



THE EPITOME OF
LUXURY LIVING

CASAGRAN
 DIOR

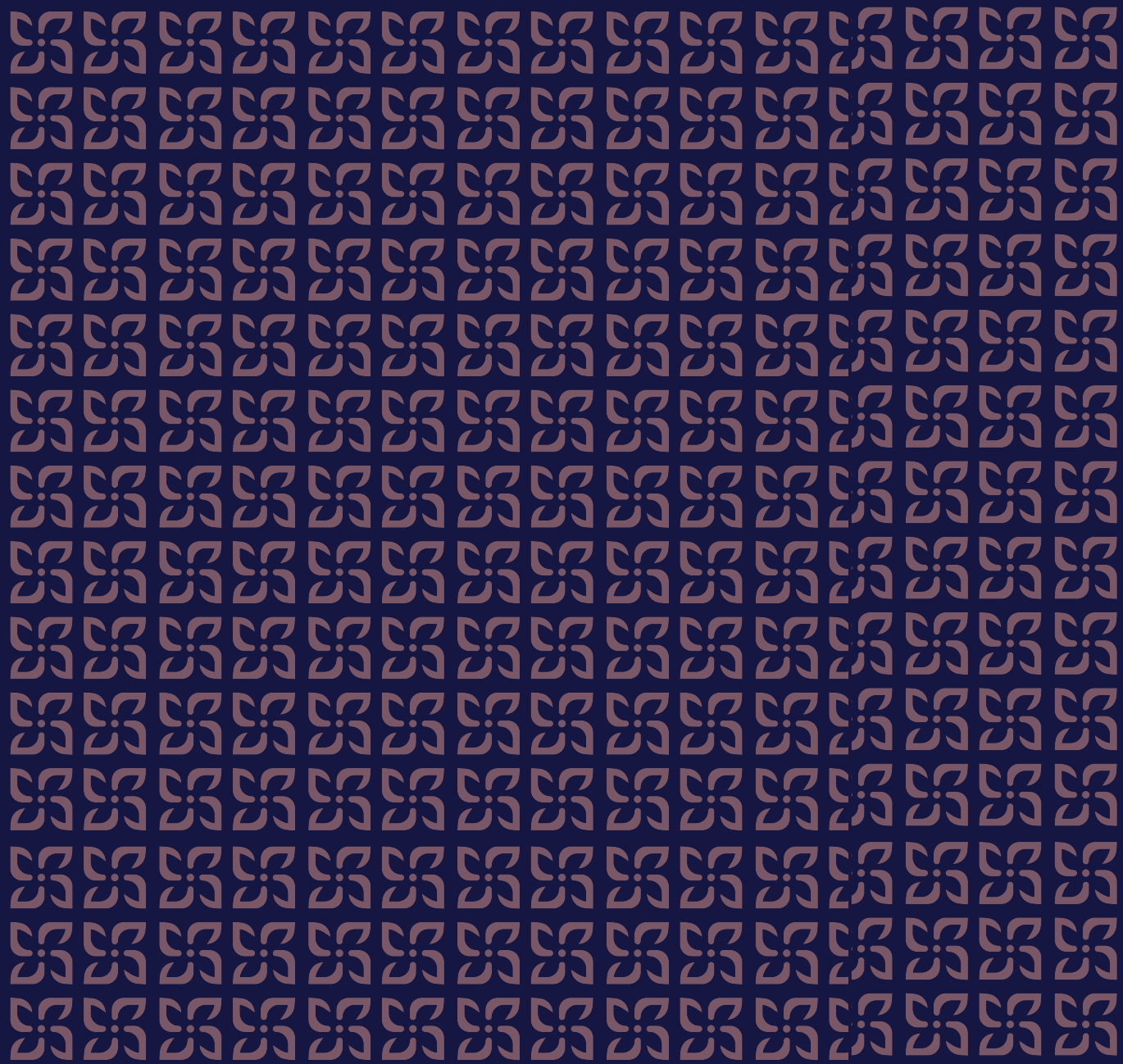




SOUTH INDIA'S LEADING REAL ESTATE COMPANY

Casagrand Premier Builder Limited is a real estate enterprise committed to building aspirations and delivering value. In the last Nineteen years, we have developed over 38 million sq.ft. of prime residential real estate across Chennai, Bengaluru, Coimbatore & Hyderabad. Over 40,000 happy families across 140+ landmark properties stand testimony to our commitment.

In the nineteen years of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹ 8,000 crores in the pipeline.



ELEVATION VIEW



CASAGRAN
SDIOR
KILPAUK

Welcome to the epitome of elegance and refinement in Kilpauk, where luxury reaches new heights in our meticulously crafted ultra-luxury apartments. Nestled in one of Chennai's most prestigious neighborhoods, our residences redefine opulence and exude sophistication at first glance, offering an unparalleled living experience.

Immerse yourself in the lap of luxury and revel in the finest amenities, impeccable design, and unparalleled comfort that define these exquisite residences. Our apartments are a testament to architectural brilliance, featuring a harmonious blend of contemporary design and timeless elegance.



SALIENT FEATURES

- ❧ An elegantly crafted Contemporary styled 30 finest 3 & 4 BHK Ultra Luxury Apartments
- ❧ Privacy ensured with apartments designed to avoid direct-facing main doors and overlooking units
- ❧ Architecturally magnificent community with glass façade, lighting, and grand entrance arch with water feature
- ❧ An elegant community where every bedroom and balcony offers breathtaking views of the city or landscape
- ❧ Thoughtfully designed apartments with spacious living and dining areas, wider kitchens, double balconies, and spacious bedrooms and bathrooms for maximum comfort and efficiency
- ❧ 100% Vaastu Compliant homes with no wastage of spaces







AMENITIES

Luxurious amenities for a highly elevated lifestyle

Terrace Amenities

Entertainment

- ☞ Kids play park
- ☞ Rooftop cabana
- ☞ Barbeque station

Fitness

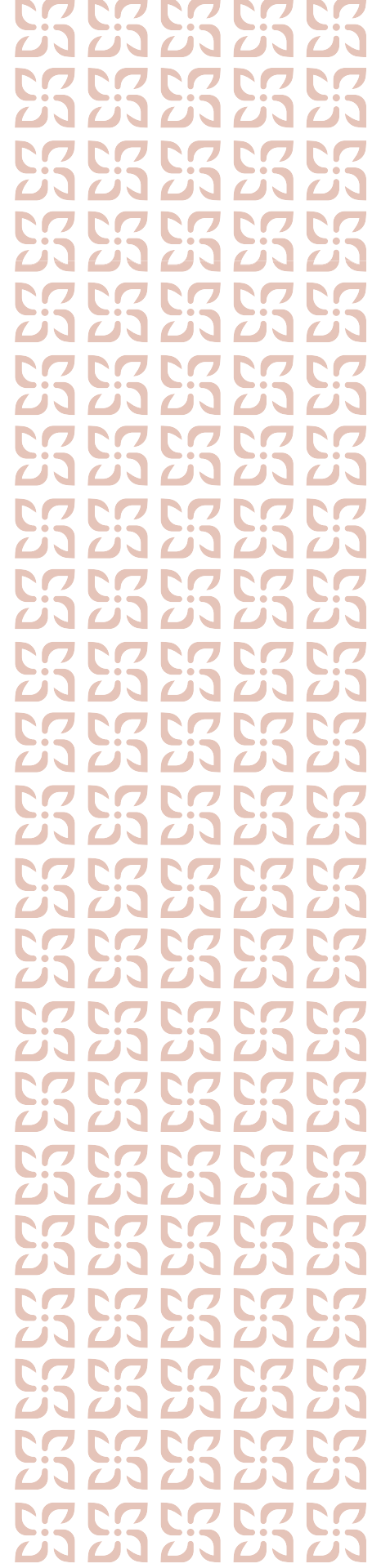
- ☞ Fitness functional frame
- ☞ Rooftop yoga & meditation deck



Outdoor Amenities

- ☞ Reflexology walkway
- ☞ Leisure seating court
- ☞ Tot lot
- ☞ Pets park





PRODUCT SUPERIORITY

The Best of Product Superiority

- Casagrand Dior - a landmark living on the avenue.
- A community with the best of architecture & finesse.
- 30 premium pinnacle units spread across 0.6 acres.
- A state of art rooftop amenities and features.
- Finest material furnishing and accessories for a luxurious lifestyle.
- Efficiency in spatial planning.
- Master plans & unit plan designs are based on five important pillars in planning: light, ventilation, vastu, privacy and aesthetics.
- Vastu complaint homes.

Efficiency in master plan and housing the best product features

- The project is set amidst 0.6 acres in Kilpauk's residential hub with 30 pinnacle apartments.
- A Stilt + 5-floor structure complemented by a contemporary façade adorned with elegant lighting enumerating the grandeur lifestyle.
- Entrance plaza beautified with a splendid arch, levitating signage in stepped water feature and landscape elements, setting the environment to an inviting community.
- Well-planned circulation in stilt level parking and driveways offer hassle-free vehicle movement.
- Building orientation ensures maximum wind flow and minimum heat gain for every apartment.
- 4,500 sq.ft of well-developed terrace recreations, offering entertainment with convenience at it's best.
- Feature wall and landscape is designed opposite to block entrance as a way-finder.

- Elevated lift facia with wall cladding & lighting elements.
- Designer floor identification signage at every floor level.
- Well-planned corridors with wall artifacts leading to your doorsteps.

Offering you amenities & features to keep you pumped! Fly away your troubles with our rooftop amenities like:

- Rooftop cabana to host your evening tequila party.
- Fitness functional frame, yoga & meditation pods keeping you focused on your fitness goal.
- Amusing kids amenities like play pods, kids basket swing canopy, multi play pyramids and sensory floor games to keep the kids on their toes.
- Leisure parks, swivel seaters, sculpture courts etc. to enjoy your evenings with communal activities.
- Senior citizen's corner together with outdoor board games for a refreshing brain work out.
- Tree court, sculpture garden and interactive seating zones to relax your evenings.
- The stepped water feature with accent walls adds a glee to the entrance plaza.
- Kids play park to evoke your kids amusement and aptitude.
- Pet park for community & animals.



✦ Choose our signature apartments to upgrade your lifestyle with...

- Wide & fancy pivoted main door is designed with a dedicated paneling for an appealing entrance.
- Designer door number signage with accent lighting.
- Digital door lock system with five independent unlocking features.
- Monitor your visitors by a video doorbell fixed next to the main-door through 7-inch LED screen from inside your home.
- Apartments designed with dedicated foyer space.
- Insect shields keeping your home impermeable to all bugs and mosquitoes.
- Giving the floors an ultimate makeover with Italian marble in the foyer, living & dining.
- 600 x 1200 mm premium vitrified flooring tiles in bedrooms & kitchen.
- 600 x 600mm anti- skid tiles in bathrooms & balconies.
- Cloth drying pulley hangers in the balconies for everyday convenience.
- Luxurious bathrooms fitted with rain shower, glass shower partition, quartz/marble counter with counter-mount washbasin and spa jets.
- Premium range Kohler or equivalent fittings in all bathrooms.
- Double bowl matte stainless steel sink with drain board and pull out faucet in the kitchen.
- Foot lamps are provided in bedrooms for your daily convenience.
- Water proof sockets provided in the balcony for evening parties and functional convenience.

✦ Efficiency in space planning...

- All cores are well equipped with staircases and two lifts-10 passengers capacity.
- Uninterrupted visual connectivity - all bedrooms & balconies will be facing the exterior.

- No overlooking apartments.
- All bedrooms, living & kitchens are consciously planned to be well-ventilated from the exterior.
- Convenient AC ODU spaces serviceable from the interior.
- 3 & 4 BHK signature units with walk-in wardrobes are provided in one of the bedrooms.
- Two balconies - one in the living & one in the bedroom is provided in all of the apartments.
- Dedicated washing machine space provided in all of the apartments.
- Common wash basin provided in all of the apartments.
- Wide kitchens with double side counters in all of the apartments.

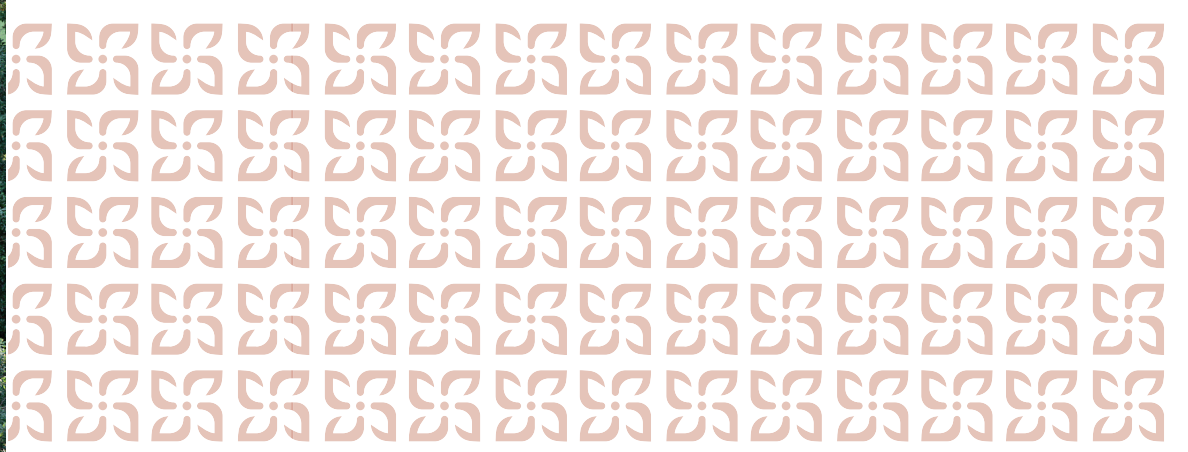
✦ Considering Vaastu..? We got that sorted too

- Most units have North or East facing entry doors.
- All apartments have kitchens placed in SE and NW.
- All apartments have SW bedrooms.
- No apartments have toilets in NE.
- No unit has a bed headboard in the North.

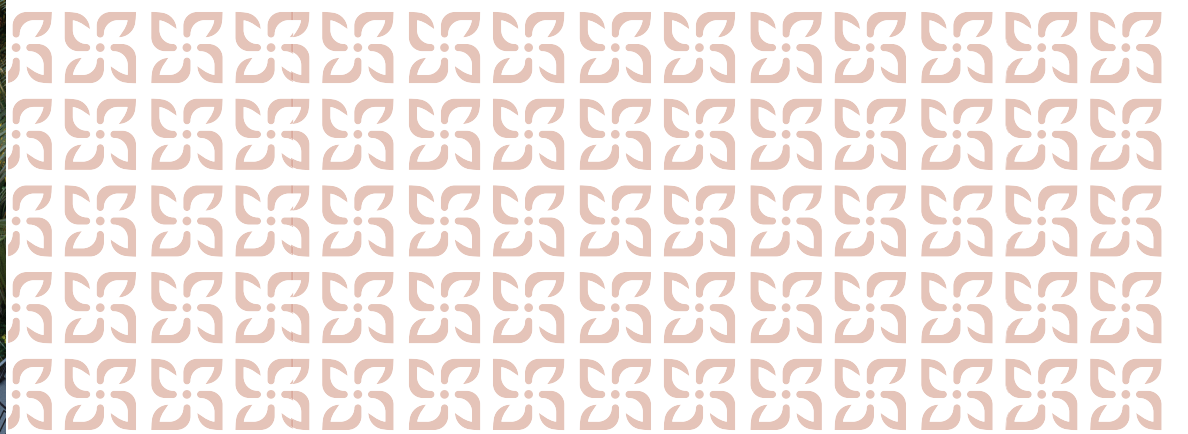


AERIAL VIEW





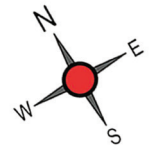
CASAGRAN
 DIOR





FLOOR & TERRACE PLAN

TERRACE FLOOR PLAN

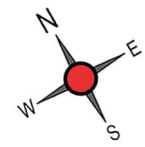


Terrace Amenities

- 1. Kids play park
- 2. Rooftop cabana
- 3. Barbeque station
- 4. Fitness functional frame
- 5. Rooftop yoga & meditation deck



STILT FLOOR PLAN

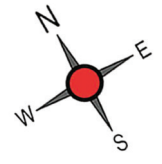


Outdoor Amenities

- 6. Reflexology walkway
- 7. Leisure seating court
- 8. Tot lot
- 9. Pets park



TYPICAL FLOOR PLAN

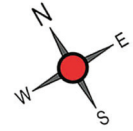


1st TO 5th FLOOR

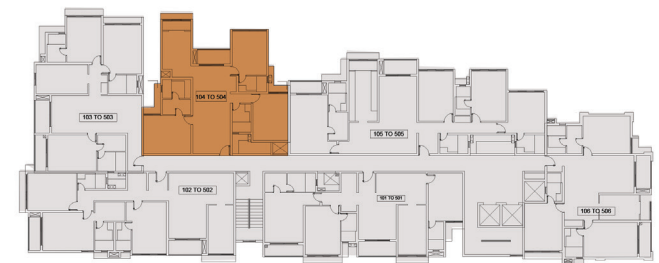


UNIT PLANS

3 BHK - TYPICAL FLOOR 1ST TO 5TH

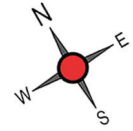


Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
104-504	3BHK	1288	52	1340	1767	-

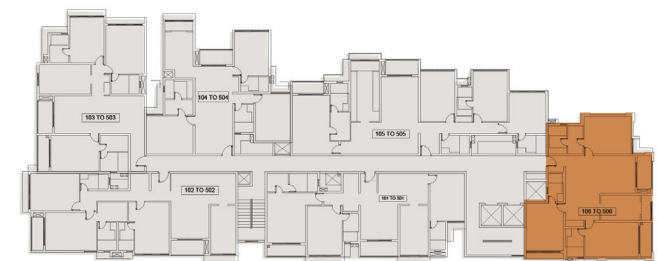


KEY PLAN

3 BHK - TYPICAL FLOOR 1ST, 3RD & 5TH

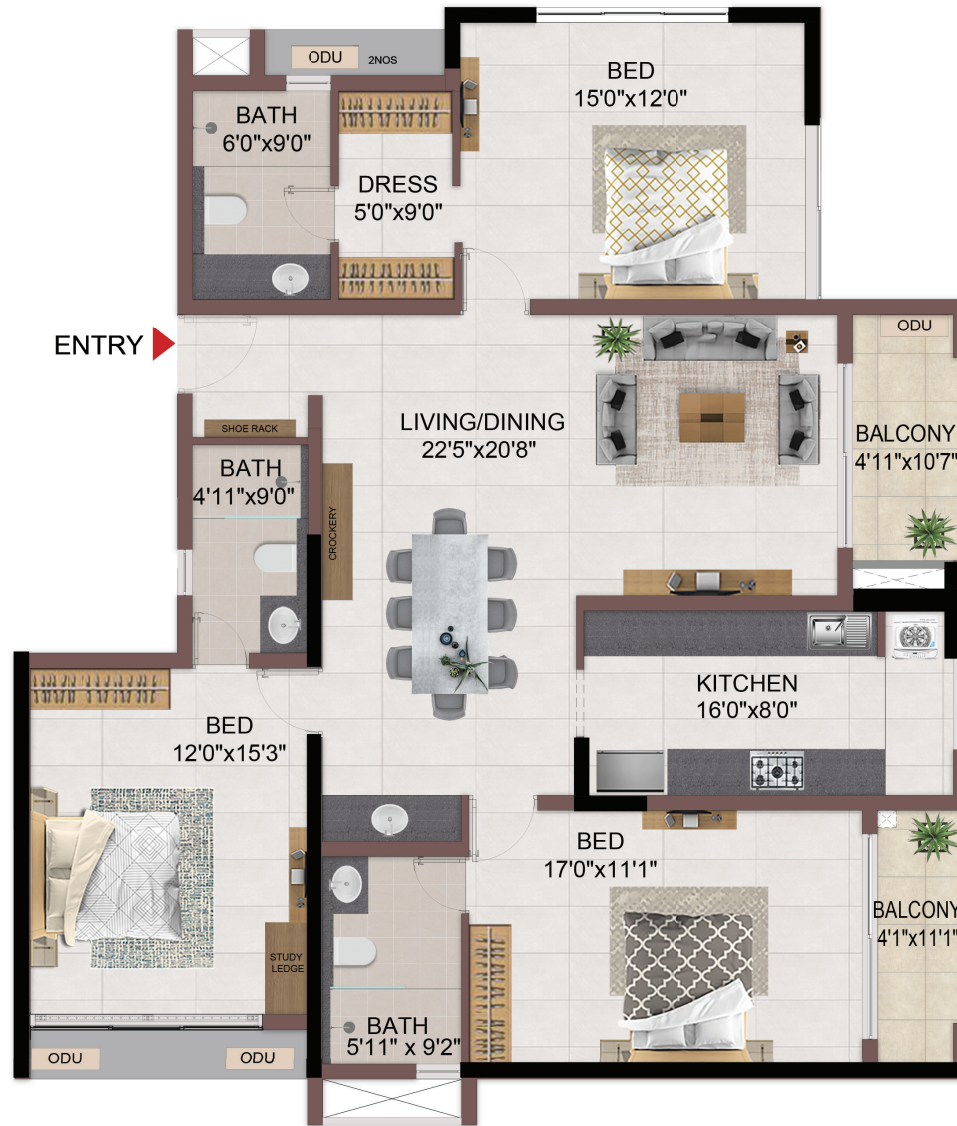
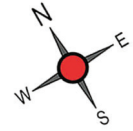


Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
106-506	3BHK	1366	97	1463	1890	-

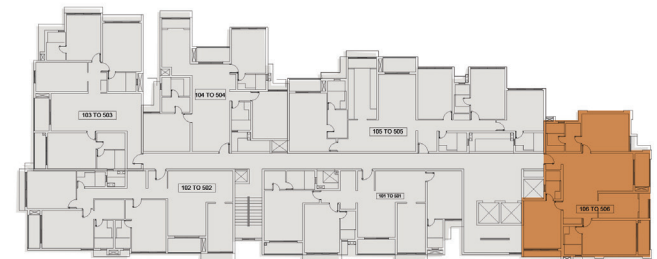


KEY PLAN

3 BHK - TYPICAL FLOOR 2ND & 4TH

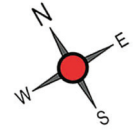


Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
106-506	3BHK	1366	97	1463	1890	-

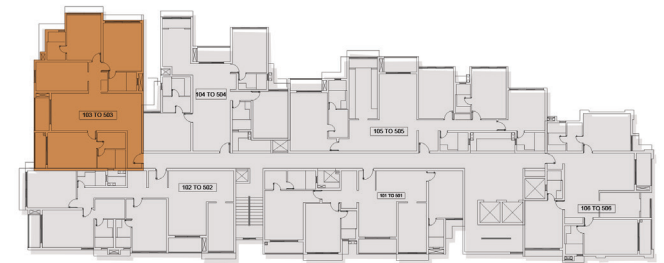


KEY PLAN

3 BHK - TYPICAL FLOOR 1ST TO 5TH

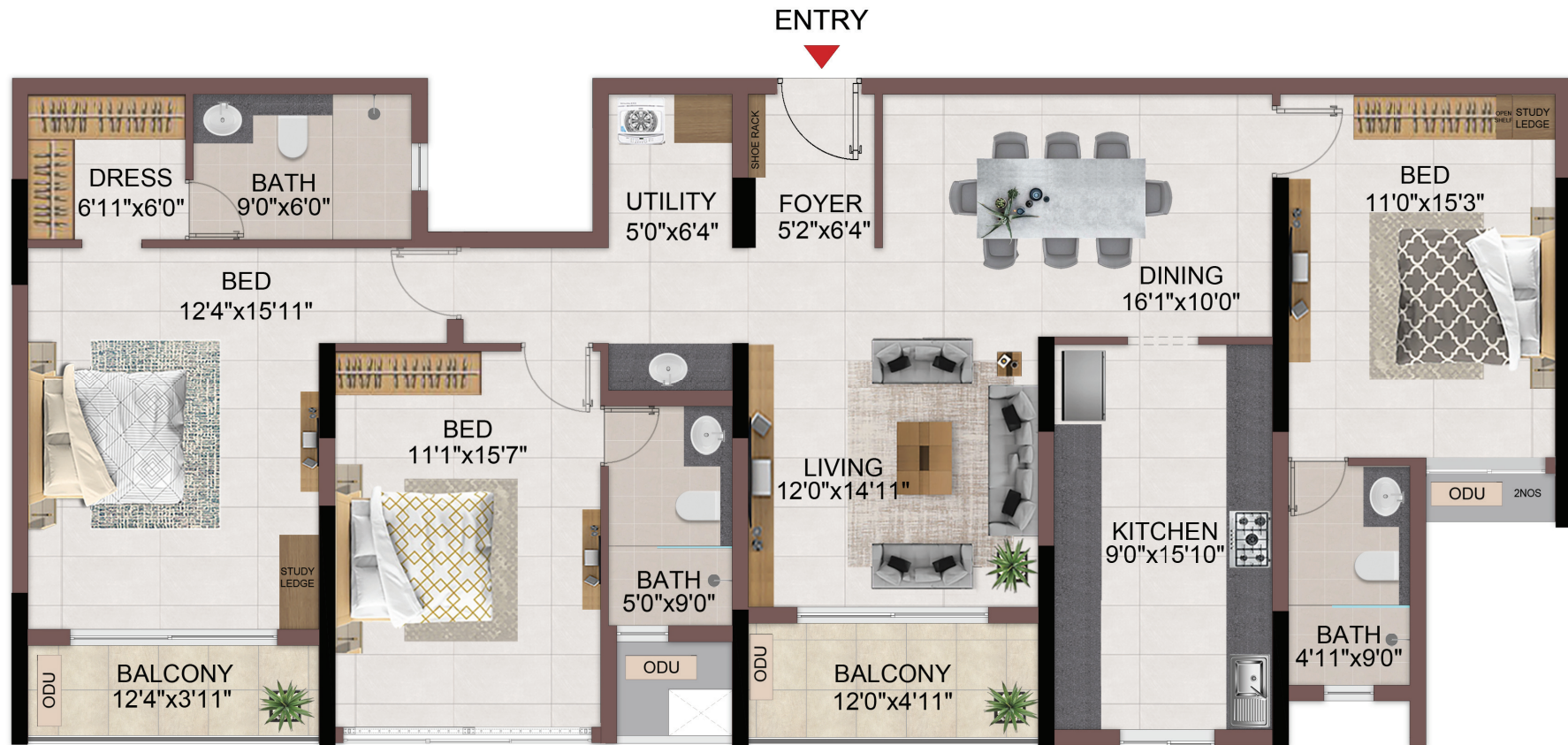
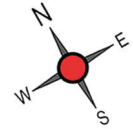


Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
103-503	3BHK	1434	95	1529	1955	-

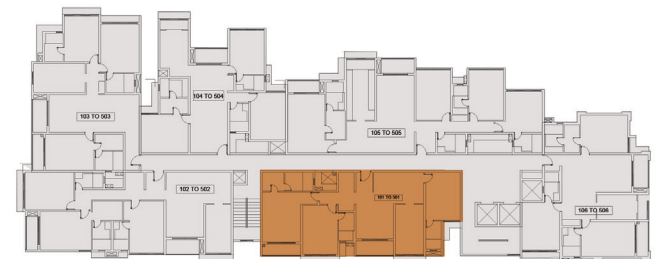


KEY PLAN

3 BHK - TYPICAL FLOOR 1ST TO 5TH

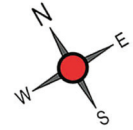


Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
101-501	3BHK	1405	107	1512	1970	-

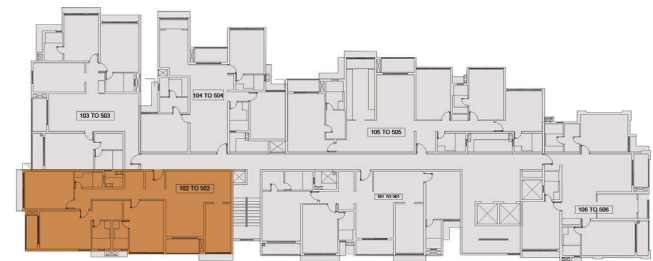


KEY PLAN

3 BHK - TYPICAL FLOOR 1ST TO 5TH

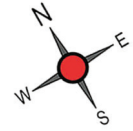


Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
102-502	3BHK	1517	96	1613	2082	-

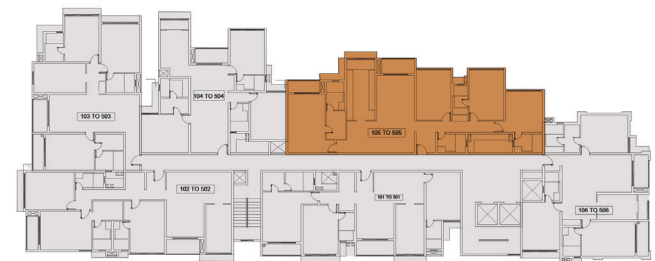


KEY PLAN

4 BHK - TYPICAL FLOOR 1ST TO 5TH



Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
105-505	4BHK	1835	97	1932	2515	-



KEY PLAN

ELEVATION VIEW





SPECIFICATIONS

Structure



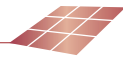
Structural System	: RCC framed structure designed for seismic compliant (Zone 3)
Masonry	: 200mm for external walls & 100mm for internal walls
Floor height (incl. slab)	: Will be maintained at 2950mm

Wall Finish



Internal walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of Emulsion
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of 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 design
Bathroom	: Ceramic tile up to false ceiling height, of sizes both 600x600mm and 600x1200mm & above false ceiling will be finished with a coat of primer
Kitchen	: Homogenous slab of size 600x2400mm for a height of 600mm above the counter top finished level
Toilet ceiling	: Grid type false ceiling

Floor Finish



Main flooring	: Italian marble flooring
Kitchen & all bedrooms	: Vitrified tiles of size 600x1200mm
Bathroom	: Anti-skid ceramic tiles of sizes both 600x600mm and 600x1200mm
Balcony	: Wooden deck finish tiles

Kitchen & Dining



Kitchen	: Platform will be finished with quartz/ homogenous slab at height of 850mm from the finished floor level
Electrical point	: For chimney, hob & water purifier
CP fitting	: Kohler or equivalent
Sink	: Double bowl SS sink with pull out sink faucet & drain board
Dining	: Counter mounted wash basin as per architect's design

Balcony



Handrail	: Glass handrail as per architect's design
----------	--

Bathroom



CP & Sanitary fixture	: Kohler or equivalent
Master Bathroom	: Wall mounted rimless WC with cistern, premium bronze finish fittings - health faucet, rain shower and body jets with glass cubicle, single lever diverter and counter mounted wash basin
Other Bathrooms	: Wall mounted rimless WC with cistern, health faucet, overheadshower with glass partition, single lever diverter and counter mounted wash basin

Joinery



Main door	: Good quality frame with double side veneer finish door of size : 1050 x 2100mm, with designer handle, double side panel and door signage : Ironmongeries like digital lock system of ozone or equivalent lock, tower bolts, door viewer, safety latch, magnetic door catcher, etc.
Bedroom doors	: Good quality door frame with double side laminated door of size 900 X 2100mm : Ironmongeries like ozone or equivalent lock, door stopper, door bush, tower bolt, etc.

- Bathroom doors : Good quality door frame with double side laminated door of size 750 x 2100mm with paint finish
: Ironmongeries like thumb turn lock of ozone / equivalent without key, door bush
- Terrace doors : Good quality door frame with FRP shutters of size 900 X 2100mm with paint finish
: Ironmongeries like one side coin & thumb turn lock of ozone / equivalent without key, door closure & tower bolt

Windows

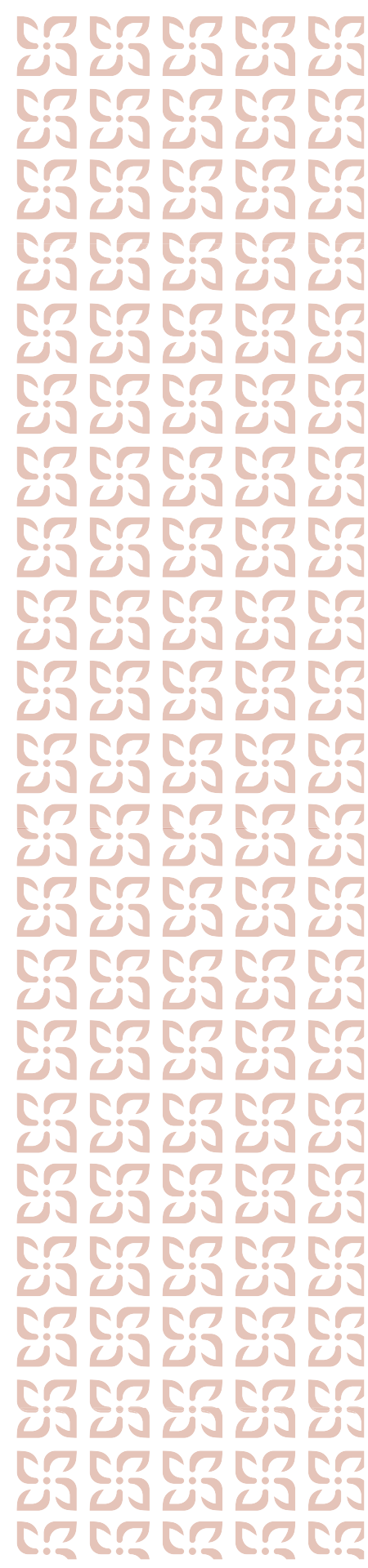


- Windows : Aluminum windows with sliding shutter with plain glass, mosquito mesh & MS grill on Inner side (wherever applicable)
- French doors : Aluminum frame with mosquito mesh and shutters with toughened glass
- Ventilators : Aluminum frame or fixed / open-able shutter for ODU access (wherever applicable)

Electrical Points



- Power Supply : 3 PHASE power supply connection
- Safety device : MCB & RCCB (Residual Current Circuit breaker)
- Switches & sockets : Modular box & modular switches & sockets of good quality IS brand
- Wires : Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand
- Video doorbell : Provided in the entrance - main door
- 5 Amp socket (outdoor) : Point provided in the living balconies in recommended location.
- Foot lamp : Provided in all bedrooms
- TV : Point in living & any one bedroom and provision in other bedrooms
- Data : Point in living & any one bedroom
- Split- air conditioner : Points will be given in living, dining and bedrooms
- Exhaust fan : Point will be given in all bathrooms
- Geyser : Point in all bathrooms
- Back-up : 650W for 4BHK, 500W for 3BHK



SPECIFICATIONS COMMON TO BUILDING COMPLEX

Common Features



1. Lift : Elevators of 10 passenger lift will be provided as per requirement
2. Back – up : 100% Power backup for common amenities such as Clubhouse, lifts, WTP & selective common area lighting
3. Name board : Apartment owner name will be provided in stilt floor
4. Lift fascia : Granite / marble / tile equivalent cladding all level
5. Lobby : Granite flooring at stilt level & tile flooring at other levels
6. Corridor : Combination of tile and granite flooring at all levels
7. Staircase floor : Granite flooring at all levels
8. Staircase handrail : MS handrail with enamel paint finish in all floors
9. Terrace floor : Pressed tile flooring

Outdoor Features

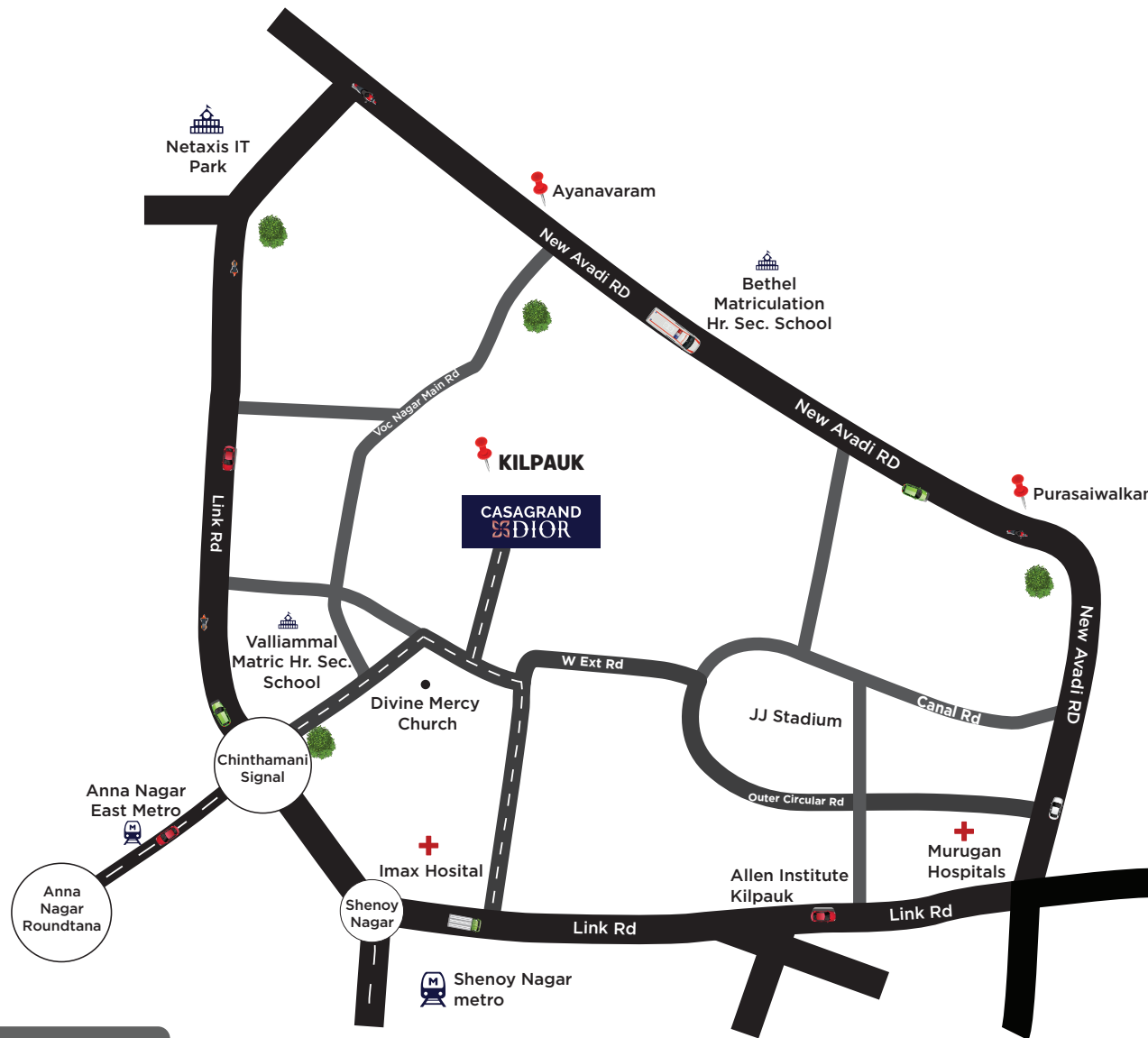


1. Water storage : Centralized UG sump with WTP (Min. requirement as per water test report)
2. Rain water harvest : Rain water harvesting site
3. Safety : CCTV surveillance cameras will be provided all round the building at pivotal locations in ground level
4. Well defined walkway : Walkway spaces well defined as per landscape design intent
5. Security : Security booth will be provided at the entrance / exit
6. Compound wall : Site perimeter fenced by compound wall with entry gate
7. Landscape : Suitable landscape at appropriate places in the project as per design intent
8. Driveway : Convex mirror for safe turning in driveway in / out
9. External Driveway : Interlocking paver block / equivalent flooring with demarcated driveway as per landscape design intent





LOCATION MAP &
ADVANTAGES



LOCATION ADVANTAGES

SCHOOLS & COLLEGES

Bhavans Rajaji school	- 2.2 kms
CSI Jessie Moses school	- 2.4 kms
Anna adarsh	- 2.6 kms
CSI bain school	- 2.8 kms
SBOA school	- 4.5 kms
Velammal Vidyalaya	- 8.3 kms
Anna Adarsh College	- 2.5 kms

HOSPITALS

Vihaa multi speciality hospital	- 1.3 kms
IMAX hospital	- 0.8 kms
Soundarpandian bone & joints hospital	- 1.6 kms
Dr. Archana IVF & women's centre	- 0.95 kms
Sundaram Medical foundation	- 3.0 kms
Lifeline hospitals	- 2.0 kms
Frontier Lifeline hospital	- 5.0 kms

METRO STATION & ENTERTAINMENT

Anna nagar east metro	- 1.4 kms
Shenoy nagar metro	- 1.3 kms
PVR cinemas	- 3.0 kms
EGA theatre	- 2.9 kms
VR mall	- 3.9 kms

PAYMENT SCHEDULE

Booking Advance	10%	On commencement of 2nd Floor Roof	7.5%
On Agreement of signing	40%	On commencement of 4th Floor Roof	7.5%
Commencement of Foundation	10%	On completion of Flooring respective unit	5.0%
On commencement of Stilt Roof	7.5%	Handing over	5.0%
On commencement of 1st Floor Roof	7.5%		

AWARDS

- ★ ET Now Casagrand Zenith - 2019
Innovative Project of the Year
- ★ ET Now Casagrand Eternia II - 2019
Best Project in Non-Metro
- ★ ET Now Casagrand Royale - 2019
Most Admired Upcoming Project of the Year
- ★ 11th Estate Annual Awards, powered by
Franchise India - 2019
Casagrand Esmeralda Luxury Villa Project of the Year
- ★ Times Business Awards 2020 - The Times of India (Brand)
Best Real Estate Company of Tamil Nadu
- ★ Realty Conclave Excellence Awards - 2021 (South)
Casagrand Orlena
Mid-Segment Project of the Year
- ★ Realty Conclave Excellence Awards - 2021 (South)
Casagrand Boulevard
Most Popular Project of the Year
- ★ 13th Estate Awards Franchise India and REMAX India - 2021
Casagrand Boulevard
Best Mid-Segment Project of the Year
- ★ The Economic Times - 2021 (Brand)
Best Brands Award
- ★ The Economic Times Real Estate Award - 2022 (South)
Residential Project High-End (ongoing-metro)
Casagrand Athens
- ★ Exchange4media - 2022 (Brand)
Pride of India Brands - The Best of South Awards
- ★ News18 Tamil Nadu - 2022 (Brand)
Most Trusted Builder in South India
- ★ 14th Realty + Excellence Awards 2022, (South)
Casagrand Hazen
Mid-Segment Project of the Year
- ★ 14th Realty + Excellence Awards 2022, (South)
Casagrand Hazen
Fastest Growing Realty Brand of the Year



ELEVATION VIEW



CASAGRANT
building aspirations

Buddy Neighbour Scheme

Refer & Earn

Refer your family, friends or colleagues to a Casagrاند home and get a chance to earn up to **₹2,00,000***

To refer, call **93840 27974** or write to referral@casagrاند.co.in

www.cgreferral.com

GET ASSURED RENT ON YOUR CASAGRAND PROPERTY.

CASAGRAND RENTASSURE

Call **98841 99957**
www.cgrentassure.com

sellasure CASAGRAND
selling casagrاند home made easy

WE'LL HELP YOU SELL.

Casagrاند introduces "SELLASSURE", a hassle-free resale solution for Casagrاند Home Buyers. Understanding our customer's needs, we have enabled a one stop solution which creates the right exposure to listed properties, generates refined leads and ensures seamless closures.

Contact us at **99622 09500**
www.cgsellassure.com | sellasure@casagrاند.co.in

CASAGRAND
building aspirations

RERA NO: TN/29/BUILDING/0398/2023 | WWW.RERA.TN.GOV.IN

CORPORATE OFFICE
NPL Devi, New No. 111, Old No. 59,
LB Road, Thiruvanimiyur,
Chennai - 600 041.
Ph: +91 - 44 4411 1111
Mob: +91 89399 77577
Fax: +91- 44 4315 0512

COIMBATORE OFFICE
Sri Dwaraka, No. 1-A,
B.R. Nagar Main Road,
Singanallur Post,
Coimbatore - 641 005.
Ph: +91 72993 70001

BENGALURU OFFICE
Salma Bizhouse, 34/1, 4th Floor,
Meaneer Avenue Road,
Opp. Lakeside Hospital,
Ulsoor Lake,
Bengaluru - 560 042.
Ph: +91 98844 59522

HYDERABAD OFFICE
Casagrاند Builder Private
Limited
AR Square, Plot No.13,
Door No. 4-50, Jayabheri
Enclave, Gachibowli,
Hyderabad - 500 032.
Ph: +91 93846 49841

DUBAI OFFICE
4th Floor, Block-B,
Business Village,
Dubai,
United Arab Emirates,
PO Box. 183125.
Ph: +971 565302759

www.casagrاند.co.in

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

Disclaimer: Whilst reasonable care has been taken in preparing the brochure and constructing the model and sales gallery show flat (the materials), the developer and its agents shall not be held responsible for any inaccuracies in their contents or between the materials and the actual unit. All statements, literature and depictions in the materials are not to be regarded as a statement or representations of the fact. Visual representations such as layout plans, finishes, illustrations, pictures, photographs and drawings contained in the materials are artists' impressions only and not representations of fact. Such materials are for general guidance only and should not be relied upon as accurately describing any specific matter. All information, specifications, plans and visual representations contained in the materials are subject to changes from time to time by the developer and/or the competent authorities and shall not form part of the offer or contract. The sales and purchase agreement shall form the entire agreement between the developer and the purchaser and shall in no way be modified by any statement, representations or promises (whether or not contained in the materials and/or made by the developer or the agent) made. No part of the materials shall constitute a representation or warranty. Measurements given for the kitchen includes the utility area also. All measurements for all rooms are in feet, inches and meters. Payment patterns are subjected to change based on the construction process