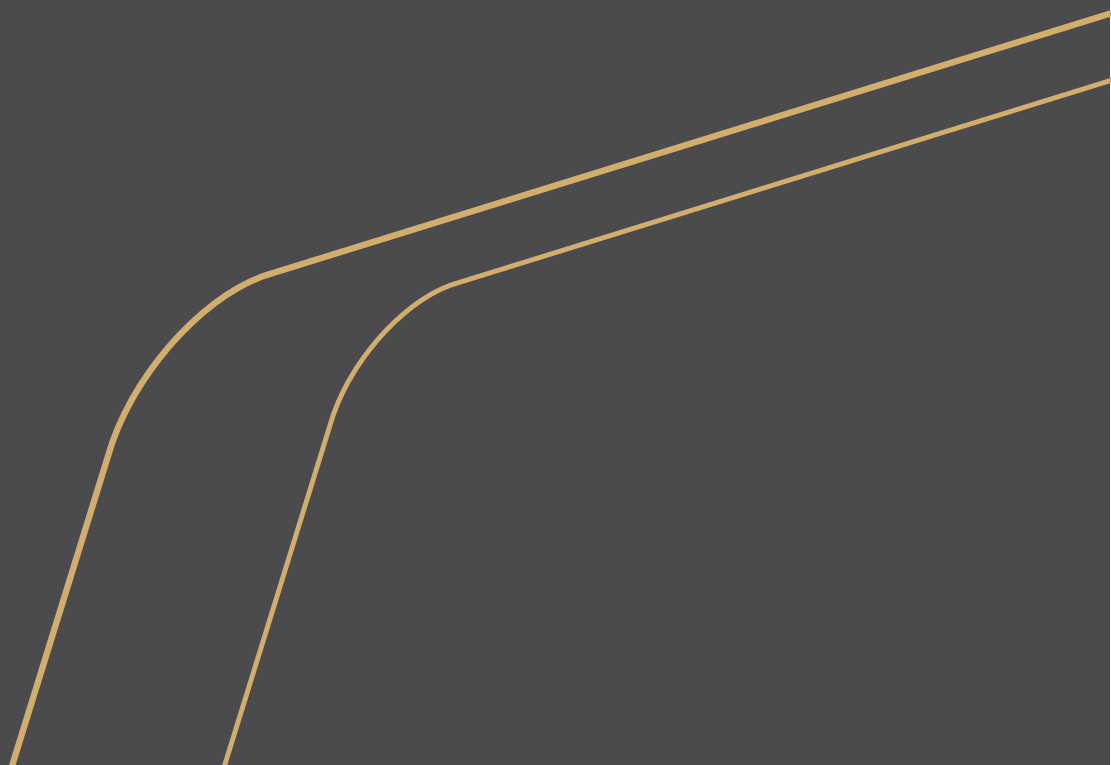


CASAGRANDE  
ASTUTE



**140+ landmark projects...**  
**36 million sq.ft of**  
**residential spaces...**  
**Lives of 27000+ happy**  
**families transformed...**  
**What's next?**



**AFTER 18 YEARS OF  
CHANGING THE WAY  
PEOPLE LIVE,  
WE WANTED TO CHANGE  
THE WAY PEOPLE WORK.**





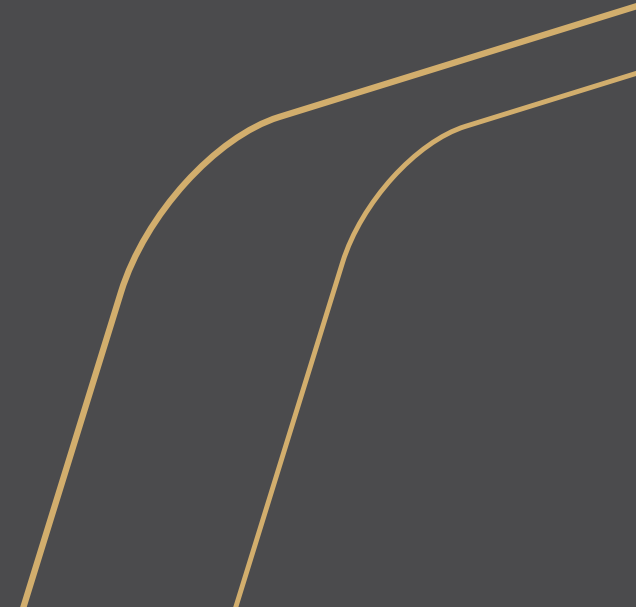
## **SOUTH INDIA'S** LEADING REAL ESTATE DEVELOPER

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

In the 18th year of our journey, we are all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.

We are also venturing into the commercial spaces business with a vision to revolutionise the industry with our innovation and excellence.





**THE NEXT BIG  
ADVENTURE –  
ENRICHING THE  
WAY PEOPLE  
SEE BUSINESS.**

**CASAGRAN**  
— COMMERCIAL —



CASA GRAND  
ASTUTE



## MISSION STATEMENT

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To develop **10 million sq.ft**  
commercial spaces by 2027

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To create a sizable impact  
through volume

---

Evolve into a brand offering  
**world-class grade** A+ commercial space

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Making our presence of  
Casagrand Commercial in  
**Chennai, Bengaluru & Hyderabad**

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CASAGRAN  
**ASTUTE**

INNOVATIVELY  
CRAFTED COMMERCIAL  
SPACES BANG ON  
**GUINDY-PORUR ROAD,  
NANDAMBAKKAM**

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## A MODERN WORKSPACE THAT'S BIGGER & BETTER

Workspaces, the powerhouses of productivity and creativity, must be inspiring, effective and highly functional. The creative modern workforce deserves a dynamic workplace and more space so employers can be assured of efficiency. And that's what we aimed for when we crafted **Casagrand Astute**. Standing tall in the midst of Nandambakkam, Astute is a spacious commercial office space spread across 1.66 acres of

land. The project offers immense connectivity with easy access to Guindy, Airport, Adyar and 100 ft road. A green-certified building, Astute places the user in the core of the design to offer an enhanced workplace experience. The project is also surrounded by residential areas with over 5000 residents. Tech parks like DLF and Olympia close by make it a great choice for investment too!

# SALIENT FEATURES

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Commercial **office space**

**1.66** acres of land

Floor plate size **28,000 sq.ft**

3 lakhs sq.ft of leasable area

**Grade A+** building

Master plan by **RSP design**

**USGBC Leed** – Gold+ & Well-Silver Certified

Product structure of 2 basements, ground + 9 office floors



## FASTRACK YOUR GROWTH AT THE RIGHT LOCATION

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A thriving residential location, Nandambakkam offers a wonderful mix of greenery, connectivity and plenty of commercial establishments. The quality of life the location enjoys is quite high, thanks to the presence of top schools, colleges, hospitals, hotels and many entertainment zones.

Casagrand Astute is located on the bank of the Adyar river, so employees have a lifetime access to scenic views and greenery. Flanked by Porur on one side and Kathipara and Guindy on the other, Astute offers unbeatable connectivity.





# SITE CONTEXT- NEIGHBOURHOOD



# SITE CONTEXT- CONNECTIVITY





## LOCATION ADVANTAGES



### MNCs near the project

- TCS
- Barclays
- Sutherland
- Cognizant
- Petrofac
- Dell Services
- IBM



### Hotels & Restaurants

- Feathers Hotel
- Hilton
- ITC Grand Chola
- Lemon Tree
- Hablis



### Connectivity

- Upcoming Nadambakkam Metro - **500 m**
- Guindy Railway Station
- Guindy Metro & Bus transportation **3 Kms**
- Alandur Metro station in **3 Kms**



### Residential areas around

- Ramapuram
- Porur
- Guindy
- Alandur
- St Thomas Mount



### Hospitals

- MIOT Hospital
- Ramachandra



### Others

- Chennai Trade Centre

## CLIMATE ANALYSIS

Chennai, a coastal city, lies on the thermal equator, with a **humid climate**

**Hot** all year round

**Hottest months** - May to June with a daily average temperature of 40 C (104 F)

**Coldest month** - January, the temperature can drop to 20 C (68 F)

**Prevalent wind direction** - South East to North West

**Rainfall** from October to December from the North East monsoon



## ENERGY EFFICIENCY

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Linear side facing east and west orientation which gains more solar radiation and the same shall be controlled by providing performance glass.

Combination of vertical fin, performance glass and shading boxes have been planned in the façade in order to cut down the solar radiation at west side and to maximise the efficiency of the HVAC system.

Low water consumption sanitary fixtures have been considered.



# SUSTAINABILITY – THE CORNERSTONE OF DESIGN

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As the world becomes more planet conscious, the presence of green buildings is more important than ever. That's why Casagrand Astute complies with LEED and WELL certifications and also incorporates climate change mitigation and flood mitigation in their design. This is a small step in reducing the overall carbon footprint within the project.





# IDEATION CONCEPT



## EMPATHISE

Understanding  
the site context



## STRATEGISE

optimise spatial  
design



## IDEALISE

Multiple notions that  
form the backbone  
of design & the  
best solutions



# HUMAN CENTRIC APPROACH

The project has been designed to offer free flowing spaces and a better workspace for maximum efficiency. To make this possible, Casagrand Astute has been thoughtfully planned and expertly executed.

1

## OPTIMISED FLOOR PLATE

The floor plate is optimised following the site profile and it contributed to set back and other external service requirements. This also helps in building external character. Vertical transportation core is strategically placed in the floor plate to optimise the workspace. The workspace can also be bifurcated for better organising the floor.

2

## ENERGETIC ENTRY EXPERIENCE

Right from the entrance to the reception area, we've constructed the entire stretch to be more welcoming and positive. The reception area is designed to look more hospitable.

3

## COMMUNITY GATHERING SPACE

Leisure times are made more relaxing and fun, thanks to the communal gathering spaces that promote interaction between people and create a peaceful environment to unwind or even talk shop.

It can help facilitate the development of community ties and neighbourhood interaction.

4

## OUTDOOR VISUAL CONNECT

Immersing oneself in the surrounding greenery always has a positive impact on productivity. With the views of the Adyar river, one can enjoy a stunning and picturesque experience every day.

# HUMAN CENTRIC APPROACH

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# GRADE A+ FEATURES



Top-notch consultants on board



Lush and green campus



Sustainable strategy is to interpret global needs



Building smart environments by placing the user at the centre of design process



Ample parking



Green energy certified building



Top amenities



## AMENITIES AT ASTUTE

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● ATM



● Common Conference Area



● Landscaped Gardens



● Recreational Zones



● Concierge Counter



● Outdoor Sitting



● Coffee Shop



during favourable ambient temperature

# Technical Specification

## Building



### Floors

- Ground + 9 Office Floors
- 2 basement floor for multi-level car parking
- 5th & 8th floor is refuge floor



### Efficiency

- Floor efficiency : 78%±2%
- Natural light available all around the floor



### Elevators

- 6 passenger elevator with 36 Pax
- 1 service elevator of 1360 kg
- Effective speed to ensure minimum waiting time



### Terrace

- Hybrid chiller system is built with air and water cooled chillers with VFD (Variable Frequency Driver) to achieve high part load efficiency
- Renewable energy generated by solar panels used for common area lighting
- Cooling tower fans will be provided with VFD (Variable Frequency Device) to reduce the fan speed



### Back of the House Facility

- Driver rest room in basement
- Security screening area in building
- Dry and wet garbage disposal sorting and storage for disposal
- Designated collection point for delivery packages
- Organic waste converter to create manure for landscaping



# Technical Specification

## Safety



### Fire Safety & Emergency

- Sprinklers system, water curtains system, fire extinguishers, fire alarm system, fire detection, wet riser system
- Photo luminescent safety in the entire floor
- 2-way PA communication system
- Public address communication system
- Basement ventilation system equipped with jet fans, exhaust fans & CO sensors as per NBC



### Security

- Multi-tier security system including boom barriers, metal detectors
- CCTV & PTZ surveillance system throughout the common area & basement
- Access card reader and security guard deployment
- Card controller flap barriers in entrance lobby, LED display monitor



### Visitors Management

- Fast track sign-in process in place in which firms can invite guest individually or in group by sending QR code through messages & email
- Returning visitors data can be recalled through photos, speeding up to login time
- Hosts receive instant SMS, app and email notifications in the arrival visitors
- Building app allows touchless entry through boom barriers, turnstiles and lifts up to office floors



# Technical Specification

## Services



### HVAC System

- 3 nos of 350 TR water-cooled chiller planned with cooling tower (2W + 1S)
- Primary variable pumping design is planned
- BTU meter is planned at each floor level to measure the energy consumption for each floor. Same shall be integrated with BMS station.



### Power

- Two 1000kVA dry type transformer with on load tap changer with 11kV feed from EB
- Three 1010KVA DG sets (2 working) + 1 No. (standby) for backup power support



### STP

- 140 KLD STP to treat the sewage water with latest technology
- The treated water from STP utilised for AC chiller make up water, flushing purpose in washrooms, garden irrigation



### Water

- 15 days of water storage planned in 1st basement - 1,35,000 litres
- Hydro-pneumatic system to support the water supply for the washrooms & pantry for each floors



### BMS

- Fully integrated DDC based building
- Centralised BMS system will be provided to get the required signal from the client
- Centralised safety monitoring to ensure smooth operation of the premises

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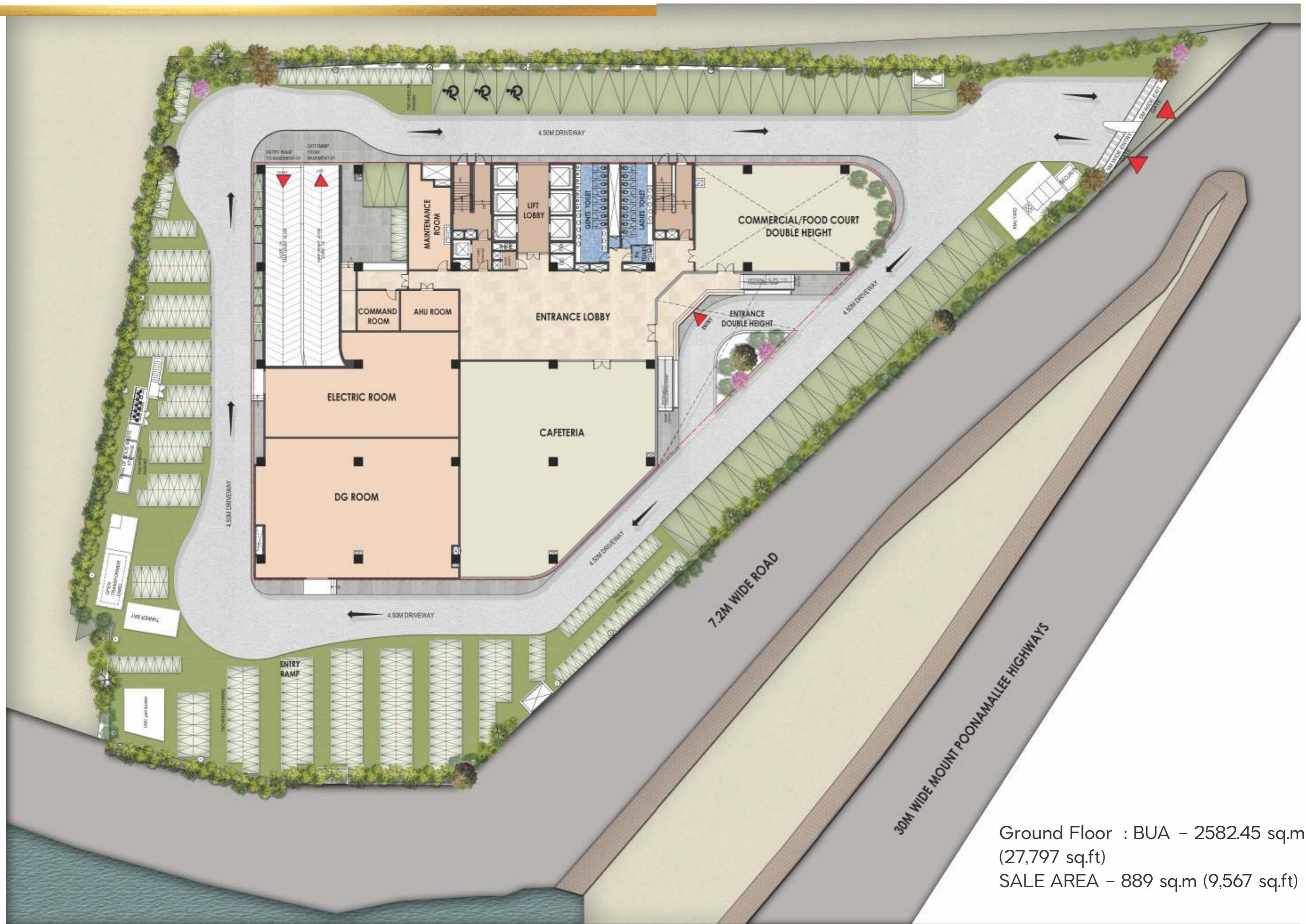




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PLANS

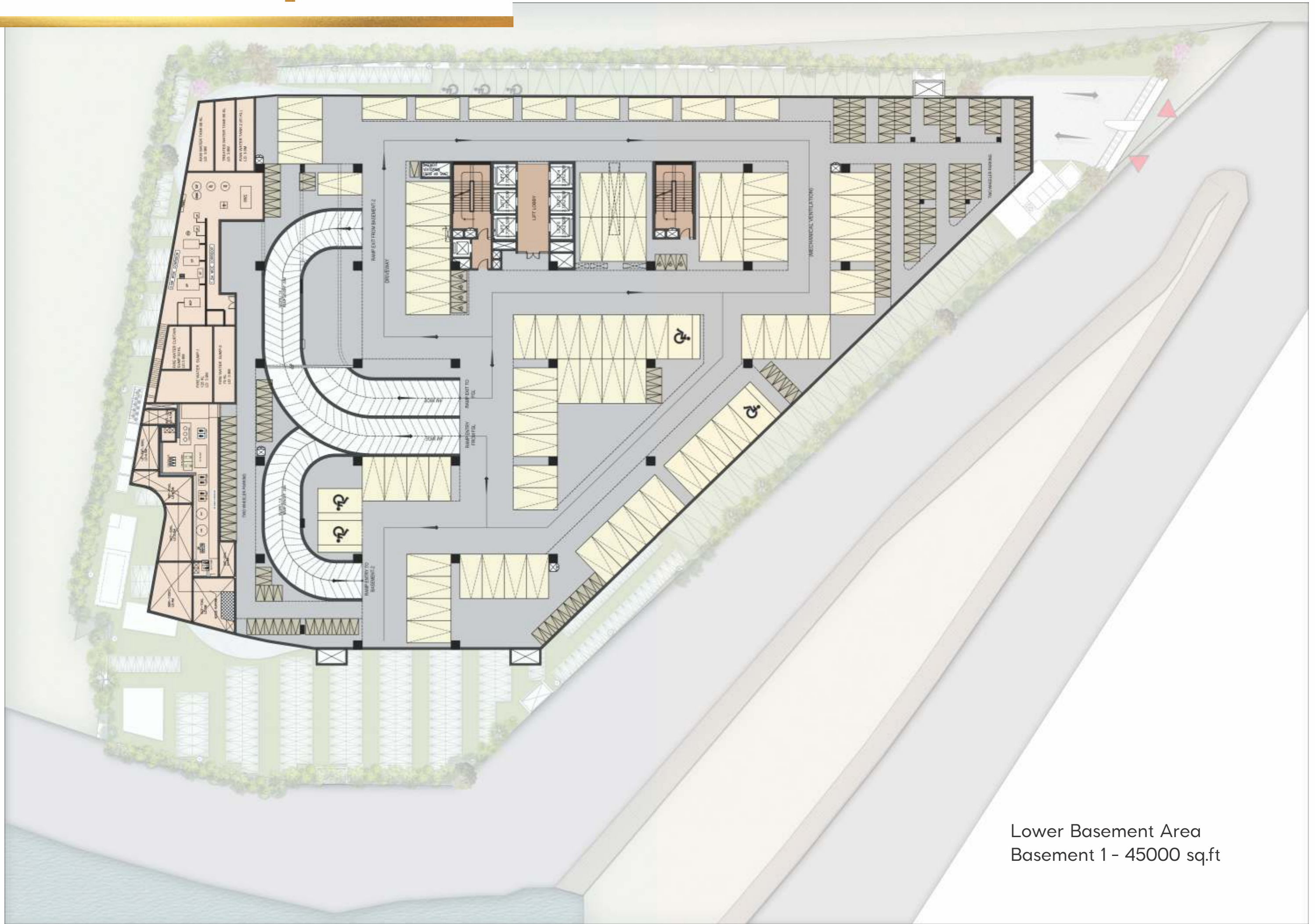
# MASTER PLAN | SITE & GROUND FLOOR



Ground Floor : BUA - 2582.45 sq.m  
(27,797 sq.ft)  
SALE AREA - 889 sq.m (9,567 sq.ft)

# MASTER PLAN

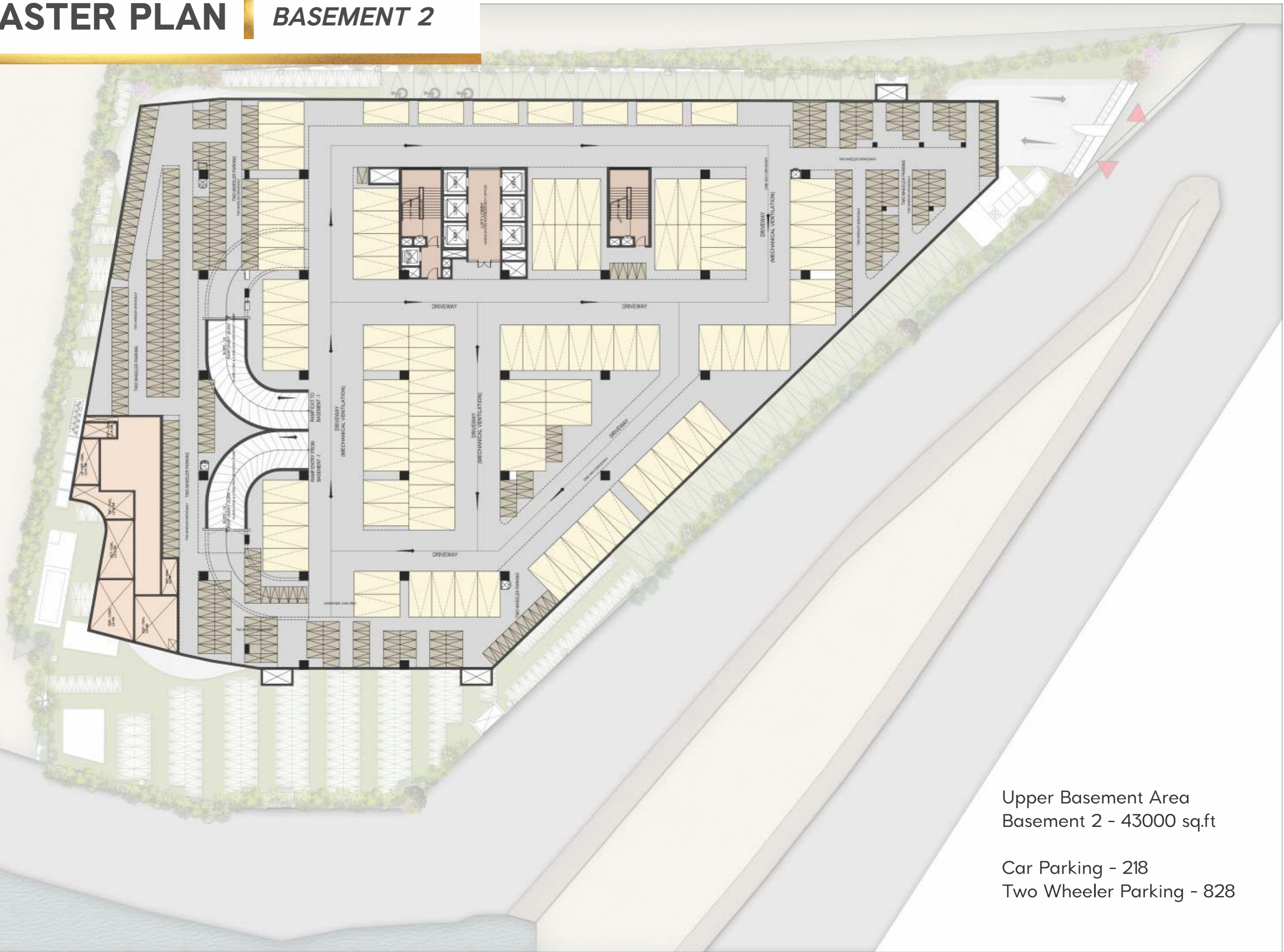
## BASEMENT 1



Lower Basement Area  
Basement 1 - 45000 sq.ft

# MASTER PLAN

## BASEMENT 2

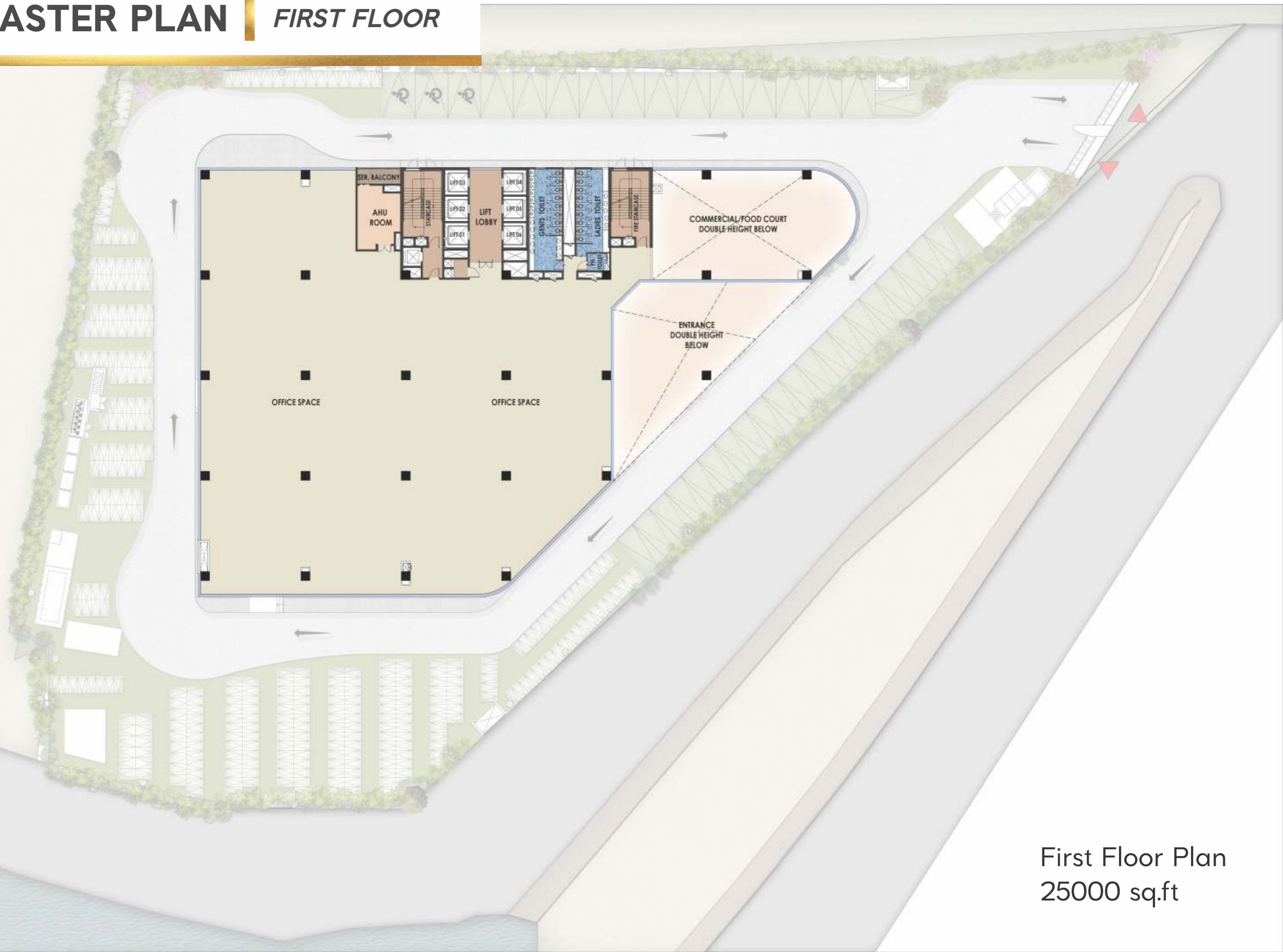


Upper Basement Area  
Basement 2 - 43000 sq.ft

Car Parking - 218  
Two Wheeler Parking - 828

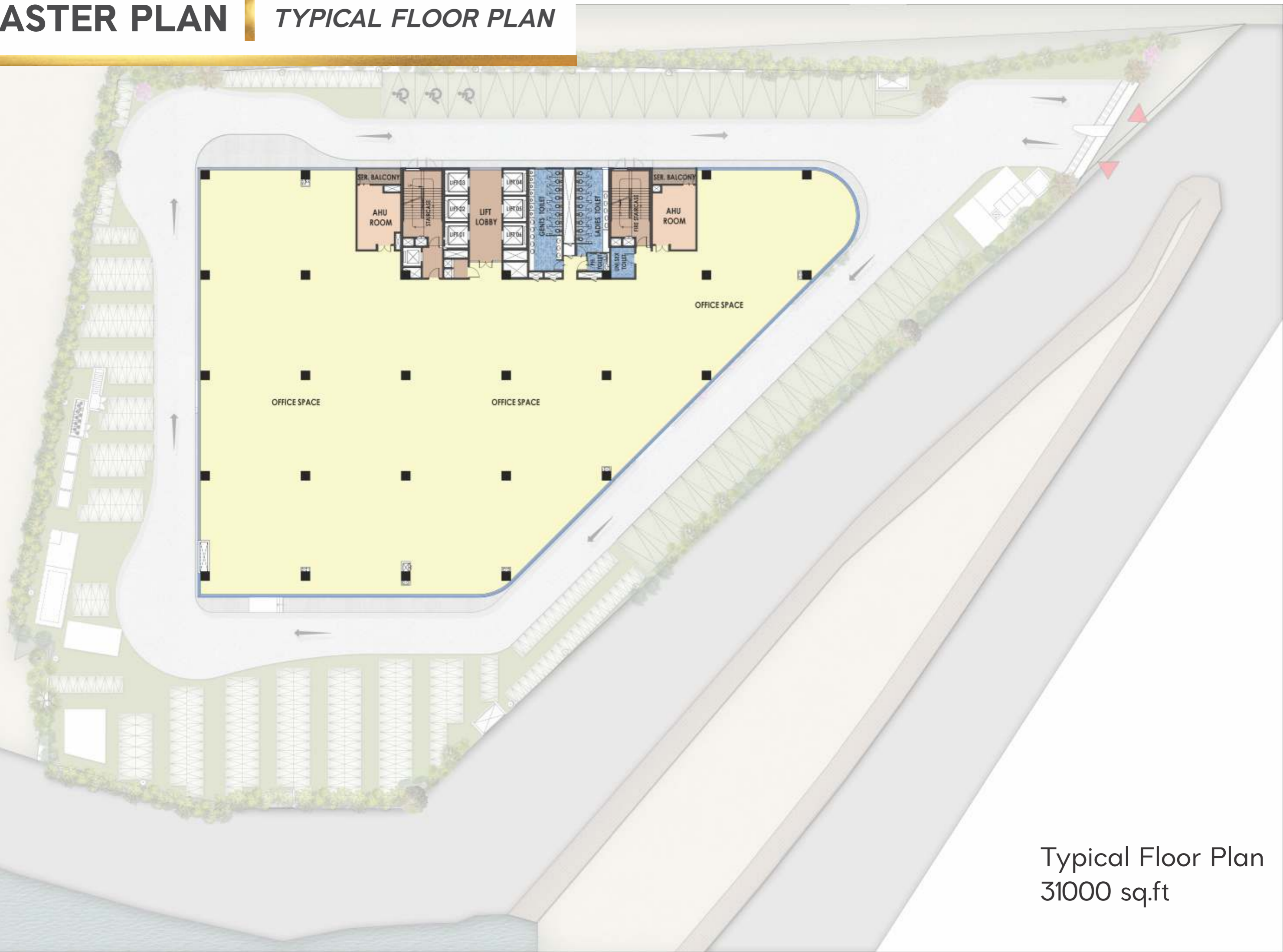
# MASTER PLAN

## FIRST FLOOR



First Floor Plan  
25000 sq.ft

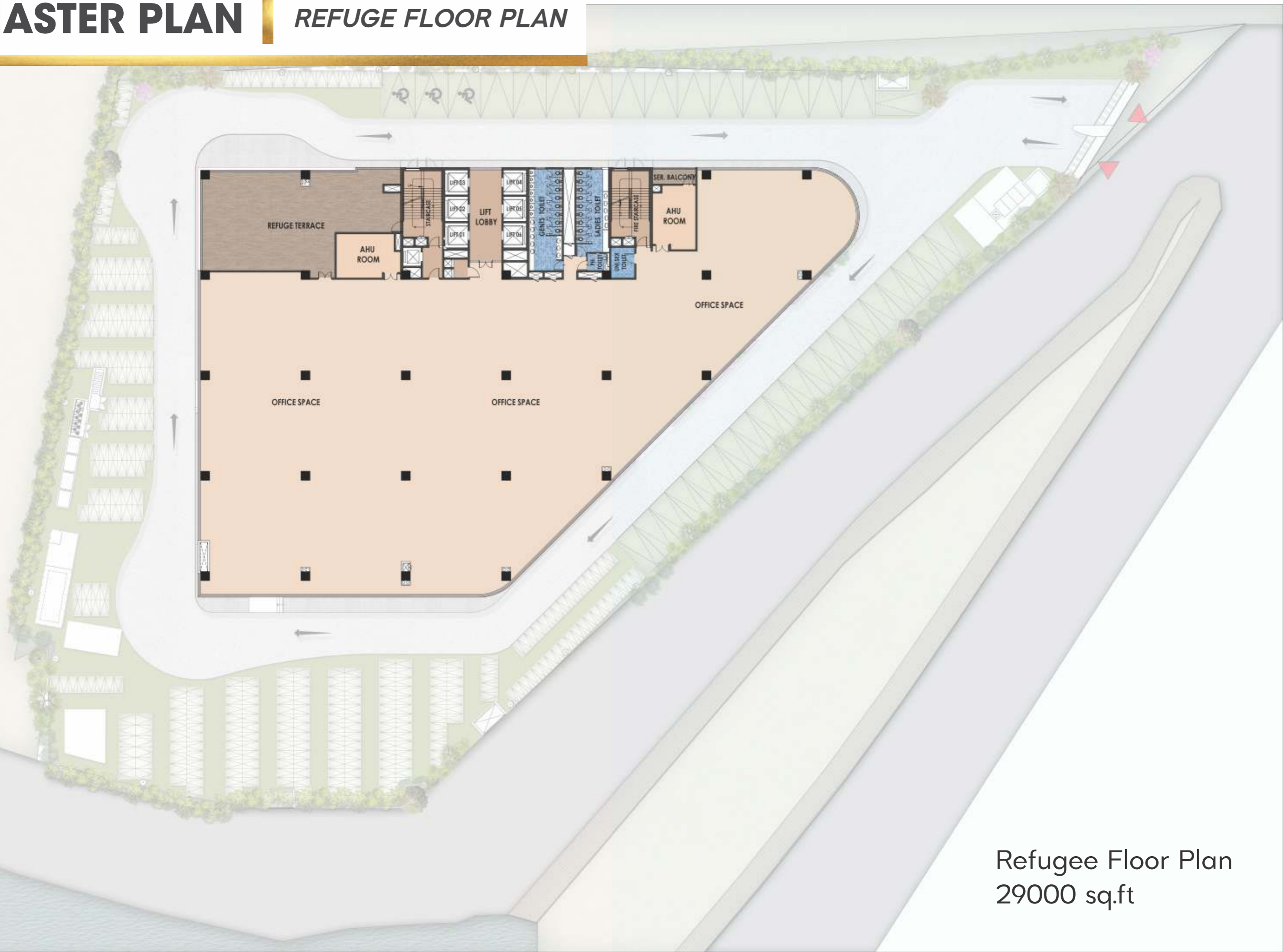
# MASTER PLAN | TYPICAL FLOOR PLAN



Typical Floor Plan  
31000 sq.ft

# MASTER PLAN

## REFUGE FLOOR PLAN



Refugee Floor Plan  
29000 sq.ft



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