



CASAGRAN AVENUEPARK

Unveil the epitome of luxury living



SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

We are Casagrand Premier Builder 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.

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CASAGRANDE
AVENUE PARK

AERIAL DUSK VIEW



SALIENT FEATURES

1. Luxuriously crafted 209 apartments across an expanse of 4.02 acres
2. Elegantly designed 2, 3 & 4 BHK apartments with B+G+5 floors structure
3. 60+ world-class amenities like an exclusive 3800 sft. swimming pool, sky cinema, pet park, themed garden, gym and many more
4. 8500 sft. grand clubhouse equipped with premium amenities and features
5. The community offers 2.6 acres of open space in the concept of natural forest with boardwalk and tree swings
6. All the units will face the podiums or outdoors for an uninterrupted visual connectivity
7. Exclusive private terraces are provided for the ground floor units connecting the podium
8. Every unit has a balcony in the living room
9. Mindfully chosen high-end specifications and premium fittings in all units
10. 100% vastu compliant homes with zero dead space



ELEVATION DUSK VIEW



AMENITIES

60+ WORLD-CLASS AMENITIES

OUTDOOR AMENITIES

FEATURES

- 1. Entry water feature with sculpture
 - 2. Pedestrian pathway
 - 3. Cycle track
 - 4. Sculpture court with water cascade
 - 5. Tree court
 - 6. Senior citizen alcove
 - 7. Wind chime garden
 - 8. Multipurpose lawn
 - 9. Rock garden
 - 10. Hammock garden
 - 11. Picknicking lawn
 - 12. Amphitheatre
 - 13. Tree plaza with seating
 - 14. Pebble seating
 - 15. Party lawn
 - 16. Wrap around tree bench
 - 17. Barbeque zone
- ### SWIMMING POOL
- 18. Pool deck with lounge seaters
 - 19. Rainbow fountain
 - 20. Pool side refreshment counter
 - 21. Kids pool
 - 22. Connecting bridge

23. Main swimming pool

24. Poolside cabana

SPORTS & NATURE

- 25. 50m race track
- 26. Mini golf
- 27. Pet park
- 28. Hopscotch
- 29. Seating court
- 30. Play lawn
- 31. Rock climbing wall
- 32. Aroma garden
- 33. Pathway
- 34. Shaded pavilion
- 35. Reflexology pathway

CLUBHOUSE AMENITIES & FACILITIES

ENTERTAINMENT & FEATURES

- 36. Double height lobby
- 37. Multipurpose hall
- 38. Mini theatre

KIDS PLAY AREA

- 39. Kids indoor play
- 40. Ball pit and slide

SPORTS, FITNESS & WELLBEING

- 41. Gym & crossfit

42. Floor workout & calisthenics

43. Yoga / aerobics & aerial yoga

INDOOR GAMES

- 44. Foos ball
- 45. Billiards
- 46. Air hockey
- 47. Table tennis
- 48. Board games
- 49. Video game lounge
- 50. VR game

CO-WORKING SPACE

- 51. Learning center
- 52. Co-working space
- 53. Association room / conference room

TERRACE AMENITIES

- 54. Outdoor board game set up
- 55. Sky cinema
- 56. Terrace refreshment bar
- 57. Deck with lounge seater
- 58. Covered seating

CONVENIENCE

- 59. Car wash bay
- 60. Car charging bay
- 61. Driver toilet & dormitories



PODIUM VIEW



KIDS PLAY AREA



PRODUCT SUPERIORITY

Superior brands

2023 quality checks

More amenities

**Better utility of space
and ventilation**

Kids and senior citizens friendly

A PREMIUM COMMUNITY FOR A SUPREME LIFE



- ❖ Casagrand Avenuepark offers an exceptional lifestyle in the vibrant locale of Perungudi
- ❖ A finely crafted community set amidst 4.02 acres of land is planned with a swimming pool, open courtyards and appealing green spaces
- ❖ 209 apartments adorned with the highest quality materials, furnishings and accessories to offer a luxurious way of life
- ❖ Contemporary elevation showcasing prominent facade lighting
- ❖ Outstanding apartments in a lavish community, meticulously planned with more than 60+ amenities
- ❖ 65% of the area dedicated to open spaces and nature
- ❖ Master plan and unit plan designs are based on five important pillars in planning: light, ventilation, vastu, privacy and aesthetics

PRESENTING YOU A COMMUNITY WITH THE BEST OF ARCHITECTURE & FINESSE



- ❖ A state-of-the-art entrance arch with a feature wall welcomes you into the community with enhanced lighting and landscape
- ❖ The modern facade, enhanced with luxurious lighting, enhances both the building exteriors and the landscape, forming captivating focal points within the community
- ❖ A well-planned entrance plaza positioned opposite the block entrance serves as an intuitive navigational feature for both residents and visitors
- ❖ Meticulously planned pathways and a plethora of amenities are designed with elegance throughout the site
- ❖ An elaborate clubhouse of 8500 sft. is furnished with indoor amenities
- ❖ The clubhouse terrace consists of various amenities, such as a sky cinema, a refreshment counter and outdoor board games

A NEIGHBOURHOOD ONE WITH NATURE



- ❖ The community boasts an efficient building footprint where 2.6 acres of land area is open space
- ❖ The apartment towers are planned around a colossal courtyard of 20,000 sft. with no overlooking between the apartments
- ❖ The courtyard has tree-seating plazas throughout the community to indulge in nature

- ❖ Private terraces are provided for the apartments, connecting the indoors with the podiums
- ❖ A community designed to enrich the city lifestyle, thus fulfilling contemporary residential needs by providing a sustainable sanctuary within

OFFERING YOU 60+ AMENITIES



- ❖ 60+ amenities serving outdoor and indoor recreational activities sprawled across the community, enhancing the social environment and liveliness of the community
- ❖ A swimming pool and deck area of 3800 sft. are located at the heart of the open courtyard and features:
 1. Swimming pool
 2. Kid's pool, rainbow jets
 3. Poolside lounge
 4. Poolside refreshment counter
- ❖ The poolside party lawn seamlessly extends from the swimming pool deck, designed among lush plantings to enhance your evening parties
- ❖ Elderly-friendly amenities like the reflexology walkway and senior citizen seating are designed for the well-being of the elders
- ❖ The podium encompasses features like gallery seating, a tree plaza and an outdoor amphitheater, encouraging social gatherings
- ❖ Outdoor communal spaces such as seating alcoves, leisure parks, sculpture courts, arbor seats and amphitheater seating with a stage for casual gatherings
- ❖ Themed gardens like aromatic gardens, hammock gardens and wind chime gardens offer a respite amidst the built structure
- ❖ The neighbourhood provides family-friendly facilities, featuring dynamic and interactive areas like rock climbing, see-saws and tot-lots designed to motivate and engage young explorers
- ❖ Pet park and play mounds for the community and animals

INDULGE IN THE MOST LUXURIOUS CLUBHOUSE



- ❖ Boasting all the top-notch amenities, Casagrand Avenuedpark has a fully equipped clubhouse with luxury interiors
- ❖ The clubhouse, with a contemporary-style glazed facade, invites you with a grand entrance lobby and waiting lounge
- ❖ The clubhouse is equipped with a lavish multi-purpose party hall to host your guests for parties and gatherings
- ❖ Exclusive gym with top-notch features like gym, calisthenics, and yoga room with aerial yoga promoting an active lifestyle for residents of all age groups
- ❖ Indoor kids play, creche, activity corner and learning center for children’s entertainment and cognitive development
- ❖ The indoor kids play area is equipped with activity-rich facilities like ride-ons, a ball pit with slide, and cozy activity areas, making it a hub for children’s creativity and entertainment
- ❖ Indoor games room for everyday recreation, a dedicated video games room and a gaming arcade
- ❖ The gaming room includes chess, carrom, foosball, air hockey and many more for gaming enthusiasts
- ❖ Overlooking the swimming pool, the clubhouse provides built-in changing rooms for the user’s convenience

EFFICIENCY IN SPACE PLANNING



- ❖ All homes are spatially planned, ensuring every space of a unit is of premium luxury
- ❖ Uninterrupted visual connectivity - all bedrooms & balconies will be facing the podiums or exterior
- ❖ Linear planning of the living area and dining area creates a seamless expanse of living space
- ❖ All units have large windows for better light and ventilation
- ❖ Dedicated washing machine space is provided in all units
- ❖ Balconies are provided in the living room for all units
- ❖ Planned ODU locations are designed to avoid any overlooking or hindrances to other apartments and are well concealed to ensure no AC’s are visible on the building facade
- ❖ A well-planned flow of circulation for basement-level parking and driveways offers hassle-free pedestrian movement all around the site, abutting the boundary tree planting
- ❖ Building orientation ensures maximum wind flow and minimum heat gain

PREMIUM SPECIFICATIONS



- ❖ Main door designed with architrave for an appealing entrance
- ❖ Designer floor identification signage at every floor level
- ❖ Well-planned and decorated corridors with wall-lit artifacts leading to your doorsteps
- ❖ Designer door number signage with accent lighting
- ❖ Giving the floors an ultimate makeover with marble in the foyer, living & dining
- ❖ 600 × 600 mm anti-skid tile flooring in bathrooms
- ❖ 600 × 1200 mm vitrified tile flooring in kitchen, bedrooms and balconies
- ❖ Luxurious attached master bathrooms fitted with rain shower, hand shower and glass cubicle
- ❖ Granite counter with counter-mount wash basins in dining and bathrooms
- ❖ Premium range Kohler or equivalent fittings in all bathrooms
- ❖ Pest-free long trench and square SS designer gratings are provided in the bathrooms
- ❖ Weather proof charging points are provided in the balcony for evening parties and functional convenience

VAASTU COMPLIANT HOMES FOR ENHANCING POSITIVE LIVING



- ❖ During the design phase, deliberate efforts have been made to ensure that the majority of the units comply with vaastu principles
- ❖ Most units have North or East facing entry doors
- ❖ All apartments have kitchens placed in the Southeast and Northwest
- ❖ All apartments have Southwest bedrooms
- ❖ No apartments have toilets in the Northeast
- ❖ No units have bed headboards in the North



SWIMMING POOL VIEW



ELEVATION VIEW



SITE PLAN

SITE / GROUND FLOOR PLAN



OUTDOOR AMENITIES FEATURES

1. ENTRY WATER FEATURE WITH SCULPTURE
2. PEDESTRIAN PATHWAY
3. CYCLE TRACK
4. SCULPTURE COURT WITH WATER CASCADE
5. TREE COURT
6. SENIOR CITIZEN ALCOVE
7. WINDCHIME GARDN
8. MULTIPURPOSE LAWN
9. ROCK GARDEN
10. HAMMOCK GARDEN
11. PICKNICKING LAWN
12. AMPHITHEATRE
13. TREE PLAZA WITH SEATING
14. PEBBLE SEATING
15. PARTY LAWN
16. WRAP AROUND TREE BENCH
17. BARBEQUE ZONE

SWIMMING POOL

18. POOL DECK WITH LOUNGE SEATERS
19. RAINBOW FOUNTAIN
20. POOL SIDE REFRESHMENT COUNTER
21. KIDS POOL
22. CONNECTING BRIDGE
23. MAIN POOL
24. POOLSIDE CABANA

SPORTS & NATURE WELLBEING

25. 50M RACE TRACK
26. MINI GOLF
27. PET PARK
28. HOPSCOTCH
29. SEATING COURT
30. PLAY LAWN
31. ROCK CLIMBING WALL
32. AROMA GARDEN
33. PATHWAY
34. SHADED PAVILION
35. REFLEXOLOGY PATHWAY

CLUBHOUSE INDOOR AMENITIES ENTERTAINMENT & FEATURES

36. DOUBLE HEIGHT LOBBY
37. MULTIPURPOSE HALL
38. MINI THEATRE

KIDS PLAY AREA

39. KIDS INDOOR PLAY
40. BALL PIT AND SLIDE

SPORTS, FITNESS & WELLBEING

41. GYM & CROSSFIT
42. FLOOR WORKOUT & CALISTHENICS
43. YOGA/AEROBICS & AERIAL YOGA

INDOOR GAMES

44. FOOS BALL
45. BILLIARDS
46. AIR HOCKEY
47. TABLE TENNIS
48. BOARD GAMES
49. VIDEO GAME LOUNGE
50. VR GAME

CO-WORKING SPACE

51. LEARNING CENTER
52. CO-WORKING SPACE
53. ASSOCIATION ROOM/CONFERENCE ROOM

TERRACE AMENITIES

54. OUTDOOR BOARD GAME SET UP
55. SKY CINEMA
56. TERRACE REFRESHMENT BAR
57. DECK WITH LOUNGE SEATER
58. COVERED SEATING

CONVENIENCE

59. CAR WASH BAY
60. CAR CHARGING BAY
61. DRIVER TOILET & DORMITORIES



BASEMENT PLAN

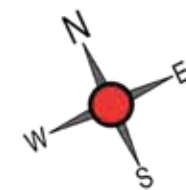
BASEMENT PLAN





FLOOR PLANS

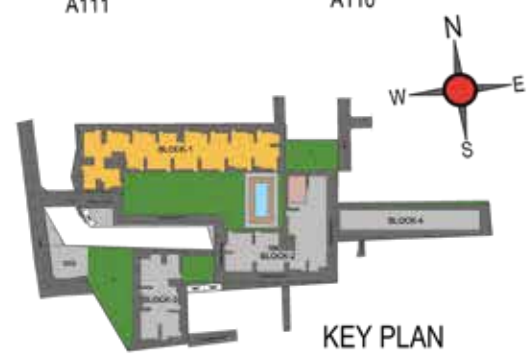
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GROUND FLOOR PLAN

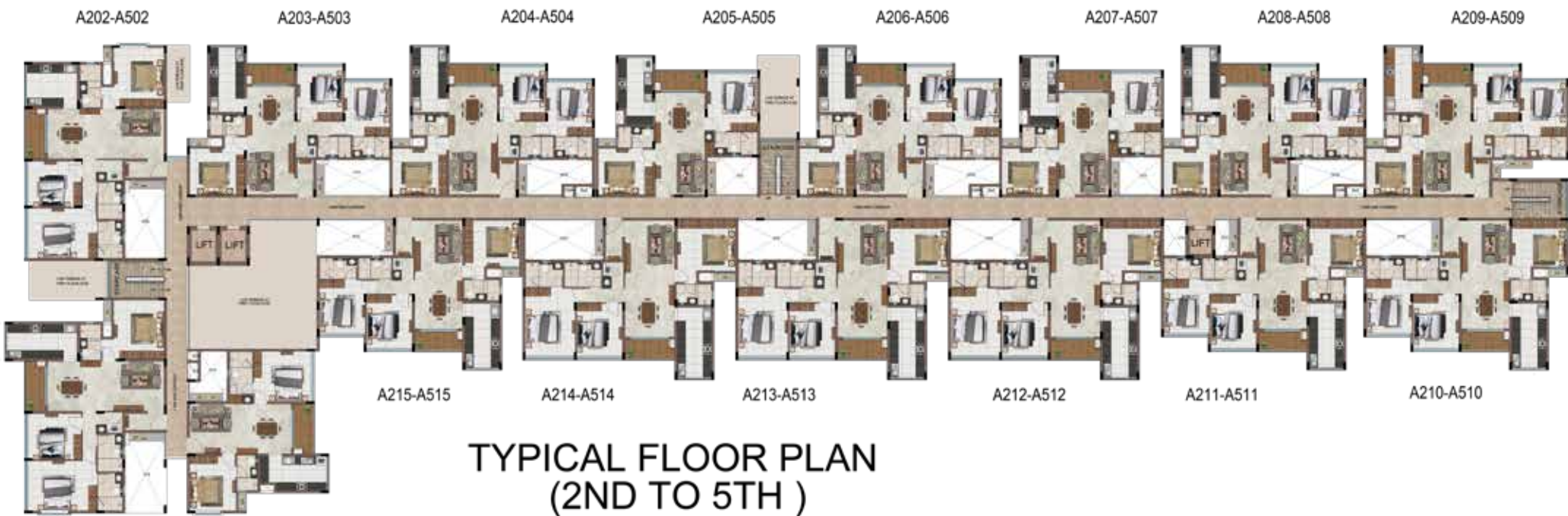
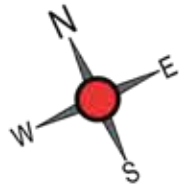


FIRST FLOOR PLAN



KEY PLAN

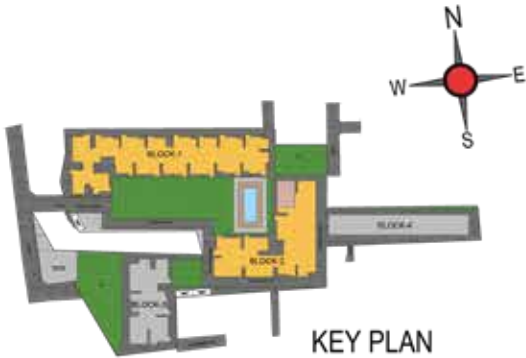
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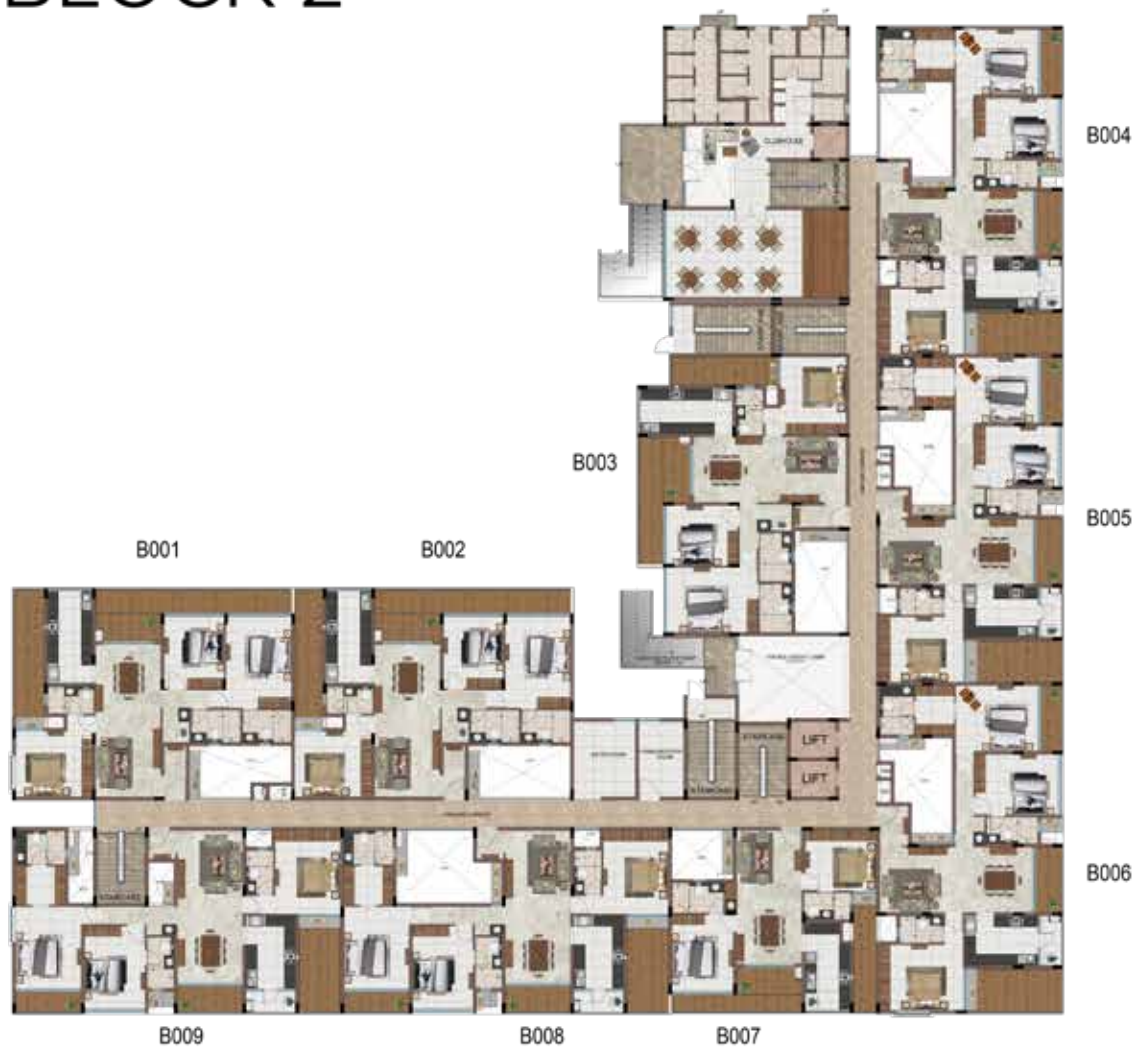
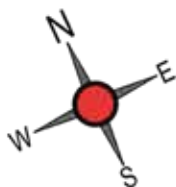
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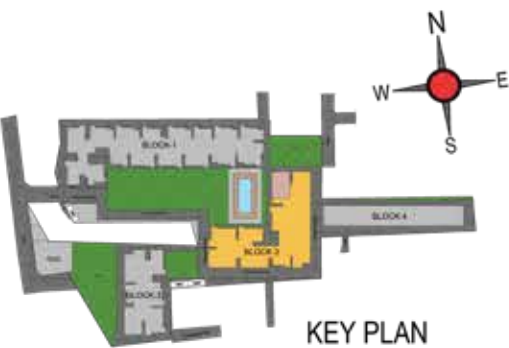
TYPICAL FLOOR PLAN
(3RD TO 5TH)



BLOCK 2



GROUND FLOOR PLAN

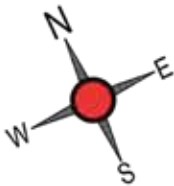


KEY PLAN



FIRST FLOOR PLAN

BLOCK 3



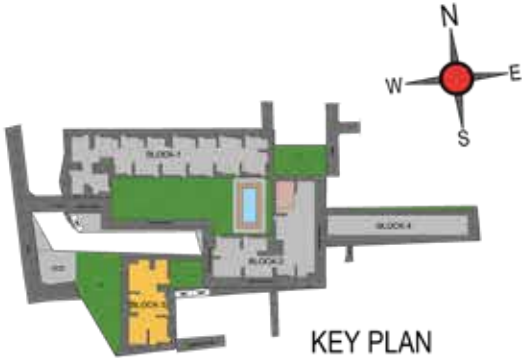
GROUND FLOOR PLAN



FIRST FLOOR PLAN

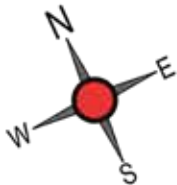


TYPICAL FLOOR PLAN (2ND TO 5TH)



KEY PLAN

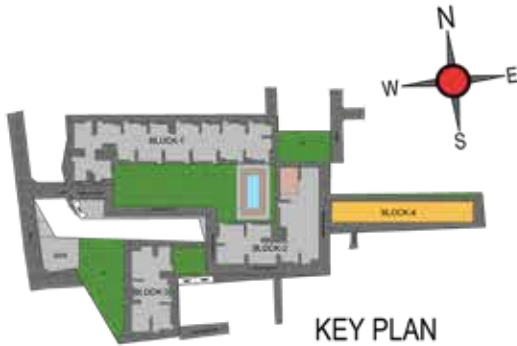
BLOCK 4



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
(1ST TO 5TH)



KEY PLAN



UNIT PLANS

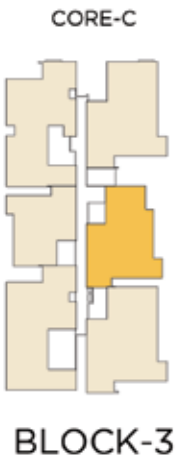
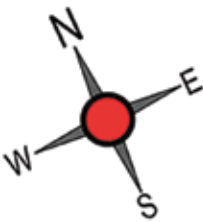
1BHK & 2BHK



FIRST FLOOR



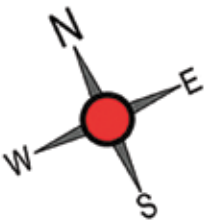
GROUND FLOOR



Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C005	697	54	751	1056	145
Block-3	C105	928	54	982	1360	-

KEY PLAN

2BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR



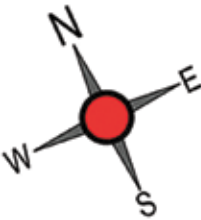
BLOCK-2



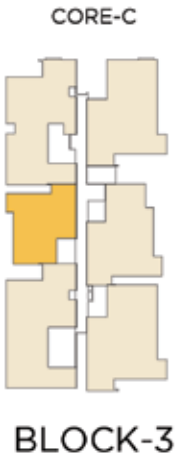
KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B007	867	57	924	1273	176
Block-2	B107 - B507	867	57	924	1273	-

2BHK



TYPICAL FLOOR (1ST TO 5TH)



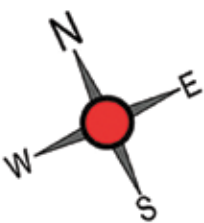
GROUND FLOOR



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C002	882	57	939	1292	92
Block-3	C102 - C502	879	57	936	1292	-

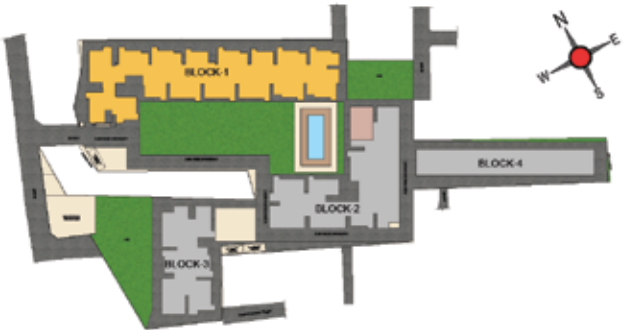
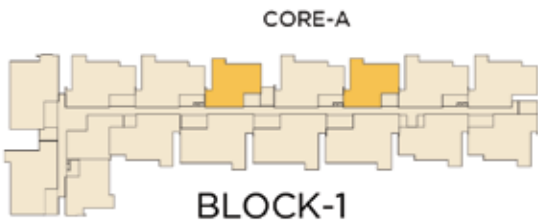
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TYPICAL FLOOR (1ST TO 5TH)



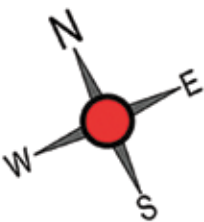
GROUND FLOOR



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A005	889	57	946	1301	192
Block-1	A007	889	57	946	1297	179
Block-1	A105 - A505	879	57	936	1301	-
Block-1	A107 - A507	879	57	936	1297	-

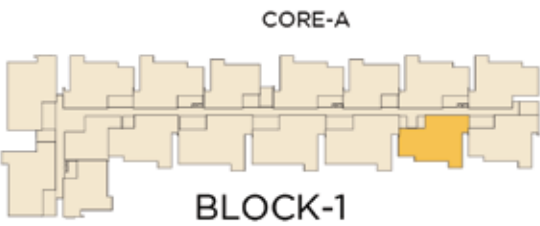
3BHK & 2BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR



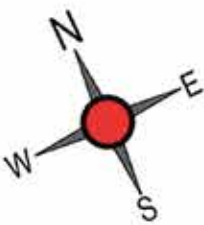
KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A011	959	54	1013	1384	205
Block-1	A111 - A511	1157	54	1211	1656	-

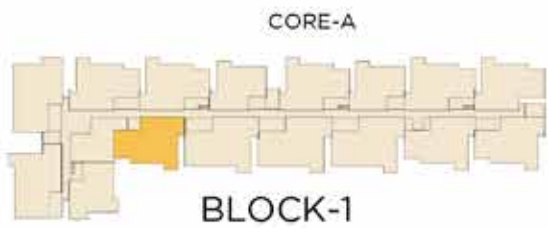
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FIRST FLOOR



(A015)
GROUND FLOOR



Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A015	969	54	1023	1403	208
Block-1	A115	959	54	1013	1403	-

KEY PLAN

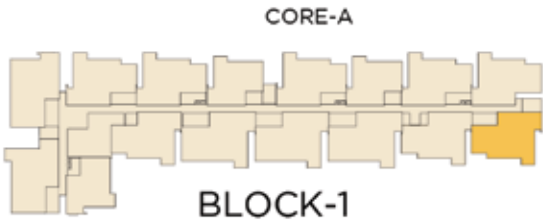
3BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A010	1174	54	1228	1659	310
Block-1	A110 - A510	1157	54	1211	1659	-

3BHK

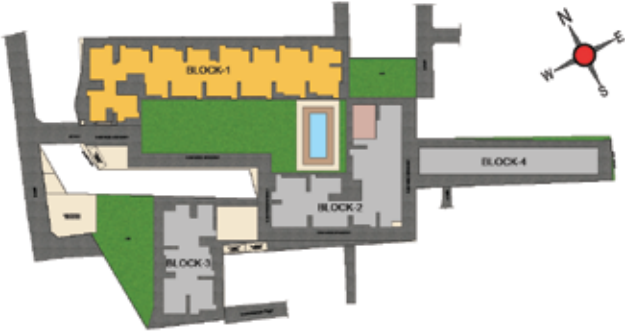
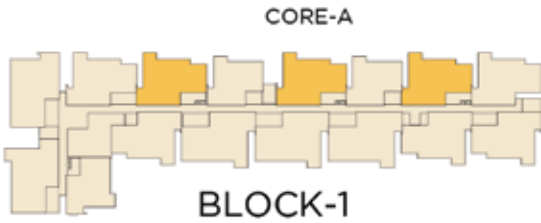
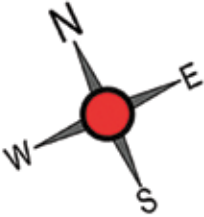


TYPICAL FLOOR (1ST TO 5TH)



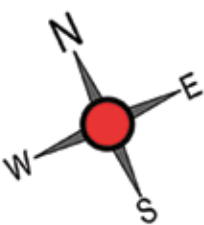
GROUND FLOOR

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A004	1174	54	1228	1659	295
Block-1	A006	1174	54	1228	1661	298
Block-1	A008	1174	54	1228	1657	297
Block-1	A104 - A504	1157	54	1211	1659	-
Block-1	A106 - A506	1158	54	1212	1660	-
Block-1	A108 - A508	1158	54	1212	1657	-



KEY PLAN

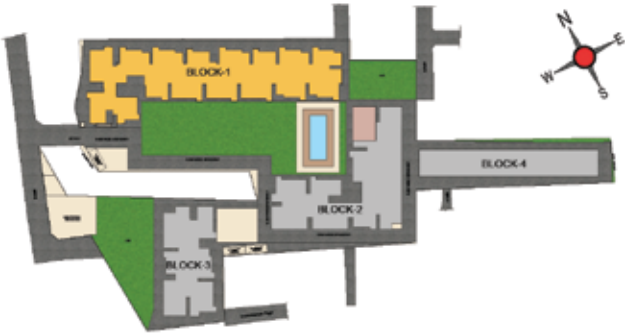
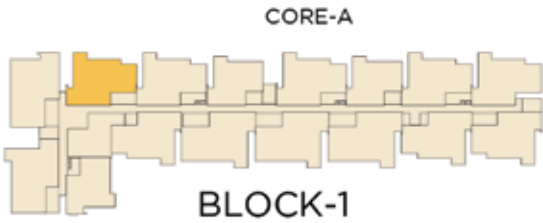
3BHK



TYPICAL FLOOR (1ST TO 5TH)



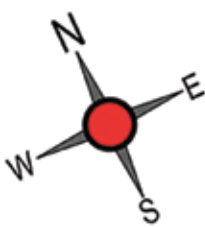
GROUND FLOOR



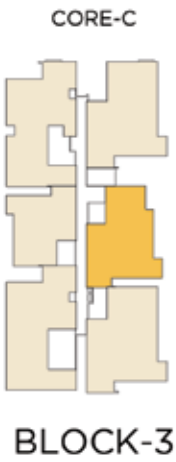
Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A003	1172	54	1226	1659	193
Block-1	A103 - A503	1157	54	1211	1659	-

KEY PLAN

3BHK



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C205-C505	1158	54	1212	1659	-

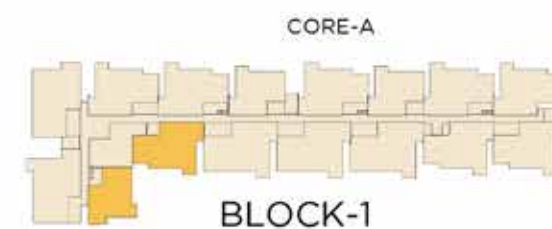
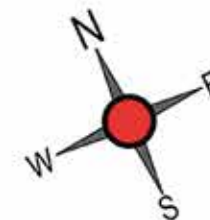
3BHK & 2BHK



(A215-A515)
TYPICAL FLOOR (2ND TO 5TH)



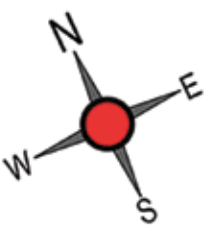
(A116-A516)
TYPICAL FLOOR (1ST TO 5TH)



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A215 - A515	1154	54	1208	1661	-
Block-1	A116 - A516	879	57	936	1306	-

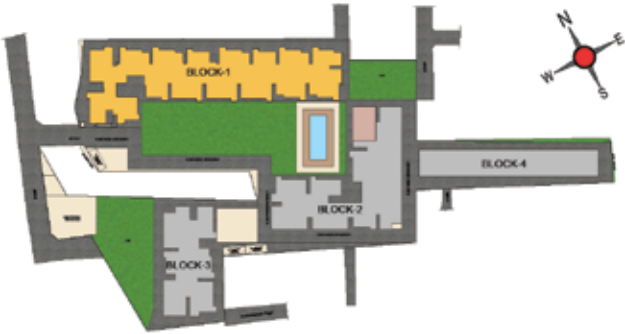
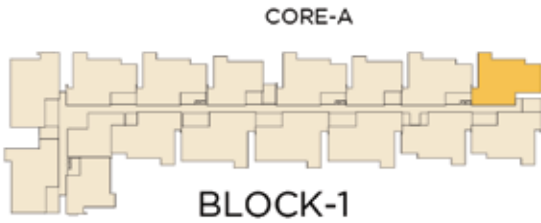
3BHK



TYPICAL FLOOR (1ST TO 5TH)



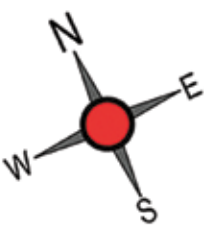
GROUND FLOOR



Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A009	1174	54	1228	1666	295
Block-1	A109 - A509	1157	54	1211	1666	-

KEY PLAN

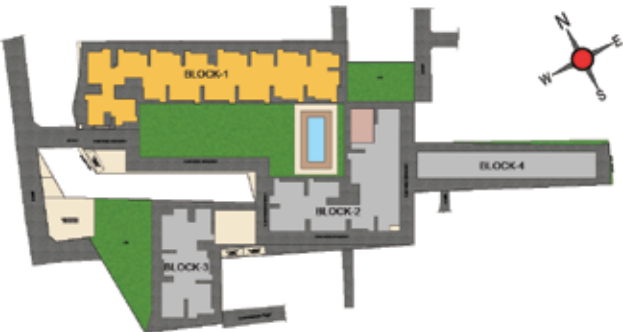
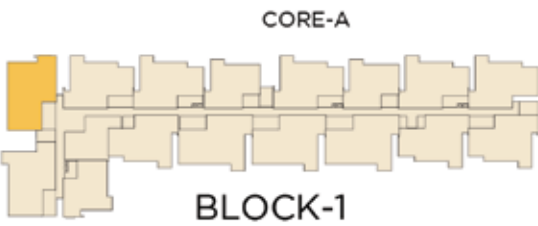
3BHK



TYPICAL FLOOR (1ST TO 5TH)



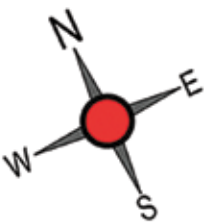
GROUND FLOOR



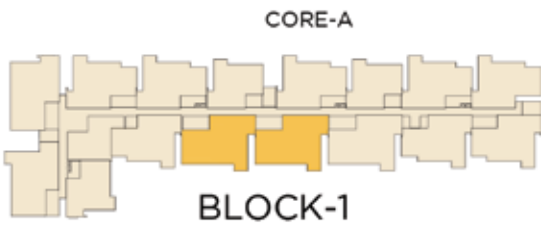
KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A002	1317	57	1374	1865	83
Block-1	A102 - A502	1315	57	1372	1865	-

3BHK

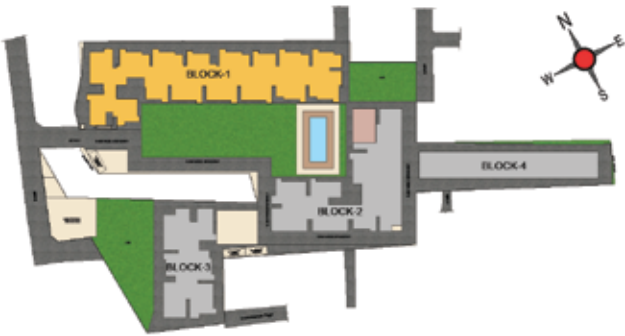


TYPICAL FLOOR (1ST TO 5TH)



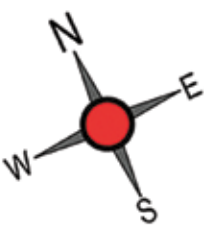
GROUND FLOOR

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A013	1341	57	1398	1874	307
Block-1	A014	1341	57	1398	1876	307
Block-1	A113 - A513	1322	57	1379	1874	-
Block-1	A114 - A514	1322	57	1379	1876	-



KEY PLAN

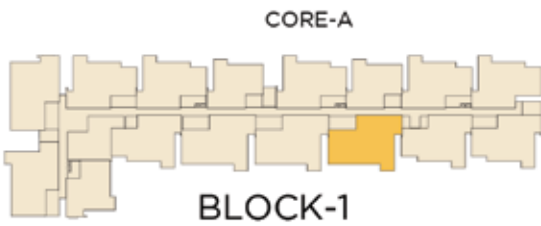
3BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR



Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A012	1341	57	1398	1876	254
Block-1	A112 - A512	1322	57	1379	1874	-

KEY PLAN

3BHK

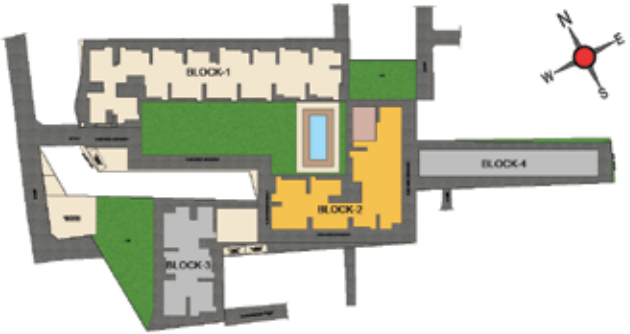


TYPICAL FLOOR (1ST TO 5TH)



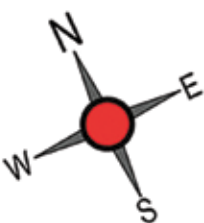
GROUND FLOOR

Block	Unit No.	Carpets area (sqft)	Balcony area (sqft)	Total carpets area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B002	1325	57	1382	1876	307
Block-2	B102 - B502	1322	57	1379	1876	-



KEY PLAN

3BHK



TYPICAL FLOOR (1ST TO 5TH)



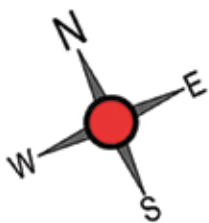
BLOCK-2



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B003	1332	57	1389	1878	216
Block-2	B103 - B503	1326	57	1383	1878	-

3BHK



TYPICAL FLOOR (1ST TO 5TH)



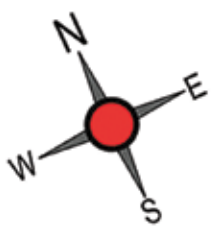
BLOCK-2



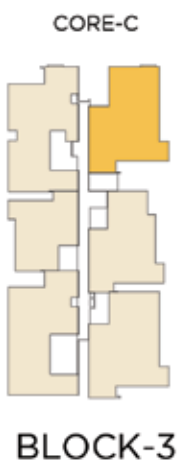
KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B001	1325	57	1382	1881	323
Block-2	B101 - B501	1322	57	1379	1881	-

3BHK



TYPICAL FLOOR (1ST TO 5TH)



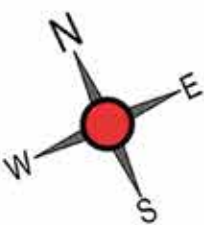
BLOCK-3



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C004	1341	57	1398	1883	284
Block-3	C104 - C504	1322	57	1379	1883	-

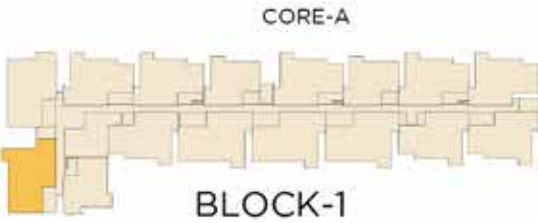
3BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A001	1332	57	1389	1885	251
Block-1	A101 - A501	1322	57	1379	1885	-

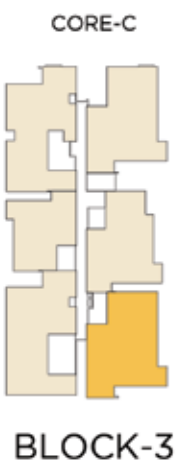
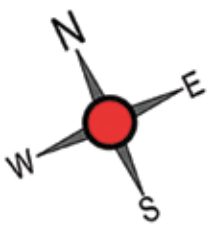
3BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C006	1377	57	1434	1923	299
Block-3	C106 - C506	1358	57	1415	1923	-

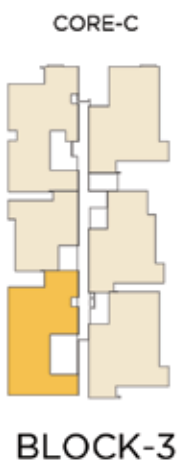
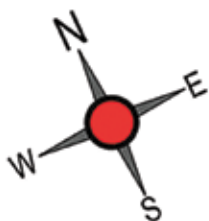
3BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR



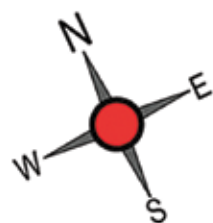
BLOCK-3



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C001	1360	108	1468	2070	108
Block-3	C101 - C501	1355	108	1463	2071	-

3BHK



TYPICAL FLOOR (1ST TO 5TH)



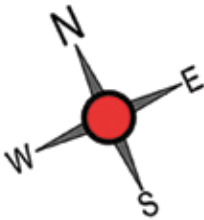
GROUND FLOOR



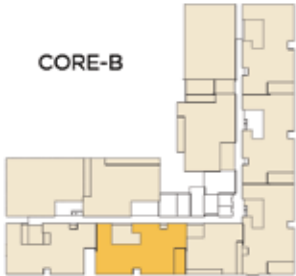
KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B005	1387	108	1495	2104	135
Block-2	B105 - B505	1382	108	1490	2104	-

3BHK



TYPICAL FLOOR (1ST TO 5TH)



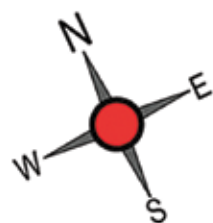
BLOCK-2



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B008	1387	108	1495	2107	135
Block-2	B108 - B508	1383	108	1491	2107	-

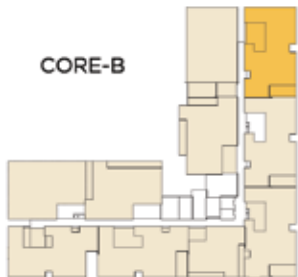
3BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR



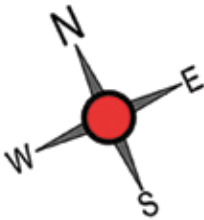
BLOCK-2



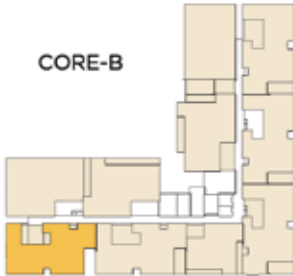
KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B004	1387	108	1495	2108	135
Block-2	B104 - B504	1382	108	1490	2111	-

3BHK



TYPICAL FLOOR (1ST TO 5TH)



BLOCK-2



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B009	1387	108	1495	2116	135
Block-2	B109 - B509	1383	108	1491	2116	-

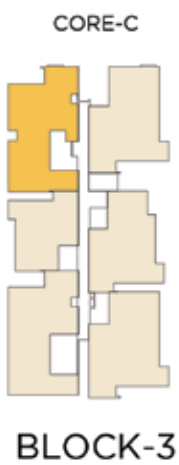
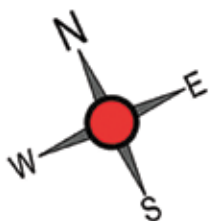
3BHK



TYPICAL FLOOR (1ST TO 5TH)



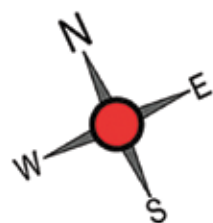
GROUND FLOOR



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C003	1387	108	1495	2118	145
Block-3	C103 - C503	1383	108	1491	2118	-

3BHK

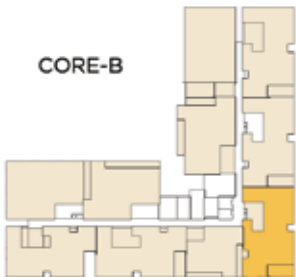


TYPICAL FLOOR (1ST TO 5TH)

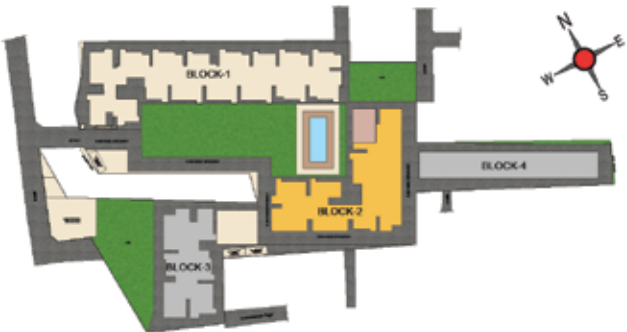


GROUND FLOOR

CORE-B



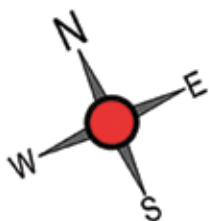
BLOCK-2



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B006	1399	108	1507	2128	145
Block-2	B106 - B506	1394	108	1502	2128	-

4BHK



TYPICAL FLOOR (1ST TO 5TH)

3BHK



GROUND FLOOR



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-4	D003	1700	242	1942	2546	-
Block-4	D103-D503	2014	239	2253	2939	-

4BHK



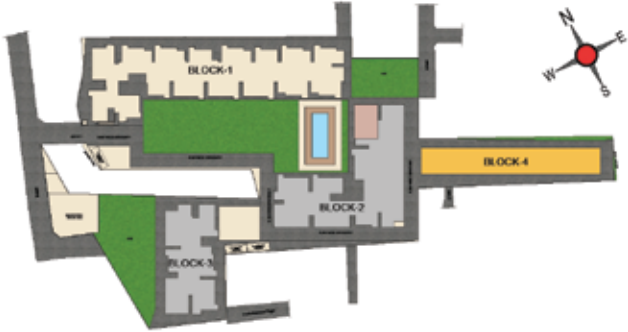
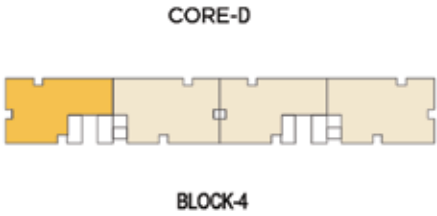
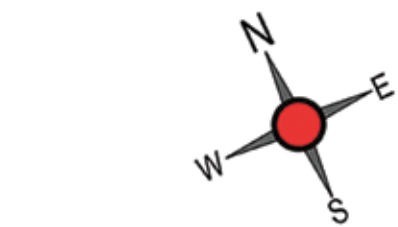
TYPICAL FLOOR (1ST TO 5TH)

3BHK



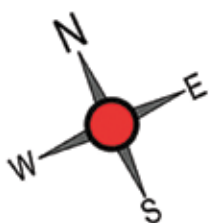
GROUND FLOOR

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-4	DO01	1700	239	1939	2560	-
Block-4	D101-D501	2014	239	2253	2954	-



KEY PLAN

4BHK



(D02-D502)
(GROUND FLOOR TO 5TH)

4BHK



(D04-D504)
(GROUND FLOOR TO 5TH)

CORE-D



BLOCK-4



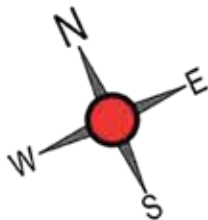
KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-4	D002-D502	2015	239	2254	2939	-
Block-4	D004-D504	2015	239	2254	2955	-



CLUBHOUSE PLAN

CLUB HOUSE



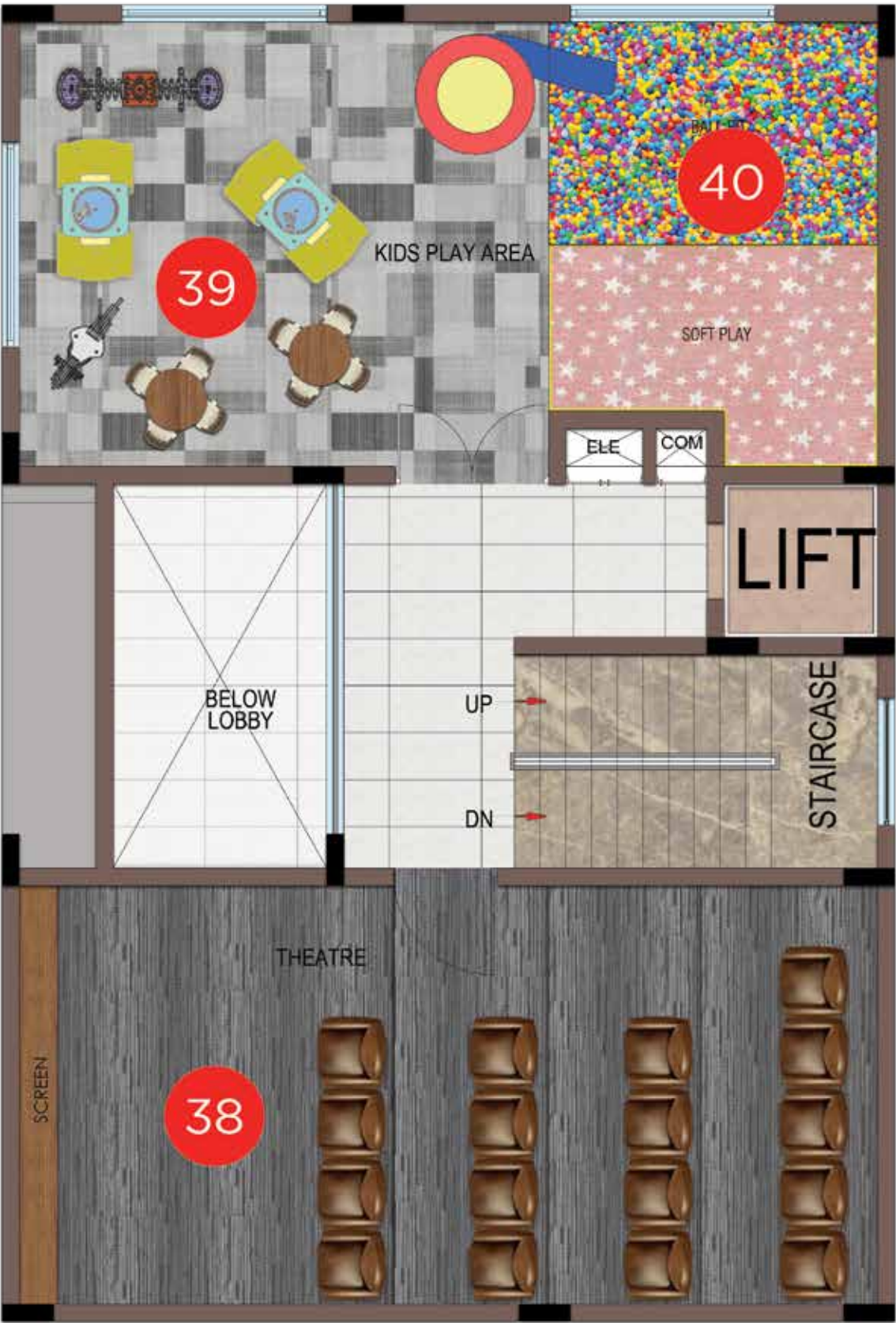
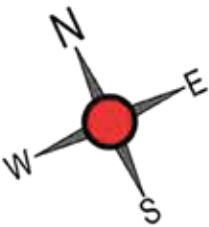
**CLUBHOUSE INDOOR AMENITIES
ENTERTAINMENT & FEATURES**
36. DOUBLE HEIGHT LOBBY
37. MULTIPURPOSE HALL



KEY PLAN

GROUND FLOOR PLAN

CLUB HOUSE



CLUBHOUSE INDOOR AMENITIES ENTERTAINMENT & FEATURES

38. MINI THEATRE

KIDS PLAY AREA

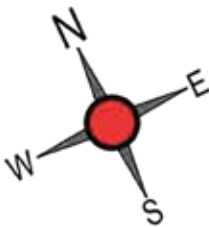
- 39. KIDS INDOOR PLAY
- 40. BALL PIT AND SLIDE

FIRST FLOOR PLAN



KEY PLAN

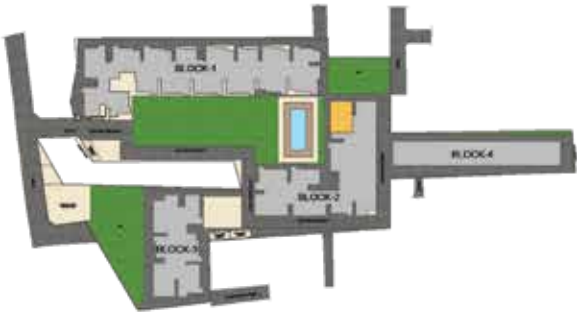
CLUB HOUSE



SECOND FLOOR PLAN

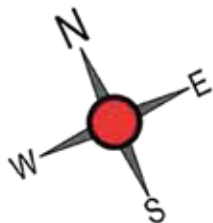
CLUBHOUSE INDOOR AMENITIES SPORTS, FITNESS & WELLBEING

- 41. GYM & CROSSFIT
- 42. FLOOR WORKOUT & CALISTHENICS



KEY PLAN

CLUB HOUSE



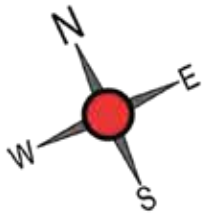
- CLUBHOUSE INDOOR AMENITIES**
INDOOR GAMES
- 44. FOOS BALL
 - 45. BILLIARDS
 - 46. AIR HOCKEY
 - 47. TABLE TENNIS
 - 48. BOARD GAMES
 - 49. VIDEO GAME LOUNGE
 - 50. VR GAME

THIRD FLOOR PLAN



KEY PLAN

CLUB HOUSE



**CLUBHOUSE INDOOR AMENITIES
SPORTS, FITNESS & WELLBEING**
43. YOGA/AEROBICS & AERIAL YOGA

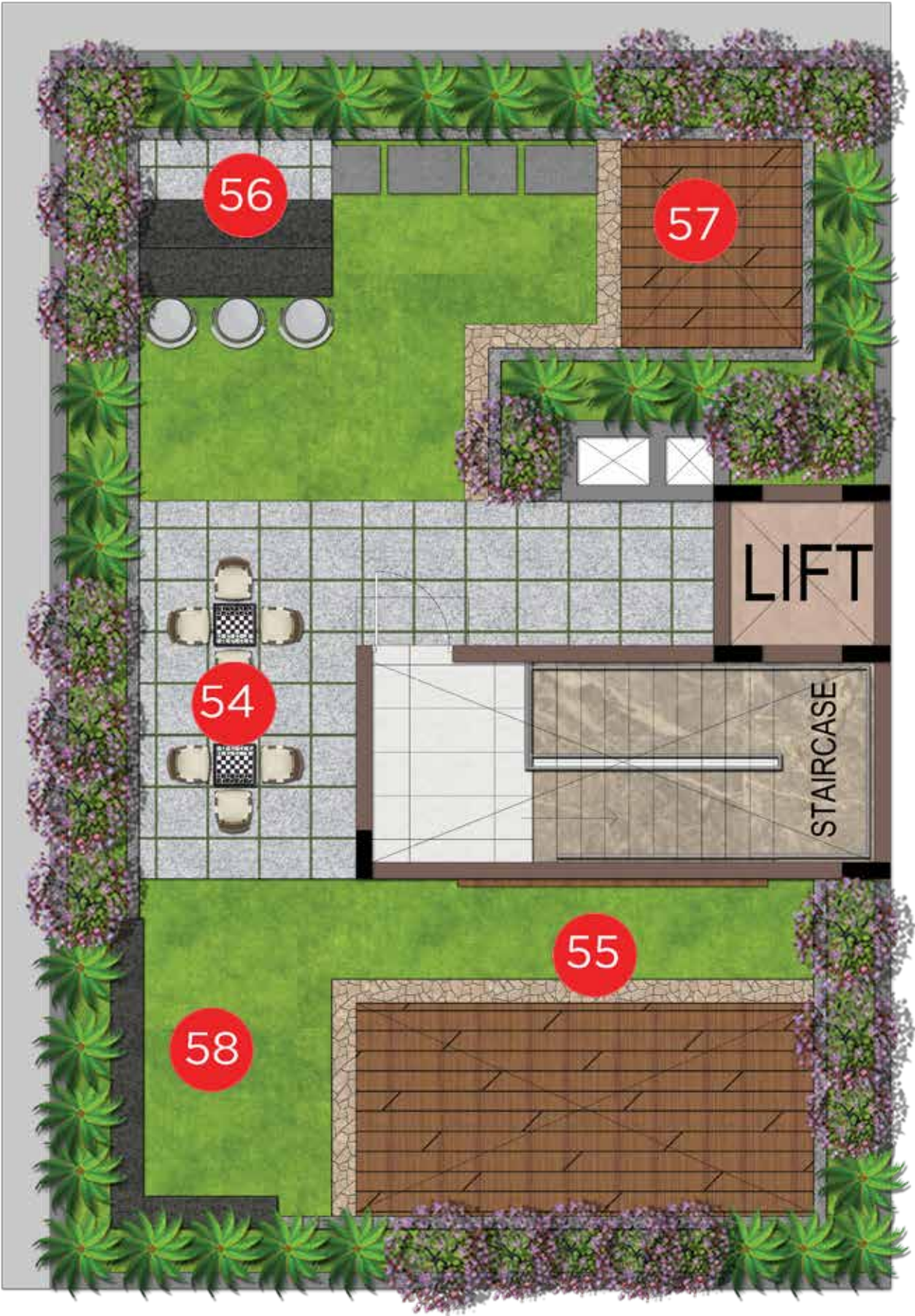
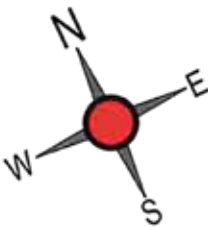
CO-WORKING SPACE
51. LEARNING CENTER
52. CO-WORKING SPACE
53. ASSOCIATION ROOM/CONFERENCE ROOM

FOURTH FLOOR PLAN

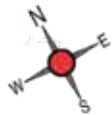


KEY PLAN

CLUB HOUSE



- CLUBHOUSE INDOOR AMENITIES**
TERRACE AMENITIES
- 54. OUTDOOR BOARD GAME SET UP
 - 55. SKY CINEMA
 - 56. TERRACE REFRESHMENT BAR
 - 57. DECK WITH LOUNGE SEATER
 - 58. COVERED SEATING



CLUBHOUSE TERRACE LANDSCAPE PLAN

KEY PLAN



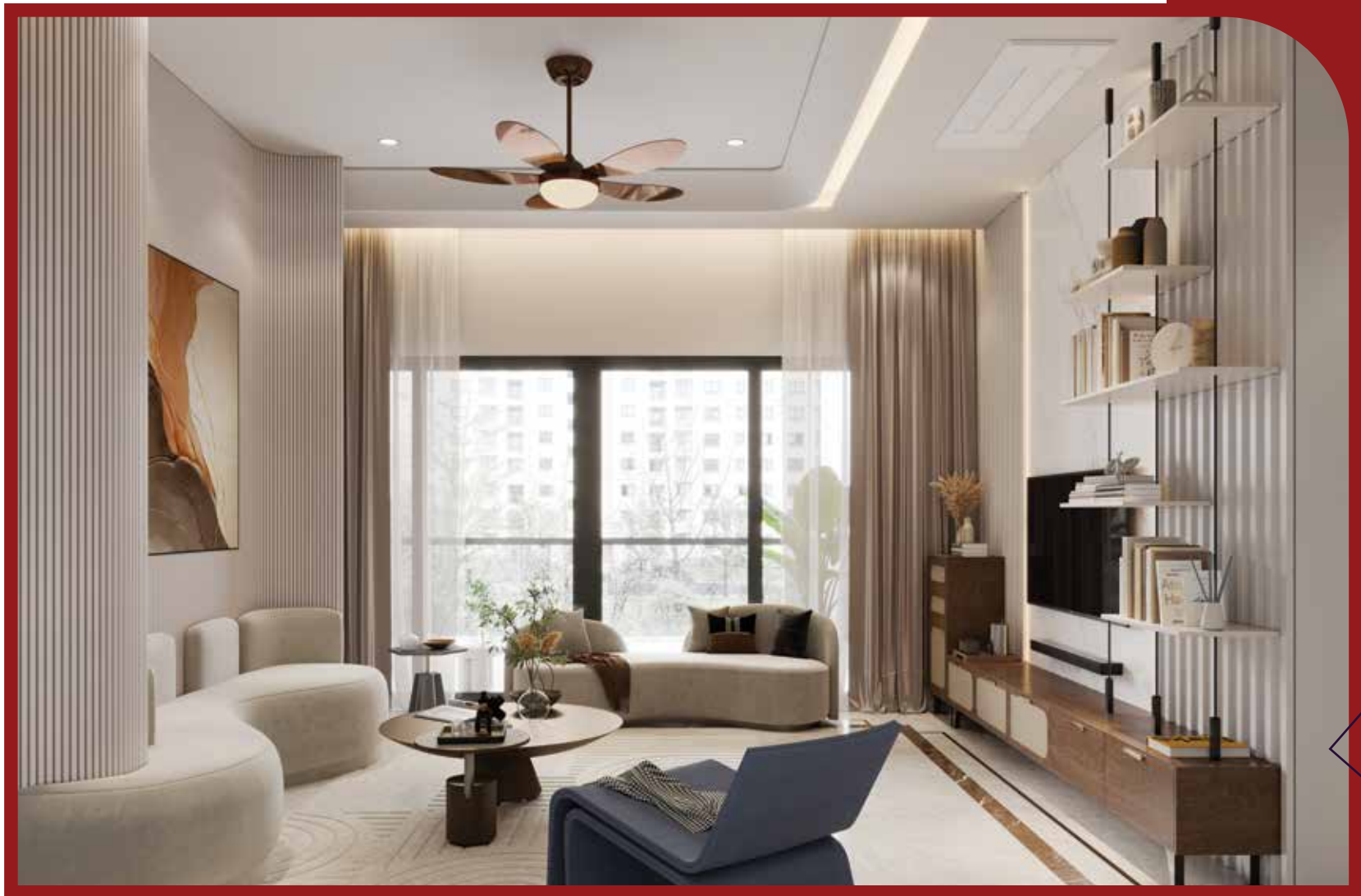
CLUBHOUSE

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Kitchen



Fans
living &
Bedrooms



Fan with
Light
Dining



Exhaust
Fans
& Geysers

PREMIUM ELECTRICAL FITTINGS

HOME ACCESSORIES



Light
Fixtures



Mirrors in
Dining



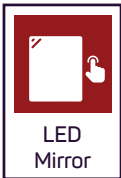
False
Ceiling



Curtain
Channels
& Rods



Lights



LED
Mirror



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Lights



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Rack



Corner
Shelf



Towel
Ring

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SPECIFICATIONS

1. STRUCTURE



Structural system	: RCC Framed structure designed for seismic compliant (Zone - 3)
Masonry	: 200mm for external walls & 100mm for internal walls
Floor - floor height (incl. slab)	: Will be maintained at 2950 mm
ATT	: Anti-termite treatment will be done

2. WALL/CEILING FINISH



Internal walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion paint
Exterior walls	: Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect’s design
Attached bathroom	: Matt/Glossy ceramic wall tiles of size 600×1200 mm up to 2550 mm height & above false ceiling will be finished with a coat of primer
Other bathrooms	: Matt/Glossy ceramic wall tile of size 600×1200 mm for a height of 2550 mm & above the false ceiling will be finished with 1 coat of emulsion paint
Toilet ceiling	: Panel false ceiling

3. FLOOR FINISH WITH SKIRTING



Foyer, living, dining, internal corridor	: Marble flooring
Bedrooms and kitchen	: Vitrified tile of size 1200×600 mm
Attached bathroom 1	: Anti-skid ceramic tile of 600×600 mm with granite flooring for shower area and granite threshold
Other bathrooms	: Anti-skid ceramic tiles of size 600×600 mm with granite threshold
Balcony	: Wooden finish tile flooring of size 600×1200 mm
Private open terrace (if applicable)	: Wooden finish tile flooring of size 600×1200 mm

4. BALCONY



Handrail	: MS handrail with roset as per architect’s design
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5. KITCHEN & DINING



Electrical point	: For chimney, hob & Aquaguard point
Dining	: Granite counter mounted wash basin and wall dado of height 200 mm

6. BATHROOMS



CP and sanitary fixture	: Kohler or equivalent
Master bathroom 1	: Wall mounted WC with cistern, flush plate and health faucet, single lever diverter, rain shower with hand shower & spout, glass cubicle for shower and 2’ long trench drain. Granite counter top mounted wash basin and square designer drain
Other bathrooms	: Wall mounted WC with cistern, flush plate and health faucet, single lever diverter overhead shower, & spout, granite counter top mounted wash basin and square designer drain

7. JOINERY



A. DOORS

Main door	: Veneer finish full jamb architrave and hinges with good quality double side veneer finish door of size 1200×2300 mm
	: Ironmongeries like digital lock system of Hafele or equivalent lock, tower bolts, door viewer, magnetic catcher
Bedroom doors	: Laminate finish full jamb architrave and hinges with good quality double-sided laminate finish door of size 1000 × 2300 mm
	: Ironmongeries like dorset or equivalent lock, door bush, tower bolt, magnetic catcher, etc.
Bathroom doors	: Good quality door frame, hinges and good quality double-sided laminate finish door of size 900 × 2300 mm with water-proofing on the inside
	: Ironmongeries like thumb turn lock of Dorset or equivalent without key, door bush, tower bolt, magnetic catcher, etc.
Terrace doors	: Good quality door frame with FRP shutters of size 900 X 2100 mm with paint finish. Ironmongeries like thumb turn lock of Dorset or equivalent

B. WINDOWS

Windows	: Powder coated aluminum windows with sliding shutter with see-through plain glass and MS grill on the inner side (wherever applicable)
	: Sill coping with granite
French doors	: Powder coated aluminum frame and doors with toughened glass (wherever applicable) and without grill
Ventilators	: Powder coated aluminum frame of fixed pinned glass / open-able shutter for ODU access (wherever applicable)
	: Sill and soffit coping with granite

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 Anchor Roma / Greatwhite or equivalent will be provided
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand
5 Amp socket (outdoor)	: Point provided in the balcony in recommended location
TV	: Point in Living & any one bedroom and provision in other bedrooms
Data	: Point in Living & any one bedroom
Split air-conditioner	: Points will be given in the living / dining and all bedrooms in 1 BHK & 2 BHK Points will be given in the living, dining and all bedrooms in 3 BHK & 4 BHK
Exhaust fan	: Point provided in all bathrooms
Geyser	: Geyser points will be provided in all bathrooms
Back-up	: Superior and Pinnacle : 1 BHK - 350 W, 2 BHK-400 W, 3 BHK - 500 W, 4 BHK- 650 W

SPECIFICATIONS COMMON TO BUILDING COMPLEX



COMMON FEATURES

Lift	: Elevators of 13 passengers automatic lift will be provided
Back-up	: 100% power backup for common amenities such as clubhouse, lifts, WTP, STP & selective common area lighting
Name board	: The apartment owner name will be provided in the ground floor
Lift fascia wall	: Marble cladding at ground level & designer vitrified tile at other levels
Lobby flooring	: Marble flooring at ground level & designer vitrified tile at other levels
Corridor flooring	: Vitrified tile of size 800×1600 at all levels
Staircase floor	: Granite flooring at all levels
Staircase handrail	: MS handrail with enamel paint finish in all floors
Terrace floor	: Pressed tile flooring

OUTDOOR FEATURES



Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rainwater harvest	: Rainwater harvesting site
STP	: Centralized sewage treatment plant
Safety	: CCTV surveillance cameras will be provided all around the building at pivotal locations in ground level
Well-defined walkway	: Walkway spaces are well defined as per landscape design intent
Security	: Security booth will be provided at the entrance / exit facilitated with MYGATE app
Compound wall	: Site perimeter fenced by compound wall with entry gates for a height of 1800 mm and feature compound wall (wherever applicable)
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 flooring	: Stamped concrete / interlocking paver block or equivalent flooring with demarcated driveway as per landscape design intent
	: Granite flooring finish / Cobble stone in entrance driveway and block lobby entrances

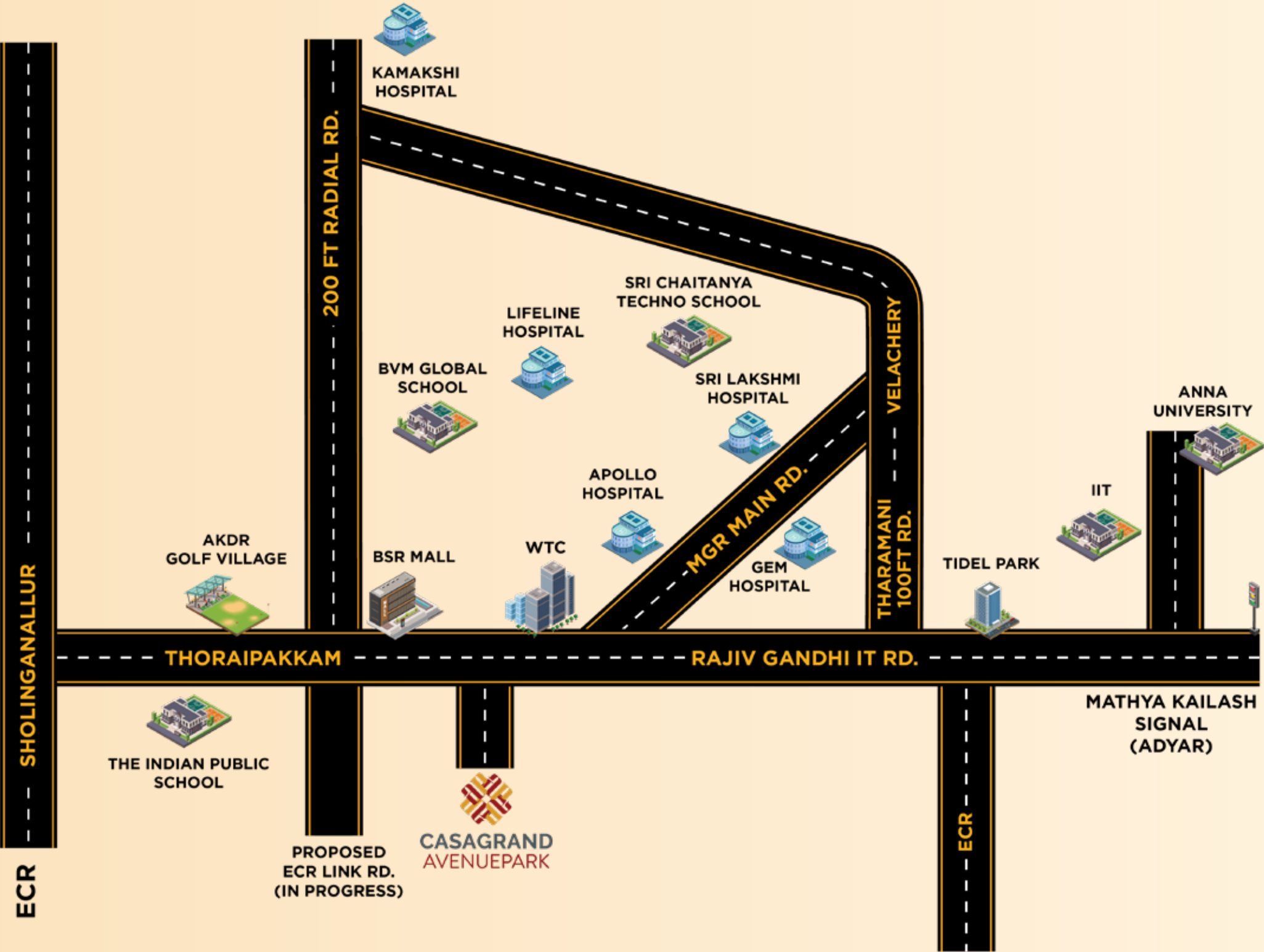


PAYMENT SCHEDULE

BOOKING ADVANCE	5%
AGREEMENT SIGNING	45%
COMMENCEMENT OF FOUNDATION	10%
COMMENCEMENT OF STILT FLOOR ROOF SLAB	7.5%
COMMENCEMENT OF 1 ST FLOOR SLAB	7.5%
COMMENCEMENT OF 2 ND FLOOR SLAB	7.5%
COMMENCEMENT OF 4 TH FLOOR SLAB	7.5%
COMPLETION OF FLOORING RESPECTIVE UNIT	5.0%
HANDING OVER	5.0%
TOTAL	100%



LOCATION MAP





LOCATION ADVANTAGES

SCHOOLS

SEED ACADEMY	1.1 KMS
THE INDIAN PUBLIC SCHOOL	1.1 KMS
ABACUS MONTESSORI SCHOOL	1.3 KMS
THIRUVALLUVAR VIDHYASHRAM CBSE SCHOOL	1 KMS
BHARATH DASS MATRICULATION HR SEC. SCHOOL	1.5 KMS
LITTLE ELLY PRESCHOOL	1.6 KMS
SRI CHAITANYA TECHNO SCHOOL	1.8 KMS
EUROKIDS PRESCHOOL PERUNGUDI	1.7 KMS
SANGFORD SCHOOLS	2 KMS
KIDZEE PRESCHOOL	2 KMS
BVM GLOBAL PERUNGUDI	2 KMS
SRI SANKARA GLOBAL ACADEMY	3.1 KMS

COLLEGES

DHANRAJ BAID JAIN COLLEGE	1.8 KMS
MOHAMED SATHAK AJ COLLEGE OF NURSING	17 KMS
HINDUSTAN UNIVERSITY COLLEGE	3 KMS
ISSM BUSINESS SCHOOL	3.6 KMS
SCHOOL OF EXCELLENCE IN LAW	3.6 KMS
SACRED HEART COLLEGE. SATYA NILAYAM	4.4 KMS
CHENNAI COLLEGE OF ARTS AND SCIENCE	6.7 KMS
KCG COLLEGE OF TECHNOLOGY	6.1 KMS
SATHYABAMA INSTITUTE OF SCIENCE & TECHNOLOGY	10 KMS
ST. JOSEPH’S COLLEGE OF ENGINEERING	12 KMS

HOSPITALS

C.M. HOSPITAL	1.4 KMS
ARC FERTILITY HOSPITALS	2.4 KMS
APOLLO MULTI SPECIALITY HOSPITAL	2 KMS
SRI LAKSHMI MULTI SPECIALITY HOSPITAL	1.8 KMS
AK MULTI SPECIALITY HEALTHCARE	2.2 KMS
UCHC PERUNGUDI	2.5 KMS
GEM HOSPITAL - CHENNAI	2.6 KMS
LIFELINE HOSPITAL	2 KMS

NEIGHBOURHOOD LOCATIONS

THORAIPAKKAM	3.5 KMS
SRP TOOLS	4.5 KMS
MGR SALAI	3.9 KMS
THARAMANI	4.4 KMS
THIRUVANMIYUR	4.8 KMS
VELACHERY	7.2 KMS
ADYAR	6.7 KMS
MADHYA KAILASH	7.5 KMS
BESANT NAGAR	8.1 KMS
GUINDY	10 KMS

TRANSPORTATION AND ENTERTAINMENT HUBS

BSR MALL	2 KMS
VGP UNIVERSAL KINGDOM	5.9 KMS
GRAND SQUARE MALL	6.9 KMS
THIRUVANMIYUR BEACH	5.5 KMS
THIRUVANMIYUR BUS DEPOT	5.5 KMS
VGP MARINE KINGDOM	6.4 KMS
CHILDRENS PARK	8.5 KMS
ADYAR BUS DEPOT	6.4 KMS
PHOENIX MALL	8.5 KMS
BESANT NAGAR BEACH	7.8 KMS
CHENNAI INTERNATIONAL AIRPORT	15 KMS

IT PARKS

WORLD TRADE CENTER	1.5 KMS
CHENNAI ONE	2.2 KMS
ASCENDAS	4.8 KMS
TIDEL PARK	5.2 KMS
RAMANAJUM IT PARK	5.9 KMS
ACCENTURE SOLUTIONS PVT LTD	6.1 KMS
INFOSYS	7.9 KMS
ELCOT SEZ	8.2 KMS
OZONE TECHNO PARK	12 KMS
SIPCOT IT PARK	16 KMS




CASAGRAN
AVENUE PARK

ENTRANCE VIEW



AWARDS



Realty+ Marketing
Mind Awards
Best TVC Marketing Campaign
Casagrand Suncity 2024



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



Asia Property Awards
Best Lifestyle
Developer 2022



News18 Tamil Nadu 2022
Most Trusted Builder in
South India



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



The Economic Times Real
Estate Awards-South
CASAGRAN ATHENS
Residential Project - Theme
Based (Ongoing: Metro)



The Economic Times Real
Estate Awards-South
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Residential Project - Theme
Based (Ongoing: Metro)



The Economic Times
Best Brands 2021



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



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



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



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



11th Estate Annual Awards,
powered by Franchise India
CASAGRAN ESERALDA
Luxury Villa Project of the
Year



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CASAGRAN ROYALE
Most Admired
Upcoming Project of
the Year 2019



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CASAGRAN ETERNIA II
Best Project in
Non-Metro - 2019



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NPL Devi, No.111, Old No.59
LB Road, Chennai – 600 041
Tamil Nadu, India
Phone : 044-44111111
Fax : 044-43150512
Phone : +91-99629 44444
NRI : +91-91763 44444

COIMBATORE OFFICE

SRI DWARAKA, 2nd Floor,
No.1-A, B.R.Nagar Main Road,
Kothari Layout,
Opp Coimbatore Stock Exchange,
Singanallur Post,
Coimbatore – 641 005
Phone : 72993 70000
Phone : 0422-4411111

BANGALORE OFFICE

No. 34/1, 4th Floor Salma Bizhouse
Meane Avenue Road, Opp to
Lakeside Hospital, Ulsoor Road,
Near Ulsoor lake
Bangalore-560042
Phone : 080-46668666
Phone : +91-98848 00062

HYDERABAD OFFICE

Casagrand Builder Private Limited
AR Square, Plot No.13, Door No.
4-50, Jayabheri Enclave,
Gachibowli, Hyderabad - 500032.
Phone : +91 90475 60000

DUBAI OFFICE

Casagrand Builder Private Limited,
4th Floor, Block-B, Business Village,
Dubai, United Arab Emirates
PO Box. 183125
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