



SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

CHENNAI | BENGALURU | COIMBATORE | HYDERABAD PUNE | DUBAI

20

Years of excellence

40,000+

Happy customers

140+

Superior projects

53+

Million sft. of living spaces





Introducing Casagrand Highline

Where superior design meets unparalleled craftsmanship. The perfect blend of sophisticated living and tranquil surroundings. Every corner of this community has been crafted to offer a sense of peace and harmony. Experience the luxury of space, privacy, and nature all in one place. Welcome to a new standard of living—where excellence is not just promised, but delivered.



Salient Features

- A beautifully crafted contemporary styled community on 5.5 acres in Ammapalayam Tiruppur.
- 137 Signature apartments and 36 Ultra-Luxurious villas.
- 35+ amenities with state of the art features.
- Grandeur Clubhouse overlooking a stunning swimming pool.
- 70% open land area adds to the efficiency of the building footprint.
- · Vaastu-compliant homes with efficient spatial planning.













OUTDOOR AMENITIES

GAMES, FEATURES AND WELLBEING

- Board Games Lawn
- Leisure Seating Aqua Pebble Leisure Deck
- Tree-Shade Plaza
- Island Seater
- Hammock Garden
- Barbeque Lawn
- Party Lawn
- Amphitheater with Dais

SWIMMING POOL

- Lap Pool
- Poolside Cabana
- Interactive Jets
- Poolside Lounge Deck
- Kids Pool with Stepping Stones

CLUBHOUSE AMENITIES & FACILITIES

ENTERTAINMENT & CONVENIENCE

- Car wash bay
- Car Charging bay
- Laundry
- Driver Toilet & Dormitories
- ATM Provision
- Association Room
- Multipurpose hall
- Mini Theatre
- Relaxation Lounge

INDOOR GAMES, SPORTS, FITNESS & WELLBEING

- Board Games Chess
- Air Hockey
- Foosball
- Table Tennis
- Billiards
- Carrom Room
- Gym

KIDS PLAY AREA

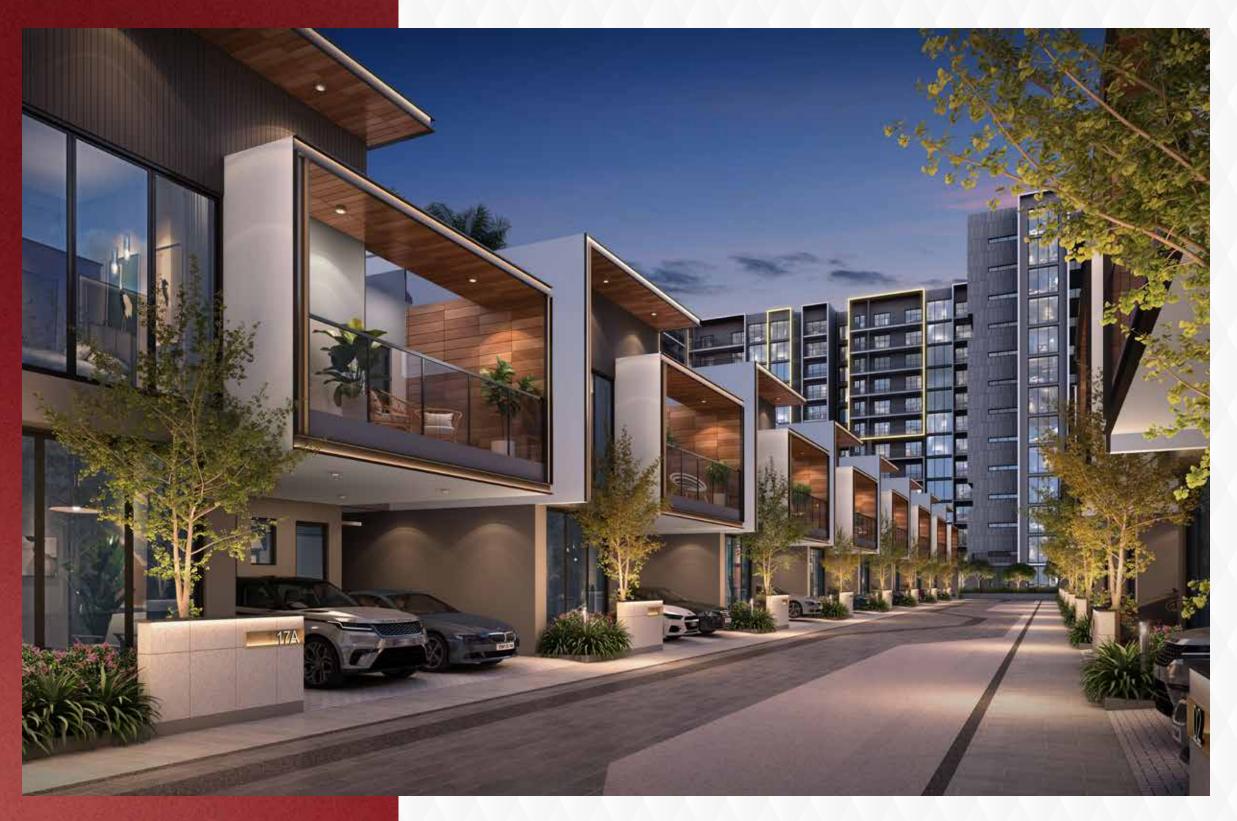
- Kids Indoor play area
- Activity area
- Play Tent
- Kids soft play area
- Ball pit and slide
- Lego Play

The Best of Product Superiority

- Casagrand's exclusive Premium High-rise and Villa development in Tiruppur.
- A community with the best of Architecture and finesse.
- A lavish collection of pinnacle tower comprising of 137 Signature apartments and 36 Ultra-Luxurious villas, elegantly spread across 5.5 acres.
- 70% of open land area adds to the efficiency of the building footprint.
- Spacious planning with the finest of material furnishing and accessories for an exceptional lifestyle.
- · Centrally located podium and Plunge Pool providing the best of views from the towers and Villas.
- 35+ Amenities with state of the art features.
- Grandeur Clubhouse overlooking a stunning Swimming pool.
- Vaastu-compliant homes with efficient spatial planning.
- Master plan and unit plan designs are based on five important pillars in planning: Light, Ventilation, Vaastu, Privacy, and Aesthetics.

Presenting you a community with the best of Architecture & Finesse

- The project is set amidst 5.5 acres with 173 units:
 - 137 signature 3 & 4 BHK apartments
 - 36 ultra-luxurious 4 BHK villas
- A Basement + Ground + 12-floor apartment and Ground +2 floor villa structure complemented by a Contemporary façade adorned with elegant lighting enumerating the grandeur lifestyle.
- A grand drive-through adorned with a monumental entrance, flanked by premium villas on either side, creating a majestic welcome.
- The towers feature an ultra-modern 7000 sq. ft clubhouse, meticulously designed to overlook the podium and offer stunning views of the swimming pool.
- Building orientation ensures maximum wind flow and minimum heat gain for every apartment.
- Well-lit feature wall embellished with the landscape is provided opposite to tower entrances as a way finder.
- · Magnificent Lift Facia with marble wall cladding, Flooring and lighting elements.





A neighborhood one with nature

- 57900 sq. ft of lush green landscape sprawled with amenities and entertainments for residents of all age groups.
- The community boasts of an efficient building footprint with 70% open space.
- The apartment tower is planned around a vast podium of 13000 sq. ft with no overlooking between the apartments.
- Private terraces are provided for most of the apartments in the ground-floor level connecting the indoors with the podiums.
- The site features meticulously planned pathways and a host of elegantly designed amenities, creating a seamless experience
- · Meticulously planned basement parking to create a 100% Vehicle free zone within the community.

Elevate your Lifestyle with our Premium Amenities such as

- A striking 6500 sq. ft Swimming Pool anchors the central podium, featuring an adults' pool, elegant water curtain, parabolic jets, and kids' pool adorned with stepping stones.
- Unwind your evenings at the poolside cabana and lounge deck, for a serene and relaxing ambiance.
- Encircling the swimming pool is a charming blend of a party lawn, barbeque lawn, aqua-pebble leisure deck, amphitheater seating with a stage, hammock garden and outdoor board games for endless entertainment and relaxation.
- Outdoor communal spaces such as Leisure seating, Tree shade plaza, and Island seater for casual gatherings.
- Experience the grandeur of the clubhouse with its double-height lobby, defined by a stunning central landscape feature with seating.
- The multipurpose hall and mini theater offer versatile spaces for hosting events and enjoying entertainment.
- The indoor children's play area features Lego play, play equipment, soft play area, Play tent and ball pit with slide.
- A gaming room loaded with various amenities such as foosball table, Board games, Table Tennis, air hockey, Billiards, and Carrom table.
- A gym put together with features such as a multifunctional training, exclusive floor workout, etc. ensuring users' health and fitness.

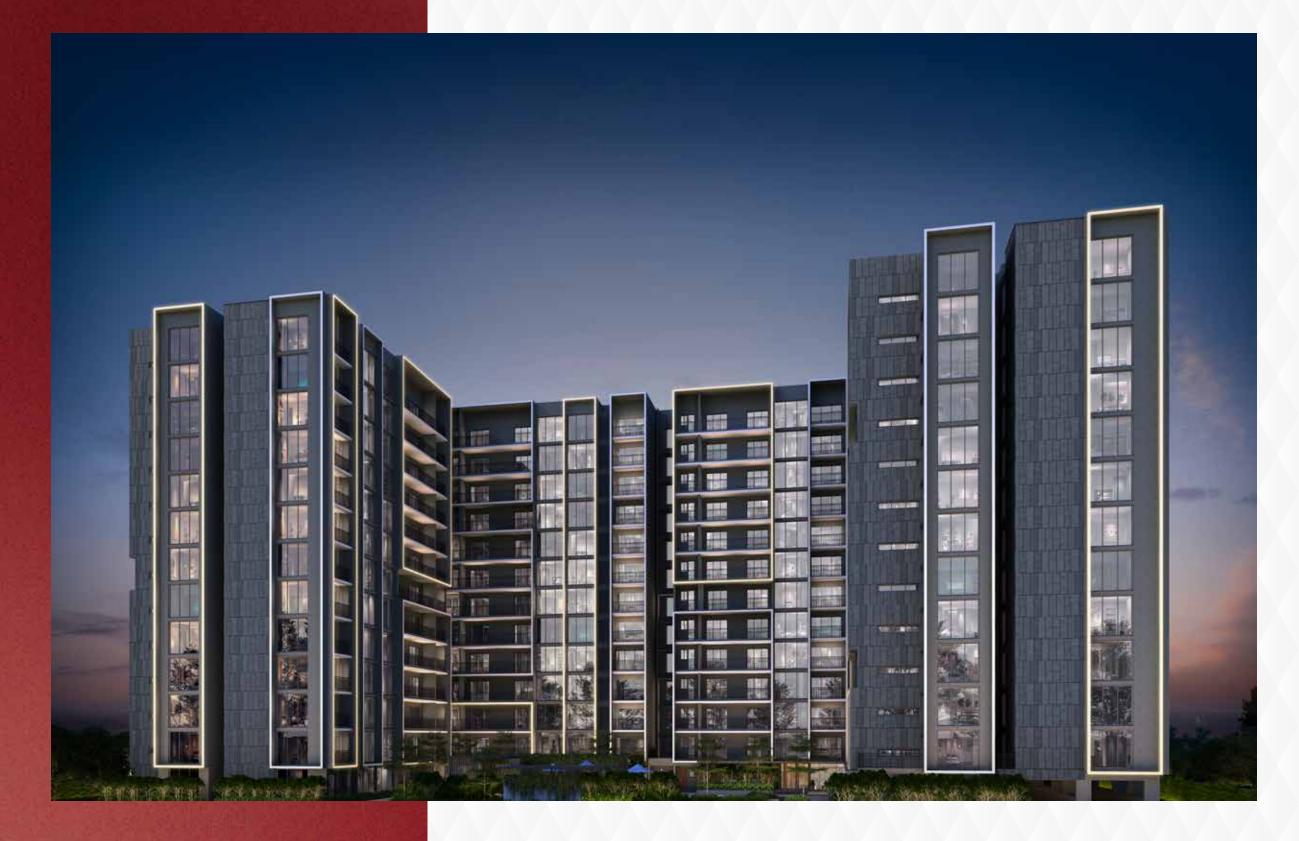


Choose our Ultra Luxurious Villas to upgrade your lifestyle

- · Main door designed with wooden paneling and architrave for an appealing entrance.
- Designer villa number signage with accent lighting.
- Transforming the ambiance of the foyer, living, dining, lounge, passages and pooja spaces with exclusive Marble flooring for a truly luxurious touch.
- 600 x 1200 mm premium vitrified flooring tiles in Kitchen and Bedrooms.
- 600 x 600 mm Anti-skid tiles in Bathrooms.
- 600 x 1200 mm Wooden deck finish tiles in the Balcony.
- Elevate your bedroom's style with a laminated designer door, adorned with a chic designer handle for a touch of luxury.
- Cloth drying hangers in the open terrace for everyday convenience.
- Luxurious Master bathrooms fitted with Ceiling mounted rain shower, Hand shower, Glass shower partition, Bathtub with accessories, Granite counter with two Counter-mount washbasins.
- Premium range Kohler or equivalent fittings in all bathrooms.
- Pest-free long trench and square SS designer gratings are provided in the bathrooms and kitchen.
- Foot lamps are provided in bedrooms for your daily convenience.
- Waterproof charging points are provided in the outdoor deck and balcony for evening parties and functional convenience.

Choose our Luxurious Signature Apartments to upgrade your lifestyle

- · Well-planned and decorated corridors with wall-lit artifacts leading to your doorsteps.
- · Main door designed with wooden paneling and architrave for an appealing entrance.
- Designer door number signage with accent lighting.
- Digital door lock system with four independent unlocking features.
- Transforming the ambiance of the foyer, living, dining, passages and pooja spaces with an exquisite tile makeover for a truly luxurious touch.
- 600 x 1200 mm premium vitrified flooring tiles in Kitchen and Bedrooms.
- 600 x 600 mm Anti-skid tiles in Bathrooms and Utility.
- 600 x 1200 mm Wooden deck finish tiles in the Balcony and Private terrace.
- Elevate your bedroom's style with a laminated designer door, adorned with a chic designer handle for a touch of luxury.
- Cloth drying hangers in the balcony for everyday convenience.
- Luxurious Master bathrooms fitted with Ceiling mounted rain shower, Hand shower, Glass shower cubicle, Granite counter with two Counter-mount washbasins.
- Premium range Kohler or equivalent fittings in all bathrooms.
- Pest-free long trench and square SS designer gratings are provided in the bathrooms and kitchen.
- · Foot lamps are provided in bedrooms for your daily convenience.
- Waterproof charging points are provided in the balcony for evening parties and functional convenience.
- Designer floor identification signage at every floor level.



Signature Villas

- Dedicated 3 car parks along with landscape is designed for all the villas.
- All the villas are designed with a landscaped deck and Hardscape features that opens out from the living & dining, connecting with the nature.
- · All the villas are planned with separate Living and Dining avoiding crossover.
- Vertical travel made effortless with the Marble clad elevator space.
- Spacious kitchen planned for everyday convenience.
- All bedrooms, living & kitchen are consciously planned to be well ventilated.
- Luxuriously planned master bedroom with dedicated walk-in wardrobe & voluminous balcony.
- Solely planned Family lounge in the first floor.
- · Space for washing machine is devoted in the terrace for everyday convenience.

Signature Apartments

- All cores are well equipped with staircases and two lifts with capcity of 10 passengers.
- · Apartments designed with dedicated Foyer space.
- Uninterrupted visual connectivity all bedrooms & balconies will be facing the podium.
- Convenient AC ODU spaces serviceable from the interior.
- · All units with Walk-in wardrobes are provided in one of the bedrooms.
- Two balconies one in the Living & one in the bedroom is provided in all of the apartments.
- Dedicated Washing machine space is provided in all of the apartments.
- Common wash basin is provided in all of the apartments.

Considering Vaastu...? We got that sorted too

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





Site Plan

SITE PLAN GAMES, FEATURES AND WELLBEING Board Games-Lawn Leisure Seating Aquio-pebble Leisure Deck free-Shade Plaza iskand Seater Hammock Garden Barbeque Lawn Party Lown Amphitheater with diss SWIMMING POOL 10 Lap Pool 11 Poolside Cabana 12 Interactive Just 13 Poolside Lounge Deck 14 Kids Pool with Stepping Stone DRIVEWAY ENTERTAINMENT & CONVENIENCE 15 Car Wash bay OSR SUBSTATION

Villa Unit Plans

4BHK+4T-East Facing

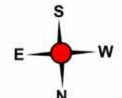


Ground floor plan

AREA 8A 3751 2832



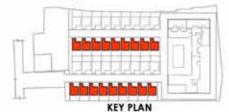
First floor plan



VILLA	LAND	SALEABLE	CARPET
19	4062	3751	2832
20	3008	3751	2832
21	3008	3751	2832
22	3008	3751	2832
23	3008	3751	2832
24	3008	3751	2832
25	3008	3751	2832
26A	3008	3751	2832
27	3008	3751	2832



Second floor plan



4BHK+4T-East Facing

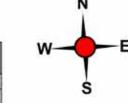


Ground		
L*found:	noor	nian

VILLA	AREA	SALEABLE	CARPET
10	3008	3751	2836
11	3008	3751	2836
12	3008	3751	2836
12A	3008	3751	2836
14	3008	3751	2836
15	3008	3751	2836
16	3008	3751	2836
17A	3008	3751	2836
18	4062	3751	2836

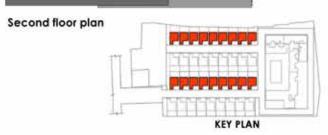






VILLA	AREA	SALEABLE	CARPET
28	2886	3751	2836
29	2876	3751	2836
30	2924	3751	2836
31	2970	3751	2836
32	2985	3751	2836
33	2988	3751	2836
34	2991	3751	2836
35A	3042	3751	2836
36	4346	3751	2836



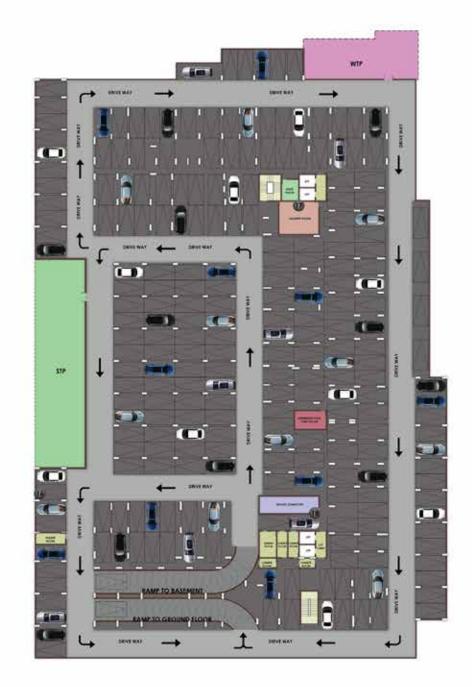






Apartment Floor Plans

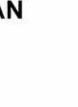
BASEMENT PLAN





FIRST FLOOR PLAN

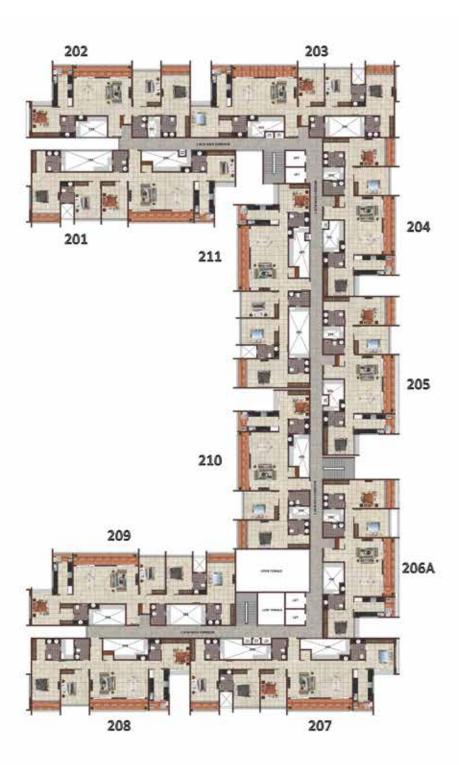
- 16 Car charging bay17 Laundry18 Driver's Toilet & Dormitories

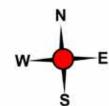




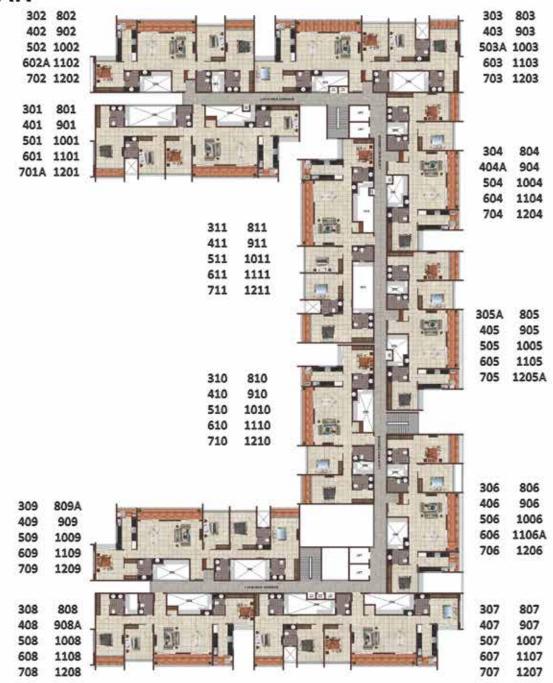


SECOND FLOOR PLAN





TYPICAL FLOOR PLAN

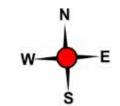






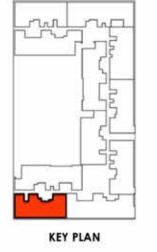
Apartment Unit Plans

3BHK+3T-North Facing









UNIT NO- 108

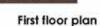
First floor plan

UNIT NO	CARPET	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
	(SFT)				
108	1471	216	1687	2300	137
208, 308, 408, 508, 608, 708, 808, 908A, 1008, 1108, 1208,	1471	216	1687	2300	0

3BHK+3T-East Facing

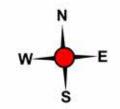






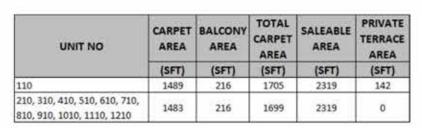


Typical floor plan (2nd-12th)



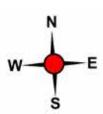
KEY PLAN





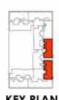
UNIT NO- 110

3BHK+3T-North Facing









UNIT NO- 105

First floor plan

UNIT NO	CARPET	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
105	1514	216	1730	2338	219
106	1522	216	1738	2343	282

UNIT NO- 106

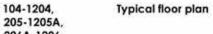
First floor plan

3BHK+3T-North Facing







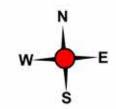






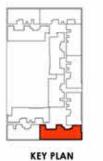
UNIT NO	CARPET	BALCONY	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA	
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)	
G04	1522	215	1737	2344	168	
104, 204, 304, 404A, 504, 604, 704, 804, 904, 1004, 1104, 1204.	1508	215	1723	2336	0	
205, 305A, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205A.	1508	216	1724	2338	0	
206A, 306, 406, 506, 606, 706, 806, 906, 1006, 1106A, 1206.	1516	216	1732	2343	0	

4BHK+4T-North Facing









First floor plan

UNIT NO- 107A

UNIT NO	CARPET	BALCONY	TOTAL CARPET AREA	SALEABLE AREA	PRIVAT TERRAC AREA
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
107A	1843	223	2066	2808	197
207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207.	1837	224	2061	2819	0

4BHK+4T-East Facing





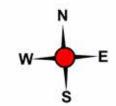
Ground floor plan

-	7	2		
		3		
En	APTL			
W.	7	27	7	

UNIT NO	CARPET	BALCONY	TOTAL CARPET AREA	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA	
	(SFT)	(SFT)	(SFT)		(SFT)	
G11	1837	224	2061	2818	0	
111, 211, 311, 411, 511, 611, 711, 811, 911, 1011, 1111, 1211	1837	224	2061	2818	0	

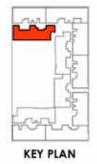
UNIT NO- G11

4BHK+4T-North Facing









UNIT NO	CARPET	BALCONY	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
G01	1837	224	2061	2827	0
101, 201, 301, 401, 501, 601, 701A, 801, 901, 1001, 1101, 1201.	1837	224	2061	2827	0

4BHK+4T-East Facing



UNIT NO- 103-1203 Typical floor plan
(1st-12th)





KEY PLAN

UNIT NO- G03 Ground floor plan

UNIT NO	CARPET	BALCONY	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
G03	1921	224	2145	2901	137
103, 203, 303, 403, 503A, 603, 703, 803, 903, 1003, 1103, 1203	1916	224	2140	2901	0

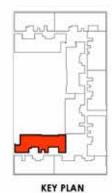
4BHK+4T-East Facing



UNIT NO- 209-1209

Typical floor plan (2nd-12th)





UNIT NO- 109

First floor plan

UNIT NO	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
209, 309, 409, 509, 609, 709, 809A, 909, 1009, 1109, 1209	1916	224	2140	2913	0

Clubhouse Plan

Clubhouse

AMENITIES

ENTERTAINMENT & CONVENIENCE

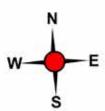
- 19 ATM Provision
- 20 Association Room
- 21 Multipurpose Hall
- 22 Mini Theatre
- 23 Relaxation Lounge

INDOOR GAMES, SPORTS, FITNESS

KEY PLAN

- AND WELLBEING
 24 Board Games- Chess
- 25 Air Hockey





Villa Specification

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 3350mm

ATT

Anti-termite treatment will be done

WALL FINISH

Internal walls

 Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion

Ceiling

 Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Exterior walls

 Finished with Bubble texture, 1 coat of primer & 2 coats of exterior emulsion paint with Color as per architect design intent

Bathroom

 Designer tile of size 600x1200mm for a height of 2400mm & above will be finished with 1 coat of primer & 2 coats of premium emulsion

FLOOR FINISH WITH SKIRTING

Main Flooring (Foyer, Living/ Dining, Pooja, Internal passages & Informal Living)

Marble flooring

Bedrooms & Kitchen

Vitrified tiles of size 600x1200mm

Bathrooms

Anti-skid ceramic tiles of size 600x600mm

Balcony / Open Terrace

Wooden finish deck tiles of size 600x1200mm

Terrace

Pressed finish tiles

Car parking

Shahabad

KITCHEN / OPEN TERRACE & DINING

Electrical point

 For Hob, Chimney, Water Purifier, Washing Machine & Dish washer

Plumbing point

 Inlet & Outlet provision for Water Purifier, Washing Machine & Sink

External Gas Bunk

• External Gas Bunk provision for storage

Dining

 Counter mounted wash basin wherever applicable with Kohler or equivalent CP fittings

Open terrace

• Wall mounted cloth drying stand in recommended location

BALCONY

Handrail

 MS handrail finished with PU primer with enamel paint as per architect's design intent

STAIRCASE

Flooring

Marble & Granite flooring for staircase

Handrail

Glass handrail & Wooden handle on top as per architect's design

BATHROOMS

CP Sanitary fixture

Kohler or equivalent

Bathroom 1

- Wall mounted WC with Concealed cistern, Health faucet,
 Single lever diverter with Ceiling mount rain shower & spout,
- Granite counter mounted wash basin and Square drain

Bathroom 3

- Wall mounted WC with Concealed cistern, Health faucet, Single lever diverter with Ceiling mount rain shower with hand shower & spout, fixed glass shower partition, two granite counter mounted wash basins and 2' long trench drain
- Bath tub with spout

Bathroom 2 & 4

 Wall mounted WC with Concealed cistern, Health faucet, Single lever diverter with Ceiling mount rain shower & spout, fixed glass shower partition, Granite counter mounted wash basin and Square drain

Maid' Bathroom

 Wall mounted WC with Concealed cistern, Health faucet, Single way Bib tap

Solar Water Heater

 Solar Hot water line provided at shower area for all toilets with suitable capacity of water heater and no provision for Geyser inside the bathrooms

DOORS

Main door

- Veneer finish full jamb architrave and concealed hinge with double side veneer finish door of size 1200x2400mm and wooden panelling
- Ironmongeries like Digital lock system of Hafele or equivalent lock, tower bolts, door viewer, safety latch, Magnetic door catcher, etc., of Dormakaba or equivalent brand

Bedroom doors

- Laminate finish full jamb architrave, frame and hinge with double side laminated door of size 900x2400mm
- Ironmongeries like designer door handle, door stopper, door bush, etc., of Dorset or equivalent brand

Bathroom doors

- Laminate finish full jamb architrave, hinge, double side laminated door of size 800x2400mm
- Ironmongeries like one side coin & thumb turn lock without key, designer door handle, door bush, etc., of Dorset or equivalent brand

Terrace doors

- Good quality door frame with waterproof shutters (or) Steel door with elegant finish of size 900x2400mm
- Ironmongeries like inside thumb turn lock without key,
 Magnetic catcher etc., of Dorset or equivalent brand

Servant Bedroom & Bathroom door

- Good quality door frame with Waterproof or FRP shutters
- Ironmongeries like lock, door stopper etc., of Dorset or equivalent brand

WINDOWS

Windows

- Aluminum framed sliding shutter with see-through plain glass
 MS grill / railing (wherever applicable) finished with Zinc
 Chromite primer and enamel paint
- · Sill treatment with granite

French doors

- · Aluminum framed sliding shutters with toughened glass
- Threshold treatment with granite

Ventilators

- Aluminum framed adjustable louver & MS grill finished with Zinc Chromite primer and enamel paint
- Sill and Soffit treatment with granite

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

5 Amp socket (outdoor)

Point provided in outdoor deck in the recommended location.

Foot lamp

Provided in all bedrooms

TV

Point in Living & Master bedroom

DATA provision

Provision in Living

Split- air conditioner

Points in living / dining, & all Bedrooms

Exhaust fan

Point in all bathrooms

Power Back-up

 Inverter provision for fan and light points (Wiring & Conduit provision only)







Apartment Specification

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 3200mm

ATT

Anti-termite treatment will be done

WALL FINISH

Internal walls

 Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion

Ceiling

 Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion

Exterior walls

 Finished with Bubble texture, 1 coat of primer & 2 coats of exterior emulsion paint with Color as per architect design

Bathroom

 Designer tile of size 600x1200mm for a height of 2550mm & above False ceiling will be finished with coat of primer

Toilet Ceiling

Grid type false ceiling

FLOOR FINISH WITH SKIRTING

Main Flooring (Foyer, Living, Dining, Pooja, Internal passages, Bedrooms & Kitchen)

Vitrified tiles of size 600x1200mm

Utility & Bathrooms

Anti-skid ceramic tiles of size 600x600mm

Balcony

Wooden finish deck tile of size 600x1200mm

Private open terrace (if applicable)

Wooden finish deck tile of size 600x1200mm

KITCHEN / UTILITY & DINING

Electrical point

 For Hob, Chimney, Water Purifier, Washing Machine & Dishwasher

Plumbing point

 Inlet & Outlet provision for Water Purifier, Washing Machine & Sink

Dining

 Granite Counter mounted wash basin and wall dado of height 200mm

BALCONY

Handrail

• MS handrail finished with PU primer with enamel paint as per architect's design intent

Cloth drying hanger

• Ceiling cloth drying hanger rods provided in the recommended balcony

BATHROOMS

CP & Sanitary fixture

Kohler or equivalent

Bathroom 1

 Wall mounted WC with cistern and flush plate, Health faucet, Single lever diverter, ceiling mounted rain shower, hand shower and spout with glass cubicle, two granite counter mounted wash basin and long trench drain

Other attached bathrooms

 Wall mounted WC with cistern and flush plate, Health faucet, Single lever diverter, ceiling mounted rain shower and spout with glass partition, granite counter mounted wash basin, and Square drain

Common bathroom

 Wall mounted WC with cistern and flush plate, Health faucet, Single lever diverter, overhead shower, spout with granite counter mounted wash basin and Square drain

DOORS

Main door

- Veneer finish full jamb architrave and double side veneer finish door of size 1200x2400mm with wooden panelling
- Ironmongeries like Digital lock system of Yale or equivalent lock, tower bolts, door viewer, safety latch, Magnetic door catcher, etc., of Yale or equivalent brand

Bedroom doors

 Laminate finish full jamb architrave, frame and hinge with double side laminated door of size 1000x2400mm Ironmongeries like Yale or equivalent lock with designer door handle, door stopper, door bush, etc., of Yale or equivalent brand

Bathroom doors

- Laminate finish architrave, hinge, double side laminated door of size 800x2400mm
- Ironmongeries like one side coin & thumb turn lock without key, designer door handle, door bush, etc., of Yale/ equivalent brand

WINDOWS

Windows

- Aluminum framed sliding shutter with see-through plain glass
 & MS grill / railing (wherever applicable) finished with Zinc
 Chromite primer and enamel paint
- Sill treatment with granite

French doors

- Aluminum framed sliding shutters with toughened glass
- Threshold treatment with granite

Ventilators

- Aluminum framed adjustable louver / openable shutter for ODU access (wherever applicable)
- Sill and Soffit treatment with granite

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

5 Amp socket (outdoor)

Point provided in any one balcony in the recommended location

Foot lamp

Provided in all bedrooms

- '

Point in Living & Master bedroom

DATA provision

Provision in Living

Split- air conditioner

Points in living / dining, & all Bedrooms

Exhaust fan

Point in all bathrooms

Geyser

Point will be given in all bathrooms

Power Back-up

Inverter provision for fan and light points (Wiring & Conduit provision only)

COMMON FEATURES

Lift

Automatic lift will be provided with Powder coat Finish

Back – up

 100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting

Unit Signage board

Respective Unit numbers sign board will be provided in Lift lobby

Lift fascia

Marble or equivalent cladding at all levels

Lobby

Marble or equivalent flooring at levels

Corridor flooring

Vitrified tile of size 800x1600 at all levels

Staircase floor

Granite flooring at all floors

Staircase handrail

• MS handrail with enamel paint finish in all floors

Terrace floor

Pressed tile flooring

Terrace doors

- Good quality door frame with waterproof shutters
- Ironmongeries like thumb turn lock, door closure, etc., of Yale
 / equivalent brand

Basement Car Parking floor

Epoxy flooring

OUTDOOR FEATURES

Water storage

 Centralized UG sump with WTP (Min. requirement as per water test report)

Rain water harvesting

Rain water harvesting system (as per site requirement)

STP

Centralized Sewage Treatment plant (as per site requirement)

Common Back-up

 100% Power backup for common amenities such as clubhouse, WTP, STP & common area lightings

Safety

 CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level

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 height of 2100mm as per design intent and over that barbed fence wherever applicable

Landscape

 Suitable landscape at appropriate places in the project as per design intent

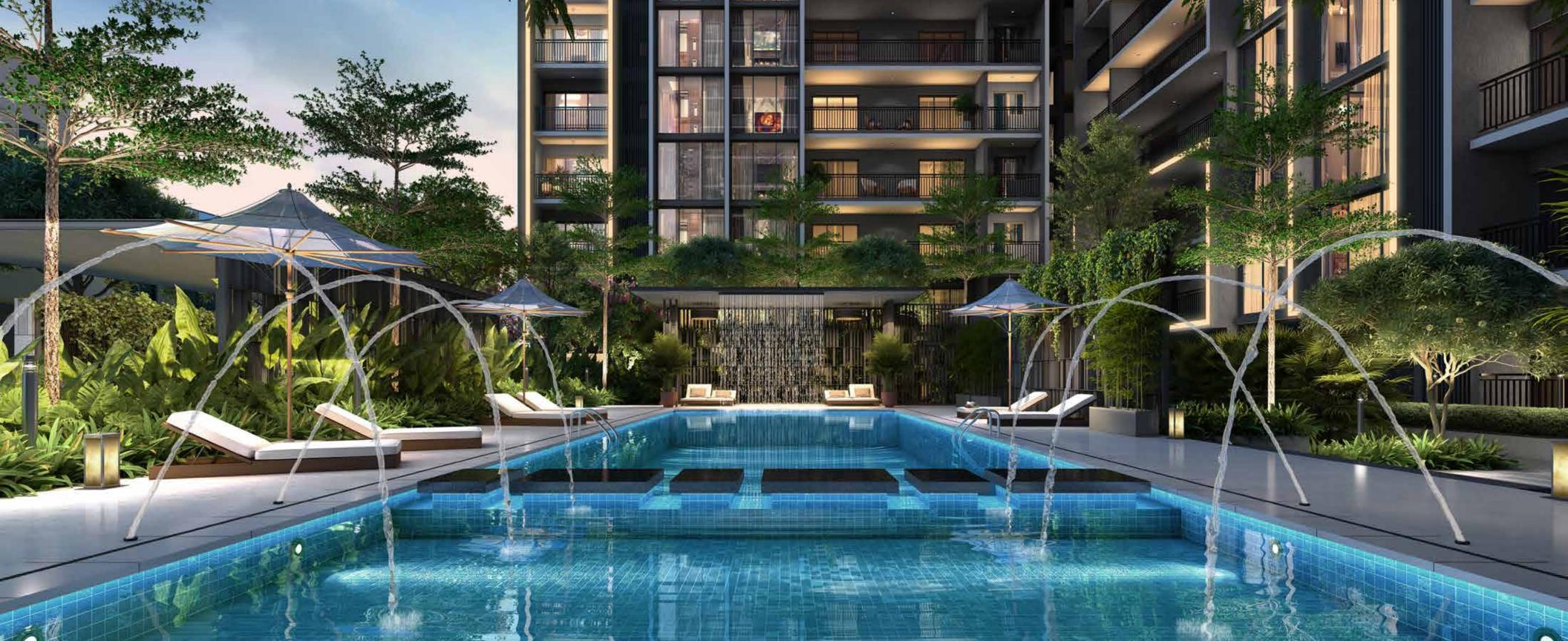
Internal Driveways

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

External Driveway

- Stamped concrete/Interlocking paver block / or equivalent flooring with demarcated driveway as per landscape design intent.
- Granite flooring finish / Cobble stone in entrance driveway and Block lobby entrances





Location Advantages

Colleges	Mins	Schools	Mins
AVP College of Arts And Science	7 Mins	AKR Academy	5 Mins
Maharaja Engineering College	15 Mins	Sri Ramakrishna Vidyalaya Matriculation Higher	6 Mins
Tiruppur Kumaran College for Women	15 Mins	Secondary School	
Nift Tea College of Knitwear Fashion	20 Mins	Quest International schools	8 Mins
Park's College	20 Mins 15 Mins	Smart Modern School	8 Mins
St. Joseph College for Women		Sri Nachammal Vidyavani CBSE School	11 Mins
		Spring Mount Montessori School	20 Mins
Hospitals	Mins	Transportation	Mins
CN Hospitals	6 Mins	New Bus stand - Perumanallur	15 Mins
Revathi Multispeciality Hospital	15 Mins		
Sri Kumaran Multispeciality Hospital	15 Mins	IT Park TIDEL NEO	Mins
City Ortho Hospital	20 Mins		6 Mins
Entertainment	Mins	Apparel Park	Mins
Sri Sakthi Cinemas 20 Mins		Nethaji Apparel Park	12 Mins

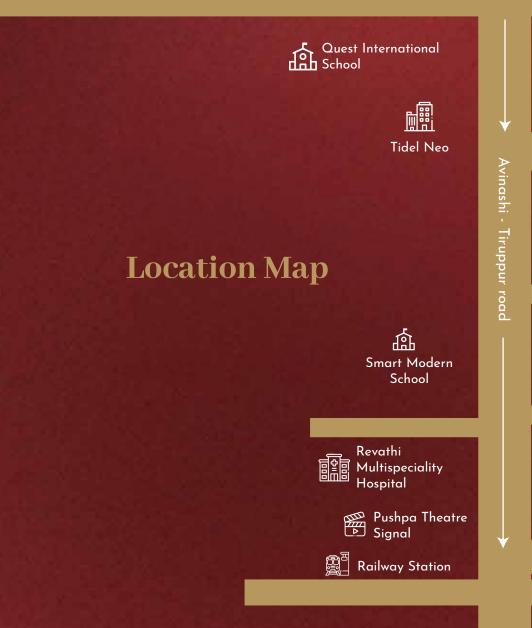






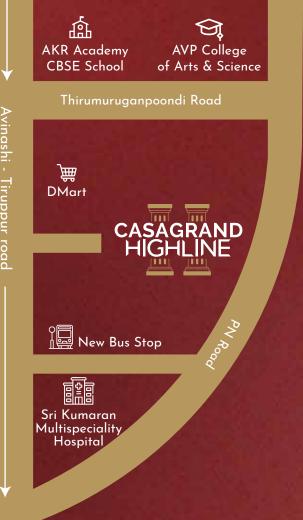






Sri Nachammal

Vidyavani CBSC School



Towards Tiruppur City



VILLA PAYMENT SCHEDULE: (G+2)

Booking Advance (10 Days from date of booking)	10.00%
Agreement Stage (35 Days from date of booking)	25.00%
Commencement of Foundation	15.00%
Commencement of Ground Floor Roof	15.00%
Commencement of 1st Floor Roof	10.00%
Commencement of 2nd Floor Roof	10.00%
Completion of flooring respective unit	10.00%
Handing Over	5.00%
TOTAL	100%

APARTMENT PAYMENT SCHEDULE: (B+G+12)

Booking Advance (10 Days from date of booking)	10.00%
Agreement Stage (35 Days from date of booking)	25.00%
Commencement of Foundation	7.50%
Commencement of Basement Roof	7.50%
Commencement of Ground Floor Roof	7.50%
Commencement of 1st Floor Roof	7.50%
Commencement of 3rd Floor Roof	7.50%
Commencement of 5th Floor Roof	7.50%
Commencement of 7th Floor Roof	7.50%
Commencement of 9th Floor Roof	2.50%
Commencement of 11th Floor Roof	2.50%
Commencement of 12th Floor Roof	2.50%
Completion of Flooring Respective Unit	2.50%
Handing Over	2.50%
Total	100%



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

11th 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

13th Estate Awards Franchise India and REMAX India - 2021

Casagrand Boulevard
Best Mid-Segment Project of the Year

The Economic Times - 2021 (Brand)

Best Brands Award

The Economic Times Real Estate Award - 2022 (South)

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

14th Realty + Excellence Awards 2022 (South)

Casagrand Hazen Mid-Segment Project of the Year

14th Realty + Excellence Awards 2022 (South)

Casagrand Hazen
Fastest Growing Realty Brand of the Year

14th Annual Estate Awards in 2023

Casagrand Flagship Residential Property of the Year

15th Realty+ Excellence Awards 2023, South Edition

Casagrand Ária Best Affordable Housing project of the year





WHY CASAGRAND FITTED HOMES?

To make Homebuyer's Life Easy, Casagrand Fitted Homes offers 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.

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 and meet your needs. The specifications consist of two varieties: Plush and Luxe.



WOODWORKS OF TOP NOTCH QUALITY

ACCESSORIES

HOME

PREMIUM ELECTRICAL

FITTINGS

WASHROOM ACCESSORIES



Light

Fixtures

A/C

Mirror



Mirrors in

Dining

00

Cooking

Holder









Dining Crockery

Ceiling





Curtain

Rods

living &

Bedrooms

Hook









ا ا Curtain Channels



Lights



Fan with Light Dining













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.

5%

payment at the payment during time of unit booking

work-in-progress

85%

payment during the unit handover

10%



FOR MORE DETAILS CALL

© +917358132669







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





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

+917358132669

CASAGRAND

info.fh@casagrand.co.in

WASHROOM



CORPORATE OFFICE

NPL Devi, New No. 111, Old No. 59, LB Road, Thiruvanmiyur, 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, 4th Floor, Meanee Avenue Road, Opp. Lakeside Hospital, Ulsoor Lake, Bengaluru - 560 042. Ph: +91 80466 68666

www.casagrand.co.in

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

TN/32/Building/0006/2025 | www.rera.tn.gov.in | T&C Apply*

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