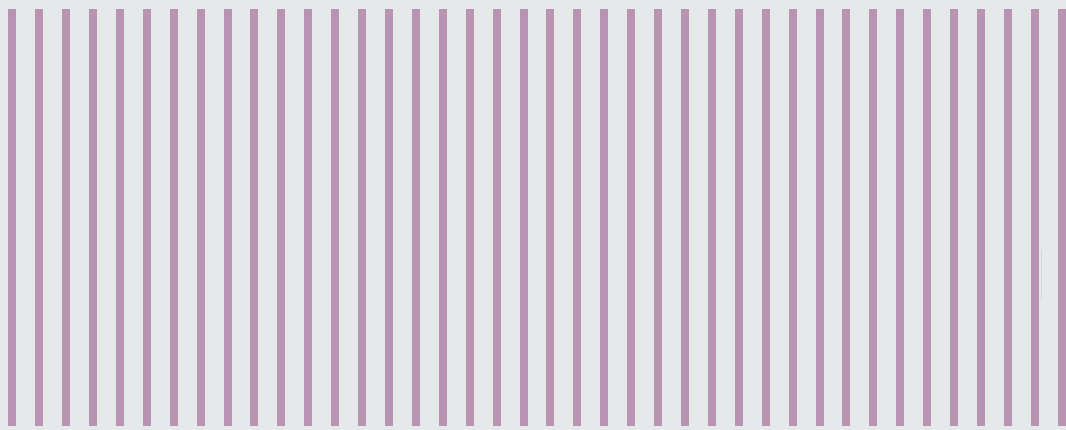


CASAGRAN PRIMROSE

2 & 3 BHK LIFESTYLE APARTMENTS





We are Casagrand Builder Private Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 36 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 27,000 happy families across 140+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

In the 18th year of our journey, we are all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.





CASAGRAN PRIMROSE

The Joy of luxurious living.

Welcome to luxury! Sprawling over 9.14 acres at Perungalathur is Casagrand Primrose,

a spectacular living destination. Each home is built to define luxury and a splendid lifestyle. Packed with extraordinary amenities, these homes redefine the heights of luxurious living.

Experience the heights of luxury at Casagrand Primrose



Salient features

- An elegant high-rise community of 932 apartments & 21 villas crafted in Contemporary architectural technique amidst 9.14 acres
- Thoughtfully designed 2, 3 and 4 BHK apartments with following structure. (Tower A - B+G+18 | Tower B - B+G+19 | Tower - C & F - B+G+21 | Tower - D - B+G+21 | Tower - E - B+G+21)
- 3 and 4 BHK Contemporary styled villas with (3 BHK - G+1 | 4 BHK - G+2 structure)
- 95+ world-class amenities like Victorian water cascade fountain, Multipurpose hall, Kids surprise fountain area, Informal amphitheatre, Circular multiplay alcove, Convenio store, Saloon/Spa, and much more
- 28550 sqft lavishly planned Clubhouse and vehicle free podiums
- 77% open space with 49000 sqft landscaped podiums for maximum light & ventilation
- Carefully chosen high-end specifications in units like wide & fancy main door, Wireless mobile Charging dock, Premium CP & Sanitary fittings
- Vaastu compliant homes designed with zero dead space design







Amenities

INDOOR GYM



INDOOR KIDS PLAY AREA





95+ Lifestyle Amenities

INDOOR AMENITIES

ENTERTAINMENT

1. CAFETERIA
2. MULTIPURPOSE HALL
3. MINI THEATRE
4. ART / MUSIC / LEARNING CENTER

FITNESS

5. GYM
6. INTERACTIVE GYM
7. YOGA / ZUMBA / AEROBICS ROOM

GAMING ZONE

8. VIDEO GAMES ROOM
9. VIRTUAL REALITY GAMES
10. BOXING SIMULATOR

INDOOR KIDS PLAY

11. LEGO PLAY AREA
12. KIDS BALL PIT
13. KIDS DOUBLE HEIGHT SLIDE
14. KIDS FITNESS CORNER
15. MINI FERRIS WHEEL
16. WIPEOUT
17. GLASS PAINTING FOR KIDS
18. FLOOR GAMES FOR KIDS
19. CRECHE
20. KIDS LIBRARY CORNER

INDOOR GAMES

21. BOARD GAMES AREA
22. SNOOKER
23. TABLE TENNIS
24. FOOSBALL
25. ARCADE BASKETBALL

OUTDOOR AMENITIES

SWIMMING POOL AMENITIES

26. SWIMMING POOL
27. KIDS POOL
28. KIDS SURPRISE FOUNTAIN AREA
29. ISLAND SEATING AREA

30. AQUA GYM
31. POOLSIDE REFRESHMENT CORNER
32. POOLSIDE LOUNGE SEATING

RECREATION

33. SENIOR CITIZEN SEATING AREA
34. SHADED PATIO WITH SEATING
35. BOARD GAMES CORNER
36. OUTDOOR WORKING POD
37. MULTIFUNCTION LAWN
38. WI-FI SEATING ZONE
39. INFORMAL AMPHITHEATRE
40. SEATING ZONE WITH CHARGING FACILITY
41. SEATING ALCOVE
42. SUNKEN BARBEQUE
43. LEISURE PAVILION - 1
44. SHADED WALKWAY
45. LEISURE PATHWAY

FUN AND GAMES

46. CHALKBOARD WALL
47. JUNGLE GYM - 1
48. HAMMOCK GARDEN
49. HOOKEY RING TOSS PANEL
50. HAMSTER WHEEL
51. TREE HOUSE - 1
52. PLAY LAWN
53. CIRCULAR MULTIPLAY ALCOVE
54. SANDPIT
55. OUTDOOR GIANT CHESS
56. TOT LOT - 1

OUTDOOR FITNESS

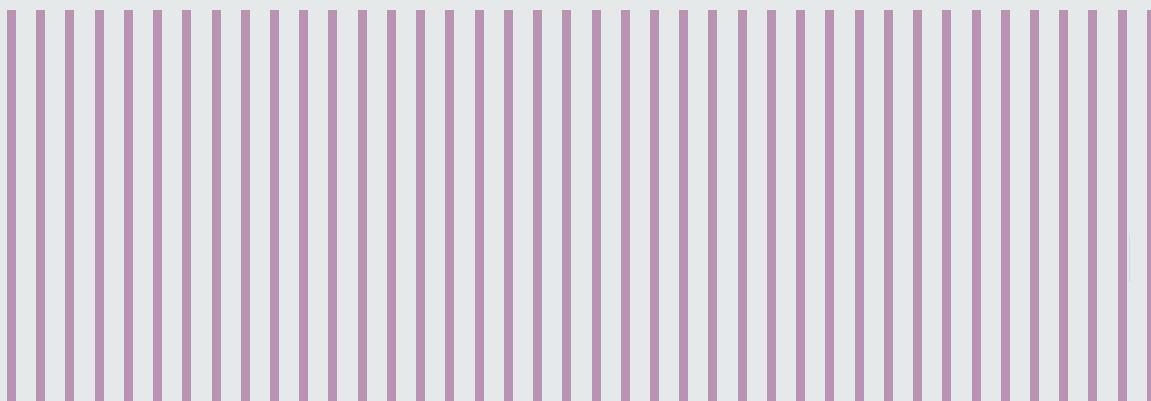
57. YOGA GARDEN
58. MEDITATION PODS
59. SPECIAL FITNESS ZONE
60. OUTDOOR GYM
61. REFLEXOLOGY GARDEN
62. WALKING / JOGGING TRACK IN PODIUM
63. HOPSCOTCH
64. CHILDRENS PLAY AREA - 1
65. RAPELLING WALL
66. KIDS GAINT PUZZLE

FACILITIES & FEATURES

67. ASSOCIATION ROOM
68. CLINIC
69. CONVENIENCE STORE
70. CAR WASH BAY
71. CAR CHARGING BAY
72. CLUB ENTRY WATER FEATURE
73. DOUBLE HEIGHT LOBBY WITH RECEPTION
74. READING / WAITING LOUNGE
75. STEAM / SAUNA
76. JACCUZI
77. SALOON / SPA
78. LIBRARY CORNER
79. ATM

OSR AMENITIES

80. AMPHITHEATER
81. PARTY LAWN
82. SENIOR CITIZEN ALCOVE
83. BARBEQUE PLAZA
84. LEISURE PAVILION
85. VICTORIAN WATER CASCADE FOUNTAIN
86. YOGA PAVILION
87. MEDITATION GARDEN
88. MULTIFUNCTION TREE PLAZA
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93. WALKING / JOGGING TRACK IN OSR
94. CHILDRENS PLAY AREA
95. ADVENTURE ROCK CLIMBING WALL
96. JUNGLE GYM
97. TREE HOUSE
98. SKATING RINK



INDOOR GAMES ROOM



CAFETERIA



MULTIPURPOSE HALL



PODIUM VIEW





Product Superiority



The best of product superiority

- Casagrand's remarkable high rise apartments and villa community in perungalathur
- A community with the best architecture & finesse
- 95+ indoor and outdoor recreational facilities sprawled across the project enhancing the community experience for residents
- A neighborhood reimagining its style with unreal services and fun
- 77% of the open space adds to the efficiency of the building footprint
- Light, ventilation, vastu, privacy & aesthetics are the 5 important pillars in planning the master & unit plans
- Superior, pinnacle apartments, and villas to upgrade your lifestyle!
- Multi-Tier security system
- Vastu complaint homes



Presenting you a community with the best of Architecture & Finesse

- The project is set amidst 9.14 acres with 932 apartments & 21 villas
- Towers of 18, 19 & 21-floor structures complemented by the contemporary façade design showcasing the grandeur
- A grand and inviting entry into the community - entrance archway beautified with water cascade and landscape elements creates an inviting entry into the community
- Meticulously planned vehicle-free podiums elevated from the ground floor, easing the accessibility and usage of the outdoor amenities
- Well planned flow of circulation of ground and basement level parking and driveways offers hassle-free bicycle & pedestrian tracks all around the site
- 6 Towers with centralized podiums are planned in such a way there is no overlooking between the apartments
- Building orientation ensures maximum wind flow and minimum heat gain for every apartment
- Barrier-friendly community for kids and senior citizens designed with ramps & handrails
- An elaborate clubhouse of 28550 sqft area furnished with indoor amenities
- Aesthetic triple - height lobbies are provided as a premium welcoming feature within the community
- 15m & 7.2m (50 & 24 feet) wide driveway is planned across the project for comfortable vehicular movement
- A feature wall is designed opposite to block entrance as a way - finder
- Detailed lift fascia with wall cladding & lighting elements
- Designer floor identification signage at every floor level
- Well planned corridors with wall artifacts leading to your doorsteps



A neighborhood one with nature

- 7.35 acres of rampant landscaped open space within the community is a never seen feature in the neighborhood
- The community boasts of an efficient building footprint where 77% of the land area is open space
- The apartment towers are planned around landscaped podiums of 49000 sqft with no overlooking between the apartments
- An exclusive rooftop swimming pool of 7000 sqft with wide range of amenities like Lap pool, Kids pool, Aqua gym, Island seating, Poolside refreshment corner etc
- Private terraces are provided for the apartments on the ground - floor level connecting the indoors with the podiums



Offering you 95+ Amenities..! The best in the Market

- The podium encompasses a vibrant Kids play zone, Multi-purpose social gatherings decks, Reflexology walkway with seating nooks and buffer planting to maintain privacy for residents
- A grand double height club entry lobby with a reading / waiting lounge facility
- Cafeteria with peaceful ambience to relax your evenings
- The clubhouse delivers luxurious amenities like Spa, Sauna, Jacuzzi & Salon for residents to enjoy
- Indoor kids play, Creche, and Learning center for children's learning and entertainment
- Library corner, Kids fitness, Glass painting, Double height slide area, Mini ferris wheel, Wipeout and floor play area keeps the kids engaged
- Childrens play area is sprawled across the project in the open landscaped parks with TOT-LOT, Adventure rock climbing, Circular multiplayer, Hamster wheel, Hookey ring toss panel, Tree house etc
- The clubhouse spaces are facilitated with Multipurpose party hall, Mini theater, Gym, Yoga/meditation and Zumba, Indoor kids play, Video games room etc
- Snooker, Table tennis, Foosball & Punching arcade, Basketball arcade and Board games in Indoor games area were provided for teens & young adults
- Roof top Swimming pool with Kids pool, Pool island seating, Poolside refreshment corner, kids surprise fountain area and poolside lounge
- Outdoor gym, Walking / Jogging track, Yoga deck, Meditation pavilion and Bicycle racks provided for engaging residents in outdoor activities
- Dedicated car wash and charging bay in the ground floor
- Association room, ATM, Convenio store and Lumber rooms are provided for the convenience of the residents



Know why our products are superior apartments

- Secured gated community with My Gate facility at the entry & exit, providing 24x7 security CCTV surveillance across the site
- Wide & fancy main door for an inviting entry to your apartment
- Designer door number signage
- Digital door lock system with five independent unlocking features such as Fingerprint, PIN Code, Access card, Mechanical key & Mobile
- Wireless mobile charging station provided in living & any one bedroom
- 600 x 1200 mm premium vitrified flooring tiles in Foyer, Living, Dining, Kitchen, Lounge, Bedrooms and store rooms
- Apartments with luxurious bathrooms fitted with Rain shower, Granite counter with counter - mount washbasin, Pest - free 2' Long trench grating in the attached washrooms
- Premium range Kohler or equivalent fittings in all bathrooms
- Square designer gratings are provided in the common bathrooms and kitchen
- Single bowl stainless steel sink with drainboard in the kitchen
- 5-amp weatherproof sockets are provided in the balcony in apartments for evening parties and functional convenience
- Foot lamp is provided in one of the all bedrooms
- Pull out drying string for hassle - freeing in the kitchen



Choose our signature apartments and villas to upgrade your lifestyle with

- Secured gated community with My Gate facility at the entry & exit, providing 24x7 security CCTV surveillance across the site
- Wide & fancy main door is designed with dedicated paneling for apartments giving an appealing entrance
- Designer villa and apartment door number signage to add to the splendor of the elevation
- Digital door lock system with 6 independent unlocking features - Fingerprint, PIN Code, RF Card, Mechanical key, Bluetooth & Z Wave smart home connectivity
- Monitor your visitors with a video doorbell fixed next to the main door through a 7-inch LED screen from inside your home
- Apartments designed with dedicated foyer space
- Wireless mobile charging station provided in living & any one bedroom
- 600 x 1200 mm premium vitrified flooring tiles in Foyer, Living, Dining, Kitchen, Lounge, Bedrooms, and store rooms
- Apartments with luxurious bathrooms fitted with, bathtub in any two bathrooms, rain shower with hand shower, glass shower partition, granite counter with counter-mount washbasin and Pest-free 2' long trench grating in the attached washrooms

- Premium range Kohler / American standard or equivalent fittings in all bathrooms
- Square SS designer gratings are provided in the common bathrooms and kitchen
- Single bowl stainless steel sink with drainboard and pull-out sink faucet in the kitchen
- 5-amp weatherproof sockets are provided in the ground floor landscape deck and in any one open terrace on the first floor for villas and provided in the balcony in apartments for evening parties and functional convenience
- Foot lamp is provided in all bedrooms
- Pull out drying string for hassle-freeing in the kitchen



Efficiency in space planning

- Provision of ample car parks at the ground and basement level
- All cores are well equipped with staircases and two lifts - 13 passengers capacity
- Uninterrupted visual connectivity - all bedrooms & balconies will be facing the podiums or exterior
- No overlooking apartments
- All bedrooms, living & kitchens are consciously planned to be well-ventilated from the exterior or the podiums
- Provision of the foyer in signature apartments to ensure privacy
- Convenient AC ODU spaces serviceable from the interior
- All 4 BHK signature units with walk - in wardrobes are provided in one of the bedrooms
- Two balconies in signature apartments - one in the Living & one in the bedroom
- Dedicated washing machine space is provided in signature apartments
- Common wash basin provided in most of the apartments
- Wide kitchens with double side counters 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



PODIUM VIEW



SALON & SPA





Site Plan & Floor Plans

SITE PLAN



INDOOR AMENITIES

ENTERTAINMENT

1. CAFETERIA
2. MULTIPURPOSE HALL
3. MINI THEATRE
4. ART / MUSIC / LEARNING CENTER

FITNESS

5. GYM
6. INTERACTIVE GYM
7. YOGA / ZUMBA / AEROBICS ROOM

GAMING ZONE

8. VIDEO GAMES ROOM
9. VIRTUAL REALITY GAMES
10. BOXING SIMULATOR

INDOOR KIDS PLAY

11. LEGO PLAY AREA
12. KIDS BALL PIT
13. KIDS DOUBLE HEIGHT SLIDE
14. KIDS FITNESS CORNER
15. MINI FERRIS WHEEL
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18. FLOOR GAMES FOR KIDS
19. CRECHE
20. KIDS LIBRARY CORNER

INDOOR GAMES

21. BOARD GAMES AREA
22. SNOOKER
23. TABLE TENNIS
24. FOOSBALL
25. ARCADE BASKETBALL

OUTDOOR AMENITIES

SWIMMING POOL AMENITIES

26. SWIMMING POOL
27. KID'S POOL
28. KID'S SURPRISE FOUNTAIN AREA
29. ISLAND SEATING AREA
30. AQUA GYM
31. POOLSIDE REFRESHMENT CORNER
32. POOLSIDE LOUNGE SEATING

RECREATION

33. SENIOR CITIZEN SEATING AREA
34. SHADED PATIO WITH SEATING
35. BOARD GAMES CORNER
36. OUTDOOR WORKING POD
37. MULTIFUNCTION LAWN
38. WI-FI SEATING ZONE
39. INFORMAL AMPHITHEATRE
40. SEATING ZONE WITH CHARGING FACILITY

41. SEATING ALCOVE
42. SUNKEN BARBEQUE
43. LEISURE PAVILION
44. SHADED WALKWAY
45. LEISURE PATHWAY

FUN AND GAMES

46. CHALKBOARD WALL
47. JUNGLE GYM
48. HAMMOCK GARDEN
49. HOCKEY RING TOSS PANEL
50. HAMSTER WHEEL
51. TREE HOUSE
52. PLAY LAWN
53. CIRCULAR MULTIPLAY ALCOVE
54. SANDPIT
55. OUTDOOR GIANT CHESS
56. TOT LOT

OUTDOOR FITNESS

57. YOGA GARDEN
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59. SPECIAL FITNESS ZONE
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62. WALKING /JOGGING TRACK IN PODIUM
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64. CHILDRENS PLAY AREA
65. RAPELLING WALL
66. KIDS GIANT PUZZLE

FACILITIES AND FEATURES

67. ASSOCIATION ROOM
68. CLINIC
69. CONVENIO STORE
70. CAR WASH BAY
71. CAR CHARGING BAY
72. CLUB ENTRY WATER FEATURE
73. DOUBLE HEIGHT LOBBY WITH RECEPTION
74. READING / WAITING LOUNGE
75. STEAM / SAUNA
76. JACUZZI
77. SALOON / SPA
78. LIBRARY CORNER
79. ATM

OSR AMENITIES

80. AMPHITHEATER
81. PARTY LAWN
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85. VICTORIAN WATER CASCADE FOUNTAIN
86. YOGA PAVILION
87. MEDITATION GARDEN
88. MULTIFUNCTION TREE PLAZA
89. SENSORY GARDEN
90. HALF BASKETBALL COURT
91. BEACH VOLLEYBALL
92. BOX CRICKET
93. WALKING /JOGGING TRACK IN OSR
94. CHILDRENS PLAY AREA
95. ADVENTURE ROCK CLIMBING WALL
96. JUNGLE GYM
97. TREE HOUSE
98. SKATING RINK



BASEMENT PLAN



INDOOR AMENITIES

ENTERTAINMENT

1. CAFETERIA
2. MULTIPURPOSE HALL
3. MINI THEATRE
4. ART / MUSIC / LEARNING CENTER

FITNESS

5. GYM
6. INTERACTIVE GYM
7. YOGA / ZUMBA / AEROBICS ROOM

GAMING ZONE

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32. POOLSIDE LOUNGE SEATING

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48. HAMMOCK GARDEN
49. HOOKEY RING TOSS PANEL
50. HAMSTER WHEEL

FUN AND GAMES

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52. PLAY LAWN
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54. SANDPIT
55. OUTDOOR GIANT CHESS
56. TOT LOT

OUTDOOR FITNESS

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59. SPECIAL FITNESS ZONE
60. OUTDOOR GYM
61. REFLEXOLOGY GARDEN
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FACILITIES AND FEATURES

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BLOCK-2

TYPICAL FLOOR PLAN (2ND TO 19TH)

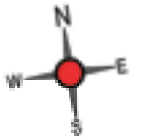


FIRST FLOOR PLAN



GROUND FLOOR PLAN





BLOCK-5

GROUND FLOOR PLAN



BLOCK-4



BLOCK-5

FIRST FLOOR PLAN



BLOCK-4



BLOCK 4 & 5
TYPICAL FLOOR PLAN
(2ND TO 21TH)





Unit Plans

1BHK+1T & 2BHK+2T



UNIT NO B101

FIRST FLOOR



UNIT NO B201 - B1901
B102 - B1902

TYPICAL FLOOR



UNIT NO BG01 & BG02

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G01	1BHK-1T	460	35	495	686	54
B-G02	1BHK-1T	460	35	495	686	61
B-101	1BHK-1T	460	35	495	686	-
B201 - B1901	2BHK-2T	640	35	675	950	-
B102 - B1902	2BHK-2T	640	35	675	952	-



FLOOR KEY PLAN



KEY PLAN



UNIT NO B106 - B1906
B107 - B1907
B109 - B1909

TYPICAL FLOOR



UNIT NO BG07

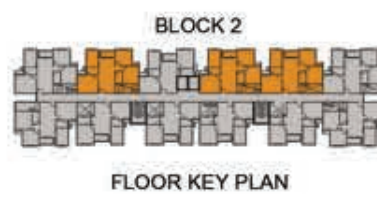
GROUND FLOOR



UNIT NO BG06 & BG09

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
BG06 & BG09	1BHK-1T	499	36	535	759	68
BG07	3BHK-2T	778	36	814	1136	108
B106 - B1906	3BHK-2T	778	36	814	1133	-
B107 - B1907	3BHK-2T	778	36	814	1136	-
B109 - B1909	3BHK-2T	778	36	814	1133	-



FLOOR KEY PLAN



KEY PLAN

1BHK+1T & 2BHK+2T



UNIT NO E205-E2105

TYPICAL FLOOR



UNIT NO EG05

GROUND FLOOR



UNIT NO E105

FIRST FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
EG05	1BHK+1T	563	45	608	842	103
E105	1BHK+1T	563	45	608	842	-
E205 - E2105	2BHK+2T	754	45	799	1119	-



FLOOR KEY PLAN

KEY PLAN



UNIT NO B108-B1908

TYPICAL FLOOR



UNIT NO BG08

GROUND FLOOR

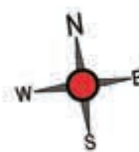
Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G08	2BHK-2T	640	36	676	949	92
B108 - B1908	2BHK-2T	640	36	676	949	-



FLOOR KEY PLAN



KEY PLAN



UNIT NO B103

FIRST FLOOR



UNIT NO B203 - B1903

TYPICAL FLOOR



UNIT NO BG03

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G03	2BHK-2T	640	35	675	949	56
B-103	2BHK-2T	640	35	675	949	59
B203- B1903	2BHK-2T	640	35	675	949	-



FLOOR KEY PLAN



KEY PLAN

2BHK+2T



UNIT NO B112 - B1912

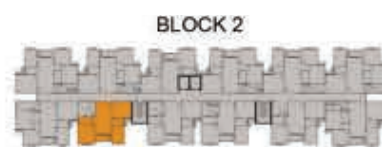
TYPICAL FLOOR



UNIT NO BG12

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G12	2BHK-2T	640	35	675	951	54
B112 - B1912	2BHK-2T	640	35	675	951	-



FLOOR KEY PLAN



KEY PLAN



UNIT NO E106 - E2106

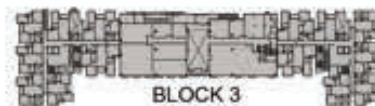
TYPICAL FLOOR



UNIT NO EG06

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P. Terrace area (sqft)
EG06	2BHK+2T	754	45	799	1121	153
E106 - E2106	2BHK+2T	754	45	799	1121	-



BLOCK 3

BLOCK 5

BLOCK 4

FLOOR KEY PLAN



PHASE-1

KEY PLAN

2BHK+2T



UNIT NO E107-E2107

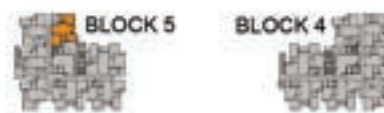
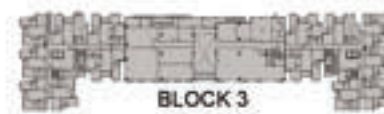
TYPICAL FLOOR



UNIT NO EG07

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
EG07	2BHK+2T	754	45	799	1131	82
E107 - E2107	2BHK+2T	754	45	799	1131	-



FLOOR KEY PLAN



KEY PLAN

3BHK+2T



UNIT NO B105-1905

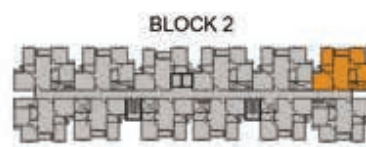
TYPICAL FLOOR



UNIT NO BG05

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G05	3BHK-2T	778	36	814	1135	108
B105 - B1905	3BHK-2T	778	36	814	1135	-



FLOOR KEY PLAN



KEY PLAN

3BHK+2T



UNIT NO B110-B1910

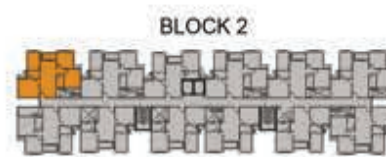
TYPICAL FLOOR



UNIT NO BG10

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G10	3BHK-2T	778	36	814	1136	35
B110-B1910	3BHK-2T	778	36	814	1136	-



FLOOR KEY PLAN



KEY PLAN

3BHK+2T



UNIT NO B111-B1911

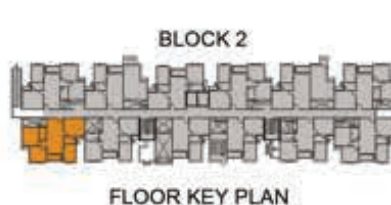
TYPICAL FLOOR



UNIT NO BG11

GROUND FLOOR

Unit no	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G11	3BHK-2T	779	36	815	1137	102
B111 - B1911	3BHK-2T	779	36	815	1137	-



FLOOR KEY PLAN



KEY PLAN

3BHK+2T



UNIT NO B104-1904

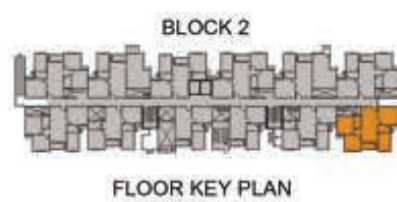
TYPICAL FLOOR



UNIT NO BG04

GROUND FLOOR

Unit no	Unit type	Carpot area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
B-G04	3BHK-2T	779	36	815	1138	31
B-104-B1904	3BHK-2T	779	36	815	1138	-

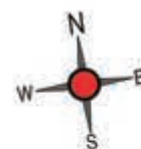


FLOOR KEY PLAN



KEY PLAN

2BHK+2T



UNIT NO E 104-E2104

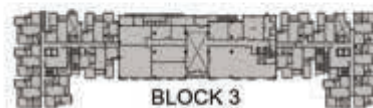
TYPICAL FLOOR



UNIT NO EG04

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P. Terrace area (sqft)
EG04	2BHK+2T	754	45	799	1144	146
E104 - E2104	2BHK+2T	754	45	799	1144	-



FLOOR KEY PLAN



KEY PLAN

3BHK+3T



UNIT NO E103-E2103

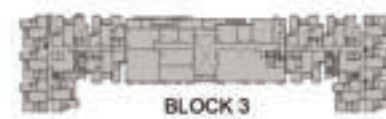
TYPICAL FLOOR



UNIT NO EG03

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
EG03	3BHK-3T	1058	52	1110	1529	185
E103 - E2103	3BHK-3T	1058	52	1110	1529	-



FLOOR KEY PLAN



KEY PLAN

3BHK+3T

3BHK+3T (3BHK+3T)



UNIT NO E102-E2102

TYPICAL FLOOR



UNIT NO EG02

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
EG02	3BHK-3T	1058	52	1110	1530	191
E102 & E2102	3BHK-3T	1058	52	1110	1530	-



FLOOR KEY PLAN

KEY PLAN

3BHK+3T



UNIT NO E101-E2101

TYPICAL FLOOR



UNIT NO EG01

GROUND FLOOR

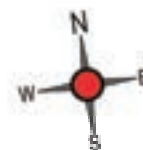
Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
EG01	3BHK+3T	1169	60	1229	1693	120
E101 - E2101	3BHK+3T	1169	60	1229	1693	-



FLOOR KEY PLAN

KEY PLAN

2BHK+2T



UNIT NO D101-D2101

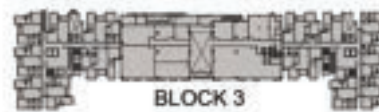
TYPICAL FLOOR



UNIT NO DG01

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
DG01	2BHK+2T	754	45	799	1111	154
D101 - D2101	2BHK+2T	754	45	799	1111	-

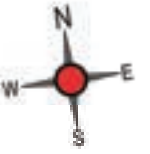


FLOOR KEY PLAN



KEY PLAN

2BHK+2T



UNIT NO D102-D2102

TYPICAL FLOOR



UNIT NO DG02

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
DG02	2BHK+2T	754	45	799	1131	64
D102 - D2102	2BHK+2T	754	45	799	1131	-





UNIT NO D103-D2103

TYPICAL FLOOR



UNIT NO DG03

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salesable area (sqft)	P.Terrace area (sqft)
DG03	2BHK+2T	754	45	799	1119	145
D103 - D2103	2BHK+2T	754	45	799	1119	-



1BHK+1T & 2BHK+2T

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UNIT NO D204 -D2104

TYPICAL FLOOR



UNIT NO DG04

GROUND FLOOR



UNIT NO D104

FIRST FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
DG04	1BHK+1T	563	45	608	844	112
D104	1BHK+1T	563	45	608	844	-
D204 - D2104	2BHK+2T	754	45	799	1121	-





UNIT NO D105-D2105

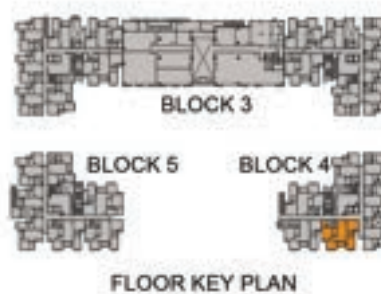
TYPICAL FLOOR



UNIT NO DG05

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
DG05	3BHK-3T	1058	52	1110	1529	188
D105 - D2105	3BHK-3T	1058	52	1110	1529	-



FLOOR KEY PLAN



KEY PLAN

3BHK+3T



UNIT NO D206-D2106

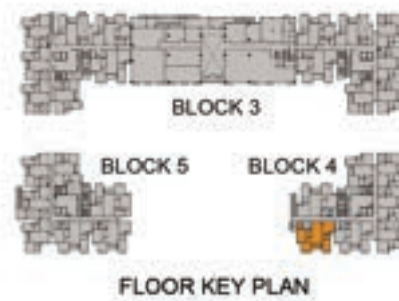
TYPICAL FLOOR



UNIT NO DG06

GROUND FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P.Terrace area (sqft)
DG06	3BHK-3T	1058	52	1110	1529	185
D106 - D2106	3BHK-3T	1058	52	1110	1529	-

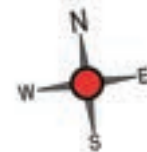


FLOOR KEY PLAN



KEY PLAN

3BHK+3T



UNIT NO D207 - D2107

TYPICAL FLOOR



UNIT NO DG07

GROUND FLOOR



UNIT NO D107

FIRST FLOOR

Unit no.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	P. Terrace area (sqft)
DG07	3BHK-3T	1169	60	1229	1693	237
D107	3BHK-3T	1169	60	1229	1693	167
D207 - D2107	3BHK-3T	1169	60	1229	1693	-





Model House Views

BEDROOM 1



BEDROOM 2



BEDROOM 3



LIVING & DINING



KITCHEN



BALCONY

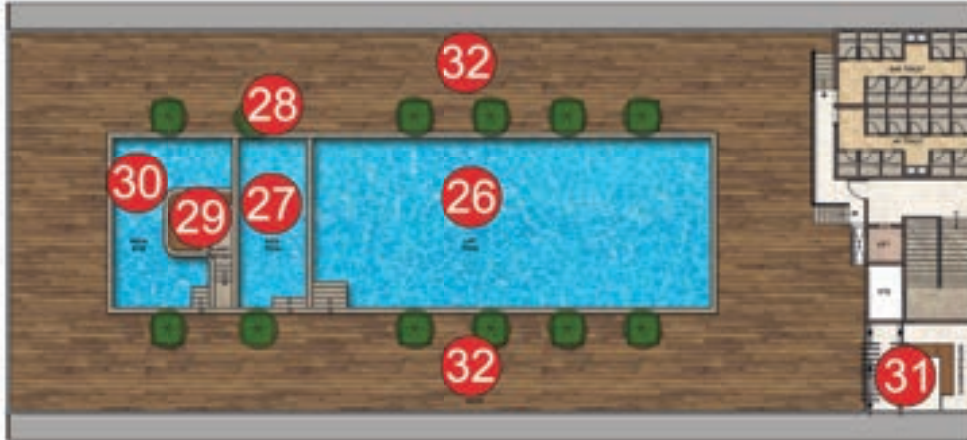




Clubhouse Plan

CLUBHOUSE

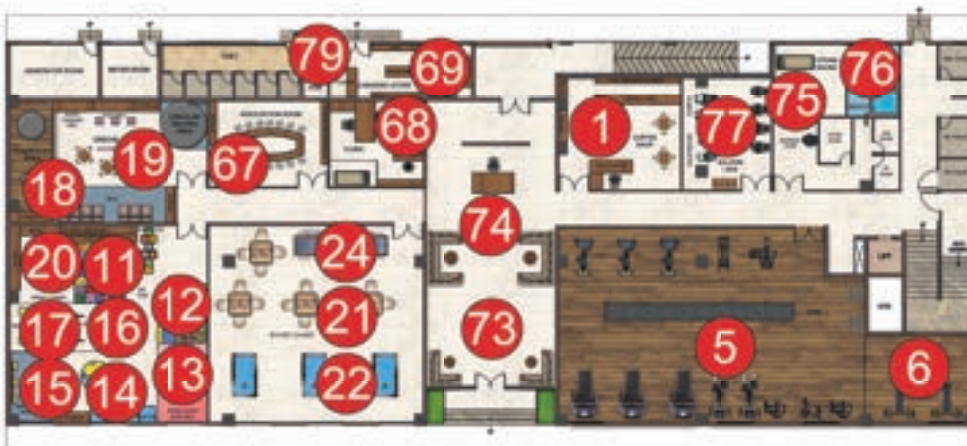
BLOCK-3



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

INDOOR AMENITIES

ENTERTAINMENT

1. CAFETERIA WITH COFFEE VENDING MACHINE
2. MULTIPURPOSE HALL
3. MINI THEATRE
4. ART / MUSIC/ LEARNING CENTER

FITNESS

5. GYM
6. INTERACTIVE GYM
7. YOGA/ ZUMBA/ AEROBICS ROOM

GAMING ZONE

8. VIDEO GAMES ROOM
9. VIRTUAL REALITY GAMES
10. BOXING SIMULATOR

INDOOR KIDS PLAY

11. LEGO PLAY AREA
12. KIDS BALL PIT
13. KIDS DOUBLE HEIGHT SLIDE
14. KIDS FITNESS CORNER
15. MINI FERRIS WHEEL
16. WIPEOUT
17. GLASS PAINTING FOR KIDS
18. FLOOR GAMES FOR KIDS
19. CRECHE
20. KIDS LIBRARY CORNER

INDOOR GAMES

21. BOARD GAMES AREA
22. SNOOKER
23. TABLE TENNIS
24. FOOSBALL
25. ARCADE BASKETBALL

OUTDOOR AMENITIES

SWIMMING POOL AMENITIES

26. SWIMMING POOL
27. KID'S POOL
28. KID'S SURPRISE FOUNTAIN AREA
29. ISLAND SEATING AREA
30. AQUA GYM
31. POOLSIDE REFRESHMENT CORNER
32. POOLSIDE LOUNGE SEATING

FACILITIES AND FEATURES

67. ASSOCIATION ROOM
68. CLINIC
69. CONVENIO STORE
73. DOUBLE HEIGHT LOBBY WITH RECEPTION
74. READING / WAITING LOUNGE
75. STEAM / SAUNA
76. JACUZI
77. SALOON / SPA
78. LIBRARY CORNER
79. ATM



KEY PLAN





CLUBHOUSE





Specifications



Specifications

Structure



- Structural system** : RCC wall structure (Aluminium form work) designed for seismic compliant (Zone – 3)
- Floor- Floor height (incl. slab)** : Will be maintained 3350mm at ground & 2950mm at typical
- 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** : Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect's design
- Bathroom** : Glazed/Matte ceramic tile up to 2250mm height of size 300x600mm & above false ceiling will be finished with a coat of primer
- Kitchen** : Ceramic wall tile of size 600x600mm for a height of 600mm above the counter top finished level
- Toilet ceiling** : Grid type false ceiling

FLOOR FINISH WITH SKIRTING



- Living, dining, bedrooms & kitchen** : Vitrified tiles of size 600x1200mm
- Bathroom** : Anti-skid ceramic tiles of size 300x300mm
- Balcony** : Anti-skid vitrified tiles of size 600x600mm

BALCONY / PRIVATE OPEN TERRACE



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

KITCHEN & DINING



- Kitchen** : Platform will be finished with granite slab of 600mm wide at height of 850mm from the finished floor level
- Electrical point** : For chimney, HOB & water purifier
- CP fitting** : Roca / Equivalent will be provided
- Sink** : Single bowl SS sink with drain board
- Dining** : Below counter wash basin based on architect's design intent wherever applicable

BATHROOMS



- Sanitary fixture** : Roca /Equivalent
- CP fittings** : Roca / Equivalent
- Attached bathrooms** : Wall mounted WC with cistern, Health faucet, Single lever diverter, Rain shower, 2' long designer grating and a below counter wash basin
- Common bathrooms** : Wall mounted WC with cistern, Health faucet, Single lever diverter, overhead shower, square designer grating and a wall hung wash basin

ELECTRICAL POINTS



- Power supply** : 3 PHASE power supply connection
- Safety device** : MCB & ELCB (Earth leakage Circuit breaker)
- Switches & sockets** : Modular box & modular switches & sockets of Schneider / Equivalent
- Wires** : Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Polycab / Equivalent
- Mobile charging dock** : Mobile charging dock provided in living room and in any one bedroom
- 5 Amp weatherproof** : Point provided in the balcony in recommended location
- Foot lamp** : Foot lamp in any one bedroom
- TV** : Point in Living & in any one bedroom and provision in other bedrooms
- Telephone** : Point in Living & in any one bedroom
- Data** : Point in Living & in any one bedroom
- Split - air conditioner** : Points will be given in Living/Dining, and all other Bedrooms
- Exhaust fan** : Point will be given in all bathrooms
- Geyser** : Point will be given in all bathrooms
- Back-up** : 1BHK-500W, 2BHK-600W, 3BHK

JOINERY



DOORS

- Main door** : Wide and fancy main door of size 1050x2100mm, good quality teak wood frame & shutter of veneer finish
: Ironmongery like Digital door lock of Dormakaba/Yale, tower bolt, door viewer and Magnetic catcher
- Bedroom doors** : Good quality door frame with skin molded shutters of size 900 X 2100mm with paint finish
: Ironmongeries like Dormakaba / Yale or equivalent lock, magnetic catcher and tower bolt
- Bathroom doors** : Good quality door frame with FRP shutter and frame of size 750 x2100mm with paint finish.
: Ironmongeries like one side coin & thumb turn lock of Dormakaba / Yale or equivalent without key, tower bolt and door bush

Terrace doors

- : Good quality door frame with FRP shutter and frame of size 900x2100mm with paint finish
: Ironmongeries like door lock of Dormakaba/ Yale / equivalent with key, door closer and tower bolt

WINDOWS

Windows

- : Aluminum powder coated windows with sliding shutter with see-through plain glass and MS grill on inner side (wherever applicable)

French doors

- : Aluminum powder coated frame and doors with toughened glass without grill

Ventilators

- : Aluminum powder coated frame of fixed louvered / open-able shutter for ODU access (wherever applicable)

SPECIFICATIONS COMMON TO BUILDING COMPLEX



COMMON FEATURES:

- Lift** : Elevators of 13 passenger automatic lift will be provided
- Back-up** : 100% power backup for common amenities such as Clubhouse, lifts, WTP, STP & selective common area lighting
- Name board** : Apartment owner name will be provided in the ground floor
- Lift facia** : Granite cladding / tile at all floor levels
- Lobby** : Granite flooring at ground floor & tile flooring at other levels

Corridor

- : Tile flooring at all levels

Staircase floor

- : Granite flooring at all levels

Staircase handrail

- : MS handrail / block work as per architect intent in all floors

Terrace floor

- : Pressed tile flooring

OUTDOOR FEATURES



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

- Rain water harvest** : Rainwater harvesting site

- STP** : Centralized Sewage Treatment plant

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

- Well defined walkway** : Walkway spaces well defined as per landscape design intent

- Security** : Security booth will be provided at the entrance / exit facilitated with MY GATE App

Compound wall

- : Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent

Landscape

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

Driveway

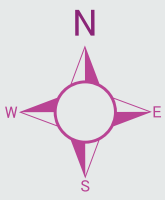
- : Convex mirror for safe turning in driveway in / out

Internal driveway

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



Location Map & Advantages



Location Map



LOCATION ADVANTAGES



DISTANCE FROM NEAREST EDUCATIONAL INSTITUTIONS

- Alwin International School 0 mins
- Global Aero kidz International Pre school 2 mins
- TMG College of Arts and Science 5 mins
- Dhanalakshmi College of Engineering 5 mins
- Peri College of Arts and Science 5 mins
- Shri Natesan School 5 mins
- Crescent College 6 mins
- SRM University & Hospital 8 mins
- MCC College 10 mins
- Valluvar Gurukulam School 11 mins



DISTANCE FROM NEAREST HOSPITALS

- AG Hospital 1 mins
- Annai Arul Hospital 9 mins
- Hindu Mission Hospital 10 mins



DISTANCE FROM BUS STAND, RAILWAY STATION & AIRPORT

- Padappai Bus Terminus 3 mins
- Proposed Vandalur Metro Station 5 mins
- Proposed New Interstate Vandalur Bus Terminus 6 mins
- Tambaram Railway Terminus 10 mins
- Chennai International Airport 25 mins
- Proposed New Chennai Greenfield Airport 30 mins



IT SECTORS & FACTORIES

- Infac India Pvt. Ltd 3 mins
- Shriram IT gateway 6 mins
- Tambaram MEPZ IT Park 11 mins
- Mahindra World City 11 mins



Payment Schedule

Booking Advance	10%	On commencement of 5 th Floor Roof	2.5%
On Agreement of signing	40%	On commencement of 8 th Floor Roof	2.5%
Commencement of Foundation	10%	On commencement of 11 th Floor Roof	2.5%
On commencement of Basement Roof	7.5%	On commencement of 14 th Floor Roof	2.5%
On commencement of Ground Floor Roof	7.5%	On commencement of 16 th Floor Roof	2.5%
On commencement of 2nd Floor Roof	7.5%	On commencement of 18 th Floor Roof	2.5%
		Handing over	2.5%

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- ☆ **ET Now Casagrand Royale - 2019**
Most Admired Upcoming Project of the Year
- ☆ **11th Estate Annual Awards, powered by 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)**
Residential Project High-End (completed-metro)
Casagrand Amethyst
- ☆ **The Economic Times Real Estate Award - 2022 (South)**
Residential Project High-End (ongoing-metro)
Casagrand Athens
- ☆ **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)**
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