THE SIGNATURE OF ADYAR

CASAGRAND
ZANORA


20
YEARS
OF EXCELLENCE

CASAGRAND
building aspirations

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 sq.ft. of prime residential real estate across Chennai, Bengaluru, Hyderabad, Coimbatore, Pune, Delhi & Dubai. Over 55,000+ happy families across 160+ 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 20 years 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



CASAGRAND
ZANORA

A Signature 3BHK Residence in the Heart of Adyar

Nestled in the prestigious locale of Kasturba Nagar, Adyar. Zanora offers just 15 exclusive 3BHK apartments — a rare opportunity to own a piece of luxury in one of Chennai's most sought-after neighborhoods. Each meticulously designed home epitomises modern sophistication and comfort, providing an expansive living experience for those who demand the finest.

In a city where space is a luxury, Zanora seamlessly blends elegance, functionality, and privacy. With only 15 units available, this limited collection ensures an intimate, exclusive community — ideal for discerning individuals who appreciate refinement and exclusivity.

Perfectly located in close proximity to Kasturbai Nagar MRTS, the upcoming OMR Metro, and Tidel Park, you are surrounded by the city's finest dining, schools, and cultural hubs, while still being far enough from the bustle to enjoy tranquil living. Zanora is more than just a residence; it's an investment in a lifestyle of unparalleled elegance.

The interiors of Zanora exude luxury, with Italian marble flooring throughout, premium specifications, and the added assurance of 100% power backup. Every detail has been thoughtfully curated to ensure your home offers modern comfort and timeless quality.

Seize the opportunity to elevate your living experience in one of Chennai's most exclusive addresses.

ELEVATION VIEW

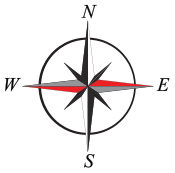


STILT FLOOR PLAN

STILT FLOOR PLAN




4500MM WIDE DRIVEWAY
Kasthuribal Nagar 8th Main Road

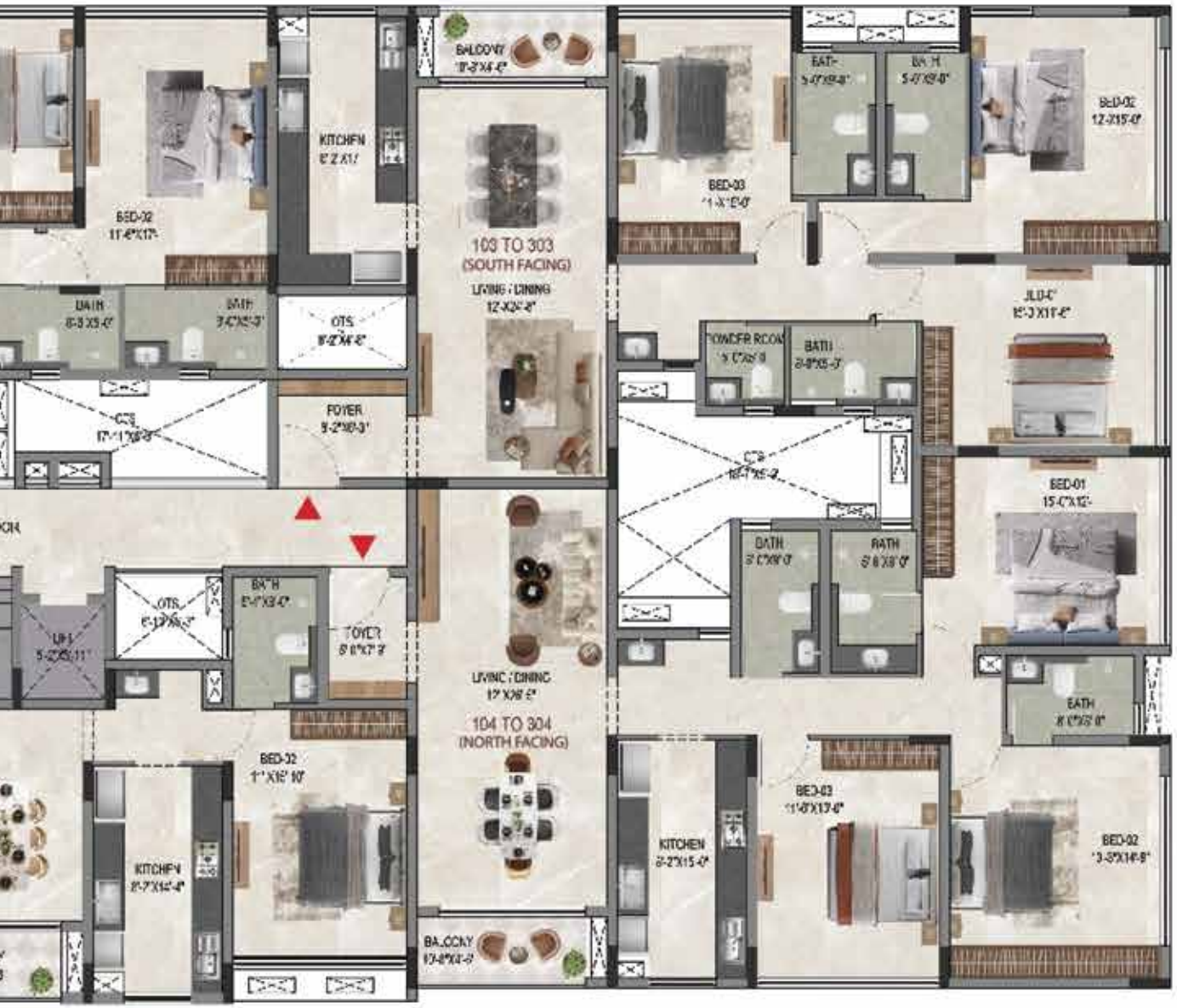

N
W
E
S



TYPICAL FLOOR PLAN & UNIT PLANS

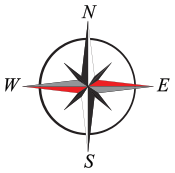
TYPICAL FLOOR PLAN



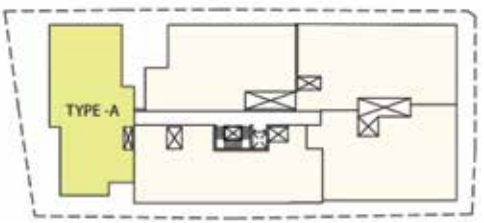

BALCONY
KITCHEN
BED-02
103 TO 303
(SOUTH FACING)
LIVING / DINING
BED-03
BED-02
BATH
POWDER ROOM
BATH
BED-01
BATH
BATH
BATH
FOYER
LIVING / DINING
104 TO 304
(NORTH FACING)
BED-02
KITCHEN
KITCHEN
BED-03
BED-02
BALCONY

3BHK-3T - TYPE A (EAST FACING)

TYPE	UNIT NO.	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET(SQFT)	SALEABLE AREA (SQFT)
TYPE - 1	101 TO 301	1380 SQFT	54 SQFT	1434 SQFT	1770 SQFT



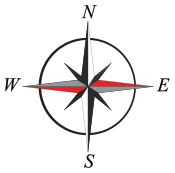




KEYPLAN

3BHK-3T - TYPE B (EAST FACING)

TYPE	UNIT NO.	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET(SQFT)	SALEABLE AREA (SQFT)
TYPE - 2	102 TO 302	1222 SQFT	49 SQFT	1271 SQFT	1577 SQFT



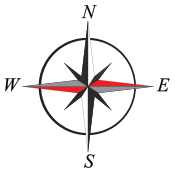




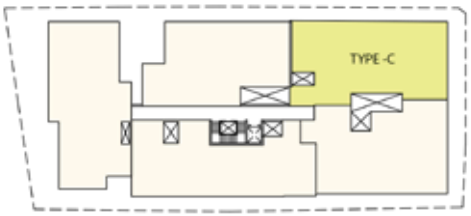
KEYPLAN

3BHK-3T - TYPE C (SOUTH FACING)

TYPE	UNIT NO.	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET(SQFT)	SALEABLE AREA (SQFT)
TYPE - 3	103 TO 303	1356 SQFT	49 SQFT	1405 SQFT	1747 SQFT



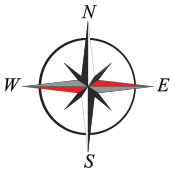




KEYPLAN

3BHK-3T - TYPE D (NORTH FACING)

TYPE	UNIT NO.	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET(SQFT)	SALEABLE AREA (SQFT)
TYPE - 4	104 TO 304	1358 SQFT	49 SQFT	1407 SQFT	1726 SQFT





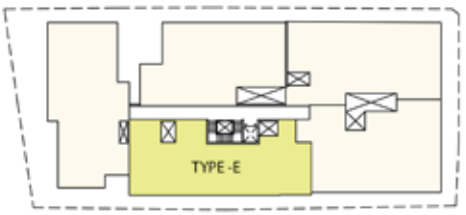


KEYPLAN

3BHK-3T - TYPE E (NORTH FACING)

TYPE	UNIT NO.	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET(SQFT)	SALEABLE AREA (SQFT)
TYPE - 5	105 TO 305	1312 SQFT	96 SQFT	1408 SQFT	1762 SQFT





KEYPLAN

SPECIFICATION

SPECIFICATION

STRUCTURE

Structural System	:	RCC Framed Structure designed for seismic compliant (Zone II)
Masonry	:	200mm for external walls & 100mm for internal walls
Floor- Floor Height (incl. slab)	:	Will be maintained at 3000mm

WALL FINISH

Internal Walls	:	Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
Ceiling	:	Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion
Exterior Walls	:	Exterior faces of the building finished with 1 coat of Primer with Texture & 2 coats of exterior emulsion paint & color as per architect design
Bathroom	:	Glazed / Matte ceramic wall tiles of size 1200x600mm or 600x300mm for height of 2550mm & above false Ceiling will be finished with a coat of primer with paint
Bathroom Ceiling	:	Glazed / Matte ceramic wall tiles of size 1200x600mm or 600x300mm for height of 2550mm & above false Ceiling will be finished with a coat of primer with paint

FLOOR FINISH

Main Flooring	:	Italian Marble flooring
Bathroom	:	Anti-skid ceramic tiles of size 600x600mm
Balcony	:	Anti-skid ceramic tiles of size 900x900mm
Private open terrace (if applicable)	:	Pressed tiles finish

KITCHEN & DINING

Kitchen	:	Platform wil be finished with granite slab of 600mm wide for a height of 850mm from 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 pul out sink faucet will be provided
Dining	:	Counter mount wash basin (wherever applicable)

BALCONY

Handrail	:	Glass handrail as per architect's design intent sill wil be finished with granite coping

BATHROOMS

CP & Sanitary Fixture	:	Premium range of TOTO / KOHLER or equivalent
Attached Bathroom	:	Fully accessorized bathroom with wall-mounted WC, with cistern, health faucet, single lever diverter, rain shower with hand shower, square designer grating, glass shower partition with door and counter mount wash basin
Other Bathrooms	:	Fully accessorized Bathroom with Wall-mounted WC, with cistern, health faucet, single lever diverter, overhead shower, square designer grating, glass shower partition and counter mount wash basin

JOINERY

Doors:

Main Door	:	Good quality door frame with engineered wood of size 1200 x 2400mm with veneer finish, architrave with top/side panels
	:	Ironmongeries like digital door lock with designer door handle, tower bolts, door viewer, safety latch, Magnetic door catcher, door closure, etc, of Yale/ Hafele or Equivalent brand
Bedroom Doors	:	Good quality door frame with double side Laminated shutter of size 900x2400mm
	:	Ironmongeries like lock with designer door handle, tower bolt, magnetic catcher etc., of Yale/ Hafele or Equivalent brand
Bathroom Door	:	Good quality door frame with double side laminate shutters of size 750 x2400mm
	:	Ironmongeries like one side coin thumb turn lock without key, Tower bolt, door bush, etc., of Yale / Hafele or equivalent brand

WINDOWS

Windows	:	Aluminium powder coated framed sliding shutters with see through plain glass & MS grill / railing (wherever applicable)
	:	Sill coping with granite
French Doors	:	Aluminium powder coated framed sliding shutters with both side handle with glass (wherever applicable)
Ventilators	:	Aluminium powder coated frame fixed louver / openable shutter for ODU access (Wherever applicable)
	:	Sill coping with granite

ELECTRICAL POINTS

Power Supply	:	3 PHASE power supply connection
Safety Device	:	MCB & RCCB (Residual current circuit breaker)
Switches & Sockets	:	Modular box & Designer modular switches & sockets of Legrand / Honeywell / Schindler or Equivalent brand will be provided
Wires	:	Fire Retardant Low Smoke (FRLS) copper wire of quality IS brand
Mobile Charging Dock	:	Mobile charging dock provided in living room and in any one bedroom
Video Doorbell	:	Provided in the entrance - main door
6 Amp Weatherproof Socket	:	Point provided in the balconies in recommended location
Foot Lamp	:	Foot lamp in all bedroom
TV	:	Point in living & any one bedroom and provision in other bedrooms
Telephone	:	Point in living & any one bedroom
Data	:	Point in living & any one bedroom
Split-air Conditioner	:	Points in living / dining and in all bedrooms
Exhaust Fan	:	Point in all bathrooms
Geyser	:	Point in all bathrooms
Back-up	:	100% power backup with DG

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES

Lift	:	Automatic lift will be provided
Back-up	:	100% power backup for lift & common area lights
Name Board	:	Apartment owner name will be provided in ground floor
Lift Fascia	:	Granite / engineered marble cladding at all the floors
Lobby	:	Granite flooring at all the floors
Corridor Floor	:	Granite flooring with leather finish 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 and frame with paint finish

OUTDOOR FEATURES

Water Storage	:	Centralized UG sump
Rainwater Harvest	:	Rainwater harvesting system (as per site requirement)
Safety	:	CCTV surveillance cameras will be provided all round the building at pivotal locations
Security Room	:	Security room will be provided at the entrance / exit
Compound Wall	:	Site perimeter fenced by compound wall with entry gates for a height of 1800mm 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 and demarcated driveway as per landscape design intent
External Driveway	:	Interlocking paver block / equivalent flooring with demarcated driveway as per landscape design intent

LOCATION MAP & ADVANTAGE





LOCATION HIGHLIGHTS

Madhya Kailash	-	5 mins
CLRI	-	5 mins
Guindy Park	-	5 mins
IIT - Madras	-	10 mins
Birla Planetorium	-	10 mins
Eliots Beach	-	10 mins
CLRI	-	10 mins
Kathipara Jn	-	17 mins
Santhome Basilica	-	18 mins
Chennai International Airport	-	27 mins

IT PARKS

Tidel Park	6 mins
Acsendas IT Park	10 mins

HOSPITALS

Dr Agarwals Eye Hospital	-	4 mins
MGM Healthcare	-	6 mins
Gleneagles	-	7 mins
Adyar Cancer Hospital	-	8 mins
Sri Padmapriya Hospitals	-	9 mins
Apollo Spectra	-	12 mins

TRANSPORTATION

Kasthuriba Nagar MRTS	-	5 mins
Madhya Kailash Bus Stop	-	5 mins
Up-Coming Metro	-	5 mins
Adyar Bus Depot	-	10 mins
IIT Bus Stop	-	10 mins
Indira Nagar MRTS	-	10 mins
Thiruvanmiyur MRTS	-	10 mins

EDUCATION INSTITUITIONS

NIFT	-	5 mins
Sishya School	-	7 mins
Bala Vidya Mandir School	-	7 mins
Shiv Nadar School	-	7 mins
St. Michael's Academy	-	8 mins
Adyar Cancer Institute	-	8 mins
Kendriya Vidyalaya School	-	9 mins
Patrician College	-	9 mins
Sri Sankara School	-	10 mins
Anna University	-	10 mins
IIT - Madras	-	10 mins
Dr. MGR Janaki College	-	15 mins

PAYMENT PATTERN

Booking Advance	-	10%
Agreement Signing	-	30%
Commencement of Foundation	-	10%
Stilt Floor Commencement	-	10%
Commencement of 1st Floor Roof	-	10%

Commencement of 2nd Floor Roof	-	10%
Commencement of 3rd Floor Roof	-	10%
Completion on Flooring Respective Unit	-	5%
Handing Over	-	5%
TOTAL		**100 %**



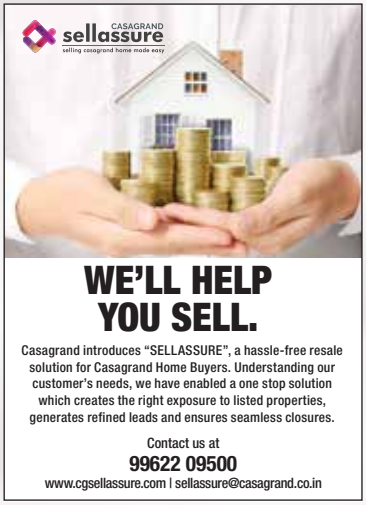
AWARDS

- **ET Now Casagrand Zenith - 2019**
  Innovative Project of the Year
- **ET Now Casagrand Eternia II - 2019**
  Best Project in Non-Metro
- **ET Now Casagrand Royale - 2019**
  Most Admired Upcoming Project of the Year
- **11th Estate Annual Awards, powered by 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)**
  Residential Project High-End (completed-metro)
  Casagrand Amethyst
- **The Economic Times Real Estate Award - 2022 (South)**
  Residential Project High-End (ongoing-metro)
  Casagrand Athens
- **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**
  Fastest Growing Realty Brand of the Year











CASAGRAND
building aspirations

CORPORATE OFFICE
Casagrand Premier Builder Limited
CIN No. - U70101TN2003PLC051989
5th Floor, NPL DEVI, New No -111,
Old No 59 L.B.Road, Thiruvanmiyur,
Chennai, Tamil Nadu, India, 600041
Phone: 044-44111111
Fax : 044-43150512
Phone : +91-99629 44444
NRI : +91-91763 44444

BENGALURU OFFICE
Casagrand Premier Builder Limited
Salma Bizhouse, 34/1, 4th Floor,
Meanee Avenue Road,
Opp. Lakeside Hospital,
Ulsoor Lake,
Bengaluru - 560 042.
Ph: +91 80466 68666
+91-98848 00062

HYDERABAD OFFICE
Casagrand Premier Builder Limited
AR Square, Plot No.13, Door No.
4-50, Jayabheri Enclave, Gachibowli,
Hyderabad - 500032.
Phone : +91 90475 60000

MUMBAI OFFICE
Casagrand Premier Builder Limited
Regus, 11th Floor, Tower B,
Peninsula Business
Park Senapati Bapat Marg,
Lower Parel Mumbai – 400 013
Phone : +91 93848 71045

DELHI OFFICE
Casagrand Premier Builder Limited
3rd Floor, Landmark Cyber Park,
Sector - 67, Gurugram,
Haryana - 122002
Phone : +91-73388 66895

PUNE OFFICE
Casagrand Premier Builder Limited
The Platinum Towers, LG - 11,
Lower ground Floor, Kharadi Road,
Mahapalikemadhye Samavishta,
Tukaram Nagar, Kharadi - 411014, Pune
Phone : +91-82200 34547

DUBAI (International Office)
Casagrand Premier Builder Limited
Single Business Tower,
25th Floor, Office No.2501-2506,
Business Bay, Shaikh Zayed Road, Dubai, UAE.
Phone : +971 44205777

www.casagrand.co.in

Rera no: TNRERA/29/BLG/0259/2025 | www.rera.tn.gov.in

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

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