



CASAGRANDE  
ESTILO





**SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER**



20 YEARS OF  
EXCELLENCE



38 MILLION SQ. FT.  
OF LIVING SPACES



140+ PROJECTS



40000+ HAPPY  
CUSTOMERS







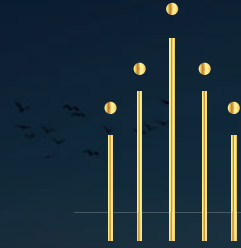


Casagrand Estilo offers Contemporary elevation to give you a living experience that is absolutely par excellence.

It has 202 Finely crafted units set amidst 3.5 acres of area planned with large podium surrounded with 2.3 acres of open spaces.

These superior apartments at Pallavaram provide exceptional connectivity and 60+ amenities serving outdoor and indoor recreational activities sprawled across the community enhancing the social environment and liveliness of the community.







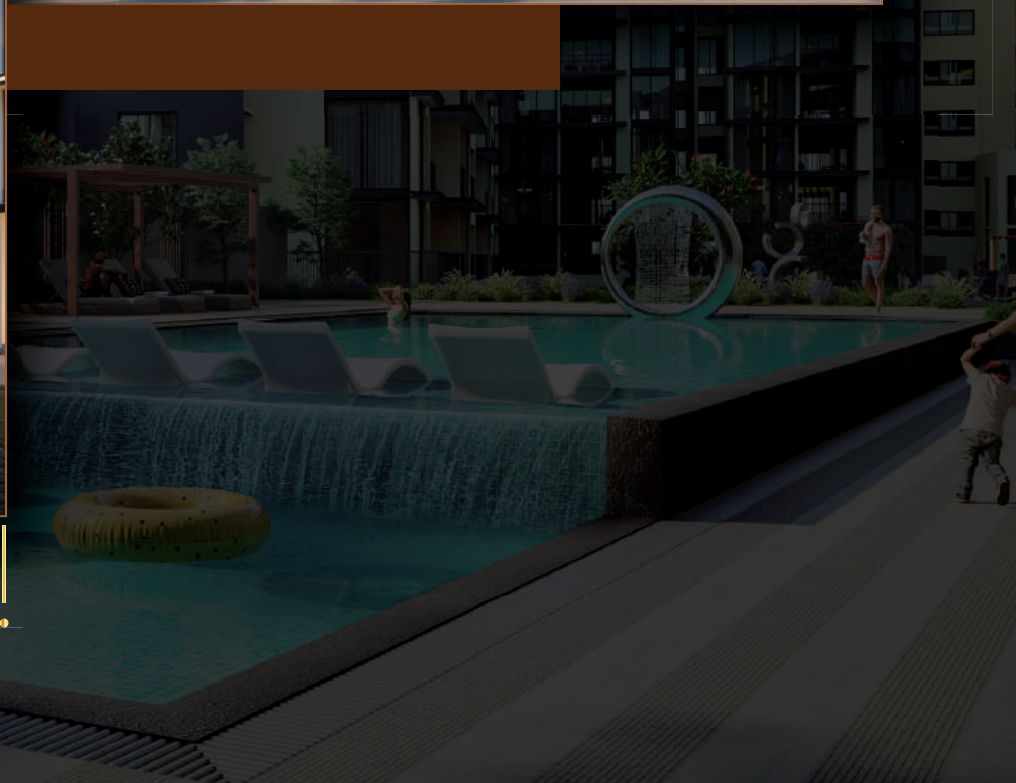


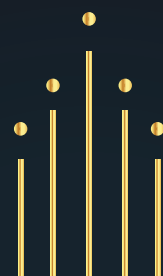
## Salient features

- Luxurious 2, 3 & 4 BHK apartments with B+G+5 floors structure expansive amenities offer unparalleled lifestyle
- It has 202 superior units adorned with the highest quality furnishing and accessories
- All homes are spatially planned ensuring every space of a unit is of premium luxury
- 65% of open spaces filled with lush landscape features
- It offers 60+ world class amenities enhancing the social environment and liveliness of the community
- It has premium specification like Digital lock, Bigger Tiles, Veneer Main Doors, Aluminum Sliding Shutters, Branded Bathroom Fittings, etc,
- Thoughtfully designed Master and Unit plan with focus on 5 important elements like Light, Ventilation, Privacy, Vaastu & Beautiful Views
- 8,000 sft. Magnificent clubhouse designed with indoor amenities
- 8000 sft. of Lavish Swimming Pool, Kids Pool & Poolside Deck
- 17000 sft. Central tree plaza including salient features like Stepped water feature, Leisure Zone, etc
- Meticulous planning has been done to ensure that the community is a Kids & Senior citizen friendly community
- 100% Vaastu compliant Homes designed with no wastage of space









# Amenities











## Amenities

### SITE CUM GROUND FLOOR

#### CLUBHOUSE AMENITIES

01. Multipurpose hall
02. Gym
03. AV room
04. Indoor play area
05. Association room
06. Kids play area
07. Ball pool with slide
08. Outdoor board games zone
09. Sub-soccer table
10. Adventure play
11. Yoga pavilion
12. Reading nook
13. Video games nook
14. Sky cinema

#### SWIMMING POOL AMENITIES

15. Swimming pool
16. Kids pool
17. Rain curtain
18. Kids water slide
19. Pool side lounges
20. Seating patio
21. Pantry nook

#### TERRACE AMENITIES

22. Terrace hangout plaza
23. Infinity walkway







## Amenities

### LANDSCAPE AMENITIES

- |                                      |                               |
|--------------------------------------|-------------------------------|
| 24. Drop off zone                    | 44. Outdoor hobby zone        |
| 25. Kids play ground                 | 45. Shaded walkway            |
| 26. Stepped seating                  | 46. Kids play lawn            |
| 27. Outdoor gathering lawn           | 47. Tot-lot                   |
| 28. Tree plaza                       | 48. Performance deck          |
| 29. Miyawaki forest                  | 49. Leisure zone with seating |
| 30. Outdoor gym                      | 50. Meditation deck           |
| 31. Senior citizen seating           | 51. Working stations          |
| 32. Reflexology pathway              | 52. Mobile charging station   |
| 33. Pergola with swing seating       | 53. Aroma garden              |
| 34. In-ground trampoline             | 54. Bon fire pit              |
| 35. Interactive floor games for kids | 55. Barbeque plaza            |
| 36. Kids jungle gym                  | 56. Sculpture court           |
| 37. Seating gallery                  | 57. Tree house                |
| 38. Bicycle racks                    | 58. Interactive kids zone     |
| 39. Walking / Jogging track          | 59. Rock climbing wall        |
| 40. Air filling station              | 60. Kids play mounds          |
| 41. Cycling track                    | 61. Mini golf                 |
| 42. Aqua auditory zone               | 62. Car wash bay              |
| 43. Sensory garden                   | 63. Dormitories for maids     |
|                                      | 64. EV charging bay           |









## A Premium community for a Superior Life...

- **Premium community design** - The community has 202 Finely crafted units set amidst 3.5 acres of area planned with large podium surrounded with 2 Acres of open spaces
- **Contemporary elevation** with facade lighting uplift the building exteriors, creating interest in the community
- **A Grand Archway** welcomes one into the community with a spacious plaza enhanced with lighting and landscape
- **65% of open landscaped area** sprawled with amenities and multiple entertainments for residents of all age groups
- **Kids and Senior citizen friendly community** - Meticulous planning has been done to ensure the community is a Kids and senior citizen friendly community

## 60+ Lifestyle Amenities...

- **60+ Amenities** of outdoor and indoor recreational facilities are sprawled across the community enhancing the social environment and liveliness of the community
- **Central tree plaza** - The grand tree plaza of 17000 Sq. ft. includes salient features like stepped water feature, Leisure zone with mobile charging facilities, wooden seaters surrounded with green pathway and cycle track is the add-on elegance to the community
- **Activities for every age group** - The amenities are planned for the healthy lifestyle of residents of all age groups
- **Kids' friendly amenities** - Apart from the general amenities like children's play area, sports court, the community has unique kids' friendly amenities like Adventure rock climbing wall, Jungle gym, Kids play mounds, Inground trampoline, Interactive floor games which instill social interaction among the kids











- **Fun and recreational amenities** such as Multipurpose sports court, Skating rink, Mini golf, etc. intended to enhance the sportsmanship of the community
- **Senior citizen friendly** - The amenities like Senior citizen zone, Reflexology and sensory walkway planned for the elderly people
- **Social gathering spaces** - Such as Leisure pavilion, Bon fire pit, Sculpture court, Pergola with swing seating, Outdoor hobby zone, Amphitheatre and outdoor party lawn encourage social activity in the community
- **Way to healthy life** - Outdoor fitness amenities like Outdoor gym, Jogging track and cycling encourages residents of all age groups to spend couple of minutes for their healthy life
- **Significance of natural and Serene living** - The community offers Miyawaki forest, Tree plaza, Aqua Auditory zone and Aroma garden
- **8000 sq.ft.** of Swimming pool located in the center of podium is arguably the ultimate in the luxury
- **Kids pool with Interactive water slide** - The pool slide give the kids an added entertainment along with kid's pool
- **Sculpture cum Rain curtain** - This impressive feature enhances the elegance of the pool
- **Poolside loungers and seating patios** - An extended feature like Poolside loungers and seating patios encouraging very relaxing ambience in the podium
- **Terrace amenities** like hangout corner, Infinity walkway gives an opportunity to enjoy the dusk view of the nature









## Indulge in Most Finest Clubhouse

- **Grand Clubhouse of 8000 Sq.ft.** is equipped with world-class amenities and plush interiors
- **The double height lobby** with spacious lounge welcomes one into the interior of the clubhouse
- **Club Indoor Amenities** such as Multipurpose hall, Mini Theater, Indoor games like table tennis, foosball, Board games corner and Video games / VR games gives added luxury in the community
- **Exclusive Gym** with top notch features like Functional workout and Cross fit corner take work out to next level
- **Fun and recreational amenities** like Interactive wall games, Adventure kids play and kids ball pool with slide to keep the child engaged in an array of activities
- **Clubhouse terrace** has extended features like Yoga pavilion, reading nook, Board games, Sub-soccer table and Sky cinema encouraging activities in the outdoors
- **Block Lobbies** - The entry to the block is facilitated with double height lobbies welcoming you to a luxurious living environment

## Convenience at its best

- **Electric charging station** 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
- **24 x 7 security** - Controlled entry and exit in the project facilitated with CCTV surveillance at pivotal points ensures 24 x 7 security











## Unmatched Interior Planning

- **Spacious Planning** of homes with bigger sized bedrooms, toilets of minimum size 8ft. x 5ft. and dedicated utility area within the kitchen
- **Bigger size windows and French doors** designed to offer 3 times greater light, ventilation and beautiful views than other homes
- **Ensuring beautiful views** - All homes are planned in such a way that they either look outside or internal podiums making every bedroom and balcony enjoying good view and ventilation
- **Private Terrace** - All ground floor units are designed with extended private terrace
- **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
- **Covered Car parking** for all apartments provided at the basement









## Vaastu Compliance for enhancing a positive living

- **Vaastu compliances** is an integral part of the unit design
- Most of our apartments are **North and East facing entry**
- All the kitchens are **Northwest or Southeast Kitchen**
- One of the Bedroom is located in **South west corner**
- **North facing headboards** are avoided in every room
- No units have **NE/ SW** toilets

## Superior Specification

- **Grand main door** - veneer finish with designer architrave creating a welcoming ambience 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
- **The bigger tiles** similar to marble, provides a seamless look to the interiors
- **All toilets** are designed with 2ft. x 2ft. bigger wall dado tiles
- **Laminated Doors** - The interiors are made plush by the laminate finish on all the internal doors which have designer handles
- **Aluminium framed sliding shutters and windows** gives an elegance to the building
- **Premium Bathroom Specification** - Counter top washbasin and rain shower for all attached bathrooms and glass partition in master bedroom with Premium branded bathroom fittings gives a royal look to all the bathrooms
- **Cloth drying** - The balcony areas are facilitated with cloth drying hanger in the ceiling









**A community that makes you go  
WOW with the awe-looking design!**

Casagrand Estilo offers the epitome of luxury with its contemporary facade, 5 Star interiors, and countless features and amenities designed flawlessly to give you a living experience that is absolutely par excellence





# Site & Floor Plan





# Master plan

## SITE CUM GROUND FLOOR

### CLUBHOUSE AMENITIES

01. Multipurpose hall
02. Gym
03. AV room
04. Indoor play area
05. Association room
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### SWIMMING POOL AMENITIES

15. Swimming pool
16. Kids pool
17. Rain curtain
18. Kids water slide
19. Pool side lounges
20. Seating patio
21. Pantry nook

### TERRACE AMENITIES

22. Terrace hangout plaza
23. Infinity walkway

### LANDSCAPE AMENITIES

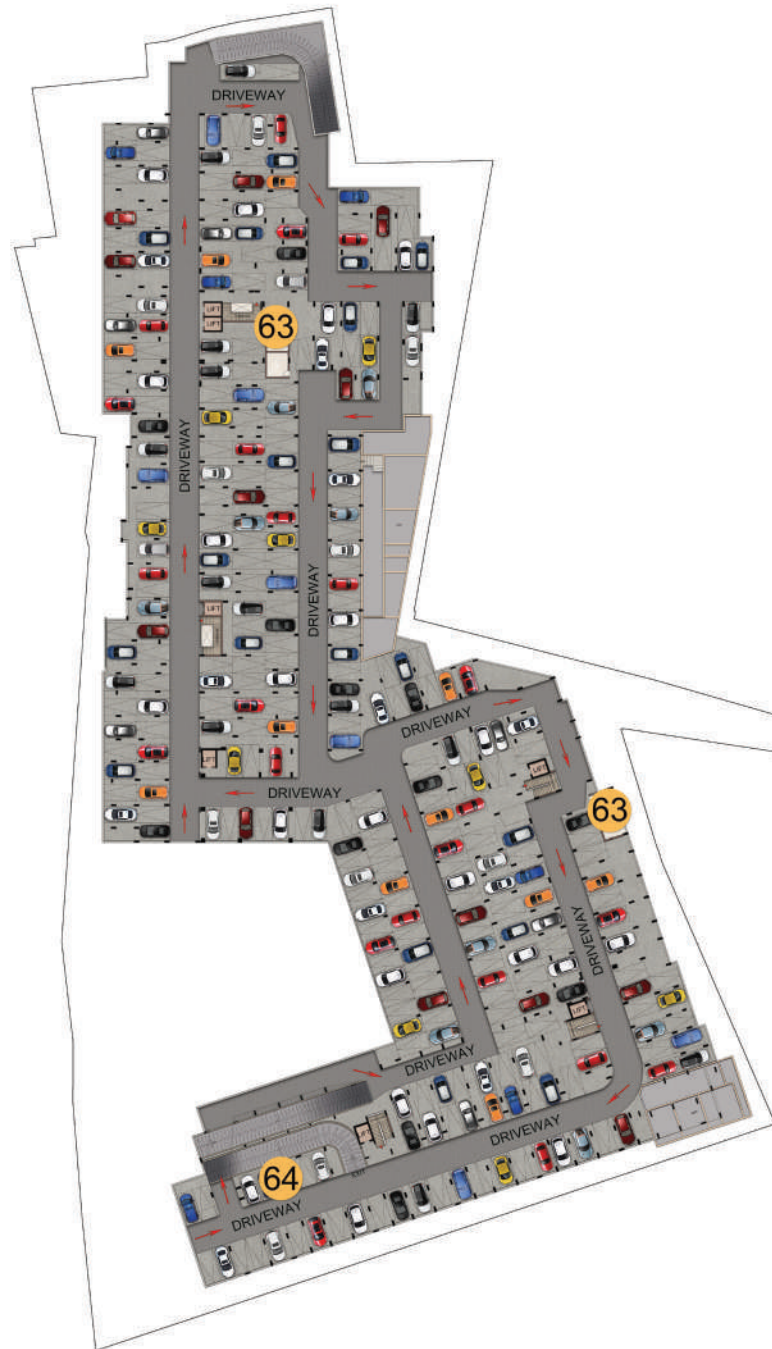
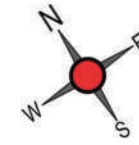
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32. Reflexology pathway
33. Pergola with swing seating
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50. Meditation deck
51. Working stations
52. Mobile charging station
53. Aroma garden
54. Bon fire pit
55. Barbeque plaza
56. Sculpture court
57. Tree house
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60. Kids play mounds
61. Mini golf
62. Car wash bay
63. Dormitories for maids
64. Ev charging bay



## Basement plan

BASEMENT



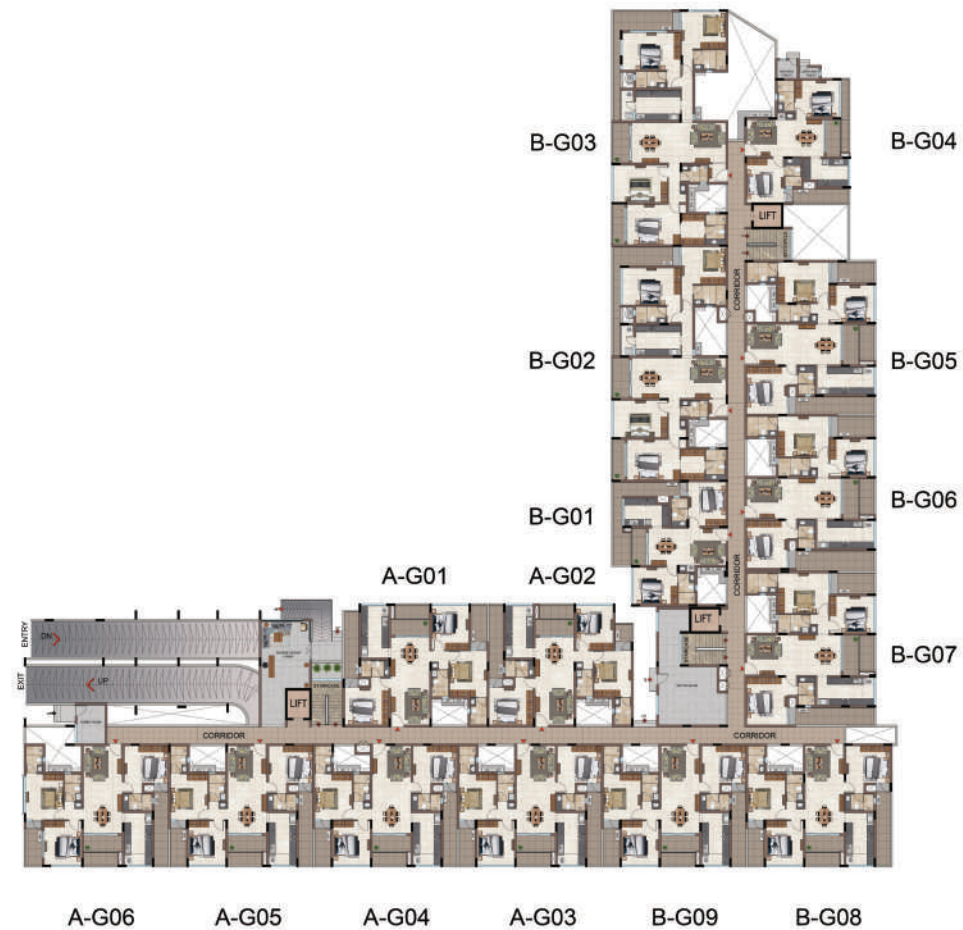
### LANDSCAPE AMENITIES

- 63. Dormitories for maids
- 64. EV charging bay

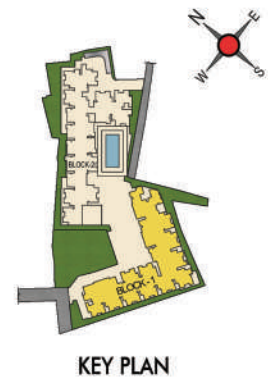


## Floor plan

### BLOCK-1



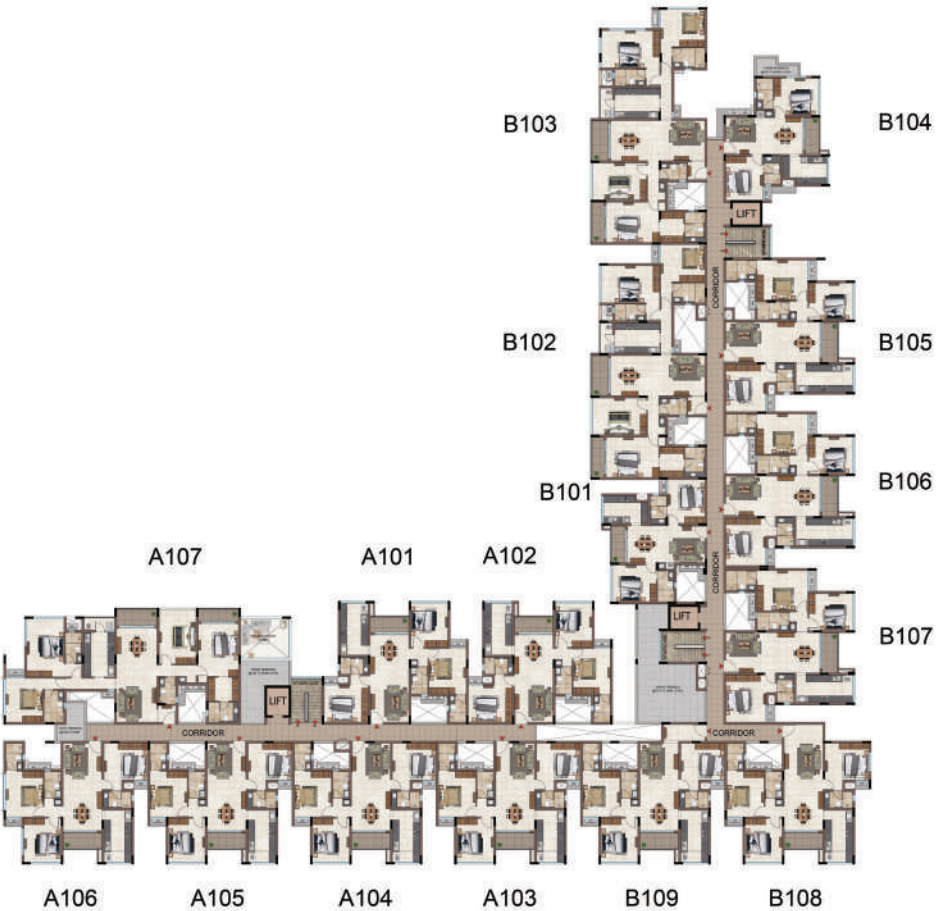
GROUND FLOOR PLAN



KEY PLAN

Floor plan

BLOCK-1



FIRST FLOOR PLAN

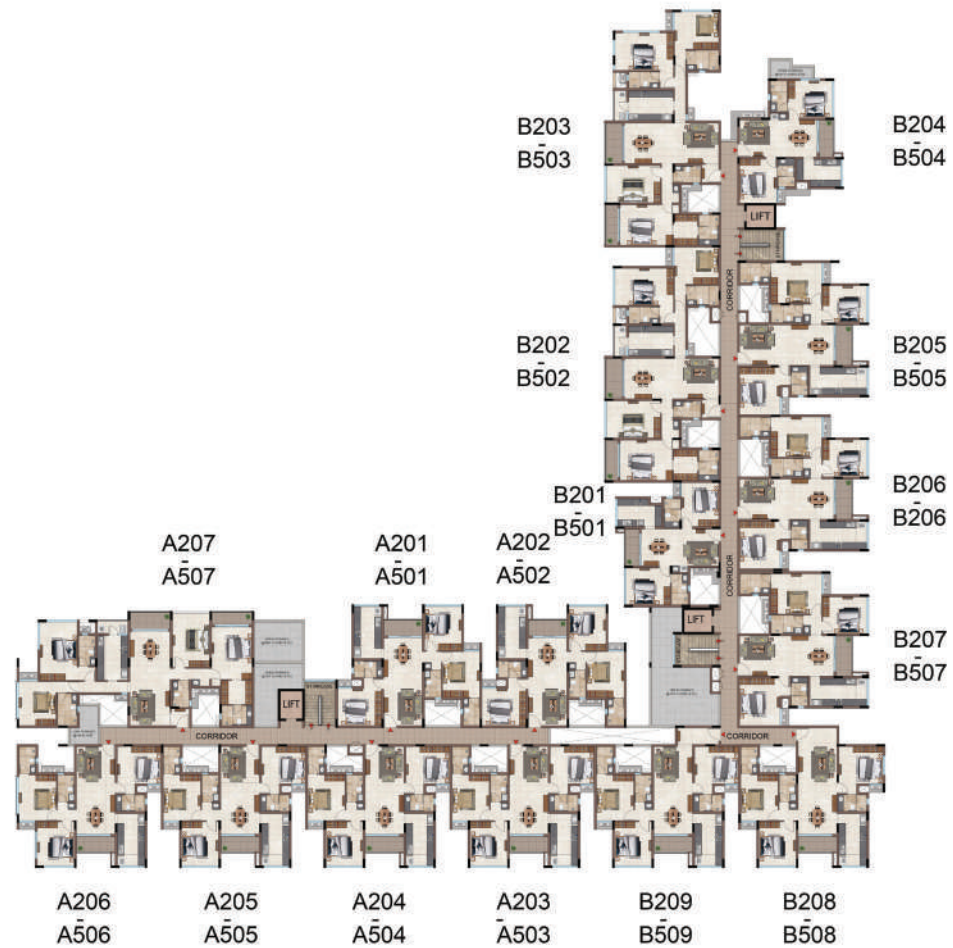


KEY PLAN

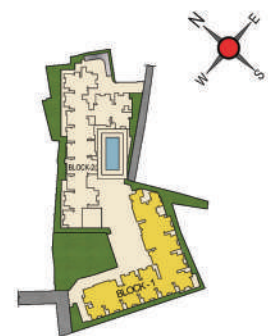
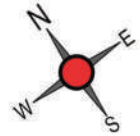


## Floor plan

### BLOCK-1



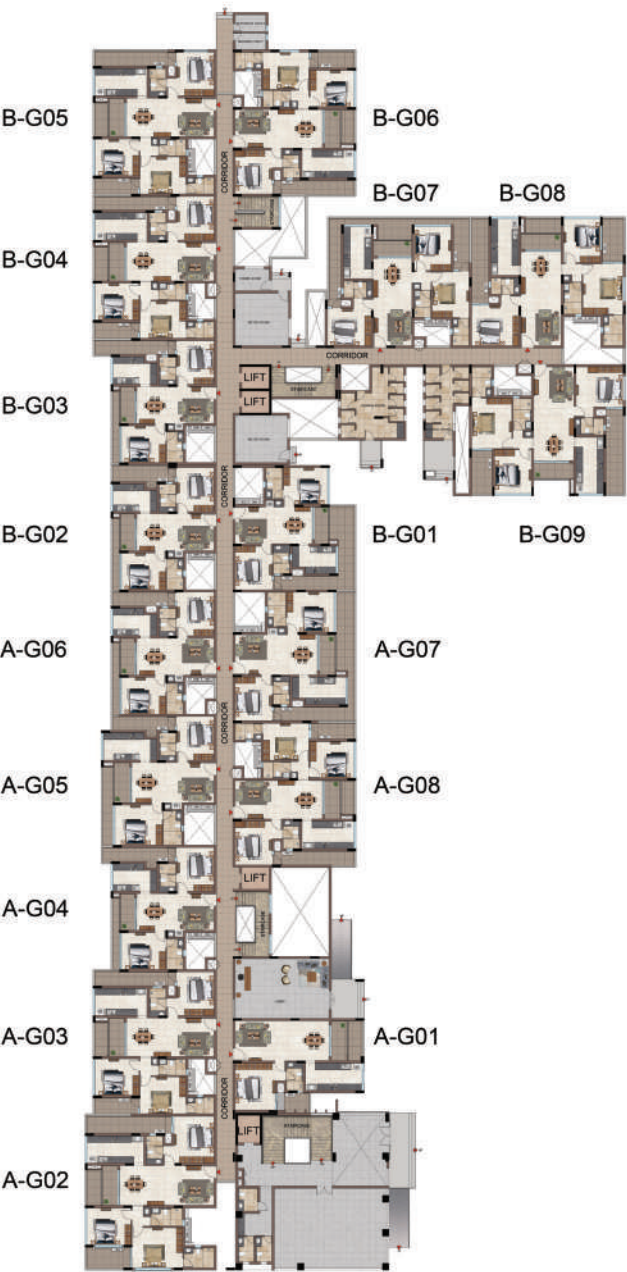
TYPICAL FLOOR PLAN  
2ND TO 5TH FLOOR



KEY PLAN

Floor plan

BLOCK-2

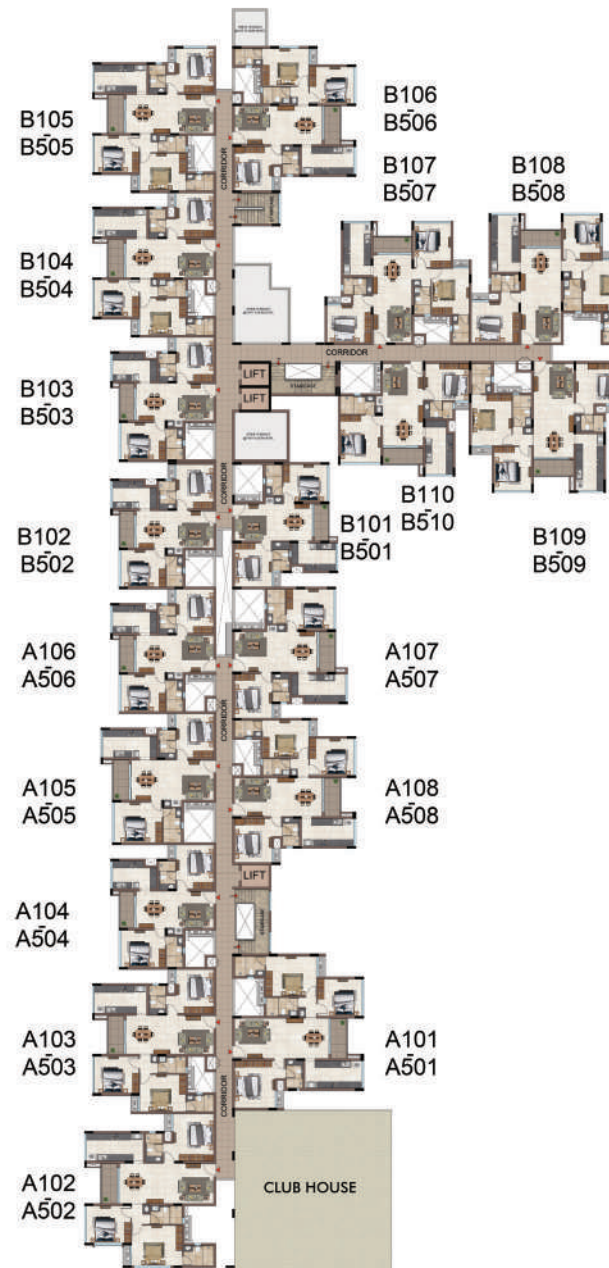


GROUND FLOOR PLAN

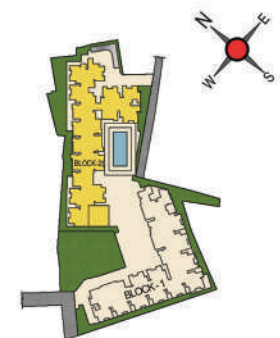


## Floor plan

### BLOCK-2



TYPICAL FLOOR PLAN  
1ST TO 5TH FLOOR



KEY PLAN



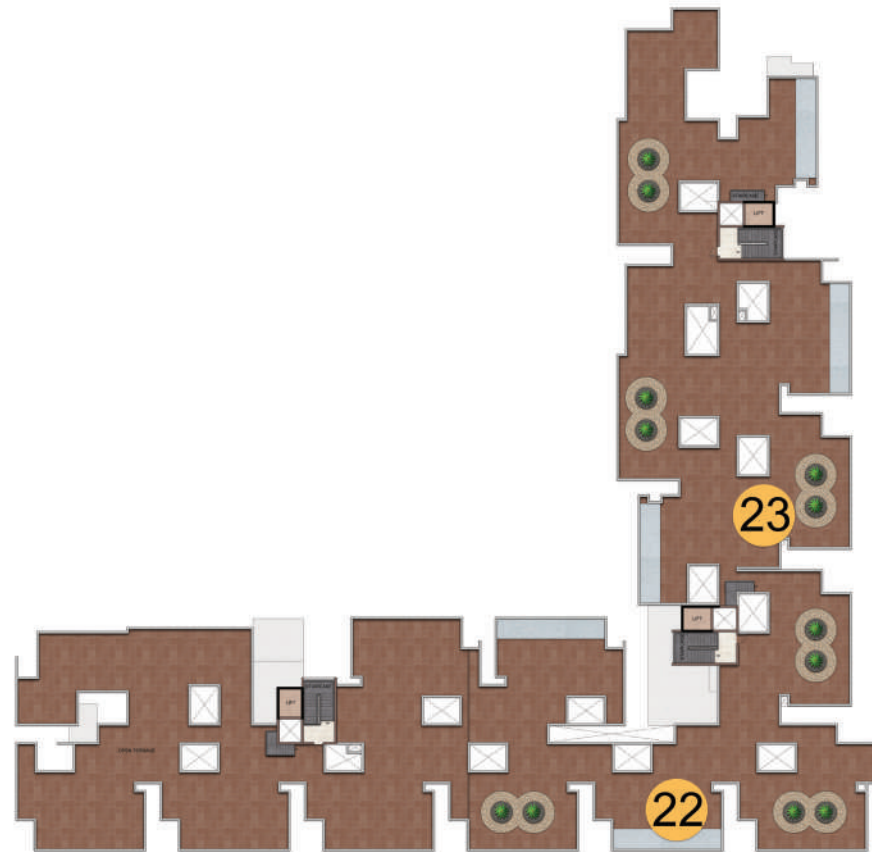
# Terrace Floor Plan





## Terrace

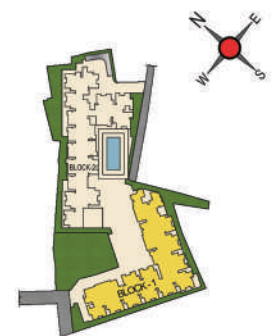
BLOCK-1



TERRACE FLOOR PLAN

### TERRACE AMENITIES

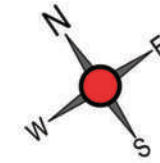
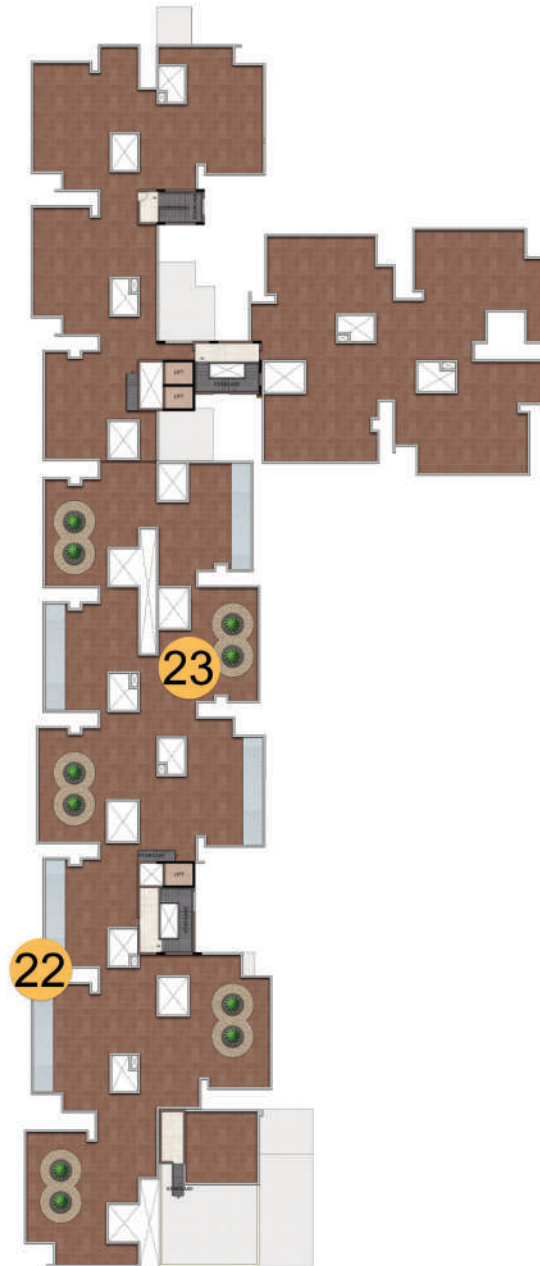
- 22. Terrace hangout plaza
- 23. Infinity walkway



KEY PLAN

## Terrace

BLOCK-2



### TERRACE AMENITIES

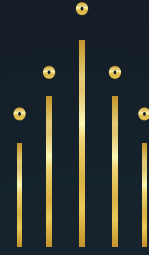
- 22. Terrace hangout plaza
- 23. Infinity walkway

TERRACE FLOOR PLAN



KEY PLAN





# Block 1

## Unit Plans



Block 1 Unit plans

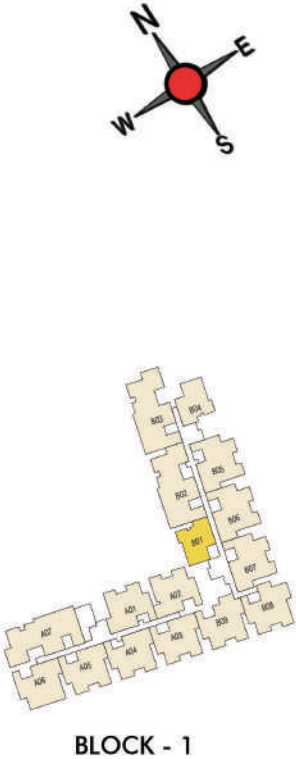
2BHK



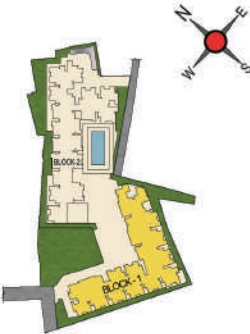
GROUND FLOOR



TYPICAL FLOOR (1ST TO 5TH)



BLOCK - 1



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	B-G01	778	49	827	1166	180
Block-1	B101-B501	778	49	827	1166	-



## Block 1 Unit plans

### 2BHK

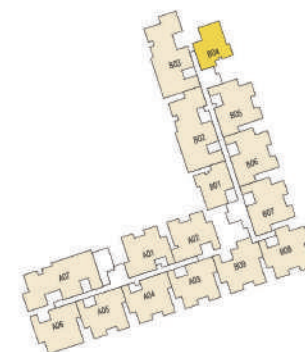
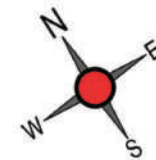


GROUND FLOOR

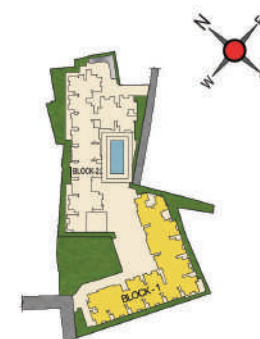


TYPICAL FLOOR (1ST TO 5TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	B-G04	778	49	827	1188	138
Block-1	B104-B504	778	49	827	1188	-



BLOCK - 1



KEY PLAN

Block 1 Unit plans

3BHK

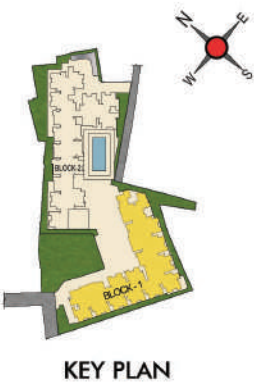
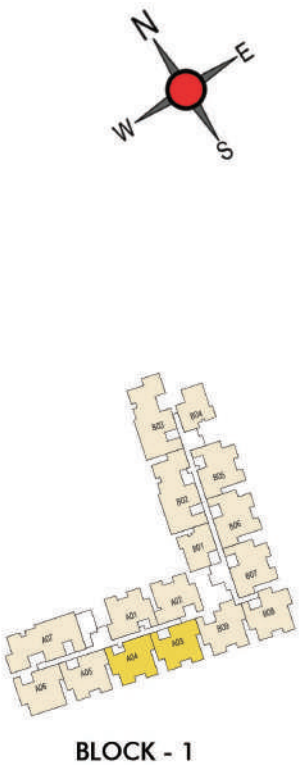


GROUND FLOOR



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)
Block-1	A-G03	1082	57	1139	1595	200
Block-1	A-G04	1082	57	1139	1595	200
Block-1	A103-A503	1082	57	1139	1595	-
Block-1	A104-A504	1082	57	1139	1595	-





# Block 1 Unit plans

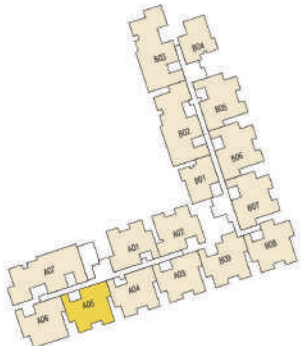
3BHK



GROUND FLOOR

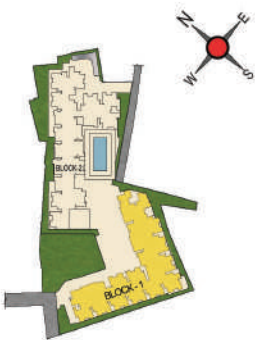


TYPICAL FLOOR (1ST TO 5TH)



BLOCK - 1

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A-G05	1082	57	1139	1595	200
Block-1	A105-A505	1082	57	1139	1595	-



KEY PLAN

Block 1 Unit plans

3BHK

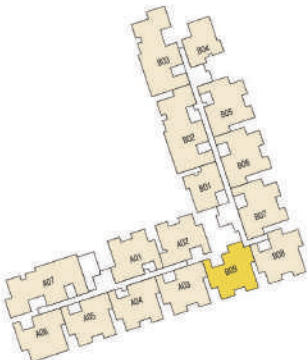
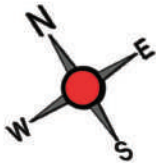


GROUND FLOOR

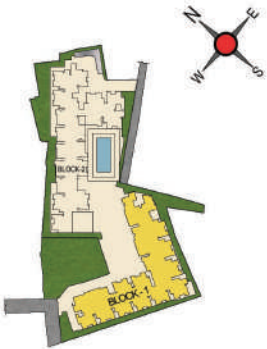


TYPICAL FLOOR (1ST TO 5TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	B-G09	1082	57	1139	1595	200
Block-1	B109-B509	1150	57	1207	1688	-



BLOCK - 1

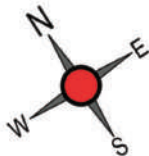


KEY PLAN



Block 1 Unit plans

3BHK



GROUND FLOOR

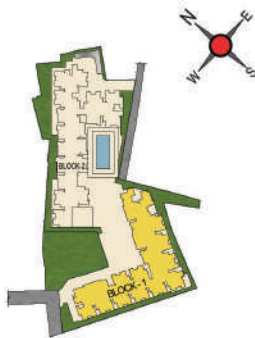


TYPICAL FLOOR (1ST TO 5TH)



BLOCK - 1

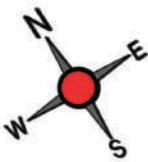
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A-G01	1082	57	1139	1600	194
Block-1	A101-A501	1082	57	1139	1600	-



KEY PLAN

Block 1 Unit plans

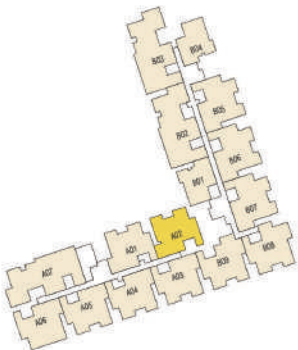
3BHK



GROUND FLOOR

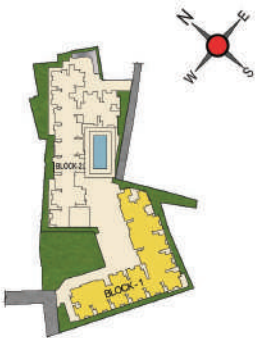


TYPICAL FLOOR (1ST TO 5TH)



BLOCK - 1

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A-G02	1082	57	1139	1600	172
Block-1	A102-A502	1082	57	1139	1600	-



KEY PLAN



Block 1 Unit plans

3BHK

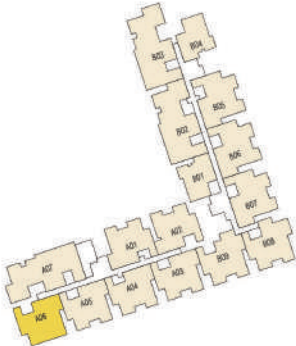


GROUND FLOOR



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)
Block-1	A-G06	1082	57	1139	1600	203
Block-1	A106-A506	1082	57	1139	1600	-



BLOCK - 1



KEY PLAN

Block 1 Unit plans

3BHK

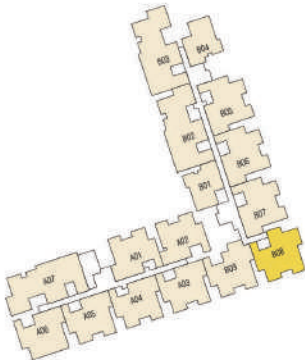
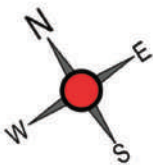


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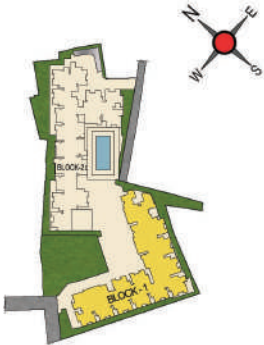


TYPICAL FLOOR (1ST TO 5TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	B-G08	1082	57	1139	1601	211
Block-1	B108-B508	1146	57	1203	1690	-



BLOCK - 1

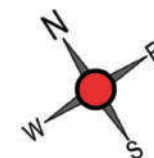


KEY PLAN



## Block 1 Unit plans

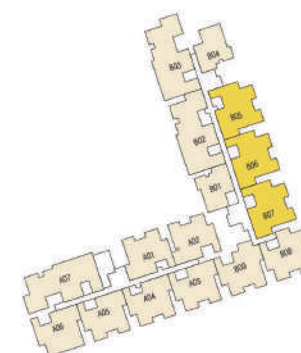
3BHK



GROUND FLOOR

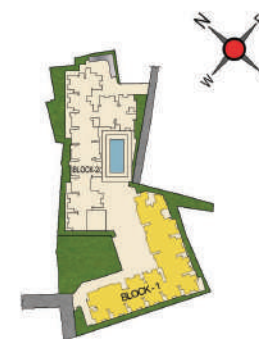


TYPICAL FLOOR (1ST TO 5TH)



BLOCK - 1

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	B-G05	1215	59	1274	1784	255
Block-1	B-G06	1215	59	1274	1785	271
Block-1	B-G07	1215	59	1274	1789	253
Block-1	B105 - B505	1215	59	1274	1784	-
Block-1	B106 - B506	1215	59	1274	1785	-
Block-1	B107 - B507	1215	59	1274	1789	-



KEY PLAN

Block 1 Unit plans

4BHK

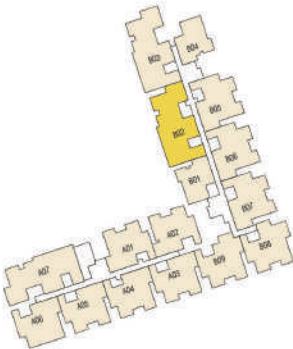
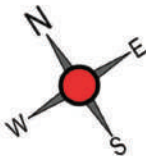


GROUND FLOOR

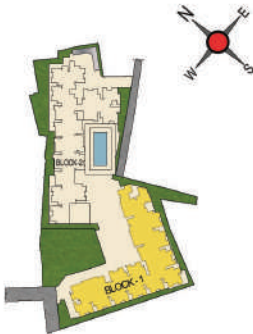


TYPICAL FLOOR (1ST TO 5TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	B-G02	1683	148	1831	2512	173
Block-1	B102-B502	1683	148	1831	2512	-



BLOCK - 1



KEY PLAN



## Block 1 Unit plans

4BHK

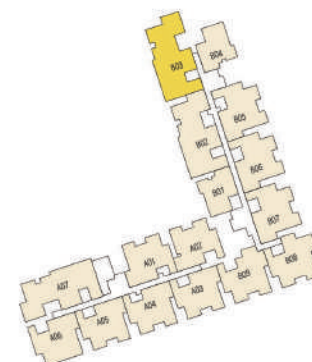
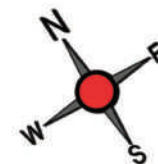


GROUND FLOOR

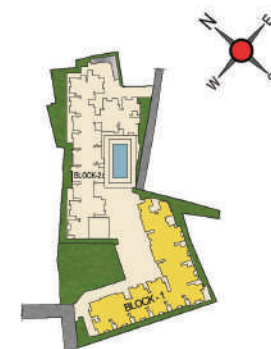


TYPICAL FLOOR (1ST TO 5TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	B-G03	1683	148	1831	2519	185
Block-1	B103-B503	1683	148	1831	2519	-



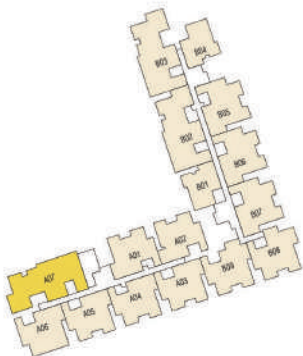
BLOCK - 1



KEY PLAN

Block 1 Unit plans

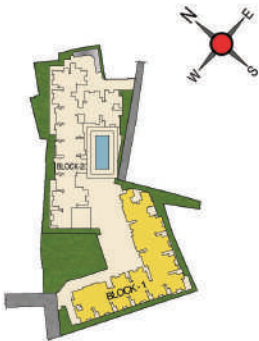
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BLOCK - 1

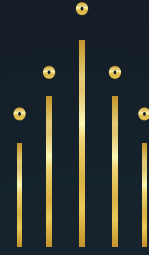
TYPICAL FLOOR (1ST TO 5TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A107-A507	1682	148	1830	2525	-



KEY PLAN





# Block 2

## Unit Plans



Block 2 Unit plans

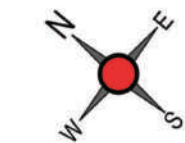
1BHK & 3BHK



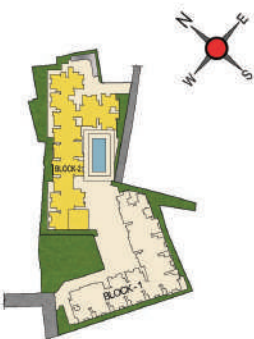
GROUND FLOOR



TYPICAL FLOOR (1ST TO 5TH)



BLOCK - 2



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	A-G01	732	60	792	1103	101
Block-2	A101 - A501	1215	60	1275	1791	-

## Block 2 Unit plans

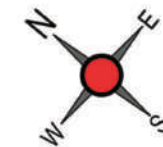
2BHK



GROUND FLOOR



TYPICAL FLOOR (1ST TO 5TH)



BLOCK - 2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B-G03	778	49	827	1160	155
Block-2	B103-B503	778	49	827	1160	-



KEY PLAN



Block 2 Unit plans

2BHK



GROUND FLOOR

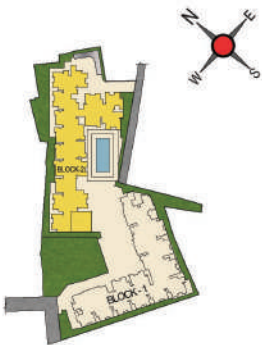


TYPICAL FLOOR (1ST TO 5TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	A-G04	778	49	827	1162	141
Block-2	A104-A504	778	49	827	1162	-



BLOCK - 2



KEY PLAN

## Block 2 Unit plans

### 2BHK

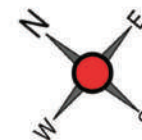


GROUND FLOOR

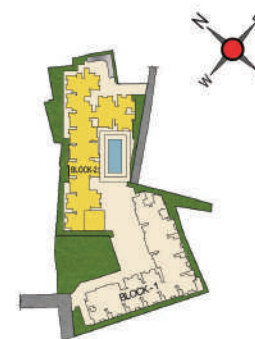


TYPICAL FLOOR (1ST TO 5TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	A-G06	778	49	827	1162	127
Block-2	A106-A506	778	49	827	1162	-



BLOCK - 2



KEY PLAN

## Block 2 Unit plans

2BHK

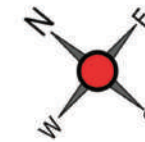


GROUND FLOOR

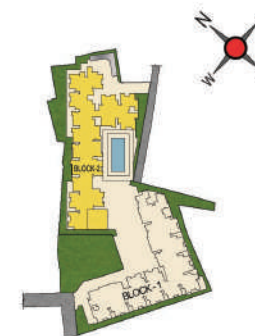


TYPICAL FLOOR (1ST TO 5TH)

Tower	Unit No.	Carpets area (sqft)	Balcony area (sqft)	Total carpets area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B-G01	778	49	827	1163	239
Block-2	B101-B501	778	49	827	1163	-



BLOCK - 2



KEY PLAN



## Block 2 Unit plans

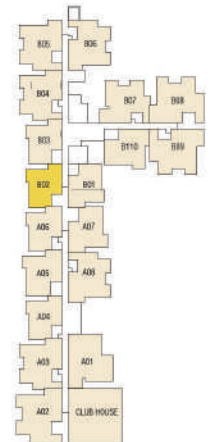
2BHK



GROUND FLOOR

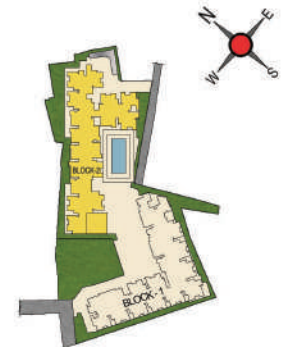


TYPICAL FLOOR (1ST TO 5TH)



BLOCK - 2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B-G02	778	49	827	1165	141
Block-2	B102-B502	778	49	827	1186	-



KEY PLAN

Block 2 Unit plans

2BHK

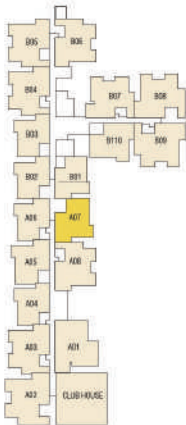


GROUND FLOOR

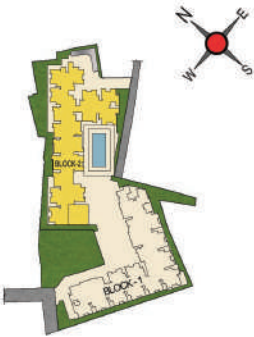


TYPICAL FLOOR (1ST TO 5TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	A-G07	880	60	940	1307	270
Block-2	A107-A507	880	60	940	1332	-



BLOCK - 2



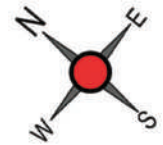
KEY PLAN

## Block 2 Unit plans

2BHK

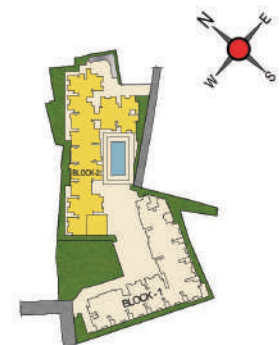


TYPICAL FLOOR (1ST TO 5TH)



BLOCK - 2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B110-B510	880	60	940	1308	-



KEY PLAN



## Block 2 Unit plans

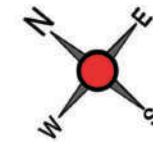
2BHK



GROUND FLOOR



TYPICAL FLOOR (1ST TO 5TH)



BLOCK - 2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	A-G05	880	60	940	1311	154
Block-2	A105-A505	880	60	940	1311	-



KEY PLAN

## Block 2 Unit plans

3BHK



GROUND FLOOR

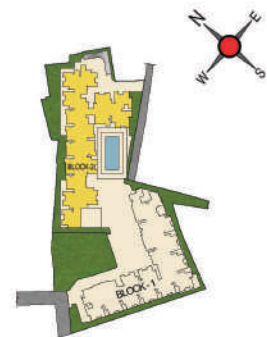


TYPICAL FLOOR (1ST TO 5TH)



BLOCK - 2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	A-G03	1082	57	1139	1598	200
Block-2	B-G04	1082	57	1139	1595	200
Block-2	A103-A503	1082	57	1139	1598	-
Block-2	B104-B504	1082	57	1139	1595	-



KEY PLAN

Block 2 Unit plans

3BHK

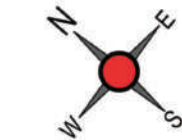


GROUND FLOOR

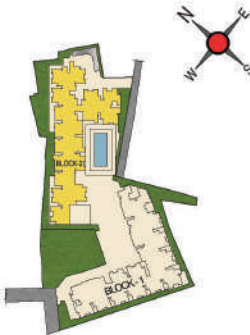


TYPICAL FLOOR (1ST TO 5TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B-G05	1082	57	1139	1601	211
Block-2	B105-B505	1082	57	1139	1601	-



BLOCK - 2

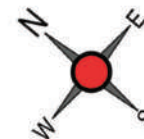


KEY PLAN



## Block 2 Unit plans

3BHK



GROUND FLOOR

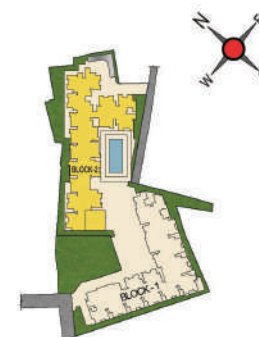


TYPICAL FLOOR (1ST TO 5TH)



BLOCK - 2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B-G07	1082	57	1139	1601	297
Block-2	B107-B507	1082	57	1139	1601	-



KEY PLAN

# Block 2 Unit plans

3BHK



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)
Block-2	A-G08	1082	57	1139	1602	211
Block-2	A108-A508	1082	57	1139	1602	-



BLOCK - 2



KEY PLAN

## Block 2 Unit plans

### 3BHK



GROUND FLOOR

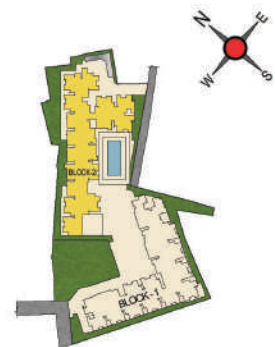


TYPICAL FLOOR (1ST TO 5TH)

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B-G06	1082	57	1139	1605	214
Block-2	B106-B506	1082	57	1139	1605	-



BLOCK - 2



KEY PLAN

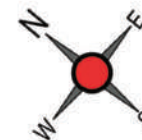




## KEY PLAN

## Block 2 Unit plans

3BHK



GROUND FLOOR

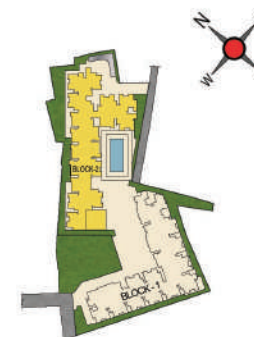


TYPICAL FLOOR (1ST TO 5TH)



BLOCK - 2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	A-G02	1215	60	1275	1784	257
Block-2	A102-A502	1215	60	1275	1784	-



KEY PLAN

# Block 2 Unit plans

3BHK

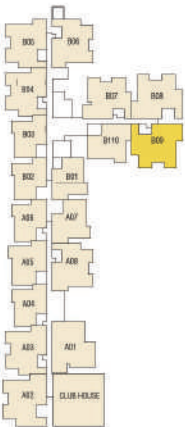
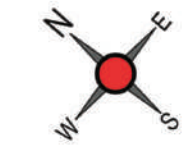


GROUND FLOOR

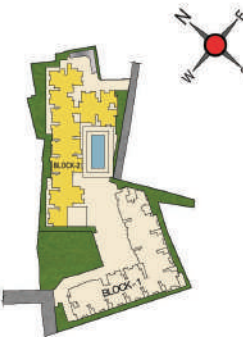


TYPICAL FLOOR (1ST TO 5TH)

Tower	Unit No.	Carpets area (sqft)	Balcony area (sqft)	Total carpets area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B-G09	1215	60	1275	1791	267
Block-2	B109-B509	1215	60	1275	1786	-



BLOCK - 2



KEY PLAN





# Clubhouse Plan



# Clubhouse Ground Floor Plan

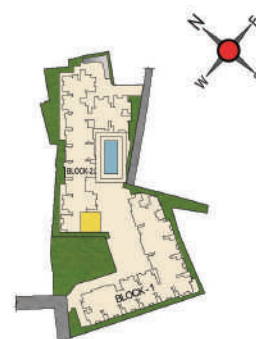
## CLUB HOUSE



GROUND FLOOR PLAN

## CLUB HOUSE AMENITIES

01. Multipurpose hall



KEY PLAN

## Clubhouse First Floor Plan

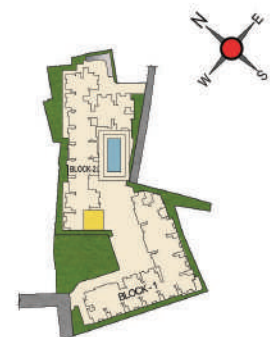
### CLUB HOUSE



FIRST FLOOR PLAN

### CLUB HOUSE AMENITIES

- 02. Gym
- 03. AV room



KEY PLAN



## Clubhouse Second Floor Plan

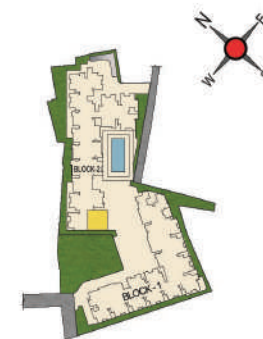
### CLUB HOUSE



SECOND FLOOR PLAN

### CLUB HOUSE AMENITIES

- 04. Indoor play area
- 05. Association room
- 08. Outdoor board games zone
- 09. Subsocker table
- 13. Video games nook



KEY PLAN

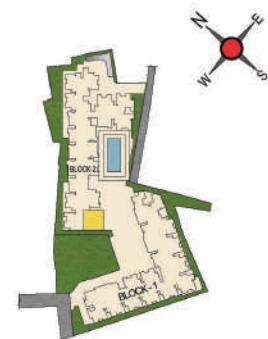
## Clubhouse Third Floor Plan

CLUB HOUSE



### CLUB HOUSE AMENITIES

- 06. Kids play area
- 07. Ball pool with slide
- 10. Adventure play
- 11. Yoga Pavilion
- 12. Reading nook
- 14. Sky cinema



KEY PLAN



# Specifications





# SPECIFICATIONS

## 1. STRUCTURE

Structural System	: RCC Framed Structure designed for seismic compliant (Zone-3)
Masonry	: 200mm for external walls & 100mm for internal walls
Floor height (incl. slab)	: Will be maintained at 2950mm

## 2. WALL FINISH

Internal walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion
Exterior walls	: Finished with 1 coat of primer & 2 coats of exterior emulsion paint & color as per architect design intent
Bathroom	: Glazed / Matte ceramic tile of size 600mm x 600mm for a height of 2400mm & above false ceiling will be finished with a coat of primer
Toilet ceiling	: Panel / Grid type false ceiling

## 3. FLOOR FINISH WITH SKIRTING

Main flooring	: Vitrified tiles of size 600mm x 1200mm
Bathroom	: Anti-skid ceramic tiles of size 600mm x 600mm
Balcony	: Anti-skid ceramic tiles of size 600mm x 600mm
Private open terrace	: Anti-skid ceramic tiles of size 600mm x 600mm

## 4. DINING

Dining	: Granite counter with countertop washbasin (wherever applicable)
--------	---

## 5. BALCONY

Handrail	: MS handrail as per architect's design intent
Cloth Drying Provision	: Cloth Drying hanger provided in anyone of the balcony

## 6. BATHROOMS

CP & Sanitary fixture	: Kohler / American standard / Roca or equivalent will be provided
Bathroom 1	: Wall mounted WC with cistern, Health faucet, Single lever diverter with rain shower with hand shower, countertop wash basin, 2ft. trench drain and Glass partition
Other Bathrooms	: Wall mounted WC with cistern, Health faucet, Single lever diverter with rain shower, countertop wash basin and pest free square drain

## 7. JOINERY

### DOORS

Main door	: Good quality full jamb engineered frame with double side veneer shutter of size of 1200mm X 2300mm with designer architrave : Ironmongeries like Digital door lock, tower bolts, door viewer, safety latch, magnetic catcher, etc., of Godrej / equivalent brand
Bedroom doors	: Full jamb engineered frame with double side laminated shutter of size of 1000mm x 2300mm : Ironmongeries like lock, door stopper, door bush, tower bolt, etc., of Godrej / equivalent brand
Bathroom doors	: Good quality frame with Laminated shutter of size 900mm x 2300mm : Ironmongeries like one side coin thumb turn lock without key, tower bolt, door bush, etc., of Godrej / equivalent brand

### WINDOWS

Windows	: Aluminum framed sliding shutter with see through plain glass & MS grill / railing (wherever applicable) Sill level finished with Granite (wherever applicable)
French door	: Aluminum framed sliding shutter with toughened glass
Ventilator	: Aluminum framed fixed louver / openable shutter for ODU access (wherever applicable) Sill level finished with Granite (wherever applicable)

## 8. ELECTRICAL POINTS

Power Supply	: 3 PHASE power supply connection
Safety device	: MCB & RCCB (Residual current circuit breaker)
Switches & sockets	: Modular box & modular switches & sockets of good quality IS brand
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand
TV	: Point in Living & any one bedroom and provision in other bedrooms
Electrical point	: For chimney, water purifier, Hob & Dish Washer (4BHK)
6Amp Socket	: Weather proof socket provided in the living balcony
Foot Lamp	: Foot Lamp point in all bedrooms
USB Point	: USB provision in living & master bedrooms
Data	: Point in Living & any one bedroom
Split- air conditioner	: Points in Living / Dining and in all bedrooms
Exhaust fan	: Point in all bathrooms
Geyser	: Point will be given in all bathrooms
Back-up	: Pinnacle - 4BHK-650W : Superior - 1BHK-350W, 2BHK-400W & 3BHK-500W



## SPECIFICATIONS COMMON TO BUILDING COMPLEX

### COMMON FEATURES

Lift	: Elevators of automatic lift will be provided as per requirement
Back-up	: 100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting
Name board	: Apartment owner name will be provided in ground floor
Lift fascia	: Granite cladding at all the floor for threshold of 300mm
Lobby	: Granite flooring at ground floor & tile flooring at other floors
Corridor	: Tile flooring at all floors
Staircase floor	: Granite flooring at all floors
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 : Ironmongeries like thumb turn lock, door closure, tower bolt, etc., of Godrej / equivalent brand

### 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 in ground level
Well defined walkway	: Walkway spaces well defined as per landscape design intent
Security	: Security booth will be provided at the entry / exit with My gate App
Compound wall	: Site perimeter fenced by compound wall with entry gates for a height of 1500mm as per design intent and over that 600mm with barbed fence
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 / equivalent flooring with demarcated driveway as per landscape design intent : Granite / cobble stone flooring finish in entrance driveway and block entrance



# Payment Schedule



## PAYMENT SCHEDULE

Booking Advance	5%
Agreement Signing	45%
Commencement of Foundation	10%
Commencement of Stilt Roof	10%
Commencement of 1 <sup>st</sup> Floor Roof	7.5%
Commencement of 2 <sup>nd</sup> Floor Roof	7.5%
Commencement of 4 <sup>th</sup> Floor Roof	5%
On Completion of Flooring Respective Unit	5%
Handing Over	5%





# Location Map & Advantages



Location Map



## Location Advantages

### SCHOOLS

• Greenvalley Kriyaalaya International School	2.8 km
• Vels Vidyashram CBSE School, Pallavaram	3.5 km
• Kendriya Vidyalaya minambakkam	6.2 km
• Sri Sankara Matriculation Higher Secondary	2 km
• Nadar Sanga Matriculation School	2 km
• Cantonment Higher Secondary School	1.2 km
• C.S.I. St. Stephen's Matriculation School	2 km
• Holy Queen Matriculation School	1 km
• Little Star Higher Secondary School	4.5 km

### COLLEGES & UNIVERTITY

• Vels Institute of Science, Technology & Advanced Studies	3.4 km
• Tagore College of Arts and Science	2 km
• SDNB Vaishnav College for Women	2 km
• Sree Balaji Medical College and Hospital	2.5 km
• St. Joseph'S College (Arts & Science)	7.6 km
• Anna University	13 km
• Madha Arts And Science College	6.3 km

### SHOPPING MALLS AND ENTERTAINMENT

• PVR Grand Galada center mall	3 km
• Super Saravana Stores	1.5 km
• Phoenix Market City	13 km
• Grand Square	12 km
• PVR Aerohub	4 km
• Pothys	1.7 km
• The Chennai silks	2 km

### TRANSPORTATION

• Airport Metro	3.6 km
• International Airport	3.1 km
• Tambaram Railway station	5.8 km
• Pallavaram Bus stand	1.5 km
• Chrompet railway station	2.2 km
• Pallavaram Railway station	2.4 km
• Meenambakkam Metro	4.8 km

### IT PARKS

• Embassy Splendid Tech Zone	3.4 km
• Olympia Technology Park	9.6 km
• Shriram Gateway Office Park	10 km
• MEPZ	5.6 km
• Chennai One IT SEZ	11 km
• DLF IT Park	12 km

### HOSPITALS

• Sugam Hospital	900 m
• JIP Multi Speciality Hospital	1.4 km
• BP Jain Hospital	2.5 km
• Subhiksha Hospital	1.75 km
• Shadithya Hospital	1 km
• Nalam Multispecialty Clinic	3.6 km
• Sayee Hospitals	2 km
• Rela Multi speciality Hospital	2.8 km
• Parvathy Hospital	2.7 km





# Awards



## AWARDS

Ensuring excellence in every aspect, we at Casagrand, have won many accolades for our many achievements. Through constant and consistent efforts, we have crafted beautiful homes for many and accumulated awards for our exceptional masterpieces and excellent management.

- ★ **ET Now Casagrand Zenith-2019**  
Innovative Project of the Year
- ★ **ET New Casagrand Eternia II - 2019**  
Best Project in Non-Metro
- ★ **ET Now Casagrand Royale - 2019**  
Most Admired Upcoming Project of the Year
- ★ **11th Estate Annual Awards, powered by Franchise India-2019**  
Casagrand Esmeralda Luxury Villa Project of the Year
- ★ **Times Business Awards 2020 - The Times of India (Brand)**  
Best Real Estate Company of Tamil Nadu
- ★ **Realty Concave 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)**  
Residential Project High-End (completed-metro)  
Casagrand Amethyst
- ★ **The Economic Times Real Estate Award - 2022 (South)**  
Residential Project High-End (ongoing-metro)  
Casagrand Athens
- ★ **Exchange4media - 2022 (Brand)**  
Pride of India Brands - The Best of South Awards
- ★ **News18 Tamil Nadu - 2022 (Brand)**  
Most Trusted Builder in South India
- ★ **Asia Property Awards - 2022 (Brand)**  
Best Lifestyle Developer
- ★ **14th Realty + Excellence Awards 2022, SOUTH**  
Casagrand Hazen  
Mid-Segment Project of the Year
- ★ **14th Realty + Excellence Awards 2022, SOUTH**  
Fastest Growing Realty Brand of the Year

CASAGRAND



FittedHomes

Just move in...



## WHY CASAGRAND FITTED HOMES?

To make Homebuyer's Life Easy, Casagrand Fitted Homes offers the One-Stop Solution with all the essential 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 and meet your needs. The specifications consist of two varieties: Plush and Luxe.

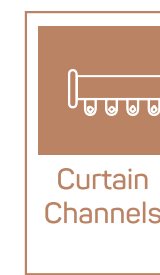


SCAN FOR BROCHURE

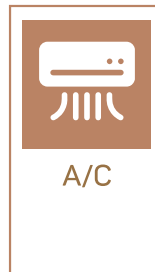
### WOODWORKS OF TOP NOTCH QUALITY



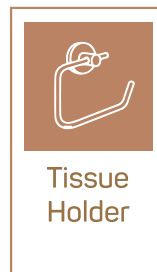
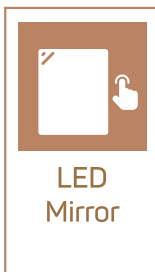
### HOME ACCESSORIES



### PREMIUM ELECTRICAL FITTINGS



### 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.

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time of unit  
booking

**85%**

payment during  
work-in-progress

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payment  
during the unit  
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# CASAGRANT

building aspirations

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