



CASAGRAN
Colosseum



CASAGRAN
building aspirations

SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

CHENNAI | BENGALURU | COIMBATORE | HYDERABAD

20

Years of excellence

40,000+

Happy customers

140+

Superior projects

56

Million sft. of living spaces

48

luxuriously crafted
homes

2,500 sft.

swimming pool

77%

open space

100%

Vastu-compliant
homes

15+

world-class
amenities

4 BHK

palatially designed
G+2 floor Ultra-spacious Villas

Signature apartments

B+G+5 floors structure 3 and 4 BHK homes

All apartments

are planned with two balconies





15+ AMENITIES

OUTDOOR AMENITIES

FEATURES

- ◇ Entrance plaza
- ◇ Trellis walkway
- ◇ Elderly seating pavilion
- ◇ Cycling track for kids
- ◇ Walking / Jogging track

SWIMMING POOL

- ◇ Pool deck with loungers
- ◇ Adult's pool
- ◇ Kids pool
- ◇ Poolside cabana



<p>TERRACE AMENITIES</p>	<p>ROOFTOP</p> <ul style="list-style-type: none"> ◇ Sky cinema ◇ Stepped seating deck ◇ Board games Plaza
<p>INDOOR & CLUB HOUSE AMENITIES</p>	<p>ENTERTAINMENT & CONVENIENCE</p> <ul style="list-style-type: none"> ◇ Multipurpose hall ◇ Gym ◇ Board games lounge ◇ Association room ◇ Car charging bays



CASAGRAND
Colosseum



THE BEST OF PRODUCT SUPERIORITY

- Casagrand Colosseum – a landmark living on the avenue.
- A community with the best of Architecture & Finesse.
- 48 premium units spread across 2.6 acres.
- State of art rooftop amenities and features.
- Finest material finishes and accessories for a luxurious lifestyle.
- Efficiency in spatial planning.
- Master plan & Unit plans designs are based on five important pillars in planning: Light, Ventilation, Vaastu, Privacy, and Aesthetics.
- Vaastu complaint homes.

EFFICIENCY IN MASTER PLAN AND HOUSING THE BEST PRODUCT FEATURES

- The project is set amidst 2.6 acres in Avarampalayam with 35 Signature apartments and 13 ultra-spacious villas.
- A Basement + Ground + 5-floor apartment and Ground + 2 Ultra-spacious Villas structure complemented by a Contemporary façade adorned with elegant lighting enumerating the grandeur lifestyle.
- Entrance Plaza beautified with a splendid arch and landscape elements, setting the environment to an inviting community.
- Meticulously planned basement parking to create a 100% Vehicle free zone within the community.
- Building orientation ensures maximum wind flow and minimum heat gain for every apartment.
- Feature wall and landscape is designed opposite to block entrance as a way-finder.

A NEIGHBORHOOD ONE WITH NATURE

- 54,000 sft. of lush green landscape sprawled with amenities and entertainments for residents of all age groups.
- The community boasts of an efficient building footprint where 77% of land area is open space.
- The apartment tower is planned around a vast podium of 7,000 sft. with no overlooking between the apartments.
- Private terraces are provided for most of the apartments in the ground-floor level connecting the indoors with the podiums.

OFFERING YOU AMENITIES & FEATURES TO KEEP YOU PUMPED

- The project features an exclusive 2,500 sft. swimming pool and deck with an Adult's edge pool and Kids pool.
- Trellis walkway complementing the poolside cabana and the pool deck with loungers.
- The clubhouse Board games lounge appeals into a palatial Multi-purpose party hall for residents to host their guests in.
- Burning the calories with the Indoor Gym and TRX training to keep you focused on your fitness goal.
- Embrace the art of leisure at the Elderly seating pavilion.
- Relax under the stars and get lost in great films with the rooftop sky cinemas.
- Rooftop stepped seating deck and Board games plaza for the residents to enjoy their evenings with communal activities.





KNOW WHY OUR PRODUCTS ARE SUPERIOR SIGNATURE APARTMENTS

- Wide & fancy Main door is designed with a dedicated paneling for an appealing entrance.
- Designer door number signage with accent lighting.
- Digital door lock system with four independent unlocking features.
- Apartments designed with dedicated Foyer space.
- Giving the floors an ultimate makeover with marble in the foyer, living, dining & Passage.
- 600 x 1200mm premium vitrified flooring tiles in Kitchen, Bedrooms, Puja room and utility.
- 600 x 600mm Anti - skid tiles in the Bathrooms.
- 600 x 1200mm Wooden deck finish tiles in the Balcony and Private terrace.
- Cloth drying pulley hangers in the balcony for everyday convenience.
- Premium range Kohler or equivalent fittings in all the bathrooms.
- Luxurious bathrooms fitted with dual shower, hand shower, glass shower cubicle, granite counter with two counter-mount washbasins in the master bedroom.
- Pest free square drain with SS designer gratings are provided in the bathrooms and kitchen.
- Foot lamps are provided in the bedrooms for your daily convenience.
- Water proof sockets provided in the balcony for evening parties and functional convenience.

KNOW WHY OUR PRODUCTS ARE SUPERIOR ULTRA-SPACIOUS VILLAS

- Wide & fancy Main door is designed with a dedicated paneling for an appealing entrance.
- Digital door lock system with four independent unlocking features.
- Designer Villa door number signage to add to the splendor of the elevation.
- Monitor your visitors by a video doorbell fixed next to the main-door through 7-inch LED screen from inside your home.
- Giving the floors an ultimate makeover with marble in the foyer, living, dining, Master Bedroom, Passage & Pooja room.
- 600 x 1200mm premium vitrified flooring tiles in Kitchen, Bedrooms, Lounge, Home theatre and Utility.
- 600 x 600mm Anti- skid tiles in the Bathrooms.
- 600 x 1200mm Wooden deck finish tiles in the Balcony, covered sit out and open terrace at 1st floor.
- Premium range Kohler or equivalent fittings in all the bathrooms.
- Luxurious bathrooms fitted with dual shower, hand shower, glass shower cubicle, granite counter with Two counter-mount washbasins and a bathtub with accessories in the master bedroom.
- Pest free square drain with SS designer gratings are provided in the bathrooms and kitchen.
- Foot lamps are provided in the bedrooms for your daily convenience.
- Water proof sockets provided in the balcony for evening parties and functional convenience.
- Tap provision in the deck for your daily convenience.





EFFICIENCY IN SPACE PLANNING SIGNATURE APARTMENTS

- Elevated Lift Facia with wall cladding & lighting elements.
- Designer floor identification signage at every floor level.
- Well-planned corridors with wall artifacts leading to your doorsteps.
- The core is well equipped with staircases and two lifts – 10 passengers capacity.
- Uninterrupted visual connectivity - all bedrooms & balconies will be facing the exterior.
- No overlooking apartments.
- All bedrooms, living & kitchens are consciously planned to be well-ventilated from the exterior.
- Convenient AC ODU spaces serviceable from the interior.
- 3 & 4 BHK signature units with Walk-in wardrobes are provided in one of the bedrooms.
- Two balconies - one in the living & one in the bedroom is provided in all of the apartments.
- Dedicated Washing machine & dish washer space provided in all of the apartments.
- Common wash basin provided in all of the apartments.
- Wide kitchens with double side counter space provided in all of the apartment.

ULTRA-SPACIOUS VILLAS

- Dedicated 3 car parks along with landscape is designed for all the villas.
- All the villas are designed with a landscaped deck and Hardscape features that opens out from the living & dining, connecting with the nature.
- All the villas are planned with separate living & dining avoiding crossover.
- Vertical travel made effortless with the Marble clad elevator space.
- Spacious kitchen planned with dedicated utility for everyday convenience.
- All bedrooms, living & kitchen are consciously planned to be well ventilated.
- Luxuriously planned master bedroom with dedicated walk-in wardrobe & voluminous balcony.
- Solely planned family lounge in the first floor.
- Exclusively planned home theatre room in the second floor.
- All villas are planned with a dedicated store room.
- Space for washing machine is devoted in the terrace for everyday convenience.

CONSIDERING VAASTU..? WE GOT THAT SORTED TOO

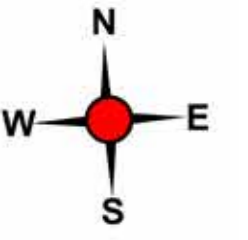
- All units have North or East facing entry doors.
- All apartments have kitchens placed in SE and NW.
- All apartments have SW bedrooms.
- No apartments have toilets in NE.
- No unit has a bed headboard in the North.





SITE PLAN

SITE PLAN



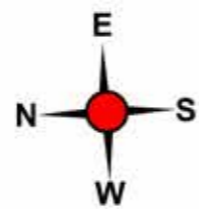
OUTDOOR AMENITIES

- 01. Entrance plaza
- 02. Trellis walkway
- 03. Elderly seating pavilion
- 04. Cycling track for kids
- 05. Walking / Jogging Track
- 06. Pool deck with loungers
- 07. Adult's pool
- 08. Kids pool
- 09. Poolside Cabana

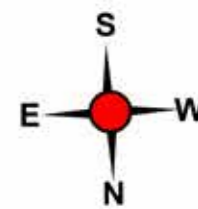


VILLA PLANS

NORTH FACING
VILLA NO-1, 2, 3, 4.



EAST FACING
VILLA NO-5, 6, 7, 7A.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

VILLA NO	LAND AREA	SALEABLE AREA	CARPET AREA
1	3769	4858	3566
2	3875	4858	3566
3	3982	4858	3566
4	4462	4858	3566



KEY PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



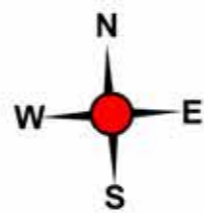
SECOND FLOOR PLAN

VILLA NO	LAND AREA	SALEABLE AREA	CARPET AREA
5	3745	4858	3566
6	3774	4858	3566
7	3793	4858	3566
7A	3807	4858	3566

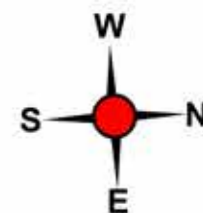


KEY PLAN

EAST FACING
VILLA NO-9, 10, 11, 12.



NORTH FACING
VILLA NO-12A.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

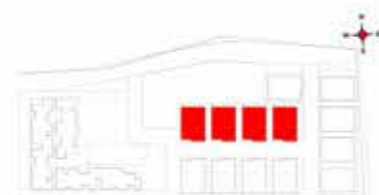


FIRST FLOOR PLAN



SECOND FLOOR PLAN

VILLA NO	LAND AREA	SALEABLE AREA	CARPET AREA
9	4010	4858	3566
10	3726	4858	3566
11	3726	4858	3566
12	3726	4858	3566



KEY PLAN

VILLA NO	LAND AREA	SALEABLE AREA	CARPET AREA
12A	4010	4858	3566

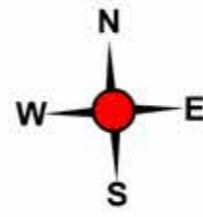


KEY PLAN



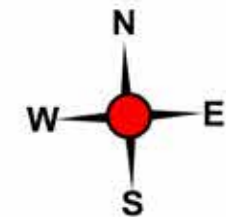
APARTMENT
FLOOR PLANS

BASEMENT FLOOR PLAN



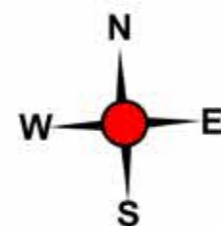
AMENITIES
17. Car charging bays.

GROUND FLOOR PLAN



INDOOR AMENITIES
13. Multi purpose hall
14. Gym
15. Boardgames lounge
16. Association room

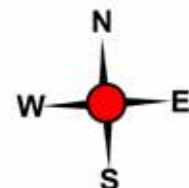
FIRST FLOOR PLAN



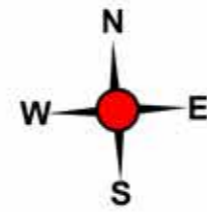
AMENITIES

- 10. Sky cinema
- 11. Stepped seating deck
- 12. Boardgames Plaza

TYPICAL FLOOR PLAN (2nd - 5th floor)



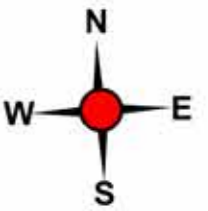
2BHK+2T-NORTH FACING



UNIT NO- G05

GROUND FLOOR PLAN

3BHK+3T-NORTH FACING



UNIT NO- 106, 205A, 306, 406, 506.

TYPICAL FLOOR PLAN
(1st-5th FLOOR)



UNIT NO- G06

GROUND FLOOR PLAN

UNIT NO.	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
G05	1193	166	1359	1934	123



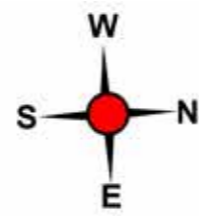
KEY PLAN

UNIT NO.	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
G06	1470	162	1632	2279	274
106, 205A, 306, 406, 506.	1460	162	1622	2279	-



KEY PLAN

3BHK+3T-EAST FACING



UNIT NO- 102, 202, 302, 402, 502.

TYPICAL FLOOR PLAN
(1st-5th FLOOR)



UNIT NO- G02

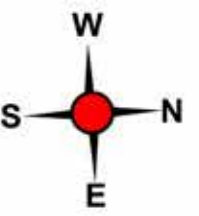
GROUND FLOOR PLAN



KEY PLAN

UNIT NO.	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
G02	1468	162	1630	2279	286
102, 202, 302, 402, 502.	1460	162	1622	2279	-

3BHK+3T-EAST FACING



UNIT NO- 101, 201, 301, 401, 501.

TYPICAL FLOOR PLAN
(1st-5th FLOOR)



UNIT NO- G01

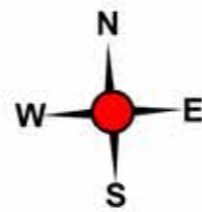
GROUND FLOOR PLAN



KEY PLAN

UNIT NO.	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
G01	1468	162	1630	2279	274
101, 201, 301, 401, 501.	1460	162	1622	2279	-

3BHK+3T-NORTH FACING



UNIT NO- 105, 205, 304A, 405, 505.

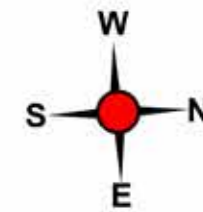
TYPICAL FLOOR PLAN
(1st-5th FLOOR)

UNIT NO.	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
105, 205, 304A, 405, 505.	1460	162	1622	2298	-



KEY PLAN

4BHK+4T-NORTH FACING



UNIT NO- 103, 203, 303, 403, 502A.

TYPICAL FLOOR PLAN
(1st-5th FLOOR)



UNIT NO- G03.

GROUND FLOOR PLAN

UNIT NO.	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
G03	1872	187	2059	2896	244
103, 203, 303, 403, 502A.	1867	187	2054	2896	-



KEY PLAN

4BHK+4T-EAST FACING



UNIT NO- 204, 304, 403A, 504.

TYPICAL FLOOR PLAN
(2nd-5th FLOOR)



UNIT NO- 104.

FIRST FLOOR PLAN

UNIT NO.	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
104	1878	187	2065	2914	270
204, 304, 403A, 504.	1867	187	2054	2914	-



KEY PLAN

VILLA SPECIFICATION

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 3300mm</i>
ATT	<i>Anti-termite treatment will be done</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 emulsion</i>
EXTERIOR WALLS	<i>Finished with texture, 1 coat of primer & 2 coats of exterior emulsion paint (Texture & Color as per architect design intent)</i>
MASTER BATHROOM	<i>Combination of Designer tiles of size 600x1200mm & 300x300mm up to 2400mm height & above the wall will be finished with a coat of primer & 2 coats of premium emulsion</i>
BATHROOMS 1,2 & 3	<i>Designer tile of size 600x1200mm up to 2400mm height & above the wall will be finished with a coat of primer & 2 coats of premium emulsion</i>

FLOOR FINISH WITH SKIRTING

LIVING, DINING, INTERNAL CORRIDOR & MASTER BEDROOM	<i>Marble flooring</i>
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OTHER BEDROOMS, POOJA ROOM, HOME THEATRE, KITCHEN & UTILITY	<i>Vitrified tiles of size 1200X600mm</i>
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MASTER BATHROOM	<i>Anti-skid ceramic tile of 600 x 600mm</i>
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BATHROOM 1	<i>Anti-skid ceramic tile of size 600x600mm</i>
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BATHROOM 2 & 3	<i>Anti-skid ceramic tile of size 600x600 mm</i>
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COVERED SIT OUT & BALCONY	<i>Wooden finish tile flooring of size 600x1200 with granite coping in all sides</i>
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OPEN TERRACE AT 1ST FLOOR	<i>Wooden finish tile flooring of size 600x1200 with granite coping in all sides</i>
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OPEN TERRACE AT 2ND FLOOR	<i>Pressed tiles finish</i>
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CAR PARKING	<i>Kota / Shahabad / Outdoor tiles finish</i>
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KITCHEN / UTILITY & DINING

ELECTRICAL POINT PROVISION	<i>For Hob, Chimney, Water Purifier, & Washing Machine</i>
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PLUMBING POINT PROVISION	<i>Inlet & Outlet provision for Water Purifier, Washing Machine, Sink & Sink faucet</i>
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EXTERNAL GAS BUNK	<i>External Gas Bunk provision for storage</i>
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DINING	<i>Granite counter mounted wash basin and wall dado of height 200mm</i>
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BALCONY

HANDRAIL	<i>MS handrail finished with PU primer with enamel paint as per architect's design intent</i>
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STAIRCASE

FLOORING	<i>Marble/Granite flooring for staircase</i>
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HANDRAIL	<i>MS handrail finished with Zinc Chromite primer and enamel paint & Wooden handle on top as per architect's design</i>
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BATHROOMS

CP & SANITARY FIXTURE	<i>Kohler or Equivalent</i>
MASTER BATHROOM & BATHROOM 3 AT 2 ND FLOOR	<i>Wall-mounted WC with cistern and flush plate, a health faucet, a single lever diverter, Dual shower with hand shower and spout, a glass cubicle, counter-mounted granite with two wash basins and Square drain.</i>

BATHROOM 1 & 2	<i>Bath tub with single lever diverter & spout</i>
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BATHROOM 1 & 2	<i>Wall-mounted WC with cistern and flush plate, a health faucet, a single lever diverter, overhead shower and spout with fixed glass partition, counter-mounted granite with wash basins and square drain.</i>
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SOLAR WATER HEATER	<i>Solar Hot water line provided at shower area for all toilets with suitable capacity of water heater and no provision for Geyser inside the bathrooms</i>
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JOINERY

MAIN DOOR	<i>Good quality door frame with Veneer finish full jamb architrave and double sided veneer finish door of size 1200 x 2400mm</i> <i>Ironmongeries like Digital lock system of Dormakaba or equivalent lock, magnetic door catcher, etc.</i>
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BEDROOM DOORS	<i>Good quality Full jamb wooden door frame with double-sided laminate finish door of size 1000 x 2400mm</i>
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BEDROOM DOORS	<i>Ironmongeries like Dorset OR equivalent lock, door handle, door stopper, etc.,</i>
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BATHROOM DOORS	<i>Good quality door frame with double-sided laminate finish door of size 800 x 2400mm</i>
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BATHROOM DOORS	<i>Ironmongeries like Dorset OR equivalent lock, door handle, door bush etc.,</i>
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HOME THEATRE	<i>Good quality Full jamb wooden door frame with double-sided laminate finish door of size 900 x 2400mm</i>
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HOME THEATRE	<i>Ironmongeries like Dorset OR equivalent lock, door handle, door stopper, etc.,</i>
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SERVANT ENTRY & BATHROOM DOOR	<i>Good quality door frame with Waterproof or FRP shutters of size 750 x 2100</i>
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SERVANT ENTRY & BATHROOM DOOR	<i>Ironmongeries like lock, door stopper etc., of Dorset / equivalent brand</i>
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TERRACE DOORS	<i>Good quality door frame with waterproof shutters (or) Steel door with elegant finish of size 900x2100mm</i>
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TERRACE DOORS	<i>Ironmongeries like inside thumb turn lock without key, door stopper etc., of Dorset / equivalent brand</i>
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WINDOWS

WINDOWS	<i>Aluminum windows with sliding shutter with see-through plain glass and MS grill/railing on the inner side (wherever applicable)</i>
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WINDOWS	<i>Sill coping with granite</i>
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FRENCH DOORS	<i>Aluminum frame and doors with toughened glass (wherever applicable)</i>
VENTILATORS	<i>Aluminum frame of fixed glass louvers Sill and Soffit coping with granite</i>
LIFT	
LIFT AREA PROVISION	<i>5 passengers capacity lift well will be provided</i>
LIFT FACIA	<i>Marble/Granite Cladding as per architect's design</i>
ELECTRICAL POINTS	
POWER SUPPLY	<i>3 PHASE power supply connection</i>
SAFETY DEVICE	<i>MCB & RCCB (Residual current circuit breaker)</i>
SWITCHES & SOCKETS	<i>Modular box, Switches & sockets of Legrand or equivalent will be provided</i>
WIRES	<i>Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand</i>
5 AMP SOCKET (OUTDOOR)	<i>Point provided in the balcony in recommended location</i>
FOOT LAMP	<i>Provided in all bedrooms</i>
VIDEO DOORBELL	<i>Provided in the entrance - Main door</i>
TV	<i>Point in Living & Master bedroom</i>
DATA PROVISION	<i>Provision in Living</i>
SPLIT- AIR CONDITIONER	<i>Points in living / dining, & all Bedrooms</i>
EXHAUST FAN	<i>Point in all bathrooms</i>
POWER BACK-UP	<i>Inverter provision for fan and light points (Wiring & Conduit provision only)</i>

OUTDOOR FEATURES	
WATER STORAGE	<i>Centralized UG sump with WTP (Min. requirement as per water test report)</i>
RAIN WATER HARVEST	<i>Rain water harvesting system (as per site requirement)</i>
STP	<i>Centralized Sewage Treatment plant (as per site requirement)</i>
COMMON BACK-UP	<i>100% Power backup for common amenities such as clubhouse, WTP, STP & common area lightings</i>
SAFETY	<i>CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level</i>
SECURITY	<i>Security booth will be provided at the entry / exit facilitated with MY GATE App</i>
COMPOUND WALL	<i>Site perimeter fenced by compound wall with entry gates for height of 2100mm as per design intent</i>
LANDSCAPE	<i>Suitable landscape at appropriate places in the project as per design intent</i>
DRIVEWAY	<i>Convex mirror for safe turning in driveway in/out (as per site requirement) Interlocking paver block or equivalent flooring with demarcated driveway as per landscape design intent</i>



APARTMENT SPECIFICATION

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>
ATT	<i>Anti-termite treatment will be done</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 emulsion</i>
EXTERIOR WALLS	<i>Finished with texture, 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 2100mm & above the wall will be finished with 1 coat of primer & 2 coats of premium emulsion</i>

FLOOR FINISH WITH SKIRTING

FOYER, LIVING, DINING & INTERNAL CORRIDOR	<i>Marble flooring</i>
ALL BEDROOMS, POOJA & KITCHEN	<i>Vitrified tiles of size 1200X600mm</i>
BATHROOM	<i>Anti-skid ceramic tiles of size 600x600mm</i>

BALCONY	<i>Wooden finish tile flooring of size 600x1200mm</i>
PRIVATE OPEN TERRACE (IF APPLICABLE)	<i>Wooden finish tile flooring of size 600x1200mm</i>

KITCHEN / UTILITY & DINING

ELECTRICAL POINT	<i>For Hob, Chimney, Water Purifier & Washing Machine</i>
PLUMBING POINT	<i>Inlet & Outlet provision for Water Purifier, Washing Machine, Sink & Sink faucet</i>
DINING	<i>Granite counter mounted wash basin and wall dado of height 200mm</i>

BALCONY	
HANDRAIL	<i>MS handrail finished with PU primer with enamel paint as per architect's design intent</i>
CLOTH DRYING HANGER	<i>Ceiling cloth drying hanger rods provided in bedroom 1 balcony</i>

BATHROOMS

CP & SANITARY FIXTURE	<i>Kohler or Equivalent</i>
MASTER BATHROOM	<i>Wall-mounted WC with cistern and flush plate, a health faucet, a single lever diverter, Dual shower with hand shower and spout with fixed glass partition, counter-mounted granite with two wash basins and square drain.</i>

OTHER BATHROOM

Wall-mounted WC with cistern and flush plate, a health faucet, a single lever diverter, overhead shower with hand shower and spout, counter-mounted granite with a wash basins and square drain.

JOINERY

MAIN DOOR	<i>Good quality door frame with Full jamb architrave and double sided veneer finish door of size 1200 x 2100mm</i>
BEDROOM DOORS	<i>Ironmongeries like Digital lock system of Yale or equivalent lock, door viewer, safety latch, magnetic catcher, etc.</i>
BATHROOM DOORS	<i>Good quality Full jamb wooden door frame with double-sided laminate finish door of size 1000 x 2100mm</i>

BATHROOM DOORS

Ironmongeries like Yale OR equivalent lock, door stopper, door handle, etc.,

Good quality door frame with water proof shutter door of size 800 x 2100mm

Ironmongeries like Yale OR equivalent lock, door handle, one side coin & thumb turn lock without key, door bush etc.,

Good quality aluminum door with toughened glass of size 800x2100mm

UTILITY DOOR

WINDOWS

WINDOWS	<i>Aluminum Frame with sliding shutter with see-through plain glass and MS grill/railing on the inner side (wherever applicable)</i>
FRENCH DOORS	<i>Sill coping with granite</i>
VENTILATORS	<i>Aluminum frame and doors with toughened glass (wherever applicable)</i>
	<i>Aluminum frame of fixed glass/ open-able shutter for ODU access (wherever applicable)</i>
	<i>Sill and Soffit coping with granite.</i>

ELECTRICAL POINTS

POWER SUPPLY	<i>3 PHASE power supply connection</i>
SAFETY DEVICE	<i>MCB & RCCB (Residual current circuit breaker)</i>
SWITCHES & SOCKETS	<i>Modular box, Switches & sockets of MK or equivalent will be provided</i>
WIRES	<i>Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand</i>
5 AMP SOCKET (OUTDOOR)	<i>Point provided in the balcony in recommended location</i>
FOOT LAMP	<i>Provided in all bedrooms</i>
TV	<i>Point in Living & Master bedroom</i>
DATA	<i>Point in Living</i>



SPLIT- AIR CONDITIONER	<i>Points in Living / Dining and in all bedrooms</i>
EXHAUST FAN	<i>Point in all bathrooms</i>
GEYSER	<i>Point will be given in all bathrooms</i>
BACK-UP	<i>2 BHK-400 W, 3 BHK – 500 W, 4 BHK-650 W</i>

SPECIFICATIONS COMMON TO BUILDING COMPLEX

LIFT	<i>Automatic Elevators of 10 passengers will be provided</i>
BACKUP	<i>100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting</i>
UNIT SIGNAGE BOARD	<i>Respective Unit numbers sign board will be provided in Lift lobby</i>
LIFT FACIA	<i>Marble cladding at all levels as per architect's design</i>
LIFT LOBBY FLOORING	<i>Marble flooring at all Levels</i>
CORRIDOR FLOORING	<i>Vitrified tile of size 800x1600 at all levels</i>
STAIRCASE FLOOR	<i>Granite flooring at all floors</i>
STAIRCASE HANDRAIL	<i>MS handrail with enamel paint finish in all floors</i>
TERRACE FLOOR	<i>Pressed tile flooring</i>
TERRACE DOORS	<i>Good quality door frame with waterproof shutters Ironmongeries like thumb turn lock, door closure, etc., of Yale or equivalent brand</i>



LOCATION ADVANTAGES

COLLEGES	MINS	SCHOOLS	MINS
Sri Ramakrishna College Of arts and science	2 min	PSG Public school	6 min
Hindusthan college of arts and science	6 min	Stanes school CBSE	9 min
PSGR Krishnammal college for women	7 min	Vidhya nicketan public school	7 min
PSG college of arts and science	12 min	GRD public school	11 min
PSG College of technology	5 min	G. Ramasamy naidu Matriculation higher secondary school	10 min
PSG institute of medical science & Research	9 min	Hindusthan Matriculation higher secondary School	6 min
Ramakrishna Dental college	2min	National Model Senior Secondary School	8 min
Ramakrishna college of allied health science	4 min	PSGR krishnammal higher secondary school for girls	7 min
HOSPITALS	MINS	TRANSPORTATION	MINS
Ramakrishna Multispeciality Hospital	4 min	Gandhipuram Bus Terminus	8 min
G Kuppuswamy naidu memorial hospital	6 min	Nava india signal junction	2 min
PSG Hospital	8 min	Lakshmi mills junction	5 min
Iswarya womens hospital	5 min	Peelamedu	8min
KG Hospital	10 min	Hopes	10 min
KMCH Hospital	15 min	Airport	15 min
Aravind eye hospital	12 min	Railway station	15 min
		Race course	8 min
ENTERTAINMENT	MINS		
Fun mall	8 min		
Brookfields mall	15 min		
Broadway cinemas	20 min		

LOCATION MAP



VILLA PAYMENT SCHEDULE

Booking Advance (10 days from the date of booking)	5%
Agreement Stage (35 days from the date of booking)	45%
Commencement of Foundation	10%
Commencement of Ground Floor Roof	10%
Commencement of 1st Floor Roof	10%
Commencement of 2nd Floor Roof	10%
On Completion of Flooring Respective Unit	5%
Handing Over	5%
Total	100%

APARTMENT PAYMENT SCHEDULE

Booking Advance (10 days from the date of booking)	5%
Agreement Stage (35 days from the date of booking)	45%
Commencement of Basement	10%
Commencement of Ground Floor Roof	7.50%
Commencement of 1st Floor Roof	7.50%
Commencement of 2nd Floor Roof	7.50%
Commencement of 4th Floor Roof	7.50%
On Completion of Flooring Respective Unit	5%
Handing Over	5%
Total	100%

VILLA INTERIOR





ET Now - 2019
Casagrand Zenith
Innovative Project of the Year

ET Now - 2019
Casagrand Eternia II
Best Project in Non-Metro

ET Now - 2019
Casagrand Royale
Most Admired Upcoming Project of the Year

11th Estate Annual Awards - Franchise India - 2019
Casagrand Esmeralda
Luxury Villa Project of the Year

Times Business Awards 2020 - The Times of India (Brand)
Best Real Estate Company of Tamil Nadu

Realty Conclave Excellence Awards - 2021 (South)
Casagrand Orlena
Mid-Segment Project of the Year

Realty Conclave Excellence Awards - 2021 (South)
Casagrand Boulevard
Most Popular Project of the Year

13th Estate Awards Franchise India and REMAX India - 2021
Casagrand Boulevard
Best Mid-Segment Project of the Year

The Economic Times - 2021 (Brand)
Best Brands Award

The Economic Times Real Estate Award - 2022 (South)
Casagrand Amethyst
Residential Project High-End (completed-metro)

The Economic Times Real Estate Award - 2022 (South)
Casagrand Athens
Residential Project High-End (ongoing-metro)

Exchange4media - 2022 (Brand)
Pride of India Brands - The Best of South Awards

News18 Tamil Nadu - 2022 (Brand)
Most Trusted Builder in South India

14th Realty + Excellence Awards 2022 (South)
Casagrand Hazen
Mid-Segment Project of the Year

14th Realty + Excellence Awards 2022 (South)
Casagrand Hazen
Fastest Growing Realty Brand 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



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To make Homebuyer's Life Easy, Casagrand Fitted Homes offers the One-Stop Solution with all the essential fitments a new home must have, where you don't have to handle the hassles of getting your woodwork & electrical fittings done.

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Shoe Rack



TV Unit



Dining Crockery



Wardrobes All Bedrooms



Kitchen Cabinets



Vanity

HOME ACCESSORIES



Light Fixtures



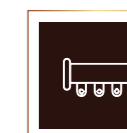
Mirrors in Dining



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

PAYMENT SCHEDULE

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CASAGRAN

building aspirations

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