

# CASAGRAN Flagship

Largest residential community in Pallikaranai

THE  
FLAGS OF  
GRANDEUR &  
CONNECTIVITY  
FLY HIGH HERE

VILLAS





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 38 million square feet of prime residential real estate across Chennai, Coimbatore, Bengaluru 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 18th year of our journey, we are all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.



# CASAGRAN Flagship

Largest residential community in Pallikaranai

VILLAS  
~

Villa View





Villa  
21

Villa View







Villa View





Villa View





Clubhouse View





Multipurpose Court







## THE FLAGSHIP OF EXCELLENCE

A proud creation of Casagrand, Flagship is our first integrated township project. This is one of the most important projects and is a definitive statement in luxury living in a well-integrated community. The project weaves all the joys of community living with the finest nuances of luxury beautifully.

Designed impeccably with stunning aesthetics, these Tudor-styled homes impart an aura of elegance to the whole township. It's a perfect blend of old-world charm and modern refinement. It's real classy, very English and sophisticated. Flagship is the perfect new-age symbol of modern living in a happy, thriving community.



Villa View





Multipurpose Hall



## SALIENT FEATURES

- Elegantly crafted 887 Apartments and 54 Villas on 17.6 acres
- Thoughtfully designed 2, 3 & 4 BHK Tudor Styled apartments with S+5 structure
- Beautifully designed 3 & 4 BHK Villas with G+2 & G+1 Structure
- The community has 42% open space with 69,000 sq.ft of colossal podiums
- Offers 110+ world class amenities for a superior lifestyle
- An elaborate clubhouse of 34,000 sq.ft with luxurious amenities like Spa, Sauna, Jacuzzi & Salon
- 100% Vaastu compliant homes with zero dead space
- Surrounded by prominent IT & ITES companies, schools , colleges & hospitals

Swimming Pool View







Outdoor Play Area





Clubhouse Lobby





## AMENITIES

## ENTERTAINMENT FEATURES

### Features

1. Entrance Plaza With Drop-off Zone
2. Entry Water Feature
3. Feature Median Planting
4. Leisure Landscape Court
5. Yoga & Meditation Zone
6. Water Refill Station For Community & Pets
7. Feature Stepped Seating
8. Geometric Seating
9. Reflexology Walkway With Seating Area
10. Outdoor Workstations With Wi-fi
11. Reading Nook
12. Seating Nooks Along Pathways
13. Multipurpose Lawn For Social Gatherings & Events

### Entertainment

14. Party Lawn
15. Outdoor Cafeteria With Seating
16. Feature Canopies
17. Rain Dance Floor
18. Outdoor Amphitheatre & Stage
19. Pets Play Lawn & Sand Pit
20. Barbeque Courts
21. Maze Ball Table
22. Musical Lawn
23. Glass Painting Area
24. Outdoor Games For Elderly People
25. Senior Citizens Corner

## Outdoor Amenities

### Kids

26. Softfall Mounds
27. Feature Play Bridge
28. Outdoor Kids Play Area
29. Hamster Wheel
30. Dynamic Kids Playcourt
31. Hidden Wonder Land
32. Toddlers Play Area
33. Sand Pit With Sand Digger
34. Swing For Parents & Kids
35. Inground Trampoline
36. Labyrinth Ball Game
37. Binary Code Play Area

38. Hookie Ring Toss
39. Hopscotch
40. Kick The Croquet
41. Fitness Dice

### Sports

42. Running Track
43. Outdoor Gym
44. Multi-sports Court
45. Badminton Court
46. Cricket Pitches
47. Skating Rink

### Swimming Pool

48. Pool Deck With Loungers
49. Adults Pool
50. Spa Pool
51. Kids Pool
52. Shallow Pool With Recliners
53. Hydrotherapy Bed
54. Pool Ziplines
55. Water Gun In Pool

## Clubhouse Amenities

### Entertainment & Convenience

56. Multipurpose Hall
57. Mini Theatre
58. Learning Centre
59. Business Centre
60. Co-working Space

## Indoor Games Room

61. Skee Ball
62. Foosball
63. Shuffle Board
64. Air Hockey
65. Billiards Room
66. TT Room
67. Video Games Lounge
68. Monopoly Table
69. Sub Soccer Table
70. Wall Scrabble Board

### Kids Play Area & Creche

71. Street Basketball
72. Remote Control Racing Track
73. Indoor Kids Park

74. Cycling Interactive Wall
75. Pendulum Swing
76. Kids Tunnel Play
77. Toddlers Play Mat
78. Cribs
79. Ball Pit
80. DIY Toy Track

### Fitness

81. Gym - Cross Fit Area
82. Hanging Ropes Rock Climbing
83. Gym Flexbike
84. Specially Abled Gym
85. Interactive Gym
86. Bungee Ropes Workout
87. Yoga & Aerobics Room
88. Bcm Massagers Indoor Sports
89. Badminton Court
90. Squash Court Gaming Arcade
91. HIT Mouse
92. Darts Machine
93. Ultimate Punch
94. Need For Speed
95. VR Egg Simulator
96. Alien Gun Shooting

### Salon & Spa

97. Hair Styling Stations
98. Pedicure & Manicure Stations
99. Sauna
100. Jacuzzi

### Features & Facilities

101. Double Height Entrance Lobby
102. Coffee Bar
103. Convenience Store
104. Clinic
105. FMS Room
106. Association Room
107. Laundry
108. Dormitories
109. Lumber Rooms
110. Car Washing Bay
111. Car Charging Bays







## The Best of Product Superiority

- Chennai's Tudor styled residential community with apartments and villas
- The community hosts about 110+ indoor and outdoor amenities
- A neighbourhood reimagining its style with unreal services and fun
- The project includes 6 podiums and an exclusive park for multi-sensory amenities
- 42% of open land area adds to the efficiency of the building footprint
- Apartment blocks are planned around 10 acres of landscaped podiums, courtyard and open parks
- Light, Ventilation, Vaastu, Privacy & Aesthetics are the 5 important pillars in planning the Master & Unit plans
- Superior and Signature apartments to upgrade your lifestyle!



## Presenting you a community with the best of Architecture & Finesse

1. The project is set amidst 17.6 acres with 887 apartments & 54 villas
2. An English domestic architectural structure with solid masonry and elaborate forms emphasising the tudor style
3. Braced with accent portals and heraldic lighting, the entrance leads the users to the community and is facilitated with a drop-off zone
4. An elaborate clubhouse of 34,000 sq.ft area furnished with indoor amenities
5. Aesthetic double-height lobbies provided as a premium welcoming feature within the community
6. Blocks orientation ensuring maximum wind-flow and minimum heat-gain for every apartment
7. 3m & 6.5m (10 & 21 feet) wide driveway is planned across the project for comfortable vehicular movement

8. A feature wall is designed opposite to every block entrance as a way finder
9. Detailed lift facia with wall cladding & lighting elements
10. Designer floor identification signage at every floor level
11. Well-planned corridors with wall artefacts leading to your doorsteps



## A neighbourhood one with nature

12. 10 acres of rampant landscaped open space within the community is a never seen before feature in the neighbourhood
13. The community boasts of an efficient building footprint where 42% of land area is open space
14. The apartment towers are planned around colossal podiums of 69,000 sq.ft with no overlooking between the apartments
15. Private terraces are provided for the apartments in first floor level connecting the indoors with the podiums



## Offering you 110+ Amenities, the best in the market

16. The project features an exclusive swimming pool: 8,200 sq.ft pool and deck with overflowing adults edge pool, spa pool, shallow pool & kids pool with water gun, connected to the pathway through a diagonal pool deck with loungers
17. The podium encompasses a vibrant kids play zone, multipurpose social gatherings decks, reflexology walkway with seating nooks and buffer planting to maintain privacy for residents
18. The clubhouse delivers luxurious amenities like spa, sauna, Jacuzzi & salon for residents to indulge in
19. Double-height entrance lobby appeals into a palatial multipurpose party hall along with pre-function hall, party hall spill-over, buffet & kitchen for residents to host their guests
20. Coffee bar that opens out to the swimming pool to relax your evenings

21. Indoor kids play, creche, and learning centre for children's learning and entertainment
22. Shooting the goal with indoor games like skee ball, foosball, shuffle board, air hockey, etc.
23. Video games lounge and gaming arcade to escape the reality
24. Indoor badminton, squash courts and interactive gym along with the gym for specially abled, yoga and aerobics rooms for a healthy living
25. Amenities like mini-theatre, business centre, association room, convenience store, laundry/ironing shop, clinic, dormitories, etc. are facilitated for your comfort and convenience
26. Lush tropical courtyard with canopy trees and seating coves for social interaction that doubles up as outdoor workstation with Wi-fi connectivity along with barbeque courts
27. Dedicated car wash and charging bay
28. The open air theatre intervening the multi-sports court with tennis, basketball, futsal, badminton along with cricket pitches and kids play area complements as a seating gallery for sports enthusiasts and families to enjoy along with the rain dance floor
29. Amusing kids amenities like feature play bridge connecting soft fall mounds, giant hamster wheel, binary code, Tot-lots, exosphere, sand pit with digger etc. adds charm to the OSR area
30. Cognitive thinking amenities like glass painting area, maze ball table along with outdoor games for elderly people to enjoy
31. Party lawn and cafeteria with canopy seating for residents to enjoy their evenings with communal activities
32. Outdoor gym, trampoline sprinkler, skating rink, swing for parents and kids, pets park with water refill station for community & animals are accommodated in the OSR area



## Know why our Products are Superior

### Apartments :

33. Wide & fancy main door with an architrave
34. Designer door number signage with accent lighting
35. Digital door lock system with four independent unlocking features
36. Wireless mobile charging station provided in living & any one bedroom
37. 1200 x 600mm premium vitrified flooring tiles in living, dining, bedrooms & kitchen
38. Anti- skid tiles in bathrooms and balcony for superior units
39. Cloth drying pulley hangers in the balconies for everyday convenience
40. Single bowl stainless steel sink with drain board and swivel tap in the kitchen
41. Luxurious granite counter with counter-mounted washbasin in attached bathrooms
42. Premium range of American Standard or equivalent fittings in bathrooms and kitchens
43. Pest-free square SS designer gratings are provided in the bathrooms and kitchen respectively
44. Apartments with luxurious bathrooms fitted with rain shower and granite counter with counter-mount washbasins
45. Waterproof sockets provided in the balcony for evening parties and functional convenience



## Choose our Signature Apartments and Villas to upgrade your lifestyle

46. Wide & fancy main door is designed with a dedicated paneling for an appealing entrance
47. Designer villa and apartment door number signage to add to the splendor of the elevation

48. Digital door lock system with five independent unlocking features
49. Monitor your visitors by a video doorbell fixed next to the main-door through 7-inch LED screen from inside your home
50. Apartments designed with dedicated foyer space
51. Wireless mobile charging station provided in living & any one bedroom
52. 600 x 1200 mm premium vitrified flooring tiles in foyer, living, dining, kitchen, lounge, bedrooms and store rooms
53. 600 x 600mm anti-skid tiles in bathrooms & balconies
54. Cloth drying pulley hangers in the balconies for everyday convenience
55. Villas and apartments with luxurious bathrooms fitted with rain shower, glass shower partition, granite counter with counter-mount washbasin and spa jets in one of the bathrooms
56. Premium range Roca or equivalent fittings in all bathrooms
57. Pest free 2' long trench and square SS designer gratings are provided in the attached bathrooms and kitchen, respectively
58. Double bowl matte stainless steel sink with drain board and pull out faucet in the kitchen
59. Waterproof sockets provided in the extended outdoor deck and terrace in villas and balcony in apartments for evening parties and functional convenience respectively.
60. Provision of ample car parking space at the stilt level.
61. All cores are well equipped with staircase and two lifts - 13 & 10 passengers' capacity
62. Uninterrupted visual connectivity - all bedrooms & balconies will be facing courtyard or exterior
63. No overlooking apartments
64. All bedrooms, living & kitchen are consciously planned to be well ventilated from the exterior or the courtyards
65. Provision of foyer in some apartments to ensure privacy
66. Convenient AC ODU spaces serviceable from the interior
67. All 3 & 4 BHK signature units with walk-in wardrobe in one of the bedrooms
68. Two balconies - one in living & one of the bedrooms
69. Dedicated washing machine space is provided for all apartments
70. Common wash basin provided in most of the apartments
71. Wide kitchens with double side counters in most of the apartments
72. All apartments have South West bedrooms
73. All apartments have North West & South East bathrooms
74. No apartments have bed headboard positioned North
75. No apartments have South West entrance
76. No apartments have North East & South West kitchen
77. No North East & South West cuts



### Efficiency in space planning



### Considering Vaastu? We got that sorted too!

# SITE PLAN



## LEGENDS

### ENTERTAINMENT FEATURES

#### Features

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90. Squash Court Gaming Arcade
91. HIT Mouse
92. Darts Machine
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95. VR Egg Simulator
96. Alien Gun Shooting

#### Salon & Spa

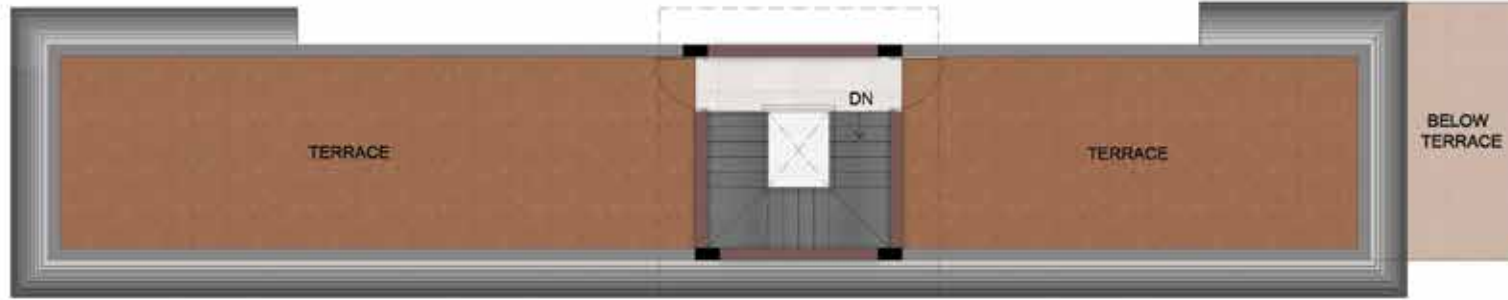
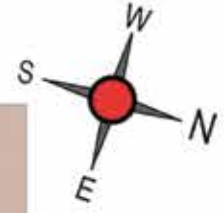
97. Hair Styling Stations
98. Pedicure & Manicure Stations
99. Sauna
100. Jacuzzi

#### Features & Facilities

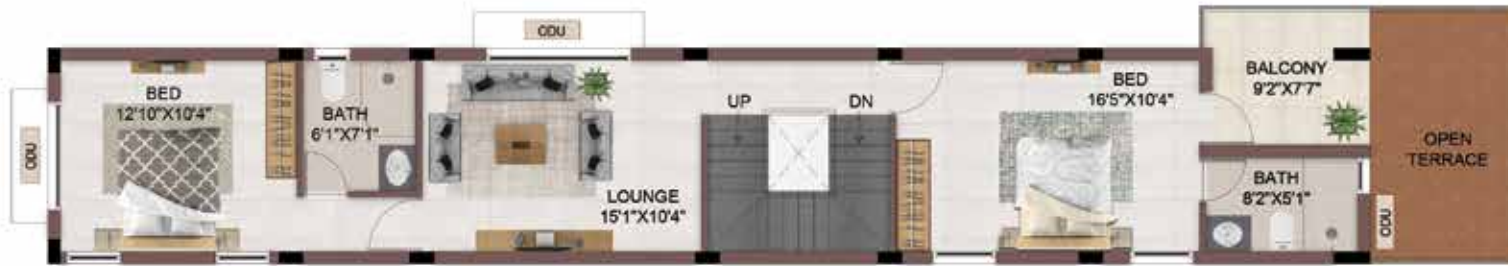
101. Double Height Entrance Lobby
102. Coffee Bar
103. Convenience Store
104. Clinic
105. FMS Room
106. Association Room
107. Laundry
108. Dormitories
109. Lumber Rooms
110. Car Washing Bay
111. Car Charging Bays

## UNIT PLANS

**BLOCK- 7**  
**3BHK-3T- SOUTH FACING VILLA**



**SECOND FLOOR PLAN**

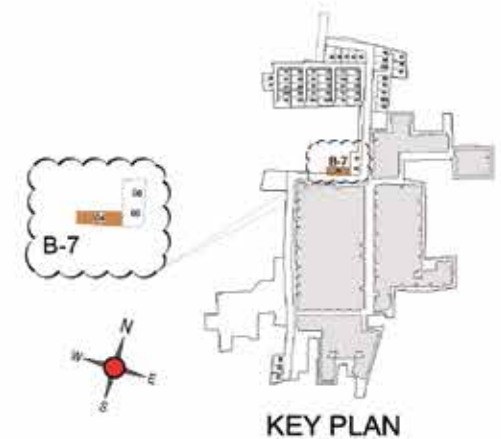


**FIRST FLOOR PLAN**



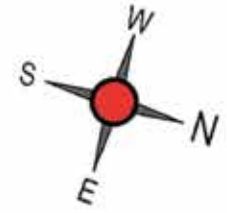
**GROUND FLOOR PLAN**

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
04	1520	2050	2854



**KEY PLAN**

**BLOCK- 15**  
**4BHK-4T- NORTH FACING VILLA**



**GROUND FLOOR PLAN**

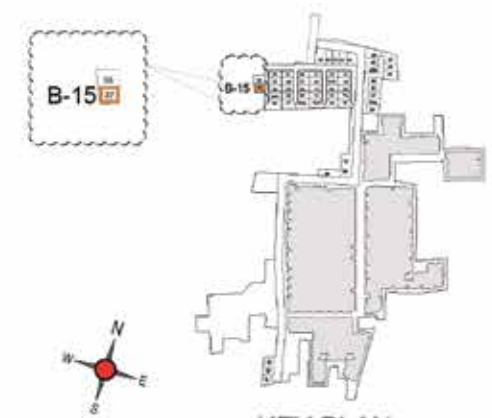


**FIRST FLOOR PLAN**



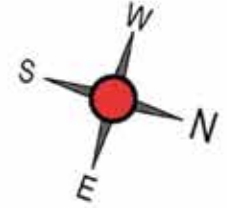
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37	1756	2363	1900





**BLOCK- 15**  
**4BHK-4T- NORTH FACING VILLA**



**GROUND FLOOR PLAN**

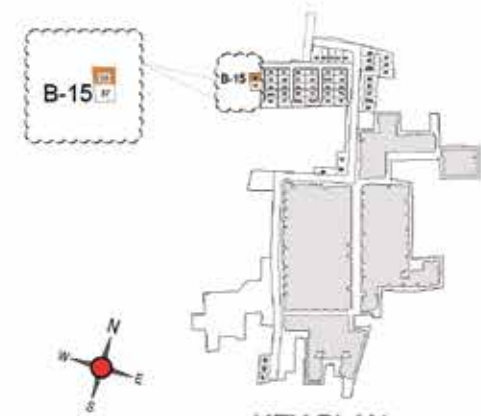


**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
38	1880	2436	1938



**KEY PLAN**

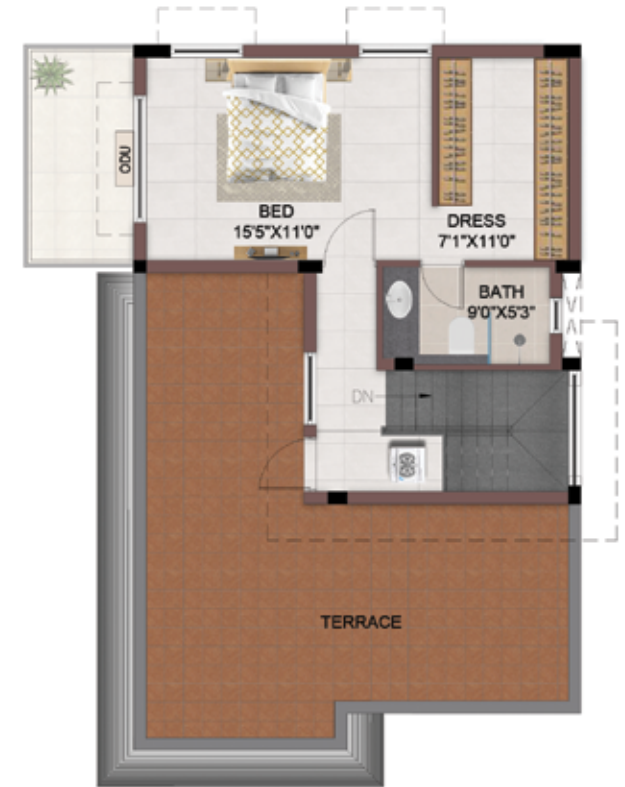
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4BHK-4T- NORTH FACING VILLA



GROUND FLOOR PLAN

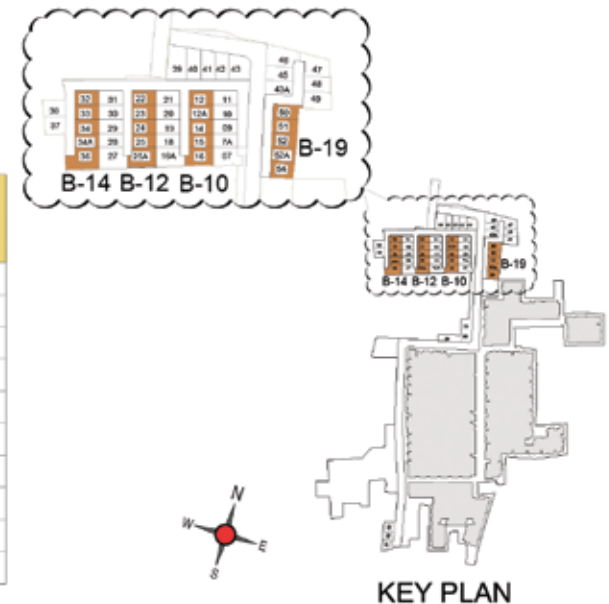


FIRST FLOOR PLAN



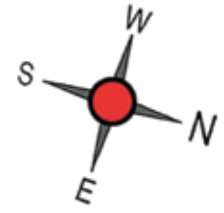
SECOND FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)	VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
12	1884	2511	1801	32	1884	2511	1801
12A	1884	2511	1801	33	1884	2511	1801
14	1884	2511	1801	34	1884	2511	1801
15	1884	2511	1801	34A	1884	2511	1801
16	1884	2511	2471	36	1884	2511	3378
22	1884	2511	1801	50	1884	2511	1936
23	1884	2511	1801	51	1884	2511	1883
24	1884	2511	1801	52	1884	2511	1871
25	1884	2511	1801	52A	1884	2511	1833
25A	1884	2511	2741	54	1884	2511	2038



KEY PLAN

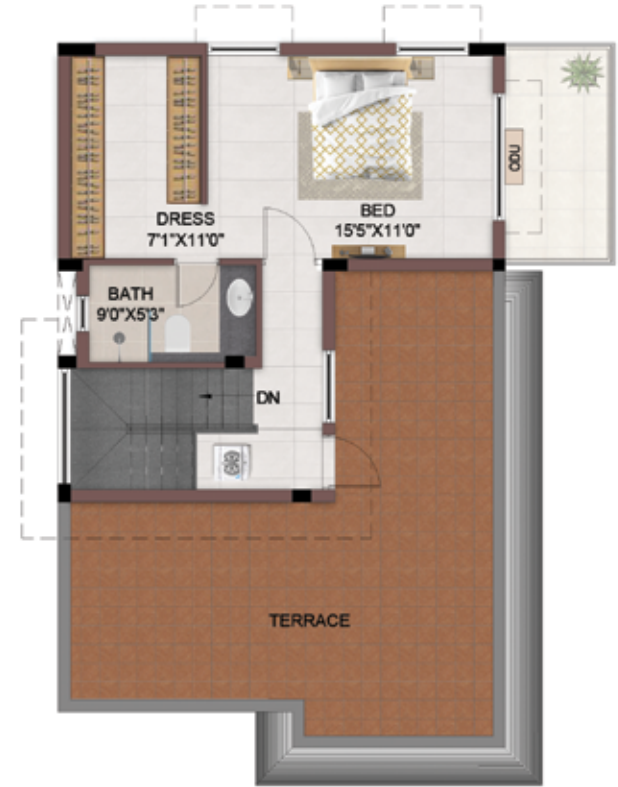
**BLOCK- 9,11,13,17**  
**4BHK-4T- NORTH FACING VILLA**



**GROUND FLOOR PLAN**

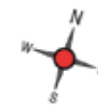


**FIRST FLOOR PLAN**



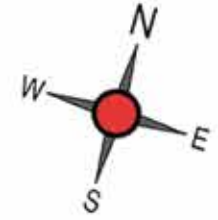
**SECOND FLOOR PLAN**

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)	VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
7	1884	2511	2889	21	1884	2511	1801
7A	1884	2511	1801	27	1884	2511	2895
9	1884	2511	1801	28	1884	2511	1801
10	1884	2511	1801	29	1884	2511	1801
11	1884	2511	1801	30	1884	2511	1801
16A	1884	2511	2592	31	1884	2511	1801
18	1884	2511	1801	43A	1884	2511	1933
19	1884	2511	1801	45	1884	2511	2026
20	1884	2511	1801	46	1884	2511	2884



**KEY PLAN**

**BLOCK- 16**  
**4BHK-4T- EAST FACING VILLA**



**GROUND FLOOR PLAN**

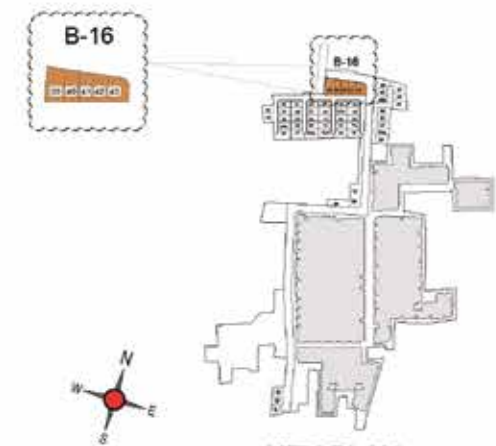


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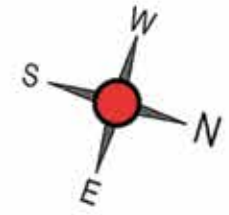
**SECOND FLOOR PLAN**

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
39	1884	2511	3154
40	1884	2511	2229
41	1884	2511	2126
42	1884	2511	1987
43	1884	2511	2415



**KEY PLAN**

**BLOCK- 6**  
**4BHK-4T- EAST FACING VILLA**



**GROUND FLOOR PLAN**

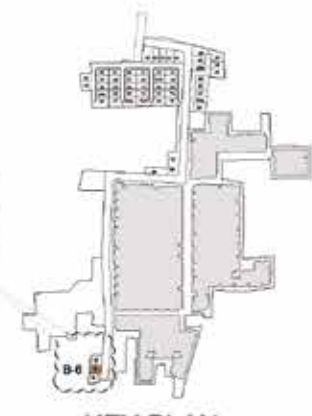


**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

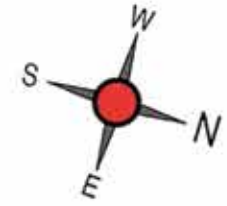
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02	2130	2715	1990



**KEY PLAN**



**BLOCK- 6**  
**4BHK-4T- EAST FACING VILLA**



**GROUND FLOOR PLAN**

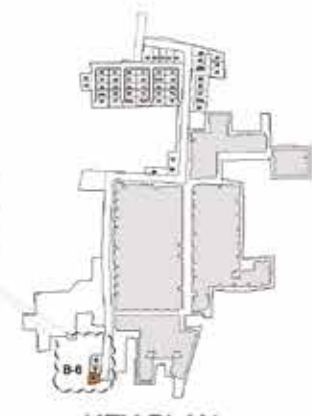


**FIRST FLOOR PLAN**



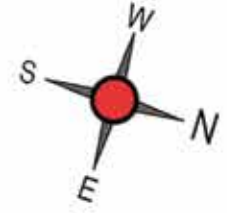
**SECOND FLOOR PLAN**

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
01	2158	2723	2453



**KEY PLAN**

**BLOCK- 6**  
**4BHK-4T- NORTH FACING VILLA**



**GROUND FLOOR PLAN**

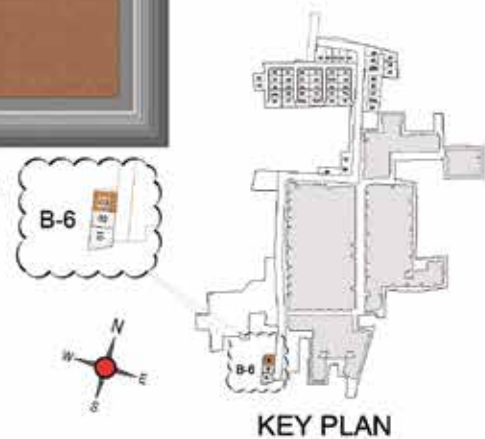


**FIRST FLOOR PLAN**



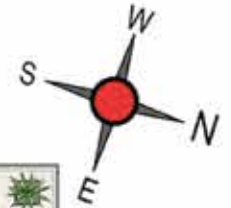
**SECOND FLOOR PLAN**

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
03	2160	2764	2434



**KEY PLAN**

**BLOCK- 8**  
**4BHK-4T- NORTH FACING VILLA**



**GROUND FLOOR PLAN**

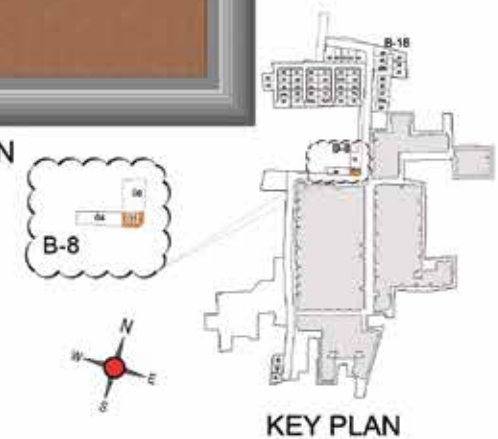


**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
05	2211	2968	2562



**KEY PLAN**



**BLOCK- 8**  
**4BHK-4T- NORTH FACING VILLA**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



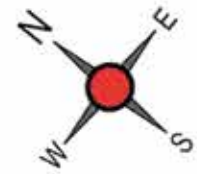
**SECOND FLOOR PLAN**

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
06	2211	2968	2562



**KEY PLAN**

**BLOCK- 18**  
**4BHK-4T- NORTH FACING VILLA**



**GROUND FLOOR PLAN**

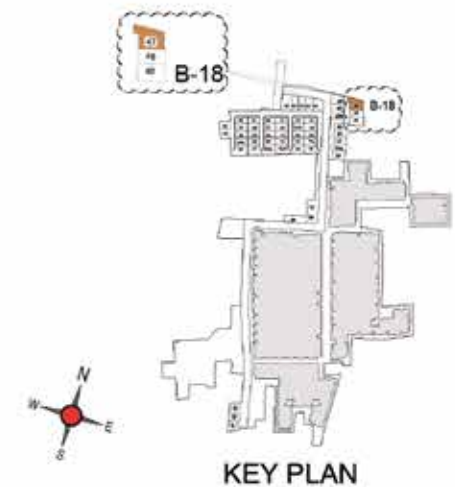


**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
47	2283	3033	2805



**KEY PLAN**

**BLOCK- 18**  
**4BHK-4T- NORTH FACING VILLA**



**GROUND FLOOR PLAN**

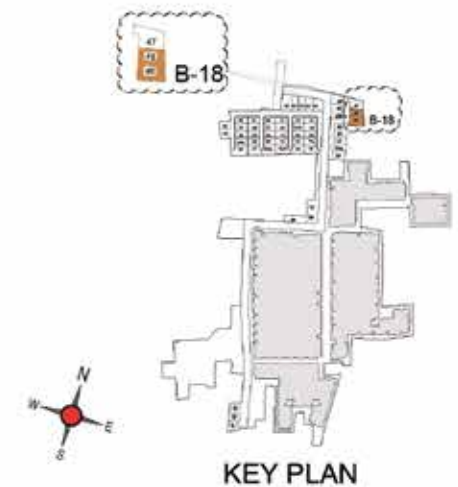


**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
48	2288	3109	2125
49	2288	3109	2529



**KEY PLAN**

## CLUBHOUSE PLANS

# CLUBHOUSE



GROUND FLOOR PLAN

## CLUB HOUSE AMENITIES

### ENTERTAINMENT & CONVICENCE

56.MULTI PURPOSE HALL

### FEATURES & FACILITIES

101.DOUBLE HEIGHT ENTRANCE LOBBY

103.CONVENIENCE STORE

104.CLINIC

105.FMS ROOM

106.ASSOCIATION ROOM

107.LAUNDRY

108.DORMITORIES

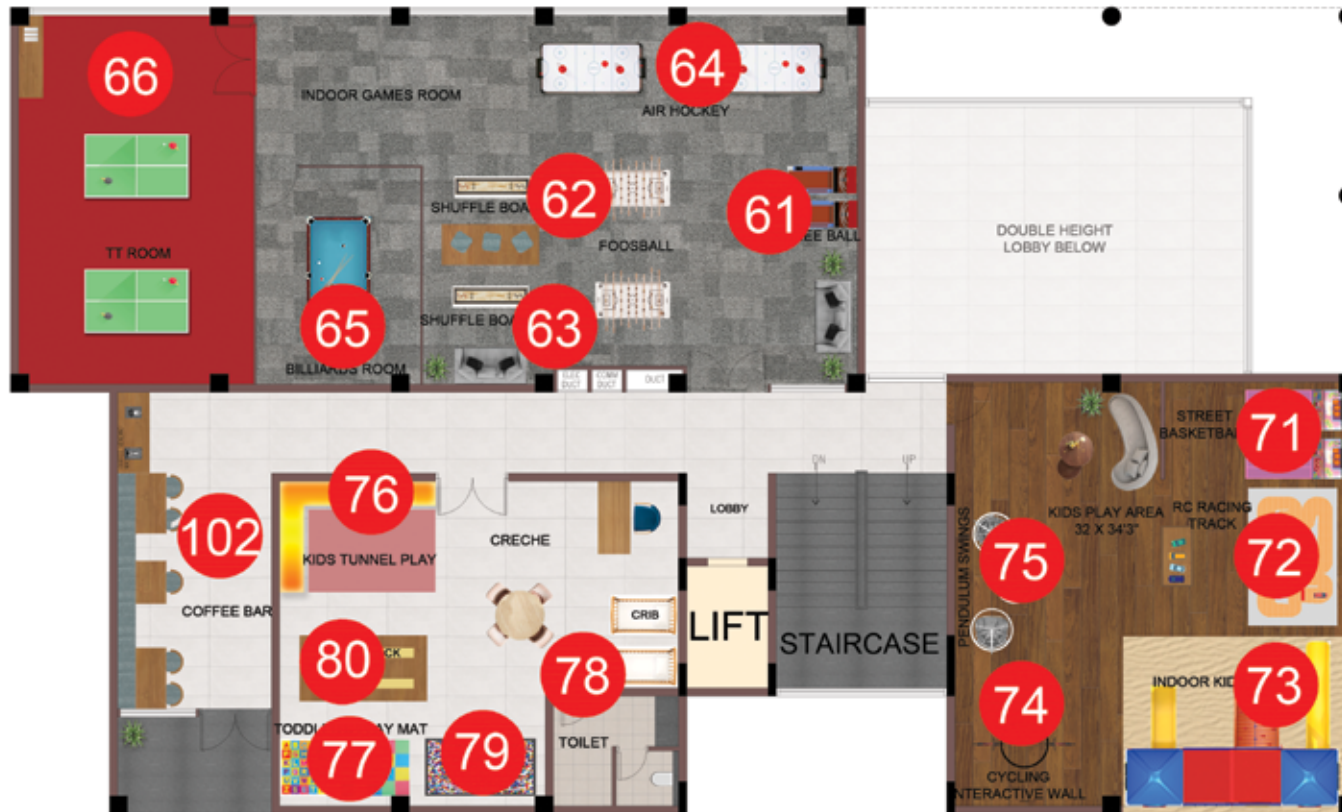


BLOCK-5



KEY PLAN

# CLUBHOUSE



## FIRST FLOOR PLAN

### CLUB HOUSE AMENITIES

#### INDOOR GAMES ROOM

- 61.SKEE BALL
- 62.FOOS BALL
- 63.SHUFFLE BOARD
- 64.AIR HOCKEY
- 65.BILLIARDS ROOM
- 66.TT ROOM

#### KIDS PLAY AREA & CRECHE

- 71.STREET BASKETBALL
- 72.REMOTE CONTROL RACING TRACK
- 73.INDOOR KIDS PARK
- 74.CYCLING INTERACTIVE WALL
- 75.PENDULUM SWING
- 76.KIDS TUNNEL PLAY
- 77.TODDLER'S PLAY MAT

- 78.CRIBS
- 79.BALL PIT
- 80.DIY TOY TRACK

#### FEATURES & FACILITIES

- 102.COFFEE BAR



BLOCK-5



KEY PLAN

# CLUBHOUSE



## SECOND FLOOR PLAN

### CLUBHOUSE AMENITIES

#### INDOOR GAMES ROOM

- 67.VIDEO GAMES LOUNGE
- 68.MONOPOLY TABLE
- 69.SUB SOCCER TABLE
- 70.WALL SCRABBLE BOARD

#### FITNESS

- 81.GYM - CROSS FIT AREA
- 82.HANGING ROPES AND ROCK CLIMBING
- 83.GYM FLEXBIKE
- 84.SPECIALLY ABLED GYM
- 85.INTERACTIVE GYM
- 86.BUNGEE ROPES WORKOUT

#### WORKOUT

- 87.YOGA & AEROBICS ROOM
- 88.BCM MASSAGERS

#### SALON & SPA

- 97.HAIR STYLING STATIONS
- 98.PEDICURE & MANICURE STATIONS
- 99.SAUNA
- 100.JACUZZI

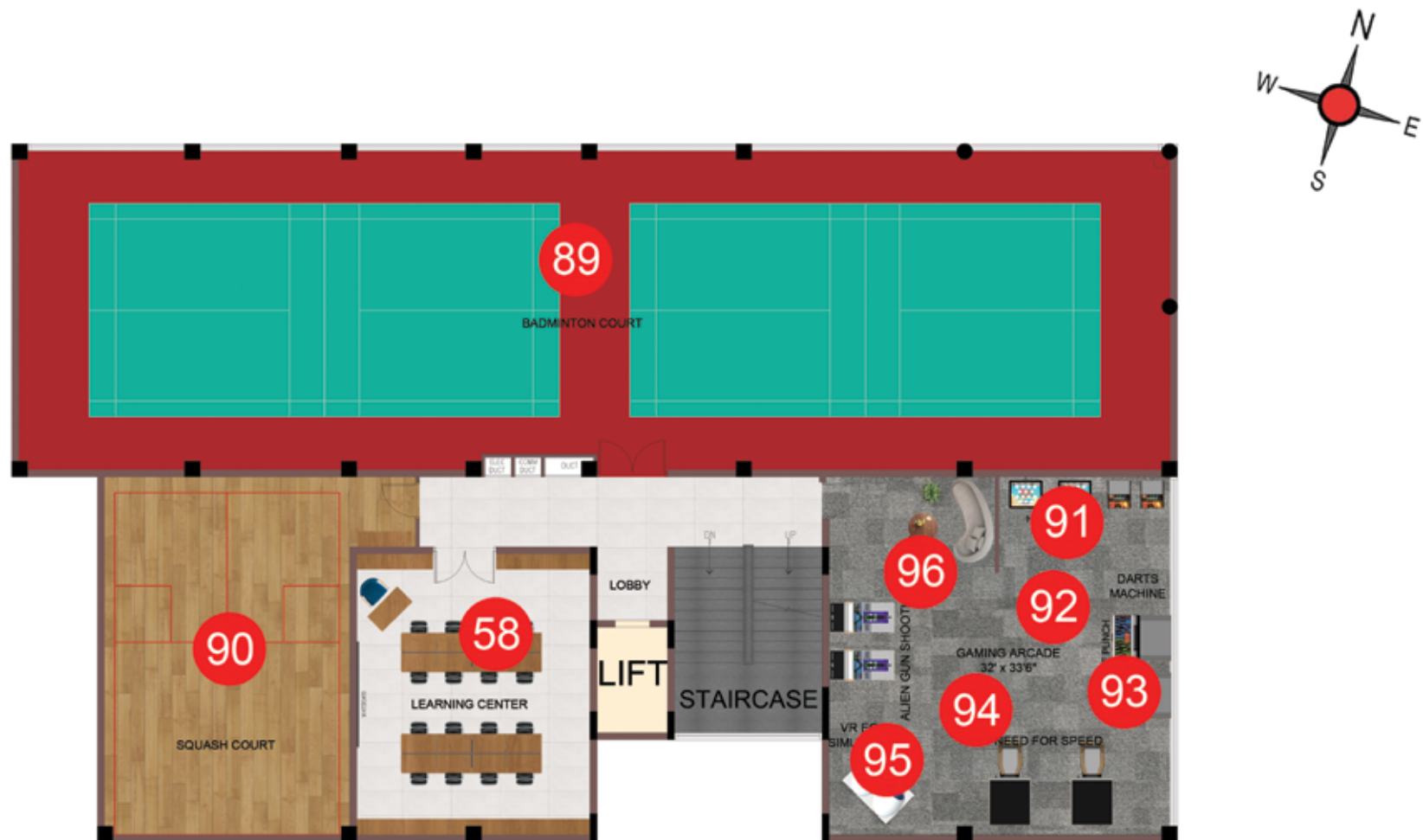


BLOCK-5



KEY PLAN

# CLUBHOUSE



## THIRD FLOOR PLAN

### CLUB HOUSE AMENITIES

#### ENTERTAINMENT & CONVIENCE

58.LEARNING CENTER

#### INDOOR SPORTS

89.BADMINTON COURT

90.SQUASH COURT

#### GAMING ARCADE

91.HIT MOUSE

92.DARTS MACHINE

93.ULTIMATE PUNCH

94.NEED FOR SPEED

95.VR EGG SIMULATOR

96.ALIEN GUN SHOOTING



BLOCK-5



KEY PLAN



# CLUBHOUSE

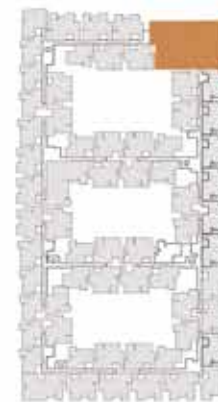


## FOURTH FLOOR PLAN

### CLUB HOUSE AMENITIES

#### ENTERTAINMENT & CONVIENCE

- 57. MINI THEATRE
- 59. BUSINESS CENTRE
- 60. CO-WORKING SPACE



### BLOCK-5



### KEY PLAN

# SPECIFICATIONS (VILLAS)

## 1. STRUCTURE



Structural System	: RCC Framed structure designed for seismic compliant (Zone - 3)
Masonry	: 200mm for external walls & 100mm for internal walls
Floor- Floor height (incl. slab)	: Will be maintained at 3000mm to 3150 (Varies)
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
Internal walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
Bathroom 1	: Glazed/Matte ceramic wall tiles in combination of size 600x1200mm and 600x600mm for a height of 2250mm
Other Bathrooms	: Glazed/Matte ceramic wall tile of size 300x600mm for a height of 2250mm
Kitchen	: Glazed/Matte ceramic wall tile of size 600x600mm for a height of 600mm above the countertop finished level

## 3. FLOOR FINISH WITH SKIRTING



Living, Dining, Lounge, Store room, Bedrooms & kitchen	: Vitrified tiles of size 600x1200mm
Bathroom	: Anti-skid ceramic tiles of size 600x600mm
Staircase	: Granite flooring for the staircase will be provided
Balcony	: Anti-skid ceramic tiles of size 600x600mm

Landscape deck	: Shahabad / Kota stone finish
Entry Sit Out	: Granite flooring will be provided
Open Terrace (First Floor)	: Anti-skid vitrified tiles of size 600x600mm
Terrace	: Pressed tiles finish
Car Parking	: Shahabad / Kota stone finish

## 4. KITCHEN & DINING



Kitchen	: The platform will be finished with a granite slab of 600mm wide at a height of 850mm from the finished floor level
Electrical point	: For chimney, HOB & water purifier
CP fitting	: Roca/ American Standard OR equivalent
Sink	: Double bowl SS sink with drain board and pull out sink faucet will be provided
Dining wash basin	: Counter mounted wash basin wherever applicable

## 5. BALCONY



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



Sanitary fixture	: Roca OR equivalent
CP fittings	: Roca OR equivalent
Attached Bathrooms	: Wall-mounted WC with cistern, Health faucet, Single lever diverter, rain shower with hand shower & counter mounted wash basin
	: Spa jets and glass partition in one of the bathrooms
Common Bathroom	: Wall-mounted WC with cistern, Health faucet, Single lever diverter, Overhead shower with a counter mounted wash basin

## 7. JOINERY



Main door	: Wide and fancy main door of size 1200x2100mm with veneer finish, architrave and a side panel.
	: Ironmongeries like Digital lock system of Yale OR equivalent lock, tower bolts, door viewer, safety latch & Magnetic catcher.

Bedroom doors	: Good quality of double side laminated door of size 900 X 2100mm. : Ironmongeries like Yale OR equivalent lock with door handle, tower bolt, Magnetic catcher.
Bathroom doors	: Good quality door frame with double side laminated door of size 750x2100mm : Ironmongeries like one side coin & thumb turn lock of Yale OR equivalent with door handle, without key, tower bolt and door bush
Store room door	: Good quality door frame with double side laminated door of size 750 x 1800 mm will be provided : Ironmongeries like door lock of Yale OR equivalent, tower bolt and door bush
Terrace doors	: Good quality FRP door of size 900x2100mm with paint finish : Ironmongeries like thumb turn lock of Yale OR equivalent without key, door closure and tower bolt

Video doorbell	: Provided in the entrance - Main door
HOB point	: Point provided in the kitchen
5 Amp socket (outdoor)	: Point provided in the balcony and outdoor deck in recommended location.
Tap	: Provided in the outdoor deck.
TV	: Point in Living & any one bedroom and provision in other bedrooms
Telephone	: Point in Living & any one bedroom
Data	: Point in Living & any one bedroom
Split- air conditioner	: Points will be given in the living / Dining and all bedrooms
Exhaust fan	: Point will be given in all bathrooms
Geyser	: Geyser points will be provided in all bathrooms

## OUTDOOR FEATURES



1. Water storage : Centralized UG sump with WTP (Min. requirement as per water test report)
2. Rainwater harvest : Rainwater harvesting site
3. STP : Centralized Sewage Treatment plant
4. Safety : CCTV surveillance cameras will be provided all-round the building at pivotal Locations in ground level
5. Well-defined walkway : Walkway spaces well defined as per landscape design intent
6. Security : Security booth will be provided at the entrance/exit facilitated with MyGate App
7. Compound wall : Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent
8. Landscape : Suitable landscape at appropriate places in the project as per design intent
9. Driveway : Convex mirror for safe turning in driveway in / out
10. External Driveway : Interlocking paver block/equivalent flooring flooring with a demarcated driveway as per landscape design intent
11. Common Backup : 100% Power Backup for common amenities such as Club House, WTP, STP & selective common area lighting.

## 8. WINDOWS



Windows	: Aluminum windows with sliding shutter with see-through plain glass and MS grill on the inner side (wherever applicable)
French doors	: Aluminum frame and doors with toughened glass without grill
Ventilators	: Aluminum frame of fixed louvered / open-able shutter for ODU access (wherever applicable)

## 9. ELECTRICAL 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 or equivalent will be provided
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Polycab or equivalent will be provided
Mobile charging dock	: Mobile charging dock provided in living room and master bedroom.

## LOCATION MAP



### LOCATION HIGHLIGHTS

- There is bus connectivity to all parts of Chennai
- It is right next to Velachery Tambaram Main Road (fastest route)
- Proximity to few well known Colleges, Companies
- Reputed Retail chains like Reliance Trends, Jeyachandran and Chennai Silks are close by

### Distance from Railway Station & Bus Stand

Pallikaranai Bus Stand	9 mins
Kamakshi Hospital Bus Stand	15 Mins
Balaji Dental College Bus Stand	15 mins
Velachery Railway Station	20 mins
Perungudi Raiway Station	25 mins
Taramani Raiway Station	25 mins
Adambakkam Railway Station	20 mins

### Distance From Nearest Hospital

Kamakshi Memorial Hospital	15 mins
Apollo Hospital	22 mins
Global Hospital	18 mins
V cure Hospital	7 mins

### Distance from Nearest Educational Institutions (Schools & Colleges)

Sree Balaji Dental College	15 mins
Jerusalem Engineering College	12 mins
ASAN Memorial College of Arts and Science	6 mins
National Institute of Ocean Technology	15 mins
Infant Jesus Higher Secndry School	6 mins
St. John's Public School	10 mins
Orchids The International School	25 mins
The Indian Public School	24 mins

### Distance From IT Parks

Elcot IT park	20 mins
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## PAYMENT SCHEDULE

Booking advance	5.0%
Agreement signing	45.0%
Commencement of foundation	15.0%
Commencement of ground floor roof	12.5%
Commencement of 1st floor roof	12.5%
Completion of flooring of respective unit	5.0%
Handing over	5.0%
Total	100%

AWWARD



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