



CASAGRAND

CHEERS

HAPPY SENIOR LIVING



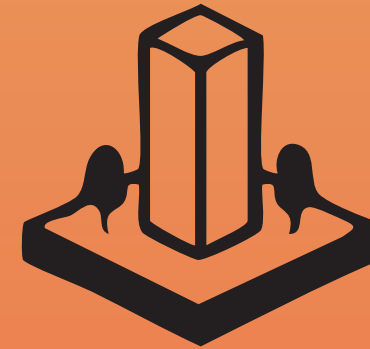
CASAGRAN
building aspirations

SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

CHENNAI | BENGALURU | COIMBATORE | HYDERABAD



20 years of
excellence



140+
Projects



40,000+
Customers



53+ million sq.ft.
of living spaces

INTRODUCING
**SENIOR
CENTRIC**

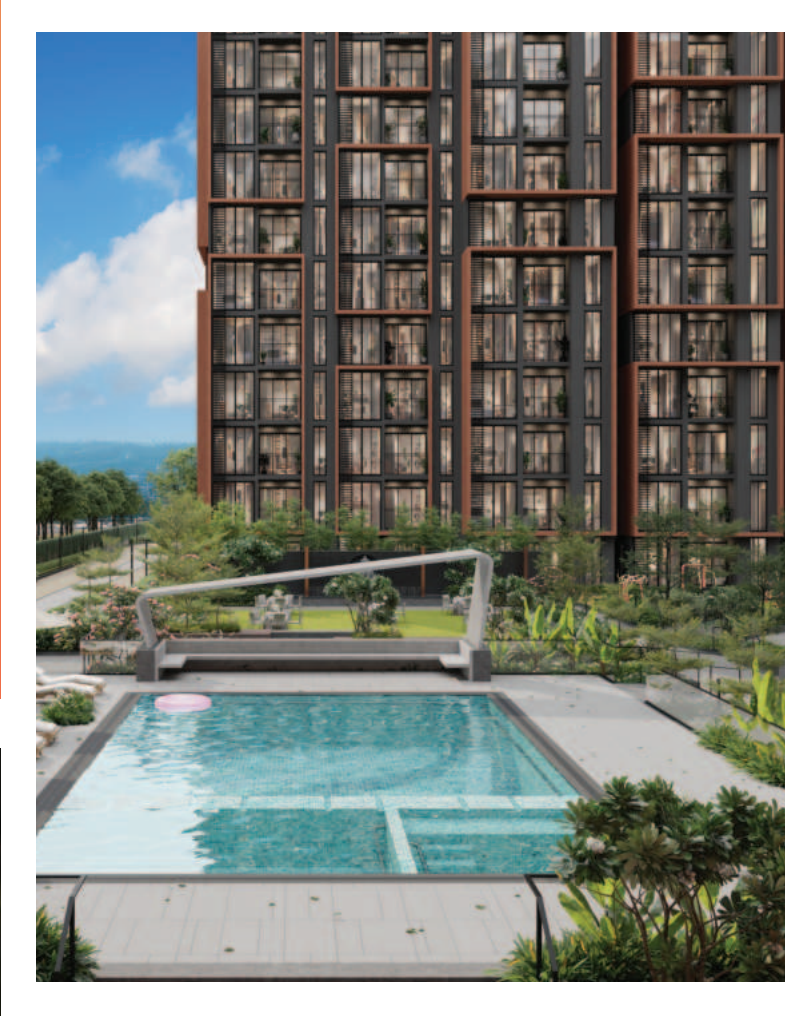
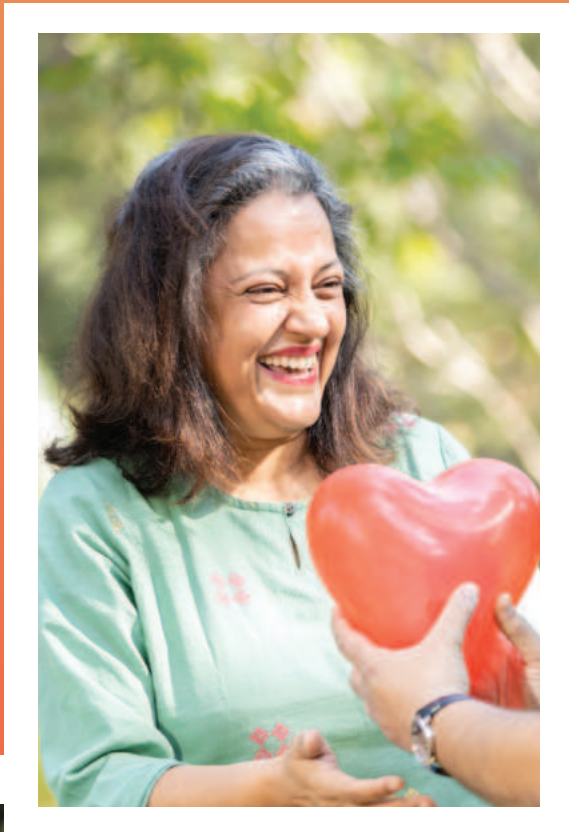
#HOMES

CASAGRAN CHEERS

HAPPY SENIOR LIVING

is a premium retirement community that offers an active and superior lifestyle for senior citizens. The community is developed with features that ensure comfort, convenience, safety, and security of the residents. With around 40+ amenities of outdoor and indoor recreational facilities, the community offers an enviable livelihood.









**AFTER
YEARS OF
LIVING FOR
OTHERS,
NOW
LIVE FOR
YOURSELF**

SALIENT FEATURES

- Spread across 5.20 acres, offering 331 finely crafted units with large podium and green spaces
- 4.2 acre of open area solely dedicated landscape with amenities and multiple entertainments
- 11500 sft. clubhouse with world-class amenities and plush interiors.
- The ultimate luxury of 7000 sft. swimming pool zone with therapy pool and pool deck pavilion
- 40+ world-class amenities of outdoor and indoor recreational facilities.
- The community offers services like mini clinic, physiotherapy room, ambulance service and more to enhance the senior citizen's living.,









SERVICES



Community & Lifestyle
Activities



Housekeeping



Dining & Refreshments



Health & Wellness



Concierge Services



Repair & Maintenance



Emergency Repair
Assistance



Security

Unit Maintenance Service

Department	Service	Detail
Housekeeping	Daily housekeeping	This service covers sweeping, mopping (home and balcony), utensils cleaning & WC cleaning.
	Daily garbage disposal	Daily clearance of Wet and Dry Garbage
	Washroom cleaning	Weekly cleaning of washroom Cleaning agents and aids
	Monthly special cleaning	Monthly Deep Cleaning of washroom Cleaning agents and aids
Breakdown Service	Plumber/Elcetrician	24/7 Plumber /Elcetrician available on call
Health & Wellness	Home Health Check up	Weekly twice Health monitoring - (BP, pulse, temperature, and SPO2) will be covered

Common Amneties Maintaence & Other Services

Department	Service	Detail
Concierge Services	Bill payments & utility services coordination	CasaGrand Team will assist with making payments. Actual bill payments are to be borne by the resident.
	Couriers/Parcel	Will be collected in reception area from the delivery boys. and will be delivered at home
	Technology assistance	CasaGrand team is available to assist residents.
Common Amenities	High-speed Wi-Fi in club house-TV lobby area	Available for use of residents in these designated areas.
	Mailboxes	Mails will be dropped in the designated mailboxes located in the designated areawill be covered
	Gym (Only equipment)	A well-equipped gym with certified trainer is available for residents use except Sundays & Holidays
	Landscape maintenance	This includes maintenance of landscaping areas.
	Pest control	Periodic pest control measures in all common areas.
Health & Wellness	24x7 Nurse availability	Emergency shift out services ar available.. (Consumables if used will be chargeable)
	Initial assessment	An initial health assessment is conducted for each new resident.
	Medical & Health records	Medical & health records are maintained at the Health & Wellness Centre.
	Group exercises & yoga session	Group sessions are conducted on all days except Sundays and holidays.
	Emergency Hospitalization	Residents can be admitted to the nearest hospital. Expenses according to the selected health plan.
	Health & Wellness Awareness	Periodic health and Wellness camps & talks organized.
Resident Engagement	Movie Screening	Organized movie screening in the common area.
	Engagement activities	Activities conducted periodically as per Monthly Engagement Calendar
Security	Well-designed security measures	Entry/exit points well managed with security patrolling & CCTV surveillance.

Optional Services(Pay as you use)

Department	Service	Detail
Food & Beverage	Morning tea/coffee service	Served in the dining room. Home delivery is available at additional charges.
	Daily breakfast, lunch & dinner	Fixed menu served in dining room. Home delivery is available at additional charges.
	Family events and Banquet catering	Facility to conduct events/celebrations at the multipurpose hall.
	Customized meal options	Available with at least 24 hours' notice.
	A la carte service	Menu card will be available. Served in the dining room. Home delivery is available at additional charges.
Concierge Services	Facilitated services	Assistance with relocations, travel bookings, courier and postage, vehicle cleaning and religious rituals/ceremonies is provided through partners.
	Runner Boy	Runner boy available for basic errands chargeable on per hour basis
	Salon	Salon Service available thru Partners
	Cab service	Cab service and temporary acting drivers available through partners.
Health & Wellness	Health check	Health checks are facilitated
	Lab services	Lab services available
	Physician Consultation	Both Online & Physical consulatation services are offered twice a week during designated hours
	Medicine & Consumable delivery	Regular medicines are procured & delivered within 4 hours(specialised medicines are available on order basis)
	Ambulance Personal Planned visit	Ambulance services for Personal or planned visit are available

Optional Services(Pay as you use)

Department	Service	Detail
Health & Wellness	Nursing services	Nursing services and consumables are available as per rate card. Additional charges apply for home visit
	Physiotherapy-Assisted therapies	Physiotherapy treatments and therapy sessions are available.
	Stay-in caregivers & nurse assistance	Qualified trained caregivers & nurses made available on request.
	Personalised Gym Trainer	Personal Gym Trainer Available
Housekeeping	Laundry service	Laundromatt services at additional cost
	Pest control	Pest control at home provided through trusted partners.
	Domestic Services	Domestic services, including packing/unpacking, laundry assistance, and carpet cleaning, are available.
	Home cleaning services	Special cleaning services for residences are available
Repair & Maintenance	Repair services	Both minor and major repairs are undertaken.

**CELEBRATE A
LIFE THAT
YOU'VE
ALWAYS**

DREAMED OF







A PREMIUM RETIREMENT COMMUNITY FOR A SUPERIOR LIFE

- Premium community design - The community has **331** Finely crafted units set amidst **5.20** acres of area planned with large podium and surrounded green spaces.
- The project offers **24x7 security** with controlled entry and exit points, complemented by **CCTV** surveillance throughout **all common areas**, ensuring a safe and secure environment for elderly residents at all times.
- A **majestic grand archway** invites you into the community, leading to an expansive plaza adorned with elegant lighting.
- **4.2 acre of open area solely dedicated landscape** sprawled with amenities and multiple entertainments for residents of all age groups.
- **A Grand podium** - The community has a grand central open podium of **24,500 sq.ft.** with **7000 sq.ft. swimming pool** makes the community into luxurious.
- **Senior citizen and Kids friendly community** – Meticulous planning has been done to ensure the community is a Kids and senior citizen friendly community.

**START
EVERY DAY
WITH
"WHAT
SHALL I DO
TODAY?"**









40+ LIFESTYLE AMENITIES

- **40+ Amenities** of outdoor and indoor recreational facilities are sprawled across the community enhancing the social environment and liveliness of the community.
- The amenities are thoughtfully designed to promote a healthy and active lifestyle for **senior residents**, offering a range of activities tailored to their well-being.
- The community is equipped with **child-friendly amenities**, such as a tot lot and a dedicated kids' play area, fostering social interaction among children.
- Fun and **recreational amenities**, including a multipurpose sports court and a croquet lawn, are designed to enhance sportsmanship and provide engaging activities for senior residents.
- **Senior citizen friendly** amenities like Wellness lawn, Reflexology, Laughing therapy lawn and Outdoor board games planned for the elderly people.
- **Social gathering spaces** such as Therapeutic garden, Tree plaza with seaters, pebble seating and Performing art plaza encourage social activity in the community.
- **Way to healthy life** - Outdoor fitness amenities like Outdoor gym, Jogging track and Walking encourages residents of all age groups to spend couple of minutes for their healthy life.
- **Significance of natural and Serene living** - The community offers Tropical garden with, Herbal garden, Aroma garden and DIY garden .
- **Community farming** (DIY Garden) is provided to encourage farming within the community by allowing them to grow and nurture plants by their own self.

**SAY
"DEFINITELY
YES" FOR
THE FINER
THINGS
IN *LIFE***









INDULGE IN MOST FINEST CLUBHOUSE

- **11500 Sqft Club house** is equipped with world-class amenities and plush interiors.
- **Grand double height reception** with spacious lounge welcomes one into the interior of the club house.
- **Club Indoor Amenities** such as Multipurpose hall, Home Theater, Indoor games like table tennis, foosball, Board games corner, Interactive wall games, Adventure kids play gives added luxury in the community
- **Exclusive Gym** - with top notch features like Functional workout and Cross fit corner take work out to next level.
- **Swimming pool – 7000 sq.ft.** of swimming pool located in the center of podium is arguably the ultimate in luxury with Therapy pool and pool deck pavilion.
- The **swimming pool** is equipped with **sturdy railings**, designed to provide additional support and safety, particularly for senior residents and individuals with mobility needs.
- **Poolside lounges and Pool deck pavilion** - An extended feature like Poolside lounges and pool deck pavilion encouraging very relaxing ambience in the podium.

**YOU HAVE
EARNED
THIS LIFE.
NOW
LIVE .**









CONVENIENCE AT ITS BEST FOR SENIOR COMMUNITY

- A dedicated **mini clinic** is available, offering prompt and convenient healthcare services within the community.
- A dedicated **physiotherapy room** is available, offering specialized care and rehabilitation services tailored to the needs of elderly residents.
- A **24-hour emergency call system** is in place, providing round-the-clock assistance and ensuring peace of mind for residents.
- A dedicated **ambulance service** is available within the community, ensuring prompt medical assistance for elderly residents in case of emergencies.
- Effortless **access to daily essentials** is ensured with an on-site convenience store, thoughtfully designed to simplify everyday errands.
- The community is equipped with **wheelchair provisions**, ensuring easy accessibility and support for residents with mobility challenges.
- **Piped music** is thoughtfully provided along the walkways, creating a soothing and enjoyable atmosphere that enhances the well-being of senior residents as they stroll through the community.
- The community offers an **electrical buggy** service, providing convenient and eco-friendly transportation for elderly residents within the premises.

**MAKE BIG
SPACE FOR
ALL YOUR
LITTLE
JOYS IN
*LIFE***









UNMATCHED INTERIOR PLANNING

- **Spacious Planning** of homes with bigger sized bedrooms, toilets of minimum size 8'x5' and dedicated utility area within the kitchen.
- **8' height windows and French door** designed to offer 3 times greater light, ventilation and beautiful views than other homes.
- **Ensuring beautiful views** - All homes are planned in such a way that they either look outside or internal podiums making every bedroom and balcony enjoying good view and ventilation.
- **Zero dead space** - Internal and external spaces have been designed with zero space wastage, giving you maximum usable area in your apartment.
- **No units facing each other** - To ensure more privacy and security, units have been designed in such a way that the entrance doors do not face each other.
- **Lighting and ventilation** - All windows, OTS, cutouts, shafts ensure ventilation not only within your apartment but also in the corridors.
- **Planned ODU locations** - designed to avoid any overlooking or hindrances to other apartments and well concealed to ensure no AC's are visible on the building façade.
- **Covered Car parking** for all apartments provided at the basement.

**EMBRACE
AN ALIGNED
HOME
ENJOY
AN ALIGNED
LIFE**









VAASTU COMPLIANCE FOR ENHANCING A POSITIVE LIVING

- **Vaastu compliant Homes** is an integral part of the apartment unit design and has been consciously integrated into all the units.
- Most of our apartments are **North and East facing entry**.
- All the kitchens are **Northwest or Southeast Kitchen**.
- One of the Bedroom is located in **South west corner**.
- **North facing headboards** are avoided in every room
- No units have **NE/ SW** toilets.

**NOW IS
THE TIME
TO TAKE
LIFE *EASY***









ENHANCED SPECIFICATION FOR SENIOR COMMUNITY

- The **Good quality main door frame** with a sophisticated veneer finish, combining safety with elegance.
- The **main door** is equipped with a **digital lock system**, allowing effortless unlocking with a simple touch and enabling you to share a digital key securely with visitors.
- The **main flooring** features **anti-skid tiles**, to provide enhanced safety and stability, catering specifically to the needs of senior citizens.
- All walls throughout the community have **rounded edges**, to minimize the risk of injury and provide a safer environment for senior residents.
- **Corridor railings** are provided to offer support and ensure ease of movement for senior residents.
- The community features **aluminum french windows** equipped with ergonomic handles, for easy operation and accessibility, catering to the needs of elderly residents.
- The **bedroom doors** feature premium laminate finishes, with **arthritis-friendly door handles** for senior residents with functionality to improve interior esthetics.
- The **master bathroom** is equipped with a **spacious sliding door**, ensuring easy accessibility and functionality for wheelchair users.
- The bathrooms are designed **with premium specifications**, have **grab rails** and wall-mounted seater for added safety, a health faucet, a single-lever diverter with an overhead and hand shower, and a sleek wall-hung wash basin, ensuring both functionality and elegance.

**SAFETY FIRST,
COMFORT
ALWAYS.
YOU DESERVE
BOTH**









ELECTRICAL FEATURES DESIGNED FOR ELDERLY SAFETY

- An **emergency alarm system** is installed in the living room, master bedroom and bathroom, providing quick access to assistance and ensuring prompt response right at your doorstep.
- **Fire detectors** are installed in all kitchens, providing an added layer of safety and early warning in case of fire.
- The master bathroom is equipped with **motion sensor lights**, to enhance convenience for senior residents.
- **Foot lamps** are installed in all bedrooms and the living room, offering gentle, low-level illumination to enhance nighttime safety.

**YOU'RE AT
A POINT OF
LIFE WHERE
LUXURY IS A
STANDARD**









A WORLD CLASS PREMIUM RETIREMENT COMMUNITY

Casagrand Cheers exemplifies luxury, featuring a modern contemporary façade, 5-star interiors, and a host of thoughtfully designed features and amenities tailored specifically for senior citizen, ensuring a living experience that is truly par excellence.

**CHOOSE
YOUR SPACE.
LIVE IN
COMFORT
AND GRACE**







40+ AMENITIES

OUTDOOR AMENITIES

- 1 Arrival Plaza
- 2 Bus waiting Bay
- 3 Electrical buggy
- 4 24 X 7 Ambulance services
- 5 Tree plaza with seaters
- 6 Therapeutic Garden
- 7 Wellness Lawn
- 8 Reflexology Pathway
- 9 Outdoor Gym
- 10 Sculpture court
- 11 Party lawn
- 12 Jogging / Walking track
- 13 Laughing Therapy lawn
- 14 Pebble seating
- 15 Multipurpose court
- 16 Tropical garden
- 17 Performing art plaza

- 18 Sunken tree court
- 19 Croquet game lawn
- 20 DIY Garden
- 21 TOT LOT
- 22 Kids play area
- 23 Aromatic garden
- 24 Outdoor board games
- 25 Herbal garden

SWIMMING POOL AMENITIES

- 26 Swimming pool
- 27 Pool deck pavilion
- 28 Therapy Pool
- 29 Pool side loungers
- 30 Kids Pool

INDOOR AMENITIES

- 31 Entertainment lounge
- 32 Multipurpose Space

- 33 Dining & Kitchen
- 34 GYM
- 35 Indoor Games
- 36 Home Theatre
- 37 Laundry
- 38 Convenience Store

HEALTHCARE FACILITIES

- 39 Physiotherapy room
- 40 24 Hour Emergency call system
- 41 Mini clinic

TERRACE AMENITIES

- 42 Infinity walkway
- 43 Roof top lounge
- 44 Hobby corner
- 45 yoga/meditation deck
- 46 Roof top BBQ counter



MASTER PLAN

SITE CUM GROUND FLOOR PLAN

OUTDOOR AMENITIES

1. ARRIVAL PLAZA
2. BUS WAITING BAY
3. ELECTRICAL BUGGY
4. 24 X 7 AMBULANCE SERVICES
5. TREE PLAZA WITH SEATERS
6. THERAPEUTIC GARDEN
7. WELLNESS LAWN
8. REFLEXOLOGY PATHWAY
9. OUTDOOR GYM
10. SCULPTURE COURT
11. PARTY LAWN
12. JOGGING / WALKING TRACK
13. LAUGHING THERAPY LAWN
14. PEBBLE SEATING
15. MULTIPURPOSE COURT
16. TROPICAL GARDEN
17. PERFORMING ART PLAZA
18. SUNKEN TREE COURT
19. CROQUET GAME LAWN
20. DIY GARDEN
21. TOT LOT
22. KIDS PLAY AREA
23. AROMATIC GARDEN
24. OUTDOOR BOARD GAMES
25. HERBAL GARDEN

SWIMMING POOL AMENITIES

26. SWIMMING POOL
27. POOL DECK PAVILION
28. THERAPY POOL
29. POOL SIDE LOUNGERS
30. KIDS POOL

INDOOR AMENITIES

31. ENTERTAINMENT LOUNGE
32. MULTIPURPOSE SPACE
33. DINING & KITCHEN
34. GYM
35. INDOOR GAMES
36. HOME THEATRE
37. LAUNDRY
38. CONVENIENCE STORE

HEALTHCARE FACILITIES

39. PHYSIOTHERAPY ROOM
40. 24 HOUR EMERGENCY CALL SYSTEM
41. MINI CLINIC

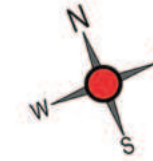
TERRACE AMENITIES

42. INFINITY WALKWAY
43. ROOF TOP LOUNGE
44. HOBBY CORNER
45. YOGA / MEDITATION DECK
46. ROOF TOP BBQ COUNTER

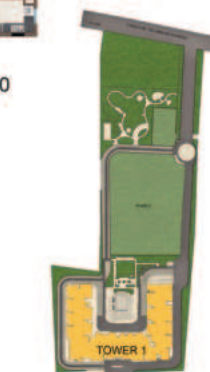


FLOOR PLAN

FLOOR PLAN

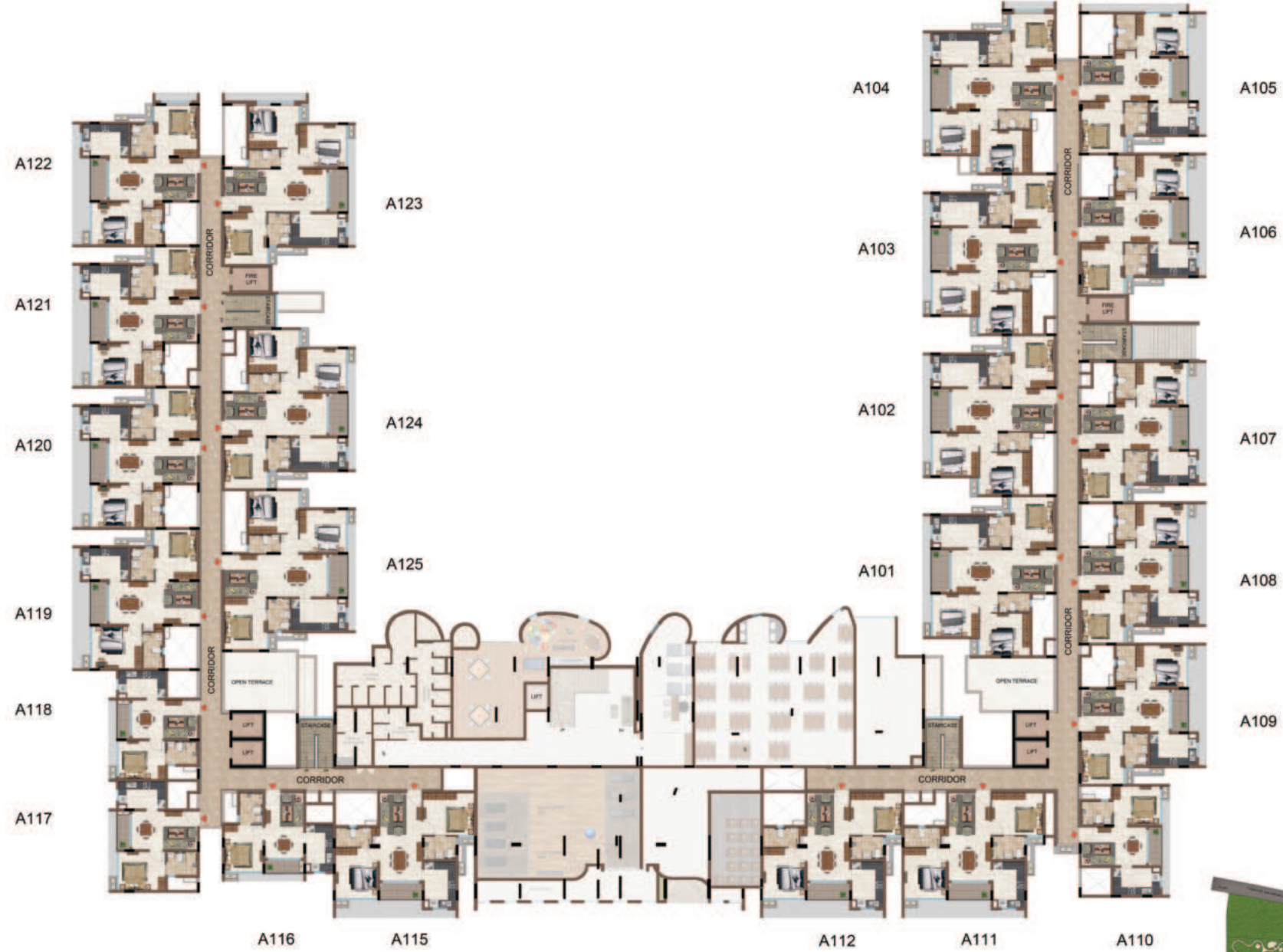


GROUND FLOOR



KEY PLAN

FLOOR PLAN

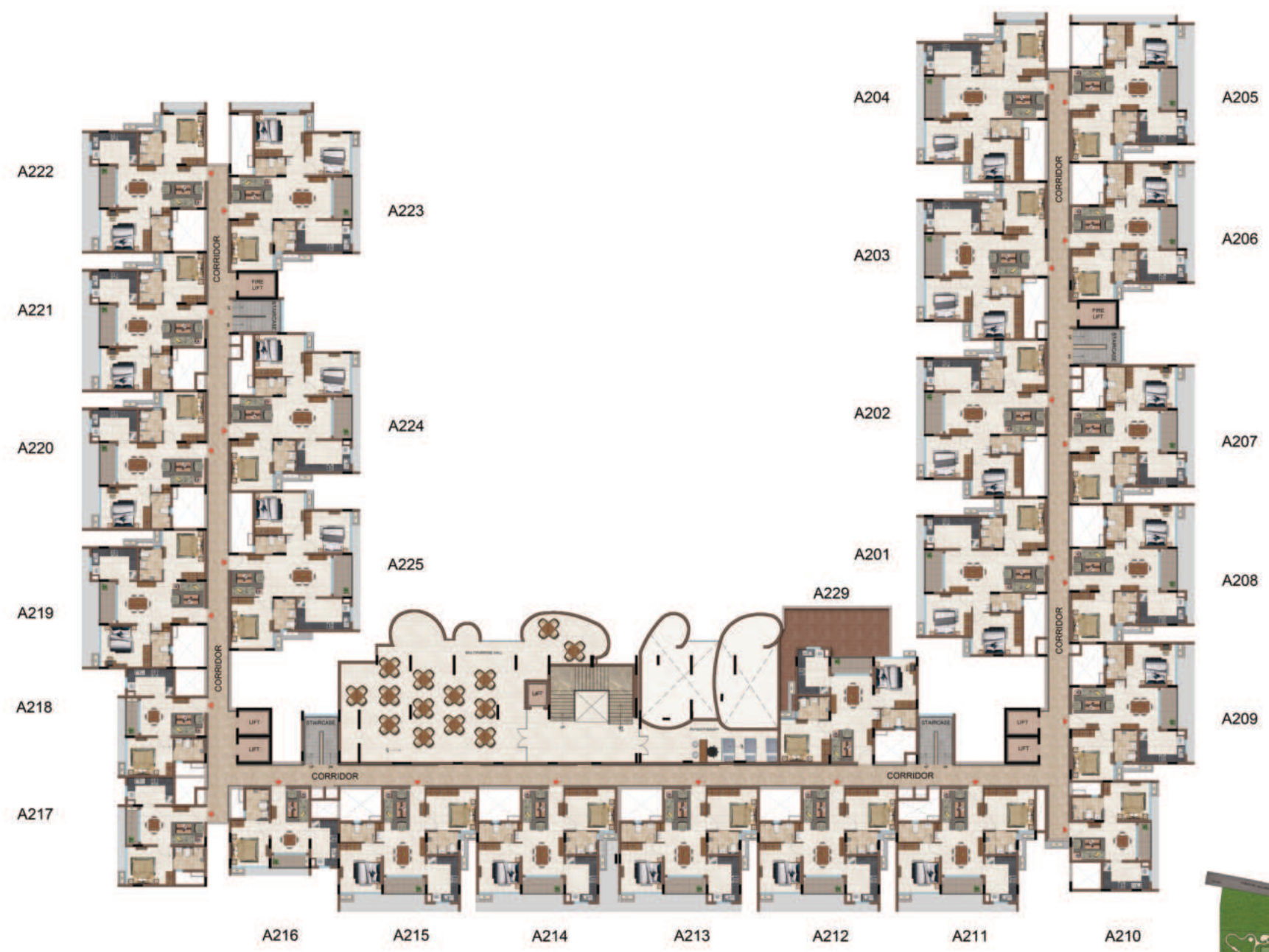


FIRST FLOOR

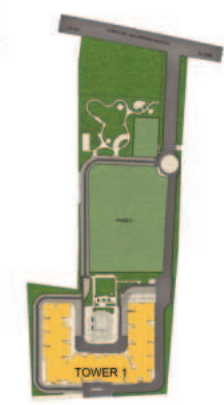


KEY PLAN

FLOOR PLAN



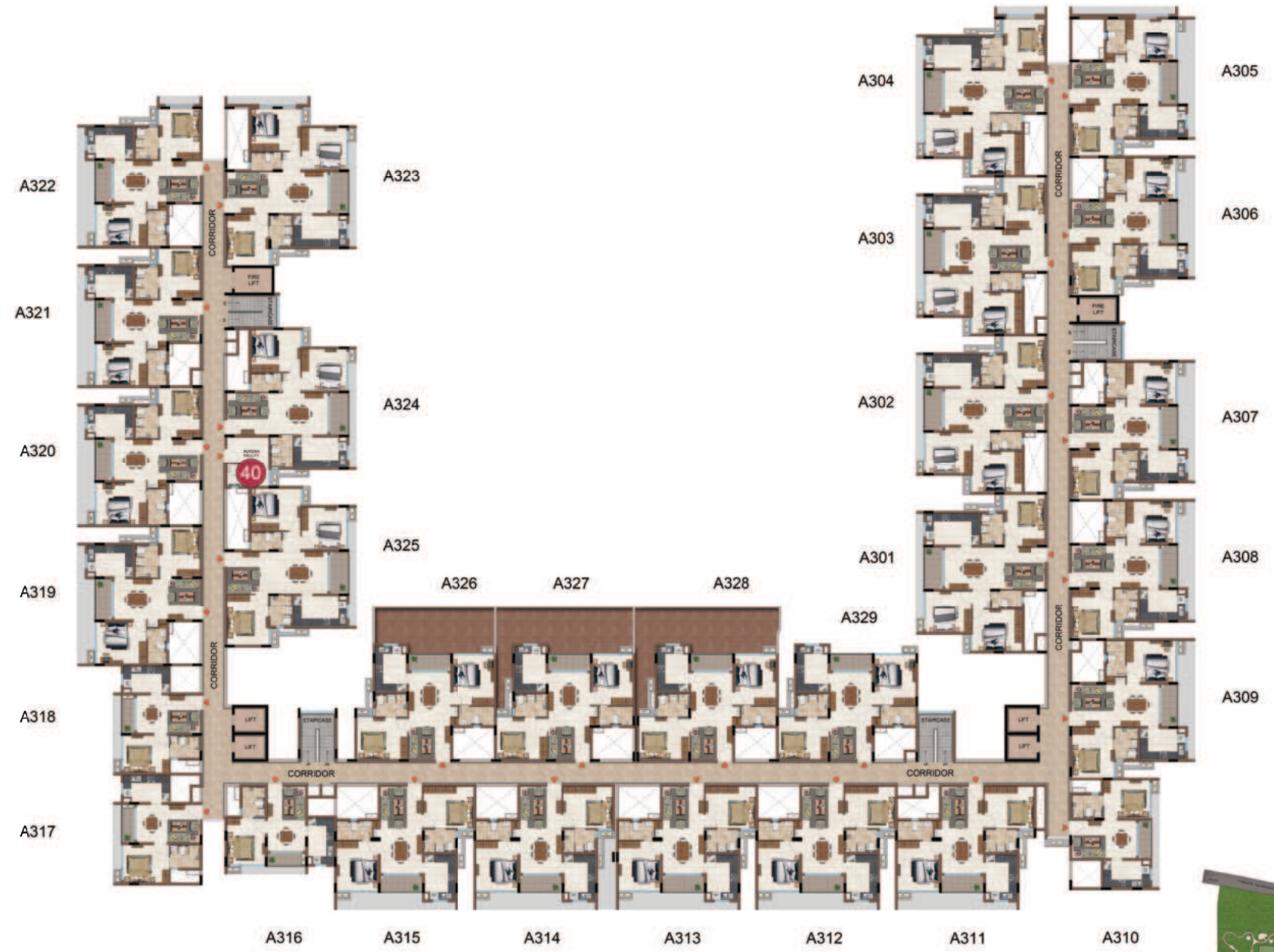
SECOND FLOOR



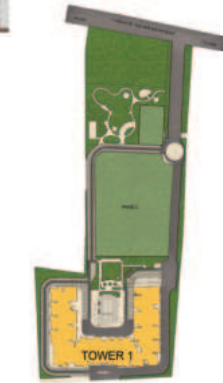
KEY PLAN

FLOOR PLAN

HEALTHCARE FACILITIES
40. 24 HOUR EMERGENCY CALL SYSTEM

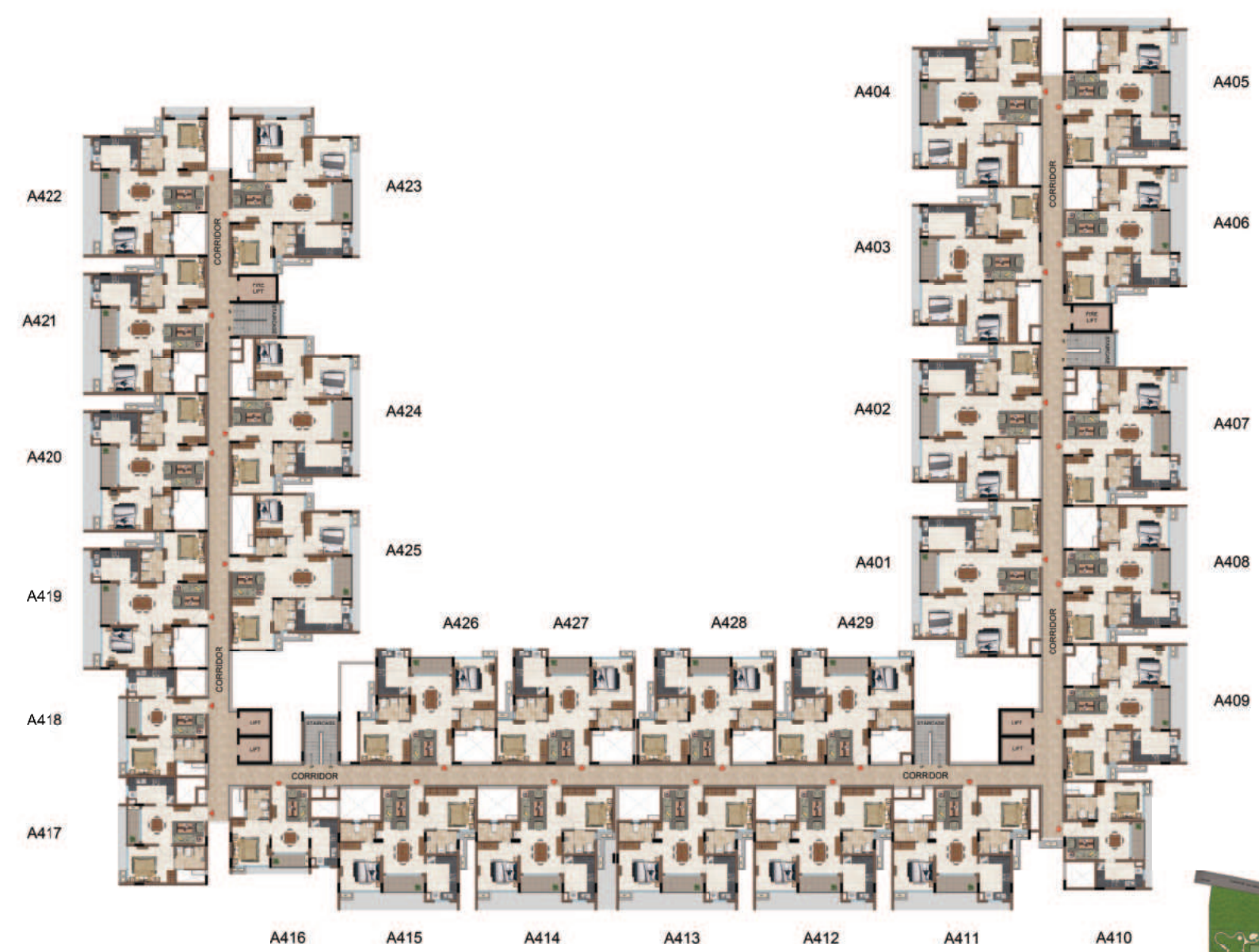


THIRD FLOOR

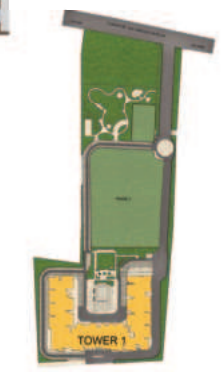


KEY PLAN

FLOOR PLAN



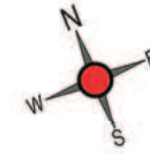
FOURTH FLOOR



KEY PLAN

FLOOR PLAN

HEALTHCARE FACILITIES
40. 24 HOUR EMERGENCY CALL SYSTEM

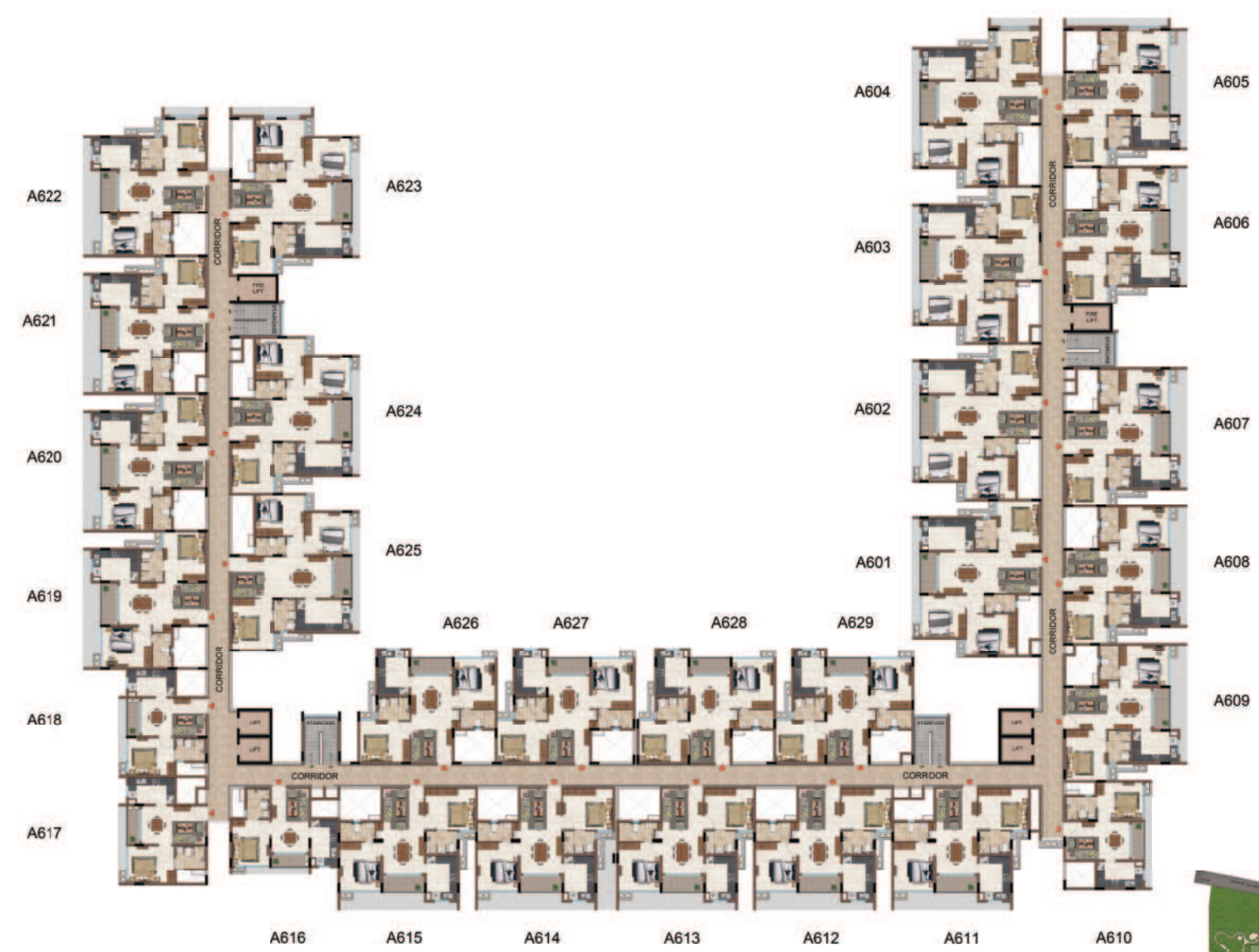


FIFTH FLOOR



KEY PLAN

FLOOR PLAN



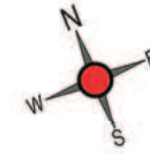
SIXTH FLOOR



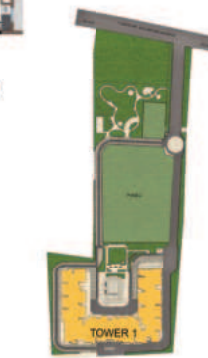
KEY PLAN

FLOOR PLAN

HEALTHCARE FACILITIES
40. 24 HOUR EMERGENCY CALL SYSTEM



SEVENTH FLOOR



KEY PLAN

FLOOR PLAN



EIGHTH FLOOR

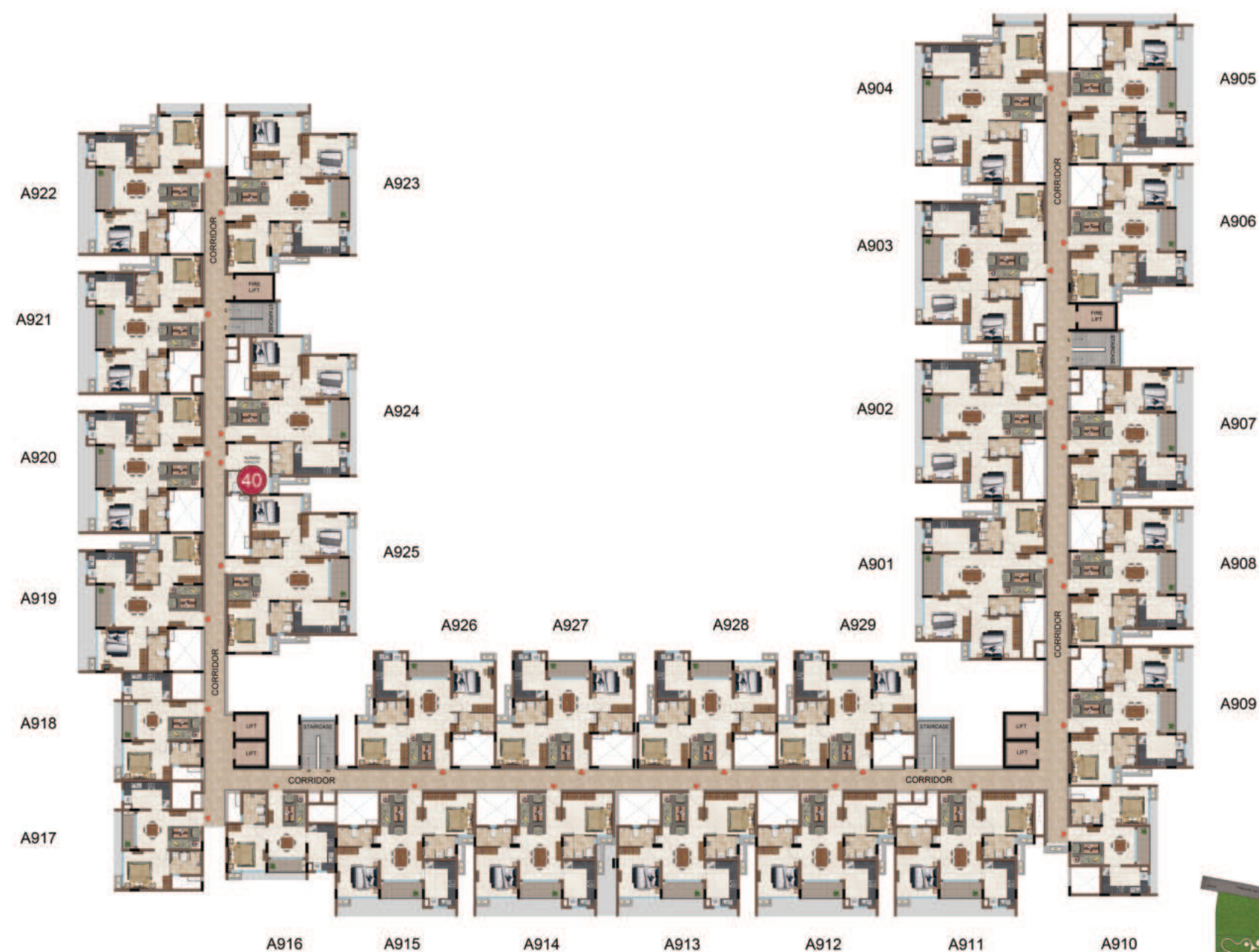


KEY PLAN

FLOOR PLAN

HEALTHCARE FACILITIES

40. 24 HOUR EMERGENCY CALL SYSTEM

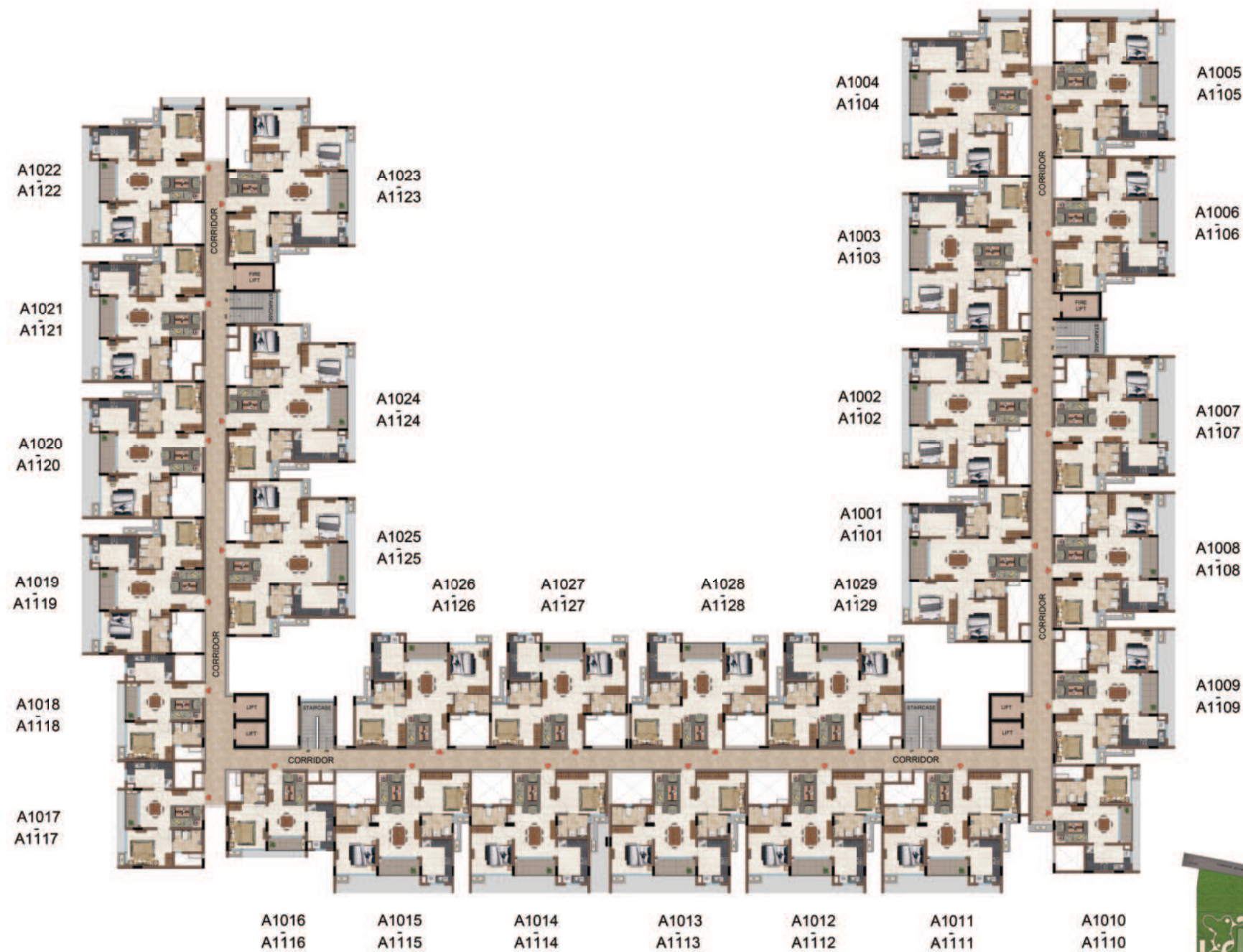


NINTH FLOOR



KEY PLAN

FLOOR PLAN



TENTH TO ELEVENTH FLOOR

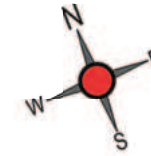


KEY PLAN

FLOOR PLAN

TERRACE AMENITIES

- 42. INFINITY WALKWAY
- 43. ROOF TOP LOUNGE
- 44. HOBBY CORNER
- 45. YOGA / MEDITATION DECK
- 46. ROOF TOP BBQ COUNTER



TERRACE FLOOR



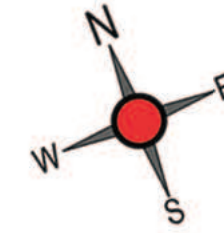
KEY PLAN



A horizontal rectangular graphic with a white outline and a light orange fill. The corners are rounded with a decorative, slightly flared design. The text "UNIT PLAN" is centered within the rectangle in a bold, white, sans-serif font.

UNIT PLAN

1BHK

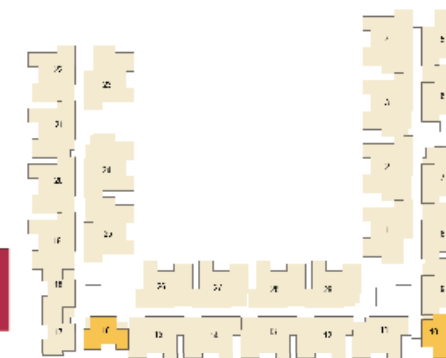


TYPICAL FLOOR
AG10 - A1110



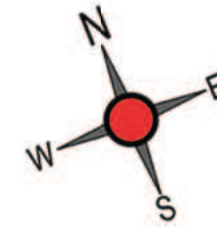
TYPICAL FLOOR
AG16 - A1116

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	AG10 - A1110	451	35	486	742	-
Tower-1	AG16 - A1116	451	35	486	721	-



KEY PLAN

1BHK & 2BHK



TYPICAL FLOOR
AG19 - A1119



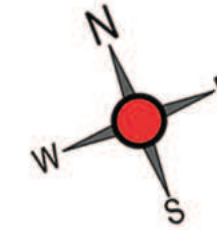
TYPICAL FLOOR
AG17 - A1117, AG18 - A1118

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	AG17 - A1117	451	35	486	721	-
Tower-1	AG18 - A1118	451	35	486	715	-
Tower-1	AG19 - A1119	785	50	835	1234	-



KEY PLAN

2BHK

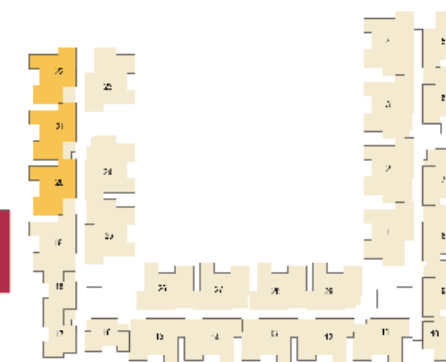


TYPICAL FLOOR
AG20 - A1120 ,AG21 - A1121



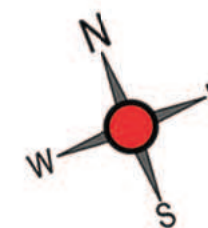
TYPICAL FLOOR
AG22 - A1122

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	AG20 - A1120	785	50	835	1238	-
Tower-1	AG21 - A1121	785	50	835	1238	-
Tower-1	AG22 - A1122	785	50	835	1241	-



KEY PLAN

2BHK



SECOND FLOOR
A229

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A229	785	50	835	1239	416



KEY PLAN

2BHK



THIRD FLOOR
A326



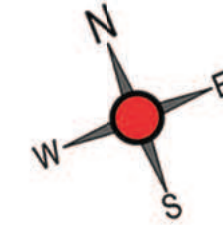
THIRD FLOOR
A327, A328

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A326	785	50	835	1241	380
Tower-1	A327	785	50	835	1239	478
Tower-1	A328	785	50	835	1239	500



KEY PLAN

3BHK



TYPICAL FLOOR

AG01 - A1101, AG02 - A1102



TYPICAL FLOOR

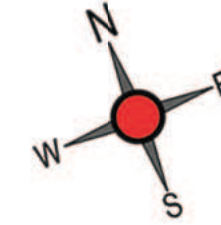
AG03 - A1103

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	AG01 - A1101	989	55	1044	1539	-
Tower-1	AG02 - A1102	989	55	1044	1537	-
Tower-1	AG03 - A1103	989	55	1044	1537	-



KEY PLAN

2BHK & 3BHK

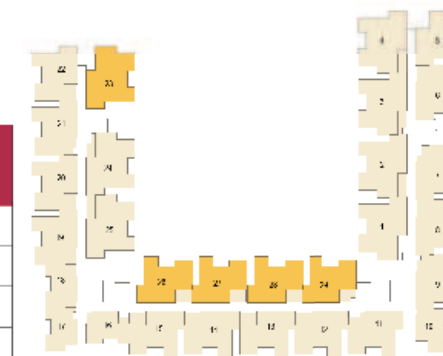


TYPICAL FLOOR
AG23 - A1123



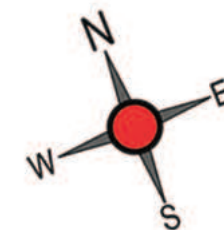
TYPICAL FLOOR
A426 - A1126 , A427 - A1127
A428 - A1128, A329 - A1129

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	AG23 - A1123	989	55	1044	1542	-
Tower-1	A426 - A1126	785	50	835	1241	-
Tower-1	A427 - A1127	785	50	835	1239	-
Tower-1	A428 - A1128	785	50	835	1239	-
Tower-1	A329 - A1129	785	50	835	1239	-



KEY PLAN

2BHK & 3BHK



TYPICAL FLOOR

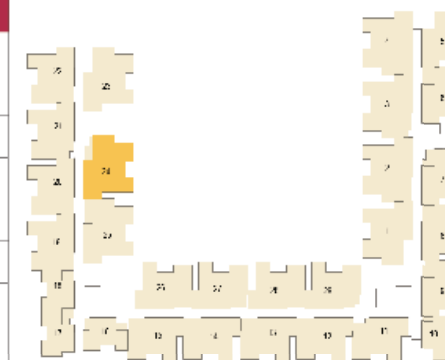
AG24-A224,A424,A624,A824,A1024-A1124



TYPICAL FLOOR

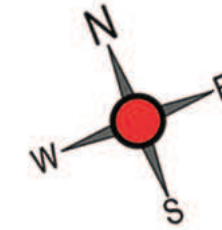
A324,A524,A724,A924

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	AG24-A224	989	55	1044	1539	-
Tower-1	A324	834	55	889	1312	-
Tower-1	A424	989	55	1044	1539	-
Tower-1	A524	834	55	889	1312	-
Tower-1	A624	989	55	1044	1539	-
Tower-1	A724	834	55	889	1312	-
Tower-1	A824	989	55	1044	1539	-
Tower-1	A924	834	55	889	1312	-
Tower-1	A1024-1124	989	55	1044	1539	-



KEY PLAN

2BHK & 3BHK

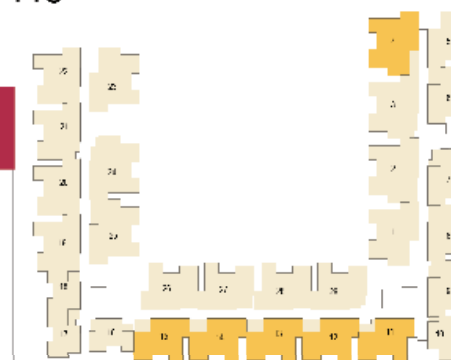


TYPICAL FLOOR
A104 - A1104



TYPICAL FLOOR
AG11 - A1111, AG12 - A1112
A213 - A1113, A214 - A1114
AG15 - A1115

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A104 - A1104	989	55	1044	1541	-
Tower-1	AG11 - A1111	785	50	835	1241	-
Tower-1	AG12 - A1112	785	50	835	1238	-
Tower-1	A213 - A1113	785	50	835	1239	-
Tower-1	A214 - A1114	785	50	835	1241	-
Tower-1	AG15 - A1115	785	50	835	1234	-



KEY PLAN

2BHK & 3BHK



TYPICAL FLOOR
A105 - A1105, AG06 - A1106, AG07 - A1107
AG08 - A1108, AG09 - A1109



TYPICAL FLOOR
AG25 - A1125

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A105 - A1105	785	50	835	1239	-
Tower-1	AG06 - A1106	785	50	835	1239	-
Tower-1	AG07 - A1107	785	50	835	1239	-
Tower-1	AG08 - A1108	785	50	835	1238	-
Tower-1	AG09 - A1109	785	50	835	1237	-
Tower-1	AG25-A225	989	55	1044	1541	-
Tower-1	A325, A525	989	55	1044	1543	-
Tower-1	A725, A925	989	55	1044	1543	-
Tower-1	A425, A625	989	55	1044	1541	-
Tower-1	A825, A1025	989	55	1044	1541	-
Tower-1	A1125	989	55	1044	1541	-



KEY PLAN

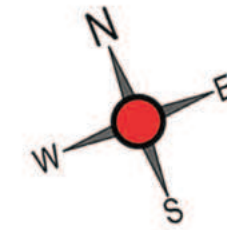




CLUBHOUSE



CLUB HOUSE



GROUND FLOOR

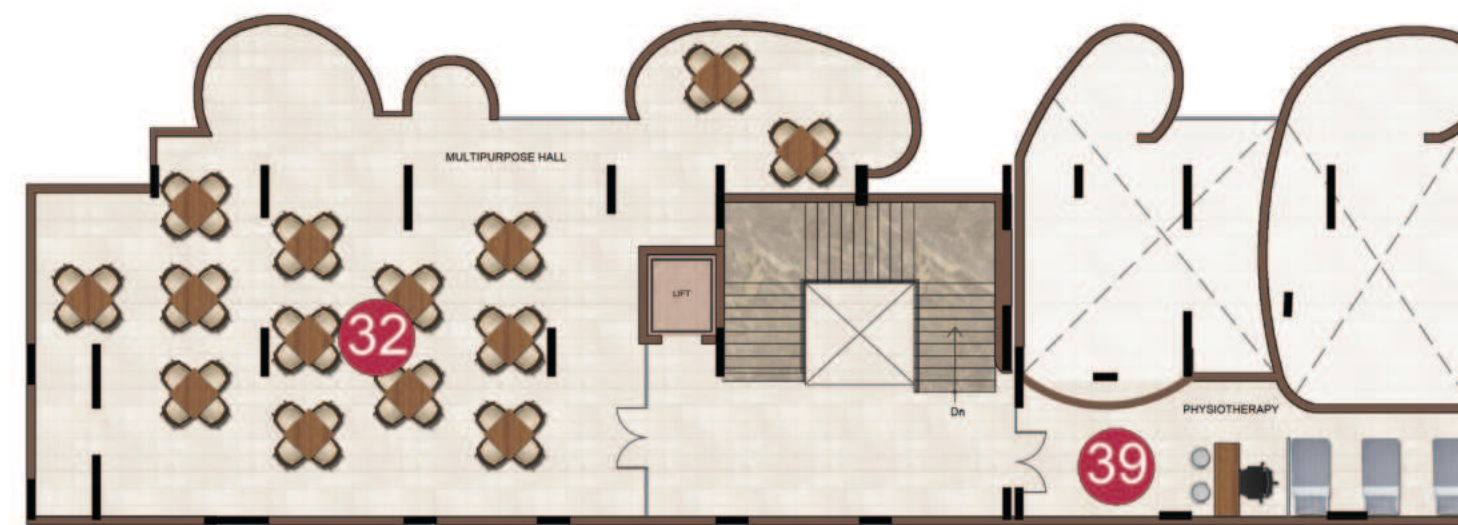
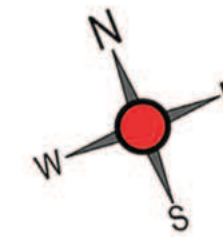
INDOOR AMENITIES

- 31. ENTERTAINMENT LOUNGE
- 33. DINING & KITCHEN
- 34. GYM
- 35. INDOOR GAMES
- 36. HOME THEATRE
- 41. MINI CLINIC



KEY PLAN

CLUB HOUSE



FIRST FLOOR

INDOOR AMENITIES

- 32.MULTIPURPOSE SPACE
- 39.PHYSIOTHERAPY ROOM



KEY PLAN

STANDARD SPECIFICATION

1. STRUCTURE

Structural System	:	RCC Framed Structure designed for seismic compliant (Zone III)
Masonry	:	200mm for external walls & 100mm for internal walls
Floor- Floor height (incl.slab)	:	Will be maintained at 2950mm

2. WALL FINISH

Internal walls	:	Finished with 2 coats of putty, 1 coat of primer, 2 coats of premium emulsion with Round wall edges
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
Bathroom	:	Ceramic tile of size 300x600mm for height of 2250mm & will be finished with a coat of primer above the false ceiling

Kitchen : Ceramic wall tile of size 600mmx600mm for a height of 600mm above the counter top finished level.

Toilet ceiling : Grid type false ceiling

3. FLOOR FINISH

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 : Pressed tiles finish

4. KITCHEN & DINING

Kitchen : Platform will be finished with granite slab of 600mm wide for a height of 850mm from finished floor level

Sink : Stainless steel sink with drain board

Electrical point : For chimney, HOB & water purifier

CP fitting : Parryware or equivalent will be provided

Dining : Wall hung basin (wherever applicable)

5. BALCONY

Handrail : MS handrail as per architect's design intent

6. BATHROOMS

CP & Sanitary fixture : Parryware or equivalent will be provided

Master Bathroom : Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower with hand shower and wall hung wash basin

: Foldable wall mounted seater in bath area, Grab railing provision in bathroom.

Other Bathrooms : Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower with hand shower and wall hung wash basin

7. JOINERY

Doors

Main door : Good quality full jamb door frame with double side veneer shutter of size 1200 x 2100mm with polish finish

: Ironmongeries like digital door lock and 8" tower bolts, door viewer, Magnetic door catcher, etc., of Dorset / equivalent brand

Master Bedroom door	<ul style="list-style-type: none">: Good quality full jamb door frame with double side laminated shutter of size 1050X2100mm: Ironmongeries like lock, Magnetic door catcher, tower bolt, etc., Dorset / equivalent brand
Bedroom doors	<ul style="list-style-type: none">: Good quality full jamb door frame with double side laminated shutter of size 900 X2100mm: Ironmongeries like lock, Magnetic door catcher, tower bolt, etc., Dorset or equivalent brand
Master Bathroom Sliding doors	<ul style="list-style-type: none">: Good quality door with laminate shutters of size 1000x2100mm Jamb finished with granite: Ironmongeries like Rod with Top sliding profile and lock.
Bathroom doors	<ul style="list-style-type: none">: Good quality teakwood door frame with double side laminate shutters of size 750 x2100mm: Ironmongeries like one side coin thumb turn lock without key, Tower bolt, door bush, etc., of Dorset/equivalent brand

WINDOWS

- | | | |
|--------------|---|--|
| Windows | : | Aluminium powder coated framed sliding shutter with handle, see through toughened glass & MS grill / railing (wherever applicable) |
| French doors | : | Aluminium powder coated floor flushed framed sliding shutters with both side handle with toughened glass (Wherever applicable) |
| Ventilators | : | Aluminium powder coated frame fixed louver / openable shutter for ODU access (Wherever applicable) |

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 and in all bedrooms
Exhaust fan	:	Point in all bathrooms
Foot Lamp	:	In Living and all bedrooms
Motion sensor light	:	Motion sensor light provided in Master bedroom toilet.
Emergency Alarm	:	Emergency alarm provided in Living, Master bedroom & Toilet
Fire detector	:	Fire detector provided in all units.
Geyser	:	Point in all bathrooms
Back-up	:	350W for 1BHK, 400W for 2BHK & 500W for 3BHK.

SPECIFICATIONS COMMON TO BUILDING COMPLEX









COMMON FEATURES:










- 1. Lift : Automatic lift will be provided as per requirement.
- 2. Emergency alarm : Emergency assistance alarm system in the community.
- 3. Back up : 100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & selective common area lighting
- 4. Name board : Apartment owner name will be provided in ground floor
- 5. Lift fascia : Granite cladding at all the floor for threshold of 300MM
- 6. Lobby : Granite flooring at ground floor & Anti-skid tile flooring at other floors
- 7. Corridor Floor : Anti-skid tile flooring at all levels
- 8. Corridor Handrail : SS brush finish handrail in all floors
- 9. Staircase floor : Granite flooring for 4 floors & Anti-skid tile flooring for other floors
- 10. Staircase handrail : MS handrail with enamel paint finish in all floors
- 11. Terrace floor : Pressed tile flooring
- 12. Terrace doors : Good quality door frame with FRP shutters
- : Ironmongeries like thumb turn lock, door closure, tower bolt, etc., of Godrej / equivalent brand

OUTDOOR FEATURES:

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



-  **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
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-  **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

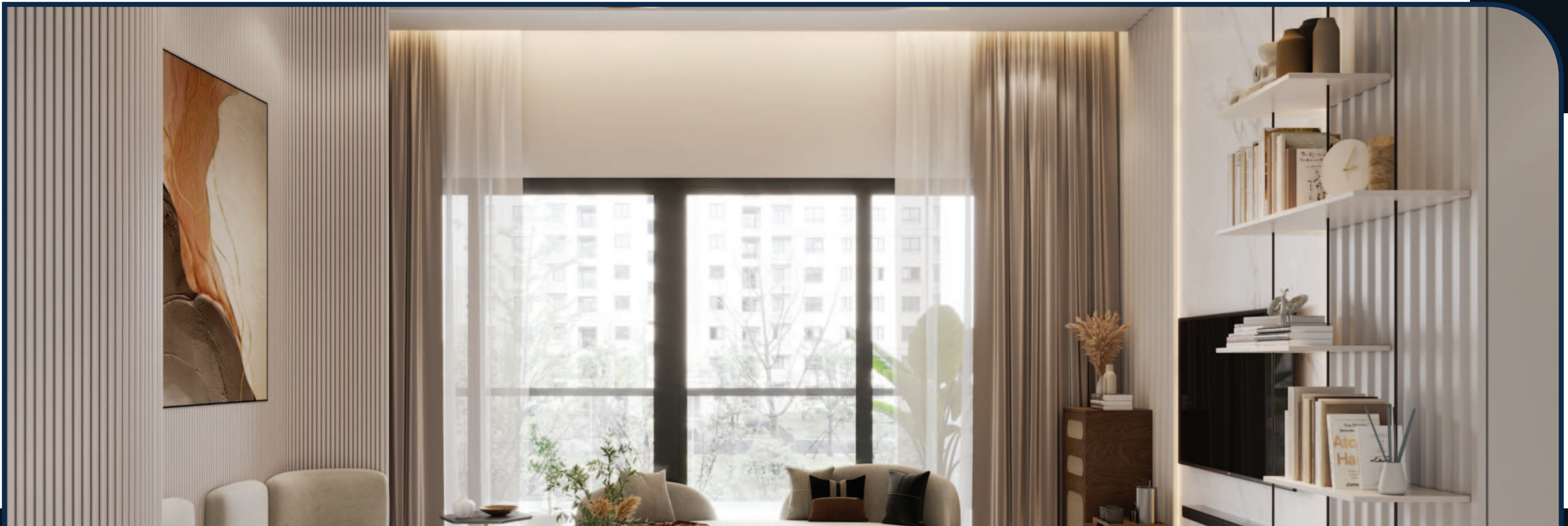
-  **The Economic Times - 2021 (Brand)**
Best Brands Award
-  **The Economic Times Real Estate Award - 2022 (South)**
Casagrand Amethyst
Residential Project High-End (completed-metro)
-  **The Economic Times Real Estate Award - 2022 (South)**
Casagrand Athens
Residential Project High-End (ongoing-metro)
-  **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 Aria
Best Affordable Housing project of the year

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A/C

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Fans
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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	5.00%
Commencement of 7th Floor Roof	5.00%
Commencement of 9th Floor Roof	5.00%
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