

**CASAGRAN**  
**ASCENTIA**



## WHY CASAGRAND?

### NO. 1

Ranked in Chennai  
for last 8 years\*

### 2000+

Quality checks

### 6 MONTHS

Guaranteed resale

### TOP 2

Ranked in  
South India

### 2300+

In-house engineers  
for construction

### 6 PRODUCT PILLARS

Quality | Features | Amenities | Specifications  
Spatial planning Low maintenance

### TOP 7

Ranked in India

### 7 YEARS

Warranty

### ON-TIME

Delivery of projects

### 22+ YEARS

of Trust & Legacy

### 10 YEARS

Maintenance by us

### VALUE FOR MONEY

Bulk purchase | On-time completion Efficient design  
In-house construction | Efficient business process

### 7000+

Homes sold  
(FY'24 - 25)

### 2 MONTHS

Guaranteed rental

### CASAGRAND COMMUNITY LIFESTYLE

Vibrantly engaged community with about 10 curated  
events & 25 engagement activities per year

\*Based on CBRE report 2024 | T & C Apply

*An Address* that redefines  
everyday living

Ascentia, is a premium 4-acre residential community in Saravanampatti, Coimbatore; offering 238 thoughtfully designed 2 & 3 BHK apartments. Planned around the pillars of light, ventilation, Vaastu, privacy & aesthetics. The project features 51 world-class amenities, 33000 sft. of landscaped podium spaces, 2.2-acre of open areas, and a 3800 sft. swimming pool, creating a comfortable and modern lifestyle.





*Where* classical design meets  
modern comfort

Built with style; a B+G+5 floor structure with a classical-style façade reflects timeless architectural elegance. The community is enhanced by a tropical-themed landscape designed for natural circulation and seamless movement. An 8200 sft. clubhouse with indoor amenities elevates the lifestyle experience, while a vehicle-free podium with basement parking ensures a safe, pedestrian-friendly environment. Convertible bedroom balconies further enhance living spaces with greater ventilation, natural light, and open views.

## *Elevated* living through thoughtful details

The residences feature a grand main door with wooden paneling, architrave, and designer signage, complemented by a digital door lock with four unlocking options. Interiors are finished with 600 × 1200 mm premium vitrified flooring for a refined look. Bathrooms include anti-skid tiles, granite counter washbasins, and Jaquar or equivalent fittings. Balconies are designed with wooden-finish vitrified tiles, while designer lift facia and floor identification signage enhance the overall finish of the community.





## *Salient Features*

A premium community for a supreme life...

- Finely crafted 238 spacious 2 & 3 BHK apartments on B+G+5 floors.
- 51 indoor and outdoor amenities.
- A modern 8200 sft. clubhouse for an elevated lifestyle.
- The project offers 33,000 sft. of thoughtfully designed podium spaces.
- 3800 sft. swimming pool with aquatic amenities.
- 2.2-acre open space adds to the efficiency of the building footprint.
- Vehicle-free community for kids' and elder's safety.
- No overlooking units for maximum privacy.
- Vaastu compliant homes with zero wastage of space.

Kids play area



Indoor games



Multi-purpose hall



Fitness centre



Poolside barbecue



Hammock garden



## List of Amenities

### Clubhouse amenities

- Entertainment & Convenience:** 1. Multi-purpose hall | 2. Gym | 3. Home theatre/AV room | 4. Kids play area | 5. Trampoline  
6. Balls pool | 7. Climbing wall | 8. Foosball | 9. Table tennis room | 10. Board & video games
- Facilities:** 11. ATM | 12. Laundry room | 13. Convenio Store | 14. Car wash bay

### Podium amenities

- Games, features & well-being:** 15. Senior citizen court | 16. Amphitheatre with deck | 17. Co-working corner | 18. Reflexology pathway | 19. Yoga deck | 20. Meditation pavilion | 21. Crossfit | 22. Outdoor gym | 23. Waterbody with sculpture  
24. Barbeque counter | 25. Buddha statue with zen garden | 26. Trampoline | 27. Tree court with waterbody

### Podium amenities

- Kids play area:** 28. Kids-integrated target floor workouts | 29. Puzzle fun play | 30. Hop scotch | 31. Giant snake and ladder  
32. Etched granite chess board | 33. Sensory/Pulse interactive wall | 34. Kids rock climbing wall | 35. Chalk board wall  
36. Sand pit | 37. Flamingo park
- Swimming pool:** 38. Pool volleyball | 39. Lap pool | 40. Kids' pool | 41. Shallow pool | 42. Cabana | 43. Poolside barbecue court

### Outdoor amenities

44. Fruit orchard | 45. Chit chat pebbles seaters | 46. Aromatic garden | 47. Hammock garden | 48. Pet park & wash bay  
49. Curl swing for adults | 50. Multi-hoop basketball court | 51. Cricket practice net

# Product Superiority

An elevated community crafted for pure indulgence!

## **Casagrand Ascentia**

Elevates luxury living to a new pinnacle. Crafted around an expansive podium, the community features a beautifully designed swimming pool, lush, landscaped zones, and premium lifestyle amenities that come together to create an oasis of comfort. Every corner reflects sophistication—where contemporary design meets serene open spaces—promising residents a refined and indulgent living experience in a truly luxurious community.

A premium community for a supreme Life...

- Experience the perfect blend of comfort and luxury at Casagrand Ascentia, a 4-acre residential enclave nestled in the heart of Saravanampatti, Coimbatore.
- Offering 238 finest 2 & 3 BHK affordable, superior and pinnacle apartments.
- 51 Indoor and outdoor amenities.
- The project offers 33000 sft./(.0.75 acres) of thoughtfully designed podium spaces, featuring classical-style elevations with a tropical-themed, landscape-designed community that encourages public interaction.
- 2.2 Acres of open land adds to the efficiency of the building footprint.
- Light, ventilation, Vaastu, privacy & aesthetics are the 5 important pillars in planning our Master & Unit plans.
- 3800 sft. swimming pool with aquatic amenities.





## Presenting you a community with the best of architecture & finesse...

- The project is set amidst 4-acre in Saravanampatti closer to KCT tech park with 238 finest 2 & 3 BHK affordable, superior and pinnacle apartments the seamless fusion of comfort and opulence.
- A basement + G + 5 floor apartment structure with a classical style facade complemented with an elegant and grandeur lifestyle.
- A tropical themed landscape thoughtfully designed for natural circulation and harmonious community flow.
- An appealing 8200 sft. clubhouse furnished with indoor amenities.
- Enjoy a vehicle-free pedestrian-friendly environment with dedicated basement parking — ensuring maximum safety for kids and seniors.
- Convertible balcony in bedrooms offers 3x maximum ventilation, light and spectacular views.

## Offering you 51 ultra-modern indoor & outdoor amenities to keep you boosted...

- Podium offers vibrant public spaces including an amphitheatre with deck, senior citizen court, kids' zone and well-lit pathways for relaxing walks.
- The central podium features a swimming pool enhanced with poolside loungers, cozy campfire zone, and a dedicated barbeque counter—creating the perfect setting for relaxed evenings and vibrant community gatherings.
- Engage children's cognitive skills with a variety of multi-play amenities such as vibrant kid's play zone, puzzle fun play, mural wall, flamingo Park etc., designed to keep them active and entertained.
- Burning the calories with indoor & outdoor gym, reflexology pathways, yoga pavilion etc., to keep you focused on your fitness goal throughout the lifetime.
- A palatial multipurpose party hall along with spill-over space for residents to host their guests in the clubhouse.
- Indulge in an intimate cinematic experience at the home theatre, offering a temporary escape from reality.
- Explore your sporty side with foosball and table tennis in clubhouse.





## Premium specifications...

- Main door designed with wooden paneling and architrave for an appealing entrance with designer door signage.
- Digital door lock system with four independent unlocking features.
- Elevating the ambiance of main door with premium vitrified flooring tiles measuring 600x1200 mm, adding a distinctly luxurious touch.
- Spacious bathrooms finished with 600x600 mm anti-skid tiles for safe and slip-free experience.
- Balconies designed with 600x1200 mm wooden-finish vitrified tiles.
- Premium range Jaquar or equivalent fittings in all bathrooms.
- Luxurious master bathroom fitted with hand shower etc.
- Granite counter-mount washbasins in all bathrooms.
- 2' long trench and square SS designer pest free gratings are provided in the bathrooms.
- Cloth drying hangers in the balcony for everyday convenience.
- Designer lift fascia with wall cladding & lighting elements.
- Designer floor identification signage at every floor level.

## Efficiency in space planning...

- Uninterrupted visual connectivity – most of the bedrooms & balconies will be facing the podium or exterior.
- Well-equipped core with staircase and lifts - 13 passenger's capacity.
- All bedrooms, living & kitchen are consciously planned to be well ventilated from the exterior or the podium.
- Convenient AC ODU spaces serviceable from the interior.
- Apartments thoughtfully planned with living and dining areas opening out onto the balcony.
- Dedicated washing machine space is provided for most of the apartments.
- No overlooking apartments.

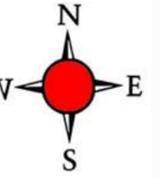
## Vaastu compliant homes for enhancing a positive living...

- All apartments have South-west bedrooms.
- No apartments have bed headboard in the North.
- No apartments have South-west entrance.
- No apartments have North-east and South-west kitchen.



# Master Plan

## MASTER PLAN



### OUTDOOR AMENITIES

#### GAMES, FEATURES AND WELL BEING :

15. SENIOR CITIZEN COURT
16. AMPHITHEATRE WITH DECK
17. CO - WORKING CORNER
18. REFLEXOLOGY PATHWAY
19. YOGA DECK
20. MEDITATION PAVILION
21. CROSS FIT
22. OUTDOOR GYM
23. WATERBODY WITH SCULPTURE
24. BARBEQUE COUNTER
25. BUDDHA STATUE WITH ZEN GARDEN
26. TRAMPOLINE
27. TREE COURT WITH WATERBODY

#### KIDS PLAY AREA :

28. KIDS - INTEGRATED TARGET
29. PUZZLE FUN PLAY
30. HOP SCOTCH
31. GIANT SNAKE AND LADDER
32. ETCHED GRANITE CHESS BOARD
33. SENSORY/PULSE INTERACTIVE WALL
34. KIDS ROCK CLIMBING WALL
35. CHALK BOARD WALL
36. SAND PIT
37. FLAMINGO PARK

#### SWIMMING POOL :

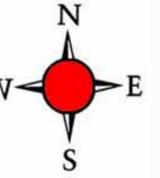
38. POOL VOLLEYBALL
39. LAP POOL
40. KIDS POOL
41. SHALLOW POOL
42. CABANA
43. POOLSIDE BARBECUE COURT

#### OSR :

44. FRUIT ORCHARD
45. CHIT CHAT PEBBLES SEATERS
46. AROMATIC GARDEN
47. HAMMOCK GARDEN
48. PET PARK & WASH BAY
49. CURL SWING FOR ADULTS
50. MULTI HOOP BASKETBALL COURT
51. CRICKET PRACTICE NET

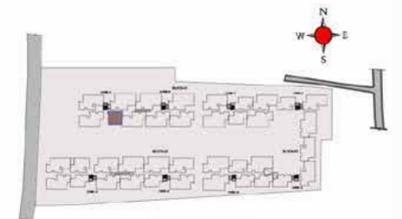
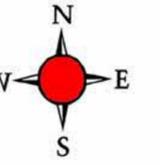
# Basement Plan

## BASEMENT FLOOR PLAN



# Unit Plans

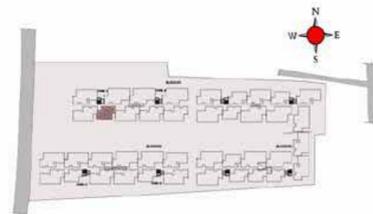
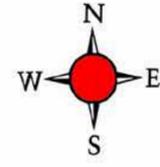
## 1BHK-1T FIRST FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 1	A103	1BHK-1T	583	43	626	866	78

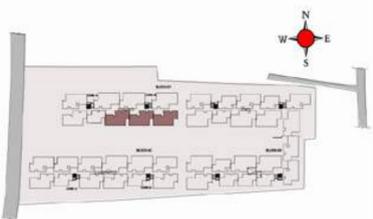
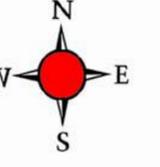
## 2BHK-2T TYPICAL FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 1	A203 TO A503	2BHK-2T	779	43	822	1144

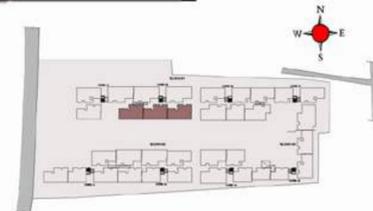
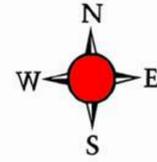
## 3BHK-3T TYPICAL FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 1	A102 TO A502	3BHK-3T	1190	59	1249	1702
BLOCK - 1	B102 TO B502	3BHK-3T	1190	59	1249	1706
BLOCK - 1	B103 TO B503	3BHK-3T	1190	59	1249	1701

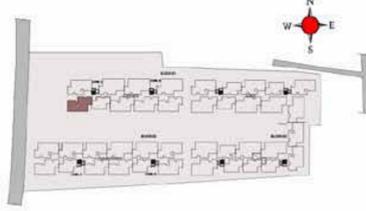
# 3BHK-3T GROUND FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA	PRIVATE TERRACE (S.FT)
BLOCK - 1	A-G02	3BHK-3T	1195	59	1254	1705	101
BLOCK - 1	B-G02	3BHK-3T	1195	59	1254	1706	110
BLOCK - 1	B-G03	3BHK-3T	1195	59	1254	1701	101

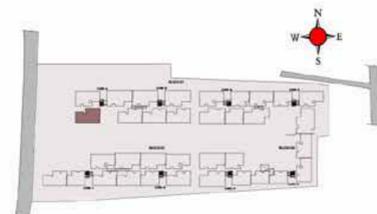
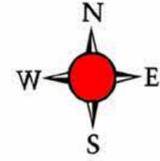
# 3BHK-3T TYPICAL FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 1	A104	3BHK-3T	1190	59	1249	1710
BLOCK - 1	A204 TO A504	3BHK-3T	1190	59	1249	1705

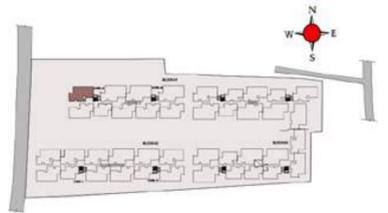
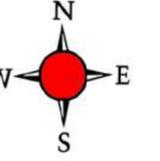
# 3BHK-3T GROUND FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 1	A-G04	3BHK-3T	1195	59	1254	1710	104

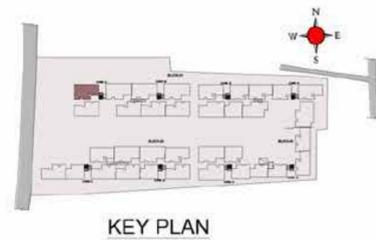
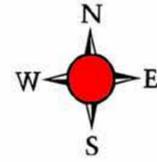
# 3BHK-3T TYPICAL FLOOR



KEY PLAN

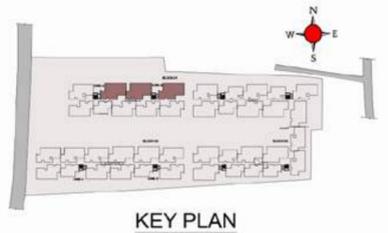
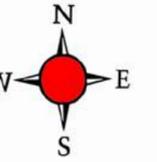
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BLOCK - 1	A105 TO A505	3BHK-3T	1215	59	1274	1748

# 3BHK-3T GROUND FLOOR



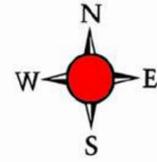
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BLOCK - 1	A-G05	3BHK-3T	1220	59	1279	1748	110

# 3BHK-3T TYPICAL FLOOR

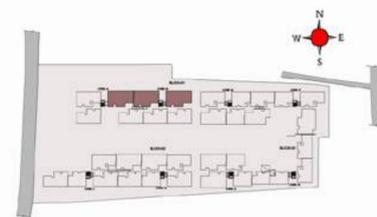


BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 1	A101 TO A501	3BHK-3T	1409	77	1486	2006
BLOCK - 1	B101 TO B501	3BHK-3T	1409	77	1486	2010
BLOCK - 1	B104 TO B504	3BHK-3T	1409	77	1486	2004

# 3BHK-3T GROUND FLOOR



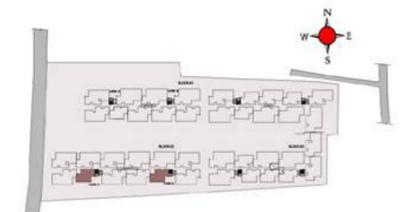
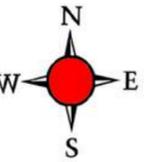
ENTRY



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA	PRIVATE TERRACE (S.FT)
BLOCK - 1	A-G01	3BHK-3T	1415	77	1492	2006	131
BLOCK - 1	B-G01	3BHK-3T	1415	77	1492	2010	131
BLOCK - 1	B-G04	3BHK-3T	1415	77	1492	2004	121

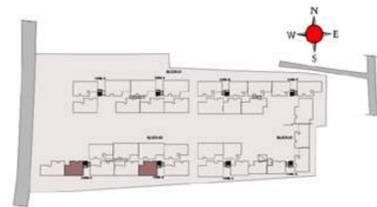
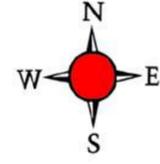
# 2BHK-2T TYPICAL FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 2	C101 TO C501	2BHK-2T	779	43	822	1148
BLOCK - 2	D101 TO D501	2BHK-2T	779	43	822	1148

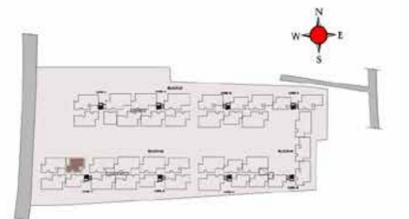
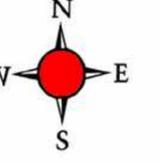
## 2BHK-2T GROUND FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 2	C-G01	2BHK-2T	784	43	827	1148	289
BLOCK - 2	D-G01	2BHK-2T	784	43	827	1148	289

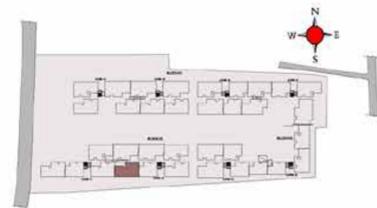
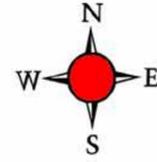
## 2BHK-2T FIRST FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 2	C104	2BHK-2T	961	59	1020	1408	101

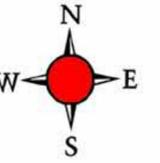
# 3BHK-3T GROUND FLOOR



KEY PLAN

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BLOCK - 2	D-G02	3BHK-3T	1196	59	1255	1701	103

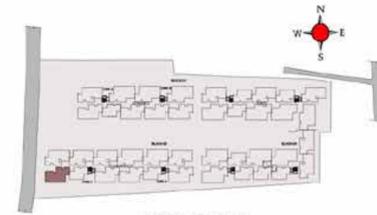
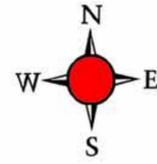
# 3BHK-3T TYPICAL FLOOR



KEY PLAN

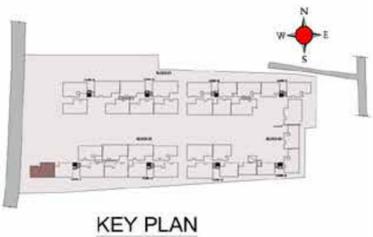
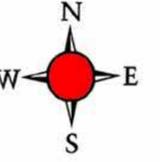
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BLOCK - 2	D102 TO D502	3BHK-3T	1191	59	1250	1701

# 3BHK-3T TYPICAL FLOOR



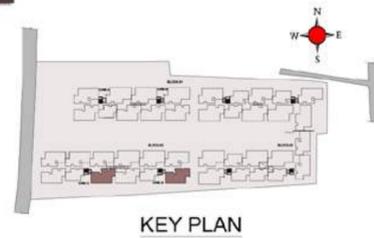
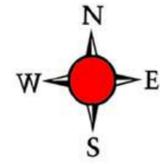
BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 2	C102 TO C502	3BHK-3T	1191	59	1250	1704

# 3BHK-3T GROUND FLOOR



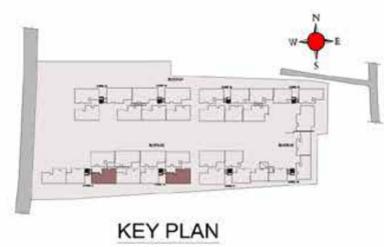
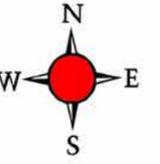
BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 2	C-G02	3BHK-3T	1196	59	1255	1704	103

# 3BHK-3T TYPICAL FLOOR



BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 2	C106 TO C506	3BHK-3T	1190	59	1249	1705
BLOCK - 2	D106 TO D506	3BHK-3T	1190	59	1249	1710

# 3BHK-3T GROUND FLOOR

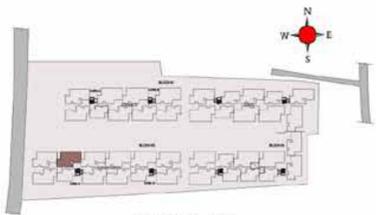


BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 2	C-G06	3BHK-3T	1195	59	1254	1705	101
BLOCK - 2	D-G06	3BHK-3T	1195	59	1254	1710	110

# 3BHK-3T TYPICAL FLOOR



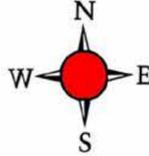
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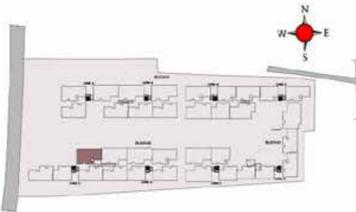
KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 2	C204 TO C504	3BHK-3T	1215	59	1274	1740

# 3BHK-3T GROUND FLOOR



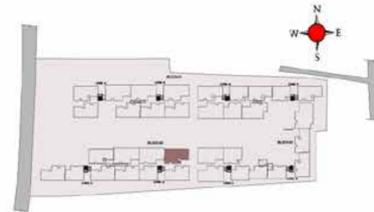
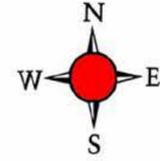
ENTRY



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 2	C-G05	3BHK-3T	1220	59	1279	1743	111

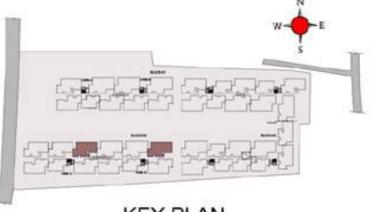
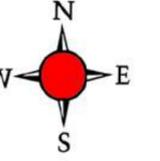
# 3BHK-3T GROUND FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 2	D-G05	3BHK-3T	1220	59	1279	1744	101

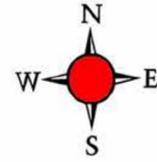
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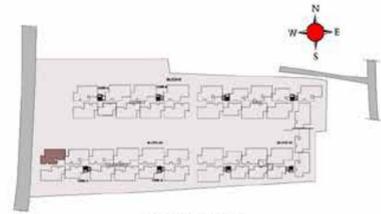
KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 2	C105	3BHK-3T	1215	59	1274	1745
BLOCK - 2	C205 TO C505	3BHK-3T	1215	59	1274	1740
BLOCK - 2	D105 TO D505	3BHK-3T	1215	59	1274	1744

# 3BHK-3T TYPICAL FLOOR



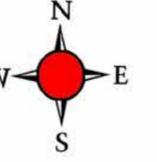
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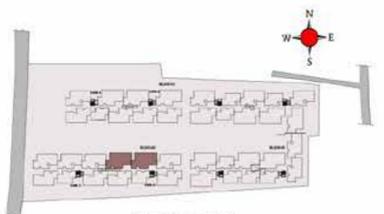
KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 2	C - 103 TO 503	3BHK-3T	1215	59	1274	1745

# 3BHK-3T TYPICAL FLOOR



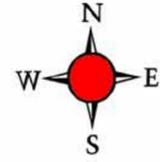
ENTRY



KEY PLAN

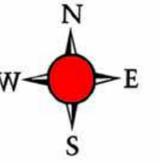
BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 2	D103 TO D503	3BHK-3T	1409	77	1486	2000
BLOCK - 2	D104 TO D504	3BHK-3T	1409	77	1486	2001

# 3BHK-3T GROUND FLOOR



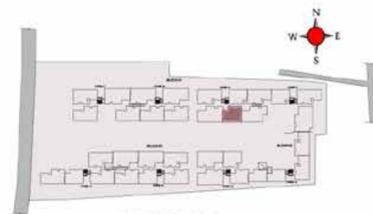
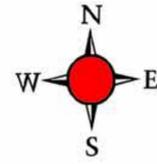
BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 2	D-G03	3BHK-3T	1415	77	1492	2001	123
BLOCK - 2	D-G04	3BHK-3T	1415	77	1492	2001	121

# 2BHK-2T TYPICAL FLOOR



BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 3	E103 TO E503	2BHK-2T	779	43	822	1143

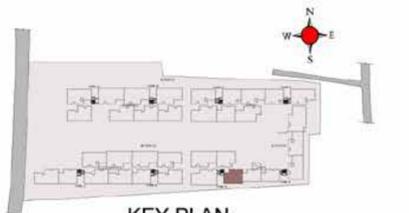
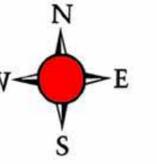
# 2BHK-2T GROUND FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 3	E-G03	2BHK-2T	784	43	827	1143	371

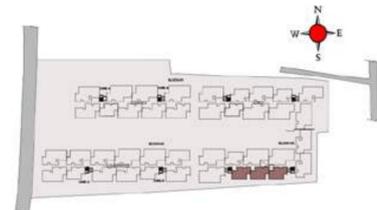
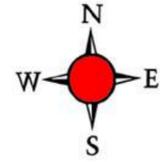
# 2BHK-2T GROUND FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 3	H-G06	2BHK-2T	784	43	827	1147	257

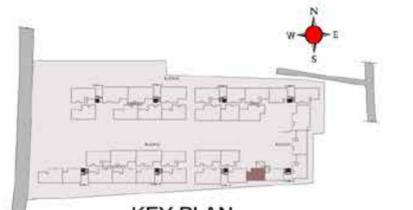
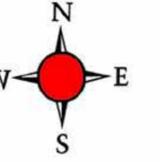
## 2BHK-2T TYPICAL FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 3	G101 TO G501	2BHK-2T	779	43	822	1148
BLOCK - 3	H105 TO H505	2BHK-2T	779	43	822	1144
BLOCK - 3	H106 TO H506	2BHK-2T	779	43	822	1147

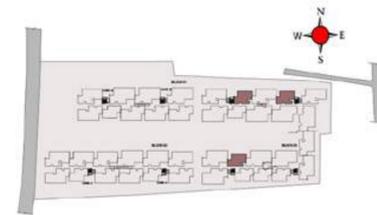
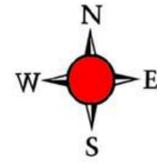
## 2BHK-2T GROUND FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 3	G-G01	2BHK-2T	784	43	827	1148	85
BLOCK - 3	H-G05	2BHK-2T	784	43	827	1144	78

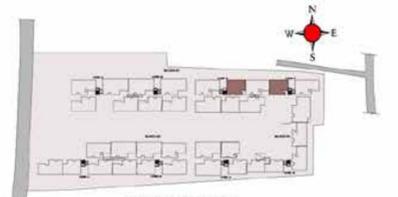
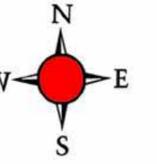
## 2BHK-2T TYPICAL FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 3	E101 TO E501	2BHK-2T	798	43	841	1184
BLOCK - 3	F105 TO F505	2BHK-2T	798	43	841	1183
BLOCK - 3	H103 TO H503	2BHK-2T	798	43	841	1180

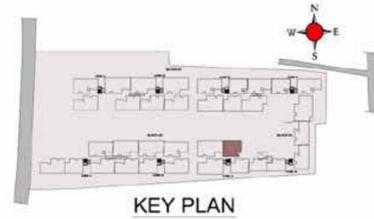
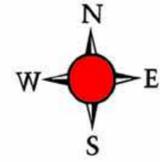
## 2BHK-2T GROUND FLOOR



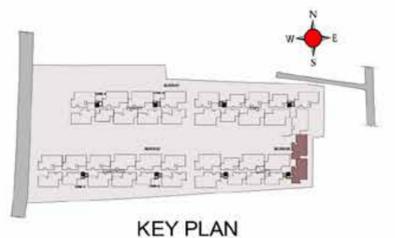
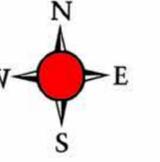
KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 3	E-G01	2BHK-2T	803	43	846	1184	289
BLOCK - 3	F-G05	2BHK-2T	803	43	846	1183	280

## 2BHK-2T GROUND FLOOR



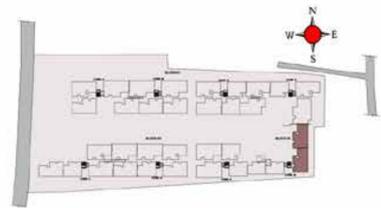
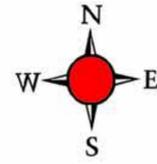
## 3BHK-3T TYPICAL FLOOR



BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 3	H-G03	2BHK-2T	803	43	846	1184	373

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 3	G103 TO G503	3BHK-3T	1215	59	1274	1744
BLOCK - 3	G104 TO G504	3BHK-3T	1215	59	1274	1745

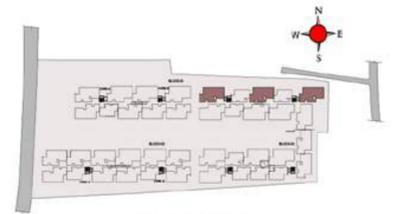
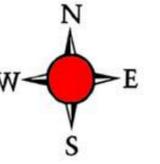
# 3BHK-3T GROUND FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 3	G-G03	3BHK-3T	1220	59	1279	1744	101
BLOCK - 3	G-G04	3BHK-3T	1220	59	1279	1745	110

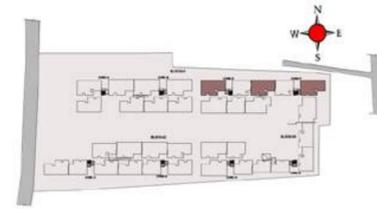
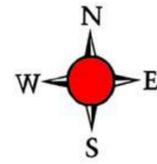
# 3BHK-3T TYPICAL FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 3	E105 TO E505	3BHK-3T	1215	59	1274	1748
BLOCK - 3	F101 TO F501	3BHK-3T	1215	59	1274	1748
BLOCK - 3	F104 TO F504	3BHK-3T	1215	59	1274	1741

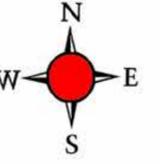
# 3BHK-3T GROUND FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 3	E-G05	3BHK-3T	1220	59	1279	1748	110
BLOCK - 3	F-G01	3BHK-3T	1220	59	1279	1748	110
BLOCK - 3	F-G04	3BHK-3T	1220	59	1279	1741	103

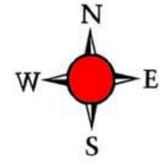
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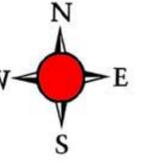
KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 3	E-G04	3BHK-3T	1415	77	1492	2004	124

# 3BHK-3T TYPICAL FLOOR



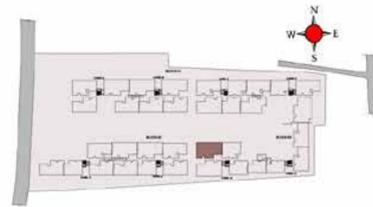
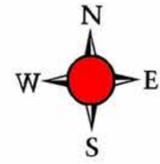
# 3BHK-3T GROUND & TYPICAL FLOOR



BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 3	G202 TO G502	3BHK-3T	1409	77	1486	2004
BLOCK - 3	H102 TO H502	3BHK-3T	1409	77	1486	2007
BLOCK - 3	H104	3BHK-3T	1409	77	1486	2004
BLOCK - 3	H204 TO H504	3BHK-3T	1409	77	1486	2000

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 3	E-G02 TO E102	3BHK-3T	1409	77	1486	2007
BLOCK - 3	E202 TO E502	3BHK-3T	1409	77	1486	2002
BLOCK - 3	E104 TO E504	3BHK-3T	1409	77	1486	2004
BLOCK - 3	F203 TO F503	3BHK-3T	1409	77	1486	2004

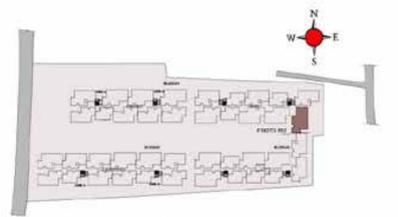
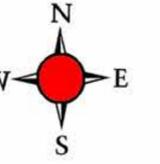
# 3BHK-3T GROUND FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 3	H-G02	3BHK-3T	1415	77	1492	2007	131

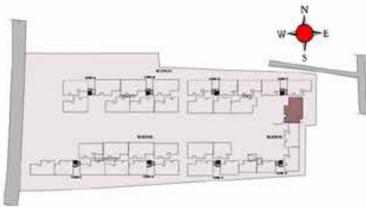
# 3BHK-3T TYPICAL FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 3	F102 TO F502	3BHK-3T	1409	77	1486	2010

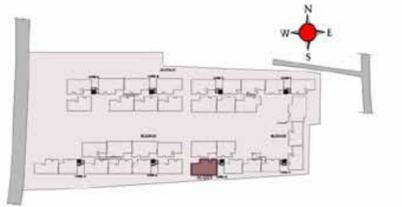
# 3BHK-3T GROUND FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 3	F-G02	3BHK-3T	1415	77	1492	2010	360

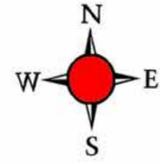
# 3BHK-3T GROUND FLOOR



KEY PLAN

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)	PRIVATE TERRACE (S.FT)
BLOCK - 3	H-G01	3BHK-3T	1415	77	1492	2010	131

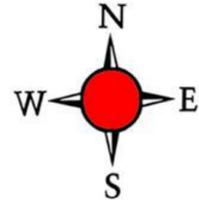
# 3BHK-3T TYPICAL FLOOR



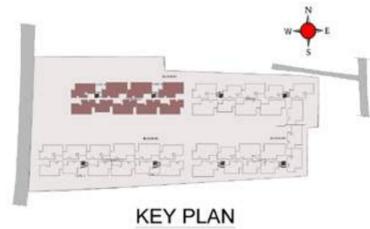
*Floor Plans*

BLOCK NO	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK - 3	H101 TO H501	3BHK-3T	1409	77	1486	2010

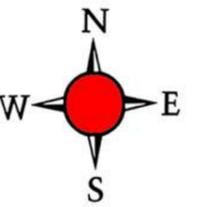
# BLOCK - A



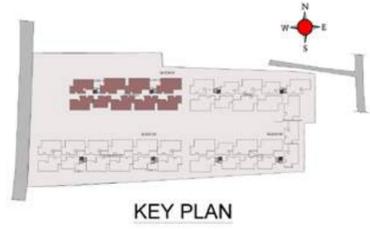
# GROUND FLOOR



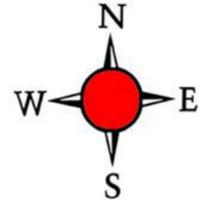
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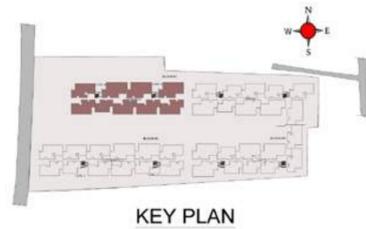
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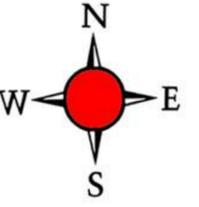
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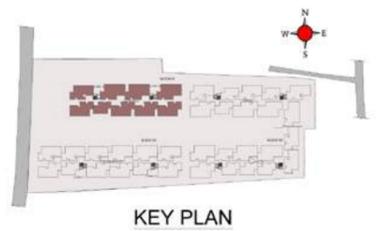
## SECOND FLOOR



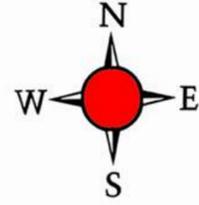
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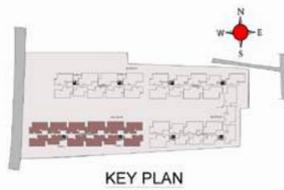
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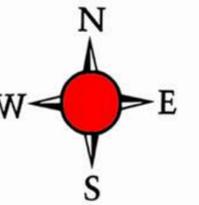
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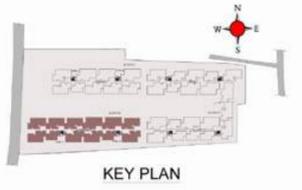
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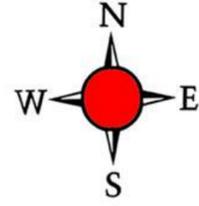
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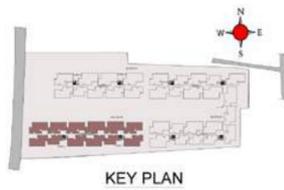
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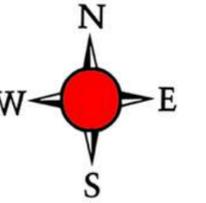
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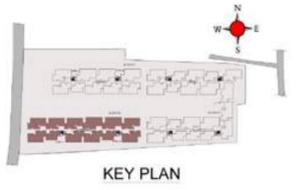
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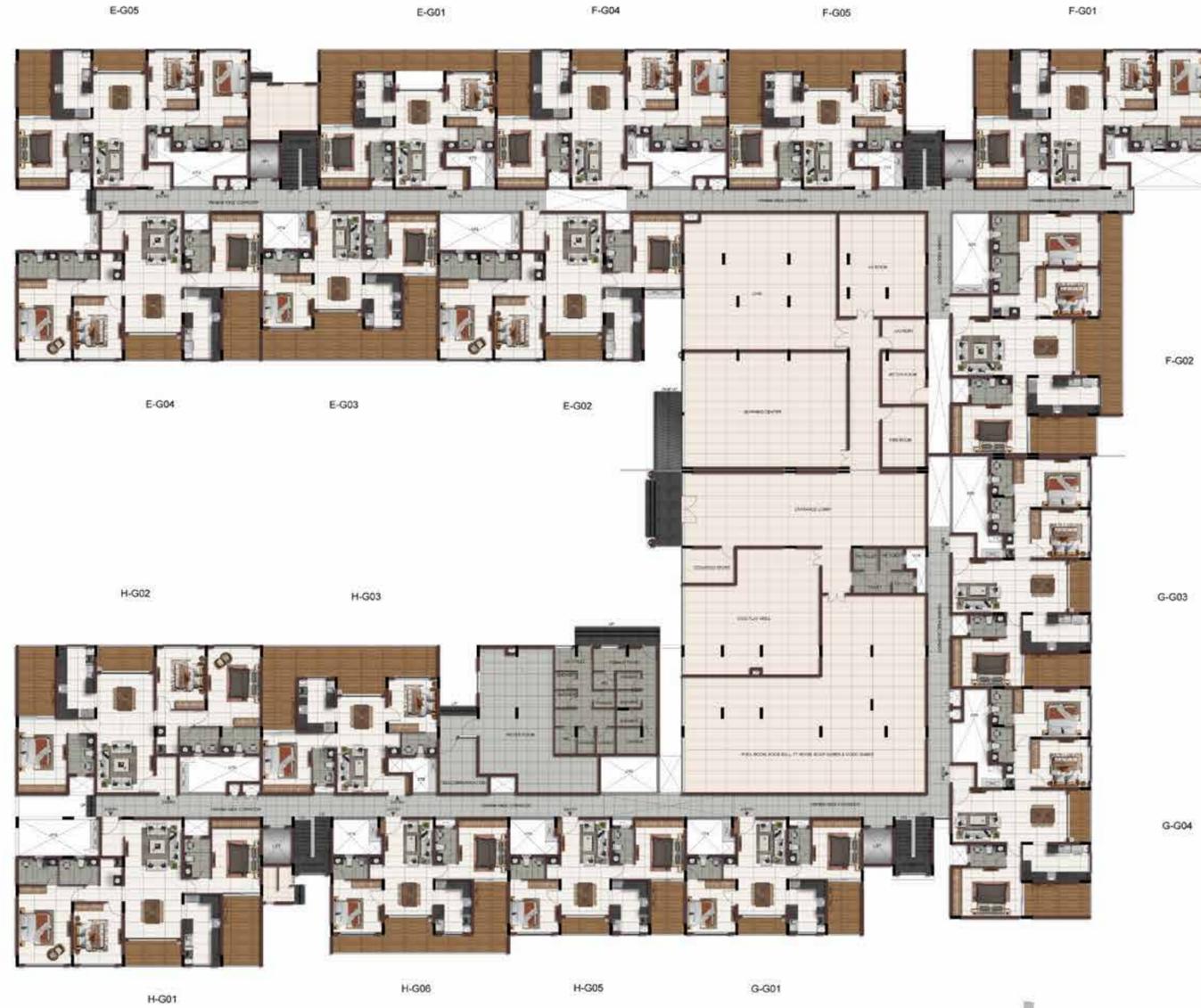
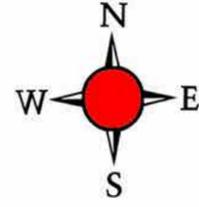
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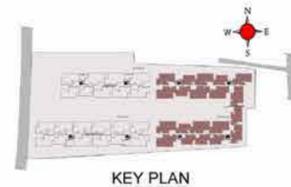
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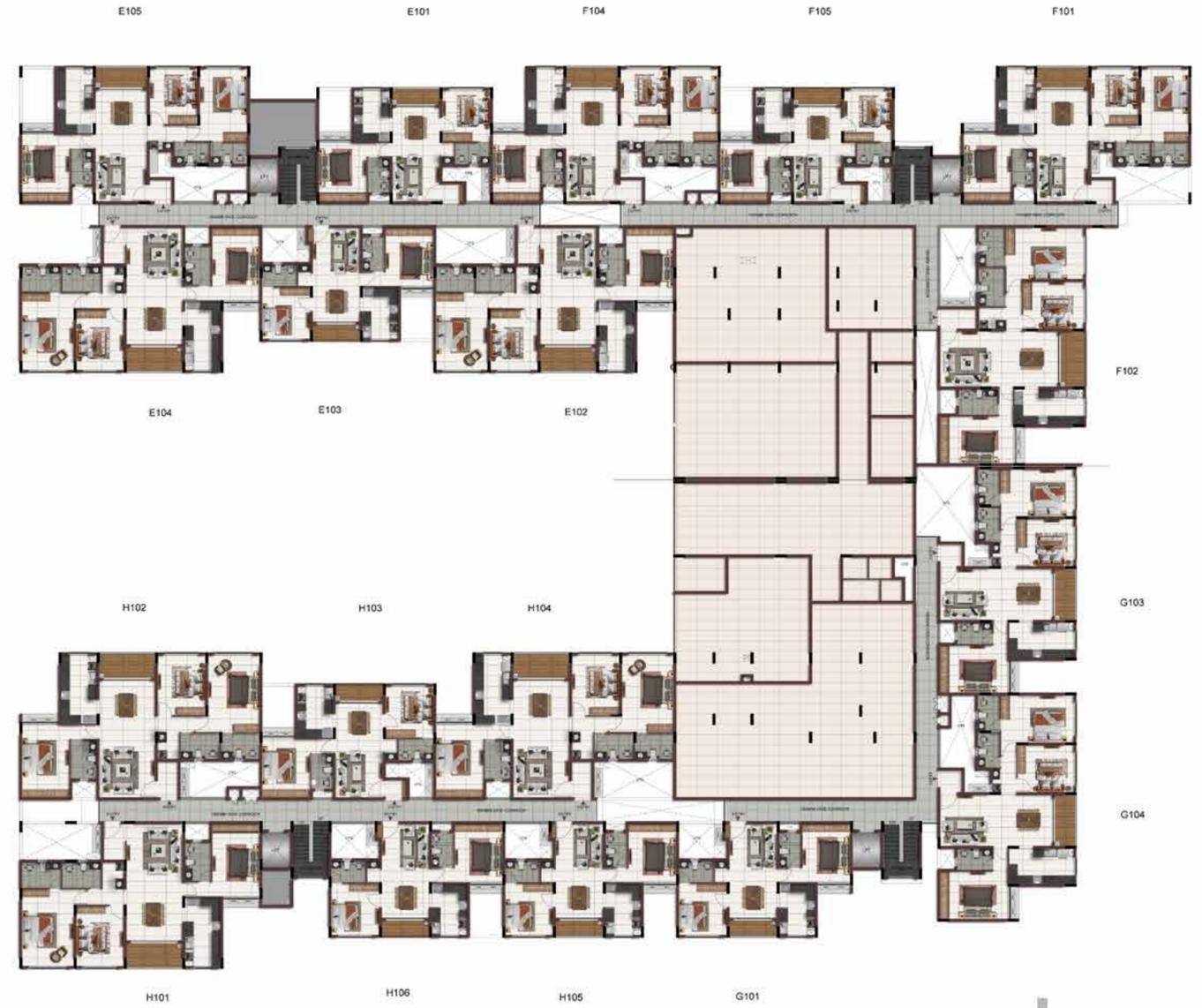
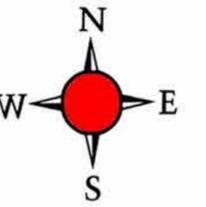
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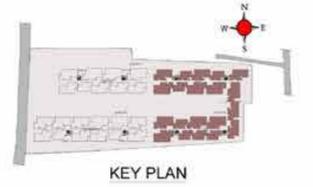
## GROUND FLOOR



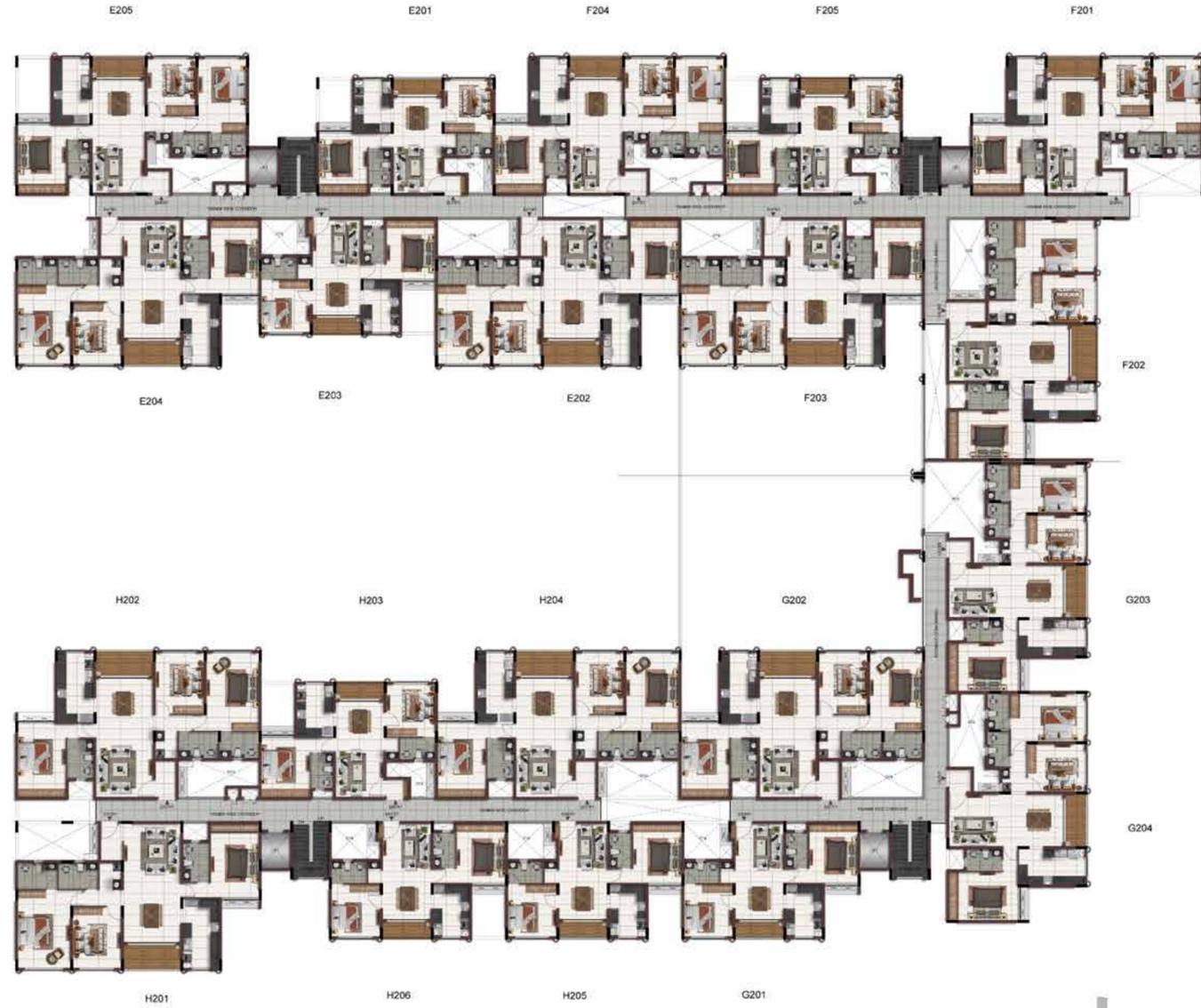
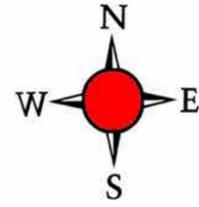
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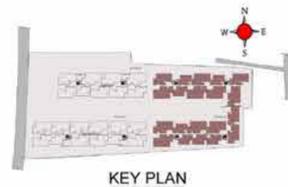
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# BLOCK - C

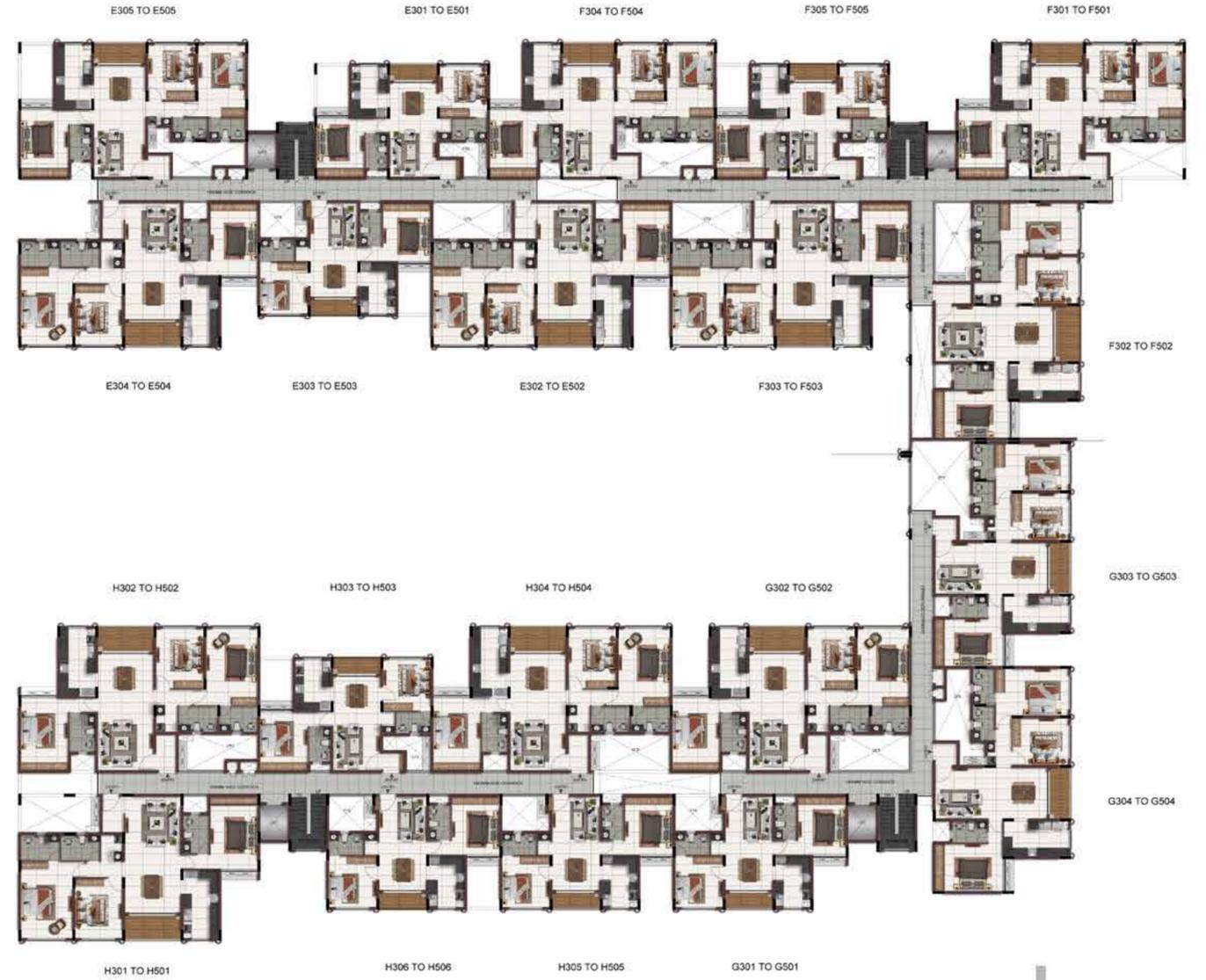
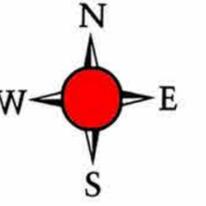


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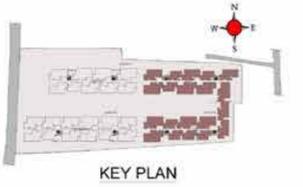


KEY PLAN

# BLOCK - C

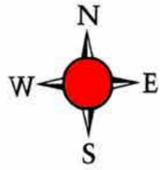


## TYPICAL FLOOR



KEY PLAN

# Clubhouse Plan



## CLUBHOUSE AMENITIES

1. MULTIPURPOSE HALL
2. GYM
3. HOME THEATER
4. KIDS PLAY AREA
5. TRAMPOLINE
6. BALLS POOL
7. CLIMBING WALL
8. FOOS BALL
9. TABLE TENNIS
10. BOARD GAMES
11. ATM
12. LAUNDRY ROOM
13. CONVENIO STORE



KEY PLAN

# Specifications

## 1. Structure

Structural system  
Masonry (if conventional)  
Floor-floor height (incl. slab)  
ATT

: RCC framed structure designed for seismic compliant (zone 3)  
: 200mm for external walls & 100mm for internal walls  
: Will be maintained at 2950mm  
: Anti-termite treatment will be done

## 2. Wall/Ceiling Finish

Internal walls  
Ceiling  
Exterior walls

: Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion  
: Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion  
: Finished with bubble texture, 1 coat of primer & 2 coats of exterior emulsion paint (Color as per architect design intent)  
: Vitrified tiles of size 600x1200mm till 2350mm height & above will be finished with a coat of primer  
: Grid type false ceiling

Bathroom

Bathroom ceiling

## 3. Floor finish with skirting

Foyer, living, dining & passage  
Bedroom & kitchen  
Bathrooms  
Balcony  
Door threshold

: Vitrified tiles of size 1200x600mm  
: Vitrified tiles of size 600x1200mm  
: Anti-skid ceramic tiles of size 600x600mm  
: Wooden finish tiles of size 600x1200mm  
: Tile threshold will be provided for all doors

## 4. Kitchen/utility & dining

Kitchen  
Electrical point  
Dining

: Will be left open for modular kitchen  
: For chimney, water purifier, washing machine, fan point & HOB point  
: Granite countertop wash basin with 300mm height tile back splash

## 5. Balcony

Handrail

Cloth drying hanger

: MS handrail as per architect's design  
: Sill level finished with Granite  
: Ceiling cloth drying hanger in living balcony

## 6. Bathrooms

CP & sanitary fixture  
Master bathroom

Other bathroom

## 7. Joinery doors

Main door

Bedroom doors

Bedroom doors

Bedroom doors

Bathroom doors

Bathroom doors

Bathroom doors

## 8. Windows

Windows

French door

Ventilators

Ventilators

## 9. Electrical points

Power supply  
Safety device  
Switches & sockets  
Wires  
TV  
Data provision  
Split-air conditioner  
Exhaust fan  
Geyser  
Power back-up

: Jaquar or equivalent

: Wall mounted WC with cistern, health faucet, single lever diverter, overhead shower, hand shower, spout, granite counter top wash basin and 2' long trench drain

: Wall mounted WC with cistern, health faucet, single lever diverter, overhead shower, spout, granite counter top wash basin and 2' long trench drain

: Full jambs polished frame and architrave with good quality double-side veneer finish shutter of size 1200 x 2200mm

: Ironmongeries like digital door lock of Yale or equivalent, 18" tower bolts, door viewer, magnetic door catcher and concealed door closure

: Full jamb architrave with double sided laminate finish door of size 1000 x 2200 mm

: Ironmongeries like Yale or equivalent lock, magnetic door catcher, 8" tower bolts, etc.

: Full jamb architrave with double sided laminate finish door of size 800 x 2200 mm

: Ironmongeries like thumb turn lock of Yale/equivalent without key, door bush, 6" tower bolts etc.

: Aluminum windows with sliding shutter with see through tinted glass & MS railing on the inner side (wherever applicable)

: Sill level finished with Granite

: Aluminum sliding shutters with tinted glass

: Soffit finished with granite

: Aluminum framed fixed louvers /openable shutter for ODU access (wherever applicable)

: Soffit finished with tile

: 3 PHASE power supply connection

: MCB & RCCB (Residual current circuit breaker)

: Schneider or equivalent

: Fire retardant low smoke (FRLS) copper wire of good quality IS brand

: Point in living, master bedroom & provision in all other bedrooms

: Point in living & master bedroom

: Points in living/dining & all bedrooms

: Point in all bathrooms

: Point will be given in all bathrooms

: 1 BHK - 350W, 2 BHK - 400W & 3 BHK - 500W

## Specifications common to building complex

### Common features

Lift

Back-up

Unit signage board

Lift fascia

Lift lobby

Corridor

Staircase floor (If NHRB)

Staircase handrail

Terrace floor

Terrace doors

Terrace doors

Terrace doors

### Outdoor features

Water storage

Rain water harvesting

STP

Common back-up

Safety

Security

Compound wall

Landscape

Driveway

External driveway

: 13 passenger automatic lift will be provided with MS powder coat finish

: 100% power backup for common amenities such as clubhouse, lifts, WTP, STP & common area lighting

: Respective unit numbers sign board will be provided in lift lobby

: Designer vitrified tile finish with granite jambs

: Designer vitrified tile finish with pattern

: Vitrified tile finish of size 600x600mm

: Granite flooring at all floors

: MS handrail with enamel paint finish in all floors

: Pressed tile flooring

: Good quality door frame with waterproof shutters

: Ironmongeries like thumb turn lock, door closure, etc. of Yale/equivalent brand

Terrace doors

Terrace doors

: Centralized UG sump with WTP (Min. requirement as per water test report)

: Rain water harvesting system (as per site requirement)

: Centralized sewage treatment plant (as per site requirement)

: 100% power backup for common amenities such as clubhouse, WTP, STP & common area lightings

: CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level

: Security booth will be provided at the project entry/exit facilitated with My Gate app

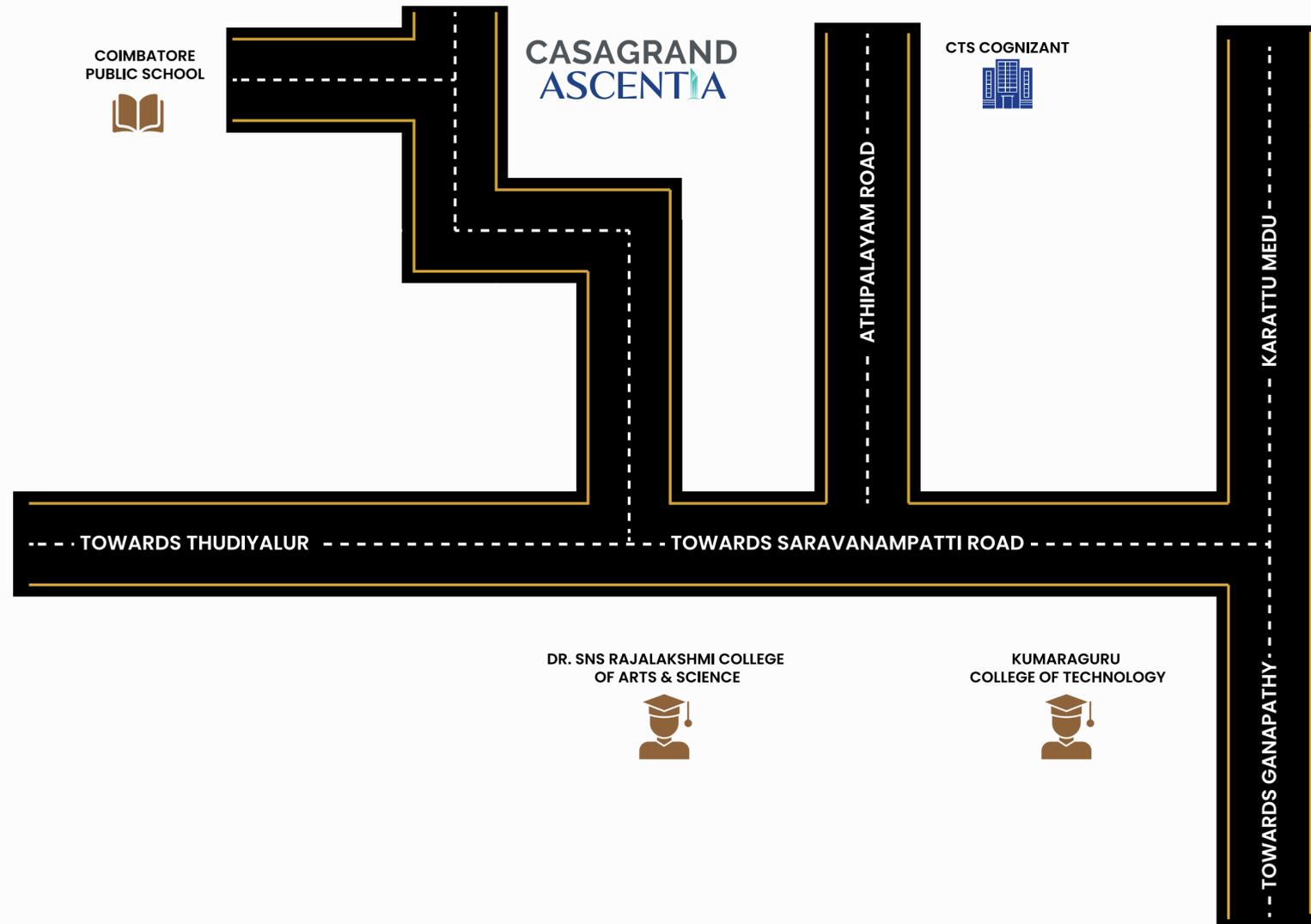
: Site perimeter fenced by compound wall with entry gates for height of 2100mm as per design intent and over that barbed fence wherever applicable

: Suitable landscape at appropriate places in the project as per design intent

: Convex mirror for safe turning at driveway in/out

: Interlocking paver block/equivalent flooring with demarcated driveway as per landscape's design intent. Granite/Cobble stone flooring in entrance driveway and block lobby entrances

# Location Map



# Location Advantages

## Schools

Coimbatore Public School	450 M
SNS Academy CBSE School	2 KM
Manchester International School	2 KM
Hana - The Happy School	1.5 KM
Sri Chaithanya Techno School	5 KM

## Colleges

Dr. SNS College of Arts & Science	1.5 KM
Kumaraguru College of Technology	2.5 KM
Kumaraguru College of Liberal Arts & Science	3.5 KM
Lisieux College of Arts & Science	5.5 KM
KG College of Arts & Science	4 KM

## Hospitals

Dr. Muthu's Multi-speciality Hospital	5 KM
Geethasree Hospital	5 KM
Sri Lakshmi Medical Centre and Hospital	6 KM
VG Hospital	7 KM
Bhagirathi Medical Centre and Hospital	7 KM

## IT Park

CHIL SEZ IT Park	3.7 KM
KGISL SEZ IT Park	3.5 KM
KCT Tech Park	2.9 KM
SVB Tech Park	9 KM

## Bus Stand

Gandhipuram Bus Stand	10 KM
Mettupalayam Bus Stand	10 KM

## Mall

Prozone Mall	7 KM
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## Airport

Coimbatore International Airport	13 KM
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Dining Crockery



A/C



Cooking Hob



Chimney Kitchen



Wardrobes All Bedrooms



Kitchen Cabinets



Vanity



Fans living & Bedrooms



Fan with Light Dining



Exhaust Fans & Geysers

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### HOME ACCESSORIES



Light Fixtures



Mirrors in Dining



False Ceiling



LED Mirror



Mirror Lights



Towel Rack



Curtain Channels & Rods



Lights



Corner Shelf



Towel Ring

### WASHROOM ACCESSORIES

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payment at the time of unit booking	payment during work-in-progress	payment during the unit handover

# AWARDS



## Payment Schedule

BOOKING ADVANCE (10 days from the date of booking)	10%
AGREEMENT STAGE (35 days from the date of booking)	25%
COMMENCEMENT OF FOUNDATION	10%
COMMENCEMENT OF BASEMENT ROOF	10%
COMMENCEMENT OF GROUND FLOOR ROOF	10%
COMMENCEMENT OF 1 <sup>ST</sup> FLOOR ROOF	10%
COMMENCEMENT OF 3 <sup>RD</sup> FLOOR ROOF	7.5%
COMMENCEMENT OF 5 <sup>TH</sup> FLOOR ROOF	7.5%
ON COMPLETION OF FLOORING RESPECTIVE UNIT	5%
HANDING OVER	5%
<b>TOTAL</b>	<b>100%</b>

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