

VILLAS
DESIGNED FOR
THOUGHTFUL
LIVING

CASAGRAN GLENMERE

Why Casagrand?



Top 7

Ranked in
India

Top 2

Ranked in
South India

No.1

Ranked in Chennai
for last 8 years*

22+ years

of Trust &
Legacy

7000+

Homes sold in
FY'24 - 25

6 Cities

Chennai, Bengaluru,
Hyderabad, Pune,
Coimbatore & Dubai

10 years

Maintenance by us

2000+

Quality checks

On-time

Delivery of projects

2 months

Guaranteed rental

6 months

Guaranteed resale

7 years

Warranty





THE
CASAGRAN
STANDARD

PERFECTING
231 DETAILS
 YOU MIGHT NOT
 NOTICE, BUT FEEL.

At Casagrand, we obsess over the smallest of details, because we know it's the little things that make life easier.

From comforts you expect, to thoughtful touches you never imagined, we have perfected 231 uncompromising standards.

Because a Casagrand home doesn't just meet expectations. It's built to exceed them. That's The Casagrand Standard.



Scan to Explore
 Our 231 Standards



A QUIETER KIND OF LUXURY

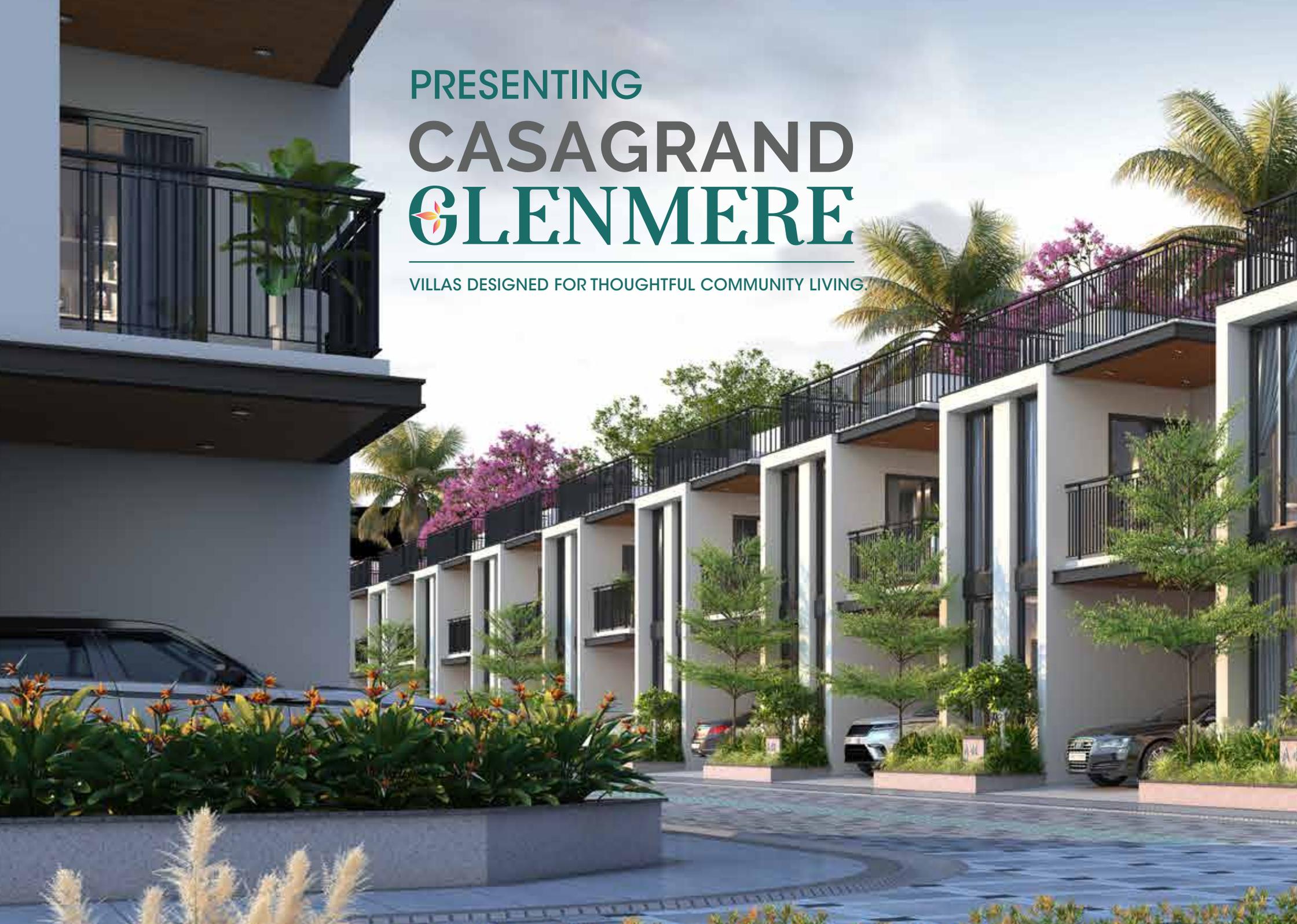
A place where architecture is guided by purpose.
Where space is shaped with proportion and clarity.
Where every line, every volume, every transition is intentional.

Here, living is built on openness.
On balance.
On a foundation that values both privacy and connection.
And your home becomes the most beautiful part of your day.

Welcome to a life that feels composed, expansive, and deeply yours.







PRESENTING
CASAGRAN
GLENMERE

VILLAS DESIGNED FOR THOUGHTFUL COMMUNITY LIVING.





A 02

C 03

AT CASAGRAND GLENMERE

At Casagrand Glenmere, thoughtful community living begins with intention. Every villa is aligned, detailed, and designed so living together feels natural, effortless, and complete.

110
CONTEMPORARY
VILLAS

65%
OPEN SPACE
COMMUNITY

CLUBHOUSE
ROOFTOP SWIMMING POOL DECK

30+
LIFESTYLE
AMENITIES

100%
VAASTU
COMPLIANT VILLAS

MULTI-TIER
SECURITY SYSTEM

8000 sq. ft.
CLUBHOUSE

Where Every Connection Elevates Living

Set in Thaiyur, one of Chennai's steadily evolving residential corridors, the address offers seamless access to key hubs, reputed schools, healthcare, and everyday essentials.

Close enough to stay effortlessly connected. Far enough to preserve your peace.

Because when location is chosen thoughtfully, living becomes effortless.





MASTER PLAN

SITE CUM GROUND FLOOR



LIST OF AMENITIES OUTDOOR

1. PING PONG LOUNGE
2. COCOON LOUNGE SWING
3. HEALING REFLEXOLOGY PATHWAY
4. HIGH- PERFORMANCE FITNESS ZONE
5. INTEGRATED BOUNCE DECK
6. MULTIPURPOSE GREEN COURT
7. PET RECREATION PARK AND WASH BAY
8. SERENITY ZEN COURTYARD
9. CULINARY HERBSCAPE
10. MEGA LEARNING ABACUS ZONE
11. JUNIOR HOOPS COURT
12. CURL SWING
13. INTERACTIVE PULSE PLAY ZONE
14. FAMILY SWING LOUNGE
15. DEDICATED CYCLING LOOP WITH PARKING
16. MATHS LEARNING JOG TRAIL
17. GRANITE STRATEGY GAME PLAZA
18. HEALING BOTANICALS GARDEN
19. SERENE NATURE TRAIL



The Architectural Language



Contemporary design guided by clarity and balance.

Clean lines. Sleek glass façades.
Landscape-integrated elevations.

Modern in expression. Timeless in appeal.

The Grand Entrance

An arrival designed to feel assured from the very first step. As you enter the community, a sense of grandeur sets the tone.

And as you step into your own villa, that experience becomes distinctly personal.

The veneer-finished main door, framed with a designer architrave, rises up to 8 feet in most villas creating a welcome that feels both refined and commanding.

A new-generation digital lock system adds effortless security and convenience, blending modern access seamlessly into everyday living.

Because at **Casagrand Glenmere**, even the first impression is thoughtfully composed.



CASAGRAN GLENMERE





A photograph of a modern home's outdoor patio area. The patio is paved with large, light-colored stone tiles. In the foreground, a round, light-colored table holds a glass pitcher of water and a bowl of fresh fruit. The patio is bordered by lush greenery, including various plants and trees. In the background, a large glass-enclosed area provides a view into the interior of the home, which is warmly lit and furnished with a dining table and chairs. The overall atmosphere is serene and inviting.

A home where every
square foot feels intentional.



The Master Retreat

Bedrooms at Glenmere are designed to feel expansive and private.

With width reaching nearly 12 feet, they offer a sense of scale rarely found in this segment.

Dedicated dresser space (11' × 6') and generously sized bathrooms (8' × 5', 9' × 6', up to 11' × 6') enhance comfort and usability.

Designed as personal retreats, these spaces balance proportion with calm.

The Living & Dining Atelier

Designed to feel expansive yet effortless, the living and dining spaces unfold with natural grace. Tall French sliding doors and wide tinted windows invite light to travel freely, allowing air and openness to shape the rhythm of the home.

Premium vitrified flooring lends a quiet refinement underfoot, while thoughtful spatial planning ensures balance and flow in every direction. Aligned with Vaastu principles and crafted for seamless movement, this is a setting where gatherings feel elevated and everyday living feels beautifully composed.



The Culinary Quarter

Designed for the art and ease of everyday cooking, this is a kitchen where preparation feels effortless and inviting. Generously proportioned to allow comfort and ease, it invites both quiet mornings and elaborate preparations with equal grace.

Thoughtful ventilation keeps the space light and breathable, while Vaastu-aligned planning ensures balance at its core. Designed to support the rhythm of everyday living, this is where nourishment, conversation, and craft come together naturally.





The Bathing Suites

Designed as spaces of quiet restoration, the bathing suites offer more than functionality, they offer pause. Generously proportioned to feel open and unconfined, each layout allows comfort to unfold naturally.

Premium Jaquar or equivalent fittings, rain showers, hand showers, and granite countertop basins come together in thoughtful harmony, while sleek trench drains and waterproof doors ensure seamless durability beneath refined finishes.

Every detail is considered, so that daily routines feel less ordinary and more indulgent, without ever losing their ease.





Where space feels limitless, life flows naturally.

At Glenmere, nearly 50% of every villa is dedicated to open space, including an expansive ~800 sq. ft. private garden that keeps nature close to everyday living. Ceiling-height glass windows invite abundant daylight and enhanced ventilation, keeping interiors bright and breathable.

With 65% open areas and over 36,000 sq. ft. of landscaped greenery, the community feels calm, expansive, and intentionally preserved. Here, open space doesn't just surround you. It defines the way you live.





An Invitation to Indulge in Elevated Community Living

A space where connection finds its natural setting. From welcoming lounges designed for intimate conversations to expansive areas that host celebrations with ease, every corner balances scale with comfort.

Crafted with proportion and purpose, the clubhouse becomes more than a destination.

It becomes part of your everyday rhythm.

Above It All

High above the ordinary,
a stretch of blue meets an open sky.

Swim as the sun rises.
Float as the city quiets.
Watch horizons shift in gold and amber.

Here, elevation is not symbolic.
It is experienced.









Where Life Moves Effortlessly Within

Indoor spaces are shaped to move with you - from focused hours to playful afternoons. Dedicated zones for wellness and fitness encourage balance, while thoughtfully designed play areas spark imagination and joy.

Whether it is a quiet hour of restoration or a lively evening shared with family, each space is measured, considered, and seamlessly integrated into daily life.

Because at Casagrand Glenmere, amenities are not additions. They are expressions of how you choose to live.



Where Life Breathes in the Open

Outdoors, living feels expansive and unrestrained. Morning jogs along tree-lined pathways ease into unhurried stretches in dedicated wellness zones. Open lawns become the setting for family gatherings, while shaded seating pockets invite quiet conversations beneath the sky.

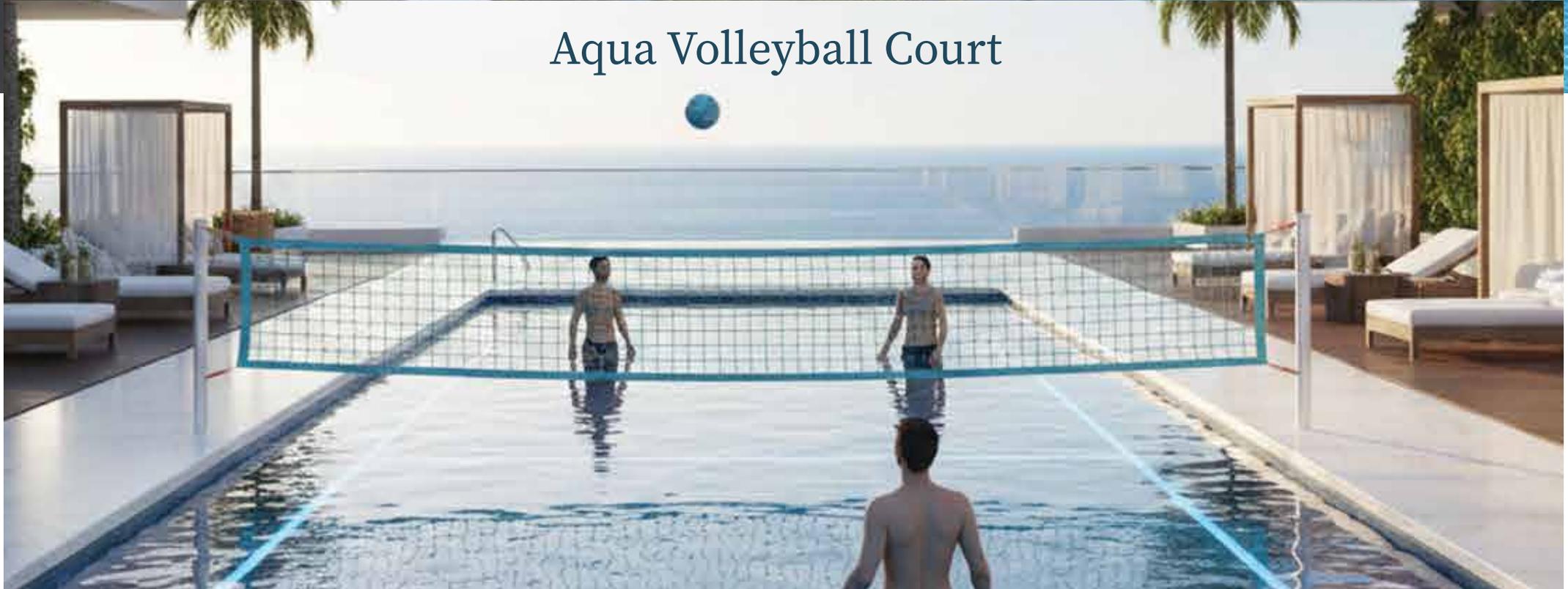
Children discover their own corners of joy spaces designed for play, exploration, and imagination while adults unwind in thoughtfully placed retreats that balance movement and stillness.

Here, greenery is not ornamental.
It is lived in.
Celebrated.
Returned to, every day.





Swimming Pool



Aqua Volleyball Court

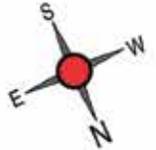


Skyline Movie Lounge



UNIT PLANS

3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



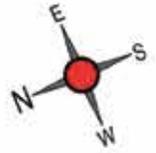
TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)	Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
01	1628	2212	2027	12	1628	2212	1726
02	1628	2212	1848	13	1628	2212	1718
09	1628	2212	1750	14	1628	2212	1710
10	1628	2212	1742	15	1628	2212	1698
11	1628	2212	1734				

3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
17	1628	2212	1692
18	1628	2212	1696
19	1628	2212	1696
20	1628	2212	1696
21	1628	2212	1696

3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



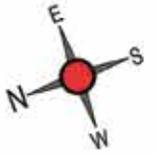
TERRACE FLOOR PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)	Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
24	1628	2212	1696	29	1628	2212	1696
25	1628	2212	1696	30	1628	2212	1696
26	1628	2212	1696	31	1628	2212	1696
27	1628	2212	1696	32	1628	2212	1696
28	1628	2212	1696	33	1628	2212	1696



KEY PLAN

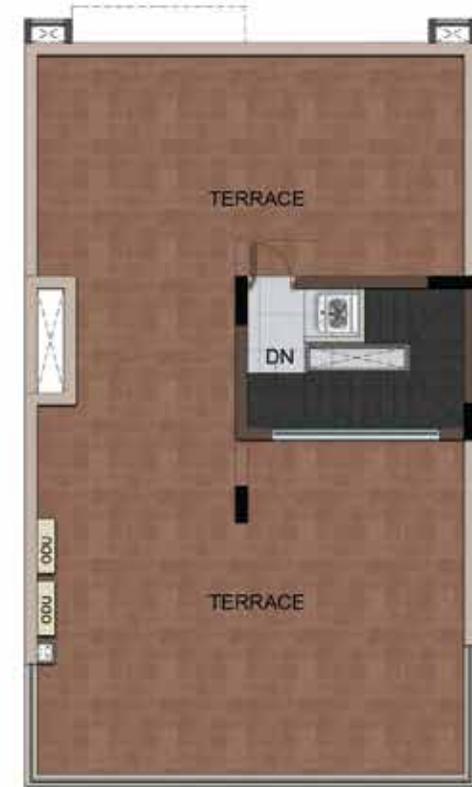
3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



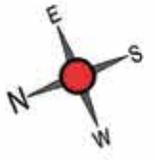
TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)	Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
47	1628	2212	1696	51	1628	2212	1696
48	1628	2212	1696	52	1628	2212	1696
49	1628	2212	1696	53	1628	2212	1696
50	1628	2212	1696	54	1628	2212	1696

3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



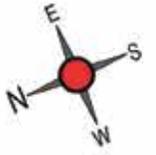
TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
16	1628	2212	1680

3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



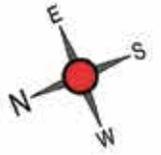
TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
23	1628	2212	1966
46	1628	2212	1966

3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
22	1628	2212	2249

3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



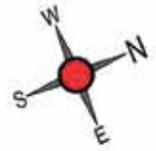
TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
34	1628	2212	2306

3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



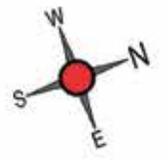
TERRACE FLOOR PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)	Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
36	1628	2212	1696	42	1628	2212	1696
37	1628	2212	1696	43	1628	2212	1696
38	1628	2212	1696	44	1628	2212	1696
39	1628	2212	1696	57	1628	2212	1823
40	1628	2212	1696	58	1628	2212	1823
41	1628	2212	1696	59	1628	2212	1823



KEY PLAN

3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



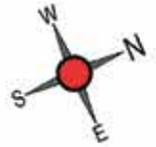
TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)	Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
60	1628	2212	1835	66	1628	2212	1795
61	1628	2212	1912	67	1628	2212	1877
65	1628	2212	1706	68	1628	2212	1959

3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



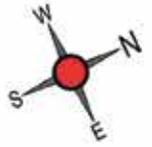
TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
45	1628	2212	1966

3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
64	1628	2212	2423

3BHK- EAST FACING VILLA



GROUND FLOOR PLAN

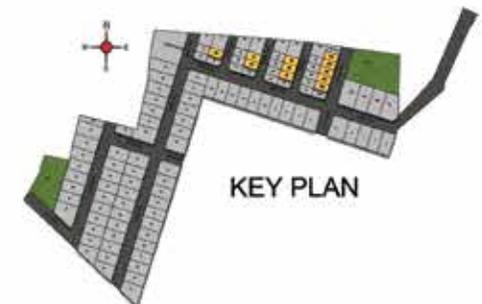


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)	Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
75	992	1334	786	101	992	1334	786
82	992	1334	786	102	992	1334	786
83	992	1334	786	103	992	1334	786
91	992	1334	786	104	992	1334	786
92	992	1334	786	105	992	1334	786
93	992	1334	786				



KEY PLAN

3BHK- EAST FACING VILLA



GROUND FLOOR PLAN

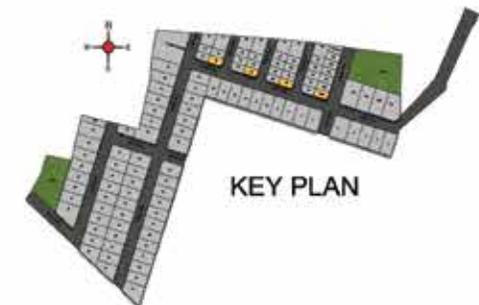


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
76	992	1334	774
84	992	1334	774
94	992	1334	774
106	992	1334	774



3BHK- WEST FACING VILLA



GROUND FLOOR PLAN

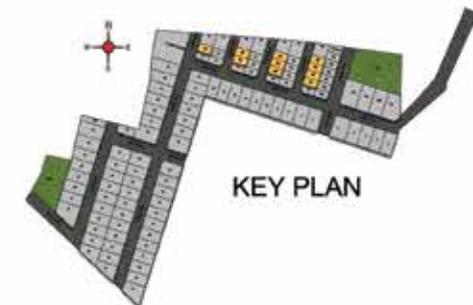


FIRST FLOOR PLAN



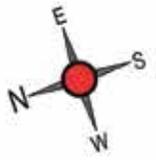
TERRACE FLOOR PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)	Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
72	992	1334	786	88	992	1334	786
78	992	1334	786	96	992	1334	786
79	992	1334	786	97	992	1334	786
86	992	1334	786	98	992	1334	786
87	992	1334	786	99	992	1334	786



KEY PLAN

3BHK- WEST FACING VILLA



GROUND FLOOR PLAN

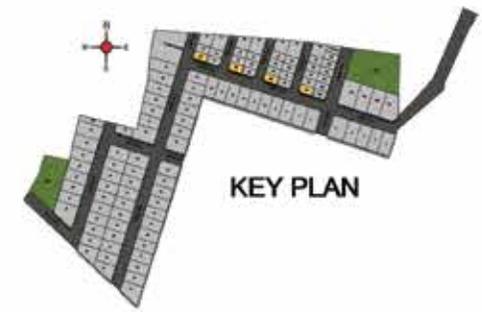


FIRST FLOOR PLAN

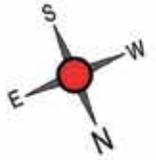


TERRACE FLOOR PLAN

Villa no.	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
71	992	1334	774
77	992	1334	774
85	992	1334	774
95	992	1334	774



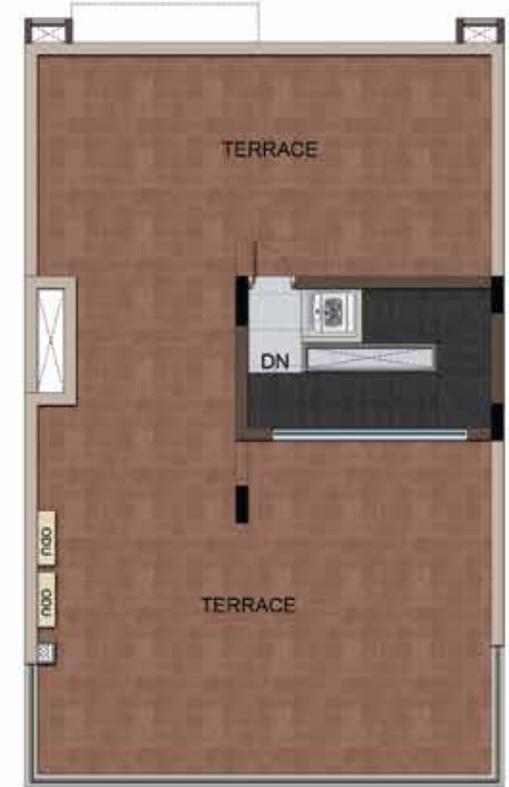
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



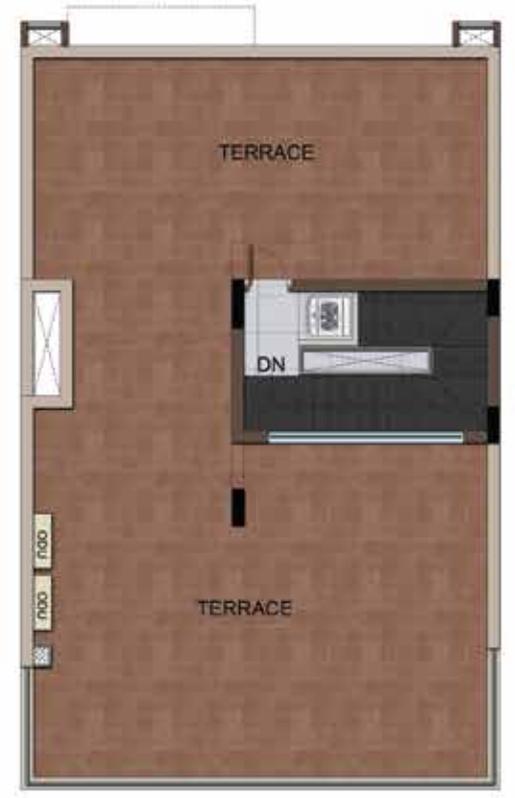
TERRACE FLOOR PLAN



KEY PLAN

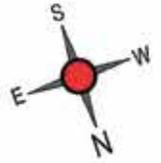
Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
03	1751	2349	2018
04	1751	2349	2010
07	1751	2349	2012
08	1751	2349	2002

3BHK- EAST FACING VILLA



Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
05	1751	2349	2675

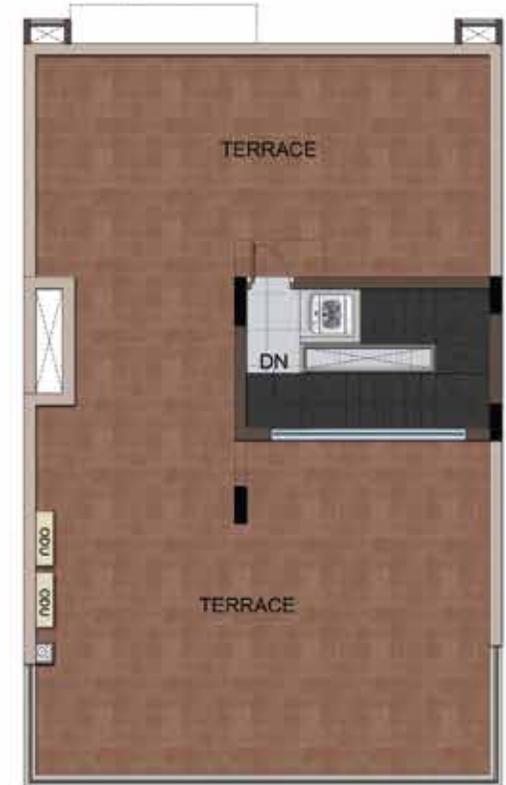
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



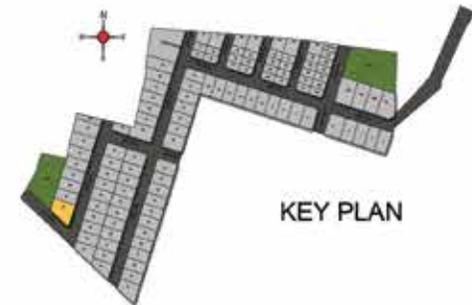
TERRACE FLOOR PLAN



KEY PLAN

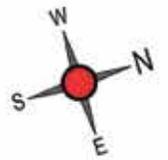
Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
06	1751	2349	2150

3BHK- NORTH FACING VILLA



Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
56	1751	2349	2886

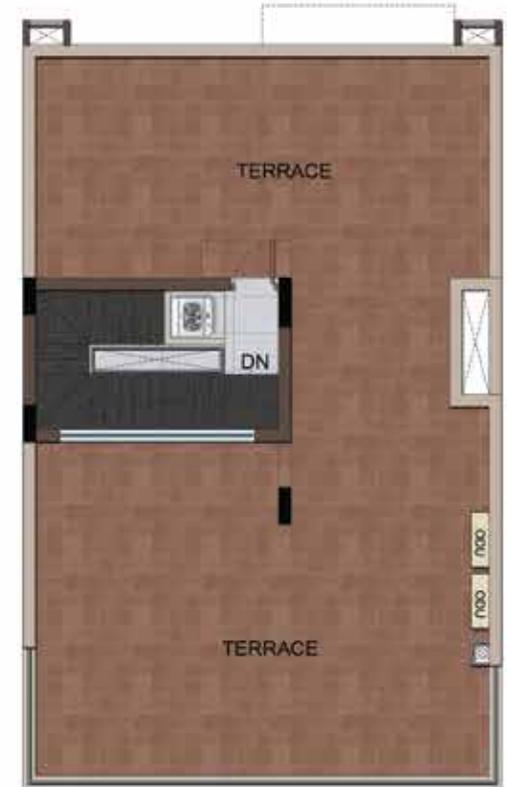
3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



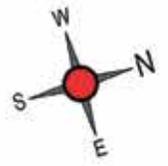
TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
62	1751	2349	2340
63	1751	2349	2406

3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



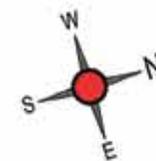
TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
74	1561	2058	1507

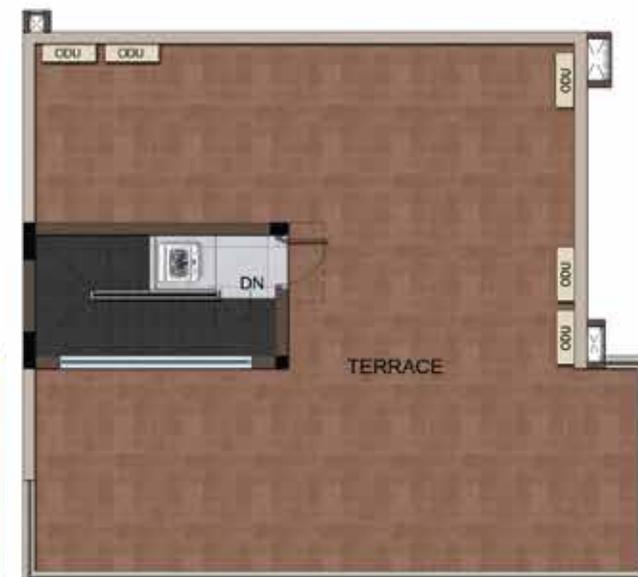
3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



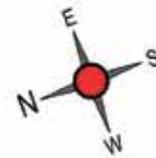
TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
81	1666	2175	1589
90	1666	2175	1584

3BHK- WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
73	1292	1690	1180

3BHK- WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



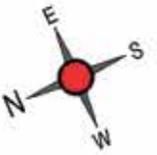
TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
80	1412	1824	1260

3BHK- WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
89	1336	1738	1326

3BHK- WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



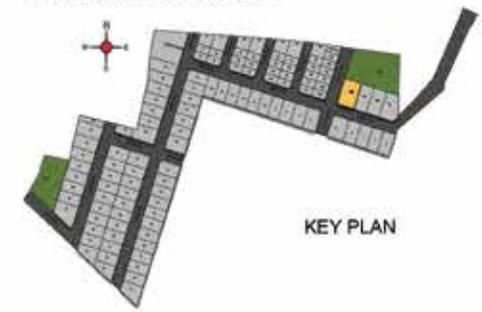
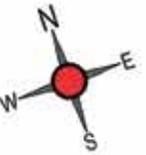
TERRACE FLOOR PLAN



KEY PLAN

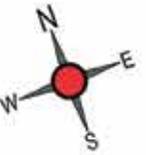
Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
100	1370	1776	1217

4BHK- EAST FACING VILLA



Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
107	2327	3024	3256

4BHK- EAST FACING VILLA



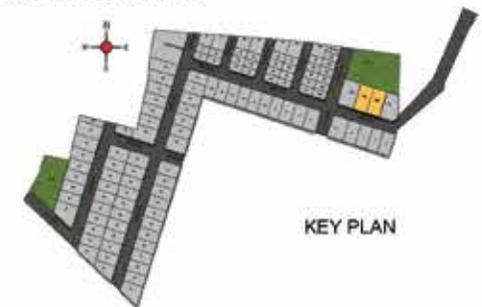
GROUND FLOOR PLAN



FIRST FLOOR PLAN



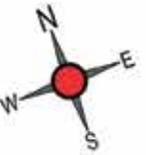
TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
108	2327	3024	2557
109	2327	3024	2557

4BHK- EAST FACING VILLA



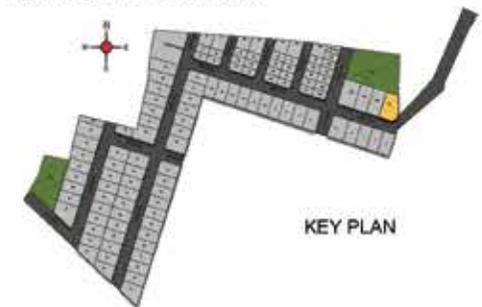
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
110	2327	3024	2924

3BHK- WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



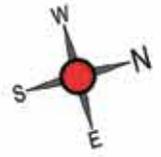
TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
55	1125	1493	1867

3BHK- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
35	1124	1517	1681

3BHK- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

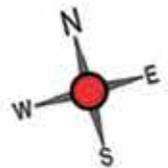
Villa no	Carpet Area (sqft)	Saleable Area (sqft)	Villa land Area (sqft)
69	1628	2212	2101
70	1628	2212	2311





CLUBHOUSE PLANS

CLUB HOUSE



CLUB HOUSE INDOOR AMENITIES

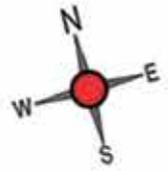
- 20. BANQUET HALL WITH DINNING ZONE
- 21. GYM
- 22. KID'S CREATIVE STUDIO
- 23. FOOS BALL
- 24. AIR HOCKEY
- 25. CHESS

GROUND FLOOR PLAN



KEY PLAN

CLUB HOUSE



FIRST FLOOR PLAN

CLUB HOUSE TERRACE

- 26. SWIMMING POOL
- 27. CHILDREN'S SPLASH POOL WITH SUN DECK
- 28. SKYLINE MOVIE LOUNGE
- 29. AQUA VOLLEYBALL COURT
- 30. SIGNATURE BARBECUE STATION
- 31. EXTENDED STARGAZING DECK
- 32. STEAM / SAUNA



KEY PLAN

SPECIFICATIONS



1. STRUCTURE

Structural System	: RCC Framed structure designed for seismic compliant [Zone 3]
Masonry	: 200mm for external walls & 100mm for internal walls
Floor-Floor height (incl. slab) Type A, C, D, E & F	: Will be maintained at 3150mm
Floor-Floor height (incl. slab) Type B, G1 & G2	: Will be maintained at 3050mm
ATT	: Anti-termite treatment will be done

2. WALL FINISH

Internal walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of Premium emulsion
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion
Exterior walls	: Finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect design intent
Bathroom Type A, C, D, E & F	: Vitrified wall tile of size 600mm x 300mm for a height of 2550mm & above wall tile will be finished with a coat of primer
Bathroom Type B, G1 & G2	: Vitrified wall tile of size 600mm x 300mm for a height of 2250mm & above wall tile will be finished with a coat of primer.

3. FLOOR FINISH WITH SKIRTING

Main Flooring (Living, dining, Bedrooms, Kitchen & Internal passage)	: Vitrified tiles of size 600x1200mm
Bathroom	: Anti-skid Vitrified tiles of size 300x300mm
Balcony & open terrace at 1 st floor	: Matt Finish Tiles of size 600x600mm
Door threshold	: Granite finish for all threshold
Terrace 2 nd floor	: Pressed tile finish
Car parking	: Kota Flooring of size 600 x 600mm
Deck Area	: Granite flooring matte finish
Entry Sit Out	: Granite flooring matte finish

4. KITCHEN & DINING (Sink and CP)

Kitchen	: Will be left open for modular work with electrical points & plumbing Provisions
Dining	: Granite finish countertop wash basin with 300mm granite height splash (Excluding B,G1&G2 Typology)

5. BALCONY

Handrail	: MS handrail as per architect's design intent : Sill level finished with Granite
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6. STAIRCASE

Flooring	: Granite flooring for staircase
Handrail	: MS handrail as per architect's design

7. BATHROOMS

CP & Sanitary fixture	: Jaquar or equivalent
Bed - 1 Bath	: Wall mounted WC with cistern, health faucet, single lever diverter, overhead shower, spout, hand shower, granite counter top wash basin and 2' long trench drain
Other Bathrooms	: Wall mounted WC with cistern, Health faucet, Single lever diverter, Overhead shower, spout, granite counter top wash basin and 2' long trench drain

8. JOINERY

A. DOORS

Main door Type A, C, D, E, & F	: Good quality teak wood polished frame with Double sided veneer shutter of size 1200X2400mm
	: Ironmongeries like Digital door lock of Yale or equivalent, 18" tower bolts, door viewer, wall mount magnetic door catcher and exposed door closure.

Bedroom doors Type A, C, D E, & F	: Good quality teak wood polished frame with double side laminated shutter of size 1000 x 2400mm : Ironmongeries like lock with designer handle (yale)or equivalent magnetic door catcher , 6" tower bolts of yale or equivalent.
Bathroom doors Type A, C, D E, & F	: Good quality teak wood polished frame double side laminated shutter of size 800 x 2400mm : Ironmongeries like thumb turn lock with designer handle Yale / equivalent without key, door bush etc.,
Terrace doors Type A, C, D E, & F	: Good quality door frame with FRP shutters of size 800 x 2100mm . : Ironmongeries like thumb turn lock with key,Tower bolt & door bush of Yale / equivalent.
Main door Type B, G1 & G2]	: Good quality teak wood polished frame with Double side veneer shutter of size 1050x2100mm : Ironmongeries like(Yale), Digital door lock, tower bolts, door viewer, wall mount magnetic door catcher of Yale / equivalent etc.
Bedroom doors Type B, G1 & G2	: Good quality teak wood polished frame, with double side laminated shutter of size 900 x 2100mm : Ironmongeries like lock with designer handle (Yale), magnetic door Catcher, tower bolt of Yale or equivalent etc.,
Bathroom doors Type B, G1 & G2	: Good quality teak wood polished frame, double side laminated shutter of size 750x 2100mm : Ironmongeries like thumb turn lock with designer handle(Yale), without key , door bush etc.,
Terrace doors Type B, G1 & G2	: Good quality door frame with FRP shutters of size 750 x 2100mm : Ironmongeries like thumb turn lock of (Yale), / equivalent without key, Tower bolt & door bush

B. WINDOWS

Windows	: Aluminum windows with sliding shutter with see through Tinted glass & MS railing on the inner side [wherever applicable] : Sill level finished with Granite
French doors	: Aluminum sliding shutters with toughened glass
Ventilators	: Aluminum framed fixed louvers / openable shutter for ODU access [wherever applicable] : Soffit finished with Granite

9. ELECTRICAL POINTS

Power Supply	: 3 PHASE power supply connection
Safety device	: MCB & RCCB [Earth leakage Circuit breaker]
Switches & sockets	: Modular box, modular switches & sockets of Legrand, Schneider/equivalent
Wires	: Fire Retardant Low Smoke [FRLS] copper wire of good quality IS brand
TV	: Point in Living & Master bedroom and provision in other bedrooms.
Foot lamp	: Point Provided in all bedrooms
Mirror point	: Point Provided in all bathrooms
Kitchen	: For chimney, HOB, fan point & water purifier point
Weather proof socket	: Point Provided in first floor balcony [All type]
Data	: Point in Living, & any one bedroom
Split- air conditioner	: Points in living/dining & all Bedrooms
Exhaust fan	: Point in all bathrooms
Geyser	: Point in all bathrooms
Villa Back-up	: Inverter provision for all room fan and light points .

10. OUTDOOR FEATURES:

Water storage	: Centralized UG sump with WTP [Min. requirement as per water test report]
Rain water harvesting	: Rain water harvesting system as per site requirement
STP	: Centralized Sewage Treatment plant
Common Back-up	: 100% Power backup for common amenities such as club house, WTP, STP & selective common area lighting
Safety	: CCTV surveillance cameras will be provided all-round the building at pivotal Location in ground level
Security	: Security booth will be provided at the entrance and facilitated With My Gate App
Compound wall	: Site perimeter fenced by compound wall with entry gates & height of 1800mm as per design intent.
Landscape	: Suitable landscape at appropriate places in the project as per design intent
Internal Roads	: Rubber mould paver finished roads.
Driveway	: Convex mirror for safe turning in driveway in / out. : Granite / Cobble stone flooring in entrance driveway and block lobby entrances

Note: The highlighted points will be under the PVF budget.



LOCATION MAP



LOCATION ADVANTAGES



EDUCATIONAL INSTITUTIONS

Universities & Colleges

Shiv Nadar University	- 1.9 kms
Sri Shiva Subramaniya College of Engineering	- 3.2 kms
SMK Fomra Institute of Technology	- 5.1 kms
Hindustan University	- 8.4 kms
Prof. Dhanapalan College	- 8.2 kms
VIT University	- 16 kms
Chettinad Health City (Medical University)	- 8.5 kms

Schools

Velammal Vidyashram (Mambakkam)	- 11.7 kms
PSBB School	- 13.7 kms
Sri Chaitanya Techno School	- 17 kms
DAV - SM FOMRA SCHOOL	- 2.8 kms
St Mary's Matriculation	- 6.7 kms
Velammal New Gen School	- 6 kms
MAV Vidyashram	- 1 kms



HEALTHCARE & HOSPITALS

Supreme Speciality Hospital	- 8.9 kms
Chettinad Health City	- 8.5 kms
Swaram Hospital	- 7.3 kms
Tagore Hospital	- 20 kms
MGM Healthcare	- 14 kms
Alpha Multi-Speciality Hospital	- 33 kms



CONNECTIVITY & TRANSPORTATION

Major Roads & Corridors

Kelambakkam–Vandalur Road	- 15 kms
ECR towards OMR	- 23 kms

Public Transport Hubs

Kelambakkam Bus Stand	- 7.7 kms
Thiruporur Depot	- 5 kms



IT PARKS & EMPLOYMENT HUBS

SIPCOT IT Park	- 13 kms
KRISP IT Park	- 16 kms



ENTERTAINMENT, LEISURE & LIFESTYLE

Rakki Cinemas	- 3.7 kms
Mayajaal	- 16 kms
Vivira Mall	- 15 kms
Kovalam Beach	- 11 kms
Marina Mall	- 13 kms

GLENMERE PAYMENT SCHEDULE

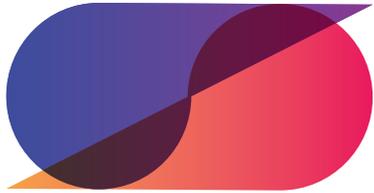
BOOKING ADVANCE.....	10%
AGREEMENT SIGNING	25%
COMMENCEMENT OF FOUNDATION.....	15%
COMMENCEMENT OF GROUND FLOOR ROOF.....	15%
COMMENCEMENT OF 1ST FLOOR ROOF.....	15%
COMPLETION OF FLOORING RESPECTIVE UNIT.....	15%
HANDING OVER.....	5%

AWARDS





CASAGRAND



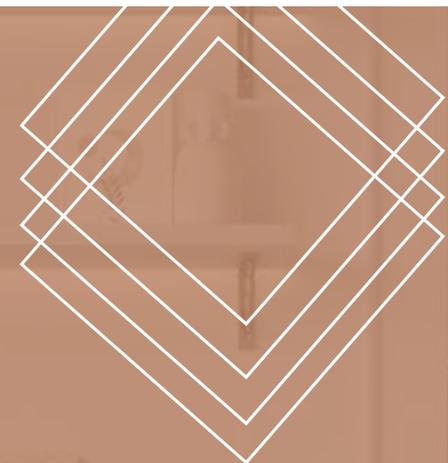
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WOODWORKS OF TOP NOTCH QUALITY



Shoe Rack



TV Unit



Dining Crockery



Wardrobes All Bedrooms



Kitchen Cabinets



Vanity

HOME ACCESSORIES



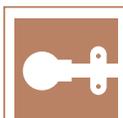
Light Fixtures



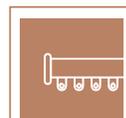
Mirrors in Dining



False Ceiling



Curtain Rods



Curtain Channels



Mirror Lights

PREMIUM ELECTRICAL FITTINGS



A/C



Cooking Hob



Chimney



Fans living & Bedrooms



Fan with Light Dining



Exhaust Fans & Geysers

WASHROOM ACCESSORIES



LED Mirror



Tissue Holder



Towel Rack



Robe Hook



Corner Shelf



Towel Ring



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