



**CASAGRANDE**  
**ESTORIA**



# WHY CASAGRAND?

**TOP 7**

Ranked in India

**7000+**

Homes sold (FY'24 - 25)

**TOP 2**

Ranked in South India

**2000+**

Quality checks

**NO. 1**

Ranked in Chennai for  
last 8 years\*

**2300+**

In-house engineers  
for construction

**22+ YEARS**

of Trust & Legacy

**7 YEARS**

Warranty

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## 10 YEARS

Maintenance by us

## 2 MONTHS

Guaranteed rental

## 6 MONTHS

Guaranteed resale

## ON-TIME

Delivery of projects

## 6 PRODUCT PILLARS

Quality | Features | Amenities | Specifications  
Spatial planning Low maintenance

## VALUE FOR MONEY

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

## CASAGRAN COMMUNITY LIFESTYLE

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

# THE CASAGRAND STANDARD

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.**

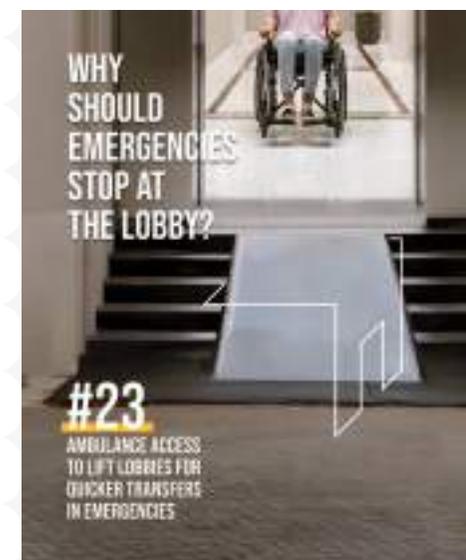
Because a Casagrand home doesn't just meet expectations. It's built to exceed them. **That's The Casagrand Standard.**



Scan to Explore  
Our 231 Standards



PERFECTING  
231 DETAILS  
YOU DON'T  
SEE, BUT FEEL.







## ENTRANCE VIEW

◆ .....  
Crafted for Vibrance. Built for Life.





# CASAGRAN ESTORIA

A life shaped by quiet indulgence and elevated experiences,  
set amidst expansive greens and elegant surroundings.

From moments of solitude in nature  
to vibrant gatherings in thoughtfully crafted spaces,  
every day flows with grace and intention,  
in a community that feels truly exceptional.

## AERIAL VIEW

Where every line, layer, and landscape is thoughtfully composed.









# SALIENT FEATURES

- ◆ 331 meticulously designed residences set across 5.20 acres of serene expanse.
- ◆ Over 3.6 acres of landscaped open spaces, crafted for elevated living.
- ◆ Basement + Ground + 11-floor towers with a bold, elegant façade.
- ◆ A grand 22,600 sft. central podium with an expansive 5,700 sft. swimming pool.
- ◆ 11,500 sft. clubhouse with 40+ amenities, designed for refined indulgence.
- ◆ Homes planned for optimal ventilation, natural light, and minimal heat gain.
- ◆ Vaastu-compliant residences with efficient layouts and premium specifications.





## PODIUM VIEW

Thoughtfully planned homes set amidst  
acres of breathing space.



# AMENITIES



## OUTDOOR AMENITIES

1. Arrival Plaza
2. Bus Waiting Bay
3. Selfie Nook
4. Strollside Seating
5. Tree Plaza with Seaters
6. Therapeutic Garden
7. Wellness Lawn
8. Reflexology Pathway
9. Outdoor Gym
10. Sculpture Court
11. Party Lawn
12. Jogging / Walking Track
13. Laughing Therapy Lawn
14. Pebble Seating
15. Multipurpose Court
16. Tropical Garden
17. Performing Art Plaza
18. Sunken Tree Court
19. Croquet Game Lawn
20. DIY Garden
21. Tot Lot
22. Kids Play Area
23. Aromatic Garden
24. Outdoor Board Games
25. Herbal Garden



## SWIMMING POOL AMENITIES

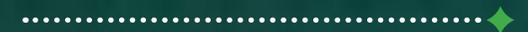
26. Swimming Pool
27. Pool Deck Pavilion
28. Therapy Pool

29. Pool Side Loungers
30. Kids Pool



## INDOOR AMENITIES

31. Multipurpose Hall with Dining
32. Kids Play Area
33. Gym
34. Home Theatre
35. Convenience Store
36. Laundry
37. Indoor Games
38. Yoga / Zumba



## TOWER INDOOR AMENITIES

39. Guest Room
40. Learning Center
41. Collaborative Work Space



## TERRACE AMENITIES

42. Infinity Walkway
43. Rooftop Lounge
44. Hobby Corner
45. Meditation Deck
46. Rooftop BBQ Counter



# PRODUCT SUPERIORITY



## WHERE PRODUCT EXCELLENCE COMES ALIVE

- ◆ Casagrand Estoria is an exclusive residential community strategically located on Kelambakkam-Vandalur Road, offering excellent connectivity and a prime living environment
- ◆ A vibrant community crafted with superior architecture and timeless finesse
- ◆ A majestic grand archway invites you into the community, leading to an expansive plaza adorned with elegant lighting
- ◆ An elegant ensemble of exclusive towers comprising 331 meticulously designed apartments, set across 5.2 acres of serene expanse
- ◆ 3.6 acres of open area solely dedicated for landscape sprawled with amenities and multiple entertainments for residents of all age groups
- ◆ Thoughtfully designed with spacious layouts, complemented by premium materials, fittings and accessories
- ◆ Over 40+ amenities, seamlessly integrating themed indoor and outdoor spaces
- ◆ A magnificent clubhouse with views of a stunning swimming pool
- ◆ Vaastu-compliant homes with efficient spatial planning
- ◆ Master plan and unit plan designs are based on five important pillars in planning: Light, Ventilation, Vaastu, Privacy and Aesthetics

## DISCOVER A COMMUNITY CRAFTED WITH ARCHITECTURAL FINESSE AND ELEGANT LIVING

- ◆ The project is set amidst 5.2 acres with 331 units
- ◆ Exclusive 1, 2 & 3 BHK apartments
- ◆ Basement + Ground + 11-floors of apartment structure complemented by an elegant and bold façade enumerating the grandeur lifestyle
- ◆ The community has a grand central open podium of 22,600 sft. with 5700 sft. swimming pool making the community luxurious
- ◆ The towers boast a 11,500 sft. clubhouse, elegantly positioned to overlook the swimming pool
- ◆ Building orientation ensures maximum wind flow and minimum heat gain for every apartment
- ◆ Magnificent lift facia with designer vitrified tile cladding, flooring and lighting elements

## WHERE EVERYDAY LIVING MEETS THE CALM OF NATURE

- ◆ An expansive 85000 sft. of landscaped greenery, featuring amenities and entertainment for all age groups



- ◆ The community boasts an efficient building footprint with 70% open space
- ◆ The site features meticulously planned pathways and a host of elegantly designed amenities, creating a seamless experience

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## A LIFESTYLE ELEVATED BY 40+ THOUGHTFULLY CRAFTED AMENITIES

- ◆ With 40+ indoor and outdoor recreational amenities spread throughout, the community offers a vibrant and socially engaging environment
- ◆ The community is equipped with kids-friendly amenities, such as a tot lot, kid's play area, outdoor board games and DIY garden fostering social interaction among children
- ◆ Fun and recreational amenities, including a multipurpose court and a croquet game lawn, are designed to enhance sportsmanship and provide engaging activities for all residents
- ◆ Social gathering spaces such as therapeutic garden, tree plaza with seaters, pebble seating and Performing art plaza encourage social activity in the community
- ◆ Outdoor fitness amenities like outdoor gym, jogging and walking track encourage residents of all age groups to spend couple of minutes for their healthy life
- ◆ Experience the beauty of natural, serene living with a tropical garden, enriched by herbal and aromatic garden spaces within the community
- ◆ 11500 Sft. clubhouse is equipped with world-class amenities and plush interiors
- ◆ Grand double height reception with spacious lounge welcomes one into the interior of the clubhouse
- ◆ Club indoor amenities such as multipurpose hall, home theater, indoor games like table tennis, foosball, board games corner, interactive wall games, adventure kids play gives added luxury in the community
- ◆ Exclusive gym with top-notch features like functional workout and cross fit corner take work out to next level
- ◆ 5700 sft. of swimming pool located in the center of podium is the ultimate in luxury with therapy pool and pool deck pavilion

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## LUXURY LIVING, THOUGHTFULLY BROUGHT TO LIFE FEATURING

- ◆ The good quality full jamb door frame with double side veneer shutter with a sophisticated veneer finish, combining safety with elegance
- ◆ The main door is equipped with a digital lock system, allowing effortless unlocking with a simple touch and enabling you to share a digital key securely with visitors
- ◆ 600 × 600 mm premium anti-skid vitrified flooring tiles provided in the living, dining, bedrooms and kitchen, enhancing the overall sense of luxury
- ◆ 600 × 600 mm anti-skid tiles provided in the balconies to ensure better grip and safety
- ◆ 300 × 300 mm anti-skid tiles provided in all bathrooms for improved safety and long-lasting durability
- ◆ Premium range of Parryware or equivalent fittings in bathrooms
- ◆ Well planned, well-lit and spacious corridors leading to your doorsteps

## UNMATCHED EFFICIENCY IN SPACE PLANNING

- ✦ All cores are well equipped with staircases and lifts
- ✦ Spacious planning of homes with bigger sized bedrooms, toilets of minimum size 8'x5' and dedicated utility area within the kitchen
- ✦ All homes are planned in such a way that they either look outside or internal podiums making every bedroom and balcony enjoy beautiful view and ventilation
- ✦ Zero dead space - internal and external spaces have been designed with zero space wastage, giving you maximum usable area in your apartment
- ✦ No units facing each other - to ensure more privacy and security, units have been designed in such a way that the entrance doors do not face each other
- ✦ Lighting and ventilation - all windows, OTS, cutouts, shafts ensure ventilation not only within your apartment but also in the corridors

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## DESIGNED IN HARMONY WITH VAASTU PRINCIPLES

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

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## WHERE DESIGN STANDS APART

Crafted to reflect contemporary elegance, this thoughtfully designed apartment community is set around a vibrant podium with curated leisure spaces and landscaped surroundings. Enriched with premium amenities and well-planned outdoor zones, it offers a refined living experience where modern design meets a dynamic and connected lifestyle





## ELEVATION VIEW

◆ .....  
Crafted to Be Admired, Designed to Endure.

## SWIMMING POOL VIEW

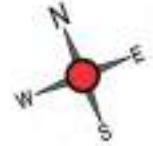
.....◆  
Where Every Swim Feels Like a Retreat.





# MASTER PLANS

# SITE CUM GROUND FLOOR PLAN



## OUTDOOR AMENITIES

1. ARRIVAL PLAZA
2. BUS WAITING BAY
3. SELFIE NOOK
4. STROLLSIDE SEATING
5. TREE PLAZA WITH SEATERS
6. THERAPEUTIC GARDEN
7. WELLNESS LAWN
8. REFLEXOLOGY PATHWAY
9. OUTDOOR GYM
10. SCULPTURE COURT
11. PARTY LAWN
12. JOGGING / WALKING TRACK
13. LAUGHING THERAPY LAWN
14. PEBBLE SEATING
15. MULTIPURPOSE COURT
16. TROPICAL GARDEN
17. PERFORMING ART PLAZA
18. SUNKEN TREE COURT
19. CROQUET GAME LAWN
20. DIY GARDEN
21. TOT LOT
22. KIDS PLAY AREA
23. AROMATIC GARDEN
24. OUTDOOR BOARD GAMES
25. HERBAL GARDEN

## SWIMMING POOL AMENITIES

26. SWIMMING POOL
27. POOL DECK PAVILION
28. THERAPY POOL
29. POOL SIDE LOUNGERS
30. KIDS POOL

## INDOOR AMENITIES

31. MULTIPURPOSE HALL WITH DINING
32. KIDS PLAY AREA
33. GYM
34. HOME THEATRE
35. CONVENIENCE STORE
36. LAUNDRY
37. INDOOR GAMES
38. YOGA/ZUMBA

## TOWER INDOOR AMENITIES

39. GUEST ROOM
40. LEARNING CENTRE
41. COLLABRATIVE WORK SPACE

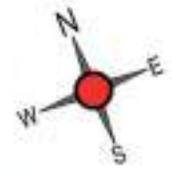
## TERRACE AMENITIES

42. INFINITY WALKWAY
43. ROOF TOP LOUNGE
44. HOBBY CORNER
45. MEDITATION DECK
46. ROOF TOP BBQ COUNTER

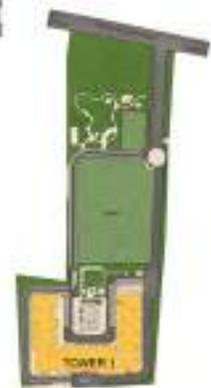


# FLOOR PLANS

# FLOOR PLAN

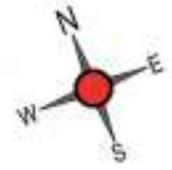


## GROUND FLOOR



## KEY PLAN

# FLOOR PLAN



FIRST FLOOR

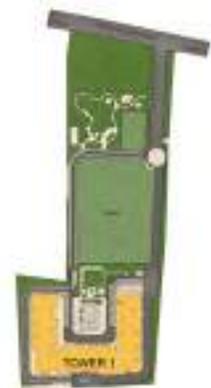


KEY PLAN

# FLOOR PLAN



## SECOND FLOOR

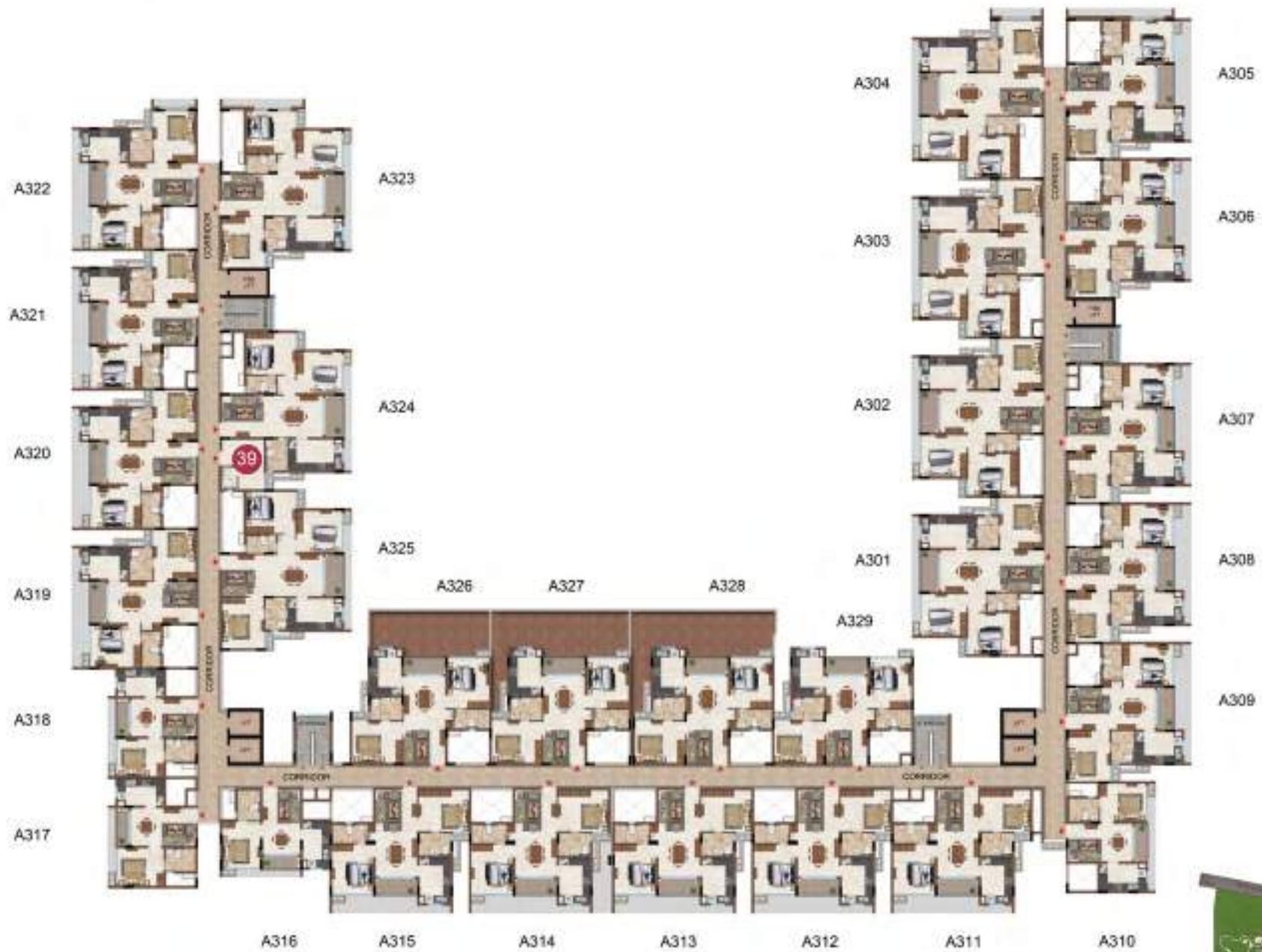
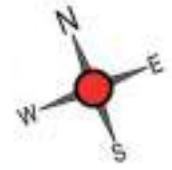


KEY PLAN

# FLOOR PLAN

## TOWER INDOOR AMENITIES

39. GUEST ROOM

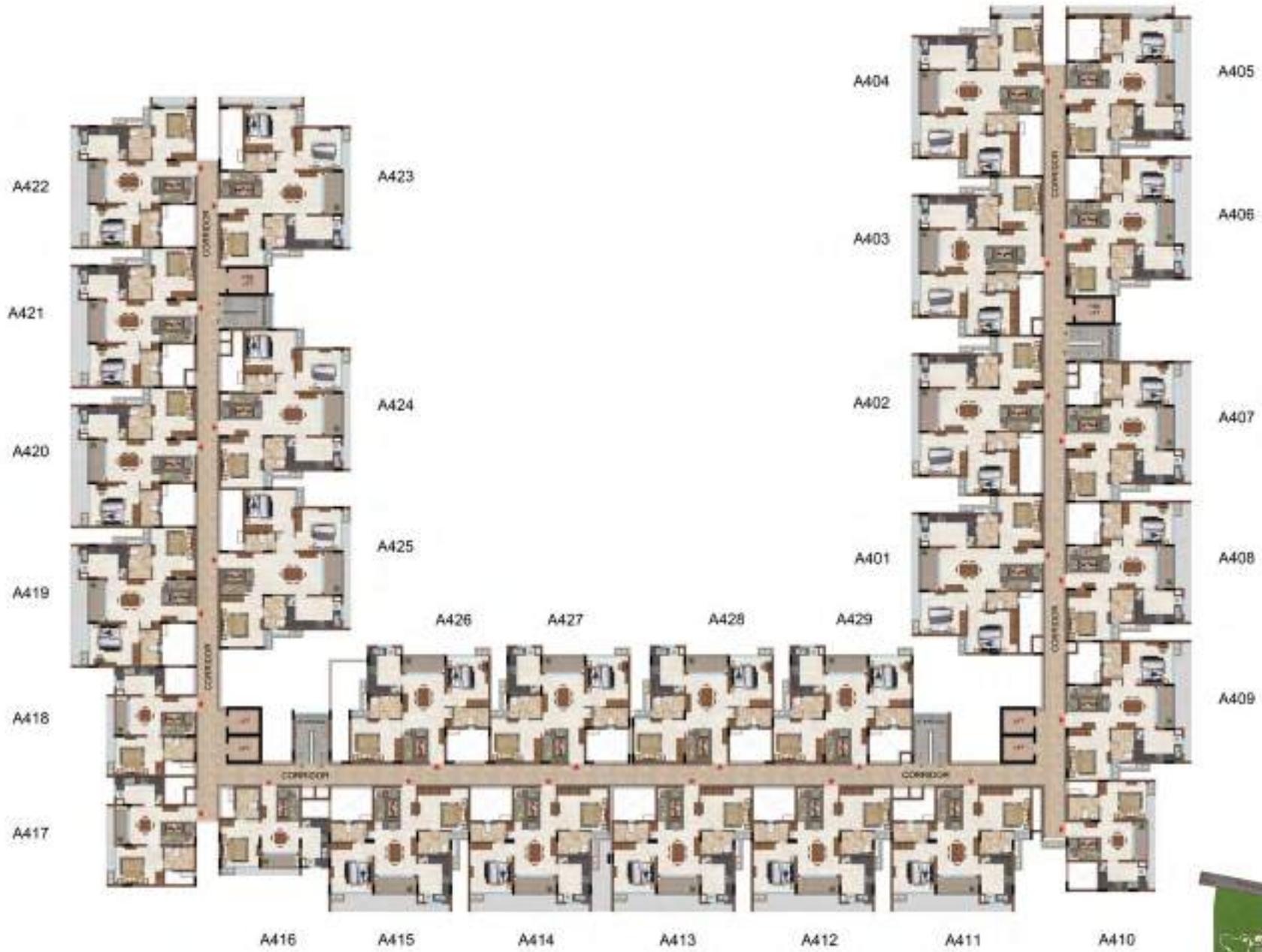
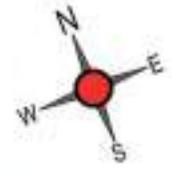


## THIRD FLOOR

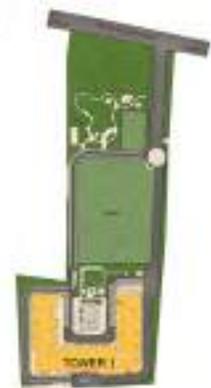


KEY PLAN

# FLOOR PLAN



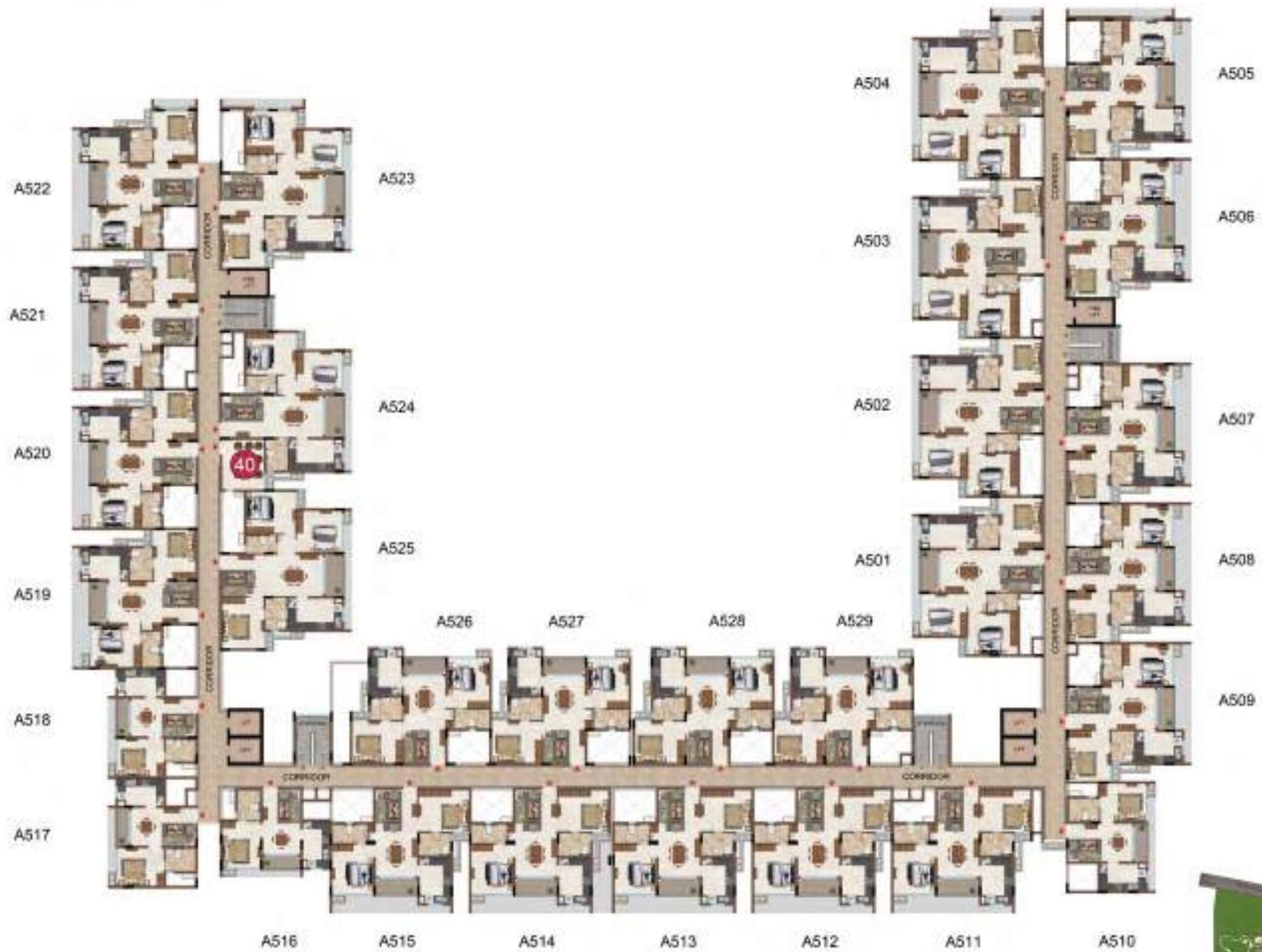
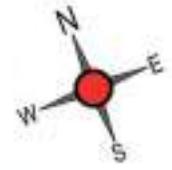
## FOURTH FLOOR



KEY PLAN

# FLOOR PLAN

TOWER INDOOR AMENITIES  
40. LEARNING CENTER

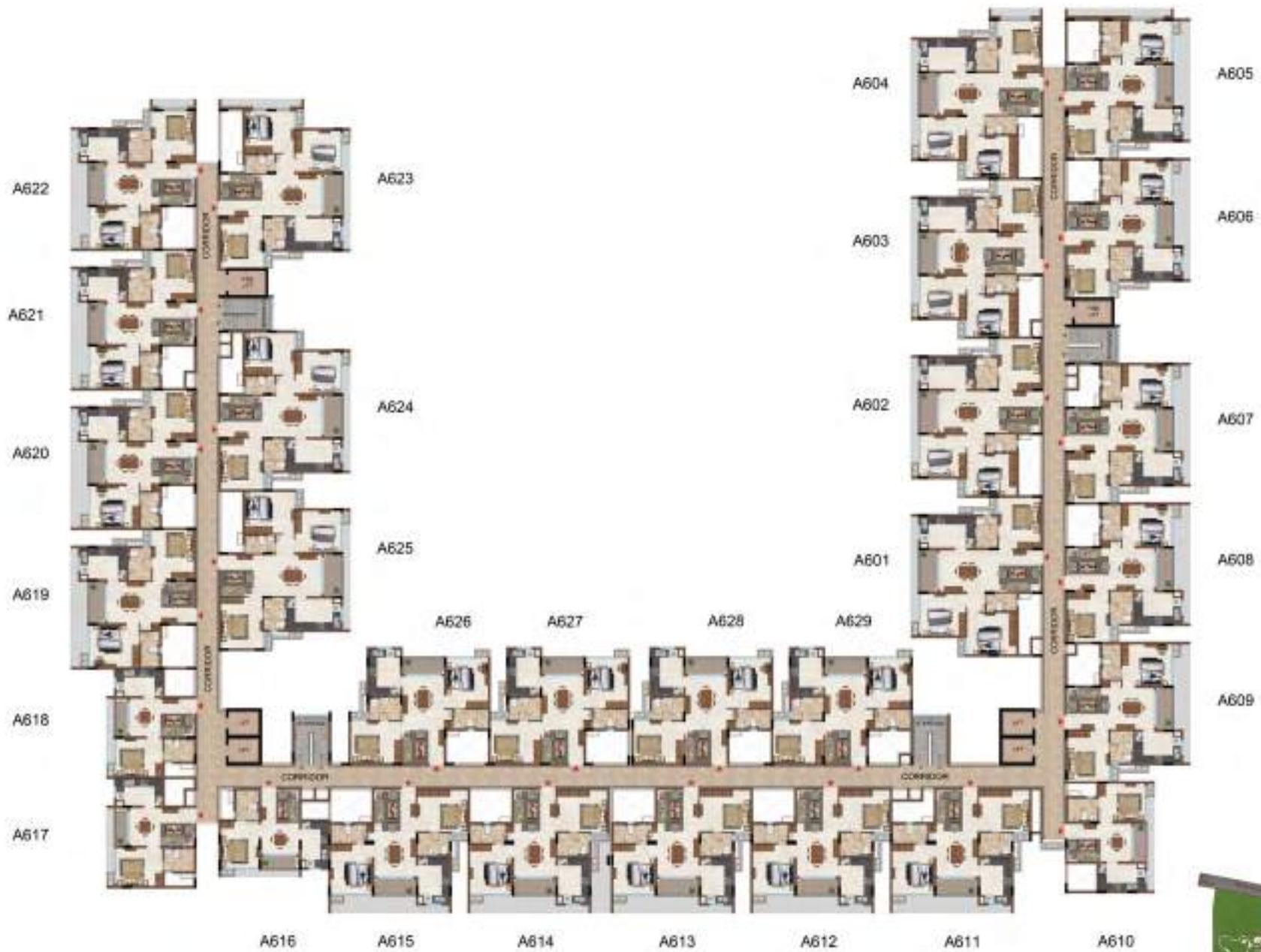
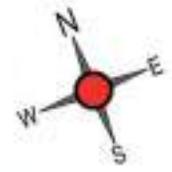


## FIFTH FLOOR

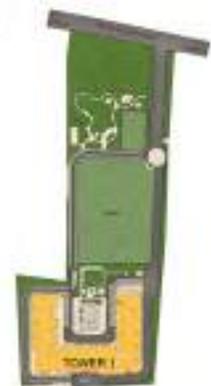


KEY PLAN

# FLOOR PLAN



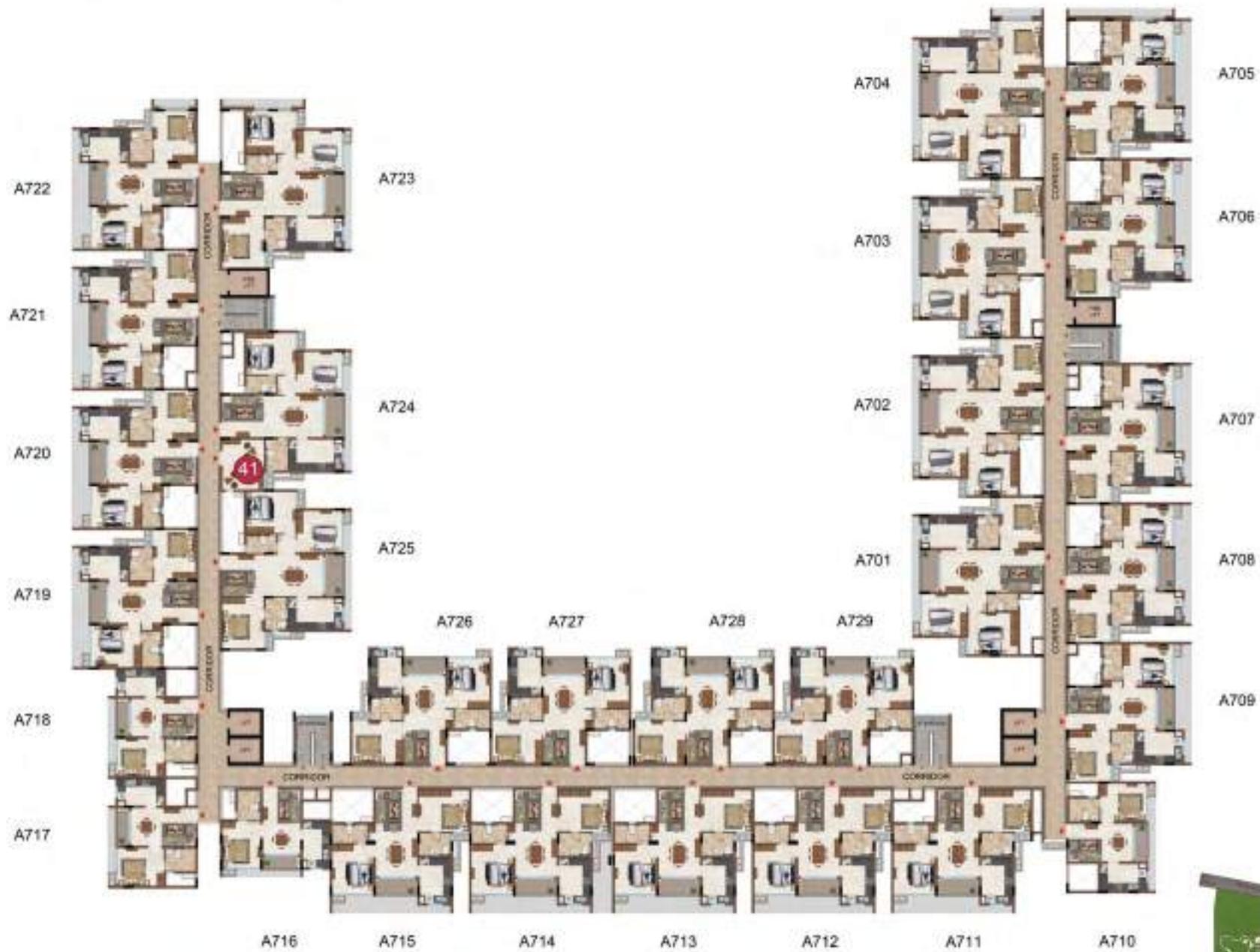
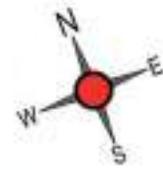
## SIXTH FLOOR



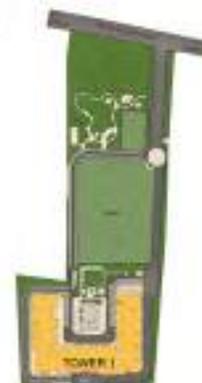
KEY PLAN

# FLOOR PLAN

TOWER INDOOR AMENITIES  
41. COLLABRATIVE WORK SPACE

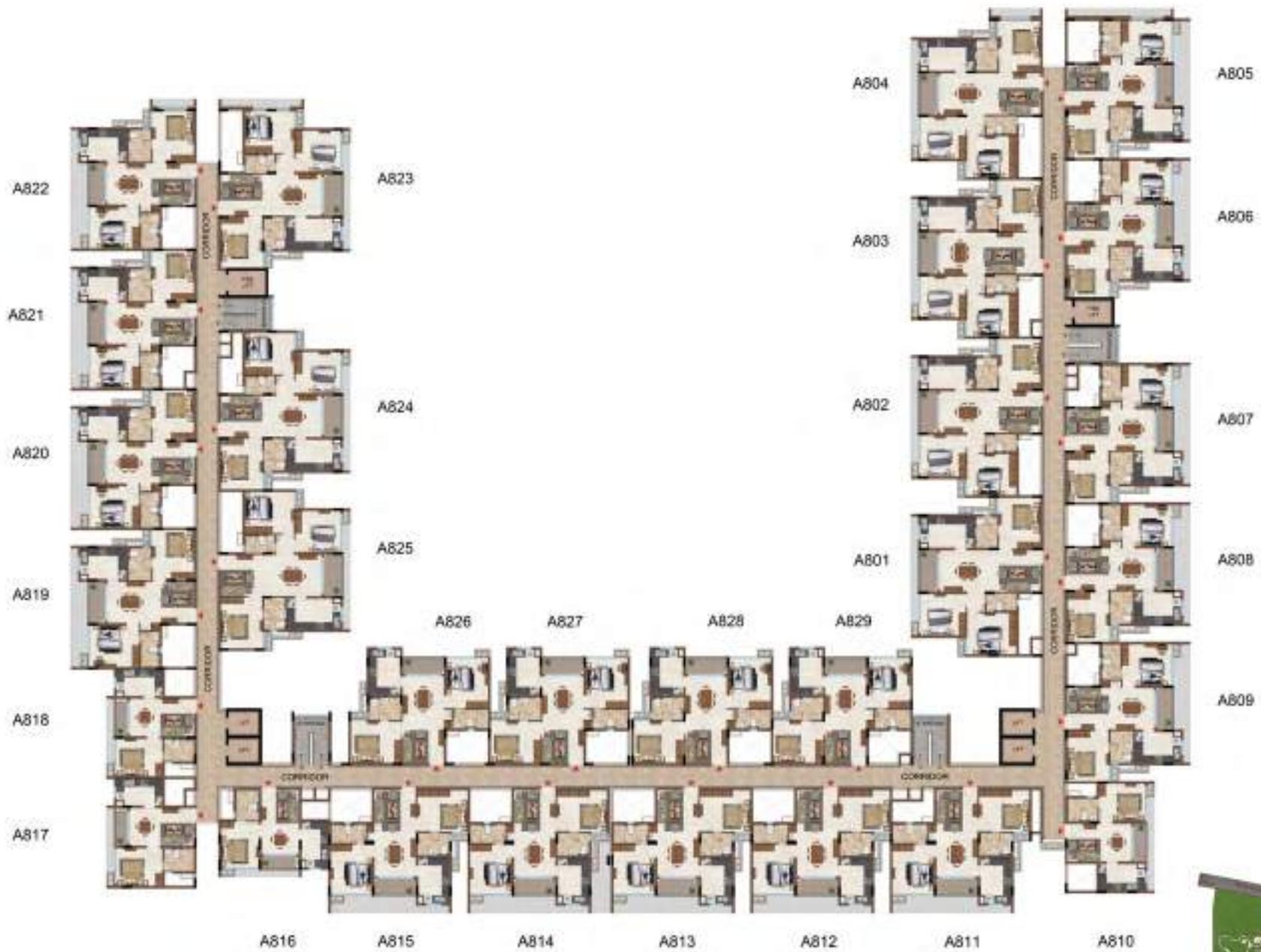
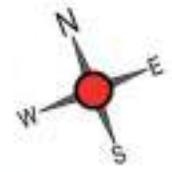


## SEVENTH FLOOR

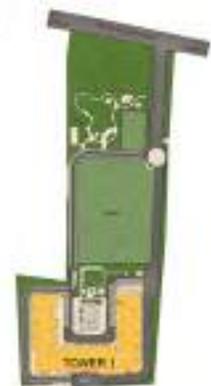


KEY PLAN

# FLOOR PLAN



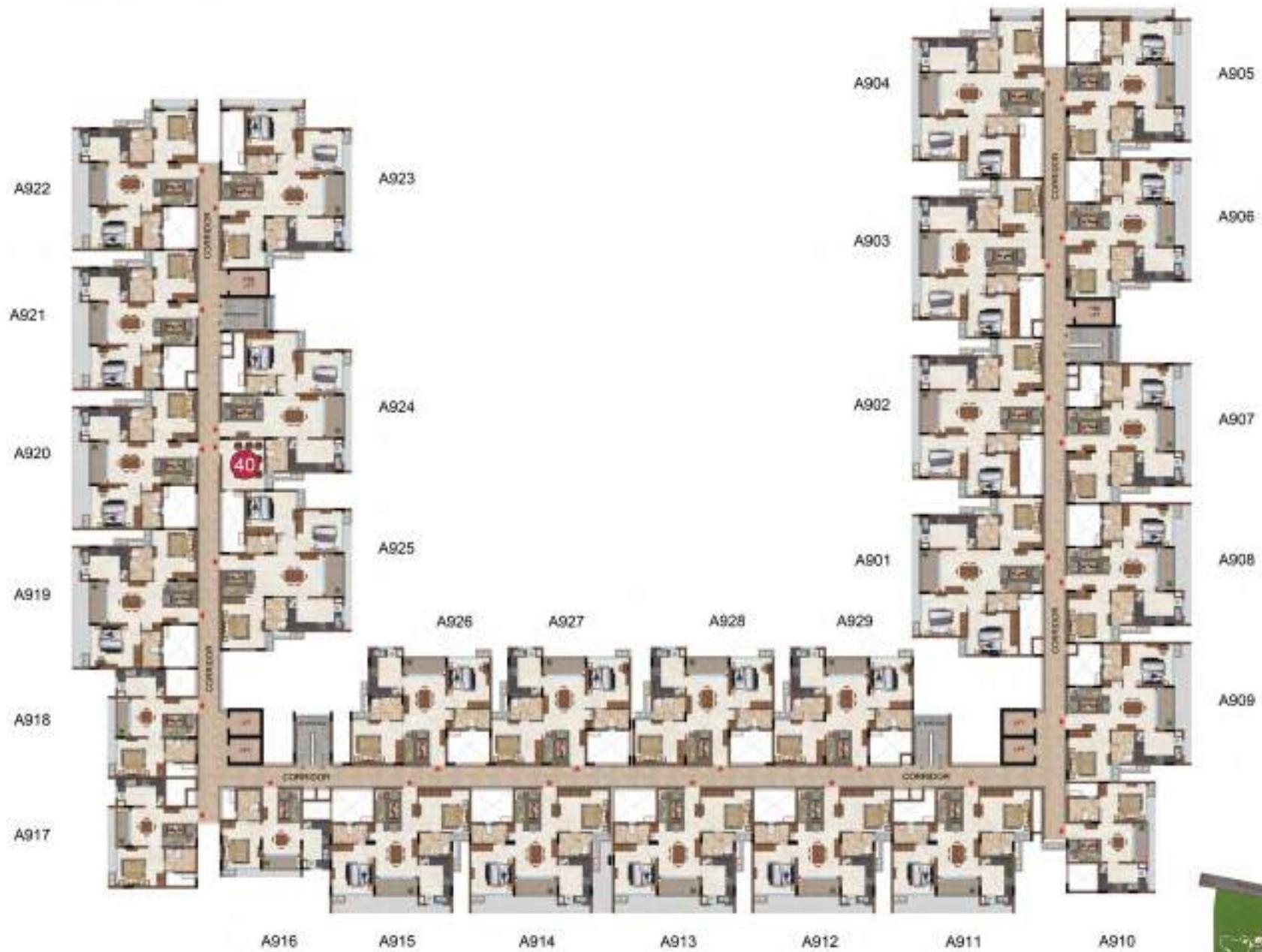
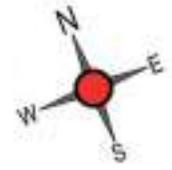
## EIGHTH FLOOR



KEY PLAN

# FLOOR PLAN

TOWER INDOOR AMENITIES  
40.LEARNING CENTER

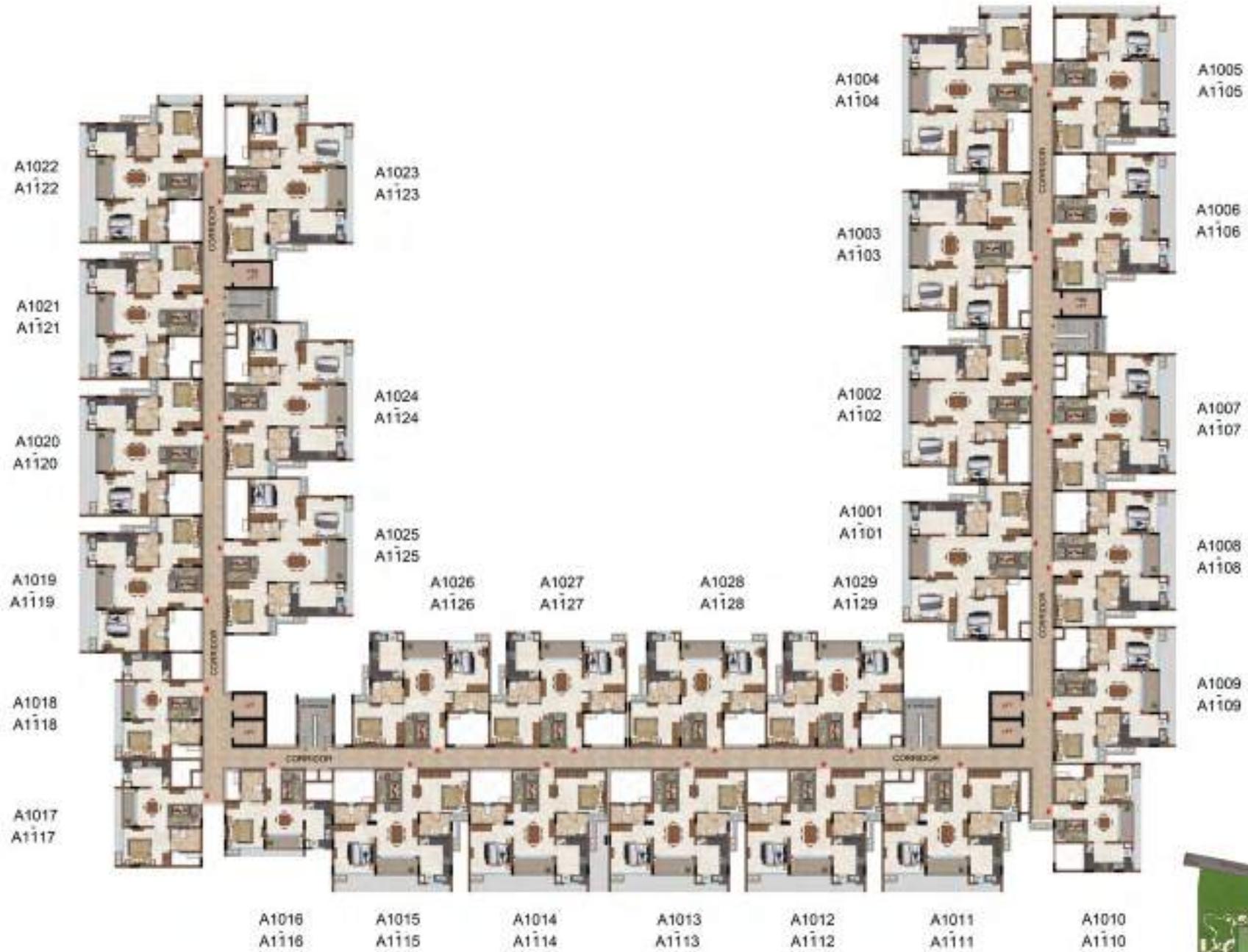
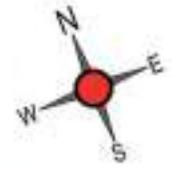


## NINTH FLOOR



KEY PLAN

# FLOOR PLAN

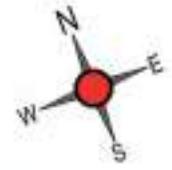


## TENTH TO ELEVENTH FLOOR



KEY PLAN

# FLOOR PLAN



## TERRACE AMENITIES

- 42. INFINITY WALKWAY
- 43. ROOF TOP LOUNGE
- 44. HOBBY CORNER
- 45. MEDITATION DECK
- 46. ROOF TOP BBQ COUNTER



TERRACE FLOOR



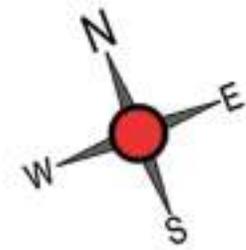
KEY PLAN



**ELEVATION VIEW**

# UNIT PLANS

# 1BHK & 2BHK

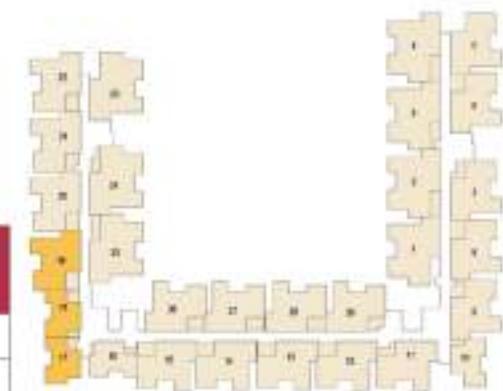


TYPICAL FLOOR  
AG19 - A1119



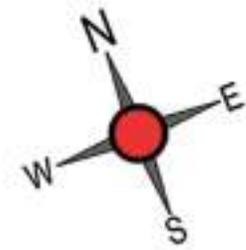
TYPICAL FLOOR  
AG17 - A1117, AG18 - A1118

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	AG17 - A1117	451	35	486	721	-
Tower-1	AG18 - A1118	451	35	486	715	-
Tower-1	AG19 - A1119	785	50	835	1234	-



KEY PLAN

# 1BHK



TYPICAL FLOOR  
AG10 - A1110



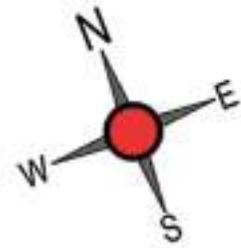
TYPICAL FLOOR  
AG16 - A1116



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	AG10 - A1110	451	35	486	742	-
Tower-1	AG16 - A1116	451	35	486	721	-

# 2BHK

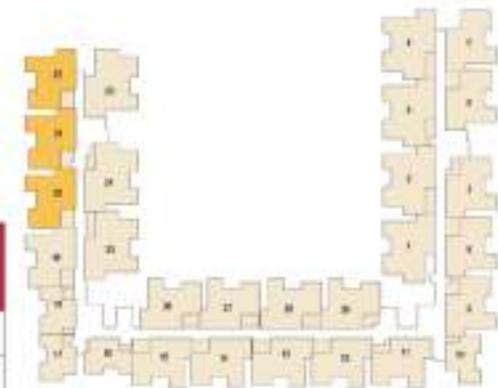


TYPICAL FLOOR  
AG20 - A1120 ,AG21 - A1121



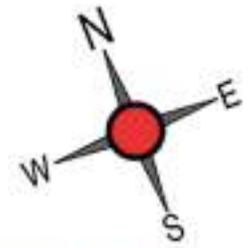
TYPICAL FLOOR  
AG22 - A1122

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	AG20 - A1120	785	50	835	1238	-
Tower-1	AG21 - A1121	785	50	835	1238	-
Tower-1	AG22 - A1122	785	50	835	1241	-



KEY PLAN

# 2BHK & 3BHK

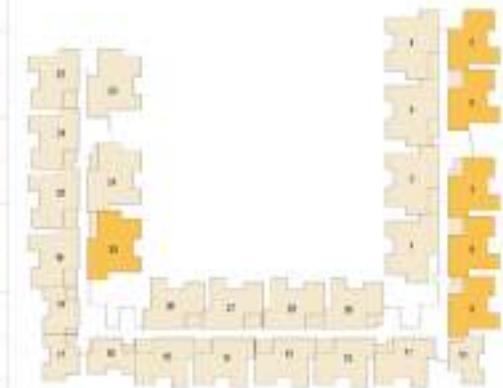


TYPICAL FLOOR  
A105 - A1105, AG06 - A1106, AG07 - A1107  
AG08 - A1108, AG09 - A1109



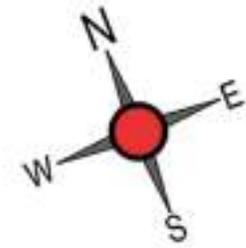
TYPICAL FLOOR  
AG25 - A1125

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A105 - A1105	785	50	835	1239	-
Tower-1	AG06 - A1106	785	50	835	1239	-
Tower-1	AG07 - A1107	785	50	835	1239	-
Tower-1	AG08 - A1108	785	50	835	1238	-
Tower-1	AG09 - A1109	785	50	835	1237	-
Tower-1	AG25-A225	989	55	1044	1541	-
Tower-1	A325,A525	989	55	1044	1543	-
Tower-1	A725,A925	989	55	1044	1543	-
Tower-1	A425,A625	989	55	1044	1541	-
Tower-1	A825,A1025	989	55	1044	1541	-
Tower-1	A1125	989	55	1044	1541	-



KEY PLAN

# 2BHK



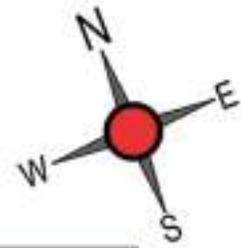
**SECOND FLOOR  
A229**



**KEY PLAN**

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A229	785	50	835	1239	416

# 2BHK

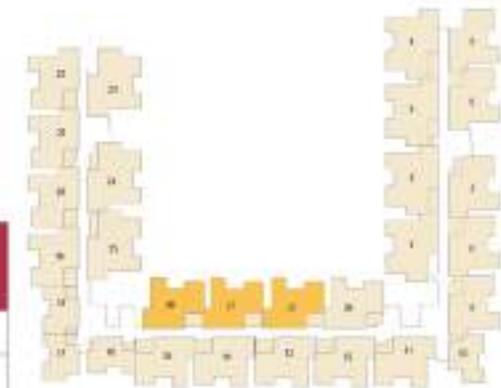


THIRD FLOOR  
A326



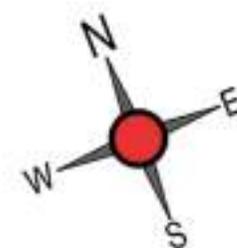
THIRD FLOOR  
A327, A328

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A326	785	50	835	1241	380
Tower-1	A327	785	50	835	1239	478
Tower-1	A328	785	50	835	1239	500



KEY PLAN

# 3BHK



TYPICAL FLOOR

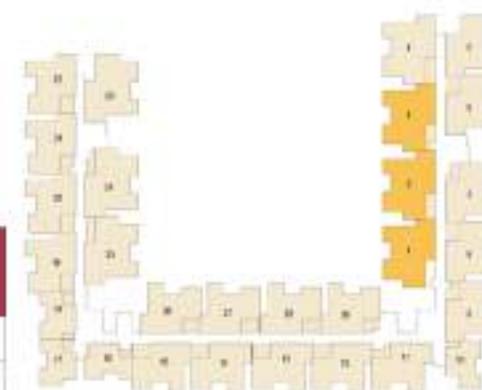
AG01 - A1101, AG02 - A1102



TYPICAL FLOOR

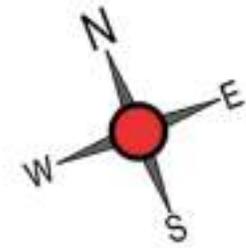
AG03 - A1103

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	AG01 - A1101	989	55	1044	1539	-
Tower-1	AG02 - A1102	989	55	1044	1537	-
Tower-1	AG03 - A1103	989	55	1044	1537	-



KEY PLAN

# 2BHK & 3BHK



TYPICAL FLOOR

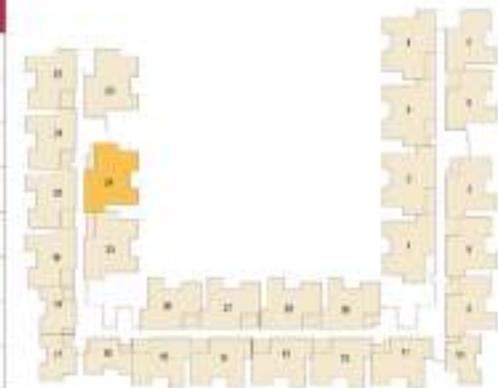
AG24-A224, A424, A624, A824, A1024-A1124



TYPICAL FLOOR

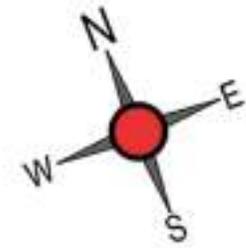
A324, A524, A724, A924

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	AG24-A224	989	55	1044	1539	-
Tower-1	A324	834	55	889	1312	-
Tower-1	A424	989	55	1044	1539	-
Tower-1	A524	834	55	889	1312	-
Tower-1	A624	989	55	1044	1539	-
Tower-1	A724	834	55	889	1312	-
Tower-1	A824	989	55	1044	1539	-
Tower-1	A924	834	55	889	1312	-
Tower-1	A1024-1124	989	55	1044	1539	-



KEY PLAN

# 2BHK & 3BHK

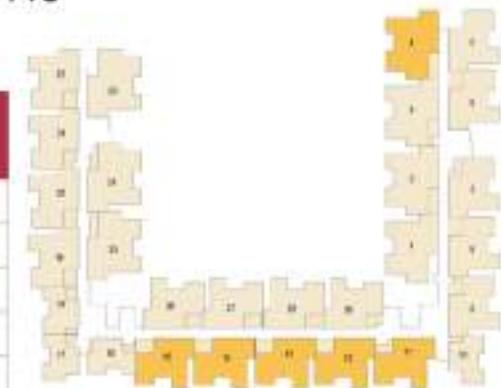


TYPICAL FLOOR  
A104 - A1104



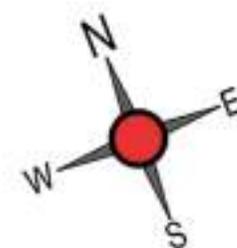
TYPICAL FLOOR  
AG11 - A1111, AG12 - A1112  
A213 - A1113, A214 - A1114  
AG15 - A1115

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A104 - A1104	989	55	1044	1541	-
Tower-1	AG11 - A1111	785	50	835	1241	-
Tower-1	AG12 - A1112	785	50	835	1238	-
Tower-1	A213 - A1113	785	50	835	1239	-
Tower-1	A214 - A1114	785	50	835	1241	-
Tower-1	AG15 - A1115	785	50	835	1234	-



KEY PLAN

# 2BHK & 3BHK

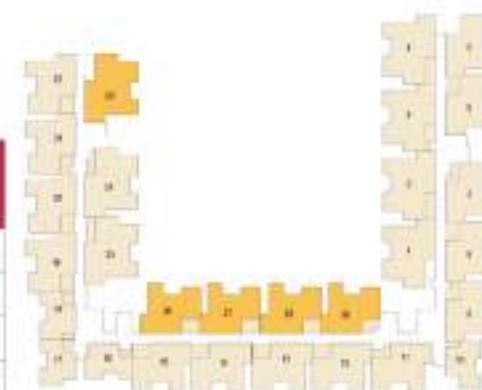


TYPICAL FLOOR  
AG23 - A1123



TYPICAL FLOOR  
A426 - A1126 , A427 - A1127  
A428 - A1128, A329 - A1129

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	AG23 - A1123	989	55	1044	1542	-
Tower-1	A426 - A1126	785	50	835	1241	-
Tower-1	A427 - A1127	785	50	835	1239	-
Tower-1	A428 - A1128	785	50	835	1239	-
Tower-1	A329 - A1129	785	50	835	1239	-



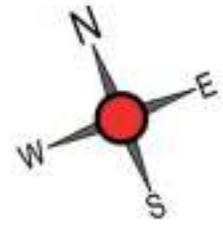
KEY PLAN



**ELEVATION VIEW**

# CLUBHOUSE PLANS

# CLUB HOUSE



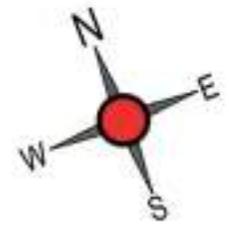
GROUND FLOOR

## INDOOR AMENITIES

- 31. MULTIPURPOSE HALL WITH DINING
- 32. KIDS PLAY AREA
- 33. GYM
- 34. HOME THEATER
- 35. CONVENIENCE STORE
- 36. LAUNDRY



# CLUB HOUSE



## FIRST FLOOR

### INDOOR AMENITIES

- 37. INDOOR GAMES
- 38. YOGA/ZUMBA



# ELEVATION VIEW







## ELEVATION VIEW

◆ .....  
A vibrant community where every generation finds  
its own rhythm.

# SPECIFICATIONS



## 1. STRUCTURE

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

## 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 & color as per architect design
- Bathroom : Ceramic tile of size 300x600mm for height of 2250mm & will be finished with a coat of primer above the false ceiling
- Toilet ceiling : Grid type false ceiling

## 3. FLOOR FINISH

- Main flooring : Vitrified tiles of size 600x600mm
- Bathroom : Anti-skid ceramic tiles of size 300x300mm
- Balcony : Anti-skid ceramic tiles of size 600x600mm
- Door threshold : Tile threshold will be provided for all doors
- Private open terrace : Pressed tiles finish

## 4. KITCHEN & DINING

- Kitchen : Will be left open for modular work with electrical points & plumbing Provisions
- Electrical point : For chimney, HOB & water purifier
- CP fitting : Parryware or equivalent will be provided
- Dining : Wall hung basin (wherever applicable)

## 5. BALCONY

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

## 6. BATHROOMS

- CP & Sanitary fixture : Parryware or equivalent will be provided
- Master Bathroom : Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower wall hung wash basin and hand shower

Other Bathrooms : Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower and wall hung wash basin

## 7. JOINERY

### DOORS

Main door : Good quality full jamb door frame with double side veneer shutter of size 1200x2100mm with polish finish  
: Ironmongeries like digital door lock and 8" tower bolts, door viewer, magnetic door catcher, etc., of Yale / equivalent brand

Bedroom - 1 & 2 door : Good quality frame with double side laminated shutter of sizes 1000x2100mm  
: Ironmongeries like lock, magnetic door catcher, tower bolt, etc., Yale / equivalent brand

Bedroom-3 door : Good quality frame with double side laminated shutter of sizes 900x2100mm  
: Ironmongeries like lock, magnetic door catcher, tower bolt, etc., Yale / equivalent brand

Bathroom doors : Good quality frame with double side laminate shutters of size 800x2100mm  
: Ironmongeries like one side coin thumb turn lock without key, tower bolt, door bush, etc., of Yale / equivalent brand

### WINDOWS

Windows : Aluminium powder coated framed sliding shutter with handle, see through toughened glass & MS grill / railing (wherever applicable)  
: Sill level finished with granite

French doors : Aluminium powder coated floor flushed framed sliding shutters with both side handle with toughened glass (Wherever applicable)

Ventilators : Aluminium powder coated frame fixed louver / openable shutter for ODU access (Wherever applicable)

## 8. ELECTRICAL POINTS

Power Supply : 3 PHASE power supply connection

Safety device : MCB & RCCB (Residual current circuit breaker)

Switches & sockets : Modular box & modular switches & sockets of good quality IS brand

Wires : Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand

TV : Point in living & any one bedroom and provision in other bedrooms

Data : Point in living & any one bedroom

Split- air conditioner : Point in living / dining and in all bedrooms

Exhaust fan : Point in all bathrooms

Foot lamp : Point in bedrooms only

Geyser : Point in all bathrooms

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

## SPECIFICATIONS COMMON TO BUILDING COMPLEX

### COMMON FEATURES:

1. Lift : Automatic lift will be provided as per requirement.
2. Back up : 100% Power backup for common amenities such as clubhouse, lifts, WTP, STP & selective common area lighting
3. Name board : Apartment owner name will be provided in ground floor
4. Lift fascia wall : Designer vitrified tile finish with granite jambs
5. Lobby flooring : Designer vitrified tile finish with pattern
6. Corridor Flooring : Vitrified tile of size 600x600mm at all levels
7. Staircase floor : Granite flooring at 4 floors & tile flooring at other floors
8. Staircase handrail : MS handrail with enamel paint finish in all floors
9. Terrace floor : Pressed tile flooring
10. Terrace doors : Good quality door frame with FRP shutters  
: Ironmongeries like thumb turn lock, door closure, tower bolt, etc., of Yale / equivalent brand

### OUTDOOR FEATURES:

1. Water storage : Centralized UG sump with WTP (Min. requirement as per water test report)
2. Rain water harvest : Rain water harvesting system (as per site requirement)
3. STP : Centralized Sewage Treatment plant
4. Safety : CCTV surveillance cameras will be provided all round the building at pivotal locations in ground level
5. Well defined walkway : Walkway spaces well defined as per landscape design intent
6. Security : Security booth will be provided at the entry / exit
7. Compound wall : Site perimeter fenced by compound wall with entry gates for a height of 1800 mm as per design intent.
8. Landscape : Suitable landscape at appropriate places in the project as per design intent
9. Driveway : Convex mirror for safe turning in driveway in / out
10. External Driveway : Interlocking paver block / equivalent flooring with demarcated driveway as per landscape design intent

## ELEVATION PAN VIEW

.....◆

A Community Where Nature and Life Exist in Perfect Harmony.





# LOCATION MAP





# LOCATION ADVANTAGES

Live close to everything that matters on Kelambakkam-Vandalur Road. From work to lifestyle, the city unfolds effortlessly around you

## HOSPITALS

1. Tangore Hospital	6 Mins
2. Chettinad Super Speciality Hospital	7 Mins
3. Sri Sai Children's Hospital	8 Mins
4. Supreme Hospital	10 Mins
5. Kathir Memorial Hospital	12 Mins
6. VITC Health Centre	13 Mins

## COLLEGE

7. Chettinad College	10 Mins
8. VIT College	11 Mins
9. Hindustan College	12 Mins
10. Jeppiaar College	14 Mins
11. Tagore Engineering College	16 Mins

## ENTERTAINMENT HUB

12. Crocodile Park	17 Mins
13. Dakshina Chitra Heritage Museum	18 Mins
14. MGM Dizze World	18 Mins
15. Kovalam Beach	18 Mins
16. ECR Rock Beach	19 Mins
17. Arignar Anna Zoological Park	23 Mins
18. Tiger Cave	26 Mins
19. VGP Universal Kingdom	31 Mins
20. Snow Kingdom	32 Mins
21. Mahabalipuram	33 Mins

## SCHOOLS

22. Chettinad Sarvalokaa Education	8 Mins
23. Milton International School Kelambakkam	10 Mins
24. Velammal Global School	12 Mins
25. Hindustan International School	13 Mins
26. Gateway International School	14 Mins

## MALLS

27. Ambika Home Appliances	12 Mins
28. Marina Mall	18 Mins
29. Vivira Malls	21 Mins
30. AGS Cinemas Navalur	22 Mins
31. PVR Heritage RSL ECR	23 Mins

## IT HUBS

32. Siruseri IT Park	12 Mins
33. TCS Siruseri	14 Mins
34. Sipcot IT Park	18 Mins
35. Pacifica Tech Park	19 Mins
36. One Hub Chennai	23 Mins





# PAYMENT SCHEDULE

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Booking advance	-	10%
Agreement signing, 25th days from booking date	-	20%
30th days for agreement date	-	20%
60th days for agreement date	-	20%
90th days for agreement date	-	20%
Completion on flooring respective unit	-	5.0%
Handing over	-	5.0%

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<b>TOTAL</b>		<b>100%</b>
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## ELEVATION VIEW

◆ .....  
Your Everyday Escape, Right at Home.

# AWARDS

17th Realty+ Excellence Awards - Pune 2026  
Casagrand Caladium  
Best Landscape Project of the Year - Residential

The Economic Times Real Estate Conclave & Awards 2026  
Casagrand Casablanca  
Best Residential Project (Mid Segment)

The Economic Times Real Estate Conclave & Awards 2026  
Casagrand Massimo  
Best Affordable Housing Award

12th edition of the Indian Marketing Awards (IMA) 2025  
Casagrand Casamia  
Best Use of Integrated Marketing Campaign

Game Changer Awards 2026, Entrepreneur India  
Casagrand  
Best Real Estate Business Performance Award

3rd Realty+ Excellence Awards Hyderabad 2026  
Casagrand Evon  
Residential Project of the Year

3rd Realty+ Excellence Awards Hyderabad 2026  
Casagrand - Hyderabad Zone  
Emerging Developer of the Year

3rd Realty+ Excellence Awards Hyderabad 2026  
Casagrand Belair  
Villa Project of the Year

ET Business Awards 2025  
Casagrand Caladium  
Excellence in Residential Lifestyle Living

ET Business Awards 2025  
Casagrand -Pune Zone  
Emerging Residential Developer of the Year

Times Business Awards 2025  
Casagrand Massimo  
Excellence in High-rise project-Ongoing

Indian Content & Marketing Awards 2025 by Exchange4media  
Casagrand's profit share bonanza trip to Spain  
PR & Influencer-Led Content category for the "Best Use of Earned Media for Brand Storytelling"

Economic Times - Indo-Global Summit  
Casagrand  
Excellence in Real Estate Innovation & Urban Living

ET Now Best Realty Brands - South Edition  
Casagrand  
One of the best realty brands

7th Edition of the Golden Bricks Awards  
Casagrand  
Developer of the Year

7th Edition of the Golden Bricks Awards  
Casagrand HolaChennai  
Most Amenities Project of the Year

6th Edition CX Excellence Awards, hosted by Quantic Business Media Pvt. Ltd.  
Casagrand Casablanca  
Best Integrated Marketing Campaign (Real Estate)

ET NOW Realty & Awards 2025, South Edition  
Casagrand GS Infinity  
Excellence in High-Rise Amenities & Lifestyle Innovation





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# BALCONY VIEW







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