# VILLAS DESIGNED FOR THOUGHTFUL LIVING

# CASAGRAND GLENMERE

RERA Number: TNRERA/35/BLG/0085/2026
www.rera.tn.gov.in | *T & C Apply

# Why Casagrand?




**Top 7**
Ranked in India

**Top 2**
Ranked in South India

**No.1**
Ranked in Chennai for last 8 years*

**22+ years**
of Trust & Legacy

**7000+**
Homes sold in FY'24 - 25

**6 Cities**
Chennai, Bengaluru, Hyderabad, Pune, Coimbatore & Dubai

**10 years**
Maintenance by us

**2000+**
Quality checks

**On-time**
**Delivery of projects**

**2 months**
Guaranteed rental

**6 months**
Guaranteed resale

**7 years**
Warranty




THE
CASAGRAND
STANDARD

At Casagrand, we obsess over the smallest of details, because we know it's the little things that make life easier.

From comforts you expect, to thoughtful touches you never imagined, we have perfected 231 uncompromising standards.

Because a Casagrand home doesn't just meet expectations. It's built to exceed them. That's The Casagrand Standard.

Scan to Explore
Our 231 Standards



# PERFECTING 231 DETAILS YOU MIGHT NOT NOTICE, BUT FEEL.



































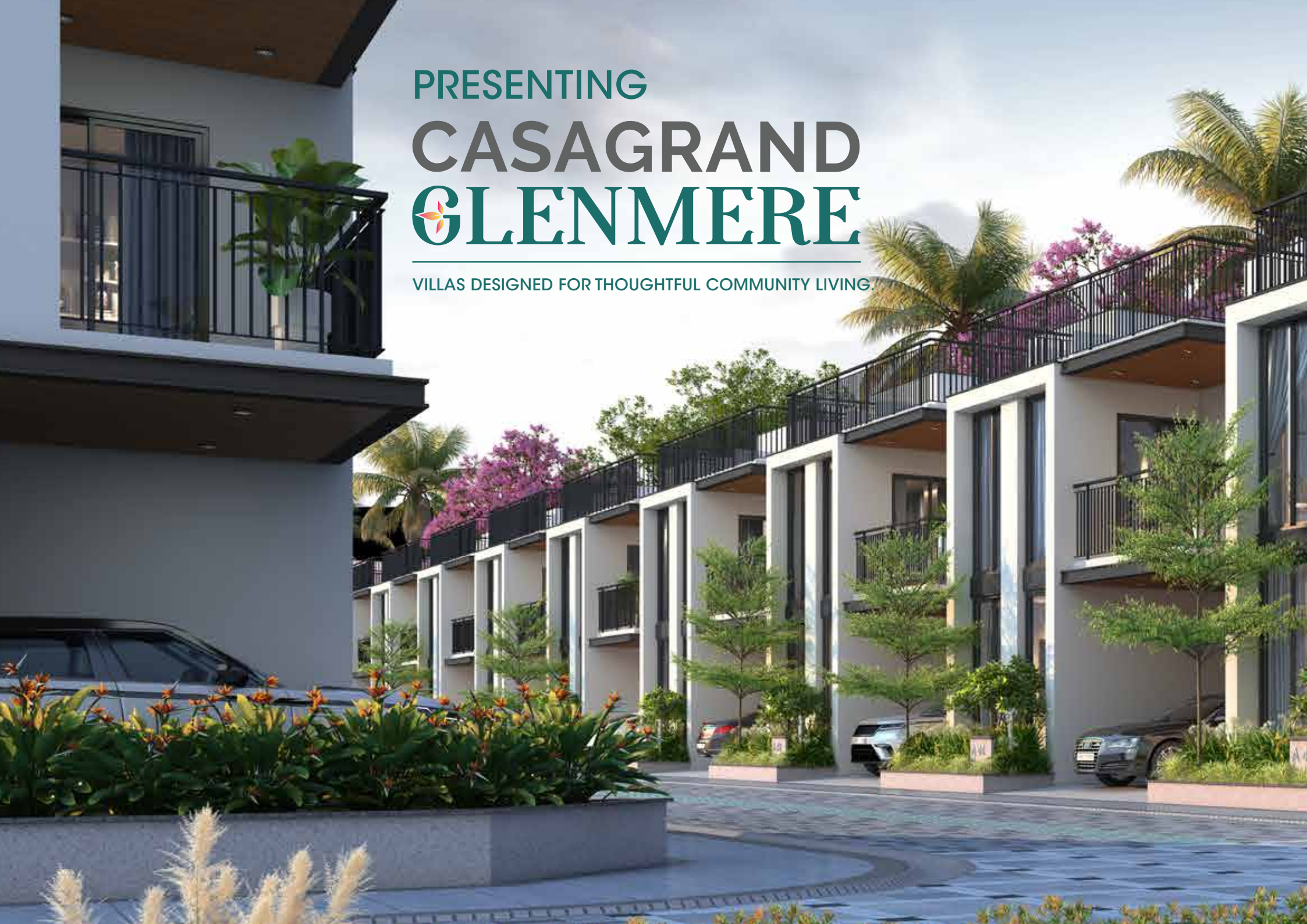
# A QUIETER KIND OF LUXURY

A place where architecture is guided by purpose.
Where space is shaped with proportion and clarity.
Where every line, every volume, every transition is intentional.

Here, living is built on openness.
On balance.
On a foundation that values both privacy and connection.
And your home becomes the most beautiful part of your day.

Welcome to a life that feels composed, expansive, and deeply yours.





PRESENTING

# CASAGRAND GLENMERE

VILLAS DESIGNED FOR THOUGHTFUL COMMUNITY LIVING.




A 02
C 03



# AT CASAGRAND GLENMERE

At Casagrand Glenmere, thoughtful community living begins with intention. Every villa is aligned, detailed, and designed so living together feels natural, effortless, and complete.

**110**
CONTEMPORARY VILLAS

**65%**
OPEN SPACE COMMUNITY

**CLUBHOUSE**
ROOFTOP SWIMMING POOL DECK

**30+**
LIFESTYLE AMENITIES

**100%**
VAASTU COMPLIANT VILLAS

**MULTI-TIER**
SECURITY SYSTEM

**8000 sq. ft.**
CLUBHOUSE

# Where Every Connection Elevates Living

Set in Thaiyur, one of Chennai's steadily evolving residential corridors, the address offers seamless access to key hubs, reputed schools, healthcare, and everyday essentials.

Close enough to stay effortlessly connected. Far enough to preserve your peace.

Because when location is chosen thoughtfully, living becomes effortless.





# MASTER PLAN

# SITE CUM GROUND FLOOR




## LIST OF AMENITIES OUTDOOR

1.PING PONG LOUNGE
2.COCOON LOUNGE SWING
3.HEALING REFLEXOLOGY PATHWAY
4.HIGH- PERFORMANCE FITNESS ZONE
5.INTEGRATED BOUNCE DECK
6.MULTIPURPOSE GREEN COURT
7.PET RECREATION PARK AND WASH BAY
8.SERENITY ZEN COURTYARD
9.CULINARY HERBSCAPE
10.MEGA LEARNING ABACUS ZONE
11.JUNIOR HOOPS COURT
12.CURL SWING
13.INTERACTIVE PULSE PLAY ZONE
14.FAMILY SWING LOUNGE
15.DEDICATED CYCLING LOOP WITH PARKING
16.MATHS LEARNING JOG TRAIL
17.GRANITE STRATEGY GAME PLAZA
18.HEALING BOTANICALS GARDEN
19.SERENE NATURE TRAIL



# The Architectural Language



Contemporary design guided by clarity and balance.

Clean lines. Sleek glass façades.
Landscape-integrated elevations.

Modern in expression. Timeless in appeal.

# The Grand Entrance

An arrival designed to feel assured from the very first step. As you enter the community, a sense of grandeur sets the tone.

**And as you step into your own villa, that experience becomes distinctly personal.**

The veneer-finished main door, framed with a designer architrave, rises up to 8 feet in most villas creating a welcome that feels both refined and commanding.

A new-generation digital lock system adds effortless security and convenience, blending modern access seamlessly into everyday living.

Because at **Casagrand Glenmere,** even the first impression is thoughtfully composed.




CASAGRAND GLENMERE




A home where every
square foot feels intentional.



# The Master Retreat

Bedrooms at Glenmere are designed to feel expansive and private.

With width reaching nearly 12 feet,
they offer a sense of scale rarely found in this segment.

Dedicated dresser space (11′ × 6′) and generously sized bathrooms (8′ × 5′, 9′ × 6′, up to 11′ × 6′) enhance comfort and usability.

Designed as personal retreats, these spaces balance proportion with calm.

# The Living & Dining Atelier

Designed to feel expansive yet effortless, the living and dining spaces unfold with natural grace. Tall French sliding doors and wide tinted windows invite light to travel freely, allowing air and openness to shape the rhythm of the home.

Premium vitrified flooring lends a quiet refinement underfoot, while thoughtful spatial planning ensures balance and flow in every direction. Aligned with Vaastu principles and crafted for seamless movement, this is a setting where gatherings feel elevated and everyday living feels beautifully composed.



# The Culinary Quarter

Designed for the art and ease of everyday cooking, this is a kitchen where preparation feels effortless and inviting. Generously proportioned to allow comfort and ease, it invites both quiet mornings and elaborate preparations with equal grace.

Thoughtful ventilation keeps the space light and breathable, while Vaastu-aligned planning ensures balance at its core. Designed to support the rhythm of everyday living, this is where nourishment, conversation, and craft come together naturally.





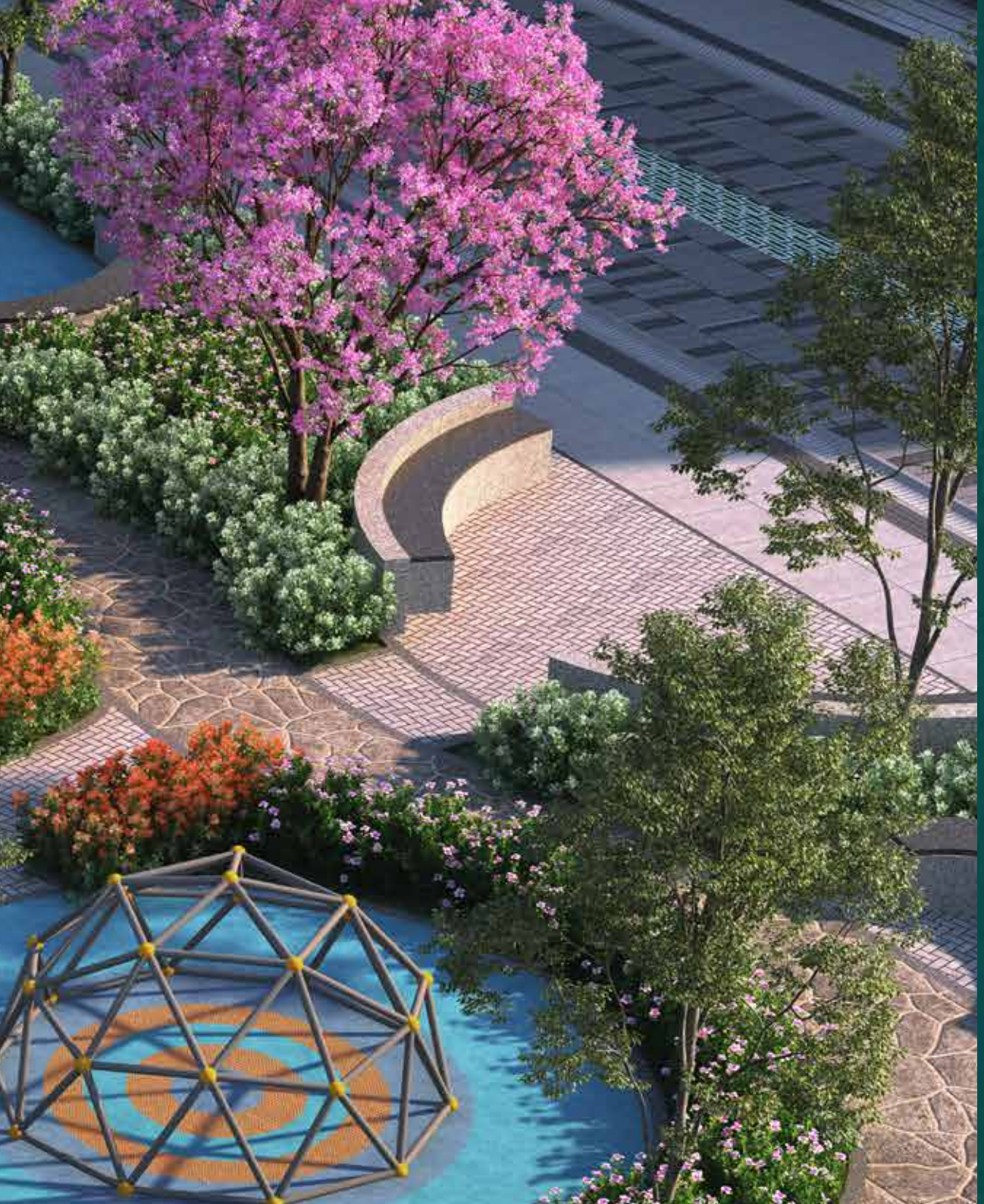
# The Bathing Suites

Designed as spaces of quiet restoration, the bathing suites offer more than functionality, they offer pause. Generously proportioned to feel open and unconfined, each layout allows comfort to unfold naturally.

Premium Jaquar or equivalent fittings, rain showers, hand showers, and granite countertop basins come together in thoughtful harmony, while sleek trench drains and waterproof doors ensure seamless durability beneath refined finishes.

Every detail is considered, so that daily routines feel less ordinary and more indulgent, without ever losing their ease.





# Where space feels limitless, life flows naturally.

At Glenmere, nearly 50% of every villa is dedicated to open space, including an expansive ~800 sq. ft. private garden that keeps nature close to everyday living. Ceiling-height glass windows invite abundant daylight and enhanced ventilation, keeping interiors bright and breathable.

With 65% open areas and over 36,000 sq. ft. of landscaped greenery, the community feels calm, expansive, and intentionally preserved. Here, open space doesn't just surround you. It defines the way you live.





# An Invitation to Indulge in Elevated Community Living

A space where connection finds its natural setting. From welcoming lounges designed for intimate conversations to expansive areas that host celebrations with ease, every corner balances scale with comfort.

Crafted with proportion and purpose, the clubhouse becomes more than a destination.

It becomes part of your everyday rhythm.

# Above It All

High above the ordinary,
a stretch of blue meets an open sky.

Swim as the sun rises.
Float as the city quiets.
Watch horizons shift in gold and amber.

Here, elevation is not symbolic.
It is experienced.









# Where Life Moves Effortlessly Within

Indoor spaces are shaped to move with you - from focused hours to playful afternoons. Dedicated zones for wellness and fitness encourage balance, while thoughtfully designed play areas spark imagination and joy.

Whether it is a quiet hour of restoration or a lively evening shared with family, each space is measured, considered, and seamlessly integrated into daily life.

Because at Casagrand Glenmere, amenities are not additions. They are expressions of how you choose to live.



# Where Life Breathes in the Open

Outdoors, living feels expansive and unrestrained. Morning jogs along tree-lined pathways ease into unhurried stretches in dedicated wellness zones. Open lawns become the setting for family gatherings, while shaded seating pockets invite quiet conversations beneath the sky.

Children discover their own corners of joy spaces designed for play, exploration, and imagination while adults unwind in thoughtfully placed retreats that balance movement and stillness.

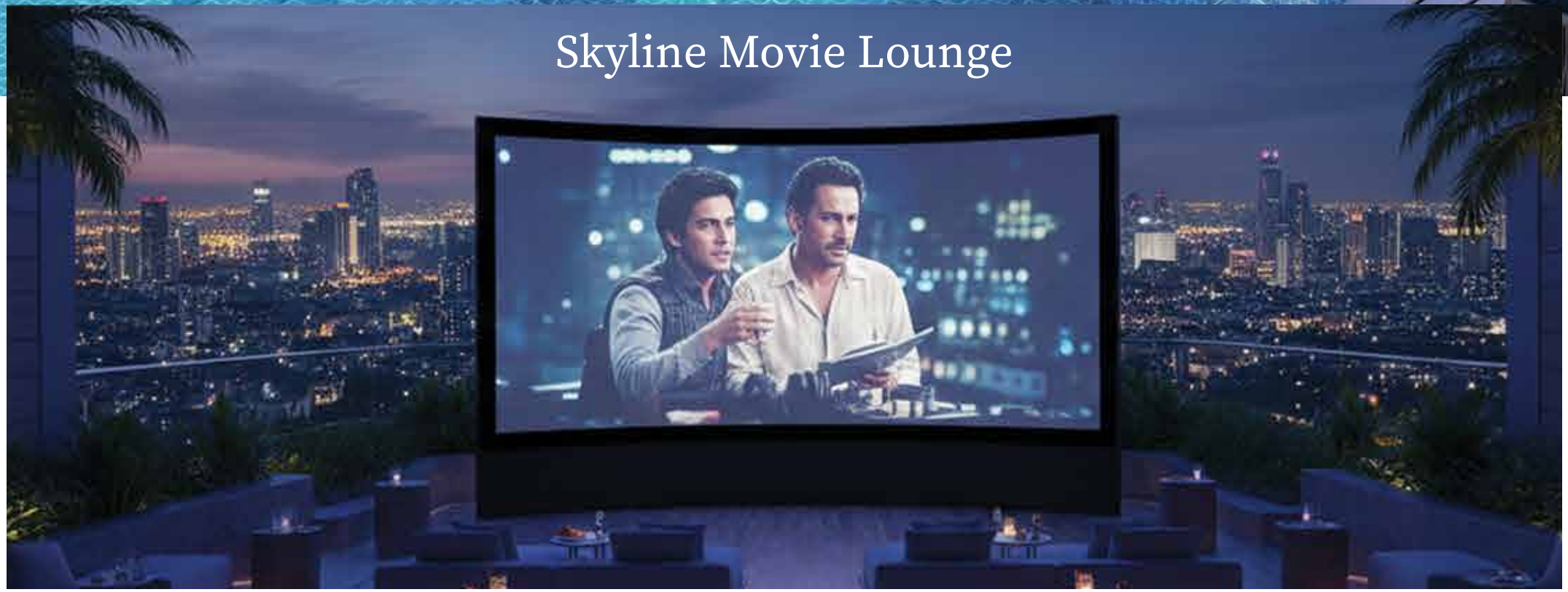
Here, greenery is not ornamental.
It is lived in.
Celebrated.
Returned to, every day.





Swimming Pool

Aqua Volleyball Court



## Skyline Movie Lounge

# UNIT PLANS

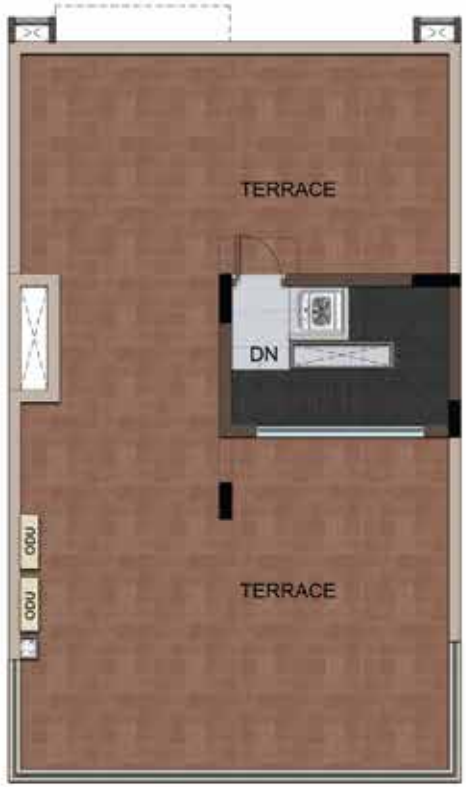
# 3BHK- EAST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) | Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|---|---|---|---|
| 01 | 1628 | 2212 | 2027 | 12 | 1628 | 2212 | 1726 |
| 02 | 1628 | 2212 | 1848 | 12A | 1628 | 2212 | 1718 |
| 09 | 1628 | 2212 | 1750 | 14 | 1628 | 2212 | 1710 |
| 10 | 1628 | 2212 | 1742 | 15 | 1628 | 2212 | 1698 |
| 11 | 1628 | 2212 | 1734 | | | | |



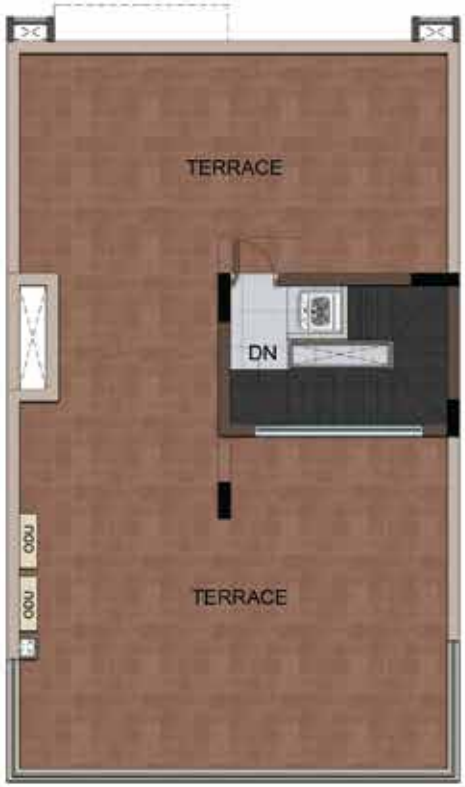
# 3BHK- NORTH FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 16A | 1628 | 2212 | 1692 |
| 18 | 1628 | 2212 | 1696 |
| 19 | 1628 | 2212 | 1696 |
| 20 | 1628 | 2212 | 1696 |
| 21 | 1628 | 2212 | 1696 |



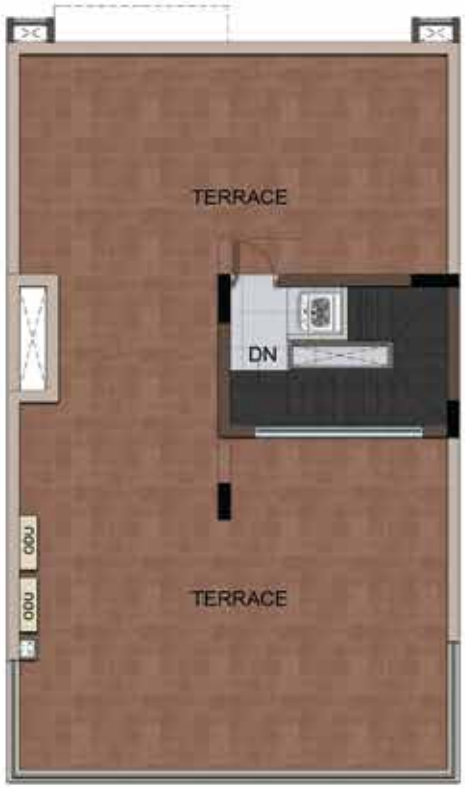
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GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) | Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|---|---|---|---|
| 24 | 1628 | 2212 | 1696 | 29 | 1628 | 2212 | 1696 |
| 25 | 1628 | 2212 | 1696 | 30 | 1628 | 2212 | 1696 |
| 25A | 1628 | 2212 | 1696 | 31 | 1628 | 2212 | 1696 |
| 27 | 1628 | 2212 | 1696 | 32 | 1628 | 2212 | 1696 |
| 28 | 1628 | 2212 | 1696 | 33 | 1628 | 2212 | 1696 |



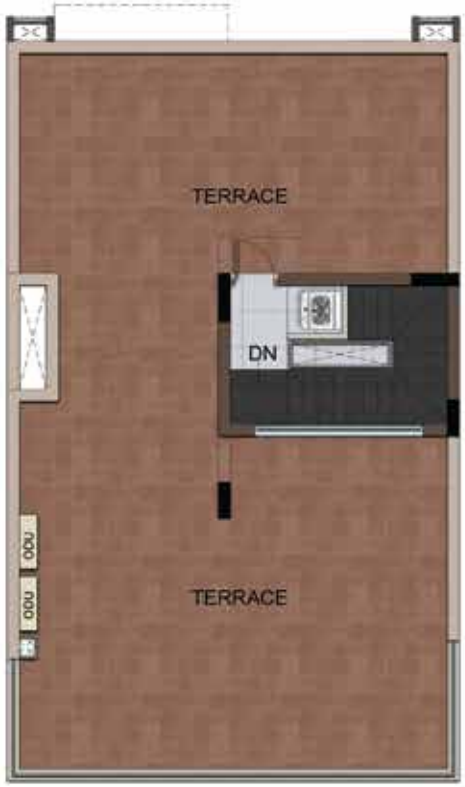
# 3BHK- NORTH FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) | Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|---|---|---|---|
| 47 | 1628 | 2212 | 1696 | 51 | 1628 | 2212 | 1696 |
| 48 | 1628 | 2212 | 1696 | 52 | 1628 | 2212 | 1696 |
| 48A | 1628 | 2212 | 1696 | 52A | 1628 | 2212 | 1696 |
| 50 | 1628 | 2212 | 1696 | 54 | 1628 | 2212 | 1696 |



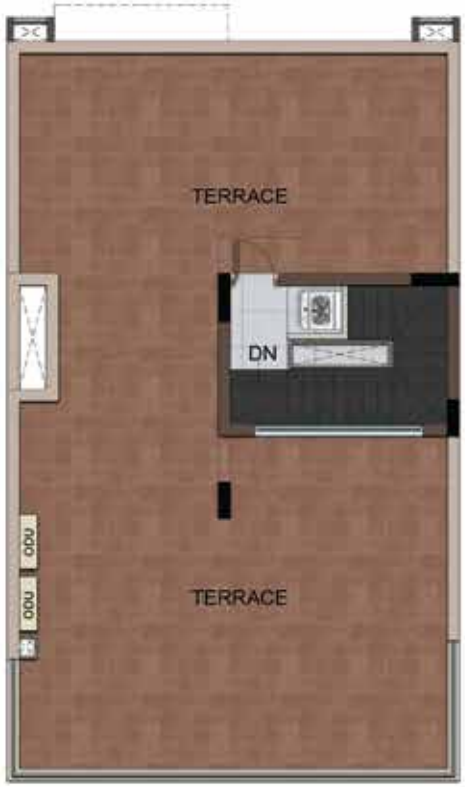
# 3BHK- NORTH FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 16 | 1628 | 2212 | 1680 |



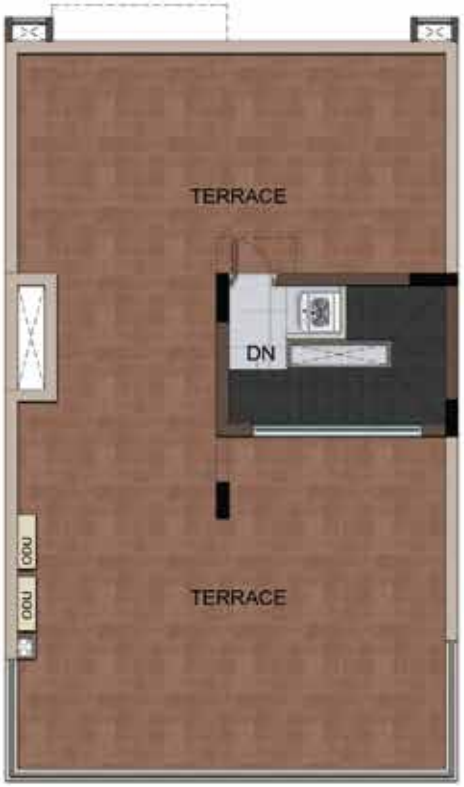
# 3BHK- NORTH FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 23 | 1628 | 2212 | 1966 |
| 46 | 1628 | 2212 | 1966 |



# 3BHK- NORTH FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 22 | 1628 | 2212 | 2249 |



# 3BHK- NORTH FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 34 | 1628 | 2212 | 2306 |



# 3BHK- NORTH FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) | Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|---|---|---|---|
| 36 | 1628 | 2212 | 1696 | 42 | 1628 | 2212 | 1696 |
| 37 | 1628 | 2212 | 1696 | 43 | 1628 | 2212 | 1696 |
| 38 | 1628 | 2212 | 1696 | 43A | 1628 | 2212 | 1696 |
| 39 | 1628 | 2212 | 1696 | 57 | 1628 | 2212 | 1823 |
| 40 | 1628 | 2212 | 1696 | 57A | 1628 | 2212 | 1823 |
| 41 | 1628 | 2212 | 1696 | 59 | 1628 | 2212 | 1823 |



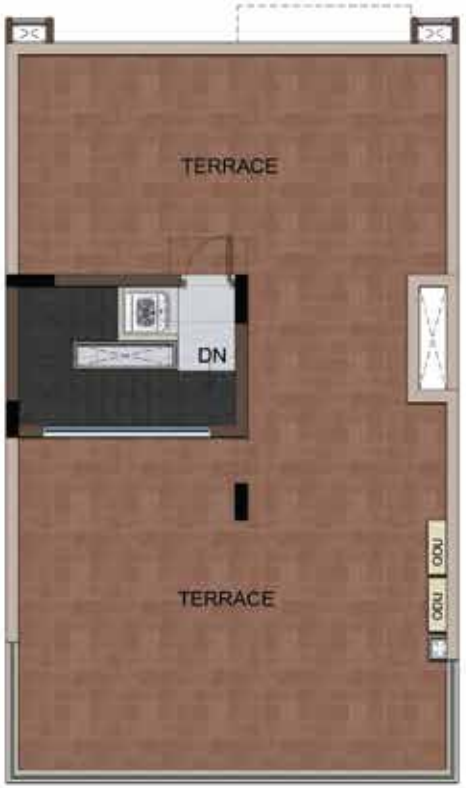
# 3BHK- NORTH FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) | Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|---|---|---|---|
| 60 | 1628 | 2212 | 1835 | 66 | 1628 | 2212 | 1795 |
| 61 | 1628 | 2212 | 1912 | 66A | 1628 | 2212 | 1877 |
| 65 | 1628 | 2212 | 1706 | 68 | 1628 | 2212 | 1959 |



# 3BHK- NORTH FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 45 | 1628 | 2212 | 1966 |



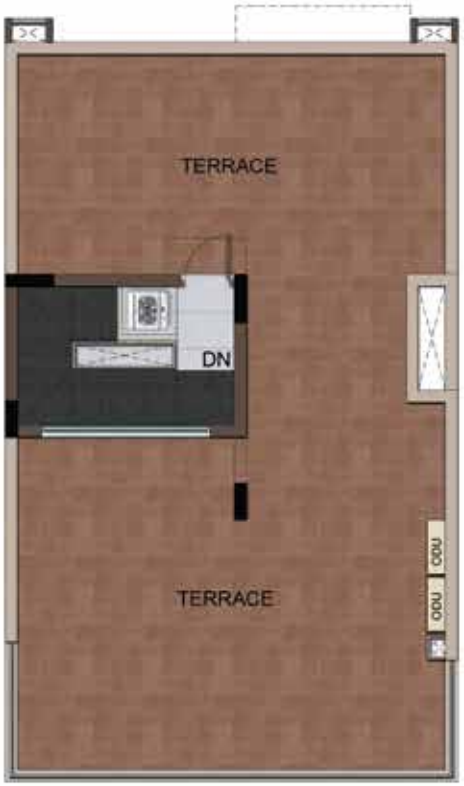
# 3BHK- NORTH FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 64 | 1628 | 2212 | 2423 |



KEY PLAN

# 3BHK- EAST FACING VILLA




GROUND FLOOR PLAN



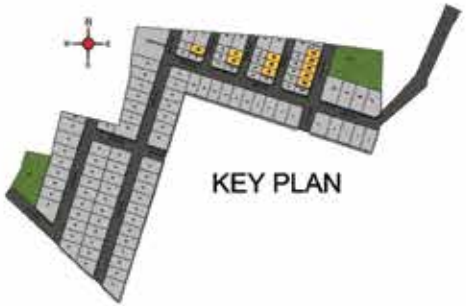

FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 75 | 992 | 1334 | 786 |
| 82 | 992 | 1334 | 786 |
| 83 | 992 | 1334 | 786 |
| 91 | 992 | 1334 | 786 |
| 92 | 992 | 1334 | 786 |
| 93 | 992 | 1334 | 786 |

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 101 | 992 | 1334 | 786 |
| 102 | 992 | 1334 | 786 |
| 103 | 992 | 1334 | 786 |
| 104 | 992 | 1334 | 786 |
| 105 | 992 | 1334 | 786 |



# 3BHK- EAST FACING VILLA




GROUND FLOOR PLAN

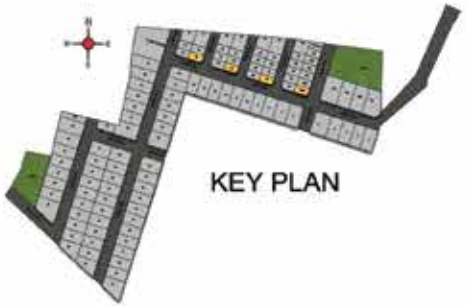



FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 75A | 992 | 1334 | 774 |
| 84 | 992 | 1334 | 774 |
| 93A | 992 | 1334 | 774 |
| 106 | 992 | 1334 | 774 |



# 3BHK- WEST FACING VILLA




GROUND FLOOR PLAN

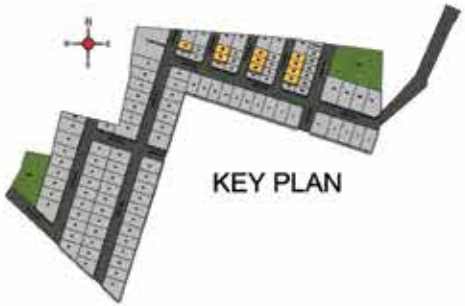



FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) | Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|---|---|---|---|
| 72 | 992 | 1334 | 786 | 88 | 992 | 1334 | 786 |
| 78 | 992 | 1334 | 786 | 96 | 992 | 1334 | 786 |
| 79 | 992 | 1334 | 786 | 97 | 992 | 1334 | 786 |
| 86 | 992 | 1334 | 786 | 97A | 992 | 1334 | 786 |
| 87 | 992 | 1334 | 786 | 99 | 992 | 1334 | 786 |



# 3BHK- WEST FACING VILLA




GROUND FLOOR PLAN

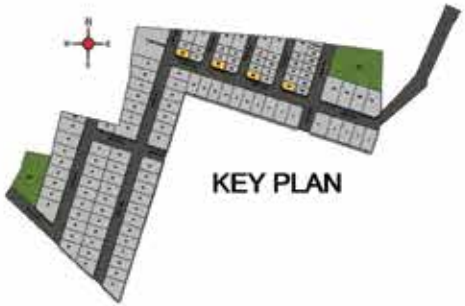



FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no. | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 70A | 992 | 1334 | 774 |
| 77 | 992 | 1334 | 774 |
| 85 | 992 | 1334 | 774 |
| 95 | 992 | 1334 | 774 |



# 3BHK- EAST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 03 | 1751 | 2349 | 2018 |
| 04 | 1751 | 2349 | 2010 |
| 07 | 1751 | 2349 | 2012 |
| 07A | 1751 | 2349 | 2002 |



KEY PLAN

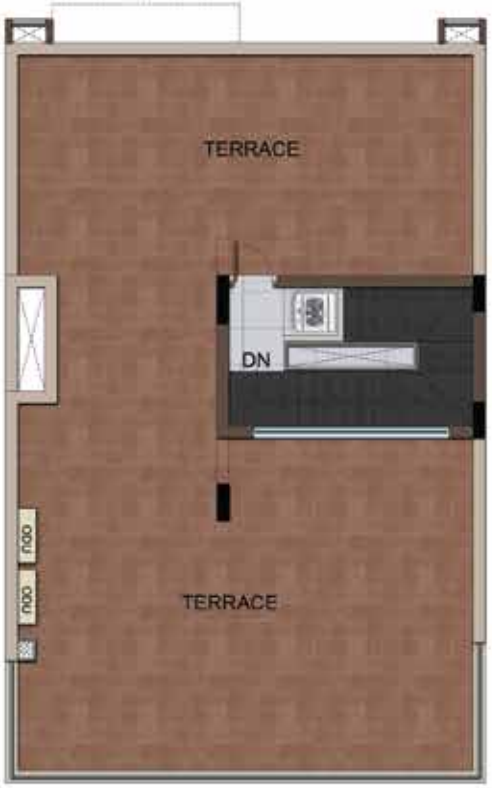
# 3BHK- EAST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN




KEY PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 05 | 1751 | 2349 | 2675 |

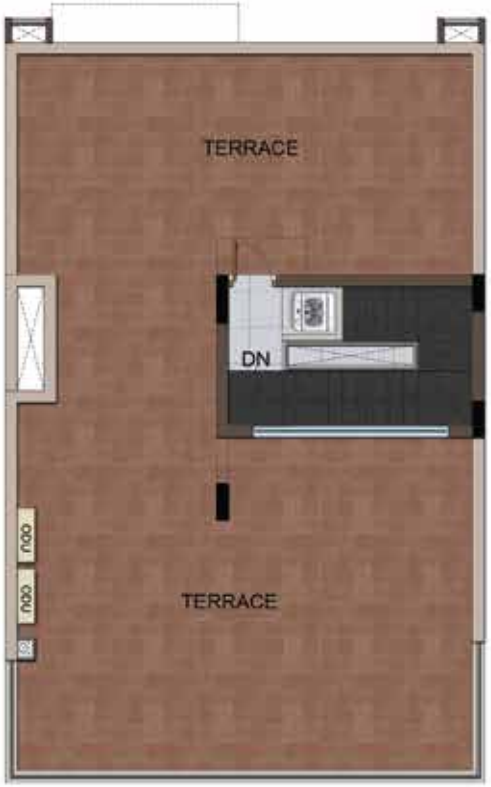
# 3BHK- EAST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN




| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 06 | 1751 | 2349 | 2150 |

# 3BHK- NORTH FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN



KEY PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 56 | 1751 | 2349 | 2886 |

# 3BHK- NORTH FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 61A | 1751 | 2349 | 2340 |
| 63 | 1751 | 2349 | 2406 |



KEY PLAN

# 3BHK- EAST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 74 | 1561 | 2058 | 1507 |



KEY PLAN

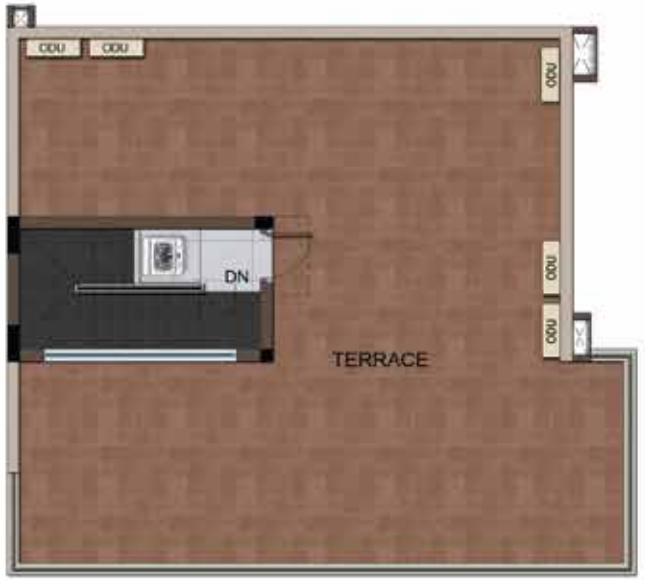
# 3BHK- EAST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 81 | 1666 | 2175 | 1589 |
| 90 | 1666 | 2175 | 1584 |



KEY PLAN

# 3BHK- WEST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 73 | 1292 | 1690 | 1180 |



KEY PLAN

# 3BHK- WEST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 79A | 1412 | 1824 | 1260 |



KEY PLAN

# 3BHK- WEST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN




| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 88A | 1336 | 1738 | 1326 |

# 3BHK- WEST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN




| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 100 | 1370 | 1776 | 1217 |

# 4BHK- EAST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN



KEY PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 106A | 2327 | 3024 | 3256 |

# 4BHK- EAST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 108 | 2327 | 3024 | 2557 |
| 109 | 2327 | 3024 | 2557 |



KEY PLAN

# 4BHK- EAST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN




| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 110 | 2327 | 3024 | 2924 |

# 3BHK- WEST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 55 | 1125 | 1493 | 1867 |



KEY PLAN

# 3BHK- EAST FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN




| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 34A | 1124 | 1517 | 1681 |

# 3BHK- NORTH FACING VILLA




GROUND FLOOR PLAN




FIRST FLOOR PLAN




TERRACE FLOOR PLAN

| Villa no | Carpet Area (sqft) | Saleable Area (sqft) | Villa land Area (sqft) |
|---|---|---|---|
| 69 | 1628 | 2212 | 2101 |
| 70 | 1628 | 2212 | 2311 |



KEY PLAN



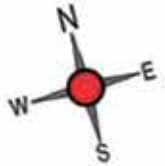


# CLUBHOUSE PLANS

# CLUB HOUSE




GROUND FLOOR PLAN

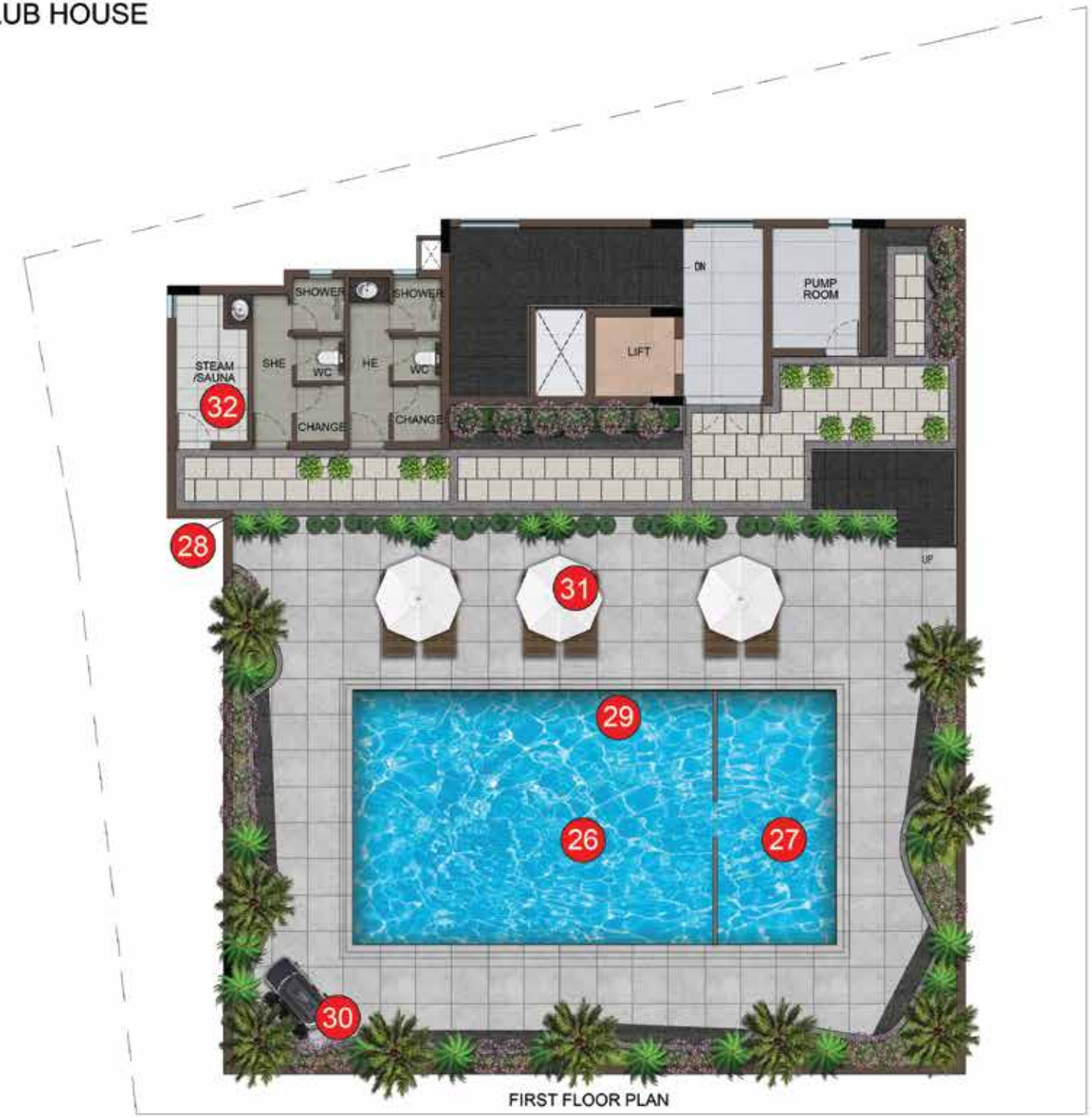



## CLUB HOUSE INDOOR AMENITIES

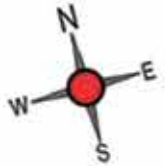
20. BANQUET HALL WITH DINNING ZONE
21.GYM
22.KID'S CREATIVE STUDIO
23.FOOS BALL
24.AIR HOCKEY
25.CHESS



# CLUB HOUSE




FIRST FLOOR PLAN




## CLUB HOUSE TERRACE

26. SWIMMING POOL
27.CHILDREN'S SPLASH POOL WITH SUN DECK
28.SKYLINE MOVIE LOUNGE
29.AQUA VOLLEYBALL COURT
30.SIGNATURE BARBECUE STATION
31.EXTENDED STARGAZING DECK
32.STEAM / SAUNA



KEY PLAN

# SPECIFICATIONS



**1. STRUCTURE**

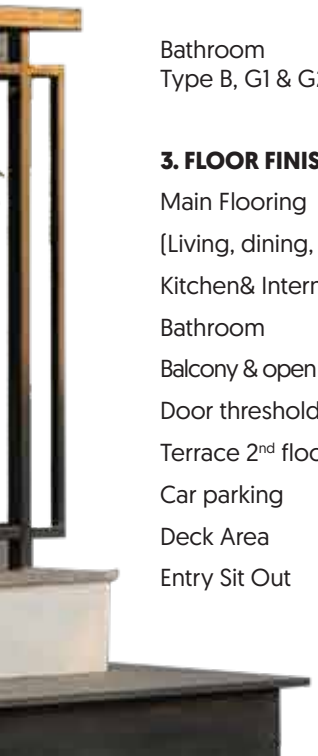
| | |
|---|---|
| Structural System | : RCC Framed structure designed for seismic compliant (Zone 3) |
| Masonry | : 200mm for external walls & 100mm for internal walls |
| Floor-Floor height (incl. slab) Type A, C, D, E & F | : Will be maintained at 3150mm |
| Floor-Floor height (incl. slab) Type B, G1 & G2 | : 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, C, D, E & F | : Vitrified wall tile of size 600mm x 300mm for a height of 2550mm & above wall tile will be finished with a coat of primer |
| Bathroom Type B, G1 & G2 | : Vitrified wall tile of size 600mm x 300mm for a height of 2250mm & above wall tile will be finished with a coat of primer. |

**3. FLOOR FINISH WITH SKIRTING**

| | |
|---|---|
| Main Flooring (Living, dining, Bedrooms, Kitchen& Internal passage) | : Vitrified tiles of size 600x1200mm |
| Bathroom | : Anti-skid Vitrified tiles of size 300x300mm |
| Balcony & open terrace at 1st floor | : Matt Finish Tiles of size 600x600mm |
| Door threshold | : Granite finish for all threshold |
| Terrace 2nd floor | Pressed tile finish |
| Car parking | : Kota Flooring of size 600 x 600mm |
| Deck Area | : Granite flooring matte finish |
| Entry Sit Out | :Granite flooring matte finish |



**4. KITCHEN & DINING (Sink and CP)**

| | |
|---|---|
| Kitchen | : Will be left open for modular work with electrical points & plumbing Provisions |
| Dining | : Granite finish countertop wash basin with 300mm granite height splash (Excluding B,G1&G2 Typology) |

**5. BALCONY**

| | |
|---|---|
| Handrail | : MS handrail as per architect's design intent |
| | : Sill level finished with Granite |

**6. STAIRCASE**

| | |
|---|---|
| Flooring | : Granite flooring for staircase |
| Handrail | : MS handrail as per architect's design |

**7. BATHROOMS**

| | |
|---|---|
| CP & Sanitary fixture | : Jaquar or equivalent |
| Bed - 1 Bath | : Wall mounted WC with cistern, health faucet, single lever diverter, overhead shower, spout, hand shower, granite counter top wash basin and 2' long trench drain |
| Other Bathrooms | : Wall mounted WC with cistern, Health faucet, Single lever diverter, Overhead shower, spout, granite counter top wash basin and 2' long trench drain |

**8.JOINERY**

**A. DOORS**

| | |
|---|---|
| Main door Type A, C, D, E, & F | : Good quality teak wood polished frame with Double sided veneer shutter of size 1200X2400mm |
| | : Ironmongeries like Digital door lock of Yale or equivalent, 18" tower bolts, door viewer, wall mount magnetic door catcher and exposed door closure. |

Bedroom doors
Type A, C, D E, & F : Good quality teak wood polished frame with double side laminated shutter of size 1000 x 2400mm

: Ironmongeries like lock with designer handle (yale)or equivalent magnetic door catcher , 6" tower bolts of yale or equivalent.

Bathroom doors
Type A, C, D E, & F : Good quality teak wood polished frame double side laminated shutter of size 800 x 2400mm

: Ironmongeries like thumb turn lock with designer handle Yale / equivalent without key, door bush etc.,

Terrace doors
Type A, C, D E, & F : Good quality door frame with FRP shutters of size 800 x 2100mm .

: Ironmongeries like thumb turn lock with key,Tower bolt & door bush of Yale / equivalent.

Main door
Type B, G1 & G2) : Good quality teak wood polished frame with Double side veneer shutter of size 1050x2100mm

: Ironmongeries like(Yale), Digital door lock, tower bolts, door viewer, wall mount magnetic door catcher of Yale / equivalent etc.

Bedroom doors
Type B, G1 & G2 : Good quality teak wood polished frame, with double side laminated shutter of size 900 x 2100mm

: Ironmongeries like lock with designer handle (Yale), magnetic door Catcher, tower bolt of Yale or equivalent etc.,

Bathroom doors
Type B, G1 & G2 : Good quality teak wood polished frame, double side laminated shutter of size 750x 2100mm

: Ironmongeries like thumb turn lock with designer handle(Yale), without key , door bush etc.,

Terrace doors
Type B, G1 & G2 : Good quality door frame with FRP shutters of size 750 x 2100mm

: Ironmongeries like thumb turn lock of (Yale), / equivalent without key, Tower bolt & door bush

**B. WINDOWS**

Windows : Aluminum windows with sliding shutter with see through Tinted glass & MS railing on the inner side (wherever applicable)

: Sill level finished with Granite

French doors : Aluminum sliding shutters with toughened glass

Ventilators : Aluminum framed fixed louvers / openable shutter for ODU access (wherever applicable)

: Soffit finished with Granite

**9. ELECTRICAL POINTS**

Power Supply : 3 PHASE power supply connection

Safety device : MCB & RCCB (Earth leakage Circuit breaker)

Switches & sockets : Modular box, modular switches & sockets of Legrand, Schneider/equivalent

Wires : Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand

TV : Point in Living & Master bedroom and provision in other bedrooms.

Foot lamp : Point Provided in all bedrooms

Mirror point : Point Provided in all bathrooms

Kitchen : For chimney, HOB, fan point & water purifier point

Weather proof socket : Point Provided in first floor balcony (All type)

Data : Point in Living, & any one bedroom

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 1800mm as per design intent. |
| 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. |
| | : Granite / Cobble stone flooring in entrance driveway and block lobby entrances |

**Note: The highlighted points will be under the PVF budget.**



# LOCATION MAP



# LOCATION ADVANTAGES

## EDUCATIONAL INSTITUTIONS

### Universities & Colleges

| | |
|---|---|
| Shiv Nadar University | - 1.9 kms |
| Sri Shiva Subramaniya College of Engineering | - 3.2 kms |
| SMK Fomra Institute of Technology | - 5.1 kms |
| Hindustan University | - 8.4 kms |
| Prof. Dhanapalan College | - 8.2 kms |
| VIT University | - 16 kms |
| Chettinad Health City (Medical University) | - 8.5 kms |

### Schools

| | |
|---|---|
| Velammal Vidyashram (Mambakkam) | - 11.7 kms |
| PSBB School | - 13.7 kms |
| Sri Chaitanya Techno School | - 17 kms |
| DAV - SM FOMRA SCHOOL | - 2.8 kms |
| St Mary's Matriculation | - 6.7 kms |
| Velammal New Gen School | - 6 kms |
| MAV Vidyashram | - 1 kms |

## HEALTHCARE & HOSPITALS

| | |
|---|---|
| Supreme Speciality Hospital | - 8.9 kms |
| Chettinad Health City | - 8.5 kms |
| Swaram Hospital | - 7.3 kms |
| Tagore Hospital | - 20 kms |
| MGM Healthcare | - 14 kms |
| Alpha Multi-Speciality Hospital | - 33 kms |

## CONNECTIVITY & TRANSPORTATION

### Major Roads & Corridors

| | |
|---|---|
| Kelambakkam–Vandalur Road | - 15 kms |
| ECR towards OMR | - 23 kms |

### Public Transport Hubs

| | |
|---|---|
| Kelambakkam Bus Stand | - 7.7 kms |
| Thiruporur Depot | - 5 kms |

## IT PARKS & EMPLOYMENT HUBS

| | |
|---|---|
| SIPCOT IT Park | - 13 kms |
| KRISP IT Park | - 16 kms |

## ENTERTAINMENT, LEISURE & LIFESTYLE

| | |
|---|---|
| Rakki Cinemas | - 3.7 kms |
| Mayajaal | - 16 kms |
| Vivira Mall | - 15 kms |
| Kovalam Beach | - 11 kms |
| Marina Mall | - 13 kms |

# GLENMERE PAYMENT SCHEDULE

BOOKING ADVANCE.....10%

AGREEMENT SIGNING .....25%

COMMENCEMENT OF FOUNDATION.....15%

COMMENCEMENT OF GROUND FLOOR ROOF.....15%

COMMENCEMENT OF 1ST FLOOR ROOF.....15%

COMPLETION OF FLOORING RESPECTIVE UNIT.....15%

HANDING OVER.....5%

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2022, South
Fastest Growing Realty
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14th Realty+
Excellence Awards
2022, South
CASAGRAND HAZEN
Mid-Segment Project
of the Year
15th Realty+ Excellence
Awards 2023, South
Edition
CASAGRAND ARIA
Residential Property
of the Year
News18 Tamil Nadu 2022
Most Trusted Builder in
South India
Exchange4media
Pride of India
Brands - The Best
of South Awards 2022
The Econimic 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
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The Economic Times
Best Brands 2021
13th Estate Awards
Franchise India and
REMAXIndia 2021
CASAGRAND BOULEVARD
Best Mid-Segment
Project of the
Year
Realty Conclave Excellence
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CASAGRAND BOULEVARD
Most Popular Project
of the Year
Realty Conclave Excellence
Awards - 2021 South
CASAGRAND ORLENA
Mid-Segment Project
of the Year
The Economic Times
Best BrandsAward - 2021
11th Estate Annual
Awards, powered by
Franchise India
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- Dining Crockery
- Wardrobes All Bedrooms
- Kitchen Cabinets
- Vanity

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

## PREMIUM ELECTRICAL FITTINGS

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

## WASHROOM ACCESSORIES

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

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