

Designed to be Exclusive.
Crafted to be
PRECIOUS.

CASAGRANDE
AMETHYST 





Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last fourteen years, we have developed over 12 million sqft of prime residential real estate across Chennai, Bengaluru, and Coimbatore.

Over 10,000 happy families across 70+ landmark properties stand testimony to our commitment. In the fifteenth year of our journey, we at Casagrand are all set to progress further forward with projects worth over `6500 crores in the pipeline.

ENTRANCE VIEW



CASAGRAN AMETHYST

The logo graphic consists of a stylized 'X' shape formed by four arrowheads pointing towards the center, rendered in a dark purple color.

Casagrand Amethyst, a 4.2-acre development at the heart of bustling Sholinganallur, is designed exclusively for the few who crave the luxury of space and the tranquillity of nature. Treat yourself to the kind of opulence that exceeds your imagination with over 50 amenities designed to help you unwind. With a refreshing landscape and stunning design, Amethyst truly is a rare jewel that you would be proud to call home.

SALIENT FEATURES

- 163 apartments spread over 4.2 acres in Sholinganallur, OMR
- Stilt + 7 design structure
- Exclusive 3 & 4 BHK ultra-luxury apartments
 - Sizes of units ranging from 1900 - 2272 sft for 3 BHK and 2250 - 2345 sft for 4 BHK
 - Amenities include swimming pool, gym, amphitheatre, kids interactive water features and a lot more
 - High-end fittings from Kohler / Toto or equivalent
 - Prominent educational institutions & IT hubs in the nearby vicinity

AERIAL VIEW



PODIUM VIEW



OUTDOOR KIDS PLAY AREA



LANDSCAPE VIEW



Amenities

ENTERTAINMENT

- Badminton court with spectator seating • Hopscotch • Outdoor party lawn • Swimming pool
- Spa lounge pool • Amphitheatre • Multipurpose sports court • Cricket practice net • Skating rink
- Multipurpose party hall • AV room • Indoor games room • Party corner on terrace

KIDS FRIENDLY

- Kids' pool • Interactive water features for playing • School bus waiting area • Indoor kids' play zone
- Outdoor play area & lawn

CONVENIENCE / SAFETY & SECURITY

- Wi-Fi seating zone • Provision for outdoor theatre projections • Car wash bay • Electric charge point for cars • Bicycle racks with cycles • Piped music provision in the podium & lobbies • Pick up / Drop off zone • Association room • Maids' and drivers' dormitories • Toilets at stilt floor for drivers and domestic help • Laundry / Ironing shop • Convenio store • Common clothes drying space on open terrace

WELLNESS

- Yoga / Meditation court • Gym • Aqua gym • Jogging / Walking track • Outdoor gym

DISTINGUISHED PLANNING

- Grand double height lobbies • Water pavilion with seating deck • Informal seating areas • Hammock corner • Water feature wall • Dedicated space for organic farming • Pergola structure with seating
- Gazebo with seating on terrace • Planter boxes on terrace • Leisure seating space



KIDS INTERACTIVE WATER FEATURE



WI-FI SEATING ZONE





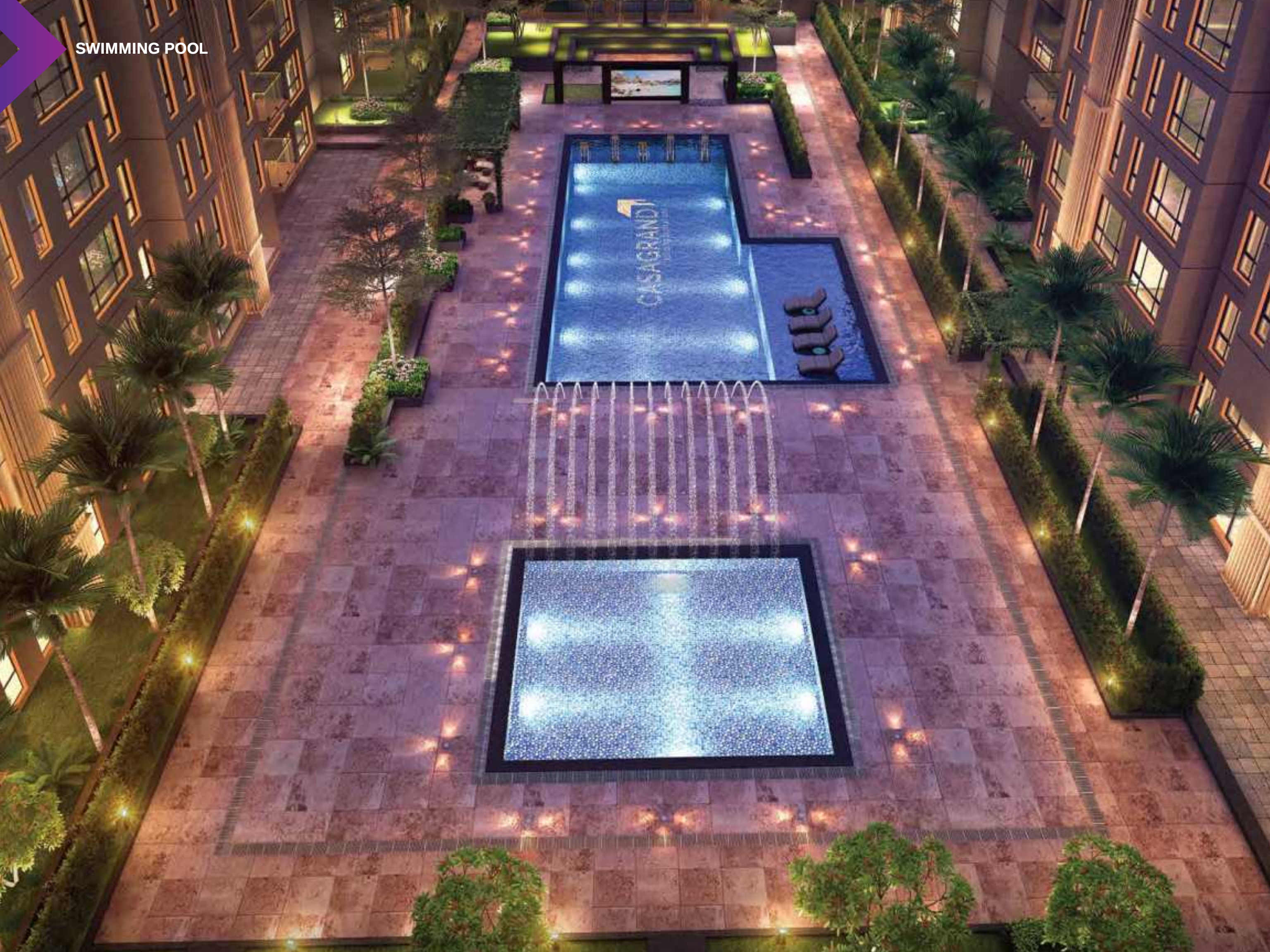
AMPHITHEATRE



MULTIPURPOSE SPORTS COURT



SWIMMING POOL





PRODUCT SUPERIORITY

Superior brands

221 quality checks

More amenities

**Better utility of space
and ventilation**

Kids and senior citizens friendly



Master plan

- Set in a 4.2-acre area, this community has an efficient building footprint, which is only 25% over the podium level with the 2 tower blocks combined, thereby providing an open space of 75% land area
- The 2 towers stand tall at a minimum distance of 110 feet from each other, allowing no overlooking between apartments
- 1 acre of central landscape in a 4.2-acre development is the highlight of the project
- The project has 2 entries from the two parallel roads, giving better accessibility & allowing a more organized traffic flow within the community
- Controlled entry and exit to project is enabled with 24x7 security at the entrance, and the community is facilitated with CCTV surveillance at pivotal points across the site
- Meticulous planning has been done to ensure the community is a kids & senior citizens friendly community



Exterior

- The grand entrance archway is beautified with sculptures and landscape elements and creates an inviting entry into the community. Aesthetic installations in the archway are perceived as interesting sculptures during the day and are converted to lighting elements during the night.
- The water feature wall acts as a welcoming element into the community by creating a pleasant ambience for the residents entering or even visitors approaching the community
- The glass façade and façade lighting uplift the building exteriors during dusk. Lighting is designed to put emphasis on the architectural excellence and make the exterior look more interesting while viewing at night.
- Driveway - The 7.2 m (23 ft) wide driveway provides comfortable vehicular movement in the community



Compound wall

- A well-defined feature wall, which is a part of the compound wall, greets residents at every block's entrance
- These feature walls, along with planned landscape and designer lighting, create interest in the periphery, thereby avoiding a monotonous compound wall



Central podium

- 1 acre of greenscaped podium separates the 2 towers creating a central park effect
- The podium is sprawling with outdoor amenities which account for 25% of the site being a recreational landscape space
- The podium being elevated from the ground level provides a vehicle-free zone to the community easing the accessibility and usage of the outdoor amenities



Amenities

- 50+ amenities which include outdoor and indoor recreational facilities are sprawled across the project enhancing the social environment and liveliness of the community
- Interior amenities are meticulously planned with 5-star interior standards, and the double height party hall and AV room give a luxurious feel to the spaces
- Thoughtfully designed space with landscaped seating and shading structure near the entrance acts as a pick up and drop off zone for the school children and as a cab drop off point for the community
- Interactive water feature is planned near the pool area for the kids to enjoy and learn swimming in a better way. Fountain and floor jet features which are timer controlled along with light and music features give the kids an experience of a theme park within the community.
- Amphitheatre is planned such that, apart from theatrical activities, it provides a leisure seating area from where one can enjoy the scenic view of the entire podium
- Outdoor theatre integrated with the amphitheater, facilitates movie watching experience, and the planned projector and sound facility which is plug and play, make it easier to enjoy the feature
- Hammocks are scattered in the podium to kindle the interest of residents to come out with their family, friends and relax in the natural atmosphere
- Aqua gym enables the facility of extended gym work out and the equipment installed inside the pool, aids the gym experience with the added benefit of hydrotherapy (working out in water)
- Spa pool is a great relaxation zone situated by the pool. The residents can de-stress in the spa pool while enjoying the scenic podiumscape.
- Wi-Fi zone is designed as a beautifully planned shading structure with leisure seating which gives an excellent outdoor work ambience while also encouraging group activities for kids in the community
- A dedicated space is provided in the OSR to encourage organic farming within the community by allowing them to cultivate their vegetables and fruits by themselves
- Terrace is made accessible for the residents with features like pergolas and potted plants to encourage the residents to have an extended leisure activity. Features like party counter/ barbeque counter create interesting pockets for private parties and evening get-togethers.
- Bicycle racks with bicycles are provided at various points in the stilt level to encourage cycling as an activity within the community



Facilities

- The podium and clubhouse are well-facilitated with outdoor speakers and provisions for piped music to play on a daily basis for a pleasant experience
- Dedicated space for ironing shop and convenience store are provided for the locals to come and facilitate the community with their professional services
- Dormitories are located at the stilt level for maids (female) and drivers (male) who reside and work for the residents
- Dedicated car wash bay with necessary inbuilt facilities provides relief from the hassle of taking your car out for a wash, or even having to clean your car at your parking spot, and acts as a mini service station for your personal convenience
- Electric car charging is provided for the betterment of the electric car users
- Provisions for drying clothes are well-demarcated at terrace level for the comfort of the residents to ensure hassle-free drying



Interior



Double height entrance lobby

- Wall murals and lighting are designed to enhance the double volume of the space, and well-accentuated to showcase the grandness and thereby provide a premium experience
- The digital notice board provided in the lobby keeps the residents informed about activities on a daily basis



Lift facia & interior

- Well-detailed lift facia with wall cladding and lighting elements
- The interior of the lift is upgraded with granite flooring, wall treatment and light on lift ceiling
- Additional facilities are planned inside the lift such as automatic fan and light controlled by sensors, information tablets, etc.



Corridor & lift lobby

- The corridors that lead to the door steps are well-planned with artistic wall murals that have ingrained lighting to enhance the liveliness of the space
- Wall panels and designed floor identification signage add to the aesthetic look of the corridor spaces
- Safety inside blocks
- All cores have been well-equipped with two 13 passenger lifts
- All cores have been designed with 2 staircases for easy accessibility and movement



Units



Wide and fancy main door

- Wall paneling gives a sense of a wider and grander entrance doorway to enter the home
- The door is facilitated by side paneling which provides the resident with a dedicated space for personalizing the entrance to their house, whereby accommodating a designed, backlit signage, indicating the door number and name, that facilitates making a proud statement and shows ownership of the property



Intelligent face lock system

- New generation face recognition algorithm for the main door of the units
- The system consists of four independent unlocking features - face identification, password, smart card and mechanical key
- Its multiple safety features tackle the need of fixing grill doors to the main door



Mobile charging station

- This gadget provision is wall mounted and comes as an inbuilt socket
- Located at 2 points within the flat - one in the bedroom and one in the living room
- The charging points come with speakers enabling music to be played while the mobile is plugged
- Ideally located near the side table of bed and living room for easy accessibility



Furnished master bedroom toilet

- Luxurious counter with 2 over-counter washbasins forms the dry zone of the bathroom
- The shower area is facilitated with a glass enclosure which secludes the showering/wet area from the dry toilet
- 3-in-1 shower mixer consisting of rain shower, hand shower and spout all put together as a single wall piece is a lifestyle improvement for the flat owners
- The flooring of the shower area is designed with anti-slippery granite flooring
- Elegant trench drain provided the shower area compliments the granite flooring and controls immediate water logging in the shower area



Premium specifications

- Superior flooring tiles for the entire flat
- High-end laminate finished doors with grooves are provided for the bedrooms
- Water resistant doors for toilets are provided for better maintenance
- Premium range of Kohler / Toto / American standard fittings for all the toilets which ensures durability and easy maintenance of the CP and ceramic fittings



Other features

- Dedicated niche space is provided in every unit which can be personalized as a puja shelf or a crockery rack or storage space
- Adjustable hanger for drying clothes in the balcony which ensures uninterrupted views for the home buyers
- No bedroom has dimensions lesser than 10 feet
- Double volume spaces inside the flat create grandness in the perceived interior by giving a duplex feel (few units)
- Bigger private terrace on a few first floor units



Ensuring beautiful views

- All bedrooms and balconies are planned in such a way that they either look outside or into internal courtyards making sure every bedroom enjoys good views and ventilation
- The orientation of the tower ensures that the units get a view of either the podium or the exterior
- Bay windows in the master bedroom bring out the grandness of the room



No overlooking units

- All bedroom windows and balconies are planned in a manner to ensure a view of the podium or the outside with no overlooking into another apartment



Vaastu compliant

Conscious efforts have been taken during the design phase to ensure most of the units are Vaastu compliant and the following have been achieved:

- Minimum units having SW entrance
- North facing headboards are avoided
- No units have NE, SW toilets and kitchen



Ventilation

- The blocks' orientation, cutouts and window locations have been thoughtfully planned which adds charms to the contemporary styled elevation of the community
- All windows, OTS, cutouts, shafts ensure ventilation not only within the apartment but also in the corridors
- Only 2 blocks in a 4.2-acre expanse with 75% open space



Apartments with privacy and security

- All units have foyer at the entrance of the apartment to ensure no direct overlooking into the apartment from the corridor
- All the units have bedrooms designed in such a way that they are private and that visitors in the living cannot directly look into bedrooms



Planning for ODU locations

- Planned spaces are created for placing ODUs of ACs which are very accessible for service
- These spaces have thoughtfully been designed and located to avoid any overlooking or hindrances to other apartments and well-concealed to ensure no AC ODUs are visible on the building façade

AERIAL DUSK







3 BHK - MASTER BEDROOM



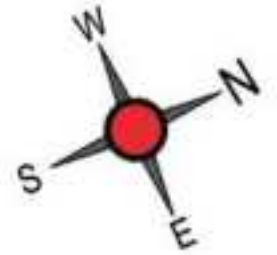








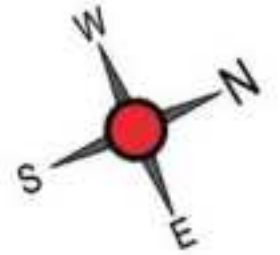
Floor Plans



Legend

- | | | |
|------------------------------------|--------------------------------|----------------------------|
| 1. Carwash bay | 12. Pergola with seating | 23. Laundry / Ironing shop |
| 2. Electrical charge point for car | 13. School bus waiting area | 24. Convenio store |
| 3. Water feature wall | 14. Play lawn | 25. D.G yard |
| 4. Bicycle rack with cycle | 15. Kids' play area | 26. Transformer yard |
| 5. Jogging / Walking track | 16. Pickup / Drop off zone | 27. STP below |
| 6. Multipurpose sports court | 17. Men's / Drivers' dormitory | 28. WTP below |
| 7. Cricket practicing net | 18. Women's / maids' dormitory | 29. Bus bay |
| 8. Outdoor gym | 19. Maids' toilet | |
| 9. Space for organic farming | 20. Drivers' toilet | |
| 10. Skating rink | 21. Meter room | |
| 11. Informal seating | 22. Communication room | |

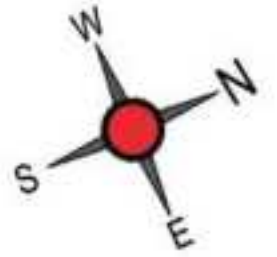
FIRST FLOOR



Legend

- | | |
|-------------------------------------|---|
| 1. Yoga / Meditation court | 13. Adult pool |
| 2. Water pavilion with seating | 14. Spa lounge - pool |
| 3. Walking track | 15. Aqua gym |
| 4. Badminton court | 16. Amphitheatre |
| 5. Informal seating | 17. Provision for out door theater projection |
| 6. Hammock corner | 18. Multipurpose party hall |
| 7. Hopscotch | 19. A.V. room |
| 8. Outdoor party lawn | 20. Indoor children's play area |
| 9. Wi-Fi seating zone | 21. Indoor games |
| 10. Kids' pool | 22. Ladies bath & change room |
| 11. Kids' interactive water feature | 23. Gents bath & change room |
| 12. Water arcade | |

SECOND FLOOR

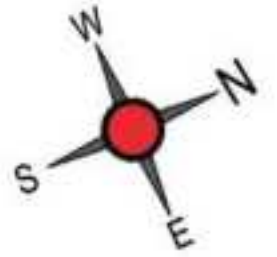


BLOCK-A



BLOCK-B

THIRD FLOOR

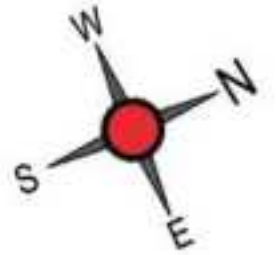


BLOCK-A



BLOCK-B

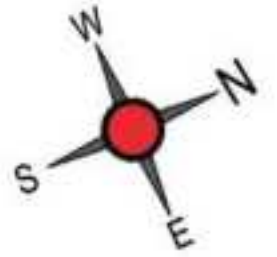
FOURTH FLOOR



BLOCK-A



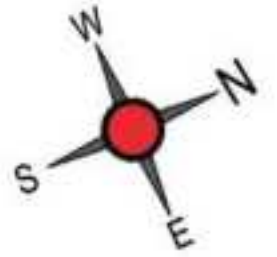
BLOCK-B



BLOCK-A



BLOCK-B

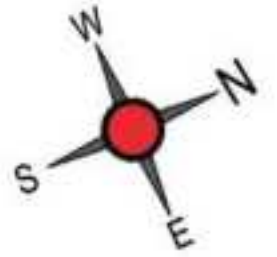


BLOCK-A



BLOCK-B

SEVENTH FLOOR

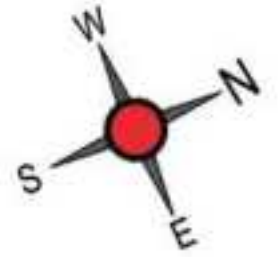


BLOCK-A



BLOCK-B

TERRACE FLOOR



BLOCK-A



BLOCK-B

Legend

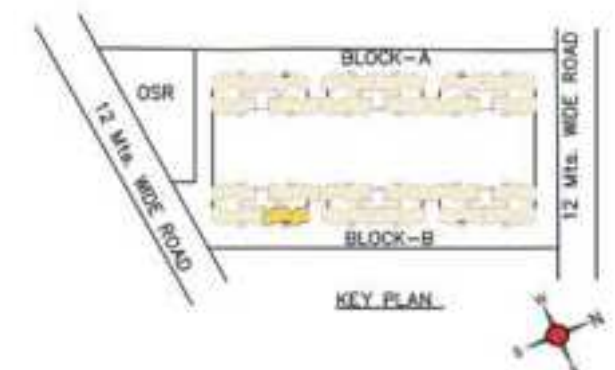
1. Potted plants
2. Clothes drying place
3. Gazebo with seating
4. BBQ corner
5. Leisure seating



3 BHK Unit Plans

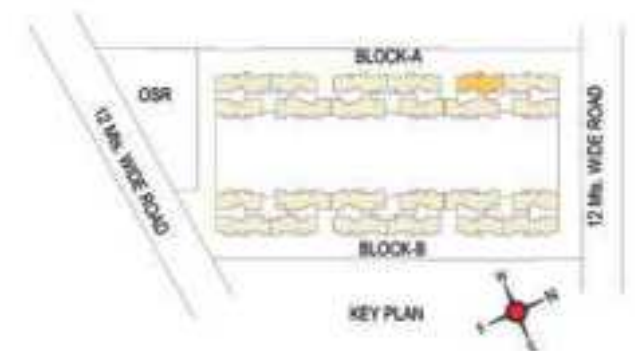
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B209	1909	1264
B311	1909	1264
B411	1909	1264
B511	1909	1264
B611	1909	1264
B711	1916	1264



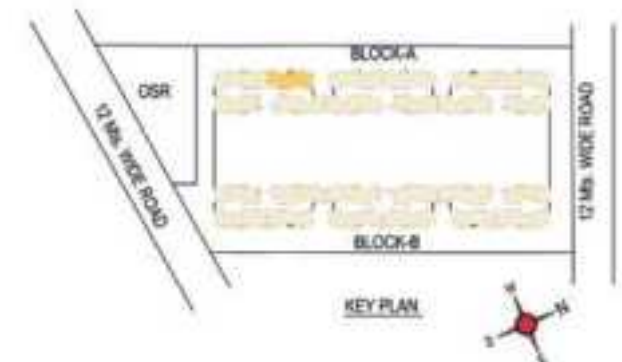
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A205	1910	1264
A305	1910	1264
A405	1910	1264
A505	1910	1264
A605	1910	1264
A705	1917	1264



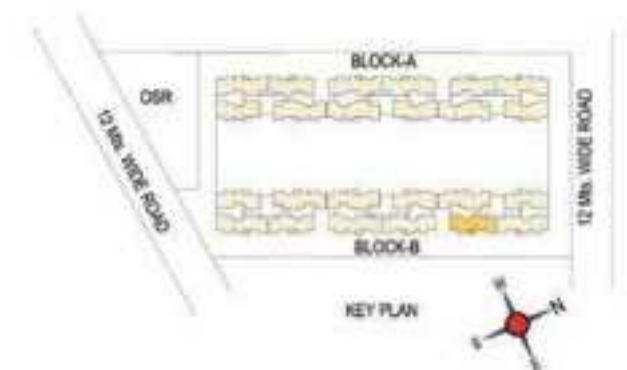
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A202	1917	1276
A302	1917	1276
A402	1917	1276
A502	1917	1276
A602	1916	1276
A702	1924	1276



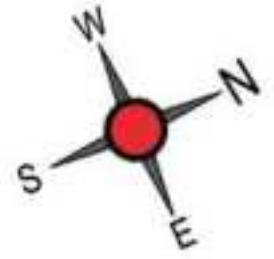
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B206	1917	1276
B308	1917	1276
B408	1917	1276
B508	1917	1276
B608	1917	1276
B708	1924	1276

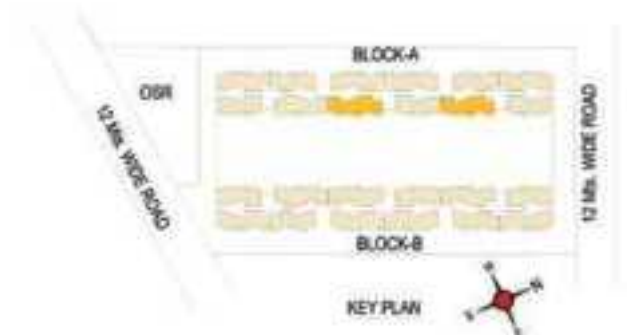
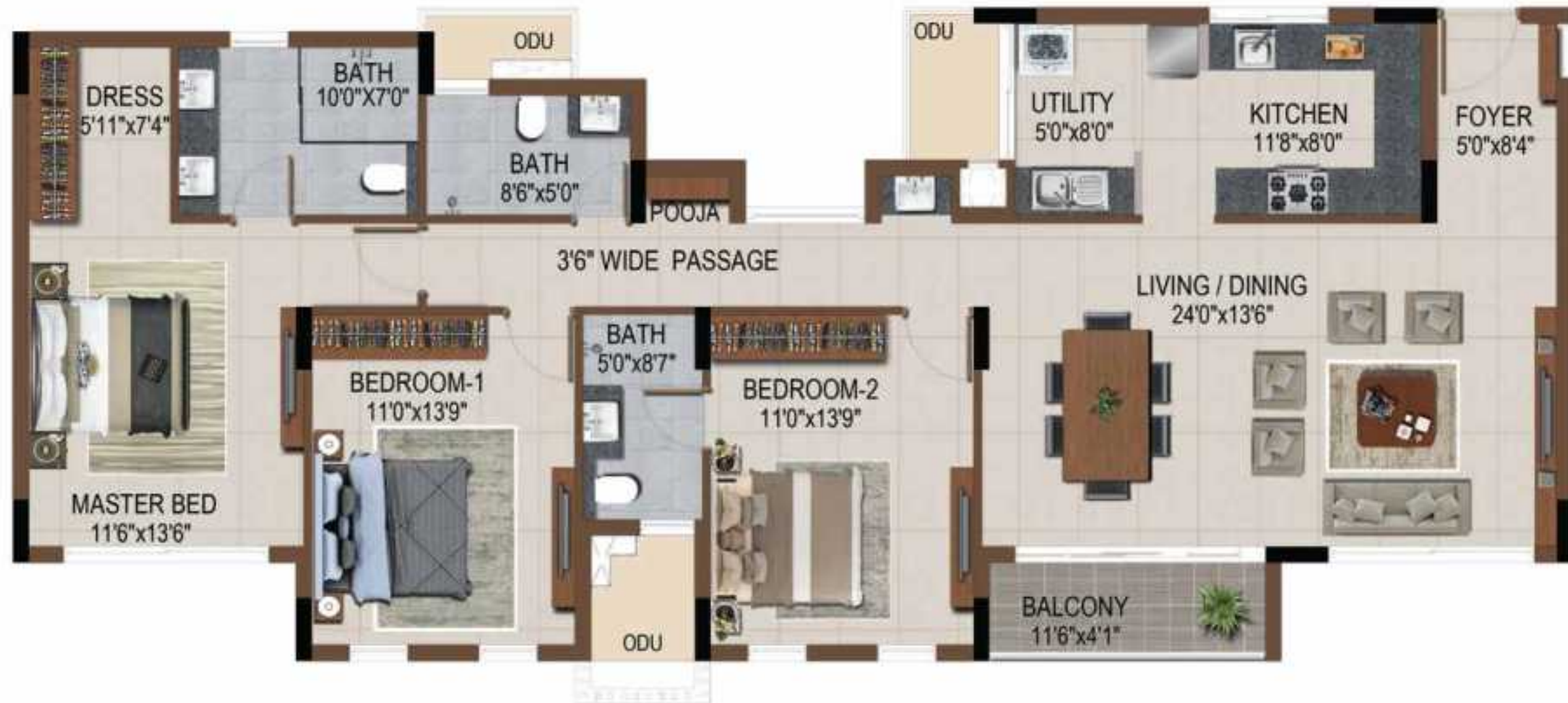


TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A708	1955	1323
A710	1955	1323

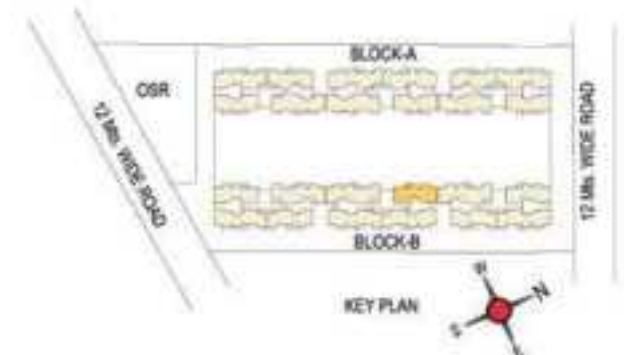


ENTRY



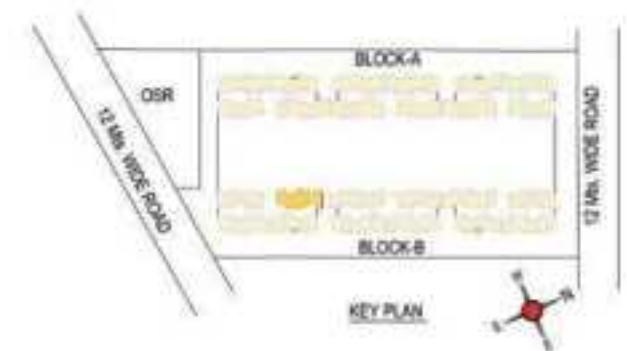
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B304	1960	1321
B404	1960	1321
B504	1960	1321
B604	1960	1321
B704	1960	1321



TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B702	1968	1323

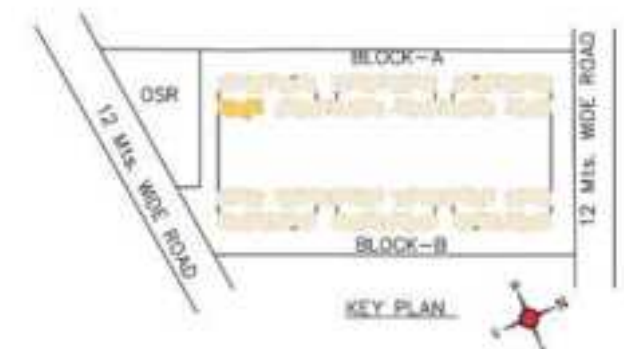


TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A212	1973	1321
A312	1973	1321
A412	1973	1321
A512	1973	1321
A612	1973	1321
A712	1973	1321

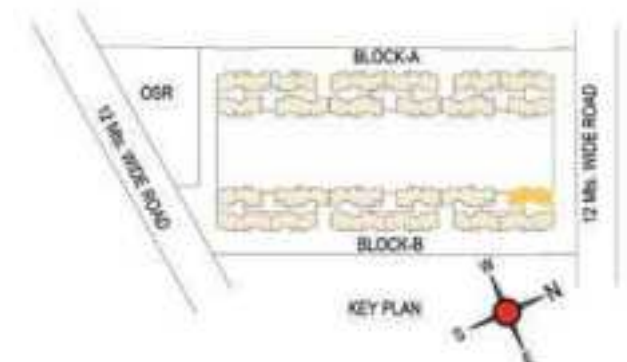


ENTRY



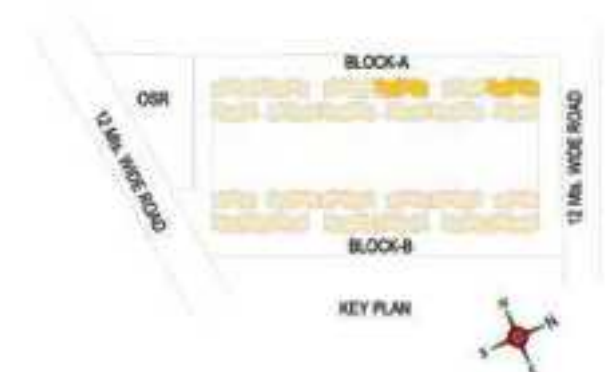
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B204	1973	1321
B306	1973	1321
B406	1973	1321
B506	1973	1321
B606	1973	1321
B706	1973	1321



TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A704	1974	1323
A706	1974	1323

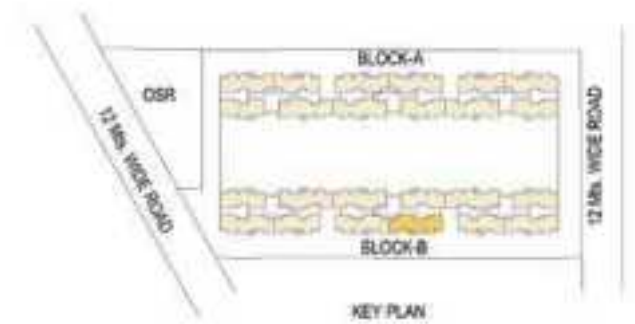


TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
B107	1975	1324	487



ENTRY

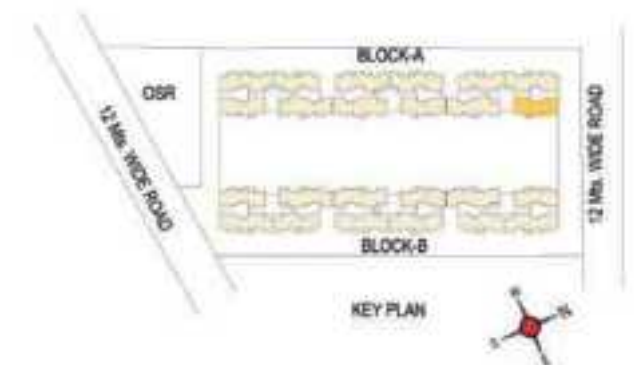


TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A207	1976	1323
A307	1976	1323
A407	1976	1323
A507	1976	1323
A607	1976	1323
A707	1976	1323

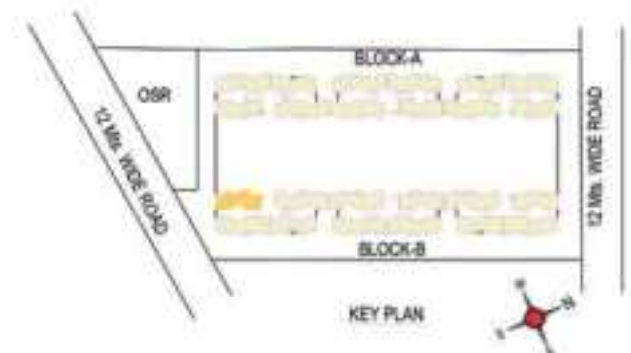
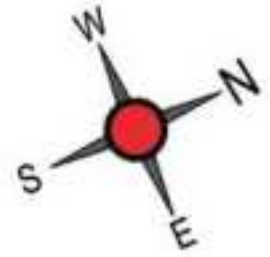


ENTRY



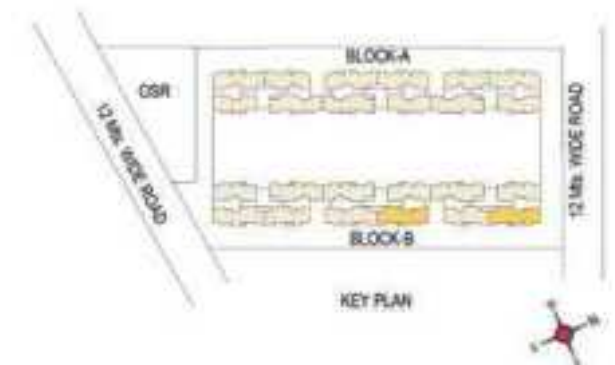
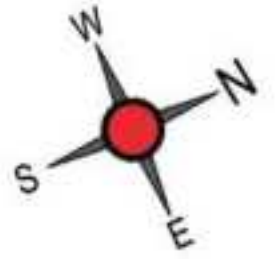
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B201	1976	1323
B301	1976	1323
B401	1976	1323
B501	1976	1323
B601	1976	1323
B701	1976	1323



TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B707	1978	1326
B709	1978	1326

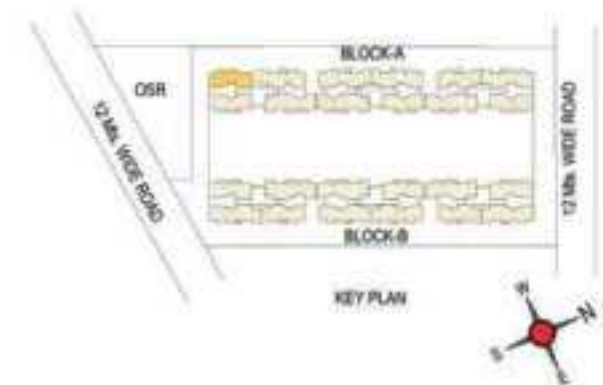


TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A701	1979	1325

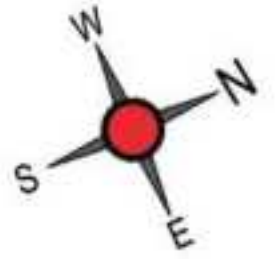


ENTRY

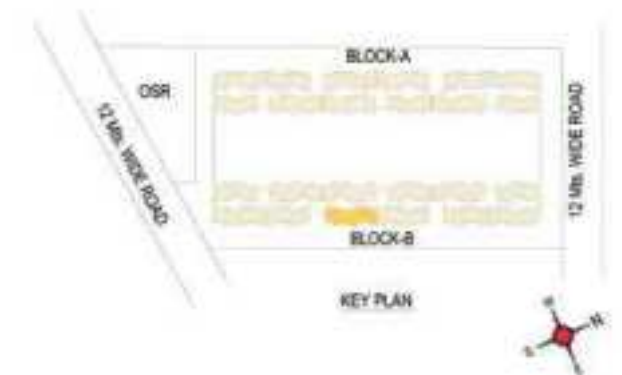


TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B710	1985	1323

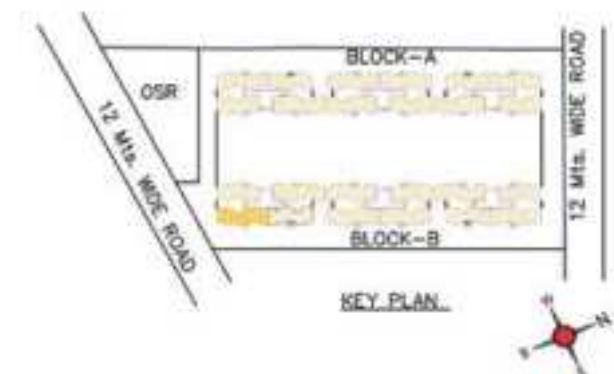


ENTRY



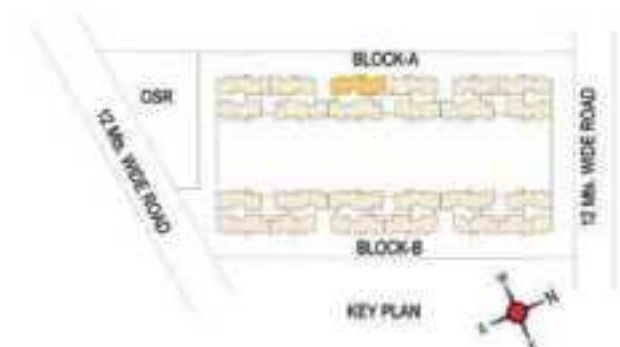
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B712	1987	1323



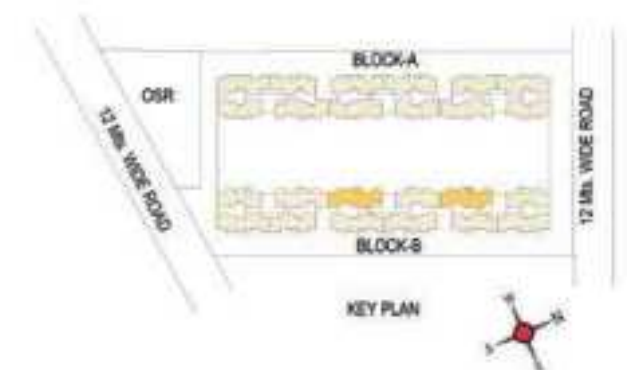
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A703	1989	1325



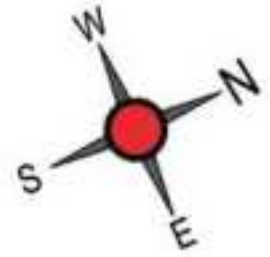
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B703	2012	1371
B705	2012	1371

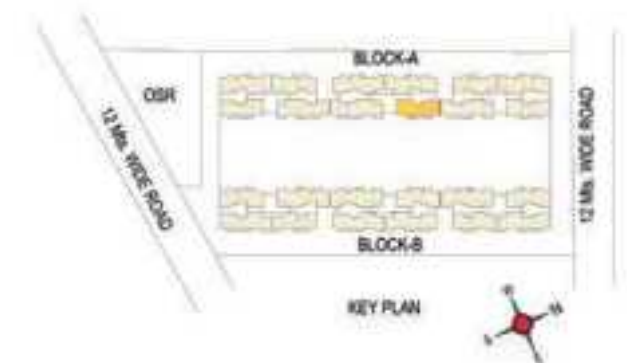


TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A209	2014	1369
A309	2014	1369
A409	2014	1369
A509	2014	1369
A609	2014	1369
A709	2014	1369

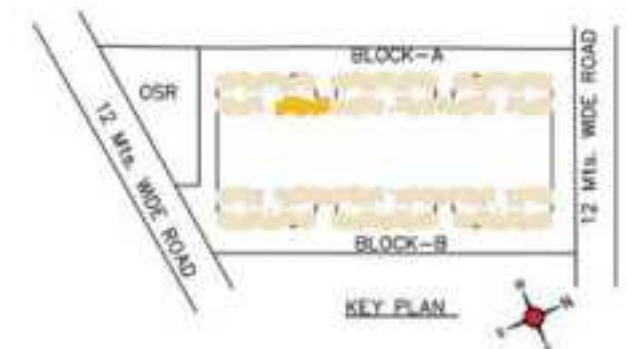
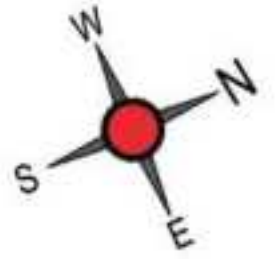


ENTRY



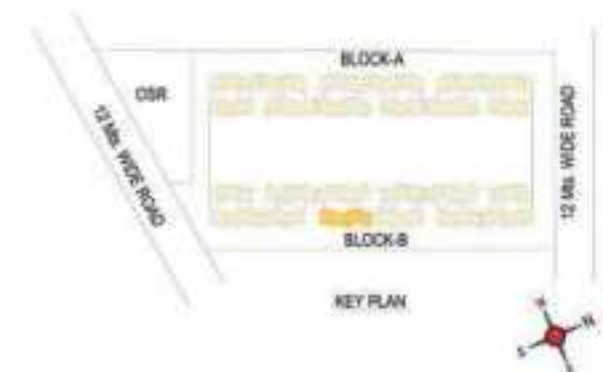
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A711	2017	1372



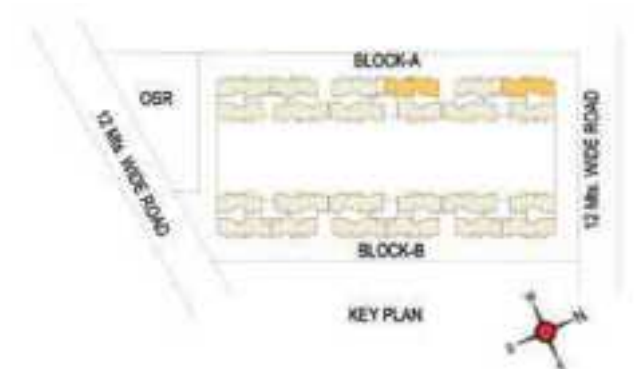
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B610	2096	1395



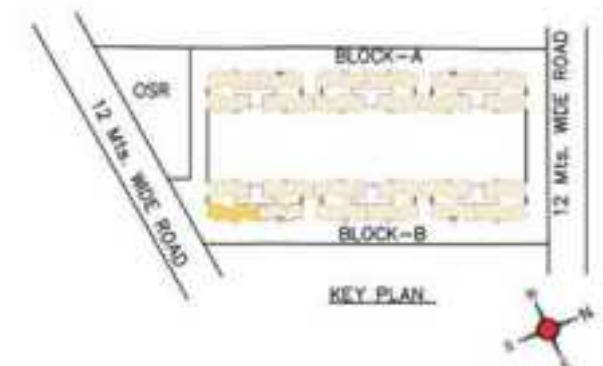
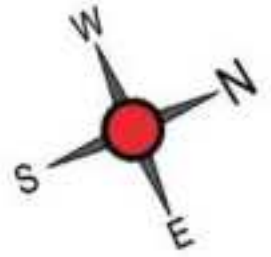
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A604	2110	1395
A606	2111	1395



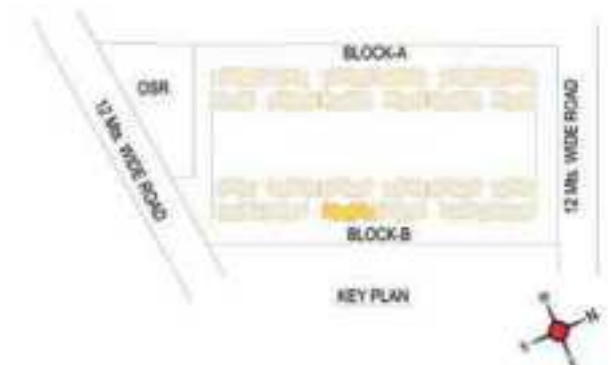
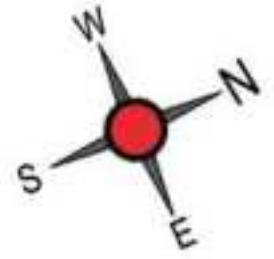
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B612	2112	1395



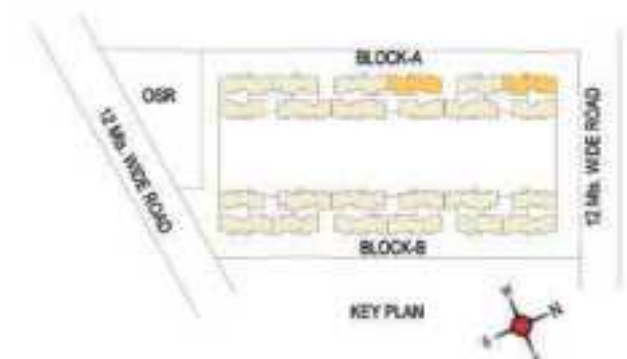
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B510	2129	1398



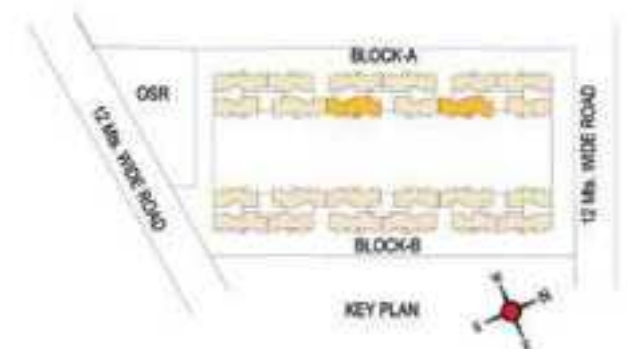
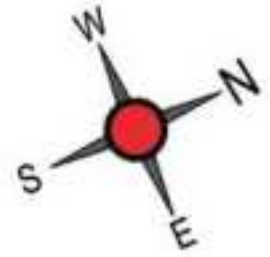
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A504	2130	1398
A506	2130	1398



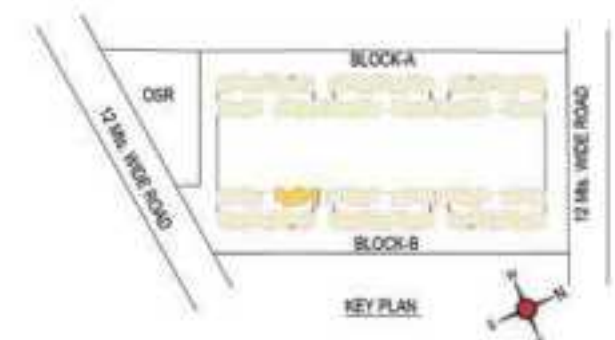
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A608	2130	1412
A610	2130	1412



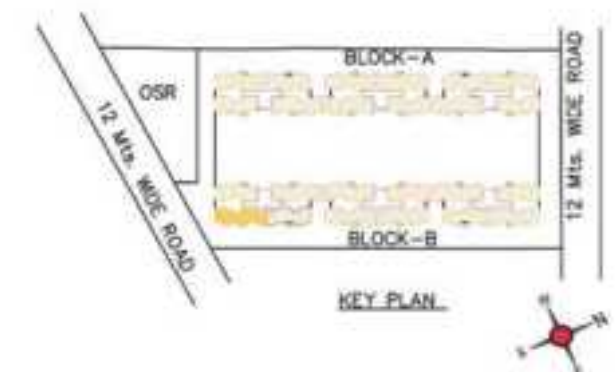
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B602	2131	1412



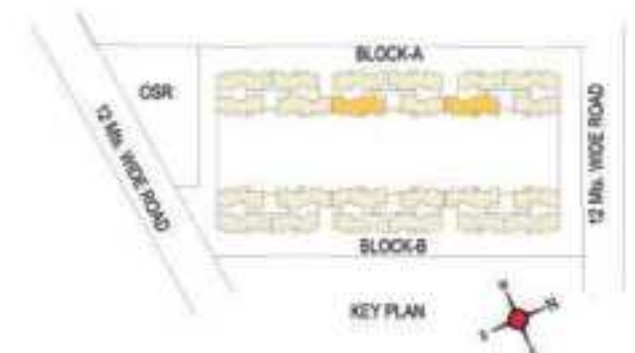
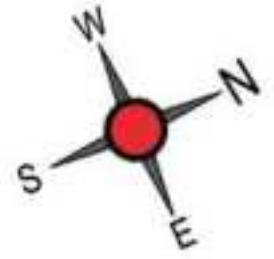
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B512	2131	1398



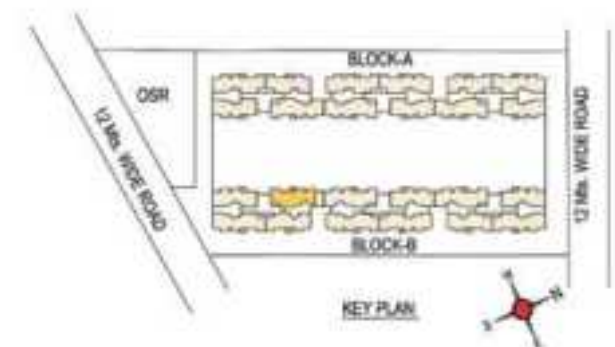
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A508	2148	1421
A510	2148	1421



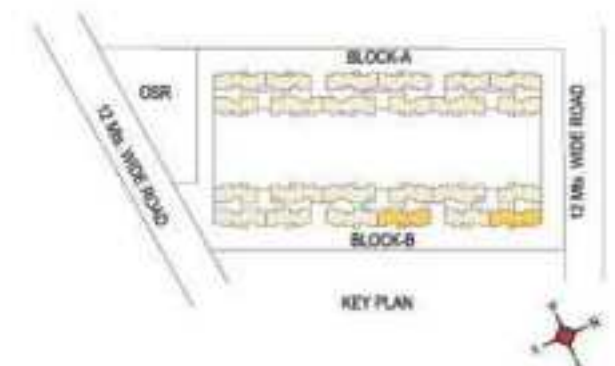
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B502	2150	1421



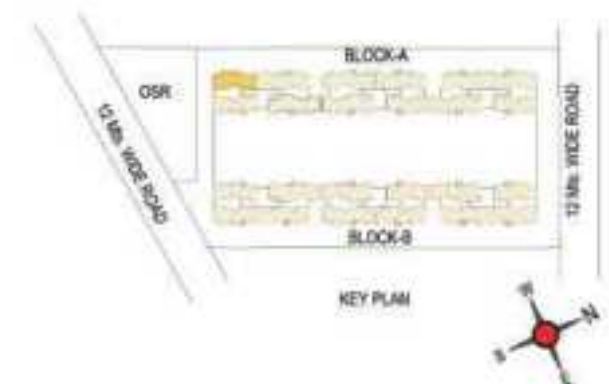
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B607	2180	1452
B609	2180	1452



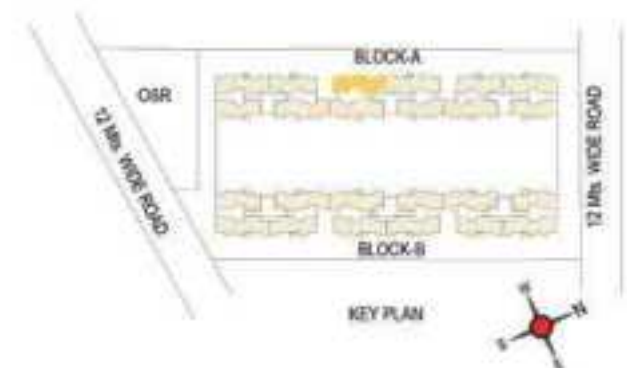
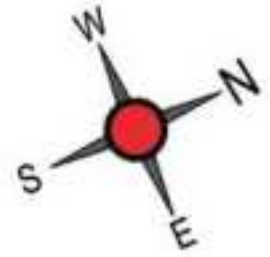
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A601	2182	1452



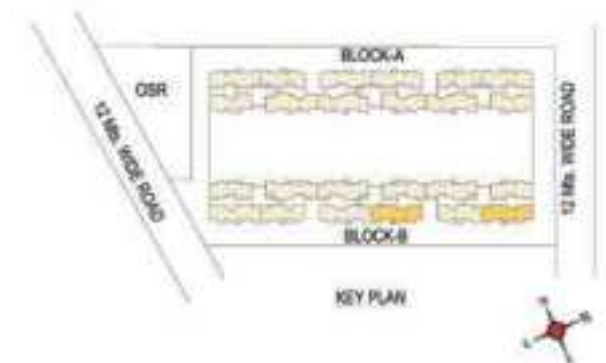
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A603	2182	1452



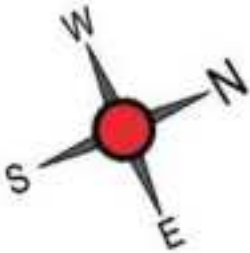
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B507	2196	1452
B509	2196	1452

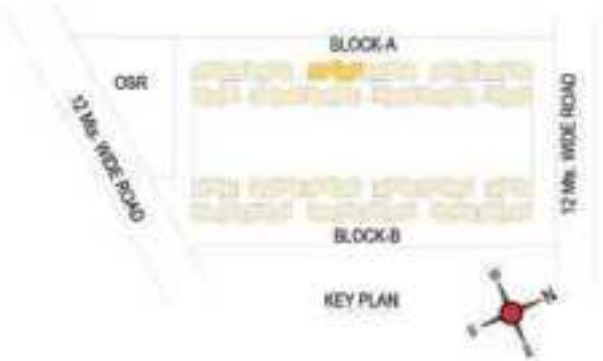


TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A503	2198	1454

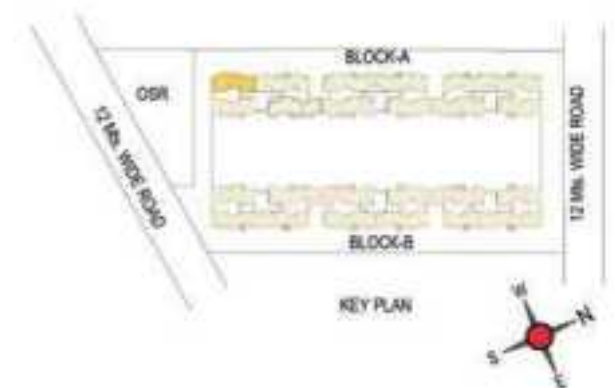


ENTRY



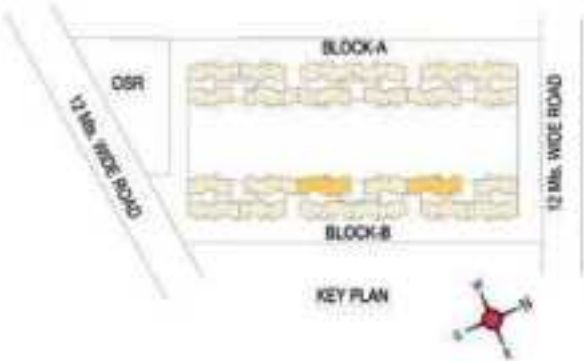
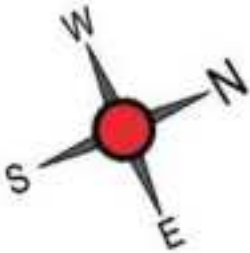
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A501	2199	1453



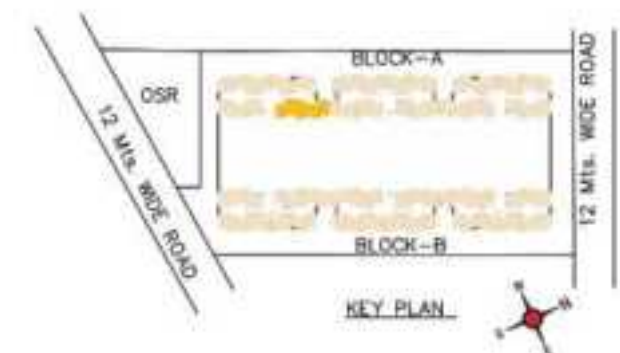
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B603	2251	1520
B605	2251	1520



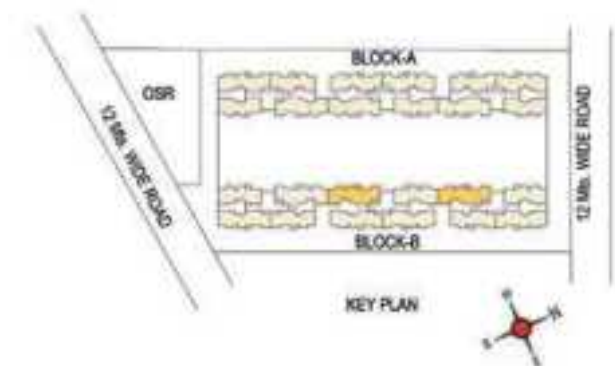
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A611	2255	1520



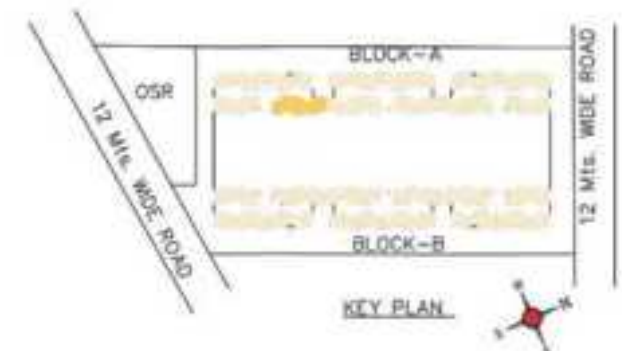
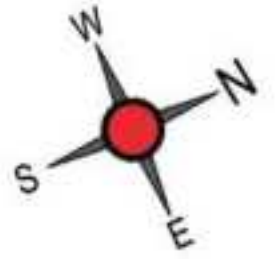
TYPE 3 BHK+3T

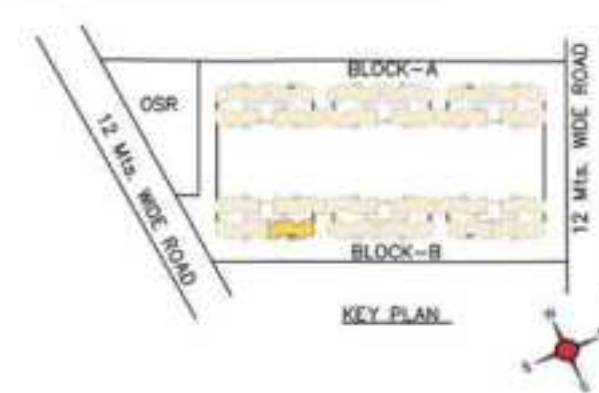
Unit No.	Saleable Area (sft)	Carpet Area (sft)
B503	2266	1526
B505	2266	1526



TYPE 3 BHK+3T

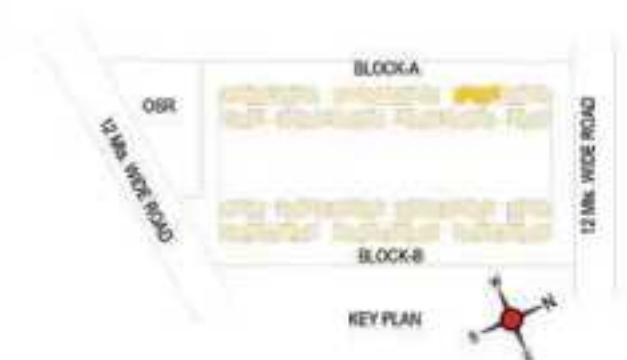
Unit No.	Saleable Area (sft)	Carpet Area (sft)
A511	2270	1527





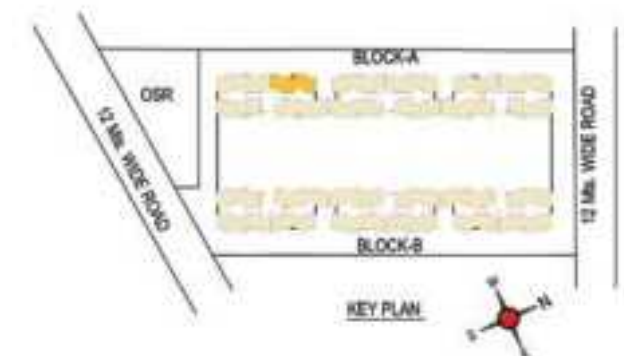
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
A105	1917	1264	438



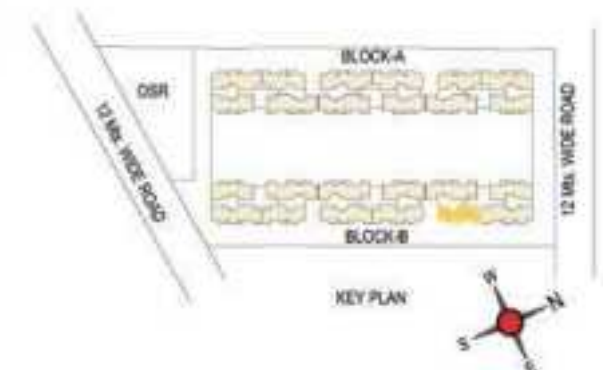
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
A102	1924	1276	198



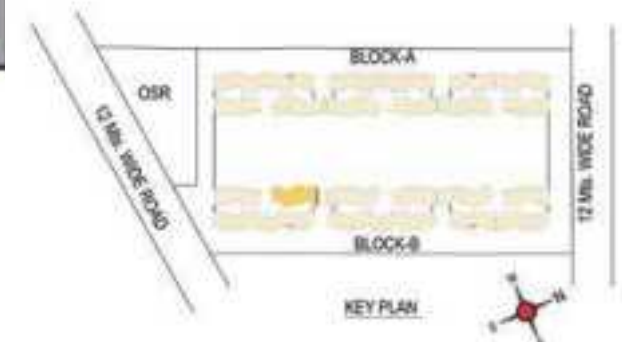
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
B106	1924	1276	388



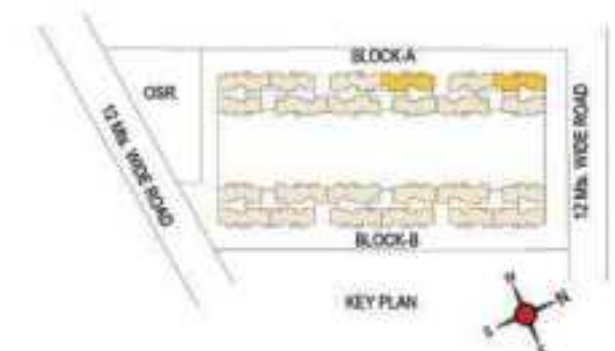
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
B102	1930	1293	1037



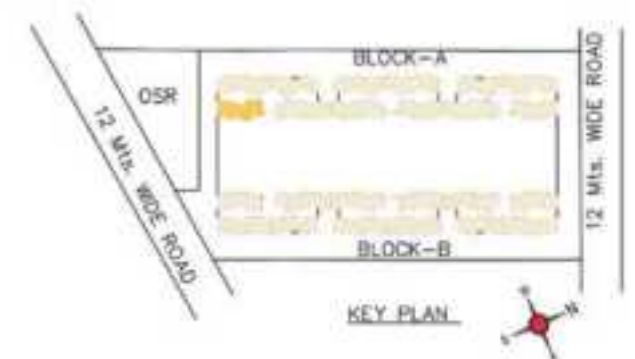
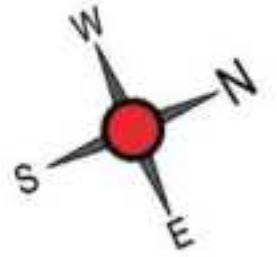
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
A104	1972	1321	233
A106	1974	1321	279



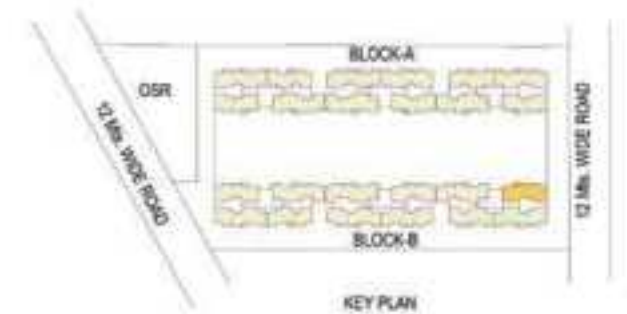
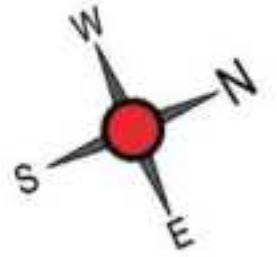
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
A111	1973	1321	879



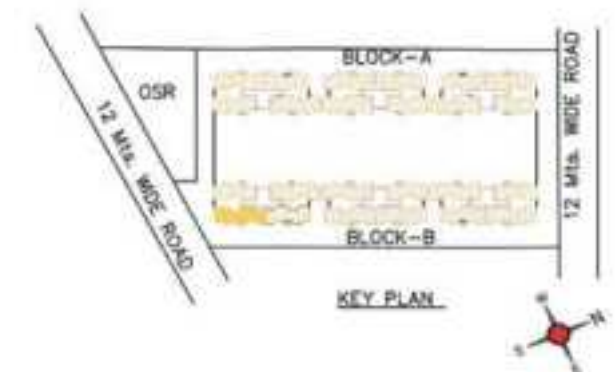
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
B104	1973	1321	879



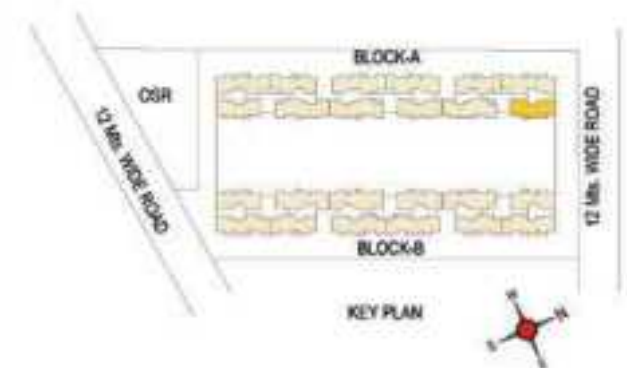
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
B110	1974	1321	279



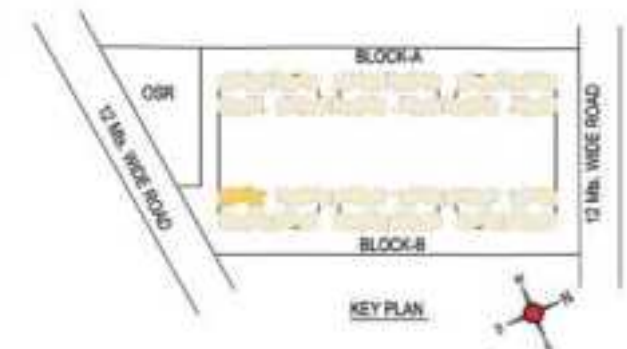
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
A107	1976	1323	925



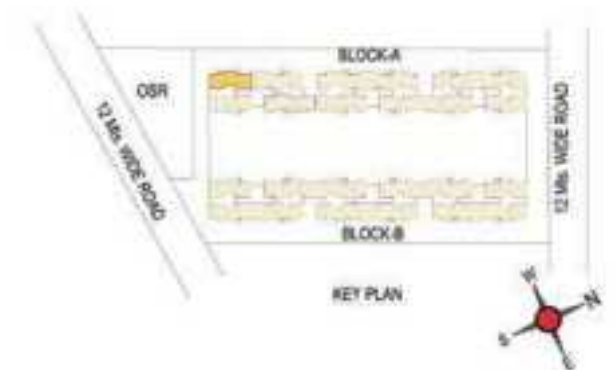
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
B101	1976	1323	925



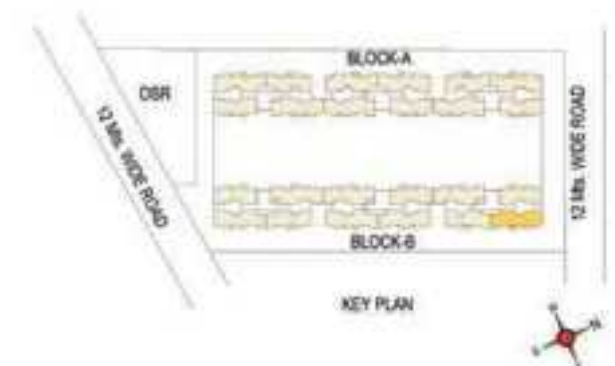
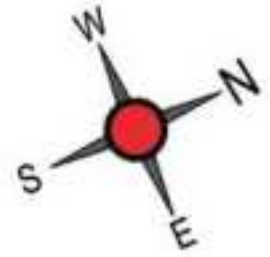
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
A101	1978	1324	325



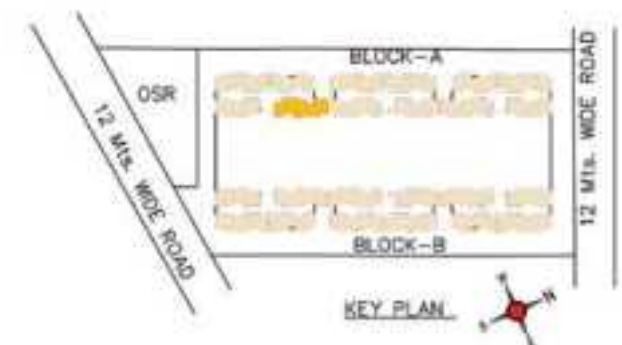
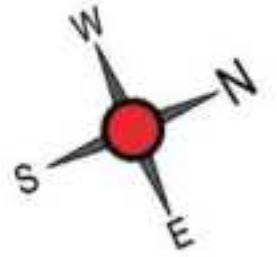
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
B105	1978	1324	325



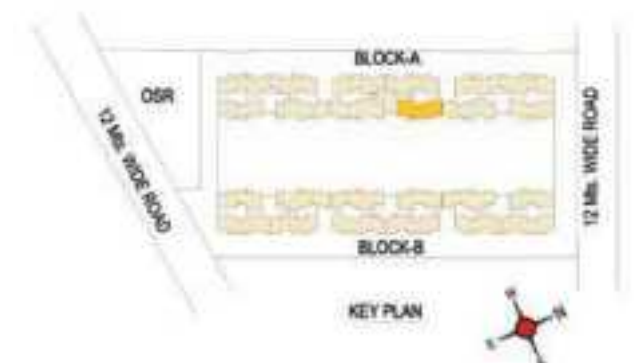
TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
A110	2003	1321	1030



TYPE 3 BHK+3T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
A108	2014	1369	975

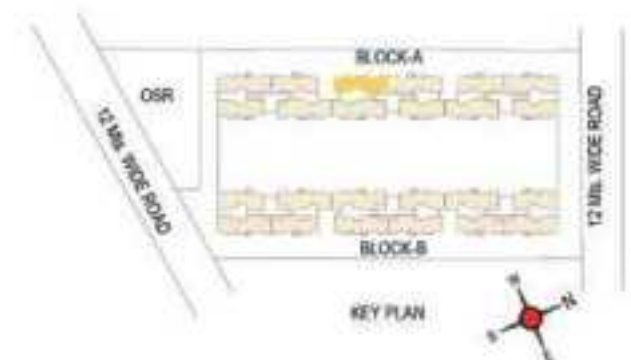
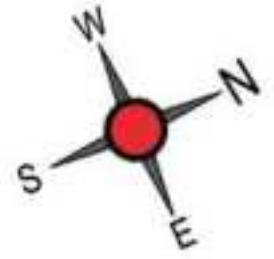




4 BHK Unit Plans

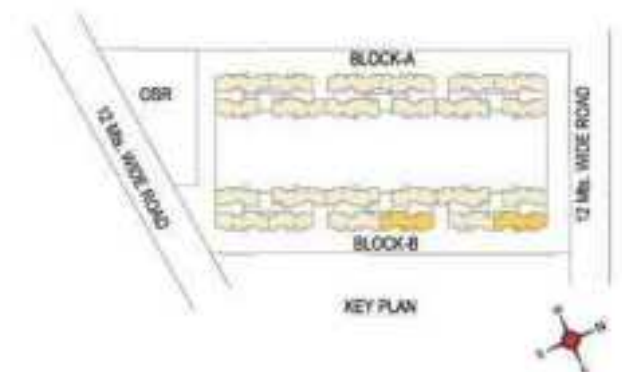
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A203	2250	1513
A303	2250	1513



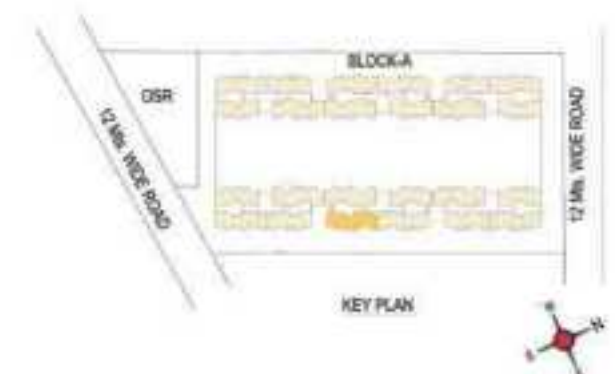
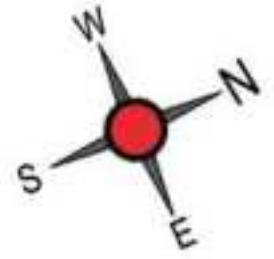
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B205	2251	1513
B207	2251	1513
B307	2251	1513
B309	2251	1513



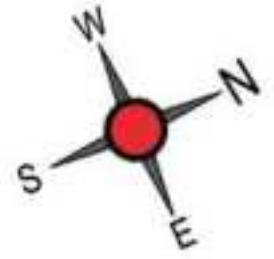
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B208	2253	1525
B310	2253	1525

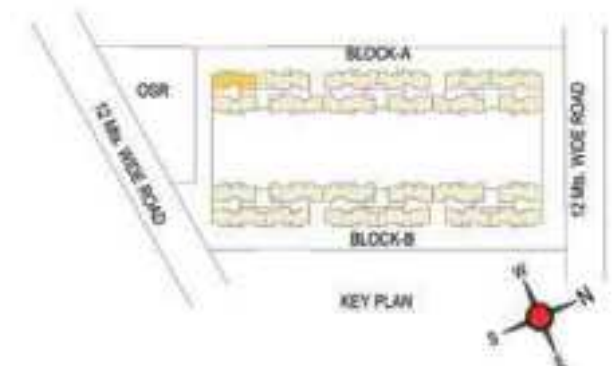


TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A201	2254	1513
A301	2254	1513

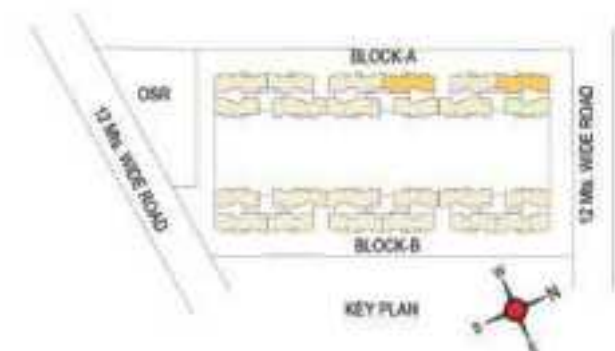


ENTRY



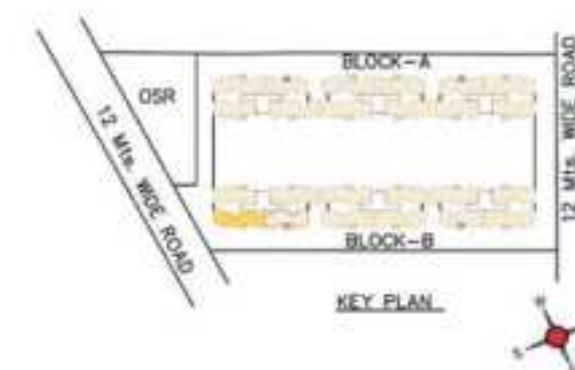
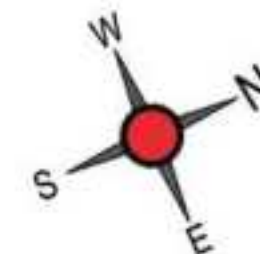
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A204	2256	1525
A206	2256	1525
A304	2256	1525
A306	2256	1525



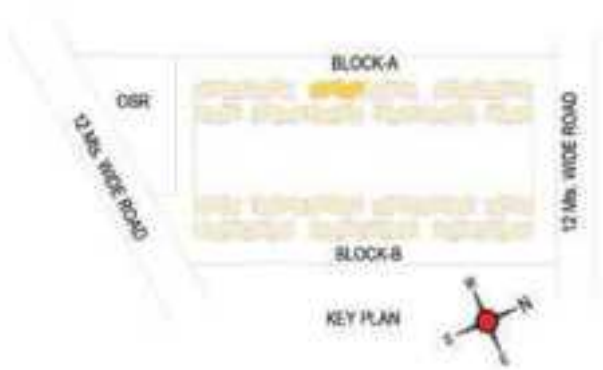
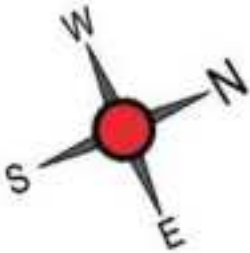
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B210	2257	1525
B312	2257	1525



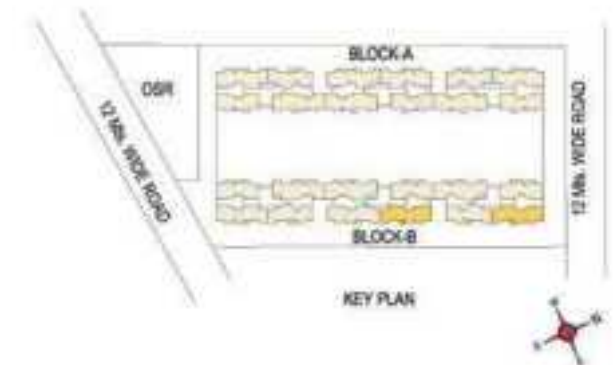
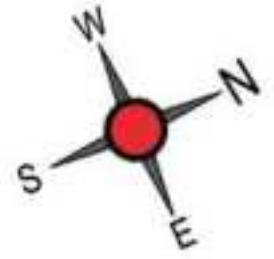
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A403	2267	1514



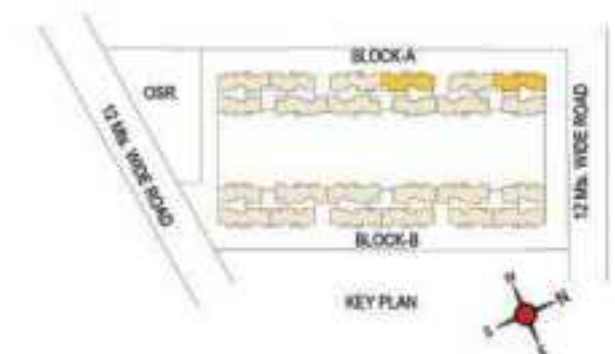
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B407	2268	1514
B409	2268	1514



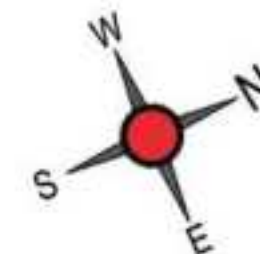
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A401	2269	1514

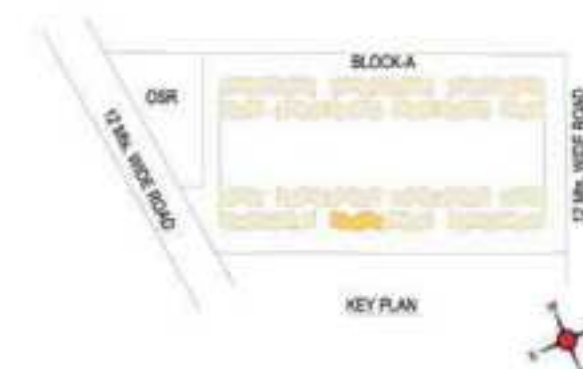


TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B410	2271	1527

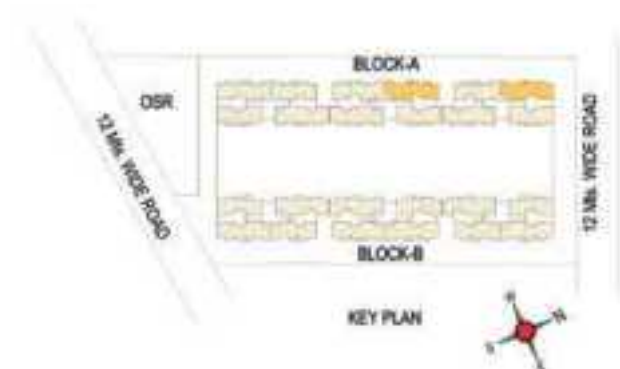


ENTRY



TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A404	2273	1527
A406	2273	1527

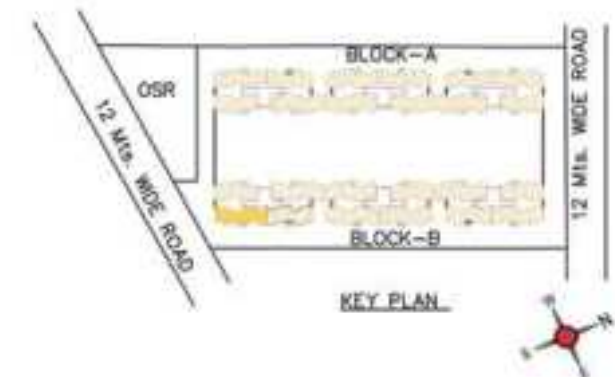


TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B412	2273	1527

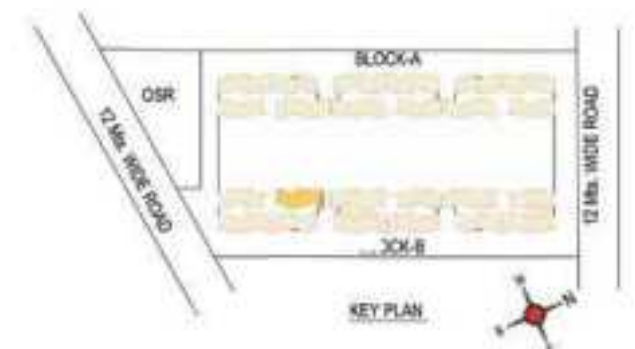
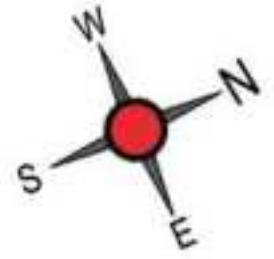


ENTRY



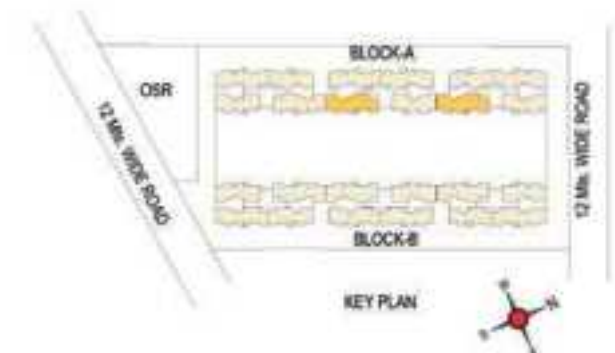
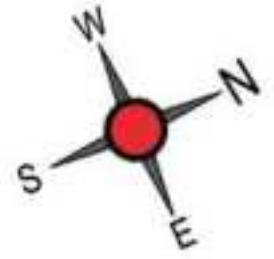
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B202	2275	1548
B302	2275	1548



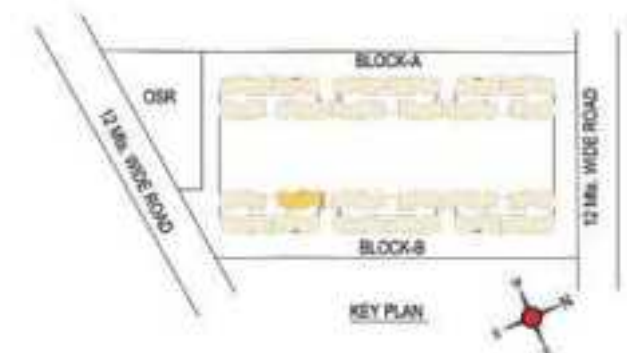
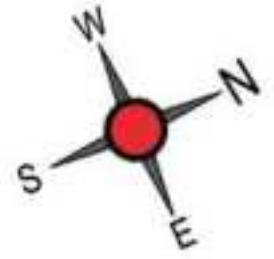
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A208	2275	1548
A308	2275	1548
A210	2275	1548
A310	2275	1548



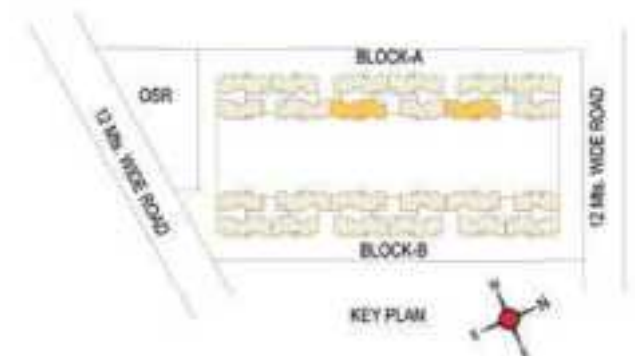
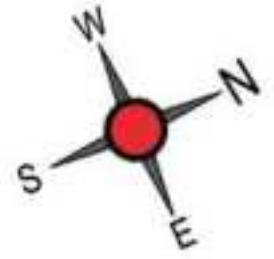
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B402	2292	1550



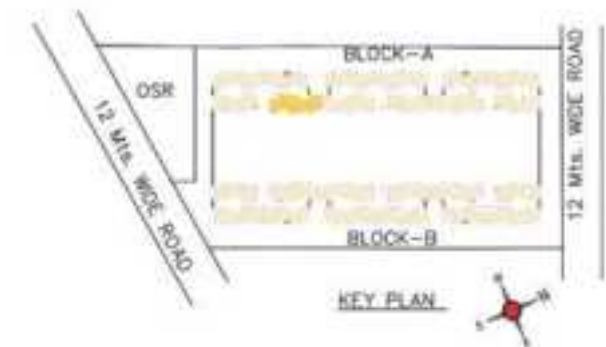
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A408	2292	1550
A410	2292	1550



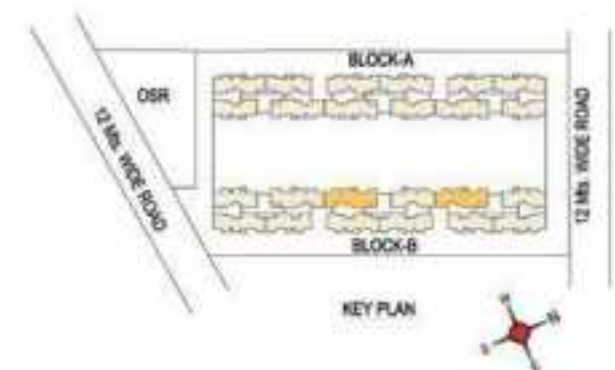
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A211	2322	1577
A311	2322	1577



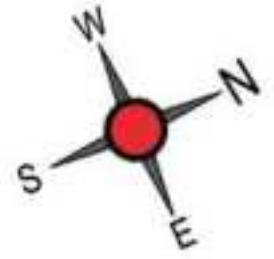
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B203	2327	1577
B303	2327	1577
B305	2327	1577

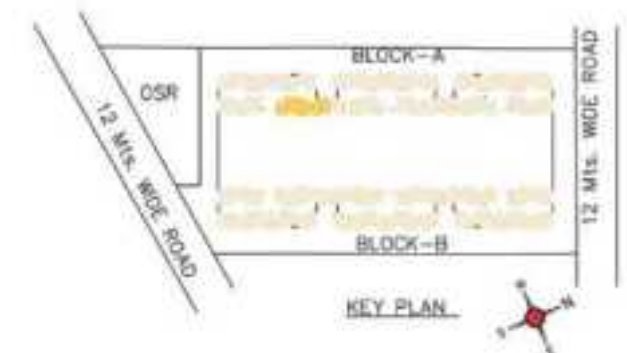


TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
A411	2339	1579

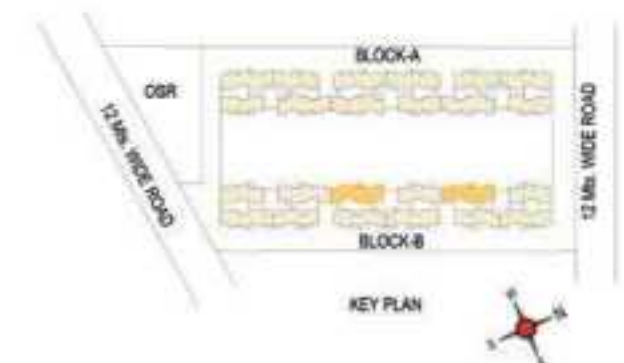
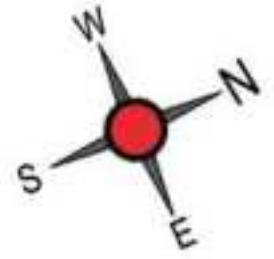


ENTRY



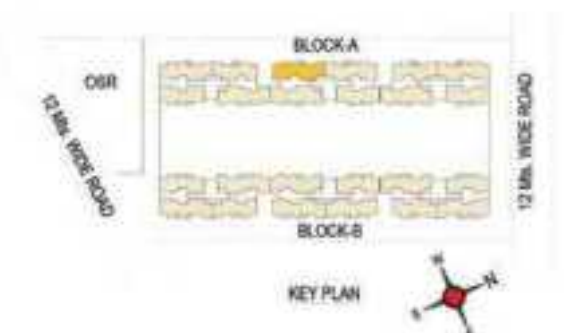
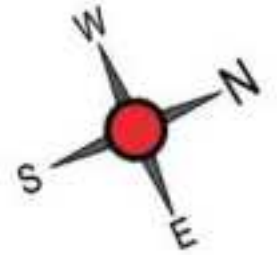
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)
B403	2340	1579
B405	2340	1579



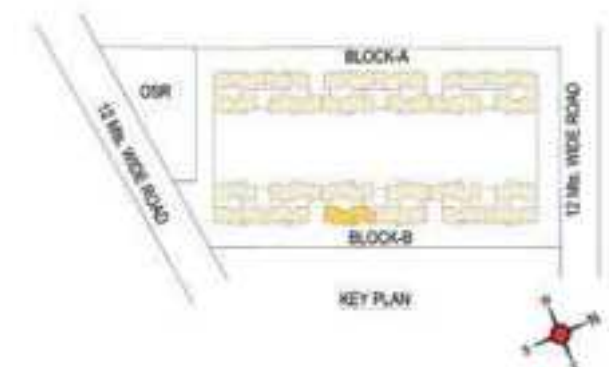
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
A103	2260	1513	377



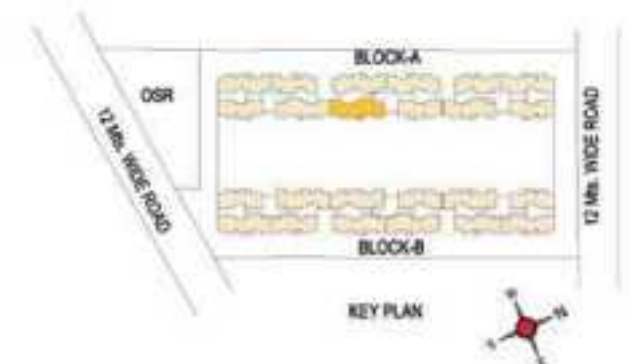
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
B108	2263	1525	331



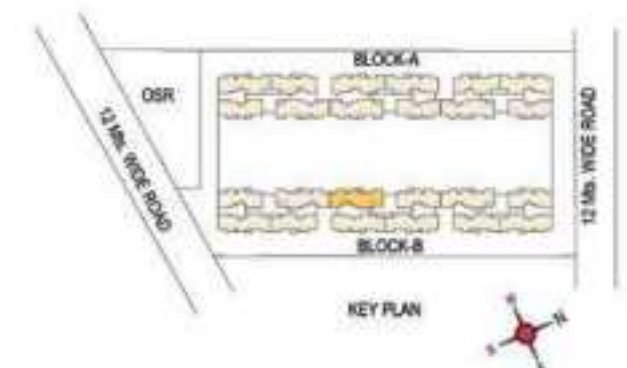
TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
A109	2276	1548	1290



TYPE 4 BHK+4T

Unit No.	Saleable Area (sft)	Carpet Area (sft)	Private Terrace (sft)
B103	2327	1577	1258



Specifications



Structure

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



Wall Finish

- Internal walls : Living room, dining room, bedrooms, kitchen, utility & lobby finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
- Ceiling : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
- Exterior walls : Weatherproof exterior paint with color as per architect's design
- Bathrooms : Premium glazed ceramic tile up to false ceiling height of size 300 x 600 mm & finished with 1 coat of primer above it
- Toilet ceiling : Grid type false ceiling



Kitchen

- Kitchen : Will be left open for modular work with electrical points and plumbing provisions
- Electrical point : For chimney, Aquaguard
- CP fitting : Kohler / Toto / American standard / equivalent



Floor Finish with Skirting

- Foyer, Living, Dining, Bedrooms & Kitchen : Premium vitrified tiles of size 1200x600 mm
- Bathroom : Anti-skid / matte finish ceramic tiles of size 300x 600 mm / 300x300 mm
- Balcony & utility : Anti-skid / matte finish ceramic tiles of size 300x300 mm
- Private open terrace (if applicable) : Pressed tile / equivalent



Balcony

- Balcony : Hanger for drying clothes as per architect's design
- Handrail : Toughened glass with aluminum profile railing



Bathrooms

- Sanitary fixtures : Kohler / Toto / American standard / equivalent
- CP fittings : Kohler / Toto / American standard / equivalent
- Master bed bathroom : Wall-mounted EWC with concealed cistern, health faucet; 3-in-1 shower, double counter top washbasin with granite, anti-skid granite flooring in shower area, glass shower partition, SS trench drain grating
- Other bathrooms : Wall-mounted EWC with concealed cistern, health faucet, single lever diverter, overhead shower, counter top washbasin with granite, SS trench drain grating
- Dining : Counter top washbasin with granite



Joinery

- Main door : First quality engineered door frame & shutter with veneer paneling on both sides of height 2100 mm (7'0") with melamine polish finish with face door lock system*, tower bolts, door viewer, safety chain, agnetic catcher
- *Face door lock : In main door with independent unlocking features like system face recognition, pin, smart card & mechanical key; can view the logs for security reasons
- Bedroom doors : Engineered door frame & shutter with laminated finish of height 2100 mm (7'0") height with lock & key, magnetic catcher wherever applicable
- Bathroom doors : Engineered door frame & shutter with laminated finish of height 2100 mm (7'0") height with lock & latch



Window

- Windows : UPVC windows with sliding / openable shutters with MS grill on inner side wherever applicable
- French doors : UPVC doors with toughened glass & without grills
- Ventilators : Fixed / adjustable louvers with pinhead glass



Electrical Points

- Supply : 3-phase power supply connection
- Safety devices : MCB, ELCB (Earth leakage Circuit breaker)
- Switches & sockets : Modular box, modular switches & sockets of Legrand / Schneider / Havells / equivalent
- Wires : Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand
- TV / Telephone : Points in living / dining & master bedroom & provision in other bedrooms
- Data : Provision for data in living only
- Split air conditioner : Electrical points will be provided in master bedroom & provisions in living & other bedrooms
- Exhaust fan : Points in all bathrooms
- Geyser : Points in all bathrooms
- Back-up : 1000W for 3 BHK & 4 BHK
- Charging pod : Mobile charging pod in living & master bedroom



Outdoor Features

- Water storage : OHT & UG sump with WTP (min. requirement as per water test report)
- Rain water harvest : Rain water harvesting site
- STP : Centralized Sewage Treatment plant
- Intercom : Intercom will be provided
- Safety : CCTV surveillance will be provided all around the building at appropriate places in stilt
- Well defined : Paver blocks laid all around the building with driveway demarcated driveway
- Security : Security booth will be provided at the entrance
- Compound wall : Building perimeter fenced by compound wall with entry gates for a height of 1500 mm
- Landscape : Suitable landscape at appropriate places in the project with exclusive vegetable garden in OSR
- Façade : Façade & compound wall lighting in project as per architect's design
- Driveway : Convex mirror for safe turning in driveway

Specifications Common to Building Complex



Common Amenities

- Lift : Elevators with 13 passenger capacity automatic lift will be provided with interior finish and granite flooring
- Back – up : Power back up for common amenities such as lifts, water pump, STP & selective common area lighting
- Stilt column guard : Rubber column guard for car parking areas
- Name board : Apartment owner name will be provided in stilt
- Lift fascia : Granite lift fascia in all floors
- Lobby / Corridor : Granite flooring with skirting in all floors
- Staircase floor : Granite flooring in all floors
- Fire staircase floor : Kota / Shabad / Equivalent
- Staircase handrail : MS handrail with synthetic enamel paint in all floors
- Stilt flooring : Concrete flooring with car park number marked in paint
- Terrace slab : Terrace slab treated with weatherproof, with a pressed tiles finish
- Corridor : Mural lighting in corridor wall, false ceiling in corridor
- Notice board : Designer flooring with digital notice board in stilt entrance lobby
- Car bay : Electrical charging point – 1, Car wash bay – 1
- Terrace : Common clothes drying point in a suitable location

Location Map



LOCATION ADVANTAGES & PAYMENT PATTERN

Distance from Airport, Railway Station & Bus Stand

Chennai International Airport	21.5 kms
Chennai Central Railway station	26.4 kms
Sholinganallur Bus Stop	850 m
Dollar Bus Stop	1.4 kms
Ponnamman Koil Bus Stop	2.3 kms
Sathyabama Bus Stop	5.0 kms

Distance from Nearby Vicinities

Thiruvanniyur	13.4 Kms
Madhya Kailash	14 Kms
Perungudi	9.3 Kms
Sholinganallur	1.7 Kms
Thoraipakkam	8.2 Kms
Velachery	14.8 Kms
Elcot SEZ	5.2 Kms
SIPCOT	9.1 Kms

Distance from Schools

Parent Choice International School	500 m
Vels Vidhyashram Kindergarten	550 m
Arise ‘n’ Shine International Preschool	550 m
Velammal Vidyalaya	950 m
Sacred Heart Higher Secondary School	1.0 Km
Babaji Vidhyashram Senior Secondary School	1.1 Kms
Kidzee School	1.3 Kms
KLAY Prep Schools & DayCare	1.4 Kms
Ellen Sharma Memorial Matriculation	
Higher Secondary School	1.9 Kms
Gateway The Complete School	2.3 Kms
Ramana Vidyalaya school	1.5 Kms
Narayana E-Techno School	1.6 Kms
JS Global School	4.6 Kms
NPS International school	3.7 Kms
PSSB Millennium school	6.3 Kms
HLC International school	11.2 Kms

Distance from Nearest Hospitals

Swaram Specialty Hospital	700 m
Apollo Cradle	3.2 Kms
Gleneagles Global Health City	3.6 Kms
Apollo Specialty Hospital	7.9 Kms
Doctor Kamakshi Memorial hospital	10.2 Kms
Chettinad Health City	13.6 Kms

Distance from Colleges

Agni College of Technology	9.5 Kms
Sathyabama University	3.3 Kms
St. Joseph’s Institute of Technology	4.3 Kms
Jeppiaar Engineering College	3.2 Kms
KCG College of Technology	4.6 Kms

PAYMENT PATTERN	
Booking Advance	10%
Agreement Signing	40%
Completion of Foundation	10%
Completion of 1st Floor Roof	7.5%
Completion of 3rd Floor Roof	7.5%
Completion of 5th Floor Roof	7.5%
Completion of 7th Floor Roof	7.5%
Completion of Brick and Plastering	5%
Handing Over	5%

AWARDS



**Buddy
Neighbour
Scheme**

**Refer
& Earn**



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

To refer, call
73051 00900
referral@casagrand.co.in
www.cgregerral.com

**GET
ASSURED RENT
ON YOUR
CASAGRANT
PROPERTY.**

Call
98841 99957
www.cgrentassure.com

**CASAGRANT
RENT ASSURE**

CASAGRANT
building aspirations

CORPORATE OFFICE:

NPL Devi, New No. 111, Old No. 59, LB Road,
Thiruvanniyur, Chennai - 600 041.
Ph: +91-44 4411 1111
Mob: 8939977577 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,
Meenakshi Avenue Road, Opp. Lakeside Hospital,
Ulsoor Lake, Bengaluru - 560 042.
Ph: +91-80 4666 8666

DUBAI OFFICE:

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

TN/01/Building/024/2019 | www.tnrera.in

www.casagrand.co.in

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