CASAGRAND

WESLEY

ARUMBAKKAM

20 YEARS OF EXCELLENCE

CASAGRAND
building aspirations

SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

CHENNAI | BENGALURU | COIMBATORE | HYDERABAD

20	55,000+	160+	53+
Years of excellence	Happy customers	Superior projects	Million sft. of living spaces

HOW WE KEEP TRANSFORMING LIVES



Modern Lifestyle Amenities



Skilled Engineering Team



On-Time Delivery



10-Year Maintenance and Warranty



2023 Quality Checks



Rentassure, Sellassure Services

Casagrand Wesley is an exclusive edition of 12 Apartments, All 3 BHK's (Sqft ranging from 1727 sqft to 1856 sqft) designed for a select few.

Casagrand Wesley is located in Arumbakkam, one of the Prime area of Chennai, with Close Proximity to Koyambedu. It offers spacious living, high-end finishes and meticulous craftsmanship.

Casagrand Wesley has a unique feature of around 45% UDS and ensures exceptional Value. Surrounded by top schools, colleges , hospitals, metro stations and malls, Wesley brings convenience to your doorstep.



TYPICAL FLOOR PLAN

(1ST TO 3RD FLOOR PLAN)

TYPE D
D1,D2,D3 - 1766

TYPE A
A1,A2,A3 - 1772



TYPE C
C1,C2,C3 - 1727

TYPE B
B1,B2,B3 - 1856

SPECIFICATION

1. STRUCTURE

Structural System	:	RCC Pile foundation and framed structure
Masonry	:	200 mm Solid block for external wall & 100mm solid block for internal wall
Floor-Floor height (Inc. Slab)	:	Will be maintained at 3000mm

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 premium emulsion.
Exterior walls	:	Exterior faces of the building finished with 1 coat of Primer with Texture & 2 coats of exterior Emulsion Apex- Ultima paint) and color as per architect's design
Bathroom	:	Glazed / Matte ceramic wall tiles of size 1200x600mm or 600x300mm for a height of 2550mm & above the false Ceiling will be finished with a coat of primer with paint
Kitchen	:	Glazed / Matte ceramic wall tile of size 600x600mm or Engineered Marble / Quartz for a height of 600mm above the countertop finished level.
Bathroom ceiling	:	Grid type false ceiling.

3. FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining	:	Italian Marble flooring
All Bedrooms & Kitchen	:	Vitrified tiles
Bathroom	:	Anti-skid ceramic tiles of size 600x600mm
Shower area	:	Flamed Granite finish only master bedroom
Balcony	:	Anti-skid vitrified tiles of size 900x900mm

4. KITCHEN & DINING

Kitchen	:	Platform will be finished with Engineered Marble / Quartz Slab, 650mm wide at height of 850mm from the finished floor level
Electrical point	:	For chimney, HOB, Water purifier, Dishwasher & Washing machine
CP fitting	:	Premium range of DURAVIT / TOTO / GROHE / Kohler or Equivalent
Sink	:	Double bowl SS sink with accessories and pull out sink faucet will be provided
Dining	:	Counter mount wash basin wherever applicable

5. BALCONY

Handrail	:	MS / Glass handrail as per architect's design

6. BATHROOMS

Sanitary fixture	:	Premium range of Kohler / TOTO or Equivalent
CP fittings	:	Premium range of Kohler / TOTO or Equivalent
Attached Bathroom	:	Fully accessorized Bathroom with Wall-mounted WC, with cistern, health faucet, Single lever diverter, Rain shower with hand shower, 2' long de signer grating, glass shower partition with door, counter mount wash basin
Common Bathroom	:	Fully accessorized Bathroom with Wall-mounted WC, with cistern, health faucet, Single diverter, Over head shower, Square designer grating, glass shower partition and a counter mount wash basin.

7. JOINERY

Main door	:	Wide and fancy main door of size 1200x2400mm or 1200x2400mm of Engineered wood frame with veneer finish, architrave with top / side panels Hafele or Equivalent lock, tower bolts, safety latch, Magnetic catcher, door closure and door viewer
Bedroom doors	:	Good quality door frame with double side Laminated shutter of size 900x2400mm Ironmongeries like Yale / Hafele or Equiv alent lock with designer door handle, tower bolt, magnetic catcher
Bathroom doors	:	Good quality door frame with double side Laminated shutter of size 750x2400mm Ironmongeries like one side coin 7 thumb turn lock with designer door handle of Yale / Hafele or Equiva lent without key, door bush and tower bolt
Terrace doors	:	Good quality door frame with FRP shutter and frame of size 900x2400mm with paint finish

8. OPENINGS

Windows & Balcony	:	All the windows and balcony sills will be finished with granite coping
Windows	:	Aluminum sliding window with Provision for Mosquito mesh door will be provided (Wherever applicable)
French Doors	:	Aluminum frame and door with toughened glass.
Ventilator	:	Aluminum frame fixed or Openable shutter for ODU access (Wherever applicable)

9. ELECTRICAL POINTS

Power Supply	:	3 PHASE power supply connection
Safety device	:	MCB & ELCB (Earth leakage Circuit breaker)
Switch & Sockets	:	Modular box & Designer modular switches & Sockets of Legrand / Honeywell / Schindler / Equivalent will be provided
Wires	:	Fires Retardant Low Smoke (FRLS) copper wire of a quality IS brand Polycab or Equivalent will be provided
Mobile charging dock	:	Mobile charging dock provided in living room and in any one Bedroom
Video doorbell	:	Provided in the entrance – Main door 5 Amp weatherproof
socket	:	Point provided in the balconies in recommended location.
Foot Lamp	:	Foot lamp in all bedrooms
TV	:	Point in Living & master Bedroom and provision in Other Bedrooms

Telephone	:	Point in Living & in any one Bedroom
Data	:	Point in Living & in any one Bedroom
Split-air conditioner	:	Points will be given in the Living / Dining and all other bedrooms
Exhaust Fan	:	Point will be given in all bathrooms with exhaust fan
Geyser	:	Points will be provided in all bathrooms
Back-up	:	100% Power backup with DG
USB point	:	Living & all bedrooms

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES

1. Lift	:	Elevators of 8 passenger automatic lifts will be provided
2. Back-up	:	100% Power backup for Lift & Common area lights
3. Name board	:	Apartment owner name will be provided in the Ground floor
4. Lift fascia	:	Granite / Engineered marble cladding at all levels
5. Lobby	:	Granite flooring at all levels
6. Corridor	:	Granite flooring with lather finish at all levels
7. Staircase floor	:	Granite flooring at all levels
8. Staircase handrail	:	MS handrail with enamel paint finish on all floors

9. Terrace floor	:	Pressed tile flooring
10.Over head Tank	:	Steel Ladder will be provided

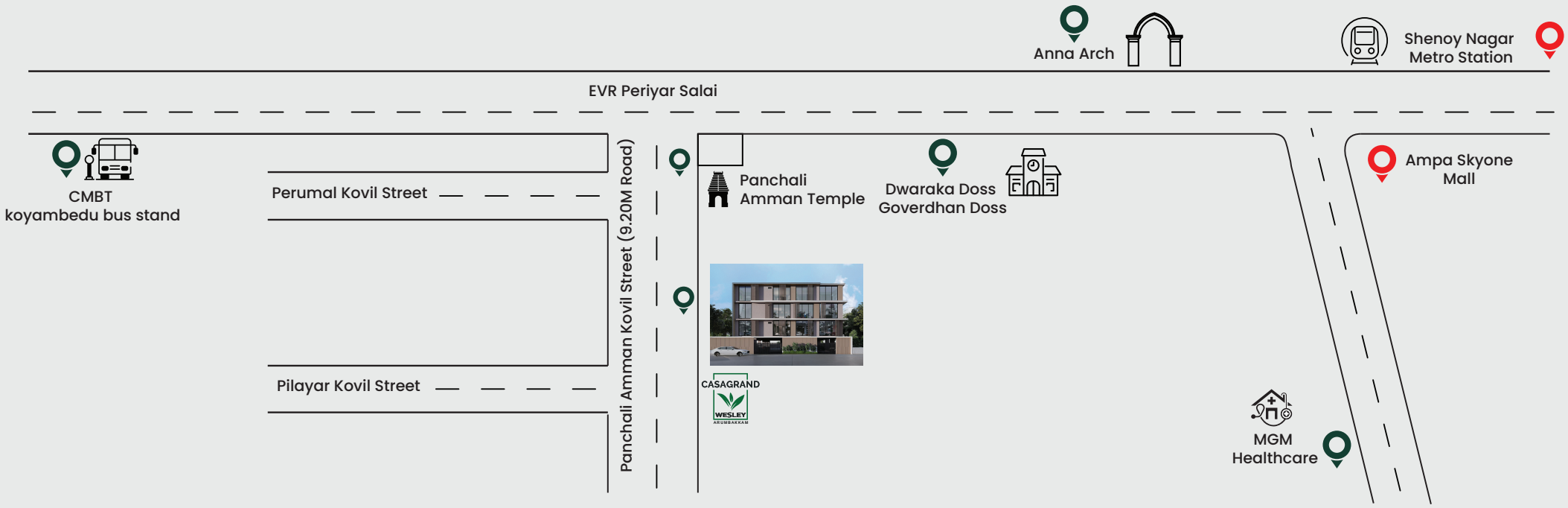
OUTDOOR FEATURES

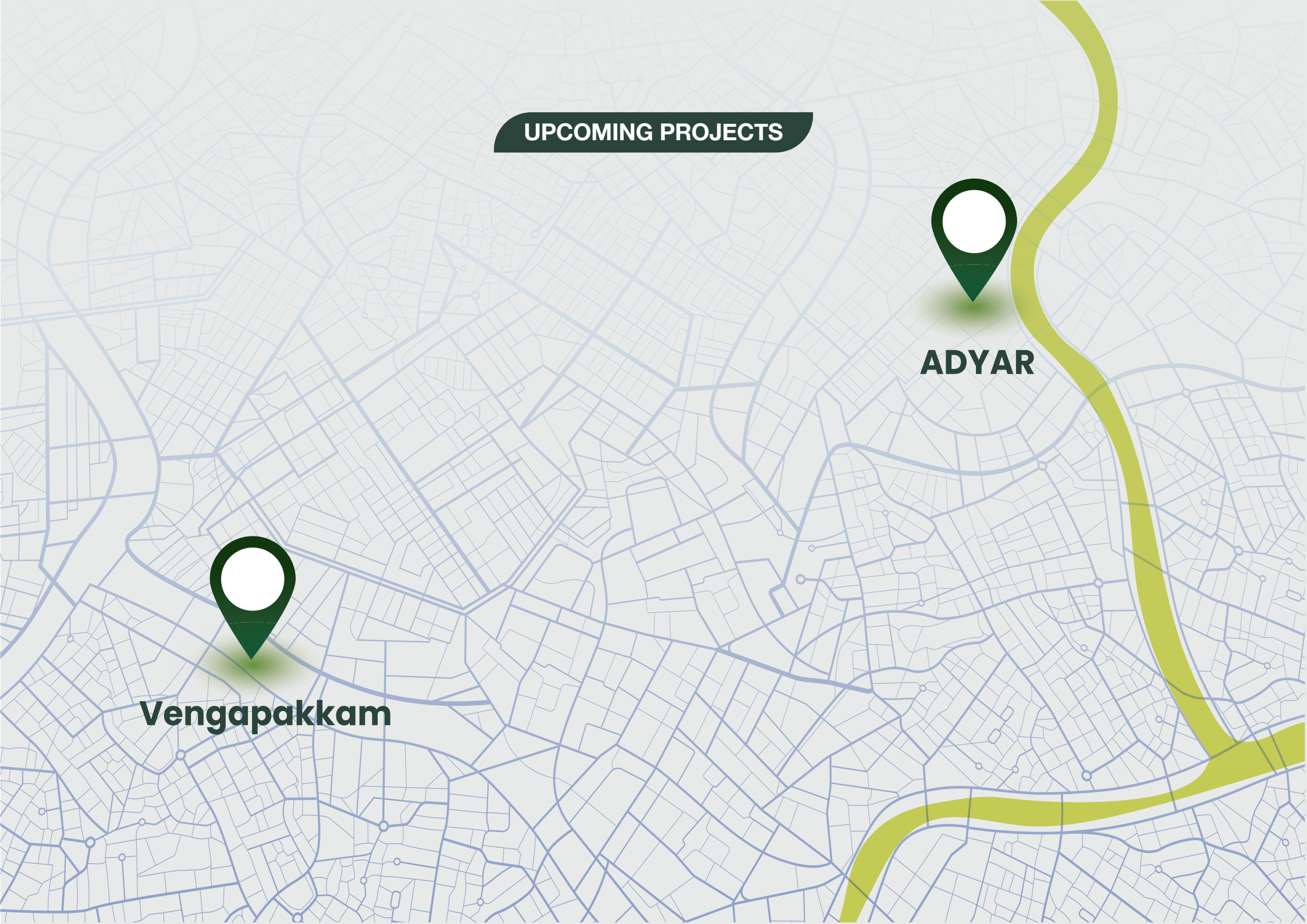
1. Water storage	:	Centralized UG sump
2. Rainwater harvest	:	Rainwater harvesting site
3. Safety	:	CCTV surveillance cameras will be provided all-round the building at pivotal Locations in ground level
4. Security Room	:	Security Room will be provided at the entrance / exit with MS gate as per design
5. Compound wall	:	Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent
6. Landscape	:	Suitable landscape at appropriate places in the project as per design intent
7. Driveway	:	Convex mirror paver block / equivalent flooring with a demarcated driveway as per landscape design intent
8. External Driveway flooring	:	Interlocking paver block / equivalent flooring with a demarcated driveway as per landscape design intent.

Payment Schedule proposal:

Booking Advance	10%
Agreement Signing	30%
On commencement of Foundation	10%
On commencement of Stilt Roof	10%
On commencement of 1st Floor Roof	10%
On commencement of 2rd Floor Roof	10%
On commencement of 3rd Floor Roof	10%
Completion of Flooring Respective Unit	5%
Handing over	5%
	100%

Map


Anna Arch
Shenoy Nagar
Metro Station
EVR Periyar Salai
CMBT
koyambedu bus stand
Perumal Kovil Street
Pilayar Kovil Street
Panchali Amman Kovil Street (9.20M Road)
Panchali
Amman Temple
Dwaraka Doss
Goverdhan Doss
Ampa Skyone
Mall
CASAGRAND
WESLEY
ARUMBAKKAM
MGM
Healthcare


UPCOMING PROJECTS
ADYAR
Vengapakkam

Casagrand Ventures

CASAGRAND
building aspirations

Residential

CASAGRAND
INDUSTRIAL & WAREHOUSING DIVISION

Industrial & Warehousing

CASAGRAND
international school
Evolving Happy Children

Education

CASAGRAND
COMMERCIAL

IT & Office Park

staylogy
lifestyle co-living by casagrand

Colive

CASA GRANDE
PropCare
Facilities Managed. Peace Delivered.

Facility Management

CASAGRAND
CIVIL ENGINEERING

Engineering & Contracting

CASAGRAND
sellassure
selling casagrand home made easy

CASAGRAND
RENTASSURE

CASAGRAND
FittedHomes
Just move in...

CASAGRAND
CITY VENTURE
UPSTAY
The Art of Happy Living









CASAGRAND
building aspirations

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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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