

CASAGRANDE
Ω MEDORA





South India's Leading Real Estate Developer

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 sft. 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 ₹8000 crores in the pipeline.





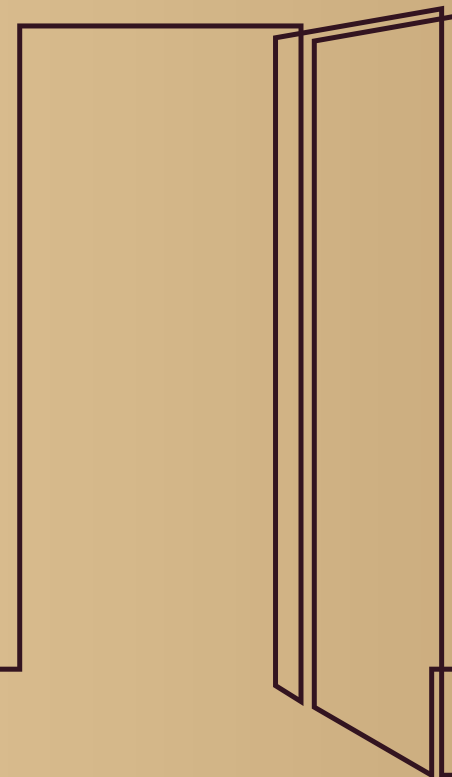
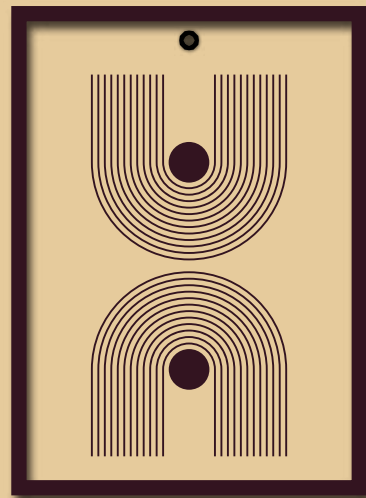
CASAGRAN Ω MEDORA

Casagrand Medora offers the exclusive luxury apartments with highest quality furnishing and accessories in an indulgent neighborhood offering an ultimate standard of life. These superior apartments at Korattur provide exceptional connectivity and 40+ amenities serving outdoor and indoor recreational activities sprawled across the community enhancing the social environment and liveliness of the community.

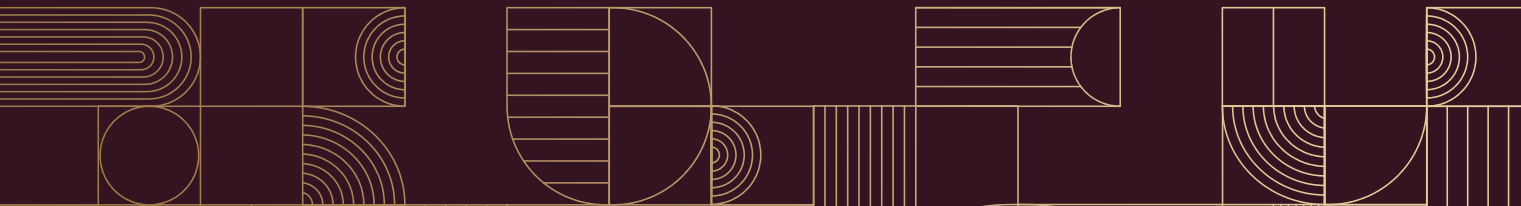


Salient Features

- Luxurious 2 & 3 BHK apartments with expansive amenities offer unparalleled lifestyle
- It has 155 superior units adorned with the highest quality furnishing and accessories
- All homes are spatially planned ensuring every space of a unit is of premium luxury
- Ample open spaces filled with lush landscape features
- It offers 40+ world class amenities enhancing the social environment and liveliness of the community
- It has premium specification which gives an aesthetic appeal of the interiors
- Thoughtfully designed Master and Unit plan with focus on 5 important elements like Light, Ventilation, Privacy, Vaastu and Beautiful Views
- 7700 sft. Magnificent clubhouse designed furnished with indoor amenities
- 4100 sft. of Lavish Swimming pool, kids pool & poolside deck
- Meticulous planning has been done to ensure that the community is a Kids & Senior citizen friendly community
- 100% Vaastu compliant Homes designed with no wastage of space



Amenities







Gym



Banquet



Clubhouse



Kids Play Area



Indoor Game



AV Room

Outdoor Amenities

Kids

- 1. Tot Lot
- 2. Jungle Gym
- 3. Tyre swings
- 4. Outdoor Board Games Zone
- 5. Wonder park
- 6. Rope Climbers
- 7. Rock Climbing Wall

Swimming Pool

- 8. Lap pool
- 9. Poolside deck with Lounge Seaters
- 10. Urn Waterspouts
- 11. Kids Pool with rainbow jets
- 12. Pergola Rain Curtains
- 13. Pool Side Theatre

Fitness / Well-Being

- 14. Walking / Jogging Track
- 15. Reflexology Pathway
- 16. Outdoor Gym
- 17. Seasonal Garden
- 18. Ola / Uber Pickup point
- 19. Water Cascade feature
- 20. Hangout Plaza
- 21. Barbeque Pavillion with Swing Seaters
- 22. Hammock Garden
- 23. Outdoor campfire & seating
- 24. Bloom Array
- 25. Senior Citizen Alcove
- 26. Aroma Garden
- 27. Miyawaki Forest
- 28. Leisure Walkway
- 29. Maze Garden
- 30. Lawn
- 31. Outdoor Amphitheatre
- 32. Tree Court Seating Plaza

Clubhouse Amenities & Facilities

Entertainment & Concenience

- 33. Mini theatre
- 34. Multipurpose Party hall

Indoor Games

- 35. Foosball
- 36. Carrom
- 37. Chess

Sports, Fitness & Well-Being

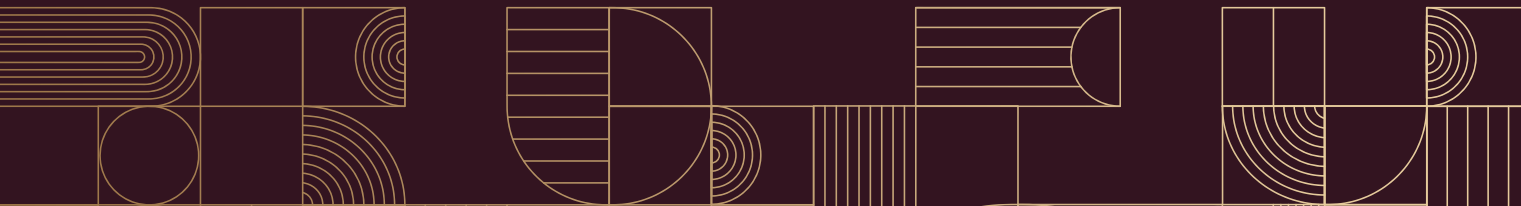
- 38. TRX training
- 39. Gym

Kids Play Area & Creche

- 40. Ball Pit
- 41. Book nook
- 42. Interactive Wall Games
- 43. Peg climbers
- 44. Children's Play Hub
- 45. Tot Glide



Product
superiority









A Premium Community for a Supreme Life

- Casagrand Medora gifts you an unparalleled lifestyle at Korattur.
- Strategically located on one of the salient roads surrounded with major industrial areas within city limits.
- Finely crafted community set amidst 2.56 acres of land planned with swimming pool, podium, & appealing green spaces with Ample open space filled with lush landscape features.
- Master plan and unit plan designs are based on five important pillars in planning: Light, Ventilation, Vaastu, Privacy, and Aesthetics.
- 155 apartments adorned with the highest quality furnishing and accessories offering an ultimate standard of life.
- Exclusive luxury apartments in an indulgent neighborhood thoughtfully designed with over 40 amenities.

Presenting you a Community with the Best of Architecture & Finesse...

- A robust entrance portal with a feature wall welcomes you into the community with enhanced lighting and landscape.
- A Contemporary elevation accentuated with multi-faceted lighting uplifts the building exteriors and landscape, creating clusters of interest in the community.
- Feature wall and landscapes designed opposite to block entrance act as an intuitive wayfinding element for both residents and visitors.
- Signage maps at pivotal points for ease of navigation.
- Meticulously planned pathways and amenities with ornate features throughout the site.
- A magnificent clubhouse of 7700 sft. area furnished with indoor amenities.
- 4100 sft. of Lavish Swimming pool, kids pool & poolside deck.
- Vibrant entrance lobbies are provided as a premium welcoming feature within the community.





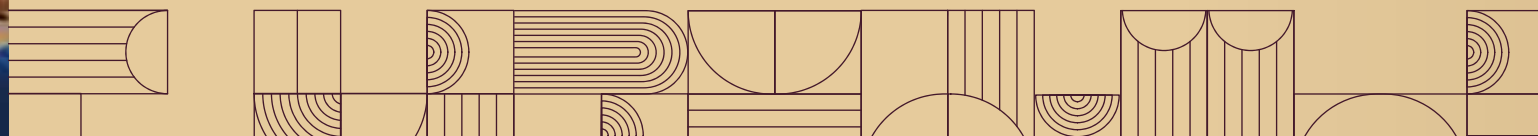


Indulge in the Finest Clubhouse

- With a complete range of high-end facilities, Casagrand Medora features a fully furnished Clubhouse adorned with luxurious interiors.
- The Clubhouse with a Contemporary style glazed façade and lighting that invites you with an appealing Entrance lobby and Waiting lounge.
- The Clubhouse is equipped with a splendid Multi-purpose party hall with buffet and pantry to host exclusive parties and gatherings.
- Exclusive Gym with top notch features like Interactive gym, TRX corner and Yoga room promoting an active lifestyle for residents of all age groups.
- Indoor Kids play and Creche, offering entertainment and fostering cognitive development for kids of various age groups.
- Indoors Kids play area is equipped with activity rich facilities like Ride-ons and Cozy reading nooks, Tot glide, etc. making it a safe haven for children's creativity and entertainment.
- A Mini theatre provides a dedicated space for community members to come together and enjoy movie nights.
- Indoor games room for your everyday recreation includes Chess, Carrom and Foosball.
- The Clubhouse with built-in changing rooms nearby swimming pool ensures user's convenience.

Efficiency in space planning

- All homes are spatially planned ensuring every space of a unit is of premium luxury.
- Designer door signages for main doors at every floor level.
- Linear planning of Living area and Dining creates a seamless expanse of living space.
- Uninterrupted visual connectivity - all Bedrooms & balconies will be facing the parks, podium or exterior.
- Balconies in the Living room for all units.
- All units have large windows for better light and ventilation.
- Dedicated Washing machine space is provided in all apartments.
- Planned ODU locations - designed to avoid any overlooking or hindrances to other apartments and well concealed to ensure no AC's are visible on the building facade.
- Building orientation ensures maximum wind flow and minimum heat gain.
- Well-planned flow of circulation for stilt level parking and driveways offers hassle-free pedestrian movement all around the site.







Offering you 40+ amenities...

- 40+ Amenities serving outdoor and indoor recreational activities sprawled across the community enhancing the social environment and liveliness of the community.
- The community offers kid's-friendly amenities that include vibrant and engaging spaces such as Rock-climbing wall, Rope climbers, Tot-lots and Jungle gym to inspire and challenge young adventures.
- The site encompasses pockets of wonders with tree-seating plazas throughout the community to indulge with nature.
- Amenities like Reflexology walkway, Senior citizen seating and Elder's pavilion creating a welcoming environment for the elderly to relax, socialize, and indulge in.
- The OSR's open area includes a Tree Plaza and an Outdoor Amphitheatre, promoting social gatherings and community interaction.
- Multi-purpose party lawn with Barbeque counters designed amongst lush planting to enhance your evening parties.
- Fitness amenities like Outdoor Cross-fitness gym, Walking / Jogging track, Yoga lawn encourages residents of all age groups to engage in physical fitness.
- The community features a Lap pool, Kid's pool with interactive water jets and a poolside lounge with rain curtain. The poolside deck features an outdoor theatre adding to the lavish leisure retreat.



Premium specification

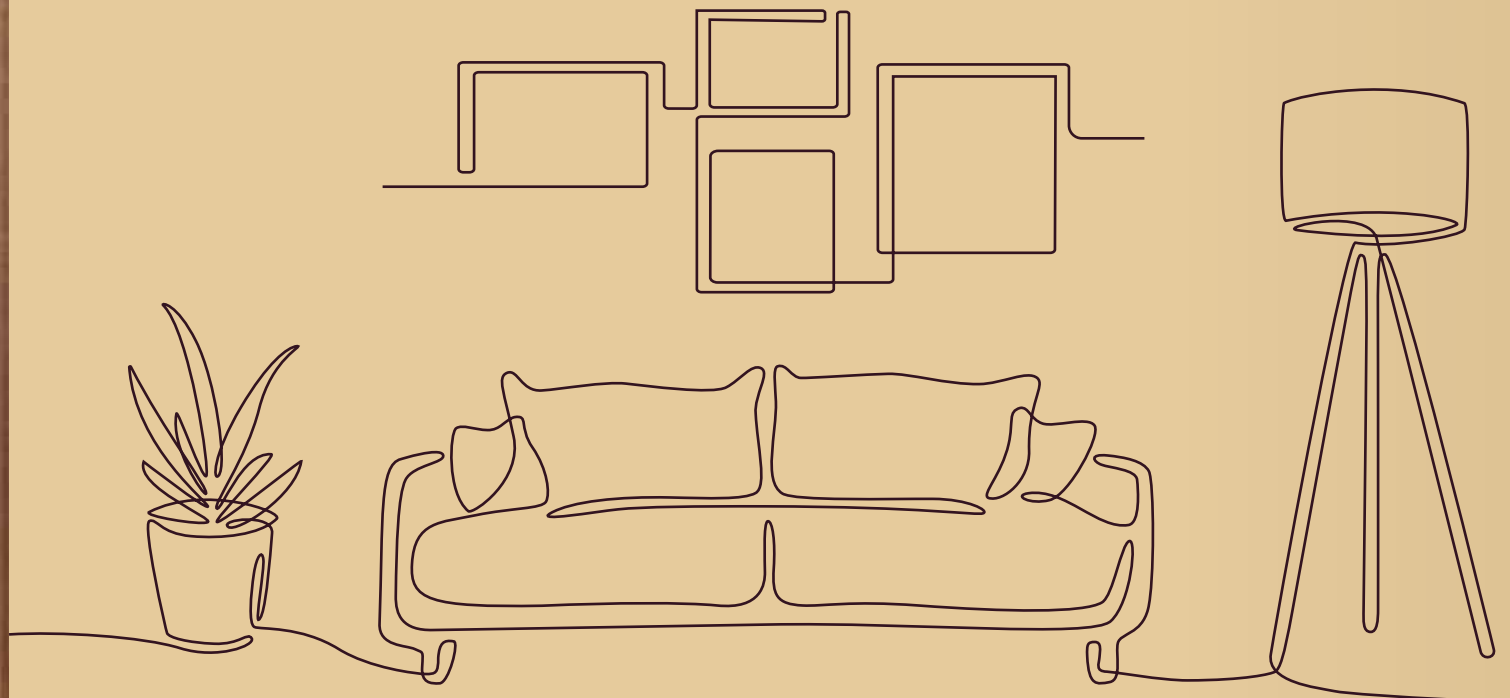
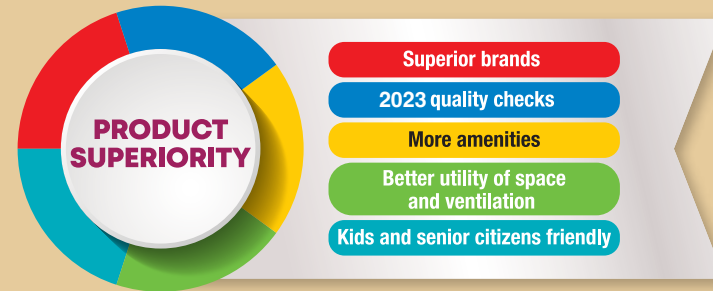
- Elegant Main door with designer architrave, top and side panel welcomes you to your home.
- Digital lock for main door - New generation digital lock system with 4 unlocking features such as fingerprint, passcode, access card and mechanical key.
- Italian Marble flooring in Living, Dining and internal passages provides timeless elegance for a truly stunning interior.
- 600 x 1200 mm vitrified tile flooring for the bedroom and kitchen
- 600 x 1200 mm wooden deck finish tiles, adding a touch of sophistication and natural warmth to your balcony.
- Foot lamp provided in all bedrooms for your daily convenience.
- Weather proof socket in balcony ensuring a secure power access for your electrical devices in all weather conditions.
- All apartments are adorned with designer switches, adding form to function.
- Cloth drying - Ceiling cloth drying hanger rods Provided in any one balcony
- Premium range of Toto or equivalent CP & sanitary fit.
- Luxurious bathrooms fitted with Rain shower with hand shower and Glass partition.
- 2' long trench drains and square design grating for pest-free in shower area.
- Marble lift fascia cladding adds to the luxury in welcoming guests and residents, while also elevating the aesthetic appeal of the interiors.
- 800x1600 mm vitrified tiles for corridor flooring.
- Granite flooring for Staircase and Lift lobbies.





Vaastu Compliant homes for enhancing a positive living

- Conscious efforts have been taken during design phase to have most of the units Vaastu compliant.
- Most apartments have North or East facing entry doors.
- Most apartments have kitchens placed in Southeast and Northwest.
- All apartments have Southwest Bedrooms.
- No apartments have Toilets in Northeast.
- No apartments have Bed headboard in the North.



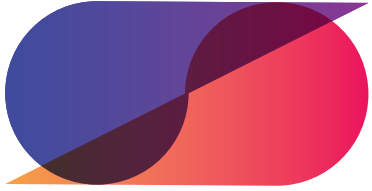


CASAGRANDE
MEDORA





CASAGRAND



FittedHomes

Just move in...



WHY CASAGRAND FITTED HOMES?

To make Homebuyer's Life Easy, Casagrand Fitted Homes provides the One-Stop Solution with all the essential fittings a new home must have, where you don't have to handle the hassles of getting your woodwork & electrical fittings done.

HOW CASAGRAND FITTED HOMES MAKE YOUR LIFE CONVENIENT?

- Hassle-free experience to the Homebuyers where you can just move in right away
- You don't have to deal with the stressful interior executions
- Our Contemporary styled finishes & fittings are designed to match any home

WHAT DO WE OFFER?

Carefully chosen high-end specifications with international material quality that best suit your home & meet your needs and are classified into 2 variants – Plush & Luxe.



SCAN FOR BROCHURE

WOODWORKS OF TOP NOTCH QUALITY



Shoe
Rack



TV Unit



Dining
Crockery



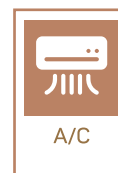
Wardrobes
All
Bedrooms



Kitchen
Cabinets



Vanity



A/C



Cooking
Hob



Chimney
Kitchen



Fans
living &
Bedrooms



Fan with
Light
Dining



Exhaust
Fans
& Geysers

PREMIUM ELECTRICAL FITTINGS



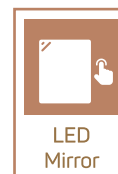
Light
Fixtures



Mirrors in
Dining



False
Ceiling



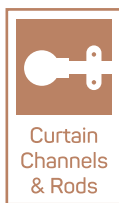
LED
Mirror



Mirror
Lights



Towel
Rack



Curtain
Channels
& Rods



Lights



Corner
Shelf



Towel
Ring

WASHROOM ACCESSORIES

HOME ACCESSORIES

PAYMENT SCHEDULE

All our superior Fitments are offered at a competitive price. Bought-out EWA (Electrical, Whitegoods & Accessories) items are at par compared to the market players, & the Woodworks are as per the Market standards.

The payment schedule is made convenient.

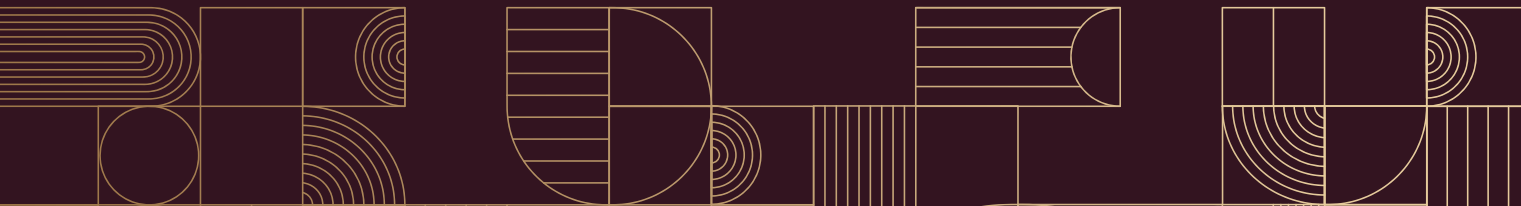
5%	85%	10%
payment at the time of unit booking	payment during work-in-progress	payment during the unit handover

CASAGRAND
building aspirations

FOR MORE DETAILS CALL

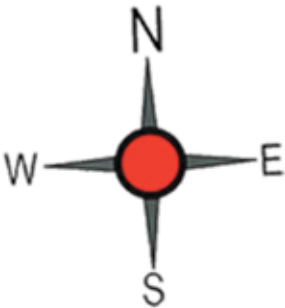
+91 73581 32669
info.fh@casagrand.co.in

Site Plan & Floor Plans





Stilt Floor Plan



OUTDOOR AMENITIES

KIDS

1. TOT LOT
2. JUNGLE GYM
3. TYRE SWINGS
4. OUTDOOR BOARD GAMES ZONE
5. WONDER PARK
6. ROPE CLIMBERS
7. ROCK CLIMBING WALL

SWIMMING POOL AMENITIES

8. LAP POOL
9. POOLSIDE DECK WITH LOUNGE SEATERS
10. URN WATERSPOUTS
11. KIDS POOL WITH RAINBOW JETS
12. PERGOLA RAIN CURTAINS
13. POOL SIDE THEATRE

FITNESS & AMENITIES

14. WALKING / JOGGING TRACK
15. REFLEXOLOGY PATHWAY
16. OUTDOOR GYM
17. SEASONAL GARDEN
18. OLA / UBER PICKUP POINT
19. WATER CASCADE FEATURE
20. HANGOUT PLAZA
21. BARBEQUE PAVILLION WITH SWING SEATERS
22. HAMMOCK GARDEN
23. OUTDOOR CAMP FIRE & SEATING
24. BLOOM ARRAY
25. SENIOR CITIZEN ALCOVE

26. AROMA GARDEN
27. MIYAWAKI FOREST
28. LEISURE WALKWAY
29. MAZE GARDEN
30. LAWN
31. OUTDOOR AMPHITHEATRE
32. TREE COURT SEATING PLAZA

CLUBHOUSE AMENITIES

ENTERTAINMENT & CONVENIENCE

33. MINI THEATRE
34. MULTIPURPOSE PARTY HALL

INDOOR GAMES

35. FOOSBALL
36. CARROM
37. CHESS

SPORTS, FITNESS & WELL BEING

38. TRX TRAINING
39. GYM

KIDS PLAY AREA & CRECHE

40. BALL PIT
41. BOOK NOOK
42. INTERACTIVE WALL GAMES
43. PEG CLIMBERS
44. CHILDREN'S PLAY HUB
45. TOT GLIDE

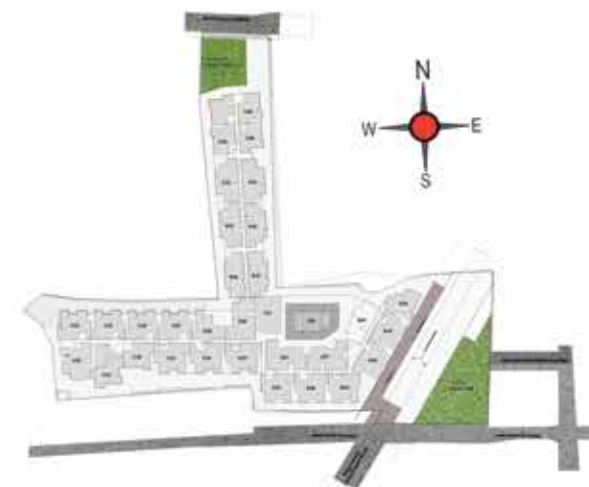
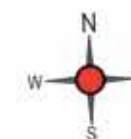
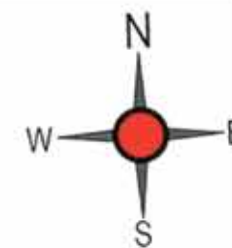
First Floor Plan

SWIMMING POOL AMENITIES

- 8. LAP POOL
- 9. POOLSIDE DECK WITH LOUNGE SEATERS
- 10. URN WATERSPOUTS
- 11. KIDS POOL WITH RAINBOW JETS
- 12. PERGOLA RAIN CURTAINS
- 13. POOL SIDE THEATRE



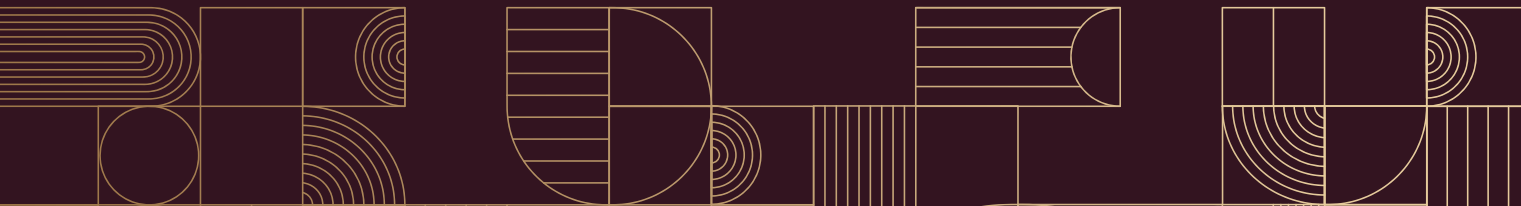
Typical Floor Plan (2nd to 5th Floor)



KEY PLAN

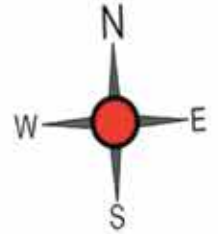


Unit Plans





2 BHK

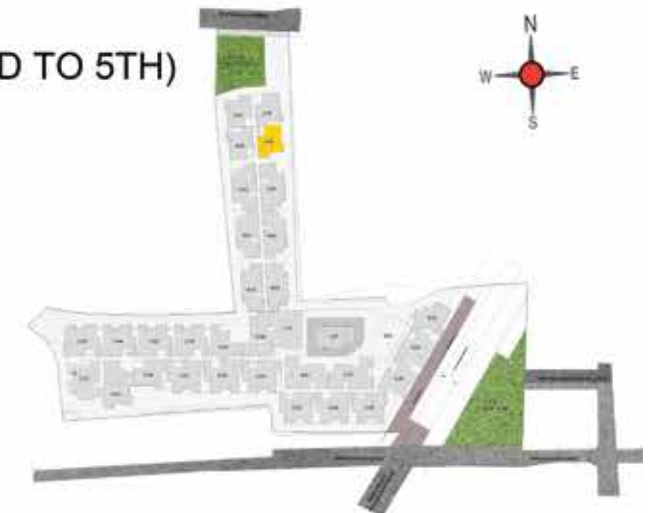


FIRST FLOOR



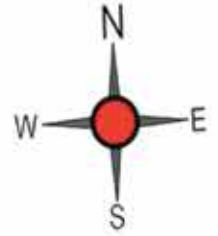
TYPICAL FLOOR (2ND TO 5TH)

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A-106	770	46	816	1170	62
A-206 TO A-506	770	46	816	1170	-



KEY PLAN

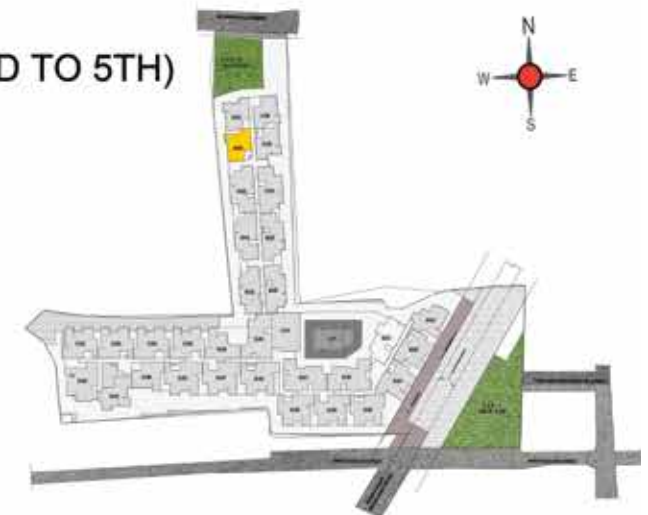
2 BHK



FIRST FLOOR



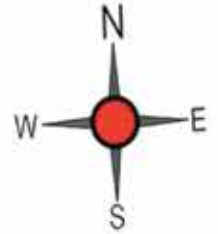
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A-103	778	46	824	1181	87
A-203 TO A-503	778	46	824	1181	-

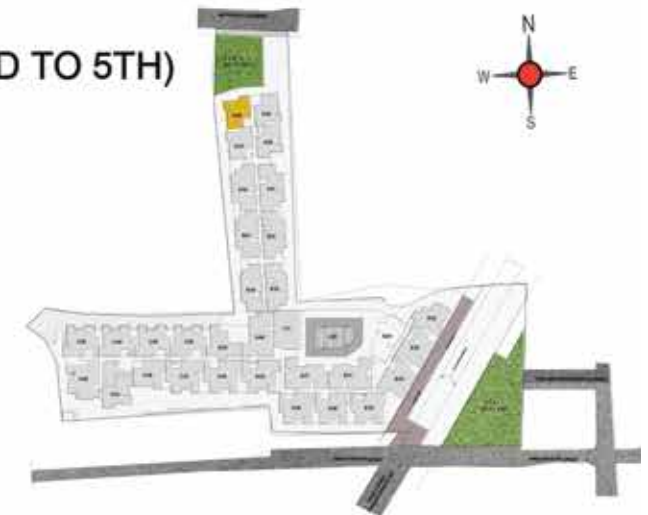
2 BHK



FIRST FLOOR



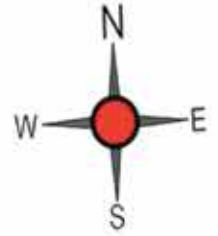
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A-104	778	46	824	1183	30
A-204 TO A-504	778	46	824	1183	-

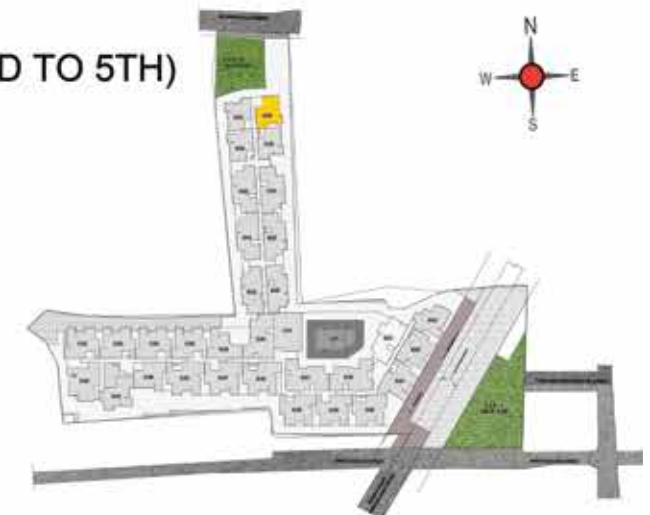
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FIRST FLOOR



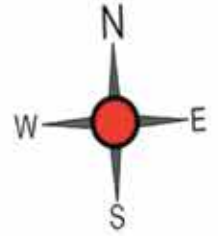
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A-105	778	46	824	1191	87
A-205 TO A-505	778	46	824	1191	-

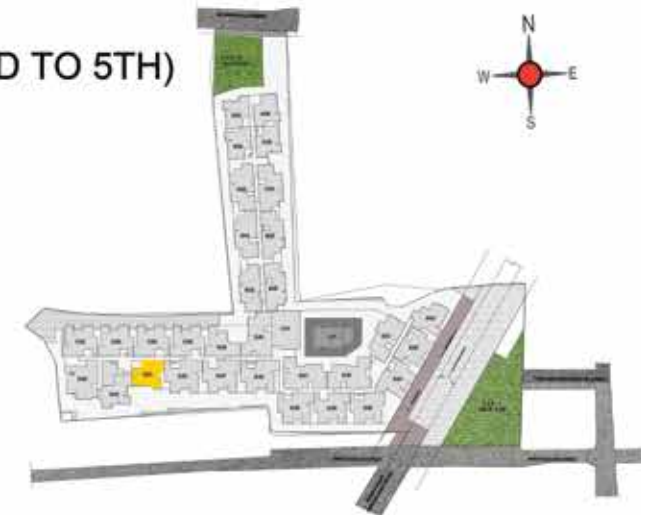
2 BHK



FIRST FLOOR



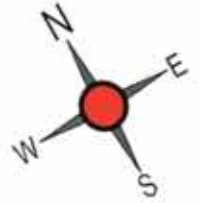
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
C-108	888	56	944	1331	121
C-208 TO C-508	888	56	944	1331	-

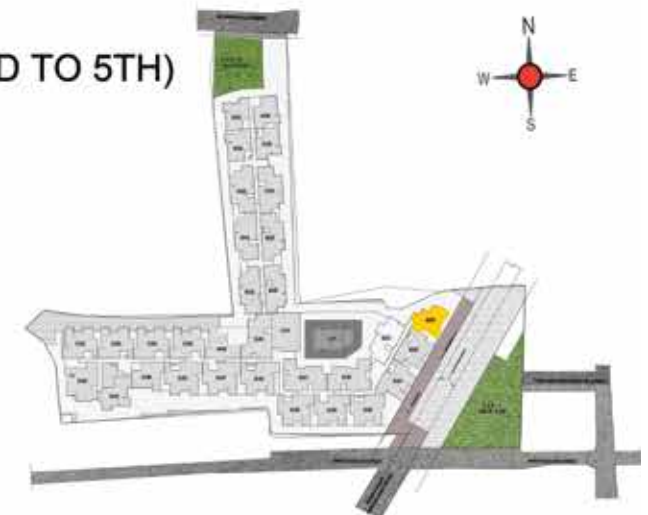
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FIRST FLOOR



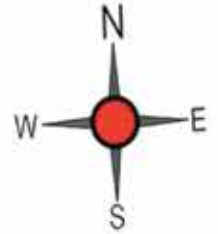
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
E-102	910	56	966	1370	119
E-202 TO E-502	910	56	966	1370	-

2 BHK



FIRST FLOOR



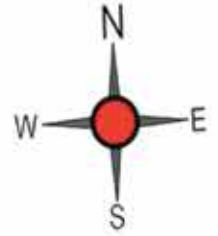
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
C-101	911	56	967	1388	48
C-201 TO C-501	911	56	967	1388	-

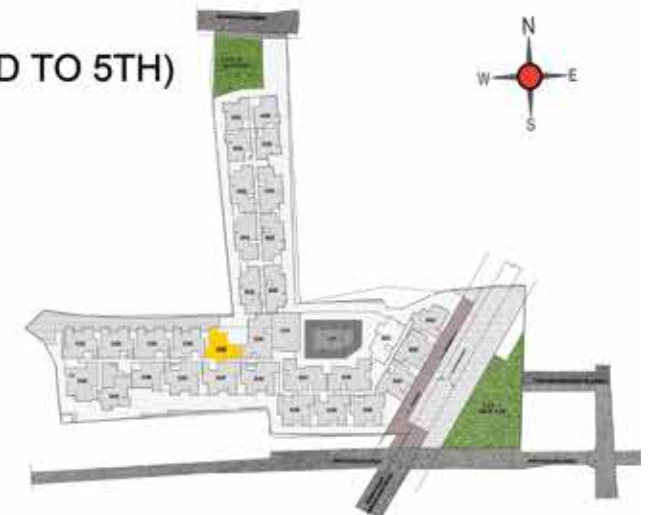
2 BHK



FIRST FLOOR



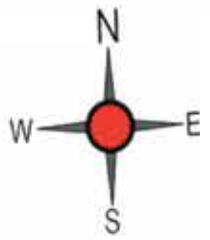
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
D-105	922	54	976	1404	221
D-205 TO D-505	922	54	976	1404	-

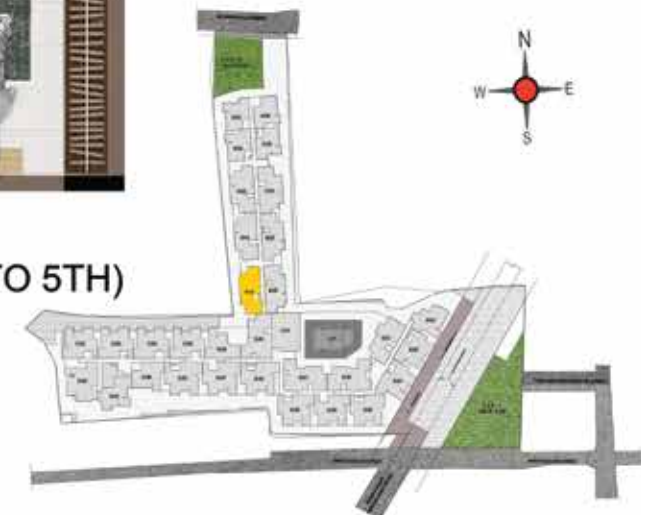
3 BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
B-104	1005	95	1100	1554	56
B-204 TO B-504	1005	95	1100	1554	-

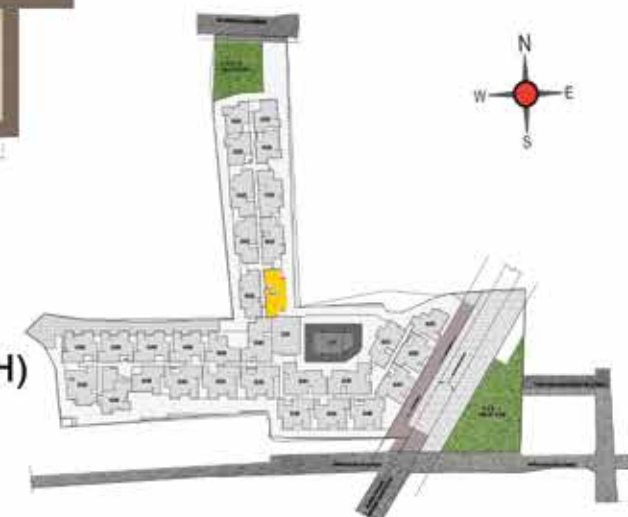
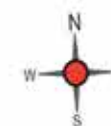
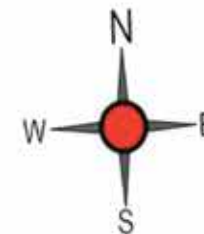
3 BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

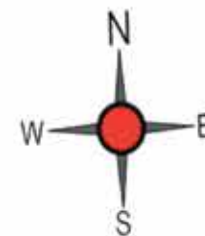
Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
B-103	1011	95	1106	1565	155
B-203 TO B-503	1011	95	1106	1565	-

3 BHK



TYPICAL FLOOR (2ND TO 5TH)

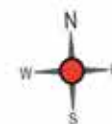
Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
E-105	1074	54	1128	1598	479
E-205 TO E-505	1074	54	1128	1598	-



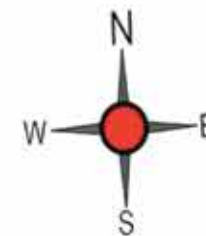
FIRST FLOOR



KEY PLAN



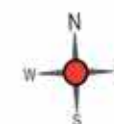
3 BHK



ENTRY
FIRST FLOOR



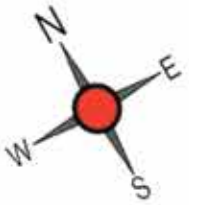
ENTRY
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
C-103	1073	54	1127	1604	36
C-203 TO C-503	1073	54	1127	1604	-

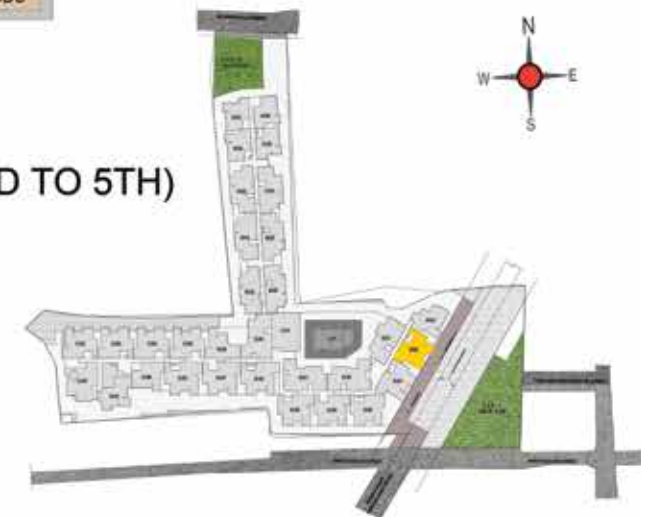
3 BHK



FIRST FLOOR



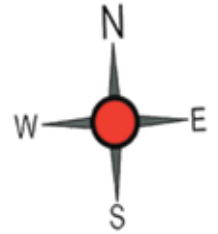
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
E-103	1081	54	1135	1612	185
E-203 TO E-503	1081	54	1135	1612	-

3 BHK



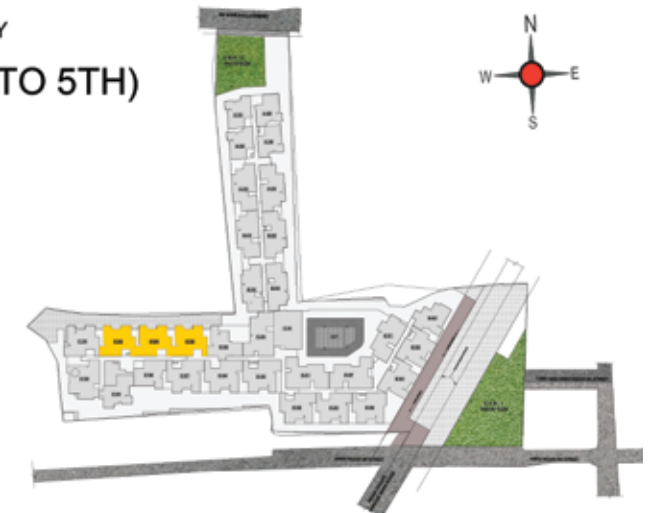
ENTRY

FIRST FLOOR



ENTRY

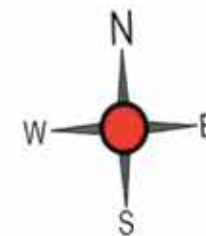
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
C-104,C-105 & C-106	1081	54	1135	1612	106
C-204 TO C-504, C-205 TO C-505 & C-206 TO C-506	1081	54	1135	1612	-

3 BHK



FIRST FLOOR



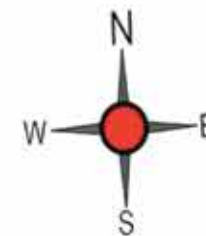
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
E-106	1081	54	1135	1612	198
E-206 TO E-506	1081	54	1135	1612	-

3 BHK



FIRST FLOOR



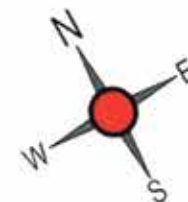
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
D-102	1081	54	1135	1617	140
D-202 TO D-502	1081	54	1135	1617	-

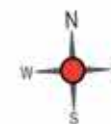
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FIRST FLOOR



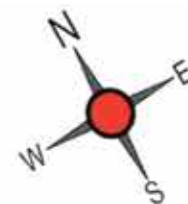
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

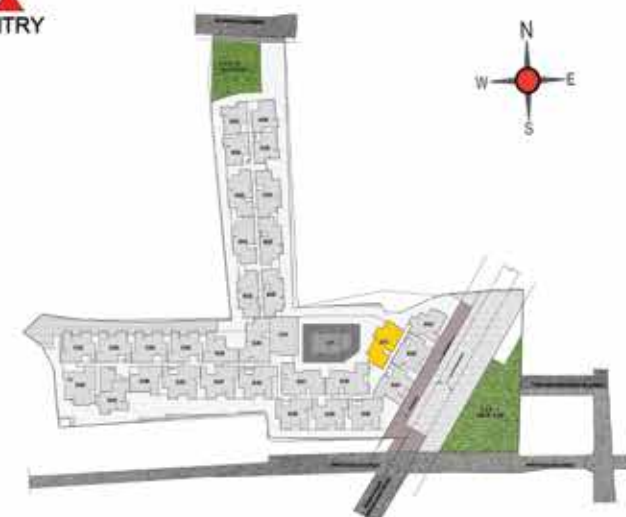
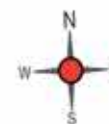
Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
E-104	1081	54	1135	1618	326
E-204 TO E-504	1081	54	1135	1618	-

3 BHK



ENTRY

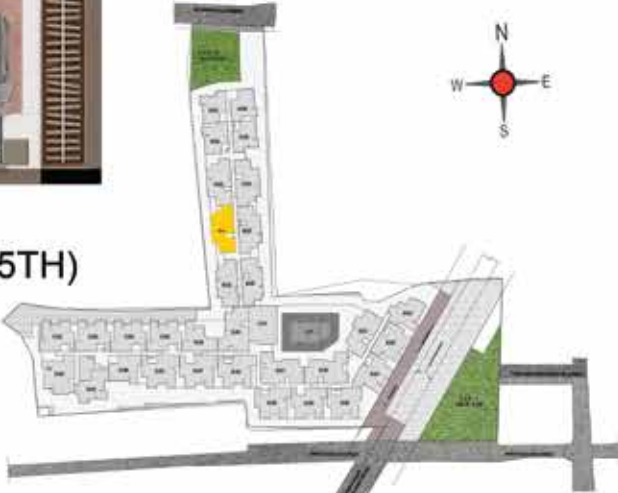
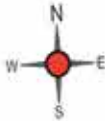
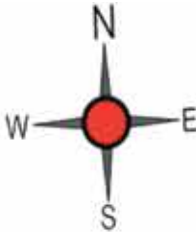
TYPICAL FLOOR (1ST TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
E-101 TO E-501	1071	95	1166	1642	-

3 BHK



Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
B-101	1062	107	1169	1643	229
B-201 TO B-501	1062	107	1169	1643	-

KEY PLAN

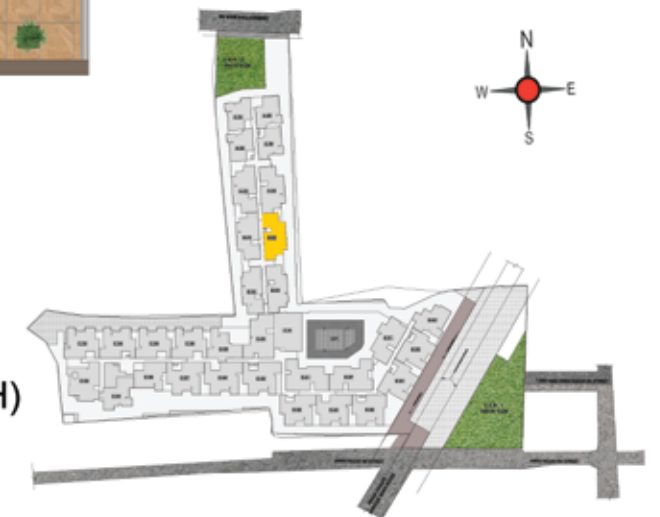
3 BHK



FIRST FLOOR



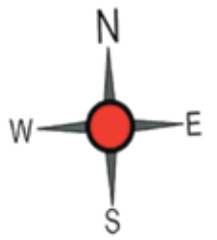
TYPICAL FLOOR (2ND TO 5TH)



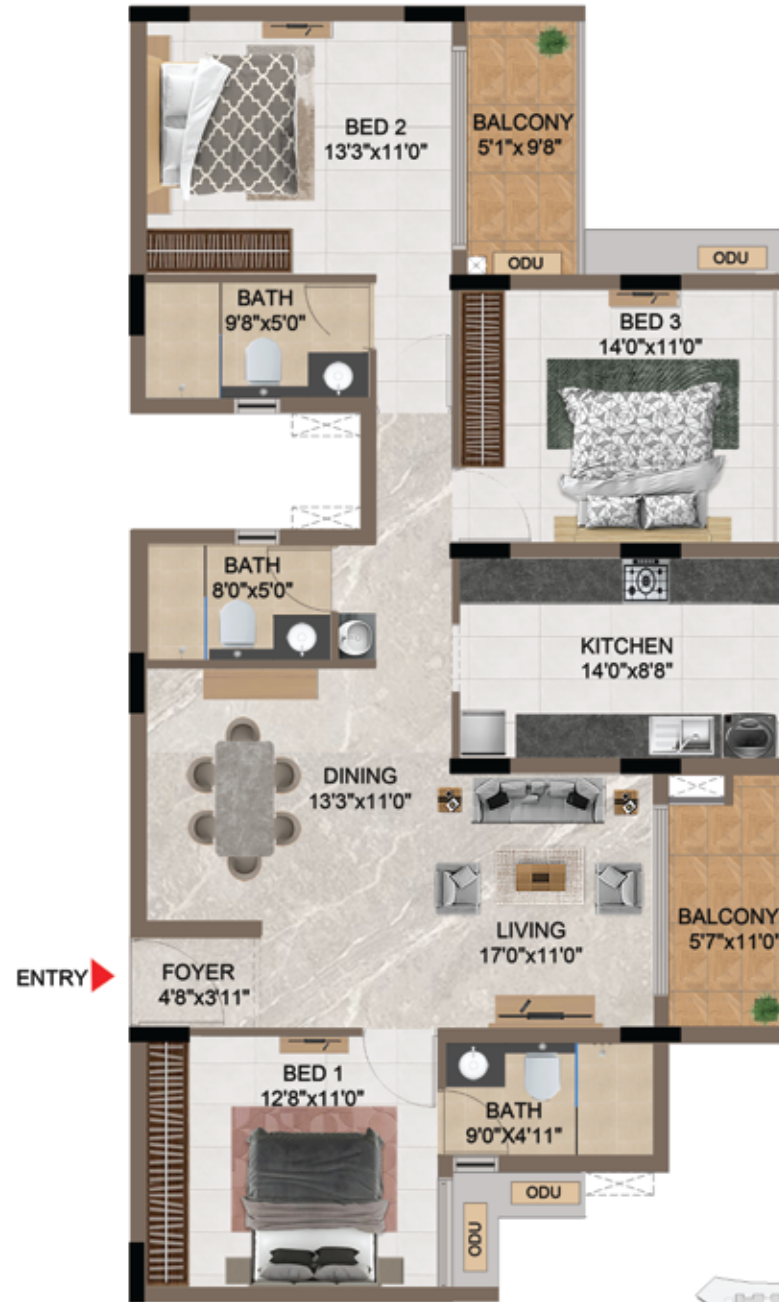
KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
B-102	1062	107	1169	1644	146
B-202 TO B-502	1062	107	1169	1644	-

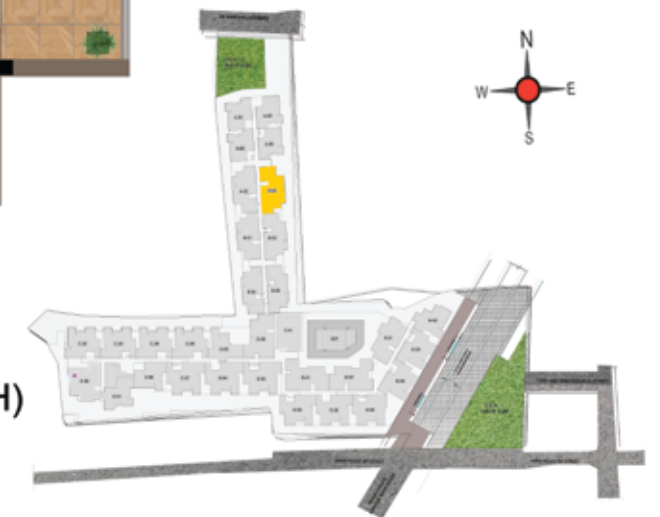
3 BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A-101	1117	114	1231	1728	292
A-201 TO A-501	1117	114	1231	1728	-

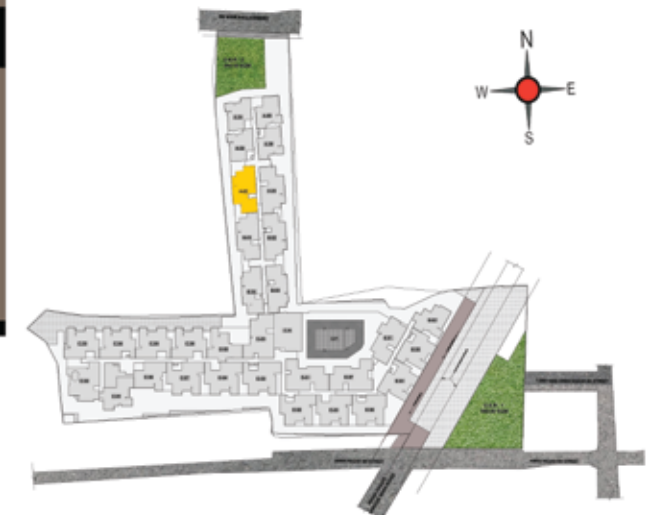
3 BHK



FIRST FLOOR



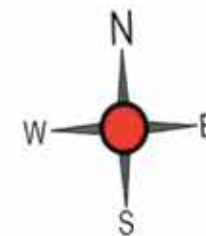
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
A-102	1117	114	1231	1729	278
A-202 TO A-502	1117	114	1231	1729	-

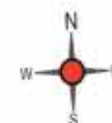
3 BHK



FIRST FLOOR



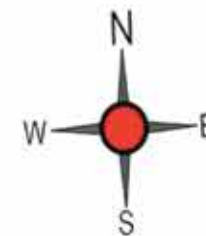
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
D-104	1214	56	1270	1793	250
D-204 TO D-504	1214	56	1270	1793	-

3 BHK



FIRST FLOOR



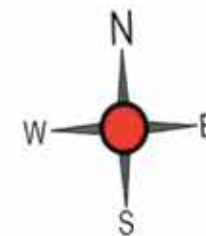
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
C-107	1214	56	1270	1797	219
C-207 TO C-507	1214	56	1270	1797	-

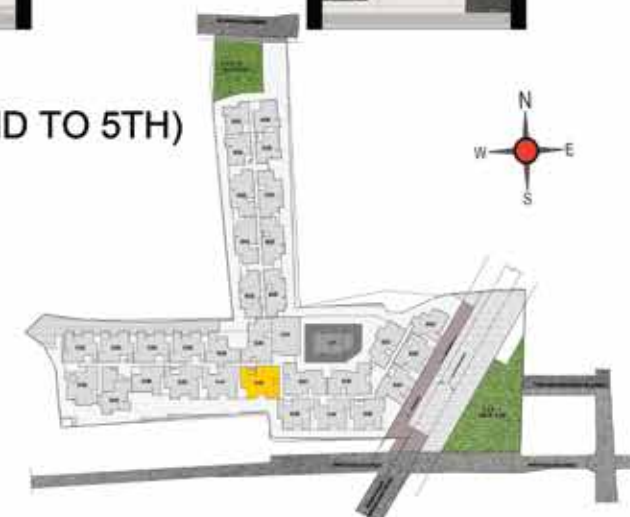
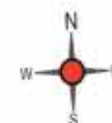
3 BHK



FIRST FLOOR



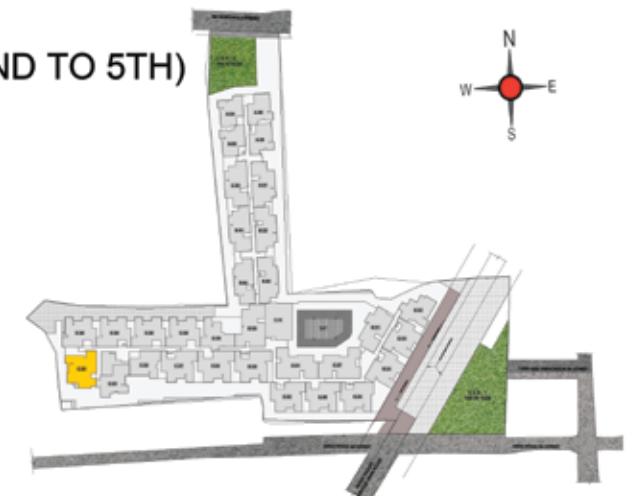
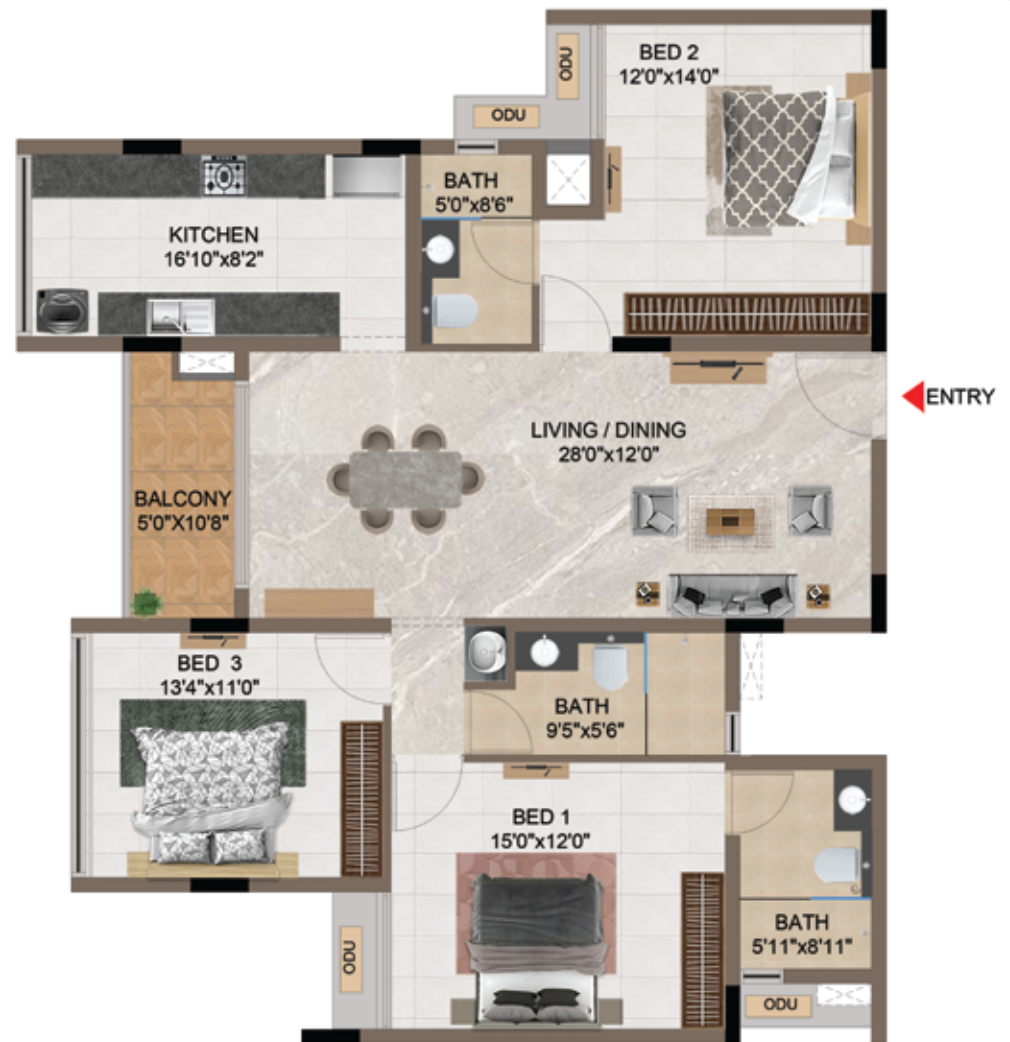
TYPICAL FLOOR (2ND TO 5TH)



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
D-103	1214	56	1270	1802	131
D-203 TO D-503	1214	56	1270	1802	-

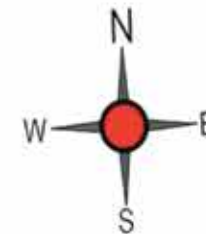
3 BHK



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
C-102	1222	56	1278	1808	258
C-202 TO C-502	1222	56	1278	1808	-

3 BHK



TYPICAL FLOOR (2ND TO 5TH)

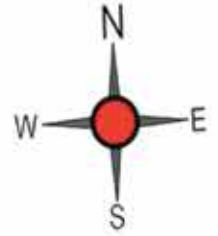


FIRST FLOOR

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
E-107	1177	133	1310	1854	40
E-207 TO E-507	1177	133	1310	1854	-



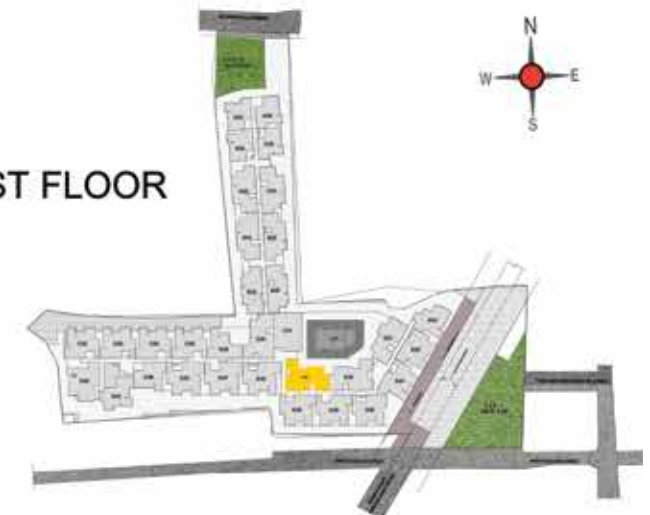
3 BHK



TYPICAL FLOOR (2ND TO 5TH)



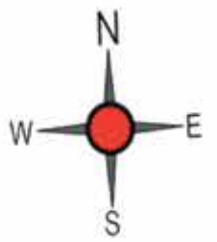
FIRST FLOOR



KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
D-101	1206	133	1339	1915	40
D-201 TO D-501	1206	133	1339	1915	-

3 BHK



ENTRY

FIRST FLOOR



ENTRY

TYPICAL FLOOR (2ND TO 5TH)



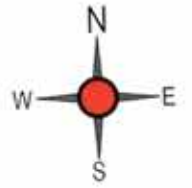
KEY PLAN

Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
D-106	1229	151	1380	1947	119
D-206 TO D-506	1229	151	1380	1947	-

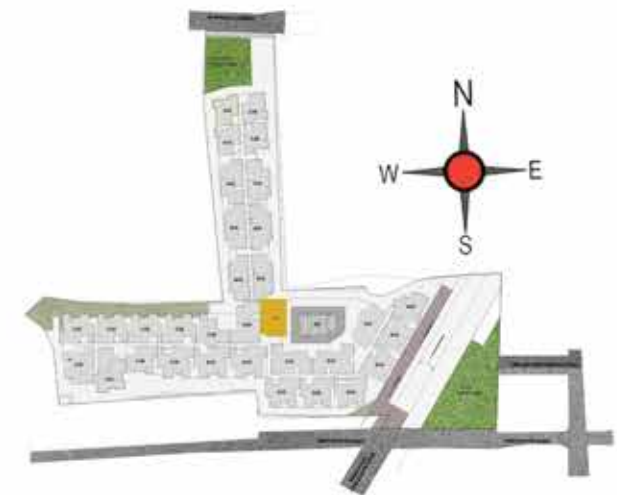
Clubhouse Plan



Clubhouse

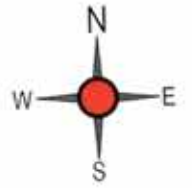


GROUND FLOOR



KEY PLAN

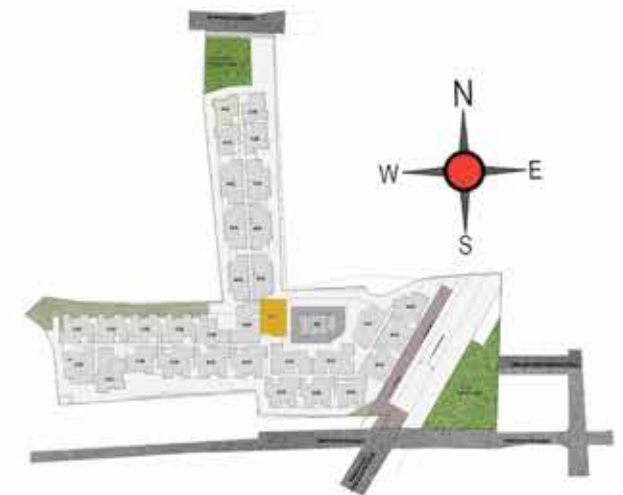
Clubhouse



CLUBHOUSE AMENITIES

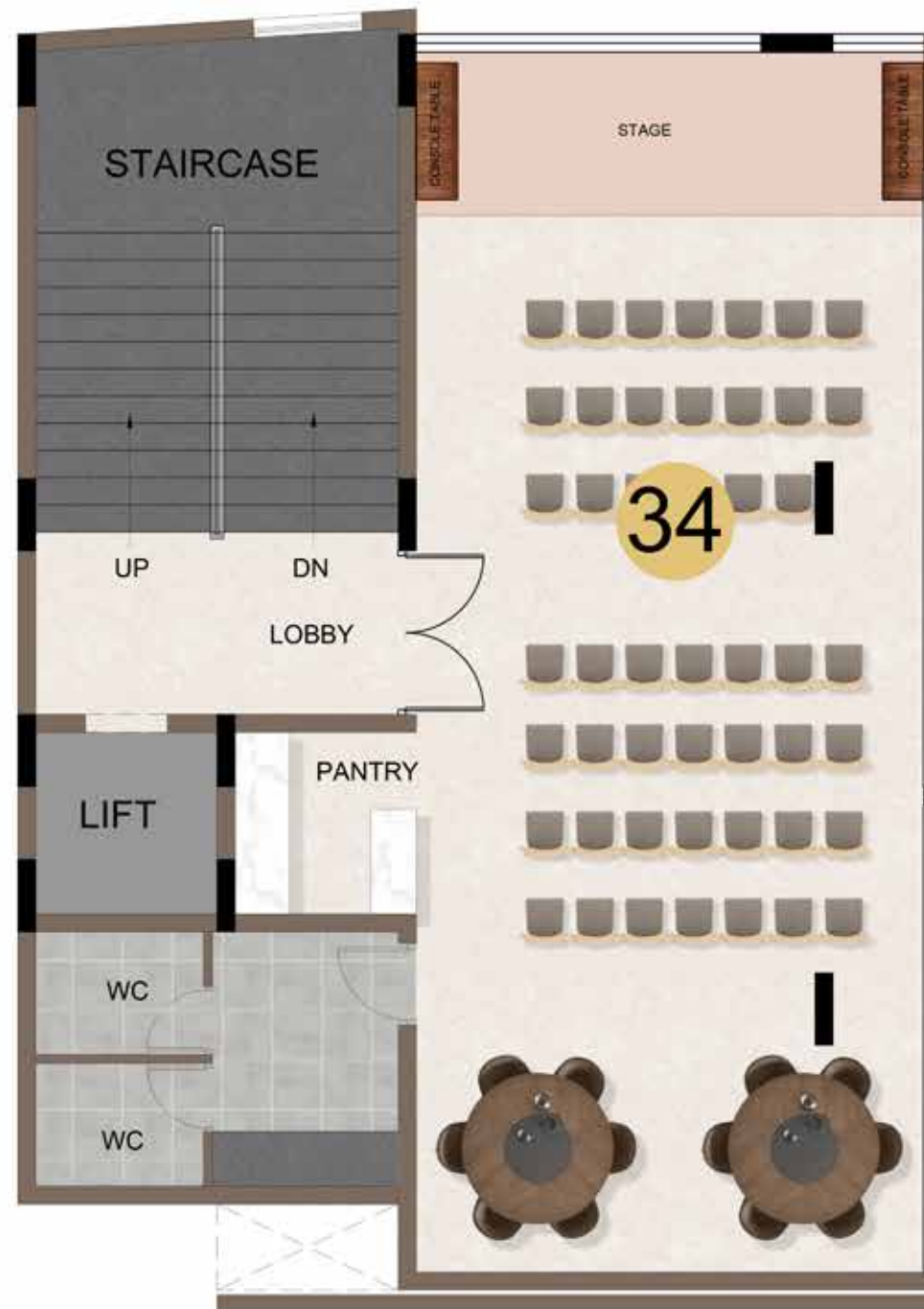
- 35. FOOSBALL
- 36. CARROM
- 37. CHESS

FIRST FLOOR



KEY PLAN

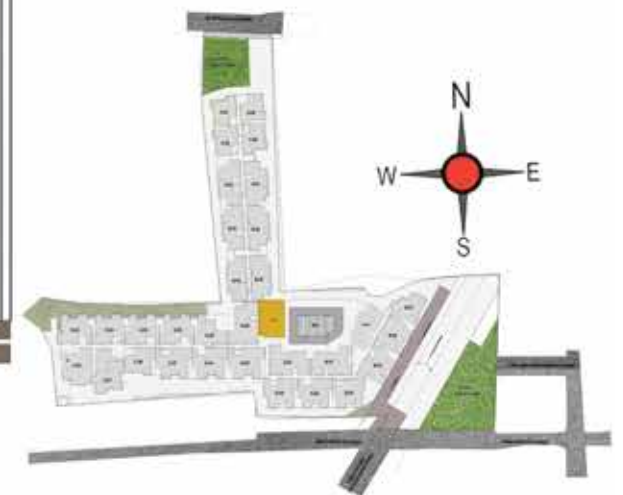
Clubhouse



CLUBHOUSE AMENITIES

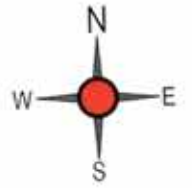
34. MULTIPURPOSE PARTY HALL

SECOND FLOOR



KEY PLAN

Clubhouse



THIRD FLOOR

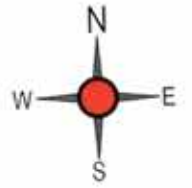
CLUBHOUSE AMENITIES

- 33. MINI THEATRE
- 40. BALL PIT
- 41. BOOK NOOK
- 42. INTERACTIVE WALL GAME
- 43. PEG CLIMBERS
- 44. CHILDREN'S PLAY HUB
- 45. TOT GLIDE



KEY PLAN

Clubhouse



FOURTH FLOOR

CLUBHOUSE AMENITIES

- 38. TRX TRAINING
- 39. GYM



KEY PLAN

Specification



Basic Specification

Structure

Structural System	: RCC Framed Structure designed for seismic compliant (Zone-3)
Masonry	: 200 mm for external walls & 100 mm for internal walls.
Floor- Floor height	: Will be maintained at 3000 mm(incl. slab)

Wall Finish

Internal walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion paint
Exterior walls	: Finished with 1 coat of primer & 2 coats of exterior emulsion paint & color as per architect design intent
Bathroom	: Glazed / Matte ceramic tile of size 600x1200 mm for a height of 2450 mm & above false ceiling will be finished with a coat of primer
Toilet ceiling	: Grid & gypsum false ceiling

Dining

Electrical point	: For chimney & water purifier
CP fitting	: Toto or equivalent will be provided
Dining	: Granite counter mounted wash basin and wall dado of height 200 mm on all three sides

Floor Finish With Skirting

Foyer, Living, Dining & Internal passage	: Italian Marble flooring
Bedroom & kitchen	: Vitrified tiles of size 600x1200 mm
Bathroom	: Anti-skid ceramic tiles of size 600x600 mm
Balcony	: Wooden deck finish tiles of size 600x1200 mm
Private open terrace (if applicable)	: Wooden deck finish tile of size 600x1200 mm

Balcony

Handrail	: MS handrail as per architect's design intent
Cloth drying hanger	: Ceiling cloth drying hanger rods provided in any one balcony in recommended location

Bathrooms

CP & Sanitary fixture	: Toto or equivalent will be provided
Attached Bathroom	: Wall mounted WC with cistern, flush plate and Health faucet, Single lever diverter, rain shower, hand shower and spout with fixed glass partition, granite counter mounted wash basin and 2' long trench drain
Common Bathrooms	: Wall mounted WC with cistern, flush plate and Health faucet, Single lever diverter, rain shower and spout, granite counter mounted wash basin and square designer drain

Joinery

Main door	<ul style="list-style-type: none">: Good quality Veneer finish full jamb architrave and concealed hinges with double side veneer finish door of size 1200x2300 mm: Ironmongeries like Digital lock system of Yale or equivalent lock, tower bolts, door viewer, Magnetic door catcher, etc.,
Bedroom doors	<ul style="list-style-type: none">: Laminate finish full jamb architrave and hinges with double-sided laminated door of size 1000x2300 mm: Ironmongeries like Yale or equivalent lock, designer door handle, door bush, tower bolt, door stopper, etc.,
Bathroom doors	<ul style="list-style-type: none">: Good quality Teak wood door frame, hinges and double-sided laminate finish door size 900x2300 mm with water proofing on the inside: Ironmongeries like one side coin & thumb turn lock of Yale or equivalent without key, designer door handle, tower bolt & door bush
Terrace doors	<ul style="list-style-type: none">: Good quality door frame with FRP shutters of size 900 X 2100 mm with paint finish: Ironmongeries like thumb turn lock of Yale or equivalent door bush

Windows

Windows	<ul style="list-style-type: none">: Powder coated Aluminum windows with sliding shutter with see through toughened glass & MS railing on the inner side (wherever applicable): Sill & wall skirting coping with granite
French door	<ul style="list-style-type: none">: Powder coated Aluminum frame and doors with toughened glass
Ventilator	<ul style="list-style-type: none">: Powder coated Aluminum frame of fixed frosted/openable shutter for ODU access: Sill & Soffit coping with granite

Electrical Points

Power Supply	<ul style="list-style-type: none">: 3 PHASE power supply connection
Safety device	<ul style="list-style-type: none">: MCB & RCCB (Residual Current circuit breaker)
Switches & sockets	<ul style="list-style-type: none">: Modular box, modular switches & sockets of Honeywell or equivalent will be provided
Wires	<ul style="list-style-type: none">: Fire Retardant Low Smoke (FRLS) copper wire of good quality BIS brand Poly-cab or equivalent will be provided
Foot Lamp	<ul style="list-style-type: none">: Foot lamp provided in all bedrooms
5-amp Socket	<ul style="list-style-type: none">: Point provided in the Living / Dining (outdoor) balcony in recommended location
TV	<ul style="list-style-type: none">: Point in Living & any one bedroom and provision in other bedrooms
Data	<ul style="list-style-type: none">: Point in Living & any one bedroom
Split- air conditioner	<ul style="list-style-type: none">: Points in Living / Dining and in all bedrooms
Exhaust fan	<ul style="list-style-type: none">: Point in all bathrooms
Geyser	<ul style="list-style-type: none">: Point will be given in all bathrooms
Back-up	<ul style="list-style-type: none">: 400W, 3 BHK-500W 2 BHK



Specifications Common To Building Complex

Outdoor Features

Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvest	: Rain water harvesting system (as per site requirement)
STP	: Centralized Sewage Treatment plant
Safety	: CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level
Well defined walkway	: Walkway spaces well defined as per landscape design intent
Security	: Security booth will be provided at the entry / exit facilitated with MYGATE app
Compound wall	: Site perimeter fenced by compound wall with entry gates for a height of 1800 mm and feature compound wall (wherever applicable)
Landscape	: Suitable landscape at appropriate places in the project as per design intent
Driveway	: Convex mirror for safe turning in driveway in / out
External Driveway	: Stamped Concrete / Interlocking paver block / equivalent flooring with demarcated driveway as per landscape design intent : Granite / Cobblestone flooring finish in entrance driveway and block lobby entrances

Common Features

Lift	: Elevators of 13 passenger automatic lift will be provided as per the requirement
Back – up	: 100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting
Name board	: Apartment owner name will be provided in ground floor
Lift fascia wall	: Marble or equivalent cladding at all levels
Lobby flooring	: Granite or equivalent flooring at all floors
Corridor flooring	: Vitrified tile of size 800x1600 mm all floors
Staircase flooring	: Granite flooring at all floors
Staircase handrail	: MS handrail with enamel paint finish in all floors
Terrace floor	: Pressed tile flooring



Location Map & Advantages



 HOSPITAL

 SCHOOL

 COLLEGE

 EXISTING METRO

 BUS DEPOT

 IT SECTOR

 UPCOMING METRO

 ENTERTAINMENT

 SHOPPING

GRAND NORTHERN TRUNK ROAD

CHENNAI HIGHWAY

MADHAVARAM

MADHAVARAM

GREENFIELD

PRASHANTH

MERIDIAN

RETTERI

PERAMBUR

REDHILLS ROAD

PERAMBUR REDHILLS ROAD

WATER CANAL ROAD

KOLATHUR

SPECTRUM MALL

AGS CINEMAS

KORATTUR

RPS

CASAGRAN
MEDORA

AMBATTUR

AMBATTUR ESTATE ROAD

PADI
FLYOVER

VILLIVAKKAM ROAD

AYANAVARAM ROAD

SARAVANA
STORES

PADI

NADHAMUNI
THEATRE

ICF

AMBATTUR

SBOA

THIRUMANGALAM

CHINMAYA

THIRUMANGALAM

ANNA NAGAR

C.S.I JESSIE MOSES

AMBIT

SMF

MMM

KV

MOGAPPAIR

VR MALL

KOSMO ONE

ROHINI
THEATRE

ST THOMAS

GRT

VALLIAMMAL

ANNA NAGAR

SHANTHI COLONY

SMF
ANNA ADHARSH

DG VAISHNAV

POONAMALLE HIGH ROAD

KOYAMBEDU
JUNCTION

EVV PERIYAR SALAI

DR MGR

CMBT

CMBT

CMBT

CMBT

CHENNAI BY-PASS ROAD

GRAND NORTHERN TRUNK ROAD

THIRUMANGALAM FLYOVER

KOYAMBEDU FLYOVER

Hospitals

RPS Hospital	0.5 Km
DRJ Hospital	0.8 Km
Apple Plus Hospital	1.2 Km
Lake View Hospital	2.6 Km
New Life Hospital	3.2 Km
KGJ Hospital	3.5 Km
Meridian Hospital	3.6 Km
Prashanth Super	
Specialty Hospital	4.0 Km
Sri Devi Hospital	4.3 Km
Zion Hospital	4.4 Km
ICF Hospital	4.9 Km
MMM Hospital	5.9 Km
Sundaram Medical	
Foundation	6.0 Km
Chennai Hospital	6.1 Km
MGM Health Care	6.2 Km
Be Well Hospital	8.7 Km
Lifeline Hospital	9.0 Km

Public Transports

Korattur Bus Terminus	1.9 Km
Korattur Suburban Railway Station	2.1 Km
Madhavaram Inter-City Bus Terminus	5.0 Km
Koyambedu Bus Terminus	9.5 Km

Existing Metro

Thirumangalam	5.3 Km
Anna Nagar	7.0 Km

Upcoming Metro

Kolathur	0.9 Km
Villivakkam	2.0 Km

Schools

ACS Global	0.85 Km
Padma Shree	1.6 Km
Temple School ICSE	1.7 Km
KRM Public	2.0 Km
Don Bosco HSC	2.6 Km
Rudrapaswamy HSC	3.1 Km
SBOA	3.4 Km
Aachi Global	4.3 Km
Chinamaya Vidyalaya	4.3 Km
Velammal Vidhyashram	4.7 Km
Kendriya Vidyalaya	4.9 Km
CSI Jessie Moses	5.6 Km
Velammal Vidyalaya	6.6 Km
PSBB	10.5 Km

Colleges

Bhaktavaysalam Memorial College	2.2 Km
Soka Ikeda College	4.0 Km
Annai Violet Arts & Science	4.2 Km
Valliammal College	6.7 Km
Mar Gregorios College	8.3 Km
CTTEW College	8.4 Km
DG Vaishnav College	8.5 Km
St.Thomas College	9.3 Km
Loyola College	11.0 Km
Stella Matutina College	11.0 Km
Chennai National Arts	
& Science College	12.0 Km
MOP Vaishnav	13.0 Km
Shasun Jain College	14.0 Km

Entertainment

Feathers Trampoline Park	0.6 Km
VR Mall	5.0 Km
Spectrum The Grand Venus Mall	5.0 Km
Ampa Skywalk Mall	5.9 Km
Nexus Vijaya Mall	9.5 Km

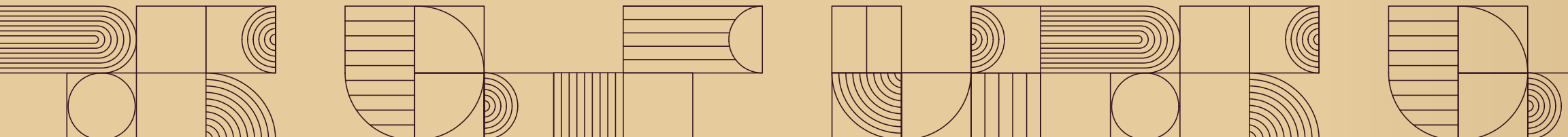
Connectivity

100 Ft Grand Southern Trunk Rd	0.5 Km
Padi	2.0 Km
Retteri	2.0 Km
Villivakkam	2.8 Km
Thirumangalam	4.0 Km
Anna Nagar	5.0 Km
Mogappair	5.0 Km
Perambur	6.0 Km
Madhavaram	7.0 Km
Ambattur	8.0 Km
Koyambedu	10.0 Km

Payment Schedule



Booking Advance	10%
Agreement Signing	40%
Commencement of Foundation	10%
Commencement of Stilt Roof	10%
Commencement of 1 st Floor Roof	8%
Commencement of 2 nd Floor Roof	8%
Commencement of 4 th Floor Roof	5%
On Completion of Flooring Respective Unit	5%
Handing over	5%

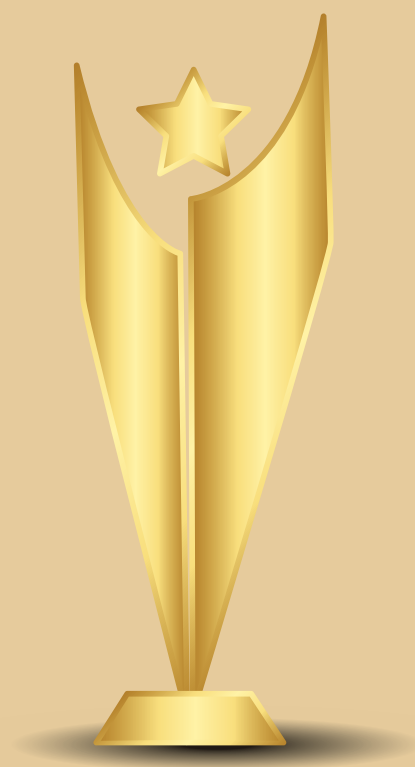


Awards



- ★ **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)**
Casagrand Amethyst
Residential Project High-End (completed-metro)
- ★ **The Economic Times Real Estate Award - 2022 (South)**
Casagrand Athens
Residential Project High-End (ongoing-metro)

- ★ **Exchange4media - 2022 (Brand)**
Pride of India Brands - The Best of South Awards
- ★ **News18 Tamil Nadu - 2022 (Brand)**
Most Trusted Builder in South India
- ★ **Asia Property Awards - 2022 (Brand)**
Best Lifestyle Developer
- ★ **14th Realty + Excellence Awards 2022, SOUTH**
Casagrand Hazen
Mid-Segment Project of the Year
- ★ **14th Realty + Excellence Awards 2022, SOUTH**
Fastest Growing Realty Brand of the Year
- ★ **15th Realty + Excellence Awards 2023, SOUTH**
Casagrand Aria
Best Affordable Housing Project of the Year



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