Much more

THAN NEW BEGINNINGS



22

YEARS

OF EXCELLENCE

SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

Established in 2004, Casagrand Premier Builder Limited is an ISO-certified real estate enterprise with a clear purpose: to build aspirations and deliver enduring value. Over the last 2 decades, we've developed more than 53 million sq. ft. of prime residential real estate across Chennai, Bengaluru, Hyderabad, Pune, Delhi, Coimbatore & Dubai.

With 160+ landmark properties and over 55,000+ happy families, our journey reflects a commitment to creating thoughtfully designed living spaces that elevate everyday life. As we step into our 22nd year, we continue to grow, with ₹12,000 crores worth of projects in the pipeline, guided by integrity, quality and a legacy of trust.

CASAGRAND
building aspirations

CASAGRAND
CALADIUM

UPPER KHARADI

Much more...

When every moment holds much more,
each breath deepens, each glance lingers,
and the simple turns sacred.

Much more is found not in things, but in meaning,
in stillness, in the quiet spaces between. It is the
gentle unfolding of time, where peace blooms
and dreams take root.

With much more, life blooms into something
truly unforgettable and that's the gift we
wish to share.

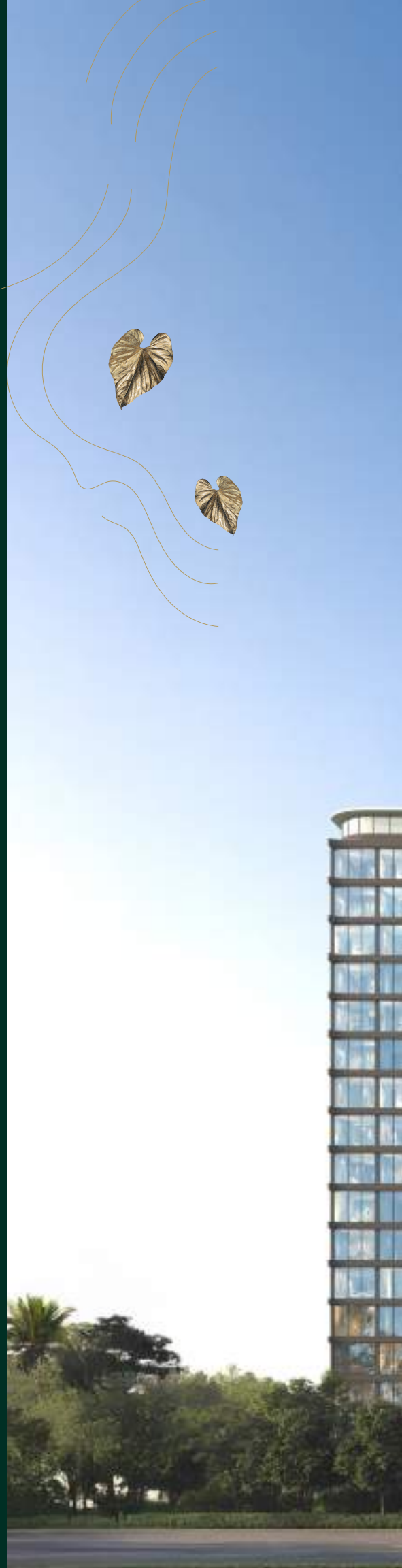
Welcome to

CASAGRAND CALADIUM

UPPER KHARADI

A distinctive residential haven inspired by Singaporean sophistication, ideally positioned in the vibrant Upper Kharadi. Here, life unfolds with a beautiful blend of generous living spaces, tranquil surroundings, and elegantly curated design. Revel in the expansive open areas, enjoy thoughtfully designed privacy and experience the abundance of natural light and airflow.

Every detail at Casagrand Caladium is crafted to elevate your everyday living, promising a refined and enriching experience.

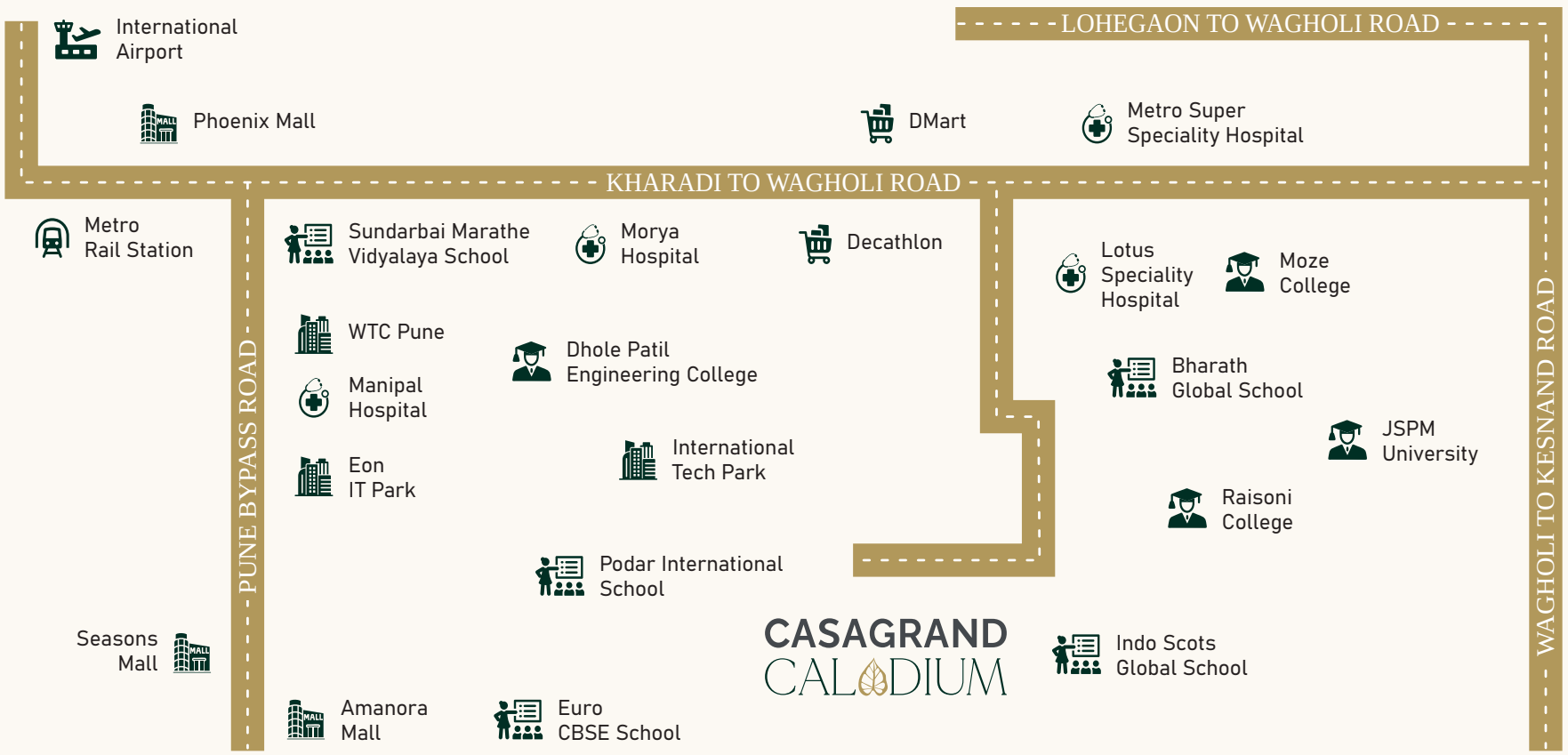


Artist impression of Casagrand Caladium

Much more

than well-placed, perfectly aligned with you

Casagrand Caladium is situated in the heart of Upper Kharadi, an upcoming prime locality rich with opportunities. Educational excellence thrives with renowned schools like Euro CBSE and Podar International nearby. Healthcare needs are easily met by Metro and Lotus Speciality hospitals, ensuring peace of mind. Daily life becomes effortless with malls such as Phoenix Marketcity within reach, while vital IT parks like EON and WTC Pune support career growth. You're sure to enjoy a location that connects seamlessly to everything needed for a fulfilling life.





Artist impression of Casagrand Caladium

Much more connected



SCHOOLS

Podar International School	5 Km
Euro CBSE School	2 Km
Bharath Global School	500 M
Indo Scots Global School	1.5 Km
Sundarbai Marathe Vidyalaya School	4 Km



HOSPITALS

Metro Super Speciality Hospital	1 Km
Lotus Speciality Hospital	850 M
Morya Hospital	1.5 Km
Manipal Hospital	5 Km



MALLS

Phoenix Mall	7 Km
Amanora Mall	9 Km
Decathlon	2 Km
DMart	2.3 Km
Seasons Mall	9 Km



COLLEGES

Dhole Patil Engineering College	5 Km
JSPM University	4 Km
G.H. Raisoni College of Eng. & Mgmt.	3 Km
Moze College of Engineering	1.5 Km
Moze College of Pharmacy	1.5 Km



TRANSPORTATION & IT PARKS

International Airport	10 Km
Metro Rail Station	15 Km
International Tech Park	3 Km
Eon IT Park	4 Km
WTC Pune	4 Km



Global in thought. Personal in soul.

Much more in every way.

There's something effortlessly calming about the way Singapore lives; open skies, thoughtful spaces and a quiet elegance that never tries too hard. At **Casagrand Caladium**, that spirit finds a new home.

Welcome to a place where sunlight moves freely through every room, green pockets greet you at every turn, and life flows with a sense of ease that's hard to come by in the city. It's not about extravagance—it's about balance, beauty, and breathing a little deeper every day. And that's exactly what **Casagrand Caladium** offers: a place that doesn't just look good, but feels right.



Where features offer *much more* than you expect

Every feature is an invitation to elevate your everyday. From expansive spaces and eco-conscious design to refined finishes and enriching amenities, each element is curated to enhance comfort, connection and quality.

Here, thoughtful details come together to create a lifestyle that offers much more, every moment.

space

Designed for those who cherish space, **Casagrand Caladium** offers wide, airy homes where every square foot is planned with purpose. With just 4 units per core, generous foyers, expansive living and dining areas, and bedrooms that open up to stunning views, this is living that breathes, flows and feels free.

harmony

At **Casagrand Caladium**, green living comes naturally, not as a feature, but as a way of life. With over 2 acres of open space, 30,000 sq.ft. of lush landscaping and nature-infused amenities, every corner invites balance and well-being. Smart orientation ensures optimal light and ventilation, letting your home breathe.

than expected

Casagrand Caladium is crafted not just to house you, but to move you. Every detail, every space is designed to inspire a sense of belonging, calm and quiet pride. Whether it's the joy of everyday rituals or the delight of unexpected moments, the environment here heightens the simple pleasures of life to make you feel indulged, cared for and completely at home.

Much more desirable

Over 110+ lifestyle amenities here are thoughtfully woven into the fabric of your desires, creating a sanctuary that nurtures body, mind and soul. It's not just about what's offered; it's about how it makes you feel: energized, inspired, and enchanted. **Casagrand Caladium** indeed brings you much more than a promise.



ENTERTAINMENT & FEATURES

- Amphitheatre
- Aromatic Garden
- Central Tree Court
- Barbeque Lawn
- Bird's Bath
- Camp Fire Pit
- Party Lawn
- Nature Trail
- Etched Granite Games
- Informal Leisure Seating
- Hammock Zone
- Performance Deck
- Musical Granite Sculpture
- Mosaic Garden
- Chess Lawn
- Outdoor Table Tennis
- Adult Nest Swing
- Piped Music Bollard
- Pergola Seaters
- Pets Park
- Sculpture Fountain
- Stepping Walkway
- Shaded Pavilion
- Senior Citizen's Court
- Selfie Spot

KIDS ENTERTAINMENT

- Play Mounds
- Curl Swing
- Pulse Interactive Wall
- Tunnel Play
- Tot Lot
- Kids Interactive Track
- Hopscotch
- Kids Play Area
- Circular Multiplay Alcove
- Inground Trampoline
- Children's Creek
- Educational Play Wall
- Wee Saw Swing
- Kids Multihoop Basketball
- Giant Snake & Ladder
- Parent-Kid Swing
- Giant Abacus

FACILITIES

- Bus Bay
- Bicycle Parking
- Mosquito Magnet
- Car Charging Bay
- Air Filling Station
- Car Wash Zone

SPORTS & WELLNESS

- Jogging Track
- Cycling Lane with Bicycles
- Yoga Court
- Integrated Target Workout
- Multi-purpose Court
- Tennis Practice Wall
- Outdoor Crossfit
- Athletic Workout Wall
- Circular Basketball Court
- Meditation Deck
- Hurdle Workout
- Outdoor Gym
- Herbal Spice Garden
- Reflexology Pathway
- Zen Garden

TERRACE AMENITIES

- Plumeria Tree Court
- Informal Movie Screening
- Terrace Floor Games
- Sunset Deck
- Wall Barbeque
- Terrace Hammock
- Hanging Cabanas
- Solar Work Pods
- Camping Tent
- Infinity Reflexology Walk
- Meditation/Reading Lawn
- Terrace Yoga
- Rooftop Gym



Grandeur, gathered and *much more*

Welcome to a clubhouse experience like no other. 13500 sq.ft. of 5 star elegance designed to dazzle. With grand, eye-catching exteriors and lush, manicured greens all around, it's your perfect retreat for relaxation, celebration and everything in between. This isn't just a clubhouse; it's where luxury and lifestyle come alive, creating moments you'll cherish forever.

Artist impression of Casagrand Caladium

Clubhouse amenities





INDOOR

Entertainment & Features

- Reading Pods
- Multi-purpose Hall
- AV Room
- Billiards
- Air Hockey
- Foos Ball
- Table Tennis
- Board Games
- Gaming Arcade
- VR Corner

Kids Entertainment

- Creche
- Art & Craft Space
- Lego Wall
- Multi-sensory Wall
- Kids Play Area
- Rock Climbing Wall
- Ball Pool with Slide

Health & Wellness

- Gym with Oxygen Diffuser
- Automated BMI
- Semi Open Yoga

Facilities

- Coffee Kiosk
- Dormitories
- Association Room
- ATM
- Laundry
- Amenities Management App

TERRACE

- Infinity Swimming Pool
- Pool Volleyball
- Water sculpture
- Pool Hammock
- Shallow Seating
- Kids Pool
- Interactive Water Jets
- Sun Loungers
- Sky Cinema

PRODUCT SUPERIORITY

Why our apartments stand out and offer so much more

Veneer main door with marble architrave

Smart digital lock with mobile access & key sharing

Premium vitrified tile flooring for a luxe look

Wooden tile finish in balconies for timeless charm

French sliding doors & windows with tinted toughened glass

Designer internal doors with elegant hardware

Spacious bathrooms with large tiles & bronze-tinted partitions

Rain shower, hand shower & trench drain in every bathroom

Brushed bronze Kohler fittings & granite washbasins

Master control switch, foot lamps, outdoor sockets and ceiling exhaust fans

Glass sleek tinted sliding shutters for a seamless interior look

Ceiling-mounted adjustable cloth drying system

Smart interiors. Thoughtfully planned for much more

Centralized cores for less corridor, more privacy

Open horizontal layouts in spacious 3BHKs

Efficient, zero-waste floor plans with maximum usability

Larger bedrooms & bathrooms (8x5 ft. minimum)

French doors offer 3X more light & cross ventilation

Podium or outside views from all living spaces

Smart window & cut-out placements ensure airflow everywhere

Concealed AC units maintain a clean building façade

Fewer units per floor for greater privacy & less disturbance

Vaastu-compliant by design with much more peace of mind

East & West-facing main entrances for all homes

Most layouts with South-West bedrooms

No headboards facing North; aligned with Vaastu principles



Artist impression of Casagrand Caladium



A life expanded beautifully

with *much more*

Casagrand Caladium, spread across 2.8 acres, 334 units 2 & 3 BHK spacious apartments designed with generous and thoughtful planning, prioritising greenery and privacy.

MASTER PLAN


ROAD
ENTRY
EXIT
RAMP FROM GROUND TO BASEMENT
58
26
47
46
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62
61
30
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43
31
54
32
33
34



OUTDOOR AMENITIES

ENTERTAINMENT & FEATURES

1.AMPHITHEATRE
2.AROMATIC GARDEN
3.CENTRAL TREE COURT
4.BARBEQUE LAWN
5.BIRD'S BATH
6.CAMP FIRE PIT
7.PARTY LAWN
8.NATURE TRAIL
9.ETCHED GRANITE GAMES
10.INFORMAL LEISURE SEATING
11.HAMMOCK ZONE
12.PERFORMANCE DECK
13.MUSICAL GRANITE SCULPTURE
14.MOSAIC GARDEN
15.CHESS LAWN
16.OUTDOOR TABLE TENNIS
17.ADULT NEST SWING
18.PIPED MUSIC BOLLARD
19.PERGOLA SEATERS
20.PETS PARK
21.SCULPTURE FOUNTAIN
22.STEPPING WALKWAY
23.SHADED PAVILION
24.SENIOR'S CITIZEN COURT
25.SELFIE SPOT

SPORTS & WELLNESS

26.JOGGING TRACK
27.CYCLING LANE WITH BICYCLES
28.YOGA COURT
29.INTEGRATED TARGET WORKOUT
30.MULTIPURPOSE COURT
31.TENNIS PRACTICE WALL
32.OUTDOOR CROSSFIT
33.ATHLETIC WORKOUT WALL
34.CIRCULAR BASKETBALL COURT
35.MEDITATION DECK
36.HURDLE WORKOUT
37.OUTDOOR GYM
38.HERBAL SPICE GARDEN
39.REFLEXOLOGY PATHWAY
40.ZEN GARDEN

KIDS ENTERTAINMENT

41.PLAY MOUNDS
42.CURL SWING
43.PULSE INTERACTIVE WALL
44.TUNNEL PLAY
45.TOT LOT
46.KIDS INTERACTIVE TRACK
47.HOPSCOTCH
48.KIDS PLAY AREA
49.CIRCULAR MULTIPLAY ALCOVE
50.INGROUND TRAMPOLINE
51.CHILDREN'S CREEK
52.EDUCATIONAL PLAY WALL
53.WEE SAW SWING
54.KIDS MULTIHOOP BASKETBALL
55.GIANT SNAKE & LADDER
56.PARENT KID SWING
57.GIANT ABACUS

FACILITIES

58.BUS BAY
59.BICYCLE PARKING
60.MOSQUITO MAGNET
61.CAR CHARGING BAY
62.AIR FILLING STATION
63.CAR WASH ZONE



TERRACE AMENITIES

64.PLUMERIA TREE COURT
65.INFORMAL MOVIE SCREENING
66.TERRACE FLOOR GAMES
67.SUNSET DECK
68.WALL BARBEQUE
69.TERRACE HAMMOCK
70.HANGING CABANAS
71.SOLAR WORK PODS
72.CAMPING TENT
73.INFINITY REFLEXOLOGY WALK
74.MEDITATION/READING LAWN
75.TERRACE YOGA
76.ROOFTOP GYM

CLUBHOUSE TERRACE AMENITIES.

SWIMMING POOL

77.INFINITY SWIMMING POOL
78.POOL VOLLEYBALL
79.WATER SCULPTURE
80.POOL HAMMOCK
81.SHALLOW SEATING
82.KIDS POOL
83.INTERACTIVE WATER JETS
84.SUN LOUNGERS
85.SKY CINEMA

INDOOR AMENITIES.

ENTERTAINMENT & FEATURES

86.READING POOS
87.MULTIPURPOSE HALL
88.AV ROOM
89.BILLIARDS
90.AIR HOCKEY
91.FOOS BALL
92.TABLE TENNIS
93.BOARD GAMES
94.GAMING ARCADE
95.VR CORNER

HEALTH & WELLNESS

96.GYM WITH OXYGEN DIFFUSER
97.AUTOMATED BMI
98.SEMI OPEN YOGA

KIDS ENTERTAINMENT

99.CRECHE
100.ART & CRAFT SPACE
101.LEGO WALL
102.MULTISENSORY WALL
103.KIDS PLAY AREA
104.ROCK CLIMBING WALL
105.BALL POOL WITH SLIDE

FACILITIES

106.COFFEE KIOSK
107.DORMITORIES
108.ASSOCIATION ROOM
109.ATM
110.LAUNDRY
111.AMENITIES MANAGEMENT APP

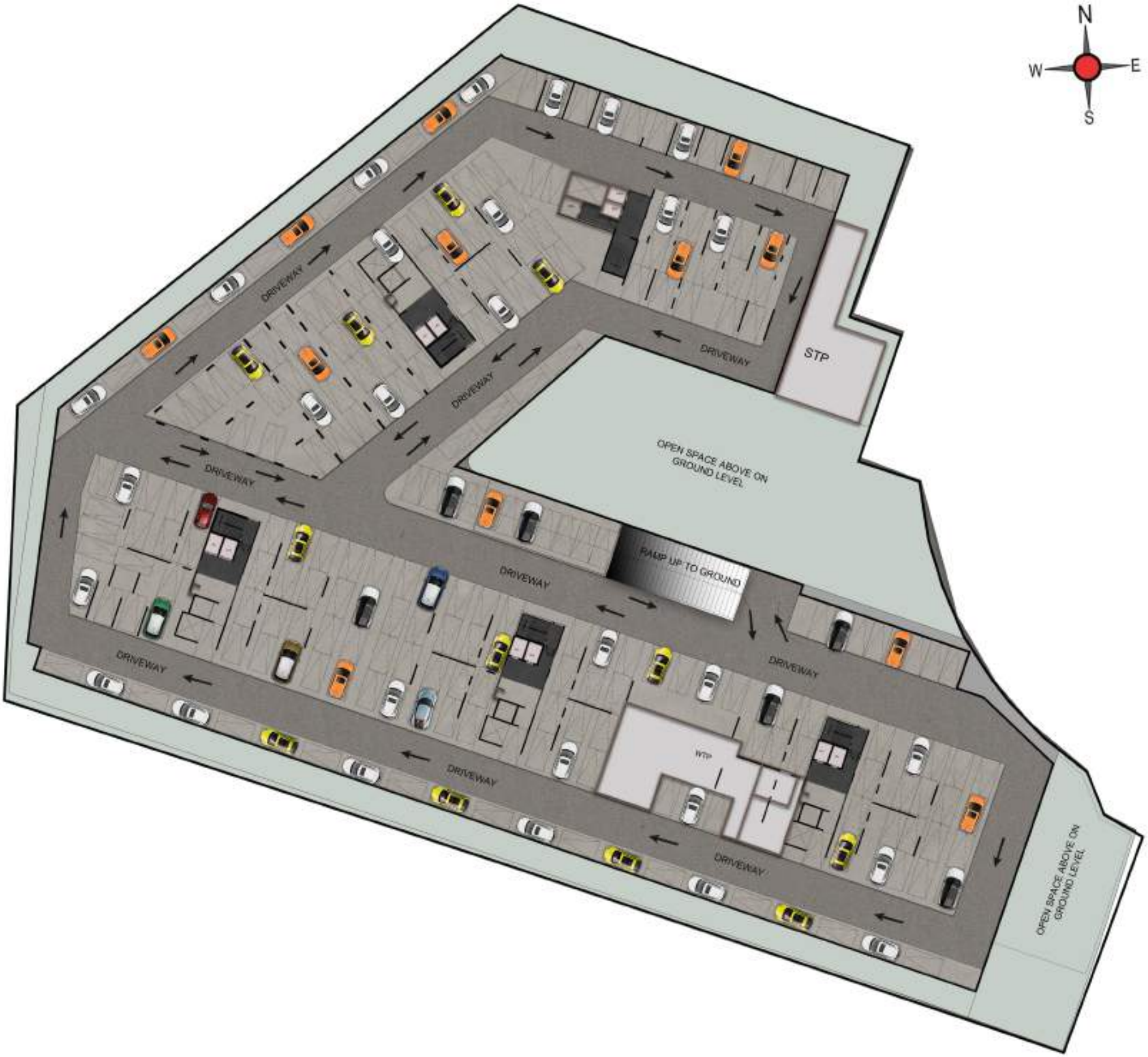
SITE CUM
TYPICAL FLOOR PLAN
(1ST, 7TH & 12TH)



SITE CUM TYPICAL FLOOR PLAN (2ND - 6TH, 8TH-11TH & 13TH-16TH)



BASEMENT PLAN

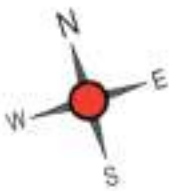

N
W
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DRIVEWAY
DRIVEWAY
DRIVEWAY
DRIVEWAY
DRIVEWAY
DRIVEWAY
DRIVEWAY
STP
OPEN SPACE ABOVE ON GROUND LEVEL
RAMP UP TO GROUND
WTP
OPEN SPACE ABOVE ON GROUND LEVEL

Artist impression of Casagrand Caladium

FLOOR PLANS



BLOCK 1



R-104

R-101



R-103

1ST FLOOR PLAN

R-102

R-204

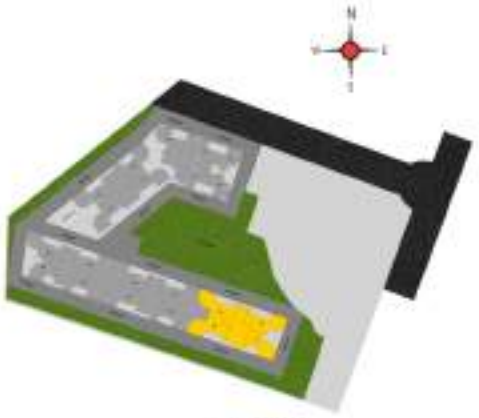
R-201



R-203

2ND FLOOR PLAN

R-202



KEY PLAN

BLOCK 1

R-304 - R-604
R-804 - R-1104
R-1304 - R-1604

R-301 - R-601
R-801 - R-1101
R-1301 - R-1601



R-303 - R-603
R-803 - R-1103
R-1303 - R-1603

R-302- R-602
R-802 - R-1102
R-1302 - R-1602

TYPICAL FLOOR PLAN
(3RD TO 6TH, 8TH TO 11TH &13TH TO 16TH)

R-704
&
R-1204

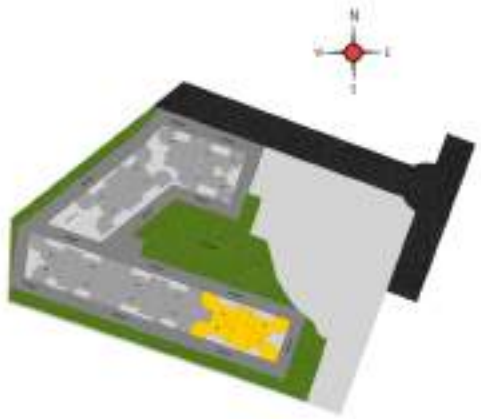
R-701
&
R-1201



R-703
&
R-1203

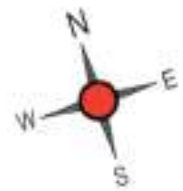
TYPICAL FLOOR PLAN
(7TH & 12TH)

R-702
&
R-1202



KEY PLAN

BLOCK 1



S1-104

S1-101



S1-103

1ST FLOOR PLAN

S1-102

S1-204

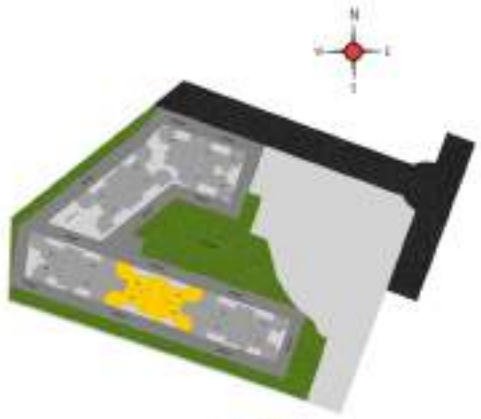
S1-201



S1-203

2ND FLOOR PLAN

S1-202



KEY PLAN

BLOCK 1

S1-304 - S1-604
S1-804 - S1-1104
S1-1304 - S1-1604

S1-301 - S1-601
S1-801 - S1-1101
S1-1301 - S1-1601



S1-303 - S1-603
S1-803- S1-1103
S1-1303 - S1-1603

TYPICAL FLOOR 3RD TO 6TH,
8TH TO 11TH &13TH TO 16TH FLOOR

S1-302 - S1-602
S1-802- S1-1102
S1-1302- S1-1602

S1-704
&
S1-1204

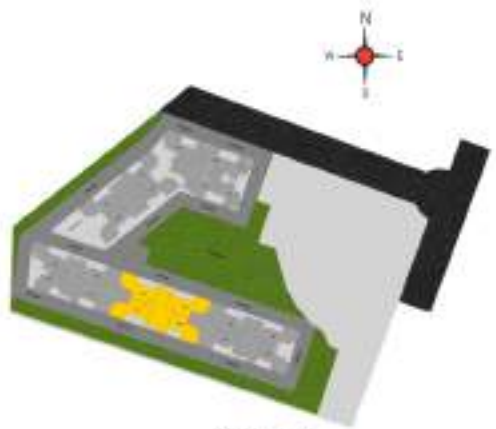
S1-701
&
S1-1201



S1-703
&
S1-1203

S1-702
&
S1-1202

TYPICAL 7TH & 12TH



KEY PLAN

BLOCK 1



1ST FLOOR PLAN



2ND FLOOR PLAN



KEY PLAN

BLOCK 1

S2-304 - S2-604
S2-804 - S2-1104
S2-1304 - S2-1604

S2-301 - S2-601
S2-801 - S2-1101
S2-1301 - S2-1601



S2-303 - S2-603
S2-803 - S2-1103
S2-1303 - S2-1603

S2-302 - S2-602
S2-802 - S2-1102
S2-1302 - S2-1602

TYPICAL FLOOR PLAN
(3RD TO 6TH, 8TH TO 11TH &13TH TO 16TH)

S2-704
&
S2-1204

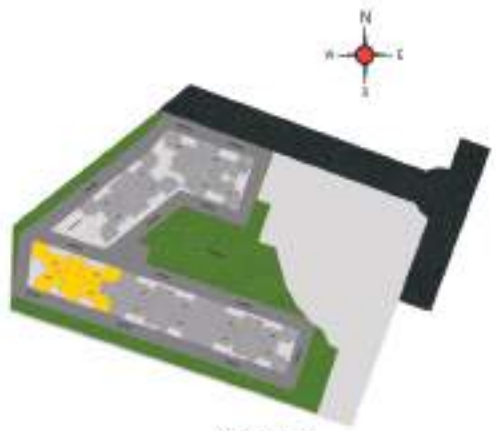
S2-701
&
S2-1201



S2-703
&
S2-1203

TYPICAL FLOOR PLAN
(7TH & 12TH)

S2-702
&
S2-1202



KEY PLAN

BLOCK 2

T1-101



1ST FLOOR PLAN

T1-102

T1-204

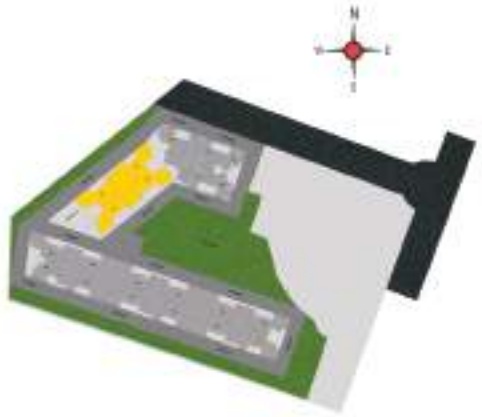
T1-201



T1-203

2ND FLOOR PLAN

T1-202



KEY PLAN

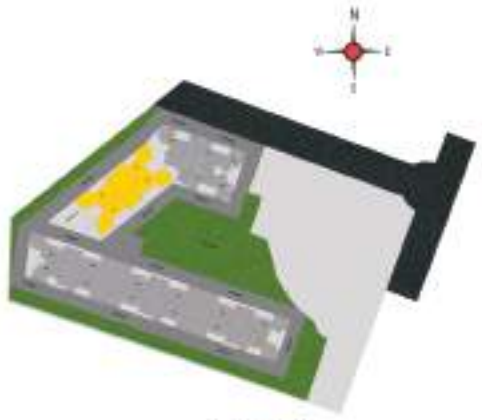
BLOCK 2



TYPICAL FLOOR PLAN
(3RD TO 6TH, 8TH TO 11TH &13TH TO 16TH)



TYPICAL FLOOR PLAN
(7TH & 12TH)



KEY PLAN

BLOCK 2



1ST FLOOR PLAN



2ND FLOOR PLAN



KEY PLAN

BLOCK 2



TYPICAL FLOOR PLAN
(3RD TO 6TH, 8TH TO 11TH &13TH TO 16TH)



TYPICAL FLOOR PLAN
(7TH & 12TH)



KEY PLAN



Artist impression of Casagrand Caladium

UNIT PLANS



2 BHK



TYPICAL FLOOR PLAN
(T2-104 TO T2-1604)



TYPICAL FLOOR PLAN
(T2-105 TO T2-1605)

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 2	T2-104 to T2-1604	852	53	905
Block 2	T2-105 to T2-1605	852	53	905



KEY PLAN

2 BHK



TYPICAL FLOOR PLAN
(T2-103 TO T2-1603)



TYPICAL FLOOR PLAN
(T2-102 TO T2-1602)

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 2	T2-102 to T2-1602	853	53	906
Block 2	T2-103 to T2-1603	853	53	906



KEY PLAN

2 BHK & 3 BHK

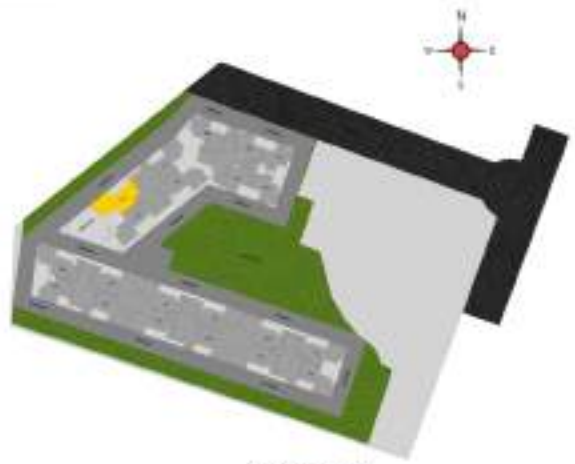


TYPICAL FLOOR
3RD TO 16TH FLOOR PLAN



2ND FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 2	T1-204	967	72	1039
Block 2	T1-304 to T1-1604	1223	72	1295



KEY PLAN

2 BHK & 3 BHK



TYPICAL FLOOR
2ND TO 6TH,8TH TO 11TH,13TH TO 16TH FLOOR PLAN



TYPICAL FLOOR
1ST , 7TH & 12TH FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 2	T1-101,701,1201	1012	72	1084
Block 2	T1-201 to T1-601	1221	72	1293
Block 2	T1-801 to T1-1101	1221	72	1293
Block 2	T1-1301 to T1-1601	1221	72	1293



KEY PLAN

2 BHK & 3 BHK



TYPICAL FLOOR
2ND TO 6TH,8TH TO 11TH,13TH TO 16TH FLOOR PLAN



TYPICAL FLOOR
1ST, 7TH & 12TH FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 1	R-102,702,1202	1013	72	1085
Block 1	R-202 to R-602	1222	72	1294
Block 1	R-802 to R-1102	1222	72	1294
Block 1	R-1302 to R-1602	1222	72	1294



KEY PLAN

2 BHK & 3 BHK

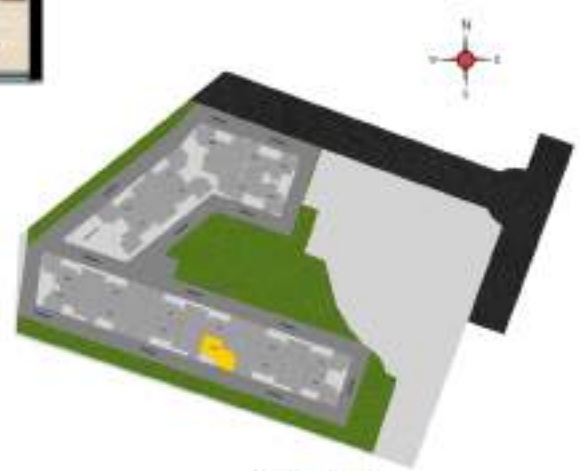


TYPICAL FLOOR
2ND TO 6TH,8TH TO 11TH,13TH TO 16TH FLOOR PLAN



TYPICAL FLOOR
1ST, 7TH & 12TH FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 1	S1-102,702,1202	1013,1012,1012	72	1085,1084,1084
Block 1	S1-202 to S1-602	1221	72	1293
Block 1	S1-802 to S1-1102	1221	72	1293
Block 1	S1-1302 to S1-1602	1221	72	1293



KEY PLAN

2 BHK & 3 BHK



TYPICAL FLOOR
2ND TO 6TH,8TH TO 11TH,13TH TO 16TH FLOOR PLAN



TYPICAL FLOOR
1ST, 7TH & 12TH FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 1	S2-102,702,1202	1013	72	1085
Block 1	S2-202 to S2-602	1222	72	1294
Block 1	S2-802 to S2-1102	1222	72	1294
Block 1	S2-1302 to S2-1602	1222	72	1294



KEY PLAN

2 BHK & 3 BHK



TYPICAL FLOOR
2ND TO 6TH,8TH TO 11TH,13TH TO 16TH FLOOR PLAN



TYPICAL FLOOR
1ST, 7TH & 12TH FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 2	T2-101,701,1201	1047	72	1119
Block 2	T2-201 to T2-601	1253	72	1325
Block 2	T2-801 to T2-1101	1253	72	1325
Block 2	T2-1301 to T2-1601	1253	72	1325



KEY PLAN

2BHK & 3 BHK



TYPICAL FLOOR PLAN
(S1-103 TO S1-1603)



TYPICAL FLOOR PLAN
(S2-103 TO S2-1603)

Block No	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 1	S1-103 to S1-1603	1221	72	1293
Block 1	S2-103 to S2-1603	866	71	937



KEY PLAN

3 BHK

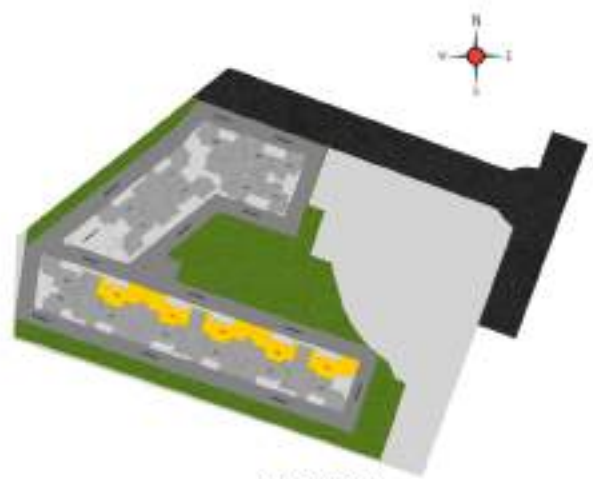


TYPICAL FLOOR (104 to 1604)
1ST TO 16TH FLOOR PLAN



TYPICAL FLOOR(101 to 1601)
1ST TO 16TH FLOOR PLAN

Block No	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 1	R-101 to R-1601	1221	72	1293
Block 1	S1-101 to S1-1601	1221	72	1293
Block 1	S2-101 to S2-1601	1221	72	1293
Block 1	R-104 to R-1604	1221	72	1293
Block 1	S1-104 to S1-1604	1221	72	1293



KEY PLAN

3 BHK



TYPICAL FLOOR PLAN (203 TO 1603)



TYPICAL FLOOR PLAN (102 TO 1602)



KEY PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 2	T1-102 to T1-1602	1221	72	1293
Block 2	T1-203 to T1-1603	1223	72	1295

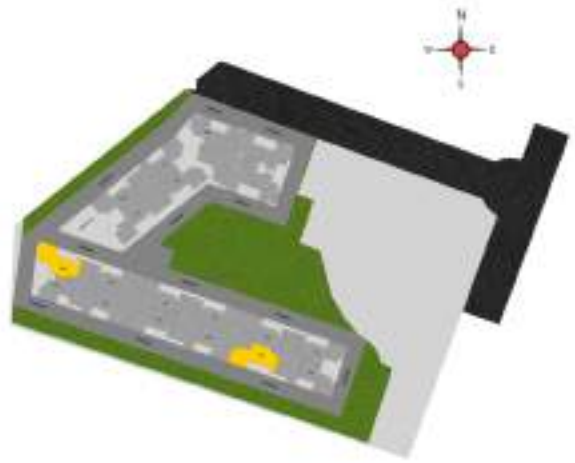
3 BHK



TYPICAL FLOOR PLAN (R-103 TO R-1603)



TYPICAL FLOOR PLAN (104 TO 1604)



Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 1	S2-104 to S2-1604	1224	72	1296
Block 1	R-103, 703,1203	1221	72	1293
Block 1	R-203 to R-603	1220	72	1292
Block 1	R-803 to R-1103	1220	72	1292
Block 1	R-1303 to R- 1603	1220	72	1292



Artist impression of Casagrand Caladium



CLUBHOUSE PLANS



GROUND FLOOR PLAN

ENTERTAINMENT & FEATURES

86. READING PODS

87. MULTIPURPOSE HALL

88. AV ROOM

FACILITIES

106. COFFEE KIOSK

107. DORMITORIES

108. ASSOCIATION ROOM

109. ATM

110. LAUNDRY

111. AMENITIES MANAGEMENT APP



KEY PLAN

CLUBHOUSE



ENTERTAINMENT & FEATURES

89. BILLIARDS
90. AIR HOCKEY
91. FOOS BALL
92. TABLE TENNIS
93. BOARD GAMES
94. GAMING ARCADE
95. VR CORNER

HEALTH & WELLNESS

96. GYM WITH OXYGEN DIFFUSER
97. AUTOMATED BMI
98. SEMI OPEN YOGA

KIDS ENTERTAINMENT

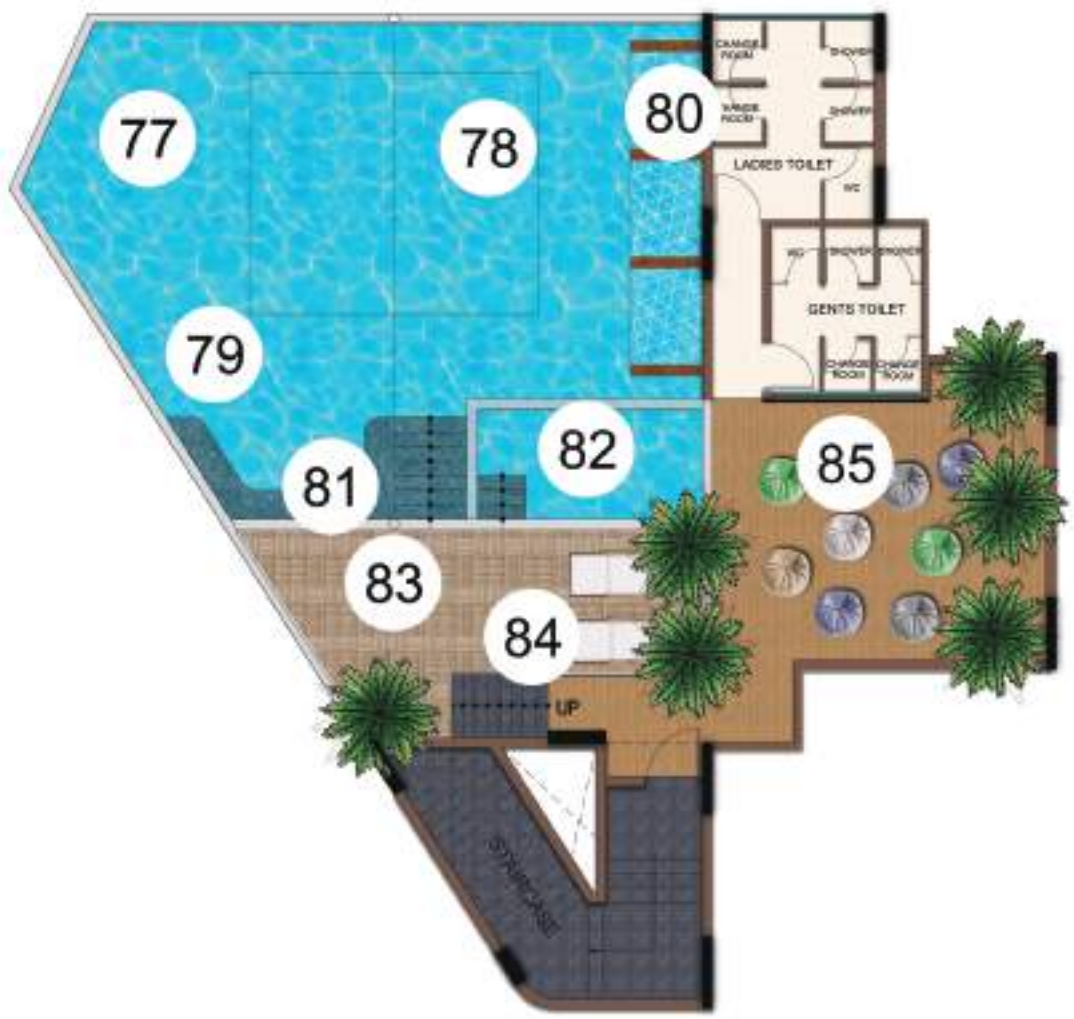
99. CRECHE
100. ART & CRAFT SPACE
101. LEGO WALL
102. MULTISENSORY WALL
103. KIDS PLAY AREA
104. ROCK CLIMBING WALL
105. BALL POOL WITH SLIDE

FIRST FLOOR PLAN



KEY PLAN

CLUBHOUSE



TERRACE FLOOR PLAN

SWIMMING POOL

77. INFINITY SWIMMING POOL
78. POOL VOLLEYBALL
79. WATER SCULPTURE
80. POOL HAMMOCK
81. SHALLOW SEATING
82. KIDS POOL
83. INTERACTIVE WATER JETS
84. SUN LOUNGERS
85. SKY CINEMA



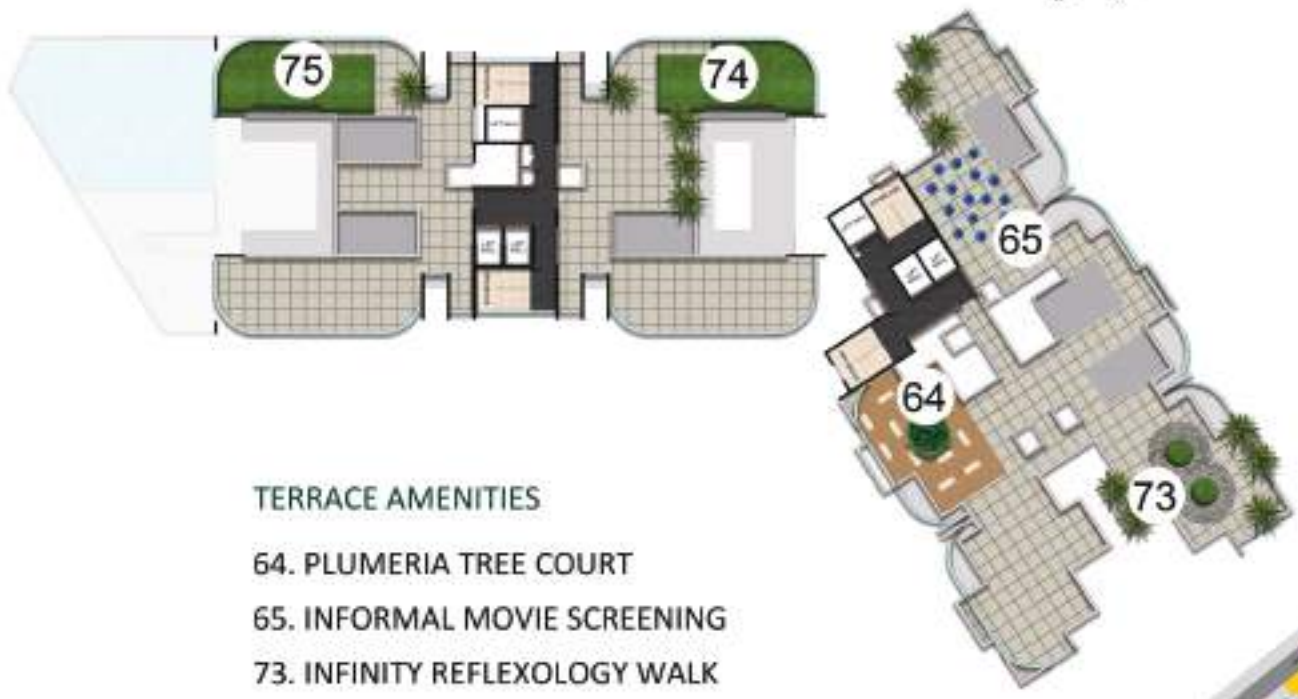
KEY PLAN

TERRACE PLAN

BLOCK- 1



BLOCK- 2



TERRACE AMENITIES

64. PLUMERIA TREE COURT
65. INFORMAL MOVIE SCREENING
73. INFINITY REFLEXOLOGY WALK
74. MEDITATION/READING LAWN
75. TERRACE YOGA

TERRACE AMENITIES

66. TERRACE FLOOR GAMES
67. SUNSET DECK
68. WALL BARBEQUE
69. TERRACE HAMMOCK
70. HANGING CABANAS
71. SOLAR WORK PODS
72. CAMPING TENT
76. ROOFTOP GYM



KEY PLAN

SPECIFICATIONS

Structure

Structural System	: RCC wall Structure designed for seismic compliant (Zone 3)
Floor- Floor height (incl. slab)	: Will be maintained at 3000mm

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 with color as per architect design
Bathrooms	: Vitrified Tile up to 2500mm of size 600x1200mm & above false ceiling will be finished with a coat of primer
Kitchen & Utility	: Vitrified tile of size 600X600mm for a height of 600mm above the counter top finished level
Toilet ceiling	: Grid Ceiling cum Gypsum plain false ceiling (As per design intent)

Floor Finish with Skirting

Main flooring	: Vitrified tiles of size 1200x1800mm (Foyer, Living, Dining, Bedrooms, Kitchen & Utility)
Bathrooms	: Anti-skid Vitrified tiles of size 1200x1800mm
Balcony	: Wooden finished Vitrified tiles of size 600x1200mm

Kitchen, Utility & Dining

Kitchen & Utility	: Platform will be finished with granite slab of 600mm wide for a height of 850mm from finished floor level
CP fitting	: Futura / Equivalent Brand
Sink	: Stainless steel sink with drain board
Dining	: Granite counter with countertop washbasin of Kohler Brand.
Clothes Hanger	: Ceiling mount cloth drying hanger in Utility

Balcony

Handrail	: Aluminum top with Glass handrail as per architect's design
	: Sill level finished with granite
Ceiling	: Soffit finished with Designer Panel

Bathrooms

CP & Sanitary fixture	: Kohler/ equivalent CP fittings
Bathroom 1	: Wall mounted WC with cistern, Health faucet and single lever diverter with rain shower & hand shower, granite counter with counter top washbasin with 2' trench drain and bronze tinted glass shower partition
Bathrooms 2&3	: Wall mounted WC with cistern, Health faucet and single lever diverters with Multi-functional Overhead shower, Granite counter with counter top washbasin, 2' Trench drain.

Joinery

Main door	: Full Jamb polished frame, double side veneer shutter of size 1200 x 2300mm with polish finish, marble panel as per architect's design
	: Ironmongeries like Digital door lock, 18" tower bolt, door viewer, Concealed Door closure of Dorset /equivalent etc.,
Bedroom doors	: Full jamb frame with double side laminated shutter of size 1000 X 2300mm
	: Ironmongeries like door lock with Designer handle, Wall mount magnetic door catcher, 8" tower bolt of Dorset /equivalent etc.,
Bathroom	: Good quality frame with granite jambs, double side laminated shutter of size 800 x 2300mm
	: Ironmongeries like Designer door handles without Key, door bush, 8" tower bolt of Dorset /equivalent etc.,

Windows

Windows	: Aluminum sliding shutters with tinted glass & MS grill on Inner side (wherever applicable)
	: Sill level finished with granite
French doors	: Aluminum windows with sliding shutter &Toughened Tinted glass
	: Threshold is finished with granite
Ventilators	: Aluminum windows frame or fixed / open-able shutter for ODU access (Wherever applicable)
	: Jambs finished with granite

SPECIFICATIONS

Electrical Points

Power Supply	: 3 PHASE power supply connection
Safety device	: MCB & RCCB (Residual Current Circuit breaker)
Switches & sockets	: Modular box & Black matt finish switches & sockets of good quality IS brand
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand
TV	: Point in Living & all bedrooms.
Data	: Point in Living & any one of the bedrooms
Split- air conditioner	: Points will be given in living / Dining & all bedrooms
Kitchen electrical points	: For chimney, HOB & water purifier
Master control switch	: Provided in foyer Area
Foot lamp	: Foot lamp will be provided in all bedrooms
USB Point	: USB point in living and all bedrooms
Outdoor socket	: 6 Amp outdoor weather proof socket in the balcony.
Exhaust fan	: Ceiling mount exhaust fan in all the bathrooms
Geyser	: Point in all bathrooms
Back-up	: 400W for 2BHK ,500W for 3BHK

COMMON TO BUILDING COMPLEX

Common Features

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 Stilt floor
Lift fascia	: Marble cladding at Stilt & 1st level and Designer Tiles for other levels
Lobby	: Granite flooring @ Stilt & 1st level, Tile flooring @ other levels
Corridor	: Vitrified tile of size 800x1600mm flooring at all levels
Staircase floor	: Granite flooring at first 4 levels, remaining levels Kota finishing
Staircase handrail	: MS handrail with enamel paint finish in all floorss
Terrace floor	: Pressed tile flooring
Terrace doors	: Good quality door frame with FRP shutters of size 1200x2100mm
	: Ironmongeries like lock with key, door closure, tower bolt of Dorset/ equivalent brand
Basement & Stilt car parking	: Epoxy flooring

Outdoor Features

Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvest	: Rain water harvesting 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 booth will be provided at the entrance/exit with MY GATE APP.
Compound wall	: Site perimeter fenced by compound wall with entry gates & height of as per Design intent
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
	: Granite flooring finish/cobble stone in entrance driveway and block lobby entrance.

PAYMENT SCHEDULE

Booking Advance	10.0%
Agreement Signing	20.0%
Completion of the excavation	7.5%
Completion of the Foundation	5.0%
Completion of the Plinth of the building	2.5%
Completion of the 1st Slab above the Plinth of the building	7.5%
Completion of the 3rd Slab above the Plinth of the building	7.5%
Completion of the 5th Slab above the Plinth of the building	7.5%
Completion of the 7th Slab above the Plinth of the building	7.5%
Completion of the 9th Slab above the Plinth of the building	5.0%
Completion of the 11th Slab above the Plinth of the building	5.0%
Completion of the 13th Slab above the Plinth of the building	2.5%
Completion of the 15th Slab above the Plinth of the building	2.5%
Completion of the walls, Internal Plaster, and external plaster	2.0%
Completion of the staircase, lift, walls, lobbies up to the floor level, doors and windows of the said apartment / unit	3.0%
Completion of the external plumbing and elevation terraces with waterproofing of the building and flooring of the said apartment / unit	2.0%
Completion of the lift, water pumps, electrical fittings, sanitary fittings, entrance lobbies, paving apartment land	2.0%
At the time of handing over the possession of the apartment / unit to the purchaser/ allottee on or after receipt of the completion certificate, whichever is earlier	1.0%
TOTAL	100%

FITTED HOMES

Why Casagrand Fitted Homes?

To make your homebuying journey effortless, Casagrand Fitted Homes come with all essential fitments, so you don't have to manage woodwork or electrical installations yourself.



How does it make life more convenient?

- Move-in-ready homes with no interior hassles
- No stress of managing carpenters or electricians
- Contemporary finishes that suit every style

WHY CASAGRAND?

No.1
Ranked in Chennai for last 8 years*

Top 2
Ranked in South India

Top 7
Ranked in India

22+ years
of Trust & Legacy

7000+
Homes sold (June'24 - May'25)

2 months
Guaranteed rental

6 months
Guaranteed resale

7 years
Warranty

10 years
Maintenance by us

2000+
quality checks

6 cities
Chennai, Bengaluru, Hyderabad, Pune, Coimbatore & Dubai

On-time
Delivery of projects



Artist impression of Casagrand Caladium

AWARDS

Exchange4media

e4m Pride of India Chennai 2024

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

15th Realty+ Conclave and Excellence Awards 2023, South CASAGRAND ARIA

Affordable Housing Project of the Year

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

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

Asia Property Awards

Best Lifestyle Developer 2022

News18 Tamil Nadu 2022

Most Trusted Builder in South India

Exchange4media

Pride of India Brands-The Best of South Awards 2022

The Economic Times Real Estate Awards-South

CASAGRAND ATHENS

Residential Project - Theme Based (Ongoing: Metro)

The Economic Times Real Estate Awards-South

CASAGRAND AMETHYST Residential Project - Theme Based (Ongoing: Metro)

The Economic Times Best Brands 2021

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

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

Realty Conclave Excellence Awards 2021 - South CASAGRAND ORLENA

Mid-Segment Project of the Year

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

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

ET Now CASAGRAND ROYALE

Most Admired Upcoming Project of the Year 2019

ET Now

CASAGRAND ETERNIA II

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