

CASAGRAN  
**sunville**  
R . A . P U R A M

For those who seek the  
**Extraordinary...**

A prestigious home in Chennai's premium location.





Casagrand Real Estate Enterprise is committed to building aspirations and delivering value.

In the last thirteen years, we have developed over 9 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. 68 landmark properties and over 4000 happy families stand testimony to our commitment.

In line with our philosophy of creating superior living spaces that reflect our belief, we also offer tastefully chosen plotted development spaces in select locations.

In the fourteenth year of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹6500 crore in the pipeline.





# CASAGRAN sunville

R . A . P U R A M

**R.A.Puram. A neighbourhood like none.  
Sunville. A home like no other.**

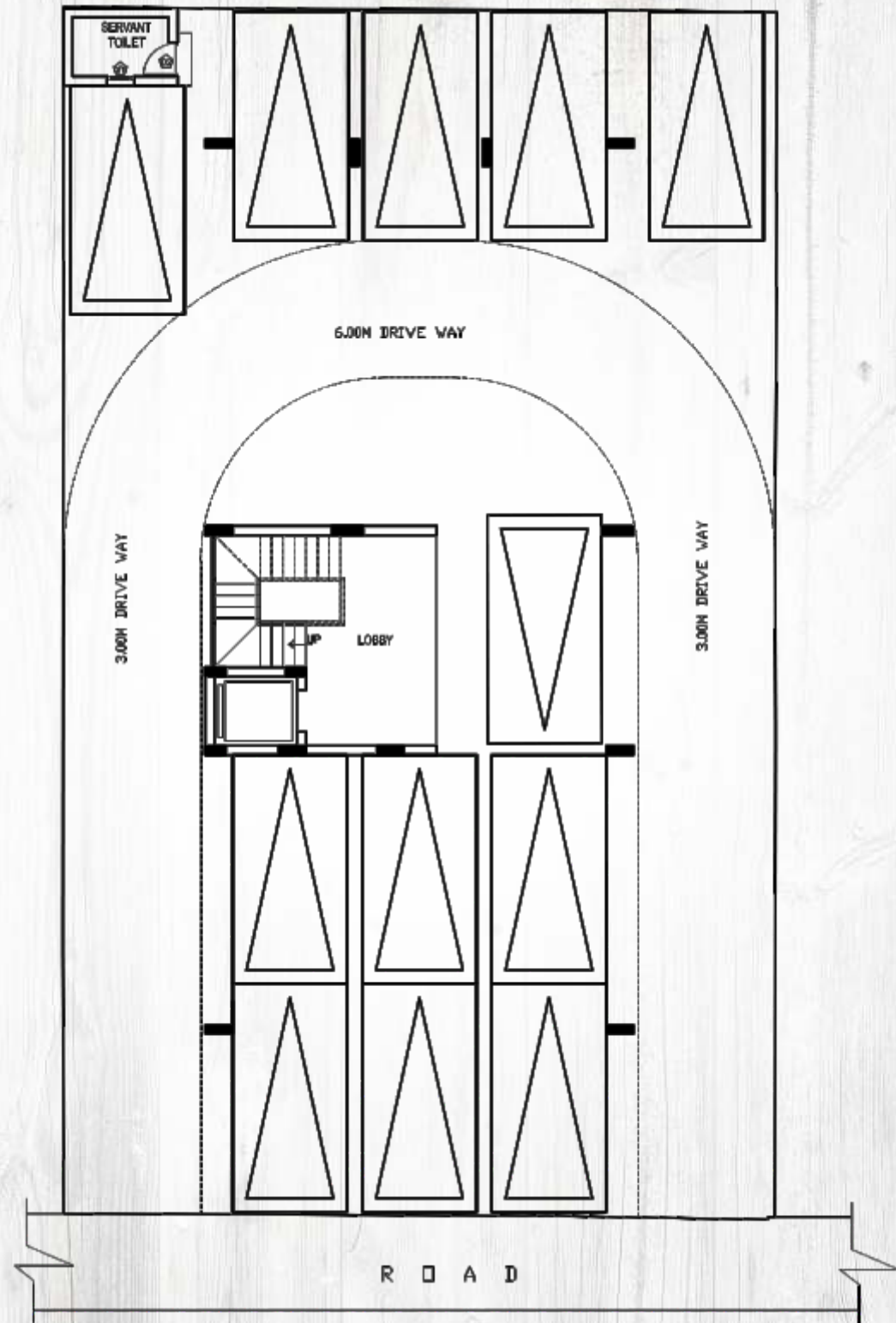
Spread over 1.84 grounds, the 6 Lifestyle 2-BHK homes is all about the luxe life. Superlatively designed and adorned with premium fittings and features, Casagrاند Sunville is the last word in elegance and opulence. With only 2 apartments per floor, Sunville offers you utmost privacy and solitude. Sunville is the perfect abode for those who seek the extraordinary in life.

## **Salient Features**

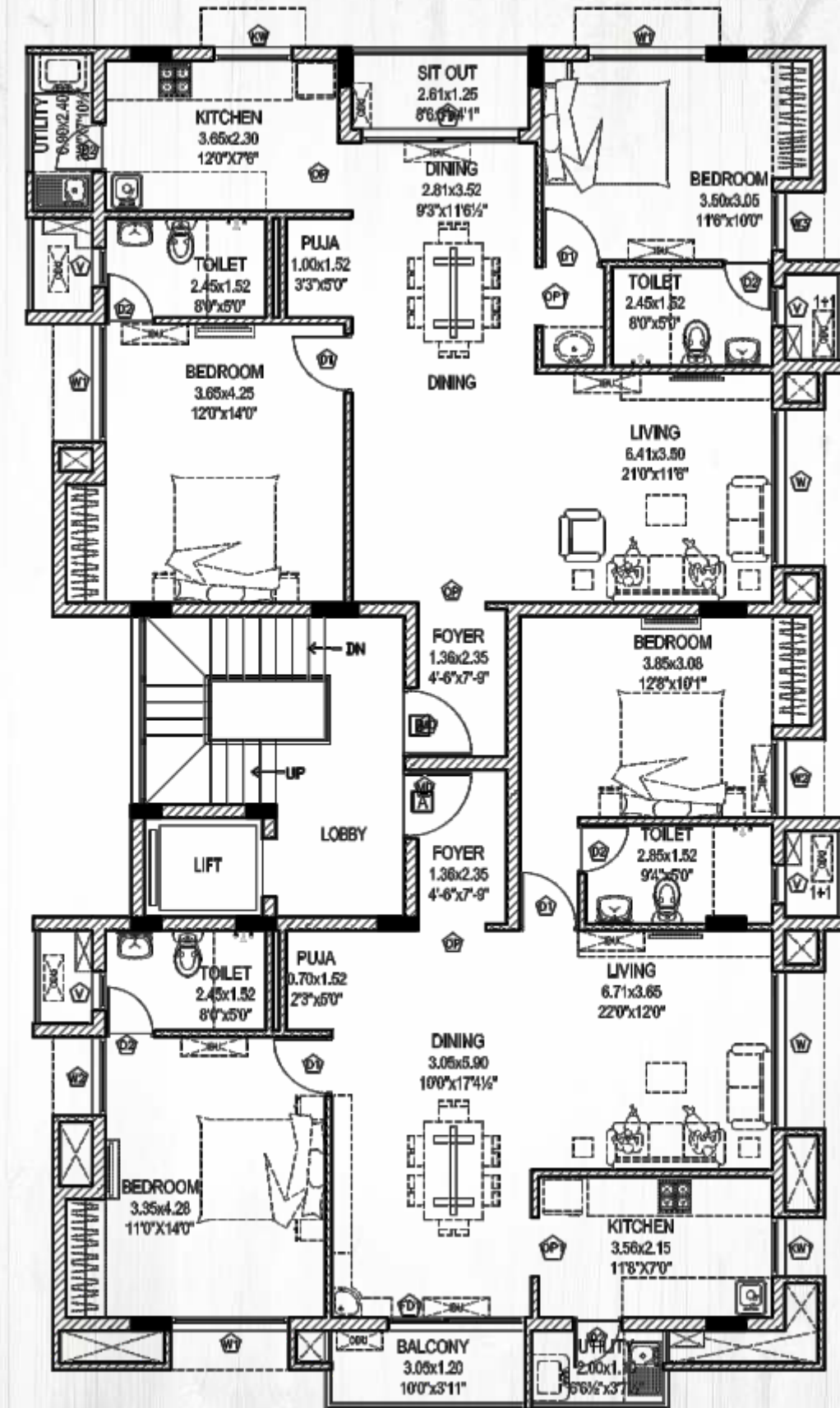
- ✿ 6 Lifestyle apartments spread across 1.84 grounds
- ✿ Exclusive 2 BHK apartments ranging from 1277 sft - 1291 sft
- ✿ Stilt + 3 design structure
- ✿ Only 2 apartments per floor
- ✿ Premium fittings and features provided



# Site Plan



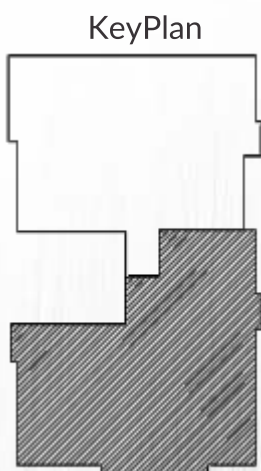
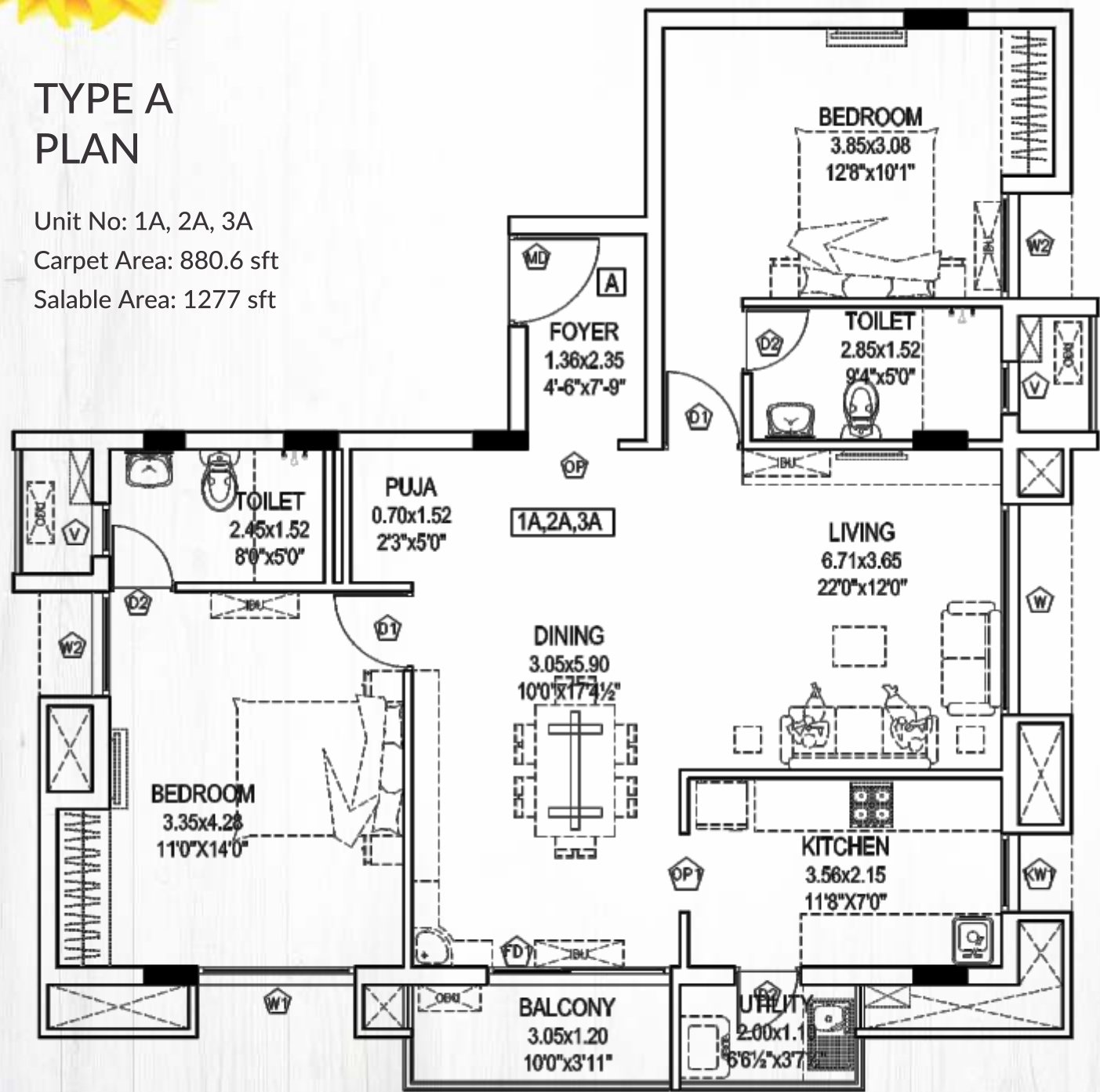
# Typical Floor plan





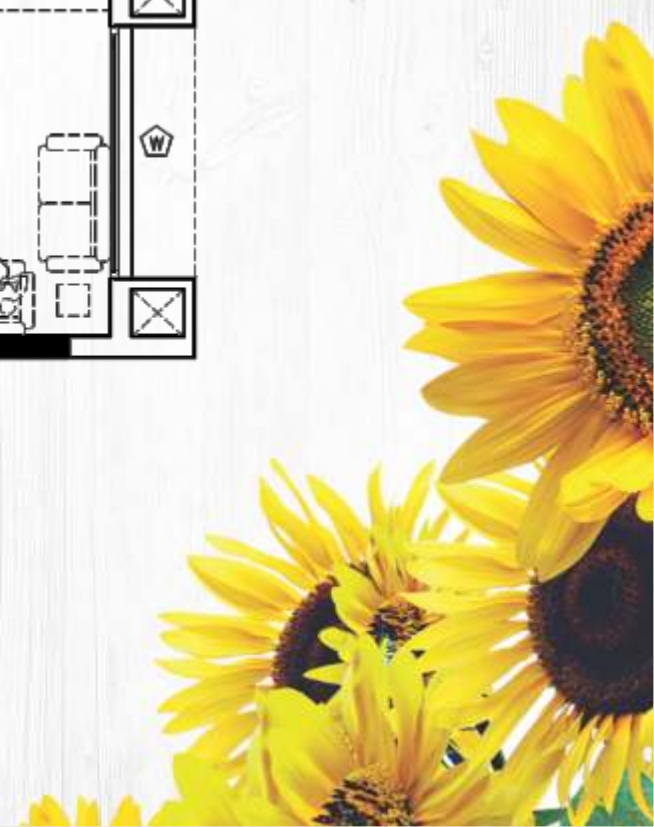
# TYPE A PLAN

Unit No: 1A, 2A, 3A  
Carpet Area: 880.6 sft  
Salable Area: 1277 sft



# TYPE B PLAN

Unit No: 1B, 2B, 3B  
Carpet Area: 898.6 sft  
Salable Area: 1291 sft



# Specification

## STRUCTURE

- RCC framed structure
- Solid concrete block of 200 mm for outer wall and 100 mm for internal partition wall
- Floor to floor height will be maintained at 3300mm
- Designed seismic resistant structure Zone III using Fe 500 TMT bars

## WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen and utility will be finished with 1 coat of primer, 2 coats of putty and emulsion
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and emulsion
- Exterior faces of the building will be finished with Exterior texture finish with 2 coat of emulsion
- Toilets will be finished with 1 coat of primer & 2 coat of OBD
- Toilet walls will be finished with glazed ceramic tiles up to 2100 mm height
- Utility walls will be finished with glazed ceramic tiles up to 1200 mm height

## FLOORING

- Foyer, living, dining, kitchen and bedrooms will have 1200 X 600 mm high end vitrified tile flooring
- Toilet, utility, and balcony will have anti-skid ceramic tiles
- Terrace floor will have clay tile
- Common areas and staircase will have granite/tile flooring

## KITCHEN

- Platform will be done with black granite slab 600mm wide at a height of 800mm from the floor level and will be provided with stainless steel sink with drain board (Nirali or equivalent)
- Dado tiles upto 600mm from granite slab
- Provision for chimney and water purifier
- CP fittings will be Kohler / Toto or equivalent

## BATHROOM

- Vanity wash basin Kohler / Toto or equivalent in all bathrooms toilets
- Wall mounted W/C with health faucet Kohler / Toto or equivalent in all bathrooms
- CP and sanitary fittings will be Kohler / Toto or equivalent
- Shower Cubicle Partition will be provided in all Bedroom toilets
- Diverter will be provided in Kohler / Toto or equivalent
- Provision for Geysers will be provided in all bathrooms

## ENTRANCE DOOR

- Main door Frame will be wrapped with architraves and double side veneer polished finish shutter of 2100mm height which will have tower bolt, door viewer, safety latch, door stopper and Godrej or equivalent lock.

## BEDROOM DOOR

- Bedroom door frame will be wrapped with architraves and double side laminated finish shutter of 2100mm height with Godrej or equivalent locks, thumb turn with key, door stopper etc.

## BATHROOM DOOR

- Bathroom door frame will be wrapped with architraves and both side laminated finish and one side will be waterproofed laminated shutter of 2100mm height, thumb turn with key, tower bolt, etc.

## WINDOW

- Windows will be UPVC sliding panel with see-through plain glass with MS grills wherever applicable
- Balconies with UPVC framed French door sand toughened glass will be provided without grills
- For ventilators UPVC frame with suitable louvered glass panes

## ELECTRICAL FITTING

- Cables and wiring will be Polycab / Kundan / Finolex or equivalent
- Switches and sockets will be Schneider / Anchor Roma or equivalent
- Split air conditioner points will be provided in Living, Bedrooms and provision in dining
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone and TV points will be provided in living and master bedroom
- USB charging port in living/dining and master bedroom
- Master electrical control switch near to main entrance to control all major electrical points

## OTHER

- Rain water harvesting
- Overhead tank with UG sump water supply system
- DG backup for all apartments (1.2KW for each Flat)
- 100% power backup for lifts and common area
- CCTV surveillance camera Common areas
- Intercom will be provided
- Data provision will be provided in Living room /Master Bedroom
- Balcony with Glass Railing as per Architects Specification
- MS railing for Staircase

## EXTERNAL FEATURE

- Elevator: 6 or 8 - Passenger automatic lift will be provided
- Power Supply: 3-Phase power supply will be provided for all apartments
- Stilt Floor Lobby will be glass partition
- Suitable Landscaping will be done at required areas
- External Driveway interlocking paver will be provided

## Payment Schedule

|                         |   |      |
|-------------------------|---|------|
| Booking Advance         | - | 10%  |
| Agreement Stage         | - | 40%  |
| Foundation              | - | 10%  |
| 1st Floor Roof          | - | 5%   |
| 2nd Floor Roof          | - | 5%   |
| 3rd Floor Roof          | - | 10%  |
| Brick work & Plastering | - | 15%  |
| Handing over            | - | 5%   |
|                         |   | 100% |

# Awards



CSR Initiative of the Year - 2018  
ET Now



Excellence in Delivery - 2018  
ET Now



Distinguished Design Awards 2017  
Casagrand ECR14



Distinguished Design Awards 2017  
Casagrand Pallagio



Best Archived Project  
Casagrand Aldea  
CIDC Vishwakarma  
Award 2016



Luxury Project of the Year - 2015-16  
Casagrand Aldea  
Realty Fact



Developer of the Year  
Residential - 2015-16  
Realty Fact



Best Realty Brand - 2015  
Economic Times



Most Admired Project  
in Southern Region - 2014  
Casagrand Arena  
Worldwide Achievers



Excellence in  
Customer Engagement - 2014  
CEF



Top 50 Brands  
in Chennai - 2013  
Paul Writer Magazine



Real Estate Developer  
of the Year - 2013  
Brands Academy



**Buddy  
Neighbour  
Scheme**

**Refer  
& Earn**



Dear Customer,  
An exciting partnership is awaiting you and we would like you to be a part of it. Refer your friend, colleague or family to a Casagrand home and stand to earn financial rewards for your efforts. After all, who knows our homes better than you, partner?

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