CASAGRAND BlooM

Phase III

Thirumudivakkam

CASAGRAND
building aspirations

16
- YEARS -
OF EXCELLENCE

CASAGRAND
building aspirations

Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last sixteen years, we have developed over 22 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 18,250 happy families across 110+ landmark properties stand testimony to our commitment.

In the sixteenth year of our journey, we at Casagrand are all set to progress further, with projects worth over ₹8000 crores in the pipeline.

CASAGRAND BlooM

Phase III

Thirumudivakkam

Ever feel like you're constricted by the stacked cubicles that most apartments are? And locked in a concrete jungle with no green vistas? Compelled to live where you live for the fear of long commutes?

Well, Casagrand is bringing the outdoors to your doorstep with Bloom, an exciting new villa project in Thirumudivakkam.

A mere ten minutes away from GST Road, Bloom boasts of 181 units laid out over an expanse of 10 pristinely manicured acres. Each spacious villa is a new age architectural piece, complete with its own private garden. As a resident here, you get to enjoy unlimited leisure and entertainment at the swimming pool, the clubhouse, the gymnasium and several other amenities. All this in the vicinity of the Outer Ring Road and several leading industrial hubs. Maybe it's time you turned over a new leaf at your own villa at Bloom.

SALIENT FEATURES

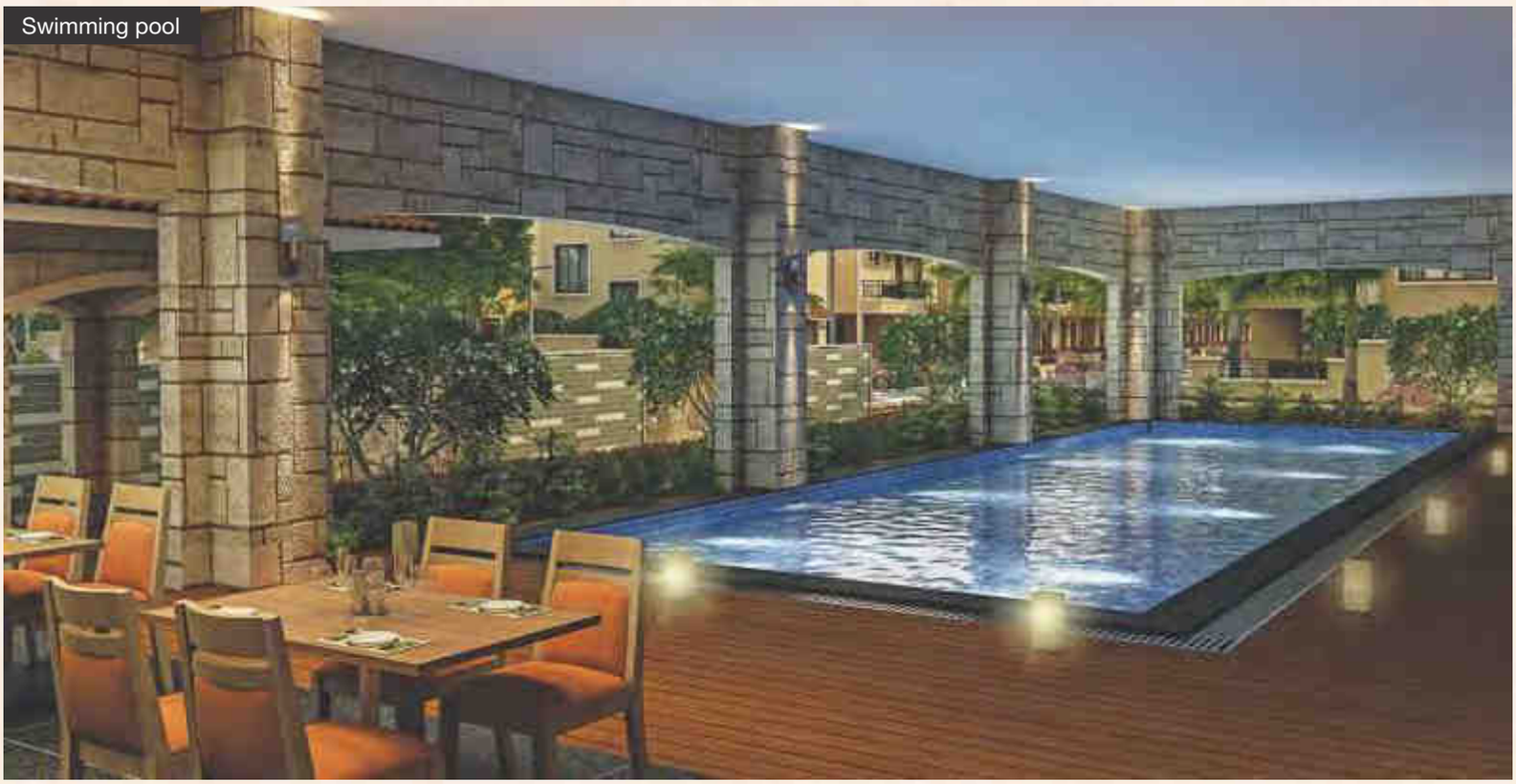
- 181 units on a 10 acre expanse
- Private garden space
- Amenities like clubhouse, swimming pool, gym, etc.
- Contemporary Mediterranean themed architecture
- Close to Outer Ring Road and surrounded by leading industrial hubs and MNCs

AERIAL VIEW

Clubhouse

AMENITIES

- Swimming pool
- Gym
- Cafeteria
- Gazebo
- Snooker room
- TT Room
- Multipurpose hall
- Board games room
- Arts / music room
- Indoor kids' play area
- Video games room
- Golf simulator
- AV room


Swimming pool

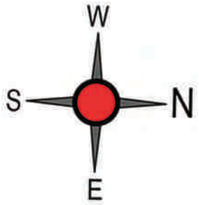
STREET VIEW

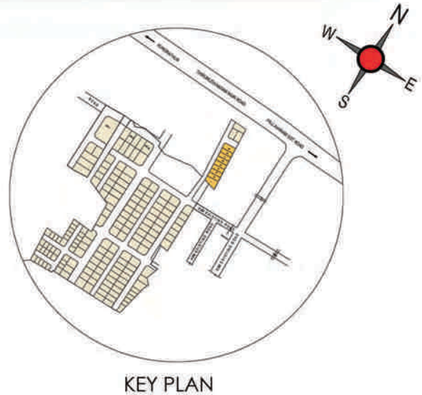
SITE PLAN

N
W
E
S
CLUB HOUSE
SERVICES
Vacant Land
Boundary Line
7.2M WIDE ROAD
9M WIDE ROAD
12M WIDE ROAD

ROW HOUSE PLANS

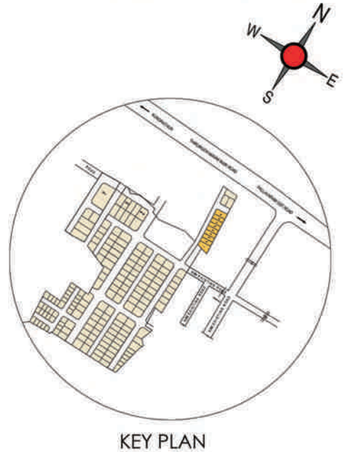
GROUND FLOOR





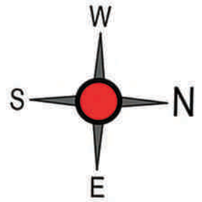
KEY PLAN

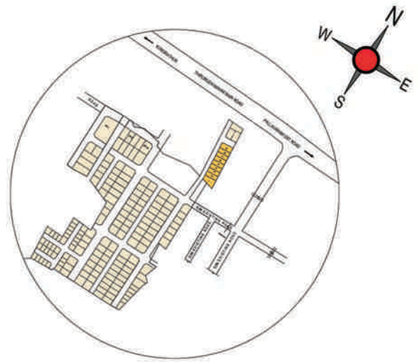
FIRST FLOOR



KEY PLAN

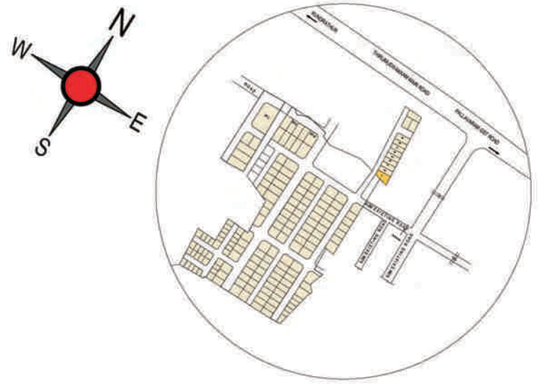
TERRACE FLOOR





KEY PLAN

Villa No.	TYPE	Carpet Area Sqft	Saleable Area Sqft	Land Area Sqft	Pvt terrace Area
170	3BHK 3T	934	1116	1661	58



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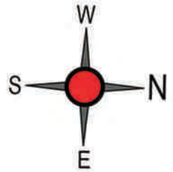
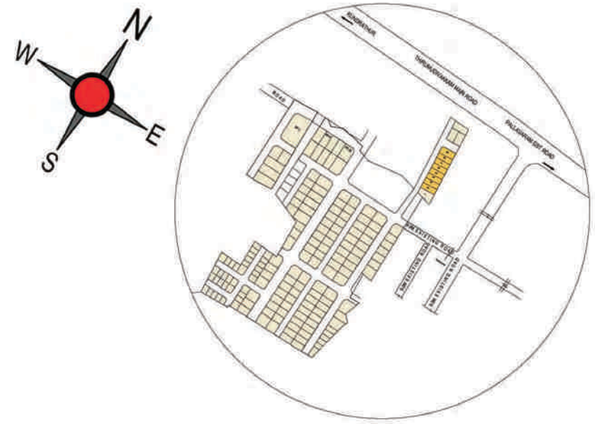


Villa No.	TYPE	Carpet Area Sqft	Saleable Area Sqft	Land Area Sqft	Pvt terrace Area
171	3BHK 3T	942	1110	1141	58
172	3BHK 3T	942	1110	1144	58
173	3BHK 3T	942	1110	1149	58
174	3BHK 3T	942	1110	1155	58
175	3BHK 3T	942	1110	1160	58
176	3BHK 3T	942	1110	1166	58
177	3BHK 3T	942	1110	1170	58
178	3BHK 3T	942	1124	1491	58



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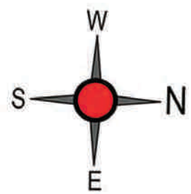
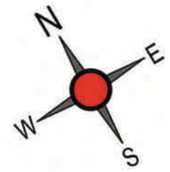
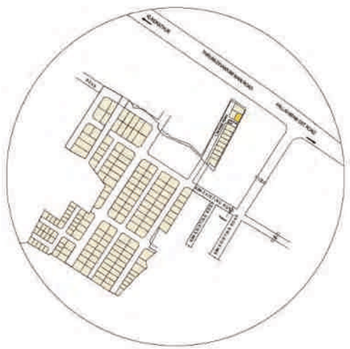


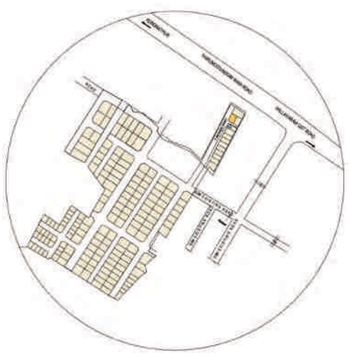
INDEPENDENT VILLA PLANS

Villa No.	TYPE	Land Area	Pvt.Terrace Area	carpet Area	Saleable Area
179	3 BHK 3T	1028	48	891	1080

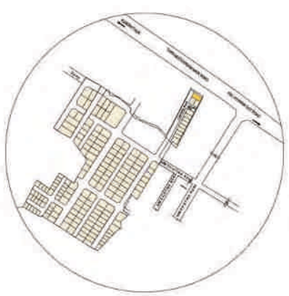




Villa No.	TYPE	Land Area	Pvt.Terrace Area	carpet Area	Saleable Area
180	3 BHK 3T	1078	48	891	1080



Villa No.	TYPE	Land Area	Pvt.Terrace Area	carpet Area	Saleable Area
181	3 BHK 3T	1997	48	891	1080



SPECIFICATIONS

Structure
- RCC framed structure
- Well-designed seismic resistant structure zone III using Fe 500 steel TMT bars
- Concrete block walls of 200mm for outer wall and 100mm for internal partition wall
- Floor to floor height will be maintained at 3m

Wall Finishes
- Internal wall in the living, dining, bedrooms, kitchen, toilets & lobby will be finished with 1 coat of primer, 2 coats of putty and plastic emulsion paint
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and emulsion
- Exterior wall of the building will be finished with 1 coat of primer, 2 coats of weather resistant paint
- Bathroom walls will be finished with double glazed ceramic tiles up to 7 feet height
- Utility walls will be finished with double glazed ceramic tiles up to 4 feet height

Flooring
- Foyer, living, dining, kitchen and bedrooms will have 600mm x 600mm vitrified tiles
- Bathrooms, balcony and utility will have ceramic tiles of 300mm x 300mm
- Car parking will be laid with good quality tiles
- Terrace floor will have grano flooring with threaded grooves
- Outside deck will be laid with Shahabad stepping stones
- Internal staircase will be laid with granite flooring and MS railing

Kitchen
- 600mm granite slab platform will be done at a height of 810mm from the floor level and will be provided with stainless steel sink with single drain board
- Provision for chimney and water purifier will be provided
- CP fittings will be of good quality
- Dado tiles up to 600mm from the granite slab

Bathrooms
- Granite top wash basin of good quality in master bathroom
- Wall mounted wash basin of good quality in all other bathrooms
- Floor mounted WC with open cistern and health faucet of good quality in all bathrooms
- All CP and sanitary fittings will be of good quality
- Wall mixer of good quality with shower for hot and cold water
- Provision for exhaust and geyser will be provided in all bathrooms

Entrance Door
- Flush doors with double side laminate of 7 feet height with good quality locks, tower bolts, door viewer, safety latch, door stopper, etc.

Bedroom Doors
- Flush doors with double side laminate of 7 feet height with quality locks, tower bolts, safety latch, door stopper, etc.

Bathroom Doors
- Flush doors with double side laminate of 7 feet height will have thumb turn, tower bolt, etc.

Windows
- Windows will be UPVC with see-through plain glass and MS grills on inner side wherever applicable
- Sliding French doors with UPVC toughened glass without grills
- Ventilators will be UPVC with suitable louvered glass panes

Balcony and Common Staircase Railings
- Hand railing in balconies as per architect's design
- MS railings will be provided for common staircase

Electrical Fittings
- Good quality cables and wiring
- Switches and sockets will be of good quality
- Split air conditioner points will be provided for all the bedrooms and provision will be given for living room
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
- Telephone and TV (DTH) points will be provided in master bedroom and living room
- USB charging port as part of a switchboard in master bedroom and living room
- Master electrical control switch near main entrance to control all major electrical points

Others
- Rain water harvesting
- Hydro pneumatic water supply
- Inverter provision will be given for lights and fan points
- 100% power backup for clubhouse
- All roads will be tar top

External Features
- Suitable landscaping on all sides of the project
- CCTV will be provided in required pivotal points

PAYMENT PATTERN

10%	-	Booking Advance
40%	-	Agreement Stage
15%	-	Commencement of Foundation
12.5%	-	Commencement of Ground Floor Roof
12.5%	-	Commencement of 1st Floor Roof
5%	-	On completion of Brick work and Plastering respective villa
5%	-	Handing Over

LOCATION MAP

LOCATION ADVANTAGES

Schools

- Sree Shanthi Anand Vidyalaya - 1.5 km
- Jain Public School - 1 km
- Srimathi Sundaravalli Memorial School - 4.7 km

Colleges

- SDNB Vaishnav College For Women - 6.7 km
- Madras Institute of Technology - 9 km
- Madras Christian College - 10 km

Hospitals

- Sree Balaji Medical College and Hospital - 5.4 km
- Ramana Children's Hospital - 5.5 km
- Deepam Hospital - 6 km

Travel

- Thirumudivakkam Bus Stop - 1.2 km
- Chrompet Railway Station - 6.8 km
- Pallavaram Railway Station - 7 km
- Chennai International Airport - 9.4 km

Nearby Locations

- Pallavaram - 7 km
- Chrompet - 7 km
- Tambaram - 11 km

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 - 2019 ECR14 Signature Zee Business National Real Estate Leadership Congress & Awards

Best Residential Project Casagrand Crescendo CNBC Awaaz Real Estate Awards 2018 - 2019

World's Greatest Brands 2017 - 2018 (Real Estate) Asia One

Developer of the Year 2018 - 2019 Realty Fact & Quickr

Developer of the Year 2018 TNRECON

Largest Project of the Year - 2018 Luxus TOI

CSR Initiative of the Year - 2018 ET Now

Excellence in Delivery - 2018 ET Now

CASAGRAND
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