



CASAGRAN
PLATINUM

PERUNGALATHUR

THE WAY YOU LIKE IT





SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

Casagrand Premier Builder Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. In the Twenty years, we have developed over 56 million square feet of prime residential real estate across Chennai, Bengaluru, Coimbatore and Hyderabad. Over 40,000+ 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 at Casagrand are all set to progress further forward with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.





A CAREFULLY CURATED
LIFESTYLE FOR THE

Truly Refined

Casagrand Platinum is a luxurious villa project set in Chennai's rapidly growing suburb. The project is designed with the intention of bring together comfort, luxury and privacy. These villas are contemporary with ample space and world-class amenities that uplift lifestyles.



CASAGRAN PLATINUM

243, EXCLUSIVE VILLAS AT PERUNGALATHUR





CASAGRAN PLATINUM












AN ULTIMATE BENCHMARK OF LUXURY

Welcome to the splendid life! Sprawling over 11 acres at Perungalathur is Casagrand Platinum, a luxurious living destination like no other! Each home is designed to delight and promise nothing less than an extraordinary lifestyle. Equipped with every imaginable contemporary comfort and convenience, these homes redefine luxury living.

Experience luxury, superiority and an extraordinary lifestyle at Casagrand Platinum!

SALIENT FEATURES

243 beautifully crafted 3 & 4 BHK villas on 11 acres at Perungalathur

-  Premium villa community offering an extensive choice of independent villas & villas
-  Villas planned with **exclusive 10 ft wide private backyard** for outdoor activities
-  60% open space in the community for **undisturbed light & ventilation**
-  Safe & secure community with the best of architecture, amenities & finesse
-  **Community offers 50+ lifestyle amenities & features** like 6,000 sq.ft grand swimming pool, futsal court, amphitheater, interactive gym, children's play area & many interesting amenities
-  **A lavish 17,000 sq.ft clubhouse** loaded with indoor & terrace amenities
-  Carefully chosen **premium specifications like digital door lock, video door phone, bluetooth speaker, premium brand sanitary fittings & more**
-  **100% Vaastu compliant homes** designed with no wastage of space
-  Thoughtfully designed plans with a major focus on 4 important design elements - **light, ventilation, privacy & Vaastu**





Elevation

VIEW

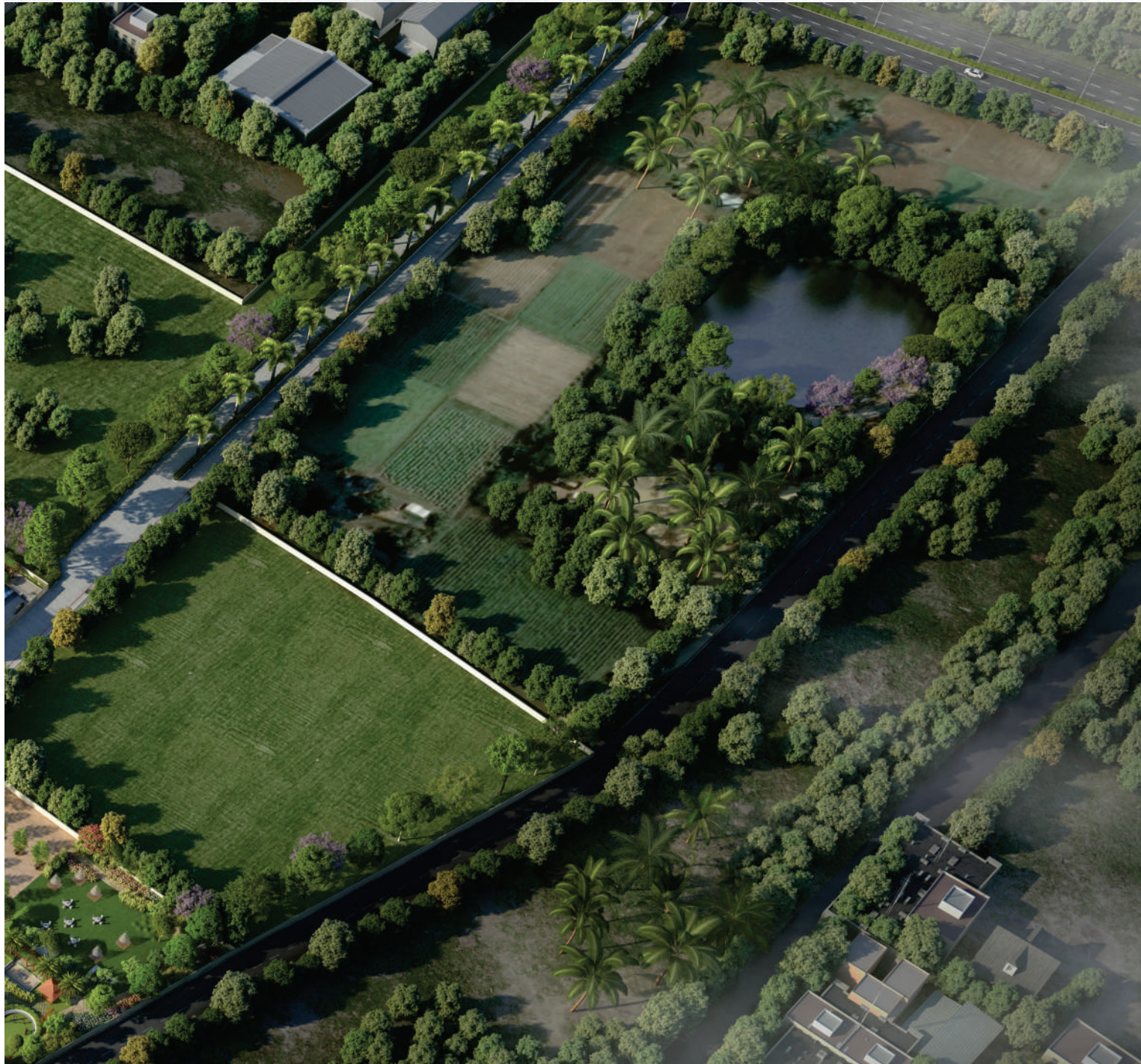






Aerial

VIEW

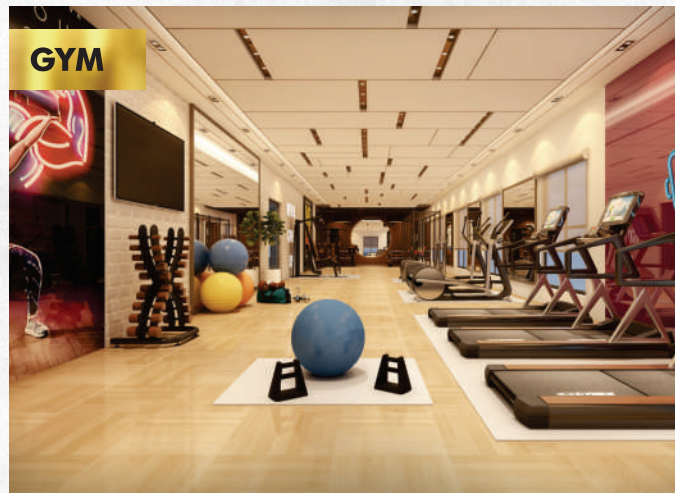


Amenities

SWIMMING POOL DUSK



GYM



CHILDREN'S PLAY AREA





AMPHITHEATRE



MINI THEATRE



BEACH VOLLEYBALL

ENTERTAINMENT & FEATURES

1. Amphitheatre
2. Party lawn
3. Senior citizen alcove
4. Barbeque plaza
5. Leisure pavilion
6. Victorian water cascade fountain
7. Yoga plaza
8. Meditation garden
9. Multi functional tree plaza
10. Reflexology garden

OUTDOOR AMENITIES

11. Half basket ball court
12. Beach volley ball
13. Box cricket
14. Walking / jogging track
15. Cycling track
16. Tot lot
17. Children's play area
18. Adv/rock climbing
19. Jungle gym

20. Tree house
21. Skating rink
22. Lap pool
23. Kids pool
24. Kids interactive water Jets
25. Refreshment counter
26. Gazebo seating

CLUBHOUSE AMENITIES

27. Gym
28. Trx training
29. Interactive gym
30. Yoga & meditation
31. Aerial yoga
32. Aerobics
33. Zumba
34. Steam rooms
35. Sauna rooms
36. Jacuzzi
37. Massage room
38. Salon
39. Kids ball pit

40. Lego play area
41. Kids library
42. Learning center
43. Art / dance / music room
44. Creche
45. Board games zone
46. Table tennis
47. Foos ball
48. VR gaming
49. Boxing simulator
50. Billards room
51. Mini theatre
52. Multipurpose hall
53. Business centre/ Coworking hub
54. Convenio store
55. ATM
56. Futsal court
57. Chip golf
58. Mini bowling
59. Kids knee hockey



The Best of Product Superiority

1. Casagrand's remarkable villa community with the best of architecture & finesse in Perungalathur
2. 243 independent villas & villas spread across 11 acres
3. Signature 3 BHK & 4 BHK villas with superior specifications to upgrade your lifestyle
4. 17,000 sq.ft clubhouse and an exclusive 2.1 acres of landscape
5. A safe & secure community with multi-tier security system
6. 100 % Vaastu compliant homes
7. Efficiency in space planning

Luxury Villas to Upgrade your Lifestyle

8. Secured visitor access control and association management through MyGate app
9. Monitor your visitors by a video door phone through a 7-inch LED screen from your villa
10. Digital door lock system with five independent unlocking features such as fingerprint, PIN code, RF card, mechanical key & bluetooth and remote control (optional) enabling strong security

Efficiency in Master Plan and Housing the Best Product Features

11. A monumental entrance, designed with a stately imposing archway and a water feature that leads you through an avenue of royal palm trees into the community

12. The gated community boasts an efficient building footprint where 60% of the land area is open space
13. Casagrand's Platinum offers the best master plan and is designed prioritising light, ventilation, privacy and Vaastu
14. Clubhouse with best-in-class amenities designed within the community spans around 17,000 sq.ft providing ample indoor amenities for the residents
15. The project features an amphitheatre with outdoor screening facility for the residents to enjoy their evening with communal activities
16. The community is designed with 12m (40 ft.) and 7m (23 ft.) wide driveways that are planned across the site for comfortable vehicular movement
17. Barrier-friendly community for kids and senior citizens designed with ramps & handrails
18. Orientation of the villas ensures maximum wind-flow and minimum heat-gain.

Offering you 50+ Amenities and features..! The best in Market..!

19. Team up and engage in active outdoor sports like
 - i. Half basketball
 - ii. Beach volleyball
 - iii. Box cricket
 - iv. Jogging/walking
 - v. Cycling

20. Indulge in fitness within the community
 - i. Indoor gymnasium
 - ii. Interactive gym
 - iii. Outdoor gym
 - iv. Yoga/meditation plaza
 - v. Aerobics/aerial yoga/zumba room
21. 6,000 sq.ft comprising of a grand swimming pool with a kids pool and deck area that is a great relaxation zone situated next to the clubhouse
22. Host your guests in the clubhouse with a grand double-height entry lobby with lounging facility and facilities like a multipurpose party hall, indoor games room, kids play area, mini theatre & more
23. Indulge yourselves in the indoor spa amenities like steam, sauna & jacuzzi
24. Indoor kids play, crèche, lego room, kids library, art/music/painting class & learning centre for kids' learning & development
25. Outdoor amenities for children like kids play area, tot lot, jungle gym, rock climbing wall, skating rink and tree house provide an active environment
26. The project features senior citizen seating, barbeque plaza, party lawn and multi-functional plaza for the residents to enjoy their evening with communal activities
27. Reflexology pathway and leisure pavilion are planned for relaxing your senses

Know Why our Villas are Superior

28. Wide main door is designed with an architrave - a space to personalise your entrance
29. Designer villa number signage
30. Wireless mobile charging pod in the living and master bedroom for hassle-free charging experience
31. Indulge yourself in music with a bluetooth speaker facility in the kitchen
32. Single bowl matte stainless steel sink with drain board and pull-out faucet in the kitchen
33. 600 x 1200 mm luxurious vitrified flooring tiles in living, lounge, dining, kitchen & bedrooms
34. 600 x 600 mm anti-skid vitrified flooring tiles in combination with pressed tiles provided in the open terrace
35. 5 amp weatherproof socket provided in the extended outdoor deck and open terrace for evening parties for your functional convenience
36. Luxurious master bathroom with rain shower, glass shower partition and a luxurious granite counter with counter-mount washbasin
37. Premium range Kohler / American standard or equivalent fittings and waterproof doors in all bathrooms
38. 2' long trench and SS designer gratings are provided in the master toilet, other toilets and kitchen

Efficiency in Space Planning

39. All villas designed with a landscape deck and hardscape features that open out from the dining, connecting with nature
40. All villas are planned with separate living and dining, avoiding crossover
41. Exclusively planned family lounge in the first floor of all villas
42. Spacious bedrooms designed with a dedicated walk-in wardrobe in the master bedroom
43. Separate utility space provided for all villas
44. Well-concealed and camouflaged electrical, plumbing and centralised sewage treatment plant in the site

Considering Vaastu? We got that Sorted Too

45. All villas have SW facing master bedrooms
46. All villas have East/North facing kitchen hobs
47. No bedrooms have headboard in the North
48. No SW entrance
49. No NE or SW corner toilets



Site PLAN

ENTERTAINMENT & FEATURES

1. AMPHITHEATRE
2. PARTY LAWN
3. SENIOR CITIZEN ALCOVE
4. BARBEQUE PLAZA
5. LEISURE PAVILION
6. VICTORIAN WATER CASCADE FOUNTAIN
7. YOGA PLAZA
8. MEDITATION GARDEN
9. MULTI-FUNCTIONAL TREE PLAZA
10. REFLEXOLOGY GARDEN

OUTDOOR AMENITIES

11. HALF BASKETBALL COURT
12. BEACH VOLLEYBALL
13. BOX CRICKET
14. WALKING / JOGGING TRACK
15. CYCLING TRACK
16. TOT LOT
17. CHILDREN'S PLAY AREA
18. ADVENTURE ROCK CLIMBING
19. JUNGLE GYM
20. TREE HOUSE
21. SKATING RINK

22. LAP POOL
23. KIDS POOL
24. KIDS INTERACTIVE WATER JETS
25. REFRESHMENT COUNTER
26. GAZEBO SEATING

CLUBHOUSE AMENITIES (INDOOR)

27. GYM
28. TRX TRAINING
29. INTERACTIVE GYM
30. YOGA & MEDITATION
31. AERIAL YOGA
32. AEROBICS
33. ZUMBA
34. STEAM ROOMS
35. SAUNA ROOMS
36. JACUZZI
37. MASSAGE ROOM
38. SALON
39. KIDS BALL PIT
40. LEGO PLAY AREA
41. KIDS LIBRARY
42. LEARNING CENTER
43. ART / DANCE / MUSIC ROOM
44. CRECHE
45. BOARD GAMES ZONE

46. TABLE TENNIS
47. FOOSBALL
48. VR GAMING
49. BOXING SIMULATOR
50. BILLIARDS ROOM
51. MINI THEATRE
52. MULTIPURPOSE HALL
53. BUSINESS CENTRE/ COWORKING HUB
54. CONVENIO STORE
55. ATM

CLUBHOUSE AMENITIES (TERRACE)

56. FUTSAL COURT
57. CHIP GOLF
58. MINI BOWLING
59. KIDS KNEE HOCKEY





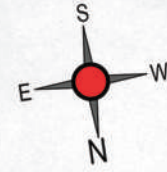
INDEPENDENT VILLA





SITE PLAN

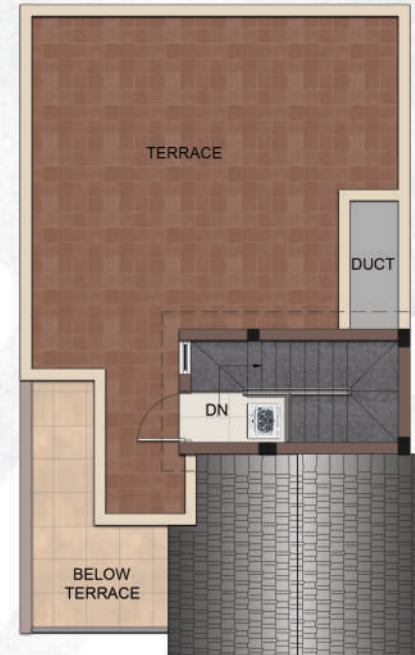
TYPE-A1
3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)	VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)	VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
130	1279	1669	1695	138			1944	146		1685	1857
131			1674	139			1931	171		1685	1701
132			1900	140			1916	172 to 186		1657	1674
133			2026	141			1901	187	1279	1669	1695
133A	1279	1657	2003	142	1279	1657	1886	188		1685	1701
135			1981	142A			1871	189 to 201		1657	1674
136			1969	144			1852	202		1669	1810
137			1953	145			1838				



**TYPE-A2
3BHK-3T- EAST FACING VILLA**

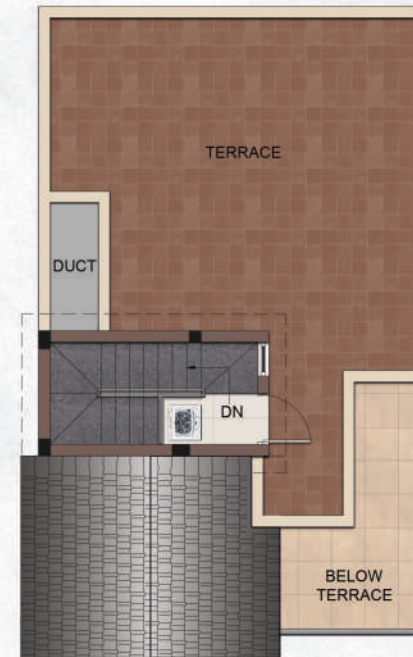


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
147	1279	1685	2239
148			1785
149			1772
150	1279	1657	1754
151			1738
151A			1724
153	1279	1669	2227



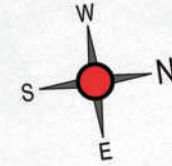
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN





**TYPE-A
3BHK-3T- SOUTH FACING VILLA**

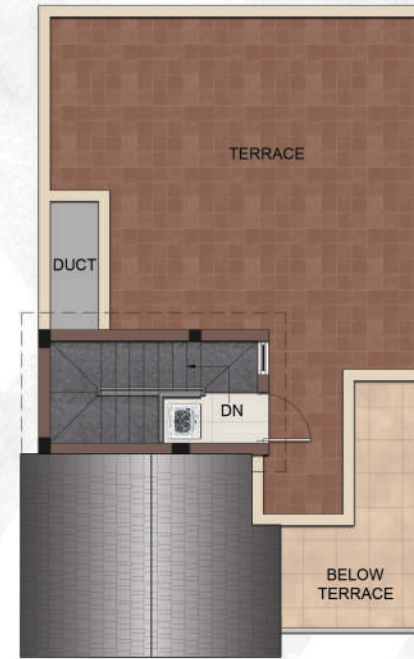


GROUND FLOOR PLAN

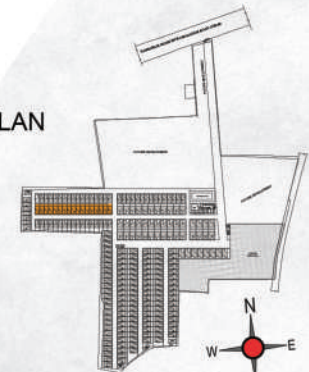
VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
154		1685	1701
155 to 169	1279	1657	1674
169A		1669	1695



FIRST FLOOR PLAN

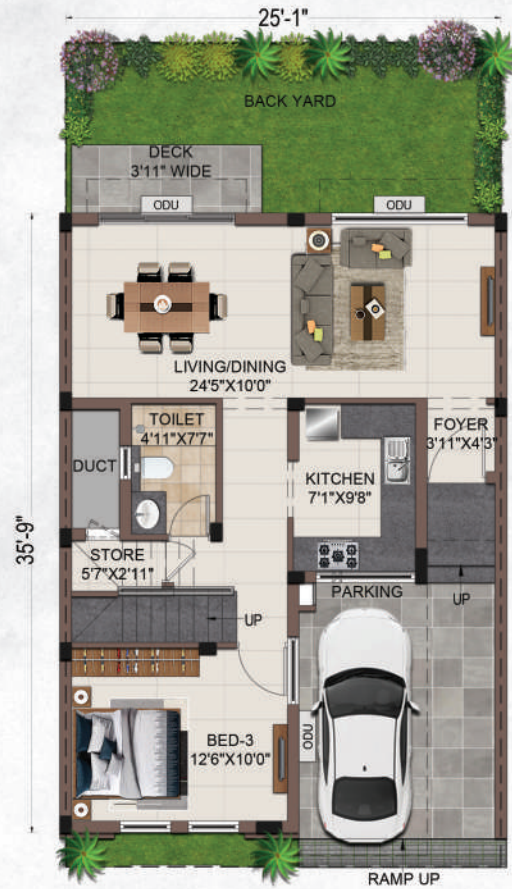


TERRACE FLOOR PLAN



KEY PLAN

**TYPE-B4
3BHK-3T- EAST FACING VILLA**

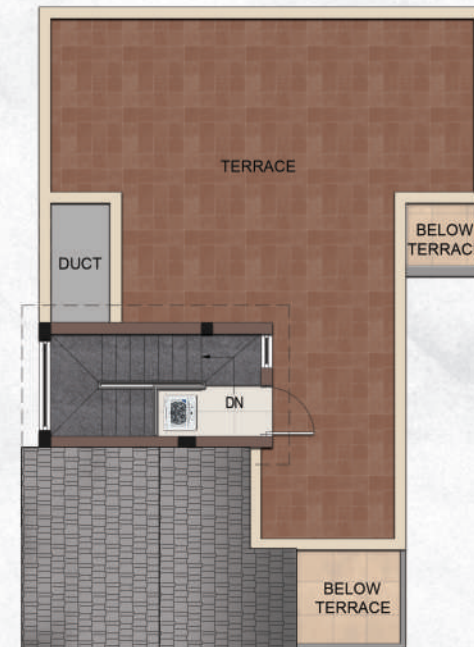


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
109	1362	1765	1760
110			1724
111			1703
112	1362	1764	1694
113			1684
114			1669
115			1657
115A	1362	1765	1838



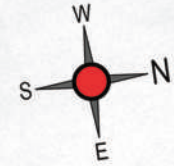
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN





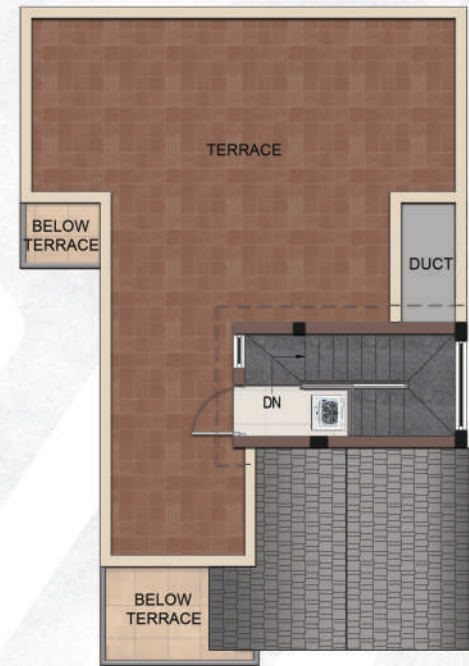
**TYPE-B2
3BHK-3T- WEST FACING VILLA**



GROUND FLOOR PLAN

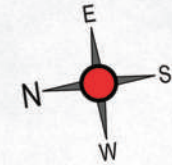


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
24	1362	1767	1828
25		1793	2148



KEY PLAN

**TYPE-B1
3BHK-3T- WEST FACING VILLA**

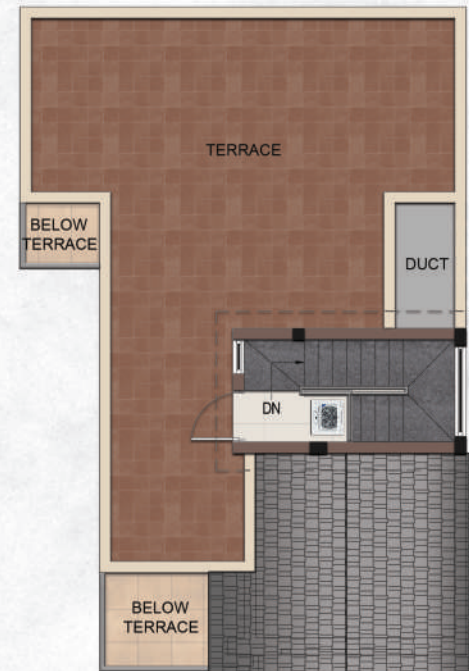


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
23	1400	1811	1860



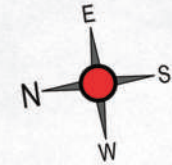
FIRST FLOOR PLAN



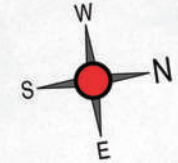
TERRACE FLOOR PLAN



KEY PLAN



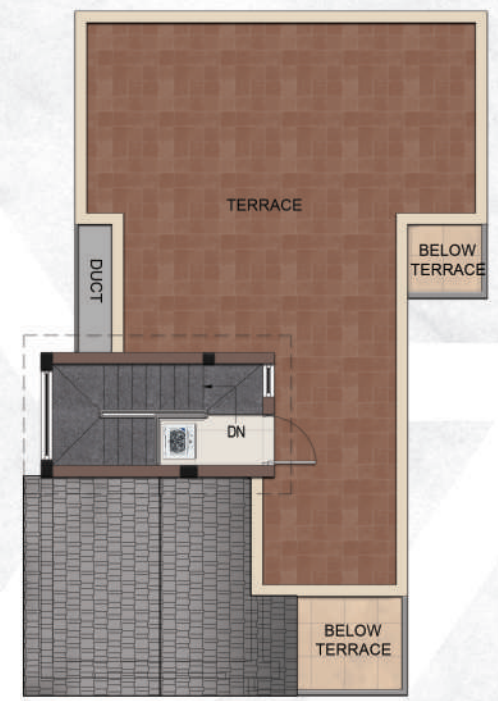
**TYPE-B6
3BHK-3T- EAST FACING VILLA**



GROUND FLOOR PLAN

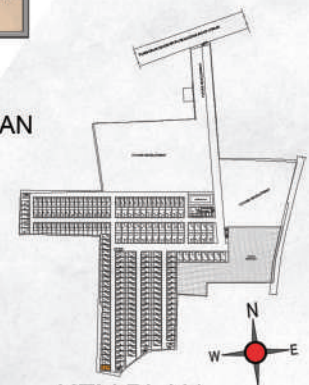


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
104	1410	1848	2227



KEY PLAN

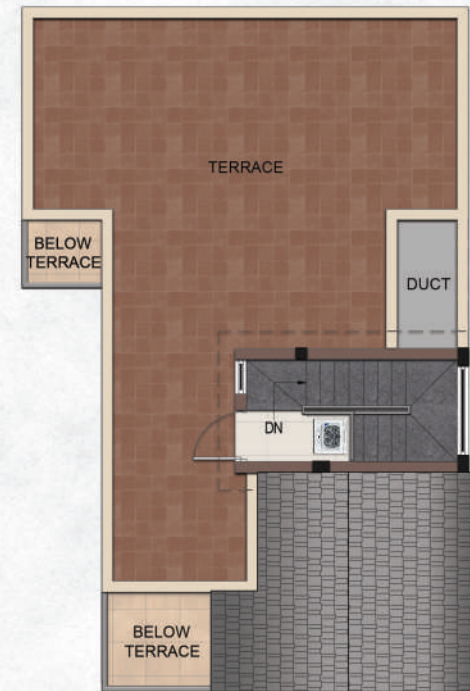
**TYPE-B
3BHK-3T- WEST FACING VILLA**



GROUND FLOOR PLAN

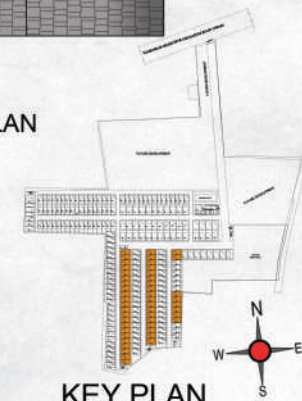


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

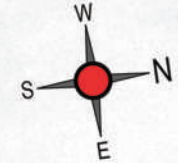
VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)	VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
09	1454	1866	1929	22		1870	1895
10			1914	43A		1866	1929
16A			1958	45 to 60		1870	1914
18	1454	1870	1949	61	1454	1899	2268
19			1935	82		1866	1929
20			1923	83 to 102		1870	1914
21			1908	103		1899	2268



KEY PLAN



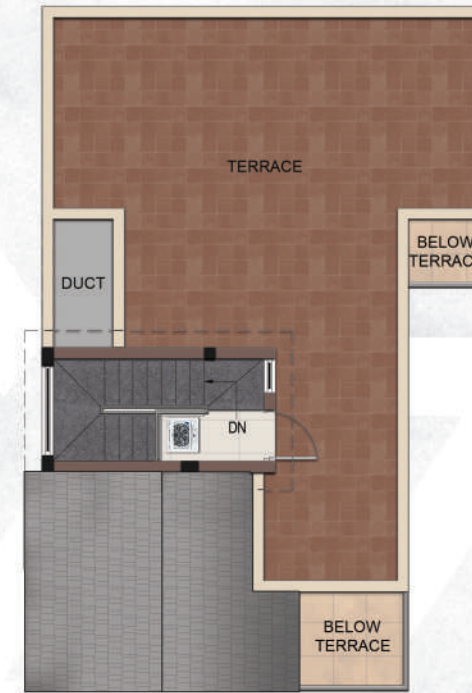
**TYPE-B3
3BHK-3T- EAST FACING VILLA**



GROUND FLOOR PLAN

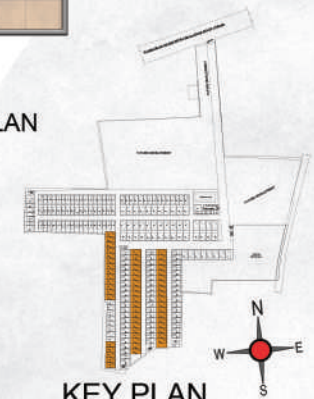


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)	VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)	VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
25A	1454	1899	3108	106A	1454	1870	1843	123	1454	1870	1904
27 to 42		1870	1914	108		1821	124	1899			
43		1866	1929	117		1947	124A	1896			
61A		1899	2432	118		1940	126	1893			
63 to 79A		1870	1914	119		1932	127	1873			
81		1866	1929	120		1923	128	1872			
105		1870	1889	121		1919	129	1906			
106		1870	1865	122		1917					



KEY PLAN

**TYPE-B5
3BHK-3T- WEST FACING VILLA**

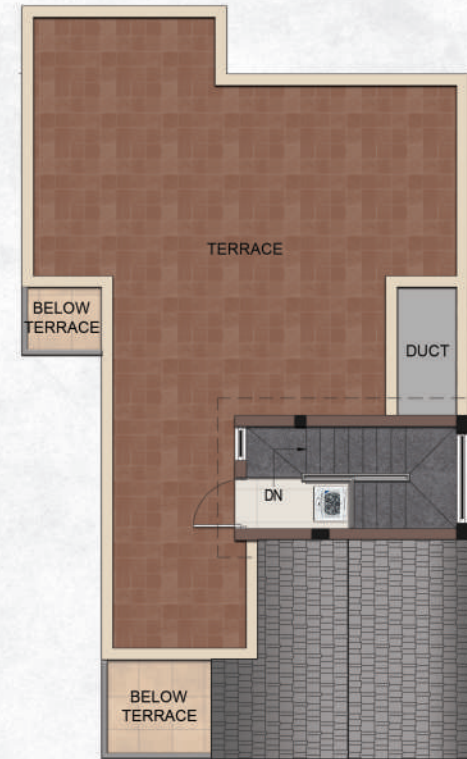


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
11 to 16	1455	1969	1948



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN



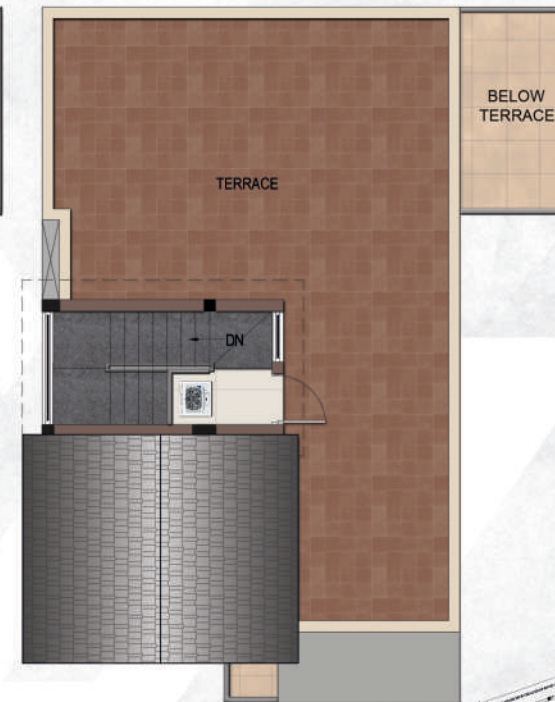
**TYPE-C
3BHK-3T- EAST FACING VILLA**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
203 to 213	1543	2155	2260



KEY PLAN

**TYPE-C1
3BHK-3T- EAST FACING VILLA**

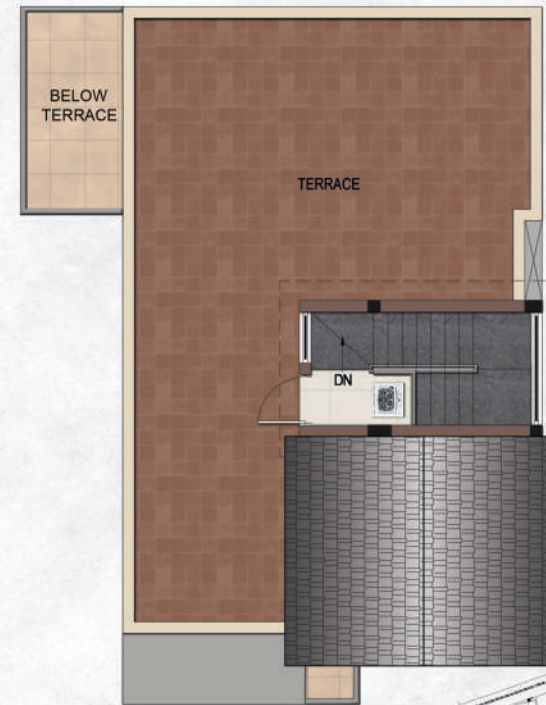


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
214 to 224	1543	2155	2260



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN





**TYPE-C2
4BHK-4T- EAST FACING VILLA**



GROUND FLOOR PLAN

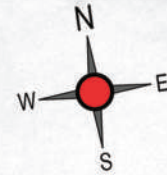


FIRST FLOOR PLAN



SECOND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
225 to 239	1875	2548	2399



**TYPE-C3
4BHK-4T- EAST FACING VILLA**

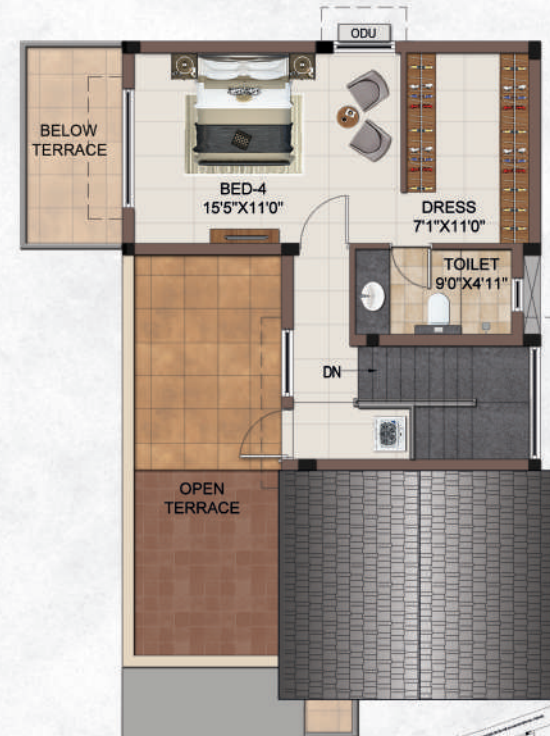


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
240 to 243	1875	2548	2399



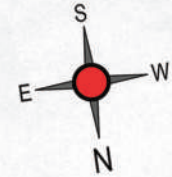
FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN





**TYPE-C5
4BHK-4T- EAST FACING VILLA**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
01	1877	2622	2762



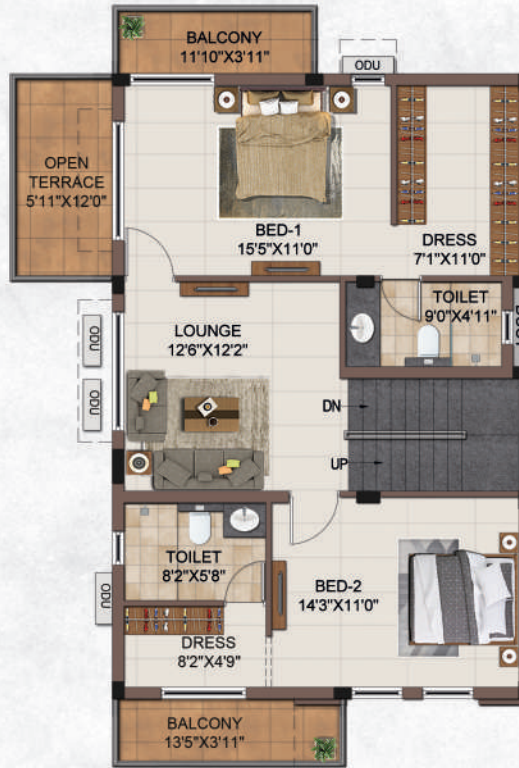
KEY PLAN

**TYPE-C4
4BHK-4T- EAST FACING VILLA**

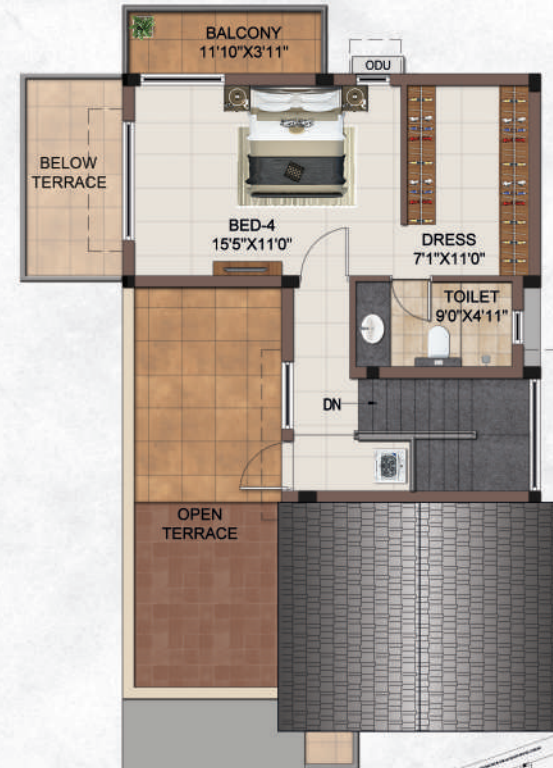


GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
02 to 07A	1882	2697	2450



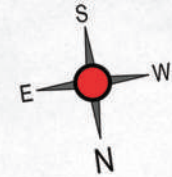
FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN



CLUBHOUSE WITH SWIMMING POOL



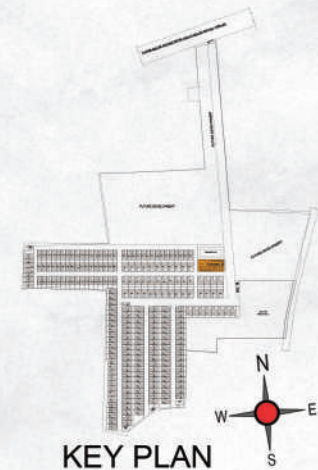
CLUB HOUSE PLAN



GROUND FLOOR PLAN

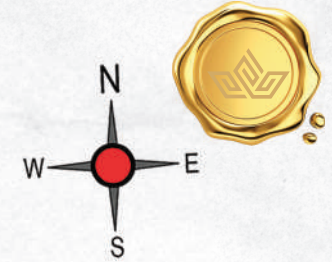
CLUBHOUSE AMENITIES

- 39. KIDS BALL PIT
- 40. LEGO PLAY AREA
- 41. KIDS LIBRARY
- 44. CRECHE
- 52. MULTIPURPOSE HALL
- 54. CONVENIO STORE
- 55. ATM



KEY PLAN

CLUB HOUSE PLAN



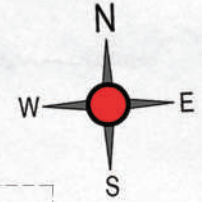
FIRST FLOOR PLAN

CLUBHOUSE AMENITIES

- 34. STEAM ROOMS
- 35. SAUNA ROOMS
- 36. JACUZZI
- 37. MASSAGE ROOM
- 38. SALON
- 42. LEARNING CENTER
- 43. ART / DANCE / MUSIC ROOM
- 51. MINI THEATRE
- 53. BUSINESS CENTRE/ COWORKING HUB



CLUB HOUSE PLAN



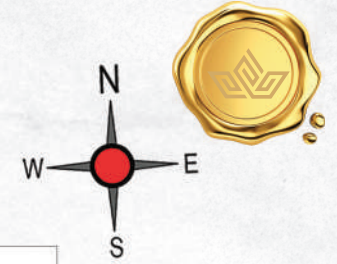
CLUBHOUSE AMENITIES

- 27. GYM
- 28. TRX TRAINING
- 29. INTERACTIVE GYM
- 30. YOGA & MEDITATION
- 31. AERIAL YOGA
- 32. AEROBICS
- 33. ZUMBA
- 45. BOARD GAMES ZONE
- 46. TABLE TENNIS
- 47. FOOS BALL
- 48. VR GAMING
- 49. BOXING SIMULATOR
- 50. BILLARDS ROOM

SECOND FLOOR PLAN



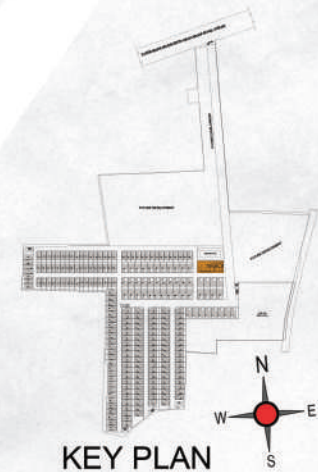
CLUB HOUSE PLAN



TERRACE FLOOR PLAN

CLUBHOUSE AMENITIES

- 56. FUTSAL COURT
- 57. CHIP GOLF
- 58. MINI BOWLING
- 59. KIDS KNEE HOCKEY



Villa

SPECIFICATIONS

1. STRUCTURE

Structural System	: RCC Framed Structure designed to be seismic compliant (Zone 3)
Masonry	: 200 mm for external walls & 100 mm for internal walls
Floor-Floor Height	: Will be maintained at 3050 mm (incl. slab)
ATT	: Anti-termite treatment will be done

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	: 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	: Ceramic tile up to 2250 mm height of size 300x600 mm
Kitchen	: Ceramic wall tile of size 600x600 mm for a height of 600 mm above the counter top finished level

3. FLOOR FINISH WITH SKIRTING

Living, Lounge Dining, Bedrooms & Kitchen	: Vitrified tiles of size 1200x600 mm
Bathrooms	: Anti-skid ceramic tiles of size 300x300 mm
Staircase	: Granite flooring for staircase will be provided
Open Terrace	: Anti-skid Vitrified tiles of size 600 x 600 mm (first floor) & balcony

Landscape Deck	: Shahabad/Kota stone finish
Terrace	: Pressed tiles finish
Car Parking	: Shahabad/Kota stone finish

4. KITCHEN & DINING

Kitchen	: Platform will be finished with granite slab of 600 mm wide at height of 850 mm from the finished floor level
Electrical Point	: For chimney & water purifier
CP Fitting	: Kohler/American standard / equivalent will be provided
Sink	: Stainless Steel sink with drain board and pull out sink faucet will be provided

5. BALCONY / OPEN TERRACE AND STAIRCASE

Handrail	: MS handrail as per architect's design with enamel paint finish
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6. BATHROOMS

Sanitary Fixture	: Kohler/American standard / equivalent
CP Fittings	: Kohler/American standard / equivalent
Bed-1 Bathroom	: Wall mounted WC with cistern, health faucet, rain shower with hand shower, glass partition & counter mount wash basin
Other Bathrooms	: Wall mounted WC with cistern, health faucet, single lever diverter with overhead shower & counter mount wash basin

7. JOINERY

A. DOORS

- Main Door : Main door of size 1050x2100 mm of engineering wood frame with veneer finish shutter and architrave
- : Ironmongeries like digital door lock of Dormakaba/Yale/equivalent, tower bolt, door viewer & magnetic catcher
- Bedroom Doors : Good quality door frame with double side laminated shutter of size 900 X 2100 mm will be provided
- : Ironmongeries like door lock of Dormakaba/Yale/equivalent, tower bolt & magnetic catcher
- Bathroom Doors : Good quality door frame with double side laminated shutter of size 750x2100 mm will be provided
- : Ironmongeries like door lock of Dormakaba/Yale/Godrej/ equivalent, door bush & tower bolt
- Store Room Door : Good quality door frame with skin molded shutters of two panel of size 750 x 2100 mm / 750 x 1800 mm will be provided
- : Ironmongeries like door lock of Dormakaba/Yale/equivalent, door bush, tower bolt
- Terrace : Good quality door frame with FRP shutter of size 900 x 2100 mm
- : Ironmongeries like door lock of Dormakaba/Yale/equivalent, door bush, tower bolt

B. WINDOWS

- Windows : Aluminum powder coated windows with sliding shutter with see through plain glass and MS grill / railing based on architect's design intent
- French Doors : Aluminum powder coated sliding doors with toughened glass
- Ventilators : Aluminum powder coated fixed frame with pinhead glass

8. ELECTRICAL & PLUMBING POINTS

- Power Supply : 3 PHASE power supply connection
- Safety Device : MCB & ELCB (Earth Leakage Circuit Breaker)
- Switches & Sockets : Modular box & modular switches & sockets of Schneider/equivalent
- Wires : Fire Retardant Low Smoke (FRLS) copper wire of IS brand Polycab/ equivalent
- TV : Point in living & bed-1 and provision in other bedrooms & lounge
- Telephone : Point in living & bed-1
- Data : Point in living and provision in lounge
- Split-Air Conditioner : Point will be provided in living, dining, lounge & all bedrooms
- Exhaust Fan : Point will be given in all bathrooms
- Geyser : Geyser point will be provided in all bathrooms
- Villa Back-Up : Inverter provision for all room fan and light points
- VDP : Video door phone will be provided in the entrance - main door
- Mobile Charging Pod : Mobile charging pod in bed- 1 & living area

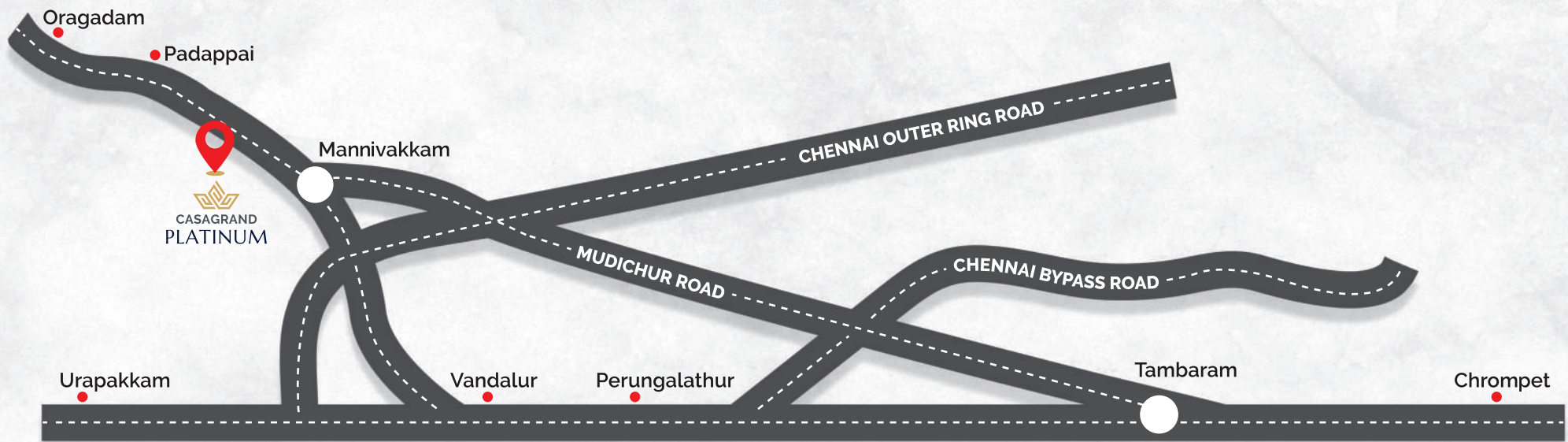
- Bluetooth Speaker : Bluetooth speaker will be provided in the kitchen
- 5 Amp Socket (Outdoor) : 5 amp socket will be provided in the ground floor landscape deck and in any one open terrace in first floor
- HOB Point : Point provided in the kitchen
- Tap : Provided in the outdoor deck

9. OUTDOOR FEATURES

1. Water Storage : Centralized UG sump with WTP (Min. requirement as per water test report)
2. Rainwater Harvesting : Rainwater harvesting site
3. STP : Centralized sewage treatment plant
4. Common : 100% power backup for common backup amenities such as club house, WTP, STP & selective common area lighting
5. Safety : CCTV surveillance cameras will be provided at pivotal locations
6. Security : Security booth will be provided at the entrance, facilitated with MyGate app
7. Compound Wall : Site perimeter fenced by compound wall with entry gates for a height of 1800 mm/as per landscape design intent
8. Landscape : Suitable landscape at appropriate places in the project
9. Driveways : Paved finish roads with convex mirrors for safe turning in/out

Location

MAP



Location

ADVANTAGE



Distance from Airport, Railway Station & Bus Stand

Chennai International Airport	20.5 km	-	32 min
Urapakkam Railway Station	8.4 km	-	12 min
Perungalathur Railway Station	9 km	-	14 min
Proposed New Interstate Vandalur Bus Terminus	9.5 km	-	15 min
Padapai Bus Terminus	1.9 km	-	4 min

Distance From Nearest Hospitals

Sayee Speciality Hospital	1.4 km	-	3 min
AG Hospital	1.7 km	-	4 min
AG Hospital Main Branch	11.7 km	-	17 min
Annai Arul Hospital	10.2 km	-	16 min

Distance from Nearest Educational Institutions (Schools & Colleges)

Allwin International School	400 mts	-	1 min
Vels Vidyashram	4.3 km	-	9 min
Global Aero Kidz International Preschool	1.8 km	-	4 min
Dhaanish Ahmed College of Engineering	8.3 km	-	13 min
Thirumagal Polytechnic College	4.9km	-	11 min
TMG College of Arts and Science	5.3 km	-	9 min
Peri College of Arts and Science	4.5 km	-	10 min

Dhanalakshmi College of Engineering	5.4 km	-	9 min
Crescent College	9.5 km	-	15 min

IT Sectors & Factories

GE T&D Limited, Padappai	9.3 km	-	14 min
Sutherland	7.8 km	-	12 min
Accenture	7.8 km	-	12 min
Infac India Pvt. Ltd	1.1 km	-	3 min
Kyungshin Industrial Motherson Ltd (KIML)	2.5 km	-	5 min
CSS Corp	13.5 km	-	20 min
Cognizant Technology Services	14.4 km	-	23 min

Location Highlights

- Mannivakkam is located West of Tambaram, connecting GST to Oragadam from Vandalur Junction
- Easy connectivity to NH45, NH4, NH5 & NH205
- Mixed corridor of Chennai
- Great social infrastructure
- Reputed schools, colleges & hospitals


Payment Details

Stage	Payment schedule
Booking Advance	5.0%
Agreement Stage	45.0%
Commencement of Foundation	15.0%
Commencement of Ground Floor Roof	12.5%
Commencement of 1st Floor Roof	12.5%
On Completion of Flooring Respective Unit	5.0%
Handing Over	5.0%






Awards

 **The Economic Times - 2021 (Brand)**
Best Brands Award

 **13th Estate Awards Franchise
India and REMAX India - 2021**
Casagrando Boulevard
Best Mid-Segment Project of the Year

 **Realty Conclave Excellence Awards 2021 - South**
Casagrando Boulevard
Most Popular Project of the Year

 **Realty Conclave Excellence Awards 2021 - South**
Casagrando Orlena
Mid-Segment Project of the Year

 **Construction Week - 2021**
Casagrando Primera
Runner Up at Residential Project of the Year

 **Construction Week - 2021**
Casagrando Primera
Runner Up at Residential Project of the Year

 **Times Business Awards 2020
- The Times of India -2020 (Brand)**
Best Real Estate Company of Tamil Nadu

 **11th Estate Annual Awards, powered
by Franchise India - 2019**
Casagrando Esmeralda
Luxury Villa Project of the Year

 **ET Now - 2019**
Casagrando Royale
Most Admired Upcoming Project of the Year

 **ET Now - 2019**
Casagrando Eternia II
Best Project in Non-Metro

 **ET Now - 2019**
Casagrando Zenith
Innovative Project of the Year





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CORPORATE OFFICE:

NPL Devi, New No. 111,
 Old No. 59, LB Road,
 Thiruvanniyur, Chennai - 600 041.
 Ph: +91-44 4411 1111
 Mob: 8939977577 Fax: +91-44 4315 0512

COIMBATORE OFFICE:

Sri Dwaraka, No. 1-A,
 B.R. Nagar Main Road
 Singanallur Post,
 Coimbatore - 641 005
 Ph: +91 72993 70001

BENGALURU OFFICE:

Salma Bizhouse, 34/1, 4th Floor,
 Meanee Avenue Road,
 Opp. Lakeside Hospital,
 Ulsoor Lake, Bengaluru - 560 042.
 Ph: +91-80 4666 8666

DUBAI OFFICE:

4th Floor, Block-B,
 Business Village, Dubai,
 United Arab Emirates,
 PO Box. 183125
 Ph: +971 565302759

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