



**YOUR  
NOOK FOR  
A PERFECT  
HOME**



**CASAGRAN**   
**KEATSWAY**





### **South India's Leading Real Estate Developer**

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

In the 18<sup>th</sup> year of our journey, we are all set to progress further with projects worth over ₹8,000 crores in the pipeline with lasting value, integrity and quality.





## CASAGRAN KEATSWAY

Comfort and connectivity at the heart of it, Casagrand Keatsway is the dream home you have been waiting for. Located in one of the most happening Nagavara Jn, surrounded by IT Parks, entertainment, Schools & Colleges etc.

### Salient Features:

- Beautifully crafted 286 apartments on a sprawling 3.74 acres.
- Basement + Ground Floor + 10 floors building structure.
- Meticulously designed 2, 3 & 4 BHK apartment community.
- 60+ lifestyle amenities & features like gym, swimming pool, kids play area, indoor games room, amphitheatre and many more.
- Offers a 5-star clubhouse of 20,000 sqft equipped with recreational amenities.
- 77% of landscaped area for ample light & ventilation.
- 100% Vaastu compliant homes with zero dead space.
- Surrounded by prominent IT/ITES companies, schools, colleges, hospitals & entertainment hubs.







**AMENITIES**



# 60+ Lifestyle Amenities



## INDOOR AMENITIES

1. RECEPTION LOBBY
2. PARTY LOUNGE
3. MULTIPURPOSE HALL
4. KIDS NET AND SAND PIT
5. KIDS PLAY AREA
6. KIDS BALL POOL
7. DAY CARE CENTER
8. CONVENIO STORE
9. ASSOCIATION ROOM
10. INDOOR GAMES ROOM
11. GAMING ROOM
12. GYM
13. BOXING CORNER
14. ARTS AND CRAFTS ZONE
15. LIBRARY NOOK
16. BUSINESS CENTER
17. AV ROOM

18. IRONING SHOP
19. MAID DORMITORIES



## TERRACE AMENITIES

20. KIDS SPORTS TERRACE
21. INTERACTIVE FLOOR GAMES
22. CROSS FIT CORNER
23. SKY CINEMA
24. INFINITY WALKWAY
25. TERRACE HANGOUT PLAZA
26. BARBEQUE CORNER



## OUTDOOR AMENITIES

27. DROP OFF POINT
28. AMPHITHEATRE
29. PARTY LAWN

30. OUTDOOR BARBEQUE
31. MULTIPURPOSE SPORTS COURT
32. SPORTS VIEWING GALLERY
33. CRICKET PRACTICE NET
34. SKATING RINK
35. JOGGING / WALKING TRACK
36. OUTDOOR GYM
37. ROCK CLIMBING WALL
38. MAZE GARDEN
39. ZEN GARDEN
40. LEISURE SEATING
41. GOLF PUTTING
42. YOGA / MEDITATION
43. REFLEXOLOGY PATHWAY
44. SENIOR CITIZEN SEATING AREA
45. CAR WASH BAY
46. ELECTRIC CAR CHARGING
47. HAMMOCK GARDEN
48. TREE COURT
49. PETS PARK

50. TRAMPOLINE WITH BASKETBALL HOOP
51. TOT-LOT
52. CYCLE RACK WITH CYCLES
53. CHALK BOARD WALL
54. KIDS PLAY AREA
55. SAND PIT
56. PLAY MOUNDS
57. SENSORY PLAY AREA
58. DIY ORGANIC GARDEN
59. AIR FILLING STATION
60. SWIMMING POOL
61. BEACH POOL
62. KIDS POOL
63. KIDS WATER SLIDE
64. SPLASH PAD







- Kids & Senior citizen friendly community – Meticulous planning has been done to ensure the community is a Kids & Senior citizen friendly community.



## 60+ Lifestyle Amenities...

- 60+ Amenities of outdoor and indoor recreational facilities are sprawled across the project enhancing the social environment and liveliness of the community.
- Swimming pool – The Swimming pool designed along with the beach pool in a semi-circular shape is a focal point of the podium.
- Kids' friendly amenities – Apart from general amenities like kids play area, sports court in the community has unique kids' friendly amenities like rock climbing wall, Skating rink, Bicycle tracks which instill social interaction among the kids.
- Kids pool and Interactive splash pad – The interactive water features gives the kids an added entertainment along with water slide.
- Fun and recreational amenities such as trampoline with basketball hoop, cricket net, Golf putting etc. intended to enhance the sportsmanship of the community.
- Activities for every age group – The amenities are planned for the healthy lifestyle of residents of all age groups.
- Senior citizen friendly – The amenities like reflexology walkway, Senior citizen alcove and leisure seating planned for the elderly people.
- Social gathering spaces – Such as Amphitheatre and party lawn with barbecue area encourage social activity in the community.
- Way to healthy life – Outdoor fitness amenities like Outdoor gym, multipurpose sports court, and Jogging track encourages residents of all age groups to spend couple of minutes for their healthy life.

## A Premium community for a Superlative Life...

- Premium community design – Finely crafted community set amidst 3.74 acres of area planned with large podium and vast green spaces.
- 24x7 security – The project has entry portals with controlled entry and exit facilitated with CCTV surveillance at pivotal points to ensure 24x7 security.
- A 40 feet Grand Archway – Welcomes one into the community with its grandness enhanced with front water feature and dedicated drop zone.
- Contemporary elevation with lighting uplifts the building exteriors and landscape, creating interest in the community.
- 77% of area solely dedicated for landscape sprawled with amenities and multiple entertainments for residents of all age groups.
- A Grand podium – The community has a grand 63000 sqft open podium with lush green belt giving you the opportunity to be with nature.

- Significance of natural and Serene living – Meditation deck and Zen garden is surrounded by green space gives you the chance of enjoy the serene.
- Enjoy the serene outdoors by relaxing in the hammocks
- Self-Gardening is provided to encourage farming and gardening within the community by allowing them to grow and nurture plants by themselves.
- Pets Park is a dedicated space for your pets giving the community the comfort of being pet friendly.

## Indulge in Most Finest Clubhouse

- 5-star Clubhouse of 20000 sqft is equipped with world-class amenities and plush interiors.
- Grand double height reception with spacious lounge welcomes one into the interior of the club house.
- Club Indoor amenities such as multipurpose hall, AV room, Indoor games like table tennis, foosball, Board games, and Kids play area with daycare gives added luxury in the community.
- Exclusive gym with top notch features like cross fit corner, boxing corner and Aerobic floor take work out to next level.
- Fun and recreational amenities like video games room with VR games keep the child engaged in an array of activities.
- Arts and Crafts zone with library nook engages your kids with creative and innovative things.
- Kids sports terrace – Dedicated space for kid’s floor games and jungle gym offering an energetic lifestyle for kids.

- Sky cinema – The Sky cinema with projector screen facility is planned such that, the residents can spend time outdoors watching matches and movies
- Terrace hangout plaza – Provided in both Clubhouse terrace and Apartment terrace with extended features like barbeque corner encouraging activities in the outdoors.
- Infinity walkway – Apartment terrace is facilitated with infinity walk-way and shaded seating to spend evenings.



## Convenience at its best

- Access to daily needs – Convenience store and Ironing shop provided for the ease of daily provisional hassles.
- Electric charging stations are provided for the comfort of charging your e-vehicles.
- Car wash station and air filling station give the comfort of servicing your vehicle inside the community.
- Maid Dormitories are located at the basement level for maids and drivers who reside in the community.



## Unmatched Interior Planning

- Spacious Planning of homes with bigger sized bedrooms, toilets of minimum size 8’x5’ and utility area.
- Full height windows and French doors designed to offer 3 times greater light, ventilation and beautiful views than other homes.
- Walk-in wardrobe – Most of the units have walk in wardrobe in one of the bedrooms.

- Ensuring beautiful views – All homes are designed in such a way that they overlook podiums or a landscape area that provides each balcony and bedroom good view and ventilation.
- Zero dead space – Internal and external spaces have been designed with zero space wastage, giving you maximum usable area in your apartment.
- No overlooking units – To ensure more privacy and security, units have been designed in such a way that the entrance doors do not face each other.
- Lighting and ventilation – All windows, OTS, cutouts, shafts ensure ventilation not only within your apartment but also in the corridors.
- Planned ODU locations – Designed to avoid any view or obstruction to other apartments and well-hidden to make sure that no air conditioner is visible on the facade of the building.



## Vaastu Compliance for enhancing a positive living

- All the kitchens are Northwest or Southeast Kitchen.
- No apartments have toilets in Southwest or Northeast
- All Units have a bedroom in South west corner
- North facing headboards are avoided in every bedroom



## Superior Specification

- Grand main door with veneer finish gives a royal welcome to your home
- Digital lock for main door – New generation digital lock system with which you can unlock your door with a simple touch and can share the digital key to any visitors.

- Premium bathroom specification – Counter top washbasin and overhead shower with hand shower for any one of the bathrooms. Premium branded bathroom fittings gives a royal look to all the bathrooms.
- High end designer tiles used for flooring and bathroom walls.
- SS sink – Superior quality of stainless-steel sink with drain board facilitated with swivel tap
- All sliding doors and windows are aluminium – finish which gives the flawless elegance to the interiors.



## A Community that makes you go WOW with the awe-looking design!

Casagrand Keatsway offers the epitome of luxury with its contemporary facade, 5 star interiors, and countless features and amenities designed flawlessly to give you a living experience that is absolutely par excellence.







**SITE PLAN  
&  
FLOOR PLANS**



# Site/Ground Floor Plan



## OUTDOOR AMENITIES

- 27. DROP OFF POINT
- 28. AMPHITHEATER
- 29. PARTY LAWN
- 30. OUTDOOR BARBEQUE
- 31. MULTIPURPOSE SPORTS COURT
- 32. SPORTS VIEWING GALLERY

- 33. CRICKET PRACTICE NET
- 34. SKATING RINK
- 35. JOGGING / WALKING TRACK
- 36. OUTDOOR GYM
- 37. ROCK CLIMBING WALL
- 38. MAZE GARDEN

- 39. ZEN GARDEN
- 40. LEISURE SEATING
- 41. GOLF PUTTING
- 42. YOGA / MEDITATION
- 43. REFLEXOLOGY PATHWAY
- 44. SENIOR CITIZEN SEATING AREA



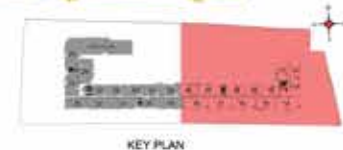
# Site/Ground Floor Plan



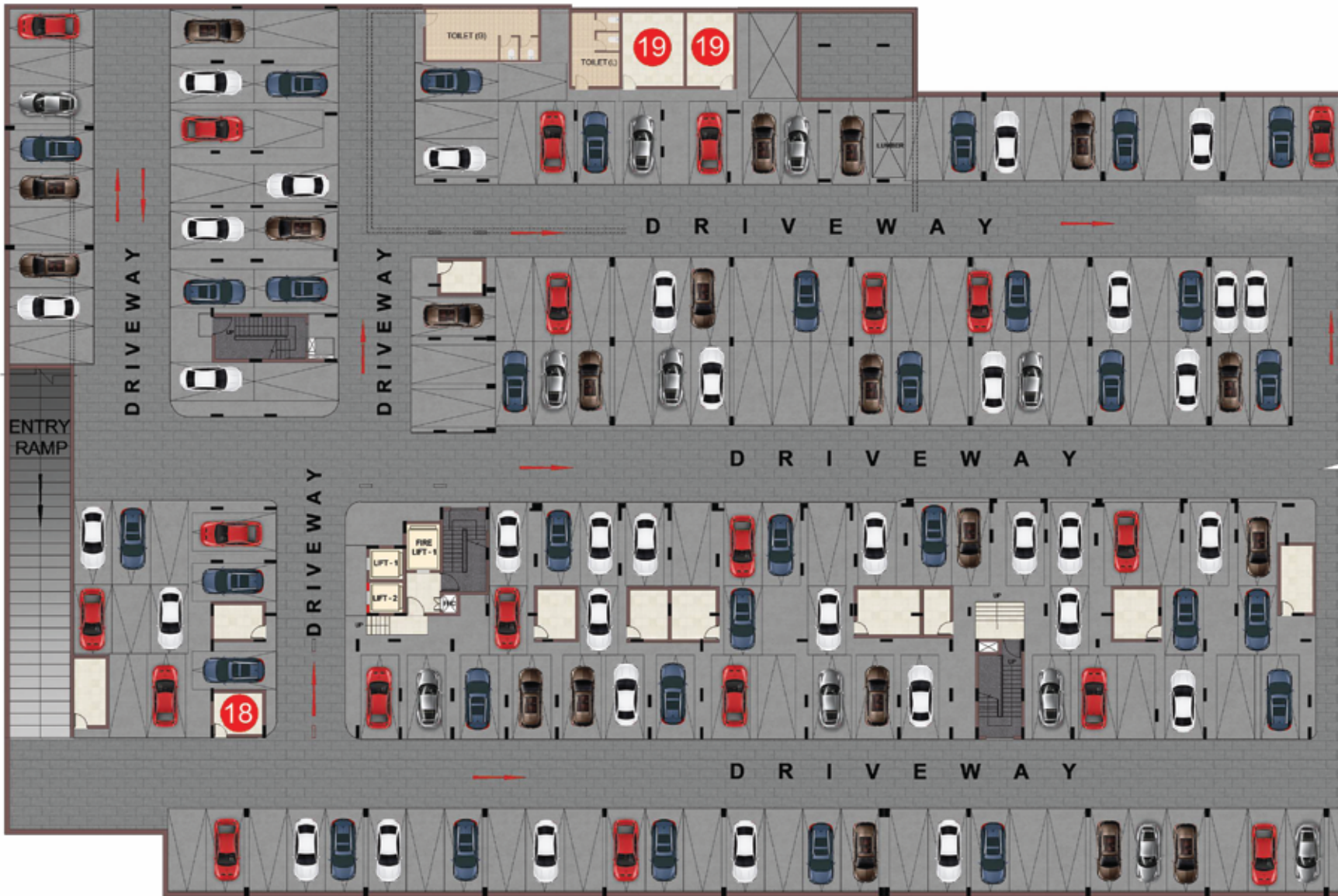
- 45. CAR WASH BAY
- 46. ELECTRIC CAR CHARGING
- 47. HAMMOCK GARDEN
- 48. TREE COURT
- 49. PETS PARK
- 50. TRAMPOLINE WITH BASKETBALL HOOP

- 51. TOT-LOT
- 52. CYCLE RACK WITH CYCLES
- 53. CHALK BOARD WALL
- 54. KIDS PLAY AREA
- 55. SAND PIT
- 56. PLAY MOUNDS
- 57. SENSORY PLAY AREA

- 58. DIY ORGANIC GARDEN
- 59. AIR FILLING STATION
- 60. SWIMMING POOL
- 61. BEACH POOL
- 62. KIDS POOL
- 63. KIDS WATER SLIDE
- 64. SPLASH PAD

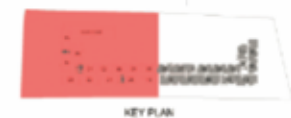


# Basement Plan

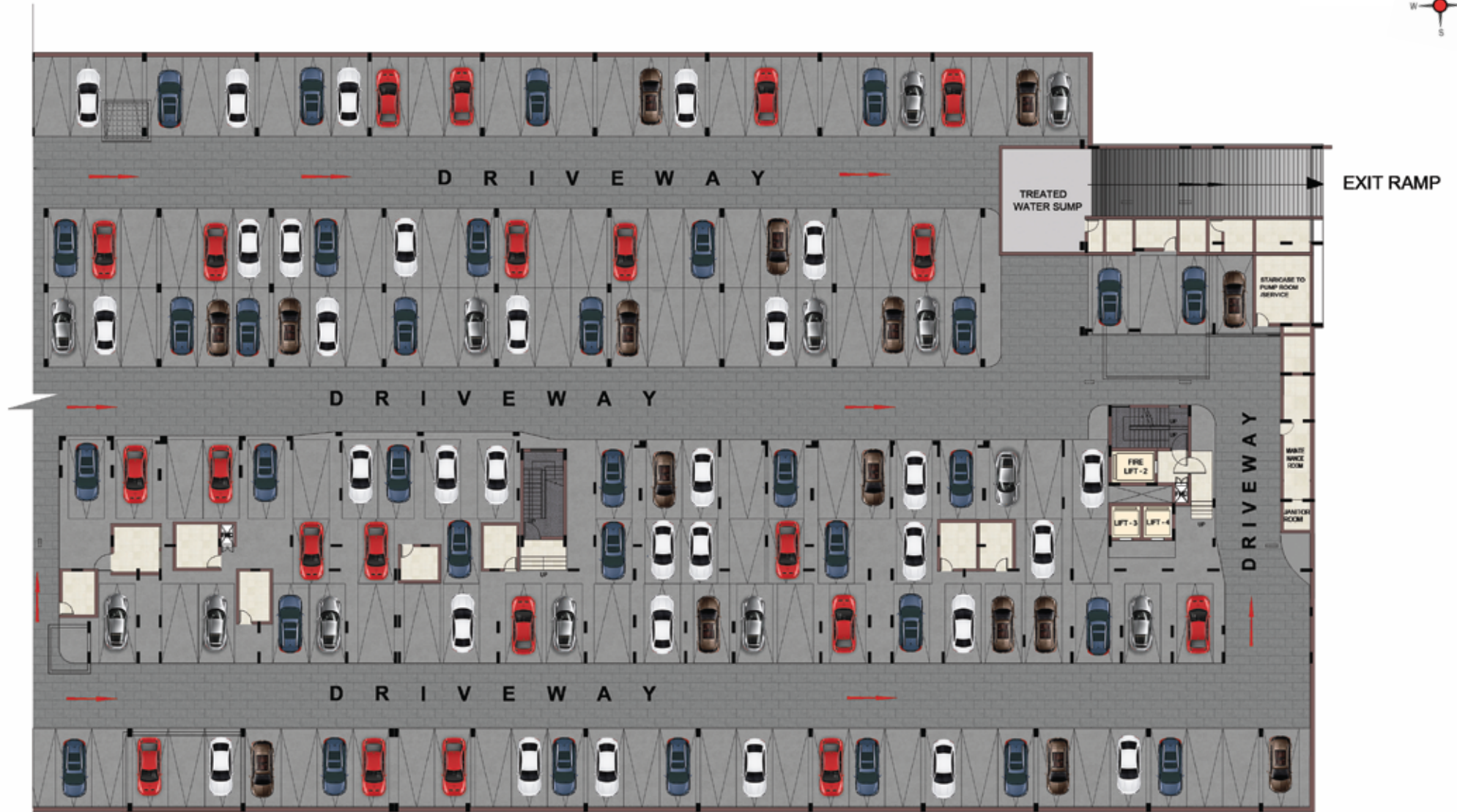


## BASEMENT AMENITIES

- 18. IRONING ROOM
- 19. DORMITORIES



# Basement Plan



# 1st Floor Plan



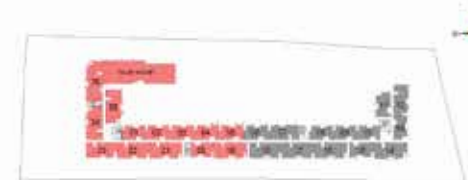
KEY PLAN

# 1st Floor Plan



KEY PLAN

# 2<sup>nd</sup> - 10<sup>th</sup> Floor Plan



KEY PLAN



# 2<sup>nd</sup> - 10<sup>th</sup> Floor Plan



KEY PLAN



# Terrace Floor Plan



## TERRACE AMENITIES

- 24. INFINITY WALKWAY
- 25. HANGOUT PLAZA



KEY PLAN

# Terrace Floor Plan



## TERRACE AMENITIES

- 24. INFINITY WALKWAY
- 25. HANGOUT PLAZA



KEY PLAN



**UNIT PLANS**

# 1 BHK+1T

G01 - 101 | G09 | G10 - 110



UNIT NO - G01  
G09  
G10

GROUND FLOOR



UNIT NO - 101  
110

FIRST FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G01	1BHK - 1T	500	38	538	796	26
101	1BHK - 1T	500	38	538	796	0
G09	1BHK - 1T	500	38	538	788	26
G10	1BHK - 1T	500	38	538	796	26
110	1BHK - 1T	500	38	538	788	0



KEY PLAN

# 1 BHK+1T

G03 | G04 | G05 | G15



UNIT NO - G03  
G04  
G05

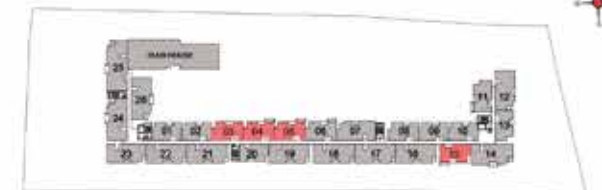
GROUND FLOOR



UNIT NO - G15

GROUND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G03	1BHK - 1T	544	39	583	859	28
G04	1BHK - 1T	544	39	583	859	29
G05	1BHK - 1T	544	39	583	859	29
G15	1BHK - 1T	578	83	661	966	0



KEY PLAN

# 2 BHK+2T 201 - 1001 | 109 - 1009 | 210 - 1010 | G20 - 1020



UNIT NO - G20

GROUND FLOOR



UNIT NO - 120 - 1020

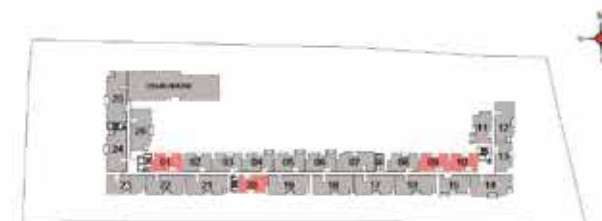
TYPICAL FLOOR



UNIT NO - 109 - 1009  
201 - 1001  
210 - 1010

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
109 - 1009	2BHK - 2T	701	38	739	1084	0
201 - 1001	2BHK - 2T	701	38	739	1092	0
210 - 1010	2BHK - 2T	701	38	739	1090	0
G20	2BHK - 2T	703	38	741	1090	26
120 - 1020	2BHK - 2T	703	38	741	1090	0



KEY PLAN

# 2 BHK+2T G13 - 1013 | G26



UNIT NO - G13 GROUND FLOOR



UNIT NO - 113 - 1013 TYPICAL FLOOR



UNIT NO - G26 GROUND FLOOR

UNIT NO	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G13	2BHK - 2T	703	38	741	1090	30
113 - 1013	2BHK - 2T	703	38	741	1090	0
G26	2BHK - 2T	986	65	1051	1528	0



KEY PLAN

# 2 BHK+2T G02 - 1002 | G08 - 1008



UNIT NO - G02  
G08

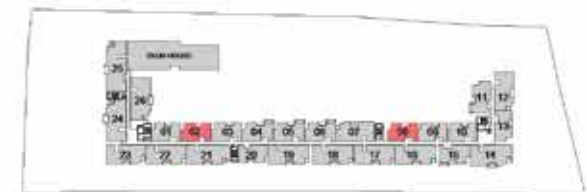
GROUND FLOOR



UNIT NO - 102 - 1002  
108 - 1008

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G02	2BHK - 2T	701	38	739	1098	26
102	2BHK - 2T	701	38	739	1098	0
202 - 1002	2BHK - 2T	701	38	739	1090	0
G08	2BHK - 2T	701	38	739	1092	30
108 - 1008	2BHK - 2T	701	38	739	1092	0



KEY PLAN



# 2 BHK+2T 104 - 1004 | 105 - 1005 | G06 - 1006



UNIT NO - G06

GROUND FLOOR



UNIT NO - 104 - 1004  
105 - 1005  
106 - 1006

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G06	2BHK - 2T	779	83	862	1244	29
104 - 1004	2BHK - 2T	779	83	862	1248	0
105 - 1005	2BHK - 2T	779	83	862	1248	0
106 - 1006	2BHK - 2T	779	83	862	1246	0



KEY PLAN

# 2 BHK+2T G11-1011 | 115-1015



UNIT NO - G11

GROUND FLOOR



UNIT NO - 111 - 1011

TYPICAL FLOOR



UNIT NO - 115 - 1015

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE (SQ.FT)
G11	2BHK - 2T	781	83	864	1263	34
111 - 1011	2BHK - 2T	781	83	864	1263	0
115 - 1015	2BHK - 2T	781	83	864	1254	0



KEY PLAN

# 2 BHK+2T G23 & 103 - 1003



UNIT NO - G23

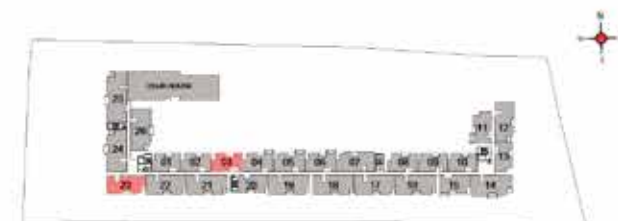
GROUND FLOOR



UNIT NO - 103 - 1003

FIRST FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G23	2BHK - 2T	857	39	896	1310	0
103 - 1003	2BHK - 2T	773	39	812	1190	0



KEY PLAN

# 3 BHK+3T G07 - 1007



UNIT NO - G07

GROUND FLOOR



UNIT NO - 107 - 1007

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G07	3BHK - 3T	1053	68	1121	1613	19
107 - 1007	3BHK - 3T	1053	68	1121	1613	0



KEY PLAN

# 3 BHK+3T G12 - 1012 | G24 - 1024 | 126 - 1026



UNIT NO - G12 - 1012

TYPICAL FLOOR



UNIT NO - G24 - 1024

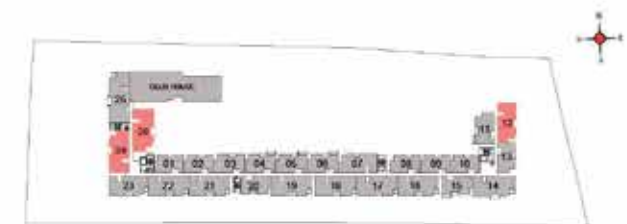
TYPICAL FLOOR



UNIT NO - 126 - 1026

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE (SQ.FT)
G12 - 1012	3BHK - 3T	1053	68	1121	1615	0
G24 - 1024	3BHK - 3T	1215	97	1312	1889	0
126 - 1026	3BHK - 3T	1215	97	1312	1889	0



KEY PLAN

# 3 BHK+3T G16 - 1016 | G17 - 1017 | G18 - 1018 | G19 - 1019 | G21 - 1021 | G22 - 1022



UNIT NO - G16 - 1016  
G17 - 1017  
G18 - 1018

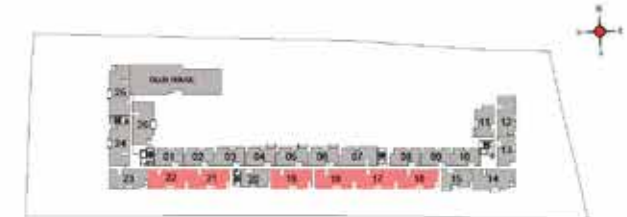
TYPICAL FLOOR



UNIT NO - G19 - 1019  
G21 - 1021  
G22 - 1022

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE (SQ.FT)
G16 - 1016	3BHK - 3T	1146	72	1218	1745	0
G17 - 1017	3BHK - 3T	1146	72	1218	1745	0
G18 - 1018	3BHK - 3T	1146	72	1218	1754	0
G19 - 1019	3BHK - 3T	1146	72	1218	1748	0
G21 - 1021	3BHK - 3T	1146	72	1218	1745	0
G22	3BHK - 3T	1146	72	1218	1745	0
122 - 1022	3BHK - 3T	1146	72	1218	1736	0



KEY PLAN

# 3 BHK+3T G14 - 1014 | 123 - 1023



UNIT NO - G14 - 1014

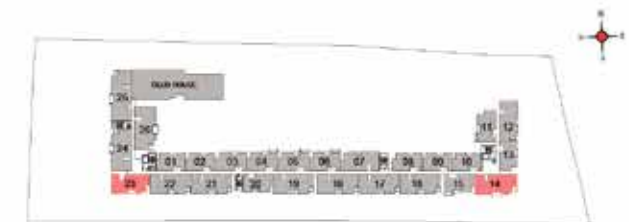
TYPICAL FLOOR



UNIT NO - 123 - 1023

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G14	3BHK - 3T	1215	97	1312	1889	0
114 - 1014	3BHK - 3T	1215	97	1312	1882	0
123 - 1023	3BHK - 3T	1047	68	1115	1615	0



KEY PLAN

# 4 BHK+4T G25 - 1025



UNIT NO - G25

GROUND FLOOR



UNIT NO - 125 - 1025

TYPICAL FLOOR



UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G25	4BHK - 4T	1474	99	1573	2268	29
125 - 1025	4BHK - 4T	1474	99	1573	2268	0



KEY PLAN





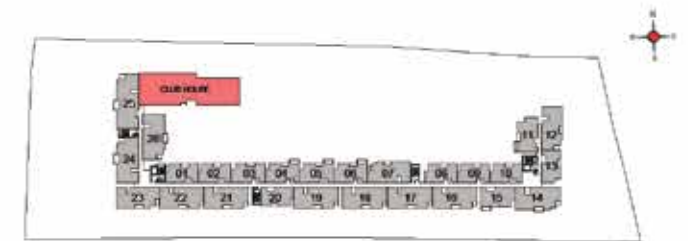
**CLUBHOUSE  
PLAN**

# Ground Floor Plan



## INDOOR AMENITIES

- |                          |                     |
|--------------------------|---------------------|
| 1. RECEPTION LOBBY       | 5. KIDS PLAY AREA   |
| 2. PARTY LOUNGE          | 6. KIDS BALL POOL   |
| 3. MULTIPURPOSE HALL     | 7. DAY CARE CENTER  |
| 4. KIDS NET AND SAND PIT | 8. CONVENIO STORE   |
|                          | 9. ASSOCIATION ROOM |



KEY PLAN

# First Floor Plan



## INDOOR AMENITIES

- 10. INDOOR GAMES ROOM
- 11. GAMING ROOM
- 12. GYM
- 13. BOXING CORNER



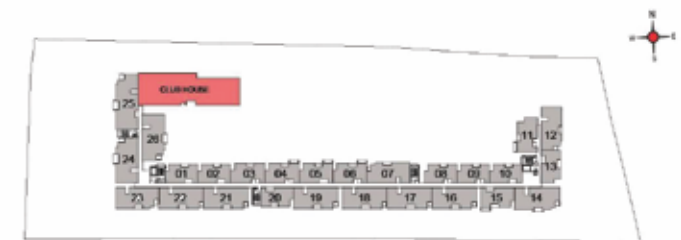
KEY PLAN

# Second Floor Plan



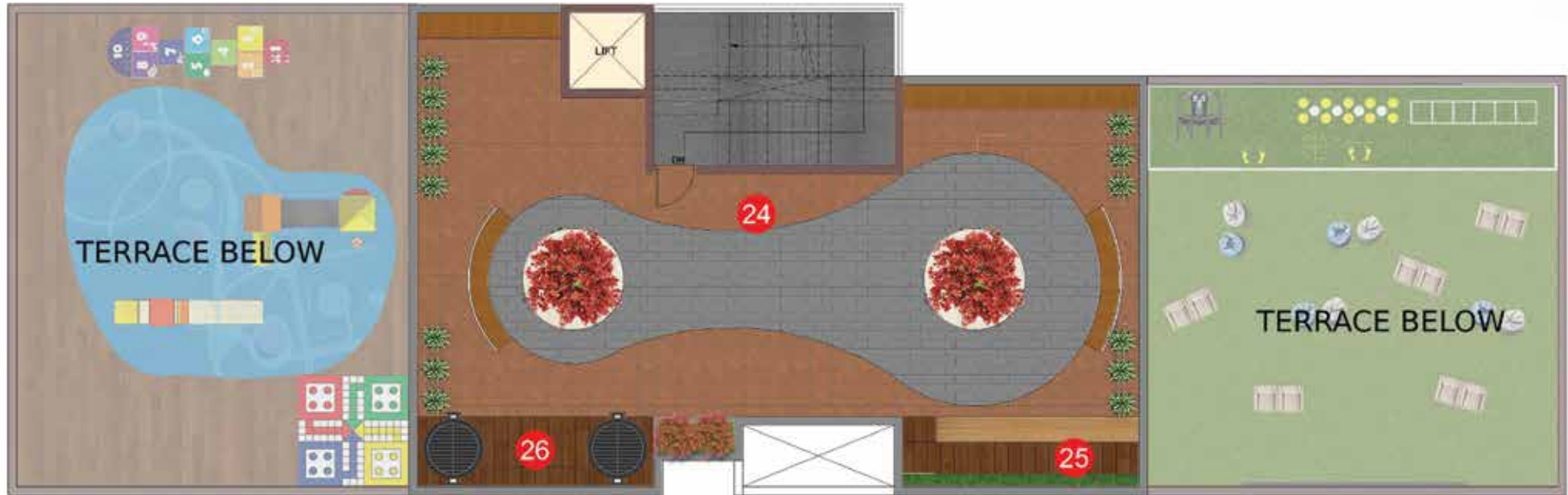
## INDOOR AMENITIES

- |                          |                             |
|--------------------------|-----------------------------|
| 14. ARTS AND CRAFTS ZONE | 20. KIDS SPORTS TERRACE     |
| 15. LIBRARY NOOK         | 21. INTERACTIVE FLOOR GAMES |
| 16. BUSINESS CENTER      | 22. CROSS FIT CORNER        |
| 17. AV ROOM              | 23. SKY CINEMA              |



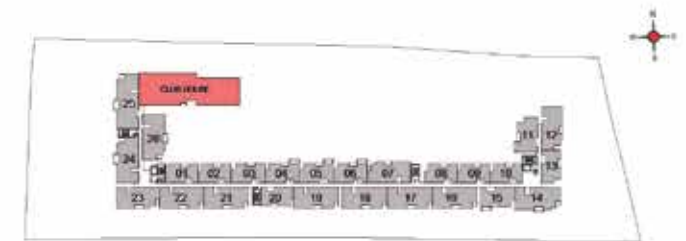
KEY PLAN

# Terrace Floor Plan



## INDOOR AMENITIES

- 24. INFINITY WALKWAY
- 25. TERRACE HANGOUT PLAZA
- 26. BARBEQUE CORNER



KEY PLAN





**SPECIFICATION**

## STRUCTURE



- Structural system** : RCC Framed Structure designed for seismic compliant (Zone 2)
- Masonry** : 200mm for external walls & 100mm for internal walls
- Floor- Floor height (incl. slab)** : Will be maintained at 2950mm
- ATT** : Anti-termite treatment will be done

## FLOOR FINISH



- Living, dining, bedrooms, kitchen** : Vitrified tiles of size 600x600mm
- Bathroom** : Anti-skid ceramic tiles of size 300x300mm
- Balcony & Utility** : Anti-skid ceramic tiles of size 300x300mm
- Private open terrace (if applicable)** : Pressed tiles finish

## KITCHEN & DINING



- Kitchen** : Platform will be finished with granite slab of 600mm wide at height of 800mm from the finished floor level
- Electrical point** : For chimney & water purifier
- CP fitting** : Kohler / American standard / Equivalent
- Sink** : Single bowl SS sink with drain board

## WALL FINISH



- Internal walls** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of Emulsion
- Ceiling** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of Emulsion
- Exterior walls** : Exterior faces of the building will be finished with 1 coat of primer & 2 coats of Emulsion paint with color as per architect design
- Bathroom** : Ceramic Tile up to false ceiling height of size 300x600mm & above false ceiling will be finished with a coat of primer
- Kitchen** : Ceramic wall tile of size 300x600mm for a height of 600mm above the counter top finished level

- Toilet ceiling** : Grid type false ceiling

## BATHROOMS



- CP fittings & sanitary fixture** : Kohler / American standard / Equivalent
- One of the Bathroom:** Wall mounted WC with cistern, Health faucet, Single lever diverter, Overhead shower, Hand shower and Granite counter top wash basin
- Other Bathrooms** : Wall mounted WC with cistern, Health faucet, Single lever diverter, Overhead shower and Wall hung wash basin

## BALCONY



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

## JOINERY



### DOORS

- Main door** : Good quality veneer door of size 1050x2100mm with polish finish
- Ironmongeries like Digital Door lock of Yale or equivalent, tower bolts, door viewer, safety latch, magnetic door catcher, etc.
- Bedroom doors** : Good quality skin door of size 900 X 2100mm with paint finish
- Ironmongeries like Godrej or equivalent lock, door bush, tower bolt, etc.
- Bathroom doors** : Good quality FRP door of size 750 X 2100mm with paint finish
- Ironmongeries like thumb turn lock of Godrej / equivalent without key, door bush, etc.

### WINDOWS

- Windows** : Aluminium windows with sliding shutters & plain glass
- French doors** : Aluminium doors with sliding shutters & toughened glass
- Ventilators** : Aluminium ventilators of fixed / open-able shutter for ODU access (wherever applicable)



## ELECTRICAL POINTS



<b>Power supply</b>	: 3 PHASE power supply connection
<b>Safety device</b>	: MCB & RCCB (Residual Current Circuit Breaker RCCB)
<b>Switches &amp; sockets</b>	: Modular box & modular switches & sockets of good quality IS brand
<b>Wires</b>	: Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand
<b>TV</b>	: Point in Living & one of the bedroom and provision in other bedrooms
<b>Telephone</b>	: Point in Living & one of the bedroom
<b>Data</b>	: Point in Living & one of the bedroom
<b>Split- air conditioner</b>	: Points in all bedrooms and provision in Living / Dining
<b>Exhaust fan</b>	: Points in all bathrooms
<b>Geyser</b>	: Points in all bathrooms
<b>Back-up</b>	: 750W for 4 BHK, 600W for 3 BHK, 500W for 2 BHK & 400W for 1 BHK

## SPECIFICATIONS COMMON TO BUILDING COMPLEX



### COMMON FEATURES:

<b>Lift</b>	: Elevators of 10 passengers automatic lift will be provided
<b>Back-up</b>	: 100% Power backup for common amenities such as Clubhouse, Lifts, STP, WTP & selective common area lighting
<b>Name board</b>	: Apartment owner name will be provided in ground Level
<b>Lift facia</b>	: Granite / equivalent cladding
<b>Lift lobby</b>	: Granite flooring @ ground level & tile flooring @ other levels
<b>Staircase floor</b>	: Granite flooring
<b>Staircase handrail</b>	: MS handrail with enamel paint finish
<b>Terrace floor</b>	: Pressed tile flooring

## OUTDOOR FEATURES



<b>Water storage</b>	: Centralized UG sump with WTP (Min. requirement as per water test report)
<b>Rain water harvesting</b>	: Rain water harvesting system as per site requirement
<b>STP</b>	: Centralized Sewage Treatment plant
<b>Safety</b>	: CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level
<b>walkway</b>	: Walkway spaces well defined as per landscape's design intent
<b>Security</b>	: Security booth will be provided at the entrance/exit
<b>Compound wall</b>	: Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent
<b>Landscape</b>	: Suitable landscape at appropriate places in the project as per design intent
<b>Driveway</b>	: Convex mirror for safe turning in driveway in / out
<b>Internal Driveway</b>	: Interlocking paver block/equivalent flooring with demarcated driveway as per landscape's design intent



# Payment Schedule

Booking Advance	<b>5%</b>	On commencement of 5 <sup>th</sup> Floor Roof	<b>5%</b>
On Agreement of Sale	<b>10%</b>	On commencement of 7 <sup>th</sup> Floor Roof	<b>5%</b>
25 Days from the Date of Agreement	<b>30%</b>	On commencement of 9 <sup>th</sup> Floor Roof	<b>5%</b>
Commencement of Foundation	<b>10%</b>	Completion of Flooring Respective Unit	<b>2.5%</b>
On commencement of Basement Roof	<b>7.5%</b>	Handing over	<b>2.5%</b>
On commencement of Ground Floor Roof	<b>7.5%</b>		
On commencement of 1 <sup>st</sup> Floor Roof	<b>5%</b>		
On commencement of 3 <sup>rd</sup> Floor Roof	<b>5%</b>		





**LOCATION MAP  
&  
ADVANTAGES**

# Location Map





## TRANSPORTATION

- Bengaluru East Railway Station 19 min
- Bengaluru Cantonment Railway Station 31 min
- Krishnarajapuram Railway Station 27 min
- Yeshwanthpur Railway Station 34 min
- Hebbal Railway Station 19 min
- Majestic Bus stand 40 min
- KSR Bengaluru City Railway Junction 45 min
- Kempegowda International Airport Bengaluru 43 min
- Baiyappanahalli Metro Station 24 min
- Upcoming Nagavara Metro Station 9 min



## EMPLOYMENT HUBS

- Manyata Embassy Business Park-Back gate 13 min
- Manyata Embassy Business Park-Main entrance 15 min
- Karle Town Centre 15 min
- Bhartiya City SEZ 16 min
- Upcoming L&T Tech Park 22 min
- Bagmane Tech Park 33 min
- KIADB Aerospace SEZ 37 min



## SCHOOLS

- Prestige International School 6 min
- Broadvision World School, Hennur Cross 7 min
- United International School 13 min
- Legacy School, Kothanur 10 min
- Royale Concorde International School 13 min
- Vidya Niketan School, Hebbal Kempapura 22 min
- Jain Heritage School, Hebbal Kempapura 19 min
- New Baldwin International School, Banaswadi 18 min

- Wisdom Monfort International School 18 min
- Hegemony Global School 14 min
- Vidyabharathi Public School 9 min
- HP Newtown Public School 7 min
- Karnataka Public School 15 min
- Rashtrottana Vidya Kendra 12 min
- New Horizon International School 11 min
- Riverstone International School 9 min
- Bangalore International School 6 min
- Vibgyor High School, Hennur 7 min
- HMR International School 11 min
- Shree Sharada Vidyaniketan 10 min
- St. Vincent Pallotti School 11 min
- CMR National Public School 12 min
- North Hills International School 21 min
- The Princeton School 9 min



## COLLEGES

- Kristu Jayanti College 8 min
- Golden Institute of Nursing Science 14 min
- Manipal Academy of Higher Education 15 min
- KNS Institute of Technology 19 min
- Reva University 21 min
- St. Xavier's PU & Degree College 14 min
- Indian Academy Group of Institutions 9 min
- Royal College of Mangagment Studies 10 min
- CMR University 14 min
- Ebenezer Group of Institutions 13 min
- Vijaya Vittala Institute of Technology 15 min

# Location Advantages



## HOSPITALS

- Cratis Hospital 6 min
- Regal Kidney and Multi Speciality Hospital 15 min
- Manipal Hospital Hebbal 25 min
- Bangalore Baptist Hospital 20 min
- Aster CMI Hospital, Hebbal 23 min
- JMJ Hospital 11 min
- Sakaria Hospital 15 min
- North Bangalore Hospital 12 min
- Cura Multispeciality Hospitals 14 min
- Trust-In Hospital 18 min
- Eesha Multispeciality Hospital 19 min
- Zion Hospitals 15 min



## SHOPPING & ENTERTAINMENT

- Elements Mall 7 min
- D Mart, Hennur 8 min
- Decathlon, Hennur Road 11 min
- Byg Brewski Brewing Company 12 min
- Esteem Mall 23 min
- RMZ Galleria Mall 28 min
- Bhartiya Mall of Bengaluru 17 min
- Royal Orchid Resort & Convention Centre 23 min
- Gopalan Signature Mall 28 min
- Gopalan Grand Mall 27 min
- Orion Avenue Mall 26 min
- Upcoming Phoenix Mall of Asia, Byatarayanapura 22 min



**AWARDS**

- ★ **ET Now Casagrand Zenith - 2019**  
Innovative Project of the Year
- ★ **ET Now Casagrand Eternia II - 2019**  
Best Project in Non-Metro
- ★ **ET Now Casagrand Royale - 2019**  
Most Admired Upcoming Project of the Year
- ★ **11<sup>th</sup> Estate Annual Awards, powered by Franchise India - 2019**  
Casagrand Esmeralda Luxury Villa Project of the Year
- ★ **Times Business Awards 2020 - The Times of India (Brand)**  
Best Real Estate Company of Tamil Nadu
- ★ **Realty Conclave Excellence Awards - 2021 (South)**  
Casagrand Orlena  
Mid-Segment Project of the Year
- ★ **Realty Conclave Excellence Awards - 2021 (South)**  
Casagrand Boulevard  
Most Popular Project of the Year
- ★ **13<sup>th</sup> Estate Awards Franchise India and REMAX India - 2021**  
Casagrand Boulevard  
Best Mid-Segment Project of the Year
- ★ **The Economic Times - 2021 (Brand)**  
Best Brands Award
- ★ **The Economic Times Real Estate Award - 2022 (South)**  
Residential Project High-End (completed-metro)  
Casagrand Amethyst
- ★ **The Economic Times Real Estate Award - 2022 (South)**  
Residential Project High-End (ongoing-metro)  
Casagrand Athens
- ★ **Exchange4media - 2022 (Brand)**  
Pride of India Brands - The Best of South Awards
- ★ **News18 Tamil Nadu - 2022 (Brand)**  
Most Trusted Builder in South India
- ★ **14<sup>th</sup> Realty + Excellence Awards 2022, SOUTH**  
Casagrand Hazen  
Mid-Segment Project of the Year
- ★ **14<sup>th</sup> Realty + Excellence Awards 2022, SOUTH**  
Fastest Growing Realty Brand of the Year



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building aspirations

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