CASAGRAND

*Smart*TOWN

Thalambur

LIVE THE SMART LIFE
WITH A SMART CHOICE

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.

Entrance view

CASAGRAND Smart TOWN Thalambur

Smart home. Smart location. Smart price. Smart amenities. And a smart life. Get all these and more only at Casagrand Smart Town, Thalambur. Situated 10 minutes from Siruseri IT Park, Smart Town has the most affordable homes Chennai has ever seen to make the biggest dream you ever had come true. It's also well connected to prominent hubs, so that you can reach schools, colleges, workplaces and entertainment zones with ease.

So come, live an enriching life at Casagrand Smart Town and enjoy the amenities it has in store for you and your family.

Big reasons to buy

- 482 lifestyle apartments spread across 5 acres
- Stilt + 4 design structure
- Exclusive 1 & 2 BHK secure community
- Contemporary new age architecture
- Efficiently planned internal spaces for optimum space utilization
- Ideal for investment and good rental yields
- Abundant ventilation
- Amenities & features like swimming pool, clubhouse, gym and many more

Elevation view

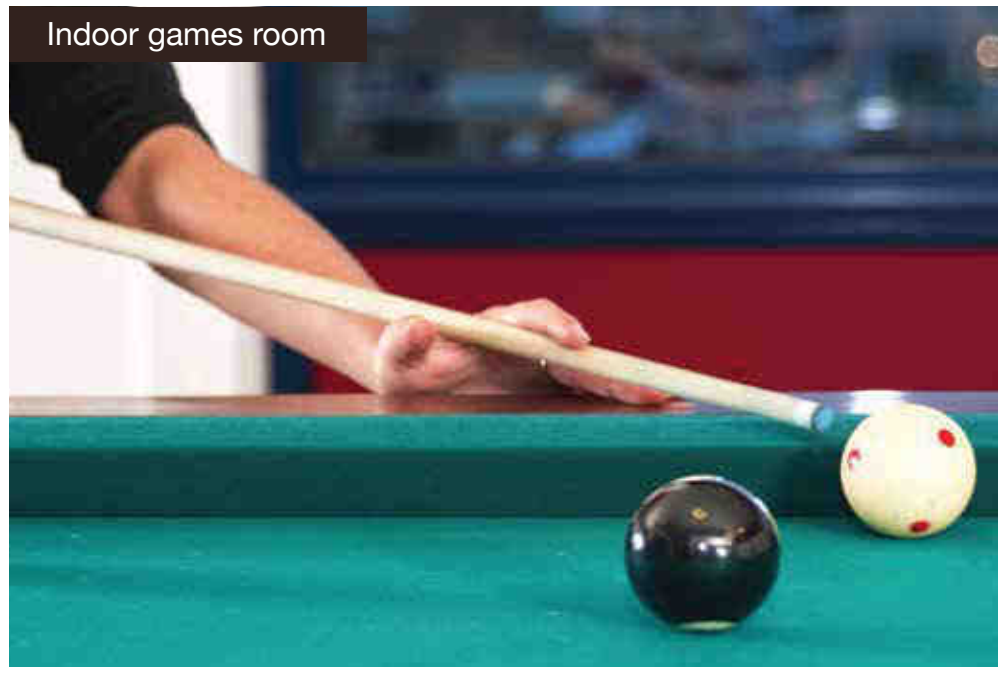
Aerial night view

Badminton court view

Amenities

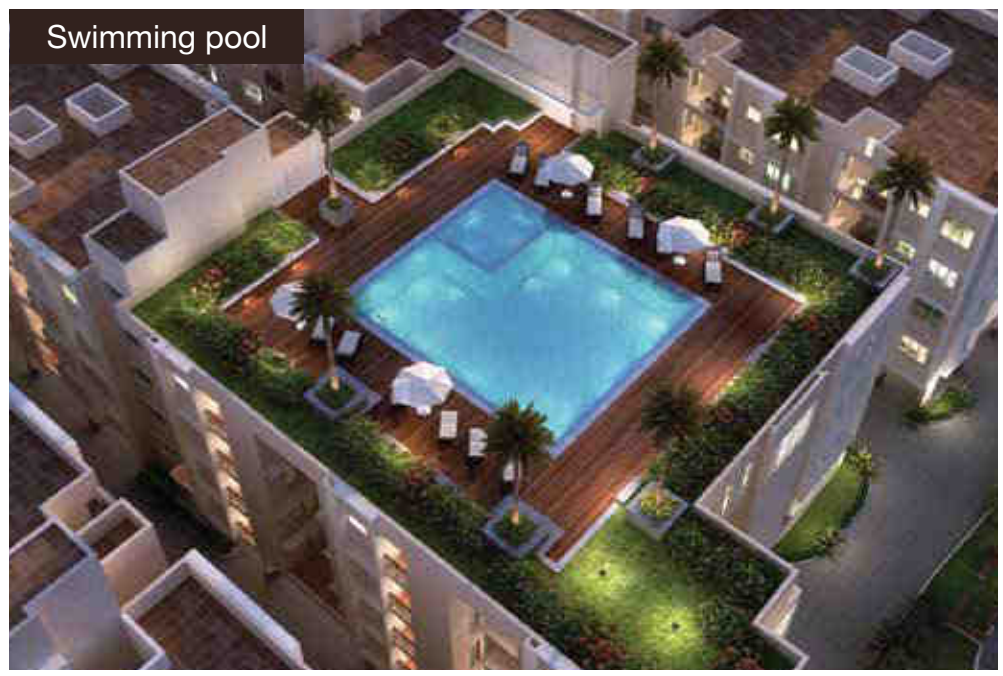
- Party lawn
- Half basketball court
- Children's play area
- Badminton court
- Walking track
- Open landscaped deck area
- Yoga / Aerobics
- AV room
- Children’s video games room
- Party hall
- Association room
- Gym
- Games room
- Swimming pool
- Toddlers’ pool

Indoor games room



Gym

Swimming pool



Clubhouse

Product Superiority

Grandeur living at an affordable price

Casagrand Smart Town brings the first time homebuyer affordable homes

Contemporary unit design

Aesthetic 2 BHK apartments will be a perfect match for young professionals, upgrades and nuclear families who aspire to live in branded and well-designed apartments offering right amenities at a competitive price

Functional spaces

Sensibly dividing the spaces of the home to make it multipurpose yet appropriate for its use

Elegant elevation

Casagrand Smart Town has a contemporary house elevation to embrace the pure modern style. The impressive elevation is designed with proper use of the plot space, air, natural light and different types of exterior projections

Interior planning

Designed with defined interior spaces to avoid furnishing of any internal space.

- Defined wardrobe locations for every unit
- TV position for every unit
- Bed location with side tables
- Electrical layout
- Washing machine space

In-built wardrobe niche spaces

Most of the bedrooms have been designed to have a wardrobe niche, so that it does not waste space in bedroom and you get more usable space for furnishing

Recreational activities and amenities

Rooftop swimming pool and outdoor games like badminton and basketball for your healthy lifestyle; clubhouse with party hall for any family function and landscaped areas with seating to enjoy the evenings after a tiring day

No dead space

Internal and external spaces have been designed with zero space wastage, giving you maximum usable area in your apartment

Planning for ODU locations

Thoughtfully planned and created spaces for placing ODUs of ACs, so that this area is accessible for service and no ACs will be seen on building façade as they will be hidden within these ODU spaces

Vehicle parking spaces

The community has been designed with ample number of car and bike parking spaces for both visitors and residents

Well lit and ventilated corridors

All the corridors are well lit and ventilated from either ends or intermediate cutouts so that there will not be any requirement of lighting corridors during day

Secure community

There is controlled and manned entry and exit for project. Apart from this, there will be CCTV surveillance at pivotal points across project

Ventilation

All internal spaces are well lit and ventilated as they look out onto external open areas and none of the bedrooms look into small internal ducts

Well defined washing machine space in all units

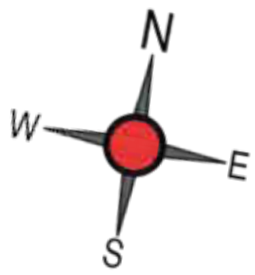
Living and dining

Bedroom

Bedroom

Stilt & Floor Plans

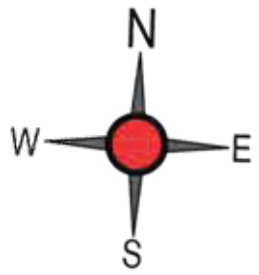
Stilt Floor Level

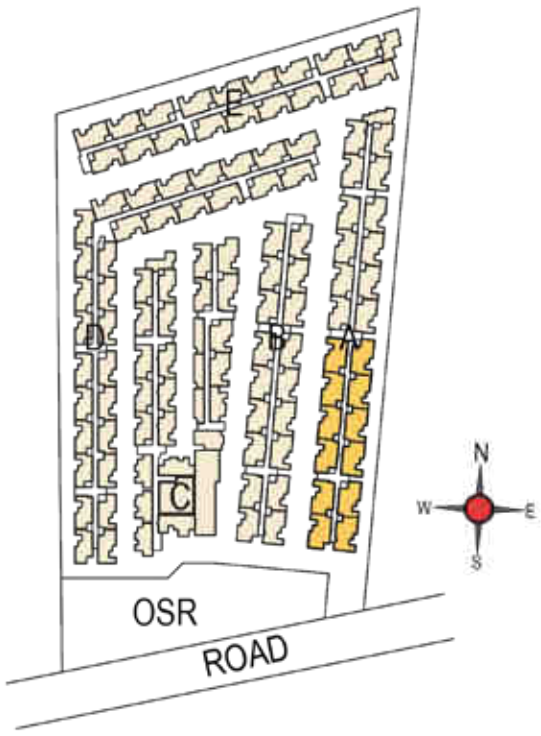


Typical Floor Plan

1st to 4th Typical Floor Plan
Block A
Unit No.: 01-12

UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
A101 - A401	2 BHK+2T	611	934
A102 - A402	2 BHK+2T	615	948
A103 - A403	2 BHK+2T	615	933
A104 - A404	2 BHK+2T	612	938
A105 - A405	2 BHK+2T	594	908
A106 - A406	2 BHK+2T	626	949
A107 - A407	2 BHK+2T	611	926
A108 - A408	2 BHK+2T	611	927
A109 - A409	2 BHK+2T	611	926
A110 - A410	2 BHK+2T	611	927
A111 - A411	2 BHK+2T	615	933
A112 - A412	2 BHK+2T	612	938

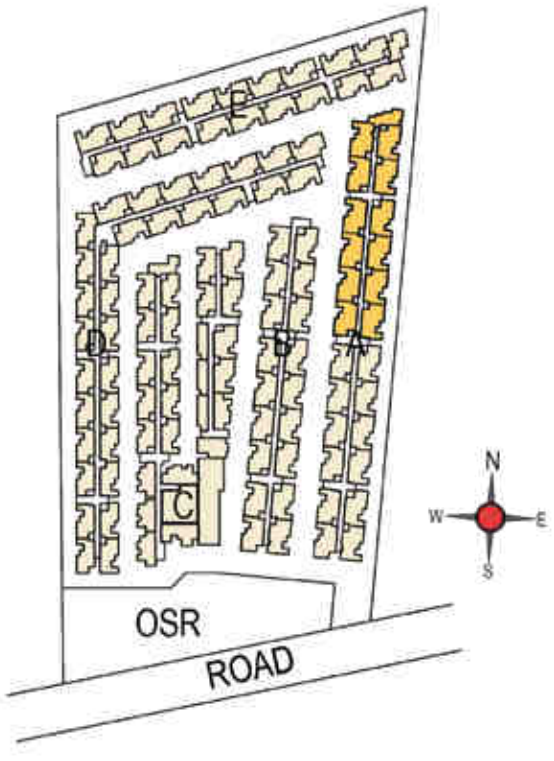




KEY PLAN

1st to 4th Typical Floor Plan
Block A
Unit No.: 13-25

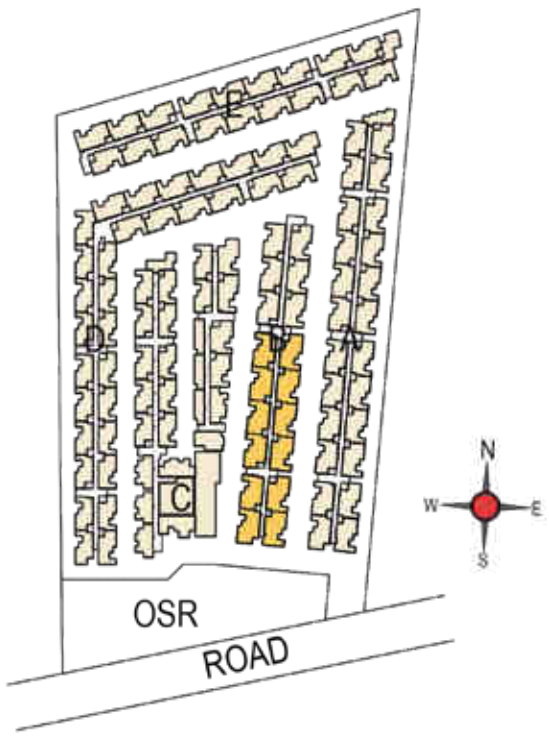
UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
A113 - A413	2 BHK+2T	594	912
A114 - A414	2 BHK+2T	626	953
A115 - A415	2 BHK+2T	611	926
A116 - A416	2 BHK+2T	611	927
A117 - A417	2 BHK+2T	611	926
A118 - A418	2 BHK+2T	611	927
A119 - A419	2 BHK+2T	615	933
A120 - A420	2 BHK+2T	612	938
A121 - A421	2 BHK+2T	594	908
A122 - A422	2 BHK+2T	626	949
A123 - A423	2 BHK+2T	616	942
A124 - A424	2 BHK+2T	594	907
A125 - A425	1 BHK+1T	362	578



KEY PLAN

1st to 4th Typical Floor Plan
Block B
Unit No.: 01-12

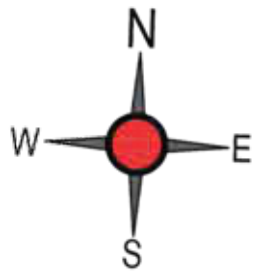
UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
B101 - B401	2 BHK+2T	611	934
B102 - B402	2 BHK+2T	615	948
B103 - B403	2 BHK+2T	615	933
B104 - B404	2 BHK+2T	612	939
B105 - B405	2 BHK+2T	594	908
B106 - B406	2 BHK+2T	626	949
B107 - B407	2 BHK+2T	611	927
B108 - B408	2 BHK+2T	611	927
B109 - B409	2 BHK+2T	611	927
B110 - B410	2 BHK+2T	611	927
B111 - B411	2 BHK+2T	615	933
B112 - B412	2 BHK+2T	612	939

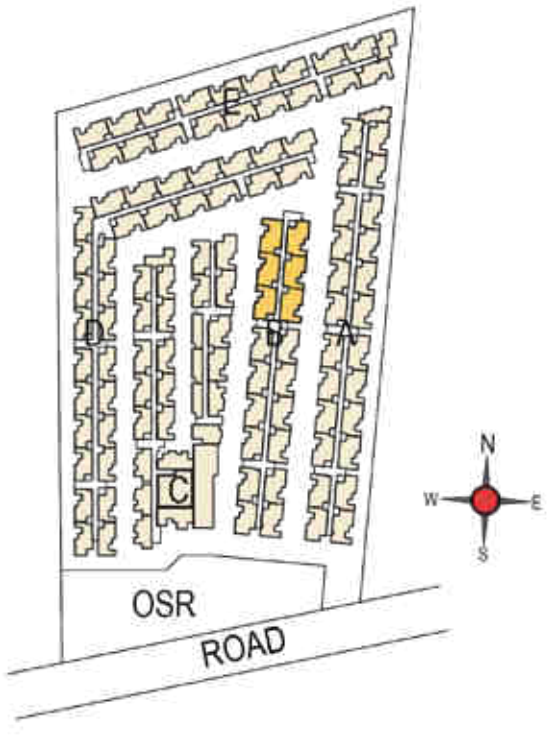


KEY PLAN

1st to 4th Typical Floor Plan
Block B
Unit No.: 13-18

UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
B113 - B413	2 BHK+2T	594	912
B114 - B414	2 BHK+2T	626	953
B115 - B415	2 BHK+2T	611	927
B116 - B416	2 BHK+2T	611	927
B117 - B417	2 BHK+2T	626	953
B118 - B418	2 BHK+2T	612	939

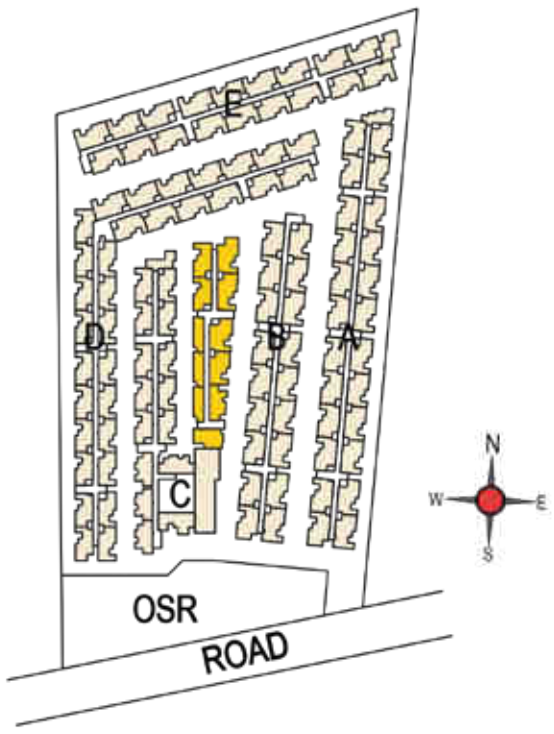




KEY PLAN

1st to 4th Typical Floor Plan
Block C
Unit No.: 02-12

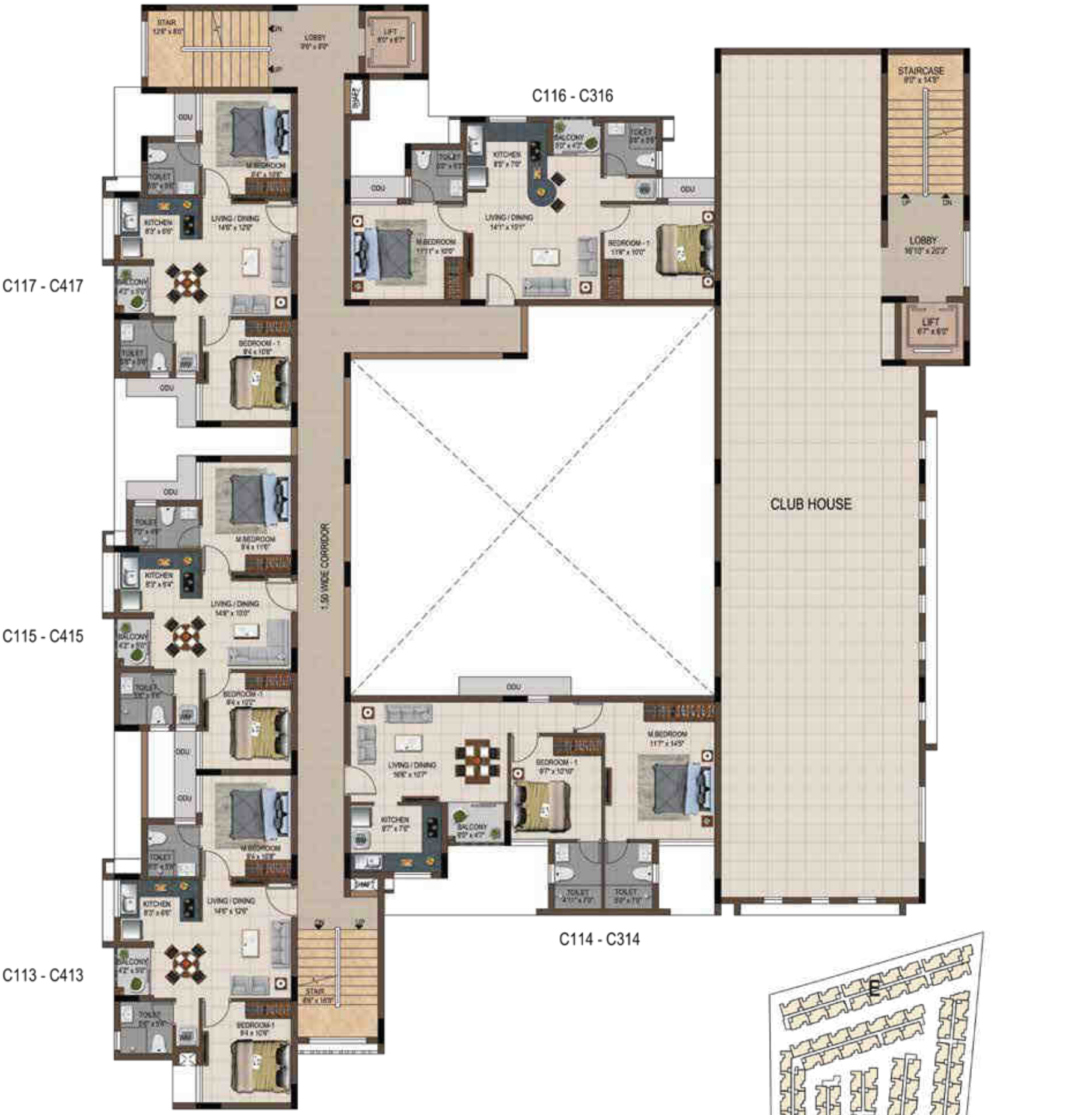
UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
C102 - C402	2 BHK+2T	530	809
C103 - C403	1 BHK+1T	359	572
C104 - C404	2 BHK+2T	517	789
C105 - C405	1 BHK+1T	359	569
C106 - C406	2 BHK+2T	595	906
C107 - C407	1 BHK+1T	359	569
C108 - C408	2 BHK+2T	638	964
C109 - C409	2 BHK+2T	499	777
C110 - C410	2 BHK+2T	638	971
C111 - C411	2 BHK+2T	531	823
C112 - C412	2 BHK+2T	642	981

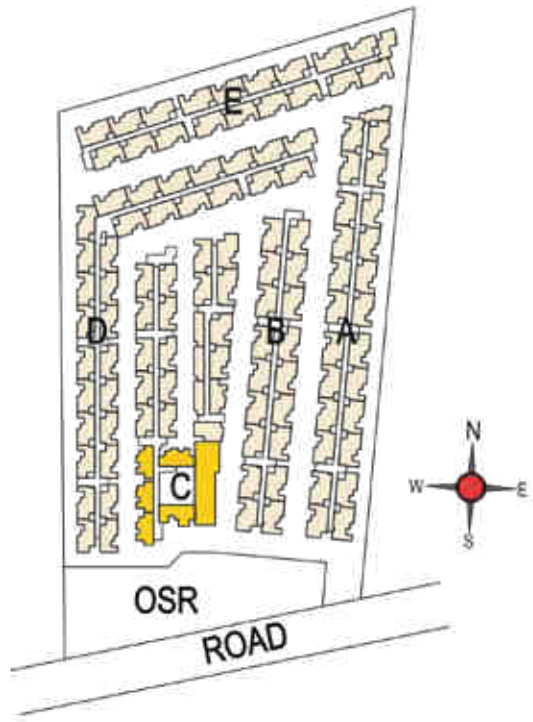


KEY PLAN

1st to 4th Typical Floor Plan
Block C
Unit No.: 13-17

UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
C113 - C413	2 BHK+2T	496	765
C114 - C314	2 BHK+2T	639	984
C115 - C415	2 BHK+2T	477	733
C116 - C316	2 BHK+2T	574	876
C117 - C417	2 BHK+2T	496	762

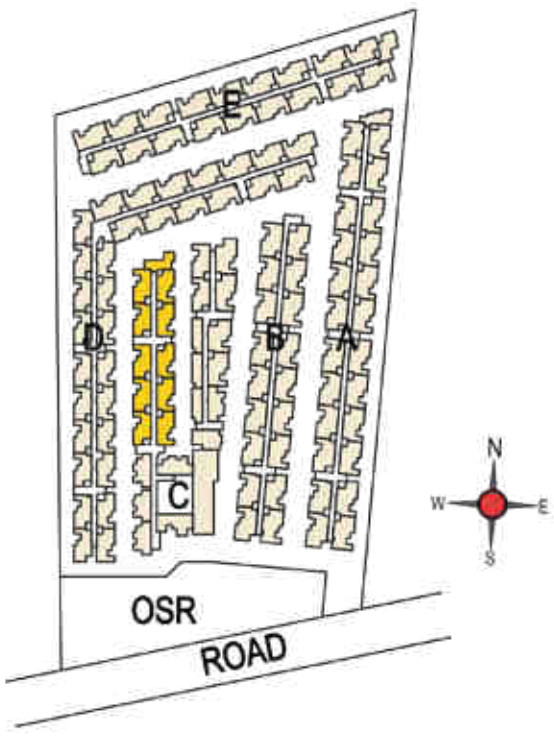




KEY PLAN

1st to 4th Typical Floor Plan
Block C
Unit No.: 18-28

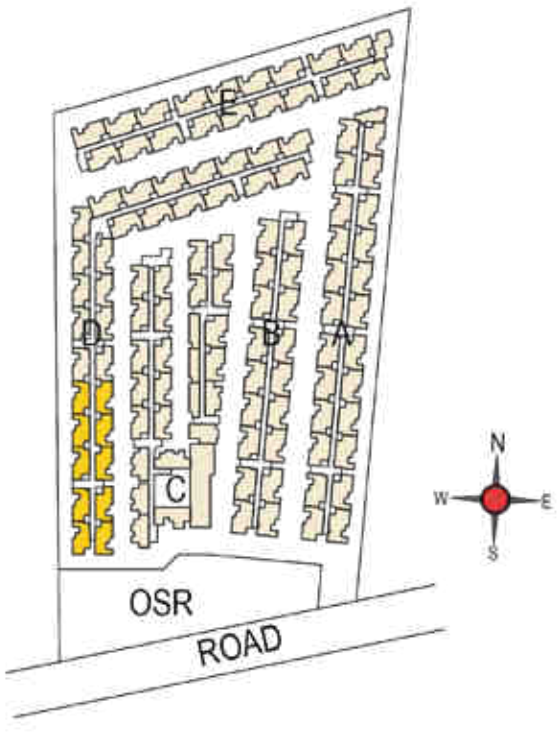
UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
C118 - C418	2 BHK+2T	516	797
C119 - C419	2 BHK+2T	485	754
C120 - C420	2 BHK+2T	501	773
C121 - C421	2 BHK+2T	501	773
C122 - C422	2 BHK+2T	498	775
C123 - C423	2 BHK+2T	516	790
C124 - C424	2 BHK+2T	516	791
C125 - C425	2 BHK+2T	485	753
C126 - C426	2 BHK+2T	501	773
C127 - C427	2 BHK+2T	516	795
C128 - C428	1 BHK+1T	354	585



KEY PLAN

1st to 4th Typical Floor Plan
Block D
Unit No.: 01-10

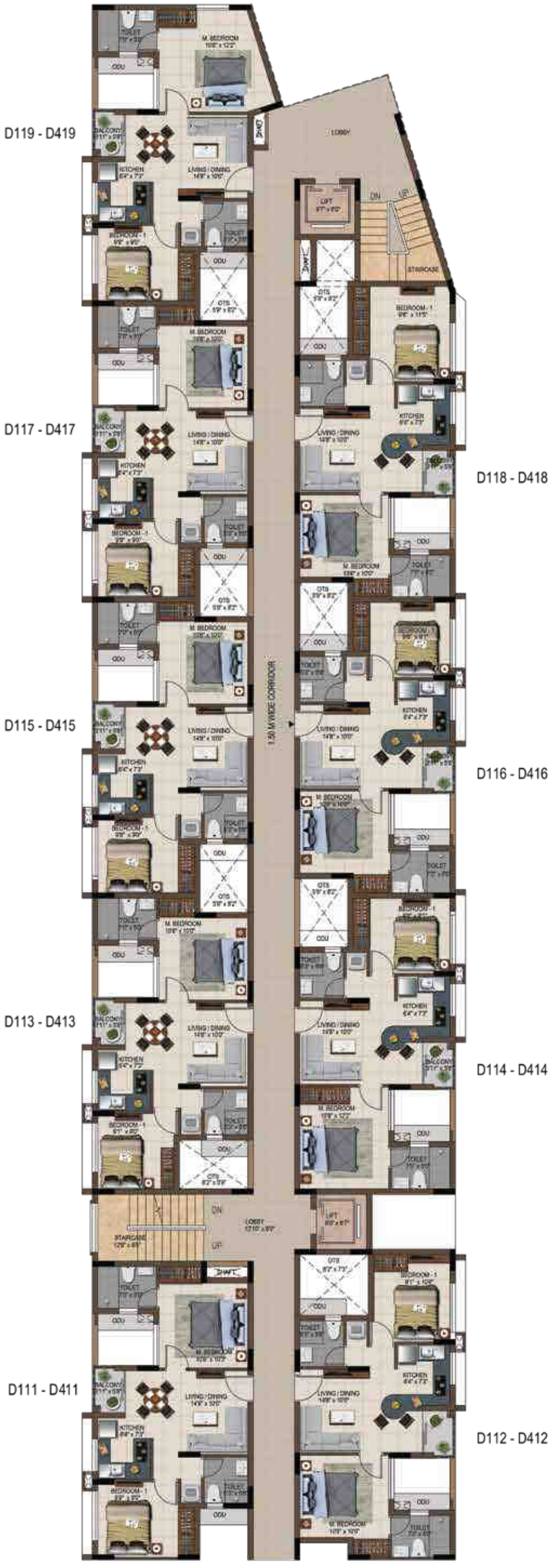
UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
D101 - D401	2 BHK+2T	501	783
D102 - D402	2 BHK+2T	516	805
D103 - D403	2 BHK+2T	505	778
D104 - D404	2 BHK+2T	498	778
D105 - D405	2 BHK+2T	485	753
D106 - D406	2 BHK+2T	516	794
D107 - D407	2 BHK+2T	501	773
D108 - D408	2 BHK+2T	501	773
D109 - D409	2 BHK+2T	501	773
D110 - D410	2 BHK+2T	501	773

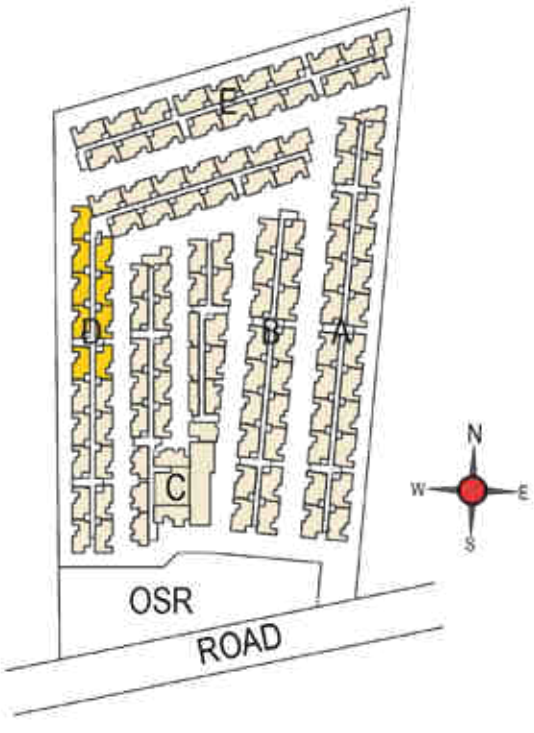


KEY PLAN

1st to 4th Typical Floor Plan
Block D
Unit No.: 11-19

UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
D111 - D411	2 BHK+2T	505	779
D112 - D412	2 BHK+2T	498	778
D113 - D413	2 BHK+2T	485	753
D114 - D414	2 BHK+2T	516	794
D115 - D415	2 BHK+2T	501	773
D116 - D416	2 BHK+2T	501	773
D117 - D417	2 BHK+2T	501	773
D118 - D418	2 BHK+2T	528	814
D119 - D419	2 BHK+2T	536	832

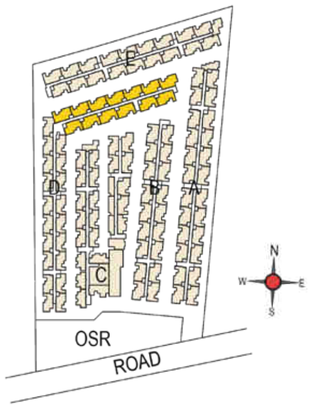




KEY PLAN

1st to 4th Typical Floor Plan
Block D
Unit No.: 20-32

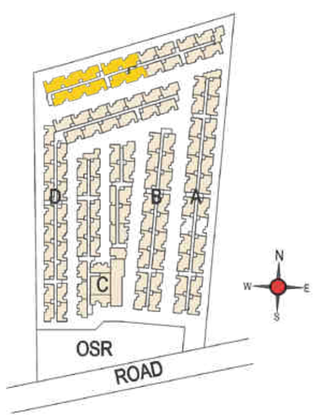
UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
D120 - D420	2 BHK+2T	593	904
D121 - D421	2 BHK+2T	626	953
D122 - D422	2 BHK+2T	611	927
D123 - D423	2 BHK+2T	611	927
D124 - D424	2 BHK+2T	611	927
D125 - D425	2 BHK+2T	611	927
D126 - D426	2 BHK+2T	614	932
D127 - D427	2 BHK+2T	611	927
D128 - D428	2 BHK+2T	594	908
D129 - D429	2 BHK+2T	611	927
D130 - D430	2 BHK+2T	626	950
D131 - D431	2 BHK+2T	611	927
D132 - D432	2 BHK+2T	611	934



KEY PLAN

1st to 4th Typical Floor Plan
Block E
Unit No.: 01-10

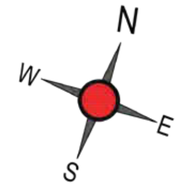
UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
E101 - E401	2 BHK+2T	626	953
E102 - E402	2 BHK+2T	594	908
E103 - E403	2 BHK+2T	611	927
E104 - E404	2 BHK+2T	611	927
E105 - E405	2 BHK+2T	612	939
E106 - E406	2 BHK+2T	614	930
E107 - E407	2 BHK+2T	626	949
E108 - E408	2 BHK+2T	594	908
E109 - E409	2 BHK+2T	611	927
E110 - E410	2 BHK+2T	611	927

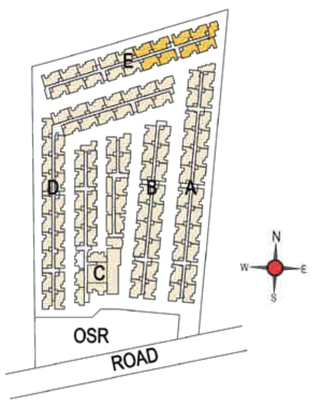


KEY PLAN

1st to 4th Typical Floor Plan
Block E
Unit No.: 11-19

UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
E111 - E411	2 BHK+2T	611	926
E112 - E412	2 BHK+2T	611	927
E113 - E413	2 BHK+2T	612	939
E114 - E414	2 BHK+2T	614	932
E115 - E415	2 BHK+2T	626	949
E116 - E416	2 BHK+2T	594	908
E117 - E417	2 BHK+2T	594	909
E118 - E418	2 BHK+2T	626	945
E119 - E419	1 BHK+1T	411	657

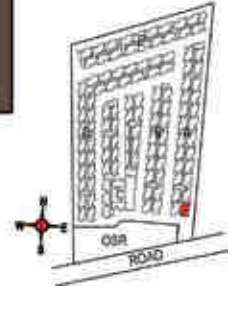




KEY PLAN

Type : 2 BHK + 2T
Built-up Area : 934 sft
Carpet Area : 611 sft
Unit No. : A101, A201, A301, A401

Type : 2 BHK + 2T
Built-up Area : 948 sft
Carpet Area : 615 sft
Unit No. : A102, A202, A302, A402



Type : 2 BHK + 2T
Built-up Area : 933 sft
Carpet Area : 615 sft
Unit No. : A103, A203, A303, A403
A111, A211, A311, A411
A119, A219, A319, A419

Type : 2 BHK + 2T
Built-up Area : 938 sft
Carpet Area : 612 sft
Unit No. : A104, A204, A304, A404
A112, A212, A312, A412
A120, A220, A320, A420

Type : 2 BHK + 2T
Built-up Area : 908 sft
Carpet Area : 594 sft
Unit No. : A105, A205, A305, A405
A121, A221, A321, A421

Type : 2 BHK + 2T
Built-up Area : 912 sft
Carpet Area : 594 sft
Unit No. : A113, A213, A313, A413

Type : 2 BHK + 2T
Built-up Area : 949 sft
Carpet Area : 626 sft
Unit No. : A106, A206, A306, A406
A122, A222, A322, A422

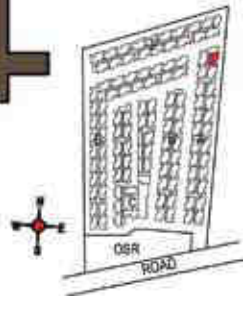
Type : 2 BHK + 2T
Built-up Area : 953 sft
Carpet Area : 626 sft
Unit No. : A114, A214, A314, A414

Type : 2 BHK + 2T
Built-up Area : 926 sft
Carpet Area : 611 sft
Unit No. : A107, A207, A307, A407
A109, A209, A309, A409
A115, A215, A315, A415
A117, A217, A317, A417

Type : 2 BHK + 2T
Built-up Area : 927 sft
Carpet Area : 611 sft
Unit No. : A108, A208, A308, A408
A110, A210, A310, A410
A116, A216, A316, A416
A118, A218, A318, A418

Type : 2 BHK + 2T
Built-up Area : 942 sft
Carpet Area : 616 sft
Unit No. : A123, A223, A323, A423

Type : 2 BHK + 2T
Built-up Area : 907 sft
Carpet Area : 594 sft
Unit No. : A124, A224, A324, A424



Type : 2 BHK + 2T
Built-up Area : 934 sft
Carpet Area : 611 sft
Unit No. : B101, B201, B301, B401

Type : 2 BHK + 2T
Built-up Area : 948 sft
Carpet Area : 615 sft
Unit No. : B102, B202, B302, B402

Type : 2 BHK + 2T
Built-up Area : 933 sft
Carpet Area : 615 sft
Unit No. : B103, B203, B303, B403
B111, B211, B311, B411

Type : 2 BHK + 2T
Built-up Area : 939 sft
Carpet Area : 612 sft
Unit No. : B104, B204, B304, B404
B112, B212, B312, B412

Type : 2 BHK + 2T
Built-up Area : 908 sft
Carpet Area : 594 sft
Unit No. : B105, B205, B305, B405

Type : 2 BHK + 2T
Built-up Area : 912 sft
Carpet Area : 594 sft
Unit No. : B113, B213, B313, B413

Type : 2 BHK + 2T
Built-up Area : 949 sft
Carpet Area : 626 sft
Unit No. : B106, B206, B306, B406

Type : 2 BHK + 2T
Built-up Area : 953 sft
Carpet Area : 626 sft
Unit No. : B114, B214, B314, B414

Type : 2 BHK + 2T
Built-up Area : 927 sft
Carpet Area : 611 sft
Unit No. : B107, B207, B307, B407
B109, B209, B309, B409
B115, B215, B315, B415

Type : 2 BHK + 2T
Built-up Area : 927 sft
Carpet Area : 611 sft
Unit No. : B108, B208, B308, B408
B110, B210, B310, B410
B116, B216, B316, B416

Type : 2 BHK + 2T
Built-up Area : 953 sft
Carpet Area : 626 sft
Unit No. : B117, B217, B317, B417

Type : 2 BHK + 2T
Built-up Area : 939 sft
Carpet Area : 612 sft
Unit No. : B118, B218, B318, B418

Type : 2 BHK + 2T
Built-up Area : 809 sft
Carpet Area : 530 sft
Unit No. : C102, C202, C302, C402

Type : 2 BHK + 2T
Built-up Area : 789 sft
Carpet Area : 517 sft
Unit No. : C104, C204, C304, C404

Type : 2 BHK + 2T
Built-up Area : 906 sft
Carpet Area : 595 sft
Unit No. : C106, C206, C306, C406

Type : 2 BHK + 2T
Built-up Area : 964 sft
Carpet Area : 638 sft
Unit No. : C108, C208, C308, C408

Type : 2 BHK + 2T
Built-up Area : 777 sft
Carpet Area : 499 sft
Unit No. : C109, C209, C309, C409

Type : 2 BHK + 2T
Built-up Area : 971 sft
Carpet Area : 638 sft
Unit No. : C110, C210, C310, C410

Type : 2 BHK + 2T
Built-up Area : 823 sft
Carpet Area : 531 sft
Unit No. : C111, C211, C311, C411

Type : 2 BHK + 2T
Built-up Area : 981 sft
Carpet Area : 642 sft
Unit No. : C112, C212, C312, C412

Type : 2 BHK + 2T
Built-up Area : 765 sft
Carpet Area : 496 sft
Unit No. : C113, C213, C313, C413

Type : 2 BHK + 2T
Built-up Area : 984 sft
Carpet Area : 639 sft
Unit No. : C114, C214, C314

Type : 2 BHK + 2T
Built-up Area : 733 sft
Carpet Area : 477 sft
Unit No. : C115, C215, C315, C415

Type : 2 BHK + 2T
Built-up Area : 876 sft
Carpet Area : 574 sft
Unit No. : C116, C216, C316

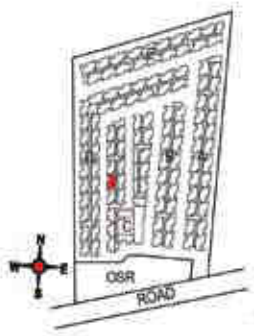
Type : 2 BHK + 2T
Built-up Area : 762 sft
Carpet Area : 496 sft
Unit No. : C117, C217, C317, C417

Type : 2 BHK + 2T
Built-up Area : 797 sft
Carpet Area : 516 sft
Unit No. : C118, C218, C318, C418

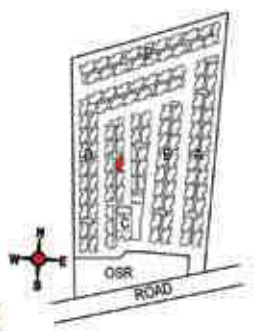
Type : 2 BHK + 2T
Built-up Area : 754 sft
Carpet Area : 485 sft
Unit No. : C119, C219, C319, C419

Type : 2 BHK + 2T
Built-up Area : 773 sft
Carpet Area : 501 sft
Unit No. : C120, C220, C320, C420

Type : 2 BHK + 2T
Built-up Area : 773 sft
Carpet Area : 501 sft
Unit No. : C121, C221, C321, C421



Type : 2 BHK + 2T
Built-up Area : 775 sft
Carpet Area : 498 sft
Unit No. : C122, C222, C322, C422



Type : 2 BHK + 2T
Built-up Area : 790 sft
Carpet Area : 516 sft
Unit No. : C123, C223, C323, C423

Type : 2 BHK + 2T
Built-up Area : 791 sft
Carpet Area : 516 sft
Unit No. : C124, C224, C324, C424

Type : 2 BHK + 2T
Built-up Area : 753 sft
Carpet Area : 485 sft
Unit No. : C125, C225, C325, C425

Type : 2 BHK + 2T
Built-up Area : 773 sft
Carpet Area : 501 sft
Unit No. : C126, C226, C326, C426

Type : 2 BHK + 2T
Built-up Area : 795 sft
Carpet Area : 516 sft
Unit No. : C127, C227, C327, C427

Type : 2 BHK + 2T
Built-up Area : 783 sft
Carpet Area : 501 sft
Unit No. : D101, D201, D301, D401

Type : 2 BHK + 2T
Built-up Area : 805 sft
Carpet Area : 516 sft
Unit No. : D102, D202, D302, D402

Type : 2 BHK + 2T
Built-up Area : 778 sft
Carpet Area : 505 sft
Unit No. : D103, D203, D303, D403

Type : 2 BHK + 2T
Built-up Area : 779 sft
Carpet Area : 505 sft
Unit No. : D111, D211, D311, D411

Type : 2 BHK + 2T
Built-up Area : 778 sft
Carpet Area : 498 sft
Unit No. : D104, D204, D304, D404
D112, D212, D312, D412

Type : 2 BHK + 2T
Built-up Area : 753 sft
Carpet Area : 485 sft
Unit No. : D105, D205, D305, D405
D113, D213, D313, D413

Type : 2 BHK + 2T
Built-up Area : 794 sft
Carpet Area : 516 sft
Unit No. : D106, D206, D306, D406
D114, D214, D314, D414

Type : 2 BHK + 2T
Built-up Area : 773 sft
Carpet Area : 501 sft
Unit No. : D107, D207, D307, D407
D115, D215, D315, D415
D117, D217, D317, D417

Type : 2 BHK + 2T
Built-up Area : 773 sft
Carpet Area : 501 sft
Unit No. : D109, D209, D309, D409

Type : 2 BHK + 2T
Built-up Area : 773 sft
Carpet Area : 501 sft
Unit No. : D108, D208, D308, D408
D110, D210, D310, D410
D116, D216, D316, D416

Type : 2 BHK + 2T
Built-up Area : 814 sft
Carpet Area : 528 sft
Unit No. : D118, D218, D318, D418

Type : 2 BHK + 2T
Built-up Area : 832 sft
Carpet Area : 536 sft
Unit No. : D119, D219, D319, D419

Type : 2 BHK + 2T
Built-up Area : 904 sft
Carpet Area : 593 sft
Unit No. : D120, D220, D320, D420

Type : 2 BHK + 2T
Built-up Area : 953 sft
Carpet Area : 626 sft
Unit No. : D121, D221, D321, D421

Type : 2 BHK + 2T
Built-up Area : 927 sft
Carpet Area : 611 sft
Unit No. : D122, D222, D322, D422
D124, D224, D324, D424

Type : 2 BHK + 2T
Built-up Area : 927 sft
Carpet Area : 611 sft
Unit No. : D123, D223, D323, D423
D125, D225, D325, D425
D127, D227, D327, D427
D129, D229, D329, D429
D131, D231, D331, D431

Type : 2 BHK + 2T
Built-up Area : 932 sft
Carpet Area : 614 sft
Unit No. : D126, D226, D326, D426

Type : 2 BHK + 2T
Built-up Area : 908 sft
Carpet Area : 594 sft
Unit No. : D128, D228, D328, D428

Type : 2 BHK + 2T
Built-up Area : 950 sft
Carpet Area : 626 sft
Unit No. : D130, D230, D330, D430

Type : 2 BHK + 2T
Built-up Area : 934 sft
Carpet Area : 611 sft
Unit No. : D132, D232, D332, D432

Type : 2 BHK + 2T
Built-up Area : 952 sft
Carpet Area : 626 sft
Unit No. : E101, E201, E301, E401

Type : 2 BHK + 2T
Built-up Area : 908 sft
Carpet Area : 594 sft
Unit No. : E102, E202, E302, E402

Type : 2 BHK + 2T
Built-up Area : 927 sft
Carpet Area : 611 sft
Unit No. : E103, E203, E303, E403
E109, E209, E309, E409

Type : 2 BHK + 2T
Built-up Area : 927 sft
Carpet Area : 611 sft
Unit No. : E104, E204, E304, E404
E112, E212, E312, E412

Type : 2 BHK + 2T
Built-up Area : 939 sft
Carpet Area : 612 sft
Unit No. : E105, E205, E305, E405
E113, E213, E313, E413

Type : 2 BHK + 2T
Built-up Area : 930 sft
Carpet Area : 614 sft
Unit No. : E106, E206, E306, E406

Type : 2 BHK + 2T
Built-up Area : 932 sft
Carpet Area : 614 sft
Unit No. : E114, E214, E314, E414

Type : 2 BHK + 2T
Built-up Area : 949 sft
Carpet Area : 626 sft
Unit No. : E107, E207, E307, E407
E115, E215, E315, E415

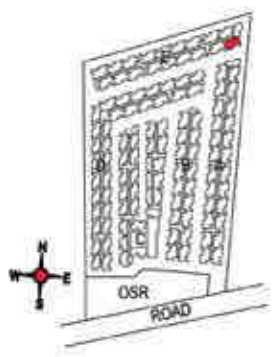
Type : 2 BHK + 2T
Built-up Area : 908 sft
Carpet Area : 594 sft
Unit No. : E108, E208, E308, E408
E116, E216, E316, E416

Type : 2 BHK + 2T
Built-up Area : 927 sft
Carpet Area : 611 sft
Unit No. : E110, E210, E310, E410

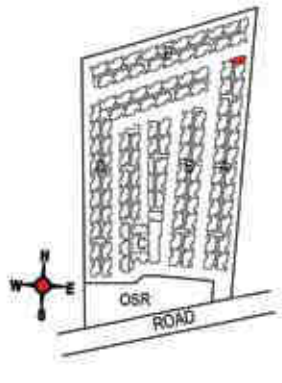
Type : 2 BHK + 2T
Built-up Area : 926 sft
Carpet Area : 611 sft
Unit No. : E111, E211, E311, E411

Type : 2 BHK + 2T
Built-up Area : 909 sft
Carpet Area : 594 sft
Unit No. : E117, E217, E317, E417

Type : 2 BHK + 2T
Built-up Area : 945 sft
Carpet Area : 626 sft
Unit No. : E118, E218, E318, E418



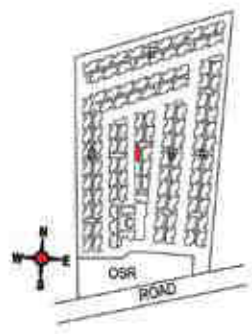
Type : 1 BHK + 1T
Built-up Area : 578 sft
Carpet Area : 362 sft
Unit No. : A125, A225, A325, A425



Type : 1 BHK + 1T
Built-up Area : 572 sft
Carpet Area : 359 sft
Unit No. : C103, C203, C303, C403

Type : 1 BHK + 1T
Built-up Area : 569 sft
Carpet Area : 359 sft
Unit No. : C105, C205, C305, C405

Type : 1 BHK + 1T
Built-up Area : 569 sft
Carpet Area : 359 sft
Unit No. : C107, C207, C307, C407



Type : 1 BHK + 1T
Built-up Area : 585 sft
Carpet Area : 354 sft
Unit No. : C128, C228, C328, C428

Type : 1 BHK + 1T
Built-up Area : 657 sft
Carpet Area : 411 sft
Unit No. : E119, E219, E319, E419

Specifications

STRUCTURE

- RCC framed structure with RCC foundations
- Designed seismic resistant structure Zone III using Fe 500 steel TMT bars
- 200mm solid concrete block for the outer wall and 100mm block for the internal partition wall
- Slab height will be maintained at 2.9m

WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of OBD
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and 2 coats of OBD
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion
- Bathrooms will be finished with 1 coat of primer and 2 coats of OBD
- Bathroom walls will be finished with glazed ceramic tiles up to 7 feet

FLOORING

- Foyer, living, dining, kitchen and bedrooms will have 600 X 600mm porcelain tile flooring
- Bathroom, balcony and utility will have 300 x 300mm ceramic tiles with matte finish
- Terrace will have grano flooring with threaded grooves

KITCHEN

- Platform will be done with granite slab 600mm in width at a height of 800mm from the floor level and will be provided with stainless steel sink with drain board (Nirali or equivalent)
- Dado tiles of up to 600mm from the granite slab
- Provision for exhaust and water purifier point will be provided
- CP fittings will be Cera / Parryware / Hindware or equivalent

BATHROOMS

- Wall mounted basin from Cera / Parryware / Hindware or equivalent will be provided in all bathrooms
- Floor mounted WC with cistern from Cera / Parryware /Hindware or equivalent will be provided in all bathrooms
- Sanitary fittings will be Cera / Parryware / Hindware or equivalent
- Wall mixer from Cera / Parryware / Hindware or equivalent in all bathrooms
- Provision for exhaust and geyser will be provided

ENTRANCE DOOR

- Skin molded shutter door of 7 feet height with paint finish with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.

BEDROOM DOORS

- Flush doors of 7 feet height with Godrej or equivalent locks, thumb turn with keys, door stopper, etc.

BATHROOM DOORS

- FRP doors of 7 feet height with thumb turn

WINDOWS

- Aluminium / UPVC sliding windows with see through plain glass and grills
- French doors will be provided with Aluminium frame and toughened glass without grills
- Ventilators will have Aluminium / UPVC frame with suitable louvered glass panes

ELECTRICAL FITTINGS

- Finolex or equivalent cables and wiring
- Switches and sockets will be from Anchor Roma / Schneider or equivalent
- Telephone and TV (DTH) points will be provided in living / dining and master bedroom
- Split air conditioner points will be provided in master bedroom and provision for the same in living and other rooms
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system

OTHERS

- STP
- Generator backup for all the apartments (500W for regular 2 BHK and 400W for Compact 2 BHK and 1 BHK)
- 100% power backup for lifts and other common areas
- CCTV surveillance cameras at pivotal locations

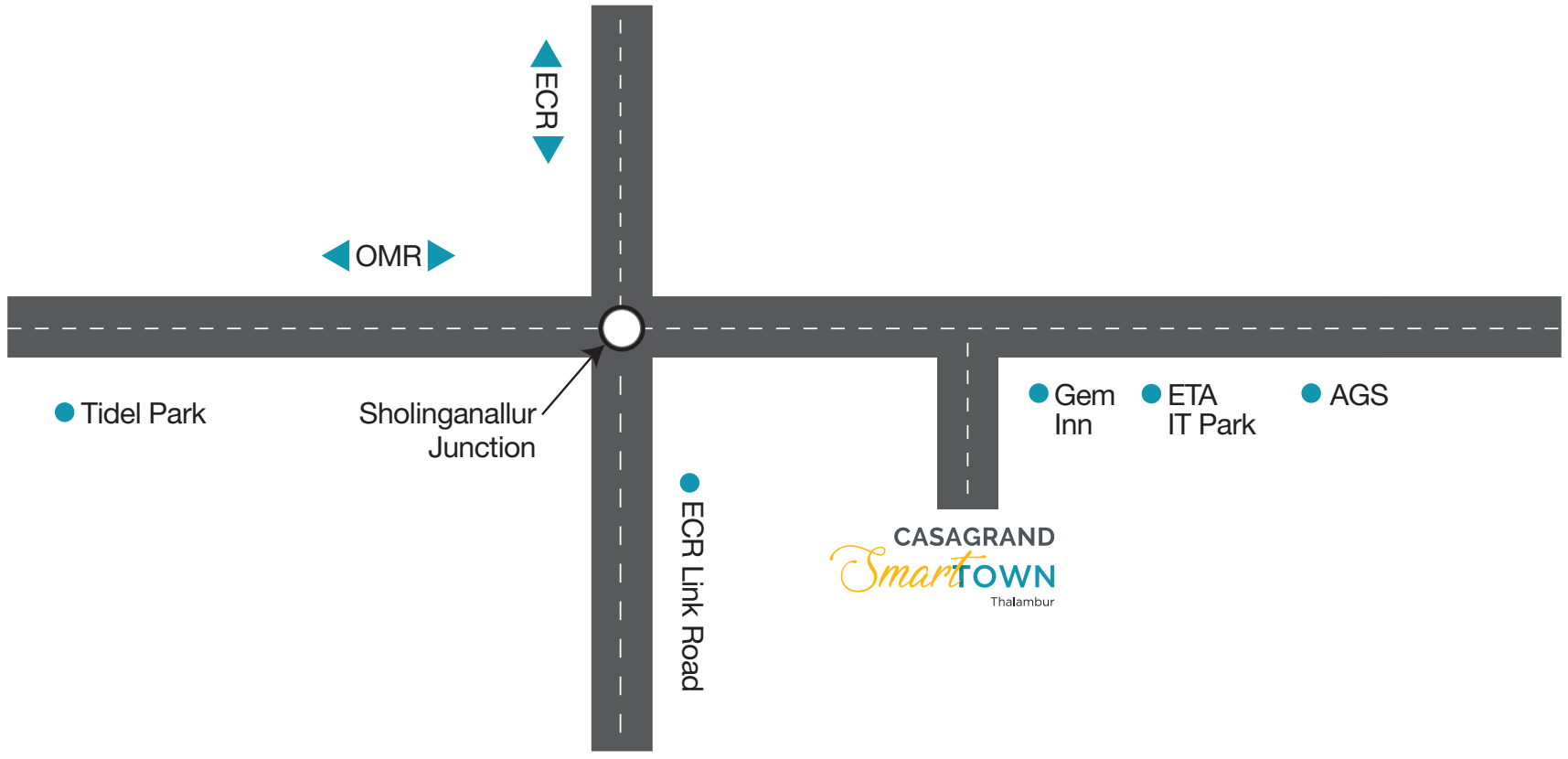
EXTERNAL FEATURES

- 8-passenger automatic lift will be provided
- Driveway and other areas will be laid with pavers

PAYMENT PATTERN

Advance	10%
Transfer of land agreement	40%
Foundation	10%
1st Floor Roof	5%
2nd Floor Roof	5%
3rd Floor Roof	5%
4th Floor Roof	5%
Brick work	15%
Handing over	5%
Total	**100%**

LOCATION MAP



Location Advantages

- 10 Minutes from Sholinganallur junction

Nearby schools & colleges

- PSBB Millennium, BVM Global and Hiranandhani school
- Sathyabama University, Md. Satak Arts College

Distance from Nearest Hospitals

- Near Global Hospital and Apollo Hospital

Nearby corporates

- Infosys, Polaris, Accenture, Wipro SEZ and before SIPCOT, Siruseri
- Closer to AGS Multiplex and Junction Mall

Awards

CSR Initiative of the Year - 2018
ET Now

Excellence in Delivery - 2018
ET Now

Distinguished Design Awards 2017
Casagrand ECR14

Distinguished Design Awards 2017
Casagrand Pallagio

Best Archived Project
Casagrand Aldea
CIDC Vishwakarma
Award 2016

Luxury Project of the Year - 2015-16
Casagrand Aldea
Realty Fact

Developer of the Year
Residential - 2015-16 Realty Fact

Best Realty Brand - 2015
Economic Times

Most Admired Project
in Southern Region - 2014
Casagrand Arena
Worldwide Achievers

Excellence in
Customer Engagement - 2014
CEF

Top 50 Brands
in Chennai - 2013
Paul Writer Magazine

Real Estate Developer
of the Year - 2013
Brands Academy

CASAGRAND
building aspirations

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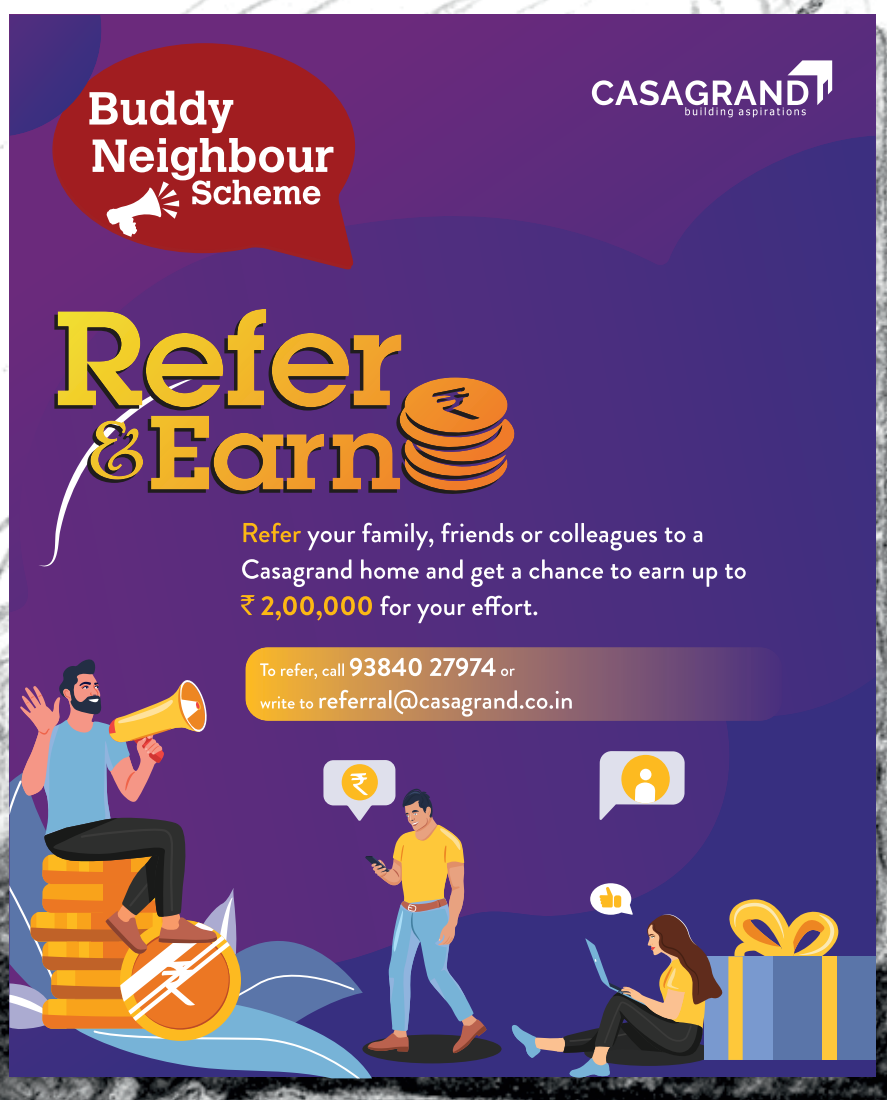

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