

CASAGRAN

Cloud







SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

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

In the 18th year of our journey, we are all set to progress further with projects worth over RS.8000 crores in the pipeline with lasting value, integrity and quality.

ELEVATION NIGHT VIEW



CASAGRAN Cloud9

Welcome to the plush life! Sprawling over 4.87 acres in Sholinganallur is Casagrand Cloud9, a one-of-a-kind luxurious living destination! Each home is designed to delight and promises an extraordinary way of life. These Homes are the pinnacle of world-class luxury living, with every modern comfort and convenience imaginable. Discover Casagrand Cloud9 and live a high life!

SALIENT FEATURES

- Luxuriously crafted 331 pinnacle apartments on sprawling 4.87 acres in Sholinganallur
- Contemporary-styled 2,3 & 4 BHK apts and 4 BHK floor villas built on B+S+ 19 floors structure
- Floor villa units have an exclusive jacuzzi on the balcony
- Community offers 70+ world-class amenities like a barbeque zone, outdoor gym, pets park, swimming pool with floor water jets, reflexology walkway & more
- 16400 sqft grand clubhouse loaded with amenities and features
- 65% open space with lush greenery for abundant space & ventilation
- A sprawling 26,500 sqft centralized landscaped podium
- The most premium specification for a luxurious lifestyle
- The community offers CCTV surveillance and 24*7 security
- 100% Vaastu-compliant homes with zero dead space design

ENTRANCE VIEW





AMENITIES

INDOOR AMENITIES

1. DOUBLE HEIGHT LOUNGE
2. CONVENIENCE STORE
3. CAFE
4. PARTY HALL WITH PANTRY
5. DANCE FLOOR
6. AV ROOM
7. INDOOR PLAY AREA
8. BOARD GAMES CORNER
9. GAMING ZONE
10. GYM
11. CROSSFIT CORNER
12. INTERACTIVE FLOOR
13. MEDITATION ROOM
14. YOGA CORNER
15. DAY CARE CENTER
16. KIDS PLAY AREA
17. KIDS LIBRARY
18. LEARNING CENTRE
19. ADVENTURE ROCK CLIMBING
20. KIDS PLAYPEN
21. KIDS SOFT PLAY
22. BALL PIT
23. INTERACTIVE WALL GAME
24. ASSOCIATION ROOM
25. CO-WORKING SPACE
26. MEETING ROOM
27. JACCUZI
28. STEAM
29. IRONING / LAUNDRY
30. SERVANT DORMITORY

WORKOUT

13. MEDITATION ROOM
14. YOGA CORNER
15. DAY CARE CENTER
16. KIDS PLAY AREA
17. KIDS LIBRARY
18. LEARNING CENTRE

TERRACE AMENITIES

31. TERRACE PARTY LAWN
32. SENSORY PLAY AREA
33. GOLF PUTTING
34. ROOFTOP VIEWING DECK
35. ROOFTOP LOUNGE SEATING
36. ARRIVAL PLAZA

OUTDOOR AMENITIES

37. PARTY LAWN
38. AMPHITHEATRE
39. OUTDOOR MOVIE SCREENING
40. OUTDOOR FAN
41. MULTIPURPOSE SPORTS COURT
42. SPORTS VIEWING GALLERY
43. 500M RACE TRACK
44. MINI SOCCER
45. MEDITATION LAWN
46. OUTDOOR GYM
47. CHILDREN'S PLAY AREA
48. JUNGLE GYM
49. TOT LOT
50. PLAY MOUND
51. JOGGING TRACK
52. SENIOR CITIZENS ZONE
53. BARBEQUECORNER
54. HAMMOCK ZONE
55. NANNY'S PAVILION
56. ROCK CLIMBING WALL
57. SANDPIT

58. REFLEXOLOGY PATHWAY
59. PET PARK
60. LEISURE SEATING
61. FLOOR GAMES
62. DIY GARDEN
63. CAR CHARGING BAY
64. AIR FILLING STATION
65. CAR WASH BAY
66. BICYCLE RACKS

SWIMMING POOL AMENITIES

67. SWIMMING POOL
68. KID'S POOL
69. WATER ARCHWAY
70. FLOOR WATER JETS
71. WATER CURTAIN
72. POOLSIDE LOUNGES

SWIMMING POOL DUSK VIEW





MULTIPURPOSE COURT





BALCONY VIEW





PRODUCT
SUPERIORITY

THE BEST OF PRODUCT SUPERIORITY

- Casagrand Cloud9 gifts you the most unparalleled luxury at Shollinganallur
- Finely crafted 331 apartments spread across 4.87 acres
- Exclusive floor villa homes apart from the usual homes offers ultra luxury living
- 65% of the open space adds to the efficiency of the building footprint
- Light, ventilation, vastu, privacy & aesthetics are the 5 important pillars in planning the master & unit plans
- The community has a grand open podium with the lush green belt of 26,500 sq. ft.

PRESENTING YOU A COMMUNITY WITH THE BEST OF ARCHITECTURE & FINESSE

- A grand entry arch with feature wall enhanced with lighting and landscape pockets with water fountain and focal sculptures
- Avenue trees on both sides of the arrival road give a pleasant and welcoming arrival to the community
- Contemporary elevation with dynamic lighting uplift the building exteriors and landscape creating interest in the community

- Meticulously planned vehicle-free podium elevated from the ground floor, easing the accessibility and usage of the outdoor amenities
- Building orientation ensures maximum wind flow and minimum heat gain
- An elaborate clubhouse of 16400 sq. ft area furnished with indoor amenities
- Aesthetic double-height lobbies are provided as a premium welcoming feature within the community
- Controlled entry and exit in the community facilitated with CCTV surveillance at pivotal points ensures 24x7 security

OFFERING YOU 70+ AMENITIES

- The community has unique kids' friendly amenities like rock climbing wall, kids play area, sports court, bicycle tracks which instill social interaction among the kids
- The site encompasses a vast area of landscaping with trees in multiple pockets to provide shade and seaters besides along with self-gardening within a community
- The amenities like reflexology walkway, senior citizen seating and nanny's pavilion are planned for the elderly people

- The podium encompasses a multi-purpose party lawn, seating nooks, barbeque zone, amphitheatre and buffer planting
- Outdoor fitness amenities like outdoor gym, walking / jogging track, yoga deck, multi-purpose sports court encourages residents of all age groups for a healthy life
- Pets park is a dedicated space for your pets giving the community the comfort of being pet friendly
- The swimming pool is facilitated with kids pool, poolside lounge, water archway, floor water jets and many more features
- Dedicated car wash, charging bay and air filling station facility is provided
- Meticulously planned flow of circulation with stilt and basement parking and driveways offers hassle-free bicycle & pedestrian tracks around the site
- Laundry, ironing facilities, convenience store and lumber rooms are provided for daily convenience
- Rooftop seating is provided at the terrace giving a leisure seating experience at the apex

INDULGE IN MOST FINEST CLUBHOUSE

- A grand double height club entry lobby with a waiting lounge facility

- Cafeteria with peaceful ambience to relax your evenings
- The clubhouse spaces are facilitated with multi-purpose party hall, interactive gym, yoga, indoor kids play, creche, video games room, kids playpen, interactive wall games, etc
- Snooker, table tennis, foosball & arcade games and board games in indoor games area are provided for teens & young adults
- The clubhouse delivers luxurious amenities like sauna & jacuzzi to relax in
- Rooftop party lawn, rooftop viewing deck and sensory kids play are provided to make the experience better at clubhouse terrace

EFFICIENCY IN SPACE PLANNING

- All homes have foyer to ensure privacy Uninterrupted visual connectivity as all bedrooms & balconies will be facing the podiums or exterior
- Kitchen with double side counters and dedicated washing machine space are provided in all units
- Two balconies i.e. one in the living and one in the bedroom are provided in the 3 & 4 BHK units

- All the 3 & 4 BHK units have walk-in wardrobes in one of the bedrooms
- Cutouts with convenient AC ODU spaces are planned for services and ventilation

KNOW WHY OUR APARTMENTS ARE SUPERIOR

- Grand main door of veneer finish with desinger architrave is facilitated with a digital door lock system
- Italian marble flooring in the living area
- Cloth drying provision in the balcony for convenience and an uninterrupted view
- Premium range of American Standard or Kohler fittings in the bathrooms and the kitchen
- Luxurious master bathrooms are fitted with a granite countertop washbasin, shower panel with hand shower, glass partition & designer drain in the shower area
- Superior quality multi feature pullout tap is provided in kitchen for easy cleaning and use
- Exclusive opulence floor villas are provided with jacuzzi in the balcony and the luxurious master bathrooms are fitted with bathtub, granite countertop washbasin, shower panel with handshower and shower cubicle

VAASTU COMPLIANT

- Most units have North or East facing entry doors
- All apartments have kitchens placed in SE and NW
- All apartments have SW bedrooms
- No apartments have toilets in NE
- No units have bed headboard in the North





SITE PLAN
&
FLOOR PLANS

SITE PLAN

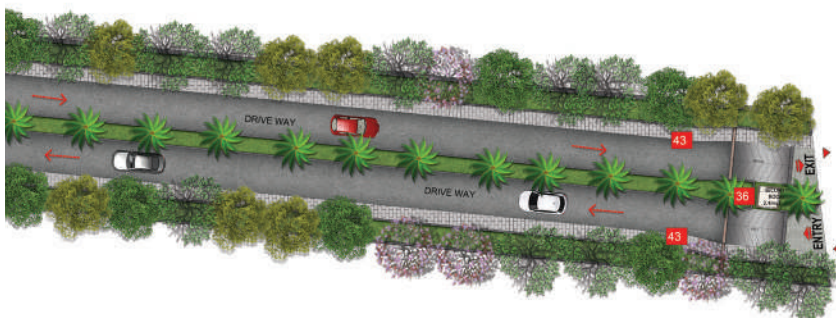
SITE CUM GROUND FLOOR PLAN



N

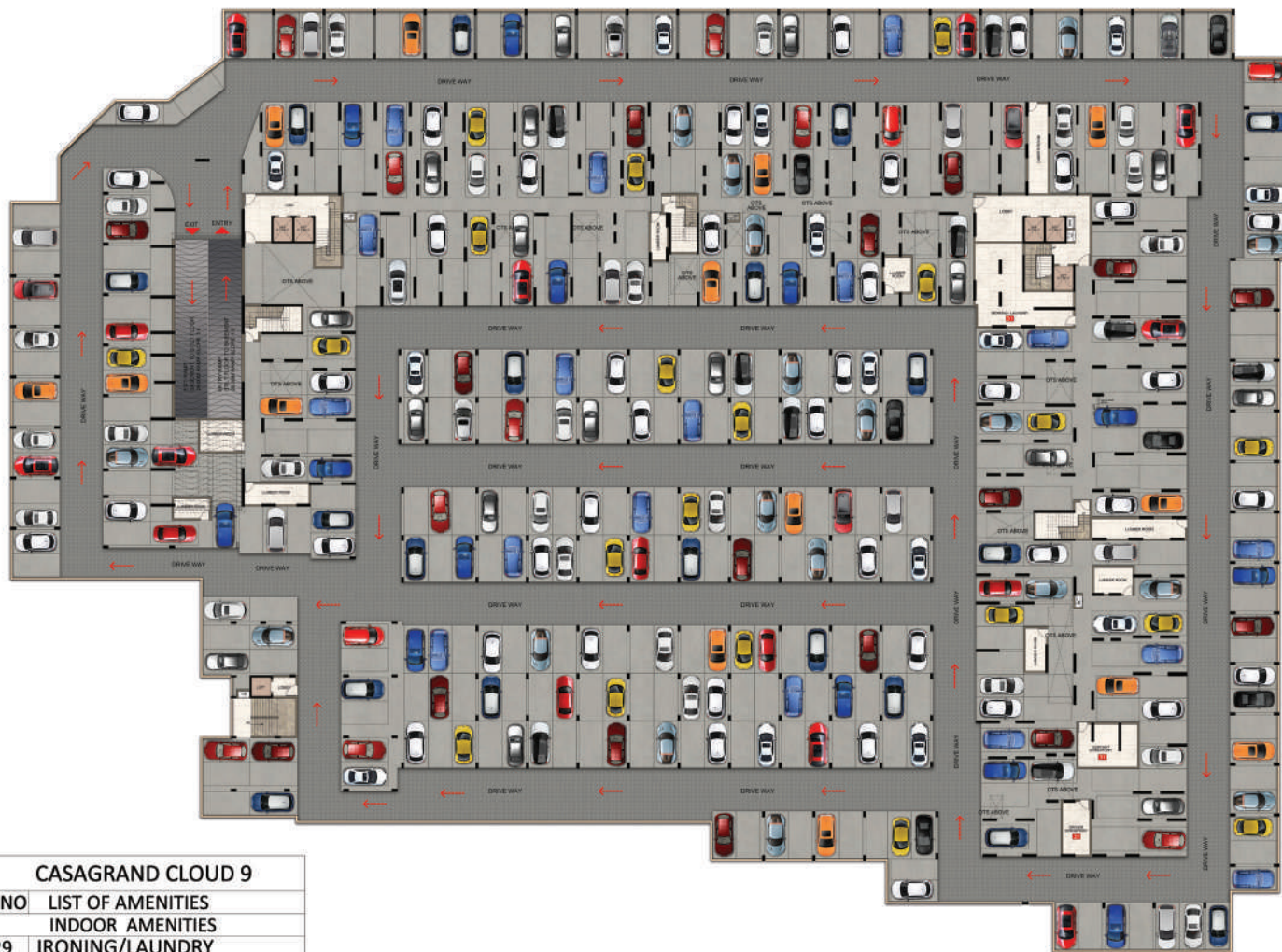


CASAGRAND CLOUD 9		OUTDOOR AMENITIES	
SL NO	LIST OF AMENITIES		
	INDOOR AMENITIES		
1	DOUBLE HEIGHT LOUNGE	36	ARRIVAL PLAZA
2	CONVENIENCE STORE	37	PARTY LAWN
3	CAFE	38	AMPHITHEATRE
4	PARTY HALL WITH PANTRY	39	OUTDOOR MOVIE SCREENING
5	DANCE FLOOR	40	OUTDOOR FAN
6	AV ROOM	41	MULTIPURPOSE SPORTS COURT
7	INDOOR PLAY AREA	42	SPORTS VIEWING GALLERY
8	BOARD GAMES CORNER	43	500M RACE TRACK
9	GAMING ZONE	44	MINI SOCCER
10	GYM	45	MEDITATION LAWN
11	CROSSFIT CORNER	46	OUTDOOR GYM
12	INTERACTIVE FLOOR WORKOUT	47	CHILDREN'S PLAY AREA
13	MEDITATION ROOM	48	JUNGLE GYM
14	YOGA CORNER	49	TOT LOT
15	DAY CARE CENTER	50	PLAY MOUND
16	KIDS PLAY AREA	51	JOGGING TRACK
17	KIDS LIBRARY	52	SENIOR CITIZENS ZONE
18	LEARNING CENTRE	53	BARBEQUE CORNER
19	ADVENTURE ROCK CLIMBING	54	HAMMOCK ZONE
20	KIDS PLAYPEN	55	NANNY'S PAVILION
21	KIDS SOFT PLAY	56	ROCK CLIMBING WALL
22	BALL PIT	57	SANDPIT
23	INTERACTIVE WALL GAME	58	REFLEXOLOGY PATHWAY
24	ASSOCIATION ROOM	59	PET PARK
25	CO-WORKING SPACE	60	LEISURE SEATING
26	MEETING ROOM	61	FLOOR GAMES
27	JACCUZI	62	DIY GARDEN
28	STEAM	63	CAR CHARGING BAY
29	IRONING/LAUNDRY	64	AIR FILLING STATION
30	SERVANT DORMITORY	65	CAR WASH BAY
	TERRACE AMENITIES	66	BICYCLE RACKS
31	TERRACE PARTY LAWN		SWIMMING POOL AMENITIES
32	SENSORY PLAY AREA	67	SWIMMING POOL
33	GOLF PUTTING	68	KID'S POOL
34	ROOFTOP VIEWING DECK	69	WATER ARCHWAY
35	ROOFTOP LOUNGE SEATING	70	FLOOR WATER JETS
		71	WATER CURTAIN
		72	POOLSIDE LOUNGES

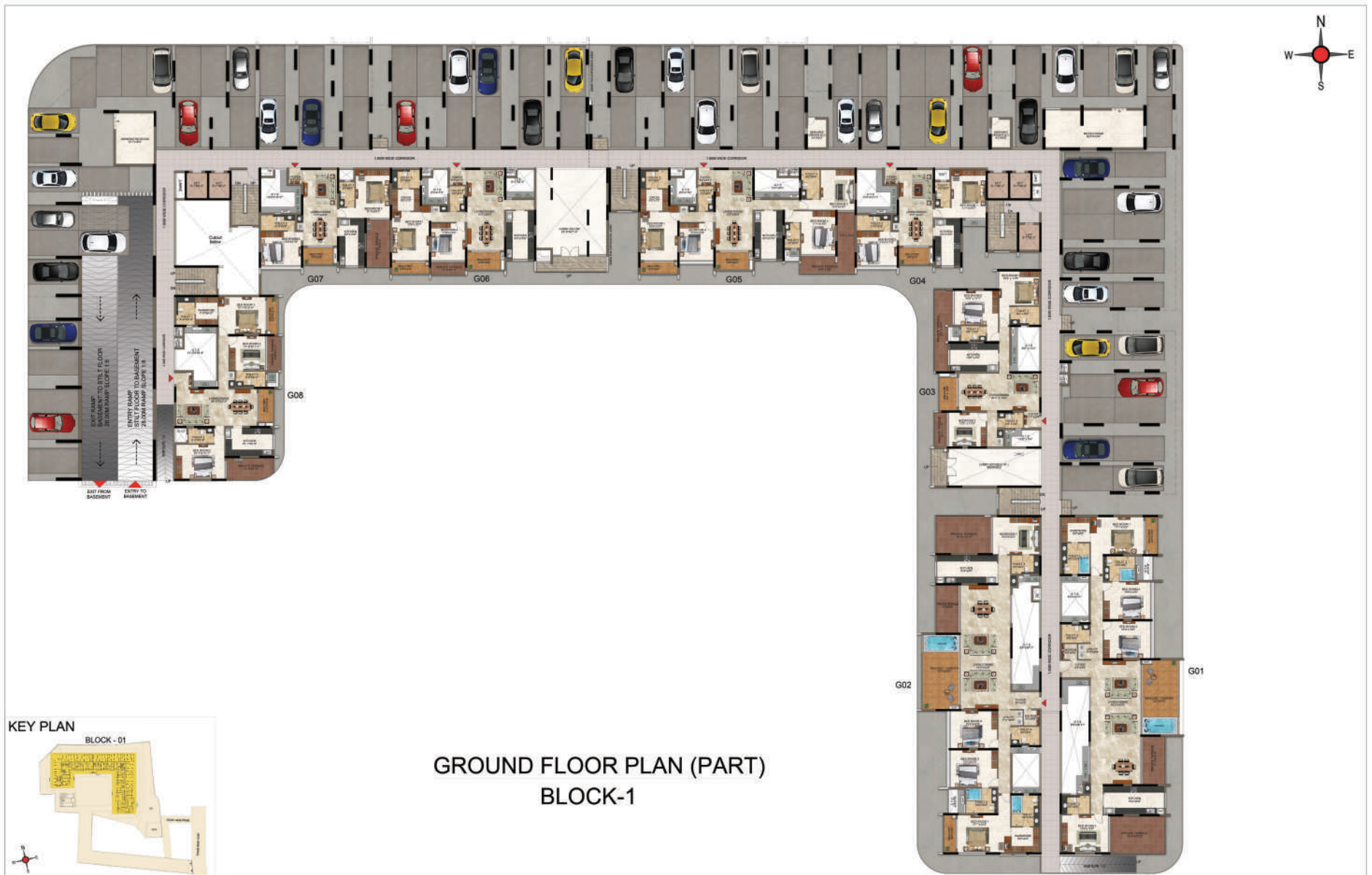


BASEMENT PLAN

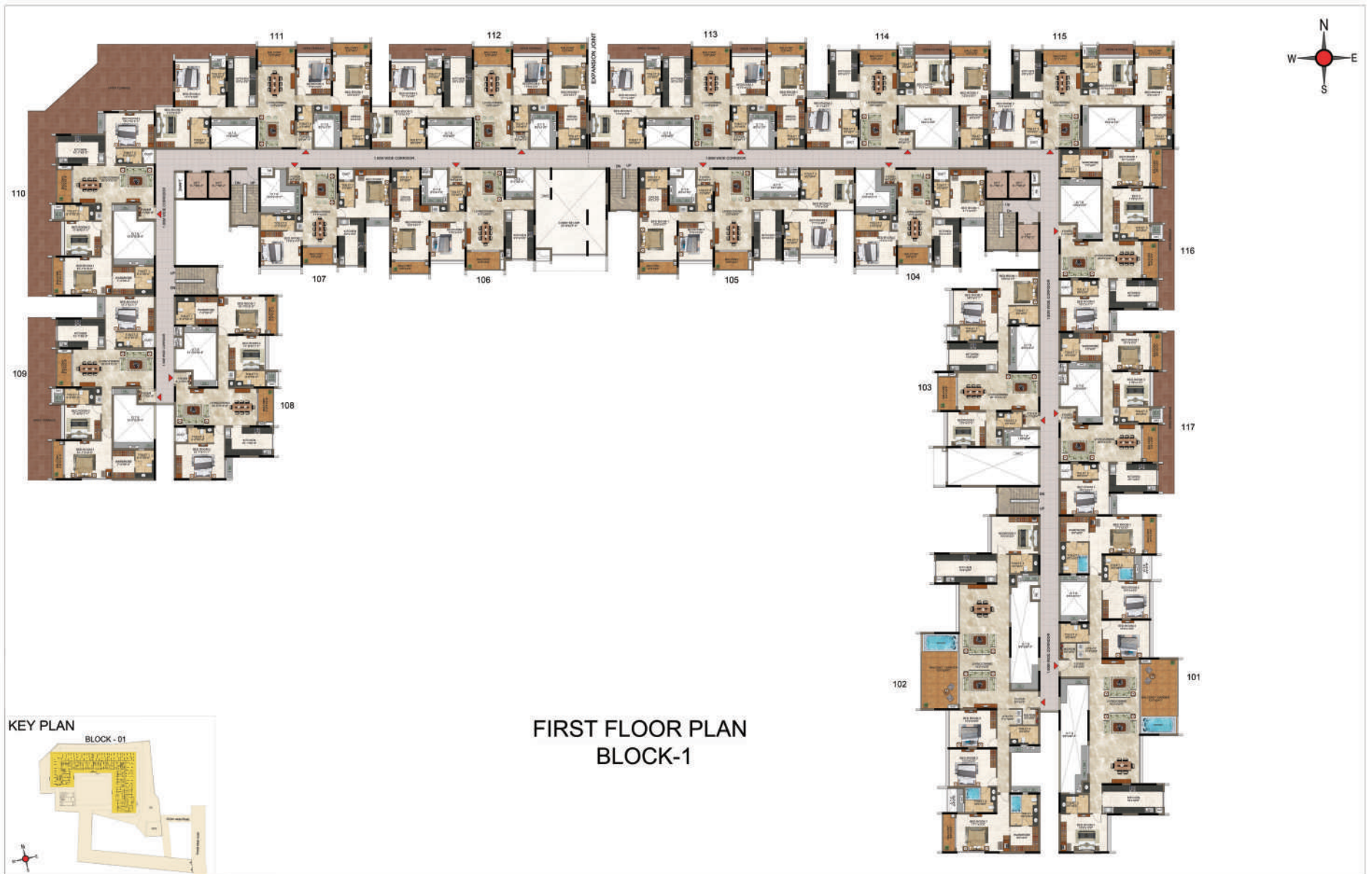
COMBINED BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



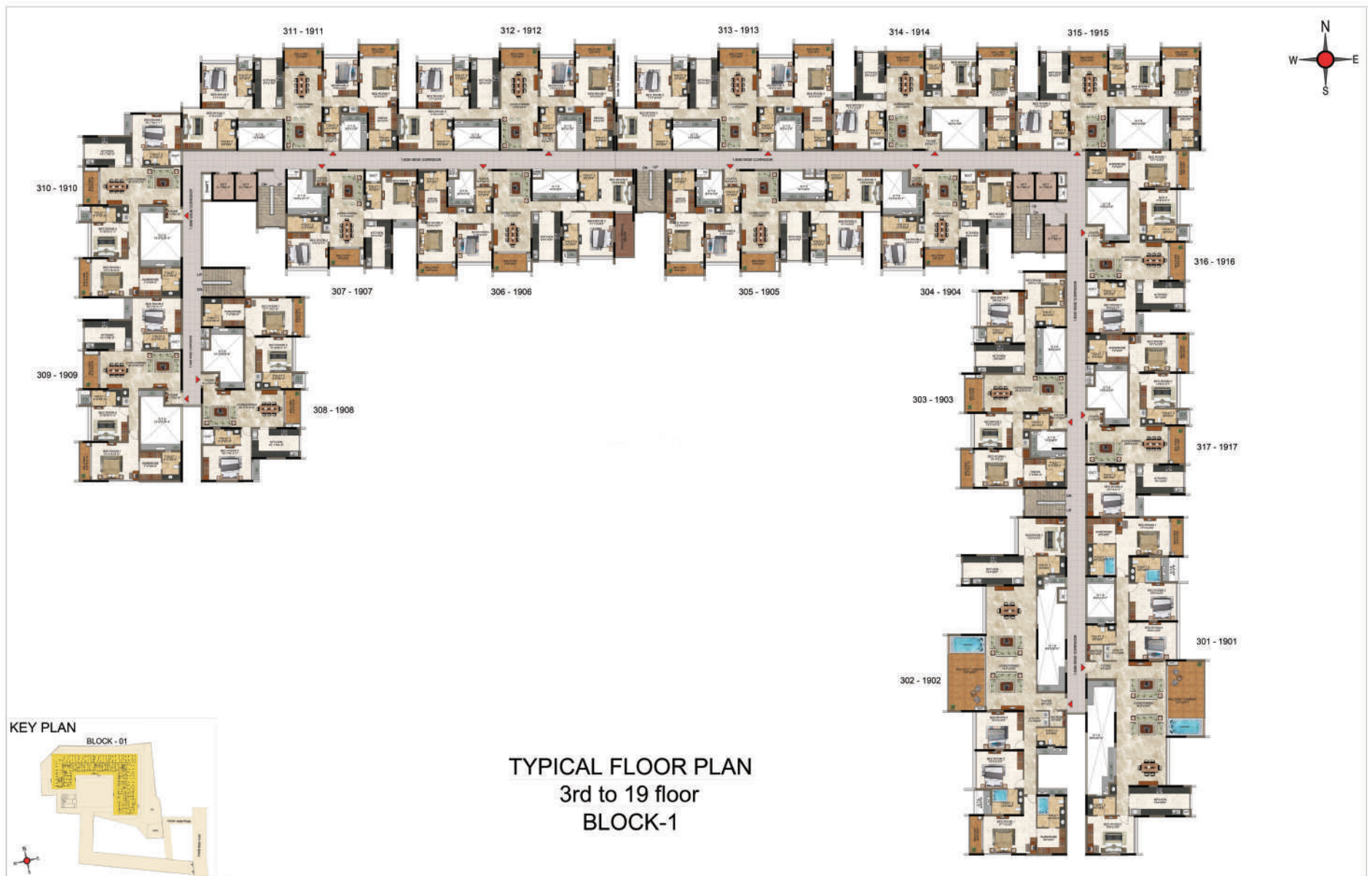
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL FLOOR PLAN



TERRACE FLOOR PLAN

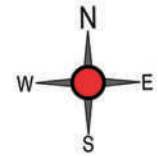




UNIT PLANS
(PINNACLE)

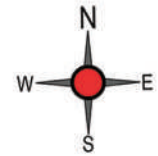
2BHK+2T PINNACLE

UNIT NO.	PINNACLE (P) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
G04 TO 1904	2BHK+2T	890	55	945	1393
107 TO 1907	2BHK+2T	890	55	945	1385



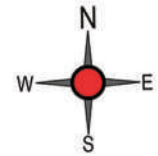
2BHK+2T PINNACLE

UNIT NO.	PINNACLE (P) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
G07	2BHK+2T	895	55	950	1367	116



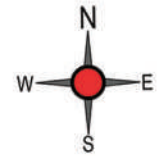
2BHK+2T PINNACLE

UNIT NO.	PINNACLE (P) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
106	2BHK+2T	1105	115	1220	1694



2BHK+2T PINNACLE

UNIT NO.	PINNACLE (P) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
G06	2BHK+2T	1112	115	1227	1694	47

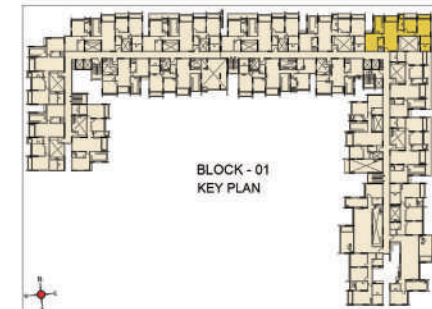
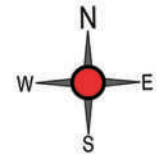


3BHK+3T PINNACLE



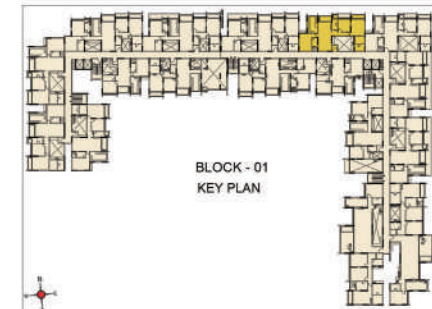
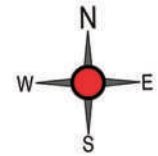
3BHK+3T PINNACLE

UNIT NO.	PINNACLE (P) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
115 TO 1915	3BHK+3T	1284	100	1384	1960



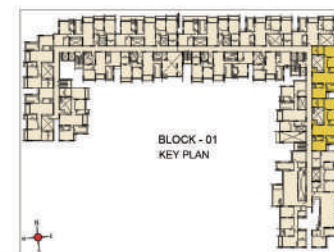
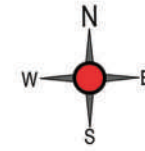
3BHK+3T PINNACLE

UNIT NO.	PINNACLE (P) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
114 TO 1914	3BHK+3T	1310	100	1410	1986



3BHK+3T PINNACLE

UNIT NO.	PINNACLE (P) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
116 TO 1916	3BHK+3T	1310	100	1410	1987
117 TO 1917	3BHK+3T	1310	100	1410	1980



3BHK+3T PINNACLE

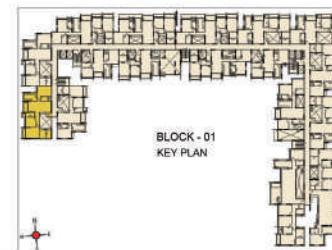
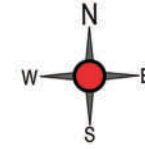


3BHK+3T PINNACLE



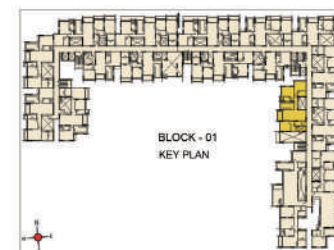
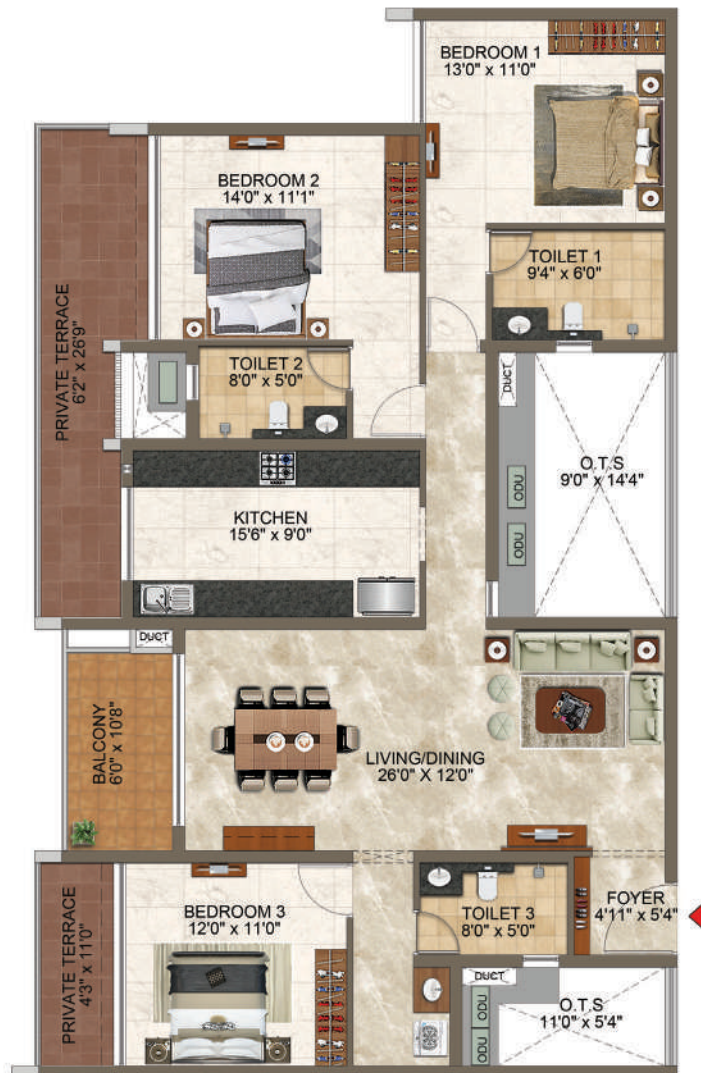
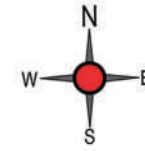
3BHK+3T PINNACLE

UNIT NO.	PINNACLE (P) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
109 TO 1909	3BHK+3T	1310	94	1404	2002



3BHK+3T PINNACLE

UNIT NO.	PINNACLE (P) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVEAT TERRACE AREA (SQFT)
G03	3BHK+3T	1263	68	1331	1849	190

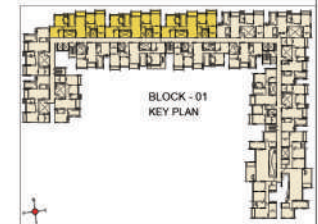
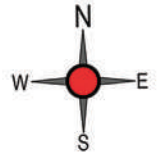


3BHK+3T PINNACLE



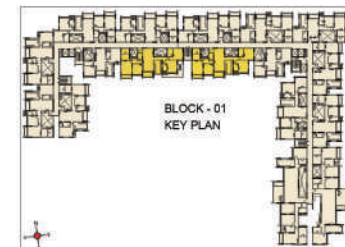
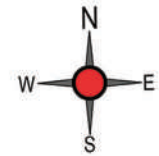
4BHK +4T PINNACLE

UNIT NO.	PINNACLE (P) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
111 TO 1911	4BHK+4T	1581	117	1698	2366
112 TO 1912	4BHK+4T	1581	117	1698	2371
113 TO 1913	4BHK+4T	1581	117	1698	2370



4BHK +4T PINNACLE

UNIT NO.	PINNACLE (P) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
105 TO 1905	4BHK+4T	1581	115	1696	2369
306 TO 1906	4BHK+4T	1581	115	1696	2362

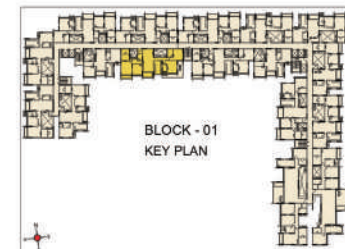
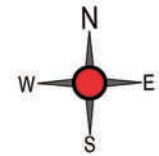


4BHK +4T PINNACLE



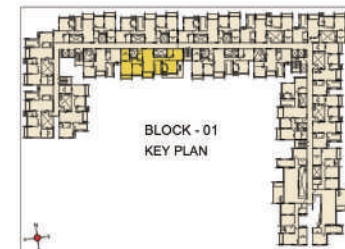
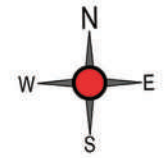
4BHK +4T PINNACLE

UNIT NO.	PINNACLE (P) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVEAT TERRACE AREA (SQFT)
206	4BHK+4T	1585	115	1700	2362	89



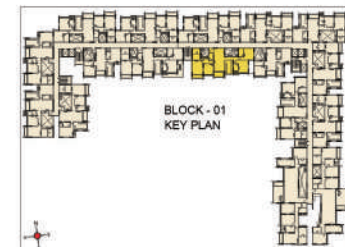
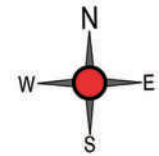
4BHK +4T PINNACLE

UNIT NO.	PINNACLE (P) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
306 TO 1906	4BHK+4T	1581	115	1696	2362



4BHK +4T PINNACLE

UNIT NO.	PINNACLE (P) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
G05	4BHK+4T	1592	115	1707	2369	182





UNIT PLANS
(FLOOR VILLAS)

4BHK +4T FLOOR VILLA



4BHK +4T FLOOR VILLA



4BHK +4T FLOOR VILLA



4BHK +4T FLOOR VILLA





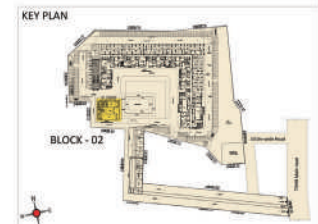
CLUBHOUSE
PLANS

GROUND FLOOR PLAN

CLUB HOUSE GROUND FLOOR PLAN

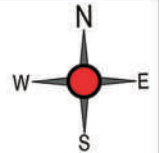


CASAGRAND CLOUD 9	
SL NO	LIST OF AMENITIES
INDOOR AMENITIES	
1	DOUBLE HEIGHT LOUNGE
2	CONVENIENCE STORE
3	CAFE
15	DAY CARE CENTER

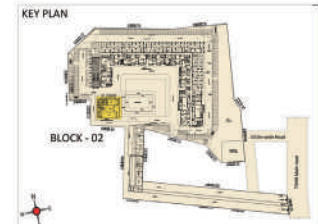


FIRST FLOOR PLAN

CLUB HOUSE FIRST FLOOR PLAN

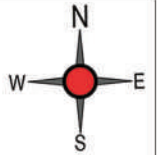


CASAGRAND CLOUD 9	
SL NO	LIST OF AMENITIES
INDOOR AMENITIES	
6	AV ROOM
16	KIDS PLAY AREA
17	KIDS LIBRARY
18	LEARNING CENTRE
19	ADVENTURE ROCK CLIMBING
20	KIDS PLAYPEN
21	KIDS SOFT PLAY
22	BALL PIT
23	INTERACTIVE WALL GAME
24	ASSOCIATION ROOM

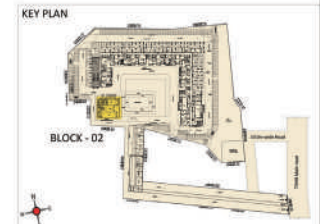


SECOND FLOOR PLAN

CLUB HOUSE SECOND FLOOR PLAN

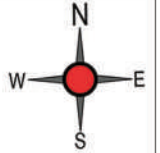


CASAGRAND CLOUD 9	
SL NO	LIST OF AMENITIES
	INDOOR AMENITIES
4	PARTY HALL WITH PANTRY
5	DANCE FLOOR

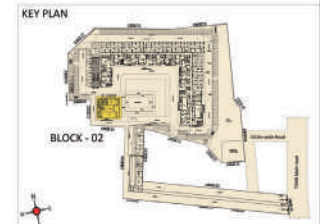


THIRD FLOOR PLAN

CLUB HOUSE THIRD FLOOR PLAN

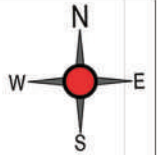


CASAGRAND CLOUD 9	
SL NO	LIST OF AMENITIES
	INDOOR AMENITIES
7	INDOOR PLAY AREA
8	BOARD GAMES CORNER
9	GAMING ZONE
25	CO-WORKING SPACE
26	MEETING ROOM

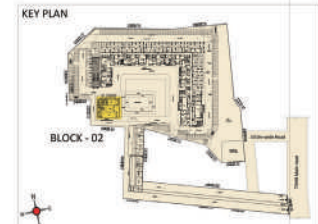


FOURTH FLOOR PLAN

CLUB HOUSE FOURTH FLOOR PLAN

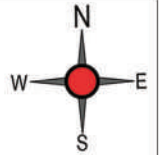
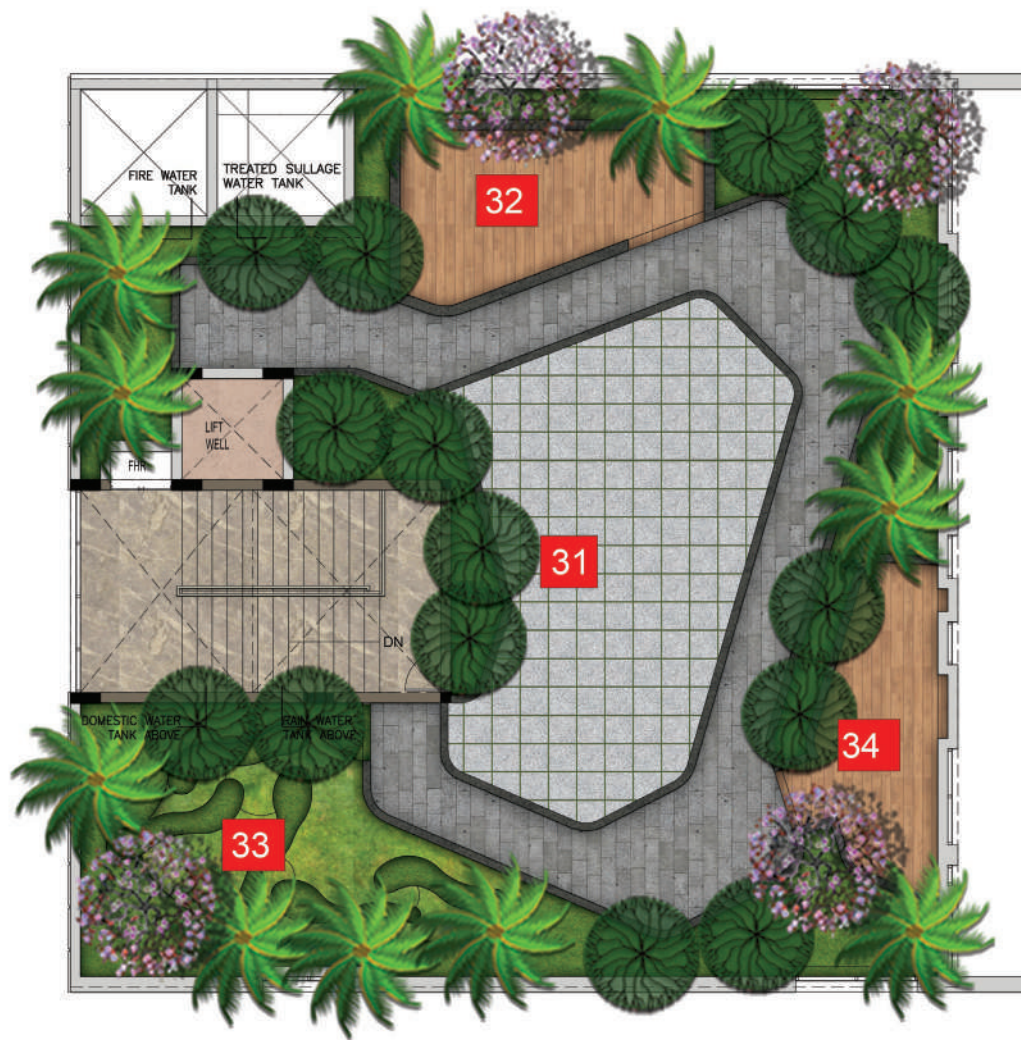


CASAGRAND CLOUD 9	
SL NO	LIST OF AMENITIES
INDOOR AMENITIES	
10	GYM
11	CROSSFIT CORNER
12	INTERACTIVE FLOOR WORKOUT
13	MEDITATION ROOM
14	YOGA CORNER
27	JACUZZI
28	STEAM

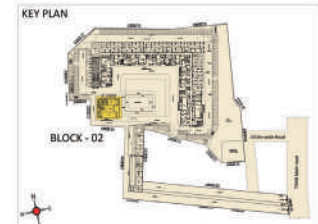


TERRACE FLOOR PLAN

CLUB HOUSE TERRACE FLOOR PLAN



CASAGRAND CLOUD 9	
SL NO	LIST OF AMENITIES
TERRACE AMENITIES	
31	TERRACE PARTY LAWN
32	SENSORY PLAY AREA
33	GOLF PUTTING
34	ROOFTOP VIEWING DECK



CLUBHOUSE





SPECIFICATIONS

STRUCTURE

Structural System	: RCC framed structure
Masonry	: 200mm for external walls & 100mm for internal walls
Floor- Floor height	: Will be maintained at 2950mm (incl. slab)
ATT	: Anti-termite treatment will be done

WALL FINISH

Internal walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of putty and emulsion
Ceiling	: Finished with 1 coat of primer, 2 coats of putty and OBD
Exterior wall	: Exterior faces of the building finished with 1 coat of primer and 2 coats of exterior emulsion
Bathroom	: Ceramic tile up to false ceiling height of size 300x600mm & above false ceiling will be finished with coat of primer
Kitchen	: Ceramic wall tile of size 600x600mm for a height of 600mm above the counter top finished level
Toilet ceiling	: Grid type false ceiling

Kitchen	: Ceramic wall tile of size 600x600mm for a height of 600mm above the counter top finished level
Toilet ceiling	: Grid type false ceiling

FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Bedrooms, Kitchen	: Italian marble flooring
Bathroom	: Vitrified tiles of size 1200mm x 600mm
Bathroom	: Anti-skid tiles of size 300mm x 600mm
Balcony & Utility	: Anti-skid 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 800mm from the finished floor level
Electrical	: For chimney, Hob point & water purifier
Sink	: Single bowl SS sink with drainboard and pullout

Dining : Granite counter with countertop wash basin

BALCONY

Handrail : MS handrail as per architect's design intent

Cloth drying clamp : Cloth drying clamp in balcony

BATHROOMS

CP & Sanitary fixture : American standard / Kohler or equivalent

Bathroom 1 : Wall mounted WC with cistern, health faucet, single lever diverter with shower column, granite counter with countertop wash basin & glass shower partition with pest free drain in shower area

Bathroom 1,2 : Wall mounted WC with cistern, health faucet, single lever diverter with bathtub, shower panel, granite counter with two countertop wash basin, glass shower cubicle & pest free drain in shower area

Other Bathrooms : Wall mounted WC with cistern, health faucet, single lever diverter with rain

Jacuzzi

Floor Villa COMMON FEATURES

Lift

Back - up

Name board

Lift fascia

Lift lobby

Staircase floor

Staircase handrail

Terrace floor

shower and granite counter with countertop wash basin with pest free drain : Jacuzzi in balcony area

: Automatic lift will be provided

: 100% power backup for common amenities such as clubhouse, lifts, STP, WTP & selective common area lighting

: Apartment owner name will be provided in ground level

: Granite / equivalent cladding

: Granite flooring at ground level & tile flooring at other levels

: Kota stone / Tile flooring

: MS handrail with enamel paint finish

: Pressed tile flooring

JOINERY

A.DOORS

Main door : Wide and fancy main door of size 1200x2100mm of veneer finish with decorative side panel

: Ironmongeries like digital doorlock, tower bolts, door viewer, safety latch, magnetic door catcher, etc.

Bedroom doors : Good quality door with double side laminated shutter of size 900 X 2100mm

: Ironmongeries like Dorma or equivalent lock, door bush, tower bolt, etc

Bathroom doors : Good quality door with double side laminated shutter of size 750 x2100mm

: Ironmongeries like thumb turn lock of Dorma / equivalent without key, door bush

B. WINDOWS

Windows : Aluminium powder coated windows with sliding shutter with plain glass

French doors : Aluminium powder coated frame and shutters with toughened glass

Ventilators : Aluminium powder coated frame of fixed / open-able shutter for ODU access (wherever applicable)

ELECTRICAL POINTS

Power supply : 3 phase power supply connection

Safety device : MCB & ELCB (Earth leakage circuit breaker)

Switches & sockets : Modular box & modular switches of Schneider / Anchor Legrand or equivalent

Wires : Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand

TV : Point in living & bed-1

Data & USB provision : Provision in living & bed-1

Foot lamp : Foot lamp in all the bedrooms

Split- air conditioner : Points in living & bed-1 and provision in dining & all bedrooms

Exhaust fan : Point in all bathrooms

Geyser : Point in all bathrooms

Back-up : 400W for 2BHK & 500W for 3BHK & 750W for 4BHK & 1KW for floor villa

OUTDOOR FEATURES

Water storage : Centralized UG sump with WTP

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

Well defined walkway : Walkway spaces well defined as per landscape's design intent

Security : Security booth will be provided at the entrance/exit with MyGate App

Compound wall : Site perimeter fenced by compound wall with entry gates height as per Architect / Landscape design

Landscape : Suitable landscape at appropriate places in the project as per design intent

Driveway : Convex mirror for safe turning in driveway in / out

Internal Driveway : Interlocking paver block/equivalent flooring with demarcated driveway as per landscape's design intent



PAYMENT SCHEDULE

Booking Advance	5%
Agreement Signing	45%
Commencement of Foundation	10%
Commencement of Ground Floor Roof	10%
Commencement of 2nd Floor Roof	7.5%
Commencement of 5th Floor Roof	7.5%
Commencement of 8th Floor Roof	2.5%
Commencement of 11th Floor Roof	2.5%
Commencement of 14th Floor Roof	2.5%
Commencement of 16th Floor Roof	2.5%
Commencement of 18th Floor Roof	2.5%
Handing over	2.5%
Total	100%

The image features a dark blue background with a glowing orange circular frame. The text "LOCATION MAP & ADVANTAGES" is centered within the circle in a gold, serif font. Two decorative orange lines with loops extend from the circle, one from the top right and one from the bottom left.

LOCATION MAP
&
ADVANTAGES

LOCATION MAP



*Map not to scale

LOCATION ADVANTAGES



SCHOOLS & COLLEGES

K IGCSE School	150m
Narayana E-Techno School	1.1Km
Ellen Sharma Memorial School	700m
Gateway The Complete School	1.5Km
PSBB Millennium School	6.4km
Babaji Vidyashram School	3.4Km
Sacred Heart Matric School	1.7Km
Velammal Vidyalaya	1.4Km
Parent Choice International Pre School	3.4Km
NPS International School	6.1Km
JS Global School	3.8Km
Ramana Vidyalaya School	1Km
Agni college of Technology	10.7Km
Sathyabama University	4.8Km
St Joseph's Institute of Technology	5.7Km
Jeppiaar Engineering College	5.7Km
KCG College of Technology	5Km



HOSPITALS

Gleneagles Global Health city	6.1Km
Apollo Cradle	3.5Km
Swaram hospital & speciality Clinic	2.2Km
Dr Kamakshi Memorial Hospital	10.8Km
Apollo Speciality Hospital	8.8Km
Chettinad Healthcity Hospital	2.6Km



DISTANCE FROM NEARBY VICINITIES

Thiruvanmiyur	11.3Km
Madhya Kailash	15.2Km
Perungudi	9.0Km
Thoraipakkam	6.1Km
Velachery	14.1Km
Elcot SEZ	5.4Km
SIPCOT	10.1Km



DISTANCE FROM AIRPORT, RAILWAY STATION, BUS STAND & METRO

Chennai International Airport	20.1Km
Chennai Central Railway Station	26.2Km
Sholinganallur Bus Stop	1.5Km
Proposed Sholinganallur Metro	1Km.

The image features a dark blue background with a glowing orange circular outline. A decorative orange ribbon-like line enters from the bottom left, loops around the circle, and exits at the top right. The word "AWARDS" is centered within the circle in a gold, serif font.

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)**
Casagrand Amethyst
Residential Project High-End (completed-metro)

★ **The Economic Times Real Estate Award - 2022 (South)**
Casagrand Athens
Residential Project High-End (ongoing-metro)

★ **Exchange4media - 2022 (Brand)**
Pride of India Brands - The Best of South Awards

★ **News18 Tamil Nadu - 2022 (Brand)**
Most Trusted Builder in South India

★ **Asia Property Awards - 2022 (Brand)**
Best Lifestyle Developer

★ **14th Realty + Excellence Awards 2022, SOUTH**
Casagrand Hazen
Mid-Segment Project of the Year

★ **14th Realty + Excellence Awards 2022, SOUTH**
Fastest Growing Realty Brand of the Year



CASAGRANT
building aspirations

Buddy Neighbour Scheme

Refer & Earn

Refer your family, friends or colleagues to a Casagrاند home and get a chance to earn up to ₹2,00,000*

To refer, call 93840 27974 or write to referral@casagrاند.co.in

www.cgreferral.com

GET ASSURED RENT ON YOUR CASAGRAND PROPERTY.

CASAGRAND RENT ASSURE

Call
98841 99957
www.cgrentassure.com

sellassure
CASAGRAND
selling casagrاند home made easy

WE'LL HELP YOU SELL.

Casagrاند introduces "SELLASSURE", a hassle-free resale solution for Casagrاند Home Buyers. Understanding our customer's needs, we have enabled a one stop solution which creates the right exposure to listed properties, generates refined leads and ensures seamless closures.

Contact us at
99622 09500
www.cgsellassure.com | sellassure@casagrاند.co.in

DOMYHOME
THE ART OF INTERIORS
Casa Interior Studio Private Limited

HOME INTERIORS FROM THE HOUSE OF CASAGRAND

YOU DREAM. WE DESIGN.

Your home is more than just bricks and cement. It is a reflection of your personality and charm. Do My Home is there for all your home transformation needs.

We specialize in solutions such as Wood work, Electrical fittings, Curtains, Bathroom accessories, Painting, False ceiling, Decorative flooring and spanning over 3025 products.

10 years warranty on cabinetry.

98848 44496 enquiryblr@domyhome.in
www.domyhome.in

CASAGRAND

building aspirations

CORPORATE OFFICE

NPL Devi, New No. 111, Old No. 59,
LB Road, Thiruvanniyur,
Chennai - 600 041.
Ph: +91-44 4411 1111
Mob: +91 89399 77577
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

www.casagrاند.co.in

RERA No.: TN/29/Building/0184/2023 | www.rera.tn.gov.in

All the images are rendered and the proportions are subject to change. The units are subject to availability.

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery show flat (the materials), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representations such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the materials are artists' impressions only and not representations of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. Measurements given for the kitchen includes the utility area also. All measurements for all rooms are in feet, inches and meters. Payment patterns are subjected to change based on the construction process