



 **CASAGRAN**  
**BLOOM**  
Thirumudivakkam





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

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

MODEL VILLA



MODEL ROW HOUSE



**CASAGRAN**  
**BLOOM**  
Thirumudivakkam

Ever feel like you're constricted by the stacked cubicles that most apartments are? And locked in a concrete jungle with no green vistas? Compelled to live where you live for the fear of long commutes?

Well, Casagrand is bringing the outdoors to your doorstep with Bloom, an exciting new villa project in Thirumudivakkam.

A mere ten minutes away from GST Road, Bloom boasts of 159 units laid out over an expanse of 10 pristinely manicured acres. Each spacious 3 & 4 BHK villa and 3 BHK row house is a new age architectural piece, complete with its own private garden. As a resident here, you get to enjoy unlimited leisure and entertainment at the swimming pool, the clubhouse, the gymnasium and several other amenities. All this in the vicinity of the Outer Ring Road and several leading industrial hubs. Maybe it's time you turned over a new leaf at your own villa at Bloom.

## BIG REASONS TO BUY

- 159 units on a 10 acre expanse • Private garden space
- Amenities like clubhouse, swimming pool, gym, etc.
- Peaceful and serene residential location • Contemporary new age architecture
- Close to Outer Ring Road and surrounded by leading industrial hubs and MNCs

Street view



Clubhouse



Gym



Swimming pool



AV room



## AMENITIES

- Swimming pool
- Gym
- Cafeteria
- Gazebo
- Snooker room
- TT Room
- Multipurpose hall
- Board games room
- Arts / music room
- Indoor kids' play area
- Video games room
- Golf simulator
- AV room

Landscape view

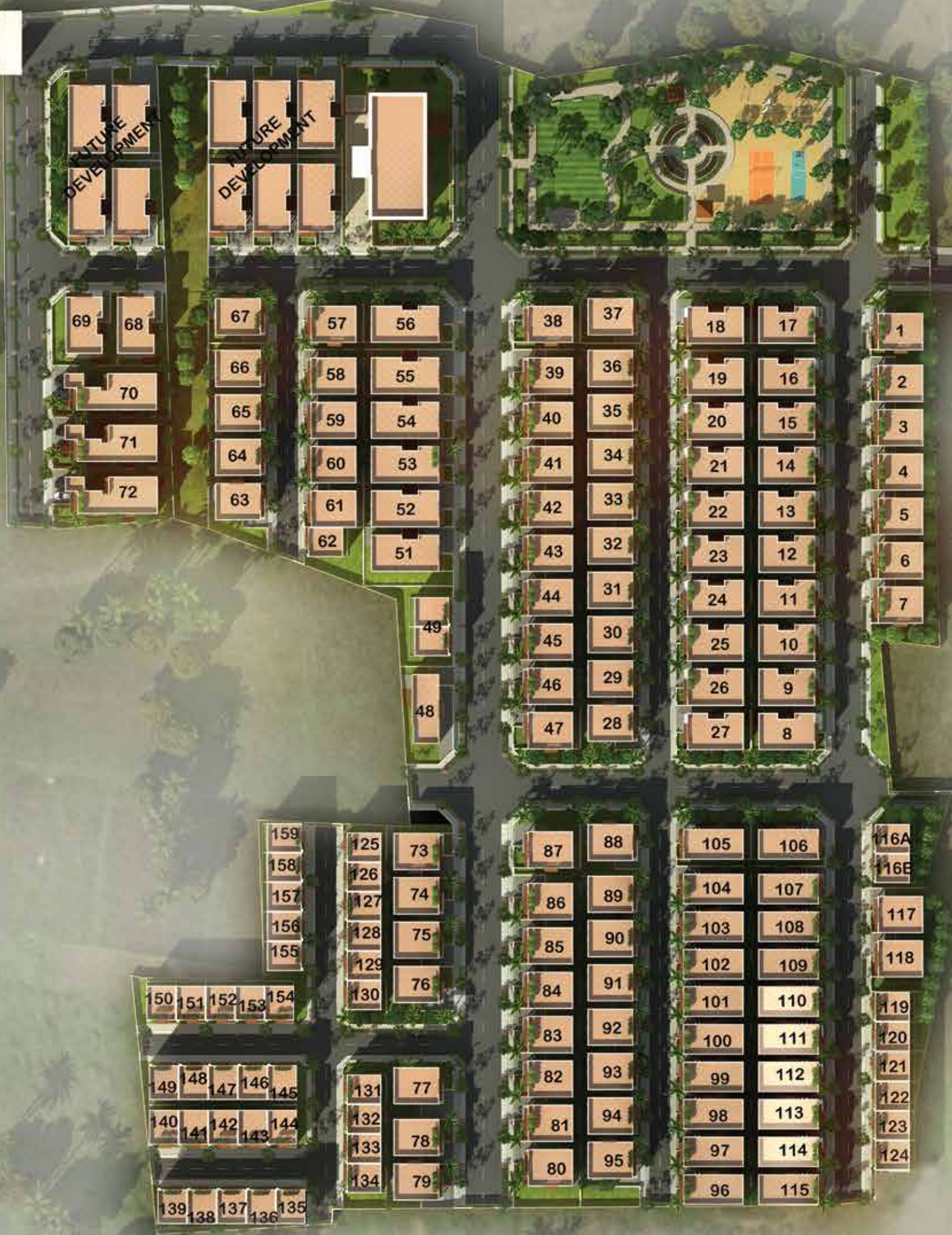




Aerial view



Site plan





## PAYMENT PATTERN

10% - 10 days from the booking

40% - 40 days from the booking

10% - Foundation stage

10% - Ground floor roof

10% - First floor roof

15% - Brickwork & plastering

5% - Handover

Model villa



# VILLA

Actual interiors and floor plans





Bedroom

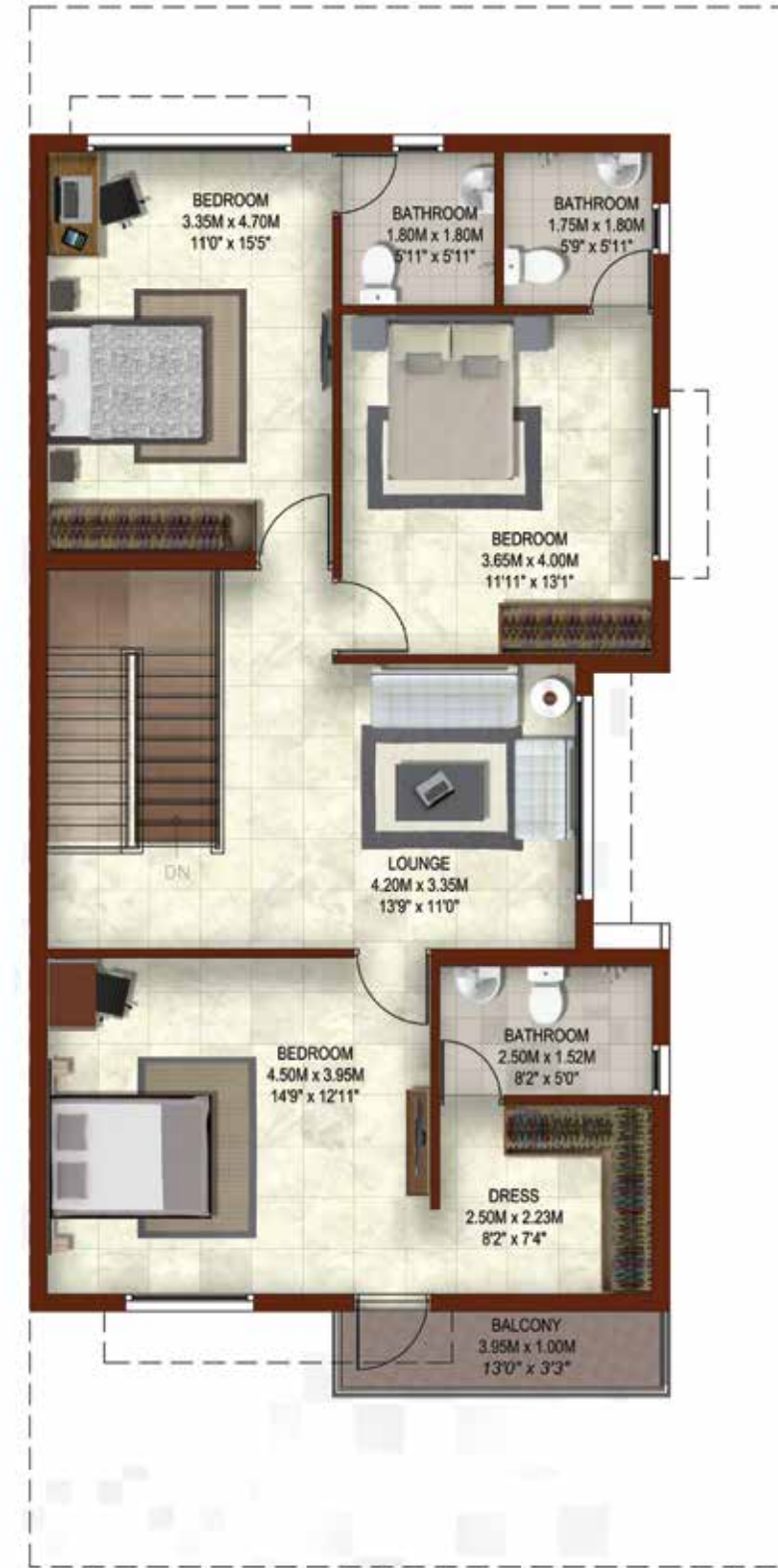




Type : 4 BHK  
 Unit No. : 51 to 55  
 Land Area : 1873 - 2482 sft  
 Carpet Area : 1857 sft  
 Saleable Area : 2353 sft



Ground Floor Plan



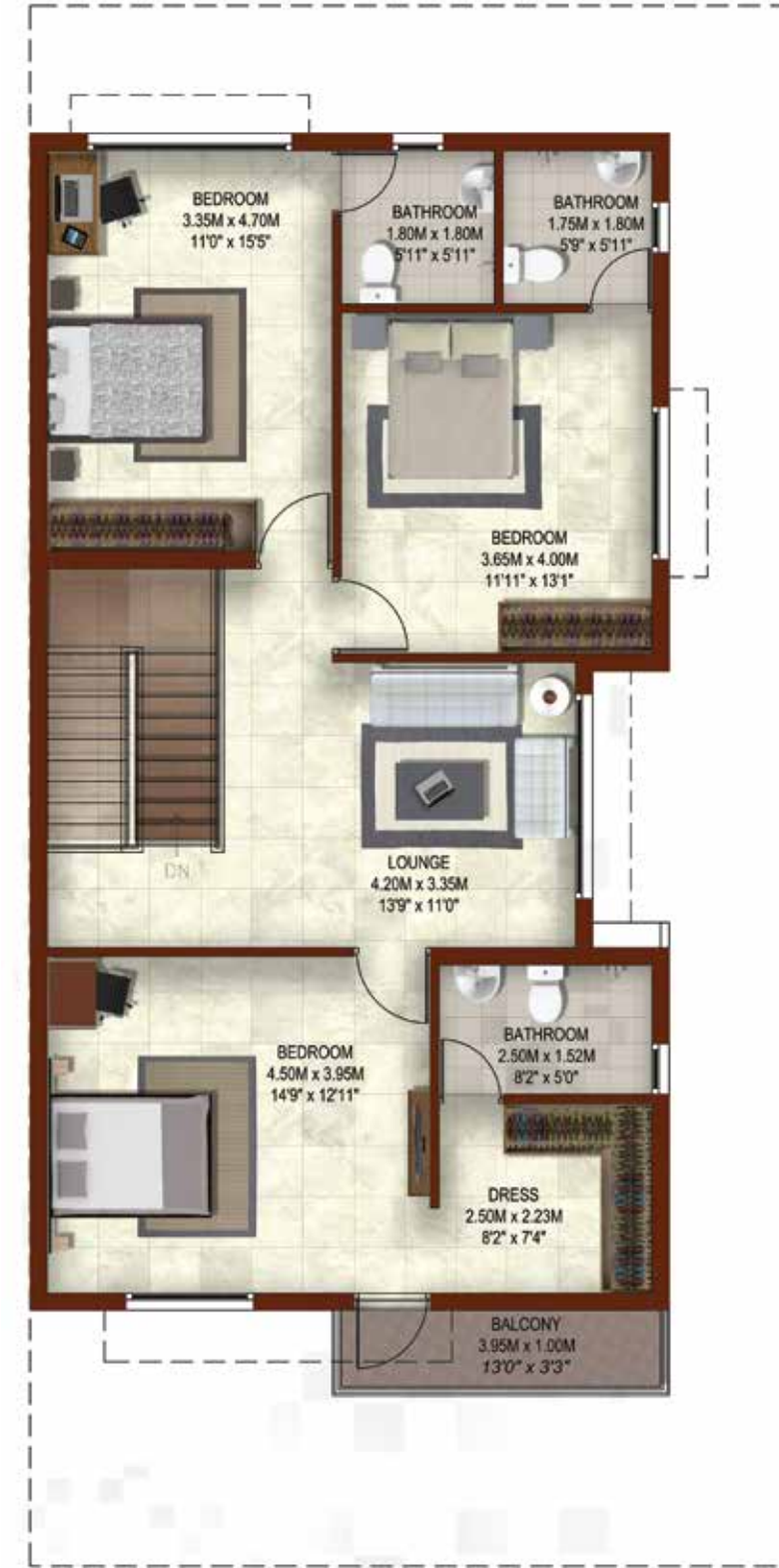
First Floor Plan



Type : 4 BHK  
 Unit No. : 56  
 Land Area : 2433 sft  
 Carpet Area : 1857 sft  
 Saleable Area : 2353 sft



Ground Floor Plan



First Floor Plan

Type : 4 BHK  
 Unit No. : 70, 71, 72  
 Land Area : 2871 - 3054 sft  
 Carpet Area : 2139 sft  
 Saleable Area : 2723 sft



Ground Floor Plan

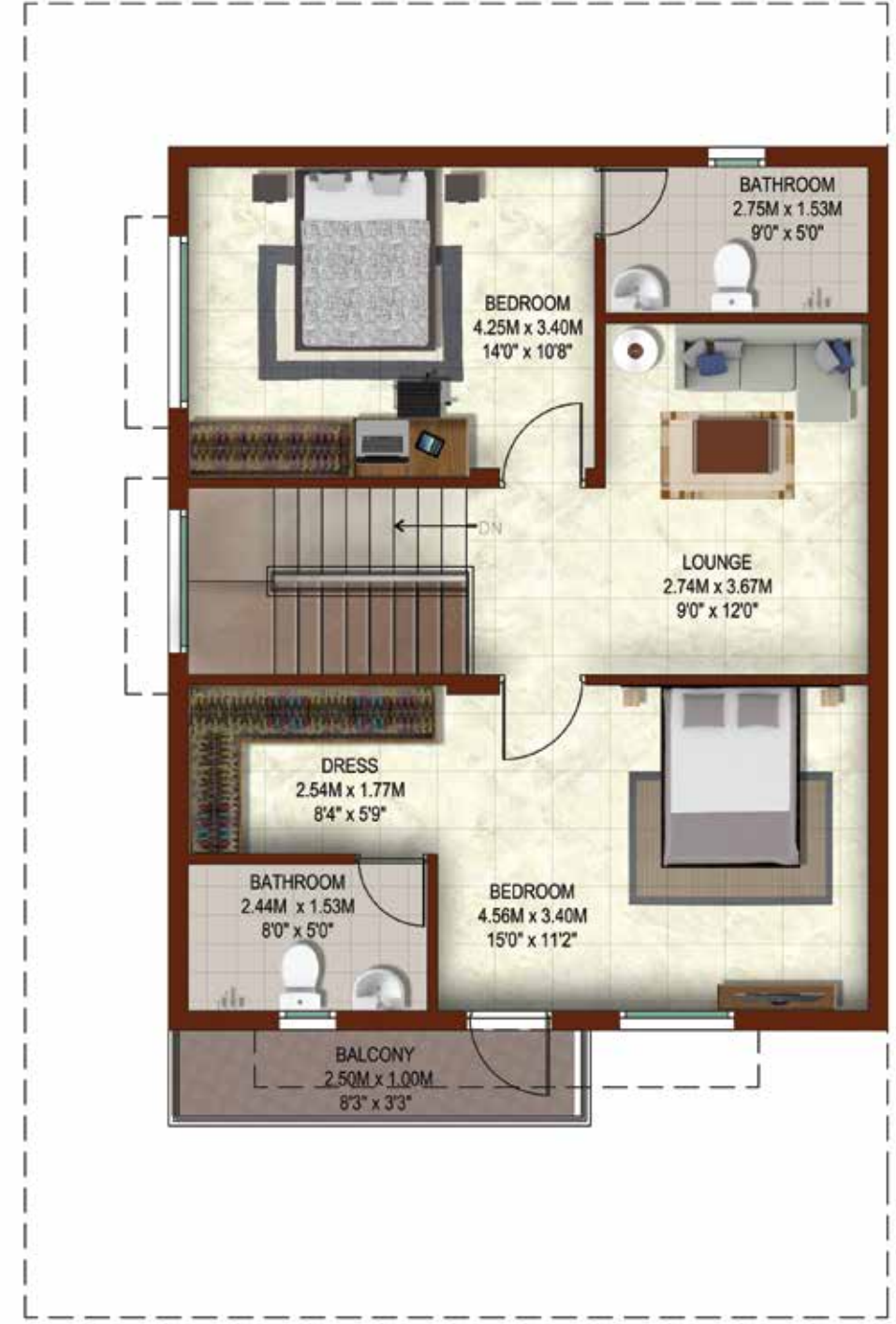


First Floor Plan

Type : 3 BHK  
 Unit No. : 1 to 7, 39 to 47, 57 to 61, 80 to 87, 117  
 Land Area : 1266 - 2054 sft  
 Carpet Area : 1234 sft  
 Saleable Area : 1665 sft



Ground Floor Plan



First Floor Plan

Type : 3 BHK  
 Unit No. : 8  
 Land Area : 2027 sft  
 Carpet Area : 1452 sft  
 Saleable Area : 1951 sft



Ground Floor Plan

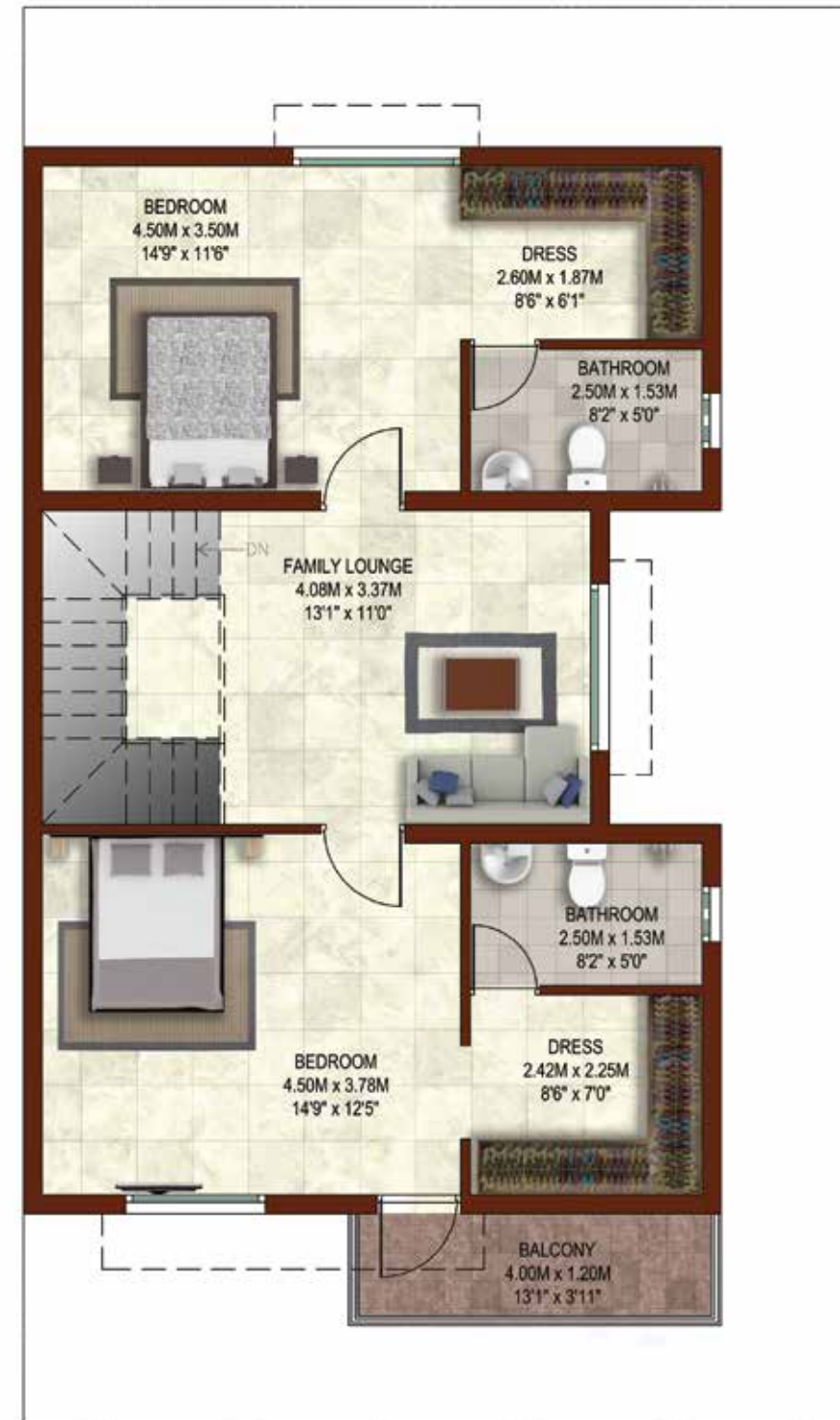


First Floor Plan

Type : 3 BHK  
 Unit No. : 9 to 16  
 Land Area : 1568 sft  
 Carpet Area : 1452 sft  
 Saleable Area : 1951 sft



Ground Floor Plan



First Floor Plan

Type : 3 BHK  
 Unit No. : 17  
 Land Area : 2061 sft  
 Carpet Area : 1452 sft  
 Saleable Area : 1951 sft



Ground Floor Plan



First Floor Plan

Type : 3 BHK  
 Unit No. : 18  
 Land Area : 2098 sft  
 Carpet Area : 1452 sft  
 Saleable Area : 1951 sft



Ground Floor Plan



First Floor Plan

Type : 3 BHK  
 Unit No. : 19 to 26  
 Land Area : 1568 sft  
 Carpet Area : 1452 sft  
 Saleable Area : 1951 sft



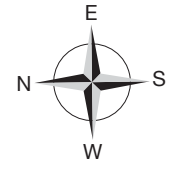
Ground Floor Plan



First Floor Plan



Type : 3 BHK  
 Unit No. : 27  
 Land Area : 2064 sft  
 Carpet Area : 1452 sft  
 Saleable Area : 1951 sft



Ground Floor Plan

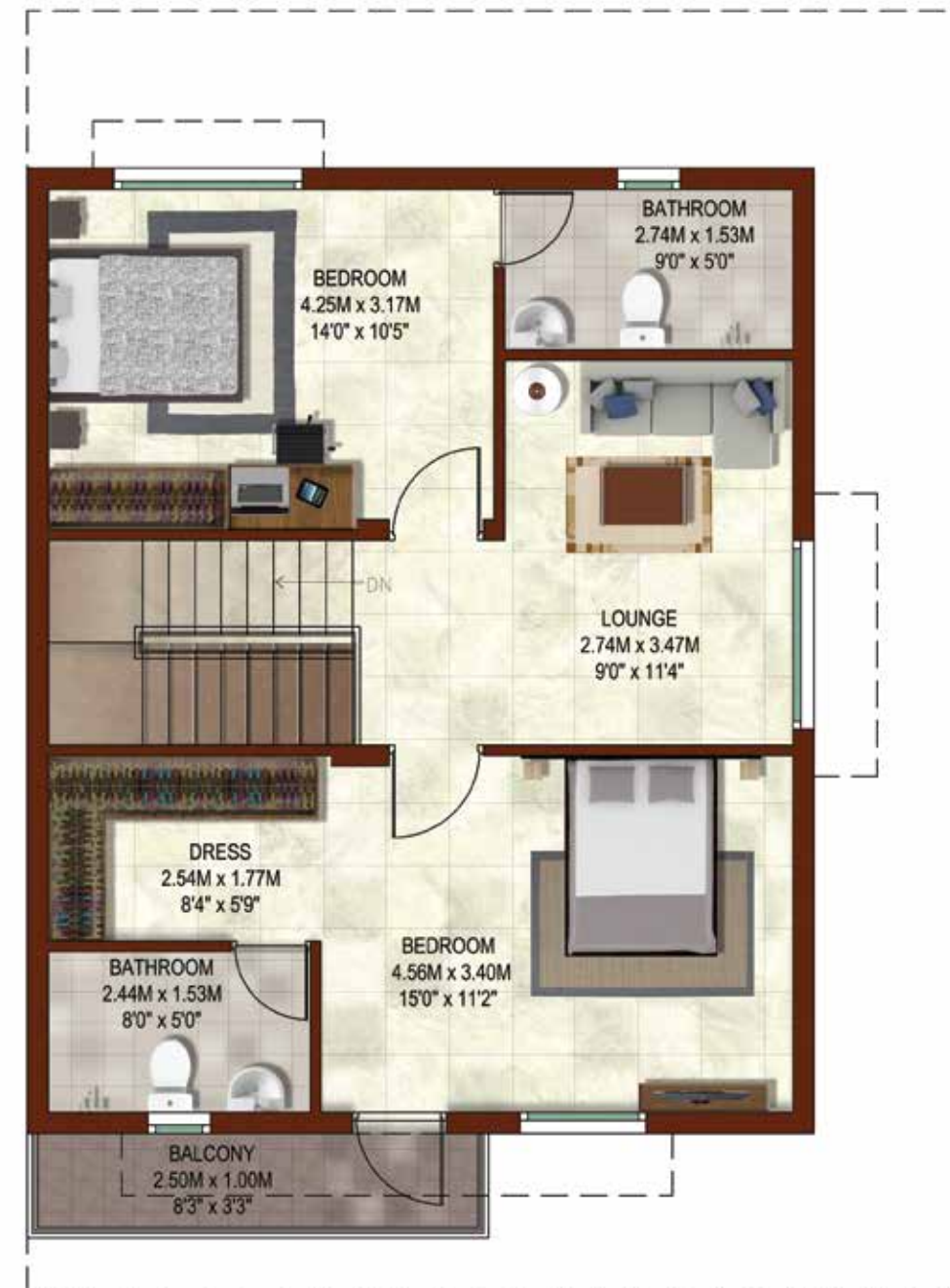


First Floor Plan

Type : 3 BHK  
 Unit No. : 28 to 37, 73, 74, 75, 78, 79, 88 to 95  
 Land Area : 1266 - 1911 sft  
 Carpet Area : 1234 sft  
 Saleable Area : 1665 sft



Ground Floor Plan

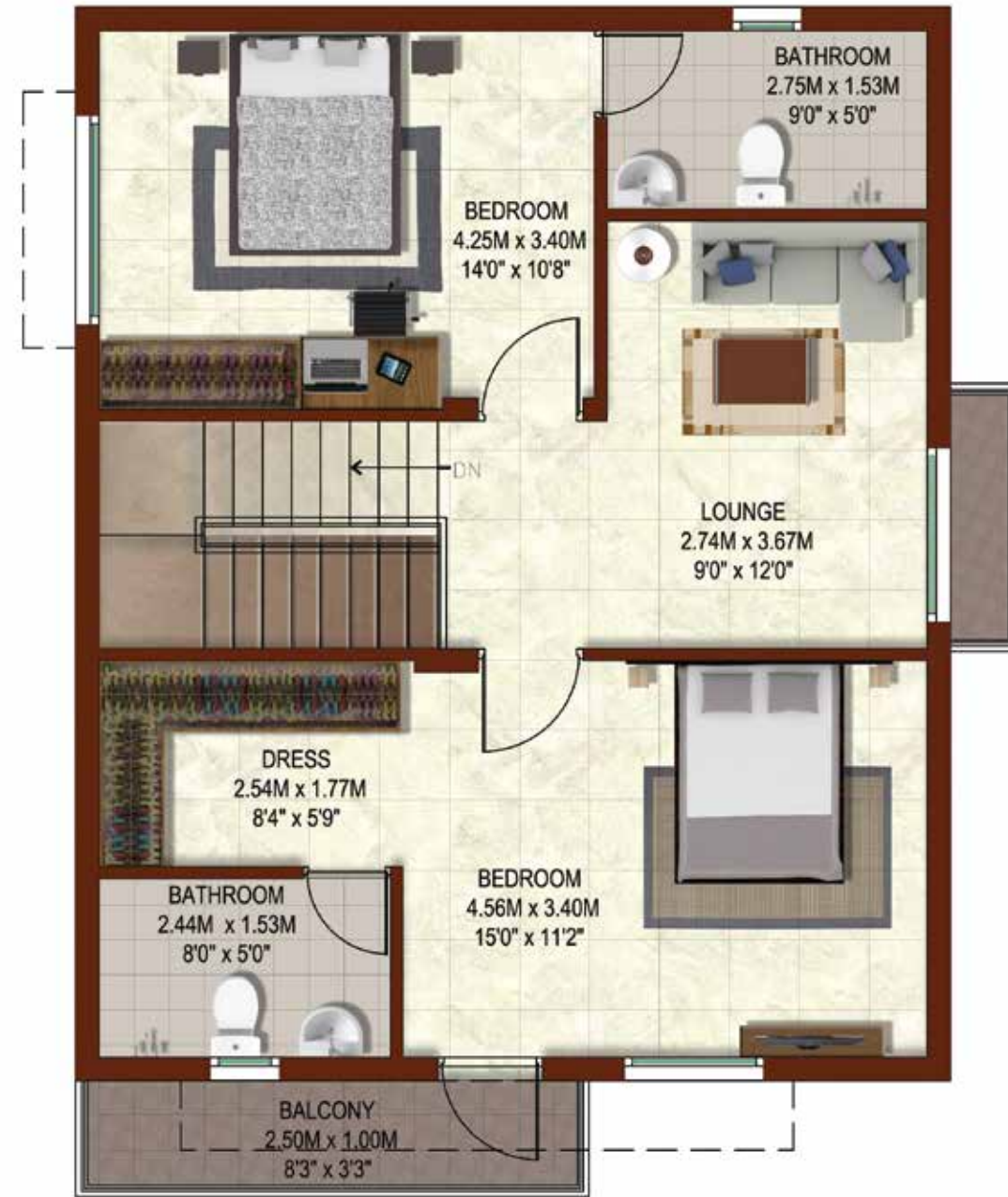


First Floor Plan

Type : 3 BHK  
 Unit No. : 38  
 Land Area : 1821 sft  
 Carpet Area : 1234 sft  
 Saleable Area : 1665 sft



Ground Floor Plan

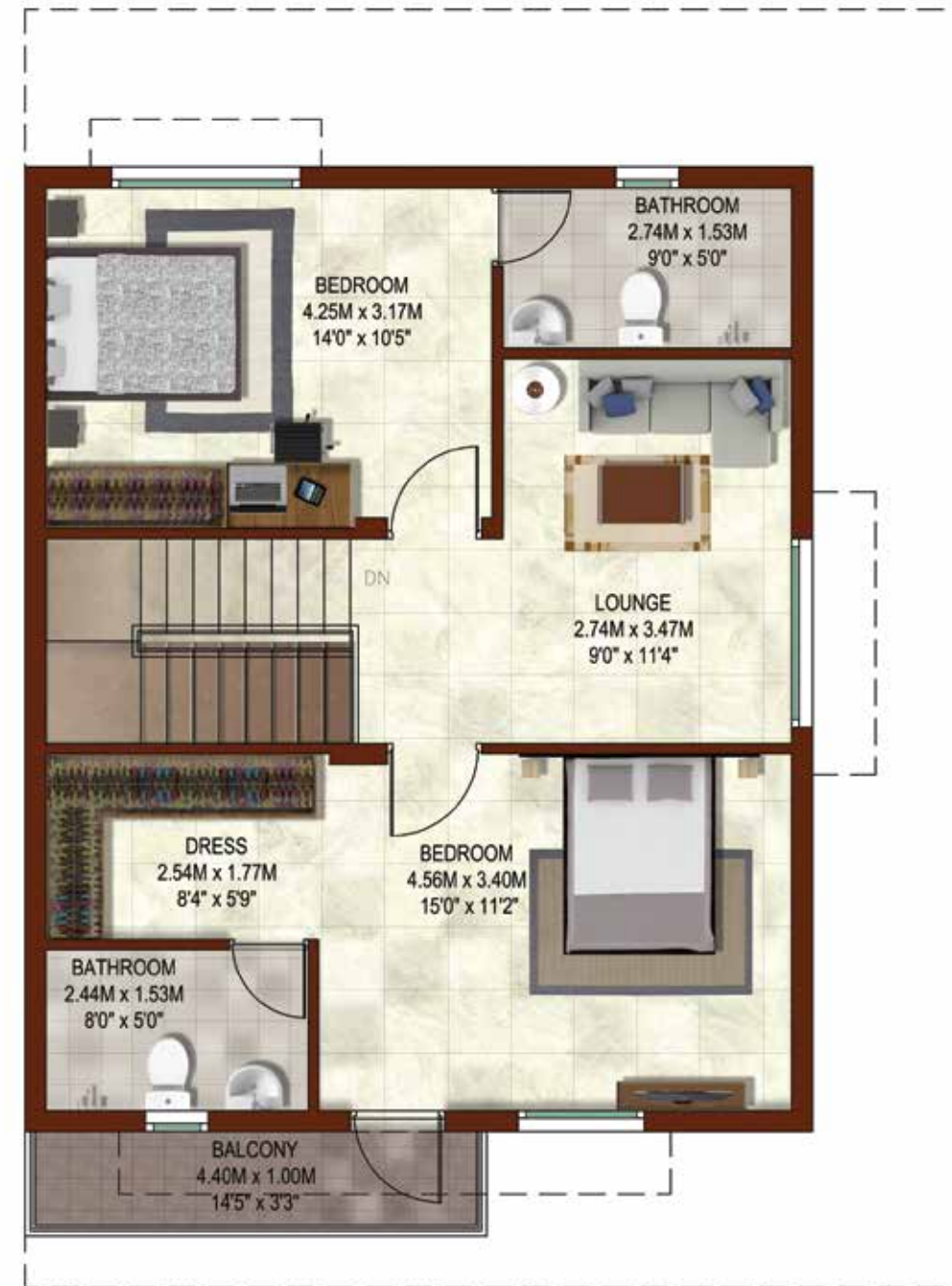


First Floor Plan

Type : 3 BHK  
 Unit No. : 63 to 67  
 Land Area : 1251 - 1640 sft  
 Carpet Area : 1208 sft  
 Saleable Area : 1633 sft

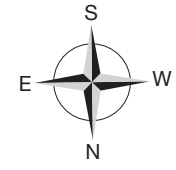


Ground Floor Plan



First Floor Plan

Type : 3 BHK  
 Unit No. : 68, 69  
 Land Area : 1993 - 2022 sft  
 Carpet Area : 1446 sft  
 Saleable Area : 1943 sft



Ground Floor Plan

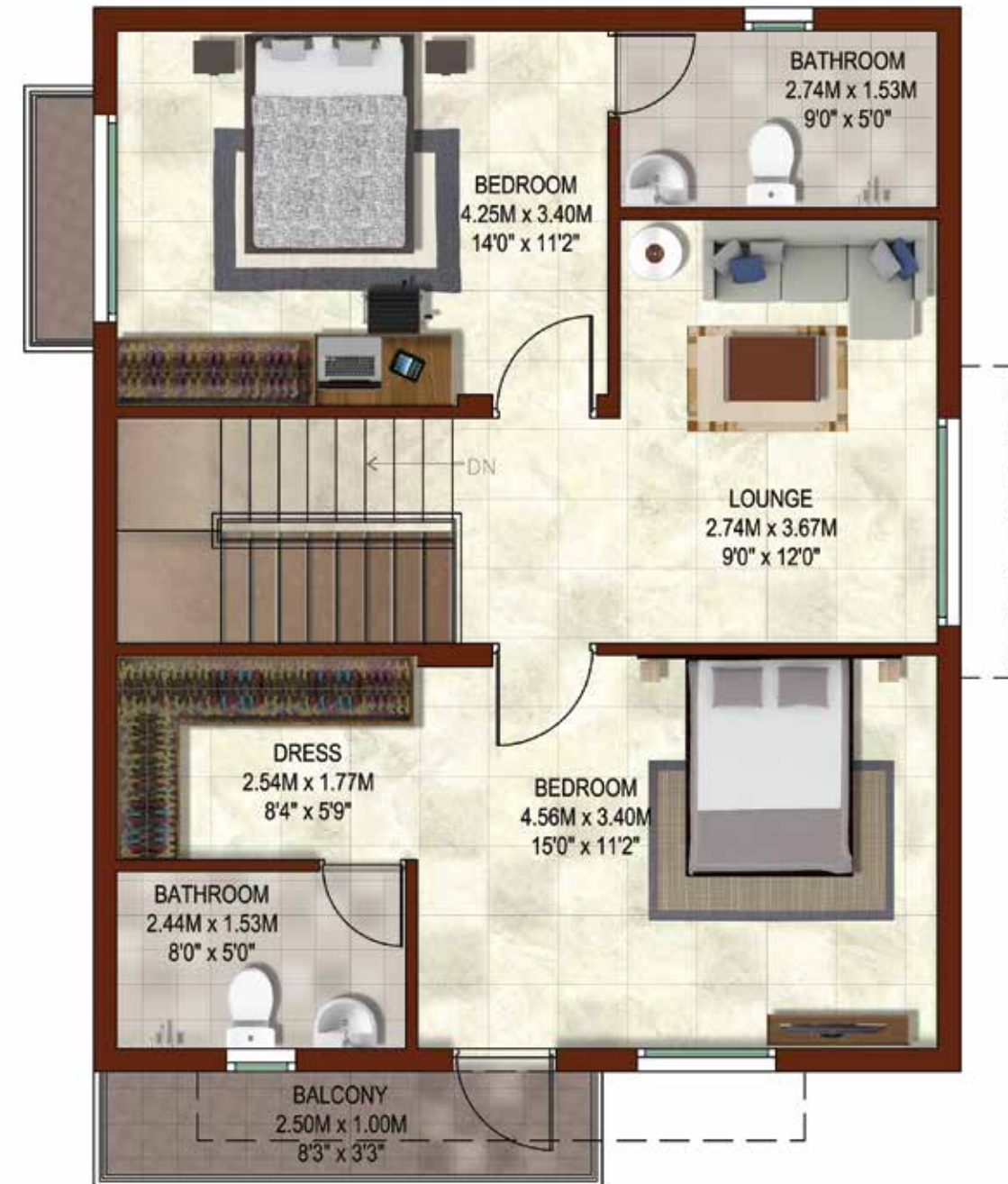


First Floor Plan

Type : 3 BHK  
 Unit No. : 76  
 Land Area : 1859 sft  
 Carpet Area : 1234 sft  
 Saleable Area : 1665 sft



Ground Floor Plan



First Floor Plan

Type : 3 BHK  
 Unit No. : 77  
 Land Area : 1837 sft  
 Carpet Area : 1234 sft  
 Saleable Area : 1665 sft

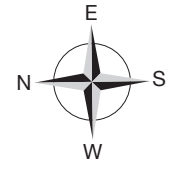


Ground Floor Plan



First Floor Plan

Type : 3 BHK  
 Unit No. : 96 to 105  
 Land Area : 1336 - 2009 sft  
 Carpet Area : 1356 sft  
 Saleable Area : 1761 sft



Ground Floor Plan



First Floor Plan



Type : 3 BHK  
 Unit No. : 106 to 115  
 Land Area : 1336 - 1972 sft  
 Carpet Area : 1356 sft  
 Saleable Area : 1761 sft



Ground Floor Plan



First Floor Plan

Type : 3 BHK  
 Unit No. : 118  
 Land Area : 2018 sft  
 Carpet Area : 1483 sft  
 Saleable Area : 1947 sft



Ground Floor Plan



First Floor Plan

Model row house



# ROW HOUSE

Actual interiors and floor plans



Living room

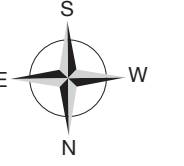




Dining



Type : 3 BHK  
 Unit No. : 48  
 Land Area : 2240 sft  
 Carpet Area : 1438 sft  
 Saleable Area : 1797 sft



Ground Floor Plan



First Floor Plan

Type : 3 BHK  
 Unit No. : 49  
 Land Area : 2179 sft  
 Carpet Area : 1507 sft  
 Saleable Area : 1857 sft



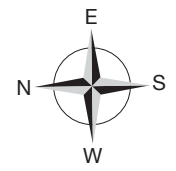
Ground Floor Plan



First Floor Plan



Type : 3 BHK  
 Unit No. : 62, 119, 124, 125, 130, 131, 134  
 Land Area : 800 - 1366 sft  
 Carpet Area : 844 sft  
 Saleable Area : 1001 sft



Ground Floor Plan



First Floor Plan

Type : 3 BHK  
Unit No. : 116A, 116B  
Land Area : 953 - 1393 sft  
Carpet Area : 844 sft  
Saleable Area : 1001 sft



Ground Floor Plan



First Floor Plan

Type : 3 BHK  
 Unit No. : 120 to 123, 126 to 129, 132, 133  
 Land Area : 591 - 821 sft  
 Carpet Area : 844 sft  
 Saleable Area : 989 sft

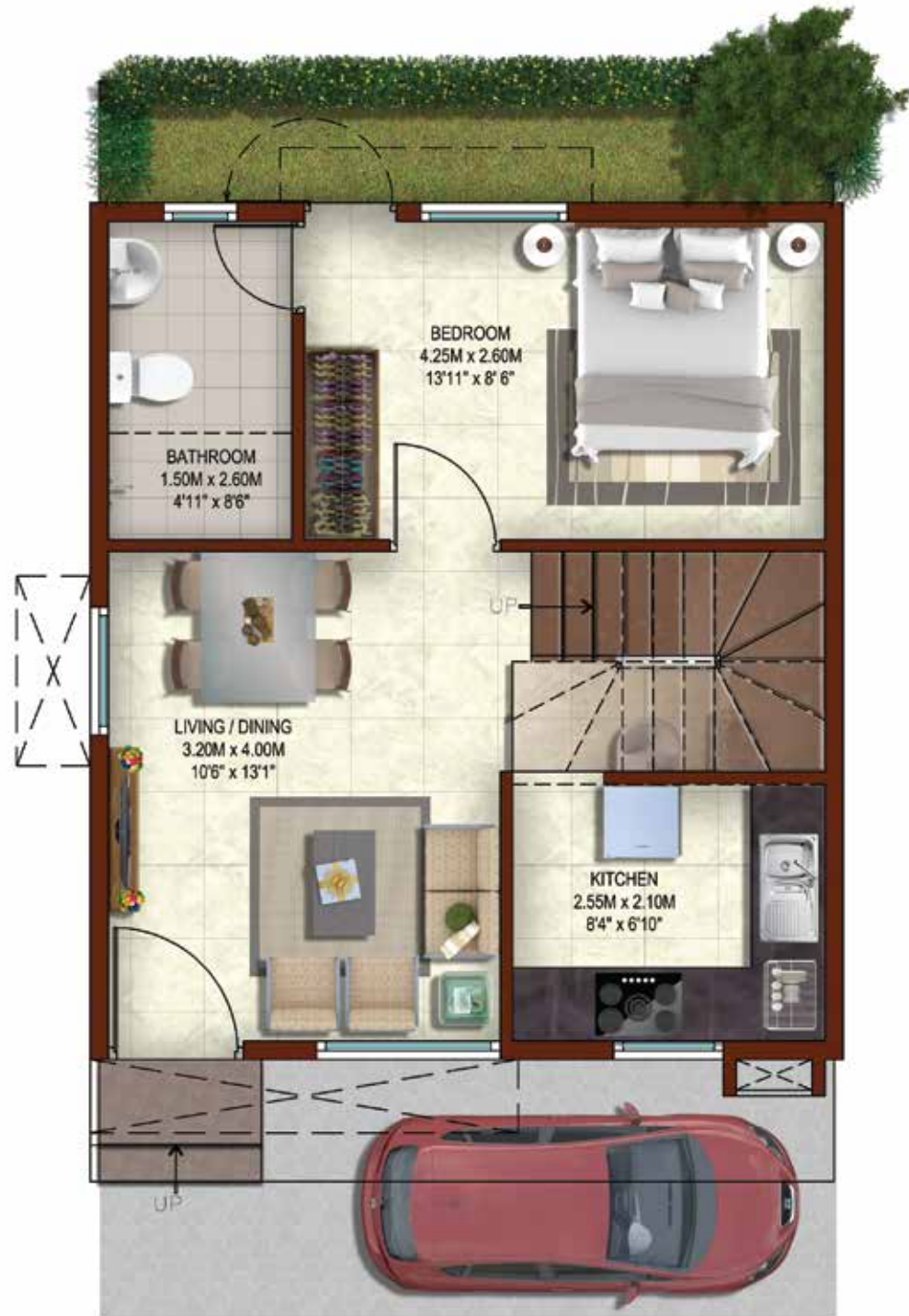
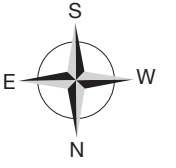


Ground Floor Plan



First Floor Plan

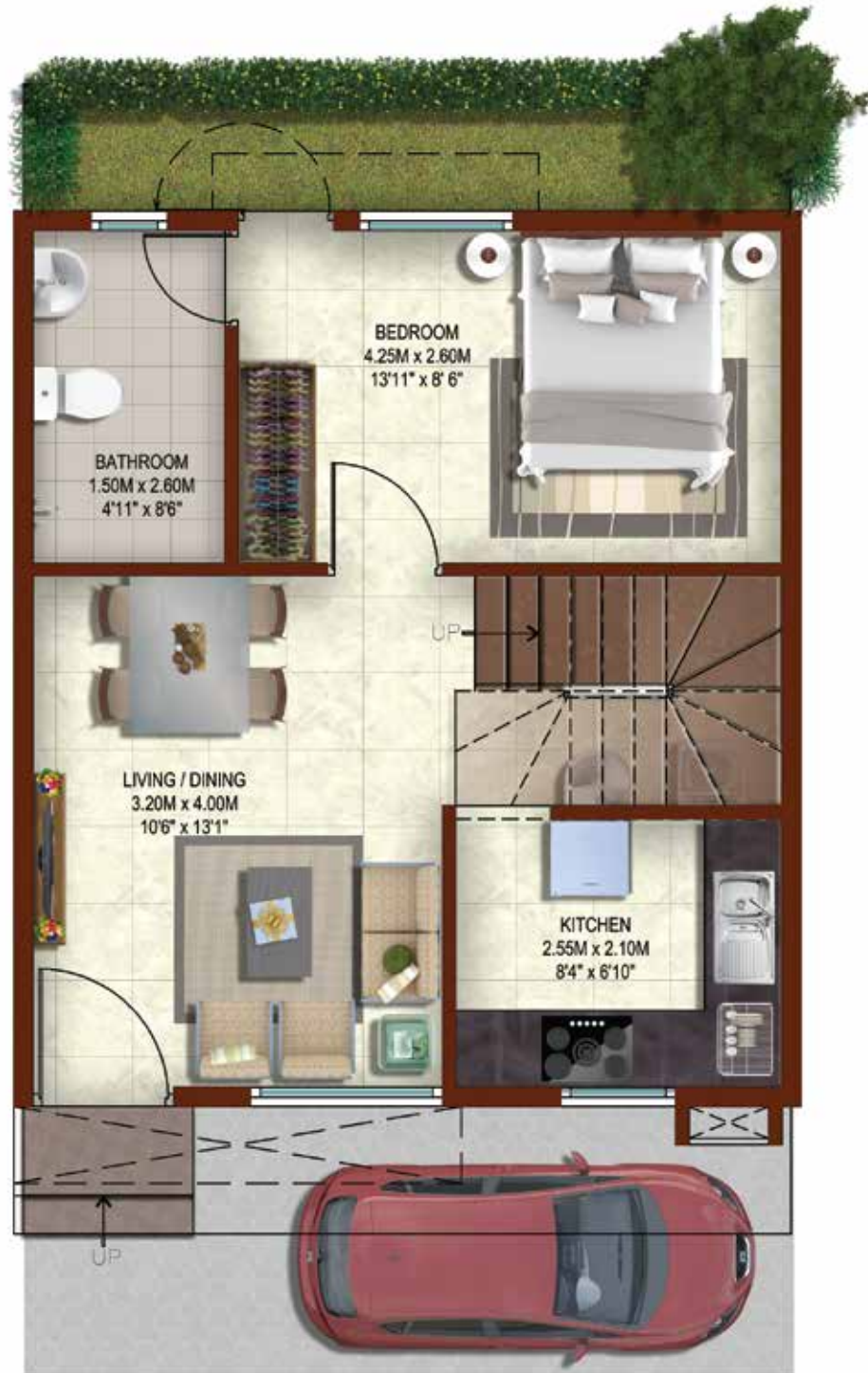
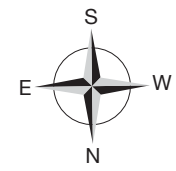
Type : 3 BHK  
Unit No. : 135, 139, 145, 149  
Land Area : 614 - 829 sft  
Carpet Area : 844 sft  
Saleable Area : 1001 sft



Ground Floor Plan

First Floor Plan

Type : 3 BHK  
 Unit No. : 136, 137, 138, 146, 147, 148  
 Land Area : 629 - 677 sft  
 Carpet Area : 844 sft  
 Saleable Area : 989 sft

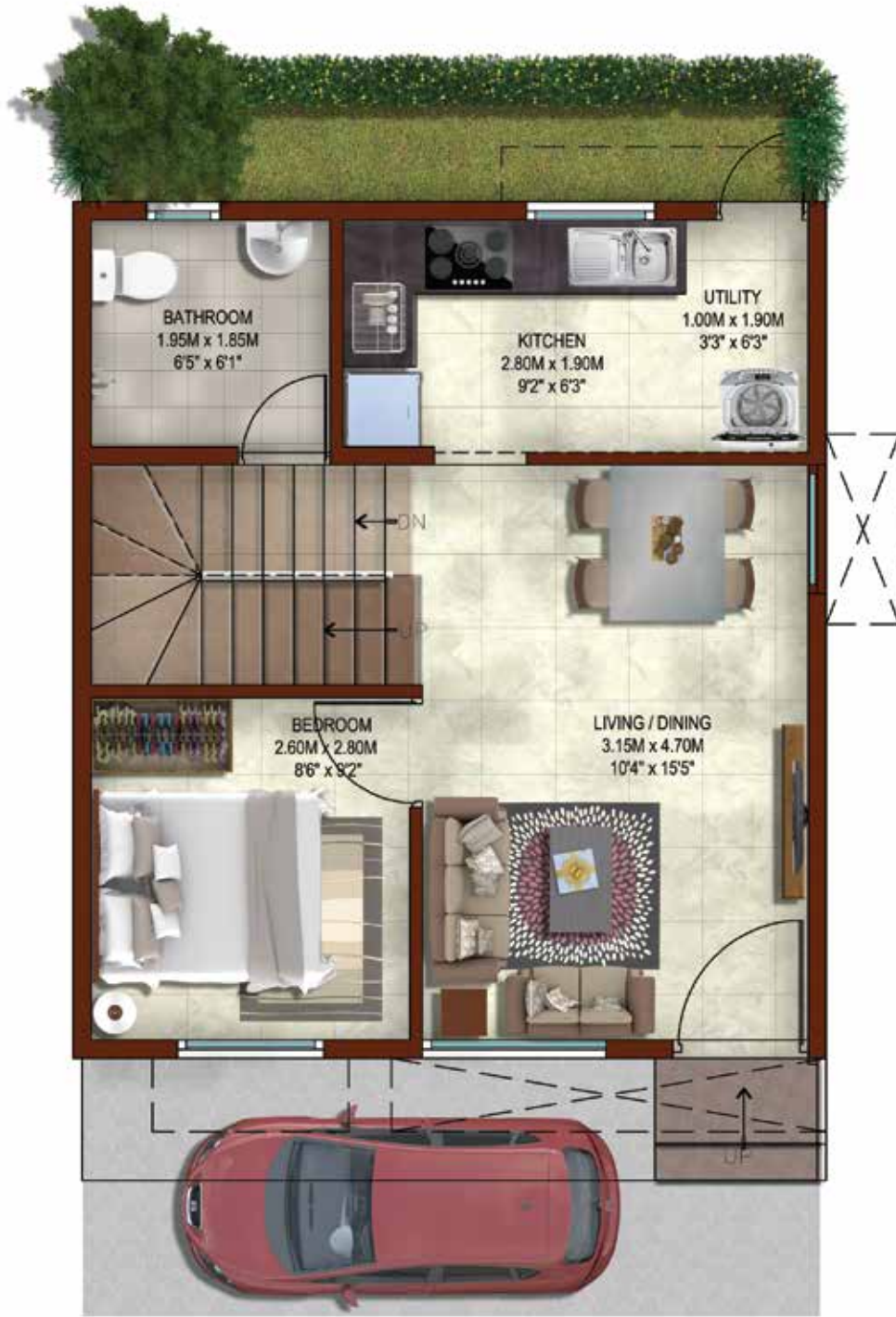
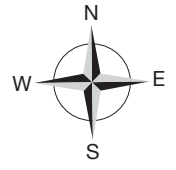


Ground Floor Plan



First Floor Plan

Type : 3 BHK  
 Unit No. : 140, 144, 150, 154  
 Land Area : 692 - 1074 sft  
 Carpet Area : 844 sft  
 Saleable Area : 1001 sft

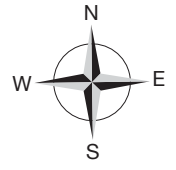


Ground Floor Plan



First Floor Plan

Type : 3 BHK  
 Unit No. : 141, 142, 143, 151, 152, 153  
 Land Area : 647 - 670 sft  
 Carpet Area : 844 sft  
 Saleable Area : 989 sft



Ground Floor Plan



First Floor Plan

Type : 3 BHK  
Unit No. : 156, 157, 158  
Land Area : 637 - 666 sft  
Carpet Area : 844 sft  
Saleable Area : 989 sft



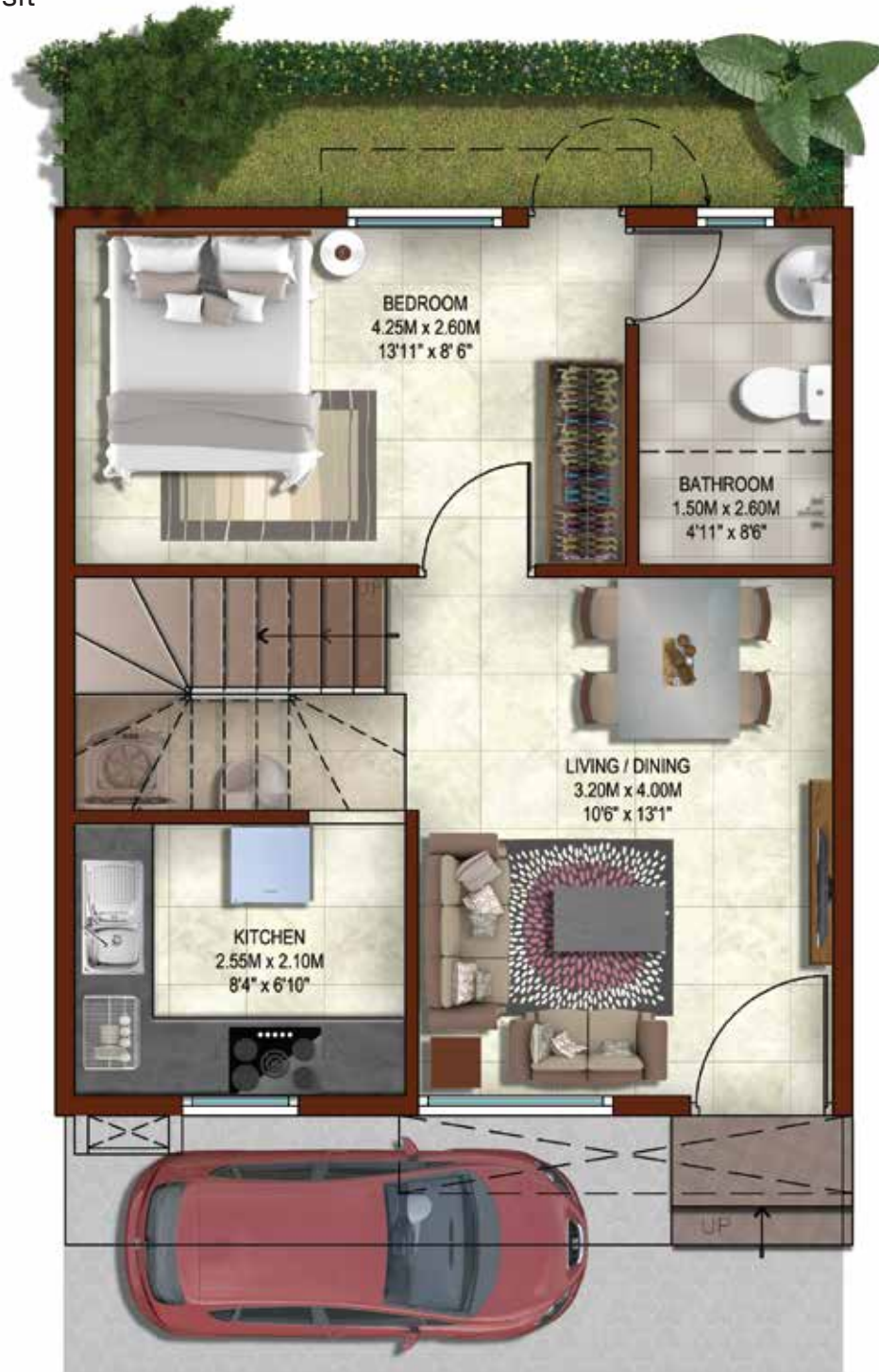
Ground Floor Plan



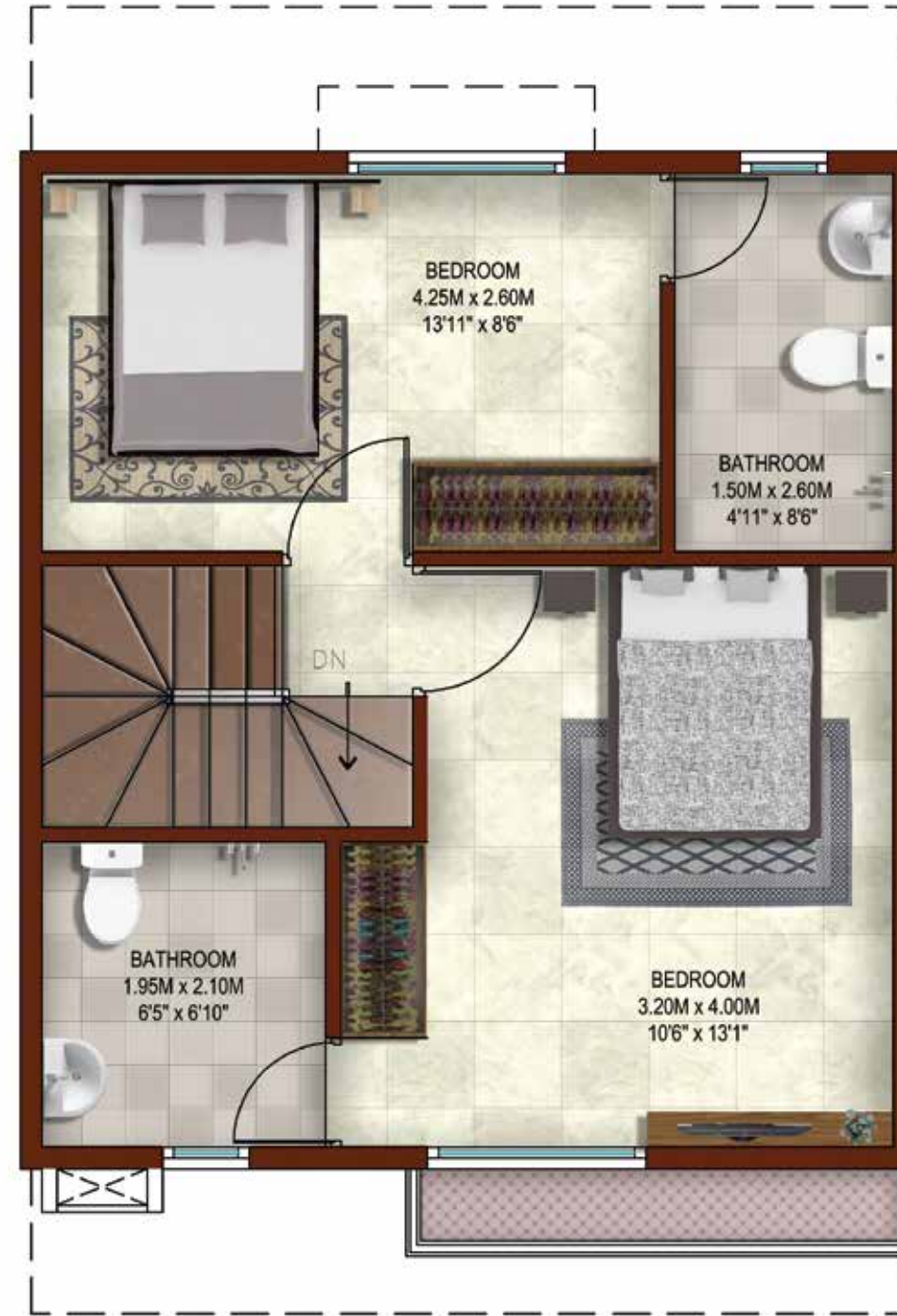
First Floor Plan



Type : 3 BHK  
 Unit No. : 155, 159  
 Land Area : 623 & 710 sft  
 Carpet Area : 844 sft  
 Saleable Area : 1001 sft



Ground Floor Plan



First Floor Plan

# SPECIFICATIONS

## Structure

- RCC framed structure
- Well-designed seismic resistant structure zone III using Fe 500 steel TMT bars
- Concrete block walls of 200mm for outer wall and 100mm for internal partition wall
- Floor to floor height will be maintained at 3m

## Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen, toilets & lobby will be finished with 1 coat of primer, 2 coats of putty and plastic emulsion paint
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and emulsion
- Exterior wall of the building will be finished with 1 coat of primer, 2 coats of weather resistant paint
- Bathroom walls will be finished with double glazed ceramic tiles up to 7 feet height
- Utility walls will be finished with double glazed ceramic tiles up to 4 feet height

## Flooring

- Foyer, living, dining, kitchen and bedrooms will have 600mm x 600mm vitrified tiles
- Bathrooms, balcony and utility will have ceramic tiles of 300mm x 300mm
- Car parking will be laid with good quality tiles
- Terrace floor will have grano flooring with threaded grooves
- Outside deck will be laid with Shahabad stepping stones
- Internal staircase will be laid with granite flooring and MS railing

## Kitchen

- 600mm granite slab platform will be done at a height of 810mm from the floor level and will be provided with stainless steel sink with single drain board
- Provision for chimney and water purifier will be provided
- CP fittings will be of good quality
- Dado tiles up to 600mm from the granite slab

## Bathrooms

- Granite top wash basin of good quality in master bathroom
- Wall mounted wash basin of good quality in all other bathrooms
- Floor mounted WC with open cistern and health faucet of good quality in all bathrooms
- All CP and sanitary fittings will be of good quality
- Wall mixer of good quality with shower for hot and cold water
- Provision for exhaust and geyser will be provided in all bathrooms

## Entrance Door

- Flush doors with double side laminate of 7 feet height with good quality locks, tower bolts, door viewer, safety latch, door stopper, etc.

## Bedroom Doors

- Flush doors with double side laminate of 7 feet height with quality locks, tower bolts, safety latch, door stopper, etc.

## Bathroom Doors

- Flush doors with double side laminate of 7 feet height will have thumb turn, tower bolt, etc.

## Windows

- Windows will be UPVC with see-through plain glass and MS grills on inner side wherever applicable
- Sliding French doors with UPVC toughened glass without grills
- Ventilators will be UPVC with suitable louvered glass panes

## Balcony and Common Staircase Railings

- Hand railing in balconies as per architect's design
- MS railings will be provided for common staircase

## Electrical Fittings

- Good quality cables and wiring
- Switches and sockets will be of good quality
- Split air conditioner points will be provided for all the bedrooms and provision will be given for living room
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
- Telephone and TV (DTH) points will be provided in master bedroom and living room
- USB charging port as part of a switchboard in master bedroom and living room
- Master electrical control switch near main entrance to control all major electrical points

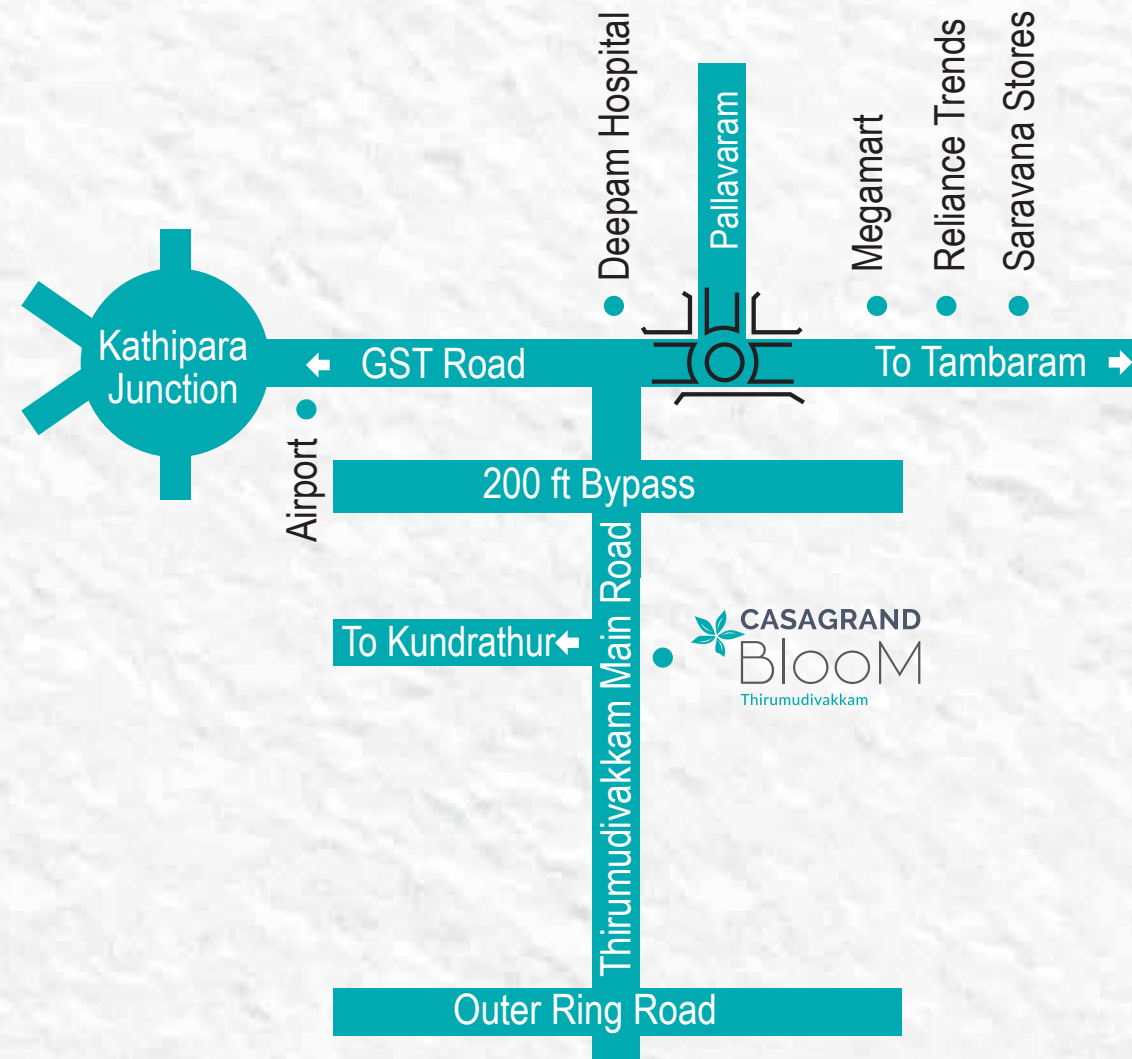
## Others

- Rain water harvesting
- Hydro pneumatic water supply
- Inverter provision will be given for lights and fan points
- 100% power backup for clubhouse
- All roads will be tar top

## External Features

- Suitable landscaping on all sides of the project
- CCTV will be provided in required pivotal points

## LOCATION MAP



## LOCATION ADVANTAGES

### Schools

- Sree Shanthi Anand Vidyalaya - 1.5 km
- Jain Public School - 1 km
- Srimathi Sundaravalli Memorial School - 4.7 km

### Colleges

- SDNB Vaishnav College For Women - 6.7 km
- Madras Institute of Technology - 9 km
- Madras Christian College - 10 km

### Hospitals

- Sree Balaji Medical College and Hospital - 5.4 km
- Ramana Children's Hospital - 5.5 km
- Deepam Hospital - 6 km

### Travel

- Thirumudivakkam Bus Stop - 1.2 km
- Chrompet Railway Station - 6.8 km
- Pallavaram Railway Station - 7 km
- Chennai International Airport - 9.4 km

### Nearby Locations

- Pallavaram - 7 km
- Chrompet - 7 km
- Tambaram - 11 km

**Buddy  
Neighbour  
Scheme**



**Refer  
& Earn**



Dear Customer,

An exciting partnership is in the offing 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?

To refer, call 73051 00900

[referral@casagrand.co.in](mailto:referral@casagrand.co.in) | [www.cgregerral.com](http://www.cgregerral.com)

**CASAGRAN**  
building aspirations

**CORPORATE OFFICE:**

NPL Devi, New No. 111, Old No. 59, LB Road,  
Thiruvanmiyur, Chennai - 600 041.  
Ph: +91-44 4411 1111  
Mob: 98848 30000/2/4 Fax: +91-44 4315 0512

**COIMBATORE OFFICE:**

Sri Dwaraka, No. 1-A, B.R. Nagar Main Road,  
Singanallur Post,  
Coimbatore - 641 005.  
Ph: +91-422 4411 111

**BENGALURU OFFICE:**

Salma Bizhouse, 34/1, 4<sup>th</sup> Floor,  
Meenee Avenue Road, Opp. Lakeside Hospital,  
Ulsoor Lake, Bengaluru - 560 042.  
Ph: +91-80 4666 8666

**DUBAI OFFICE:**

4<sup>th</sup> Floor, Block-B, Business Village,  
Dubai, United Arab Emirates,  
PO Box. 183125.  
Ph: +971 565302759

[www.casagrand.co.in](http://www.casagrand.co.in)

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