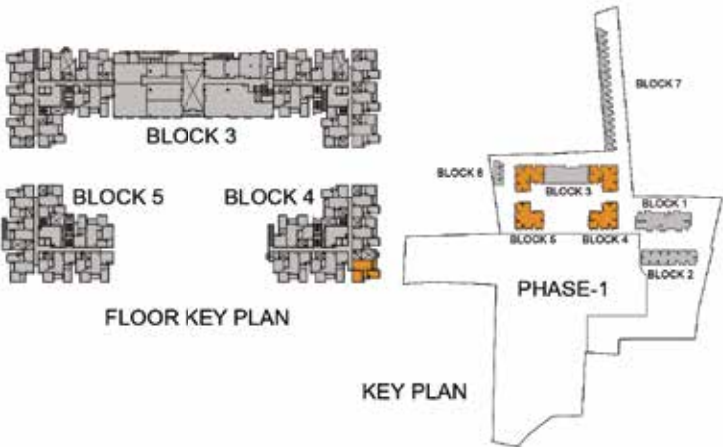
GROUND FLOOR



UNIT NO D104

FIRST FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
DG04	1BHK+1T	553	45	608	844	112
D104	1BHK+1T	553	45	608	844	-
D204/- D2104	2BHK+2T	754	45	799	1121	-







UNIT NO F104-F2104 TYPICAL FLOOR



UNIT NO FG04 GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
FG04	2BHK+2T	754	45	799	1119	145
F104 - F2104	2BHK+2T	754	45	799	1119	-



FLOOR KEY PLAN

KEY PLAN

2BHK

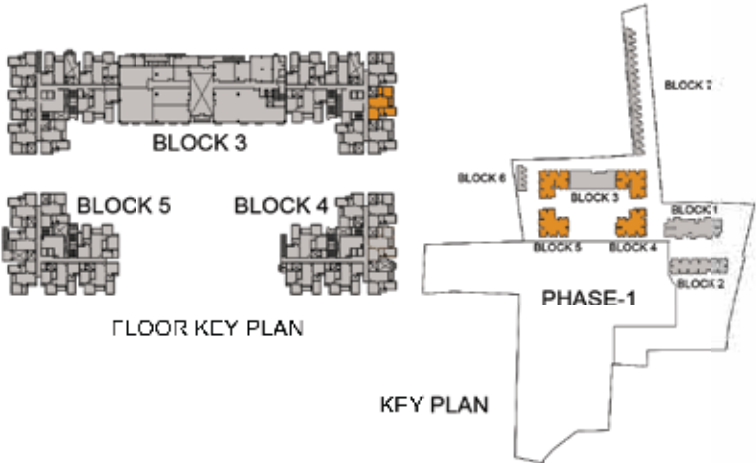


UNIT NO C105-C2105                      TYPICAL FLOOR



UNIT NO CG05                                      GROUND FLOOR

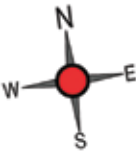
Unit no.	Unit type	Carpet area (sqft)	Balcony area (sq't)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
CG05	2BHK+2T	754	45	799	1119	145
C105 - C2105	2BHK+2T	754	45	799	1119	-



FLOOR KEY PLAN

KEY PLAN





UNIT NO F105 to F2105

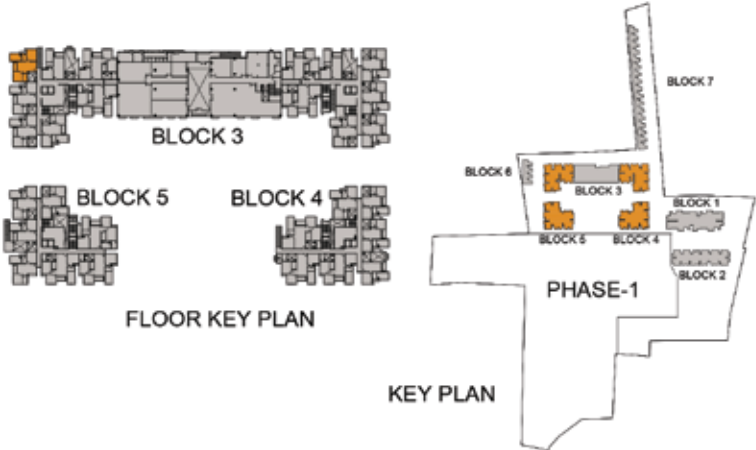
TYPICAL FLOOR



UNIT NO FG05

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
FG05	2BHK+2T	754	45	799	1121	153
F105 - F2105	2BHK+2T	754	45	799	1121	-



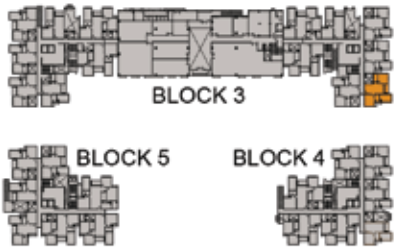


UNIT NO C106 -C2106 TYPICAL FLOOR



UNIT NO CG06 GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
CG06	2BHK+2T	754	45	799	1121	153
C106 - C2106	2BHK+2T	754	45	799	1121	-

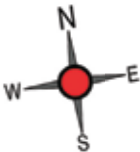


FLOOR KEY PLAN

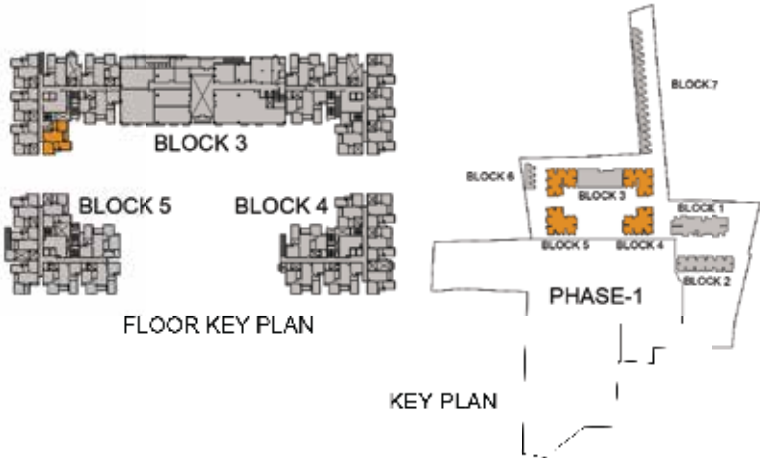


KEY PLAN





Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
FG02	2BI IK+2T	754	45	799	1121	154
F102 - F2102	2BI IK+2T	754	45	799	1121	-



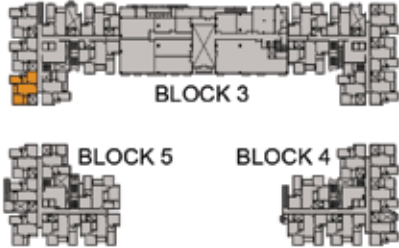


UNIT NO F103-F2103      TYPICAL FLOOR

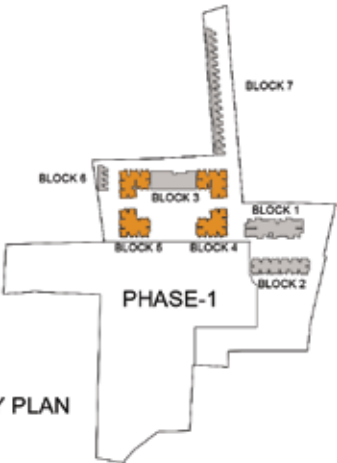


UNIT NO FG03      GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
FG03	2BHK+2T	754	45	799	1131	146
F103 - F2103	2BHK+2T	754	45	799	1131	-



FLOOR KEY PLAN



KEY PLAN



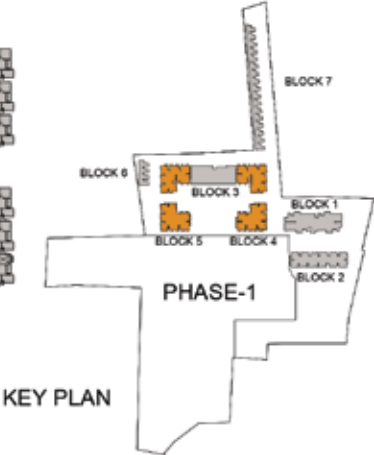
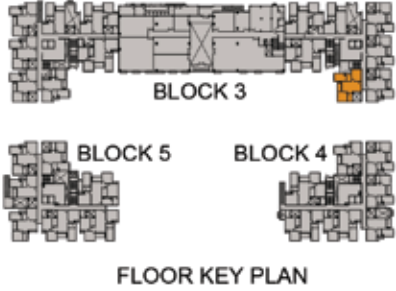


UNIT NO C107 - C2107                      TYPICAL FLOOR



UNIT NO CG07                                      GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
CG07	2BHK+2T	754	45	799	1133	82
C107 - C2107	2BHK+2T	754	45	799	1133	-





UNIT NO C104-C2104

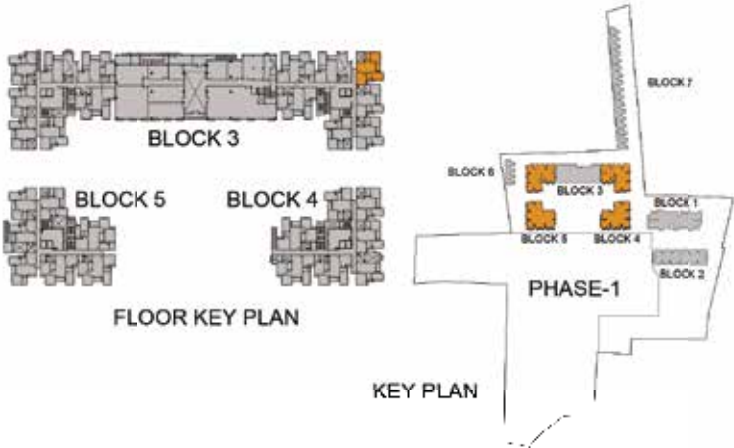
TYPICAL FLOOR



UNIT NO CG04

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
CG04	2BHK+2T	754	45	799	1144	146
C104 - C2104	2BHK+2T	754	45	799	1144	-







UNIT NO F107-F2107

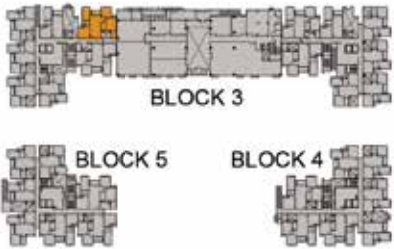
TYPICAL FLOOR



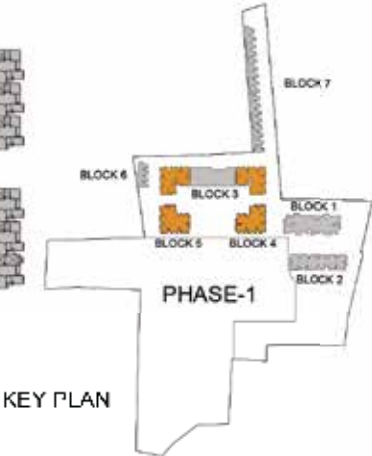
UNIT NO FG07

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
FG07	3BHK-3T	1058	52	1110	1529	189
F107 - F2107	3BHK-3T	1058	52	1110	1529	-



FLOOR KEY PLAN



KEY PLAN

3BHK+3T



UNIT NO D105-D2105

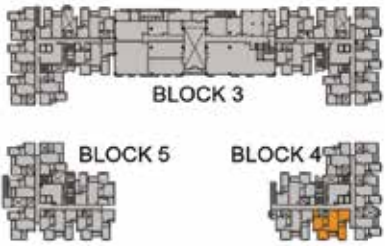
TYPICAL FLOOR



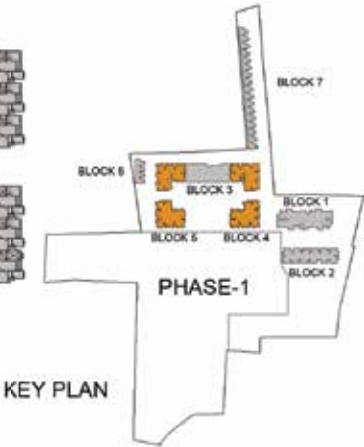
UNIT NO DG05

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
DG05	3BHK-3T	1058	52	1110	1529	188
D105 - D2105	3BHK-3T	1058	52	1110	1529	-



FLOOR KEY PLAN



KEY PLAN



3BHK+3T



UNIT NO D206-D2106

TYPICAL FLOOR

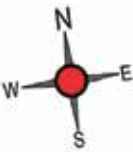


UNIT NO DG06

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
DG06	3BHK-3T	1058	52	1110	1529	185
D106 - D2106	3BHK-3T	1058	52	1110	1529	-





UNIT NO C102-C2102

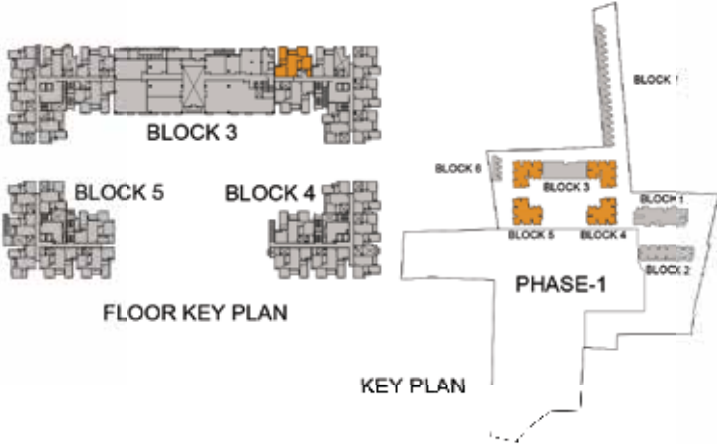
TYPICAL FLOOR



UNIT NO CG02

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
CG02	3BHK+3T	1058	52	1110	1530	191
C102 - C2102	3BHK+3T	1058	52	1110	1530	-







UNIT NO F201-F401 2ND, 3RD & 4TH FLOOR



UNIT NO F501-F2101 TYPICAL FLOOR

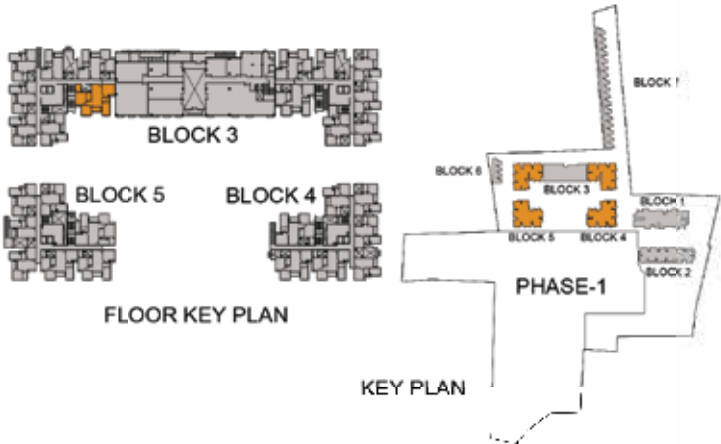


UNIT NO - F601 GROUND FLOOR



UNIT NO F101 FIRST FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
F601	3BHK-3I	1169	60	1729	1693	241
F101	3BHK-3T	1169	60	1229	1693	167
F201-F2101	3BHK-3I	1169	60	1229	1693	-



FLOOR KEY PLAN

KEY PLAN



UNIT NO C101-C2101

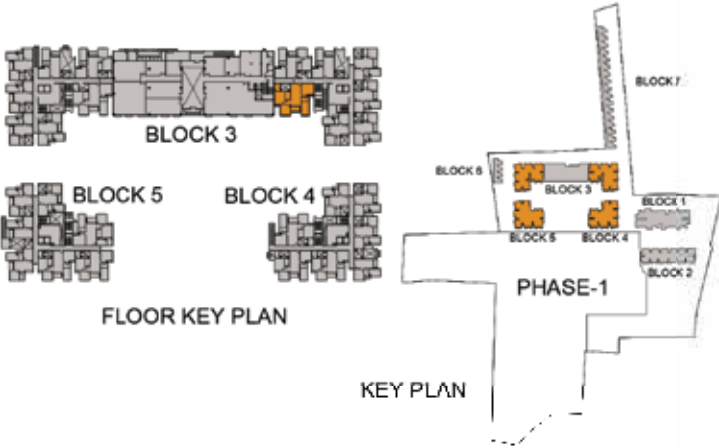
TYPICAL FLOOR



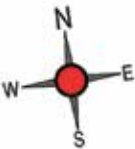
UNIT NO - CG01

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
CG01	3BHK-3T	1169	60	1229	1693	235
C101 to C2101	3BHK-3T	1169	60	1229	1693	-







UNIT NO D207 - D2107

TYPICAL FLOOR



UNIT NO DG07

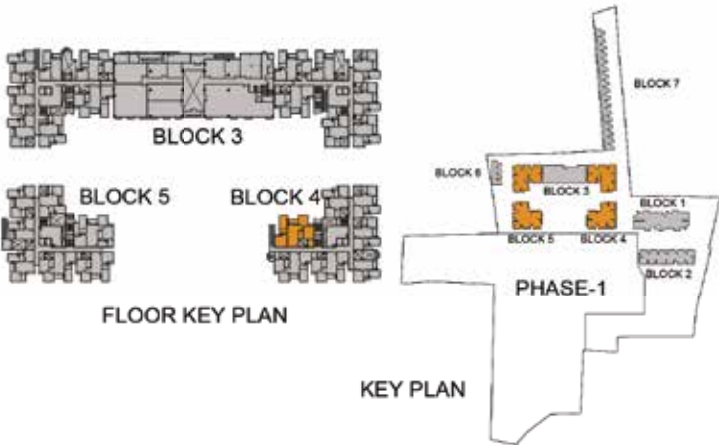
GROUND FLOOR



UNIT NO D107

FIRST FLOOR

Unit no.	Unit type	Carpets area (sqft)	Balcony area (sqft)	Total carpets area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
DG07	3BHK-3T	1169	60	1229	1693	237
D107	3BHK-3T	1169	60	1229	1693	167
D207 - D2107	3BHK-3T	1169	60	1229	1693	-

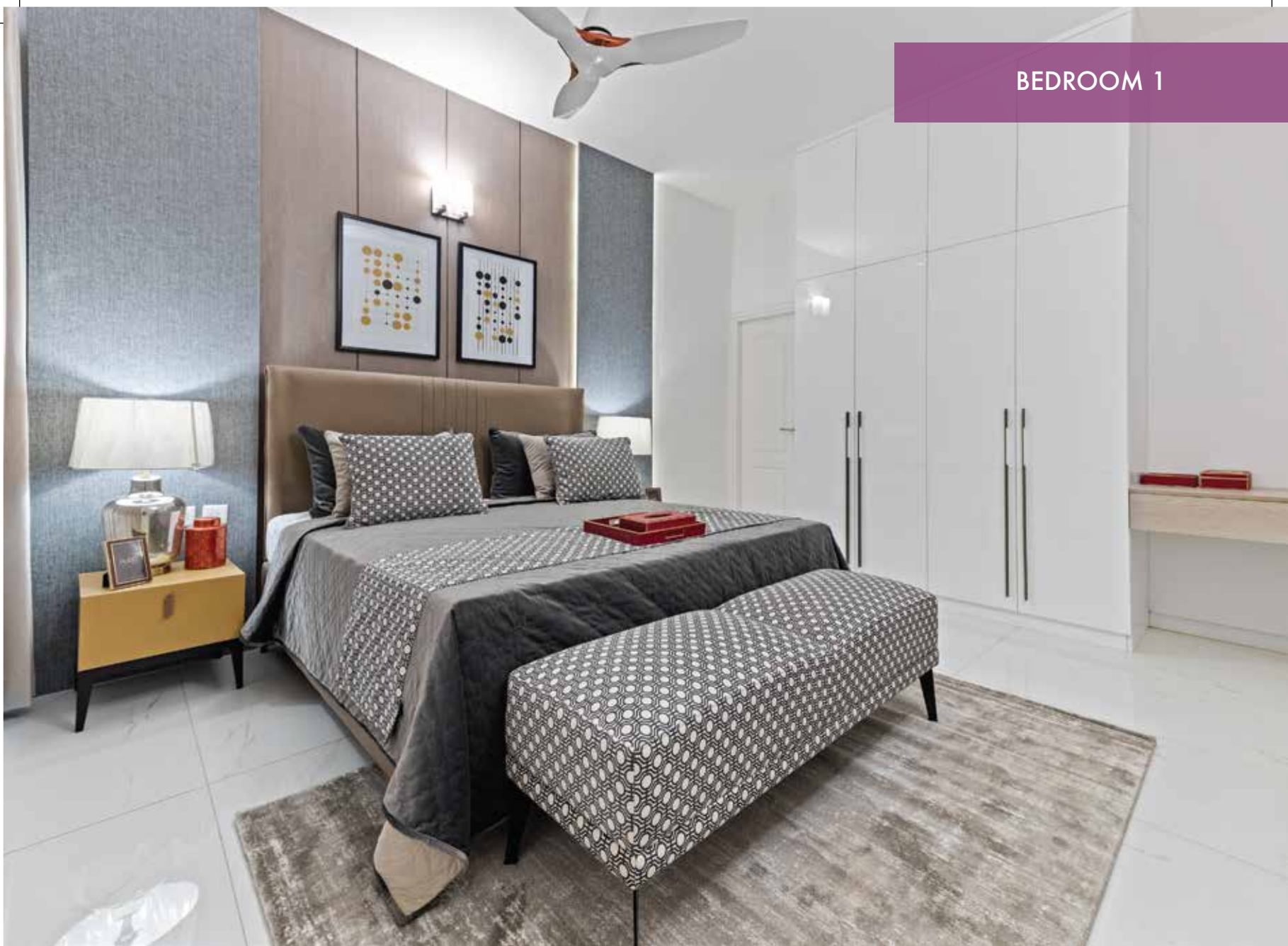




# Model House Views



BEDROOM 1

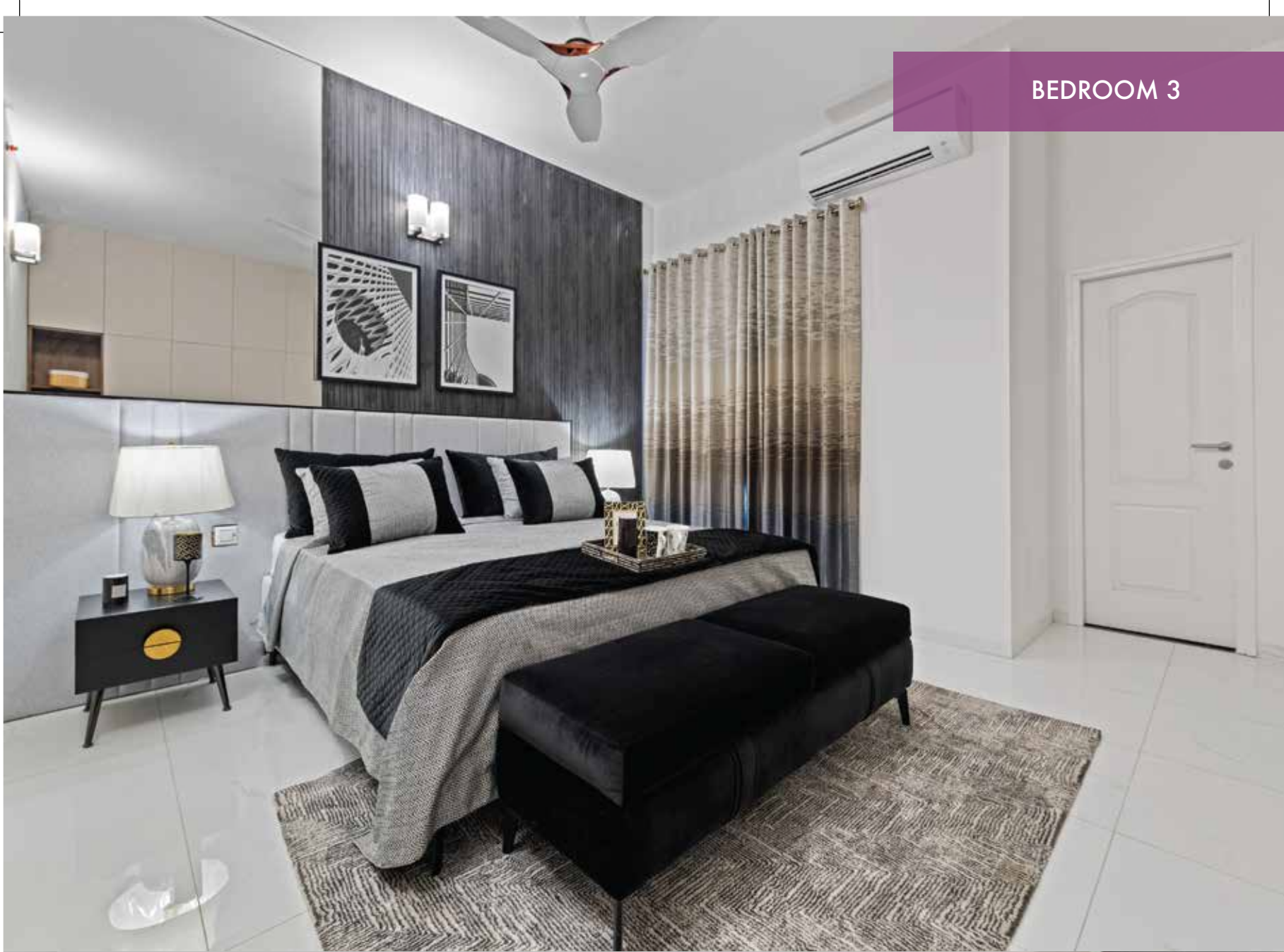


BEDROOM 2





BEDROOM 3



LIVING & DINING





KITCHEN



BALCONY



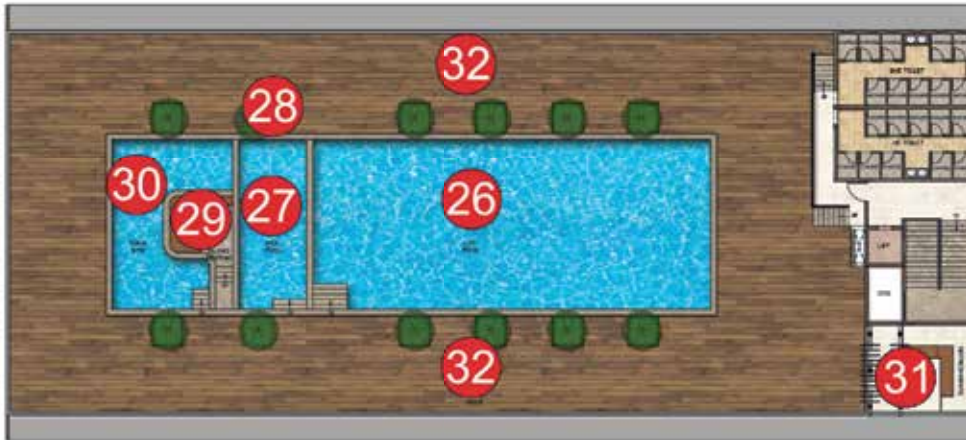


# Clubhouse Plan



# CLUBHOUSE

## BLOCK- 3



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

### INDOOR AMENITIES

#### ENTERTAINMENT

1. CAFETERIA WITH COFFEE VENDING MACHINE
2. MULTIPURPOSE HALL
3. MINI THEATRE
4. ART / MUSIC / LEARNING CENTER

#### FITNESS

5. GYM
6. INTERACTIVE GYM
7. YOGA / ZUMBA / AEROBICS ROOM

#### GAMING ZONE

8. VIDEO GAMES ROOM
9. VIRTUAL REALITY GAMES
10. BOXING SIMULATOR

#### INDOOR KIDS PLAY

11. LEGO PLAY AREA
12. KIDS BALL PIT
13. KIDS DOUBLE HEIGHT SLIDE
14. KIDS FITNESS CORNER
15. MINI FERRIS WHEEL
16. WIPEOUT
17. GLASS PAINTING FOR KIDS
18. FLOOR GAMES FOR KIDS
19. CRECHE
20. KIDS LIBRARY CORNER

#### INDOOR GAMES

21. BOARD GAMES AREA
22. SNOOKER
23. TABLE TENNIS
24. FOOSBALL
25. ARCADE BASKETBALL

### OUTDOOR AMENITIES

#### SWIMMING POOL AMENITIES

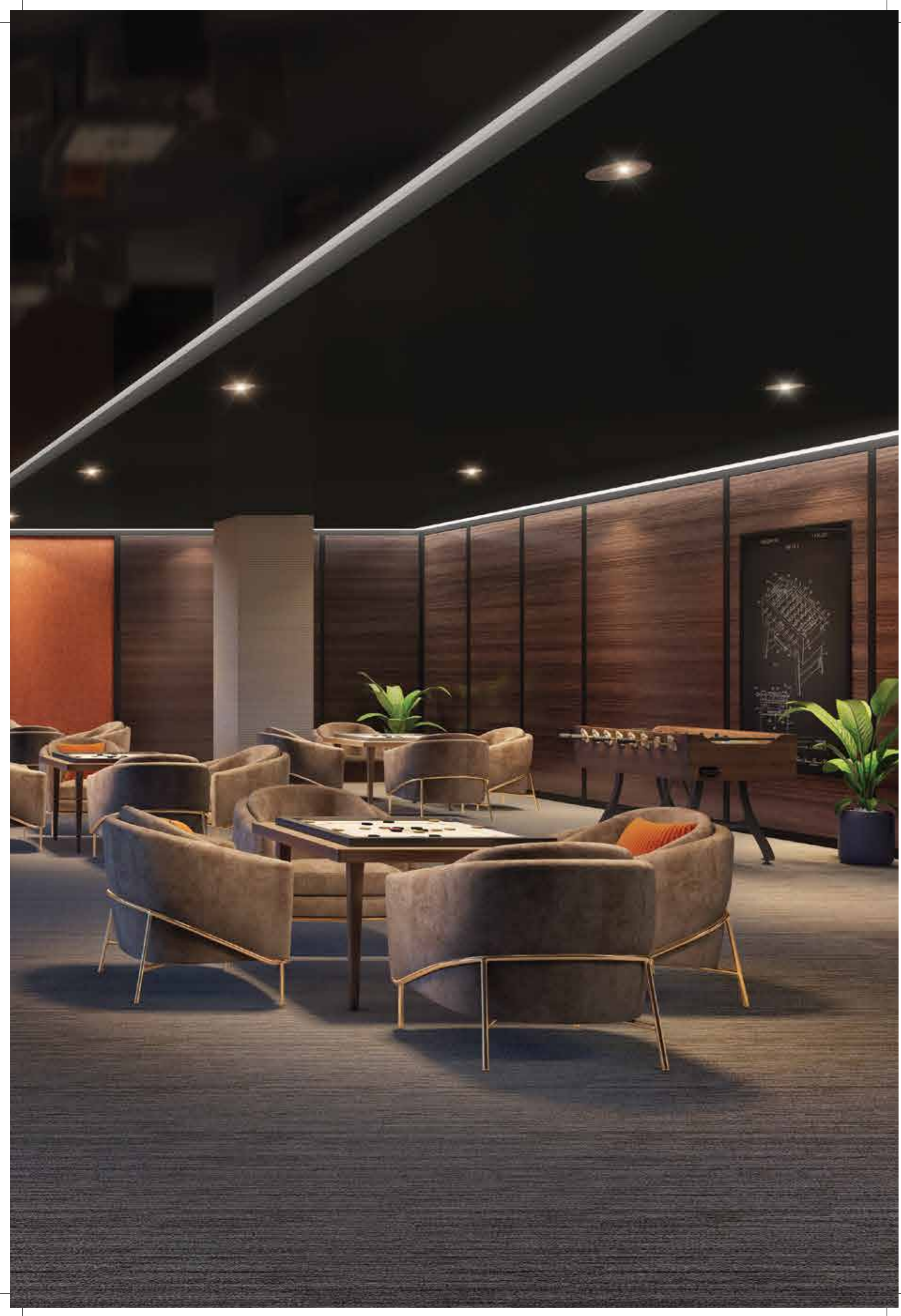
26. SWIMMING POOL
27. KID'S POOL
28. KID'S SURPRISE FOUNTAIN AREA
29. ISLAND SEATING AREA
30. AQUA GYM
31. POOLSIDE REFRESHMENT CORNER
32. POOLSIDE LOUNGE SEATING

#### FACILITIES AND FEATURES

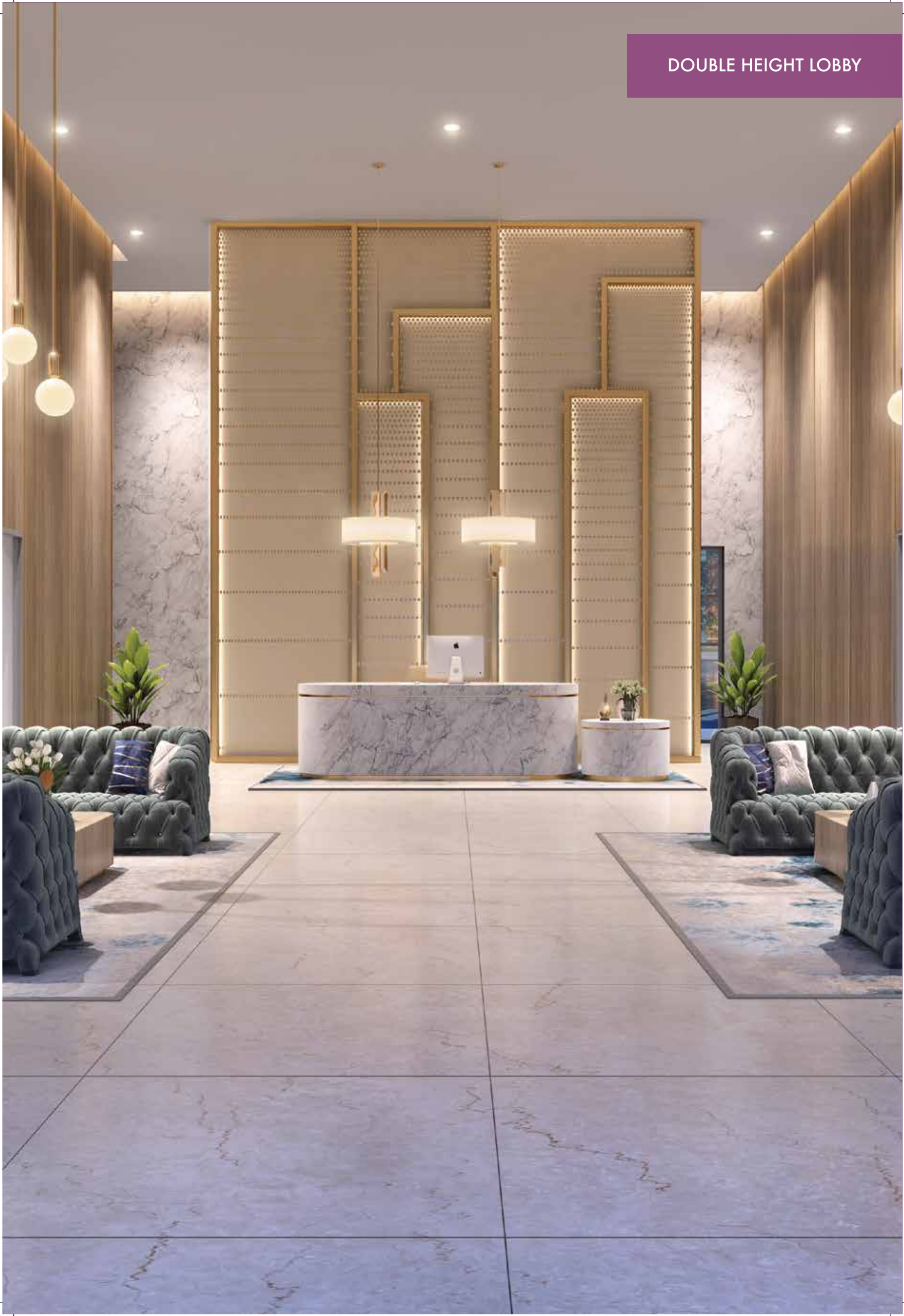
67. ASSOCIATION ROOM
68. CLINIC
69. CONVENIO STORE
73. DOUBLE HEIGHT LOBBY WITH RECEPTION
74. READING / WAITING LOUNGE
75. STEAM / SAUNA
76. JACUZZI
77. SALOON / SPA
78. LIBRARY CORNER
79. ATM



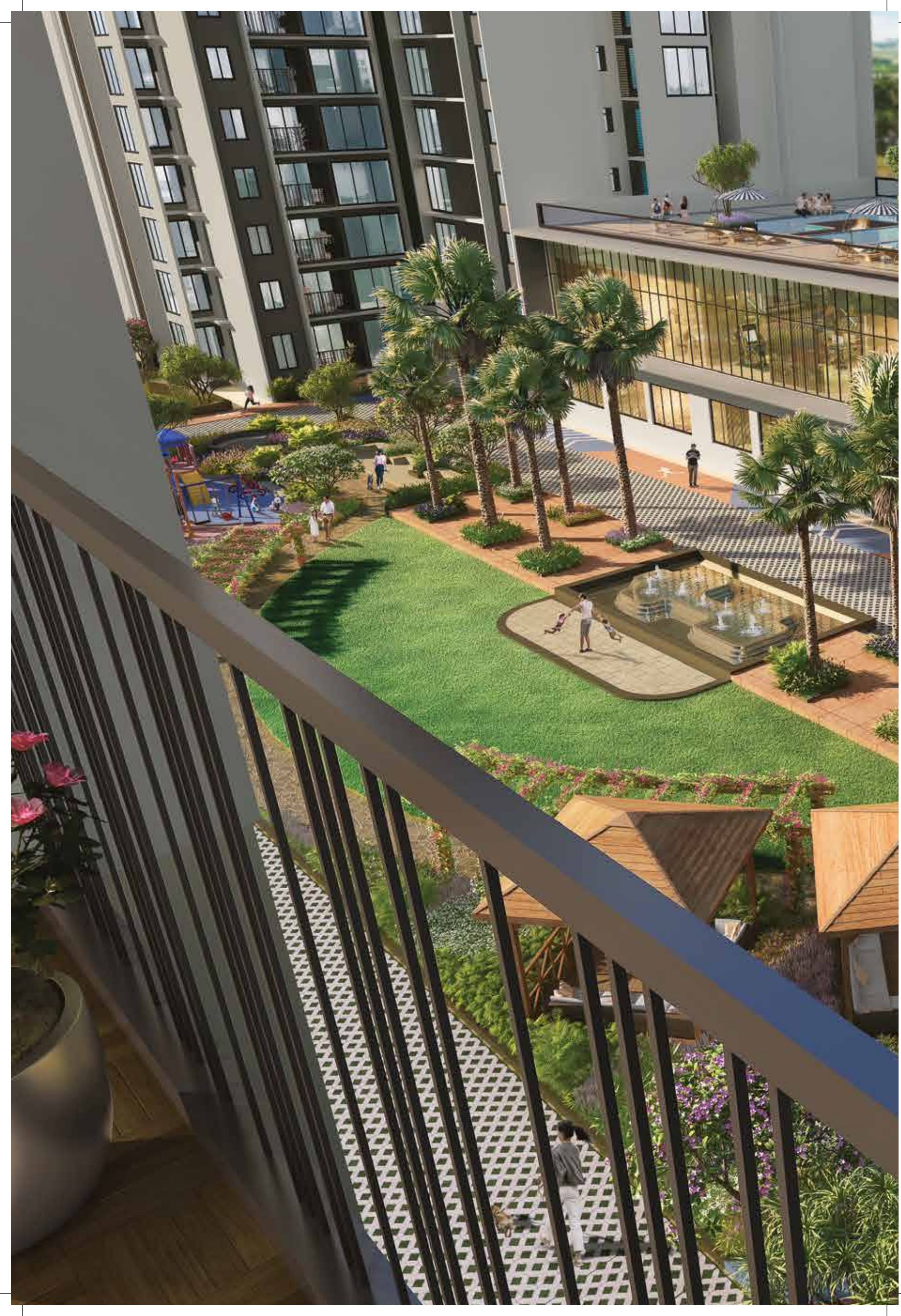














CLUBHOUSE







# Specifications





# Specifications

## Structure



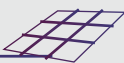
- Structural system** : RCC wall structure (Aluminium form work) designed for seismic compliant (Zone – 3)
- Floor- Floor height (incl. slab)** : Will be maintained 3350mm at ground & 2950mm at typical
- ATT** : Anti-termite treatment will be done

## 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** : 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
- Toilet ceiling** : Grid type false ceiling

## FLOOR FINISH WITH SKIRTING



- Living, dining, bedrooms & kitchen** : Vitrified tiles of size 600x1200mm
- Bathroom** : Anti-skid ceramic tiles of size 300x300mm
- Balcony** : Anti-skid vitrified tiles of size 600x600mm

## BALCONY / PRITVATE OPEN TERRACE



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

## 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** : Roca / Equivalent will be provided
- Sink** : Single bowl SS sink with drain board
- Dining** : Below counter wash basin based on architect's design intent wherever applicable

## BATHROOMS



- Sanitary fixture** : Roca /Equivalent
- CP fittings** : Roca / Equivalent
- Attached bathrooms** : Wall mounted WC with cistern, Health faucet, Single lever diverter, Rain shower , 2' long designer grating and a below counter wash basin
- Common bathrooms** : Wall mounted WC with cistern, Health faucet, Single lever diverter, overhead shower, square designer grating and a wall hung wash basin

## ELECTRICAL 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 quality IS brand Polycab / Equivalent
- Mobile charging dock** : Mobile charging dock provided in living room and in any one bedroom
- 5 Amp weatherproof** : Point provided in the balcony in recommended location
- Foot lamp** : Foot lamp in any one bedroom
- TV** : Point in Living & in any one bedroom and provision in other bedrooms
- Telephone** : Point in Living & in any one bedroom
- Data** : Point in Living & in any one bedroom
- Split - air conditioner** : Points will be given in Living/Dining, and all other Bedrooms
- Exhaust fan** : Point will be given in all bathrooms
- Geyser** : Point will be given in all bathrooms
- Back-up** : 1BHK-500W, 2BHK-600W, 3BHK

JOINERY



DOORS

Main door	: Wide and fancy main door of size 1050x2100mm, good quality teak wood frame & shutter of veneer finish
	: Ironmongery like Digital door lock of Dormakaba/Yale, tower bolt, door viewer and Magnetic catcher
Bedroom doors	: Good quality door frame with skin molded shutters of size 900 X 2100mm with paint finish
	: Ironmongeries like Dormakaba / Yale or equivalent lock, magnetic catcher and tower bolt
Bathroom doors	: Good quality door frame with FRP shutter and frame of size 750 x2100mm with paint finish.
	: Ironmongeries like one side coin & thumb turn lock of Dormakaba / Yale or equivalent without key, tower bolt and door bush

Terrace doors

- : Good quality door frame with FRP shutter and frame of size 900x2100mm with paint finish
- : Ironmongerieslikedoorlockof Dormakaba/ Yale / equivalent with key, door closer and tower bolt

WINDOWS

Windows

- : Aluminum powder coated windows with sliding shutter with see-through plain glass and MS grill on inner side (wherever applicable)

French doors

- : Aluminum powder coated frame and doors with toughened glass without grill

Ventilators

- : Aluminum powder coated frame of fixed louvered / open-able shutter for ODU access (wherever applicable)

SPECIFICATIONS COMMON TO BUILDING COMPLEX



COMMON FEATURES:

Lift	: Elevators of 13 passenger automatic lift will be provided
Back-up	: 100% power backup for common amenities such as Clubhouse, lifts, WTP, STP & selective common area lighting
Name board	: Apartment owner name will be provided in the ground floor
Lift facia	: Granite cladding / tile at all floor levels
Lobby	: Granite flooring at ground floor & tile flooring at other levels

Corridor

- : Tile flooring at all levels

Staircase floor

- : Granite flooring at all levels

Staircase handrail

- : MS handrail / block work as per architect intent in all floors

Terrace floor

- : Pressed tile flooring

OUTDOOR FEATURES



Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvest	: Rainwater 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

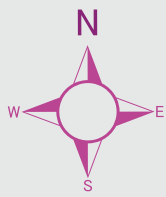
Internal driveway

- : Interlocking paver block / equivalent flooring with a demarcated driveway as per landscape design intent





# Location Map & Advantages



## Location Map



### LOCATION ADVANTAGES



#### DISTANCE FROM NEAREST EDUCATIONAL INSTITUTIONS

Alwin International School	1 min
Global Aero kidz International Pre school	2 mins
TMG College of Arts and Science	5 mins
Dhanalakshmi College of Engineering	5 mins
Peri College of Arts and Science	5 mins
Shri Natesan School	5 mins
Crescent College	6 mins
SRM University & Hospital	8 mins
MCC College	10 mins
Valluvar Gurukulam School	11 mins



#### IT SECTORS & FACTORIES

Infac India Pvt. Ltd	3 mins
Shriram IT gateway	6 mins
Tambaram MEPZ IT Park	11 mins
Mahindra World City	11 mins



#### DISTANCE FROM NEAREST HOSPITALS

AG Hospital	1 mins
Annai Arul Hospital	9 mins
Hindu Mission Hospital	10 mins



#### DISTANCE FROM BUS STAND, RAILWAY STATION & AIRPORT

Padappai Bus Terminus	3 mins
Proposed Vandalur Metro Station	5 mins
Chennai New Bus Stand (Kilambakkam)	6 mins
Tambaram Railway Terminus	10 mins
Chennai International Airport	20 mins
Proposed New Chennai Greenfield Airport	30 mins





# Payment Schedule

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



# Awards



- ☆ **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
- ☆ **11th 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
- ☆ **13th 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
- ☆ **14th Realty + Excellence Awards 2022, (South)**  
Casagrand Hazen  
Mid-Segment Project of the Year
- ☆ **14th Realty + Excellence Awards 2022, (South)**  
Casagrand Hazen  
Fastest Growing Realty Brand of the Year



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Shoe Rack



TV Unit



Dining Crockery



Wardrobes  
All Bedrooms



Kitchen Cabinets



Vanity

## HOME ACCESSORIES



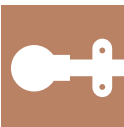
Light Fixtures



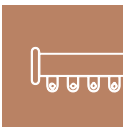
Mirrors in Dining



False Ceiling



Curtain Rods

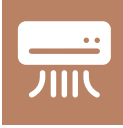


Curtain Channels



Mirror Lights

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Chimney



Fans  
living &  
Bedrooms



Fan with  
Light  
Dining



Exhaust  
Fans  
& Geysers

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Towel Rack



Robe Hook



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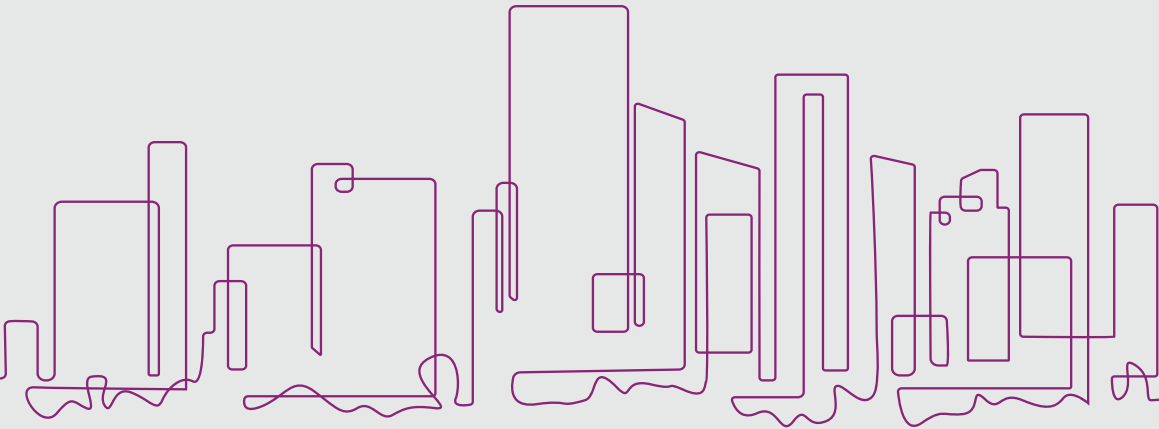
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