

CASAGRAN
LINORE





CASAGRAN
building aspirations



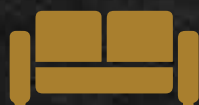
19 years of
excellence



40000+
Happy customers



140+
Superior projects



38 Million sft. of
living spaces

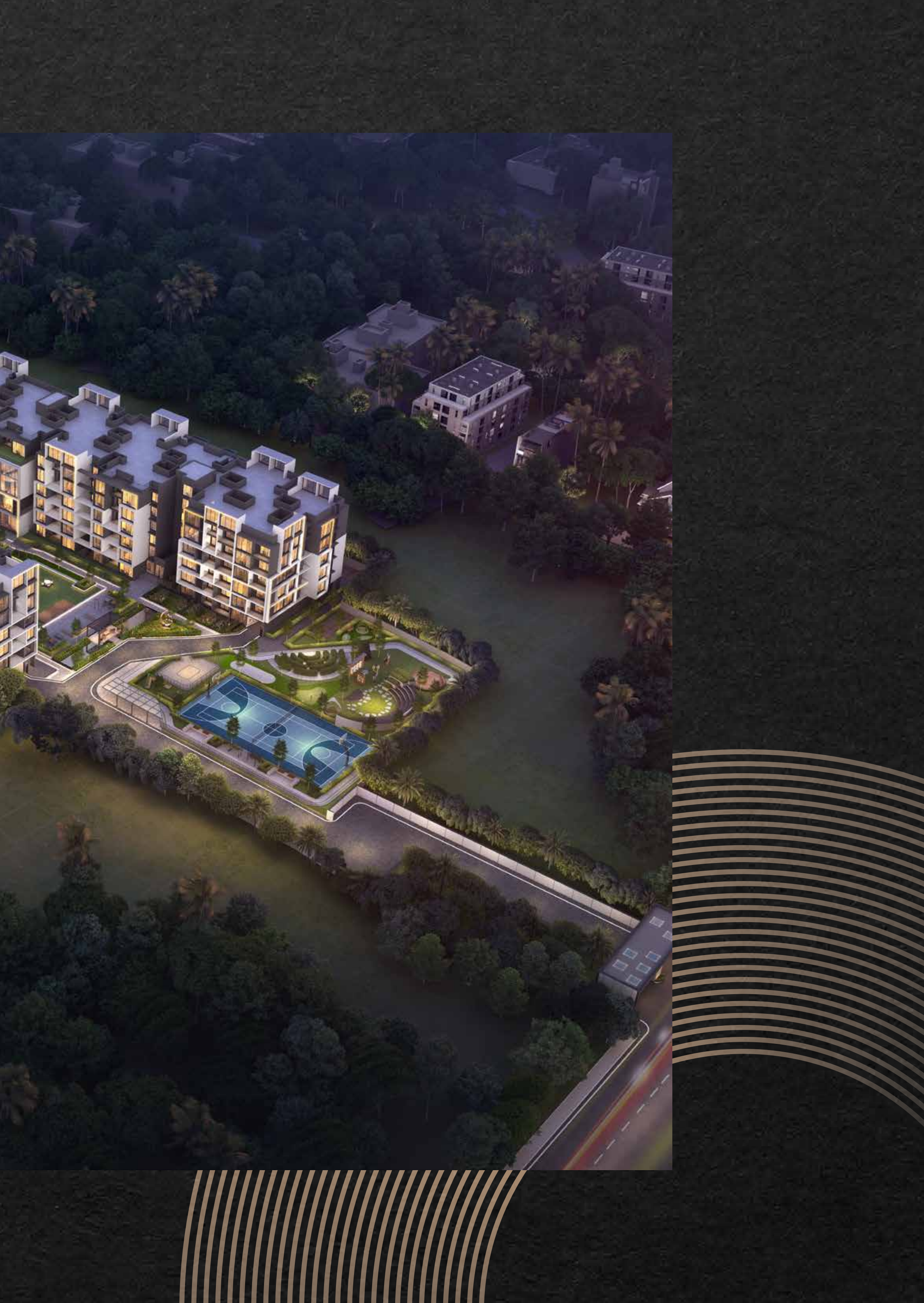


Chennai, Bengaluru,
Coimbatore &
Hyderabad

An aerial night-time photograph of a modern, multi-story apartment complex. The building features a complex, angular design with numerous balconies and large windows, many of which are illuminated from within, casting a warm glow. A large, rectangular swimming pool is situated in the center of the complex, surrounded by a paved deck and some landscaping. The entire development is nestled within a dense forest of tall trees, with a few other buildings visible in the background. The overall atmosphere is one of luxury and sophisticated design.

Experience awe in amazing community!

Prepare to be captivated by a community that exudes sophistication in its breathtaking design! Casagrand Linore sets the standard for luxury, boasting a contemporary facade, opulent five-star interiors, and an abundance of meticulously curated features and amenities. Immerse yourself in a living experience that transcends ordinary, delivering unparalleled excellence at every corner.



Landmarks & Beyond

Positioned strategically, this residential masterpiece effortlessly blends with the rhythm of contemporary living, located in close proximity to major IT hubs, educational institutions, and lifestyle conveniences. Casagrand Linore doesn't just provide a home; it opens the door to a well-connected, dynamic lifestyle. Immerse yourself in the harmony of convenience and comfort at Casagrand Linore, where each day unfolds as a journey enriched by smooth connectivity.

TRANSPORTATION

- | | |
|--|---------|
| • Upcoming Kattupakkam Metro Station | 5 Mins |
| • Upcoming Kumananchavadi Metro Station | 5 Mins |
| • Kattupakkam Bus Stop | 5 Mins |
| • Poonamallee Junction | 5 Mins |
| • Thiruverkadu Junction / Bus Stop | 7 Mins |
| • Karayanchavadi Bus Stand | 10 Mins |
| • Porur Junction / Bus Stop / Upcoming Porur Metro Station | 10 Mins |

CORPORATES

- | | |
|------------------------------|---------|
| • DLF Cyber City | 15 Mins |
| • Jayanth Tech park | 15 Mins |
| • L&T Infotech | 15 Mins |
| • RMZ Tech park | 15 Mins |
| • Ambattur Industrial Estate | 25 Mins |

SCHOOLS

- | | |
|----------------------------|--------|
| • Narayana Etechno school | 5 Mins |
| • Pupil Public school | 5 Mins |
| • Sana model school | 5 Mins |
| • AVL matriculation school | 5 Mins |
| • Kalashetra school | 5 Mins |

COLLEGES

- | | |
|---------------------------------------|---------|
| • Saveetha Dental and Medical College | 5 Mins |
| • ACS Medical College | 5 Mins |
| • Saveetha Law School | 5 Mins |
| • MGR University | 10 Mins |
| • Ramachandra University | 10 Mins |

HOSPITALS

- | | |
|----------------------------|----------|
| • Saveetha Dental Hospital | 2-3 Mins |
| • ACS Hospital | 5 Mins |
| • Sri Ramachandra Hospital | 10 Mins |
| • Apollo Hospital | 10 Mins |

ENTERTAINMENT

- | | |
|------------------|---------|
| • VR Mall | 20 Mins |
| • 10 Square Mall | 20 Mins |
| • Chandra Mall | 20 Mins |





Narayana
Etenchno School
CBSE

ACS Medical
College and
Hospital

Saveetha
Dental College
and Hospital



CASAGRAND
LINORE

Raj Wedding
Hall

Arvind Eye
Hospital

SVV Kalayana
Mandapam

Little Millenum
Kattupakkam

SANA Model
School

Hotel Phoenix

Upcoming
Kumananchavadi
Metro Station

D Mart

SB
nemas

KIA Motors
SVC Cars

IFB Point
Kattupakkam

Upcoming
Kattupakkam
Metro Station

NAV Bharath
Matric School



Welcome home







Project Highlights

- 275 signature 2, 3 & 4 BHK residences with Contemporary elevation across 4.87-acres
 - Superior specs like gleaming Italian marble flooring, Digital Lock, High-end Sanitary Fittings and more
 - Bedrooms with 3x ventilation with Huge windows
 - Beautiful views of a 1.5-acre podium and lush green belt of 56,000 sft. to give an opportunity to be with nature
 - 70+ Amenities including 11,000 sft. Clubhouse with Double-height Lobby, 9400 sft. Swimming pool and more
 - A vehicle free podium designed for kids and senior citizen
- 



70+ Amenities

Casagrand Linore is a haven for those who believe life should be lived and lived well.





Amenities to upscale your lifestyle

Enjoy 70+ recreational amenities, including double-height lobby and unique kid's features like jungle gyms, obstacle arenas and more. The community offers lush landscaping with shaded seating areas and opportunities for gardening. Senior-friendly amenities and social gathering spaces are available, along with outdoor fitness options. Swimming pool facilitated with Kids pool, Jacuzzi, In-pool day bed & Recessed seating, pet park, and convenient facilities like car wash and charging bays enhance resident comfort. Well-planned circulation ensures easy access, while rooftop seating offers leisure opportunities.





OUTDOOR AMENITIES

- Φ Drop off zone
- Φ Waiting lounge
- Φ Sculpture court
- Φ Multipurpose sports court
- Φ Amphitheatre
- Φ Outdoor gym
- Φ Maze garden
- Φ Skating rink
- Φ Leisure sit out zone
- Φ Mini golf
- Φ Tree house
- Φ Hammock zone
- Φ Jogging track / Walking track
- Φ Quiet nook
- Φ Pets park
- Φ Aroma garden
- Φ Birds bath
- Φ Bicycle rack & Bicycle track
- Φ Water pavilion
- Φ Party lawn
- Φ Barbeque corner
- Φ Senior citizen zone
- Φ Outdoor board game
- Φ Nanny’s pavilion
- Φ Reflexology walkway
- Φ Yoga deck
- Φ Hobby pavilion
- Φ Butterfly garden
- Φ Seating bay
- Φ Botanical garden
- Φ Tot lot
- Φ Kids jungle gym
- Φ Rock climbing wall
- Φ Sensory play area
- Φ Musical garden
- Φ Obstacle arena
- Φ Chalkboard wall
- Φ Science park
- Φ Sand pit
- Φ Traditional play
- Φ Interactive wall
- Φ DIY Garden
- Φ Car charging point
- Φ Car wash bay

POOLSIDE AMENITIES

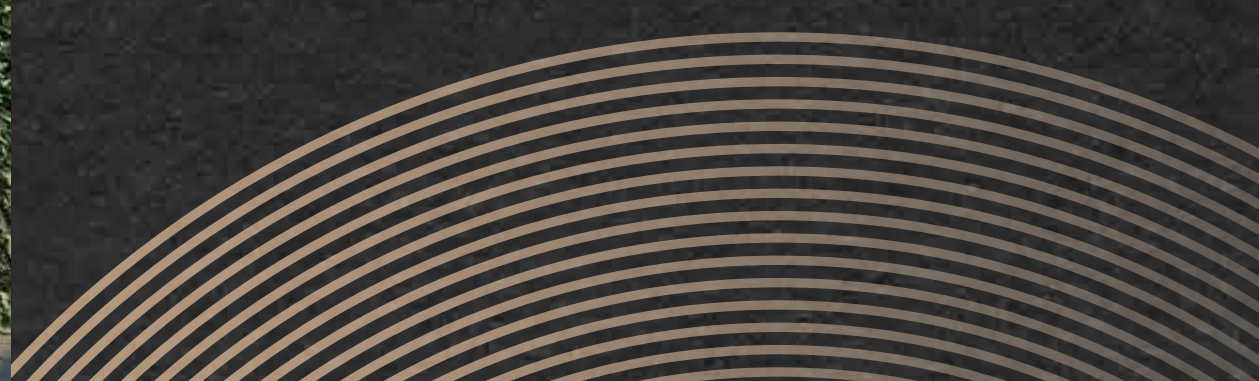
- Φ Swimming pool
- Φ Kids pool
- Φ In pool day bed
- Φ Recessed seating
- Φ Jacuzzi
- Φ Poolside lounge

INDOOR AMENITIES

- Φ Multipurpose hall
- Φ Home theatre
- Φ Indoor games
- Φ Kids play area
- Φ Kids library
- Φ Gym
- Φ Interactive workout
- Φ Crossfit corner
- Φ Adventure wall games
- Φ Mini play
- Φ Ball pit
- Φ Association room
- Φ Café
- Φ Creche
- Φ Convenio store
- Φ Interactive wall games
- Φ VR games
- Φ Video games
- Φ Game arcade
- Φ Driver / maid dormitory

ROOF TOP AMENITIES

- Φ Infinity walkway
- Φ Roof top party corner
- Φ Terrace sit out



70+ World Class Amenities



Optimized space utilization

- Homes feature spacious layouts with ample bedrooms and bathrooms measuring at least 8'X5'. The open-plan living and dining areas maximize space, complemented by 8' tall windows and French doors for 3X ventilation.
- Each residence offers captivating views, with bedrooms and balconies facing either outdoors or internal podiums for optimal ventilation. All units include a dedicated utility space with a provision for a washing machine.
- All 4BHK units are designed with dedicated foyer, two balconies, and walk-in wardrobes in the master bedroom. Outdoor unit locations are carefully planned to avoid overlooking or obstructing other apartments, discreetly concealed to maintain the building's facade aesthetics.

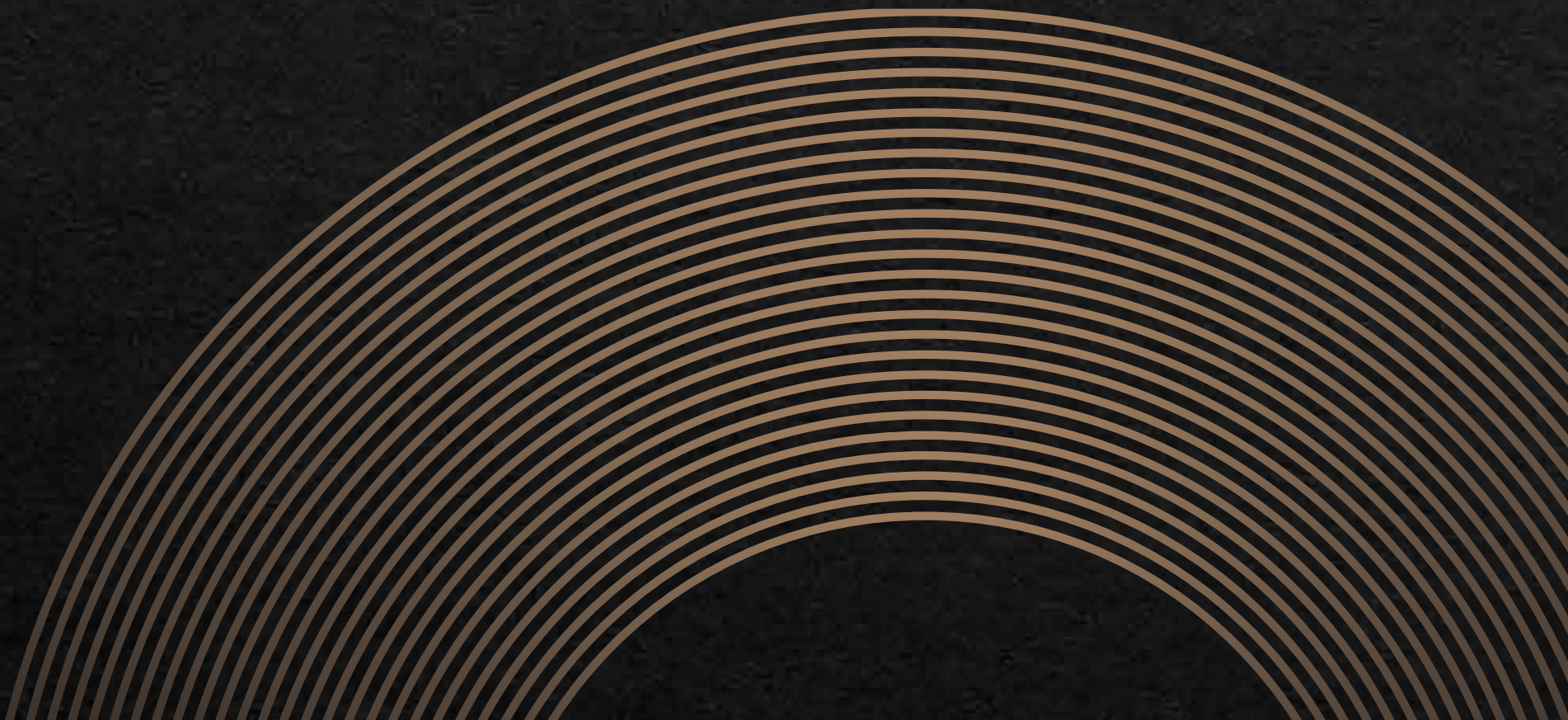
Vaastu-compliant homes for positive living

Conscious design efforts ensure Vaastu compliance

- Entry doors face North or East.
- Kitchens are located in Southeast or Northwest.
- Bedrooms are positioned in the Southwest.
- No toilets in the Northeast.
- No bed headboards in the North.

Superior Specifications in every Inch

Veneer-finished grand main door enhances home's welcoming ambiance. Crafted with Italian marble flooring in living and dining areas, convenient digital lock system, smart pullout tap in kitchen for ease of use, ceiling-mounted cloth drying hangers in balcony areas, premium American Standard/Kohler fittings in bathrooms and kitchens. Our luxurious master bathrooms feature shower panel with rain shower and hand shower, counter mount wash basin, glass cubicle, 2 feet trench drain and granite flooring in shower area. to offer a luxurious experience.



Experience the epitome of luxury at our exquisite Clubhouse of 11,000 sft.

Casagrand Linore features a fully equipped clubhouse boasting top-notch amenities. Equipped with cafeteria, multipurpose party hall, gym, yoga space, indoor kid's play area, video games room and many more. Exclusive facilities include a lavish gym, creche, kid's library, adventure wall games, also various indoor games like snooker, table tennis, foosball, arcade games, and board games for teens and adults.



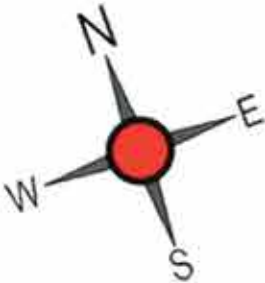






Site Plan & Floor Plan

Site Plan



OUTDOOR AMENITIES

1. Drop off zone
2. Waiting lounge
3. Sculpture court
4. Multipurpose sports court
5. Amphitheatre
6. Outdoor gym
7. Maze garden
8. Skating rink
9. Leisure sit out zone
10. Mini golf
11. Tree house
12. Hammock zone
13. Jogging track / Walking track
14. Quiet nook
15. Pets park
16. Aroma garden
17. Birds bath
18. Bicycle rack & Bicycle track
19. Water pavilion
20. Party lawn
21. Barbeque corner
22. Senior citizen zone
23. Outdoor board game
24. Nanny's pavilion
25. Reflexology walkway
26. Yoga deck
27. Hobby pavilion
28. Butterfly garden
29. Seating bay
30. Botanical garden
31. Tot lot
32. Kids jungle gym
33. Rock climbing wall
34. Sensory play area
35. Musical garden
36. Obstacle arena
37. Chalkboard wall
38. Science park
39. Sand pit
40. Traditional play
41. Interactive wall
42. DIY Garden
43. Car charging point
44. Car wash bay

POOLSIDE AMENITIES

45. Swimming pool
46. Kids pool
47. In pool day bed
48. Recessed seating
49. Jacuzzi
50. Poolside lounge

INDOOR AMENITIES

51. Multipurpose hall
52. Home theatre
53. Indoor games
54. Kids play area
55. Kids Library
56. Gym
57. Interactive workout
58. Crossfit corner
59. Adventure wall games
60. Mini play
61. Ball pit
62. Association room
63. Café
64. Creche
65. Convenio store
66. Interactive wall games
67. VR games
68. Video games
69. Game arcade
70. Driver / maid dormitory

ROOF TOP AMENITIES

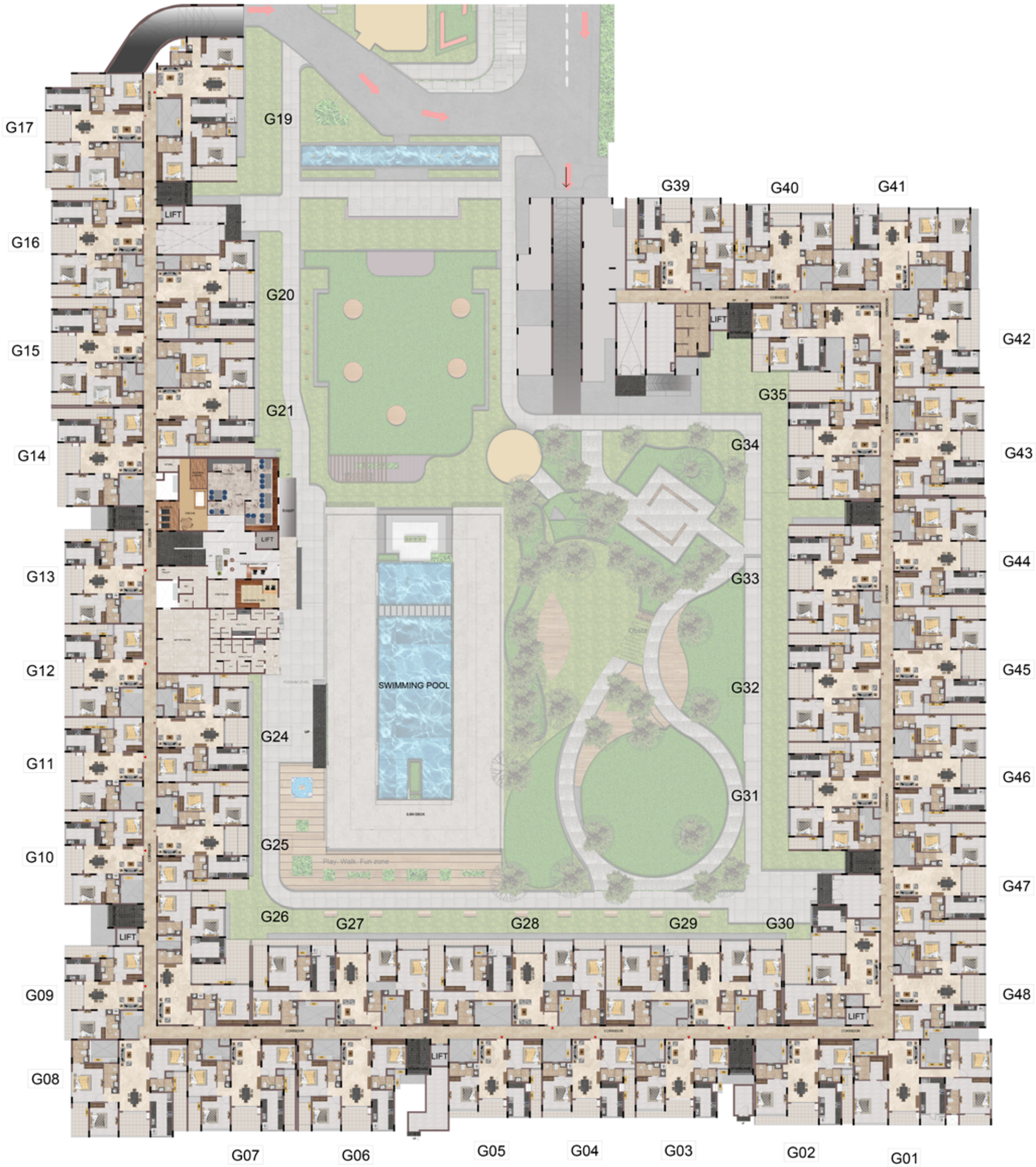
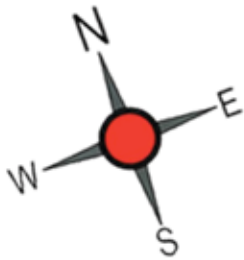
71. Infinity walkway
72. Roof top party corner
73. Terrace sit out

This diagram illustrates the layout of a parking garage, showing a grid of parking spaces and a network of driveways. The driveways are labeled "DRIVEWAY" and are marked with red arrows indicating the direction of traffic flow. Key features include:

- Entrance/Exit:** An "EXIT RAMP" is located near the top center of the layout.
- Lifts:** Multiple "LIFT" shafts are positioned throughout the structure, including one near the entrance and another near the exit ramp.
- Pump Rooms:** Two "PUMP ROOM" areas are identified, one near the entrance and another near the exit ramp.
- Storage/Service Areas:** A section on the right side contains labeled rooms: "STORAGE", "WATER TANK", "TREATED WATER TANK", "PUMP ROOM", "PUMP ELECTRICAL", and "PUMP CONTROL ROOM".
- Orientation:** A north arrow is located in the top right corner, pointing towards the top of the page.

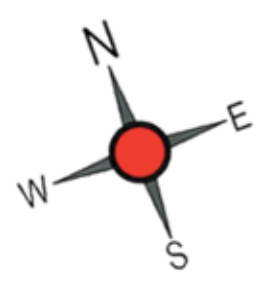


Floor Plan



Ground Floor Plan

Floor Plan



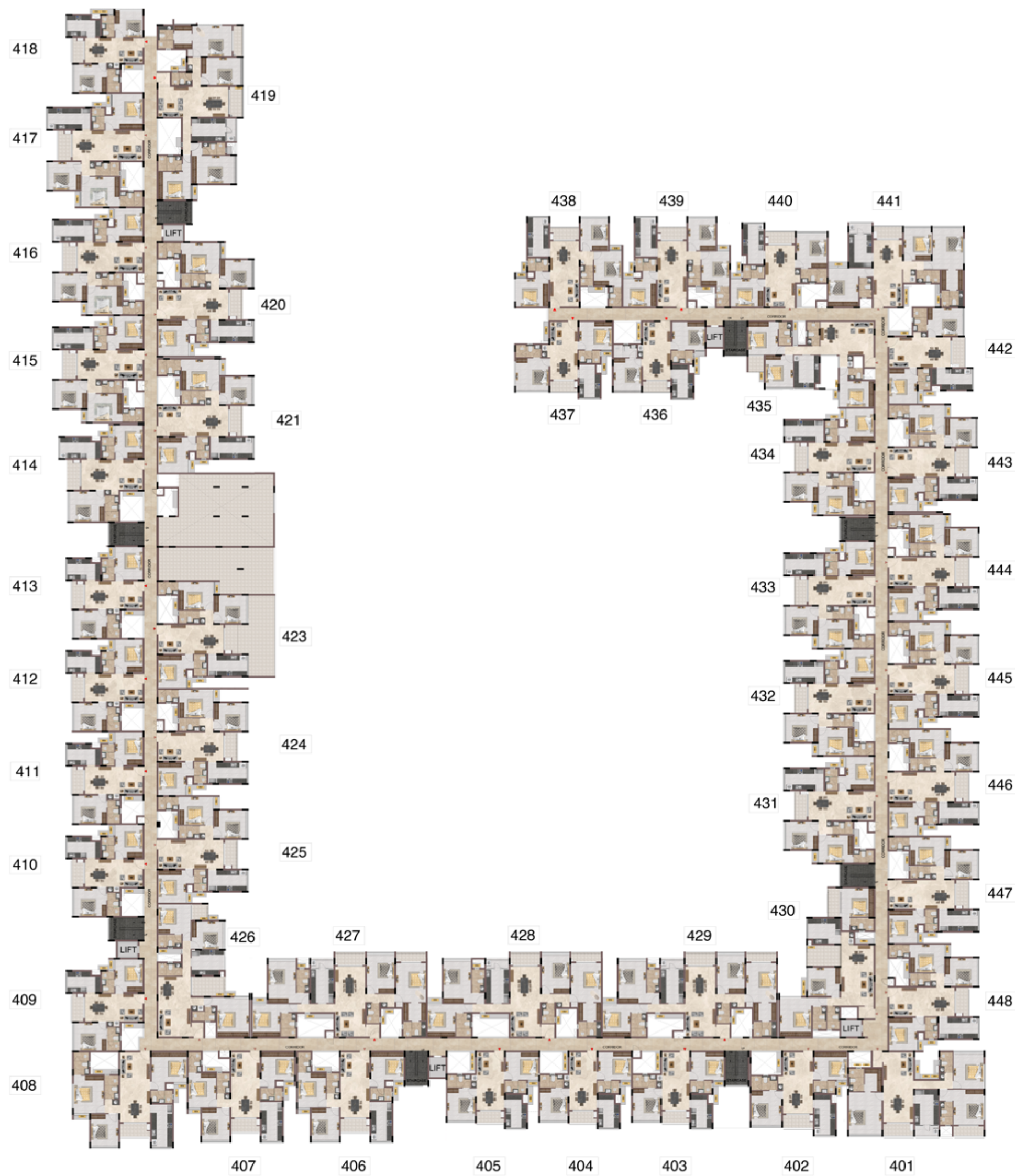
First Floor Plan

Floor Plan



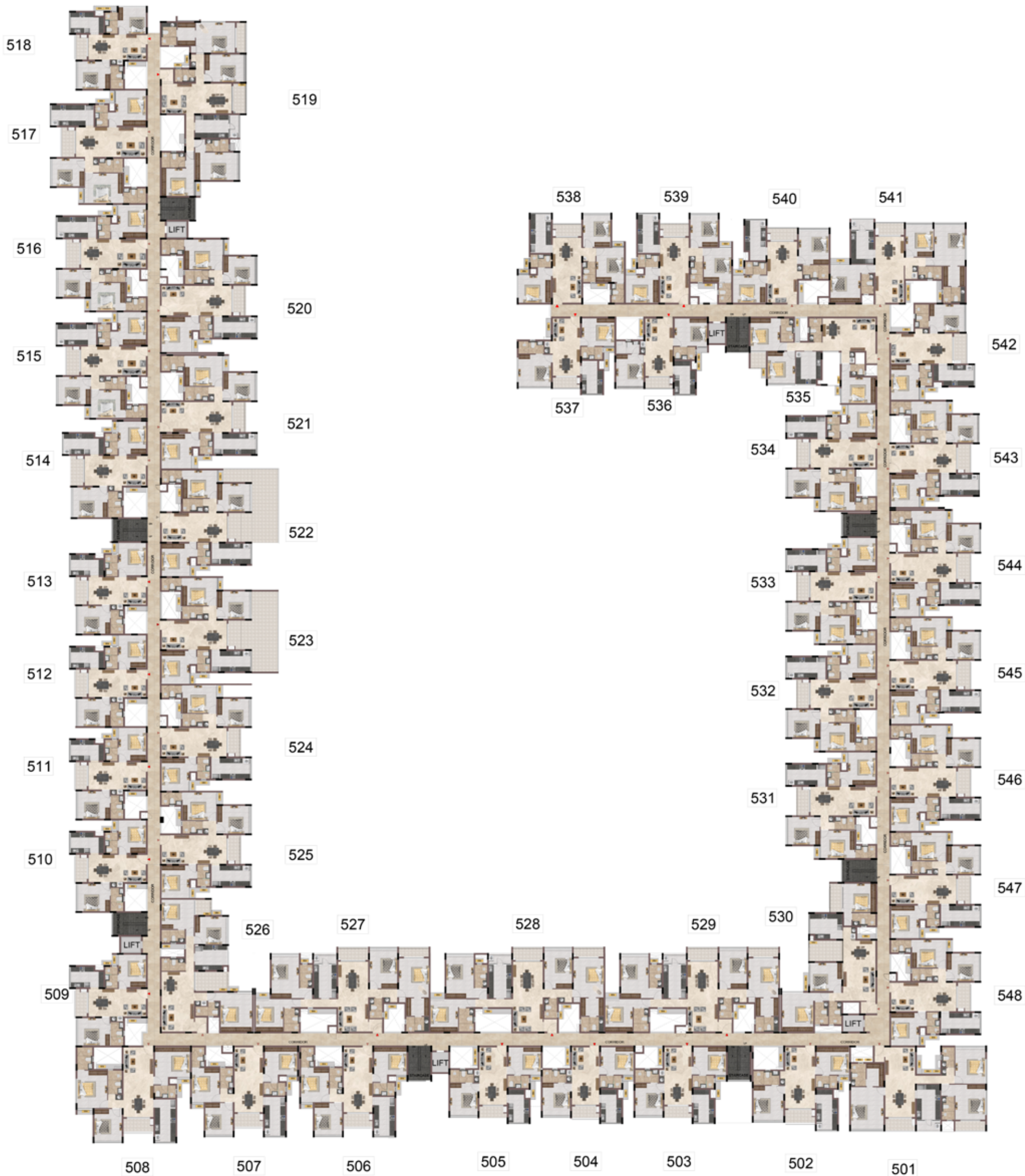
Second & Third Floor Plan

Floor Plan

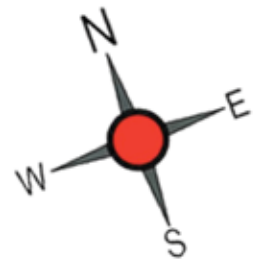


Fourth Floor Plan

Floor Plan

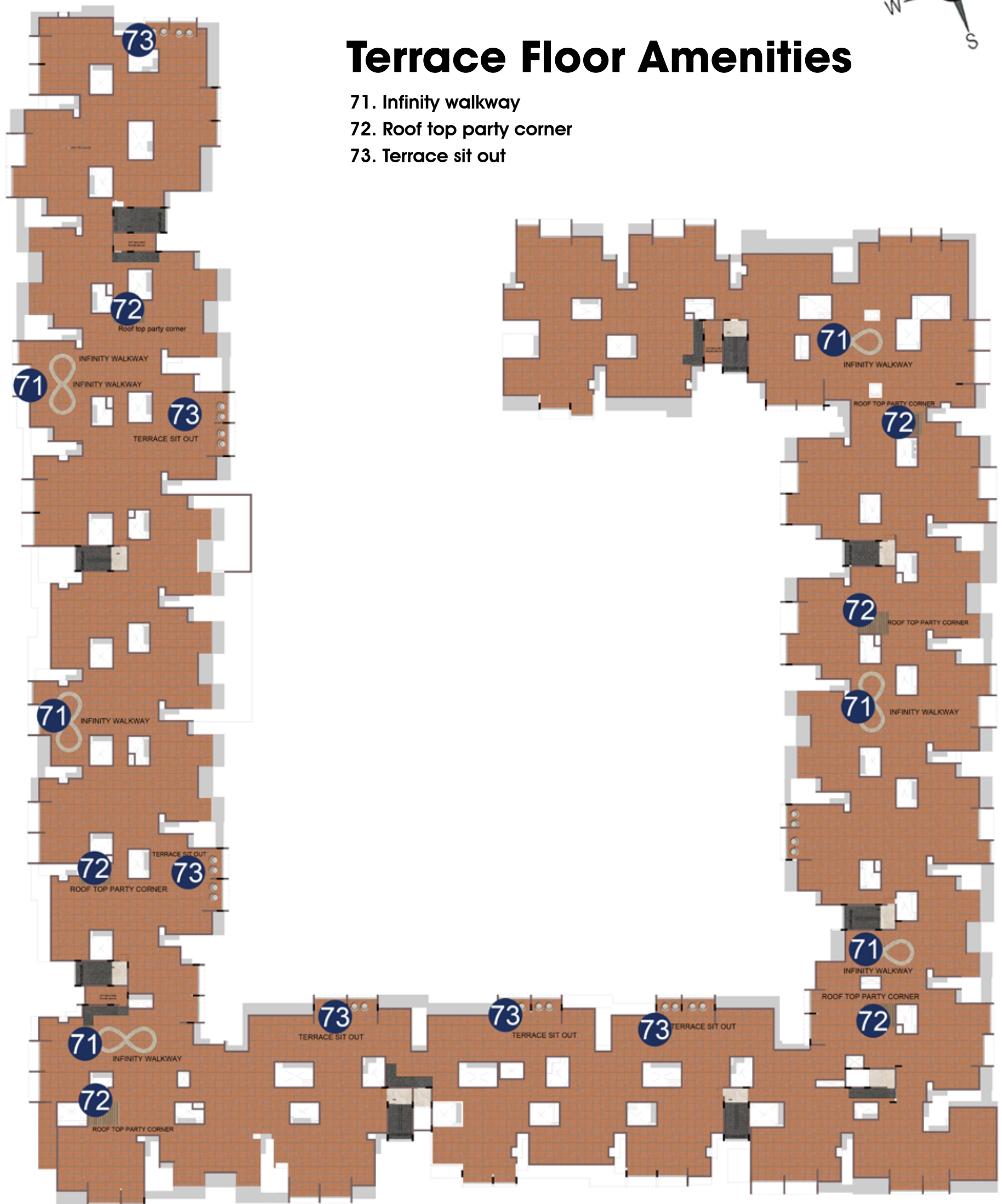


Fifth Floor Plan




Terrace Floor Amenities

- 71. Infinity walkway
- 72. Roof top party corner
- 73. Terrace sit out

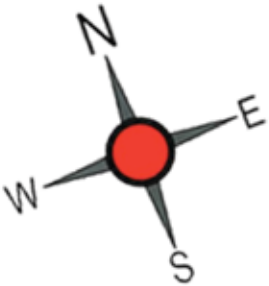


Terrace Floor Plan



Unit Plans

1 & 2 BHK

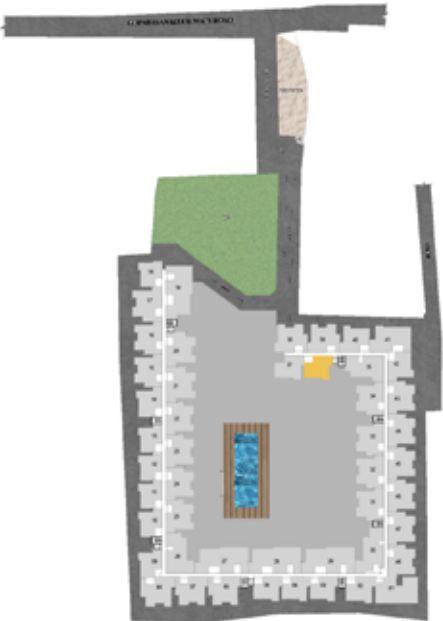


TYPICAL FLOOR (2ND TO 5TH)



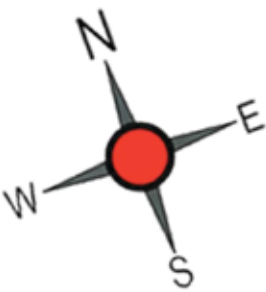
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | 136 | 566 | 46 | 612 | 873 | - |
| Tower-1 | 236-536 | 777 | 46 | 823 | 1172 | - |



KEY PLAN

2 BHK



TYPICAL FLOOR (1ST TO 5TH)

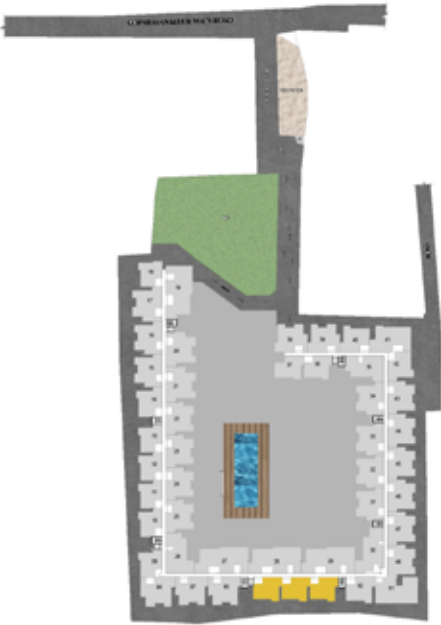


GROUND FLOOR-G04 & G05



GROUND FLOOR-G03

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|-----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G03 | 777 | 46 | 823 | 1169 | 58 |
| Tower-1 | G04 & G05 | 777 | 46 | 823 | 1169 | 116 & 115 |
| Tower-1 | 103-503 | 777 | 46 | 823 | 1169 | - |
| Tower-1 | 104-504 | 777 | 46 | 823 | 1169 | - |
| Tower-1 | 105-505 | 777 | 46 | 823 | 1169 | - |

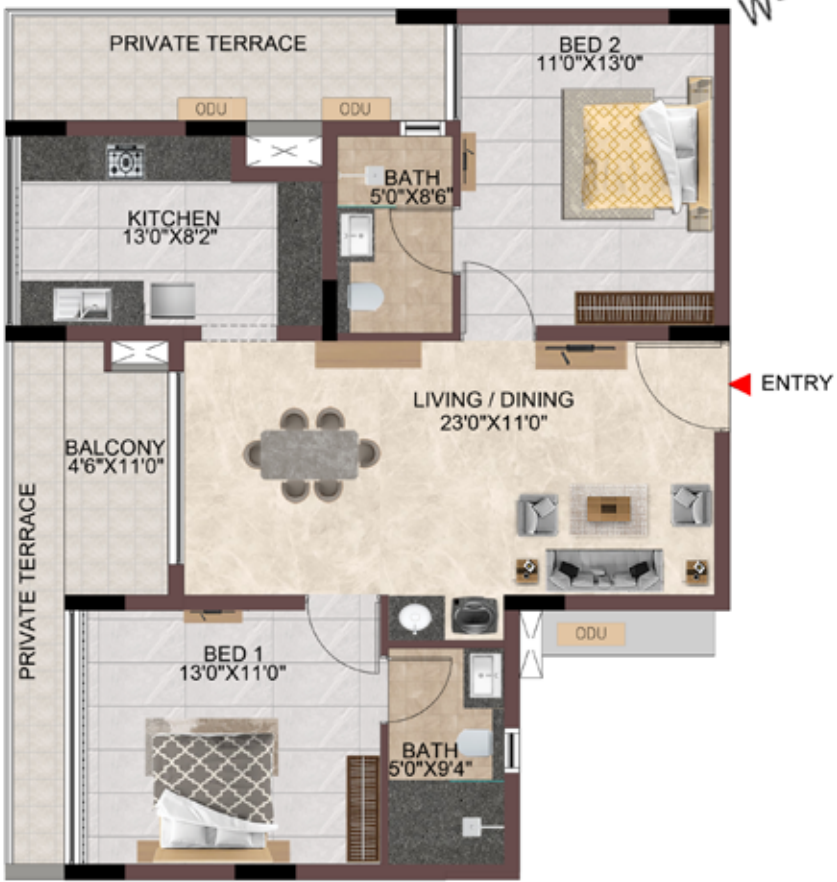


KEY PLAN

2 BHK



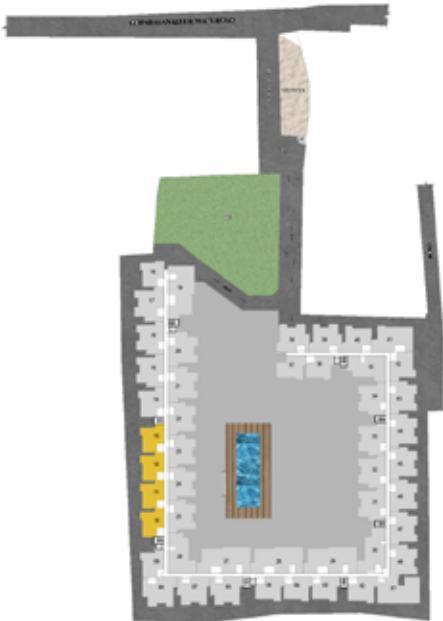
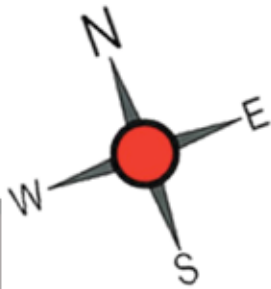
TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR G13



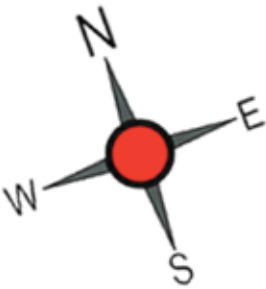
GROUND FLOOR G10,G11&G12



KEY PLAN

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|-------------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G10,G11&G12 | 777 | 46 | 823 | 1169 | 117,122 & 116 |
| Tower-1 | G13 | 777 | 46 | 823 | 1169 | 127 |
| Tower-1 | 110-510 | 777 | 46 | 823 | 1169 | - |
| Tower-1 | 111-511 | 777 | 46 | 823 | 1169 | - |
| Tower-1 | 112-512 | 777 | 46 | 823 | 1169 | - |
| Tower-1 | 113-513 | 777 | 46 | 823 | 1169 | - |

2 BHK



TYPICAL FLOOR (1ST TO 5TH)



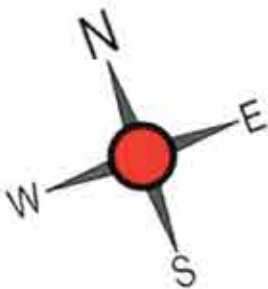
GROUND FLOOR



KEY PLAN

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G09 | 777 | 46 | 823 | 1170 | 127 |
| Tower-1 | 109-509 | 777 | 46 | 823 | 1170 | - |

2 BHK

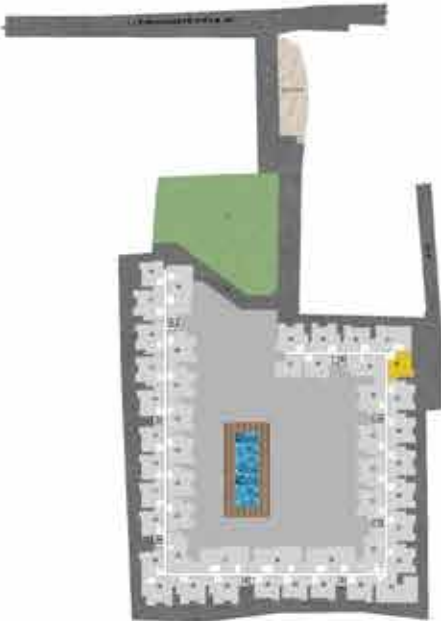


TYPICAL FLOOR (1ST TO 5TH)



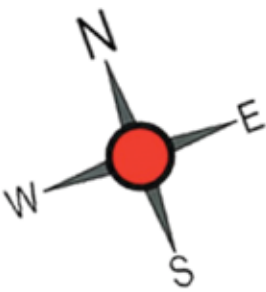
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G42 | 868 | 56 | 924 | 1293 | 176 |
| Tower-1 | 142-542 | 868 | 56 | 924 | 1293 | - |



KEY PLAN

2 BHK



TYPICAL FLOOR (1ST TO 5TH)



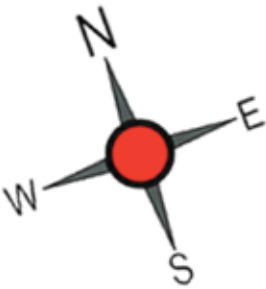
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G40 | 879 | 56 | 935 | 1303 | 164 |
| Tower-1 | 140-540 | 879 | 56 | 935 | 1303 | - |



KEY PLAN

2 BHK

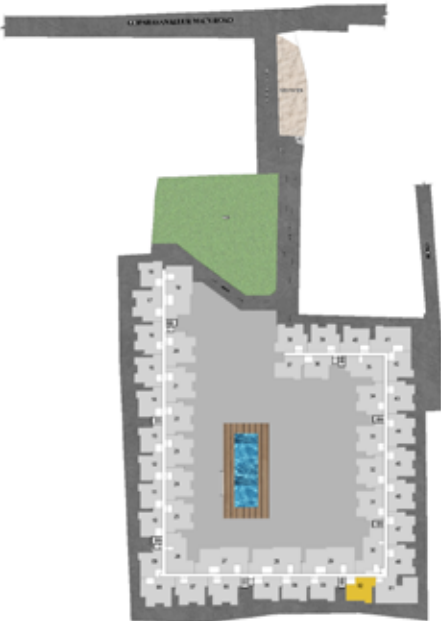


TYPICAL FLOOR (1ST TO 5TH)



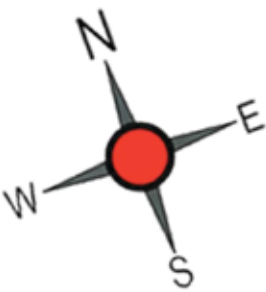
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G02 | 879 | 56 | 935 | 1316 | 156 |
| Tower-1 | 102-502 | 879 | 56 | 935 | 1316 | - |



KEY PLAN

2 BHK



TYPICAL FLOOR (1ST TO 5TH)



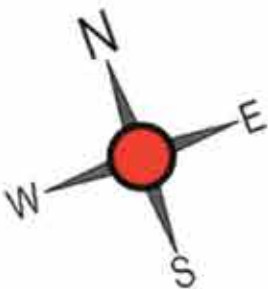
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G14 | 879 | 56 | 935 | 1320 | 183 |
| Tower-1 | 114-514 | 879 | 56 | 935 | 1320 | - |



KEY PLAN

2 BHK



TYPICAL FLOOR (1ST TO 5TH)



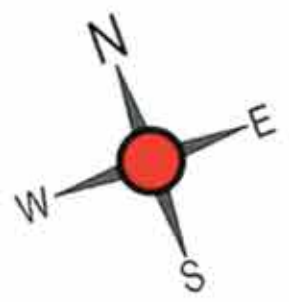
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G20 | 971 | 56 | 1027 | 1448 | 184 |
| Tower-1 | 120 | 971 | 56 | 1027 | 1448 | - |



KEY PLAN

2 & 3 BHK



GROUND FLOOR



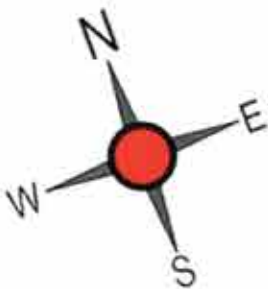
TYPICAL FLOOR (1ST TO 5TH)

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G30 | 1003 | 110 | 1113 | 1567 | 183 |
| Tower-1 | 130-530 | 1232 | 167 | 1399 | 1982 | - |



KEY PLAN

3 BHK

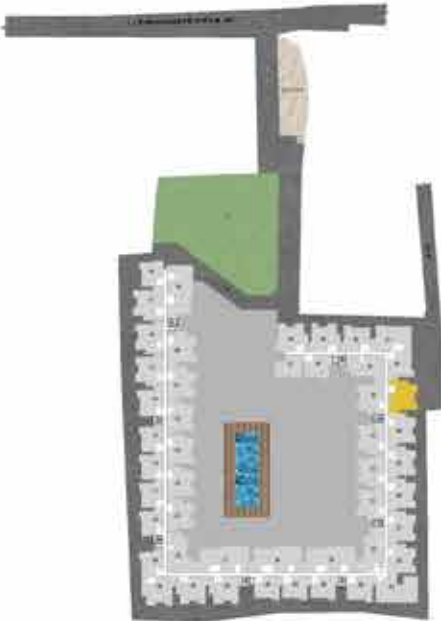


TYPICAL FLOOR (1ST TO 5TH)



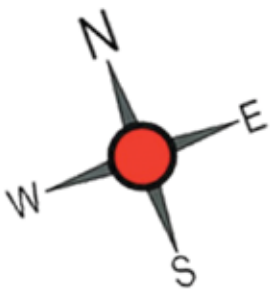
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G43 | 1069 | 54 | 1123 | 1581 | 192 |
| Tower-1 | 143-543 | 1069 | 54 | 1123 | 1581 | - |



KEY PLAN

2 & 3 BHK



FIFTH FLOOR - 522



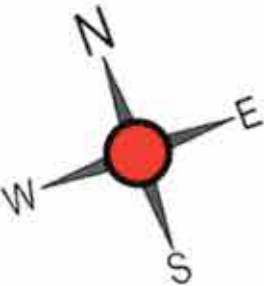
TYPICAL FLOOR 118 TO 518

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | 522 | 1082 | 54 | 1136 | 1593 | 432 |
| Tower-1 | 118-518 | 722 | 41 | 763 | 1086 | - |



KEY PLAN

3 BHK

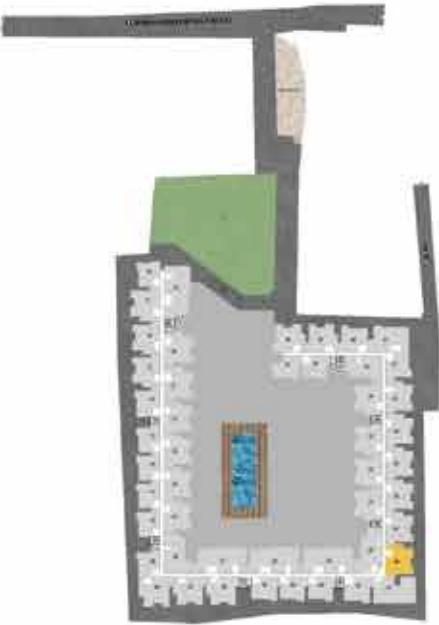


TYPICAL FLOOR (1ST TO 5TH)



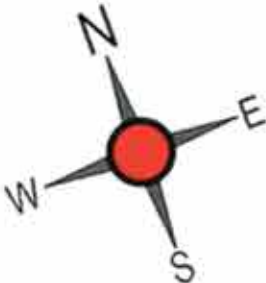
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G48 | 1081 | 54 | 1135 | 1593 | 108 |
| Tower-1 | 148-548 | 1081 | 54 | 1135 | 1593 | - |



KEY PLAN

3 BHK



TYPICAL FLOOR (1ST TO 5TH)



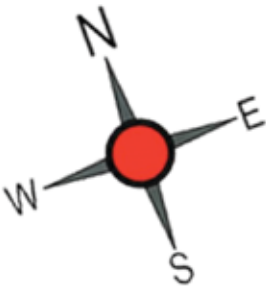
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G39 | 1081 | 54 | 1135 | 1594 | 196 |
| Tower-1 | 139-539 | 1081 | 54 | 1135 | 1589 | - |



KEY PLAN

2 & 3 BHK



TYPICAL FLOOR -138 TO 538



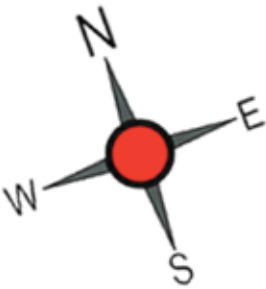
TYPICAL FLOOR -137 TO 537

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | 138-538 | 1081 | 54 | 1135 | 1596 | - |
| Tower-1 | 137-537 | 815 | 46 | 861 | 1225 | - |



KEY PLAN

3 BHK

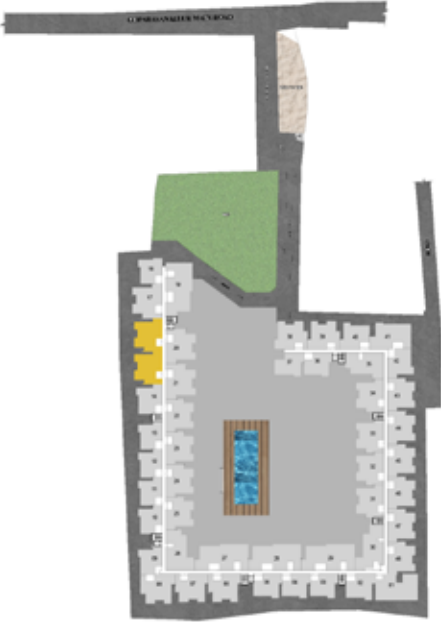


TYPICAL FLOOR (1ST TO 5TH)



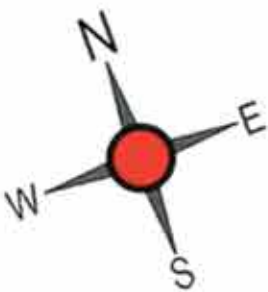
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G15 | 1081 | 54 | 1135 | 1597 | 198 |
| Tower-1 | G16 | 1081 | 54 | 1135 | 1593 | 193 |
| Tower-1 | 115-515 | 1081 | 54 | 1135 | 1597 | - |
| Tower-1 | 116-516 | 1081 | 54 | 1135 | 1593 | - |



KEY PLAN

3 BHK

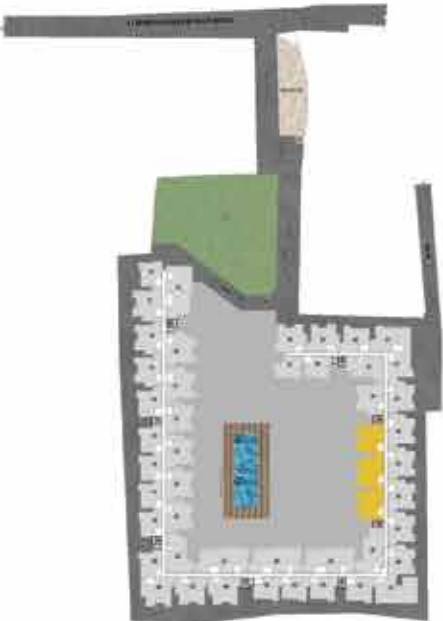


TYPICAL FLOOR (1ST TO 5TH)



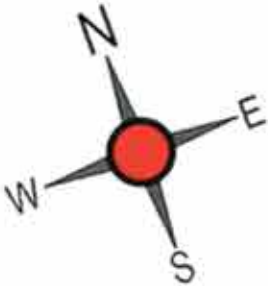
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|------------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G31 & G33 | 1081 | 54 | 1135 | 1597 | 198 |
| Tower-1 | G32 | 1081 | 54 | 1135 | 1592 | 194 |
| Tower-1 | 131 TO 531 | 1081 | 54 | 1135 | 1597 | - |
| Tower-1 | 132 TO 532 | 1081 | 54 | 1135 | 1592 | - |
| Tower-1 | 133 TO 533 | 1081 | 54 | 1135 | 1597 | - |



KEY PLAN

3 BHK



TYPICAL FLOOR (1ST TO 5TH)



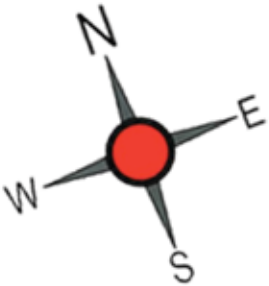
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G34 | 1081 | 54 | 1135 | 1597 | 201 |
| Tower-1 | 134-534 | 1081 | 54 | 1135 | 1597 | - |



KEY PLAN

3 BHK



FOURTH FLOOR



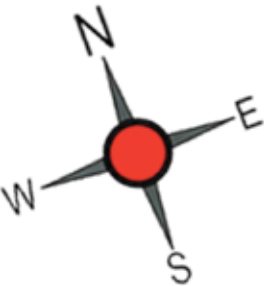
FIFTH FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | 423 | 1081 | 54 | 1135 | 1597 | 408 |
| Tower-1 | 523 | 1081 | 54 | 1135 | 1592 | - |



KEY PLAN

3 BHK



TYPICAL FLOOR (1ST TO 5TH)



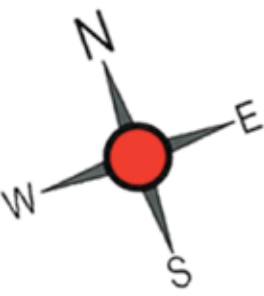
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G24 | 1081 | 54 | 1135 | 1597 | 191 |
| Tower-1 | G25 | 1081 | 54 | 1135 | 1593 | 199 |
| Tower-1 | 124-324 | 1081 | 54 | 1135 | 1597 | - |
| Tower-1 | 424-524 | 1081 | 54 | 1135 | 1593 | - |
| Tower-1 | 125-525 | 1081 | 54 | 1135 | 1593 | - |



KEY PLAN

3 BHK



TYPICAL FLOOR (1ST TO 5TH)



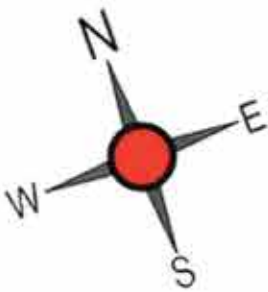
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G44 | 1081 | 54 | 1135 | 1597 | 198 |
| Tower-1 | G45 | 1081 | 54 | 1135 | 1592 | 194 |
| Tower-1 | G46 | 1081 | 54 | 1135 | 1592 | 194 |
| Tower-1 | G47 | 1081 | 54 | 1135 | 1592 | 194 |
| Tower-1 | 144-544 | 1081 | 54 | 1135 | 1597 | - |
| Tower-1 | 145-545 | 1081 | 54 | 1135 | 1592 | - |
| Tower-1 | 146-546 | 1081 | 54 | 1135 | 1592 | - |
| Tower-1 | 147-547 | 1081 | 54 | 1135 | 1592 | - |



KEY PLAN

3 BHK



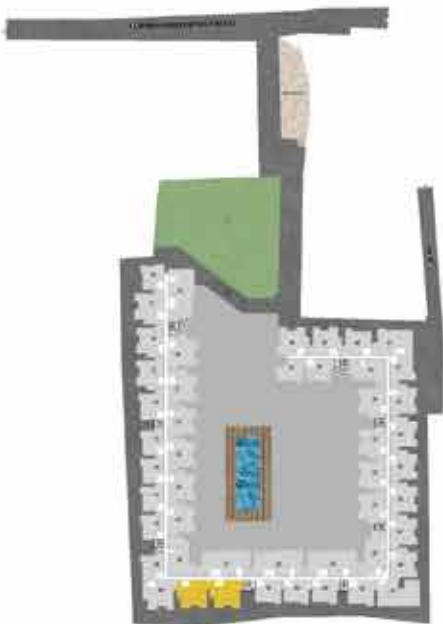
TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR-G07



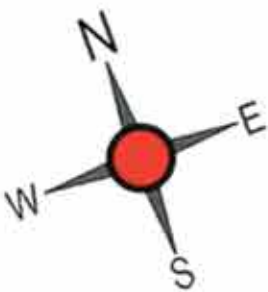
GROUND FLOOR-G06



KEY PLAN

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G06 | 1081 | 54 | 1135 | 1604 | 112 |
| Tower-1 | G07 | 1081 | 54 | 1135 | 1598 | 205 |
| Tower-1 | 106-506 | 1081 | 54 | 1135 | 1604 | - |
| Tower-1 | 107-507 | 1081 | 54 | 1135 | 1598 | - |

3 BHK

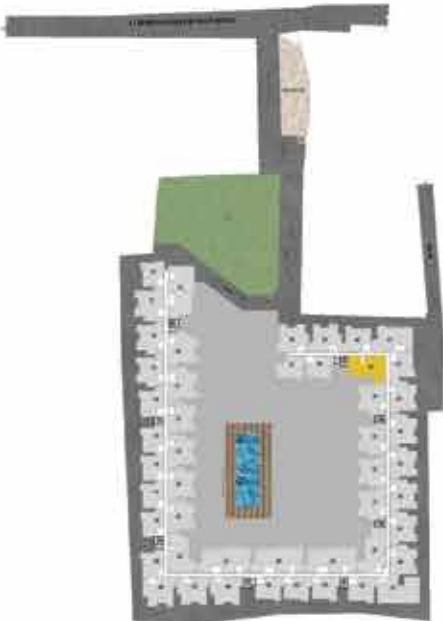


TYPICAL FLOOR (1ST TO 5TH)



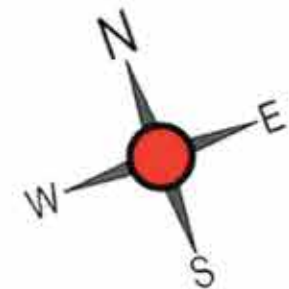
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G35 | 1141 | 131 | 1272 | 1772 | 191 |
| Tower-1 | 135-535 | 1141 | 131 | 1272 | 1772 | - |



KEY PLAN

3 BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G17 | 1214 | 56 | 1270 | 1779 | 199 |
| Tower-1 | 117-517 | 1214 | 56 | 1270 | 1779 | - |



KEY PLAN

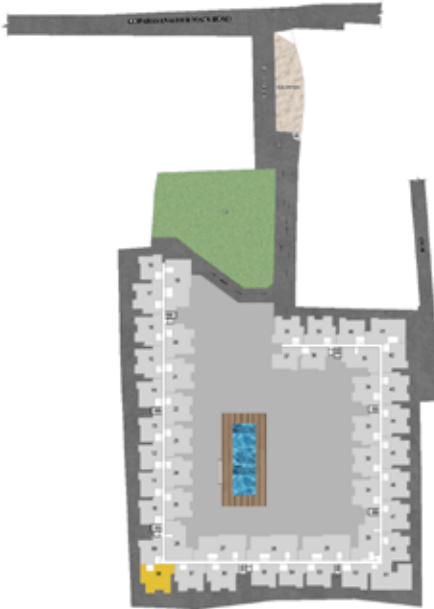
3 BHK



TYPICAL FLOOR (1ST TO 5TH)



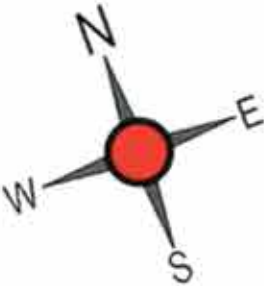
GROUND FLOOR



KEY PLAN

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G08 | 1214 | 56 | 1270 | 1780 | 238 |
| Tower-1 | 108-508 | 1214 | 56 | 1270 | 1780 | - |

3 BHK



TYPICAL FLOOR (1ST TO 5TH)



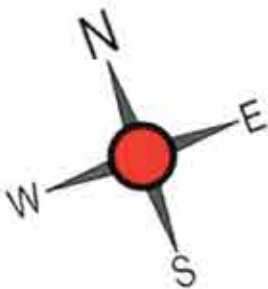
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G21 | 1214 | 56 | 1270 | 1786 | 246 |
| Tower-1 | 220-520 | 1214 | 56 | 1270 | 1786 | - |
| Tower-1 | 121-521 | 1214 | 56 | 1270 | 1786 | - |



KEY PLAN

3 BHK

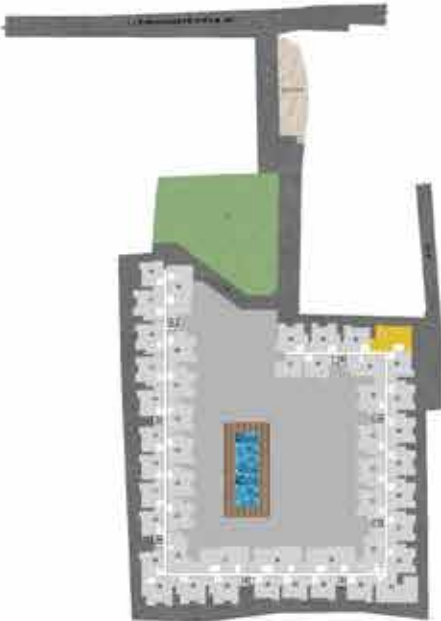


TYPICAL FLOOR (1ST TO 5TH)



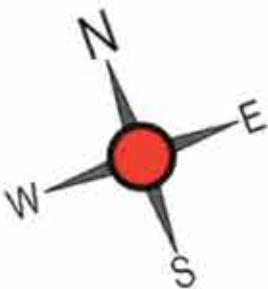
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G41 | 1347 | 51 | 1398 | 1927 | 121 |
| Tower-1 | 141-541 | 1347 | 51 | 1398 | 1927 | - |



KEY PLAN

3 & 4 BHK



GROUND FLOOR



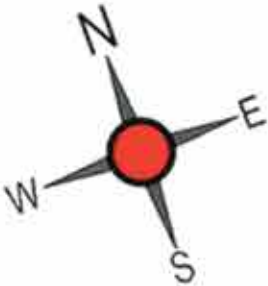
TYPICAL FLOOR (1ST TO 5TH)

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G19 | 1356 | 64 | 1420 | 1949 | 99 |
| Tower-1 | 119-519 | 1718 | 112 | 1830 | 2498 | - |



KEY PLAN

3 BHK

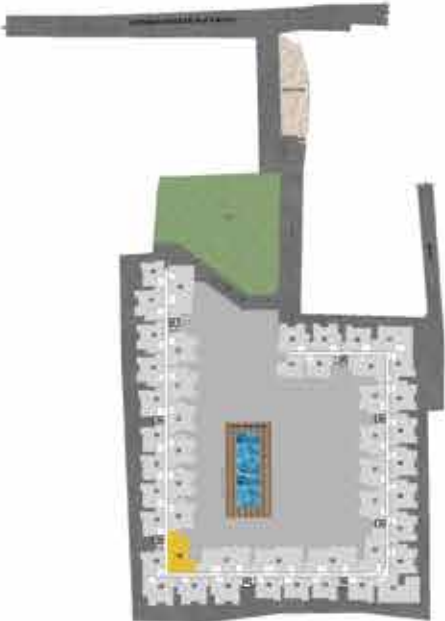


GROUND FLOOR



TYPICAL FLOOR (1ST TO 5TH)

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G26 | 1239 | 142 | 1381 | 1969 | 205 |
| Tower-1 | 126-526 | 1239 | 142 | 1381 | 1969 | - |



KEY PLAN

3 BHK

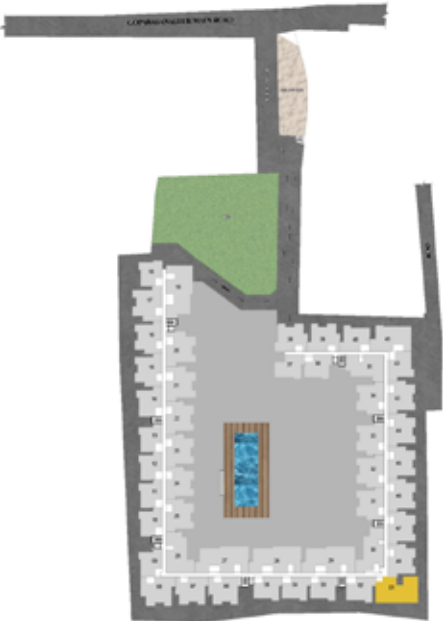


TYPICAL FLOOR (1ST TO 5TH)



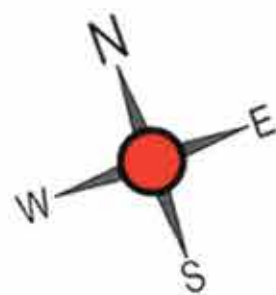
GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G01 | 1466 | 102 | 1568 | 2141 | - |
| Tower-1 | 101-501 | 1466 | 102 | 1568 | 2141 | - |



KEY PLAN

4 BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

| Tower | Unit No. | Carpet area (sqft) | Balcony area (sqft) | Total carpet area (sqft) | Saleable area (sqft) | Private terrace area (sqft) |
|---------|----------|--------------------|---------------------|--------------------------|----------------------|-----------------------------|
| Tower-1 | G27 & 29 | 1718 | 112 | 1830 | 2512 | 183 & 171 |
| Tower-1 | G28 | 1718 | 112 | 1830 | 2506 | 171 |
| Tower-1 | 127-527 | 1718 | 112 | 1830 | 2512 | - |
| Tower-1 | 128-528 | 1718 | 112 | 1830 | 2506 | - |
| Tower-1 | 129-529 | 1718 | 112 | 1830 | 2512 | - |

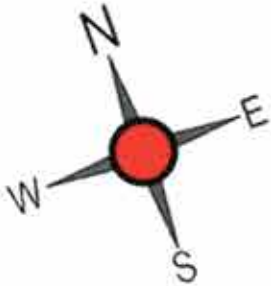


KEY PLAN

The background of the entire image consists of numerous concentric circles in a light brown or tan color, centered on a dark charcoal gray background. The circles vary in radius, creating a tunnel-like or ripple effect that draws the eye towards the center.

Clubhouse Plans

Clubhouse



GROUND FLOOR PLAN

- INDOOR AMENITIES**
- 63.CAFÉ
 - 64.CRECHE
 - 65.CONVENIO STORE



KEY PLAN

Clubhouse



FIRST FLOOR PLAN

INDOOR AMENITIES

- 53.INDOOR GAMES
- 54.KIDS PLAY AREA
- 55.KIDS LIBRARY
- 59.ADVENTURE WALL GAMES

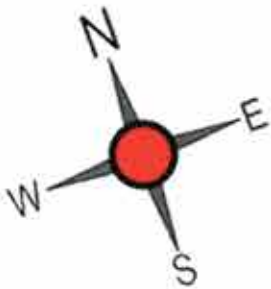
- 60.MINI PLAY
- 61.BALL PIT
- 62.ASSOCIATION ROOM

- 66.INTERACTIVE WALL GAMES
- 67.VR GAMES
- 68.VIDEO GAMES
- 69.GAME ARCADE



KEY PLAN

Clubhouse



SECOND FLOOR PLAN

INDOOR AMENITIES

- 51.MULTIPURPOSE HALL
- 52.HOME THEATRE
- 56.GYM
- 57.INTERACTIVE WORKOUT
- 58.CROSSFIT CORNER



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 2950mm |

WALL / CEILING FINISH

| | |
|----------------|---|
| INTERNAL WALLS | Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion |
| CEILING | Finished with 2 coats of putty, 1 coat of primer & 2 coats of Tractor emulsion |
| EXTERIOR WALLS | Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect design |
| BATHROOM | Ceramic Tile up to 2250mm height of size 300mmx600mm & above false ceiling will be finished with a coat of primer |
| KITCHEN | Ceramic wall tile of size 600mmx600mm for a height of 600mm above the counter top finished level |
| TOILET CEILING | Grid type false ceiling |

FLOOR FINISH WITH SKIRTING

| | |
|---------------------------|-------------------------------------|
| LIVING & DINING | Italian marble flooring |
| BEDROOM & KITCHEN | Vitrified tile of size 1200mmx600mm |
| BATHROOM | Anti-skid tiles of size 300mmx300mm |
| BALCONY & PRIVATE TERRACE | Anti-skid tiles of size 600mmx600mm |

KITCHEN & DINING

| | |
|------------------|--|
| KITCHEN | Platform will be finished with granite slab of 600mm wide at height of 850mm from the finished floor level |
| HOB POINT | Point provided in the kitchen. |
| ELECTRICAL POINT | For chimney & water purifier |
| SINK | Single bowl SS sink with drain board and pullout faucet |
| DINING | Granite counter with designer bowl washbasin. |

BALCONY HANDRAIL

| | |
|--------------------|---------------------------------------|
| CLOTH DRYING CLAMP | MS handrail as per architect's design |
| | Cloth drying clamp in balcony |

WINDOWS WINDOWS

| | |
|--------------|--|
| FRENCH DOORS | Aluminium powder coated frame and doors with toughened glass without grill |
| VENTILATORS | Aluminium powder coated frame of fixed louvered / open-able shutter for ODU access (wherever applicable) |

BATHROOMS

SANITARY FIXTURE & CP FITTINGS

BATHROOM 1

Kohler/American Standard/ equivalent

Wall mounted WC with cistern, Health faucet, Single lever diverter, Shower panel with rain shower and hand shower, counter mount wash basin, glass partition with door, 2 feet trench drain and granite flooring in shower area

OTHER BATHROOMS

Wall mounted WC with cistern, Health faucet, Single lever diverter, Rain shower, counter mount wash basin, glass partition in shower area and pest free drain

JOINERY

MAIN DOOR

Good quality full jamb door frame of size 1200x2300mm with veneer finish shutter and decorative side panel

Ironmongeries like Digital door lock of Yale /equivalent, tower bolts, door viewer, safety latch, magnetic catcher, etc.,

BEDROOM DOORS

Good quality full jamb door frame with double side laminated shutter of size 1000x2300mm

Ironmongeries like Godrej or equivalent lock, door bush, tower bolt & magnetic catcher, etc.,

BATHROOM DOORS

Good quality full jamb door frame with double side laminated shutter of Size900x2300mm with water proof layer on the inner side

Ironmongeries like one side coin & thumb turn lock of Godrej / equivalent without key, tower bolt & door bush, etc.,

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 Schneider / Anchor Legrand or equivalent will be provided

WIRES

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

TV

Point in Living & all the bedroom

DATA

Point in Living & Bed 1

USB POINT

Point in Living & Bed 1

FOOT LAMP

Foot lamp in all the bedrooms

OUTDOOR SOCKET

6Amp outdoor socket in balcony area

SPLIT- AIR CONDITIONER

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

EXHAUST FAN

Point provided in all bathrooms.

GEYSER

Point will be provided in all bathrooms

BACK-UP

1BHK-350W, 2BHK-400W, 3BHK-500W, 4BHK-650W









SPECIFICATIONS COMMON TO BUILDING COMPLEX

| | |
|--------------------|--|
| LIFT | 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/ equivalent cladding at all levels |
| LOBBY | Granite flooring at ground floor & tile flooring at other levels |
| CORRIDOR | Tile flooring at all levels |
| STAIRCASE FLOOR | Granite flooring at all levels |
| STAIRCASE HANDRAIL | MS handrail with enamel paint finish in all floors |
| TERRACE FLOOR | Pressed tile flooring |
| TERRACE DOORS | Good quality door frame with FRP shutters of size 900 X 2100mm with paint finish Ironmongeries like thumb turn lock of Godrej or equivalent, door closure & tower bolt, etc., |

OUTDOOR FEATURES

| | |
|----------------------|---|
| WATER STORAGE | Centralized UG sump with WTP (Min. requirement as per water test report) |
| RAIN WATER HARVEST | Rain water harvesting site (As per site condition) |
| 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 with MY Gate App. |
| COMPOUND WALL | Site perimeter fenced by compound wall with 1500mm height and 600mm barbed wire fence with entry gates as per design intent from finished ground level. |
| 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. |

Awards



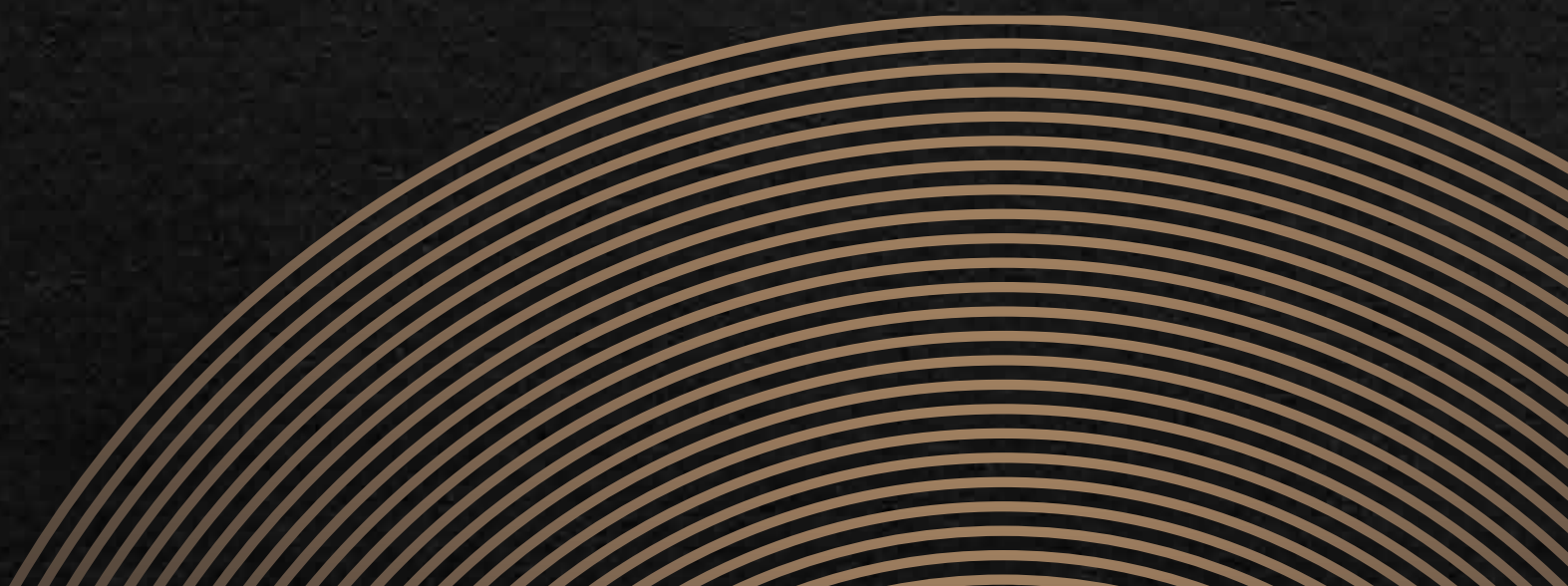
-  **ET Now - 2019**
Casagrand Zenith
Innovative Project of the Year
-  **ET Now - 2019**
Casagrand Eternia II
Best Project in Non-Metro
-  **ET Now - 2019**
Casagrand Royale
Most Admired Upcoming Project of the Year
-  **11th Estate Annual Awards - Franchise India - 2019**
Casagrand Esmeralda
Luxury 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 Signing | 45% |
| On commencement of Foundation | 10% |
| On commencement of Basement Roof | 7.5% |
| On commencement of Ground Floor Roof | 7.5% |
| On commencement of 1 st Floor Roof | 7.5% |
| On commencement of 3 rd Floor Roof | 7.5% |
| On commencement of 5 th Floor Roof | 5.0% |
| On Completion of Respective Unit's Flooring | 2.5% |
| Handing over | 2.5% |
| Total | 100% |



CASAGRAND



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WHY CASAGRAND FITTED HOMES?

To make Homebuyer's Life Easy, Casagrand Fitted Homes provides the One-Stop Solution with all the essential fittings 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.


WOODWORKS OF TOP NOTCH QUALITY



Shoe Rack



TV Unit



Dining Crockery



Wardrobes
All Bedrooms



Kitchen Cabinets



Vanity

HOME ACCESSORIES



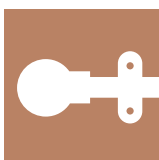
Light Fixtures



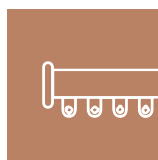
Mirrors in Dining



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

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 |



SCAN FOR BROCHURE

FOR MORE DETAILS CALL

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 **info.fh@casagrand.co.in**

CASAGRANDBUILDING ASPIRATIONS

Buddy Neighbour Scheme

Refer & Earn

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

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

www.cgrefferal.com

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CASAGRANDBUILDING ASPIRATIONS

RENTASSURE

Call 98841 99957 www.cgrentassure.com

SELLASSURECASAGRANDBUILDING ASPIRATIONSselling casagrand home made easy

WE'LL HELP YOU SELL.

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

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CASAGRANDBUILDING ASPIRATIONS

FittedHomesJust move in...

One-step Interior Solution for Hassle-free Moving In Experience

WOODWORKS OF TOP NOTCH QUALITY

PREMIUM ELECTRICAL FITTINGS

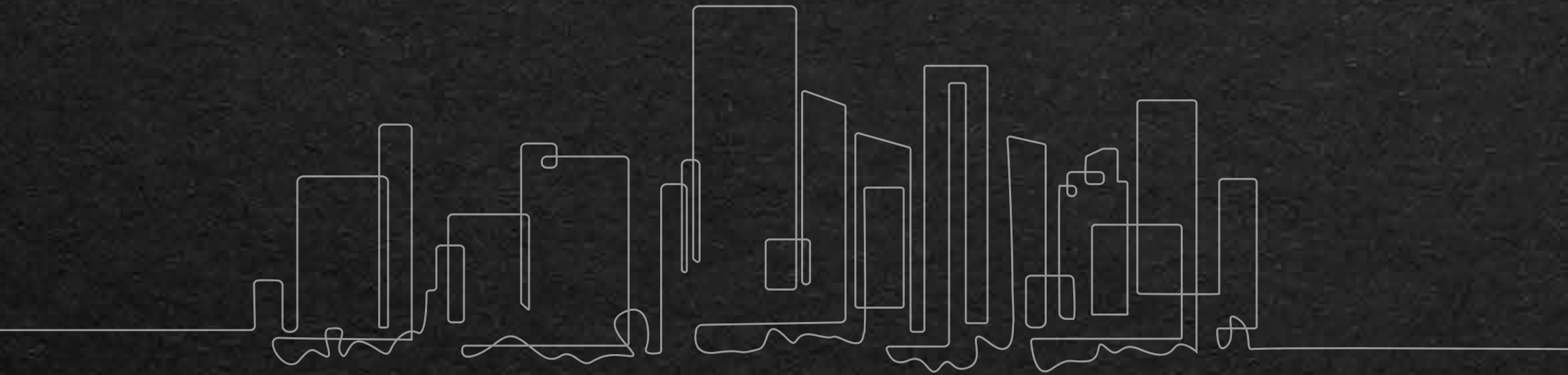
HOME ACCESSORIES

WASHROOM ACCESSORIES

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

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