







### SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

We are Casagrand Premier Builders 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, Bengaluru, Hyderabad and Coimbatore. 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 19<sup>th</sup> year of our journey, we are all set to progress further with projects worth over ₹ 12,000 crores in the pipeline with lasting value, integrity and quality.



**ENTRANCE VIEW** 



STEP INTO A MAJESTIC TOWNSHIP OF 40 ACRES



**ELEVATION VIEW** 



### **CHENNAI'S GREATEST LIVING EXPERIENCE**

THE LIFE THAT YOU WILL GET HERE, YOU WILL NOT GET ANYWHERE ELSE!

The first ever township of Casagrand, that brings together a never before living experience with state-of-the-art amenities and features. These thoughtfully designed homes will bring luxury to every door step.

This beautifully crafted Roman style community is truly an architectural marvel with a resort-like ambience. The township hosts an International school, an entertainment/shopping mall and a clinic, keeping in mind every convenience that could be brought closer to you. Presenting a world where everything you've ever wanted in a home becomes a reality.





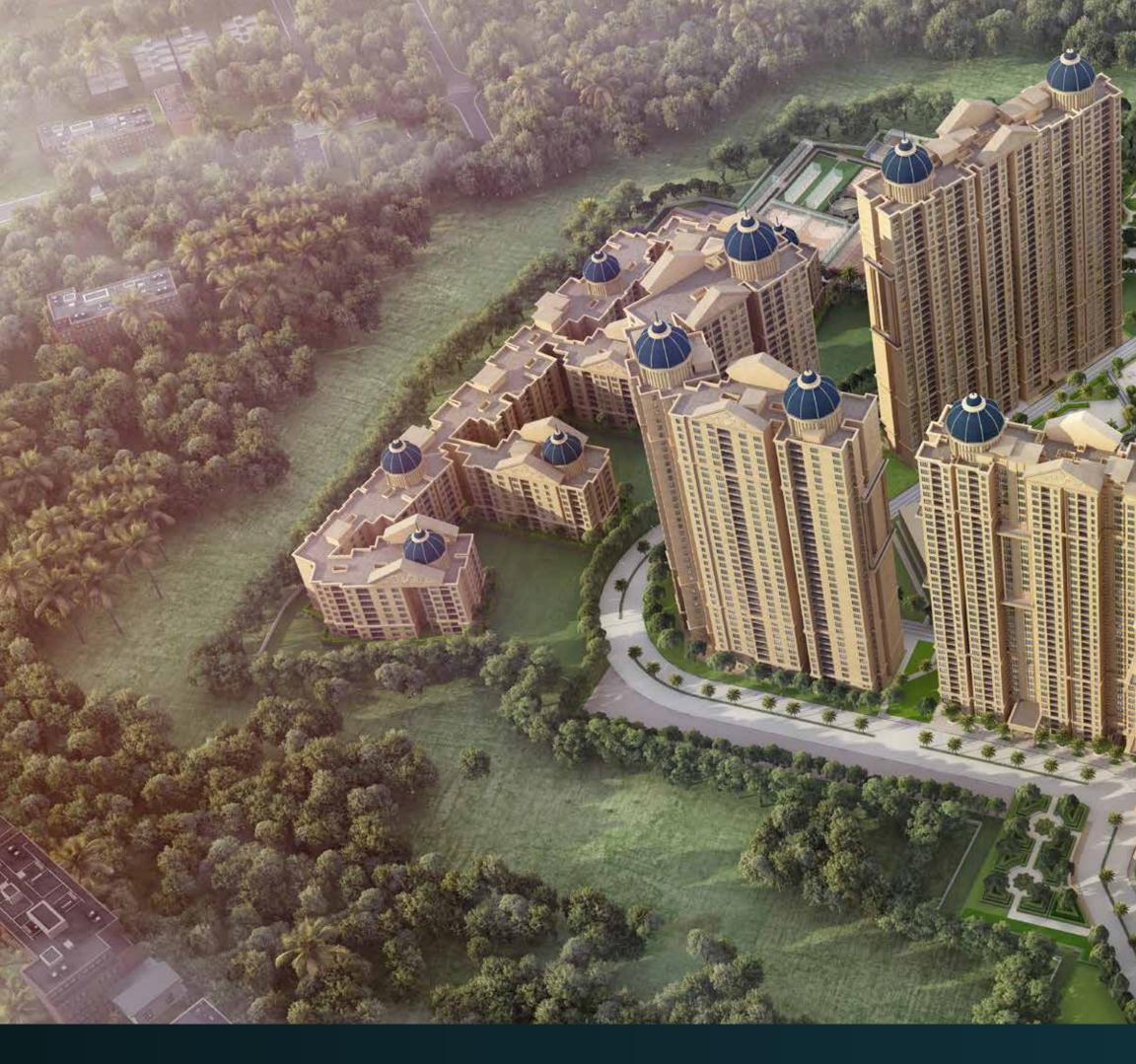
SANTA CLARA - AN ENORMOUS 2 ACRES OF ULTRA-MODERN CLUBHOUSE



# SALIENT FEATURES

# CASAGRAND'S FIRST EVER TOWNSHIP OF 40 ACRES IN A PRESTIGIOUS ROMAN THEMED RESIDENTIAL COMMUNITY

- » Finely crafted 1402 Roman-themed apartments for Phase I across an expanse of 13 acres
- » Thoughtfully designed 2, 3 & 4 BHK high-rise apartments with 2B+G+36 floors structure
- The township has a green footprint of 80% open space and 3.5 acres central mother earth area which includes a Tropical forest and a Circular amphitheatre
- » 2 acres of ultra-modern clubhouse with magnificent double height lobbies
- » The township offers 130+ lifestyle amenities with 32,000 sft. of swimming pools (2) equivalent to an olympic size pool
- » 26 acres of naturally verdant landscapes along with Circular amphitheatre, Oxy-planting, Groove garden and much more to add to the greenery
- » One of a kind amenities such as Shia-salt spa, Sky cinema, Human Yoyo, Hydrotherapy, Aerial yoga and many more
- » An International school, Mall, Co-working space, Medical clinic and lots more inside the community to give a finer living experience
- » 100% Vaastu compliant homes with zero dead space
- » Close to prominent IT/ITES, schools, colleges, hospitals, malls & metro station



**AERIAL VIEW** 



FIRST TIME IN CHENNAI - 30 ACRES OF OPEN SPACE FOR GREENERY AND RECREATIONAL ACTIVITIES



**ELEVATION NIGHT VIEW** 



METICULOUSLY DESIGNED HIGH-RISE APARTMENTS WITH 36 FLOORS

## AMENITIES



### **OUTDOOR AMENITIES**

### **EXCLUSIVE SPORTS COURTS**

- 1 BASKETBALL COURT
- 2 KHO KHO COURT
- 3 TRADITIONAL KABADDI COURT
- 4 TENNIS COURT
- 5 BEACH VOLLEY BALL COURT
- 6 VOLLEYBALL COURT
- 7 FUTSAL COURT
- 8 100 M RACE TRACK

### **OTHER SPORTS AND WELL-BEING**

- 9 SOCCER CAGE
- 10 WALKING AND JOGGING TRACK
- 11 BOX CRICKET
- 12 CRICKET PRACTICE NET
- 13 BICYCLE TRACK
- 14 ARCHERY
- 15 MULTI-RING BASKETBALL COURT
- 16 SKATING / SKATE BOARD ARENA
- 17 OUTDOOR GYM
- 18 OUTDOOR YOGA LAWN
- 19 OUTDOOR YOGA DECK

### **KIDS**

- 20 KIDS PLAY AREA
- 21 FLOOR GAME PLAZA
- 22 JUNGLE GYM
- 23 ADVENTURE / ROCK WALL CLIMBING FOR KIDS
- 24 CHALKBOARD WALL
- 25 HOOKEY RING TOSS
- 26 MINI GOLF
- 27 GIANT SLINGSHOT
- 28 SANDPIT
- 29 KIDS TRAMPOLINE PARK
- 30 KIDS TUNNEL MOUND
- 31 KIDS ZIPLINE
- 32 KIDS BIKE PARK ROGLA
- 33 FRISBEE TRAMPOLINE
- 34 KIDS ROLLER COASTER
- 35 PEDALING MERRY-GO-ROUND

### **SWIMMING POOL**

- 36 POOL DECK
- 37 POOLSIDE FRESCO DINING
- 38 LED SPLASH PAD
- 39 POOLSIDE LOUNGE
- 40 REFRESHMENT CORNER
- 41 DEDICATED KIDS POOL
- 42 POOLSIDE BASKETBALL HOOP
- 43 CABANA DECK
- 44 SPA HYDRAULIC WATER MASSAGE BED
- 45 JACUZZI / HYDROTHERAPY
- 46 POOLSIDE THEATRE
- 47 ISLAND SEATING AREA IN THE POOL
- 48 RAIN CURTAIN
- 49 CHANGING ROOMS (M/F)
- 50 SHOWER ROOMS (M/F)
- 51 OUTDOOR RAIN SHOWER

### **ENTERTAINMENT & FEATURES**

### **ENTERTAINMENT**

- 52 MULTI-PURPOSE LAWN
- 53 CENTRAL BASILICA
- 54 CAMPFIRE WITH SWING

### **FEATURES**

- 55 BUS AND SHUTTLE ARRIVAL
- 56 STATUE OF HERCULES
- 57 ENTRANCE PLAZA
- 58 AIR PAVILION
- 59 PET PARK
- **60 IMPERIAL AVENUE**
- 61 TROPICAL FOREST WITH ELEVATED WALKWAY
- 62 LABYRINTH GARDEN
- 63 APOLLO GARDEN
- 64 SOUL GARDEN
- 65 LEISURE PAVILION
- 66 TETHY'S PAVILION
- 67 TETHY'S PICNIC
- 68 GRASS MOUND WITH HAMMOCK
- 69 HERBS & SPICES GARDEN

- 70 HYACINTH GARDEN
- 71 ROMAN BRIDGE
- 72 LUSH GREEN WALL
- 73 AUGUSTINE OF HIPPO STATUE MOUND
- 74 ROLLING MOUND
- 75 PICNIC CORNER
- 76 SHALLOW POND WITH ISLAND
- 77 AQUILEIA PARK
- 78 GIANT TRAMPOLINE
- 79 GARDEN SEATING PATIO
- 80 CORINTH CANAL
- 81 SPORTS GALLERY
- 82 CITRUS PLAZA
- 83 PALM MOUND PATIO
- 84 OUTDOOR SEATING LAWN
- 85 AQUA RETREAT
- 86 FOUNTAIN OF WEALTH
- 87 OUTDOOR RAINSHOWER PLAZA

### **CLUBHOUSE AMENITIES**

### **ENTERTAINMENT & CONVENIENCE**

- 88 MINI THEATRE
- 89 MULTI-PURPOSE HALL WITH PRE-FUNCTION LOUNGE
- 90 STEAM, SAUNA AND JACUZZI
- 91 UNISEX SALON AND SPA
- 92 SKY CINEMAS
- 93 LEARNING CENTRE
- 94 BUSINESS CENTRE
- 95 CONFERENCE ROOM
- 96 ENTERTAINMENT LOUNGE
- 97 PARTY TERRACE AND OUTDOOR DINING
- 98 GUEST BEDROOMS
- 99 PRIVATE TERRACE FOR GUEST

### **INDOOR GAMES**

- 100 ARCADE ROOM
- 101 BILLIARDS
- 102 BOARD GAMES
- 103 TABLE TENNIS
- 104 HOOKEY RING TOSS

- 105 AIR HOCKEY
- 106 DART BOARD
- 107 FOOSBALL

### SPORTS, FITNESS AND WELL-BEING

- 108 SQUASH COURT
- 109 BADMINTON COURT
- 110 CRICKET SIMULATOR
- 111 ZUMBA / AEROBICS / YOGA
- 112 INTERACTIVE GYM
- 113 GYM

### **KIDS PLAY AREA**

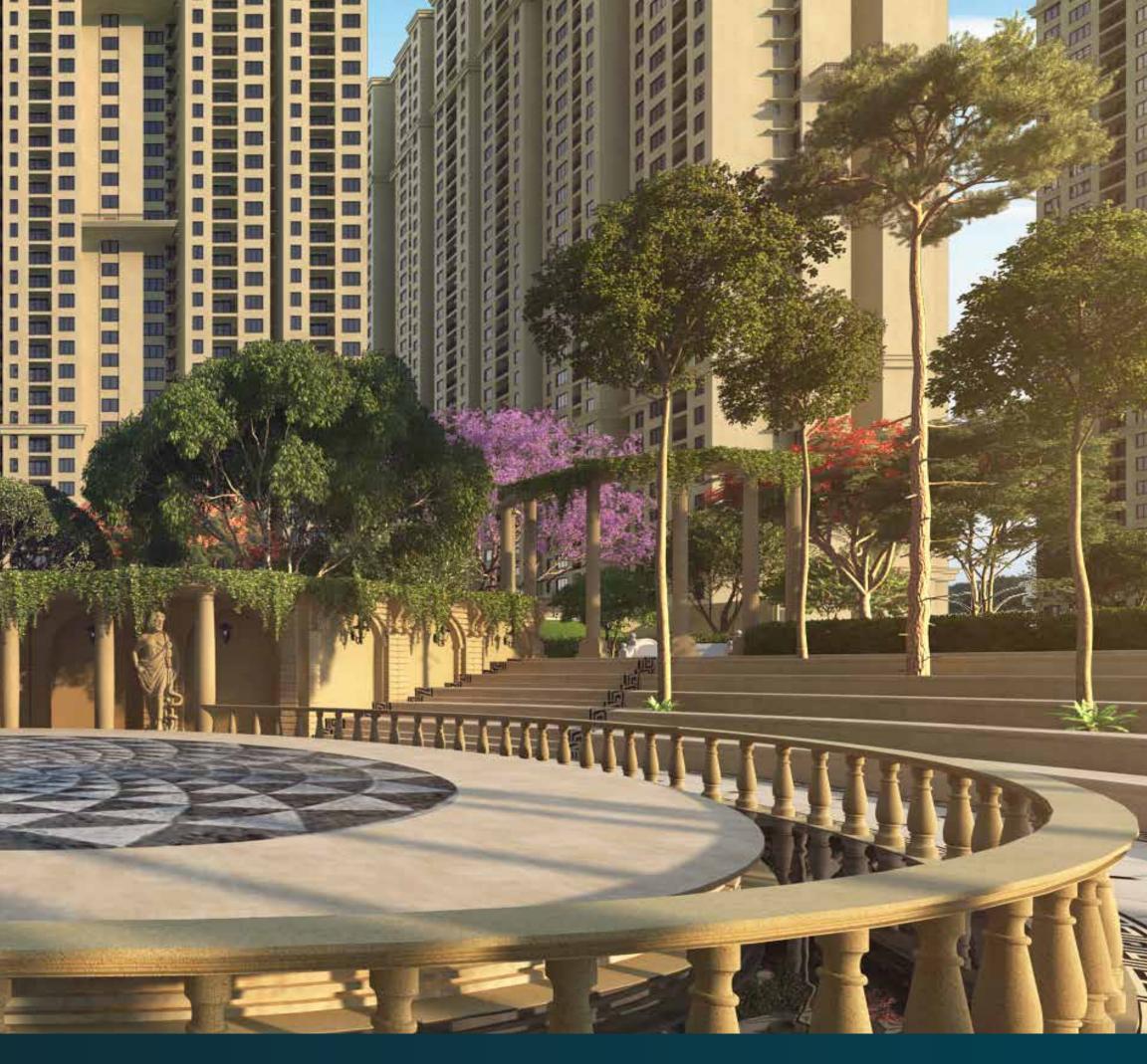
- 114 CRECHE
- 115 KIDS LIBRARY
- 116 CONFINED KIDS PLAZA
- 117 KIDS ROCK CLIMBING WALL WITH BALL PIT
- 118 TODDLER PLAY AREA
- 119 DIY TOY TRACK
- 120 INDOOR TREE PLAZA
- 121 LEGO WALL
- 122 KIDS CAMP IN
- 123 RC RACING TRACK
- 124 STORY NOOK
- 125 INTERACTIVE CYCLE RIDER

### **FACILITIES**

- 126 BICYCLE RACK
- 127 CAR WASH BAY
- 128 CAR CHARGING BAY
- 129 ATM
- 130 ASSOCIATION ROOM
- 131 CAFETERIA
- 132 FMS ROOM
- 133 CONVENIO STORE
- 134 PANTRY & KITCHEN WITH PARTY HALL
- 135 STORAGE ROOM
- 136 CLINIC



**AMPHITHEATRE VIEW** 



PRODIGIOUS OPEN-AIR THEATRE WITHIN THE TROPICAL FOREST A NEVER SEEN BEFORE FEATURE IN CHENNAI



**CLUBHOUSE AERIAL VIEW** 



PROVIDES BEST IN CLASS INDOOR AMENITIES FOR THE RESIDENTS



**SWIMMING POOL VIEW** 



2 MASSIVE SWIMMING POOLS OF 32,000 SFT. THAT'S EQUIVALENT TO AN OLYMPIC SIZE POOL



OUTDOOR SPORTS AREA



OFFERS AN ARENA FOR SPORTS AMENITIES SUCH AS TENNIS COURT, BEACH VOLLEYBALL, KABADDI COURT, KHO-KHO COURT AND SKATING RINK



TROPICAL FOREST VIEW



3.5 ACRES OF CENTRAL MOTHER EARTH PLANNED WITH A BEAUTIFUL TROPICAL FOREST

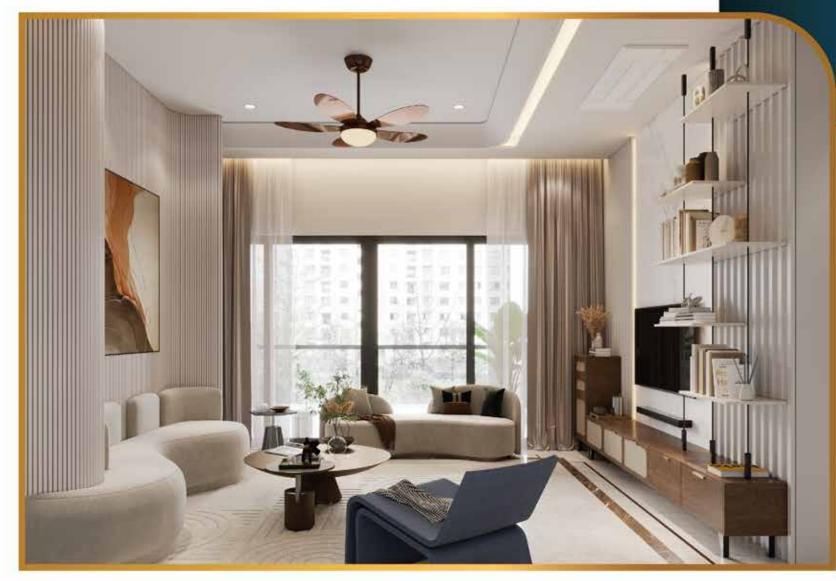


AMPHITHEATRE WITH PODIUM LANDSCAPE VIEW



ROMAN-THEMED CIRCULAR AMPHITHEATRE TO HOST 560+ AUDIENCES





### WHY CASAGRAND FITTED HOMES?

To make Homebuyer's Life Easy, Casagrand Fitted Homes provides 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 & meet your needs and are classified into 2 variants - Plush & Luxe.



SCAN FOR BROCHURE

# WOODWORKS OF TOP NOTCH QUALITY



























# ELECTRICAL FITTINGS

### HOME ACCESSORIES















WASHROOM ACCESSORIES







### **PAYMENT SCHEDULE**

All our superior Fitments are offered at a competitive price. Bought-out EWA (Electrical, Whitegoods & Accessories) items are at par compared to the market players, & the Woodworks are as per the Market standards.

### THE PAYMENT SCHEDULE IS MADE CONVENIENT.

5%	85%	10%
payment at the time of unit booking	payment during work-in-progress	payment during the unit handover



FOR MORE DETAILS CALL

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DOUBLE HEIGHT LOBBY VIEW



WELCOMING RESIDENTS WITH GRANDEUR - THE CLUBHOUSE BOASTS A DOUBLE HEIGHT ENTRANCE LOBBY

# HOMES AS FINE AS THE BRIGHTEST STAR





### THE BEST OF PRODUCT SUPERIORITY

Casagrand Suncity is a Prestigious Roman-Themed community spread across 40 Acres on Kelambakkam-Vandalur road, consisting of 1402 finest 2, 3 & 4 BHK apartments on 13 acres as Phase 1.

Offering 130+ Amenities, the best in market!

2 Acres of Ultra-modern Clubhouse Forum.

2 Swimming pools of size 32000 Sft.

Prodigious open-air theatre within the Tropical forest - a never seen before feature in Chennai.

9 Acres of Central earth and Podium space providing the best of views from the towers.

The community boasts up to 30 acres of open space.

Spacious planning with the finest of material furnishing and accessories for an exceptional lifestyle.

Master & unit plans designs are based on five important pillars in planning: Light, Ventilation, Vaastu, Privacy and Aesthetics.

100% Vaastu compliant homes.

Efficiency in spatial planning.

# I. PRESENTING YOU A COMMUNITY WITH THE BEST OF ARCHITECTURE & FINESSE

Phase 1 spans across 13 acres, accommodating a total of 1402 apartments.

Two Basement + G + 36 floor structure is adorned with a Contemporary Roman Façade design, showcasing charming elements like ceremonial domes, pointed pediments and Ionic columns, all highlighted by elegant facade lighting.

A monumental Roman-Themed entrance gateway welcomes into the community - Entrance archway beautified with water fountains and Roundabout space with Majestic Roman Sculpture.

1 2 acres of ultra-modern Clubhouse in Phase 1 is designed within the community providing best in class indoor amenities for the residents.

Welcoming residents with grandeur, the clubhouse boasts a double-height entrance lobby.

A premium welcoming element - Magnificent Triple height lobbies for all the blocks.

Well planned pedestrian walkway & bicycle tracks all around the site connecting the entire community and meticulously planned basement parking to create 100% vehicle free zone within the community. Building orientation ensures maximum wind flow and minimum heat gain for every apartment.

Barrier-friendly community for kids and senior citizens designed with ramps & handrails.

Each lift core is thoroughly equipped to accommodate up to 20 passengers comfortably.

## II. A NEIGHBOURHOOD ONE WITH NATURE

The community boasts an efficient building footprint where 80% of land area is open space.

The 3.5 acres central mother earth area includes a Tropical forest and Circular Amphitheatre, contributing to a 20 percent increase in air purity.

Podium landscape of 5.5 acres between the blocks, enhancing the community experience for all age groups.

Gross area of 26 acres is engaged with naturally verdant landscapes amidst the community is one of the key features of the project.

Private terraces are provided for the apartments on Ground level connecting the indoors with the ground landscape.

Experience the lush greenery of the Oxy-zone planting, Groove garden, Tree plaza, Bloom garden and DIY organic gardens as you take a stroll inside the community.

Reflexology pathways & Zen meditation garden for relaxing your senses.

# III. OFFERING YOU 130+ AMENITIES THE BEST IN MARKET

Phase 1 features an exclusive swimming pool: 20,000 Sft Pool and deck with Lap pool, Slider, Splashpad, Basketball hoop, Spa seaters, Jacuzzi / Hydrotherapy, and Kids pool with Water gun.

I Ensuring for Exclusive sports amenities such as Tennis Court, Beach Volleyball, Kabaddi Court, Kho-Kho Court, and Skating Arena.

The project features courtyards that include a vibrant Kids play zone, Multi-purpose social gathering decks, Romanthemed gardens with leisure seating and Open landscaped parks spread across the project offering a children's play area equipped with TOT-LOT, Sonic interactive play arch, Hamster wheel, Human Yoyo, Musical lawns, Treehouse and more.

I The clubhouse offers residents opulent facilities like AV rooms, Spa, Shio-salt Room, Unisex-Salon, Cafeteria & Sky cinemas providing a tranquil space to relax and rejuvenate.

Indulge in grandeur with a multipurpose party hall, additional spill-over space, and a trendy buffet and kitchen in the clubhouse, providing residents with a cool and inviting place to host their guests.

Indoor kids play, Creche, and Learning center for children's learning and entertainment.

Shoot the goal - Indoor games like Billiards, Board games, Foosball, Table Tennis, Air hockey etc.

Video games lounge and gaming arcade to escape the reality.

Indulge in fitness within the community:

Outdoor gym, Yoga Meditation Deck amidst the landscaped outdoor spaces.

Walking, jogging and cycling tracks along the periphery of the community.

Indoor Gym, TRX Training, Squash Court & Badminton Court in the clubhouse for everyday fitness.

Indoor Yoga & Meditation, Aerial yoga, Aerobics and Zumba in the club for a healthy lifestyle.

Amenities like Co-working space, ATM, Convenience store, Clinic etc. are facilitated for your comfort and convenience.

Party lawn and Sky cinemas with Refreshment counters for residents to enjoy their evenings with communal activities.

I Kids amenities like Kids Zipline, Skating arena, Rock climbing wall, Bermed play lawns, Treehouse with outdoor camping tents, Jungle gym, Trampoline with Water sprinklers, etc., provide an exciting outdoor environment.

# IV. CHOOSE OUR LUXURIOUS SIGNATURE APARTMENTS TO UPGRADE YOUR LIFESTYLE

### **APARTMENTS:**

Wide & Designer Main door with architrave and door number signage – a space to personalize your entrance.

Digital door lock system with four independent unlocking features.

600 x 1200 mm Luxurious vitrified flooring tiles in Living, Lounge, Dining, Kitchen & Bedrooms.

Anti-skid vitrified flooring tiles provided in bathrooms and balcony.

5-amp weatherproof socket provided in the balcony for your functional convenience.

Rain shower column and a luxurious granite counter with counter-top washbasin provided in Master bathrooms.

Premium range CP Sanitary for added luxury to all the units.

2' Long trench provided in shower area of Master Toilets.

Cloth drying pulley hangers in the balconies for everyday convenience.

Pest-free square SS designer gratings are provided in the bathrooms and kitchen respectively.

Intricately detailed lift facia with carved wall detailing & lighting.

Designer floor identification signage at every floor level.

## V. EFFICIENCY IN SPACE PLANNING

Uninterrupted visual connectivity - all bedrooms & balconies will be facing Central earth or exterior.

Three blocks along with Centralized Tropical landscape

and Podium landscape are planned in such a way there is no overlooking between the apartments.

Building orientation ensures maximum wind flow and minimum heat gain for every apartment.

| Barrier-friendly community for kids and senior citizens designed with ramps & handrails.

All bedrooms, living & kitchen are consciously planned to be well ventilated from the exterior or the courtyards.

A foyer in most apartments to ensure privacy.

Convenient AC ODU spaces serviceable from the interior.

Dedicated Washing machine space is provided in all the apartments.

Common wash basin provided in all the apartments.

Buffer planting to maintain privacy for residents.

# VI. CONSIDERING VAASTU, WE GOT THAT SORTED TOO

Most Apartments having North or East facing entrance.

All apartments with SW bedrooms.

All apartments with kitchen placed in SE & NW.

Most apartments have East or North facing kitchen hobs.

No bedrooms have headboard in the north.

No apartments have toilets in SW or NE corner.



#### **OUTDOOR AMENITIES**

1. BASKETBALL COURT

#### **EXCLUSIVE SPORTS COURTS**

2. KHO - KHO COURT 3. TRADITIONAL KABADDI COURT 4. TENNIS COURT 5. BEACH VOLLEY BALL COURT 6. VOLLEY BALL COURT WITH SEATING GALLERY

7. FUTSAL COURT 8. 100 M RACE TRACK

#### OTHER SPORTS AND WELLBEING

9. SOCCER CAGE 10.WALKING, JOGGING TRACK 11. BOX CRICKET 12. CRICKET PRACTICE NET 13. BICYCLE TRACK 14. ARCHERY 15. MULTI RING BASKET BALL COURT 16. SKATING / SKATE BOARD ARENA 17. OUTDOOR GYM 18. OUTDOOR YOGA LAWN 19. OUTDOOR YOGA DECK

#### KIDS

20. KIDS PLAY AREA 21. FLOOR GAME PLAZA 22. JUNGLE GYM 23. ADVENTURE/ROCK WALL CLIMBING FOR KIDS 24. CHALKBOARD WALL 25. HOOKEY RING TOSS 26. MINI GOLF 27. GIANT SLINGSHOT 28. SANDPIT 29. KIDS TRAMPOLINE PARK 30. KIDS TUNNEL MOUND 31. KIDS ZIPLINE 32. KIDS BIKE PARK ROGLA 33. FRISBEE TRAMPOLINE 34. KIDS ROLLER COASTER 35. PEDALING MERRY GO ROUND

#### SWIMMING POOL

36. POOL DECK 37. POOLSIDE FRESCO DINING 38. LED SPLASH PAD 39. POOLSIDE LOUNGE 40. REFRESHMENT CORNER 41. DEDICATED KIDS POOL 42. POOLSIDE BASKETBALL HOOP 43. CABANA DECK 44. SPA HYDRAULIC WATER MASSAGE BED 45. JACUZZI / HYDROTHERAPY 46. POOLSIDE THEATER 47. ISLAND SEATING AREA IN THE POOL 48. RAIN CURTAIN 49. CHANGING ROOMS (M/F) 50. SHOWER ROOMS (M/F) 51. OTDOOR RAIN SHOWER **ENTERTAINMENT & FEATURES** 

#### ENTERTAINMENT

52. MULTIPURPOSE LAWN 53. CENTRAL BASILICA 54. CAMPFIRE WITH SWING

#### **FEATURES**

55. BUS AND SHUTTLE ARRIVAL 56. SCULPTURE PEDESTAL WITH WATER FEATURE 57. ENTRANCE PLAZA 58. AIR PAVILION 59. PET PARK 60. IMPERIAL AVENUE 61. TROPICAL FOREST WITH ELEVATED WALKWAY 62. LABYRINTH GARDEN 63. APOLLO GARDEN 64. SOUL GARDEN 65. LEISURE PAVILION 66. TETHYS PAVILION

THTHYS PICNIC GRASS MOUND WITH HAMMOCK HERBS & SPICES GARDEN HYACINTH GARDEN 68. 69. 70. ROMAN BRIDGE 71. LUSH GREEN WALL 72. ST.AUGUSTINE OF HIPPO STATUE MOUND ROLLING MOUND
PICNIC CORNER
SHALLOW POND WITH ISLAND 74. 75. 76. 77. AQUILEIA PARK GIANT TRAMPOLINE 78. GARDEN SEATING PATIO CORINTH CANAL SPORTS GALLERY CITRUS PLAZA ST. VENUS DE MILO PLAZA OUTDOOR SEATING LAWN 82. 83. 84. AQUA RETREAT FOUNTAIN OF WEALTH 85. 86. OUTDOOR RAIN SHOWER PLAZA

#### **CLUBHOUSE AMENITIES**

#### **ENTERTAINMENT & CONVENIENCE**

88 MINI THEATRE MULTIPURPOSE HALL WITH PREFUNCTION LOUNGE STEAM, SAUNA, JACUZZI UNISEX SALON AND SPA SKY CINEMAS LEARNING CENTER 93. BUSINESS CENTER CONFERENCE ROOM ENTERTAINMENT LOUNGE PARTY TERRACE AND OUTDOOR DINING **GUEST BEDROOMS** 98. 99. PRIVATE TERRACE FOR GUEST INDOOR GAMES 100. ARCADE ROOM 101. BILLIARDS 102. BOARD GAMES 103. TABLE TENNIS 104. HOKEY RING TOSS 105. AIR HOCKEY 106. DART BOARD 107. FOOSBALL

10

#### SPORTS, FITNESS AND WELLBEING

108. SQUASH COURT 109. BADMINTON COURT 110. CRICKET SIMULATOR 111. ZUMBA / AEROBICS / YOGA 112. INTERACTIVE GYM 113. GYM KIDS PLAY AREA 114. CRECHE

115. KIDS LIBRARY 116. CONFINED KIDS PLAZA 117. KIDS ROCK CLIMBING WALL WITH BALL PIT 118. TODDLER PLAY AREA 119. DIY TOY TRACK 120. INDOOR TREE PLAZA 121. LEGO WALL 122. KIDS CAMP IN 123. RC RACING TRACK 124. STORY NOOK 125. INTERACTIVE CYCLE RIDER **FACILITIES** 126. BICYCLE RACK

127. CAR WASH BAY 128. CAR CHARGING BAY 129. ATM 130. ASSOCIATION ROOM 131. CAFETERIA 132. FMS ROOM 133. CONVENIO STORE 134. PANTRY & KITCHEN WITH PARTY HALL 135. STORAGE ROOM 136. CLINIC





CLUBHOUSE AND SWIMMING POOL VIEW



INDEPENDENTLY DESIGNED 5500 SFT. PARTY HALL & LOUNGE PLANNED TO OVERLOOK SWIMMING POOL









# FLOOR PLANS





**GROUND FLOOR** 



1ST & 2ND FLOOR

KEY PLAN

20THTO 28TH FLOOR

KEY PLAN

3RD TO 18TH FLOOR



KEY PLAN



## GROUND FLOOR



1ST & 2ND FLOOR





## 3RD TO 18TH FLOOR



20TH TO 28TH FLOOR







## 30TH TO 36TH FLOOR



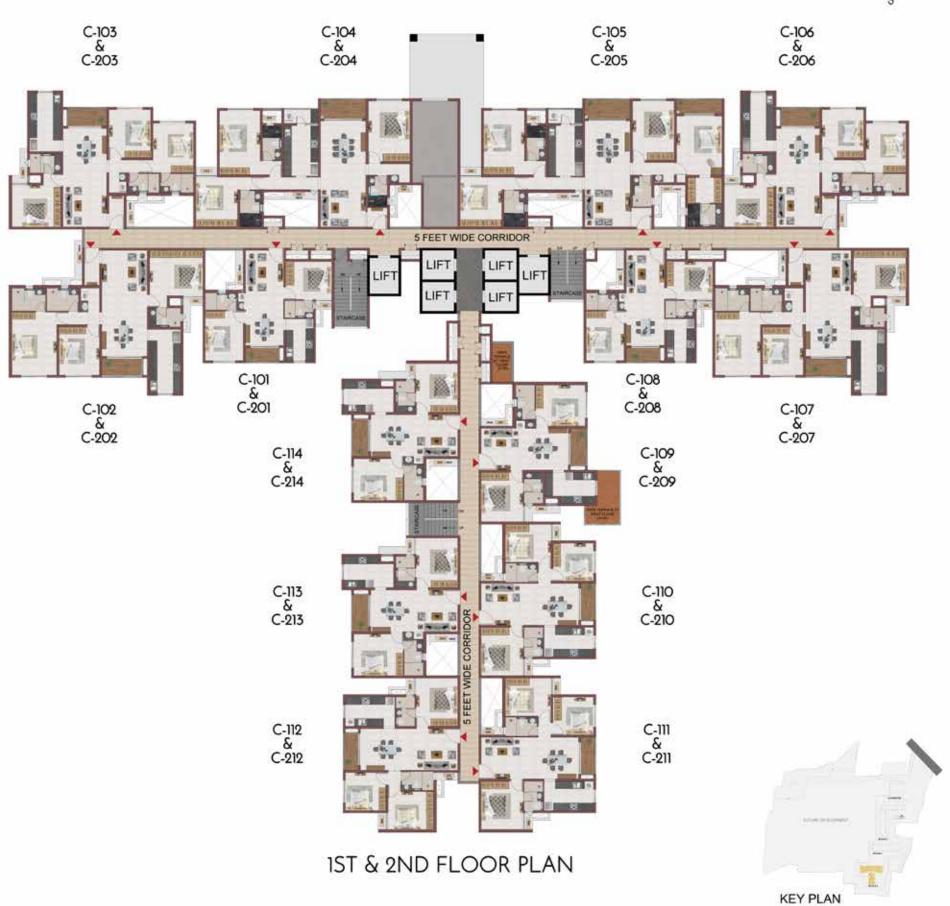
REFUGE FLOOR PLAN (19TH & 29TH)





























HIGH-RISE ELEVATION VIEW



MASTER & UNIT PLANS DESIGNS ARE BASED ON FIVE IMPORTANT PILLARS IN PLANNING: LIGHT, VENTILATION, VAASTU, PRIVACY AND AESTHETICS

# UNIT

# TOWER 1 | A-GO1 & A-101-3601

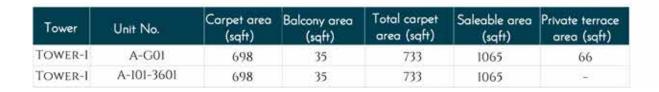
2BHK



TYPICAL FLOOR (IST TO 36TH)



GROUND FLOOR









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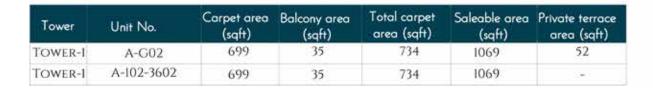
# TOWER 1 | A-GO2 & A-102-3602



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR





TOWER 1



TOWER 2



TOWER 3





# TOWER 1 | A-G12 & A-112-3612



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR

Tower	Unit No.	Carpet area (sqft)	Balcony area (saft)	Total carpet area (saft)	Saleable area (sqft)	Private terrace area (saft)
Tower-I	A-GI2	777	44	821	1189	116
TOWER-I	A-I12-3612	777	44	821	1189	



TOWER 1



TOWER 2

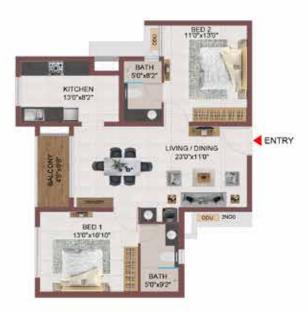


TOWER 3

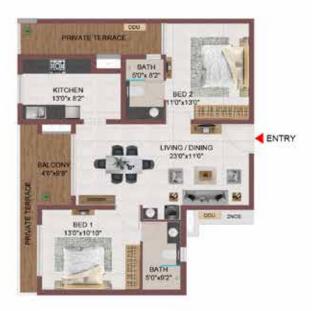




# TOWER 1 | A-G11 & A-111-3611



TYPICAL FLOOR (IST TO 36TH)



GROUND FLOOR

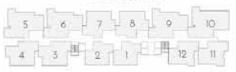
Tower	Unit No.	Carpet area (saft)	Balcony area (sqft)	Total carpet area (saft)	Saleable area (saft)	Private terrace area (sqft)
TOWER-1	A-GII	774	44	818	1210	117
TOWER-1	A-111-3611	774	44	818	1210	-



TOWER 1



TOWER 2



TOWER 3





# TOWER 1 | A-GO4 & A-104-3604



TYPICAL FLOOR (IST TO 36TH)



GROUND FLOOR

Tower	Unit No.	Carpet area (saft)	Balcony area (sqft)	Total carpet area (saft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-1	A-G04	895	39	934	1330	117
TOWER-1	A-104-3604	895	39	934	1330	A:



TOWER 1



TOWER 2

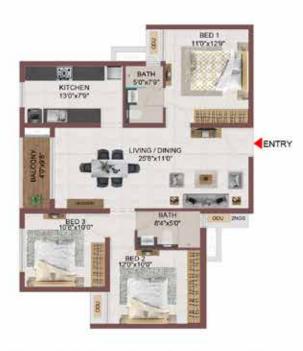


TOWER 3





# TOWER 1 | A-GO3 & A-103-3603

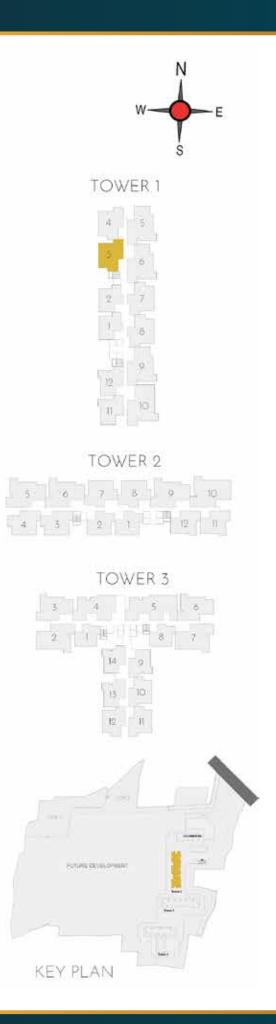


TYPICAL FLOOR (IST TO 36TH)



GROUND FLOOR

Tower	Unit No.	Carpet area (saft)	Balcony area (sqft)	Total carpet area (saft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-I	A-G03	897	39	936	1331	113
TOWER-I	A-103-3603	897	39	936	1331	- 22



# TOWER 1 | A-GO7, A-107-3607 & A-108-3608

3BHK







UNIT NO A 107-3607

TYPICAL FLOOR

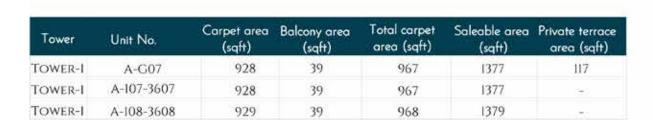
UNIT NO A 108-3608

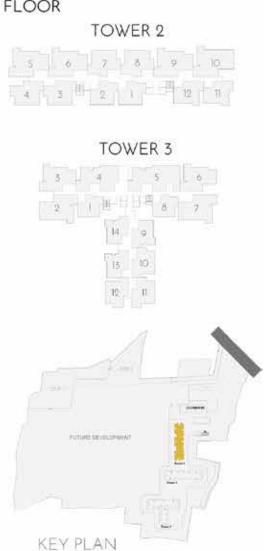
TYPICAL FLOOR



UNIT NO A GO7

GROUND FLOOR





11

# TOWER 1 | A-GO6, A-106-3606, A-GO9 & A-109-3609

2BHK & 3BHK

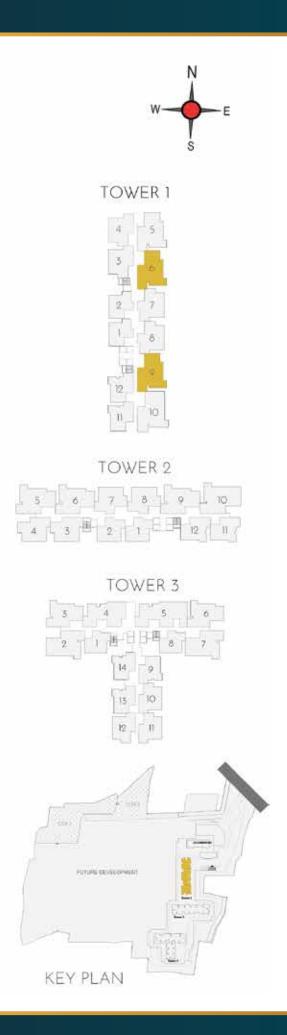


TYPICAL FLOOR (IST TO 36TH)



**GROUND FLOOR** 

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (saft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-I	A-G06	949	51	1000	1422	188
TOWER-I	A-106-3606	1157	51	1208	1711	
TOWER-1	A-G09	949	51	1000	1422	184
TOWER-1	A-109-3609	1157	51	1208	1711	199



# TOWER 1 | A-G05 & A-105-3605



TYPICAL FLOOR (IST TO 36TH)



GROUND FLOOR

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (saft)	Saleable area (saft)	Private terrace area (sqft)
TOWER-I	A-G05	1154	51	1205	1713	276
TOWER-1	A-105-3605	1154	51	1205	1713	5.5



TOWER 1



TOWER 2



TOWER 3





# TOWER 1 | A-G10 & A-110-3610

**ЗВНК** 

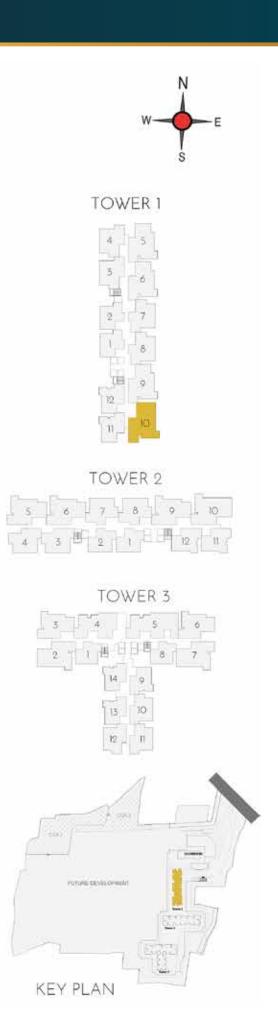


TYPICAL FLOOR (IST TO 36TH)



**GROUND FLOOR** 

Tower	Unit No.	Carpet area (saft)	Balcony area (sqft)	Total carpet area (saft)	Saleable area (sqft)	Private terrace area (saft)
TOWER-I	A-G10	1320	53	1373	1935	298
TOWER-I	A-110-3610	1320	53	1373	1935	



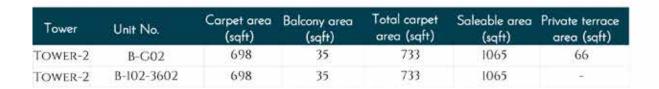
# TOWER 2 | B-G02 & B-102-3602



TYPICAL FLOOR (IST TO 36TH)



GROUND FLOOR





TOWER 1



TOWER 2



TOWER 3





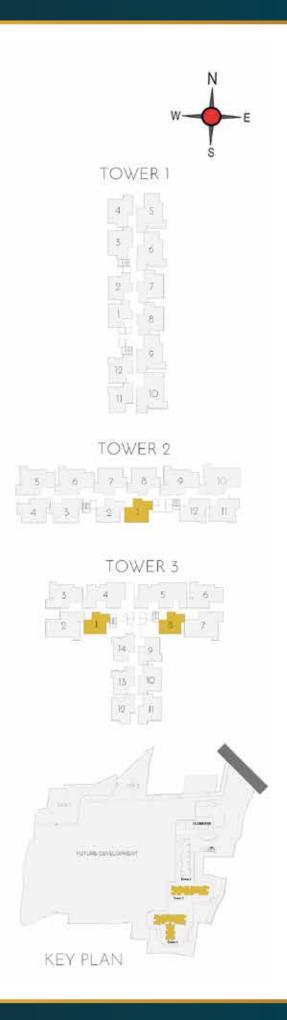


TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR

Tower	Unit No.	Carpet area (saft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-2	B-G01	699	35	734	1070	50
TOWER-2	B-101-3601	699	35	734	1070	-
Tower-3	C-101-3601	699	35	734	1063	<b>5</b> 3
TOWER-3	C-G08	699	35	734	1063	50
TOWER-3	C-108-3608	699	35	734	1063	2



# TOWER 2 | B-G11 & B-111-3611



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR

Tower	Unit No.	Carpet area (saft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-2	B-G11	775	44	819	1189	127
TOWER-2	B-111-3611	775	44	819	1189	2



TOWER 1



TOWER 2



TOWER 3





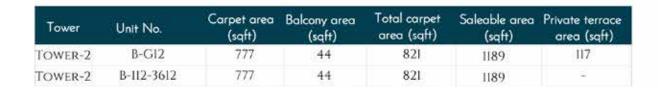
# TOWER 2 | B-G12 & B-112-3612



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR





TOWER 1



TOWER 2



TOWER 3





# TOWER 2 | B-GO3, B-103-3603, B-GO4 & B-104-3604

3BHK



UNIT NO B 103-3603 B 104-3604

ENTRY

1

K

LIVING / DINING 11'0'x25'8'

8ATH 5'0'x8'4"

8ED 2 10'0"x12'0"

BED 3

TYPICAL FLOOR



UNIT NO A-GO3

**GROUND FLOOR** 

藍

KITCHEN 79°x13'0°

UNIT NO B-GO4

**GROUND FLOOR** 







TOWER 2



TOWER 3



Tower	Unit No.	Carpet area (saft)	Balcony area (sqft)	Total carpet area (saft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-2	B-GO3	897	39	936	1331	114
TOWER-2	B-103-3603	897	39	936	1331	÷
TOWER-2	B-GO4	897	39	936	1333	114
TOWER-2	B-104-3604	897	39	936	1333	ù.



# TOWER 2 | B-GO7, B-107-3607 & B-108-3608

### 3BHK



UNIT NO B 107-3607 TYPICAL FLOOR



UNIT NO B 108-3608

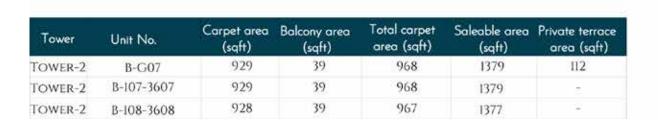


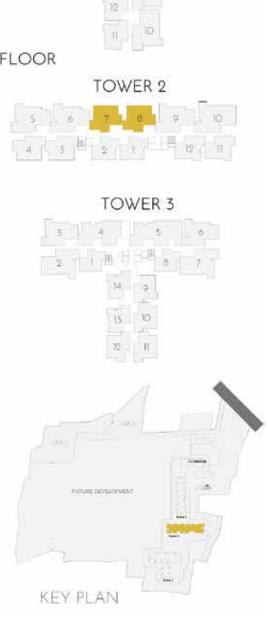
TYPICAL FLOOR



UNIT NO B GO7

**GROUND FLOOR** 





# TOWER 2 | B-GO6, B-106-3606, B-GO9 & B-109-3609

### 2BHK & 3BHK



TYPICAL FLOOR (IST TO 36TH)



**GROUND FLOOR** 

Tower	Unit No.	Carpet area (saft)	Balcony area (sqft)	Total carpet area (saft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-2	B-G06	949	51	1000	1423	186
TOWER-2	B-106-3606	1157	51	1208	1710	- <del> </del>
Tower-2	B-G09	949	51	1000	1423	192
Tower-2	B-109-3609	1157	51	1208	1711	-



### TOWER 1



#### TOWER 2



#### TOWER 3





# TOWER 2 | B-G05, B-105-3605 & TOWER 3 | C-G03 & C-103-3603

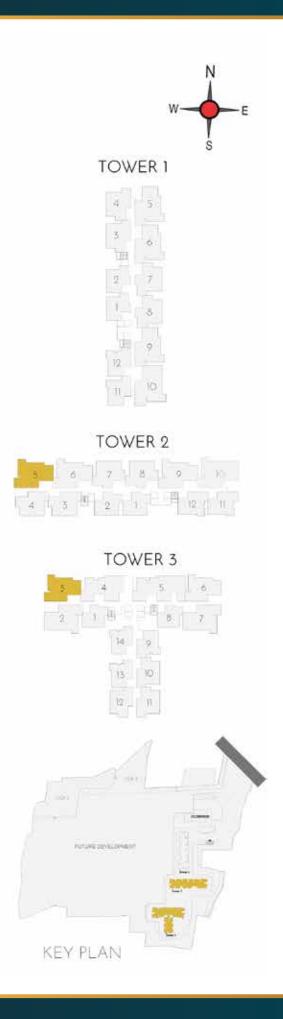


TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR

Tower	Unit No.	Carpet area (saft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	B-G05	1156	51	1207	1713	285
Tower-2	B-105-3605	1156	51	1207	1713	9
TOWER-3	C-G03	1156	51	1207	1712	285
TOWER-3	C-103-3603	1156	51	1207	1712	*



# TOWER 2 | B-G10 & B-110-3610

**ЗВНК** 



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR

Tower	Unit No.	Carpet area (saft)	Balcony area (sqft)	Total carpet area (saft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-2	B-G10	1318	53	1371	1935	230
TOWER-2	B-110-3610	1318	53	1371	1935	2



TOWER 1



TOWER 2



TOWER 3





# TOWER 3 | C-G13, C-113 & C-3613

2BHK



TYPICAL FLOOR (1ST TO 36TH)

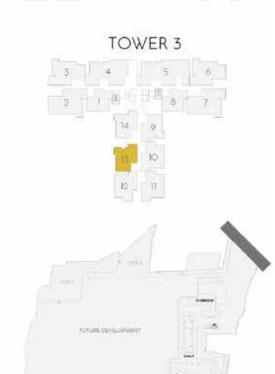


GROUND FLOOR

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (saft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-3	C-G13	777	44	821	1189	62
TOWER-3	C-113-3613	777	44	821	1189	

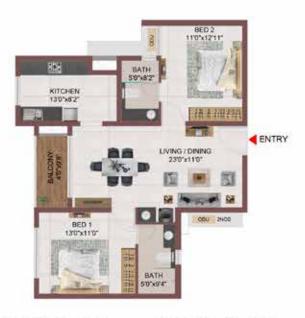


TOWER 2



KEY PLAN

# TOWER 3 | C-109-3609 & C-G14-3614



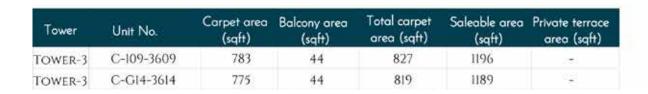
UNIT NO C G14-3614

TYPICAL FLOOR



UNIT NO C 109-3609

TYPICAL FLOOR





TOWER 1



TOWER 2



TOWER 3





## TOWER 3 | C-G10, C-110-3610, C-G11 & C-111-3611

**ЗВНК** 



UNIT NO C 110-3610 C 111-3611

TYPICAL FLOOR



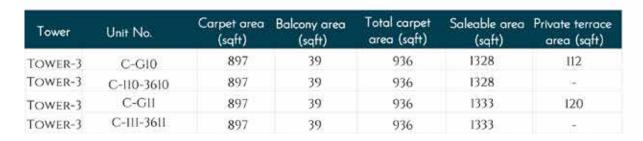
UNIT NO C GIO

**GROUND FLOOR** 



UNIT NO C GII

**GROUND FLOOR** 



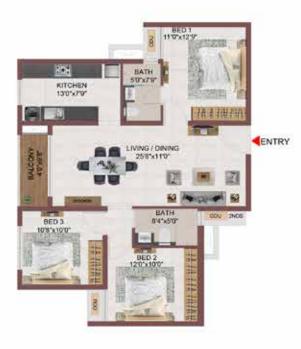




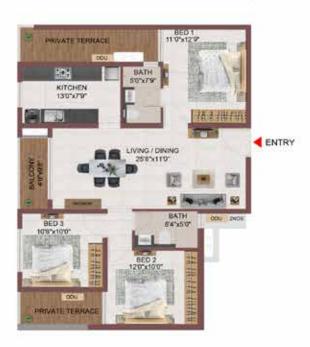




# TOWER 3 | C-G12 & C-112-3612



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR

Tower	Unit No.	Carpet area (saft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-3	C-G12	897	39	936	1335	104
TOWER-3	C-112-3612	897	39	936	1335	5.



TOWER 1



TOWER 2



TOWER 3





# TOWER 3 | C-GO6 & C-106-3606



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR

Tower	Unit No.	Carpet area (saft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (saft)	Private terrace area (saft)
TOWER-3	C-G06	1154	51	1205	1716	265
TOWER-3	C-106-3606,	1154	51	1205	1716	-



TOWER 1



TOWER 2



TOWER 3





# TOWER 3 | C-G07 & C-107-3607



TYPICAL FLOOR (1ST TO 36TH)



GROUND FLOOR

Tower	Unit No.	Carpet area (saft)	Balcony area (sqft)	Total carpet area (saft)	Saleable area (saft)	Private terrace area (sqft)
TOWER-3	C-G07	1320	53	1373	1935	300
TOWER-3	C-107-3607	1320	53	1373	1935	말



TOWER 1



TOWER 2



TOWER 3



# TOWER 3 | C-G02 & C-102-3602

**ЗВНК** 

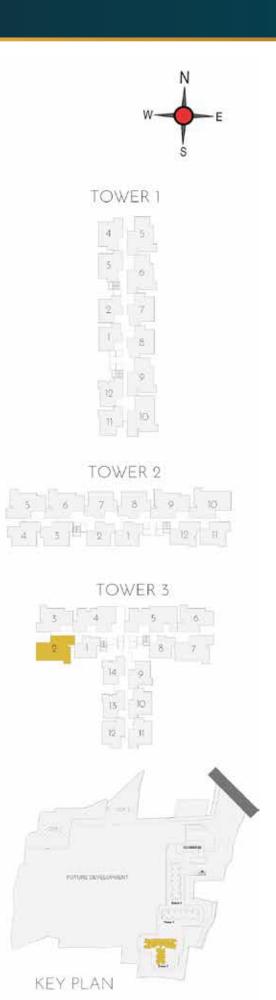


TYPICAL FLOOR (IST TO 36TH)



**GROUND FLOOR** 

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-3	C-G02	1318	53	1371	1942	286
TOWER-3	C-102-3602	1318	53	1371	1942	-



# TOWER 3 | C-GO4, C-104 & C-204



1ST & 2ND FLOOR



**GROUND FLOOR** 

Tower	Unit No.	Carpet area (saft)	Balcony area (sqft)	Total carpet area (saft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER-3	C-G04	1384	64	1448	2053	240
TOWER-3	C-104 & C-204	1384	64	1448	2053	



TOWER 1



TOWER 2



TOWER 3





# TOWER 3 | C-GO5, C-105-3605 & C-304-3604

4BHK



TYPICAL FLOOR (IST TO 36TH)



GROUND FLOOR

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (saft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-3	C-G05	1720	112	1832	2573	251
Tower-3	C-105-3605	1720	112	1832	2573	17.
TOWER-3	C-304-3604	1720	112	1832	2575	2



TOWER 1



TOWER 2



TOWER 3



KEY PLAN



# CLUBHOUSE PLAN

### **CLUBHOUSE ENTERTAINMENT &** CONVENIENCE 89. MULTIPURPOSE HALL WITH PREFUNCTION LOUNGE ENTRY 93. LEARNING CENTER 94. BUSINESS CENTER 95. CONFERENCE ROOM 118 96. ENTERTAINMENT LOUNGE **FACILITIES** 129. ATM 131. CAFETERIA 132. FMS ROOM 133. CONVENIO STORE RAMP 134. PANTRY & KITCHEN WITH 49 96 PARTY HALL 135. STORAGE ROOM 136 CLINIC DOUBLE HEIGHT WAITING LOUNGE RECEPTION **◆ ENTRY** SWIMMING POOL 49. CHANGING ROOMS (M/F) 50. SHOWER ROOMS (M/F) KIDS PLAY AREA 114. CRECHE 115. KIDS LIBRARY 116. CONFINED KIDS PLAZA 117. KIDS ROCK CLIMBING WALL WITH BALL PIT 118. TODDLER PLAY AREA 119. DIY TOY TRACK **GROUND FLOOR** 120. INDOOR TREE PLAZA 121. LEGO WALL 122 KIDS CAMP IN 123. RC RACING TRACK 124. STORY NOOK **KEY PLAN** 125. INTERACTIVE CYCLE RIDER

### **CLUBHOUSE**

113, GYM

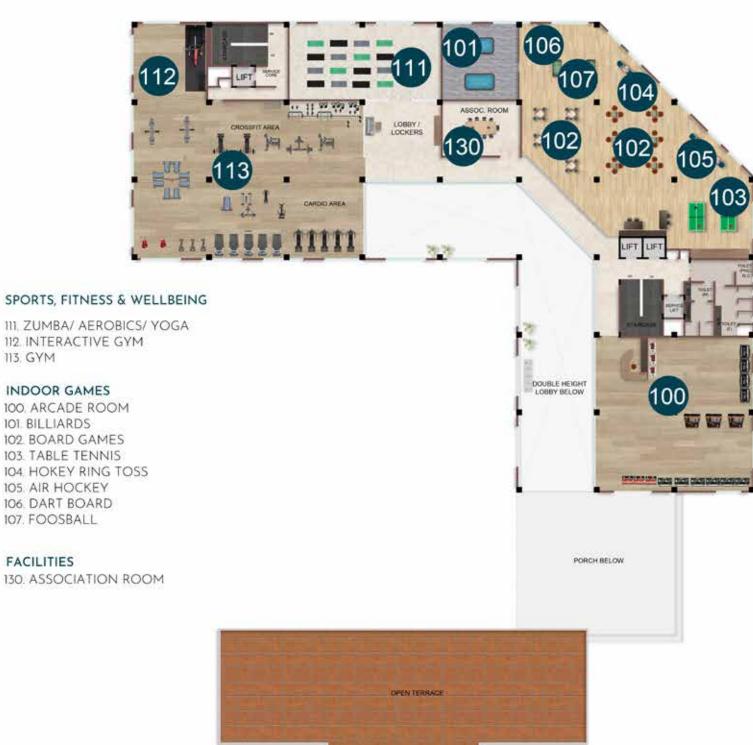
101 BILLIARDS

105. AIR HOCKEY

107. FOOSBALL

FACILITIES





**FIRST FLOOR** 



### **CLUBHOUSE**





#### ENTERTAINMENT & CONVENIENCE

- 88. MINI THEATRE
- 90. STEAM, SAUNA, JACUZZI
- 91. UNISEX SALON AND SPA

#### SPORTS, FITNESS & WELLBEING

- 108. SQUASH COURT
- 109. BADMINTON COURT
- 110. CRICKET SIMULATOR

**SECOND FLOOR** 



### **CLUBHOUSE**





#### **ENTERTAINMENT & CONVENIENCE**

92. SKY CINEMAS

97. PARTY TERRACE AND OUTDOOR DINING

98. GUEST BEDROOMS

99. PRIVATE TERRACE FOR GUEST

THIRD FLOOR





**ENTRANCE ARCH WAY VIEW** 



A MONUMENTAL ROMAN-THEMED ENTRANCE GATEWAY WELCOMES YOU INTO THE COMMUNITY



# ELITE SPECIFICATION

#### 1. STRUCTURE

Structural System : RCC wall Structure designed for seismic compliant (Zone 3)

Floor-Floor height (incl. slab) : Will be maintained at 3000mm

#### 2. WALL FINISH

Internal walls : Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint

Ceiling : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion paint

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

Bathroom-1 : Glazed / Matte ceramic Tile up to 2350mm height of size 600x1200mm & above false ceiling

will be finished with a coat of primer and 1 coats of emulsion paint

Bathroom - 2 : Glazed / Matte ceramic Tile up to 2350mm height of size 600x1200mm & above false ceiling

will be finished with a coat of primer and 1 coats of emulsion paint

Kitchen : Ceramic wall tile of size 600x600mm for a height of 600mm above the counter top finished

level

Toilet ceiling : Grid type false ceiling

#### 3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Kitchen
Internal Corridor & Bedrooms : Vitrified tiles of size 600x1200mm

All Bathroom : Anti-skid ceramic tiles of size 600x600mm

Balcony : Wooden deck finish tiles 200x1200mm

Private open terrace

(if applicable) : Wooden deck finish tiles 200x1200mm

#### 4. KITCHEN & DINING

Kitchen : Platform will be finished with granite slab at height of 800mm from the finished floor level

CP fitting : American Standard or equivalent

Electrical point : For chimney, dishwasher & water purifier

Sink : Single bowl SS sink with drain board and Pull out faucet

Dining : Semi counter mount wash basin wherever applicable

#### 5. BALCONY

Handrail : MS handrail as per architect's design

#### 6. BATHROOMS

Sanitary fixture : American Standard or equivalent

CP fittings : American Standard or equivalent

Bathroom - 1 : Wall mounted WC with cistern, health faucet, single lever diverter rain shower column, semi-recessed wash basin with long trench designer grating in the shower area and fixed glass partition

Bathroom - 2 : Wall mounted WC with cistern, health faucet, single lever diverter, shower head with semi-recessed wash basin & square designer grating

#### **JOINERY**

Main door : Full jamb wooden architrave with double side veneer finish door of size 1200x2350mm

: Ironmongeries like digital lock system of Yale or equivalent lock, tower bolts, door viewer, safety latch, magnetic catcher, etc.

Bedroom doors : Full jamb wooden architrave with double sided laminated finish shutter of size 1000x2350mm

: Ironmongeries like Yale or Dorset OR equivalent lock, designer door handle, magnetic catcher, tower bolt, etc.

Bathroom doors : Full jamb wooden architrave with double sided laminated finish shutter of size 800x2350mm

Ironmongeries like Yale or Dorset OR equivalent lock, designer door handle, tower bolt, door bush etc.

Terrace doors : Good quality door frame with FRP shutters of size 750x2100mm with paint finish

: Ironmongeries like thumb turn lock of Yale or Dorset OR equivalent, door bush, tower bolt, Door closer etc.

#### **WINDOWS**

Windows : Aluminum powder coated windows with sliding shutter with see through toughened glass, and MS railing on inner side (wherever applicable)

: Sill treatment with Granite

French doors : Aluminum powder coated doors with toughened glass without grill

Ventilators : UPVC frame of fixed frost glass / open-able shutter for ODU access (wherever applicable)

#### 7. 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 GM Switches or equivalent will be provided

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand Polycab or equivalent will be provided

5 AMP socket (outdoor) : Point provided in the living balconies in recommended location

Foot lamp : Provided in all bedrooms

Fan : Point provided in kitchen

TV Point in Living & any one bedroom and provision in other bedrooms Data

Point in Living & any one bedroom

Split- air conditioner Points will be given in living / dining and in all bedrooms

Exhaust fan Point will be provided in all bathrooms

Geyser Geyser point will be provided in all bathrooms

Back-up 2 BHK for 400W, 3 BHK for 500W

### **SPECIFICATIONS COMMON** TO BUILDING COMPLEX

#### **COMMON FEATURES:**

Lift Elevators of 20 passenger automatic lift will be provided with MS finish

100% Power backup for common amenities such as clubhouse, lifts, WTP, STP & selective Back-up common area lighting

Name board Apartment owner name will be provided in ground floor

Lift fascia Granite / Marble or equivalent cladding at all levels

Granite / Marble or equivalent flooring at ground floor & first floor & tile flooring at other levels Lobby

Corridor Tiles flooring at all levels

Corridor wall dado Wall tiles up to height 2350mm

Staircase floor Granite flooring at all levels

Staircase handrail MS handrail with enamel paint finish in all floors

Terrace floor Cooling tile flooring

#### **OUTDOOR FEATURES:**

Water storage Centralized UG sump with WTP (Min. requirement as per water test report)

Rain water harvest Rain water harvesting site

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 design intent

Security Security booth will be provided at the entrance / exit facilitated with MY GATE App

Compound wall Site perimeter compound wall with entry gates for a height of 1800mm and Featured

Compound wall (wherever applicable) as per design intent

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

Driveway Convex mirror for safe turning in driveway in / out

External Driveway Interlocking paver block / or equivalent flooring with demarcated driveway as per landscape

design intent

Granite / Cobble stone flooring finish in entrance driveway and block lobby entrances

# SUPERIOR SPECIFICATION

#### 1. STRUCTURE

Structural System : RCC Wall Structure designed for seismic compliant (Zone 3)

Floor- Floor height (incl. slab) : Will be maintained at 3000mm

#### 2. WALL FINISH

Internal walls : Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint

Ceiling : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion paint

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

Bathroom - 1 : Glazed / Matte ceramic Tile up to 2350mm height of size 600x1200mm & above false ceiling

will be finished with a coat of primer and 1 coat of emulsion paint

Bathroom - 2 : Glazed / Matte ceramic Tile up to 2350mm height of size 600x1200mm & above false ceiling

will be finished with a coat of primer and 1 coat of emulsion paint

Bathroom - 3 : Glazed / Matte ceramic Tile up to 2350mm height of size 600x1200mm & above false ceiling

will be finished with a coat of primer and 1 coat of emulsion paint

Kitchen : Ceramic wall tile of size 600x600mm for a height of 600mm above the counter top finished

level

Toilet ceiling : Grid type false ceiling

#### 3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Kitchen
Internal Corridor & Bedrooms : Vitrified tiles of size 600x1200mm

All Bathroom : Anti-skid ceramic tiles of size 600x600mm

Balcony : Wooden deck finish tiles 200x1200mm

Private open terrace

(if applicable) : Wooden deck finish tiles 200x1200mm

#### 4. KITCHEN & DINING

Kitchen : Platform will be finished with granite slab at height of 800mm from the finished floor level

CP fitting : American Standard or equivalent

Electrical point : For chimney, dishwasher & water purifier

Sink : Single bowl SS sink with drain board and Pull out faucet

Dining : Counter top wash basin (wherever applicable)

#### 5. BALCONY

Handrail : MS handrail as per architect's design

#### 6. BATHROOMS

Bathroom 2

Sanitary fixture : American Standard or equivalent

CP fittings : American Standard or equivalent

Bathroom 1 : Wall mounted WC with cistern, health faucet, single lever diverter rain shower column, counter top wash basin with long trench designer grating in the shower area with fixed glass partition

: Wall mounted WC with cistern, health faucet, single lever diverter, shower head with counter

mount wash basin & square designer grating with fixed glass partition

Bathroom 3 : Wall mounted wc with cistern, health faucet, single lever diverter, shower head with counter

mount wash basin & square designer grating

#### **JOINERY**

Main door : Full jamb wooden architrave with double side veneer finish door of size 1200x2350mm

Ironmongeries like Digital lock system of Yale or equivalent lock, tower bolts, door viewer,

safety latch, magnetic catcher, etc.

Bedroom doors : Full jamb wooden architrave with double sided laminated finish shutter of size 1000x2350mm

Ironmongeries like Yale OR Dorset OR equivalent lock, designer door handle, magnetic catcher,

tower bolt, etc.

Bathroom doors : Full jamb wooden architrave with double sided laminated finish shutter of size 800x2350mm

: Ironmongeries like one side coin Yale OR Dorset OR Equivalent & designer door handle of

without key, door bush

Terrace doors : Good quality door frame with FRP shutters of size 750x2100mm with paint finish

: Ironmongeries like thumb turn lock of Yale OR Dorset OR equivalent, door bush, tower bolt,

door closure etc.

#### **WINDOWS**

Windows : Aluminum powder coated windows with sliding shutter with see through toughened glass, and

MS grill on inner side (wherever applicable)

: Sill Treatment with granite

French doors : Aluminum powder coated and doors with toughened glass with without grill

Ventilators : UPVC frame of fixed frost glass / open-able shutter for ODU access (wherever applicable)

: Soffit and sill treatment with granite

#### 7. ELECTRICAL POINTS

Power Supply : 3 Phase power supply connection

Safety device : MCB & RCCB (Residential Current Circuit breaker)

Switches & sockets : Modular box, modular switches & sockets of GM Switches or equivalent will be provided

Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand Polycab or equivalent will

be provided

5 AMP socket (outdoor) : Point provided in the living balconies in recommended location

Foot lamp : Provided in all bedrooms
Fan : Point provided in kitchen

TV : Point in living & any one bedroom and provision in other bedrooms

Data : Point in living & any one bedroom

Split- air conditioner : Points will be given in living / dining and in all bedrooms

Exhaust fan : Point will be provided in all bathrooms

Geyser : Geyser point will be provided in all bathrooms

Back-up : 2 BHK for 400W, 3 BHK for 500W, 4 BHK for 650W

# SPECIFICATIONS COMMON TO BUILDING COMPLEX

#### **COMMON FEATURES:**

Lift : Elevators of 20 passenger automatic lift will be provided with MS finish

Back-up : 100% Power backup for common amenities such as clubhouse, lifts, WTP, STP & selective common area lighting

Name board : Apartment owner name will be provided in ground floor

Lift fascia : Granite / Marble or equivalent cladding at all levels

Lobby : Granite / Marble or equivalent flooring at ground & first floor & tile looring at other levels

Corridor : Tiles flooring at all levels

Corridor wall dado : Wall tiles up to false ceiling height

Staircase floor : Granite flooring at all levels

Staircase handrail : MS handrail with enamel paint finish in all floors

Terrace floor : Cooling tile flooring

#### **OUTDOOR FEATURES:**

Water storage : Centralized UG sump with WTP (Min. requirement as per water test report)

Rain water harvest : Rain water harvesting site

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 design intent

Security : Security booth will be provided at the entrance / exit facilitated with MY GATE App

Compound wall : Site perimeter compound wall with entry gates for a height of 1800mm and featured

compound wall (wherever applicable) As per design intent

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

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

External Driveway : Interlocking paver block / or equivalent flooring with demarcated driveway as per landscape design intent

: Granite / Cobble stone flooring finish in entrance driveway and block lobby entrances

# PINNACLE SPECIFICATION

#### 1. STRUCTURE

Structural System : RCC wall Structure designed for seismic compliant (Zone 3)

Floor- Floor height (incl. slab) : Will be maintained at 3000mm

#### 2. WALL FINISH

Internal walls : Finished with 2 coats of putty, 1 coat of primer & 2 coat of premium emulsion paint

Ceiling : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion paint

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

Bathroom 1,2 & 3 : Designer tiles of size 600x1200mm up to 2350mm height & above false ceiling will be finished

with a coat of primer and 1 coat of emulsion paint

Bathroom 4 : Glazed / Matte ceramic Tile up to 2350mm height of size 600x1200mm & above false ceiling

will be finished with a coat of primer and 1 coat of emulsion paint

Kitchen : Ceramic wall tile of size 600x600mm for a height of 600mm above the counter top finished

level

Toilet ceiling : Grid type false ceiling

#### 3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining & Italian marble flooring

Kitchen : Vitrified tiles of size 600x1200mm

All Bedrooms : Vitrified tiles of size 600x1200mm

Bathroom 1 : Anti-skid ceramic tiles of size 600x600mm with granite on flooring in shower area

Bathroom 2 & 3 : Anti-skid ceramic tiles of size 600x600mm with granite flooring in shower area

Bathroom 4 : Anti-skid ceramic tiles of size 600x600mm

Balcony : Wooden finish deck tiles 200x1200mm

Private open terrace

(if applicable) : Wooden finish deck tiles 200x1200mm

#### 4. KITCHEN & DINING

Kitchen : Platform will be finished with granite slab at height of 800mm from the finished floor level

CP fitting : Kohler OR equivalent

Electrical point : For chimney, dishwasher & water purifier

Sink : Single bowl SS sink with drain board and Pull out faucet

Dining wash basin : Counter mounted wash basin wherever applicable

#### 5. BALCONY

Handrail : MS handrail as per architect's design

6.	BATHROOMS					
	CP & Sanitary fixture :	Kohler OR equivalent				
	Bathroom 1 :	Wall mounted wc with cistern, health faucet, rain shower column, fixed glass partition and openable glass door and counter top wash basin & 2 feet long trench in the shower area				
	Bathroom 2 & 3 :	Wall mounted wc with cistern, health faucet, rain shower and counter top wash basin with fixed glass partition & designer square grating				
	Bathroom 4 :	Wall mounted wc with cistern, health faucet, shower head, counter top wash basin with designer square grating in the shower area				
7.	JOINERY					
	Main door :	Full jamb wooden architrave and paneling with, double side veneer finish door of size 1200x2350mm				
		Ironmongeries like digital lock system of Yale or equivalent lock, tower bolts, door viewer, safety latch, magnetic catcher, etc.				
	Bedroom doors :	Full jamb wooden architrave with double sided laminated finish shutter of size 1000x2350mm				
		Ironmongeries like Yale or Dorset or equivalent lock, designer door handle, tower bolt & magnetic catcher, etc.				
	Bathroom doors :	Full jamb wooden architrave with double side laminated door of size 800x2350mm				
		Ironmongeries like one side coin & thumb turn lock of Yale or Dorset or equivalent without key, designer door handle, tower bolt & door bush				
	Terrace doors :	Good quality door frame with FRP shutters of size 750x2100mm with paint finish				
		Ironmongeries like thumb turn lock of Yale OR Dorset equivalent door bush, tower bolt, door closure etc				
	WINDOWS	Alumainuma magualay agabad guin dagga guith alidin a abuthay with aca thye call tagah an ad alaga and				
	Windows :	Aluminum powder coated windows with sliding shutter with see through toughened glass, and MS railing on inner side (wherever applicable)				
		Sill Treatment with granite				
	French doors :	Aluminum powder coated windows and doors with toughened glass without grill				
	Ventilators :	UPVC frame of fixed frost glass / open-able shutter for ODU access (wherever applicable)				
		Soffit treatment with granite				
8.	ELECTRICAL POINTS					
0.	Power Supply :	3 Phase power supply connection				
	Cofebruary and a second	MCD A DCCD (D .: L .: LC LC: .: LD L				

Safety device : MCB & RCCB (Residential Current Circuit Breaker)

Wires

Foot lamp

5 AMP socket (outdoor)

Switches & sockets : Modular box, modular switches & sockets of GM switches or equivalent will be provided

: Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand Polycab or equivalent will be provided

: Point provided in the Living Balcony in recommended location

: Provided in all bedrooms

TV Point in living & any one bedroom and provision in other bedrooms Fan Point provided in kitchen Data Point in living & any one bedroom Split- air conditioner Points will be given in living / dining and in all bedrooms Exhaust fan Point will be provided in all bathrooms Geyser Geyser point will be provided in all bathrooms 750W for 3 BHK & 4 BHK Back-up **SPECIFICATIONS COMMON** TO BUILDING COMPLEX

#### **COMMON FEATURES:**

Lift Elevators of 20 passenger automatic lift will be provided with MS finish

100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP common area Back-up lighting

Name board Apartment owner name will be provided in ground floor

Lift fascia Granite / Marble or equivalent cladding at all levels

Granite / Marble or equivalent flooring at ground floor & first floor & tile flooring at other levels Lobby

Corridor Flooring Tiles of size 800x1600mm

Corridor wall dado Wall tiles of size 800x1600mm up to false ceiling height

Staircase floor Granite flooring at all levels

Staircase handrail MS handrail with enamel paint finish in all floors

Terrace floor Cooling tile flooring

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Compound wall Site perimeter compound wall with entry gates for a height of 1800mm and featured

compound wall (as per design intent)

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

Convex mirror for safe turning in driveway in / out Driveway

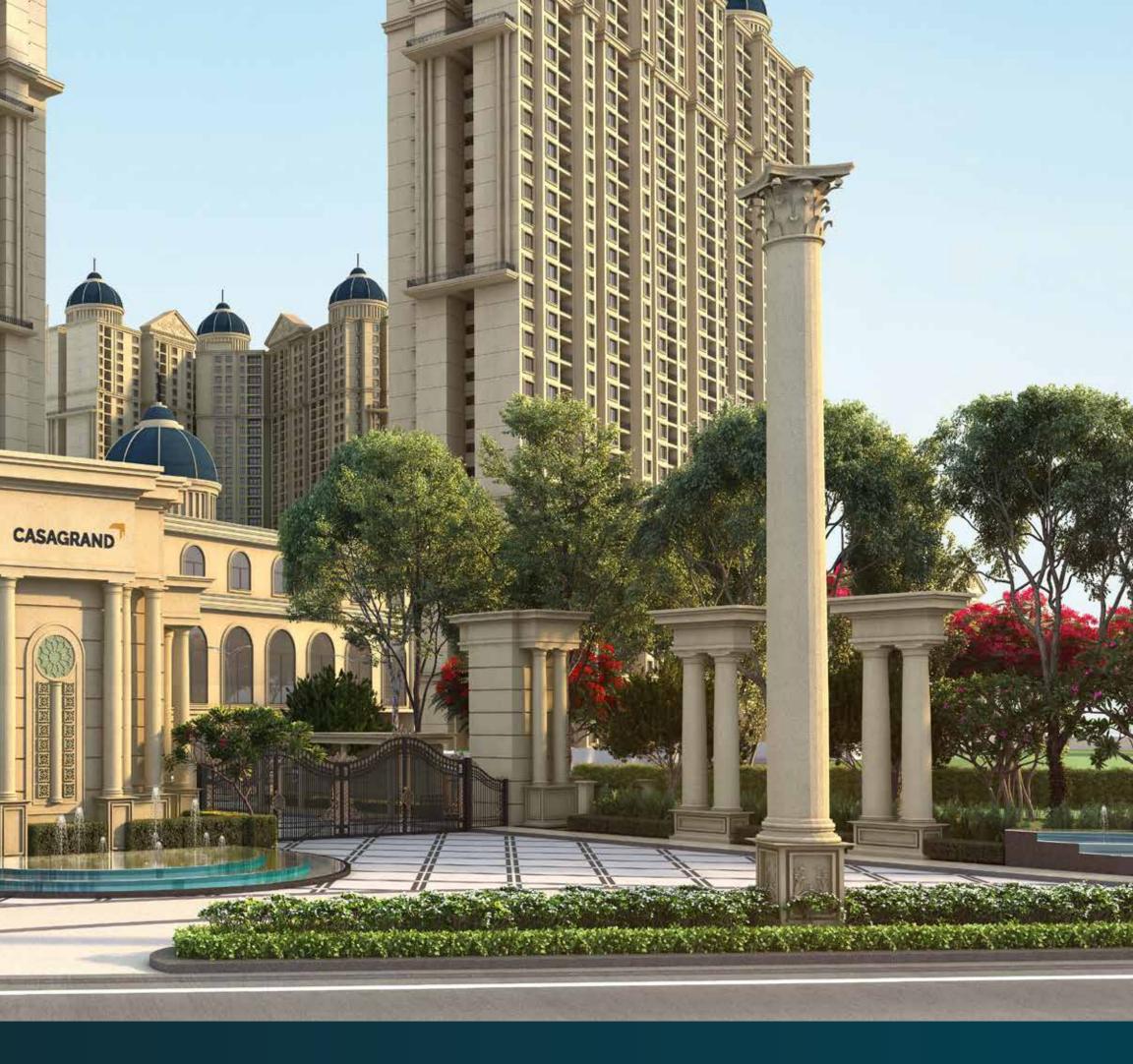
External Driveway Interlocking paver block / equivalent flooring with demarcated driveway as per landscape

design intent

Granite / Cobble stone flooring finish in entrance driveway and block lobby entrances



COMMUNITY ENTRANCE VIEW



# LOCATION MAP



# LOCATION ADVANTAGES

### **EDUCATIONAL INSTITUTIONS**

#### | Preschools

Chocolate Kids Play school	2 mins
Learn Hub-Pre School	8 mins
Peekaboo Play School & Learning Centre	12 mins
RiDi Mindz International Preschool	15 mins
Sparkle Montessori Preschool	12 mins
Kidz Wonder World Preschool	12 mins

#### | Schools

Christwood School	10 mins
St. Joseph's Matric School	2 mins
Colours Indian School	3 mins
Zion Matriculation. Hr. Sec. School	20 mins
Mount Carmel Matriculation School	15 mins
Crescent School	15 mins

### | Colleges

Agni College of Technology	12 mins
Tagore Engineering College	3 mins
Sri Balaji Arts & Science (Co-Education)	
College	7 mins
Prince Dr. K. Vasudevan College of Engineering and	
Technology	7 mins
Meenakshi medical college	4 mins

Universities		WORK PLACE	
Vellore Institute of Technology - VIT Chennai	1 min	Business Hubs	
Tamil Nadu Physical Education and Sports University	3 mins	Gateway Office Parks	15 mins
IIITDM	2 mins	KRISP IT Park	1 min
Crescent Institute of Science and Technology	8 mins	Siruseri IT Park	12 mins
HEALTH CARE		Companies	
Clinics		ReDIM Information Systems Private Limited	18 mins
Revathi Lakshmi clinic	10 mins	Rialto Enterprises Pvt Ltd	1 min
Vinayaga Homeo Clinic	2 mins	Fourrts India Pvt Ltd (Plant 2)	5 mins
CCi Clinic	3 mins	HTC Global Services	15 mins
SS Polyclinic	2 mins		
White Pebbles Dental Clinic	3 mins	RESTAURANTS, ENTERTAINMENT & SHOP	PING
Chakra Dental Care & Orthodontic Center	2 mins	Malls	
		Vivira Mall	28 mins
Hospitals		The Marina Mall	20 mins
Kathir Memorial Hospital	2 mins		
VITC Health Centre	2 mins	Restaurants	
Sri Meenachi Hospital	2 mins	Meat and eat	1 min
Arokia Annai Hospital	10 mins	Faasos	1 min
SS Poly clinic	2 mins	Behrouz Biryani	1 min
A.R Poly Clinic	7 mins	Tongue Restaurant	3 mins
24 Hrs Multi-speciality Hospitals		Pubs	
Meenachi multi-speciality Hospital	1 min	Chill The Bar	15 mins
OneHealth Super Speciality Hospital	5 mins	Hiside Bar	18 mins
Chettinad Super Speciality Hospital	18 mins	Wings Bar	15 mins
COSH Hospital - Ortho Multi-speciality	20 mins	Rain Tree Resto Club	18 mins
Sri Multi-speciality Homeopathy Clinic	14 mins		

### | Theatres

Sri Venkateswara Theatre 4K A/c dts	20 mins
MR Theatre	20 mins
Vidya Theatre A/c RGB Laser	20 mins
Kumaran Cinemas	20 mins

## | Shopping Centres

Ambika Home Appliances & Shopping Complex	2 mins
Krishna shonning Mall - Padur	15 mins

## OTHERS

### | Parks

Nandha Nagar Park	5 mins
Childrens park	3 mins
Fortune City Nagar Park	3 mins
Sudharsan Nagar Park	20 mins

### | Petrol Bunks

HP Petroleum	1 min
Indian Oil Petrol Bunk Chokalingam Enterprises	5 mins
Bharat Petroleum, Petrol Pump - M.C. Agencies City	
Connections	6 mins

### | Bus Stands

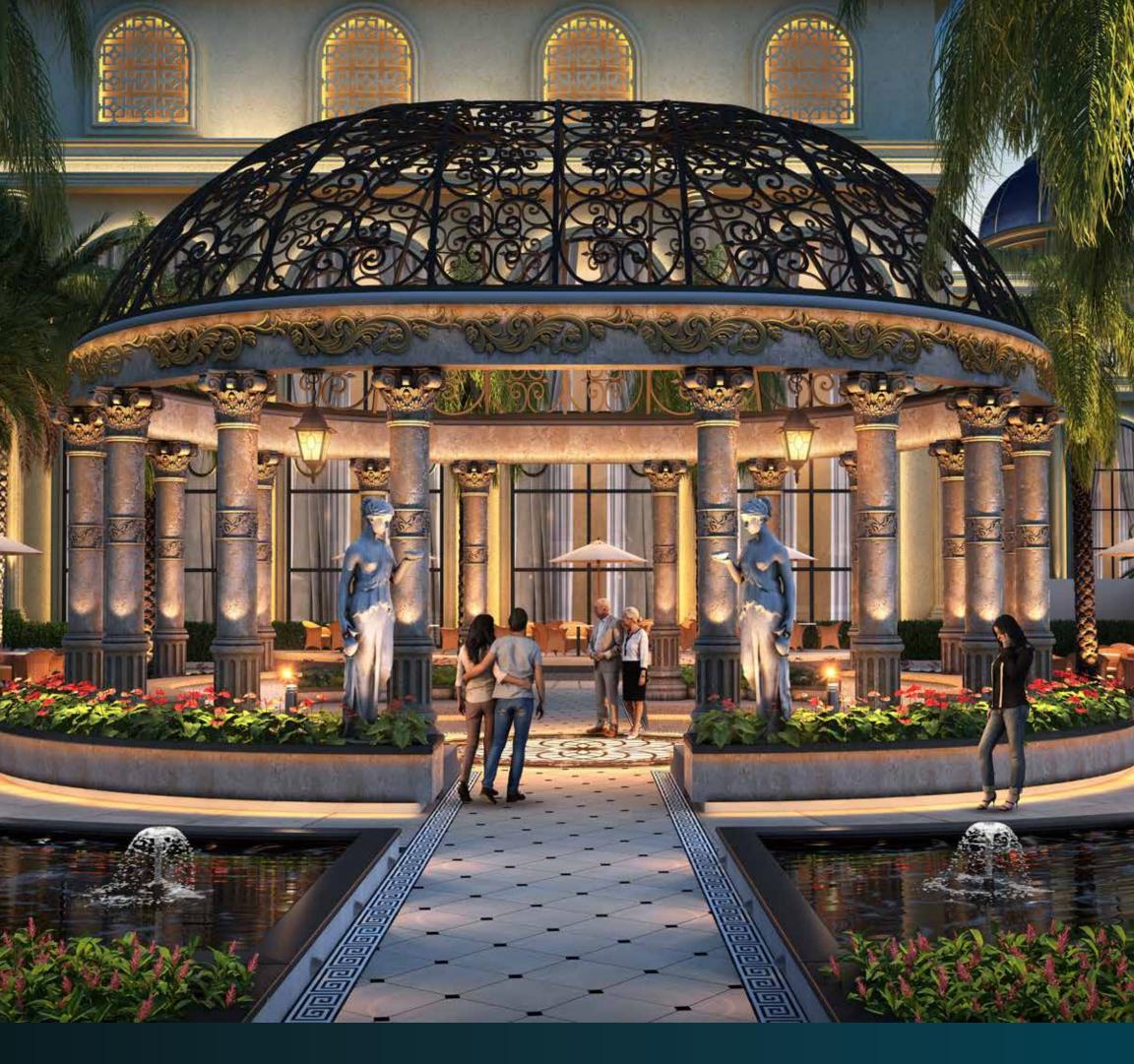
Kilambakkam bus depot	7 mins
Killakottaiyur bus stop	2 mins
Melakottaiyur bus stop	1 min
Malrosapuram bus stop	2 mins
Samathuvapuram bus stop	2 mins

## | Airport

Chennai International Airport	35 mins
Railway Station	
Urappakkam	15 mins
Vandalur	10 mins
Guduvancheri	21 mins

20 mins





**GAZEBO VIEW** 

# PAYMENT SCHEDULE





## INTERNATIONAL SCHOOL

CASAGRAND INTERNATIONAL SCHOOL OFFERS EVERY CHILD AN AMIABLE ENVIRONMENT THAT NURTURES THE CHILD'S POTENTIAL AND EXPANDS THE CHILD'S THINKING, THEREBY MAKING THEM HAPPY AND CONFIDENT INDIVIDUALS WHO ARE READY FOR THE FUTURE.



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Exchange4media
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Outlook Business Spotlight -Business Icons Awards 2023 Best Employer of the year 15th Realty+ Conclave and Excellence Awards 2023, South CASAGRAND ARIA

Affordable Housing Project of the Year

14th Realty+ Excellence Awards 2022, South Fastest Growing Realty Brand of the Year 14th Realty+
Excellence
Awards 2022, South
CASAGRAND HAZEN
Mid-Segment Project
of the Year

Best Lifestyle Developer 2022 Asia Property Awards Most Trusted Builder in South India - News 1 8 Tamil Nadu 2022

Pride of India Brands-The Best of South Awards 2022 Exchange4media

Best Brands 2021 The Economic Times Residential Project -High-end (Completed: Metro)-2022 CASAGRAND AMETHYST The Economic Times Real Estate Awards -South

Best Brands 2021
The Economic Times

Best Mid-segment
Project of the Year 2021
CASAGRAND BOULEVARD
13th Estate Awards Franchise
India and REMAX India

Most Popular
Project of the Year 2021
CASAGRAND BOULEVARD
Realty Conclave Excellence
Awards 2021, South

Mid-Segment
Project of the Year 2021
CASAGRAND ORLENA - Realty
Conclave Excellence Awards
2021, South

Best Real Estate
Company of Tamil Nadu
Times Business
Awards 2020
-The Times of India

Luxury Villa
Project of the Year 2019
CASAGRAND ESMERALDA
11th Estate Annual Awards,
powered by
Franchise India

Most Admired
Upcoming Project of
the Year 2019
CASAGRAND ROYALE
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Best Project in Non-Metro - 2019 CASAGRAND ETERNIA II ET Now

Innovative
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