



# SPACIOUS HOMES

ENVELOPED IN

# NATURE'S AURA







## **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 53 million square feet of prime residential real estate across Chennai, Bengaluru, Hyderabad and Coimbatore. Over 40,000 happy families across 140+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

In the 20th year of our journey, we are all set to progress further with projects worth over ₹12,000 crores in the pipeline with lasting value, integrity and quality.





CASAGRAN

CASAGRAN  
MADLYN



ENTRANCE VIEW





Pallavaram's first-ever 19-storeyed residential marvel. Inspired by biophilic design, each home is a masterpiece, crafted to harmonize with nature. Indulge in a lifestyle that surpasses expectations. Our spacious homes, equipped with every modern convenience, offer unparalleled comfort and luxury. Immerse yourself in a world of unique amenities designed to elevate your everyday.

Experience a new era of luxury living in CASAGRANDE MADELYN

## Salient Features

- Exquisitely designed 394, 2 & 3 BHK apts. spread across 6.4 acres
- The community boasts 90% open space, with 2.5 acres of mother earth & 4.8 acres of greenery
- 80+ world-class amenities, like an extraordinary swimming pool of 8,500 sq.ft with water features, fitness frame, labyrinth walkway, swing plaza, barbeque counter & more
- Connect with nature through biophilic design featuring fruit orchards, teak enclave, lily pond & thematic gardens
- An exclusive clubhouse of 11,500 sq.ft with plenty of amenities like gym, coffee bar, hammam room, pendulum swing & many more
- Thoughtfully designed master and unit plans with a major focus on five important design elements like light, ventilation, Vaastu, privacy & aesthetics
- Carefully chosen high-end specifications, majestic 8' height 4' wide fancy main door, digital door lock system, premium brand sanitary fittings, & many more
- 10'6" floor-to-ceiling heights & 100% Vaastu compliant homes with zero dead space









AERIAL NIGHT VIEW



# **AMENITIES**



# 80+ world-class amenities

## ENTERTAINMENT & FEATURES

### KIDS

- 1. Kids themed playground
- 2. Tennis practice wall
- 3. Basketball practice hoop
- 4. Kids adventure play wall
- 5. Scribble board
- 6. Board game seaters
- 7. **Swing plaza\***
- 8. Tree house
- 9. Tot-lot
- 10. Refelexology pathway
- 11. Raised sand pit
- 12. Hopscotch plaza
- 13. Sensory play wall
- 14. In-ground trampoline

### SPORTS & FITNESS

- 15. Skating rink
- 16. Jungle gym
- 17. Labyrinth walkway
- 18. Kids play gym
- 19. Adult fitness frame
- 20. Cycling loop for ktids

### SWIMMING POOL

- 21. Lap pool
- 22. Kids play deck
- 23. Kids pool

- 24. Beach effect pool
- 25. Leisure deck
- 26. Water curtain
- 27. Refreshment counter
- 28. Pool bar seating
- 29. Pool lounge seaters
- 30. Gazebo
- 31. Butterfly garden
- 32. Cabana
- 33. Party lawn
- 34. Barbeque counter
- 35. Sunken fire place
- 36. Sculpture court with seating

### FEATURES

- 37. Entry water feature
- 38. **Rainbow pavilion\***
- 39. **Shipyards plaza\***
- 40. Lawn mound seating
- 41. Spillover seating
- 42. Leisure pods
- 43. Lily pond
- 44. Reflective pool
- 45. **Level garden\***
- 46. Pets play lawn
- 47. Pebble seaters
- 48. **Teak enclave\***
- 49. **Fruit orchard\***
- 50. Aromatic garden
- 51. Medicinal garden

- 52. Bicycle parking
- 53. Car wash bay
- 54. Car charge bay

## INDOOR & CLUB HOUSE AMENITIES

### ENTERTAINMENT & CONVENIENCE

- 55. Association room
- 56. Multipurpose hall
- 57. AV room
- 58. Guest room
- 59. Board games lounge
- 60. Co-working space
- 61. Meeting room

### FITNESS & WELL-BEING

- 62. Gym
- 63. Yoga / aerobics / zumba studio
- 64. **Steam\***
- 65. **Sauna\***
- 66. **Hammam room\***
- 67. Salon / spa
- 68. Massage room

### INDOOR GAMES

- 69. Indoor games / board games (air hockey / foosball)
- 70. Skee-ball

- 71. Darts machine
- 72. Poker
- 73. Video games room
- 74. Simracing
- 75. VR play zone & arcade

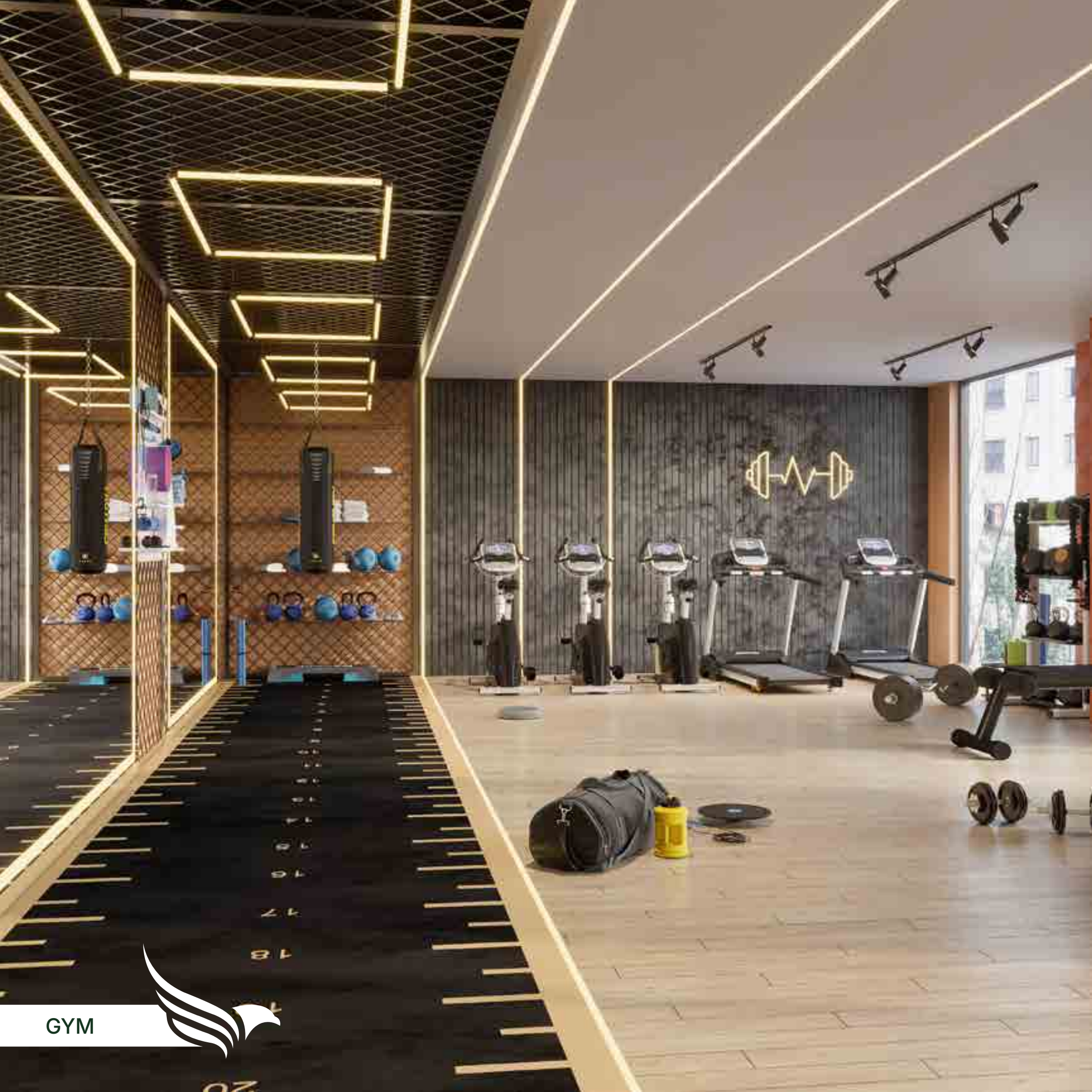
### KIDS

- 76. Crèche
- 77. Multi-sensory wall
- 78. Velcro wall
- 79. Indoor kids play area
- 80. Pendulum swing
- 81. Ball pit with slide

### TERRACE AMENITIES

- 82. Coffee bar
- 83. Barbeque counter
- 84. Sky cinema
- 85. Sculpture court

\* First-of-it's-kind



GYM







CLUB TERRACE









OUTDOOR VIEW



# PRODUCT SUPERIORITY



## THE BEST OF PRODUCT SUPERIORITY

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- Welcome to our lifestyle-upgrading contemporary styled residential community, bang on Thirumudivakkam Main Road, where luxury meets convenience, sophistication and intertwines with comfort
- Stepping into an exclusive open area hosting 80+ indoor and outdoor amenities and be transported to a realm of unparalleled luxury and indulgence
- Nestled within meticulously 2.5 acres of landscaped grounds, inviting you to escape the clamor of the outside world
- An exclusive clubhouse of 11,500 sq.ft where luxury and sophistication converge to create a haven of refined elegance and unparalleled comfort
- An extraordinary swimming pool of 8,500 sq.ft is a tranquil oasis beckoning you to unwind and rejuvenate
- 10'6" floor to floor height in a residential high-rise is a stand-alone factor with 10' clear ceiling gives you a spacious and luxurious feel in the spaces
- Light, ventilation, Vaastu, privacy & aesthetics are the 5 important pillars in planning the master & unit plans
- The vibrant community with exceptional service and boundless fun converge to create an unparalleled living experience



## PRESENTING YOU A COMMUNITY WITH THE BEST OF ARCHITECTURE & FINESSE



- The project is set amidst 6.4 acres with 394 apartments enveloped in a warm atmosphere of hospitality and excitement, where every detail is meticulously curated to enhance your daily life
- A 125 ft wide welcoming entry portal, opening to a verdant environment, connoting an image of flourishing foliage and elegant built structure
- The grand double height lobby adorned with tasteful furnishings and lavish décor, setting the tone for the luxurious experience that awaits
- An exclusive clubhouse block with G + 4 floors furnished with explicit indoor amenities
- The basement + G + 19 structure with contemporary facade design complemented by an exclusive façade lighting that transforms the ordinary into the extraordinary
- 12 meters (42 feet) wide entry driveway for comfortable vehicular movement inside the community
- The discerning and ingenious design is made with the discipline that focuses on meeting the needs and demands, to create living spaces, using certain tools and especially creativity

## A NEIGHBORHOOD ONE WITH NATURE



- 2.5 acres of mother earth & 4.8 acres of green space gives a beautiful landscape within the community, becomes its outstanding feature
- The community boasts 90% of open space. This 5.8 acres adds to the efficiency of the building footprint
- The enclave brings you within a biophilic design where the occupants are brought in close connection with nature
- Well organized features like vegetation, water, sunlight and natural material create a more pleasing visual and tactile experience

## OFFERING YOU 80+ AMENITIES! THE BEST IN MARKET

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- The project features an exclusive swimming pool of 8,500 sq.ft with poolside amenities like:

1. Lap pool
2. Cabana
3. Kids pool
4. Bar seating
5. Refreshment counter
6. Leisure deck
7. Poolside party lawn

- Some of the active fitness amenities includes

8. Indoor gymnasium
9. Yoga / zumba room
10. Skating rink
11. Jungle gym
12. Labyrinth walkway
13. Kids play gym
14. Adult fitness frame
15. Walking / jogging track
16. Nature trail cycling loop for kids



- Amusing kid's amenities like kids themed playground, swing pavilion, sand pit, hopscotch plaza, sensory play wall, inground trampoline etc. adds a glee to the space
- Butterfly garden, aromatic garden, shipyard plaza, labyrinth walkway, gazebos and many more special garden features to enjoy evenings with communal activities
- Indoor kids play area with lego zone, velcro wall, multi-sensory wall, pendulum swing and ball pools ensures an extraordinary fun time for the kids
- Recreational indoor game collections like skee-ball, foosball, table tennis, air hockey, darts machine and poker for an entertaining evening
- Amenities like multipurpose hall, AV room and guest room enhances the lifestyle of the community
- Simracing, video game lounge and gaming arcade helps to experience your gaming fantasy
- Terrace amenities like coffee bar, terrace barbeque, sky cinema amplifies your living experience
- Amenities like co working space, association room, car wash and car charge bay are facilitated for comfort and convenience



## KNOW WHY OUR PRODUCTS ARE SUPERIOR



- Behold the majestic 8’ high fancy main door, a 4’ wide creation that stands as a testament to exquisite craftsmanship and timeless elegance
- The future of home security with our digital door lock system with four independent unlocking features
- Vitrified tile of size 600 × 600mm for main flooring
- Anti- skid tiles of size 300 × 300mm in bathrooms
- Anti- skid tiles of size 600 × 600mm in balcony and pressed tile finish for private terrace
- Granite counter mounted wash basin in master bathrooms
- Lift facia delineated with wall cladding & lighting elements
- Well planned corridors with brilliant lighting
- Meticulously designed unit identification signage, where functionality meets elegance in perfect harmony

## EFFICIENCY IN SPACE PLANNING



- Provision of ample car parks at the basement
- All cores are well equipped with staircase and two lifts with 13 passengers’ capacity
- Uninterrupted visual connectivity - all living, kitchen and bedrooms are well ventilated with balconies and windows, facing courtyard or exterior

- No overlooking apartments
- Convenient AC ODU spaces serviceable from the interior
- Dedicated washing machine space is provided for all apartments
- Common washbasin provided in most of the apartments

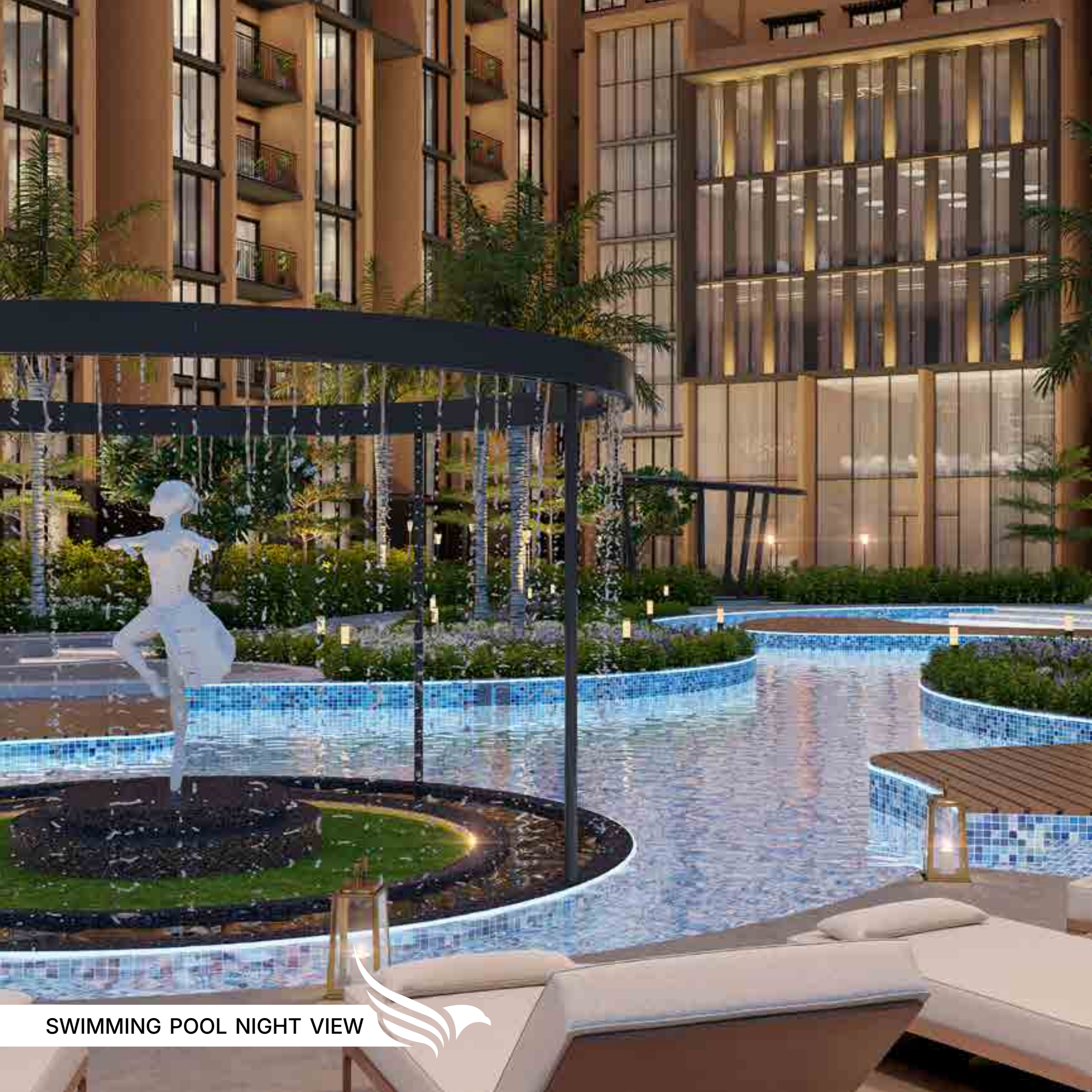
## CONSIDERING VAASTU...? WE GOT THAT SORTED TOO



- All apartments have SW bedrooms
- All apartments have NW, SE bathrooms
- No apartments have bed headboard positioned north
- No apartments have NE & SW kitchen
- No NE & SW cuts







SWIMMING POOL NIGHT VIEW







# **SITE PLAN**



# SITE / GROUND FLOOR PLAN

## AMENITIES

### ENTERTAINMENT & FEATURES

#### KIDS

1. KIDS THEME PLAYGROUND
2. TENNIS PRACTICE WALL
3. BASKET BALL PRACTICE HOOP
4. KIDS ADVENTURE PLAY WALL
5. SCRIBBLE BOARD
6. BOARD GAMES SEATERS
7. SWING PLAZA
8. TREE HOUSE
9. TOT-LOT
10. REFLEXOLOGY PATHWAY
11. RAISED SAND PIT
12. HOPSCOTCH PLAZA
13. SENSORY PLAY WALL
14. IN-GROUND TRAMPOLINE

#### SPORTS AND FITNESS

15. SKATING RINK
16. JUNGLE GYM
17. LABYRINTH WALKWAY
18. KIDS PLAY GYM
19. ADULT FITNESS FRAME
20. CYCLING LOOP FOR KIDS

#### SWIMMING POOL

21. LAP POOL
22. KIDS PLAY DECK
23. KIDS POOL
24. BEACH EFFECT POOL
25. LEISURE DECK
26. WATER CURTAIN
27. REFRESHMENT COUNTER
28. POOL BAR SEATING
29. POOL LOUNGE SEATERS
30. GAZEBO
31. BUTTERFLY GARDEN
32. CABANA
33. PARTY LAWN
34. BARBEQUE COUNTER
35. SUNKEN FIRE PLACE
36. SCULPTURE COURT WITH SEATING

#### FEATURES

37. ENTRY WATER FEATURE
38. RAINBOW PAVILION
39. SHIPYARD PLAZA
40. LAWN MOUND SEATING
41. SPILLOVER SEATING
42. LEISURE PODS
43. LILLY POND
44. REFLECTIVE POOL
45. LEVEL GARDEN
46. PETS PLAY LAWN
47. PEBBLE SEATERS
48. TEAK ENCLAVE
49. FRUIT ORCHARD
50. AROMATIC GARDEN
51. MEDICINAL GARDEN
52. BICYCLE PARKING
53. CAR WASH BAY
54. CAR CHARGE BAY

### INDOOR & CLUB HOUSE AMENITIES

#### ENTERTAINMENT AND CONVENIENCE

55. ASSOCIATION ROOM
56. MULTIPURPOSE HALL
57. AV ROOM
58. GUEST ROOM
59. BOARD GAMES LOUNGE
60. CO - WORKING SPACE
61. MEETING ROOM

#### FITNESS AND WELL BEING

62. GYM
63. YOGA / AEROBICS / ZUMBA STUDIO
64. STEAM
65. SAUNA
66. HAMMAM ROOM
67. SALON / SPA
68. MASSAGE ROOM

#### INDOOR GAMES

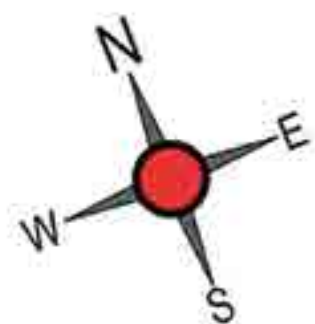
69. INDOOR GAMES/ BOARD GAMES (AIR HOCKEY / FOOS BALL)
70. SKEE BALL
71. DARTS MACHINE
72. POKER
73. VIDEO GAMES ROOM
74. SIMRACING
75. VR PLAY ZONE AND ARCADE

#### KIDS

76. CRECHE
77. MULTI SENSORY WALL
78. VELCRO WALL
79. INDOOR KIDS PLAY AREA
80. PENDULUM SWING
81. BALL PIT WITH SLIDE

#### TERRACE AMENITIES

82. COFFEE BAR
83. BARBEQUE COUNTER
84. SKY CINEMA
85. SCULPTURE COURT



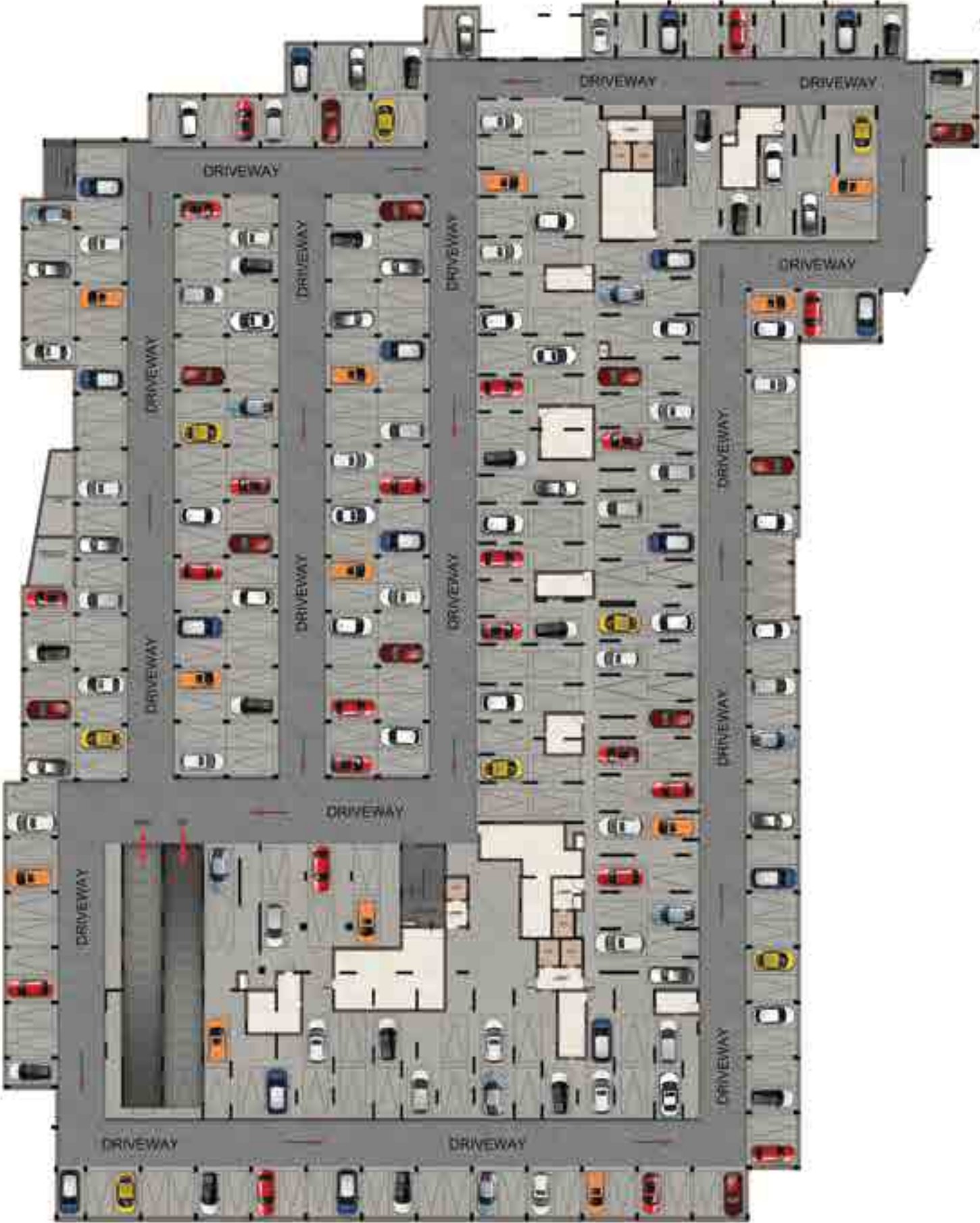


The image features a central white rectangular box containing the text "BASEMENT PLAN". This box is framed by a delicate, thin orange line. Surrounding the box are several watercolor-style illustrations of green leaves and branches, some with small buds, in various shades of green. The background is a light green and yellow gradient with soft, out-of-focus circular bokeh lights.

# **BASEMENT PLAN**



# BASEMENT FLOOR PLAN

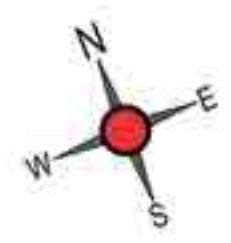


The image features a central white square containing the text "FLOOR PLANS". This square is framed by a delicate, thin orange line. Surrounding the square are various watercolor-style illustrations of green leaves and branches, including some with small yellow buds. The background is a light green and yellow gradient with a subtle grid pattern and soft, out-of-focus circular light spots (bokeh effect).

# **FLOOR PLANS**

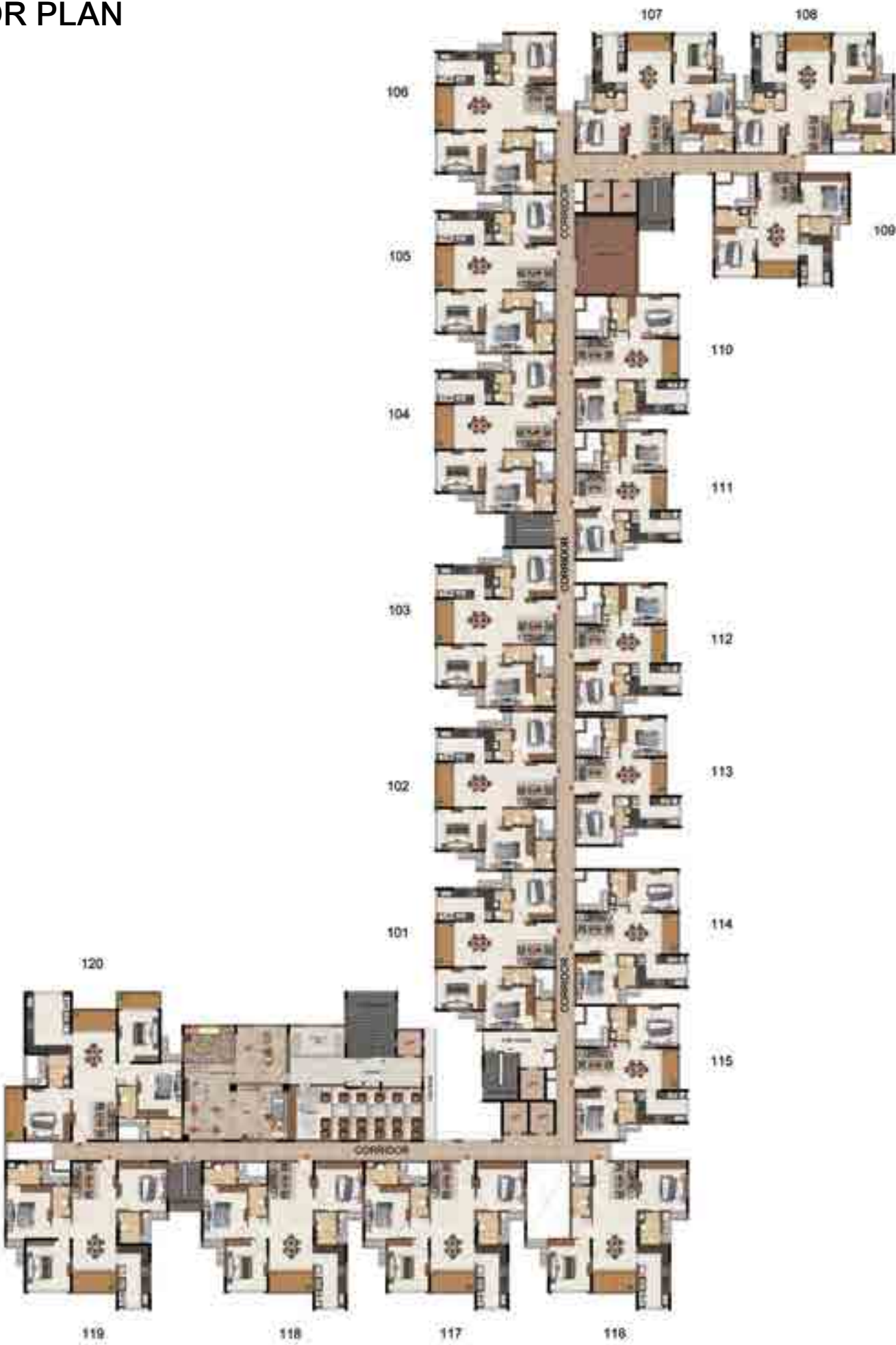


GROUND FLOOR PLAN



KEY PLAN

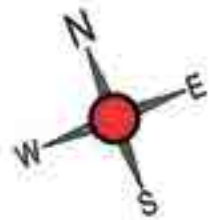
1ST FLOOR PLAN



KEY PLAN

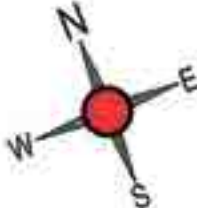


2ND FLOOR PLAN



KEY PLAN

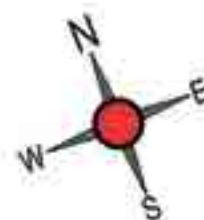
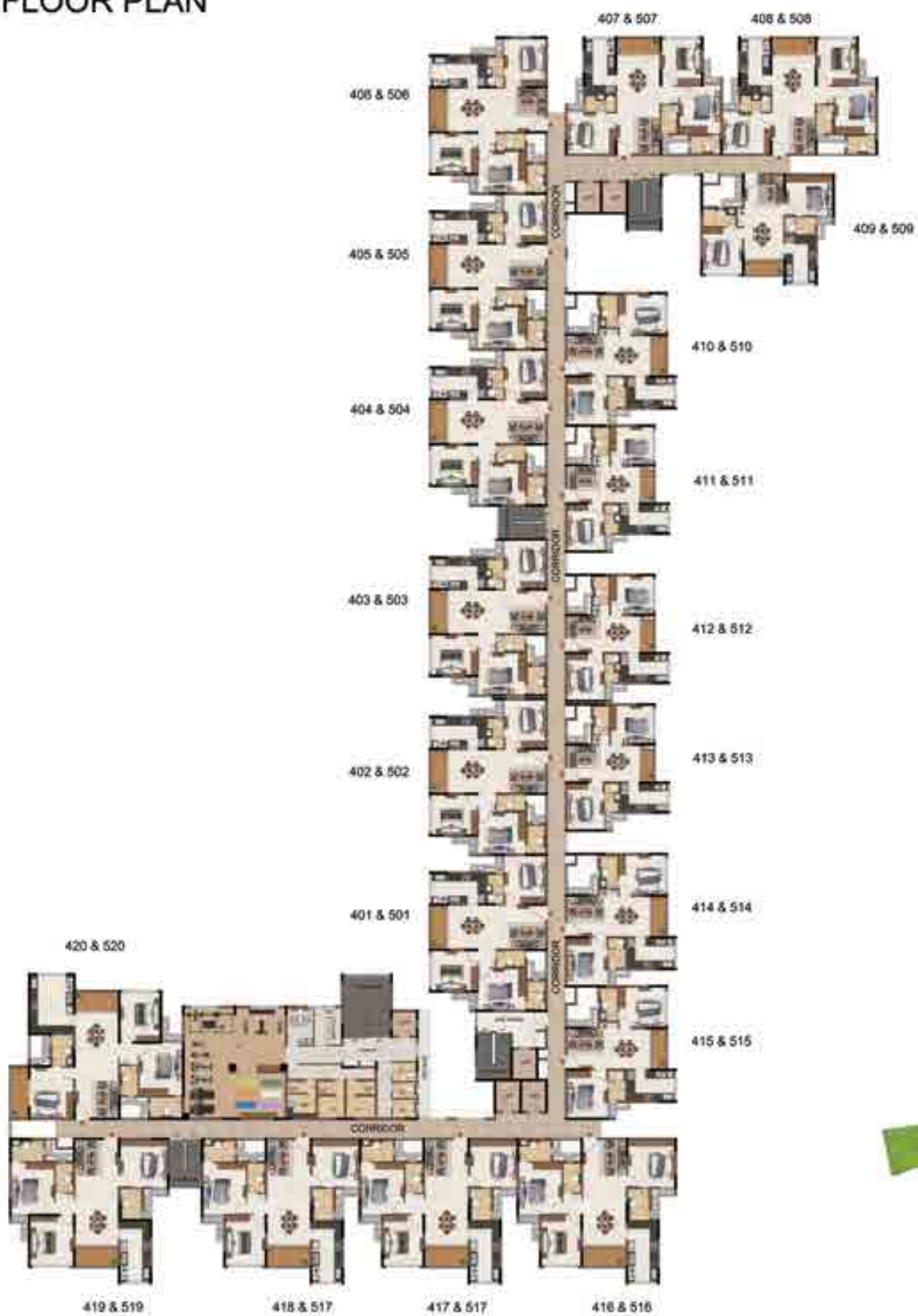
3RD FLOOR PLAN



KEY PLAN

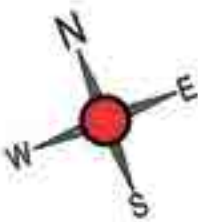


## 4TH & 5TH FLOOR PLAN



KEY PLAN

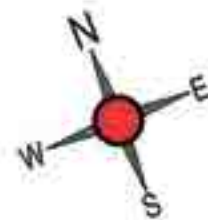
6TH FLOOR PLAN



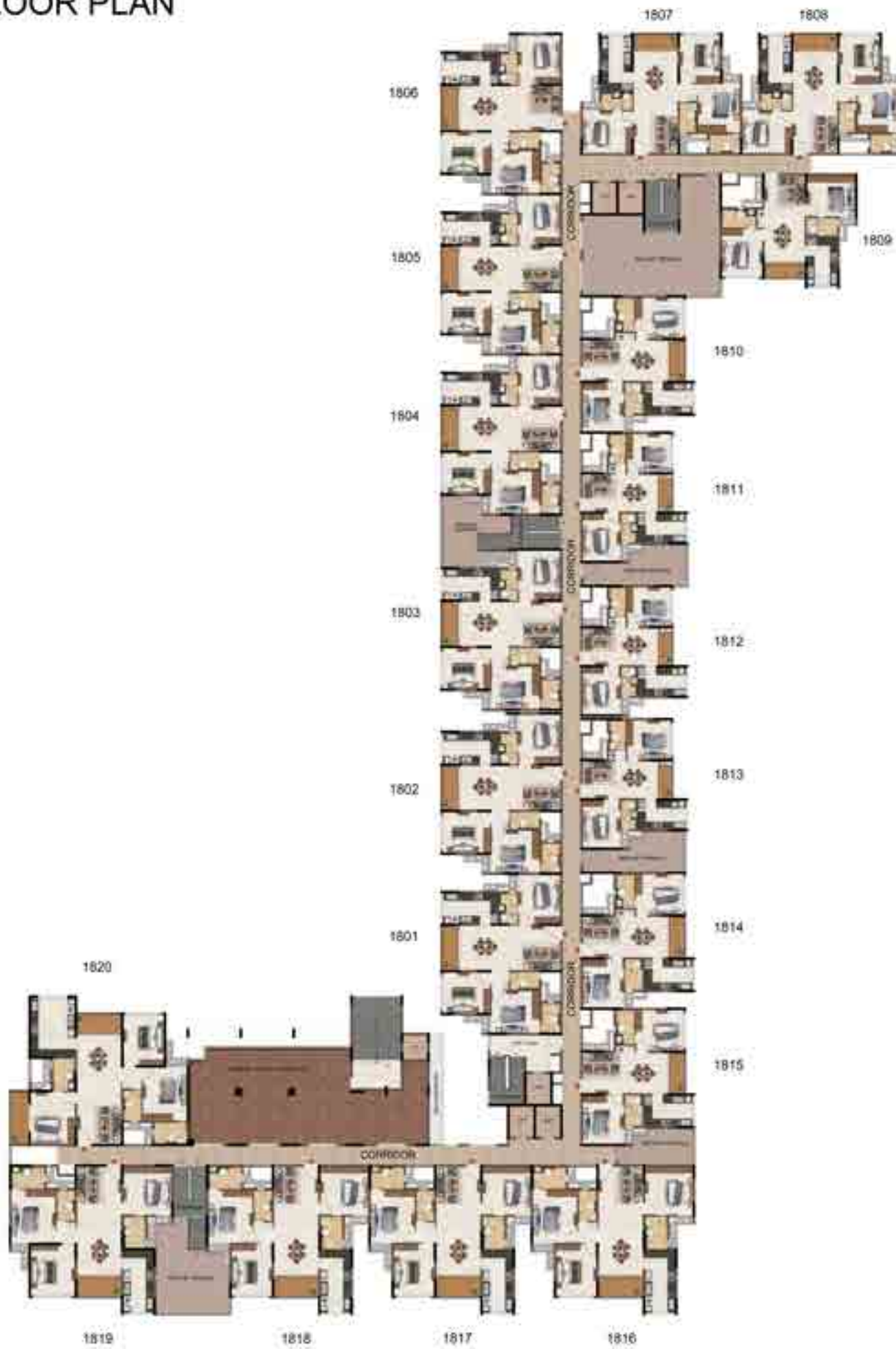
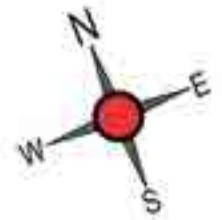
KEY PLAN



# 7TH TO 17TH FLOOR PLAN

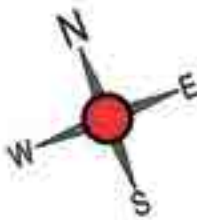


# 18TH FLOOR PLAN





19TH FLOOR PLAN



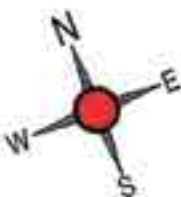
KEY PLAN

The image features a central white square containing the text "UNIT PLANS". This square is framed by watercolor-style illustrations of various green leaves and branches. The foliage is more dense on the left and bottom, with some branches extending towards the top right. The background is a light green-to-yellow gradient with a subtle grid pattern and several large, soft, out-of-focus white circles, creating a bokeh effect.

# **UNIT PLANS**



1BHK & 2BHK



GROUND FLOOR



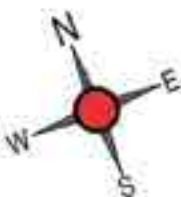
TYPICAL FLOOR (1ST TO 19TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G11	488	40	528	794	138
Tower-1	111 - 1911	673	40	713	1051	-



KEY PLAN

2BHK



GROUND FLOOR



TYPICAL FLOOR (1ST TO 19TH)

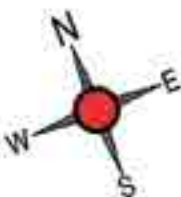
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G12	673	40	713	1053	117
Tower-1	112 - 1912	673	40	713	1053	-



KEY PLAN



2BHK



GROUND FLOOR



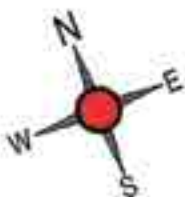
TYPICAL FLOOR (1ST TO 19TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G13	673	40	713	1053	163
Tower-1	113 - 1913	673	40	713	1053	-



KEY PLAN

2BHK



GROUND FLOOR



TYPICAL FLOOR (1ST TO 19TH)

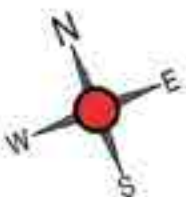
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G10	786	50	836	1217	67
Tower-1	G14	786	50	836	1218	64
Tower-1	G15	786	50	836	1220	75
Tower-1	110 - 1910	786	50	836	1217	-
Tower-1	114 - 1914	786	50	836	1218	-
Tower-1	115 - 1915	786	50	836	1220	-



KEY PLAN



2BHK & 3BHK



TYPICAL FLOOR (109 - 1909)



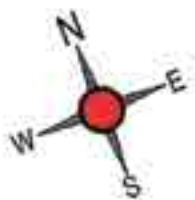
TYPICAL FLOOR (119 - 1919)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	109 - 1909	786	50	836	1221	-
Tower-1	119 - 1919	1235	72	1307	1903	-



KEY PLAN

2BHK & 3BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 19TH)

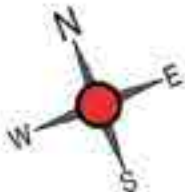
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	116	985	72	1057	1561	-
Tower-1	216 - 1916	1221	72	1293	1882	-



KEY PLAN



3BHK



GROUND FLOOR



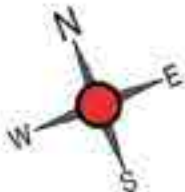
TYPICAL FLOOR (1ST TO 19TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G01	1088	60	1148	1663	123
Tower-1	G02	1088	60	1148	1665	128
Tower-1	G03	1088	60	1148	1670	131
Tower-1	G04	1088	60	1148	1663	123
Tower-1	G05	1088	60	1148	1657	119
Tower-1	101 - 1901	1088	60	1148	1663	-
Tower-1	102 - 1902	1088	60	1148	1665	-
Tower-1	103 - 1903	1088	60	1148	1670	-
Tower-1	104 - 1904	1088	60	1148	1663	-
Tower-1	105 - 1905	1088	60	1148	1657	-



KEY PLAN

3BHK



GROUND FLOOR



TYPICAL FLOOR (1ST TO 19TH)

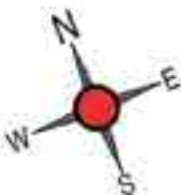
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G06	1088	60	1148	1665	128
Tower-1	106 - 1906	1088	60	1148	1665	-



KEY PLAN



3BHK



TYPICAL FLOOR (107 - 1907)



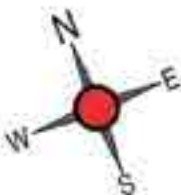
TYPICAL FLOOR (108 - 1908)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	107 - 1907	1090	60	1150	1673	-
Tower-1	108 - 1908	1088	60	1148	1662	-



KEY PLAN

3BHK



GROUND FLOOR



TYPICAL FLOOR (1ST TO 19TH)

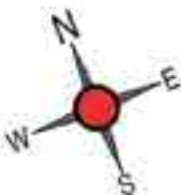
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G18	1221	72	1293	1880	320
Tower-1	118 - 1918	1221	72	1293	1880	-



KEY PLAN



3BHK



GROUND FLOOR



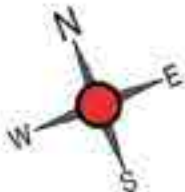
TYPICAL FLOOR (1ST TO 19TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	G17	1221	72	1293	1882	320
Tower-1	117	1221	72	1293	1882	-
Tower-1	217 - 1917	1221	72	1293	1874	-



KEY PLAN

3BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 19TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	120	1276	146	1422	2059	57
Tower-1	220 - 1920	1276	146	1422	2059	-



KEY PLAN





ELEVATION TOP VIEW



The image features a central white square containing the text "CLUBHOUSE PLANS". This square is framed by a delicate, thin orange line. Surrounding the square are various watercolor-style illustrations of green leaves and branches, some with small yellow buds. The background is a light green and yellow gradient with a subtle grid pattern and soft, out-of-focus circular light spots (bokeh effect).

# **CLUBHOUSE PLANS**



CLUB HOUSE



GROUND FLOOR

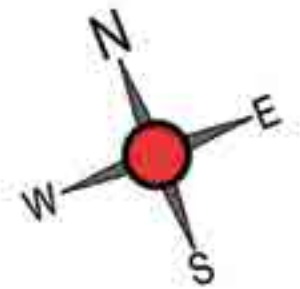
ENTERTAINMENT AND CONVENIENCE

59. BOARD GAMES LOUNGE



KEY PLAN

# CLUB HOUSE



## FIRST FLOOR

### ENTERTAINMENT AND CONVENIENCE

57. AV ROOM

#### KIDS

76. CRECHE

77. MULTI SENSORY WALL

78. VELCRO WALL

79. INDOOR KIDS PLAY AREA

80. PENDULUM SWING

81. BALL PIT WITH SLIDE



KEY PLAN



CLUB HOUSE



SECOND FLOOR

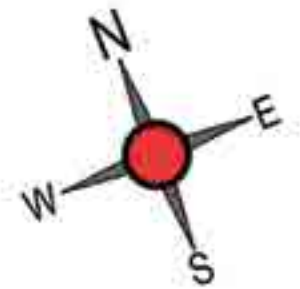
ENTERTAINMENT AND CONVENIENCE

56. MULTIPURPOSE HALL



KEY PLAN

# CLUB HOUSE



## THIRD FLOOR

### ENTERTAINMENT AND CONVENIENCE

58. GUEST ROOM

60. CO - WORKING SPACE

61. MEETING ROOM

### INDOOR GAMES

69. INDOOR GAMES/ BOARD GAMES  
(AIR HOCKEY / FOOS BALL)

70. SKEE BALL

71. DARTS MACHINE

72. POKER

73. VIDEO GAMES ROOM

74. SIMRACING

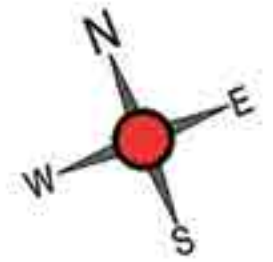
75. VR PLAY ZONE AND ARCADE



KEY PLAN



# CLUB HOUSE



## FOURTH FLOOR

### FITNESS AND WELL BEING

- |                                       |                  |
|---------------------------------------|------------------|
| 62. GYM                               | 65. SAUNA        |
| 63. YOGA / AEROBICS /<br>ZUMBA STUDIO | 66. HAMMAM ROOM  |
| 64. STEAM                             | 67. SALON / SPA  |
|                                       | 68. MASSAGE ROOM |



KEY PLAN

# CLUB HOUSE



## TERRACE FLOOR

### TERRACE AMENITIES

- 82. COFFEE BAR
- 83. BARBEQUE COUNTER
- 84. SKY CINEMA
- 85. SCULPTURE COURT







CLUBHOUSE VIEW



## 2 BHK MODEL HOUSE





## 3 BHK MODEL HOUSE







ELEVATION DAY VIEW





PODIUM VIEW



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- Our Contemporary styled finishes & fittings are designed to match any home



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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.

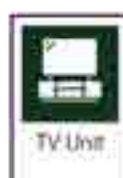


SCAN FOR BROCHURE

## WOODWORKS OF TOP NOTCH QUALITY



Shoe Rack



TV Unit



Dining Crockery



Wardrobes All Bedrooms



Kitchen Cabinets



Vanity



A/C



Cooking Hob



Chimney Kitchen



Fans Living & Bedrooms



Fan with Light Dining



Exhaust Fans & Geysers

## PREMIUM ELECTRICAL FITTINGS

## HOME ACCESSORIES



Light Fixtures



Mirrors in Dining



False Ceiling



Curtain Channels & Rods



Lights



LED Mirror



Mirror Lights



Towel Rack



Corner Shelf



Towel Ring

## WASHROOM ACCESSORIES

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**85%**

payment during work-in-progress

**10%**

payment during the unit handover

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AERIAL DAY VIEW

The image features a central white rectangular box containing the word "SPECIFICATIONS" in a bold, dark green, sans-serif font. This box is surrounded by a decorative border of watercolor-style green leaves and branches. The leaves vary in shape, including oval, elongated, and pointed forms, with some showing detailed vein patterns. The background is a light, pale green with a subtle grid pattern and several soft, out-of-focus white circles, creating a clean and modern aesthetic.

# **SPECIFICATIONS**

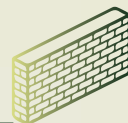


## 1. STRUCTURE



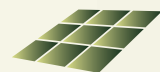
Structural System	: RCC Framed Structure designed for seismic compliant (Zone-III)
Masonry (Conventional)	: 200mm for external walls & 100mm for internal walls
Floor- Floor height (incl. slab)	: Will be maintained at 3200mm (Aspiration/Affordable/Superior)

## 2. 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	: Finished with 1 coat of primer & 2 coats of exterior emulsion paint & color as per architect design intent
Bathroom	: Glazed / Matte ceramic tile of size 300X600mm for a height of 2550mm & above false ceiling will be finished with a coat of primer
Toilet ceiling	: Grid type false ceiling

## 3. FLOOR FINISH WITH SKIRTING



Main flooring	: Vitrified tiles of size 600X600mm
Bathroom	: Anti-skid ceramic tiles of size 300X300mm
Balcony	: Anti-skid ceramic tiles of size 600X600mm
Private open terrace (if applicable)	: Pressed tiles finish

## 4. KITCHEN & DINING



Kitchen	: Will be left open for modular work with electrical points & plumbing provisions.
Electrical point	: For chimney & water purifier
Dining	: Wall hung basin wherever applicable

## 5. BALCONY



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

## 6. BATHROOMS



CP & Sanitary fixture	: Jaguar or Equivalent
Bed -1 Bathroom	: Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower & Granite counter wash basin and granite ledge
Other Bathroom	: Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower & wall hung wash basin

## 7. JOINERY



### A. DOORS

Main door	: Good quality door frame with double side veneer shutter of size 1200X2400mm with polish finish.  : Ironmongeries like Digital lock system of Yale or equivalent lock, Tower bolts, door viewer & magnetic catcher.
Bedroom doors	: Good quality door frame with Laminate shutter of size 1000X2400mm with paint finish  : Ironmongeries like lock, door stopper, door bush, tower bolt, etc., of yale/equivalent brand
Bathroom doors	: Good quality door frame with Laminate shutter of size 800X2400mm with paint finish  : Ironmongeries like one side coin thumb turn lock without key, tower bolt , door bush, etc., of yale / equivalent brand

### B. WINDOWS

Windows	: Powder coated Aluminum windows with sliding shutter with see-through toughened glass and MS grill/railing on the inner side (wherever applicable)  : Sill coping with granite
French doors	: Powder coated Aluminum frame and doors with toughened glass (wherever applicable)
Ventilators	: Powder coated Aluminum frame of fixed louver/ openable shutter for ODU access (wherever applicable)  : Sill coping with Tile

## 8. 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 good quality IS brand
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand
TV	: Point in Living & any one bedroom and provision in other bedrooms
Data	: Point in Living & any one bedroom
Split- air conditioner	: Point in Living/Dining & in all bedrooms for 1BHK & 2BHK Points in Living & all bedrooms and provision in dining for 3BHK units
Exhaust fan	: Point in all bathrooms
Geyser	: Point will be given in all bathrooms
Back-up	: 350 Watts for 1BHK, 400 Watts for 2BHK & 500 Watts for 3BHK



# SPECIFICATIONS COMMON TO BUILDING COMPLEX



## COMMON FEATURES

Lift	: Automatic lift will be provided with MS Finish
Back – up	: 100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting
Name board	: Apartment owner name will be provided in ground floor
Lift fascia	: Granite cladding at all the floor for threshold of 300mm
Lobby floor	: Granite flooring at ground floor & tile flooring at other floors
Corridor floor	: Tile flooring at all floors
Staircase floor	: Granite flooring for 4 floors & tile flooring at other floors
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 Ironmongeries like thumb turn lock, door closure, tower bolt of yale / equivalent brand



## OUTDOOR FEATURES

Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvest	: Rain water harvesting system (as per site requirement)
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 entry / exit facilitated with MY GATE App
Compound wall	: Site perimeter fenced by compound wall with entry gates for a height of 1800mm. Featured Compound wall (wherever applicable) As per design intent
Landscape	: Suitable landscape at appropriate places in the project as per design intent
Driveway	: Convex mirror for safe turning in driveway in / out
External Driveway	: Interlocking paver block / equivalent flooring with demarcated driveway as landscape design intent : Granite flooring finish / Cobble stone in entrance driveway and Block lobby entrance



ELEVATION DUSK VIEW





# PAYMENT SCHEDULE

Booking advance	5%
Agreement signing	25%
Commencement of foundation	7.5%
Commencement of ground floor roof	7.5%
Commencement of 2nd floor roof	5%
Commencement of 4th floor roof	5%
Commencement of 6th floor roof	5%
Commencement of 8th floor roof	5%
Commencement of 10th floor roof	5%
Commencement of 12th floor roof	5%
Commencement of 14th floor roof	5%
Commencement of 16th floor roof	5%
Commencement of 18th floor roof	5%
Completion on flooring respective unit	5%
Handing over	5%
<b>TOTAL</b>	<b>100%</b>

The image features a central white rectangular box containing the text "LOCATION MAP". This box is framed by a delicate, hand-drawn orange line. Surrounding the box are various watercolor illustrations of green leaves and branches, some with small buds, in shades of light green, lime green, and olive green. The background is a soft, light green gradient with faint, out-of-focus circular bokeh lights. The overall style is clean, modern, and naturalistic.

# **LOCATION MAP**





The image features a central white rectangular box containing the text "LOCATION ADVANTAGES". This box is framed by a delicate, hand-drawn orange line. Surrounding the box are various watercolor-style illustrations of green leaves and branches, some with small buds, extending from the top, bottom, and sides. The background is a soft, light green gradient with faint, out-of-focus circular bokeh lights in white and pale yellow.










# **LOCATION ADVANTAGES**



## DISTANCE FROM SCHOOLS

 Jain Public School	2 mins
 The Lords’ International School	12 mins
 Maharishi Vidya Mandir CBSE School	4 mins
 Mahalakshmi Vidya Mandir CSBE School	10 mins
 Sri Seshadri Matric School	12 mins
 Shanthi Anand Vidyalaya School	2 mins
 Shikshaa Public CBSE School	30 mins
 Mukkala Nammalwar Chetty Vivekananda Vidyalaya CBSE School	12 mins
 Srimathi Sundaravalli Memorial CBSE	10 mins
 Sri Krish International School	20 mins
 Arul Jothy Public School	25 mins
 Holy Queen Matric School	15 mins







## DISTANCE FROM COLLEGES

 Madha Engineering College	5 mins
 Madha Dental College & Hospital	5 mins
 St. Joseph’s College (Arts & Science)	20 mins
 Madras Institute Of Technology, Anna University	15 mins
 Madras Christian College	20 mins
 Sree Balaji Medical College & Hospital	15 mins
 SDNB vaishnav College For Women	25 mins
 Sri Muthukumaran Arts & Science College	20 mins
 Tagore Engineering College	15 mins

## DISTANCE FROM HOSPITALS

 Sree Balaji Medical College & Hospital	15 mins
 Madha Dental College & Hospital	10 mins
 JIP Multi-Speciality Hospital	20 mins
 Rela Hospital Multi-Speciality Hospital	15 mins
 Sugam Hospital	15 mins
 Hindu Mission Hospital	20 mins
 Sivam Hospital	6 mins





## DISTANCE FROM NEARBY VICINITIES

 Pallavaram Junction	15 mins
 Kundrathur	12 mins
 Chromepet	22 mins
 Thiruneermalai	2 mins
 Pammal	15 mins
 SIDCO	2 mins

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

 Meenambakkam Metro	25 mins
 Chennai International Airport	20 mins
 Pallavaram Railway Station	15 mins
 Chromepet Railway Station	15 mins
 Kundrathur Bus Stand	10 mins
 Proposed Poonamallee Metro	15 mins


## IT HUBS

 MEPZ	10 mins
 Embassy Tech Zone	20 mins
 DLF IT Park	35 mins
 Gateway Office Park	20 mins




# **AWARDS**







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e4m Pride of India Chennai  
2024




Outlook Business Spotlight -  
Business Icons Awards 2023  
Best Employer of the Year



15th Realty+ Conclave and  
Excellence Awards 2023, South  
CASAGRANT ARIA  
Affordable Housing Project  
of the Year



14th Realty+  
Excellence Awards  
2022, South  
Fastest Growing Realty  
Brand of the Year




14th Realty+  
Excellence  
Awards 2022, South  
CASAGRANT HAZEN  
Mid-Segment Project  
of the Year




Asia Property Awards  
Best Lifestyle  
Developer 2022




News18 Tamil Nadu 2022  
Most Trusted Builder in  
South India




Exchange4media  
Pride of India  
Brands-The Best  
of South Awards 2022



The Economic Times Real  
Estate Awards-South  
CASAGRANT ATHENS  
Residential Project - Theme  
Based (Ongoing: Metro)




The Economic Times Real  
Estate Awards-South  
CASAGRANT AMETHYST  
Residential Project - Theme  
Based (Ongoing: Metro)




The Economic Times  
Best Brands 2021



13th Estate Awards Franchise  
India and REMAX India  
CASAGRANT BOULEVARD  
Best Mid-segment Project of  
the Year




Realty Conclave Excellence  
Awards 2021 - South  
CASAGRANT BOULEVARD  
Most Popular Project of the  
Year



Realty Conclave Excellence  
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Mid-Segment Project of the  
Year




Times Business Awards  
2020 -The Times of India  
Best Real Estate Company  
of Tamil Nadu




11th Estate Annual Awards,  
powered by Franchise India  
CASAGRANT ESERALDA  
Luxury Villa Project of the  
Year



ET Now  
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Upcoming Project of  
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ET Now  
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Innovative  
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