



RISE. SHINE. LIVE CELEST



**CASAGRAN**  
building aspirations

SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

**CHENNAI | BENGALURU | COIMBATORE | HYDERABAD**



**20**

Years of excellence

**50,000+**

Happy customers

**140+**

Superior projects

**53+**

Million sft. of living spaces









CASAGRANDE CELEST







## Salient Features

- 223 affordable 2 & 3 BHK apartments spread across 2.66 acres, offering an exquisite living experience.
- 66% open space with a 33,000 sq.ft. landscaped podium, fostering a vibrant community experience.
- 35+ premium amenities, including a 4,200 sq.ft. swimming pool with a deck for an enriching lifestyle.
- 5,800 sq.ft. ultra-luxury clubhouse featuring a double-height lobby, mini theatre, and more.
- Meticulously planned vehicle-free podiums ensure a safe living environment.







# 35+ AMENITIES

## OUTDOOR AMENITIES

### SPORTS, FITNESS & WELL-BEING

- Multipurpose sports court with mini gallery seating
- Multi Hoop Basketball Court
- Outdoor crossfit court
- Walking / Jogging track
- Cycling track

### KIDS

- Kids Play Area
- Kids Multi Slider Station
- Mini Play house
- Gyro swings

### SWIMMING POOL

- Lap pool with kids pool
- Semi sunken pool loungers
- Interactive water jets
- Pool Side Pavilion
- Pool Side Leisure seating

### FEATURES & ENTERTAINMENT

- Leisure pavilion with seating
- Seated canopy retreat
- Reflexology Mosaic Garden
- Floral garden
- Fruit Orchard
- BBQ Pavilion
- Play Lawn Mound
- Open air theatre with Movie screening
- Senior Citizen Nooks
- Outdoor game pods
- Outdoor Party lawn

## CLUBHOUSE AMENITIES

### INDOOR GAMES ROOM

- Board Games - Carrom and Chess
- Table Tennis
- Snooker

### SPORTS, FITNESS & WELLBEING

- Gym
- Steam bath in Gym

### KIDS PLAY AREA

- Kids Rock Climbing wall with ball pit
- Arts & Crafts space in Kid's room

### FEATURES & ENTERTAINMENT

- Double height Lobby with coffee corner
- Multipurpose hall with pantry
- Mini theatre

### TERRACE AMENITIES

- Roof top BBQ with dining
- Roof top Pavilion with seating

### CONVENIENCE

- FMS Room
- Association room
- Drivers / Maid Toilets





## **A Premium community for an exceptional lifestyle**

- CASAGRAND CELEST offers an exquisite living experience in the vibrant locale of SULUR, COIMBATORE.
- A meticulously designed community of 223 apartments, spread across 2.66 acres.
- 35+ premium indoor and outdoor amenities.
- 33000 sq.ft. of spacious courtyard with a swimming pool and vibrant greenery.
- 5800 sq.ft. of ultra-modern clubhouse.
- The community boasts 66% of open space excluding building footprint.
- Master plan and unit plan designs are based on five important pillars in planning : Light, Ventilation, Vaastu, Privacy and Aesthetics.
- Efficiency in spatial planning.

## **Proudly presenting you a community with the best of Architecture & Finesse**

- The project is set amidst 2.66 acres in Sular with its finest 223 2 BHK and 3 BHK affordable apartments.
- A grand and inviting entry into the community - Entrance Archway beautified with reflective sculpture court.
- Meticulously planned vehicle-free podiums elevated from the ground floor, easing the accessibility and usage of the outdoor amenities.
- A Basement + G + 5 floor apartment structure complemented with the contemporary façade design.
- Welcoming residents with a grandeur, double-height entrance lobby with furnished interiors.
- 5800 sq.ft. of best-in-class Clubhouse is designed within the community providing the best-in-class indoor amenities for the residents.
- An extravagant swimming pool with deck of 4200 sq.ft. nestled in the open podium, offering a serene and entertaining environment amidst the lush greenery.



# CASAGRANDE CELEST











## A neighborhood one with nature

- The community boasts of an efficient building footprint where 66% of land area is open space.
- 33000 sq.ft. of centralized podium with landscape between the blocks, enhancing the community experience for all age groups.
- Private terraces are provided for most of the apartments on Ground level connecting the indoors with the landscape podium.
- Experience the lush greenery of the Floral Garden and Fruit Orchard as you take a stroll inside the community.
- Reflexology mosaic garden for relaxing your senses.







## **Believe it or not... 35+ Amenities in CELEST to keep you Pumped...!**

- A multipurpose court with mini gallery seating, Multi-Hoop basketball court, etc. encourage the residents for active outdoor sports activities.
- Indulge in fitness within the community:
  - Outdoor CrossFit court for strength training.
  - Walking, jogging, and cycling tracks along the periphery of the community.
  - Indoor Gym with steam bath in the clubhouse for everyday health and fitness.
- Immerse yourself in the Grand 4200 sq.ft. Swimming pool zone within the community.
  - Grand 1210 sq.ft. of lap pool with kids' pool to dive in.
  - Semi sunken pool loungers for relaxing your senses.
  - Interactive water jets to enhance fun and excitement.
  - Poolside pavilion and leisure seating for entertainment and relaxation.
- Entertain yourself with Outdoor Open-air theatre with movie screening, BBQ pavilion, Outdoor party lawn, Outdoor Game pods, Seated canopy retreat, etc., and much more for the residents to enjoy their evenings with communal activities.
- Kids' amenities like Kids play area, Kids Multi slider station, Mini Playhouse, Gyro swings etc., providing an exciting outdoor environment.
- An ultra luxury clubhouse with a grand double height lobby with coffee corner and facilities like a multipurpose hall with pantry, Indoor games room, Gym, Kids play area, Mini Theatre & more..
- Indoor kids play amenities like Kids' rock-climbing wall with ball pit and Arts & Crafts space in Kids' room for learning & development.
- Indulge yourself in the terrace space of the clubhouse featuring rooftop BBQ with dining and rooftop pavilion with seating thus creating a perfect setting for leisure in the evenings.
- Snooker, Table tennis & Board games zone in the clubhouse for teens & young adults.



## **Know why our Apartments are Superior**

- Wide & fancy Main door with designer door number signage with an aesthetic appeal for personalized entrance.
- 600mm x 600mm premium vitrified flooring tiles in Living, Dining, Bedrooms & Kitchen to experience the luxury.
- 300 x 300mm antiskid tiles are provided in the bathrooms and balcony.
- Premium range of Jaquar or equivalent fittings in bathrooms.
- Square SS designer gratings are provided in the bathrooms and kitchen respectively.

## **Efficiency in space planning**

- Uninterrupted visual connectivity - all bedrooms & balconies will be facing the podiums or exterior.
- Planned ODU locations - designed to ensure no ACs are visible on the building facade.
- The well-planned flow of circulation for basement level parking and driveways offers hassle-free pedestrian movement all around the site, abutting the boundary tree planting.
- All blocks are planned in such a way that there is no overlooking between the apartments.
- Thoughtfully planned, well-lit and spacious corridors leading to your doorsteps.
- All bedrooms, living rooms & kitchen are consciously planned to be well ventilated.
- Apartments planned with open living and dining facing the balcony.
- Building orientation ensures maximum wind flow and minimum heat gain.
- Well-equipped core with staircase and 5 lifts with – 10 passengers' capacity.
- Barrier-friendly community for kids and senior citizens with ramps and handrails.

## **Vaastu Compliant Homes for enhancing a positive living**

- Major units have North or East facing entry doors.
- All apartments have kitchens placed in Southeast and Northwest.
- All apartments have Southwest Bedrooms.
- No apartments have Toilets in Northeast.
- No units have Bed headboard in the North.









CASAGRAND CELEST





# **SITE PLAN & FLOOR PLAN**



# SITE PLAN

## AMENITIES

### SPORTS, FITNESS AND WELLBEING

- 1 Multipurpose sports court with mini gallery seating
- 2 Multi Hoop Basketball Court
- 3 Outdoor crossfit court
- 4 Walking/jogging track
- 5 Cycling track

### KIDS

- 6 Kids Play Area
- 7 Kids Multi Slider Station
- 8 Mini Play House
- 9 Gyro swings

### SWIMMING POOL

- 10 Lap pool with kids pool
- 11 Semi sunken Pool loungers
- 12 Interactive water jets
- 13 Pool side pavilion
- 14 Pool side Leisure Seating

### FEATURES & ENTERTAINMENT

- 15 Leisure pavilion with seating
- 16 Seated canopy retreat
- 17 Reflexology Mosaic Garden
- 18 Floral garden
- 19 Fruit Orchard
- 20 BBQ Pavilion
- 21 Play Lawn Mound
- 22 Open air theatre with Movie Screen
- 23 Senior Citizen Nooks
- 24 Outdoor game pods
- 25 Outdoor party lawn

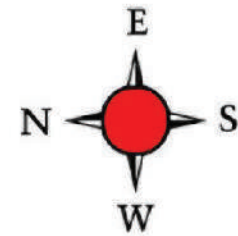
### CONVENIENCE

- 40 Drivers/Maid Toilets

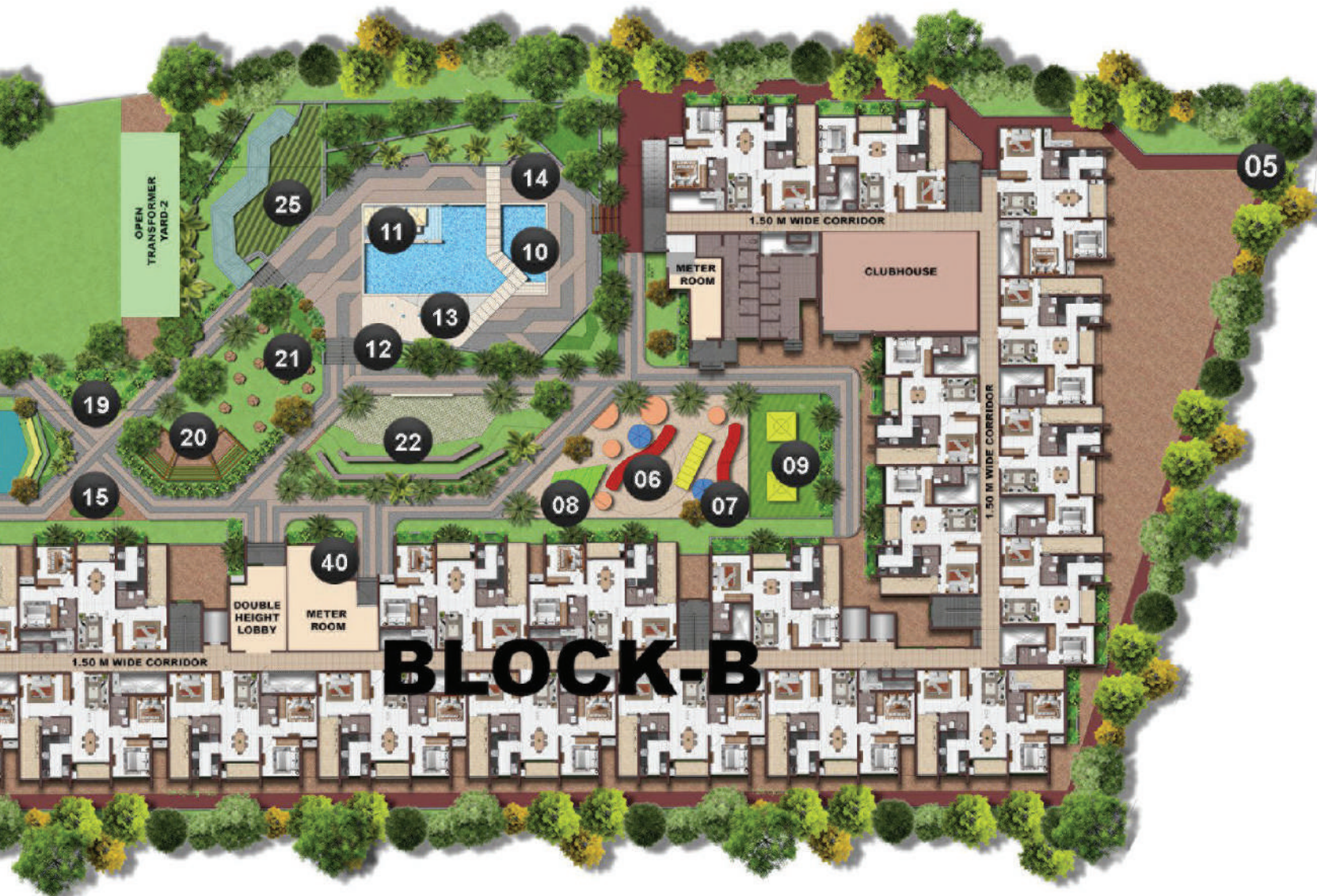




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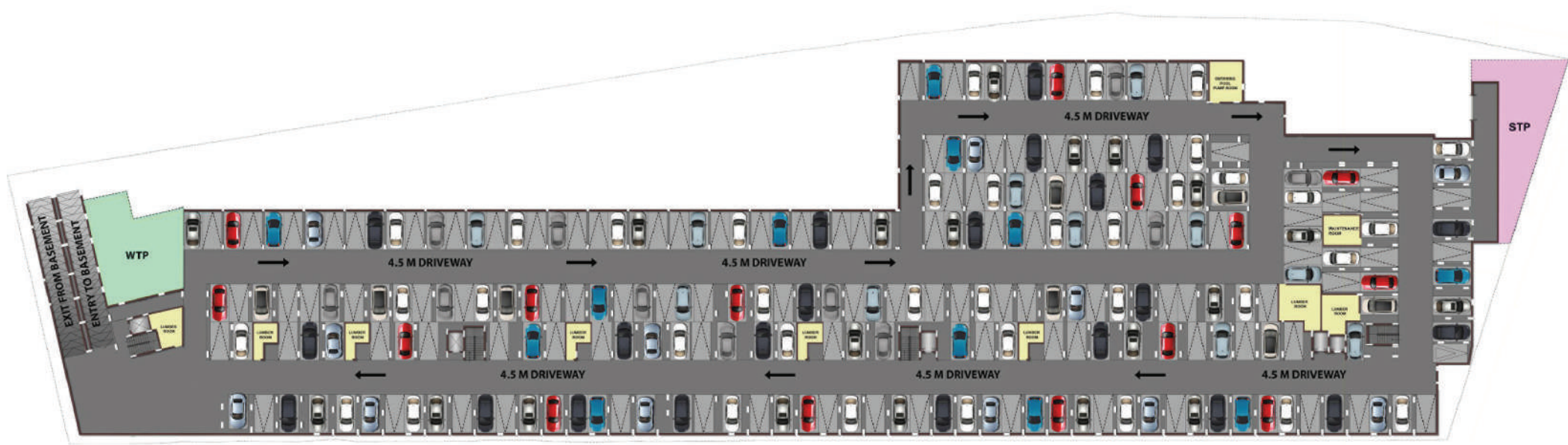


TYPE	UNITS
1BHK+1T	2 UNITS
2BHK+2T	64 UNITS
3BHK+2T	157 UNITS
TOTAL	223 UNITS



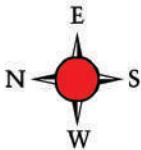


BASEMENT FLOOR PLAN





**BLOCK-A**  
**GROUND FLOOR PLAN**



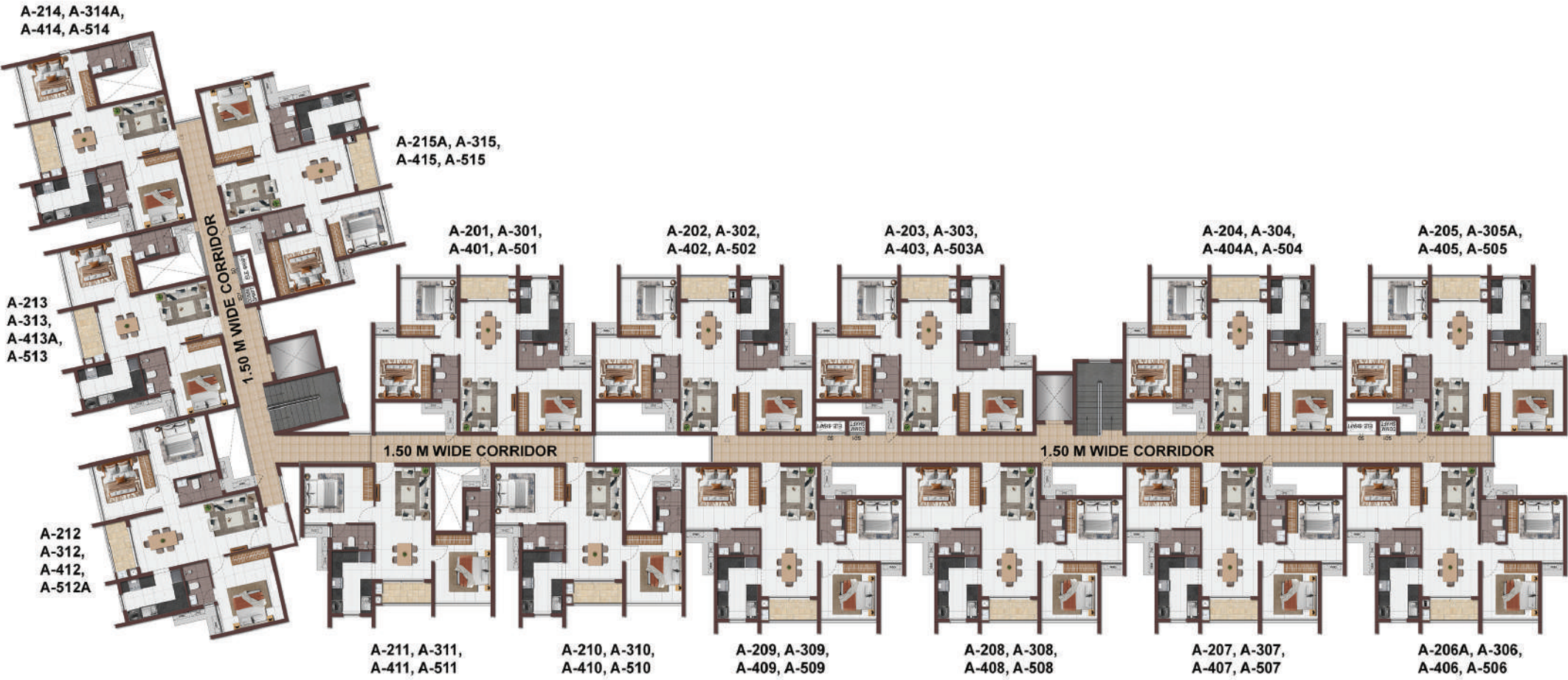


**BLOCK-A**  
**FIRST FLOOR PLAN**



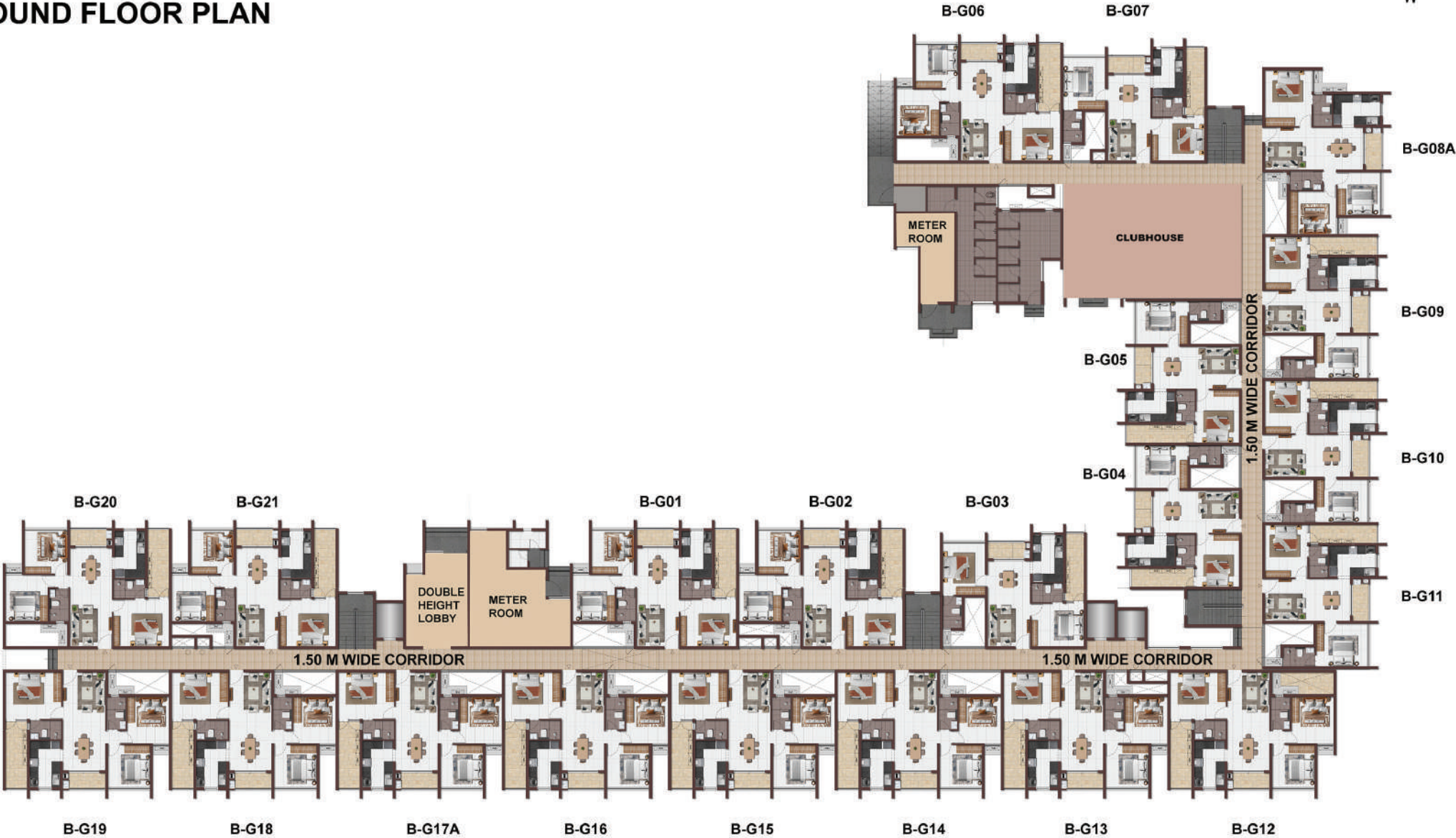


**BLOCK-A**  
**TYPICAL FLOOR PLAN**





**BLOCK-B**  
**GROUND FLOOR PLAN**





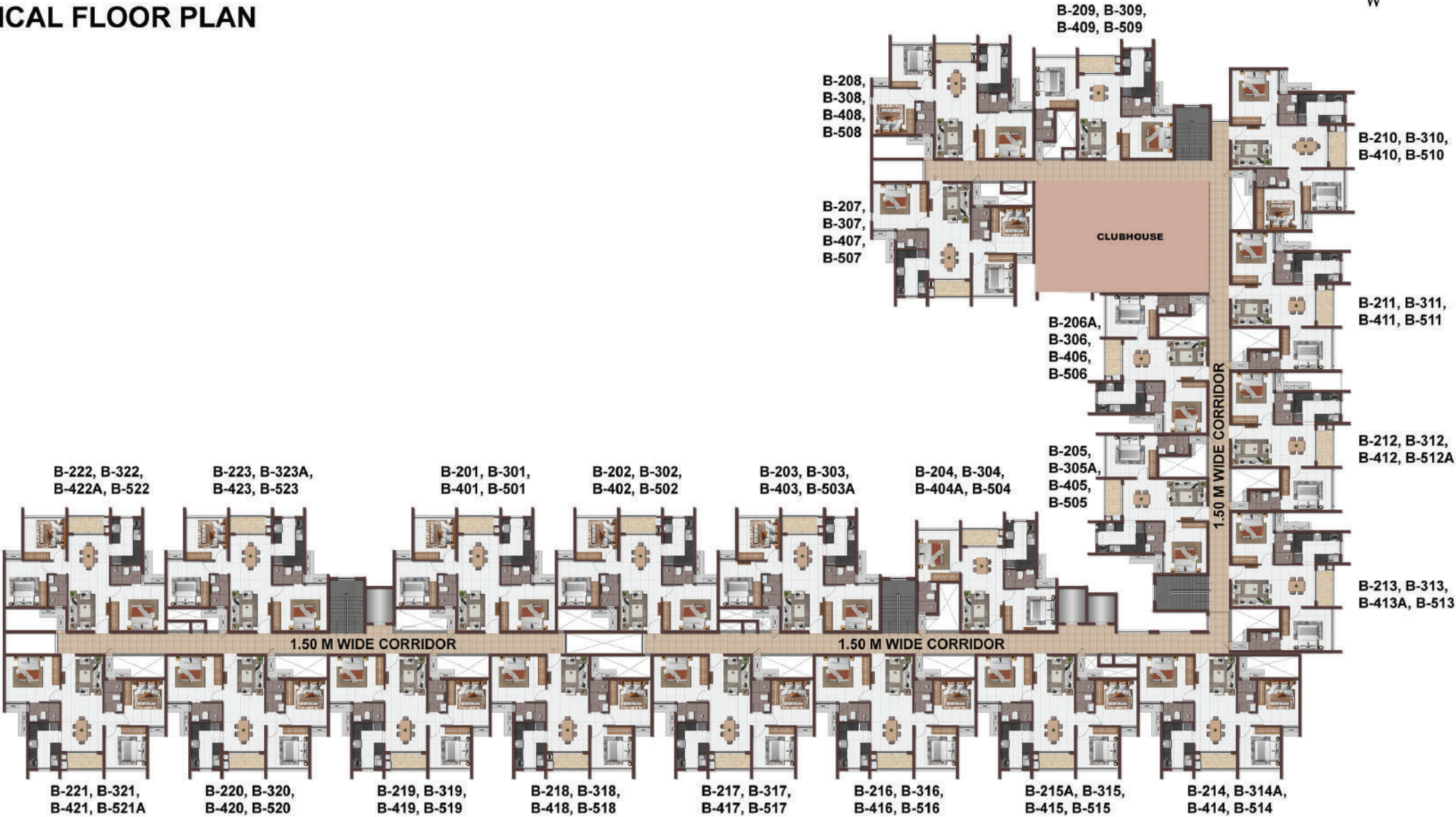
**BLOCK-B**  
**FIRST FLOOR PLAN**





BLOCK-B

TYPICAL FLOOR PLAN

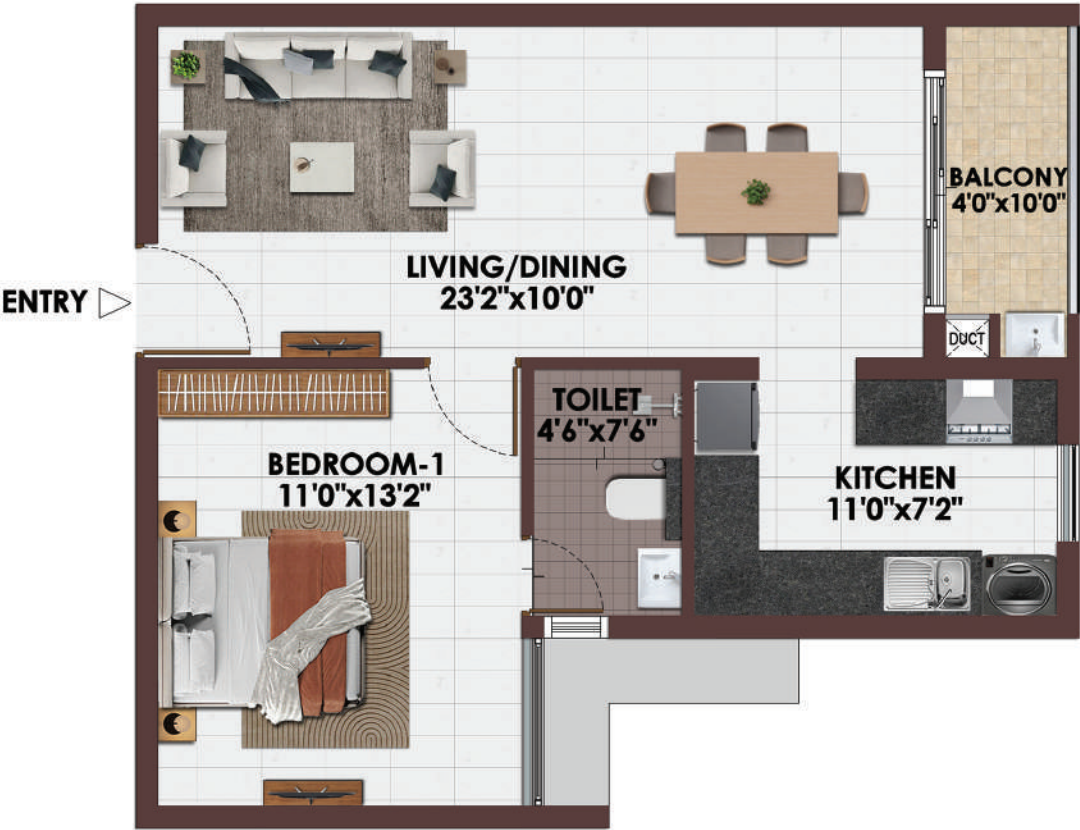
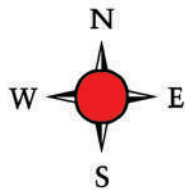




# UNIT PLAN



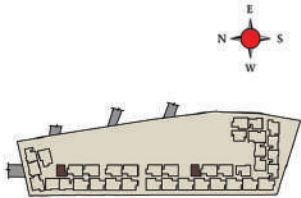
1BHK+1T- WEST FACING



UNIT NO - A-101, B-101

FIRST FLOOR PLAN

BLOCK	UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE
		(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
A	A-101	511	39	550	808	0
B	B-101	511	39	550	808	0



KEY PLAN



2BHK+2T- EAST FACING



UNIT NO- A-G09, A-G10

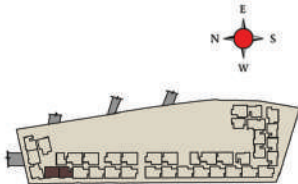
GROUND FLOOR PLAN



UNIT NO- A-110-510,  
A-111-511

TYPICAL FLOOR PLAN  
(1st-5th FLOOR)

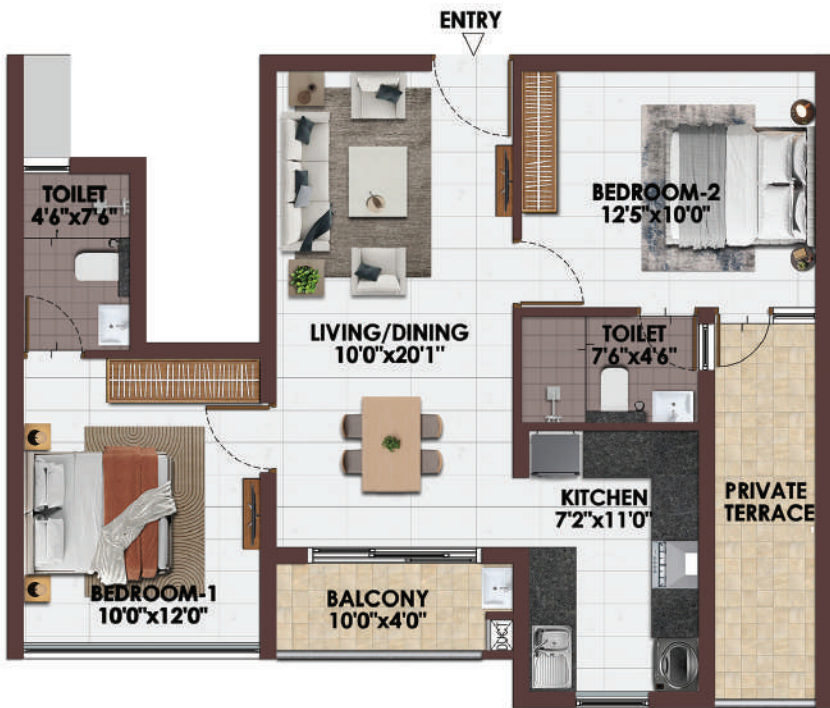
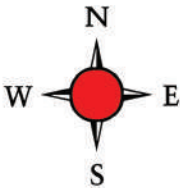
BLOCK	UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE
		(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
A	A-G09	618	39	657	981	50
	A-G10	618	39	657	986	58
	A-110, A-210, A-310, A-410, A-510	618	39	657	981	0
	A-111, A-211, A-311, A-411, A-511	618	39	657	986	0



KEY PLAN

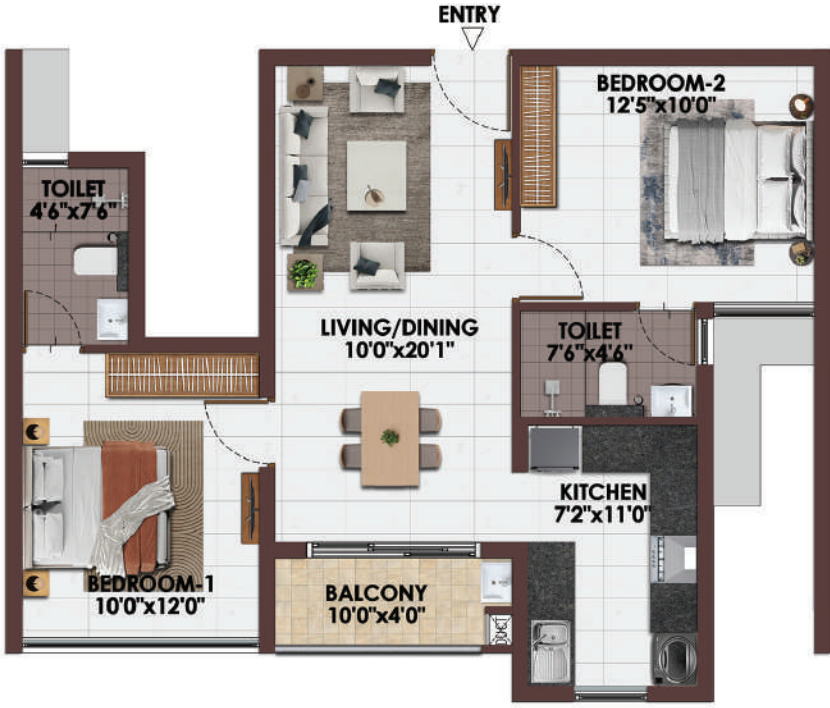


2BHK+2T- NORTH FACING



UNIT NO - B-G09, B-G10, B-G11

GROUND FLOOR PLAN



UNIT NO- B-111-511, B-112-512A,  
B-113-513.

TYPICAL FLOOR PLAN  
(1st-5th FLOOR)

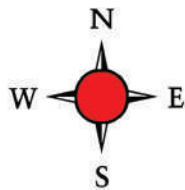
BLOCK	UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE
		(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
B	B-G09	618	39	657	982	54
	B-G10	618	39	657	982	50
	B-G11	618	39	657	988	51
	B-111, B-112, B-211, B-212, B-311, B-312, B-411, B-412, B-511, B-512A.	618	39	657	982	0
	B-113, B-213, B-313, B-413A, B-513	618	39	657	988	0



KEY PLAN



2BHK+2T- SOUTH FACING



UNIT NO- A-113  
UNIT NO- B-G04, B-G05      FIRST FLOOR PLAN  
GROUND FLOOR PLAN



UNIT NO - A-114      FIRST FLOOR PLAN

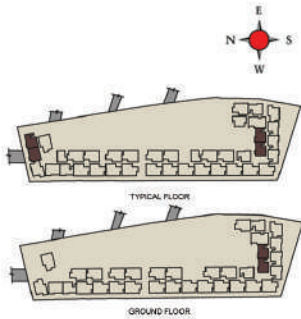


UNIT NO- A- 213-513  
B-105-505, B-106-506      TYPICAL FLOOR PLAN  
(2nd-5th FLOOR)



UNIT NO- A- 214-514      TYPICAL FLOOR PLAN  
(2nd-5th FLOOR)

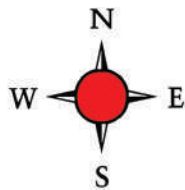
BLOCK	UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE
		(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
A	A-113	618	39	657	982	34
	A-114	618	39	657	988	34
	A-213, A-313, A-413A, A-513	618	39	657	982	0
	A-214, A-314A, A-414, A-514	618	39	657	988	0
B	B-G04	618	39	657	985	53
	B-G05	618	39	657	988	51
	B-105, B-205, B-305A, B-405, B-505	618	39	657	985	0
	B-106, B-206A, B-306, B-406, B-506	618	39	657	988	0



KEY PLAN



2BHK+2T- WEST FACING

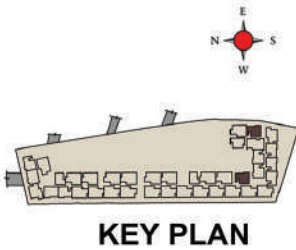


UNIT NO- B-G03, B-G07      GROUND FLOOR PLAN



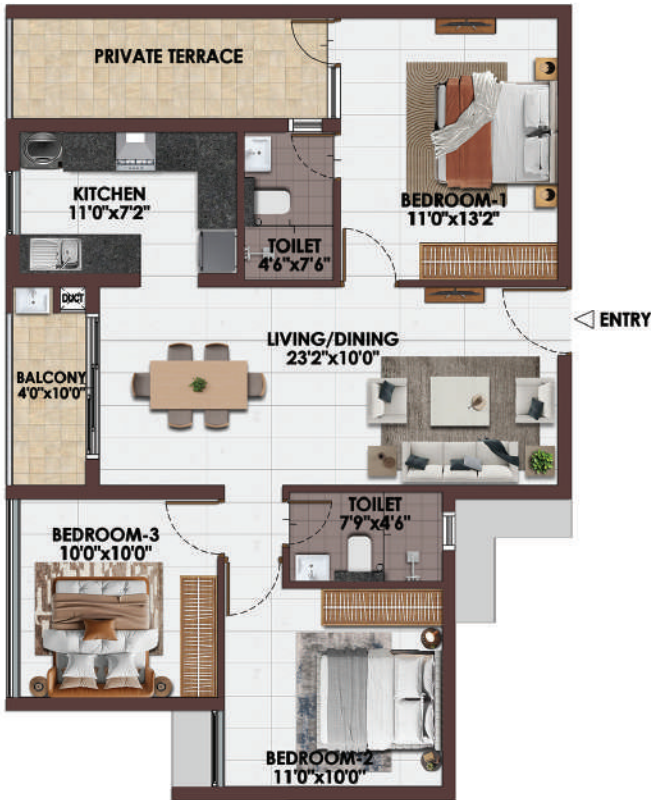
UNIT NO- B-104-504, B-109-509      TYPICAL FLOOR PLAN (1st-5th FLOOR)

BLOCK	UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE
		(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
B	B-G03	618	39	657	989	58
	B-G07	618	39	657	984	58
	B-104, B-204, B-304, B-404A, B-504	618	39	657	989	0
	B-109, B-209, B-309, B-409, B-509	618	39	657	984	0



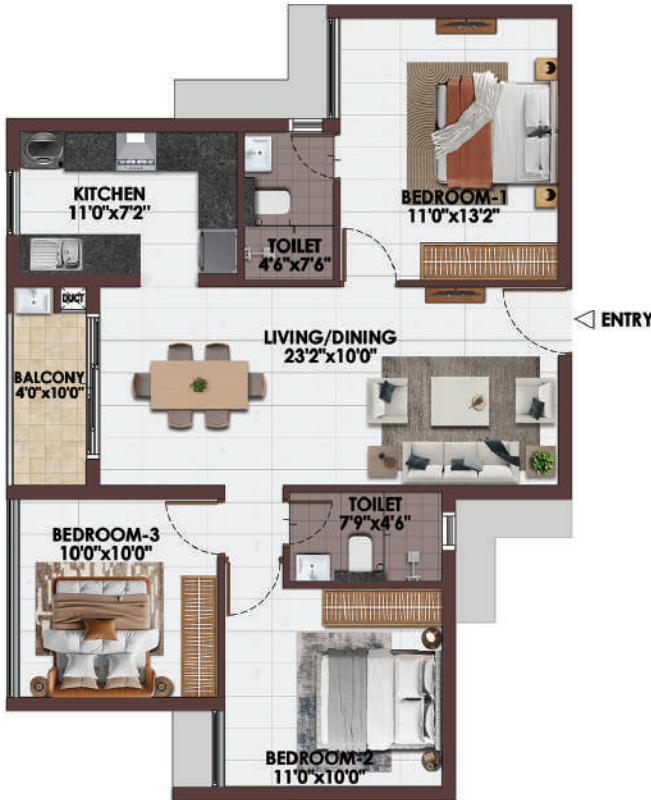


3BHK+2T- EAST FACING



UNIT NO- A-G05-G08A,  
B-G12-G19

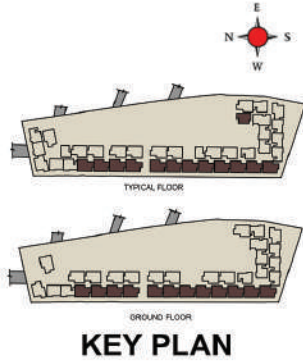
GROUND FLOOR PLAN



UNIT NO- A-106-506, A-107A-507,  
A-108-508, A-109-509,  
B-107A-507, B-114-514, B-115-515,  
B-116-516, B-117-517, B-118-518, B-119-519,  
B- 120-520, B-121-521A

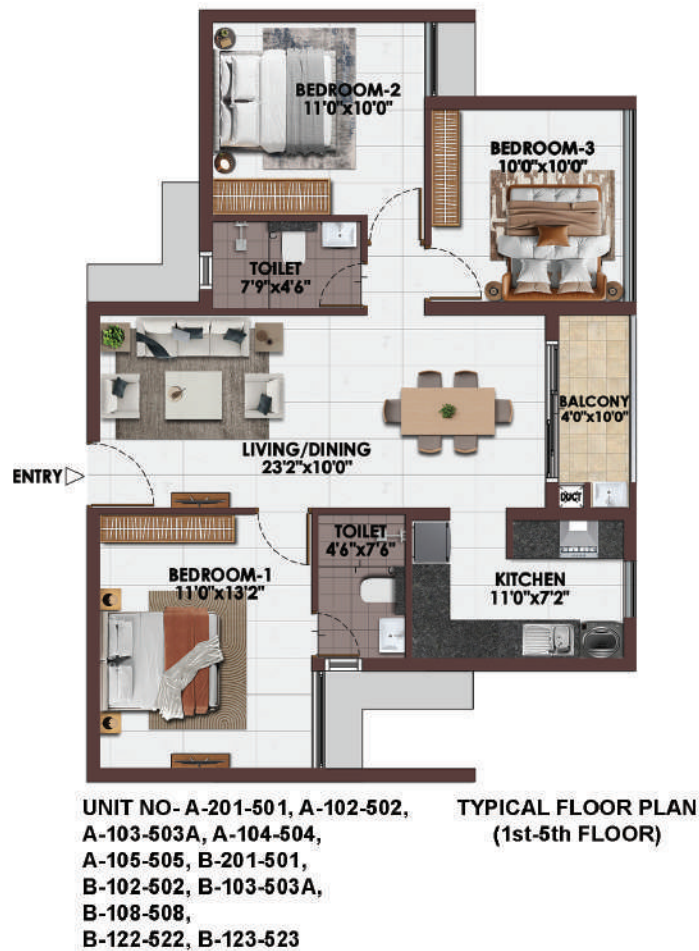
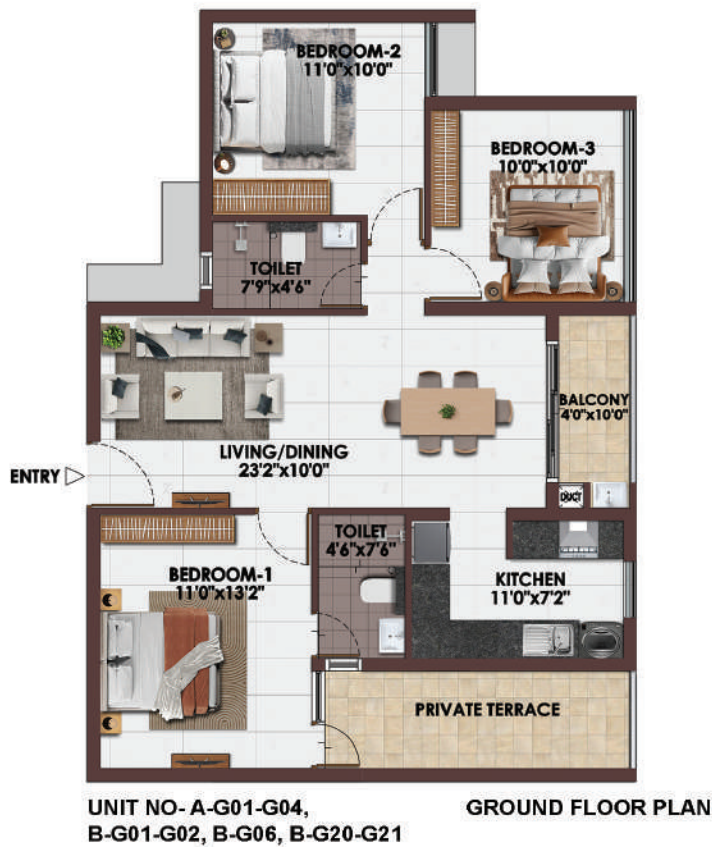
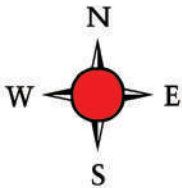
TYPICAL FLOOR PLAN  
(1st-5th FLOOR)

BLOCK	UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE
		(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
A	A-G05	785	39	824	1212	66
	A-G06, A-G07	785	39	824	1210	66
	A-G08A	785	39	824	1209	63
	A-106, A-206A, A-306, A-406, A-506	785	39	824	1212	0
	A-107A, A-108, A-207, A-208, A-307, A-308, A-407, A-408, A-507, A-508	785	39	824	1210	0
B	A-109, A-209, A-309, A-409, A-509	785	39	824	1209	0
	B-G12	785	39	824	1214	66
	B-G13, B-G14, B-G15, B-G16, B-G17A, B-G18	785	39	824	1210	66
	B-G19	785	39	824	1214	70
	B-107A	785	39	824	1229	0
	B-114, B-121, B-214, B-221, B-314A, B-321, B-414, B-421, B-514, B-521A	785	39	824	1214	0
	B-115, B-116A, B-117, B-118, B-119, B-120, B-215A, B-216, B-217, B-218, B-219, B-220, B-315, B-316, B-317, B-318, B-319, B-320, B-415, B-416, B-417, B-418, B-419, B-420, B-515, B-516, B-517, B-518, B-519, B-520	785	39	824	1210	0
	B-207, B-307, B-407, B-507	785	39	824	1217	0

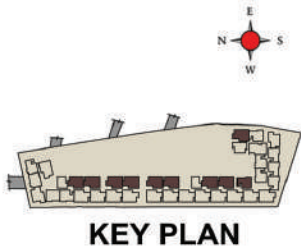




3BHK+2T- WEST FACING



BLOCK	UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE
		(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
A	A-G01, A-G03	785	39	824	1212	66
	A-G02, A-G04	785	39	824	1214	70
	A-102, A-202, A-302, A-402, A-502	785	39	824	1210	0
	A-103, A-203, A-303, A-403, A-503A, A-105, A-205, A-305A, A-405, A-505	785	39	824	1214	0
	A-104, A-204, A-304, A-404A, A-504	785	39	824	1212	0
	A-201, A-301, A-401, A-501	785	39	824	1212	0
B	B-G01, B-G20	785	39	824	1212	66
	B-G02, B-G21	785	39	824	1214	70
	B-G06	785	39	824	1212	63
	B-102, B-202, B-302, B-402, B-502	785	39	824	1210	0
	B-103, B-203, B-303, B-403, B-503A, B-123, B-223, B-323A, B-423, B-523	785	39	824	1214	0
	B-108, B-208, B-308, B-408, B-508	785	39	824	1212	0
	B-122	785	39	824	1212	0
	B-201, B-301, B-401, B-501, B-222, B-322, B-422A, B-522	785	39	824	1212	0



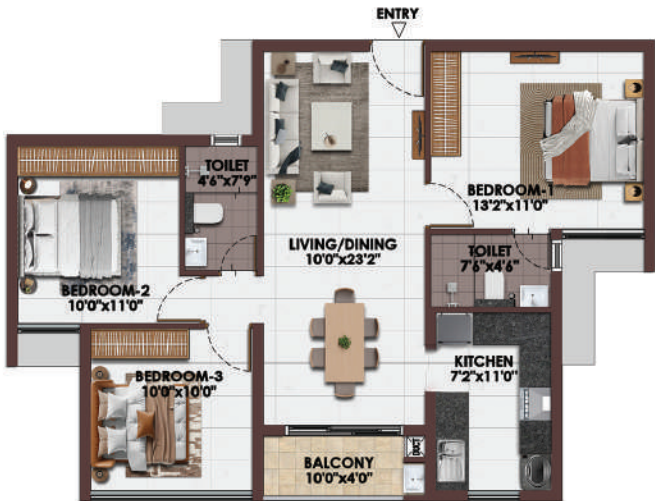


3BHK+2T- NORTH FACING



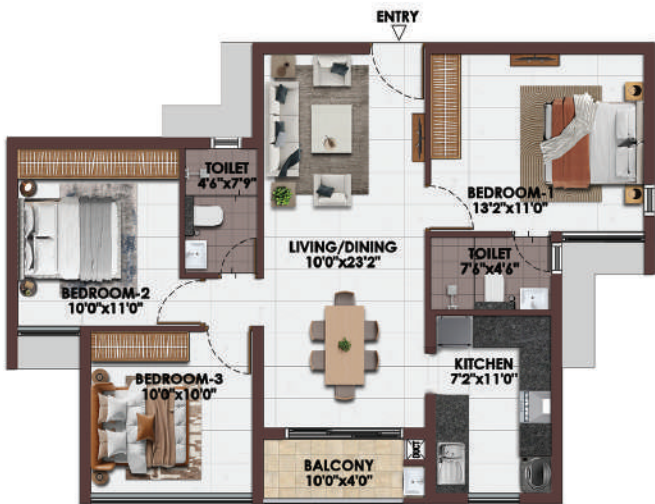
UNIT NO- A-G12

GROUND FLOOR PLAN



UNIT NO- B-G08A, B-110-510

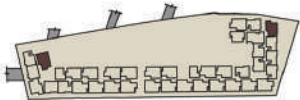
TYPICAL FLOOR PLAN  
(GROUND,1st-5th FLOOR)



UNIT NO- A-115-515

TYPICAL FLOOR PLAN  
(1st-5th FLOOR)

BLOCK	UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE
		(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
A	A-G12	785	39	824	1217	70
A	A-115, A-215A, A-315, A-415, A-515	785	39	824	1217	0
B	B-G08A, B-110, B-210, B-310, B-410, B-510	785	39	824	1214	0



KEY PLAN



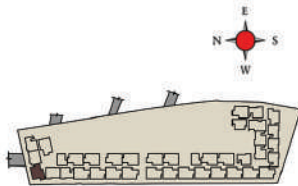
3BHK+2T- EAST FACING



UNIT NO- A-G11-512A

TYPICAL FLOOR PLAN  
(GROUND,1st-5th FLOOR)

BLOCK	UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE
		(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
A	A-G11	815	39	854	1263	0
A	A-112, A-212, A-312, A-412, A-512A	815	39	854	1261	0



KEY PLAN











**CLUBHOUSE**



# CLUBHOUSE

## AMENITIES

### KIDS PLAY AREA

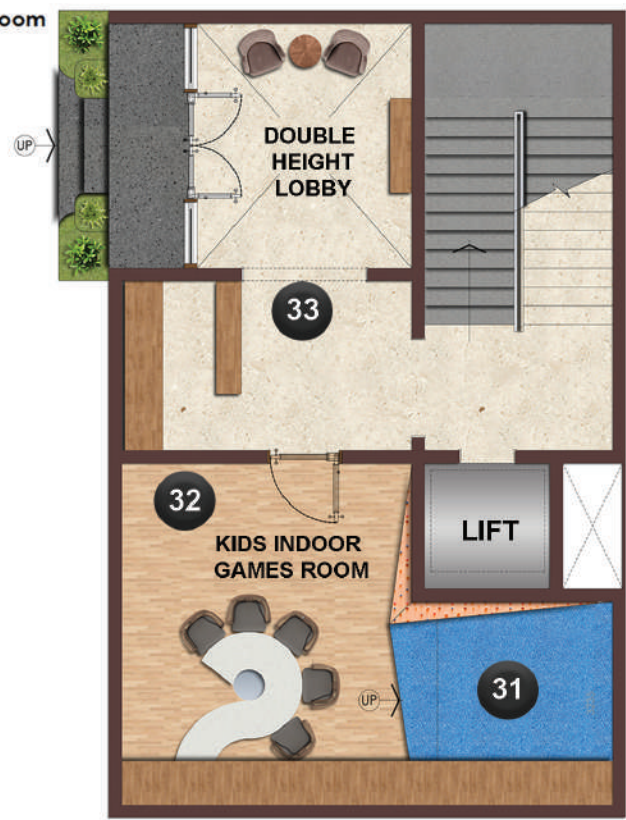
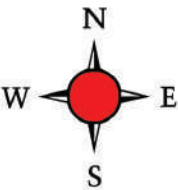
- 31 Kids Rock Climbing wall with ball pit
- 32 Arts & Crafts space in kid's room

### FEATURES & ENTERTAINMENT

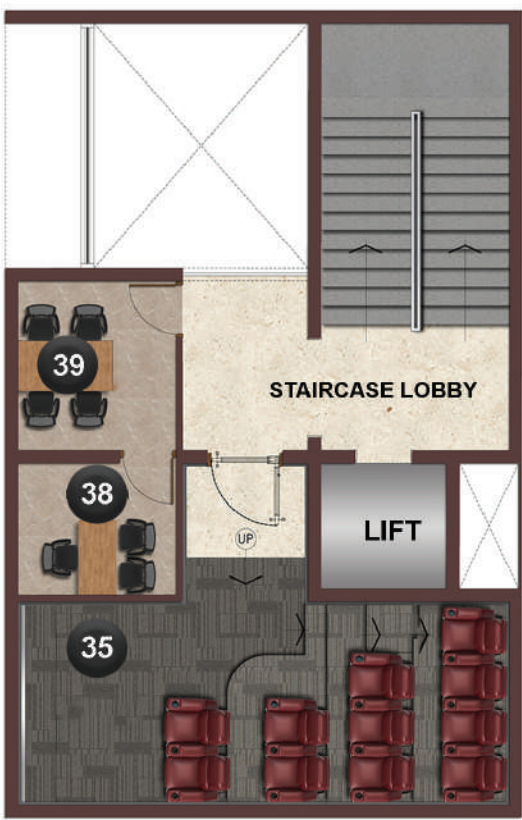
- 33 Double height Lobby with coffee corner
- 34 Multipurpose hall with pantry
- 35 Mini theatre

### CONVENIENCE

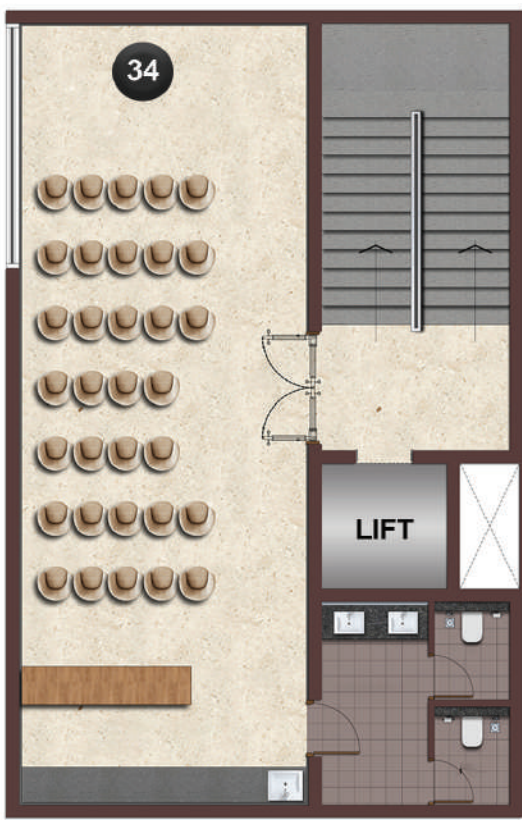
- 38 FMS Room
- 39 Association room



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

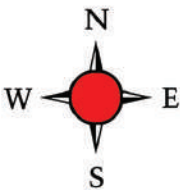


# CLUBHOUSE

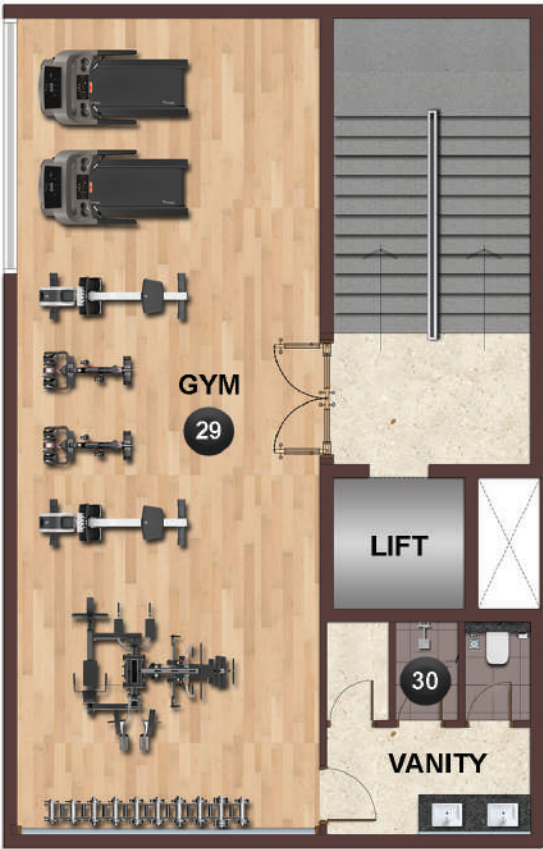
- INDOOR GAMES ROOM
- 26 Board Games- Carrom and Chess
  - 27 Table Tennis
  - 28 Snooker

- SPORTS, FITNESS AND WELLBEING
- 29 Gym
  - 30 Steam bath in Gym

- TERRACE AMENITIES
- 36 Roof top BBQ with dining
  - 37 Roof top Pavilion with seating



THIRD FLOOR



FOURTH FLOOR



TERRACE FLOOR







# 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 2950mm

## 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 texture, 1 coat of primer & 2 coats of exterior emulsion paint (Color as per architect design intent)

## Bathroom

- Glazed / Matte ceramic tile of size 300 X 450 mm for a height of 2250mm & above false ceiling will be with a coat of primer

## Toilet ceiling

- Grid type false ceiling

# 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 300x300mm

## Private open terrace (if applicable)

- Pressed tile finish

# KITCHEN

## Electrical point

- For Chimney, Water Purifier & Washing Machine

## Plumbing point

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

# BALCONY

## Handrail

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

## Wash basin

- Wall-hung basin based on architect design intent wherever applicable

# BATHROOMS

## CP & Sanitary fixture

- Jaquar or equivalent brand

## All Bathrooms

- Wall-mounted WC with Concealed cistern, Health faucet, Single lever diverter with overhead shower & wall hung wash basin

# JOINERY

## Main door

- Wide and fancy door frame with double side veneer shutter with polished finish of size 1050x2100mm with architrave.
- Ironmongeries like door lock, tower bolts, door viewer, safety latch, Magnetic catcher, etc., of Yale /equivalent brand

## Bedroom doors

- Good quality door frame with double side laminated shutter of size 900x2100mm.
- Ironmongeries like lock, magnetic catcher, door bush, tower bolt etc., of Yale/equivalent brand.



### **Bathroom doors**

- Good quality door frame with double side laminated shutter of size 800x2100mm.
- Ironmongeries like one side coin & thumb turn lock without key, 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 pain
- Sill treatment with granite

### **French doors**

- Aluminum framed sliding shutters with toughened glass

### **Ventilators**

- Aluminum framed fixed 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

### **TV**

- Point in Living & Master bedroom and provision for other bedrooms

### **DATA**

- Point in Living & Master Bedroom

### **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**

- DG Back-up 1BHK-350W, 2BHK-400W, 3BHK-500W

## **COMMON FEATURES**

### **Lift**

- Elevators of 10 passengers 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 facia wall**

- Tile cladding at all floor levels.

### **Lift Lobby flooring**

- Granite flooring at ground floor & tile flooring at other floors.

### **Corridor flooring**

- Anti-skid tile of size 600 x 600mm flooring at all floors.

### **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 FRP shutters.
- Ironmongeries like thumb turn lock, door closure, etc., of Yale / equivalent brand.



# OUTDOOR FEATURES

## Water storage

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

## Rainwater harvesting

- Rainwater harvesting system (as per site requirement)

## STP

- Centralized Sewage Treatment plant (as per site requirement)

## Safety

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

## Security

- Security booth will be provided at the entry / exit

## Compound wall

- Site perimeter fenced by compound wall with entry gates for a 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

- Convex mirror for safe turning in driveway in / out (As per site requirement)









# Location Advantages

Colleges	Mins
RVS College of Engineering and Technology	5 mins
RVS Siddha Medical College	5 mins
RVS College of Arts and Science	4 mins
Kalaignar Karunanidhi Institute of Technology	10 mins
Sri Shakthi Institute of Engineering and Technology	15 mins
KPR College of Arts Science and Research	15 mins
PSG Institute of Technology	22 mins

Hospitals	Mins
KMCH Sulur Hospital	3 mins
Balaji Hospital	3 mins
RVS Siddha Medical College & Hospital	5 mins
JP Multi Speciality Hospital	8 mins
Royal Care Super Speciality Hospital	20 mins

IT Park	Mins
Zoho Corporation	15 mins

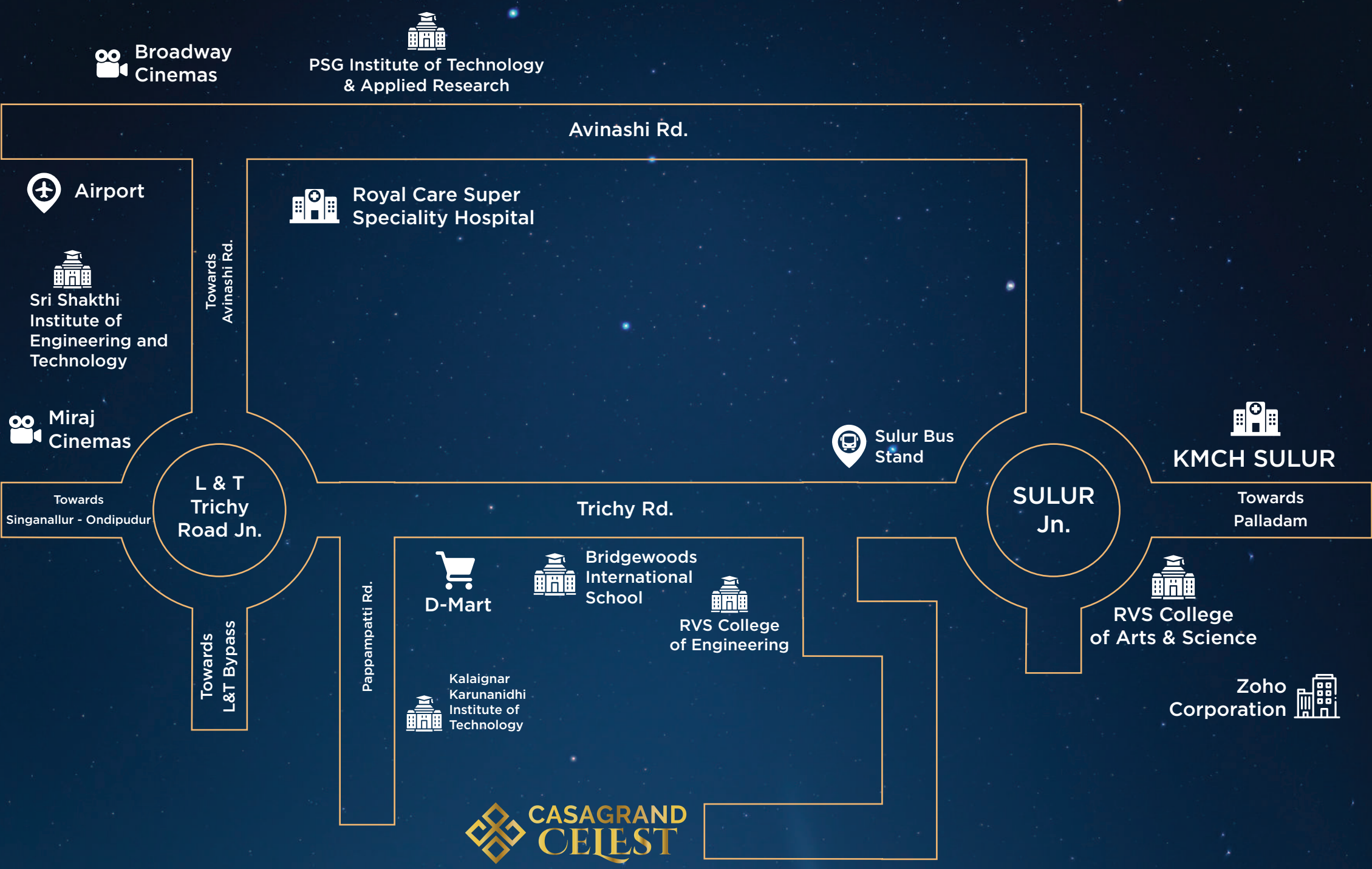
Schools	Mins
RVS Matriculation Higher Secondary School	5 mins
Anugraha Mandhir CBSE Senior Secondary school	8 mins
Air Force School Sulur	8 mins
Bridgewoods International School	5 mins
Samskaara Academy	12 mins
St. Joseph's Matriculation Higher Secondary School	12 mins

Transportation	Mins
Sulur Bus Stand	2 mins
Singanallur Bus Stand	15 mins
Ondipudur Bus Stand	10 mins
Airport	25 mins

Entertainment	Mins
SRK Miraj Cinemas	9 mins
Fun Mall	25 mins
BROADWAY Cinemas	25 mins



# Location Map









# PAYMENT SCHEDULE

BOOKING ADVANCE (10 DAYS FROM DATE OF BOOKING)	10.00%
AGREEMENT STAGE (35 DAYS FROM DATE OF BOOKING)	25.00%
COMMENCEMENT OF FOUNDATION	10.00%
COMMENCEMENT OF BASEMENT ROOF	10.00%
COMMENCEMENT OF GROUND FLOOR ROOF	10.00%
COMMENCEMENT OF 1ST FLOOR ROOF	10.00%
COMMENCEMENT OF 3RD FLOOR ROOF	10.00%
COMMENCEMENT OF 5TH FLOOR ROOF	10.00%
ON COMPLETION OF FLOORING RESPECTIVE UNIT	2.50%
HANDING OVER	2.50%
<b>TOTAL</b>	<b>100%</b>











A W A R D





# AWARDS

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



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



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Shoe  
Rack

TV Unit

Dining  
Crockery

Wardrobes  
All  
Bedrooms

Kitchen  
Cabinets

Vanity

## HOME ACCESSORIES

Light  
Fixtures

Mirrors in  
Dining

False  
Ceiling

Curtain  
Rods

Curtain  
Channels

Mirror  
Lights

## PREMIUM ELECTRICAL FITTINGS

A/C

Cooking  
Hob

Chimney

Fans  
living &  
Bedrooms

Fan with  
Light  
Dining

Exhaust  
Fans  
& Geysers

## WASHROOM ACCESSORIES

LED  
Mirror

Tissue  
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Rack

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Shelf

Towel  
Ring

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