CASAGRAND
FRENCH TOWN



20 YEARS
OF EXCELLENCE

CASAGRAND
building aspirations

SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

CHENNAI | BENGALURU | COIMBATORE | HYDERABAD

20

Years of excellence

40,000+

Happy customers

140+

Superior projects

38

Million sft. of living spaces

SAGRAND

CASAGRAND
FRENCH TOWN



LOCATION ADVANTAGES

NEARBY AREAS

• Medavakkam	5 min
• Siruseri SIPCOT	10 min
• Tambaram Railway Station	15 min
• GST Road	15 min
• Sholinganallur	15 min
• Velachery - Phoenix Mall	20 min
• ECR	20 min
• Chennai International Airport	35 min

SCHOOLS

• Horizon International Academy	700 Mts
• Narayana E Techno School	5 Kms
• Vels Global School	5 Kms
• Maharishi Vidya Mandir, Ponmar	5.5 Kms
• Zion Matriculation	7.5 Kms
• DAV Public School	9.4 Kms

HOSPITALS

• Sri Meenachi Hospital	5 Kms
• VITC Health Care	7.5 Kms
• Global Hospital & health City	7.8 Kms
• Tagore Hospitals	9 Kms
• Dr Kamachi Multi Speciality Hospital	10 Kms
• Hindu Mission Hospital	12 Kms

PROPOSED METRO STATION

• Medavakkam Metro station	5 Kms
• ELCOT	8 Kms
• Perumbakkam	8 Kms

COLLEGES

• VIT University	7.5 Kms
• Sri Balaji Dental College	9 Kms
• Tagore Engineering & Dental College	9 Kms
• MCC	11 Kms
• Vels University	14 Kms
• Bharath University	15 Kms

MALLS

• Marina Mall	10 Kms
• BSR Mall	13 Kms
• Grand Square mall	14 Kms
• Phoenix Mall	16 Kms

CASAGRAND
FRENCH TOWN

Medavakkam - Mambakkam Main Rd.

UPCOMING
SIRUSERI
METRO STATION

SIRUSERI
SIPCOT

MARINA
MALL

ELCOT
SEZ

HORIZON
INTERNATIONAL
ACADEMY

MADRAS CHRISTIAN
COLLEGE

Towards Vandalur

UPCOMING
NAVALUR
METRO STATION

SATHYABAMA
INSTITUTE

UPCOMING
PERUMBAKKAM
METRO STATION

MEDAVAKKAM

Camp Rd.

TAMBARAM

UPCOMING
SHOLINGANALLUR
METRO STATION

SHOLINGANALLUR

Towards ECR

NARAYANA
E-TECHNO
SCHOOL

KAUVERY
HOSPITAL

THORAIPAKKAM

ASAN MEMORIAL
COLLEGE

UPCOMING
THORAIPAKKAM
METRO STATION

CHENNAI ONE
IT SEZ

Towards Chrompet

Radial Rd.

PALLAVARAM

UPCOMING
PERUNGUDI
METRO STATION

BSR MALL

VELACHERY

GURU NANAK
COLLEGE

DR. KAMAKSHI
MULTISPECIALITY
HOSPITAL

PHOENIX
MARKETCITY

AIRPORT

TOWARDS
ADYAR

TOWARDS
GUINDY









LIVE THE FRENCH WAY

- Chennai's first French themed residential community.
- French style façade with lighting and exquisite landscape.
- A grand entry arch with an entry plaza enhanced by lighting and landscape pockets, along with a sculpture.
- A premium community that spans over 10.76 acres, with 78% of area dedicated to open spaces and landscape amenities.
- A 23,000 sft. clubhouse furnished with 5 star indoor & terrace amenities
- The community has a grand lush green belt of 6.8 acres out of which 1.8 acres is natural earth.
- Meticulously planned vehicle-free podium easing the accessibility and usage of the outdoor amenities.
- Building orientation ensures maximum wind flow and minimum heat gain for every apartment.

A WORLD OF AMENITIES

95+ outdoor and indoor recreational facilities are sprawled across the community enhancing the social environment and liveliness of the community. A unique kids' friendly amenities like kids jungle gym, cognitive play area, trampoline, rock climbing wall, & more which instil social interaction among the kids. A vast area of landscaping with trees in multiple pockets to provide shade, and seaters along with self-gardening within a community to indulge with nature. Amenities like reflexology pathway, meditation lawn and natural trail are planned for relaxation & rejuvenation. Party lawn, amphitheater, hangout plaza, gazebos and buffer planting to maintain privacy for residents. For fitness enthusiasts, there are amenities like outdoor gym, walking/jogging track, tennis court, basketball court, and much more. Well-planned circulation flow of stilt and basement level parking and driveways offer hassle-free bicycle & pedestrian tracks all around the community.



OUTDOOR AMENITIES

ENTERTAINMENT

- Arrival Plaza
- Waiting Lounge
- Sculpture Plaza
- Play Lawn
- Tree Court
- Maze Garden
- Butterfly Garden
- Senior Citizen Court
- Gallery Seating
- Quiet Nook
- Amphitheatre
- Party Lawn
- Hangout Plaza
- Water Feature With Bubblers
- Leisure Sit Out Corner
- Gazebo
- DIY Garden
- Pets Park
- Hammock Zone
- Birds Bath

KIDS ENTERTAINMENT

- Children's Play Area
- Kids Jungle Gym
- Cognitive Play Area
- Tot Lot
- Hobby Pavilion
- Sandpit
- Rock Climbing Wall
- Swing Plaza
- Trampoline
- Interactive Floor Games

SPORTS

- Skating Rink
- Basketball Court
- Tennis Court
- Mini Putt Putt
- Mini Soccer Court
- Outdoor Board Games

HEALTH & WELLNESS

- Reflexology Pathway
- Meditation Lawn
- Aroma Garden
- Outdoor Gym
- Musical Garden
- Nature Trail
- Sensory Play
- Jogging / Walking Track
- Bicycle Rack With Bicycles

FACILITIES

- Dormitory For Maids / Drivers
- Automated Car Number Plate Scanner
- Car Charge Bay

SWIMMING POOL AMENITIES

- Swimming Pool
- Kids Pool
- Poolside Loungers
- Shallow Seaters
- Cabana
- Water Arch
- Water Valley
- Splash Zone

TERRACE AMENITIES

- Infinity Walkway
- Terrace Hangout Corner
- Chitchat Plaza

INDOOR AMENITIES

ENTERTAINMENT

- Multipurpose Hall
- Home Theatre
- Guest Rooms

HEALTH & FITNESS

- Gym
- Floor Workout
- Crossfit Corner
- Digital Interactive Gym
- Yoga /Aerobics

KIDS FUN AND RECREATION

- Kids Play Area
- Ball Pit
- Adventure Wall Games
- Kids Mini Play

INDOOR PLAY AREA

- Squash Court
- Badminton Court
- Board Games
- Dart Wall
- Mini Golf
- Soccer Pool Table
- Game Arcade
- Video Games Room

BUSINESS CENTER

- Learning Center
- Conference Hall
- Library Nook

FACILITIES

- Creche
- Refreshment Corner
- Convenience Store
- Salon/Spa
- Steam
- Jacuzzi
- Laundry
- Association Room

TERRACE AMENITIES

- Rooftop Party Lawn
- Informal Seating
- Roof Top Meditation Lawn
- Bbq Corner
- Stargazing Deck
- Pergola Seaters

95+ AMENITIES



A LUXURIOUS ORGANIC SWIMMING POOL

- Casagrand French Town presents an exquisite organic-shaped swimming pool of 13,000 sft. surrounded by a tableau of poolside loungers that invite relaxation and indulgence.
- Plush sunbeds draped in sumptuous linens offer a comfortable respite, with features like kids pool, water arch, splash zone and much more, while umbrellas adorned with billowing fabrics provide a shady retreat from the midday heat.
- At dusk, the pool takes on a magical aura, illuminated by soft, ambient lighting that casts a warm glow across the water.

INDULGE IN THE FINEST CLUBHOUSE

- Boasting of all the top-notch amenities, Casagrand French Town has a fully equipped clubhouse with five star interiors.
- A grand double height club lobby with a waiting lounge facility. The clubhouse spaces are facilitated with a multipurpose hall, home theatre, guest rooms, gym, yoga, indoor kids play area, video games room, etc. Exclusive gym with top notch features like digital interactive gym, crossfit corner and much more to take your workout sessions to the next level. Salon & spa with a peaceful ambience to relax your evenings. Indoor kids play area, creche, and kids library for children's learning and entertainment.
- Adventure wall games, kids mini play area and ball pit which can be enjoyed by kids of varying age groups.
- Squash court, badminton court, soccer pool table, game arcade, & board games in indoor games area are provided for teens & young adults.

RESIDENT-FOCUSED FACILITIES SET THE STANDARD

- Controlled entry and exit in the community facilitated with CCTV surveillance at pivotal points ensuring 24x7 security.
- Dedicated car charging bay within the community makes it more convenient for residents to own and use electric vehicles.
- Laundry & convenience store facility is provided for the resident's convenience.

EFFICIENCY IN SPACE PLANNING

- The seamless expanse of living space is created by linear planning of living and dining of sizes 11 ft. x 23 ft. minimum.
- The design of 8 ft. tall windows and French doors are designed to provide 3 times more light, ventilation, and beautiful views than other homes. Homes with spacious planning have bigger bedrooms and toilets with a minimum size of 8 ft. x 5 ft.
- All units have dedicated utility space with washing machine provision. All homes are planned to either look outside or towards internal podiums making sure every bedroom and balcony enjoys good view and ventilation. All units have large windows for better light and ventilation.
- Planned ODU locations are designed to avoid any overlooking or hindrances to other apartments and well concealed to ensure no ACs are visible on the building facade.

SUPERIOR SPECIFICATIONS

- Designer main door of 8 ft. x 4 ft. with veneer finish and door number signage – a space to personalise your entrance.
- Digital door lock system with four independent unlocking features. Luxury vitrified flooring tiles measuring 600 x 1200 mm are provided in all units.
- All internal doors are 8 ft. to provide a sense of spaciousness and uniformity in interior design.
- 6-amp weatherproof socket provided in the balcony for your functional convenience.
- Premium range CP Sanitary for added luxury to all the units.
- Rain shower and a luxurious granite counter with counter-top wash basin provided in master bathrooms.
- Cloth drying hangers in the balconies for everyday convenience.

VAASTU COMPLIANT HOMES FOR A POSITIVE LIFESTYLE

- Conscious efforts have been taken during the design phase to have most of the units be Vaastu compliant.
- Most units have North or East facing entry doors.
- Most units have kitchens placed in Southeast and Northwest.
- All apartments have Southwest bedrooms.
- No units have bed headboards in the North.





SITE PLAN & FLOOR PLANS



SITE CUM GROUND FLOOR

Outdoor Amenities

Entertainment

1. Arrival plaza
2. Waiting lounge
3. Sculpture plaza
4. Play lawn
5. Tree court
6. Maze garden
7. Butterfly garden
8. Senior citizen court
9. Gallery seating
10. Quite nook
11. Amphitheater
12. Party lawn
13. Hangout plaza
14. Water feature with bubblers
15. Leisure sit out corner
16. Gazebo
17. DIY garden
18. Pets park
19. Hammock zone
20. Birds bath

Kids Entertainment

21. Children's play area
22. Kid's jungle gym
23. Cognitive play area
24. Tot lot
25. Hobby pavilion
26. Sandpit
27. Rock climbing wall
28. Swing plaza
29. Trampoline
30. Interactive floor games

Sports

31. Skating rink
32. Basketball court
33. Tennis court
34. Mini putt putt
35. Mini soccer court
36. Outdoor board games

Health & Wellness

37. Reflexology pathway
38. Meditation lawn

Health & Wellness

39. Aroma garden
40. Outdoor gym
41. Musical garden
42. Nature trail
43. Sensory play
44. Jogging / walking track
45. Bicycle rack with bicycles

Facilities

46. Dormitory for maids /drivers
47. Automated car number plate scanner
48. Car charge bay

Swimming Pool Amenities

49. Swimming pool
50. Kid's pool
51. Poolside Loungers
52. Shallow Seaters
53. Cabana
54. Water Arch
55. Water Valley
56. Splash zone

Terrace Amenities

57. Infinity walkway
58. Terrace hangout corner
59. Chitchat plaza

Indoor Amenities

Entertainment

60. Multipurpose hall
61. Home theatre
62. Guest rooms

Health & Fitness

63. Gym
64. Floor workout
65. Crossfit corner
66. Digital interactive gym
67. Yoga / Aerobics

Kids fun and Recreation

68. Kids play area
69. Ball pit
70. Adventures wall games

Kids fun and Recreation

71. Kids mini play

Indoor Play Area

72. Squash court
73. Badminton court
74. Board games
75. Dart wall
76. Mini golf
77. Soccer pool table
78. Game arcade
79. Video games room

Business Center

80. Learning center
81. Conference hall
82. Library nook

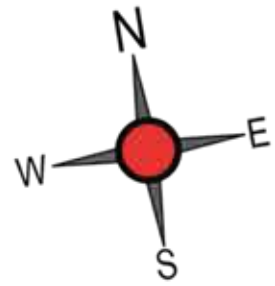
Facilities

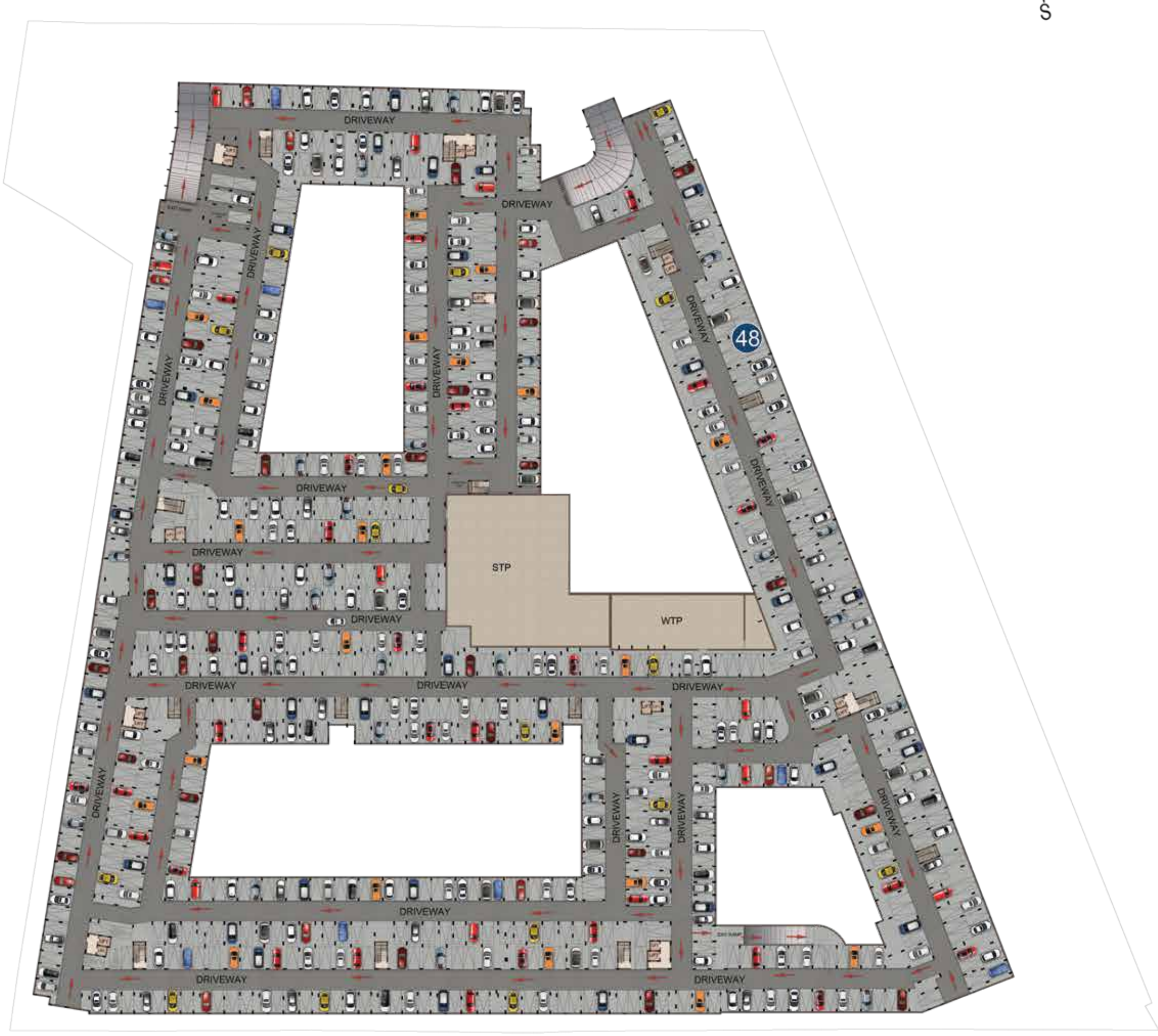
83. Creche
84. Refreshment corner
85. Convenience store
86. Salon / Spa
87. Steam
88. Jacuzzi
89. Laundry
90. Association room

Terrace Amenities

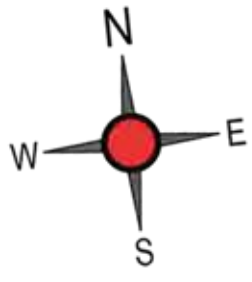
91. Roof top party lawn
92. Informal seating
93. Roof top meditation lawn
94. BBQ corner
95. Stargazing deck
96. Pergola seaters

BASEMENT FLOOR




DRIVEWAY
DRIVEWAY
DRIVEWAY

TOWER 2



D-G23 D-G24 C-G07 C-G08 C-G09 C-G10 C-G11 C-G12 C-G13 C-G14

D-G22 C-G15

D-G21 C-G16

D-G25 C-G06 C-G05 C-G04 C-G03 C-G02 C-G01 C-G29

D-G01 C-G28

D-G20 C-G17

D-G02 C-G27

D-G19 C-G18

D-G03 C-G26

D-G04 D-G05 D-G06 D-G07 D-G08 D-G09 C-G24 C-G25

D-G18 C-G19

D-G17

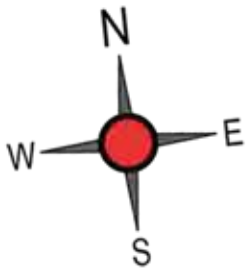
D-G16 D-G15 D-G14 D-G13 D-G12 D-G11 D-G10 C-G23 C-G22 C-G21 C-G20

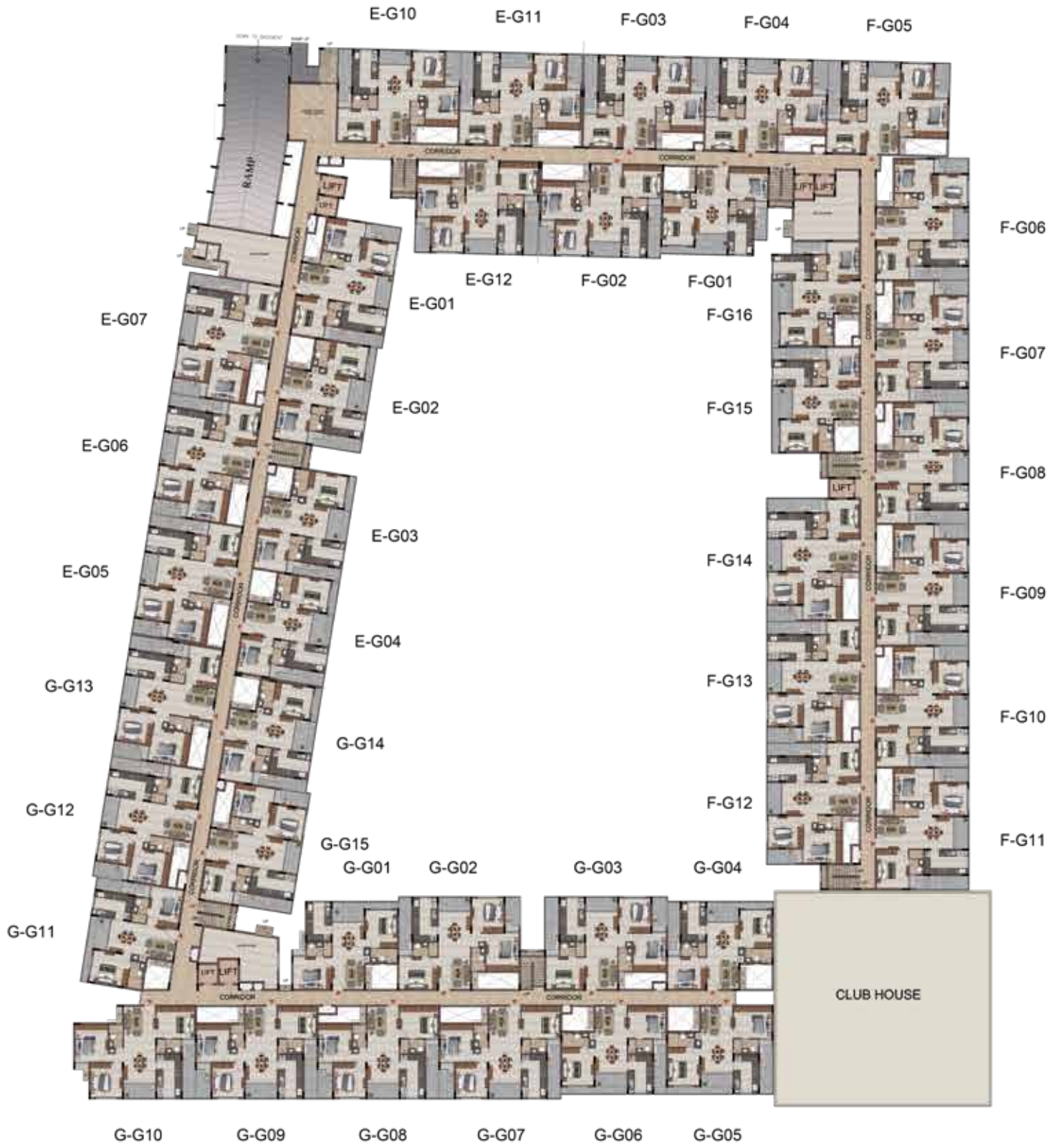
GROUND FLOOR PLAN



KEY PLAN

TOWER 3



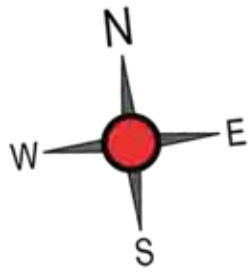


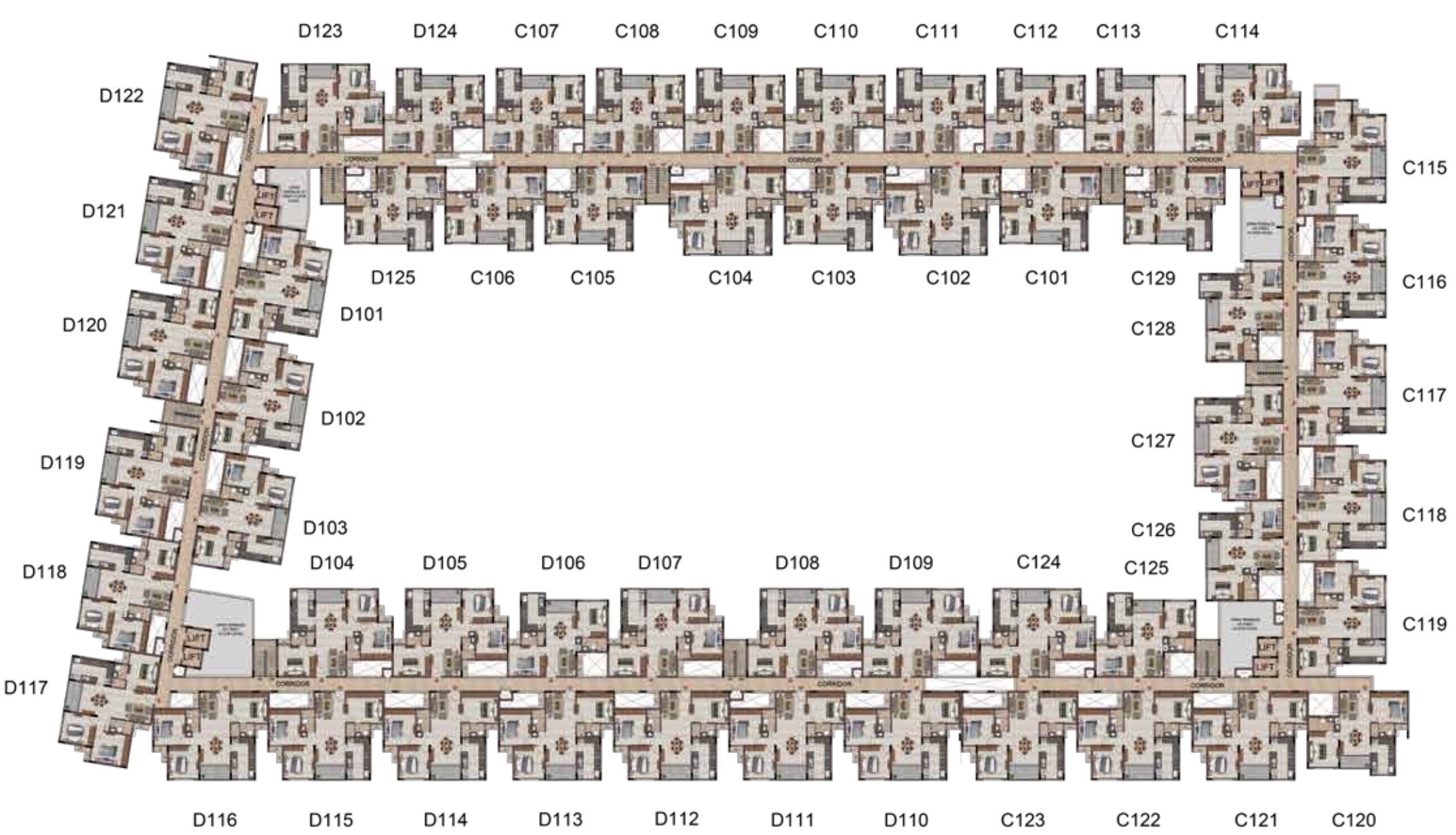
GROUND FLOOR PLAN



KEY PLAN

TOWER 2



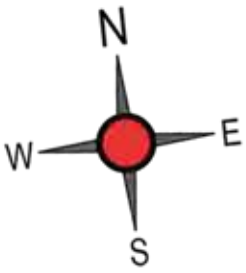


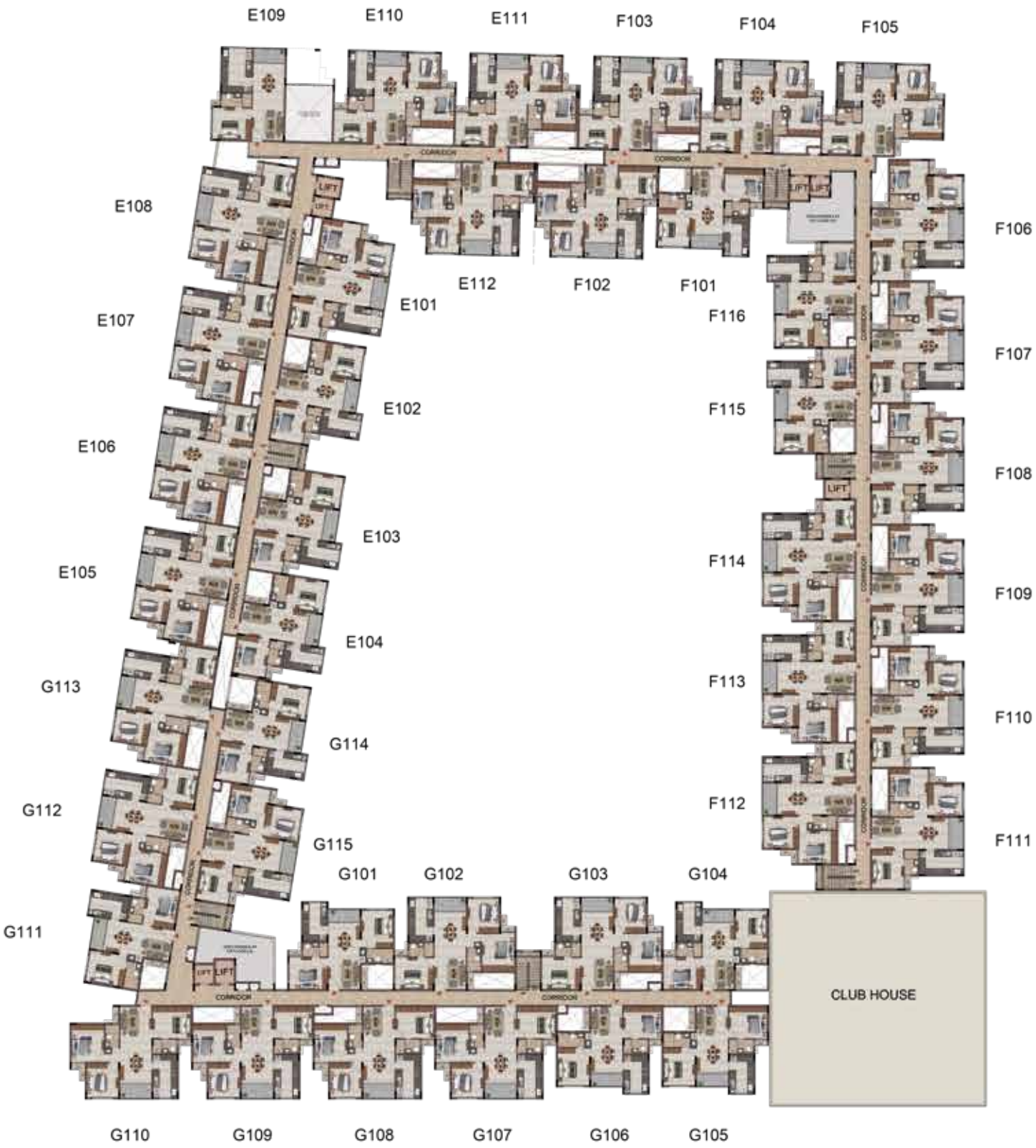
FIRST FLOOR PLAN



KEY PLAN

TOWER 3



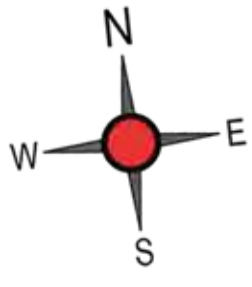


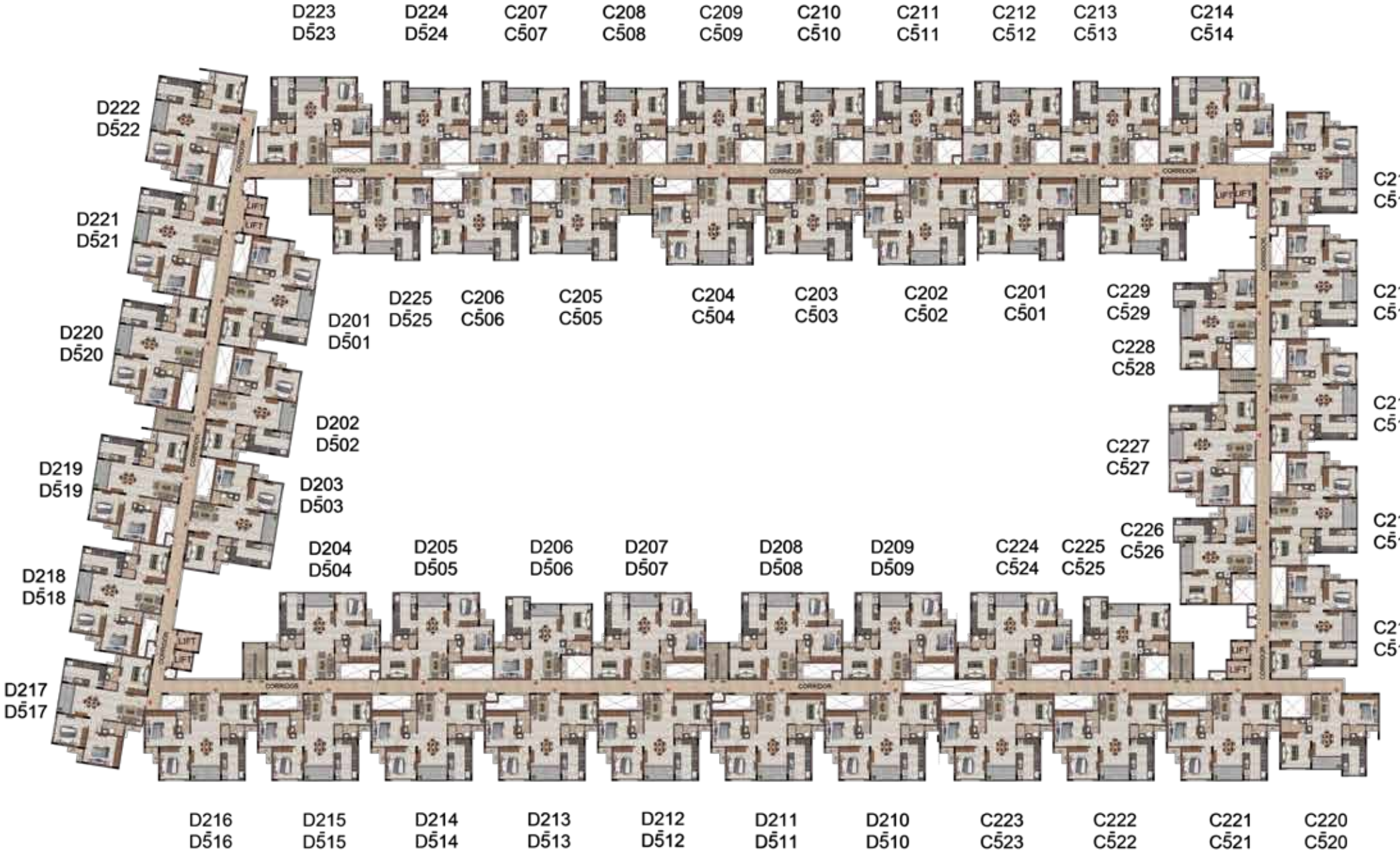
FIRST FLOOR PLAN



KEY PLAN

TOWER 2



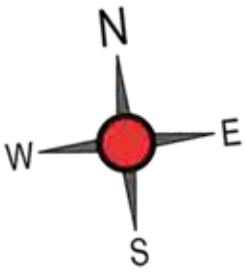


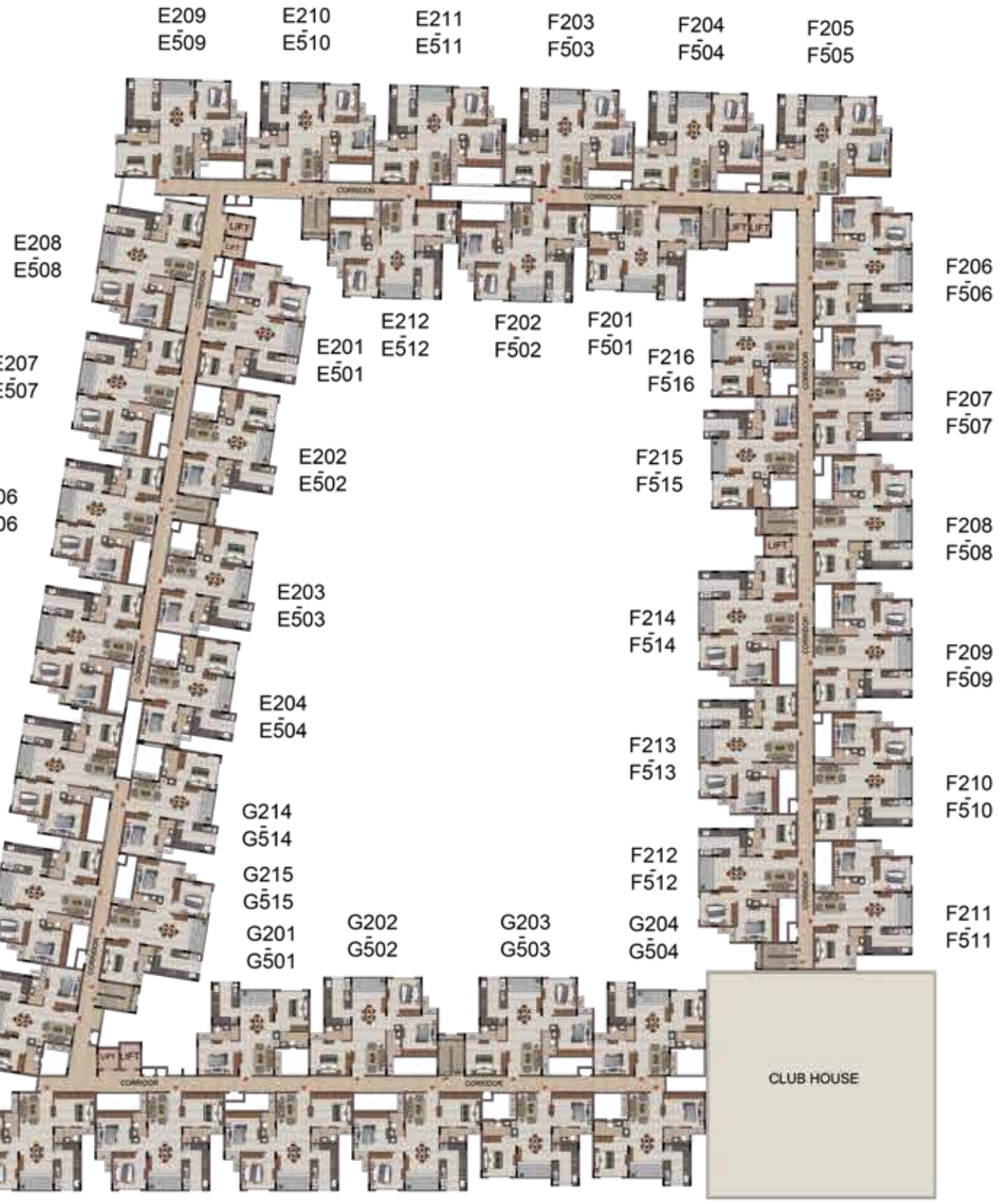
TYPICAL FLOOR PLAN
2ND TO 5TH FLOOR



KEY PLAN

TOWER 3



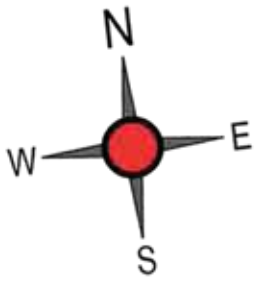


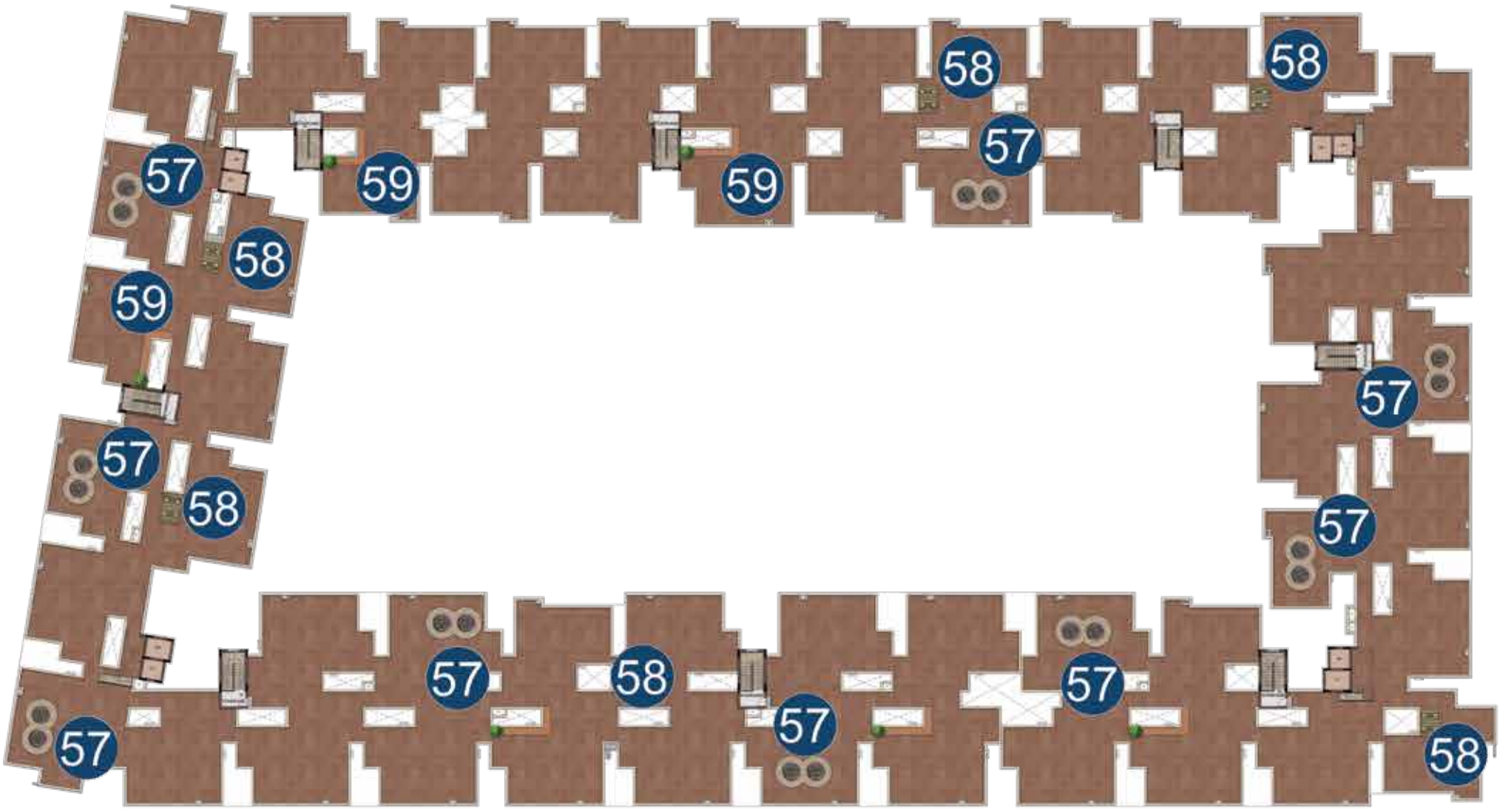
TYPICAL FLOOR PLAN
2ND TO 5TH FLOOR



KEY PLAN

TOWER 2





TERRACE FLOOR

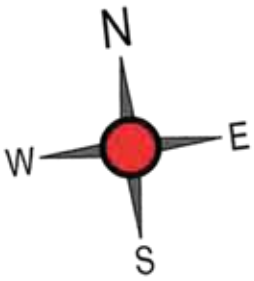
Terrace Amenities

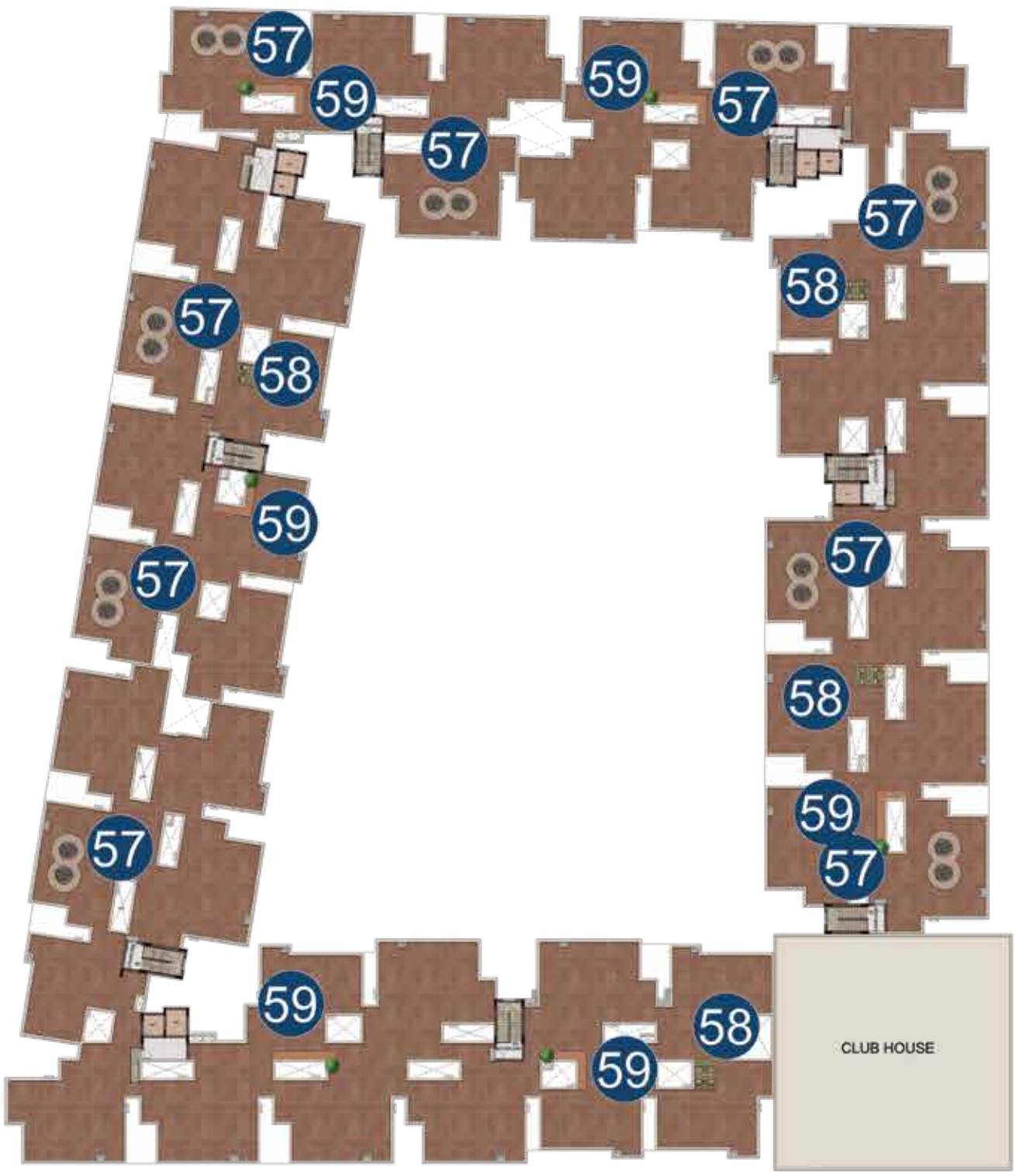
57. Infinity walkway
58. Terrace hangout corner
59. Chitchat plaza



KEY PLAN

TOWER 3





TERRACE FLOOR

Terrace Amenities

57. Infinity walkway
58. Terrace hangout corner
59. Chitchat plaza



KEY PLAN

UNIT PLANS

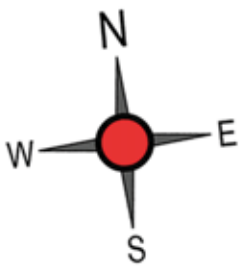
1BHK & 2BHK



TYPICAL FLOOR (2ND TO 5TH)

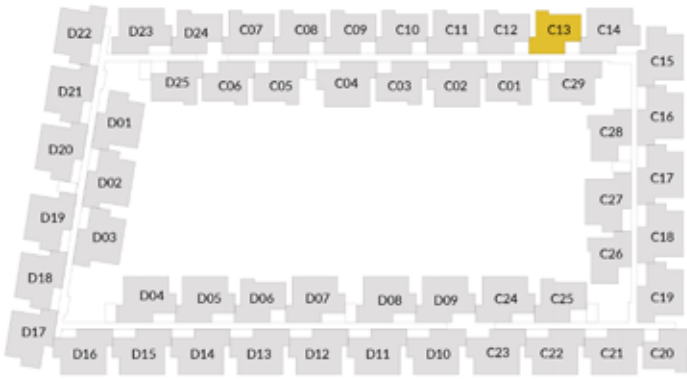


GROUND & FIRST FLOOR



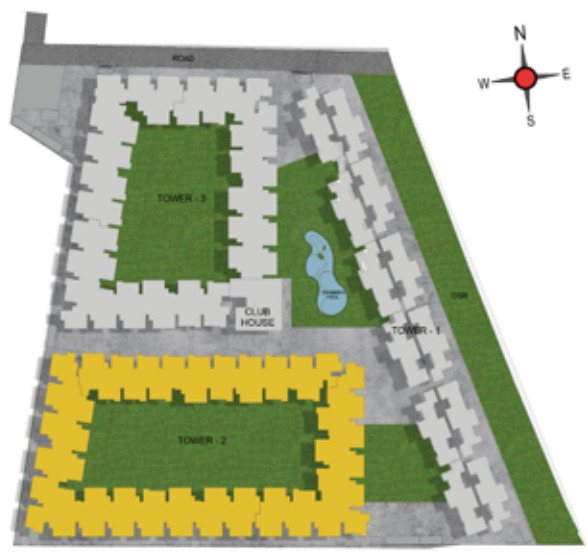


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	C -G13	575	50	625	857	102
Tower-2	C -113	575	50	625	857	-
Tower-2	C -213 -513	786	50	836	1155	-



KEY PLAN

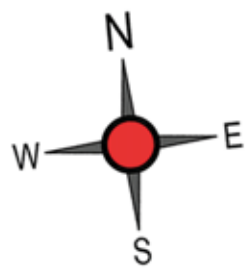
1BHK & 3BHK

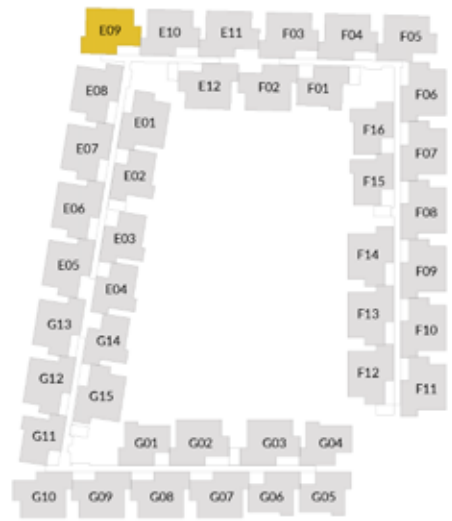


TYPICAL FLOOR (2ND TO 5TH)

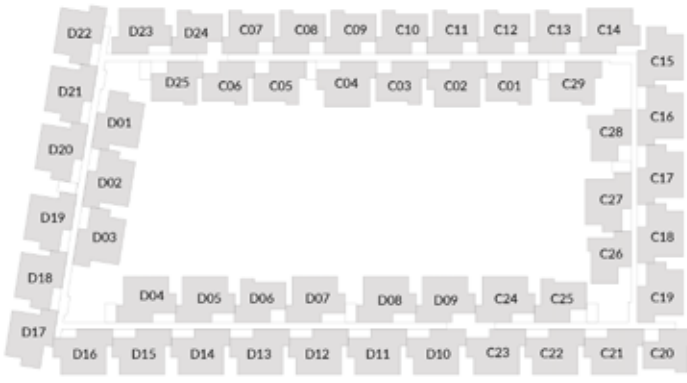


FIRST FLOOR



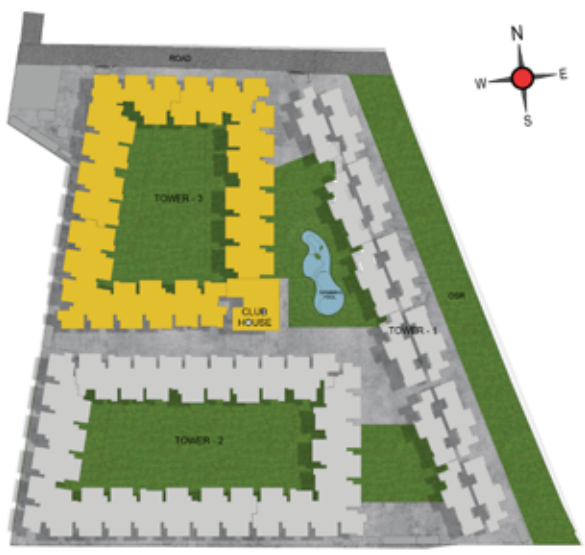


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-3	E- 109	674	55	729	987	-
Tower-3	E -209 - 509	1037	55	1092	1496	-



KEY PLAN

2BHK



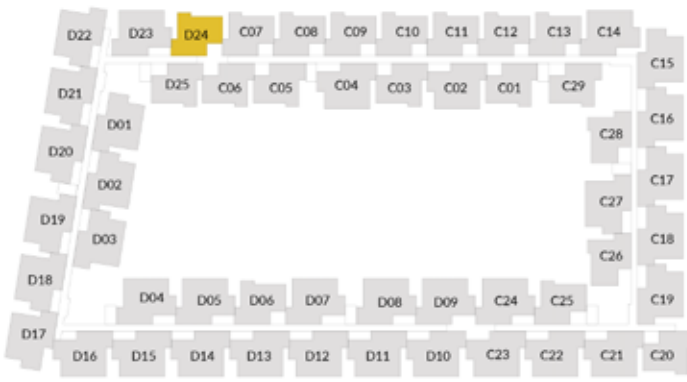
TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

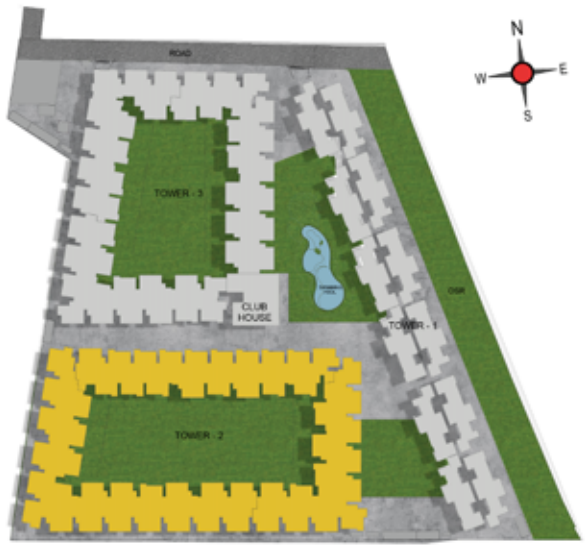


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	D-G24	786	50	836	1153	133
Tower-2	D-124-524	786	50	836	1153	-



KEY PLAN

2BHK



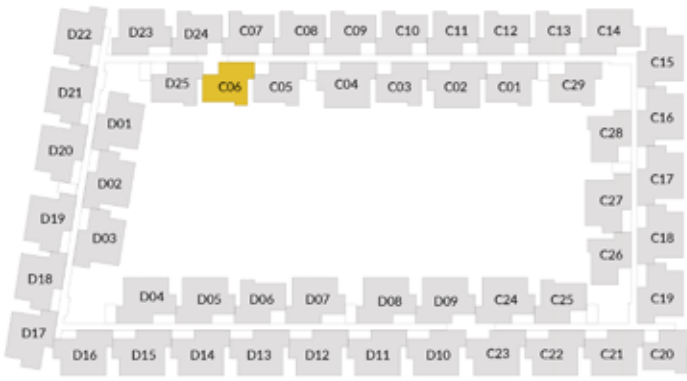
TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

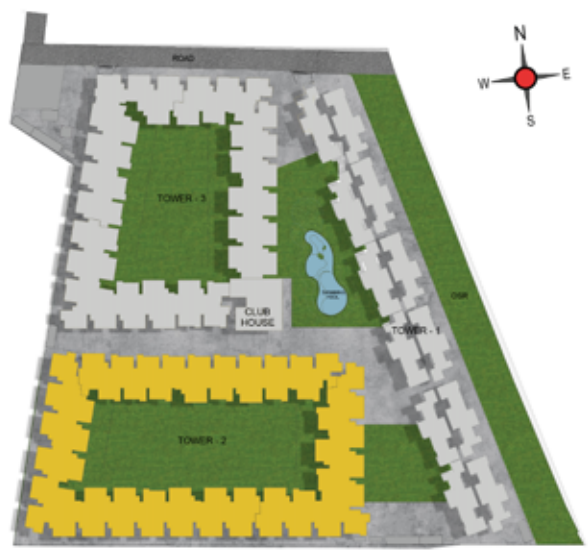


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	C-G06	786	50	836	1155	131
Tower-2	C-106-C506	786	50	836	1155	-



KEY PLAN

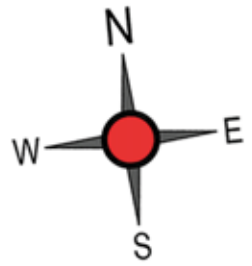
2BHK



TYPICAL FLOOR (1ST TO 5TH)

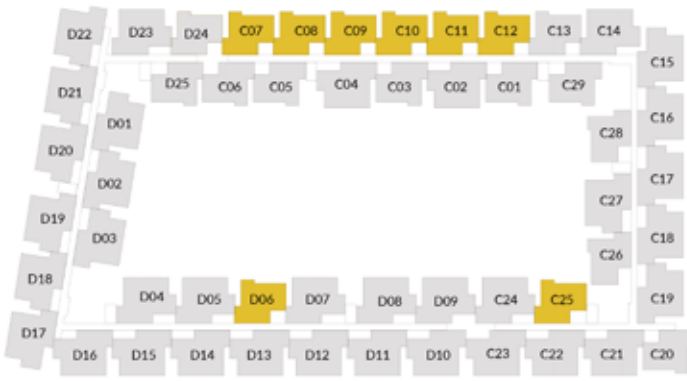


GROUND FLOOR



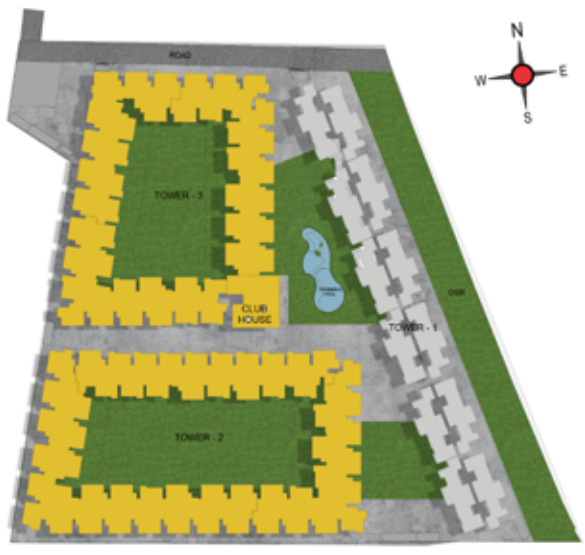


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	C-G25	786	50	836	1155	133
Tower-2	C-G07,G08,G09, G10,G11,G12	786	50	836	1155	131
Tower-2	D-G06	786	50	836	1153	133
Tower-3	G-G04	786	50	836	1155	133
Tower-2	C-107-507,108-508	786	50	836	1155	-
Tower-2	C-109-509,110-510	786	50	836	1155	-
Tower-2	C-111-511,112-512 &125-525	786	50	836	1155	-
Tower-2	D-106-506	786	50	836	1153	-
Tower-3	G-104-504	786	50	836	1155	-



KEY PLAN

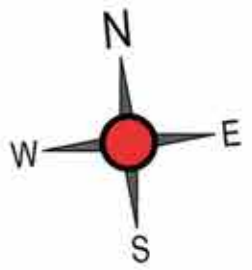
2BHK



TYPICAL FLOOR (1ST TO 5TH)

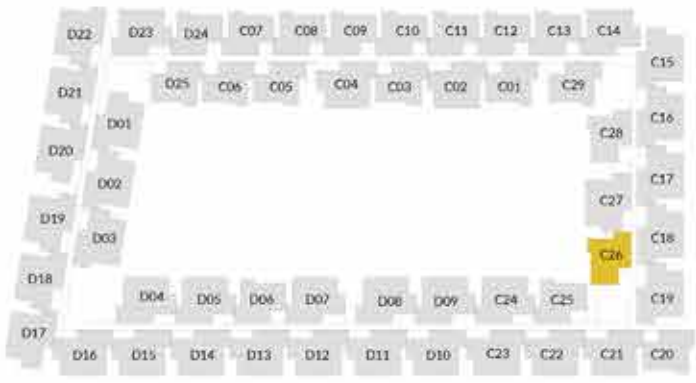


GROUND FLOOR





TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	C-G26	786	50	836	1155	104
Tower-2	C-126 -526	786	50	836	1155	-



KEY PLAN

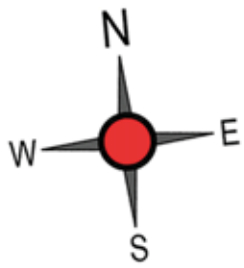
2BHK



TYPICAL FLOOR (1ST TO 5TH)

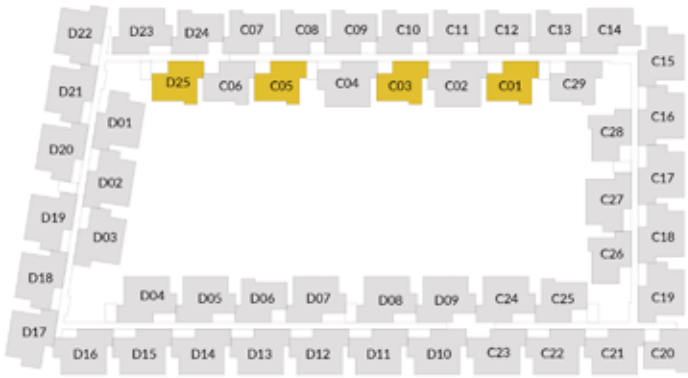


GROUND FLOOR



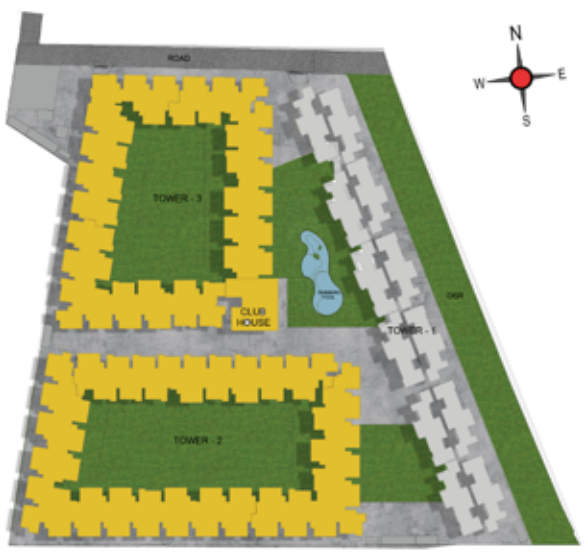


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	C-G01 &G05	786	50	836	1156	141
Tower-2	C-101-C501	786	50	836	1156	-
Tower-2	C-G03	786	50	836	1153	133
Tower-2	C-103-C503	786	50	836	1153	-
Tower-2	D-G25	786	50	836	1156	131
Tower-3	G-G05	786	50	836	1157	141
Tower-3	G-G06	786	50	836	1155	131



KEY PLAN

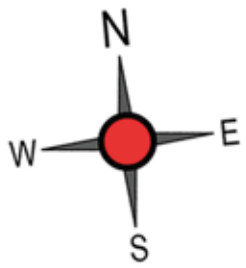
2BHK



TYPICAL FLOOR (1ST TO 5TH)

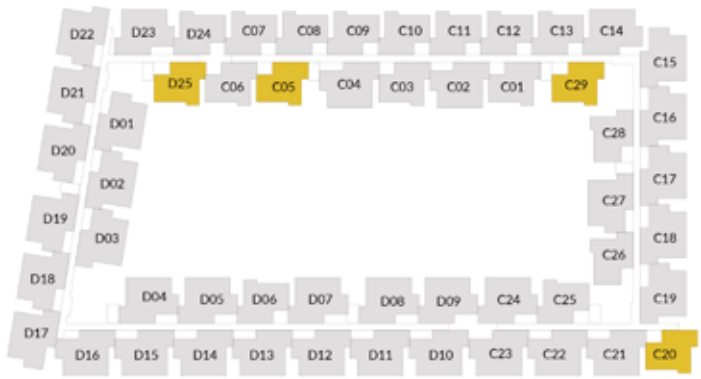


GROUND FLOOR



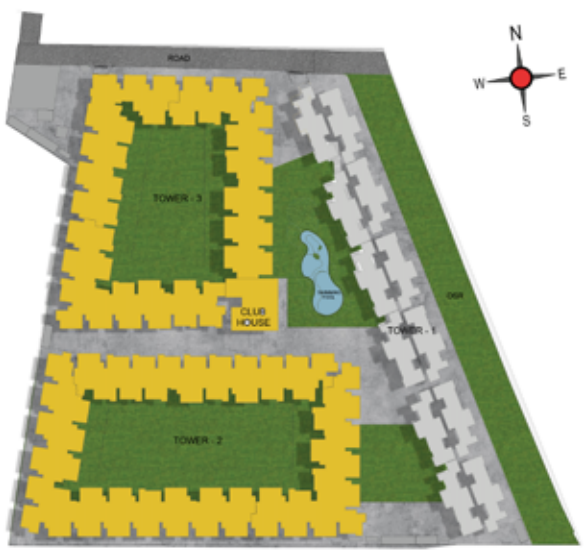


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	C-G29	786	50	836	1156	142
Tower-2	C-129-529	786	50	836	1159	-
Tower-2	C-105-C505	786	50	836	1156	-
Tower-2	C-G20	786	50	836	1157	141
Tower-2	C-120-C520	786	50	836	1157	-
Tower-2	D-125-525	786	50	836	1156	-
Tower-3	G-105-505	786	50	836	1157	-
Tower-3	G-106-506	786	50	836	1155	-



KEY PLAN

2BHK



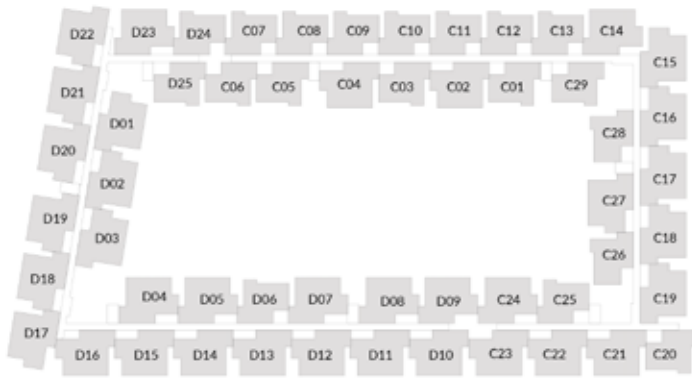
TYPICAL FLOOR (2ND TO 5TH)



GROUND FLOOR

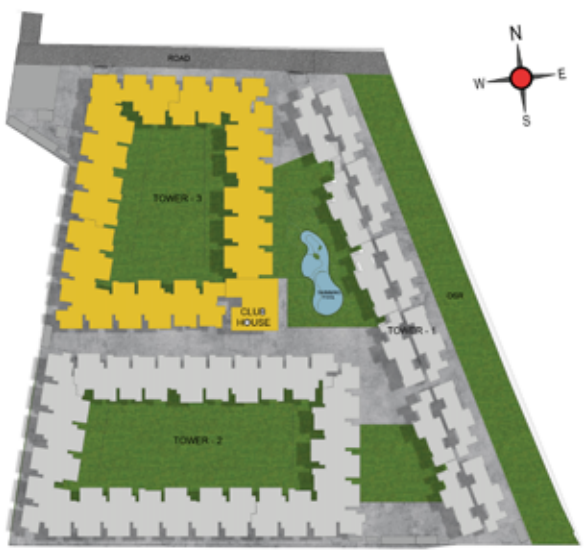


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-3	E - G02	786	50	836	1156	141
Tower-3	E - G03	786	50	836	1156	131
Tower-3	E - G04	786	50	836	1157	144
Tower-3	G-G14	786	50	836	1155	133
Tower-3	E - 102 - 502	786	50	836	1156	-
Tower-3	E -103 -503	786	50	836	1156	-
Tower-3	E - 104 -504	786	50	836	1157	-
Tower-3	G-114 -514	786	50	836	1163	-



KEY PLAN

2BHK



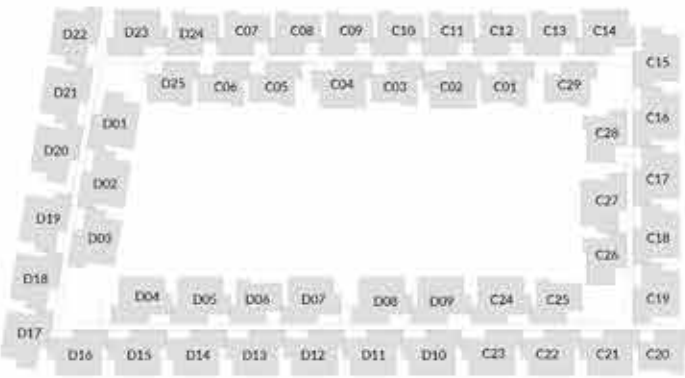
TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR



TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-3	F -G01	786	50	836	1156	110
Tower-3	F -101 - 501	786	50	836	1156	-



KEY PLAN

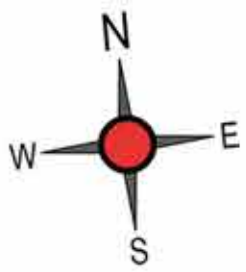
2BHK



TYPICAL FLOOR (1ST TO 5TH)

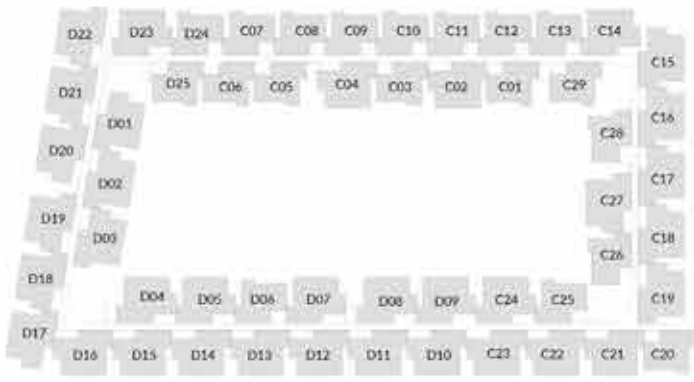


GROUND FLOOR





TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-3	G- G01	786	50	836	1157	58
Tower-3	G- 101 - 501	786	50	836	1157	-



KEY PLAN

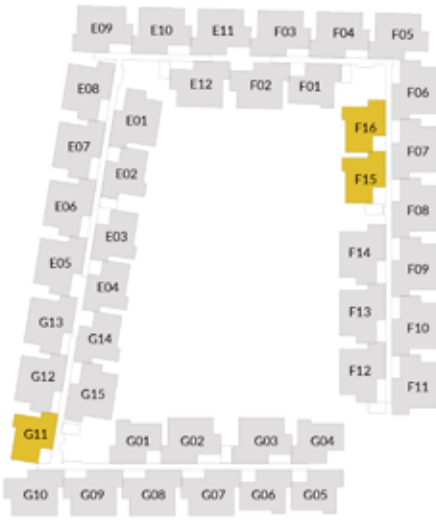
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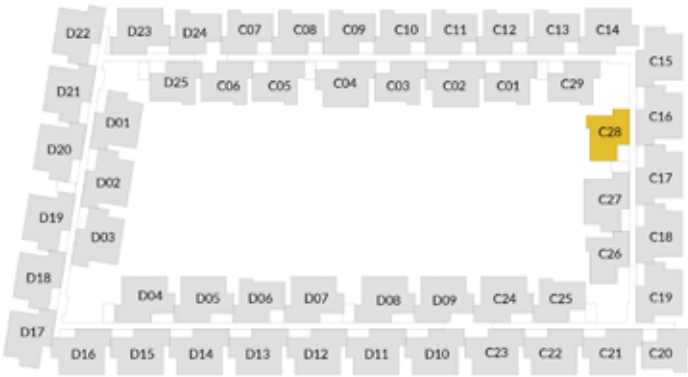
TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

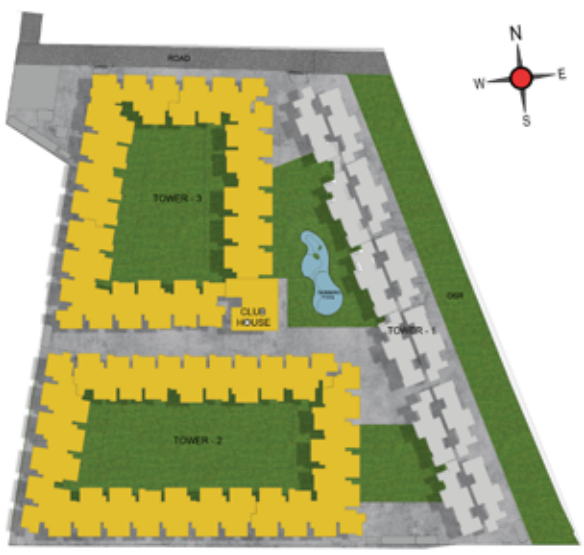


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	C-G28	786	50	836	1159	141
Tower-3	F-G15	786	50	836	1156	131
Tower-3	F- G16	786	50	836	1157	107
Tower-3	G -G11	786	50	836	1155	133
Tower-2	C-128 -528	786	50	836	1159	-
Tower-3	F-115-515	786	50	836	1156	-
Tower-3	F- 116-516	786	50	836	1157	-
Tower-3	G -111-511	786	50	836	1155	-



KEY PLAN

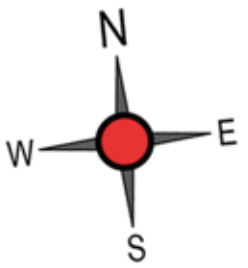
3BHK



TYPICAL FLOOR (1ST TO 5TH)

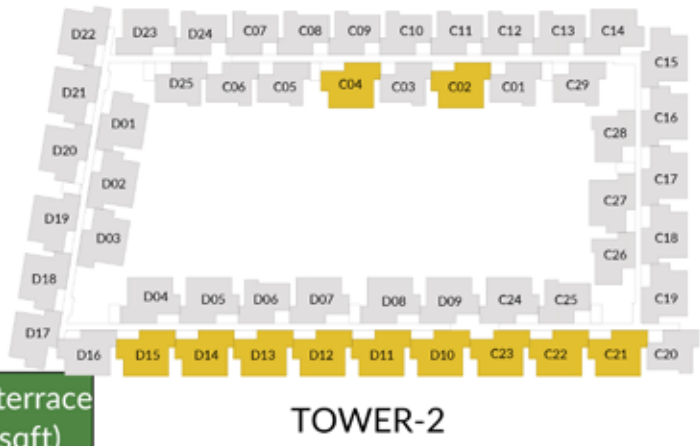


GROUND FLOOR



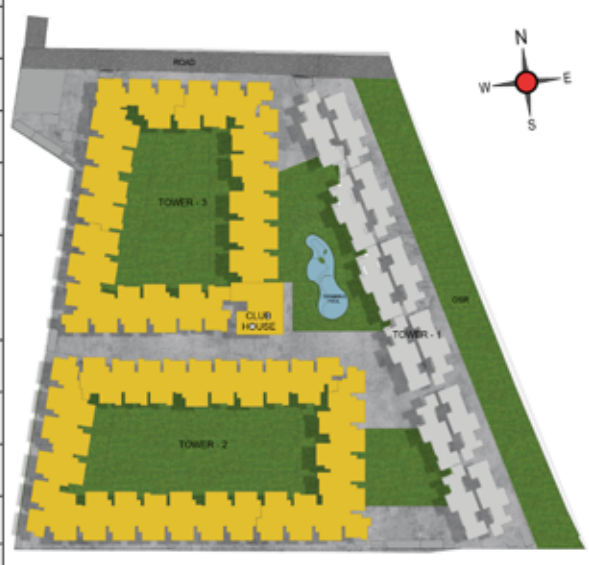


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	C-G21	996	55	1051	1448	127
Tower-2	C-121-521	996	55	1051	1448	-
Tower-2	C-122-522	996	55	1051	1447	-
Tower-2	C-123-523	996	55	1051	1450	-
Tower-2	D-110-510	996	55	1051	1451	-
Tower-2	D-111-511 D-112-512	996	55	1051	1447	-
Tower-2	D-113-513 D-114-514 D-115-515	996	55	1051	1447	-
Tower-3	E-112-512	996	55	1051	1454	-
Tower-3	F-102-502	996	55	1051	1451	-
Tower-3	G-107-507	996	55	1051	1448	-
Tower-3	G- 110-510	996	55	1051	1451	-
Tower-3	G-108-508 G-109-509	996	55	1051	1447	-



KEY PLAN

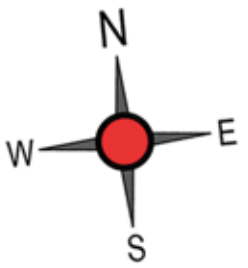
3BHK

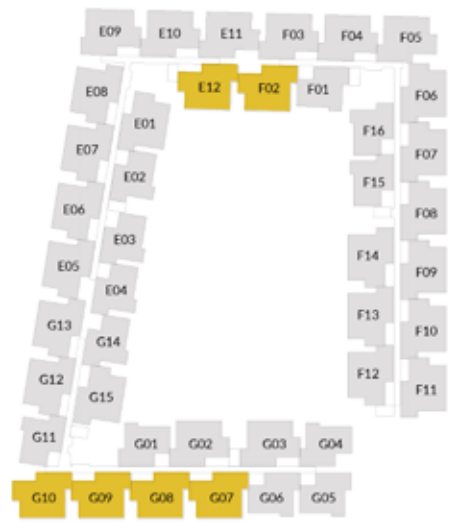


TYPICAL FLOOR (1ST TO 5TH)

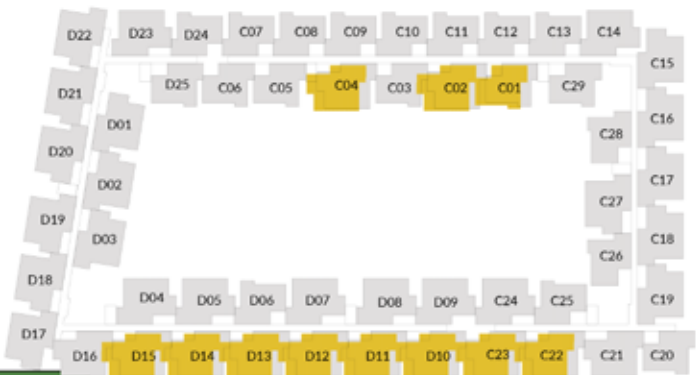


GROUND FLOOR



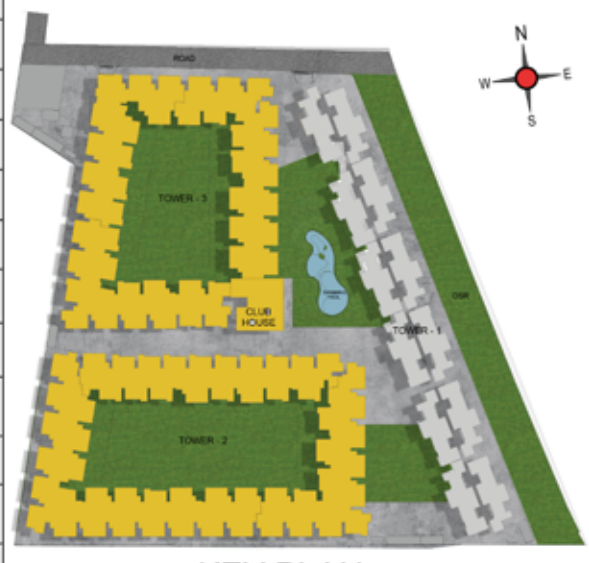


TOWER-3



TOWER-2

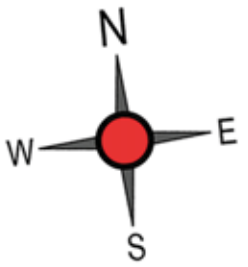
Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	C-G02	996	55	1051	1448	129
Tower-2	C-G04	996	55	1051	1451	122
Tower-2	C-G22	996	55	1051	1447	129
Tower-2	C-G23	996	55	1051	1450	133
Tower-2	D-G10	996	55	1051	1451	141
Tower-2	D-G11,G12,G13,G14&G15	996	55	1051	1447	129
Tower-3	E-G12	996	55	1051	1454	145
Tower-3	F-G02	996	55	1051	1451	131
Tower-3	G-G07	996	55	1051	1448	128
Tower-3	G-G08 & G09	996	55	1051	1447	129
Tower-3	G-G10	996	55	1051	1451	133
Tower-2	C-102-502	996	55	1051	1448	-
Tower-2	C-104-504	996	55	1051	1451	-



KEY PLAN

3BHK

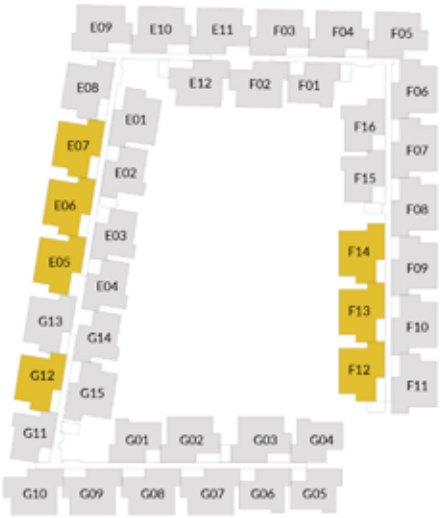




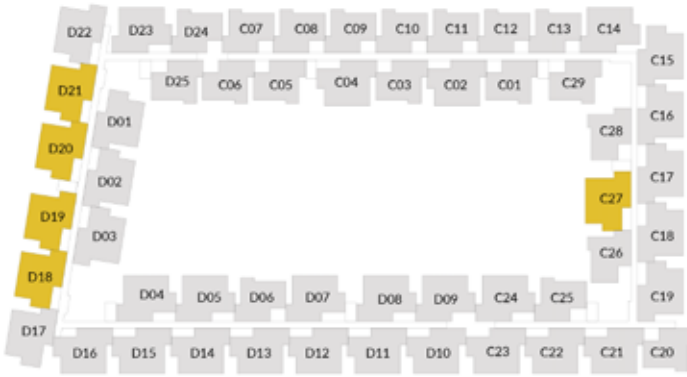
TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

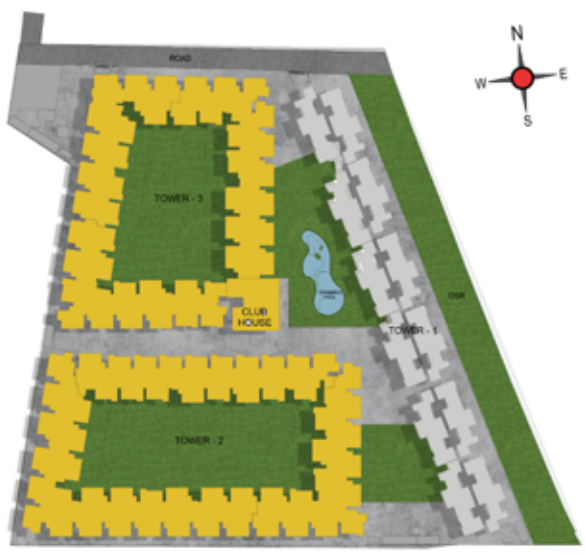


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	C-G27	996	55	1051	1450	139
Tower-2	C-127-527	996	55	1051	1450	-
Tower-2	D-G18	996	55	1051	1447	129
Tower-2	D-G19	996	55	1051	1450	138
Tower-2	D-G20	996	55	1051	1450	133
Tower-2	D-G21	996	55	1051	1447	129
Tower-3	E -G05	996	55	1051	1450	133
Tower-3	E -G06	996	55	1051	1447	129
Tower-3	E -G07	996	55	1051	1450	130
Tower-3	F-G12	996	55	1051	1450	133
Tower-3	F-G13	996	55	1051	1447	129
Tower-3	F-G14	996	55	1051	1451	138
Tower-3	G-G12	996	55	1051	1447	130



KEY PLAN

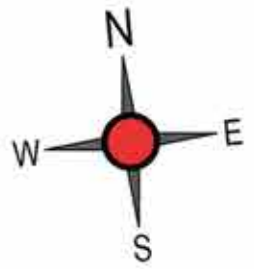
3BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR





TOWER-3



TOWER-2



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	D-G16	996	55	1051	1450	85
Tower-2	D-116-516	996	55	1051	1450	-

3BHK



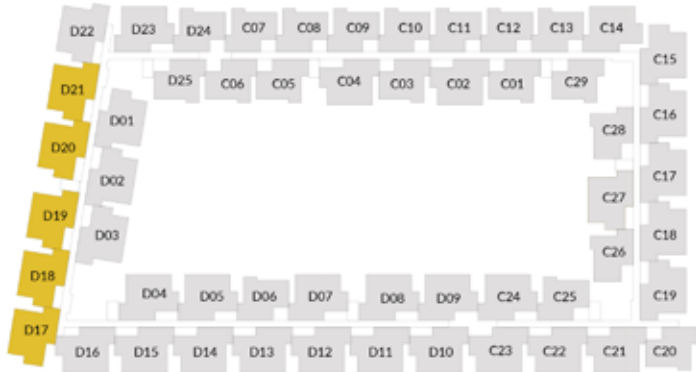
TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR

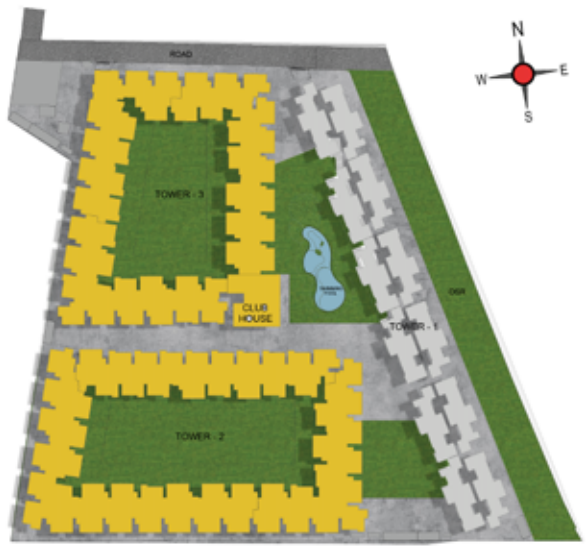


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	D-G17	996	55	1051	1451	133
Tower-2	D-117-517	996	55	1051	1451	-
Tower-2	D-118-518	996	55	1051	1447	-
Tower-2	D-119-519	996	55	1051	1450	-
Tower-2	D-120-520	996	55	1051	1450	-
Tower-2	D-121-521	996	55	1051	1447	-
Tower-3	E-105-505	996	55	1051	1450	-
Tower-3	E-106-506	996	55	1051	1447	-
Tower-3	E-107-507	996	55	1051	1447	-
Tower-3	F-112-512	996	55	1051	1450	-
Tower-3	F-113-513	996	55	1051	1447	-
Tower-3	F-114-514	996	55	1051	1451	-
Tower-3	G-112-512	996	55	1051	1447	-



KEY PLAN

3BHK



TYPICAL FLOOR (1ST TO 5TH)



GROUND FLOOR



TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	D-G23	996	55	1051	1451	45
Tower-2	D-123 -523	996	55	1051	1451	-



KEY PLAN

3BHK

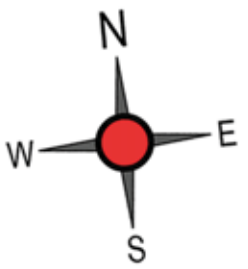


TYPICAL FLOOR (1ST TO 5TH)



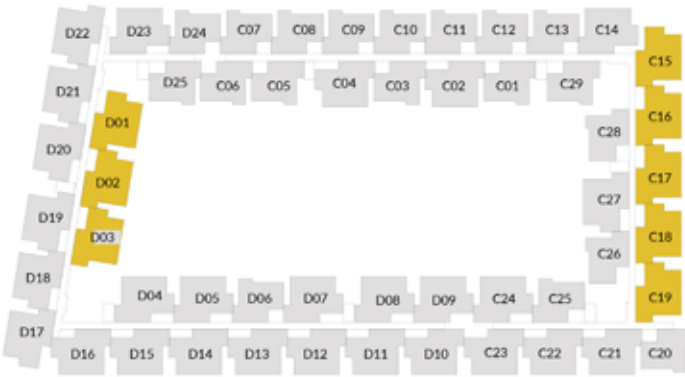
GROUND FLOOR

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	C-G15	996	55	1051	1451	133
Tower-2	C-G16	996	55	1051	1447	129
Tower-2	C-G17	996	55	1051	1447	129
Tower-2	C-G18	996	55	1051	1447	129
Tower-2	C-G19	996	55	1051	1450	45
Tower-2	D-G01	996	55	1051	1450	133
Tower-2	D-G02	996	55	1051	1447	129
Tower-2	D- G03	996	55	1051	1451	138
Tower-3	E-G01	996	55	1051	1451	131
Tower-3	F-G06	996	55	1051	1450	133
Tower-3	F-G07,G08,G09&G10	996	55	1051	1447	129
Tower-3	F-G11	996	55	1051	1451	138
Tower-3	F-111 -511	996	55	1051	1451	-

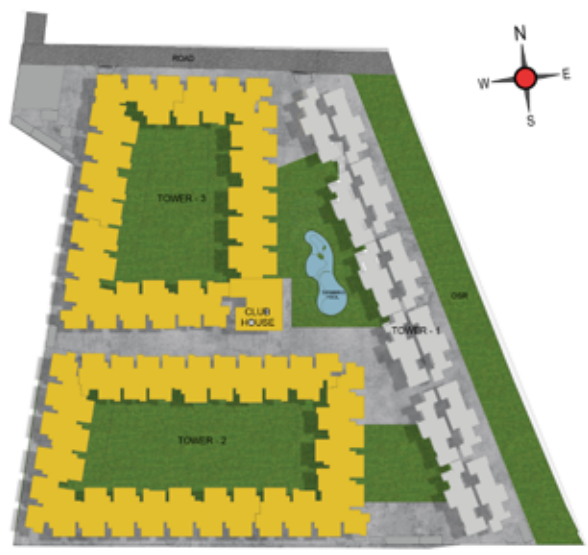




TOWER-3



TOWER-2



KEY PLAN

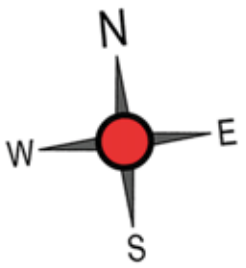
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TYPICAL FLOOR (1ST TO 5TH)

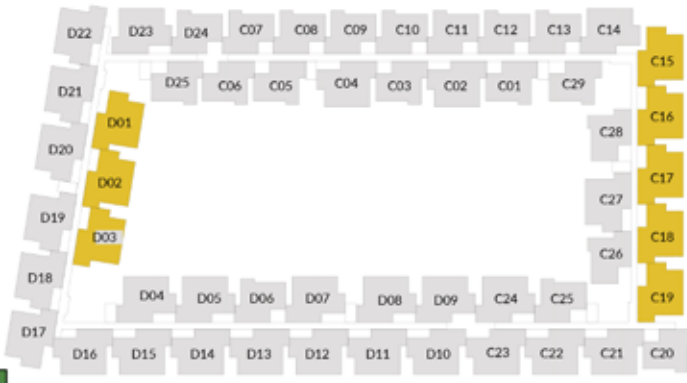


GROUND FLOOR



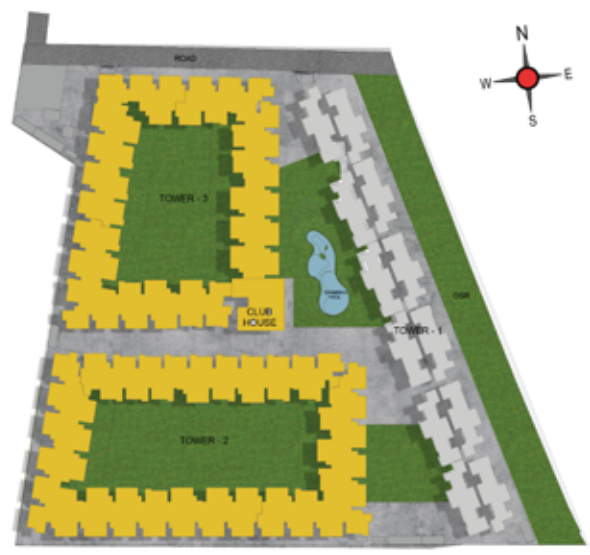


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	C-115-515	996	55	1051	1451	-
Tower-2	C-116-516	996	55	1051	1447	-
Tower-2	C-117-517 C-118-518	996	55	1051	1447	-
Tower-2	C-119-519	996	55	1051	1450	-
Tower-2	D-101 -501	996	55	1051	1450	-
Tower-2	D-102 -502	996	55	1051	1447	-
Tower-2	D-103 -503	996	55	1051	1451	-
Tower-3	E-101 -501	996	55	1051	1451	-
Tower-3	F-106-506	996	55	1051	1450	-
Tower-3	F-107-507 F-108-508	996	55	1051	1447	-
Tower-3	F-109-509 F-110 -510	996	55	1051	1447	-
Tower-3	G-G15	996	55	1051	1450	133
Tower-3	G-115-515	996	55	1051	1450	-



KEY PLAN

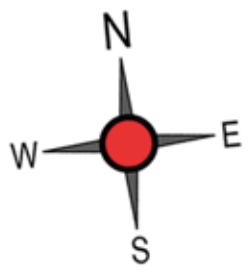
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TYPICAL FLOOR (1ST TO 5TH)

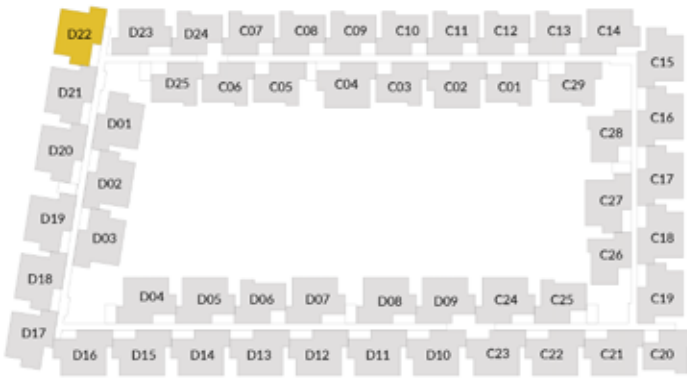


GROUND FLOOR



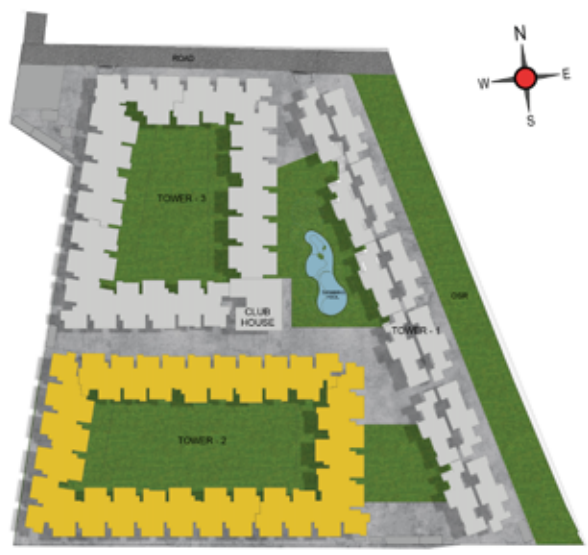


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	D -G22	996	55	1051	1451	45
Tower-2	D -122-522	996	55	1051	1451	-



KEY PLAN

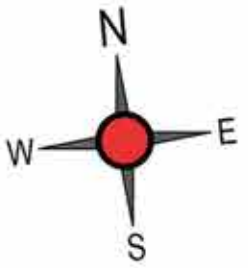
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TYPICAL FLOOR (1ST TO 5TH)

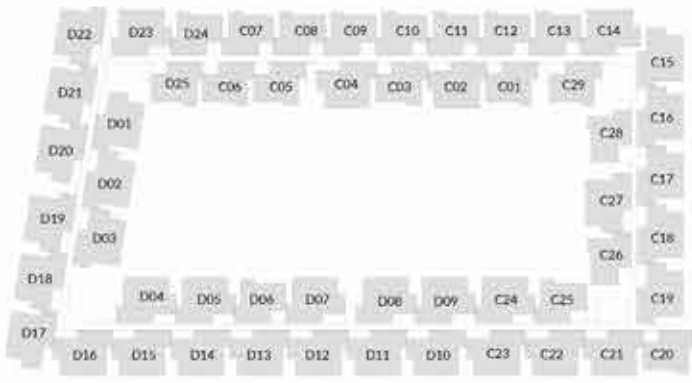


GROUND FLOOR





TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-3	G- G13	996	55	1051	1451	141
Tower-3	G -113 - 513	996	55	1051	1451	-



KEY PLAN

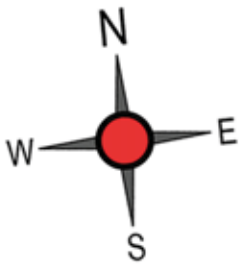
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TYPICAL FLOOR (1ST TO 5TH)



FIRST FLOOR



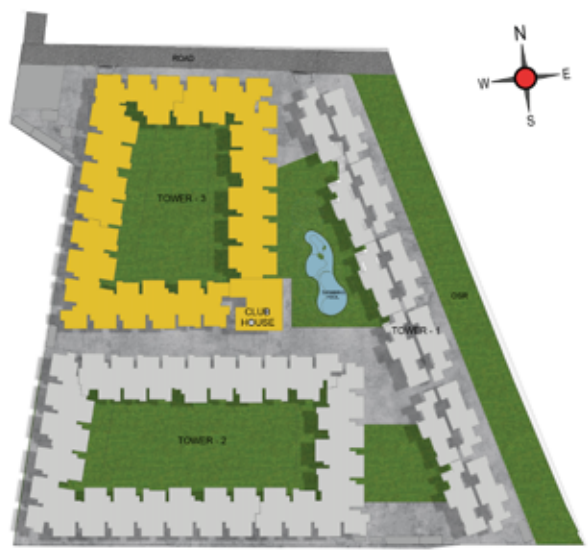


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-3	E-108	996	55	1051	1451	-
Tower-3	E-208-508	996	55	1051	1451	-



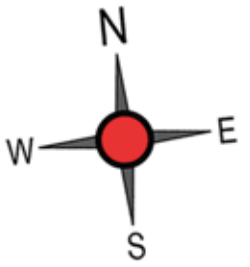
KEY PLAN

3BHK



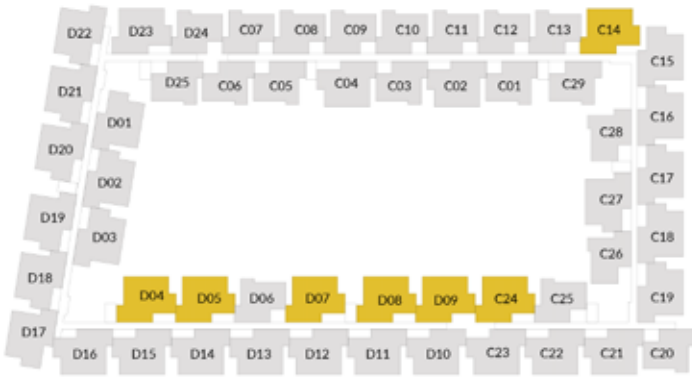
TYPICAL FLOOR (1ST TO 5TH)

GROUND FLOOR



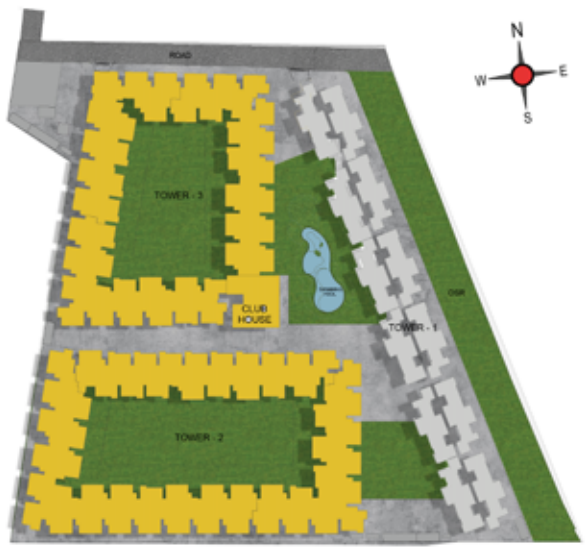


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	C- G24	996	55	1051	1451	142
Tower-2	C-124 -524	996	55	1051	1451	-
Tower-2	D- G04	996	55	1051	1450	138
Tower-2	D- G05	996	55	1051	1447	130
Tower-2	D- G07	996	55	1051	1451	123
Tower-2	D-G08	996	55	1051	1450	138
Tower-2	D-G09	996	55	1051	1450	133
Tower-3	E-G10	996	55	1051	1450	134
Tower-3	E-G11	996	55	1051	1450	133
Tower-3	F-G03	996	55	1051	1451	141
Tower-3	F- G04	996	55	1051	1447	129
Tower-3	F-G05	996	55	1051	1451	133
Tower-3	G-G02	996	55	1051	1451	131
Tower-3	G- G03	996	55	1051	1450	139
Tower-2	C-114	996	55	1051	1452	-



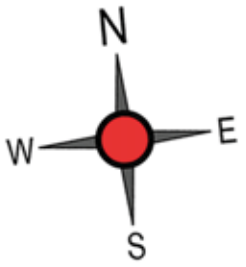
KEY PLAN

3BHK



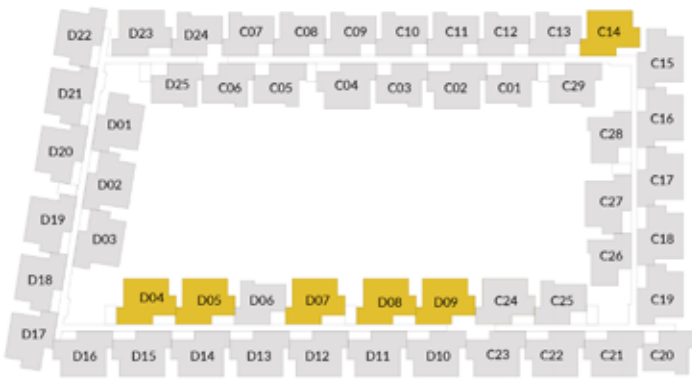
TYPICAL FLOOR (1ST TO 5TH)

GROUND FLOOR



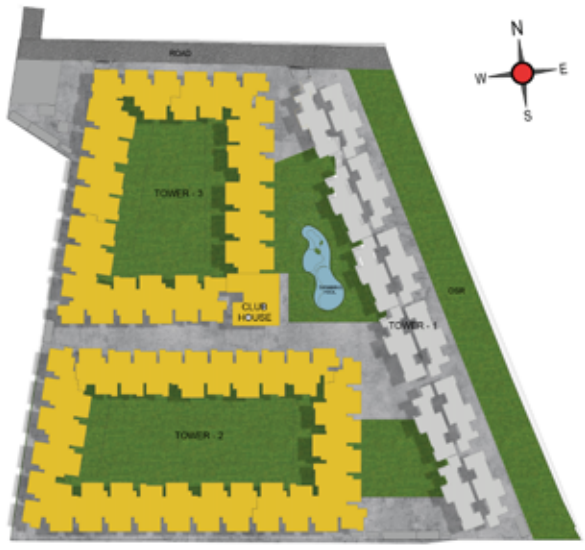


TOWER-3



TOWER-2

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	C-G14	996	55	1051	1452	111
Tower-2	C-214 - 514	996	55	1051	1451	-
Tower-2	D- 104 -504	996	55	1051	1450	-
Tower-2	D-105 -505	996	55	1051	1447	-
Tower-2	D-107 - 507	996	55	1051	1451	-
Tower-2	D-108 -508	996	55	1051	1450	-
Tower-2	D-109 -509	996	55	1051	1450	-
Tower-3	E-110 -510	996	55	1051	1450	-
Tower-3	E-111 - 511	996	55	1051	1450	-
Tower-3	F-103 -503	996	55	1051	1451	-
Tower-3	F-104 -504	996	55	1051	1447	-
Tower-3	F-105 -505	996	55	1051	1451	-
Tower-3	G-102 -502	996	55	1051	1451	-
Tower-3	G-103 -503	996	55	1051	1450	-



KEY PLAN







CLUBHOUSE PLAN

CLUB HOUSE



GROUND FLOOR PLAN

Clubhouse Indoor Amenities

Entertainment

60. Multipurpose hall

Kids fun and Recreation

68. Kids play area
69. Ball pit
70. Adventure wall games

Facilities

83. Creche
85. Convenience store



KEY PLAN

CLUB HOUSE



FIRST FLOOR PLAN

Clubhouse Indoor Amenities

Entertainment

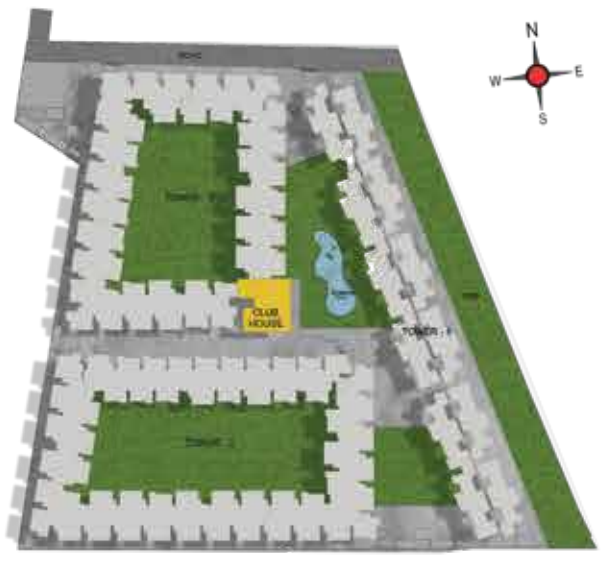
61. Home theatre

Health & Fitness

63. Gym
64. Floor workout
65. Crossfit corner
66. Digital interactive gym

Kids fun and Recreation

71. Kids mini play



KEY PLAN

CLUB HOUSE



SECOND FLOOR PLAN

Clubhouse Indoor Amenities

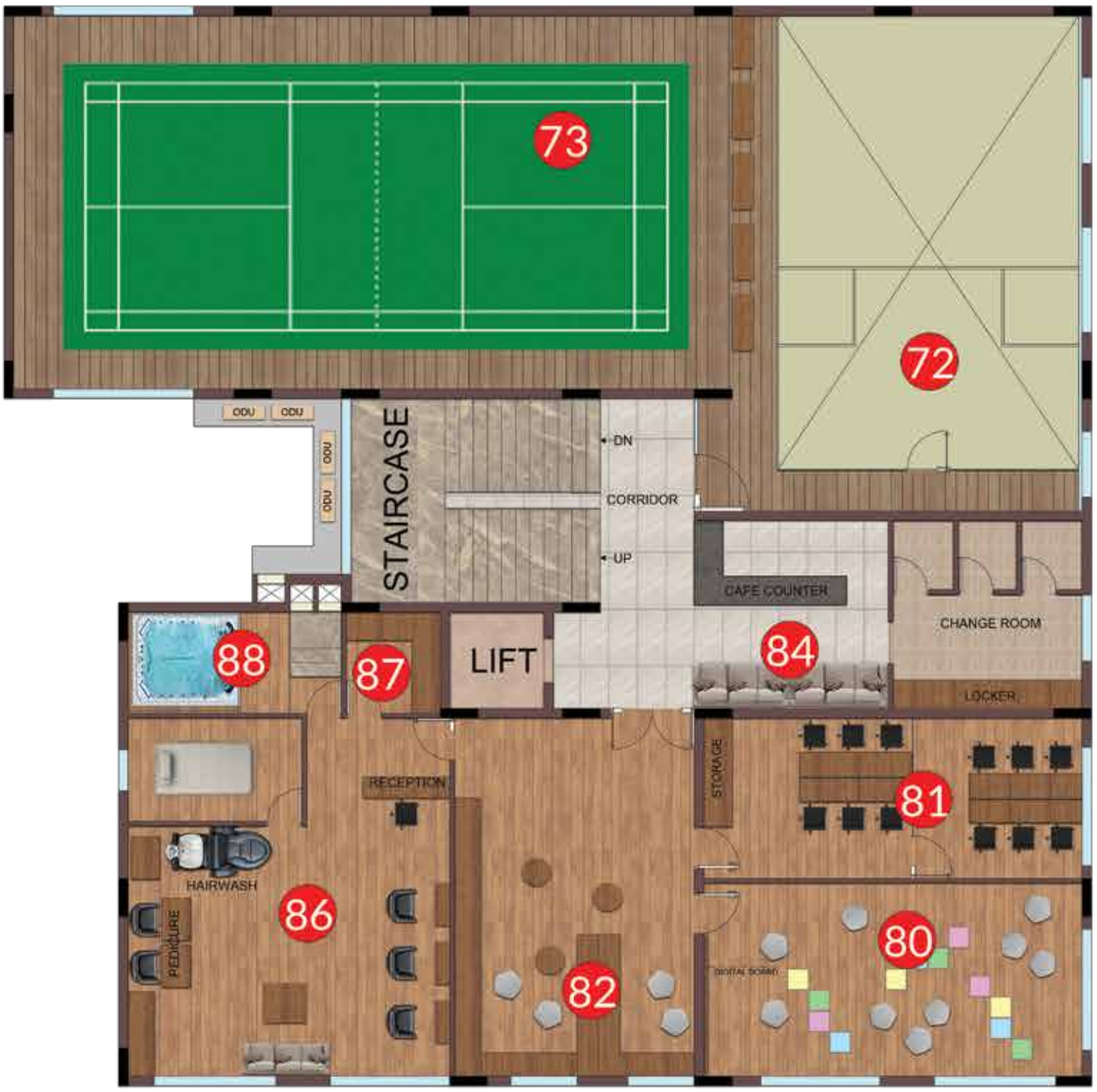
Indoor Play Area

74. Board games
75. Dart wall
76. Mini golf
77. Soccer pool table
78. Game arcade
79. Video games room



KEY PLAN

CLUB HOUSE



THIRD FLOOR PLAN

Clubhouse Indoor Amenities

Indoor Play Area

72. Squash court
73. Badminton court

Business Center

80. Learning center
81. Conference hall
82. Library nook

Facilities

84. Refreshment corner
86. Salon / Spa
87. Steam
88. Jacuzzi



KEY PLAN

CLUB HOUSE



FOURTH FLOOR PLAN

Clubhouse Indoor Amenities

Entertainment

62. Guest rooms

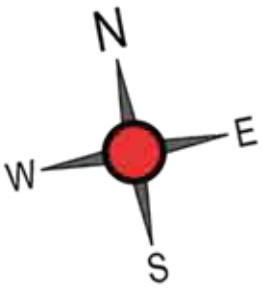
Health & Fitness

67. Yoga / Aerobics
90. Association room



KEY PLAN

CLUB HOUSE





TERRACE FLOOR PLAN

Clubhouse Indoor Amenities

Terrace Amenities

91. Roof top party lawn
92. Informal seating
93. Roof top meditation lawn
94. BBQ corner
95. Stargazing deck
96. Pergola seaters



KEY PLAN





SPECIFICATIONS





STRUCTURE

STRUCTURAL SYSTEM	*RCC Framed Structure designed for seismic compliant (Zone-III)*
MASONRY	*200 mm for external walls & 100mm for internal walls*
FLOOR-FLOOR HEIGHT (INCL. SLAB)	*Will be maintained at 2950 mm*

WALL / CEILING FINISH

INTERNAL WALLS	*Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion*
CEILING	*Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion*
EXTERIOR WALLS	*Finished with 1 coat of primer & 2 coats of exterior emulsion paint & colour as per architect design intent*
BATHROOM	*Glazed / matte ceramic tile of size 300 x 600 mm for a height of 2250 mm & above false ceiling will be finished with a coat of primer*
TOILET CEILING	*Grid type false ceiling*

FLOOR FINISH WITH SKIRTING

MAIN FLOORING	*Vitrified tiles of size 1200 x 600 mm*
BATHROOM	*Anti-skid ceramic tiles of size 300 x 300 mm*
BALCONY & PRIVATE TERRACE	*Anti-skid ceramic tiles of size 600 x 600 mm*

DINING

DINING	*Granite counter with countertop wash basin*

BALCONY

HANDRAIL	*MS handrail as per architect's design intent*
CLOTH DRYING CLAMP	*Provided in any one of the balconies*

BATHROOMS

CP & SANITARY FIXTURES	*American Standard / Roca or equivalent*
BED 1 BATHROOM	*Wall mounted WC with cistern, health faucet, single lever diverter with rain shower, countertop washbasin, & pest free drain*
OTHER BATHROOMS	*Wall mounted WC with cistern, health faucet, single lever diverter with overhead shower, countertop wash basin, & pest free drain*

JOINERY

MAIN DOOR	*Good quality door frame with double side veneer shutter of size 1200 x 2300 mm with polish finish* *Ironmongeries like digital door lock, tower bolts, door viewer, magnetic door catcher, etc. of Godrej /equivalent brand*
BEDROOM DOORS	*Good quality door frame with double side laminated shutter of size 900 x 2100 mm* *Ironmongeries like lock, Magnetic door catcher, door bush, tower bolt, etc. of Godrej /equivalent brand*
BATHROOM DOORS	*Good quality door frame with double side laminated shutter of size 800 x 2100 mm* *Ironmongeries like one side coin thumb turn lock without key, tower bolt, door bush, etc. of Godrej / equivalent brand*

WINDOWS

WINDOWS	*Aluminium powder coated framed sliding shutter with see through plain glass & MS grill / railing (wherever applicable)* *Sill level finished with granite*
FRENCH DOORS	*Aluminium powder coated framed sliding shutter with toughened glass*
VENTILATORS	*Aluminium powder coated framed fixed louvre/ openable shutter for ODU access (wherever applicable)*

ELECTRICAL POINTS

POWER SUPPLY	*3 Phase power supply connection*
SAFETY DEVICE	*MCB & RCCB (Residual current circuit breaker)*
SWITCHES & SOCKETS	*Modular box & modular switches & sockets of good quality IS brand*
WIRES	*Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand*
TV	*Point in Living & any one bedroom and provision in other bedrooms*
KITCHEN ELECTRICAL POINT	*For chimney, hob & water purifier*
FOOT LAMP	*Foot lamp is provided in bedroom 1*
DATA	*Point in Living & any one bedroom*
SPLIT- AIR CONDITIONER	*Points in Living / Dining and in all bedrooms*
EXHAUST FAN	*Point in all bathrooms*
GEYSER	*Point will be given in all bathrooms*
BACK-UP	*350 Watts for 1 BHK, 400 Watts for 2 BHK & 500 Watts for 3 BHK*

SPECIFICATIONS COMMON TO BUILDING COMPLEX

LIFT	*Automatic lift will be provided with MS Finish*
BACK – UP	*100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting*
NAME BOARD	*Apartment owner name will be provided in ground floor*
LIFT FASCIA	*Granite cladding at all the floor for threshold of 300 mm*
LOBBY	*Granite flooring at ground floor & tile flooring at other floors*
CORRIDOR	*Tile flooring at all floors*
STAIRCASE FLOOR	*Granite flooring at all floors*
STAIRCASE HANDRAIL	*MS handrail with enamel paint finish in all floors*
TERRACE FLOOR	*Pressed tile flooring*
TERRACE DOORS	*Good quality door frame with FRP shutters* *Ironmongeries like thumb turn lock, door closure, tower bolt, etc. of Godrej / equivalent brand*









OUTDOOR FEATURES

WATER STORAGE	*Centralized UG sump with WTP (Min. requirement as per water test report*
RAIN WATER HARVEST	*Rain water harvesting system (as per site requirement)*
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 design intent*
SECURITY	*Security booths will be provided at the entry / exit with My Gate App*
COMPOUND WALL	*Site perimeter to be fenced by compound wall with entry gates for a height of 1500 mm as per design intent and over that 600mm with barbed fence*
LANDSCAPE	*Suitable landscape at appropriate places in the project as per design intent*
DRIVEWAY	*Convex mirror for safe turning in driveway in / out*
EXTERNAL DRIVEWAY	*Interlocking paver block / equivalent flooring with demarcated driveway as per landscape design intent*



PAYMENT SCHEDULE

Booking Advance	5%
Agreement Stage	45%
Commencement of Foundation	10%
Commencement of Basement Floor	7.5%
Commencement of Ground Floor	7.5%
Commencement of 2nd Floor Roof	7.5%
Commencement of 4th Floor Roof	7.5%
Completion of Flooring Respective Unit	5%
Handing Over	5%
Total	**100%**

Awards

ET Now - 2019
Casagrand Zenith
Innovative Project of the Year

ET Now - 2019
Casagrand Eternia II
Best Project in Non-Metro

ET Now - 2019
Casagrand Royale
Most Admired Upcoming Project of the Year

11th Estate Annual Awards - 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

13th 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

14th Realty + Excellence Awards 2022 (South)
Casagrand Hazen
Mid-Segment Project of the Year

14th Realty + Excellence Awards 2022 (South)
Casagrand Hazen
Fastest Growing Realty Brand of the Year

14th Annual Estate Awards in 2023
Casagrand Flagship
Residential Property of the Year

15th Realty+ Excellence Awards 2023, South Edition
Casagrand Aria
Best Affordable Housing project of the year



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FittedHomes

Just move in...



WHY CASAGRAND FITTED HOMES?

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

HOW CASAGRAND FITTED HOMES MAKE YOUR LIFE CONVENIENT?

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

WHAT DO WE OFFER?

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

WOODWORKS OF TOP NOTCH QUALITY

- Shoe Rack
- TV Unit
- Dining Crockery
- Wardrobes All Bedrooms
- Kitchen Cabinets
- Vanity

HOME ACCESSORIES

- Light Fixtures
- Mirrors in Dining
- False Ceiling
- Curtain Rods
- Curtain Channels
- Mirror Lights

PREMIUM ELECTRICAL FITTINGS

- A/C
- Cooking Hob
- Chimney
- Fans living & Bedrooms
- Fan with Light Dining
- Exhaust Fans & Geysers

WASHROOM ACCESSORIES

- LED Mirror
- Tissue Holder
- Towel Rack
- Robe Hook
- Corner Shelf
- Towel Ring

PAYMENT SCHEDULE

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

The payment schedule is made convenient.

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

CASAGRAND
building aspirations

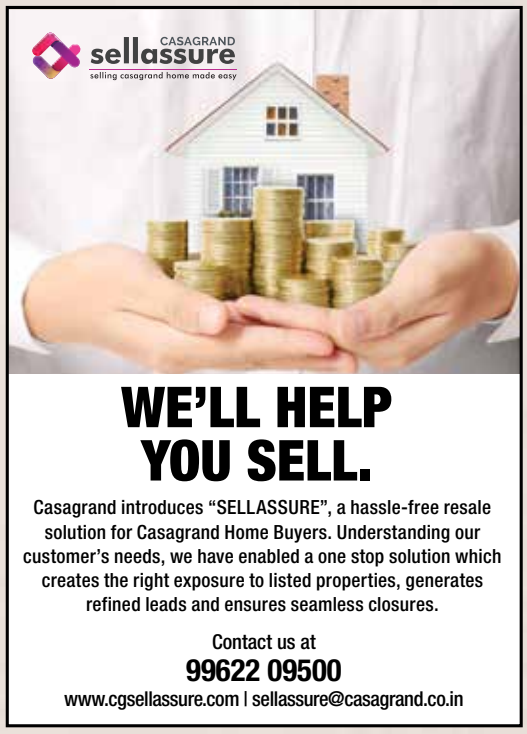
SCAN FOR BROCHURE

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

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