



CASAGRAN
VENTRA



Why Casagrand?

NO. 1

Ranked in Chennai
for last 8 years*

2 MONTHS

Guaranteed rental

TOP 2

Ranked in South India

6 MONTHS

Guaranteed resale

TOP 7

Ranked in India

ON-TIME

Delivery of projects

22+ YEARS

of Trust & Legacy

6 PRODUCT PILLARS

Quality | Features | Amenities |
Specifications Spatial planning Low
maintenance

7000+

Homes sold (FY'24 - 25)

VALUE FOR MONEY

Bulk purchase | On-time completion |
Efficient design | In-house
construction | Efficient business
process

2000+

In-house engineers for
construction

CASAGRAN COMMUNITY

LIFESTYLE

Vibrantly engaged community
with about 10 curated events & 25
engagement activities per year

7 YEARS

Warranty

10 YEARS

Maintenance by us





CASAGRAN VENTRA

Designed as a well-balanced urban community, this development seamlessly brings together scale, sophistication, and lifestyle. With carefully planned density and expansive open pockets, it creates a sense of space that feels both vibrant and breathable.

At the heart of the project lies a strong lifestyle vision; where leisure, wellness, and social interactions are effortlessly woven into everyday living. From indulgent recreational experiences to quiet moments in nature, the environment is curated to suit every mood and age group.

Attention to detail extends into every aspect of the homes, where intelligent layouts, premium finishes, and design sensibilities combine to offer a refined living experience. Rooted in thoughtful planning principles, this space blends comfort, functionality, and positive living.



Salient Features

1. Spread across 3.5 acres with 279 thoughtfully planned apartments featuring Dubai-style elevation, ensuring balanced density and ample breathing space
2. 75% open spaces (2.6-acre), creating a spacious, breathable environment with abundant greenery
3. 8,500 sq.ft clubhouse featuring a fully equipped gym, indoor games room, coffee lounge, multipurpose hall, and wellness spaces
4. 4,600 sq.ft swimming pool with dedicated kids' pool, leisure deck, and poolside seating zones
5. 57 curated indoor & outdoor amenities within a well-planned open ecosystem
6. Lifestyle highlights include landscaped walkways, themed gardens, outdoor fitness zones, and social spaces
7. Premium product specifications with high-quality fittings, modern finishes, and durable materials
8. Vaastu-compliant homes with zero dead space and efficient spatial planning



Elevation view



ELEVATION AERIAL VIEW





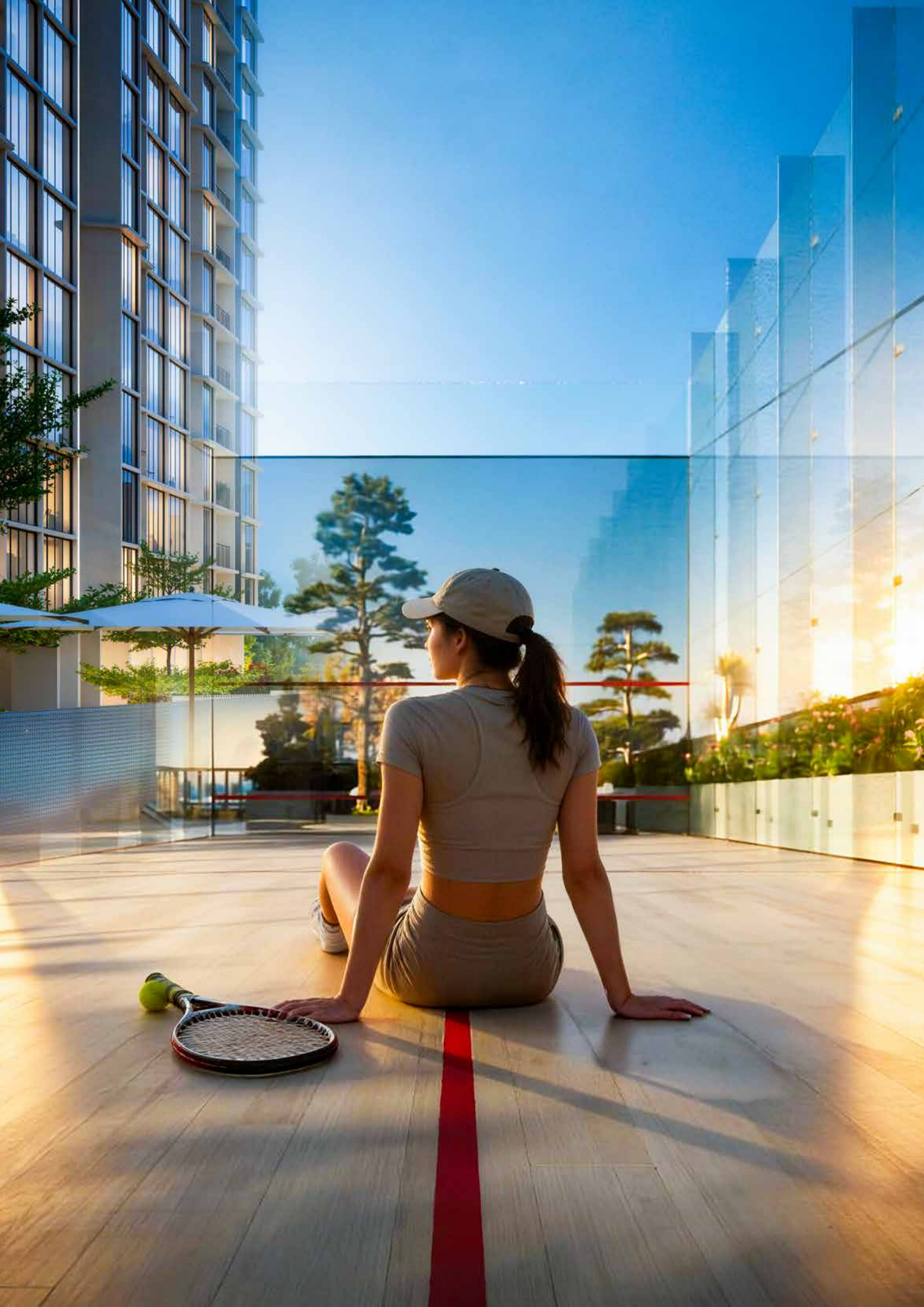
CASAGRAND
VENTRA

CASAGRAND VENTRA

CLUB



ELEVATION DAY VIEW



57 World-class amenities

OUTDOOR AMENITIES

FEATURES

1. LEISURE LANDSCAPE COURT
2. REFLEXOLOGY MOSAIC GARDEN
3. PETS PARK WITH BATH STATION
4. HANGOUT SPACE
5. OUTDOOR GYM
6. CAR CHARGE BAY
7. CAR WASH BAY
8. GATHERING PLAZA
9. SEATING PAVILION

KIDS

10. KIDS PLAY AREA
11. MULTILoop BASKETBALL COURT
12. EDUCATIONAL PLAYGROUND
13. SELF TENNIS
14. ETCHED GRANITE CHESS BOARD
15. GRANITE TABLE TENNIS
16. INTERACTIVE KIDS PLAY WALL
17. PARENT AND KIDS SWING
18. TRAMPOLINE
19. GIANT ABACUS
20. MONKEY BAR
21. ADULT NEST SWING
22. KIDS ACTIVITY AREA
23. OUTDOOR PLAY BOARD

SWIMMING POOL

24. LAP POOL
25. KIDS POOL
26. GRILLING PAVILION
27. SUN LOUNGERS

TERRACE AMENITIES

28. TERRACE DINING
29. CROSSFIT
30. FIRE PIT

31. VIEWING DECK
32. MEDITATION PLATFORM
33. HOPSCOTCH
34. GIANT SNAKE AND LADDER
35. SWING
36. GRANITE CHESS BOARD

PODIUM AMENITIES

37. WAVE SEATERS
38. OUTDOOR WORKSPACE
39. YOGA LAWN
40. BBQ CORNER
41. PARTY LAWN WITH DINING

CLUBHOUSE

KIDS PLAY AREA

42. KIDS ACTIVITY ZONE
43. SLIDE AND BALL POOL
44. ROCK CLIMBING WALL
45. CRECHE
46. LEGO WALL
47. LEARNING CENTRE

INDOOR KIDS PLAY

48. FOOSBALL
49. SNOOKER TABLE
50. TABLE TENNIS
51. BOARD GAMES
52. VIDEO GAMES

ENTERTAINMENT & FEATURES

53. MULTIPURPOSE HALL
54. PREFUNCTION HALL
55. CONVENIO
56. GYM
57. AV ROOM



SWIMMING POOL VIEW





INDOOR GAMES



PRODUCT
SUPERIORITY

THE BEST OF PRODUCT SUPERIORITY

- Welcome to our lifestyle-upgrading Dubai styled residential community, Bang on Poonamallee High Road in Kattupakkam, where luxury meets convenience, sophistication, and intertwines with comfort.
- Stepping into an exclusive open area hosting 50+ indoor and outdoor amenities and be transported to a realm of unparalleled luxury and indulgence.
- An exclusive clubhouse of 8500 sq.ft where luxury and sophistication converge to create a haven of refined elegance and unparalleled comfort.
- A lavish swimming pool of 4600 sq.ft is a tranquil oasis beckoning you to unwind and rejuvenate.
- Light, ventilation, Vaastu, privacy & aesthetics are the 5 important pillars in planning the master & unit plans.
- The vibrant community with exceptional service and boundless fun converge to create an unparalleled living experience.

PRESENTING YOU A COMMUNITY WITH THE BEST OF ARCHITECTURE & FINESSE

- The project is set amidst 3.5 acres with 279 apartments including 2 bhk, 3 bhk, 4 bhk and floor villa enveloped in a warm atmosphere of hospitality and excitement, where every detail is meticulously curated to enhance your daily life.
- A wide welcoming entry portal of 18 m wide opening to a verdant environment, connoting an image of flourishing foliage and elegant built structure.
- The grand double height lobby adorned with tasteful furnishings and lavish décor, setting the tone for the luxurious experience that awaits.
- An exclusive clubhouse block with G + 1 floors furnished with explicit indoor amenities.
- The Tower 1 basement + Stilt + 20, Tower 2 Stilt + 4 structure with contemporary facade design complemented by an exclusive façade lighting that transforms the ordinary into the extraordinary.
- 7.2 meters wide driveway for comfortable vehicular movement inside the community.
- The design discipline focuses on meeting the needs and demands, creating living spaces, using certain tools and especially, creativity.



A NEIGHBORHOOD ONE WITH NATURE

- 0.6 acres of beautiful landscape within the community, becomes its outstanding feature.
- Well organized features like vegetation, water, sunlight and natural material create a more pleasing visual and tactile experience.

OFFERING YOU 50+ AMENITIES...! THE BEST IN MARKET

- The project features an exclusive swimming pool of 4600 sq.ft with poolside amenities like:
 - ▶ Lap pool
 - ▶ Grilling pavilion
 - ▶ Wall barbeque
 - ▶ Sun loungers
- Some of the active fitness amenities include
 - ▶ Outdoor Gym
 - ▶ Self tennis
 - ▶ Monkey bar
- Amusing kid's amenities like multiloop basketball court, educational playground, self tennis, interactive kids play wall etc. Adds a glee to the space.
- Reflexology pathway, granite table tennis, parent and kids swing, giant abacus many more special features to enjoy evenings with communal activities.
- Indoor kids play area with ball pit, rock climbing wall, creche, learning center ensures an extraordinary fun time for the kids.
- Recreational indoor game collections like foosball, snooker table, table tennis, board games, video games etc for an entertaining evening.
- Amenities like multipurpose hall and convenio enhance the lifestyle of the community.



KNOW WHY OUR PRODUCTS ARE SUPERIOR

- Behold the majestic fancy Main Door creation that stands as a testament to exquisite craftsmanship and timeless elegance.
- Experience the future of home security with our digital door lock system featuring independent unlocking options.
- Premium vitrified tiles of 600 × 1200 mm provided for main flooring areas including the foyer, living, dining, and passage.
- Anti-skid tiles of 600 × 1200 mm installed in all bathrooms for enhanced safety.
- Anti-skid tiles of 600 × 1200 mm provided for balconies and private open terraces
- Lift Facia delineated with wall cladding & lighting elements.
- Well planned corridors with brilliant lighting.

EFFICIENCY IN SPACE PLANNING

- Provision of ample car parks at the basement.
- All cores are well equipped with staircases and lifts – 10 passengers' capacity.
- Uninterrupted visual connectivity – all living, kitchen and bedrooms are well ventilated with balconies and windows, facing courtyard or exterior.
- Convenient AC ODU spaces serviceable from the interior.
- Dedicated Washing machine space in all the apartments.
- Common washbasin is provided in all the apartments.
- Floor villas with Lavish plunge pool provision.

CONSIDERING VAASTU? WE GOT THAT SORTED TOO

- Most of the units have North or East Facing Entry Doors.
- All apartments have SW bedrooms.
- No Apartments have toilets in NE, SW bathrooms.
- No apartments have bed headboards positioned north.
- No NE & SW cuts.



ELEVATION DUSK VIEW





BALCONY VIEW



SITE CUM STILT FLOOR PLAN

OUTDOOR AMENITIES

FEATURES

- 1.LEISURE LANDSCAPE COURT
- 2.REFLEXOLOGY MOSAIC GARDEN
- 3.PETS PARK WITH BATH STATION
- 4.HANGOUT SPACE
- 5.OUTDOOR GYM
- 6.CAR CHARGE BAY
- 7.CAR WASH BAY
- 8.GATHERING PLAZA
- 9.SEATING PAVILLION

KIDS

- 10.KIDS PLAY AREA
- 11.MULTILOOP BASKET BALL COURT
- 12.EDUCATIONAL PLAYGROUND
- 13.SELF TENNIS
- 14.ETCHED GRANITE CHESS BOARD
- 15.GRANITE TABLE TENNIS
- 16.INTERACTIVE KIDS PLAY WALL
- 17.PARENT AND KIDS SWING
- 18.TRAMPOLINE
- 19.GIANT ABACUS
- 20.MONKEY BAR
- 21.ADULT NEST SWING
- 22.KIDS ACTIVITY AREA
- 23.OUTDOOR PLAY BOARD

SWIMMING POOL

- 24.LAP POOL
- 25.KIDS POOL
- 26.GRILLING PAVILION
- 27.SUN LOUNGERS

TERRACE AMENITIES

- 28.TERRACE DINING
- 29.CROSS FIT
- 30.FIRE PIT
- 31.VIEWING DECK
- 32.MEDITATION PLATFORM
- 33.HOPSCOTCH
- 34.GIANT SNAKE AND LADDER
- 35.SWING
- 36.GRANITE CHESS BOARD

PODIUM AMENITIES

- 37.WAVE SEATERS
- 38.OUTDOOR WORKSPACE
39. YOGA LAWN
- 40.BBQ CORNER
- 41.PARTY LAWN WITH DINING

CLUBHOUSE

KIDS PLAY AREA

- 42.KIDS ACTIVITY ZONE
- 43.SLIDE AND BALL POOL
- 44.ROCK CLIMBING WALL
- 45.CRECHE
- 46.LEGO WALL
- 47.LEARNING CENTRE

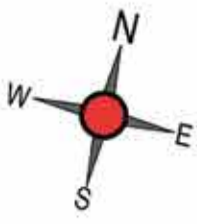
INDOOR KIDS PLAY

- 48.FOOSE BALL
- 49.SNOOKER TABLE
- 50.TABLE TENNIS
- 51.BOARD GAMES
- 52.VIDEO GAMES

ENTERTAINMENT & FEATURES

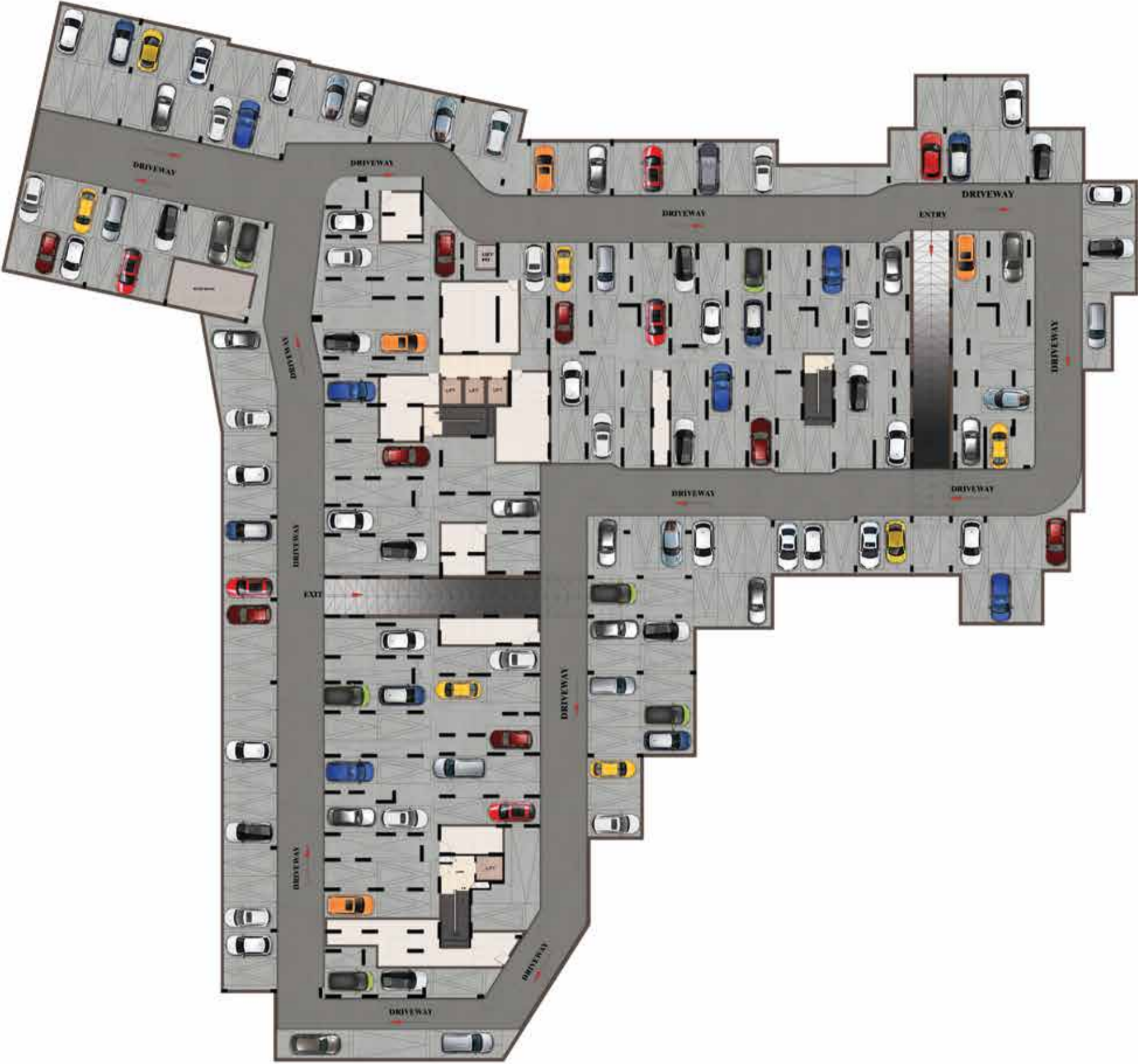
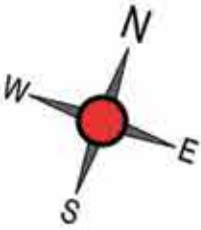
- 53.MULTIPURPOSE HALL
- 54.PREFUNCTION HALL
- 55.CONVENIO
- 56.GYM
- 57.AV ROOM





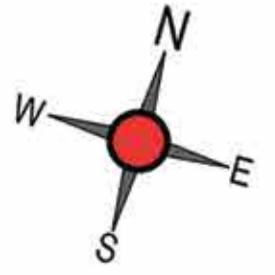
BASEMENT PLAN

BASEMENT FLOOR PLAN



FLOOR PLAN
BLOCK 1

BLOCK-1

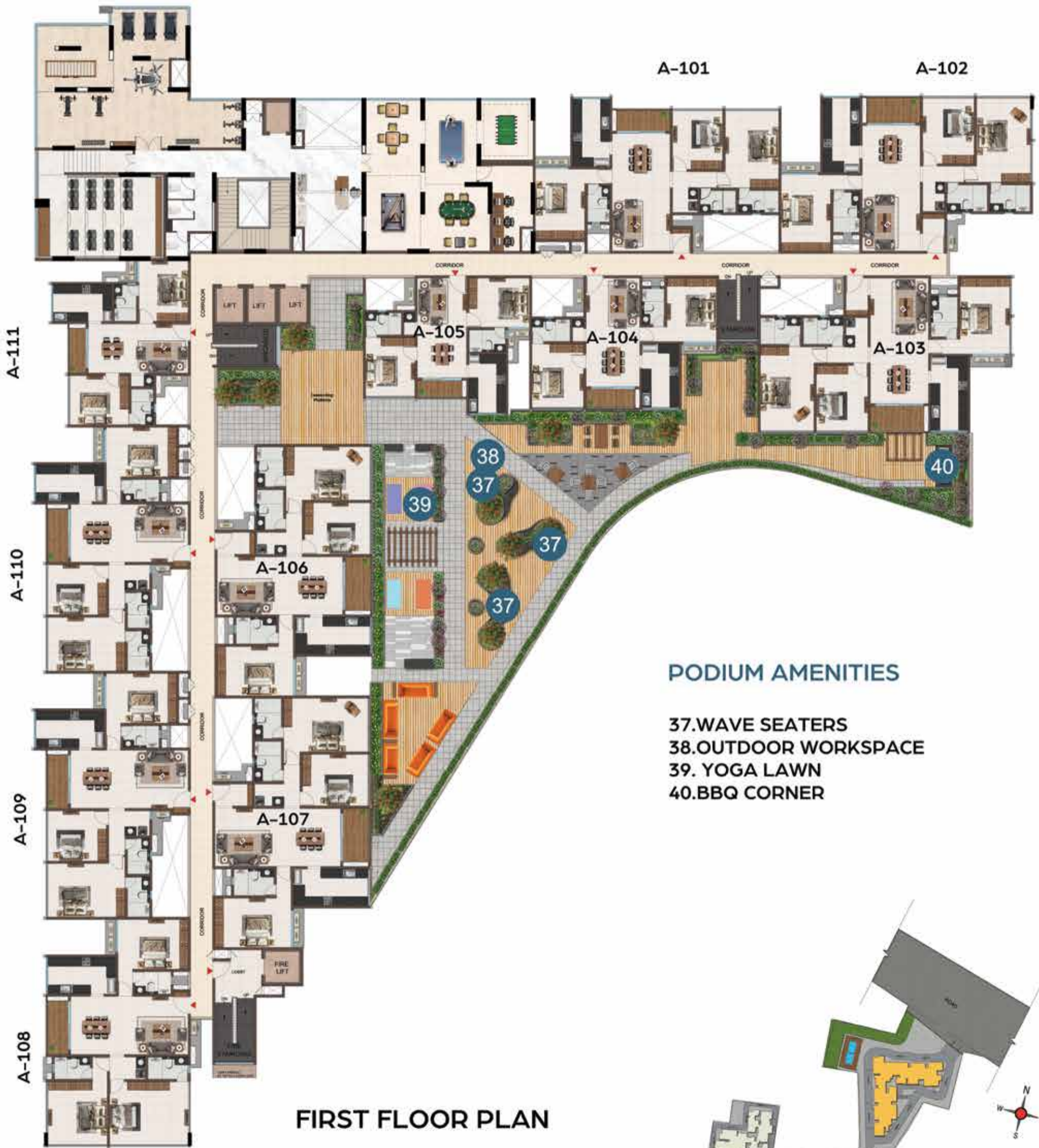
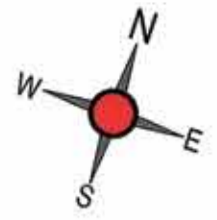


STILT FLOOR PLAN



KEY PLAN

BLOCK-1



FIRST FLOOR PLAN

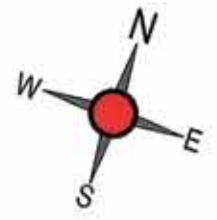
PODIUM AMENITIES

- 37. WAVE SEATERS
- 38. OUTDOOR WORKSPACE
- 39. YOGA LAWN
- 40. BBQ CORNER



KEY PLAN

BLOCK-1

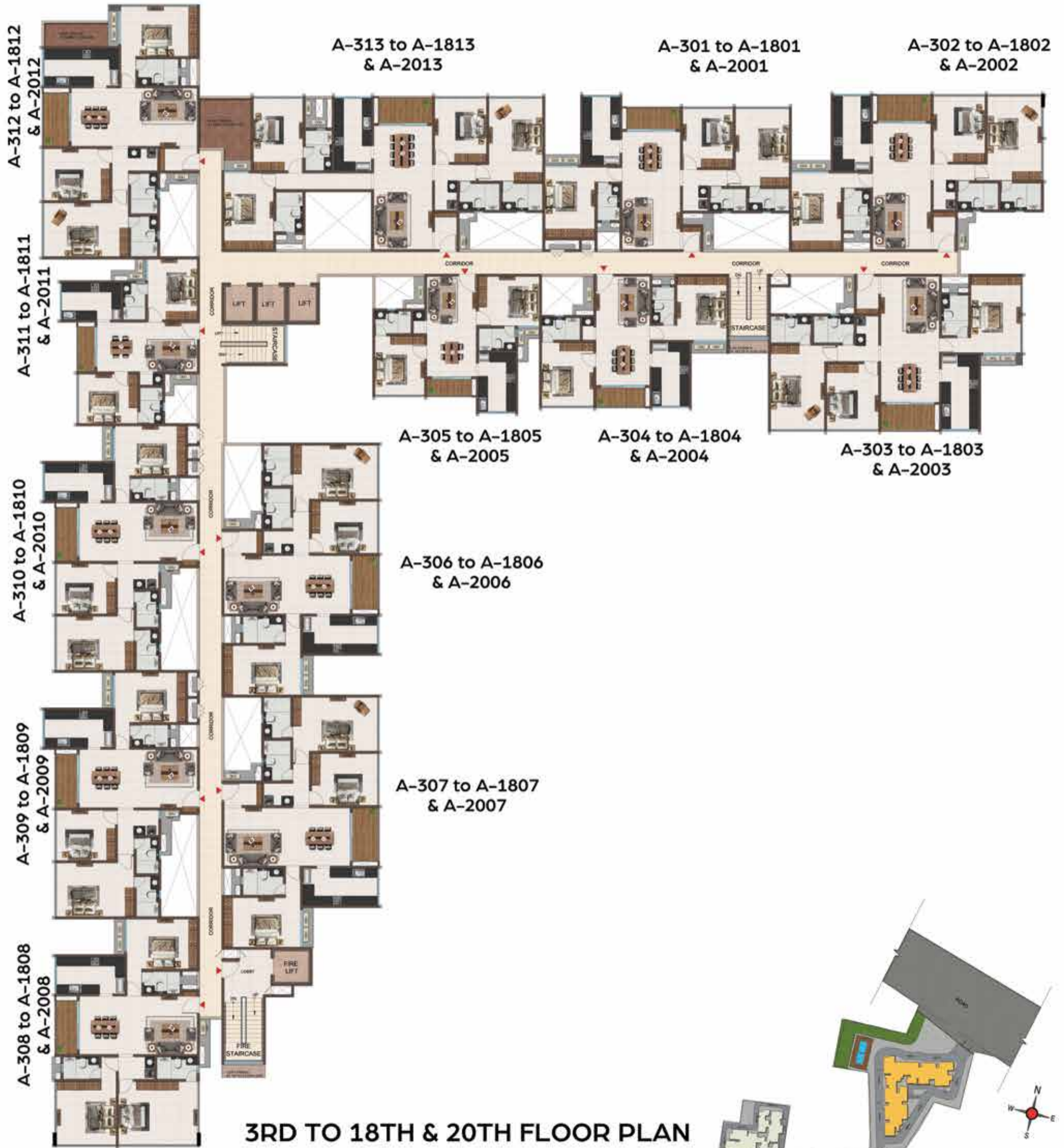
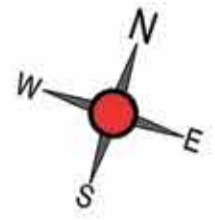


SECOND FLOOR PLAN



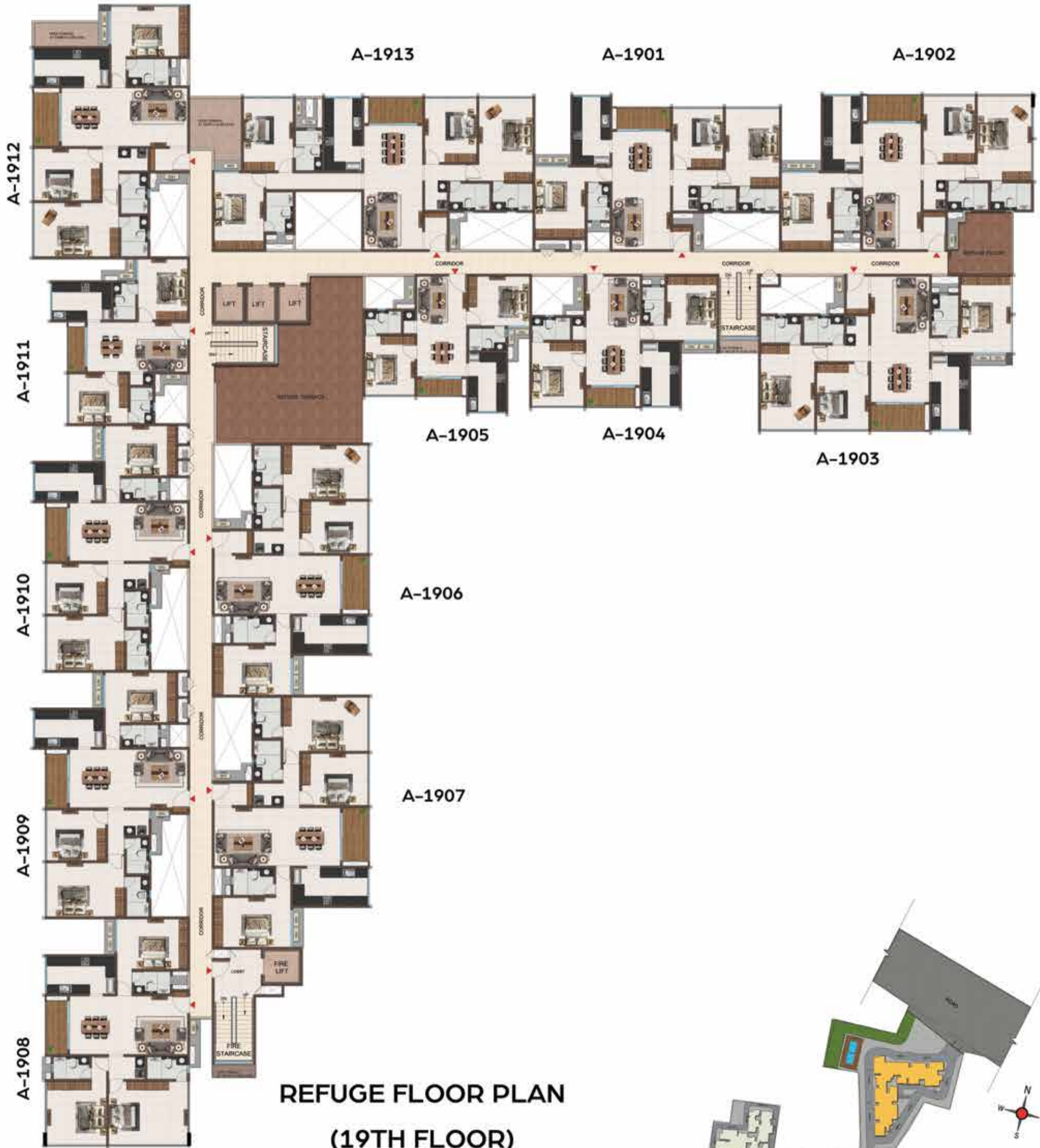
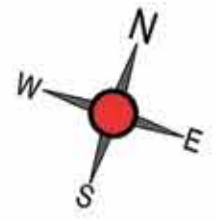
KEY PLAN

BLOCK-1



KEY PLAN

BLOCK-1



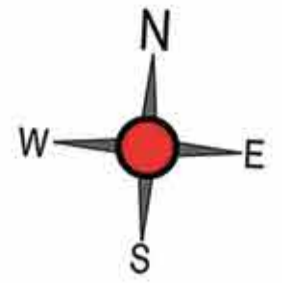
**REFUGE FLOOR PLAN
(19TH FLOOR)**



KEY PLAN

FLOOR PLAN
BLOCK 2

BLOCK-2



OUTDOOR AMENITIES

FEATURES

6. CAR CHARGE BAY

7. CAR WASH BAY

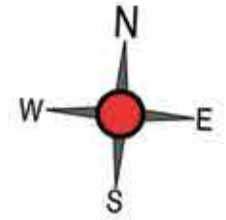


STILT FLOOR PLAN



KEY PLAN

BLOCK-2



PODIUM AMENITIES

41.PARTY LAWN WITH DINING

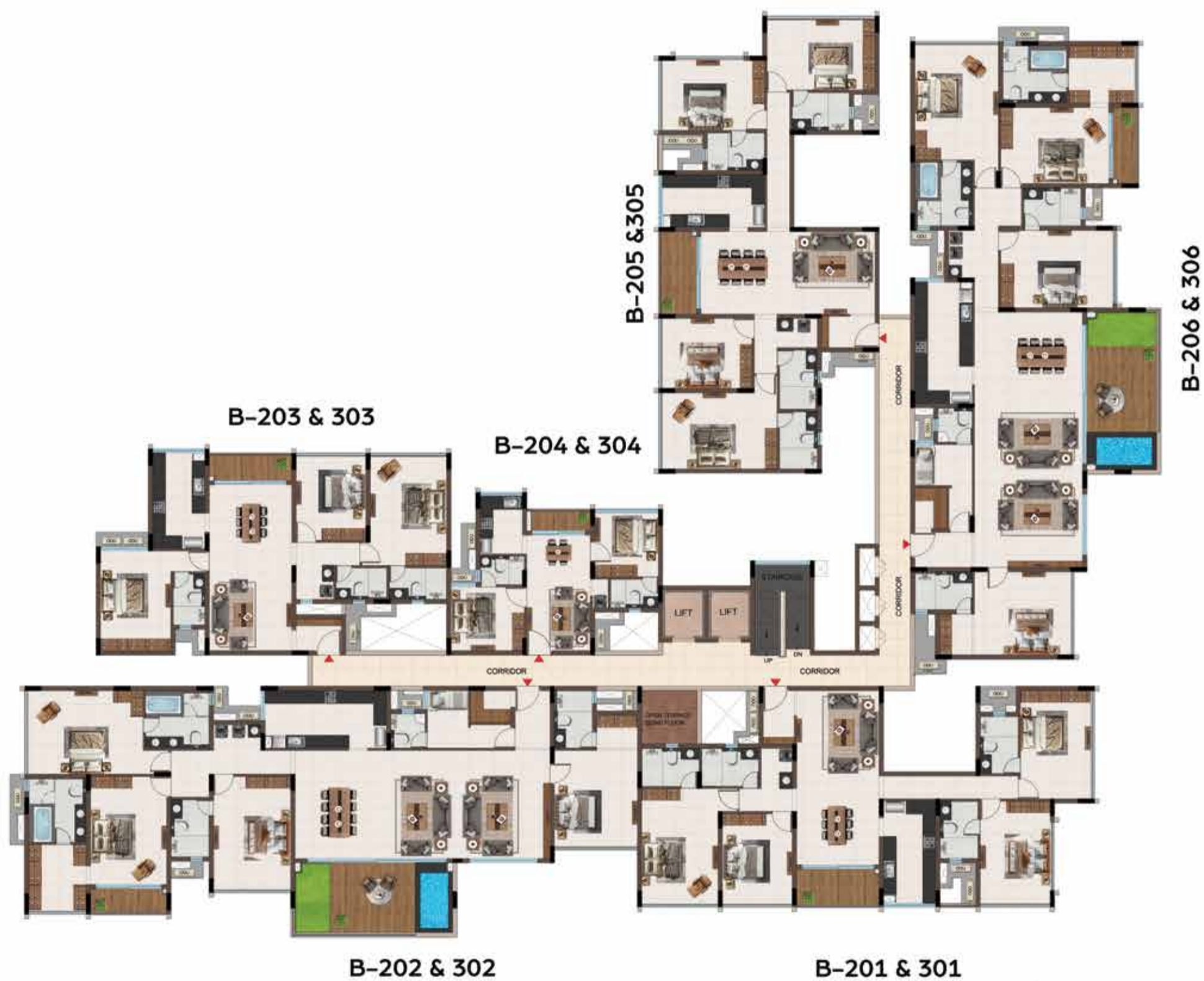
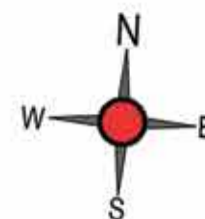


FIRST FLOOR PLAN



KEY PLAN

BLOCK-2

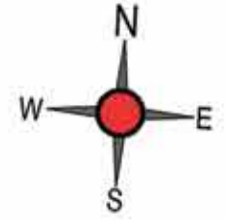


2ND & 3RD FLOOR PLAN



KEY PLAN

BLOCK-2

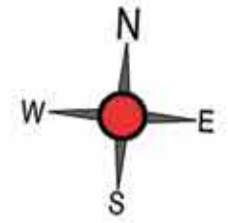


FOURTH FLOOR PLAN



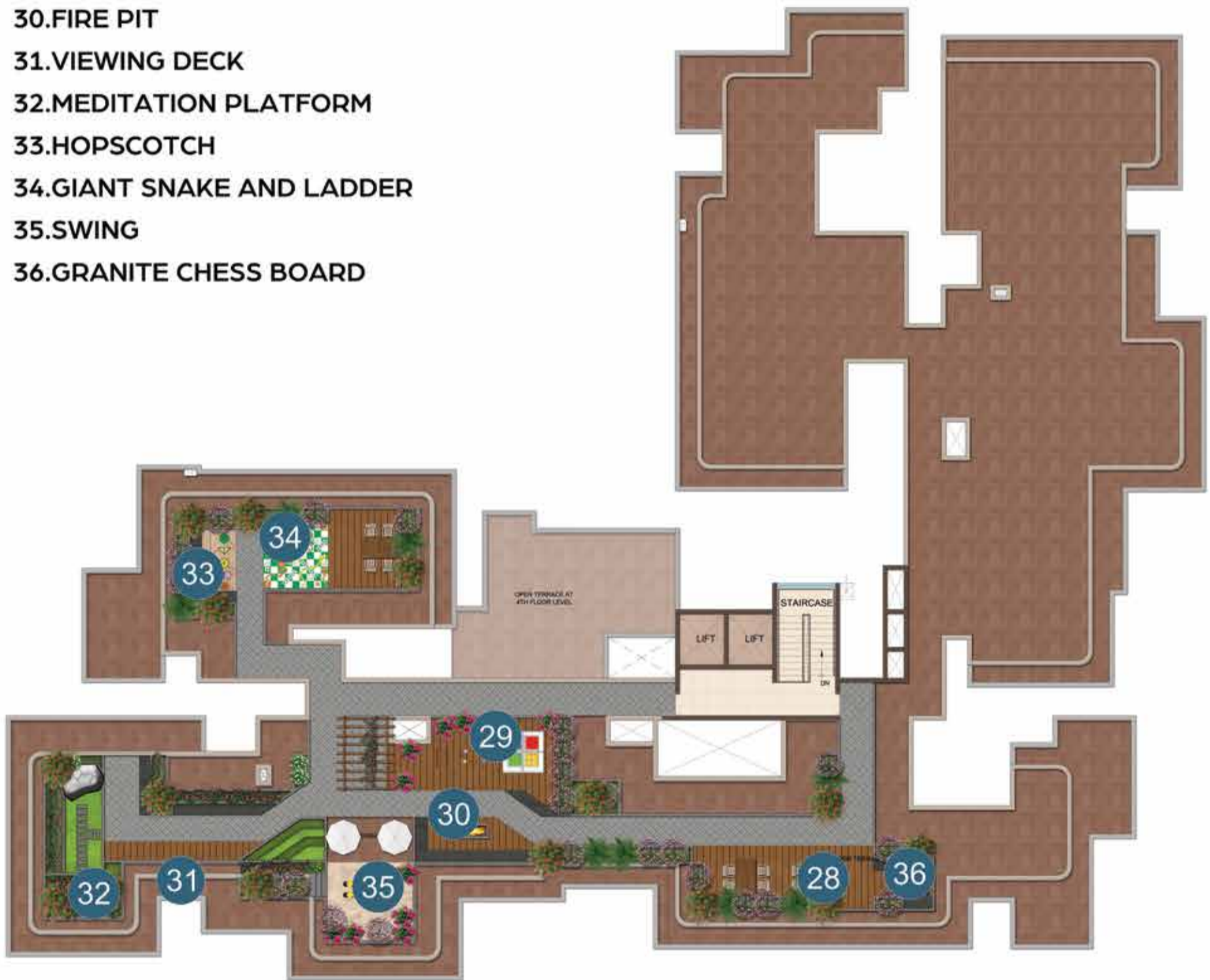
KEY PLAN

BLOCK-2



TERRACE AMENITIES

- 28.TERRACE DINING
- 29.CROSS FIT
- 30.FIRE PIT
- 31.VIEWING DECK
- 32.MEDITATION PLATFORM
- 33.HOPSCOTCH
- 34.GIANT SNAKE AND LADDER
- 35.SWING
- 36.GRANITE CHESS BOARD



TERRACE FLOOR PLAN



KEY PLAN

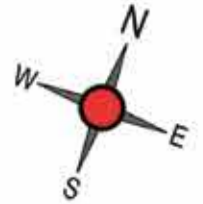




ELEVATION VIEW

UNIT PLAN

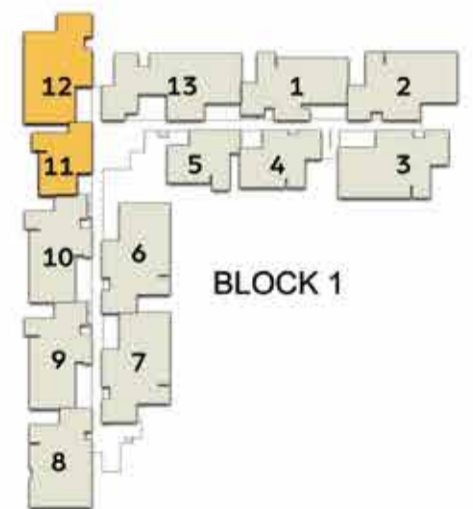
2 BHK & 3 BHK



**TYPICAL FLOOR
A312-2012**

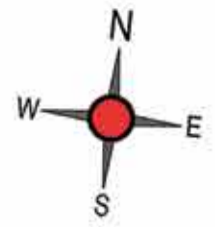


**TYPICAL FLOOR
A111-2011**

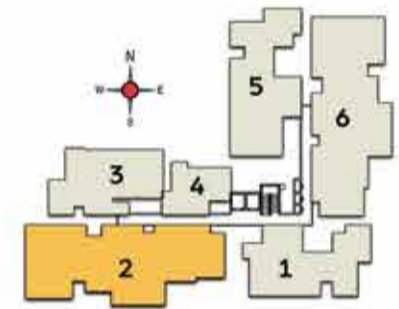


Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-1	A111-2011	780	40	820	1131
Block-1	A312-2012	1455	72	1527	2056

2 BHK & FLOOR VILLA



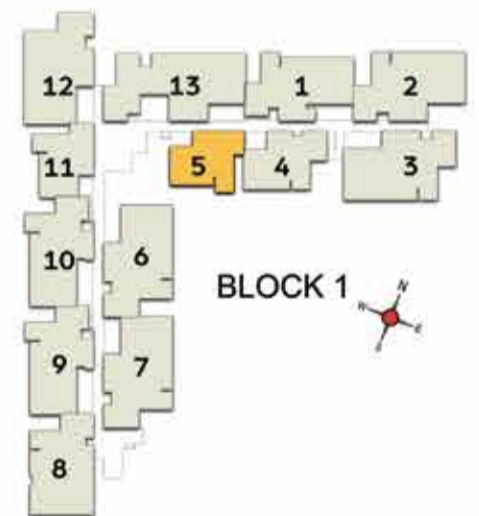
**TYPICAL FLOOR
B102 - 402**



BLOCK 2



**TYPICAL FLOOR
A105 - 2005**



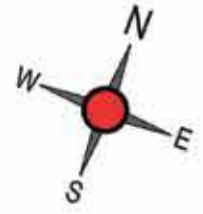
BLOCK 1



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block 1	A105 - 2005	780	40	820	1132
Block 2	B102 - 402	2592	339	2931	3911

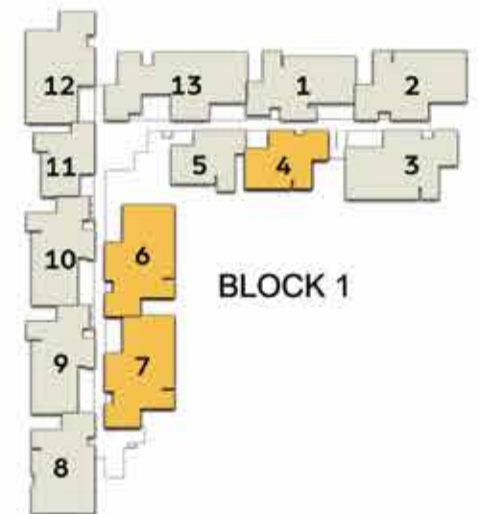
2 BHK & 3 BHK



**TYPICAL FLOOR
A104 - 2004**



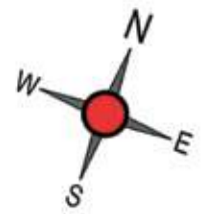
**TYPICAL FLOOR
A106-2006 & A107-2007**



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-1	A104-2004	884	50	934	1290
Block-1	A106-2006	1455	72	1527	2052
Block-1	A107-2007	1455	72	1527	2054

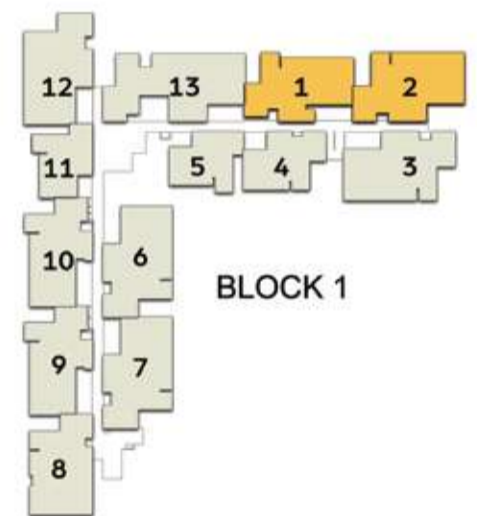
3 BHK



**TYPICAL FLOOR
A102 - 2002**



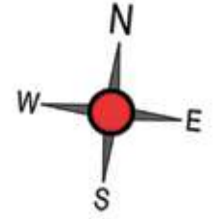
**TYPICAL FLOOR
A101 - 2001**



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-1	A101-2001	1292	60	1352	1830
Block-1	A102-2002	1455	72	1527	2052

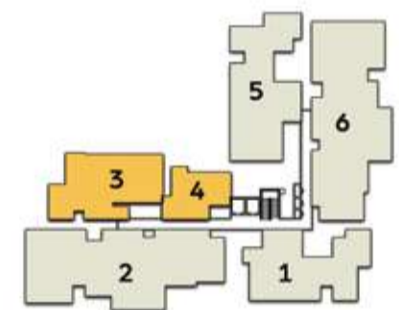
2 BHK & 3 BHK



**TYPICAL FLOOR
B104 - 304**



**TYPICAL FLOOR
B103 - 403**



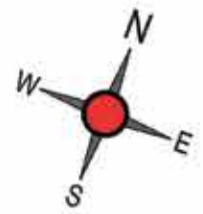
BLOCK 2



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block 2	B103 - 403	1299	56	1355	1869
Block 2	B104 - 304	564	32	596	863

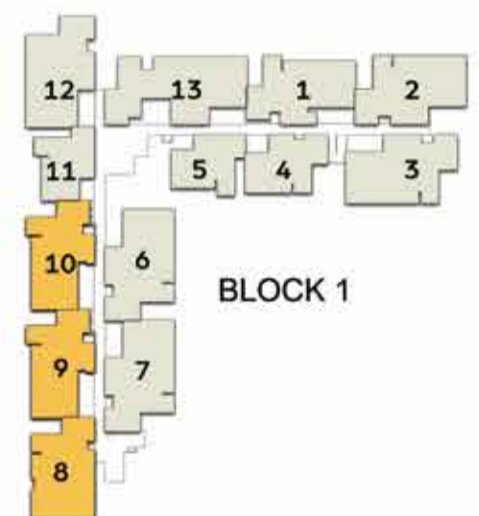
3 BHK



**TYPICAL FLOOR
A109-2009 & A110-2010**



**TYPICAL FLOOR
A108-2008**



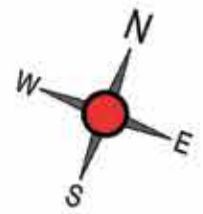
BLOCK 1



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-1	A108-2008	1343	60	1403	1884
Block-1	A109-2009	1272	60	1332	1799
Block-1	A110-2010	1272	60	1332	1798

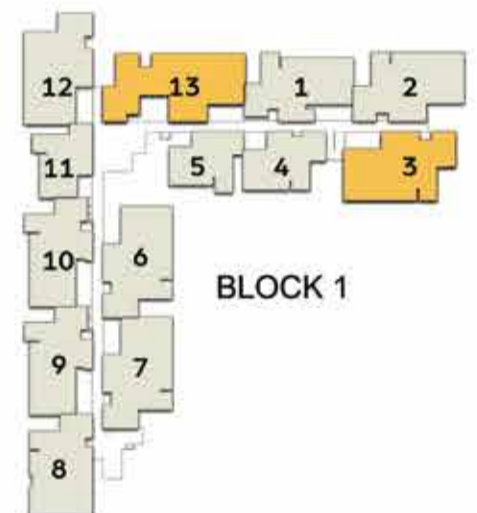
3 BHK & 4 BHK



**TYPICAL FLOOR
A313 - 2013**



**TYPICAL FLOOR
A103 - 2003**



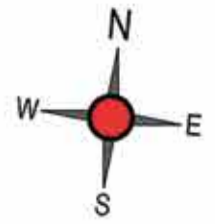
BLOCK 1



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-1	A103-2003	1455	72	1527	2057
Block-1	A313-2013	1738	72	1810	2462

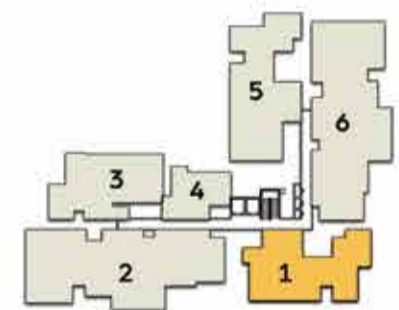
3 BHK & 4 BHK



TYPICAL FLOOR



FIRST FLOOR



BLOCK 2



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block 2	B-101	1419	78	1497	2103
Block 2	B201-401	1706	78	1784	2467

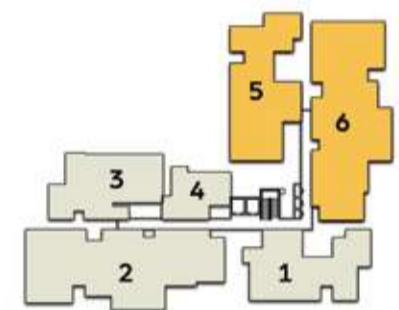
4 BHK & FLOOR VILLA



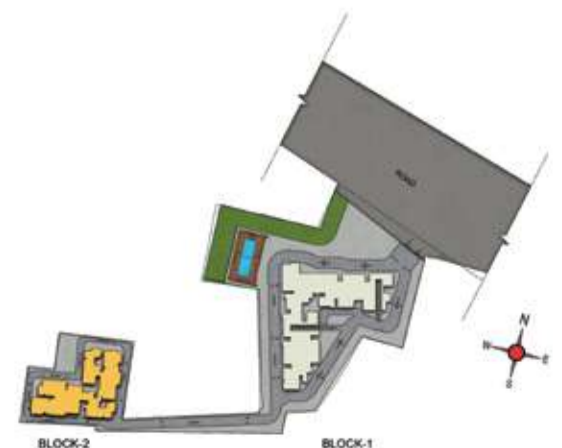
**TYPICAL FLOOR
B105 - 405**



**TYPICAL FLOOR
B106 - 406**



BLOCK 2



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block 2	B105 - 405	1706	78	1784	2467
Block 2	B106 - 406	2592	343	2935	3913

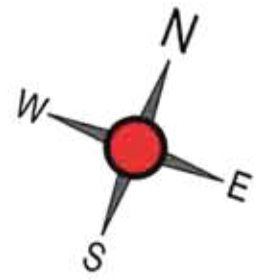


ELEVATION AERIAL VIEW



CLUBHOUSE PLAN

CLUBHOUSE



GROUND FLOOR



FIRST FLOOR

CLUBHOUSE

KIDS PLAY AREA

- 42.KIDS ACTIVITY ZONE
- 43.SLIDE AND BALL POOL
- 44.ROCK CLIMBING WALL
- 45.CRECHE
- 46.LEGO WALL
- 47.LEARNING CENTRE

INDOOR KIDS PLAY

- 48.FOOSE BALL
- 49.SNOOKER TABLE
- 50.TABLE TENNIS
- 51.BOARD GAMES
- 52.VIDEO GAMES

ENTERTAINMENT & FEATURES

- 53.MULTIPURPOSE HALL
- 54.PREFUNCTION HALL
- 55.CONVENIO
- 56.GYM
- 57.AV ROOM



KEY PLAN



CLUBHOUSE





SWIMMING POOL DAY VIEW



Specification

1. STRUCTURE

Structural System : RCC Framed Structure designed for seismic compliant (Zone III)

MASONRY

MIVAN : RCC walls as per structural design for Block-1

CONVENTIONAL : 200mm for external walls & 100mm for internal walls for Block – 2 Floor-

Floor height (incl. slab) : Will be maintained at 3000mm for Block –1 and 3300 for Block 2

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 & color as per architect design

Bathroom : Vitrified tiles of size 600x1200mm till 2550mm height & above will be finished with a coat of primer

Toilet ceiling : Grid / Panel type false ceiling

3. FLOOR FINISH WITH SKIRTING

Main flooring (Foyer, Living, Dinning,

Passage Bedroom & kitchen) : Vitrified tiles of size 600x1200mm

Bathroom : Anti-skid ceramic tiles of size 600x1200mm

Balcony : Wooden finish tiles of size 600x1200mm

Door threshold : Granite threshold will be provided for all doors

4. KITCHEN & DINING

Kitchen : Will be left open for modular kitchen.

CP fitting : Brand based on standardized budget

Dining : Granite countertop wash basin with 300mm height Granite back splash (wherever applicable)

5. BALCONY

Handrail : MS handrail as per architect's design intent

Cloth drying Hanger : Ceiling cloth drying hanger in living balcony

Swing hook : Swing hook provided in the Balcony

Plunge pool (Floor villa) : Plunge pool with water cascade as per design intent

Dining : Granite countertop wash basin with 300mm height Granite back splash.

6. BATHROOMS

CP & Sanitary fixture	: Jaquar or equivalent
Master Bathroom	: Wall mounted WC with cistern, Health faucet, Single lever diverter with Rain shower, spout & granite counter with counter top wash basin and 2' long trench drain & hand shower
Floor Villa Master bathroom	: Wall mounted WC with cistern, Health faucet, Single lever diverter with Rain shower, spout & granite counter top wash basin and 2' long trench drain, & hand shower
Other Bathrooms	: Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower, spout & granite countertop wash basin and 2' long trench drain.
Floor Villa	: Provided with fixed glass partition with glass door in Bathroom 1&2. : Bathtub with single lever diverter, spout & Hand shower.

7. JOINERY

A. DOORS

Main door	: Good quality frame with double side veneer finish shutter of size 1200 x 2400mm : Ironmongeries like Digital door lock of Yale or equivalent, 18" tower bolts, door viewer, door closure Magnetic door catcher, etc., of Yale / equivalent brand
Bedroom doors	: Good quality frame with double-sided laminated designer door of size 1000 x 2400mm : Ironmongeries like lock, door stopper, magnetic catcher, 8" tower bolt, etc., of Yale / equivalent brand
Bathroom doors	: Double-sided laminated designer door with polished frame of size 800 x 2400mm : Ironmongeries like one side coin thumb turn lock without key, 6" tower bolt, door bush, etc., of Yale / equivalent brand

A. WINDOWS

Windows	: Aluminum windows with sliding shutter with see through tinted glass & MS grill / railing (wherever applicable) : Sill level finished with Granite
French doors	: Aluminum sliding shutters with toughened glass
Ventilators	: Aluminum fixed louver / openable shutter for ODU access (Wherever applicable) : Soffit finished with Granite

Specification

1. ELECTRICAL POINTS

Power Supply	: 3 PHASE power supply connection
Safety device	: MCB & RCCB (Residual current circuit breaker)
Switches & sockets	: Modular box & modular switches & sockets of schneider /equivalent
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand
Master control switch	: Point in living / Foyer
Foot lamp	: Point in all bedrooms
USB Socket	: Point in Living and master bedroom
TV	: Point in Living, Master bedroom & other bedrooms
Data	: Point in Living & and one of the bedrooms
Split- air conditioner	: Points in living / Dining and in all bedrooms
Exhaust fan	: Point in all bathrooms
Geyser	: Point in all bathrooms
Back-up	: 350W for 1BHK, 400W for 2BHK, 500W for 3BHK, 650W for 4BHK
Washing machine	: Point in utility
Wi-Fi router	: Provision in living, Master and other bedrooms.
Additional Ceiling light points	: In living, Dinning and Passage.
2 way fan point	: Provision in all bedrooms.
Kitchen Electrical point	: For chimney, water purifier, Hob , Dishwasher(Wherever applicable), fan and additional light point.
Dinning wash basin	: Mirror lights point provided.
Weather proof socket(5 amp)	: Point provided in Living/dining Balcony
5 Amp socket	:Point provided in master bathroom and other bathrooms

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES

Lift	: Automatic lift will be provided with MS finish
Back – up	: 100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & selective common area lighting
Name board	: Apartment owner name will be provided in ground floor
Lift fascia	: Designer Vitrified tile finish with granite jambs
Lift lobby	: Designer Vitrified tile finish with pattern
Corridor	: Vitrified tile finish of size 600x600mm
Staircase floor	: Granite flooring at 4 floors & tile flooring at other 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 800 x 2100 mm : Ironmongeries like thumb turn lock, door closure, tower bolt, etc., of Godrej / equivalent brand

OUTDOOR FEATURES

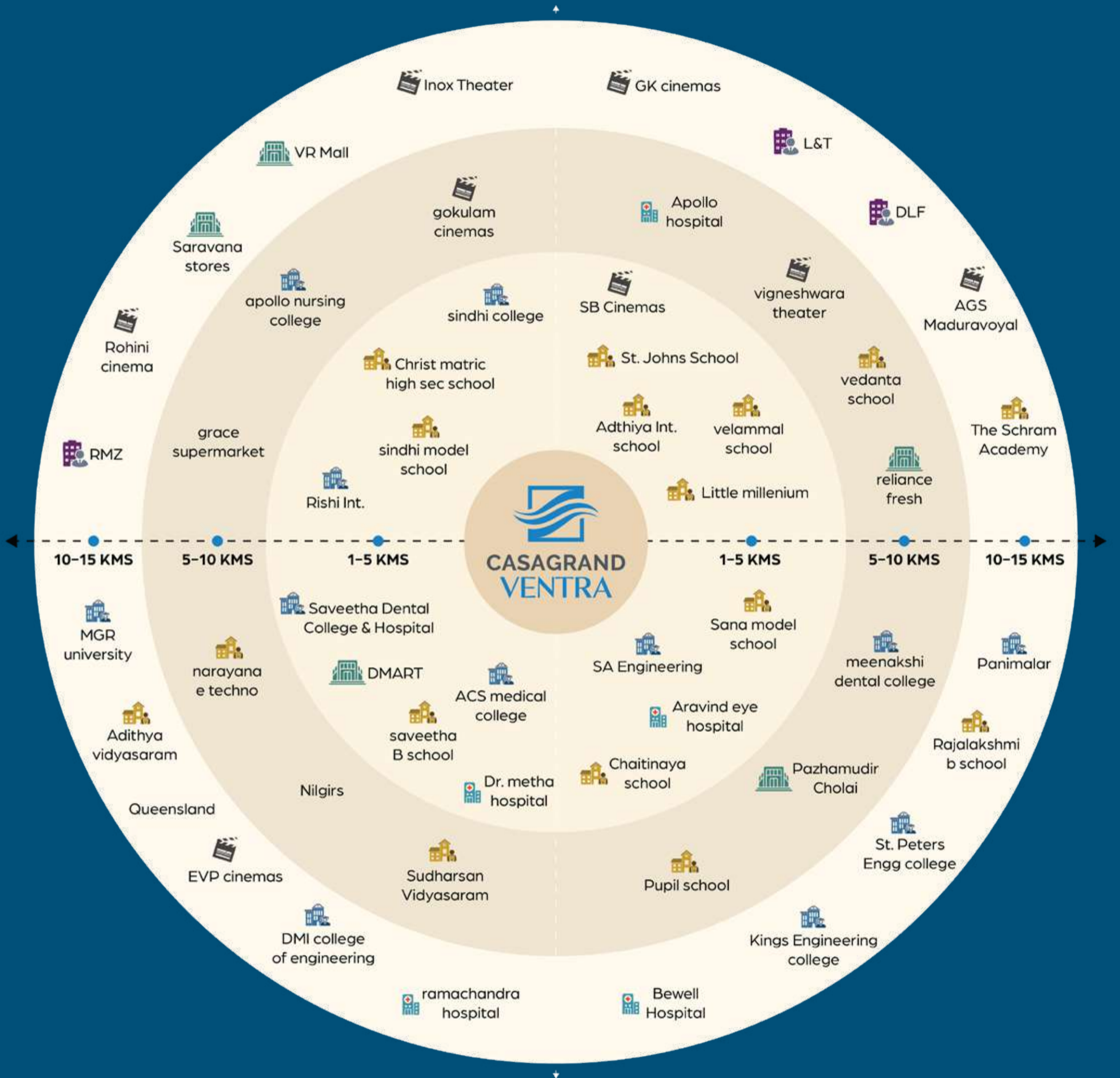
Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvest	: Rain water harvesting system (as per site requirement)
STP	: Centralized Sewage Treatment plant
Safety	: CCTV surveillance cameras will be provided all round the building at pivotal locations in ground level
Well defined walkway	: Walkway spaces well defined as per landscape design intent
Security	: Security booth will be provided at the entry / exit facilitated with My Gate app
Compound wall	: Site perimeter fenced by compound wall with entry gates for a height of 1500mm as per design intent and over that 300mm with barbed fence.
Landscape	: Suitable landscape at appropriate places in the project as per design intent
Driveway	: Convex mirror for safe turning in driveway in / out
External Driveway	: Interlocking paver block / equivalent flooring with demarcated driveway as per landscape design intent Granite / Cobble stone flooring in entrance driveway and block lobby entrances .



AERIAL VIEW




LOCATION MAP






 KUTHAMBAKKAM BUSTAND

 PANIMALAR COLLEGE


 POONAMALLEE BYPASS METRO

OUTER RING ROAD

GOKULAM CINEMAS 

 SRISHTI SCHOOL

POONAMALLEE METRO STN. 

 POONAMALLEE BUS DEPOT


 SUDHARSHAM VIDYASHRAM


 SA ENG. COLLEGE

 ADITHYA VIDYASHRAM

AVADI ROAD

KARAIYANCHAVADI METRO STN. 


 BEWELL HOSPITAL


 ST. PETERS ENG. COLLEGE




POONAMALLEE HIGH ROAD

 VELAMMAL SCHOOL

 SAVEENTHA DENTAL COLLEGE

 NARAYANA E-TECHNO SCHOOL


 ACS MEDICAL COLLEGE

 SINDHI SCHOOL AND COLLEGE


MANGADU ROAD

POONAMLEE ROAD


KUMANANCHAVADI METRO STN. 


 D-MART

 ARAVIND EYE HOSPITAL

 ADITHYA INT. SCHOOL


DR. MEHTA'S HOSPITAL

IYAPPANTHANGAL BUS DEPOT 

 SANA MODEL SCHOOL

 CHAITANYA SCHOOL


THIRUVERKADU

IYAPPANTHANGAL METRO STATION 

 MAHALAKSHMI MULTISPECIALITY HOSPITAL


 VEDANTA ACADEMY

● VANAGARAM

 RAMACHANDRA HOSPITAL


CHENNAI BYPASS

PORUR METRO 


 AGS CINEMAS

NEXUS FORUM VIJAYA MALL 

 MGR MEDICAL COLLEGE

 MGR UNIVERSITY

KUNDRATHUR ROAD

 GK CINEMAS


VADAPALANI ROAD

 DLF


 SARAVANA STORES

 L&T

 RMZ

FINTECH CITY 

 MIOT

CHENNAI TRADE CENTRE 



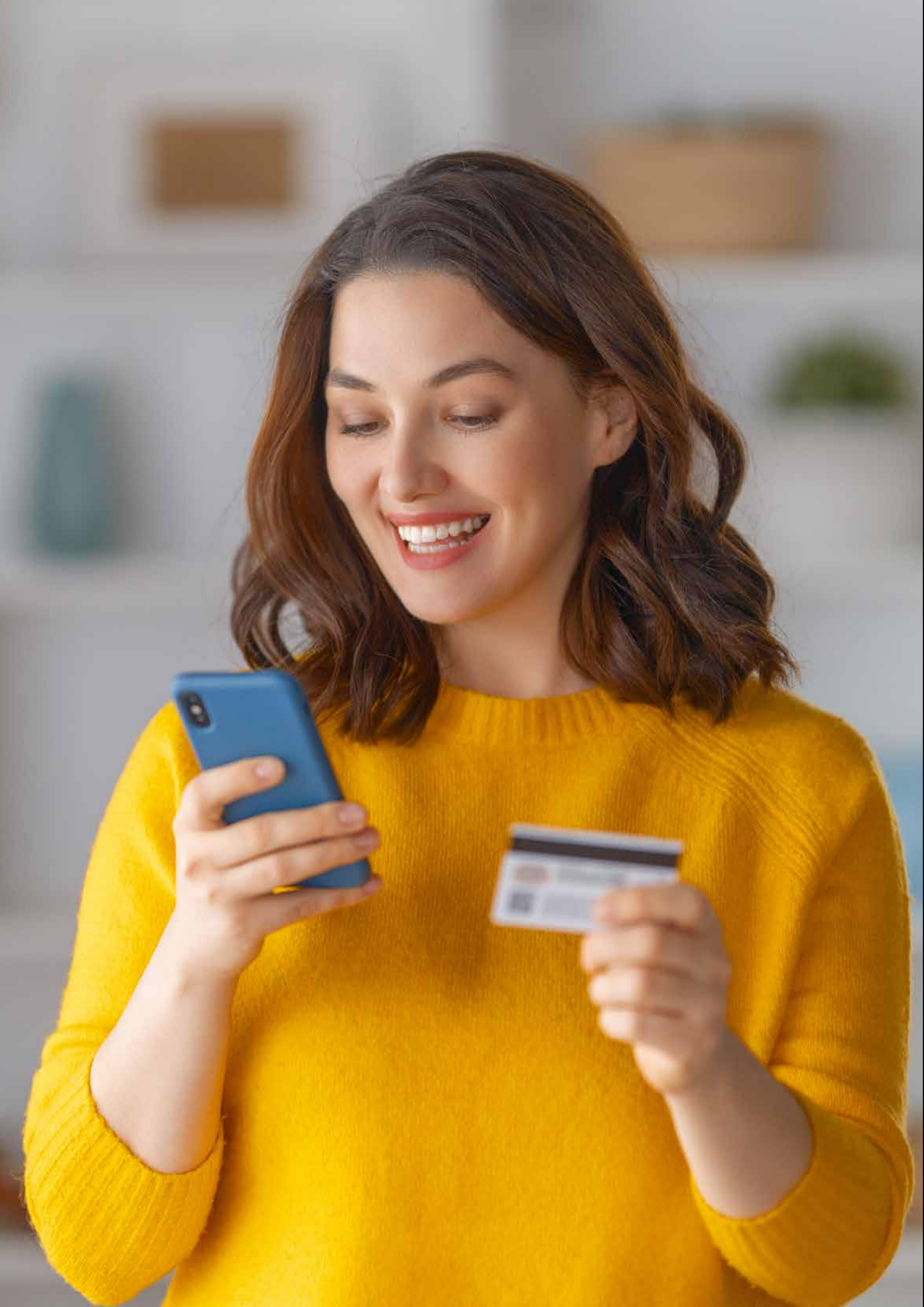
TERRACE AMENITIES VIEW





PODIUM VIEW





PAYMENT PLAN

BLOCK 1	
Booking advance	10%
Agreement Signing	25%
Commencement of Foundation	7.5%
Commencement of Basement Roof	7.5%
Commencement of Stilt Floor Roof	7.5%
Commencement of 3rd Floor Roof	7.5%
Commencement of 6th Floor Roof	5%
Commencement of 9th Floor Roof	5%
Commencement of 12th Floor Roof	5%
Commencement of 15th Floor Roof	5%
Commencement of 18th Floor Roof	5%
Commencement of 20th Floor Roof	5%
Completion on flooring respective unit	2.5%
Handing over	2.5%
VENTRA (B+S+20)	100%

BLOCK 2	
Booking advance	10%
Agreement Stage	30%
Commencement of Foundation	10%
Commencement of Stilt floor Roof	10%
Commencement of 1st floor Roof	10%
Commencement of 2nd Floor Roof	10%
Commencement of 4th Floor Roof	10%
Completion of Flooring Respective Unit	5%
Handing over	5%
VENTRA (B+S+4)	100%

AWARDS



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