



CASAGRAN  
Elinor



18

YEARS  
OF EXCELLENCE



### **South India's Leading Real Estate Developer**

We are Casagrand Builder Private Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 36 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 27,000 happy families across 140+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

In the 18<sup>th</sup> year of our journey, we are all set to progress further with projects worth over ₹8,000 crores in the pipeline with lasting value, integrity and quality.



Dusk Entrance View





# CASAGRAND Elinor

Immerse yourself in the lavish atmosphere of Casagrand Elinor while indulging in the comfort and convenience of its premium features. Enjoy the perfect location that combines accessibility and serenity, making everyday living a breeze. Don't settle for ordinary living, elevate your lifestyle at Casagrand Elinor!

## SALIENT FEATURES

- ▶ Elegantly designed 548 apartments on sprawling 5 acres of land extent in Navalur
- ▶ Contemporary styled 2 & 3 BHK apartments built on B+G+19 floors design structure
- ▶ 60+ lifestyle amenities and features like an exclusive 7,250 sqft swimming pool with in-pool daybeds and jacuzzi, barbeque corner, pets park, senior citizen court, kids play area and many more
- ▶ Opulent 16,500 sqft clubhouse with upscale amenities like indoor kids' play, cafeteria, foosball and arcade games, sauna and jacuzzi, coworking space, etc
- ▶ 80% open space and 36,500 sqft of lush greenery for abundant space & ventilation
- ▶ Mindfully chosen high-end specification in units like grand main door, premium cp and sanitary fittings
- ▶ The community offers CCTV surveillance and 24\*7 security
- ▶ 100% Vaastu-compliant homes with zero dead space design
- ▶ Surrounded by prominent landmarks IT / ITES companies, schools, colleges and hospitals



AMENITIES



# 60+ LIFESTYLE AMENITIES & FEATURES



## INDOOR AMENITIES

1. Reception lounge
2. Banquet hall
3. Mini theater
4. Convenience store
5. Café
6. Gym
7. Functional workout
8. Crossfit corner
9. Yoga / Zumba
10. Kids play area
11. Ball pit
12. Soft play area for kids
13. Adventure kids play
14. Day care center
15. Art and Craft room
16. Library
17. Learning centre
18. Coworking space
19. Indoor games

20. Board games corner
21. Video games room
22. Arcade games
23. Sauna
24. Jacuzzi
25. Salon
26. Association room
27. Rooftop lawn
28. Plumeria courtyard
29. Terrace meditation deck
30. Maid dormitories



## SWIMMING POOL AMENITIES

31. Swimming pool
32. Kid's pool
33. Poolside loungers
34. Pool jacuzzi
35. In-pool daybeds



## OUTDOOR AMENITIES

36. Arrival plaza
37. Amphitheatre
38. Hammock court
39. Senior citizen court
40. Aroma garden
41. Natural trail
42. Party lawn
43. BBQ corner
44. Island seating
45. Pet park
46. Kids play mound
47. Kids obstacle arena
48. Sandpit
49. Interactive floor games
50. Nanny's corner
51. Tot lot
52. Reflexology walkway
53. Outdoor gym
54. Bicycle rack with bicycles
55. Cycling track
56. Adventure rock climbing
57. Multipurpose sports court
58. Jogging track
59. Skating rink
60. Mini soccer
61. Golf Putting green
62. Car wash bay
63. Car charging bay
64. Air filling station

Lobby





Gym



Swimming Pool View





Banquet Hall



Kids Play Area







PRODUCT  
SUPERIORITY





## A PREMIUM COMMUNITY FOR A SUPERLATIVE LIFE

- Casagrand Elinor gifts you the superior lifestyle at Navalur
- Premium community design set amidst 5 acres of area in which 80% of the area is open space adding to the efficiency of the building footprint
- Light, Ventilation, Vaastu, Privacy & Aesthetics are the 5 important pillars in planning the Master & Unit plans
- Master plan designed such that all units get exterior city view
- An elaborate clubhouse of 16,500 sqft area furnished with luxury amenities



## PRESENTING YOU A COMMUNITY WITH THE BEST OF ARCHITECTURE & FINESSE

- A Grand entrance arch planned with dedicated entry and exit with feature wall welcomes one into the community with it's grandness enhanced with lighting
- Contemporary elevation of 19 floors with Facade lighting stands majestically creating interest in the community
- Well-planned flow of circulation on the ground and basement level parking and driveways offers hassle-free bicycle & pedestrian tracks all around the site
- Building orientation ensures maximum wind flow and minimum heat gain
- The community is planned with the lush green of 36,500 sqft all around the building giving you the opportunity to be with nature
- 24x7 security - Controlled entry and exit in the community facilitated with CCTV surveillance at pivotal points ensures 24x7 security



## OFFERING YOU 60+ AMENITIES

- 60+ Amenities of outdoor and indoor recreational facilities are sprawled across the community enhancing the social environment and liveliness of the community
- Kids' friendly amenities - Kids play area, sports court the community has unique kids' friendly amenities like rock climbing wall, Bicycle tracks which instill social interaction among the kids
- The site encompasses a vast area of landscaping with trees in multiple pockets to provide shade and seaters besides along with self-gardening within a community to indulge with nature

- Senior citizen friendly - The amenities like reflexology walkway, Senior citizen court and Nanny's corner are planned for the elderly people
- Social gathering - The landscaping encompasses a Party lawn, BBQ corner, Amphitheatre and Buffer planting to maintain privacy for residents
- Way to healthy life - Outdoor fitness amenities like Outdoor gym, Jogging track, Natural trail, Multipurpose sports court encourages residents of all age groups to spend couple of minutes for their healthy life
- Pets park - is a dedicated space for your pets giving the community the comfort of being pet friendly
- Swimming pool of size 7,250 sqft with kid's pool and poolside lounge for leisure hangout
- Pool is facilitated with features like In-pool daybeds and jacuzzi
- Dedicated car wash, charging bay and air filling station facility is provided for resident's convenience
- Laundry / ironing and Dormitories facilities are provided at the basement for user's needs
- Convenience store to ease the burden of everyday provision planning



## INDULGE IN THE FINEST CLUBHOUSE

- Boasting of all the top-notch amenities, Casagrand Elinor has a fully equipped clubhouse with luxurious interiors
- Aesthetic double-height reception lobby with a waiting lounge facility is provided as a premium welcoming feature within the community
- Cafeteria with peaceful ambience to relax your evenings
- The clubhouse is facilitated with Multipurpose party hall, AV Room, Gym, Yoga, Indoor kids play, Video games room, etc
- Exclusive Gym - with top notch features like functional workout, cross fit corner take work out to next level
- Indoor kids play, Day care center, and Learning center for children's learning and entertainment
- Adventure kids play, kids soft play, ball pit which can be enjoyed by kids of varying age groups
- Snooker, Table tennis, Foosball & arcade games and Board games in Indoor games area were provided for teens & young adults
- The clubhouse delivers luxurious amenities like Salon, Sauna & Jacuzzi for residents to relax in
- Art & Craft room and library is provided to enrich and enlighten our knowledge



## EFFICIENCY IN SPACE PLANNING

- Spacious planning of homes with bigger sized bedrooms, toilets of minimum size 8'x5' and dedicated utility in most of the units
- Linear planning of living area and dining gives a seamless expanse of living space
- Uninterrupted visual connectivity - all bedrooms & balconies will have an exterior view
- Wide kitchens with double-side counters in all of the apartments
- Internal and external spaces have been designed with zero space wastage, giving you maximum usable area in your apartment
- Lighting and ventilation - All windows, OTS, cutouts, and shafts ensure ventilation not only within your apartment but also in the corridors
- Planned ODU locations - designed to avoid any overlooking or hindrances to other apartments and well concealed to ensure no AC's are visible on the building facade



## SUPERIOR SPECIFICATION

- Grand Main door of veneer finish with side panel creates a welcoming effect to your home
- Digital lock for main door - New generation digital lock system with which you can unlock your door with a simple touch and can share the digital key to any visitors
- The Tile design and size used in this project gives the seamless feel once you enter the apartment
- Double side laminated shutters for bedroom and bathroom doors gives premium look and feel
- Maximized window size of sleek aluminium sections offer 3 times greater light, ventilation, and beautiful views than other homes
- Cloth drying - The balcony areas are facilitated with cloth drying hanger in the ceiling
- Premium range of American Standard fittings in bathrooms and kitchens
- Apartments with well-planned Master bathrooms fitted with Rain Shower and Granite counter with countertop washbasin



## VAASTU COMPLIANT HOMES FOR ENHANCING A POSITIVE LIVING

- Conscious efforts have been taken during design phase to have all of the units Vaastu compliant
- Most units have North or East facing entry doors
- All apartments have kitchens placed in Southeast and Northwest
- All apartments have Southwest Bedrooms
- No apartments have toilets in Northeast
- No units have Bed headboard in the North



## A COMMUNITY THAT MAKES YOU GO WOW WITH THE AWE-LOOKING DESIGN!

Casagrand Elinor offers the epitome of luxury with its contemporary facade, 5 star interiors, and countless features and amenities designed flawlessly to give you a living experience that is absolutely par excellence



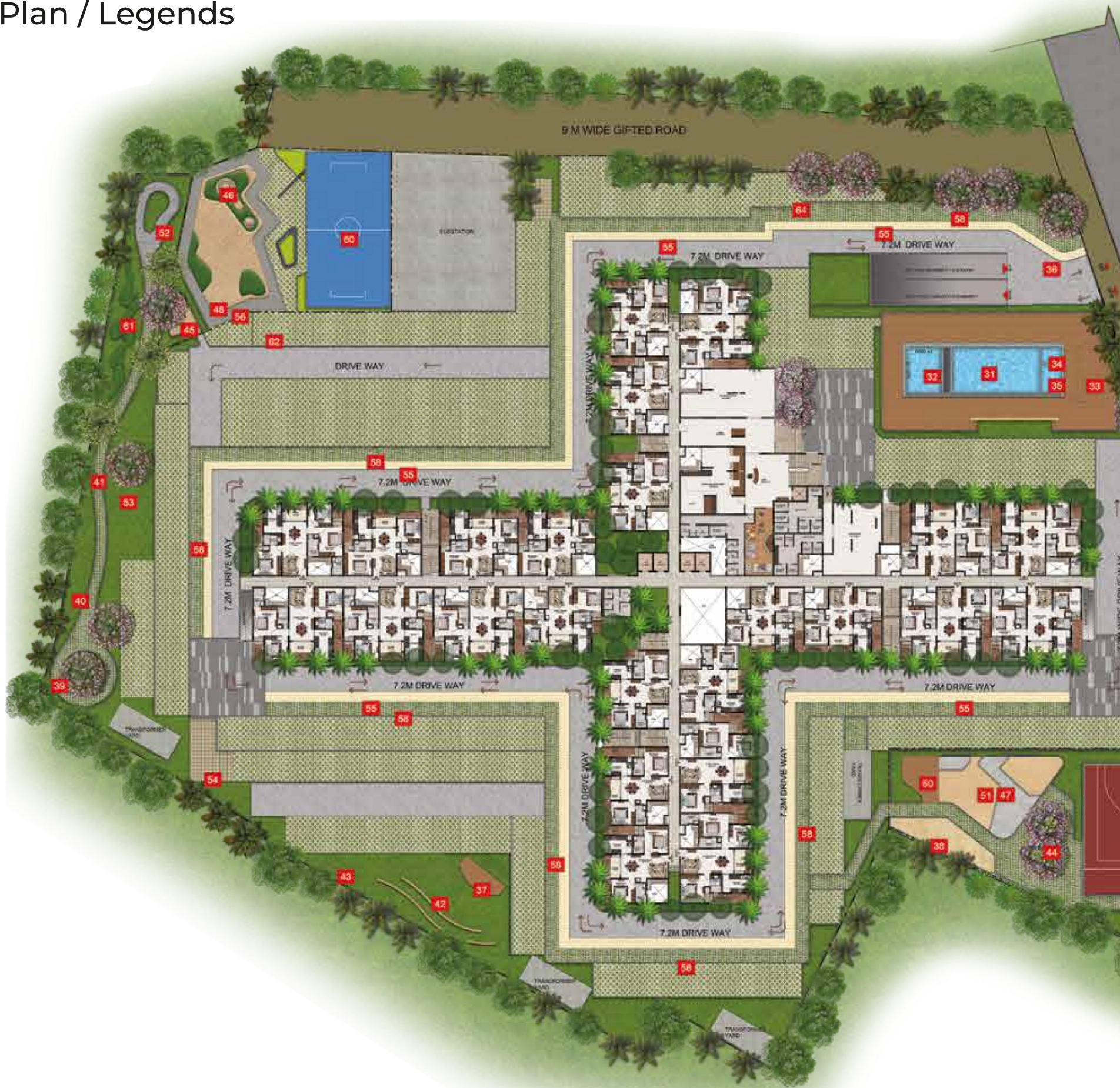




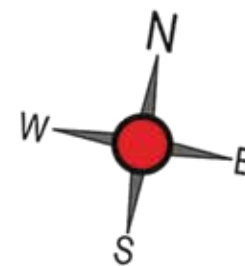
SITE PLAN  
&  
FLOOR PLANS



# Site Plan / Legends





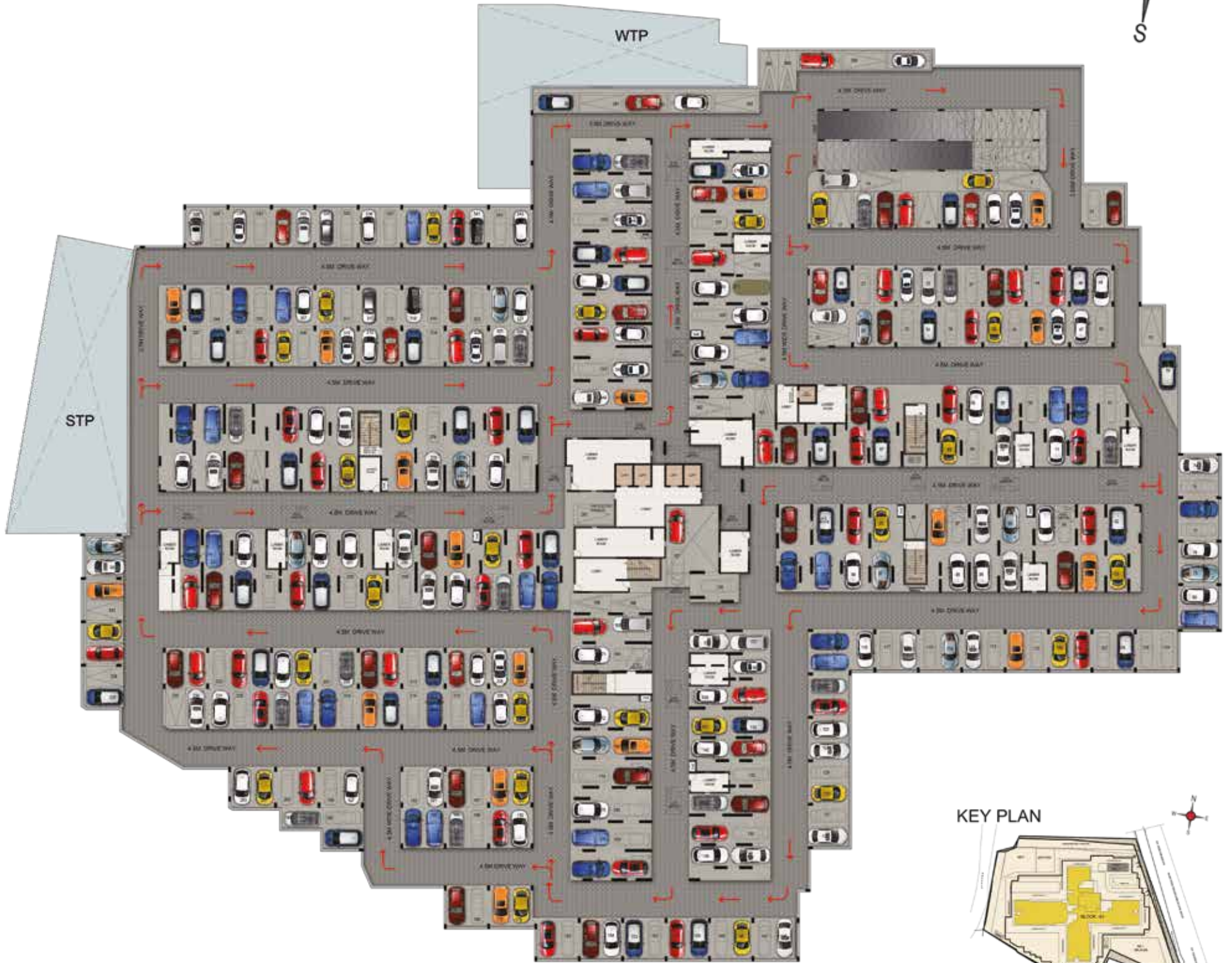
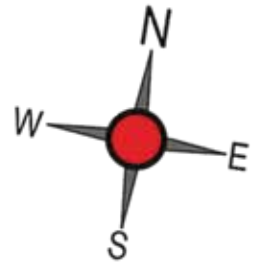


CASAGRAND ELINOR	
SL NO	LIST OF AMENITIES
INDOOR AMENITIES	
1	RECEPTION LOUNGE
2	BANQUET HALL
3	MINI THEATER
4	CONVENIENCE STORE
5	CAFE
6	GYM
7	FUNCTIONAL WORKOUT
8	CROSSFIT CORNER
9	YOGA/ZUMBA
10	KIDS PLAY AREA
11	BALL PIT
12	SOFT PLAY AREA FOR KIDS
13	ADVENTURE KIDS PLAY
14	DAY CARE CENTER
15	ART AND CRAFT ROOM
16	LIBRARY
17	LEARNING CENTRE
18	COWORKING SPACE
19	INDOOR GAMES
20	BOARD GAMES CORNER
21	VIDEO GAMES ROOM
22	ARCADE GAMES
23	SAUNA
24	JACUZZI
25	SALON
26	ASSOCIATION ROOM
27	ROOF TOP LAWN
28	PLUMERIA COURTYARD
29	TERRACE MEDITATION DECK
30	MAID DORMITORIES
SWIMMING POOL AMENITIES	
31	SWIMMING POOL
32	KID'S POOL
33	POOLSIDE LOUNGERS
34	POOL JACUZZI
35	IN-POOL DAY BEDS

OUTDOOR AMENITIES	
36	ARRIVAL PLAZA
37	AMPHITHEATRE
38	HAMMOCK COURT
39	SENIOR CITIZEN COURT
40	AROMA GARDEN
41	NATURAL TRAIL
42	PARTY LAWN
43	BBQ CORNER
44	ISLAND SEATING
45	PET PARK
46	KIDS PLAY MOUND
47	KIDS OBSTACLE ARENA
48	SANDPIT
49	INTERACTIVE FLOOR GAMES
50	NANNY'S CORNER
51	TOT LOT
52	REFLEXOLOGY WALKWAY
53	OUTDOOR GYM
54	BICYCLE RACK WITH BICYCLES
55	CYCLING TRACK
56	ADVENTURE ROCK CLIMBING
57	MULTIPURPOSE SPORTS COURT
58	JOGGING TRACK
59	SKATING RINK
60	MINI SOCCER
61	GOLF PUTTING GREEN
62	CAR WASH BAY
63	CAR CHARGING BAY
64	AIR FILLING STATION



# Basement Floor Plan

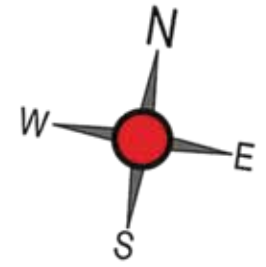


KEY PLAN



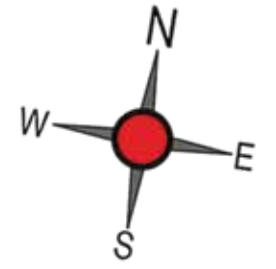


# Ground Floor Plan



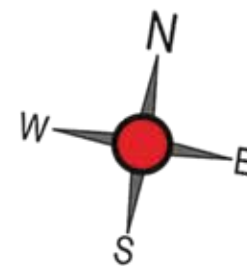


# First Floor Plan



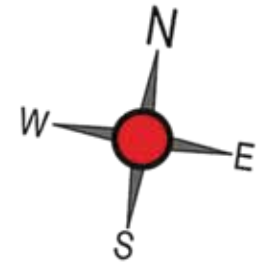


# Second Floor Plan



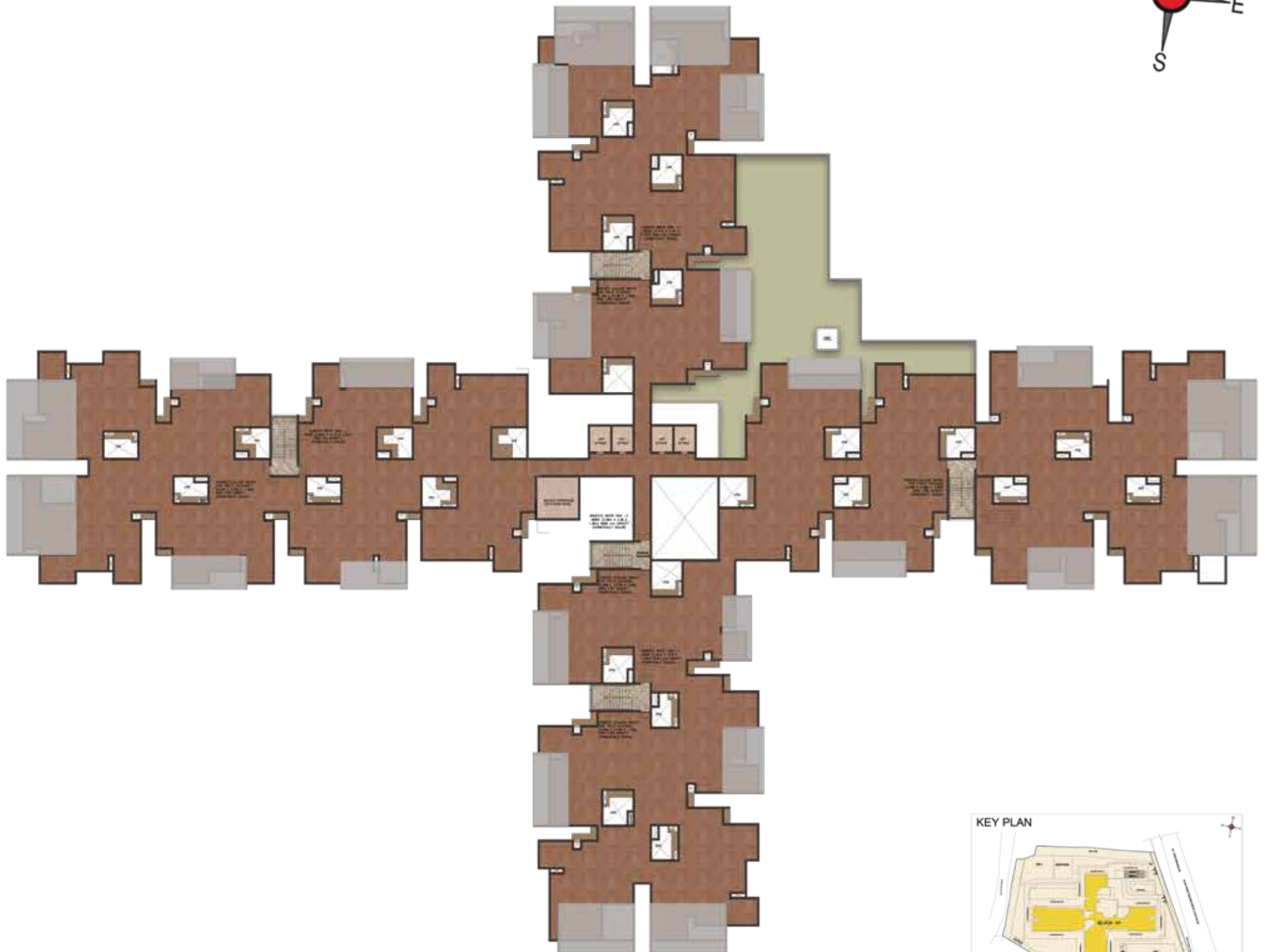
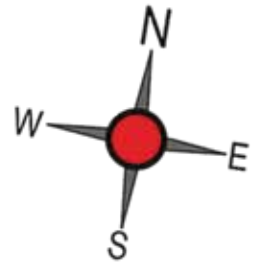


# Typical Floor Plan (3rd to 19th Floor Plan)





# Terrace Floor Plan





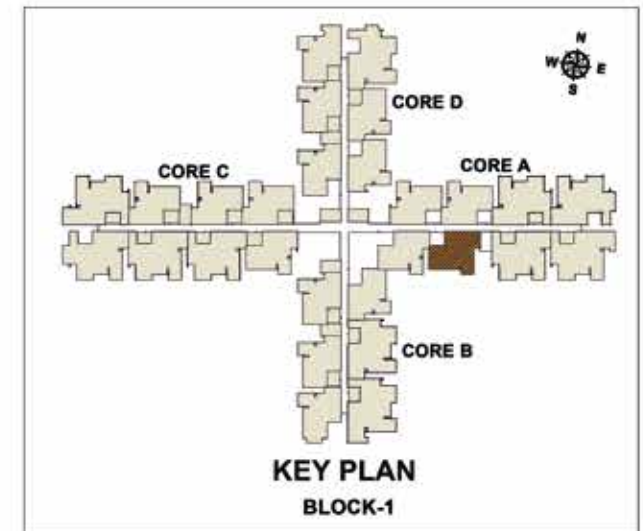


UNIT PLANS



# 2 BHK

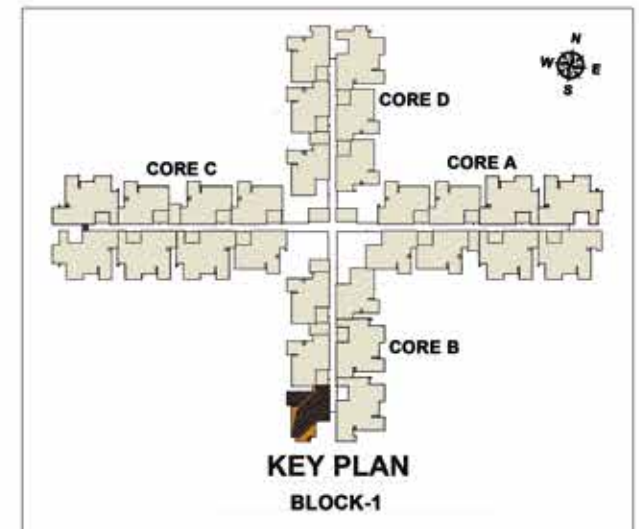
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A07	2BHK+2T	742	44	785	1109	129





# 2 BHK

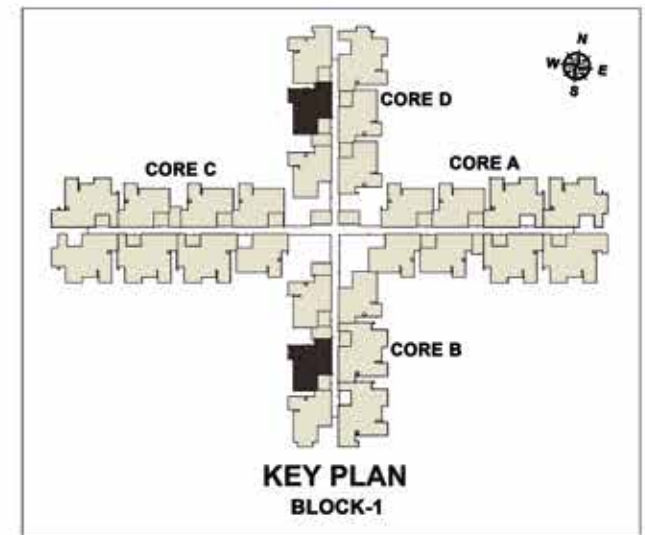
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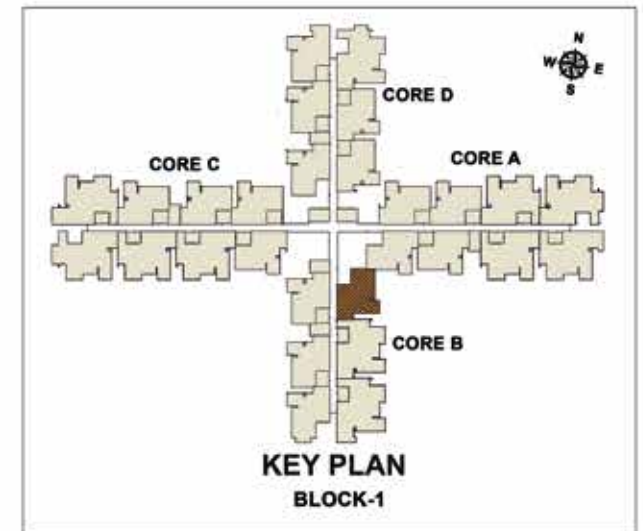
# 2 BHK

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B05	2BHK+2T	742	44	785	1109	171
D02	2BHK+2T	742	44	785	1109	163



# 2 BHK

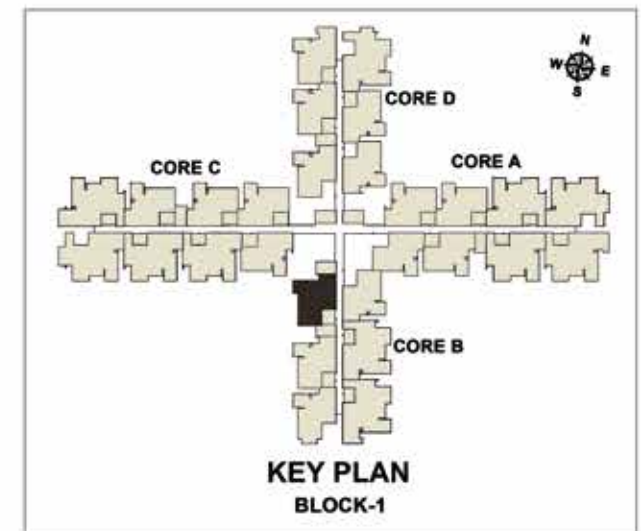
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B01	2BHK+2T	742	44	785	1110	139





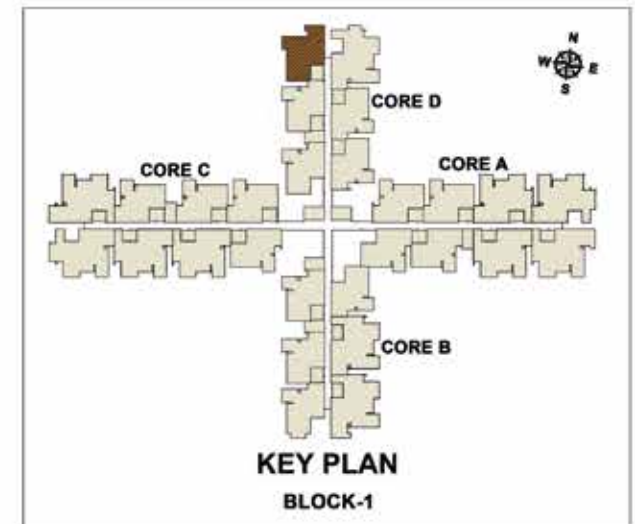
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B06	2BHK+2T	742	44	785	1110	129



# 2 BHK

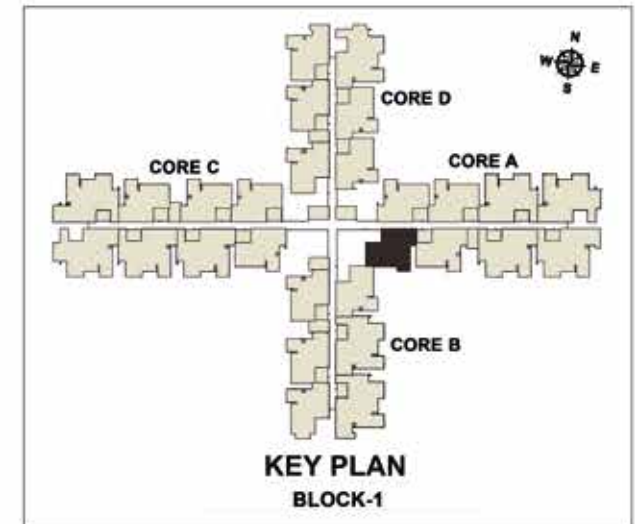
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D03	2BHK+2T	742	44	785	1110	172





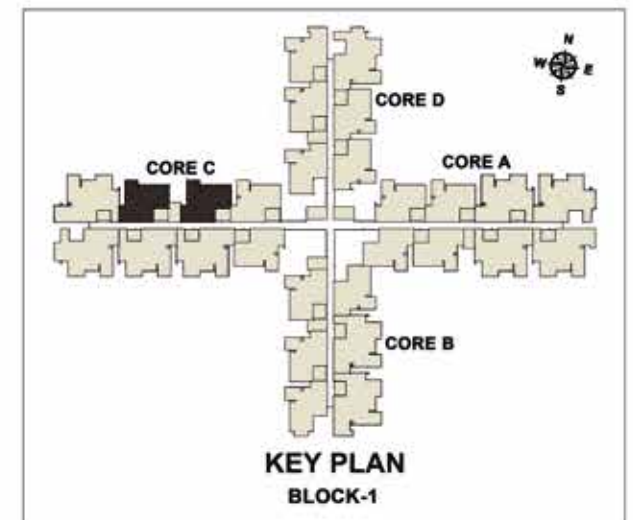
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A08	2BHK+2T	742	44	785	1115	119



# 2 BHK

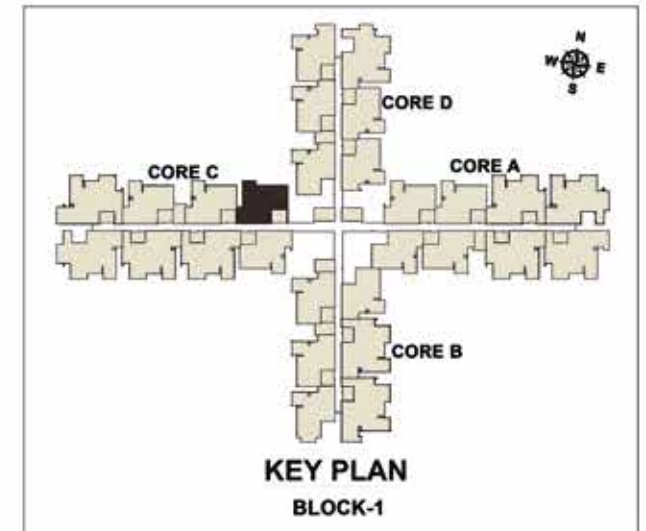
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C06	2BHK+2T	742	44	785	1116	164
C07	2BHK+2T	742	44	785	1120	166





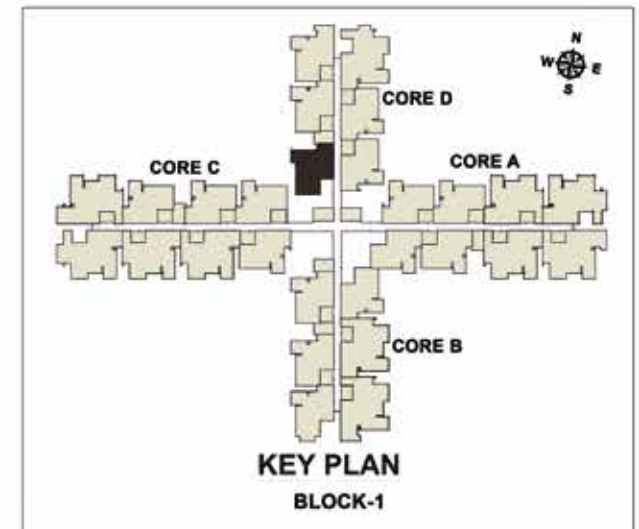
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C08	2BHK+2T	742	44	785	1117	122



# 2 BHK

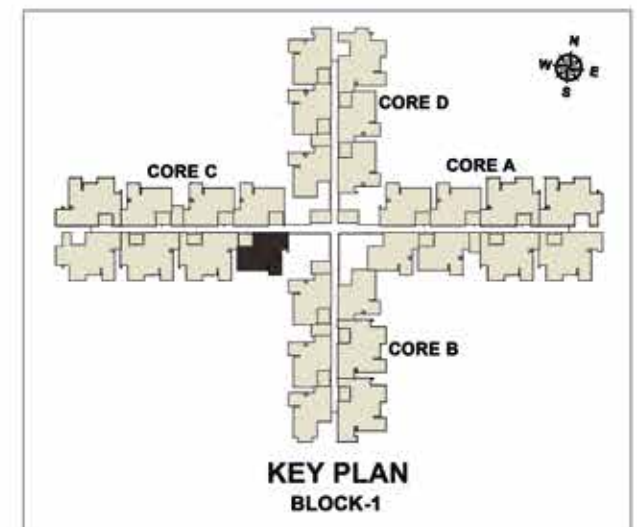
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D01	2BHK+2T	742	44	785	1120	132





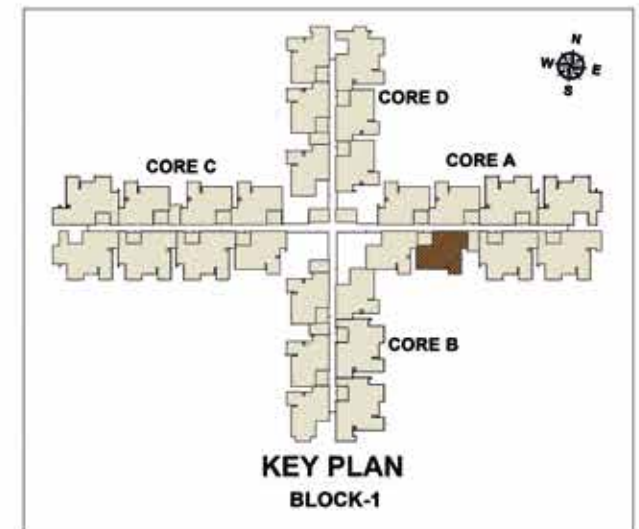
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C01	2BHK+2T	742	44	785	1122	127



# 2 BHK

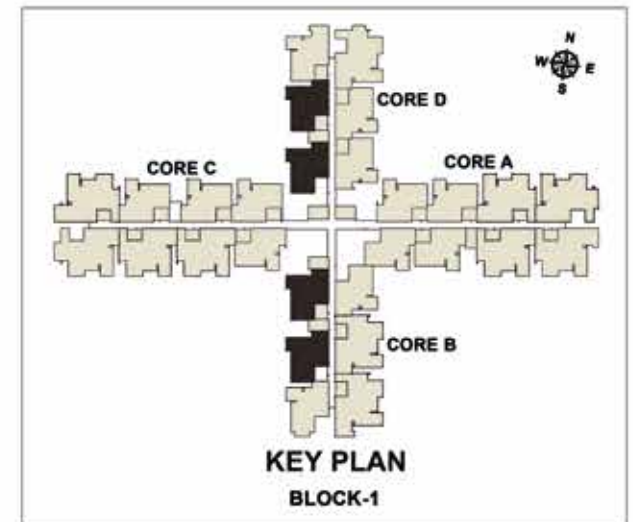
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A107 TO A1907	2BHK+2T	742	44	785	1134





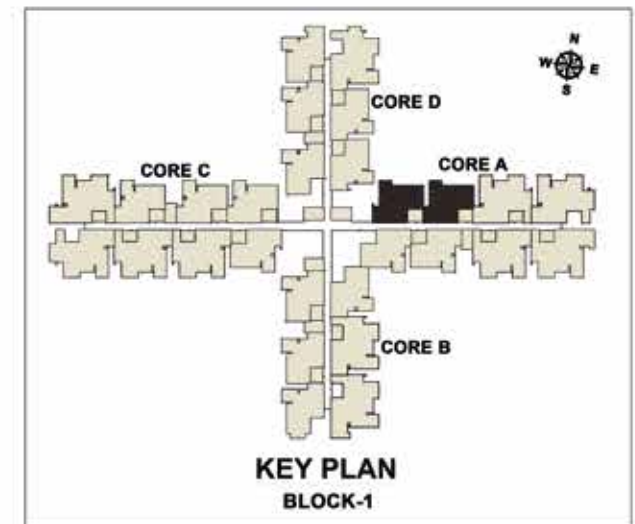
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B105 TO B1905 B106 TO B1906 D102 TO D1902	2BHK+2T	742	44	785	1134
D101 TO D1901	2BHK+2T	742	44	785	1144



# 2 BHK

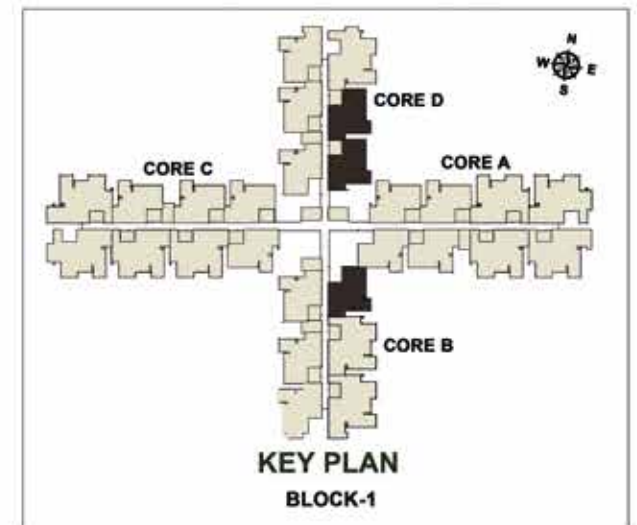
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A301 TO A1901	2BHK+2T	742	44	785	1135
A302 TO A1902	2BHK+2T	742	44	785	1132





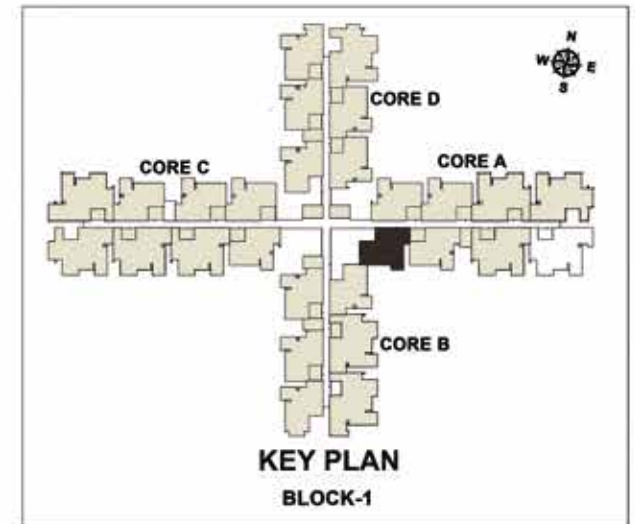
# 2 BHK

UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
B101 TO B1901	2BHK+2T	742	44	785	1135
D305 TO D1905	2BHK+2T	742	44	785	1132
D306 TO D1906	2BHK+2T	742	44	785	1135



# 2 BHK

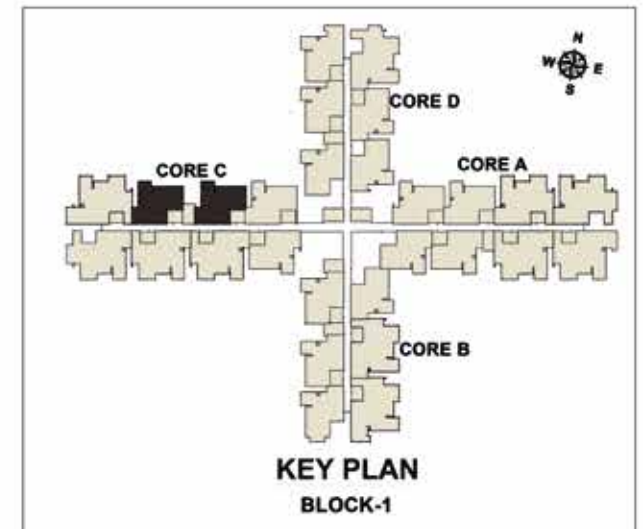
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A108 TO A1908	2BHK+2T	742	44	785	1139





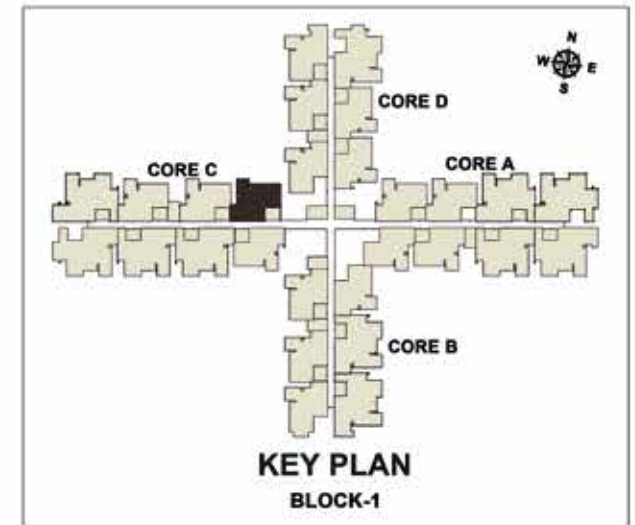
# 2 BHK

UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
C106 TO C1906	2BHK+2T	742	44	785	1141
C107 TO C1907	2BHK+2T	742	44	785	1145



# 2 BHK

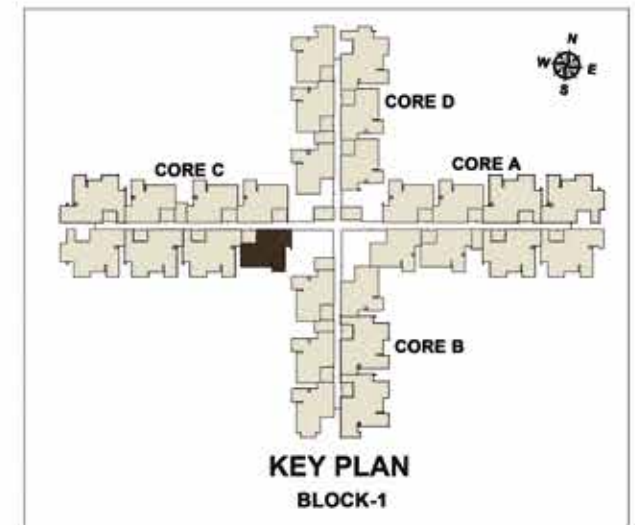
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C108 TO C1908	2BHK+2T	742	44	785	1142





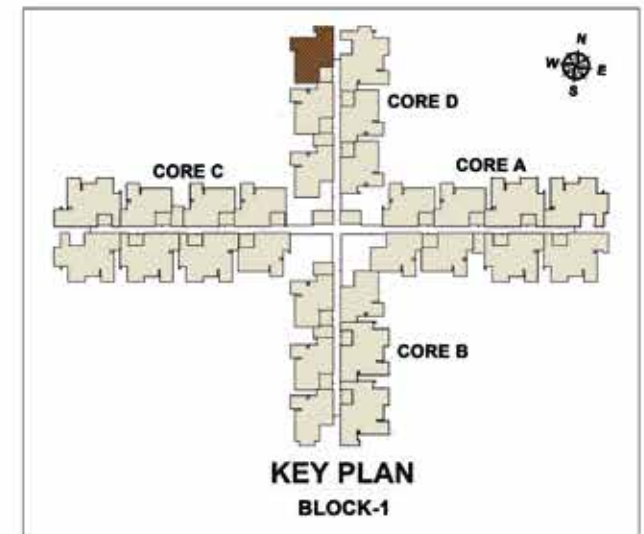
# 2 BHK

UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
C101 TO C1901	2BHK+2T	742	44	785	1146



# 2 BHK

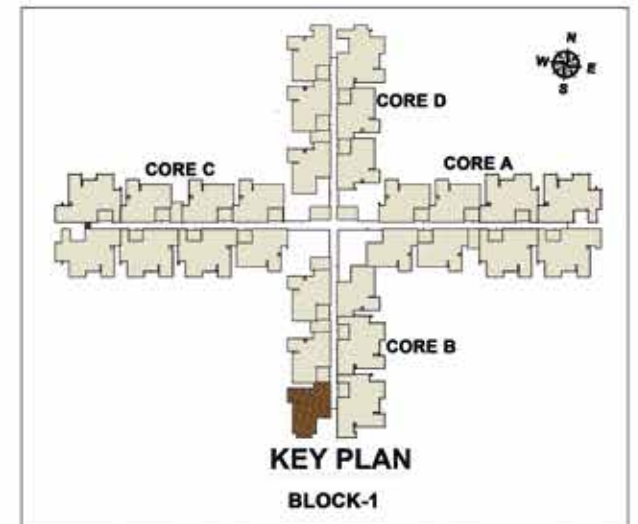
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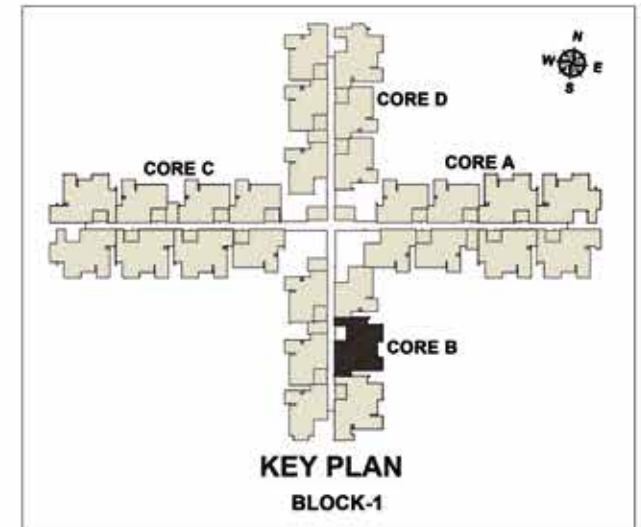
# 2 BHK

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# 3 BHK

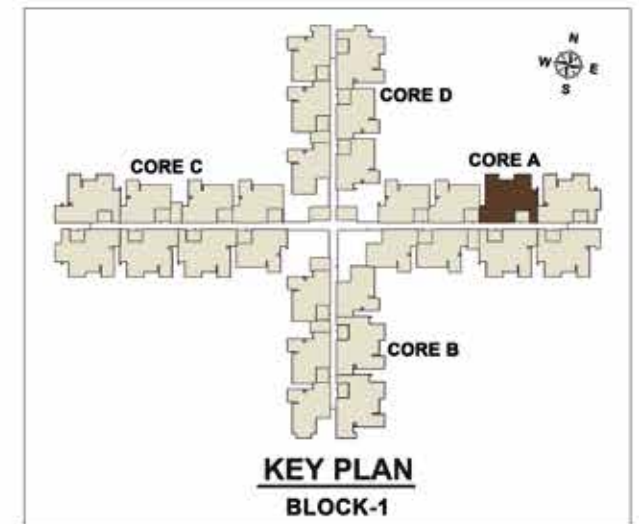
UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
B02	3BHK+3T	1038	51	1089	1509	201





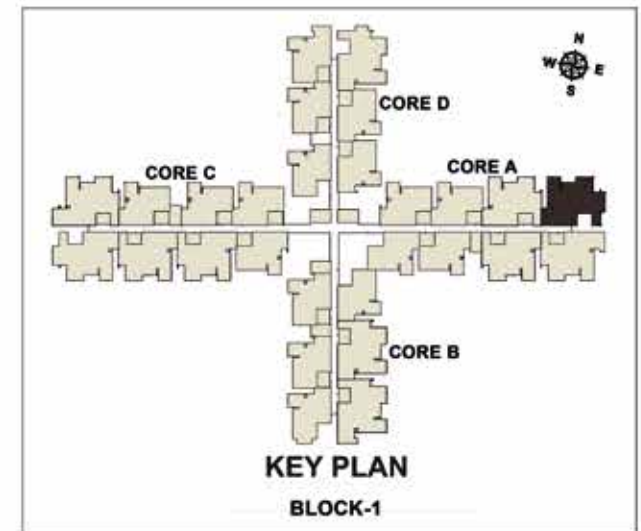
# 3 BHK

UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
A03	3BHK+3T	1038	51	1089	1513	205



# 3 BHK

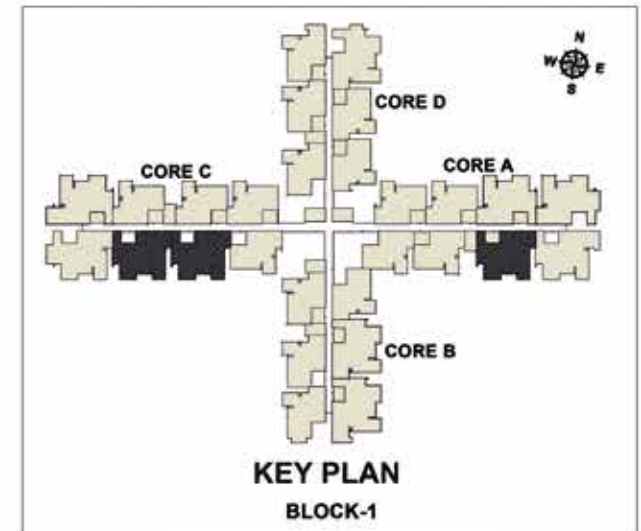
UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
A04	3BHK+3T	1038	51	1089	1514	204





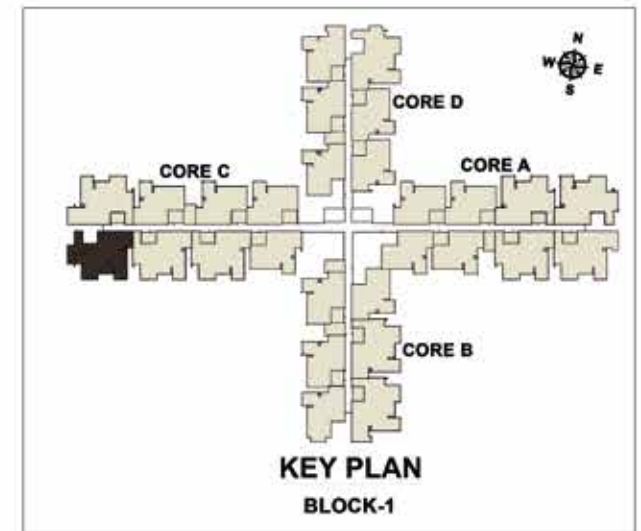
# 3 BHK

UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
A06	3BHK+3T	1038	51	1089	1514	204
C02	3BHK+3T	1038	51	1089	1513	201
C03	3BHK+3T	1038	51	1089	1509	201



# 3 BHK

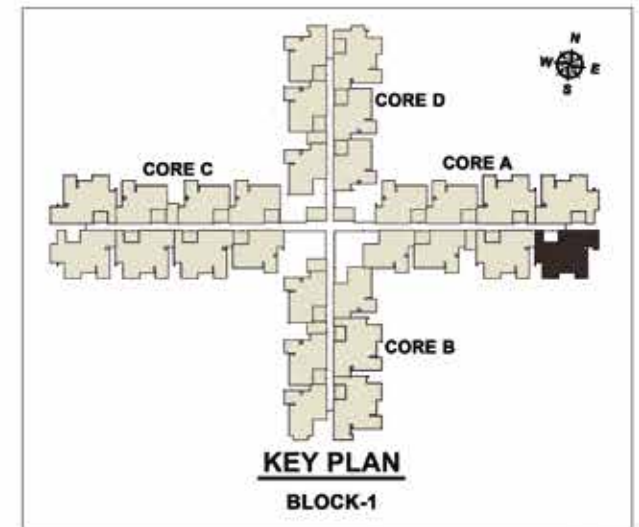
UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
C04	3BHK+3T	1042	51	1093	1514	204





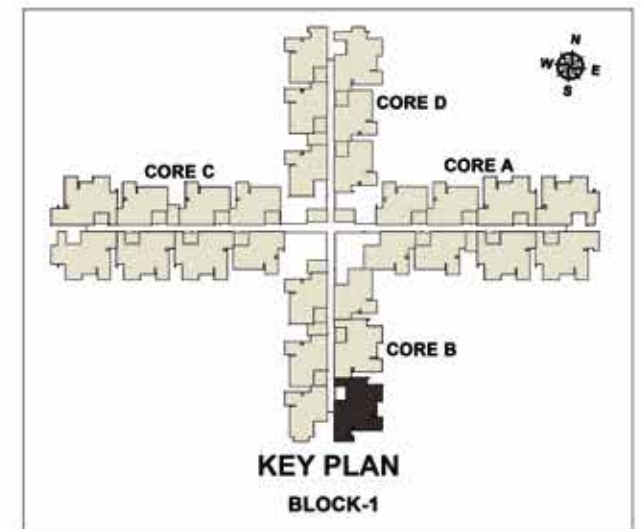
# 3 BHK

UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
A05	3BHK+3T	1038	51	1089	1516	211



# 3 BHK

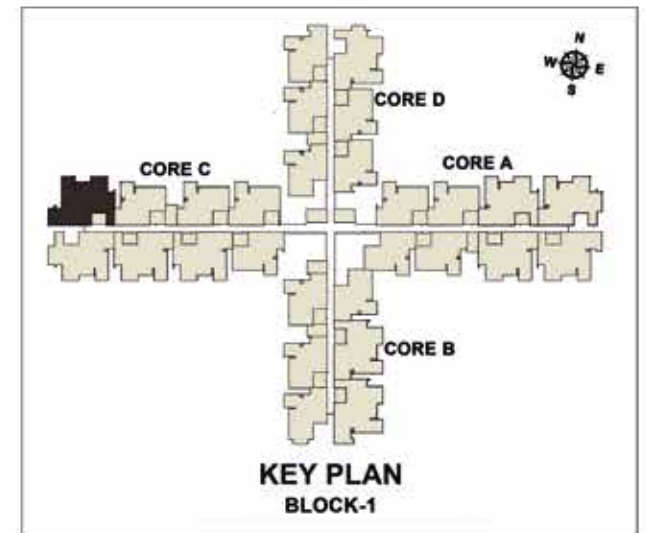
UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
B03	3BHK+3T	1042	51	1093	1516	211





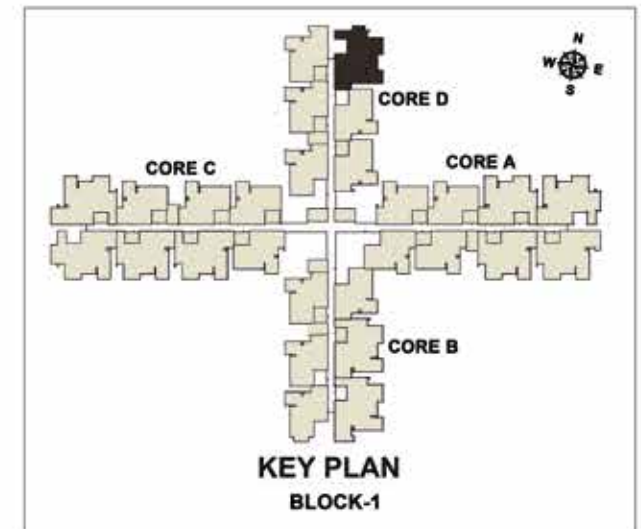
# 3 BHK

UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
C05	3BHK+3T	1038	51	1089	1516	213



# 3 BHK

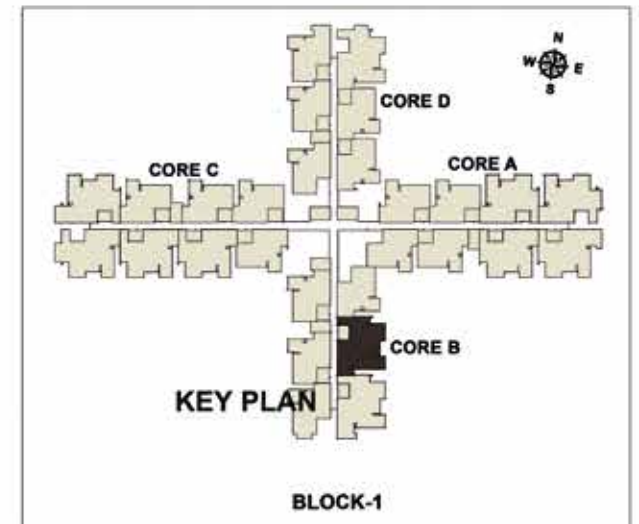
UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
D04	3BHK+3T	1038	51	1089	1518	216





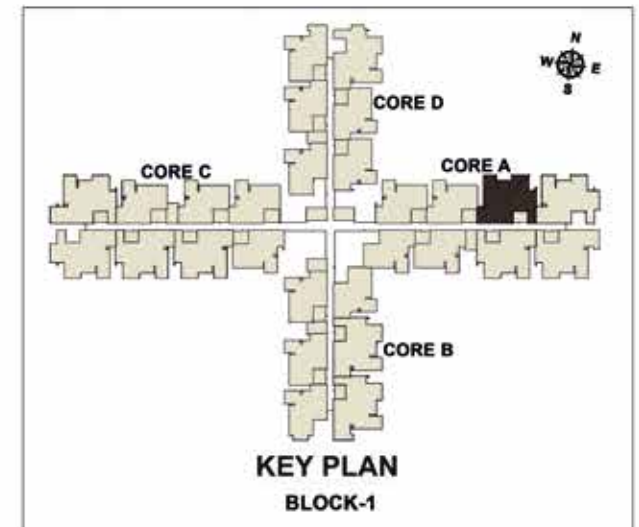
# 3 BHK

UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
B102 TO B1902	3BHK+3T	1038	51	1089	1531



# 3 BHK

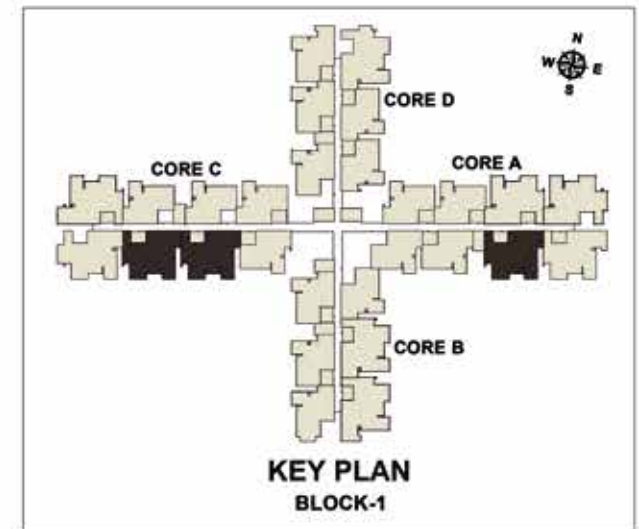
UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
A103 TO A1903	3BHK+3T	1038	51	1089	1535





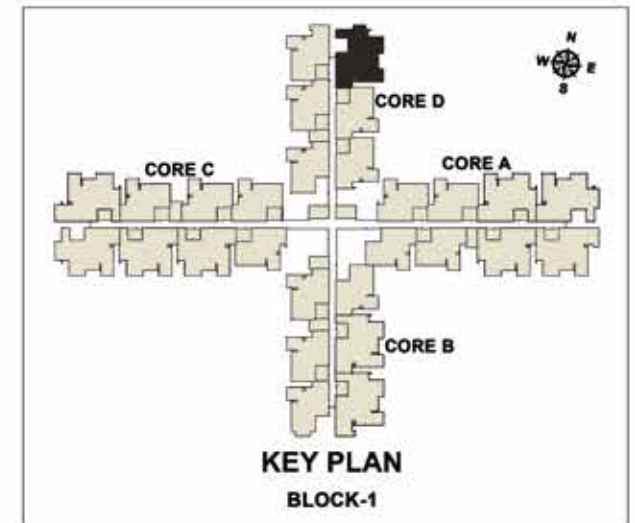
# 3 BHK

UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
A106 TO A1906	3BHK+3T	1038	51	1089	1536
C102 TO C1902	3BHK+3T	1038	51	1089	1535
C103 TO C1903	3BHK+3T	1038	51	1089	1531



# 3 BHK

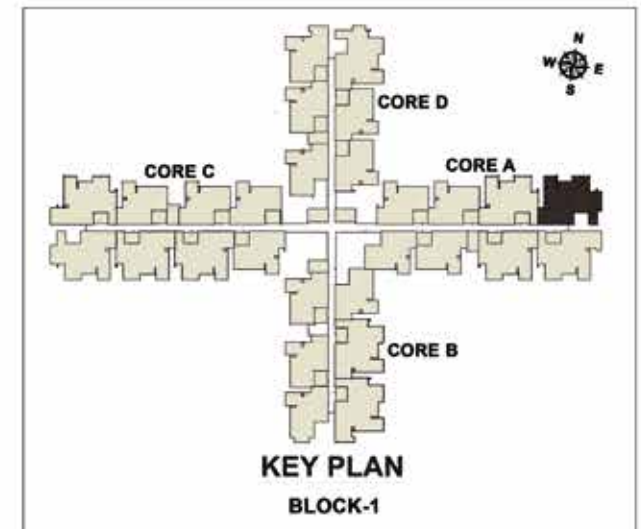
UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
D104 TO D1904	3BHK+3T	1042	82	1124	1578





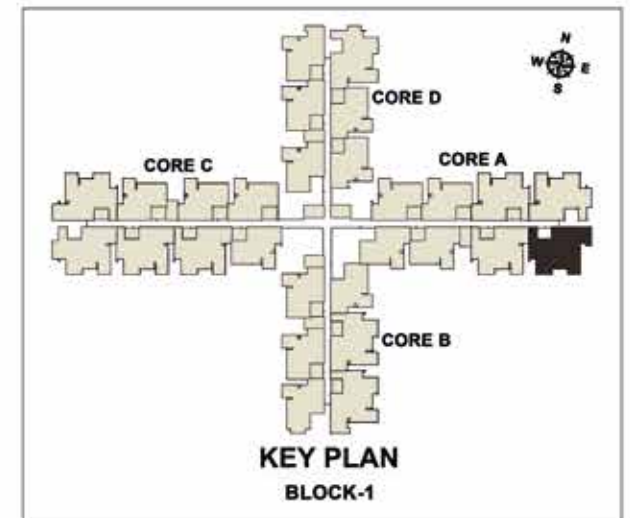
# 3 BHK

UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
A104 TO A1904	3BHK+3T	1043	98	1141	1593



# 3 BHK

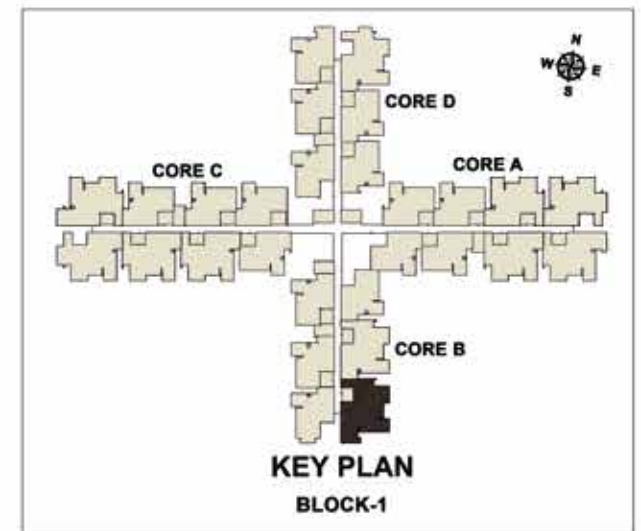
UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
A105 TO A1905	3BHK+3T	1043	95	1138	1594





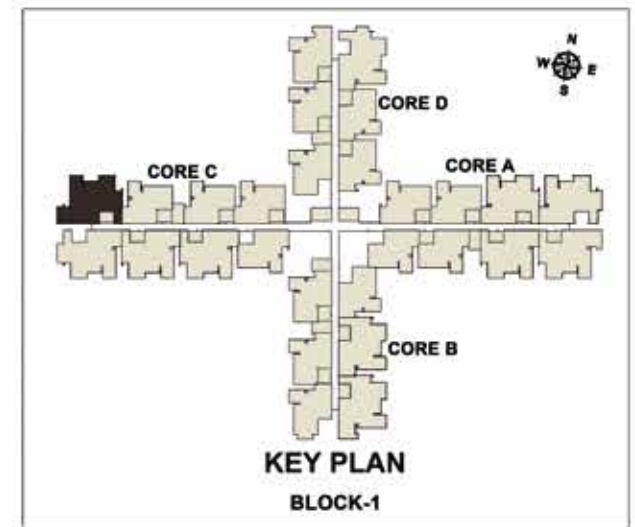
# 3 BHK

UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
B103 TO B1903	3BHK+3T	1042	95	1138	1595



# 3 BHK

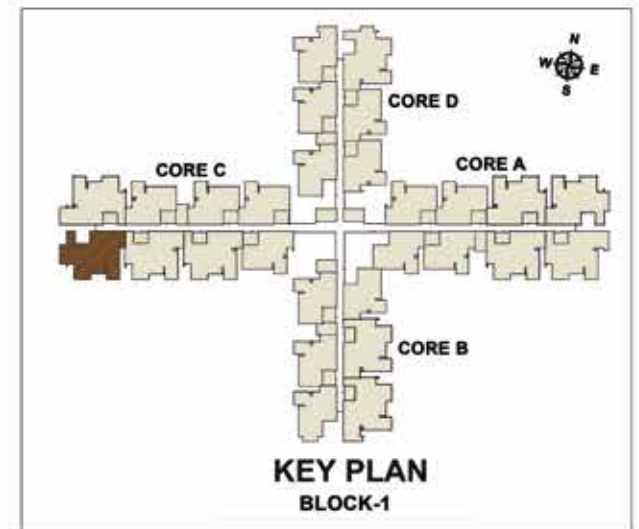
UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
C105 TO C1905	3BHK+3T	1042	107	1150	1611





# 3 BHK

UNIT NO.	SUPERIOR(S) TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)
C104 TO C1904	3BHK+3T	1042	118	1161	1619

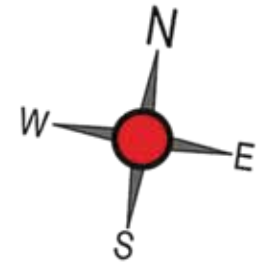




CLUBHOUSE  
PLANS



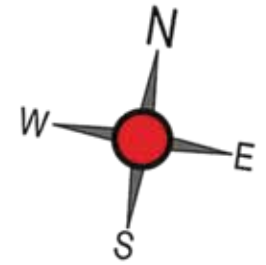
# Ground Floor Plan



CASAGRAND ELINOR	
SL NO	LIST OF AMENITIES
INDOOR AMENITIES	
1	RECEPTION LOUNGE
2	BANQUET HALL
3	MINI THEATER
4	CONVENIENCE STORE
5	CAFE
6	GYM
7	FUNCTIONAL WORKOUT
8	CROSSFIT CORNER
9	YOGA/ZUMBA
10	KIDS PLAY AREA
11	BALL PIT
12	SOFT PLAY AREA FOR KIDS
13	ADVENTURE KIDS PLAY
14	DAY CARE CENTER
15	ART AND CRAFT ROOM
16	LIBRARY
17	LEARNING CENTRE
18	COWORKING SPACE
19	INDOOR GAMES
20	BOARD GAMES CORNER
21	VIDEO GAMES ROOM
22	ARCADE GAMES
23	SAUNA
24	JACUZZI
25	SALON
26	ASSOCIATION ROOM
27	ROOF TOP LAWN
28	PLUMERIA COURTYARD
29	TERRACE MEDITATION DECK
30	MAID DORMITORIES



# First Floor Plan

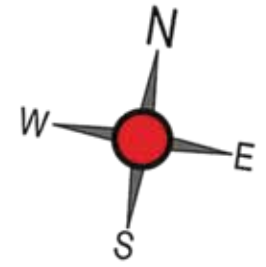


CASAGRAND ELINOR	
SL NO	LIST OF AMENITIES
INDOOR AMENITIES	
1	RECEPTION LOUNGE
2	BANQUET HALL
3	MINI THEATER
4	CONVENIENCE STORE
5	CAFE
6	GYM
7	FUNCTIONAL WORKOUT
8	CROSSFIT CORNER
9	YOGA/ZUMBA
10	KIDS PLAY AREA
11	BALL PIT
12	SOFT PLAY AREA FOR KIDS
13	ADVENTURE KIDS PLAY
14	DAY CARE CENTER
15	ART AND CRAFT ROOM
16	LIBRARY
17	LEARNING CENTRE
18	COWORKING SPACE
19	INDOOR GAMES
20	BOARD GAMES CORNER
21	VIDEO GAMES ROOM
22	ARCADE GAMES
23	SAUNA
24	JACUZZI
25	SALON
26	ASSOCIATION ROOM
27	ROOF TOP LAWN
28	PLUMERIA COURTYARD
29	TERRACE MEDITATION DECK
30	MAID DORMITORIES





# Second Floor Plan



CASAGRAND ELINOR	
SL NO	LIST OF AMENITIES
INDOOR AMENITIES	
1	RECEPTION LOUNGE
2	BANQUET HALL
3	MINI THEATER
4	CONVENIENCE STORE
5	CAFE
6	GYM
7	FUNCTIONAL WORKOUT
8	CROSSFIT CORNER
9	YOGA/ZUMBA
10	KIDS PLAY AREA
11	BALL PIT
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25	SALON
26	ASSOCIATION ROOM
27	ROOF TOP LAWN
28	PLUMERIA COURTYARD
29	TERRACE MEDITATION DECK
30	MAID DORMITORIES





SPECIFICATIONS



## STRUCTURE



- Structural system** : RCC framed structure
- Masonry** : 200 mm for external walls & 100 mm for internal walls
- Floor- Floor height (incl. slab)** : Will be maintained at 2950 mm
- ATT** : Anti-termite treatment will be done

## WALL FINISH



- Internal walls** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of putty and emulsion
- Ceiling** : Finished with 1 coat of primer, 2 coats of putty and OBD
- Exterior walls** : Exterior faces of the building finished with 1 coat of primer and 2 coats of Exterior emulsion
- Bathroom** : Ceramic tile of size 300 x 600 mm up to false ceiling height & above false ceiling will be finished with a coat of primer
- Kitchen** : Ceramic wall tile of size 600 x 600 mm for a height of 600 mm above the counter top finished level
- Toilet ceiling** : Grid type false ceiling

## FLOOR FINISH WITH SKIRTING



- Foyer, Living, Dining, Bedrooms, Kitchen & Utility** : Vitrified tiles of size 600 x 1200 mm
- Bathroom** : Anti-skid ceramic tiles of size 300 mm x 300 mm
- Balcony & Private terrace** : Anti-skid ceramic tiles of size 600 mm x 600 mm

## KITCHEN & DINING



- Kitchen** : Platform will be finished with granite slab of 600 mm wide at height of 800 mm from the finished floor level
- Electrical point** : For chimney, HOB & water purifier
- CP fitting** : American standard / Kohler / Equivalent will be provided

- Sink** : Single bowl SS sink with drain board
- Dining** : Granite counter with Countertop wash basin

## BALCONY / PRIVATE OPEN TERRACE



- Handrail** : MS handrail as per architect's design intent
- Cloth drying provision** : Cloth drying hanger provided in balcony

## BATHROOMS



- CP & sanitary fixture** : American Standard / Kohler / Equivalent will be provided
- All bathrooms** : Wall mounted WC with cistern, Health faucet, single lever diverter with rain shower, Granite Counter with countertop wash basin
- Common bathrooms** : Wall mounted WC with cistern, Health faucet, single lever diverter with overhead shower and wall hung wash basin

## JOINERY



### a. Doors

- Main door** : Wide and fancy main door of size 1050 x 2100 mm with veneer finish and designer panel  
Ironmongeries like digital door lock of Yale or equivalent lock, tower bolts, door viewer, safety latch, Magnetic catcher, etc
- Bedroom doors** : Good quality door of size 900 X 2100 mm with double side laminated shutter  
Ironmongeries like Godrej or equivalent lock, tower bolt, magnetic catcher, etc
- Bathroom doors** : Good quality door of size 750 X 2100 mm with double side laminated shutter with water proofing on inner side  
Ironmongeries like thumb turn lock from Godrej / equivalent without a key door bush



## b. Windows

- Windows** : Aluminum powder coated windows with sliding shutter with plain glass
- French doors** : Aluminum powder coated frame and shutters with toughened glass
- Ventilators** : Aluminum powder coated frame of fixed / open-able shutter for ODU access (wherever applicable)

## ELECTRICAL POINTS



- Power supply** : 3 phase power supply connection
- Safety device** : MCB & ELCB (Earth leakage Circuit breaker)
- Switches & sockets** : Modular box & modular switches & sockets of Schneider / Anchor Roma or equivalent

- Wires** : Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand
- TV** : Point in Living & Bed - 1
- Data & USB** : Provision in Living & Bed - 1
- Split - air conditioner** : Points in Living & Bed - 1 and provision in Dining & all bedrooms
- Exhaust fan** : Point in all bathrooms
- Geyser** : Point in all bathrooms
- Back-up** : 400W for 2 BHK & 500W for 3 BHK

Kids Obstacle Arena





# SPECIFICATIONS COMMON TO BUILDING COMPLEX

## Common Features:

- Lift** : Automatic lift will be provided / Service lift will be provided
- Back – up** : 100% power backup for common amenities such as clubhouse, lifts, STP, WTP & selective common area lighting
- Name board** : Apartment owner name will be provided in ground Level
- Lift fascia** : Granite / equivalent cladding
- Lift lobby** : Granite / Tile flooring @ ground level & Tile flooring @ other levels
- Staircase floor** : Kota stone / Tile flooring
- Staircase handrail** : MS handrail with enamel paint finish
- Terrace floor** : Pressed tile flooring
- STP** : Centralized Sewage Treatment Plant
- Safety** : CCTV surveillance cameras will be provided all round the building at pivotal locations in ground level
- Well defined walkway** : Walkway spaces well defined as per landscape's design intent
- Security** : Security booth will be provided at the entrance / exit
- Compound wall** : Site perimeter fenced by compound wall with entry gates as per Architect / Landscape design
- Landscape** : Suitable landscape at appropriate places in the project as per design intent
- Driveway** : Convex mirror for safe turning in driveway in / out
- Internal driveway** : Interlocking paver block / equivalent flooring with demarcated driveway as per landscape's design intent

## Outdoor Features:

- Water storage** : Centralized UG sump with WTP
- Rain water harvesting** : Rain water harvesting system as per site requirement

Aerial View







PAYMENT  
SCHEDULE



## PAYMENT SCHEDULE

Booking Advance	<b>5%</b>
Agreement Signing	<b>45%</b>
Commencement of Foundation	<b>10%</b>
Commencement of Ground Floor Roof	<b>10%</b>
Commencement of 2nd Floor Roof	<b>7.5%</b>
Commencement of 5th Floor Roof	<b>7.5%</b>
Commencement of 8th Floor Roof	<b>2.5%</b>
Commencement of 11th Floor Roof	<b>2.5%</b>
Commencement of 14th Floor Roof	<b>2.5%</b>
Commencement of 16th Floor Roof	<b>2.5%</b>
Commencement of 18th Floor Roof	<b>2.5%</b>
Handing over	<b>2.5%</b>
<b>Total</b>	<b>100%</b>



LOCATION MAP  
&  
ADVANTAGES



# LOCATION MAP



\*Map not to scale

## LOCATION ADVANTAGES

### MISCELLANEOUS

Thalambur Bus Terminus	5 mins
Chennai International Airport	20 mins
Tambaram Railway	25 mins
Dinesh Vihar (AWHO)	2 mins
DLF Garden City	8 mins

### CORPORATES

Ozone Techno Park	8 mins
Infosys	10 mins
SIPCOT IT Park	12 mins
TCS	15 mins
Elcot SEZ	18 mins

### SCHOOLS

Athena Global School	2 mins
BVM Global School	3 mins
PSBB Millennium School	3 mins
Amethyst International School	4 mins
The School - KFI	5 mins
HLC International School	7 mins

### HOSPITALS

Sri Venkateswara Dental Hospital	5 mins
Gleneagles Global Health City	12 mins
Swaram Hospital & Specialty Clinic	14 mins
Chettinad Hospital	18 mins

### COLLEGES

Agni College of Technology	5 mins
T S Narayanaswami	6 mins
College of Arts & Science	
Jeppiar Engg. College	7 mins
Sathyabama University	12 mins
St. Josephs College of Engg.	12 mins
S.R.R Engg. College	15 mins

### ENTERTAINMENT

Vivira Mall & AGS Cinemas	8 mins
The Marina Mall & Inox Cinemas	10 mins



# AWARDS

- ★ **ET Now Casagrand Zenith - 2019**  
Innovative Project of the Year
- ★ **ET Now Casagrand Eternia II - 2019**  
Best Project in Non-Metro
- ★ **ET Now Casagrand Royale - 2019**  
Most Admired Upcoming Project of the Year
- ★ **11<sup>th</sup> Estate Annual Awards, powered by Franchise India - 2019**  
Casagrand Esmeralda  
Luxury Villa Project of the Year
- ★ **Times Business Awards 2020 - The Times of India (Brand)**  
Best Real Estate Company of Tamil Nadu
- ★ **Realty Conclave Excellence Awards - 2021 (South)**  
Casagrand Orlena  
Mid-Segment Project of the Year
- ★ **Realty Conclave Excellence Awards - 2021 (South)**  
Casagrand Boulevard  
Most Popular Project of the Year
- ★ **13<sup>th</sup> Estate Awards Franchise India and REMAX India - 2021**  
Casagrand Boulevard  
Best Mid-Segment Project of the Year
- ★ **The Economic Times - 2021 (Brand)**  
Best Brands Award
- ★ **The Economic Times Real Estate Award - 2022 (South)**  
Casagrand Amethyst  
Residential Project High-End (completed-metro)
- ★ **The Economic Times Real Estate Award - 2022 (South)**  
Casagrand Athens  
Residential Project High-End (ongoing-metro)
- ★ **Exchange4media - 2022 (Brand)**  
Pride of India Brands - The Best of South Awards
- ★ **News18 Tamil Nadu - 2022 (Brand)**  
Most Trusted Builder in South India
- ★ **Asia Property Awards - 2022 (Brand)**  
Best Lifestyle Developer
- ★ **14<sup>th</sup> Realty + Excellence Awards 2022, SOUTH**  
Casagrand Hazen  
Mid-Segment Project of the Year
- ★ **14<sup>th</sup> Realty + Excellence Awards 2022, SOUTH**  
Fastest Growing Realty Brand of the Year



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