CASAGRAND

Flagship

Largest residential community in Pallikaranai

THE

FLAGS OF

GRANDEUR &

CONNECTIVITY

FLY HIGH HERE

PINNACLE


19
YEARS
OF EXCELLENCE

CASAGRAND
building aspirations

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 38 million square feet of prime residential real estate across Chennai, Coimbatore, Bengaluru and Hyderabad. Over 40,000 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 18th year of our journey, we are all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.



CASAGRAND

Flagship

Largest residential community in Pallikaranai

APARTMENTS

Entrance View




CASAGRAND
Flagship

THE FLAGSHIP OF EXCELLENCE

A proud creation of Casagrand, Flagship is our first integrated township project. This is one of the most important projects and is a definitive statement in luxury living in a well-integrated community. The project weaves all the joys of community living with the finest nuances of luxury beautifully.

Designed impeccably with stunning aesthetics, these Tudor-styled homes impart an aura of elegance to the whole township. It's a perfect blend of old-world charm and modern refinement. It's real classy, very English and sophisticated. Flagship is the perfect new-age symbol of modern living in a happy, thriving community.


Multipurpose Court

Elevation View



SALIENT FEATURES

- Elegantly crafted 887 Apartments and 54 Villas on 17.6 acres
- Thoughtfully designed 2, 3 & 4 BHK Tudor Styled apartments with S+5 structure
- Beautifully designed 3 & 4 BHK Villas with G+2 & G+1 Structure
- The community has 42% open space with 69,000 sq.ft of colossal podiums
- Offers 110+ world class amenities for a superior lifestyle
- An elaborate clubhouse of 34,000 sq.ft with luxurious amenities like Spa, Sauna, Jacuzzi & Salon
- 100% Vaastu compliant homes with zero dead space
- Surrounded by prominent IT & ITES companies, schools , colleges & hospitals

Swimming Pool View





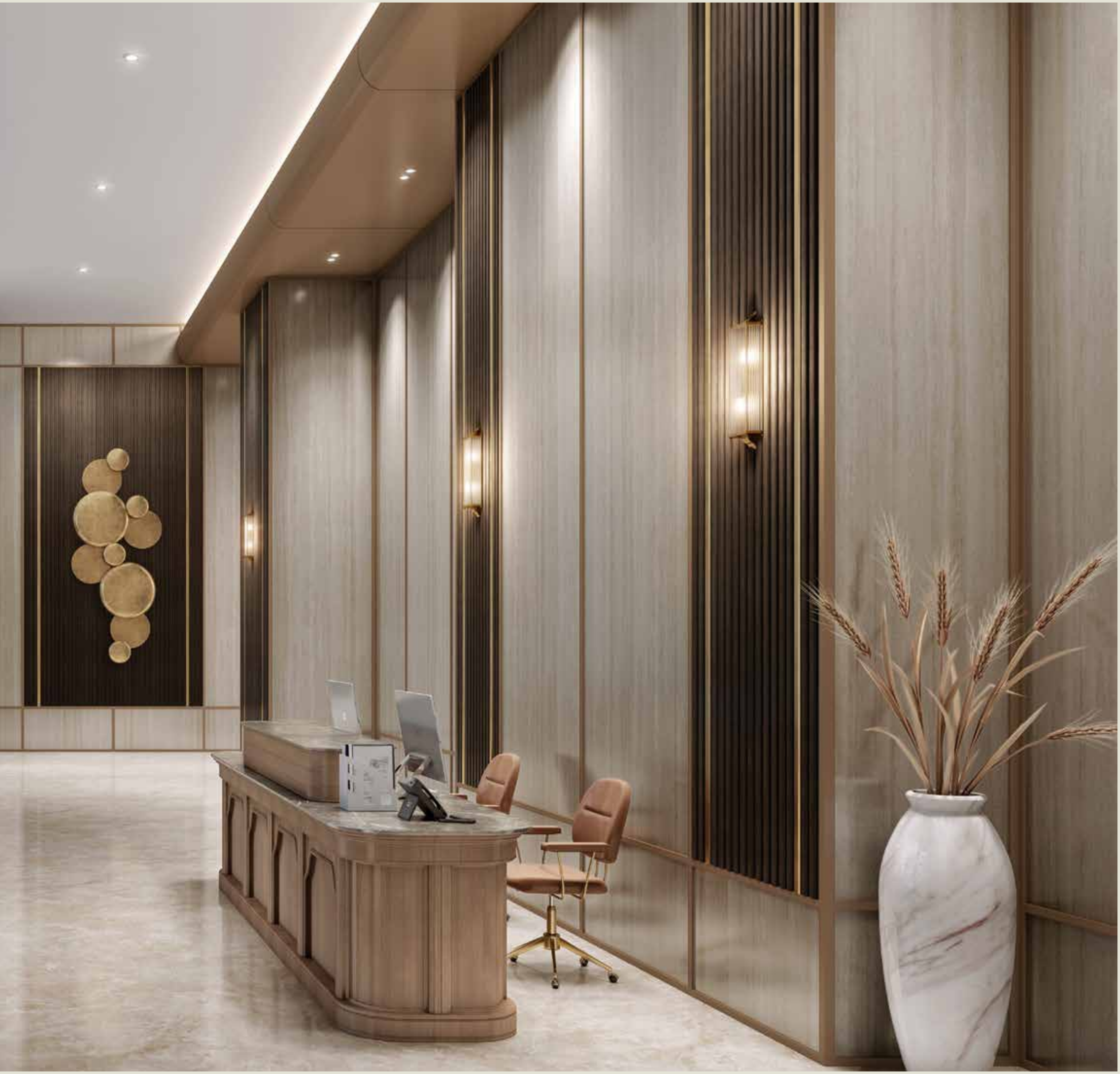
Outdoor Play Area





Double Height Lobby





AMENITIES

ENTERTAINMENT FEATURES

Features

1. Entrance Plaza With Drop-off Zone
2. Entry Water Feature
3. Feature Median Planting
4. Leisure Landscape Court
5. Yoga & Meditation Zone
6. Water Refill Station For Community & Pets
7. Feature Stepped Seating
8. Geometric Seating
9. Reflexology Walkway With Seating Area
10. Outdoor Workstations With Wi-fi
11. Reading Nook
12. Seating Nooks Along Pathways
13. Multipurpose Lawn For Social Gatherings & Events

Entertainment

14. Party Lawn
15. Outdoor Cafeteria With Seating
16. Feature Canopies
17. Rain Dance Floor
18. Outdoor Amphitheatre & Stage
19. Pets Play Lawn & Sand Pit
20. Barbeque Courts
21. Maze Ball Table
22. Musical Lawn
23. Glass Painting Area
24. Outdoor Games For Elderly People
25. Senior Citizens Corner

Outdoor Amenities

Kids

26. Softfall Mounds
27. Feature Play Bridge
28. Outdoor Kids Play Area
29. Hamster Wheel
30. Dynamic Kids Playcourt
31. Hidden Wonder Land
32. Toddlers Play Area
33. Sand Pit With Sand Digger
34. Swing For Parents & Kids
35. Inground Trampoline
36. Labyrinth Ball Game
37. Binary Code Play Area
38. Hookie Ring Toss
39. Hopscotch
40. Kick The Croquet
41. Fitness Dice

Sports

42. Running Track
43. Outdoor Gym
44. Multi-sports Court
45. Badminton Court
46. Cricket Pitches
47. Skating Rink

Swimming Pool

48. Pool Deck With Loungers
49. Adults Pool
50. Spa Pool
51. Kids Pool
52. Shallow Pool With Recliners
53. Hydrotherapy Bed
54. Pool Ziplines
55. Water Gun In Pool

Clubhouse Amenities

Entertainment & Convenience

56. Multipurpose Hall
57. Mini Theatre
58. Learning Centre
59. Business Centre
60. Co-working Space

Indoor Games Room

61. Skee Ball
62. Foosball
63. Shuffle Board
64. Air Hockey
65. Billiards Room
66. TT Room
67. Video Games Lounge
68. Monopoly Table
69. Sub Soccer Table
70. Wall Scrabble Board

Kids Play Area & Creche

71. Street Basketball
72. Remote Control Racing Track
73. Indoor Kids Park
74. Cycling Interactive Wall
75. Pendulum Swing
76. Kids Tunnel Play
77. Toddlers Play Mat
78. Cribs
79. Ball Pit
80. DIY Toy Track

Fitness

81. Gym - Cross Fit Area
82. Hanging Ropes Rock Climbing
83. Gym Flexbike
84. Specially Abled Gym
85. Interactive Gym
86. Bungee Ropes Workout
87. Yoga & Aerobics Room
88. Bcm Massagers Indoor Sports
89. Badminton Court
90. Squash Court Gaming Arcade
91. HIT Mouse
92. Darts Machine
93. Ultimate Punch
94. Need For Speed
95. VR Egg Simulator
96. Alien Gun Shooting

Salon & Spa

97. Hair Styling Stations
98. Pedicure & Manicure Stations
99. Sauna
100. Jacuzzi

Features & Facilities

101. Double Height Entrance Lobby
102. Coffee Bar
103. Convenience Store
104. Clinic
105. FMS Room
106. Association Room
107. Laundry
108. Dormitories
109. Lumber Rooms
110. Car Washing Bay
111. Car Charging Bays


PRODUCT SUPERIORITY
Superior brands
221 quality checks
More amenities
Better utility of space and ventilation
Kids and senior citizens friendly

The Best of Product Superiority

- Chennai's Tudor styled residential community with apartments and villas
- The community hosts about 110+ indoor and outdoor amenities
- A neighbourhood reimagining its style with unreal services and fun
- The project includes 6 podiums and an exclusive park for multi-sensory amenities
- 42% of open land area adds to the efficiency of the building footprint
- Apartment blocks are planned around 10 acres of landscaped podiums, courtyard and open parks
- Light, Ventilation, Vaastu, Privacy & Aesthetics are the 5 important pillars in planning the Master & Unit plans
- Superior and Signature apartments to upgrade your lifestyle!

Presenting you a community with the best of Architecture & Finesse

1. The project is set amidst 17.6 acres with 887 apartments & 54 villas
2. An English domestic architectural structure with solid masonry and elaborate forms emphasising the tudor style
3. Braced with accent portals and heraldic lighting, the entrance leads the users to the community and is facilitated with a drop-off zone
4. An elaborate clubhouse of 34,000 sq.ft area furnished with indoor amenities
5. Aesthetic double-height lobbies provided as a premium welcoming feature within the community
6. Blocks orientation ensuring maximum wind-flow and minimum heat-gain for every apartment
7. 3m & 6.5m (10 & 21 feet) wide driveway is planned across the project for comfortable vehicular movement
8. A feature wall is designed opposite to every block entrance as a way finder
9. Detailed lift facia with wall cladding & lighting elements
10. Designer floor identification signage at every floor level
11. Well-planned corridors with wall artefacts leading to your doorsteps

A neighbourhood one with nature

12. 10 acres of rampant landscaped open space within the community is a never seen before feature in the neighbourhood
13. The community boasts of an efficient building footprint where 42% of land area is open space
14. The apartment towers are planned around colossal podiums of 69,000 sq.ft with no overlooking between the apartments
15. Private terraces are provided for the apartments in first floor level connecting the indoors with the podiums

Offering you 110+ Amenities, the best in the market

16. The project features an exclusive swimming pool: 8,200 sq.ft pool and deck with overflowing adults edge pool, spa pool, shallow pool & kids pool with water gun, connected to the pathway through a diagonal pool deck with loungers
17. The podium encompasses a vibrant kids play zone, multipurpose social gatherings decks, reflexology walkway with seating nooks and buffer planting to maintain privacy for residents
18. The clubhouse delivers luxurious amenities like spa, sauna, Jacuzzi & salon for residents to indulge in
19. Double-height entrance lobby appeals into a palatial multipurpose party hall along with pre-function hall, party hall spill-over, buffet & kitchen for residents to host their guests
20. Coffee bar that opens out to the swimming pool to relax your evenings

21. Indoor kids play, creche, and learning centre for children's learning and entertainment
22. Shooting the goal with indoor games like skee ball, foosball, shuffle board, air hockey, etc.
23. Video games lounge and gaming arcade to escape the reality
24. Indoor badminton, squash courts and interactive gym along with the gym for specially abled, yoga and aerobics rooms for a healthy living
25. Amenities like mini-theatre, business centre, association room, convenience store, laundry/ironing shop, clinic, dormitories, etc. are facilitated for your comfort and convenience
26. Lush tropical courtyard with canopy trees and seating coves for social interaction that doubles up as outdoor workstation with Wi-fi connectivity along with barbeque courts
27. Dedicated car wash and charging bay
28. The open air theatre intervening the multi-sports court with tennis, basketball, futsal, badminton along with cricket pitches and kids play area complements as a seating gallery for sports enthusiasts and families to enjoy along with the rain dance floor
29. Amusing kids amenities like feature play bridge connecting soft fall mounds, giant hamster wheel, binary code, Tot-lots, exosphere, sand pit with digger etc. adds charm to the OSR area
30. Cognitive thinking amenities like glass painting area, maze ball table along with outdoor games for elderly people to enjoy
31. Party lawn and cafeteria with canopy seating for residents to enjoy their evenings with communal activities
32. Outdoor gym, trampoline sprinkler, skating rink, swing for parents and kids, pets park with water refill station for community & animals are accommodated in the OSR area

Know why our Products are Superior

Apartments :

33. Wide & fancy main door with an architrave
34. Designer door number signage with accent lighting
35. Digital door lock system with four independent unlocking features
36. Wireless mobile charging station provided in living & any one bedroom
37. 1200 x 600mm premium vitrified flooring tiles in living, dining, bedrooms & kitchen
38. Anti- skid tiles in bathrooms and balcony for superior units
39. Cloth drying pulley hangers in the balconies for everyday convenience
40. Single bowl stainless steel sink with drain board and swivel tap in the kitchen
41. Luxurious granite counter with counter-mounted washbasin in attached bathrooms
42. Premium range of American Standard or equivalent fittings in bathrooms and kitchens
43. Pest-free square SS designer gratings are provided in the bathrooms and kitchen respectively
44. Apartments with luxurious bathrooms fitted with rain shower and granite counter with counter-mount washbasins
45. Waterproof sockets provided in the balcony for evening parties and functional convenience

Choose our Signature Apartments and Villas to upgrade your lifestyle

46. Wide & fancy main door is designed with a dedicated paneling for an appealing entrance
47. Designer villa and apartment door number signage to add to the splendor of the elevation

48. Digital door lock system with five independent unlocking features
49. Monitor your visitors by a video doorbell fixed next to the main-door through 7-inch LED screen from inside your home
50. Apartments designed with dedicated foyer space
51. Wireless mobile charging station provided in living & any one bedroom
52. 600 x 1200 mm premium vitrified flooring tiles in foyer, living, dining, kitchen,lounge, bedrooms and store rooms
53. 600 x 600mm anti- skid tiles in bathrooms & balconies
54. Cloth drying pulley hangers in the balconies for everyday convenience
55. Villas and apartments with luxurious bathrooms fitted with rain shower, glass shower partition, granite counter with counter-mount washbasin and spa jets in one of the bathrooms
56. Premium range Roca or equivalent fittings in all bathrooms
57. Pest free 2' long trench and square SS designer gratings are provided in the attached bathrooms and kitchen, respectively
58. Double bowl matte stainless steel sink with drain board and pull out faucet in the kitchen
59. Waterproof sockets provided in the extended outdoor deck and terrace in villas and balcony in apartments for evening parties and functional convenience respectively.

Efficiency in space planning

60. Provision of ample car parking space at the stilt level.
61. All cores are well equipped with staircase and two lifts - 13 & 10 passengers' capacity
62. Uninterrupted visual connectivity - all bedrooms & balconies will be facing courtyard or exterior
63. No overlooking apartments
64. All bedrooms, living & kitchen are consciously planned to be well ventilated from the exterior or the courtyards
65. Provision of foyer in some apartments to ensure privacy
66. Convenient AC ODU spaces serviceable from the interior
67. All 3 & 4 BHK signature units with walk-in wardrobe in one of the bedrooms
68. Two balconies - one in living & one of the bedrooms
69. Dedicated washing machine space is provided for all apartments
70. Common wash basin provided in most of the apartments
71. Wide kitchens with double side counters in most of the apartments

Considering Vaastu? We got that sorted too!

72. All apartments have South West bedrooms
73. All apartments have North West &, South East bathrooms
74. No apartments have bed headboard positioned North
75. No apartments have South West entrance
76. No apartments have North East & South West kitchen
77. No North East & South West cuts

SITE PLAN



STILT FLOOR PLAN

LEGENDS

ENTERTAINMENT FEATURES

Features

1. Entrance Plaza With Drop-off Zone
2. Entry Water Feature
3. Feature Median Planting
4. Leisure Landscape Court
5. Yoga & Meditation Zone
6. Water Refill Station For Community & Pets
7. Feature Stepped Seating
8. Geometric Seating
9. Reflexology Walkway With Seating Area
10. Outdoor Workstations With Wi-fi
11. Reading Nook
12. Seating Nooks Along Pathways
13. Multipurpose Lawn For Social Gatherings & Events

Entertainment

14. Party Lawn
15. Outdoor Cafeteria With Seating
16. Feature Canopies
17. Rain Dance Floor
18. Outdoor Amphitheatre & Stage
19. Pets Play Lawn & Sand Pit
20. Barbeque Courts
21. Maze Ball Table
22. Musical Lawn
23. Glass Painting Area
24. Outdoor Games For Elderly People
25. Senior Citizens Corner

Outdoor Amenities

Kids

26. Softfall Mounds
27. Feature Play Bridge
28. Outdoor Kids Play Area
29. Hamster Wheel
30. Dynamic Kids Playcourt
31. Hidden Wonder Land
32. Toddlers Play Area
33. Sand Pit With Sand Digger
34. Swing For Parents & Kids
35. Inground Trampoline
36. Labyrinth Ball Game
37. Binary Code Play Area
38. Hookie Ring Toss
39. Hopscotch
40. Kick The Croquet
41. Fitness Dice

Sports

42. Running Track
43. Outdoor Gym
44. Multi-sports Court
45. Badminton Court
46. Cricket Pitches
47. Skating Rink

Swimming Pool

48. Pool Deck With Loungers
49. Adults Pool
50. Spa Pool
51. Kids Pool
52. Shallow Pool With Recliners
53. Hydrotherapy Bed
54. Pool Ziplines
55. Water Gun In Pool

Clubhouse Amenities

Entertainment & Convenience

56. Multipurpose Hall
57. Mini Theatre
58. Learning Centre
59. Business Centre
60. Co-working Space

Indoor Games Room

61. Skee Ball
62. Foosball
63. Shuffle Board
64. Air Hockey
65. Billiards Room
66. TT Room
67. Video Games Lounge
68. Monopoly Table
69. Sub Soccer Table
70. Wall Scrabble Board

Kids Play Area & Creche

71. Street Basketball
72. Remote Control Racing Track
73. Indoor Kids Park
74. Cycling Interactive Wall
75. Pendulum Swing
76. Kids Tunnel Play
77. Toddlers Play Mat
78. Cribs
79. Ball Pit
80. DIY Toy Track

Fitness

81. Gym - Cross Fit Area
82. Hanging Ropes Rock Climbing
83. Gym Flexbike
84. Specially Abled Gym
85. Interactive Gym
86. Bungee Ropes Workout
87. Yoga & Aerobics Room
88. Bcm Massagers Indoor Sports
89. Badminton Court
90. Squash Court Gaming Arcade
91. HIT Mouse
92. Darts Machine
93. Ultimate Punch
94. Need For Speed
95. VR Egg Simulator
96. Alien Gun Shooting

Salon & Spa

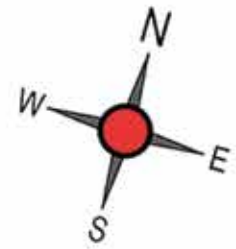
97. Hair Styling Stations
98. Pedicure & Manicure Stations
99. Sauna
100. Jacuzzi

Features & Facilities

101. Double Height Entrance Lobby
102. Coffee Bar
103. Convenience Store
104. Clinic
105. FMS Room
106. Association Room
107. Laundry
108. Dormitories
109. Lumber Rooms
110. Car Washing Bay
111. Car Charging Bays

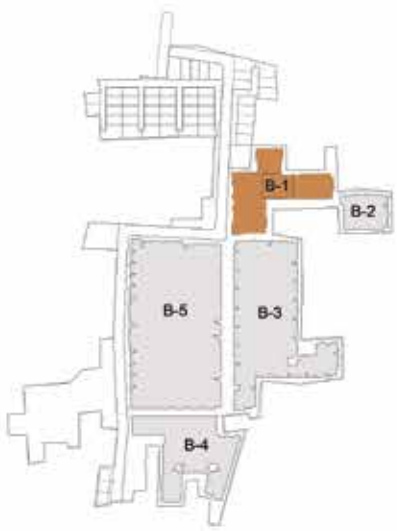
FLOOR PLANS

BLOCK - 1

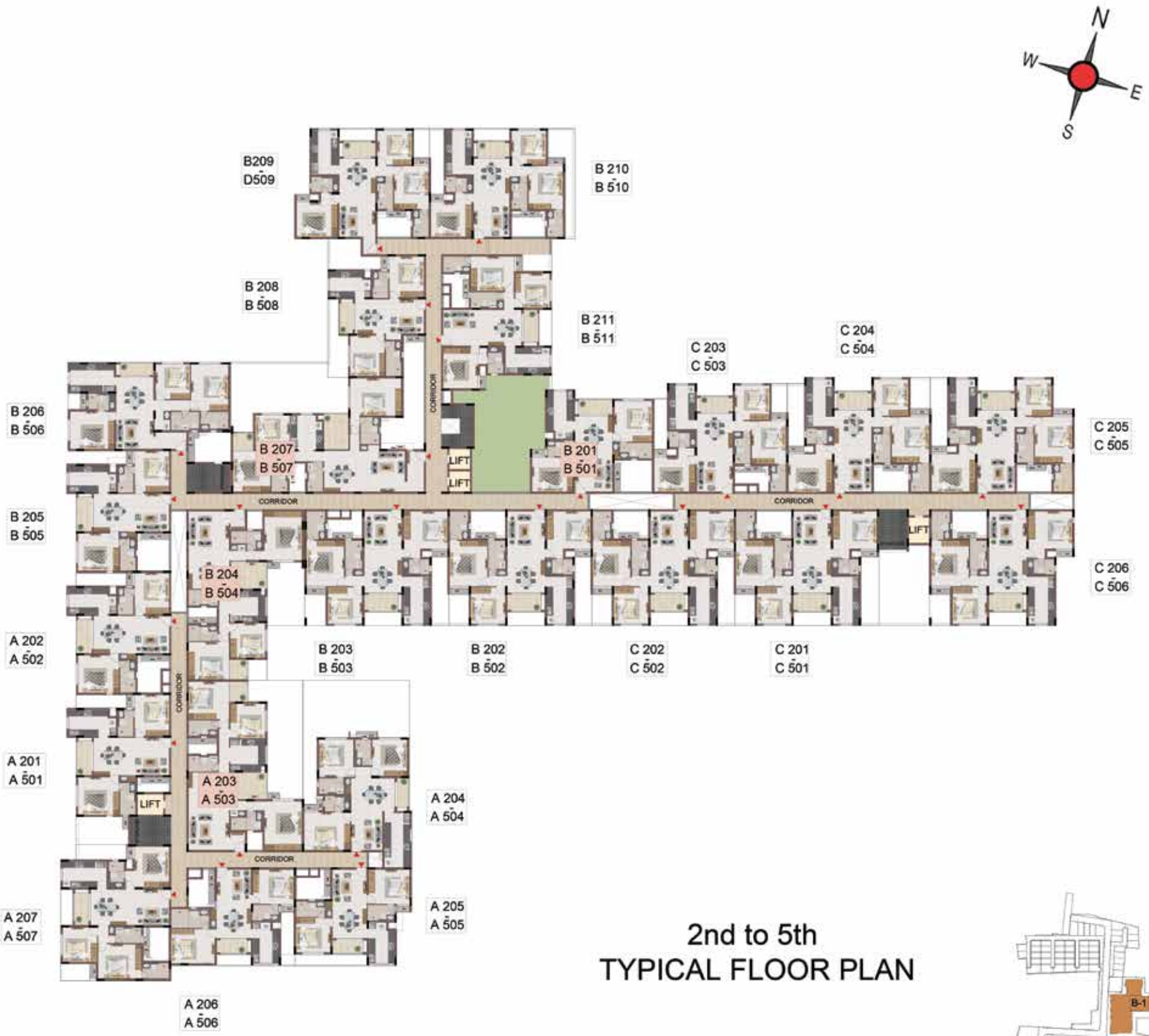




FIRST FLOOR PLAN



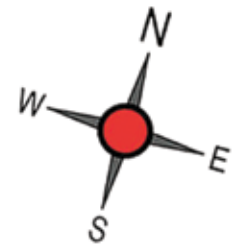
BLOCK - 1

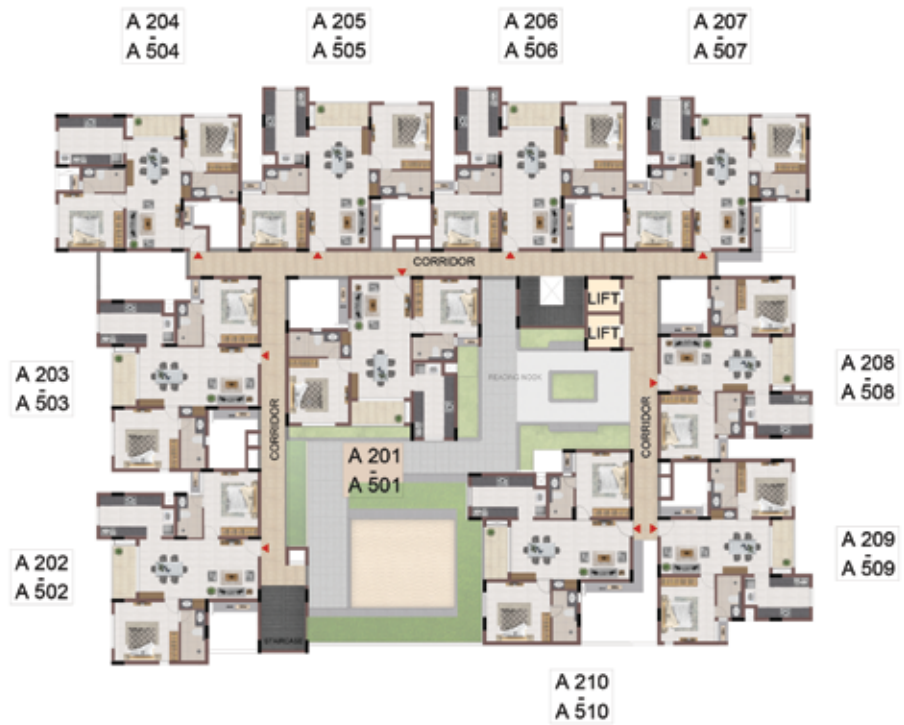


2nd to 5th
TYPICAL FLOOR PLAN



BLOCK - 2





2nd to 5th
TYPICAL FLOOR PLAN



FIRST FLOOR PLAN

FEATURES
11.READING NOOK
ENTERTAINMENT
25.SENIOR CITIZEN'S CORNER
OUTDOOR AMENITIES
KIDS
33.SAND PIT WITH SAND DIGGER



BLOCK - 3



FIRST FLOOR PLAN

FEATURES

9.REFLEXOLOGY WALKWAY WITH SEATING AREA

ENTERTAINMENT

22.MUSICAL LAWN

23.GLASS PAINTING AREA

OUTDOOR AMENITIES

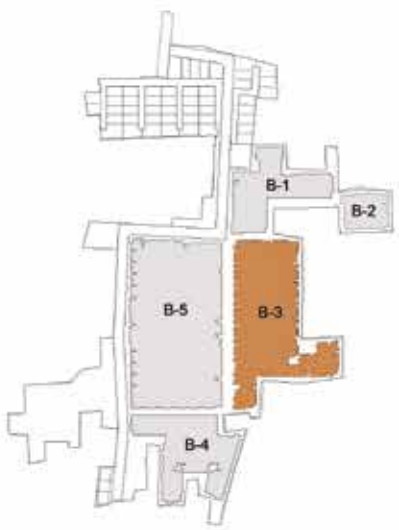
KIDS

26.SOFTFALL MOUNDS

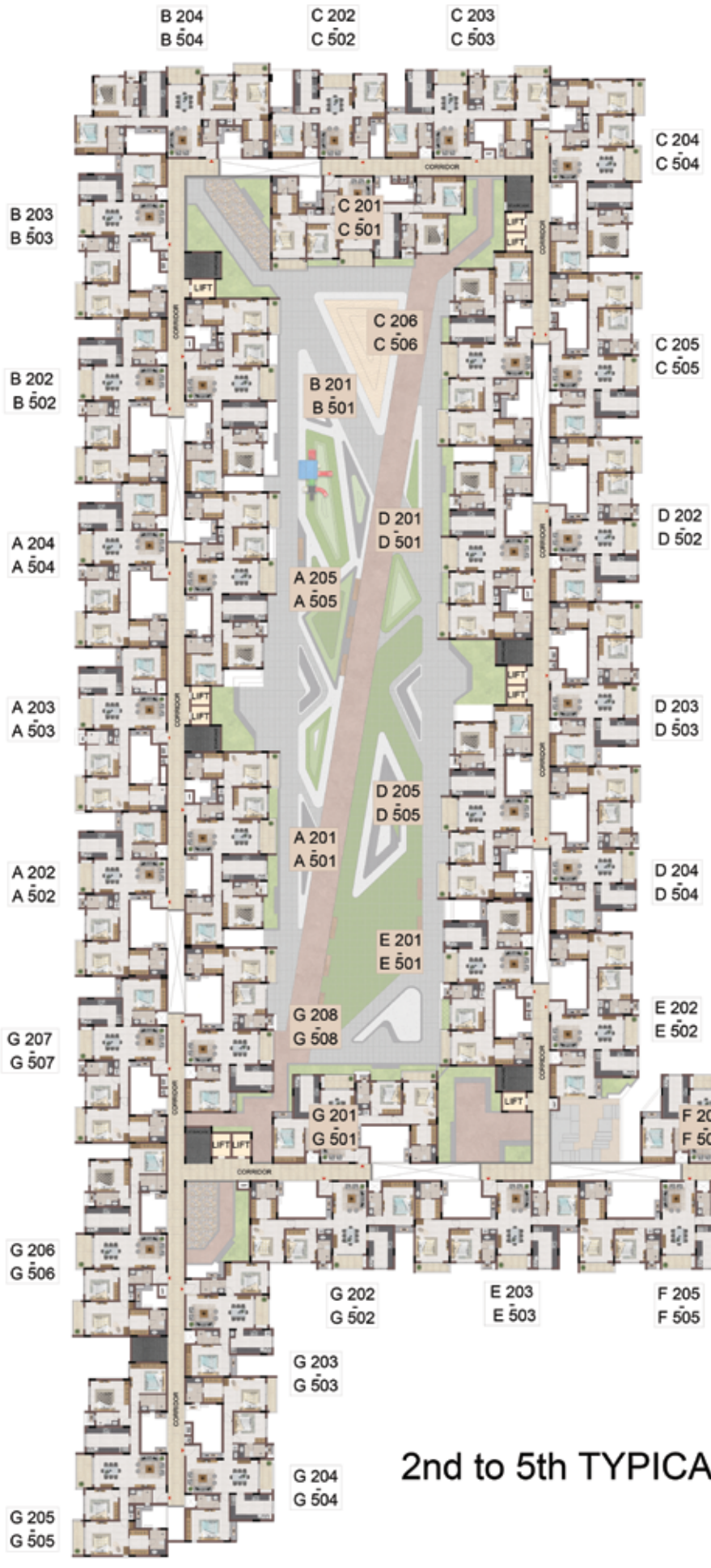
30.DYNAMIC KIDS PLAYCOURT

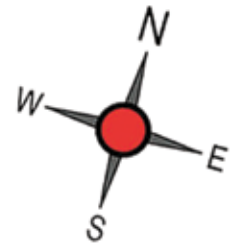
32.TODDLER'S PLAY AREA

39.HOPSCOTCH



BLOCK - 3

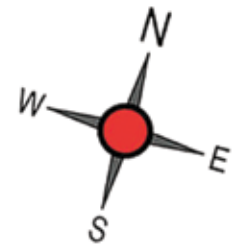




2nd to 5th TYPICAL FLOOR PLAN



BLOCK - 4





FEATURES

10.OUTDOOR WORKSTATIONS WITH WI-FI

12.SEATING NOOKS ALONG PATHWAYS

13.MULTI-PURPOSE LAWN FOR SOCIAL GATHERINGS & EVENTS

ENTERTAINMENT

24.OUTDOOR GAMES FOR ELDERLY PEOPLE

OUTDOOR AMENITIES

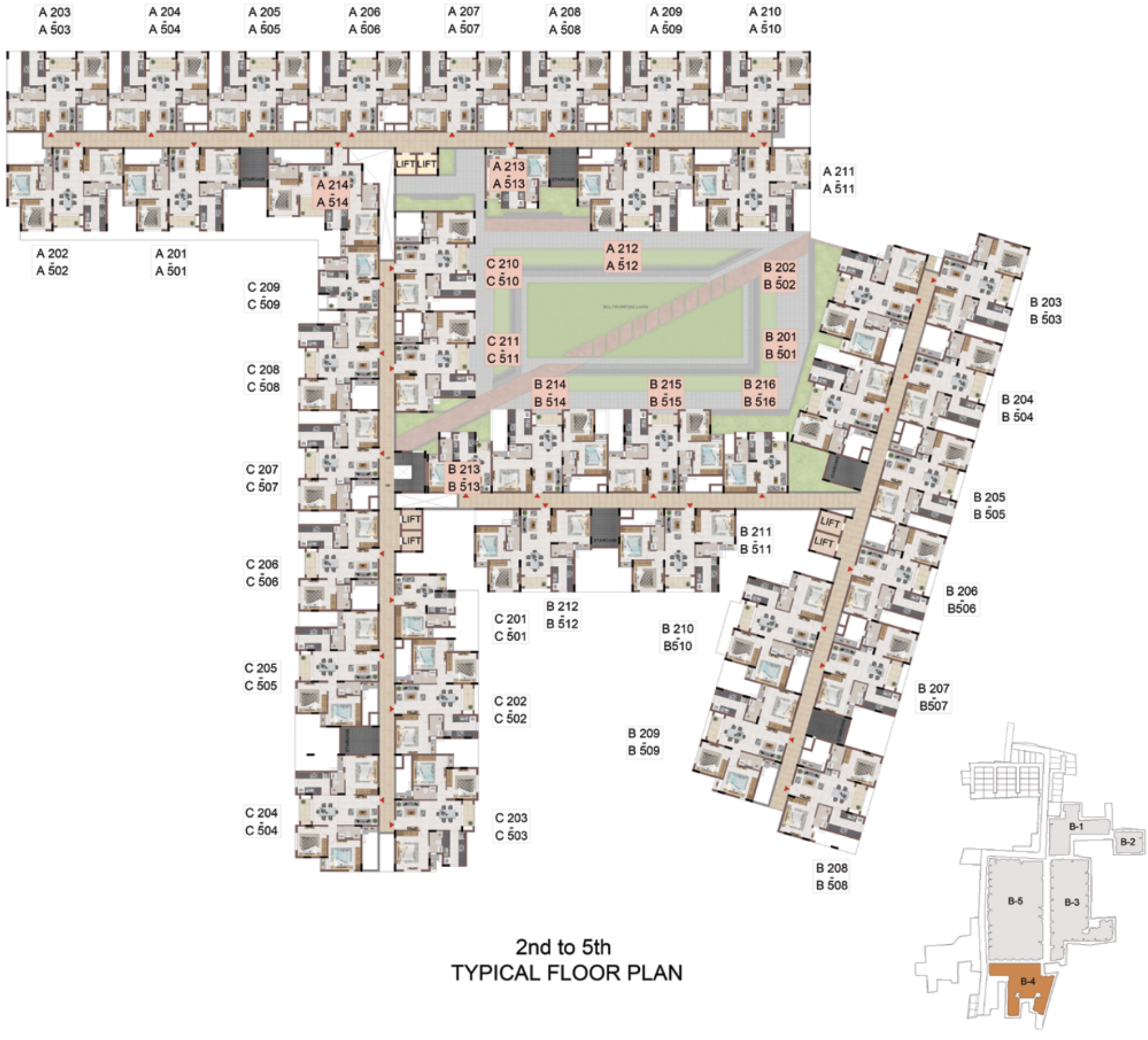
KIDS

40.KICK THE CROQUET

41.FITNESS DICE

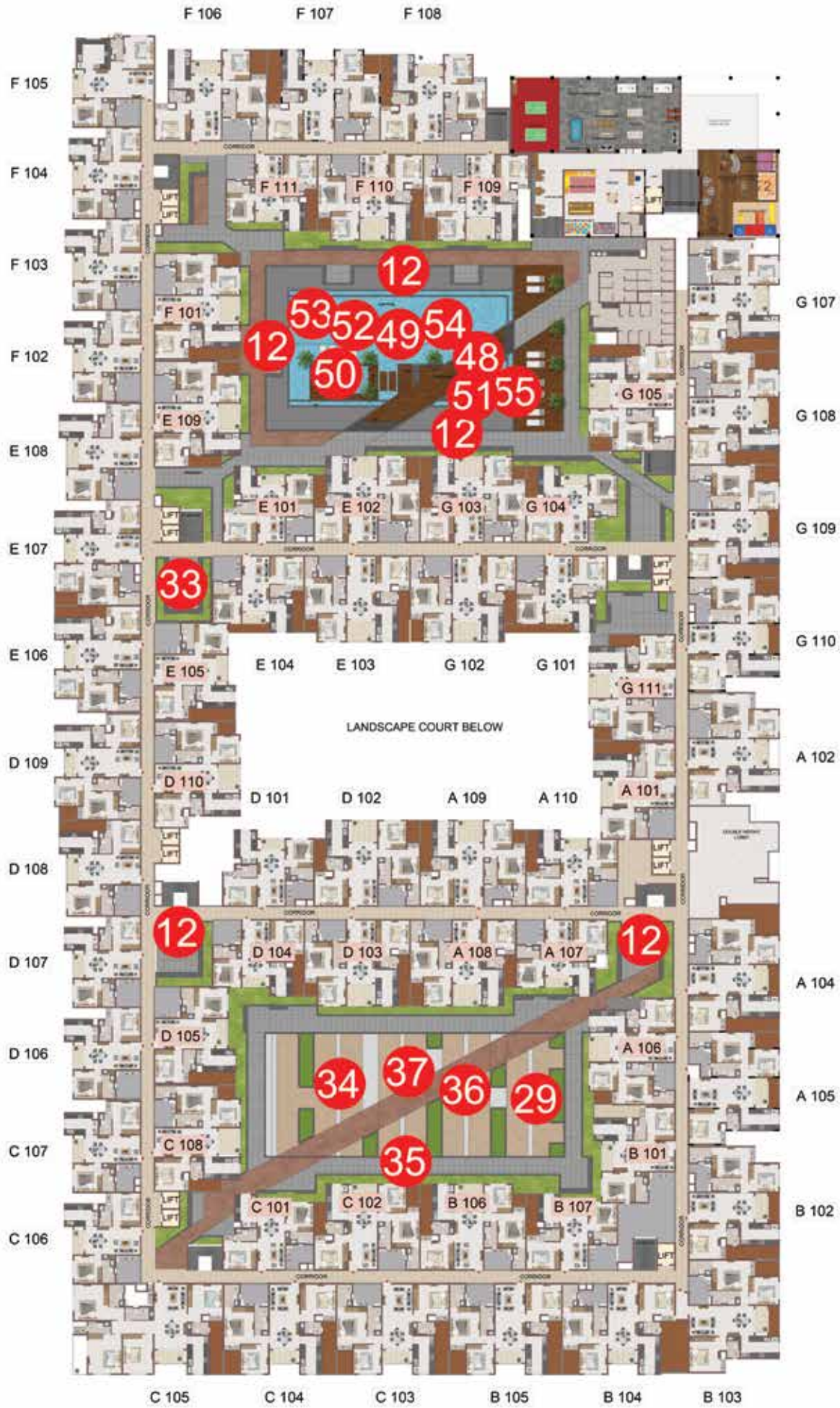
FIRST FLOOR PLAN

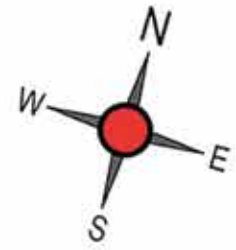
BLOCK - 4



2nd to 5th
TYPICAL FLOOR PLAN

BLOCK - 5



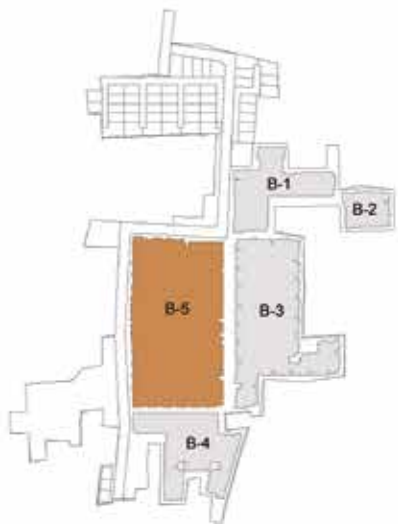


FEATURES
12.SEATING NOOKS ALONG PATHWAYS

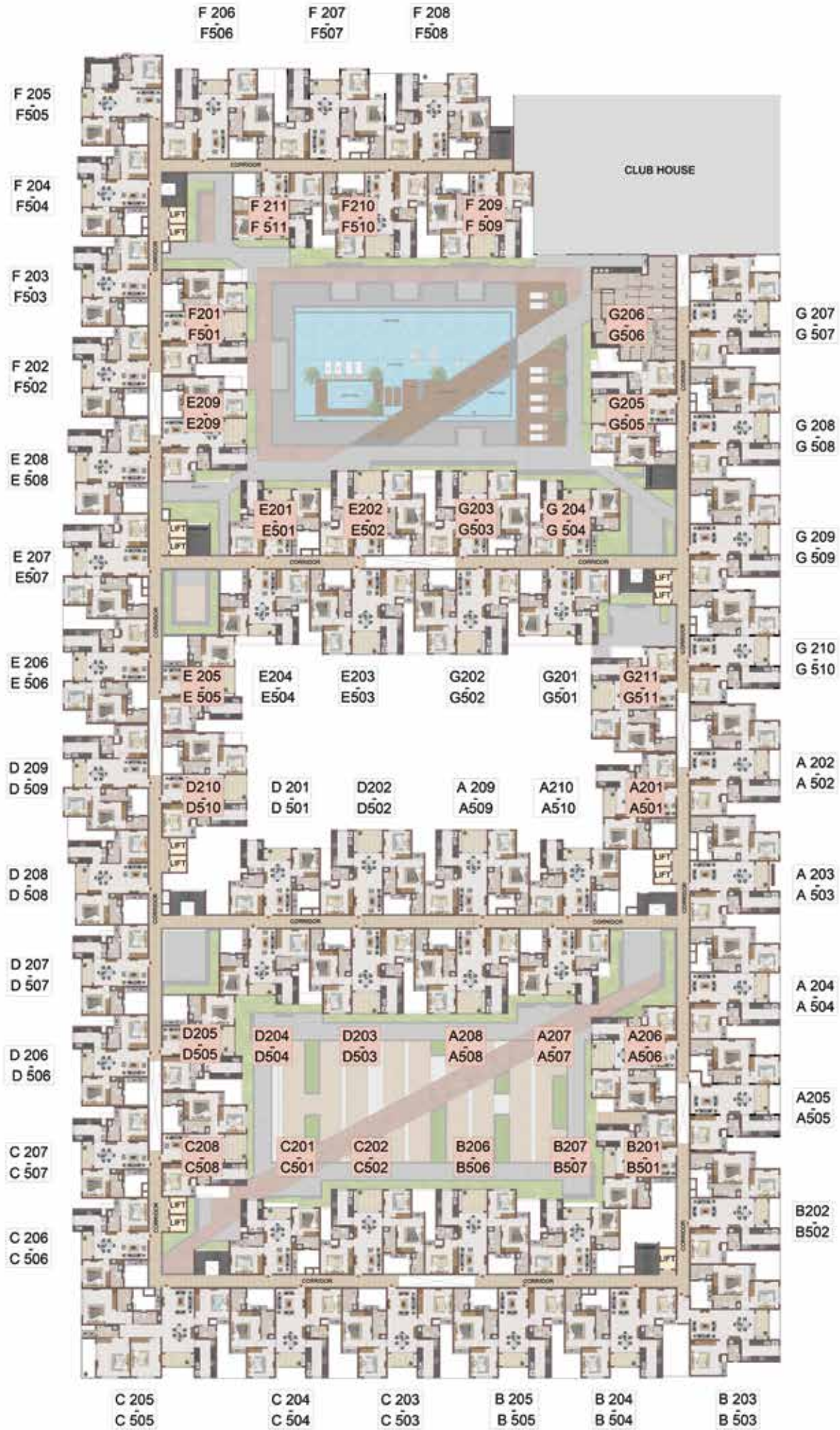
KIDS
29.HAMSTER WHEEL
33.SAND PIT WITH SAND DIGGER
34.SWING FOR PARENT & KID
35.INGROUND TRAMPOLINE
36.LABYRINTH BALL GAME
37.BINARY CODE PLAY AREA

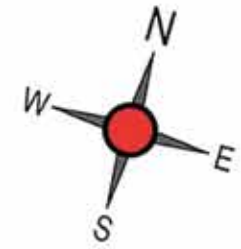
SWIMMING POOL
48.POOL DECK WITH LOUNGERS
49.ADULT'S POOL
50.SPA POOL
51.KIDS POOL
52.SHALLOW POOL WITH RECLINERS
53.HYDROTHERAPY BED
54.POOL ZIPLINES
55.WATER GUN IN POOL

FIRST FLOOR PLAN

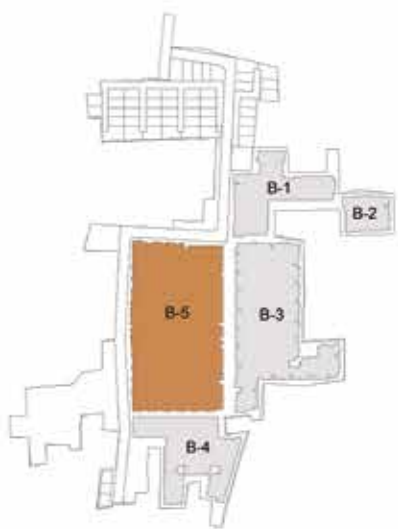


BLOCK - 5



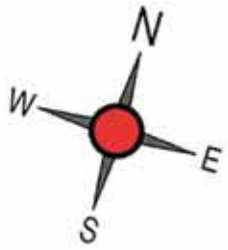


(2nd to 5th)
TYPICAL FLOOR PLAN



UNIT PLANS

2BHK+2T



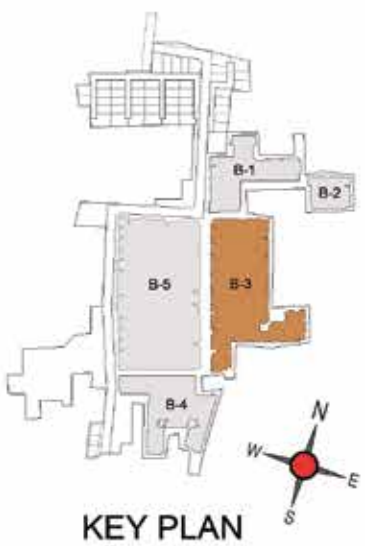


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	F102 - F502	2BHK+2T	900	53	953	1332	-



BLOCK - 03



KEY PLAN

2BHK+2T

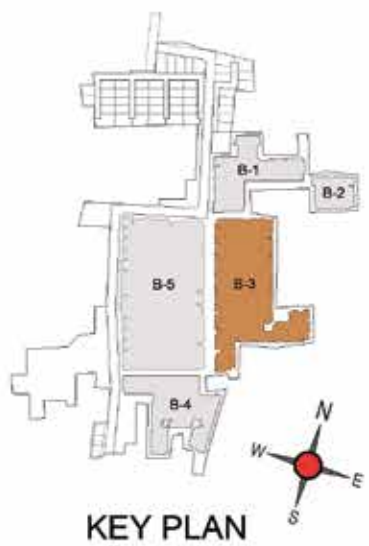


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	G103 - G503	2BHK+2T	932	53	985	1368	-

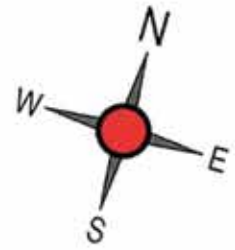


BLOCK - 03



KEY PLAN

2BHK+2T



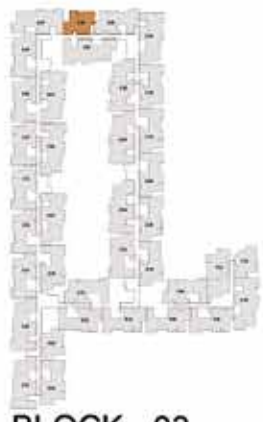


FIRST FLOOR

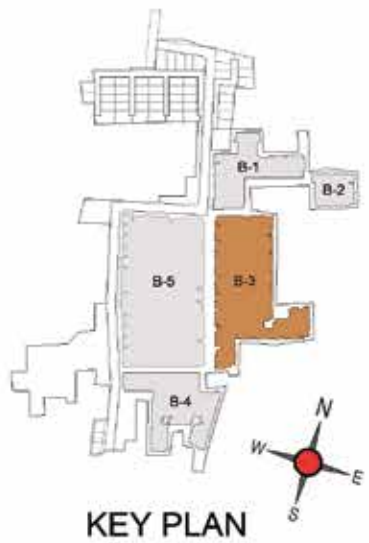


TYPICAL FLOOR 2ND TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	C102	2BHK+2T	932	53	985	1377	111
BLOCK - 03	C202 - C502	2BHK+2T	932	53	985	1377	-

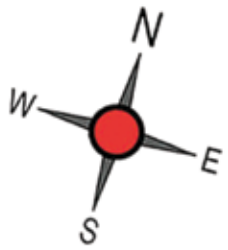


BLOCK - 03



KEY PLAN

2BHK+2T



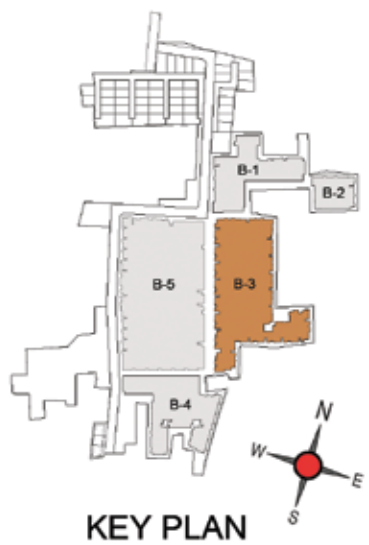


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	F101 - F501	2BHK+2T	932	53	985	1379	-

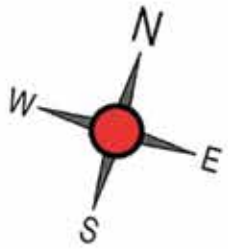


BLOCK - 03



KEY PLAN

3BHK+3T



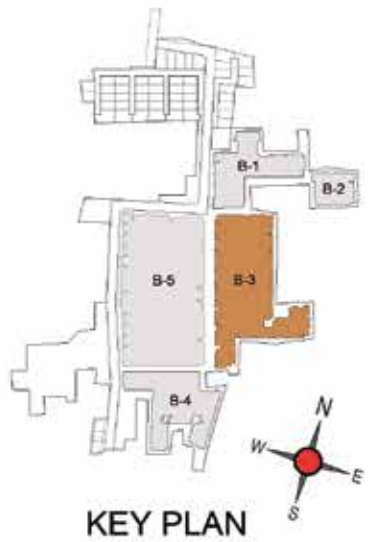


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	G102 - G502	3BHK+3T	1304	53	1357	1903	-

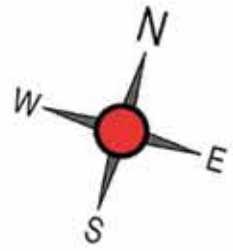


BLOCK - 03



KEY PLAN

3BHK+3T



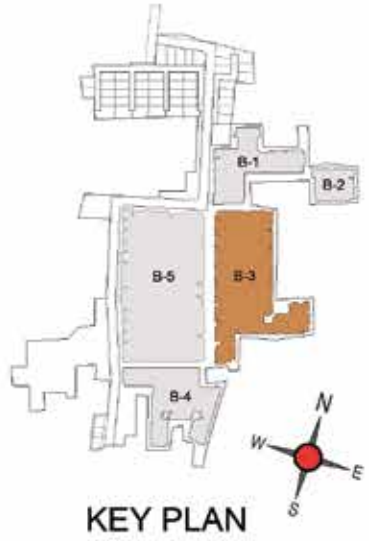


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	F105 - F505	3BHK+3T	1283	96	1379	1913	-



BLOCK - 03



KEY PLAN

3BHK+3T

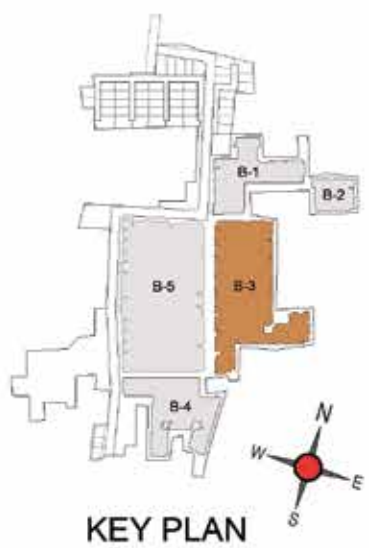


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	E102 - E502	3BHK+3T	1304	53	1357	1914	-



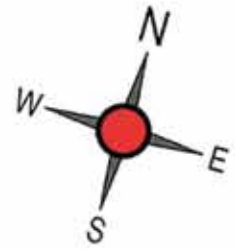
BLOCK - 03



KEY PLAN

3BHK+3T



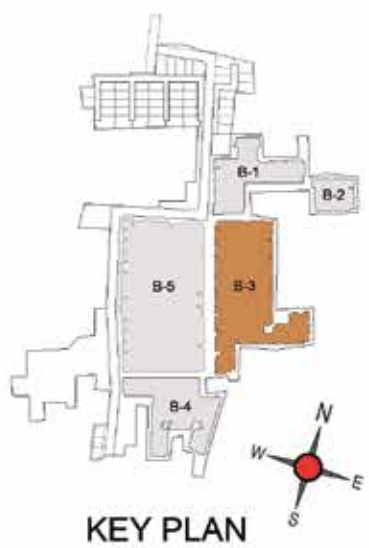


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	D104 - D504	3BHK+3T	1291	89	1380	1933	-



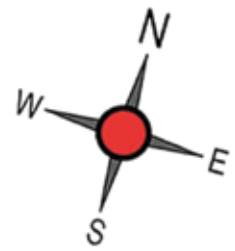
BLOCK - 03



KEY PLAN

3BHK+3T





TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	D102 - D502	3BHK+3T	1309	96	1405	1956	-
BLOCK - 03	D103 - D503	3BHK+3T	1309	96	1405	1956	-
BLOCK - 03	G108 - G508	3BHK+3T	1309	96	1405	1972	-

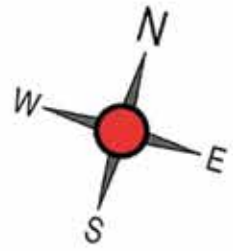


BLOCK - 03



KEY PLAN

3BHK+3T



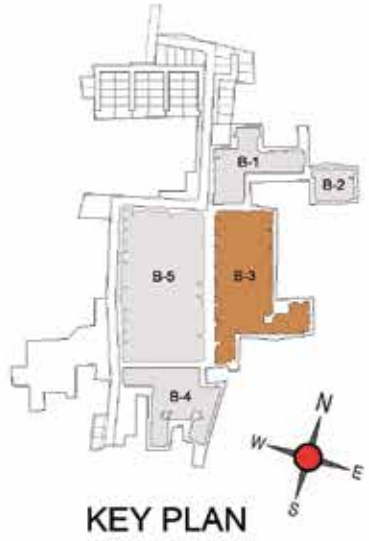


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	F104 - F504	3BHK+3T	1309	96	1405	1961	-
BLOCK - 03	E103 - E503	3BHK+3T	1309	96	1405	1956	-

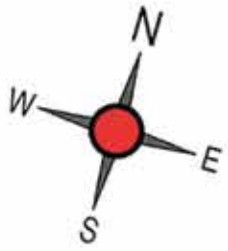


BLOCK - 03



KEY PLAN

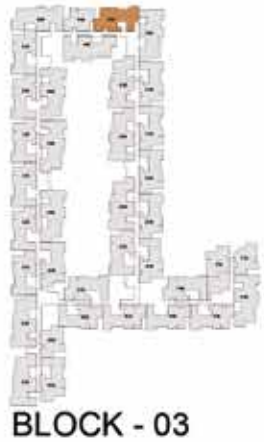
3BHK+3T



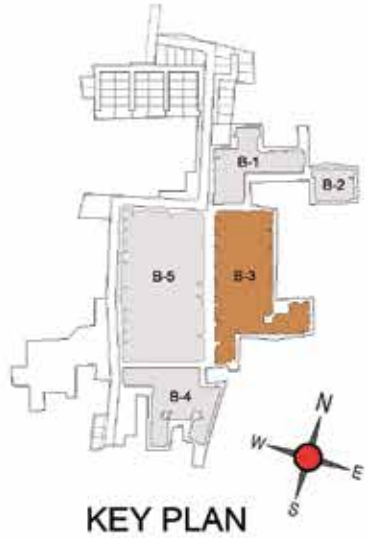


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	C103 - C503	3BHK+3T	1309	96	1405	1965	-



BLOCK - 03



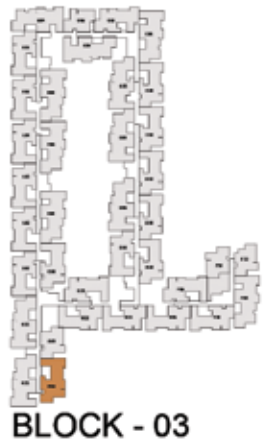
KEY PLAN

3BHK+3T

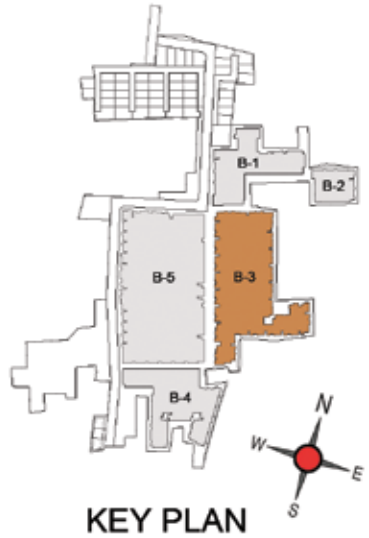


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	G104 - G504	3BHK+3T	1309	96	1405	1965	-



BLOCK - 03



KEY PLAN

3BHK+3T



FIRST FLOOR

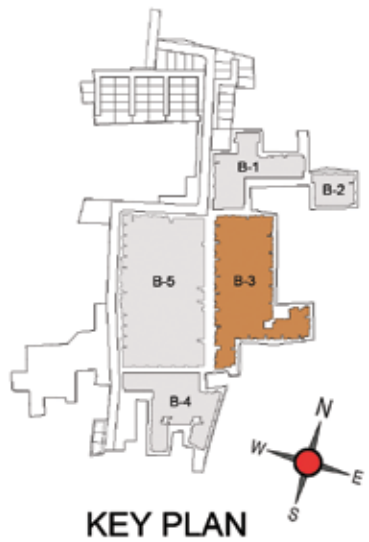


TYPICAL FLOOR 2ND TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	A102	3BHK+3T	1309	96	1405	1970	-
BLOCK - 03	A202 - A502	3BHK+3T	1309	96	1405	1963	-
BLOCK - 03	A203 - A503	3BHK+3T	1309	96	1405	1956	-
BLOCK - 03	A104	3BHK+3T	1309	96	1405	1963	-
BLOCK - 03	A204 - A504	3BHK+3T	1309	96	1405	1956	-
BLOCK - 03	B102 - B502	3BHK+3T	1309	96	1405	1956	-
BLOCK - 03	B103 - B503	3BHK+3T	1309	96	1405	1962	-
BLOCK - 03	E101	3BHK+3T	1309	96	1405	1972	102
BLOCK - 03	E201 - E501	3BHK+3T	1309	96	1405	1972	-
BLOCK - 03	G107 - G507	3BHK+3T	1309	96	1405	1966	-



BLOCK - 03



KEY PLAN

3BHK+3T

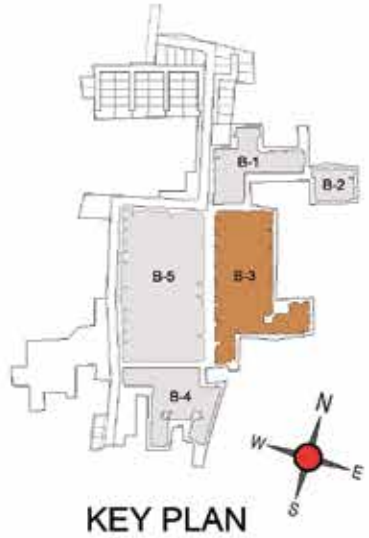


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	F106 - F506	3BHK+3T	1309	96	1405	1971	-
BLOCK - 03	G101 - G501	3BHK+3T	1309	96	1405	1972	-



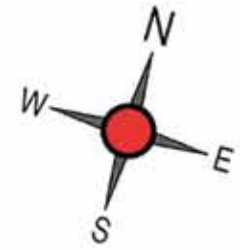
BLOCK - 03



KEY PLAN

3BHK+3T



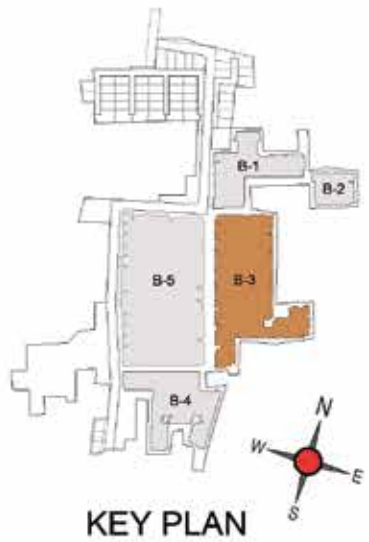


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	C105 - C505	3BHK+3T	1329	96	1425	1989	-



BLOCK - 03



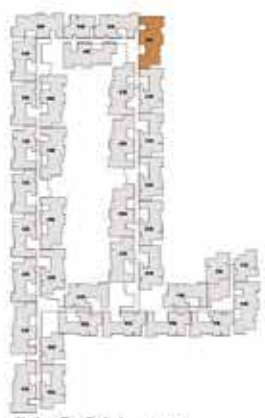
KEY PLAN

4BHK+4T

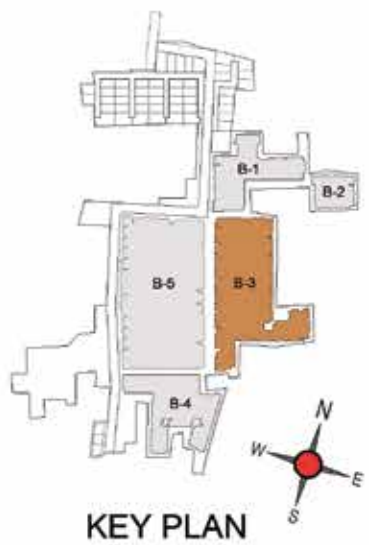


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	C104 - C504	4BHK+4T	1580	120	1700	2344	-



BLOCK - 03



KEY PLAN

4BHK+4T



FIRST FLOOR

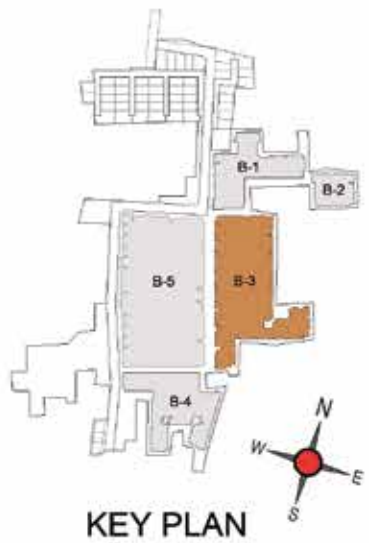


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	D101	4BHK+4T	1580	120	1700	2348	80
BLOCK - 03	D201 - D501	4BHK+4T	1580	120	1700	2348	-



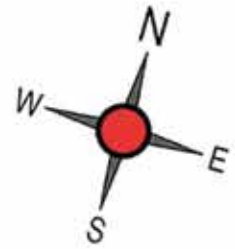
BLOCK - 03



KEY PLAN

4BHK+4T



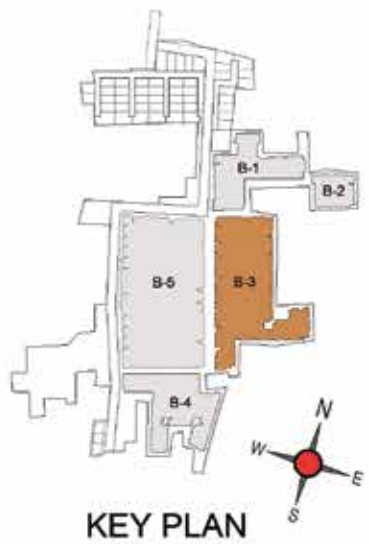


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	F103 - F503	4BHK+4T	1580	120	1700	2349	-



BLOCK - 03



KEY PLAN

4BHK+4T



FIRST FLOOR

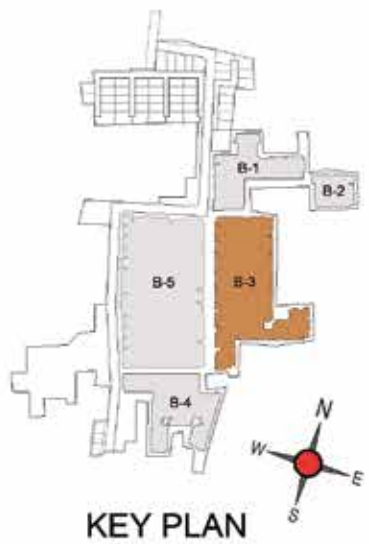


TYPICAL FLOOR 2ND TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	B101	4BHK+4T	1580	120	1700	2352	80
BLOCK - 03	B201 - B501	4BHK+4T	1580	120	1700	2352	-

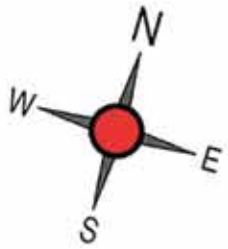


BLOCK - 03



KEY PLAN

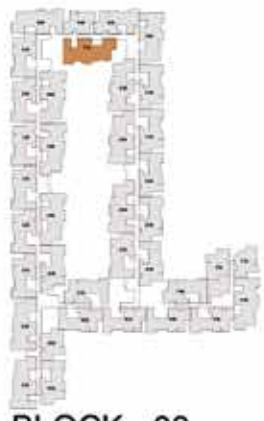
4BHK+4T



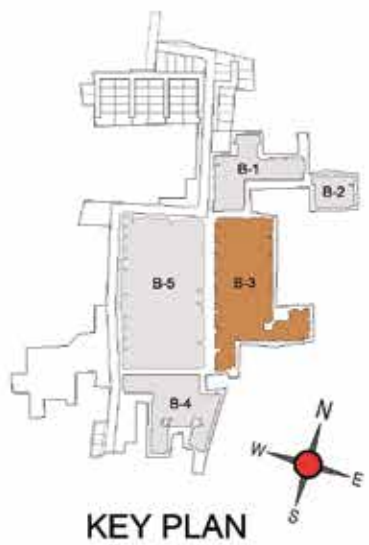


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	C101 - C501	4BHK+4T	1580	120	1700	2354	-



BLOCK - 03

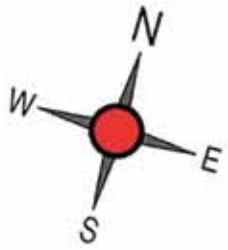


KEY PLAN

4BHK+4T







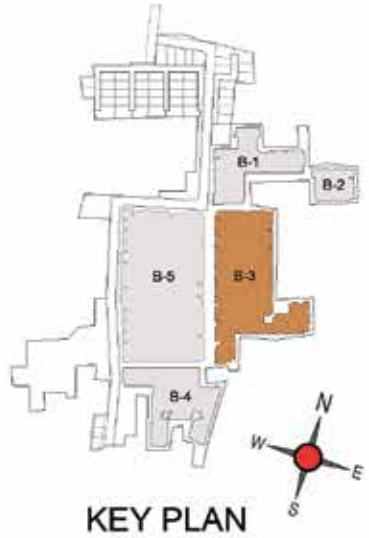
FIRST FLOOR

TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	D105	4BHK+4T	1580	120	1700	2354	89
BLOCK - 03	D205 - D505	4BHK+4T	1580	120	1700	2354	-
BLOCK - 03	G106 - G506	4BHK+4T	1580	120	1700	2348	-



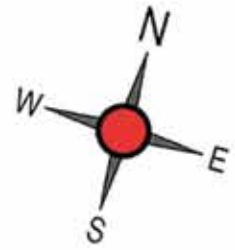
BLOCK - 03



KEY PLAN

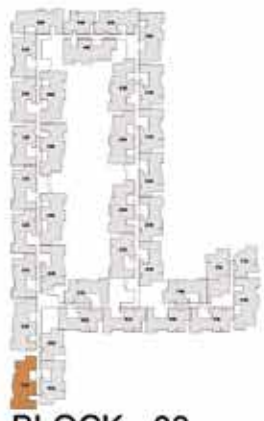
4BHK+4T



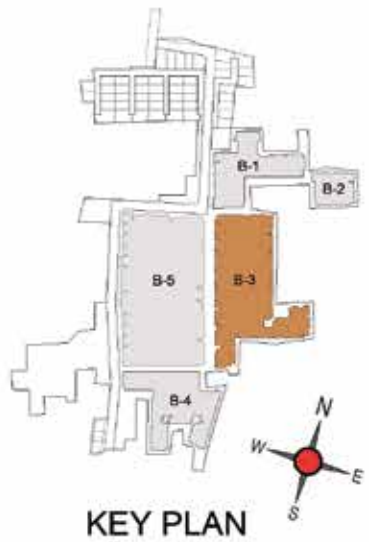


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	G105 - G505	4BHK+4T	1580	120	1700	2354	-



BLOCK - 03



KEY PLAN

4BHK+4T



FIRST FLOOR

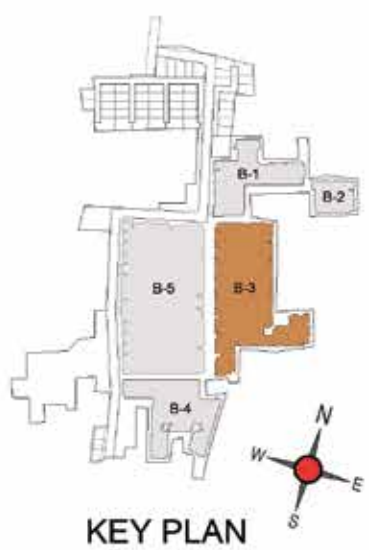


TYPICAL FLOOR 2ND TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	A101	4BHK+4T	1580	120	1700	2354	92
BLOCK - 03	A201 - A501	4BHK+4T	1580	120	1700	2354	-
BLOCK - 03	A105	4BHK+4T	1580	120	1700	2348	89
BLOCK - 03	A205 - A505	4BHK+4T	1580	120	1700	2348	-



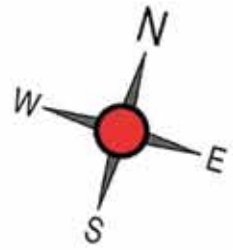
BLOCK - 03



KEY PLAN

4BHK+4T



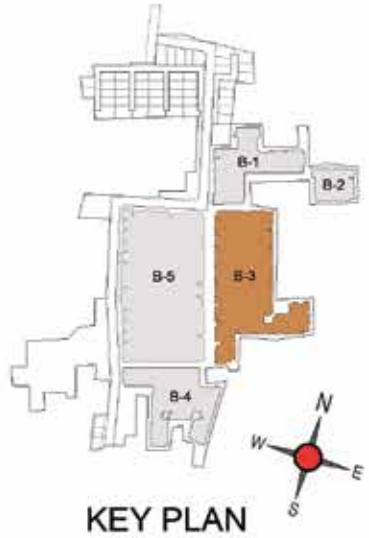


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	C106 - C506	4BHK+4T	1579	120	1699	2355	-



BLOCK - 03



KEY PLAN

4BHK+4T

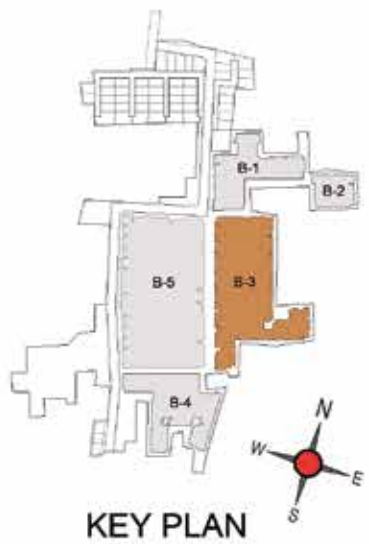


TYPICAL FLOOR 1ST TO 5TH

Block No.	Unit No.	Unit type	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
BLOCK - 03	B104 - B504	4BHK+4T	1580	120	1700	2361	-



BLOCK - 03



KEY PLAN

CLUBHOUSE PLAN

CLUBHOUSE



GROUND FLOOR PLAN

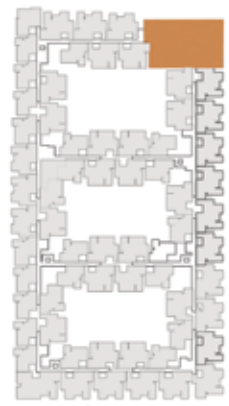
CLUB HOUSE AMENITIES

ENTERTAINMENT & CONVIENCE

56.MULTI PURPOSE HALL

FEATURES & FACILITIES

101.DOUBLE HEIGHT ENTRANCE LOBBY
103.CONVENIENCE STORE
104.CLINIC
105.FMS ROOM
106.ASSOCIATION ROOM
107.LAUNDRY
108.DORMITORIES

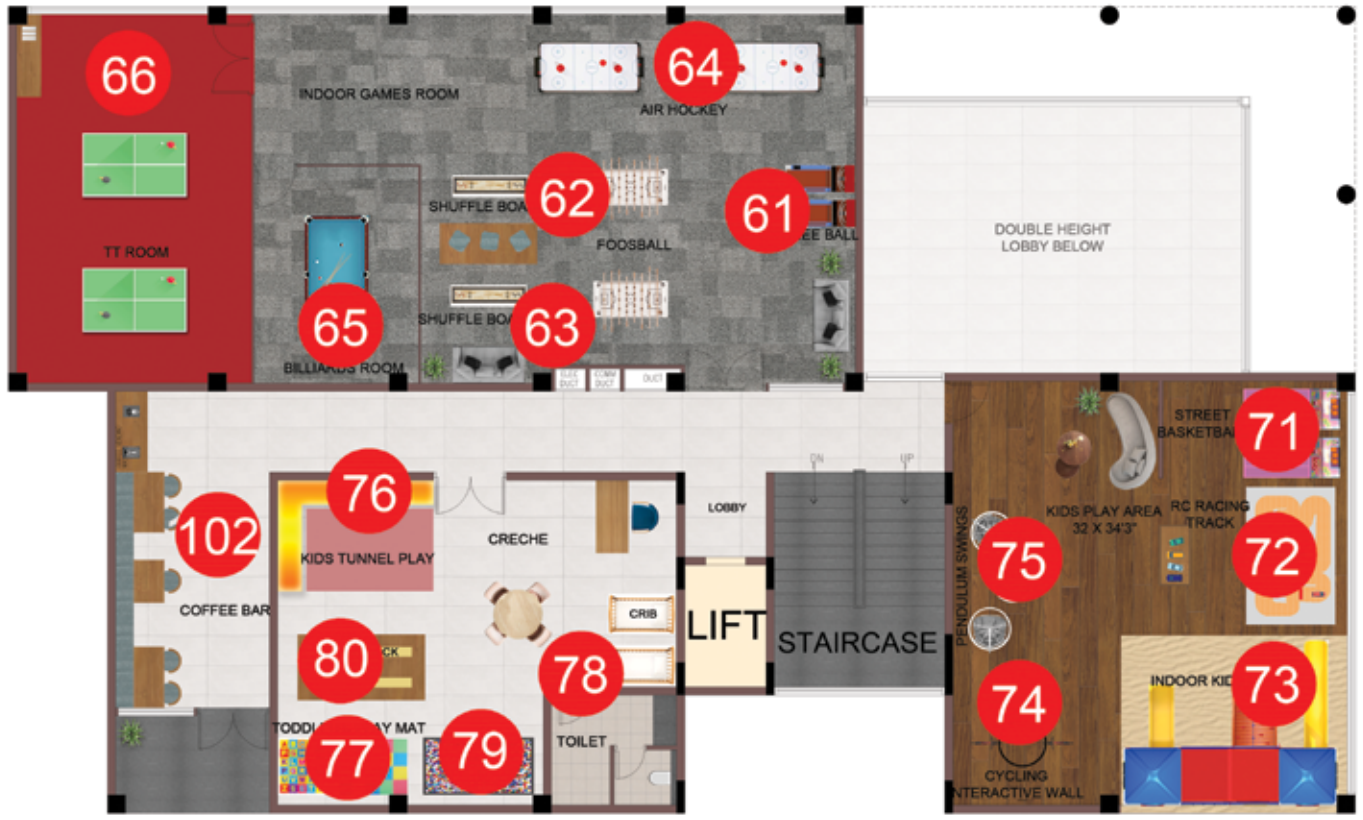


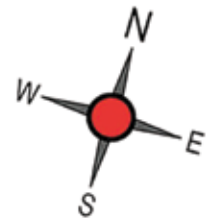
BLOCK-5



KEY PLAN

CLUBHOUSE





FIRST FLOOR PLAN

CLUB HOUSE AMENITIES

INDOOR GAMES ROOM

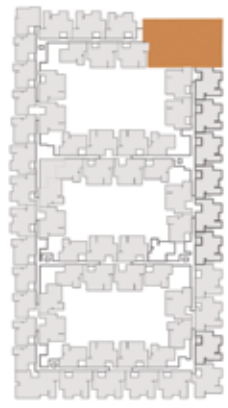
61.SKEE BALL
62.FOOS BALL
63.SHUFFLE BOARD
64.AIR HOCKEY
65.BILLIARDS ROOM
66.TT ROOM

KIDS PLAY AREA & CRECHE

71.STREET BASKETBALL
72.REMOTE CONTROL RACING TRACK
73.INDOOR KIDS PARK
74.CYCLING INTERACTIVE WALL
75.PENDULUM SWING
76.KIDS TUNNEL PLAY
77.TODDLER'S PLAY MAT
78.CRIBS
79.BALL PIT
80.DIY TOY TRACK

FEATURES & FACILITIES

102.COFFEE BAR



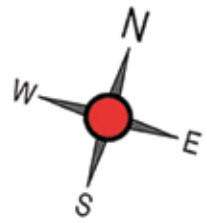
BLOCK-5



KEY PLAN

CLUBHOUSE





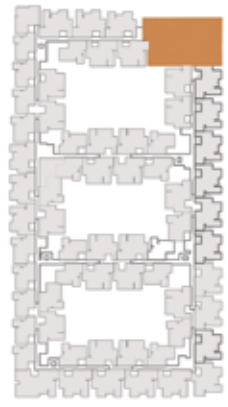
SECOND FLOOR PLAN

CLUBHOUSE AMENITIES

INDOOR GAMES ROOM
67.VIDEO GAMES LOUNGE
68.MONOPOLY TABLE
69.SUB SOCCER TABLE
70.WALL SCRABBLE BOARD

FITNESS
81.GYM - CROSS FIT AREA
82.HANGING ROPES AND ROCK CLIMBING
83.GYM FLEXBIKE
84.SPECIALLY ABLED GYM
85.INTERACTIVE GYM
86.BUNGEE ROPES WORKOUT
87.YOGA & AEROBICS ROOM
88.BCM MASSAGERS

SALON & SPA
97.HAIR STYLING STATIONS 98.PEDICURE & MANICURE STATIONS
99.SAUNA
100.JACUZZI



BLOCK-5



KEY PLAN

CLUBHOUSE



THIRD FLOOR PLAN

CLUB HOUSE AMENITIES

ENTERTAINMENT & CONVIENCE

58.LEARNING CENTER

INDOOR SPORTS

89.BADMINTON COURT

90.SQUASH COURT

GAMING ARCADE

91.HIT MOUSE

92.DARTS MACHINE

93.ULTIMATE PUNCH

94.NEED FOR SPEED

95.VR EGG SIMULATOR

96.ALIEN GUN SHOOTING



BLOCK-5



KEY PLAN

CLUBHOUSE



FOURTH FLOOR PLAN

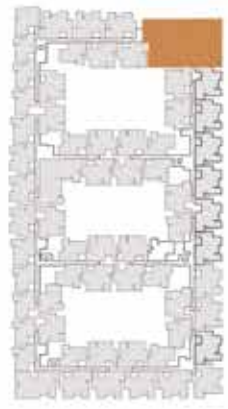
CLUB HOUSE AMENITIES

ENTERTAINMENT & CONVIENCE

57.MINI THEATRE

59.BUSINESS CENTRE

60.CO-WORKING SPACE



BLOCK-5



KEY PLAN

SPECIFICATIONS (PINNACLE UNITS)

1. STRUCTURE

Structural System	:	RCC Framed structure designed for seismic compliant (Zone - 3)
Masonry	:	200mm for external walls & 100mm for internal walls
Floor- Floor height (incl. slab)	:	Will be maintained at 2990mm
ATT	:	Anti–termite treatment will be done

2. WALL FINISH

Internal walls	:	Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
Ceiling	:	Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion
Exterior walls	:	Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect's design
Bathroom 1	:	Glazed/Matte ceramic wall tiles in combination of size 600x1200mm and 600x600mm for a height of 2250mm & above the false ceiling will be finished with a coat of primer
Other Bathrooms	:	Glazed/Matte ceramic wall tile of size 300x600mm for a height of 2250mm & above the false ceiling will be finished with a coat of primer
Kitchen	:	Glazed/Matte ceramic wall tile of size 600x600mm for a height of 600mm above the countertop finished level
Toilet ceiling	:	Grid type false ceiling

3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining, Bedrooms & kitchen	:	Vitrified tiles of size 600x1200mm
Bathroom	:	Anti-skid ceramic tiles of size 600x600mm
Balcony	:	Anti-skid ceramic tiles of size 600x600mm
Private Open Terrace (if applicable)	:	Pressed Tiles finish

4. KITCHEN & DINING

Kitchen	:	The platform will be finished with a granite slab at a height of 850mm from the finished floor level
Electrical point	:	For chimney, HOB & water purifier
CP fitting	:	Roca/ American Standard or equivalent
Sink	:	Double bowl SS sink with drain board and pull out sink faucet will be provided
Dining wash basin	:	Counter mounted wash basin wherever applicable

5. BALCONY

Handrail	:	MS handrail as per architect's design

6. BATHROOMS

Sanitary fixture	:	Roca OR equivalent
CP fittings	:	Roca OR equivalent
Attached Bathrooms	:	Wall-mounted WC with cistern, Health faucet, Single lever diverter, rain shower with hand shower & counter mounted wash basin
	:	Spa jets and glass partition in one of the bathrooms
Common Bathrooms	:	Wall-mounted WC with cistern, Health faucet, Single lever diverter, Overhead shower with a counter mounted wash basin

7. JOINERY

Main door	:	Wide and fancy main door of size 1200x2100mm with veneer finish , architrave and a side panel.
	:	Ironmongeries like Digital lock system of Yale OR equivalent lock, tower bolts, door viewer, safety latch & Magnetic catcher.
Bedroom doors	:	Good quality of double side laminated door of size 900 X 2100mm.
	:	Ironmongeries like Yale OR equivalent lock with door handle, tower bolt, Magnetic catcher.

Bathroom doors	:	Good quality of double side laminated door of size 750x2100mm
	:	Ironmongeries like one side coin & thumb turn lock of Yale OR equivalent with door handle, without key, tower bolt and door bush
Terrace doors	:	Good quality FRP door of size 900x2100mm with paint finish
	:	Ironmongeries like thumb turn lock of Yale OR equivalent without key, door closure and tower bolt

8. WINDOWS

Windows	:	Aluminum windows with sliding shutter with see-through plain glass and MS grill on the inner side (wherever applicable)
French doors	:	Aluminum frame and doors with toughened glass without grill
Ventilators	:	Aluminum frame of fixed louvered / open-able shutter for ODU access (wherever applicable)

9. 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 or equivalent will be provided
Wires	:	Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Polycab or equivalent will be provided
Mobile charging dock	:	Mobile charging dock provided in living room and master bedroom.
Video doorbell	:	Provided in the entrance - Main door
HOB point	:	Point provided in the kitchen
5 Amp socket (outdoor)	:	Point provided in the balcony in recommended location.
TV	:	Point in Living & any one bedroom and provision in other bedrooms
Telephone	:	Point in Living & any one bedroom
Data	:	Point in Living & any one bedroom
Split- air conditioner	:	Points will be given in the living / Dining and all bedrooms
Exhaust fan	:	Point will be given in all bathrooms
Geyser	:	Geyser points will be provided in all bathrooms
Back-up	:	Pinnacle: 2BHK-600W, 3BHK & amp; 4BHK- 750W

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES

1.	Lift	:	Elevators of 10 passenger automatic lift will be provided
2.	Backup	:	100% power backup for common amenities such as clubhouse, lifts, WTP, STP & selective common area lighting
3.	Name board	:	The apartment owner's name will be provided on the stilt floor
4.	Lift fascia	:	Granite cladding on all levels
5.	Lobby	:	Granite flooring @ ground level & tile flooring @ other levels
6.	Corridor	:	Tile flooring at all levels
7.	Staircase floor	:	Granite flooring at all levels
8.	Staircase handrail	:	MS handrail with enamel paint finish on all floors
9.	Terrace floor	:	Pressed tile flooring

OUTDOOR FEATURES

1.	Water storage	:	Centralised UG sump with WTP (Min. requirement as per water test report)
2.	Rainwater harvesting	:	Rainwater harvesting at site
3.	STP	:	Centralised 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 facilitated with My Gate App
7.	Compound wall	:	Site perimeter fenced by compound wall with entry gates for a height of 1800mm 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 flooring with demarcated driveway as per landscape design intent

LOCATION MAP



LOCATION HIGHLIGHTS

- There is bus connectivity to all parts of Chennai
- It is right next to Velachery Tambaram Main Road (fastest route)
- Proximity to few well known Colleges, Companies
- Reputed Retail chains like Reliance Trends, Jeyachandran and Chennai Silks are close by

Distance from Railway Station & Bus Stand

Pallikaranai Bus Stand	9 mins
Kamakshi Hospital Bus Stand	15 Mins
Balaji Dental College Bus Stand	15 mins
Velachery Railway Station	20 mins
Perungudi Raiway Station	25 mins
Taramani Raiway Station	25 mins
Adambakkam Railway Station	20 mins

Distance From Nearest Hospital

Kamakshi Memorial Hospital	15 mins
Apollo Hospital	22 mins
Global Hospital	18 mins
V cure Hospital	7 mins

Distance from Nearest Educational Institutions (Schools & Colleges)

Sree Balaji Dental College	15 mins
Jerusalem Engineering College	12 mins
ASAN Memorial College of Arts and Science	6 mins
National Institute of Ocean Technology	15 mins
Infant Jesus Higher Secondry School	6 mins
St. John's Public School	10 mins
Orchids The International School	25 mins
The Indian Public School	24 mins

Distance From IT Parks

Elcot IT park	20 mins

PAYMENT SCHEDULE

Booking advance	5.0%
Agreement signing	45.0%
Commencement of foundation	10.0%
Commencement of stilt floor roof	7.5%
Commencement of 1st floor roof	7.5%
Commencement of 3rd floor roof	7.5%
Commencement of 5th floor roof	7.5%
Completion of flooring of respective unit	5.0%
Handing over	5.0%
Total	100%

AWARD



AWARDS

14th Realty+ Excellence Awards 2022, South Fastest Growing Realty Brand of the Year

14th Realty+ Excellence Awards 2022, South CASAGRAND HAZEN Mid-Segment Project of the Year

Best Lifestyle Developer 2022 Asia Property Awards

Most Trusted Builder in South India - News18 Tamil Nadu 2022

Pride of India Brands- The Best of South Awards 2022 Exchange4media

Best Brands 2021 The Economic Times

Residential Project - High-end (Completed: Metro)-2022 CASAGRAND AMETHYST The Economic Times Real Estate Awards -South

Best Brands 2021 The Economic Times

Best Mid-segment Project of the Year 2021 CASAGRAND BOULEVARD - 13th Estate Awards Franchise India and REMAX India

Most Popular Project of the Year 2021 CASAGRAND BOULEVARD - Realty Conclave Excellence Awards 2021, South

Mid-Segment Project of the Year 2021 CASAGRAND ORLENA - Realty Conclave Excellence Awards 2021, South

Best Real Estate Company of Tamil Nadu Times Business Awards 2020 -The Times of India

Luxury Villa Project of the Year 2019 CASAGRAND ESMERALDA 11th Estate Annual Awards, powered by Franchise India

Most Admired Upcoming Project of the Year 2019 CASAGRAND ROYALE ET Now

Best Project in Non-Metro - 2019 CASAGRAND ETERNIA II ET Now

Innovative Project of the Year 2019 CASAGRAND ZENITH ET Now







RERA: TN/29/Building/0531/2022 | www.rera.tn.gov.in

CASAGRAND
building aspirations

CORPORATE OFFICE:
NPL Devi, New No. 111, Old No. 59,
LB Road, Thiruvanmiyur,
Chennai - 600 041.
Ph: +91-44 4411 1111
Mob: 8939977577
Fax: +91-44 4315 0512

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

BENGALURU OFFICE:
Salma Bizhouse, 34/1, 4th Floor,
Manee Avenue Road,
Opp. Lakeside Hospital,
Ulsoor Lake, Bengaluru - 560 042.
Ph: +91-80 4666 8666

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

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