



CASAGRAN
CASABLANCA







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 20th 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






CASAGRAND
CASABLANCA

ELEVATION VIEW







AERIAL VIEW





THE GREATEST LIVING
EXPERIENCE YOU'VE
EVER SEEN!

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

The first ever Roman-themed community of Casagrand in Bengaluru, Casagrand Casablanca offers an unparalleled living experience enhanced by cutting-edge amenities. Meticulously planned, these homes guarantee luxury at every juncture.

Immerse yourself in the splendor of Roman-inspired architecture within this community, a true masterpiece radiating a resort-like atmosphere. Complete with essential conveniences on-site, it turns your dream home into a tangible reality, fulfilling your every desire.

PODIUM VIEW





SWIMMING POOL VIEW







SALIENT FEATURES





A PRESTIGIOUS ROMAN- THEMED RESIDENTIAL COMMUNITY ON 27 ACRES

- ◆ Roman-themed community that boasts 805 well designed homes for Phase 1 across an expanse of 18-acres.
- ◆ Thoughtfully designed 2, 3, 4 & 5 BHK high-rise luxurious apartments, floor villas & penthouses with 2B+G+17 structure.
- ◆ 100+ world-class amenities of outdoor and indoor recreational facilities.
- ◆ 88% of open space & 15 acres of open area solely dedicated for landscape & amenities of multiple entertainments.
- ◆ A clubhouse of 42000 sft. and sports clubhouse of 26000 sft. equipped with world-class amenities and plush interiors.
- ◆ Vaastu compliant homes with zero dead space.
- ◆ Surrounded by prominent IT & ITES companies, schools, colleges & hospitals.

CLUBHOUSE VIEW





AMENITIES



INDOOR CLUB AMENITIES

◆ ENTERTAINMENT

- 1 Multipurpose Hall
- 2 AV Room
- 3 Cricket Simulator
- 4 Video Games Room
- 5 Nook Seating
- 6 Coffee Shop
- 7 Entertainment Lounge
- 8 Terrace Sky Cinema
- 9 Terrace Hangout Plaza
- 10 Terrace Stepped Seating

◆ KIDS PLAY AREA

- 11 Ballpool
- 12 Informal Seating
- 13 Kids Gym
- 14 Adventurous Play Area
- 15 Rock Climbing

◆ LEARNING

- 16 Library
- 17 Arts & Crafts Room
- 18 Creche
- 19 Business Centre
- 20 Co-Working Space
- 21 Learning Centre

◆ GYM

- 22 Digital Interactive Gym
- 23 TRX Training
- 24 Boxing Corner
- 25 Weight Lifting
- 26 Functional Training

◆ HEALTH & FITNESS

- 27 Yoga/Meditation Zone
- 28 Steam Room
- 29 Jacuzzi
- 30 Salon
- 31 Spa

◆ INDOOR SPORTS

- 32 Squash Courts - 3
- 33 Badminton Courts - 4
- 34 Table Tennis - 6
- 35 Foosball
- 36 Billiards
- 37 Pool Table
- 38 Soccer Pool
- 39 Board Games Corner
- 40 Indoor Golf Area
- 41 Terrace Multipurpose Court

◆ FACILITIES

- 42 Car Wash Bay
- 43 Car Charging Bay
- 44 Air Filling Station
- 45 Maid/Drivers Dormitories

- 46 Ironing Room
- 47 Convenio Store
- 48 Association Room
- 49 Clinic
- 50 Pharmacy
- 51 Guest Rooms - 4

OUTDOOR AMENITIES

- 52 Bus Shelter
- 53 Terrain Seating
- 54 Rock Climbing Wall
- 55 Sand Pit
- 56 Pavilion
- 57 Amphitheatre
- 58 Kids Jungle Gym
- 59 Children's Play Area
- 60 Trampoline
- 61 Tot Lot
- 62 Reflexology Pathway
- 63 Yoga Deck
- 64 Meditation Pavilion
- 65 Palm Tree Plaza
- 66 Stepped Floral Garden
- 67 Party Lawn
- 68 Golf Putting
- 69 Pets Park
- 70 Pet Washing Station
- 71 Jogging And Cycling Track
- 72 Interactive Floor Games
- 73 Viewing Deck
- 74 Skating Rink

- 75 Floral Garden
- 76 Outdoor Gym
- 77 Sculpture Court
- 78 Seating Gallery
- 79 Multipurpose Court
- 80 Cricket Practice Net
- 81 Camp Fire Zone
- 82 Forest Walkway
- 83 Hammock Garden
- 84 Barbeque Zone
- 85 Elevated Walkway
- 86 Koi Pond
- 87 Lily Pond
- 88 Forest Adventurous Zone
- 89 Tree House

◆ SWIMMING POOL AMENITIES

- 90 Adults Pool
- 91 Kids Pool
- 92 Kids Splash Pad
- 93 Pool Side Party Lawn
- 94 Pool Volleyball Net
- 95 Water Slide
- 96 Pool Side Lounges
- 97 Refreshment Counter
- 98 Pool Side Theatre
- 99 Sunken Seating
- 100 Basketball Pole
- 101 Pool Side Seating

TROPICAL FOREST VIEW





CASAGRAND



FittedHomes

Just move in...



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

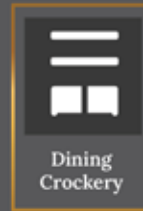
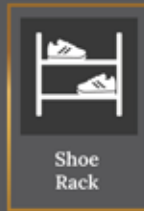
WHAT DO WE OFFER?

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.



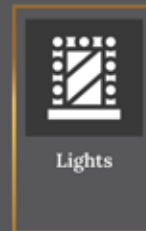
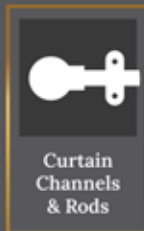
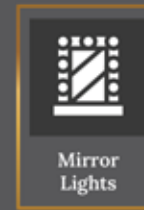
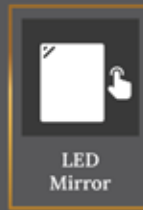
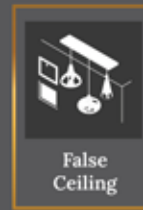
SCAN FOR BROCHURE

WOODWORKS OF TOP NOTCH QUALITY



PREMIUM 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

CASAGRAND
building aspirations

FOR MORE DETAILS CALL

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CLUBHOUSE PODIUM VIEW





BALCONY VIEW







PRODUCT SUPERIORITY



A LUSH AND LUXURY WELCOME TO A NEW LIFESTYLE

- ◆ Casagrand Casablanca is a prestigious roman-themed community that boasts 805 well-designed homes on a 18-acre property with spacious units.
- ◆ The entire community is an engineering marvel with roman-themed elevation, uplifted with façade lighting and beautifully crafted landscape.
- ◆ The community offers controlled entry and exit in the project facilitated with CCTV surveillance at pivotal points ensures 24x7 security.
- ◆ Grand entrance arch welcomes one into the community with it's grandness enhanced with lighting and landscape areas.
- ◆ 88% of open space & 15 acres of open area solely dedicated for landscape sprawled along with the lush green belt and amenities of multiple entertainments for residents of all age groups.
- ◆ Meticulous planning has been done to ensure the community is a kids and senior friendly community.
- ◆ Centrally located large clubhouse of 42000 sft. and an exclusive sports clubhouse of 26000 sft. designed with exclusive amenities.

CASAGRAN CASABLANCA FEATURES 100+ WORLD-CLASS AMENITIES

- ◆ 100+ world-class amenities of outdoor and indoor recreational facilities are sprawled across the project enhancing the social environment and liveliness of the community.
- ◆ Social gathering spaces such as party lawn, amphitheatre, barbeque zone and palm tree plaza encourage social activity in the community.
- ◆ Senior citizen friendly - Reflexology pathway, pavilion and seating gallery are planned for the elderly people.
- ◆ Kids friendly amenities - Apart from general amenities like children's play area, the community has unique kids friendly amenities like rock climbing wall, sandpit, kids jungle gym, trampoline, tot lot, interactive floor games, tree house and skating rink which instill social interaction among the kids.
- ◆ 24000 sft. grand thermal swimming pool to enjoy the cold morning.

- ◆ Pool is designed along with adults pool, sunken seating and pool side seating.
- ◆ Kids pool with water slide and kids splash pad - These features give the kids an added entertainment along with kids pool.
- ◆ Pool side loungers, pool side theatre, pool side party lawn, refreshment counter, pool volleyball net and basketball pole - Encourages activities in the outdoors.
- ◆ Fun and recreational amenities - Such as multi-purpose court, golf putting, cricket practice net etc. intended to enhance the sportsmanship of the community.
- ◆ Way to healthy life - Outdoor fitness amenities like outdoor gym, jogging and cycling track encourages residents of all age groups to spend their time for a healthier life.
- ◆ Relaxation at your ease - Meditation pavilion, yoga deck, hammock garden is surrounded by green space gives you the chance to enhance your inner peace.
- ◆ Significance of natural and serene living - The community offers forest trail like forest walkway, forest adventurous zone, stepped floral garden, camp fire zone, terrain seating, koi pond, lily pond, elevated walkway welcomes you to a life of serenity connecting with nature.
- ◆ Pets park and pet washing station is a dedicated space for your pets giving the community the comfort of being pet friendly.

INDULGE IN FINEST CLUBHOUSE

- ◆ Clubhouse of 42000 sft. and sports clubhouse of 26000 sft. equipped with world-class amenities and plush interiors.
- ◆ Clubhouse indoor amenities such as multipurpose hall, AV room, learning center, co-working space, business centre, kids play area, creche, arts and crafts room, library, coffee shop and entertainment lounge gives added luxury in the community.
- ◆ Exclusive sports clubhouse offers amenities such as squash courts, badminton courts, table tennis room and terrace multipurpose court to indulge sportsmanship within the community.
- ◆ Refreshment and revitalize - Foosball, billiards, pool table, soccer

pool, board games corner, indoor golf area, yoga/meditation zone, steam room, jacuzzi, salon and spa facilities enhances and boost your physical and mental fitness.

- ◆ Exclusive gym - With top-notch features like digital interactive gym, TRX training, boxing corner, weight lifting and functional training to take work out to next level.
- ◆ Fun and recreational amenities like video games room, cricket simulator, kids gym, rock climbing, adventurous play area and ball pool to keep the children engaged in an array of activities.
- ◆ Grand lobbies - The entry is facilitated with double height lobbies welcoming you to a luxurious living environment.
- ◆ Terrace sky cinema - The proposed sky cinema with projector screen facility on the terrace is planned so that residents can spend time outdoors watching matches and movies.
- ◆ Rooftop amenities - The club house terrace has extended features like terrace hangout plaza and terrace stepped seating encouraging activities in the outdoors.

MODERN CONVENIENCES CLOSE TO HOME

- ◆ Access to daily needs - Convenience store is provided for the ease of daily provisional hassles.
- ◆ Piped gas line connections are provided for all towers in the community.
- ◆ Electric car charging bay is provided for the comfort of charging your e-vehicles.
- ◆ Car wash bay and air filling station - Give the comfort of servicing your vehicle inside the community.
- ◆ Maid/driver's dormitories are located at the basement for maids and drivers who reside in the community.
- ◆ Ironing room, clinic, pharmacy such public friendly facilities plays top-tier role in the community.
- ◆ Casagrand Casablanca offers 4 nos of comfortable and cozy guest rooms for your convenience and to make your visitors have a good time.
- ◆ There is also a carefully laid out CCTV network that covers every

inch of the grounds ensuring that all common areas are under scrutiny for unusual activity.

UNMATCHED INTERIOR PLANNING

- ◆ Spacious planning of homes with bigger sized bedrooms and toilets of minimum size 8ftx5ft.
- ◆ Foyer - Most of the units have dedicated foyer at the entrance.
- ◆ 8' height windows and full height french door are designed to offer 3 times greater light, ventilation and beautiful views than other homes.
- ◆ Dedicated utility space in the kitchen with full height windows.
- ◆ Dedicated handwash area with designer bowl washbasin are provided in all the units.
- ◆ Ensuring beautiful views - All bedroom windows and balconies are planned in a manner to ensure you the podium or outside view with no overlooking into another apartment.
- ◆ Zero dead space - Internal and external spaces have been designed with zero space wastage, giving you maximum usable area in your apartment.
- ◆ No units facing each other - To ensure more privacy and security, units have been designed in such a way that the entrance doors do not face each other.
- ◆ Lighting and ventilation - All windows, OTS, cutouts, shafts ensure ventilation not only within your apartment but also in the corridors.
- ◆ Planned ODU locations - Designed to avoid any overlooking or hindrances to other apartments and well concealed to ensure no AC's are visible on the building façade.
- ◆ Dedicated private terrace with garden and plunge pool in all the penthouse and floor villa units.

PAR EXCELLENT FLOOR VILLA

- ◆ Casagrand Casablanca presents an upscale brand of premium units called floor villa.

- ◆ The floor villas are well-designed and have a spacious 17ft x 40ft living area.
- ◆ Each unit contains a defined space of double foyer area.
- ◆ Every unit has an exclusively dedicated private balcony size of 300 sft., which is accentuated with a plunge pool and private garden.
- ◆ Every master bedroom designed with walk-in-wardrobe facility.
- ◆ Bigger bathrooms of size of 9ft x 10ft are furnished with bathtubs, dual washbasins and thermostat rain shower with glass shower cubicle.
- ◆ A huge kitchen with a utility area provision is planned with a dish washer.
- ◆ All the units are facilitated with a room and toilet for the maids.

SUPERIOR SPECIFICATIONS

- ◆ Grand main door that is wide and fancy finished with veneer designer side panel creating a welcoming effect to your home.
- ◆ Digital lock for main door - New generation digital lock system with which you can unlock your door with a simple touch and can share the digital key to any visitors.
- ◆ 2'x2' bigger sized tiles for all the bathrooms.
- ◆ Premium range of TOTO fittings provides a royal look to all the bathrooms.
- ◆ Grand master bathroom furnished with granite countertop washbasin, rain shower with hand shower, glass shower partition, granite flooring in shower area and many more.
- ◆ Premium range of switches with additional electrical features such as foot lamp, USB charging point.
- ◆ Cloth drying provision - An adjustable, wall mount clothes hanger is fitted in the balcony for ease.

EXCLUSIVE SPECIFICATION FOR TOWER – 3

- ◆ Face recognition lock for floor villa & pinnacle main door - New generation digital lock system with which you can unlock your

door with a face recognition feature.

- ◆ Marble flooring for living & dining with its luxurious inlay design creates an elegant look and feel in your home space.
- ◆ Grand master bathroom furnished with granite countertop washbasin, rain shower & hand shower with thermostat, glass shower partition, granite flooring in shower area and many more.
- ◆ Glass shower cubical in all master bathroom of pinnacle and floor villa units.

VAASTU COMPLIANCE FOR ENHANCING A POSITIVE LIVING

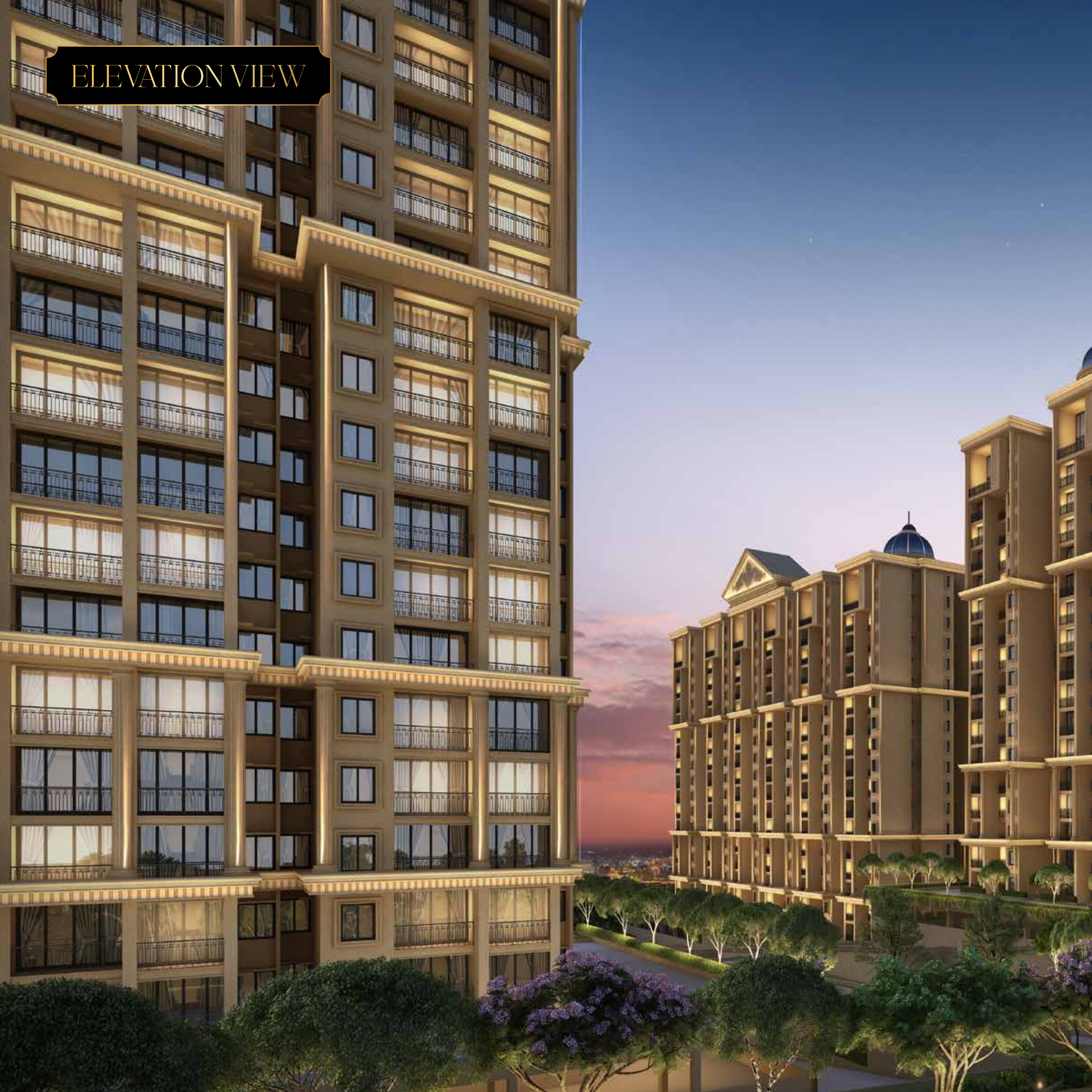
- ◆ Apartments are North and East facing entry.
- ◆ Northwest or Southeast kitchens are planned in all units.
- ◆ Bedrooms are located in Southwest corner.
- ◆ North facing headboards are avoided in every room.
- ◆ No units have NE/SW toilets and kitchen.

A COMMUNITY THAT MAKES YOU GO WOW WITH THE AWE-LOOKING DESIGN!

Casagrand Casablanca offers the epitome of luxury with its roman styled facade, 5-star interiors, and countless features and amenities designed flawlessly to give you a living experience that is absolutely par excellence.



ELEVATION VIEW





BRIDGE VIEW





MASTER PLAN





SITE / GROUND FLOOR PLAN

FACILITIES

- 42. CAR WASH BAY
- 43. CAR CHARGING BAY
- 44. AIR FILLING STATION

OUTDOOR AMENITIES

- 52. BUS SHELTER
- 53. TERRAIN SEATING
- 54. ROCK CLIMBING WALL
- 55. SAND PIT
- 56. PAVILION
- 57. AMPHITHEATER
- 58. KIDS JUNGLE GYM
- 59. CHILDREN'S PLAY AREA
- 60. TRAMPOLINE
- 61. TOT LOT
- 62. REFLEXOLOGY PATHWAY
- 63. YOGA DECK
- 64. MEDITATION PAVILION
- 65. PALM TREE PLAZA
- 66. STEPPED FLORAL GARDEN
- 67. PARTY LAWN
- 68. GOLF PUTTING
- 69. PETS PARK
- 70. PET WASHING STATION
- 71. JOGGING AND CYCLING TRACK
- 72. INTERACTIVE FLOOR GAMES
- 73. VIEWING DECK
- 74. SKATING RINK
- 75. FLORAL GARDEN
- 76. OUTDOOR GYM
- 77. SCULPTURE COURT
- 78. SEATING GALLERY
- 79. MULTIPURPOSE COURT
- 80. CRICKET PRACTICE NET
- 81. CAMP FIRE ZONE
- 82. FOREST WALKWAY
- 83. HAMMOCKS GARDEN
- 84. BARBEQUE ZONE
- 85. ELEVATED WALKWAY
- 86. KOI POND
- 87. LILY POND
- 88. FOREST ADVENTUROUS ZONE
- 89. TREE HOUSE

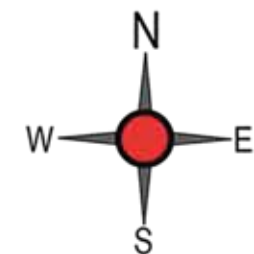
SWIMMING POOL AMENITIES

- 90. ADULTS POOL
- 91. KIDS POOL
- 92. KIDS SPLASH PAD
- 93. POOL SIDE PARTY LAWN
- 94. POOL VOLLEY BALL NET
- 95. WATER SLIDE
- 96. POOL SIDE LOUNGES
- 97. REFRESHMENT COUNTER
- 98. POOL SIDE THEATRE
- 99. SUNKEN SEATING
- 100. BASKETBALL POLE
- 101. POOL SIDE SEATING



BASEMENT PLANS

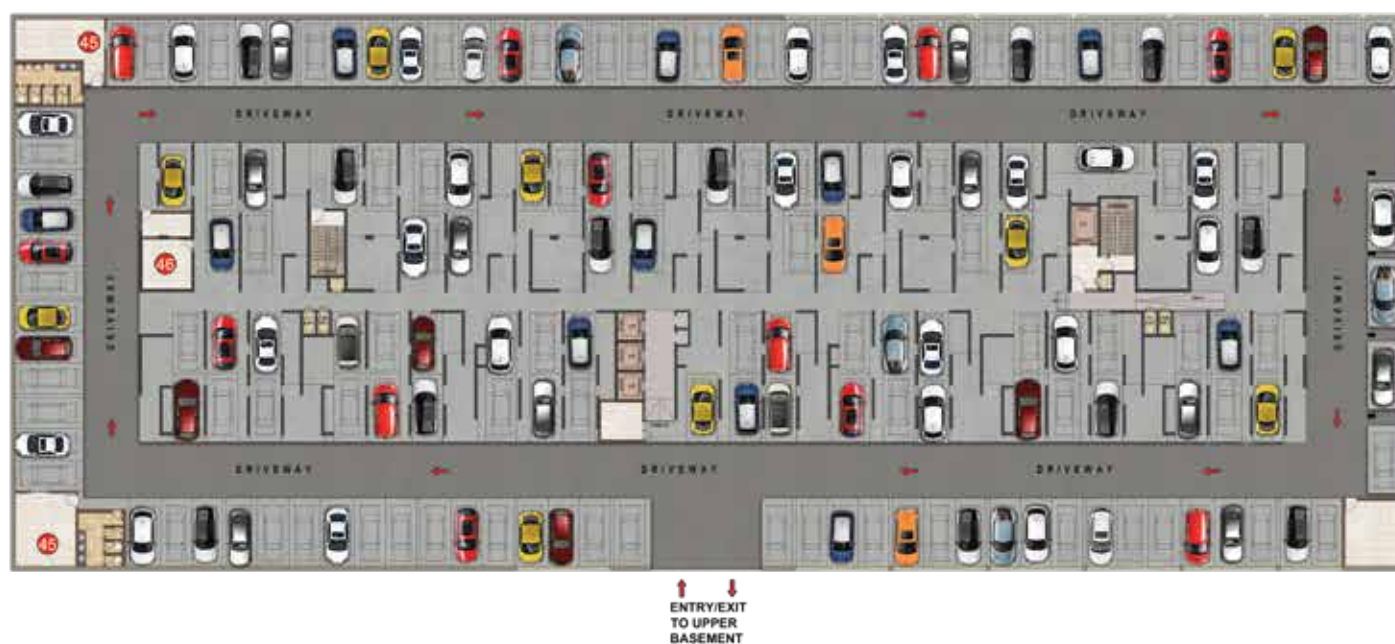




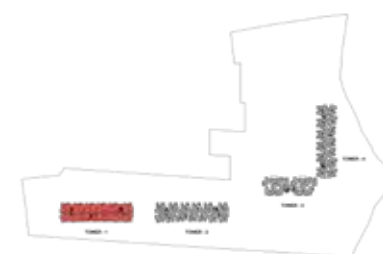
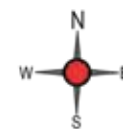
TOWER - 1 LOWER BASEMENT FLOOR PLAN

AMENITIES

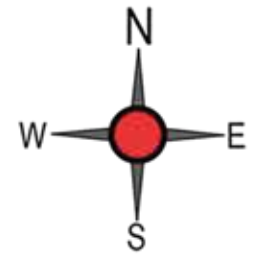
- 45. MAID/DRIVERS DORMITORIES
- 46. IRONING ROOM



TOWER - 1 UPPER BASEMENT FLOOR PLAN



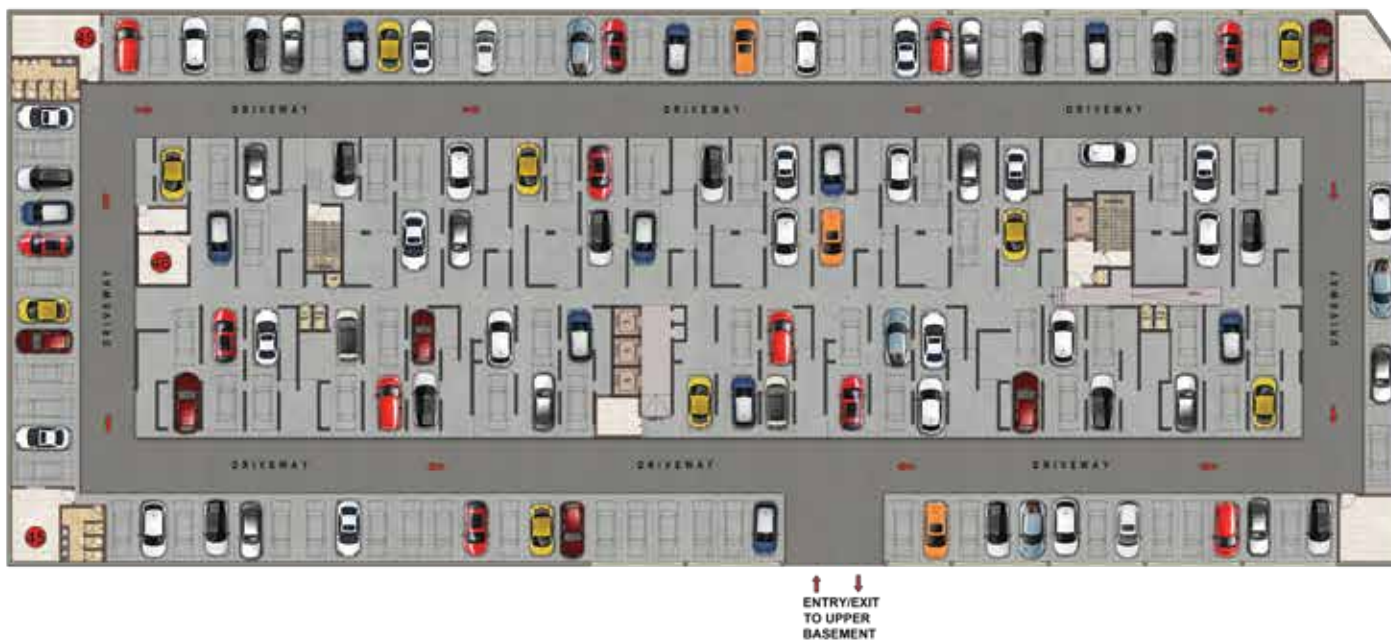
KEY PLAN



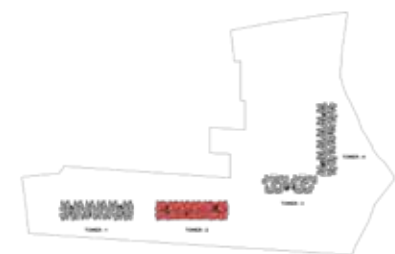
TOWER - 2 LOWER BASEMENT FLOOR PLAN

AMENITIES

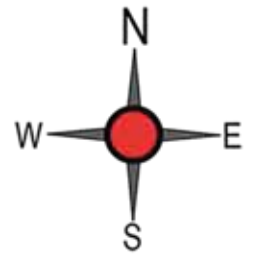
- 45. MAID/DRIVERS DORMITORIES
- 46. IRONING ROOM



TOWER - 2 UPPER BASEMENT FLOOR PLAN

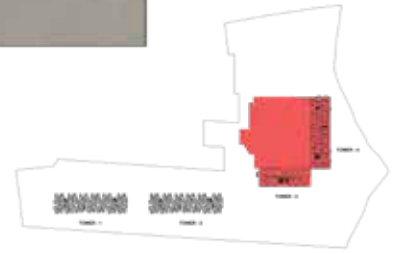


KEY PLAN



AMENITIES

- 45. MAID/DRIVERS DORMITORIES
- 46. IRONING ROOM



KEY PLAN

TOWER - 3 & 4 BASEMENT FLOOR PLAN



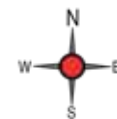
FLOOR PLANS





TOWER 1





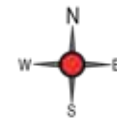
TOWER - 1 GROUND FLOOR PLAN



TOWER - 1 FIRST FLOOR PLAN



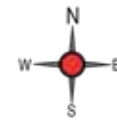
KEY PLAN



TOWER - 1 SECOND TO FIFTEENTH FLOOR PLAN



KEY PLAN



TOWER - 1 SIXTEENTH FLOOR PLAN



TOWER - 1 SEVENTEENTH FLOOR PLAN

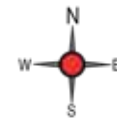


KEY PLAN



TOWER 2





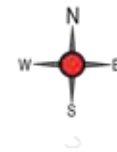
TOWER - 2 GROUND FLOOR PLAN



TOWER - 2 FIRST FLOOR PLAN



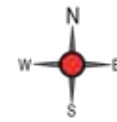
KEY PLAN



TOWER - 2 SECOND TO FIFTEENTH FLOOR PLAN



KEY PLAN



TOWER - 2 SIXTEENTH FLOOR PLAN



TOWER - 2 SEVENTEENTH FLOOR PLAN

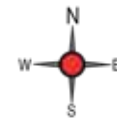


KEY PLAN



TOWER 3





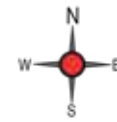
TOWER - 3 GROUND FLOOR PLAN



TOWER - 3 FIRST FLOOR PLAN



KEY PLAN



TOWER - 3 SECOND TO FIFTEENTH FLOOR PLAN



KEY PLAN



TOWER 4





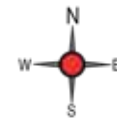
TOWER - 4 GROUND FLOOR PLAN



TOWER - 4 FIRST FLOOR PLAN



KEY PLAN



TOWER - 4 SECOND TO FOURTEENTH FLOOR PLAN



KEY PLAN



TOWER - 4 FIFTEENTH FLOOR PLAN



TOWER - 4 SIXTEENTH FLOOR PLAN



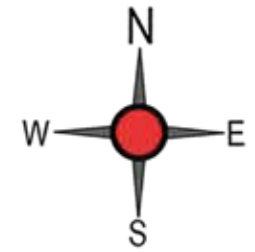
KEY PLAN



2 BHK UNIT PLANS



2BHK
G06 - 1606, G08 - 1608, G10 - 1610



UNIT NO -
G06
G08
G10

GROUND FLOOR



UNIT NO -
106 - 1606
108 - 1608
110 - 1610

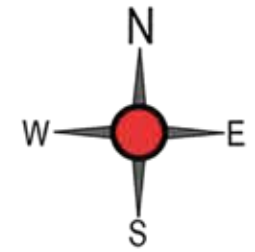
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G06	2BHK	808	87	895	1265	111
106-1606	2BHK	808	87	895	1265	0
G08	2BHK	808	87	895	1265	116
108-1608	2BHK	808	87	895	1265	0
G10	2BHK	808	87	895	1265	116
110-1610	2BHK	808	87	895	1265	0

2BHK
G06 - 1706, G08 - 1708, G10 - 1710



UNIT NO -
G06
G08
G10

GROUND FLOOR



UNIT NO -
106 - 1706
108 - 1708
110 - 1710

TYPICAL FLOOR

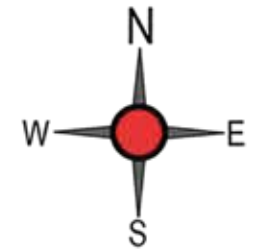


UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G06	2BHK	808	87	895	1266	107
106-1706	2BHK	808	87	895	1266	0
G08	2BHK	808	87	895	1266	116
108-1708	2BHK	808	87	895	1266	0
G10	2BHK	808	87	895	1266	116
110-1710	2BHK	808	87	895	1266	0



KEY PLAN

2BHK
105



UNIT NO -
105

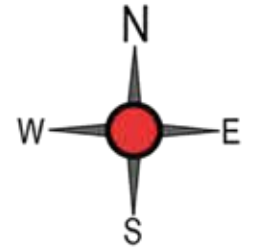
FIRST FLOOR



KEY PLAN

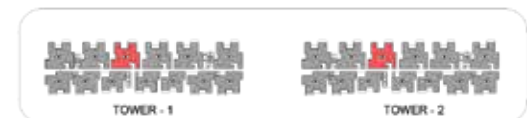
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
105	2BHK	1003	115	1118	1600	90

2BHK
105



UNIT NO -
105

FIRST FLOOR



UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
105	2BHK	1030	115	1145	1639	90

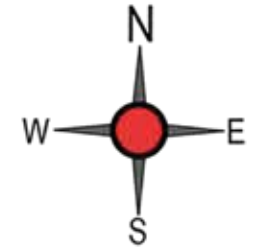
KEY PLAN



2 BHK + STUDIO UNIT PLANS



2BHK+STUDIO UNIT
G03 - 1403, G03A - 1403,



UNIT NO -
G03, G03A

GROUND FLOOR
2BHK+STUDIO UNIT



UNIT NO -
103 - 1403, 103A - 1403A

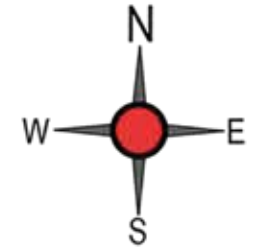
TYPICAL FLOOR
2BHK+STUDIO UNIT



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G03	2BHK	1003	115	1118	1588	149
103 - 1403	2BHK	1003	115	1118	1588	0
G03A	STUDIO	287	0	287	424	95
103A - 1403A	STUDIO	287	0	287	424	0

2BHK+STUDIO UNIT
G01-1401, G01A - 1401A,



UNIT NO -
G01, G01A

GROUND FLOOR
2BHK+STUDIO UNIT



UNIT NO -
101 - 1401, 101A - 1401A

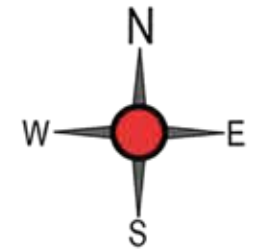
TYPICAL FLOOR
2BHK+STUDIO UNIT



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G01	2BHK	1003	115	1118	1588	206
101 - 1401	2BHK	1003	115	1118	1588	0
G01A	STUDIO	287	0	287	424	95
101A - 1401A	STUDIO	287	0	287	424	0

2BHK+STUDIO UNIT
G07-1407, G07A-1407A
G09-1409, G09A-1409A



UNIT NO -
 G07, G07A
 G09, G09A

GROUND FLOOR
 2BHK+STUDIO UNIT



UNIT NO -
 107 - 1407, 107A - 1407A
 109 - 1409, 109A - 1409A

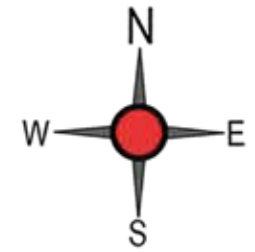
TYPICAL FLOOR
 2BHK+STUDIO UNIT

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE (SQ.FT)
G07	2BHK	1003	115	1118	1588	206
107 - 1407	2BHK	1003	115	1118	1588	0
G07A	STUDIO	287	0	287	424	95
107A - 1407A	STUDIO	287	0	287	424	0
G09	2BHK	1003	115	1118	1588	206
109 - 1409	2BHK	1003	115	1118	1588	0
G09A	STUDIO	287	0	287	424	94
109A - 1409A	STUDIO	287	0	287	424	0



KEY PLAN

2BHK+STUDIO UNIT
205 - 1405, 205A - 1405A



UNIT NO -
205 - 1405, 205A - 1405A

TYPICAL FLOOR
2BHK+STUDIO UNIT



KEY PLAN

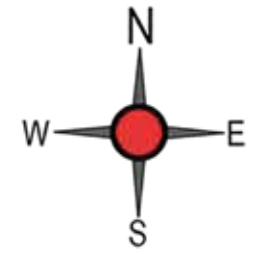
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
205 - 1405	2BHK	1003	115	1118	1588	0
205A - 1405A	STUDIO	287	0	287	424	0



3 BHK UNIT PLANS



3BHK
G02 - 1602



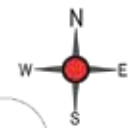
UNIT NO -
G02

GROUND FLOOR



UNIT NO -
102 - 1602

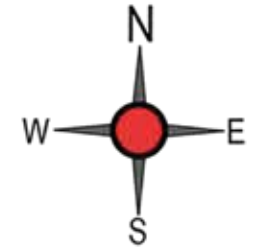
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G02	3BHK	1034	54	1088	1548	80
102-1602	3BHK	1034	54	1088	1548	0

3BHK
G02 - 1702



UNIT NO -
G02

GROUND FLOOR



UNIT NO -
102 - 1702

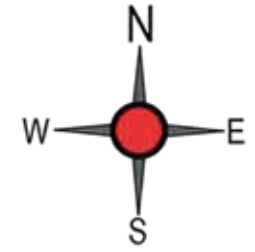
TYPICAL FLOOR



UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G02	3BHK	1018	99	1117	1579	258
102-1702	3BHK	1018	99	1117	1579	0

KEY PLAN

3BHK
G04 - 1704, G12 - 1712



UNIT NO -
G04
G12

GROUND FLOOR

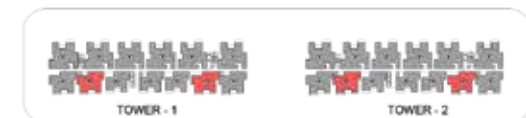


UNIT NO -
104 - 1704
112 - 1712

TYPICAL FLOOR

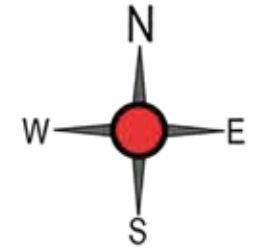


UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G04	3BHK	1018	99	1117	1579	262
104-1704	3BHK	1018	99	1117	1579	0
G12	3BHK	1018	99	1117	1577	258
112-1712	3BHK	1018	99	1117	1577	0



KEY PLAN

3BHK
G13 - 1713



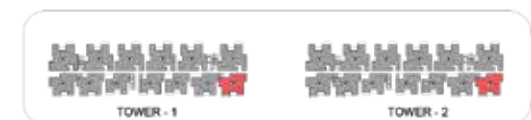
UNIT NO -
G13

GROUND FLOOR



UNIT NO -
113 -1713

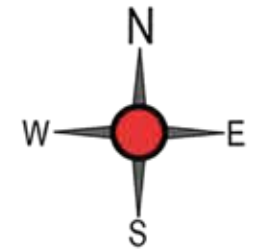
TYPICAL FLOOR



UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G13	3BHK	1018	99	1117	1579	241
113-1713	3BHK	1018	99	1117	1579	0

KEY PLAN

3BHK
G04 - 1604, G11 - 1611, G13 - 313



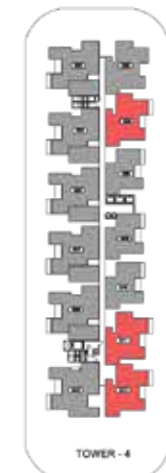
UNIT NO -
G04
G11
G13

GROUND FLOOR



UNIT NO -
104 - 1604
111 - 1611
113 - 313

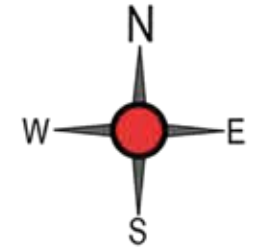
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G04	3BHK	1040	98	1138	1612	159
104-1604	3BHK	1040	98	1138	1612	0
G11	3BHK	1040	98	1138	1610	153
111-1611	3BHK	1040	98	1138	1610	0
G13	3BHK	1040	98	1138	1612	159
113-313	3BHK	1040	98	1138	1612	0

3BHK
413 - 1613



UNIT NO -
413 - 1613

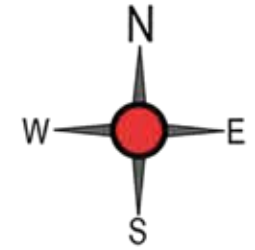
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
413 - 1613	3BHK	1040	98	1138	1612	0

3BHK
G12 - 312



UNIT NO -
G12

GROUND FLOOR



UNIT NO -
112 - 312

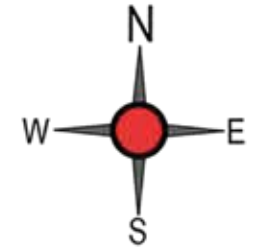
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G12	3BHK	1248	115	1363	1947	201
112 - 312	3BHK	1248	115	1363	1947	0

3BHK
412 - 1412



UNIT NO -
412 - 1412

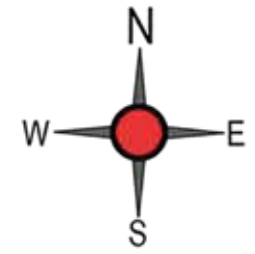
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
412 - 1412	3BHK	1248	115	1363	1947	0

3BHK
G01 - 1501



UNIT NO -
G01

GROUND FLOOR



UNIT NO -
101 - 1501

TYPICAL FLOOR



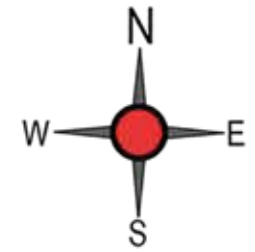
KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G01	3BHK	1270	115	1385	1982	301
101-1501	3BHK	1270	115	1385	1982	0

3BHK

G03 - 1503, 205 - 1505

G07 - 1507, G09 - 1509



ENTRY

GROUND FLOOR



ENTRY

TYPICAL FLOOR

UNIT NO -

G03

G07

G09

UNIT NO -

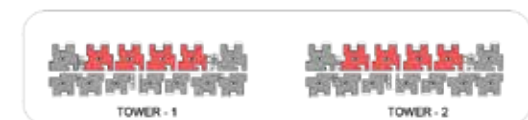
103 - 1503

205 - 1505

107 - 1507

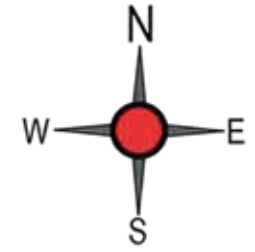
109 - 1509

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE (SQ.FT)
G03	3BHK	1270	115	1385	1982	300
103-1503	3BHK	1270	115	1385	1982	0
205-1505	3BHK	1270	115	1385	1982	0
G07	3BHK	1270	115	1385	1982	303
107-1507	3BHK	1270	115	1385	1982	0
G09	3BHK	1270	115	1385	1982	303
109-1509	3BHK	1270	115	1385	1982	0



KEY PLAN

3BHK
G11 - 1511



UNIT NO -
G11

GROUND FLOOR



UNIT NO -
111 - 1511

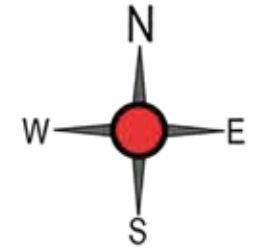
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G11	3BHK	1270	115	1385	1982	201
111-1511	3BHK	1270	115	1385	1982	0

3BHK
G11 - 1511



UNIT NO -
G11

GROUND FLOOR



UNIT NO -
111 - 1511

TYPICAL FLOOR



KEY PLAN

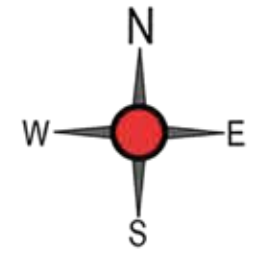
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G11	3BHK	1270	115	1385	1982	273
111-1511	3BHK	1270	115	1385	1982	0



4BHK UNIT PLANS



4BHK
G02 - 1502



UNIT NO -
102 - 1502

TYPICAL FLOOR



UNIT NO -
G02

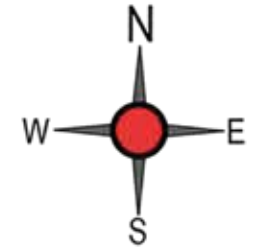
GROUND FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE (SQ.FT)
G02	4BHK	1963	183	2146	3039	129
102-1502	4BHK	1963	183	2146	3039	0

4BHK
G04 - 1504



UNIT NO -
104 - 1504

TYPICAL FLOOR



UNIT NO -
G04

GROUND FLOOR



KEY PLAN

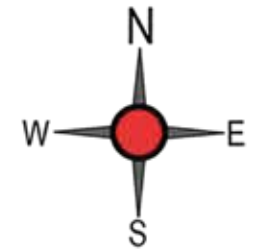
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE (SQ.FT)
G04	4BHK	1963	183	2146	3039	138
104-1504	4BHK	1963	183	2146	3039	0



5 BHK PENTHOUSE &
FLOOR VILLA UNIT PLANS



5BHK PENTHOUSE
1512



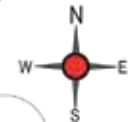
UNIT NO -
1512

FIFTEENTH FLOOR
(LOWER LEVEL)



UNIT NO -
1512

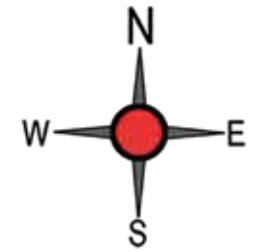
SIXTEENTH FLOOR
(UPPER LEVEL)



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
1512	5BHK	2376	234	2610	3787	0

5BHK PENTHOUSE 1601



UNIT NO -
1601

SIXTEENTH FLOOR
(LOWER LEVEL)



UNIT NO -
1601

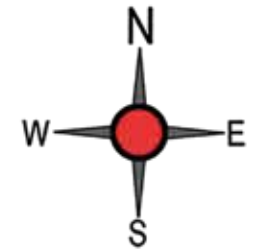
SEVENTEENTH FLOOR
(UPPER LEVEL)



UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
1601	5BHK	2400	239	2639	3800	0

KEY PLAN

5BHK PENTHOUSE
1603, 1605, 1607, 1609



UNIT NO -
1603
1605
1607
1609

SIXTEENTH FLOOR
(LOWER LEVEL)



UNIT NO -
1603
1605
1607
1609

SEVENTEENTH FLOOR
(UPPER LEVEL)

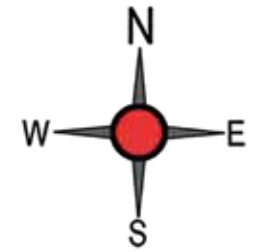


UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
1603	5BHK	2400	239	2639	3800	0
1605	5BHK	2400	239	2639	3800	0
1607	5BHK	2400	239	2639	3800	0
1609	5BHK	2400	239	2639	3800	0



KEY PLAN

5BHK PENTHOUSE 1611



UNIT NO -
1611

SIXTEENTH FLOOR
(LOWER LEVEL)



UNIT NO -
1611

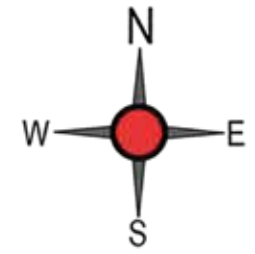
SEVENTEENTH FLOOR
(UPPER LEVEL)



UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
1611	5BHK	2400	239	2639	3800	0

KEY PLAN

5BHK PENTHOUSE
1501



UNIT NO -
1501

FIFTEENTH FLOOR
(LOWER LEVEL)

UNIT NO -
1501

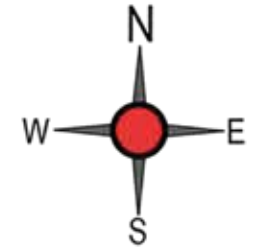
SIXTEENTH FLOOR
(UPPER LEVEL)



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
1501	5BHK	2483	234	2717	3884	0

5BHK PENTHOUSE
1503, 1505, 1507, 1509



UNIT NO -
1503
1505
1507
1509

FIFTEENTH FLOOR
(LOWER LEVEL)

UNIT NO -
1503
1505
1507
1509

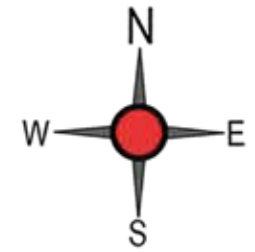
SIXTEENTH FLOOR
(UPPER LEVEL)



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
1503	5BHK	2483	234	2717	3884	0
1505	5BHK	2483	234	2717	3884	0
1507	5BHK	2483	234	2717	3884	0
1509	5BHK	2483	234	2717	3884	0

5BHK FLOOR VILLA
303 - 1503



UNIT NO -
303 - 1503

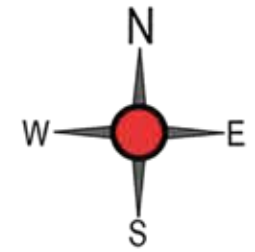
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
303-1503	5BHK	2474	387	2861	3987	0

5BHK FLOOR VILLA
501 - 1501



UNIT NO -
501 - 1501

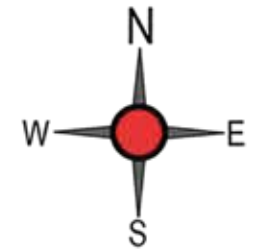
TYPICAL FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
501-1501	5BHK	2474	387	2861	3987	0

5BHK FLOOR VILLA
G01 - 401



TYPICAL FLOOR

UNIT NO -
101 - 401



UNIT NO -
G01

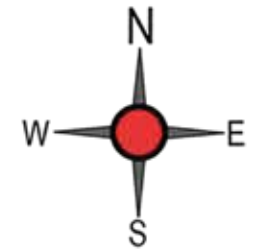
GROUND FLOOR



KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE (SQ.FT)
G01	5BHK	2474	387	2861	3987	280
101-401	5BHK	2474	387	2861	3987	0

5BHK FLOOR VILLA
G03 - 203



TYPICAL FLOOR

UNIT NO -
103 - 203



GROUND FLOOR

UNIT NO -
G03



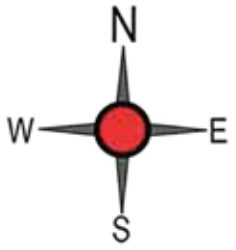
KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL CARPET AREA (SQ.FT)	SALEABLE AREA (SQ.FT)	PRIVATE TERRACE(SQ.FT)
G03	5BHK	2474	387	2861	3987	331
103-203	5BHK	2474	387	2861	3987	0



CLUBHOUSE PLANS





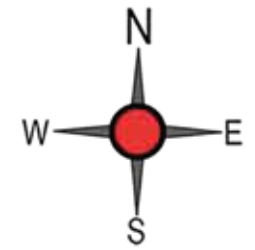
GROUND FLOOR PLAN

INDOOR AMENITIES

- 01. MULTIPURPOSE HALL
- 06. COFFEE SHOP
- 48. ASSOCIATION ROOM
- 49. CLINIC
- 50. PHARMACY



KEY PLAN



INDOOR AMENITIES

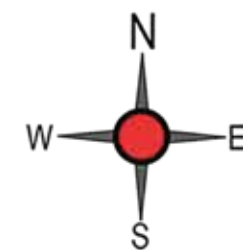
- 03. CRICKET SIMULATOR
- 04. VIDEO GAMES ROOM
- 11. BALL POOL
- 12. INFORMAL SEATING AREA
- 13. KIDS GYM
- 14. ADVENTUROUS PLAY AREA
- 15. ROCK CLIMBING
- 16. LIBRARY
- 17. ART & CRAFTS ROOM
- 18. CRECHE
- 47. CONVENIO STORE



FIRST FLOOR PLAN



KEY PLAN



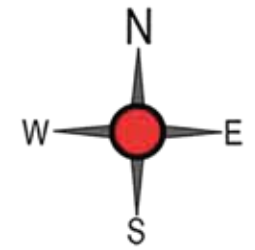
INDOOR AMENITIES

- 02. AV ROOM
- 07. ENTERTAINMENT LOUNGE
- 19. BUSSINESS CENTRE
- 21. LEARNING CENTER
- 35. FOOS BALL
- 36. BILLIARDS
- 37. POOL TABLE
- 38. SOCCER POOL
- 39. BOARD GAMES CORNER
- 40. INDOOR GOLF AREA

SECOND FLOOR PLAN



KEY PLAN



INDOOR AMENITIES

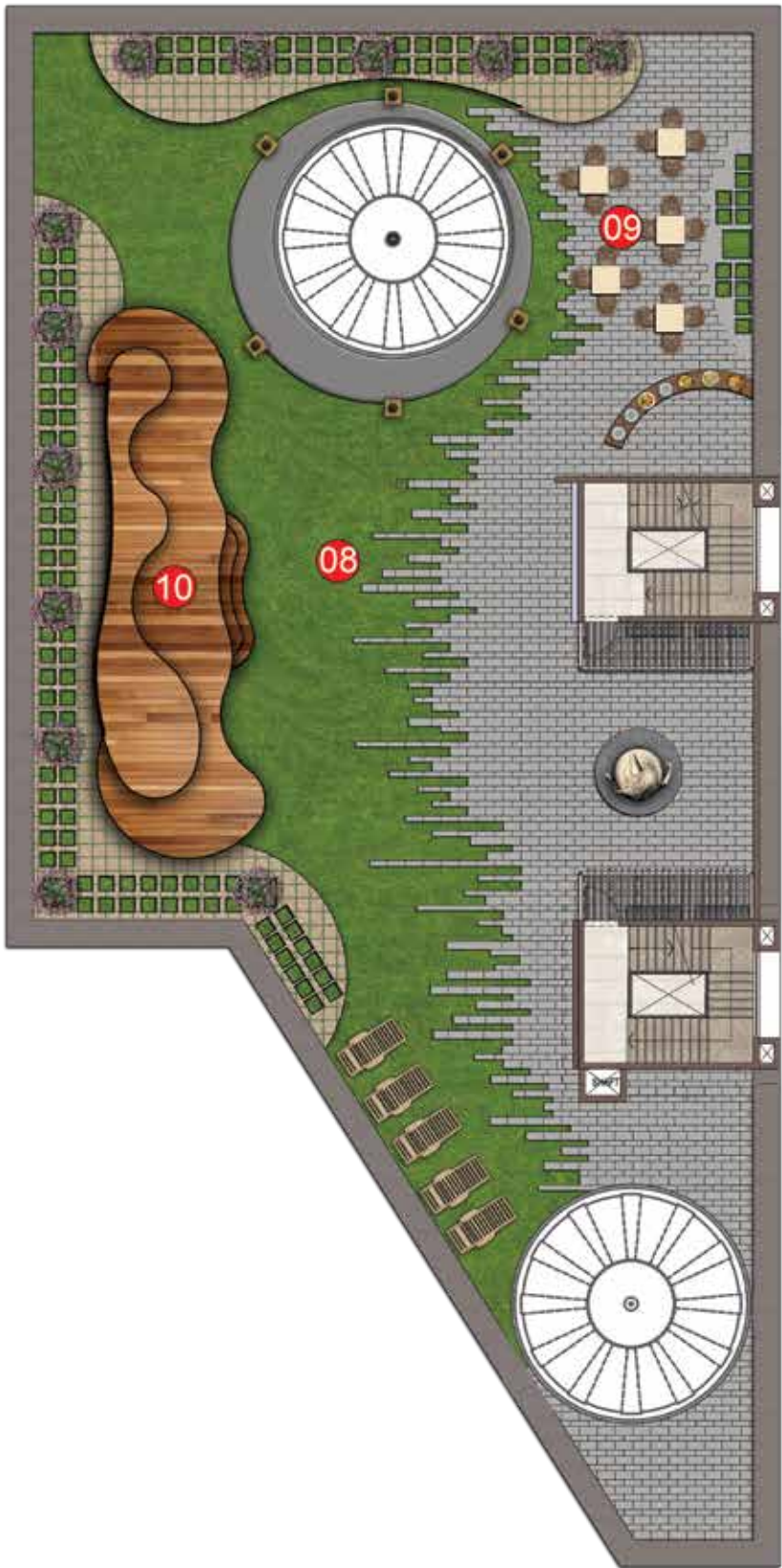
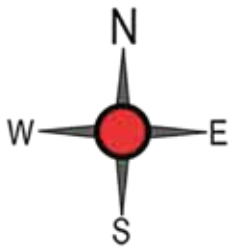
- 05. NOOK SEATING
- 20. CO-WORKING SPACE
- 22. DIGITAL INTERACTIVE GYM
- 23. TRX TRAINING
- 24. BOXING CORNER
- 25. WEIGHT LIFTING
- 26. FUNCTIONAL TRAINING
- 27. YOGA/MEDITATION ZONE
- 28. STEAM ROOM
- 29. JACUZZI
- 30. SALON
- 31. SPA
- 51. GUEST ROOMS-4



THIRD FLOOR PLAN



KEY PLAN



INDOOR AMENITIES

- 08. TERRACE SKY CINEMA
- 09. TERRACE HANGOUT PLAZA
- 10. TERRACE STEPPED SEATING

TERRACE FLOOR PLAN

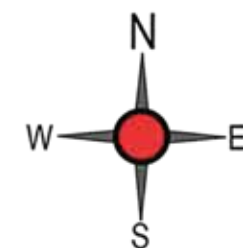


KEY PLAN



SPORTS CLUB PLANS





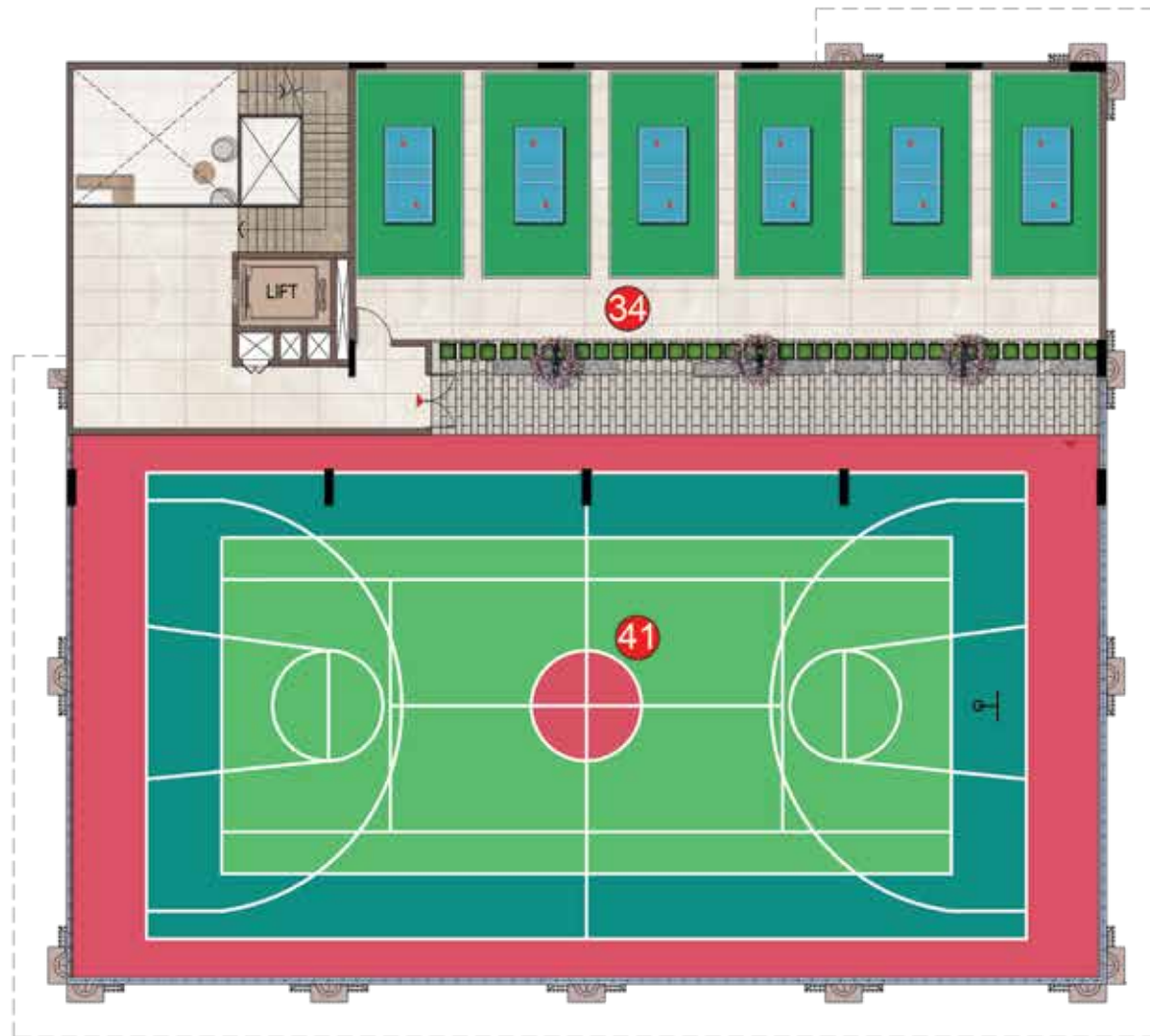
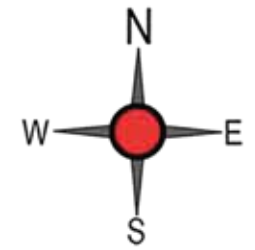
INDOOR SPORTS

- 32. SQUASH COURTS - 3 nos
- 33. BADMINTON COURTS - 4nos

GROUND FLOOR PLAN



KEY PLAN



INDOOR SPORTS

- 34. TABLE TENNIS - 6nos
- 41. TERRACE MULTIPURPOSE COURT

TERRACE FLOOR PLAN



KEY PLAN

DROP OFF PLAZA VIEW





PODIUM VIEW







SPECIFICATIONS



TOWER 1, 2 & 4

1. STRUCTURE

Structural System	:	RCC Wall (MIVAN) structure designed for seismic compliant (Zone 2)
External & Internal walls	:	RCC walls as per structural design
Floor to Floor height (incl. slab)	:	Will be maintained at 3300mm

2. 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	:	Finished with 1 coat of primer & 2 coats of exterior emulsion with color as per architect's design
Bathroom	:	Ceramic tile of size 600 x 600mm till false ceiling height & above will be finished with a coat of primer
Kitchen	:	Will be left open for modular kitchen
Bathroom Ceiling	:	Grid type false ceiling

3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining	:	Italian marble flooring
Family Lounge & Staircase (Penthouse)	:	Italian marble flooring
Bedrooms & Kitchen	:	Vitrified tiles of size 1200 x 600mm
Bathroom	:	Anti-skid ceramic tiles of size 600 x 600mm
Balcony	:	Anti-skid ceramic tiles of size 600 x 600mm
Private Open Terrace / Double Height Balcony (if applicable)	:	Kota stone tiles of size 600mm x 600mm
Plunge Pool (Penthouse)	:	Designer tiles (as per selection)

4. KITCHEN & DINING

Kitchen	:	Will be left open for modular kitchen
Electrical Point	:	For chimney, hob & water purifier
Dining	:	Granite counter top wash basin

5. BALCONY

Handrail	:	MS handrail as per architect's design
Light Fitting	:	Balcony light fitting will be provided
Cloth Drying Hanger	:	Cloth drying hanger in any one of the balcony

6. BATHROOMS

CP Fittings & Sanitary Fixture	:	TOTO/American Standard/Kohler or equivalent
--------------------------------	---	---

One of the Bathrooms : Wall mounted WC with cistern, health faucet, single lever diverter, rain shower with hand shower, granite counter top wash basin, glass shower partition, pest free drain & granite flooring in shower area

Other Bathrooms : Wall mounted WC with cistern, health faucet, single lever diverter, rain shower, granite counter top wash basin, glass shower partition, & pest free drain

Ceiling Exhaust : Ceiling exhaust system in bathroom

7. JOINERY

A. DOORS

Main Door : Good quality door frame with double side veneer shutter of size 1200 x 2400mm and designer side panel with polished finish

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

Bedroom Doors : Full jamb engineered frame with double side laminated shutter of size 900 x 2100mm (Elite units)

: Full jamb engineered frame with double side laminated shutter of size 1050 x 2100mm (Superior & Penthouse units)

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

Bathroom Doors : Full jamb engineered frame with double side laminated shutter of size 750 x 2100mm (Elite units)

: Full jamb engineered frame with double side laminated shutter of size 900 x 2100mm (Superior & Penthouse units)

: Ironmongeries like thumb turn lock without key of Yale or equivalent, designer door handles, door bush, etc.

B. WINDOWS

Windows : Aluminum windows with sliding shutter & see through plain glass

French Doors : Aluminum doors with sliding shutters & toughened glass

Ventilators : Aluminum ventilators with fixed louvers / open-able shutter for ODU access (wherever applicable)

8. ELECTRICAL POINTS

Power Supply : Single phase for 2BHK
: Three phase for 3BHK & Penthouse

Safety Device : MCB (Miniature Circuit Breaker) & RCCB (Residual Current Circuit Breaker)

Switches & Sockets : Modular box, modular switches & sockets of good quality IS brand

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

TV : Point in living & all bedrooms

Foot Lamp	:	Foot lamp in all bedrooms
Data	:	Point in living & one of the bedrooms
USB	:	Point in living and all bedrooms
Split-air Conditioner	:	Point in living/dining and all bedrooms
Geyser	:	Point in all bathrooms
Back-up	:	400W for 2BHK, 500W for 3BHK & 650W for Penthouse

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES

Lift	:	Automatic lift with MS finish as per design
Back-up	:	100% Power backup for common amenities such as Clubhouse, Lifts, STP, WTP & common area lighting
Owner's Directory	:	Apartment owner's name directory will be displayed in ground floor
Lift Fascia	:	Granite cladding for a threshold of 300mm
Lift Lobby	:	Granite flooring at ground level & Tile flooring at other levels
Corridor	:	Tile flooring
Staircase Floor	:	Granite flooring at first 4 levels & Tile flooring at other levels
Staircase Handrail	:	MS handrail with enamel paint finish
Terrace Floor	:	Pressed tile flooring
Terrace Doors	:	Good quality FRP door of size 900 x 2100mm with paint finish Ironmongeries like thumb turn lock of Godrej or equivalent, door bush, automatic door closer, etc.

OUTDOOR FEATURES

Water storage	:	Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvest	:	Rain water harvesting system as per site requirement
STP	:	Centralized Sewage Treatment Plant
Safety	:	CCTV surveillance cameras will be provided all-round the building at pivotal locations at ground level
Walkway	:	Walkway spaces well defined as per landscape's design intent
Security	:	Security booth will be provided at the entry/exit
Compound wall	:	Site perimeter fenced by compound wall with entry gates for a height of 1500mm as per design intent and over that 300mm with barbed fence
Landscape	:	Suitable landscape at appropriate places as per landscape's design intent
Driveway	:	Convex mirror for safe turning in driveway at in/out
External Driveway	:	Interlocking paver block or equivalent flooring with demarcated driveway as per landscape's design intent

TOWER 3

1. STRUCTURE

Structural System	:	RCC Wall (MIVAN) structure designed for seismic compliant (Zone 2)
External & Internal walls	:	RCC walls as per structural design
Floor to Floor Height (incl. slab)	:	Will be maintained at 3450mm

2. 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	:	Finished with 1 coat of primer & 2 coats of exterior emulsion with color as per architect's design
Bathroom	:	Ceramic tile of size 1200 x 600mm till false ceiling height & above will be finished with a coat of primer
Kitchen	:	Will be left open for modular kitchen
Bathroom Ceiling	:	Grid type false ceiling

3. FLOOR FINISH WITH SKIRTING

Foyer, Living & Dining	:	Italian Marble flooring
Bedrooms, Kitchen & Dress	:	
Maid's Room (if applicable)	:	Vitrified tiles of size 1200 x 600mm
Bathroom	:	Anti-skid ceramic tiles of size 600 x 600mm
Balcony	:	Kota stone tiles of size 600mm x 600mm
Private Open Terrace (if applicable)	:	Kota stone tiles of size 600mm x 600mm
Plunge Pool (if applicable)	:	Designer tiles (as per selection)

4. KITCHEN & DINING

Kitchen	:	Will be left open for modular kitchen
Electrical Point	:	For chimney, hob, dish washer & water purifier
Dining	:	Granite counter top wash basin

5. BALCONY

Handrail	:	MS handrail as per architect's design
Ceiling Hook	:	Ceiling hook for swing chair in any one of the balcony
Light Fitting	:	Balcony light fitting will be provided
Cloth Drying Hanger	:	Cloth drying hanger in any one of the balcony

6. BATHROOMS

CP Fittings & Sanitary Fixture	:	TOTO/American Standard/Kohler or equivalent
--------------------------------	---	---

- One of the Bathrooms (Pinnacle) : Wall mounted WC with cistern, health faucet, single lever diverter with shower column, granite counter top wash basin, glass shower partition with door, pest free drain & granite flooring in shower area
- Two of the Bathrooms (Floor Villa) : Wall mounted WC with cistern, Health faucet, single lever diverter with bathtub, shower column, granite countertop with twin wash basins, glass shower partition with door, pest free drain & granite flooring in shower area
- Other Bathrooms (Floor Villa & Pinnacle) : Wall mounted WC with cistern, health faucet, single lever diverter, rain shower, granite counter top wash basin, glass shower partition, & pest free drain
- Ceiling Exhaust : Ceiling exhaust system in bathroom

7. JOINERY

A. DOORS

- Main Door : Good quality door frame with double side veneer shutter of size 1200 x 2400mm and designer side panel with polished finish
- Ironmongeries like digital door lock with face recognition of Yale or equivalent, tower bolts, door viewer, magnetic door catcher etc.
- Bedroom Doors : Full jamb engineered frame with double side laminated shutter of size 1050 x 2100mm
- Ironmongeries like Yale or equivalent lock, designer door handles, magnetic door catcher, tower bolt, etc.
- Bathroom Doors : Full jamb engineered frame with double side laminated shutter of size 900 x 2100mm
- Ironmongeries like thumb turn lock without key of Yale or equivalent, designer door handles, door bush, etc.

B. WINDOWS

- Windows : Aluminum windows with sliding shutter & see through plain glass
- French Doors : Aluminum and doors with toughened glass
- Ventilators : Aluminum ventilators with fixed louvers/open-able shutter for ODU access (wherever applicable)

8. ELECTRICAL POINTS

- Power Supply : Three phase
- Safety Device : MCB (Miniature Circuit Breaker) & RCCB (Residual Current Circuit Breaker)
- Switches & Sockets : Modular box, modular switches & sockets of good quality IS brand
- Wires : FRLS (Flame Retardant Low Smoke) copper wire of a good quality IS brand
- Sensor Light : Provided in foyer and all bathrooms
- TV : Point in living & all bedrooms
- Foot Lamp : Foot lamp in all bedrooms
- Data : Point in living & one of the bedrooms
- USB : Point in living and all bedrooms
- Split-Air Conditioner : Point in living/dining and all bedrooms

Geyser : Point in all bathrooms
Back-up : 650W

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES

Lift : Automatic lift with MS finish as per design
Back-up : 100% power backup for common amenities such as clubhouse, lifts, STP, WTP & common area lighting
Owner's Directory : Apartment owner's name directory will be displayed in ground floor
Lift Fascia : Granite cladding for a threshold of 300mm
Lift Lobby : Granite flooring
Corridor : Granite flooring
Staircase Floor : Granite flooring at first 4 levels & tile flooring at other levels
Staircase Handrail : MS handrail with enamel paint finish
Terrace Floor : Pressed tile flooring
Terrace Doors : Good quality FRP door of size 900 x 2100mm with paint finish
: Ironmongeries like thumb turn lock of Godrej or equivalent, door bush, automatic door closer, etc.

OUTDOOR FEATURES

Water Storage : Centralized UG sump with WTP (min. requirement as per water test report)
Rain Water Harvest : Rain water harvesting system as per site requirement
STP : Centralized Sewage Treatment plant
Safety : CCTV surveillance cameras will be provided all-round the building at pivotal locations at ground level
Walkway : Walkway spaces well defined as per landscape's design intent
Security : Security booth will be provided at the entry/exit
Compound Wall : Site perimeter fenced by compound wall with entry gates for a height of 1500mm as per design intent and over that 300mm with barbed fence
Landscape : Suitable landscape at appropriate places as per landscape's design intent
Driveway : Convex mirror for safe turning in driveway at in/out
External Driveway : Interlocking paver block or equivalent flooring with demarcated driveway as per landscape's design intent

PODIUM VIEW

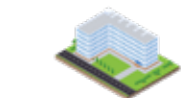




LOCATION MAP



 **ISKON
BENGALURU SOUTH**



Metro
Whole Sale



KSIT Engineering
College



Global Village
Tech Park

 **JP NAGAR**



Forum Falcon
Mall



Vajarahalli
Metro Station



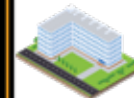
Thalagattapura
Metro Station



Silk Institute
Metro Station



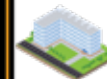
NPS
School



Vega
City Mall



IIM Bengaluru



Meenakshi Mall



Christ University

 **BTM LAYOUT**

 **BEGUR**

SILK BOARD

HOSUR RD.

KANAKAPURA RD.

BANNERGHATTA RD.

KENGERI

NICE ROAD

ELECTRONIC CITY



RR Medical College



Kumaran
School





LOCATION ADVANTAGES



LOCATION HIGHLIGHTS

- ◇ OFF KANAKAPURA ROAD
- ◇ 2 MINS FROM VAJARAHALLI METRO STATION
- ◇ 5 MINS FORUM MALL KONANAKUNTE
- ◇ 15 MINS FROM JP NAGAR

NEAR BY LOCATION – PERFECT LOCATION

- | | |
|----------------------|---------|
| ◇ KONANKUNTE | 7 MINS |
| ◇ JP NAGAR | 10 MINS |
| ◇ BANASHANKARI | 10 MINS |
| ◇ KUMARASWAMY LAYOUT | 10 MINS |
| ◇ BANNERGHATTA ROAD | 10 MINS |
| ◇ JAYANAGAR | 12 MINS |
| ◇ ISRO LAYOUT | 12 MINS |
| ◇ UTTARAHALLI | 15 MINS |
| ◇ PADMANABHA NAGAR | 15 MINS |
| ◇ BASAVANAGUDI | 20 MINS |
| ◇ RR NAGAR | 20 MINS |

TRANSPORTATION

1 VAJARAHALLI METRO STATION	2 Mins
2 BANASHANKARI BUS STAND	15 Mins
3 KSR SBC BENGALURU RAILWAY STATION	30 Mins

IT HUBS/ENTERTAINMENT & SHOPPING

1 GLOBAL CITY TECH PARK	17 Mins
2 FORUM MALL KONANKUNTE (Largest mall in Bangalore)	5 Mins
3 METRO WHOLESale	5 Mins
4 D-MART, VAJARAHALLI	2 Mins

DISTANCE FROM NEAREST HOSPITALS

1 CURA HOSPITAL MULTISPECIALITY	10 Mins
2 BGS GLENEAGLES GLOBAL HOSPITAL	12 Mins
3 SAGAR HOSPITAL KUMARASWAMY LAYOUT	15 Mins
4 JAYADEV MEMORIAL RASTROTTHANA HOSPITAL AND RESEARCH CENTER	10 Mins

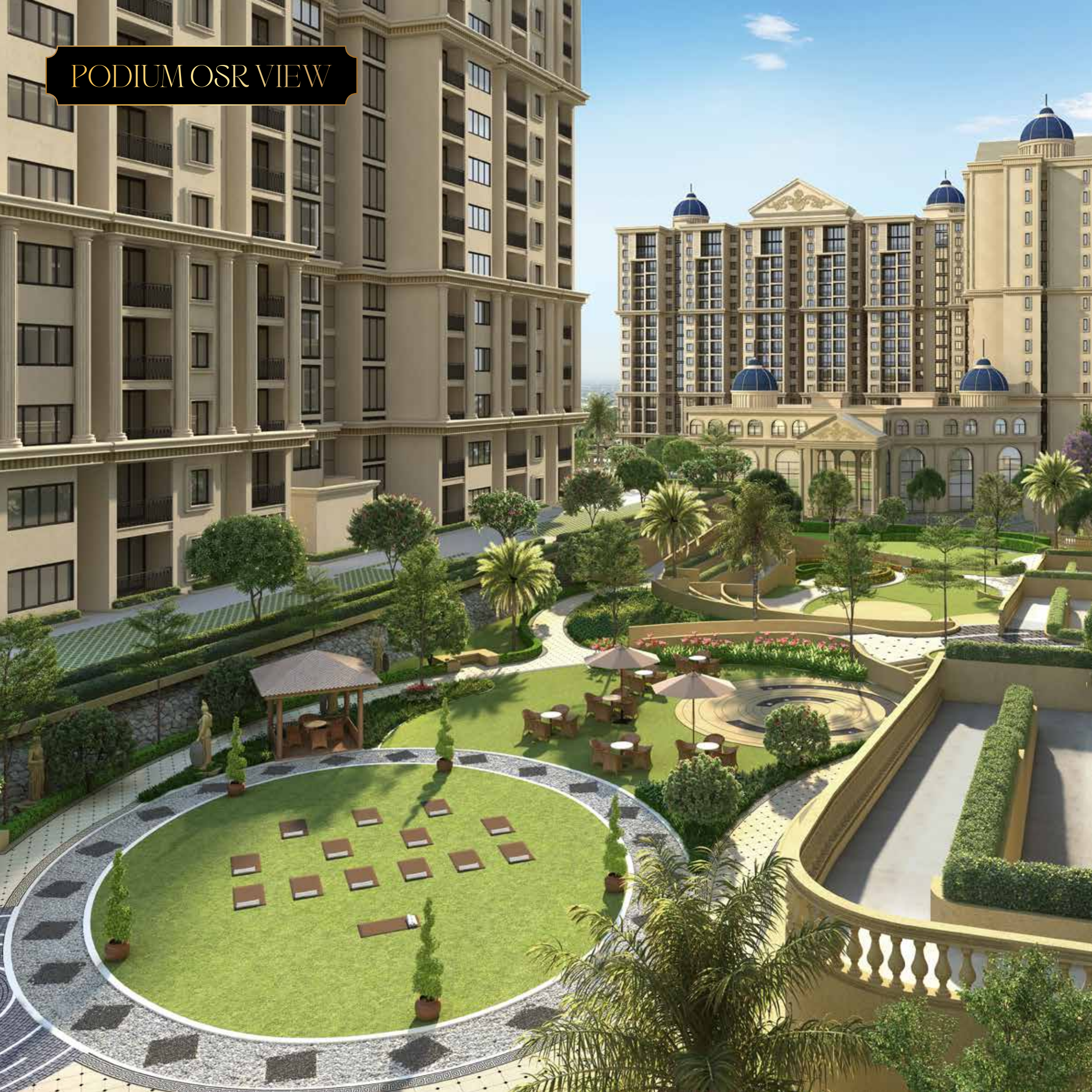
DISTANCE FROM NEAREST EDUCATIONAL INSTITUTIONS

1 K.S. SCHOOL OF ENGINEERING	1 Min
2 SRI KUMARAN PUBLIC SCHOOL	2 Mins
3 JHANA SWEEKAR PUBLIC SCHOOL	5 Mins
4 YAASHASVI INTERNATIONAL SCHOOL	5 Mins
5 SMVN SCHOOL	7 Mins
6 ORCHIDS THE INTERNATIONAL SCHOOL	16 Mins
7 SKALVI INTERNATIONAL SCHOOL	18 Mins

8 LOYOLA COMPOSITE PU COLLEGE	20 Mins
9 HILL SIDE PUBLIC & DEGREE COLLEGE	10 Mins
10 KS SCHOOL OF ENGINEERING & MANAGEMENT	12 Mins
11 DAYANANDA SAGAR UNIVERSITY	18 Mins
12 RNS INSTITUTE OF TECHNOLOGY	12 Mins



PODIUM OSR VIEW





PAYMENT SCHEDULE

Booking advance	- 5%
10 Days from date of Booking	- 5%
35 Days from date of Booking	- 30%
Commencement of Foundation	- 5%
Commencement of Basement	- 5%
On commencement of Ground Floor	- 5%
On commencement of 2nd Floor	- 5%
On commencement of 4th Floor	- 5%
On commencement of 6th Floor	- 5%
On commencement of 8th Floor	- 5%
On commencement of 10th Floor	- 5%
On commencement of 12th Floor	- 5%
On commencement of 14th Floor	- 5%
On commencement of 15th Floor	- 5%
Completion of Flooring Respective Unit	- 2.5%
Handing over	- 2.5%
TOTAL	100%



AWARDS

Exchange4media
e4m Pride of India Chennai
2024

Outlook Business Spotlight -
Business Icons Awards 2023
Best Employer of the year

15th Realty+ Conclave and
Excellence Awards 2023, South
CASAGRAN 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
CASAGRAN HAZEN
Mid-Segment Project
of the Year

Best Lifestyle
Developer 2022
Asia Property Awards

Most Trusted
Builder in
South India - News18 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
CASAGRAN AMETHYST
The Economic Times Real
Estate Awards -South

Best Brands 2021
The Economic Times

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

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

Mid-Segment
Project of the Year 2021
CASAGRAN 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
CASAGRAN ESERALDA
11th Estate Annual Awards,
powered by
Franchise India

Most Admired
Upcoming Project of
the Year 2019
CASAGRAN ROYALE
ET Now

Best Project in
Non-Metro - 2019
CASAGRAN ETERNIA II
ET Now

Innovative
Project of the Year 2019
CASAGRAN ZENITH
ET Now

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