



Live Among  
the Stars







Casagrand Real Estate Builder Enterprise is committed to building aspirations and delivering value. In the last 15 years, we have developed over 20 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. 90+ landmark properties and over 15000 happy families stand testimony to our commitment.

In line with our philosophy of creating superior living spaces that reflect our belief, we also offer tastefully chosen plotted development spaces in select locations.

In the 16<sup>th</sup> year of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹6500 crore in the pipeline.





## THE SMART HOME

A scintillating experience of wholesome luxury awaits you and your family at Casagrand Cosmos. Introducing the ultra-luxurious villas and apartments off Mettupalayam Road at Coimbatore, a state of great comfort, luxury and bliss in an independent universe that's tailor-made for you and your family.

The next generation of intelligent homes with smart automation systems redefine smart living to make your life comfortable. Stunning 41 villas & 60 apartments on a 4.71-acre expanse with over 50 carefully integrated lifestyle amenities & features, all set to make every day exciting.

## SALIENT FEATURES

- 101 contemporary homes spread across 4.71 acres
- 3 & 4 BHK villas with G+1 design structure
- 2 & 3 BHK apartments with Stilt + 5 design structure
- Only project to offer more than 50+ amenities & features off Mettupalayam road
- Beautifully planned clubhouse with swimming pool
- 70% open space for maximum light & ventilation
- Total privacy with no overlooking units
- Planned outdoor unit locations for air conditioners
- Well-designed landscape with every villa
- 100% vaastu compliant homes designed with zero dead space
- Solar water heaters for all villas
- 100% power backup for all common areas
- Secure gated community
- Surrounded by schools, colleges and hospitals



ENTRANCE  
VIEW



CLUBHOUSE

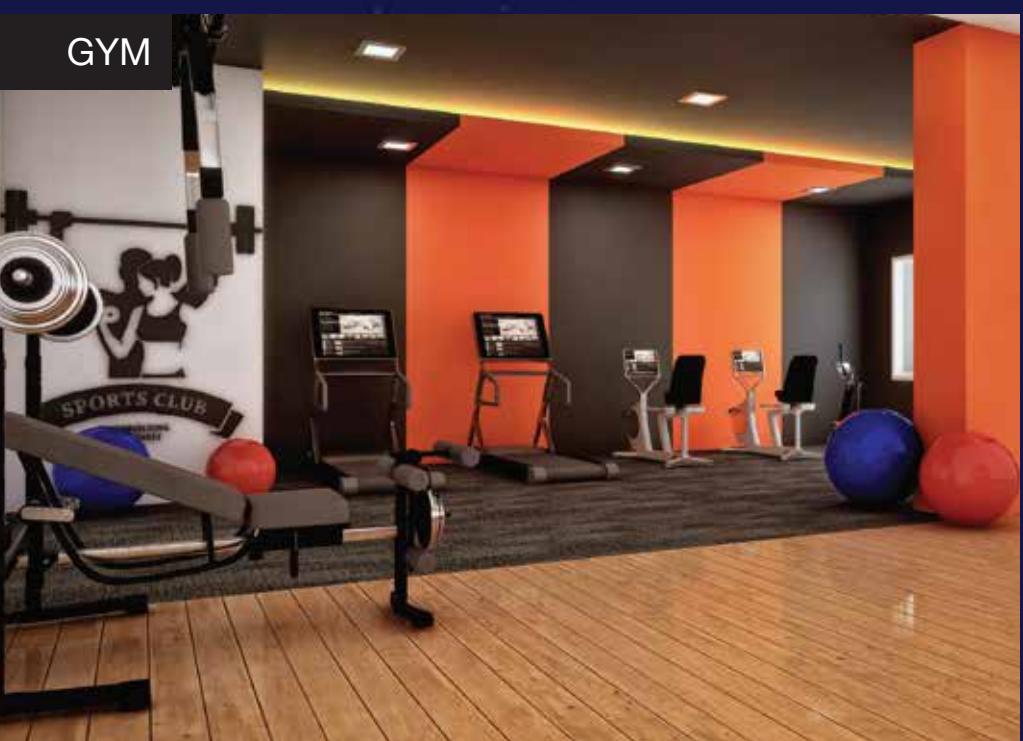


**SWIMMING  
POOL VIEW**

INDOOR KIDS' PLAY AREA



GYM



MINI THEATRE



## CLUBHOUSE AMENITIES

- Party hall
- Chippo golf
- Mini theatre
- Swimming pool
- Gym
- Toddlers' pool
- Table tennis
- Aqua gym
- Indoor kids' play area
- Kids' pool games
- Yoga room
- VR game zone
- Steam/Sauna
- Reading lounge
- Rooftop party area
- Mini bowling
- Board games
- Kids' knee hockey

TENNIS COURT



## OUTDOOR AMENITIES

- Tennis court
- Cricket net
- Jogging track with LED lights
- Pedestrian pathway
- Amphitheatre
- Rock climbing wall
- Treehouse - elevated wooden deck
- Children's play area
- Trampoline
- Outdoor gym
- Informal seating with pergola structure
- BBQ court
- Feature wall with sculpture court
- Reflexology pathway
- Sensory floor games
- Hammocks
- Turn ball
- Outdoor party lawn
- Mosquito magnet

CHILDREN'S PLAY AREA



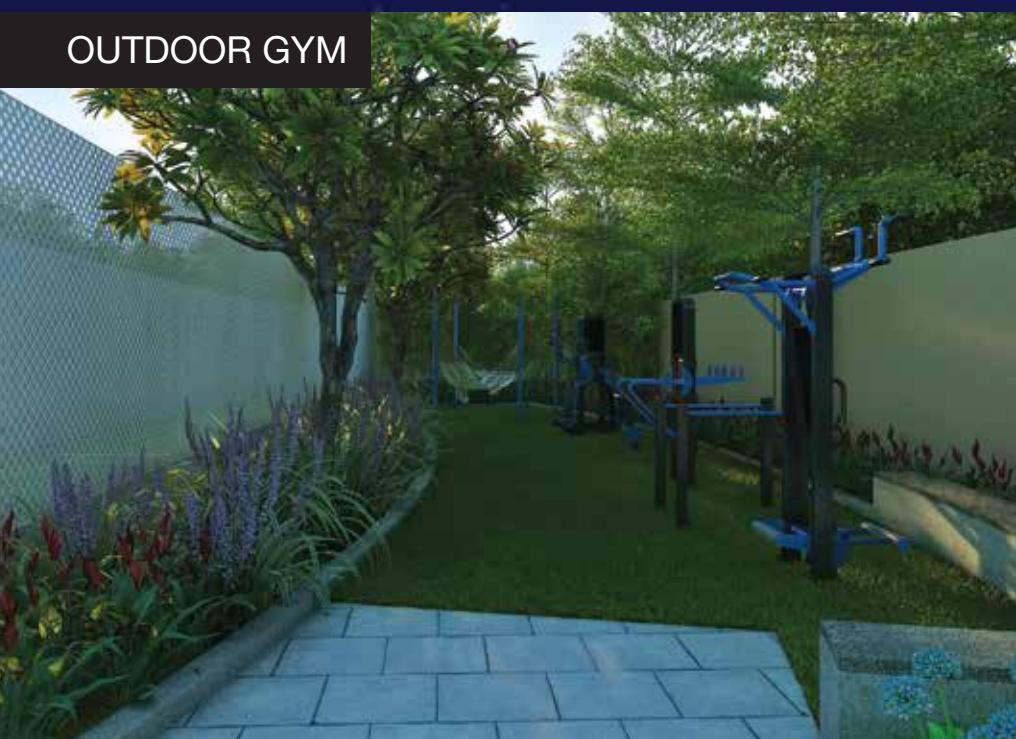
CRICKET NET



## POOL VIEW



## OUTDOOR GYM



## AMPHITHEATRE



## COMMON FEATURES OF THE BUILDING COMPLEX

- **STILT FLOOR**
  - Association room
  - Drivers' / Maids' toilet
  - Ironing shop
- **Water storage**

UG sump along with water softening plant
- **Rainwater harvesting**

Efficient rainwater harvesting system for the entire project
- **Sewage system**

Centralized Sewage Treatment plant
- **Intercom**

Provision for intercom will be provided
- **Safety**

CCTV surveillance cameras will be provided at strategic common locations
- **Well-defined driveway**

Interlocking paver block will be laid all around the building with demarcated driveway
- **Security**

Security booth will be provided at the entrance and exit with boom barrier & My Gate App
- **Compound wall**

Building perimeter will be fenced by a compound wall with entry gates for a height of 2100mm
- **Common area lighting**

Common area and compound wall lighting will be provided as per the architect's design
- **Swimming pool**

100% chemical-free swimming pool
- **Landscape**

Suitable landscape at appropriate places in the project



Superior brands

221 quality checks

More amenities

Better utility of space  
and ventilation

Kids and senior citizens friendly



## CASAGRAND'S BEST HOME YET

- A community with the best of architecture & finesse
- 50+ amenities & features
- Smart villas & apartments to upgrade your lifestyle
- Vaastu compliant homes
- Superior specifications
- Efficient space planning



## SMART VILLAS & APARTMENTS FOR A SMARTER LIFE

- Every villa is Google Home / Alexa enabled. Control your spaces just by saying "Ok Google!" / "Hey Alexa!"
- Monitor your visitors using a video door phone through 7-inch LED screen from within your villa.
- Digital door lock system with five independent unlocking features such as fingerprint, PIN code, RF card, mechanical key & Bluetooth, a remote control (optional) and strong security features.
- App controlled smart fan & light switches in the Living, Dining, Family room and all Bedrooms.
- App controlled AC switches (ON/OFF) in Master Bedroom.
- Occupancy sensors in all toilets and entry foyer which senses your presence and switches ON/OFF.
- Command center - a Gateway will be provided to control all the home automated devices.
- Secured visitor access control and association management will be facilitated through the My Gate app.
- Smart card based entry/exit for the residents.

BEDROOM - ACTUAL



## EFFICIENT MASTER PLANS WITH THE BEST PRODUCT FEATURES

- The community boasts of an efficient building footprint where 70% of land area is open space.
- Villa and apartment elevations are designed with contemporary façade and elevated by elegant lighting.
- 8200 sft of the best in class clubhouse which is the biggest in the vicinity to provide ample indoor amenities for the residents.
- The project features an amphitheatre for residents to enjoy their evening engaging in communal activities.
- Elevated swimming pool deck alongside the clubhouse with sculpture court, barbecue court, outdoor informal seating and lounge seating with shaded structure.
- The orientation of the apartments and villa ensures maximum wind-flow and minimum heat-gain.
- 7.2 m (23 feet) & 6 m (20 feet) wide two-way driveways are planned across the site for comfortable vehicular movement.

## THE MOST EFFICIENT SPACE PLANNING

- Door/Window openings and balconies of apartments and villas are planned in such a way that they don't overlook each other.
- Spacious bedrooms.
- Separate utility space is provided for all villas and most apartments.
- All villas are planned with extended landscape deck.
- Conveniently accessible ODU spaces for air conditioners from the interior.
- OTS / Cutouts and shafts are planned to ensure for more ventilation.
- Well-concealed and camouflaged electrical, plumbing and sewage.
- Private terraces for the apartments in the first floor level.

LANDSCAPE DECK - ACTUAL



## PARTY HALL



### 50+ AMENITIES TO KEEP YOU ON YOUR TOES

- Exclusive swimming pool with toddlers' pool, aqua gym with active water-based workout equipment in the swimming pool.
- Embrace fitness in the community:
  - Indoor gym & yoga/meditation, steam & sauna in the clubhouse.
  - Outdoor gym, cricket net, tennis court, jogging track with LED lighting amidst the landscaped outdoor spaces.
  - Jogging / Walking track along the periphery of the community.
- Host guests in the grand clubhouse with facilities like multipurpose party hall, indoor play area, reading lounge, AV room, VR gaming zone, etc., having rooftop party area, mini-bowling, chippo golf and kids' hockey as extended recreation spaces.
- Outdoor amenities like children's play area with tot lot, trampolines, modern treehouse with elevated viewing deck, rock climbing wall, sensory floor games, turn ball, etc., provide an active environment.
- Outdoor party lawn for community gatherings and hammocks, informal seating with pergola structure, reflexology pathway, etc., are planned for relaxing the senses.
- New age mosquito magnet to have a hassle-free outdoor experience.
- Association room, drivers' & maids' toilets and ironing shop for convenience are provided in the apartment stilt floor.



### YOU DON'T HAVE TO WORRY ABOUT VAASTU

- All villas have E and N facing main entrance door.
- In apartments, maximum units have E and N facing main door.
- All units have SW master bedroom.
- All units have SE & NW kitchen.
- No units have bed headboard in the North.
- All units have east facing hobs.
- No units have SW entrance.
- No NE & SW cuts.

## CLUBHOUSE - ROOFTOP



## COUNTER BASIN - ACTUAL



## VIDEO DOOR PHONE - ACTUAL



## THIS IS WHY OUR HOMES ARE SUPERIOR

- Wide main door is designed with dedicated paneling - a space to personalize your entrance.
- Designer door number signage with milk-box & newspaper holder.
- Wireless mobile charging station will be provided in the Living & in the Master Bedroom.
- 800 x 800 double charged vitrified superior flooring tiles in the Living & Dining (villas).
- Villas have luxurious master bathrooms with shower partition, granite counter with countertop washbasin and premium range fittings.
- Bathrooms with premium range fittings and waterproof doors in all apartments.
- Adjustable ceiling mount clothes drying hanger in the apartment balconies.
- Every villa is provided with a dedicated solar water heater on the terrace.
- Out of 41 villas -
  - 24 villas have 3 car parks with 2 covered parking
  - 17 villas have 2 car parks with 1 covered parking





MASTER BEDROOM



KITCHEN



BEDROOM 2





AERIAL  
VIEW



**ENTRY/EXIT**



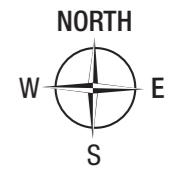
# SITE PLAN

## UNITS:

Villa	Type A (3 BHK)	6 Units
	Type B (4 BHK)	12 Units
	Type C (4 BHK)	10 Units
	Type D (4 BHK)	2 Units
	Type E (3 BHK)	3 Units
	Type F (3 BHK)	4 Units
	Type G (3 BHK)	4 Unit
Apartment	Block A (2 BHK)	30 Units
	Block B (2 / 3 BHK)	30 Units
	<b>Total Units</b>	<b>101 Units</b>

## LEGEND:

1. Swimming pool
2. Kids' pool
3. Aqua gym
4. Feature wall with sculpture court
5. Outdoor shower
6. Informal seating with pergola structure
7. BBQ court
8. Outdoor party lawn
9. Tennis court
10. Amphitheatre with stage
11. Tree house - elevated wooden deck
12. Rock climbing wall
13. Children's play area
14. Pedestrian pathway
15. Trampoline
16. Turn ball
17. Reflexology pathway
18. Sensory floor games
19. Outdoor gym
20. Hammocks
21. Cricket net
22. Jogging track with LED light

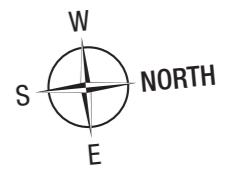


## Type A - Elevation View



**TYPE A - EAST FACING 3 BHK + 3T VILLA**

**NO. OF VILLAS : 6**



VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
1, 6, 18, 19, 24, 25	3230-3501 SFT	2897 SFT	2129 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



HEADROOM / TERRACE PLAN



KEYPLAN

## Type B - Elevation View



**TYPE B - EAST FACING 4 BHK + 4T VILLA**

**NO. OF VILLAS : 12**



GROUND FLOOR PLAN

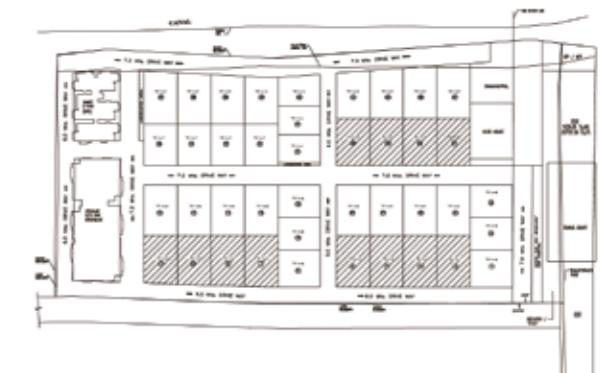


FIRST FLOOR PLAN

VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
2-5, 7-11, 27-30	3731-4125 SFT	3441 SFT	2499 SFT



HEADROOM / TERRACE PLAN



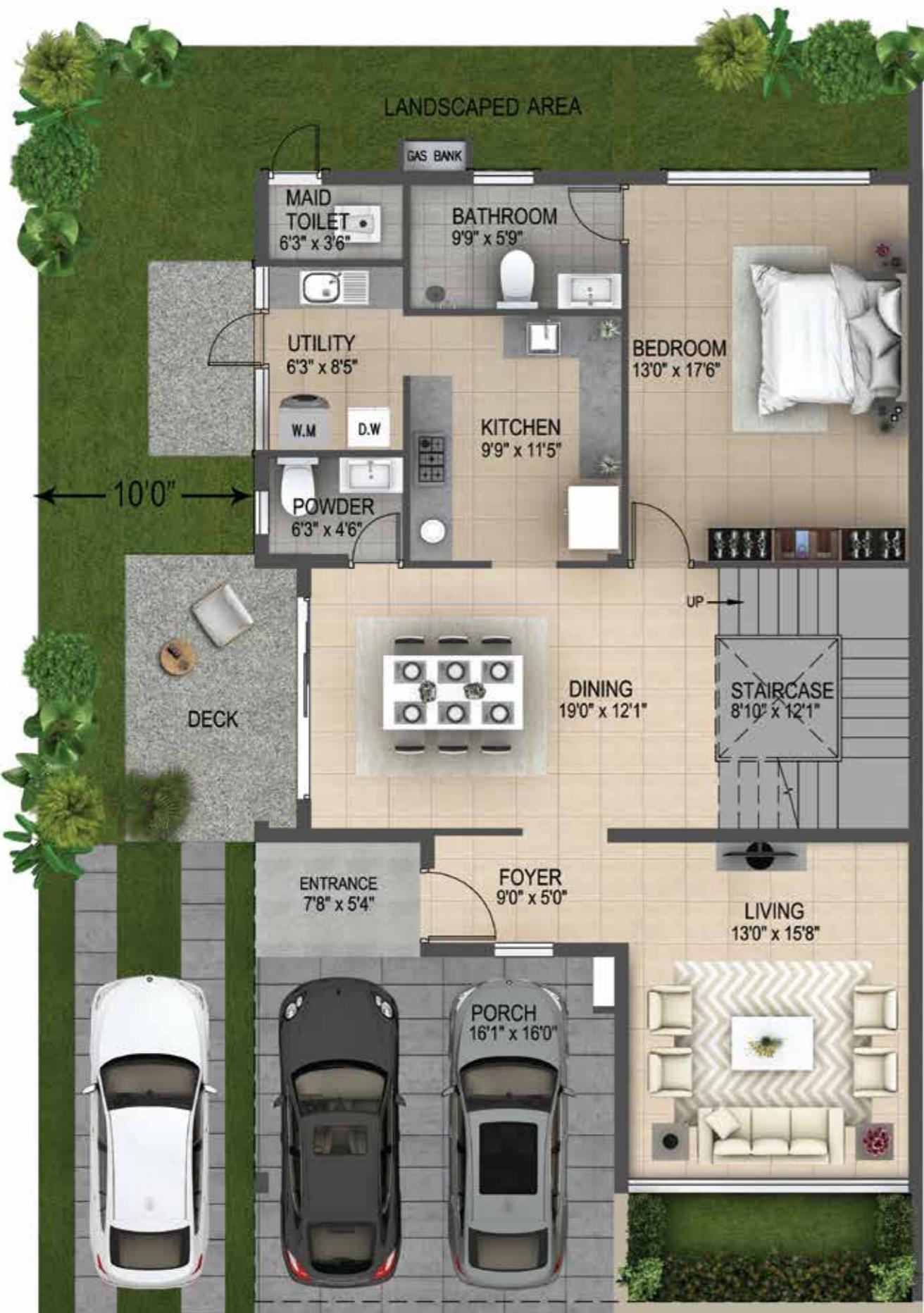
KEYPLAN

## Type C - Elevation View



**TYPE C - EAST FACING 4 BHK + 4T VILLA**

**NO. OF VILLAS : 10**



VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
20-23, 37-39, 45-47	3788-4052 SFT	3423 SFT	2499 SFT



**GROUND FLOOR PLAN**

**FIRST FLOOR PLAN**

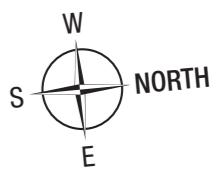


## Type E - Elevation View



**TYPE E - NORTH FACING 3 BHK + 3T VILLA**

**NO. OF VILLAS : 3**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
31, 41, 42	2814-2911 SFT	2505 SFT	1886 SFT



HEADROOM / TERRACE PLAN



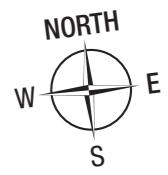
KEYPLAN

## Type F - Elevation View



TYPE F - EAST FACING 3 BHK + 3T VILLA

NO. OF VILLAS : 4



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
32-36	3264 SFT	2919 SFT	2165 SFT



HEADROOM / TERRACE PLAN



KEYPLAN

**TYPE D - EAST FACING 4 BHK + 4T VILLA**

**NO. OF VILLAS : 2**



VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
40 & 43	3639 & 3632 SFT	3271 SFT	2365 SFT



TYPE G - NORTH FACING 3 BHK + 3T VILLA

NO. OF VILLAS : 4

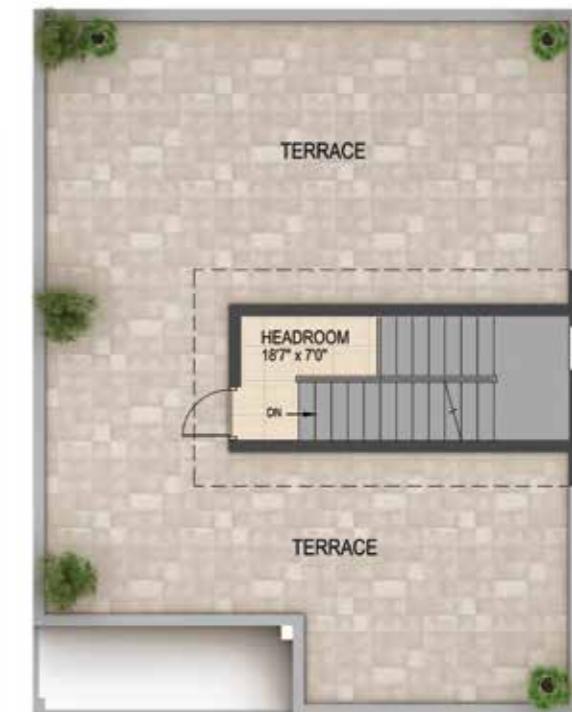


GROUND FLOOR PLAN

VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
12-16	3537 SFT	2970 SFT	2246 SFT



FIRST FLOOR PLAN



HEADROOM / TERRACE PLAN



KEYPLAN

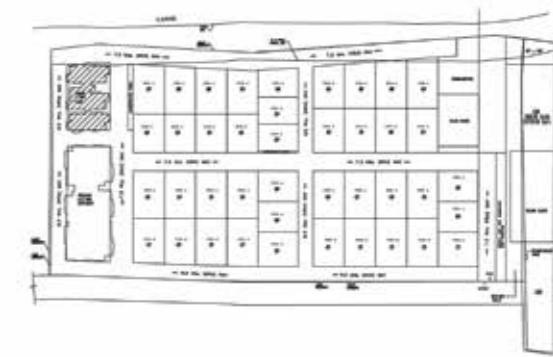
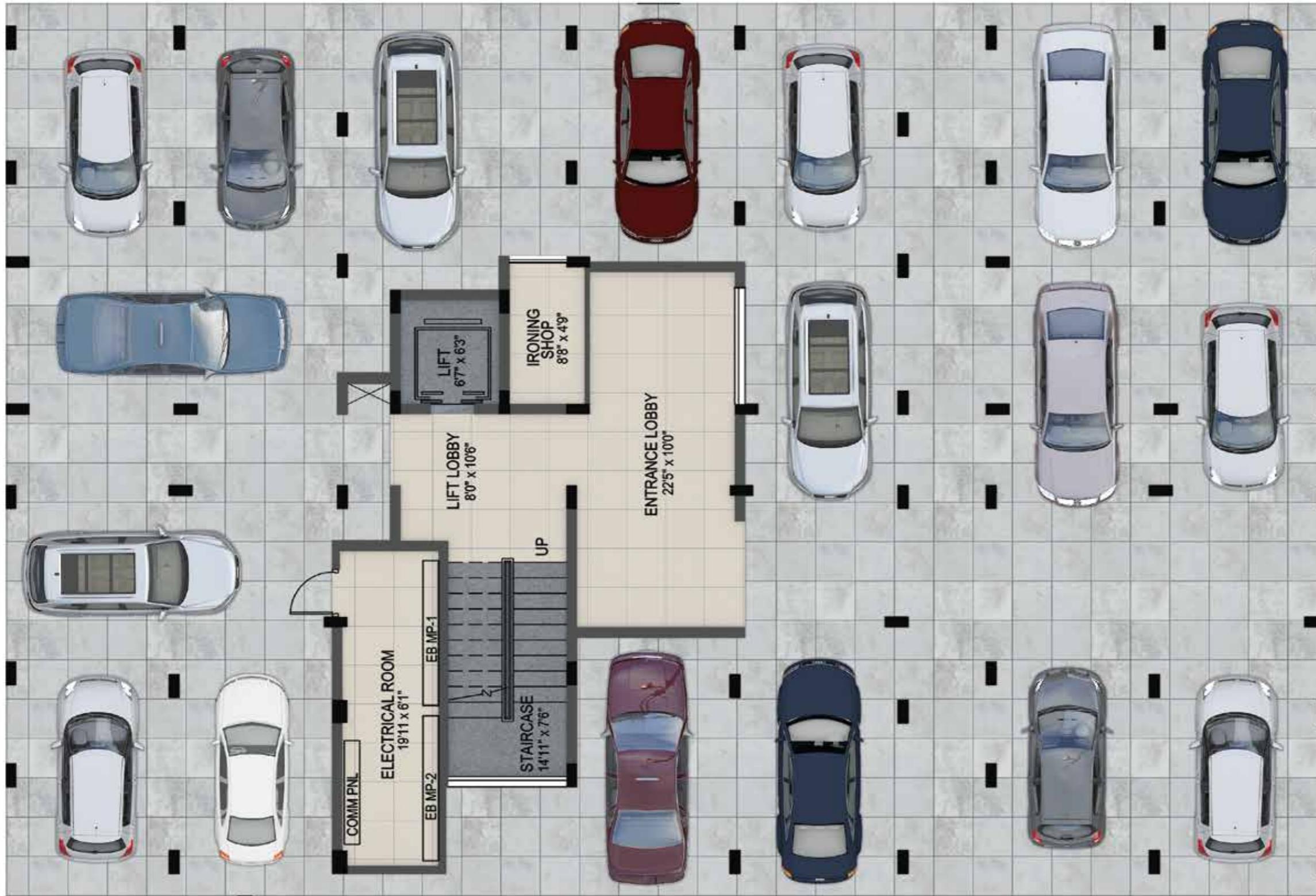
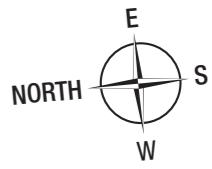
# Smart Apartment Block A - Elevation View



## Apartment Block B - Elevation View

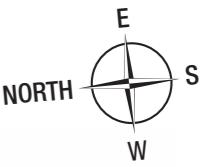


BLOCK A - STILT FLOOR PLAN

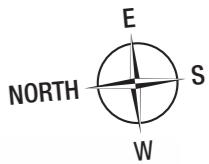
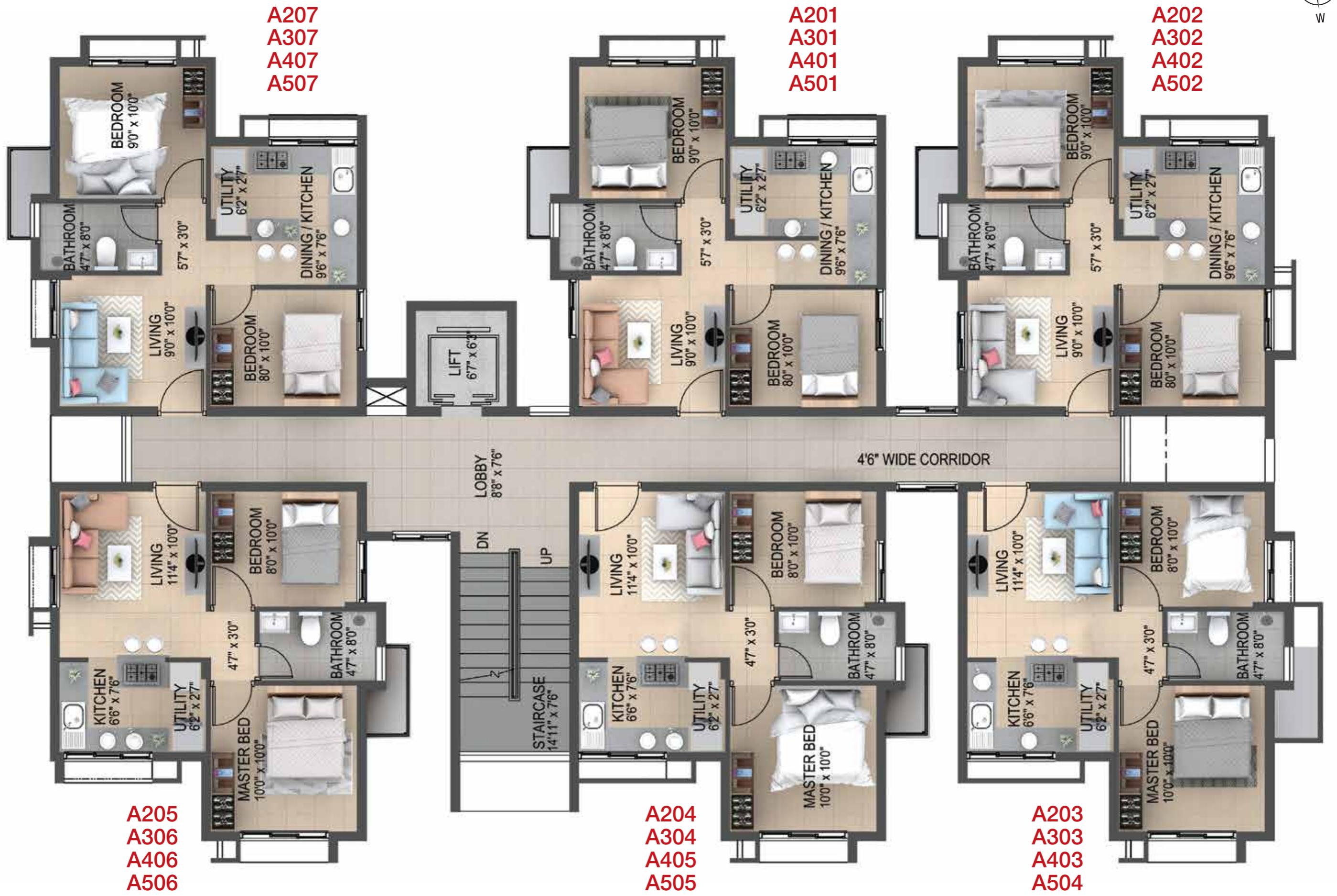


KEYPLAN

BLOCK A - 1ST FLOOR PLAN

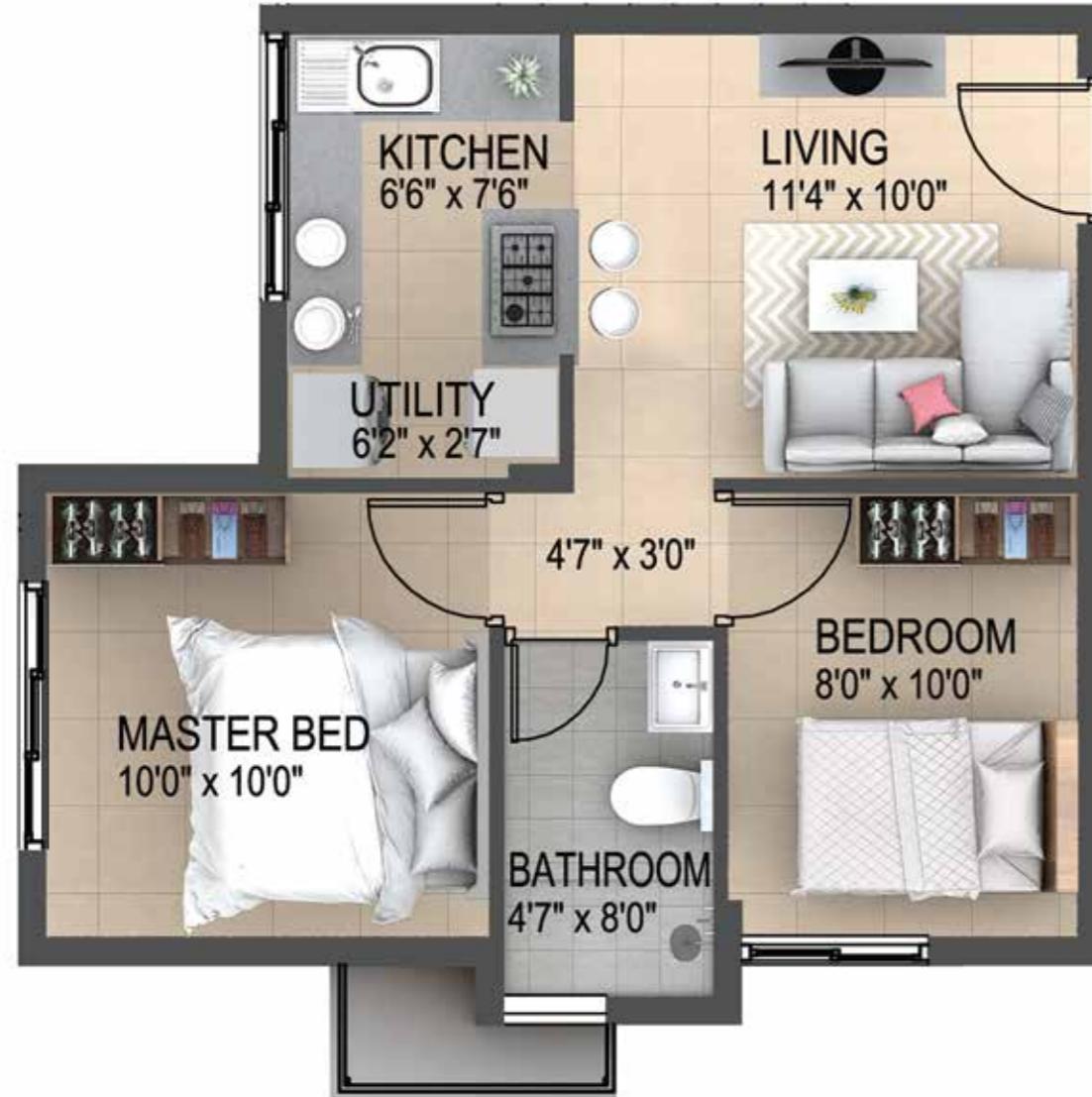
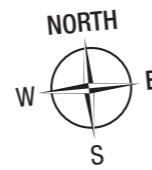


BLOCK A - 2ND TO 5TH FLOOR PLAN



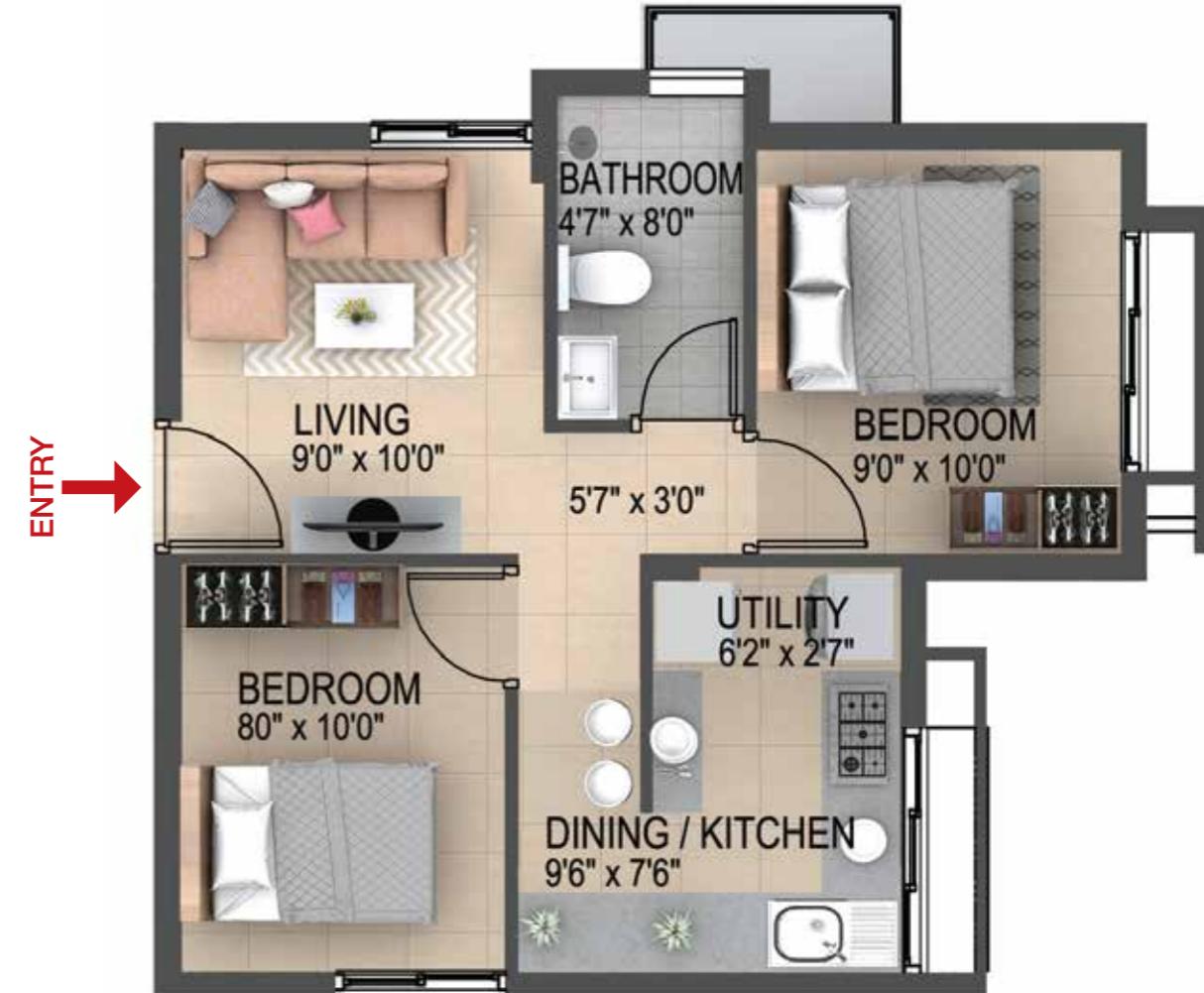
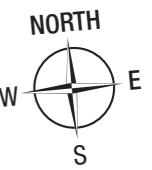
EAST FACING

**2 BHK + 1T**

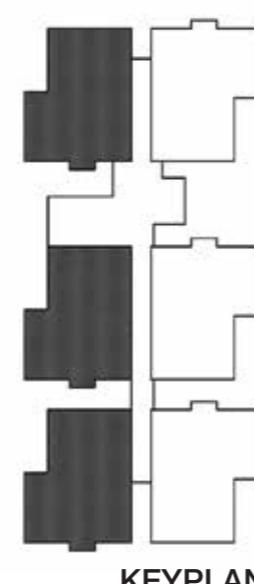


WEST FACING

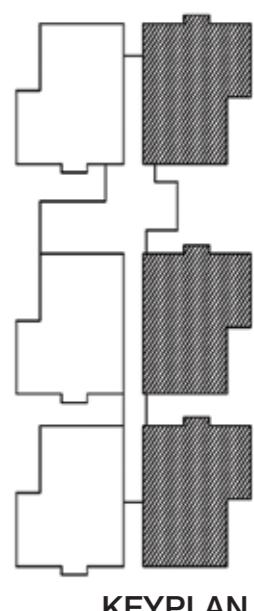
**2 BHK + 1T**



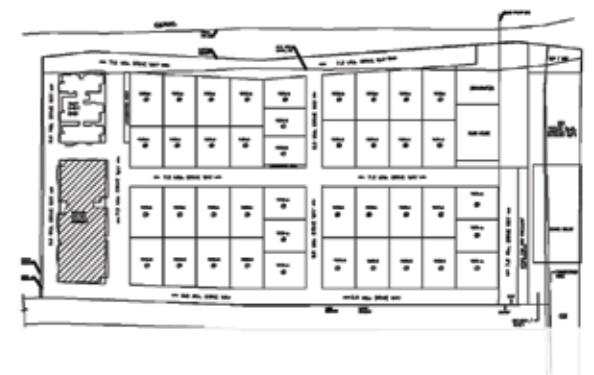
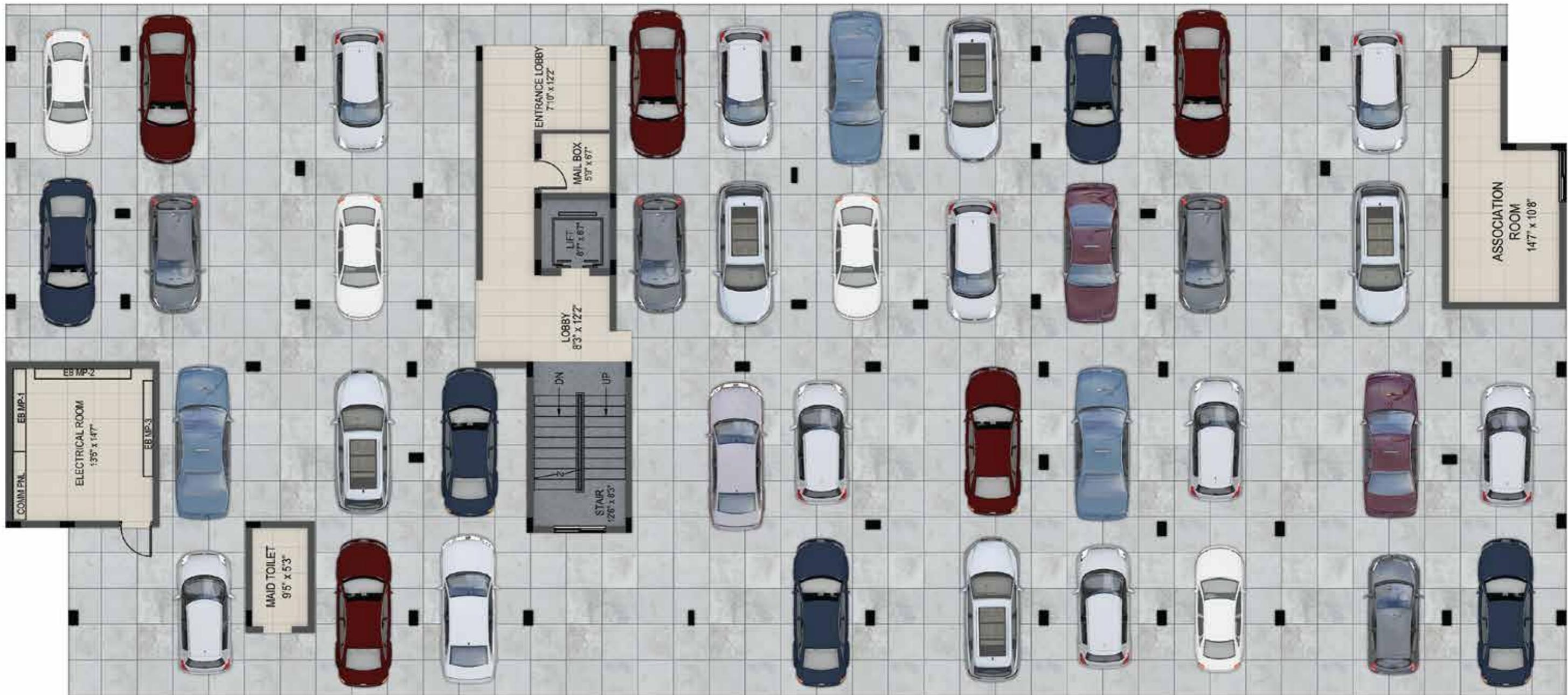
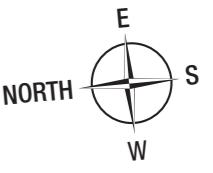
UNIT NO.	SALEABLE AREA	CARPET AREA
A103		
A203		
A303		
A403		
A504		
A104	655 SFT	425 SFT
A105		
A204		
A304		
A405		
A505		
A205	676 SFT	425 SFT
A306		
A406		
A506		



UNIT NO.	SALEABLE AREA	CARPET AREA
A101	655 SFT	425 SFT
A201		
A301		
A401		
A501		
A102		
A202		
A302		
A402		
A502		
A106	676 SFT	425 SFT
A207		
A307		
A407		
A507		

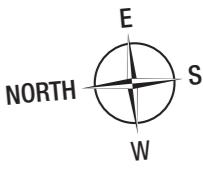


BLOCK B - STILT FLOOR PLAN



KEYPLAN

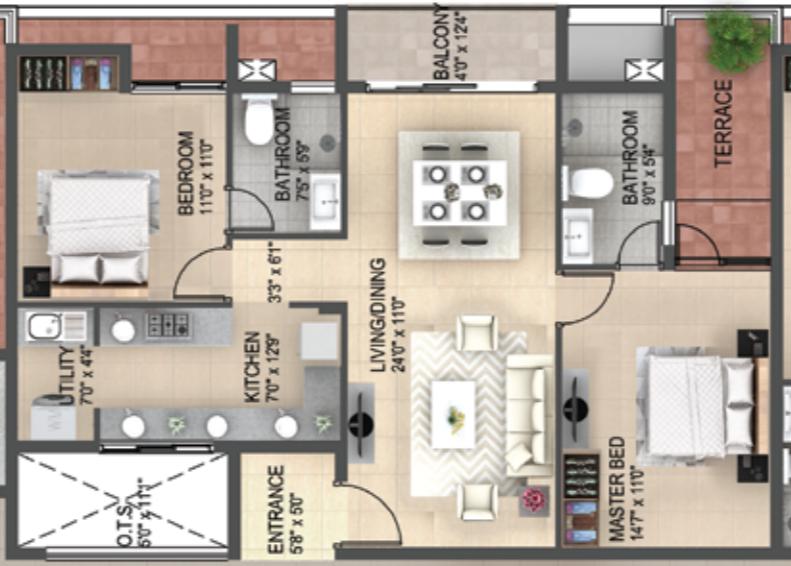
BLOCK B - 1ST FLOOR PLAN



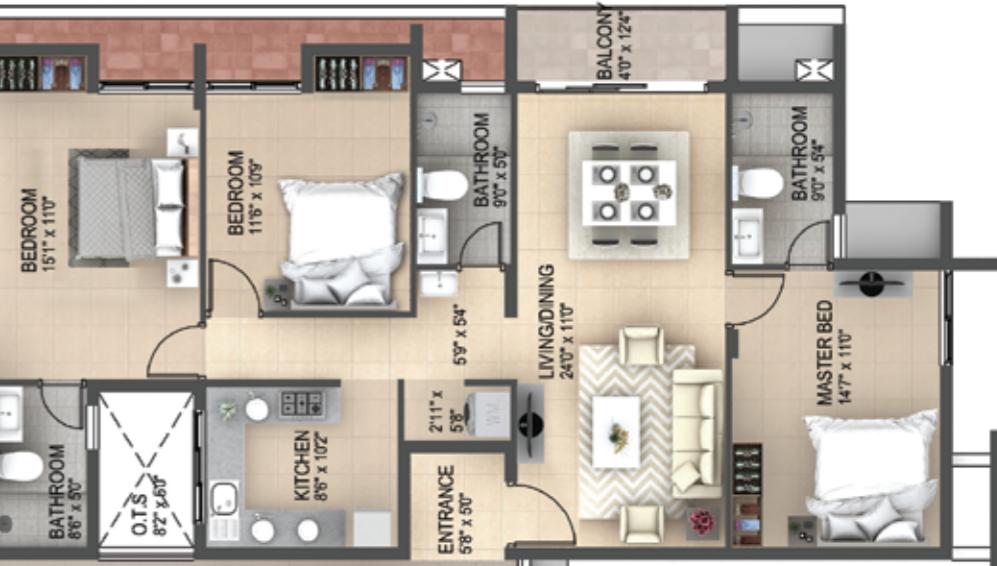
B106



B101



B102



This 3D floor plan illustrates a modern house layout with the following dimensions and features:

- BEDROOM**: 14'7" x 11'0"
- BATHROOM**: 9'0" x 5'0"
- BALCONY**: 4'0" x 12'4"
- LIVING/DINING**: 24'0" x 11'0"
- KITCHEN**: 8'5" x 11'0"
- UTILITY**: 6'8" x 4'4"
- MASTER BED**: 15'1" x 11'0"
- BATHROOM**: 8'6" x 5'0"

The plan also includes a central entrance, a dining table, a sofa, a chair, a television, and various storage units.

This 3D floor plan illustrates a house layout with the following dimensions:

- STAR**: 15'9" x 8'10"
- BEDROOM**: 14'7" x 11'0"
- LIVING/DINING**: 24'0" x 11'11"
- BATHROOM**: 9'0" x 5'0"
- BALCONY**: 4'0" x 12'4"
- KITCHEN**: 8'6" x 10'8"
- PORCH**: 3'0" x 5'4"
- MASTER BED**: 15'1" x 11'0"

The plan also includes a TERRACE area and a central BATHROOM. A vertical staircase on the left provides access between levels, with labels "DN" (Down) and "UP" indicating the direction of the steps. A small green bush is shown in the bottom-left corner.

This 3D floor plan illustrates a modern house layout with the following dimensions:

- BEDROOM**: 14'7" x 11'0"
- LIVING/DINING**: 24'0" x 11'0"
- KITCHEN**: 8'8" x 11'0"
- UTILITY**: 8'6" x 4'0"
- BATHROOM**: 9'0" x 5'0"
- BEDROOM**: 11'8" x 10'0"
- MASTER BED**: 15'1" x 11'0"
- BALCONY**: 4'0" x 12'4"
- TERRACE**

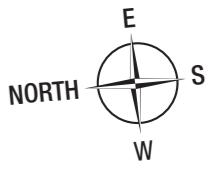
The plan also includes a central island, a dining area, and a kitchen with a sink and cabinets. The bedrooms feature beds and nightstands, while the master bedroom includes a walk-in closet. The bathroom contains a toilet, a sink, and a bathtub. The living room is furnished with a sofa, a chair, and a coffee table. The dining area has a rectangular table and four chairs. The kitchen is equipped with a stove, an oven, and a refrigerator. The utility room contains a washing machine and a dryer. The terrace and balcony provide outdoor space for relaxation and entertainment.

B105

B104

B103

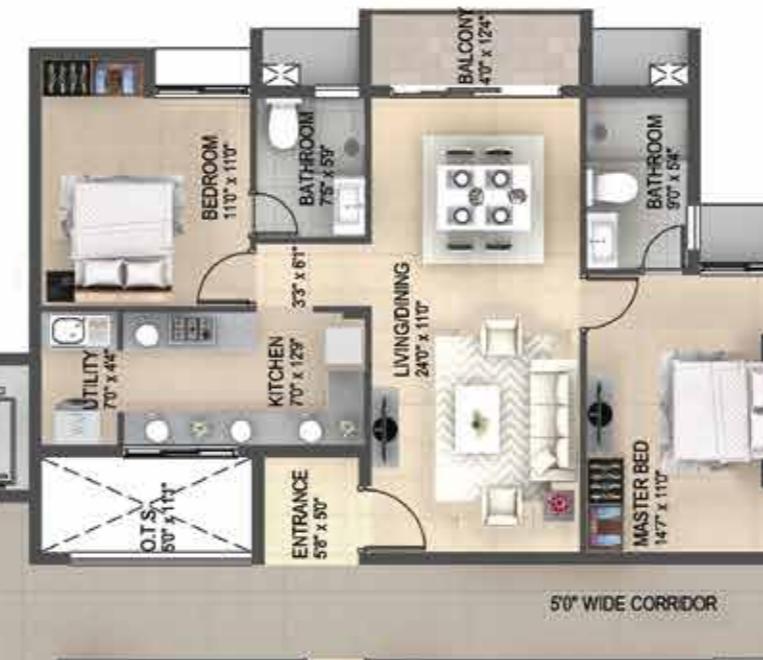
BLOCK B - 2ND TO 5TH FLOOR PLAN



B207  
B307  
B407  
B507



B201  
B301  
B401  
B501



B202  
B302  
B402  
B502

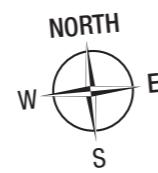


B205  
B306  
B406  
B506

B204  
B304  
B405  
B505

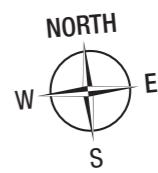
B203  
B303  
B403  
B504

EAST FACING  
2 BHK + 2T



ENTRY

EAST FACING  
3 BHK + 3T



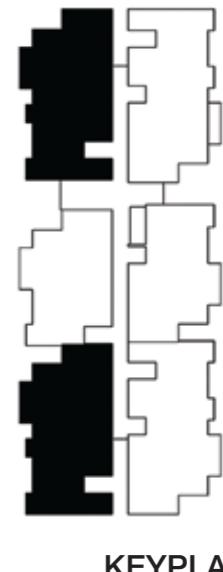
ENTRY

UNIT NO.	SALEABLE AREA	CARPET AREA
B104	1227 SFT	845 SFT
B204 B304 B405 B505	1248 SFT	845 SFT



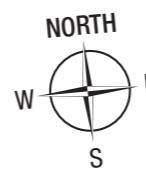
KEYPLAN

UNIT NO.	SALEABLE AREA	CARPET AREA
B103	1582 SFT	1095 SFT
B203 B303 B403 B504	1602 SFT	1095 SFT
B105 B205 B306 B406 B506	1607 SFT	1095 SFT



KEYPLAN

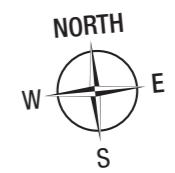
NORTH FACING  
2 BHK + 2T



ENTRY



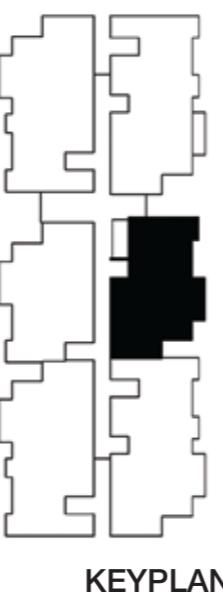
NORTH FACING  
3 BHK + 3T



ENTRY

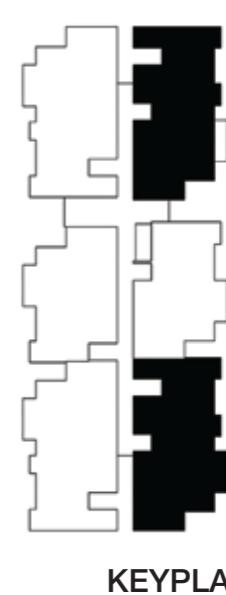


UNIT NO.	SALEABLE AREA	CARPET AREA
B101	1234 SFT	819 SFT
B201 B301 B401 B501	1253 SFT	819 SFT



KEYPLAN

UNIT NO.	SALEABLE AREA	CARPET AREA
B102 B202 B302 B402 B502	1630 SFT	1083 SFT
B106	1616 SFT	1083 SFT
B207 B307 B407 B507	1636 SFT	1083 SFT



KEYPLAN



CLUBHOUSE

# Specifications Villa



## STRUCTURE

<b>Floors</b>	: Ground + 1 Floor + Terrace
<b>Structure System</b>	: RCC framed structure – earthquake resistant (Seismic Compliant - Zone 3)
<b>Masonry</b>	: Blocks finished with cement plastering
<b>Floor to Floor Height</b>	: 3150 mm (incl. slab)
<b>ATT</b>	: Anti-termite treatment will be done

## FLOOR FINISHES

<b>Living &amp; Dining</b>	: Double charged premium vitrified tiles (800mm x 800mm)
<b>Bedrooms &amp; Kitchen</b>	: Double charged vitrified tiles (600mm x 600mm)
<b>Bathroom</b>	: Anti-skid ceramic tile
<b>Outdoors</b>	: Anti-skid ceramic outdoor tile
<b>Car Park</b>	: Ceramic tiles
<b>Staircase</b>	: Granite flooring
<b>Balcony /</b>	
<b>1<sup>st</sup> Floor Terrace</b>	: Anti-skid ceramic outdoor tile
<b>Open Terrace</b>	
<b>- 2<sup>nd</sup> Floor</b>	: Pressed clay tile

## WALL & CEILING FINISHES

<b>Internal Walls &amp; Ceilings</b>	: 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
<b>Exterior Walls</b>	: 1 coat of primer & 2 coats of weatherproof external emulsion paint
<b>Bathroom</b>	: Wall tile up to 7' height; above 7' height - 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
<b>Powder Room</b>	: Wall tile up to 4' height; above 4' - 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
<b>Grills / Railings</b>	: Zinc Chromite non-corrosive primer with enamel paint



## KITCHEN/UTILITY

<b>Electrical Provision</b>	: For hob, chimney, water purifier, washing machine & dishwasher
<b>Plumbing Provision</b>	: Water inlet & outlet provision for sink faucets, water purifier, washing machine & dishwasher
<b>Others</b>	: Kitchen countertop, wall dado & sink – not part of standard specifications



## DOORS

<b>Main Door</b>	: 7' high, teak wood frame with designer molded shutter with Yale / Godrej (or) equivalent brand digital door lock
<b>Bedroom Doors</b>	: 7' high, seasoned wood frame with molded shutter with Yale / Dorma / Godrej or equivalent quality door hardware
<b>Bathroom Doors</b>	: 7' high, seasoned wood frame with waterproof shutter
<b>Balcony &amp; Utility Doors</b>	: 7' high, seasoned wood frame with waterproof shutter / UPVC doors
<b>Headroom Door</b>	: 7' high - high quality external steel door with elegant wood finish - waterproof (or) seasoned wood frame with waterproof shutter



## WINDOWS & FRENCH DOORS

<b>Windows</b>	: UPVC windows with see-through plain glass & MS safety grill
<b>French Doors</b>	: UPVC doors with toughened glass without grills
<b>Ventilators</b>	: UPVC with suitable louvered glass panels & MS safety grill



## HANDRAIL FINISHES

<b>Staircase</b>	: MS handrails with wooden handle on top as per the architect's design
<b>Balcony</b>	: Glass railing as per the architect's design



## BATHROOM

<b>Sanitary Fixtures</b>	: American Standard / Kohler (or) equivalent
<b>CP Fittings</b>	: Grohe / Kohler (or) equivalent
<b>Master Bathroom</b>	: Overhead 3 function shower, glass shower partition, counter washbasin & Geberit concealed cistern
<b>Other Bathrooms</b>	: Overhead 3 function shower, counter washbasin & Geberit concealed cistern
<b>Pipelines</b>	: Concealed CPVC pipelines for hot & cold water UPVC for other plumbing lines PVC line for underground drainage
<b>Others</b>	: Provision for exhaust will be provided in all bathrooms; no provision for geyser inside the bathrooms – default solar water heater



## ELECTRICAL FIXTURES & FITTINGS

<b>Power Supply</b>	: 3-phase power supply will be provided
<b>Safety Devices</b>	: MCB, ELCB (Earth Leakage Circuit Breaker) & DB of Honeywell / Schneider (or) equivalent
<b>Cables / Wires</b>	: Fire Retardant Low Smoke (FRLS) copper wires - ISO certified brand
<b>Switches &amp; Sockets</b>	: Modular switches and sockets - Honeywell / Schneider (or) equivalent
<b>Air Conditioner Points</b>	: Split AC points will be provided for the Living, Family & all Bedrooms (electrical & core-cutting provision only – does not involve copper piping)
<b>DTH / TV Points</b>	: DTH / TV point will be given in the Living, Family & Master Bedroom
<b>Power Backup</b>	: Electrical provision for domestic UPS (wiring & conduit provision for lighting & fan points)



## ADDITIONAL FEATURES

<b>Intercom Point</b>	: Provision will be given in the Living & Master Bedroom
<b>External Gas Bunk</b>	: External gas bunk provision with concealed pipeline into the Kitchen
<b>Solar Water Heater</b>	: Solar water heater for all villas
<b>Landscaping</b>	: Suitable external hard / soft landscaping as per architect's design



## SMART HOME SPECIFICATIONS

<b>Entrance Management</b>	
<b>Video Door Phone</b>	: Panasonic (or) equivalent video door phone
<b>Digital Door Lock</b>	: Yale / Godrej (or) equivalent digital door lock will be provided in the main door

## LIFESTYLE & HOME AUTOMATION

<b>Occupancy Sensor</b>	: Occupancy sensor provided in entry Foyer & all Bathrooms
<b>Light &amp; Fan Control</b>	: App-based smart ON/OFF switches - Living / Dining / Family & Bedrooms
<b>AC Control</b>	: App-based smart ON/OFF switches - Master Bedroom
<b>Command Center</b>	: Smart Home Gateway provided to control & command all the home automation devices
<b>Charging Pod</b>	: Wireless mobile charging pod will be provided in the Living & the Master Bedroom
<b>Virtual Assistant</b>	: Alexa / Google Home

# Specifications Apartment Block A & B



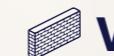
## STRUCTURE

<b>Floors</b>	: Stilt + 5 Floors
<b>Structure System</b>	: RCC framed structure – earthquake resistant (Seismic Compliant - Zone 3)
<b>Masonry</b>	: Blocks finished with cement plastering
<b>Floor to Floor Height</b>	: 3050 mm (incl. slab)
<b>ATT</b>	: Anti-termite treatment will be provided



## FLOOR FINISH WITH SKIRTING

<b>Living &amp; Dining</b>	: Double charged vitrified tiles (600mm x 600mm)
<b>Bedrooms &amp; Kitchen</b>	: Double charged vitrified tiles (600mm x 600mm)
<b>Bathroom</b>	: Anti-skid ceramic tile
<b>Balcony</b>	: Anti-skid ceramic outdoor tile



## WALL & CEILING FINISHES

<b>Internal Walls &amp; Ceilings</b>	: 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
<b>Exterior Walls</b>	: 1 coat of primer & 2 coats of weatherproof external emulsion paint
<b>Bathroom</b>	: Wall tile up to a height of 7' - 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
<b>Kitchen</b>	: Wall tile up to 600mm above the countertop finished level
<b>Grills</b>	: Zinc chromite non-corrosive primer with enamel paint



## KITCHEN/UTILITY

<b>Countertop</b>	: Polished granite slab of 600mm wide at height of 860mm from the FFL
<b>Electrical Provision</b>	: For chimney and water purifier
<b>Sink Faucet</b>	: Jaquar (or) equivalent – cold water only
<b>Sink</b>	: Single bowl stainless steel sink with drainboard of Nirali or equivalent brand

## BATHROOMS

<b>Sanitary Fixtures</b>	: Essco by Jaquar / Cera (or) equivalent
<b>CP Fittings</b>	: Essco by Jaquar / Cera (or) equivalent
<b>Pipelines</b>	: Concealed CPVC pipelines for hot & cold water, UPVC for other plumbing lines, PVC line for underground drainage
<b>Others</b>	: Provision for exhaust will be provided in all bathrooms; provision for geyser inside the bathrooms will be provided (electrical & plumbing lines only)

## WINDOWS

<b>Windows</b>	: UPVC windows with see-through plain glass & MS safety grill
<b>French Doors</b>	: UPVC with toughened glass without grills (or) UPVC frame & shutters with plain glass and MS safety grills
<b>Ventilators</b>	: UPVC frame with fixed / adjustable louvered or openable shutter for ODU access

## DOORS

<b>Main Door</b>	: 7' high, seasoned wood frame with designer molded shutter with good quality door hardware
<b>Bedroom Doors</b>	: 7' high, plain molded skin doors (or) fiberglass reinforced (FRP) doors with good quality door hardware
<b>Bathroom Doors</b>	: 7' high, seasoned wood frame with waterproof shutter (or) FRP doors

## ❸ ELECTRICAL FIXTURES & FITTINGS

<b>Power Supply</b>	: 3-phase power supply will be provided
<b>Safety Devices</b>	: MCB, ELCB (Earth Leakage Circuit Breaker) & DB of Panasonic / Schneider (or) equivalent
<b>Cables / Wires</b>	: Fire Retardant Low Smoke (FRLS) copper wire - ISO certified brand
<b>Switches &amp; Sockets</b>	: Modular switches and sockets - Panasonic / Schneider (or) equivalent
<b>Air Conditioner Points</b>	: Split AC point will be provided for Master Bedroom (electrical & core-cutting provision only - does not involve any copper piping)
<b>DTH / TV Points</b>	: DTH / TV point will be provided in the Living
<b>Power Backup</b>	: Electrical provision for domestic inverter (wiring & conduit provision only for all lights & fans)

ACTUAL



## COMMON FEATURES

<b>Lift</b>	: Elevators of 10-passenger capacity automatic lift will be provided
<b>Power Backup</b>	: 100% power backup for lifts and common area lighting
<b>Intercom Point</b>	: Provision will be provided in the Living

## SMART HOME SPECIFICATIONS

### LIFESTYLE & HOME AUTOMATION

<b>Occupancy Sensor</b>	: Occupancy sensor will be provided in all Bathrooms
<b>Light &amp; Fan Control</b>	: App-based smart ON/OFF switches - Living / Dining & Bedrooms
<b>AC Control</b>	: App-based Smart ON/OFF switches - Master Bedroom
<b>Command Center</b>	: Smart Home Gateway will be provided to control & command all the home automation devices
<b>Charging Pod</b>	: Wireless mobile charging pod will be provided in the Living & Master Bedroom

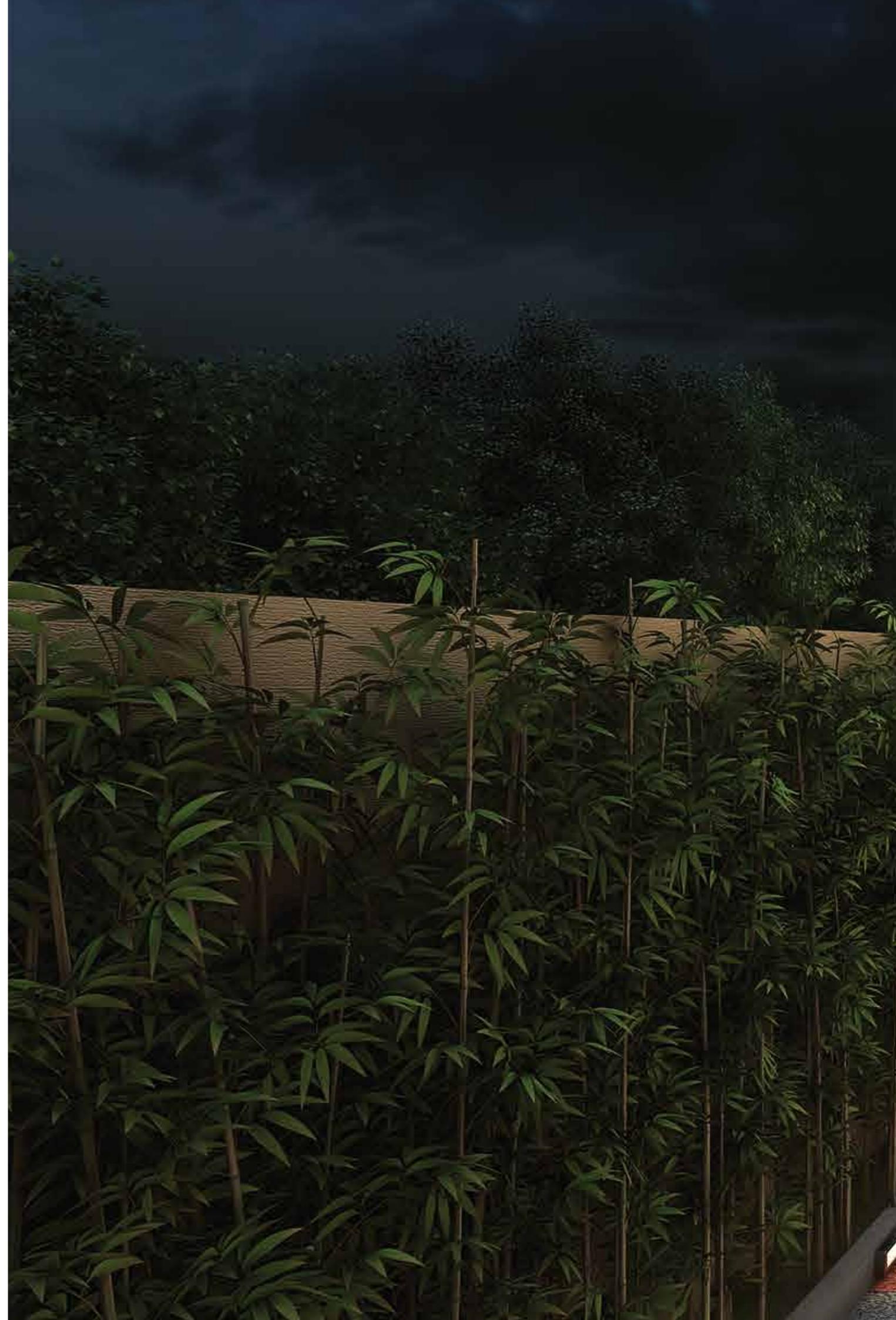
### PAYMENT TERMS OF VILLAS

<b>Advance (10 days from the date of booking)</b>	<b>10%</b>
<b>Agreement Stage (35 days from the date of booking)</b>	<b>40%</b>
<b>Commencement of Foundation</b>	<b>10%</b>
<b>Commencement of Ground Floor Roof</b>	<b>10%</b>
<b>Commencement of First Floor Roof</b>	<b>10%</b>
<b>On Completion of Brick Work &amp; Plastering</b>	<b>15%</b>
<b>Handing Over</b>	<b>5%</b>

### PAYMENT TERMS OF APARTMENTS

<b>Advance (10 days from the date of booking)</b>	<b>10%</b>
<b>Agreement Stage (35 days from the date of booking)</b>	<b>40%</b>
<b>Commencement of Foundation</b>	<b>10%</b>
<b>Commencement of 1<sup>st</sup> Floor Roof</b>	<b>7.5%</b>
<b>Commencement of 2<sup>nd</sup> Floor Roof</b>	<b>7.5%</b>
<b>Commencement of 3<sup>rd</sup> Floor Roof</b>	<b>7.5%</b>
<b>Commencement of 5<sup>th</sup> Floor Roof</b>	<b>7.5%</b>
<b>On Completion of Flooring Respective Unit</b>	<b>5%</b>
<b>Handing Over</b>	<b>5%</b>

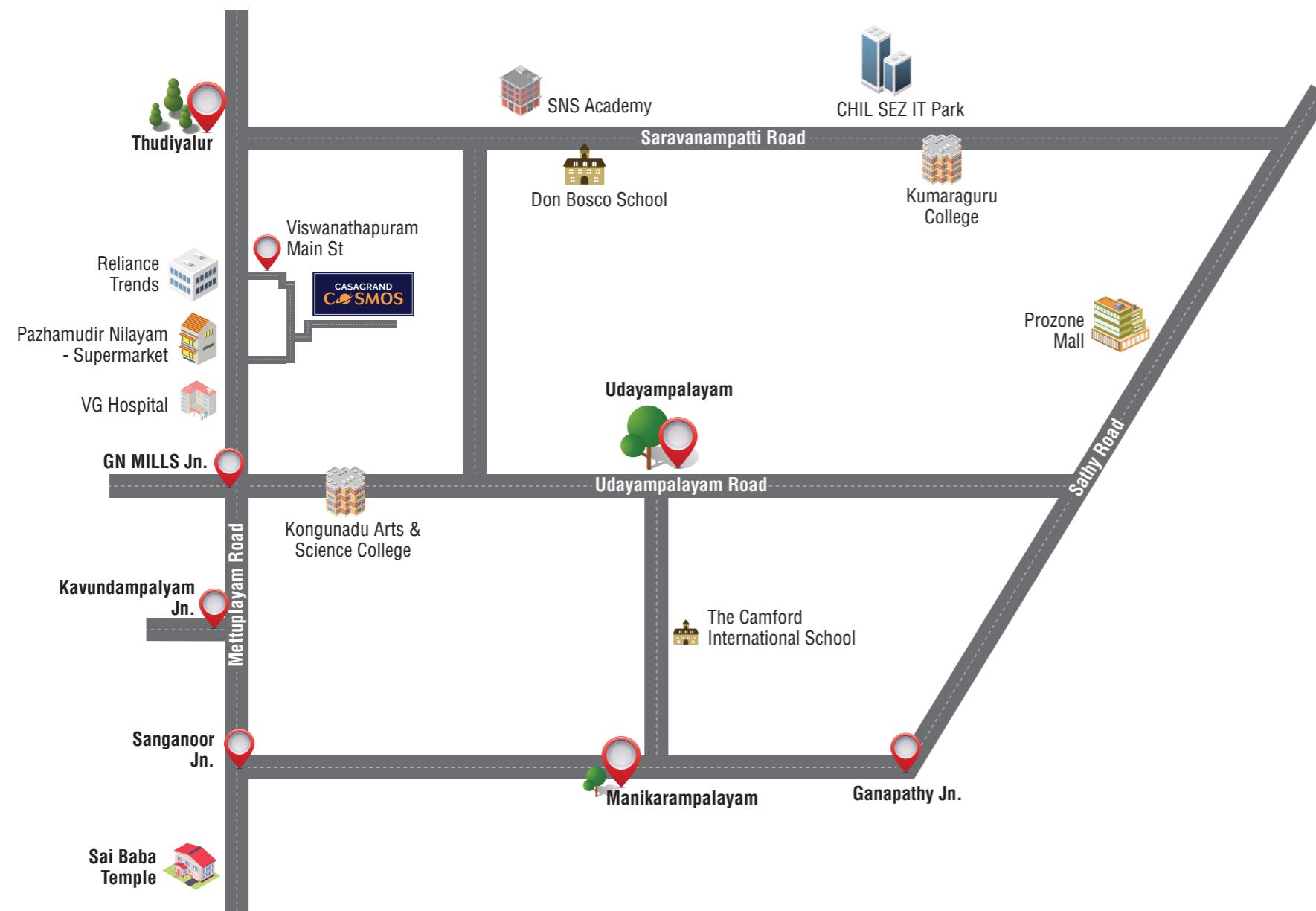
Note: 7 Days from the date of demand for all other stages





STREET VIEW

# Location Map



Neighbourhood: Viswanathapuram, Amar Jothy Saroj Nagar, Meenakshi Garden

## LOCATION ADVANTAGES

- Located within Coimbatore Corporation Limits – near VG Hospital, off Mettupalayam Road and within 5 mins drive from both Kavundampalayam and Thudiyalur.
- Easy access to Mettupalayam Road – just 450 metres off MTP Road opposite to VG Hospital.  
Hyper market – Reliance Smart / Super Market – Kovai Pazhamudir / Shopping – Reliance Trends – all located within 500 m to 1 km.
- Close proximity to IT corridor at Saravanampatty & Prozone Mall at Sathy Road & also well-connected to the residential hubs of Saibaba Colony, RS Puram & Brookfields Mall through Mettupalayam Road.
- Leading schools & colleges including Vidyavikasini, Camford International, KSIRS, SNS Academy, Don Bosco, Amrita Vidyalayam, Vel International School, Yuva Bharathi International School, Kumaraguru College of Technology, SNS Colleges, Kongunadu and many more within a 15-minute drive.
- Reputed hospitals including VG Hospital, Kalpana Medical Centre, Ganga Hospital that are accessible within 15 minutes.
- High rental yields and excellent resale value because of the inherent residential demand in this particular locality. Excellent location for investment and rental purposes as it is located off Mettupalayam Road which serves as the gateway to Ooty, Connoor & Kotagiri.

## DISTANCES FROM SITE

- |   |                    |
|---|--------------------|
| • VG Hospital / Kovai Pazhamudir Nilayam / Reliance Trends / Reliance Smart | - 500 m to 1 km    |
| • Thudiyalur  | - 1.5 km / 3 mins  |
| • Kavundampalayam   | - 3.5 km / 5 mins  |
| • Saibaba Colony / Ganga Hospital   | - 5.5 km / 10 mins |
| • RS Puram  | - 7 km / 13 mins   |
| • Brookefields Mall   | - 8 km / 15 mins   |
| • Saravanampatty  | - 8 km / 13 mins   |
| • Prozone Mall  | - 9 km / 15 mins   |
| • Railway Station   | - 10 km / 20 mins  |

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Developer of the Year 2018-2019  
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Best Affordable Housing Project of the Year  
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Coimbatore



Best Residential Project  
(South India) 2018 - 2019  
Casagrand Crescendo  
CNBC Awaaz Real Estate Awards



Best Affordable Housing Project of the Year - ROTN  
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Coimbatore



Distinguished Design Awards 2017  
Casagrand ECR14



Luxury Villa Project of the Year – South Region  
Casagrand Esmeralda  
11<sup>th</sup> Estate Annual Awards



Excellence in Delivery - 2018  
ET Now



CSR Initiative of the Year - 2018  
ET Now



Best Project in Non-Metro - 2020  
Casagrand Eternia II  
Coimbatore



Largest Project of the Year - 2018  
Casagrand Luxus TOI



Luxury Project of the Year - 2015-16  
Casagrand Aldea Realty Fact

**Buddy Neighbour Scheme**

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