

**CASAGRAN  
HIGHCITY**



# Why Casagrand?

NO. 1

Ranked in Chennai  
for last 8 years\*

2 MONTHS

Guaranteed rental

TOP 2

Ranked in South India

6 MONTHS

Guaranteed resale

TOP 7

Ranked in India

ON-TIME

Delivery of projects

22+ YEARS

of Trust & Legacy

6 PRODUCT PILLARS

Quality | Features | Amenities |  
Specifications Spatial planning Low  
maintenance

7000+

Homes sold (FY'24 - 25)

VALUE FOR MONEY

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

2000+

In-house engineers for  
construction

CASAGRAN COMMUNITY

7 YEARS

Warranty

LIFESTYLE

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

10 YEARS

Maintenance by us

# CASAGRAN HIGHCITY



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

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

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



# Salient Features

1. A landmark 41-acre international township, home to 4000+ thoughtfully crafted premium residences.
2. Iconic G+22 high-rise towers featuring distinctive Singapore-inspired architecture.
3. A dynamic living environment enriched with 150+ world-class amenities, from 50+ sports to 25+ kids' features.
4. Experience the scale of a 6-acre mega sports & recreation hub, with 35+ global-standard sports courts.
5. Enjoy the convenience of a Casagrand International School (2 acres) within the community.
6. An expansive 28 acres of open space, including 22 acres of lush landscaped greenery.
7. A rare 3.5-acre tropical forest, creating a one-of-its-kind nature-led living experience.
8. A stunning 21,000 sq. ft. resort-style swimming pool, complemented by Olympic-size and indoor pools.
9. A vehicle-free community with basement parking, designed for safer, greener living.
10. Discover never-before-seen experiences like a lazy pool, aqua trail, riverside nook & elevated scenic walkways with treetop walk.
11. Thoughtfully designed spacious homes featuring modern sophistication and global design standards.
12. Master and unit plans are thoughtfully designed around five elements: abundant natural light, cross ventilation, Vaastu harmony, enhanced privacy, and refined spatial aesthetics.





ELEVATION AERIAL VIEW





SWIMMING POOL





# 102 WORLD-CLASS AMENITIES

## ENTERTAINMENT & FEATURES

### SPORTS

1. CRICKET PRACTICE NET
2. MULTIPURPOSE COURT (HALF BASKETBALL COURT, PICKLEBALL COURT, BADMINTON COURT)
3. WOODLAND FITNESS
4. FITNESS RECHARGE POD
5. ACTIVE LOOP

### KIDS

6. ROCK CLIMBING WALL
7. TODDLER PLAY AREA
8. LITTLE PINE PLAY ARENA
9. SUNBEAM PAVILION
10. HIDDEN WONDERLAND
11. ADVENTURE PLAY LAWN
12. PLAY PAVILION
13. WOODLAND PLAY
14. OUTDOOR SOFT PLAY MOUND
15. HILLTOP PLAY ZONE

### SWIMMING POOL

16. ADULT SWIMMING POOL (25M LAP)
17. KID'S SPLASH POOL
18. KID'S SHALLOW PLAY POOL
19. JACUZZI LEISURE POOL
20. LAZY POOL
21. DANCING WATERS
22. ISLAND CABANA
23. POOLSIDE MEDITATION DECK
24. POOLSIDE PATIO
25. IN-WATER LOUNGERS
26. AQUA TRAIL
27. POOLSIDE LAWN WITH PAVILION
28. CASCADE COURT
29. BROOKSIDE DECK
30. CASCADE PAVILION
31. AQUA BAY
32. RUSHES WALK

### ENTERTAINMENT

33. SUNKEN LAWN

34. LANTERN COURT WITH BBQ PODS
35. PARTY PAVILION
36. MAKERS' MARKET
37. THE POP-UP PLAZA
38. RIVERSIDE NOOK

### FEATURES

39. MULTI-PURPOSE LAWN FOR SOCIAL GATHERINGS & EVENTS
40. BUS BAY WITH HALT ZONE
41. DROP OFF PLAZA
42. ELEVATED FAMILY DECK
43. SKY NEST
44. TREETOP WALK
45. LEISURE SEATING
46. PEDESTRIAN PATHWAY
47. SENIOR CITIZEN ALCOVE
48. MIRROR POOL
49. WATER FEATURE WITH BOULDERS
50. PASTORAL PLAZA
51. NANNY'S CORNER
52. YOGA LAWN
53. REFLEXOLOGY PATHWAY
54. PET PARK WITH WASHING AREA
55. LABYRINTH SEATING
56. TREE CLOISTERS
57. TROPICAL FOREST WITH TEAK PLANTATION
58. MIYAWAKI FOREST
59. LAZY LOUNGE
60. COZY ALCOVE

### THEMED GARDENS

61. KIDS ACTIVITY ZONE
62. SLIDE AND BALL POOL
63. ROCK CLIMBING WALL
64. CRECHE
65. LEGO WALL
66. LEARNING CENTRE

### CLUB HOUSE AMENITIES

### ENTERTAINMENT & CONVENIENCE

67. CENTRAL ATRIUM WITH SEATING

68. DOUBLE HEIGHT BANQUET HALL
69. MULTIPURPOSE HALL WITH PRE FUNCTION AREA
70. MINI THEATRE
71. LEARNING CENTRE
72. READING PODS
73. SCHOLAR'S LOUNGE
74. BUSINESS CENTRE WITH CO-WORKING SPACE

### KIDS PLAY AREA & CRECHE

75. RAINBOW BALL POOL
76. SOFT FALL MOUNDS
77. EXPLORERS TOY WALL
78. MINI TRAMPOLINE
79. PAUSE & PLAY COURT
80. LITTLE ARTISTS' CORNER
81. VELCRO WALL
82. LITTLE BUILDERS' ZONE
83. ROCK CLIMBING WALL
84. TINY RACERS TRACK
85. SENSORY LEARNING WALL
86. TEEPEE TENT

### INDOOR GAMES ROOM

87. VIDEO GAMING CONSOLE
88. AIR HOCKEY
89. FOOSBALL
90. SNOOKER
91. TABLE TENNIS
92. VR DUO
93. SUB SOCCER TABLE

### FEATURES & FACILITIES

94. CONVENIENCE STORE
95. FMS ROOM & ASSOCIATION ROOM
96. GUEST ROOM
97. CAR WASHING BAY
98. CAR CHARGING BAYS

### ROOF TOP

99. SKY DECK
100. ZEN TERRACE
101. VISTA SEATER
102. PEBBLE LOUNGE



KIDS PLAY AREA





ELEVATION AERIAL VIEW





PRODUCT  
SUPERIORITY

# A COMMUNITY DESIGNED FOR EXTRAORDINARY LIVING

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- CASAGRAND HIGHCITY - an Elevated living set amidst Chennai's fastest-growing residential hub.
- Iconic G+22 storied high-rise residences, thoughtfully crafted to elevate urban living with grand scale, efficiency and sophistication.
- Immerse in an expansive realm of nature with 28 acres of open spaces.
- Experience 22 acres of lush, landscaped green spaces seamlessly woven across the community for a refreshing nature-filled living experience.
- Featuring an internationally inspired Singapore-themed architectural planning.
- At the heart of the community stands a G+2 architecturally striking clubhouse spanning across 57000 sqft— dedicated to recreation and wellness.
- Dive into a refreshing aquatic retreat with a grand 21000 sqft swimming pool.
- 100+ amenities featuring a Lazy Pool, elevated treetop sky nest, family deck, and a canopy-structured party pavilion for unforgettable experiences.
- Master and unit plans thoughtfully crafted around five core principles – abundant natural light, cross ventilation, Vaastu harmony, enhanced privacy and elegant spatial aesthetics.



# ARCHITECTURAL EXCELLENCE SHAPED WITH REFINED FINESSE

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- The project is set amidst 34.04 acres of premium residential development, hosting 1,099 residences spread across 10 acres.
- High-rise residential community – 4 towers rising to B1+B2+Ground + 22 floors configuration.
- A striking contemporary elevation defined by expansive glazing, rhythmic balconies and refined tower articulation, creating a bold modern vertical expression.
- A lush, tree-lined avenue guiding the arrival into the community.
- 7.2 meters wide driveway for comfortable vehicular movement inside the community.
- The design discipline focuses on meeting the needs and demands, creating living spaces, using certain tools and especially, creativity.
- The Branch Pavilion – a grand entry portal defining the community's arrival experience.
- A designated Bus Pickup & Drop-off Plaza, ensuring a safe and organized transit point for your daily commute.
- A grand drop-off plaza complemented by landscaped trails leads residents to every block entrance.
- Elegant double-height lobbies across every block create an impressive sense of grandeur.
- Pedestrian-friendly walkways seamlessly connect residential towers, clubhouse, and outdoor amenities, encouraging an active lifestyle.
- A signature G+2 clubhouse spanning across 57000 sqft with rooftop amenities is, designed as a vibrant destination for premium lifestyle experiences.
- Well-planned 7.2 m wide internal driveways ensure seamless movement with dedicated emergency access throughout the community.
- Designer floor identification signage at every floor level.
- Detailed Lift Facia with wall cladding & lighting elements.
- Future-ready living with dedicated EV charging bays.



## A NEIGHBOURHOOD IN HARMONY WITH NATURE

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- A community that celebrates nature and essential living, where abundant greenery meets everyday convenience.
- An expansive 28 acres of open space within the community, featuring lush greenery, landscaped podiums –a never-seen-before feature in the neighborhood.
- About 75% of the total land is open space, creating a vibrant, nature-filled environment while maintaining an efficient building footprint.
- The apartment towers are thoughtfully planned around 9 acres of expansive podiums, ensuring privacy with no overlooking between units, while offering landscaped communal spaces for residents.
- Luxury living with a view, where every window opens to serene greenery.

## 100+ LIFESTYLE AND LEISURE AMENITIES, MAKING EVERYDAY LIVING TRULY EXCEPTIONAL

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- Casagrand Highcity features a 13300 sq.ft. aquatic paradise, set within a grand 21000 sq.ft. resort-style pool deck, thoughtfully curated with:
  - Adult Leisure & Relaxation
    - ▶ 25 m Adult Lap Pool for fitness and refreshing swims
    - ▶ Jacuzzi Leisure Pool for soothing hydrotherapy
    - ▶ Wet Loungers & Island Cabana for laid-back poolside relaxation
  - Kids Water Play
    - ▶ Kid's Splash Pool for interactive water fun
    - ▶ Kid's Shallow Play Pool designed for safe water play
  - Signature Waterscapes
    - ▶ Lazy Pool & Aqua Trail for a relaxing aquatic journey
    - ▶ Mirror Pool & Dancing Waters creating a stunning visual waterscape
    - ▶ Poolside Meditation Deck & Lakeside Patio for tranquil moments by the water.
- Fuel your creativity and social life at our vibrant Makers' Market, Pop-Up Plaza, and festive Party Pavilion.



- Host an unforgettable social gathering at expansive multi-Purpose Lawn, our vibrant Riverside Nook, Brookside Deck, and
- Experience nature from the canopy with an exclusive Sky Nest and Treetop Walk designed for immersive above-ground relaxation.
- Fitness First-minded community with Woodland Fitness Trail, Active Loop & Fitness Recharge Pods.
- Sports Hub-Multipurpose Court (Basketball, Pickleball, Badminton) & Cricket Practice Net.
- Thoughtfully designed Senior Citizen Alcoves and cozy seating retreats for peaceful relaxation.
- Pet-Friendly Living: Dedicated Pet Park with Washing Area.
- Indulge your senses in a lush aromatic sanctuary featuring Herb and Spice Gardens, Edible Gardens, and a Fragrant Grove.
- Revitalize your senses in a Zen Terrace featuring a Yoga Lawn and dedicated Reflexology Pathways.
- The clubhouse opens into a majestic central atrium with a signature Skyfall feature, forming a stunning social and architectural centerpiece.
- A versatile Multipurpose Hall with a pre-function lounge, complemented by an Elegant Double-Height Banquet Hall for celebrations and social gatherings.
- Immerse yourself in a world of entertainment with a private Mini Theatre, high-tech Video Gaming Lounge, and a cutting-edge VR Duo zone.
- Challenge your friends to a high-energy match in our indoor arena, featuring Table Tennis, Snooker, Foosball, and Air Hockey.
- Ignite your curiosity within a sophisticated Scholar's Lounge, featuring private Reading Pods and a dedicated Learning Centre.
- Kids Play Arena- designed for endless fun, featuring a Rainbow Ball Pool, Soft-Fall Mounds, Mini Trampoline, Rock Climbing Wall, Tiny Racers Track and playful Teepee Tents for active and imaginative play.
- Kids Learning & Creativity Hub - A dedicated Kids' Learning and Creativity Hub with an Explorers' Toy Wall, Sensory Learning Wall, Velcro Wall, Little Artists' Corner, Little Builders' Zone, Art & Craft Studio and DIY Creative Zone for engaging young minds.
- Elevated living featuring a Sky Deck, Vista Seater, and Pebble Lounge for breathtaking city views.
- Mindfulness at our dedicated Zen Terrace, featuring a serene Yoga Lawn and therapeutic.
- Reclaim your connection to the earth within a sprawling Miyawaki Forest, a majestic Teak Plantation, and tranquil Woodland Meadows.



## KNOW WHY OUR PRODUCTS ARE SUPERIOR?

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- Main door designed with an appealing entrance with designer door number signage.
- 600 x 1200 mm premium vitrified flooring tiles in all living, dining, and private areas for a seamless, grand finish.
- 300X300MM anti-skid tiling in all bathrooms for enhanced safety and grip.
- Anti-skid 600X600MM vitrified tiling for a sleek, weather-resistant balcony finish.
- Elite bathrooms featuring American Standard designer CP and sanitary fixtures for world-class style, complemented by Luxurious Granite counter with counter-mounted washbasin in all the bathrooms and dining.
- Ceiling-mounted pulley hangers for effortless, space-saving cloth drying in all balconies.
- Every balcony is equipped with a 5-Amp weather-proof socket for safe and convenient outdoor power access.

## EFFICIENCY IN SPACE PLANNING

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- Expansive double-level basement parking provides ample, secure space for all residents.
- Meticulously planned double-basement parking enables a 100% vehicle-free podium, creating a safer, greener and pedestrian-friendly community.
- Thoughtfully oriented towers ensure optimal wind flow and reduced heat gain, enhancing comfort and natural ventilation for every apartment.
- Every residential core features a grand staircase and high-speed elevators with a
- 15-passenger capacity.
- Uninterrupted visual connectivity - all bedrooms & balconies will be facing courtyard or exterior.
- No overlooking apartments.
- All bedrooms, living room & kitchen are consciously planned to be well ventilated from the exterior or the courtyards.
- Convenient AC ODU spaces serviceable from the interior.
- Dedicated Washing machine space is provided for all apartments.



## VASTU-PERFECT RESIDENCES

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- Most of the apartments have SW bedrooms
- Most units have North or East facing entry doors.
- Most of the apartments have kitchens located in Southeast and Northwest.
- No apartments have bed headboards positioned north.

## CASAGRANDB HIGHCITY – WHERE NATURE MEETS LUXURY LIVING

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Experience the pinnacle of modern living at Casagrand Highcity, a G+22 high-rise residential masterpiece set amidst lush greenery in Chennai. Designed for the modern family, this community blends international-style luxury, vibrant lifestyle amenities, and nature at its heart – making everyday living truly exceptional.

Live amidst greenery. Live luxuriously. Live Casagrand.



ELEVATION AERIAL VIEW





ELEVATION AERIAL VIEW



Live where life  
feels complete

# SITE CUM GROUND FLOOR PLAN



## ENTERTAINMENT & FEATURES

### SPORTS

1. CRICKET PRACTICE NET
2. MULTIPURPOSE COURT (HALF BASKETBALL COURT, PICKLE BALL COURT, BADMINTON COURT )
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### KIDS

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### SWIMMING POOL

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- 
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  55. LABYRINTH SEATING
  56. TREE CLOISTERS
  57. TROPICAL FOREST WITH TEAK PLANTATION
  58. MIYAWAKI FOREST
  59. LAZY LOUNGE
  60. COZY ALCOVE

### THEMED GARDENS

61. FOLIAGE COURT
62. COMMUNITY GARDENS
63. FRAGRANT GROVE
64. WOODLAND MEADOWS
65. HERB & SPICE GARDEN
66. EDIBLE GARDEN

### CLUB HOUSE AMENITIES

#### ENTERTAINMENT & CONVENIENCE

67. CENTRAL ATRIUM WITH SEATING
68. DOUBLE HEIGHT BANQUET HALL
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70. MINI THEATRE
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74. BUSINESS CENTRE WITH CO-WORKING SPACE

#### KIDS PLAY AREA & CRECHE

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84. TINY RACERS TRACK
85. SENSORY LEARNING WALL
86. TEE PEE TENT

#### INDOOR GAMES ROOM

87. VIDEO GAMING CONSOLE
88. AIR HOCKEY
89. FOOSBALL
90. SNOOKER
91. TABLE TENNIS
92. VR DUO
93. SUB SOCCER TABLE

#### FEATURES & FACILITIES

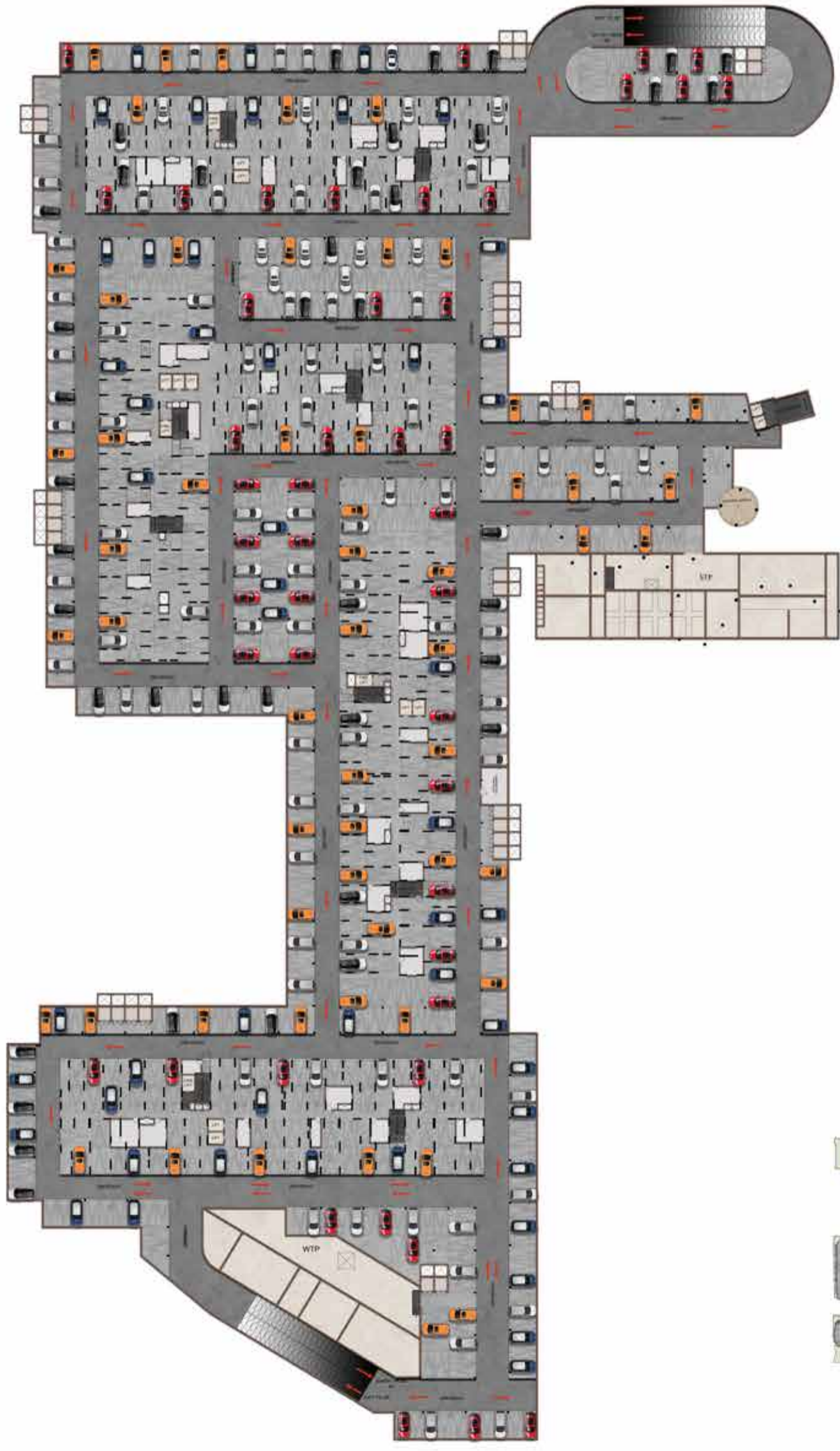
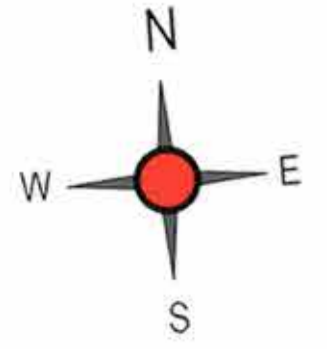
94. CONVENIENCE STORE
95. FMS ROOM & ASSOCIATION ROOM
96. GUEST ROOM
97. CAR WASHING BAY
98. CAR CHARGING BAYS

#### ROOF TOP

99. SKY DECK
100. ZEN TERRACE
101. VISTA SEATER
102. PEBBLE LOUNGE

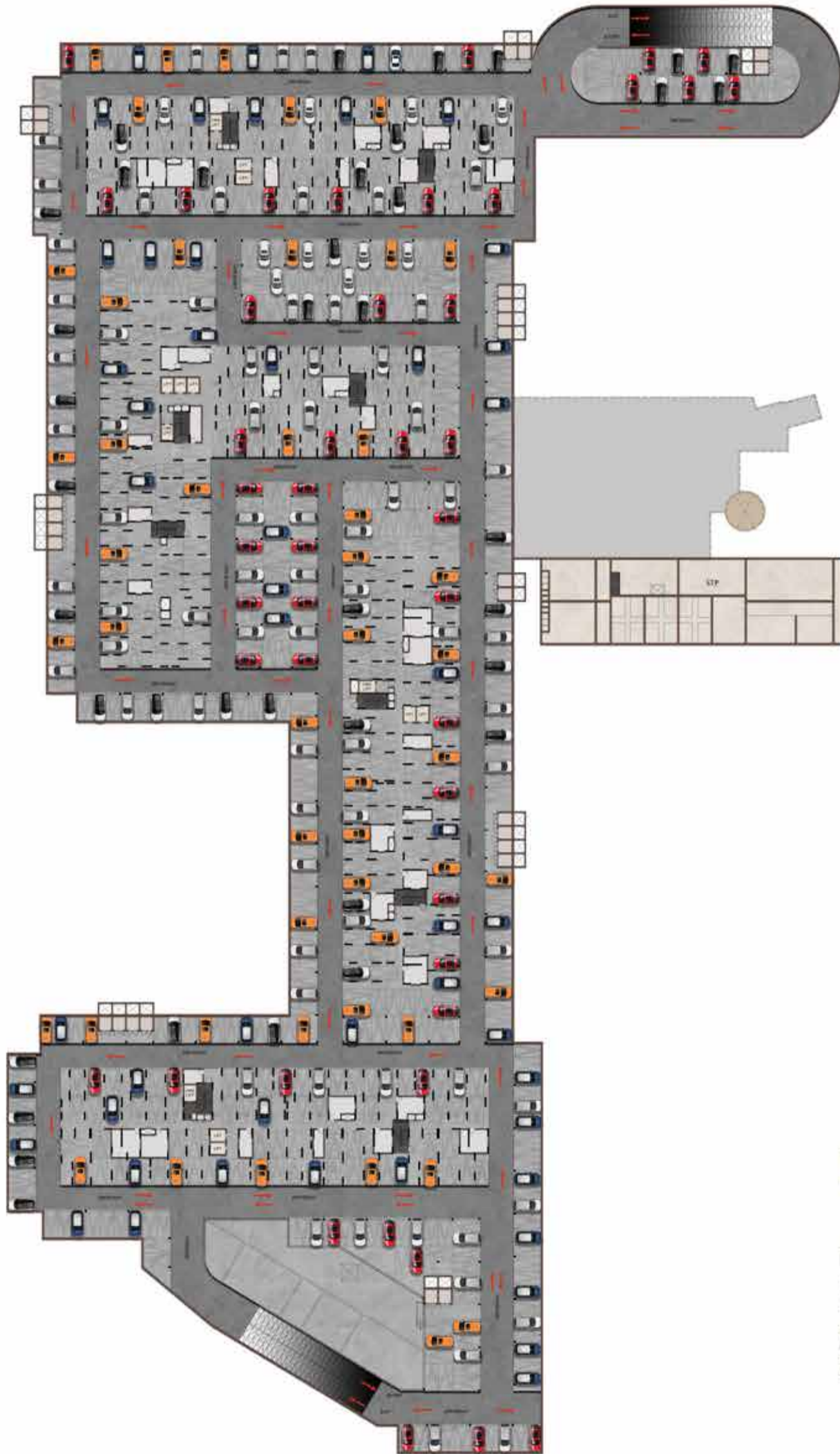
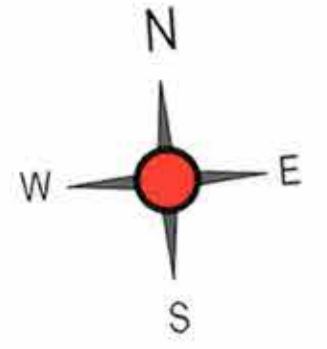


# BASEMENT 1



KEY PLAN

# BASEMENT 2



KEY PLAN



# FLOOR PLANS

# BLOCK-1



GROUND FLOOR



FIRST FLOOR



KEY PLAN

# BLOCK-1



TYPICAL FLOOR  
(2ND TO 17TH, 19TH TO 22ND)



REFUGE FLOOR  
(18TH FLOOR)



KEY PLAN

# BLOCK-2



GROUND FLOOR



KEY PLAN

# BLOCK-2



FIRST FLOOR



KEY PLAN

# BLOCK-2



TYPICAL FLOOR  
(2ND TO 17TH, 19TH TO 22ND)



KEY PLAN

# BLOCK-2



REFUGE FLOOR  
(18TH FLOOR)



KEY PLAN

# BLOCK-3



GROUND FLOOR



FIRST FLOOR



KEY PLAN

# BLOCK-3



TYPICAL FLOOR  
(2ND TO 17TH, 19TH TO 22ND)



REFUGE FLOOR  
(18TH FLOOR)



KEY PLAN

# BLOCK-4



GROUND FLOOR



FIRST FLOOR



KEY PLAN

# BLOCK-4



TYPICAL FLOOR  
(2ND TO 17TH, 19TH TO 22ND)



REFUGE FLOOR  
(18TH FLOOR)



KEY PLAN





# TERRACE PLANS

# TERRACE FLOOR



BLOCK 3



BLOCK 2

## TERRACE AMENITIES

### FEATURES

- 45. Leisure seating
- 53. Reflexology pathway
- 60. Cozy Alcove

### ROOF TOP

- 99. Sky Deck
- 100. Zen Terrace
- 101. Vista Seater



BLOCK 1 & 4

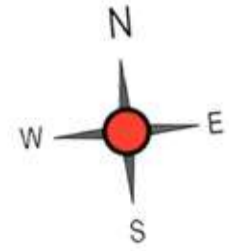


KEY PLAN

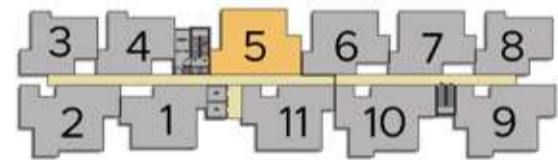


# UNIT PLANS

# 1BHK & 3BHK



TYPICAL FLOOR  
A-205 - 2205, D-205 - 2205



BLOCK 1 & 4



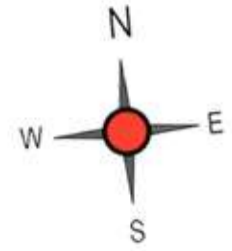
FIRST FLOOR  
A-105, D-105



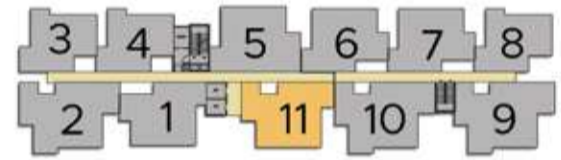
KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-1	A-105	613	45	658	909
Block-1	A-205 - 2205	997	45	1042	1445
Block-4	D-105	613	45	658	909
Block-4	D-205 - 2205	997	45	1042	1445

# 1BHK & 3BHK



TYPICAL FLOOR  
A-111-2211, D-111-2211



BLOCK 1 & 4



GROUND FLOOR  
A-G11, D-G11

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-1	A-G11	612	45	657	904
Block-1	A-111 - 2211	997	45	1042	1444
Block-4	D-G11	612	45	657	904
Block-4	D-111 - 2211	997	45	1042	1444

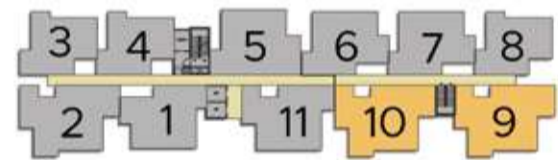


KEY PLAN

# 3BHK



TYPICAL FLOOR  
A-G10 - 2210 ,D-G10 - 2210



BLOCK 1&4



TYPICAL FLOOR  
A-G09 - 2209 ,D-G09 - 2209



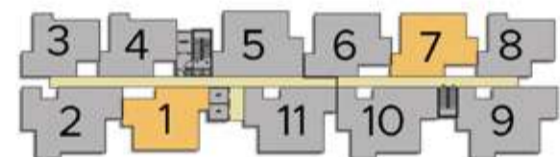
KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-1	A-G09 - 2209	1131	55	1186	1635
Block-1	A-G10 - 2210	1131	55	1186	1636
Block-4	D-G09 - 2209	1131	55	1186	1635
Block-4	D-G10 - 2210	1131	55	1186	1636

# 3BHK



ENTRY  
 TYPICAL FLOOR  
 A-G07 - 2207, D-G07 - 2207



BLOCK 1&4



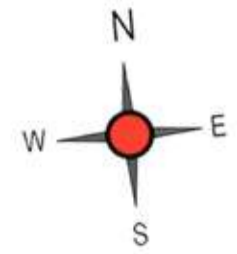
ENTRY  
 TYPICAL FLOOR  
 A-G01 - 2201, D-G01 - 2201

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-1	A-G01 - 2201	894	41	935	1291
Block-1	A-G07 - 2207	893	41	934	1284
Block-4	D-G01 - 2201	894	41	935	1291
Block-4	D-G07 - 2207	893	41	934	1284

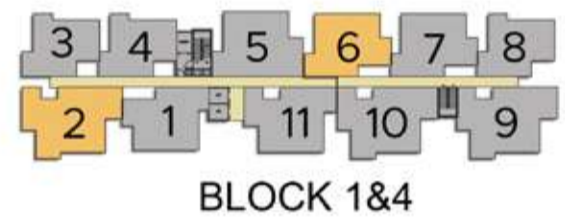


KEY PLAN

# 3BHK



TYPICAL FLOOR  
A-G02 - 2202 ,D-G02 - 2202



TYPICAL FLOOR  
A-G06 - 2206, D-G06 - 2206

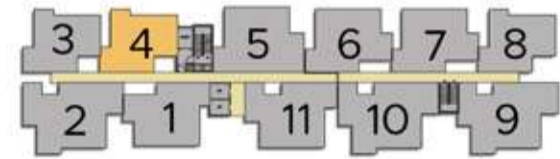
Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-1	A-G02 - 2202	1129	55	1184	1626
Block-1	A-G06 - 2206	893	41	934	1288
Block-4	D-G02 - 2202	1129	55	1184	1626
Block-4	D-G06 - 2206	893	41	934	1288



# 2BHK



TYPICAL FLOOR  
A-G04 - 2204 ,D-G04 - 2204



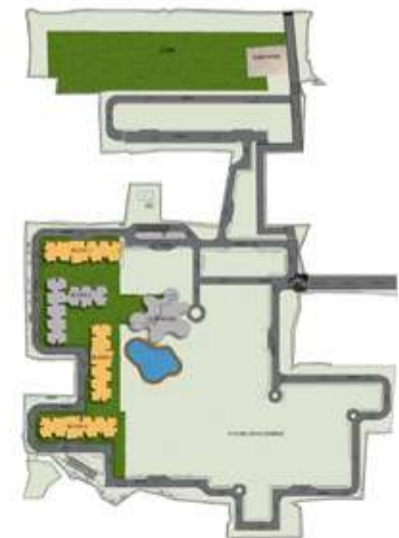
BLOCK 1&4



TYPICAL FLOOR  
C-G08 - 2208



BLOCK 3



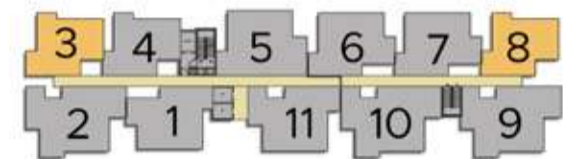
KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-1	A-G04 - 2204	760	40	800	1109
Block-3	C-G08 - 2208	760	40	800	1109
Block-4	D-G04 - 2204	760	40	800	1109

# 2BHK



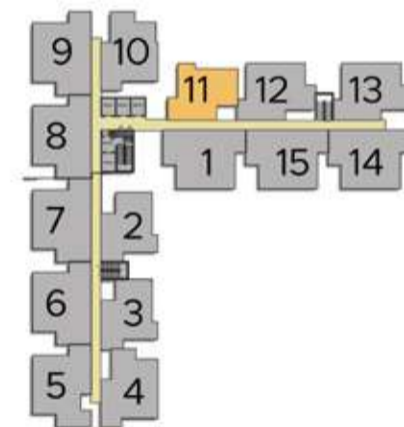
TYPICAL FLOOR  
A-G03 -2203,D-G03 -2203  
A-G08 -2208,D-G08 -2208



BLOCK 1&4



TYPICAL FLOOR  
B- G11 -2211



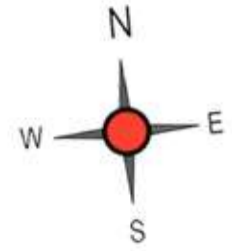
BLOCK 2



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-1	A-G03 -2203	760	40	800	1107
Block-1	A-G08 -2208	760	40	800	1105
Block-2	B-G11 -2211	760	40	800	1107
Block-4	D-G03 -2203	760	40	800	1107
Block-4	D-G08 -2208	760	40	800	1105

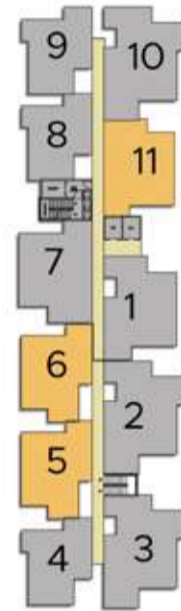
# 3BHK



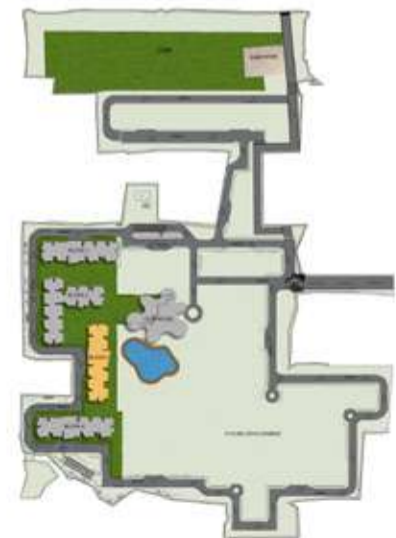
TYPICAL FLOOR  
C-G05 -2205, C-G06 -2206



TYPICAL FLOOR  
C-G11-2211



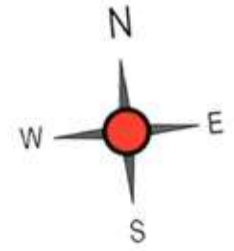
BLOCK 3



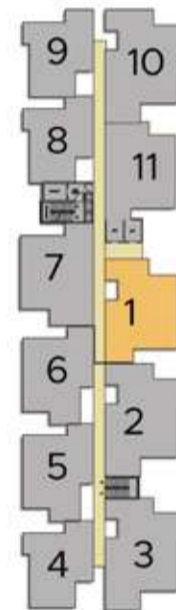
KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-3	C-G05 -2205	893	41	934	1284
Block-3	C-G06 -2206	893	41	934	1288
Block-3	C-G11-2211	894	41	935	1291

# 1BHK & 3BHK



TYPICAL FLOOR  
C- 101-2201



BLOCK 3



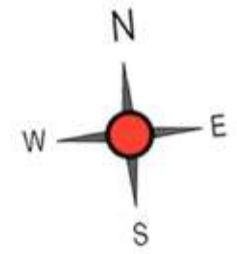
GROUND FLOOR  
C-G01



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-3	C-G01	612	45	657	904
Block-3	C- 101-2201	997	45	1042	1444

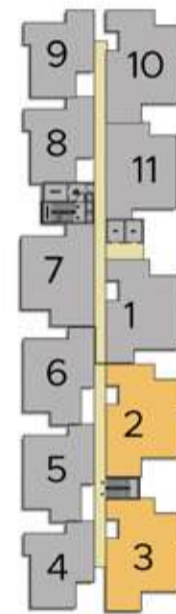
# 3BHK



TYPICAL FLOOR  
C- G02-2202



TYPICAL FLOOR  
C- G03-2203



BLOCK 3



KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-3	C- G02 -2202	1131	55	1186	1636
Block-3	C- G03 -2203	1131	55	1186	1635

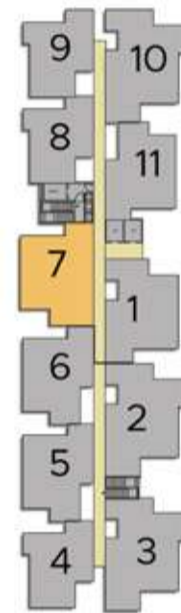
# 1BHK & 3BHK



TYPICAL FLOOR  
C- 207-2207



FIRST FLOOR  
C- 107



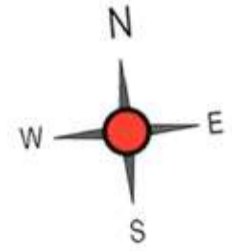
BLOCK 3



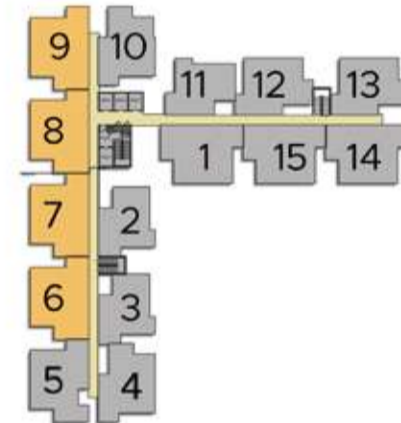
KEY PLAN

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-3	C- 107	613	45	658	909
Block-3	C- 207-2207	997	45	1042	1445

# 1BHK & 3BHK



TYPICAL FLOOR  
 B- G06-2206, B- G07-2207  
 B- 208-2208, B- G09-2209



BLOCK 2



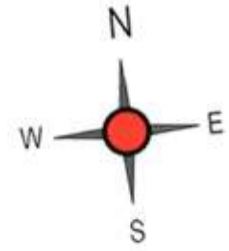
FIRST FLOOR  
 B- 108

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-2	B- G06-2206	995	45	1040	1431
Block-2	B- G07-2207	995	45	1040	1436
Block-2	B- 108	612	45	657	899
Block-2	B- 208-2208	995	45	1040	1435
Block-2	B- G09-2209	995	45	1040	1436

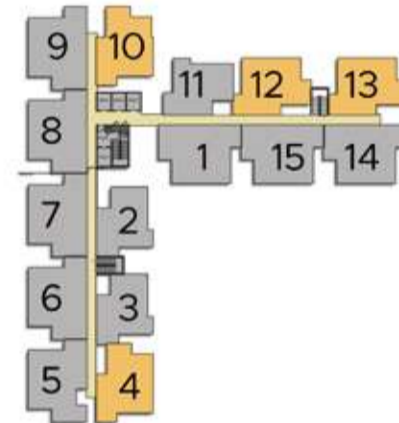


KEY PLAN

# 3BHK



TYPICAL FLOOR  
B- G04-2204 ,B- G10-2210



BLOCK 2



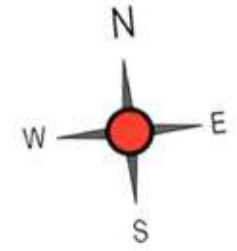
TYPICAL FLOOR  
B- G12-2212, B- G13-2213

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-2	B- G04-2204	893	41	934	1287
Block-2	B- G10-2210	893	41	934	1289
Block-2	B- G12-2212	893	41	934	1287
Block-2	B- G13-2213	893	41	934	1289



KEY PLAN

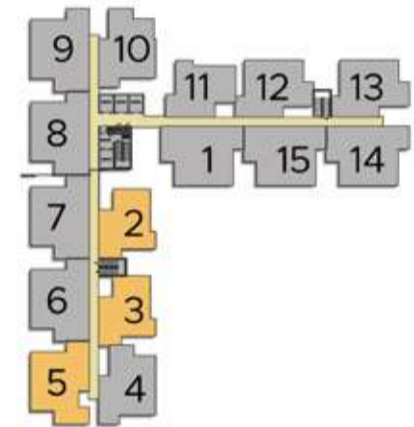
# 2BHK & 3BHK



TYPICAL FLOOR  
B- G03-2203 , B- G02-2202



TYPICAL FLOOR  
B- G05-2205



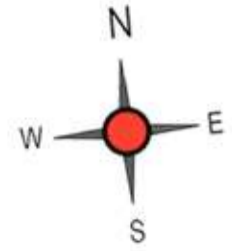
BLOCK 2

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-2	B- G02-2202	760	40	800	1112
Block-2	B- G03-2203	760	40	800	1105
Block-2	B- G05-2205	995	45	1040	1435

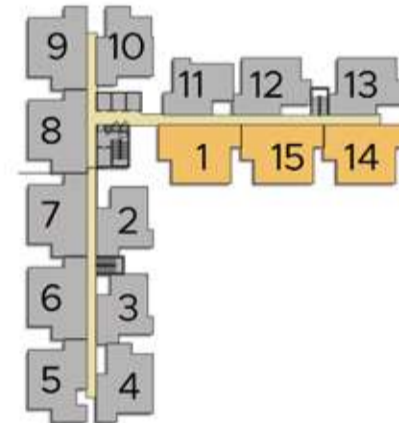


KEY PLAN

# 1BHK & 3BHK



TYPICAL FLOOR  
B- G01-2201, B- G14-2214, B- 215-2215



BLOCK 2



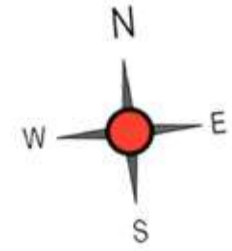
FIRST FLOOR  
B- 115

Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-2	B- G01-2201	995	45	1040	1435
Block-2	B- G14-2214	995	45	1040	1436
Block-2	B- 115	612	45	657	899
Block-2	B- 215-2215	995	45	1040	1431



KEY PLAN

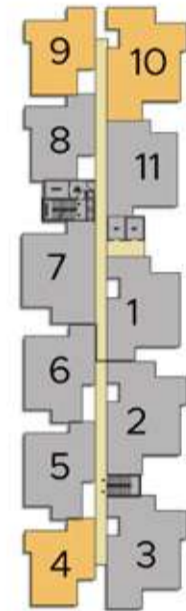
# 2BHK & 3BHK



TYPICAL FLOOR  
C-G10-2210



TYPICAL FLOOR  
C-G04 -2204, C-G09 - 2209



BLOCK 3



KEY PLAN

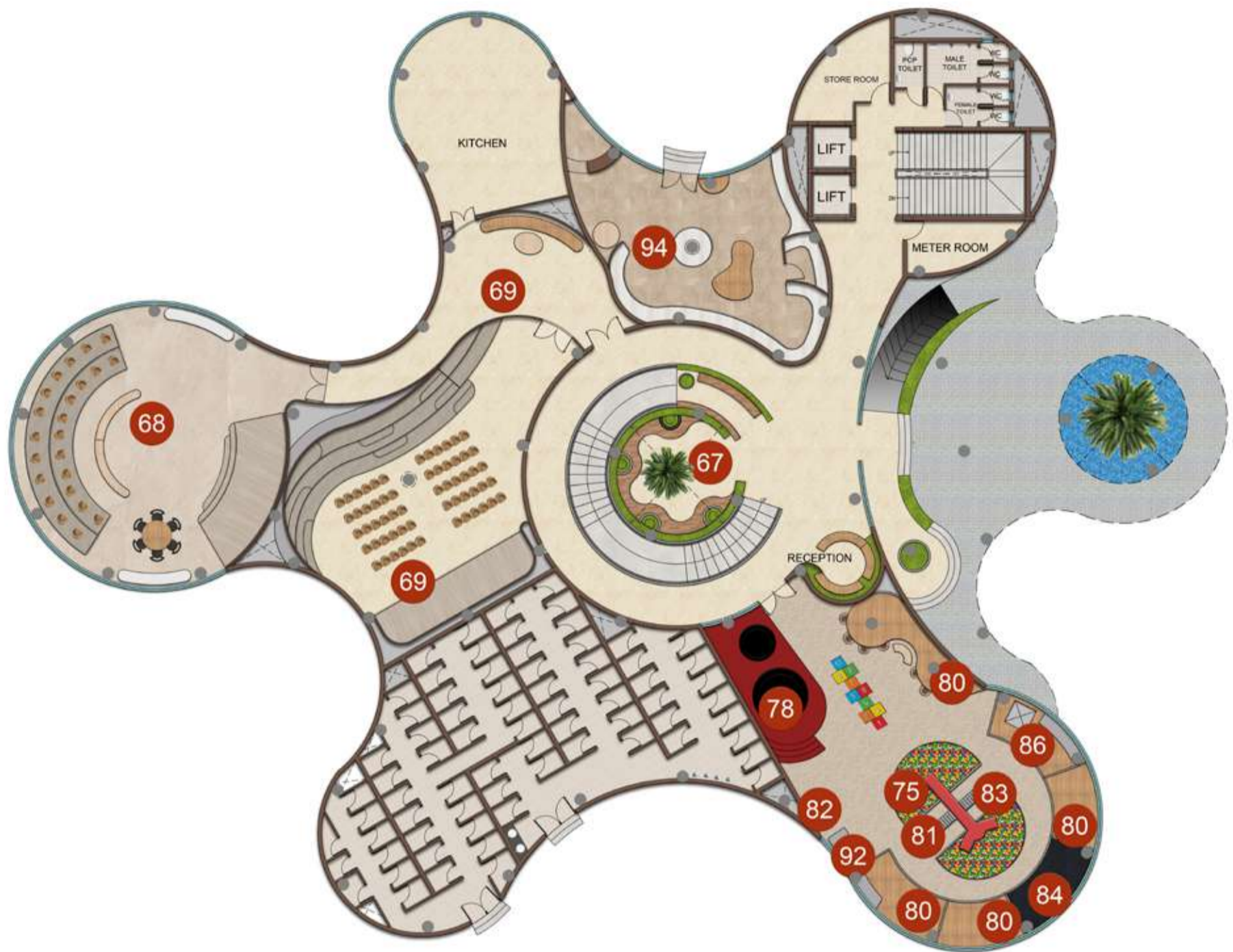
Block	Unit No	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)
Block-3	C-G04 -2204	760	40	800	1105
Block-3	C-G09 - 2209	760	40	800	1107
Block-3	C-G10-2210	1129	55	1184	1626





# CLUBHOUSE PLANS

# CLUB HOUSE



## GROUND FLOOR

### CLUB HOUSE AMENITIES

#### ENTERTAINMENT & CONVENIENCE

- 67. Central Atrium With Seating
- 68. Double Height Banquet Hall
- 69. Multipurpose Hall with Pre Function Area

#### KIDS PLAY AREA & CRECHE

- 75. Rainbow Ball Pool
- 78. Mini Trampoline
- 80. Little Artists' Corner
- 81. Velcro Wall

- 82. Little Builders' Zone
- 83. Rock Climbing Wall
- 84. Tiny Racers Track
- 86. TEE PEE Tent

#### INDOOR GAMES ROOM

- 92. VR Duo

#### FEATURES & FACILITIES

- 94. Convenience Store



KEY PLAN

# CLUB HOUSE



FIRST FLOOR

## CLUB HOUSE AMENITIES

### ENTERTAINMENT & CONVENIENCE

- 71. Learning Center
- 72. Reading Pods
- 73. Scholar's Lounge
- 74. Business Center with Co-working Space

### KIDS PLAY AREA & CRECHE

- 76. Soft Fall Mounds
- 77. Explorers Toy Wall
- 79. Pause and play court
- 85. Sensory Learning Wall

### INDOOR GAMES ROOM

- 87. Video Gaming Console
- 88. Air Hockey
- 89. Foosball
- 90. Snooker
- 91. Table Tennis
- 93. Sub Soccer Table

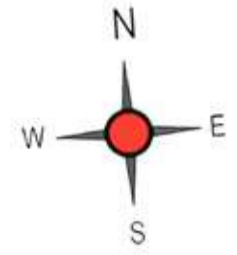
### ROOF TOP

- 102. Pebble Lounge



KEY PLAN

# CLUB HOUSE



SECOND FLOOR

## CLUB HOUSE AMENITIES

### ENTERTAINMENT & CONVENIENCE

70. Mini Theater

### FEATURES & FACILITIES

95. FMS room & Association Room  
96. Guest Room

### ROOF TOP

99. Sky Deck  
100. Zen Terrace  
101. Vista Seater



KEY PLAN



ELEVATION AERIAL VIEW



Live where life  
feels complete



ELEVATION AERIAL VIEW





ELEVATION AERIAL VIEW



# Specification



## STRUCTURE

- Structural System** : RCC Wall Structure (MIVAN) designed for seismic compliant (zone -3)  
**Floor- Floor height (incl. slab)** : Will be maintained at 3150 mm.



## WALL/CEILING FINISH

- Internal walls** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion  
**Ceiling** : Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion  
**Exterior walls** : Finished with 1 coat of primer & 2 coats of exterior emulsion paint & color as per architect design intent  
**Bathroom** : Vitrified tile of size 300 X 600mm till false ceiling & will be finished with a coat of primer above the false ceiling  
**Bathroom Ceiling** : Grid type false ceiling



## FLOOR FINISH WITH SKIRTING

- Living, Dining, Passage, Bedroom & kitchen** : Vitrified tiles of size 1200 X 600mm  
**Bathrooms** : Anti-skid ceramic tiles of size 300 X 300mm  
**Balcony** : Vitrified tile of size 1200 X 600 mm  
**Main Door threshold** : Granite threshold will be provided  
**Other Door threshold** : Vitrified tiles will be provided



## Kitchen & DINING

### A. Kitchen

- Kitchen** : Bare shell Kitchen  
**Electrical point** : For chimney, Hob & water purifier

### A. DINING

- Wash basin** : Under Counter wash basin with Granite (wherever applicable)  
**Wall Dado** : 600 X 300 mm Vitrified tiles (wherever applicable)  
**CP fitting** : American standard or Equivalent



## BALCONY

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

Sill Coping : Sill coping with Granite  
Cloth drying Hanger : Will be provided in ceiling of Balcony (Living)



## BATHROOMS

CP & Sanitary fixture : American standard or Equivalent  
Bed 1 Bathroom : Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower, hand shower, spout, Granite top with undercounter wash basin, ledge wall with Granite top and SS designer grating.  
Other Bathrooms : Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower, spout, Granite top with undercounter wash basin, ledge wall with Granite top and SS designer grating.



## JOINERY

### DOORS

Main door : Good quality door frame with double side veneer shutter of size 1200 X 2400 mm with polish finish.  
: Ironmongeries like Digital lock system of Dorset or equivalent tower bolt, door viewer, door closer and magnetic door catcher.  
Bedroom doors : Good quality door frame with double side laminated shutter of size 1000mm X 2400mm  
: Ironmongeries like Yale or equivalent lock, magnetic door catcher, tower bolt, etc.,  
Bathroom doors : Good quality door frame with double side laminated shutter of size 800 X 2400 mm  
: Ironmongeries like thumb turn lock of Yale or equivalent without key, door bush, tower bolt, etc.,



### WINDOWS

Windows : UPVC framed sliding shutter windows with see through plain with toughened glass & MS grill / railing (wherever applicable)  
: Sill coping with Granite  
French door : UPVC Framed sliding shutters with toughened glass.  
Ventilator : UPVC framed fixed louver/ openable shutter for ODU access (wherever applicable)  
: Sill coping with Granite

# Specification



## ELECTRICAL POINTS

Power Supply	: 3 PHASE power supply connection
Safety device	: MCB & RCCB (Residual current circuit breaker)
Switches & sockets	: Modular box & modular switches & sockets of good quality IS schneider or equivalent brand
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand
5 Amp socket (outdoor)	: Point provided in the balcony in the recommended location.
USB socket	: Provided in Living and Bedroom1
TV	: Point in Living & any one bedroom and Point in all other bedrooms
Data	: Point in Living & any one bedroom
Split- air conditioner	: Points in Living / Dining and in all bedrooms
Exhaust fan	: Point in all bathrooms
Geyser	: Point will be given in all bathrooms
Back-up	: 350 W for 1BHK, 400W for 2BHK, 500W for 3BHK, 650W for 4BHK

## SPECIFICATIONS COMMON TO BUILDING COMPLEX



### COMMON FEATURES

Lift	: Automatic lift will be provided with MS Finish
Back – up	: 100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting
Name board	: Apartment owner name will be provided in ground floor
Lift fascia	: Granite Cladding at Ground floor and Vitrified Tile cladding in other Floors
Lift Lobby	: Granite / Designer Vitrified flooring at Ground floor and designer vitrified flooring in other floors.
Corridor Floor	: Designer Vitrified tile finish in all floors.
Staircase floor	: Granite flooring for first 4 floors & tile flooring for other floors
Staircase handrail	: MS handrail with enamel paint finishes in all floors
Terrace floor	: Pressed tile flooring
Terrace doors	: Good quality door frame with FRP shutters : Ironmongeries like thumb turn lock, door closer, tower bolt, etc.,

### OUTDOOR FEATURES

Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvest	: Rain water harvesting system (as per site requirement)

STP	: Centralized Sewage Treatment plant
Safety	: CCTV surveillance cameras will be provided all-round the building at Pivotal locations in ground level.
Well defined walkway	: Walkway spaces well defined as per landscape design intent
Security	: Security booth will be provided at the project entry / exit facilitated with my Gate app
Compound wall	: Site perimeter fenced by a compound wall for a height of 1800mm (as per design intent) for the entire gated community.
Landscape	: Suitable landscape at appropriate places in the project as per landscape's design intent
Driveway	: Convex mirror for safe turning in driveway in / out
External Driveway	: Interlocking paver block / equivalent flooring with demarcated as per landscape design intent Granite /cobble stone flooring in entrance driveway and in front of the block lobby entrances.





ELEVATION AERIAL VIEW



# LOCATION ADVANTAGES

## SCHOOLS

---

- Casagrاند International School 0 KM
- Jain Public School 2.4 KM
- Maharishi Vidya Mandir – Thiruneermalai 4 KM
- Vagisha Vidhyalaya – CBSE 5.7 KM
- Peter International School 4.6 KM
- THE LORDS INTERNATIONAL SCHOOL 6.6 KM
- ORCHIDS The International School Pallavaram 11 KM

## COLLEGES

---

- Madha Engineering College 4.4 KM
- Madha Medical College 7.6 KM
- Sree Balaji Medical College & Hospital 7.5 KM
- Sri Sairam Engineering College West Tambaram 8.6 KM
- Crescent University 13 KM
- Madras Christian College (MCC) 10 KM
- Panimalar Engineering College 13 KM
- Saveetha Dental College 16 KM

## HOSPITALS

---

- Rela Hospital Multispeciality Hospital Chrompet 8 KM
- Hindu Mission Hospital West Tambaram 8.7 KM
- Be Well Hospital- Poonamalle 12.7 KM
- Parvathy Hospital – GST Road 8.9 KM
- Sugam Multispeciality Hospital Chrompet 9.8 KM
- Ramachandra Hospital – Porur 14.8 KM

## LOCATION ADVANTAGES

---

- Tambaram 7 KM
- Vandaloor 11 KM
- Poonamallee 11 KM
- Pallavaram 9 KM
- Porur 15 KM
- Kundrathur 5 KM

## ENTERTAINMENT & SHOPPING MALL

---

- Queensland Amusement Park 18.5 KM
- Vandaloor Zoo 12.4 KM
- D-Mart Kundrathur 6.8 KM
- Super Saravana Store – Chrompet 9.5 KM
- Super Saravana Store – Porur 14.9 KM
- PVR Aero Hub – Pallavaram 12 KM

## TRANSPORTATION

---

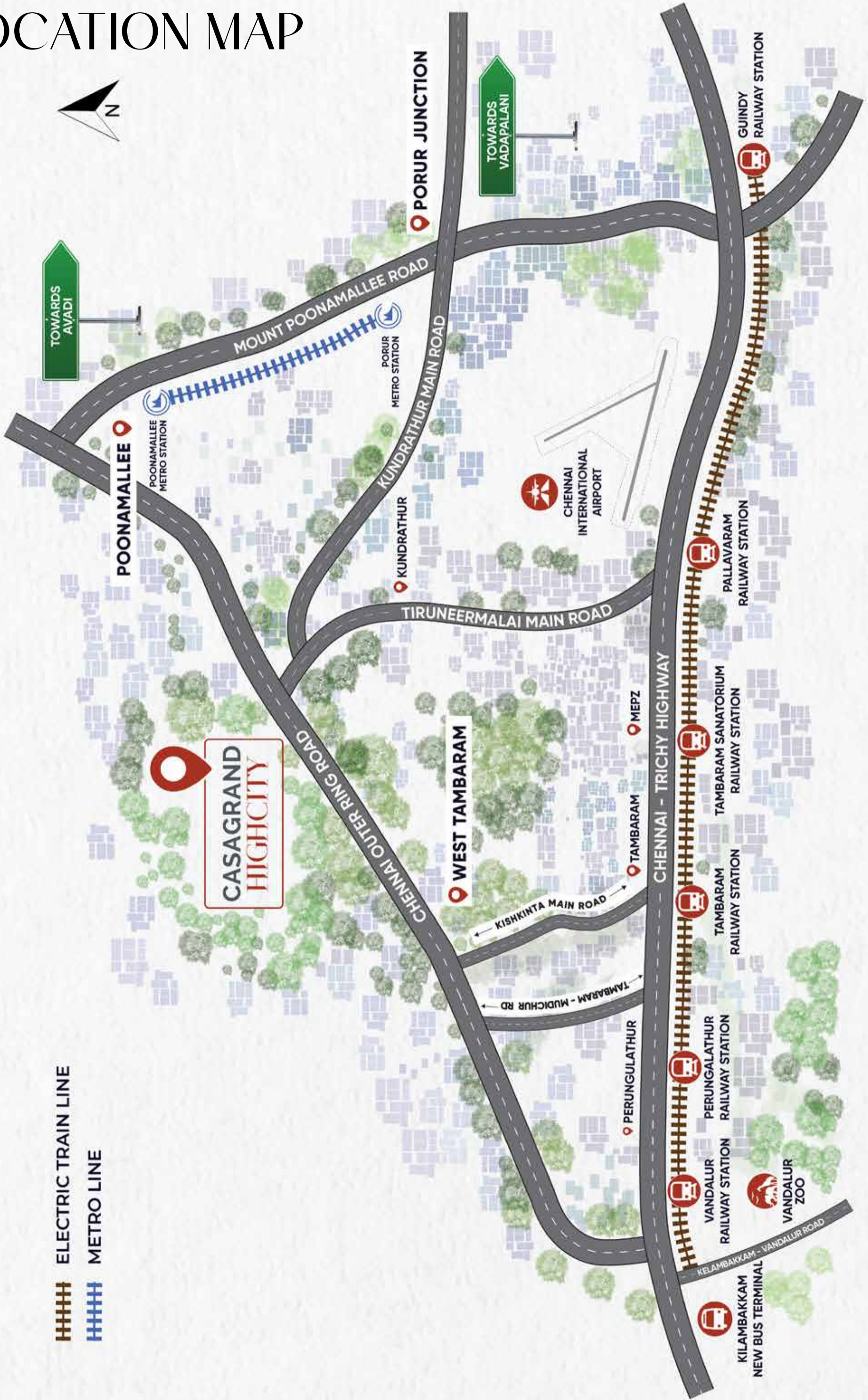
- Outer Ring road (ORR) 0 KM
- Chennai International Airport 12 KM
- Kilambakkam Bust Terminus 13 KM
- Poonamalle Metro 12 KM
- Tambaram Railway station 9 KM

## IT PARK & INDUSTRIAL ESTATES

---

- International Tech Park 11.4 KM
- MEPZ 7.1 KM
- DLF IT Park 17 KM
- Sipcot – Irungattukottai Sriperumbudur 16 KM
- Mahendra World City 31.9 KM
- Ambattur Industrial Estate 23.1 KM

# LOCATION MAP





ELEVATION AERIAL VIEW





ELEVATION AERIAL VIEW





# Payment Plan

Booking advance	10%
Agreement Signing	25%
Commencement of Foundation	7.5%
Commencement of 1st Basement Roof	7.5%
Commencement of 1st Floor Roof	7.5%
Commencement of 2nd Floor Roof	7.5%
Commencement of 7th Floor Roof	5%
Commencement of 10th Floor Roof	5%
Commencement of 13th Floor Roof	5%
Commencement of 16th Floor Roof	5%
Commencement of 19th Floor Roof	5%
Commencement of 22nd Floor Roof	5%
Completion on flooring respective unit	2.5%
Handing over	2.5%
<b>VENTRA (B+S+20)</b>	<b>100%</b>

# Awards



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# CASAGRAND

building aspirations

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

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