

CASAGRAN
AQUAGROV 

WATERFRONT VIEW TILL ETERNITY



WHY CASAGRAND?

NO.1

Ranked in Chennai for
last 8 years*

7000+

Homes sold (FY'24 - 25)

TOP 2

Ranked in South India

2000+

Quality checks

TOP 7

Ranked in India

2300+

In-house engineers
for construction

22+ YEARS

of Trust & Legacy

7 YEARS

Warranty

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.





WHERE NATURE IS YOUR
only neighbour





THE RHYTHM OF

waterfront living





At dawn, the lake greets you in silence,
By dusk, the skyline glows in gold.
Reflections ripple across tranquil waters,
As life flows gently between luxury and calm.

Spaces unfold with effortless grandeur,
While every moment feels open and endless.
A life embraced by breeze, beauty and boundless views,
In a home where horizons stretch forever.

Your Endless View, Till Eternity.







LIFE FLOWS

differently here



Welcome to Casagrand Aquagrove — your waterfront address of spacious homes, breathtaking views & elevated living. Thoughtfully crafted spaces and world-class amenities come together amidst tranquil waters and endless horizons. Experience a lifestyle where luxury flows effortlessly with serenity.





LIVING UNDER
open Skies















CASAGRAN
AQUAGROVE



SALIENT *features*

- ✦ 544 residences spread across 6.7 acres
- ✦ Iconic Manhattan-style glass façade elevation
- ✦ Three towers with signature Y-shaped planning
- ✦ G+26 & G+28 floor towers that redefine the skyline
- ✦ 95+ world-class amenities
- ✦ 15,500 sft. clubhouse by the promenade
- ✦ Grand 9,000 sft. swimming pool
- ✦ 85% open space with 4.5 acre of landscaped greens
- ✦ Vehicle-free zones for safer & greener living







95+

LIFESTYLE AMENITIES

Features & Entertainment

Drop Off Zone
Selfie Spot
Farm Zone
Leisure Court
Deck With Rest Area
Teak Forestation
Pet Park
Pet Wash & Training Zone
Car Charge Bay
Car Wash Bay
Lawn Mound
Water Body With Sculpture
Sculpture Court With Pathway
Chalk Board Wall
Sensory Wall
Gallery Stepped Patio
Co Working Corner
Game Corner
Skating Rink
Star Gazing Deck With Seating
Story Puppet Deck
Senior Citizen Court
Picnic Lawn
Play Lawn
Reflexology Pathway

Serenity Garden
Barbeque Pavilion
Raised Yoga Deck
Meditation Lawn

Gardens

Herbs & Spice Garden
Community Garden
Maze Garden
Hammock Garden
Aromatic Garden

Kids Play Area

Kids Cycle Track
Toucan Fun Play System
Jungle Gym
Reading Deck
Kids Jogging Track
Curl Swing
Flamingo Park
Kids Integrated Zone
Tot Lot
Trampoline
Giant Chess & Abacus
Snake And Ladder
Hopscotch

Sand Pit
Soccer Swing
Kids Rock Climbing Wall

Sports & Entertainment

CrossFit
Multipurpose Court
Basket Ball Practice Hoop
Table Tennis
4 Square
Chill-Out Zone
Viewing Gallery
Cricket Practice Net
Self Tennis Practice Wall
Jogging Track

Swimming Pool

Kids Pool
Surprise Fountain
Shallow Pool With Pool Chair
Interactive Water Spout
Lap Pool
Poolside Swing
Water Feature
Shower Area

Clubhouse Amenities Features & Entertainment

Multipurpose Hall
Entertainment Lounge
Home Theatre
Learning Centre
Badminton Court
Crèche
Convenio
Gym
Interactive Gym
Yoga / Meditation
Dormitory

Kids Play Area

Ball Pool
Slide / Turbo Slide
Climbing And Turbo Slide
Toy Car
Hit Mouse
Crazy Maze
Magnet Wall
Lego Wall
Mni Golf
VR Twin

Indoor Play Area

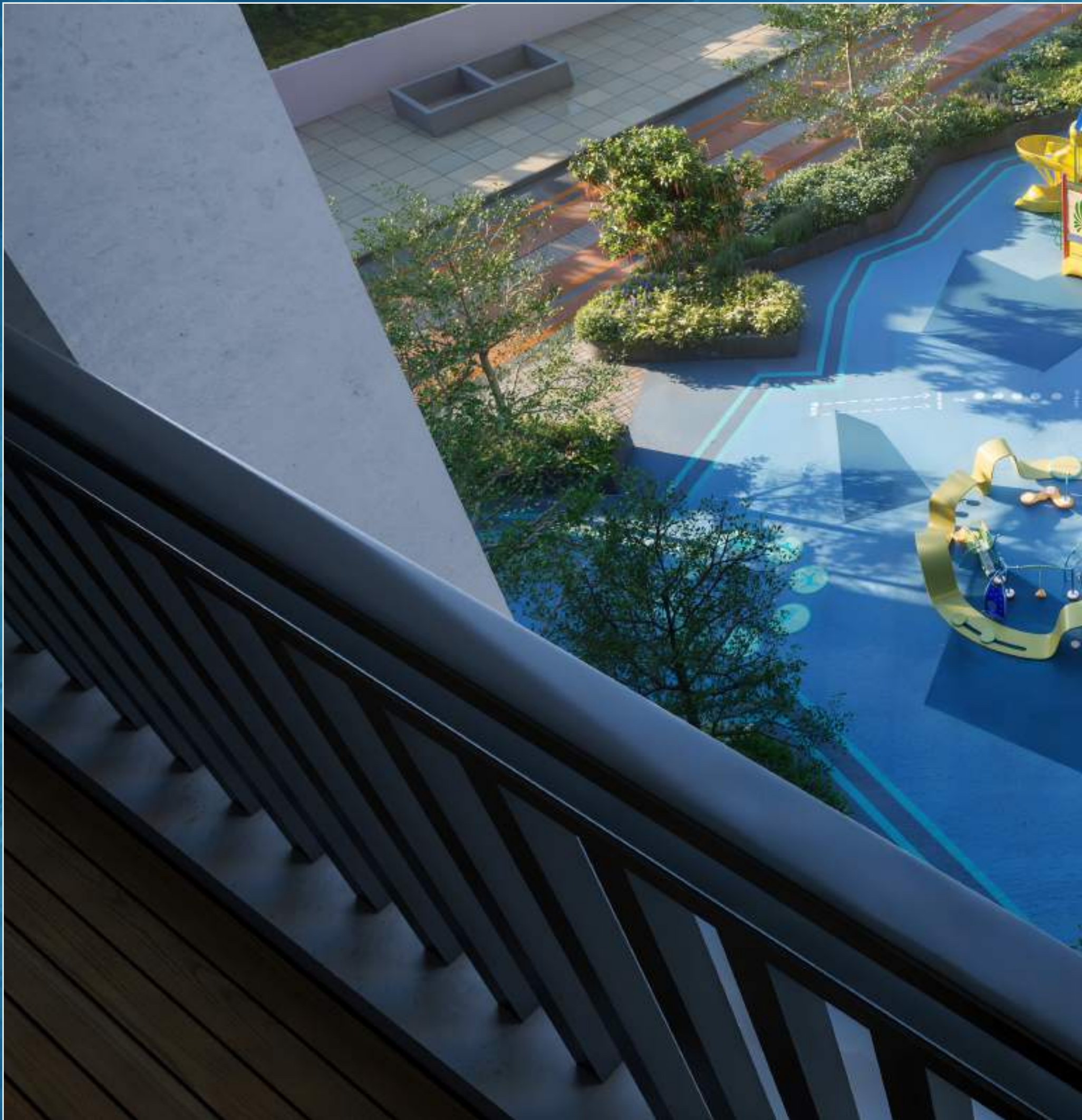
Sub Soccer
Mini Golf
Foos Ball
Snooker
Table Tennis
Air Hockey
Carrom Board
Chess
Arcade Games

OSR

Pet Park
Pet Wash & Training Zone
Farm Zone
Spice Garden
Herbal Garden
Medicinal Garden
Leisure Court
Deck With Seatings
Teak Plantation
Community Garden
Vegetable Garden









THE BEST OF PRODUCT SUPERIORITY

- ✦ A contemporary waterfront community on Puzhal Ambattur main road, where luxury meets comfort.
- ✦ Overlooking Puzhal lake, offering serene lake views for most homes.
- ✦ Spread across 6.7 acre with 95+ premium indoor & outdoor amenities.
- ✦ Features a 15,500 sft. clubhouse and a 9,000 sft. swimming pool.
- ✦ Thoughtfully designed with a focus on light, ventilation, Vaastu, privacy, and aesthetics.
- ✦ A vibrant community crafted for elevated living and everyday indulgence.
- ✦ 4.5 acres of lush landscaped greenery creating a serene living environment.
- ✦ A harmonious blend of nature, sunlight, water, and open spaces for everyday comfort.

ARCHITECTURE & FINESSET

- ✦ A thoughtfully planned 6.7-acres community with 544 premium apartments.
- ✦ Grand entrance portal and wide driveway set amidst lush landscaped surroundings.
- ✦ Elegant double-height lobby with curated interiors and luxurious detailing.
- ✦ Exclusive clubhouse with premium indoor amenities and spacious design.
- ✦ Contemporary basement + ground + 28 floors elevation with striking façade lighting.
- ✦ Smartly designed living spaces crafted for comfort, functionality, and modern living.

95+ AMENITIES — THE BEST IN THE MARKET

- ✦ Exclusive 9,000 sft. swimming pool with curated poolside experiences.
- ✦ Fitness & wellness amenities including outdoor gym, yoga deck, jogging track, and therapeutic spaces.
- ✦ Indoor & outdoor kids' play areas with interactive and adventure activities.
- ✦ Themed gardens and leisure spaces designed for relaxation and community living.

- ✦ Recreational indoor games including snooker, air hockey, foosball, and mini golf.
- ✦ Lifestyle conveniences like banquet hall, AV room, learning centre, and convenience store.

KNOW WHY OUR PRODUCTS ARE SUPERIOR

- ✦ Elegant main doors crafted with premium finishes and timeless design.
- ✦ Advanced Yale smart lock system for enhanced home security.
- ✦ Premium vitrified flooring across living, bedroom, and kitchen spaces.
- ✦ Anti-skid flooring in bathrooms, balconies, and private terraces for added safety.
- ✦ Stylish lift lobbies with refined wall cladding and ambient lighting.
- ✦ Well-planned corridors designed with bright and welcoming interiors.

EFFICIENCY IN SPACE PLANNING

- ✦ Ample basement car parking for seamless convenience.
- ✦ High-capacity lifts and well-planned staircases across all towers.
- ✦ Spacious homes with excellent ventilation, natural light, and open views.
- ✦ Dedicated utility spaces for AC outdoor units and washing machines.
- ✦ Smartly planned layouts with added functional features in every apartment.

VAASTU-COMPLIANT HOMES, THOUGHTFULLY PLANNED

- ✦ Majority of homes feature North or East-facing entry doors.
- ✦ All apartments are designed with Southwest bedrooms for balanced living.
- ✦ Kitchens are strategically placed in Northwest or Southeast directions.
- ✦ Planned with Vaastu-conscious layouts, avoiding major directional cuts and unfavorable placements.













MASTER PLAN



SITE CUM GROUND FLOOR PLAN



FEATURES & ENTERTAINMENT

1. DROP OFF ZONE
2. SELFIE SPOT
3. FARM ZONE
4. LEISURE COURT
5. DECK WITH REST AREA
6. TEAK FORESTATION
7. PET PARK
8. PET WASH & TRAINING ZONE
9. CAR CHARGE BAY
10. CAR WASH BAY
11. LAWN MOUND
12. WATER BODY WITH SCULPTURE
13. SCULPTURE COURT WITH PATHWAY
14. CHALK BOARD WALL
15. SENSORY WALL
16. GALLERY STEPPED PATIO
17. CO WORKING CORNER
18. GAME CORNER
19. SKATING RINK
20. STAR GAZING DECK WITH SEATING
21. STORY PUPPET DECK
22. SENIOR CITIZEN COURT
23. PICNIC LAWN
24. PLAY LAWN
25. REFLEXOLOGY PATHWAY
26. SERENITY GARDEN
27. BARBEQUE PAVILION
28. RAISED YOGA DECK
29. MEDITATION LAWN

GARDENS

30. HERBS & SPICE GARDEN
31. COMMUNITY GARDEN
32. MAZE GARDEN
33. HAMMOCK GARDEN
34. AROMATIC GARDEN

KIDS PLAY AREA

35. KIDS CYCLE TRACK
36. TOUCAN FUN PLAY SYSTEM
37. JUNGLE GYM
38. READING DECK
39. KIDS JOGGING TRACK
40. CURL SWING
41. FLAMINGO PARK
42. KIDS INTEGRATED ZONE
43. TOT LOT
44. TRAMPOLINE
45. GIANT CHESS & ABACUS
46. SNAKE AND LADDER
47. HOPSCOTCH
48. SAND PIT
49. SOCCER SWING
50. KIDS ROCK CLIMBING WALL

SPORTS & ENTERTAINMENT

51. CROSS FIT
52. MULTIPURPOSE COURT
53. BASKET BALL PRACTICE HOOP
54. TABLE TENNIS
55. 4 SQUARE
56. CHILL-OUT ZONE
57. VIEWING GALLERY
58. CRICKET PRACTICE NET
59. SELF TENNIS PRACTICE WALL
60. JOGGING TRACK

SWIMMING POOL

61. KIDS POOL
62. SURPRISE FOUNTAIN
63. SHALLOW POOL WITH POOL CHAIR
64. INTERACTIVE WATER SPOUT
65. LAP POOL
66. POOLSIDE SWING
67. WATER FEATURE
68. SHOWER AREA

CLUBHOUSE AMENITIES

FEATURES & ENTERTAINMENT

69. MULTIPURPOSE HALL
70. ENTERTAINMENT LOUNGE
71. HOME THEATRE
72. LEARNING CENTRE
73. BADMINTON COURT
74. CRECHE
75. CONVENIO
76. GYM
77. INTERACTIVE GYM
78. YOGA / MEDITATION
79. DORMITORY

KIDS PLAY AREA

80. BALL POOL
81. SLIDE / TURBO SLIDE
82. CLIMBING AND TURBO SLIDE
83. TOY CAR
84. HIT MOUSE

85. CRAZY MAZE
86. MAGNET WALL
87. LEGO WALL
88. MINI GOLF
89. VR TWIN

INDOOR PLAY AREA

90. SUB SOCCER
91. MINI GOLF
92. FOOS BALL
93. SNOOKER
94. TABLE TENNIS
95. AIR HOCKEY
96. CARROM BOARD
97. CHESS
98. ARCADE GAMES



8

7

30

5

5

3

6

53

4

5

31

13

32

12

SUBSTATION

1

33

15

18

16

2

MAIN ROAD

10

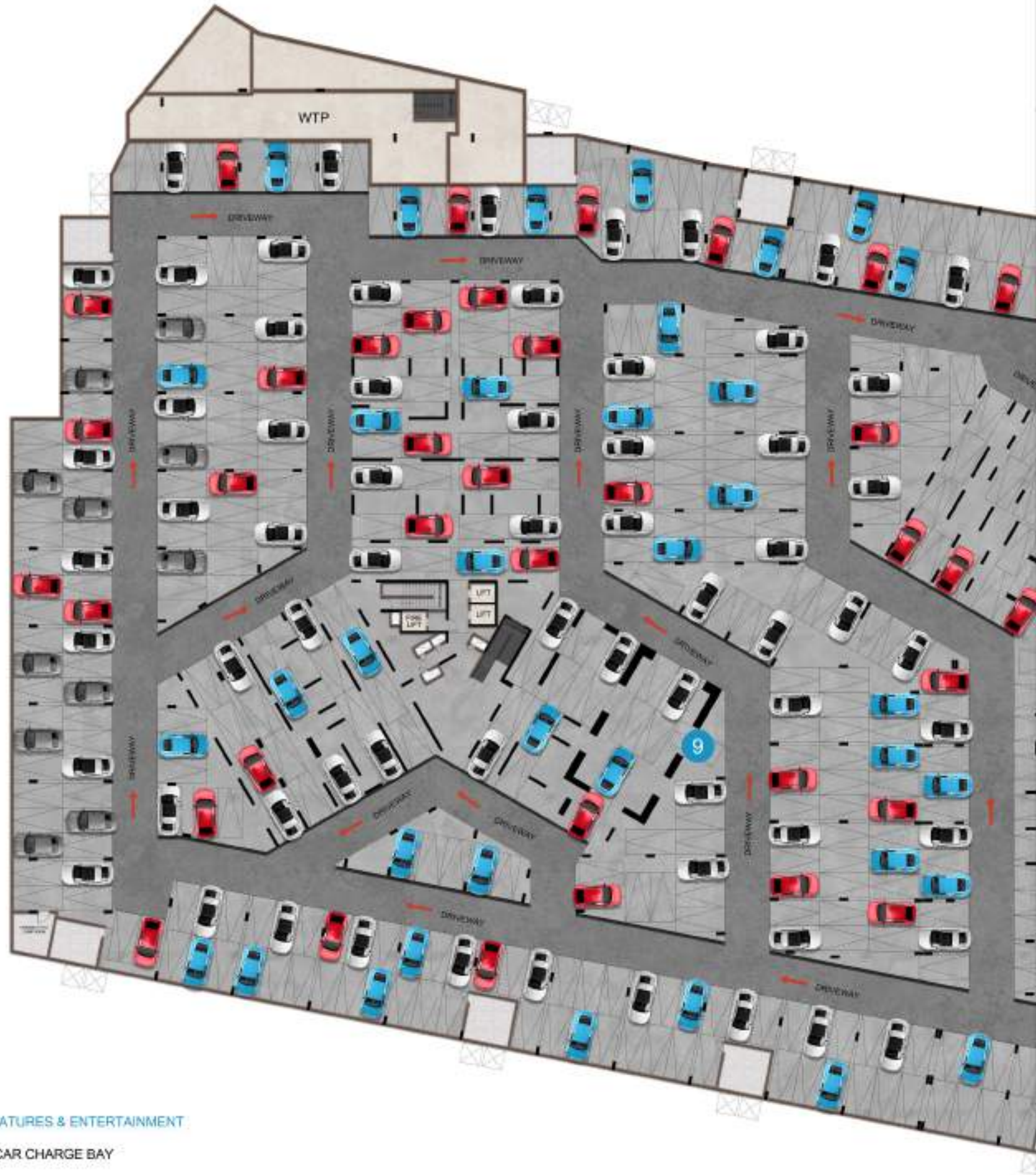




BASEMENT PLAN

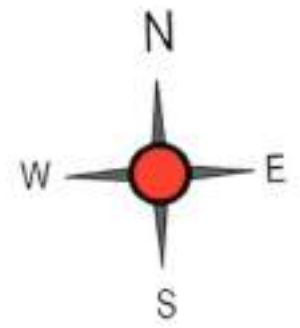


BASEMENT 1

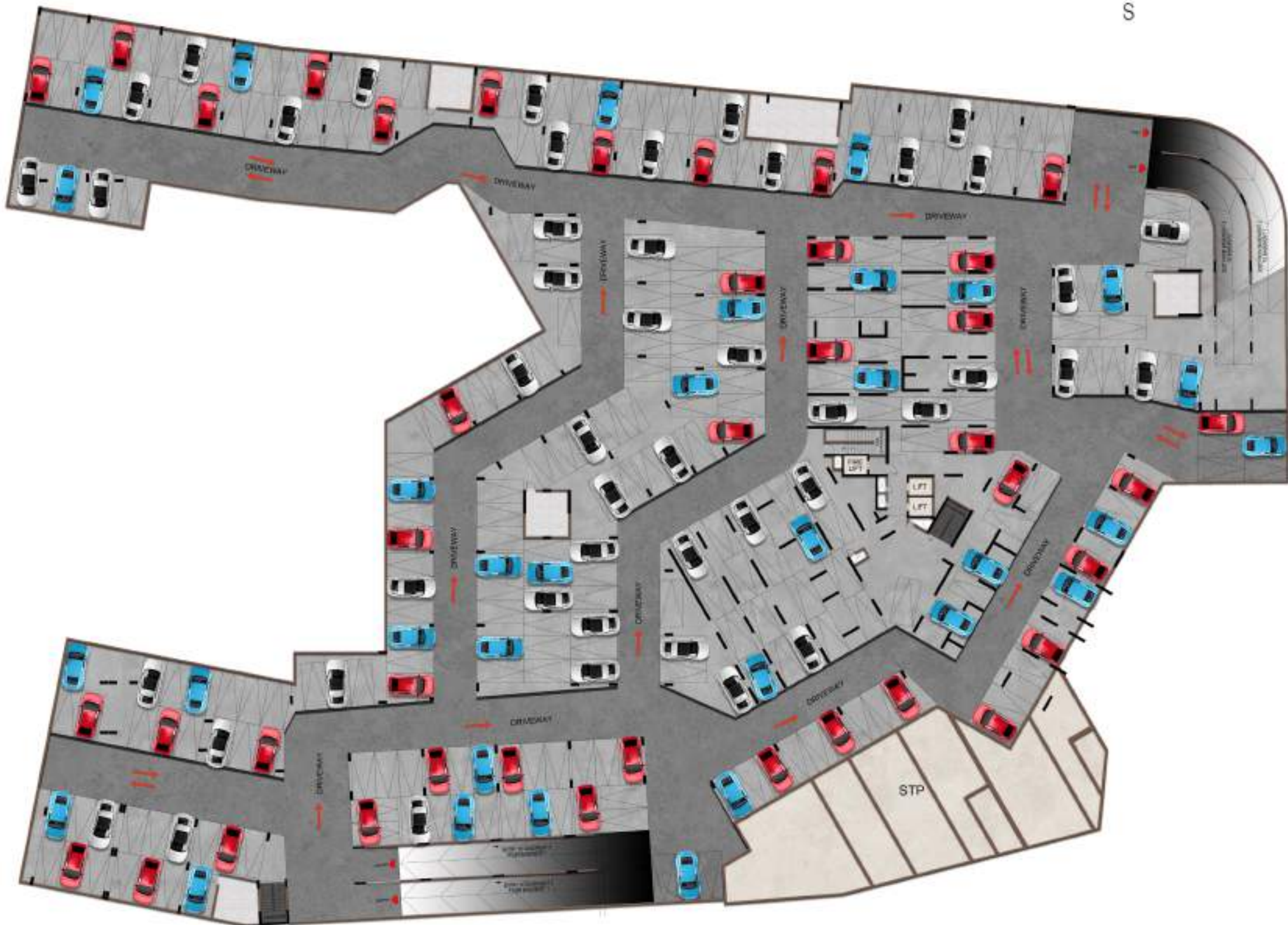


FEATURES & ENTERTAINMENT

9 CAR CHARGE BAY



BASEMENT 2









FLOOR PLANS



BLOCK-1



GROUND FLOOR PLAN



KEY PLAN

BLOCK-1



FIRST FLOOR PLAN



KEY PLAN

BLOCK-1



TYPICAL FLOOR PLAN
(2ND TO 17TH FLOOR)



KEY PLAN



BLOCK-1



18TH FLOOR PLAN
(REFUGE FLOOR PLAN)



KEY PLAN

BLOCK-1



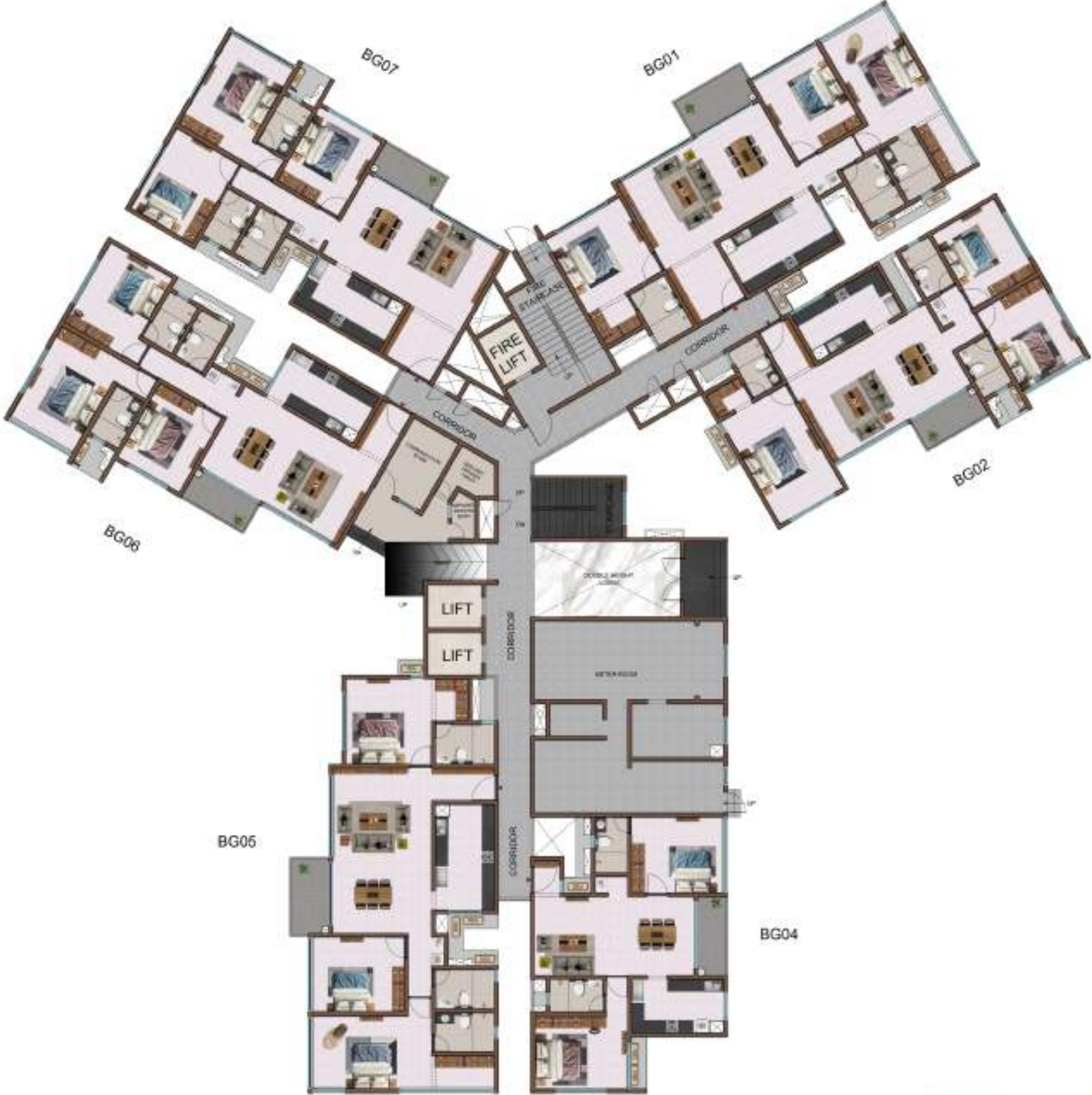
TYPICAL FLOOR PLAN
(19TH TO 26TH FLOOR)



KEY PLAN



BLOCK-2



GROUND FLOOR PLAN



KEY PLAN

BLOCK-2



FIRST FLOOR PLAN



KEY PLAN

BLOCK-2



TYPICAL FLOOR PLAN
(2ND TO 17TH FLOOR)



KEY PLAN

BLOCK-2



18TH FLOOR PLAN
(REFUGE FLOOR PLAN)



KEY PLAN

BLOCK-2

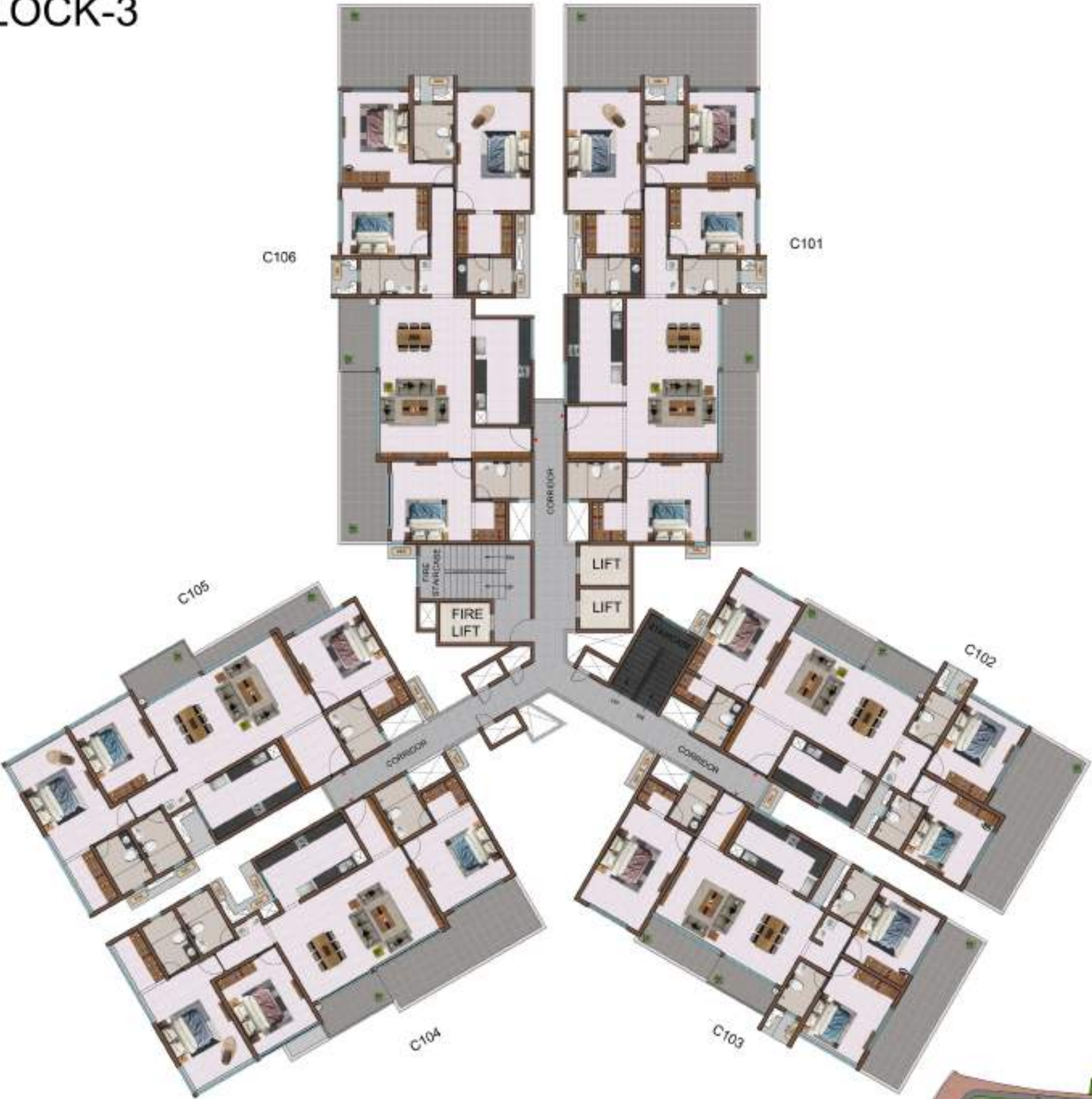


TYPICAL FLOOR PLAN
(19TH TO 26TH FLOOR)



KEY PLAN

BLOCK-3



FIRST FLOOR PLAN



KEY PLAN

BLOCK-3



TYPICAL FLOOR PLAN
(2ND TO 16TH FLOOR)

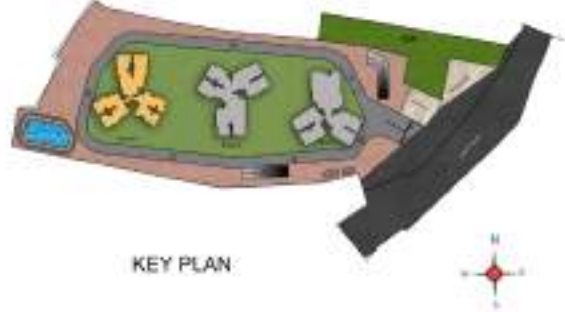


KEY PLAN

BLOCK-3



17TH & 26TH FLOOR PLAN
(REFUGE FLOOR PLAN)

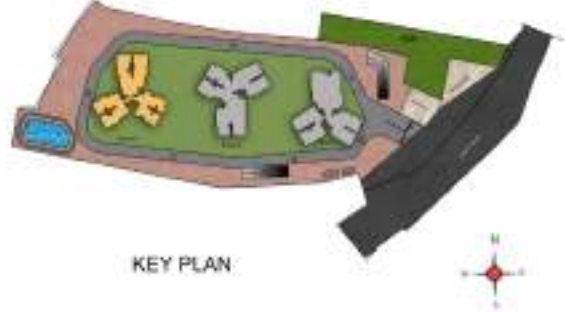


KEY PLAN

BLOCK-3



TYPICAL FLOOR PLAN
(18TH TO 25TH & 27TH TO 28TH FLOOR)



KEY PLAN

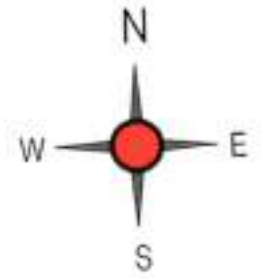




UNIT PLANS



1BHK & 2BHK



FIRST FLOOR-A107



TYPICAL FLOOR - A207-2607



BLOCK-1



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	A107	531	54	585	804	-
Block-1	A207-2607	902	54	956	1309	-

1BHK & 2BHK



FIRST FLOOR - B103



TYPICAL FLOOR - B203-2603



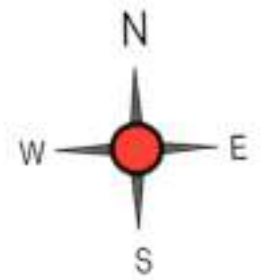
BLOCK-2



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B103	647	54	701	957	-
Block-2	B203-2603	902	54	956	1307	-

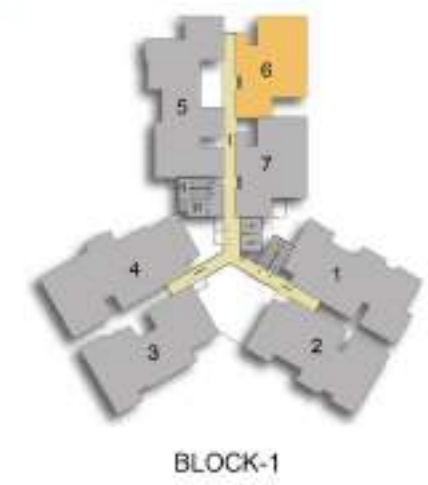
2BHK



TYPICAL FLOOR - AG06-2606

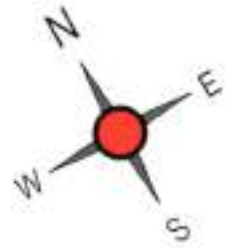


TYPICAL FLOOR - BG04-2604



Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	AG06-2606	902	54	956	1307	-
Block-2	BG04-2604	902	54	956	1309	-

3BHK



TYPICAL FLOOR



FIRST FLOOR



BLOCK-3



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C103	1251	55	1306	1758	284
Block-3	C203-2803	1251	55	1306	1758	-

3BHK



TYPICAL FLOOR - AG04-2604



TYPICAL FLOOR - AG03-2603



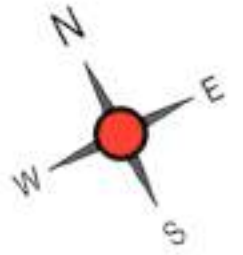
BLOCK-1



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	AG03-2603	1251	56	1307	1760	-
Block-1	AG04-2604	1503	70	1573	2100	-

3BHK



TYPICAL FLOOR - B107-2607



TYPICAL FLOOR - BG06-2606



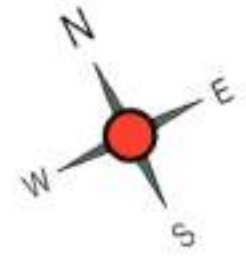
BLOCK-2



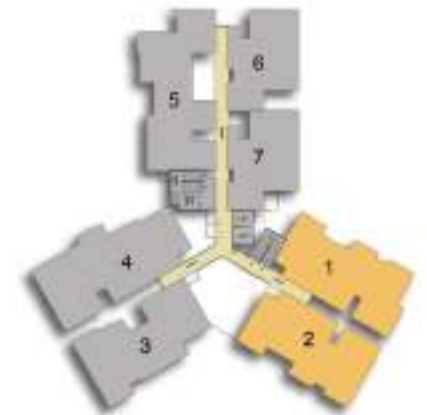
KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	BG06-2606	1251	56	1307	1760	-
Block-2	BG07-2607	1281	56	1337	1801	-

3BHK



TYPICAL FLOOR - AG02-2602



BLOCK-1

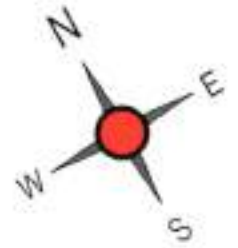
TYPICAL FLOOR - AG01-2601



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	AG01-2601	1297	55	1352	1824	-
Block-1	AG02-2602	1251	55	1306	1758	-

3BHK



TYPICAL FLOOR



FIRST FLOOR



BLOCK-3



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C102	1297	55	1352	1824	334
Block-3	C202-2802	1297	55	1352	1824	-

3BHK



TYPICAL FLOOR - AG05-2605



TYPICAL FLOOR - BG05-2605



BLOCK-2



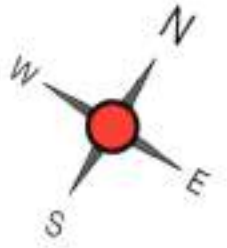
BLOCK-1



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-1	AG05-2605	1425	72	1497	2042	-
Block-2	BG05-2605	1468	70	1538	2069	-

3BHK



TYPICAL FLOOR



FIRST FLOOR



BLOCK-3



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C104	1468	70	1538	2065	243
Block-3	C204-2804	1468	70	1538	2065	-

3BHK



TYPICAL FLOOR



FIRST FLOOR



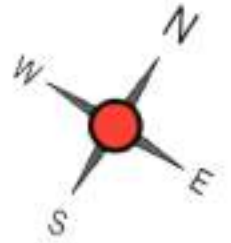
BLOCK-3



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C105	1503	70	1573	2100	93
Block-3	C205-2805	1503	70	1573	2100	-

3BHK



TYPICAL FLOOR - BG02-2602



TYPICAL FLOOR - BG01-2601



BLOCK-2



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	BG01-2601	1503	70	1573	2104	-
Block-2	BG02-2602	1251	55	1306	1758	-

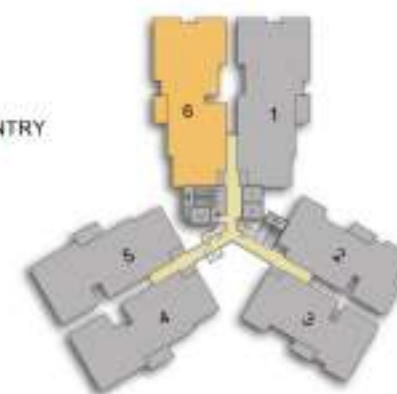
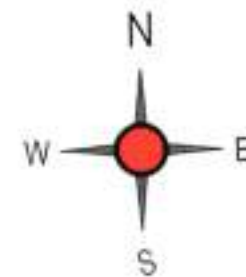
4BHK



FIRST FLOOR



TYPICAL FLOOR



BLOCK-3



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C106	1830	73	1903	2544	612
Block-3	C206-2806	1830	73	1903	2544	-

4BHK



FIRST FLOOR



TYPICAL FLOOR



BLOCK-3



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C101	1868	73	1941	2581	613
Block-3	C201-2801	1868	73	1941	2581	-





CLUBHOUSE PLAN



CLUB HOUSE



CLUBHOUSE AMENITIES

FEATURES & ENTERTAINMENT

- 69. MULTIPURPOSE HALL
- 70. ENTERTAINMENT LOUNGE
- 71. HOME THEATRE
- 72. LEARNING CENTRE
- 73. BADMINTON COURT
- 74. CRECHE
- 75. CONVENIO
- 76. GYM
- 77. INTERACTIVE GYM
- 78. YOGA / MEDITATION
- 79. DORMITORY
- 80. BALL POOL
- 81. SLIDE / TURBO SLIDE
- 82. CLIMBING AND TURBO SLIDE
- 83. TOY CAR
- 84. HIT MOUSE

- 85. CRAZY MAZE
- 86. MAGNET WALL
- 87. LEGO WALL
- 88. MINI GOLF
- 89. VR TWIN

INDOOR PLAY AREA

- 90. SUB SOCCER
- 91. MINI GOLF
- 92. FOOS BALL
- 93. SNOOKER
- 94. TABLE TENNIS
- 95. AIR HOCKEY
- 96. CARROM BOARD
- 97. CHESS
- 98. ARCADE GAMES

GROUND FLOOR PLAN



KEY PLAN











SPECIFICATIONS



1. STRUCTURE

Structural system	: RCC wall structure designed for seismic compliant (Zone – 3)
Masonry (MIVAN)	: RCC walls as per structure design
Floor - floor height (incl. slab)	: Will be maintained at 3300mm

2. WALL FINISH

Internal walls	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion.
Ceiling	: Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion
Exterior walls	: Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint & color as per architect's design
Bathroom	: Ceramic tile of size 300x600mm till 2550mm height and above will be finished with a coat of primer
Kitchen	: Ceramic tile of size 600x600mm for a height of 600mm above the countertop finished level
Toilet ceiling	: Grid type false ceiling

3. FLOOR FINISH

Main flooring (living, bedroom, dining & passage)	: Vitrified tiles of size 1200x600mm
Door threshold	: Tile finish will be provided for all doors
Bathroom	: Anti-skid ceramic tiles of size 300x300mm
Balcony private open terrace	: Anti-skid ceramic tiles of size 600x600mm

4. KITCHEN & DINING

Kitchen	: Platform will be finished with a granite slab 600mm wide at the height of 850mm from the finished floor level
Electrical point	: For chimney & water purifier
CP fitting	: American standard / equivalent will be provided
Sink	: Single bowl SS sink with drain board
Dining wash basin	: Wall hung washbasin wherever applicable

5. BALCONY

Handrail	: MS handrail as per architect's design
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6. BATHROOMS

- CP & Sanitary fixture : American standard or equivalent will be provided
- Master bathrooms : Wall mounted WC with cistern, health faucet, single lever diverter with rain shower and countertop wash basin
- 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 frame with double side veneer finished shutter of size 1200x2400mm
 - : Ironmongeries like Godrej/Yale digital door lock or equivalent lock, 18" tower bolts, door viewer, safety latch, Magnetic catcher, door closer etc.
- Bedroom doors : Good quality doorframe with double side laminated shutter of size 1000x2400mm
 - : Ironmongeries like Godrej/Yale or equivalent lock, 8" tower bolt, Magnetic catcher, etc.
- Bathroom doors : Good quality doorframe with double side laminated shutter of size 800x2400mm
 - : Ironmongeries like one side coin & thumb turn lock of Godrej/Yale or equivalent without key, door bush & 6" Tower bolt etc.,

WINDOWS

- Windows : UPVC/aluminum powder coated framed windows with sliding shutter with see-through plain glass and MS grill
- French doors : UPVC/aluminum powder coated frame and shutters with toughened glass without grill
- Ventilators : UPVC/aluminum powder coated frame of fixed louvered/openable shutter for ODU access (wherever applicable)

9. ELECTRICAL POINTS

- Power supply : 3 PHASE power supply connection

Safety device	: MCB & RCCB (Residual Current Circuit Breaker)
Switches & sockets	: Modular box, switches & sockets of Schneider or equivalent will be provided
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand of Polycab or equivalent will be provided
TV	: Point in living & in any one of the bedroom and provision in other bedrooms
Data	: Point in living & master bedrooms
Split air -conditioner	: Point in living/dining & all bedrooms
Exhaust fan	: Point in all bathrooms
Geyser	: Point in all bathrooms
Back-up	: As per unit type - 350W for 1BHK,400W for 2BHK, 500W for 3BHK, 650W for 4BHK

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES

1. Lift : Elevators of automatic lift will be provided with MS finish.
2. Back-up : 100% power backup for common amenities such as clubhouse, lifts, WTP, STP & selective common area lighting
3. Name board : The apartment owner name will be provided in the ground floor
4. Lift fascia : Granite cladding at all the floor for threshold of 300mm
5. Lobby : Granite flooring at ground level & tile flooring at other levels
6. Corridor : Tile flooring at all levels



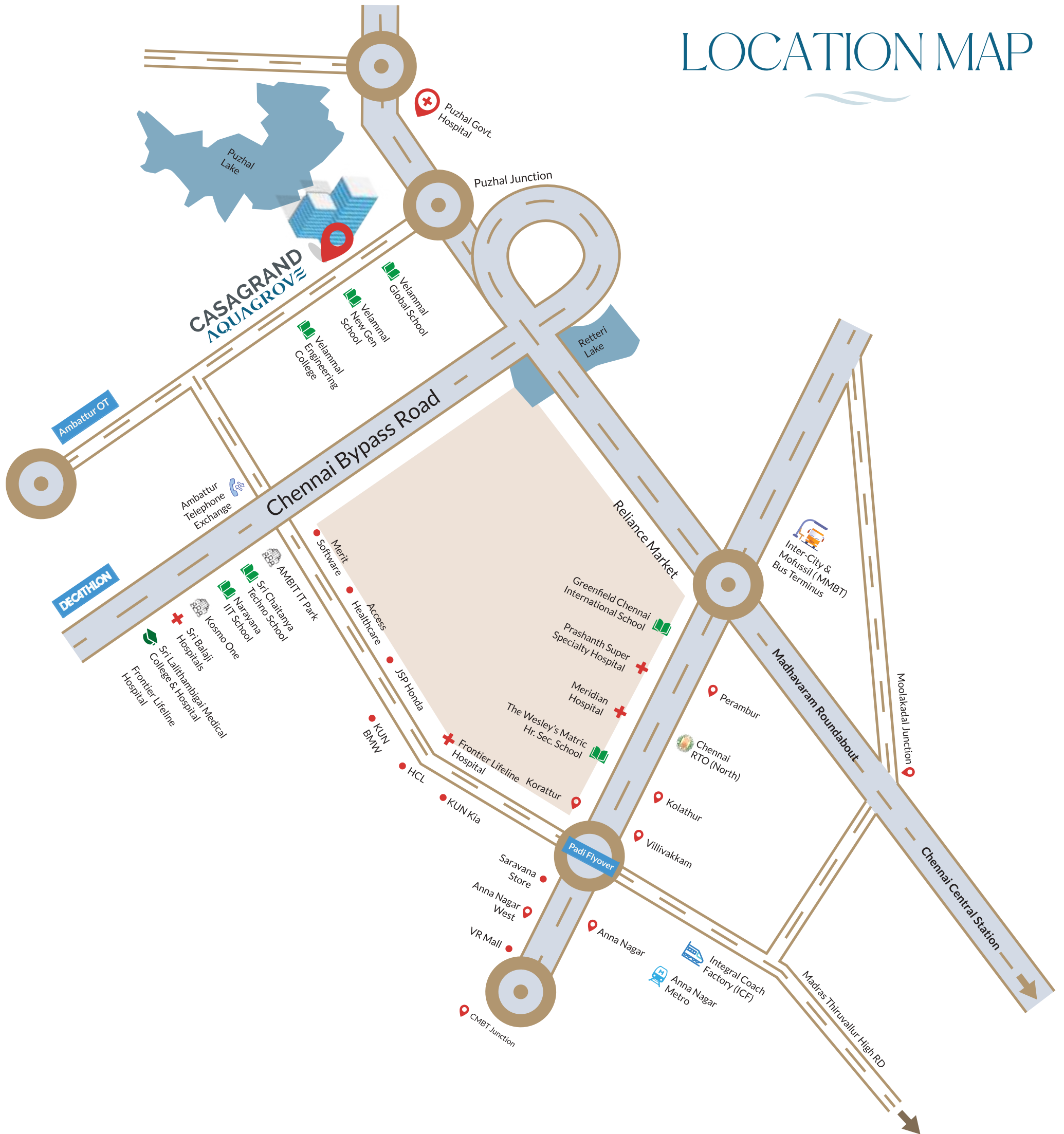
- 7. Staircase floor (HRB) : Granite flooring at 4 floors & tile flooring at other floors
- 8. Fire staircase : Tile flooring/equivalent at all levels
- 9. Staircase handrail : MS handrail with enamel paint finish in all floors
- 10. Terrace floor : Pressed tile flooring
- 11. Terrace doors : Good quality door frame with FRP shutter of 800x2100mm ironmongeries like thumb turn lock, door closure, tower bolt, etc., of Godrej / equivalent brand

OUTDOOR FEATURES

- 1. Water storage : Centralized UG sump with WTP (Min. requirement as per water test report)
- 2. Rainwater harvest : Rainwater harvesting at site
- 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 entrance/exit
- 7. Compound wall : Site perimeter fenced by compound wall with entry gates for a height of 1500mm as per design intent and over that 300mm with barbed fence.
- 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 flooring : Interlocking paver block/equivalent flooring with a demarcated driveway as per landscape design intent



LOCATION MAP



WHEN EVERYTHING CONNECTS

except the chaos

AREAS IN THE VICINITY

Retteri – 5 km
Madhavaram – 6 km
Padi – 7 km
Villivakkam – 7 km
Thirumangalam – 9 km
Perambur – 9 km
Ambattur – 7 km
Anna Nagar – 10 km
Mogappair – 11 km
Koyambedu – 12 km

IT PARKS

Ambit IT Park – 9 km
Kosmo One IT Park – 11 km

EDUCATIONAL INSTITUTIONS

Velammal Global – 400 m
Velammal New Gen School – 200 m
Velammal Engineering College – 500 m
Darwin Public School – 2 km
Greenfield Chennai Intl. School – 5 km
Chennai Public School – 9 km

HOSPITALS

Meridian Hospital – 4 km
Prashanth Super Speciality Hospital – 4 km
MMM Hospital – 9 km
Be Well Hospitals – 10 km

ENTERTAINMENT & SHOPPING

PVR Galaxy Mall – 5 km
PVR Cinemas – 10 km
VR Mall – 11 km
Ampa SkyOne Mall – 13 km

METRO CONNECTIVITY EXISTING METRO STATIONS

Thirumangalam – 9 km
Anna Nagar – 10 km
Koyambedu – 10 km
Upcoming Metro Stations
Madhavaram – 3 km
Retteri – 5 km











PAYMENT SCHEDULE

Booking Advance	10%
Agreement Signing	25%
Commencement of Foundation	7.5%
Commencement of Basement Roof	7.5%
Commencement of Ground Floor Roof	7.5%
Commencement of 1st Floor Roof	7.5%
Commencement of 5th Floor Roof	7.5%
Commencement of 10th Floor Roof	7.5%
Commencement of 15th Floor Roof	5%
Commencement of 20th Floor Roof	5%
Commencement of 25th Floor Roof	5%
Completion of Flooring Respective Unit	2.5%
Handing over	2.5%









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

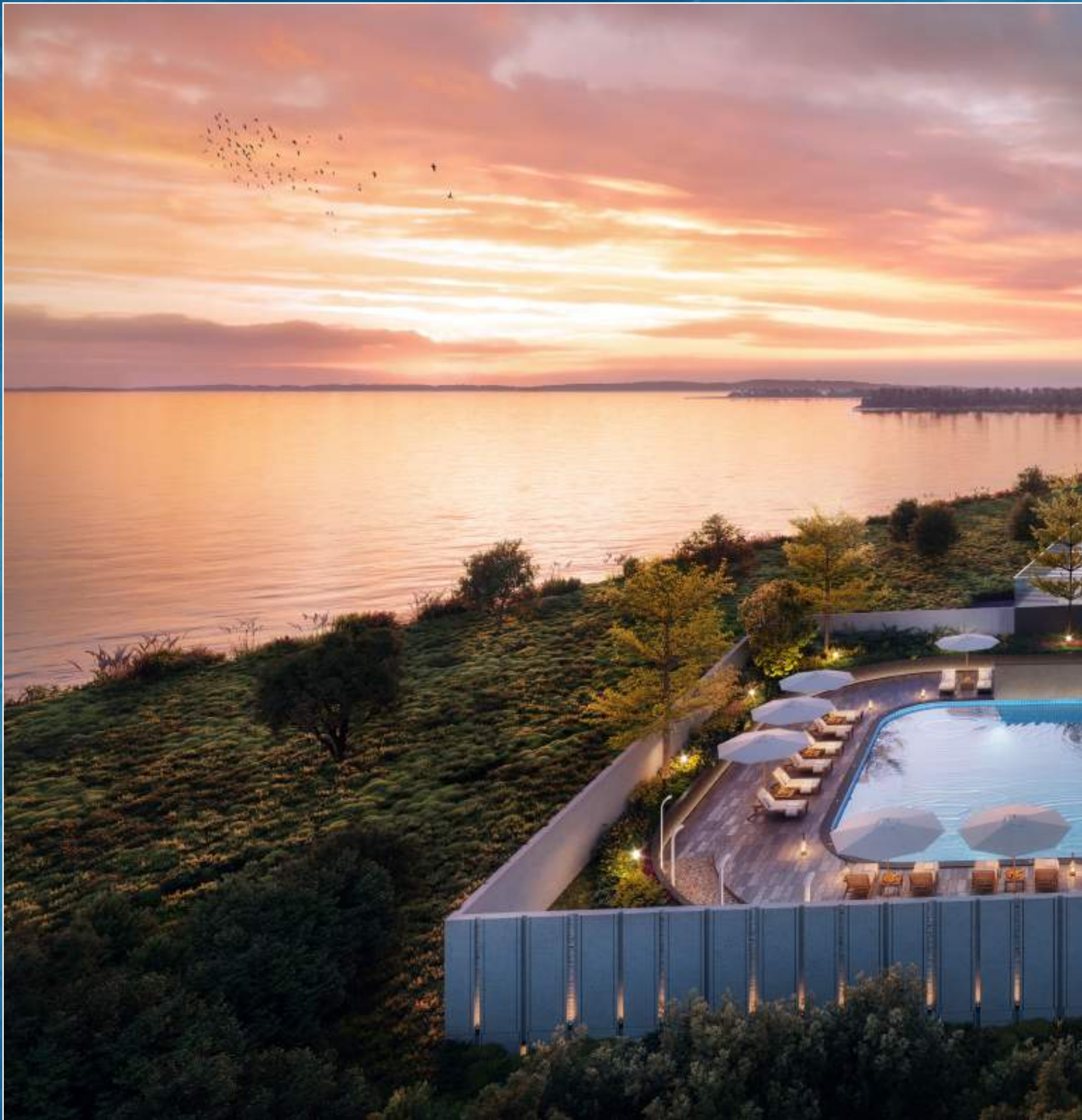
7th Edition of the Golden Bricks Awards
Casagrand
Developer of the Year

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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