

The background of the entire image is a dynamic, abstract composition of numerous bright blue and cyan light trails. These trails originate from various points and converge towards the center, creating a strong sense of depth and movement, similar to a high-speed photograph of a galaxy or a futuristic tunnel. The lines vary in length and intensity, with some appearing as sharp, straight streaks and others as more diffuse, glowing bands. The overall color palette is dominated by deep blues and vibrant cyans, with a few hints of white and light blue at the brightest points of the light trails.

CASAGRAN MERCURY

GALAXY - 1



SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

Casagrand Premier Builder Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. In the twenty years, we have developed over 53+ million square feet of prime residential real estate across Chennai, Bengaluru, Coimbatore and Hyderabad. Over 40,000+ happy families across 140+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.



Experience Urban Comfort & Luxury Living



Like the planet known for its dynamic orbit around the sun, and the element known for its ever-evolving state of transformation, Perambur emerges as the Mercury of neighbourhoods.

Having undergone significant evolution over the years, the locality has become a residential and commercial centre, with the development of shopping complexes, educational institutions, and healthcare facilities. The improved connectivity, including road and rail networks, has further contributed to Perambur's accessibility.

The evolution of Perambur is a testament to the dynamic growth of Chennai as a whole. Where urban sophistication meets cultural charm, Perambur embodies the city's resilience and adaptability in the face of change.

Choosing Casagrand Mercury in Perambur isn't merely selecting a residence; it's an elite affirmation, a recognition that one is not just living in Perambur but commanding a symphony of urban grandeur—a truly perfect choice in the heart of Perambur.





Designed for Luxury



1678

Well-designed
homes

20

Acre
community

3

Grand entrance
arches

17

Acres of
open area

130+

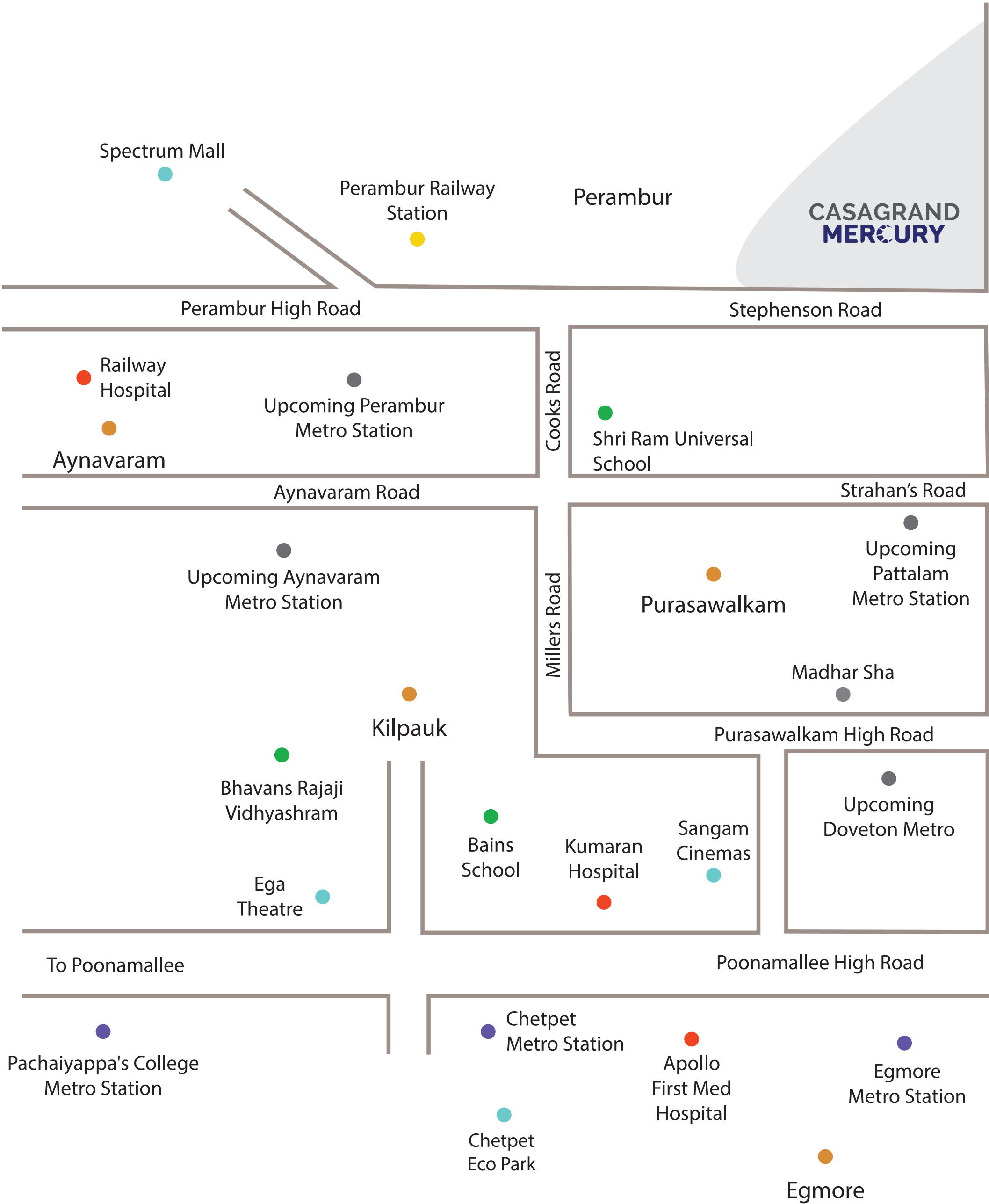
World class
amenities

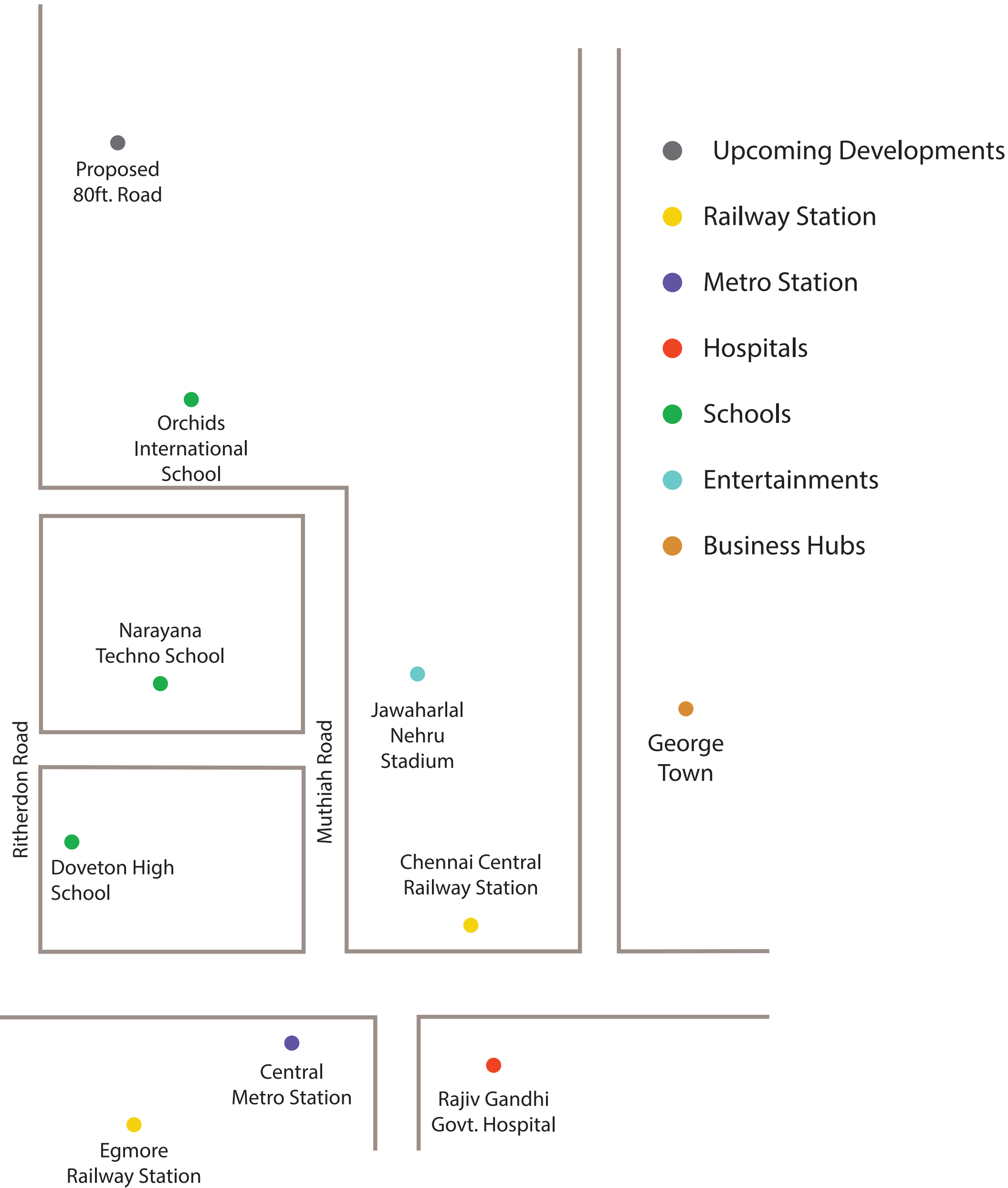
10

Storey grand
clubhouse

Staying Connected









Featuring 130+ Lifestyle Amenities



- Public gathering spaces - party lawn, amphitheatre and plumeria tree court to keep you socially engaged everyday.
- Amenities like hobby court, swing court, outdoor board games and solar work pods are planned to offer a balanced lifestyle for residents of all age groups.
- Senior citizen friendly reflexology walkway, senior citizens pavilion, leisure seating zone, exercise pavilion planned to ensure a fulfilling lifestyle for elderly people.
- Unique kid-friendly amenities such as skating arena, in-ground trampoline, and interactive floor games.
- Fun and recreational amenities such as multi-purpose court, table tennis court, cricket practice net, futsal court, basketball court, golf putting, squash court, and more.
- Amenities such as birds park, Miyawaki forest, bio pond, nature park, and more to connect with nature.
- Capitalise on the stunning city views with specially crafted terrace amenities such as terrace hangout corner, infinity walkway, a viewing deck, and more.

Outdoor Amenities

ENTERTAINMENT

Entrance Plaza
Bus Waiting Bay
Amphitheater
Party Lawn
Portable Movie Screen
Performance Deck
Senior Citizen Seating Court
Buffet Counter
Barbeque Islands
Canopy with Seating
Community Organic Farming
Butterfly Garden
Sculpture Court
Solar Work Pods
Hammock Garden

KIDS ZONE

Kids Play Area
Interactive Floor Games
Mud Play
Rock Climbing
Kids Jungle Gym
Interactive Panel Game
Inground Trampoline
Tree House
Nanny's Seating Pavilion
Tot Lot
Kids Obstacle Arena
Swing Seats
Sand Pit

SPORTS

Skating Arena
Table Tennis Court
Hobby Court
Board Games Deck
Basketball Dribbling Court

HEALTH & WELLNESS

Outdoor Gym
Yoga Deck
Zen Garden
Cycle Rack with Bicycle
Sensory Garden
Reflexology Walkway
Herb Garden

Exercise Pavilion
Aromatic Garden
Aqua Auditory Zone
Meditation Deck
Plumeria Tree Court
Jogging / Walking Track
Exercise Pavilion
Aromatic Garden
Aqua Auditory Zone

FACILITIES

Air Filling Station
Car Wash Bay
Car Charging Station
Dormitory for Maids/drivers
Buggy in Community
Outdoor Smoke Zone

SWIMMING POOL AMENITIES

Swimming Pool
Kids Pool
Interactive Water Play for Kids
DJ Deck
Rain Dance
Pool Side Cabanas
Sun Loungers
Fire Camp

TERRACE AMENITIES

Terrace Hangout Corner
Infinity Walkway
Viewing Deck

OSR Amenities

SPORTS ARENA

Basketball Court
Futsal Court
Cricket Pitch
Beach Volley Ball Court
Golf Putting
Tennis Court
Sports Viewing Gallery

FOREST TRAIL

Bird Park
Miyawaki Forest
Nature Park
Play Mounds
Bio Pond
Gazebo
Pets Park

Clubhouse Amenities

ENTERTAINMENT

Multi-Purpose Hall
AV Theatre
Guest Waiting Lounge
Café
Banquet Hall
Food Court cum Bar Counter
Outdoor Dining Facility

HEALTH AND FITNESS

GYM
Digital Workout Zone
Steam Room
Aerobics/Dance Floor
Salon for Women/Men
Cross Fit Nook
Boxing Corner
Senior Citizen Workout Area

KIDS FUN AND RECREATION

Adventure Kids Zone
Hockey Rink
Kids Ball Pool
Bounce House

Puzzle Maze Game
Kids Informal Library
Indoor Camping Nook
Augmented Rock Climbing
Music Room
Art and Craft Nook
Kids Waiting Lounge

INDOOR PLAY AREA

Squash Court
Badminton
Gaming Arcade
Bowling Alley
Soccer Pool
Air Hockey
Virtual Games
Billiards
Table Tennis
Foosball
Board Games Zone
Play Station

BUSINESS CENTER

Learning Center
Informal Meeting Lounge
Co-Working Space
Conference Halls

FACILITIES

Atm
Clinic
Laundry
Convenience Store
Pharmacy
Association Room
Daycare
Guest Rooms - 6 Nos

TERRACE AMENITIES

Sky Cinema
Bon Fire Pit
BBQ Corner
Sensory Garden
Roof Top Cabanas
Terrace Party Corner



Modern Conveniences Close to Home



- A well-equipped convenience store is readily available, alleviating any hassles associated with obtaining daily necessities.
- Car wash bay, electric charging station, and air filling station provides residents with the ease of servicing their vehicles right inside the community.
- Public-friendly facilities, including an ATM, laundry, clinic, and pharmacy.
- Multi-tier security system, supported by an app-based service and maintenance feature.
- CCTV network covers every inch of the grounds, diligently scrutinizing all common areas for any signs of unusual activity.



Unmatched Interior Planning



The homes at our development are meticulously designed with a focus on spaciousness and functionality.

- Spacious planning of homes with bigger sized bedrooms, and toilets of minimum size 8ft x 5ft.
- Most of the units have a dedicated foyer at the entrance.
- 8' height windows and French doors designed to offer 3 times greater light, ventilation and beautiful views than other homes.
- All bedroom windows and balconies are planned in a manner to ensure you have a podium or outside view with no overlooking into another apartment.
- Internal and external spaces have been designed with zero space wastage, giving you maximum usable area in your apartment.
- To ensure more privacy and security, units have been designed in such a way that the entrance doors do not face each other.
- All windows, OTS, cutouts, shafts ensure ventilation not only within your apartment but also in the corridors.
- Planned ODU locations designed to avoid any overlooking or hindrances to other apartments and well concealed to ensure no AC's are visible on the building façade.



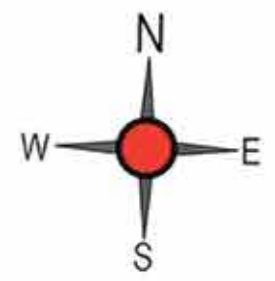
Our homes are Vaastu compliant, embracing positivity in every corner. Emphasizing thoughtful design, most units have:

- Entrances facing North and East
- Northwest or Southeast kitchens in the majority
- One of the bedrooms in Southwest corner
- No North-facing headboards in every room
- No unit features NE/SW toilets and kitchens





Master Plan

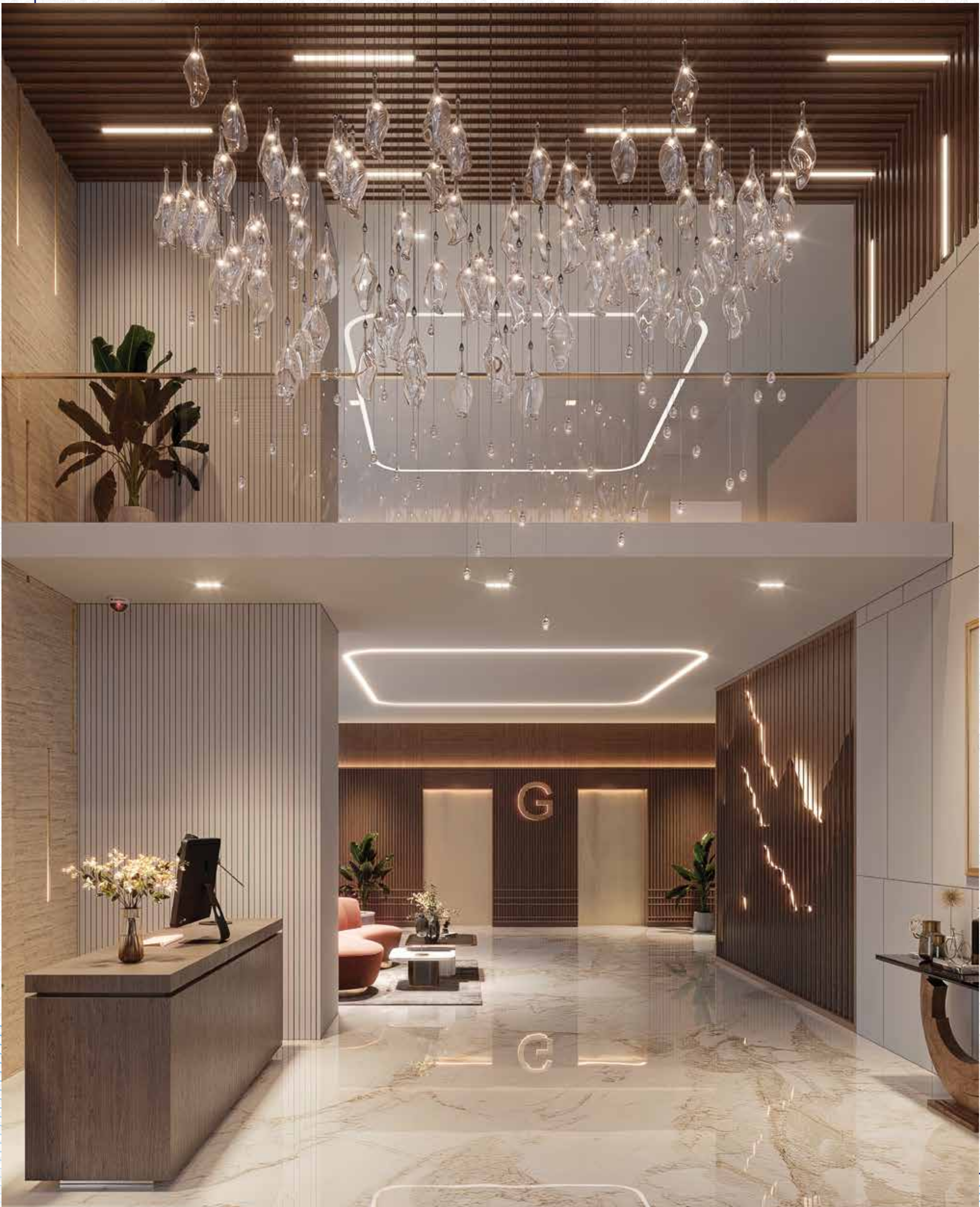




Introducing Club Celest - A world-class clubhouse



- For the first time ever, we have a 10 storey clubhouse Club Celest - a 88,790 sq.ft clubhouse equipped with world-class amenities and plush interiors.
- Multipurpose hall, AV room, learning center, co-working space and kids play area leaving you equipped for all your needs.
- Refreshment and revitalizing amenities such as table tennis, hockey rink, bowling alley, billiards, board games room, yoga/dance floor, spa & sauna facilities.
- Exclusive gym with top notch features like digital workout zone, boxing and cross fit corner.
- Recreational amenities like video games, gaming arcade, kids adventure zone, kids gym, arts and crafts room.
- A proposed sky cinema facility with projector screen on the terrace so that residents can spend time outdoors watching matches and movies.
- The club house terrace has extended features like rooftop cabanas, Terrace party corner, barbeque corner, bonfire pit, sensory garden, encouraging activities in the outdoors.



Clubhouse Plan

CLUBHOUSE



EXIT

GROUND FLOOR PLAN

ENTRY

CLUBHOUSE INDOOR AMENITIES

ENTERTAINMENT

81. CAFÉ

FACILITIES

120. ATM

123. CONVENIENCE STORE



KEY PLAN

CLUBHOUSE



FIRST FLOOR PLAN

CLUBHOUSE INDOOR AMENITIES

FACILITIES

- 121. CLINIC
- 124. PHARMACY
- 125. ASSOCIATION ROOM
- 126. DAYCARE



KEY PLAN

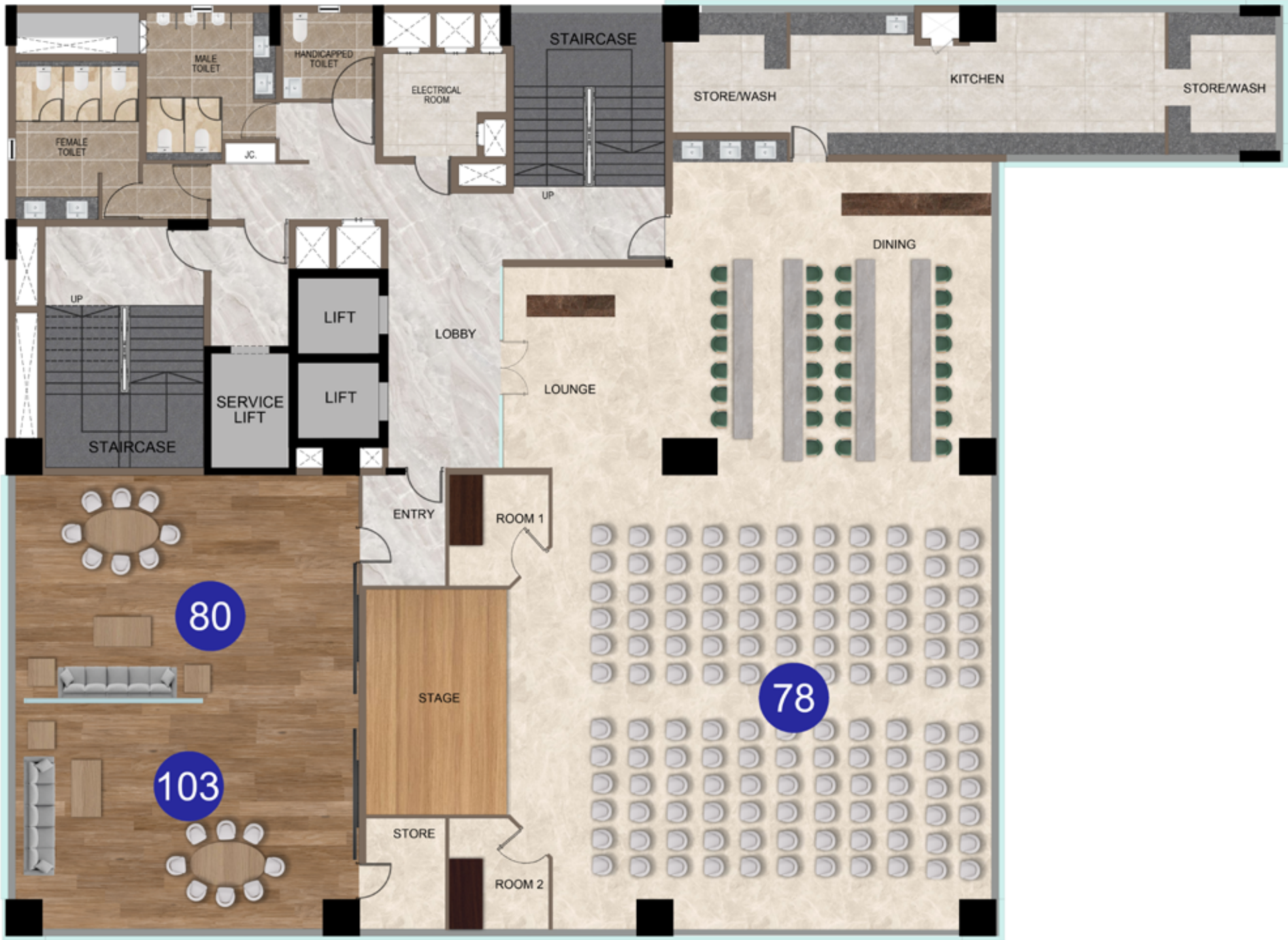


A key plan map showing the location of the site (highlighted in yellow) within the context of the surrounding area. The map includes a compass rose indicating North (N), South (S), East (E), and West (W). The site is located on a road, with other buildings and roads shown in the vicinity.

KEY PLAN

79. AV THEATRE
82. BANQUET HALL

CLUBHOUSE



THIRD FLOOR PLAN

CLUBHOUSE INDOOR AMENITIES

ENTERTAINMENT

- 78. MULTI-PURPOSE HALL
- 80. GUEST WAITING LOUNGE

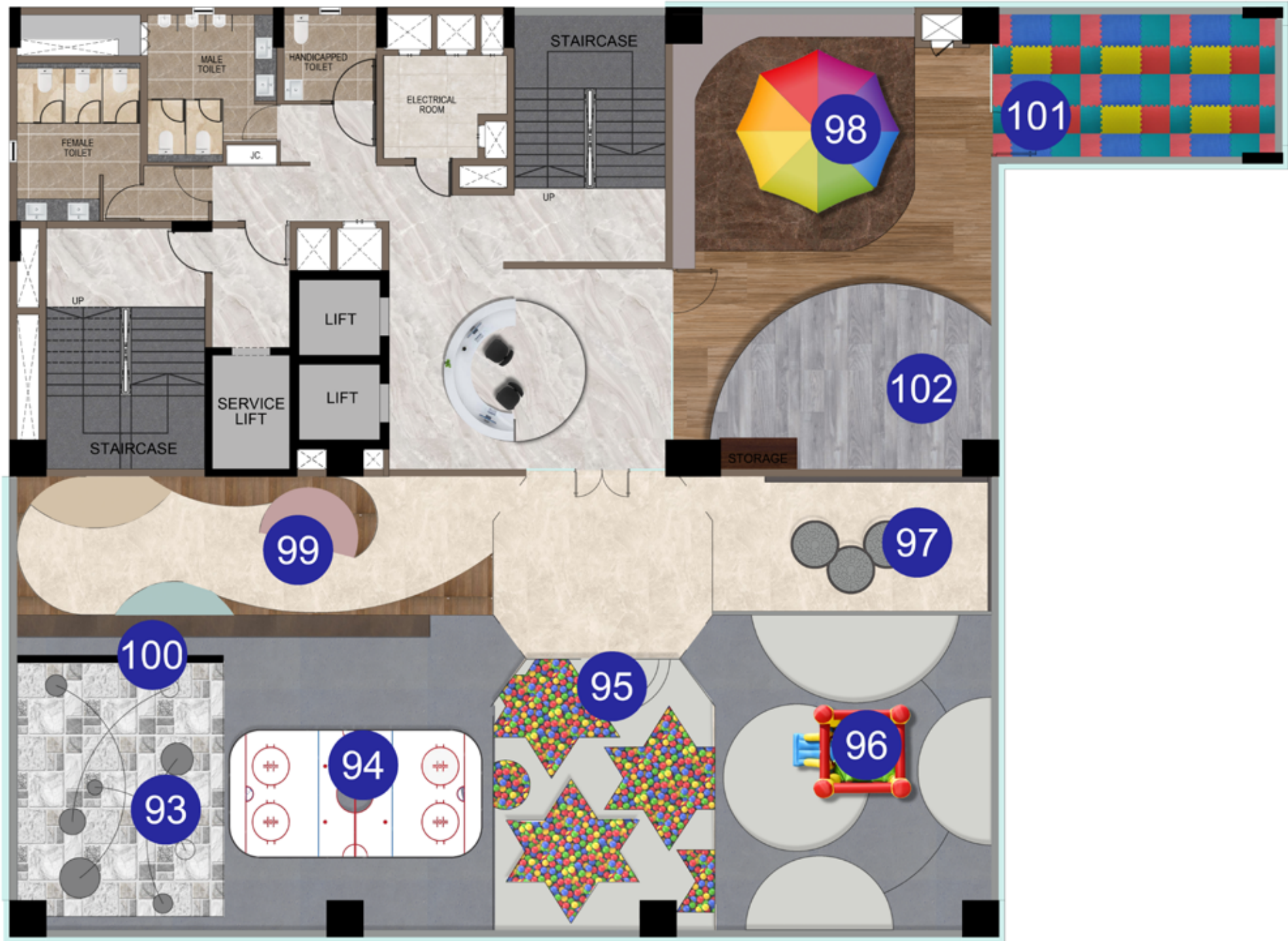
KIDS FUN AND RECREATION

- 103. KIDS WAITING LOUNGE



KEY PLAN

CLUBHOUSE



FOURTH FLOOR PLAN

CLUBHOUSE INDOOR AMENITIES

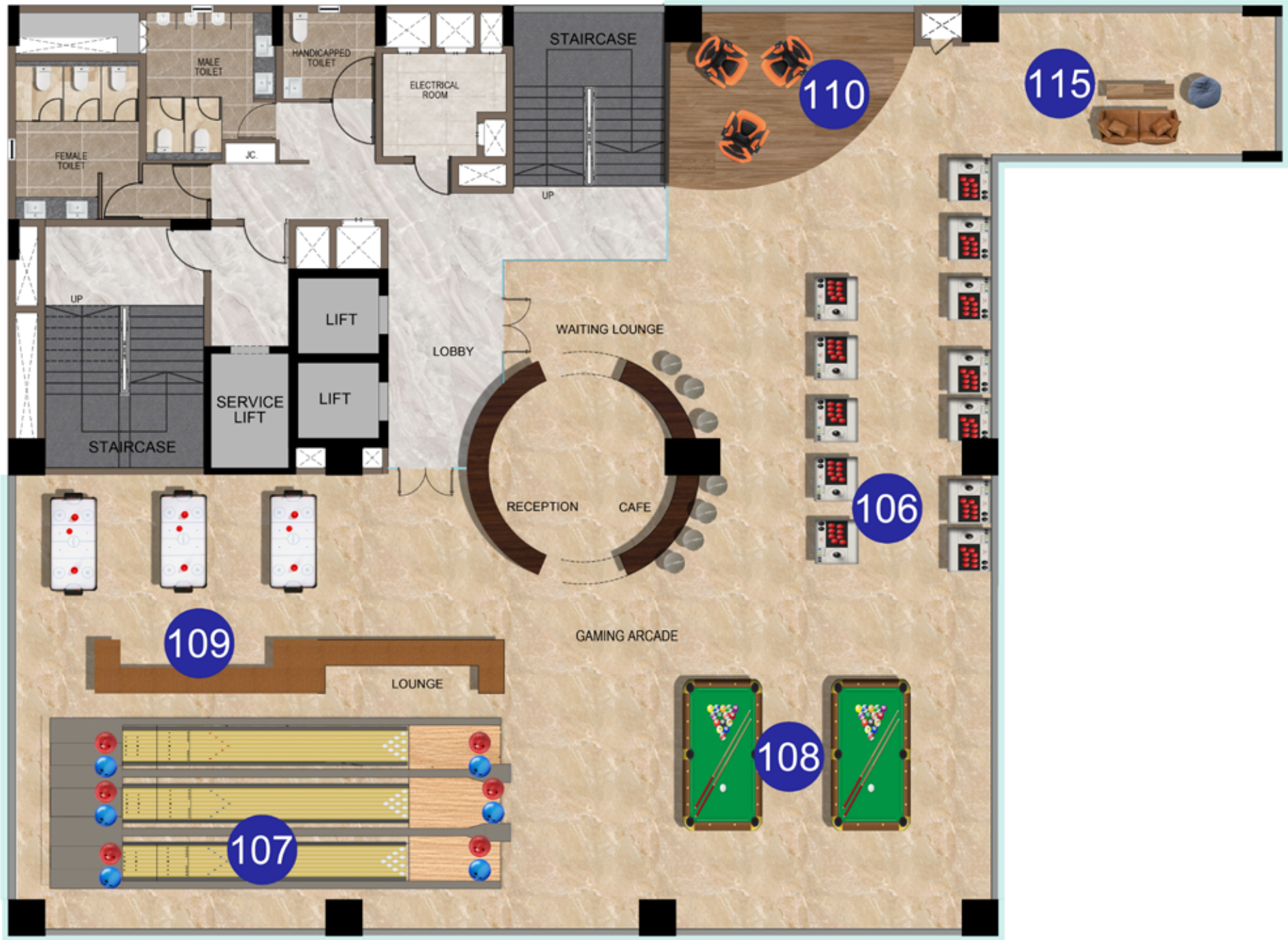
KIDS FUN AND RECREATION

- | | |
|-------------------------|------------------------------|
| 93. ADVENTURE KIDS ZONE | 98. KIDS INFORMAL LIBRARY |
| 94. HOCKEY RINK | 99. INDOOR CAMPING NOOK |
| 95. KIDS BALL POOL | 100. AUGMENTED ROCK CLIMBING |
| 96. BOUNCE HOUSE | 101. MUSIC ROOM |
| 97. PUZZLE MAZE GAME | 102. ART AND CRAFT NOOK |



KEY PLAN

CLUBHOUSE



FIFTH FLOOR PLAN

CLUBHOUSE INDOOR AMENITIES

INDOOR PLAY AREA

- 106. GAMING ARCADE
- 107. BOWLING ALLEY
- 108. SOCCER POOL
- 109. AIR HOCKEY
- 110. VIRTUAL GAMES
- 115. PLAY STATION



KEY PLAN

CLUBHOUSE



SIXTH FLOOR PLAN

CLUBHOUSE INDOOR AMENITIES

HEALTH AND FITNESS

88. AEROBICS / DANCE FLOOR

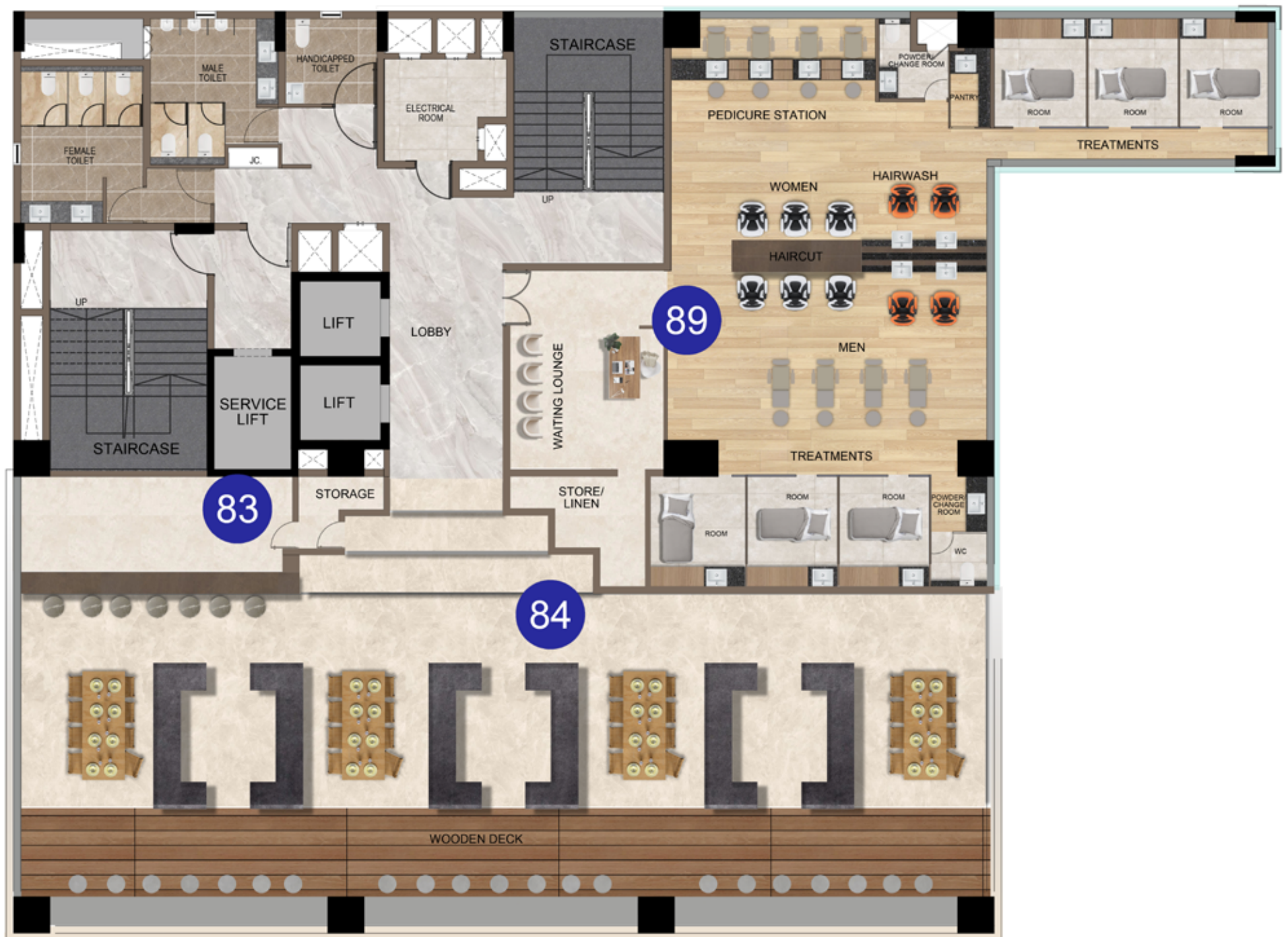
INDOOR PLAY AREA

- 111. BILLIARDS
- 112. TABLE TENNIS
- 113. FOOS BALL
- 114. BOARD GAMES ZONE



KEY PLAN

CLUBHOUSE



SEVENTH FLOOR PLAN

CLUBHOUSE INDOOR AMENITIES

ENTERTAINMENT

83. FOOD COURT CUM BAR COUNTER

84. OUTDOOR DINING FACILITY

HEALTH AND FITNESS

89. SALON FOR WOMEN/MEN



KEY PLAN

CLUBHOUSE



EIGHTH FLOOR PLAN

CLUBHOUSE INDOOR AMENITIES

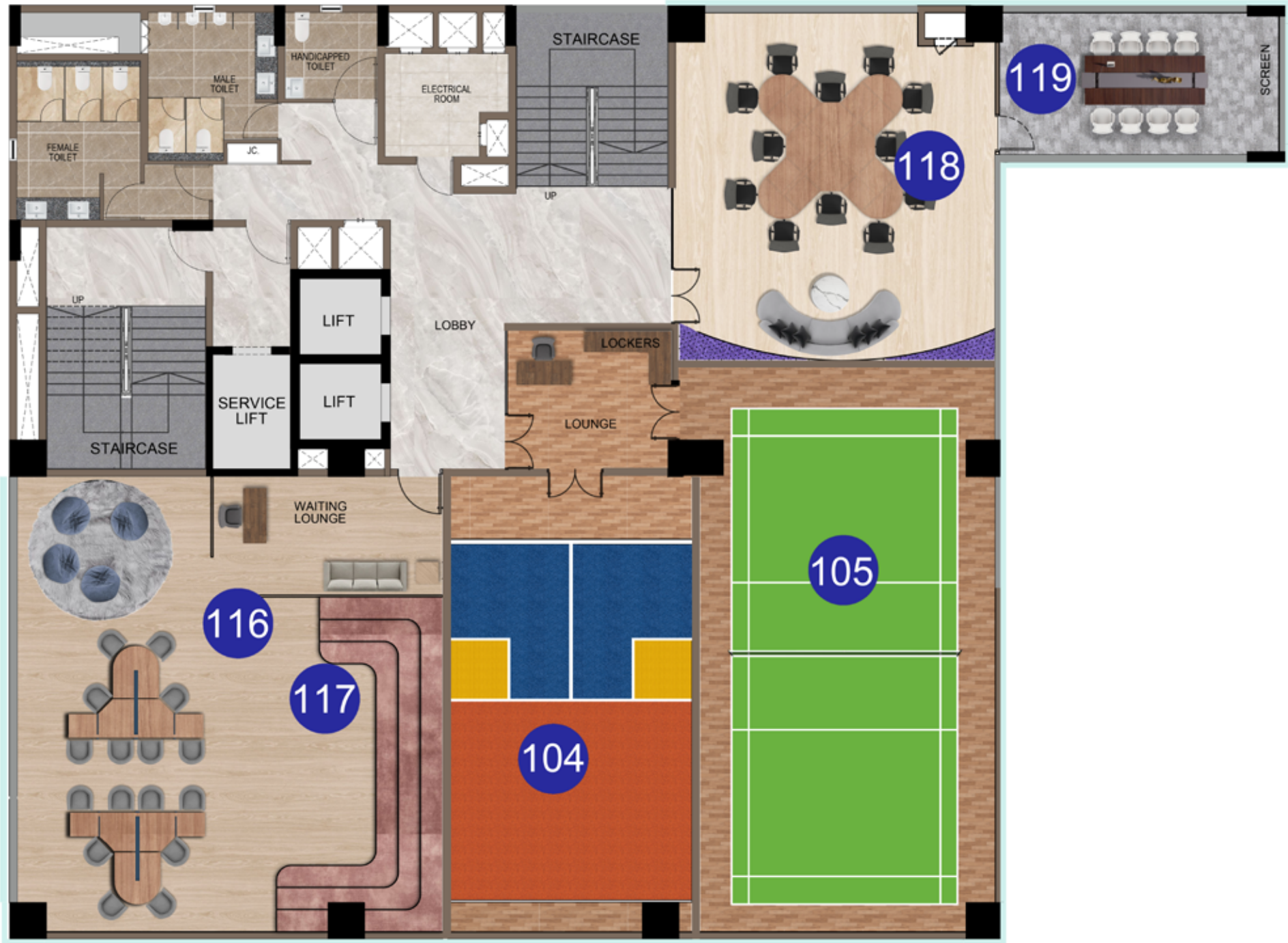
HEALTH AND FITNESS

- 85. GYM
- 86. DIGITAL WORKOUT ZONE
- 87. STEAM ROOM
- 90. CROSS FIT NOOK
- 91. BOXING CORNER
- 92. SENIOR CITIZEN WORKOUT AREA



KEY PLAN

CLUBHOUSE



NINTH FLOOR PLAN

CLUBHOUSE INDOOR AMENITIES

INDOOR PLAY AREA

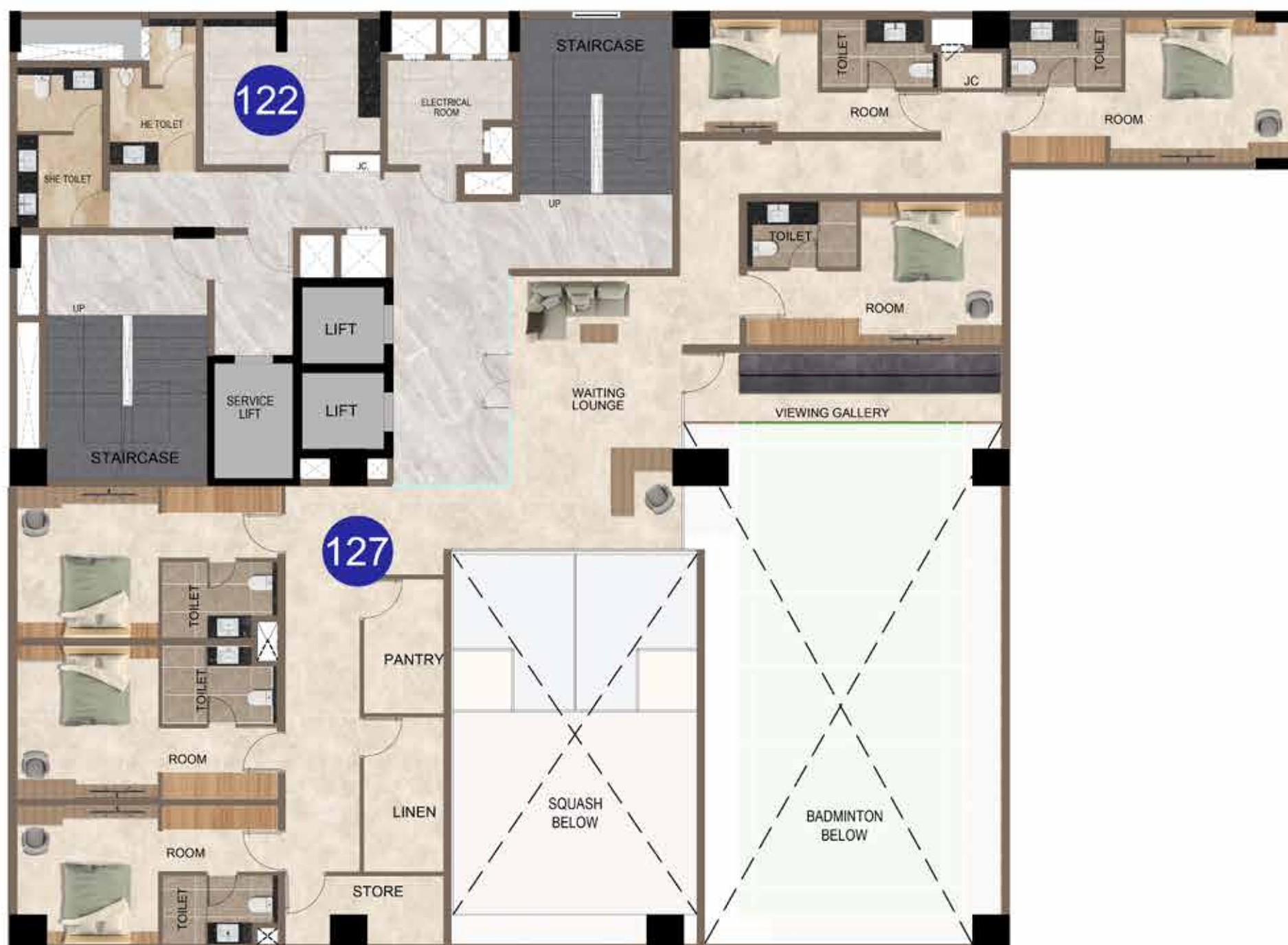
- 104. SQUASH COURT
- 105. BADMINTON

BUSINESS CENTER

- 116. LEARNING CENTER
- 117. INFORMAL MEETING LOUNGE
- 118. CO - WORKING SPACE
- 119. CONFERENCE HALLS



KEY PLAN

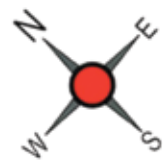


KEY PLAN

KEY PLAN

127. GUEST ROOMS - 6 NOS

CLUBHOUSE



TERRACE FLOOR PLAN

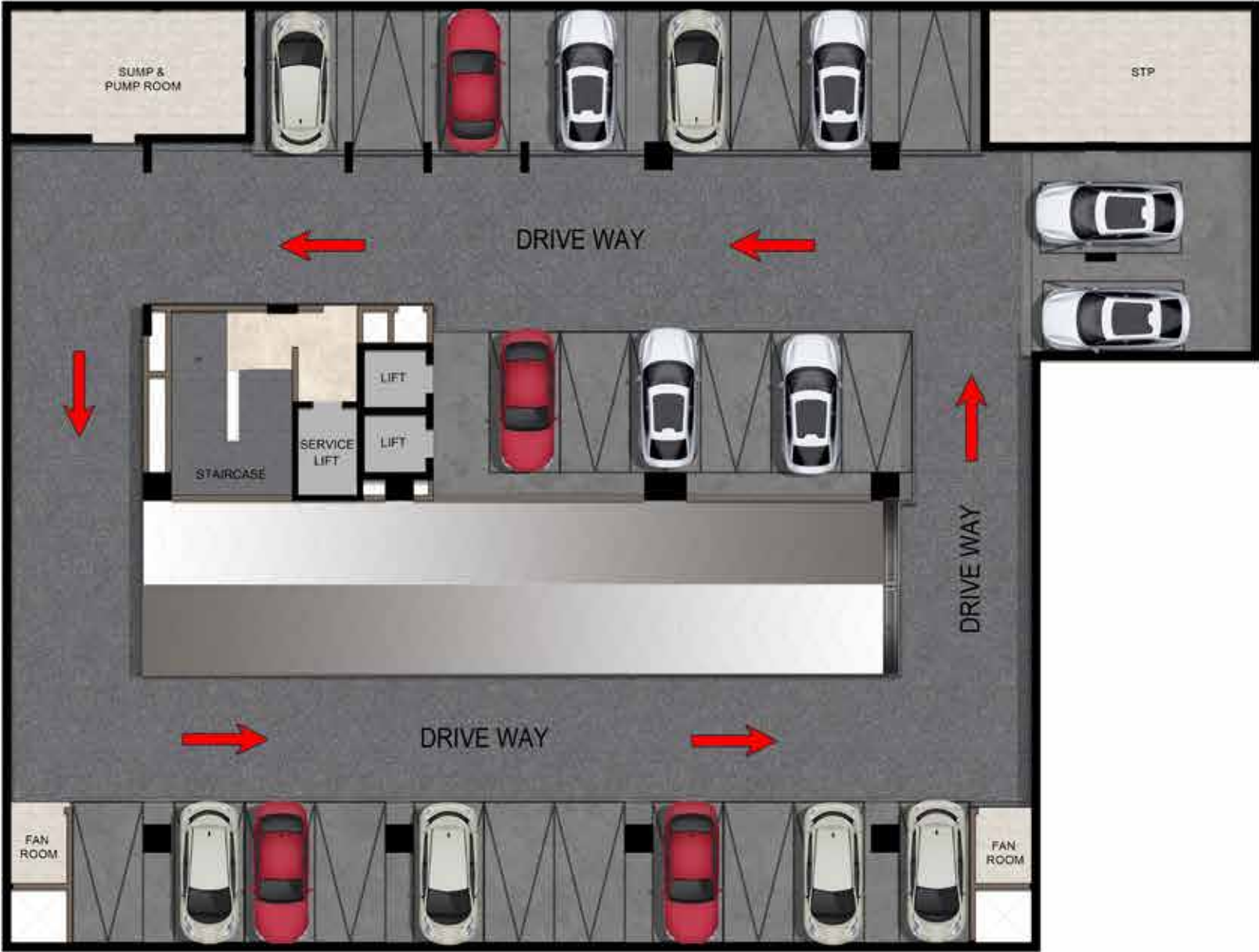
CLUBHOUSE TERRACE AMENITIES

- 128.SKY CINEMA
- 129. BON FIRE PIT
- 130. BBQ CORNER
- 131. SENSORY GARDEN
- 132. ROOF TOP CABANAS
- 133. TERRACE PARTY CORNER



KEY PLAN

CLUBHOUSE

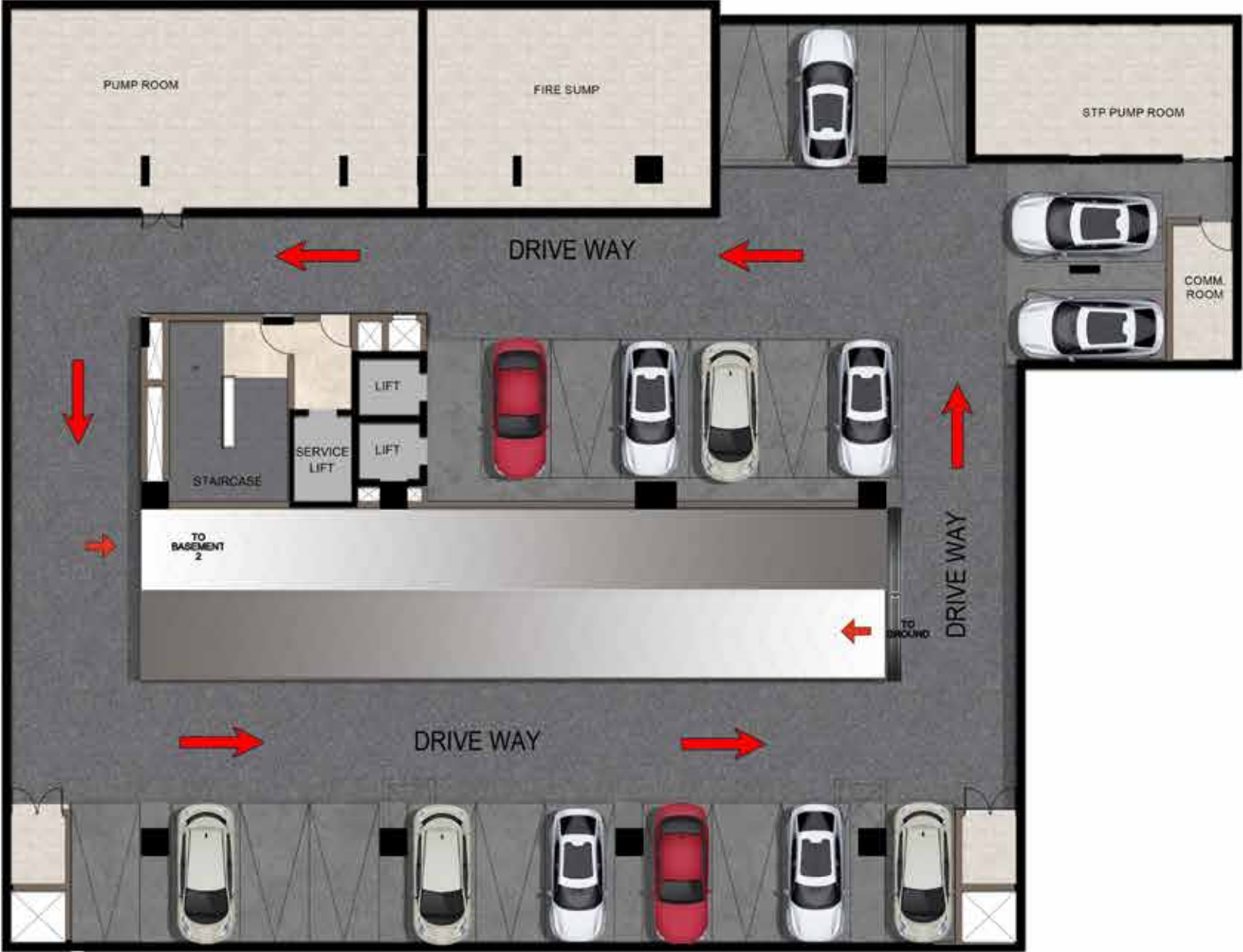


BASEMENT 2 PLAN

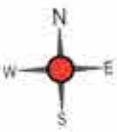


KEY PLAN

CLUBHOUSE



BASEMENT 1 PLAN



KEY PLAN



Superior Specifications



- Grand main door that is wide and fancy finished with veneer designer architrave.
- Face recognition lock for main door - new generation digital lock system with which you can unlock your door.
- Marble flooring with its luxurious inlay design creates an elegant look and feel in your home space.
- The larger tile pattern provides a seamless look for the interiors.
- The premium bathroom specification includes a granite counter with a countertop washbasin, premium bathroom fittings, such as rain showers and shower cubicles in the master bathroom & premium range of Toto/American standard or equivalent provides a royal look to all the bathrooms.
- Tinted sliding glass shutters – Toughened glass sliding shutters gives flawless elegance to the interiors.
- Cloth drying provision - An adjustable, wall mount clothes hanger is fitted in the balcony for ease.

Immerse yourself in an unparalleled living experience as countless features, 5 star interiors, and meticulously crafted amenities elevate your lifestyle to a level of par excellence.

Specifications



SUPERIOR APARTMENTS

STRUCTURE

Structural System	: RCC wall structure designed for seismic compliant (Zone – 3)
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 & 2 coats of exterior emulsion paint & color as per architect's design
Bathroom	: Ceramic tile of size 900x450mm for a height of 2350mm above the false ceiling finished with a coat of primer
Toilet ceiling	: Panel / Grid type false ceiling (As per design intent)

FLOOR FINISH

Main flooring (Living, dining, corridor)	: Marble Flooring
Main flooring (Bedroom & Kitchen)	: Vitrified tiles of size 1200x600mm.
Bathroom	: Anti-skid ceramic tiles of size 600x600mm
Balcony	: Ceramic tiles of size 600x600mm
Private open terrace	: Ceramic tiles of size 600x600mm

DINING

Dining wash basin	: Marble counter with countertop washbasin
CP & Sanitary fixture	: Toto/American standard or equivalent will be provided

BALCONY

Handrail	: MS railing as per architect's design
Cloth Drying provision	: Cloth drying hanger provided in balcony

BATHROOMS

CP & Sanitary fixture	: Toto/American standard or equivalent will be provided
Master Bathroom	: Wall mounted WC with cistern, Health faucet, Single lever diverter Shower column with rain shower & hand shower, countertop wash basin, 2' trench drain & openable glass partition
Other Bathrooms	: Wall mounted WC with cistern, Health faucet, Single lever diverter with Rain shower, countertop wash basin and glass partition.

JOINERY
DOORS

Main door	: Good quality full jamb engineered frame with double side veneer finished shutter of size 1200 x 2350mm with Designer architrave : Ironmongeries like Face recognition door lock Godrej or equivalent lock, tower bolts, door viewer, safety latch & magnetic door catcher etc.,
Bedroom doors	: Full Jamb engineered frame with double side laminated shutter of size 1000 X 2350mm : Ironmongeries like Godrej or equivalent lock, tower bolt, Magnetic door Catcher.
Bathroom doors	: Full Jamb engineered frame with double side laminated shutter of size 900 X 2350mm with waterproofing on inner side. : Ironmongeries like one side coin & thumb turn lock of Godrej / equivalent without key & door bush
Terrace doors	: Good quality of frame with FRP shutter of size 900x2100mm with paint finish. : Ironmongeries like one side coin & thumb turn lock of Godrej / equivalent without key, door closure and tower bolt

WINDOWS

Windows	: UPVC/Aluminum windows with sliding shutter with toughened glass and MS railing / grill as per Architect's design intent (wherever applicable) Sill level finished with marble
French doors	: UPVC/Aluminum windows frame and shutters with toughened glass without grill
Ventilators	: UPVC/Aluminum windows frame of fixed louvered / open-able shutter for ODU access (wherever applicable)

ELECTRICAL POINTS

Power Supply	: 3 PHASE power supply connection
Safety device	: MCB & RCCB (Residual Current Circuit breaker)
Switches & sockets	: Modular box, switches & sockets of Schneider or equivalent will be provided.
Electrical point	: Chimney, hob & water purifier in Kitchen
6Amp Socket (Weather Proof)	: Provided in the living balcony
Foot Lamp	: Foot Lamp point in all bedrooms
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand of Poly cab or equivalent will be provided
TV	: Point in Living & in any one of the bedroom and provision in other bedrooms

Geyser	: Point will be given in all bathrooms
Back-up	: Superior - 2BHK-400W, 3BHK-500W

SPECIFICATIONS COMMON TO BUILDING COMPLEX
COMMON FEATURES

Lift	: Elevators of 13/20 passenger 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	: The apartment owner name will be provided in the Ground floor
Lift fascia	: Granite cladding at all floor levels
Lobby	: Granite flooring at ground level & Tile flooring at other levels
Corridor	: Tile flooring at all levels
Staircase floor	: Granite flooring till 2 nd floor and other floors tile finish
Fire staircase	: Kota/Stone Equivalent at all levels
Staircase handrail	: MS handrail with enamel paint finish in all floors
Terrace floor	: Pressed tile flooring

OUTDOOR FEATURES

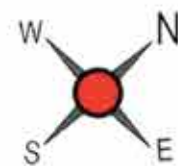
Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rainwater harvest	: Rainwater harvesting at site (As per site condition)
STP	: Centralized Sewage Treatment plant
Safety	: CCTV surveillance cameras will be provided all-round the building at pivotal locations in 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 of 1500mm height and 600mm barbed wire fence with entry gates as per design intent from finished ground level
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 a demarcated driveway as per landscape design intent flooring. Granite / Cobblestone flooring finish in entrance driveway and block entrance
Piped Gas	: Facility is provided

Tower - 1

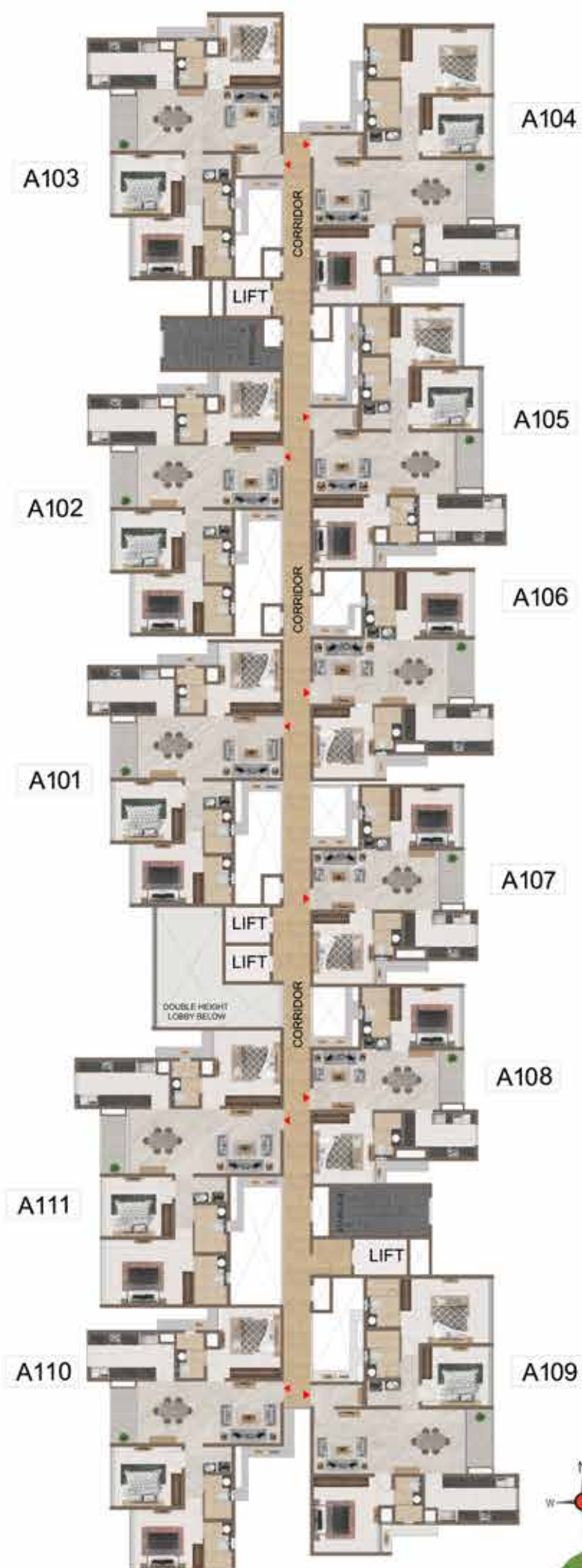


FLOOR PLANS

TOWER 1



GROUND FLOOR PLAN

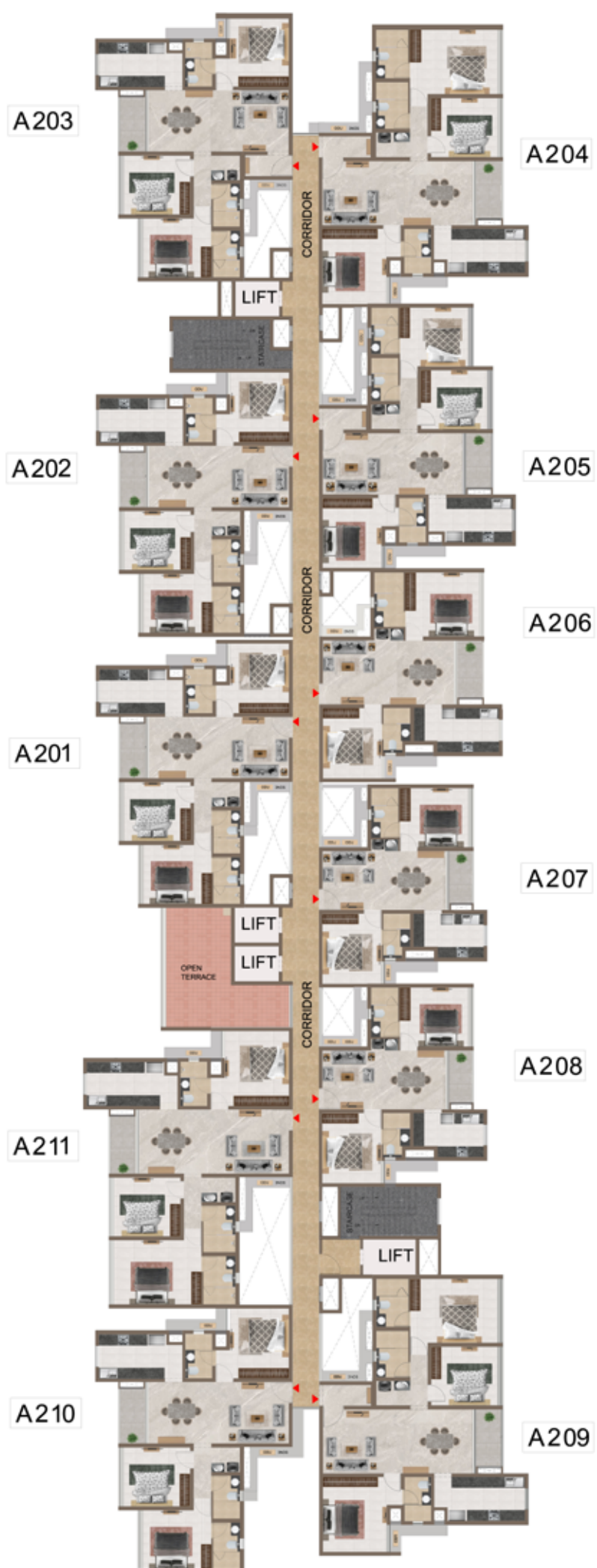


FIRST FLOOR PLAN

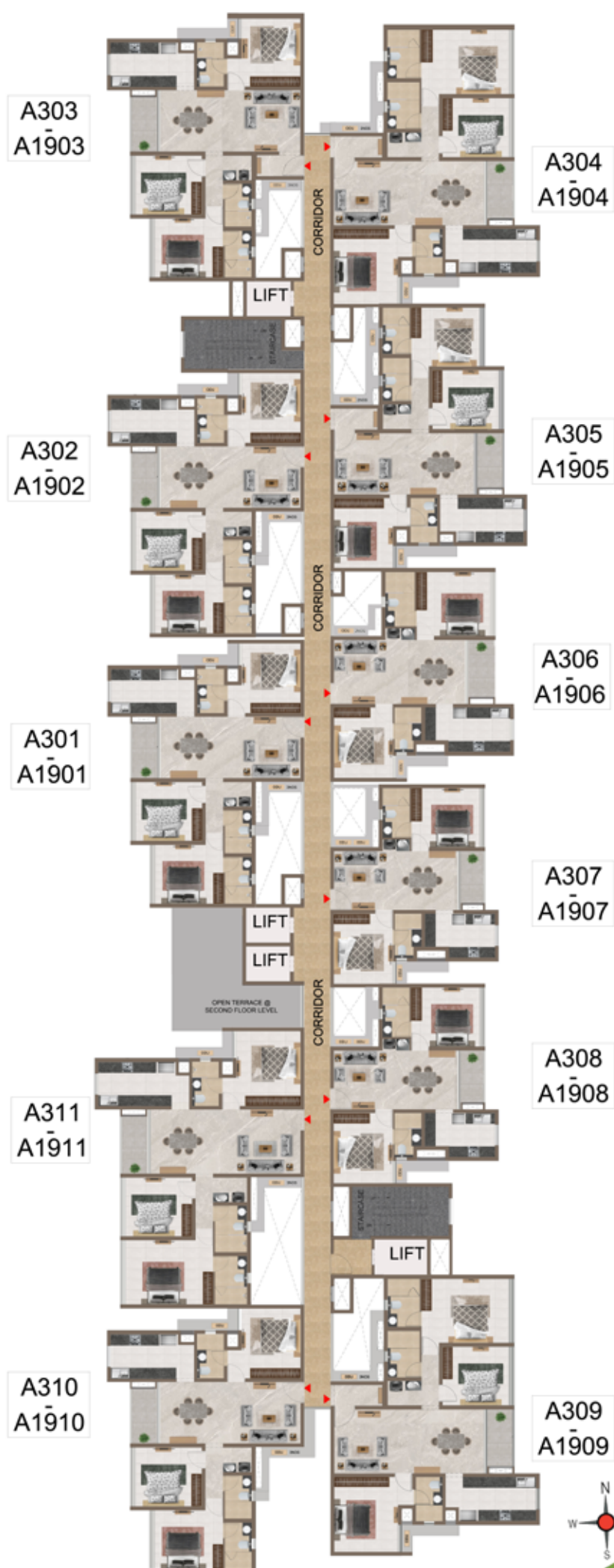


KEY PLAN

TOWER 1



SECOND FLOOR PLAN

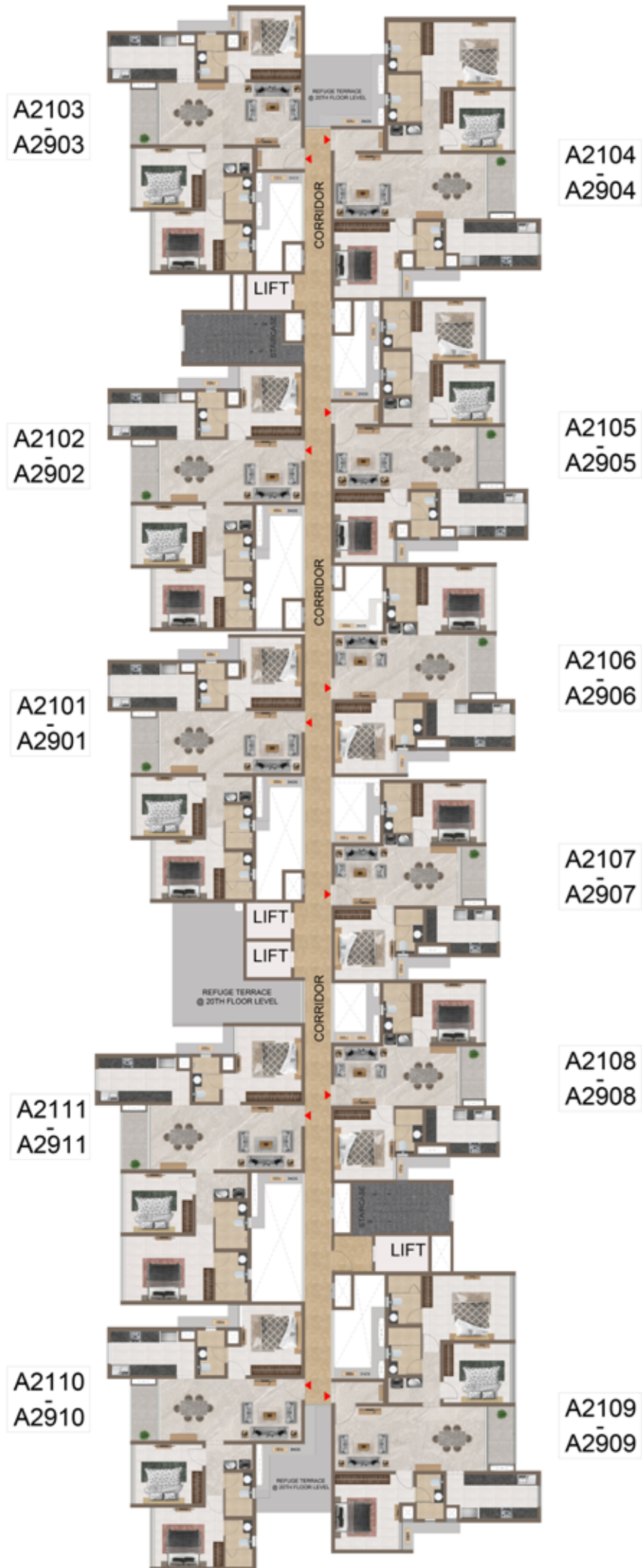


TYPICAL FLOOR PLAN
(3RD TO 19TH FLOOR)

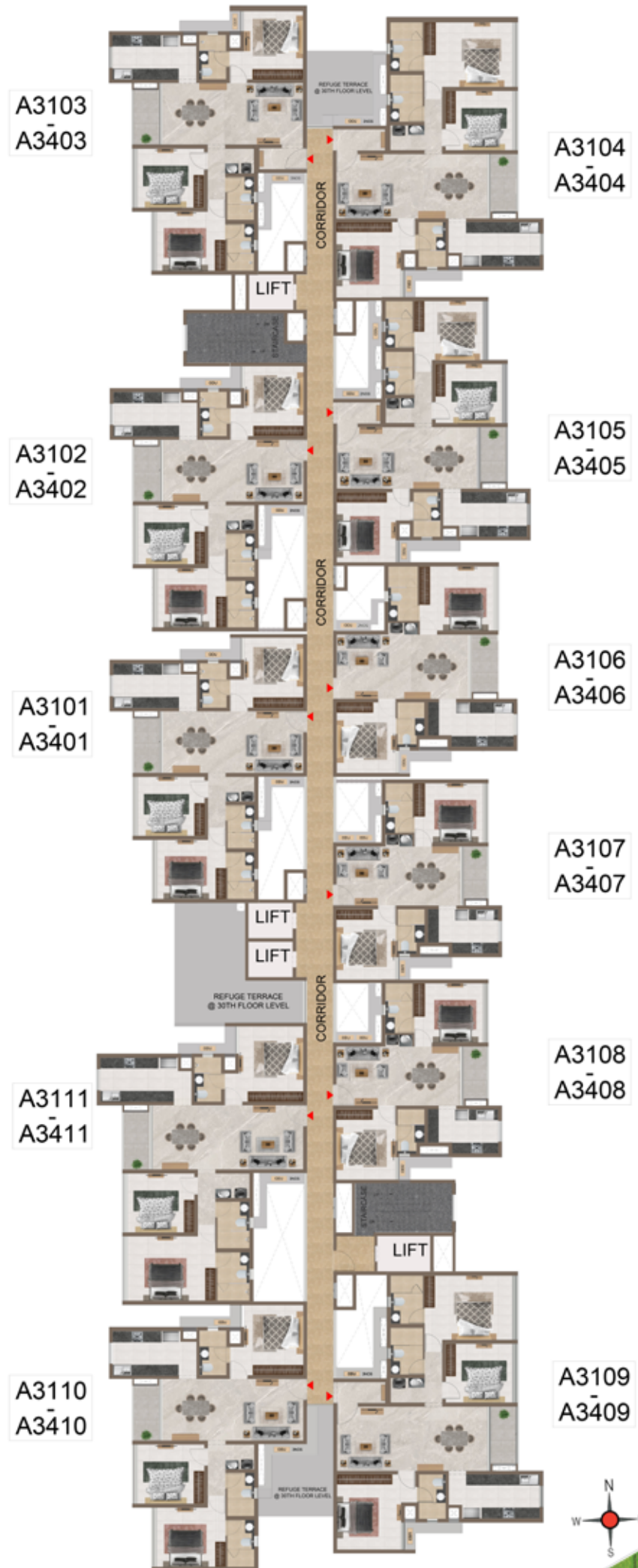


KEY PLAN

TOWER 1



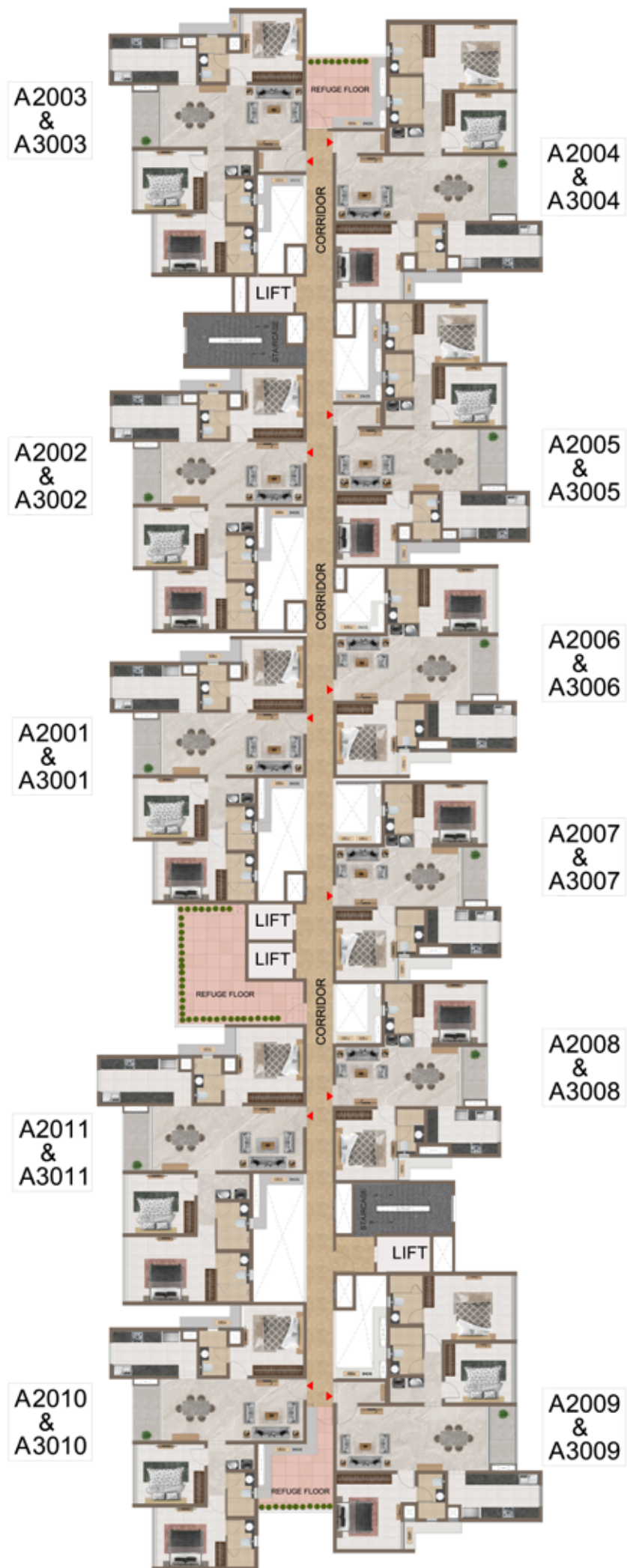
TYPICAL FLOOR PLAN
(21ST TO 29TH FLOOR)



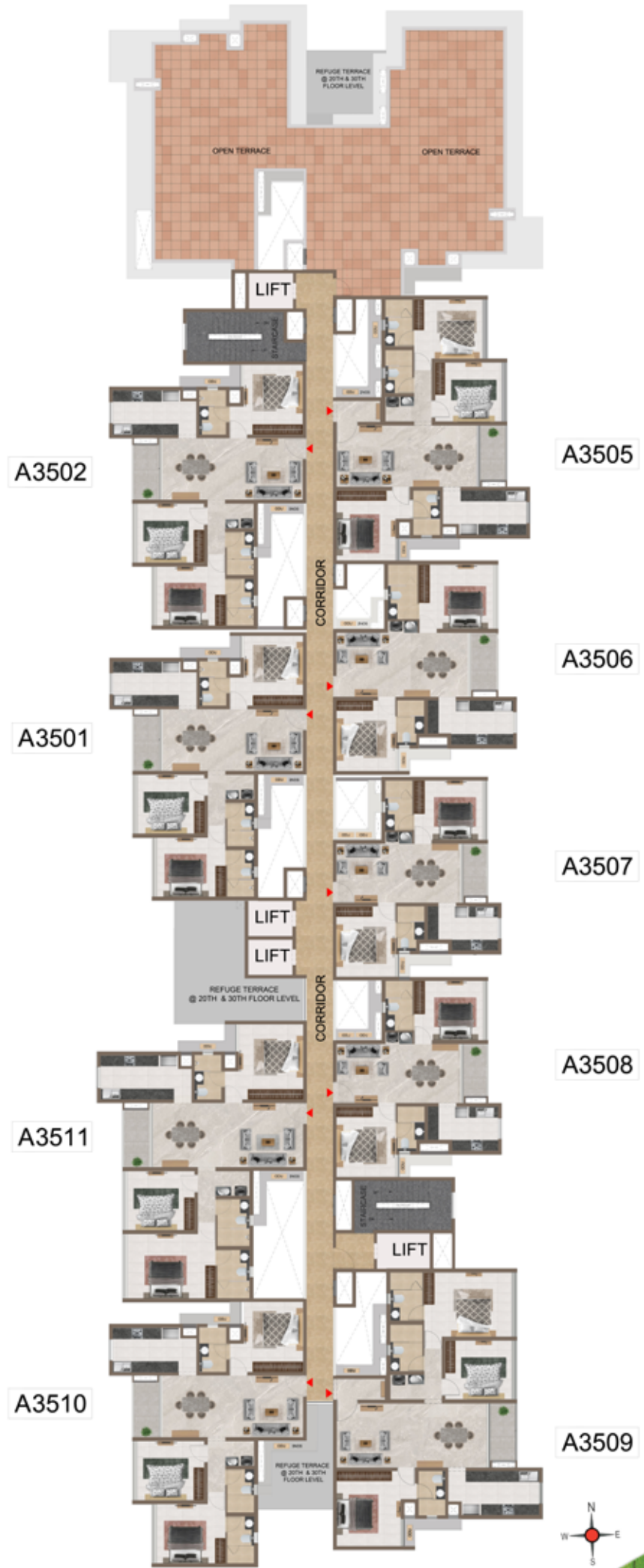
TYPICAL FLOOR PLAN
(31ST TO 34TH FLOOR)



TOWER 1



REFUGE FLOOR PLAN
20TH & 30TH FLOOR

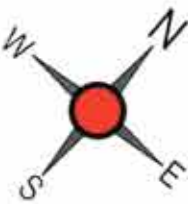


35TH FLOOR PLAN



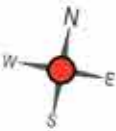
KEY PLAN

TOWER 1



TERRACE AMENITIES

- 61. TERRACE HANGOUT CORNER
- 62. INFINITY WALKWAY
- 63. VIEWING DECK



TERRACE FLOOR PLAN

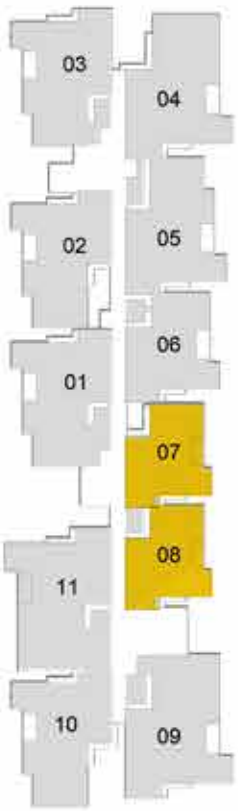
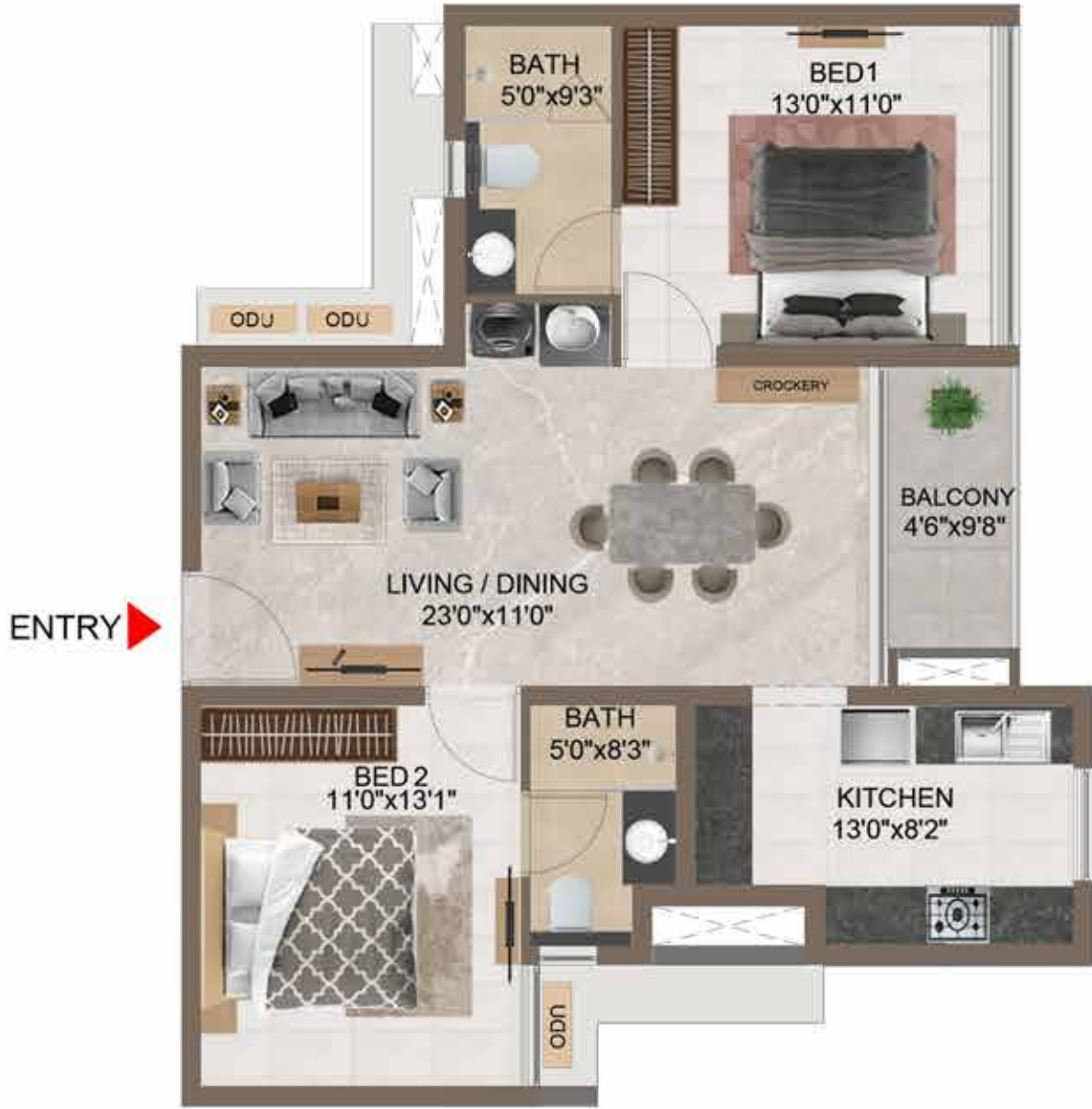
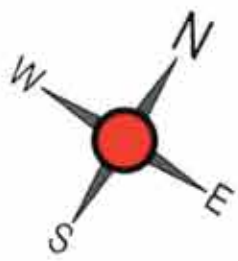
KEY PLAN

Tower - 1



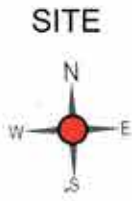
UNIT PLANS

2BHK



TOWER 1

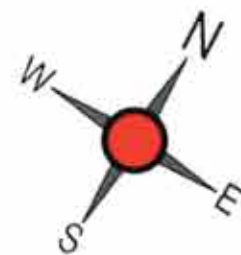
TYPICAL FLOOR



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A107-A3507	777	44	821	1190	-
Tower-1	A108-A3508	777	44	821	1190	-

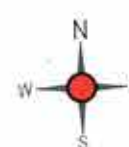
2BHK



TOWER 1

TYPICAL FLOOR

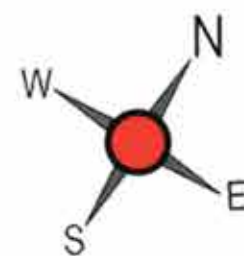
SITE



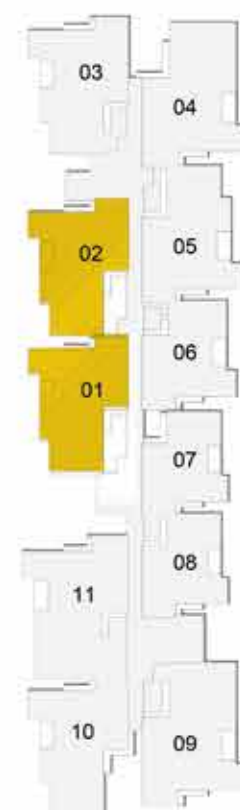
KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A206-A3506	880	53	933	1330	-

3BHK

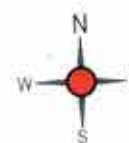


TYPICAL FLOOR



TOWER 1

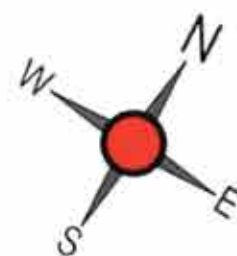
SITE



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A101-A3501	1123	51	1174	1659	-
Tower-1	A102-A3502	1123	51	1174	1657	-

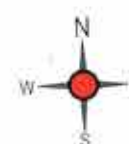
3BHK



TOWER 1

TYPICAL FLOOR

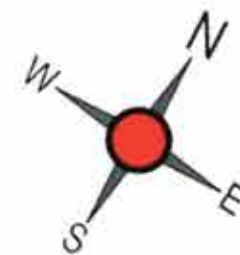
SITE



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A110-A3510	1123	51	1174	1679	-

3BHK



ENTRY



TOWER 1

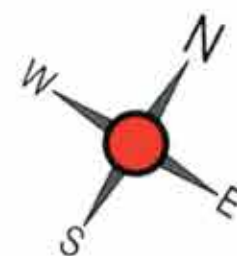
TYPICAL FLOOR



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A103-A3403	1162	51	1213	1715	-

3BHK



TOWER 1

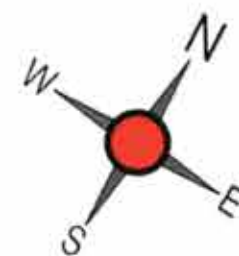
TYPICAL FLOOR



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A105-A3505	1165	51	1216	1728	-

3BHK



TYPICAL FLOOR



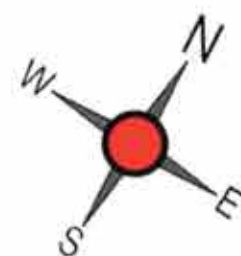
TOWER 1



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A111- A3511	1284	53	1337	1871	-

3BHK



TOWER 1

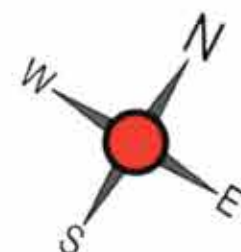
TYPICAL FLOOR



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A109-A3509	1330	53	1383	1939	-

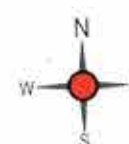
3BHK



TOWER 1

TYPICAL FLOOR

SITE



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-1	A104-A3404	1330	53	1383	1949	-

Specifications



PINNACLE APARTMENTS

STRUCTURE

Structural System	: RCC wall structure designed for seismic compliant (Zone – 3)
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 & 2 coats of exterior emulsion paint & color as per architect’s design
Bathroom	: Ceramic tile of size 900x450mm for a height of 2350mm above the false ceiling finished with a coat of primer
Toilet ceiling	: Panel / Grid type false ceiling (As per design intent)

FLOOR FINISH

Main flooring (Living, dining, corridor)	: Marble Flooring
Main flooring (Bedroom & Kitchen)	: Vitrified tiles of size 800x1600mm.
Bathroom	: Anti-skid ceramic tiles of size 450x450mm
Balcony	: Ceramic tiles of size 600x600mm
Private open terrace	: Ceramic tiles of size 600x600mm

DINING

Dining wash basin	: Marble counter with countertop washbasin
CP & Sanitary fixture	: Toto or equivalent/ American standard will be provided

BALCONY

Handrail	: MS railing as per architect’s design
Cloth Drying provision	: Cloth drying hanger provided in balcony

BATHROOMS

CP & Sanitary fixture	: Toto / American standard equivalent will be provided
Master Bathroom	: Wall mounted WC with cistern, Health faucet, Single lever diverter Shower column with hand shower, Granite Counter with countertop wash basin, shower cubicle and 2' trench drain.
Other Bathrooms	: Wall mounted WC with cistern, Health faucet, Single lever diverter with Rain shower, Granite Counter with countertop wash basin and Glass partition.

JOINERY
DOORS

Main door	: Good quality full jamb engineered frame with double side veneer finished shutter of size 1200 x 2350mm with designer architrave : Ironmongeries like Face recognition door lock Godrej or equivalent lock, tower bolts, door viewer, safety latch, & magnetic door catcher
Bedroom doors	: Full Jamb engineered frame with double side laminated shutter of size 1000 X 2350mm : Ironmongeries like Godrej or equivalent lock, tower bolt, Magnetic door Catcher.
Bathroom doors	: Full Jamb engineered frame with double side laminated shutter of size 900 X 2350mm with waterproofing on inner side. : Ironmongeries like one side coin & thumb turn lock of Godrej / equivalent without key & door bush
Terrace doors	: Good quality of frame with FRP shutter of size 900x2100mm with paint finish. : Ironmongeries like one side coin & thumb turn lock of Godrej / equivalent without key, door closure and tower bolt

WINDOWS

Windows	: UPVC/Aluminum windows with sliding shutter with toughened glass and MS railing / grill as per Architect's design intent (wherever applicable) Sill level finished with marble
French doors	: UPVC/Aluminum windows frame and shutters with toughened glass without grill
Ventilators	: UPVC/Aluminum windows frame of fixed louvered / open-able shutter for ODU access (wherever applicable)

ELECTRICAL POINTS

Power Supply	: 3 PHASE power supply connection
Safety device	: MCB & RCCB (Residual Current Circuit breaker)
Switches & sockets	: Modular box, switches & sockets of Schneider or equivalent will be provided.
Electrical point	: Chimney, hob & water purifier in Kitchen
6Amp Socket (Weather Proof)	: Provided in the living balcony
Dishwasher point	: Dishwasher point will be provided
Foot Lamp	: Foot Lamp point in all bedrooms
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand of Poly cab or equivalent will be provided
TV	: Point in Living & in any one of the bedroom and provision in other bedrooms

Data	: Point in Living & in any one of the bedroom
USB	: USB Point in Living & in any one bedroom
Split- air conditioner	: Point in living/Dining and all bedrooms
Exhaust fan	: Point in all bathrooms
Geyser	: Point in all bathrooms
Back-up	: 3BHK-500W, 4BHK-650W

SPECIFICATIONS COMMON TO BUILDING COMPLEX
COMMON FEATURES

Lift	: Elevators of 13 passenger 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	: The apartment owner name will be provided in the Ground floor
Lift fascia	: Granite cladding at All floor levels
Lobby	: Granite flooring at ground level & tile flooring at other levels
Corridor	: Tile flooring at all levels
Staircase floor	: Granite flooring till 2nd floor and other floors tile finish
Fire staircase	: Kota/Stone Equivalent at all levels
Staircase handrail	: MS handrail with enamel paint finish in all floors
Terrace floor	: Pressed tile flooring

OUTDOOR FEATURES

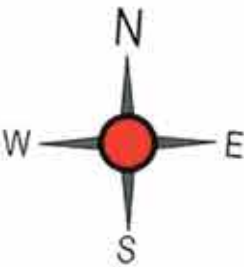
Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rainwater harvest	: Rainwater harvesting (As per site condition)
STP	: Centralized Sewage Treatment plant
Safety	: CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground 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 of 1500mm height and 600mm barbed wire fence with entry gates as per design intent from finished ground level
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 flooring	: Interlocking paver block/equivalent flooring with a demarcated driveway as per landscape design intent. Granite / Cobblestone flooring finish in entrance driveway and block entrance
Piped Gas	: Facility is provided

Tower - 2



FLOOR PLANS

TOWER 2



GROUND FLOOR PLAN

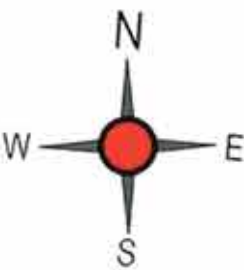


FIRST FLOOR PLAN

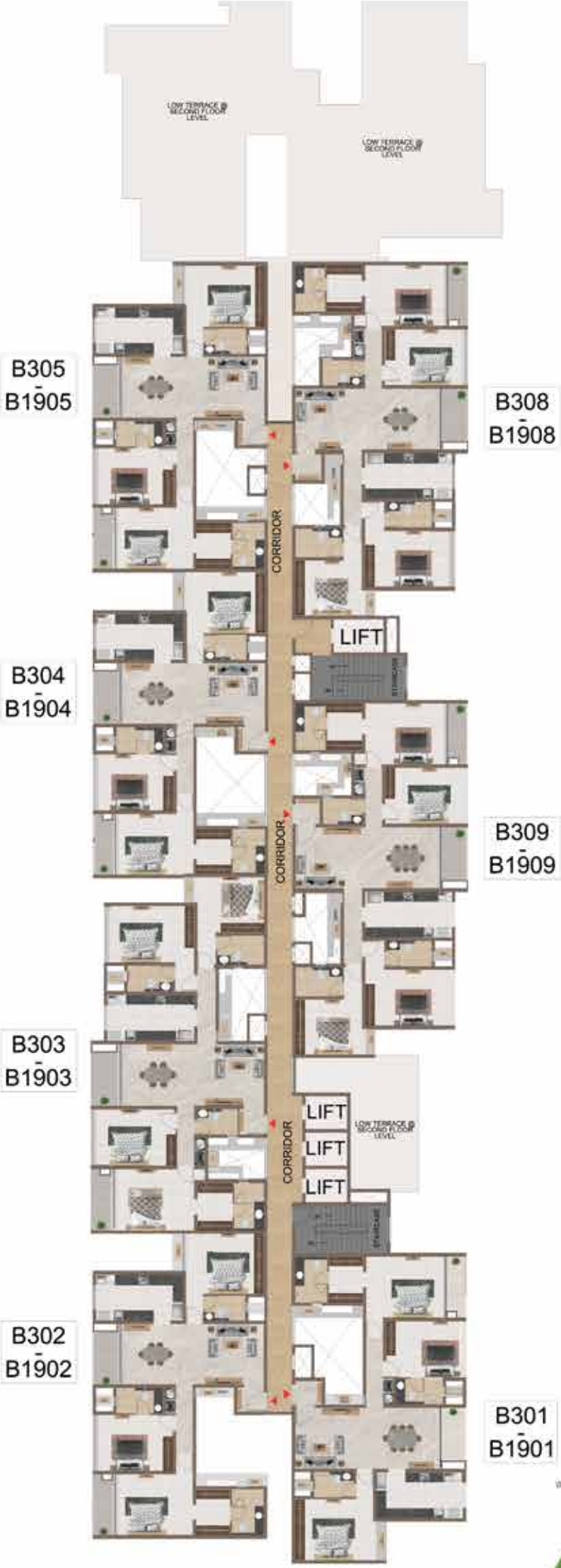


KEY PLAN

TOWER 2



SECOND FLOOR PLAN

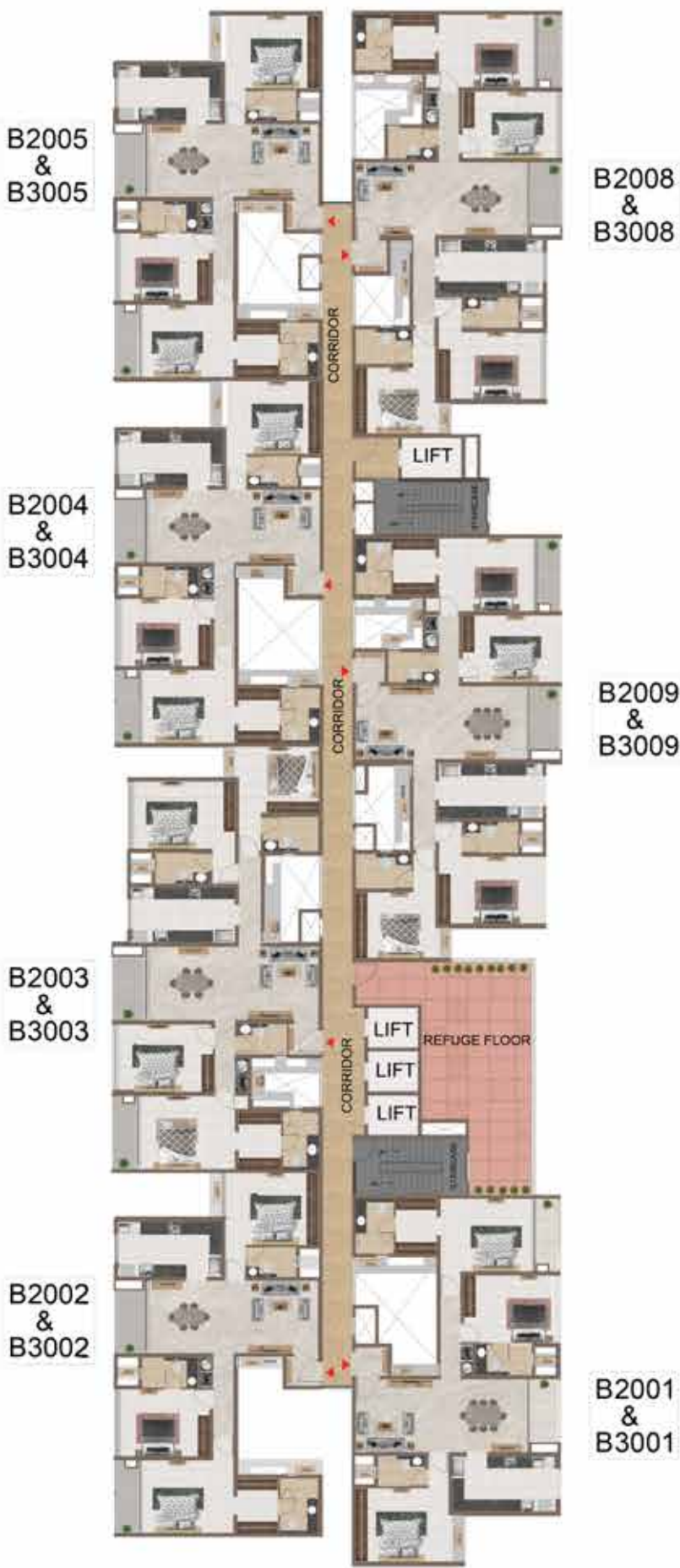
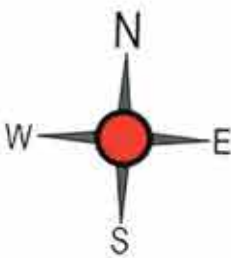


TYPICAL FLOOR PLAN
(3RD TO 19TH FLOOR)



KEY PLAN

TOWER 2



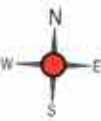
REFUGE FLOOR PLAN
20TH & 30TH FLOOR

TERRACE AMENITIES

- 61. TERRACE HANGOUT CORNER
- 62. INFINITY WALKWAY
- 63. VIEWING DECK

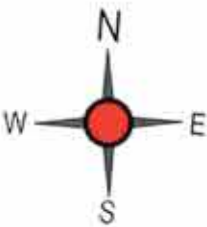


TERRACE FLOOR

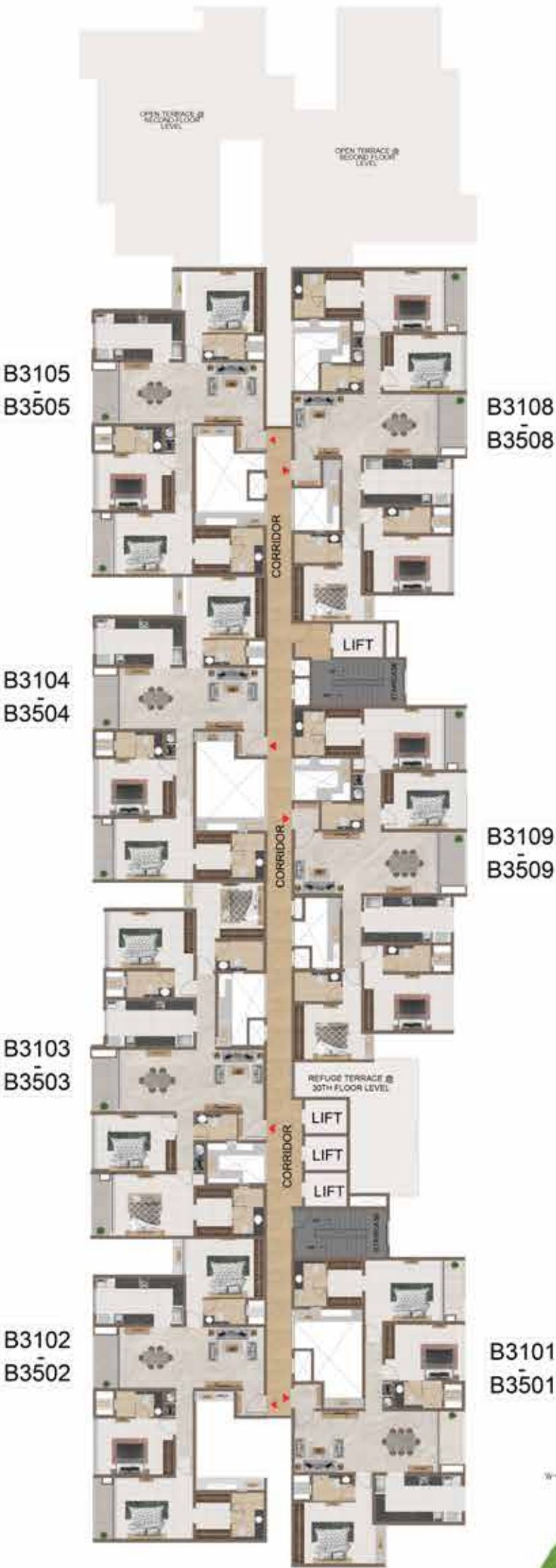


KEY PLAN

TOWER 2



TYPICAL FLOOR PLAN
(21TH TO 29TH FLOOR)



TYPICAL FLOOR PLAN
(31ST TO 35TH FLOOR)



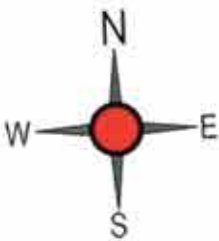
KEY PLAN

Tower - 2



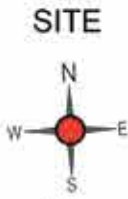
UNIT PLANS

3BHK



TOWER 2

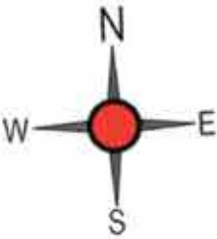
TYPICAL FLOOR



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	B104-B3504	1422	96	1518	2131	-
Tower-2	B205-B3505	1391	96	1487	2095	-

3BHK

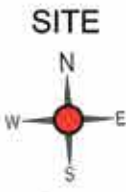


ENTRY



TOWER 2

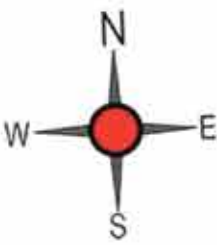
TYPICAL FLOOR



KEY PLAN

Tower	Unit No.	Carpets area (sqft)	Balcony area (sqft)	Total carpets area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	B102-B3502	1422	96	1518	2139	-

3BHK



TYPICAL FLOOR



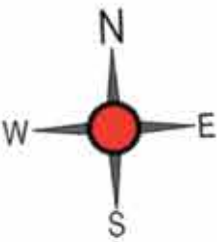
TOWER 2



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	B101-B3501	1421	96	1517	2145	-

4BHK

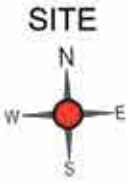


TYPICAL FLOOR



TOWER 2

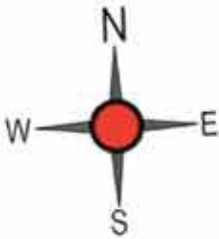
ENTRY



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	B103-B3503	1735	100	1835	2551	-

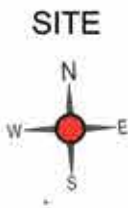
4BHK



TYPICAL FLOOR



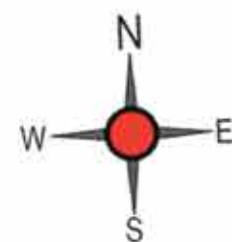
TOWER 2



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	B109-B3509	1735	100	1835	2569	-

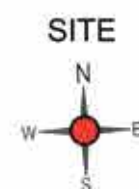
4 BHK



TYPICAL FLOOR



TOWER 2



KEY PLAN

Tower	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower-2	B108-B3508	1735	100	1835	2578	-

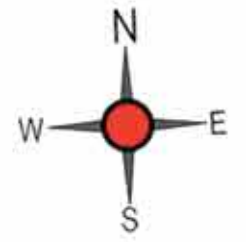


©

Basement Plans

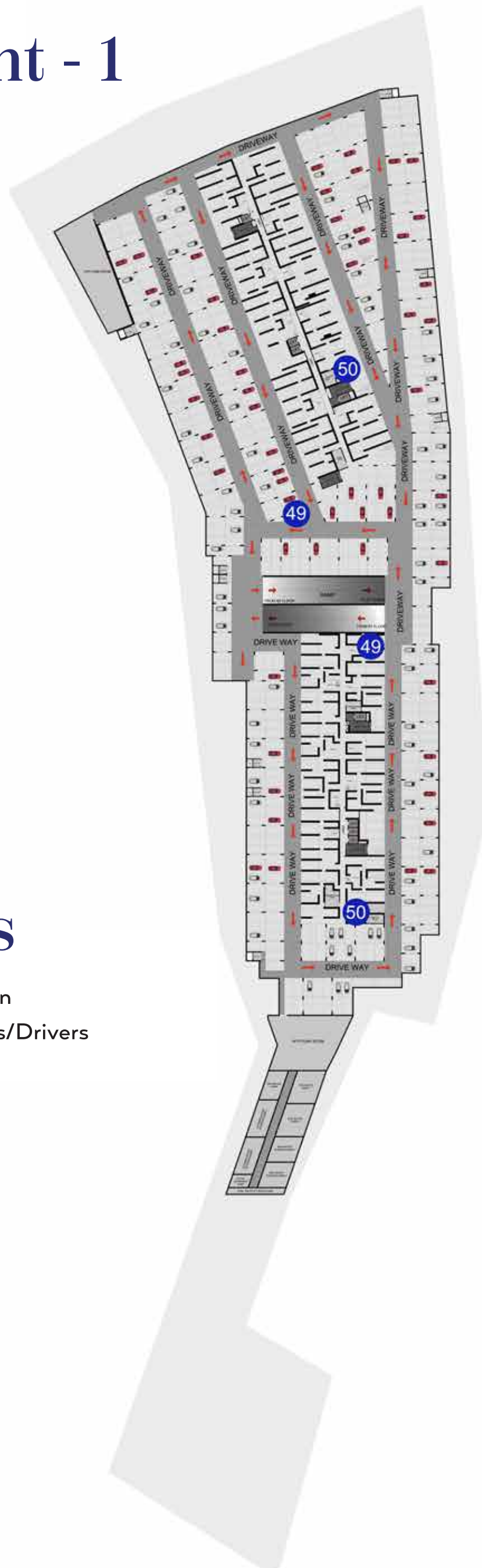
©

Basement - 1



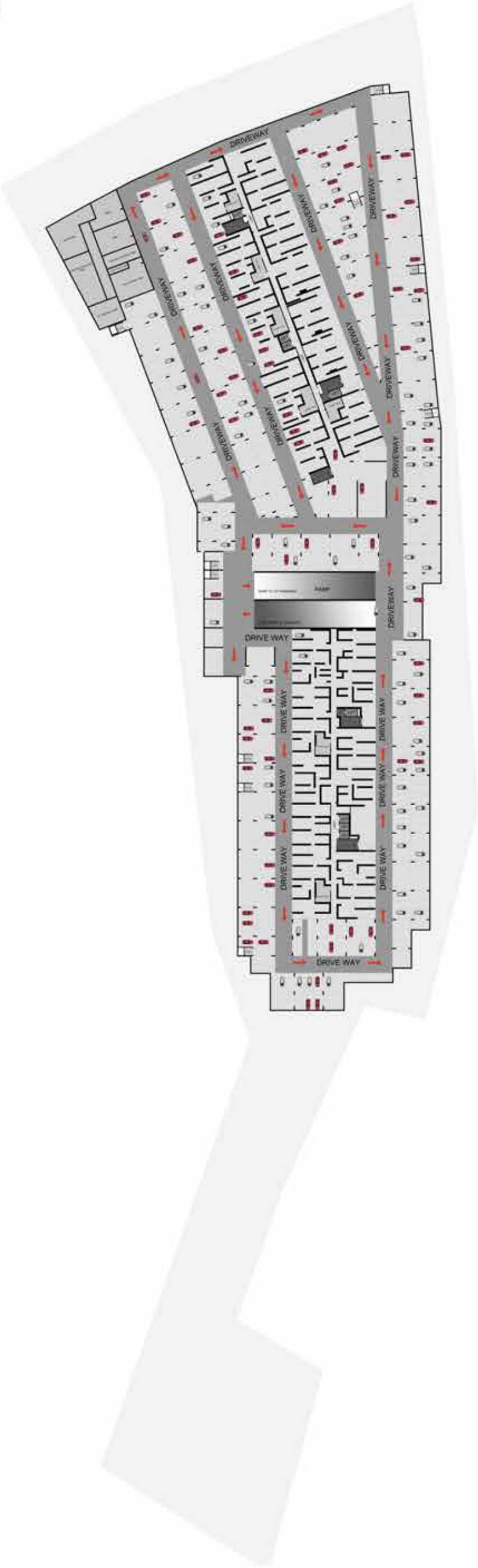
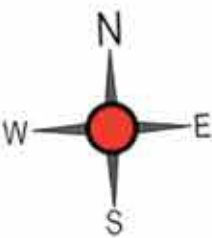
Facilities

- 49. Car Charging Station
- 50. Dormitory for Maids/Drivers

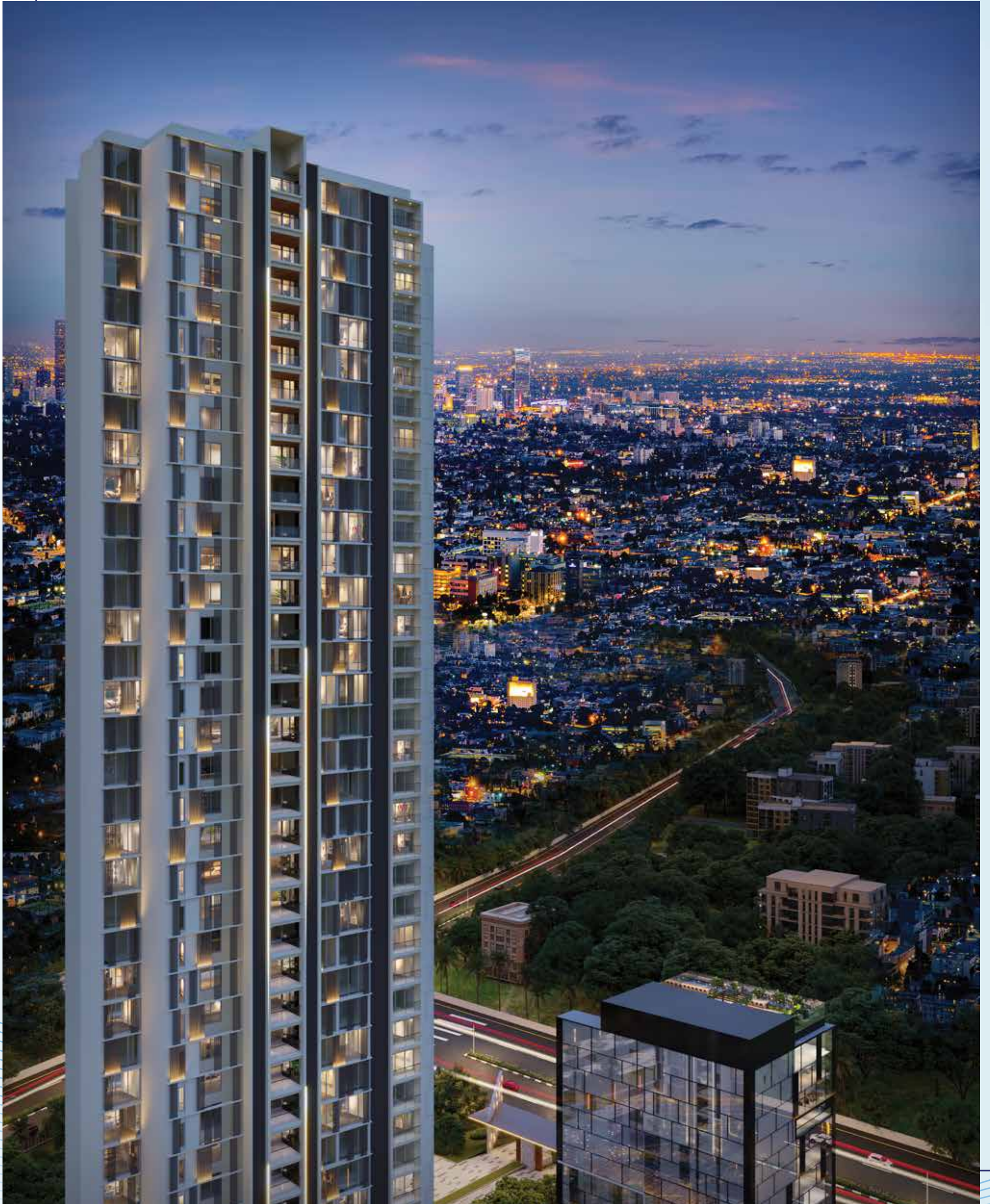


KEY PLAN

BASEMENT -2



KEY PLAN



Payment Schedule



SUPERIOR & PINNACLE APTS.

Booking Advance	10%
Agreement Signing	20%
Commencement of Foundation	5%
Commencement of Basement 1	5%
Commencement of Ground Floor	7.5%
Commencement of 5th Floor Roof	7.5%
Commencement of 10th Floor Roof	7.5%
Commencement of 15th Floor Roof	7.5%
Commencement of 20th Floor Roof	7.5%
Commencement of 25th Floor Roof	7.5%
Commencement of 30th Floor Roof	5%
Commencement of 32nd Floor Roof	5%
Completion on flooring respective unit	2.5%
Handing over	2.5%

Awards



ET Now - 2019

Casagrand Zenith
Innovative Project of the Year

ET Now - 2019

Casagrand Eternia II
Best Project in Non-Metro

ET Now - 2019

Casagrand Royale
Most Admired Upcoming Project of the Year

11th Estate Annual Awards - 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)

Casagrand Amethyst
Residential Project High-End (completed-metro)

The Economic Times Real Estate Award - 2022 (South)

Casagrand Athens
Residential Project High-End (ongoing-metro)
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)

Casagrand Hazen
Fastest Growing Realty Brand of the Year

14th Annual Estate Awards in 2023

Casagrand Flagship
Residential Property of the Year

15th Realty+ Excellence Awards 2023, South Edition

Casagrand Aria
Best Affordable Housing project of the year

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Shoe
Rack



TV Unit



Dining
Crockery



Wardrobes
All
Bedrooms



Kitchen
Cabinets



Vanity

HOME ACCESSORIES



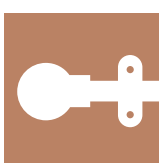
Light
Fixtures



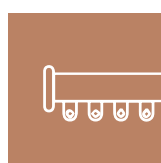
Mirrors in
Dining



False
Ceiling



Curtain
Rods

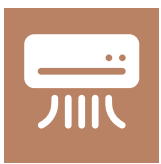


Curtain
Channels



Mirror
Lights

PREMIUM ELECTRICAL FITTINGS



A/C



Cooking
Hob



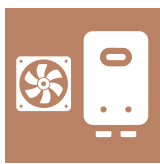
Chimney



Fans
living &
Bedrooms



Fan with
Light
Dining



Exhaust
Fans
& Geysers

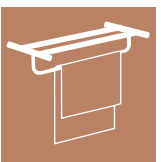
WASHROOM ACCESSORIES



LED
Mirror



Tissue
Holder



Towel
Rack



Robe
Hook



Corner
Shelf



Towel
Ring

PAYMENT SCHEDULE

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5%	85%	10%
payment at the time of unit booking	payment during work-in-progress	payment during the unit handover



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