

CASAGRAN  
LINORE







**CASAGRAN**  
building aspirations





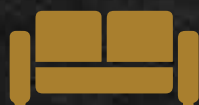
19 years of  
excellence



40000+  
Happy customers



140+  
Superior projects



38 Million sft. of  
living spaces



Chennai, Bengaluru,  
Coimbatore &  
Hyderabad

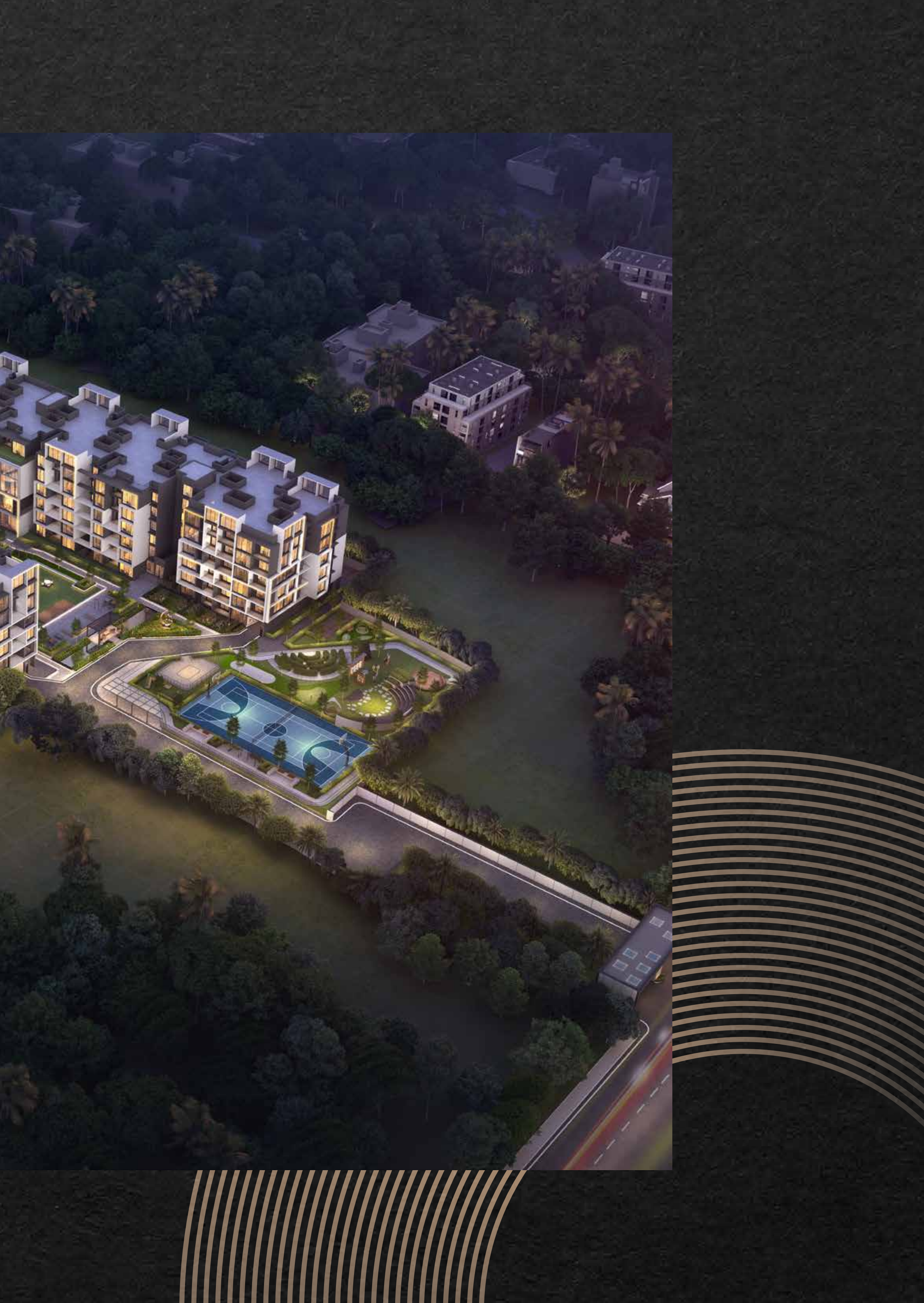


An aerial night-time photograph of a large, modern apartment complex. The building is illuminated from within, showing a grid-like structure with many lit windows and balconies. A central swimming pool is visible, surrounded by a deck and some landscaping. The complex is surrounded by dense greenery and trees. In the background, other buildings and a road are visible. The overall scene is dark, with the building's lights providing the main source of illumination.

# Experience awe in amazing community!

Prepare to be captivated by a community that exudes sophistication in its breathtaking design! Casagrand Linore sets the standard for luxury, boasting a contemporary facade, opulent five-star interiors, and an abundance of meticulously curated features and amenities. Immerse yourself in a living experience that transcends ordinary, delivering unparalleled excellence at every corner.







# Landmarks & Beyond

Positioned strategically, this residential masterpiece effortlessly blends with the rhythm of contemporary living, located in close proximity to major IT hubs, educational institutions, and lifestyle conveniences. Casagrand Linore doesn't just provide a home; it opens the door to a well-connected, dynamic lifestyle. Immerse yourself in the harmony of convenience and comfort at Casagrand Linore, where each day unfolds as a journey enriched by smooth connectivity.

## TRANSPORTATION

- |  |         |
|--|---------|
| • Upcoming Kattupakkam Metro Station                       | 5 Mins  |
| • Upcoming Kumananchavadi Metro Station                    | 5 Mins  |
| • Kattupakkam Bus Stop                                     | 5 Mins  |
| • Poonamallee Junction                                     | 5 Mins  |
| • Thiruverkadu Junction / Bus Stop                         | 7 Mins  |
| • Karayanchavadi Bus Stand                                 | 10 Mins |
| • Porur Junction / Bus Stop / Upcoming Porur Metro Station | 10 Mins |

## CORPORATES

- |                              |         |
|------------------------------|---------|
| • DLF Cyber City             | 15 Mins |
| • Jayanth Tech park          | 15 Mins |
| • L&T Infotech               | 15 Mins |
| • RMZ Tech park              | 15 Mins |
| • Ambattur Industrial Estate | 25 Mins |

## SCHOOLS

- |                            |        |
|----------------------------|--------|
| • Narayana Etechno school  | 5 Mins |
| • Pupil Public school      | 5 Mins |
| • Sana model school        | 5 Mins |
| • AVL matriculation school | 5 Mins |
| • Kalashetra school        | 5 Mins |

## COLLEGES

- |                                       |         |
|---------------------------------------|---------|
| • Saveetha Dental and Medical College | 5 Mins  |
| • ACS Medical College                 | 5 Mins  |
| • Saveetha Law School                 | 5 Mins  |
| • MGR University                      | 10 Mins |
| • Ramachandra University              | 10 Mins |

## HOSPITALS

- |                            |          |
|----------------------------|----------|
| • Saveetha Dental Hospital | 2-3 Mins |
| • ACS Hospital             | 5 Mins   |
| • Sri Ramachandra Hospital | 10 Mins  |
| • Apollo Hospital          | 10 Mins  |

## ENTERTAINMENT

- |                  |         |
|------------------|---------|
| • VR Mall        | 20 Mins |
| • 10 Square Mall | 20 Mins |
| • Chandra Mall   | 20 Mins |







Narayana  
Etenchno School  
CBSE

ACS Medical  
College and  
Hospital

Saveetha  
Dental College  
and Hospital



CASAGRAND  
LINORE

Arvind Eye  
Hospital

Raj Wedding  
Hall

SVV Kalayana  
Mandapam

Little Millenum  
Kattupakkam

SANA Model  
School

Hotel Phoenix

Upcoming  
Kumananchavadi  
Metro Station

SB  
nemas

D Mart

KIA Motors  
SVC Cars

IFB Point  
Kattupakkam

Upcoming  
Kattupakkam  
Metro Station

NAV Bharath  
Matric School







Welcome home











# Project Highlights

- 275 signature 2, 3 & 4 BHK residences with Contemporary elevation across 4.87-acres
  - Superior specs like gleaming Italian marble flooring, Digital Lock, High-end Sanitary Fittings and more
  - Bedrooms with 3x ventilation with Huge windows
  - Beautiful views of a 1.5-acre podium and lush green belt of 56,000 sft. to give an opportunity to be with nature
  - 70+ Amenities including 11,000 sft. Clubhouse with Double-height Lobby, 9400 sft. Swimming pool and more
  - A vehicle free podium designed for kids and senior citizen
- 





70+ Amenities

Casagrand Linore is a haven for those who believe life should be lived and lived well.









# Amenities to upscale your lifestyle

Enjoy 70+ recreational amenities, including double-height lobby and unique kid's features like jungle gyms, obstacle arenas and more. The community offers lush landscaping with shaded seating areas and opportunities for gardening. Senior-friendly amenities and social gathering spaces are available, along with outdoor fitness options. Swimming pool facilitated with Kids pool, Jacuzzi, In-pool day bed & Recessed seating, pet park, and convenient facilities like car wash and charging bays enhance resident comfort. Well-planned circulation ensures easy access, while rooftop seating offers leisure opportunities.







**OUTDOOR AMENITIES**

- Φ Drop off zone
- Φ Waiting lounge
- Φ Sculpture court
- Φ Multipurpose sports court
- Φ Amphitheatre
- Φ Outdoor gym
- Φ Maze garden
- Φ Skating rink
- Φ Leisure sit out zone
- Φ Mini golf
- Φ Tree house
- Φ Hammock zone
- Φ Jogging track / Walking track
- Φ Quiet nook
- Φ Pets park
- Φ Aroma garden
- Φ Birds bath
- Φ Bicycle rack & Bicycle track
- Φ Water pavilion
- Φ Party lawn
- Φ Barbeque corner
- Φ Senior citizen zone
- Φ Outdoor board game
- Φ Nanny’s pavilion
- Φ Reflexology walkway
- Φ Yoga deck
- Φ Hobby pavilion
- Φ Butterfly garden
- Φ Seating bay
- Φ Botanical garden
- Φ Tot lot
- Φ Kids jungle gym
- Φ Rock climbing wall
- Φ Sensory play area
- Φ Musical garden
- Φ Obstacle arena
- Φ Chalkboard wall
- Φ Science park
- Φ Sand pit
- Φ Traditional play
- Φ Interactive wall
- Φ DIY Garden
- Φ Car charging point
- Φ Car wash bay

**POOLSIDE AMENITIES**

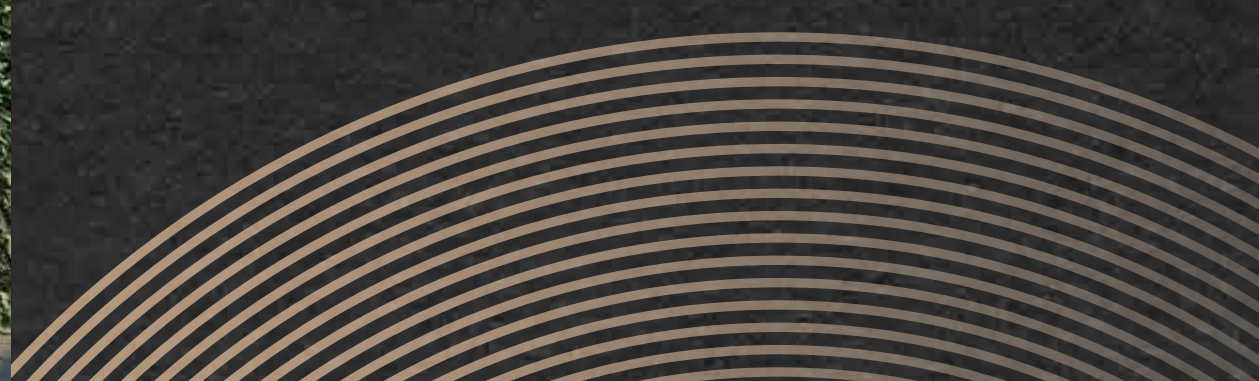
- Φ Swimming pool
- Φ Kids pool
- Φ In pool day bed
- Φ Recessed seating
- Φ Jacuzzi
- Φ Poolside lounge

**INDOOR AMENITIES**

- Φ Multipurpose hall
- Φ Home theatre
- Φ Indoor games
- Φ Kids play area
- Φ Kids library
- Φ Gym
- Φ Interactive workout
- Φ Crossfit corner
- Φ Adventure wall games
- Φ Mini play
- Φ Ball pit
- Φ Association room
- Φ Café
- Φ Creche
- Φ Convenio store
- Φ Interactive wall games
- Φ VR games
- Φ Video games
- Φ Game arcade
- Φ Driver / maid dormitory

**ROOF TOP AMENITIES**

- Φ Infinity walkway
- Φ Roof top party corner
- Φ Terrace sit out





70+ World Class Amenities





# Optimized space utilization

- Homes feature spacious layouts with ample bedrooms and bathrooms measuring at least 8'X5'. The open-plan living and dining areas maximize space, complemented by 8' tall windows and French doors for 3X ventilation.
- Each residence offers captivating views, with bedrooms and balconies facing either outdoors or internal podiums for optimal ventilation. All units include a dedicated utility space with a provision for a washing machine.
- All 4BHK units are designed with dedicated foyer, two balconies, and walk-in wardrobes in the master bedroom. Outdoor unit locations are carefully planned to avoid overlooking or obstructing other apartments, discreetly concealed to maintain the building's facade aesthetics.

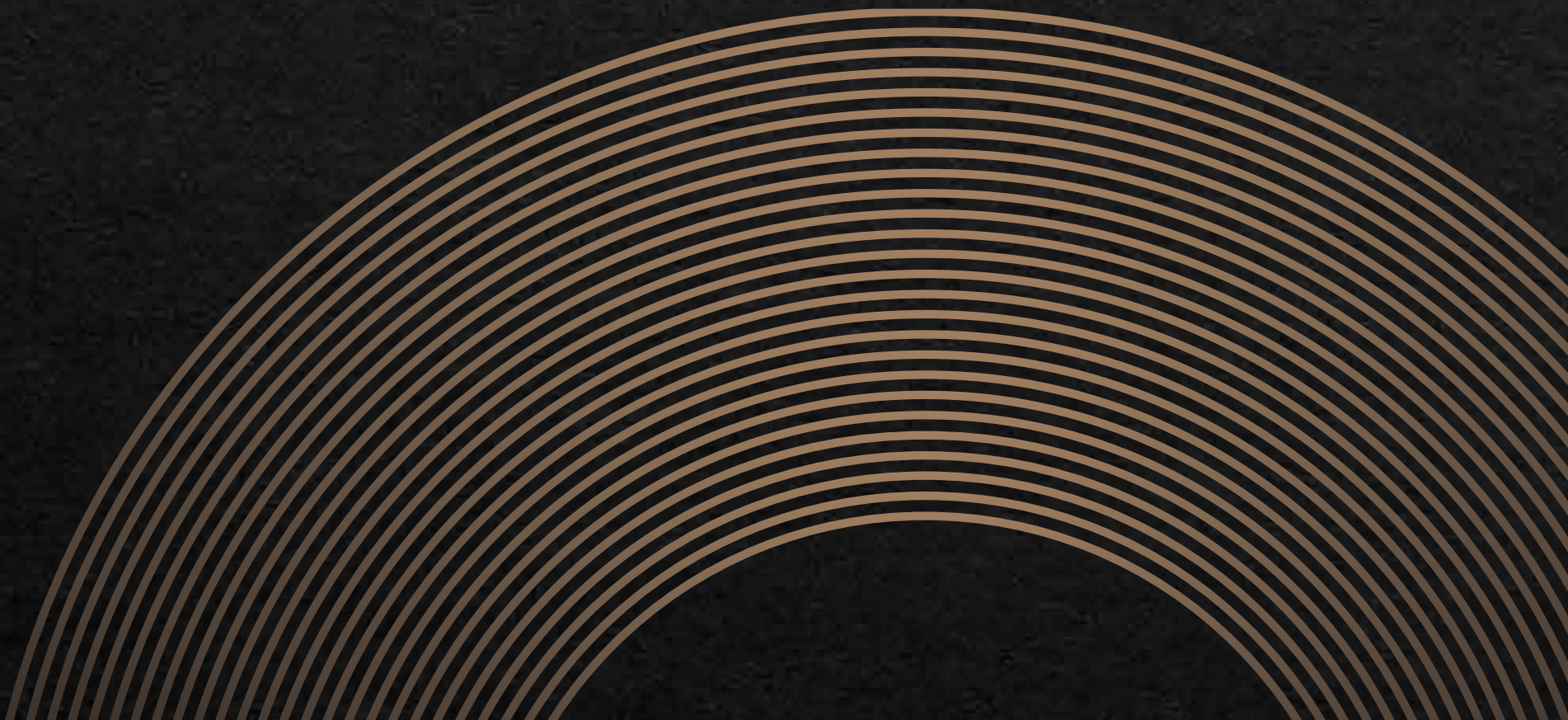
# Vaastu-compliant homes for positive living

Conscious design efforts ensure Vaastu compliance

- Entry doors face North or East.
- Kitchens are located in Southeast or Northwest.
- Bedrooms are positioned in the Southwest.
- No toilets in the Northeast.
- No bed headboards in the North.

# Superior Specifications in every Inch

Veneer-finished grand main door enhances home's welcoming ambiance. Crafted with Italian marble flooring in living and dining areas, convenient digital lock system, smart pullout tap in kitchen for ease of use, ceiling-mounted cloth drying hangers in balcony areas, premium American Standard/Kohler fittings in bathrooms and kitchens. Our luxurious master bathrooms feature shower panel with rain shower and hand shower, counter mount wash basin, glass cubicle, 2 feet trench drain and granite flooring in shower area. to offer a luxurious experience.





# Experience the epitome of luxury at our exquisite Clubhouse of 11,000 sft.

Casagrand Linore features a fully equipped clubhouse boasting top-notch amenities. Equipped with cafeteria, multipurpose party hall, gym, yoga space, indoor kid's play area, video games room and many more. Exclusive facilities include a lavish gym, creche, kid's library, adventure wall games, also various indoor games like snooker, table tennis, foosball, arcade games, and board games for teens and adults.











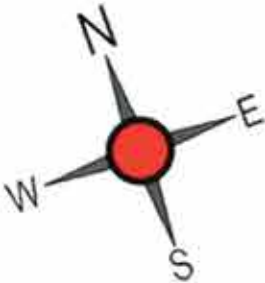




# Site Plan & Floor Plan



# Site Plan





## OUTDOOR AMENITIES

1. Drop off zone
2. Waiting lounge
3. Sculpture court
4. Multipurpose sports court
5. Amphitheatre
6. Outdoor gym
7. Maze garden
8. Skating rink
9. Leisure sit out zone
10. Mini golf
11. Tree house
12. Hammock zone
13. Jogging track / Walking track
14. Quiet nook
15. Pets park
16. Aroma garden
17. Birds bath
18. Bicycle rack & Bicycle track
19. Water pavilion
20. Party lawn
21. Barbeque corner
22. Senior citizen zone
23. Outdoor board game
24. Nanny's pavilion
25. Reflexology walkway
26. Yoga deck
27. Hobby pavilion
28. Butterfly garden
29. Seating bay
30. Botanical garden
31. Tot lot
32. Kids jungle gym
33. Rock climbing wall
34. Sensory play area
35. Musical garden
36. Obstacle arena
37. Chalkboard wall
38. Science park
39. Sand pit
40. Traditional play
41. Interactive wall
42. DIY Garden
43. Car charging point
44. Car wash bay

## POOLSIDE AMENITIES

45. Swimming pool
46. Kids pool
47. In pool day bed
48. Recessed seating
49. Jacuzzi
50. Poolside lounge

## INDOOR AMENITIES

51. Multipurpose hall
52. Home theatre
53. Indoor games
54. Kids play area
55. Kids Library
56. Gym
57. Interactive workout
58. Crossfit corner
59. Adventure wall games
60. Mini play
61. Ball pit
62. Association room
63. Café
64. Creche
65. Convenio store
66. Interactive wall games
67. VR games
68. Video games
69. Game arcade
70. Driver / maid dormitory

## ROOF TOP AMENITIES

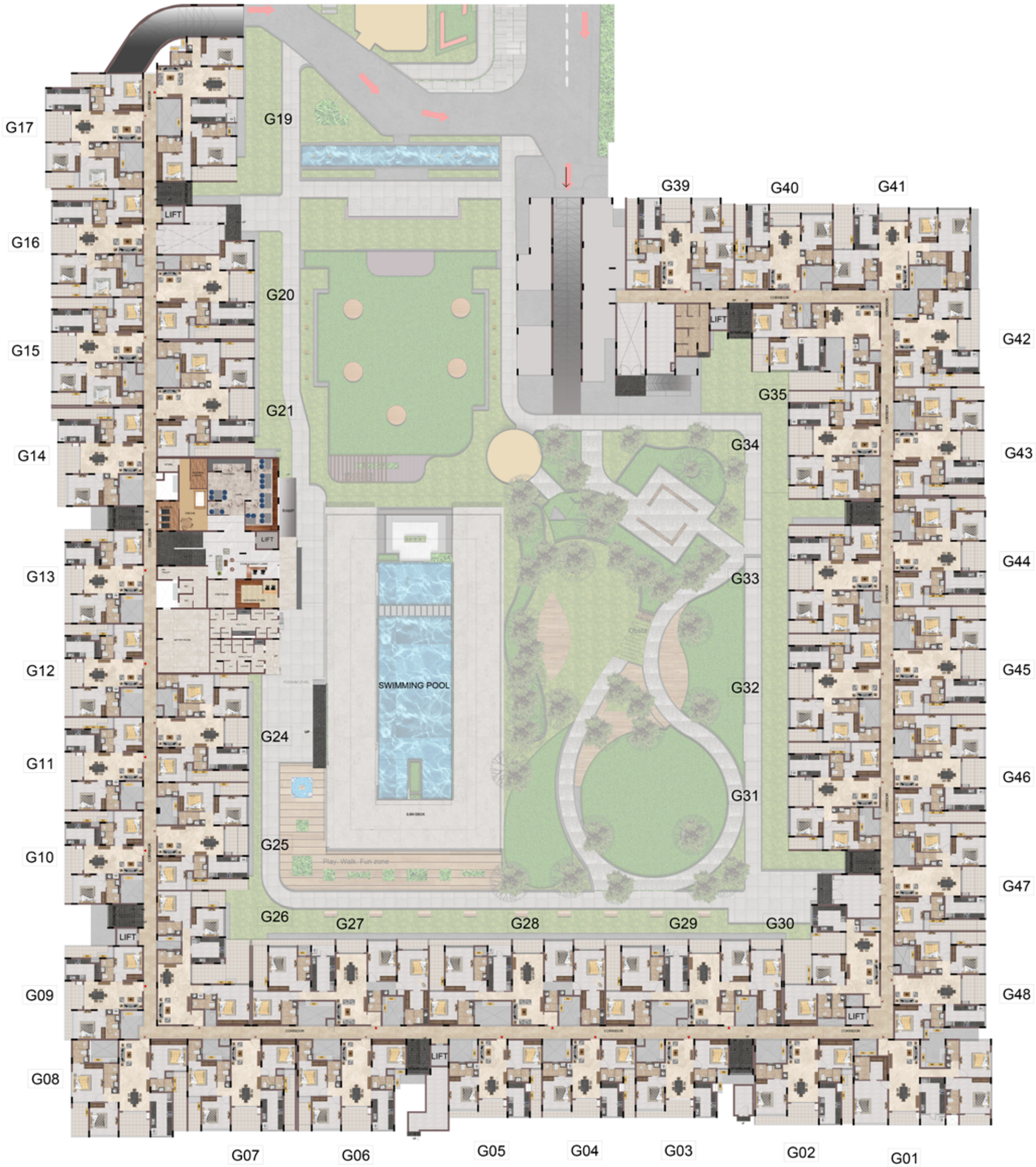
71. Infinity walkway
72. Roof top party corner
73. Terrace sit out







# Floor Plan



Ground Floor Plan



# Floor Plan



First Floor Plan



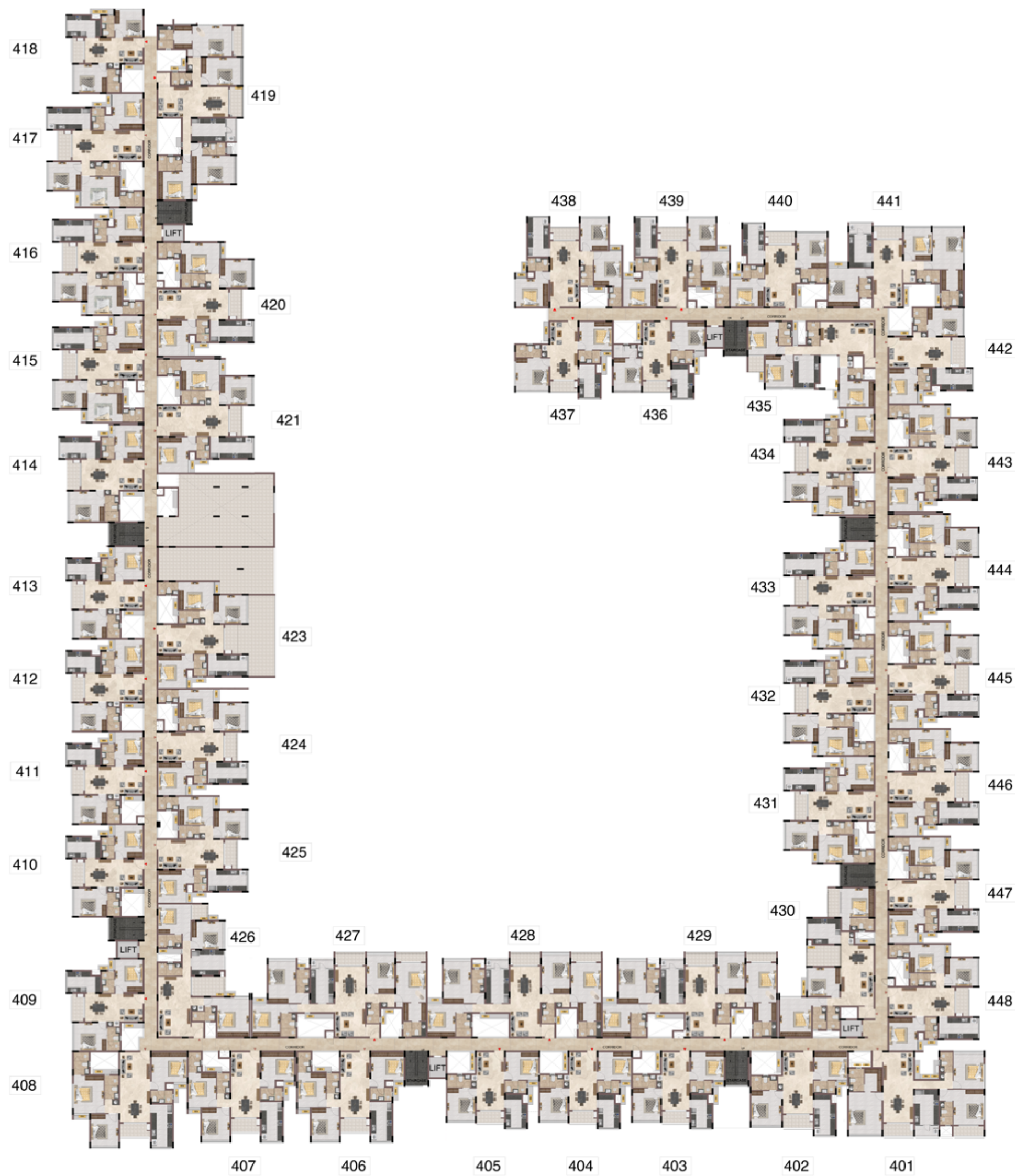
# Floor Plan



Second & Third Floor Plan



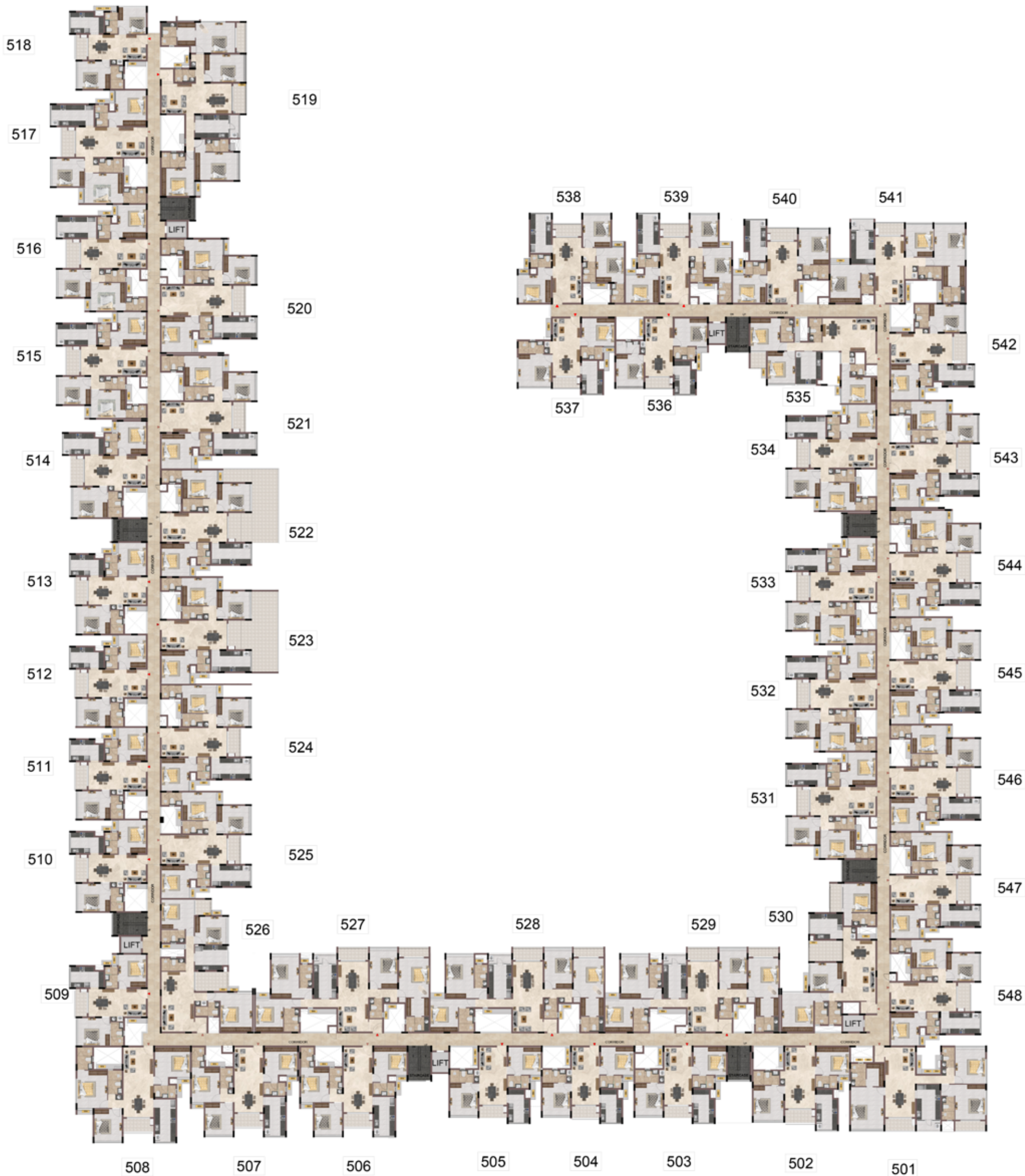
# Floor Plan



Fourth Floor Plan

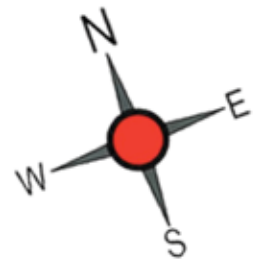


# Floor Plan



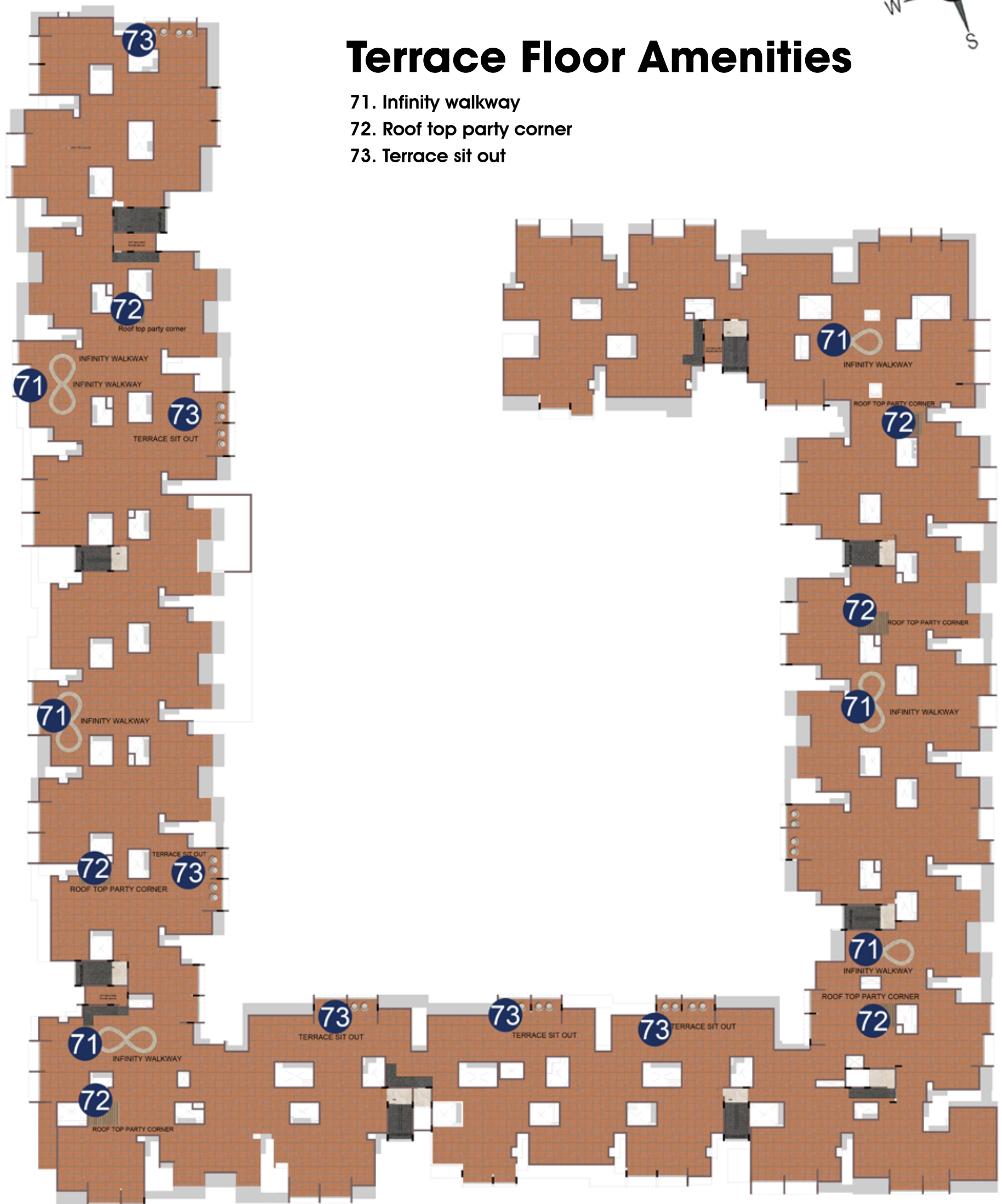
Fifth Floor Plan






## Terrace Floor Amenities

- 71. Infinity walkway
- 72. Roof top party corner
- 73. Terrace sit out



## Terrace Floor Plan

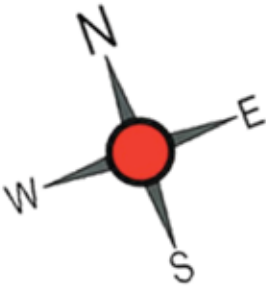




# Unit Plans



1 & 2 BHK

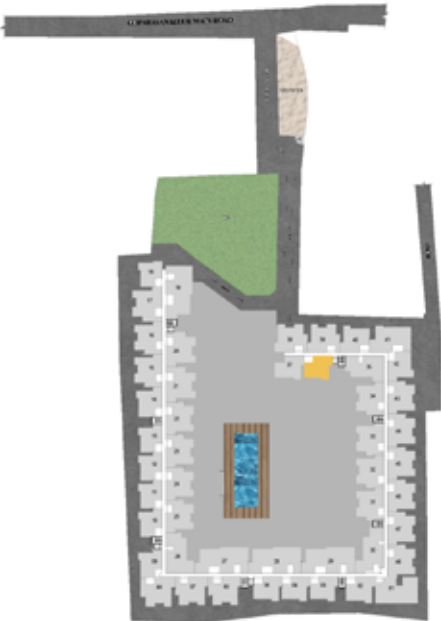


TYPICAL FLOOR (2ND TO 5TH)



GROUND FLOOR

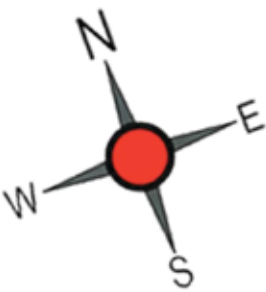
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	136	566	46	612	873	-
Tower-1	236-536	777	46	823	1172	-



KEY PLAN



2 BHK



TYPICAL FLOOR (1ST TO 5TH)

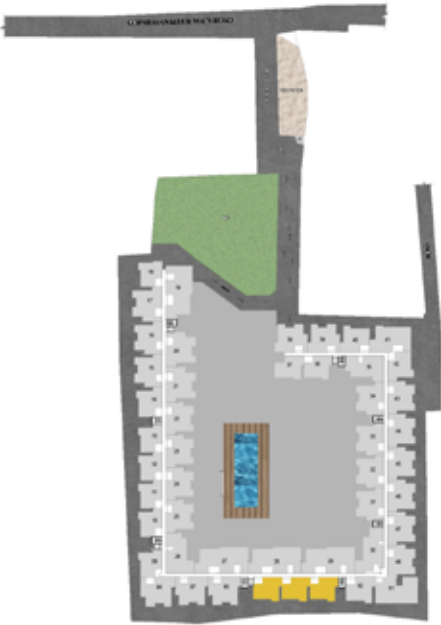


GROUND FLOOR-G04 & G05



GROUND FLOOR-G03

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G03	777	46	823	1169	58
Tower-1	G04 & G05	777	46	823	1169	116 & 115
Tower-1	103-503	777	46	823	1169	-
Tower-1	104-504	777	46	823	1169	-
Tower-1	105-505	777	46	823	1169	-



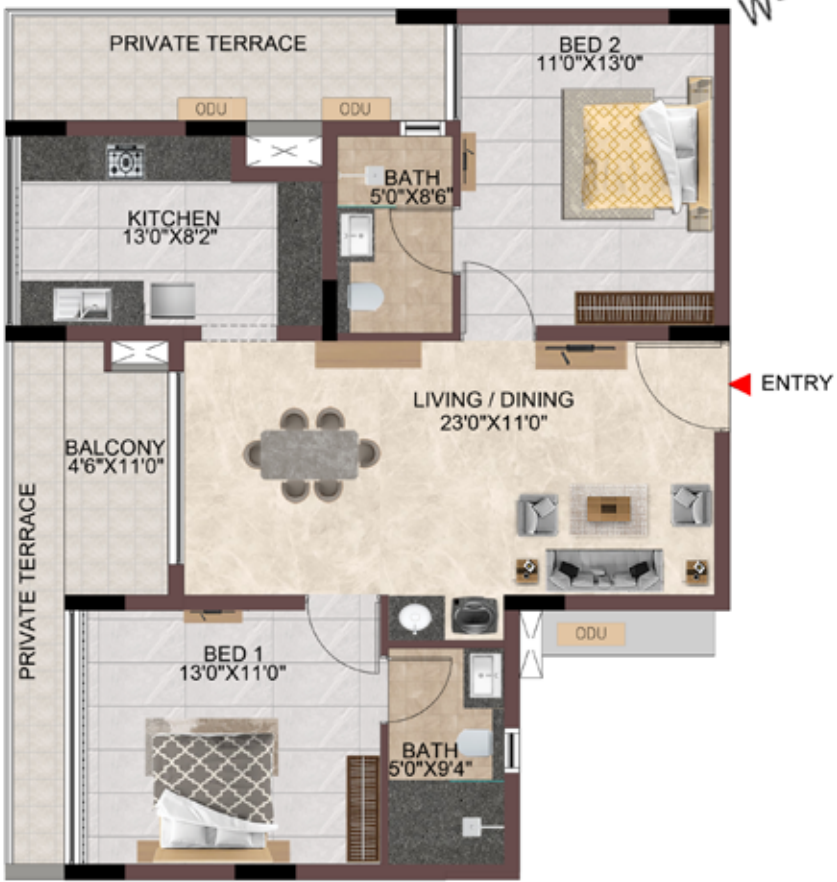
KEY PLAN



# 2 BHK



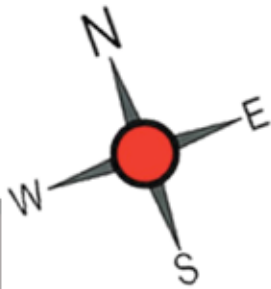
TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR G13



GROUND FLOOR G10,G11&G12



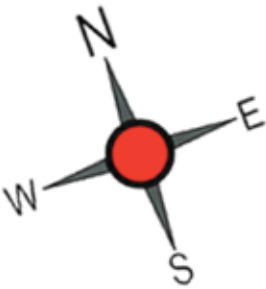
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G10,G11&G12	777	46	823	1169	117,122 & 116
Tower-1	G13	777	46	823	1169	127
Tower-1	110-510	777	46	823	1169	-
Tower-1	111-511	777	46	823	1169	-
Tower-1	112-512	777	46	823	1169	-
Tower-1	113-513	777	46	823	1169	-



KEY PLAN



# 2 BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

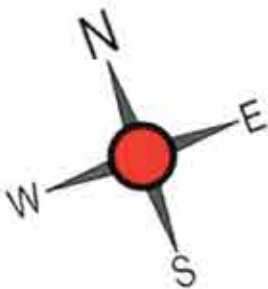


KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G09	777	46	823	1170	127
Tower-1	109-509	777	46	823	1170	-



2 BHK

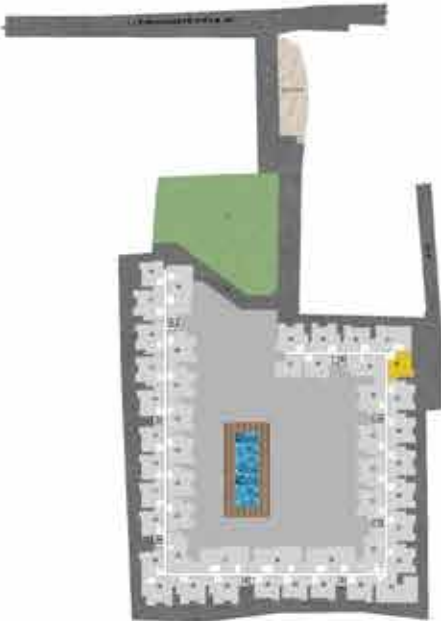


TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

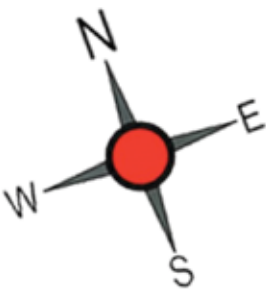
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G42	868	56	924	1293	176
Tower-1	142-542	868	56	924	1293	-



KEY PLAN



2 BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

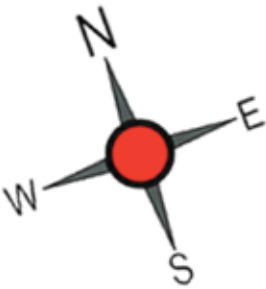
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G40	879	56	935	1303	164
Tower-1	140-540	879	56	935	1303	-



KEY PLAN



2 BHK

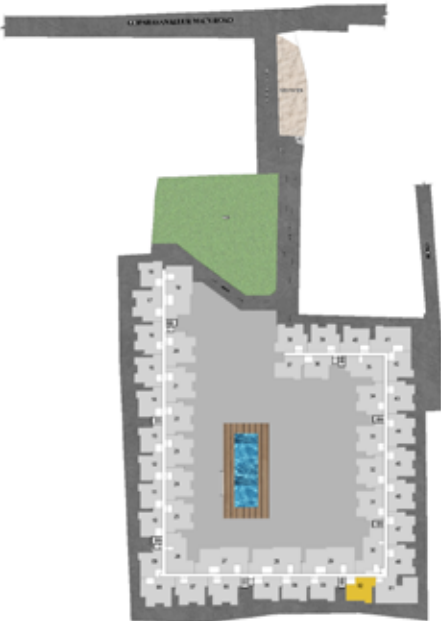


TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

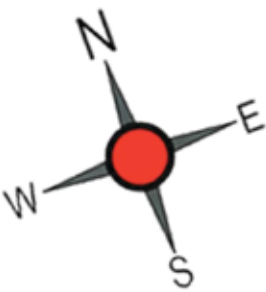
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G02	879	56	935	1316	156
Tower-1	102-502	879	56	935	1316	-



KEY PLAN



2 BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

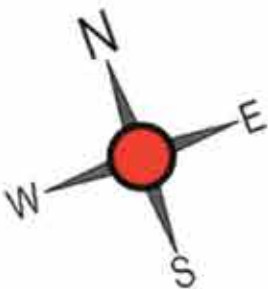
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G14	879	56	935	1320	183
Tower-1	114-514	879	56	935	1320	-



KEY PLAN



2 BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

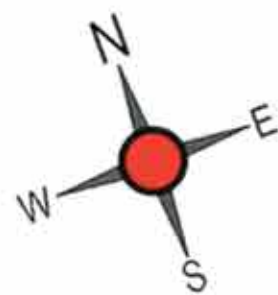
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G20	971	56	1027	1448	184
Tower-1	120	971	56	1027	1448	-



KEY PLAN



# 2 & 3 BHK

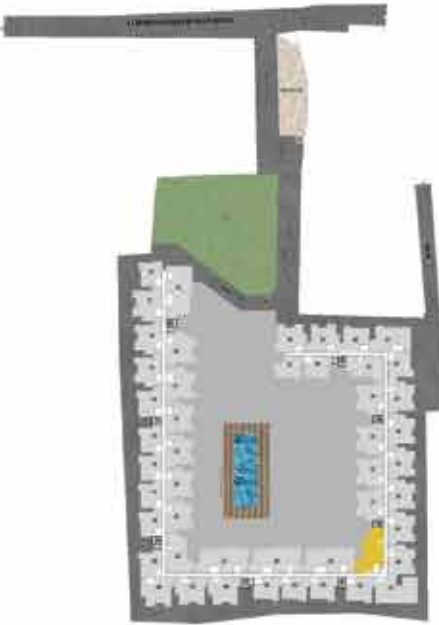


GROUND FLOOR



TYPICAL FLOOR (1ST TO 5TH)

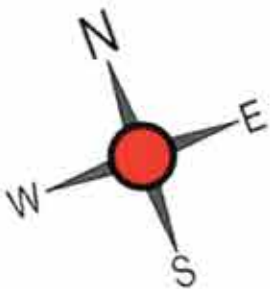
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G30	1003	110	1113	1567	183
Tower-1	130-530	1232	167	1399	1982	-



KEY PLAN



# 3 BHK

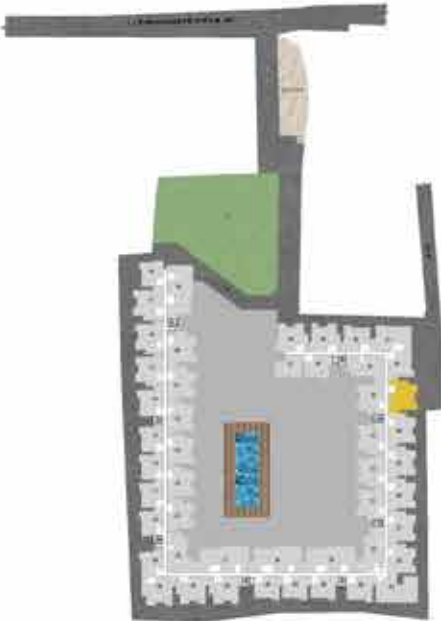


TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

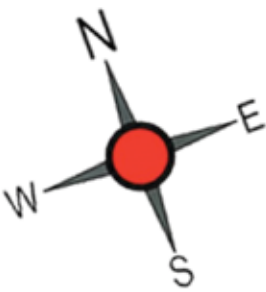
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G43	1069	54	1123	1581	192
Tower-1	143-543	1069	54	1123	1581	-



KEY PLAN



# 2 & 3 BHK

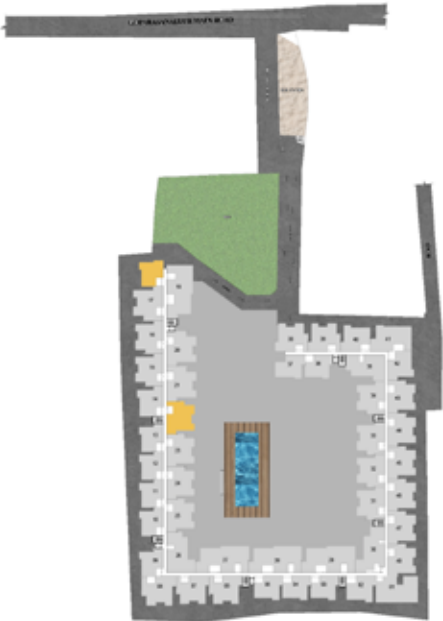


FIFTH FLOOR - 522



TYPICAL FLOOR 118 TO 518

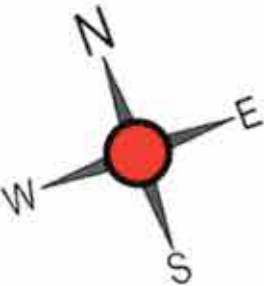
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	522	1082	54	1136	1593	432
Tower-1	118-518	722	41	763	1086	-



KEY PLAN



# 3 BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

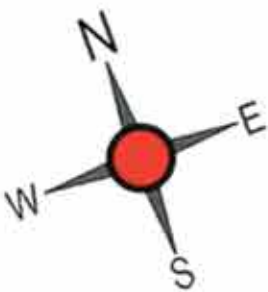
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G48	1081	54	1135	1593	108
Tower-1	148-548	1081	54	1135	1593	-



KEY PLAN



3 BHK

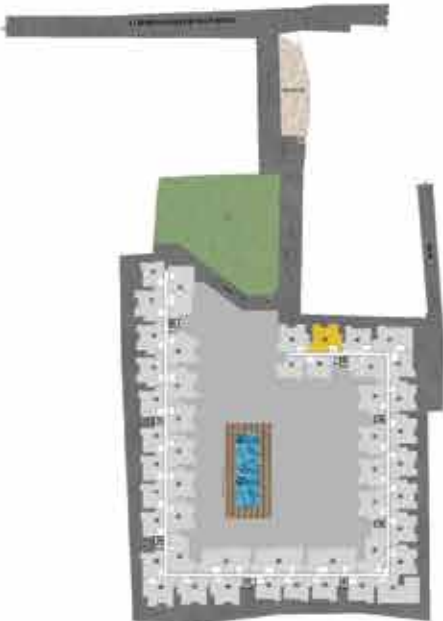


TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

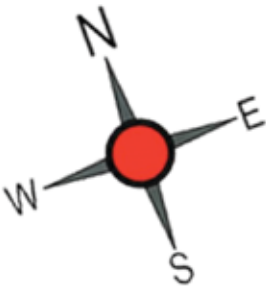
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G39	1081	54	1135	1594	196
Tower-1	139-539	1081	54	1135	1589	-



KEY PLAN



# 2 & 3 BHK



TYPICAL FLOOR -138 TO 538



TYPICAL FLOOR -137 TO 537

Tower	Unit No.	Carpets area (sqft)	Balcony area (sqft)	Total carpets area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	138-538	1081	54	1135	1596	-
Tower-1	137-537	815	46	861	1225	-



KEY PLAN



# 3 BHK

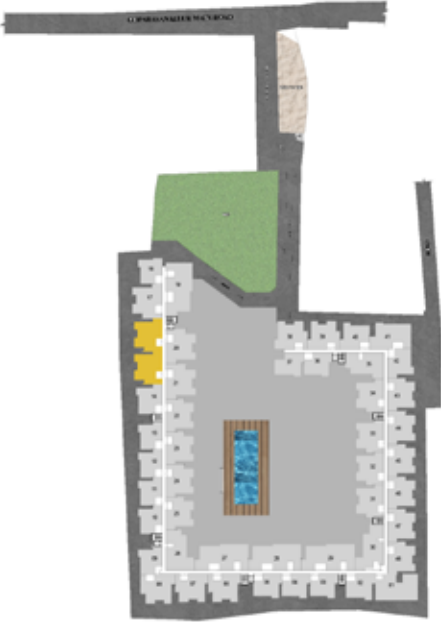


TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

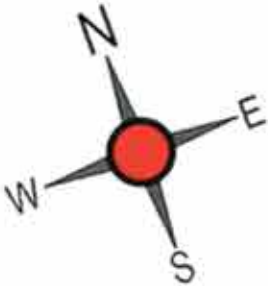
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G15	1081	54	1135	1597	198
Tower-1	G16	1081	54	1135	1593	193
Tower-1	115-515	1081	54	1135	1597	-
Tower-1	116-516	1081	54	1135	1593	-



KEY PLAN



3 BHK

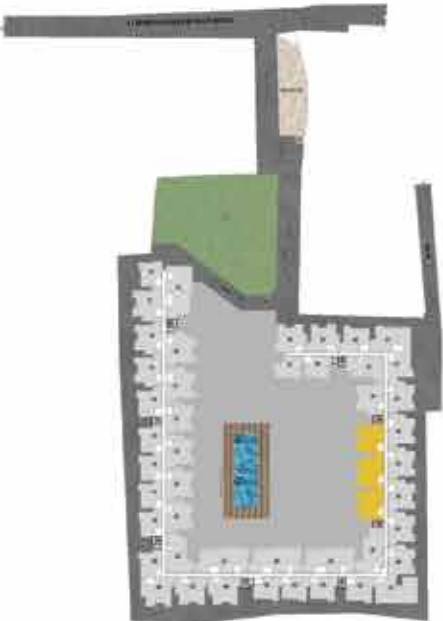


TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

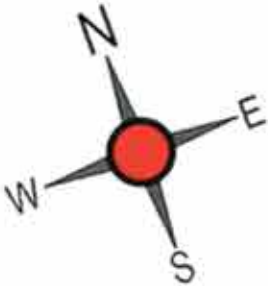
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G31 & G33	1081	54	1135	1597	198
Tower-1	G32	1081	54	1135	1592	194
Tower-1	131 TO 531	1081	54	1135	1597	-
Tower-1	132 TO 532	1081	54	1135	1592	-
Tower-1	133 TO 533	1081	54	1135	1597	-



KEY PLAN



3 BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

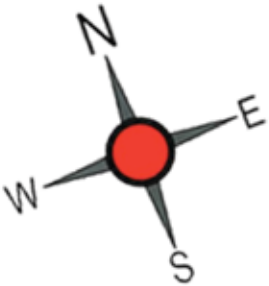
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G34	1081	54	1135	1597	201
Tower-1	134-534	1081	54	1135	1597	-



KEY PLAN



3 BHK



FOURTH FLOOR



FIFTH FLOOR

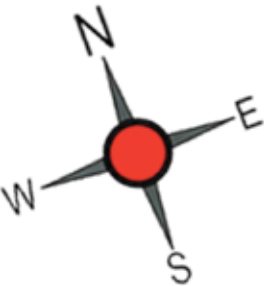
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	423	1081	54	1135	1597	408
Tower-1	523	1081	54	1135	1592	-



KEY PLAN



# 3 BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

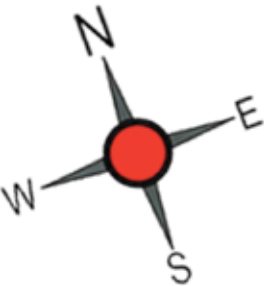
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G24	1081	54	1135	1597	191
Tower-1	G25	1081	54	1135	1593	199
Tower-1	124-324	1081	54	1135	1597	-
Tower-1	424-524	1081	54	1135	1593	-
Tower-1	125-525	1081	54	1135	1593	-



KEY PLAN



3 BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

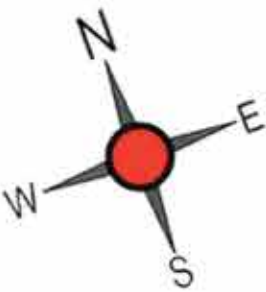
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G44	1081	54	1135	1597	198
Tower-1	G45	1081	54	1135	1592	194
Tower-1	G46	1081	54	1135	1592	194
Tower-1	G47	1081	54	1135	1592	194
Tower-1	144-544	1081	54	1135	1597	-
Tower-1	145-545	1081	54	1135	1592	-
Tower-1	146-546	1081	54	1135	1592	-
Tower-1	147-547	1081	54	1135	1592	-



KEY PLAN



3 BHK



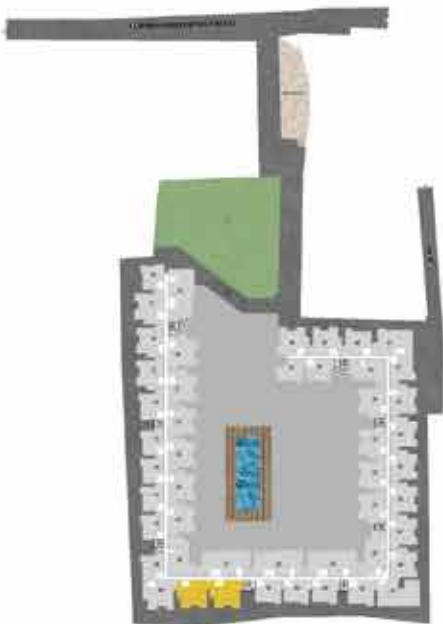
TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR-G07



GROUND FLOOR-G06

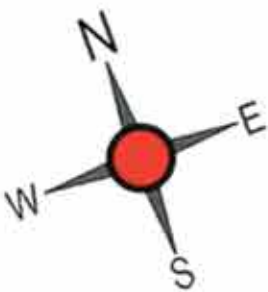


KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G06	1081	54	1135	1604	112
Tower-1	G07	1081	54	1135	1598	205
Tower-1	106-506	1081	54	1135	1604	-
Tower-1	107-507	1081	54	1135	1598	-



3 BHK

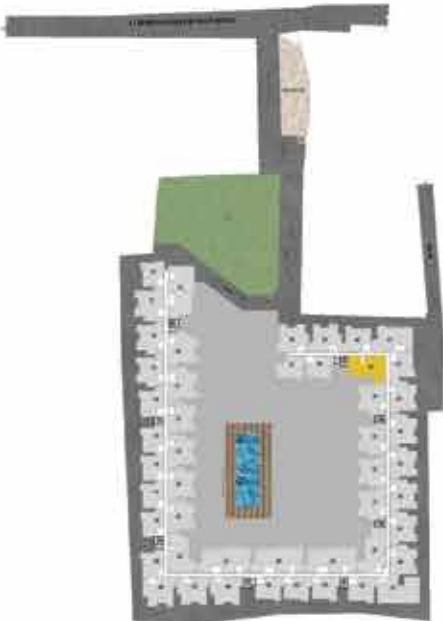


TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

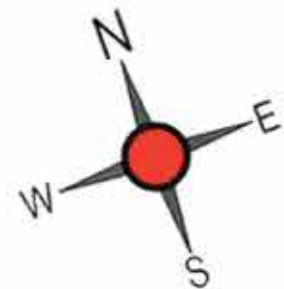
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G35	1141	131	1272	1772	191
Tower-1	135-535	1141	131	1272	1772	-



KEY PLAN



3 BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G17	1214	56	1270	1779	199
Tower-1	117-517	1214	56	1270	1779	-



KEY PLAN



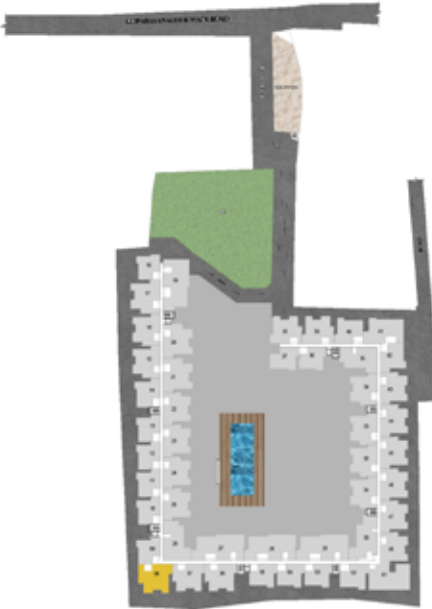
# 3 BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

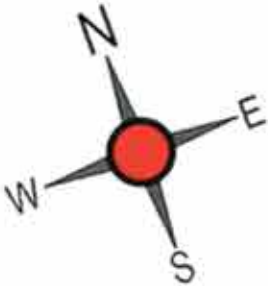


KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G08	1214	56	1270	1780	238
Tower-1	108-508	1214	56	1270	1780	-



3 BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

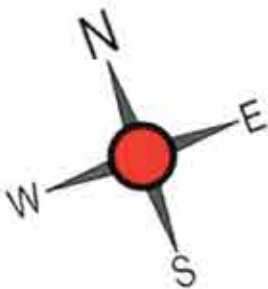
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G21	1214	56	1270	1786	246
Tower-1	220-520	1214	56	1270	1786	-
Tower-1	121-521	1214	56	1270	1786	-



KEY PLAN



3 BHK

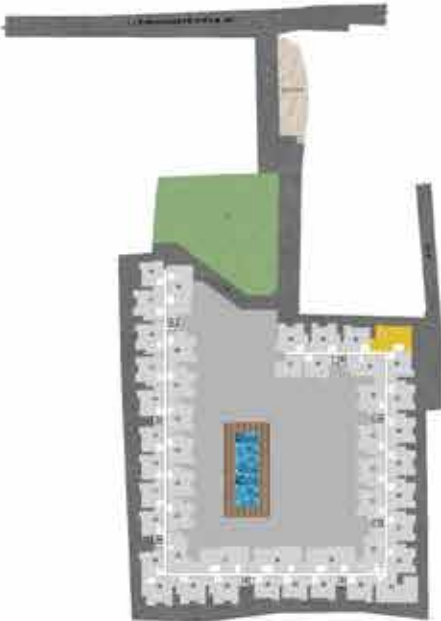


TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

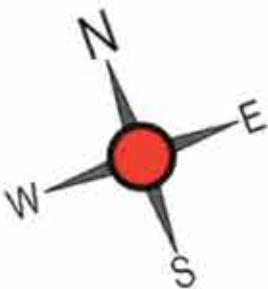
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G41	1347	51	1398	1927	121
Tower-1	141-541	1347	51	1398	1927	-



KEY PLAN



# 3 & 4 BHK



GROUND FLOOR



TYPICAL FLOOR (1ST TO 5TH)

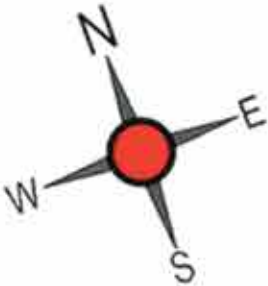
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G19	1356	64	1420	1949	99
Tower-1	119-519	1718	112	1830	2498	-



KEY PLAN



3 BHK

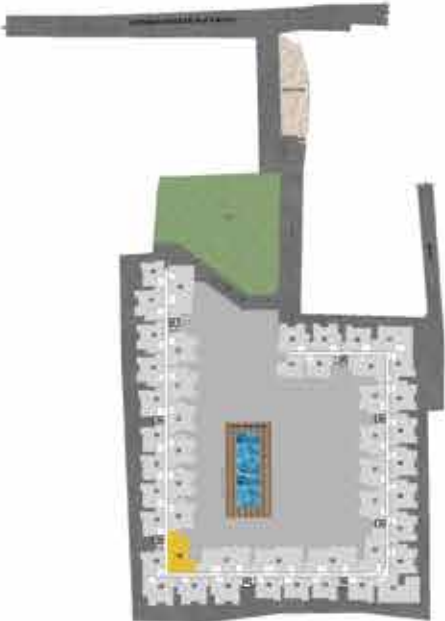


GROUND FLOOR



TYPICAL FLOOR (1ST TO 5TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G26	1239	142	1381	1969	205
Tower-1	126-526	1239	142	1381	1969	-



KEY PLAN



3 BHK

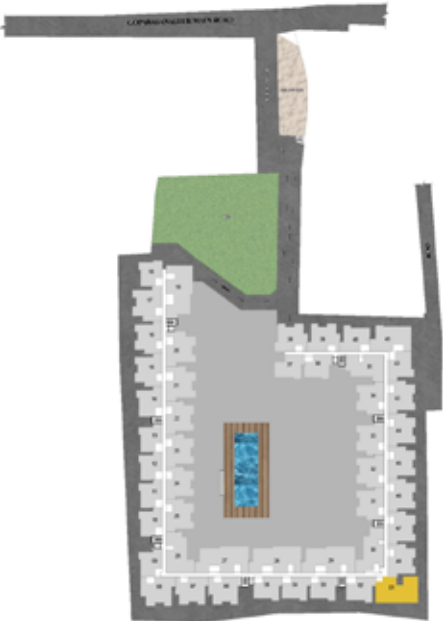


TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

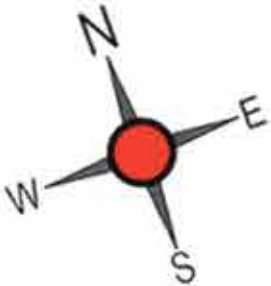
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G01	1466	102	1568	2141	-
Tower-1	101-501	1466	102	1568	2141	-



KEY PLAN



4 BHK

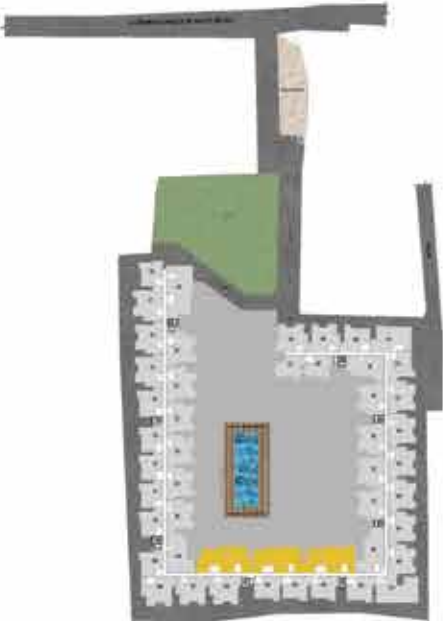


TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G27 & 29	1718	112	1830	2512	183 & 171
Tower-1	G28	1718	112	1830	2506	171
Tower-1	127-527	1718	112	1830	2512	-
Tower-1	128-528	1718	112	1830	2506	-
Tower-1	129-529	1718	112	1830	2512	-



KEY PLAN

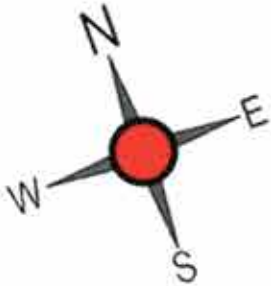


The background of the image consists of numerous concentric circles in a light brown or tan color, centered on a dark charcoal or black background. The circles vary in radius, creating a tunnel-like or ripple effect that draws the eye towards the center.

# Clubhouse Plans



# Clubhouse



GROUND FLOOR PLAN

- INDOOR AMENITIES**
- 63.CAFÉ
  - 64.CRECHE
  - 65.CONVENIO STORE



KEY PLAN



# Clubhouse



FIRST FLOOR PLAN

## INDOOR AMENITIES

- 53.INDOOR GAMES
- 54.KIDS PLAY AREA
- 55.KIDS LIBRARY
- 59.ADVENTURE WALL GAMES

- 60.MINI PLAY
- 61.BALL PIT
- 62.ASSOCIATION ROOM

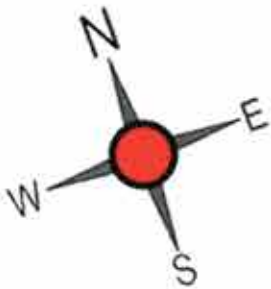
- 66.INTERACTIVE WALL GAMES
- 67.VR GAMES
- 68.VIDEO GAMES
- 69.GAME ARCADE



KEY PLAN



# Clubhouse



SECOND FLOOR PLAN

**INDOOR AMENITIES**

- 51.MULTIPURPOSE HALL
- 52.HOME THEATRE
- 56.GYM
- 57.INTERACTIVE WORKOUT
- 58.CROSSFIT CORNER



KEY PLAN











STRUCTURE

STRUCTURAL SYSTEM	RCC Framed structure designed for seismic compliant (Zone - 3)
MASONRY	200mm for external walls & 100mm for internal walls
FLOOR-FLOOR HEIGHT (INCL. SLAB)	Will be maintained at 2950mm

WALL / CEILING FINISH

INTERNAL WALLS	Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
CEILING	Finished with 2 coats of putty, 1 coat of primer & 2 coats of Tractor emulsion
EXTERIOR WALLS	Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect design
BATHROOM	Ceramic Tile up to 2250mm height of size 300mmx600mm & above false ceiling will be finished with a coat of primer
KITCHEN	Ceramic wall tile of size 600mmx600mm for a height of 600mm above the counter top finished level
TOILET CEILING	Grid type false ceiling

FLOOR FINISH WITH SKIRTING

LIVING & DINING	Italian marble flooring
BEDROOM & KITCHEN	Vitrified tile of size 1200mmx600mm
BATHROOM	Anti-skid tiles of size 300mmx300mm
BALCONY & PRIVATE TERRACE	Anti-skid tiles of size 600mmx600mm

KITCHEN & DINING

KITCHEN	Platform will be finished with granite slab of 600mm wide at height of 850mm from the finished floor level
HOB POINT	Point provided in the kitchen.
ELECTRICAL POINT	For chimney & water purifier
SINK	Single bowl SS sink with drain board and pullout faucet
DINING	Granite counter with designer bowl washbasin.

BALCONY HANDRAIL

CLOTH DRYING CLAMP	MS handrail as per architect's design
	Cloth drying clamp in balcony

WINDOWS WINDOWS

FRENCH DOORS	Aluminium powder coated frame and doors with toughened glass without grill
VENTILATORS	Aluminium powder coated frame of fixed louvered / open-able shutter for ODU access (wherever applicable)



## BATHROOMS

### SANITARY FIXTURE & CP FITTINGS

#### BATHROOM 1

Kohler/American Standard/ equivalent

Wall mounted WC with cistern, Health faucet, Single lever diverter, Shower panel with rain shower and hand shower, counter mount wash basin, glass partition with door, 2 feet trench drain and granite flooring in shower area

#### OTHER BATHROOMS

Wall mounted WC with cistern, Health faucet, Single lever diverter, Rain shower, counter mount wash basin, glass partition in shower area and pest free drain

## JOINERY

### MAIN DOOR

Good quality full jamb door frame of size 1200x2300mm with veneer finish shutter and decorative side panel

Ironmongeries like Digital door lock of Yale /equivalent, tower bolts, door viewer, safety latch, magnetic catcher, etc.,

### BEDROOM DOORS

Good quality full jamb door frame with double side laminated shutter of size 1000x2300mm

Ironmongeries like Godrej or equivalent lock, door bush, tower bolt & magnetic catcher, etc.,

### BATHROOM DOORS

Good quality full jamb door frame with double side laminated shutter of Size900x2300mm with water proof layer on the inner side

Ironmongeries like one side coin & thumb turn lock of Godrej / equivalent without key, tower bolt & door bush, etc.,

## ELECTRICAL POINTS

### POWER SUPPLY

3 PHASE power supply connection

### SAFETY DEVICE

MCB & RCCB (Residential Current Circuit breaker)

### SWITCHES & SOCKETS

Modular box, modular switches & sockets of Schneider / Anchor Legrand 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 & all the bedroom

### DATA

Point in Living & Bed 1

### USB POINT

Point in Living & Bed 1

### FOOT LAMP

Foot lamp in all the bedrooms

### OUTDOOR SOCKET

6Amp outdoor socket in balcony area

### SPLIT- AIR CONDITIONER

Split AC point will be provided in the living / Dining and in all bedrooms

### EXHAUST FAN

Point provided in all bathrooms.

### GEYSER

Point will be provided in all bathrooms

### BACK-UP

1BHK-350W, 2BHK-400W, 3BHK-500W, 4BHK-650W















**SPECIFICATIONS COMMON TO BUILDING COMPLEX**

LIFT	Automatic lift will be provided with MS Finish
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 ground floor
LIFT FASCIA	Granite/ equivalent cladding at all 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 with enamel paint finish in all floors
TERRACE FLOOR	Pressed tile flooring
TERRACE DOORS	Good quality door frame with FRP shutters of size 900 X 2100mm with paint finish Ironmongeries like thumb turn lock of Godrej or equivalent, door closure & tower bolt, etc.,

**OUTDOOR FEATURES**

WATER STORAGE	Centralized UG sump with WTP (Min. requirement as per water test report)
RAIN WATER HARVEST	Rain water harvesting site (As per site condition)
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 with MY Gate App.
COMPOUND WALL	Site perimeter fenced by compound wall with 1500mm height and 600mm barbed wire fence with entry gates as per design intent from finished ground level.
LANDSCAPE	Suitable landscape at appropriate places in the project as per design intent
DRIVEWAY	Convex mirror for safe turning in driveway in / out
EXTERNAL DRIVEWAY	Interlocking paver block / or equivalent flooring with demarcated driveway as per landscape design intent.



# Awards





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



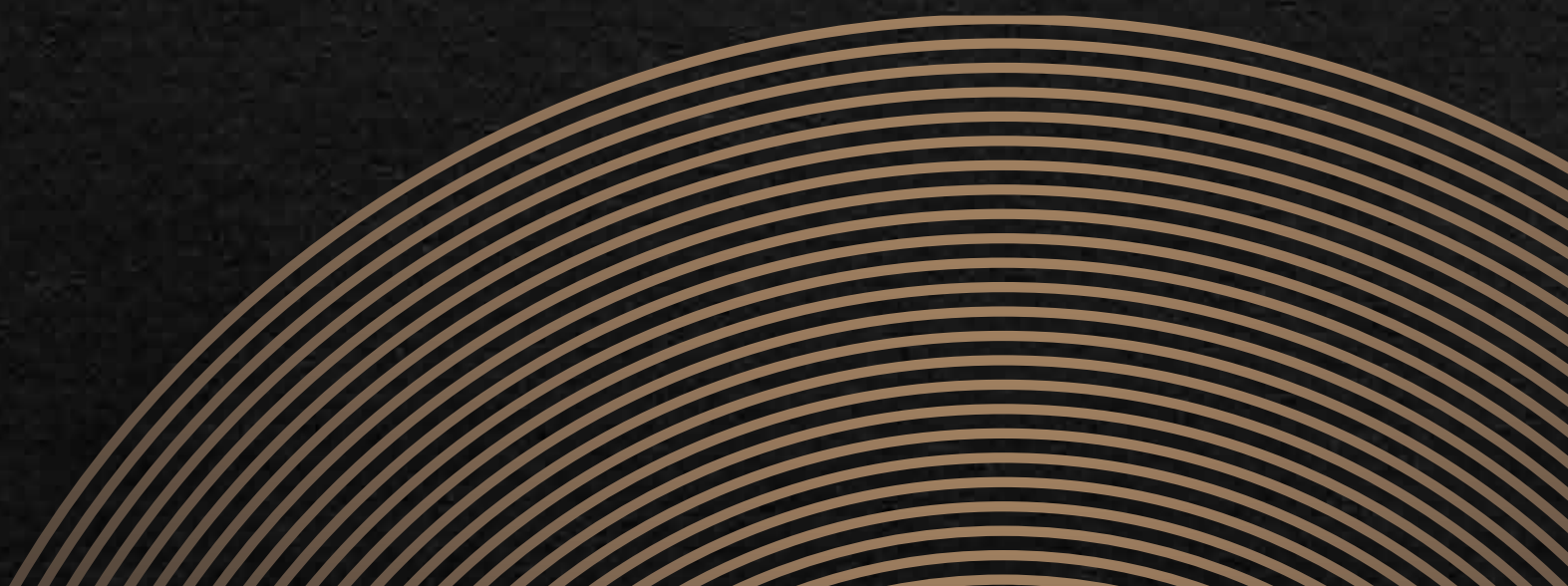






# Payment Schedule

Booking Advance	10%
On Agreement Signing	40%
On commencement of Foundation	10%
On commencement of Basement Roof	7.5%
On commencement of Ground Floor Roof	7.5%
On commencement of 1 <sup>st</sup> Floor Roof	7.5%
On commencement of 3 <sup>rd</sup> Floor Roof	7.5%
On commencement of 5 <sup>th</sup> Floor Roof	5.0%
On Completion of Respective Unit's Flooring	2.5%
Handing over	2.5%
Total	100%





# CASAGRAND



## FittedHomes

Just move in...



## WHY CASAGRAND FITTED HOMES?

To make Homebuyer's Life Easy, Casagrand Fitted Homes provides the One-Stop Solution with all the essential fittings a new home must have, where you don't have to handle the hassles of getting your woodwork & electrical fittings done.

## HOW CASAGRAND FITTED HOMES MAKE YOUR LIFE CONVENIENT?

- Hassle-free experience to the Homebuyers where you can just move in right away
- You don't have to deal with the stressful interior executions
- Our Contemporary styled finishes & fittings are designed to match any home



# WHAT DO WE OFFER?

Carefully chosen high-end specifications with international material quality that best suit your home & meet your needs and are classified into 2 variants – Plush & Luxe.


## WOODWORKS OF TOP NOTCH QUALITY



Shoe Rack



TV Unit



Dining Crockery



Wardrobes  
All Bedrooms



Kitchen Cabinets



Vanity

## HOME ACCESSORIES



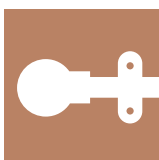
Light Fixtures



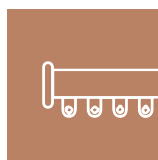
Mirrors in Dining



False Ceiling



Curtain Rods




Curtain Channels



Mirror Lights

## PREMIUM ELECTRICAL FITTINGS



A/C



Cooking Hob



Chimney



Fans  
living & Bedrooms




Fan with Light Dining



Exhaust Fans & Geysers

## WASHROOM ACCESSORIES



LED Mirror



Tissue Holder



Towel Rack



Robe Hook



Corner Shelf



Towel Ring

## PAYMENT SCHEDULE

All our superior Fitments are offered at a competitive price. Bought-out EWA (Electrical, Whitegoods & Accessories) items are at par compared to the market players, & the Woodworks are as per the Market standards.

The payment schedule is made convenient.

5%	85%	10%
payment at the time of unit booking	payment during work-in-progress	payment during the unit handover



SCAN FOR BROCHURE

FOR MORE DETAILS CALL

 **+91 73581 32669**

 **info.fh@casagrand.co.in**



CASAGRANDBUILDING 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

www.cgreferal.com

GET ASSURED RENT ON YOUR CASAGRANDBUILDING ASPIRATIONS PROPERTY.

CASAGRANDBUILDING ASPIRATIONS

RENTASSURE

Call 98841 99957 www.cgrentassure.com

SELLASSURECASAGRANDBUILDING ASPIRATIONSselling 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 | sellassure@casagrand.co.in

CASAGRANDBUILDING ASPIRATIONS

FittedHomesJust move in...

One-step Interior Solution for Hassle-free Moving In Experience

WOODWORKS OF TOP NOTCH QUALITY

PREMIUM ELECTRICAL FITTINGS

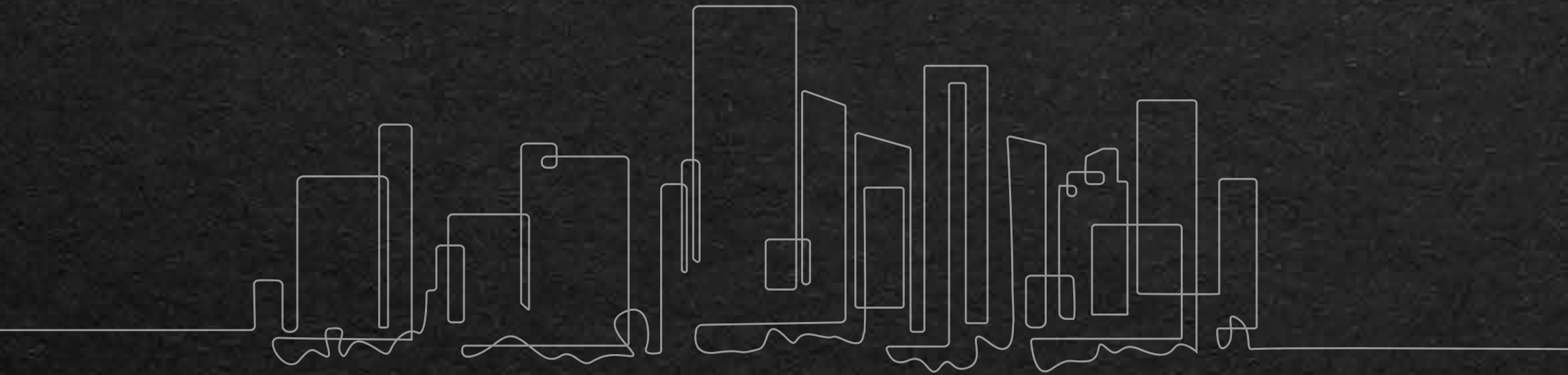
HOME ACCESSORIES

WASHROOM ACCESSORIES

Casagrand Fitted Homes provides the One-Stop Solution with all the essential fitments a new home must have, where you don't have to handle the hassles of getting your woodwork & electrical fittings done.

+91 73581 32669

info.fh@casagrand.co.in



**CORPORATE OFFICE**  
NPL Devi, New No. 111, Old No. 59,  
LB Road, Thiruvannamipur,  
Chennai - 600 041.  
Ph: +91 - 44 4411 1111  
Mob: +91 89399 77577  
Fax: +91 - 44 4315 0512

**COIMBATORE OFFICE**  
Sri Dwaraka, No. 1-A,  
B.R. Nagar Main Road,  
Singanallur Post,  
Coimbatore - 641 005.  
Ph: +91 72993 70001

**BENGALURU OFFICE**  
Salma Bizhouse, 34/1, 4<sup>th</sup> Floor,  
Meane Avenue Road,  
Opp. Lakeside Hospital,  
Ulsoor Lake,  
Bengaluru - 560 042.  
Ph: +91 80466 68666

**HYDERABAD OFFICE**  
Casagrand Builder Private  
Limited  
AR Square, Plot No.13,  
Door No. 4-50, Jayabheri  
Enclave, Gachibowli,  
Hyderabad - 500 032.  
Ph: +91 90470 20000

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

www.casagrand.co.in

RERA NO: TN/02/Building/035/2024 | www.rera.tn.gov.in

All the images are rendered and the proportions are subject to change. The units are subject to availability.

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 representations 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 the kitchen includes the utility area also. All measurements for all rooms are in feet, inches and meters. Payment patterns are subjected to change based on the construction process