



Your zen

AMIDST THE CHAOS

CASAGRAN
GoldenGrove





SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

We are Casagrand Premier Builder Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 53 million sft. of prime residential real estate across Chennai, Bengaluru, Hyderabad and Coimbatore. Over 50,000+ 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 20th year of our journey, we are all set to progress further with projects worth over ₹12,000 crores in the pipeline with lasting value, integrity and quality.



ELEVATION VIEW



066

TN - 02 8 5077



066A

068

TN07 CE-7940

AERIAL VIEW





YOUR ZEN AMIDST THE CHAOS

Prepare to be amazed as Casagrand GoldenGrove, an architectural excellence, comes to Chennai.

Bringing a resort-like experience within the hustle and bustle of city life. Casagrand GoldenGrove, a premium villa community nestled in a serene landscape, offers 55+ world-class amenities for a lifestyle that is both tranquil and enriching.



VILLA STREET VIEW - DAY



054





SALIENT FEATURES

WHERE MODERN LIVING MEETS TIMELESS ELEGANCE



-
- ◆ Contemporary styled 116 finest 3 BHK+3T villa community set amidst 5.8-acre with the perfect blend of sleek glass facades and tranquil landscapes
 - ◆ 55+ lifestyle amenities of outdoor and indoor recreational facilities with 6000 sft. best in class clubhouse
 - ◆ A 3000 sft. rooftop swimming pool and kids pool with deck area
 - ◆ A majestic archway and scenic landscape, coupled with two entries, enhances better accessibility
 - ◆ Thoughtfully designed units with a major focus on 4 important design elements like light, ventilation, privacy & Vaastu
 - ◆ A safe & secure community with multi-tier security entry and exit facilitated with CCTV surveillance at pivotal points ensures 24x7 security
 - ◆ 100 % Vaastu compliant homes and efficient space planning



SWIMMING POOL VIEW







AMENITIES

OUTDOOR AMENITIES

1. Party Lawn
2. Wall Barbeque Deck
3. Pebble Seaters
4. Tranquil Deck
5. Kids Play Area
6. Tree House
7. Sandpit
8. Kids Jungle Gym
9. Play Mound
10. Skating Rink
11. Inground Trampoline
12. Sensory Play wall
13. Elders Nook
14. Aromatic Herb Garden
15. Community Garden
16. Hammock Zone
17. Reflexology Walkway
18. Leisure Seating
19. Jogging and Walking Trail
20. Outdoor Gym

21. Amphitheatre
22. Pets Park
23. Multi-purpose Sports Court
24. Sports Viewing Gallery
25. Rock Climbing Wall
26. Hopscotch
27. Air Filling Station
28. Car Charging Bay
29. Bird's Bath
30. Musical Granite Stone
31. Campfire
32. Zen Garden
33. Nest Swing
34. Giant Abacus
35. Kids Basketball Hoop
36. Wee-saw
37. Pulse Interactive Games
38. Kids Tricycle Track
39. Parent & Kids Swing
40. Crossfit Nook
41. Granite Chess Table

42. Bicycle with Parking
43. Mosquito Magnet at Outdoor
44. Selfie Spot

SWIMMING POOL AMENITIES

45. Swimming Pool
46. Kids Pool
47. Poolside Cabanas
48. Interactive Water Jets
49. Sun Loungers
50. Rain Curtain
51. Steam/Sauna
52. Pool Volleyball

CLUBHOUSE AMENITIES

53. Multi-purpose Hall
54. Indoor Games
55. Oxygen Infused Gym
56. Association Room
57. Interactive Wall Games
58. Art & Craft Corner
59. Automated BMI

HAMMOCK VIEW



BACKYARD VIEW





CASAGRAND



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 fittings 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.



SCAN FOR BROCHURE

WOODWORKS OF TOP NOTCH QUALITY



Shoe Rack



TV Unit



Dining Crockery



Wardrobes
All
Bedrooms



Kitchen
Cabinets



Vanity



A/C



Cooking
Hob



Chimney
Kitchen



Fans
living &
Bedrooms



Fan with
Light
Dining



Exhaust
Fans
& Geysers

PREMIUM ELECTRICAL FITTINGS

HOME ACCESSORIES



Light
Fixtures



Mirrors in
Dining



False
Ceiling



Curtain
Channels
& Rods



Lights



LED
Mirror



Mirror
Lights



Towel
Rack



Corner
Shelf



Towel
Ring

WASHROOM ACCESSORIES

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

For more details call

+91 73581 32669

info.fh@casagrand.co.in

OUTDOOR VIEW







PRODUCT
SUPERIORITY



CASAGRAND'S BEST IN PRODUCT SUPERIORITY

- ◆ Casagrand GoldenGrove! The architectural magnificence that spells excellence, comes to Chennai.
- ◆ 116 villas set amidst 5.8-acre of land, Casagrand GoldenGrove boasts of an efficient building footprint where 60% of the land area is open space.
- ◆ Experience the perfect blend of contemporary design, sleek glass facades, tranquil landscapes where modern living meets timeless elegance.
- ◆ A majestic entryway - Main entrance archway with scenic landscape welcomes one into the community with its grandness.
- ◆ 2 entries - Giving better accessibility & organized traffic flow within the community.
- ◆ Casagrand GoldenGrove offers the best of master plan and is designed prioritizing light, ventilation, privacy and Vaastu.
- ◆ Orientation of the villas ensures maximum wind-flow and minimum heat-gain.
- ◆ 6000 sft. of best in class clubhouse is designed with sophisticated indoor amenities for the residents.
- ◆ The community is designed with wide driveways along with landscaped side pavers across the site for comfortable vehicular movement with stately entrance and exit arch.
- ◆ A safe & secure community with multi-tier security entry and

exit facilitated with CCTV surveillance at pivotal points ensures 24x7 security.

- ◆ 100 % Vaastu compliant homes and efficient space planning.

OFFERING YOU SUPERIOR AMENITIES AND FEATURES! THE BEST IN MARKET!

- ◆ 55+ amenities sprawled across the project enhancing the social environment and liveliness of the community.
- ◆ Indulge in fitness within the community has multi-purpose court, jogging track and outdoor gym with crossfit nook for your everyday fitness.
- ◆ Kids and senior citizens friendly community with wide range of amenities such as elders nook with hammock garden, leisure seating and reflexology walkway.
- ◆ The project features an outdoor amphitheatre with screening wall, barbeque deck, camp fire with pebble seaters, and party lawn for the residents to enjoy their evening with communal activities.
- ◆ Dedicated outdoor amenities for children like kid's play area with interactive games, sand pit, kids inground trampoline, sensory play wall, jungle gym, hopscotch, play mound, Tree house, skating rink, etc., provides an active environment.
- ◆ Exclusive tranquil deck for yoga and meditation amidst the serene landscape with zen garden provides a calm and relaxing atmosphere that forces you to reflect and be at one with the earth.



- ◆ The site encompasses a vast area of landscape gardening like aroma garden, herbal garden and community garden are planned for relaxing your senses amidst peaceful community.
- ◆ Dedicated bicycle parking with cycles are provided in the community.

INDULGE IN FINEST CLUBHOUSE

- ◆ Boasting of all the top-notch amenities, Casagrاند GoldenGrove has a fully equipped clubhouse with five-star interiors.
- ◆ A splendid lobby with a waiting lounge facility.
- ◆ A grand multi-purpose party hall is planned for hosting your friends and family.
- ◆ Oxygen infused gym with automated BMI equipment of top-notch features to enhance your healthy lifestyle with fitness.
- ◆ Billiards, air hockey, foosball and board games are provided to entertain the teens, adults of all age group and interactive wall games, art & craft corner are designed exclusively for kids in indoor game area.
- ◆ A 3000 sft. rooftop swimming pool and kids pool with deck area in clubhouse is facilitated with rain curtain, outdoor shower area, steam/sauna and poolside cabanas take you to the next level.

KNOW WHY OUR VILLAS ARE SUPERIOR

- ◆ Grand main door of veneer finish with designer architrave for the elegant entrance to your villas.

- ◆ Digital door lock - New generation digital lock system with which you can unlock your door with a simple touch and can share the digital key to any visitors.
- ◆ Premium huge vitrified flooring tiles for the lavish look of a highly luxurious villas.
- ◆ Designer kota flooring for durable car parking.
- ◆ Large french sliding doors and windows designed with aluminum powder coated frame and toughened glass provide more lighting into the interior.
- ◆ All bedroom doors are laminated finish adding flawless elegance to the interiors.
- ◆ Granite finished staircase designed with MS rod and wooden handrail.
- ◆ Premium range of Kohler/equivalent fittings in bathrooms and waterproof doors in all bathrooms.
- ◆ Villas with luxurious bathroom with bronze tinted glass partition, shower column, granite countertop washbasins & 2' trench drain.
- ◆ Terrace features like barbeque counter and exclusive deck with landscaped granite seaters for evening parties and your functional convenience.
- ◆ Villas have exclusive specifications like outdoor sockets, terrace laundry hanger and foot lamps are provided for your daily convenience.



EFFICIENCY IN SPACE PLANNING

- ◆ Dedicated 1 car park along with landscape is designed for all the villas.
- ◆ Maximum number of villas are designed with 8 ft. main door provides a grand inviting villa entry.
- ◆ Most of the villas are planned with 50% of open space which invites you to enjoy a nature-inspired lifestyle.
- ◆ All bedrooms, living & kitchen are consciously planned to be well ventilated.
- ◆ Luxuriously planned bedrooms with dedicated wardrobe & open terrace.
- ◆ Space for washing machine is devoted in the terrace for everyday convenience.
- ◆ Dedicated ODU spaces are provided for all the AC units.
- ◆ Most of the villas are designed with backyard landscaped garden of tropical plants and deck with in-built granite seaters which opens out from the living & dining that merge the home with the nature.

CONSIDERING VAASTU? WE GOT THAT SORTED TOO

- ◆ Most of the villas have **East and North** facing main entrance.
- ◆ All villas have **Southwest** bedrooms.
- ◆ All villas have **East or North** facing kitchen hobs.
- ◆ No bedrooms have headboard in the **North**.

- ◆ No **Northeast & Southwest** cuts in villa profile.
- ◆ No villas have toilets in **Southwest or Northeast**.

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

Casagrand GoldenGrove offers the epitome of luxury with serene landscape, 5-star club interiors, rooftop swimming pool with beautifully crafted landscape and countless features designed flawlessly to give you a living experience that is absolutely par excellence.



BALCONY VIEW

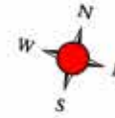






MASTER PLAN

SITE PLAN



OUTDOOR AMENITIES

1. PARTY LAWN
2. WALL BARBEQUE DECK
3. PEBBLE SEATERS
4. TRANQUIL DECK
5. KIDS PLAY AREA
6. TREE HOUSE
7. SANDPIT
8. KIDS JUNGLE GYM
9. PLAY MOUND
10. SKATING RINK
11. INGROUND TRAMPOLINE
12. SENSORY PLAY WALL
13. ELDERS NOOK
14. AROMATIC HERB GARDEN
15. COMMUNITY GARDEN
16. HAMMOCK ZONE
17. REFLEXOLOGY WALKWAY
18. LEISURE SEATING
19. JOGGING AND WALKING TRAIL
20. OUTDOOR GYM
21. AMPHITHEATRE
22. PETS PARK
23. MULTI-PURPOSE SPORTS COURT
24. SPORTS VIEWING GALLERY
25. ROCK CLIMBING WALL
26. HOPSCOTCH
27. AIR FILLING STATION
28. CAR CHARGING BAY
29. BIRD'S BATH
30. MUSICAL GRANITE STONE
31. CAMPFIRE
32. ZEN GARDEN
33. NEST SWING
34. GIANT ABACUS
35. KIDS BASKETBALL HOOP
36. WEE-SAW
37. PULSE INTERACTIVE GAMES
38. KIDS TRICYCLE TRACK
39. PARENT & KIDS SWING
40. CROSSFIT NOOK
41. GRANITE CHESS TABLE
42. BICYCLE WITH PARKING
43. MOSQUITO MAGNET AT OUTDOOR
44. SELFIE SPOT

SWIMMING POOL AMENITIES

45. SWIMMING POOL
46. KIDS POOL
47. POOLSIDE CABANAS
48. INTERACTIVE WATER JETS
49. SUN LOUNGERS
50. RAIN CURTAIN
51. STEAM/SAUNA
52. POOL VOLLEYBALL

CLUBHOUSE AMENITIES

53. MULTI-PURPOSE HALL
54. INDOOR GAMES
55. OXYGEN INFUSED GYM
56. ASSOCIATION ROOM
57. INTERACTIVE WALL GAMES
58. ART & CRAFT CORNER
59. AUTOMATED BMI

SONALUR 5.83 ACRES - VILLA PRODUCT MIX			
COLOUR CODE	VILLA TYPE	BHK	NO. OF VILLAS
[Grey]	TYPE - A1a	3BHK+3T	02
[Light Grey]	TYPE - A1	3BHK+3T	15
[Red]	TYPE - A2	3BHK+3T	13
[Brown]	TYPE - A2a	3BHK+3T	01
[Light Brown]	TYPE - A3	3BHK+3T	04
[Light Blue]	TYPE - A4	3BHK+3T	01
[Light Green]	TYPE - A5	3BHK+3T	01
[Light Purple]	TYPE - A6	3BHK+3T	01
[Light Orange]	TYPE - A7	3BHK+3T	08

SONALUR 5.83 ACRES - VILLA PRODUCT MIX			
COLOUR CODE	VILLA TYPE	BHK	NO. OF VILLAS
[Purple]	TYPE - A8	3BHK+3T	01
[Dark Purple]	TYPE - A8a	3BHK+3T	04
[Dark Brown]	TYPE - A8a	3BHK+3T	01
[Yellow]	TYPE - A10	3BHK+3T	04
[Light Yellow]	TYPE - A10a	3BHK+3T	01
[Light Green]	TYPE - A11	3BHK+3T	02
[Dark Green]	TYPE - A12	3BHK+3T	01
[Light Green]	TYPE - A13	3BHK+3T	01
[Light Purple]	TYPE - A14	3BHK+3T	02

SONALUR 5.83 ACRES - VILLA PRODUCT MIX			
COLOUR CODE	VILLA TYPE	BHK	NO. OF VILLAS
[Light Green]	TYPE - A15	3BHK+3T	01
[Pink]	TYPE - A16	3BHK+3T	02
[Light Purple]	TYPE - A16a	3BHK+3T	01
[Orange]	TYPE - A17	3BHK+3T	04
[Light Orange]	TYPE - A17a	3BHK+3T	01
[Teal]	TYPE - A18	3BHK+3T	02
[Red]	TYPE - A18	3BHK+3T	01
[Dark Blue]	TYPE - A20	3BHK+3T	01
[Light Pink]	TYPE - A21	3BHK+3T	01

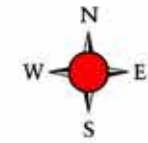
SONALUR 5.83 ACRES - VILLA PRODUCT MIX			
COLOUR CODE	VILLA TYPE	BHK	NO. OF VILLAS
[Dark Red]	TYPE - B1	3BHK+3T	02
[Light Grey]	TYPE - B2	3BHK+3T	01
[Light Green]	TYPE - C1	3BHK+3T	18
[Light Green]	TYPE - C2	3BHK+3T	11
[Dark Purple]	TYPE - C3	3BHK+3T	01
[Dark Brown]	TYPE - C3a	3BHK+3T	02
[Dark Green]	TYPE - C3b	3BHK+3T	01
[Dark Grey]	TYPE - C4	3BHK+3T	01
[Light Green]	TYPE - C4a	3BHK+3T	02



VILLA
PLANS



3BHK-3T- SOUTH FACING VILLA



GROUND FLOOR PLAN

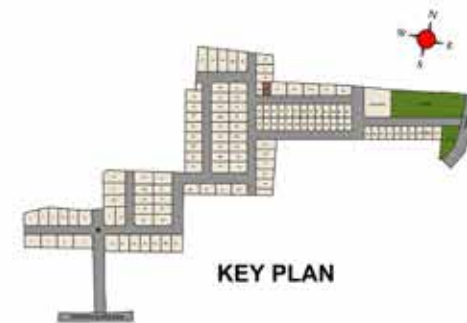


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE C3 - 77	997	1390	807



KEY PLAN



3BHK-3T- SOUTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



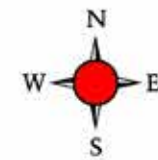
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE C3a - 75a & 96	997	1390	794



KEY PLAN

3BHK-3T- SOUTH FACING VILLA



GROUND FLOOR PLAN

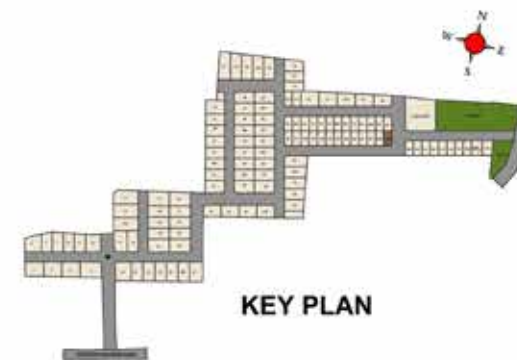


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE C3b - 108	997	1390	794



KEY PLAN

3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN

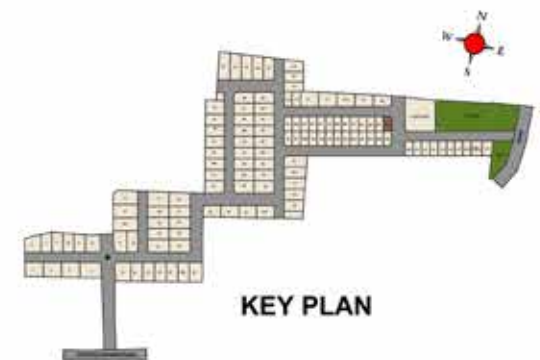


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE C4 - 83	997	1390	794



KEY PLAN

3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



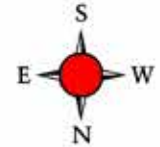
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE C4a -95	997	1390	794
TYPE C4a -109	997	1390	795



KEY PLAN

3BHK-3T- NORTH FACING VILLA



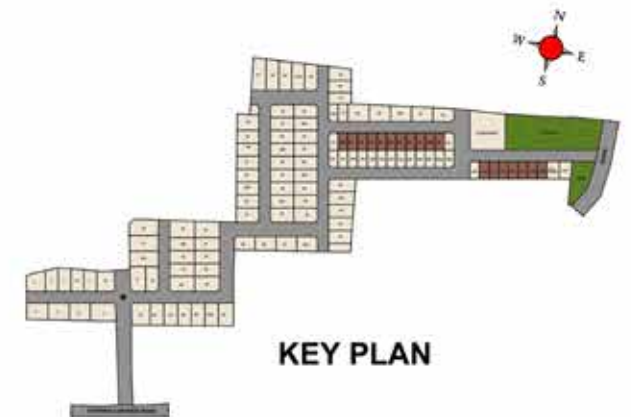
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type C1 - 84 to93a	1006	1401	807
Type C1 - 110 to114	1006	1401	807
Type C1 - 115 to115a	1006	1401	806

3BHK-3T- SOUTH FACING VILLA



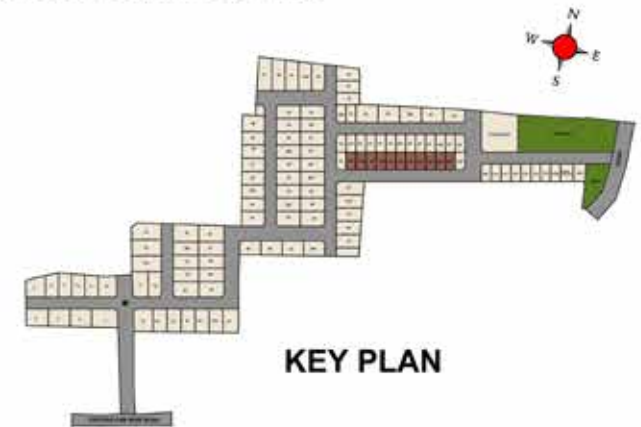
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type C2 - 97 to 106a	1006	1401	807

3BHK-3T- SOUTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE A20 - 82	1188	1524	1306

3BHK-3T- EAST FACING VILLA



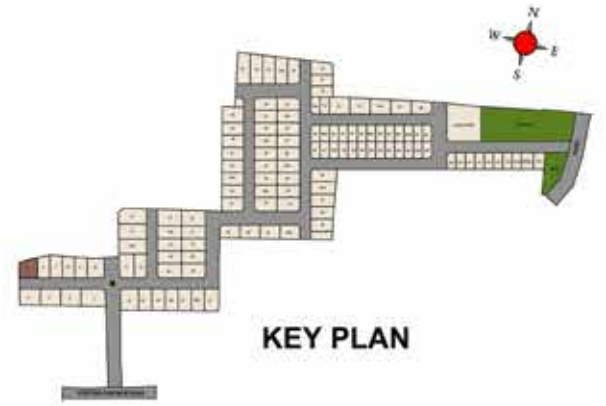
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE B2 - 5	1099	1559	1661

3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type A16 - 56	1284	1678	1359
Type A16 - 57	1284	1678	1393
Type A16 - 57a	1284	1678	1415



KEY PLAN

3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type A16a - 55	1284	1678	1320



KEY PLAN

3BHK-3T- SOUTH FACING VILLA



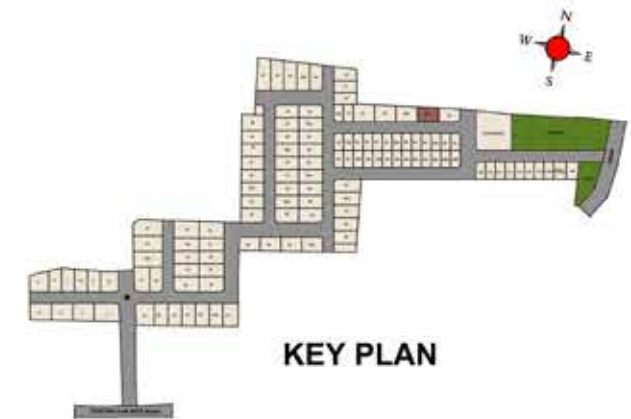
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE A19- 81	1333	1690	1420

3BHK-3T- EAST FACING VILLA



GROUND FLOOR PLAN



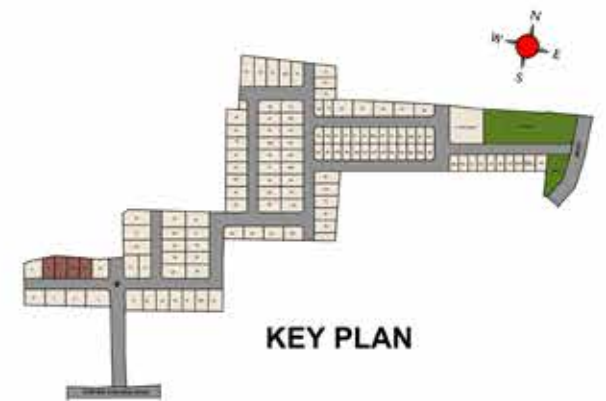
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NO	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE A3 - 6	1322	1722	1340
TYPE A3 - 7	1322	1722	1395
TYPE A3 - 7A	1322	1722	1335
TYPE A3 - 9	1322	1722	1274



KEY PLAN

3BHK-3T- WEST FACING VILLA



VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA (SQFT)
TYPE A4 - 12	1322	1722	1474

3BHK-3T- WEST FACING VILLA

[22'-4"]



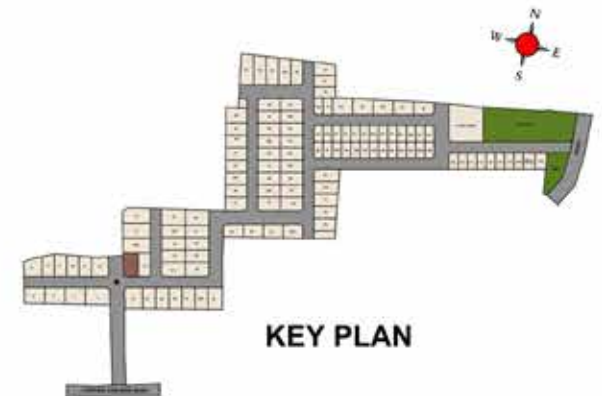
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE A5 - 11	1322	1722	1785

3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

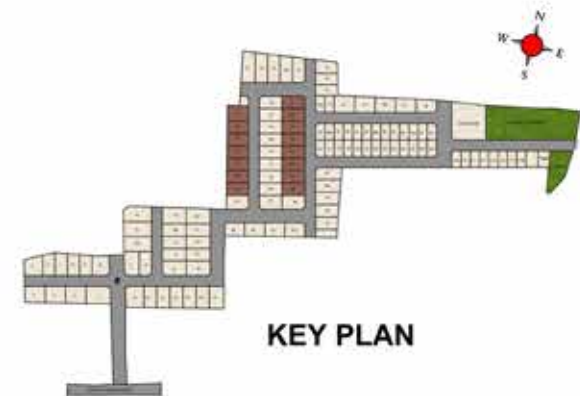


TERRACE FLOOR PLAN



VILLA NO	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE A1 - 34	1322	1733	1361
TYPE A1 - 34a	1322	1733	1354
TYPE A1 - 36	1322	1733	1347
TYPE A1 - 37	1322	1733	1340
TYPE A1 - 38	1322	1733	1333
TYPE A1 - 39	1322	1733	1326
TYPE A1 - 40	1322	1733	1613

VILLA NO	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE A1 (65 TO 70A)	1322	1733	1416
TYPE A1 - 72	1322	1733	1403



KEY PLAN

3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type A1a - 33	1322	1733	1531
Type A1a - 64	1322	1733	1584



KEY PLAN

3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN

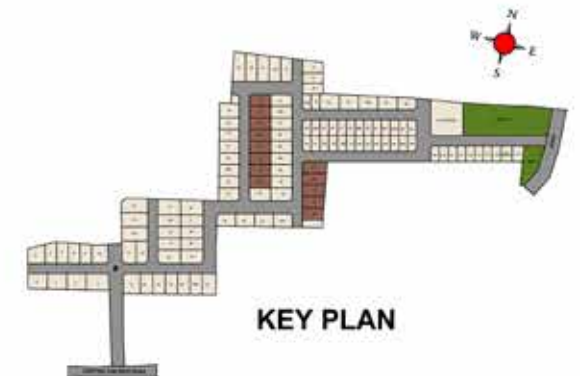


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE A2 - 46	1322	1733	1403
TYPE A2 (47-52A)	1322	1733	1416
TYPE A2 - 59	1322	1733	1387
TYPE A2 - 60	1322	1733	1438
TYPE A2 - 61	1322	1733	1497
TYPE A2 - 61A	1322	1733	1556
TYPE A2 - 63	1322	1733	1603



KEY PLAN

3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN

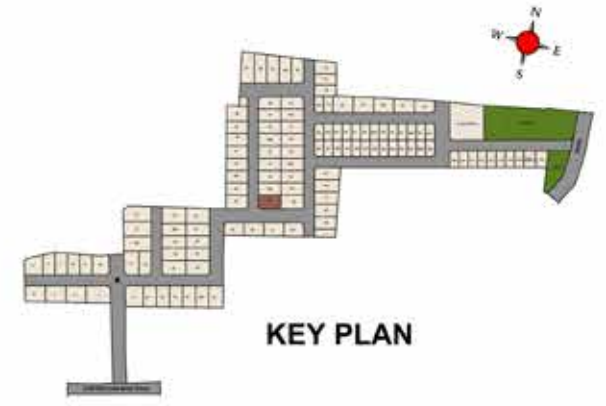


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA (SQFT)
Type A2a - 54	1322	1733	1584



3BHK-3T- WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE B1- 73	1215	1739	1376
TYPE B1- 74	1215	1739	1248
TYPE B1- 75	1215	1739	1250



KEY PLAN

3BHK-3T- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE A6 - 21	1450	1876	1915

3BHK-3T- EAST FACING VILLA



GROUND FLOOR PLAN

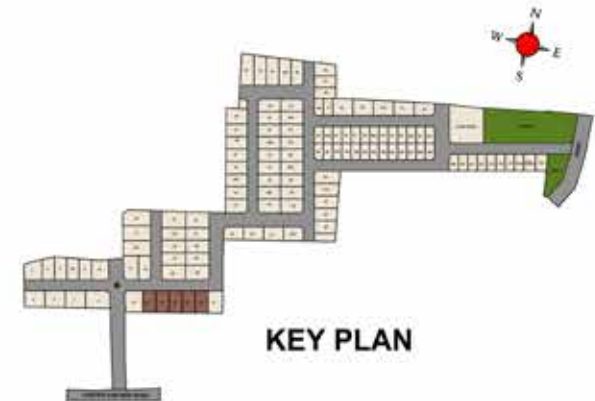


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type A7 - 22	1450	1876	1418
Type A7 - 23	1450	1876	1428
Type A7 - 24	1450	1876	1438
Type A7 - 25	1450	1876	1448
Type A7 - 25A	1450	1876	1458



KEY PLAN



3BHK-3T- EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



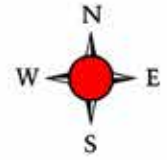
TERRACE FLOOR PLAN



KEY PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE A8 - 27	1450	1876	1623

3BHK-3T- SOUTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE A18 - 78	1517	1906	1703
TYPE A18 - 79	1517	1906	1613
TYPE A18 - 79A	1517	1906	1517



KEY PLAN

3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN

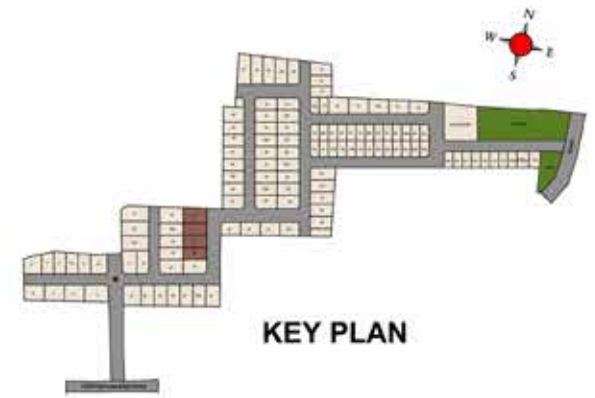


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type A9 - 29-31	1484	1949	1492
Type A9 - 32	1484	1949	1841



KEY PLAN

3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

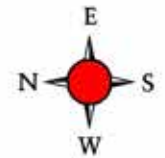


TERRACE FLOOR PLAN

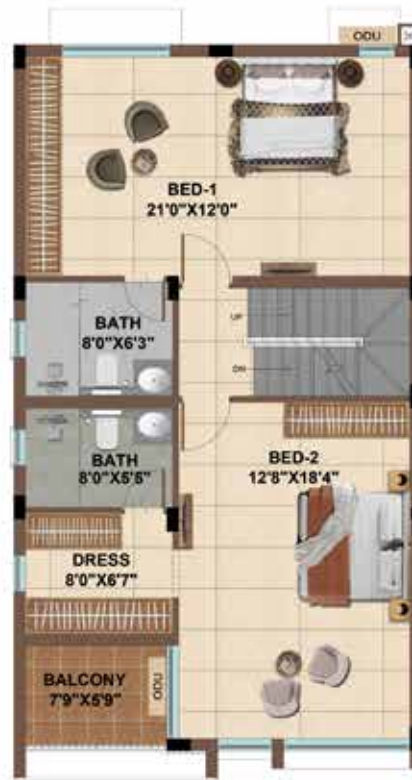
VILLA NO	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type A9a - 28	1484	1949	1739



3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN

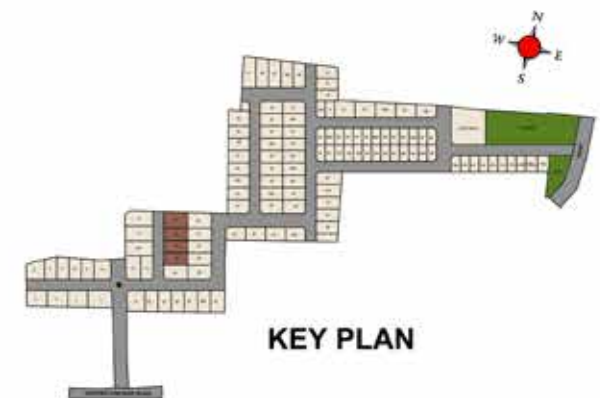


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type A10 - 16	1484	1949	1932
Type A10 - 16a to 19	1484	1949	1492



KEY PLAN

3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NO	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type A10a - 20	1484	1949	1739

3BHK-3T- EAST FACING VILLA



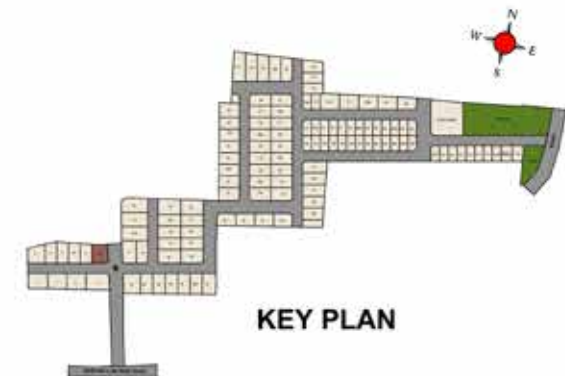
GROUND FLOOR PLAN



FIRST FLOOR PLAN



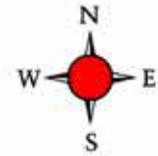
TERRACE FLOOR PLAN



KEY PLAN

VILLA NO	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type A13 - 10	1591	2023	1685

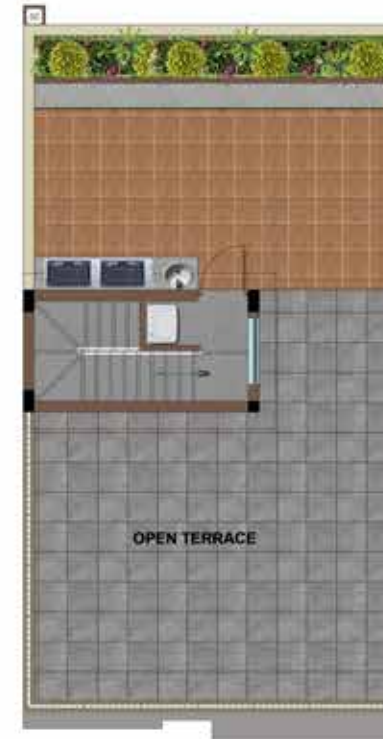
3BHK-3T- EAST FACING VILLA



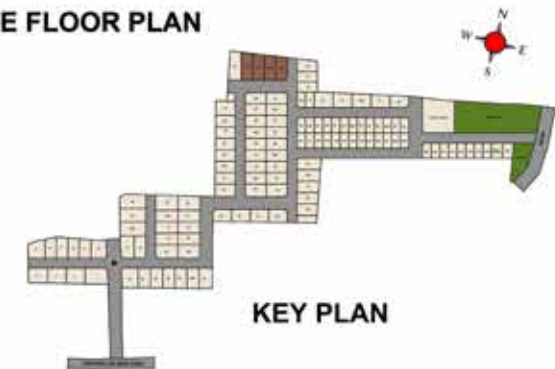
GROUND FLOOR PLAN



FIRST FLOOR PLAN



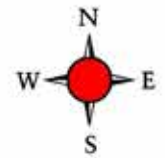
TERRACE FLOOR PLAN



KEY PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE A17 - 42	1578	2040	1821
TYPE A17 - 43	1578	2040	1735
TYPE A17 - 43A	1578	2040	1648
TYPE A17 - 45	1578	2040	1549

3BHK-3T- EAST FACING VILLA



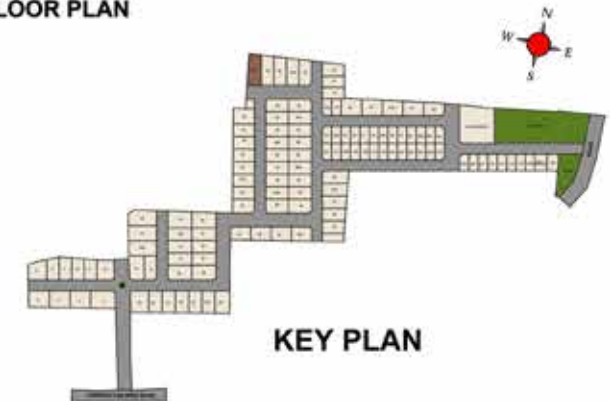
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE A17a - 41	1578	2040	2042

3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN

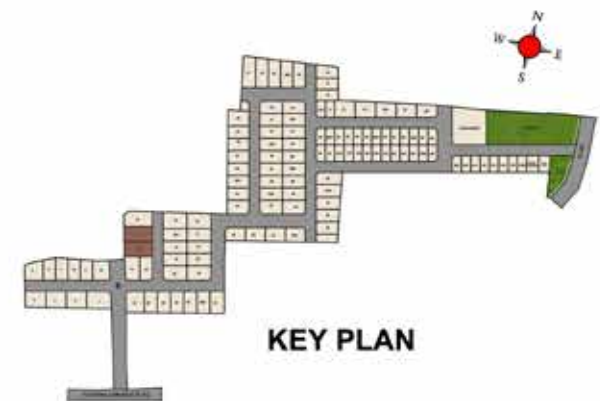


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type A11 - 12a	1685	2139	2069
Type A11 - 14	1685	2139	2082



KEY PLAN

3BHK-3T- NORTH FACING VILLA



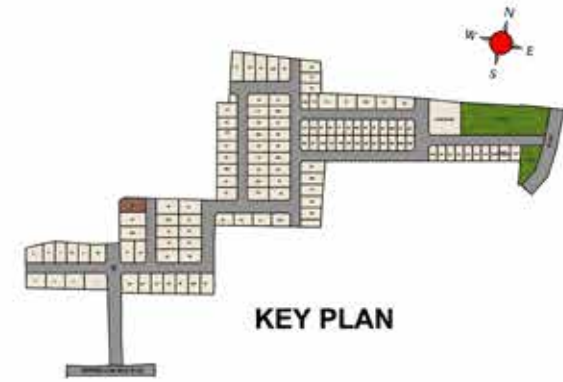
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NO	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type A12 - 15	1685	2139	2105

3BHK-3T- NORTH FACING VILLA



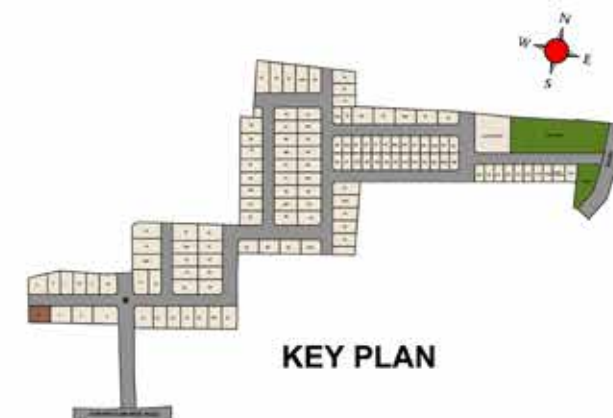
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
TYPE A21 - 4	1671	2187	1679

3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type A14 - 2	1684	2299	1727
Type A14 - 3	1684	2299	1687



KEY PLAN

3BHK-3T- NORTH FACING VILLA



GROUND FLOOR PLAN

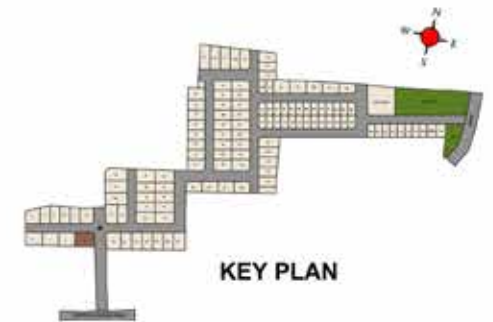


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	TOTAL LAND AREA(SQFT)
Type A15 - 1	1684	2299	2105



KEY PLAN

TRANQUIL DECK



INDOOR PLAY AREA

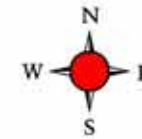






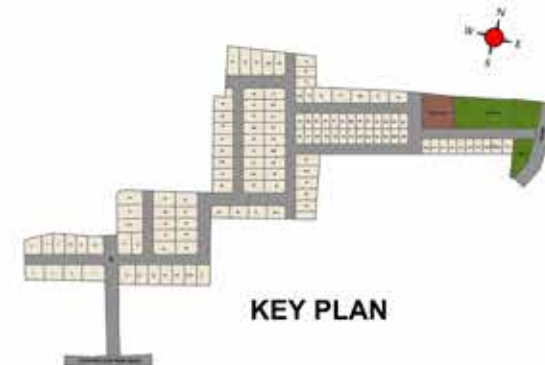
CLUBHOUSE PLANS

CLUBHOUSE GROUND FLOOR PLAN



CLUBHOUSE AMENITIES :

- 53. MULTIPURPOSE HALL
- 54. INDOOR GAMES
- 55. OXYGEN INFUSED GYM
- 56. ASSOCIATION ROOM
- 57. INTERACTIVE WALL GAMES
- 58. ART & CRAFT CORNER
- 59. AUTOMATED BMI



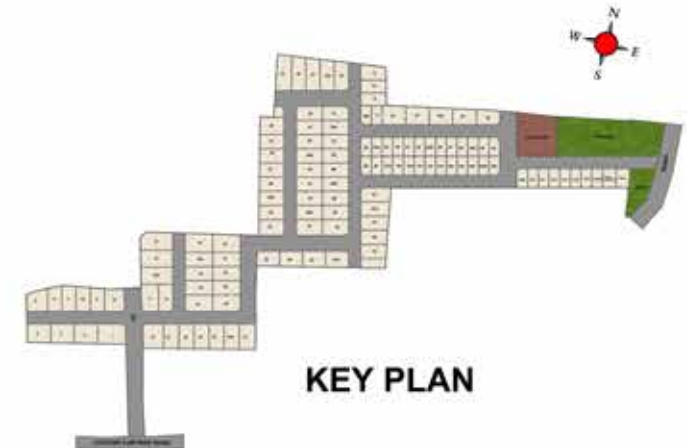
KEY PLAN

TERRACE FLOOR PLAN



SWIMMING POOL AMENITIES :

- 45. SWIMMING POOL
- 46. KIDS POOL
- 47. POOLSIDE CABANAS
- 48. INTERACTIVE WATER JETS
- 49. SUN LOUNGERS
- 50. RAIN CURTAIN
- 51. STEAM/SAUNA
- 52. POOL VOLLEY BALL



KEY PLAN

CLUBHOUSE ENTRANCE VIEW



SWIMMING POOL VIEW







SPECIFICATIONS

1. STRUCTURE

Structural System	:	RCC framed structure designed for seismic compliant (Zone_class III)
Masonry	:	200mm for external walls & 100mm for internal walls
Floor-Floor Height (incl. slab) Type A	:	Will be maintained at 3250mm
Floor-Floor Height (incl. slab) Type B & C	:	Will be maintained at 3050mm
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	:	Finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect design intent
Bathroom - Type A	:	Vitrified wall tile of size 600mm x 1200mm for a height of 2400mm & above wall tile will be finished with a coat of primer
Bathroom - Type B and C	:	Vitrified wall tile of size 600mm x 1200mm for a height of 2100mm & above wall tile will be finished with a coat of primer

3. FLOOR FINISH WITH SKIRTING

Main Flooring	:	Vitrified tiles of size 1800x1200mm
Bathroom	:	Vitrified tiles of size 600x600mm
Bedroom Balcony	:	Designer Kota flooring of size 600x600mm
Open Terrace	:	Wooden tiles of size 200x1200mm (BBQ area) & pressed tiles
Backyard	:	Wooden tiles of size 200x1200mm (Deck area)
Villa Entrance	:	Wooden tiles of size 200x1200mm
Car Parking	:	Designer Kota flooring of size 600x600mm

4. BALCONY

Handrail	:	MS handrail as per architect's design intent
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5. STAIRCASE

Flooring	:	Granite flooring for staircase
Handrail	:	MS handrail with wooden top

6. TERRACE

Cloth Drying Hanger	:	Cloth drying hanger is provided in terrace
Barbeque Counter	:	Barbeque counter with sink is provided in terrace



7. BATHROOMS

- CP & Sanitary Fixture : Kohler/equivalent
- Bedroom 1 Bathroom : Wall mounted WC with cistern, health faucet, rain shower, hand shower and spout, counter top washbasin, glass partition - Brown tinted and 2' trench drain.
- Bedroom 2 & 3 Bathrooms : Wall mounted WC with cistern, health faucet, single lever diverter with rain shower, counter top washbasin and square designer grating.
- Tap Point : Provided in car park and backyard

8. JOINERY

a. DOORS

- Main Door (Type A) : Full jamb frame and designer architrave with double side veneer shutter of size 1200x2400mm with polish finish
- : Ironmongeries like digital door lock, 18" tower bolt, door viewer, floor mount magnetic door stopper, concealed door closure of dorset / equivalent etc.,
- Bedroom Doors (Type A) : Full jamb frame with double side laminated shutter of size 900x2400mm.
- : Ironmongeries like door lock with designer handle, floor mount magnetic door stopper, 6" tower bolt of Dorset/equivalent etc.,
- Bathroom Doors (Type A) : Good quality teak wood polished frame with granite jambs, double side laminated shutter of size 750x2400mm and water proof layer on the inner side.
- : Ironmongeries like thumb turn lock with designer handle without key, door bush of Dorset/equivalent
- Terrace Doors (Type A) : Good quality FRP frame with shutters of size 900x2100mm
- : Ironmongeries like thumb turn lock with key, door bush of Dorset/equivalent
- Main Door (Type B and C) : Full jamb frame and designer architrave with double side veneer shutter of size 1050x2100mm with polish finish
- : Ironmongeries like digital door lock, 8" tower bolt, door viewer, floor mount magnetic door stopper, door closure of Dorset/equivalent etc.,
- Bedroom Doors (Type B and C) : Full jamb frame with double side laminated shutter of size 900x2100mm.
- : Ironmongeries like lock with designer handle, floor mount magnetic door stopper, 6" tower bolt of Dorset/equivalent, etc.,
- Bathroom Doors (Type B and C) : Good quality teak wood polished frame with granite jambs, double side laminated shutter of size 750x2100mm and water proof layer on the inner side.
- : Ironmongeries like thumb turn lock with designer handle without key, door bush of Dorset/equivalent
- Terrace Doors (Type B and C) : Good quality FRP frame with shutters of size 750x2100mm
- : Ironmongeries like thumb turn lock with key, door bush of Dorset/equivalent

b. WINDOWS

- Windows : Aluminum powder coated windows with sliding shutter with see through plain glass and MS grill / railing based on architect's design intent wherever applicable
- : Sill finished with granite
- French Doors : Aluminum powder coated framed sliding shutters with toughened glass
- Ventilators : Aluminum powder coated framed fixed louver
- : Jambs finished with granite



9. ELECTRICAL POINTS

Power Supply	:	3 PHASE power supply connection
Safety Device	:	MCB & RCCB (Earth leakage circuit breaker)
Kitchen	:	For chimney, Hob & water purifier
Switches & Sockets	:	Modular box, modular switches & sockets of Legrand/equivalent
Wires	:	Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand
TV	:	Point in living & all bedrooms
Data	:	Point in living & any one bedroom
USB Point	:	Point in living & all bedrooms
Foot Lamp	:	Foot lamp in all bedrooms
Bedroom Balcony	:	6 AMP outdoor socket in first floor
BBQ Point	:	16 AMP outdoor socket in open terrace
EV Charging Provision	:	Provision in car park area
Master Control Switch	:	Point in living
Split-air Conditioner	:	Points in living/dining & all bedrooms
Exhaust Fan	:	Point in all bathrooms
Geyser	:	Point in all bathrooms
Villa Back-up	:	Inverter provision for all room fan and light points

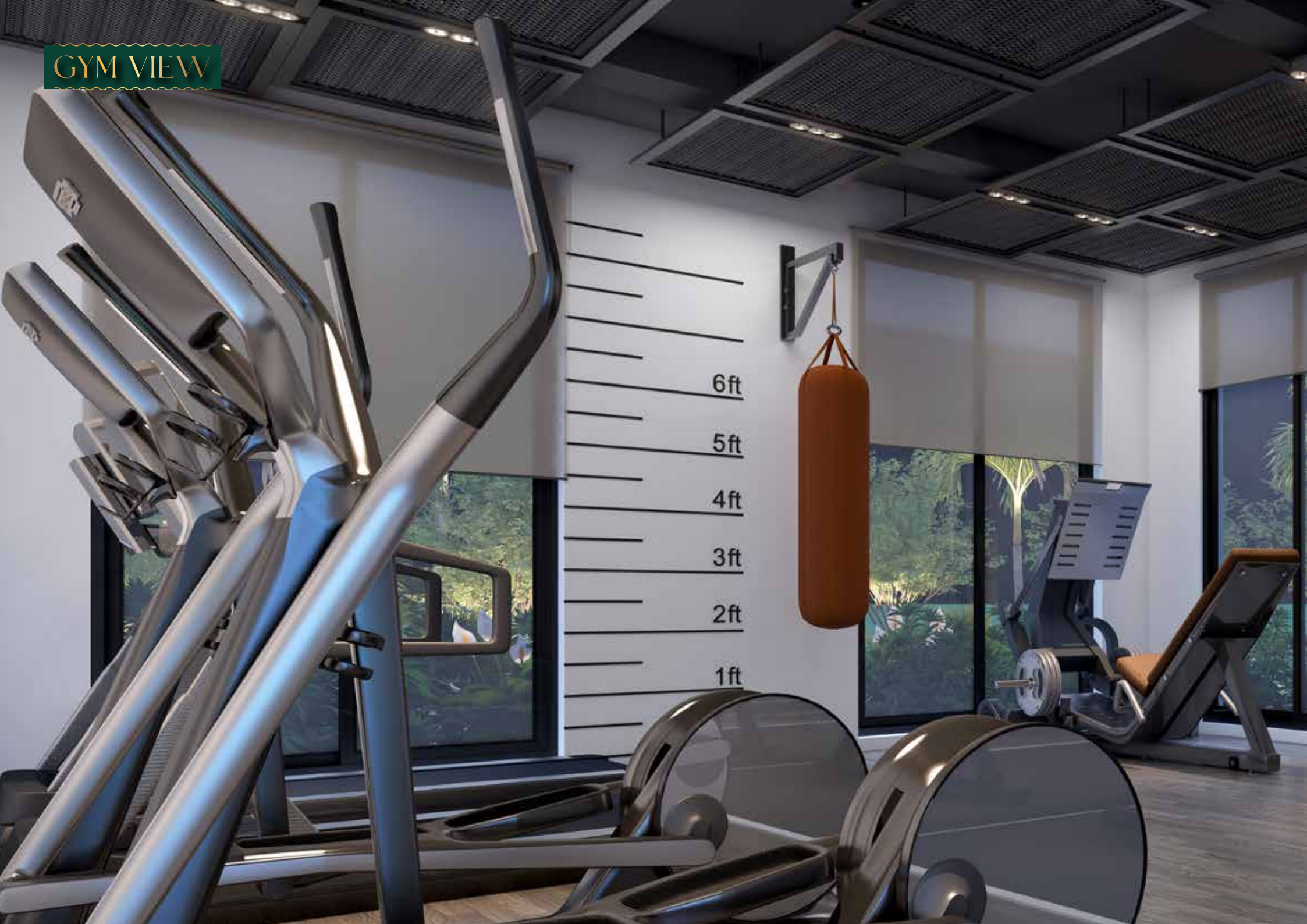


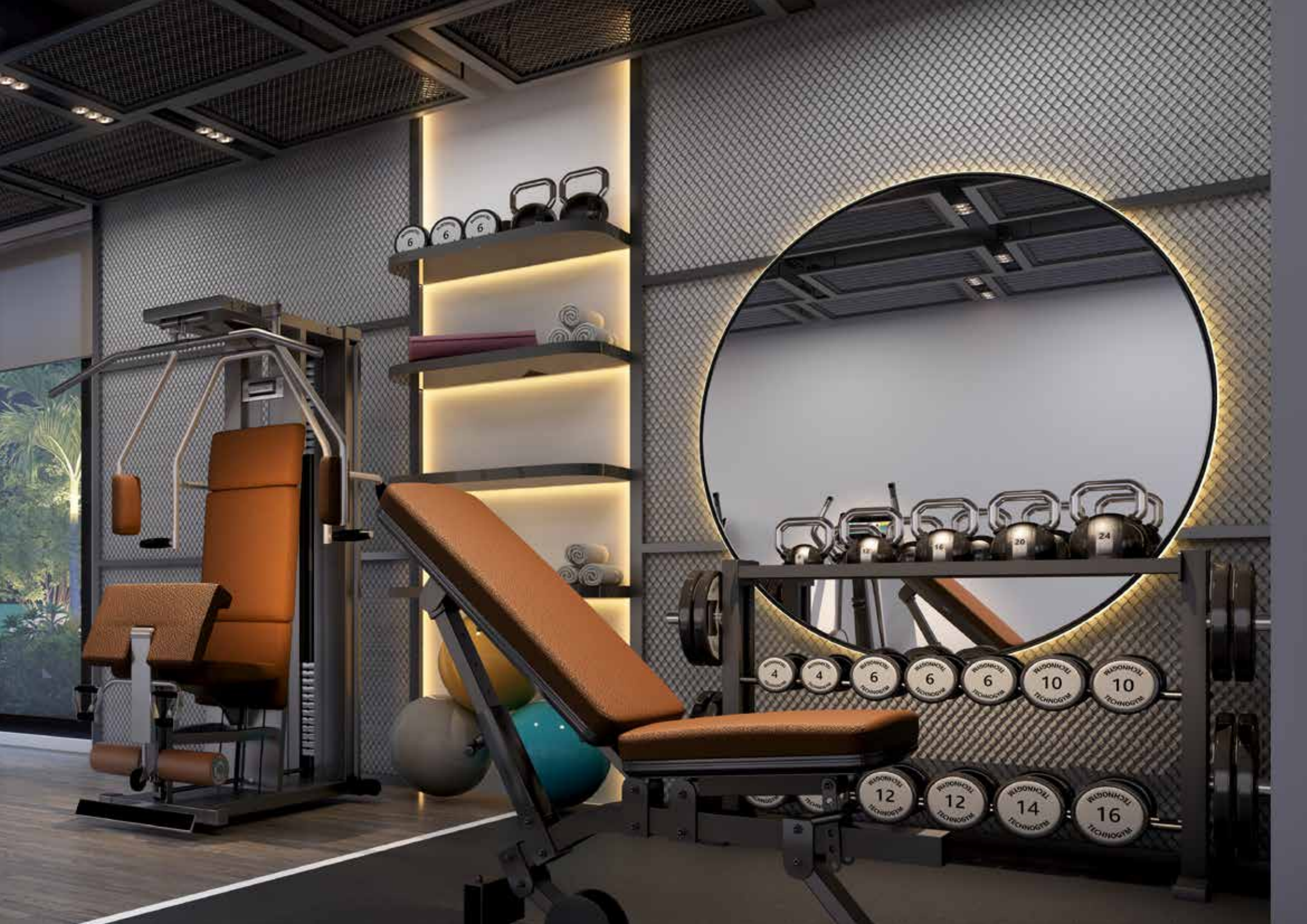
10. OUTDOOR FEATURES

Water Storage	:	Centralized UG sump with WTP (Min. requirement as per water test report)
Rain Water Harvesting	:	Rain water harvesting system as per site requirement
STP	:	Centralized Sewage Treatment Plant
Common Back-up	:	100% power backup for common amenities such as club house, WTP, STP & selective common area lighting
Safety	:	CCTV surveillance cameras will be provided all-round the building at pivotal location in ground level
Security	:	Security booth will be provided at the entrance and facilitated with My Gate App
Compound Wall	:	Site perimeter fenced by compound wall with entry gates & height of 1500mm as per design intent and over that 300mm with barbed fence.
Landscape	:	Suitable landscape at appropriate places in the project as per design intent
Internal Roads	:	Rubber mould paver finished roads.
Driveway	:	Convex mirror for safe turning in driveway in/out.



GYM VIEW

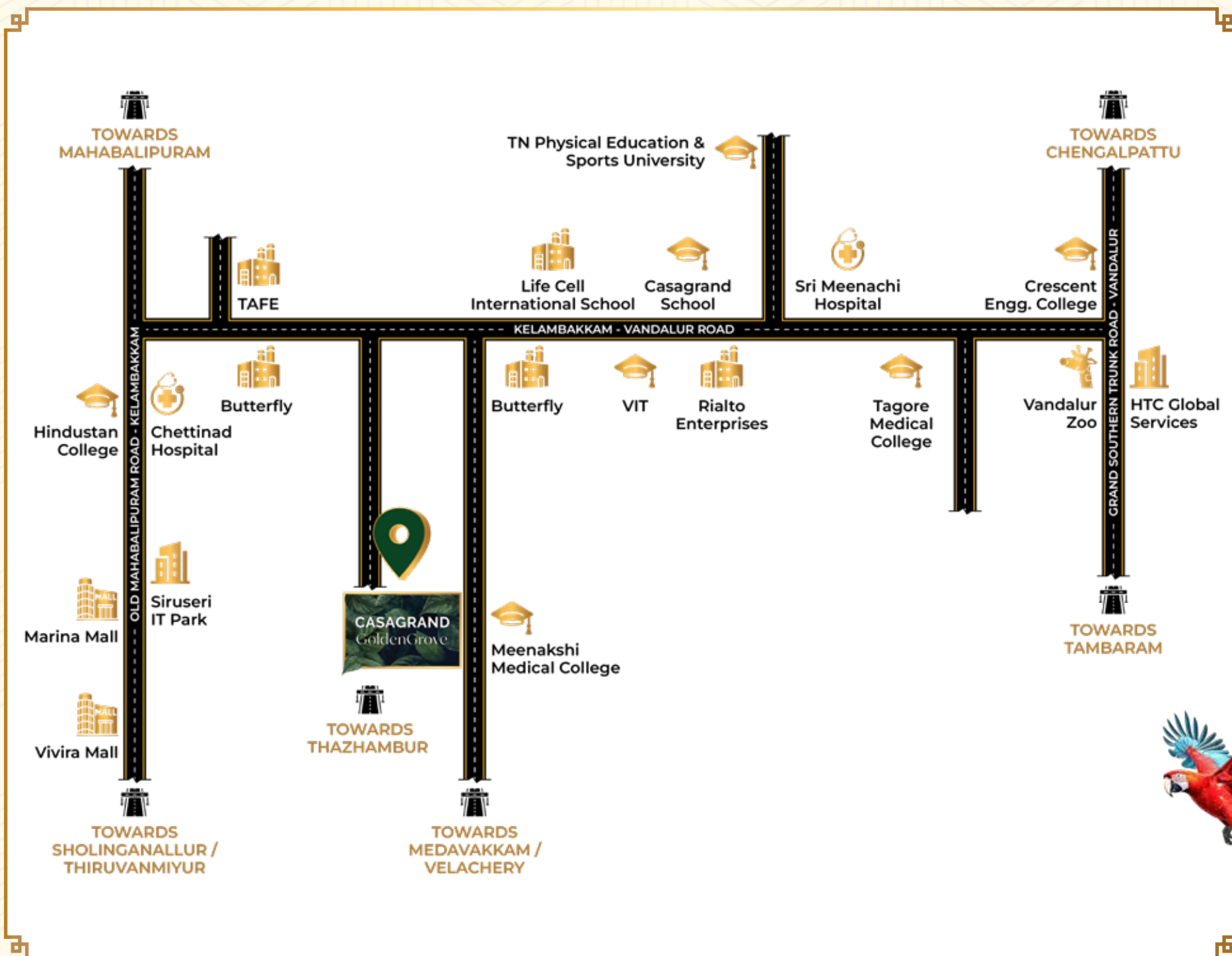






LOCATION MAP





A vibrant jungle scene with large green leaves, a toucan, a yellow and blue bird, and a macaw. The background is a dense forest of large, dark green leaves. In the upper right, a small yellow and blue bird is perched on a branch. In the lower left, a toucan with a large, colorful beak is flying. In the lower right, a macaw with blue, yellow, and red feathers is flying. The text "LOCATION ADVANTAGES" is centered in a gold-colored font, enclosed in a gold rectangular frame.

LOCATION ADVANTAGES

SCHOOLS

1. TATVA School 6 mins
2. SBIOA International School 8 mins
3. Velammal Global School 8 mins
4. Velammal Vidhyashram 10 mins
5. The School KFI 10 mins
6. Chettinad Sarvalokaa 15 mins

COLLEGES

7. Agni College of Technology 8 mins
8. Meenakshi Medical College 8 mins
9. Vels Maritime College 9 mins
10. Vellore Institute of Technology - Chennai 10 mins
11. Tamil Nadu Physical Education and Sports University 10 mins
12. IIITDM 10 mins
13. Prince Shri Venkateshwara Engineering College 10 mins
14. Hindustan Institute of Technology and Science 15 mins
15. Tagore Group of Institutions 15 mins

16. SSN Institutions 20 mins
17. Shiv Nadar University 20 mins
18. Crescent Group of Institution 20 mins
19. SRM Group of Institutions 35 mins

HOSPITALS

20. Chennai Meenakshi Multispeciality Hospital 5 mins
21. VITC Health Centre 8 mins
22. Chettinad Super Speciality Hospital 10 mins

IT PARKS

23. SIPCOT IT Park 5 mins

TRANSPORTATION & ENTERTAINMENT HUBS

24. Vandalur Zoo 8 mins
25. The Marina Mall 10 mins
26. Kovalam Beach 10 mins
27. Kilambakkam Bus Terminus 10 mins



VILLA STREET VIEW - NIGHT





PAYMENT SCHEDULE

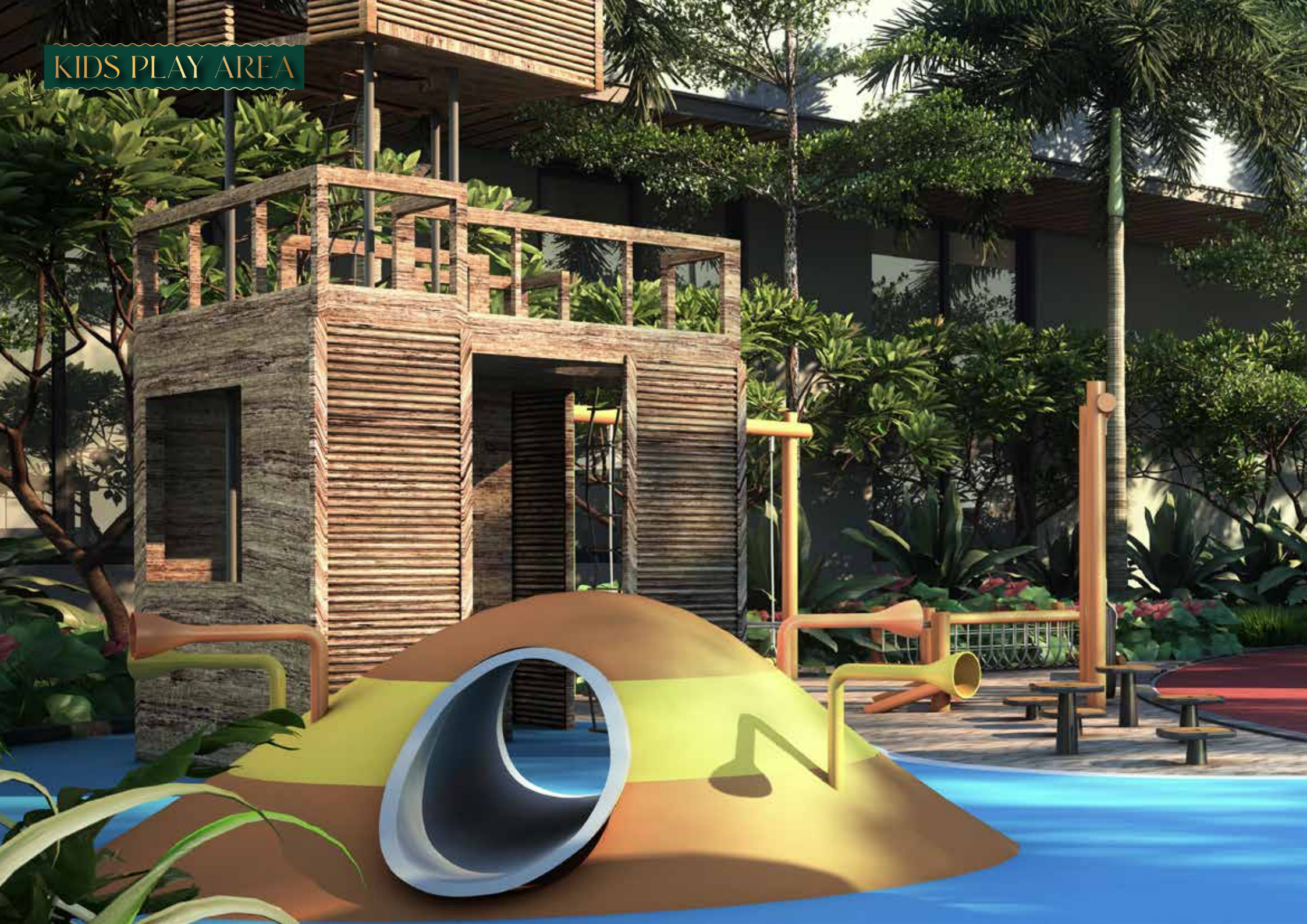


Booking Advance	-	5 %
Agreement Signing	-	40 %
Commencement of Foundation	-	10 %
Commencement of Ground Floor Roof	-	15 %
Commencement of 1st Floor Roof	-	15 %
Completion of Flooring Respective Unit	-	10 %
Handing Over	-	5 %

TOTAL		100 %
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KIDS PLAY AREA





AWARDS





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2024



Outlook Business Spotlight -
Business Icons Awards 2023
Best Employer of the year



15th Realty+ Conclave and
Excellence Awards 2023, South
CASAGRAN ARIA
Affordable Housing Project
of the Year



14th Realty+
Excellence Awards
2022, South Fastest Growing
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14th Realty+
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Awards 2022, South
CASAGRAN 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
CASAGRAN AMETHYST
The Economic Times Real
Estate Awards - South



Best Brands 2021
The Economic Times



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



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



Mid-Segment
Project of the Year 2021
CASAGRAN ORLENA - Realty
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Times Business Awards 2020
- The Times of India



Luxury Villa
Project of the Year 2019
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Most Admired
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Best Project in
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 LB Road, Thiruvanniyur,
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 Ph: +91-44 4411 1111
 Mob: 8939977577
 Fax: +91-44 4315 0512

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AR Square, Plot No.13,
 Door No. 4-50,
 Jayabheri Enclave,
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 Hyderabad - 500 032.
 Phone: +91 90475 60000

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