

# CASAGRAN Palm Springs

A P A R A D I S E O F Y O U R O W N









## SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

We are Casagrand Premier Builder Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 38 million square feet of prime residential real estate across Chennai, Bengaluru, Coimbatore & Hyderabad. Over 40,000 happy families across 140+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

In the 18th year of our journey, we are all set to progress further with projects worth over ₹12000 crores in the pipeline with lasting value, integrity and quality.

Elevation View





A HOME THAT'S PERFECT IN EVERY SENSE



Finding a perfect home that matches your dreams is happiness. But finding a home that exceeds your expectations and goes beyond your imagination is pure bliss. Casagrand Palm Springs is one such perfect home. One that brings the best of everything - location, connectivity, comfort, and lifestyle. A home that truly matches your dreams, aspirations, and desires.

Casagrand Palm Springs gives you smooth access to major parts of the city. It's central location is a huge advantage that benefits you in innumerable ways saving you precious time and money on needless travel. Being in the hub of growth, it also makes for an exciting investment option that will give you excellent returns in the future. Packed with amenities and superior lifestyle features, Palm Springs will enrich your life in ways you never imagined.



## SALIENT FEATURES

- Finely crafted 352 apartments amidst 5.16 acres of land
- Elegantly designed 2 & 3 BHK units on B+G+5 floors building structure
- 13,000 sq.ft clubhouse equipped with world-class amenities and plush interiors
- 6,200 sq.ft of swimming pool and 75+ lifestyle amenities of outdoor and indoor recreational facilities for a superior living!
- Community is designed with vehicle-free zone & is an ideal place for kids & senior citizens
- 60% open space with 2.48 acres of landscaped greenery
- 100% Vaastu compliant homes with no wastage of space
- Surrounded by prominent schools, colleges, hospitals, and IT / ITES companies



### INDOOR AMENITIES

- 1 Multipurpose hall
- 2 Mini theatre
- 3 Business centre
- 4 Guest entertainment lounge
- 5 Guest room
- 6 Learning centre

### Fitness

- 7 Gym
- 8 Functional workout
- 9 Crossfit corner
- 10 Yoga / Zumba room

### Indoor Games

- 11 Ball pool with slide
- 12 Adventure play for kids
- 13 Interactive wall games
- 14 Table tennis
- 15 Snooker

## AMENITIES

- 16 Board games
- 17 Indoor mini golf
- 18 Video / VR games
- 19 Gaming arcade
- 20 Dart board wall
- 21 Foosball

### Facilities & Features

- 22 Association room
- 23 Creche
- 24 Laundry / Ironing
- 25 Convenio
- 26 Sauna
- 27 Jacuzzi
- 28 Salon room
- 29 Maid / Driver dormitory
- 30 Terrace lawn with seating
- 31 Terrace BBQ corner

### OUTDOOR AMENITIES

#### Swimming Pool Amenities

- 32 Swimming pool
- 33 Pool deck with loungers
- 34 Kids pool
- 35 Interactive water fountain

- 36 Aqua gym
- 37 Rain curtain
- 38 Shallow water seating

### Sports

- 39 Multipurpose play court
- 40 Adventure rock climbing wall
- 41 In-ground trampoline
- 42 Cricket net
- 43 Skating rink

### Outdoor Fitness

- 44 Yoga court
- 45 Reflexology pathway
- 46 Outdoor gym
- 47 Sensory walkway
- 48 Cycling track
- 49 Walking / Jogging track

### Fun & Games

- 50 Children's play area
- 51 Jungle gym
- 52 Tree house
- 53 Obstacle arena
- 54 Swing court

- 55 Traditional games
- 56 Sandpit
- 57 Interactive floor games
- 58 Claypit
- 59 Tot lot
- 60 Table top games

### Recreation

- 61 Drop-off zone
- 62 Amphitheatre
- 63 Hangout plaza
- 64 Senior citizen zone
- 65 Aroma / Herbal garden
- 66 Bird bath
- 67 Leisure pavilion
- 68 Pet park
- 69 Zen garden
- 70 Outdoor workpod
- 71 DIY garden
- 72 Bicycle rack with bicycles
- 73 Shaded walkway
- 74 Play mound
- 75 Air filling station
- 76 Car charging bay







## Indoor Kids Play Area





Outdoor Play Area







### A premium community for a superior life

- Premium community design - The community has 352 finely crafted units set amidst 5.16 acres of area planned with large podiums and surrounded by green spaces.
- 24x7 security - Controlled entry and exit in the project facilitated with CCTV surveillance at pivotal points.
- A grand archway welcomes one into the community with a spacious plaza enhanced with lighting and landscape façade.
- Contemporary elevation with façade lighting uplifts the building exteriors, creating interest in the community.
- 60% open space with 2.48 acres of landscaped area with lush greenery, amenities, and multiple entertainment for all age groups.
- A grand podium - The community has a grand central open podium with a 6,200 sq.ft swimming pool that makes the community luxurious.
- Kids and Senior citizen friendly community - Meticulous planning has been done to ensure the community is a kids and senior citizen friendly community.

### 75+ lifestyle amenities

- 75+ amenities of outdoor and indoor recreational facilities are sprawled across the community enhancing the social environment and liveliness.
- Activities for every age group - The amenities are planned for healthy lifestyle of residents.
- Kids-friendly amenities - Apart from general amenities like children's play area, sports court, etc. The community has unique kids-friendly amenities like adventure rock climbing wall, jungle gym, obstacle arena, in-ground trampoline, interactive floor games which instill social interaction among the kids.
- Fun and recreational amenities such as multipurpose sports court, cricket net, skating rink, etc. intended to enhance the sportsmanship of the community.
- Senior citizen friendly - The amenities like senior citizen zone, reflexology, and sensory walkway are planned for the elderly people.
- Social gathering spaces - Such as leisure pavilion, seating alcove, hangout plaza, amphitheatre, and traditional games zone encourage social activity in the community.
- Way to healthy life - Outdoor fitness amenities like outdoor gym, yoga court, jogging track, and cycling encourages residents of all age groups to spend a couple of minutes for their healthy life.



- Significance of natural and serene living - The community offers zen garden with shaded patio, herbal garden, and aroma garden.
- Community farming (DIY garden) is provided to encourage farming within the community by allowing them to grow and nurture plants by their own self.
- Pets park - A dedicated space for your pets giving the community the comfort of being pet-friendly.

### **Indulge in the most finest clubhouse**

- 13,000 sq.ft clubhouse is equipped with world-class amenities and plush interiors.
- Grand double-height reception with spacious lounge welcomes one into the clubhouse.
- Indoor clubhouse amenities such as multipurpose hall, mini theatre, indoor games like table tennis, foosball, board games corner, and video games / VR games gives added luxury in the community.
- Exclusive gym with top notch features like functional workout and cross fit corner to take workouts to the next level.
- Fun and recreational amenities like interactive wall games, adventure kids play, and kids ball pool with slide to keep the child engaged in an array of activities.
- Entry to the block lobbies is facilitated with double-height ceilings, welcoming you to a luxurious living environment.

- Swimming pool - 6,200 sq.ft of swimming pool located in the center of podium is arguably the ultimate in luxury with an aqua gym.
- Kids pool with interactive water fountain and rain curtain - These features give the kids an added entertainment along with kids pool.
- An extended feature like poolside lounges and shallow water seating encourages a very relaxing ambience in the podium.

### **Convenience at its best**

- Access to daily needs - Convenience store and ironing shop are provided for the ease of daily provisional hassles.
- Electric charging station is provided for the comfort of charging your e-vehicles.
- Air filling station gives the comfort of servicing your vehicle inside the community.
- Maid dormitories are located at the stilt level for maids and drivers who reside in the community.

### **Unmatched interior planning**

- Spacious planning of homes with bigger sized bedrooms, toilets of minimum size 8'x5' and dedicated utility area within the kitchen.
- 8' height windows and French door designed to offer 3 times

greater light, ventilation, and beautiful views than other homes.

- Ensuring beautiful views - All homes are planned in such a way that they either look outside or at internal podiums providing every bedroom and balcony with good view and proper ventilation.
- Private terrace - Most of the ground floor units are designed with an extended private terrace.
- Zero dead space - Internal and external spaces have been designed with zero space wastage, giving you maximum usable area in your apartment.
- Units have been designed in such a way that the entrance doors do not face each other to ensure more privacy and security.
- Lighting and ventilation - All windows, OTS, cutouts, shafts ensure ventilation not only within your apartment but also in the corridors.
- Planned ODU locations - Designed to avoid any overlooking or hindrances to other apartments and well-concealed to ensure no ACs are visible on the building façade.
- Covered car parking for all apartments provided at the basement.

### **Vaastu compliance to enhance a positive living**

- Vaastu is an integral part of the apartment unit design and has been consciously integrated into all the units.
- Most of our apartments are North and East facing entry.
- All the kitchens are North West or South East facing in the direction.
- One of the bedrooms is located in South West corner.

- North facing headboards are avoided in every room.
- No units have North East or South West toilets.

### **Superior specification**

- Grand main door of veneer finish with designer architrave creating a welcoming ambience to your home.
- Digital lock for main door - New generation digital lock system with which you can unlock your door with a simple touch and can share the digital key to any visitor.
- Laminated doors - All the internal doors have a laminated finish which makes the interiors plush.
- Premium bathroom specification - Counter top washbasin and rain shower for all attached bathrooms with premium branded fittings giving it a royal look to all the bathrooms.
- SS sink - Superior quality of stainless-steel sink with a drain board provided.
- Cloth drying - The balcony areas are facilitated with a cloth drying hanger in the ceiling.

### **A community that amazes you with its inspiring design**

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



Swimming Pool





Amphitheatre



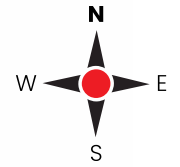


Toddler Play Area





# SITE PLAN





## INDOOR AMENITIES

1. Multipurpose hall
2. Mini theatre
3. Business centre
4. Guest entertainment lounge
5. Guest room
6. Learning centre

## Fitness

7. Gym
8. Functional workout
9. Crossfit corner
10. Yoga / Zumba room

## Indoor Games

11. Ball pool with slide
12. Adventure play for kids
13. Interactive wall games
14. Table tennis
15. Snooker
16. Board games
17. Indoor mini golf
18. Video / VR games
19. Gaming arcade

20. Dart board wall

21. Foosball

## Facilities & Features

22. Association room
23. Creche
24. Laundry / Ironing
25. Convenio
26. Sauna
27. Jacuzzi
28. Salon room
29. Maid / Driver dormitory
30. Terrace lawn with seating
31. Terrace BBQ corner

## OUTDOOR AMENITIES

### Swimming Pool Amenities

32. Swimming pool
33. Pool deck with loungers
34. Kids pool
35. Interactive water fountain
36. Aqua gym
37. Rain curtain
38. Shallow water seating

## Sports

39. Multipurpose play court
40. Adventure rock climbing wall
41. In-ground trampoline
42. Cricket net
43. Skating rink

## Outdoor Fitness

44. Yoga court
45. Reflexology pathway
46. Outdoor gym
47. Sensory walkway
48. Cycling track
49. Walking / Jogging track

## Fun & Games

50. Children's play area
51. Jungle gym
52. Tree house
53. Obstacle arena
54. Swing court
55. Traditional games
56. Sandpit
57. Interactive floor games

58. Claypit

59. Tot lot

60. Table top games

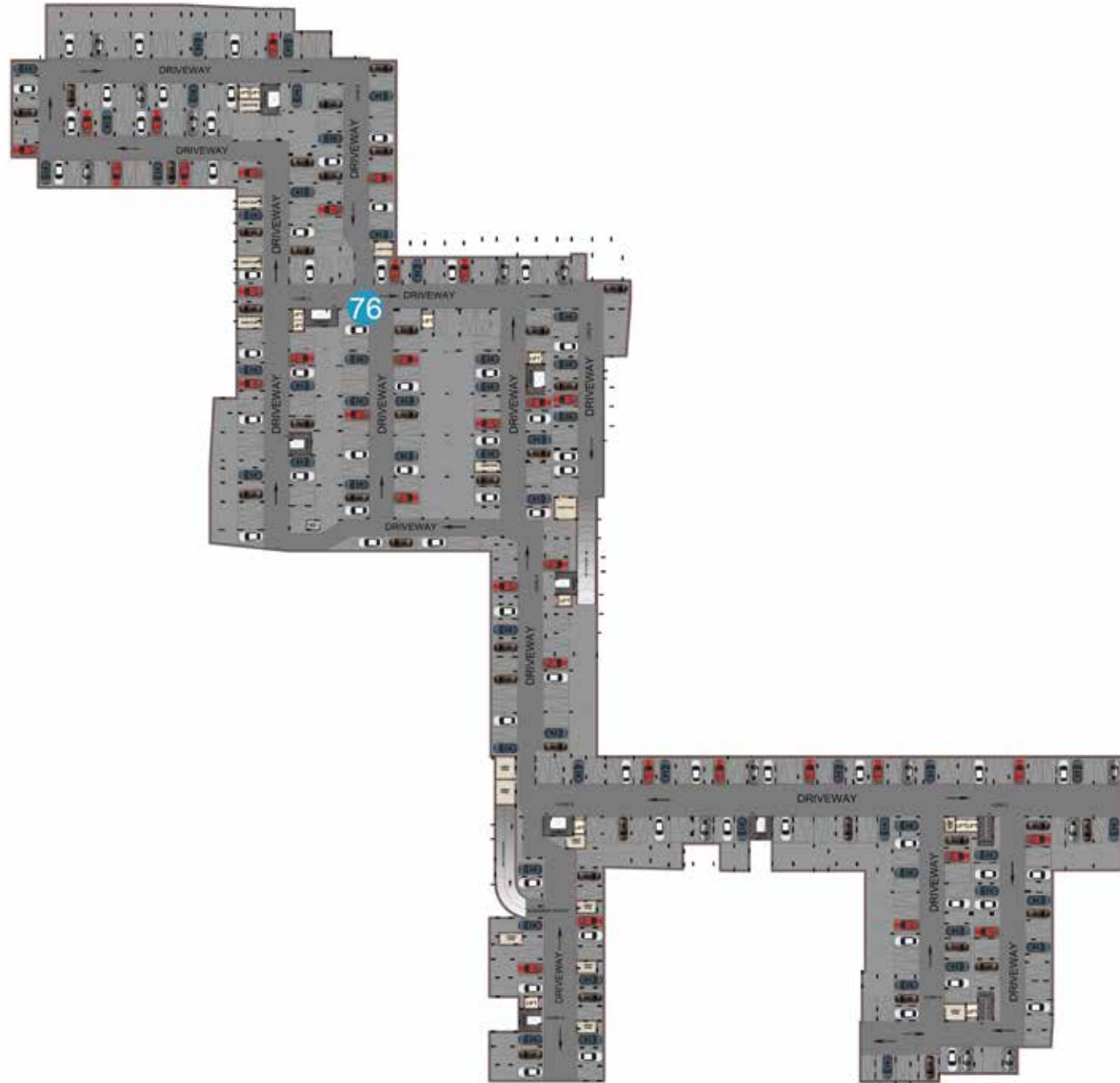
## Recreation

61. Drop-off zone
62. Amphitheatre
63. Hangout plaza
64. Senior citizen zone
65. Aroma / Herbal garden
66. Bird bath
67. Leisure pavilion
68. Pet park
69. Zen garden
70. Outdoor workpod
71. DIY garden
72. Bicycle rack with bicycles
73. Shaded walkway
74. Play mound
75. Air filling station
76. Car charging bay



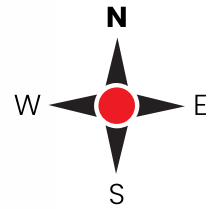
# FLOOR PLANS

## BASEMENT FLOOR PLAN



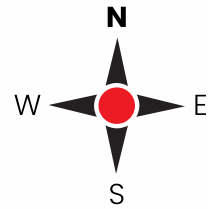
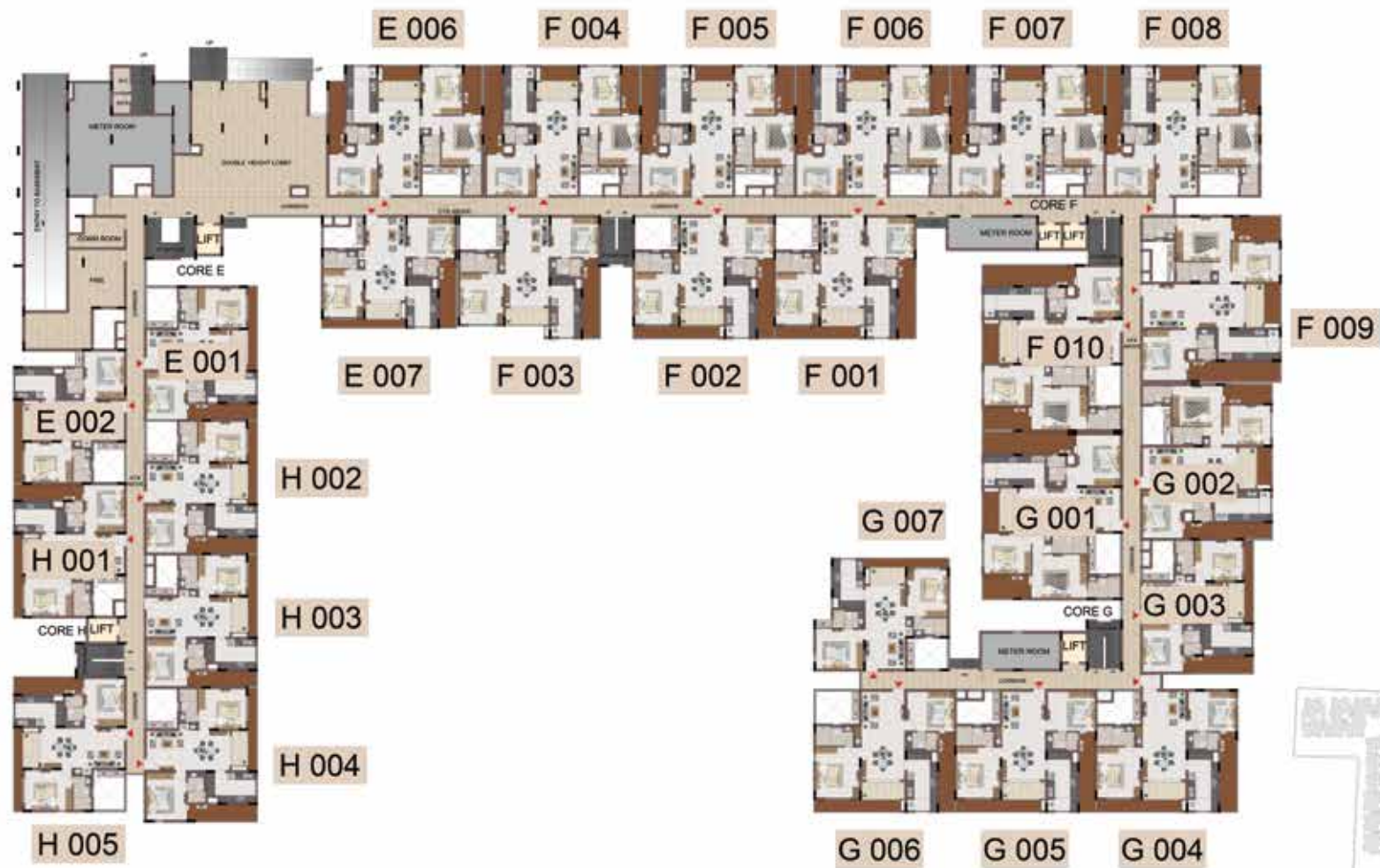


## GROUND FLOOR PLAN - BLOCK 1





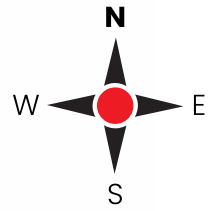
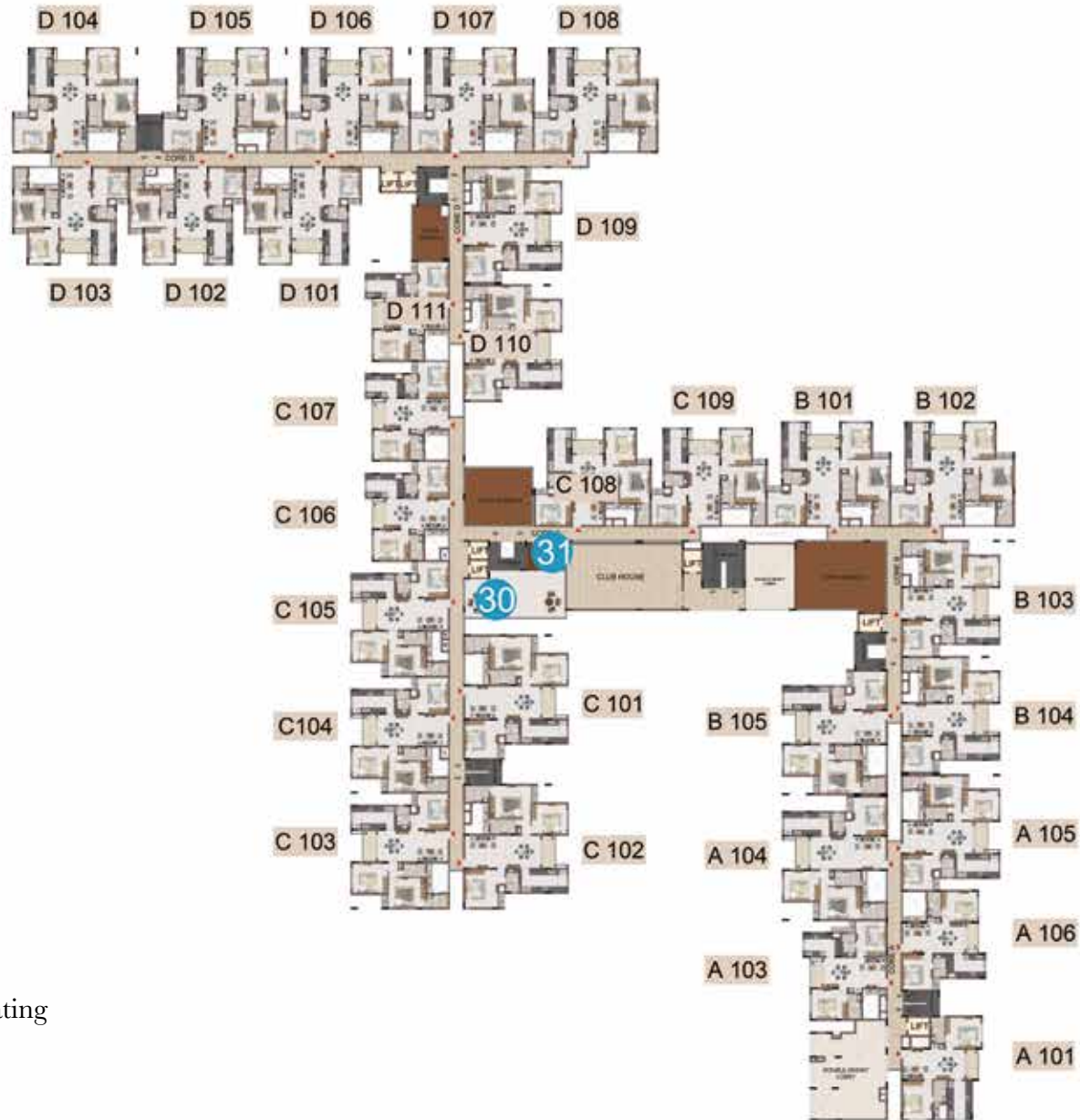
## GROUND FLOOR PLAN - BLOCK 2



KEY PLAN



## FIRST FLOOR PLAN - BLOCK 1



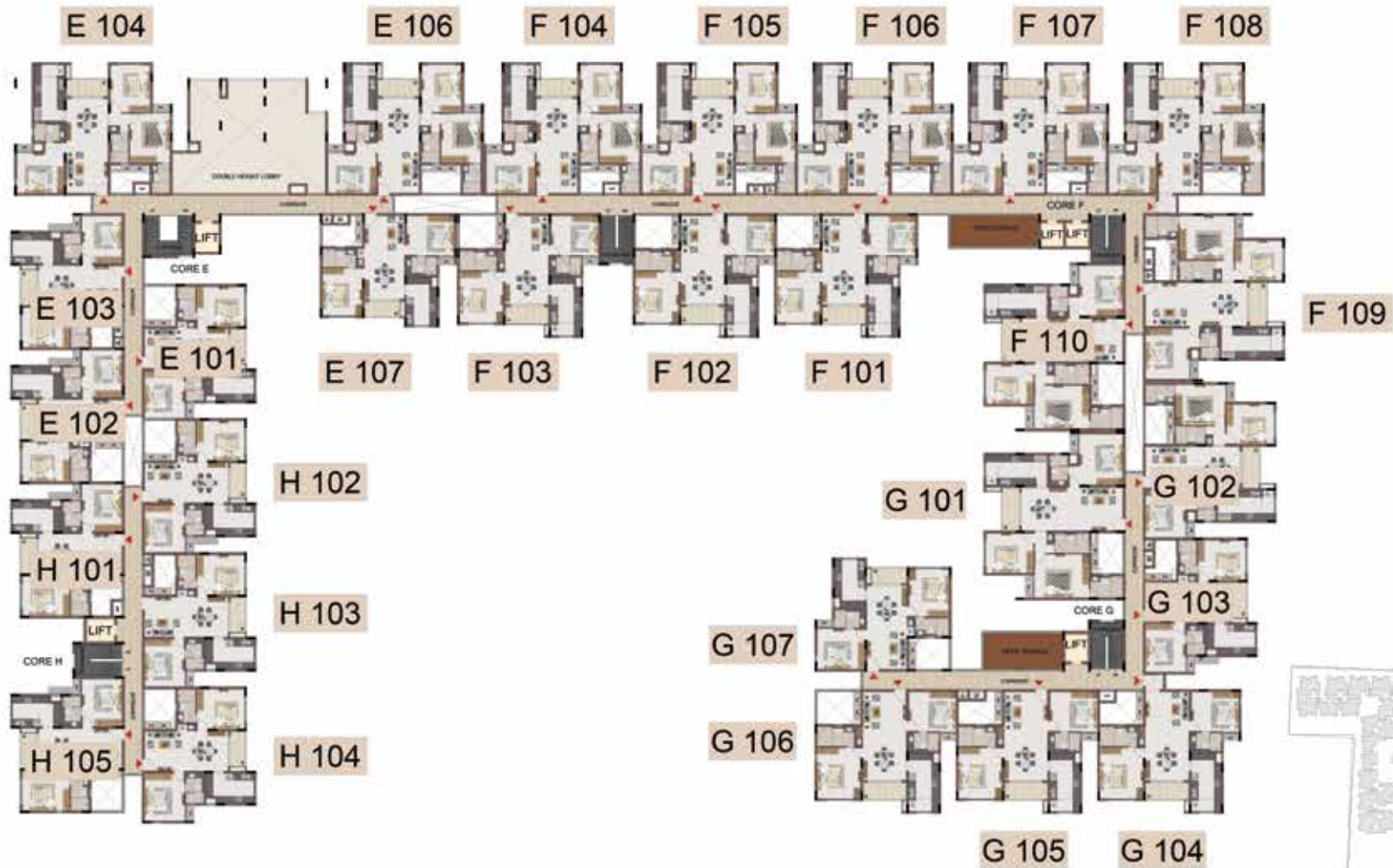
### INDOOR AMENITIES

- 30. Terrace lawn with seating
- 31. Terrace BBQ corner



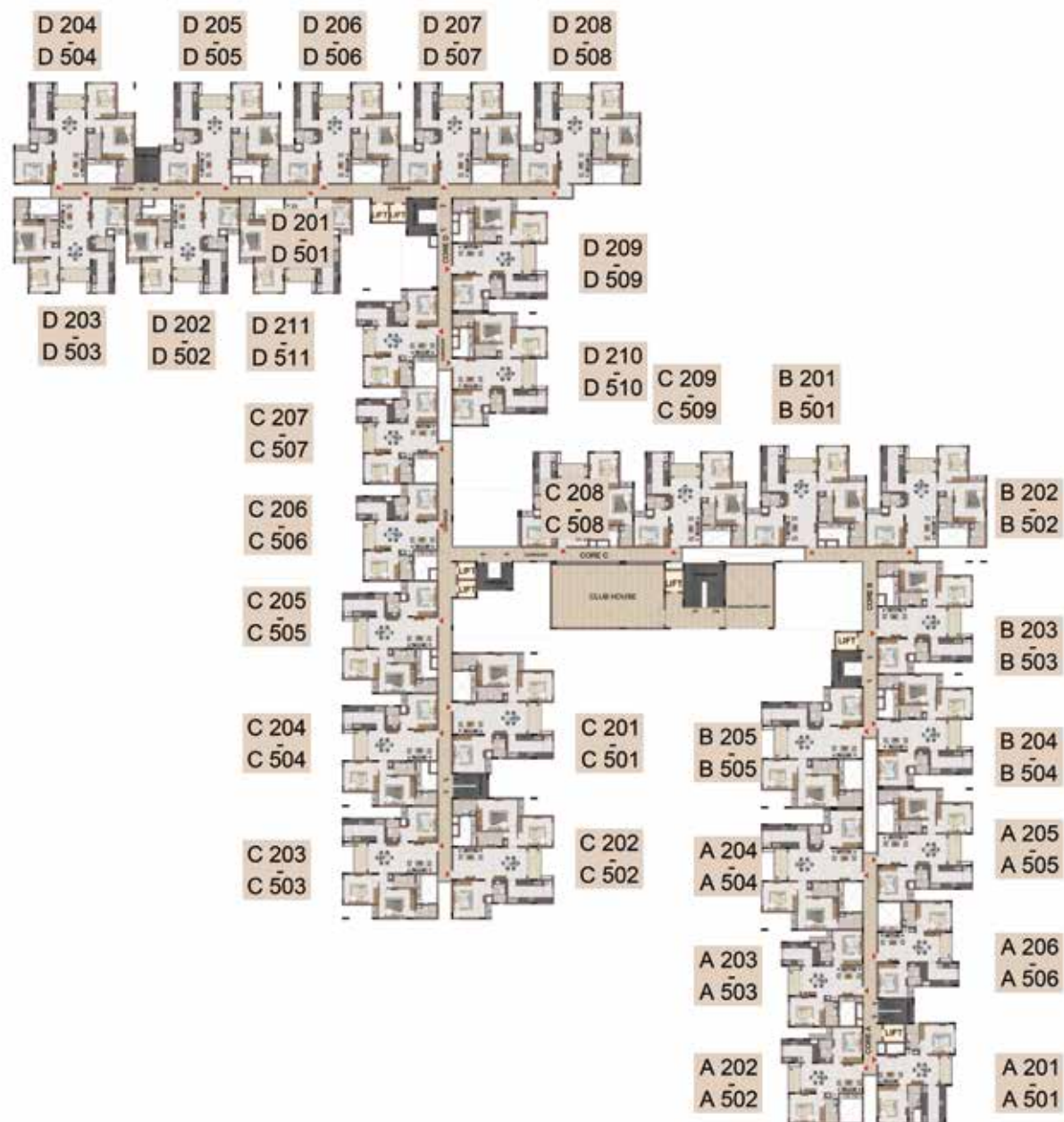


## FIRST FLOOR PLAN - BLOCK 2



KEY PLAN

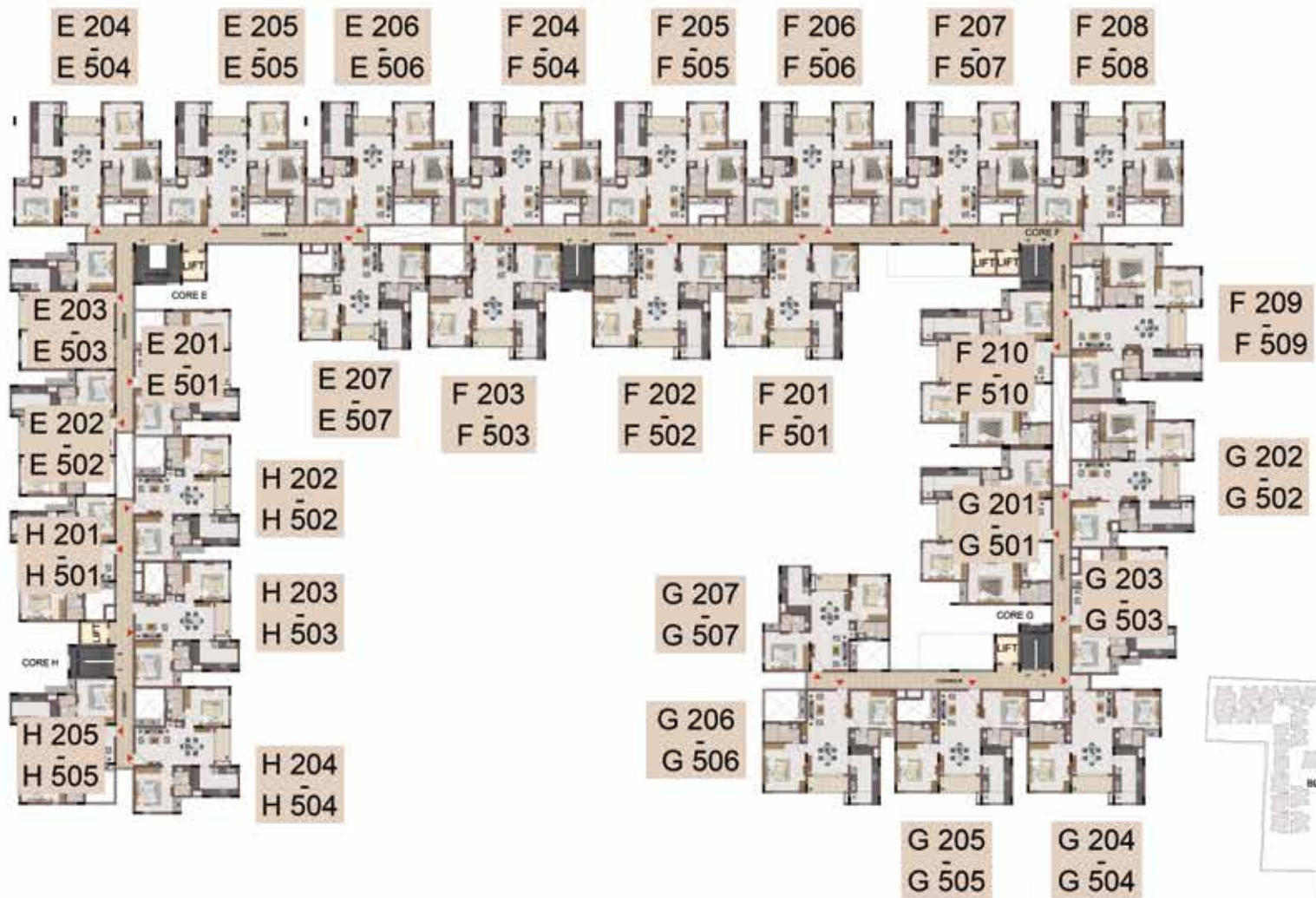
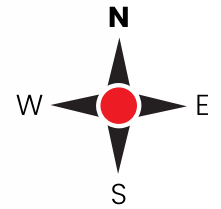
### TYPICAL FLOOR PLAN - BLOCK 1



### KEY PLAN



## TYPICAL FLOOR PLAN - BLOCK 2

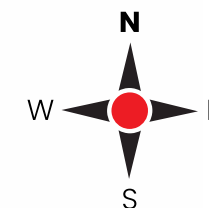


KEY PLAN

# UNIT PLANS



## BLOCK 2 | 2 BHK

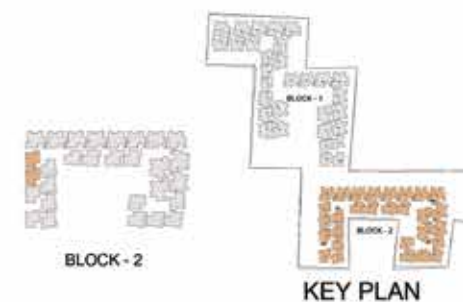


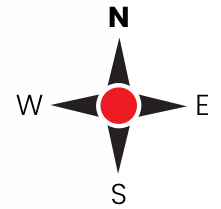
GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	EG02	778	44	822	1160	60
Block-2	E102-E502	778	44	822	1160	-
Block-2	E103-E503	778	44	822	1163	-



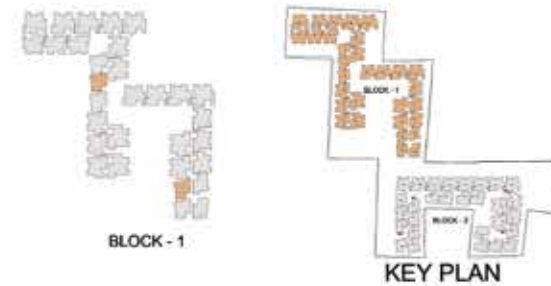


GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

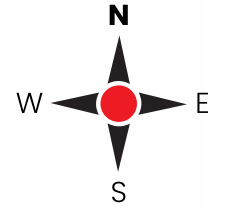
Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	C-G07	778	44	822	1160	132
Block-1	C107-CS07	778	44	822	1160	-
Block-1	A-G03	778	44	822	1157	134
Block-1	A103-A503	778	44	822	1157	-



BLOCK - 1

KEY PLAN



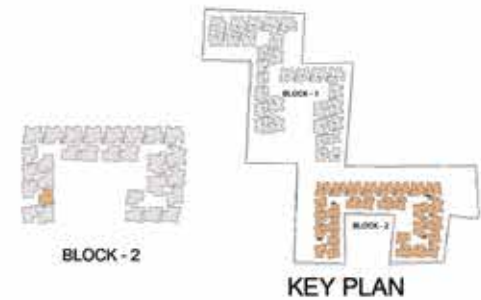


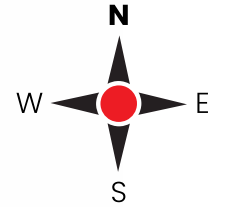
GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	H-G03	778	44	822	1160	132
Block-2	H103-H503	778	44	822	1160	-





GROUND FLOOR



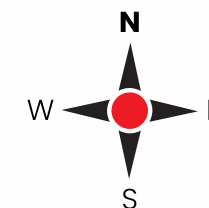
TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	G-G03	778	44	822	1161	143
Block-2	G103-G503	778	44	822	1161	-



KEY PLAN



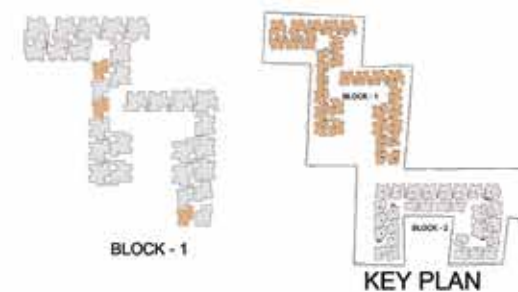


GROUND FLOOR

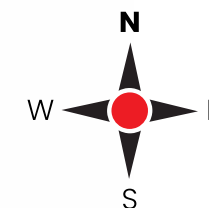


TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	D-G11	778	44	822	1162	143
Block-1	C-G06	778	44	822	1160	132
Block-1	D111-D511	778	44	822	1162	-
Block-1	C106-C506	778	44	822	1160	-
Block-1	A202-A502	778	44	822	1158	-



KEY PLAN

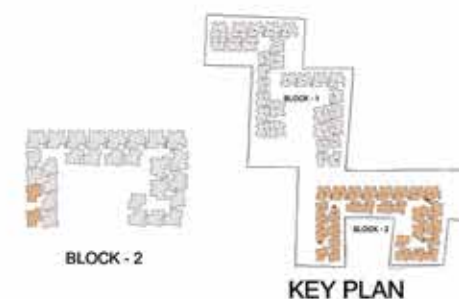


GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	H-G01	778	44	822	1162	133
Block-2	H-G05	778	44	822	1165	144
Block-2	H101-H501	778	44	822	1162	-
Block-2	H105-H505	778	44	822	1165	-



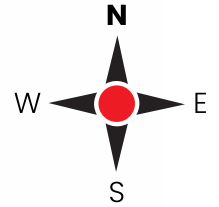




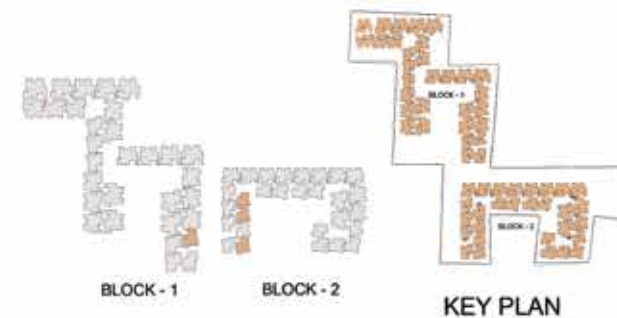
GROUND FLOOR



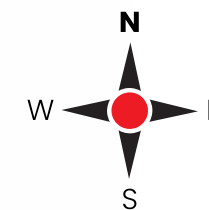
TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>



Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	E-G01	778	44	822	1162	133
Block-2	H-G02	778	44	822	1160	132
Block-2	H-G04	778	44	822	1163	143
Block-2	E101-E501	778	44	822	1162	-
Block-2	H102-H502	778	44	822	1160	-
Block-2	H104-H504	778	44	822	1163	-
Block-1	A106-A506	778	44	822	1163	-



KEY PLAN

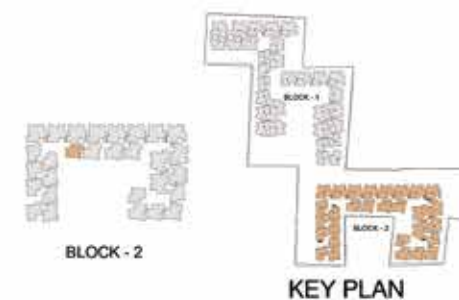


GROUND FLOOR



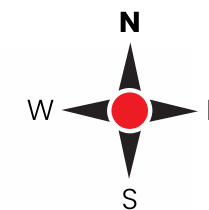
TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	E-G07	778	44	822	1165	144
Block-2	E107-E507	778	44	822	1165	-



KEY PLAN



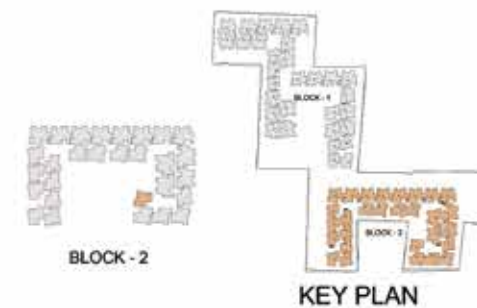


GROUND FLOOR



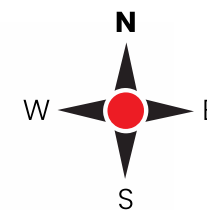
TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	G-C07	778	44	822	1165	61
Block-2	G107-G507	778	44	822	1165	-





TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>



Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A101-A501	808	46	854	1189	-

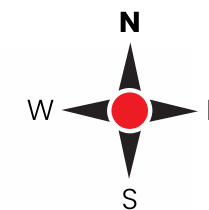


BLOCK - 1



KEY PLAN



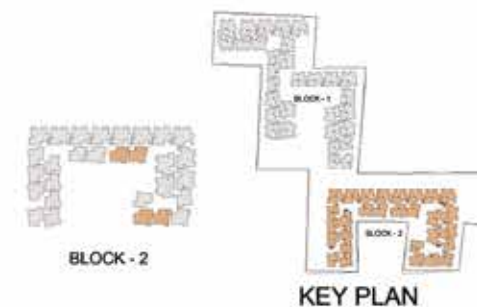


GROUND FLOOR

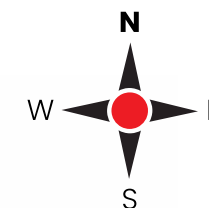


TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	F-G01	880	60	940	1319	180
Block-2	F-G02	880	60	940	1317	169
Block-2	G-G05	880	60	940	1317	168
Block-2	G-G06	880	60	940	1324	169
Block-2	F101-F501	880	60	940	1319	-
Block-2	F102-F502	880	60	940	1317	-
Block-2	G105-G505	880	60	940	1317	-
Block-2	G106-G506	880	60	940	1324	-



KEY PLAN



GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	F-G03	880	60	940	1321	97
Block-2	F103-F503	880	60	940	1321	-



KEY PLAN





GROUND FLOOR

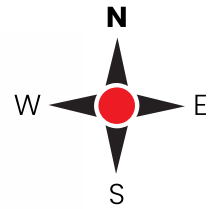


TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	G-G04	904	60	964	1354	180
Block-2	G104-G504	904	60	964	1354	-



KEY PLAN



GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	D-G02	1081	57	1138	1602	200
Block-1	D102-D502	1081	57	1138	1602	-



BLOCK - 1



KEY PLAN



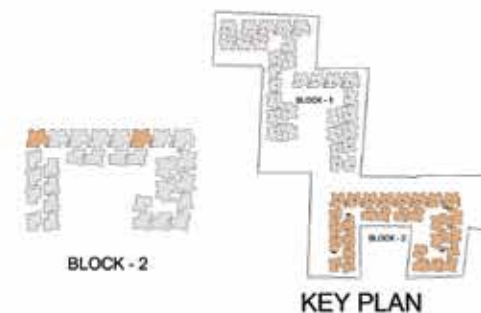


ENTRY  
GROUND FLOOR



ENTRY  
TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	F-G06	1081	57	1138	1602	200
Block-2	F106-F506	1081	57	1138	1602	-
Block-2	E104	1081	57	1138	1614	-
Block-2	E204-E504	1081	57	1138	1607	-



BLOCK - 2

KEY PLAN



GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	C-G05	1081	57	1138	1606	175
Block-1	C105-C505	1081	57	1138	1606	-



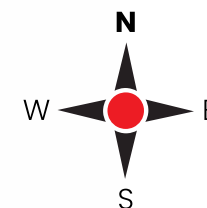
BLOCK - 1



KEY PLAN



## BLOCK 1 | 3 BHK



GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

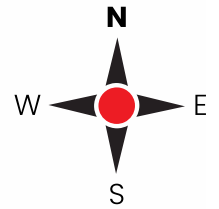
Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	C-G03	1081	57	1138	1607	203
Block-1	C-G04	1081	57	1138	1602	200
Block-1	C103-C503	1081	57	1138	1607	-
Block-1	C104-C504	1081	57	1138	1602	-



BLOCK - 1



KEY PLAN



GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	D-G03	1081	57	1138	1607	203
Block-1	D103-D503	1081	57	1138	1607	-

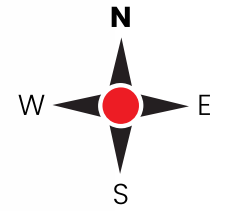


BLOCK - 1



KEY PLAN





GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	B-C03	1081	57	1138	1607	203
Block-1	B103-B503	1081	57	1138	1607	-



BLOCK - 1



KEY PLAN



GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	B-G04	1081	57	1138	1609	211
Block-1	D-G10	1081	57	1138	1614	211
Block-1	D-G09	1081	57	1138	1614	214
Block-1	B104-B504	1081	57	1138	1609	-
Block-1	D110-D510	1081	57	1138	1614	-
Block-1	D109-D509	1081	57	1138	1614	-

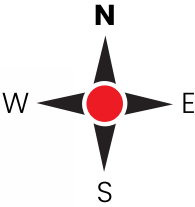


BLOCK - 1



KEY PLAN





GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	D-G01	1081	57	1138	1609	152
Block-1	D101-D501	1081	57	1138	1609	-



BLOCK - 1



KEY PLAN

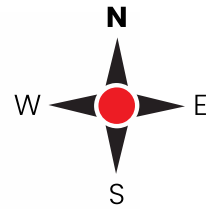
## BLOCK 1 | 3 BHK



ENTRY  
GROUND FLOOR



ENTRY  
TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>



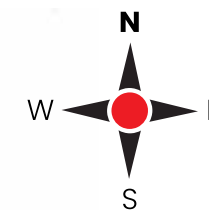
Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	C-G08	1081	57	1138	1609	211
Block-1	C-G09	1081	57	1138	1602	200
Block-1	C108-C508	1081	57	1138	1609	-
Block-1	C109-C509	1081	57	1138	1602	-



BLOCK - 1

KEY PLAN





GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	F-G04	1081	57	1138	1609	211
Block-2	F-G05	1081	57	1138	1602	200
Block-2	F-G07	1081	57	1138	1602	200
Block-2	F104-F504	1081	57	1138	1609	-
Block-2	F105-F505	1081	57	1138	1602	-
Block-2	F107-F507	1081	57	1138	1602	-



BLOCK - 2

KEY PLAN

## BLOCK 2 | 3 BHK



GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	E-G06	1081	57	1138	1614	181
Block-2	E106	1081	57	1138	1614	-
Block-2	E206-E506	1081	57	1138	1607	-
Block-2	E205-E505	1081	57	1138	1602	-



KEY PLAN



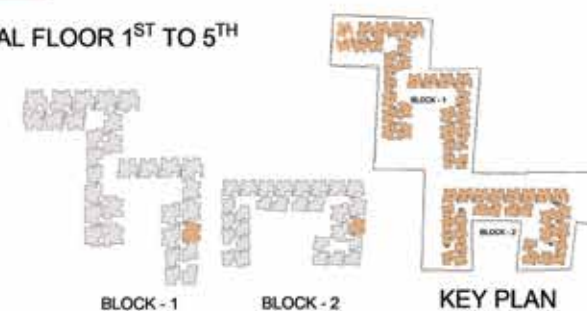


GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

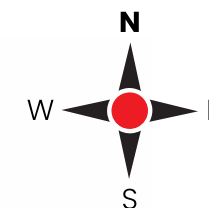
Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A-G05	1081	57	1138	1614	167
Block-2	C-G02	1081	57	1138	1611	204
Block-1	A105-A505	1081	57	1138	1611	-
Block-2	G102-G502	1081	57	1138	1611	-



BLOCK - 1

BLOCK - 2

KEY PLAN



GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	F-G08	1108	57	1165	1648	203
Block-2	F108-F508	1108	57	1165	1648	-

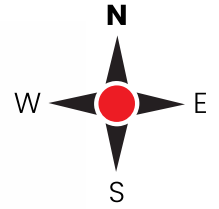


BLOCK - 2

KEY PLAN



## BLOCK 1 | 3 BHK

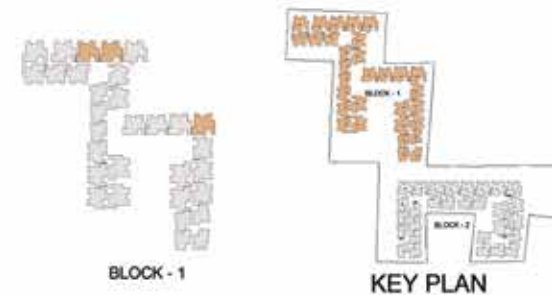


GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	D-G06	1214	60	1274	1786	251
Block-1	D-G07	1214	60	1274	1786	251
Block-1	B-G02	1214	60	1274	1792	255
Block-1	D106-D506	1214	60	1274	1786	-
Block-1	D107-D507	1214	60	1274	1786	-
Block-1	B102-B502	1214	60	1274	1792	-



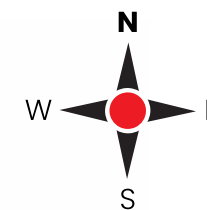
# BLOCK 1 | 3 BHK



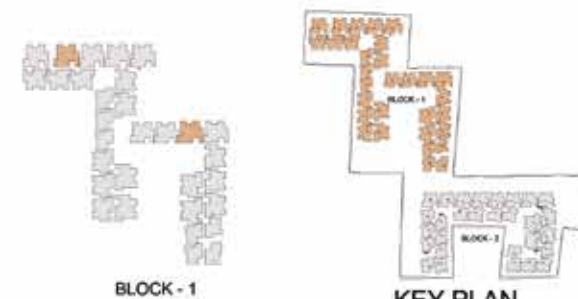
ENTRY  
GROUND FLOOR



ENTRY  
TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>



Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	D-G05	1214	60	1274	1793	263
Block-1	B-G01	1214	60	1274	1786	239
Block-1	D105-D505	1214	60	1274	1793	-
Block-1	B101-B501	1214	60	1274	1786	-

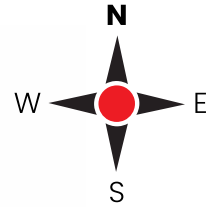


BLOCK - 1

KEY PLAN



# BLOCK 1 & 2 | 3 BHK

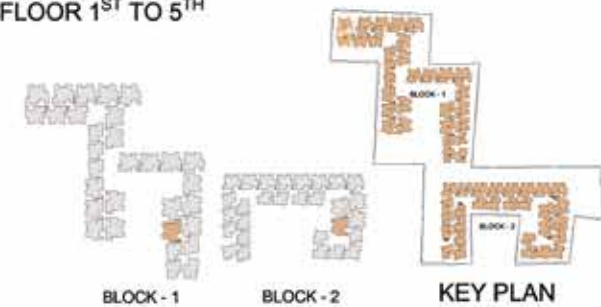


GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

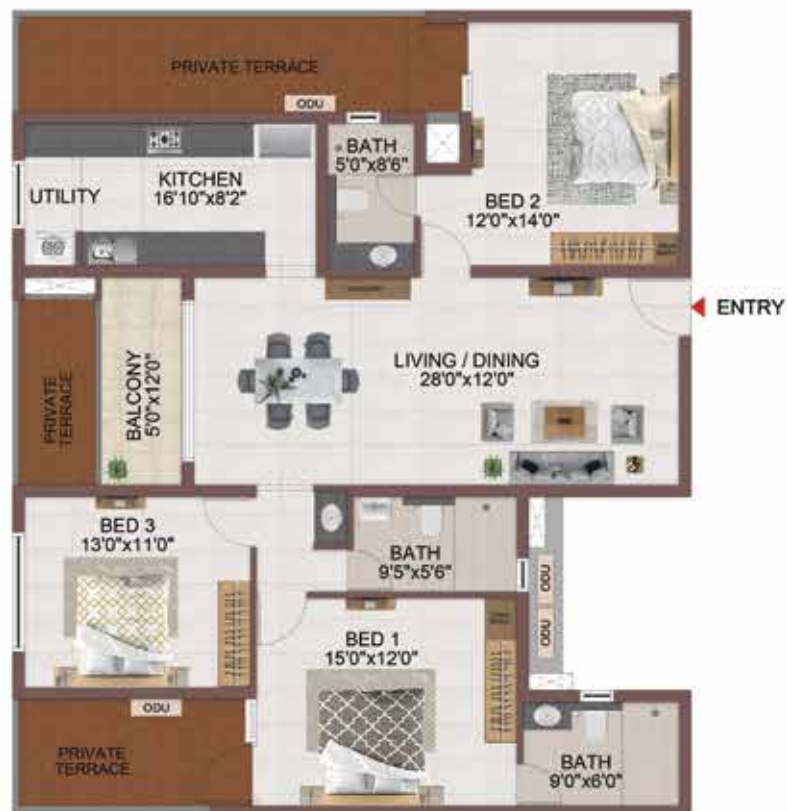
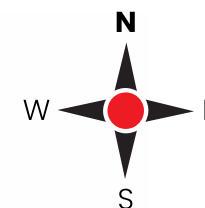
Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A-G04	1214	60	1274	1794	266
Block-2	G-G01	1214	60	1274	1799	267
Block-1	A104-A504	1214	60	1274	1794	-
Block-2	G101-G501	1214	60	1274	1799	-



BLOCK - 1

BLOCK - 2

KEY PLAN

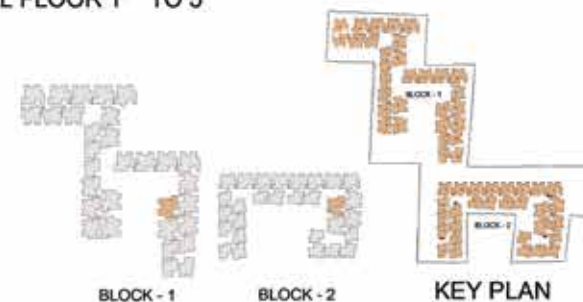


GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	B-G05	1214	60	1274	1799	267
Block-2	F-G10	1214	60	1274	1799	267
Block-1	B105-B505	1214	60	1274	1799	-
Block-2	F110-F510	1214	60	1274	1799	-

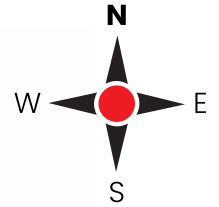


BLOCK - 1

BLOCK - 2

KEY PLAN





GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

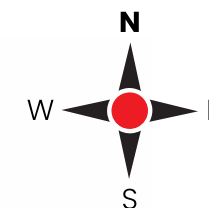
Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	C-G02	1214	60	1274	1799	267
Block-1	C102-C502	1214	60	1274	1799	-



BLOCK - 1



KEY PLAN

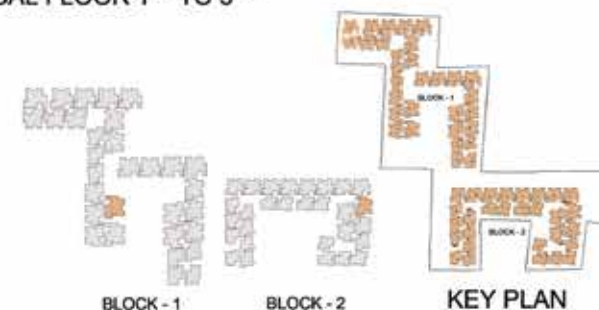


GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	C-G01	1214	60	1274	1799	267
Block-2	F-G09	1214	60	1274	1796	267
Block-1	C101-C501	1214	60	1274	1799	-
Block-2	F109-F509	1214	60	1274	1796	-

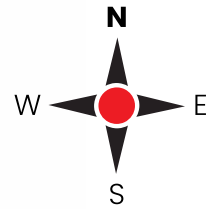


BLOCK - 1

BLOCK - 2

KEY PLAN



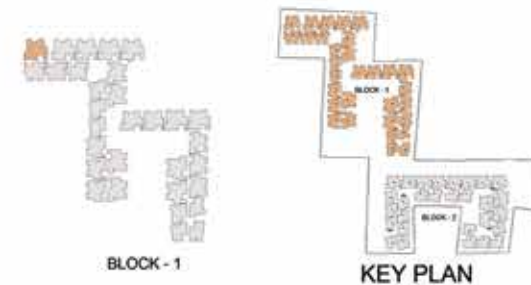


GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	D-G04	1214	60	1274	1799	267
Block-1	D104-D504	1214	60	1274	-	-



BLOCK - 1

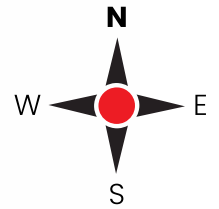
KEY PLAN



GROUND FLOOR



TYPICAL FLOOR 1<sup>ST</sup> TO 5<sup>TH</sup>



Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	D-G08	1241	60	1301	1835	253
Block-1	D108-D508	1241	60	1301	1835	-



BLOCK - 1

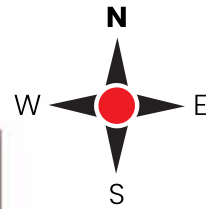


KEY PLAN



# CLUBHOUSE PLANS

## CLUBHOUSE FLOOR PLAN



GROUND FLOOR PLAN



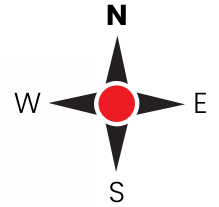
FIRST FLOOR PLAN

### LEGEND

- 1. Multipurpose hall
- 11. Ball pool with slide
- 12. Adventure play for kids
- 13. Interactive wall games facilities & features
- 22. Association room
- 23. Creche
- 24. Laundry / Ironing
- 25. Convenio



## CLUBHOUSE FLOOR PLAN



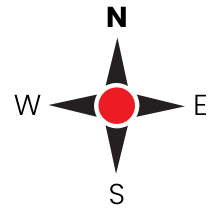
SECOND FLOOR PLAN



THIRD FLOOR PLAN

### LEGEND

- 2. Mini theatre
- 3. Business centre
- 4. Guest entertainment lounge
- 5. Guest room
- 6. Learning centre
- 10. Yoga / Zumba room
- 14. Table games
- 15. Snooker
- 16. Board games
- 17. Indoor mini golf
- 18. Video / VR games
- 19. Gaming arcade
- 20. Dart board wall
- 21. Foosball



FOURTH FLOOR PLAN

**FITNESS**

- 7. Gym
- 8. Functional workout
- 9. Crossfit corner

**FACILITIES & FEATURES**

- 26. Sauna
- 27. Jacuzzi
- 28. Salon room

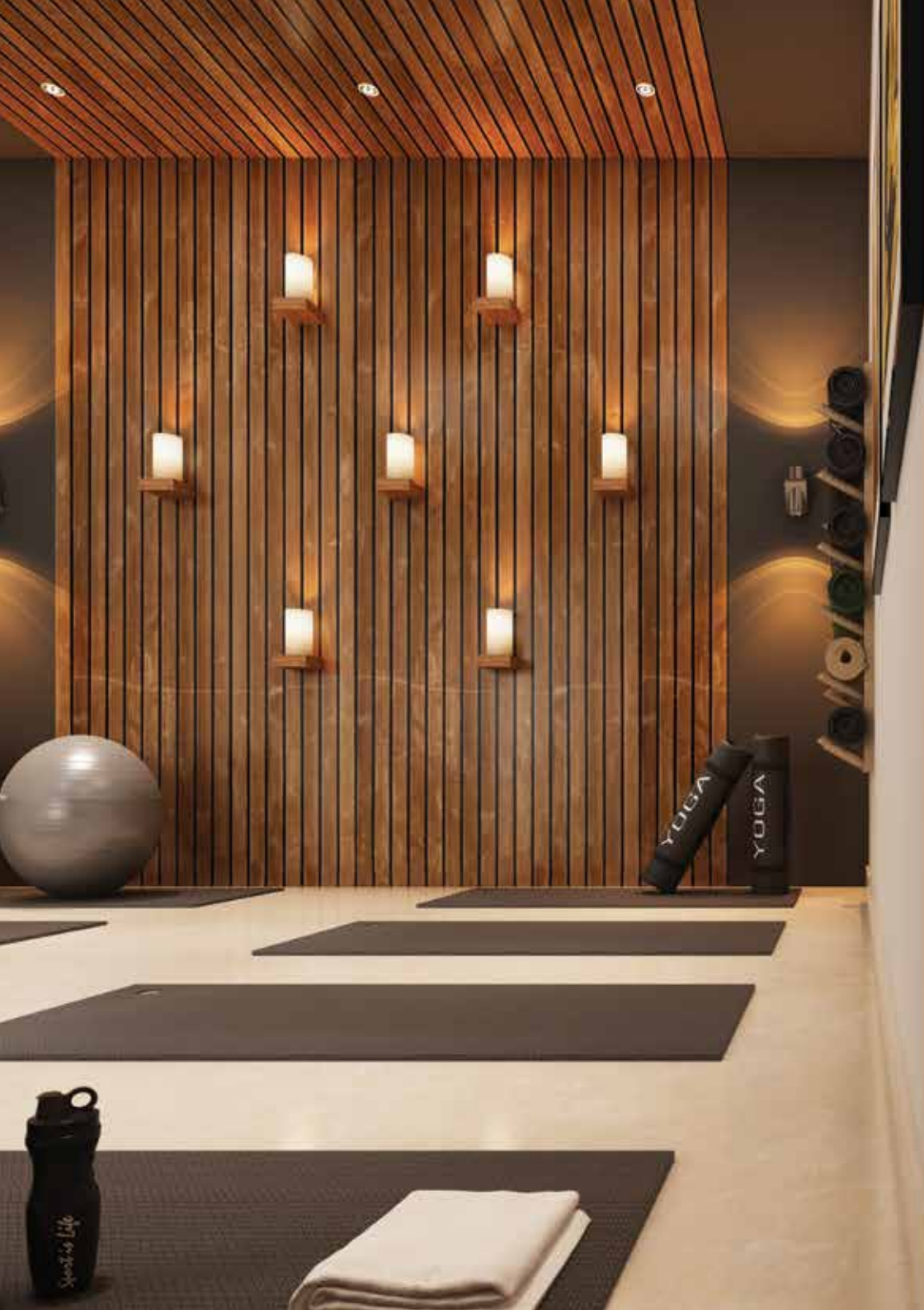












Yoga / Zumba Room



# SPECIFICATIONS





## **STRUCTURE**

**Structural System :** RCC framed structure designed for seismic compliant (Zone - 3)

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

**Floor- floor height (incl. slab) :** Will be maintained at 2950 mm



## **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 colour as per architect's design

**Bathroom :** Ceramic tile up to 2250mm height of size 300x600mm & above false ceiling will be finished with a coat of primer

**Kitchen :** Ceramic wall tile of size 600x600mm for a height of 600mm above the counter top finished level

**Bathroom ceiling :** Grid type false ceiling



## **FLOOR FINISH WITH SKIRTING**

**Foyer, Living, Dining, Bedrooms, Kitchen & Utility :**  
Vitrified tiles of size 600x1200mm

**Bathroom :** Anti-skid ceramic tiles of size 300x300mm

**Balcony :** Anti-skid ceramic tiles of size 600x600mm

**Private open terrace (if applicable) :** Pressed tiles finish



## **KITCHEN & DINING**

**Kitchen :** Platform will be finished with granite slab which is 600mm wide and at a height of 850mm from the finished floor level

**Electrical point :** For chimney / hob & water purifier

**CP fitting :** American Standard / Kohler / equivalent will be provided

**Sink :** Single bowl SS sink with drainboard

**Dining :** Granite counter with counter top washbasin



## **BALCONY**

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

**Cloth drying provision :** Cloth drying hanger provided in balcony



## **BATHROOMS**

**Sanitary fixture :** American Standard / Kohler / equivalent will be provided

**CP fittings :** American Standard / Kohler / equivalent will be provided

**Attached bathroom :** Wall mounted WC with cistern, health faucet, single lever diverter with rain shower, granite counter with counter top washbasin

**Common bathroom :** Wall mounted WC with cistern, health faucet, single lever diverter with overhead shower of wall hung washbasin.



## JOINERY

### Main door :

- Wide and fancy main door of size 1050 x 2100mm with veneer finish and a designer architrave
- Ironmongeries like digital door lock system of yale or equivalent lock, tower bolts, door viewer, safety latch, magnetic catcher, etc.

### Bedroom doors :

- Good quality door of size 900 X 2100mm with laminated shutter on both sides
- Ironmongeries like Godrej or equivalent lock, tower bolt, magnetic catcher, door bush, etc.

### Bathroom doors :

- Good quality door of size 750 X 2100mm with laminated shutter on both sides with waterproofing on inner sides
- Ironmongeries like one side coin & thumb turn lock of Godrej / equivalent without key, door bush, tower bolt, etc.



## WINDOWS

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

**French Doors:** Aluminium powder coated frame and doors with toughened glass without grill

**Ventilators :** Aluminium powder coated frame of fixed louvered / openable shutter



## ELECTRICAL POINTS

**Power supply :** 3-phase power supply connection

**Safety device :** MCB & RCCB (Residual current circuit breaker)

**Switches & sockets :** Modular box & modular switches & sockets of Schneider or equivalent will be provided

**Wires :** Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand Polycab or equivalent will be provided

**TV :** Point in living & in any one bedroom and provision in other bedrooms

**Data & USB :** Point in living & in any one bedroom

**Split- air conditioner :** Points will be given in living / dining and in all bedrooms

**Foot lamp :** Provision in all bedrooms

**Exhaust fan :** Point will be given in all bathrooms

**Geyser :** Point will be given in all bathrooms

**Back-up :** 750W for 3 BHK, 600W for 2 BHK







## SPECIFICATIONS COMMON TO BUILDING COMPLEX

1. **Lift :** Elevators of 13-passenger automatic lift will be provided
2. **Back-up :** 100% power backup for common amenities such as clubhouse, lifts, WTP, STP & selective common area lighting
3. **Name board :** Apartment owner name will be provided in ground floor
4. **Lift fascia :** Granite cladding at all levels
5. **Lobby :** Granite flooring at ground floor & tile flooring at other levels
6. **Corridor :** Tile flooring at all levels
7. **Staircase floor :** Granite flooring at all levels
8. **Staircase handrail :** MS handrail with enamel paint finish in all floors
9. **Terrace floor :** Pressed tile flooring
10. **Terrace door:**
  - Good quality door FRP frame with FRP shutters of size 900 x 2100mm paint finish
  - Ironmongeries like thumb turn lock of Yale / Ozone or equivalent, door closure & tower bolt, etc.



## OUTDOOR FEATURES

1. **Water storage :** Centralised UG sump with WTP (Min. requirement as per water test report)
2. **Rainwater harvesting :** Rainwater harvesting site
3. **STP :** Centralized Sewage Treatment Plant
4. **Safety :** CCTV surveillance cameras will be provided all around the building at pivotal locations in ground level
5. **Well defined walkway :** Walkway spaces well defined as per landscape design intent
6. **Security :** Security booth will be provided at the entrance/exit
7. **Compound wall :** Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent
8. **Landscape :** Suitable landscape at appropriate places in the project as per design intent
9. **Driveway :** Convex mirror for safe turning in driveway in / out
10. **External driveway flooring :** Interlocking paver block/equivalent flooring with demarcated driveway as per landscape design intent

Party Hall



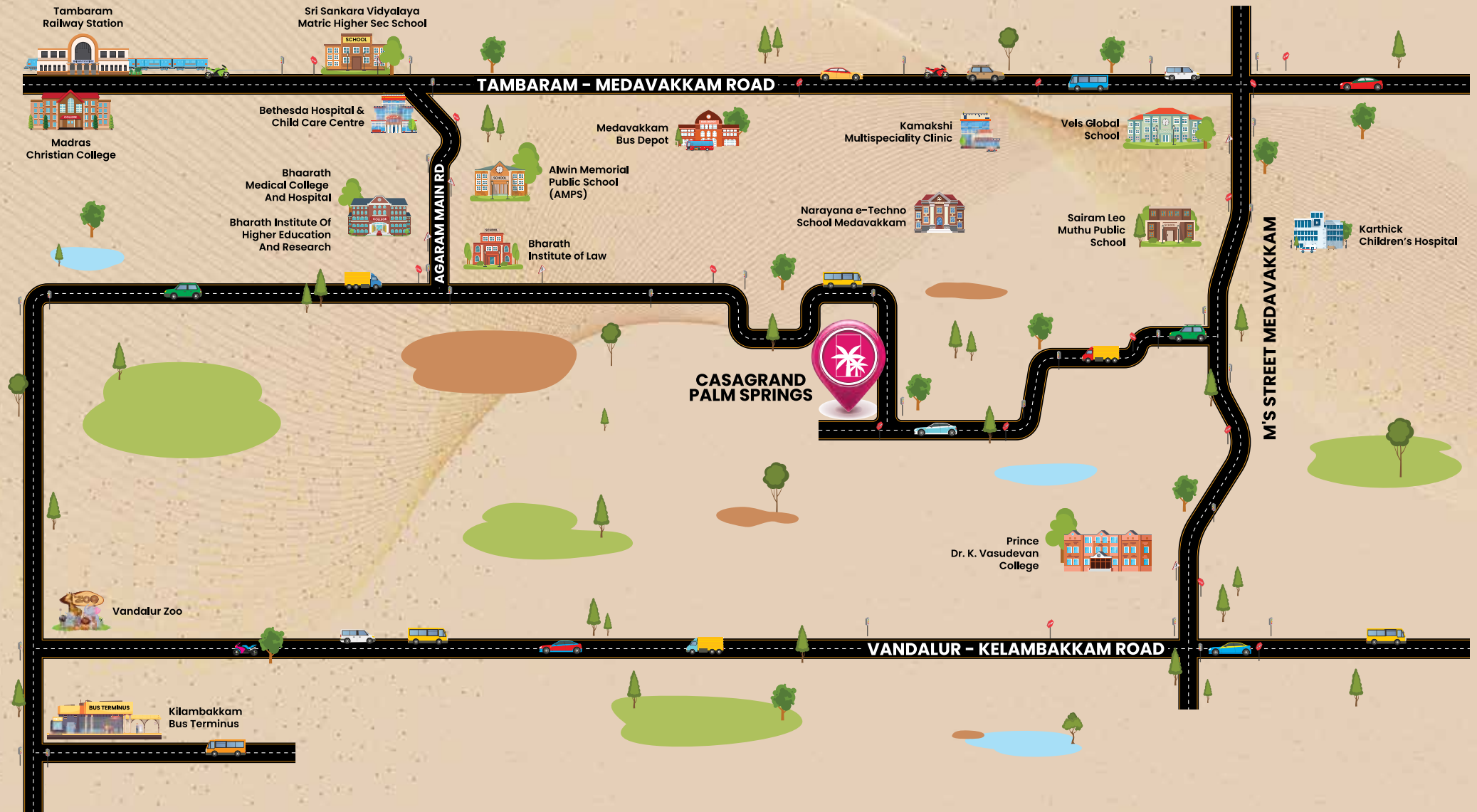


Play Area





## LOCATION MAP





## LOCATION ADVANTAGES

### Schools & Colleges

	Time
1. Zion International Public School	5 mins
2. Bhaarith Medical College And Hospital	5 mins
3. Bharath University	5 mins
4. Bharath Institute of Law	3 mins
5. Kendriya Vidyalaya No.1	10 mins
6. Tagore Medical College	12 mins
7. Kendriya Vidyalaya No.2	12 mins
8. FIITJEE Global School Chennai	10 mins
9. Madras Christian College	10 mins
10. VIT Chennai	15 mins

### Hospitals

1. Sri Meenachi Hospital	5 mins
2. Bethesda Hospital	8 mins
3. Chellam Hospital	8 mins
4. Dr.Kamakshi Multispeciality Clinic	11 mins
5. Tagore Hospitals	15 mins
6. VITC Health Centre	17 mins
7. Chettinad Hospital And Research Institute	18 mins

### Transportation and Entertainment Hubs

1. Vandaloor Zoo	15 mins
2. Marina Mall	15 mins
3. Phoenix Mall	17 mins
4. Grand Gallada Mall	17 mins
5. Kalaignar Centenary Bus Terminal (Kilambakkam)	17 mins
6. Kovalam ECR	18 mins

7. Chennai International Airport	18 mins
----------------------------------	---------

### Neighbouring Areas

1. Medavakkam	5 mins
2. Selaiyur	5 mins
3. Pallikaranai	10 mins
4. Tambaram	10 mins
5. Perumbakkam	15 mins
6. Velachery	15 mins
7. Vandalur	15 mins
8. Sholinganallur SEZ / ELCOT	17 mins
9. Perungalathur	15 mins
10. Siruseri SEZ	20 mins

## PAYMENT SCHEDULE

Advance	-	5%
Agreement Stage	-	45%
Commencement of Foundation	-	10%
Commencement of Basement Roof	-	7.5%
Commencement of Ground Floor Roof	-	7.5%
Commencement of 1st Floor Roof	-	7.5%
Commencement of 3rd Floor Roof	-	7.5%
Commencement of 5th Floor Roof	-	5.00%
Completion of Flooring Respective Unit	-	2.50%
Handing Over	-	2.50%
<b>Total</b>	<b>-</b>	<b>100%</b>







**CASAGRANT**  
building aspirations



**Buddy Neighbour Scheme**

**Refer & Earn**

Refer your family, friends or colleagues to a Casagrand home and get a chance to earn up to ₹2,00,000\*

To refer, call **93840 27974** or write to [referral@casagrand.co.in](mailto:referral@casagrand.co.in)

[www.cgreferral.com](http://www.cgreferral.com)

**GET ASSURED RENT ON YOUR CASAGRANT PROPERTY.**

**CASAGRANT RENT ASSURE**

Call **98841 99957**  
[www.cgrentassure.com](http://www.cgrentassure.com)

**CASAGRANT sellassure**  
selling casagrand home made easy



**WE'LL HELP YOU SELL.**

Casagrand introduces "SELLASSURE", a hassle-free resale solution for Casagrand Home Buyers. Understanding our customer's needs, we have enabled a one stop solution which creates the right exposure to listed properties, generates refined leads and ensures seamless closures.

Contact us at **99622 09500**  
[www.cgsellassure.com](http://www.cgsellassure.com) | [sellassure@casagrand.co.in](mailto:sellassure@casagrand.co.in)

**CASAGRANT**  
building aspirations

**CORPORATE OFFICE**

NPL Devi, New No. III, Old No. 59,  
LB Road, Thiruvanniyur, Chennai - 600 041.  
Ph: +91-44 4411 1111  
Mob: +91 89399 77577  
Fax: +91-44 4315 0512

**COIMBATORE OFFICE**

Sri Dwaraka, No. I-A,  
B.R. Nagar Main Road,  
Singanallur Post,  
Coimbatore - 641 005.  
Ph: +91 72993 70001

**BENGALURU OFFICE**

Salma Bizhouse, 34/1, 4th Floor,  
Meenakshi Avenue Road,  
Opp. Lakeside Hospital,  
Ulsoor Lake, Bengaluru - 560 042.  
Ph: +91 98844 59522

**DUBAI OFFICE**

4th Floor, Block-B,  
Business Village, Dubai,  
United Arab Emirates,  
PO Box. 183125.  
Ph: +971 565302759

[www.casagrand.co.in](http://www.casagrand.co.in)

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery show flat (the materials), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representation such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the materials are artists' impressions only and not representations of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. Measurements given for kitchen includes utility area also. All measurements for all rooms are in feet, inches and metres.