



**CASAGRAN  
LAURELS**

The central logo features a golden laurel wreath arching over stylized Arabic calligraphy. Below the calligraphy is a horizontal line, and the text "CASAGRAN LAURELS" is written in a bold, white, sans-serif font. A smaller laurel wreath arches under the text.



**CASAGRAN**  
building aspirations

SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER



19 years of  
excellence



40000+  
Happy customers



140+  
Superior projects



38 Million sft. of  
living spaces



Chennai, Bengaluru,  
Coimbatore &  
Hyderabad





Life at Casagrand Laurels is a celebration of togetherness where every inch is designed for happiness. Nestled in the heart of a thriving community, Casagrand Laurels is about crafting a haven where families thrive and memories are etched in every corner. Casagrand Laurels promise is simple – a happy haven where families thrive, connections flourish and each day unfolds in the embrace of a well-crafted home. Welcome to Casagrand Laurels, where life is more than routines; it's a symphony of joy.

# A confluence of connectivity

Nestled strategically, this residential masterpiece seamlessly integrates with the pulse of modern living with proximity to major IT hubs, educational institutions, and lifestyle conveniences. Casagrand Laurels offers not just a home, but a gateway to a well-connected, vibrant lifestyle. Experience the synergy of convenience and comfort at Casagrand Laurels, where every day is a journey enriched by seamless connectivity.

## TRANSPORTATION

• Kumaran Nagar Bus Stop	5 min
• Navalur Bus Stop	10 min
• Shollinganallur Bus Stop	12 min
• Karapakkam Bus Stop	17 min
• Siruseri Bus Stop	15 min
• Chennai International Airport	43 min
• Chennai Phase 2 Upcoming Metro Project	In Progress

## COLLEGES

• Agni College of Technology	5 min
• T S Narayanaswami College of Arts & Science	6 min
• Jeppiar Engg. College	7 min
• Sathyabama University	12 min
• St. Josephs College of Engg.	12 min
• S.R.R Engg. College	14 min

## SCHOOLS

• Athena Global School	2 min
• BVM Global School	3 min
• PSBB Millennium School	3 min
• Amethyst International School	4 min
• The School - KFI	5 min
• HLC International School	7 min

## CORPORATES

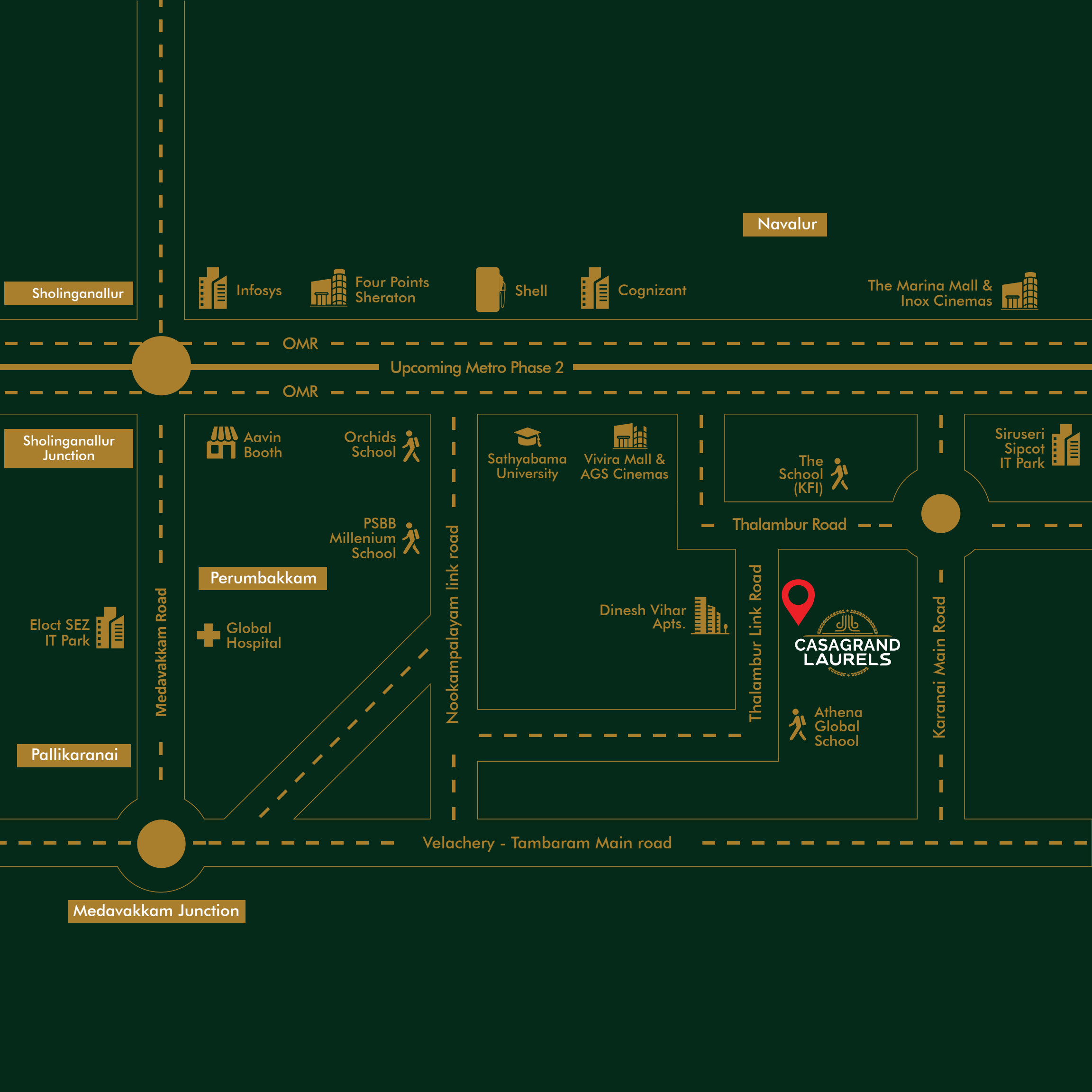
• Ozone Techno Park	8 min
• Infosys	10 min
• SIPCOT IT Park	12 min
• TCS	15 min
• Elcot SEZ	18 min

## HOSPITALS

• Sri Isari Velan Mission Hospital	5 min
• Sathyabama General Hospital	10 min
• Swaram Hospital & Specialty Clinic	10 min
• Apollo Medical Centre	15 min
• Gleneagles Global Hospitals	20 min
• Chettinad Hospital	24 min

## ENTERTAINMENT

• Vivira Mall & AGS Cinemas	8 min
• The Marina Mall & Inox Cinemas	10 min
• Vijay Park Multiplex	15 min
• Cinepolis	20 min
• Mayajaal	20 min



Navalur

Sholinganallur

Infosys    Four Points Sheraton    Shell    Cognizant    The Marina Mall & Inox Cinemas

OMR

Upcoming Metro Phase 2

OMR

Sholinganallur Junction

Aavin Booth    Orchids School    PSBB Millenium School

Sathyabama University    Vivira Mall & AGS Cinemas

The School (KFI)

Siruseri Sipcot IT Park

Perumbakkam

Global Hospital

Dinesh Vihar Apts.

**CASAGRAND LAURELS**  
Athena Global School

Eloct SEZ IT Park

Pallikaranai

Medavakkam Road

Nookampalayam link road

Thalambur Link Road

Karanai Main Road

Velachery - Tambaram Main road

Medavakkam Junction

*Welcome Home* 







CASAGRAND  
LAURELS



# Salient Features

- Opulent apartment towers featuring 126 exclusive floor villas, spanning 3.0 acres.
- Design structure encompassing a basement along with a ground floor and 13 additional floors.
- The premium apartment tower stands proudly, overlooking a vehicle-free podium.
- 60+ Amenities with state of art features, a stunning Swimming pool, Play pods, Jungle gym, Leisure parks, Amphitheatre seating, VR games, Air hockey, Arcade game, Pool table, Badminton court with deck seats & many more.
- Towers host an ultra-modern 10500 sq.ft. clubhouse with plenty of indoor & terrace amenities.
- 72% of the open land area is dedicated to ensuring abundant light, ventilation, & space for recreational activities.
- 100% Vaastu compliant homes with zero dead space.





# Amenities

As you step outside, let the comforting scent of freshly cut grass and the gentle perfume of blooming flowers warmly welcome you.

# 60+ World Class Amenities

## **SPORTS, GAMES AND WELLBEING**

- Φ Walking / Jogging track
- Φ Basketball dribbling court
- Φ Reflexology pathway
- Φ Tennis court
- Φ Fitness functional frame

## **FEATURES**

- Φ Entrance plaza with water feature
- Φ Lawn berm
- Φ Pet play mounds
- Φ Interactive canopy seating
- Φ Geometric pavilion
- Φ Arrival feature planting
- Φ Tree plaza seating
- Φ Water cascade
- Φ Water fountain spouts
- Φ Water court seating deck
- Φ Shallow pool
- Φ Sculpture court
- Φ Stepped shrub garden
- Φ Gazebo seatings
- Φ Sunken court with seating
- Φ Outdoor board games
- Φ Focal tree feature
- Φ Arbor seating's
- Φ Grass amphitheatre with dias
- Φ Wrap around tree bench
- Φ Sports seating gallery
- Φ Seating alcove
- Φ Stepped lawn
- Φ Feature wall mural

## **KIDS**

- Φ Kids play area
- Φ Tot lot
- Φ Jungle gym

## **SWIMMING POOL**

- Φ Petal seating below pool
- Φ Lap pool
- Φ Kids pool
- Φ Parabolic jets
- Φ Pool side party deck
- Φ Pool side seating alcove

## **ENTERTAINMENT & CONVENIENCE**

- Φ Mini theatre
- Φ Multipurpose hall
- Φ Convenio store
- Φ Laundry
- Φ FMS Room
- Φ Car wash bay
- Φ Car charging bay
- Φ ATM
- Φ Driver toilet & dormitories

## **INDOOR GAMES**

- Φ Shuffle board
- Φ Foos ball
- Φ VR Game
- Φ Air hockey
- Φ Board game
- Φ Video game
- Φ table tennis
- Φ Arcade game
- Φ Pool game

## **SPORTS, FITNESS AND WELLBEING**

- Φ Indoor sports court
- Φ Gym
- Φ Multifunctional training
- Φ Floor workout

## **KIDS PLAY AREA**

- Φ Creche
- Φ Kids indoor play equipment
- Φ Activity area
- Φ Kids soft play area
- Φ Ball pit and slide









Perched upon this balcony with a plunge pool, you will be greeted by a symphony of urban allure and natural grace. The vista unfurls like a masterpiece, where each dawn promises a fresh beginning amid a landscape designed for refined living.

## *Casagrand Laurels – A happy haven*

- 126 exclusive floor villas sprawled over 3.0 acres, revel in spaciousness and sophistication.
- A Contemporary façade graces the Basement + G+13 structure, its elegant facade light illuminating the skyline.
- Efficiency meets elegance with 72% open land area, maximising the building's footprint.
- Pass through a grand Monumental Entrance Archway into the premium Double Height arrival plaza, accompanied by a captivating Water Cascade, inviting you into a realm of opulence.
- Enjoy captivating views from centrally located podiums and courtyards while relishing over 60 state-of-the-art amenities.
- Discover a modern 10500 sq.ft. clubhouse overlooking a podium hosting a Lap pool, Kids pool, and mesmerising parabolic jets—a haven of luxury.
- Thoughtfully designed for all ages, the community boasts ramps and handrails, ensuring a Kid and Senior Citizen-friendly environment, blending safety with elegance.

## *Efficiency in Master plan and housing the best product features*

- The Outdoors comprise of an elaborate courtyard, Podium, 2 Parks and multiple green pockets adding upto 54000 sq.ft. of landscaped area.
- 6100 sq.ft. of Swimming Pool and deck with Parabolic Jets, adult's Pool and Kids Pool With Massage Jets.
- Entrance Plaza with a colossal arch, water cascade, and landscape features embellished with decorous lighting creating an inviting neighborhood atmosphere.
- Well-planned circulation in basement parking and driveways offer hassle-free vehicle movement.
- Building orientation ensures maximum wind flow and minimum heat gain for every apartment.
- Well-lit feature wall embellished with the landscape is provided opposite to tower entrances as a way finder.
- Magnificent Lift Facia with marble wall cladding and lighting elements.



Indulge in opulence at our lavish clubhouse, where luxury meets leisure amidst an array of upscale amenities, Providing an unforgettable retreat for refined living.





Discover serenity in our OSR, where the gentle caress of fresh breeze intertwines with a vibrant lifestyle, creating an idyllic haven for rejuvenation and joy.



# GAME STATION



## *Amenities Tailored for a Happier & Luxurious Lifestyle*

- Active sports recreation is provided by outdoor sports facilities such as a basketball dribbling court and a badminton court with deck seats.
- Fitness functional frame, Walking/Jogging track, Reflexology pathway Yoga and meditation deck keeping you focused on your fitness goal.
- Amusing kids' amenities like Play pods and Jungle gym to keep the kids on their toes.
- Senior citizen's corner together with outdoor board games for a refreshing brain workout.
- Tree court, sculpture garden, and Interactive seating zones to relax your evenings.
- The central podium is emphasized by the water cascades, fountains, and feature walls.
- Kids play park to evoke your kids' amusement and aptitude.
- Pet Park and Play mounds for the community and animals.
- The dedicated kids pool is designed with enjoyable interactive water features and spa jets.
- The Podium and swimming pool area of 6100 sq.ft. with aesthetically pleasing petal seating beneath.
- The poolside party deck operates as an extension for the multipurpose hall, which can be used as a relaxing space beforehand an event.
- Outdoor communal spaces such as Seating alcoves, Leisure parks, Sculpture courts, Arbor seats, and Amphitheatre seating for casual gatherings.
- The indoor children's play area will feature a creche, play equipment, a soft play area, and a ball pit with a slide.
- A gaming room loaded with various amenities such as a foosball table, VR games, video games, air hockey, shuffleboard, arcade game, and pool table.
- A gym put together with numerous features such as a multifunctional frame and exclusive floor workout which ensures the users' health and fitness.





## *Efficiency in space planning*

- All cores are well equipped with staircases and two lifts – 13 passengers- capacity.
- Apartments designed with dedicated Foyer space.
- Uninterrupted visual connectivity - all bedrooms & balconies will be facing the podium.
- No overlooking apartments.
- Convenient AC ODU spaces serviceable from the interior.
- All units with Walk-in wardrobes are provided in one of the bedrooms.
- Two balconies - one in the living & one in the bedroom is provided in all of the apartments.
- Dedicated Washing machine space is provided in all of the apartments.
- Common wash basin is provided in all of the apartments.

## *Considering Vaastu...? We got that sorted too*

- Most units have North or South facing entry doors.
- All apartments have kitchens placed in SE and NW.
- All apartments have SW Bedrooms.
- No apartments have Toilets in NE.
- No unit has a Bed headboard in the North.



Indulge in a captivating panorama from our podium, where the beauty of the landscape unfolds, painting a breathtaking canvas that elevates every moment spent in its embrace.



At twilight, our outdoor amphitheatre becomes a stage for memorable evenings, where community gatherings and cultural events come alive, creating cherished memories under the open sky.



Where laughter echoes and imaginations soar, our vibrant kids' play area sparks endless joy, crafting a haven where your children's happiness knows no bounds.



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*Site Plan &  
Floor Plan*



# Site & Ground floor Plan



# Outdoor Amenities

## SPORTS, GAMES AND WELLBEING

1. Walking / Jogging Track
2. Basketball Dribbling Court
3. Reflexology Pathway
4. Tennis Court
5. Fitness functional frame

## FEATURES

6. Entrance Plaza with Water feature
7. Lawn Berm
8. Pet Play Mounds
9. Interactive Canopy Seating
10. Geometric Pavilion
11. Arrival Feature Planting
12. Tree Plaza Seating
13. Water Cascade
14. Water Fountain Spouts
15. Water Court Seating deck
16. Shallow Pool
17. Sculpture Court
18. Stepped Shurb Garden
19. Gazebo Seatings
20. Sunken Court with Seating
21. Outdoor Board games
22. Focal Tree Feature
23. Arbor Seating's
24. Grass Amphitheater with Dias
25. Wrap around Tree Bench
26. Sports Seating Gallery
27. Seating Alcove
28. Stepped Lawn
29. Feature Wall Mural

## KIDS

30. Kids Play area
31. Tot lot
32. Jungle Gym

## SWIMMING POOL

33. Petal seating below pool
34. Lap pool
35. Kids pool
36. Parabolic Jets
37. Pool Side Party Deck
38. Pool side seating alcove

## Clubhouse Amenities & Facilities

## ENTERTAINMENT & CONVENIENCE

39. Mini theatre
40. Multipurpose hall
41. Convenio Store
42. Laundry
43. FMS Room
44. Car wash bay
45. Car Charging bay
46. ATM
47. Driver Toilet & Dormitories

## Indoor Games

48. Shuffle board
49. Foos ball
50. VR Game
51. Air hockey
52. Board game
53. Video Game
54. table tennis
55. Arcade game
56. Pool game



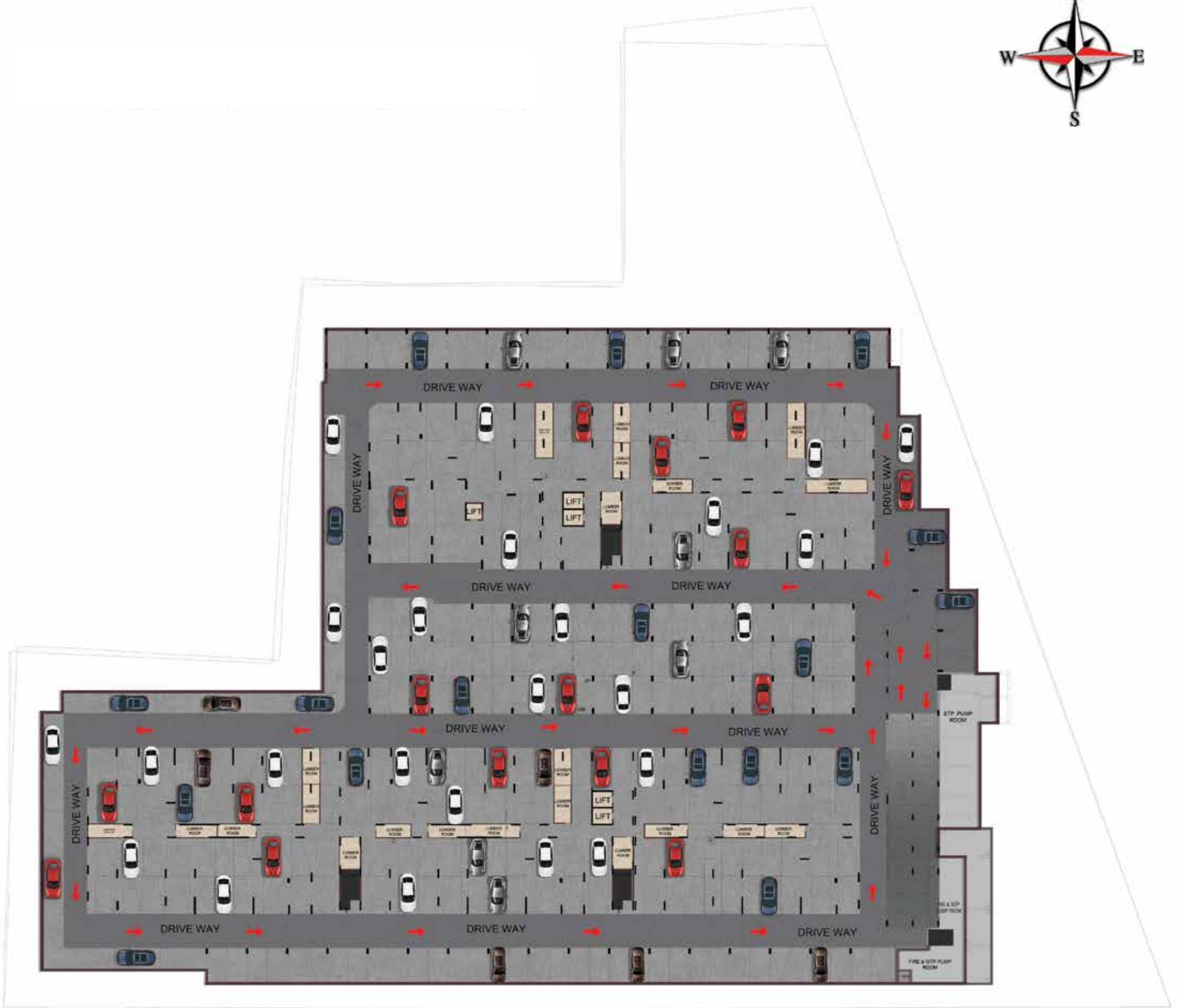
## SPORTS, FITNESS AND WELLBEING

57. Indoor Sports Court
58. Gym
59. Multifunctional training
60. Floor Workout

## KIDS PLAY AREA

61. Creche
62. Kids Indoor play equipment
63. Activity area
64. Kids soft play area
65. Ball pit and slide

# Basement Floor Plan





# First Floor floor Plan

## SWIMMING POOL

- 33. Petal seating below pool
- 34. Lap pool
- 35. Kids pool
- 36. Parabolic Jets
- 37. Pool Side Party Deck
- 38. Pool side seating alcove



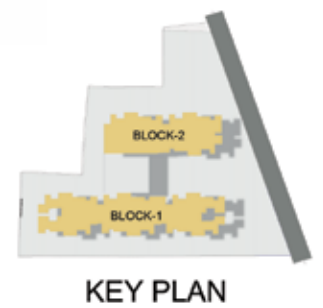
# Ground Floor



## Block 1



## Block 2



# Typical & First Floor Block 1



## Typical Floor (2-13)



## First Floor



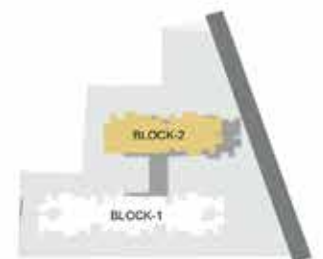
# Typical & First Floor Block 2



**Typical Floor (2-13)**



**First Floor**



**KEY PLAN**



*Unit Plans*



# 4 & 5 Bhk



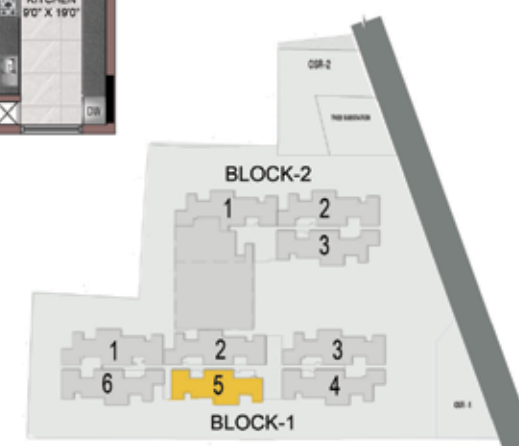
Typical Floor Plan (2-13)



First Floor Plan



Ground Floor Plan



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	AG05	2173	315	2488	3311	112
Block-1	A105	2414	315	2729	3635	189
Block-1	A205-A1305	2406	315	2721	3635	-

5 Bhk

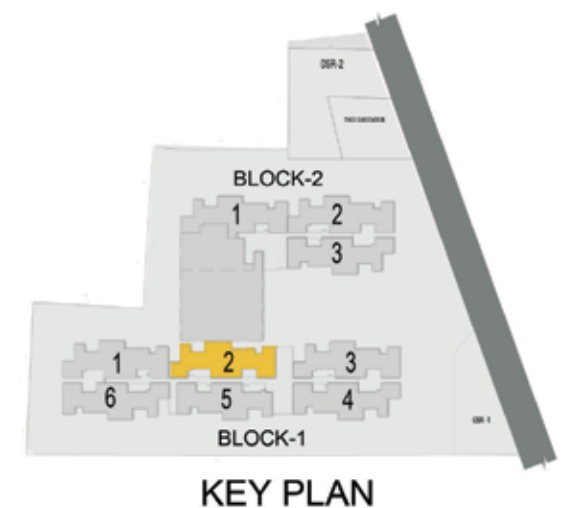


Typical Floor Plan (1-13)



Ground Floor Plan

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	AG02	2422	315	2737	3628	292
Block-1	A102-A1302	2406	315	2721	3628	-



KEY PLAN

5 Bhk

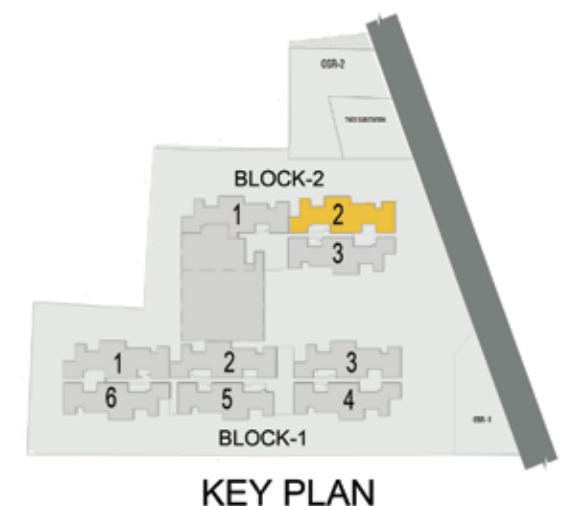


Typical Floor Plan (1-13)



Ground Floor Plan

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	BG02	2422	315	2737	3628	292
Block-2	B102-B1302	2406	315	2721	3628	-



KEY PLAN



# 5 Bhk

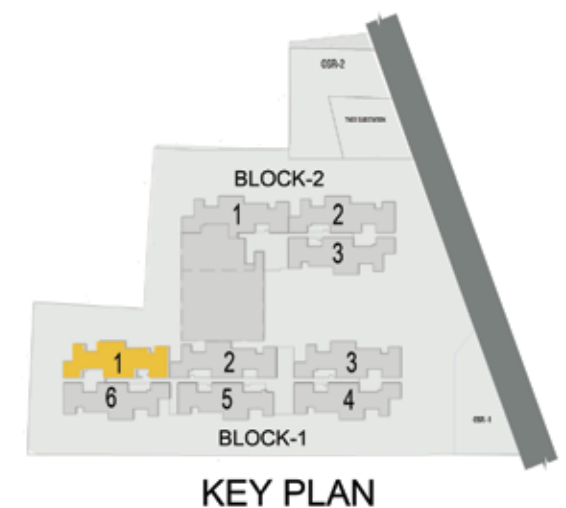


Typical Floor Plan (1-13)



Ground Floor Plan

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	AG01	2415	315	2730	3632	112
Block-1	A101-A1301	2406	315	2721	3632	-



KEY PLAN

# 5 Bhk

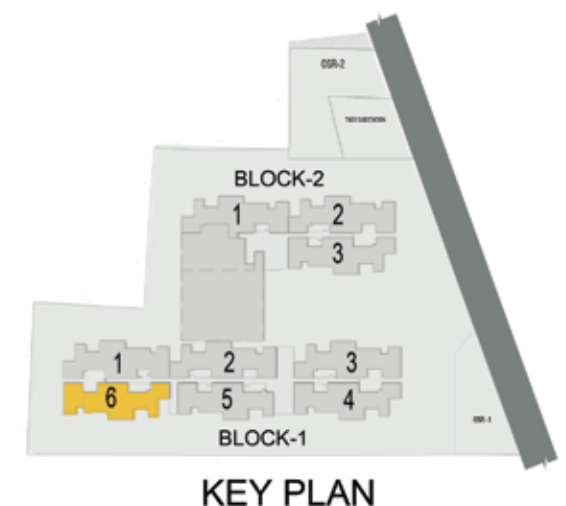


Typical Floor Plan (1-13)



Ground Floor Plan

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	AG06	2422	315	2737	3635	322
Block-1	A106-A1306	2406	315	2721	3635	-



KEY PLAN

5 Bhk



Typical Floor Plan (2-13)

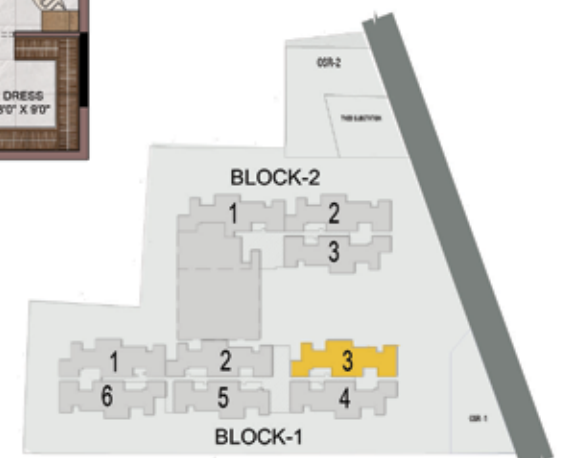


First Floor Plan



Ground Floor Plan

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	AG03	2415	315	2730	3635	245
Block-1	A103	2410	315	2725	3635	759
Block-1	A203-A1303	2406	315	2721	3635	-



KEY PLAN

# 5 Bhk

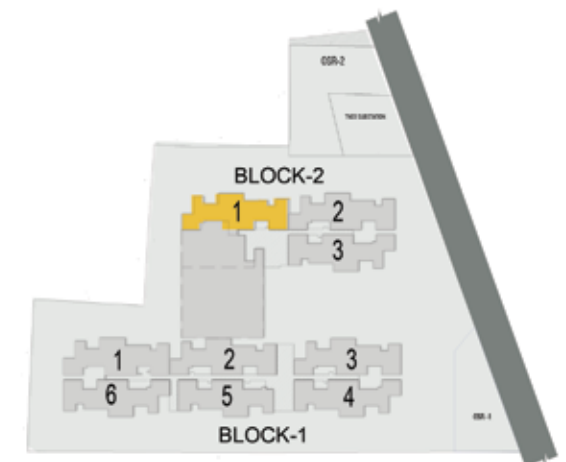


Typical Floor Plan (1-13)



Ground Floor Plan

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	BG01	2411	315	2726	3637	112
Block-2	B101-B1301	2403	315	2718	3637	-



KEY PLAN

5 Bhk

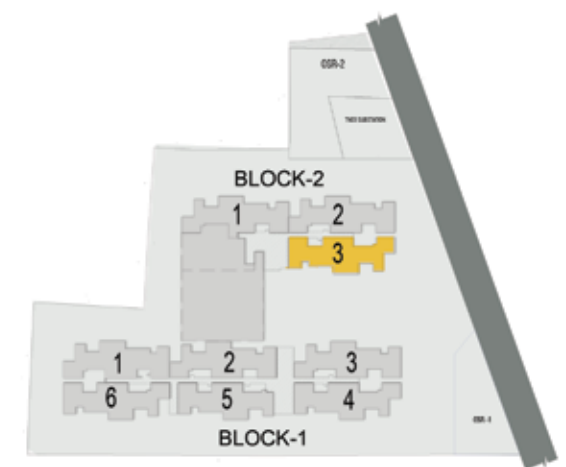


Typical Floor Plan (1-13)



Ground Floor Plan

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	BG03	2422	315	2737	3638	333
Block-2	B103-B1303	2406	315	2721	3638	-



KEY PLAN

# 5 Bhk



Typical Floor Plan (2-13)

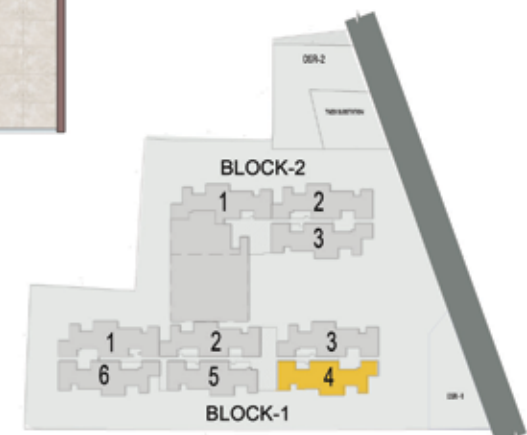


First Floor Plan



Ground Floor Plan

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	AG04	2422	315	2737	3638	322
Block-1	A104	2403	315	2718	3638	927
Block-1	A204-A1304	2406	315	2721	3638	-



KEY PLAN

**DON'T  
WISH  
FOR IT.  
WORK  
FOR IT.**



Indulge in opulence at our lavish clubhouse, where luxury meets leisure amidst an array of upscale amenities, Providing an unforgettable retreat for refined living.

Embrace the allure of luxury in our banquet hall, where each gathering becomes an unforgettable affair, adorned with sophistication and shared joy.







*Clubhouse*

*Plans*



# Clubhouse Plan

## Clubhouse Amenities & Facilities



Ground Floor Plan

### ENTERTAINMENT & CONVENIENCE

- 39. Mini theatre
- 41. Convenio Store
- 43. FMS Room

### KIDS PLAY AREA

- 61. Creche
- 62. Kids Indoor Play Equipment
- 63. Activity Area
- 64. Kids Soft Play Area
- 65. Ball Pit and Slide



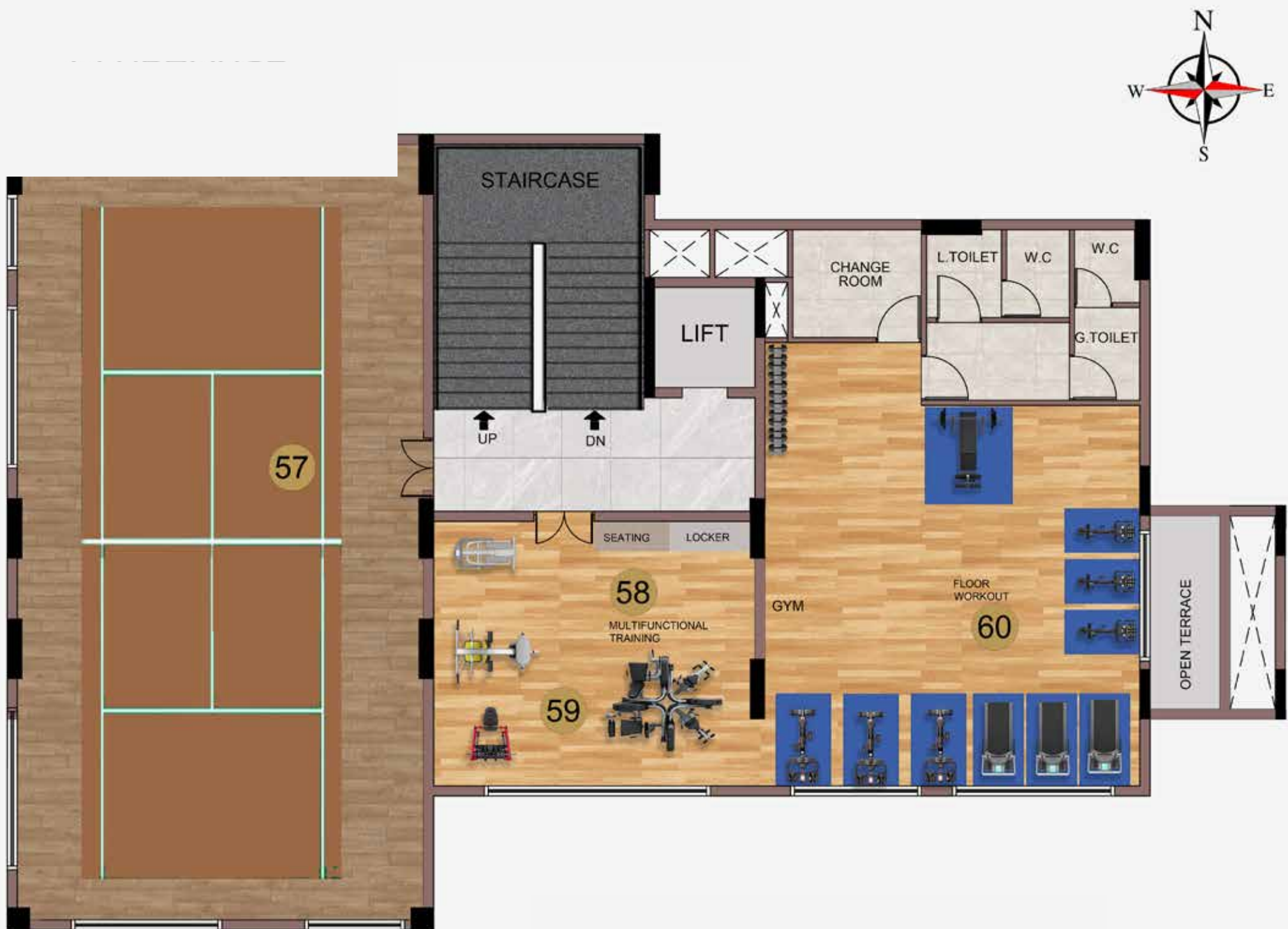
KEY PLAN



## ENTERTAINMENT & CONVENIENCE

40. Multipurpose Hall

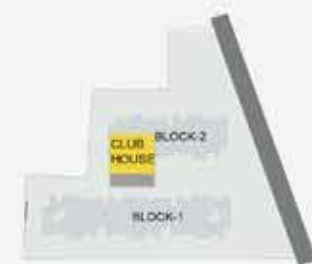




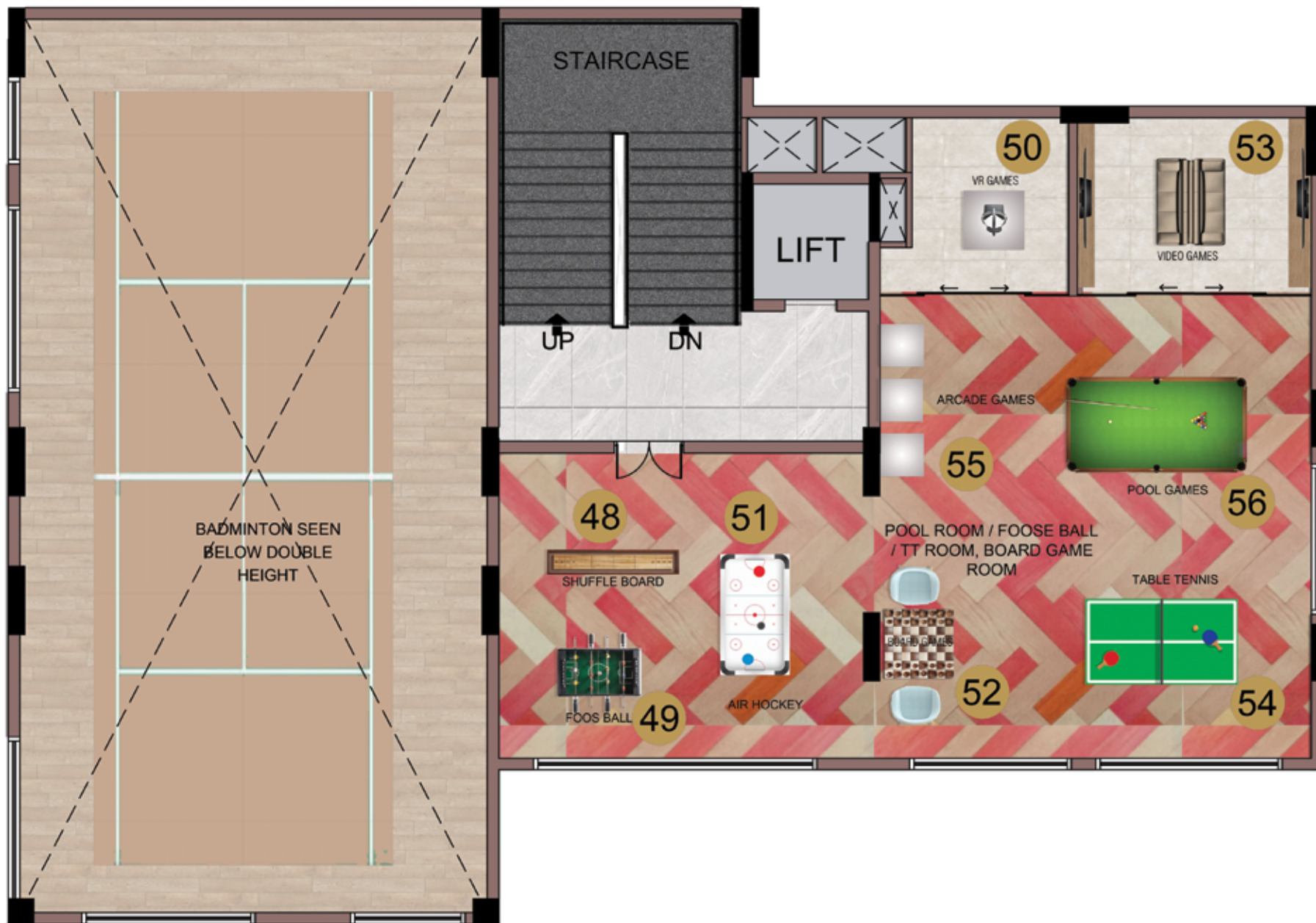
Second Floor Plan

## SPORTS, FITNESS AND WELLBEING

- 57. Indoor Sports Court
- 58. GYM
- 59. Multifunctional Training
- 60. Floor Workout



KEY PLAN



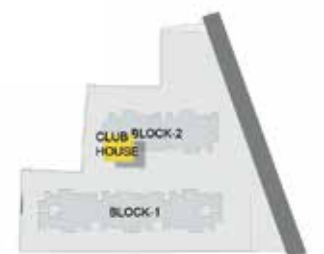
Third Floor Plan

### INDOOR GAMES

- 48. Shuffle Board
- 49. Foos Ball
- 50. VR Game

- 51. Air Hockey
- 52. Board Game
- 53. Video Game

- 54. Table Tennis
- 55. Arcade Game
- 56. Pool Game



KEY PLAN

## 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 3150mm

## 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 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 design
- Attached Bathroom 1 & 2 - Designer tile of size 600x1200mm up to 2550mm height & above false ceiling will be finished with a coat of primer
- Attached Bathroom 3 - Combination of Designer tiles of size 600x1200mm & 300x300mm up to 2550mm height & above false ceiling will be finished with a coat of primer
- Common Bathroom - Designer tile of size 600x1200mm up to 2550mm height & above false ceiling will be finished with a coat of primer
- Toilet ceiling - Panel false ceiling

## FLOOR FINISH WITH SKIRTING

- Main flooring (Living, Dining, Kitchen & Internal passage, Mud Room & Utility) - Italian Marble Flooring
- All Bedrooms & Home Office - Vitrified tile of size 800x1200mm
- Attached Bathroom 1 - Anti-skid ceramic tile of 600x1200mm with marble flooring for shower area
- Attached Bathroom 2 - Anti-skid ceramic tile of size 600x600mm with granite flooring for shower area
- Bathroom 3 & Common Bathroom - Anti-skid ceramic tile of size 600x600 mm





#### Balcony

Private open terrace (if applicable)

#### KITCHEN & DINING

Electrical point

Dining

#### BALCONY

Handrail

Cloth drying hanger

False ceiling

Plunge pool

#### BATHROOMS

Sanitary fixture

CP fittings

Bedroom 1 & 2 Bathroom

Bedroom 3 Bathroom

Common Bathrooms

- Vitrified tile of size 600x1200

- Vitrified tile of size 600x1200

- For chimney, Dish washer & water purifier

- Engineered Marble counter mounted wash basin and wall dado of height 200mm

- Glass handrail as per architect's design

- Ceiling cloth drying hanger rods provided in bedroom 1 balcony

- Panel False ceiling provided in all balconies

- Plunge pool with water cascade as per design intent

- Toto or Equivalent

- Toto or Equivalent

- Wall mounted WC with cistern and flush plate, Health faucet, Single lever diverter, ceiling mounted rain shower, hand shower and spout with glass cubicle, two granite counter mounted wash basins, and long trench drain

- Bath tub with single lever diverter, spout and hand shower

- Wall mounted WC with cistern, Health faucet, Single lever diverter, rain shower with hand shower, glass partition and granite counter mounted wash basin

- Wall mounted WC with cistern, Health faucet, Single lever diverter, Overhead shower and a granite counter mounted wash basin

## JOINERY

Main door

- Marble finish full jamb architrave and concealed hinge with double side veneer finish door of size 1200x2400mm and marble panelling

Ironmongeries like the Digital lock system of Dormakaba or equivalent lock, designer door handle, tower bolts, door viewer, safety latches, magnetic catcher, door closer etc.,

Bedroom doors

- Laminate finish full jamb architrave, frame and hinge with double side laminated door of size 1050 X 2400mm
- Ironmongeries like Dormakaba or equivalent lock, designer door handle, door bush, tower bolt & magnetic catcher, etc.,

Home Office doors

: Laminate finish full jamb architrave, frame and hinge with double side laminated door of size 900 X 2400mm

: Ironmongeries like Dormakaba or equivalent lock, designer door handle, door bush, tower bolt & magnetic catcher, etc.,

Bathroom doors

- Laminate finish full jamb architrave, hinge, double side laminated door of size 900 X 2400mm and water proofing on the inner side

- Ironmongeries like one side coin & thumb turn lock of Dormakaba or equivalent without key, designer door handle, tower bolt & door bush

Terrace doors

- Good quality door frame with FRP shutters of size 900 X 2100mm with paint finish

- Ironmongeries like thumb turn lock of Dormakaba or equivalent





## WINDOWS

### Windows

- Powder coated Aluminum windows with sliding shutter with see-through toughened glass and MS grill on the inner side (wherever applicable)

### French doors

- Sill treatment with granite
- Powder coated Aluminum frame and doors with toughened glass
- Threshold treatment with granite

### Ventilators

- Powder coated Aluminum frame of fixed frost glass / open-able shutter for ODU access (wherever applicable)
- Sill and Soffit treatment with granite

## ELECTRICAL POINTS

### Power Supply

- 3 PHASE power supply connection

### Safety device

- MCB & RCCB (Residual Current Circuit breaker)

### Switches & sockets

- Modular box, modular switches & sockets of Legrand or equivalent will be provided

### Wires

- Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand poly cab or equivalent will be provided

### 5 Amp socket (outdoor)

- Point provided in the living balconies in the recommended location

### Foot lamp

- Provided in all bedrooms

### TV

- Point in Living & any one bedroom and provision in other bedrooms

### Data

- Point in Living & any one bedroom

### Split- air conditioner

- Split AC point will be provided in the living / Dining and in all bedrooms

### Exhaust fan

- Point provided in all bathrooms for ceiling mount exhaust fan.

### Geyser

- Point will be provided in all bathrooms

### Back-up

- 750W for 5BHK, 500W for 4&3BHK DG backup

## SPECIFICATIONS COMMON TO BUILDING COMPLEX

1. Lift
  - Automatic Elevators of 13 passengers will be provided
2. Back-up
  - 100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting
3. Name board
  - Apartment owner name will be provided in ground floor
4. Lift fascia
  - Marble or equivalent cladding at all levels
5. Lobby
  - Marble or equivalent flooring at levels
6. Corridor flooring
  - Vitrified tile of size 800x1600 at all levels
7. Corridor wall dado
  - Vitrified tile of size 800x1600, full height cladding at all levels
8. Staircase flooring
  - Granite flooring at all levels
9. Staircase handrail
  - MS handrail with enamel paint finish on all floors
10. Fire Staircase flooring
  - Granite flooring at all levels
11. Terrace flooring
  - Pressed tile flooring
12. Basement Car Parking floor
  - Epoxy flooring



## OUTDOOR FEATURES

1. Water storage
  - Centralized UG sump with WTP (Min. requirement as per water test report)
2. Rain water harvest
  - Rain water harvesting site
3. STP
  - Centralized Sewage Treatment plant
4. Safety
  - CCTV surveillance cameras will be provided all-round the building at pivotal locations including Ground floor.
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 MY GATE app
7. Compound wall
  - Site perimeter fenced by compound wall with entry gates & 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 flooring
  - Stamped concrete/Interlocking paver block / or equivalent flooring with demarcated driveway as per landscape design intent.
  - Granite flooring finish / Cobble stone in entrance driveway and Block lobby entrances

< 8 9 0  
< 4 8 1 8 9 0 1  
< 8 0 1 2 3 4 5 6 7  
< 8 0 1 2 3 4 5 6 7



# 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
-  **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
-  **14th Annual Estate Awards in 2023**  
Casagrand Flagship  
Residential Property of the Year
-  **15th Realty+ Excellence Awards 2023, South Edition**  
Casagrand Aria  
Best Affordable Housing project of the year



# Payment Schedule

Booking Advance	5%
On Agreement Stage	45%
On commencement of Foundation	10%
On commencement of Basement	7.5%
On commencement of Ground Floor	7.5%
On commencement of 1st Floor Roof	7.5%
On commencement of 3rd Floor Roof	2.5%
On commencement of 5th Floor Roof	2.5%
On commencement of 7th Floor Roof	2.5%
On commencement of 9th Floor Roof	2.5%
On commencement of 11th Floor Roof	2.5%
On commencement of 13th Floor Roof	2.5%
Handing over	2.5%
<b>Total</b>	<b>100%</b>

# CASAGRAND



## FittedHomes

Just move in...



### WHY CASAGRAND FITTED HOMES?

To make Homebuyer's Life Easy, Casagrand Fitted Homes offers the One-Stop Solution with all the essential fitments a new home must have, where you don't have to handle the hassles of getting your woodwork & electrical fittings done.

### HOW CASAGRAND FITTED HOMES MAKE YOUR LIFE CONVENIENT?

- Hassle-free experience to the Homebuyers where you can just move in right away
- You don't have to deal with the stressful interior executions
- Our Contemporary styled finishes & fittings are designed to match any home

# WHAT DO WE OFFER?

Carefully chosen high-end specifications with international material quality that best suit your home and meet your needs. The specifications consist of two varieties: Plush and Luxe.



SCAN FOR BROCHURE

## WOODWORKS OF TOP NOTCH QUALITY



Shoe Rack



TV Unit



Dining Crockery



Wardrobes All Bedrooms



Kitchen Cabinets



Vanity

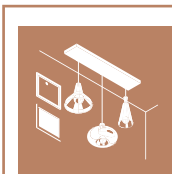
## HOME ACCESSORIES



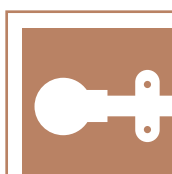
Light Fixtures



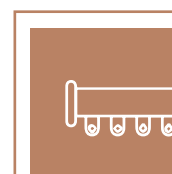
Mirrors in Dining



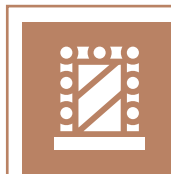
False Ceiling



Curtain Rods



Curtain Channels



Mirror Lights

## PREMIUM ELECTRICAL FITTINGS



A/C



Cooking Hob



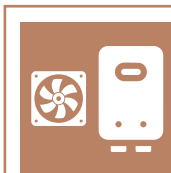
Chimney



Fans living & Bedrooms



Fan with Light Dining



Exhaust Fans & Geysers

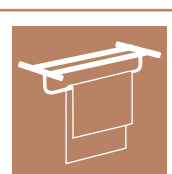
## WASHROOM ACCESSORIES



LED Mirror



Tissue Holder



Towel Rack



Robe Hook



Corner Shelf



Towel Ring

## PAYMENT SCHEDULE

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payment at the time of unit booking

85%

payment during work-in-progress

10%

payment during the unit handover

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# CASAGRANT

building aspirations

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