



CASAGRAN
ZAIDEN

— OFF KANAKAPURA MAIN ROAD —





SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

Casagrand Builder Private Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. In the last eighteen years, 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 18th 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.





CASAGRAN ZAIDEN

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

Casagrاند Zaiden 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.

Salient Features:

- The Finest 286 Homes on a Sprawling 3.69 acres of Land.
- Contemporary-styled elevation of B+G+9 higher floors.
- Spacious 2 & 3 BHK Apartment Community
- All units are designed with 100% Vaastu compliance & Zero Dead Space
- 65+ Amenities and features like an exclusive rooftop swimming pool, Mini theatre, Boxing corner, meditation lawn, Pet park, Skating Rink, Gym, Multipurpose hall and etc..
- 75% of Open Land Scape for Maximum light & Ventilation
- Indulge in the finest clubhouse of 15000 sq. ft is equipped with world-class amenities and plush interiors.
- The community is surrounded by prominent landmarks, schools, and colleges, with great connectivity.





CASAGRAND
ZAIDEN

AMENITIES



65+ Lifestyle Amenities



ENTERTAINMENT

1. Reception Lounge
2. Multipurpose Party hall
3. AV Room
4. Business centre
5. Convenience Store
6. Outdoor Cafeteria

ENTERTAINMENT

7. Gym
8. Cross fit Corner
9. Boxing corner
10. Kids play area

KIDS FUN AND RECREATION

11. Indoor games room
12. Board games corner
13. Adventure wall
14. Kids ball pool
15. Video games room

FACILITIES

16. Association room
17. Laundry / Ironing shop
18. Electric Car charging Bay
19. Car wash Bay
20. Air filling station
21. Drivers/ Maid dormitory
22. Drivers/ Maid Toilet

SWIMMING POOL AMENITIES

23. Swimming Pool
24. Kids Pool
25. Waterfall feature
26. Water play jets
27. Pool side lounges

OUTDOOR AMENITIES

28. Dropoff Plaza
29. Amphitheatre
30. Half - Basketball court
31. Cricket Practice net
32. Futsal lawn
33. Outdoor gym
34. Outdoor Kids play area
35. Kids rock climbing
36. Bicycle racks with bicycles
37. Cycling track
38. Jogging track
39. Skating rink
40. Senior citizen court
41. Meditation lawn
42. Party deck
43. Barbeque corner
44. Hobby court
45. Interactive floor games
46. Play mounds
47. Inground Trampoline
48. Sand pit
49. Pets park
50. Aroma Garden

51. Spillover party lawn
52. Shaded patio seating
53. Interactive water fountain
54. Plumeria court
55. Hammock Garden
56. Leisure seating court
57. Reflexology walkway
58. Tot lot
59. Jungle gym
60. Golf putting
61. Seating Pavilion
62. Zen Garden
63. Community Farming
64. Sculpture court
65. Informal seating area
66. Outdoor board games nook









A Premium community for a Superlative Life...

- Premium community design - Finely crafted community set amidst 3.69 acres of area planned with large podium and vast green spaces.
- 24x7 security - Controlled entry and exit in the project facilitated with CCTV surveillance at pivotal points ensures 24x7 security.
- A Grand Archway welcomes one into the community with its grandness enhanced with lighting and landscape areas.
- Contemporary elevation with lighting uplifts the building exteriors and landscape creating interest in the community.
- 2 acres of open 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 open podium with the lush green belt giving you the opportunity to be with nature.
- Kids friendly community - Meticulous planning has been done to ensure the community is a Kids friendly community.



65+ Lifestyle Amenities...

- 65+ Amenities of outdoor and indoor recreational facilities are sprawled across the project enhancing the social environment and liveliness of the community.
- Kids' friendly amenities - Apart from general amenities like kids play area, sports court, the community has unique kids' friendly amenities like rock climbing wall, Skating rink, Inground trampoline Bicycle tracks which instill social interaction among the kids.

- Fun and recreational amenities - such as outdoor board games, cricket net, Half-basketball court, 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 court and leisure seating planned for the elderly people
- Social gathering spaces - Such as seating pavilion, spillover party lawn, Outdoor part deck, Amphitheatre encourage social activity in the community.
- Way to healthy life - Outdoor fitness amenities like Outdoor gym, Jungle gym and Jogging track encourages residents of all age groups to spend a couple of minutes for their healthy life.
- Significance of natural and Serene living - The community offers Meditation lawn, Interactive water fountain, Zen garden and Aroma garden.
- Community farming is provided to encourage farming within the community by allowing them to grow and nurture plants by their own.
- Pets Park - is a dedicated space for your pets giving the community the comfort of being pet friendly.



Indulge in Most Finest Clubhouse

- Clubhouse of 15000 sqft is equipped with world-class amenities and plush interiors
- Grand reception with spacious lounge welcomes one into the interior of the club house.
- Clubhouse Indoor Amenities such as multipurpose party hall, AV room, Indoor games like table tennis, Air hockey, Board games corner and Kids play area gives added luxury in the community

- Exclusive Gym - with top notch features like boxing corner and cross fit corner take work out to the next level.
- Fun and recreational amenities like video games corner, adventure wall and kids ball pool to keep the child engaged in an array of activities.
- Lobbies - Every block entry is facilitated with double height lobbies welcoming you to a luxurious living environment.



Pool Amenities

- Swimming pool - The pool located in the rooftop is arguably the ultimate in luxury overlooking the cityscape.
- Kids pool with water fountain and water play jets- These features give the kids an added entertainment along with kid's pool.
- Poolside lounges - The club house terrace has extended features like Poolside lounges with feature wall encouraging activities in the outdoors.



Convenience at its best

- Access to daily needs - Convenience store and Ironing shop provided for the ease of daily provisional hassles.
- Electric charging station provided for the comfort of charging your e-vehicles.
- Car wash bay and Air filling station - give the comfort of servicing your vehicle inside the community.
- Maid Dormitories are located at the stilt 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.
- Foyer - Most homes has a dedicated foyer at the entrance.
- 8' height windows and French door designed to offer 3 times greater light, ventilation and beautiful views than other homes.
- Ensuring beautiful views - All homes are planned in such a way that they either look outside or internal podiums making every bedroom and balcony enjoying good view and ventilation.
- No overlooking Units - All Bedroom windows and balconies are planned in a manner to ensure you the podium or outside view with no overlooking into another apartment.
- Zero dead space - Internal and external spaces have been designed with zero space wastage, giving you maximum usable area in your apartment.
- No units facing each other - 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 overlooking or hindrances to other apartments and well concealed to ensure no AC's are visible on the building façade.



Vaastu Compliance for enhancing a positive living

- Vaastu compliant Homes is an integral part of the apartment unit design and has been consciously integrated into all the units.
- Most of our apartments are North and East facing entry
- All the kitchens are Northwest or Southeast Kitchen.
- One of the Bedroom is located in South west corner.
- North facing headboards are avoided in every room
- No units have NE/ SW toilets and kitchen



Superior Specification

- Grand main door of veneer finish with designer architrave creating a welcoming effect 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
- Laminated Doors - all the internal doors are laminated finish which make the interiors plush.
- Premium Bathroom Specification - Counter top washbasin and rain shower for all the bathrooms with Premium branded bathroom fittings gives a royal look to all the bathrooms.
- SS sink - Superior quality of stainless-steel sink with drain board provided.
- Cloth drying - The balcony areas are facilitated with cloth drying hanger in the ceiling.



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

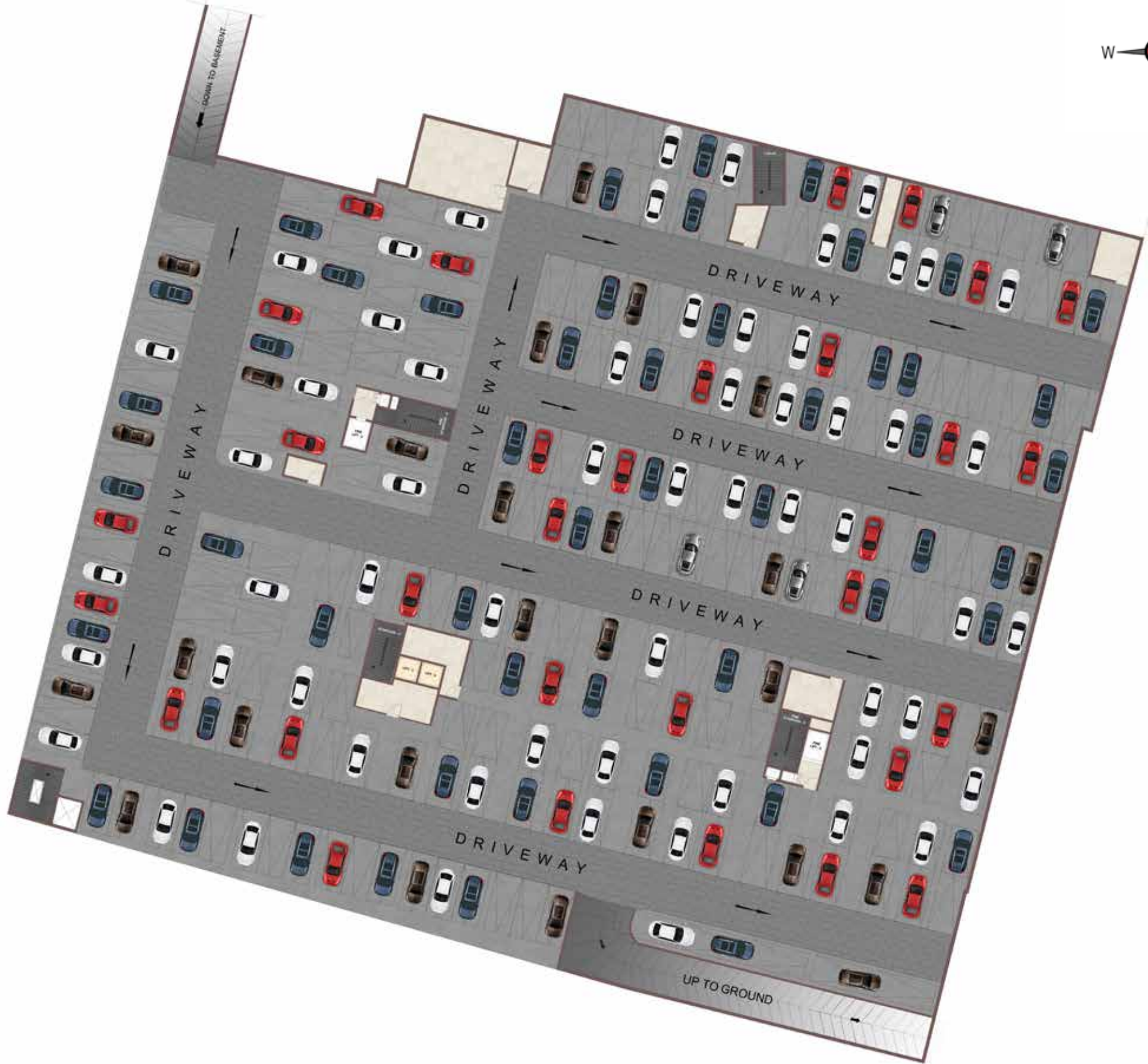
- Casagrand Zaiden offers the epitome of luxury with its contemporary facade, 5 star interiors, and countless features and amenities designed flawlessly to give you a living experience that is absolutely par excellence.



SITE PLAN
&
FLOOR PLANS



BASEMENT FLOOR



GROUND FLOOR



AMENITIES

- 16. ASSOCIATION ROOM
- 17. IRONING SHOP
- 18. DRIVERS / MAID DORMITORY
- 19. DRIVERS / MAID TOILET

SITE PLAN / FIRST FLOOR



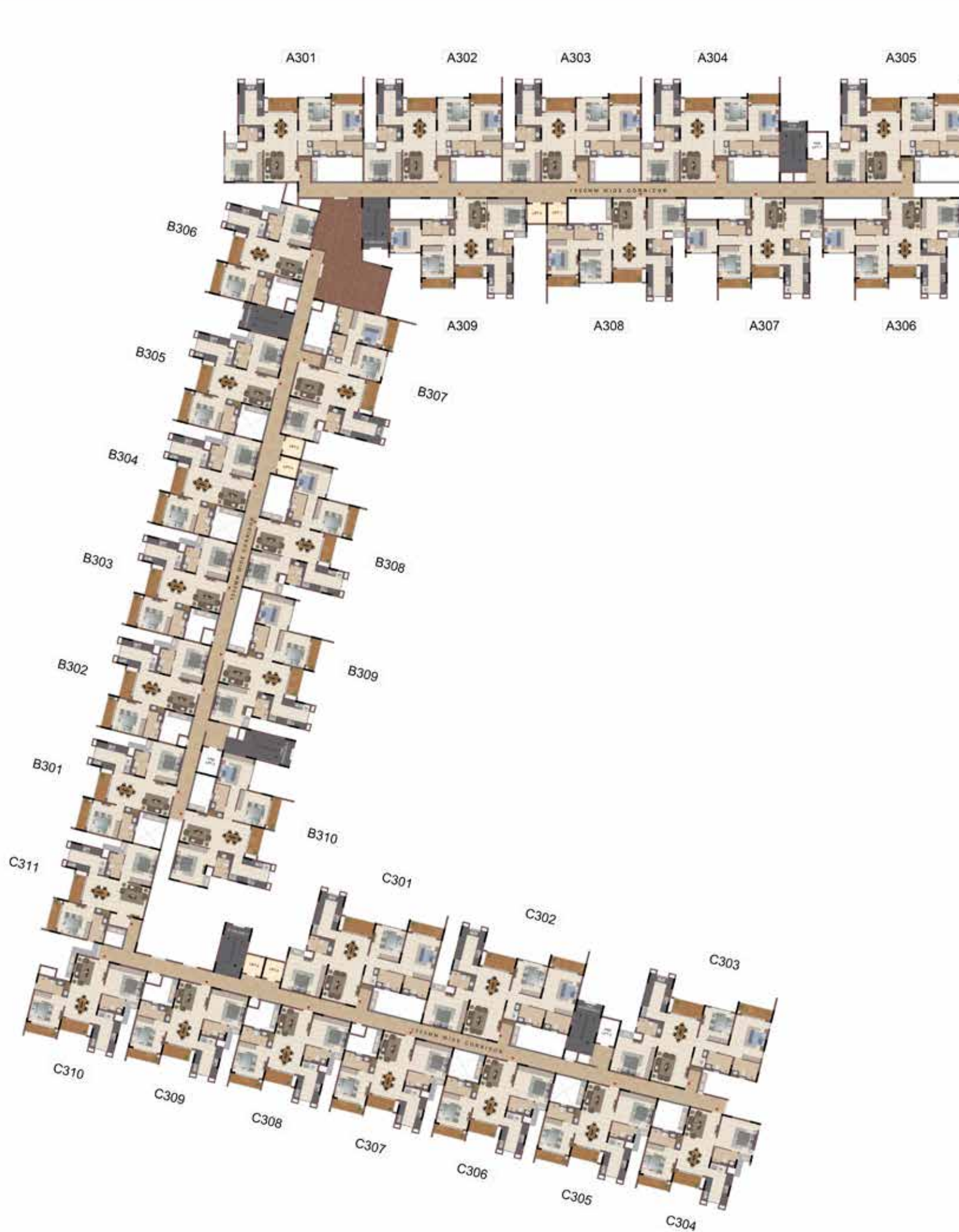
AMENITIES

20. DROP OFF PLAZA
21. AMPHITHEATER
22. HALF-BASKET BALL COURT
23. CRICKET PRACTICE NET
24. FUTSAL LAWN
25. OUTDOOR GYM
26. OUTDOOR KIDS PLAY AREA
27. KIDS ROCK CLIMBING
28. BICYCLE RACKS WITH BICYCLES
29. CYCLING TRACK
30. INTERACTIVE FLOOR GAMES
31. PARTY DECK
32. BARBEQUE CORNER
33. SKATING RINK
34. JOGGING TRACK
35. HOBBY COURT
36. SENIOR CITIZEN COURT
37. PLAY MOUNDS
38. INGROUND TRAMPOLINE
39. MEDITATION LAWN
40. PETS PARK
41. AROMA GARDEN
42. SPILLOVER PARTY LAWN
43. SAND PIT
44. SHADED PATIO SEATING
45. INTERACTIVE WATER FOUNTAIN
46. HAMMOCK GARDEN
47. LEISURE SEATING COURT
48. REFLEXOLOGY WALKWAY
49. TOT LOT
50. JUNGLE GYM
51. GOLF PUTTING
52. SEATING PAVILION
53. ZEN GARDEN
54. COMMUNITY FORMING
55. PLUMERIA COURT
56. SCULPTURE COURT
57. INFORMAL SEATING AREA
58. OUTDOOR BOARD GAMES NOOK
59. ELECTRIC CAR CHARGING BAY
60. CAR WASH BAY
61. AIR FILLING STATION
62. SWIMMING POOL
63. KIDS POOL
64. WATER PLAY JETS
65. WATERFALL FEATURE
66. POOL SIDE LOUNGES

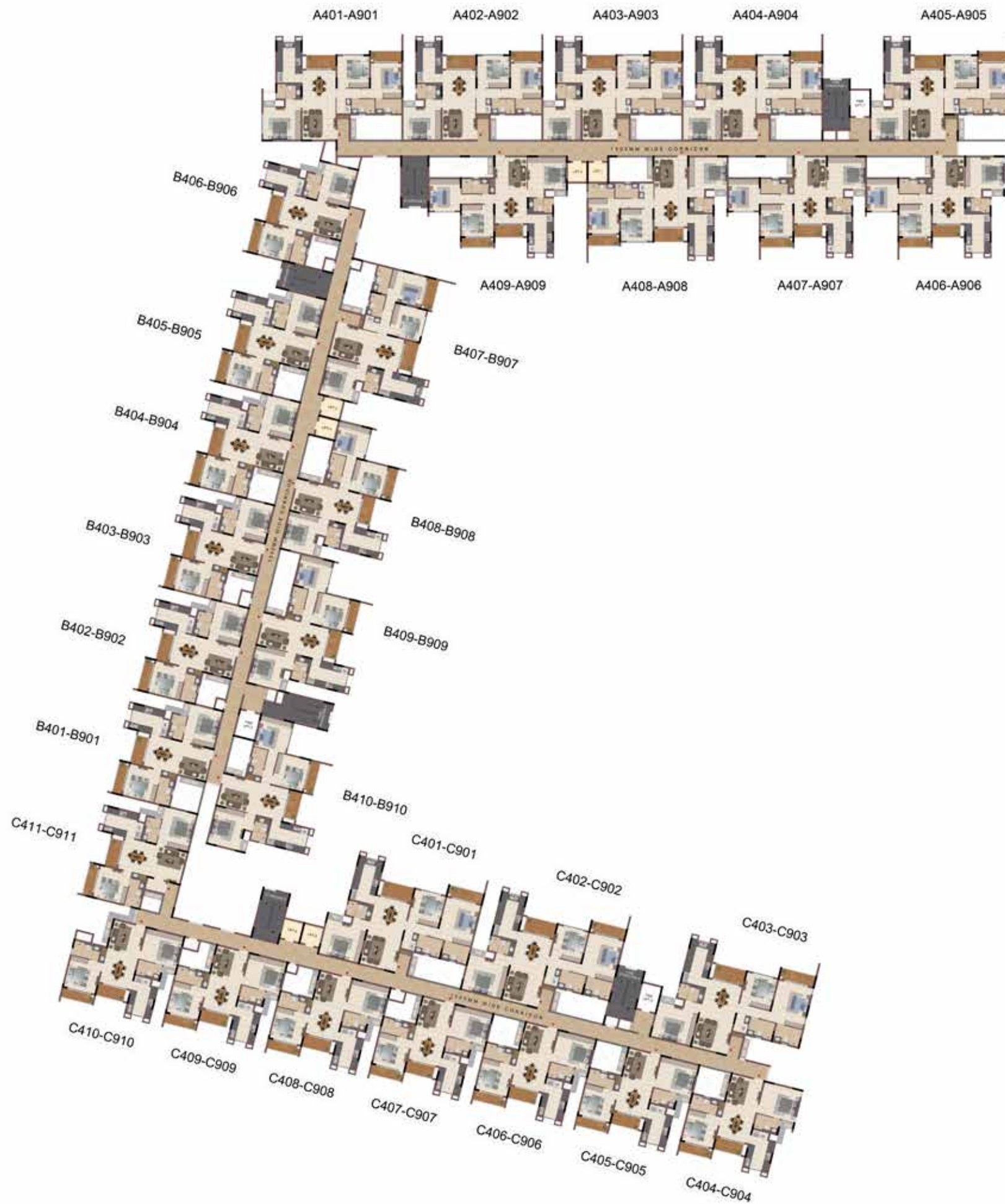
SECOND FLOOR



THIRD FLOOR



FOURTH-NINTH FLOOR



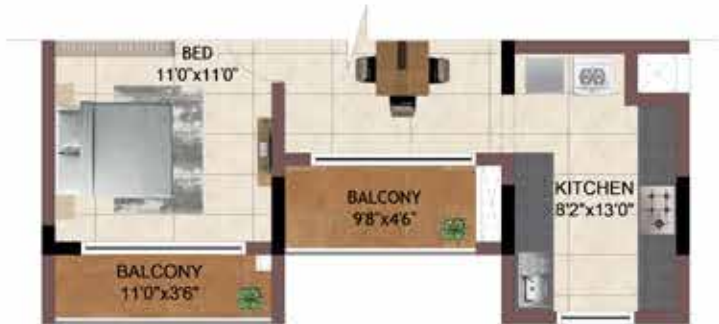
UNITS. PLANS



2BHK

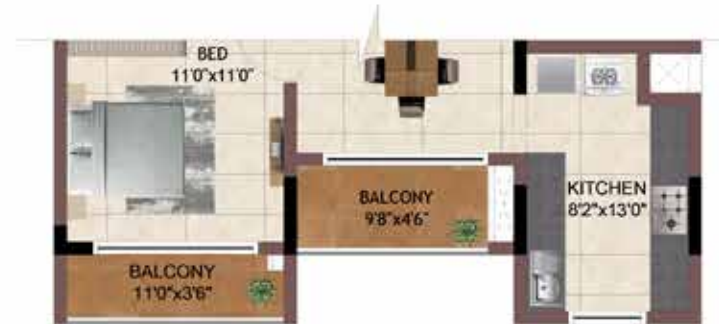
2BHK

C008 - C908, C009 - C909, C010 - C910



UNIT NO - C108 - C908
C109 - C909

TYPICAL FLOOR



UNIT NO - C110 - C910

TYPICAL FLOOR



UNIT NO - C008
C009

GROUND FLOOR



UNIT NO - C010

GROUND FLOOR

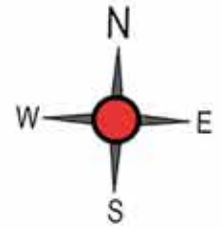
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE (SQ.FT)
C008	2BHK	747	82	829	1230	39
C108-C908	2BHK	747	82	829	1230	0
C009	2BHK	747	82	829	1230	39
C109-C909	2BHK	747	82	829	1230	0
C010	2BHK	747	82	829	1255	39
C110-C910	2BHK	747	82	829	1255	0



KEY PLAN

2BHK

2BHK
B104 - B904, B105 - B905, B106 - B906



UNIT NO - B104
B105
B106

FIRST FLOOR



UNIT NO - B204 - B904
B205 - B905
B206 - B906

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)
B104	2BHK	747	82	829	1230	39
B204-B904	2BHK	747	82	829	1230	0
B105	2BHK	747	82	829	1230	39
B205-B905	2BHK	747	82	829	1230	0
B106	2BHK	747	82	829	1233	39
B206-B906	2BHK	747	82	829	1233	0

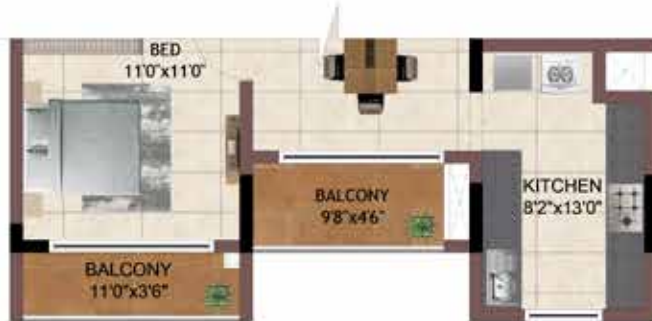


KEY PLAN

2BHK

2BHK

C004 - C904, C005 - C905, C006 - C906, C007 - C907



UNIT NO - C104 - C904

TYPICAL FLOOR



UNIT NO - C105 - C905
C106 - C906
C107 - C907

TYPICAL FLOOR



UNIT NO - C004

GROUND FLOOR



UNIT NO - C005
C006
C007

GROUND FLOOR

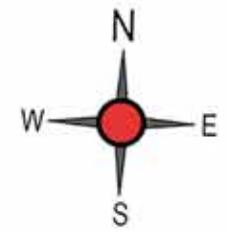
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE (SQ.FT)
C004	2BHK	747	82	829	1232	39
C104-C904	2BHK	747	82	829	1232	0
C005	2BHK	747	82	829	1230	39
C105-C905	2BHK	747	82	829	1230	0
C006	2BHK	747	82	829	1230	39
C106-C906	2BHK	747	82	829	1230	0
C007	2BHK	747	82	829	1230	39
C107-C907	2BHK	747	82	829	1230	0



KEY PLAN

2BHK

2BHK
B001 - B901, B002 - B902, B003 - B903



UNIT NO - B001
B002
B003
GROUND FLOOR



UNIT NO - B101 - B901
B102 - B902
B103 - B903
TYPICAL FLOOR

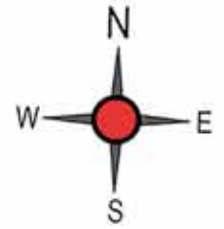
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
B001	2BHK	747	82	829	1243	39
B101-B901	2BHK	747	82	829	1243	0
B002	2BHK	747	82	829	1230	39
B102-B902	2BHK	747	82	829	1230	0
B003	2BHK	747	82	829	1230	39
B103-B903	2BHK	747	82	829	1230	0



KEY PLAN

2BHK

2BHK
C211



UNIT NO - C211

SECOND 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)
C211	2BHK	779	82	861	1271	300



KEY PLAN

2BHK

2BHK
C011 - C911



UNIT NO - C011

GROUND FLOOR



UNIT NO - C111
C311- C911

TYPICAL FLOOR

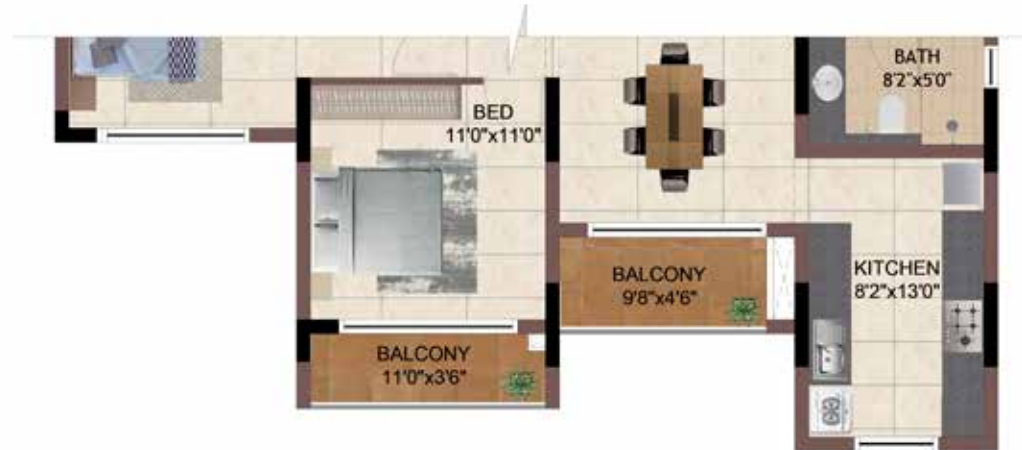
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
C011	2BHK	779	82	861	1271	39
C111	2BHK	779	82	861	1271	0
C311-C911	2BHK	779	82	861	1271	0



KEY PLAN

3BHK

3BHK
A107 - A907



UNIT NO - A207 - A907

TYPICAL FLOOR



UNIT NO - A107

FIRST FLOOR

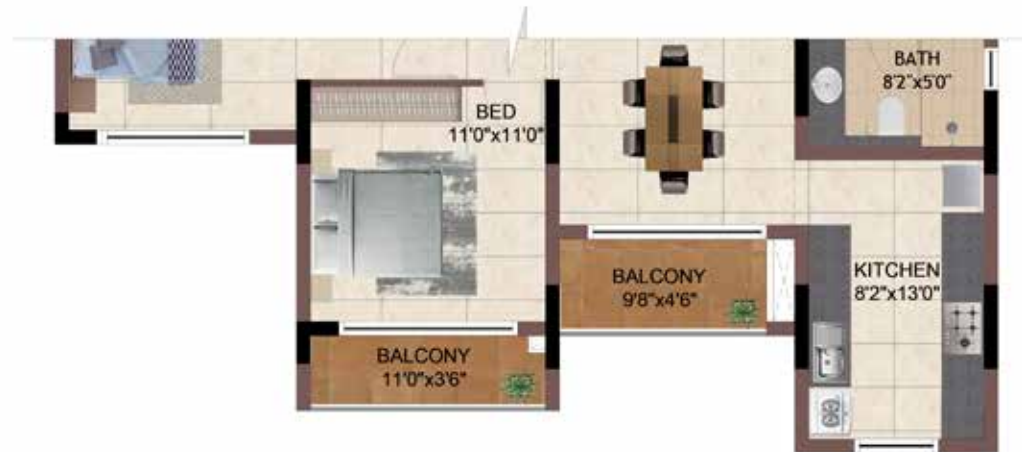


KEY PLAN

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)
A107	3BHK	947	82	1029	1496	248
A207-A907	3BHK	947	82	1029	1496	0

3BHK

3BHK
A106 - A906



UNIT NO - A206 - A906

TYPICAL FLOOR



UNIT NO - A106

FIRST FLOOR



KEY PLAN

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)
A106	3BHK	947	82	1029	1499	248
A206-A906	3BHK	947	82	1029	1499	0

3BHK

3BHK
B009 - B909, B010 - B910



UNIT NO - B009
B010

GROUND FLOOR



UNIT NO - B109 - B909
B110
B310 - B910

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)
B009	3BHK	947	82	1029	1500	239
B109-B909	3BHK	947	82	1029	1498	0
B010	3BHK	947	82	1029	1501	240
B110	3BHK	947	82	1029	1501	0
B310-B910	3BHK	947	82	1029	1501	0



KEY PLAN

3BHK

3BHK
B210



UNIT NO - B210

SECOND FLOOR

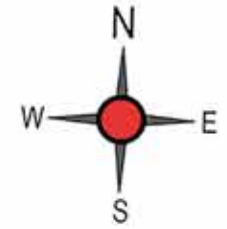
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
B210	3BHK	947	82	1029	1501	170



KEY PLAN

3BHK

3BHK
A109 - A909



UNIT NO - A209 - A909

TYPICAL FLOOR



UNIT NO - A109

FIRST FLOOR

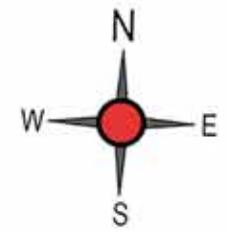


KEY PLAN

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)
A109	3BHK	947	82	1029	1501	85
A209-A909	3BHK	947	82	1029	1501	0

3BHK

3BHK
B108 - B908



UNIT NO - B108

FIRST FLOOR



UNIT NO - B208 - B908

TYPICAL FLOOR

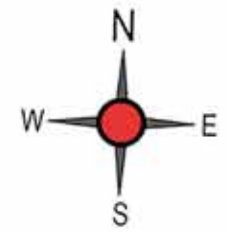


KEY PLAN

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)
B108	3BHK	946	82	1028	1503	198
B208-B908	3BHK	946	82	1028	1503	0

3BHK

3BHK
A108 - A908



UNIT NO - A208 - A908

TYPICAL FLOOR



UNIT NO - A108

FIRST FLOOR



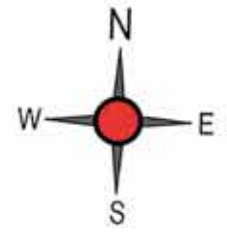
KEY PLAN

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)
A108	3BHK	1052	94	1146	1653	156
A208-A908	3BHK	1052	94	1146	1653	0

3BHK

3BHK

A102 - A902, A103 - A903, A104 - A904



UNIT NO - A202 - A902
A203 - A903
A204 - A904

TYPICAL FLOOR



UNIT NO - A102
A103
A104

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)
A102	3BHK	1094	94	1188	1707	156
A202-A902	3BHK	1094	94	1188	1707	0
A103	3BHK	1094	94	1188	1707	156
A203-A903	3BHK	1094	94	1188	1707	0
A104	3BHK	1094	94	1188	1708	156
A204-A904	3BHK	1094	94	1188	1708	0



KEY PLAN

3BHK

3BHK
A101 - A901



UNIT NO - A201 - A901

TYPICAL FLOOR



UNIT NO - A101

FIRST FLOOR



KEY PLAN

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)
A101	3BHK	1094	94	1188	1710	156
A201-A901	3BHK	1094	94	1188	1710	0

3BHK

3BHK
B107 - B907



UNIT NO - B107

FIRST FLOOR



UNIT NO - B207 - B907

TYPICAL FLOOR

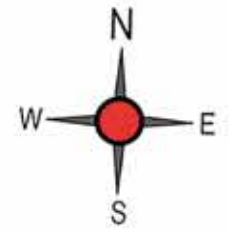


KEY PLAN

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)
B107	3BHK	1094	94	1188	1711	156
B207-B907	3BHK	1094	94	1188	1711	0

3BHK

3BHK
A105 - A905



UNIT NO - A205 - A905

TYPICAL FLOOR



UNIT NO - A105

FIRST FLOOR

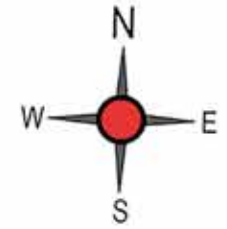


KEY PLAN

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)
A105	3BHK	1094	94	1188	1723	156
A205-A905	3BHK	1094	94	1188	1723	0

3BHK

3BHK
C003 - C903



UNIT NO - C103 - C903

TYPICAL FLOOR



UNIT NO - C003

GROUND FLOOR

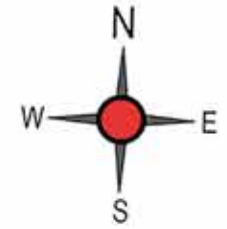


KEY PLAN

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)
C003	3BHK	1209	107	1316	1886	181
C103-C903	3BHK	1209	107	1316	1886	0

3BHK

3BHK
C001 - C901, C002- C902



UNIT NO - C101 - C901
C102 - C902

TYPICAL FLOOR



UNIT NO - C001
C002

GROUND FLOOR



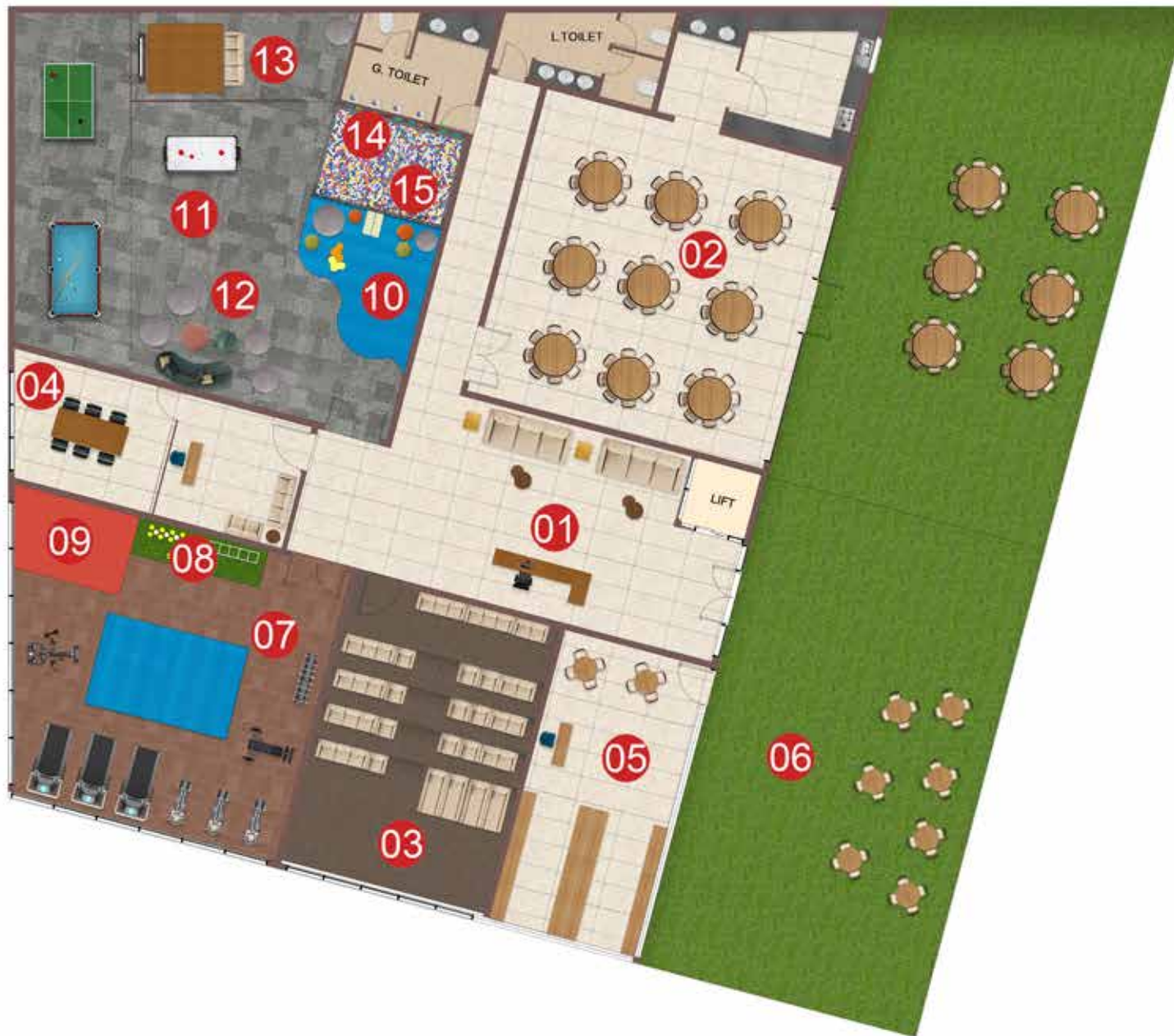
KEY PLAN

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)
C001	3BHK	1209	107	1316	1886	181
C101-C901	3BHK	1209	107	1316	1886	0
C002	3BHK	1209	107	1316	1884	181
C102-C902	3BHK	1209	107	1316	1884	0

CLUBHOUSE PLAN



GROUND FLOOR



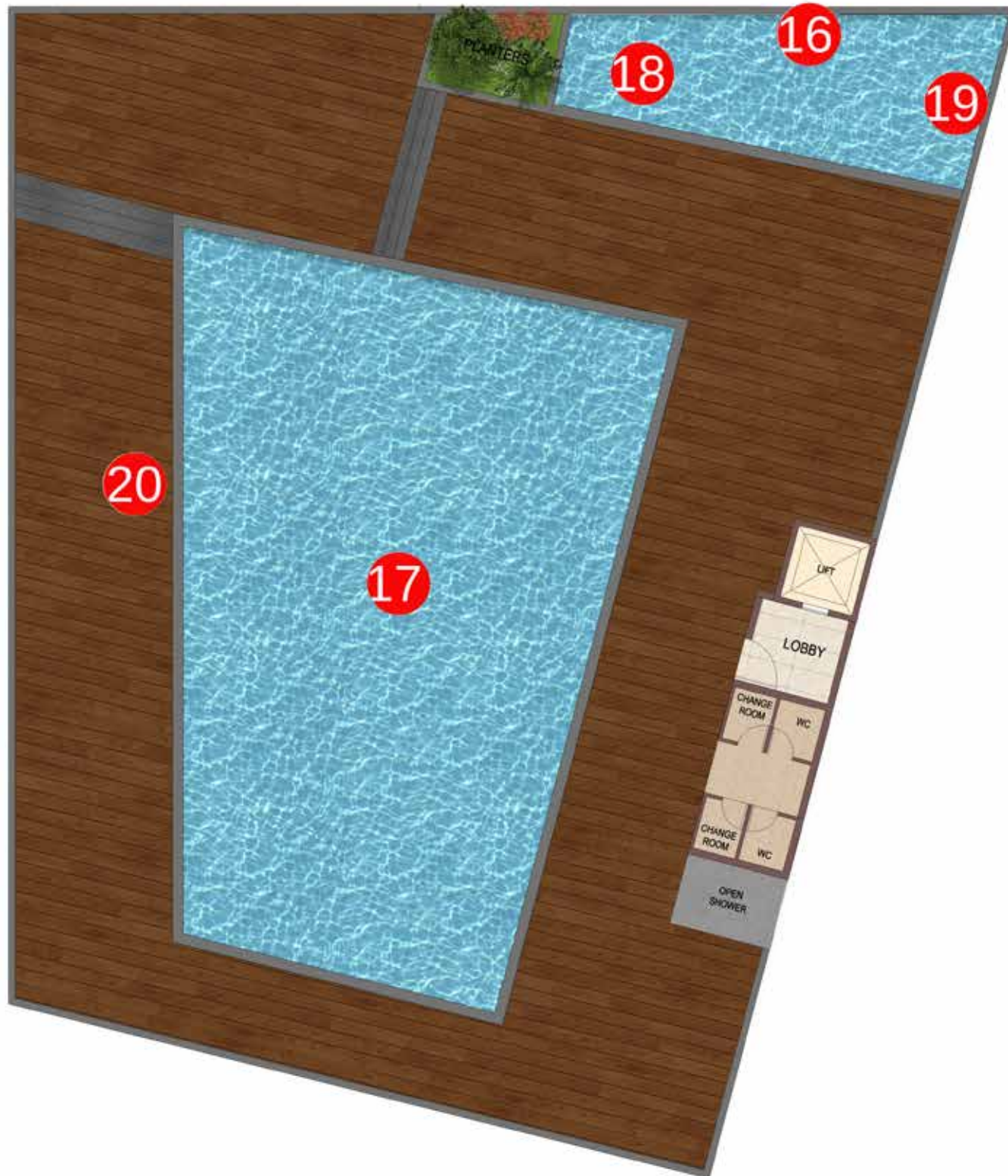
AMENITIES

01. RECEPTION LOUNGE
02. MULTIPURPOSE PARTY HALL
03. AV ROOM
04. BUSINESS CENTER
05. CONVENIENCE STORE
06. OUTDOOR CAFETERIA
07. GYM
08. CROSS FIT CORNER
09. BOXING CORNER
10. KIDS PLAY AREA
11. INDOOR GAMES ROOM
12. BOARD GAMES CORNER
13. VIDEO GAMES CORNER
14. ADVENTURE WALL
15. BALL POOL



KEY PLAN

TERRACE FLOOR



AMENITIES

16. INTERACTIVE WATER FOUNTAIN
17. SWIMMING POOL
18. KIDS POOL
19. WATER PLAY JETS
20. POOL SIDE LOUNGES



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 3000mm
ATT	: Anti-termite treatment will be done

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	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
Bathroom	: Finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect's design intent
Kitchen	: Ceramic Tile up to false ceiling height of size 300x600mm & above false ceiling will be finished with a coat of primer
Toilet ceiling	: Ceramic wall tile of size 600x600mm for a height of 600mm above the counter top finished level
	: Grid type false ceiling

FLOOR FINISH WITH SKIRTING



Main flooring	: Vitrified tiles of size 600mm x 1200mm
Bathroom	: Anti-skid ceramic tiles of size 300mm x 300mm
Balcony	: Anti-skid ceramic tiles of size 600mm x 600mm
Private open terrace (if applicable)	: Pressed tiles finish

KITCHEN & DINING



Kitchen	: Platform will be finished with granite slab of 600mm wide at height of 850mm from the finished floor level
Electrical point	: For chimney, hob & water purifier
CP fitting	: Kohler / American standard / Equivalent
Sink	: Single bowl SS sink with drainboard
Dining	: Counter top washbasin will be provided wherever applicable

BALCONY



Handrail	: MS handrail as per architect's design
Cloth Drying Provision	: Provided in balcony

BATHROOMS



CP fittings & sanitary: fixture: Kohler / American standard / Equivalent

All Bathrooms: Wall mounted WC with cistern, Health faucet, Single lever diverter, Rain shower with a counter top wash basin

JOINERY



DOORS

Main door	: Good quality door of size 1050 x 2100mm with veneer finish and designer shutter
	: Ironmongeries like Digital Door lock of Yale or equivalent, tower bolts, door viewer, safety latch, magnetic door catcher, etc.,
Bedroom doors	: Good quality door of size 900 x 2100mm with laminate finish
	: Ironmongeries like Godrej or equivalent lock, door stopper, door bush, tower bolt, etc.,
Bathroom doors	: Good quality door of size 750 x 2100mm with laminate finish and water proofing on inner side
	: Ironmongeries like thumb turn lock of Godrej/ equivalent without key, door bush, etc.,

WINDOWS

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

ELECTRICAL POINTS



Power Supply	: Single Phase power supply connection for 2BHK Three phase power supply connection for 3BHK
Safety device	: RCCB (Residual Current Circuit breaker)
Switches & sockets	: Modular box, modular switches & sockets of good quality IS brand
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand
TV	: Point in Living & one of the bedrooms
Data & USB	: Point in Living
Split- air conditioner	: Points in Living and one of the bedrooms Provision in other bedrooms
Foot Lamp	: Provision in all bedrooms
Exhaust fan	: Point in all bathrooms
Geyser	: Point in one of the bathrooms and Provision in others bathrooms
Back-up	: 400W for 2BHK & 500W for 3BHK

SPECIFICATIONS COMMON TO BUILDING COMPLEX



COMMON FEATURES

Lift	: Elevators of 10 passengers automatic lift will be provided
Back - up	: 100% Power backup for common amenities such as Clubhouse, Lifts, STP, WTP & selective common area lighting
Owner's Directory	: Apartment owner name will be provided in ground Level
Lift fascia	: Granite / equivalent cladding
Lift Lobby	: Granite flooring @ ground level
Staircase floor	: Granite flooring
Staircase handrail	: MS handrail with enamel paint finish
Terrace floor	: Pressed tile flooring

Terrace doors	: Good quality FRP door of size 900x2100mm with paint finish Ironmongeries like thumb turn lock of Godrej/ equivalent without key, door bush, automatic door closer, etc.,
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OUTDOOR FEATURES

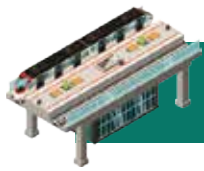
Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvesting	: Rain water harvesting system as per site requirement
STP	: Centralized Sewage Treatment plant
Safety	: CCTV surveillance cameras will be provided all round the building at pivotal locations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

PAYMENT SCHEDULE

Booking Advance	5.0%
On Agreement Of Sale	10.0%
25 Days from the date of Agreement	30.0%
Commencement of Foundation	10.0%
On commencement of Basement Roof	7.5%
On commencement of Ground Floor Roof	7.5%
On commencement of 1st Floor Roof	5.0%
On commencement of 3rd Floor Roof	5.0%
On commencement of 5th Floor Roof	5.0%
On commencement of 7th Floor Roof	5.0%
On commencement of 9th Floor Roof	5.0%
Completion of Flooring Respective Unit	2.5%
Handing over	2.5%
Total	100%

LOCATION
&
ADVANTAGES





TRANSPORTATION

- Silk Institute Metro Station 3 min
- Talaghattapura Metro Station 7 min
- Banashankari Bus Stand 18 min
- KSR SBC Bengaluru Railway Station 35 min



DISTANCE FROM NEAREST HOSPITALS

- Cura Hospitals - Multispeciality Hospital 11 min
- Jayadev Memorial Rashtrotthana Hospital and Research Centre 12 min
- BGS Gleneagles Global Hospitals 15 min
- Sagar Hospitals Kumaraswamy Layout 18 min



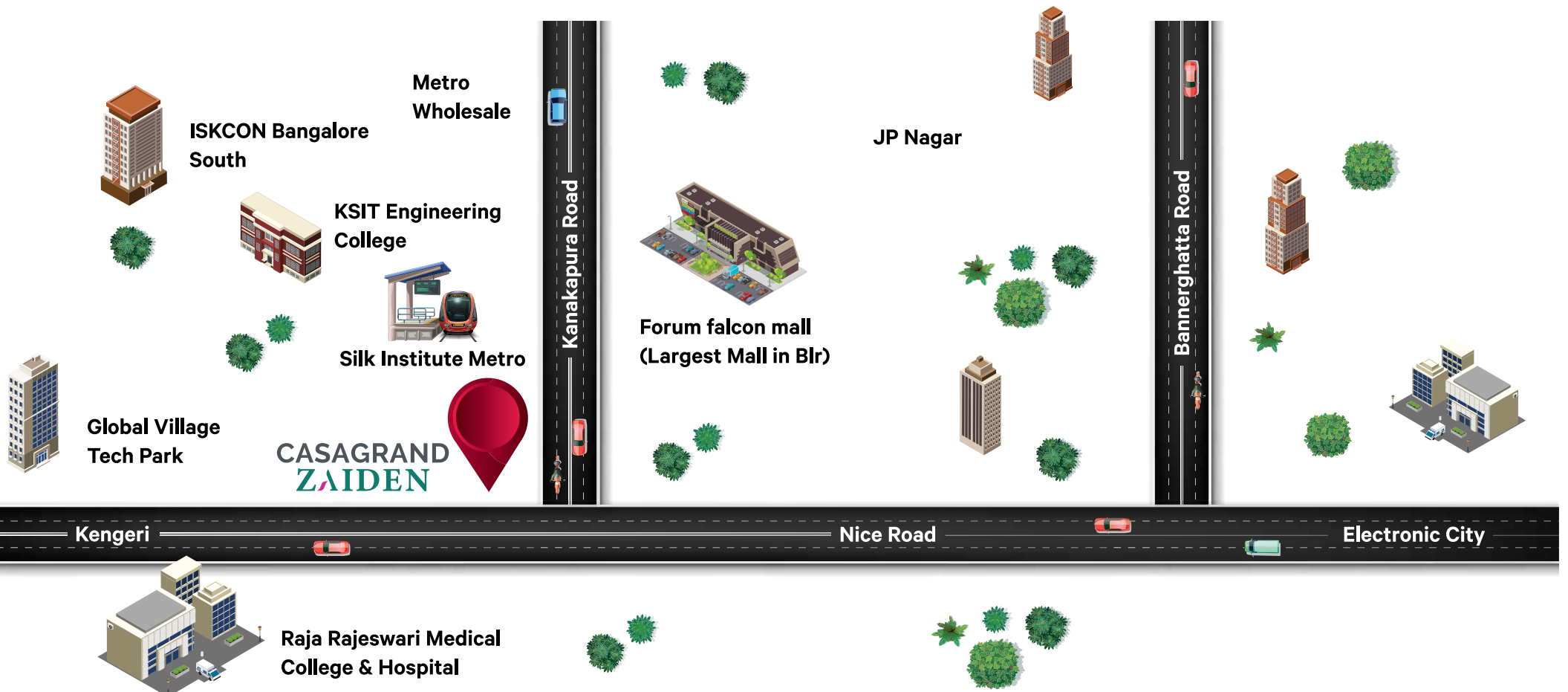
IT HUBS/ ENTERTAINMENT & SHOPPING

- Global City Tech Park 18 min
- Forum Mall, Konankunte Cross Metro Station 11 min
- Metro Wholesale Kanakapura 13 min
- Dmart, Vajarahalli 7 min



DISTANCE FROM NEAREST EDUCATIONAL INSTITUTIONS

- Jnana Sweekar Public School 5 min
- Yaashasvi International School 7 min
- SMVN School 7 min
- Sri Kumaran Public School - ICSE 18 min
- Orchids The International School 20 min
- Skalvi International School 21 min
- Loyola Composite PU College 22 min
- Hillside PU and Degree College 11 min
- KS School of Engineering and Management 13 min
- Dayananda Sagar University 20 min
- RNS Institute of Technology 13 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
- ☆ **11th 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
- ☆ **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)**
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
- ☆ **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



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