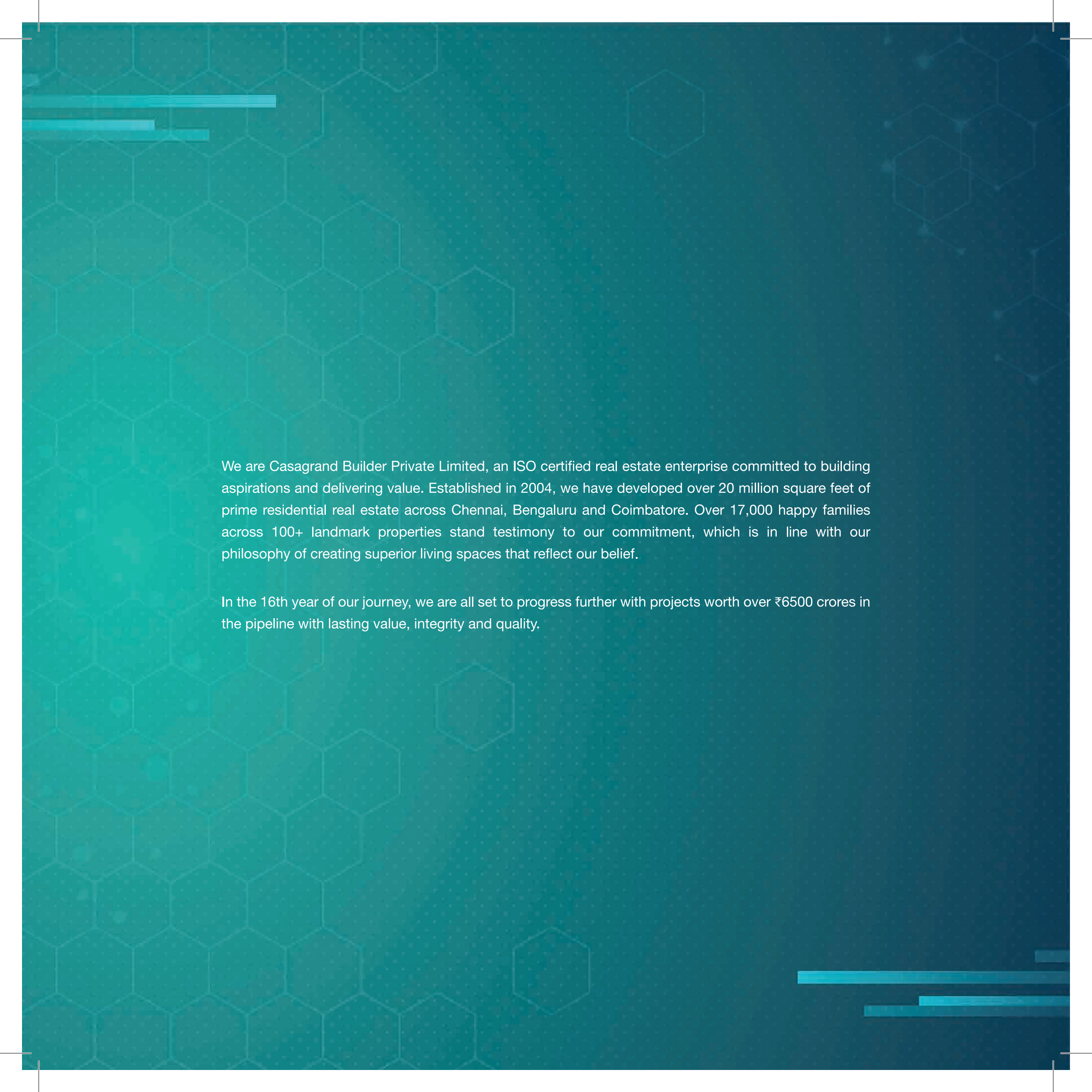


CASAGRAN
ATHENS

THE GAME CHANGER
FOR A PREMIUM LIFESTYLE





We are Casagrand Builder Private Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 20 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 17,000 happy families across 100+ 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 16th year of our journey, we are all set to progress further with projects worth over ₹6500 crores in the pipeline with lasting value, integrity and quality.



Live well and play hard. Made for the fans of good life and active lifestyle.

Experience the best of life with all comforts like never before just 10 mins. from Anna Nagar. Featuring 100+ lifestyle amenities including 40 exclusive sport themed features, this 8.09 acre community holds an astonishing 953 superior units for an exciting life complete with all conveniences.

SALIENT FEATURES:

- Finely crafted 953 apartments spread across an expanse of 8.09 acres
- Building structure of basement+ Stilt + 14 floors
- Chennai's first sports themed community with more than 40 exclusive sport amenities
- Thoughtfully designed 2, 3 & 4 BHK units
- 75% open space for maximum light and ventilation
- 40,000 sft. big and lavish clubhouse
- One of a kind amenities such as slam dunk, soccer pool, VR games, digital workout and many more
- Vaastu compliant homes designed with zero dead space
- Surrounded by prominent IT and ITES companies, schools, colleges and hospitals

ELEVATION DAY VIEW



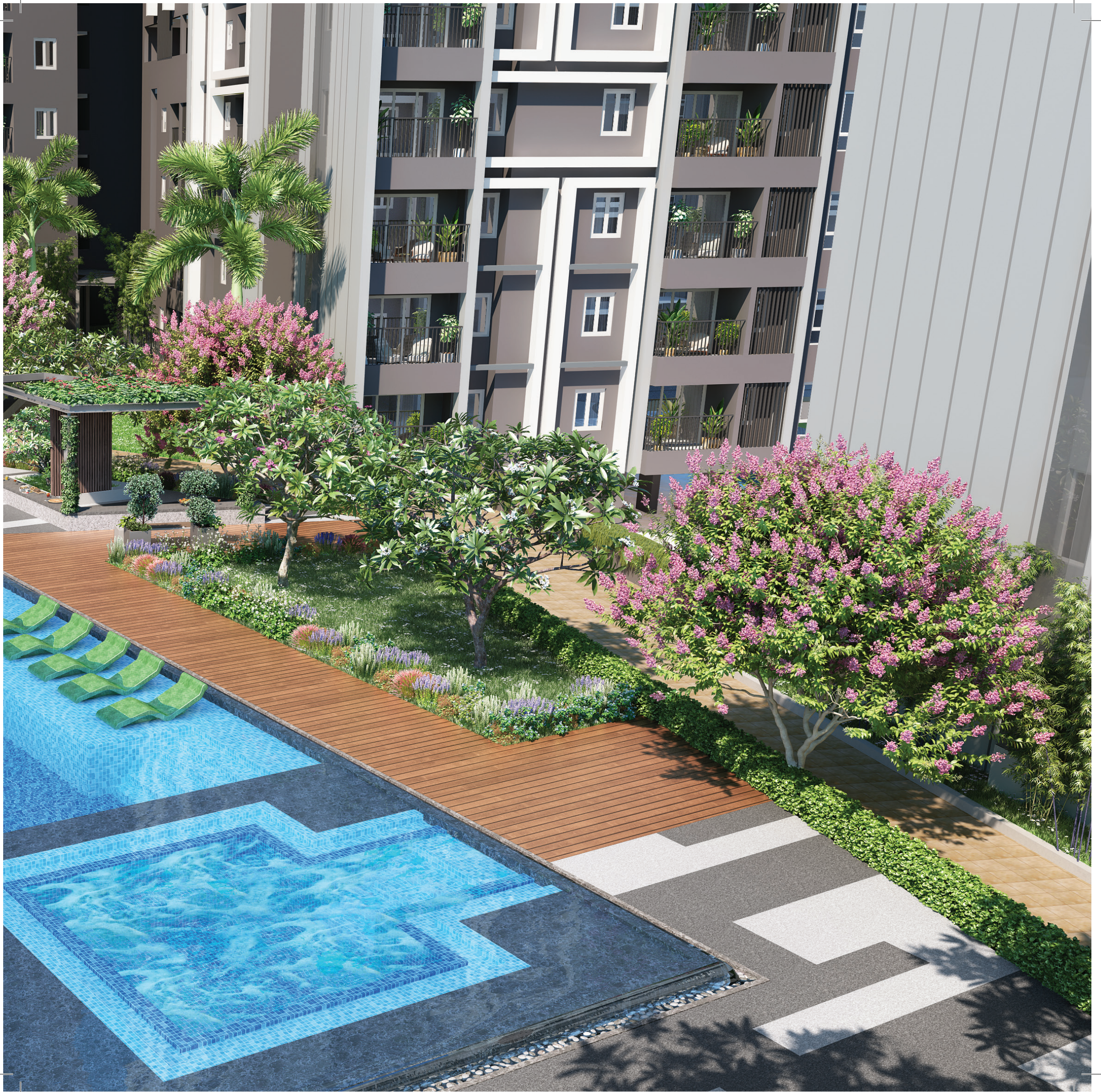
CLUBHOUSE VIEW





SWIMMING POOL VIEW





100+ SUPERIOR LIFESTYLE AMENITIES & FEATURES

SPORTS

01. Tennis
02. Basketball
03. Badminton
04. Futsal Court
05. Box Cricket
06. Gully Cricket
07. Cricket Practice Nets
08. Beach Volleyball
09. Kabbadi
10. Cycling Track
11. Jogging / Running Track
12. Skating Rink
13. Golf Putting
14. Outdoor Gym
15. Adventure Rock Climbing Wall
16. Trampoline Park
17. 100 M Racing Track
18. Nine Square In The Air

SWIMMING POOL

19. Swimming Pool With Water Sports - Pool 1
20. Kids' Pool
21. Aqua Gym
22. Laminar Jets
23. Poolside Theatre
24. Poolside Lounge Seaters
25. Splash Buckets In Pool
26. Aqua Climb
27. Aqua Volleyball
28. Pool Basketball Hoop
29. Swimming Pool With Spa Seaters - Pool 2

30. Sunken Seating
31. Outdoor Jacuzzi Pool
32. Poolside Refreshment Corner
33. Piped Music

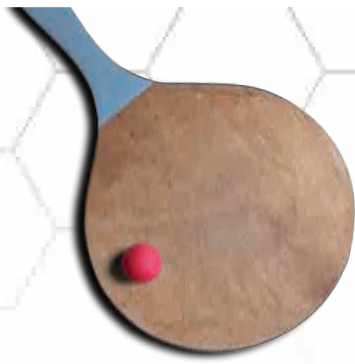
KIDS

34. School Bus Pick-up/ Drop Off Shelter
35. Children's Play Area
36. Tot - Lot
37. Kids Sensory Floor Games
38. Outdoor Wi-Fi Lounge
39. Fun Palette Bus
40. Hookey Ring Toss Game
41. Chalkboard Wall
42. Hopscotch
43. Gaga Ball

FEATURES & ENTERTAINMENT

44. Amphitheatre with Screening Facility
45. Dancing Water Fountain
46. Gallery Seating
47. Bamboo Drive
48. Green Pavilions
49. Tulip Seaters
50. Senior Citizen's Seating
51. Sculpture Court
52. Barbeque Lawn
53. Chime Garden
54. Outdoor Party Lawn
55. Hammock Garden





CLUBHOUSE AMENITIES

INDOOR SPORTS

- 56. Gym
- 57. Digital Workout
- 58. TRX Training
- 59. Weightlifting
- 60. Judo & Karate Room
- 61. Yoga/ Zumba/ Aerobics/ Meditation
- 62. Squash Court
- 63. Indoor Games Room (TT, Board Games, Air Hockey, Foosball, Snooker)
- 64. Soccer Pool
- 65. Slam Dunk Room
- 66. Boxing Simulator

WELLNESS

- 67. Steam Room
- 68. Sauna
- 69. Jacuzzi

KIDS

- 70. Indoor Kids Play Area
- 71. Crèche
- 72. Kids' Hockey Room
- 73. Learning Centre
- 74. Arts/ Music/ Painting Room
- 75. Spinning Wheel of Hope
- 76. Bouldering Wall for Kids
- 77. Kids' Ball Pool
- 78. Interactive Floor Games

FEATURES & ENTERTAINMENT

- 79. Cafeteria
- 80. Reading Lounge
- 81. Waiting Lounge
- 82. Multipurpose Party Hall
- 83. Banquet Hall with Kitchen
- 84. Mini Theatre
- 85. Business Center
- 86. Guest Room
- 87. Virtual Reality Games
- 88. Video Games Arcade
- 89. Light Bright Interactive Wall

CLUB TERRACE

- 90. Mini Bowling
- 91. Meditation Deck
- 92. Stargazing Deck

FACILITIES & SERVICES

- 93. Convenio Store
- 94. Association Room
- 95. Shuttle Service
- 96. Car Wash Bay
- 97. Electric Car Charging Bay
- 98. Laundry Rooms
- 99. Cycle Rack with Bicycles
- 100. Drivers/ Maid Dormitories
- 101. Drivers/ Maids Toilets



THE BEST OF PRODUCT SUPERIORITY

- Chennai's first Sports themed apartment community!
- 100+ Amenities!
- 40,000 sft. of Clubhouse
- A neighbourhood exclusively for SPORTS & active living!
- Multi - Tier security system
- Exclusive 3.5 Acres of central landscape
- The community boasts of an efficient building footprint where 75% of land area is open space
- Apartment towers planned around 60,000 sft. of central landscaped Podiums
- Master plan & Unit plans designed based on 5 important pillars in planning: Light, Ventilation, Vaastu, Privacy & Aesthetics
- Superior specifications
- Signature apartments with Smart features to upgrade your lifestyle!
- No overlooking apartments

CHENNAI'S FIRST SPORTS THEMED COMMUNITY

PRODUCT SUPERIORITY

Superior brands

221 quality checks

More amenities

Better utility of space and ventilation

Kids and senior citizens friendly

OUTDOOR SPORTS

1. Basketball
2. Tennis
3. Badminton
4. Cricket Practice
5. Futsal
6. Box Cricket
7. Gully Cricket
8. Beach Volleyball
9. Kabbadi
10. Adventure Rock Climbing
11. Golf Putting
12. Skating
13. Aqua Climb
14. Aqua Volleyball
15. Poolside Basketball
16. Aqua Gym
17. Jogging/ Walking
18. Trampoline
19. Outdoor Gym
20. 100m Racing
21. Cycling
22. Mini Bowling

INDOOR SPORTS

23. Squash
24. Snooker
25. Table Tennis
26. Air Hockey
27. Foosball
28. Slam Dunk
29. Soccer Pool
30. Kids Hockey
31. Gaming Arcade
32. Board Games
33. Yoga/ Zumba/ Aerobics
34. Gymnasium
35. TRX - Crossfit Training
36. Digital Workout
37. Martial Arts (Judo & Karate)
38. Weightlifting
39. Boxing Simulation
40. Bouldering Wall for Kids





THOUGHTFULLY DESIGNED HOMES

- The project is set amidst 8.09 acre in Mogappair with 953 apartments
- Elevations designed with contemporary Façade lighting
- A Grand and inviting entry into the community - Entrance Archway with water feature and landscape elements
- 40,000 sft. of clubhouse is designed as the central jewel of the project
- A premium welcoming element - Dynamic sports themed double height lobbies
- Elevated podiums providing Vehicle free zone to the community
- Blocks orientation ensuring maximum wind-flow and minimum heat-gain for every apartment
- 7.2 m (23 feet) wide Double way Driveway is planned across the project for comfortable vehicular movement
- A Feature wall is designed opposite every block entrance as a way finding signage
- Barrier friendly community for kids and senior citizens designed with ramps & handrails
- All cores are well equipped with staircase and two lifts - 13 & 10 passengers' capacity
- Well detailed Lift Facia with wall cladding & lighting elements
- Designer floor identification signage at every floor level
- Well planned corridors with wall artefacts leading to your doorsteps

SAFETY & SECURITY AS OUR TOP PRIORITY.

- Our Multi-tier security features ensure the community enjoys a safe and carefree lifestyle that brings utmost joy and contentment at every moment

Monitored Access control at multiple levels:

- App controlled access for entry/ exit at the Project Entry Archway
- CCTV surveillance across the site, providing 24x7 security
- Access controlled Entry/ exit at the Block Entry Lobbies
- Monitor your visitors by Video doorbell fixed on the main-door through 7 inch LED screen from inside your home
- Access controlled entry/ exit at Clubhouse

A NEIGHBOURHOOD ONE WITH NATURE

- 3.5 acres of central landscaped open space within the community is a never seen before feature in the neighbourhood
- The community boasts of an efficient building footprint where 75% of land area is open space
- The apartment towers are planned around 2 central landscaped Podiums of 60,000 sft. with no overlooking between the apartments
- Private terraces provided for the apartments in ground floor level which connects the indoor to outdoor (courtyard / exterior)

OFFERING YOU 100+ AMENITIES! THE BEST IN MARKET!

- **The project features Two exclusive swimming pools (7,000 sft.)**
 - 3,800 sft. Pool with Water Sports, Kids Pool, Aqua Gym & Laminar Jets
 - 3,200 sft. Pool with spa seaters, Jacuzzi Pool, Sunken pool lounge
- Amphitheatre with screening facility in the Podium
- Wi-Fi lounge with shaded structure in the Podium
- Oblige yourselves in the Spa with Steam, Sauna & Jacuzzi in the Clubhouse



- Host your guests in our Grand Multipurpose party hall with Banquet hall & kitchen
- Indoor kids play, Crèche, Lego Room, Art/ Music/ Painting class and Learning center for kids' learning & development
- New-gen gaming for teens and young adults featuring Virtual Reality, Video gaming Arcade & Interactive floor games
- Amenities like Mini-theatre, Cafeteria, Guest Room, Business Center, Association Room, Convenio Store, Laundry/ Ironing Shop, etc. are facilitated for your comfort and convenience
- Children's Play Area in the podiums are filled with fun equipment, activities and games Tot-Lot, Sensory floor games, Fun palette bus, Nine square in the air, Hookey ring toss, Gaga ball, etc.
- Dedicated car wash and charging bay
- Bicycle racks with Bicycles provided at various points in the ground floor
- Outdoor gym, Rock climbing wall, Trampoline park, Skating rink, Barbecue lawn, Hammocks, Shaded structures with seating and outdoor sports amenities are accommodated in the OSR area
- New age Mosquito magnet to have a hustle free outdoor experience

KNOW WHY OUR APARTMENTS ARE SUPERIOR

- Wide & fancy Main door designed with decorative panelling - a space to personalize your entrance
- Designer door number signage with milk box & newspaper holder
- Occupancy sensors in the Foyer and in all toilets which senses your presence and switches ON/OFF

- Wireless mobile charging station provided in Living & Bedroom - 1
- 800 x 800 Superior flooring tiles in Living, Dining, Bedrooms & Kitchen
- 300 x 300 Anti - skid tiles in Bathrooms & Balcony
- Bluetooth speakers facility in Kitchen
- Pullout drying string for hassle free drying in kitchen
- Single bowl matte Stainless Steel/ Quartz sink with drain board and pull-out faucet in the kitchen
- Luxurious Granite counter with counter-top washbasin in the Toilet - 1
- Premium range of Jaguar/ Roca/ equivalent fittings in the bathroom and kitchen
- Waterproof Doors for all toilets
- 2 feet long Designer trench grating and Pest-free SS gratings are provided in the Toilet - 1 and other toilets/ kitchen respectively
- Adjustable ceiling mount Cloth drying hanger in the balcony

KNOW WHY OUR APARTMENTS ARE SUPERIOR

- Uninterrupted visual connectivity - all bedrooms & balconies will be facing podium or exterior
- No overlooking apartments
- All bedrooms, living & kitchen are consciously planned to be well ventilated from the exterior or the podium
- Convenient AC ODU spaces serviceable from the interior
- Dedicated Washing machine space is provided for all apartments.
- Common wash-basin provided for most apartments.
- Kitchens are wider provided with double side counters in most apartments

CONSIDERING VAASTU ? WE GOT THAT SORTED TOO.

- All apartments have SW bedrooms
- All apartments have NW, SE bathrooms
- No apartments have bed headboard positioned north
- No apartments have SW entrance
- No apartments have NE & SW kitchen
- No NE & SW cuts

CHOOSE OUR SIGNATURE APARTMENTS AND UPGRADE YOUR LIFESTYLE WITH

- Digital Face door lock system with Face recognition and four independent unlocking features
- Monitor your visitors by a Video doorbell fixed on the main-door through 7 inch LED screen from inside your home
- Every signature apartment comes with Google Home/ Alexa. Control your home just by saying "OK Google/ Hey Alexa!"
- Apartments designed with dedicated Foyer space
- Occupancy sensors in Foyer and in all toilets which senses your presence and switches ON/OFF
- Gas leak detectors in the kitchen to ensure safety and to notify in case of gas leakage
- App controlled feather touch smart fan & light switches powered by zig-bee technology
- Smart plugs to automate your appliances
- 600 x 1200 Superior flooring tiles in Living, Dining, Bedrooms & Kitchen

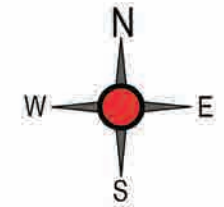
- Premium range of American Standard/ Kohler/ equivalent fittings in the bathroom
- Double bowl matte Stainless Steel/ Quartz sink with drain board and Pull out faucet in the kitchen
- Separately planned Living & Dining spaces
- Two balconies - one in Living & one on Bedroom - 1
- All 4 BHK units with Walk-in wardrobe in Bedroom - 1



The background is a teal gradient with a pattern of faint, light-colored hexagons. There are several horizontal bars of varying lengths and shades of teal, some overlapping, located in the top right and bottom left corners. A dark teal rectangular box is positioned in the center-left area, containing the text.

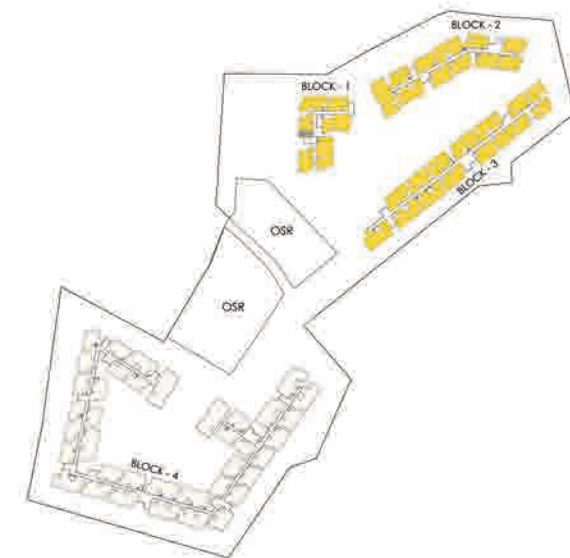
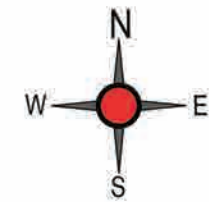
SITE AND FLOOR PLANS

SITE CUM STILT FLOOR PLAN



1. ENTRY / EXIT
2. SCULPTURE COURT
3. SHUTTLE SERVICE
4. FEATURE WALL
5. BLOCK ENTRY / DROP OFF PLAZA
6. CAR WASH / CHARGING BAY
7. SKATING RINK
8. BAMBOO DRIVE
9. DANCING WATER FOUNTAIN
10. SCHOOL BUS PICK UP AND DROP OFF SHELTER
11. TENNIS / BASKETBALL / BADMINTON
12. BEACH VOLLEYBALL / KABADDI
13. TRAMPOLINE PARK
14. GALLERY SEATING
15. GREEN PAVILIONS
16. GOLF PUTTING
17. OUTDOOR GYM
18. NINE SQUARE IN THE AIR
19. ADVENTURE ROCK CLIMBING WALL
20. CRICKET PRACTISE NETS
21. CYCLING TRACK
22. JOGGING / RUNNING TRACK
23. CLUB HOUSE ARRIVAL PLAZA
24. FUTSAL / BOX CRICKET / GULLY CRICKET
25. ROUND ABOUT
26. 100M RACING TRACK
27. CHIME GARDEN
28. OUTDOOR PARTY LAWN
29. BARBECUE LAWN
30. HAMMOCK GARDEN

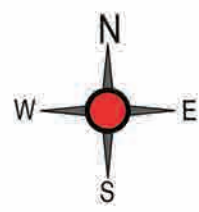
BLOCK 1, 2 & 3 COMBINED BASEMENT FLOOR PLAN



BLOCK 1,2&3 - KEY PLAN



FIRST FLOOR PLAN



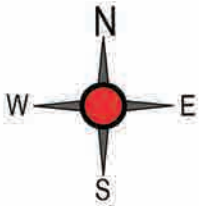
- | | |
|------------------------------------|-----------------------------|
| 1. SWIMMING POOL WITH WATER SPORTS | 11. SPLASH BUCKETS IN POOL |
| 2. AQUA GYM | 12. AQUA CLIMB |
| 3. KIDS POOL | 13. AQUA VOLLEYBALL |
| 4. LAMINAR JETS | 14. POOL BASKETBALL HOOP |
| 5. CHILDREN'S PLAY AREA | 15. FUN PALLETE BUS |
| 6. KIDS SENSORY FLOOR GAMES | 16. HOCKEY RING TOSS GAME |
| 7. OUTDOOR WIFI LOUNGE | 17. GAGA BALL |
| 8. POOLSIDE THEATRE | 18. SENIOR CITIZENS SEATING |
| 9. POOLSIDE LOUNGE SEATERS | 19. HOPSCOTCH |
| 10. TULIP SEATERS | |



BLOCK 1,2&3 - KEY PLAN



SECOND TO FOURTEENTH FLOOR PLAN



BLOCK 1,2&3 - KEY PLAN

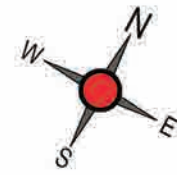


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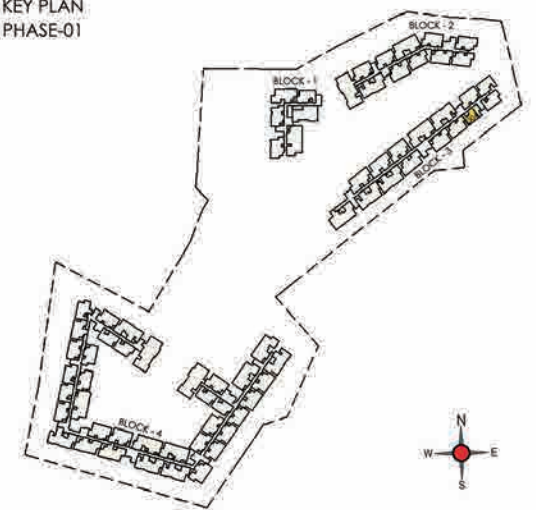
1 BHK UNIT PLANS ELITE

1 BHK ELITE D 104

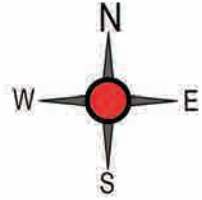
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D104	1BHK + 1T	413	20	433	673	-



KEY PLAN
PHASE-01



1 BHK ELITE A 103



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A103	1BHK + 1T	455	31	486	765	59

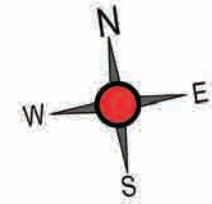


KEY PLAN
PHASE-01

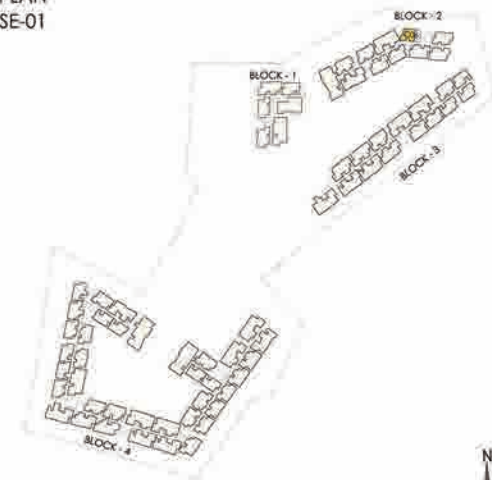


1 BHK ELITE C 106

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C106	1BHK + 1T	455	31	486	793	-



KEY PLAN
PHASE-01

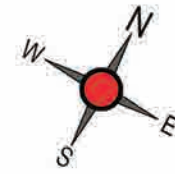




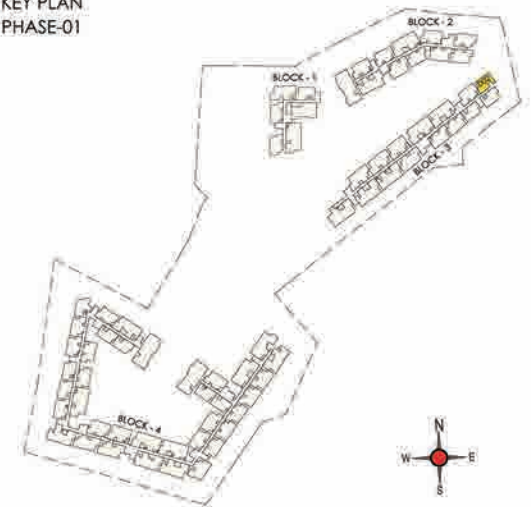
**2 BHK
UNIT PLANS - ELITE**

2 BHK ELITE D 102

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D102	2BHK + 2T	572	20	592	929	168

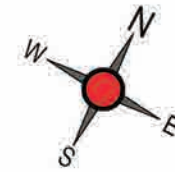


KEY PLAN
PHASE-01



2 BHK ELITE D 202 - D 1402

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D202 - D1402	2BHK + 2T	572	20	592	929	-

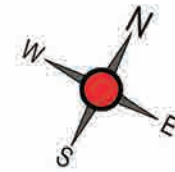


KEY PLAN
PHASE-01

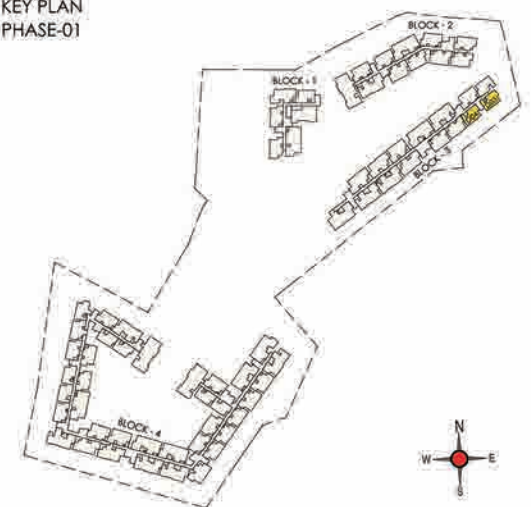


2 BHK ELITE
D 103 - D 1403
D 204 - D 1404

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D103 - D1403	2BHK + 2T	572	20	592	931	-
D204 - D1404	2BHK + 2T	572	20	592	926	-

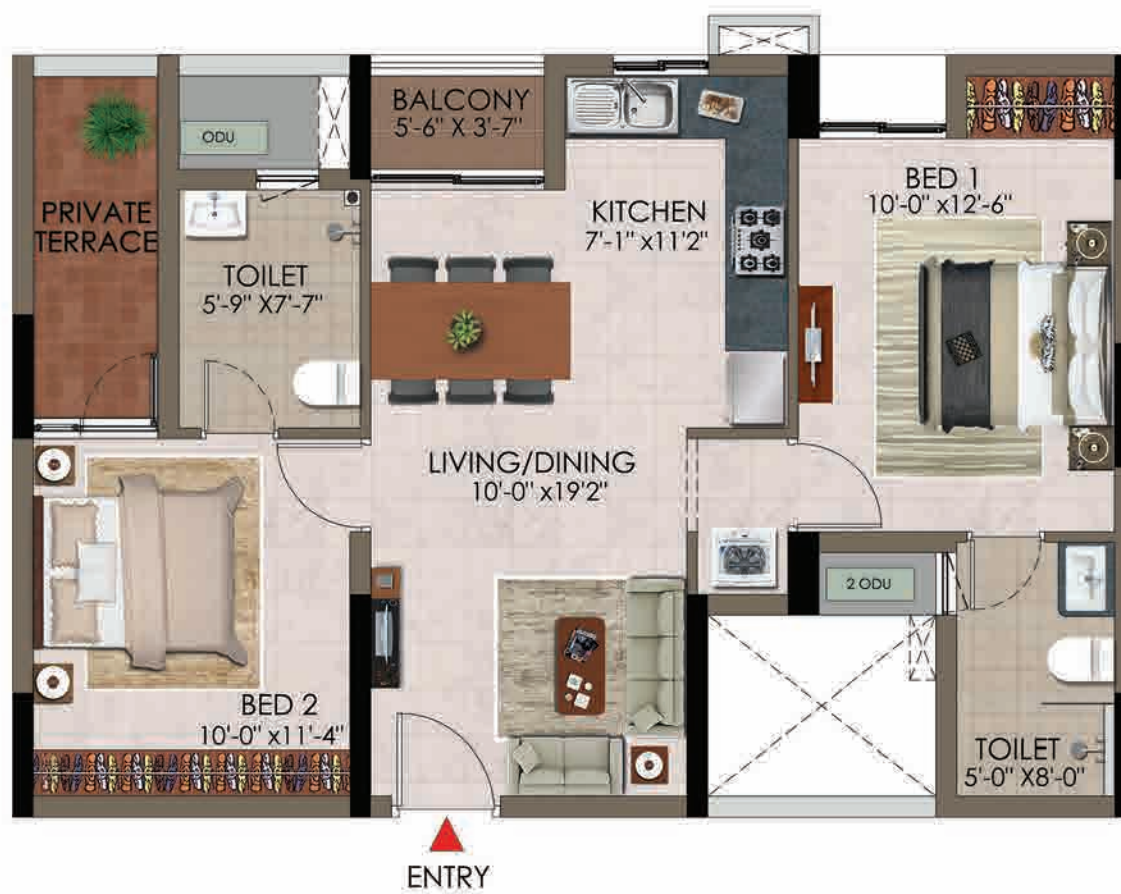
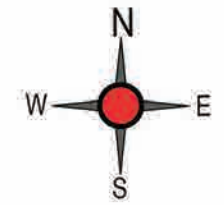


KEY PLAN
PHASE-01

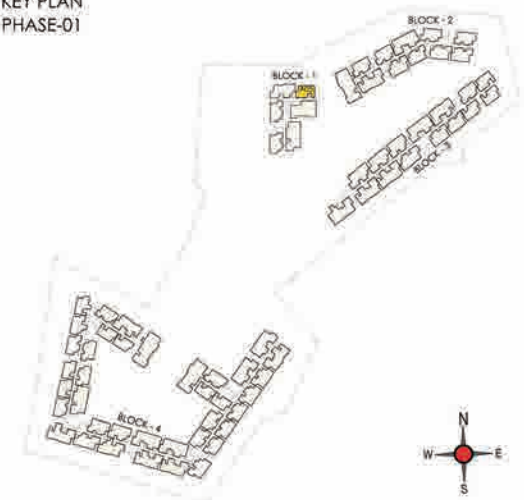


2 BHK ELITE A 105

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A105	2BHK + 2T	613	20	633	986	45

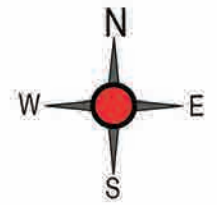


KEY PLAN
PHASE-01

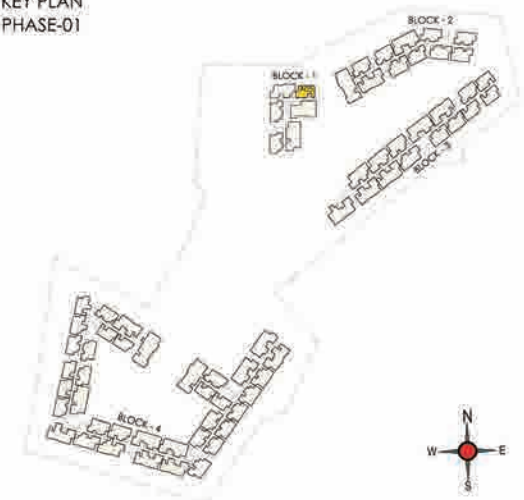


2 BHK ELITE A 205 - A 1405

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A205 - A1405	2BHK + 2T	613	20	633	986	-

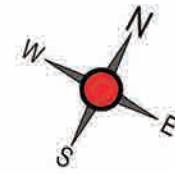


KEY PLAN
PHASE-01

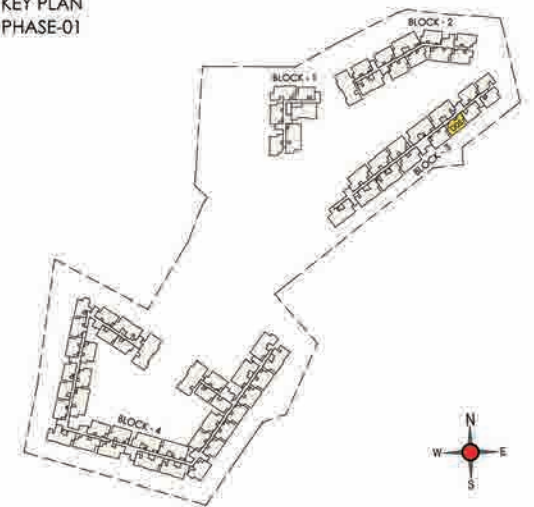


2 BHK ELITE D 105

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D105	2BHK + 2T	633	31	664	1035	45

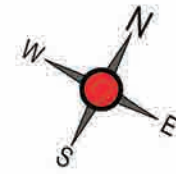


KEY PLAN
PHASE-01

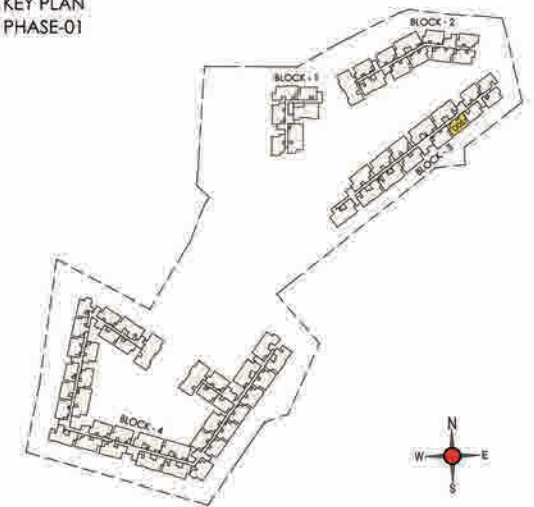


2 BHK ELITE D 205 - D 1405

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D205 - D1405	2BHK + 2T	633	31	664	1035	-

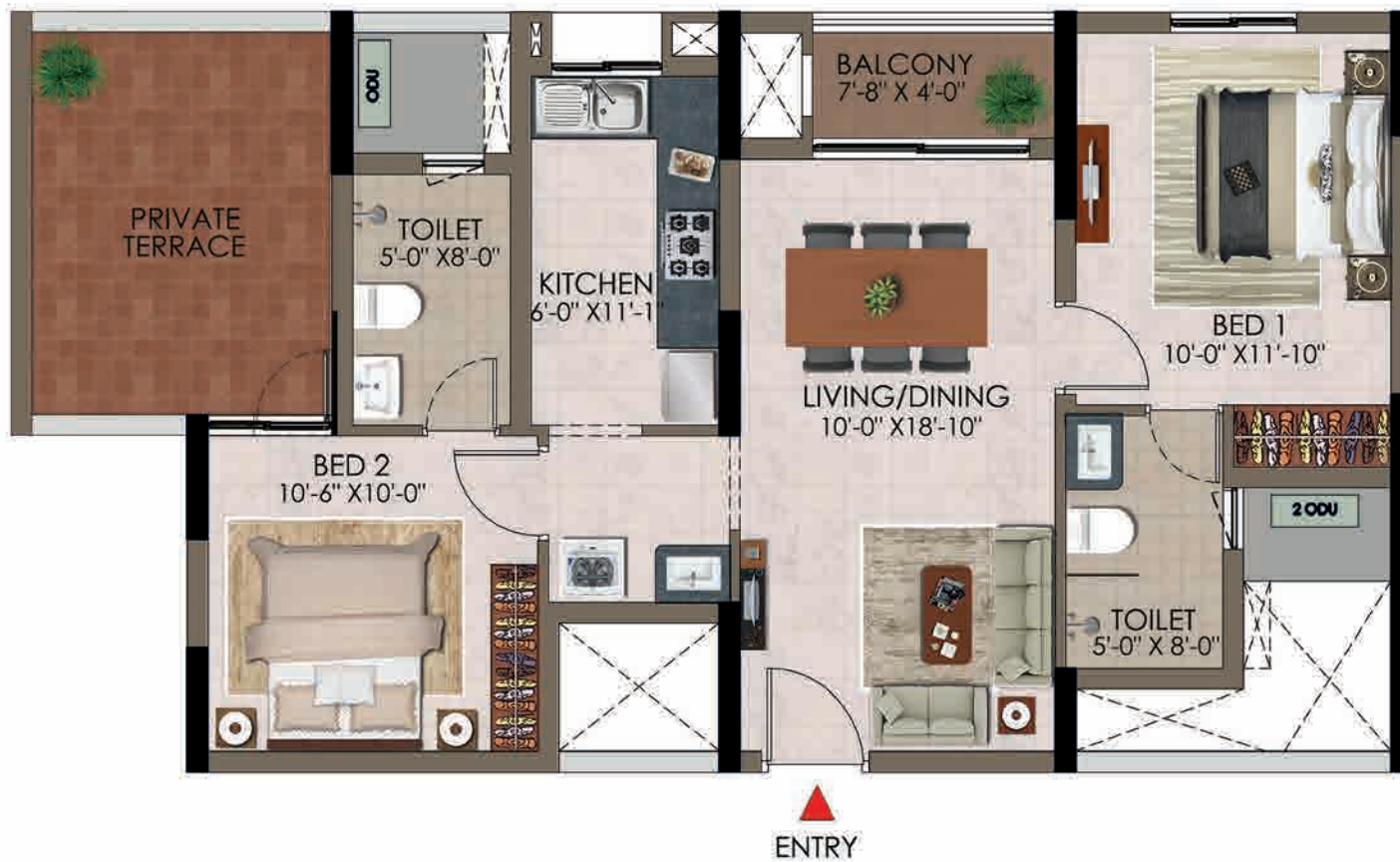
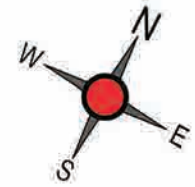


KEY PLAN
PHASE-01



2 BHK ELITE B 103

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
B103	2BHK + 2T	633	31	664	1038	122

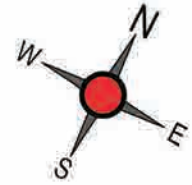


KEY PLAN
PHASE-01

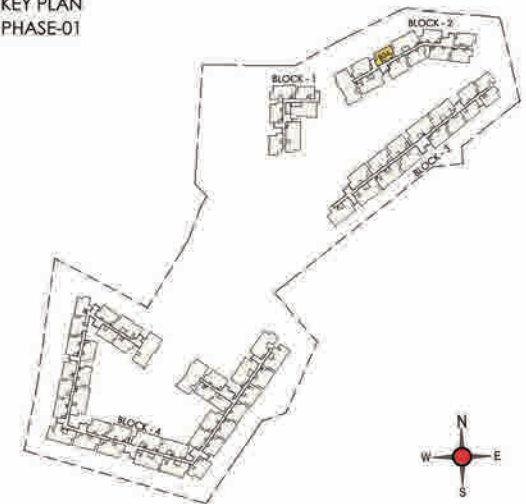


2 BHK ELITE B 104

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
B104	2BHK + 2T	633	31	664	1038	55

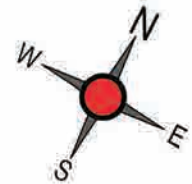


KEY PLAN
PHASE-01



2 BHK ELITE
B 203 - B 1403
B 204 - B 1404

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
B203 - B1403	2BHK + 2T	633	31	664	1038	-
B204 - B1404	2BHK + 2T	633	31	664	1038	-

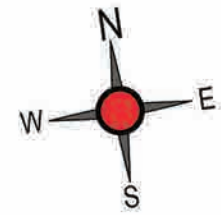


KEY PLAN
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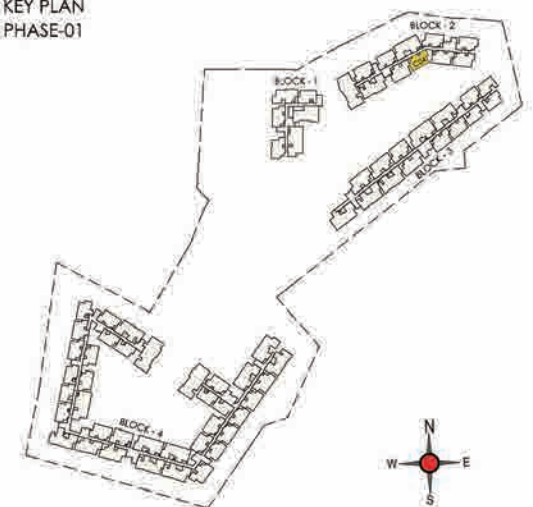


2 BHK ELITE C 104

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C104	2BHK + 2T	633	31	664	1040	170

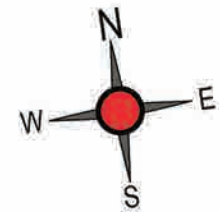


KEY PLAN
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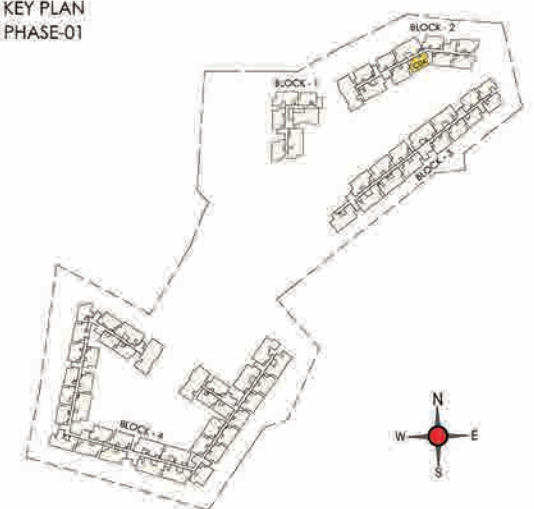


2 BHK ELITE C 204 - C 1404

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C204 - C1404	2BHK + 2T	633	31	664	1040	-

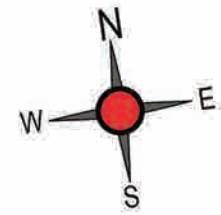


KEY PLAN
PHASE-01

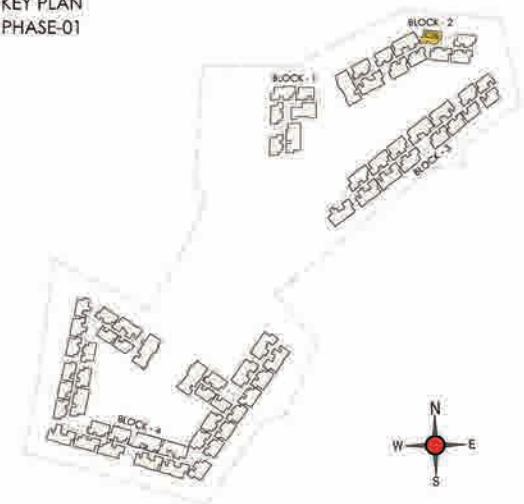


2 BHK ELITE C 206 - C 1406

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C206 - C1406	2BHK + 2T	633	31	664	1040	-

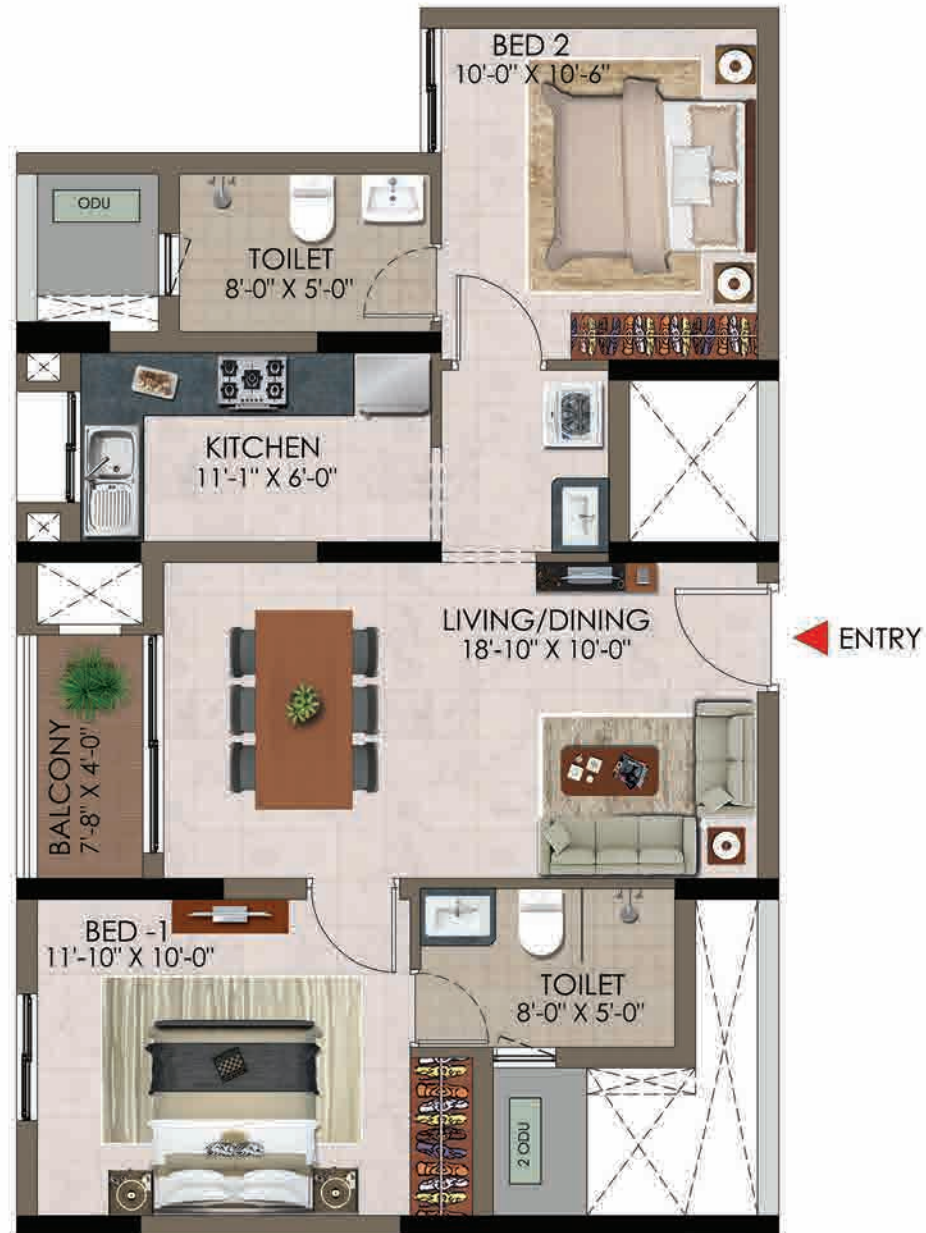
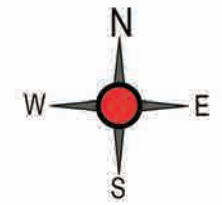


KEY PLAN
PHASE-01

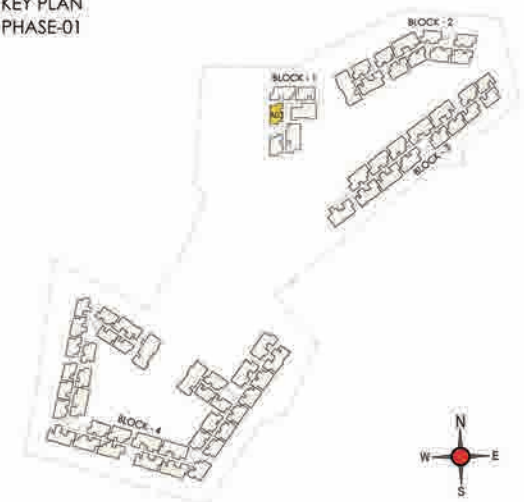


2 BHK ELITE A 203 - A 1403

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A203 - A1403	2BHK + 2T	633	31	664	1041	-

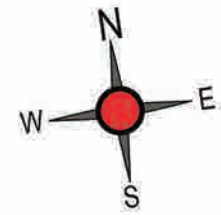


KEY PLAN
PHASE-01

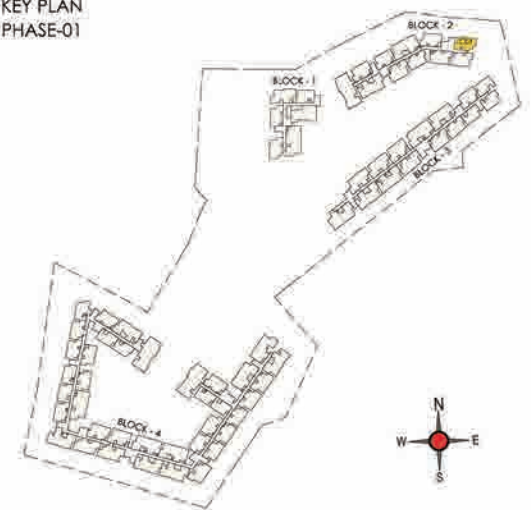


2 BHK ELITE C 101

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C101	2BHK + 2T	654	31	685	1073	52

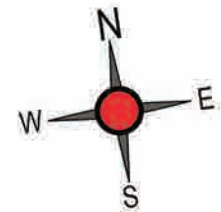


KEY PLAN
PHASE-01



2 BHK ELITE C 201 - C 1401

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C201 - C1401	2BHK + 2T	654	31	685	1073	-

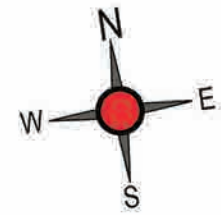


KEY PLAN
PHASE-01

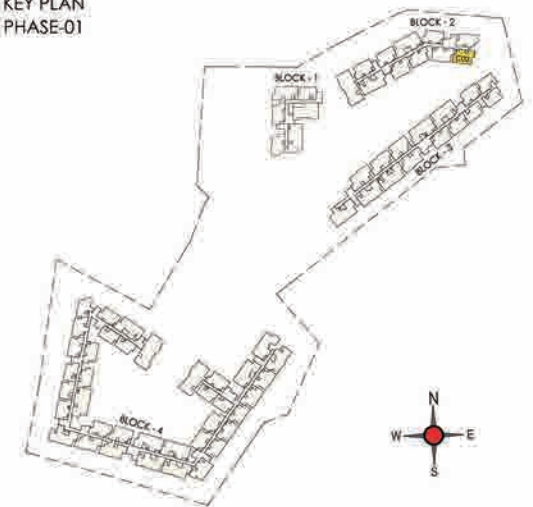


2 BHK ELITE C 102

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C102	2BHK + 2T	682	31	713	1115	190

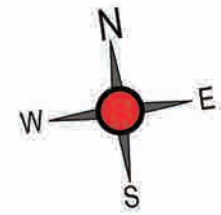


KEY PLAN
PHASE-01

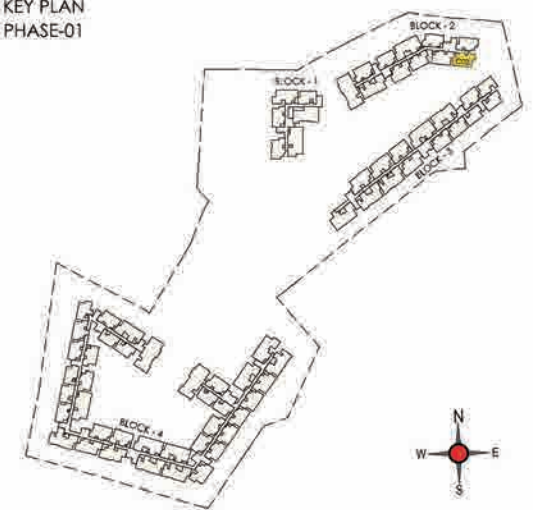


2 BHK ELITE C 202 - C 1402

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C202 - C1402	2BHK + 2T	682	31	713	1115	-

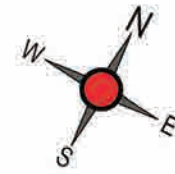


KEY PLAN
PHASE-01

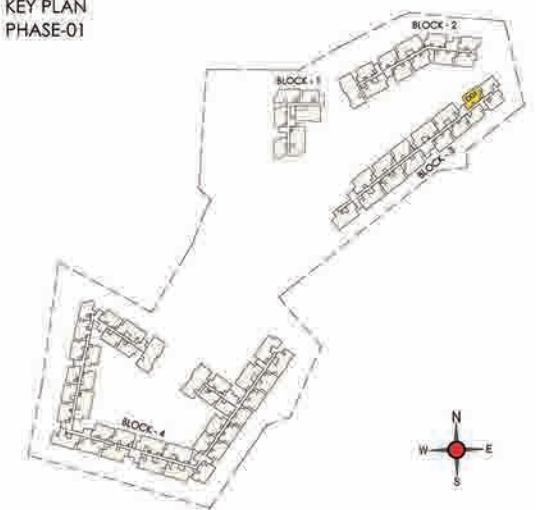


2 BHK ELITE D 101

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D101	2BHK + 2T	682	31	713	1115	265

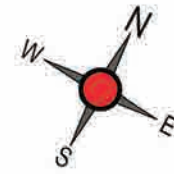


KEY PLAN
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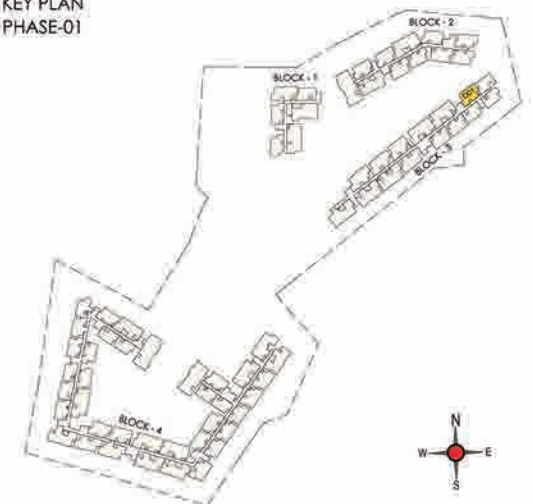


2 BHK ELITE D 201 - C 1401

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D201- C1401	2BHK + 2T	682	31	713	1115	-

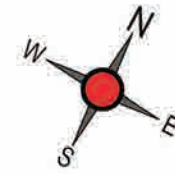


KEY PLAN
PHASE-01

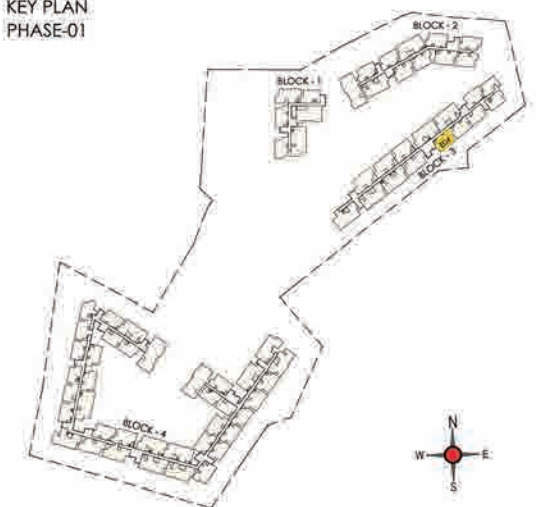


2 BHK ELITE E 104

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
E104	2BHK + 2T	682	31	713	1115	50

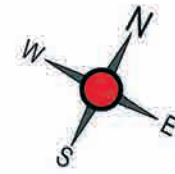


KEY PLAN
PHASE-01

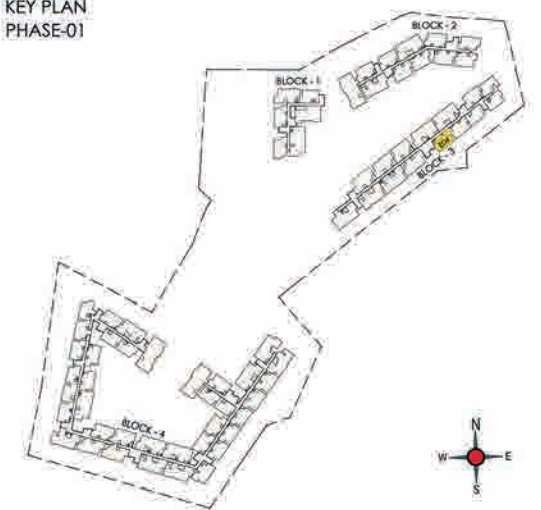


2 BHK ELITE E 204 - E 1404

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
E204 - E1404	2BHK + 2T	682	31	713	1115	-

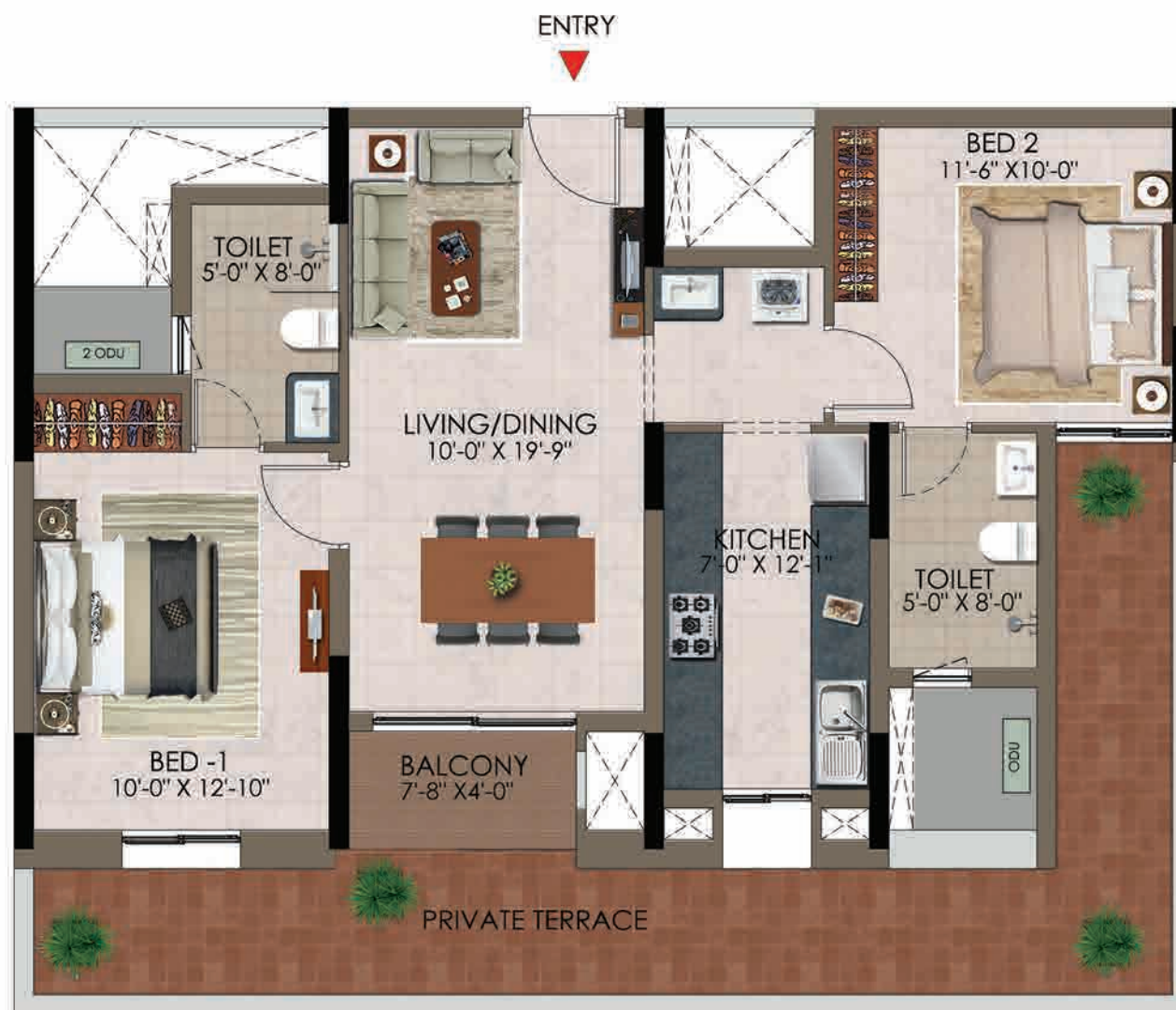
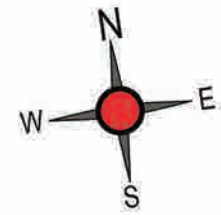


KEY PLAN
PHASE-01



2 BHK ELITE C 103

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C103	2BHK + 2T	682	31	713	1118	254

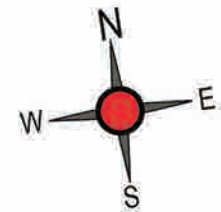


KEY PLAN
PHASE-01



2 BHK ELITE C 203 - C 1403

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C203 - C1403	2BHK + 2T	682	31	713	1118	-

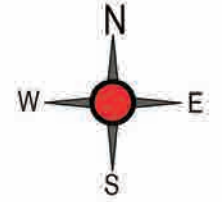


KEY PLAN
PHASE-01

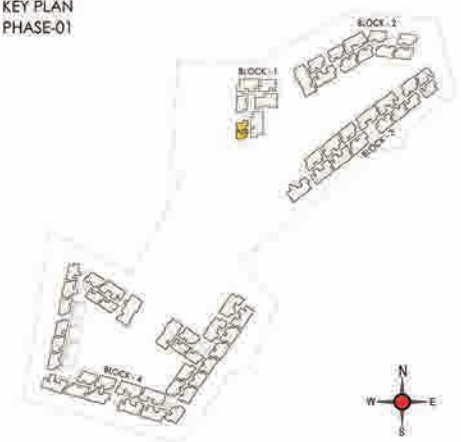


2 BHK ELITE A 102

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A102	2BHK + 2T	682	31	713	1119	63

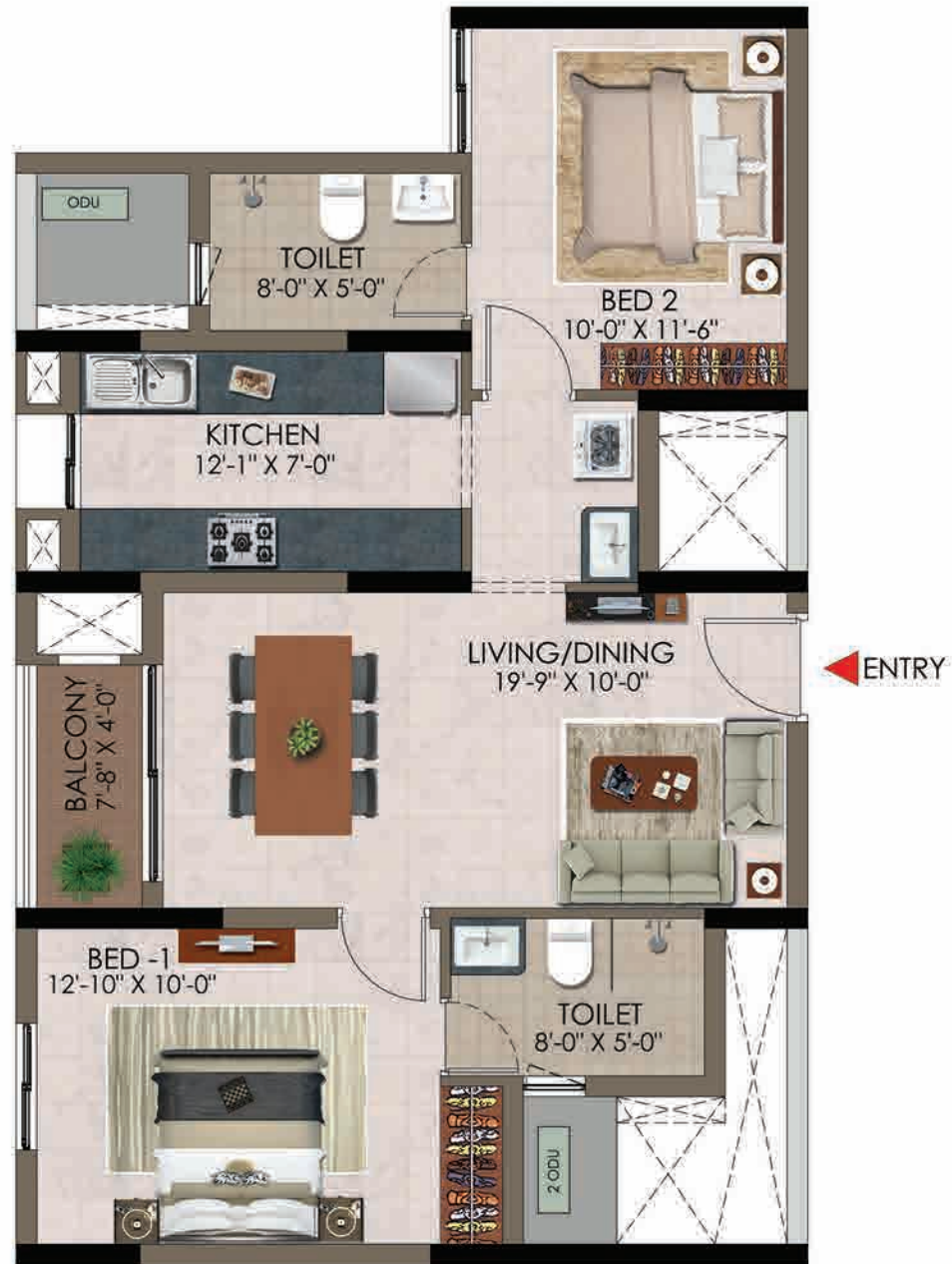
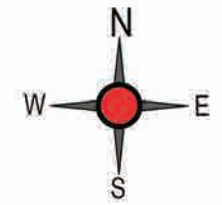


KEY PLAN
PHASE-01

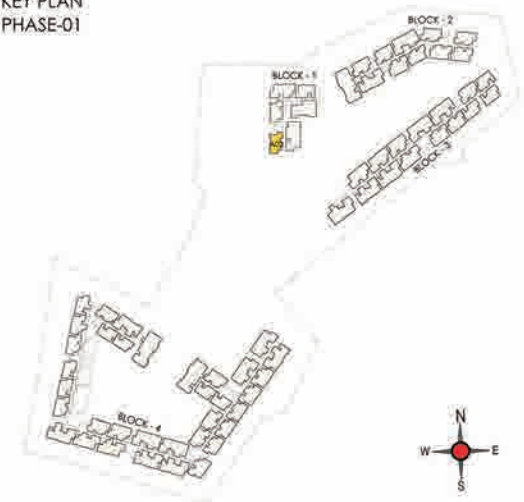


2 BHK ELITE A 202 - A 1402

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A202 - A1402	2BHK + 2T	682	31	713	1119	-

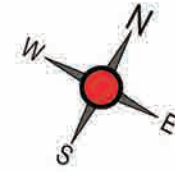


KEY PLAN
PHASE-01

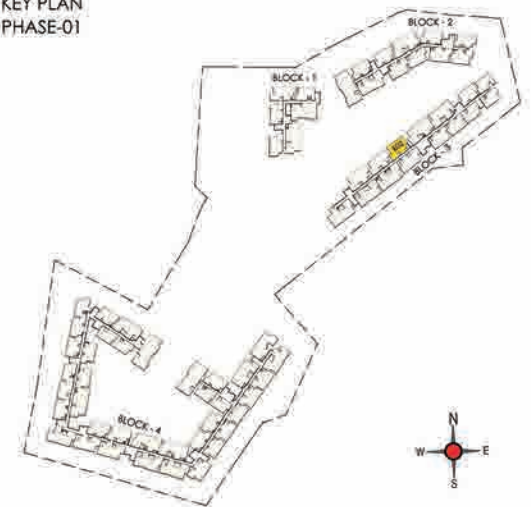


2 BHK ELITE E 202 - E 1402

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
E202 - E1402	2BHK + 2T	739	35	774	1209	-

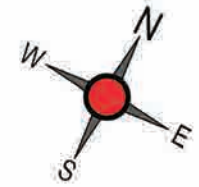


KEY PLAN
PHASE-01



2 BHK ELITE B 105

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
B105	2BHK + 2T	739	35	774	1219	253

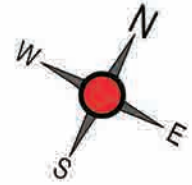


KEY PLAN
PHASE-01

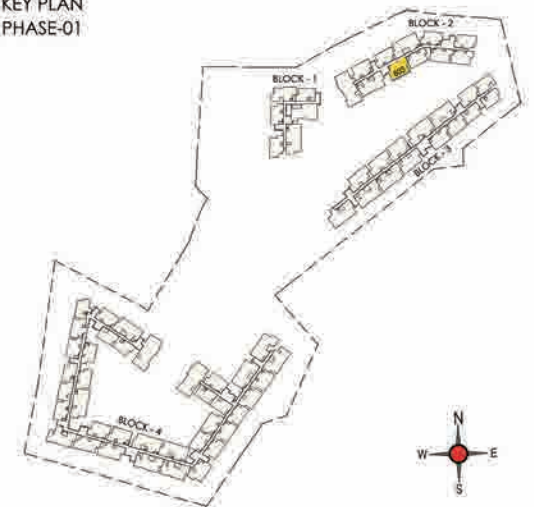


2 BHK ELITE B 205 - B 1405

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
B205 - B1405	2BHK + 2T	739	35	774	1219	-

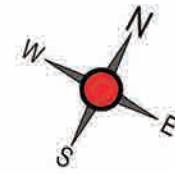


KEY PLAN
PHASE-01

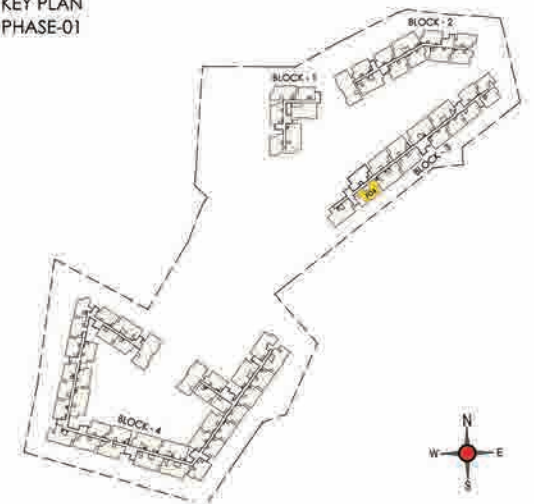


2 BHK ELITE F 104

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
F104	2BHK + 2T	758	37	795	1229	56



KEY PLAN
PHASE-01

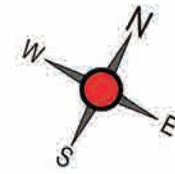


The background is a teal color with a subtle pattern of hexagons. There are several horizontal bars of varying lengths and shades of teal, some overlapping the text box. The text is white and bold.

3 BHK UNIT PLANS ELITE

3 BHK ELITE E 101

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
E101	3BHK + 2T	855	37	892	1351	75



ENTRY

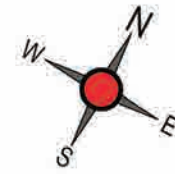


KEY PLAN
PHASE-01



3 BHK ELITE E 201 - E 1401

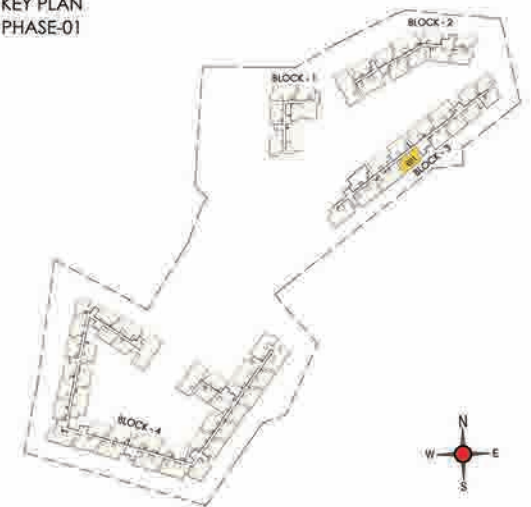
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
E201 - E1401	3BHK + 2T	855	37	892	1351	-



ENTRY

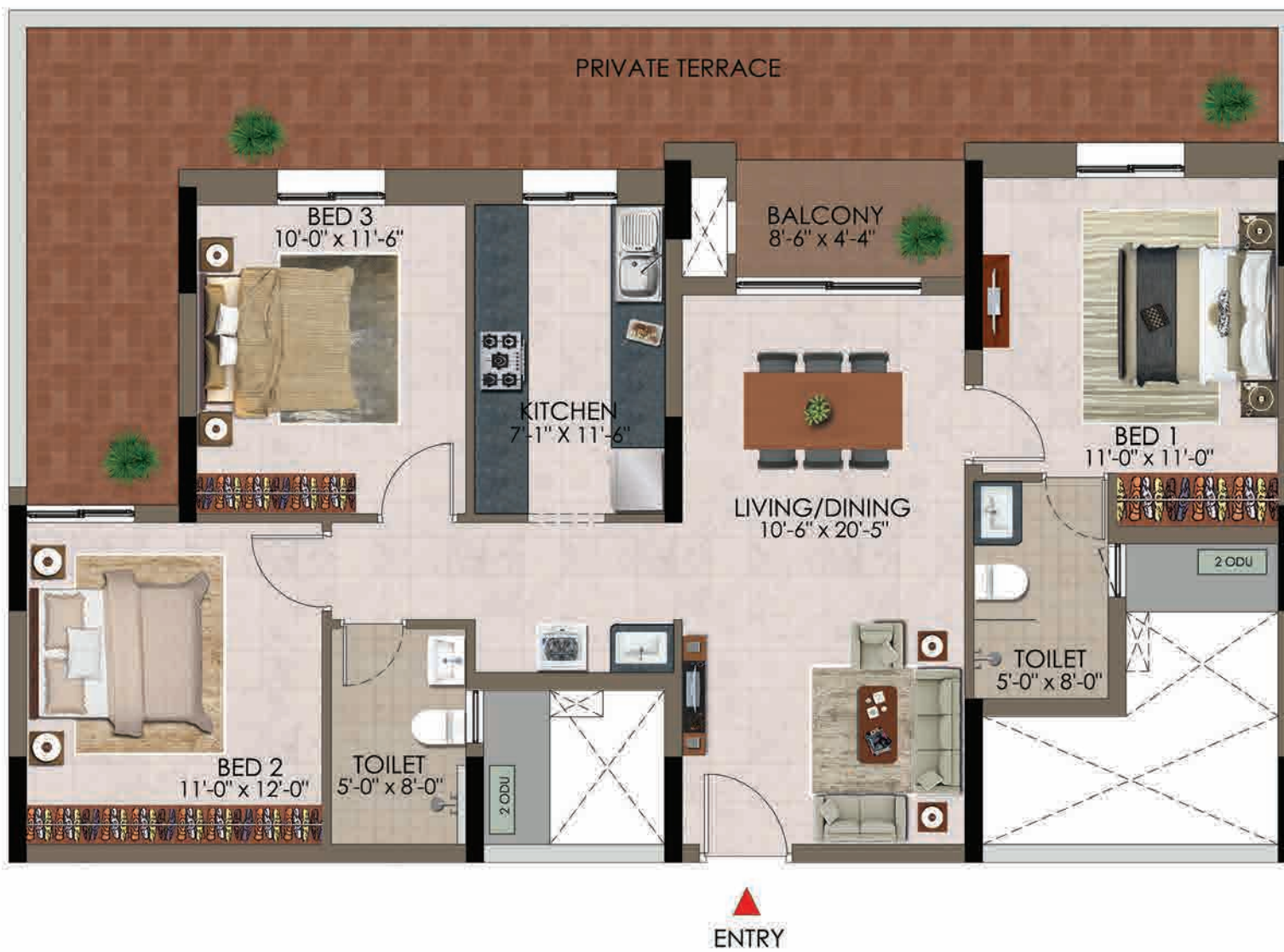
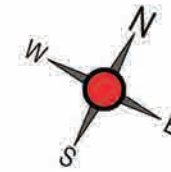


KEY PLAN
PHASE-01

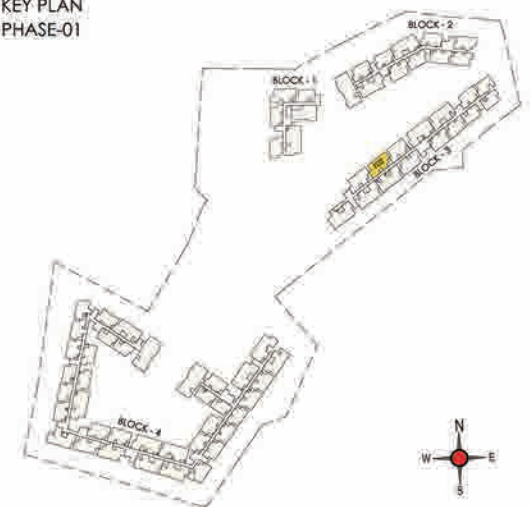


3 BHK ELITE F 102

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
F102	3BHK + 2T	855	37	892	1352	333

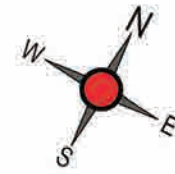


KEY PLAN
PHASE-01

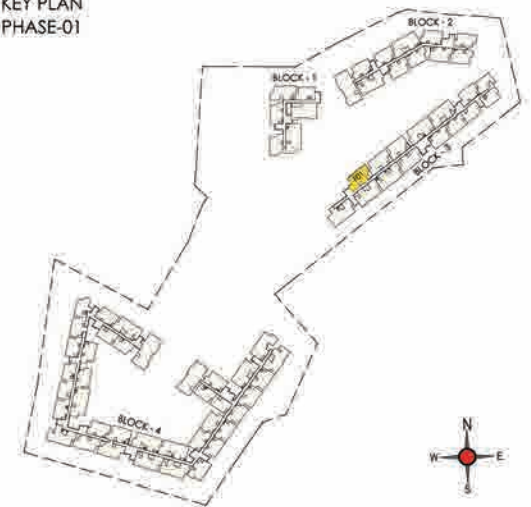


3 BHK ELITE F 101

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
F101	3BHK + 2T	855	37	892	1355	348

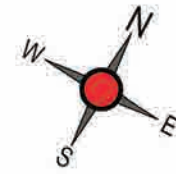


KEY PLAN
PHASE-01

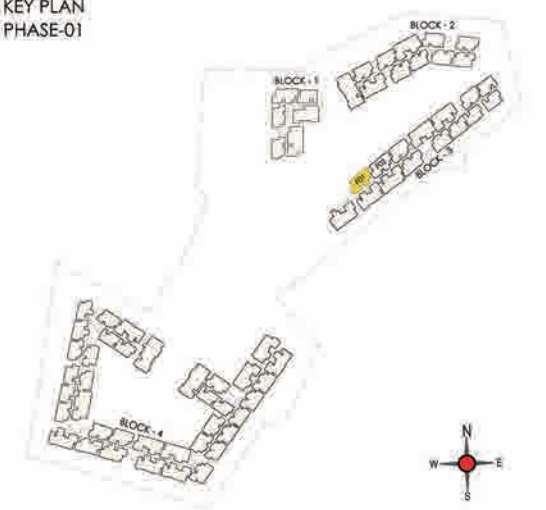


3 BHK ELITE
F 201 - F 1401
F 202 - F 1402

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
F201 - F1401	3BHK + 2T	855	37	892	1355	-
F202 - F1402	3BHK + 2T	855	37	892	1352	-

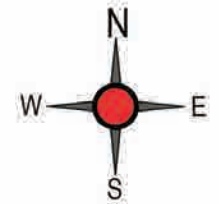


KEY PLAN
 PHASE-01

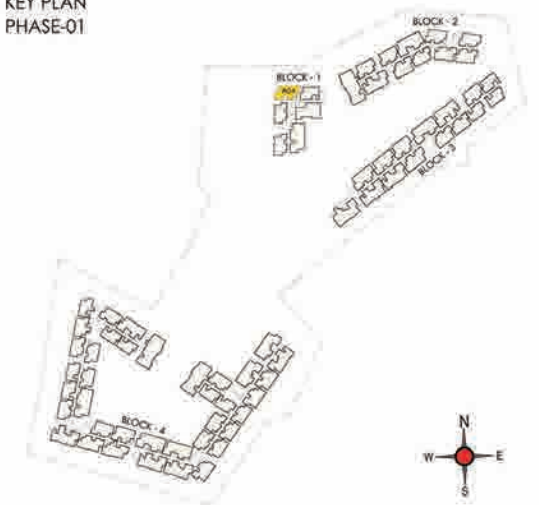


3 BHK ELITE A 104

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A104	3BHK + 2T	855	37	892	1366	75

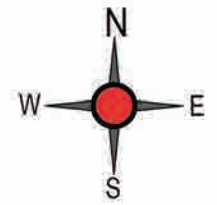


KEY PLAN
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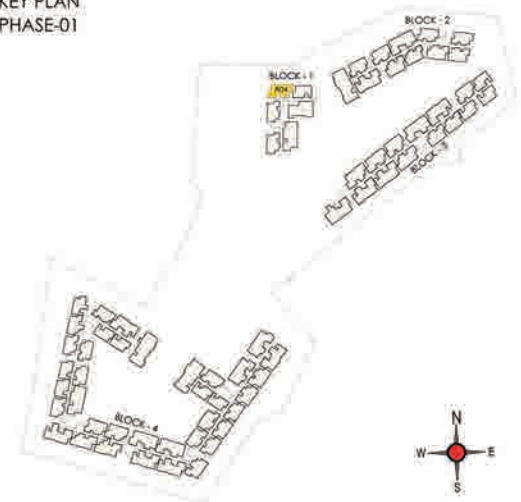


3 BHK ELITE A 204 - A 1404

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A204 - A1404	3BHK + 2T	855	37	892	1366	-

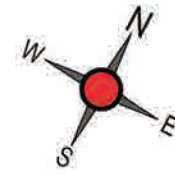


KEY PLAN
PHASE-01

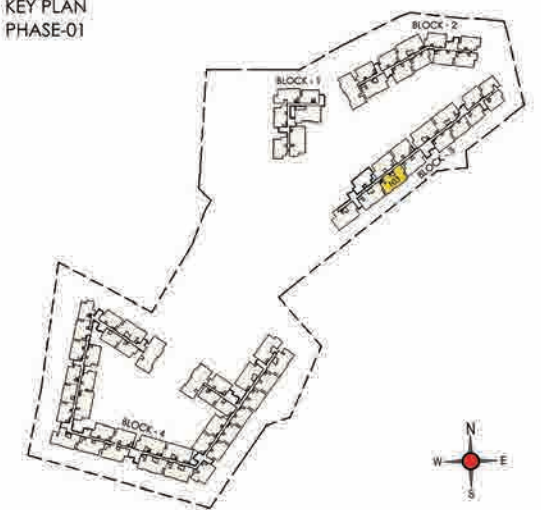


3 BHK ELITE F 103

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
F103	3BHK + 3T	944	37	981	1529	48

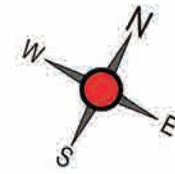


KEY PLAN
PHASE-01

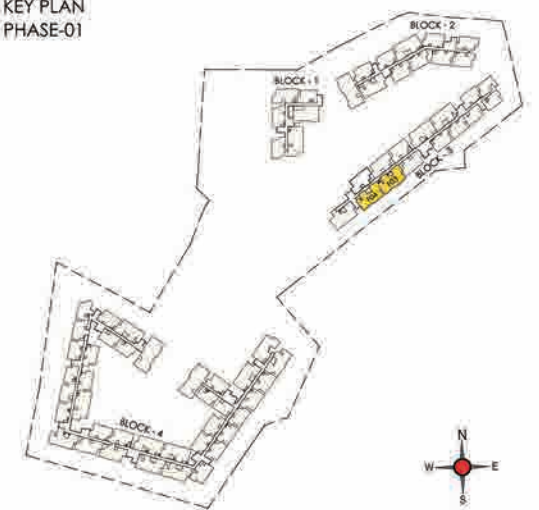


3 BHK ELITE
F 203 - F 1403
F 204 - F 1404

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
F203 - F1403	3BHK + 3T	944	37	981	1529	-
F204 - F1404	3BHK + 3T	944	37	981	1532	-

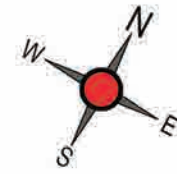


KEY PLAN
PHASE-01

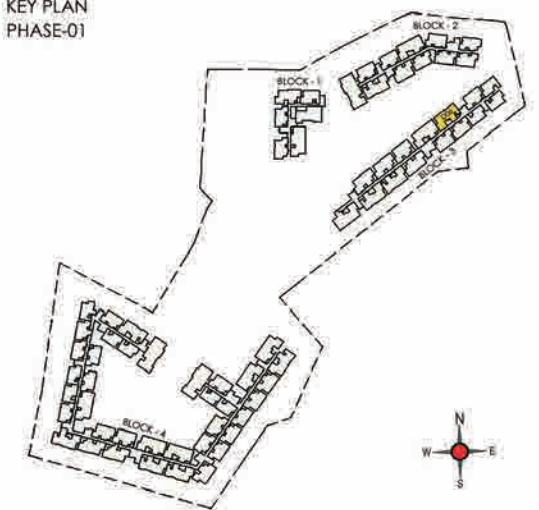


3 BHK ELITE D 106

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D106	3BHK + 3T	944	37	981	1530	308

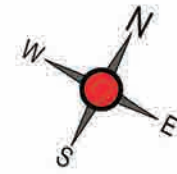


KEY PLAN
PHASE-01

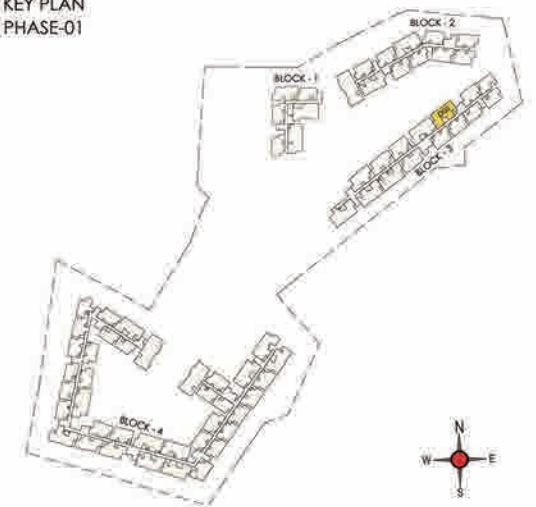


3 BHK ELITE D 206 - D 1406

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
D206- D1406	3BHK + 3T	944	37	981	1530	-

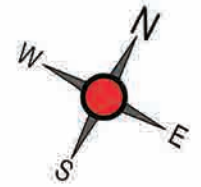


KEY PLAN
PHASE-01

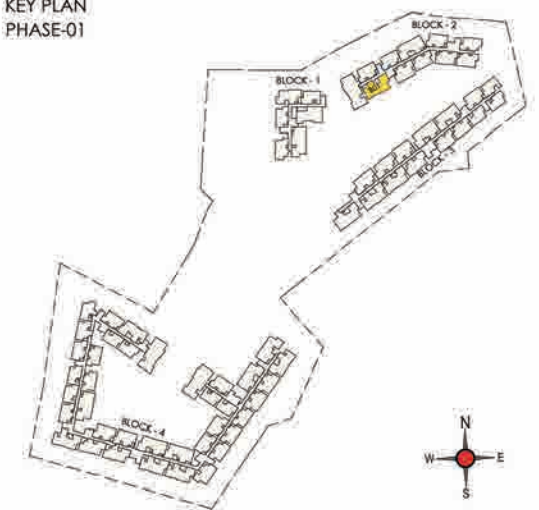


3 BHK ELITE B 101

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
B101	3BHK + 3T	944	37	981	1534	313

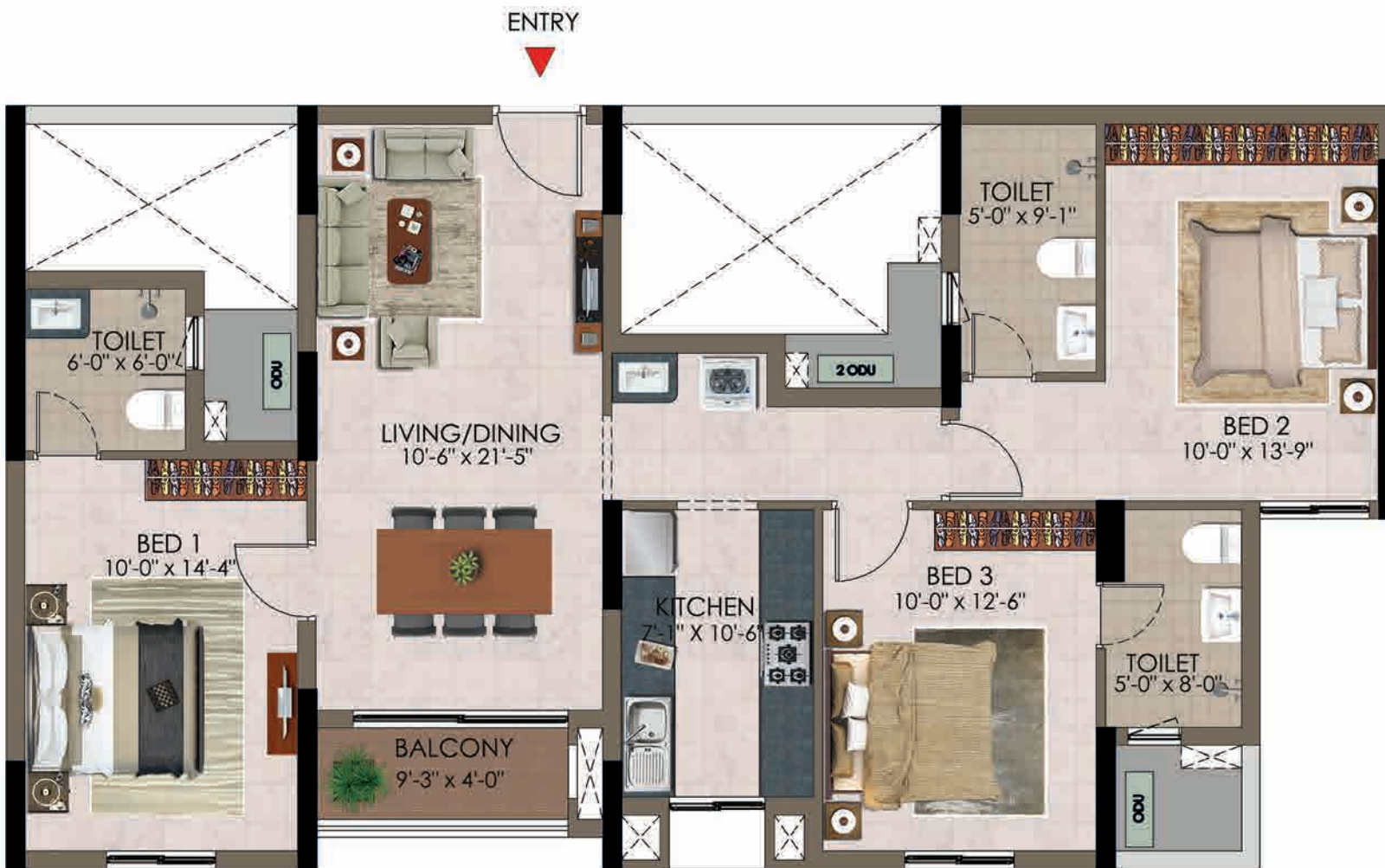
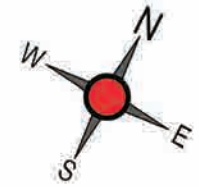


KEY PLAN
PHASE-01

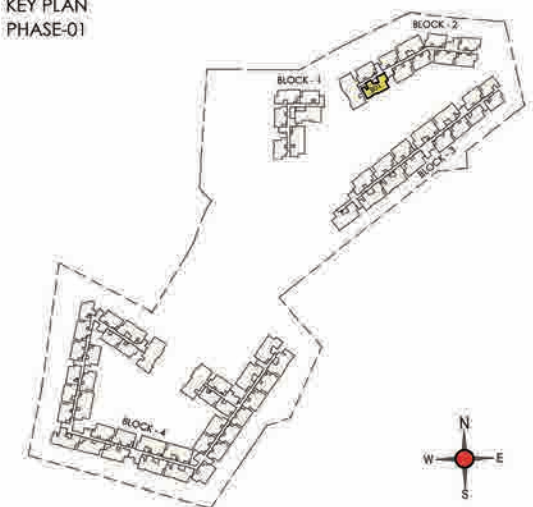


3 BHK ELITE B 201 - B 1401

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
B201 - B1401	3BHK + 3T	944	37	981	1534	-

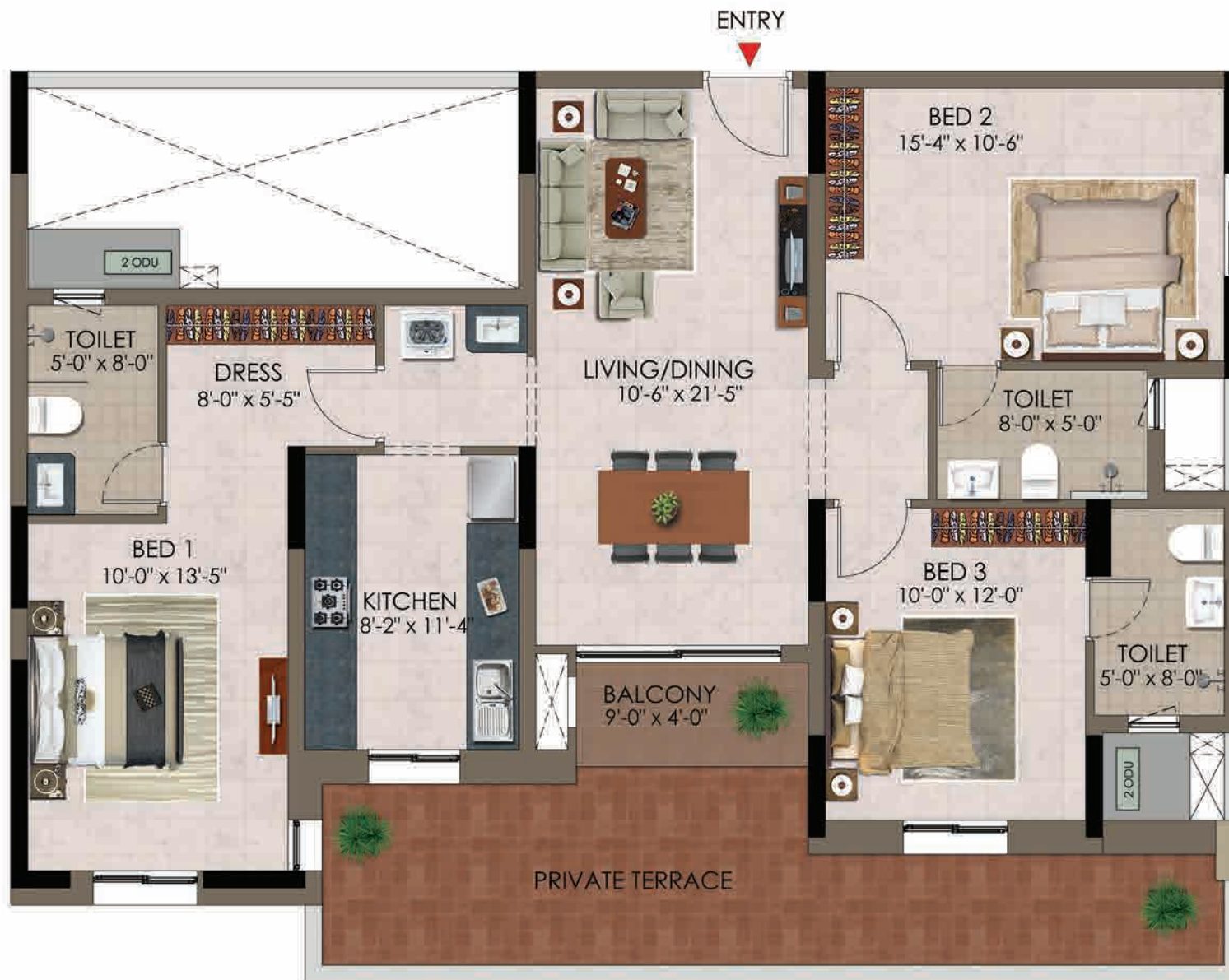
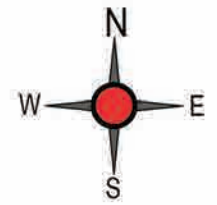


KEY PLAN
PHASE-01

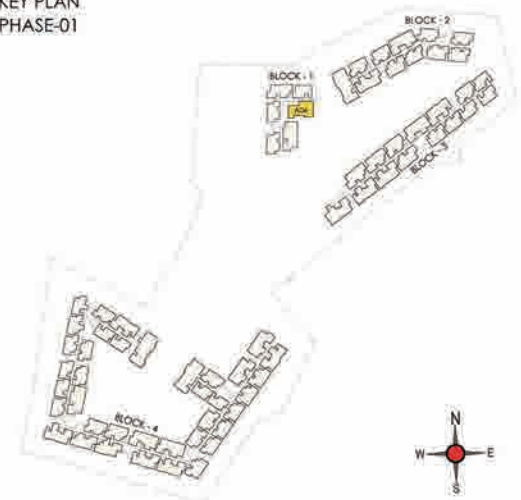


3 BHK ELITE A 106

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A106	3BHK + 3T	1017	36	1053	1578	231

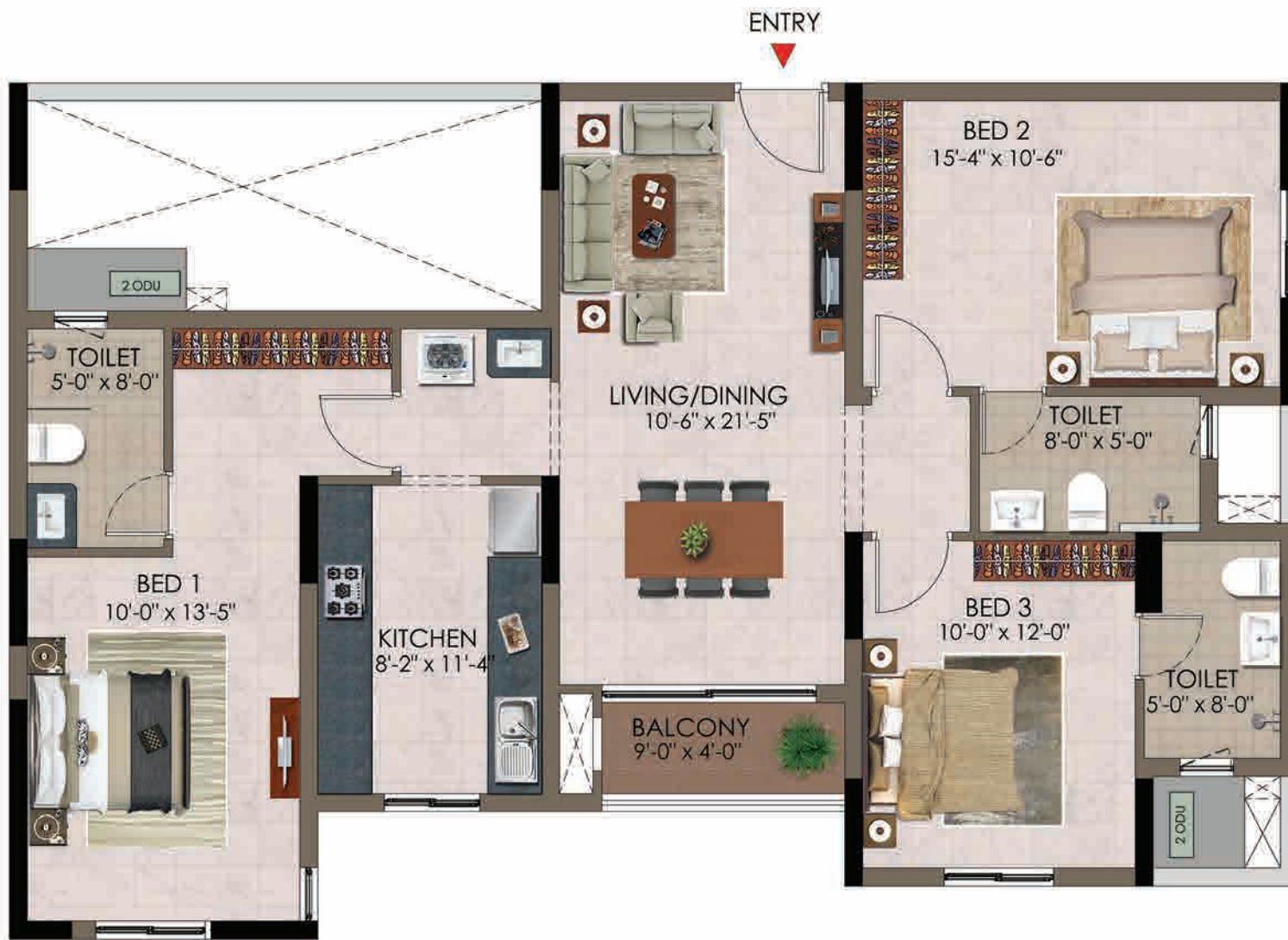
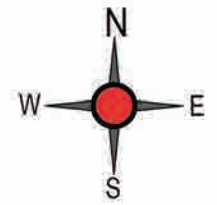


KEY PLAN
PHASE-01

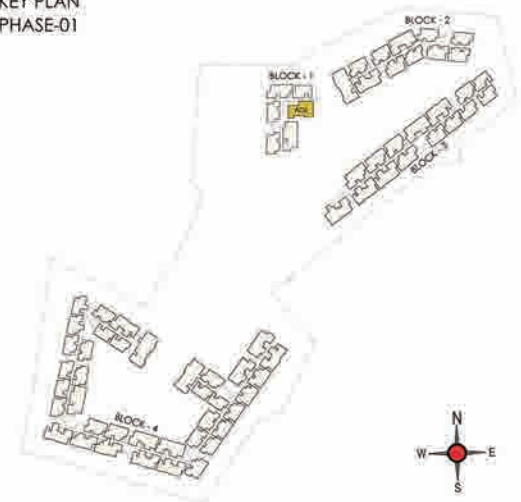


3 BHK ELITE A 206 - A1406

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A206 - A1406	3BHK + 3T	1017	36	1053	1578	-

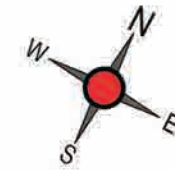


KEY PLAN
PHASE-01

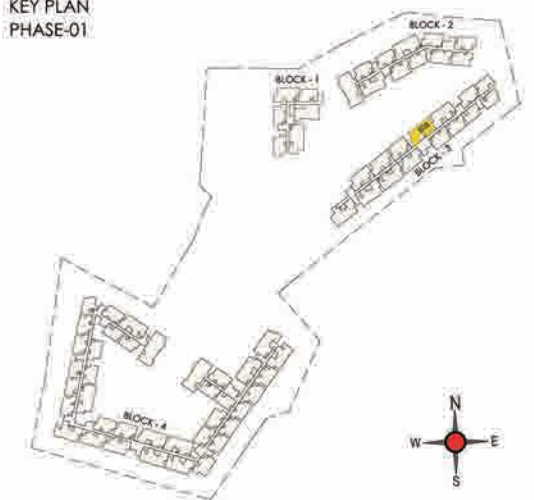


3 BHK ELITE E 103

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
E103	3BHK + 3T	1036	47	1083	1661	305

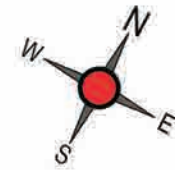


KEY PLAN
PHASE-01

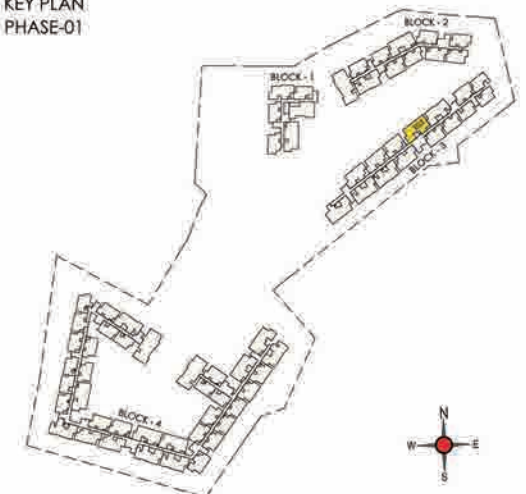


3 BHK ELITE E 203 - E 1403

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
E203 - E1403	3BHK + 3T	1036	47	1083	1663	-

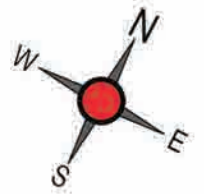


KEY PLAN
PHASE-01



3 BHK ELITE C 105

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C105	3BHK + 3T	1036	47	1083	1664	35

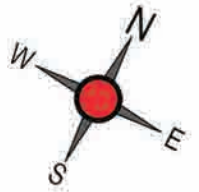


KEY PLAN
PHASE-01



3 BHK ELITE C 205 - C 1405

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
C205 - C1405	3BHK + 3T	1036	47	1083	1664	-

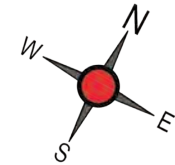


KEY PLAN
PHASE-01

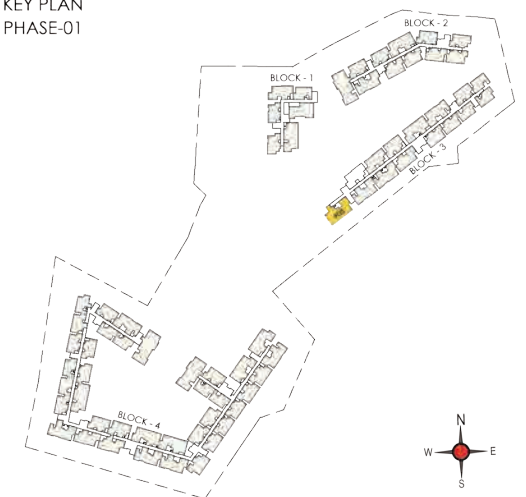


3 BHK ELITE F 105

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
F105	3BHK + 3T	1075	47	1122	1732	60

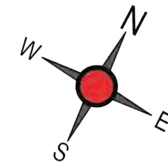


KEY PLAN
PHASE-01



3 BHK ELITE F 205 - F 1405

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
F205 - F1405	3BHK + 3T	1075	47	1122	1732	-



KEY PLAN
PHASE-01

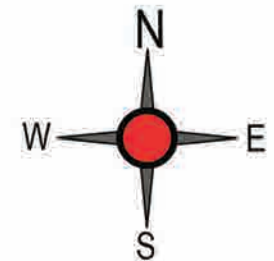


The background is a teal color with a subtle pattern of hexagons. There are several horizontal bars of varying lengths and shades of teal, some overlapping, located in the top right and bottom left corners. A dark teal rectangular box is positioned in the center-left of the page, containing the text.

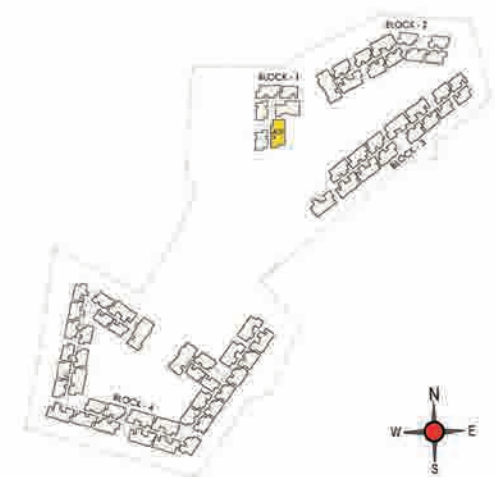
3 BHK UNIT PLANS SIGNATURE

3 BHK SIGNATURE A 101

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A101	3BHK + 3T	1176	47	1223	1850	324

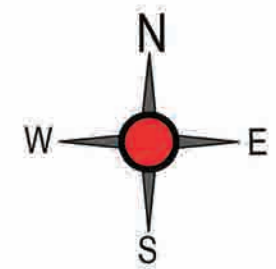


KEY PLAN
PHASE-01

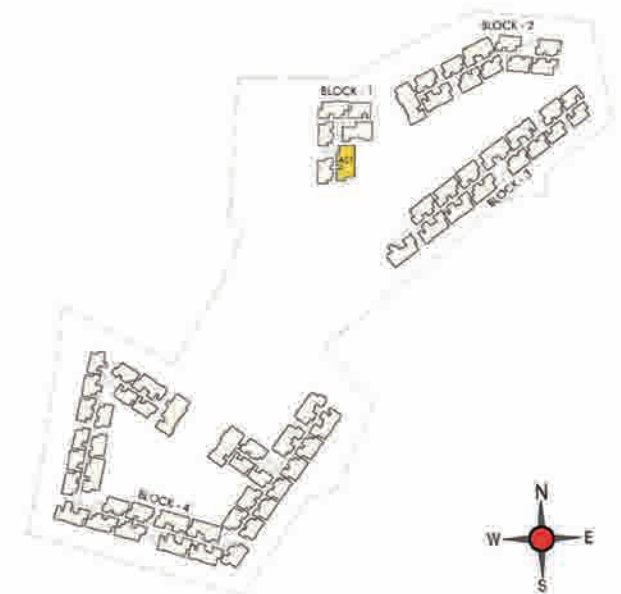


3 BHK SIGNATURE A 201 - A 1401

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
A201 - A1401	3BHK + 3T	1176	47	1223	1850	-



KEY PLAN
PHASE-01

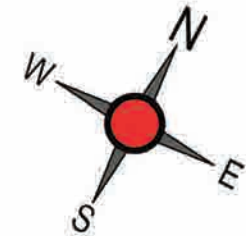


The background is a teal color with a subtle pattern of hexagons. There are several horizontal bars of varying lengths and shades of teal, some overlapping, located in the top right and bottom left corners. A dark teal rectangular box is positioned in the center-left of the page, containing the text.

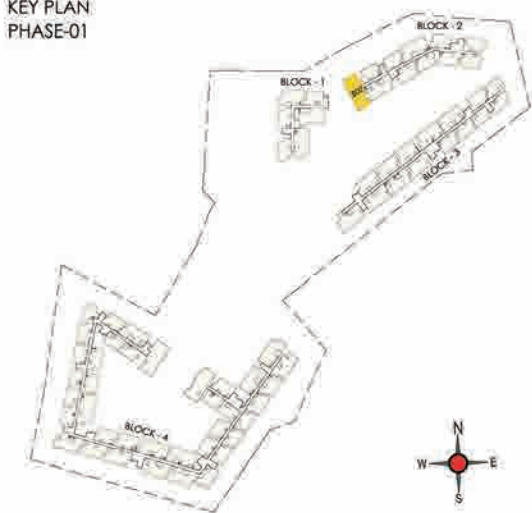
4 BHK UNIT PLANS SIGNATURE

4 BHK SIGNATURE B 102 - B 1402

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
B102 - B1402	4BHK + 4T	1401	111	1512	2222	-

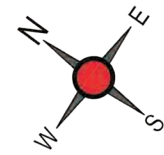


KEY PLAN
PHASE-01



CLUBHOUSE PLANS

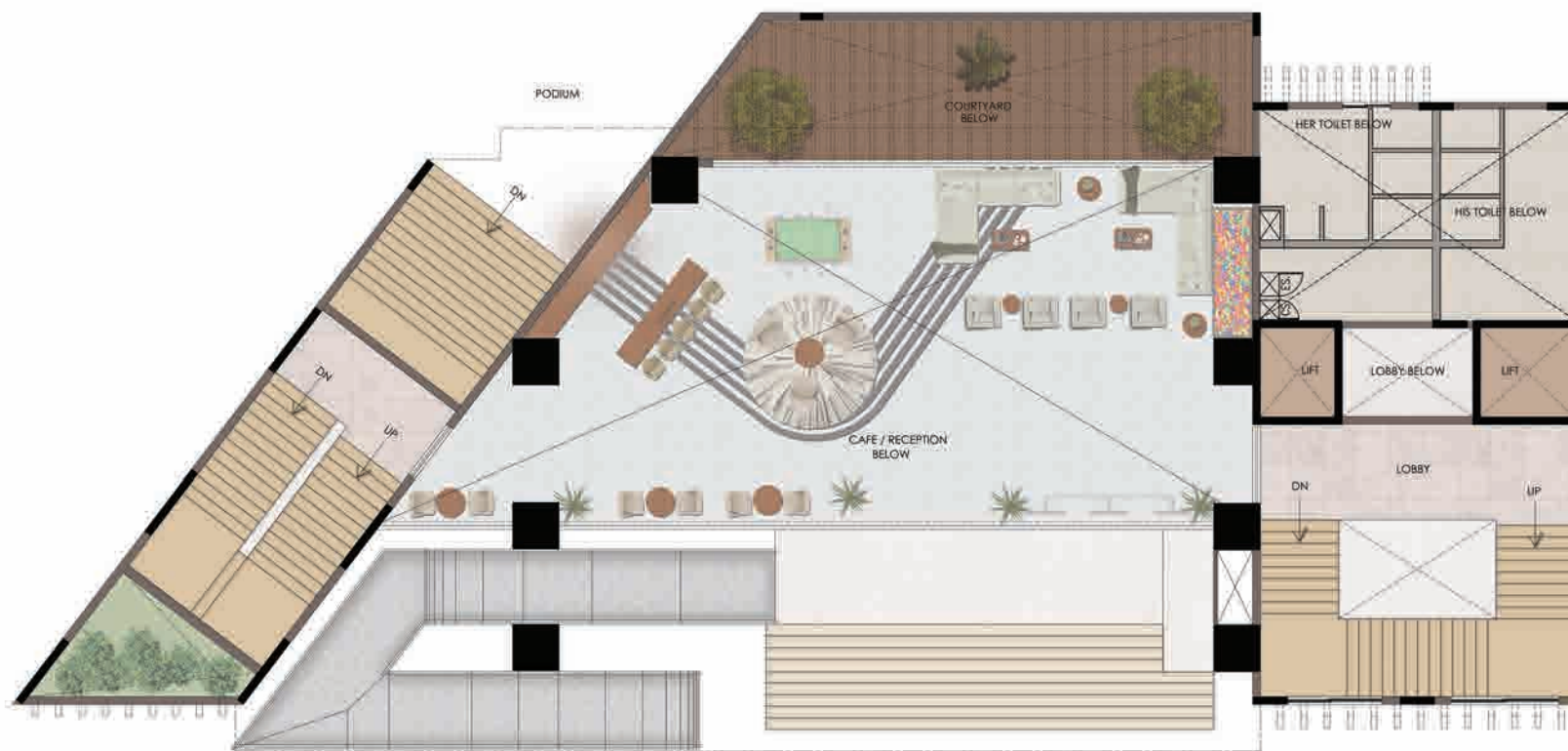
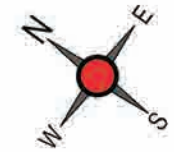
CLUBHOUSE PLAN GROUND FLOOR PLAN



KEY PLAN



CLUBHOUSE PLAN MEZZANINE FLOOR PLAN



KEY PLAN



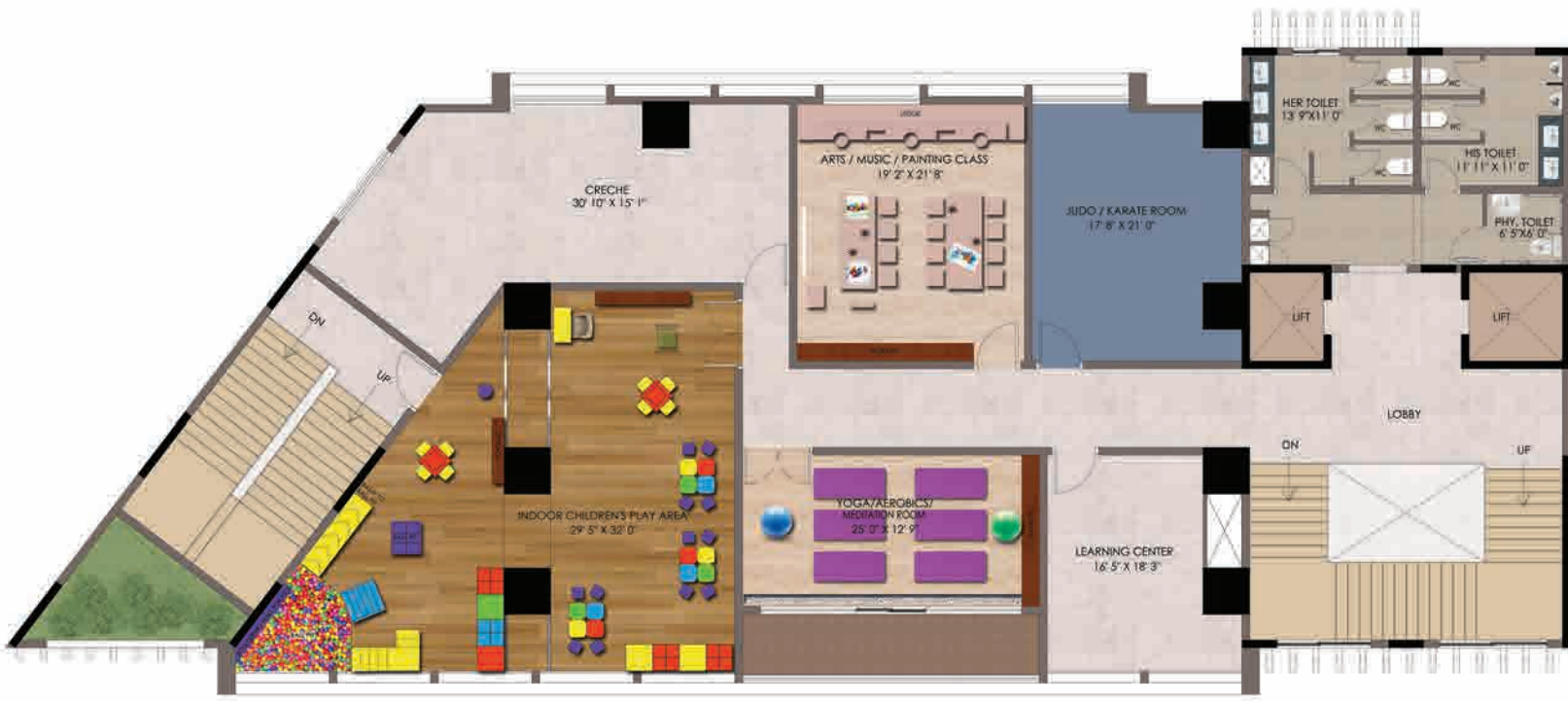
CLUBHOUSE PLAN FIRST FLOOR PLAN



KEY PLAN



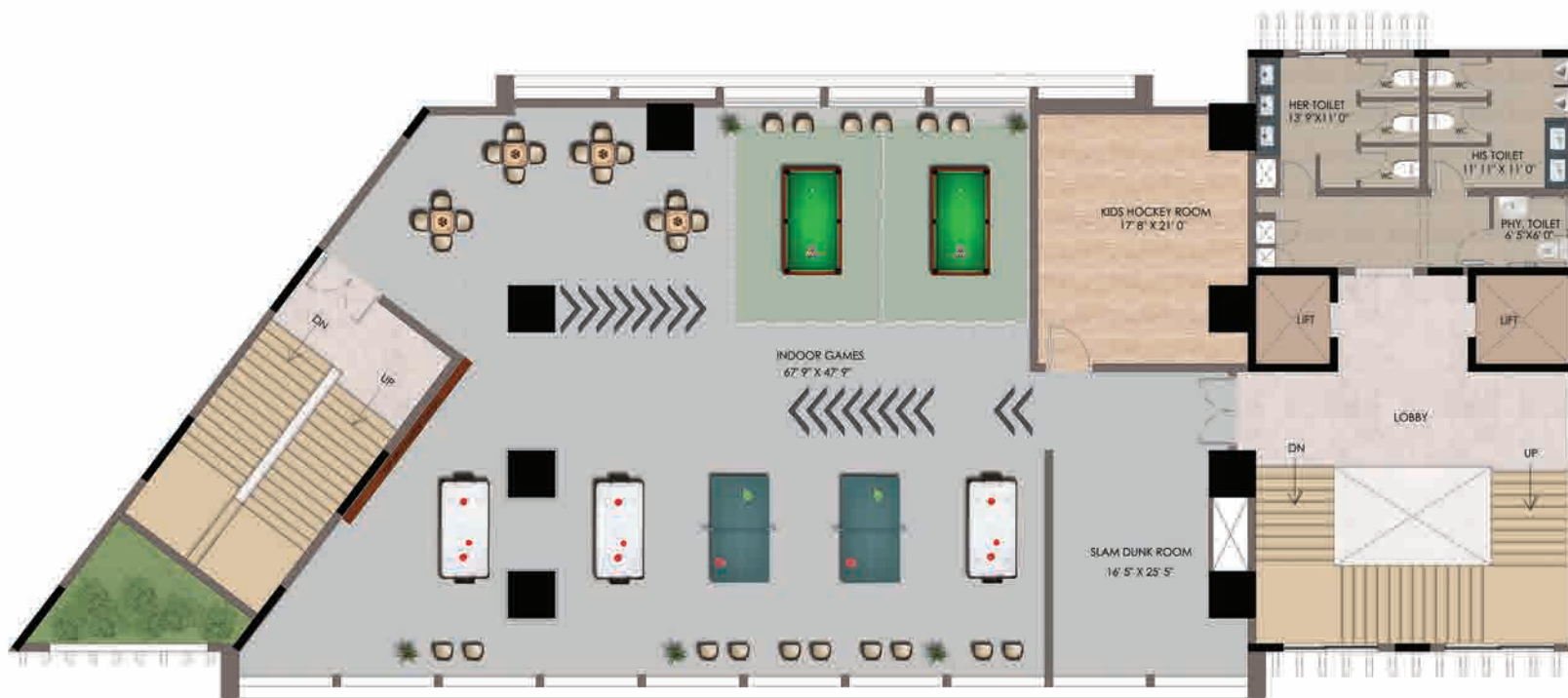
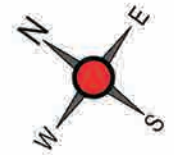
CLUBHOUSE PLAN SECOND FLOOR PLAN



KEY PLAN



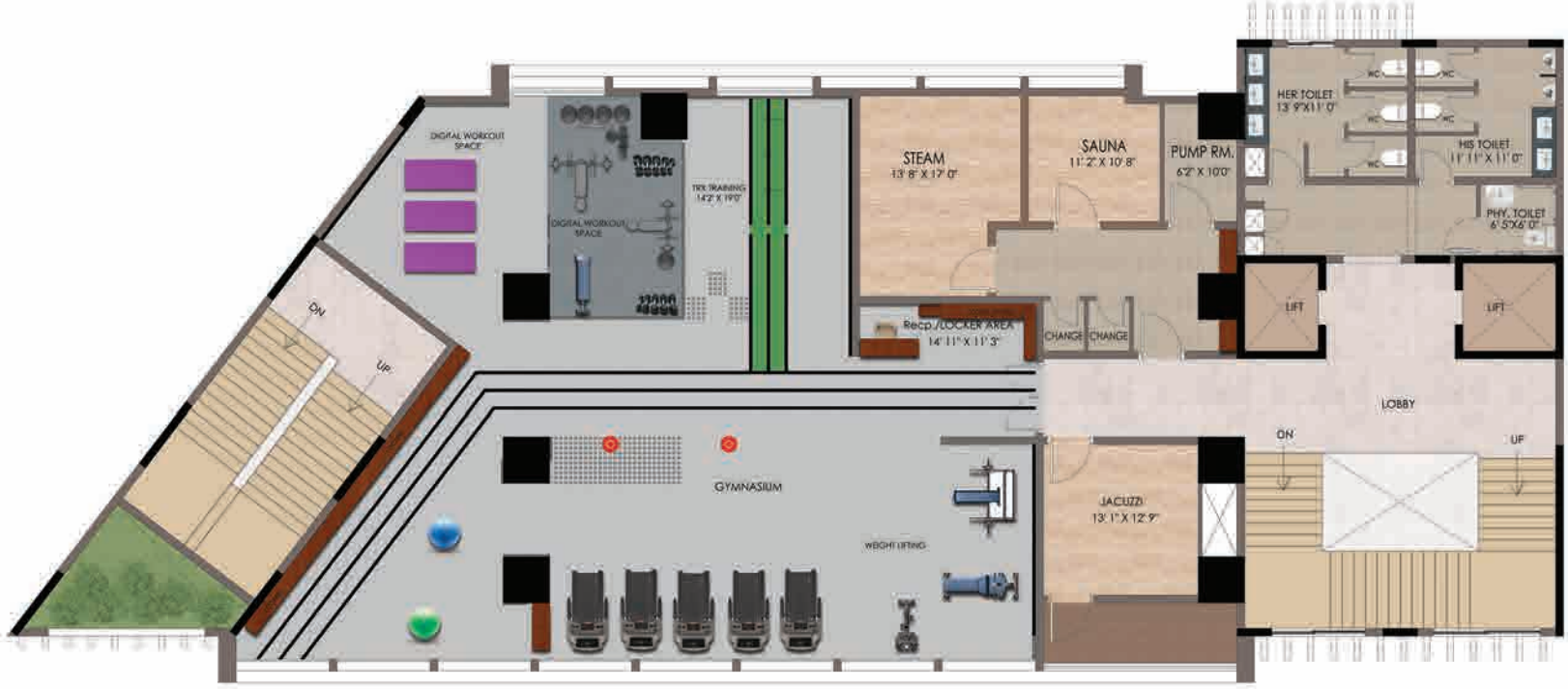
CLUBHOUSE PLAN THIRD FLOOR PLAN



KEY PLAN



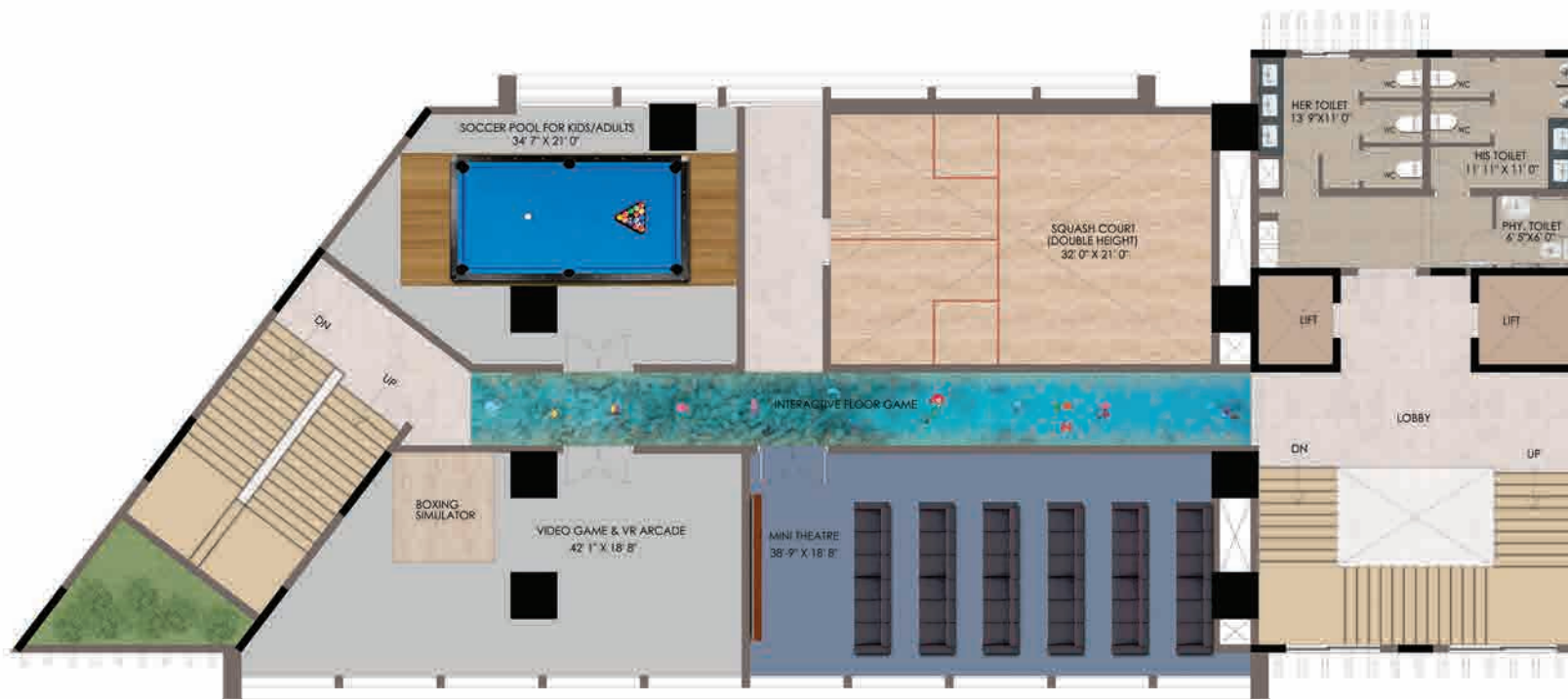
CLUBHOUSE PLAN FOURTH FLOOR PLAN



KEY PLAN



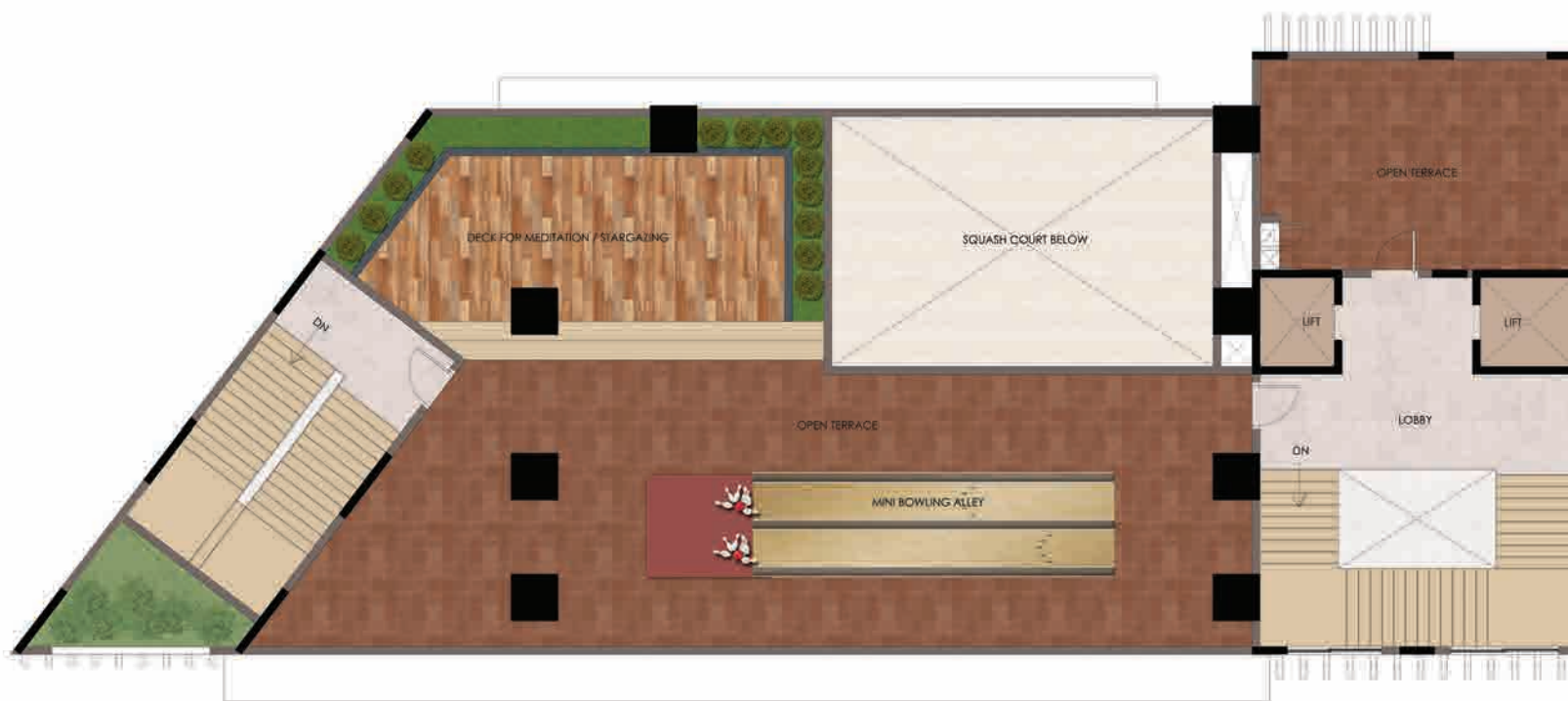
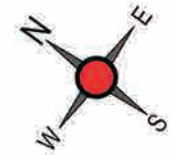
CLUBHOUSE PLAN FIFTH FLOOR PLAN



KEY PLAN
CLUB HOUSE



CLUBHOUSE PLAN TERRACE FLOOR PLAN

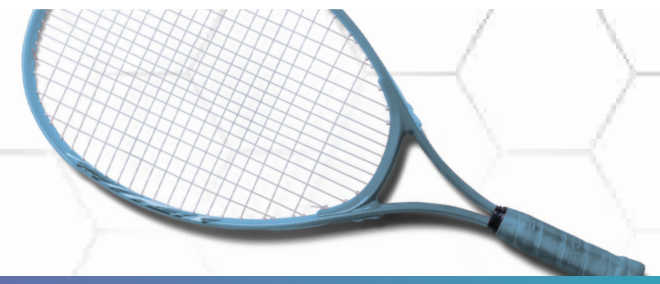


KEY PLAN



The background is a teal gradient with a faint hexagonal pattern. There are several horizontal bars of varying lengths and shades of teal. One bar is in the top right, another is in the bottom left, and a third is in the bottom left corner. The text 'ELITE SPECIFICATION' is centered in a dark teal box.

ELITE SPECIFICATION



STRUCTURE

Structural system	:	RCC framed structure designed for seismic compliance (Zone 3).
Masonry	:	200mm for external walls & 100mm for internal walls
Floor-floor height (incl. slab)	:	Shall be maintained at 2.95m
ATT	:	Anti-termite treatment will be done

WALL FINISH

Internal walls	:	Living, dining, bedrooms, kitchen & lobby finished with 2 coat of putty & 1 coat of primer & 2 coats of emulsion paint
Ceiling	:	Finished with 2 coat of putty 1 coat of primer & 2 coats of OBD
Exterior walls	:	Exterior faces of the building finished with 1 coat of primer & 2 coats of emulsion paint with color as per architect design
Bathroom	:	Glazed/matte ceramic tile of 300mm x 600mm will be finished up to false ceiling height & above false ceiling will be finished with a coat of primer
Kitchen	:	Glazed/matte ceramic wall tile of size 600x 600mm for a height of 600mm above the counter top finished level
Toilet ceiling	:	Grid type false ceiling

FLOOR FINISH WITH SKIRTING

Living, dining	:	Vitrified tiles of size 800x800mm
Bedrooms & kitchen	:	Vitrified tiles of size 800x800mm
Bathroom tile	:	Anti-skid ceramic tiles of size 300x300mm.
Balcony	:	Anti-skid ceramic tiles of size 300x300mm.
Private open terrace (if applicable)	:	Floors with pressed tiles finish

KITCHEN & DINING

Kitchen	:	Platform with granite slab of 600mm wide at height of 800mm from the finished floor level
Electrical point	:	For chimney & water purifier
CP fitting	:	Jaguar/Roca or equivalent
Sink	:	Single bowl matte finished stainless steel sink (or) carysil (quartz) sink with drain board (or) equivalent with pull out sink faucet
Drain	:	Pest free square designer SS grating
Dining	:	Counter mounted wash basin wherever applicable



JOINERY

Main door : Wide & fancy door of size 3'6" X 7'0" of good quality African teak wood frame with veneer finish shutter extended with an additional panel on one side

Ironmongery like door lock of Digital lock system of Yale/Dorma OR equivalent, tower bolts, door viewer, safety latch, magnetic catcher

Bedroom doors : Good quality door frame with skin shutters of double panel for a height (7'0" ht.) 2100mm

Ironmongery like door lock of Godrej or equivalent locks, thumb turn with key, door stopper, door bush, tower bolt etc.

Bathroom doors : Good quality door frame with design moulded skin door with water proofing on inner side of height (7'0" ht.) 2100mm.

Ironmongery like thumb turn lock of Godrej OR equivalent and a latch.



BALCONY

Handrail : MS handrail as per architect's design
 Hanger : Cloth drying provision in balcony
 Electrical point : One 5 amp point in recommended location



BATHROOMS

Sanitary fixture : Jaguar/Roca or equivalent
 CP fittings : Jaguar/Roca or equivalent
 Bedroom 1 bathroom : Floor mounted WC with cistern; Health faucet; single lever concealed diverter with rain shower & arm, Counter top wash basin with granite or quartz platform, glass shower partition (fixed)
 Other Bathrooms : Floor mounted WC with cistern; health faucet; single lever concealed diverter with overhead shower & arm, wall mounted wash basin
 Drain : Pest free square designer SS grating (all toilets) and long trench grating in bathing area
 Bed-1 bathroom



WINDOWS

Windows : UPVC windows with see through plain glass and grills
 French doors : UPVC frame and doors with toughened glass without grills
 Ventilators : UPVC frame of fixed or adjustable louvered or openable shutter for ODU access



ELECTRICAL POINTS



Power supply	:	3 phase power supply connection
Safety device	:	MCB; ELCB (Earth leakage Circuit breaker)
Switches & sockets	:	Modular box & modular switches & sockets of Anchor Roma / Schneider / / equivalent
Wires	:	Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Finolex / Polycab / Anchor Roma equivalent
TV/ Telephone	:	Point in living & bedroom-1
Data	:	Point in living room
Split- air conditioner	:	Point will be provided in bedroom-1 and provision will be provided in living & other bedrooms
Exhaust fan	:	Point will be given in all bathrooms
Geyser	:	Geyser point will be provided in bed-1 bathroom and provision will be provided in other bathrooms
Back-up	:	500 W for 3 BHK, 400W for 2 BHK & 350W FOR 1 BHK
VDP	:	Video door phone will be provided in the entrance - main door
Charging Pod	:	Mobile charging pod in living room and bedroom-1
Occupancy Sensor	:	Occupancy sensor will be provided in Foyer (if any) and all toilets
Bluetooth Speaker	:	Bluetooth speaker will be provided in the kitchen

***Note: Master bedroom refers to bedroom-1**

SIGNATURE SPECIFICATION

STRUCTURE

Structural system	:	RCC framed structure designed for seismic compliance (Zone 3)
Masonry	:	200mm for external walls & 100mm for internal walls
Floor-floor height (incl. slab)	:	Shall be maintained at 2.95m
ATT	:	Anti-termite treatment will be done

WALL & CEILING FINISH

Internal walls putty	:	Living, dining, bedrooms, kitchen & lobby finished with 2 coats of & 1 coat of primer & 2 coats of emulsion
Ceiling	:	Finished with 2 coats of putty 1 coat of primer & 2 coats of OBD
Exterior walls	:	Exterior faces of the building finished with 1 coat of primer & 2 coats of emulsion paint with color as per architect design
Bathroom 1 & 2	:	Glazed/matte ceramic Tile of 400mm x 800mm will be finished up to false ceiling height & above false ceiling will be finished with a coat of primer
Bathroom 3 & 4	:	Glazed/matte ceramic Tile of 300mm x 600mm will be finished up to false ceiling height & above false ceiling will be finished with a coat of primer
Kitchen	:	Glazed/matte ceramic wall tile of size 600mm x 1200 mm for a height of 600mm above 800mm from finished floor level
Toilet ceiling	:	Grid type false ceiling

FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining	:	Vitrified tiles of size 600 x 1200 mm
Bedrooms & Kitchen	:	Vitrified tiles of size 600 x 1200 mm
Bathroom 1 & 2	:	Anti-skid ceramic tiles of size 400 x 400 mm
Bathroom 3 & 4	:	Anti-skid ceramic tiles of size 300 x 300 mm
Balcony	:	Anti-skid ceramic tiles of size 300 x 300 mm
Private open terrace (if applicable)	:	Floors with pressed tiles finish

KITCHEN & DINING

Electrical point	:	For chimney, HOB & water purifier
CP fitting	:	Kohler/American Standard or equivalent
Sink	:	Double bowl matte finished stainless steel sink (or) carysil (quartz) sink with drain board (or) equivalent with pull out sink faucet
Drain	:	Pest free square designer SS grating
Dining	:	Counter wash basin with polished granite/engineered marble or equivalent wherever applicable



BALCONY

- Handrail : MS handrail as per architect's design
- Hanger : Cloth drying provision in one balcony
- Electrical point : One 5 amp point in recommended location



BATHROOMS

- Sanitary fixture : Kohler/American standard or equivalent
- CP fittings : Kohler/American standard or equivalent
- Bed-1 bathroom : Floor mounted WC with cistern; Health faucet; single lever concealed diverter with rain shower, hand shower/shower column; Counter top wash basin with engineered marble/granite or quartz platform glass shower partition/cubicle
- Other bathrooms : Floor mounted WC with cistern; Health faucet; single lever concealed diverter with overhead shower & arm, wash basin with polished granite/engineered marble or quartz platform and glass shower partition
- Drain : Pest free square designer SS grating (all toilets) and long trench grating in bathing area (bed-1 bathroom)



JOINERY

- Main door : Wide & fancy door of size 3'6" X 7'0" of good quality African teak wood frame with veneer finish shutter extended with an additional panel on one side
Ironmongery like door lock of digital lock system of Hafele/YALE or equivalent, tower bolts, door viewer, safety latch, magnetic catcher, door closure in SS finish
- Main door : Wide & fancy door of size 3'6" X 7'0" of good quality African teak wood frame with veneer finish shutter extended with an additional panel on one side
Ironmongery like door lock of digital lock system of Hafele/YALE or equivalent, tower bolts, door viewer, safety latch, magnetic catcher, door closure in SS finish
- Bedroom doors : Good quality door frame with laminate shutter of height (7'0" ht.) 2100mm
Ironmongery like door lock of Godrej or equivalent locks, thumb turn with key, door stopper, door bush, tower bolt etc.
- Bathroom doors : Good quality door frame with design moulded skin door with water proofing on inner side of height (7'0" ht.) 2100mm
Ironmongery like thumb turn lock of Godrej or equivalent and a latch



WINDOWS

Windows	:	UPVC windows with see through plain glass and grills
French doors	:	UPVC frame and doors with toughened glass without grills
Ventilators	:	UPVC frame of fixed or adjustable louvered or openable shutter for ODU access

VDP	:	Video door phone will be provided in the entrance - main door
Charging pod	:	Mobile charging pod in bed- 1 & living area
Occupancy sensor	:	Occupancy sensor will be provided in foyer and toilets
Bluetooth speaker	:	Bluetooth speaker will be provided in the kitchen and bed- 1 bathroom



ELECTRICAL POINTS

Power supply	:	3 phase power supply connection
Safety device	:	MCB; ELCB (Earth Leakage Circuit Breaker)
Switches & sockets	:	Modular box & modular switches & sockets of Anchor Roma/Schneider/ equivalent
Wires	:	Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Finolex /Polycab/Anchor Roma/equivalent
TV/Telephone	:	Point in living & bedroom 1
Data	:	Point in living room
Split- air conditioner	:	Point will be provided in living and bedroom-1 and provision will be provided in other bedrooms
Exhaust fan	:	Point will be given in all bathrooms
Geyser	:	Geyser point will be provided in bed-1 bathroom and provision will be provided in other bathrooms
Back-up	:	650W for 4 BHK, 500 W for 3 BHK

***Note: Master bedroom refers to bedroom-1**



HOME AUTOMATION SPECIFICATION:

SPECIFICATION	MAKE	REMARKS/LOCATION
Entrance Management: Door Bell push - VDP Digital door lock- Face lock Occupancy sensor Alexa	Panasonic/Godrej/Legrand equivalent Yale/Dorma/Hafele/equivalent lock Home automation - Zig Bee Technology Alexa controlled home	Main entrance door Main entrance door Living foyer Living
Safety sensor – Standalone: Gas leakage detector	Legrand/eGLU/equivalent	Kitchen
Lifestyle: Light control Fan control Occupancy sensors – for toilets Smart socket/plug	Home automation - Zig Bee Technology – feather touch smart switch. App enabled light control- ON/OFF Home automation - Zig Bee Technology – Feather touch smart switch. App enabled fan control- ON/OFF with dimming Home automation - Zig Bee Technology Home automation - Zig Bee Technology	Living, dining and bedrooms Living, dining and bedrooms All toilets Living and bedroom -1 - AC



SPECIFICATION COMMON TO BUILDING COMPLEX

COMMON FEATURES

- Lift : 2 elevators of 10 passenger automatic lift will be provided with interior finish in C, F & J core. 2 elevators of 13 passenger automatic lift will be provided with interior finish in other cores
- Back-up : 100 % power backup for common amenities such as lifts, water pump, STP & selective common area lighting
- Name board : Apartment owner name will be provided in ground floor
- Lift facia : Granite or panel cladding in all floors
- Lobby & corridor : Ground & first floor lobby with granite/equivalent & typical floors with tile flooring
- Staircase floor : Stilt floor with granite flooring & typical floors with tile/Kota stone flooring
- Staircase handrail : MS handrail with enamel paint in all floors
- Stilt Flooring : Grano flooring with car park number marked in paint
- Terrace floor : Floors with pressed tiles finish
- Notice board : Digital notice board in stilt level entrance lobby of every core

OUTDOOR FEATURES

- Water storage : UG sump with OHT along with WTP (min. requirement as per water test report)
- Rain water harvest : Rain water harvesting site
- STP : Centralized sewage treatment plant
- Intercom : Provision of Intercom will be provided
- Safety : CCTV surveillance cameras will be provided all round the building at pivotal locations in stilt
- Well defined driveway : Interlocking paver block/equivalent flooring with demarcated driveway as per landscape design intent
- Security : Security booth will be provided at the entrance with multi-tier security system
- Compound wall : Building perimeter fenced by compound wall with entry gates for a height as per architect/landscape design
- Landscape : Suitable landscape at appropriate places in the project
- Driveway : Convex mirror & driveway lighting for safe turning in driveway
- Facade : Façade & compound wall lighting in project as per architects design
- Car charging bay : Electric car charging cum car wash bays are provided
- Mosquito magnet : Mosquito magnet will be provided in open landscape spaces



Location Map

Location Highlights

10 mins drive from Anna Nagar
10 mins from Apollo Hospital
Located near Maduravoyal Flyover
Close to prominent schools and colleges

Distance from Airport, Railway Station & Bus Stand

Chennai International Airport – 35Mins
Ambattur Railway Station – 6Mins
Koyambedu Metro Station – 15Mins
Nolambur Bus Stand – 10Mins

Distance from Nearest Hospitals

Apollo Hospital, Vanagaram – 13Mins
New Life Hospital – 12Mins
Sri Balaji Hospital, Mogappair West – 10Mins
Madras Medical Mission, Mogappair – 14Mins
Sundaram Medical Foundation, Anna Nagar – 18Mins
Ramachandra Hospital, Porur – 20Mins

Distance from Nearest Educational Institutions Schools:

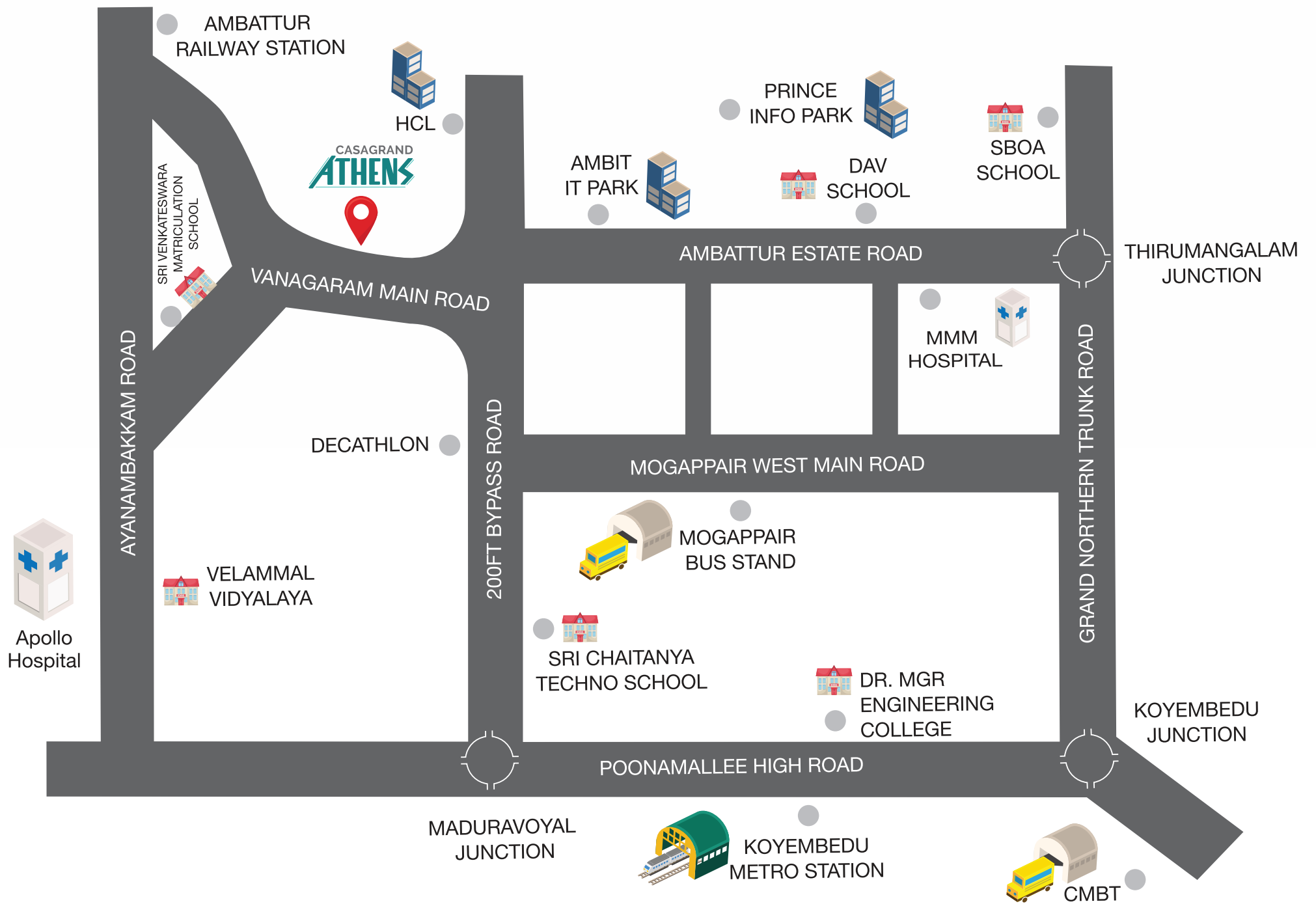
Velammal Vidyalaya, Ayanambakkam – 5Mins
The Schram Academy, Mogappair – 10Mins
DAV, Mogappair – 10Mins
SBOA, Anna Nagar – 15Mins
Sri Chaitanya School, Ayanambakkam – 3Mins
Kinder Joy International Pre School, Nolambur – 8Mins

Colleges:

MMM Academy of Medical Sciences, Mogappiar East – 8Mins
Dr. M.G.R. Engineering College, (NH 4 Highway) Maduravoyal – 10Mins
ACS Medical College and Hospital – 15Mins
MeenakshiAmmal Dental College - 10Mins
S.A. Engineering College – 12Mins

Distance from Nearby Vicinities

Koyambedu – 15Mins
Anna Nagar – 10Mins
Porur – 10Mins
Ambattur – 7Mins
Poonamallee – 20Mins
Maduravoyal Junction – 7Mins
Avadi – 10Mins
Padi – 8Mins
Ambattur Industrial Estate – 2Mins



Payment Pattern

Booking Advance	10%
Agreement Signing	40%
On commencement of Foundation	10%
On commencement of Basement Roof	5%
On commencement of 1st Floor Roof	5%
On commencement of 3rd Floor Roof	5%
On commencement of 5th Floor Roof	5%
On commencement of 7th Floor Roof	5%
On commencement of 9th Floor Roof	2.50%
On commencement of 11th Floor Roof	2.50%
On commencement of 13th Floor Roof	2.50%
On commencement of 14th Floor Roof	2.50%
Completion of Flooring Respective Unit	2.50%
Handing over	2.50%

Awards & Recognition

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.

★ **Best Luxury Residential Project of the Year**

Casagrand ECR14 Signature
Zee Business National Real Estate
Leadership Congress and Awards 2019

★ **Best Residential Project**

(South India) 2018 - 2019
Casagrand Crescendo
CNBC Awaaz Real Estate Awards

★ **Luxury Villa Project of the Year – South Region**

Casagrand Esmeralda
11th Estate Annual Awards

★ **Best TV Commercial**

Casagrand 'Superior Homes Assured'
IndIAA Regional (Tamil) Awards

★ **Developer of the Year 2018-2019**

Realty Fact & Quickr

★ **Best Affordable Housing Project of the Year - ROTN**

Casagrand NexTown RESA

★ **Excellence in Delivery - 2018**

ET Now

★ **Largest Project of the Year - 2018**

Casagrand Luxus TOI

★ **Best Affordable Housing Project of the Year**

Casagrand NexTown CMO Global

★ **Distinguished Design Awards 2017**

Casagrand ECR14

★ **CSR Initiative of the Year - 2018**

ET Now

★ **Luxury Project of the Year - 2015-16**

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