



CASAGRAN
MASSIMO



SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

CHENNAI | BENGALURU | COIMBATORE | HYDERABAD

20

Years of excellence

40,000+

Happy customers

140+

Superior projects

38

Million sft. of living spaces



Step into the grandest living

with a touch of Roman Royalty! Drive through the Romanesque archway with sprawling landscapes that welcomes you to a peaceful and an astounding home. With never seen features of landscaped open spaces & signature apartments it is meticulously crafted for comfortable and fine living!



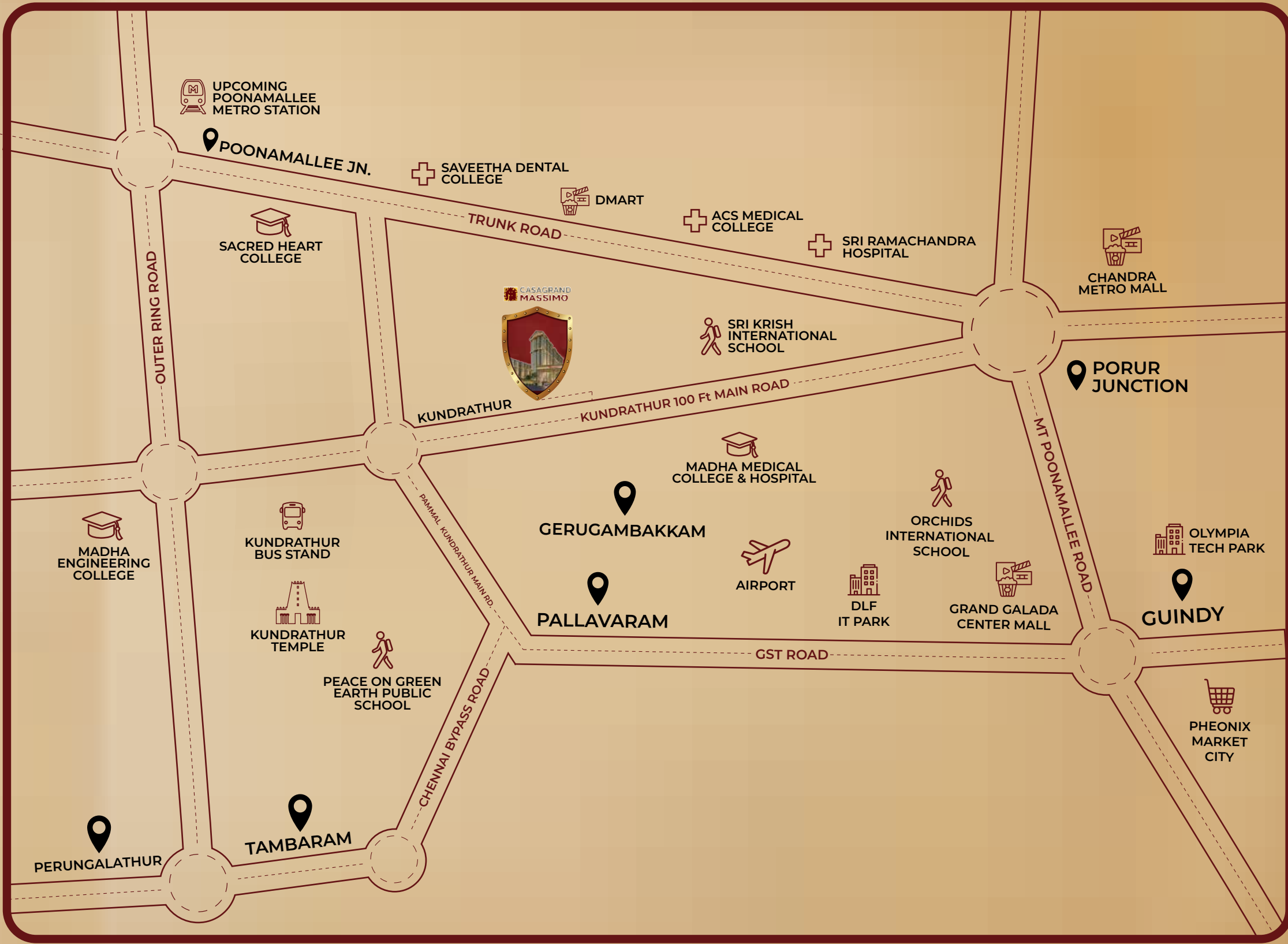
 **CASAGRAND
MASSIMO**

LOCATION ADVANTAGES

Live in a Roman themed High-rise apartment on Kundrathur 100ft. Main Road. Experience a monumental lifestyle on a daily basis with best connectivity as it is located in close proximity to reputed schools, colleges, hospitals and transportation hubs.

TECH PARK		COLLEGES	
Commerzone	Mins	Madha Medical College	Mins
MEPZ - Special Economic Zone	20 Mins	Madha Engineering College	5 Mins
DLF Cyber City	20 Mins	Chennai Institute of Technology	15 Mins
L&T Infotech	20 Mins	Saveetha Dental College	20 Mins
Smartwork Olympia National Tower	22 Mins	Sai Ram Engineering College	20 Mins
INDUSTRIAL ESTATE		Sri Ramachandra Institute of Highrer Education and Research	20 Mins
Thirumudivakkam Industrial Estate	15 Mins	Cresent College	20 Mins
Ambattur Industrial Estate	30 Mins	Madras Christian College	20 Mins
SCHOOLS		HOSPITALS	
Sri Krish International School	Mins	Madha Hospital	Mins
Madha Matriculation School	3 Mins	Saveetha Dental Hospital	20 Mins
Kidzee Kundrathur	5 Mins	ACS Hospital	20 Mins
Little flower Mat. Hr. Sec. School	5 Mins	Sri Ramachandra Hospital	20 Mins
Minerva Hightech International School	5 Mins	MIOT Hospital	20 Mins
Mangadu Public School	5 Mins	BUS STATION	
Jain Public School	10 Mins	Kundrathur	Mins
Maharishi Vidya Mandir	10 Mins	Iyyappanthangal	15 Mins
Orchids The International School	15 Mins	Porur	15 Mins
ENTERTAINMENT		Tambaram	20 Mins
Parimalam Cinemas	Mins	Kilambakkam	20 Mins
SB Cinemas	15 Mins	Chromepet	23 Mins
GK Cinemas	15 Mins	RAILWAY STATION	
PVR Aerohub	20 Mins	Ponnamalle Metro Station	Mins
Chandra mall	20 Mins	Tambaram Railway Station	20 Mins
Forum Mall	20 Mins	Meenambakkam Metro Station	20 Mins

LOCATION MAP



853

well-crafted
Roman
theme

85%

open spaces
filled with lush
landscape

24,000 sft.

Ultra-modern clubhouse

Premium

specification which
gives an elegant appeal
to the interiors

350

spectators Roman
themed open-air
theatre

70

amenities
enhancing the social
environment

7200 sft.

Swimming pool with
many aqua features

100%

Vaastu compliant
Homes



Elevate your living

to a monumental level with Roman lifestyle from the entrance to the Clubhouse and open-air theatre. The architectural finesse that is Casagrand Massimo will make every moment, every turn and every event count.



BEST OF PRODUCT SUPERIORITY

- Chennai's Roman themed residential community in Kundrathur.
- 853 well-crafted 2, 3 & 4 BHK apartments sprawling across 7.9 acres.
- The community hosts 70 indoor and outdoor amenities.
- A neighborhood reimagining its style with unreal services and fun.
- 85% of open land area adds to the efficiency of the building footprint.
- 6.7 acres of landscaped open spaces within the community is a never seen feature in the neighborhood.
- 4 acres of Central Park in which the 2.5 acres of vehicle free podium space makes an ideal place for kids and senior citizens.
- Light, Ventilation, Vaastu, Privacy & Aesthetics are the 5 important pillars in planning the Master & Unit plans.
- 11,000 sqft of exclusive Tropical Forest absorbs 33 tons of Carbon dioxide and releases 120 Oxygen every year encouraging a healthier lifestyle.
- Signature apartments to upgrade your lifestyle!



BEST OF ARCHITECTURE & FINESSE

- The project spans across 7.9 acres, accommodating a total of 853 apartments.
- Basement + G + 21 floor structure complemented by the Contemporary Roman facade design with alluring facade lighting.
- A Monumental Roman Themed Entrance Gateway welcomes into the community.
- 24000 Sq.ft of ultra-modern Clubhouse is designed within the community providing best in class indoor amenities for the residents.
- Clubhouse with double-height entrance lobby, welcomes the residents with grandeur.
- Meticulously planned basement and semi stilt parking created to give 100% vehicle free zone within the community.
- 7.2m (21feet) wide Driveway is planned across the project for comfortable vehicular movement.
- A Feature wall is designed opposite to every block entrance as a way finder.
- Barrier-friendly community for kids and senior citizens designed with ramps & handrails.
- An open-air theatre inspired by Roman architecture, accommodating up to 350 spectators.

70 AMENITIES! THE BEST IN MARKET!

- The project features an exclusive 7,200 sq.ft swimming pool with deck:
 - Overflowing adult's edge pool
 - Kids pool
 - Floating spa seaters in the pool and many such aqua features overlooking the Roman Open-air Theatre.
- Party lawn for multi-purpose social gathering, Barbeque and senior citizen pavilion enthralled with the Outdoor movie screening wall and much more for the residents to enjoy their evenings with communal activities.
- Sophisticated courts with amusing kids' park like Vibrant Kids' Play zone, TOT LOT, Toddler's Park, multi-level Skating rink, Interactive snake and ladder floor games etc.
- Ensuring for Exclusive outdoor sports amenities such as Tennis Court, Beach Volleyball, Football, Kho-Kho court etc.
- The clubhouse offers opulent facilities like AV rooms, Spa, Salon & Jacuzzi, for the residents to oblige in.
- Indulge in luxury with a massive 2000 sq.ft. multipurpose party hall with pre-function lounge, and a trendy buffet and kitchen in the clubhouse, providing residents with a cool and inviting place to host their guests.
- Indoor kids play, Creche, Learning centre, Kids indoor gym, Tent house etc. for children's learning and entertainment.
- Shoot the goal - Indoor games like Billiards, Board games, Foosball, Table Tennis, Soccer pool etc.
- Video games lounge to escape the reality.
- Indulge in fitness within the community:
 - A spacious indoor gym spanning 2000 square feet, equipped with TRX Training for everyday fitness routines.
 - Outdoor gym, Yoga Meditation Deck amidst the landscaped outdoor spaces
 - Walking, jogging and cycling tracks along the periphery of the community.
 - Squash Court & Badminton Court in the clubhouse for sports and fitness.
 - Indoor Yoga, Aerobics, and Zumba in the club for a healthy lifestyle.
- Amenities like Business centre, ATM, Convenio store, etc. are facilitated for your comfort and convenience.
- Party lawn and Multi level seating Plaza for residents to enjoy their evenings with communal activities.
- Dedicated car wash and charging bay.





ONE WITH NATURE

- The community boasts of an efficient building footprint where 85% of land area is open space.
- Podium landscape of 2.5 acres between the blocks, enhancing the community experience for all age groups.
- Gross area of 5 acres is engaged with naturally verdant landscapes amidst the community is one of the key features of the project.
- Private terraces are provided for the apartments in Ground level connecting the indoors with the Ground landscape.
- Experience the lush greenery of the Roman and Trellis Pavilion, Garden Seating patio, Aroma Garden, Maze Garden, Herbs & spice Garden, etc. as you take a stroll inside the community.
- Reflexology pathways, Yoga deck & Meditation Plaza for relaxing your senses.

LUXURIOUS SIGNATURE APARTMENTS

- Wide & Designer Main door with architrave and door number signage – a space to personalize your entrance.
- Digital door lock system with four independent unlocking features.
- Luxurious Marble Flooring in Foyer, Living, Dining, Internal Corridor.
- 1200 x 600mm Luxurious Vitrified Tile in Bedroom and kitchen.
- Anti- skid ceramic tiles in bathrooms.
- 1200 x 600mm Wooden finish tile flooring in Balcony and Private terrace (if applicable).
- Premium range of TOTO Or equivalent fittings in bathrooms and kitchens.
- Fixed glass partition and 2' Long designer trench provided in shower area of Master Toilet.
- Pest-free square SS designer gratings are provided in the bathrooms and kitchen.
- Luxurious Granite counter with counter-mounted washbasin in attached bathrooms
- Apartments with luxurious bathrooms fitted with Rain shower and Hand shower.
- Cloth drying pulley hangers in the balcony for everyday convenience.
- 5-amp weatherproof socket provided in one balcony in signature apartments.
- Foot lamps are provided in all the bedrooms for your daily convenience.
- Intricately detailed lift facia with carved wall detailing & lighting.
- Designer floor identification signage at every floor level.

EFFICIENCY IN SPACE PLANNING

- Provision of ample car parks at the stilt level.
- All cores are well equipped with staircase and two lifts.
- Building orientation ensures maximum wind flow and minimum heat gain for every apartment.
- Uninterrupted visual connectivity - all bedrooms & balconies will be facing courtyard or exterior.
- No overlooking apartments
- All bedrooms, living & kitchen are consciously planned to be well ventilated from the exterior or the courtyards.
- Provision of foyer in most of the apartments to ensure privacy.
- Convenient AC ODU spaces serviceable from the interior.
- All 4 BHK signature units with Walk-in wardrobe in one of the bedrooms.
- Two balconies - one in Living and master bedroom of the signature apartments.
- Dedicated Washing machine space is provided for all apartments.
- Common washbasin provided in most of the apartments.

CONSIDERING VAASTU? WE GOT THAT SORTED TOO

- All apartments have SW bedrooms.
- No apartments have bed headboard positioned north.
- No apartments have NE & SW kitchen.





Nothing says rejuvenation

like indulgence in the finest life affirming amenities. Casagrand
Massimo offers 70 amenities for a healthy & happy lifestyle.

70 AMENITIES

OUTDOOR AMENITIES

- | | |
|--------------------|--|
| SPORTS & WELLBEING | <ul style="list-style-type: none">• WALKING / JOGGING TRACK• OUTDOOR GYM• YOGA DECK• MEDITATION PLAZA |
| KIDS | <ul style="list-style-type: none">• KIDS PLAY AREA• TODDLER PARK• TOT LOT• KIDS WATER ARENA• LAWN MOUNDS• INTERACTIVE SNAKE & LADDER FLOOR GAME• MULTILEVEL SKATING RINK |
| SWIMMING POOL | <ul style="list-style-type: none">• ADULT POOL• KIDS POOL• SPA SEATERS• POOL DECK |
| ENTERTAINMENT | <ul style="list-style-type: none">• BARBEQUE PAVILION• PARTY LAWN• ROMAN OPEN AIR THEATRE• OUTDOOR MOVIE SCREENING WALL |

FEATURES

- ROMAN PAVILION
- SCULPTURE PEDESTAL WITH WATER FEATURE
- WATER CURTAIN
- MAZE GARDEN
- LEISURE PAVILION
- GARDEN SEATING PATIO
- SENIOR CITIZEN PAVILION
- WIFI PLAZA
- REFLEXOLOGY PATHWAY
- TRELIS PAVILION
- AROMA GARDEN
- HAMMOCK GARDEN
- TROPICAL FOREST WITH TEAK PLANTATION



CLUBHOUSE AMENITIES

INDOOR AMENITIES

- MULTIPURPOSE HALL WITH PREFUNCTION LOUNGE
- GUEST ENTERTAINMENT LOUNGE
- BUISNESS CENTRE
- LEARNING CENTRE
- MINI THEATRE
- GUEST BEDROOMS
- MUSIC ROOM AUX ENABLED
- SPA
- SALON
- STEAM
- JACUZZI
- MASSAGE CHAIR

INDOOR GAMES

- BILLIARDS
- BOARD GAMES (Chess & Carrom)
- FOOSBALL
- INTREACTIVE WALL ARCADE GAMES
- TABLE TENNIS
- VIDEO / VR GAMES ROOM
- SOCCER POOL ROOM

INDOOR SPORTS

- BADMINTON COURT
- SQUASH COURT

FITNESS AND WELLBEING

- GYM
- TRX & CROSSFIT TRAINING
- INTREACTIVE GYM
- ZUMBA / AEROBICS / YOGA

KIDS

- CRECHE
- PLUM LARGE CLIMBING WITH SLIDE
- TENT HOUSE
- KIDS INDOOR GYM
- WALL GAMES
- WALL PEGS / CLIMBER
- RIDE ONS

FACILITIES

- ATM
- LAUNDRY ROOM
- ASSOCIATION ROOM
- CONVENIO STORE
- CAR WASH BAY
- CAR CHARGING BAY





Comfort convenience

and opulence at one place. Start your dream life at meticulously planned units that incorporates your needs, necessities and more.





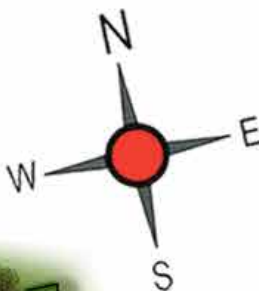
SITE PLAN

SITE CUM GROUND FLOOR PLAN

BLOCK-1

BLOCK-2

BLOCK-3



OUTDOOR AMENITIES

SPORTS AND WELLBEING

1. WALKING / JOGGING TRACK
2. OUTDOOR GYM
3. YOGA DECK
4. MEDITATION PLAZA

KIDS

5. KIDS PLAY AREA
6. TODDLER PARK
7. TOT LOT
8. KIDS WATER ARENA
9. LAWN MOUNDS
10. INTERACTIVE SNAKE AND LADDER FLOOR GAME
11. MULTILEVEL SKATING RINK

SWIMMING POOL

12. ADULT POOL
13. KIDS POOL
14. SPA SEATERS
15. POOL DECK

FEATURES

20. ROMAN PAVILION
21. SCULPTURE PEDESTAL WITH WATER FEATURE
22. WATER CURTAIN
23. MAZE GARDEN
24. LEISURE PAVILION
25. GARDEN SEATING PATIO
26. SENIOR CITIZEN PAVILION
27. WIFI PLAZA
28. REFLEXOLOGY PATHWAY
29. TRELIS PAVILION
30. AROMA GARDEN
31. HAMMOCK GARDEN
32. TROPICAL FOREST WITH TEAK PLANTATION

ENTERTAINMENT & FEATURES

ENTERTAINMENT

16. BARBEQUE PAVILION
17. PARTY LAWN
18. ROMAN OPEN AIR THEATRE
19. OUTDOOR MOVIE SCREENING WALL

CLUBHOUSE AMENITIES

INDOOR AMENITIES

33. MULTIPURPOSE HALL WITH PREFUNCTION LOUNGE
34. GUEST ENTERTAINMENT LOUNGE
35. BUSINESS CENTER
36. LEARNING CENTER
37. MINI THEATRE
38. GUEST BEDROOMS
39. MUSIC ROOM / AUX ENABLED
40. SPA
41. SALON
42. STEAM
43. JACUZZI
44. MASSAGE CHAIR

INDOOR GAMES

45. BILLIARDS
46. BOARD GAMES (CHESS & CARROM)
47. FOOSBALL
48. INTERACTIVE WALL ARCADE GAMES
49. TABLE TENNIS
50. VIDEO / VR GAMES ROOM
51. SOCCER POOL ROOM

INDOOR SPORTS

52. BADMINTON COURT
53. SQUASH COURT

FITNESS AND WELLBEING

54. GYM
55. TRX & CROSSFIT TRAINING
56. INTERACTIVE GYM
57. ZUMBA / AEROBICS / YOGA

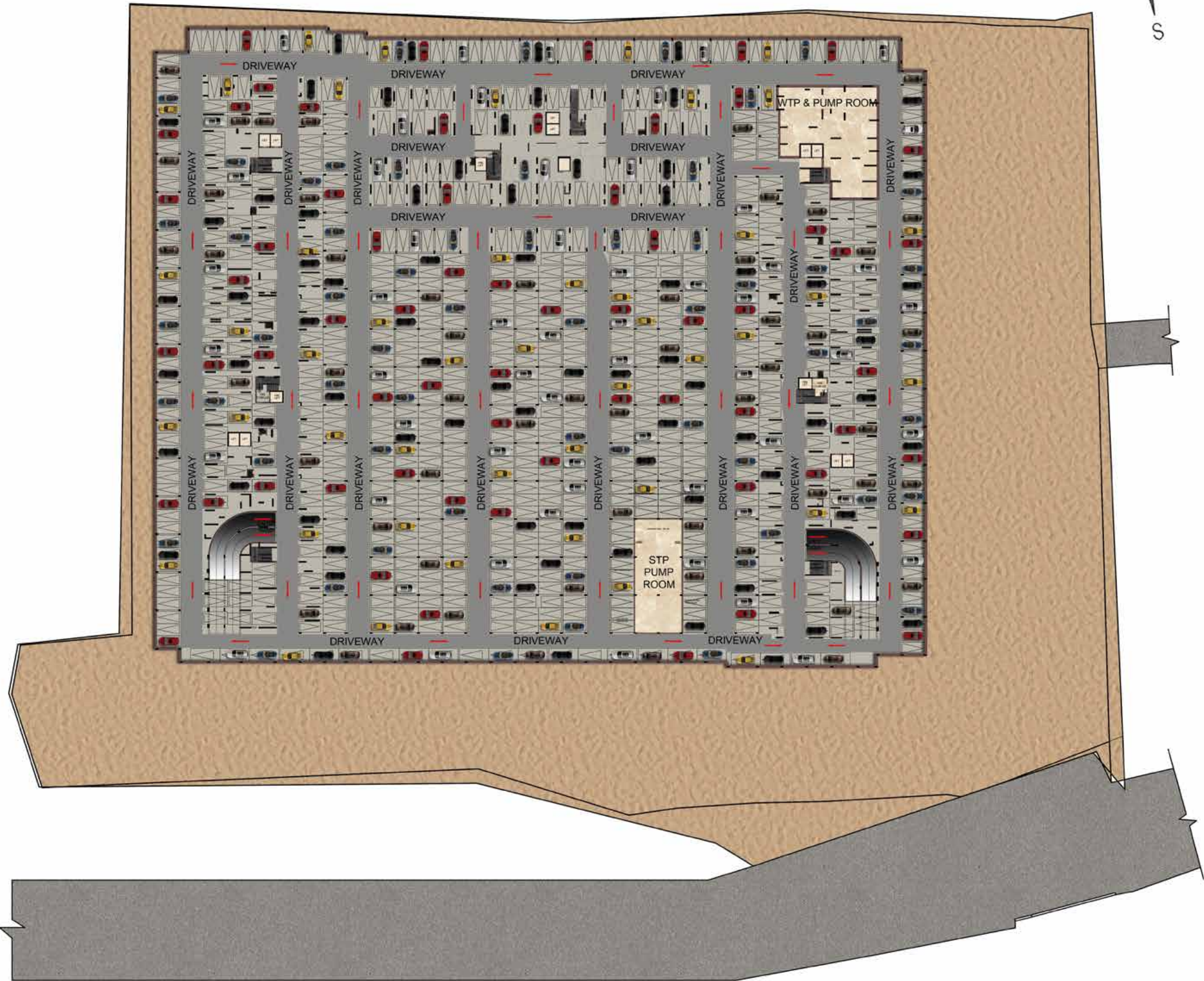
KIDS

58. CRECHE
59. PLUM LARGE CLIMBING WITH SLIDE
60. TENT HOUSE
61. KIDS INDOOR GYM
62. WALL GAMES
63. WALL PEGS CLIMBER
64. RIDE-ONS

FACILITIES

65. ATM
66. LAUNDRY ROOM
67. ASSOCIATION ROOM
68. CONVENIENCE STORE
69. CAR WASH BAY
70. CAR CHARGING BAY

BASEMENT FLOOR PLAN



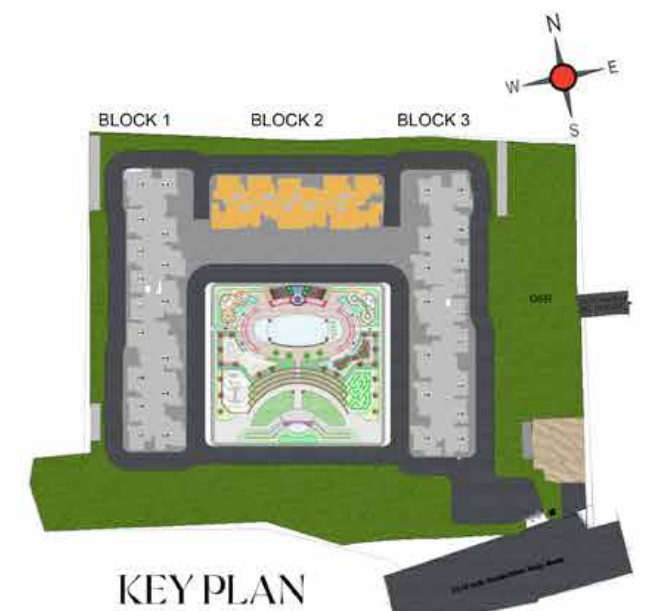
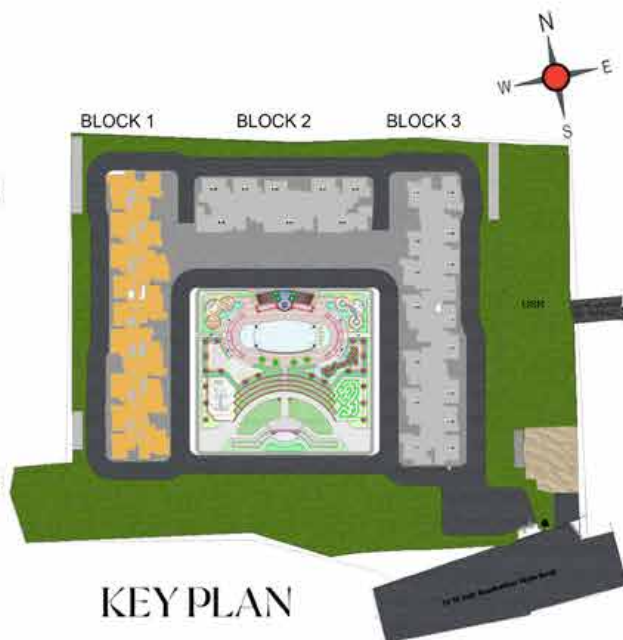
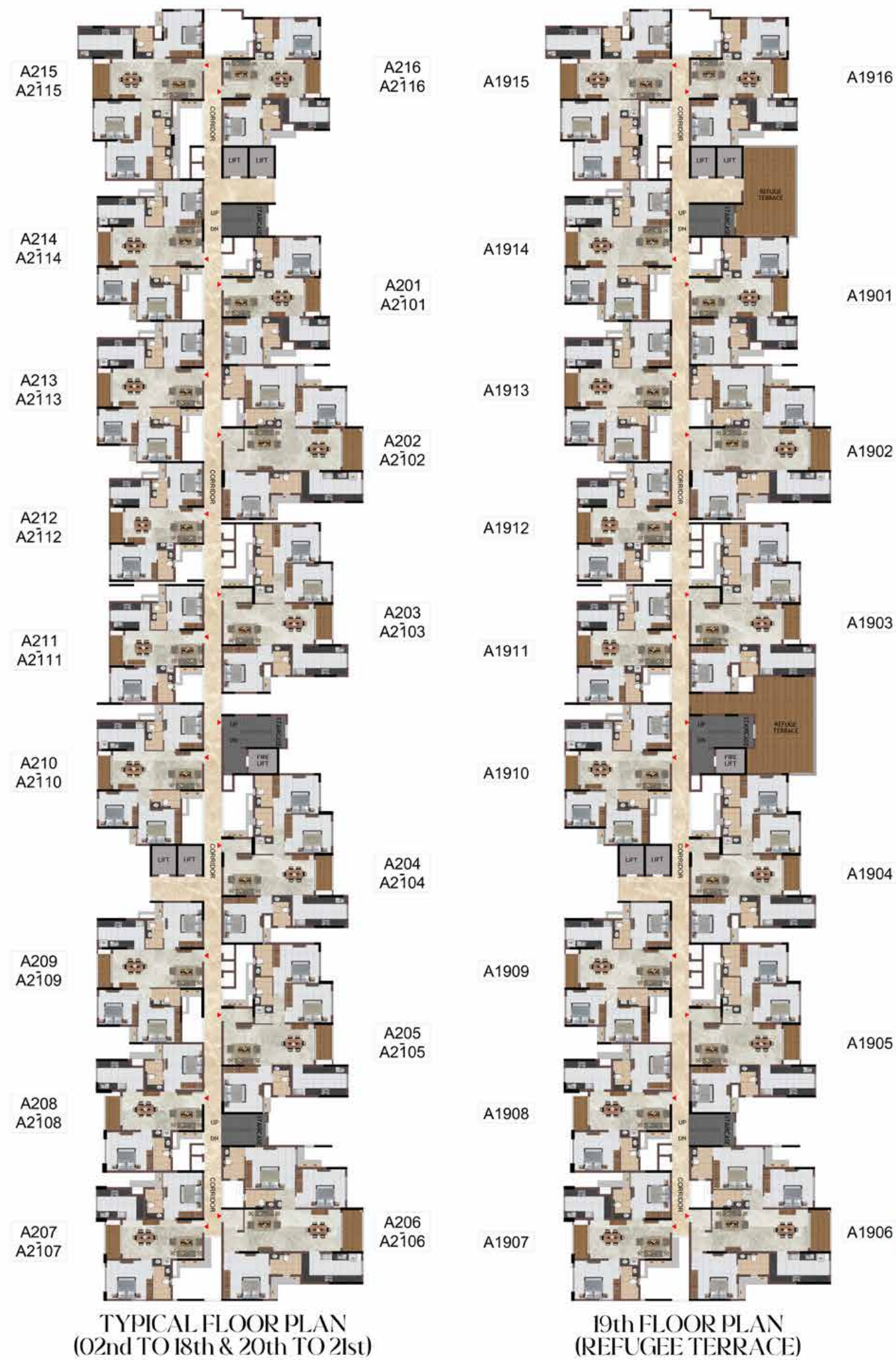
GROUND FLOOR

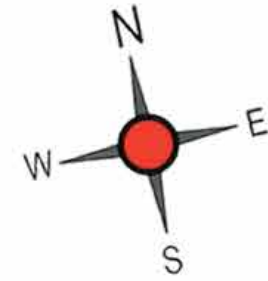


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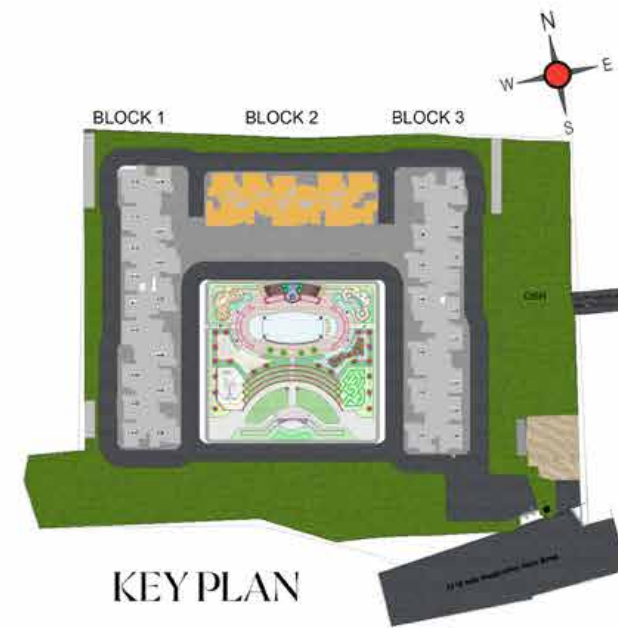


KEY PLAN





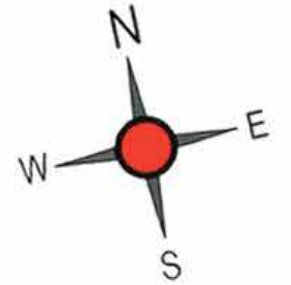
BLOCK-2



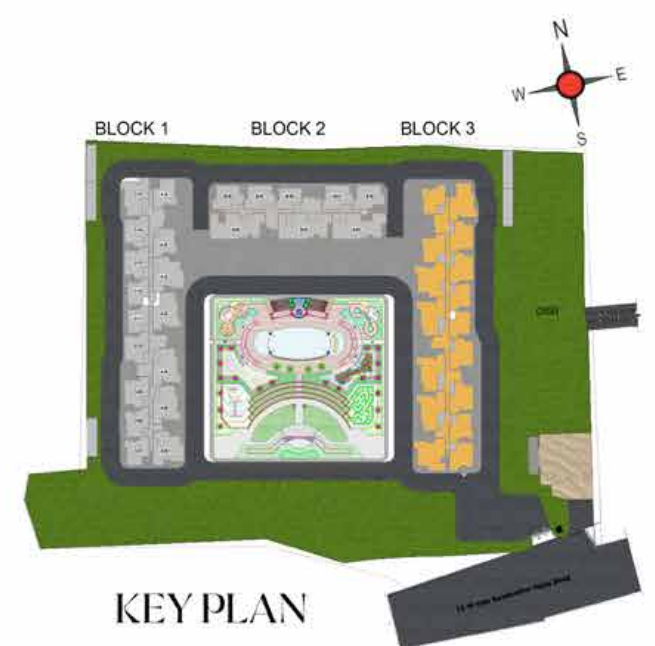
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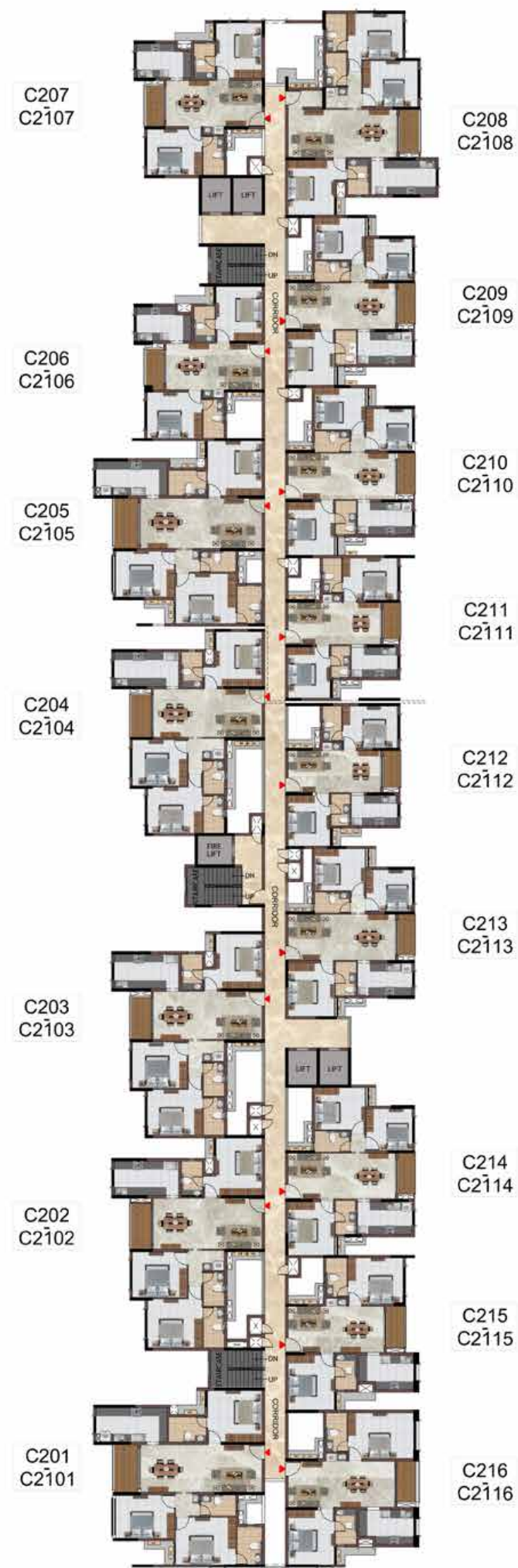


FIRST FLOOR



BLOCK-3

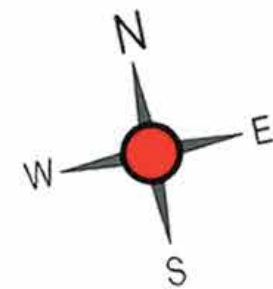




TYPICAL FLOOR PLAN
(02nd TO 18th & 20th TO 21st)



19th FLOOR PLAN
(REFUGEE TERRACE)



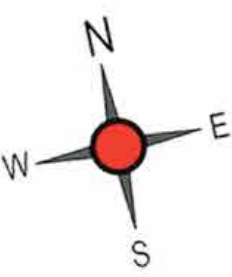
BLOCK-3



KEY PLAN

UNIT PLANS BLOCK - I

2BHK



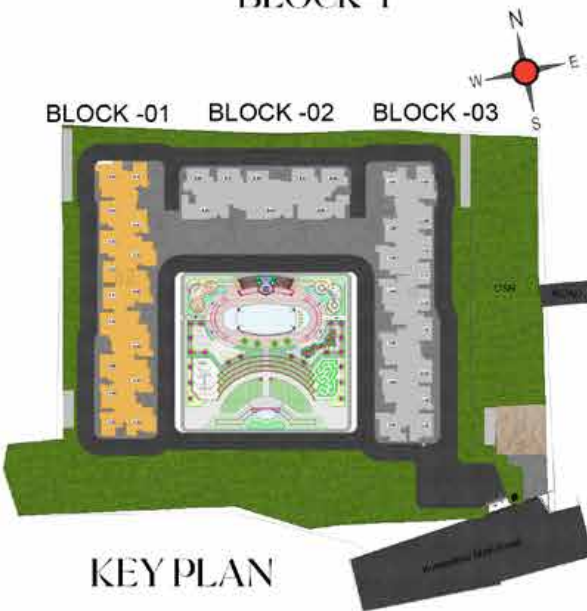
FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)



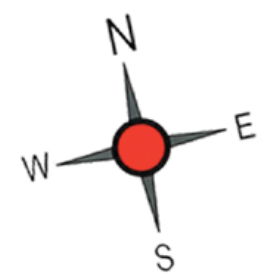
BLOCK-1



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-1	A-II2	670	35	705	1012	260
Block-1	A-212 TO A-2112	670	35	705	1012	-

2BHK



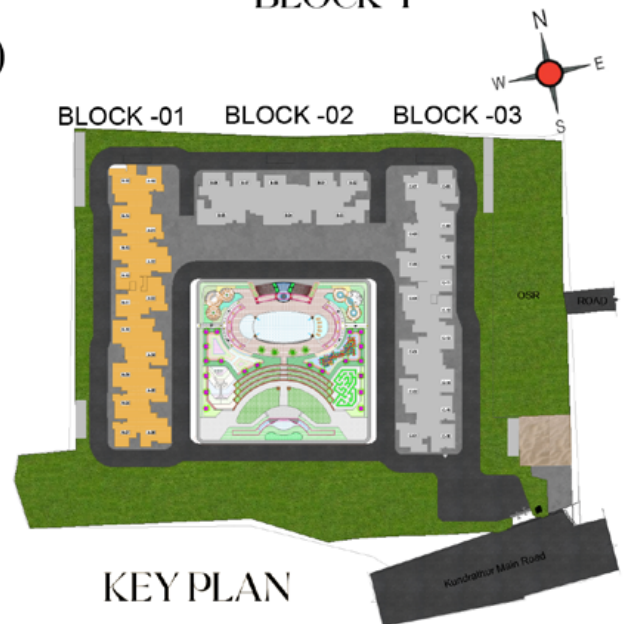
FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)



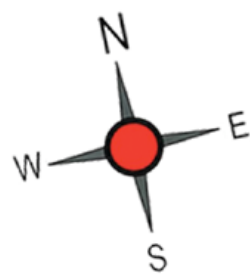
BLOCK-1



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-1	A-III	670	35	705	1015	239
Block-1	A-211 TO A-2111	670	35	705	1015	-

2BHK



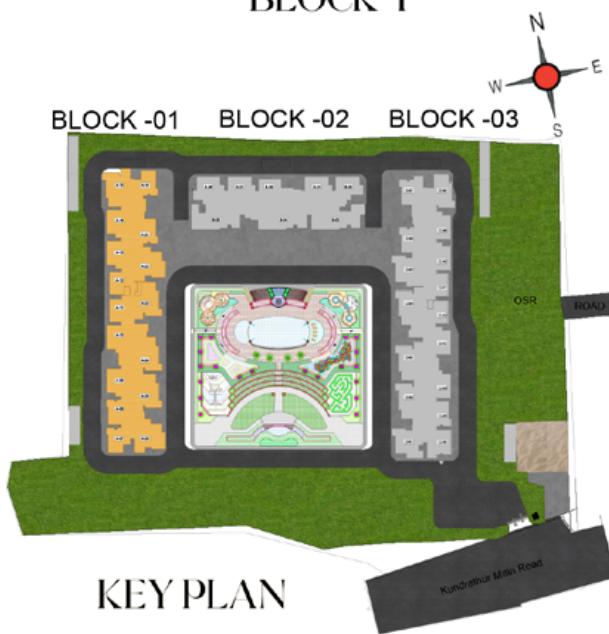
GROUND FLOOR



TYPICAL FLOOR (1ST TO 21ST)



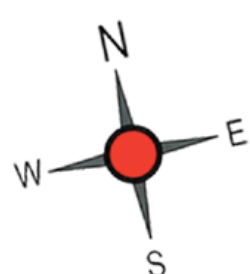
BLOCK-1



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-1	A-001	777	44	821	1183	225
Block-1	A-101 TO A-2101	777	44	821	1183	-

2BHK



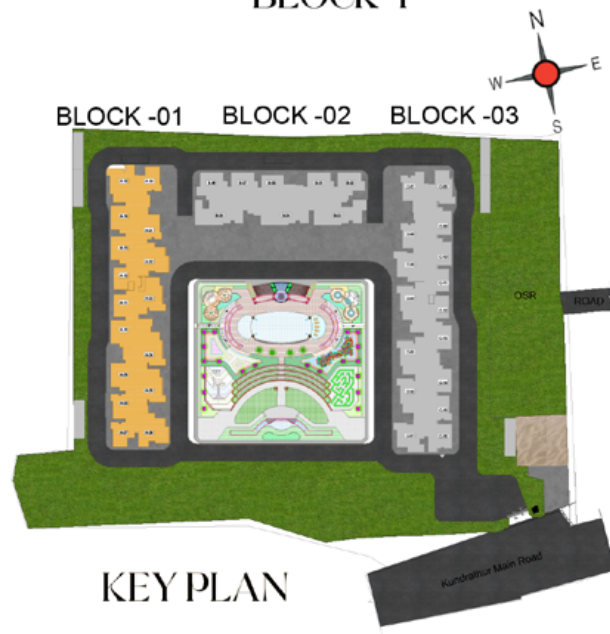
FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)



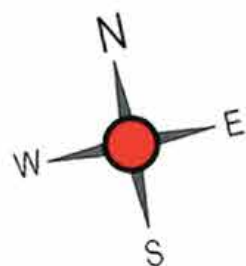
BLOCK-1



KEY PLAN

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Block-1	A-208 TO A-2108	777	44	821	1184	-

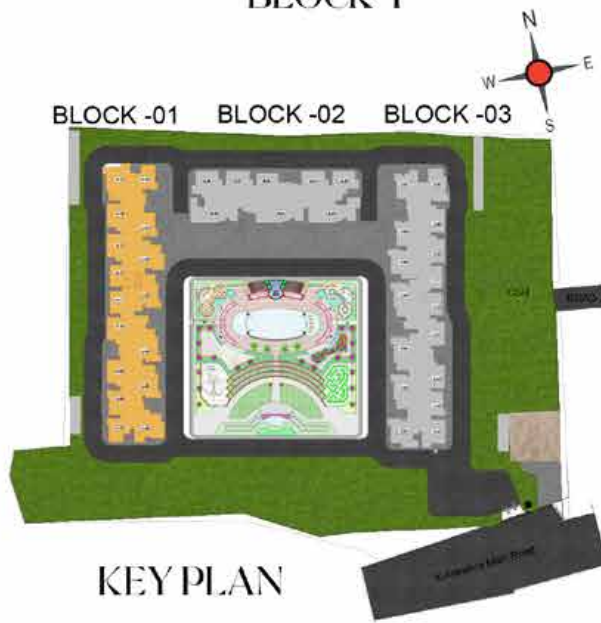
2BHK



TYPICAL FLOOR (1ST TO 21ST)



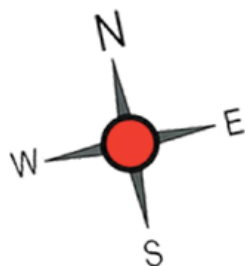
BLOCK-1



KEY PLAN

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2BHK



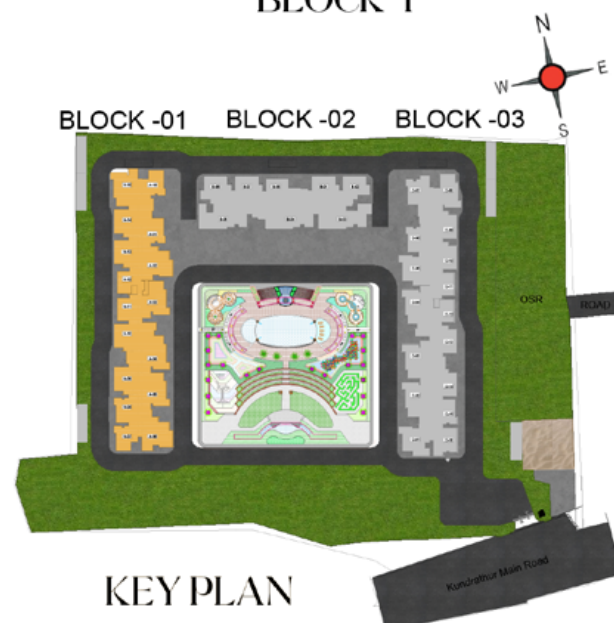
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TYPICAL FLOOR (2ND TO 21ST)



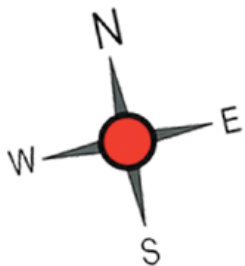
BLOCK-1



KEY PLAN

Block	Unit No.	Carpets area (sqft)	Balcony area (sqft)	Total carpets area (sqft)	Salable area (sqft)	Private terrace area (sqft)
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Block-1	A-207 TO A-2107	777	44	821	1209	-

3BHK



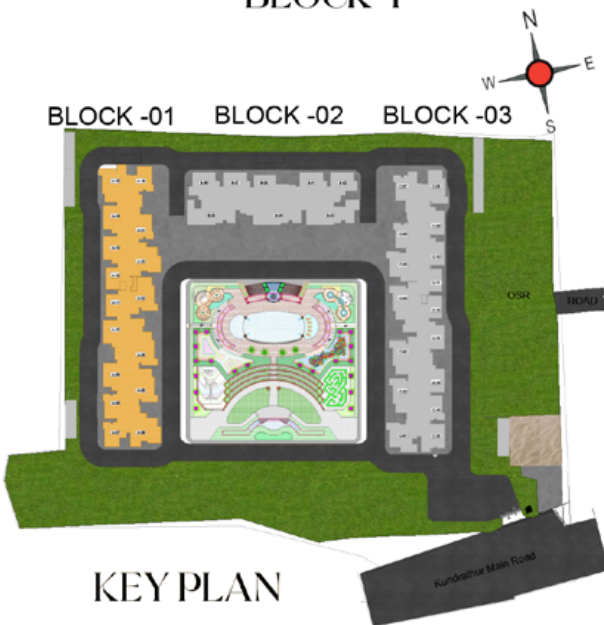
FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)



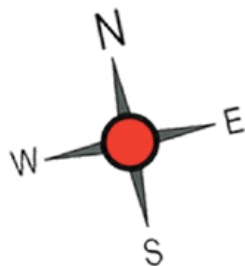
BLOCK-1



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-1	A-113	897	39	936	1327	211
Block-1	A-213 TO A-2113	897	39	936	1327	-

3BHK



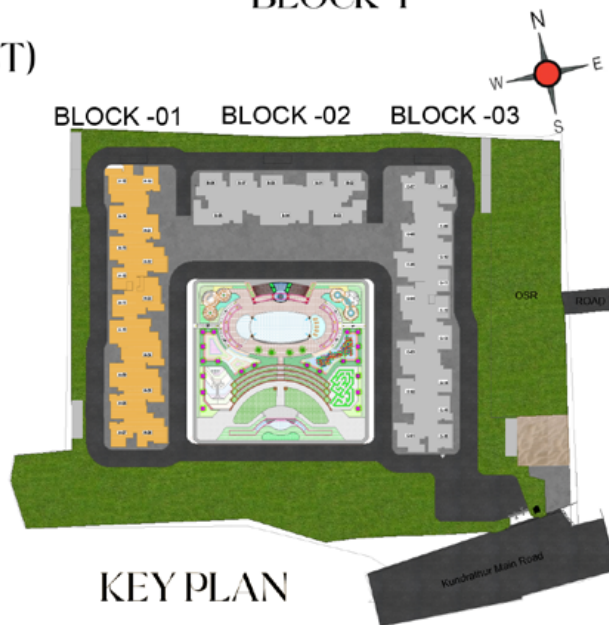
FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)



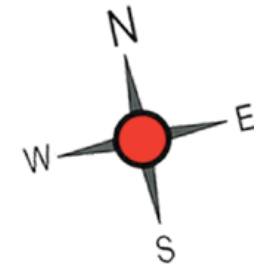
BLOCK-1



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-1	A-114	897	39	936	1327	208
Block-1	A-214 TO A-2114	897	39	936	1327	-

3BHK



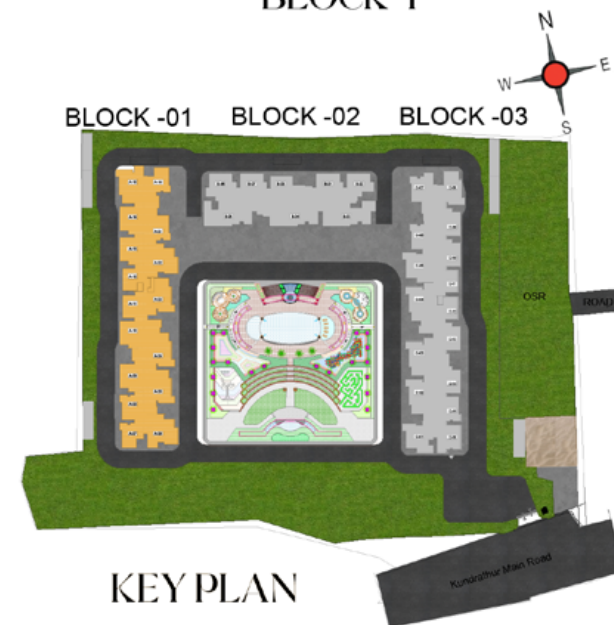
FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)



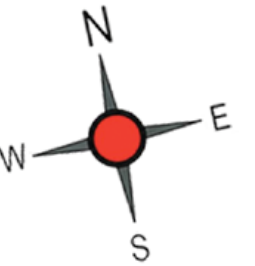
BLOCK-1



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-1	A-110	897	39	936	1329	93
Block-1	A-210 TO A-2110	897	39	936	1329	-

3BHK



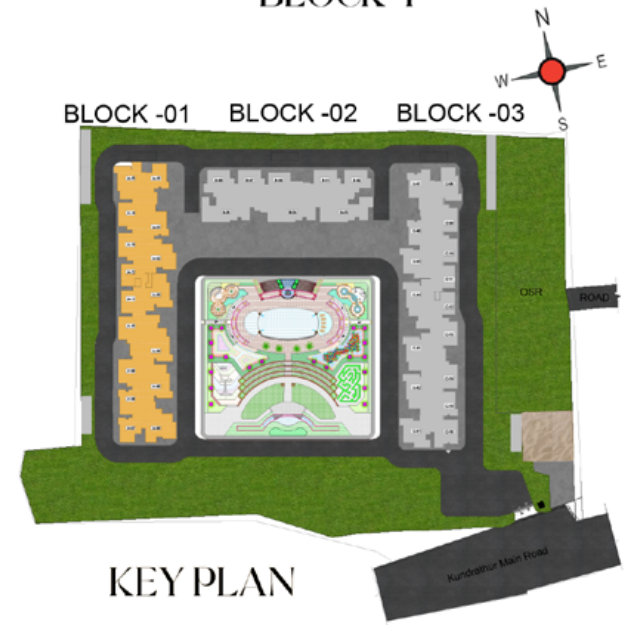
FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)



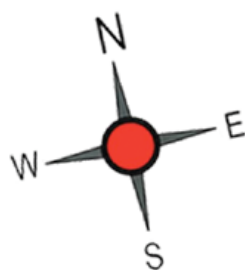
BLOCK-1



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-1	A-109	897	39	936	1330	143
Block-1	A-209 TO A-2109	897	39	936	1330	-

3BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)

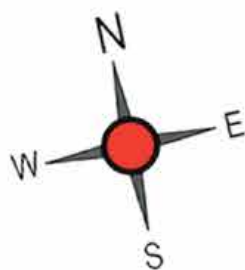
BLOCK-1



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-1	A-115	1116	51	1167	1670	213
Block-1	A-215 TO A-2115	1116	51	1167	1670	-

3BHK

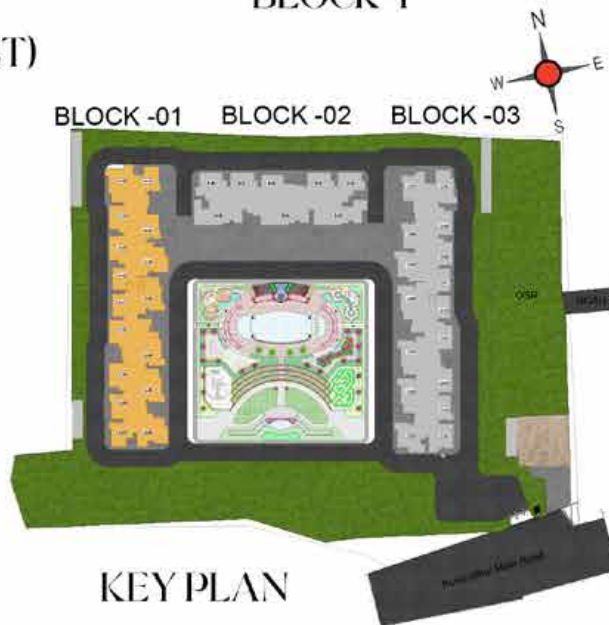


GROUND FLOOR



TYPICAL FLOOR (1ST TO 21ST)

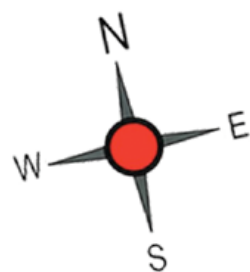
BLOCK-1



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-1	A-G04	1157	51	1208	1697	290
Block-1	A-104 TO A-2104	1157	51	1208	1697	-

3BHK

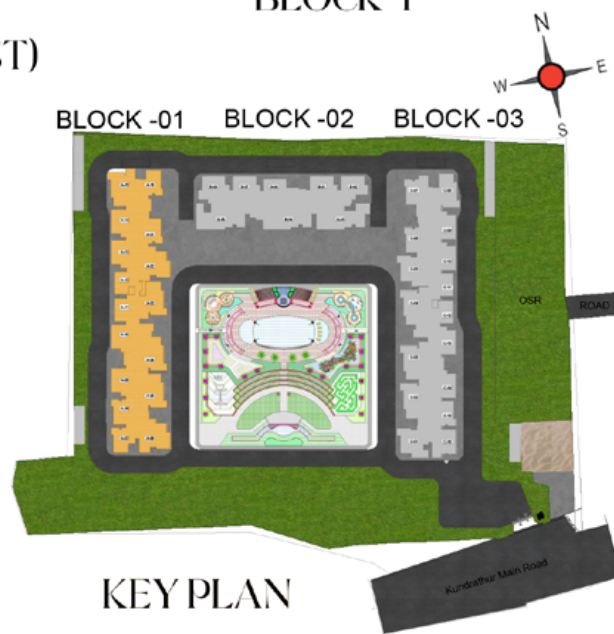


GROUND FLOOR



TYPICAL FLOOR (1ST TO 21ST)

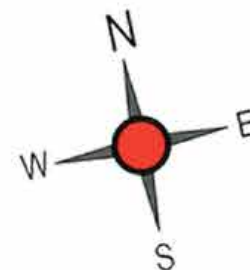
BLOCK-1



KEY PLAN

Block	Unit No.	Carpent area (sqft)	Balcony area (sqft)	Total carpent area (sqft)	Salcable area (sqft)	Private terrace area (sqft)
Block-1	A-G05	1157	51	1208	1699	299
Block-1	A-105 TO A-2105	1157	51	1208	1699	-

3BHK

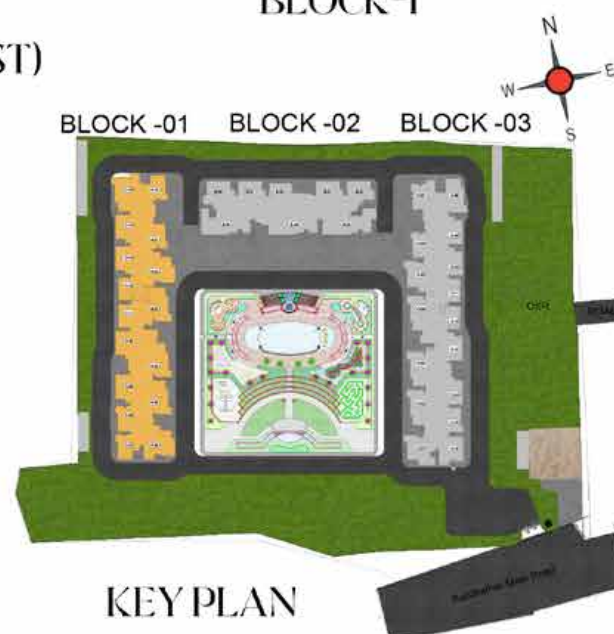


GROUND FLOOR



TYPICAL FLOOR (1ST TO 21ST)

BLOCK-1



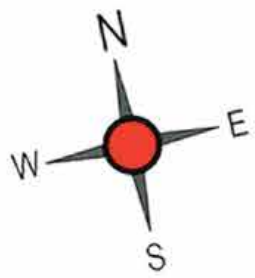
KEY PLAN

Block	Unit No.	Carpent area (sqft)	Balcony area (sqft)	Total carpent area (sqft)	Salcable area (sqft)	Private terrace area (sqft)
Block-1	A-G03	1157	51	1208	1700	299
Block-1	A-103 TO A-2103	1157	51	1208	1700	-

3BHK



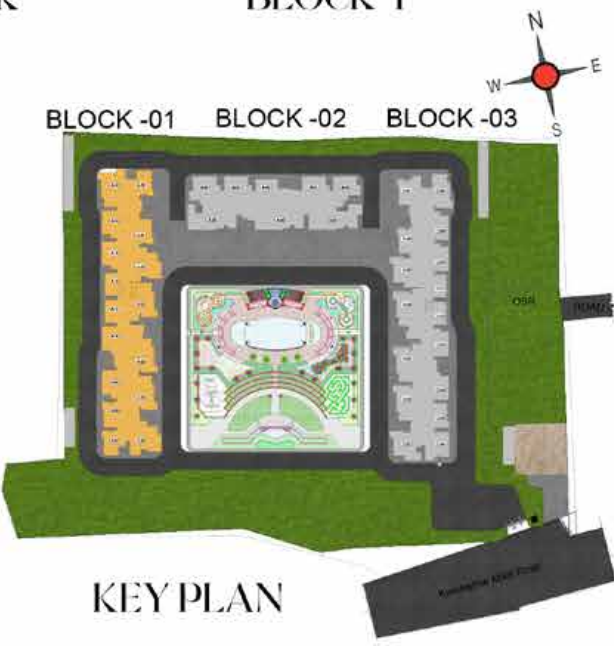
TYPICAL FLOOR
(1ST TO 21ST)



BLOCK-1



GROUND FLOOR



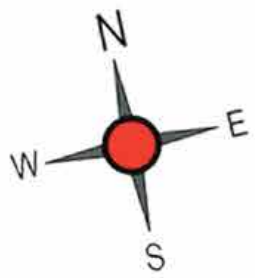
KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-1	A-G02	1281	72	1353	1903	294
Block-1	A-102 TO A-2102	1281	72	1353	1903	-

3BHK



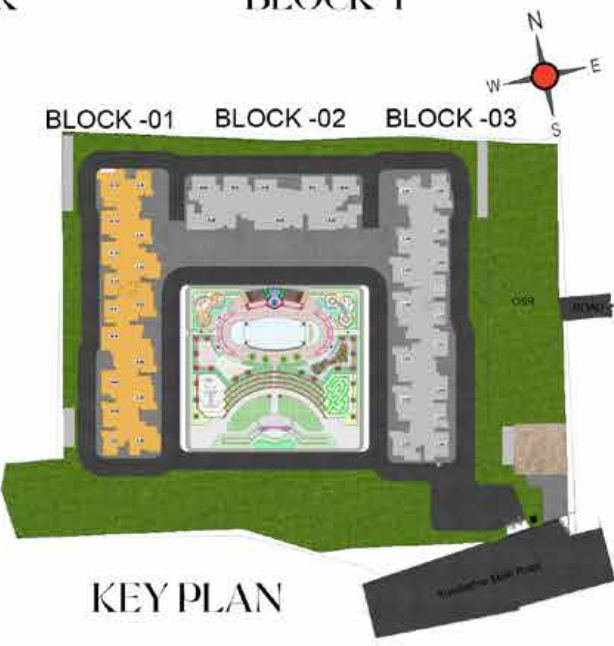
TYPICAL FLOOR
(1ST TO 21ST)



BLOCK-1



GROUND FLOOR



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-1	A-G06	1281	72	1353	1908	267
Block-1	A-106 TO A-2106	1281	72	1353	1908	-



UNIT PLANS BLOCK - II

2BHK

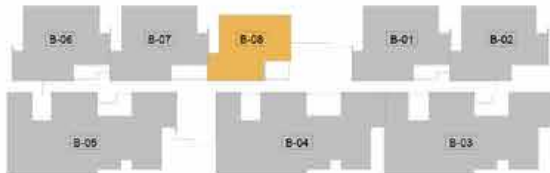
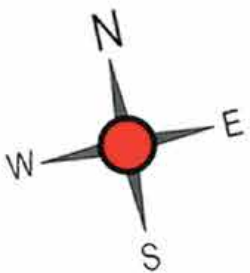


TYPICAL FLOOR (1ST TO 21ST)



GROUND FLOOR

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B-G08	670	35	705	1012	53
Block-2	B-108 TO B-2108	670	35	705	1012	-



BLOCK-2



KEY PLAN

3BHK

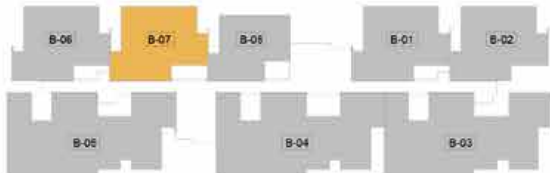
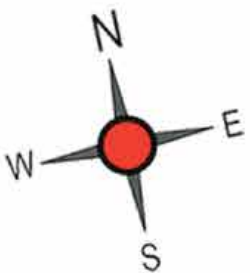


TYPICAL FLOOR (1ST TO 21ST)



GROUND FLOOR

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-2	B-G07	897	39	936	1327	93
Block-2	B-107 TO B-2107	897	39	936	1327	-



BLOCK-2



KEY PLAN

3BHK

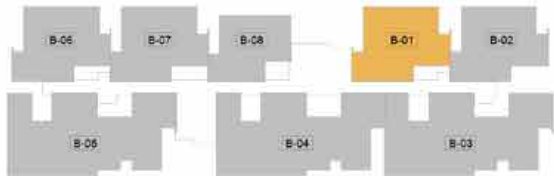
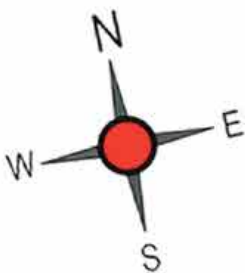


TYPICAL FLOOR (1ST TO 21ST)



GROUND FLOOR

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block -2	B-G01	897	39	936	1330	118
Block -2	B-101 TO B-2101	897	39	936	1330	-



BLOCK-2



KEY PLAN

3BHK

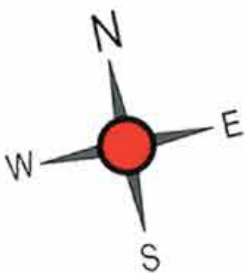


TYPICAL FLOOR (1ST TO 21ST)

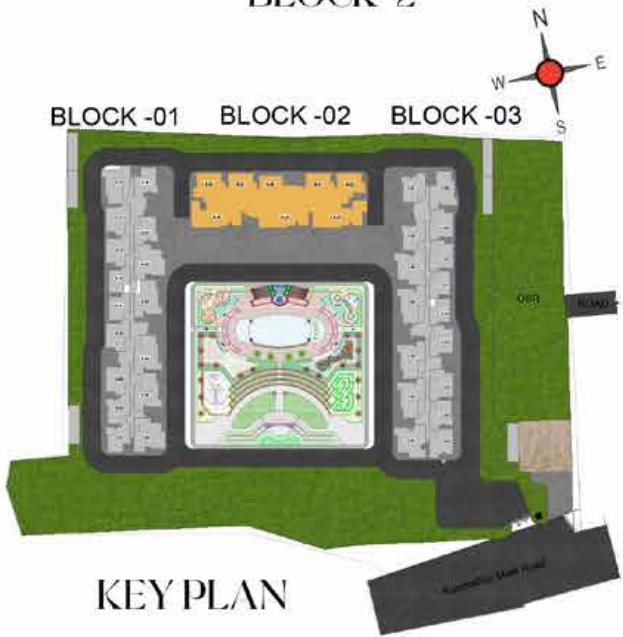


GROUND FLOOR

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block -2	B-G02	897	39	936	1330	113
Block -2	B-102 TO B-2102	897	39	936	1330	-



BLOCK-2



KEY PLAN

3BHK

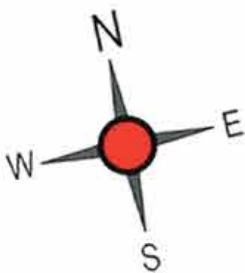


TYPICAL FLOOR (1ST TO 21ST)



GROUND FLOOR

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block -2	B-G06	897	39	936	1330	103
Block -2	B-106 TO B-2106	897	39	936	1330	-



BLOCK 2



KEY PLAN

4BHK



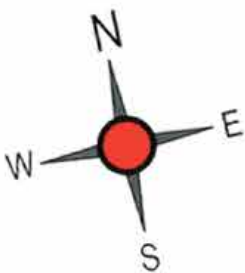
TYPICAL FLOOR (6TH TO 21ST)



BLOCK 2

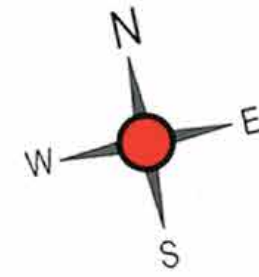


KEY PLAN



Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block -2	B-604 TO B-2104	1679	148	1827	2578	-

4BHK



TYPICAL FLOOR (1ST TO 21ST)



BLOCK 2

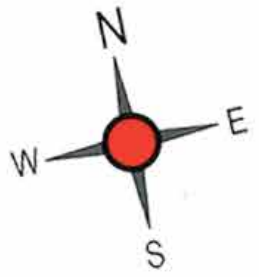


KEY PLAN

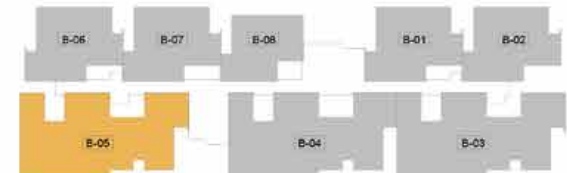
GROUND FLOOR

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block 2	B-603	1679	148	1827	2579	416
Block 2	B-103 TO B-503	1679	148	1827	2579	-
Block 2	B-603 TO B-2103	1679	148	1827	2573	-

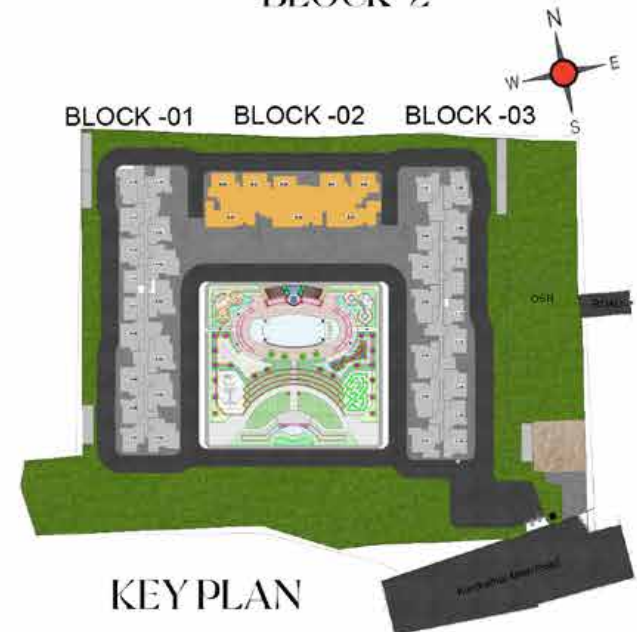
4BHK



TYPICAL FLOOR (2ND TO 21ST)



BLOCK 2



KEY PLAN

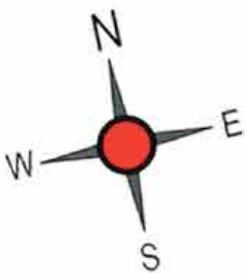
FIRST FLOOR

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block 2	B-105	1679	148	1827	2579	71
Block 2	B-205 TO B-2105	1679	148	1827	2579	-



UNIT PLANS BLOCK - III

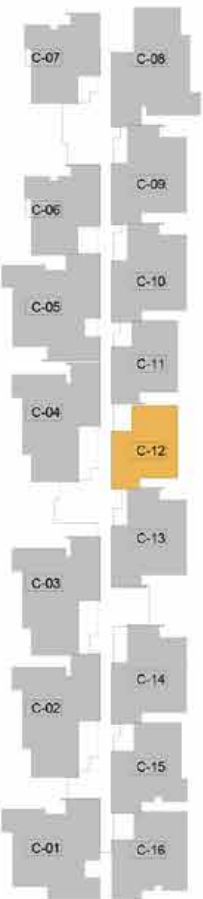
2BHK



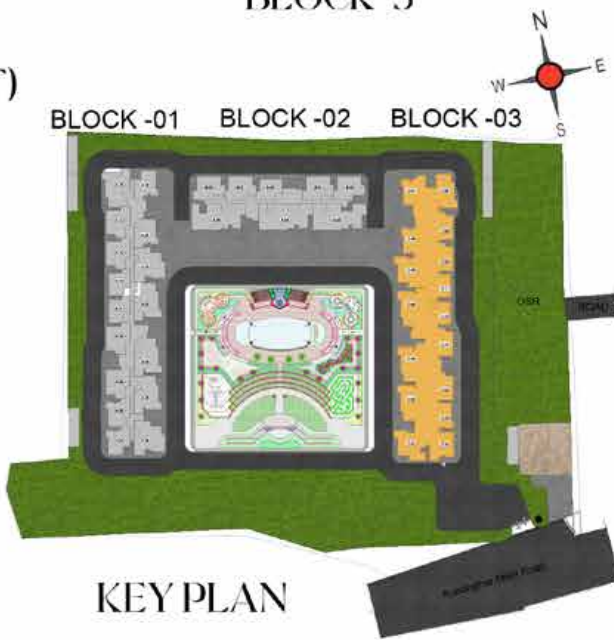
FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)



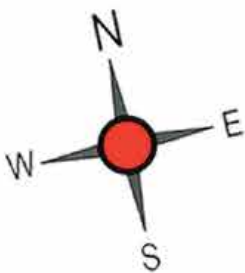
BLOCK-3



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-3	C-II2	670	35	705	1012	259
Block-3	C-212 TO C-2112	670	35	705	1012	-

2BHK



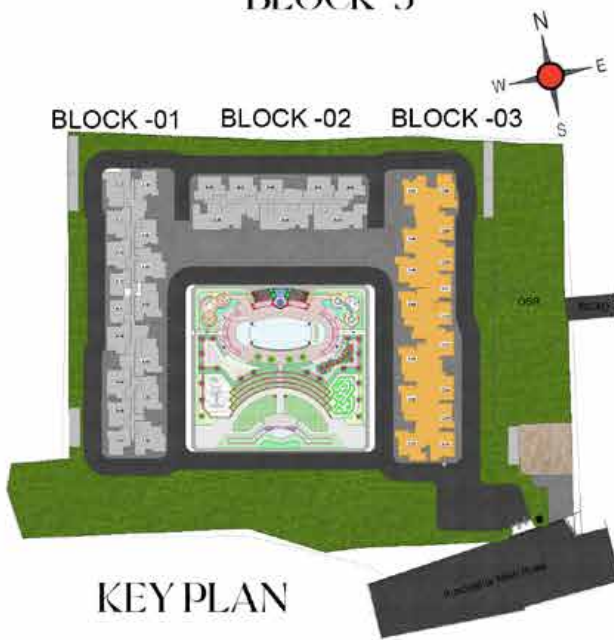
FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)



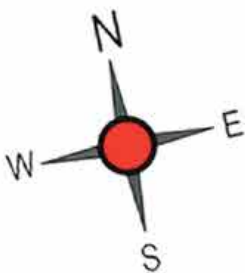
BLOCK-3



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-3	C-III	670	35	705	1015	214
Block-3	C-211 TO C-2111	670	35	705	1015	-

2BHK

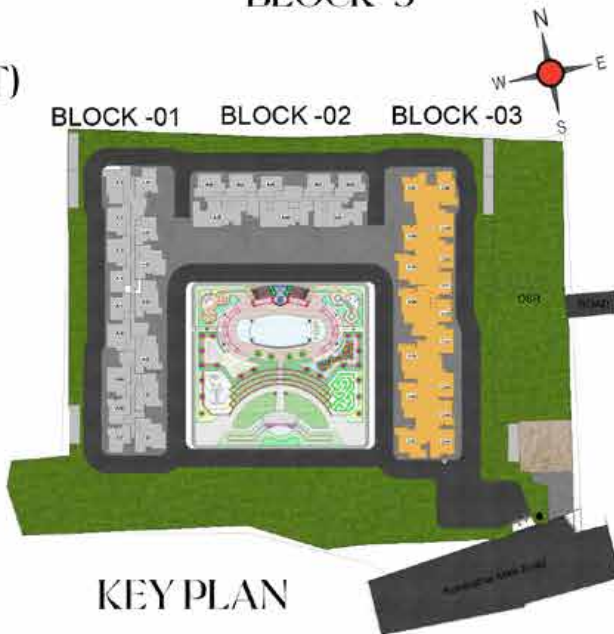


FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)

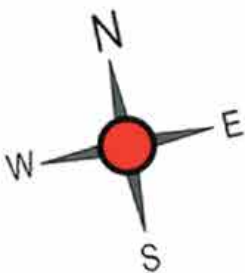
BLOCK-3



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block 3	C-115	777	44	821	1185	46
Block 3	C-215 TO C-2115	777	44	821	1185	-

2BHK

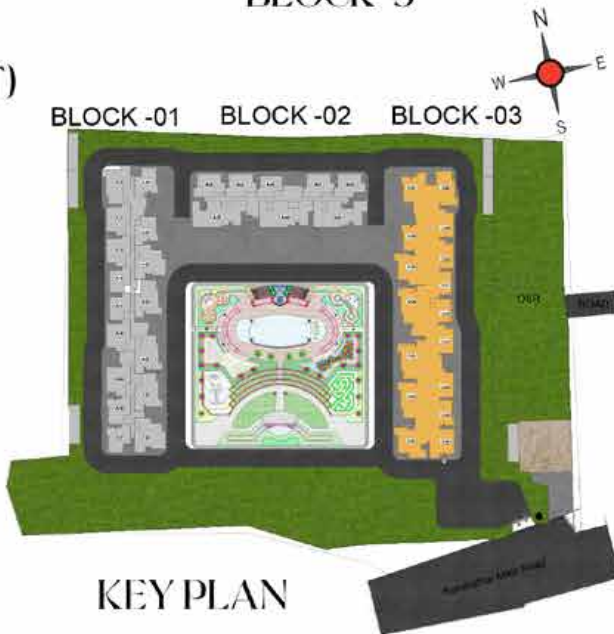


FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)

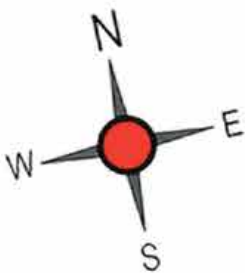
BLOCK-3



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block 3	C-G06	777	44	821	1187	130
Block 3	C-106 TO C-2106	777	44	821	1187	-

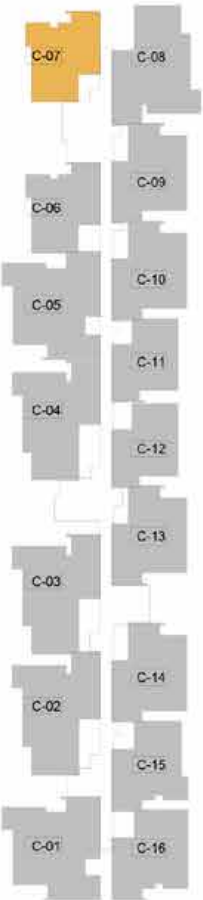
2BHK



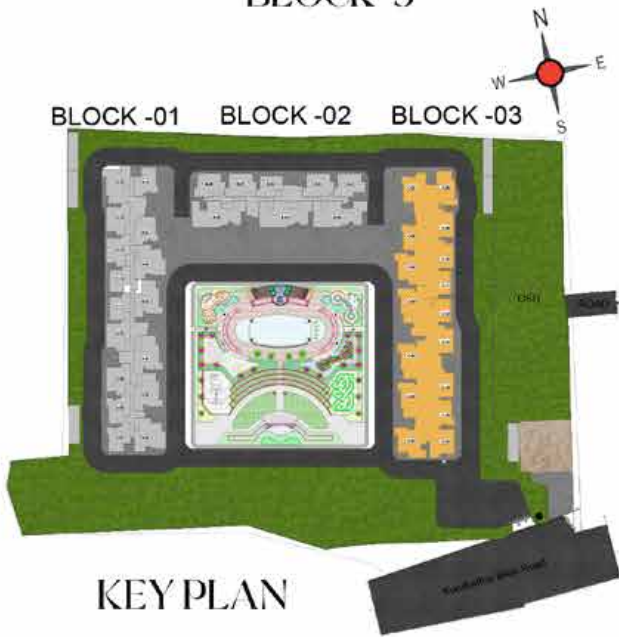
FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)



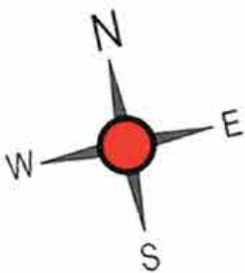
BLOCK-3



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 3	C-107	777	44	821	1189	271
Block 3	C-207 TO C-2107	777	44	821	1189	-

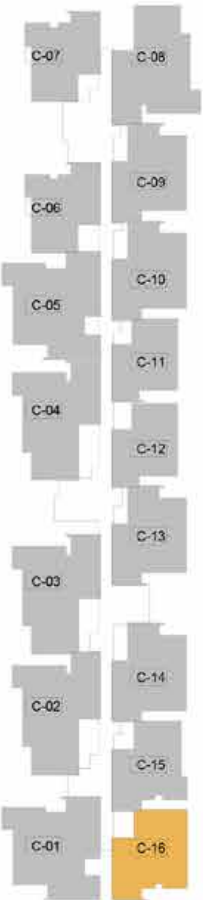
2BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)



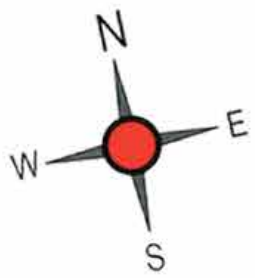
BLOCK-3



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 3	C-116	836	44	880	1262	68
Block 3	C-216 TO C-2116	836	44	880	1262	-

3BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)

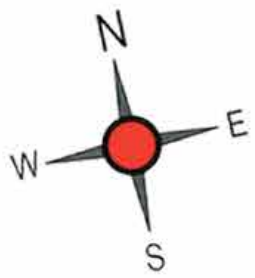
BLOCK-3



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C-109	897	39	936	1326	210
Block-3	C-209 TO C-2109	897	39	936	1326	-

3BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)

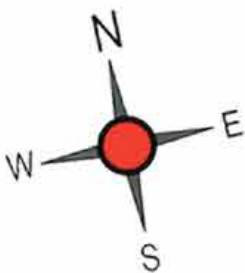
BLOCK-3



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C-110	897	39	936	1327	180
Block-3	C-210 TO C-2110	897	39	936	1327	-

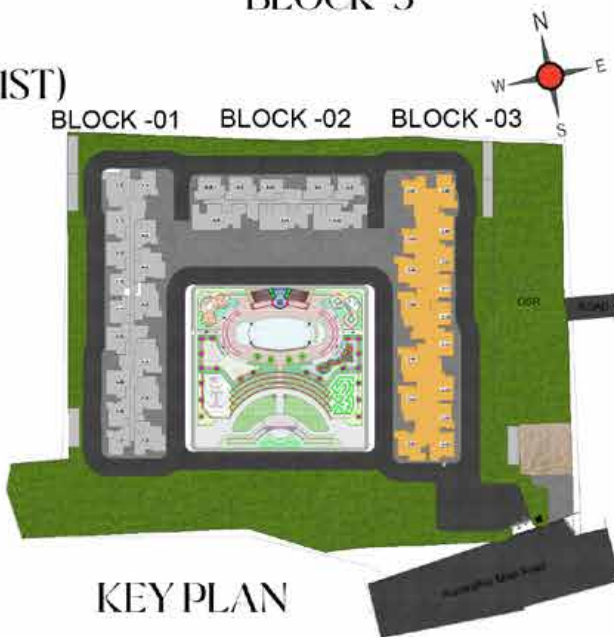
3BHK



FIRST FLOOR

TYPICAL FLOOR (2ND TO 21ST)

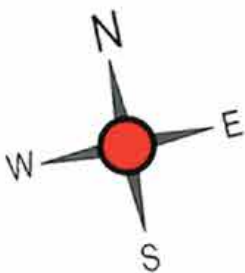
BLOCK-3



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C-114	897	39	936	1330	226
Block-3	C-214 TO C-214	897	39	936	1330	=

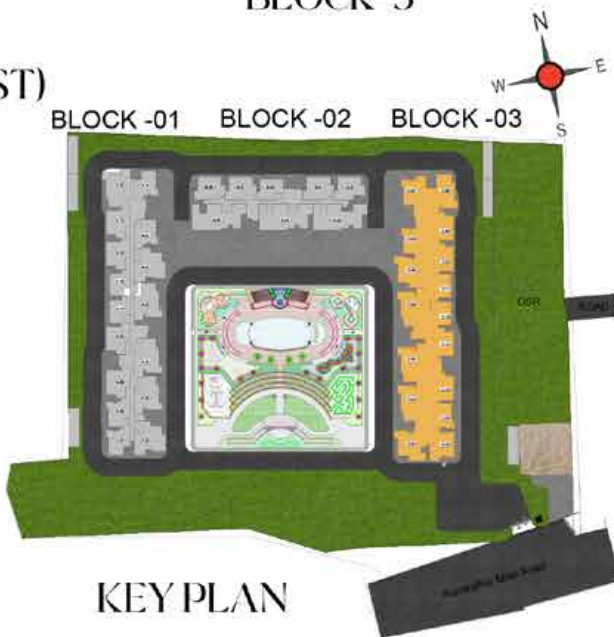
3BHK



FIRST FLOOR

TYPICAL FLOOR (2ND TO 21ST)

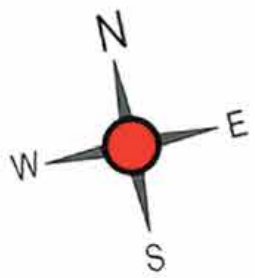
BLOCK-3



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C-113	897	39	936	1331	183
Block-3	C-213 TO C-213	897	39	936	1331	=

3BHK

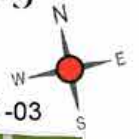


FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)

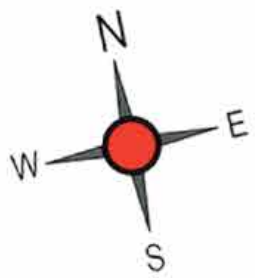
BLOCK-3



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 3	C-G03	1116	51	1167	1655	299
Block 3	C-I03 TO C-2103	1116	51	1167	1655	-

3BHK

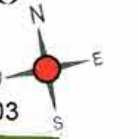


FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)

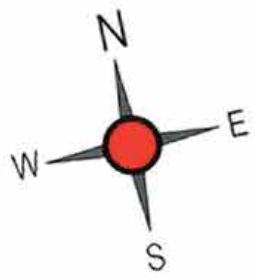
BLOCK-3



KEY PLAN

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block 3	C-G04	1116	51	1167	1656	316
Block 3	C-I04 TO C-2104	1116	51	1167	1656	-

3BHK

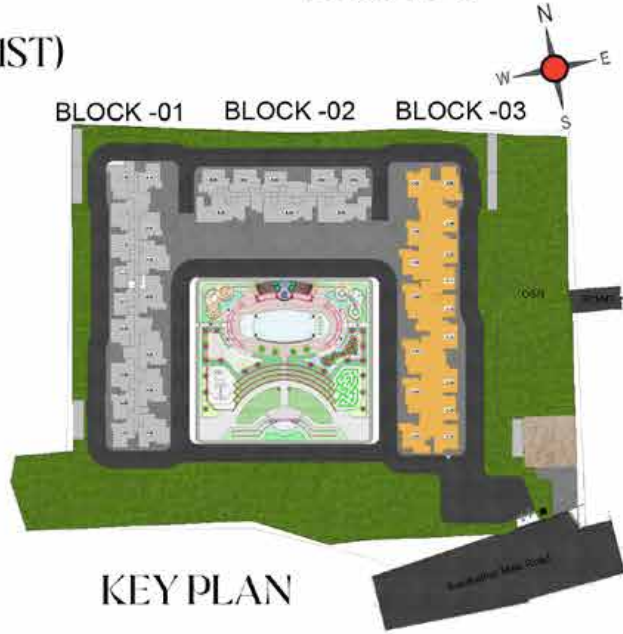


FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)

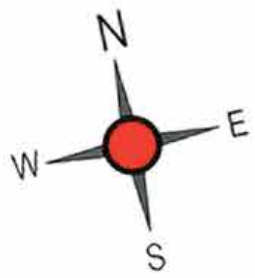
BLOCK-3



KEY PLAN

Block	Unit No.	Carpent area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C-G02	1152	54	1206	1708	312
Block-3	C-102 TO C-2102	1152	54	1206	1708	-

3BHK



FIRST FLOOR



TYPICAL FLOOR (2ND TO 21ST)

BLOCK-3



KEY PLAN

Block	Unit No.	Carpent area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Block-3	C-108	1157	51	1208	1711	278
Block-3	C-208 TO C-2108	1157	51	1208	1711	-

3BHK

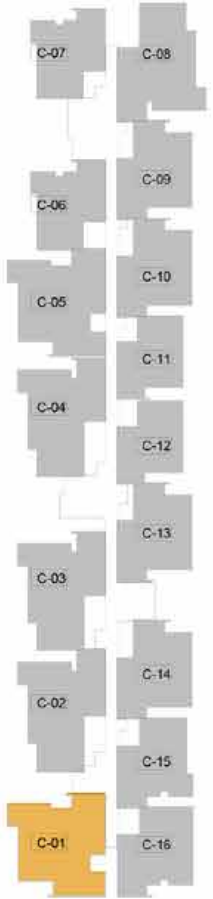


TYPICAL FLOOR
(1ST TO 21ST)



GROUND FLOOR

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-3	C-G01	1173	68	1241	1769	298
Block-3	C-101 TO C-2101	1173	68	1241	1769	-



BLOCK-3



KEY PLAN

3BHK

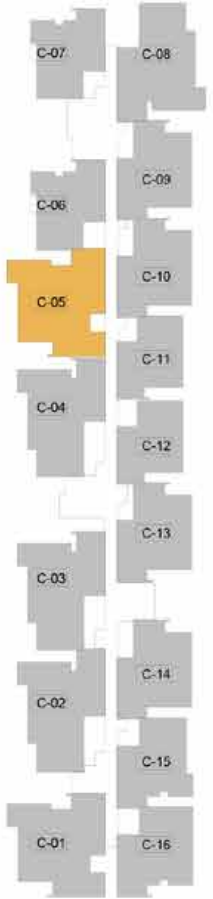


TYPICAL FLOOR
(1ST TO 21ST)



GROUND FLOOR

Block	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Salable area (sqft)	Private terrace area (sqft)
Block-3	C-G05	1219	72	1291	1834	322
Block-3	C-105 TO C-2105	1219	72	1291	1834	-



BLOCK-3

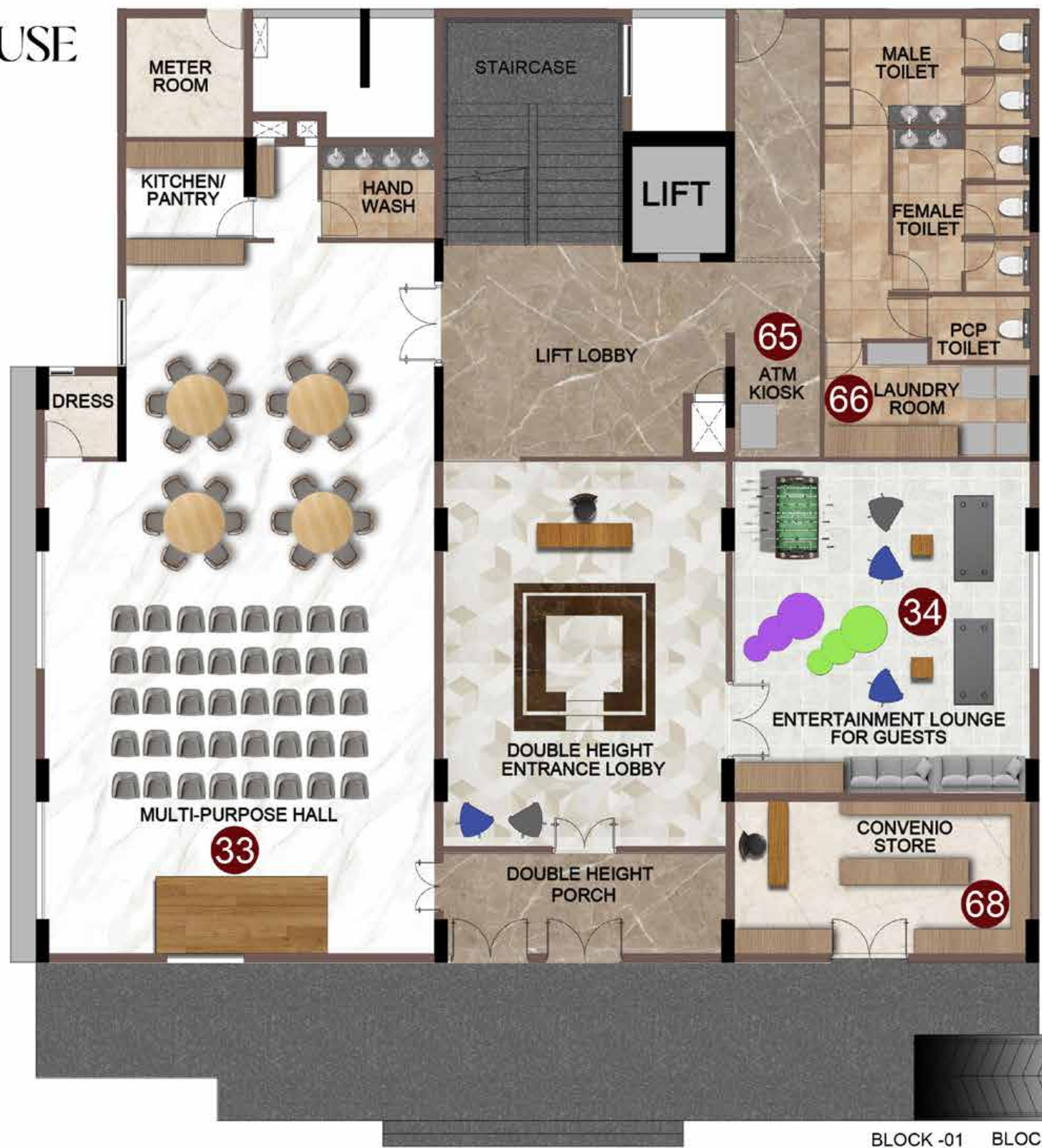


KEY PLAN



CLUBHOUSE PLAN

CLUBHOUSE



GROUND FLOOR

INDOOR AMENITIES

- 33. MULTIPURPOSE HALL WITH PREFUNCTION LOUNGE
- 34. GUEST ENTERTAINMENT LOUNGE

FACILITIES

- 65. ATM
- 66. LAUNDRY ROOM
- 68. CONVENIO STORE



KEY PLAN

CLUBHOUSE



FIRST FLOOR

INDOOR GAMES

- 45. BILLIARDS
- 46. BOARD GAMES (CHESS & CARROM)
- 47. FOOSBALL
- 48. INTERACTIVE WALL ARCADE GAMES
- 49. TABLE TENNIS

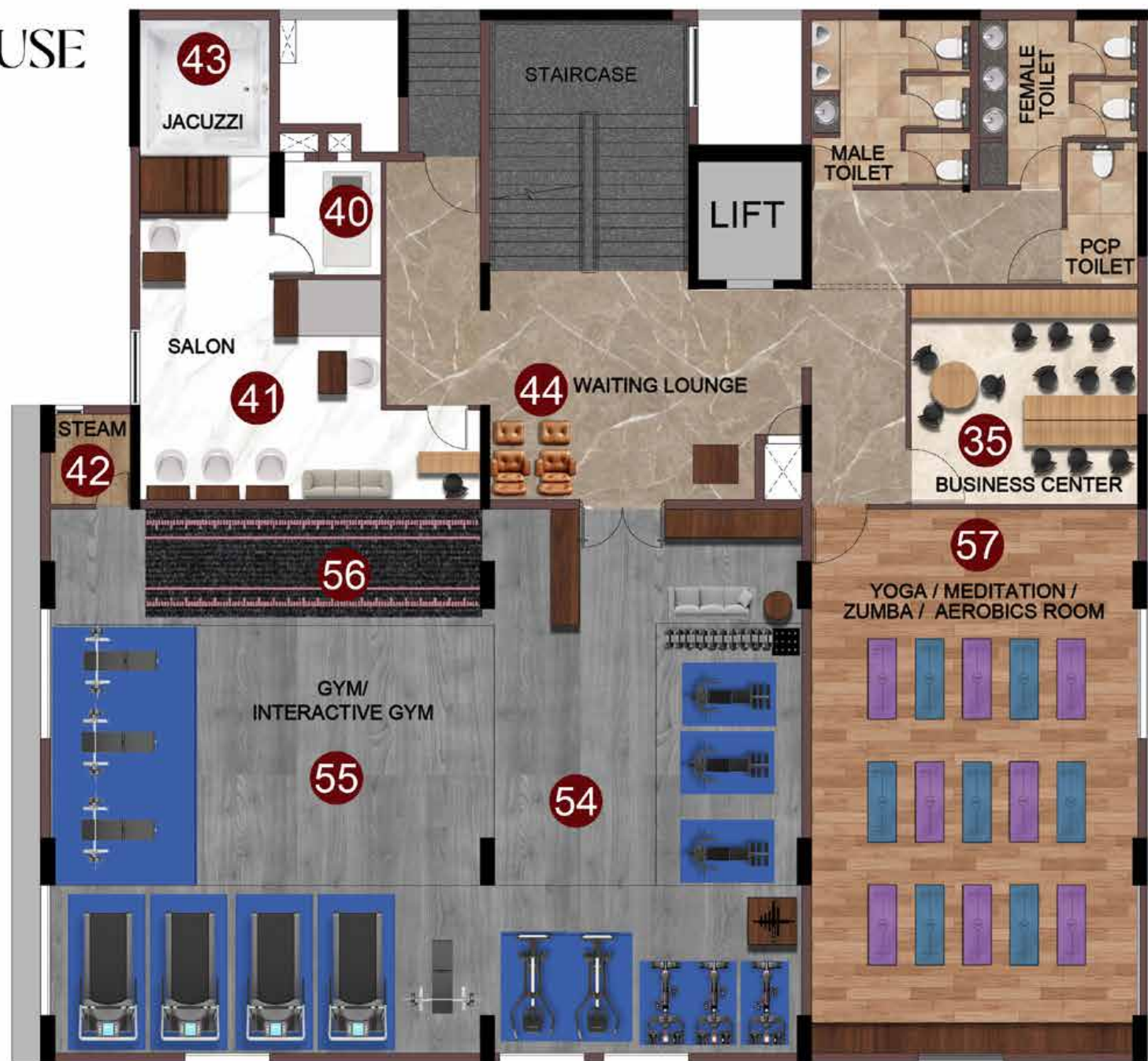
KIDS

- 58. CRECHE
- 59. PLUM LARGE CLIMBING WITH SLIDE
- 60. TENT HOUSE
- 61. KIDS INDOOR GYM
- 62. WALL GAMES
- 63. WALL PEGS / CLIMBER
- 64. RIDE ONS



KEY PLAN

CLUBHOUSE



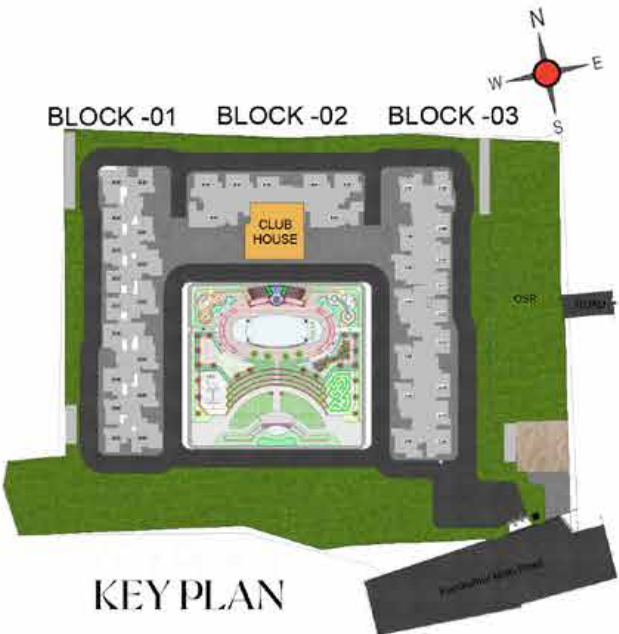
SECOND FLOOR

INDOOR AMENITIES

- 35. BUSINESS CENTER
- 40. SPA
- 41. SALON
- 42. STEAM
- 43. JACUZZI
- 44. MASSAGE CHAIR

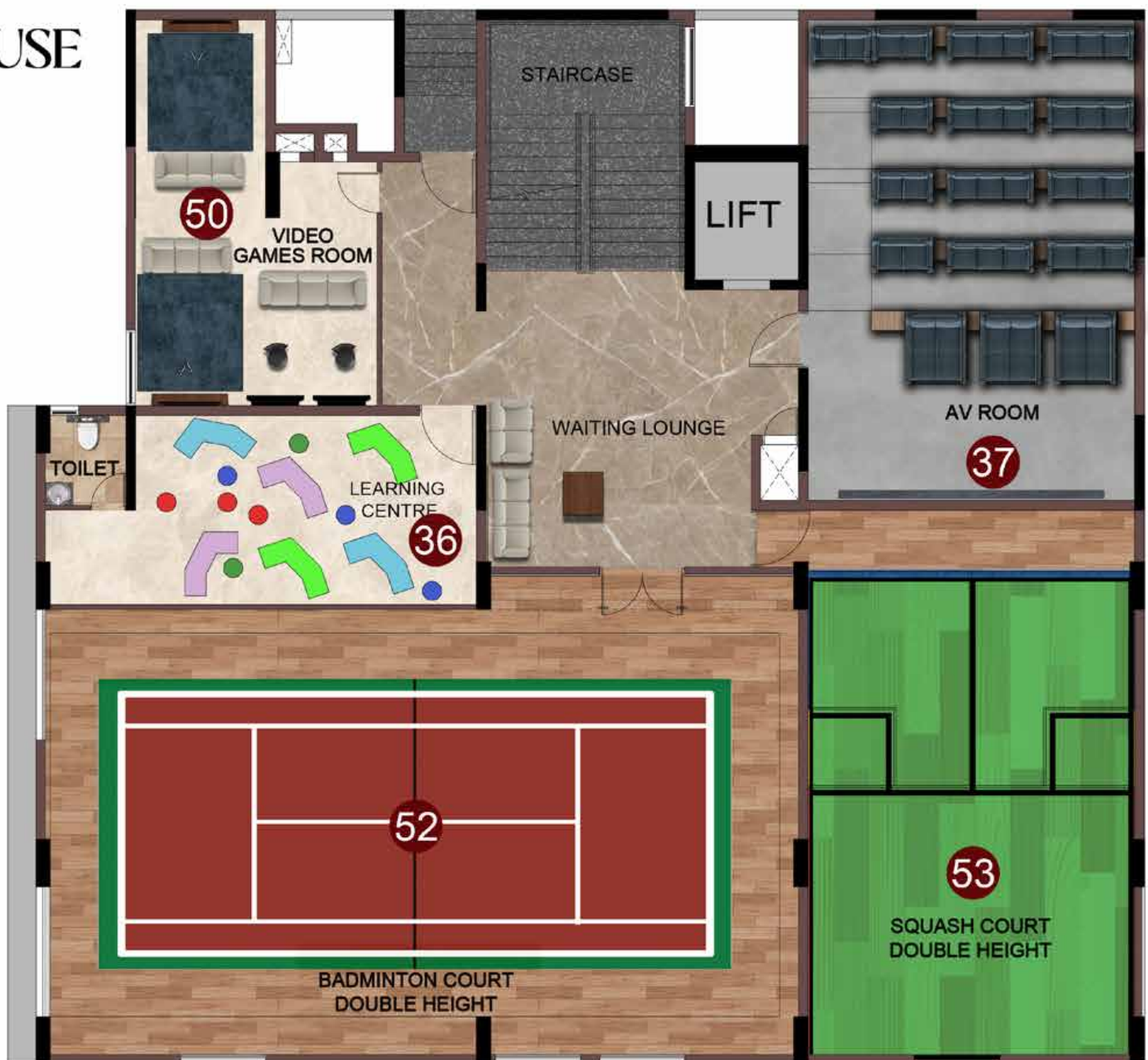
FITNESS AND WELLBEING

- 54. GYM
- 55. TRX & CROSSFIT TRAINING
- 56. INTERACTIVE GYM
- 57. ZUMBA / AEROBICS / YOGA



KEY PLAN

CLUBHOUSE



THIRD FLOOR

INDOOR AMENITIES

- 36. LEARNING CENTER
- 37. MINI THEATRE

INDOOR GAMES

- 50. VIDEO / VR GAMES ROOM

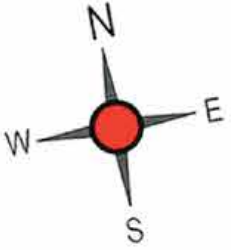
INDOOR SPORTS

- 52. BADMINTON COURT
- 53. SQUASH COURT



KEY PLAN

CLUBHOUSE



FOURTH FLOOR

INDOOR AMENITIES

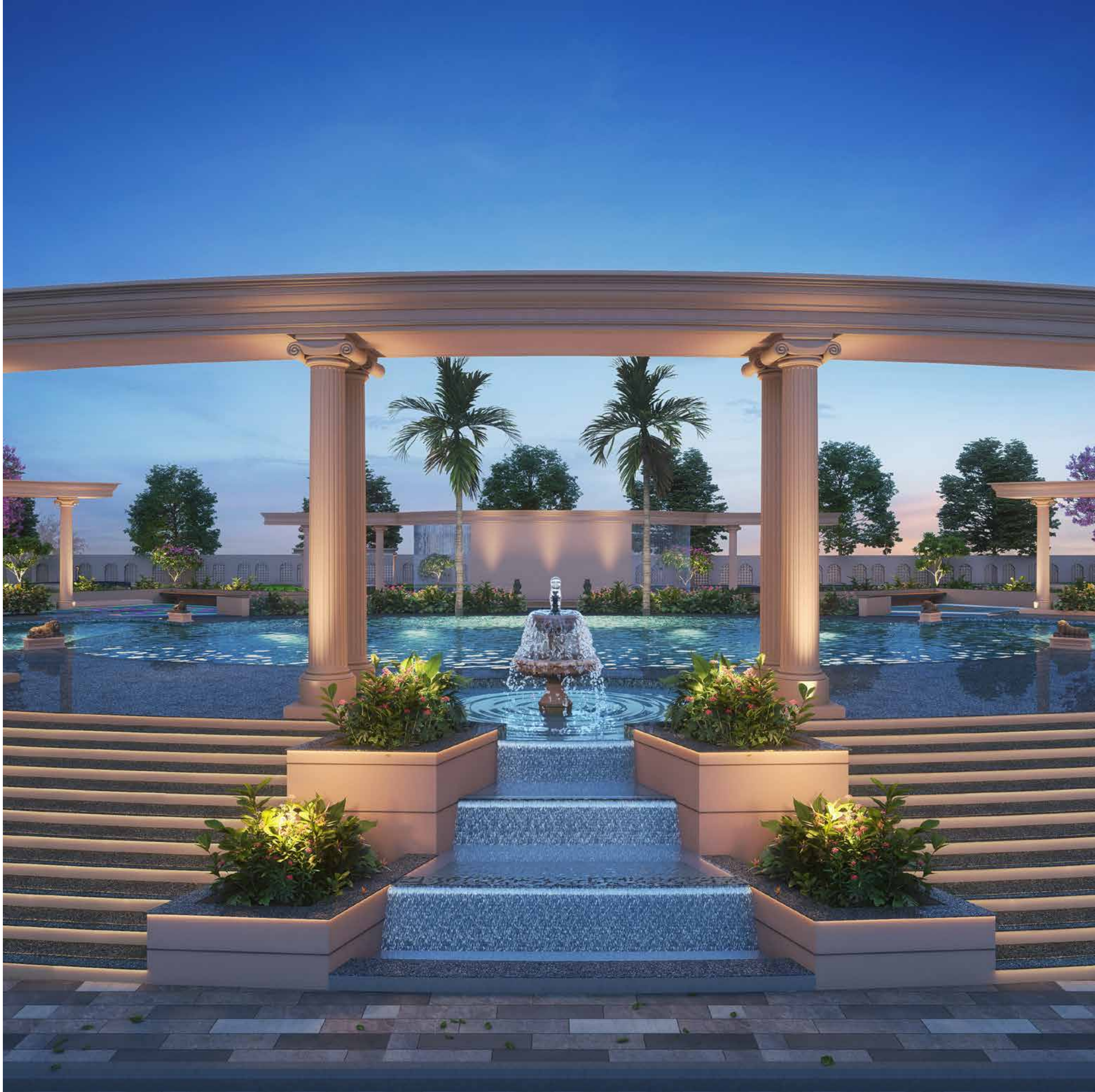
- 38. GUEST BEDROOMS
- 39. MUSIC ROOM AUX ENABLED

INDOOR GAMES

- 51. SOCCER POOL ROOM



KEY PLAN





The language of luxury

and grand lifestyle is within reach. Our signature apartment houses
premium specification that gives an aesthetic appeal, adds convenience
and personality to your home



STRUCTURE	
STRUCTURAL SYSTEM	<i>RCC Framed Structure designed for seismic compliant (Zone - 3).</i>
MASONRY	<i>200mm for external walls & 100mm for internal walls</i>
FLOOR- FLOOR HEIGHT (INCL. SLAB)	<i>Will be maintained at 2950mm</i>
WALL / CEILING FINISH	
INTERNAL WALLS	<i>Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion</i>
CEILING	<i>Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion</i>
EXTERIOR WALLS	<i>Finished with 1 coat of primer & 2 coats of exterior emulsion paint & color as per architect design intent</i>
BATHROOM	<i>Matt/Glossy ceramic wall tile of size 600x1200mm for a height of 2400mm & above the false ceiling will be finished with 1 coat of primer</i>
TOILET CEILING	<i>Panel & Grid false ceiling</i>
FLOOR FINISH WITH SKIRTING	
FOYER, LIVING, DINING, INTERNAL CORRIDOR	<i>Marble flooring</i>
BEDROOM & KITCHEN	<i>Vitrified tiles of size 1200X600mm</i>
BATHROOM	<i>Anti-skid ceramic tiles of size 600x600mm</i>
BALCONY / UTILITY	<i>Wooden finish tile flooring of size 600x1200mm</i>
PRIVATE OPEN TERRACE (IF APPLICABLE)	<i>Wooden finish tile flooring of size 600x1200mm</i>
KITCHEN & DINING	
ELECTRICAL POINT	<i>For chimney & water purifier</i>
KITCHEN & DINING	<i>Granite counter mounted wash basin and wall dado of height 200mm</i>
BALCONY	
HANDRAIL	<i>MS handrail as per architect's design intent</i>
CLOTH DRYING HANGER	<i>Ceiling cloth drying hanger rods provided in living balcon</i>

BATHROOMS

SANITARY FIXTURE
CP FITTINGS
MASTER BATHROOM

TOTO or Equivalent
TOTO or Equivalent
Wall mounted WC with cistern ,flush plate and Health faucet, Single lever diverter, Rain shower, hand shower and spout with glass partition, granite counter mounted wash basin and 2' long trench drain
Wall-mounted WC with cistern, flush plate and Health faucet, Single lever diverter, Overhead shower& spout, granite counter mounted wash basin and square designer drain

OTHER BATHROOMS

JOINERY

MAIN DOOR

Veneer finish full jamb architrave with double sided veneer finish door of size 1100 x 2300mm
Ironmongeries like Digital lock system of Yale OR equivalent lock, tower bolts, door viewer, Magnetic catcher
Laminate finish full jamb architrave with double-sided laminate finish door of size 1000 x 2300mm
Ironmongeries like Yale or equivalent lock, door handle, tower bolt, magnetic catcher, etc.,
Good quality door frame with double-sided laminate finish door of size 800 x 2300mm
Ironmongeries like thumb turn lock of Yale or equivalent without key, door bush, tower bolt, etc.,

BEDROOM DOORS

BATHROOM DOORS

WINDOWS

WINDOWS

Powder coated Aluminum windows with sliding shutter with see-through plain glass and MS grill/railing on the inner side (wherever applicable
Sill coping with granite
Powder coated Aluminum frame and doors with toughened glass (wherever applicable)

FRENCH DOORS

VENTILATORS

Powder coated Aluminum frame of fixed glass/ open-able shutter for ODU access (wherever applicable)
Sill and Soffit coping with granite





ELECTRICAL POINTS

POWER SUPPLY	3 PHASE power supply connection
SAFETY DEVICE	MCB & RCCB (Residual current circuit breaker)
SWITCHES & SOCKETS	Modular box, Switches & sockets of Honeywell or equivalent will be provided
WIRES	Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand
5 AMP SOCKET (OUTDOOR)	Point provided in the balcony in recommended location
FOOT LAMP	Provided in all bedrooms
FAN	Point provided in kitchen & Bedroom balcony wherever applicable
TV	Point in Living & any one bedroom and provision in 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	2BHK-400W, 3BHK-500W and 4BHK 650W

SPECIFICATIONS COMMON TO BUILDING COMPLEX

LIFT	Automatic lift will be provided with MS Finish
BACKUP	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 FACIA	Marble cladding @ ground level & Designer Vitrified tile @ other levels
LOBBY FLOORING	Marble flooring @ ground level & Designer Vitrified tile @ other levels
CORRIDOR FLOORING	Vitrified tile of size 800x1600 at all levels
STAIRCASE FLOOR	Granite flooring till 4 floors & Kota at other floors
STAIRCASE HANDRAIL	MS handrail with enamel paint finish in all floors
TERRACE FLOOR	Pressed tile flooring
TERRACE DOORS	Good quality door frame with FRP shutters Ironmongeries like thumb turn lock, door closure, tower bolt, etc., of Godrej / equivalent brand

OUTDOOR FEATURES

WATER STORAGE

RAIN WATER HARVEST

STP

SAFETY

WELL DEFINED WALKWAY

SECURITY

COMPOUND WALL

LANDSCAPE

DRIVEWAY

EXTERNAL DRIVEWAY

Centralized UG sump with WTP (Min. requirement as per water test report)

Rain water harvesting system (As per the site requirement)

Centralized Sewage Treatment plant

CCTV surveillance cameras will be provided all round the building at pivotal locations in ground level

Walkway spaces well defined as per landscape design intent

Security booth will be provided at the entrance/exit facilitated with MY GATE App

Site perimeter fenced by compound wall with entry gates for a height of 1800mm and Featured Compound wall (wherever applicable) As per design intent

Suitable landscape at appropriate places in the project as per design intent

Convex mirror for safe turning in driveway in / out

Interlocking paver block or equivalent flooring with demarcated driveway as per landscape design intent

Granite flooring finish / Cobble stone in entrance driveway and Granite flooring finish / Cobble stone in entrance driveway and Block lobby entrance



AWARDS

 ET Now - 2019 Casagrand Zenith Innovative Project of the Year	 The Economic Times - 2021 (Brand) Best Brands Award
 ET Now - 2019 Casagrand Eternia II Best Project in Non-Metro	 The Economic Times Real Estate Award - 2022 (South) Casagrand Amethyst Residential Project High-End (completed-metro)
 ET Now - 2019 Casagrand Royale Most Admired Upcoming Project of the Year	 The Economic Times Real Estate Award - 2022 (South) Casagrand Athens Residential Project High-End (ongoing-metro)
 11th Estate Annual Awards - Franchise India - 2019 Casagrand Esmeralda Luxury Villa Project of the Year	 Exchange4media - 2022 (Brand) Pride of India Brands - The Best of South Awards
 Times Business Awards 2020 - The Times of India (Brand) Best Real Estate Company of Tamil Nadu	 News18 Tamil Nadu - 2022 (Brand) Most Trusted Builder in South India
 Realty Conclave Excellence Awards - 2021 (South) Casagrand Orlena Mid-Segment Project of the Year	 14th Realty + Excellence Awards 2022 (South) Casagrand Hazen Mid-Segment Project of the Year
 Realty Conclave Excellence Awards - 2021 (South) Casagrand Boulevard Most Popular Project of the Year	 14th Realty + Excellence Awards 2022 (South) Casagrand Hazen Fastest Growing Realty Brand of the Year
 13th Estate Awards Franchise India and REMAX India - 2021 Casagrand Boulevard Best Mid-Segment Project of the Year	 14th Annual Estate Awards in 2023 Casagrand Flagship Residential Property of the Year
	 15th Realty+ Excellence Awards 2023, South Edition Casagrand Aria Best Affordable Housing project of the year

PAYMENT SCHEDULE

BOOKING ADVANCE	5
AGREEMENT SIGNING	40
ON COMMENCEMENT OF FOUNDATION	7.5
ON COMMENCEMENT OF BASEMENT	7.5
ON COMMENCEMENT OF 1ST FLOOR ROOF	7.5
ON COMMENCEMENT OF 3RD FLOOR ROOF	5
ON COMMENCEMENT OF 5TH FLOOR ROOF	5
ON COMMENCEMENT OF 7TH FLOOR ROOF	5
ON COMMENCEMENT OF 9TH FLOOR ROOF	2.5
ON COMMENCEMENT OF 11TH FLOOR ROOF	2.5
ON COMMENCEMENT OF 15TH FLOOR ROOF	2.5
ON COMMENCEMENT OF 19TH FLOOR ROOF	2.5
ON COMMENCEMENT OF 21ST FLOOR ROOF	2.5
ON COMPLETION OF FLOORING RESPECTIVE UNIT	2.5
HANDING OVER	2.5
TOTAL	100%



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Shoe
Rack



TV Unit



Dining
Crockery



Wardrobes
All
Bedrooms



Kitchen
Cabinets

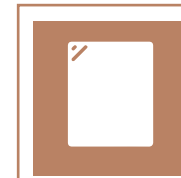


Vanity

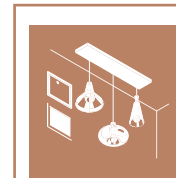
HOME ACCESSORIES



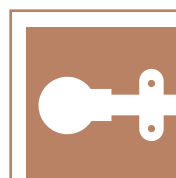
Light
Fixtures



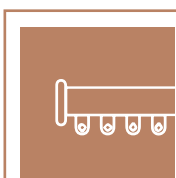
Mirrors in
Dining



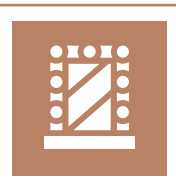
False
Ceiling



Curtain
Rods

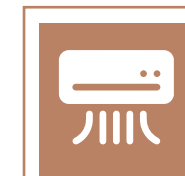


Curtain
Channels



Mirror
Lights

PREMIUM ELECTRICAL FITTINGS



A/C



Cooking
Hob



Chimney



Fans
living &
Bedrooms



Fan with
Light
Dining



Exhaust
Fans
& Geysers

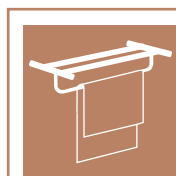
WASHROOM ACCESSORIES



LED
Mirror



Tissue
Holder



Towel
Rack



Robe
Hook



Corner
Shelf



Towel
Ring

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booking

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handover

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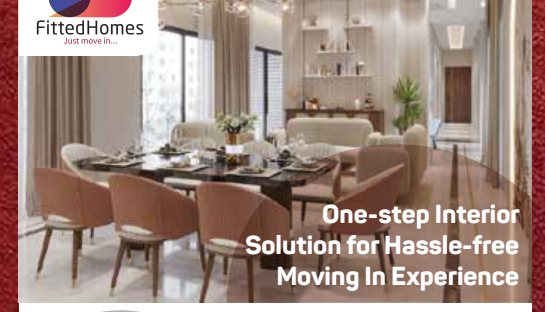


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