

ընթնանանանանան LARGER THAN BEFORE, BIGGER THAN EVER! ընթնանանանանան

Y E A R S OF EXCELLENCE



SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

We are Casagrand Premier Builders Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 53 million sft. of prime residential real estate across Chennai, Bengaluru, Hyderabad and Coimbatore. Over 50,000+ happy families across 140+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

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



SAAMRAJIYAMEY IDHUKULLA!







ELEVATION VIEW



THE GREATEST LIVING EXPERIENCE

THE LIFE THAT YOU WILL GET HERE, YOU WILL NOT GET ANYWHERE ELSE!

The first ever township of Casagrand, that brings together a never before living experience with state-of-the-art amenities and features. These thoughtfully designed homes will bring luxury to every door step.

This beautifully crafted Roman style community is truly an architectural marvel with a resort-like ambience. The township hosts an International school, an entertainment/shopping mall and a clinic, keeping in mind every convenience that could be brought closer to you. Presenting a world where everything you've ever wanted in a home becomes a reality.



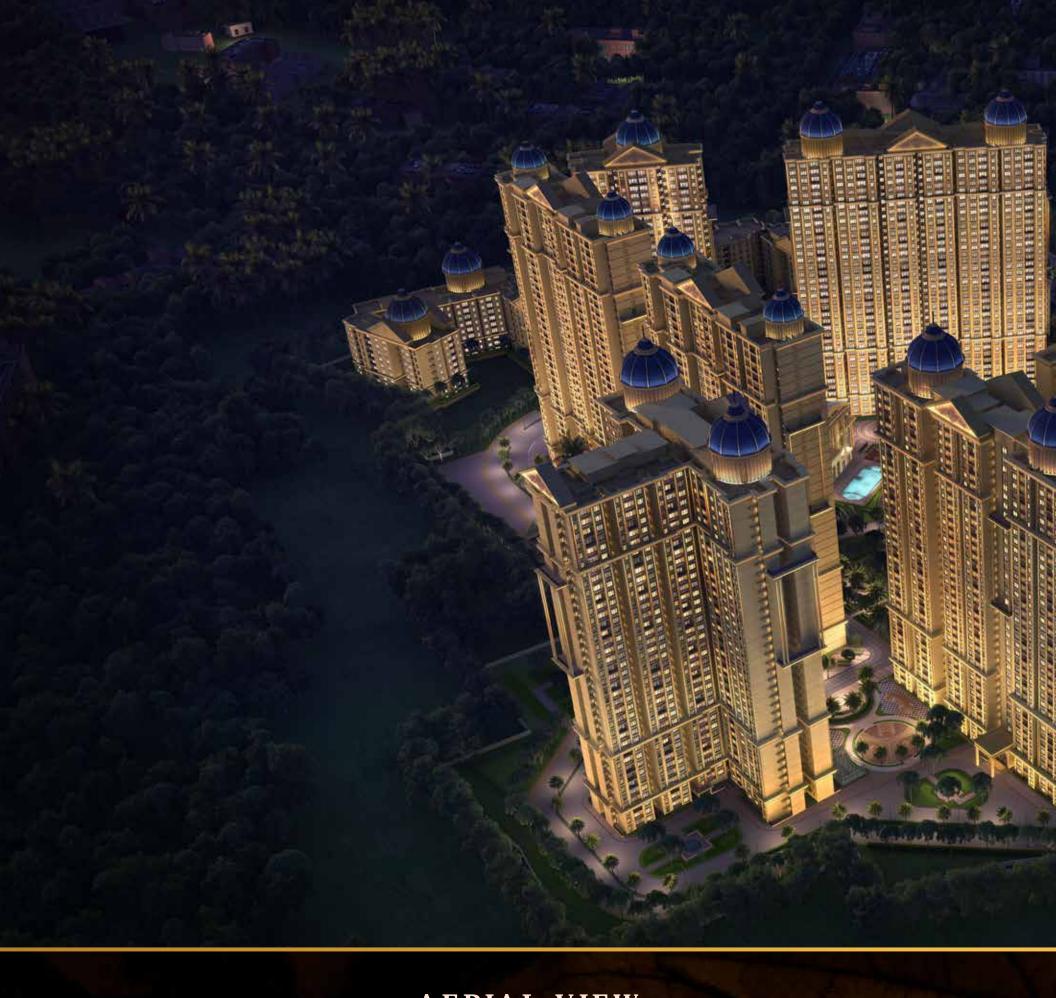


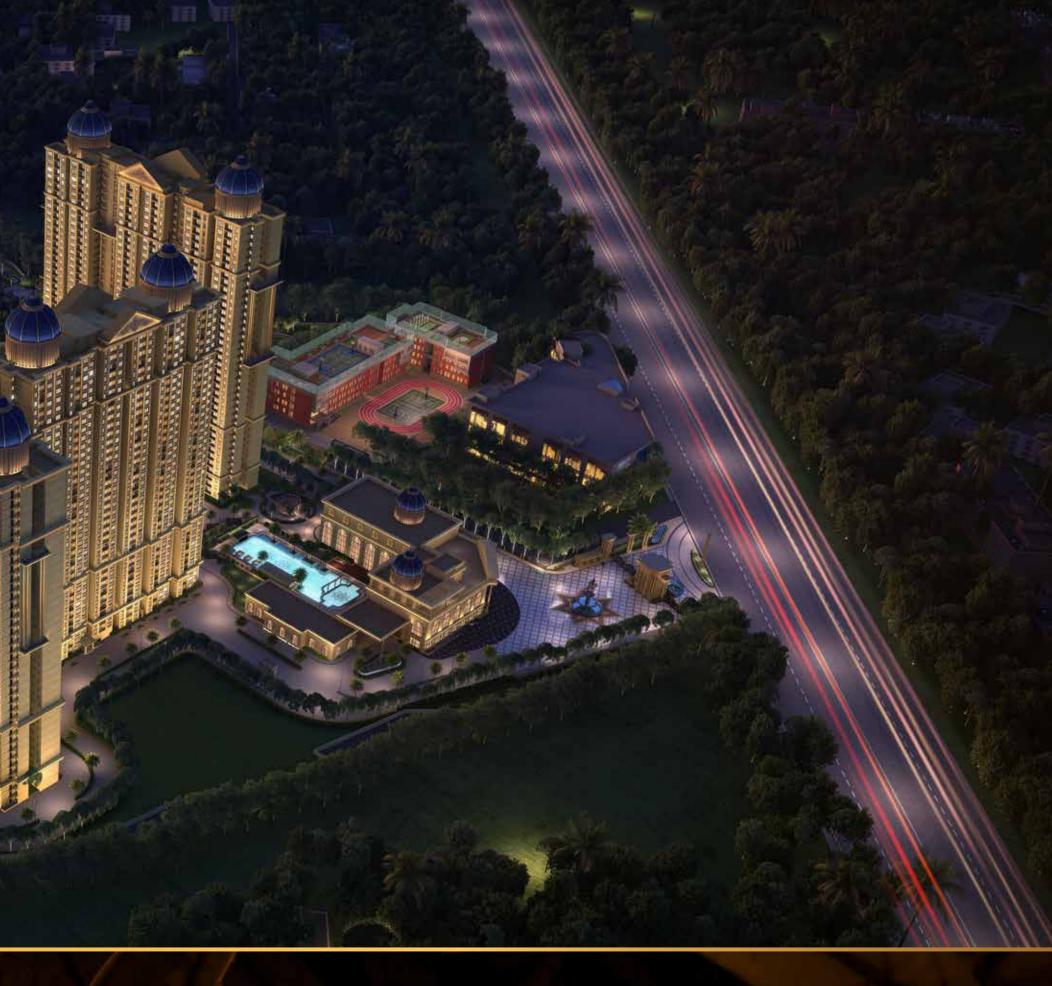




CASAGRAND'S FIRST-EVER TOWNSHIP OF 40-ACRE IN A PRESTIGIOUS ROMAN-THEMED RESIDENTIAL COMMUNITY

- 1. Finely crafted 590 Roman-themed apartments for Phase II across an expanse of 7-acre
- 2. Thoughtfully designed 2, 3 & 4 BHK high-rise apartments with 2B+G+36 floors structure
- 3. The township has 30-acre of grand open space and 4.5-acre tropical forest and a circular amphitheatre
- 4. 4-acre ultra-modern clubhouses (1.6-acre clubhouse in Phase II)
- 5. The township offers 185+ world-class amenities with 3 colossal swimming pools (31500 sft.) with 5700 sft. exclusive semi-Olympic sized indoor swimming Pool
- 6. 26-acre of lush greenery for ample light, ventilation & beautiful views
- 7. One of a kind amenities such as shia-salt spa, sky cinema, human yoyo, hydrotherapy, aerial yoga and many more
- 8. An international school, mall, co-working space, medical clinic and lots more inside the community to give a finer living experience
- 9. 100% Vaastu compliant homes with zero dead space
- 10. Close to prominent IT/ITES, schools, colleges, hospitals, malls & metro station











OUTDOOR AMENITIES

EXCLUSIVE SPORTS COURTS

- 1. Basketball court
- 2. Kho-kho court
- 3. Traditional kabaddi court
- 4. Tennis court
- 5. Beach volleyball court
- 6. Outdoor badminton court
- 7. Futsal court
- 8. 100m race track

OTHER SPORTS & WELL-BEING

- 9. Soccer cage
- Multi-purpose court
 (Volleyball court / Tennis court)
- 11. Walking & jogging track
- 12. Box cricket
- 13. Cricket practice net
- 14. Bicycle track
- 15. Archery
- 16. Multi-ring basketball court
- 17. Skating / Skate board arena
- 18. Outdoor gym
- 19. Outdoor yoga lawn
- 20. Outdoor yoga deck

KIDS

- 21. Kids play area
- 22. Floor game plaza
- 23. Jungle gym
- 24. Adventure / Rock wall climbing for kids
- 25. Chalkboard wall
- 26. Hookey ring toss
- 27. Mini golf
- 28. Giant slingshot
- 29. Sandpit
- 30. Kids trampoline park
- 31. Kids tunnel mound
- 32. Kids zipline
- 33. Kids bike park rogla
- 34. Frisbee trampoline
- 35. Kids roller coaster
- 36. Pedaling merry go round

PHASE I SWIMMING POOL

37. Pool deck

- 38. Poolside fresco dining
- 39. Led splash pad
- 40. Poolside lounge
- 41. Refreshment corner
- 42. Dedicated kids pool
- 43. Poolside basketball hoop
- 44. Cabana deck
- 45. Hydraulic water massage bed
- 46. Jacuzzi / Hydrotherapy
- 47. Poolside theater
- 48. Island seating area in the pool
- 49. Rain curtain
- 50. Changing rooms (M/F)
- 51. Shower rooms (M/F)
- 52. Outdoor rain shower

PHASE II SWIMMING POOL

- 53. Poolside fresco dining
- 54. Poolside lounge
- 55. Refreshment corner with BBQ
- 56. Kids pool
- 57. Hydraulic water massage bed
- 58. Jacuzzi
- 59. Changing rooms (M/F)
- 60. Shower rooms (M/F)
- 61. Outdoor rain shower

ENTERTAINMENT & FEATURES

ENTERTAINMENT

- 62. Multi-purpose lawn
- 63. Central basilica
- 64. Campfire with swing

FEATURES

- 65. Bus and shuttle arrival
- 66. Statue of Hercules
- 67. Entrance plaza
- 68. Air pavilion
- 69. Pet park
- 70. Imperial avenue
- 71. Tropical forest with elevated walkway
- 72. Labyrinth garden
- 73. Apollo garden
- 74. Soul garden
- 75. Leisure pavilion

- 76. Tethy's pavilion
- 77. Tethy's picnic
- 78. Grass mound with hammock
- 79. Herbs & spices garden
- 80. Hyacinth garden
- 81. Roman bridge
- 82. Lush green wall
- 83. Augustine of hippo statue mound
- 84. Rolling mound
- 85. Picnic corner
- 86. Shallow pond with island
- 87. Aquileia park
- 88. Giant trampoline
- 89. Garden seating patio
- 90. Corinth canal
- 91. Sports gallery
- 92. Citrus plaza
- 93. Palm mound patio
- 94. Outdoor seating lawn
- 95. Aqua retreat
- 96. Aqua symphony
- 97. Delta forest
- 98. Fountain of wealth
- 99. Outdoor rainshower plaza

PHASE I: SANTA CLARA CLUBHOUSE

ENTERTAINMENT & CONVENIENCE

- 100. Mini theatre
- 101. Multi-purpose hall with pre-function lounge
- 102. Steam, sauna & jacuzzi
- 103. Unisex salon & spa
- 104. Sky cinemas
- 105. Learning centre
- 106. Business centre
- 107. Conference room
- 108. Entertainment lounge
- 109. Party terrace & outdoor dining
- 110. Guest bedrooms
- 111. Private terrace for guest

INDOOR GAMES

- 112. Arcade room
- 113. Billiards
- 114. Board games

- 115. Table tennis
- 116. Hookey ring toss
- 117. Air hockey
- 118. Dart board
- 119. Foosball

SPORTS, FITNESS & WELL-BEING

- 120. Squash court
- 121. Badminton court
- 122. Cricket simulator
- 123. Zumba / Aerobics / Yoga
- 124. Interactive gym
- 125. Gym

KIDS PLAY AREA

- 126. Creche
- 127. Kids library
- 128. Confined kids plaza
- 129. Kids rock climbing wall with ball pit
- 130. Toddlers play area
- 131. Diy toy track
- 132. Indoor tree plaza
- 133. Lego wall
- 134. Kids camp in
- 135. RC racing track
- 136. Story nook
- 137. Interactive cycle rider

PHASE II: SANTA ROSA CLUBHOUSE

SPORTS, FITNESS & WELL-BEING

- 138. Indoor swimming pool
- 139. Squash courts
- 140. Badminton courts
- 141. Cricket simulator
- 142. Zumba / Aerobics / Yoga
- 143. Interactive gym
- 144. TRX training area
- 145. Gym

ENTERTAINMENT & CONVENIENCE

- 146. Mini theatre
- 147. Multi-purpose hall
- 148. Pre-function lounge
- 149. Jacuzzi, steam & massage rooms
- 150. Unisex salon & spa

- 151. Learning centre
- 152. Business centre
- 153. Conference room
- 154. Guest bedrooms

INDOOR GAMES

- 155. Arcade games
- 156. Billiards
- 157. Board games room (chess, carrom, foosball & air hockey)
- 158. Table tennis
- 159. Video games room (gaming cubicals & PC games)
- 160. Dart board wall

KIDS PLAY AREA

- 161. Creche
- 162. Book gallery
- 163. Soft play area
- 164. Mini bowling
- 165. Caretaker desk
- 166. Kids learning / Activity zone
- 167. Kids rock climbing wall
- 168. Ball pool
- 169. Toy track
- 170. Indoor tree plaza
- 171. Dream corner
- 172. Kids play bed
- 173. Recessed workspace
- 174. Kids role play area
- 175. Kids toilet

FACILITIES

- 176. Bicycle rack
- 177. Car wash bay
- 178. Car charging bay
- 179. ATM
- 180. Association room
- 181. Cafeteria
- 182. FMS room
- 183. Convenio store
- 184. Pantry & kitchen
- 185. Storage room
- 186. Clinic



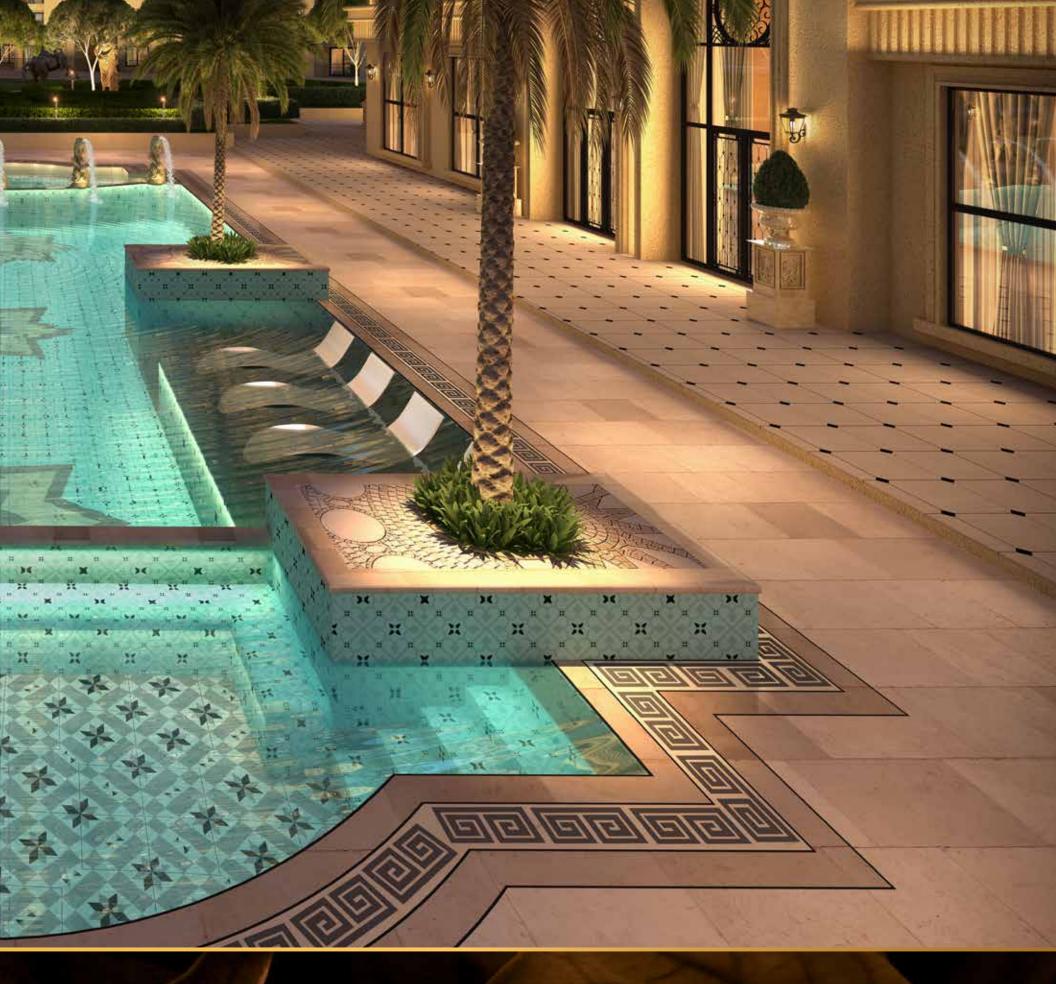




CLUBHOUSE AERIAL VIEW







3 COLOSSAL SWIMMING POOLS (31500 SQFT) WITH 5700 SFT. SEMI-OLYMPIC SIZED INDOOR SWIMMING POOL



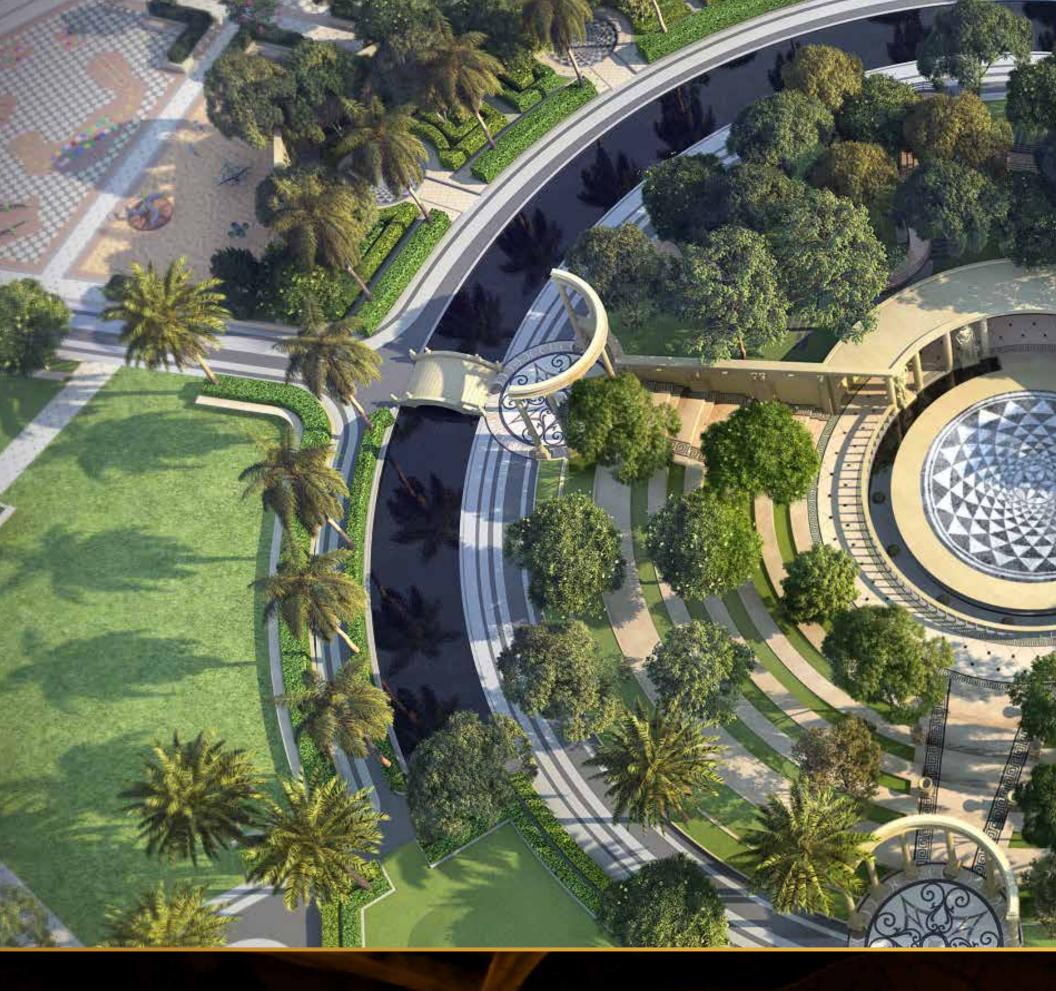
OUTDOOR SPORTS AREA



OFFERS AN ARENA FOR SPORTS AMENITIES SUCH AS TENNIS COURT, BEACH VOLLEYBALL, KABADDI COURT, KHO-KHO COURT AND SKATING RINK



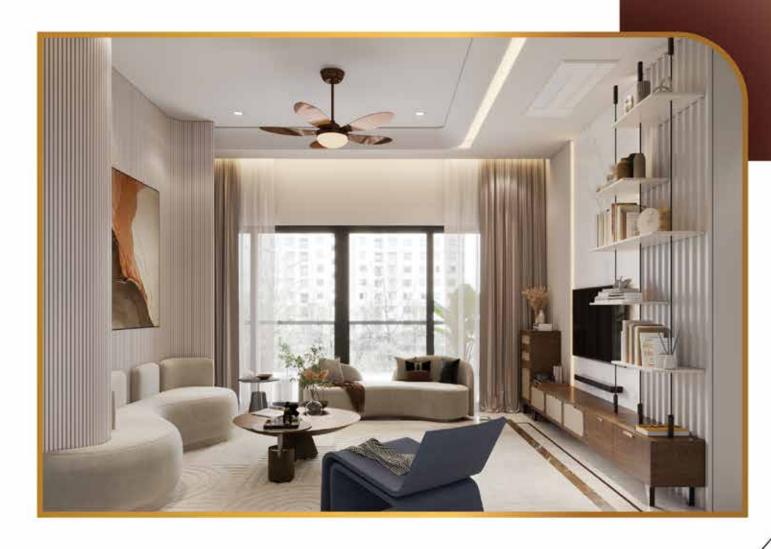




AMPHITHEATRE WITH PODIUM LANDSCAPE VIEW







WHY CASAGRAND FITTED HOMES?

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

WHY CASAGRAND FITTED HOMES?

- Hassle-free experience to the Homebuyers where you can just move in right away
- You don't have to deal with the stressful interior executions
- Our Contemporary styled finishes & fittings are designed to match any home

WHAT DO WE OFFER?

Carefully chosen high-end specifications with international material quality that best suit your home & meet your needs and are classified into 2 variants – Plush & Luxe.



SCAN FOR BROCHUR!

WOODWORKS OF TOP NOTCH QUALITY



























ELECTRICAL FITTINGS

HOME ACCESSORIES















Ring

WASHROOM ACCESSORIES







PAYMENT SCHEDULE

All our superior Fitments are offered at a competitive price. Bought-out EWA (Electrical, Whitegoods & Accessories) items are at par compared to the market players, & the Woodworks are as per the Market standards.

THE PAYMENT SCHEDULE IS MADE CONVENIENT.

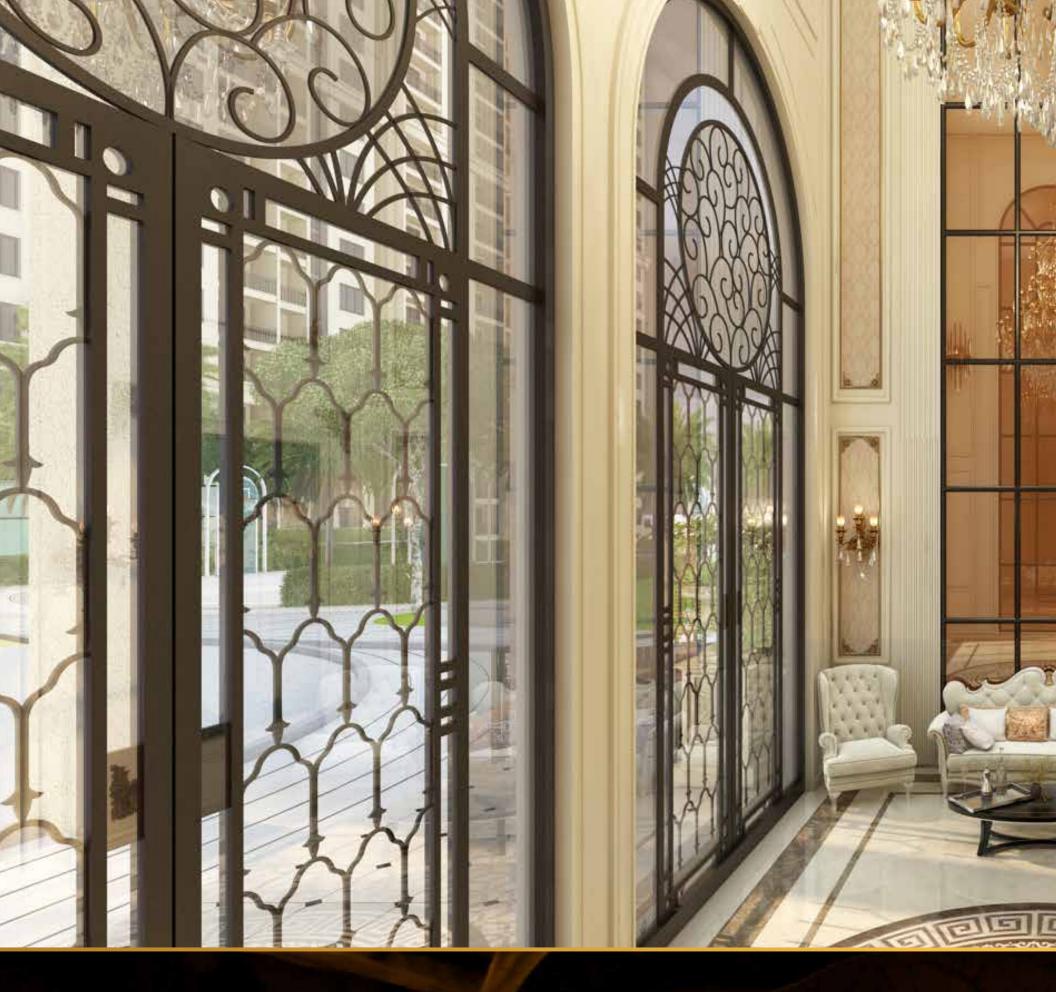
5%	85%	10%
payment at the time of unit booking	payment during work-in-progress	payment during the unit handover



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DOUBLE HEIGHT LOBBY VIEW



PRODUCT SUPERIORITY

THE BEST OF PRODUCT SUPERIORITY

Imagine a boundless immortal cityscape which offers everything one could desire – luxury, knowledge, art, joy, endless opportunity and beyond. Casagrand Suncity is a prestigious Roman-themed township spread across 40-acre on Kelambakkam – Vandalur main road, consisting of 590 finest 2, 3 & 4 BHK apartments on 7-acre as Phase II.

The community boasts up to 30-acre of open space.

12-acre of central earth and podium space providing the best of views from the towers.

Providing over 185+ top-tier amenities, setting the market standard!

Prodigious open-air theatre within the tropical forest - a never seen before feature in Chennai.

2 Km circuit featuring dedicated walking and jogging tracks encircles the project peripheral hub, promoting active lifestyles and harmony with nature.

A sprawling 4-acre forum of ultra-modern clubhouses.

3 colossal swimming pools of overall size 31500 sft.

Casagrand's debut semi-Olympic sized indoor swimming pool of size 5700 sft.

Spacious planning with the finest of material furnishing and accessories for an exceptional lifestyle.

Master plans & unit plan designs are based on five important pillars in planning: light, ventilation, Vaastu, privacy, and aesthetics.

100 % Vaastu complaint homes.

Efficiency in spatial planning.

I. PRESENTING YOU A COMMUNITY WITH THE BEST OF ARCHITECTURE & FINESSE

1. Phase II spans across 7-acre, accommodating a total of 590 apartments.

2. 2B+G+36 floor structure is adorned with a contemporary Roman façade design, showcasing charming elements like fine carved windows, pointed pediments and ionic columns, all highlighted by elegant façade lighting.

3. 300 ft. wide monumental Roman-themed entrance gateway welcomes into the community - entrance archway beautified with water fountains and roundabout with majestic statue of Hercules.

4. A premium welcoming element - magnificent triple height lobbies with marble flooring for all the blocks.

5. Each Lift core is thoroughly equipped to accommodate up to 16 passengers comfortably.

6. 1.6-acre of ultra-modern clubhouse Santa Rosa in Phase II is designed within the community providing best in class indoor amenities for the residents.

7. Welcoming residents with grandeur, the clubhouse boasts a double-height entrance lobby.

II. A NEIGHBORHOOD ONE WITH NATURE

8. The community boasts of an efficient building footprint where 80% of land area is open space.

9. The 4.5-acre central mother earth area includes a tropical forest and circular amphitheatre, contributing to a 20 percent

increase in air purity.

10. Phase II comprises of 1.5-acre podium landscape between the blocks, enhancing the community experience to cater all the age groups.

11. Gross area of 26-acre is engaged with naturally verdant landscapes amidst the community is one of the key features of the project.

12. Experience the lush greenery of the oxy-zone planting, apollo garden, soul garden, labyrinth garden and tree plaza as you take a stroll inside the community.

13. Kids amenities like kids zipline, skating arena, rock climbing wall, bermed play lawns, outdoor camping tents, jungle gym, trampoline with water sprinklers, etc., provide an exciting outdoor environment.

14. Reflexology pathways & zen meditation garden for relaxing your senses.

15. Private terraces are provided for the apartments in ground level connecting the indoors with the outdoor landscape.

III. OFFERING YOU 185+ AMENITIES IN SUNCITY! THE BEST IN MARKET

16. Phase II features 2 exclusive semi-Olympic sized indoor and an outdoor swimming pools:

 5700 Sft. professional-grade indoor sports swimming pool designed for athletes and enthusiasts alike.

• 5700 Sft. outdoor swimming pool and deck with lap pool, laminar fountain jets, basketball hoop, spa seaters, jacuzzi/hydrotherapy, outdoor shower and kids pool with water gun.

- 17. 3.7-acre of exclusive outdoor sports amenities such as tennis court, beach volleyball, kabaddi court, kho-kho court, and skating arena.
- 18. Indulge in fitness within the community:
 - Indoor gym, TRX training, squash court & badminton court in the clubhouse for everyday fitness.
 - Outdoor gym, yoga meditation deck amidst the landscaped outdoor spaces.
 - 1300m of walking and jogging tracks around the periphery and 700m of dedicated walking, jogging and cycling tracks encircles the central mother earth hub.
 - Indoor yoga & meditation, aerial yoga, aerobics, and zumba in the club for a healthy lifestyle.
- 19. The project features courtyards that include a vibrant kids play zone, multi-purpose social gathering platforms, Romanthemed gardens and waterbodies.
- 20. The clubhouse offers residents opulent facilities like AV rooms, spa, unisex salon, cafeteria and guest bedrooms providing tranquil space to relax and rejuvenate.
- 21. Indulge in a grandeur multi-purpose party hall with a trendy buffet and kitchen in the clubhouse, providing residents with a cool and inviting place to host their guests.
- 22. Indoor kids play area, creche and learning center for children's learning and entertainment.
- 23. Shoot the goal indoor games like billiards, board games, foosball, table tennis, air hockey etc.
- 24. Step into a realm of fun with a video games lounge and

immersive gaming arcade.

- 25. Amenities like co-working space, ATM, convenience store, clinic, etc. are facilitated for your comfort and convenience.
- 26. Wide & designer 8 feet main door with architrave and door number signage a space to personalize your entrance.
- 27. Digital door lock system with four independent unlocking features.
- 28. Luxurious marble flooring provided in foyer, living, dining, internal passage of all 4 BHK units.
- 29. 600x1200mm vitrified flooring tiles in living, lounge, dining, kitchen & bedrooms of other units.
- 30. Anti-skid ceramic flooring tiles provided in bathrooms and balcony.
- 31. Luxurious granite counter with designer matte sink and pullout faucet are provided in all kitchen.
- 32. 5-AMP weatherproof socket provided in the balcony for your functional convenience.
- 33. Rain shower column with 2' long trench provided in the shower area for all master bathrooms.
- 34. Luxurious granite counter with counter-top wash basin provided in all bathrooms.
- 35. Premium range CP sanitary provided for all the units.
- 36. Cloth drying pulley hangers in the balconies for everyday convenience.
- 37. Pest-free square SS designer gratings are provided in the bathrooms and kitchen respectively.

- 38. Intricately detailed lift facia with carved wall detailing & lighting.
- 39. Designer floor identification signage at every floor level.

IV. EFFICIENCY IN SPACE PLANNING

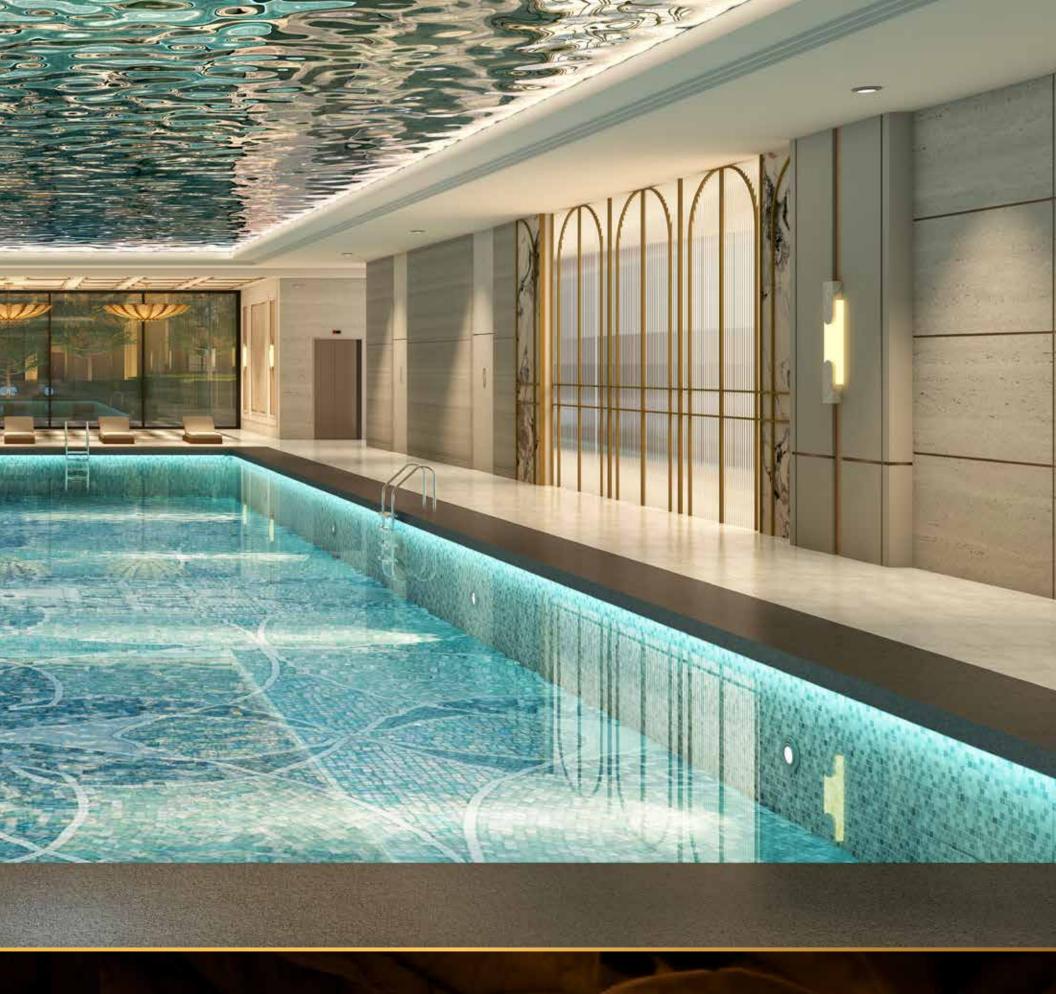
- 40. Uninterrupted visual connectivity all bedrooms & balconies will be facing central earth or exterior.
- 41. Two blocks along with centralized tropical landscape and podium landscape are planned in such a way there is no overlooking between the apartments.
- 42. Meticulously planned basement parking to create 100% vehicle-free zone within the community.
- 43. Building orientation ensures maximum wind flow and minimum heat gain for every apartment.
- 44. Barrier-friendly community for kids and senior citizens designed with ramps & handrails.
- 45. All bedrooms, living & kitchen are consciously planned to be well ventilated from the exterior or the courtyards.
- 46. Entrance foyer is provided in all 3 & 4 BHK apartments to ensure privacy.
- 47. Some apartments include a dedicated mudroom for added convenience.
- 48. Convenient ac ODU spaces serviceable from the interior.
- 49. Washing machine space is provided in all the apartments.
- 50. Dedicated utility space is provided in most of the apartments.

- 51. Dish washer provision is provided in all 4 BHK units.
- 52. Dining wash basin provided in all the apartments.
- 53. Buffer planting between apartments and driveway/podium to maintain privacy for residents.

V. CONSIDERING VAASTU? WE GOT THAT SORTED TOO

- 54. Most apartments having **North or East facing entrance.**
- 55. All apartments with **SW bedrooms.**
- 56. All apartments with kitchen placed in SE & NW.
- 57. Most apartments have **East or North facing kitchen hobs.**
- 58. No bedrooms have **headboard** in the North.
- 59. No apartments have toilets in **SW or NE corner.**







PUDHUSA. INNUM PERUSA!

وللم والمنا وال

MASTER PLAN

SITE CUM GROUND FLOOR PLAN

OUTDOOR AMENITIES

EXCLUSIVE SPORTS COURTS

- BASKETBALL COURT
- KHO-KHO COURT
- TRADITIONAL KABADDI COURT
- TENNIS COURT
- BEACH VOLLEYBALL COURT
- OUTDOOR BADMINTON COURT
- FUTSAL COURT
- 100M RACE TRACK

OTHER SPORTS & WELL-BEING

- 9. SOCCER CAGE
- MULTI-PURPOSE COURT (VOLLEYBALL COURT / TENNIS COURT)
- WALKING & JOGGING TRACK
- 12. BOX CRICKET
- 13. CRICKET PRACTICE NET
- 14. BICYCLE TRACK
- 15. ARCHERY
- 16. MULTI-RING BASKETBALL COURT
- 17. SKATING / SKATE BOARD ARENA
- 18. OUTDOOR GYM
- 19. OUTDOOR YOGA LAWN
- 20. OUTDOOR YOGA DECK

KIDS

- 21. KIDS PLAY AREA
- 22. FLOOR GAME PLAZA
- 23. JUNGLE GYM
- 24. ADVENTURE/ROCK WALL CLIMBING
- 25. CHALKBOARD WALL
- 26. HOOKEY RING TOSS
- 27. MINI GOLF
- 28. GIANT SLINGSHOT
- 29. SANDPIT
- 30. KIDS TRAMPOLINE PARK
- 31. KIDS TUNNEL MOUND
- 32. KIDS ZIPLINE
- 33 KIDS BIKE PARK ROGI A
- 34. FRISBEE TRAMPOLINE 35. KIDS ROLLER COASTER
- 36. PEDALING MERRY GO ROUND

PHASE I SWIMMING POOL

- 37. POOL DECK
- 38. POOLSIDE FRESCO DINING
- 39. LED SPLASH PAD
- 40. POOLSIDE LOUNGE
- 41. REFRESHMENT CORNER
- 42. DEDICATED KIDS POOL 43. POOLSIDE BASKETBALL HOOP
- 44. CABANA DECK
- 45. HYDRAULIC WATER MASSAGE BED
- 46. JACUZZI / HYDROTHERAPY 47. POOLSIDE THEATER
- 48. ISLAND SEATING AREA IN THE POOL
- 49 RAIN CURTAIN
- 50. CHANGING ROOMS (M/F)
- 51. SHOWER ROOMS (M/F)
- 52. OUTDOOR RAIN SHOWER

PHASE II SWIMMING POOL

- 53. POOLSIDE FRESCO DINING
- 54. POOLSIDE LOUNGE
- 55. REFRESHMENT CORNER WITH BBQ
- 56 KIDS POOL
- 57. HYDRAULIC WATER MASSAGE BED
- 58. JACUZZI
- 59. CHANGING ROOMS (M/F)
- 60. SHOWER ROOMS (M/F)
- 61. OUTDOOR RAIN SHOWER

ENTERTAINMENT & FEATURES ENTERTAINMENT

- 62. MULTI-PURPOSE LAWN
- 63. CENTRAL BASILICA

64. CAMPFIRE WITH SWING

FEATURES

- 65. BUS AND SHUTTLE ARRIVAL
- 66. STATUE OF HERCULES
- 67. ENTRANCE PLAZA
- 68. AIR PAVILION
- 69. PET PARK
- 70. IMPERIAL AVENUE
- TROPICAL FOREST WITH ELEVATED WAI KWAY
- LABYRINTH GARDEN
- APOLLO GARDEN
- SOUL GARDEN
- LEISURE PAVILION
- TETHY'S PAVILION
- TETHY'S PICNIC 77.
- GRASS MOUND WITH HAMMOCK
- HERBS & SPICES GARDEN
- HYACINTH GARDEN
- 81 ROMAN BRIDGE
- 82. LUSH GREEN WALL
- 83. AUGUSTINE OF HIPPO STATUE MOUND
- 84. ROLLING MOUND
- PICNIC CORNER
- SHALLOW POND WITH ISLAND
- AQUII FIA PARK
- GIANT TRAMPOLINE GARDEN SEATING PATIO
- 90. CORINTH CANAL
- SPORTS GALLERY
- 92. CITRUS PLAZA
- 93. PALM MOUND PATIO 94. OUTDOOR SEATING LAWN
- AQUA RETREAT
- AQUA SYMPHONY
- 97. DELTA FOREST
- 98. FOUNTAIN OF WEALTH 99. OUTDOOR RAINSHOWER PLAZA

PHASE I - SANTA CLARA CLUBHOUSE

ENTERTAINMENT & CONVENIENCE

- 100. MINI THEATRE
- 101. MULTI-PURPOSE HALL WITH PRE-FUNCTION LOUNGE
- 102. STEAM, SAUNA & JACUZZI
- 103. UNISEX SALON & SPA
- 104. SKY CINEMAS
- 105. LEARNING CENTRE
- 106. BUSINESS CENTRE
- 107. CONFERENCE ROOM
- 108. ENTERTAINMENT LOUNGE
- 109. PARTY TERRACE & OUTDOOR DINING
- 110. GUEST BEDROOMS
- 111. PRIVATE TERRACE FOR GUEST

INDOOR GAMES

- 112. ARCADE ROOM
- 113. BILLIARDS
- 114. BOARD GAMES
- 115. TABLE TENNIS 116. HOOKEY RING TOSS
- 117. AIR HOCKEY
- 118. DART BOARD
- 119. FOOSBALL

SPORTS, FITNESS & WELL-BEING

- 120. SQUASH COURT 121. BADMINTON COURT
- 122. CRICKET SIMULATOR
- 123. ZUMBA / AEROBICS / YOGA
- 124. INTERACTIVE GYM

125. GYM KIDS PLAY AREA

- 126. CRECHE
- 127. KIDS LIBRARY
- 128 CONFINED KIDS PLAZA

- 129. KIDS ROCK CLIMBING WALL WITH
- 130. TODDLER PLAY AREA 131. DIY TOY TRACK
- 132. INDOOR TREE PLAZA
- 133. LEGO WALL
- 134. KIDS CAMP IN
- 135. RC RACING TRACK
- 136. STORY NOOK
- 137. INTERACTIVE CYCLE RIDER

PHASE II - SANTA ROSA CLUBHOUSE

SPORTS, FITNESS & WELLBEING

- 138. INDOOR SWIMMING POOL
- 139. SQUASH COURTS 140. BADMINTON COURTS
- 141. CRICKET SIMULATOR
- 142. ZUMBA / AEROBICS / YOGA
- 143. INTERACTIVE GYM 144. TRX TRAINING AREA

- 147. MULTIPURPOSE HALL
- 148. PRE-FUNCTION LOUNGE 149. JACUZZI, STEAM & MASSAGE ROOMS

ENTERTAINMENT & CONVENIENCE

- 150. UNISEX SALON & SPA
- 151. I FARNING CENTRE 152. BUSINESS CENTRE
- 153. CONFERENCE ROOM 154. GUEST BEDROOMS
- **INDOOR GAMES**
- 155. ARCADE GAMES 156. BILLIARDS
- FOOSBALL & AIR HOCKEY) 158. TABLE TENNIS

157. BOARD GAMES ROOM (CHESS, CARROM,

159. VIDEO GAMES ROOM (GAMING CUBICALS & PC GAMES)

160. DART BOARD WALL KIDS PLAY AREA

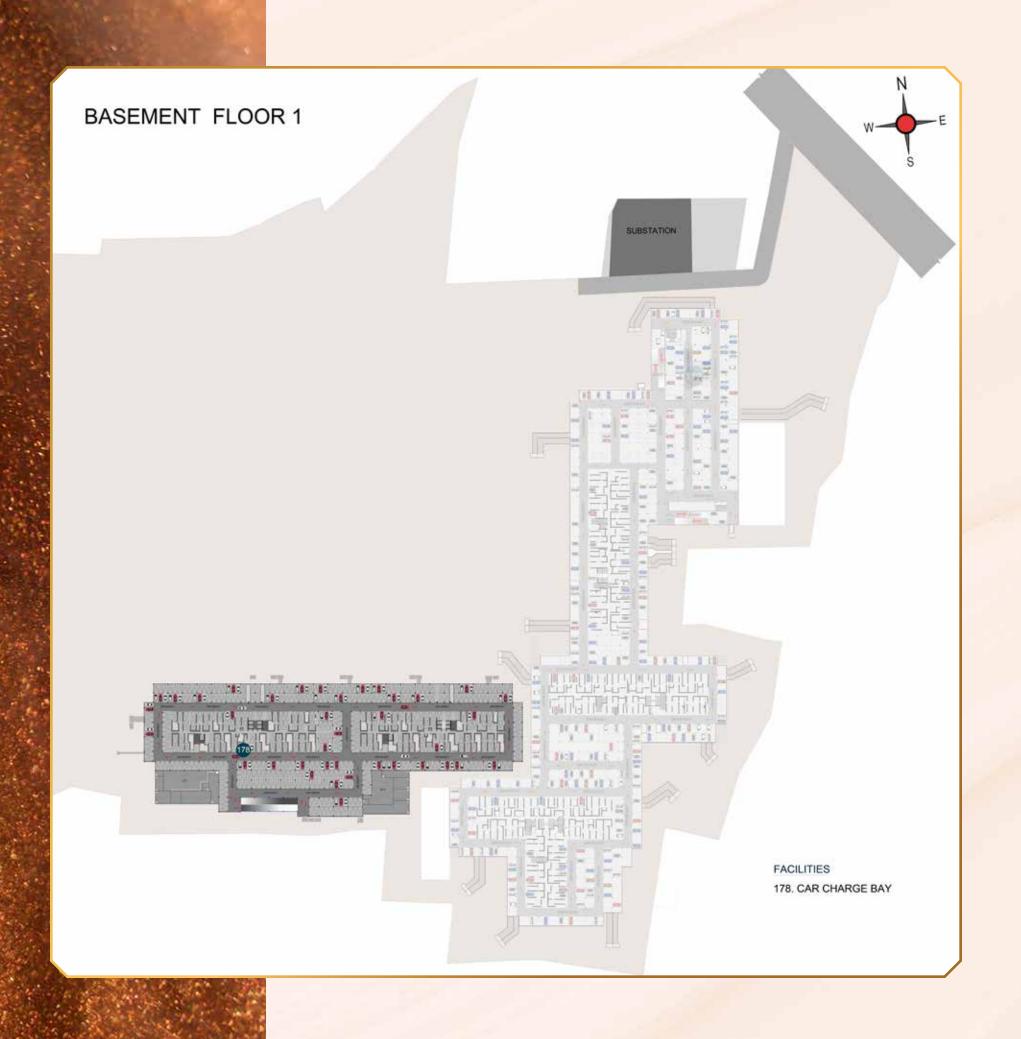
- 161. CRECHE
- 162. BOOK GALLERY 163. SOFT PLAY AREA
- 164. MINI BOWLING 165. CARETAKER DESK
- 166. KIDS LEARNING / ACTIVITY ZONE
- 167. KIDS ROCK CLIMBING WALL
- 168. BALL POOL
- 169. TOY TRACK
- 170. INDOOR TREE PLAZA 171 DREAM CORNER 172 KIDS PLAY BED
- 173 RECESSED WORKSPACE
- 174. KIDS ROLE PLAY AREA 175. KIDS TOILET

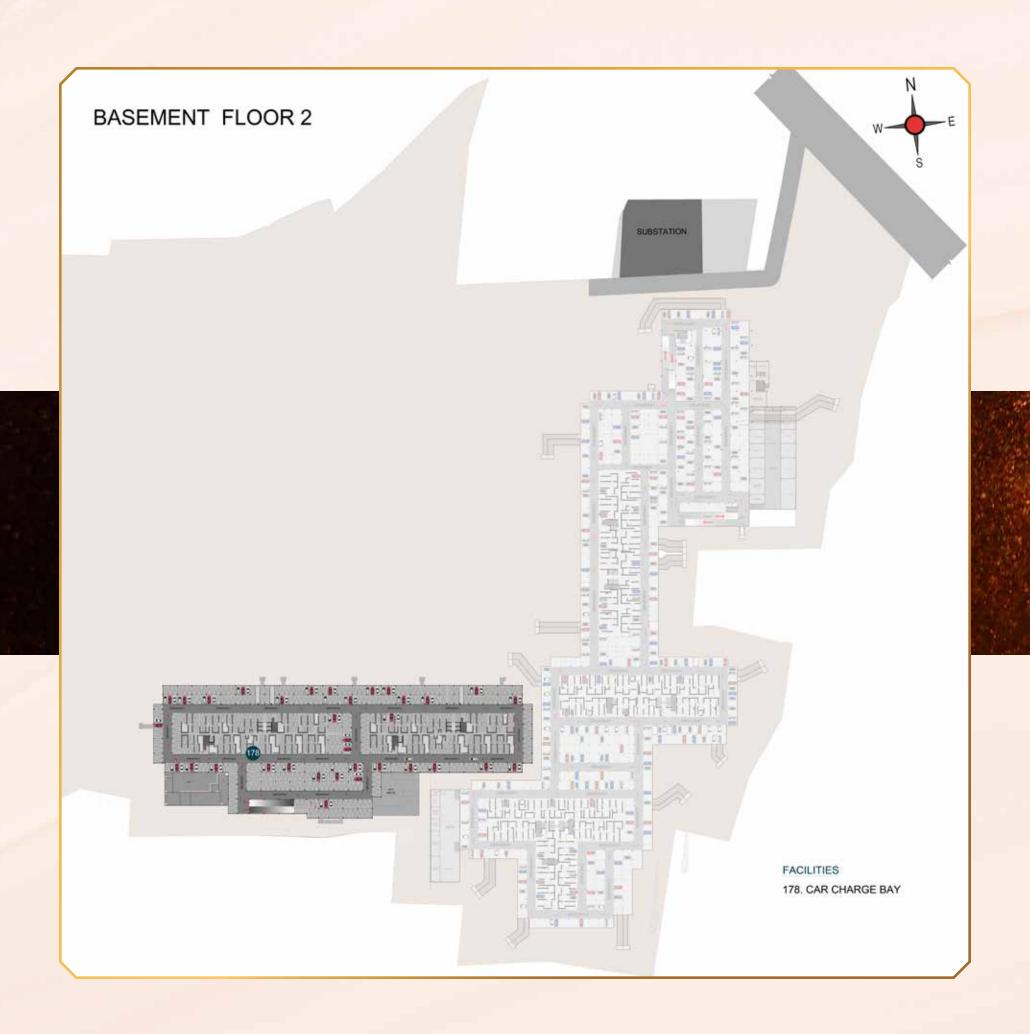
FACILITIES

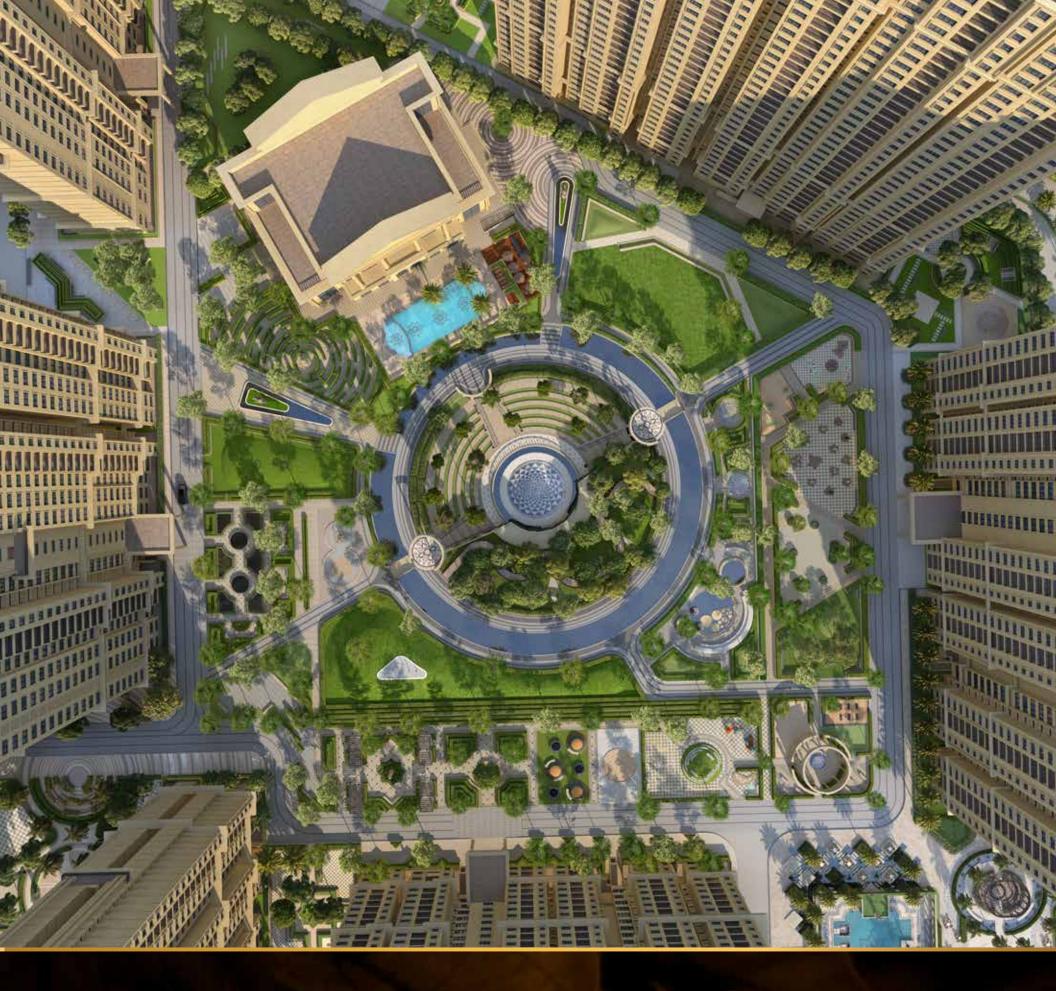
- 176. BICYCLE RACK
- 177. CAR WASH BAY 178. CAR CHARGING BAY
- 179. ATM
- 180 ASSOCIATION ROOM 181. CAFETERIA
- 182. FMS ROOM 183. CONVENIO STORE
- 184. PANTRY & KITCHEN 185. STORAGE ROOM
- 186. CLINIC











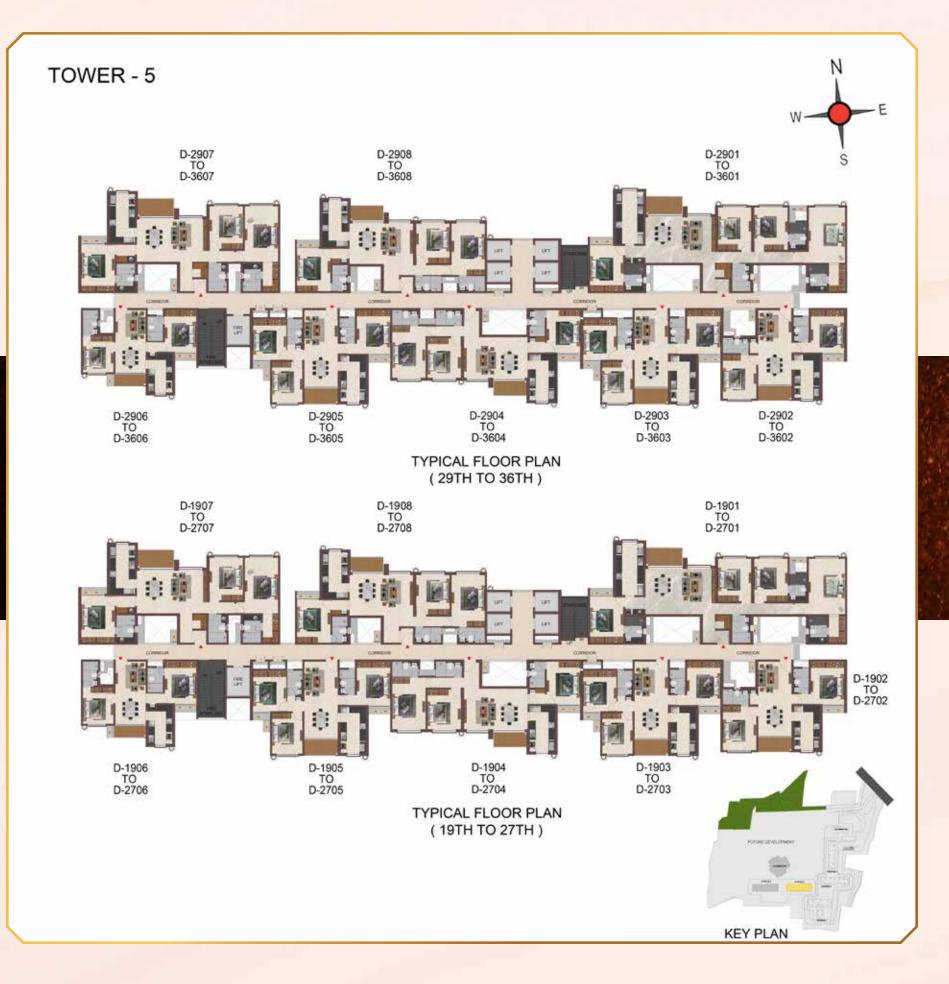


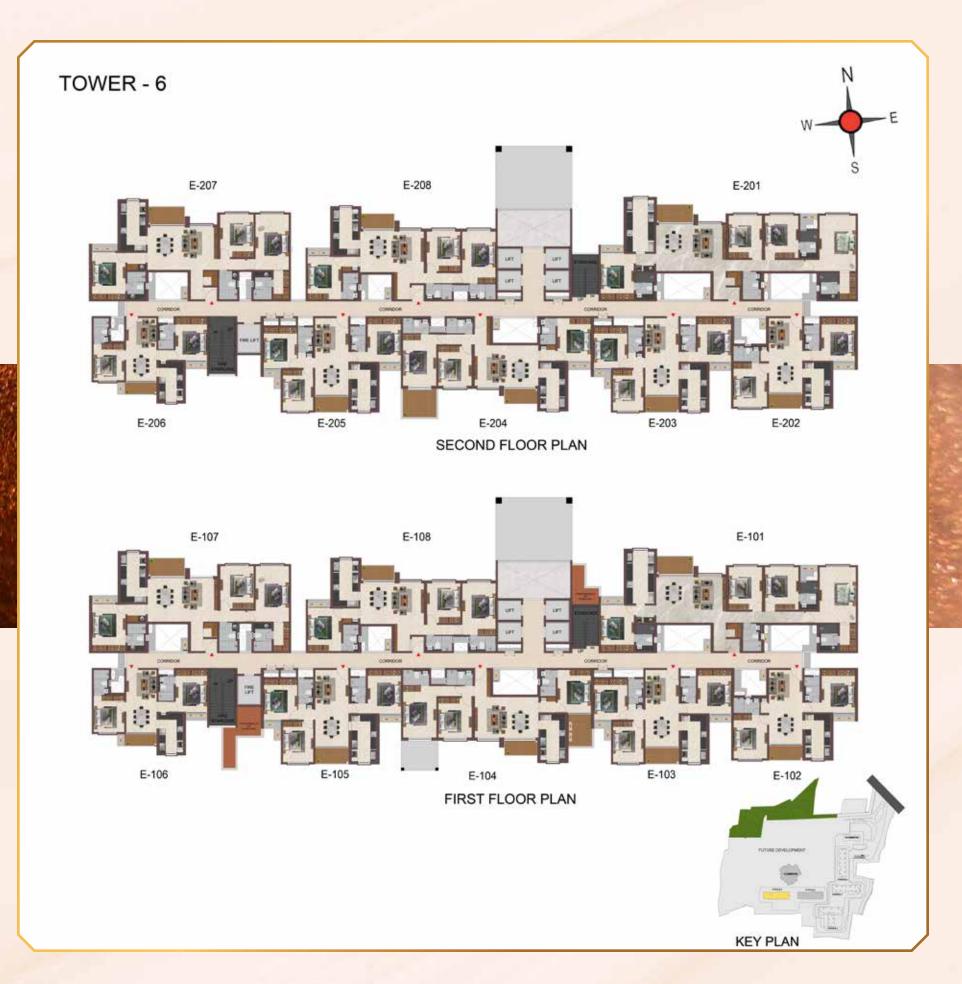
TOWER - 5 & 6 E-G07 E-G08 E-G01 E-G06 E-G05 E-G03 E-G02 GROUND FLOOR PLAN (TOWER 6) D-G08 D-G07 D-G01 D-G06 D-G05 D-G03 D-G02 **GROUND FLOOR PLAN** (TOWER 5)

KEY PLAN



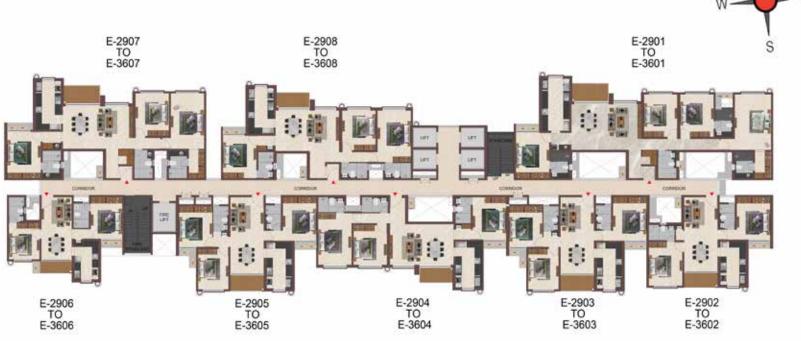










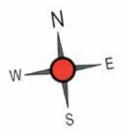


TYPICAL FLOOR PLAN (29TH TO 36TH)



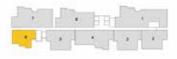






TYPICAL FLOOR



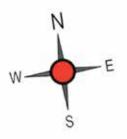


TOWER-5 & 6



TOWER No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER - 05	D-G06	709	43	752	1150	180
TOWER - 05	D-106 TO D-3606	709	43	752	1150	
TOWER - 06	E-G06	709	43	752	1150	180
TOWER - 06	E-106 TO E-3606	709	43	752	1150	-



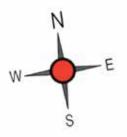




TOWER No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER - 05	D-304 TO D-3604	1202	55	1257	1874	7.
TOWER - 06	E-304 TO E-3604	1202	55	1257	1874	i-

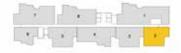




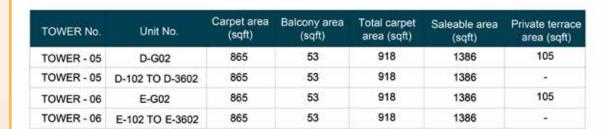


TYPICAL FLOOR





TOWER-5 & 6





2 BHK & 3 BHK







TOWER No.	Únit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER - 05	D-104	959	55	1014	1536	72
TOWER - 05	D-204	1202	55	1257	1874	122
TOWER - 06	E-104	959	55	1014	1536	72
TOWER - 06	E-204	1202	55	1257	1874	122



TOWER-5 & 6

KEY PLAN





TYPICAL FLOOR



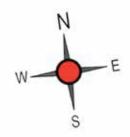


GROUND FLOOR

TOWER No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER - 05	D-G03	1028	59	1087	1582	164
TOWER - 05	D-103 TO D-3603	1028	59	1087	1582	
TOWER - 06	E-G03	1028	59	1087	1582	164
TOWER - 06	E-103 TO E-3603	1028	59	1087	1582	-

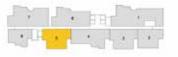




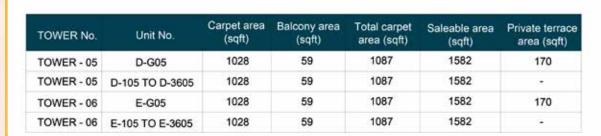


TYPICAL FLOOR





TOWER-5 & 6



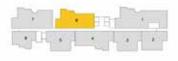






TYPICAL FLOOR





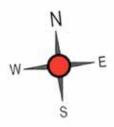
TOWER-5 & 6

GROUND FLOOR

TOWER No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER - 05	D-G08	1245	55	1300	1937	381
TOWER - 05	D-108 TO D-3608	1245	55	1300	1937	
TOWER - 06	E-G08	1245	55	1300	1937	381
TOWER - 06	E-108 TO E-3608	1245	55	1300	1937	

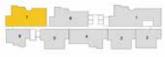






ENTRY
TYPICAL FLOOR





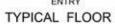
TOWER-5 & 6



TOWER No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER - 05	D-G07	1439	72	1511	2251	356
TOWER - 05	D-107 TO D-3607	1439	72	1511	2251	
TOWER - 06	E-G07	1439	72	1511	2251	356
TOWER - 06	E-107 TO E-3607	1439	72	1511	2251	



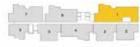






GROUND FLOOR

TOWER No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER - 05	D-G01	1796	72	1868	2782	477
TOWER - 05	D-101 TO D-3601	1796	72	1868	2782	17.5
TOWER - 06	E-G01	1796	72	1868	2782	477
TOWER - 06	E-101 TO E-3601	1796	72	1868	2782	9-1



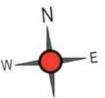
TOWER-5 & 6







CLUB HOUSE





FIRST FLOOR PLAN

ENTERTAINMENT & CONVENIENCE

- 105. LEARNING CENTRE
- 146. MINI THEATRE
- 151. LEARNING CENTRE
- 153. CONFERENCE ROOM

INDOOR GAMES

- 155. ARCADE GAMES
- 156. BILLIARDS 157. BOARD GAMES ROOM (CHESS, CARROM, FOOSBALL & AIR HOCKEY)
- 158. TABLE TENNIS
- 159. VIDEO GAMES ROOM (GAMING CUBICALS, PC GAMES)
- 160. DART BOARD WALL

KIDS PLAY AREA

- 161. CRECHE
- 162. BOOK GALLERY
- 163. SOFT PLAY AREA
- 164. MINI BOWLING
- 165. CARETAKER DESK
- 166. KIDS LEARNING / ACTIVITY ZONE
- 167. KIDS ROCK CLIMBING WALL
- 168, BALL POOL
- 169. TOY TRACK
- 170. INDOOR TREE PLAZA
- 171. DREAM CORNER
- 172. KIDS PLAY BED
- 173. RECESSED WORKSPACE

174. KIDS ROLE PLAY AREA 175. KIDS TOILET



KEY PLAN

CLUB HOUSE





SECOND FLOOR PLAN

SPORTS, FITNESS AND WELLBEING

142. ZUMBA / AEROBICS / YOGA

143. INTERACTIVE GYM

144. TRX TRAINING AREA

145. GYM

ENTERTAINMENT & CONVENIENCE

147. MULTIPURPOSE HALL

148. PRE-FUNCTION LOUNGE

154. GUEST BEDROOMS

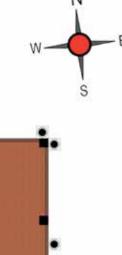
FACILITIES

181. CAFETERIA

184. PANTRY & KITCHEN



CLUB HOUSE





THIRD FLOOR PLAN

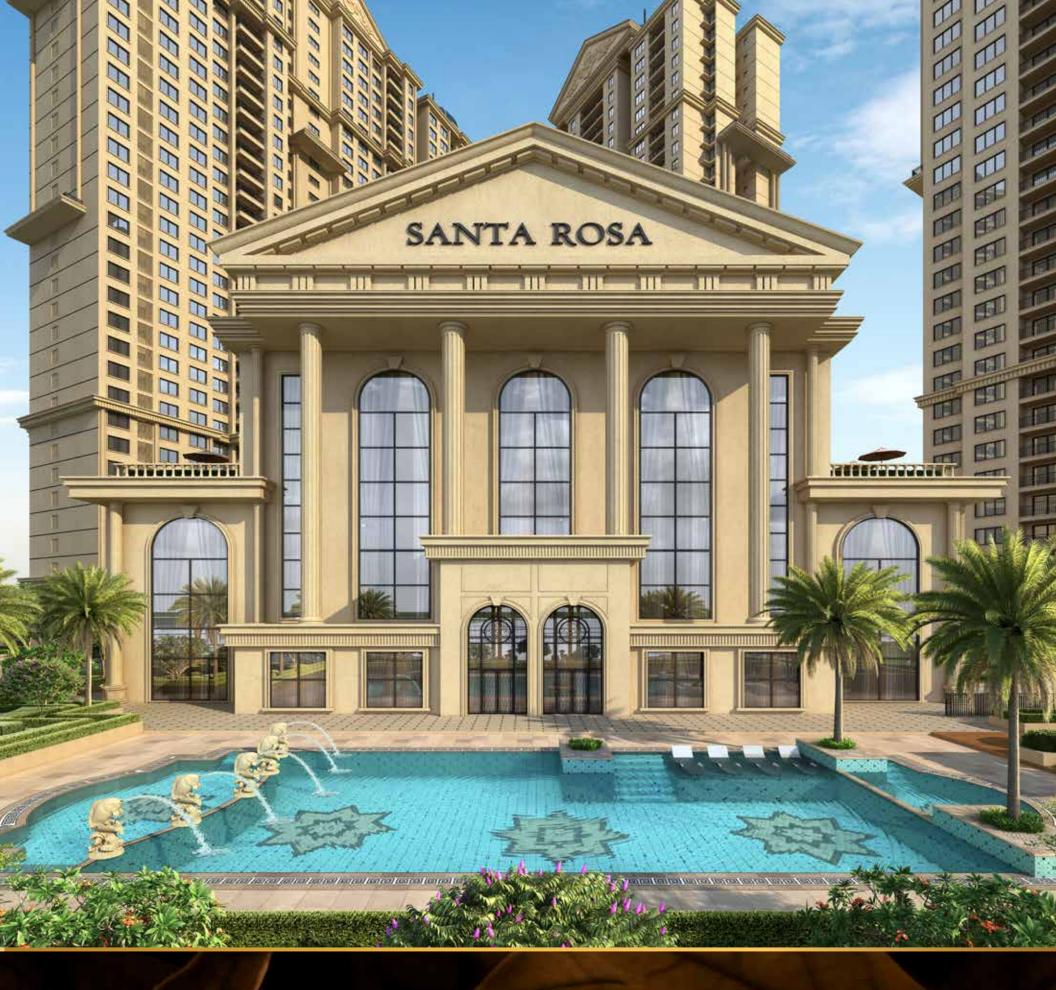
KIDS

139. SQUASH COURTS

140. BADMINTON COURTS

141. CRICKET SIMULATOR





CLUBHOUSE AND SWIMMING POOL VIEW



CASAGRAND INTERNATIONAL SCHOOL CASAGRAND MALL & MULTIPLEX



January Corrections of the Correction of the Cor



ASPIRATIONAL SPECIFICATION

1. STRUCTURE

Structural System : RCC wall structure designed for seismic compliant (Zone 3)

Floor - Floor height (incl. slab) : Will be maintained at 3150mm

2. WALL FINISH

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

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

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 - 1 : Matte ceramic tile up to 2500mm height of size 600x1200mm & above false ceiling will be

finished with a coat of primer and 1 coat of emulsion paint

Bathroom - 2 : Glossy ceramic tile up to 2500mm height of size 600x1200mm & above false ceiling will be

finished with a coat of primer and 1 coat of emulsion paint

Kitchen : Glossy vitrified dado tile of size 600x600mm for a height of 600mm above the counter

top finished level

Toilet Ceiling : Grid type false ceiling

3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Kitchen
Internal Passage & Bedrooms : Glazed vitrified tiles of size 600x1200mm

All Bathrooms : Anti-skid matte finish ceramic tiles of size 600x600mm

Balcony Wooden deck finish tiles 200x1200mm

Private Open Terrace (If applicable) : Wooden deck finish tiles 200x1200mm

4. KITCHEN / UTILITY & DINING

Kitchen : Platform will be finished with granite slab of 600mm width and height of 850mm from the

finished floor level

CP Fitting : American Standard or equivalent

Electrical Point For chimney & water purifier Kitchen Sink Single bowl SS sink with drain board and pull-out faucet for all units **Utility Sink** Single bowl SS sink with swivel tap for all units wherever applicable Dining Semi counter mount wash basin wherever applicable 5. BALCONY Handrail MS handrail as per architect's design Cloth Drying Hanger 1800mm length ceiling mount cloth drying hanger 6. BATHROOMS Sanitary Fixture American Standard or equivalent **CP Fittings** American Standard or equivalent Bathroom - 1 Wall mounted WC with cistern, health faucet, single lever diverter rain shower column, semirecessed wash basin with 2 feet long trench designer grating in the shower area and fixed glass partition Bathroom - 2 Wall mounted WC with cistern, health faucet, single lever diverter, shower head with semirecessed wash basin, square designer grating and fixed glass partition in all attached toilets (wherever applicable) **JOINERY** Main Door Full jamb wooden architrave with double side veneer finish door of size 1200x2400mm Ironmongeries like digital lock system of Yale or equivalent lock, designer door closure, 12' tower bolts, door viewer, safety latch, magnetic catcher, etc. Bedroom Doors Full jamb wooden architrave with double sided laminated finish shutter of size 1000x2400mm Ironmongeries like Yale and Dorset or equivalent lock, designer door handle, magnetic catcher, 12' tower bolt, etc. **Bathroom Doors** Full jamb wooden architrave with double sided laminated finish shutter of size 800x2400mm Ironmongeries like one side coin thumb turn lock of Yale and Dorset or equivalent lock, designer door handle, door bush, 12' tower bolt, etc. Terrace Doors Good quality door frame with FRP shutters of size 750x2100mm with paint finish Ironmongeries like thumb turn lock of Yale and Dorset or equivalent, door bush, tower bolt,

door closer, etc.

WINDOWS

Windows

Aluminum powder coated windows with sliding shutter with see through toughened glass and MS railing on inner side (wherever applicable)

: Sill treatment with granite

French Doors : Aluminum powder coated doors with toughened glass

Ventilators UPVC frame of fixed frost glass / open-able shutter for ODU access (wherever applicable)

Soffit and sill treatment with granite

7. 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 Schneider Switches or equivalent will be provided

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand Polycab or equivalent

will be provided

5 AMP Socket (Outdoor) : Point provided in the living balconies at recommended location

Foot Lamp : Provided in all bedrooms

Fan : Point provided in kitchen

TV Point in living & any one bedroom and provision in other bedrooms

Data Point in living & any one bedroom

Split-air Conditioner : Points will be given in living / dining and in all bedrooms

Exhaust Fan Point will be provided in all bathrooms

Geyser Geyser point will be provided in all bathrooms

Back-up : 2BHK for 400W, 3BHK for 500W

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES:

Lift Elevators of 16 passenger automatic lift will be provided with MS finish

Back-up : 100% Power backup for common amenities such as clubhouse, lifts, WTP, STP & common area

lighting

Name Board : Apartment owner name will be provided in ground floor

Lift Fascia : Granite / Marble or equivalent cladding at all levels

Lift Lobby : Granite / Marble or equivalent flooring at basements, ground floor & tile flooring at other levels

Corridor Flooring : Tiles of size 800x1600mm at all floors

Corridor Wall Dado : Wall tiles of size 800x1600mm up to false ceiling height

Staircase Floor : Granite flooring at all levels

Staircase Handrail : MS handrail with enamel paint finish in all floors

Terrace Floor : Cooling tile flooring

OUTDOOR FEATURES:

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

Rain Water Harvest : Rain water 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 compound wall with entry gates for a height of 1800mm and featured compound wall (wherever applicable) as per design intent

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

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

External Driveway : Interlocking paver block or equivalent flooring with demarcated driveway as per landscape design intent

Granite / Cobble stone flooring finish in entrance driveway and block lobby entrances

AFFORDABLE SPECIFICATION

1. STRUCTURE

Structural System : RCC wall structure designed for seismic compliant (Zone 3)

Floor - Floor Height (incl. slab) : Will be maintained at 3150mm

2. WALL FINISH

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

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

Exterior Walls : Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint

with color as per architect design

Bathroom - 1 : Matte ceramic tile up to 2500mm height of size 600x1200mm & above false ceiling will be

finished with a coat of primer and 1 coat of emulsion paint

Bathroom - 2 & 3 : Glossy ceramic tile up to 2500mm height of size 600x1200mm & above false ceiling will be

finished with a coat of primer and 1 coat of emulsion paint

Kitchen : Glossy vitrified dado tile of size 600x600mm for a height of 600mm above the counter top

finished level

Toilet Ceiling : Grid type false ceiling

3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Kitchen
Internal Passage & Bedrooms : Glazed vitrified tiles of size 600x1200mm

All Bathrooms Anti-skid matte finish ceramic tiles of size 600x600mm

Balcony Wooden deck finish tiles 200x1200mm

Private Open Terrace (If applicable) : Wooden deck finish tiles 200x1200mm

4. KITCHEN / UTILITY & DINING

Kitchen : Platform will be finished with granite slab of 600mm width and height of 850mm from the

finished floor level

CP Fitting : American Standard or equivalent

Electrical Point For chimney & water purifier Kitchen Sink Single bowl SS sink with drain board and pull-out faucet for all units **Utility Sink** Single bowl SS sink with swivel tap for all units Dining Semi counter mount wash basin wherever applicable 5. BALCONY Handrail MS handrail as per architect's design Cloth Drying Hanger 1800mm length ceiling mount cloth drying hanger 6. BATHROOMS Sanitary Fixture American Standard or equivalent **CP Fittings** American Standard or equivalent Bathroom - 1 Wall mounted WC with cistern, health faucet, single lever diverter rain shower column, semirecessed wash basin with 2 feet long trench designer grating in the shower area and fixed glass partition Bathroom - 2 & 3 Wall mounted WC with cistern, health faucet, single lever diverter, shower head with semirecessed wash basin & square designer grating and fixed glass partition in all attached toilets (wherever applicable) **JOINERY** Main Door Full jamb wooden architrave with double side veneer finish door of size 1200x2400mm Ironmongeries like digital lock system of Yale or equivalent lock, designer door closure, 12' tower bolts, door viewer, safety latch, magnetic catcher, etc. Bedroom Doors Full jamb wooden architrave with double sided laminated finish shutter of size 1000x2400mm Ironmongeries like Yale and Dorset or equivalent lock, designer door handle, magnetic catcher, 12' tower bolt, etc. **Bathroom Doors** Full jamb wooden architrave with double sided laminated finish shutter of size 800x2400mm Ironmongeries like one side coin thumb turn lock of Yale and Dorset or equivalent Lock, designer door handle, door bush & 12' tower bolt etc. Terrace Doors Good quality door frame with FRP shutters of size 750x2100mm with paint finish Ironmongeries like thumb turn lock of Yale and Dorset or equivalent, door bush, tower bolt,

door closer etc.

WINDOWS

Windows

Aluminum powder coated windows with sliding shutter with see through toughened glass and MS railing on inner side (wherever applicable)

: Sill treatment with granite

French Doors : Aluminum powder coated doors with toughened glass

Ventilators UPVC frame of fixed frost glass / open-able shutter for ODU access (wherever applicable)

Soffit and sill treatment with granite

7. 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 Schneider Switches or equivalent will be provided

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand Polycab or equivalent

will be provided

5 AMP Socket (outdoor) : Point provided in the living balconies at recommended location

Foot Lamp : Provided in all bedrooms

Fan : Point provided in kitchen

TV : Point in living & any one bedroom and provision in other bedrooms

Data Point in living & any one bedroom

Split-air Conditioner : Points will be given in living / dining and in all bedrooms

Exhaust Fan Point will be provided in all bathrooms

Geyser Geyser point will be provided in all bathrooms

Back-up : 2BHK for 400W, 3BHK for 500W

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES:

Lift Elevators of 16 passenger automatic lift will be provided with MS finish

Back-up : 100% Power backup for common amenities such as clubhouse, lifts, WTP, STP & common area

lighting

Name Board : Apartment owner name will be provided in ground floor

Lift Fascia Granite / Marble or equivalent cladding at all levels Lift Lobby Granite / Marble or equivalent flooring at basements, ground floor & tile flooring at other levels. **Corridor Flooring** Tiles of size 800x1600mm at all floors Corridor Wall Dado Wall tiles of size 800x1600mm up to false ceiling height Staircase Floor Granite flooring at all levels Staircase Handrail MS handrail with enamel paint finish in all floors Terrace Floor Cooling tile flooring **OUTDOOR FEATURES:** Water Storage Centralized UG sump with WTP (Min. requirement as per water test report) Rain Water Harvest Rain water 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 compound wall with entry gates for a height of 1800mm and featured compound Wall (wherever applicable) as per design intent Landscape Suitable landscape at appropriate places in the project as per design intent Driveway Convex mirror for safe turning in driveway in / out

design intent

Interlocking paver block or equivalent flooring with demarcated driveway as per landscape

Granite / Cobble stone flooring finish in entrance driveway and block lobby entrances

External Driveway

SUPERIOR SPECIFICATION

1. STRUCTURE

Structural System RCC wall Structure designed for seismic compliant (Zone 3)

Floor - Floor Height (incl. slab) : Will be maintained at 3150mm

2. WALL FINISH

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

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

Exterior Walls : Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint

with color as per architect design

Bathroom - 1, 2 & 3 Glossy ceramic tile up to 2500mm height of size 600x1200mm & above false ceiling will be

finished with a coat of primer and 1 coat of emulsion paint

Kitchen : Glossy vitrified dado tile of size 600x600mm for a height of 600mm above the counter top

finished level

Toilet Ceiling : Grid type false ceiling

3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Kitchen
Internal Passage & Bedrooms : Glazed vitrified tiles of size 600x1200mm

All Bathrooms Anti-skid matte finish ceramic tiles of size 600x600mm

Balcony Wooden deck finish tiles 200x1200mm

Private Open Terrace (If applicable) : Wooden deck finish tiles 200x1200mm

4. KITCHEN / UTILITY & DINING

Kitchen Platform will be finished with granite slab at height of 850mm from the finished floor level

CP Fitting American Standard or equivalent

Electrical Point : For chimney & water purifier

Kitchen Sink : Single bowl SS sink with drain board and pull-out faucet for all units

Utility Sink :	Single bowl SS sink with swivel tap for all units
Dining :	Counter mount wash basin (wherever applicable)
5. BALCONY	
Handrail :	MS handrail as per architect's design
Cloth Drying Hanger :	1800mm length ceiling mount cloth drying hanger
6. BATHROOMS	
Sanitary Fixture :	American Standard or equivalent
CP Fittings :	American Standard or equivalent
Bathroom 1 :	Wall mounted WC with cistern, health faucet, single lever diverter rain shower column, counter top wash basin with 2 ft. Long trench designer grating in the shower area with fixed glass partition
Bathroom 2 :	Wall mounted WC with cistern, health faucet, single lever diverter, shower head with counter mount wash basin & square designer grating with fixed glass partition
Bathroom 3 :	Wall mounted WC with cistern, health faucet, single lever diverter, shower head with counter mount wash basin & square designer grating
JOINERY	
Main Door :	Full jamb wooden architrave with double side veneer finish door of size 1200x2400mm
	Ironmongeries like digital lock system of Yale or equivalent lock, designer door closure, 12' tower bolts, door viewer, safety latch, magnetic catcher, etc.
Bedroom Doors :	Full jamb wooden architrave with double sided laminated finish shutter of size 1000x2400mm
	Ironmongeries like Yale and Dorset or equivalent lock, designer door handle, magnetic catcher, 12' tower bolt, etc.
Bathroom Doors :	Full jamb wooden architrave with double sided laminated finish shutter of size 800x2400mm
	Ironmongeries like one side coin thumb turn lock of Yale and Dorset or equivalent lock, designer door handle, door bush & 12' tower bolt etc.
Terrace Doors :	Good quality door frame with FRP shutters of size 750x2100mm with paint finish
	Ironmongeries like thumb turn lock of Yale and Dorset or equivalent, door bush, tower bolt,

door closure etc.

WINDOWS

Windows

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

: Sill treatment with granite

French Doors : Aluminum powder coated doors with toughened glass

Ventilators UPVC frame of fixed frost glass / open-able shutter for ODU access (wherever applicable)

Soffit and sill treatment with granite

7. ELECTRICAL POINTS

Power Supply : 3 PHASE power supply connection

Safety Device ... MCB & RCCB (Residential Current Circuit breaker)

Switches & Sockets : Modular box, modular switches & sockets of Schneider Switches or equivalent will be provided

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand Polycab or equivalent

will be provided

5 AMP Socket (Outdoor) : Point provided in the living balconies at recommended location

Foot Lamp : Provided in all bedrooms

Fan : Point provided in kitchen

TV Point in living & any one bedroom and provision in other bedrooms

Data Point in living & any one bedroom

Split-air Conditioner Points will be given in living / dining and in all bedrooms

Exhaust Fan Point will be provided in all bathrooms

Geyser Geyser point will be provided in all bathrooms

Back-up : 500W for 3BHK

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES:

Lift Elevators of 16 passenger automatic lift will be provided with MS finish

Back-up : 100% power backup for common amenities such as clubhouse, lifts, WTP, STP & common area

lighting

Name Board : Apartment owner name will be provided in ground floor

Lift Bascia : Granite / Marble or equivalent cladding at all levels

Lift Lobby : Granite / Marble or equivalent flooring at basements, ground and tile flooring at other levels

Corridor : Tiles of size 800x1600mm at all floors

Corridor Wall Dado : Wall tiles of size 800x1600mm up to false ceiling height

Staircase Floor : Granite flooring at all levels

Staircase Handrail : MS handrail with enamel paint finish in all floors

Terrace Floor : Cooling tile flooring

OUTDOOR FEATURES:

Rain Water Harvest

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

Rain water 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 compound wall with entry gates for a height of 1800mm and featured compound wall (wherever applicable) as per design intent

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

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

External Driveway : Interlocking paver block or equivalent flooring with demarcated driveway as per landscape design intent

Granite / Cobble stone flooring finish in entrance driveway and block lobby entrances

PINNACLE SPECIFICATION

1. STRUCTURE

Structural System : RCC wall structure designed for seismic compliant (Zone 3)

Floor - Floor Height (incl. slab) : Will be maintained at 3150mm

2. WALL FINISH

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

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

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 1, 2 & 4 : Matte ceramic tile up to 2500mm height of size 600x1200mm & above false ceiling will be

finished with a coat of primer and 1 coat of emulsion paint

Bathroom 3 : Glossy vitrified tile up to 2500mm height of size 600x1200mm & above false ceiling will be

finished with a coat of primer and 1 coat of emulsion paint

Kitchen : Glossy vitrified dado tile of size 600x600mm for a height of 600mm above the counter top

finished level

Toilet Ceiling : Grid type false ceiling

3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, & Italian marble flooring

Kitchen : Glazed vitrified tiles of size 600x1200mm

All Bedrooms Glazed vitrified tiles of size 600x1200mm

All Bathrooms Anti-skid matte finish ceramic tiles of size 600x600mm

Shower Area : Granite flooring in bathroom 1, 2 and 3

Balcony : Wooden finish deck tiles 200x1200mm

Private Open Terrace (If applicable) : Wooden finish deck tiles 200x1200mm

4. KITCHEN / UTILITY & DINING

Kitchen : Platform will be finished with marble slab of 600mm width and height of 850mm from the finished floor level

CP Fitting : Kohler or equivalent

Electrical Point : For chimney, dishwasher & water purifier

Utility Sink Sink with swivel tap for all units

Dining Wash Basin : Counter top wash basin wherever applicable

5. BALCONY

Handrail MS handrail as per architect's design

Cloth Drying Hanger : 1800mm length ceiling mount cloth drying hanger

6. BATHROOMS

CP & Sanitary Fixture : Kohler or equivalent

Bathroom 1 : Wall mounted WC with cistern, health faucet, rain shower column, fixed glass partition and openable glass door and counter top wash basin & 2 feet long trench in the shower area

Bathroom 2 & 3 Wall mounted WC with cistern, health faucet, rain shower and semi-counter mount wash basin with fixed glass partition & 2 ft. long trench in the shower area

Bathroom 4 Wall mounted WC with cistern, health faucet, shower head, semi-counter mount wash basin with designer square grating in the shower area

JOINERY

Main Door : Full jamb wooden architrave and paneling with, double side veneer finish door of size 1200x2400mm

Ironmongeries like digital lock system of Yale or equivalent lock, designer door closure, 12' tower bolts, door viewer, safety latch, magnetic catcher, etc.

Bedroom Doors Full jamb wooden architrave with double sided laminated finish shutter of size 1000x2400mm

Ironmongeries like Yale and Dorset or equivalent lock, designer door handle, 12' tower bolt & magnetic catcher, etc.

Bathroom Doors Full jamb wooden architrave with double side laminated door of size 800x2400mm

Ironmongeries like one side coin thumb turn lock of Yale or Dorset or equivalent lock, designer door handle, door bush & 12' tower bolt etc.

Terrace Doors : Good quality door frame with FRP shutters of size 750x2100mm with paint finish

Ironmongeries like thumb turn lock of Yale and Dorset or equivalent door bush, tower bolt,

door closure etc.

WINDOWS

Windows : Aluminum powder coated windows with sliding shutter with see through toughened glass, and

MS railing on inner side (wherever applicable)

Sill treatment with granite

French Doors : Aluminum powder coated doors with toughened glass

Ventilators UPVC frame of fixed frost glass / open-able shutter for ODU access (wherever applicable)

Soffit treatment with granites

8. ELECTRICAL POINTS

Power Supply : 3 PHASE power supply connection

Safety Device : MCB & RCCB (Residential Current Circuit Breaker)

Switches & Sockets Modular box, modular switches & sockets of schneider switches or equivalent will be provided

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand Polycab or equivalent

will be provided

5 AMP Socket (Outdoor) : Point provided in the living balcony at recommended location

Foot Lamp Provided in all bedrooms

TV Point in living & any one bedroom and provision in other bedrooms

Fan Point provided in kitchen

Data Point in living & any one bedroom

Split-air Conditioner : Points will be given in living / dining and in all bedrooms

Exhaust Fan Point will be provided in all bathrooms

Geyser point will be provided in all bathrooms

Back-up : 650W for 4BHK

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES:

Lift Elevators of 16 passenger automatic lift will be provided with MS finish

Back-up : 100% power backup for common amenities such as clubhouse, lifts, WTP, STP & common area

lighting

Name Board : Apartment owner name will be provided in ground floor

Lift Fascia : Granite / Marble or equivalent cladding at all levels

Lift Lobby : Granite / Marble or equivalent flooring at basements, ground floor and tile flooring at other

levels

Corridor Flooring : Tiles of size 800x1600mm at all floors

Corridor Wall Dado : Wall tiles of size 800x1600mm up to false ceiling height

Staircase Floor : Granite flooring at all levels

Staircase Handrail MS handrail with enamel paint finish in all floors

Terrace Floor : Cooling tile flooring

OUTDOOR FEATURES:

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

Rain Water Harvest : Rain water 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 Security booth will be provided at the entrance/exit facilitated with MY GATE App

Compound Wall : Site perimeter compound wall with entry gates for a height of 1800mm and featured

compound wall (as per design intent)

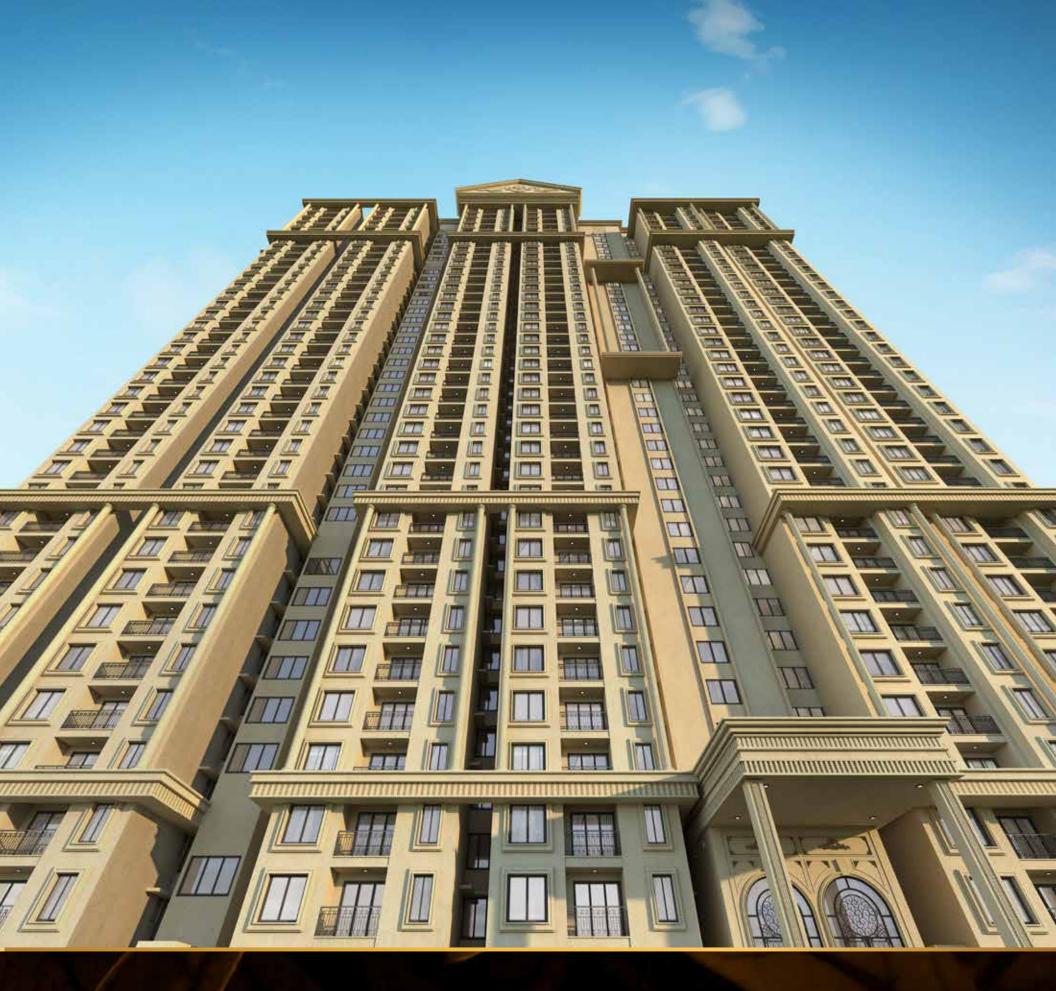
Landscape Suitable landscape at appropriate places in the project as per design intent

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

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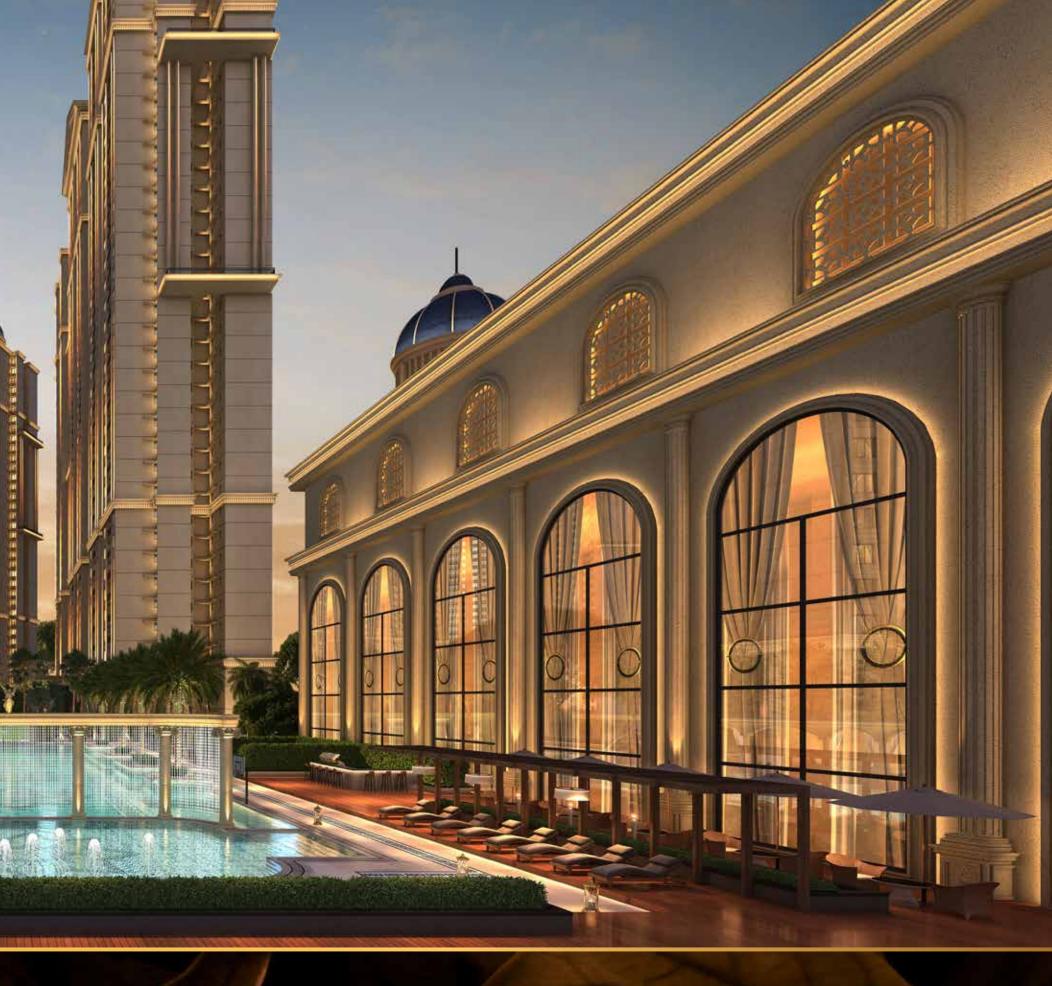
Granite / Cobble stone flooring finish in entrance driveway and block lobby entrances



HIGH-RISE ELEVATION VIEW



SWIMMING POOL VIEW



A MAJESTIC SWIMMING POOL SURROUNDED BY CLASSICAL ROMAN ARCHITECTURE WITH A TOUCH OF TIMELESS LUXURY

vatar 2



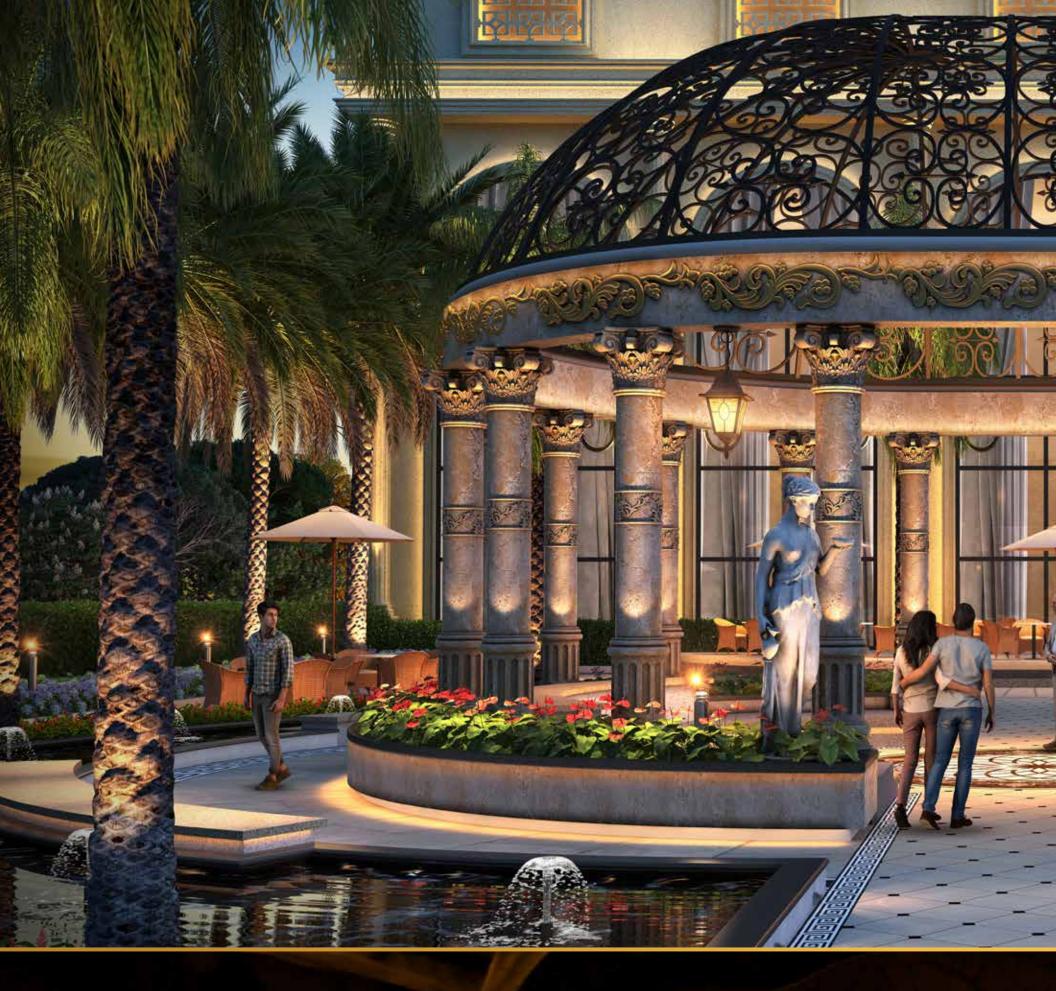
AN AV ROOM THAT CAN ACCOMMODATE MORE THAN 250 PEOPLE



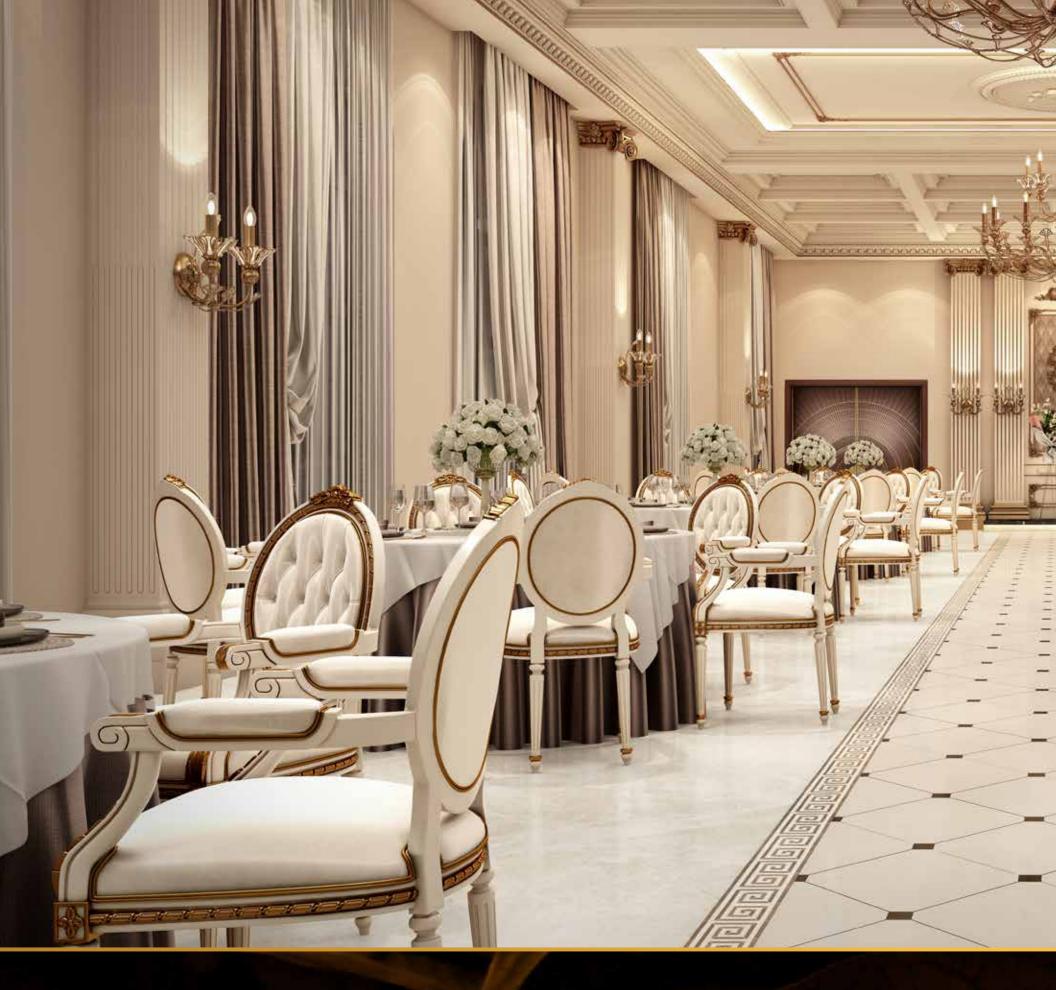
CLUBHOUSE LOBBY



A GRAND WELCOME TO ELEVATED LIVING, WHERE SPACE, LUXURY, AND ELEGANCE COME TOGETHER







MULTI-PURPOSE HALL



THOUGHTFULLY DESIGNED TO ACCOMMODATE A VARIETY OF FUNCTIONS, FROM PROFESSIONAL MEETINGS AND COMMUNITY EVENTS TO SOCIAL GATHERINGS AND CASUAL LOUNGING



SHALLOW POND WITH ISLAND VIEW



A BEAUTIFUL SETTING WITH WARM LIGHTING, CREATING THE PERFECT SPOT FOR HAVING A GREAT TIME WITH YOUR LOVED ONES







EDUCATIONAL INSTITUTIONS

| PRESCHOOLS

Chocolate Kids Play School	2 mins
Learn Hub - Preschool	8 mins
Peekaboo Play School & Learning Centre	12 mins
RiDi Mindz International Preschool	15 mins
Sparkle Montessori Preschool	12 mins
Kidz Wonder World Preschool	12 mins

SCHOOLS

Christwood School	10 mins
St. Joseph's Matric School	2 mins
Colours Indian School	3 mins
Zion Matriculation. Hr. Sec. School	20 mins
Mount Carmel Matriculation School	15 mins
Crescent School	15 mins

| COLLEGES

Agni College of Technology	12 mins
Tagore Engineering College	3 mins
Sri Balaji Arts & Science (Co-Education)	
College	7 mins
Prince Dr. K. Vasudevan College of Engineering	
and Technology	7 mins
Meenakshi Medical College	4 mins

| UNIVERSITIES

Vellore Institute of	T	\	1 min
VALIATE INSTITLITE AT	IACHNOIDAN	- VIII (nannai	ı mın

Tamil Nadu Physical Education and Sports University	3 mins	WORK PLACE	
IIITDM	2 mins	BUSINESS HUBS	
Crescent Institute of Science and Technology	8 mins		1E mine
		Gateway Office Parks	15 mins
HEALTH CARE		KRISP IT Park	1 min
CLINICS		Siruseri IT Park	12 mins
Revathi Lakshmi Clinic	10 mins	COMPANIES	
Vinayaga Homeo Clinic	2 mins	ReDIM Information Systems Private Limited	18 mins
CCi Clinic	3 mins	Rialto Enterprises Pvt Ltd	1 min
SS Polyclinic	2 mins	Fourrts India Pvt Ltd (Plant 2)	5 mins
White Pebbles Dental Clinic	3 mins	HTC Global Services	15 mins
Chakra Dental Care & Orthodontic Center	2 mins		
HOSPITALS		RESTAURANTS, ENTERTAIN & SHOPPING	MENT
Kathir Memorial Hospital	2 mins	MALLS	
VITC Health Centre	2 mins	Vivira Mall	28 mins
Sri Meenachi Hospital	2 mins	The Marina Mall	20 mins
Arokia Annai Hospital	10 mins	The Planta Plan	20 1111113
SS Poly Clinic	2 mins	RESTAURANTS	
A.R Poly Clinic	7 mins	Meat and Eat	1 min
		Faasos	1 min
24 HRS MULTI-SPECIALITY HOSPITA	ALS	Behrouz Biryani	1 min
Meenachi Multi-speciality Hospital	1 min	Tongue Restaurant	3 mins
OneHealth Super Speciality Hospital	5 mins		
Chettinad Super Speciality Hospital	18 mins	PUBS	
COSH Hospital - Ortho Multi-speciality	20 mins	Chill The Bar	15 mins

14 mins

Hiside Bar

18 mins

Sri Multi-speciality Homeopathy Clinic

Wings Bar	15 mins	BUS STANDS	
Rain Tree Resto Club	18 mins	Kilambakkam Bus Depot	7 mins
		Killakottaiyur Bus Stop	2 mins
THEATRES		Melakottaiyur Bus Stop	1 min
Sri Venkateswara Theatre 4K A/c dts	20 mins	Malrosapuram Bus Stop	2 mins
MR Theatre	20 mins	Samathuvapuram Bus Stop	2 mins
Vidya Theatre A/c RGB Laser	20 mins		
Kumaran Cinemas	20 mins	AIRPORT	
		Chennai International Airport	35 mins
SHOPPING CENTRES			
Ambika Home Appliances & Shopping Complex	2 mins	RAILWAY STATION	
Krishna Shopping Mall - Padur	15 mins	Urappakkam	15 mins
		Vandalur	10 mins
OTHERS		Guduvancheri	21 mins
PARKS		Perungulattur	20 mins
Nandha Nagar Park	5 mins		
Childrens Park	3 mins		
Fortune City Nagar Park	3 mins		
Sudharsan Nagar Park	20 mins		
PETROL BUNKS			

1 min

5 mins

6 mins

HP Petroleum

Connections

Indian Oil Petrol Bunk Chokalingam Enterprises

Bharat Petroleum, Petrol Pump - M.C. Agencies City



Booking advance	- 10%
Agreement signing	- 35%
Commencement of foundation	- 7.5%
Commencement of basement roof	- 7.5%
Commencement of ground floor	- 5.0%
Commencement of 5 th floor roof	- 5.0%
Commencement of 10 th floor roof	- 5.0%
Commencement of 15 th floor roof	- 5.0%
Commencement of 20th floor roof	- 5.0%
Commencement of 25 th floor roof	- 5.0%
Commencement of 30 th floor roof	- 2.5%
Commencement of 35 th floor roof	- 2.5%
Completion of flooring respective unit	- 2.5%
Handing over	- 2.5%

Total

100%



CASAGRAND INTERNATIONAL SCHOOL



CASAGRAND INTERNATIONAL SCHOOL OFFERS EVERY CHILD AN AMIABLE ENVIRONMENT THAT NURTURES THE CHILD'S POTENTIAL AND EXPANDS THE CHILD'S THINKING, THEREBY MAKING THEM HAPPY AND CONFIDENT INDIVIDUALS WHO ARE READY FOR THE FUTURE.



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