

CASAGRAN  
SIERRA

THE EPITOME OF TIMELESS LUXURY



# Why Casagrand?

---

## TOP 7

Ranked in India

## 2300+

In-house engineers for construction

## 6 PRODUCT PILLARS

Quality | Features | Amenities | Specifications  
Spatial planning Low maintenance

## TOP 2

Ranked in South India

## 7 YEARS

Warranty

## VALUE FOR MONEY

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

## NO.1

Ranked in Chennai for last 8 years\*

## 10 YEARS

Maintenance by us

## CASAGRAN COMMUNITY LIFESTYLE

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

## 22+ YEARS

of Trust & Legacy

## 2 MONTHS

Guaranteed rental

## 7000+

Homes sold (FY'24 - 25)

## 6 MONTHS

Guaranteed resale

## 2000+

Quality checks

## ON-TIME

Delivery of projects

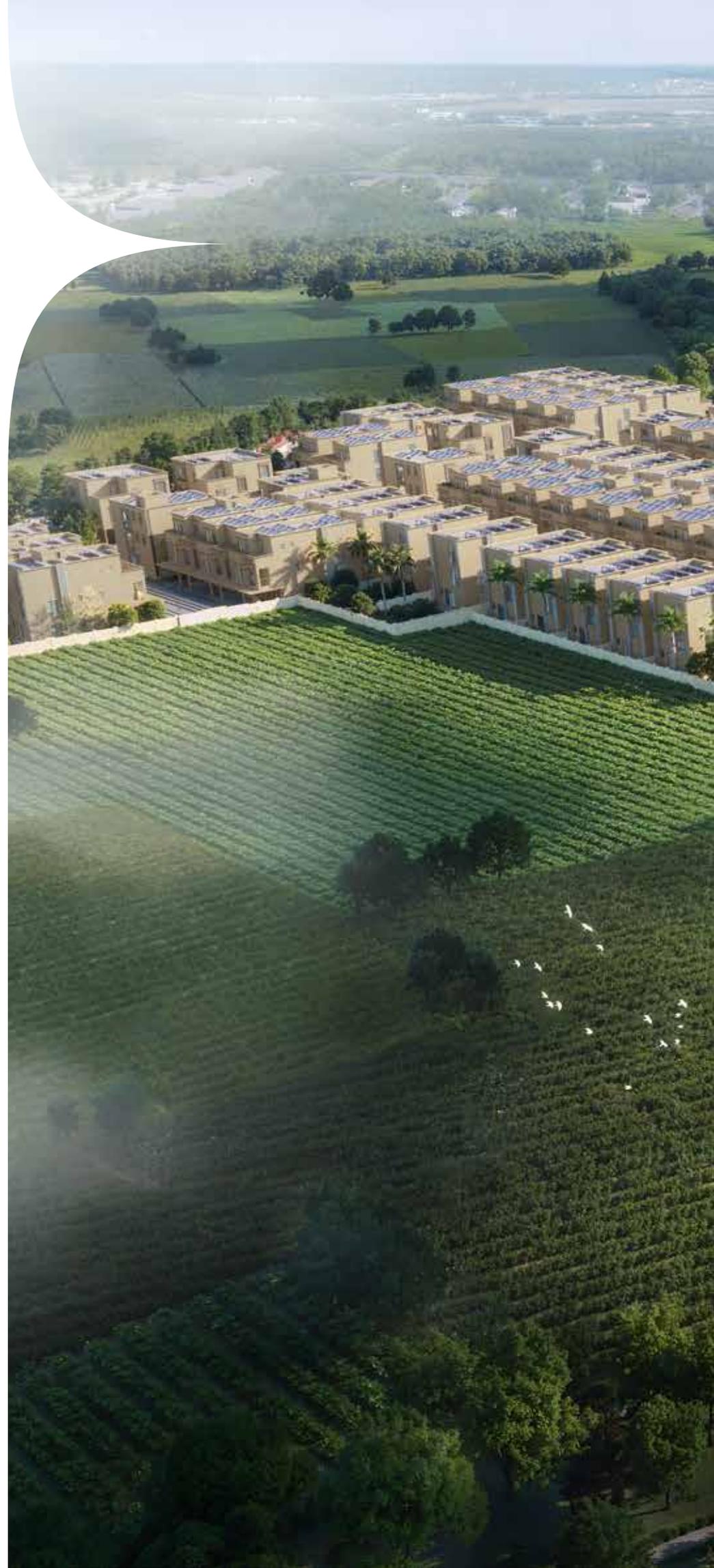
# CASAGRAN SIERRA

An address defined by timeless Roman elegance.

Set across 10 acres Sierra offers 117 tailor-made villas; surrounded by 65% open spaces and lush landscaped greens.

Inspired by classical Roman architecture; Sierra is marked by a 30 ft. grand entrance creating a striking first impression.

With 100% Vaastu-compliant homes and 24/7 security with controlled access. It brings together thoughtful design, space and complete peace of mind.







## SALIENT FEATURES

1. SPREAD ACROSS 10 ACRES, 117 VILLAS EMBRACED BY LUSH GREENERY.
2. 55 PREMIUM AMENITIES TO ENCOURAGE SOCIAL INTERACTION AND LIVELINESS.
3. A GRAND 12200 SFT. CLUBHOUSE FOR A LUXURIOUS LIFESTYLE.
4. 2400 SFT. SWIMMING POOL FOR AN ULTIMATE LEISURE EXPERIENCE.
5. 6.5-ACRE OPEN SPACE WITH GREENERY ENCOURAGES RECREATIONAL ACTIVITIES.
6. ALL THE VILLAS ARE DESIGNED WITH A LANDSCAPED DECK AND 750 SFT. PRIVATE GARDEN.
7. ROUND-THE-CLOCK SECURITY FOR COMPLETE SAFETY.
8. 100% VAASTU COMPLIANT HOMES WITH ZERO WASTAGE OF SPACE.

A Masterpiece of  
Enduring Grandeur









## A Space for Young Dreams

# An Empire of 55 Exclusive Luxuries



# 55 Unique Luxuries

## OUTDOOR AMENITIES

### SPORTS AND WELL-BEING

1. OUTDOOR CROSSFIT & FITNESS ARENA
2. OUTDOOR TABLE TENNIS
3. TENNIS PRACTICE WALL
4. MULTI-BASKETBALL COURTS
5. WALKING & JOGGING TRACK
6. REFLEXOLOGY PATHWAY

### KIDS AMENITIES

7. INGROUND TRAMPOLINE
8. PLAYMOUND WITH TUNNEL
9. INTERACTIVE PLAY WALLS (CHALKBOARD & SENSORY WALLS)
10. ELEVATED PLAY RAMP
11. FLOOR GAME PLAZA (GIANT CHESS, SNAKE & LADDER, HOP SCOTCH & INTERACTIVE FLOOR GAMES)
12. KIDS CYCLE TRACK
13. SKATING RINK
14. ROCK CLIMBING WALL
15. TOTLOT ZONE
16. READING PODS

### SWIMMING POOL

17. LAP POOL
18. KIDS POOL
19. SHALLOW WATER SEATER
20. POOLSIDE DECK & LOUNGES
21. POOL VOLLEYBALL
22. OUTDOOR SHOWER

### ENTERTAINMENT

23. AMPHITHEATRE WITH SCREENING WALL
24. PARTY LAWN WITH DANCE FLOOR

25. BBQ PAVILION
26. CAMP FIRE WITH SEATING
27. DURDL SWING

### GARDENS

28. ZEN GARDEN
29. HERB & SPICE GARDEN
30. HAMMOCK GARDEN
31. FRUIT ORCHARD
32. BLOOM GARDEN

### FEATURES

33. NATURE WALKWAY
34. MURAL NICHE WALL
35. KOI FISH POND
36. BODHI DECK
37. TREE COURT WITH SEATER
38. PEBBLE SEATING
39. SENIOR CITIZEN COURT

## CLUBHOUSE AMENITIES & FACILITIES

### ENTERTAINMENT

40. MULTI-PURPOSE HALL WITH DINING & PANTRY
41. MINI THEATRE

### KIDS PLAY AREA

42. INTERACTIVE KIDS ZONE (CIRCLE TIME, CREATIVE CORNER & PRETEND PLAY AREA)
43. LEGO & ART WALL
44. POOL BALL PIT

### FITNESS AND WELL-BEING

45. GYM
46. YOGA / AEROBICS

### INDOOR GAMES

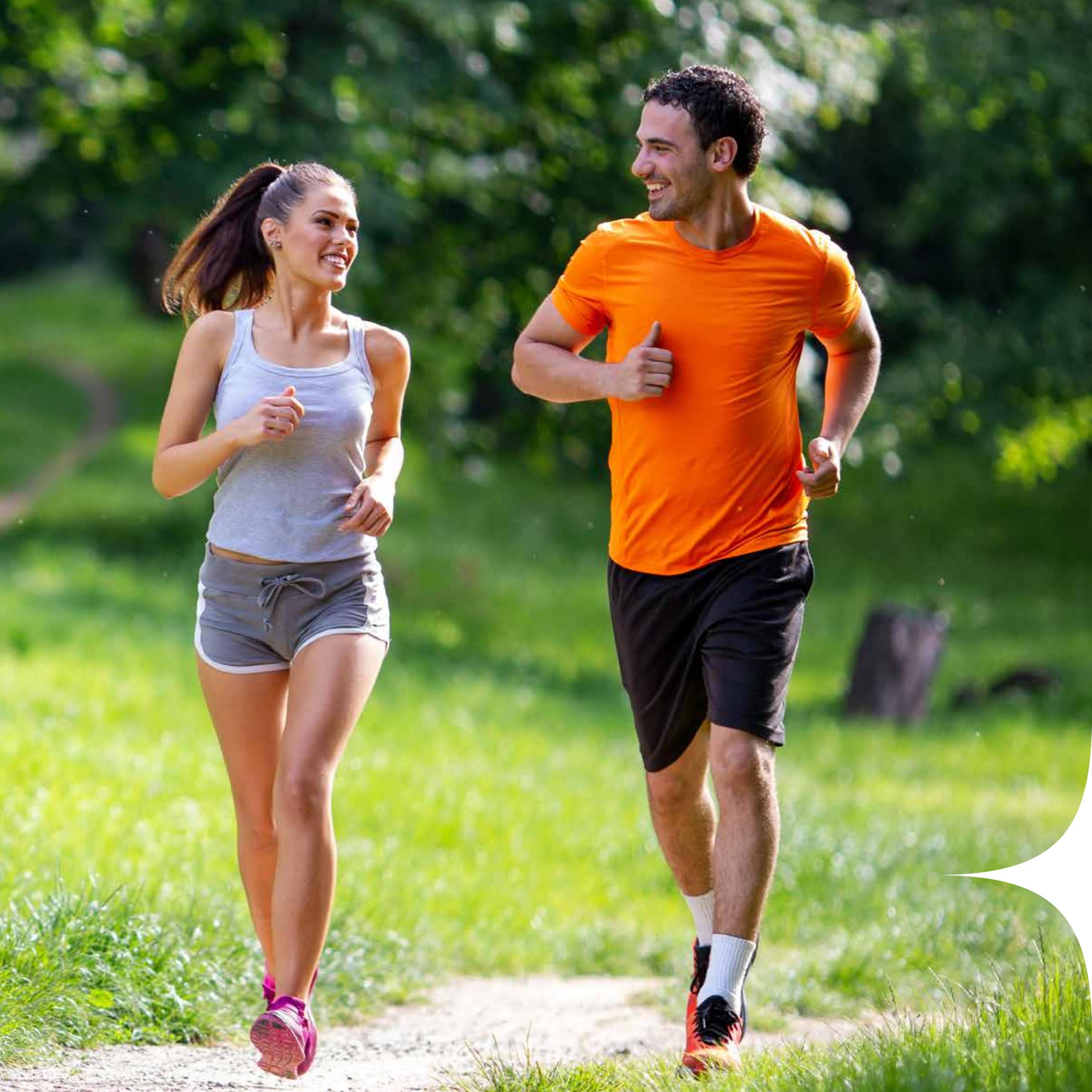
47. BOARD GAMES (CARROM, CHESS & CHECKERS)
48. VIDEO GAMES CONSOLE
49. SNOOKER
50. FOOSBALL
51. TABLE TENNIS

### FACILITIES

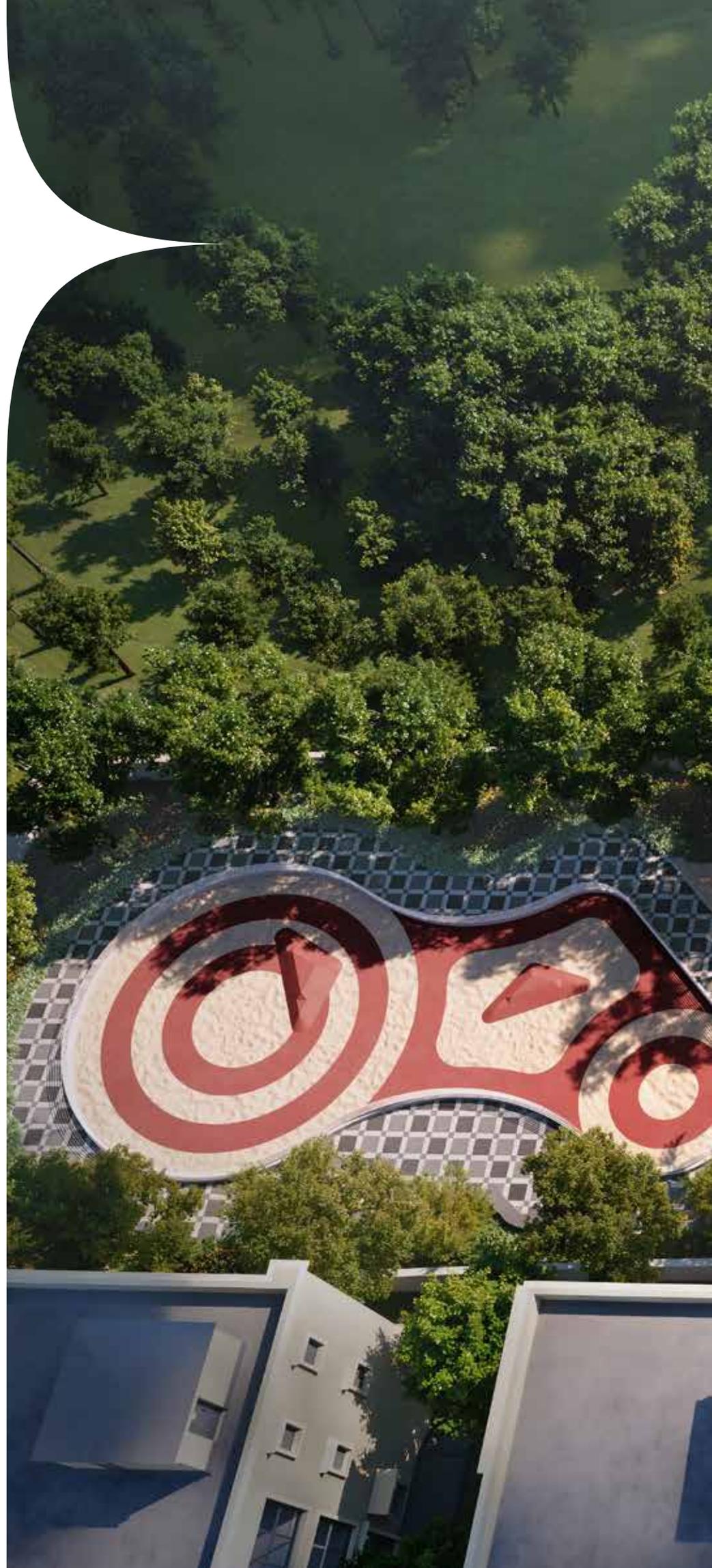
52. CONVENIO STORE
53. CAFETERIA
54. HEALTH CLINIC
55. CAR CHARGE BAY

A photograph of a vibrant green lawn. In the background, a tree trunk is visible, and the foliage is softly blurred. The overall scene is bright and natural.

Where Open Greens  
Meet Elegance



Leisure Spaces  
Worthy of an Empire





PRODUCT  
SUPERIORITY

## CASAGRAND'S BEST IN PRODUCT SUPERIORITY

---

- Casagrand Sierra unfolds across 10 acres, offering 117 tailor-made villas embraced by lush greenery.
- Celebrating classical Roman design inspired by classical arches, grand colonnades and timeless architectural distinction.
- Round-the-clock security with a grand entry portal, controlled access points, and CCTV surveillance strategically placed throughout the community for complete safety.
- A 30 feet grand archway – main entrance archway with round-the-clock security and water feature welcomes one into the community with its grandness.
- The project features 65% of open space with 122000 sq.ft. (2.8 acre) landscaped green belt, providing a serene natural environment for residents.
- 100% Vaastu compliant homes and efficient space planning.

## EFFICIENCY IN MASTER PLAN AND HOUSING THE BEST PRODUCT FEATURES

---

- Casagrand Sierra presents a well-planned master plan, designed to optimize natural light and ventilation while maximizing airflow, minimizing heat gain, ensuring privacy and Vaastu compliance.
- A contemporary interpretation of Roman/Neo-classical architecture with elegant cornices, moldings, and pilasters frame the façade, lending architectural depth without visual clutter.
- Sierra boasts of an efficient building footprint where 272500 sq.ft. (6.5-acre) of land area is open space.
- A grand G+3 clubhouse spanning 12200 sq.ft. offers a wide range of premium indoor amenities for residents.

- The project is designed with 30 ft. wide driveways across the site for comfortable vehicular movement with stately entrance and exit arch.

## OFFERING YOU 55 AMENITIES AND FEATURES..! THE BEST IN MARKET

---

- Premium amenities sprawled across the project enhancing the social environment and liveliness.
- The project features an outdoor amphitheatre with stage and circular seating, durdle swing, party lawn with barbeque corner and camp fire court for the residents to enjoy their evening with communal activities.
- Dedicated outdoor amenities for children like tot lot, interactive walls, inground trampoline, elevated kids ramp with reading pods, and skating rink provides an active environment.
- Multi-basketball courts, outdoor table tennis & tennis practice wall planned for sports enthusiasts.
- Fitness and well-being - outdoor fitness amenities like walking and jogging track, cross fit arena and outdoor gym for adults.
- Way to the divine – long nature walkway that leads to a bodhi deck, sculpture court, herb, spice, bloom & zen garden with arched entry, hammock garden and koi fish pond.
- The site encompasses a vast area of landscaping like zen garden, herb garden, koi pond, nature trail and bird bath to indulge with nature.

## INDULGE IN FINEST CLUBHOUSE

---

- Boasting of all the top-notch amenities, Casagrand Sierra has fully equipped clubhouses with premium quality interiors.
- Grand double-height lobbies with spacious waiting lounges create a

welcoming and luxurious first impression.

- The clubhouse spaces are facilitated with party hall, AV room, gym, Yoga, kids play & Indoor games room etc.
- Multi-purpose party hall is facilitated with pantry, dance floor dais, seating and barbeque counter.
- The exclusive gym is equipped with premium features including weight training zones, dedicated floor workout area to promote a healthy and active lifestyle.
- An aerobic & yoga space offering a serene and mindful wellness practices.
- The indoor kids' play zone includes ball pool and slide, toy track, interactive kids activity with screen, lego & art board wall ensuring fun and engagement for children of all ages.
- The project features a swimming pool (2400 sq.ft.)— with pool decks and lounge seating, an adult pool, kids' pool & fountain, pool volleyball area, shallow seater offering the ultimate leisure experience.

## KNOW WHY OUR VILLAS ARE SUPERIOR

---

- Grand main door of veneer finish with designer architrave for an elegant entrance to your villas.
- Face recognition digital door lock - New generation digital lock system to unlock the door with a simple touch and can share the digital key to any visitors.
- Premium vitrified flooring tiles in all rooms.
- Wooden flooring tiles offers a natural timeless look to your home theatre.
- Grass crete pavers flooring for durable car parking.
- A spacious 25 ft. long living and dining area that seamlessly opens into a generous 5 foot wide backyard.
- A 22 ft. master bedroom featuring a dedicated dresser and an expansive 9 ft. wide bathroom.
- Cross ventilated homes with 8 ft. ceiling height glass windows & convertible balconies in bedrooms offer maximum ventilation and panoramic views.
- Large French sliding doors and windows designed with aluminum powder coated frame and toughened glass provide more lighting into the interior.
- Laminate finish bedroom doors adding flawless elegance to the interiors.
- Granite finished staircase designed with MS rod / handrail.
- Premium range of Kohler / equivalent fittings in bathrooms and kitchens.
- Master bathrooms are fitted with rain shower, hand shower, fixed glass partition, long granite counter top washbasin & 2' trench drain.
- Plain grid type ceiling in all bathrooms.
- Single bowl stainless steel sink with drain board in the kitchen.
- Exclusive car charging point with 20-AMP socket in car parking.
- Exclusive projector provision is provided in the home theatre.
- Foot lamps are provided in the bedrooms for your daily convenience.
- Complete DG backup is provided for all the villas.

## EFFICIENCY IN SPACE PLANNING

---

- Extra-spacious 5 BHK villas spanning over 4,000+ sq.ft., featuring two car parks each with thoughtfully designed landscaping.
- 750 sq.ft. private garden (50 % open space) all around the villas
- All the villas are designed with a landscaped deck and private garden that opens out from the living & dining, connecting with nature.
- Spacious kitchen planned with dedicated utility deck for everyday convenience.
- All bedrooms, living & kitchen are consciously planned to be well ventilated.
- Luxuriously planned master bedroom with dedicated walk-in wardrobe & voluminous balcony.
- Solely planned family lounge in the first floor.
- A dedicated pooja room in every villa offers a serene space for worship
- Exclusively planned home theatre room is provided in the first/second floor.
- Dedicated ODU spaces are provided for all the AC units.
- Space for washing machine is devoted in the terrace for everyday convenience.

## CONSIDERING VAASTU...? WE GOT THAT SORTED TOO

---

- All villas have East, North & West facing main entrance.
- All villas have SW master bedroom.
- All villas have the kitchen in SE corner.

- All villas have east facing kitchen hobs.
- No bedrooms have headboard in the north.
- No NE & SW cuts in villa profile.
- No villas have toilets in SW or NE.
- East & west facing puja unit is provided in all the villas for divine occasions.
- All villas are planned with WC facing either North or South.
- Major site setback is towards the North & East.

## SIERRA MAKES YOU GO WOW WITH ITS AWE-INSPIRING ROMAN DESIGN.

---

- Casagrand Sierra is a classical Roman themed tailor-made individual villas offer the epitome of luxury with its elegant interiors, countless features and amenities designed flawlessly to give you a living experience that is absolutely par excellence.

# Revealing Roman Grandeur









**Built on Space.  
Finished in Grandeur.**

# SITE PLAN



## AMENITIES LIST:



### SPORTS AND WELLBEING

1. Outdoor CrossFit & Fitness Arena
2. Outdoor Table Tennis
3. Tennis Practice Wall
4. Multi Basketball Courts
5. Walking & Jogging Track
6. Reflexology Pathway

21. Pool Volleyball
22. Outdoor Shower

### ENTERTAINMENT

23. Amphitheatre with Screening Wall
24. Party Lawn with Dance Floor
25. BBQ Pavilion
26. Campfire with Seating
27. Durdle Swing

### KIDS AMENITIES

7. Inground Trampoline
8. Play Mound with Tunnel
9. Interactive Play Walls (Chalkboard & Sensory Walls)
10. Elevated Play Ramp
11. Floor Game Plaza (Giant Chess, Snakes & Ladders, Hopscotch, Interactive Floor Games)
12. Kids Cycle Track
13. Skating Rink
14. Rock Climbing Wall
15. Tot Lot Zone
16. Reading Pods

### GARDENS

28. Zen Garden
29. Herb & Spice Garden
30. Hammock Garden
31. Fruit Orchard
32. Bloom Garden

### FEAUTRES

33. Nature Walkway
34. Mural Niche Wall
35. Koi Fish Pond
36. Bodhi Deck
37. Tree Court with Seating
38. Pebble Seating
39. Senior Citizen Court

### SWIMMING POOL

17. Lap Pool
18. Kids Pool
19. Shallow Water Seating
20. Poolside Deck & Lounges

## CLUBHOUSE:

### ENTERTAINMENT

40. Multipurpose Hall with Dining & Pantry
41. Mini Theatre

### KIDS PLAY AREA

42. Interactive Kids Zone (Circle Time, Creative Corner, Pretend Play Area)
43. Lego & Art Wall
44. Pool Ball Pit

### FITNESS & WELL BEING

45. Gym
46. Yoga / Aerobics

### INDOOR GAMES

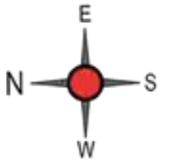
47. Board Games (Carrom, Chess and Checkers)
48. Video Games Console
49. Snooker
50. Foosball
51. Table Tennis

### FACILITIES

52. Convenio Store
53. Cafeteria
54. Health Clinic
55. Car Charging Bay

# VILLA PLANS

# 4BHK NORTH FACING VILLA - TYPE 1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

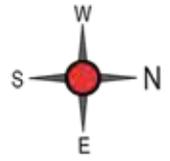


TERRACE FLOOR PLAN

| VILLA NO   | CARPET AREA (Sq.ft) | SALEABLE AREA (Sq.ft) | VILLA LAND AREA (Sq.yds) |
|------------|---------------------|-----------------------|--------------------------|
| 51         | 2662                | 3223                  | 218.86                   |
| 52A - 64   | 2662                | 3223                  | 200.00                   |
| 83 - 85    | 2662                | 3223                  | 200.00                   |
| 86         | 2662                | 3223                  | 238.60                   |
| 88 - 91    | 2662                | 3223                  | 200.00                   |
| 95         | 2662                | 3223                  | 331.11                   |
| 97         | 2662                | 3223                  | 219.96                   |
| 115A - 118 | 2662                | 3223                  | 333.30                   |
| 117        | 2662                | 3223                  | 298.62                   |
| 118        | 2662                | 3223                  | 323.74                   |



## 4BHK EAST FACING VILLA - TYPE 2



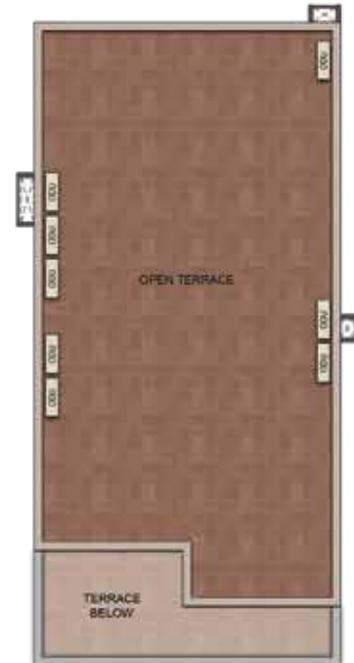
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

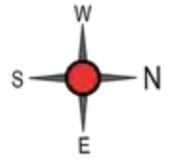


TERRACE FLOOR PLAN

| VILLA NO      | CARPET AREA (Sq.ft) | SALEABLE AREA (Sq.ft) | VILLA LAND AREA (Sq.Yds) |
|---------------|---------------------|-----------------------|--------------------------|
| 15            | 2680                | 3223                  | 236.10                   |
| 30            | 2680                | 3223                  | 200.03                   |
| 31 - 33       | 2680                | 3223                  | 200.27                   |
| 34            | 2680                | 3223                  | 200.40                   |
| 37 - 39       | 2680                | 3223                  | 200.00                   |
| 65 - 77 & 79A | 2680                | 3223                  | 200.00                   |
| 100           | 2680                | 3223                  | 200.39                   |
| 101-103       | 2680                | 3223                  | 200.00                   |
| 105           | 2680                | 3223                  | 238.86                   |
| 106 - 108     | 2680                | 3223                  | 200.00                   |
| 109           | 2680                | 3223                  | 212.50                   |



4BHK EAST FACING VILLA - TYPE 2 A



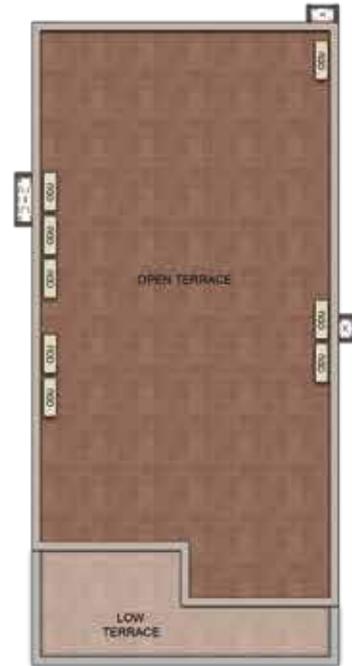
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

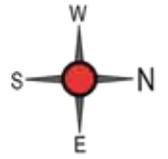


TERRACE FLOOR PLAN

| VILLA NO | CARPET AREA (Sq.ft) | SALEABLE AREA (Sq.ft) | VILLA LAND AREA (Sq.yds) |
|----------|---------------------|-----------------------|--------------------------|
| 65       | 2680                | 3214                  | 200                      |



# 4BHK EAST FACING VILLA - TYPE 9



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

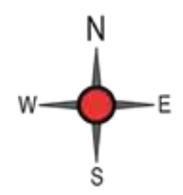
| VILLA NO | CARPET AREA (Sq.ft) | SALEABLE AREA(Sq.ft) | VILLA LAND AREA (Sq.yds) |
|----------|---------------------|----------------------|--------------------------|
| 12       | 4152                | 4802                 | 466.46                   |
| 34A      | 4152                | 4802                 | 500.33                   |





# CLUBHOUSE PLANS

# CLUB HOUSE



40. Multipurpose Hall with dining & pantry



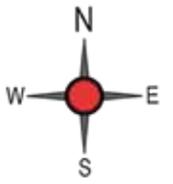
- 52. Convenio Store
- 53. Cafeteria
- 54. Health Clinic
- 55. Car Charging Bay

GROUND FLOOR



KEY PLAN

# CLUB HOUSE



THIRD FLOOR

- 45. Gym
- 46. Yoga / Aerobics



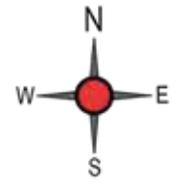
SECOND FLOOR

- 41. Mini Theatre
- 42. Interactive Kids Zone  
(Circle Time,  
Creative Corner,  
Pretend Play Area)
- 43. Lego & Art Wall
- 44. Pool Ball Pit
- 47. Board Games (Carrom,  
Chess and Checkers)
- 48. Video Games Console
- 49. Snooker
- 50. Foosball
- 51. Table Tennis



KEY PLAN

CLUB HOUSE



- 17. Lap pool
- 18. Kids pool
- 19. Shallow water seater
- 20. Poolside deck & lounges
- 21. Pool Volleyball
- 22. Outdoor shower

TERRACE FLOOR



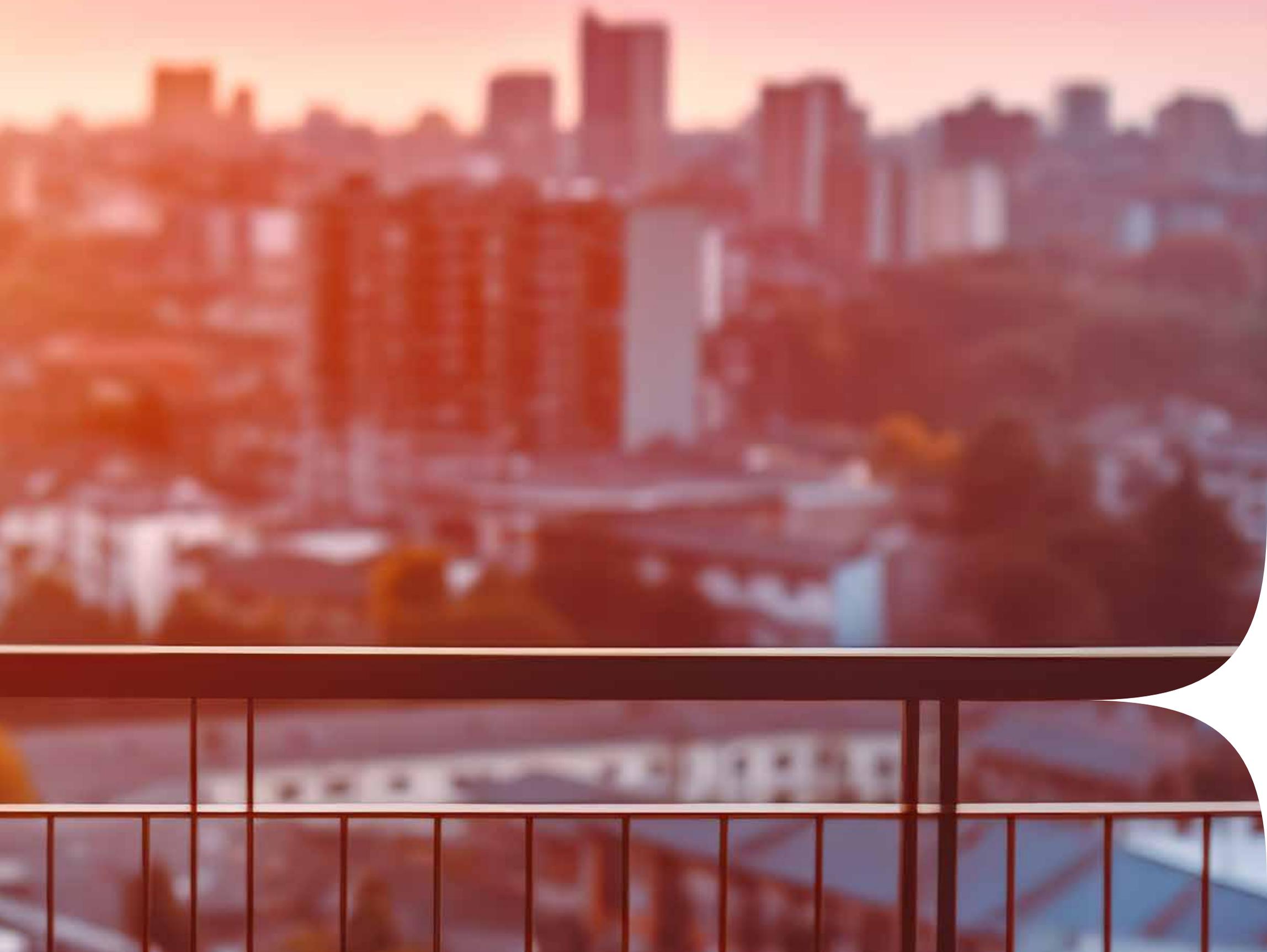




## An Imperial Retreat for Social Living



Where Every Moment  
Inspires a Life of Grandeur

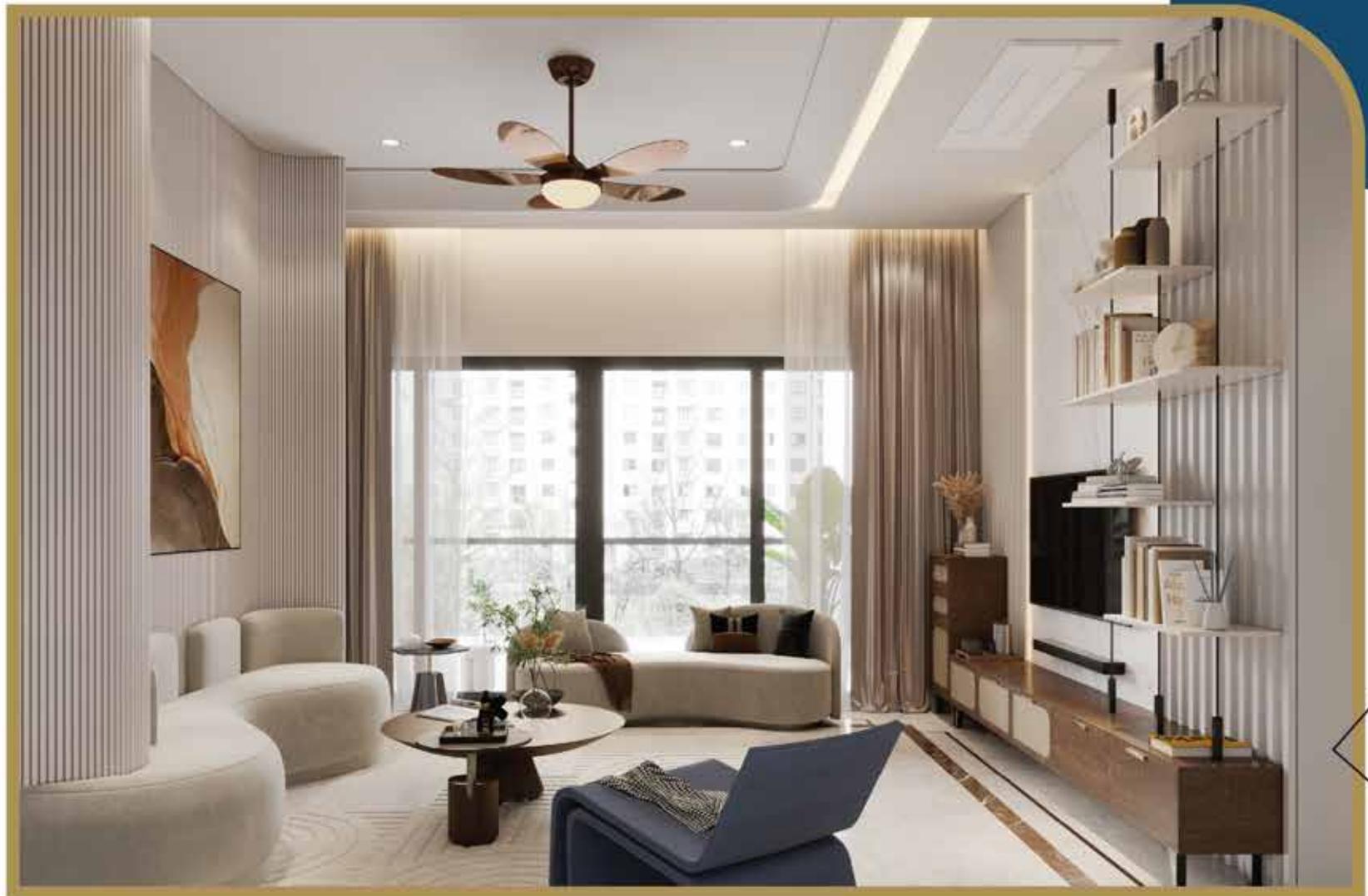


CASAGRAND



FittedHomes

Just move in...



## WHY CASAGRAND FITTED HOMES?

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

## HOW CASAGRAND FITTED HOMES MAKE YOUR LIFE CONVENIENT?

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

# WHAT DO WE OFFER?

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



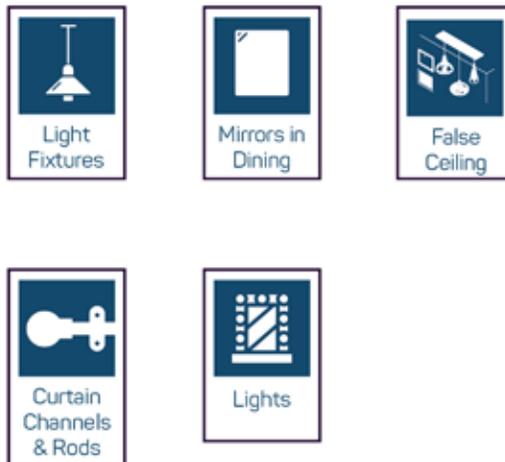
SCAN FOR BROCHURE

## WOODWORKS OF TOP NOTCH QUALITY



## PREMIUM ELECTRICAL FITTINGS

## HOME ACCESSORIES



## WASHROOM ACCESSORIES

## PAYMENT SCHEDULE

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

The payment schedule is made convenient.

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

**CASAGRAN**  
building aspirations

FOR MORE DETAILS CALL

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

# SPECIFICATIONS



## 1. STRUCTURE

|                                 |  |
|---------------------------------|--|
| Structural system               | : RCC framed structure designed for seismic compliant (zone 2) |
| Masonry                         | : 200mm for external & 100mm block wall for internal           |
| Floor-Floor height (incl. slab) | : Will be maintained at 3150mm                                 |
| 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       |
| Bathroom       | : Vitrified tile of size 600×1200mm for a height of 2550mm & above tile will be finished with a coat of primer |
| Kitchen        | : Designer tile of size 600×1200mm for a height of 600mm above the counter top finished level                  |

---



## 3. FLOOR FINISH WITH SKIRTING

|                                     |  |
|-------------------------------------|--|
| Living & Dining, Open kitchen       |  |
| Bedrooms, Pooja, Lounge & Maid room | : Vitrified tiles of size 800×1600mm         |
| Home Theater                        | : Wooden finish tile of 200×1200mm           |
| Bathroom                            | : Anti-skid ceramic tiles of size 800×1600mm |
| Balcony                             | : Vitrified tiles of size 600×600mm          |
| Utility                             | : Kota stone of size 600×600mm               |
| Entrance step & Deck                | : Black granite (leather finish)             |
| Terrace                             | : Pressed tiles finish                       |
| Car parking                         | : Grass crete pavers                         |

---



## 4. KITCHEN & DINING

|                  |   |
|------------------|---|
| Kitchen          | : Platform will be finished with Granite slab of 600mm width and height of 850mm from the finished floor level. |
| Electrical point | : For chimney, hob, dishwasher & water purifier   |
| Fan point        | : Provided in kitchen   |
| CP fitting       | : Kohler / equivalent   |

|                       |  |
|-----------------------|--|
| Sink                  | : Single bowl SS sink with drain board.  |
| Dining wash basin     | : Granite counter with counter top wash basin & Granite wall dado for the height of 300mm above the counter top finished level |
| CP & Sanitary fixture | : Kohler / equivalent  |



## 5. BALCONY

|          |   |
|----------|---|
| Handrail | : MS Handrail as per architect's design |
|----------|---|



## 6. STAIRCASE

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



## 7. BATHROOMS

|                       |   |
|-----------------------|---|
| CP & Sanitary fixture | : Kohler / equivalent will be provided  |
| Bathroom (1 & 2)      | : Wall mounted WC with cistern, bidet facility, health faucet, and single lever diverter with rain shower & hand shower, Granite Counter top washbasin, spout and 2' long trench drain channel, fixed glass partition |
| Bathroom (3 & 4)      | : Wall mounted WC with cistern, health faucet and single lever diverter with overhead shower, Granite counter top washbasin, and 2' long trench drain.  |
| Maid bathrooms        | : Wall mounted WC with cistern, health faucet, and single lever diverter with overhead shower   |
| False ceiling         | : Grid type ceiling   |
| Tap                   | : Provided in utility, carparking and open terrace  |



## 8. JOINERY

### DOORS

|                         |  |
|-------------------------|--|
| Main door               | : Good quality of veneer door of size 1200×2400mm with full jamb door frame, designer architrave and polished finish.<br><br>: Ironmongeries like digital door lock of dorset/equivalent, 18" tower bolts, door viewer, safety latch, wall magnetic catcher etc. |
| Bedroom & AV room doors | : Good quality door frame with double side laminated shutter of size 1000 X 2400mm<br><br>: Ironmongeries like handle and lock, wall magnetic catcher, 12" tower bolt, etc. of Dorset/equivalent brand   |
| Bathroom doors          | : Good quality door frame with double side laminated shutter of size 800 X 2400mm with waterproofing on inner side.  |

# SPECIFICATIONS

|                            |  |
|----------------------------|--|
| Maid's room door           | : Ironmongeries like handle, thumb turn lock, 12" tower bolt, etc. of Dorset/ equivalent brand.<br>: Good quality door frame with double side laminated shutter of size 900 X 2400mm.  |
| Maid's toilet door         | : Ironmongeries like handle and lock, 12" tower bolt, etc. of Dorset/equivalent brand.<br>: Good quality door frame with FRP shutters of size 800×2400mm<br>: Ironmongeries like thumb turn lock of Godrej/equivalent without key, door bush |
| Utility doors              | : Good quality door frame with FRP shutters of size 900×2400mm (wherever applicable)<br>: Ironmongeries like thumb turn lock of Godrej/equivalent without key, door bush   |
| Terrace door (road facing) | : Glass door with aluminum frames of size 900 × 2400mm<br>: Ironmongeries like thumb turn lock of Godrej/equivalent without key, door bush   |
| Other terrace door         | : Good quality door frame with FRP shutters of size 900×2400mm (wherever applicable)<br>: Ironmongeries like thumb turn lock of Godrej/equivalent without key, door bush   |

## WINDOWS

|                 |  |
|-----------------|--|
| Windows         | : Aluminum frame windows with sliding shutter and tinted high performance glass.<br>: Sill finished with granite (leather finish)        |
| Windows railing | : Glass railing based on architect's design intent (wherever applicable)   |
| French doors    | : Aluminum frame and shutters with tinted high performance glass.  |
| Ventilators     | : Aluminum frame of fixed louver/openable shutter for ODU access (wherever applicable)<br>: Jambs finished with granite (leather finish) |



## 9. ELECTRICAL POINTS

|                    |  |
|--------------------|--|
| Power supply       | : 3 PHASE power supply connection  |
| Safety device      | : MCB & RCCB (Residual current circuit breaker)                                |
| Switches & sockets | : Modular box & designer switches & universal sockets of good quality IS brand |
| Wires              | : Fire retardant low smoke (FRLS) copper wire of good quality IS brand         |
| TV                 | : Point in living, all bedrooms  |

|                       |   |
|-----------------------|---|
| Projector             | : Projector provision in home theatre                                   |
| Outdoor socket        | : Weatherproof outdoor socket in balcony and car parking                |
| USB Point             | : Point in living & all bedroom   |
| Foot lamp             | : Foot lamp in all bedrooms   |
| Data                  | : Point in living, & any one bedroom and provision in home theatre      |
| Split-air conditioner | : Point will be provided in living, dining, home theatre & all bedrooms |
| Exhaust fan           | : Point given in all bathrooms  |
| Villa power back-up   | : 100% DG and solar power back up of 10.35kw                            |

---

## 10. SPECIFICATIONS COMMON TO BUILDING COMPLEX



### 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 & common area lighting                     |
| Safety                | : CCTV surveillance cameras will be provided all round the building at pivotal locations in ground level         |
| Security              | : Security booth will be provided at the entrance facilitated with My Gate app.                                  |
| Compound wal          | : Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per landscape design intent. |
| Landscape             | : Suitable landscape at appropriate places in the project as per design intent                                   |
| Internal Roads        | : Concrete/Paver finish roads as per architect's design  |
| Driveway              | : Convex mirror for safe turning in driveway in/out  |





Where Access  
Comes Naturally

# LOCATION ADVANTAGES & MAP

## IT HUBS & EMPLOYMENT ZONES

---

- HITEC city - 23km
- Financial district - 45km
- Upcoming IT Park @ Dundigal - 3km
- Jeedimetla - 13km
- Balanagar industrial hub - 20km

## SCHOOLS & COLLEGES

---

- Vitalis international school - 2.5km
- Institute of aeronautical engineering - 2.5km
- Ryan international school - 3.5km
- Laurus - The universal school - 6.5km
- Silver oaks international school - 7km
- Malla reddy university - 10km
- CMR college of engineering - 13km
- DRS international school - 13km
- Pallavi international school - 10km

## HOSPITALS

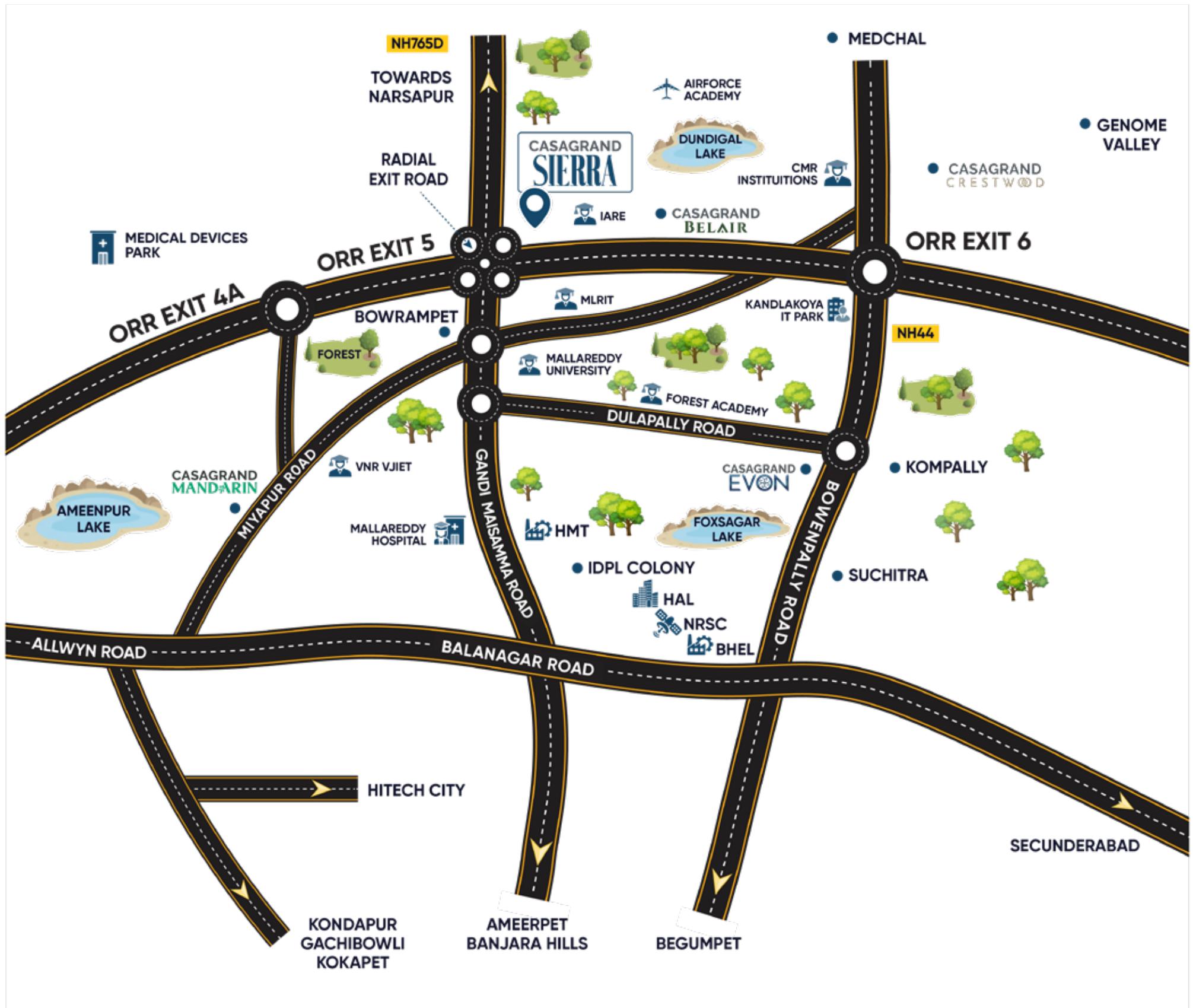
---

- Arundathi hospital - 7km
- Mamata academy of medical sciences - 13km
- Yashoda kompally - 16km
- Renova hospitals - 19km

## PUBLIC & GOVERNMENT INFRA

---

- Dundigal municipality - 4km
- ORR interchanges & Toll plazas - 5km
- Bus depots (Bachupally/Jeedimetla) - 12-15km
- Upcoming metro station - 5km



# PAYMENT SCHEDULE

|                                   |             |
|-----------------------------------|-------------|
| Booking advance                   | 10%         |
| Agreement stage                   | 20%         |
| Completion of foundation          | 10%         |
| Completion of ground floor roof   | 15%         |
| Completion of 1st floor roof      | 15%         |
| Completion of 2nd floor roof      | 15%         |
| Completion flooring on respective | 10%         |
| Handing over                      | 5%          |
| <b>TOTAL</b>                      | <b>100%</b> |



# Awards



CASAGRANT



Refer & Earn

Refer your family, friends or colleagues to a Casagrand home and get a chance to earn up to ₹25,000\*

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

www.cgreferral.com

GET ASSURED RENT ON YOUR CASAGRANT PROPERTY.

CASAGRANT RENT ASSURE

Call 98841 99957 www.cgrentassure.com

CASAGRANT sellassure



WE'LL HELP YOU SELL.

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

Contact us at 99622 09500

www.cgsellassure.com | sellassure@casagrand.co.in

CASAGRANT



One-step Interior Solution for Hassle-free Moving In Experience



- WOODWORK OF TOP NOTCH QUALITY
- PREMIUM ELECTRICAL FITTINGS
- HOME ACCESSORIES
- WASHROOM ACCESSORIES

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

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

CASAGRANT building aspirations

CORPORATE OFFICE

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

COIMBATORE OFFICE

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

BENGALURU OFFICE

Salma Bizhouse, 34/1, 4th Floor, Meenee Avenue Road, Opp. Lakeside Hospital, Ulsoor Lake, Bengaluru - 560 042. Ph: +91 80466 68666

HYDERABAD OFFICE

Casagrand Builder Private Limited, AR Square, Plot No.13, Door No. 4-50, Jayabheri Enclave, Gachibowli, Hyderabad - 500 032. Ph: +91 90470 20000

DUBAI OFFICE

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

www.casagrand.co.in

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

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