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CASAGRANT PLATINUM

PERUNGALATHUR

THE WAY YOU LIKE IT



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 30 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 22,000 happy families across 125+ 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 17th year of our journey, we are all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.



A CAREFULLY CURATED
LIFESTYLE FOR THE

Truly Refined

Casagrand Platinum is a luxurious villa project set in Chennai's rapidly growing suburb. The project is designed with the intention of bring together comfort, luxury and privacy. These villas are contemporary with ample space and world-class amenities that uplift lifestyles.



**CASAGRAN
PLATINUM**

243, EXCLUSIVE VILLAS AT PERUNGALATHUR



CASAGRAN PLATINUM










AN ULTIMATE BENCHMARK OF LUXURY

Welcome to the splendid life! Sprawling over 11 acres at Perungalathur is Casagrand Platinum, a luxurious living destination like no other! Each home is designed to delight and promise nothing less than an extraordinary lifestyle. Equipped with every imaginable contemporary comfort and convenience, these homes redefine luxury living.

Experience luxury, superiority and an extraordinary lifestyle at Casagrand Platinum!

SALIENT FEATURES

243 beautifully crafted 3 & 4 BHK villas on 11 acres at Perungalathur

-  Premium villa community offering an extensive choice of independent villas & villas
-  Villas planned with **exclusive 10 ft wide private backyard** for outdoor activities
-  60% open space in the community for **undisturbed light & ventilation**
-  Safe & secure community with the best of architecture, amenities & finesse
-  **Community offers 50+ lifestyle amenities & features** like 6,000 sq.ft grand swimming pool, futsal court, amphitheater, interactive gym, children's play area & many interesting amenities
-  **A lavish 17,000 sq.ft clubhouse** loaded with indoor & terrace amenities
-  Carefully chosen **premium specifications** like **digital door lock, video door phone, bluetooth speaker, premium brand sanitary fittings & more**
-  **100% Vaastu compliant homes** designed with no wastage of space
-  Thoughtfully designed plans with a major focus on 4 important design elements - **light, ventilation, privacy & Vaastu**



Elevation

VIEW



Aerial
VIEW

Amenities



ENTERTAINMENT & FEATURES

1. Amphitheatre
2. Party lawn
3. Senior citizen alcove
4. Barbeque plaza
5. Leisure pavilion
6. Victorian water cascade fountain
7. Yoga plaza
8. Meditation garden
9. Multi functional tree plaza
10. Reflexology garden

OUTDOOR AMENITIES

11. Half basket ball court
12. Beach volley ball
13. Box cricket
14. Walking / jogging track
15. Cycling track
16. Tot lot
17. Children's play area
18. Adv/rock climbing
19. Jungle gym

20. Tree house
21. Skating rink
22. Lap pool
23. Kids pool
24. Kids interactive water Jets
25. Refreshment counter
26. Gazebo seating

CLUBHOUSE AMENITIES

27. Gym
28. Trx training
29. Interactive gym
30. Yoga & meditation
31. Aerial yoga
32. Aerobics
33. Zumba
34. Steam rooms
35. Sauna rooms
36. Jacuzzi
37. Massage room
38. Salon
39. Kids ball pit

40. Lego play area
41. Kids library
42. Learning center
43. Art / dance / music room
44. Creche
45. Board games zone
46. Table tennis
47. Foos ball
48. VR gaming
49. Boxing simulator
50. Billards room
51. Mini theatre
52. Multipurpose hall
53. Business centre/ Coworking hub
54. Convenio store
55. ATM
56. Futsal court
57. Chip golf
58. Mini bowling
59. Kids knee hockey





The Best of Product Superiority

- 1. Casagrand's remarkable villa community with the best of architecture & finesse in Perungalathur
- 2. 243 independent villas & villas spread across 11 acres
- 3. Signature 3 BHK & 4 BHK villas with superior specifications to upgrade your lifestyle
- 4. 17,000 sq.ft clubhouse and an exclusive 2.1 acres of landscape
- 5. A safe & secure community with multi-tier security system
- 6. 100 % Vaastu compliant homes
- 7. Efficiency in space planning

Luxury Villas to Upgrade your Lifestyle

- 8. Secured visitor access control and association management through MyGate app
- 9. Monitor your visitors by a video door phone through a 7-inch LED screen from your villa
- 10. Digital door lock system with five independent unlocking features such as fingerprint, PIN code, RF card, mechanical key & bluetooth and remote control (optional) enabling strong security

Efficiency in Master Plan and Housing the Best Product Features

- 11. A monumental entrance, designed with a stately imposing archway and a water feature that leads you through an avenue of royal palm trees into the community

- 12. The gated community boasts an efficient building footprint where 60% of the land area is open space
- 13. Casagrand's Platinum offers the best master plan and is designed prioritising light, ventilation, privacy and Vaastu
- 14. Clubhouse with best-in-class amenities designed within the community spans around 17,000 sq.ft providing ample indoor amenities for the residents
- 15. The project features an amphitheatre with outdoor screening facility for the residents to enjoy their evening with communal activities
- 16. The community is designed with 12m (40 ft.) and 7m (23 ft.) wide driveways that are planned across the site for comfortable vehicular movement
- 17. Barrier-friendly community for kids and senior citizens designed with ramps & handrails
- 18. Orientation of the villas ensures maximum wind-flow and minimum heat-gain.

Offering you 50+ Amenities and features..! The best in Market..!

- 19. Team up and engage in active outdoor sports like
 - i. Half basketball
 - ii. Beach volleyball
 - iii. Box cricket
 - iv. Jogging/walking
 - v. Cycling

- 20. Indulge in fitness within the community

- i. Indoor gymnasium
 - ii. Interactive gym
 - iii. Outdoor gym
 - iv. Yoga/meditation plaza
 - v. Aerobics/aerial yoga/zumba room

- 21. 6,000 sq.ft comprising of a grand swimming pool with a kids pool and deck area that is a great relaxation zone situated next to the clubhouse

- 22. Host your guests in the clubhouse with a grand double-height entry lobby with lounging facility and facilities like a multipurpose party hall, indoor games room, kids play area, mini theatre & more

- 23. Indulge yourselves in the indoor spa amenities like steam, sauna & jacuzzi

- 24. Indoor kids play, crèche, lego room, kids library, art/music/painting class & learning centre for kids' learning & development

- 25. Outdoor amenities for children like kids play area, tot lot, jungle gym, rock climbing wall, skating rink and tree house provide an active environment

- 26. The project features senior citizen seating, barbeque plaza, party lawn and multi-functional plaza for the residents to enjoy their evening with communal activities

- 27. Reflexology pathway and leisure pavilion are planned for relaxing your senses

Know Why our Villas are Superior

- 28. Wide main door is designed with an architrave - a space to personalise your entrance

- 29. Designer villa number signage

- 30. Wireless mobile charging pod in the living and master bedroom for hassle-free charging experience

- 31. Indulge yourself in music with a bluetooth speaker facility in the kitchen

- 32. Single bowl matte stainless steel sink with drain board and pull-out faucet in the kitchen

- 33. 600 x 1200 mm luxurious vitrified flooring tiles in living, lounge, dining, kitchen & bedrooms

- 34. 600 x 600 mm anti-skid vitrified flooring tiles in combination with pressed tiles provided in the open terrace

- 35. 5 amp weatherproof socket provided in the extended outdoor deck and open terrace for evening parties for your functional convenience

- 36. Luxurious master bathroom with rain shower, glass shower partition and a luxurious granite counter with counter-mount washbasin

- 37. Premium range Kohler / American standard or equivalent fittings and waterproof doors in all bathrooms

- 38. 2' long trench and SS designer gratings are provided in the master toilet, other toilets and kitchen

Efficiency in Space Planning

- 39. All villas designed with a landscape deck and hardscape features that open out from the dining, connecting with nature

- 40. All villas are planned with separate living and dining, avoiding crossover

- 41. Exclusively planned family lounge in the first floor of all villas

- 42. Spacious bedrooms designed with a dedicated walk-in wardrobe in the master bedroom

- 43. Separate utility space provided for all villas

- 44. Well-concealed and camouflaged electrical, plumbing and centralised sewage treatment plant in the site

Considering Vaastu? We got that Sorted Too

- 45. All villas have SW facing master bedrooms
- 46. All villas have East/North facing kitchen hobs
- 47. No bedrooms have headboard in the North
- 48. No SW entrance
- 49. No NE or SW corner toilets



Site PLAN

ENTERTAINMENT & FEATURES

1. AMPHITHEATRE
2. PARTY LAWN
3. SENIOR CITIZEN ALCOVE
4. BARBEQUE PLAZA
5. LEISURE PAVILION
6. VICTORIAN WATER CASCADE FOUNTAIN
7. YOGA PLAZA
8. MEDITATION GARDEN
9. MULTI-FUNCTIONAL TREE PLAZA
10. REFLEXOLOGY GARDEN

OUTDOOR AMENITIES

11. HALF BASKETBALL COURT
12. BEACH VOLLEYBALL
13. BOX CRICKET
14. WALKING / JOGGING TRACK
15. CYCLING TRACK
16. TOT LOT
17. CHILDREN'S PLAY AREA
18. ADVENTURE ROCK CLIMBING
19. JUNGLE GYM
20. TREE HOUSE
21. SKATING RINK

22. LAP POOL
23. KIDS POOL
24. KIDS INTERACTIVE WATER JETS
25. REFRESHMENT COUNTER
26. GAZEBO SEATING

CLUBHOUSE AMENITIES (INDOOR)

27. GYM
28. TRX TRAINING
29. INTERACTIVE GYM
30. YOGA & MEDITATION
31. AERIAL YOGA
32. AEROBICS
33. ZUMBA
34. STEAM ROOMS
35. SAUNA ROOMS
36. JACUZZI
37. MASSAGE ROOM
38. SALON
39. KIDS BALL PIT
40. LEGO PLAY AREA
41. KIDS LIBRARY
42. LEARNING CENTER
43. ART / DANCE / MUSIC ROOM
44. CRECHE
45. BOARD GAMES ZONE

46. TABLE TENNIS
47. FOOSBALL
48. VR GAMING
49. BOXING SIMULATOR
50. BILLIARDS ROOM
51. MINI THEATRE
52. MULTIPURPOSE HALL
53. BUSINESS CENTRE/ COWORKING HUB
54. CONVENIO STORE
55. ATM

CLUBHOUSE AMENITIES (TERRACE)

56. FUTSAL COURT
57. CHIP GOLF
58. MINI BOWLING
59. KIDS KNEE HOCKEY



INDEPENDENT VILLA



TYPE-A1
3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
130	1279	1657	1695
131			1674
132			1900
133			2026
133A			2003
135			1981
136			1969
137			1953
138			1844
139			1831
140			1916
141	1279	1657	1901
142			1886
142A			1871
144			1852
145			1838
146			1844
147			1831
148			1916



FIRST FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
138	1279	1657	1844
139			1831
140			1916
141			1901
142			1886
142A			1871
144			1852
145			1838
146			1844
147			1831
148			1916
149	1279	1657	1844
150			1831
151			1916
152			1901
153			1886
154			1871
155			1852
156			1838

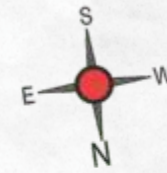


TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
146	1279	1657	1844
147			1831
148			1916
149			1901
150			1886
151			1871
152			1852
153			1838
154			1844
155			1831
156			1916
157	1279	1657	1844
158			1831
159			1916
160			1901
161			1886
162			1871
163			1852
164			1838



KEY PLAN



TYPE-A2 3BHK-3T- EAST FACING VILLA



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
147	1279	1685	2239
148			1785
149			1772
150			1754
161			1738
161A	1279	1657	1724
163			2227



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN



TYPE-A 3BHK-3T- SOUTH FACING VILLA



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
164	1279	1685	1701
165 to 169		1657	1674
169A		1669	1695



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN



TYPE-B4 3BHK-3T- EAST FACING VILLA



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
109	1362	1765	1760
110			1724
111			1703
112			1694
113			1684
114	1362	1764	1669
116			1657
116A			1638



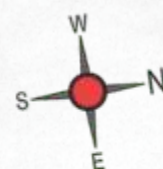
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN



TYPE-B2 3BHK-3T- WEST FACING VILLA



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
24	1362	1767	1828
26		1793	2148



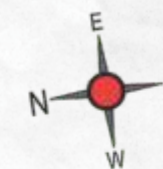
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN



TYPE-B1 3BHK-3T- WEST FACING VILLA



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
23	1400	1611	1860



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN



TYPE-B6 3BHK-3T- EAST FACING VILLA



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
104	1410	1848	2227



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN



TYPE-B 3BHK-3T- WEST FACING VILLA



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
08	1454	1866	1929
10			1914
18A			1958
18			1949
19			1935
20			1923
21			1908

FIRST FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
22	1454	1870	1895
43A			1866
45 to 60			1870
61			1899
82			1866
83 to 102			1870
103			1899

TERRACE FLOOR PLAN



TYPE-B3 3BHK-3T- EAST FACING VILLA



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
25A	1454	1870	3108
27 to 42			1914
43			1866
61A			2432
63 to 78A			1914
81			1866
105			1870

FIRST FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
108A	1454	1870	1843
108			1821
117			1947
118			1940
119			1932
120			1923
121			1919

TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
123	1454	1870	1904
124			1899
124A			1896
126			1893
127			1873
128			1872
129			1906



TYPE-B5 3BHK-3T- WEST FACING VILLA



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
11 to 18	1455	1969	1948



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



TYPE-C 3BHK-3T- EAST FACING VILLA



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
208 to 213	1543	2155	2260



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



TYPE-C1 3BHK-3T- EAST FACING VILLA



GROUND FLOOR PLAN

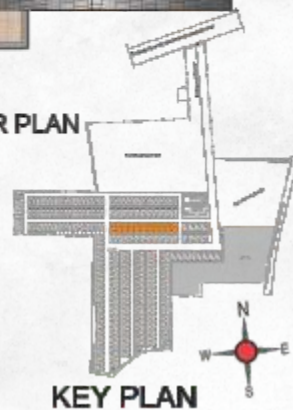
VILLA NO	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
214 to 224	1543	2155	2260



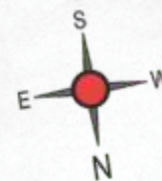
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN



TYPE-C2 4BHK-4T- EAST FACING VILLA



GROUND FLOOR PLAN

VILLA NO	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
226 to 230	1675	2546	2399



FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN



TYPE-C3 4BHK-4T- EAST FACING VILLA



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
240 to 243	1875	2548	2389



FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN

TYPE-C5 4BHK-4T- EAST FACING VILLA



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
01	1877	2622	2762



FIRST FLOOR PLAN



SECOND FLOOR PLAN



KEY PLAN



TYPE-C4
4BHK-4T- EAST FACING VILLA



GROUND FLOOR PLAN

VILLA NO.	CARPET AREA (SFT)	SALEABLE AREA (SFT)	VILLA LAND AREA (SFT)
02 to 07A	1862	2697	2450



FIRST FLOOR PLAN



SECOND FLOOR PLAN



CLUBHOUSE WITH SWIMMING POOL



CLUB HOUSE PLAN



GROUND FLOOR PLAN

CLUBHOUSE AMENITIES

- 39. KIDS BALL PIT
- 40. LEGO PLAY AREA
- 41. KIDS LIBRARY
- 44. CRECHE
- 52. MULTIPURPOSE HALL
- 54. CONVENIO STORE
- 55. ATM



KEY PLAN

CLUB HOUSE PLAN



FIRST FLOOR PLAN

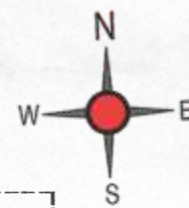
CLUBHOUSE AMENITIES

- 34. STEAM ROOMS
- 35. SAUNA ROOMS
- 36. JACUZZI
- 37. MASSAGE ROOM
- 38. SALON
- 42. LEARNING CENTER
- 43. ART / DANCE / MUSIC ROOM
- 51. MINI THEATRE
- 53. BUSINESS CENTRE/ COWORKING HUB



KEY PLAN

CLUB HOUSE PLAN



CLUB HOUSE PLAN



CLUBHOUSE AMENITIES

- 27. GYM
- 28. TRX TRAINING
- 29. INTERACTIVE GYM
- 30. YOGA & MEDITATION
- 31. AERIAL YOGA
- 32. AEROBICS
- 33. ZUMBA
- 45. BOARD GAMES ZONE
- 46. TABLE TENNIS
- 47. FOOS BALL
- 48. VR GAMING
- 49. BOXING SIMULATOR
- 50. BILLIARDS ROOM

SECOND FLOOR PLAN



CLUBHOUSE AMENITIES

- 56. FUTSAL COURT
- 57. CHIP GOLF
- 58. MINI BOWLING
- 59. KIDS KNEE HOCKEY

TERRACE FLOOR PLAN



Villa
SPECIFICATIONS

1. STRUCTURE

Structural System	: RCC Framed Structure designed to be seismic compliant (Zone 3)
Masonry	: 200 mm for external walls & 100 mm for internal walls
Floor-Floor Height	: Will be maintained at 3050 mm (incl. slab)
ATT	: Anti-termite treatment will be done

2. WALL FINISH

Internal Walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion
Exterior Walls	: Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect's design
Bathroom	: Ceramic tile up to 2250 mm height of size 300x600 mm
Kitchen	: Ceramic wall tile of size 600x600 mm for a height of 600 mm above the counter top finished level

3. FLOOR FINISH WITH SKIRTING

Living, Lounge Dining, Bedrooms & Kitchen	: Vitrified tiles of size 1200x600 mm
Bathrooms	: Anti-skid ceramic tiles of size 300x300 mm
Staircase	: Granite flooring for staircase will be provided
Open Terrace	: Anti-skid Vitrified tiles of size 600 x 600 mm (first floor) & balcony

Landscape Deck	: Shahabad/Kota stone finish
Terrace	: Pressed tiles finish
Car Parking	: Shahabad/Kota stone finish

4. KITCHEN & DINING

Kitchen	: Platform will be finished with granite slab of 600 mm wide at height of 850 mm from the finished floor level
Electrical Point	: For chimney & water purifier
CP Fitting	: Kohler/American standard / equivalent will be provided
Sink	: Stainless Steel sink with drain board and pull out sink faucet will be provided

5. BALCONY / OPEN TERRACE AND STAIRCASE

Handrail	: MS handrail as per architect's design with enamel paint finish
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6. BATHROOMS

Sanitary Fixture	: Kohler/American standard/ equivalent
CP Fittings	: Kohler/American standard/ equivalent
Bed-1 Bathroom	: Wall mounted WC with cistern, health faucet, rain shower with hand shower, glass partition & counter mount wash basin
Other Bathrooms	: Wall mounted WC with cistern, health faucet, single lever diverter with overhead shower & counter mount wash basin

7. JOINERY

A. DOORS

Main Door	: Main door of size 1050x2100 mm of engineering wood frame with veneer finish shutter and architrave
	: Ironmongeries like digital door lock of Dormakaba/Yale/equivalent, tower bolt, door viewer & magnetic catcher
Bedroom Doors	: Good quality door frame with double side laminated shutter of size 900 X 2100 mm will be provided
	: Ironmongeries like door lock of Dormakaba/Yale/equivalent, tower bolt & magnetic catcher
Bathroom Doors	: Good quality door frame with double side laminated shutter of size 750x2100 mm will be provided
	: Ironmongeries like door lock of Dormakaba/Yale/Godrej/ equivalent, door bush & tower bolt
Store Room Door	: Good quality door frame with skin molded shutters of two panel of size 750 x 2100 mm / 750 x 1800 mm will be provided
	: Ironmongeries like door lock of Dormakaba/Yale/equivalent, door bush, tower bolt
Terrace	: Good quality door frame with FRP shutter of size 900 x 2100 mm
	: Ironmongeries like door lock of Dormakaba/Yale/equivalent, door bush, tower bolt

B. WINDOWS

Windows	: Aluminum powder coated windows with sliding shutter with see through plain glass and MS grill / railing based on architect's design intent
French Doors	: Aluminum powder coated sliding doors with toughened glass
Ventilators	: Aluminum powder coated fixed frame with pinhead glass

8. ELECTRICAL & PLUMBING POINTS

Power Supply	: 3 PHASE power supply connection
Safety Device	: MCB & ELCB (Earth Leakage Circuit Breaker)
Switches & Sockets	: Modular box & modular switches & sockets of Schneider/equivalent
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of IS brand Polycab/ equivalent
TV	: Point in living & bed-1 and provision in other bedrooms & lounge
Telephone	: Point in living & bed-1
Data	: Point in living and provision in lounge
Split-Air Conditioner	: Point will be provided in living, dining, lounge & all bedrooms
Exhaust Fan	: Point will be given in all bathrooms
Geyser	: Geyser point will be provided in all bathrooms
Villa Back-Up	: Inverter provision for all room fan and light points
VDP	: Video door phone will be provided in the entrance - main door
Mobile Charging Pod	: Mobile charging pod in bed- 1 & living area

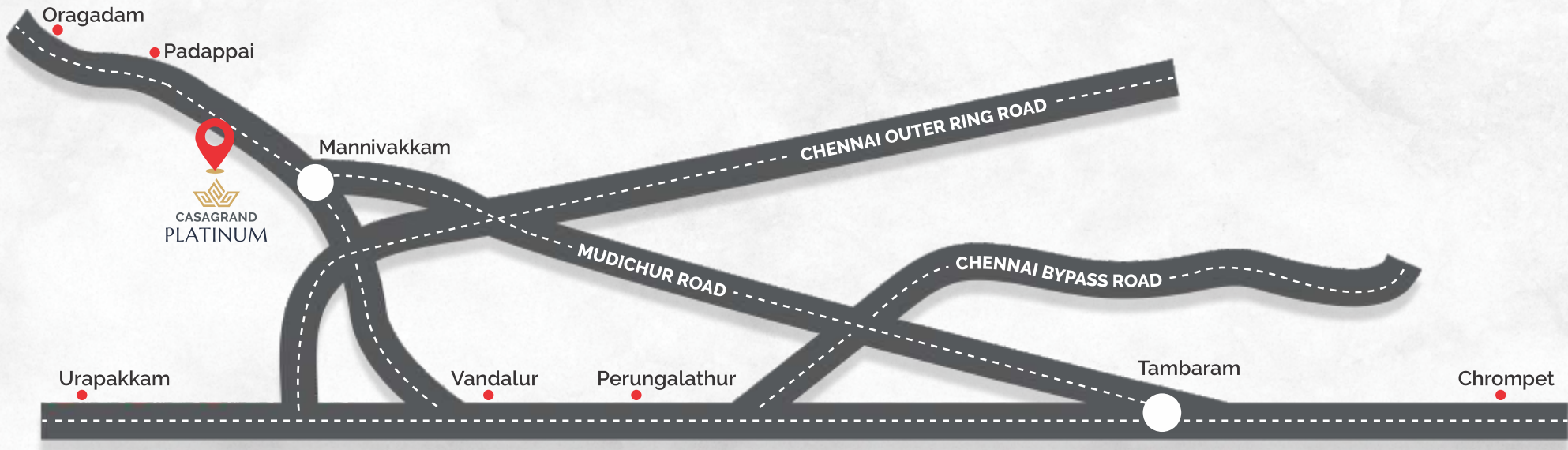
Bluetooth Speaker	: Bluetooth speaker will be provided in the kitchen
5 Amp Socket (Outdoor)	: 5 amp socket will be provided in the ground floor landscape deck and in any one open terrace in first floor
HOB Point	: Point provided in the kitchen
Tap	: Provided in the outdoor deck

9. OUTDOOR FEATURES

1. Water Storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
2. Rainwater Harvesting	: Rainwater harvesting site
3. STP	: Centralized sewage treatment plant
4. Common	: 100% power backup for common backup amenities such as club house, WTP, STP & selective common area lighting
5. Safety	: CCTV surveillance cameras will be provided at pivotal locations
6. Security	: Security booth will be provided at the entrance, facilitated with MyGate app
7. Compound Wall	: Site perimeter fenced by compound wall with entry gates for a height of 1800 mm/as per landscape design intent
8. Landscape	: Suitable landscape at appropriate places in the project
9. Driveways	: Paved finish roads with convex mirrors for safe turning in/out

Location



MAP



Location

ADVANTAGE








Distance from Airport, Railway Station & Bus Stand



 Chennai International Airport	20.5 km	-	32 min
 Urapakkam Railway Station	8.4 km	-	12 min
 Perungalathur Railway Station	9 km	-	14 min
 Proposed New Interstate Vandalur Bus Terminus	9.5 km	-	15 min
 Padapai Bus Terminus	1.9 km	-	4 min

Distance From Nearest Hospitals

 Sayee Speciality Hospital	1.4 km	-	3 min
 AG Hospital	1.7 km	-	4 min
 AG Hospital Main Branch	11.7 km	-	17 min
 Annai Arul Hospital	10.2 km	-	16 min

Distance from Nearest Educational Institutions (Schools & Colleges)






 Allwin International School	400 mts	-	1 min
 Vels Vidyashram	4.3 km	-	9 min
 Global Aero Kidz International Preschool	1.8 km	-	4 min
 Dhaanish Ahmed College of Engineering	8.3 km	-	13 min
 Thirumagal Polytechnic College	4.9km	-	11 min
 TMG College of Arts and Science	5.3 km	-	9 min
 Peri College of Arts and Science	4.5 km	-	10 min

 Dhanalakshmi College of Engineering	5.4 km	-	9 min
 Crescent College	9.5 km	-	15 min

IT Sectors & Factories

 GE T&D Limited, Padappai	9.3 km	-	14 min
 Sutherland	7.8 km	-	12 min
 Accenture	7.8 km	-	12 min
 Infac India Pvt. Ltd	1.1 km	-	3 min
 Kyungshin Industrial Motherson Ltd (KIML)	2.5 km	-	5 min
 CSS Corp	13.5 km	-	20 min
 Cognizant Technology Services	14.4 km	-	23 min

Location Highlights

-  Mannivakkam is located West of Tambaram, connecting GST to Oragadam from Vandalur Junction
-  Easy connectivity to NH45, NH4, NH5 & NH205
-  Mixed corridor of Chennai
-  Great social infrastructure
-  Reputed schools, colleges & hospitals

Payment Details

Stage	Payment schedule
Booking Advance	10.0%
Agreement Stage	40.0%
Commencement of Foundation	15.0%
Commencement of Ground Floor Roof	12.5%
Commencement of 1st Floor Roof	12.5%
On Completion of Flooring Respective Unit	5.0%
Handing Over	5.0%



Awards



The Economic Times - 2021 (Brand)
Best Brands Award



13th Estate Awards Franchise
India and REMAX India - 2021
Casagrand Boulevard
Best Mid-Segment Project of the Year



Realty Conclave Excellence Awards 2021 - South
Casagrand Boulevard
Most Popular Project of the Year



Realty Conclave Excellence Awards 2021 - South
Casagrand Orlena
Mid-Segment Project of the Year



Construction Week - 2021
Casagrand Primera
Runner Up at Residential Project of the Year



Construction Week - 2021
Casagrand Primera
Runner Up at Residential Project of the Year



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



11th Estate Annual Awards, powered
by Franchise India - 2019
Casagrand Esmeralda
Luxury Villa Project of the Year



ET Now - 2019
Casagrand Royale
Most Admired Upcoming Project of the Year



ET Now - 2019
Casagrand Eternia II
Best Project in Non-Metro



ET Now - 2019
Casagrand Zenith
Innovative Project of the Year

