



CASAGRANDE
EDENSA



CASAGRAN
building aspirations



WHY CASAGRAND?

NO. 1

Ranked in Chennai
for last 8 years*

2000+

Quality checks

6 MONTHS

Guaranteed resale

TOP 2

Ranked in
South India

2300+

In-house engineers
for construction

6 PRODUCT PILLARS

Quality | Features | Amenities | Specifications
Spatial planning | Low maintenance

TOP 7

Ranked in India

7 YEARS

Warranty

ON-TIME

Delivery of projects

22+ YEARS

of Trust & Legacy

10 YEARS

Maintenance by us

VALUE FOR MONEY

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

7000+

Homes sold
(FY'24 - 25)

2 MONTHS

Guaranteed rental

CASAGRAND COMMUNITY LIFESTYLE

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



**WHERE LIFE
FINDS ITS PERFECT
BALANCE**



Aerial View





A Community, Crafted to Perfection

Crafted as a harmonious blend of elegance and comfort, this vibrant community brings together spacious apartments and luxurious villas amidst lush, landscaped greenery. Every detail is curated to elevate everyday living from expansive homes that offer room to grow to serene outdoor spaces that invite you to unwind.

Enhanced by premium amenities and thoughtfully planned spaces, this is modern living reimagined - connected, complete & full of life.

SALIENT FEATURES

-
- Stilt + 5-floor apartment & ground +1 floor villa structure designed with a contemporary façade and enhanced by elegant lighting enumerating the grandeur lifestyle.
 - An exclusive community of 110 homes, featuring 55 spacious apartments and 55 luxurious villas spread across 5 acres.
 - 40 lifestyle amenities, including a 3,200 sft. swimming pool crafted for leisure and relaxation.
 - A magnificent 6,900 sft. clubhouse overlooking the stunning swimming pool.
 - 3-acre open space with 1.4 acre beautifully landscaped greenery.
 - Vaastu-compliant homes with efficient spatial planning.
 - Spacious & wide driveways ensuring smooth and seamless vehicular movement.
 - Master plan and unit plan designs are based on five important pillars in planning: Light, Ventilation, Vaastu, Privacy and Aesthetics.
-



CRAFTED FOR LIFE'S BEST MOMENTS



Podium





AMENITIES

40 LIFESTYLE AMENITIES

FEATURES & ENTERTAINMENT

1. Musical play
2. Zen garden
3. Parents & kids swing
4. Seating pavilion
5. Sensory play wall
6. Kids floor games
7. Little explorers park
8. Giant abacus
9. Paw & splash zone
10. Play dome
11. Monkey bar
12. Adult nest swing
13. Pod swing
14. Breezy swing court
15. Herbal garden
16. Sculpture court
17. Floral court
18. Aromatic garden
19. Tot-lot
20. Meditation court

SPORTS & ACTIVITIES

21. CrossFit corner
22. Trampoline
23. Table tennis
24. Granite etched - chess table

CLUBHOUSE AMENITIES

25. Home theatre
26. Multipurpose hall
27. Gym
28. Terrace yoga
29. Kids play area

INDOOR GAMES

30. Foosball
31. Air hockey
32. Subsoccer
33. Board games

SWIMMING POOL

34. Aquatic lounge
35. Water cascade
36. Lap pool
37. Sunken cabana
38. Kids pool
39. Lounge seating
40. Poolside open shower







**WHERE
WELLNESS COMES
HOME**

Swimming Pool





PRODUCT SUPERIORITY

CASAGRAND'S BEST IN PRODUCT SUPERIORITY

- Casagrand Edensa is an exclusive residential community strategically situated in the prime locality of Veerapandi, Tiruppur.
- A community with the best of architecture and finesse.
- A lavish collection of exclusive tower comprising 55 elegant apartments and 55 luxurious villas, gracefully spread across 5 acres.
- With 3-acre open space, the development ensures an efficient building footprint.
- Spacious planning with the finest material furnishing and accessories for an exceptional lifestyle.
- 40 amenities with themed indoor and outdoor amenities.
- A magnificent clubhouse with views of a stunning swimming pool.
- Vaastu-compliant homes with efficient spatial planning.
- Master plan and unit plan designs are based on five important pillars in planning: Light, ventilation, Vaastu, privacy, and aesthetics.

PRESENTING A COMMUNITY DEFINED BY THE FINEST ARCHITECTURE AND ELEGANCE

- The project is set amidst 5 acres with 110 units.
- 55 spacious 2 & 3 BHK apartments.
- 55 luxurious 4 BHK villas.
- A stilt + 5-floor apartment and ground +1 floor villa structure complemented by a contemporary façade adorned with elegant lighting enumerating the grandeur lifestyle.





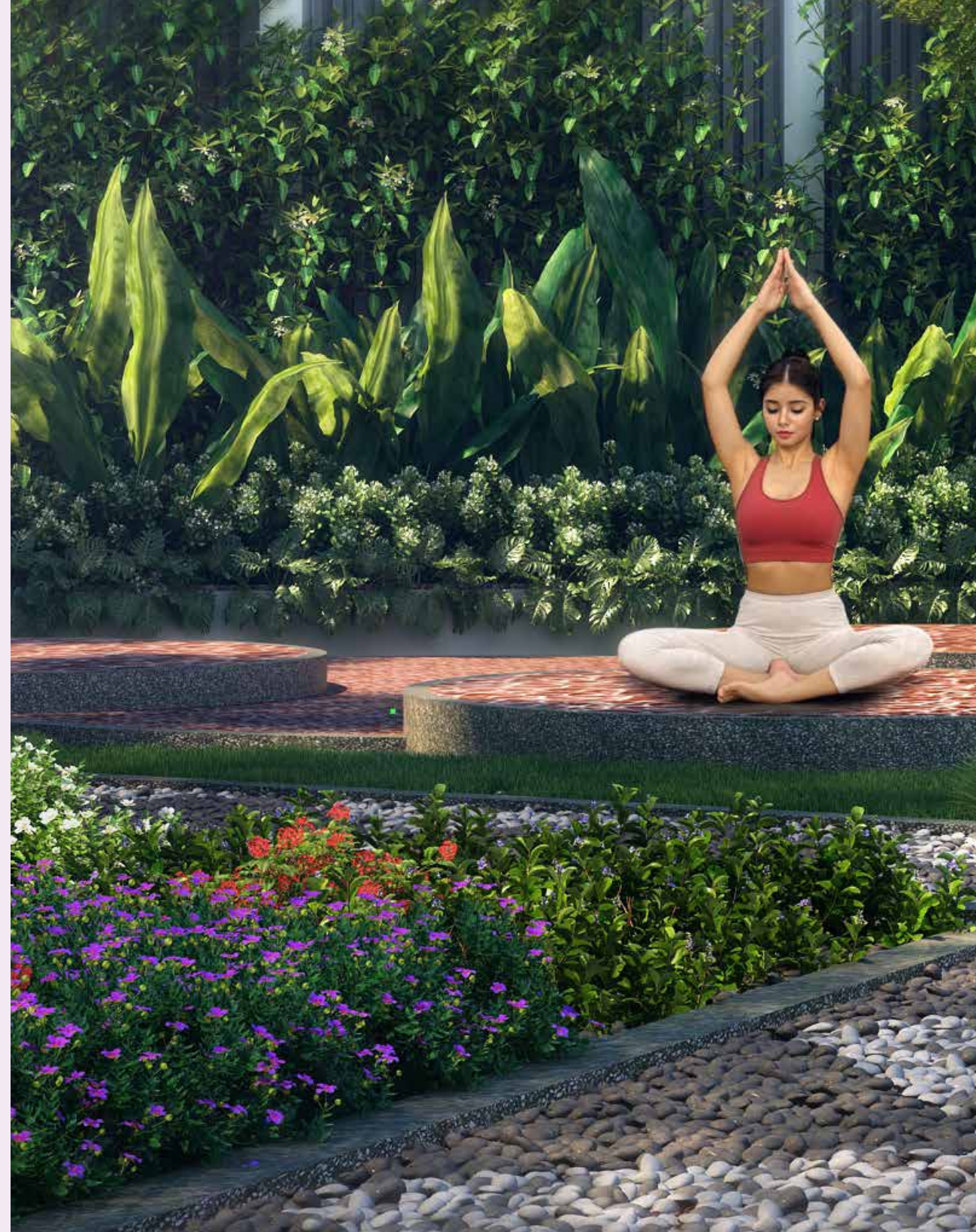
- A refined entrance opens into a grand drive-through, with apartments set along one edge and exclusive villas along the opposite, offering a striking arrival experience.
- Spacious & wide driveways designed for seamless vehicular movement across the community.
- The towers boast a 6900 sft. clubhouse, elegantly positioned to overlook the swimming pool.
- Building orientation ensures maximum wind flow and minimum heat gain for every apartment.
- Well-lit feature wall embellished with the landscape is provided opposite to tower entrances as a way finder.
- Magnificent lift fascia with granite cladding, flooring and lighting elements.

A NEIGHBORHOOD WHERE LIFE BLENDS SEAMLESSLY WITH NATURE

- An expansive 1.4-acre of landscaped greenery, featuring amenities and entertainment for all age groups.
- The community boasts of an efficient building footprint with 3-acre open space.
- The apartment tower is strategically planned with a 6900 sft. clubhouse at the rear and amenities at the front, ensuring a well-balanced layout with dedicated recreational spaces.
- The site features meticulously planned pathways and a host of elegantly designed amenities, creating a seamless experience.

EXPERIENCE AN ELEVATED LIFESTYLE WITH 40 THOUGHTFULLY CURATED PREMIUM AMENITIES, INCLUDING:

- A striking 3,200 sft. swimming pool featuring an elegant water cascade and a dedicated kid's pool.
- Unwind your evenings at the poolside cabana and lounge deck, for a serene and relaxing ambiance.
- Encircling the apartments is a charming blend of a musical play, play dome, outdoor CrossFit court, reflexology mosaic garden and outdoor board games for endless entertainment and relaxation.
- Outdoor communal spaces such as sculpture court, breezy swing court, and Seating pavilion for casual gatherings.
- Experience the grandeur of the clubhouse with its lobby, defined by a stunning feature.
- The multipurpose hall and mini home theatre offer versatile spaces for hosting events and enjoying entertainment.
- The indoor children's play area features art board, play equipment, cushion seating, velcro wall and ball pit with slide.
- A gaming room loaded with various amenities such as foosball table, board games, air hockey, sub soccer.
- A gym is put together with features such as multifunctional training, exclusive floor workout, etc. ensuring users' health and fitness.





EXPERIENCE AN ELEVATED WAY OF LIVING WITH OUR PREMIUM EXCLUSIVE APARTMENTS FEATURING...

- Wide & fancy main door with an aesthetic appeal for personalized entrance.
- 600 × 600 mm premium vitrified flooring tiles provided in the living, dining, bedrooms, and kitchen, enhancing the overall sense of luxury.
- Anti-skid tiles provided in the balconies to ensure better grip and safety.
- Anti-skid tiles provided in all bathrooms for improved safety and long-lasting durability.
- Granite counter mounted wash basin and wall dado of 300 mm height tile.
- Premium range of American standard or equivalent fittings in bathrooms.
- Well planned, well-lit and spacious corridors leading to your doorsteps.

DISCOVER OUR ULTRA-LUXURIOUS VILLAS DESIGNED TO ELEVATE YOUR LIFESTYLE WITH...

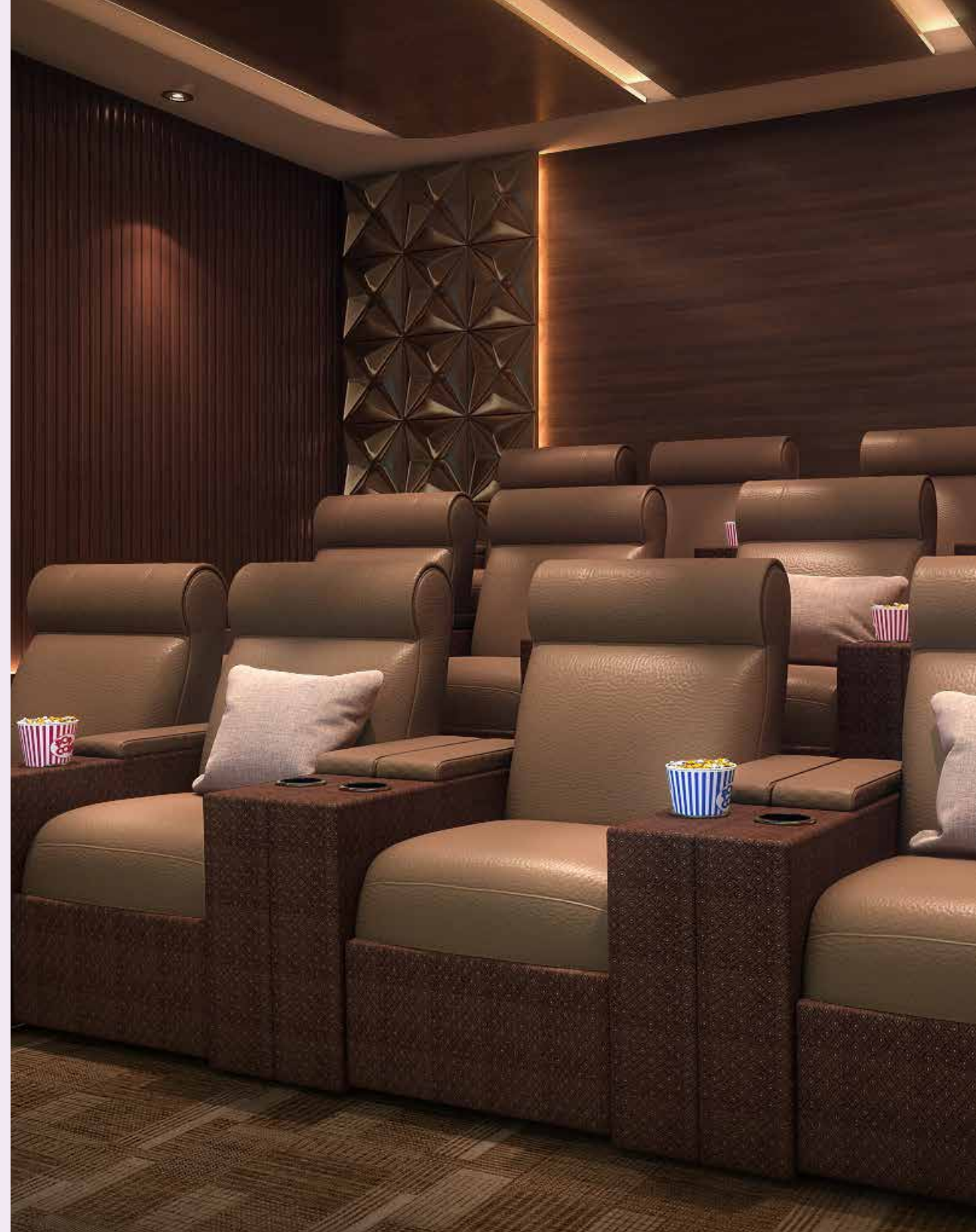
- Main door designed with good quality door frame with double side veneer shutter for an appealing entrance.
- Designer villa number signage with accent lighting.
- Transforming the ambiance of the living, dining, lounge, passages with an exclusive tile flooring for a truly luxurious touch.
- 600 × 1200 mm premium vitrified tiles provided in the living, kitchen and bedrooms for a refined and elegant finish.

- 300 × 300 mm anti-skid tiles laid in bathrooms to ensure enhanced safety and durability.
- 600 × 1200 mm high-quality vitrified tiles used in the balcony, offering a sleek and contemporary look.
- Elevate your bedroom's style with a laminated designer door, adorned with a chic designer handle for a touch of luxury.
- Luxurious master bathrooms fitted with overhead shower, hand shower, granite counter with countertop washbasins.
- Premium range Jaquar or equivalent fittings in all bathrooms.
- 2 feet long trench drain is provided in the bathrooms.
- Foot lamps are provided in bedrooms for your daily convenience.
- Waterproof charging points are provided on the balcony for functional convenience.

EFFICIENCY IN SPACE PLANNING...

EXCLUSIVE APARTMENTS

- All cores are well equipped with staircases and two lifts – 13 passengers- capacity.
- Majority of apartments designed with dedicated foyer space.
- Convenient AC ODU spaces serviceable from the interior.
- One balcony accessed from living is provided in all the apartments.
- Dedicated washing machine space is provided in all the apartments.
- Common wash basin is provided in all the apartments.





EXCLUSIVE VILLA

- Dedicated 2 car parks along with landscape is designed for all the villas.
- All villas are thoughtfully designed with a landscaped backyard feature, creating a serene outdoor space that seamlessly connects residents with nature.
- All the villas are planned with separate living and dining avoiding crossover.
- Spacious kitchen planned for everyday convenience.
- All bedrooms, living & kitchen are consciously planned to be well ventilated.
- Luxuriously planned master bedroom with dedicated voluminous balcony.

CONSIDERING VAASTU...? WE GOT THAT SORTED TOO...

- All units have North or East facing entry doors.
- All apartments have kitchens placed in SE & NW.
- All apartments have SW Bedrooms.
- No apartments have toilets in NE & SW.
- No unit has a bed headboard in the North.
- No cuts in NE and SW.

DESIGN THAT TAKES YOUR BREATH AWAY...

Crafted to offer the perfect blend of elegance and comfort, this vibrant community features a mix of spacious villas and well-designed apartments set within beautifully landscaped surroundings. With a wide range of premium amenities, leisure spaces, and thoughtfully planned outdoor zones, the development creates a refined living experience where modern luxury meets a lively community lifestyle.





**MODERN
ELEGANCE
TRULY PREMIUM**

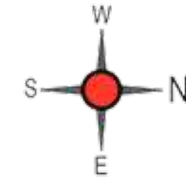






SITE PLAN

SITE PLAN



OUTDOOR AMENITIES

- | | | | |
|----------------------------|-------------------------|--------------------------------|--------------------------|
| 01. MUSICAL PLAY | 09. PAW AND SPLASH ZONE | 17. FLORAL COURT | 34. AQUATIC LOUNGE |
| 02. ZEN GARDEN | 10. PLAY DOME | 18. AROMATIC GARDEN | 35. WATER CASCADE |
| 03. PARENTS AND KIDS SWING | 11. MONKEY BAR | 19. TOT LOT | 36. LAP POOL |
| 04. SEATING PAVILION | 12. ADULT NEST SWING | 20. MEDITATION COURT | 37. SUNKEN CABANA |
| 05. SENSORY PLAY WALL | 13. POD SWING | 21. CROSS FIT CORNER | 38. KIDS POOL |
| 06. KIDS FLOOR GAMES | 14. BREEZY SWING COURT | 22. TRAMPOLINE | 39. LOUNGE SEATING |
| 07. LITTLE EXPLORES PARK | 15. HERBAL GARDEN | 23. TABLE TENNIS | 40. POOLSIDE OPEN SHOWER |
| 08. GIANT ABACUS | 16. SCULPTURE COURT | 24. GRANITE ETCHED CHESS TABLE | |

- NORTH FACING (12nos)
- NORTH FACING (30nos)
- NORTH FACING (13nos)

Villa

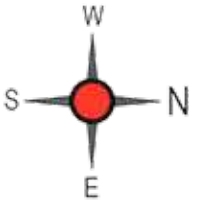


09



VILLA PLANS

NORTH FACING
BLOCK - 01 TO 17A & 31 TO 43



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO	CARPET AREA	SALEABLE AREA	VILLA LAND AREA
	SFT	SFT	SFT
1-16, 31-43	1924	2530	2508.90
17A	1924	2530	2867.12



KEY PLAN

NORTH FACING
BLOCK - 18 TO 30



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO	CARPET AREA	SALEABLE AREA	VILLA LAND AREA
	SFT	SFT	SFT
18-30	1912	2530	2857.65



KEY PLAN

**NORTH FACING
BLOCK - 44A TO 55**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO	CARPET AREA SFT	SALEABLE AREA SFT	VILLA LAND AREA SFT
44A	2102	2770	3658.33
45	2102	2770	3315.39
46	2102	2770	3307.21
47	2102	2770	3299.84
48	2102	2770	3291.07
49	2102	2770	3283.00

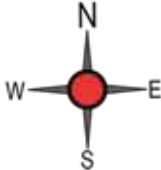
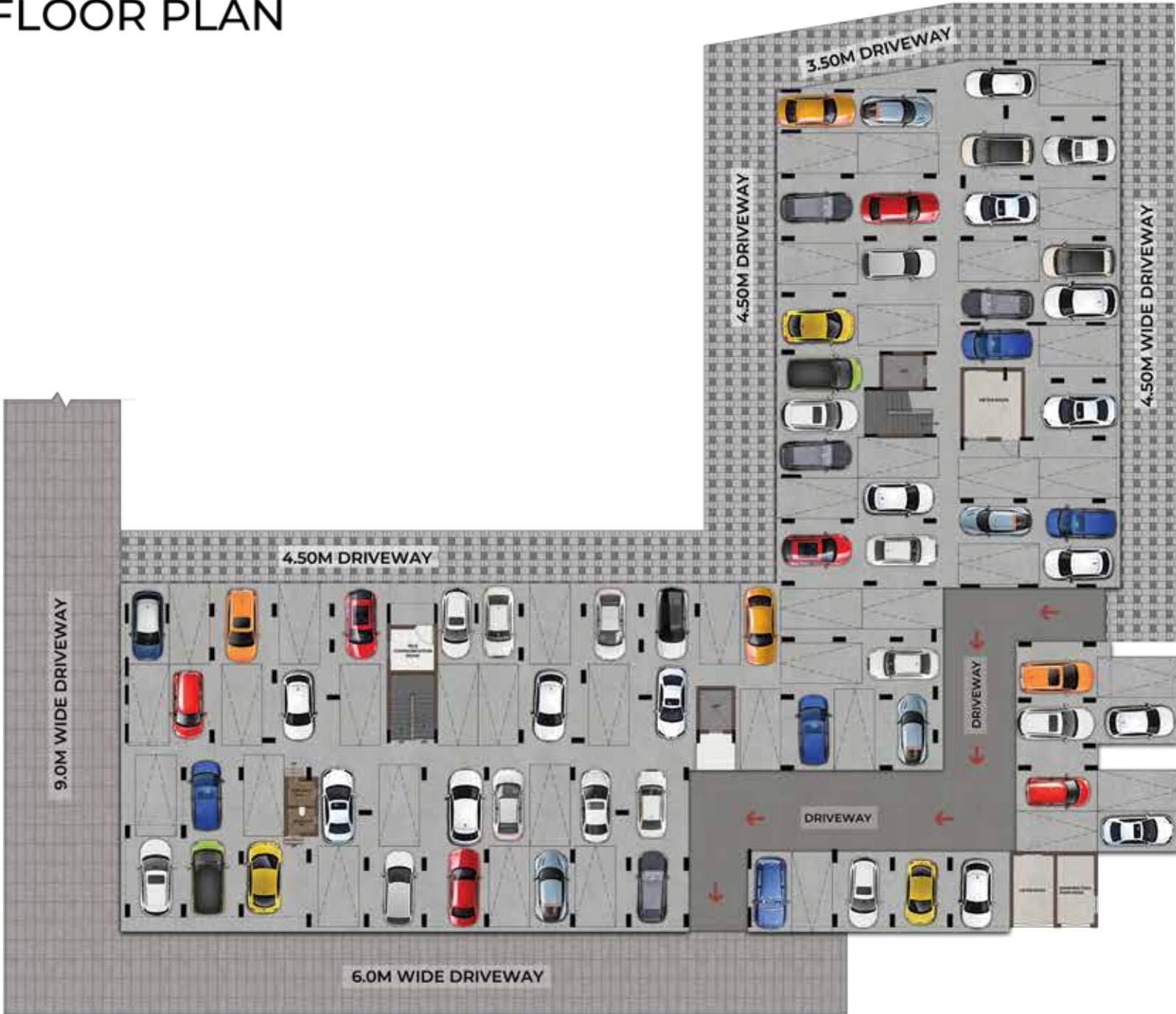
VILLA NO	CARPET AREA SFT	SALEABLE AREA SFT	VILLA LAND AREA SFT
50	2102	2770	3274.92
51	2102	2770	3266.85
52	2102	2770	3258.78
53A	2102	2770	3250.70
54	2102	2770	3242.63
55	2102	2770	3234.56



KEY PLAN

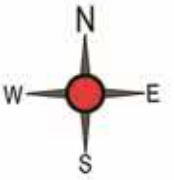
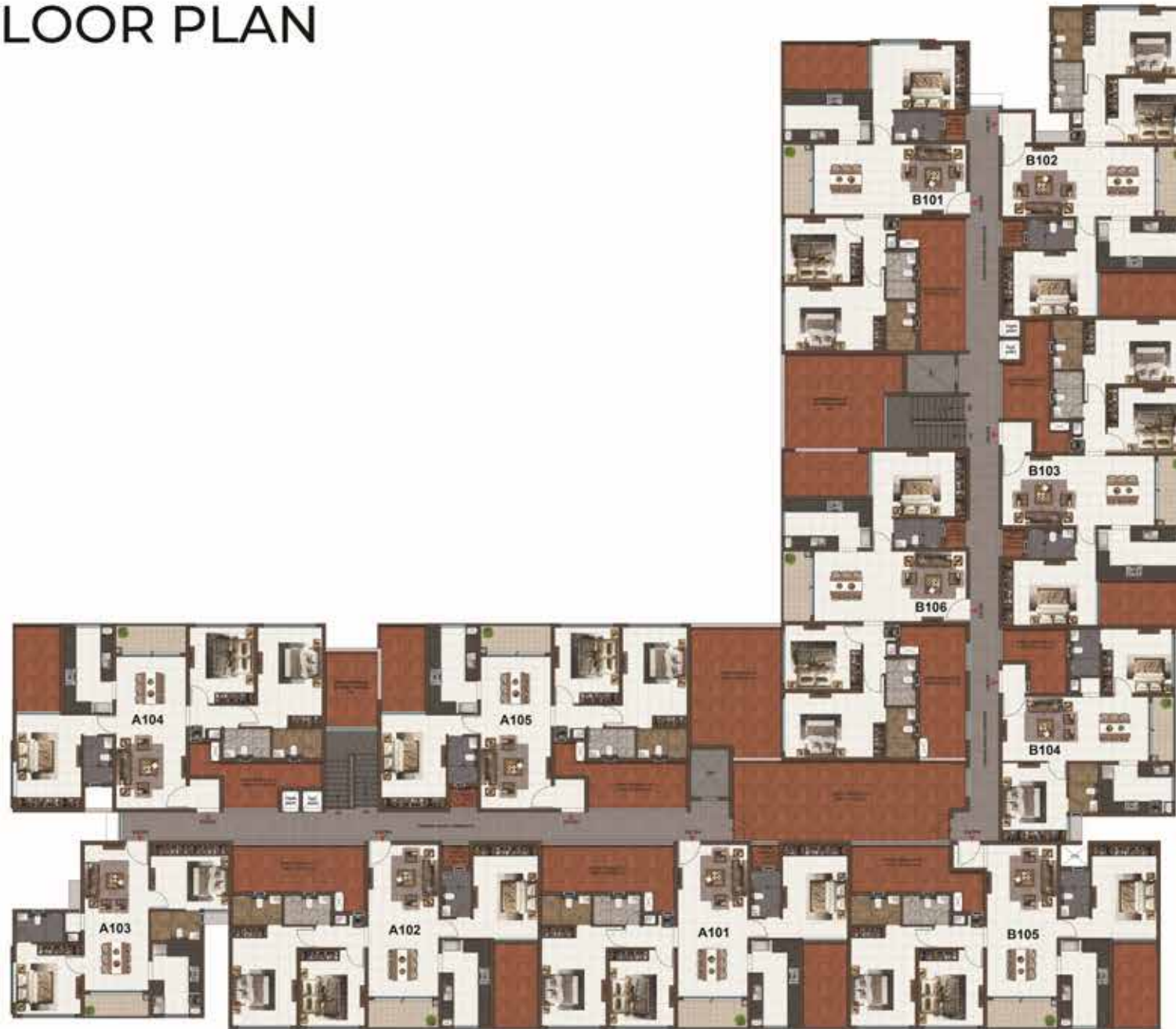
APARTMENT FLOOR PLANS

STILT FLOOR PLAN



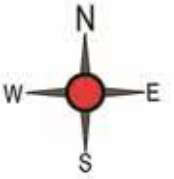
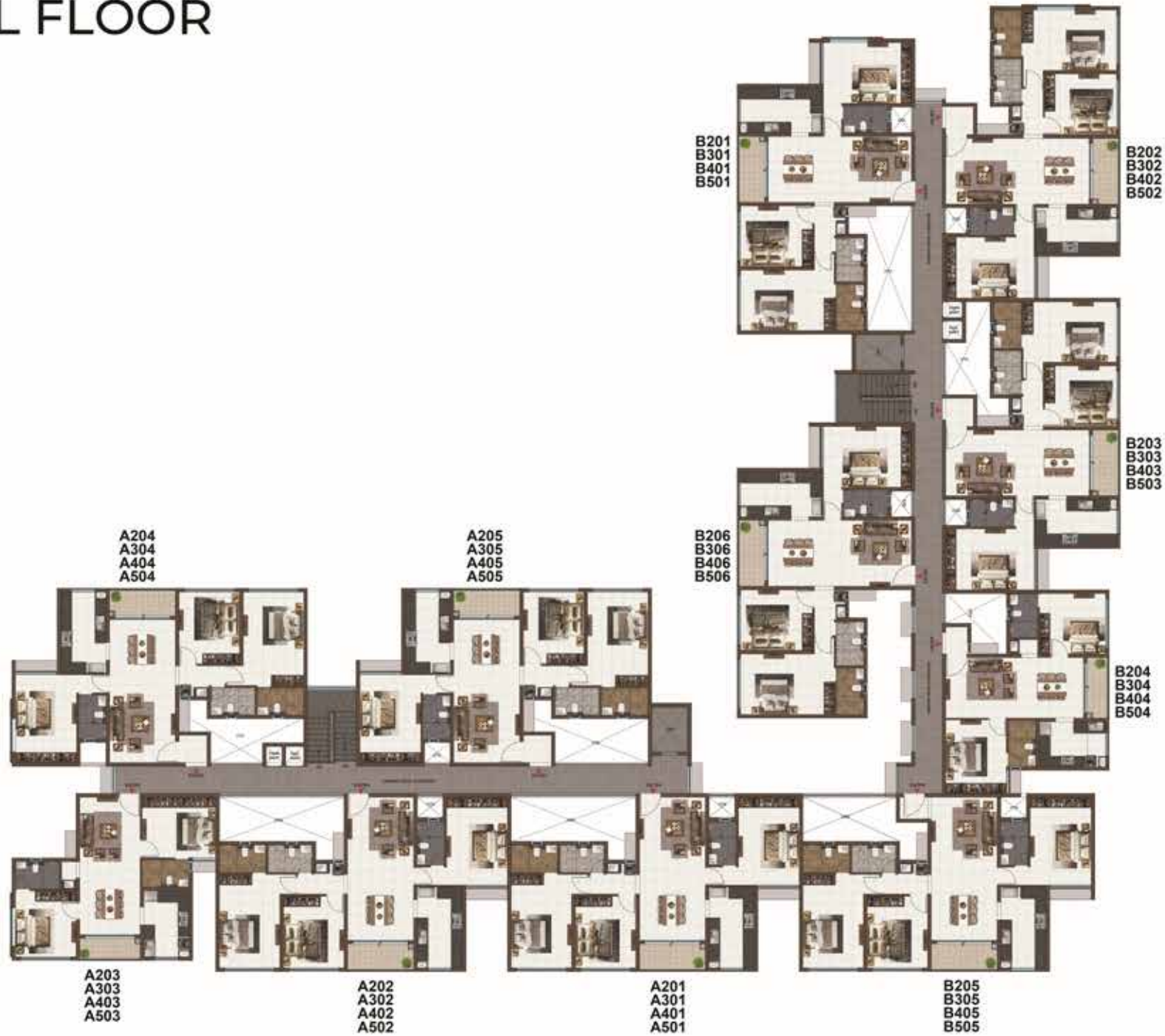
KEY PLAN

FIRST FLOOR PLAN



KEY PLAN

TYPICAL FLOOR PLAN



KEY PLAN

APARTMENT UNIT PLANS

2BHK-2T NORTH FACING



TYPICAL FLOOR PLAN

UNIT NO: A103, A203, A303, A403, A503

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	SFT	SFT	SFT	SFT	SFT
A103	786	44	830	1125	0
A203, A303, A403, A503	786	44	830	1128	0



KEY PLAN

2BHK-2T NORTH FACING



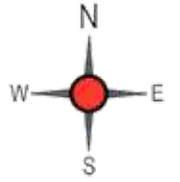
TYPICAL FLOOR PLAN UNIT NO: B104, B204, B304, B404, B504

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	SFT	SFT	SFT	SFT	SFT
B104	807	44	851	1157	0
B204, B304, B404, B504	807	44	851	1160	0



KEY PLAN

3BHK-3T NORTH FACING



FIRST FLOOR PLAN

UNIT NO: A101, A102



TYPICAL FLOOR PLAN

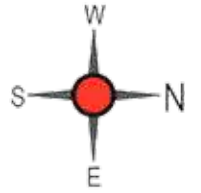
UNIT NO: A201, A301, A401, A501
A202, A302, A402, A502

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	SFT	SFT	SFT	SFT	SFT
A101	1195	60	1255	1682	98
A102	1195	60	1255	1684	98
A201,A301, A401, A501	1195	60	1255	1688	0
A202, A302, A402, A502	1195	60	1255	1690	0



KEY PLAN

3BHK-3T EAST FACING



FIRST FLOOR PLAN

UNIT NO: B101



TYPICAL FLOOR PLAN

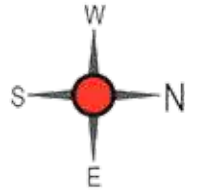
UNIT NO: B201, B301, B401, B501

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	SFT	SFT	SFT	SFT	SFT
B101	1195	60	1255	1691	107
B201, B301, B401, B501	1195	60	1255	1697	0



KEY PLAN

3BHK-3T EAST FACING



FIRST FLOOR PLAN

UNIT NO: B106



TYPICAL FLOOR PLAN

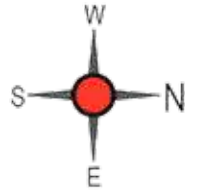
UNIT NO: B206, B306, B406, B506

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	SFT	SFT	SFT	SFT	SFT
B106	1195	60	1255	1691	107
B206, B306, B406, B506	1195	60	1255	1697	0



KEY PLAN

3BHK-3T NORTH FACING



FIRST FLOOR PLAN

UNIT NO: B105



TYPICAL FLOOR PLAN

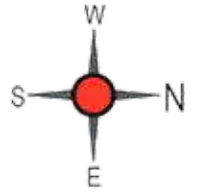
UNIT NO: B205, B305, B405, B505

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	SFT	SFT	SFT	SFT	SFT
B105	1216	60	1276	1718	107
B205, B305, B405, B505	1216	60	1276	1724	0



KEY PLAN

3BHK-3T NORTH FACING



FIRST FLOOR PLAN

UNIT NO: B103



TYPICAL FLOOR PLAN

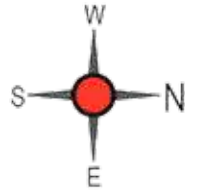
UNIT NO: B203, B303, B403, B503

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	SFT	SFT	SFT	SFT	SFT
B103	1227	60	1287	1734	100
B203, B303, B403, B503	1216	60	1276	1727	0



KEY PLAN

3BHK-3T NORTH FACING



FIRST FLOOR PLAN

UNIT NO: B102



TYPICAL FLOOR PLAN

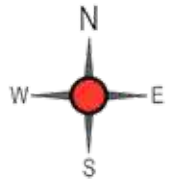
UNIT NO: B202, B302, B402, B502

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	SFT	SFT	SFT	SFT	SFT
B102	1227	60	1287	1736	98
B202, B302, B402, B502	1216	60	1276	1729	0



KEY PLAN

3BHK-3T EAST FACING



FIRST FLOOR PLAN

UNIT NO: A104



TYPICAL FLOOR PLAN

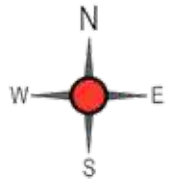
UNIT NO: A204, A304, A404, A504

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	SFT	SFT	SFT	SFT	SFT
A104	1227	60	1287	1741	107
A204, A304, A404, A504	1216	60	1276	1734	0



KEY PLAN

3BHK-3T EAST FACING



FIRST FLOOR PLAN

UNIT NO: A105



TYPICAL FLOOR PLAN

UNIT NO: A205, A305, A405, A505

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	SFT	SFT	SFT	SFT	SFT
A105	1227	60	1287	1741	107
A205, A305, A405, A505	1216	60	1276	1734	0



KEY PLAN

WHERE LIFE UNFOLDS BEAUTIFULLY



CLUBHOUSE PLAN

CLUBHOUSE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

ENTERTAINMENT & CONVENIENCE

- 25. HOME THEATRE
- 26. MULTIPURPOSE HALL
- 27. GYM
- 28. TERRACE YOGA
- 29. KIDS PLAY AREA

- 30. FOOSBALL
- 31. AIR HOCKEY
- 32. SUB SOCCER
- 33. BOARD GAMES



KEY PLAN



SPACES THAT POWER YOUR FITNESS



Driveway





SPECIFICATIONS

VILLA SPECIFICATION



STRUCTURE

Structural System	: RCC Framed structure designed for seismic compliant (Zone 3)
Masonry	: 200mm for external walls & 100mm for internal walls
Floor- Floor height (incl. slab)	: Will be maintained at 3250 mm
ATT	: Anti-termite treatment will be done



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 premium emulsion
Exterior walls	: Finished with 1 coat of primer & 2 coats of exterior emulsion paint (Color as per architect design intent)
Bathroom	: Ceramic tile of size 300 x 600mm for height of 2400mm & above tile will be finished with 1 coat of primer & 2 coats of premium emulsion



FLOOR FINISH WITH SKIRTING

Main Flooring (Living, Dinning, Passage, Bedroom & kitchen)	: Vitrified tiles of size 600x1200 mm
Bathroom	: Anti-skid ceramic tiles of size 300x300 mm
Balcony / Open Deck	: Vitrified tiles of size 600x1200 mm
Door threshold	: Vitrified tiles for all internal doors
Terrace	: Pressed tiles finish
Car parking	: Kota stone



KITCHEN / UTILITY & DINING

Kitchen	: To be left open for modular kitchen
Electrical points	: For Hob, Chimney, Water Purifier, Washing Machine and fan point.
Plumbing point	: Inlet & Outlet provision for Water Purifier, Washing Machine, Sink & Sink faucet
Dining	: Granite countertops wash basin with 300mm height tile back splash



BALCONY

Handrail	: MS handrail as per architect's design intent
----------	--



STAIRCASE

- Flooring : Granite flooring for staircase
- Handrail : MS handrail as per architect's design



BATHROOMS

- CP & Sanitary fixture : Jaquar / Equivalent will be provided
- Master bathroom : Wall mounted WC with Concealed cistern, Health faucet, Single lever diverter with overhead shower, hand shower, spout, 2 feet long trench drain and Granite counter with countertop wash basin.
- Other Bathrooms : Wall mounted WC with Concealed cistern, Health faucet, Single lever diverter with overhead shower, spout, 2' long trench drain & Granite counter with countertop wash basin.
- Solar water heater : Solar water heater line provided at shower area for all toilets with suitable capacity of water heater and no provision for geyser inside the bathrooms.



JOINERY

DOORS

- Main door : Good quality door frame with double side veneer shutter of size 1200 x 2400 mm and wooden threshold with polish finish

Bedroom doors

- : Ironmongeries like digital door lock of yale, 18" tower bolts, door closure, door viewer, Magnetic door catcher, etc., of Yale /equivalent brand
- : Good quality door frame with laminate shutter of size 1000 x 2400 mm with paint finish
- : Ironmongeries like lock, Magnetic door catcher, 8" tower bolts etc., of Yale /equivalent brand

Bathroom doors

- : Good quality door frame with double sided laminated designer door shutters of size 800 X 2400 mm with good quality door frame.
- : Ironmongeries like one side coin & thumb turn lock without key, 6" tower bolts, door bush etc., of yale / equivalent brand

Terrace doors

- : Good quality door frame with FRP shutter size of 800x2100 mm
- : Ironmongeries like inside thumb turn lock with key, tower bolt, door bush etc., of yale / equivalent brand

WINDOWS

Windows

- : Aluminum black powder coated framed sliding shutter with see-through plain glass & MS grill / railing (wherever applicable). Sill level finished with Granite

French doors

- : Aluminum black powder coated framed sliding shutters with toughened glass

Ventilators

- : Aluminum framed adjustable louver & MS grill. Openable shutter for ODU access (wherever applicable), Soffit finished with Granite.

ELECTRICAL POINTS

Power Supply	: 3 PHASE power supply connection
Safety device	: MCB & RCCB (Residual current circuit breaker)
Switches & sockets	: Schneider / Equivalent
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of good-quality IS brand
DTH/TV	: Point in Living and Master bedroom, provision in other-bed rooms and lounge.
DATA/Intercom provision	: Provision in Living and Master bedroom
Split- air conditioner	: Points in living / dining, & all Bedrooms
Exhaust fan	: Point in all bathrooms
Power Back-up	: Inverter provision for fan and light points (Wiring & Conduit provision only)
Foot Lamp	: Point in all bedrooms
Weatherproof socket (5amp)	: Point provided in balcony
Mirror point	: Provided in all bathrooms



APARTMENT SPECIFICATION



STRUCTURE

Structural System	: RCC framed structure designed for seismic compliant (Zone 3)
Masonry	: 200mm for external walls & 100 mm for internal walls
Floor-Floor height (incl. slab)	: Will be maintained at 3000 mm
ATT	: Anti-termite treatment will be done



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 premium emulsion
Exterior walls	: Finished with 1 coat of primer & 2 coats of exterior emulsion paint (Color as per architect design intent)
Bathroom	: Glazed / Matte ceramic tile of size 300X450 mm for a height of 2350 mm & above tile will be finished with 1 coat of primer & 2 coats of premium emulsion
Toilet ceiling	: Grid type false ceiling



FLOOR FINISH WITH SKIRTING

Main Flooring (Living, dining, Kitchen, Bedroom & passage)	: Vitrified tiles of size 600x600 mm
--	--------------------------------------

Bathroom	: Anti-skid ceramic tiles of size 300x300 mm
Balcony	: Anti-skid ceramic tiles of size 300x300 mm
Private open terrace (if applicable)	: Anti-skid ceramic tiles of size 300x300 mm



KITCHEN / UTILITY & DINING

Electrical point	: For Hob, Chimney, Water Purifier & Washing Machine
Plumbing point	: Inlet & Outlet provision for Water Purifier, Washing Machine, Sink & Sink faucet
Dining	: Granite counter mounted washbasin and wall dado of height 200 mm



BALCONY

Handrail	: MS handrail finished with PU primer with enamel paint as per architect's design intent
----------	--

BATHROOMS

CP & Sanitary fixture	: American Standard / equivalent will be provided
Master Bathroom	: Wall mounted WC with Concealed cistern, Health faucet, Single lever diverter with overhead shower & Granite counter with counter mounted washbasin
Other Bathrooms	: Wall mounted WC with Concealed cistern, Health faucet, Single lever diverter with overhead shower & wall hung wash basin

JOINERY

DOORS

Main door	: Good quality door frame with double side veneer shutter of size 1200 x 2200 mm with polish finish : Ironmongeries like lock, 8" tower bolts, door viewer, Magnetic door catcher, etc., of Godrej /equivalent brand
Bedroom doors	: Good quality door frame with skin molded shutter of size 1000 X 2200 mm with paint finish : Ironmongeries like lock, 8" tower bolts door catcher, etc., of Godrej /equivalent brand
Bathroom doors	: Good quality door frame with FRP shutters of size 800 X 2200 mm with paint finish : Ironmongeries like one side coin & thumb turn lock without key, 6" tower bolts, door bush, etc., of Godrej / equivalent brand

WINDOWS

Windows	: Aluminum black powder coated framed sliding shutter with see-through plain glass & MS grill/railing (wherever applicable) finished with Zinc Chromite primer and enamel paint
French doors	: Aluminum black powder coated sliding shutters with toughened glass
Ventilators	: Aluminum black powder coated with adjustable louver / openable 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	: legrand / MK (or) equivalent Modular box & modular switches & sockets of good quality IS brand
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand
DTH/TV	: Point in Living & Master bedroom
DATA/Intercom provision	: Provision in Living
Split- air conditioner	: Points in living / dining, & all Bedrooms
Exhaust fan	: Point in all bathrooms
Geyser	: Point will be given in all bathrooms
Power Back-up	: Inverter provision for fan and light points (Wiring & Conduit provision only)

COMMON FEATURES

Lift	: Automatic lift will be provided with Powder coat Finish
Back – up	: 100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting
Unit Signage board	: Respective Unit numbers sign board will be provided in Lift lobby
Lift fascia	: Granite cladding at all the floor for threshold of 300mm
Lobby	: Granite flooring at ground floor & tile flooring at other floors
Corridor	: Anti-skid tile flooring at all floors
Staircase floor	: Granite flooring at all 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 shutter : Ironmongeries like thumb turn lock, door closure, etc., of Godrej / equivalent brand

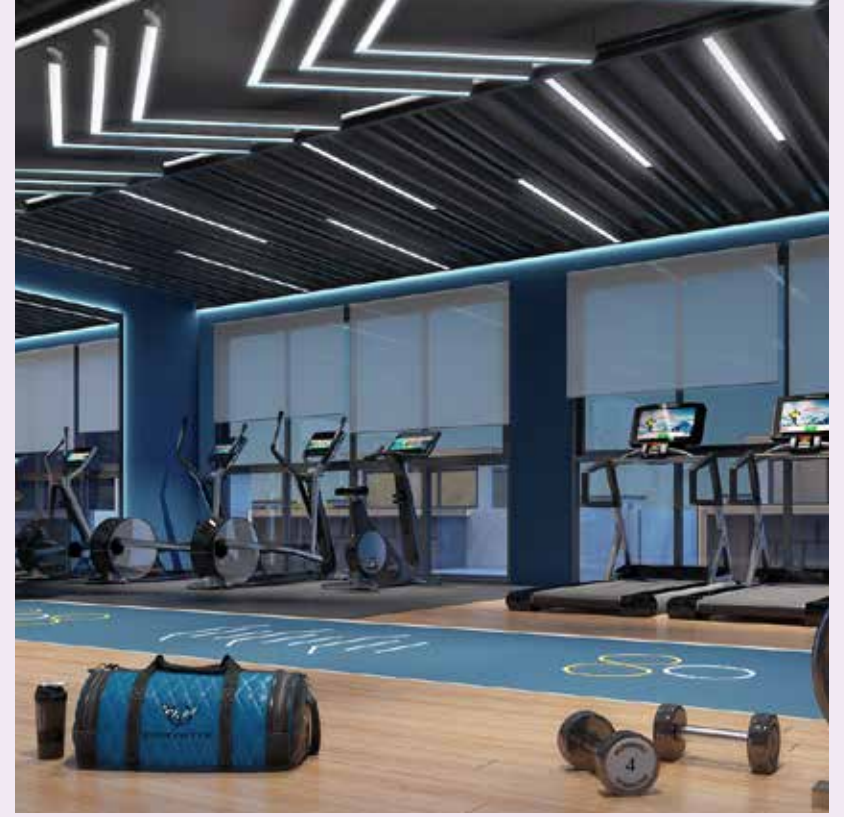
Rain water harvesting	: Rain water harvesting system (as per site requirement)
STP	: Centralized Sewage Treatment plant (as per site requirement)
Common Back-up	: 100% Power backup for common amenities such as clubhouse, WTP, STP & common area lightings
Safety	: CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level
Security	: Security booth will be provided at the entry / exist ,My Gate app
Compound wall	: Site perimeter fenced by compound wall with entry gates for height of 2100 mm as per design intent over that barbed fence wherever applicable
Landscape	: Suitable landscape at appropriate places in the project as per design intent
Internal Driveways	: Interlocking paver block / equivalent flooring with demarcated driveway with elegant lighting as per landscape design intent
External Driveway	: Convex mirror for safe turning in driveway in / out : Granite / cobble stone flooring in entrance driveway and block lobby entrances

SPECIFICATIONS COMMON TO BUILDING COMPLEX



OUTDOOR FEATURES

Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
---------------	--



LOCATION MAP



LOCATION ADVANTAGES

SCHOOLS

Vivekananda Vidyalaya	: 2km
Nachiyar Padasalai International	: 3.5km
Frontline Millennium CBSE School	: 4km
Kids Club International School	: 5.5km
Indian Public School	: 7km

COLLEGES

Govt Medical College	: 3.4km
LRG Govt Arts College For Women	: 5km
Park's College	: 6km
Tiruppur Kumaran College For Women	: 8km
St. Josephs College For Women	: 10km

IT PARK

Tidel Neo	: 15km
-----------	--------

HOSPITALS

Meenakshi Hospital	: 1.3km
Govt. Hospital	: 2.5km
Gem Hospital	: 6km

TRANSPORTATION

Kovil Vazhi Bus Stand	: 2.5Km
Tiruppur Old Bus Stand	: 6km
Railway Station	: 9Km
Tiruppur New Bus Stand	: 11km

ENTERTAINMENT

Usha Theatres	: 5km
Sri Sakthi Cinemas	: 6km
Broadway	: 6km



APARTMENT PAYMENT SCHEDULE

Booking Advance (10 days from the date of booking)	10%
Agreement Stage (35 days from the date of booking)	25%
Commencement of Foundation	10%
Commencement of Stilt Floor Roof	10%
Commencement of 1st Floor Roof	10%
Commencement of 3rd Floor Roof	10%
Commencement of 5th Floor Roof	10%
On Completion of Flooring Respective Unit	10%
Handing Over	5%
TOTAL	100%

VILLA PAYMENT SCHEDULE

Booking Advance (10 days from the date of booking)	10%
Agreement Stage (35 days from the date of booking)	30%
Commencement of Foundation	15%
Commencement of Ground Floor Roof	15%
Commencement of 1st Floor Roof	15%
Completion of Flooring Respective Unit	10%
Handing Over	5%
TOTAL	100%



AWARDS





SAFE SPACES FOR HAPPY CHILDHOODS





CASAGRANT

Buddy Neighbour Scheme

Refer & Earn

Refer your family, friends or colleagues to a Casagrand home and get a chance to earn ₹25,000*

To refer, call 73971 11465 or write to referral@casagrand.co.in

www.cgreferral.com

GET ASSURED RENT ON YOUR CASAGRANT PROPERTY.

CASAGRANT RENTASSURE

Call
98841 99957
www.cgrentassure.com

sellassure
CASAGRANT
getting assured better made easy

WE'LL HELP YOU SELL.

Casagrand introduces "SELLASSURE", a hassle-free resale solution for Casagrand Home Buyers. Understanding our customer's needs, we have enabled a one stop solution which creates the right exposure to listed properties, generates refined leads and ensures seamless closures.

Contact us at
99622 09500
www.cgsellassure.com | sellassure@casagrand.co.in

CASAGRANT
FittedHomes

One-step Interior Solution for Hassle-free Moving In Experience

- WOODWORK OF TOP KITCHEN QUALITY
- PREMIUM ELECTRICAL FITTINGS
- HOME ACCESSORIES
- BATHROOM ACCESSORIES

Casagrand Fitted Homes provides the One-Step Solution with all the essential fittings a new home must have, where you don't have to handle the hassles of getting your woodwork & electrical fittings done.

+91 73581 32669 info.fh@casagrand.co.in



TNRERA/32/BLG/0107/2026
www.rera.tn.gov.in | T&C Apply*

CORPORATE OFFICE

NPL Devi, New No. 111, Old No. 59,
LB Road, Thiruvanniyur,
Chennai - 600 041.
Ph: +91 - 44 4411 1111
Mob: +91 89399 77577
Fax: +91- 44 4315 0512

COIMBATORE OFFICE

Sri Dwaraka, No. 1-A,
B.R. Nagar Main Road,
Singanallur Post,
Coimbatore - 641 005,
Ph: +91 72993 70001

BENGALURU OFFICE

Salma Bizhouse, 34/1, 4th Floor,
Meane Avenue Road,
Opp. Lakeside Hospital,
Ulsoor Lake,
Bengaluru - 560 042.
Ph: +91 80466 68666

HYDERABAD OFFICE

Casagrand Builder Private
Limited
AR Square, Plot No.13,
Door No. 4-50, Jayabheri
Enclave, Gachibowli,
Hyderabad - 500 032.
Ph: +91 90470 20000

DUBAI OFFICE

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

www.casagrand.co.in

All the images are rendered and the proportions are subject to change. The units are subject to availability.

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 representations 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 the kitchen includes the utility area also. All measurements for all rooms are in feet, inches and meters. Payment patterns are subjected to change based on the construction process.



CASAGRAN
building aspirations

