

RISE TO HIGHCLERE,
ROOTED IN NATURE.



 **CASAGRAN**
HIGHCLERE





SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

Casagrand Premier Builders Limited is an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2003, we have developed over 53 million sq.ft of living spaces across 160+ 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.



20 YEARS OF
EXCELLENCE



53 MILLION SQ. FT.
OF LIVING SPACES



160+ PROJECTS



55000+ HAPPY
CUSTOMERS





THE ESCAPE WITHIN THE CITY

In the bustling expanse of Chennai, where the rhythm of life often quickens, there emerges a haven designed to offer respite—a sanctuary that promises tranquility, luxury, and a harmonious blend of nature and modernity.

Casagrand Highclere stands as a testament to this vision, meticulously crafted to be more than just a residence.

It is a lifestyle, an experience, and a promise of peace amidst the chaos.




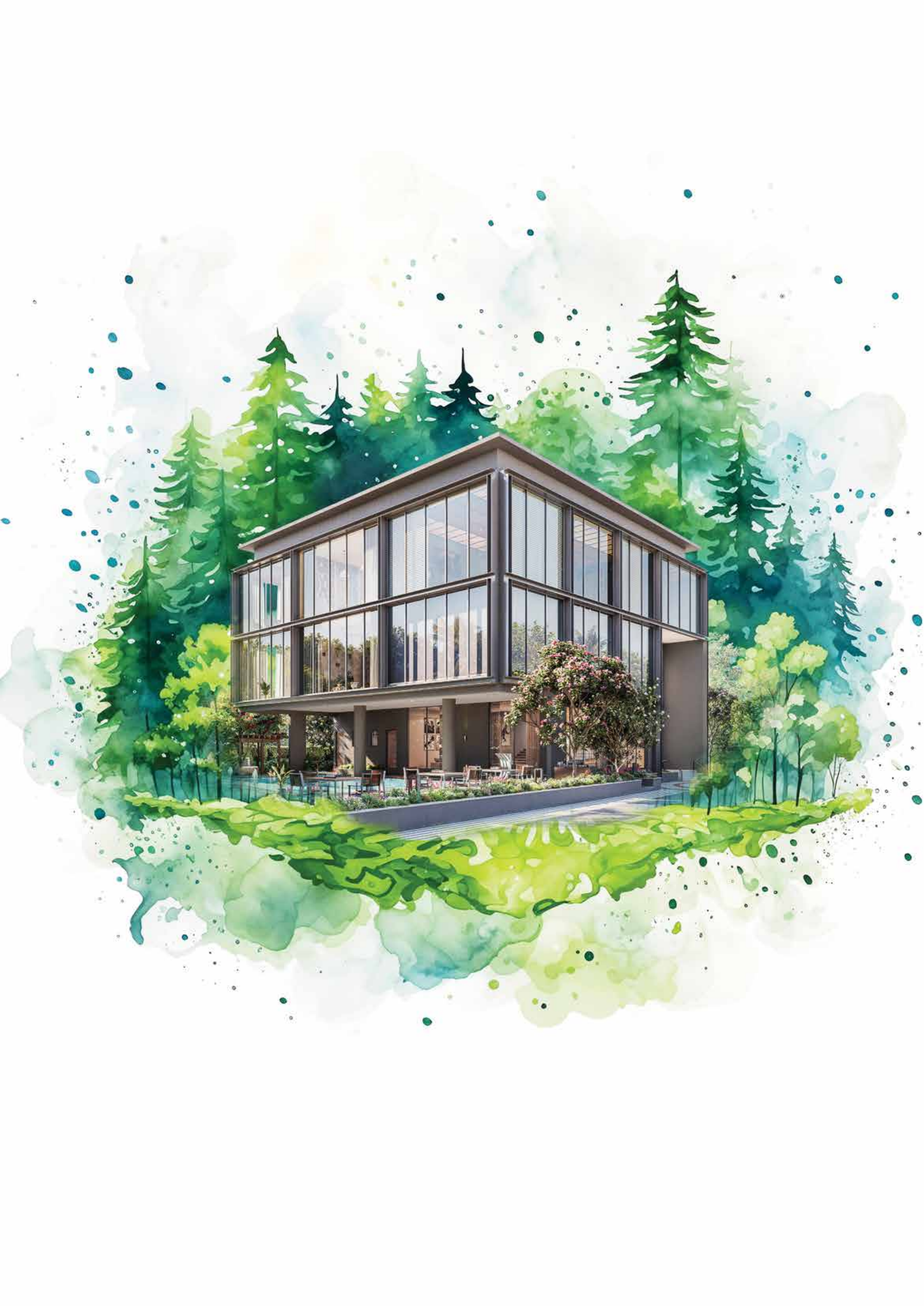




A PLACE TO BELONG

Casagrand Highclere is more than just a place to live; it's a sanctuary designed to offer peace, luxury, and a sense of belonging. It's where every sunrise brings hope, every sunset brings peace, and every moment is an opportunity to cherish life. If you're seeking a home that offers more than just walls and roofs, Highclere awaits to welcome you into its fold.







A CLUBHOUSE CRAFTED FOR MOMENTS THAT MATTER

A thoughtfully designed 8,500 sft. clubhouse that brings leisure and luxury under one roof.

Sky Cinema : Enjoy unforgettable movie nights under the stars with friends and family.

Rooftop Café : Sip, relax, and socialize with panoramic views and a soothing ambiance.

Meditation Space : Find your calm in a serene environment built for mindful reflection.

Zen Garden : Embrace peace and tranquility amidst minimalist landscapes and nature.

Fitness Hub : Stay energized and fit with cutting-edge gym equipment and a motivating atmosphere.

Wellness & Recreation Zone : Challenge friends to table tennis, pool, or air hockey or unwind with classic board games.

Indoor Elegance : Celebrate life's moments in the spacious multipurpose hall and AV room.

Learning Centre : A dedicated space that inspires curiosity and creativity for young minds.

Indoor Games Arena : A vibrant zone with fun-filled activities for all age groups.

Wellness & Recreation : Recharge your mind and body with a perfect blend of movement and play.







SALIENT FEATURES

THE HIGHCLERE ADVANTAGE

Casagrand Highclere offers a lifestyle that blends luxury with thoughtful planning in a prime, green location.

Spread across 3.08 acres with lush landscapes, podiums, and a swimming pool.

2.17 acres of open space ensures fresh air and ventilation throughout.

76% open land for efficient planning and abundant natural light.

330 premium 2 & 3 BHK apartments with high-end fittings and curated interiors.

70+ world-class amenities for leisure, wellness, and everyday convenience.

Designed with a focus on Light, Ventilation, Vaastu, Privacy, and Aesthetics.





PRODUCT SUPERIORITY

LIVING IN NATURAL SPLENDOR

Grand Entrance: A stunning portal with a feature wall, enhanced lighting, and landscaping sets the tone for your arrival.

Impressive Structure: A Basement + G + 15 floors with a sleek contemporary design and captivating facade lighting.

Spacious Driveways: A 7.2m (21ft.) wide driveway ensures smooth vehicular flow throughout the community.

Intuitive Navigation: Feature walls and landscaped elements guide residents and visitors, with signage maps at key points.


Thoughtful Planning: Carefully designed pathways and amenities with ornate features for a seamless experience.

Clubhouse: An 8500 sft. clubhouse equipped with premium indoor amenities.

Vibrant Entrances: Premium entrance lobbies greet you with elegance and warmth.

24/7 Security: Controlled access, CCTV surveillance, and round-the-clock security for peace of mind.

Family-Oriented: Designed to be a kids and senior citizen friendly community, ensuring safety and comfort for all.







THE BEST PRODUCT SUPERIORITY

Casagrand Highclere gifts you an unparalleled lifestyle at Kundrathur.

Finely crafted community set amidst 3.08 acres of land planned with swimming pool, podium, and appealing green spaces with ample open space filled with lush landscape features.

2.17-acre open area, ensuring excellent ventilation and fresh air circulation throughout the community.

76% of open land area adds to the efficiency of the building footprint.

330 apartments in 2 & 3 BHK configurations, featuring top-quality furnishings and accessories for an unparalleled living experience.

Exclusive luxury apartments in an indulgent neighborhood thoughtfully designed with over 85+ amenities.

Light, Ventilation, Vaastu, Privacy & Aesthetics are the 5 important pillars in planning the Master & Unit plans.





PRESENTING YOU A COMMUNITY WITH THE BEST OF ARCHITECTURE & FINESSE

A robust entrance portal with a feature wall welcomes you into the community with enhanced lighting and landscape.

A Basement + stilt + 15-floor structure, enhanced by a contemporary elevation design and captivating facade lighting.

7.2m (21feet) wide Driveway is planned across the project for comfortable vehicular movement.

Feature wall and landscapes designed opposite to block entrance act as an intuitive way finding element for both residents and visitors.

Signage maps at pivotal points for ease of navigation.


Meticulously planned pathways and amenities with ornate features throughout the site.

A magnificent clubhouse of 8500 sft. area furnished with indoor amenities.

Vibrant entrance lobbies are provided as a premium welcoming feature within the community.

24 X 7 Security – the community offers controlled entry and exit in the project facilitated with CCTV surveillance at pivotal point ensure 24 x 7 security

Kids and Senior citizen friendly community – Meticulous planning has been done to ensure the community is a kids and senior friendly community.





A NEIGHBORHOOD ONE WITH NATURE.

The site encompasses pockets of wonders with water feature – lotus pond throughout the community to indulge with nature.

Amenities like Reflexology walkway, Senior citizen seating and elder's pavilion creating a welcoming environment for the elderly to relax, socialize, and indulge in.

The Open areas include a Tree Plaza and an Outdoor Amphitheatre, promoting social gatherings and community interaction.

Multi-purpose lawn with barbeque counters designed amongst lush planting to enhance your evening parties.

With a complete range of high-end facilities, Casagrand Highclere features a fully furnished clubhouse adorned with luxurious interiors.

The clubhouse with a Contemporary style glazed façade and lighting that invites you with an appealing Entrance lobby and waiting lounge.

The clubhouse is equipped with a splendid multi-purpose party hall with buffet and pantry to host exclusive parties and gatherings.

Exclusive Gym with top notch features like Oxygen diffuser, Interactive gym and Yoga / Zumba room promoting an active lifestyle for residents of all age groups.

Indoor kids play and Creche, offering entertainment and fostering cognitive development for kids of various age groups.

Indoors Kids play area is equipped with activity rich facilities like ride-ons and cozy reading nooks, tot glide, etc. making it a safe haven for children's creativity and entertainment.

A mini theatre provides a dedicated space for community members to come together and enjoy movie nights.

Indoor games room for your everyday recreation includes Chess, Carrom and Foosball.

Pet's Park with play equipment and washing station provide pet friendly community experiences

Elegantly designed, featuring one dedicated charging bay and car wash bay.





UPGRADING YOUR LIFESTYLE WITH PREMIUM SPECIFICATION LIKE

Wide & Designer Maindoor with architrave and door number signage – a space to personalize your entrance.

Digital door lock system with four independent unlocking features.

Luxurious Marble Flooring in Foyer, Living, Dining & Internal Corridor

1200x600mm Luxurious Vitrified Tile in Bedroom and kitchen

Anti-skid ceramic tiles in bathrooms.

1200x600mm Wooden finish tile flooring in Balcony and Private terrace (if applicable).

Premium range of TOTO or equivalent fittings in bathrooms and kitchens.

Fixed glass partition and 2’Long designer trench provided in shower area of Master Toilet.

Pest-free squares designer grating sare provided in the bathrooms and kitchen.

Luxurious granite counter with counter-mounted wash basin in attached bathrooms.

Cloth drying pulley hangers in the balcony for everyday convenience.

5-amp weather proof socket provided in the balcony for your functional convenience.

Foot lamps provided in all bedrooms for your daily convenience.

Intricately detailed lift facia with carved wall detailing & lighting.

Designer floor identification signage at every floor level.





EFFICIENCY IN SPACE PLANNING

All homes are spatially planned to ensure every space of a unit is of premium luxury.

Linear planning of living area and dining creates a seamless expanse of living space.

Uninterrupted visual connectivity - all bedrooms & balconies will be facing the parks, podium or exterior.

Balconies in the Living room for all units.

All units have large windows for better light and ventilation.

Dedicated washing machine space is provided in all apartments.

Planned ODU locations -designed to avoid any overlooking or hindrances to other apartments and well concealed to ensure no ACs are visible on the building facade.

Building orientation ensures maximum wind flow and minimum heat gain.

Well-planned flow of circulation for Stilt level parking and driveways offers hassle-free pedestrian movement all around the site.





VAASTU COMPLIANT HOMES FOR ENHANCING A POSITIVE LIVING

Conscious efforts have been taken during the design phase to have most of the units Vaastu compliant


Most apartments have North or East facing entry doors.

All apartments have kitchens facing in Southeast and Northwest.

All apartments have Southwest facing Bedrooms.

No apartments have Toilets facing Northeast and Southwest.

No apartments have Bed headboard facing North.





AMENITIES

FEATURES & ENTERTAINMENT

- ▼ Waiting Zone
- ▼ Selfie Nook
- ▼ Outdoor Play Board
- ▼ Mound Park
- ▼ Bird Feeder
- ▼ Senior Citizen Pavilion
- ▼ Trampoline
- ▼ Medicinal Garden
- ▼ Tree Island
- ▼ Water Feature Lotus Pond
- ▼ Pets Park
- ▼ Pets Bath Station
- ▼ Herb And Spice Garden
- ▼ Meditation Space
- ▼ Integrated Target Workout
- ▼ Swing Court
- ▼ Monkey Bar
- ▼ Multihoop Baksetball Court
- ▼ Table Tennis Corner
- ▼ Reflexology Pathway
- ▼ Zen Garden
- ▼ Musical Granite Stone
- ▼ Self Tennis
- ▼ Lawn Aisle
- ▼ Bicycle Track
- ▼ Bicycle Bay

KIDS PLAY AREA

- ▼ Sandpit
- ▼ Tot-Lot
- ▼ Kids Play Lawn
- ▼ Kids Jogging Track
- ▼ Educational Play Area

BLOCK 1 TERRACE

- ▼ Cross Fit
- ▼ Adult Nest Swing
- ▼ Hammock Court
- ▼ Kids Hangout
- ▼ Sky Cinema
- ▼ Stepped Seating
- ▼ Leisure Seating
- ▼ Fire Pit Gathering
- ▼ Hopscotch Plaza
- ▼ Giant Snake And Ladder
- ▼ Giant Floor Chess
- ▼ Giant Abacus

SWIMMING POOL

- ▼ Lap pool
- ▼ Pool Side Party Space
- ▼ Water Sculpture
- ▼ Wall Barbeque
- ▼ Sun Loungers
- ▼ Kids Pool
- ▼ Musical Water Jet
- ▼ Cabanas
- ▼ Lawn

BLOCK 2 TERRACE

- ▼ Adult Hangout
- ▼ Leisure Pavilion
- ▼ Board Game Seater
- ▼ Party Lawn
- ▼ Star Gazing Loungers
- ▼ Food Court
- ▼ Bbq Court
- ▼ Outdoor Multipurpose Deck



CLUBHOUSE AMENITIES

FEATURES & ENTERTAINMENT

- ▼ Waiting Lounge
- ▼ Multipurpose Party Hall With Pantry
- ▼ AV Room
- ▼ Library

INDOOR GAMES

- ▼ Table Tennis
- ▼ Pool Table
- ▼ Foosball
- ▼ Air Hockey
- ▼ Board Games

KIDS

- ▼ Soft Play Area
- ▼ Art Board Wall
- ▼ Learning Wall
- ▼ Lego Wall
- ▼ Velcro Wall
- ▼ Suspended Seating
- ▼ Climbing Wall

CONVENIENCE

- ▼ Association Room
- ▼ Car Wash Bay
- ▼ Car Charge Bay

FITNESS

- ▼ Gym
- ▼ Oxygen Diffuser
- ▼ BMI Machine
- ▼ Yoga / Zumba

TERRACE

- ▼ Roof Top Theatre
- ▼ Grilling Pavilion
- ▼ Roof Top Café
- ▼ Mini Golf







SITE PLAN

SITE CUM STILT FLOOR PLAN

OUTDOOR AMENITIES

FEATURES & ENTERTAINMENT

1. WAITING ZONE
2. SELFIE NOOK
3. OUTDOOR PLAY BOARD
4. MOUND PARK
5. BIRD FEEDER
6. SENIOR CITIZEN PAVILION
7. TRAMPOLINE
8. MEDICINAL GARDEN
9. TREE ISLAND
10. WATER FEATURE LOTUS POND
11. PETS PARK
12. PETS BATH STATION
13. HERB AND SPICE GARDEN
14. MEDITATION SPACE
15. INTEGRATED TARGET WORKOUT
16. SWING COURT
17. MONKEY BAR
18. MULTIHOOP BB DRIBBLING COURT
19. TT CORNER
20. REFLEXOLOGY PATHWAY
21. ZEN GARDEN
22. MUSICAL GRANITE STONE
23. SELF TENNIS
24. LAWN AISLE
25. BICYCLE TRACK
26. BICYCLE BAY

KIDS PLAY AREA

27. SANDPIT
28. TOT-LOT
29. KIDS PLAY LAWN
30. KIDS JOGGING TRACK
31. EDUCATIONAL PLAY AREA

SWIMMING POOL

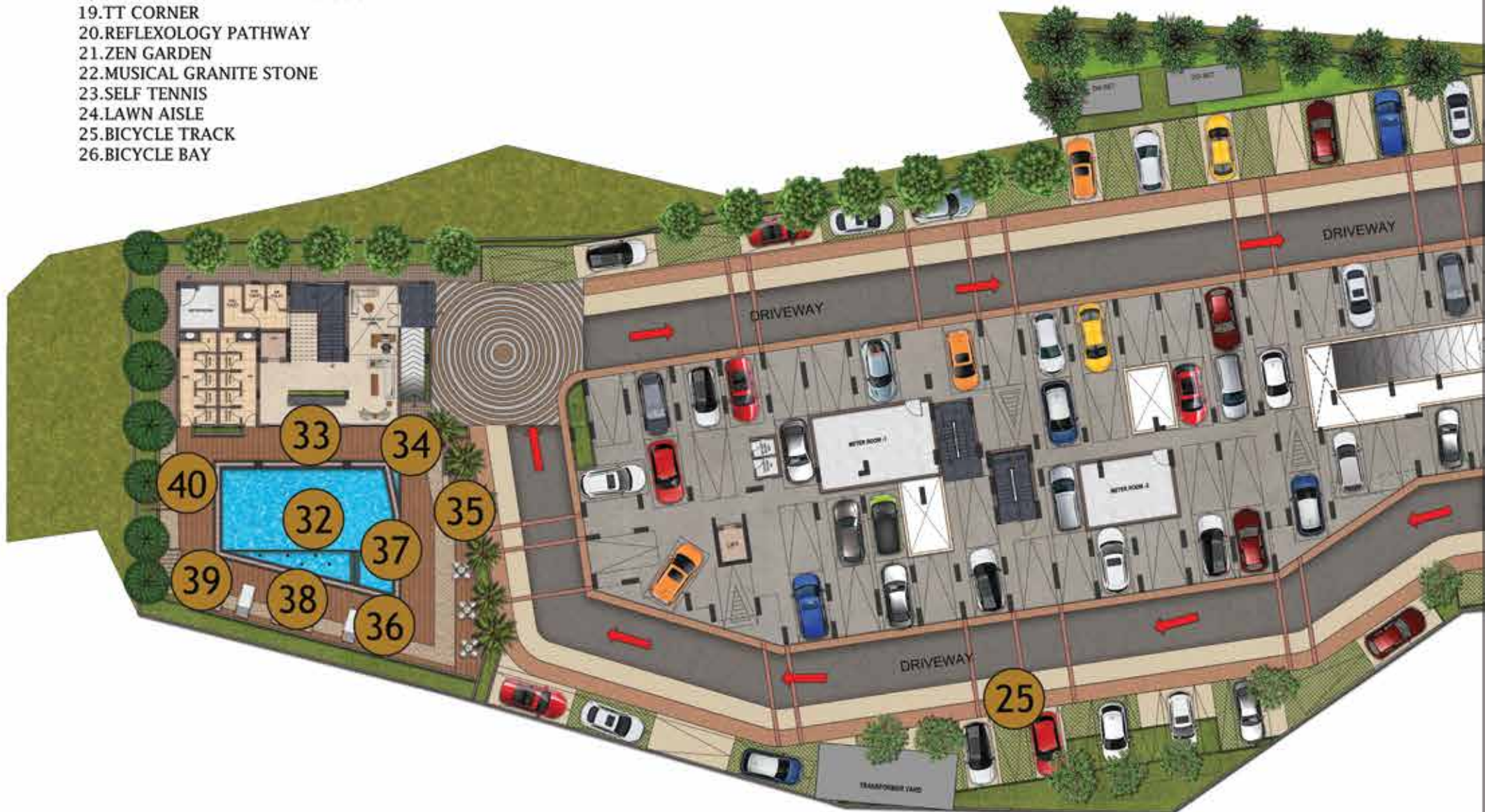
32. LAP POOL
33. POOL SIDE PARTY SPACE
34. WATER SCULPTURE
35. WALL BARBEQUE
36. SUN LOUNGERS
37. KIDS POOL
38. MUSICAL WATER JET
39. CABANAS
40. LAWN

BLOCK 1 TERRACE

41. CROSS FIT
42. ADULT NEST SWING
43. HAMMOCK COURT
44. KIDS HANGOUT
45. SKY CINEMA
46. STEPPED SEATING
47. LEISURE SEATING
48. FIRE PIT GATHERING
49. HOPSCOTCH PLAZA
50. GIANT SNAKE AND LADDER
51. GIANT FLOOR CHESS
52. GIANT ABACUS

BLOCK 2 TERRACE

53. ADULT HANGOUT
54. LEISURE PAVILION
55. BOARD GAME SEATER
56. PARTY LAWN
57. STAR GAZING LOUNGERS
58. FOOD COURT
59. BBQ COURT
60. OUTDOOR MULTIPURPOSE DECK



CLUBHOUSE AMENITIES FEATURES & ENTERTAINMENT

61. WAITING LOUNGE
62. MULTIPURPOSE PARTY HALL WITH PANTRY
63. AV ROOM
64. LIBRARY

INDOOR GAMES

65. TABLE TENNIS
66. POOL TABLE
67. FOOS BALL
68. AIR HOCKEY
69. BOARD GAMES

FITNESS

70. GYM
71. OXYGEN DIFFUSER
72. BMI MACHINE
73. YOGA / ZUMBA

KIDS

74. SOFT PLAY AREA
75. ART BOARD WALL
76. LEARNING WALL
77. LEGO WALL
78. VELCRO WALL
79. SUSPENDED SEATING
80. CLIMBING WALL

TERRACE

81. ROOF TOP THEATRE
82. GRILLING PAVILION
83. ROOF TOP CAFÉ
84. MINI GOLF

CONVENIENCE

85. ASSOCIATION ROOM
86. CAR WASH BAY
87. CAR CHARGE BAY



Kundrathur Main Road





FLOOR PLAN

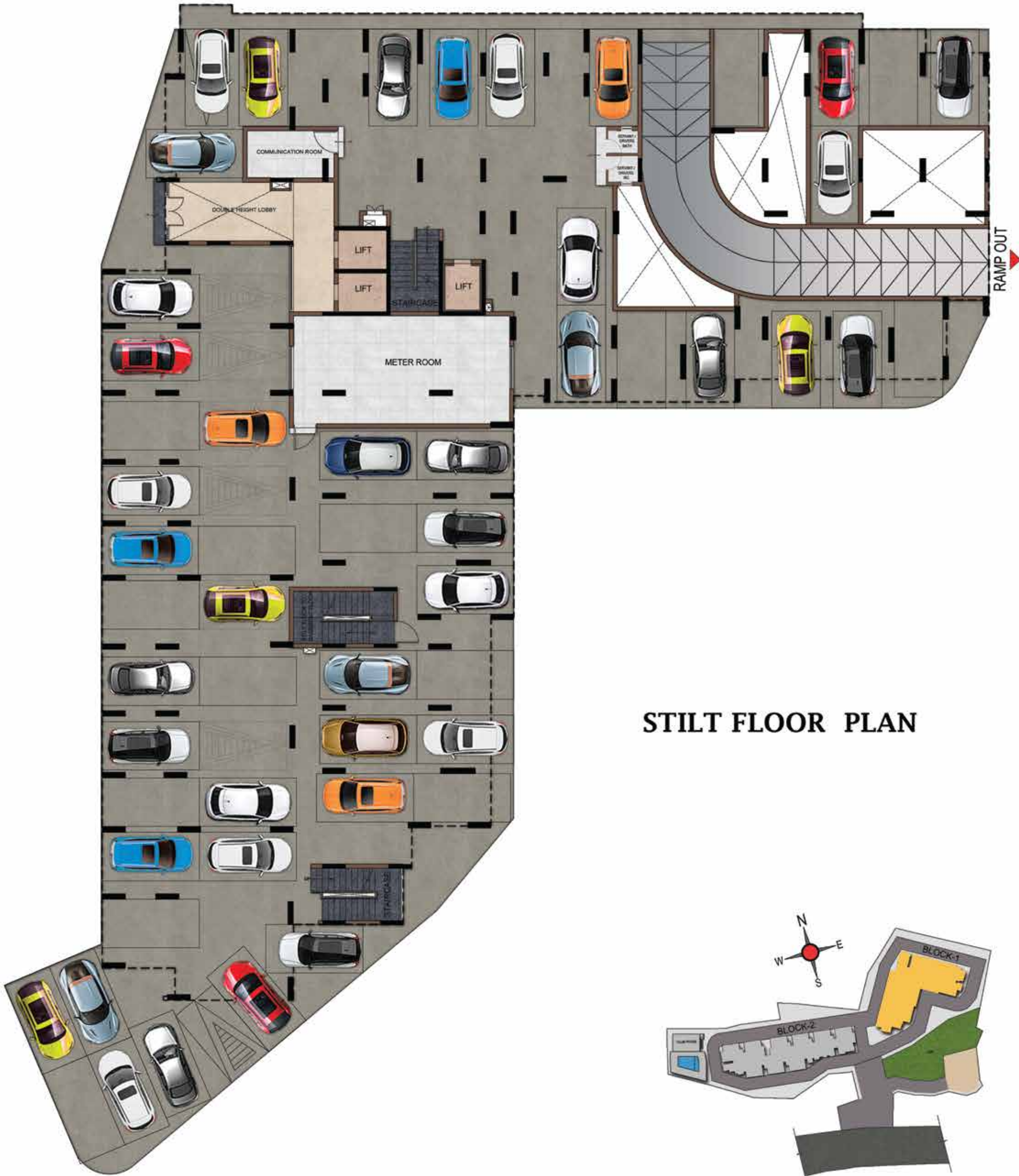
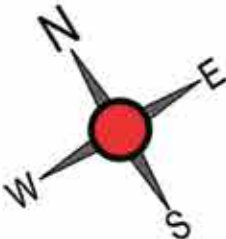
BASEMENT FLOOR PLAN



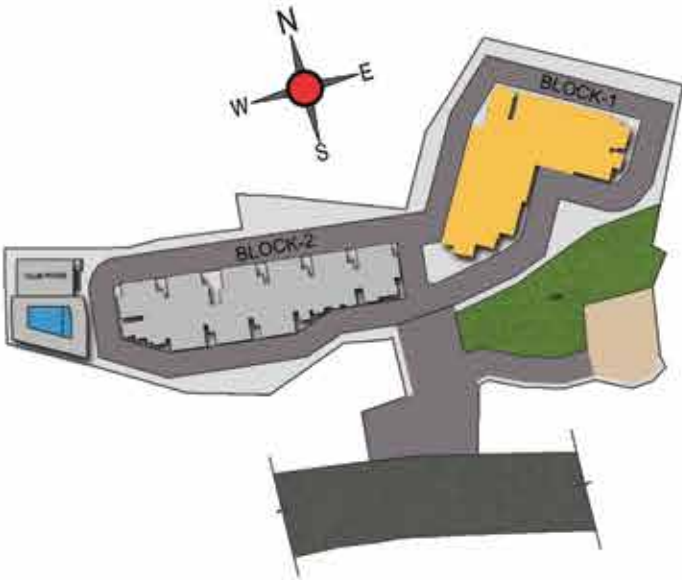


87.CAR CHARGE BAY

BLOCK-1

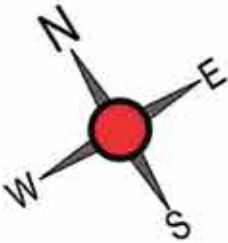


STILT FLOOR PLAN

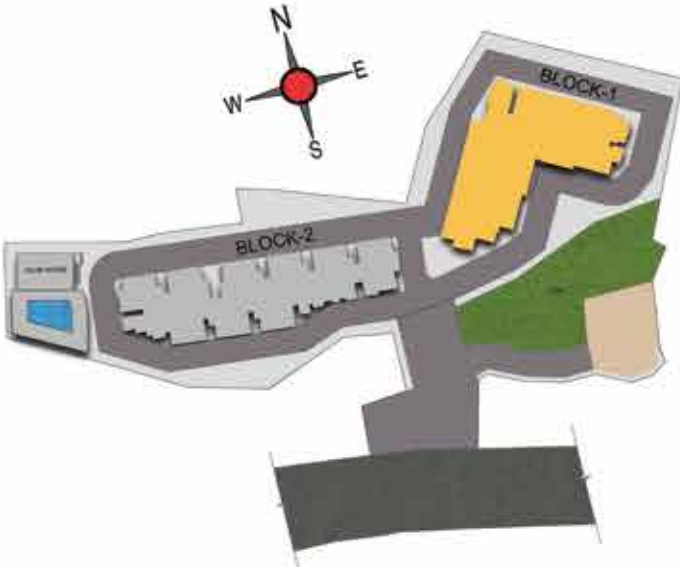


KEY PLAN

BLOCK-1

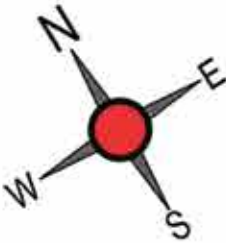


FIRST FLOOR PLAN

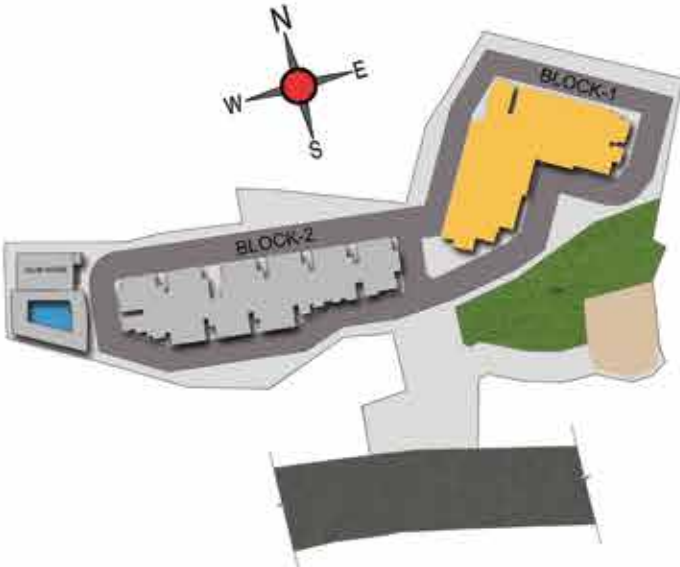


KEY PLAN

BLOCK-1

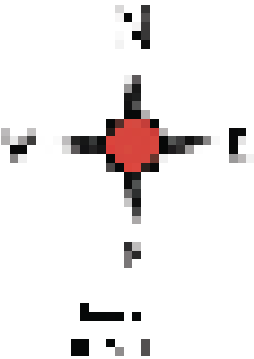


TYPICAL FLOOR PLAN
(2ND TO 15TH FLOOR)



KEY PLAN

BLOCK-2



20
100'

20
100'

20
100'

20
100'

20
100'

20
100'



20
100'

20
100'

20
100'

TOP VIEW FROM NORTH

20
100'

20
100'

20
100'

20
100'

20
100'

20
100'



20
100'

20
100'

20
100'

TOP VIEW FROM SOUTH



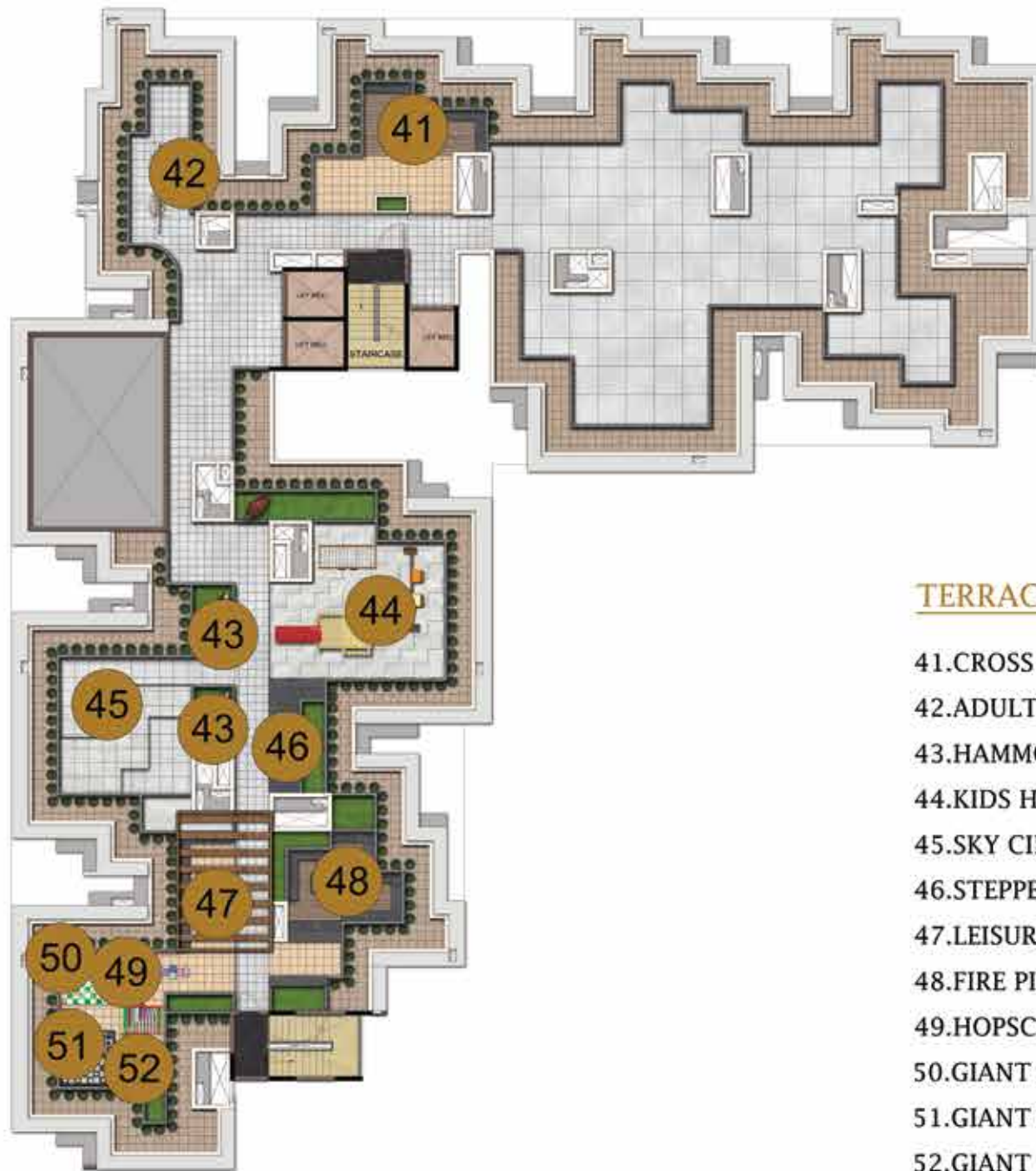
TOP VIEW FROM EAST



TOP VIEW FROM WEST

TERRACE FLOOR PLAN

BLOCK 1



TERRACE AMENITIES

- 41.CROSS FIT
- 42.ADULT NEST SWING
- 43.HAMMOCK COURT
- 44.KIDS HANGOUT
- 45.SKY CINEMA
- 46.STEPPED SEATING
- 47.LEISURE SEATING
- 48.FIRE PIT GATHERING
- 49.HOPSCOTCH PLAZA
- 50.GIANT SNAKE AND LADDER
- 51.GIANT FLOOR CHESS
- 52.GIANT ABACUS

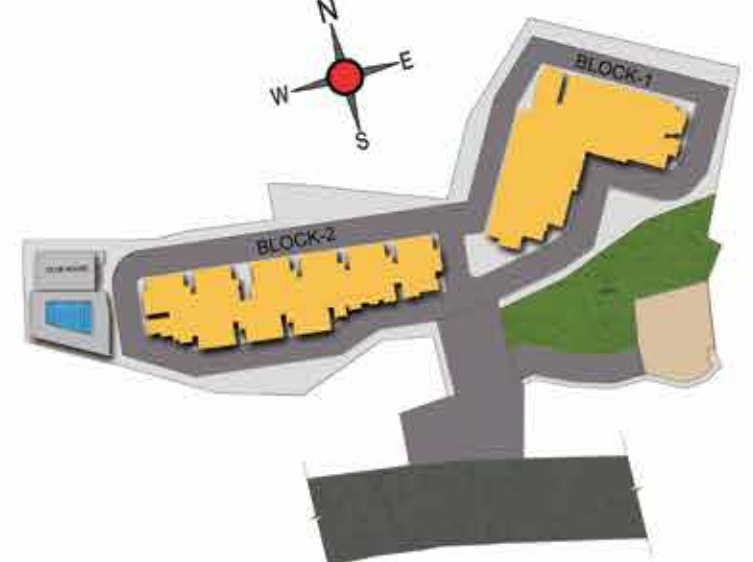
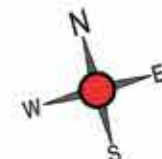


BLOCK 2



TERRACE AMENITIES

- 53.ADULT HANGOUT
- 54.LEISURE PAVILION
- 55.BOARD GAME SEATER
- 56.PARTY LAWN
- 57.STAR GAZING LOUNGERS
- 58.FOOD COURT
- 59.BBQ COURT
- 60.OUTDOOR MULTIPURPOSE DECK

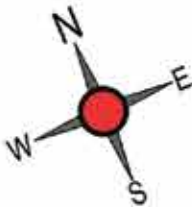


KEY PLAN



UNIT PLAN

1 BHK & 2 BHK



TYPICAL FLOOR PLAN



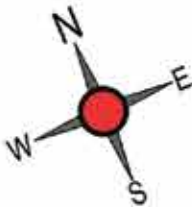
FIRST FLOOR PLAN



KEY PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 1	A-106	467	38	505	730	27
Block 1	A-206 - A-1506	654	38	692	983	0

2 BHK



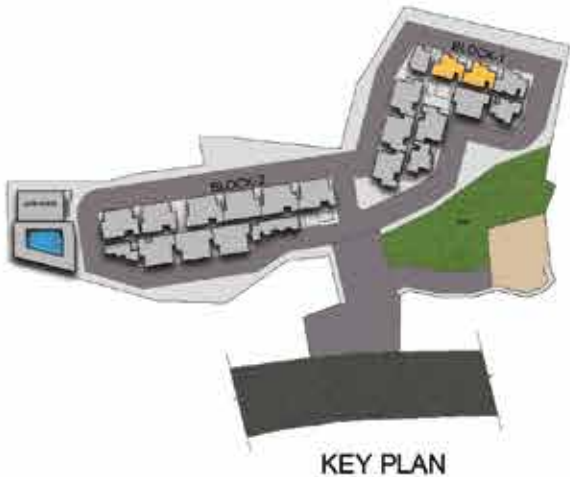
TYPICAL FLOOR PLAN



FIRST FLOOR PLAN

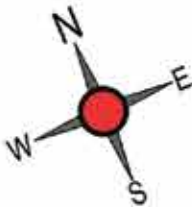


Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 1	A-107	703	40	743	1058	170
Block 1	A-108	703	40	743	1050	165
Block 1	A-207 - A-1507	703	40	743	1058	-
Block 1	A-208 - A-1508	703	40	743	1050	-



KEY PLAN

2 BHK



TYPICAL FLOOR PLAN



FIRST FLOOR PLAN

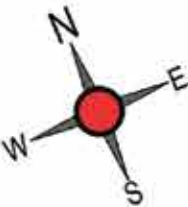


Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 1	A-109	703	40	743	1056	76
Block 1	A-209 - A-1509	703	40	743	1056	-



KEY PLAN

2 BHK



TYPICAL FLOOR PLAN



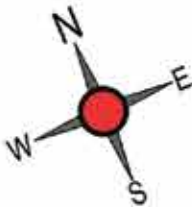
FIRST FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 1	A-102	703	40	743	1059	89
Block 1	A-202 - A-1502	703	40	743	1059	-



KEY PLAN

2 BHK



TYPICAL FLOOR PLAN



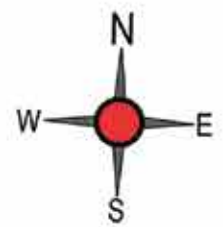
FIRST FLOOR PLAN



KEY PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 1	A-110	703	40	743	1060	89
Block 1	A-210 - A-1510	703	40	743	1060	-

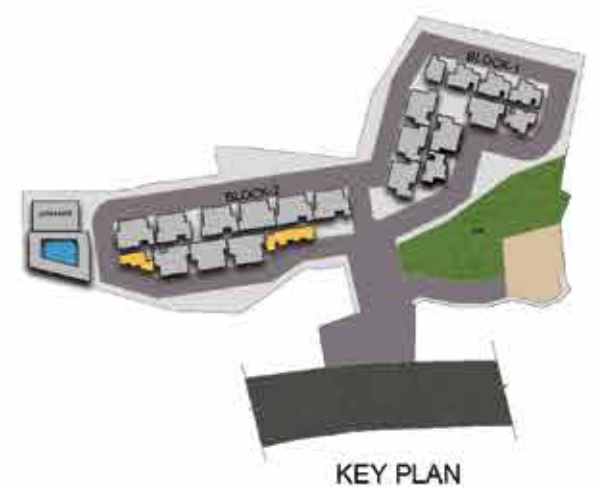
1 BHK & 2 BHK



TYPICAL FLOOR PLAN (B-101 - B-1501)



TYPICAL FLOOR PLAN (B-105 - B-1505)



KEY PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 2	B-101 - B-1501	731	36	767	1108	-
Block 2	B-105 - B-1505	499	38	537	775	-

3 BHK



TYPICAL FLOOR PLAN



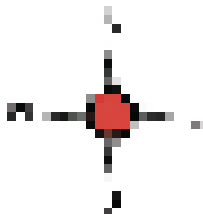
FIRST FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 2	B-104	1025	55	1080	1498	67
Block 2	B-204 - B-1504	1025	55	1080	1498	-



KEY PLAN

3 BHK



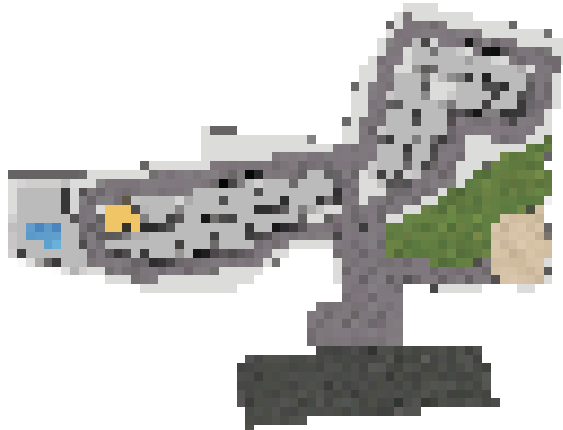
3RD FLOOR PLAN



FIRST FLOOR PLAN

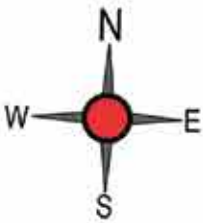


FLOOR		FLOOR AREA (Sqm)				
Floor	Area	Living	Dining	Kitchen	Bedroom	Bath
1st	12.21	4.5	2.5	1.5	3.7	0.5
2nd	12.21	4.5	2.5	1.5	3.7	0.5
3rd	12.21	4.5	2.5	1.5	3.7	0.5



Tree

3 BHK



TYPICAL FLOOR PLAN



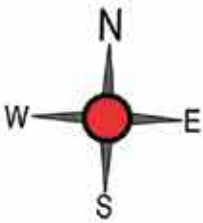
FIRST FLOOR PLAN



KEY PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 2	B-109	1028	55	1083	1503	111
Block 2	B-209 - B-1509	1028	55	1083	1503	-

3 BHK



TYPICAL FLOOR PLAN



FIRST FLOOR PLAN



KEY PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 2	B-110	1028	55	1083	1503	111
Block 2	B-210 - B-1510	1028	55	1083	1503	-

3 BHK



TYPICAL FLOOR PLAN



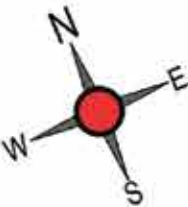
FIRST FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 2	B-103	1028	55	1083	1503	111
Block 2	B-203 - B-1503	1028	55	1083	1503	-



KEY PLAN

3 BHK



TYPICAL FLOOR PLAN



ENTRY

FIRST FLOOR PLAN



KEY PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 1	A-104	1028	55	1083	1504	111
Block 1	A-204 - A-1504	1028	55	1083	1504	-

3 BHK



TYPICAL FLOOR PLAN



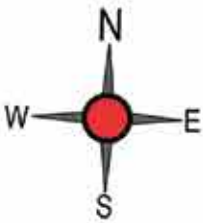
FIRST FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 2	B-102	1028	55	1083	1507	62
Block 2	B-202 - B-1502	1028	55	1083	1507	-



KEY PLAN

3 BHK



TYPICAL FLOOR PLAN



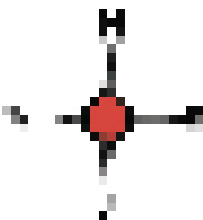
FIRST FLOOR PLAN



KEY PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 2	B-107	1028	55	1083	1508	195
Block 2	B-207 - B-1507	1028	55	1083	1508	-

3 BHK



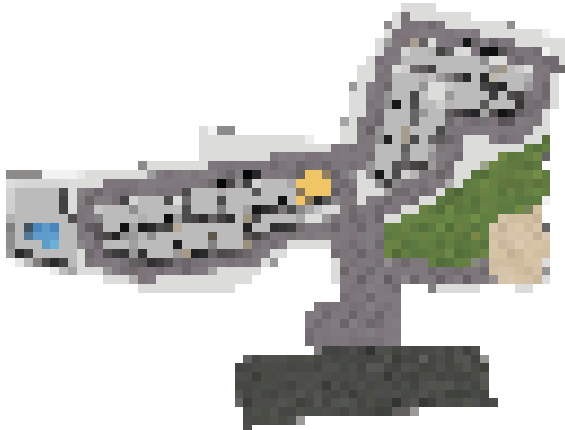
3RD FLOOR



FIRST FLOOR

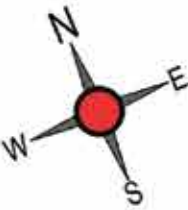


FLOOR		FLOOR AREA (Sqm)				
Floor	Area	Living	Bedroom	Bathroom	Kitchen	Other
1st	12.15	4.5	3.5	1.5	1.5	1.1
2nd	12.15	4.5	3.5	1.5	1.5	1.1
3rd	12.15	4.5	3.5	1.5	1.5	1.1



LANDSCAPE

3 BHK



TYPICAL FLOOR PLAN



FIRST FLOOR PLAN



KEY PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 1	A-103	1028	55	1083	1508	67
Block 1	A-203 - A-1503	1028	55	1083	1508	-

3 BHK

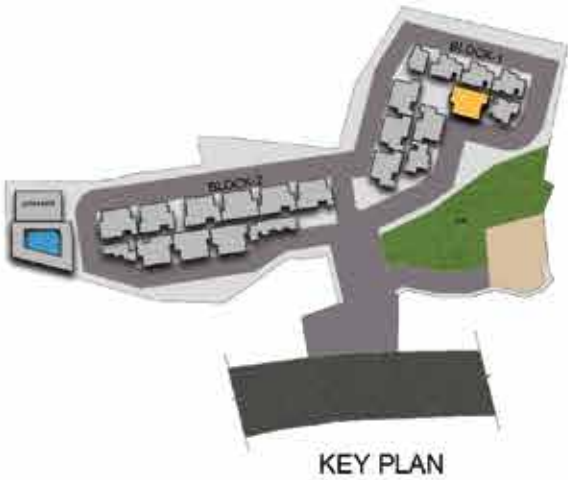


TYPICAL FLOOR PLAN



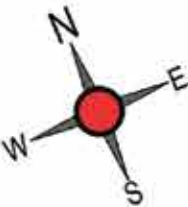
FIRST FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 1	A-111	1028	55	1083	1508	91
Block 1	A-211 - A-1511	1028	55	1083	1508	-



KEY PLAN

3 BHK



TYPICAL FLOOR PLAN



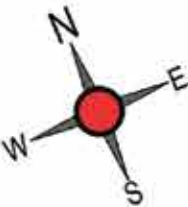
FIRST FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 1	A-101	1028	55	1083	1508	97
Block 1	A-201 - A-1501	1028	55	1083	1508	0



KEY PLAN

3 BHK

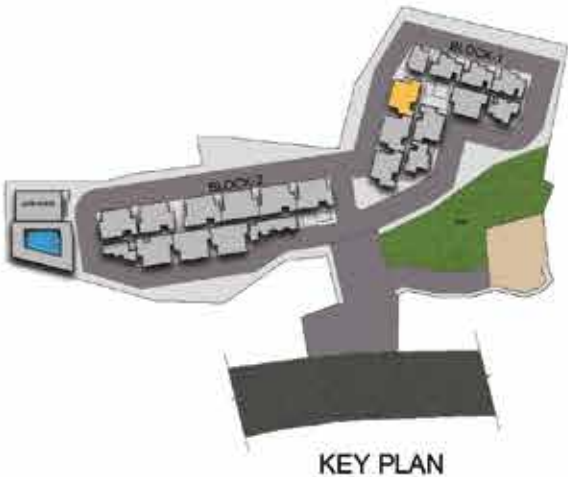


TYPICAL FLOOR PLAN



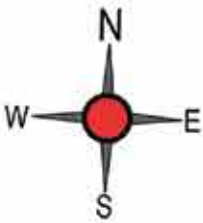
FIRST FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 1	A-105	1028	55	1083	1510	64
Block 1	A-205 - A-1505	1028	55	1083	1504	-



KEY PLAN

3 BHK



TYPICAL FLOOR PLAN



FIRST FLOOR PLAN



KEY PLAN

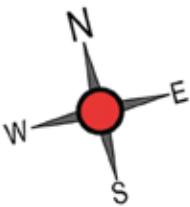
Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 2	B-108	1028	55	1083	1511	198
Block 2	B-208 - B-1508	1028	55	1083	1511	0





CLUBHOUSE PLAN

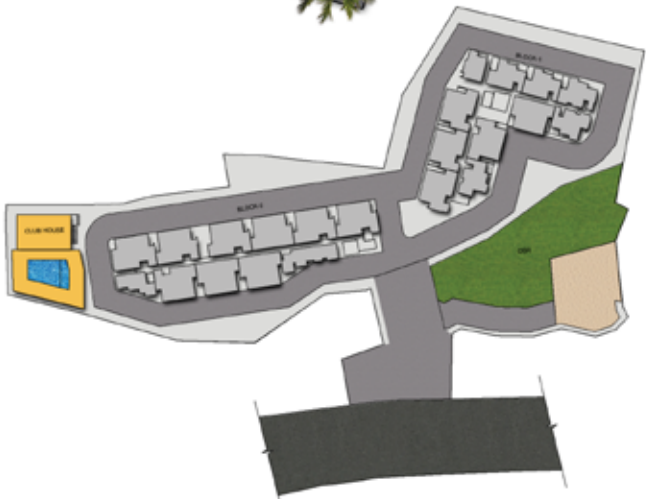
CLUBHOUSE



GROUND FLOOR PLAN

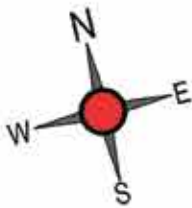
SWIMMING POOL

- 32.LAP POOL
- 33.POOL SIDE PARTY SPACE
- 34.WATER SCULPTURE
- 35.WALL BARBEQUE
- 36.SUN LOUNGERS
- 37.KIDS POOL
- 38.MUSICAL WATER JET
- 39.CABANAS
- 40.LAWN
- FEATURES & ENTERTAINMENT
- 61.WAITING LOUNGE



KEY PLAN

CLUBHOUSE



FIRST FLOOR PLAN

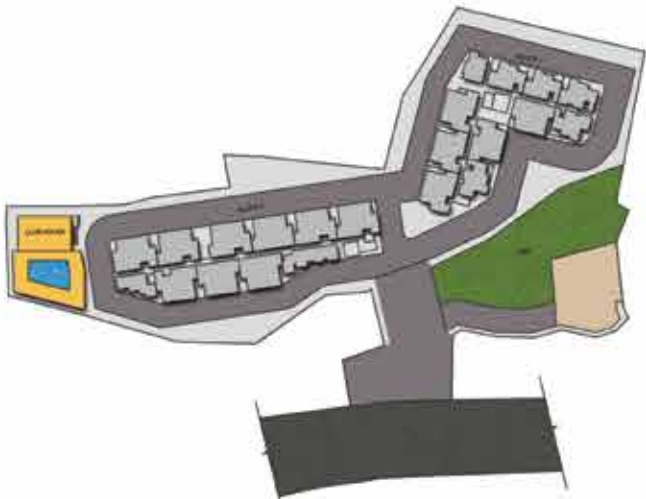
FEATURES & ENTERTAINMENT

- 62.MULTIPURPOSE PARTY HALL WITH PANTRY
- 63.AV ROOM

KIDS

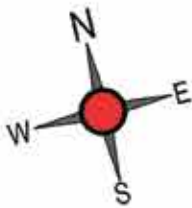
- 74.SOFT PLAY AREA
- 75.ART BOARD WALL
- 76.LEARNING WALL
- 77.LEGO WALL

- 78.VELCRO WALL
- 79.SUSPENDED SEATING
- 80.CLIMBING WALL



KEY PLAN

CLUBHOUSE



SECOND FLOOR PLAN

FEATURES & ENTERTAINMENT

64.LIBRARY

INDOOR GAMES

65.TABLE TENNIS

66.POOL TABLE

67.FOOS BALL

68.AIR HOCKEY

69.BOARD GAMES

FITNESS

70.GYM

71.OXYGEN DIFFUSER

72.BMI MACHINE

73.YOGA / ZUMBA

CONVENIENCE

85.ASSOCIATION ROOM



KEY PLAN

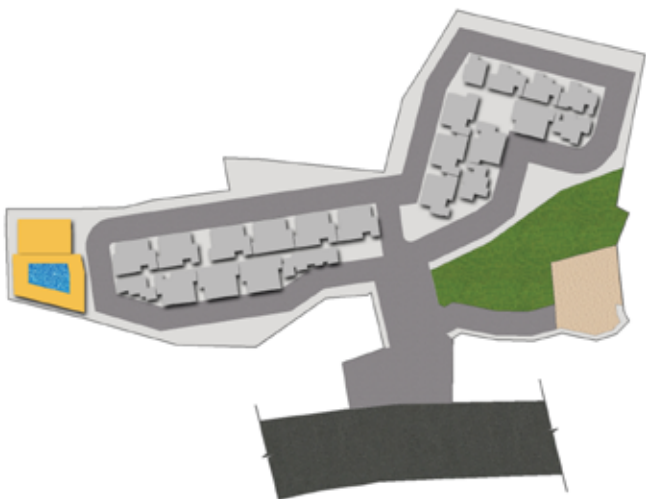
CLUBHOUSE



TERRACE FLOOR PLAN

TERRACE

- 81.ROOF TOP THEATRE
- 82.GRILLING PAVILION
- 83.ROOF TOP CAFÉ
- 84.MINI GOLF



KEY PLAN





SPECIFICATIONS

1. STRUCTURE

Structural System : RCC Framed Structure designed for seismic compliant (Zone II)

Masonry : 200mm for external walls & 100mm for internal walls

Masonry : Will be maintained at 2950mm.

2. WALL FINISH

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

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

Exterior walls : Finished with 1 coat of primer & 2 coats of exterior emulsion paint & color as per architect design intent

Bathroom : Glazed / Matte ceramic tile of size 600 x 1200mm for height of 2350mm & above false ceiling will be finished with a coat of primer building aspirations

Toilet ceiling : Panel / Grid type false ceiling

3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Internal corridor: Marble flooring

Bedroom & Kitchen : Vitrified tiles of size 1200X600mm

Bathroom : Anti-skid ceramic tiles of size 600x600mm

Balcony : Wooden finish tile flooring of size 600x1200mm

Private open terrace (if applicable) : Wooden finish tile flooring of size 600x1200mm

4. Kitchen & DINING

Electrical point : For chimney & water purifier

Dining : Granite counter mounted wash basin and wall dado of height 200mm (wherever applicable)

Kitchen : Will be left own for modular work with electrical points & plumbing provisions

5. BALCONY

Handrail : MS handrail as per architect's design intent

Cloth Drying Hanger : Ceiling mount cloth drying hanger provided living balcony

6. BATHROOMS

Sanitary Fixture : TOTO or Equivalent

CP Fittings : TOTO or Equivalent

Master Bathroom : Wall mounted WC with cistern ,flush plate and Health faucet, Single lever diverter, Rain shower, hand shower and spout with glass partition, granite counter mounted wash basin and 2' long trench drain

Other Bathrooms : Wall-mounted WC with cistern, flush plate and Health faucet, Single lever diverter, Overhead shower& spout, granite counter mounted wash basin and square designer drain

7. JOINERY DOORS:

Main Door : Veneer finish full jamb architrave with double sided veneer finish door of size 1200 x 2200mm

Ironmongeries like Digital lock system of Yale OR equivalent lock, tower bolts, door viewer, Magnetic catcher.

Bedroom Doors : Laminate finish full jamb architrave with double-sided laminate finish door of size 900 x 2200mm.

Ironmongeries like Yale or equivalent lock, door handle, tower bolt, door bush, etc.,

Bathroom Doors : Laminate finish full jamb architrave double sided laminate finish door of size 800 x 2200mm

Ironmongeries like thumb turn lock of Yale or equivalent without key, door bush, tower bolt, etc.,



WINDOWS

Windows : Powder coated Aluminum windows with sliding shutter with see-through toughened glass and MS grill/railing on the inner side (wherever applicable)

Sill coping with granite

French doors : Powder coated Aluminum frame and doors with toughened glass (wherever applicable)

Ventilators : Powder coated Aluminum frame of fixed glass/ open-able shutter for ODU access (wherever applicable)

Sill and Soffit coping with granite.

8. ELECTRICAL POINTS

Power Supply : 3 PHASE power supply connection

Safety device : MCB & RCCB (Residual current circuit breaker)

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

Wires : Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand

5 Amp socket (outdoor) : Point provided in the balcony in recommended location

Foot lamp : Provided in all bedrooms

Fan : Point provided in kitchen

TV : Points in living and any one bedroom and provision in other bedrooms

Data : Points in Living & any one bedroom

Split- air conditioner : Points in Living / Dining and in all bedrooms

Exhaust fan: Point will be given in all bathrooms

Geyser : Point will be given in all bathrooms

Back-up : 1BHK- 350W, 2BHK-400W, 3BHK-SO0W and

9. SPECIFICATIONS COMMON TO BUILDING COMPLEX COMMON FEATURES:

Lift : 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 Wall : Marble cladding @ ground level & Designer Vitrified tile @ other levels

Lobby Flooring : Marble flooring @ ground level & Designer Vitrified tile @ other levels

Corridor Flooring : Vitrified tile of size 800x1600 at all levels

Staircase Floor Staircase Handrail : Granite flooring till 4 floors & Kota at other floors

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

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

Terrace Floor : Pressed tile flooring

Terrace Doors : Good quality door frame with FRP shutters

Ironmongeries like thumb turn lock, door closure, tower of Godrej / equivalent brand



10. OUTDOOR FEATURES:

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

Rain water harvest : Rain water harvesting system
(As per the site requirement)

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 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

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

Granite flooring finish / Cobble stone in entrance driveway and Block lobby entrance





LIVING IN HARMONY WITH NATURE

Serene Water Features: Embrace tranquility with lotus ponds and soothing water elements scattered throughout the community.

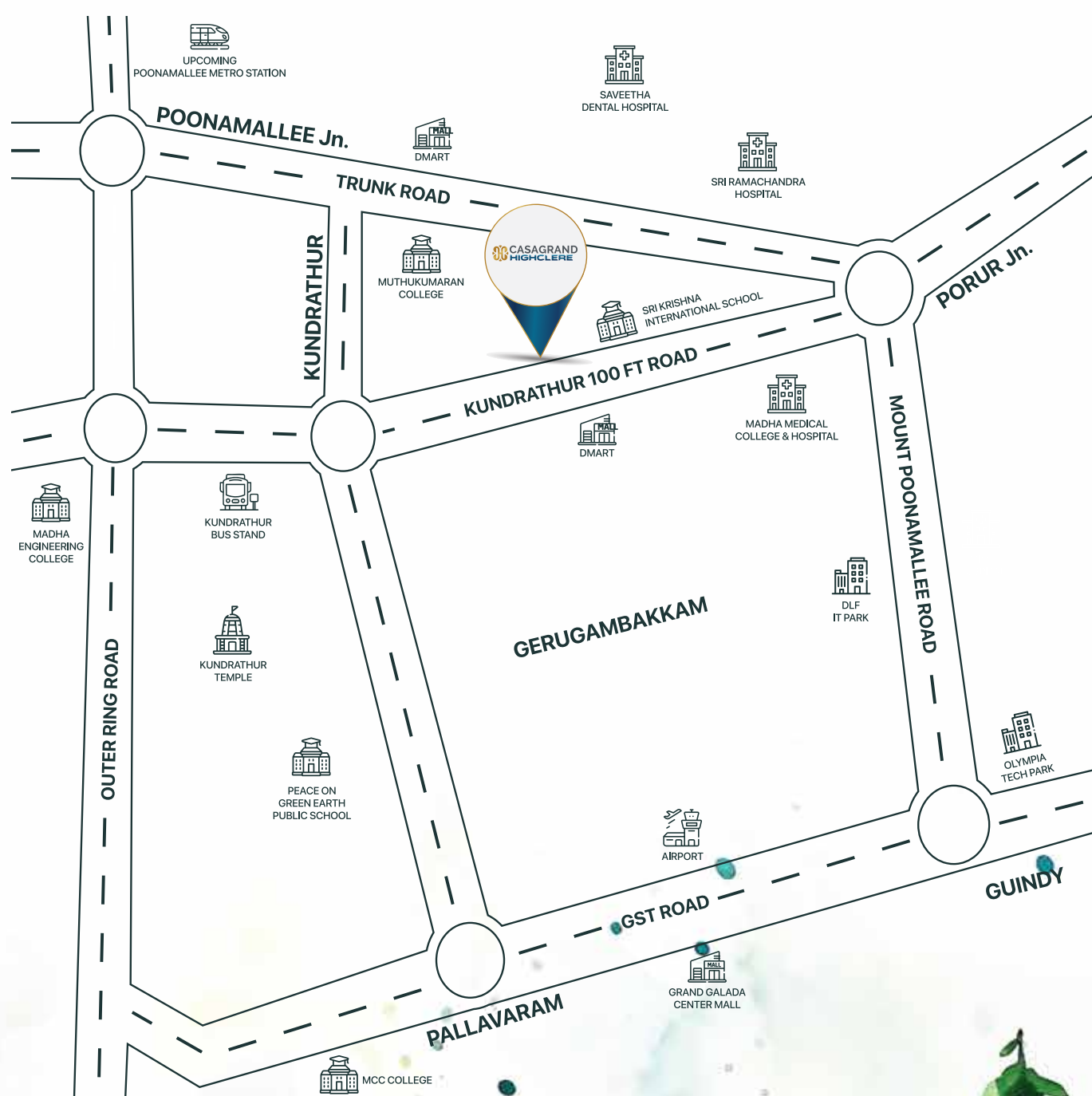
Wellness & Comfort: Enjoy the Reflexology Walkway and dedicated Senior Citizen Seating areas, designed for relaxation and social interaction.

Elder's Pavilion: A peaceful haven for seniors to unwind, engage, and connect in a thoughtfully crafted environment.

Social Spaces to Connect: The Tree Plaza and Outdoor Amphitheater provide vibrant spaces for community gatherings and events.

Lush Multi-Purpose Lawn: A beautifully landscaped lawn with BBQ counters, perfect for evening parties amidst nature's embrace.

LOCATION MAP



85+ Ways to Live, Play & Thrive (or) A Community That Offers More With 85+ Amenities

TECH PARK	Mins
Commerzone	15 Mins
MEPZ - Special Economic Zone	20 Mins
DLF Cyber City	20 Mins
L&T Infotech	20 Mins
Smartwork Olympia National Tower	22 Mins
INDUSTRIAL ESTATE	Mins
Thirumudivakkam Industrial Estate	15 Mins
Ambattur Industrial Estate	30 Mins
SCHOOLS	Mins
Sri Krish International School	3 Mins
Madha Matriculation School	5 Mins
Kidzee Kundrathur	5 Mins
Little Flower Mat. Hr. Sec. School	5 Mins
Minerva Hightech International School	5 Mins
Mangadu Public School	5 Mins
Jain Public School	10 Mins
Maharishi Vidya Mandir	10 Mins
Orchids The International School	15 Mins
ENTERTAINMENT	Mins
Parimalam Cinemas	3 Mins
SB Cinemas	15 Mins
GK Cinemas	15 Mins
PVR Aerohub	20 Mins
Chandra mall	20 Mins
Forum Mall	20 Mins

COLLEGES	Mins
Madha Medical College	3 Mins
Madha Engineering College	5 Mins
Muthukumaran College	10 Mins
Chennai Institute of Technology	15 Mins
Saveetha Dental College	20 Mins
Sai Ram Engineering College	20 Mins
Sri Ramachandra Institute of Higher Education and Research	20 Mins
Crescent College	20 Mins
Madras Christian College	20 Mins
HOSPITALS	Mins
Madha Hospital	5 Mins
Muthukumaran Hospital	10 Mins
Saveetha Dental Hospital	20 Mins
ACS Hospital	20 Mins
Sri Ramachandra Hospital	20 Mins
MIOT Hospital	20 Mins
BUS STATION	Mins
Kundrathur	3 Mins
Iyyappanthangal	15 Mins
Porur	15 Mins
Tambaram	20 Mins
Kilambakkam	20 Mins
Chromepet	23 Mins
RAILWAY STATION	Mins
Poonnamalle Metro Station	15 Mins
Tambaram Railway Station	20 Mins
Meenambakkam Metro Station	20 Mins



AWARDS

ET Now - 2019

Casagrand Zenith
Innovative Project of the Year

ET Now - 2019

Casagrand Eternia II
Best Project in Non-Metro

ET Now - 2019

Casagrand Royale
Most Admired Upcoming Project of the Year

11th Estate Annual Awards - Franchise India - 2019

Casagrand Esmeralda
Luxury Villa Project of the Year

11th Estate Annual Awards - Franchise India - 2019

Casagrand Esmeralda
Luxury Villa Project of the Year

Times Business Awards 2020 - The Times of India (Brand)

Best Real Estate Company of Tamil Nadu

Realty Conclave Excellence Awards - 2021 (South)

Casagrand Orlena
Mid-Segment Project of the Year

Casagrand Boulevard
Most Popular Project of the Year

13th Estate Awards Franchise India and REMAX India - 2021

Casagrand Boulevard
Best Mid-Segment Project of the Year

The Economic Times - 2021 (Brand)

Best Brands Award

The Economic Times Real Estate Award - 2022 (South)

Casagrand Amethyst
Residential Project High-End (completed-metro)

The Economic Times Real Estate Award - 2022 (South)

Casagrand Athens
Residential Project High-End (ongoing-metro)

Exchange4media - 2022 (Brand)

Pride of India Brands - The Best of South Awards

News18 Tamil Nadu - 2022 (Brand)

Most Trusted Builder in South India

14th Realty + Excellence Awards 2022 (South)

Casagrand Hazen
Mid-Segment Project of the Year

14th Realty + Excellence Awards 2022 (South)

Casagrand Hazen
Fastest Growing Realty Brand of the Year

14th Annual Estate Awards in 2023

Casagrand Flagship
Residential Property of the Year

15th Realty+ Excellence Awards 2023, South Edition

Casagrand Aria
Best Affordable Housing project of the year



PAYMENT SCHEDULE

BOOKING ADVANCE	10%
AGREEMENT SIGNING	35%
COMMENCEMENT OF FOUNDATION	7.5%
COMMENCEMENT OF BASEMENT	7.5%
COMMENCEMENT OF 1ST FLOOR ROOF	5%
COMMENCEMENT OF 3 RD FLOOR ROOF	5%
COMMENCEMENT OF 5 TH FLOOR ROOF	5%
COMMENCEMENT OF 7 TH FLOOR ROOF	5%
COMMENCEMENT OF 9 TH FLOOR ROOF	5%
COMMENCEMENT OF 11 TH FLOOR ROOF	5%
COMMENCEMENT OF 13 TH FLOOR ROOF	2.5%
COMMENCEMENT OF 15 TH FLOOR ROOF	2.5%
COMPLETION OF FLOORING RESPECTIVE UNIT	2.5%
HANDING OVER	2.5%
TOTAL	100%



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SCAN FOR BROCHURE

WOODWORKS OF TOP NOTCH QUALITY



Shoe
Rack



TV Unit



Dining
Crockery



Wardrobes
All
Bedrooms



Kitchen
Cabinets



Vanity

HOME ACCESSORIES



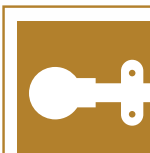
Light
Fixtures



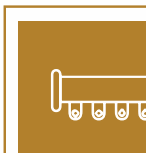
Mirrors in
Dining



False
Ceiling



Curtain
Rods

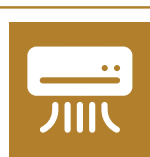


Curtain
Channels



Mirror
Lights

PREMIUM ELECTRICAL FITTINGS



A/C



Cooking
Hob



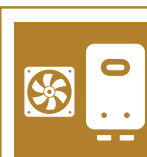
Chimney



Fans
living &
Bedrooms



Fan with
Light
Dining



Exhaust
Fans
& Geysers

WASHROOM ACCESSORIES



LED
Mirror



Tissue
Holder



Towel
Rack



Robe
Hook



Corner
Shelf



Towel
Ring

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building aspirations

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STATE BANK OF INDIA**



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All the images are rendered and the proportions are subject to change. The units are subject to availability.

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