

An investment that's  
all about appreciation

CASAGRAND  
**UPTOWN**  
— Near Poonamalle —





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 20 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 17,000 happy families across 100+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

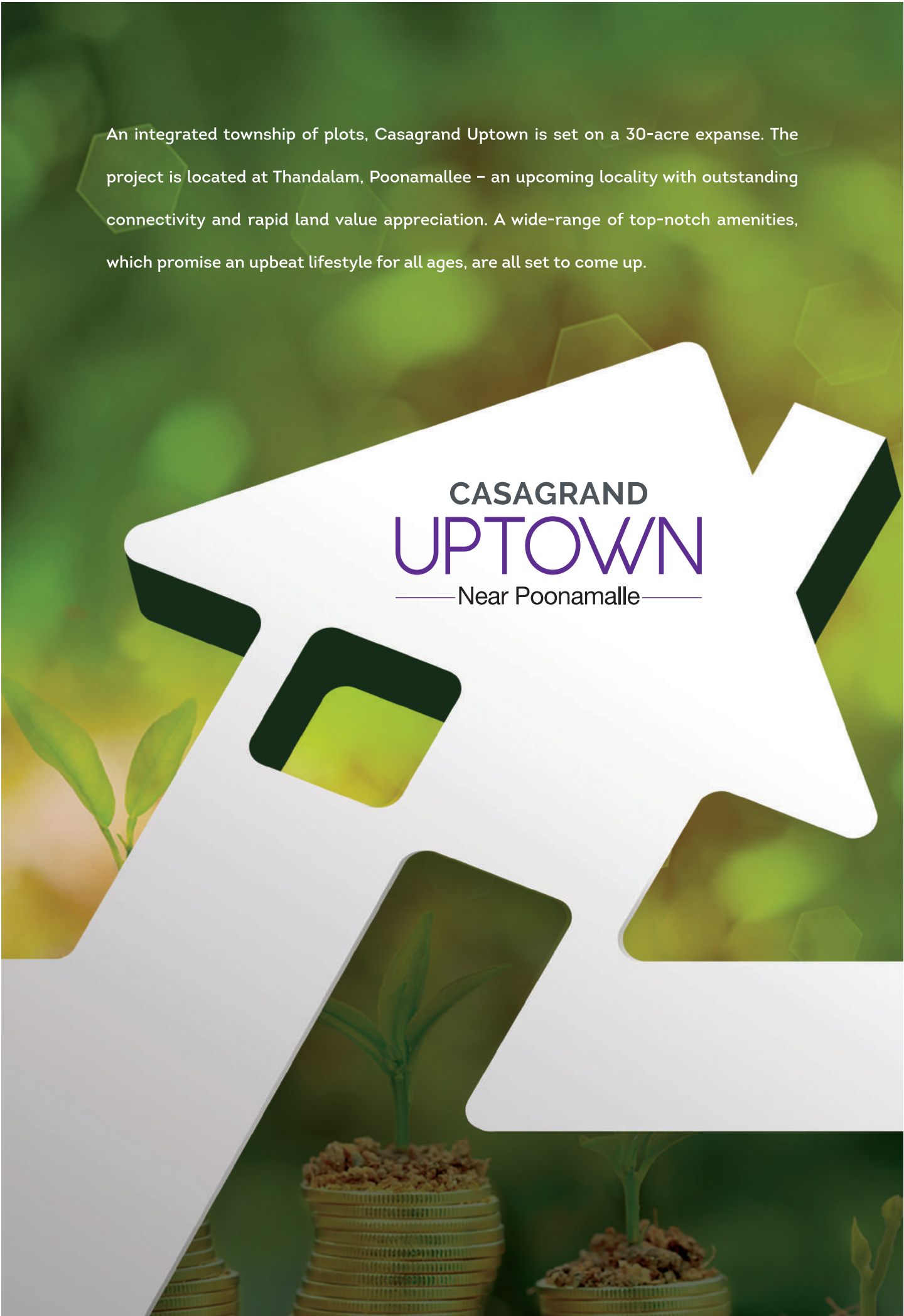
In the 16<sup>th</sup> year of our journey, we are all set to progress further with projects worth over ₹6500 crores in the pipeline with lasting value, integrity and quality.



An integrated township of plots, Casagrand Uptown is set on a 30-acre expanse. The project is located at Thandalam, Poonamallee – an upcoming locality with outstanding connectivity and rapid land value appreciation. A wide-range of top-notch amenities, which promise an upbeat lifestyle for all ages, are all set to come up.

# CASAGRAN UPTOWN

— Near Poonamallee —



## Big reasons to buy



The only plotted development to have a fully functional clubhouse and 15+ amenities



Situated just 4.5 km from arterial NH4 on the 4-lane Arakkonam Road



Great potential for land value appreciation with the Greenfield Airport coming up near Sriperumbudur, which is expected to be functional by 2027



Free security and maintenance for 5 years



Well-laid roads, parks and play areas



Serene and pollution-free environment for healthy living



5 minutes from Saveetha University and just 20 minutes from Poonamallee Junction

## Clubhouse



Club House - TN/02/Building/0336/2018 | www.tnrera.in

## Amenities

 Clubhouse

 Gym

 Indoor play area

 Multipurpose hall

 Aerobics room

 Association room

 Security room

 Outdoor kids' play area

 Walking / Jogging track

 Parks and open spaces

 Power backup for clubhouse

 Seating area

 Entrance arch façade

 Landscaped garden

 CCTV

Indoor kids' play area



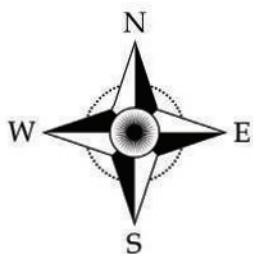
Gym



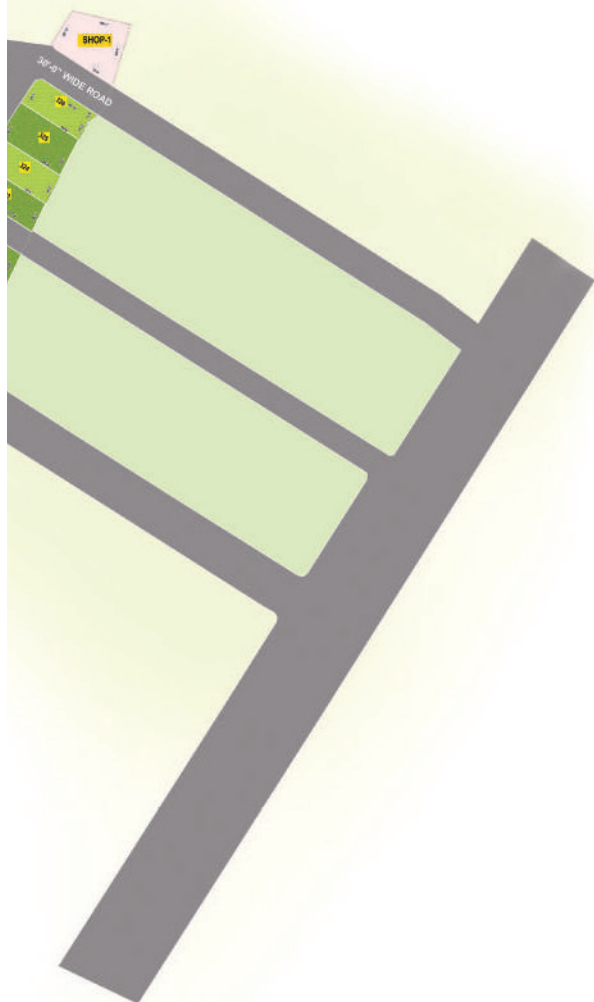
# Phase I Site plan



## Plot Area Detail



Plot No	Area in Sq. Ft.	Plot No	Area in Sq. Ft.	Plot No	Area in Sq. Ft.	Plot No	Area in Sq. Ft.	Plot No	Area in Sq. Ft.
1	3287	66	2504	133	2241	200	601	267	603
2	1478	67	2526	134	2269	201	601	268	1790
3	1502	68	2652	135	2296	202	601	269	1744
4	1937	69	2980	136	2324	203	601	270	1722
5	2353	70	2002	137	2351	204	601	271	1731
6	2077	71	1652	138	2379	205	601	272	1897
7	2273	72	1502	139	2738	206	601	273	1814
8	3209	73	1502	140	2090	207	601	274	2777
9	2442	74	1502	141	588	208	601	275	2077
10	2442	75	1502	142	600	209	601	276	2749
11	1456	76	1502	143	600	210	601	277	3759
12	1502	77	1502	144	600	211	601	278	3621
13	2078	78	1502	145	600	212	601	279	3325
14	1802	79	1502	146	601	213	601	280	3094
15	2078	80	1502	147	601	214	1811	281	2782
16	1552	81	1502	148	601	215	2134	282	2695
17	1419	82	1502	149	600	216	2158	283	2568
18	1491	83	1502	150	600	217	2268	284	1802
19	1502	84	1978	151	600	218	584	285	1802
20	2076	85	2101	152	600	219	555	286	1802
21	1457	86	1802	153	588	220	555	287	1802
22	1482	87	1802	154	587	221	555	288	1802
23	2160	88	1802	155	600	222	555	289	1802
24	1511	89	1802	156	600	223	555	290	1802
25	1652	90	1802	157	600	224	597	291	1802
26	1628	91	1972	158	600	225	585	292	2102
27	2777	92	1802	159	601	226	584	293	2078
28	1726	93	2078	160	601	227	597	294	2090
29	1651	94	2461	161	601	228	538	295	2102
30	1502	95	2102	162	600	229	489	296	1802
31	1502	96	2102	163	600	230	490	297	1802
32	1502	97	1802	164	600	231	678	298	1802
33	1502	98	1802	165	600	232	492	299	1802
34	1727	99	1802	166	588	233	440	300	1802
35	1739	100	1802	167	600	234	636	301	1802
36	1502	101	1802	168	601	235	440	302	1802
37	1502	102	2713	169	453	236	584	303	1802
38	1502	103	2008	170	453	237	539	304	2568
39	1502	104	1806	171	453	238	562	305	2078
40	1651	105	2762	172	453	239	562	306	1802
41	1739	106	2379	173	645	240	550	307	1501
42A	1253	107	589	174	784	241	565	308	1502
42B	1238	108	601	175	542	242	566	309	1502
43A	1253	109	601	176	453	243	565	310	1502
43B	1250	110	460	177	453	244	566	311	1502
44	2530	111	589	178	578	245	550	312	1831
45	2491	112	601	179	589	246	562	313	1502
46	2492	113	601	180	599	247	562	314	1502
47	2530	114	549	181	482	248	550	315	1502
48	2503	115	2479	182	492	249	487	316	1502
49	2492	116	3672	183	866	250	587	317	1502
50	2491	117	2274	184	795	251	556	318	2077
51	2504	118	2103	185	443	252	546	319	2078
52	2530	119	2103	186	443	253	503	320	2422
53	2492	120	2103	187	589	254	2424	321	2771
54	2492	121	2103	188	871	255	2522	322	2090
55	2530	122	2103	189	593	256	2146	323	2217
56	2504	123	2103	190	631	257	1994	324	2126
57	2492	124	2103	191	643	258	2931	325	2611
58	2980	125	2103	192	643	259	1001	326	1944
59	2652	126	2103	193	643	260	624	Shop 1	3552
60	2525	127	2079	194	662	261	623	Shop 2	693
61	2504	128	2347	195	592	262	624	Shop 3	1316
62	2503	129	2766	196	617	263	587	Shop 4	1391
63	2992	130	2353	197	611	264	638	Shop 5	2776
64	2992	131	2186	198	643	265	642		
65	2504	132	2214	199	651	266	647		



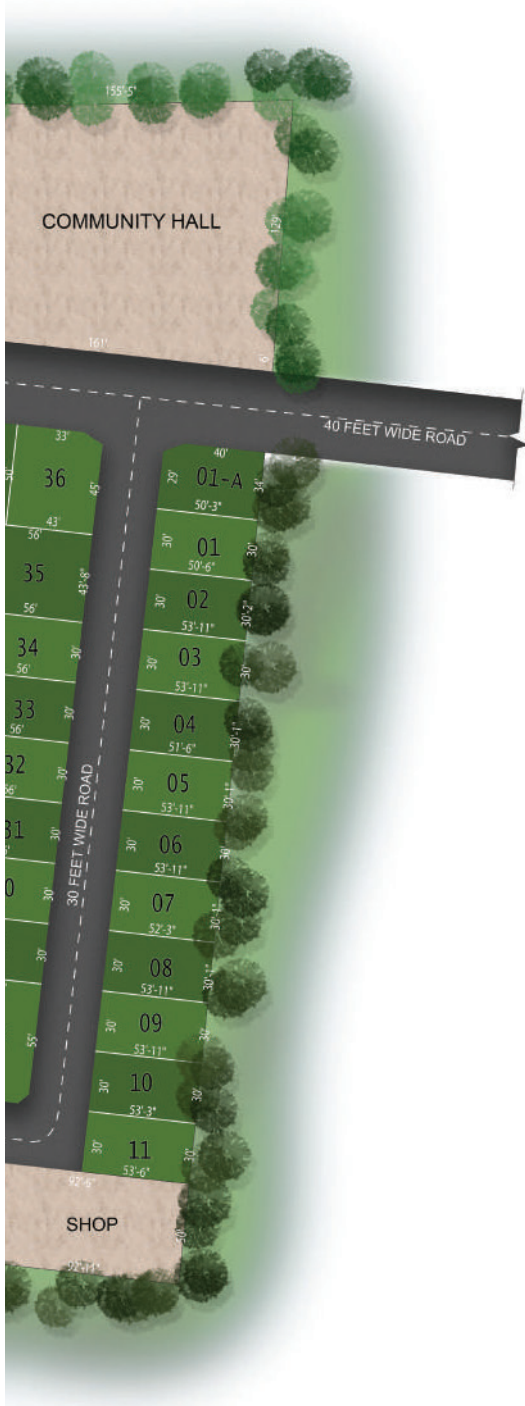
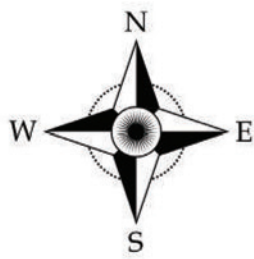
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# Phase II Site plan





# Plot Area Detail



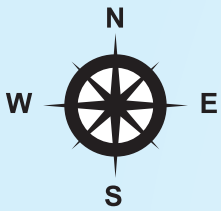
Plot No.	Plot Area (Sft)	Plot No.	Plot Area (Sft)	Plot No.	Plot Area (Sft)	Plot No.	Plot Area (Sft)
1	1512	39	600	76	1500	114	504
2	1567	40	600	77	1500	115	504
3	1618	41	600	78	1500	116	504
4	1582	42	600	79	1500	117	491
5	1582	43	600	80	2184	118	558
6	1618	44	600	81	1700	119	541
7	1593	45	600	82	1500	120	540
8	1593	46	600	83	1725	121	540
9	1618	47	600	84	2184	122	541
10	1608	48	600	85	1500	123	558
11	1601	49	2568	86	1500	124	558
12	1500	50	2388	87	1500	125	541
13	1500	51	600	88	1500	126	540
14	1500	52	600	89	1500	127	630
15	1500	53	600	90	1500	128	595
16	1500	54	600	91	2088	129	572
17	1476	55	600	92	2088	130	600
18	1725	56	600	93	1800	131	600
19	1500	57	600	94	1500	132	600
20	1500	58	600	95	1500	133	587
21	1500	59	600	96	1500	134	587
22	1500	60	600	97	1500	135	600
23	1500	61	711	98	1500	136	600
24	1500	62	1975	99	1500	137	2665
25	1500	63	1950	100	2184	138	1854
26	1500	64	2184	101	1725	139	2047
27	1928	65	1500	102	1500	140	2211
28	2569	66	1500	103	1725	141	2175
29	1681	67	1500	104	2184	142	2385
30	1681	68	1500	105	1500	143	2202
31	1681	69	1500	106	1500	144	1500
32	1681	70	1500	107	1500	145	1725
33	1681	71	2375	108	1500	SHOP	4635
34	1681	72	2075	109	1500	COMMUNITY HALL	19621
35	2447	73	1800	110	1500	1A	1663
36	2125	74	1500	111	2088	112A	3381
37	2125	75	1500	112	479	136A	1358
38	710			113	504		

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## Location Map & Advantages

- Casagrand Uptown is located at Thandalam, just behind Saveetha University
- Located just 20 minutes from Poonamallee Junction
- Situated just 4.5 km from arterial NH4, on the 4-lane Arakkonam Road
- There are many reputed schools, colleges and hospitals within a 10 km radius
- Surrounded by electronic/automobile hubs and IT Parks

- Surrounded by Chennai's top professional universities like Saveetha, Panimalar, Sastha, etc.
- Close to many international schools like Chennai Public School, St. John's International School, etc.
- Opp. EVP Carnival Multiplex and Queensland Theme Park
- Proximity to Chennai's largest upcoming 300-acre TNHB Satellite Township at Thirumazhisai



## Educational Institutions

- Apollo Vidyashram, Hi-Tech CBSE School, Mevalurkuppam - 15 min
- St. John's International Residential School - 15 min
- Chennai Public School - 20 min
- Spartan CBSE International School - 15 min
- Loyola International School - 10 min
- Saveetha Medical College - 5 min
- Panimalar College of Engineering - 20 min
- Sakthi Mariamman Engineering College - 10 min
- Apollo Engineering College - 10 min
- Sree Sastha College of Engineering - 15 min

## Industries

- NIFCO - 5 min
- Irungattukottai SIPCOT - 15 min
- Daimler - 15 min
- Hyundai - 20 min
- Royal Enfield - 20 min
- Samsung - 20 min
- Flex - 20 min

## Entertainment

- EVP Film City - 15 min
- Queensland - 10 min
- Chokhi Dhani - 10 min
- Madras Motor Racing Track - 20 min

## Hospitals

- Saveetha Medical College Hospital
- Pandian Hospital, Sriperumbudur
- Jaya Hospital, Sriperumbudur

## Distance from nearby vicinities

- Sriperumbudur - 15 Km
- Poonamallee - 15 Km
- Koyambedu - 25 Km
- Tambaram - 30 Km



MAP NOT TO SCALE

**Buddy Neighbour Scheme**

CASAGRANT

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