



CASAGRAN
*Smart***TOWN**

Thalambur

LIVE THE SMART LIFE
WITH A SMART CHOICE



Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last thirteen years, we have developed over 12 million sqft of prime residential real estate across Chennai, Bengaluru, and Coimbatore. Over 6000+ happy families across 68 landmark properties 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 crores in the pipeline.

CASAGRAN *Smart*TOWN

Thalambur

Smart home. Smart location. Smart price. Smart amenities. And a smart life. Get all these and more only at Casagrand Smart Town, Thalambur. Situated 10 minutes from Siruseri IT Park, Smart Town has the most affordable homes Chennai has ever seen to make the biggest dream you ever had come true. It's also well connected to prominent hubs, so that you can reach schools, colleges, workplaces and entertainment zones with ease.

So come, live an enriching life at Casagrand Smart Town and enjoy the amenities it has in store for you and your family.

Big reasons to buy

- 482 lifestyle apartments spread across 5 acres
- Stilt + 4 design structure
- Exclusive 1 & 2 BHK secure community
- Contemporary new age architecture
- Efficiently planned internal spaces for optimum space utilization
- Ideal for investment and good rental yields
- Abundant ventilation
- Amenities & features like swimming pool, clubhouse, gym and many more







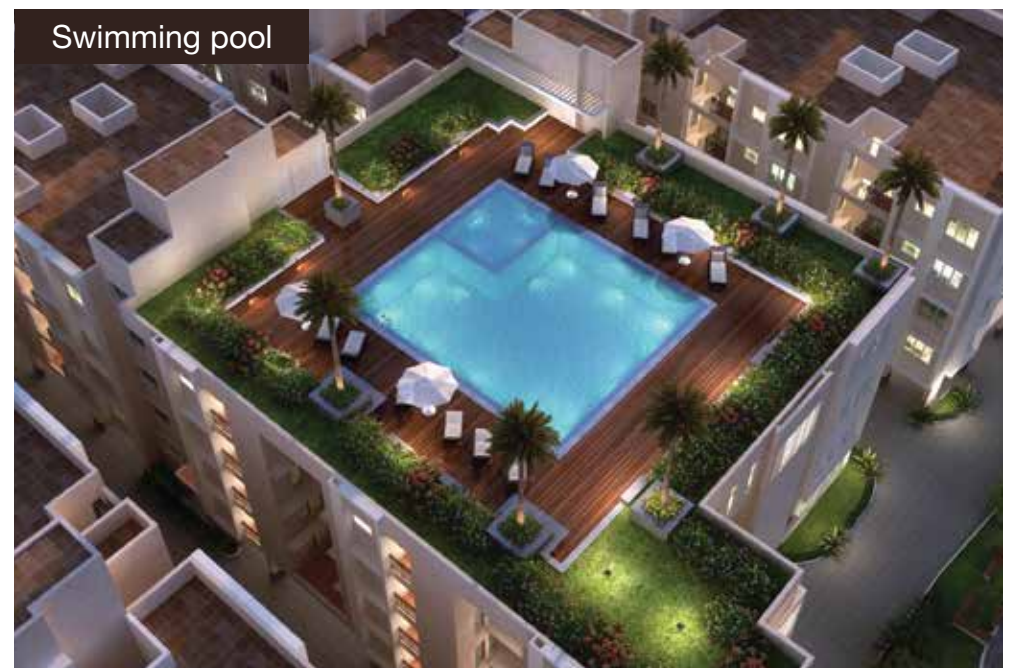
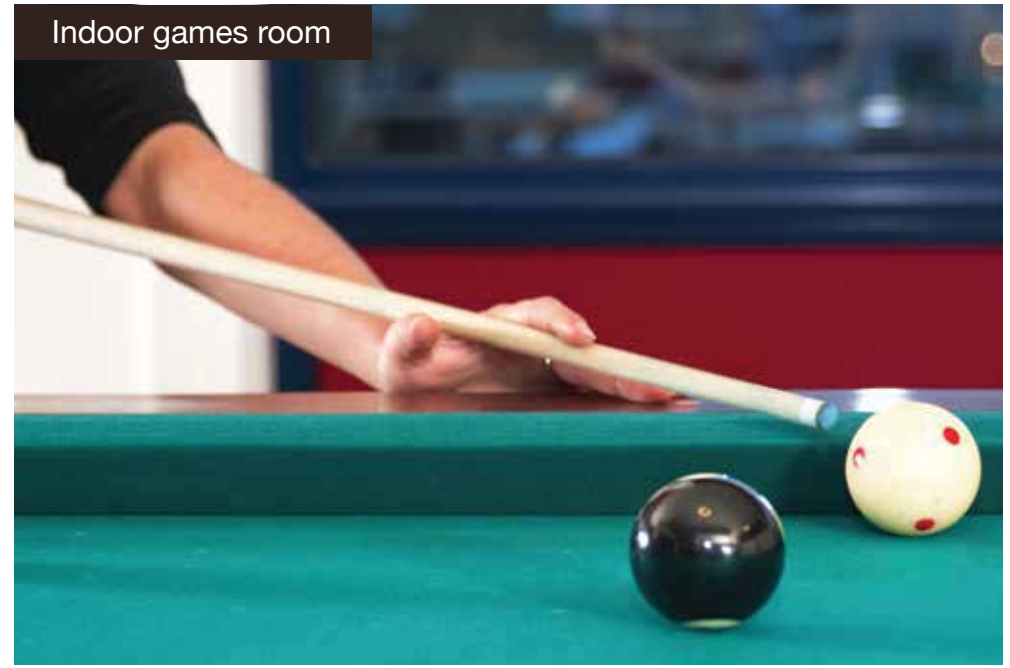
Aerial night view

Badminton court view



Amenities

- Party lawn
- Half basketball court
- Children's play area
- Badminton court
- Walking track
- Open landscaped deck area
- Yoga / Aerobics
- AV room
- Children's video games room
- Party hall
- Association room
- Gym
- Games room
- Swimming pool
- Toddlers' pool





Product Superiority



Grandeur living at an affordable price

Casagrand Smart Town brings the first time homebuyer affordable homes



Contemporary unit design

Aesthetic 2 BHK apartments will be a perfect match for young professionals, upgrades and nuclear families who aspire to live in branded and well-designed apartments offering right amenities at a competitive price



Functional spaces

Sensibly dividing the spaces of the home to make it multipurpose yet appropriate for its use



Elegant elevation

Casagrand Smart Town has a contemporary house elevation to embrace the pure modern style. The impressive elevation is designed with proper use of the plot space, air, natural light and different types of exterior projections



Interior planning

Designed with defined interior spaces to avoid furnishing of any internal space.

- Defined wardrobe locations for every unit
- TV position for every unit
- Bed location with side tables
- Electrical layout
- Washing machine space



In-built wardrobe niche spaces

Most of the bedrooms have been designed to have a wardrobe niche, so that it does not waste space in bedroom and you get more usable space for furnishing



Recreational activities and amenities

Rooftop swimming pool and outdoor games like badminton and basketball for your healthy lifestyle; clubhouse with party hall for any family function and landscaped areas with seating to enjoy the evenings after a tiring day



No dead space

Internal and external spaces have been designed with zero space wastage, giving you maximum usable area in your apartment



Planning for ODU locations

Thoughtfully planned and created spaces for placing ODUs of ACs, so that this area is accessible for service and no ACs will be seen on building façade as they will be hidden within these ODU spaces



Vehicle parking spaces

The community has been designed with ample number of car and bike parking spaces for both visitors and residents



Well lit and ventilated corridors

All the corridors are well lit and ventilated from either ends or intermediate cutouts so that there will not be any requirement of lighting corridors during day



Secure community

There is controlled and manned entry and exit for project. Apart from this, there will be CCTV surveillance at pivotal points across project



Ventilation

All internal spaces are well lit and ventilated as they look out onto external open areas and none of the bedrooms look into small internal ducts



Well defined washing machine space in all units



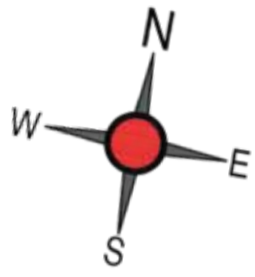




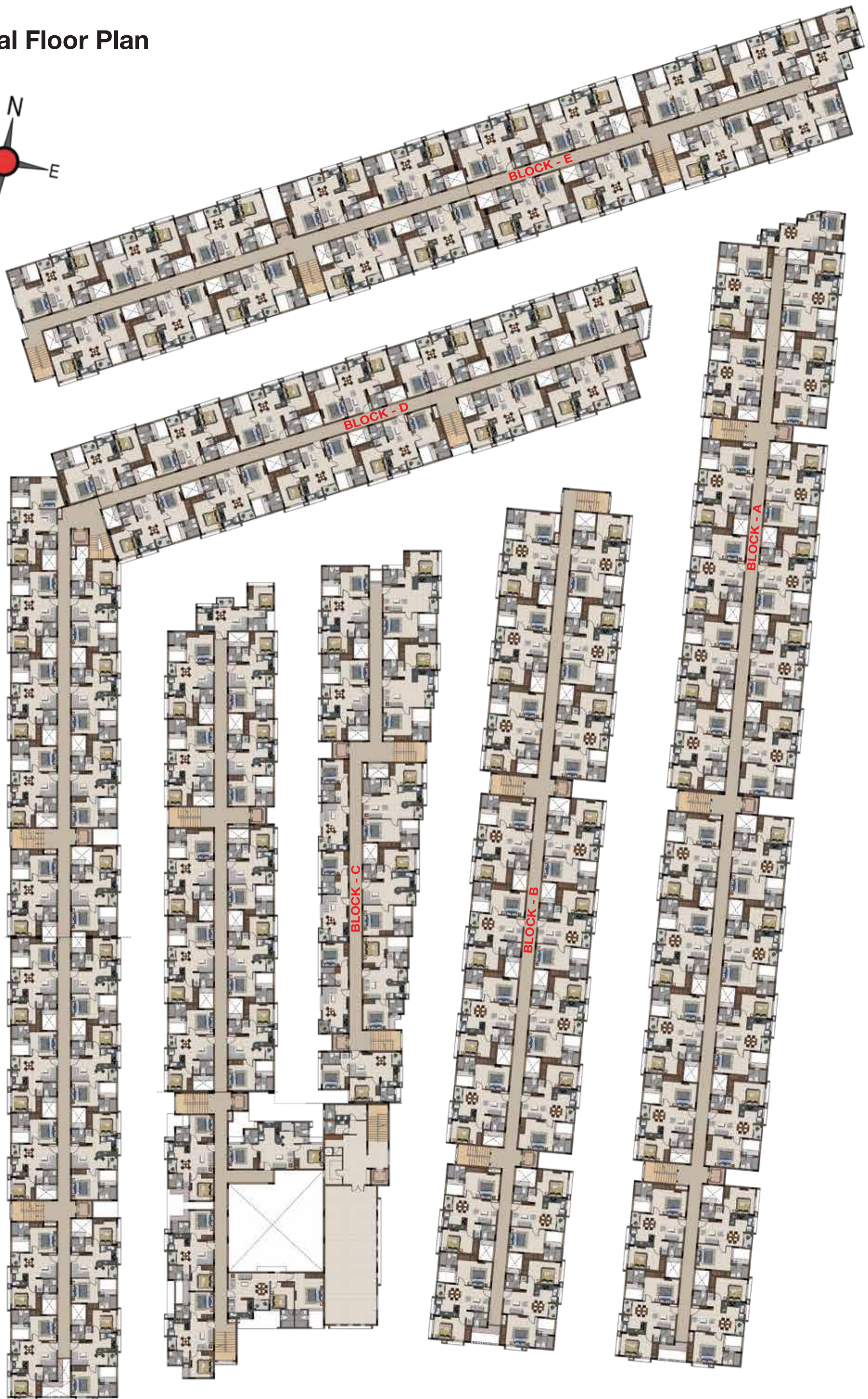
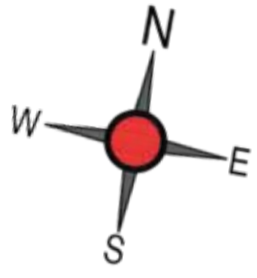
Stilt & Floor Plans



Stilt Floor Level



Typical Floor Plan

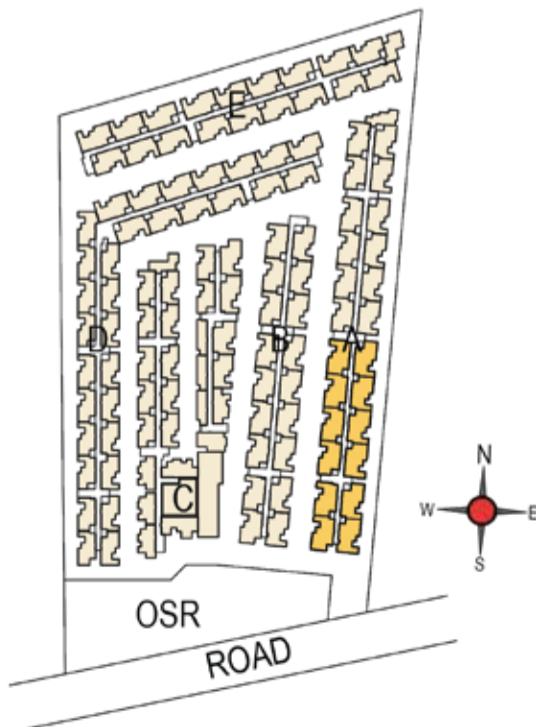


1st to 4th Typical Floor Plan

Block A

Unit No.: 01-12

UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
A101 - A401	2 BHK+2T	611	934
A102 - A402	2 BHK+2T	615	948
A103 - A403	2 BHK+2T	615	933
A104 - A404	2 BHK+2T	612	938
A105 - A405	2 BHK+2T	594	908
A106 - A406	2 BHK+2T	626	949
A107 - A407	2 BHK+2T	611	926
A108 - A408	2 BHK+2T	611	927
A109 - A409	2 BHK+2T	611	926
A110 - A410	2 BHK+2T	611	927
A111 - A411	2 BHK+2T	615	933
A112 - A412	2 BHK+2T	612	938



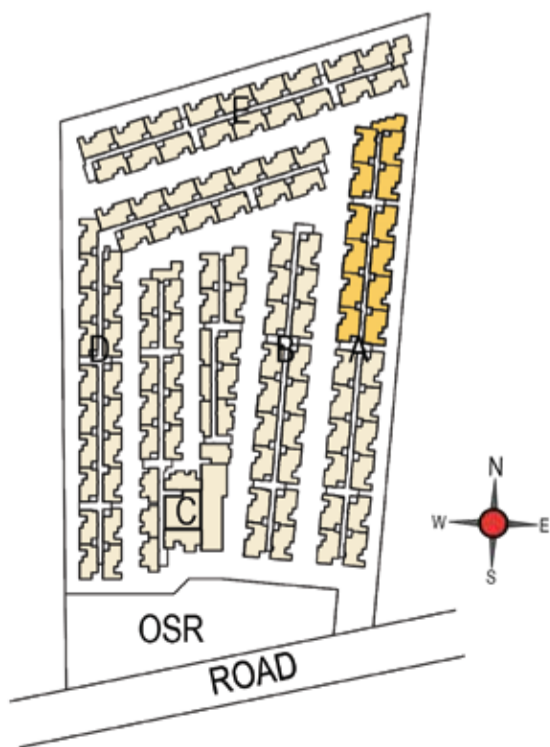
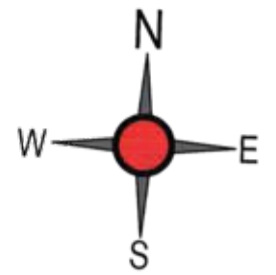
KEY PLAN

1st to 4th Typical Floor Plan

Block A

Unit No.: 13-25

UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
A113 - A413	2 BHK+2T	594	912
A114 - A414	2 BHK+2T	626	953
A115 - A415	2 BHK+2T	611	926
A116 - A416	2 BHK+2T	611	927
A117 - A417	2 BHK+2T	611	926
A118 - A418	2 BHK+2T	611	927
A119 - A419	2 BHK+2T	615	933
A120 - A420	2 BHK+2T	612	938
A121 - A421	2 BHK+2T	594	908
A122 - A422	2 BHK+2T	626	949
A123 - A423	2 BHK+2T	616	942
A124 - A424	2 BHK+2T	594	907
A125 - A425	1 BHK+1T	362	578



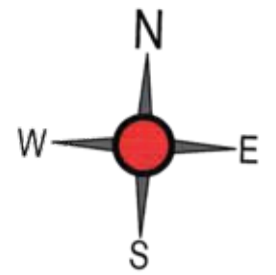
KEY PLAN

1st to 4th Typical Floor Plan

Block B

Unit No.: 01-12

UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
B101 - B401	2 BHK+2T	611	934
B102 - B402	2 BHK+2T	615	948
B103 - B403	2 BHK+2T	615	933
B104 - B404	2 BHK+2T	612	939
B105 - B405	2 BHK+2T	594	908
B106 - B406	2 BHK+2T	626	949
B107 - B407	2 BHK+2T	611	927
B108 - B408	2 BHK+2T	611	927
B109 - B409	2 BHK+2T	611	927
B110 - B410	2 BHK+2T	611	927
B111 - B411	2 BHK+2T	615	933
B112 - B412	2 BHK+2T	612	939



B111 - B411

B112 - B412

B109 - B409

B110 - B410

B107 - B407

B108 - B408

B105 - B405

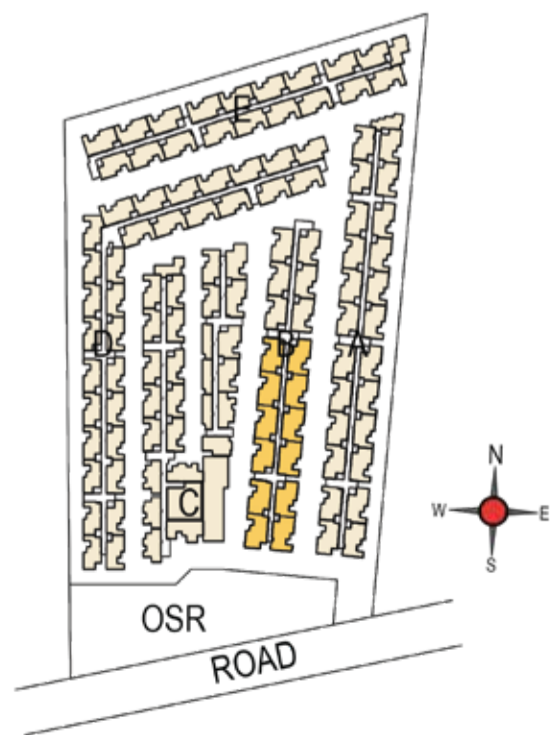
B106 - B406

B103 - B403

B104 - B404

B101 - B401

B102 - B402



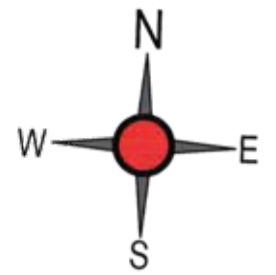
KEY PLAN



1st to 4th Typical Floor Plan

Block B

Unit No.: 13-18



UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
B113 - B413	2 BHK+2T	594	912
B114 - B414	2 BHK+2T	626	953
B115 - B415	2 BHK+2T	611	927
B116 - B416	2 BHK+2T	611	927
B117 - B417	2 BHK+2T	626	953
B118 - B418	2 BHK+2T	612	939

B117 - B417

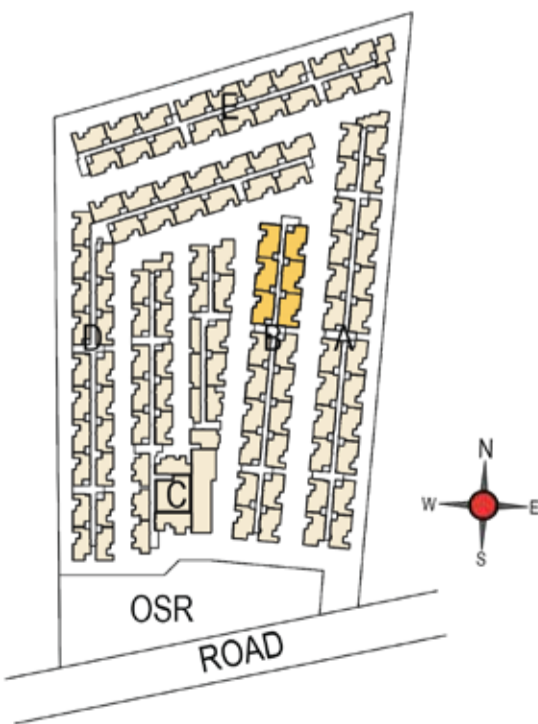
B118 - B418

B115 - B415

B116 - B416

B113 - B413

B114 - B414



KEY PLAN

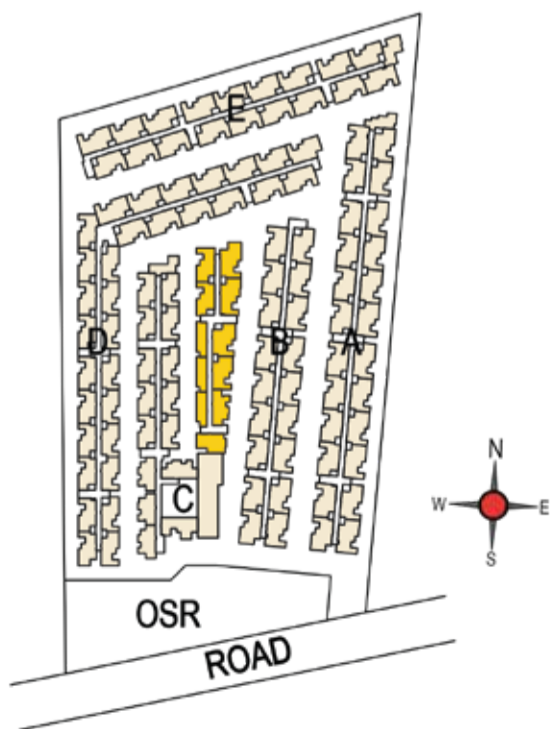
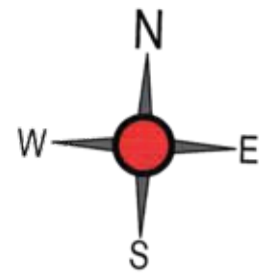


1st to 4th Typical Floor Plan

Block C

Unit No.: 02-12

UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
C102 - C402	2 BHK+2T	530	809
C103 - C403	1 BHK+1T	359	572
C104 - C404	2 BHK+2T	517	789
C105 - C405	1 BHK+1T	359	569
C106 - C406	2 BHK+2T	595	906
C107 - C407	1 BHK+1T	359	569
C108 - C408	2 BHK+2T	638	964
C109 - C409	2 BHK+2T	499	777
C110 - C410	2 BHK+2T	638	971
C111 - C411	2 BHK+2T	531	823
C112 - C412	2 BHK+2T	642	981

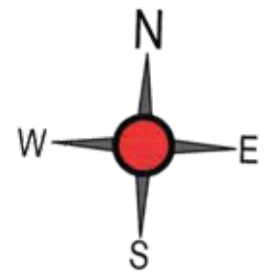


KEY PLAN

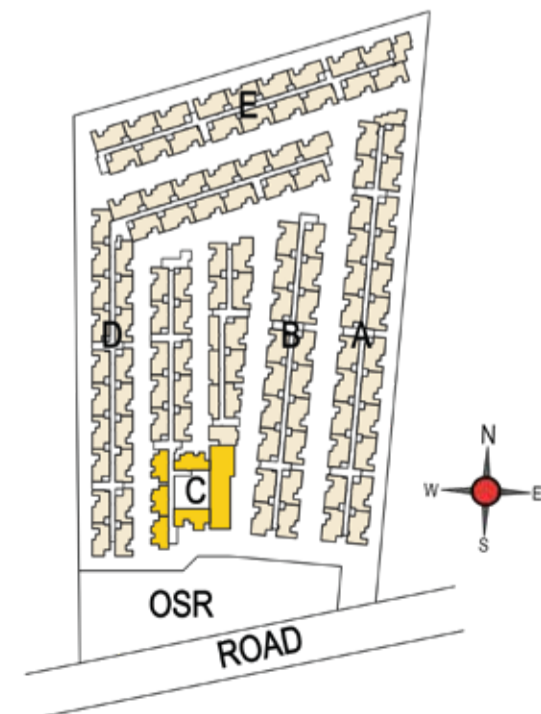
1st to 4th Typical Floor Plan

Block C

Unit No.: 13-17



UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
C113 - C413	2 BHK+2T	496	765
C114 - C314	2 BHK+2T	639	984
C115 - C415	2 BHK+2T	477	733
C116 - C316	2 BHK+2T	574	876
C117 - C417	2 BHK+2T	496	762



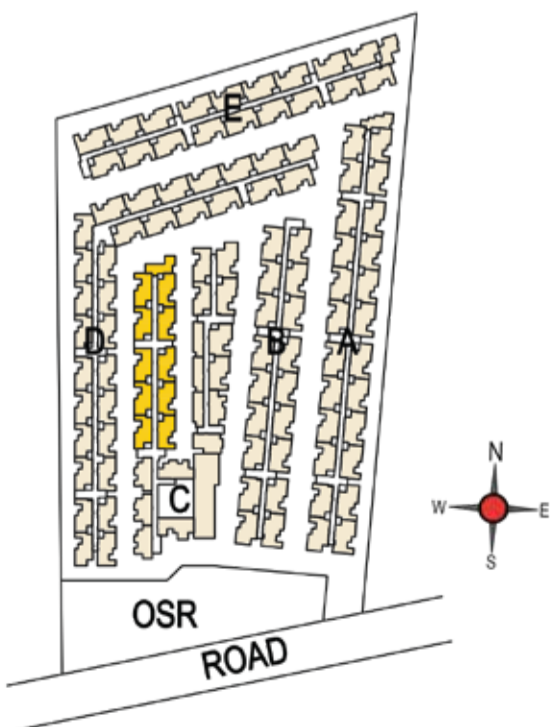
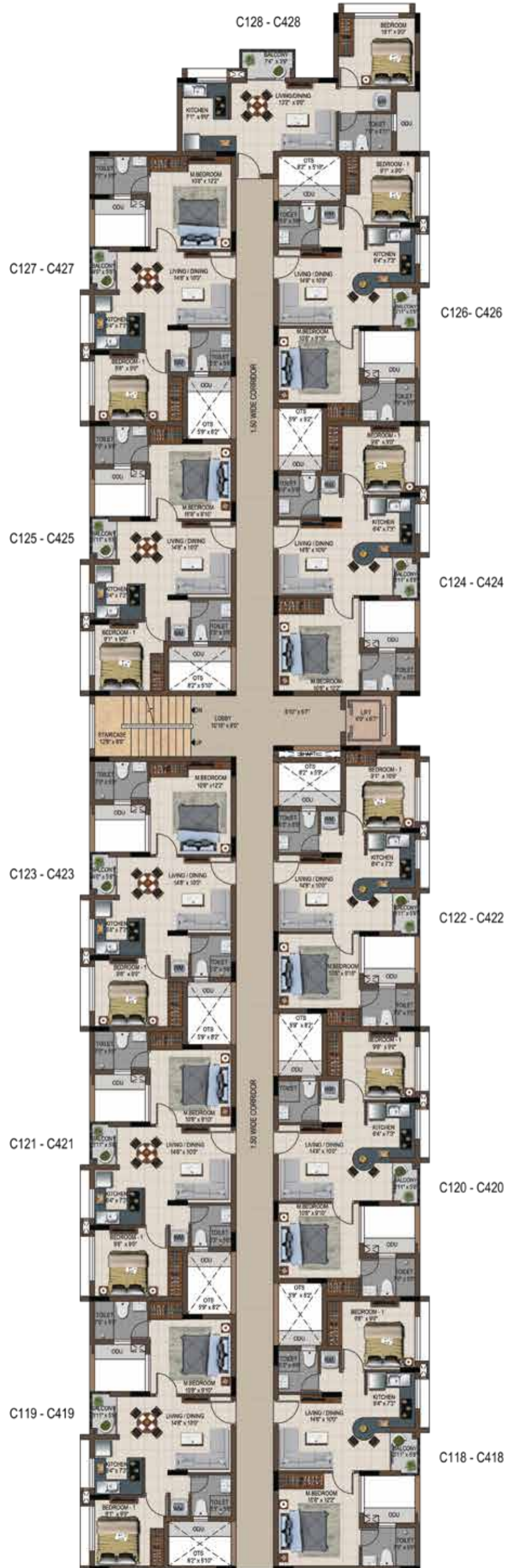
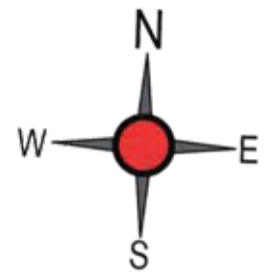
KEY PLAN

1st to 4th Typical Floor Plan

Block C

Unit No.: 18-28

UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
C118 - C418	2 BHK+2T	516	797
C119 - C419	2 BHK+2T	485	754
C120 - C420	2 BHK+2T	501	773
C121 - C421	2 BHK+2T	501	773
C122 - C422	2 BHK+2T	498	775
C123 - C423	2 BHK+2T	516	790
C124 - C424	2 BHK+2T	516	791
C125 - C425	2 BHK+2T	485	753
C126 - C426	2 BHK+2T	501	773
C127 - C427	2 BHK+2T	516	795
C128 - C428	1 BHK+1T	354	585



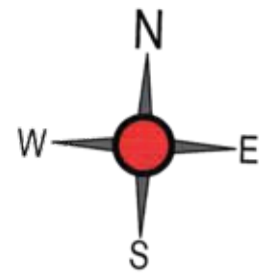
KEY PLAN

1st to 4th Typical Floor Plan

Block D

Unit No.: 01-10

UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
D101 - D401	2 BHK+2T	501	783
D102 - D402	2 BHK+2T	516	805
D103 - D403	2 BHK+2T	505	778
D104 - D404	2 BHK+2T	498	778
D105 - D405	2 BHK+2T	485	753
D106 - D406	2 BHK+2T	516	794
D107 - D407	2 BHK+2T	501	773
D108 - D408	2 BHK+2T	501	773
D109 - D409	2 BHK+2T	501	773
D110 - D410	2 BHK+2T	501	773



D109 - D409

D110 - D410

D107 - D407

D108 - D408

D105 - D405

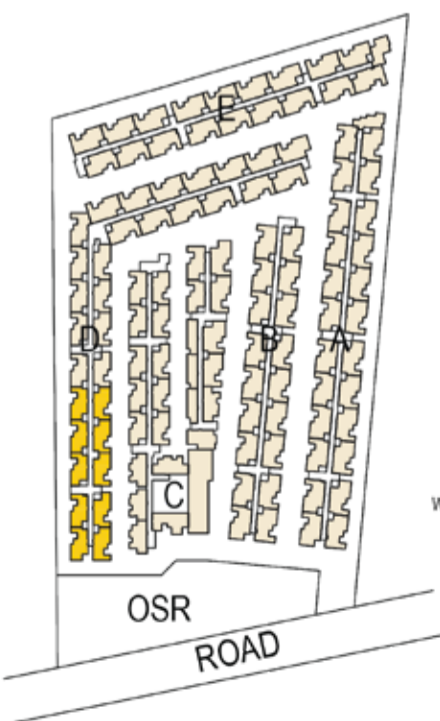
D106 - D406

D103 - D403

D104 - D404

D101 - D401

D102 - D402



KEY PLAN

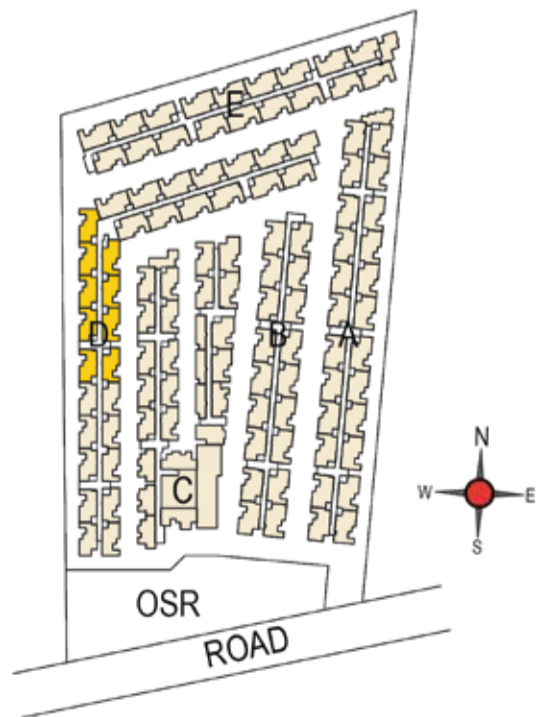
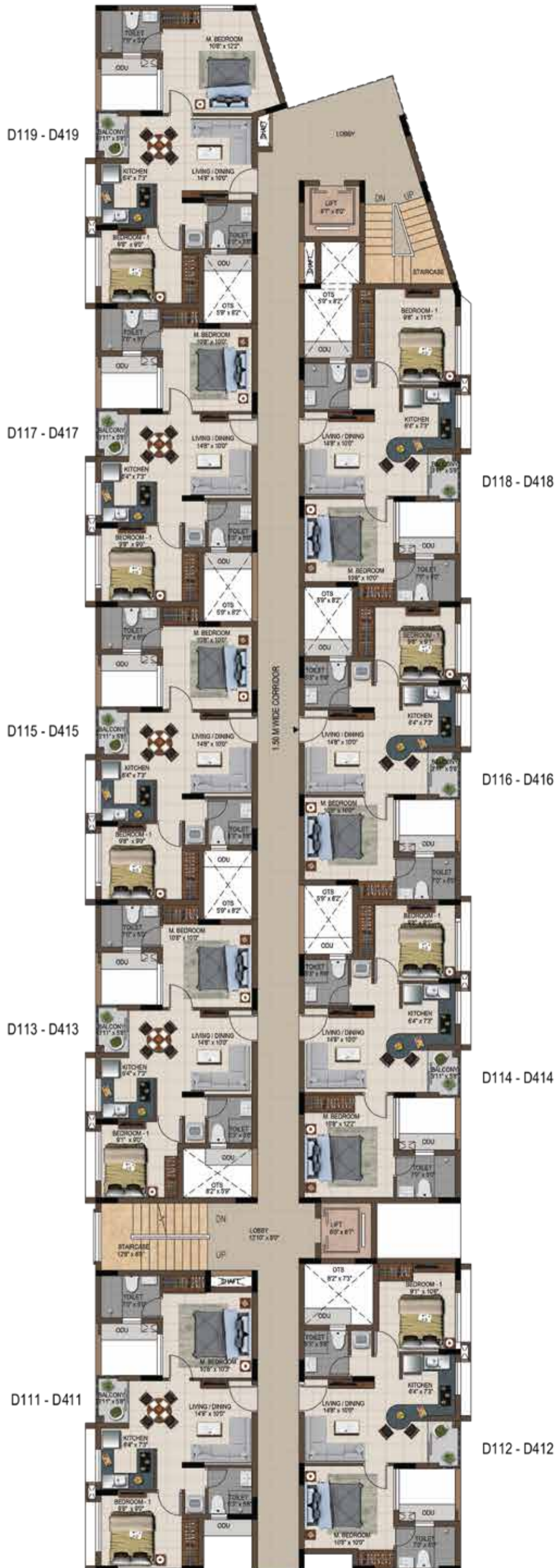


1st to 4th Typical Floor Plan

Block D

Unit No.: 11-19

UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
D111 - D411	2 BHK+2T	505	779
D112 - D412	2 BHK+2T	498	778
D113 - D413	2 BHK+2T	485	753
D114 - D414	2 BHK+2T	516	794
D115 - D415	2 BHK+2T	501	773
D116 - D416	2 BHK+2T	501	773
D117 - D417	2 BHK+2T	501	773
D118 - D418	2 BHK+2T	528	814
D119 - D419	2 BHK+2T	536	832

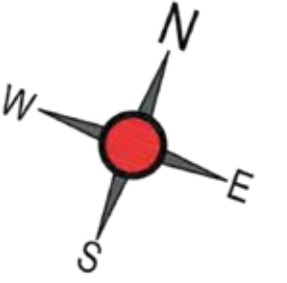


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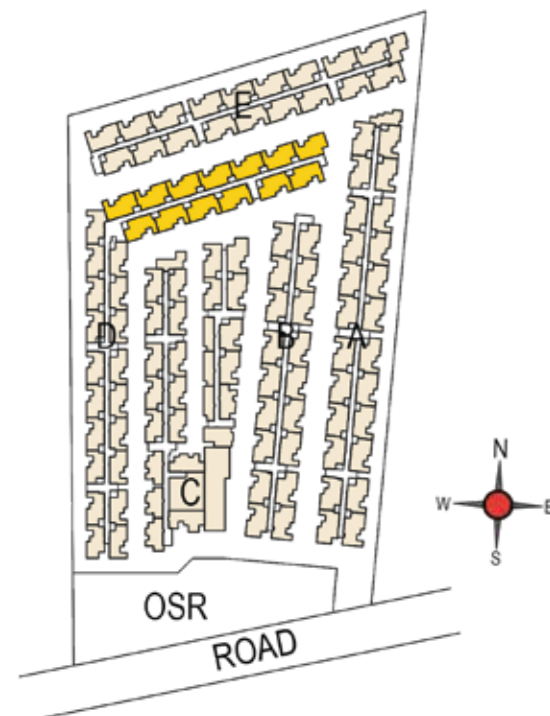
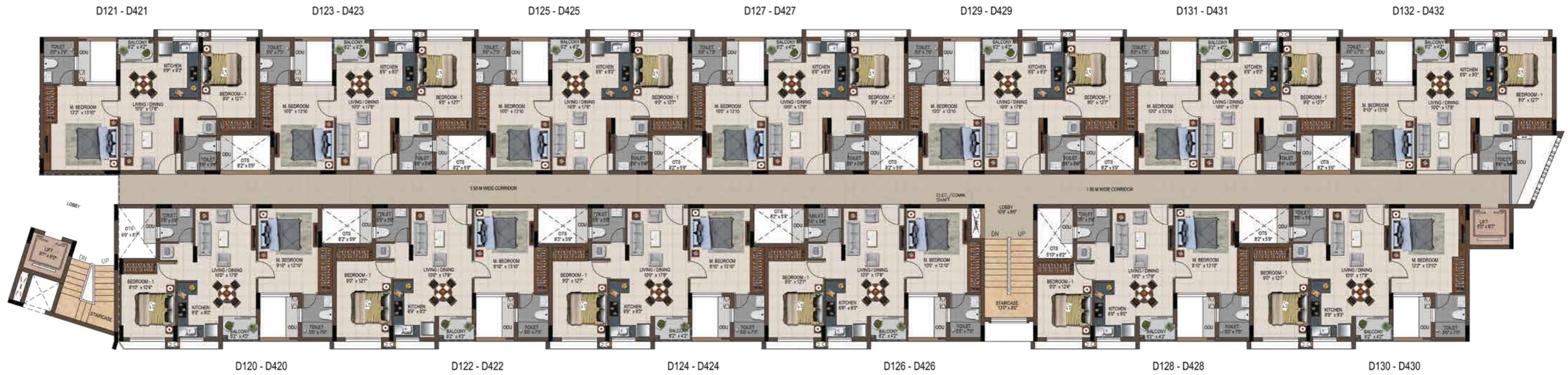
1st to 4th Typical Floor Plan

Block D

Unit No.: 20-32



UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
D120 - D420	2 BHK+2T	593	904
D121 - D421	2 BHK+2T	626	953
D122 - D422	2 BHK+2T	611	927
D123 - D423	2 BHK+2T	611	927
D124 - D424	2 BHK+2T	611	927
D125 - D425	2 BHK+2T	611	927
D126 - D426	2 BHK+2T	614	932
D127 - D427	2 BHK+2T	611	927
D128 - D428	2 BHK+2T	594	908
D129 - D429	2 BHK+2T	611	927
D130 - D430	2 BHK+2T	626	950
D131 - D431	2 BHK+2T	611	927
D132 - D432	2 BHK+2T	611	934

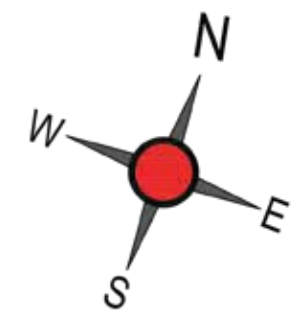


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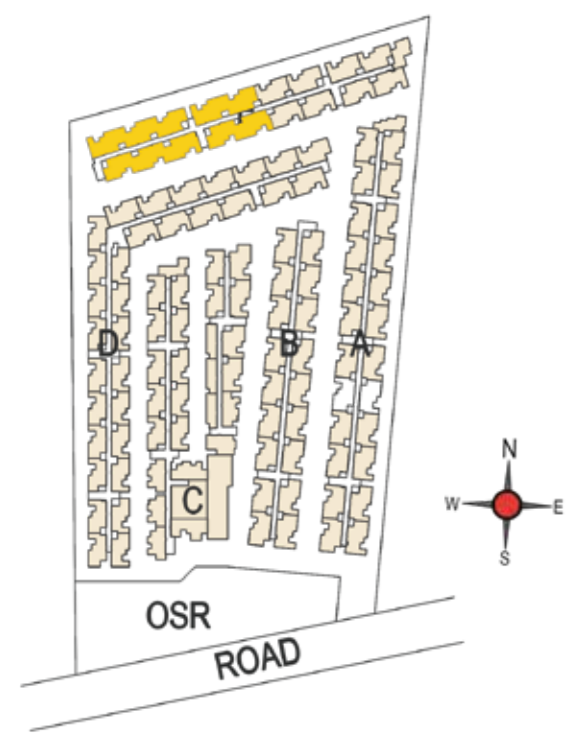
1st to 4th Typical Floor Plan

Block E

Unit No.: 01-10



UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
E101 - E401	2 BHK+2T	626	953
E102 - E402	2 BHK+2T	594	908
E103 - E403	2 BHK+2T	611	927
E104 - E404	2 BHK+2T	611	927
E105 - E405	2 BHK+2T	612	939
E106 - E406	2 BHK+2T	614	930
E107 - E407	2 BHK+2T	626	949
E108 - E408	2 BHK+2T	594	908
E109 - E409	2 BHK+2T	611	927
E110 - E410	2 BHK+2T	611	927

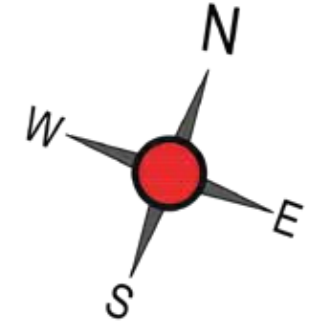


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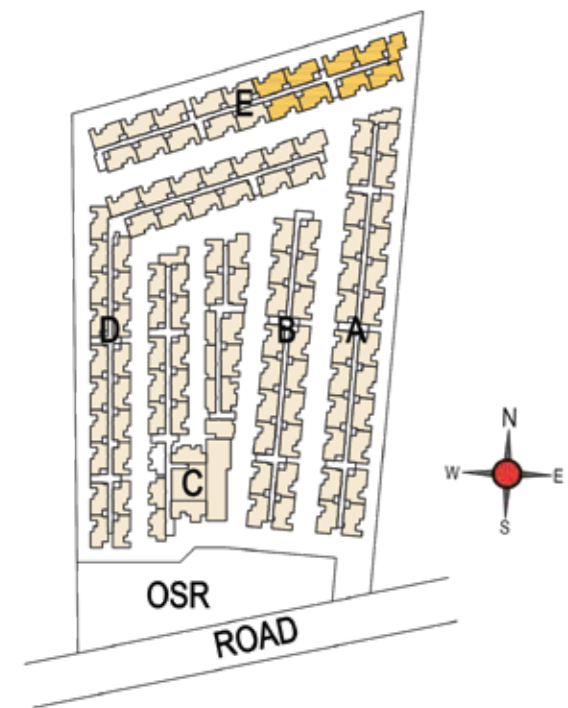
1st to 4th Typical Floor Plan

Block E

Unit No.: 11-19

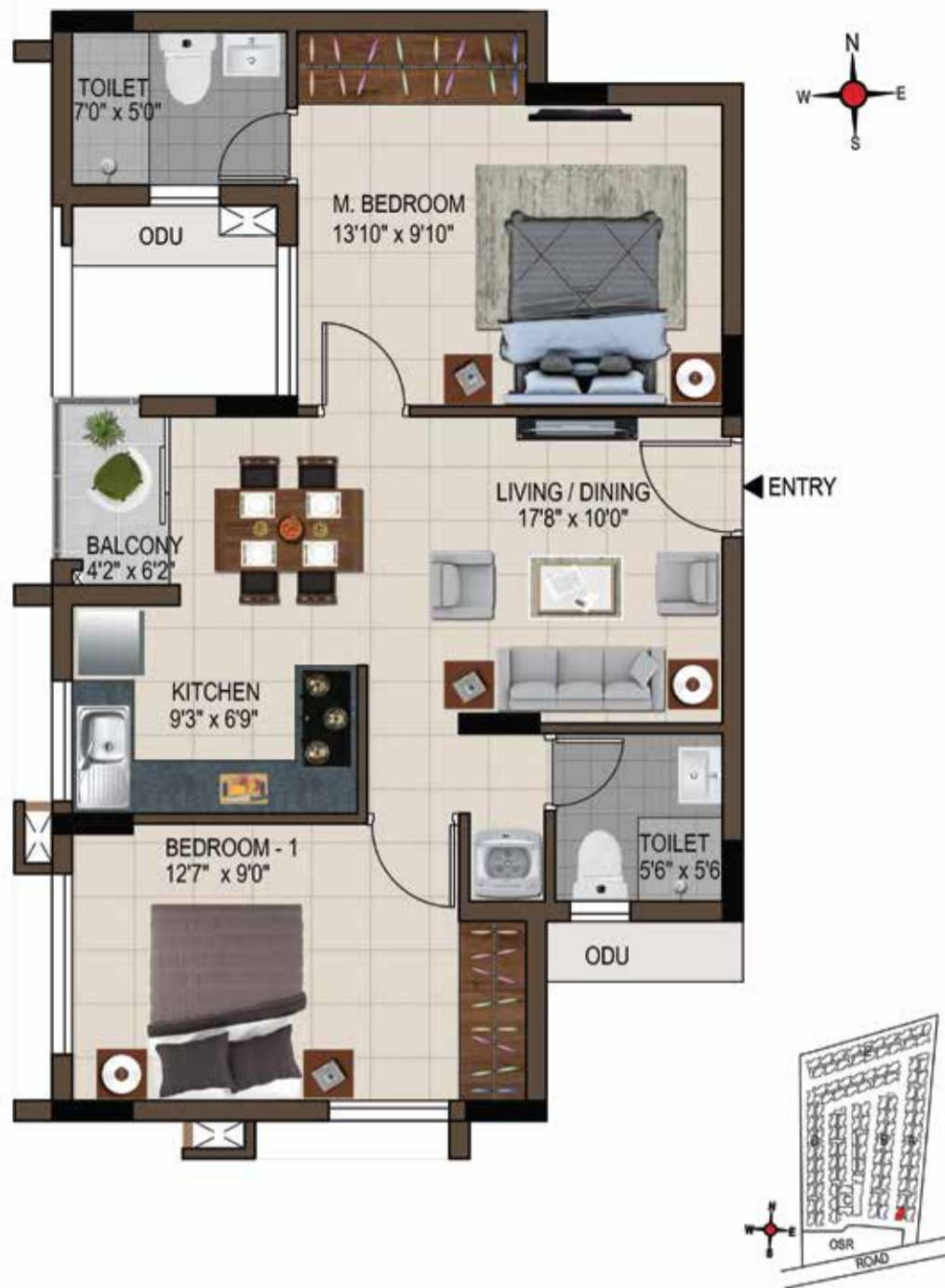


UNIT NO.	TYPE	CARPET AREA (SFT)	SALEABLE AREA (SFT)
E111 - E411	2 BHK+2T	611	926
E112 - E412	2 BHK+2T	611	927
E113 - E413	2 BHK+2T	612	939
E114 - E414	2 BHK+2T	614	932
E115 - E415	2 BHK+2T	626	949
E116 - E416	2 BHK+2T	594	908
E117 - E417	2 BHK+2T	594	909
E118 - E418	2 BHK+2T	626	945
E119 - E419	1 BHK+1T	411	657



KEY PLAN

Type : 2 BHK + 2T
 Built-up Area : 934 sft
 Carpet Area : 611 sft
 Unit No. : A101, A201, A301, A401



Type : 2 BHK + 2T
 Built-up Area : 948 sft
 Carpet Area : 615 sft
 Unit No. : A102, A202, A302, A402



Type : 2 BHK + 2T
 Built-up Area : 933 sft
 Carpet Area : 615 sft
 Unit No. : A103, A203, A303, A403
 A111, A211, A311, A411
 A119, A219, A319, A419



Type : 2 BHK + 2T
 Built-up Area : 938 sft
 Carpet Area : 612 sft
 Unit No. : A104, A204, A304, A404
 A112, A212, A312, A412
 A120, A220, A320, A420



Type : 2 BHK + 2T
 Built-up Area : 908 sft
 Carpet Area : 594 sft
 Unit No. : A105, A205, A305, A405
 A121, A221, A321, A421

Type : 2 BHK + 2T
 Built-up Area : 912 sft
 Carpet Area : 594 sft
 Unit No. : A113, A213, A313, A413



Type : 2 BHK + 2T
 Built-up Area : 949 sft
 Carpet Area : 626 sft
 Unit No. : A106, A206, A306, A406
 A122, A222, A322, A422

Type : 2 BHK + 2T
 Built-up Area : 953 sft
 Carpet Area : 626 sft
 Unit No. : A114, A214, A314, A414



Type : 2 BHK + 2T
 Built-up Area : 926 sft
 Carpet Area : 611 sft
 Unit No. : A107, A207, A307, A407
 A109, A209, A309, A409
 A115, A215, A315, A415
 A117, A217, A317, A417



Type : 2 BHK + 2T
 Built-up Area : 927 sft
 Carpet Area : 611 sft
 Unit No. : A108, A208, A308, A408
 A110, A210, A310, A410
 A116, A216, A316, A416
 A118, A218, A318, A418



Type : 2 BHK + 2T
 Built-up Area : 942 sft
 Carpet Area : 616 sft
 Unit No. : A123, A223, A323, A423



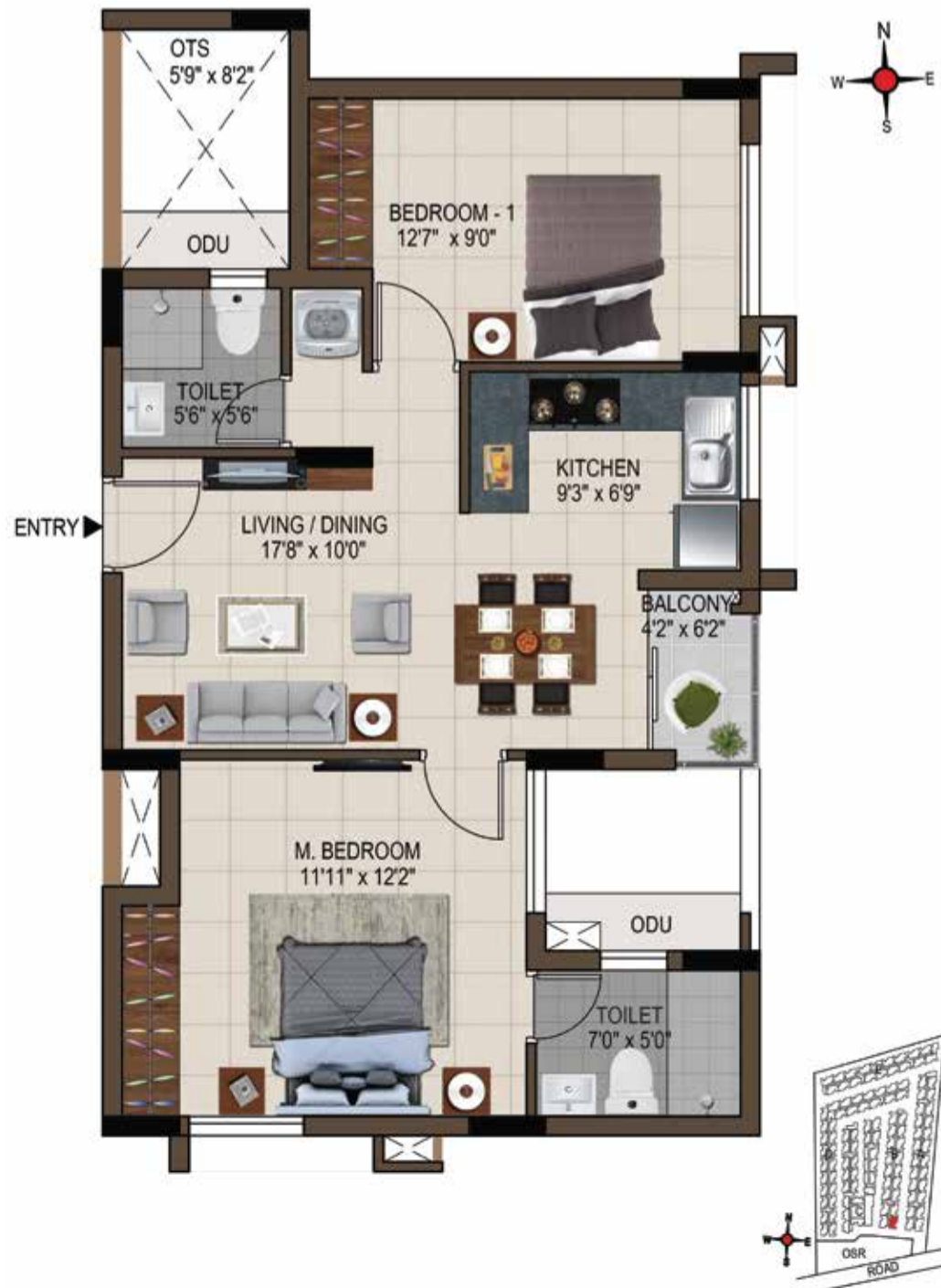
Type : 2 BHK + 2T
 Built-up Area : 907 sft
 Carpet Area : 594 sft
 Unit No. : A124, A224, A324, A424



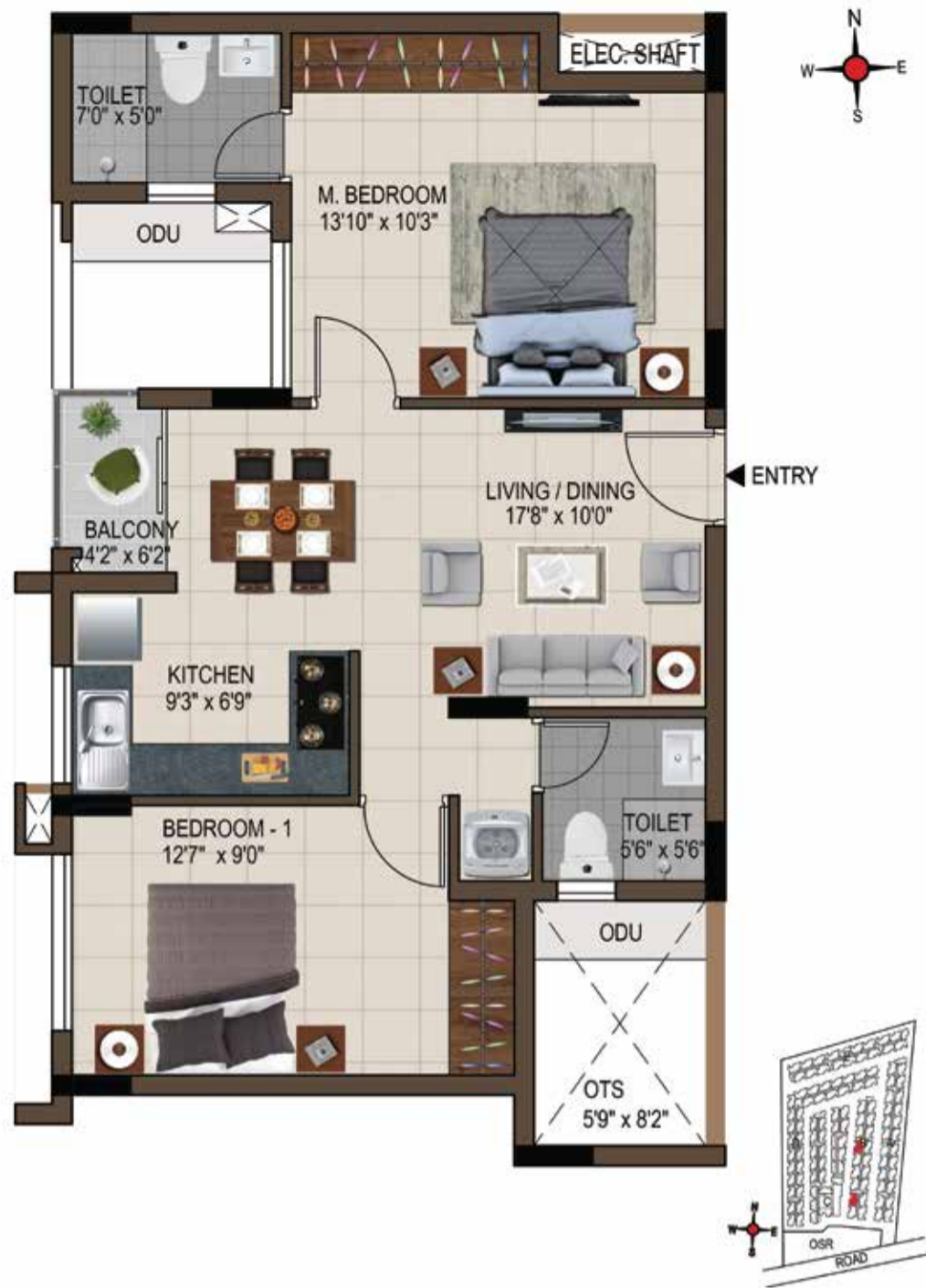
Type : 2 BHK + 2T
 Built-up Area : 934 sft
 Carpet Area : 611 sft
 Unit No. : B101, B201, B301, B401



Type : 2 BHK + 2T
 Built-up Area : 948 sft
 Carpet Area : 615 sft
 Unit No. : B102, B202, B302, B402



Type : 2 BHK + 2T
 Built-up Area : 933 sft
 Carpet Area : 615 sft
 Unit No. : B103, B203, B303, B403
 B111, B211, B311, B411

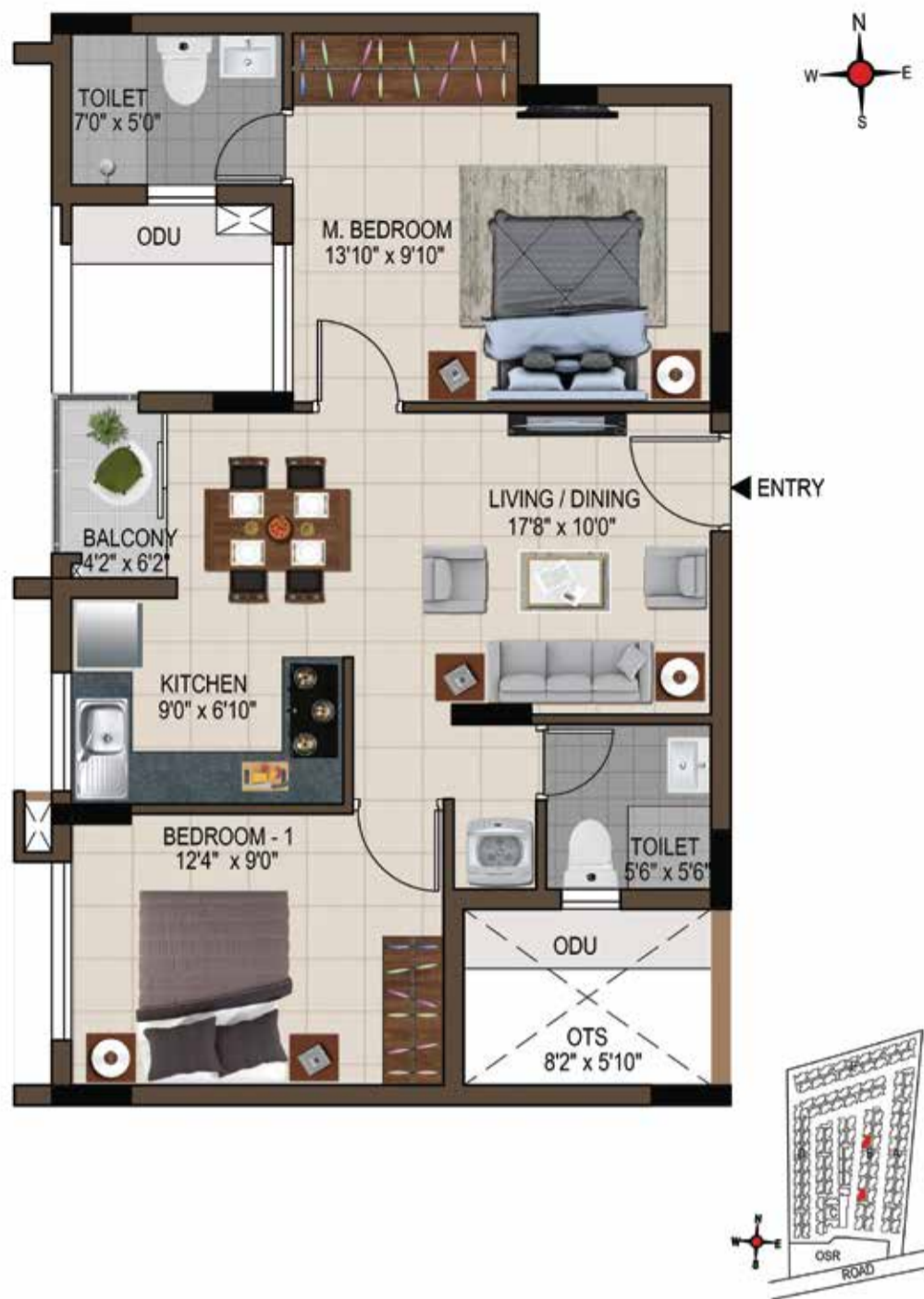


Type : 2 BHK + 2T
 Built-up Area : 939 sft
 Carpet Area : 612 sft
 Unit No. : B104, B204, B304, B404
 B112, B212, B312, B412



Type : 2 BHK + 2T
 Built-up Area : 908 sft
 Carpet Area : 594 sft
 Unit No. : B105, B205, B305, B405

Type : 2 BHK + 2T
 Built-up Area : 912 sft
 Carpet Area : 594 sft
 Unit No. : B113, B213, B313, B413



Type : 2 BHK + 2T
 Built-up Area : 949 sft
 Carpet Area : 626 sft
 Unit No. : B106, B206, B306, B406

Type : 2 BHK + 2T
 Built-up Area : 953 sft
 Carpet Area : 626 sft
 Unit No. : B114, B214, B314, B414



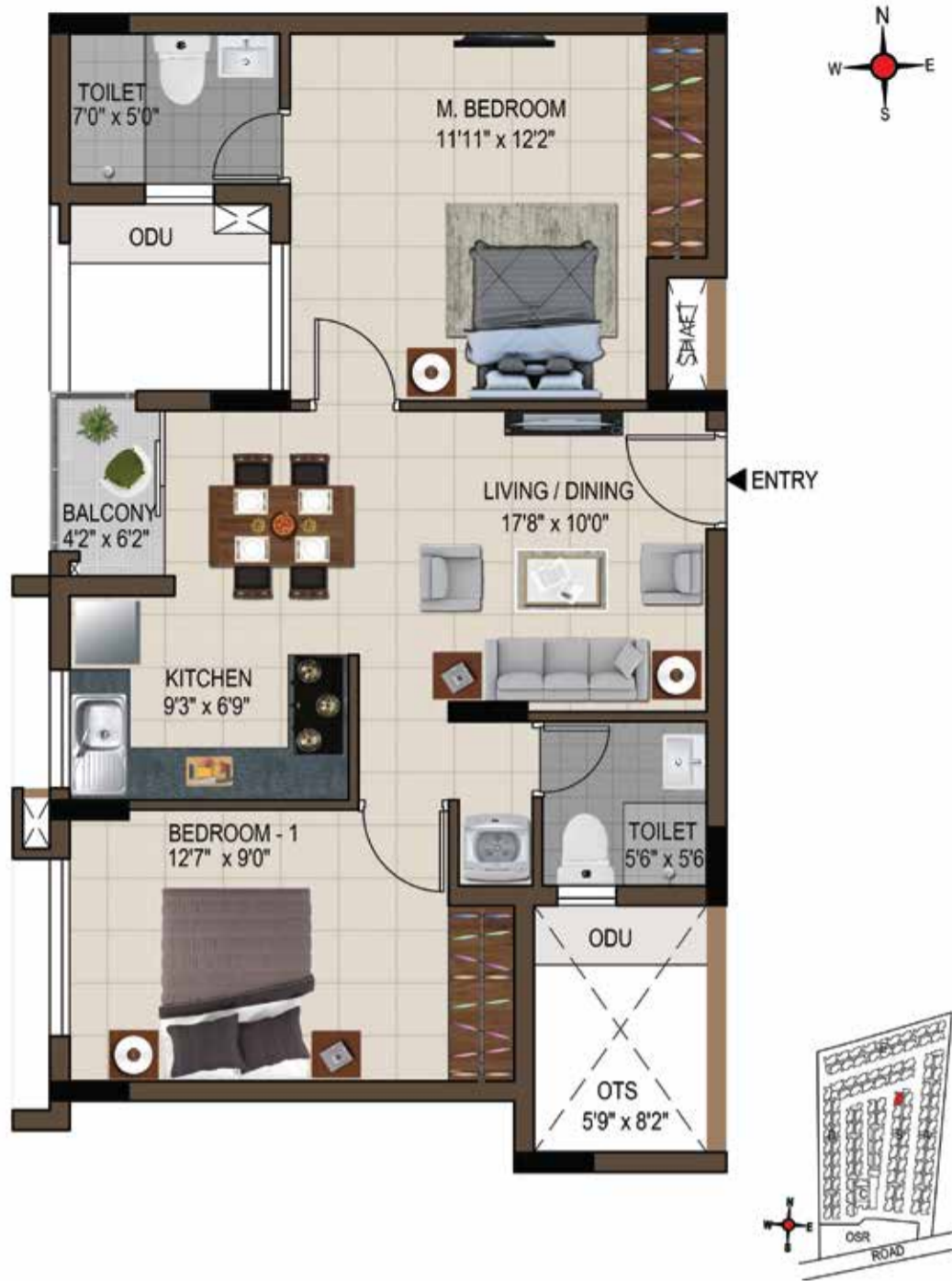
Type : 2 BHK + 2T
 Built-up Area : 927 sft
 Carpet Area : 611 sft
 Unit No. : B107, B207, B307, B407
 B109, B209, B309, B409
 B115, B215, B315, B415



Type : 2 BHK + 2T
 Built-up Area : 927 sft
 Carpet Area : 611 sft
 Unit No. : B108, B208, B308, B408
 B110, B210, B310, B410
 B116, B216, B316, B416



Type : 2 BHK + 2T
 Built-up Area : 953 sft
 Carpet Area : 626 sft
 Unit No. : B117, B217, B317, B417



Type : 2 BHK + 2T
 Built-up Area : 939 sft
 Carpet Area : 612 sft
 Unit No. : B118, B218, B318, B418



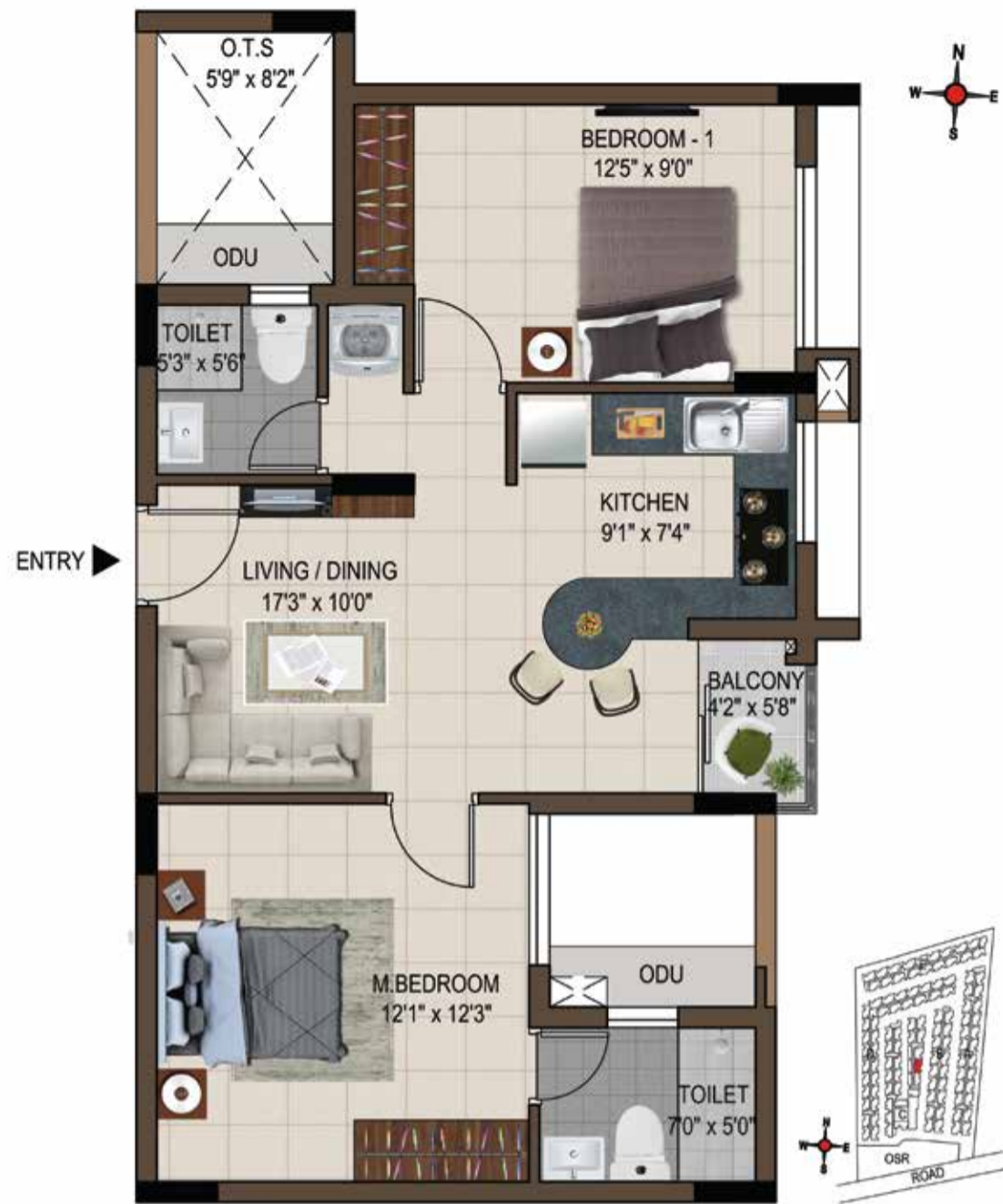
Type : 2 BHK + 2T
 Built-up Area : 809 sft
 Carpet Area : 530 sft
 Unit No. : C102, C202, C302, C402



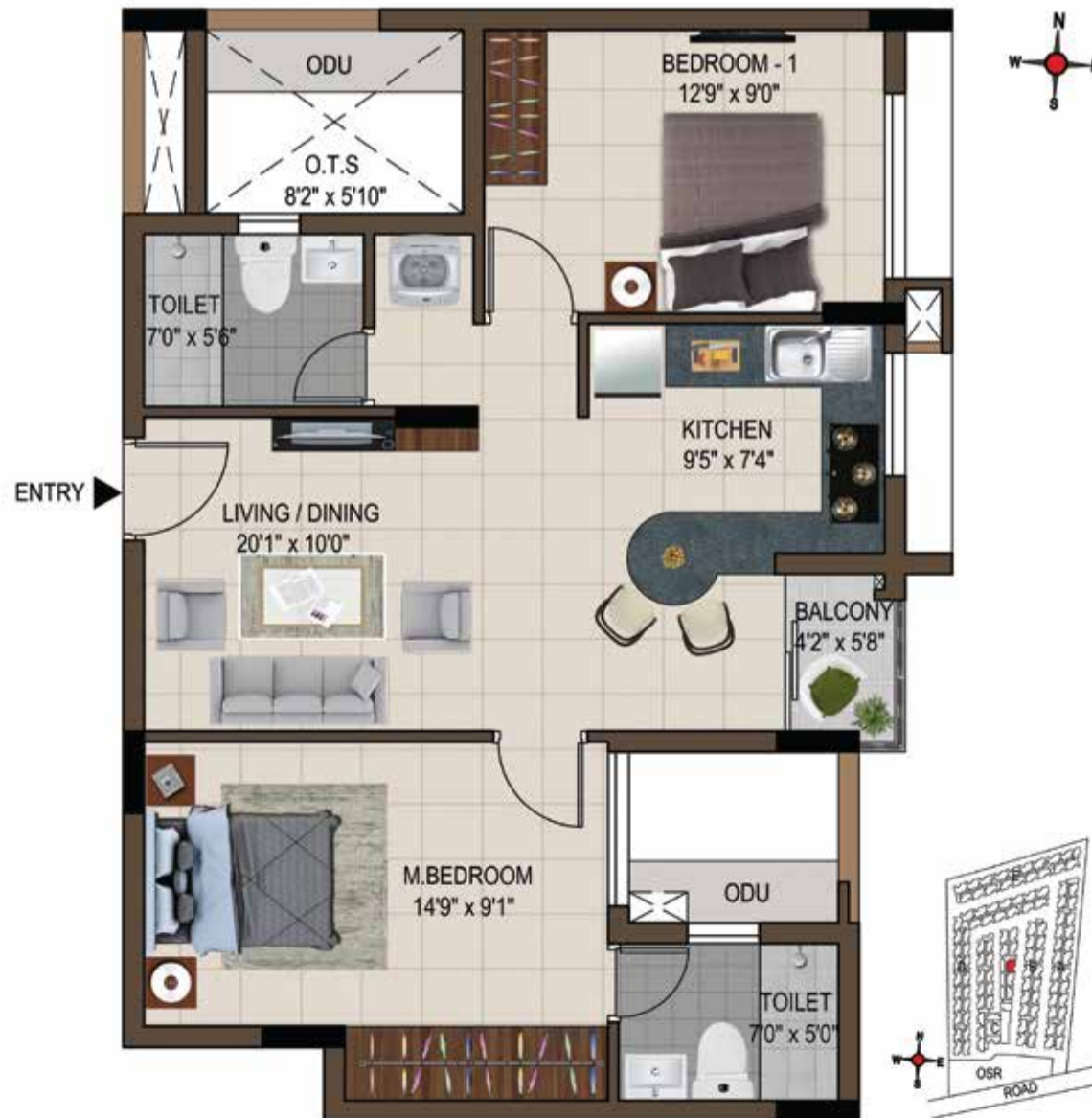
Type : 2 BHK + 2T
 Built-up Area : 789 sft
 Carpet Area : 517 sft
 Unit No. : C104, C204, C304, C404



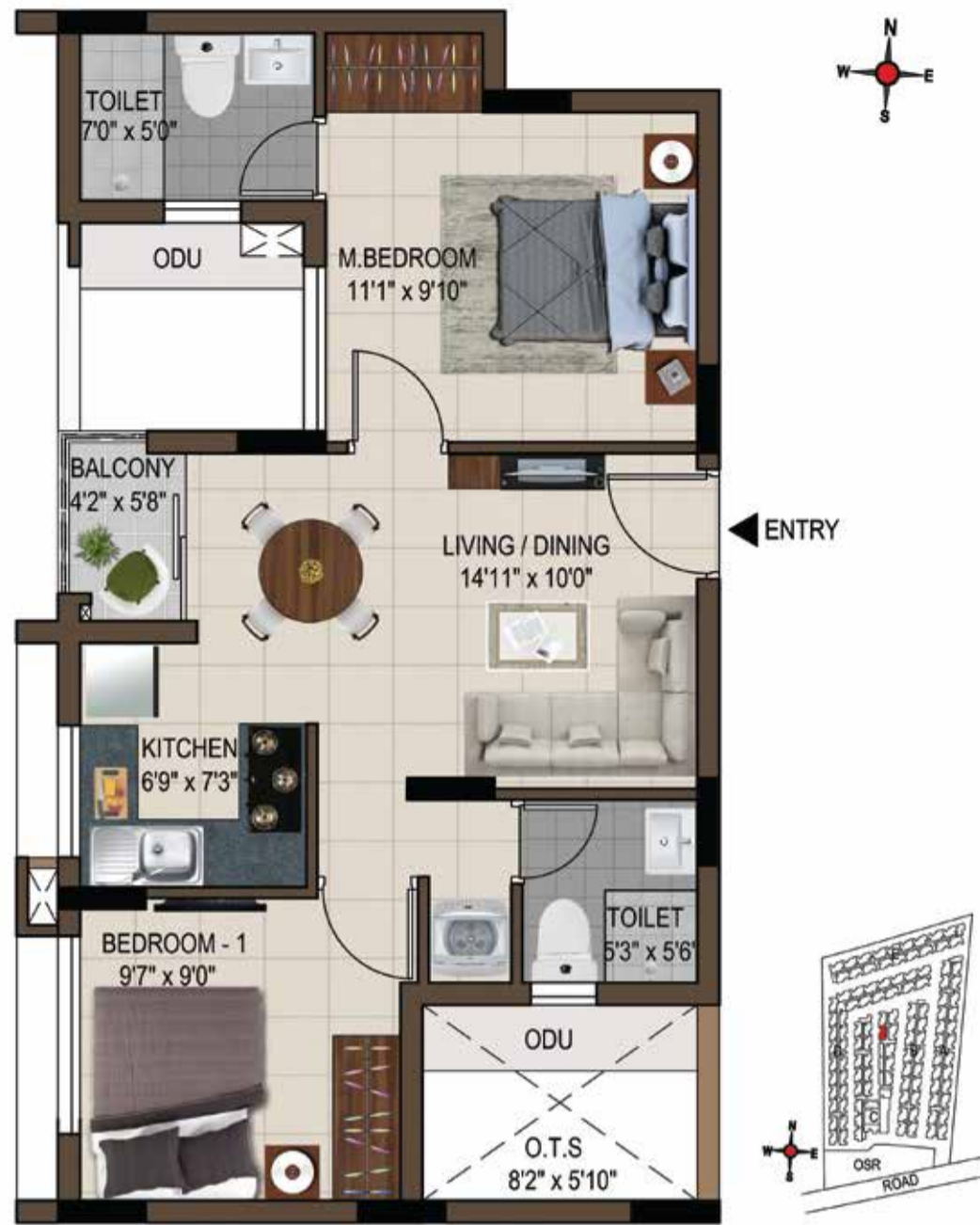
Type : 2 BHK + 2T
 Built-up Area : 906 sft
 Carpet Area : 595 sft
 Unit No. : C106, C206, C306, C406



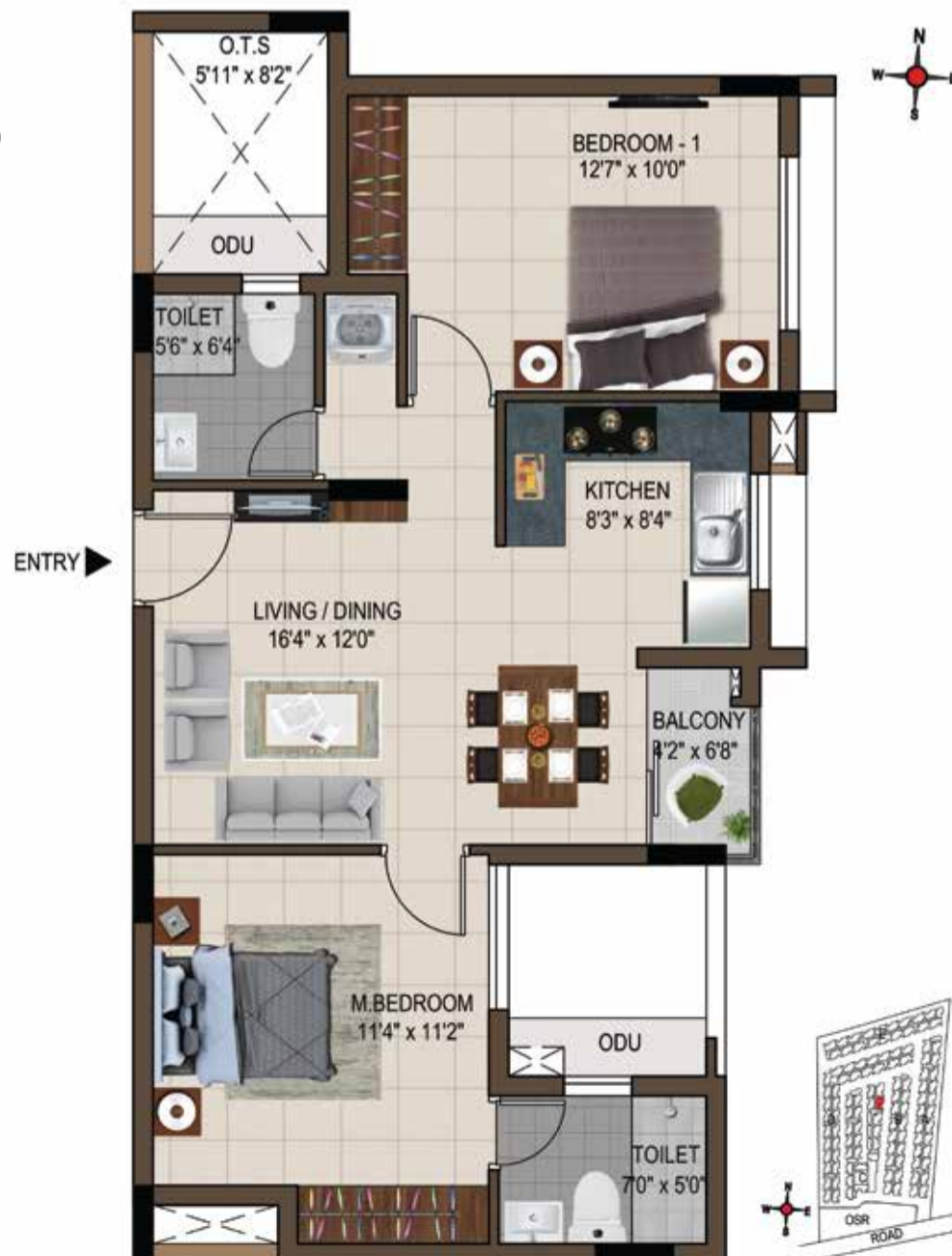
Type : 2 BHK + 2T
 Built-up Area : 964 sft
 Carpet Area : 638 sft
 Unit No. : C108, C208, C308, C408



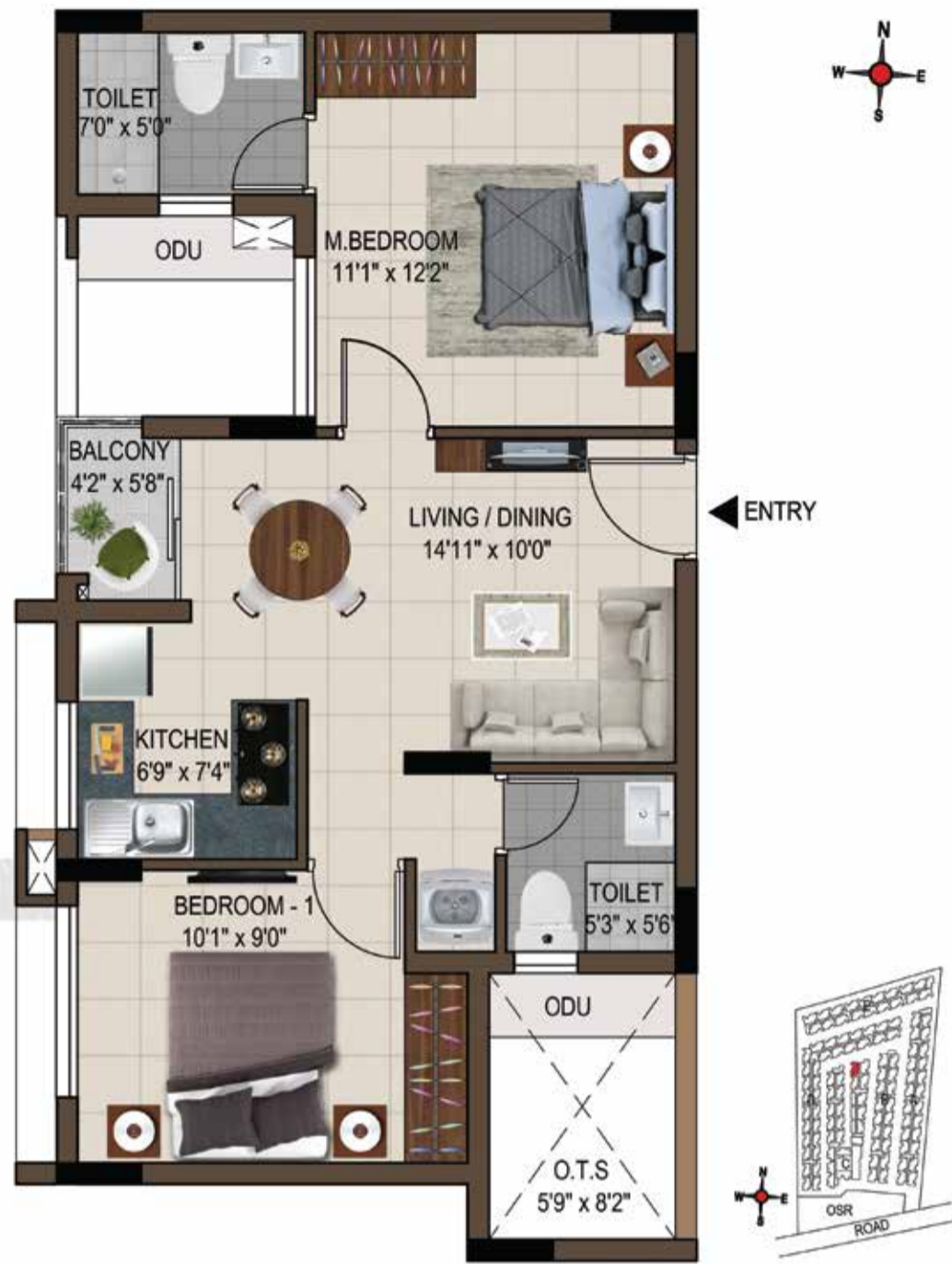
Type : 2 BHK + 2T
 Built-up Area : 777 sft
 Carpet Area : 499 sft
 Unit No. : C109, C209, C309, C409



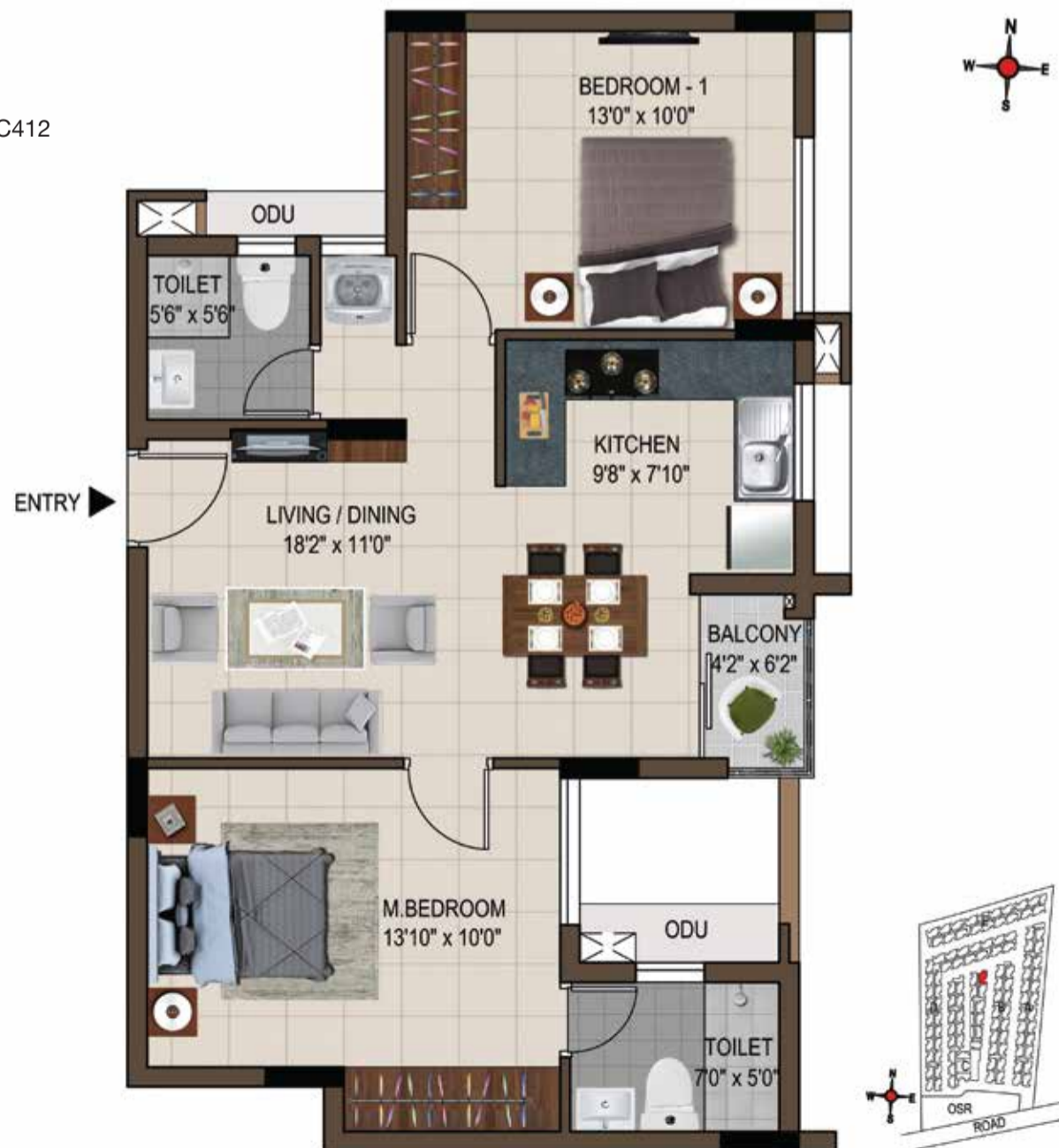
Type : 2 BHK + 2T
 Built-up Area : 971 sft
 Carpet Area : 638 sft
 Unit No. : C110, C210, C310, C410



Type : 2 BHK + 2T
 Built-up Area : 823 sft
 Carpet Area : 531 sft
 Unit No. : C111, C211, C311, C411



Type : 2 BHK + 2T
 Built-up Area : 981 sft
 Carpet Area : 642 sft
 Unit No. : C112, C212, C312, C412



Type : 2 BHK + 2T
 Built-up Area : 765 sft
 Carpet Area : 496 sft
 Unit No. : C113, C213, C313, C413



Type : 2 BHK + 2T
 Built-up Area : 984 sft
 Carpet Area : 639 sft
 Unit No. : C114, C214, C314



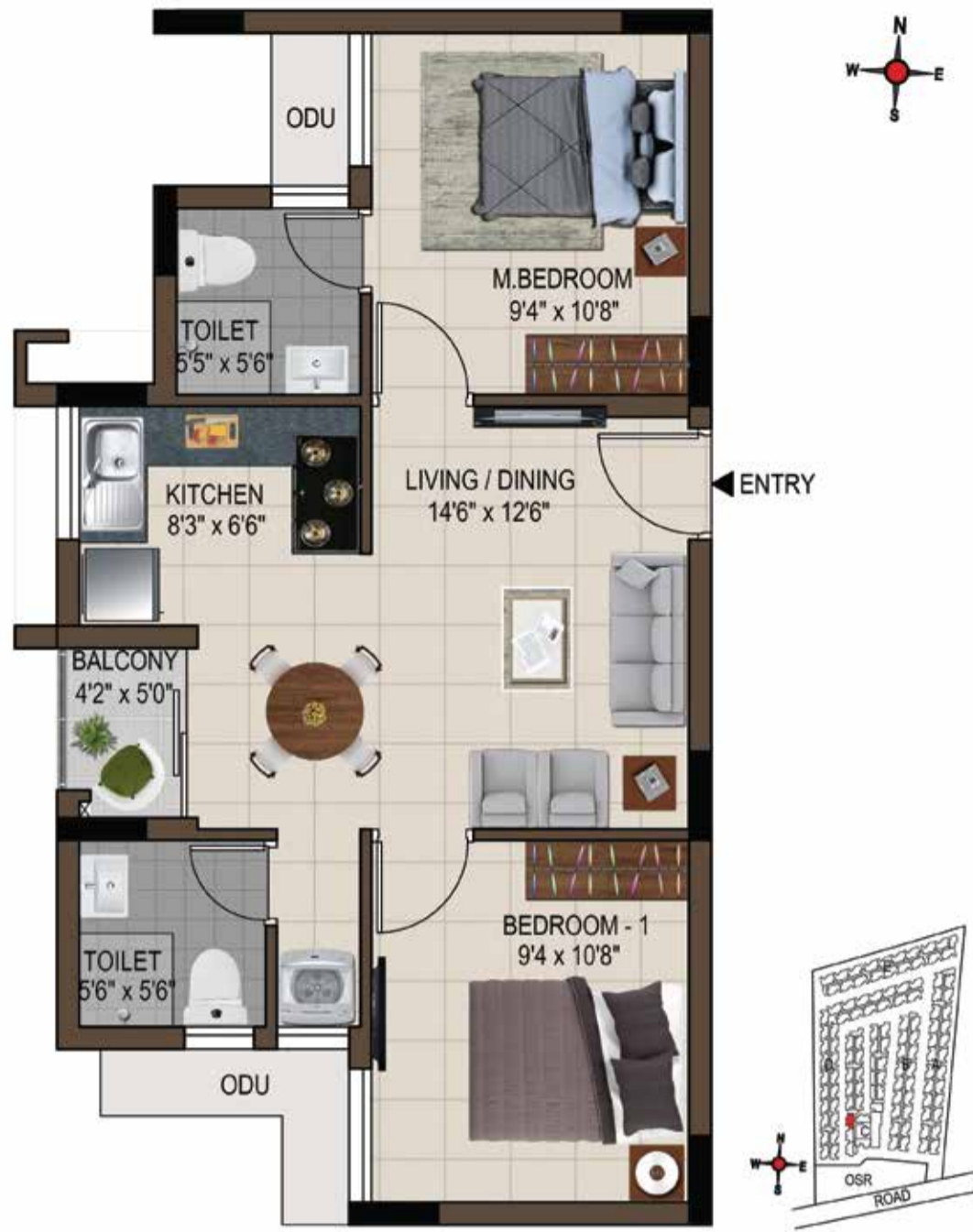
Type : 2 BHK + 2T
 Built-up Area : 733 sft
 Carpet Area : 477 sft
 Unit No. : C115, C215, C315, C415



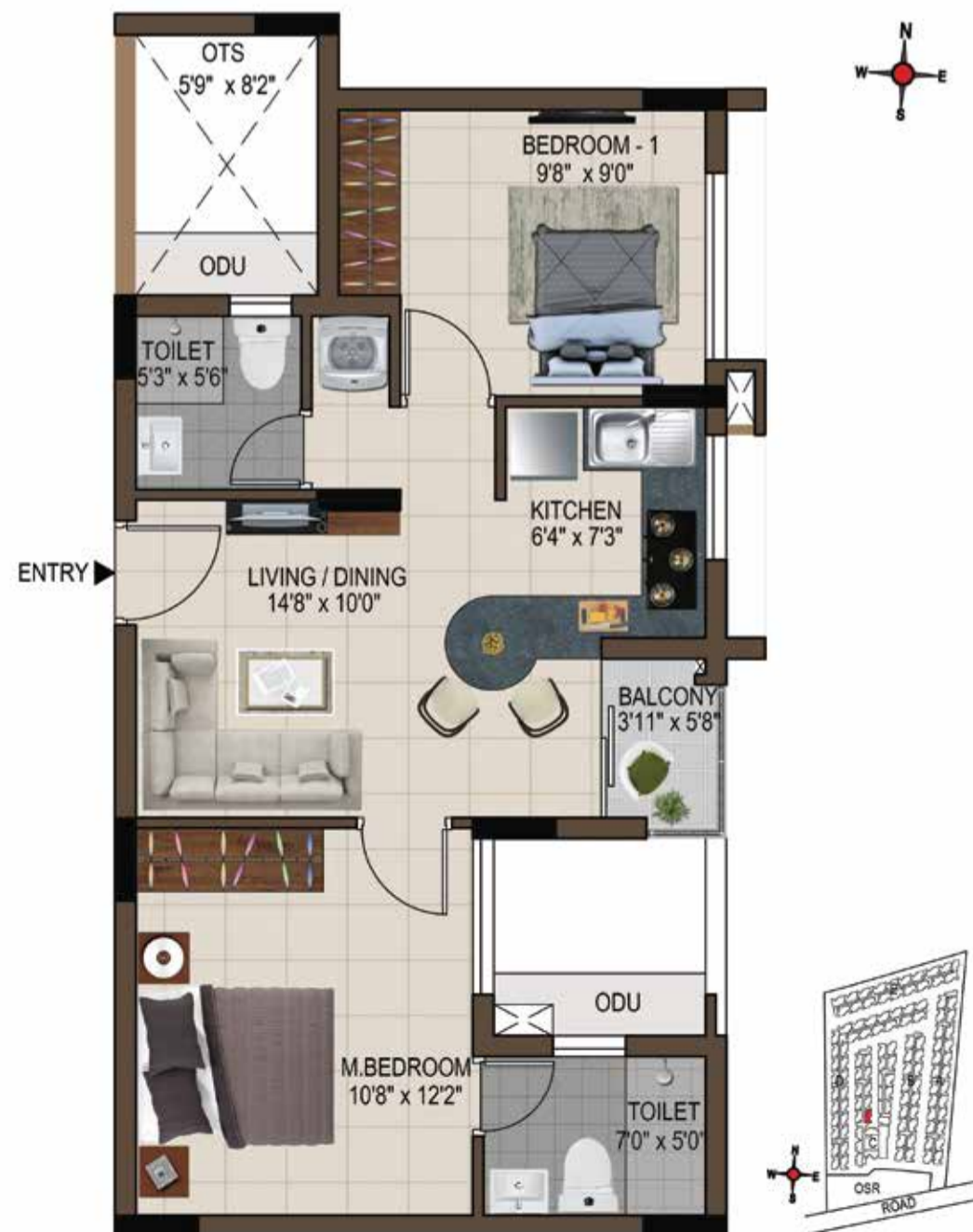
Type : 2 BHK + 2T
 Built-up Area : 876 sft
 Carpet Area : 574 sft
 Unit No. : C116, C216, C316



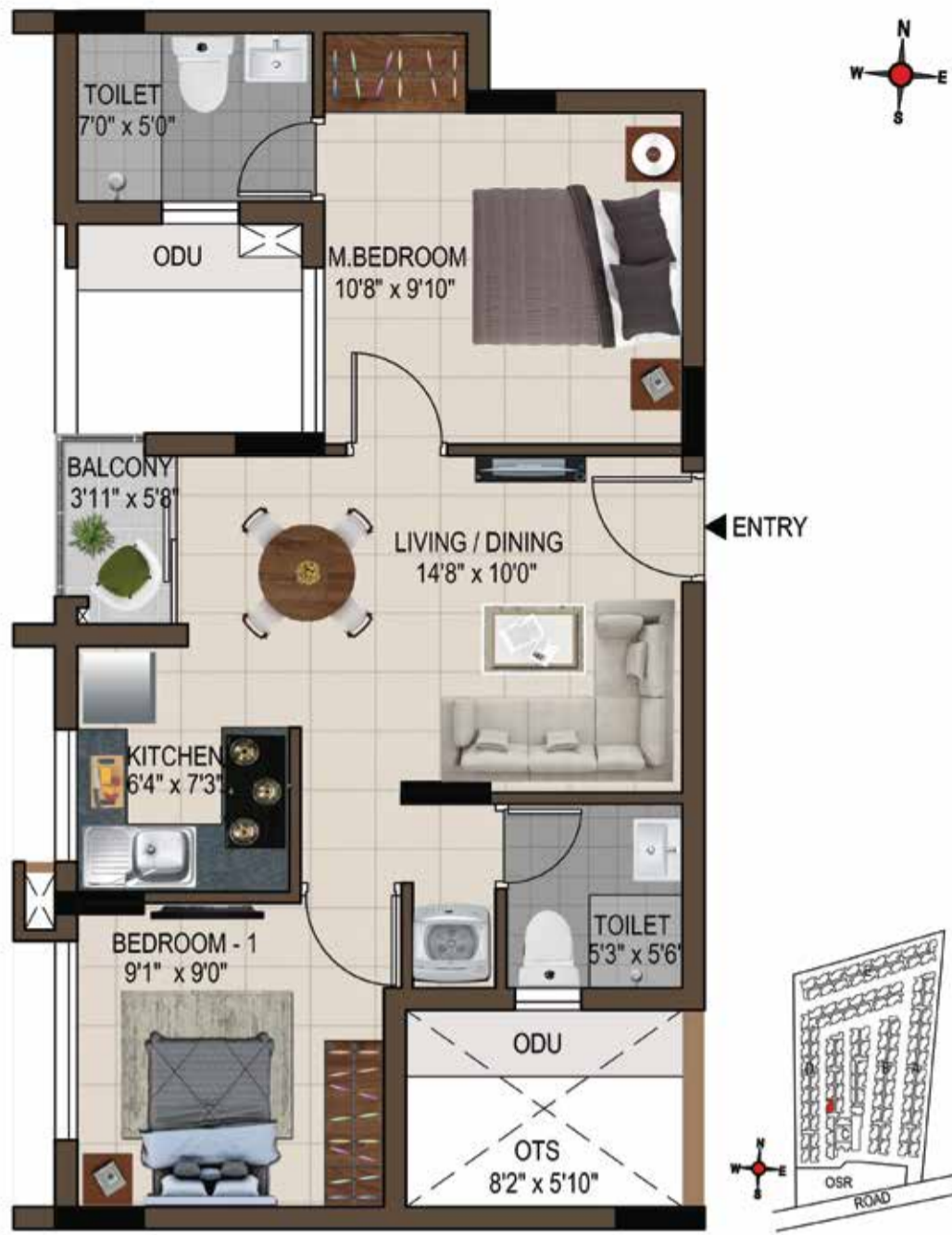
Type : 2 BHK + 2T
 Built-up Area : 762 sft
 Carpet Area : 496 sft
 Unit No. : C117, C217, C317, C417



Type : 2 BHK + 2T
 Built-up Area : 797 sft
 Carpet Area : 516 sft
 Unit No. : C118, C218, C318, C418



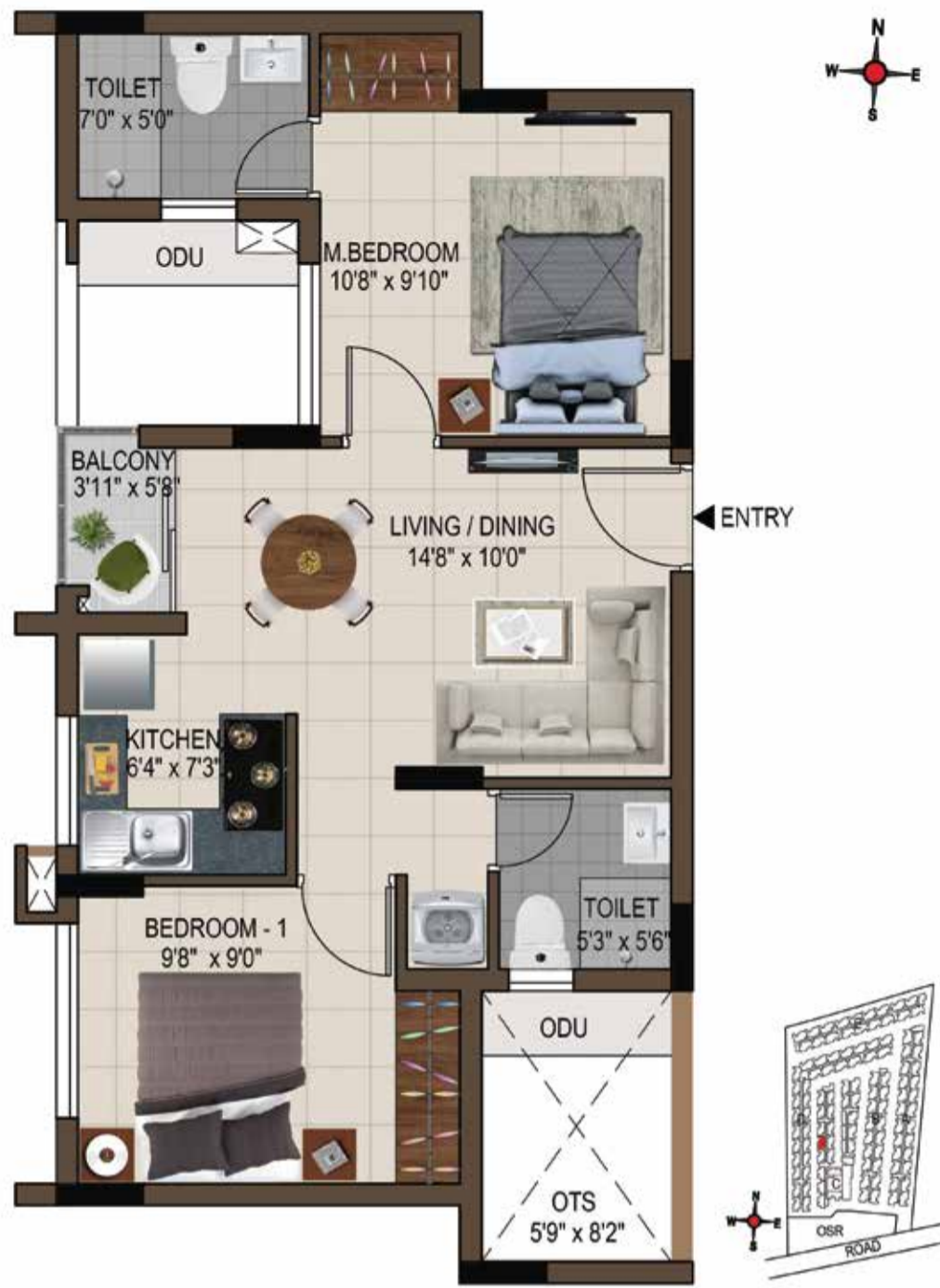
Type : 2 BHK + 2T
 Built-up Area : 754 sft
 Carpet Area : 485 sft
 Unit No. : C119, C219, C319, C419



Type : 2 BHK + 2T
 Built-up Area : 773 sft
 Carpet Area : 501 sft
 Unit No. : C120, C220, C320, C420



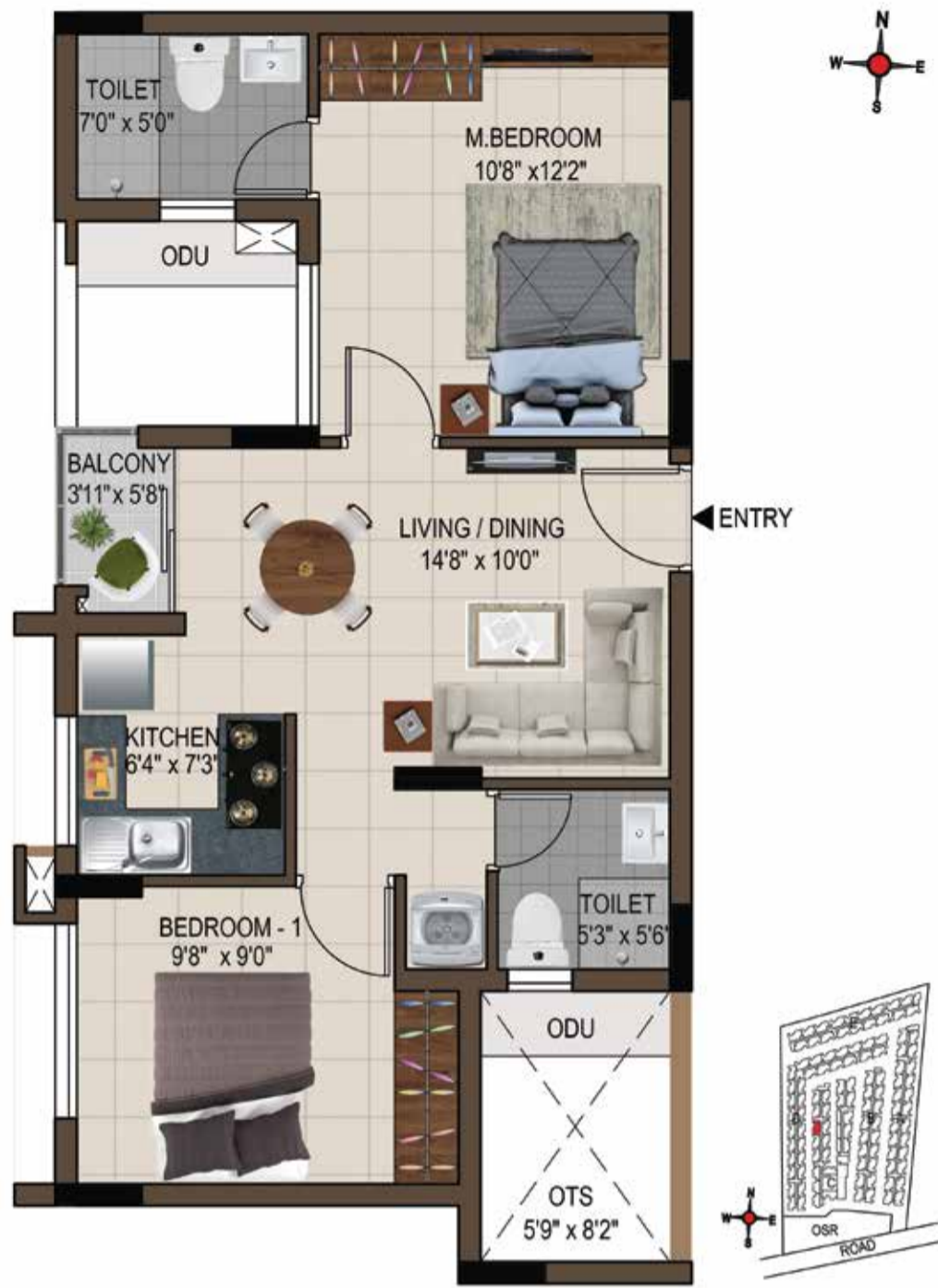
Type : 2 BHK + 2T
 Built-up Area : 773 sft
 Carpet Area : 501 sft
 Unit No. : C121, C221, C321, C421



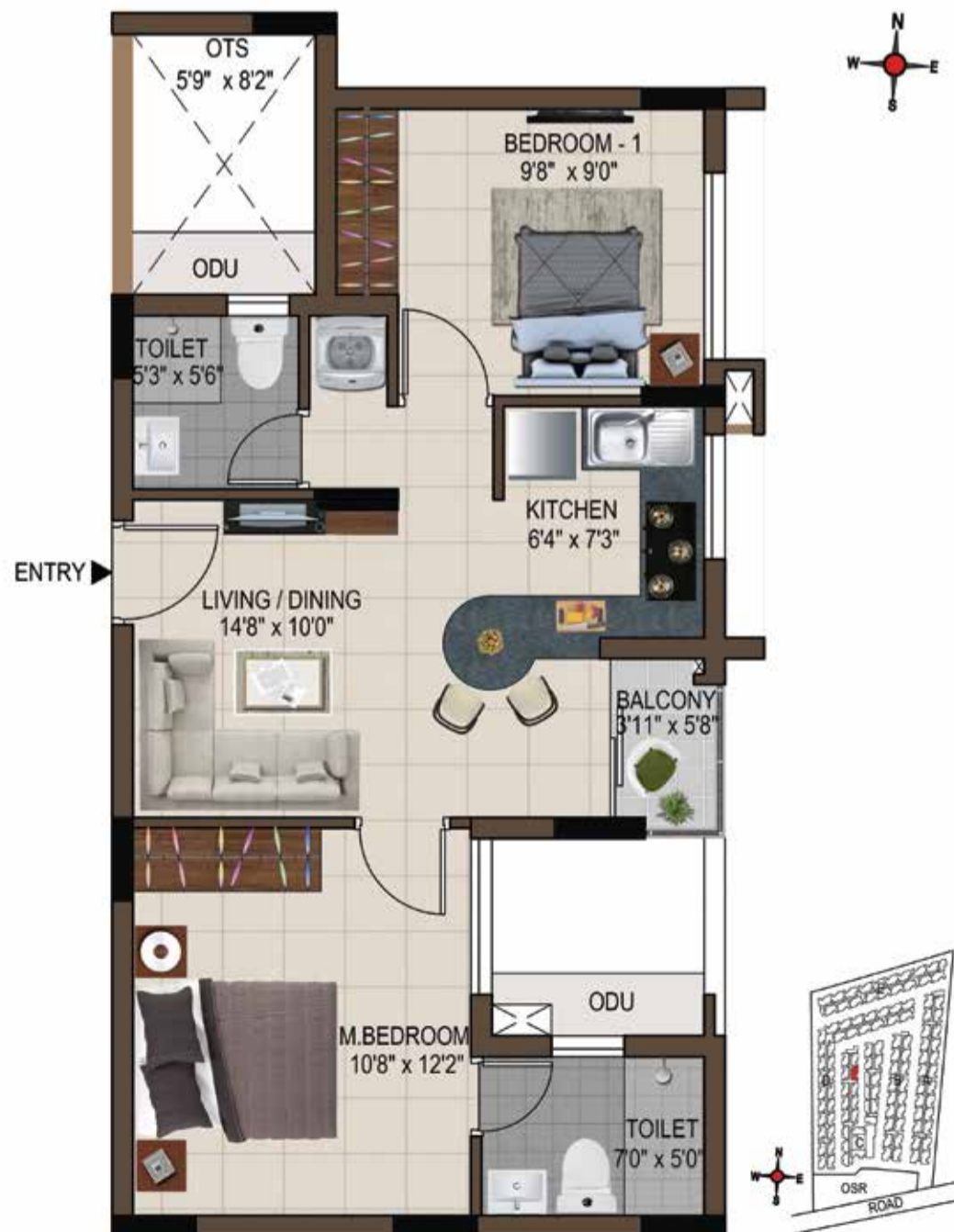
Type : 2 BHK + 2T
 Built-up Area : 775 sft
 Carpet Area : 498 sft
 Unit No. : C122, C222, C322, C422



Type : 2 BHK + 2T
 Built-up Area : 790 sft
 Carpet Area : 516 sft
 Unit No. : C123, C223, C323, C423



Type : 2 BHK + 2T
 Built-up Area : 791 sft
 Carpet Area : 516 sft
 Unit No. : C124, C224, C324, C424



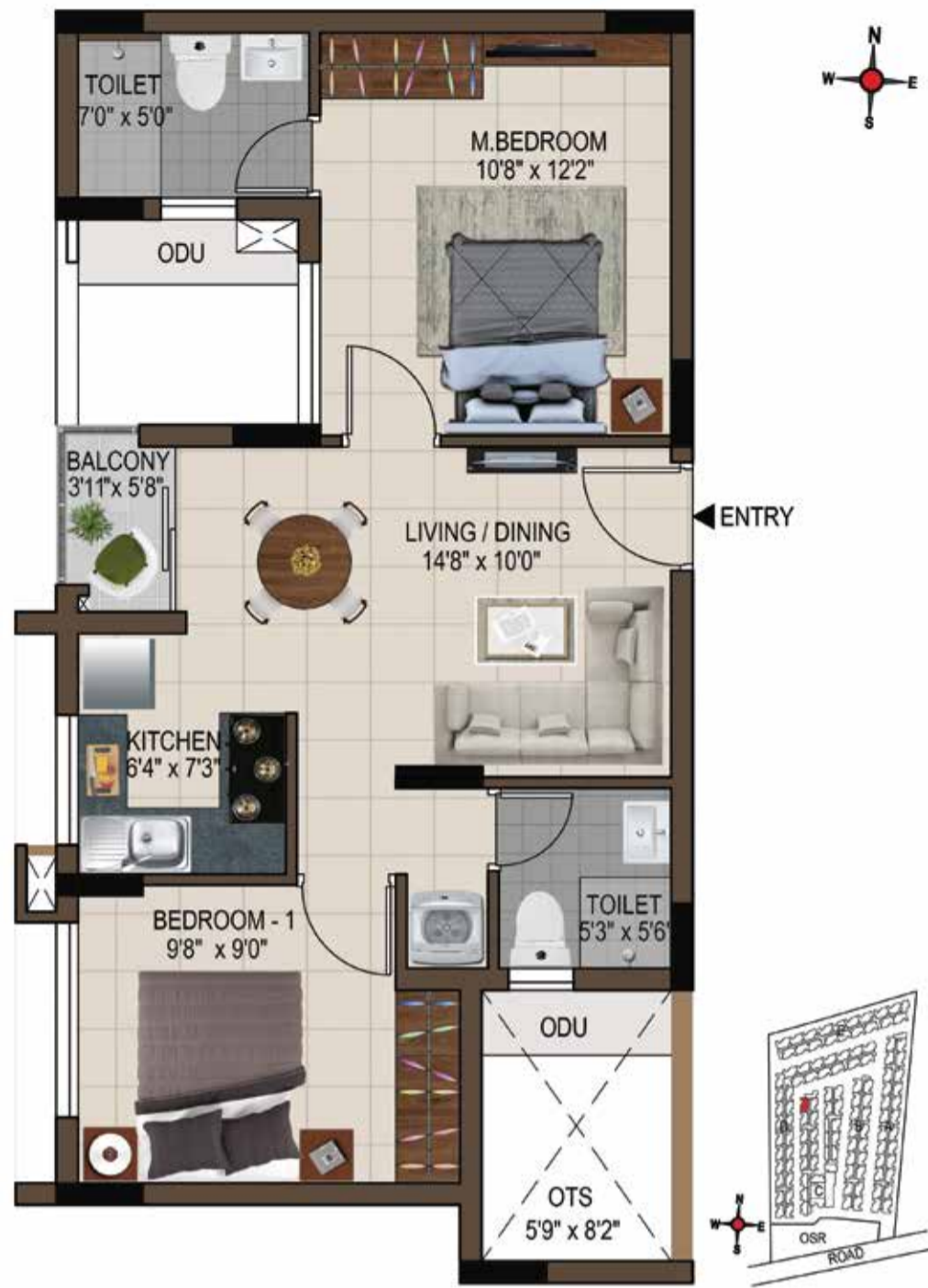
Type : 2 BHK + 2T
 Built-up Area : 753 sft
 Carpet Area : 485 sft
 Unit No. : C125, C225, C325, C425



Type : 2 BHK + 2T
 Built-up Area : 773 sft
 Carpet Area : 501 sft
 Unit No. : C126, C226, C326, C426



Type : 2 BHK + 2T
 Built-up Area : 795 sft
 Carpet Area : 516 sft
 Unit No. : C127, C227, C327, C427



Type : 2 BHK + 2T
 Built-up Area : 783 sft
 Carpet Area : 501 sft
 Unit No. : D101, D201, D301, D401



Type : 2 BHK + 2T
 Built-up Area : 805 sft
 Carpet Area : 516 sft
 Unit No. : D102, D202, D302, D402



Type : 2 BHK + 2T
 Built-up Area : 778 sft
 Carpet Area : 505 sft
 Unit No. : D103, D203, D303, D403



Type : 2 BHK + 2T
 Built-up Area : 779 sft
 Carpet Area : 505 sft
 Unit No. : D111, D211, D311, D411

Type : 2 BHK + 2T
 Built-up Area : 778 sft
 Carpet Area : 498 sft
 Unit No. : D104, D204, D304, D404
 D112, D212, D312, D412



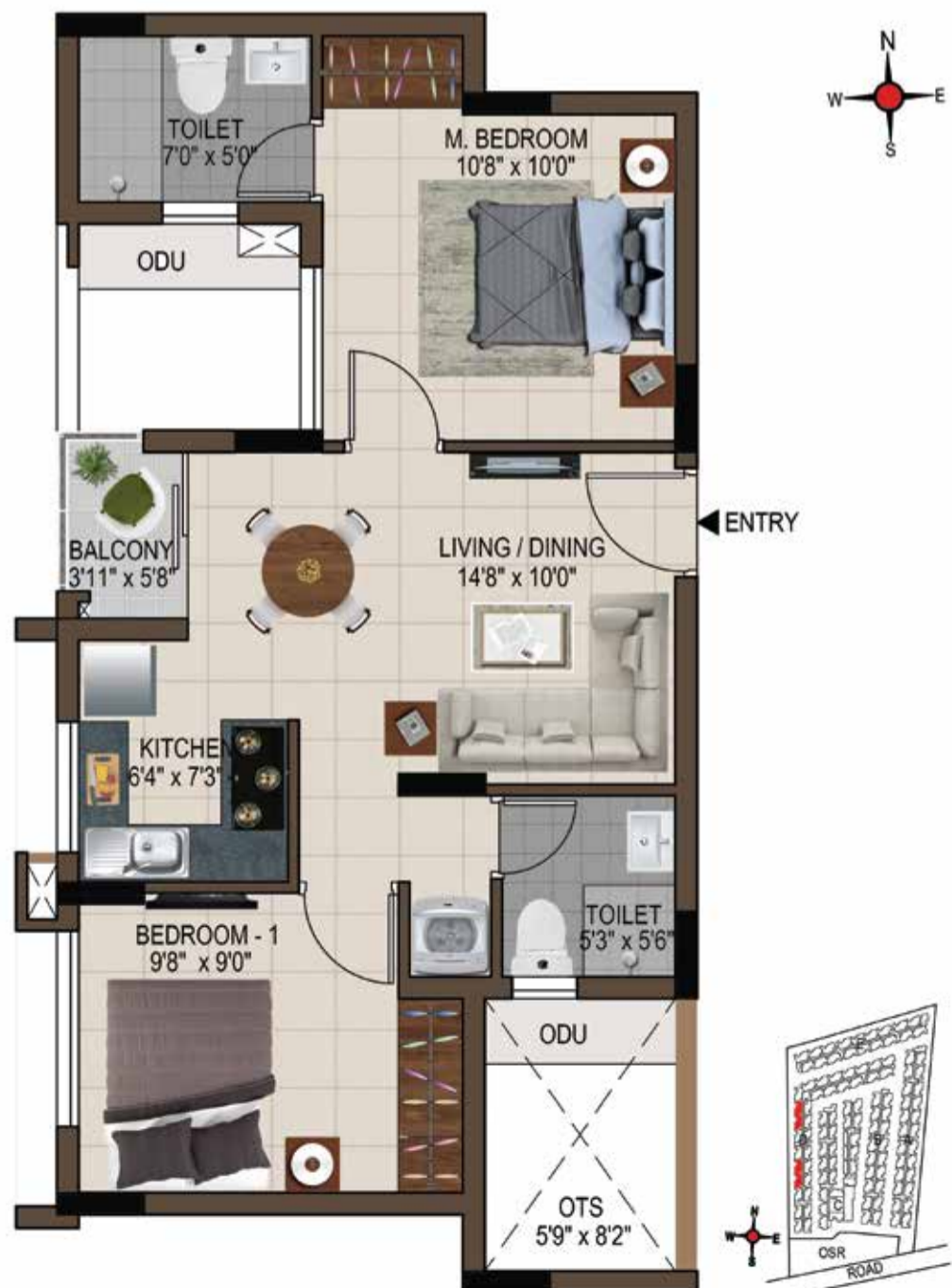
Type : 2 BHK + 2T
 Built-up Area : 753 sft
 Carpet Area : 485 sft
 Unit No. : D105, D205, D305, D405
 D113, D213, D313, D413



Type : 2 BHK + 2T
 Built-up Area : 794 sft
 Carpet Area : 516 sft
 Unit No. : D106, D206, D306, D406
 D114, D214, D314, D414



Type : 2 BHK + 2T
 Built-up Area : 773 sft
 Carpet Area : 501 sft
 Unit No. : D107, D207, D307, D407
 D115, D215, D315, D415
 D117, D217, D317, D417



Type : 2 BHK + 2T
 Built-up Area : 773 sft
 Carpet Area : 501 sft
 Unit No. : D109, D209, D309, D409

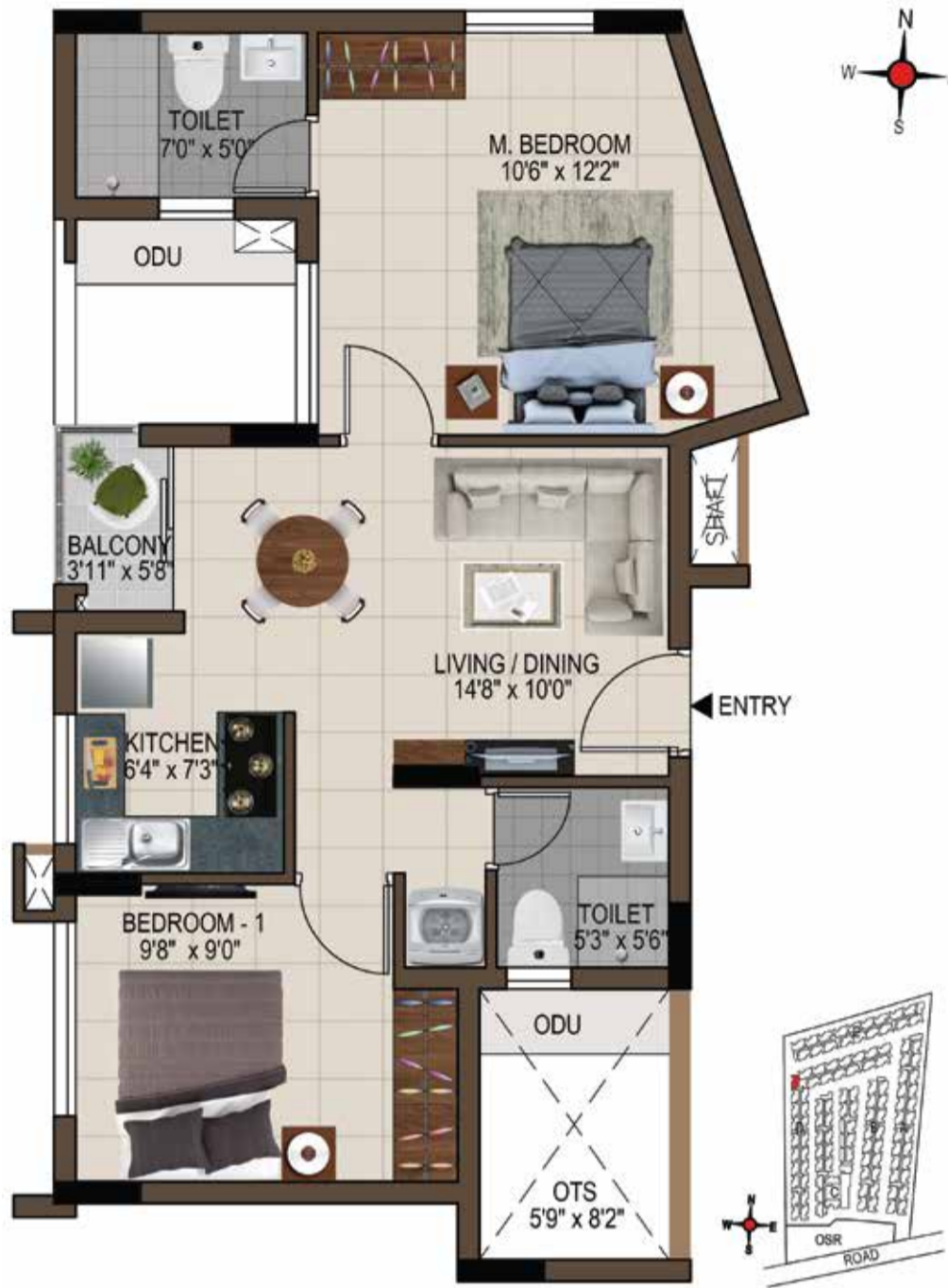
Type : 2 BHK + 2T
 Built-up Area : 773 sft
 Carpet Area : 501 sft
 Unit No. : D108, D208, D308, D408
 D110, D210, D310, D410
 D116, D216, D316, D416



Type : 2 BHK + 2T
 Built-up Area : 814 sft
 Carpet Area : 528 sft
 Unit No. : D118, D218, D318, D418



Type : 2 BHK + 2T
 Built-up Area : 832 sft
 Carpet Area : 536 sft
 Unit No. : D119, D219, D319, D419



Type : 2 BHK + 2T
 Built-up Area : 904 sft
 Carpet Area : 593 sft
 Unit No. : D120, D220, D320, D420



Type : 2 BHK + 2T
 Built-up Area : 953 sft
 Carpet Area : 626 sft
 Unit No. : D121, D221, D321, D421



Type : 2 BHK + 2T
 Built-up Area : 927 sft
 Carpet Area : 611 sft
 Unit No. : D122, D222, D322, D422
 D124, D224, D324, D424



Type : 2 BHK + 2T
 Built-up Area : 927 sft
 Carpet Area : 611 sft
 Unit No. : D123, D223, D323, D423
 D125, D225, D325, D425
 D127, D227, D327, D427
 D129, D229, D329, D429
 D131, D231, D331, D431



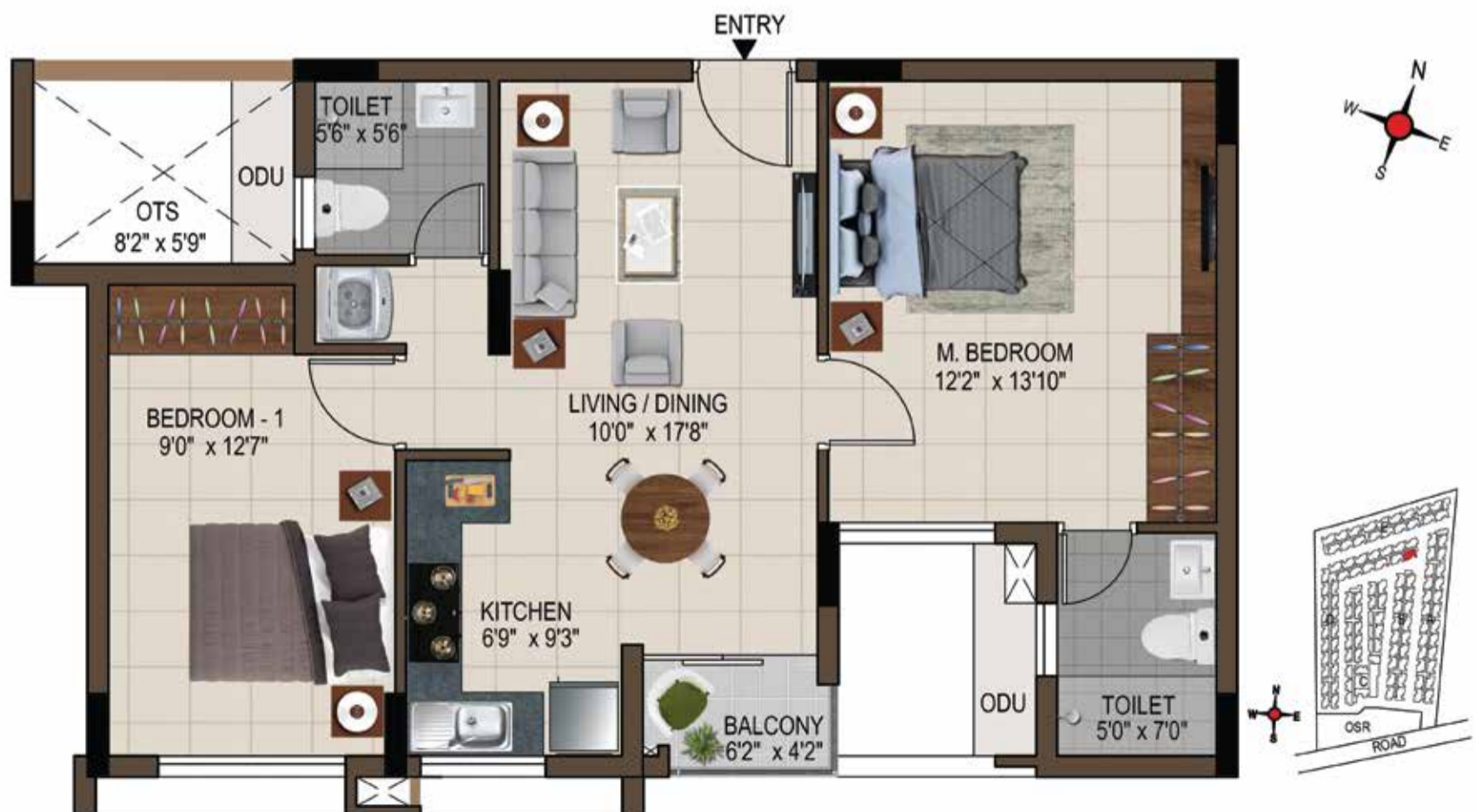
Type : 2 BHK + 2T
 Built-up Area : 932 sft
 Carpet Area : 614 sft
 Unit No. : D126, D226, D326, D426



Type : 2 BHK + 2T
 Built-up Area : 908 sft
 Carpet Area : 594 sft
 Unit No. : D128, D228, D328, D428



Type : 2 BHK + 2T
 Built-up Area : 950 sft
 Carpet Area : 626 sft
 Unit No. : D130, D230, D330, D430



Type : 2 BHK + 2T
 Built-up Area : 934 sft
 Carpet Area : 611 sft
 Unit No. : D132, D232, D332, D432



Type : 2 BHK + 2T
 Built-up Area : 952 sft
 Carpet Area : 626 sft
 Unit No. : E101, E201, E301, E401



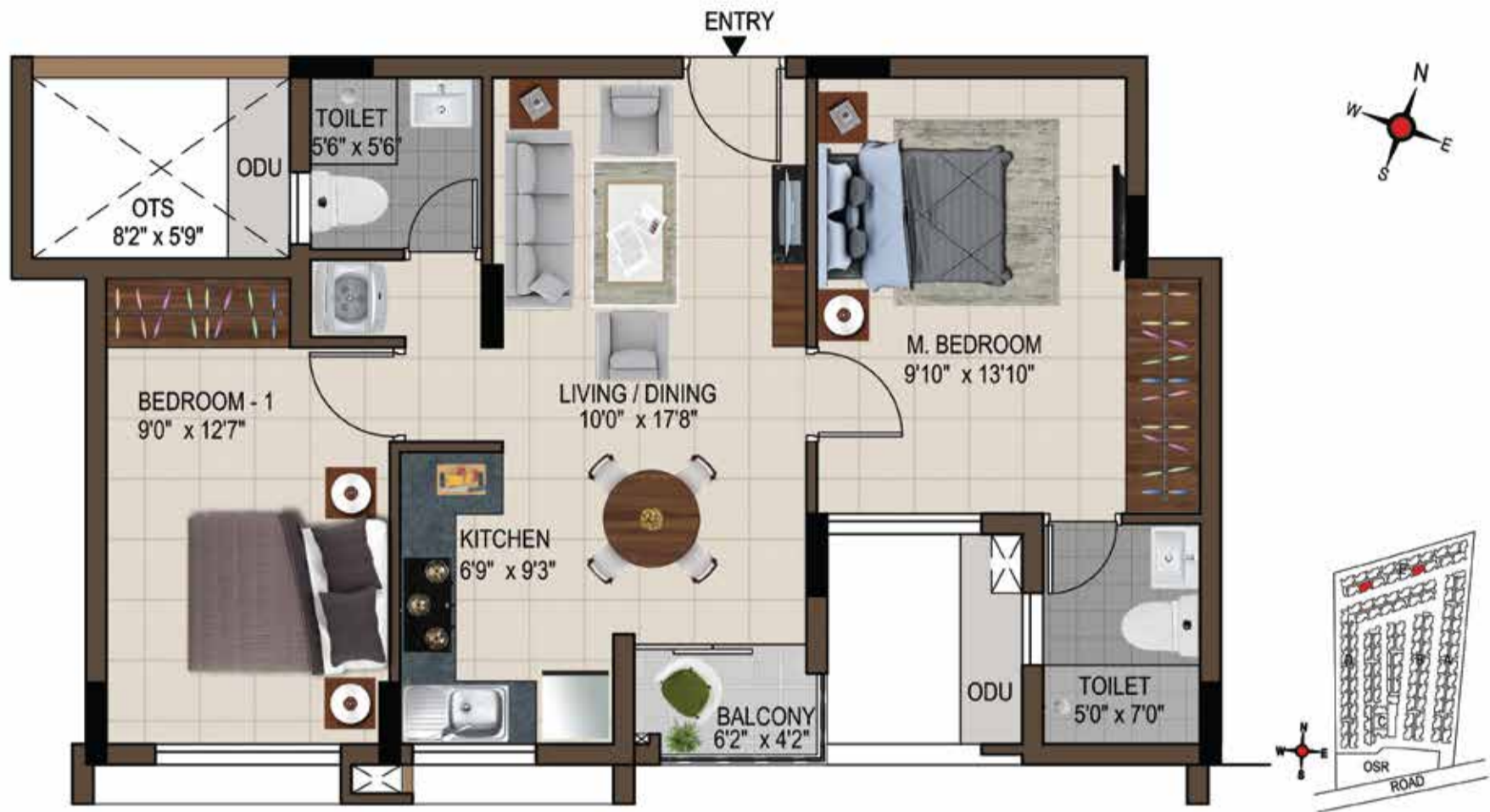
Type : 2 BHK + 2T
 Built-up Area : 908 sft
 Carpet Area : 594 sft
 Unit No. : E102, E202, E302, E402



Type : 2 BHK + 2T
 Built-up Area : 927 sft
 Carpet Area : 611 sft
 Unit No. : E103, E203, E303, E403
 E109, E209, E309, E409



Type : 2 BHK + 2T
 Built-up Area : 927 sft
 Carpet Area : 611 sft
 Unit No. : E104, E204, E304, E404
 E112, E212, E312, E412

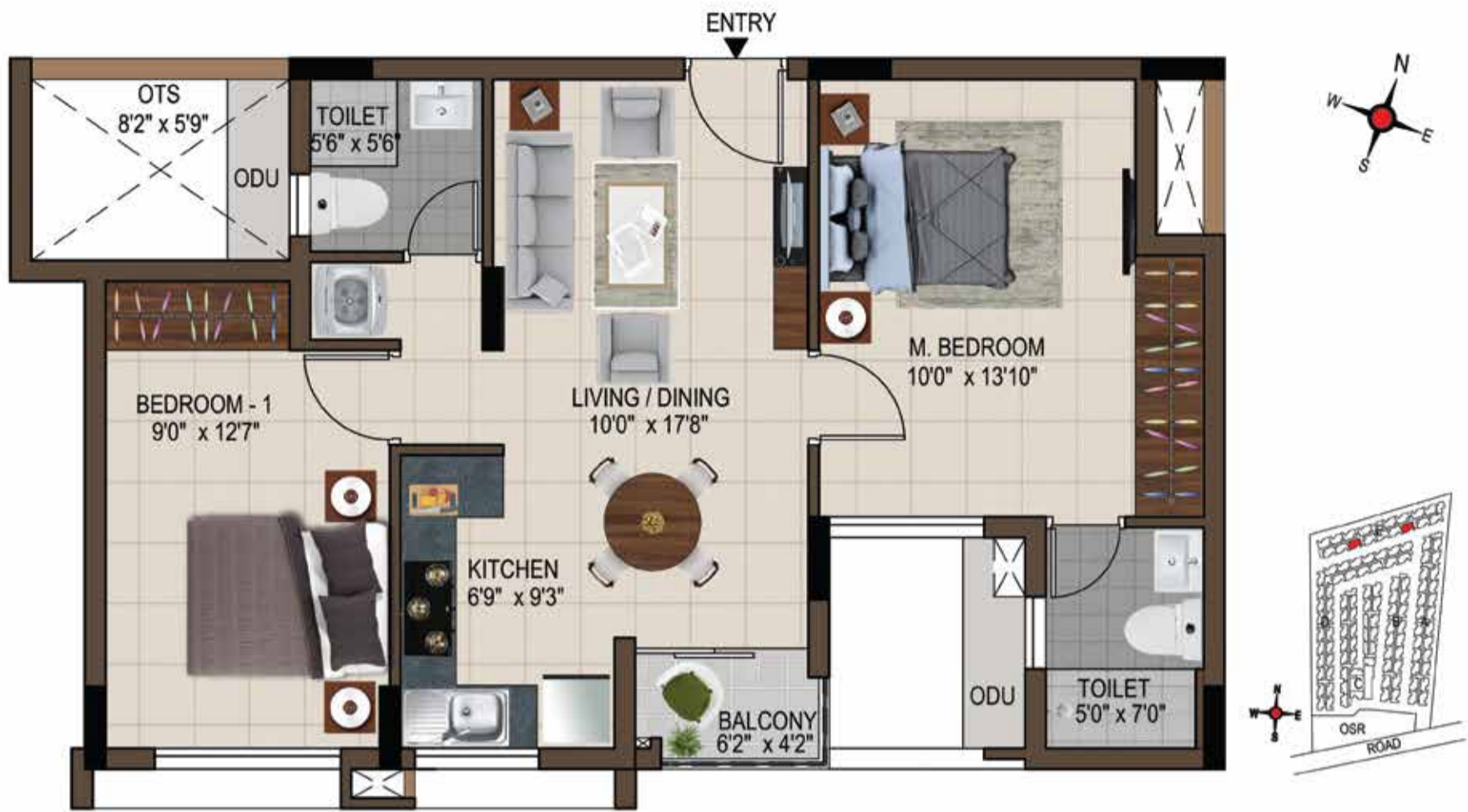


Type : 2 BHK + 2T
 Built-up Area : 939 sft
 Carpet Area : 612 sft
 Unit No. : E105, E205, E305, E405
 E113, E213, E313, E413



Type : 2 BHK + 2T
 Built-up Area : 930 sft
 Carpet Area : 614 sft
 Unit No. : E106, E206, E306, E406

Type : 2 BHK + 2T
 Built-up Area : 932 sft
 Carpet Area : 614 sft
 Unit No. : E114, E214, E314, E414



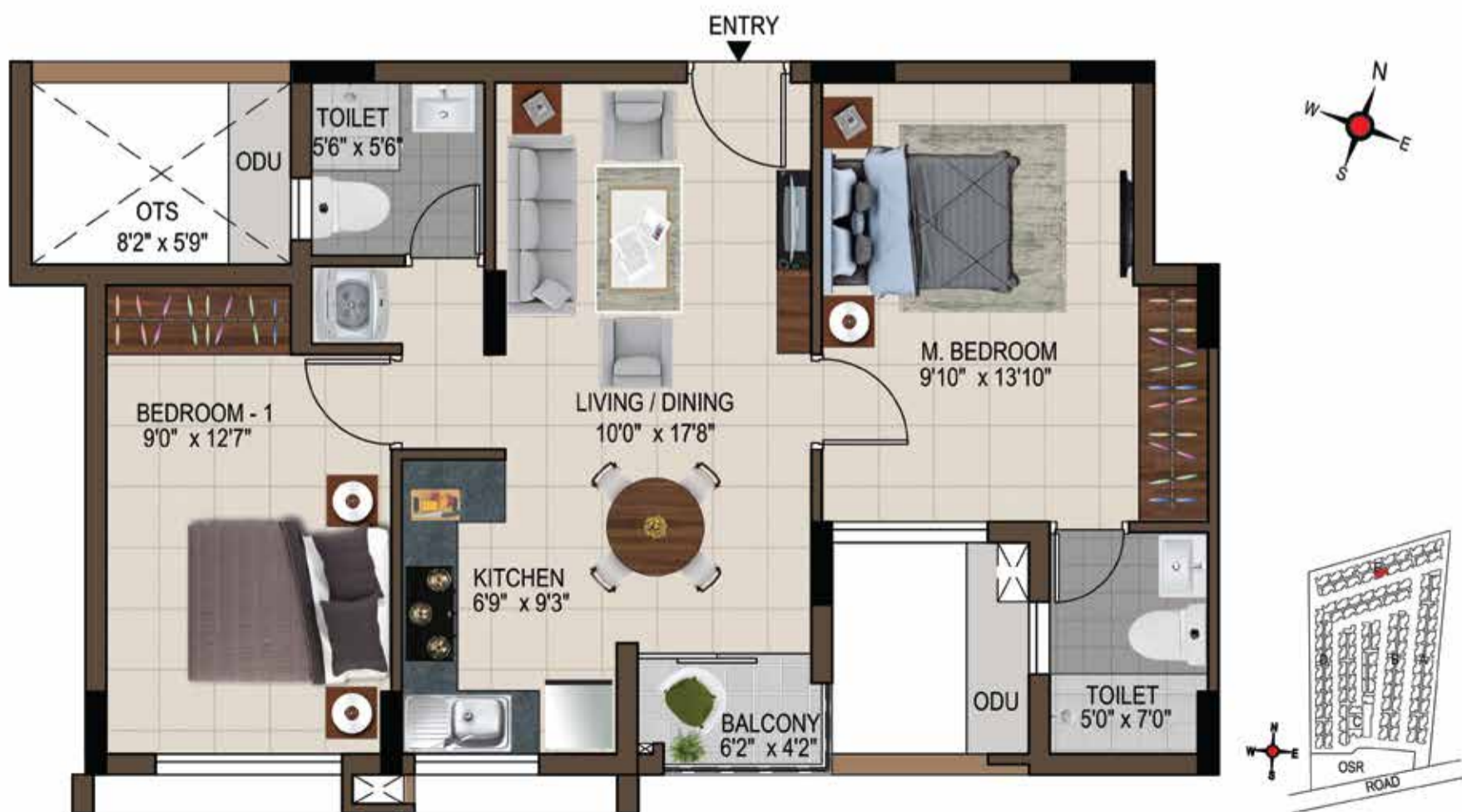
Type : 2 BHK + 2T
 Built-up Area : 949 sft
 Carpet Area : 626 sft
 Unit No. : E107, E207, E307, E407
 E115, E215, E315, E415



Type : 2 BHK + 2T
 Built-up Area : 908 sft
 Carpet Area : 594 sft
 Unit No. : E108, E208, E308, E408
 E116, E216, E316, E416



Type : 2 BHK + 2T
 Built-up Area : 927 sft
 Carpet Area : 611 sft
 Unit No. : E110, E210, E310, E410



Type : 2 BHK + 2T
 Built-up Area : 926 sft
 Carpet Area : 611 sft
 Unit No. : E111, E211, E311, E411



Type : 2 BHK + 2T
 Built-up Area : 909 sft
 Carpet Area : 594 sft
 Unit No. : E117, E217, E317, E417



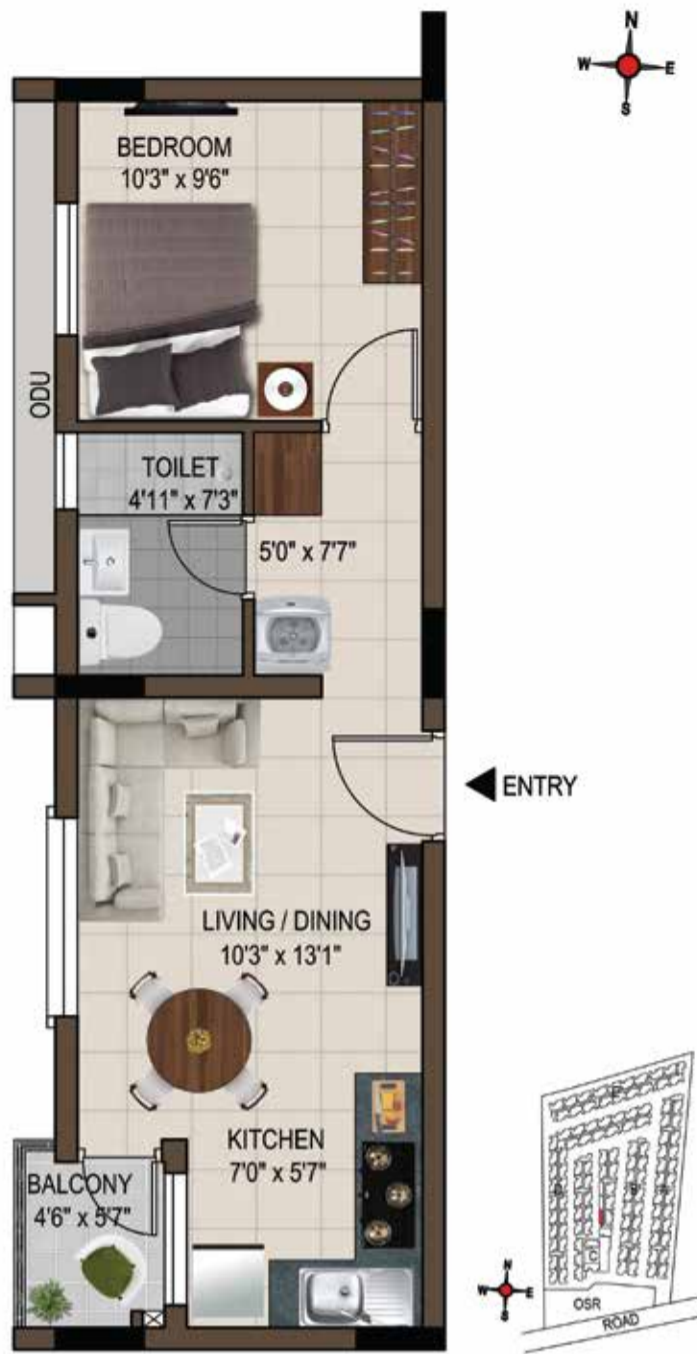
Type : 2 BHK + 2T
 Built-up Area : 945 sft
 Carpet Area : 626 sft
 Unit No. : E118, E218, E318, E418



Type : 1 BHK + 1T
 Built-up Area : 578 sft
 Carpet Area : 362 sft
 Unit No. : A125, A225, A325, A425



Type : 1 BHK + 1T
Built-up Area : 572 sft
Carpet Area : 359 sft
Unit No. : C103, C203, C303, C403



Type : 1 BHK + 1T
Built-up Area : 569 sft
Carpet Area : 359 sft
Unit No. : C105, C205, C305, C405



Type : 1 BHK + 1T
 Built-up Area : 569 sft
 Carpet Area : 359 sft
 Unit No. : C107, C207, C307, C407



Type : 1 BHK + 1T
 Built-up Area : 585 sft
 Carpet Area : 354 sft
 Unit No. : C128, C228, C328, C428



Type : 1 BHK + 1T
Built-up Area : 657 sft
Carpet Area : 411 sft
Unit No. : E119, E219, E319, E419





Specifications

STRUCTURE

- RCC framed structure with RCC foundations
- Designed seismic resistant structure Zone III using Fe 500 steel TMT bars
- 200mm solid concrete block for the outer wall and 100mm block for the internal partition wall
- Slab height will be maintained at 2.9m

WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of OBD
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and 2 coats of OBD
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion
- Bathrooms will be finished with 1 coat of primer and 2 coats of OBD
- Bathroom walls will be finished with glazed ceramic tiles up to 7 feet

FLOORING

- Foyer, living, dining, kitchen and bedrooms will have 600 X 600mm porcelain tile flooring
- Bathroom, balcony and utility will have 300 x 300mm ceramic tiles with matte finish
- Terrace will have grano flooring with threaded grooves

KITCHEN

- Platform will be done with granite slab 600mm in width 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 of up to 600mm from the granite slab
- Provision for exhaust and water purifier point will be provided
- CP fittings will be Cera / Parryware / Hindware or equivalent

BATHROOMS

- Wall mounted basin from Cera / Parryware / Hindware or equivalent will be provided in all bathrooms
- Floor mounted WC with cistern from Cera / Parryware / Hindware or equivalent will be provided in all bathrooms
- Sanitary fittings will be Cera / Parryware / Hindware or equivalent
- Wall mixer from Cera / Parryware / Hindware or equivalent in all bathrooms
- Provision for exhaust and geyser will be provided

ENTRANCE DOOR

- Skin molded shutter door of 7 feet height with paint finish with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.

BEDROOM DOORS

- Flush doors of 7 feet height with Godrej or equivalent locks, thumb turn with keys, door stopper, etc.

BATHROOM DOORS

- FRP doors of 7 feet height with thumb turn

WINDOWS

- Aluminium / UPVC sliding windows with see through plain glass and grills
- French doors will be provided with Aluminium frame and toughened glass without grills
- Ventilators will have Aluminium / UPVC frame with suitable louvered glass panes

ELECTRICAL FITTINGS

- Finolex or equivalent cables and wiring
- Switches and sockets will be from Anchor Roma / Schneider or equivalent
- Telephone and TV (DTH) points will be provided in living / dining and master bedroom
- Split air conditioner points will be provided in master bedroom and provision for the same in living and other rooms
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system

OTHERS

- STP
- Generator backup for all the apartments (500W for regular 2 BHK and 400W for Compact 2 BHK and 1 BHK)
- 100% power backup for lifts and other common areas
- CCTV surveillance cameras at pivotal locations

EXTERNAL FEATURES

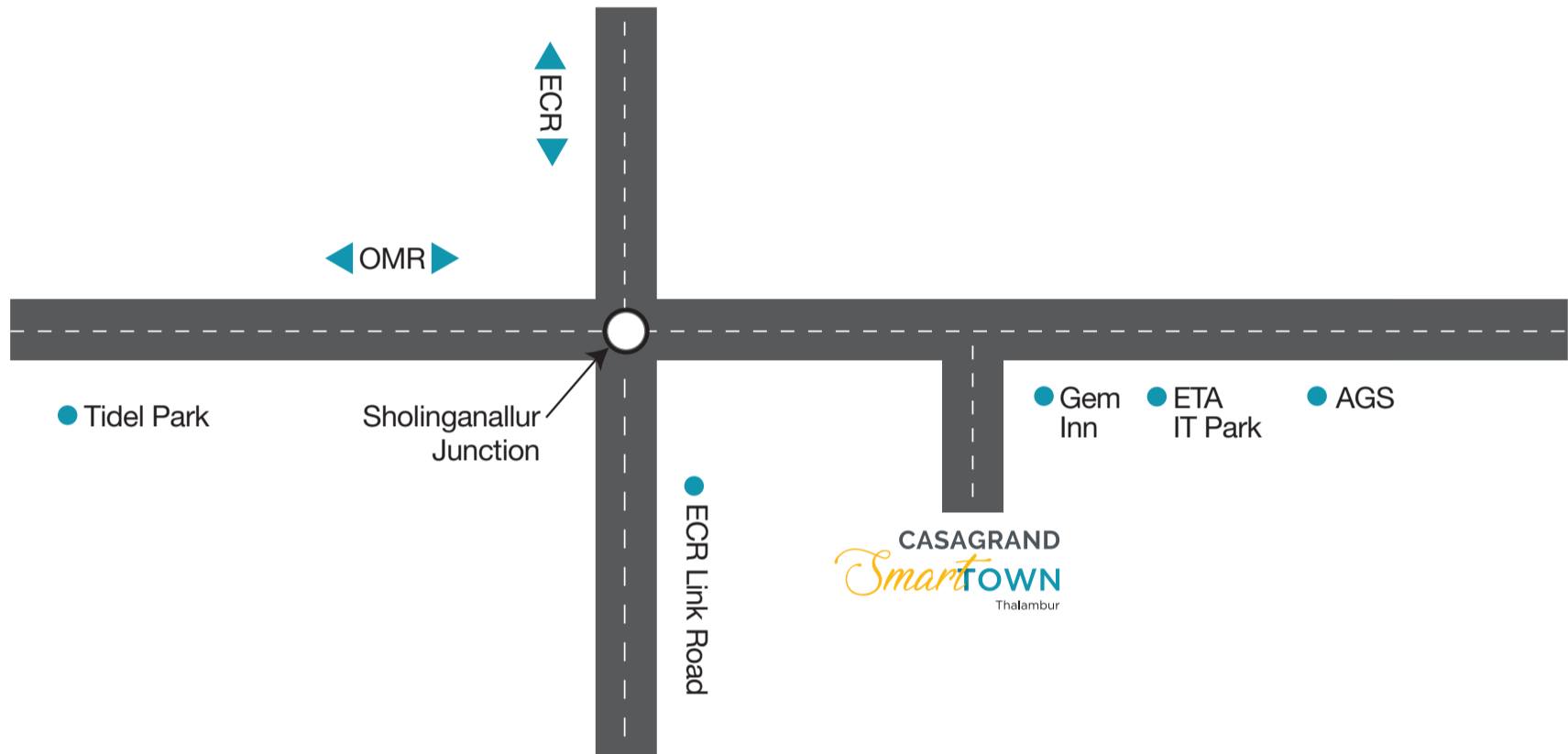
- 8-passenger automatic lift will be provided
- Driveway and other areas will be laid with pavers

PAYMENT PATTERN

Advance	10%
Transfer of land agreement	40%
Foundation	10%
1st Floor Roof	5%
2nd Floor Roof	5%
3rd Floor Roof	5%
4th Floor Roof	5%
Brick work	15%
Handing over	5%
Total	100%



LOCATION MAP



Location Advantages

- ▲ 10 Minutes from Sholinganallur junction



Nearby schools & colleges

- ▲ PSBB Millennium, BVM Global and Hiranandhani school
- ▲ Sathyabama University, Md. Satak Arts College



Distance from Nearest Hospitals

- ▲ Near Global Hospital and Apollo Hospital



Nearby corporates

- ▲ Infosys, Polaris, Accenture, Wipro SEZ and before SIPCOT, Siruseri
- ▲ Closer to AGS Multiplex and Junction Mall

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

CASAGRAN

building aspirations

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Ulsoor Lake, Bengaluru - 560 042.
Ph: +91-80 4666 8666

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

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