

CASAGRAN
building aspirations

CASAGRAN
ESQUIRE
Perungudi







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.



Elevation view





CASAGRANDE ESQUIRE

Perungudi

Premium is something that is of superior quality and therefore of a higher price. We agree. Only partially. Because Casa Grande Esquire at Perungudi defies that logic.

It's an exclusive community of 48 apartments lavishly spread over 16.4 grounds. Every apartment is studded with supreme features and fittings. Every space is optimally designed and built in line with our zero dead space design philosophy. And it's at a location that offers stellar accessibility to the OMR IT corridor.

Basically, Casa Grande Esquire screams premium. But at a price that tells a different story altogether. Come see for yourself.

BIG REASONS TO BUY

- Exclusive and peaceful community of 48 apartments on 16.4 grounds
- Stilt + 4 design structure • Spacious 2 & 3 BHK apartments
- Zero dead space design • Premium fittings and specifications

Landscape view





PAYMENT PATTERN

10% - 10 days from the booking

40% - 40 days from the booking

10% - Foundation stage

5% - First floor roof

5% - Second floor roof

5% - Third floor roof

5% - Fourth floor roof

15% - Brickwork & plastering

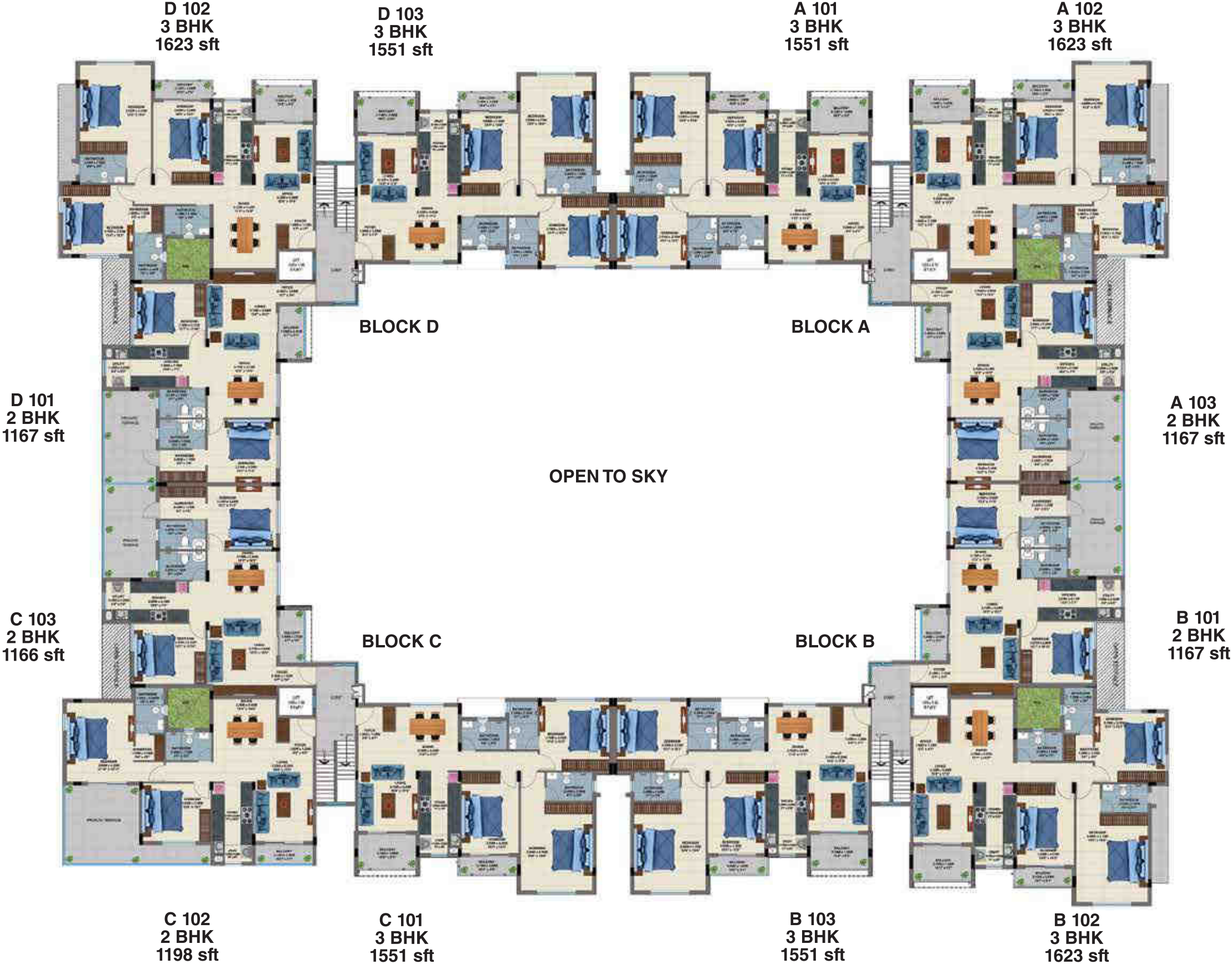
5% - Handover

Aerial view

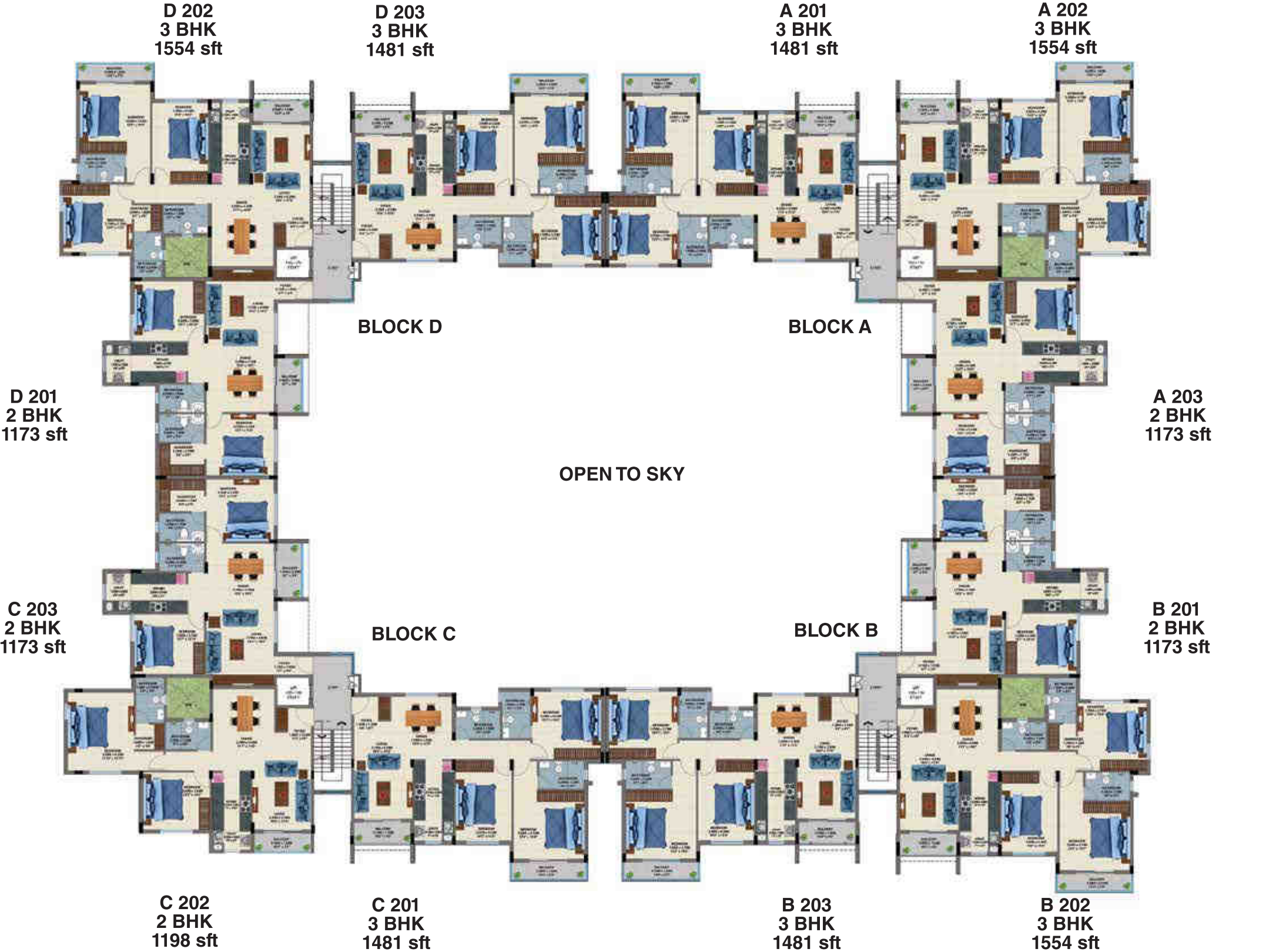




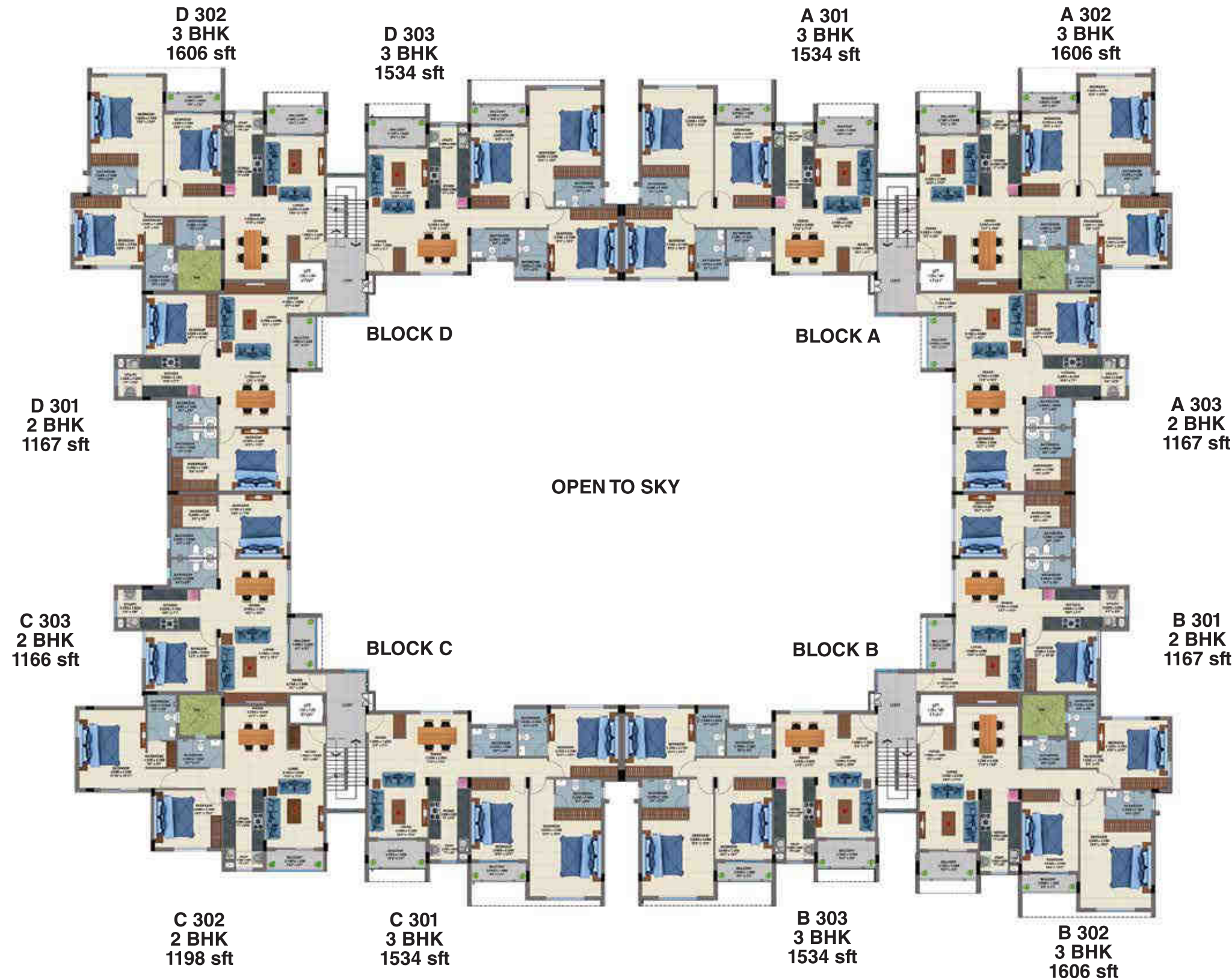
First Floor Typical Plan



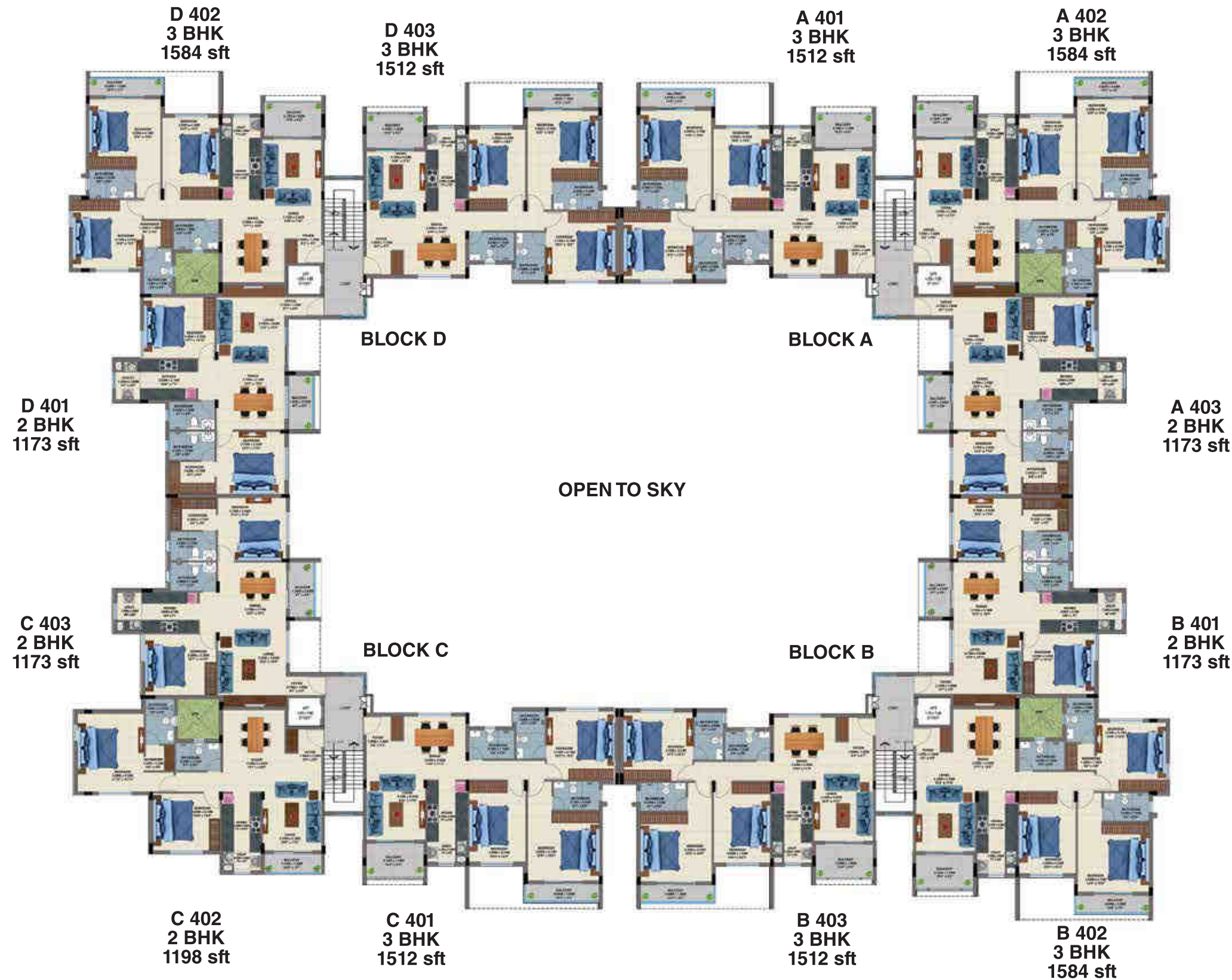
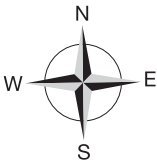
Second Floor Typical Plan



Third Floor Typical Plan



Fourth Floor Typical Plan



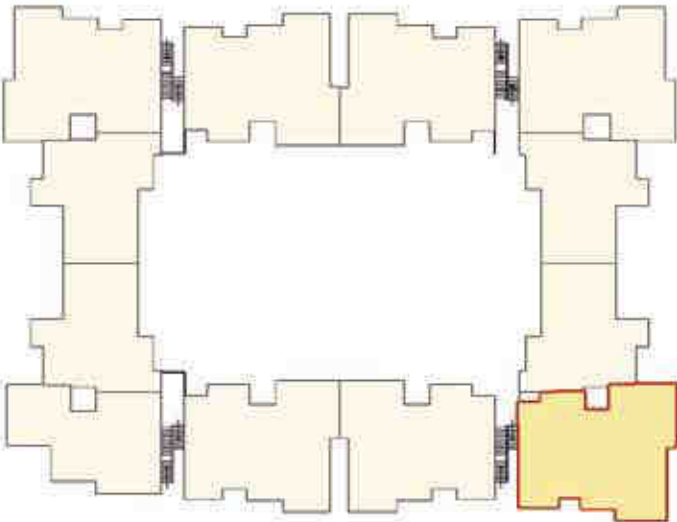
Front elevation



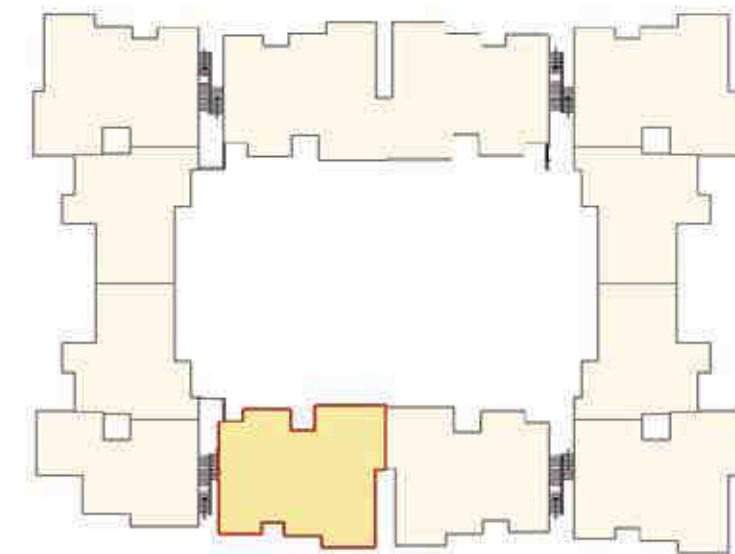


FLOOR PLANS

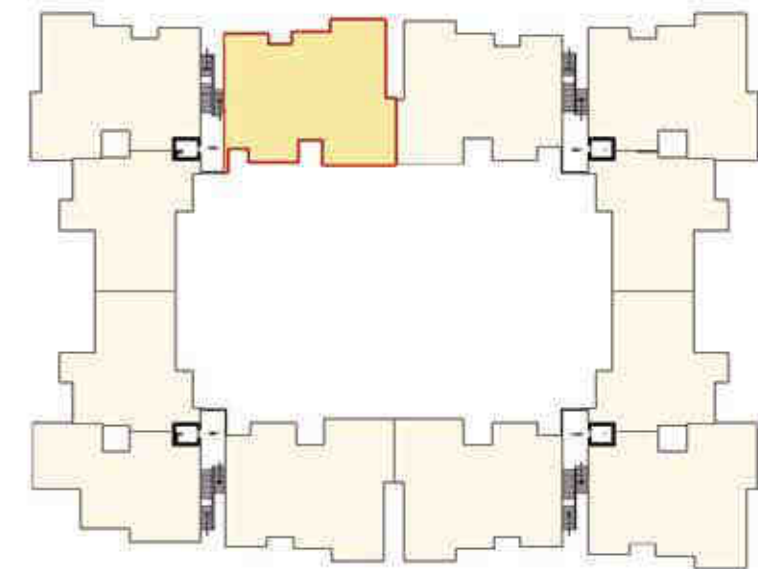
Type : 3 BHK
Unit : B 202
Area : 1554 sft



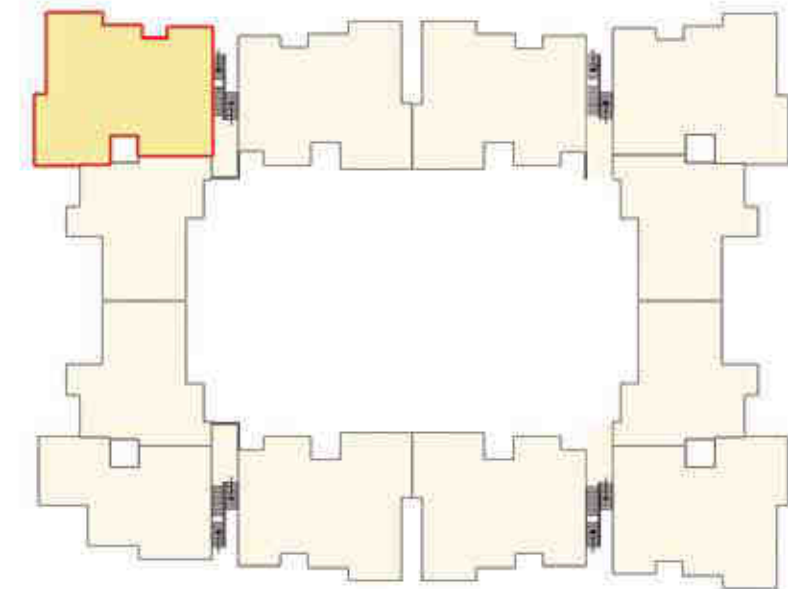
Type : 3 BHK
Unit : C 101
Area : 1551 sft



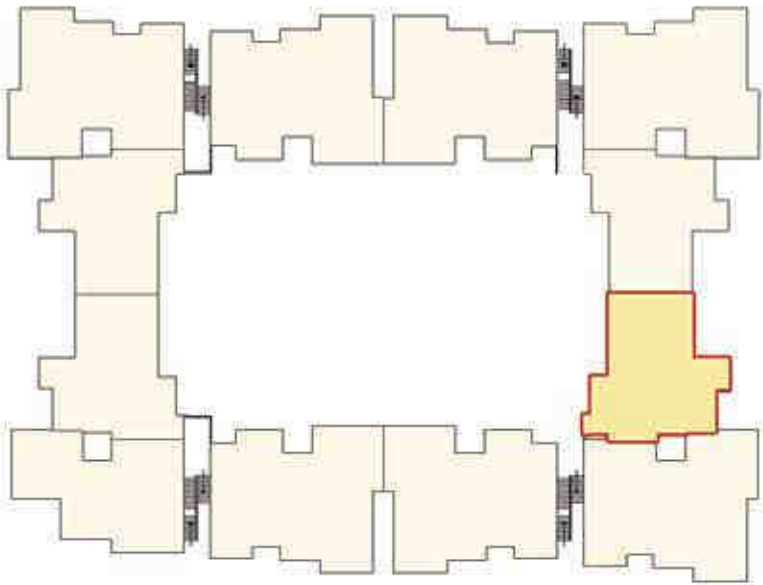
Type : 3 BHK
Unit : D 203
Area : 1481 sft



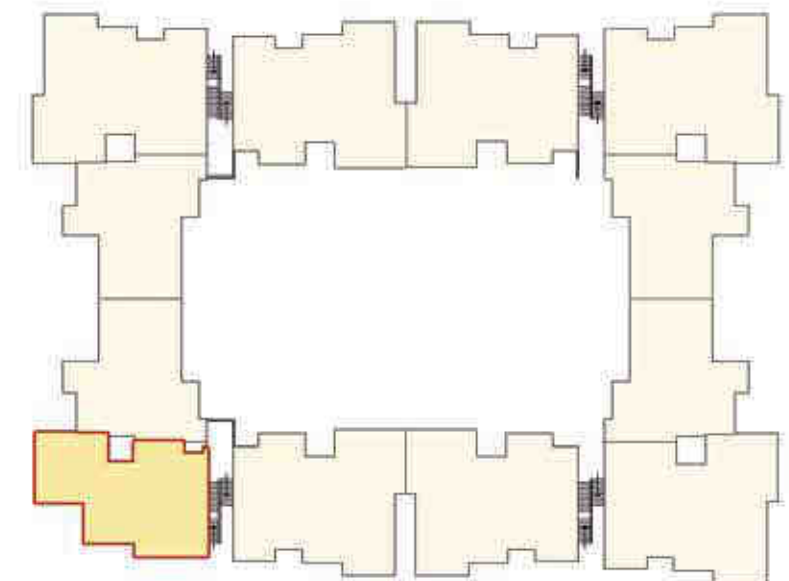
Type : 3 BHK
Unit : D 402
Area : 1584 sft



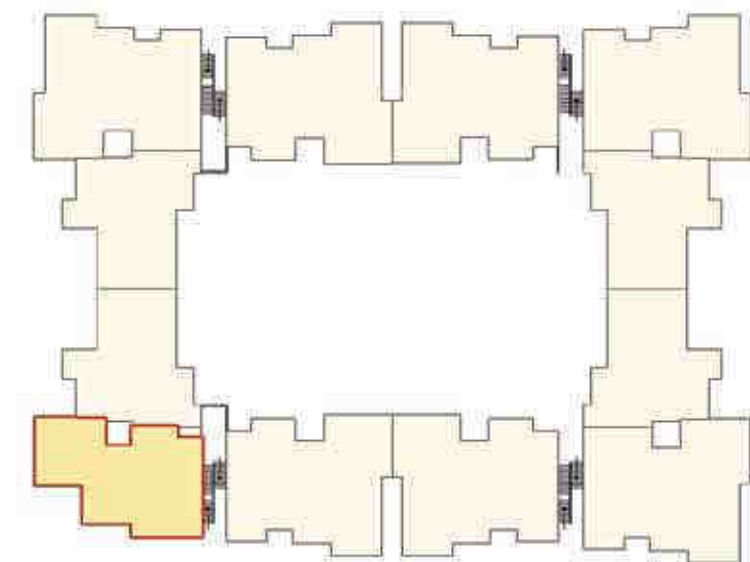
Type : 2 BHK
Unit : B 101
Area : 1167 sft + 233 sft (Private Terrace)



Type : 2 BHK
Unit : C 202, C 402
Area : 1198 sft



Type : 2 BHK
Unit : C 102
Area : 1198 sft + 236 sft (Private Terrace)



SPECIFICATIONS

Structure

- RCC framed structure
- Designed seismic resistant structure zone III using Fe 500 steel TMT bars
- Solid block walls of 200mm/150mm 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, bathrooms & 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 and balconies will have matte finish ceramic tiles of 300mm x 300mm
- Terrace and private terrace floor will have grano flooring with threaded grooves
- Common areas will have vitrified tiles
- Staircase will have granite flooring
- Driveway will be laid with interlocking paver blocks

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 (Nirali or equivalent)
- Provision for chimney and water purifier will be provided
- CP fittings will be Jaquar / Parryware or equivalent

Bathrooms

- Granite top wash basin in master bathroom and wall mounted wash basin in all other bathrooms of Jaquar / Parryware or equivalent
- Floor mounted WC and health faucet of Jaquar / Parryware or equivalent in all bathrooms
- All CP and sanitary fittings will be Jaquar / Parryware or equivalent
- Concealed water mixer of Jaquar / Parryware with shower for hot and cold water in all bathrooms
- Provision for exhaust and geyser will be provided in all bathrooms

Entrance Door

- Double side laminated flush doors of 7 feet height with Godrej or equivalent locks, door viewer, safety latch, door stopper, etc.

Bedroom Doors

- Double side laminated flush doors of 7 feet height with thumb turn with key and door stopper of Godrej or equivalent.

Bathroom Doors

- Double side laminated flush doors of 7 feet height with thumb turn of Godrej or equivalent

Windows

- Windows will be UPVC with see-through plain glass and MS grills on inner side wherever applicable
- Sliding French doors will be UPVC with toughened glass and 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

- Finolex / Polycab or equivalent cables and wiring
- Switches and sockets will be Anchor Roma / Schneider or equivalent
- 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 a part of switchboard in master bedroom and living area
- Master electrical control switch near to main entrance to control all major electrical points

Others

- Rainwater harvesting
- Generator backup for all the flats (1KW for 3BHK, 750 watts for 2BHK)
- 100% power backup for lift and other common areas
- CCTV surveillance cameras at pivotal locations
- Intercom
- Sump
- OHT
- WTP
- Septic tank

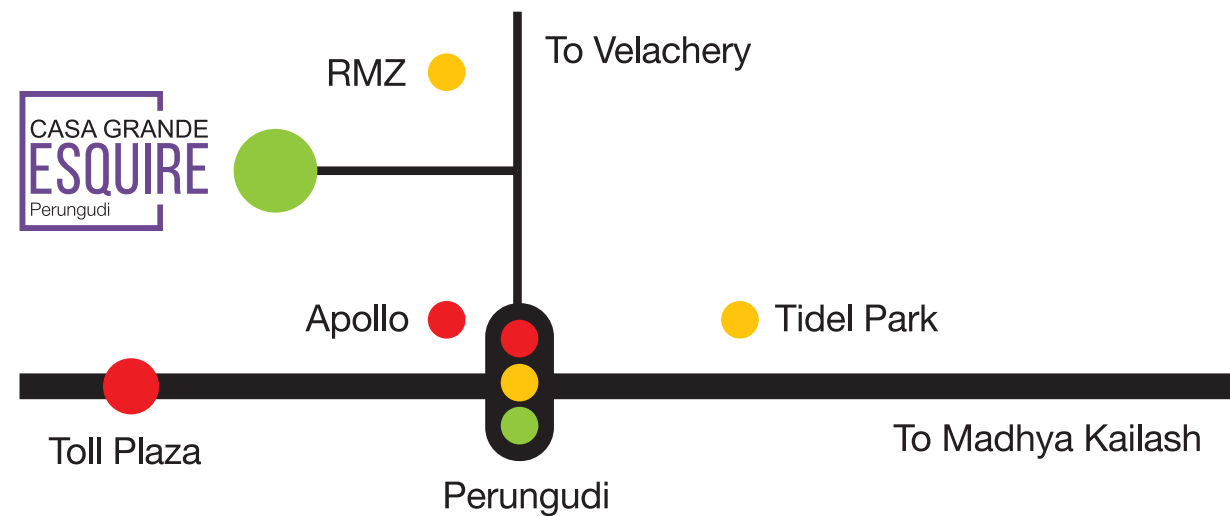
External Features

- 6 passenger lifts will be provided
- 3 phase power supply will be provided for all apartments
- Suitable landscaping at all sides of the project

Amenities

- Landscaped sitting areas

LOCATION MAP



LOCATION ADVANTAGES

Schools

- Montfort Matriculation School – 1 km
- Sangford School – 1.7 km
- BVM Global School – 1.9 km
- Abacus Montessori School – 2 km

Colleges

- M N M Jain Engineering College – 5.4 km
- Dhanraj Baid Jain College – 5.6 km
- Jerusalem College of Engineering – 5.8 km
- KCG College of Technology – 8 km
- Sathyabama University – 11 km

Hospitals

- VP Hospital – 1.2 km
- Sri Ram Hospital – 1.5 km
- Apollo Specialty Hospital – 2 km

Travel

- Perungudi MRTS – 2 km
- Kandanchavadi Bus Stop – 2.3 km
- Chennai International Airport – 18 km

Nearby Locations

- Tidel Park – 6 km
- Velachery – 6.3 km
- Sholinganallur – 9 km
- Central Railway Station – 19 km
- Koyambedu – 23 km

AWARDS

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

- **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**
Casagrand Aldea Realty Fact



Buddy Neighbour Scheme

CASAGRANT
building aspirations

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