CASAGRAND
building aspirations

CASAGRAND

FIRSTCITY

SHOLINGANALLUR

15
ANNIVERSARY
CELEBRATIONS

CASAGRAND
building aspirations

Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last fifteen years, we have developed over 20 million sft of prime residential real estate across Chennai, Bengaluru, and Coimbatore. Over 17,000 happy families across 100+ landmark properties stand testimony to our commitment. In the sixteenth year of our journey, we at Casagrand are all set to progress further, with projects worth over ₹6500 crores in the pipeline.

ELEVATION VIEW

NOT JUST A HOME. IT IS FIRSTCITY. FIRST OF ITS KIND.

Experience more than just the comforts of a home in a stunning self sustainable township bang on Sholinganallur. With state of the art amenities and product specifications, enjoy a first-class living experience while indulging in world-class features that are crafted for everyone.

DON'T JUST MOVE INTO A NEW HOME, MOVE INTO CASAGRAND FIRSTCITY.

SALIENT FEATURES

- Elegantly crafted 1693 apartments spread across a sprawling 15 acre expanse
- Basement + Stilt + 16 floors design structure
- Inspired by grand Roman architecture
- Thoughtfully designed 1, 2, 3 & 4 BHK unit plans
- The township has 75% open space with 5 acres of lush greenery
- Only project in Chennai to offer 100+ superior amenities & features
- Chennai's biggest clubhouse - Club Santa Rosa on 1.5 acres
- Unique amenities like Water Parks, Interactive Gym, Gaming Arcade, Silent Disco, AR Games, Interactive Squash Court and many more
- 100% Vaastu compliant homes with zero dead space design
- Surrounded by prominent IT & ITES companies, schools, colleges and hospitals

AERIAL VIEW

ELEVATION NIGHT VIEW

ENTRY ARCH

AMENITIES

100+ AMENITIES

ENTERTAINMENT

01. Party Hall - 1
02. Party Hall - 2
03. Silent Disco in Party Hall
04. AV Room
05. 5 Guest Rooms for Visitors

FITNESS CENTER

06. Gym (Including Functional Training & Interactive Gym)
07. Interactive Gym
08. Digital Workout
09. Senior Citizen's Gym
10. Functional Training

GAMING ZONE

11. Gaming Arcade
12. Virtual Reality Games
13. Simulation Games
14. Interactive Squash Court for Kids

INDOOR GAMES

15. Billiards Room
16. 2 Squash Courts
17. Table Tennis Room
18. Kid's Indoor Games
19. Indoor Games Room

LEARNING CENTER

20. Crèche
21. Learning Center
22. Smart Tuition Kiosks
23. Robotics Room
24. Art & Crafts Room
25. Business Center
26. Conference Rooms

HEALTH AND FITNESS

27. Aerobic Hall
28. Yoga Hall
29. Spa / Massage Room
30. Steam / Sauna
31. Salon

POOL AMENITIES

32. Swimming Pool
33. Aqua Gym
34. Kid's Play Pool
35. Outdoor Jacuzzi
36. Children's Adventure Pool with Water Slide
37. Water Throwball
38. Rock Climbing on Water
39. Rainbow Arcade
40. Dolphin Jets
41. Aqua Paddle Boats
42. Pool Side Party Area
43. Kid's Ball Pool

OUTDOOR ENTERTAINMENT

44. Outdoor Party Space
45. Outdoor Barbeque Area
46. Camping Site
47. Amphitheatre
48. Outdoor Fan
49. Outdoor Projection Screen - with Silent Disco Provision
50. Mobile Charging Stations
51. Bonfire Pit

FUN AND GAMES

52. Outdoor Kid's Hobby Zone
53. Children's Play Area
54. Tot Lot
55. Tree House
56. Hammocks in Wooden Area
57. Trampoline
58. RC Car Race Track
59. Lawn Play Mounds
60. Maze Garden
61. Sand Pit with Castle
62. Hopscotch
63. Giant Outdoor Chess and Snake & Ladder
64. Slam Dunk Basketball
65. Blackboard Wall
66. Traditional Playground (Kabaddi/ Kho-Kho)
67. Nerf Gun Game

OUTDOOR WORKOUT

68. Yoga Deck
69. Meditation Pods
70. Nanny's Pavilion
71. Bicycle Racks with Bicycles
72. Jogging Track

FACILITY SERVICES

73. Bus Bay for School Kids
74. Car Wash Facility
75. Electric Car Charging Bay
76. Buggy in the Community
77. Association Room
78. Convenio Store
79. Ironing Shop
80. Driver's / Maid Dormitory with Toilet

OUTDOOR SPORTS AND PLAY AREA

81. Cycle Track
82. 100m Dash Track
83. Giant Sling Shot
84. Golf Putting Green
85. Open Play Field / Futsal Court
86. Box Cricket
87. Tennis Court
88. Reflexology Walkway
89. Senior Citizen Zone
90. Children's Cognitive Play Area
91. Aromatic Garden / DIY Organic Garden
92. Tree Plaza with Informal Seating
93. Rock Climbing Wall
94. Half Basketball Court
95. Skating Arena
96. Mini Hockey Rink
97. Cricket Practice Net
98. Bowling Lane
99. Outdoor Gym
100. Leisure Pavilion
101. Beach Volleyball Court
102. Kid's Jungle Gym

CLUBHOUSE WITH SWIMMING POOL

BASKETBALL COURT

AV ROOM

GAMING ARCADE

KID'S POOL

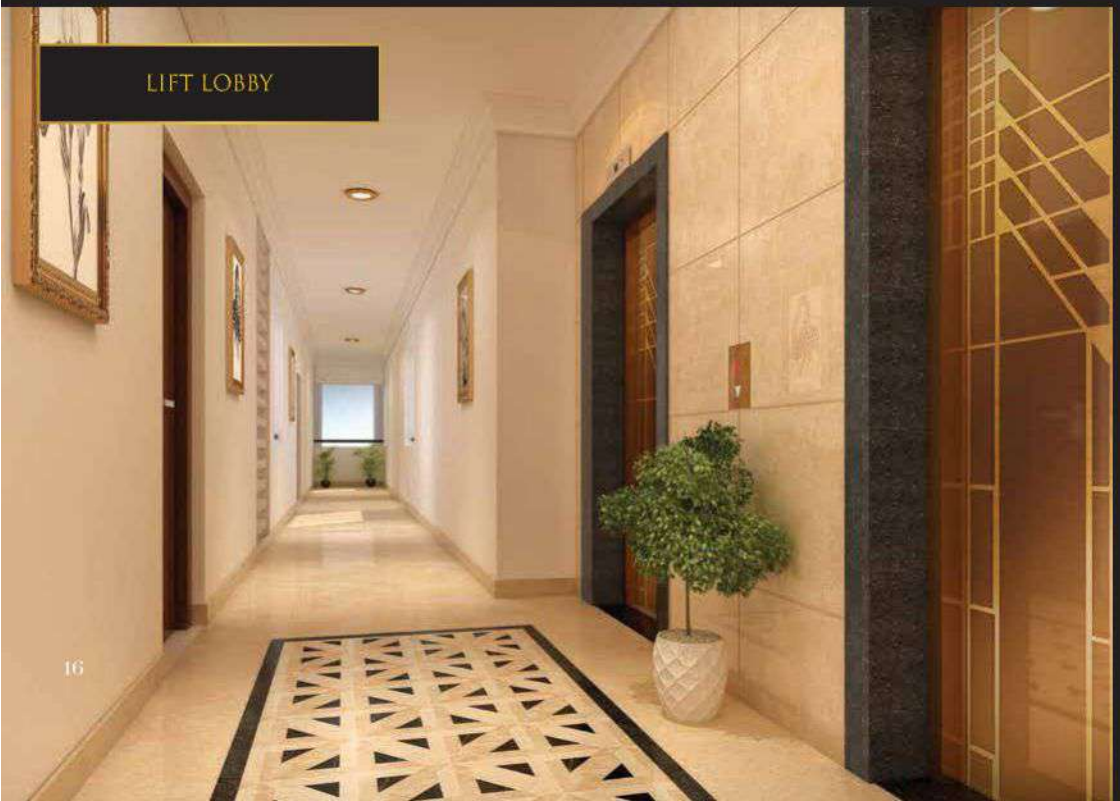
MINI HOCKEY RINK

BEACH VOLLEYBALL

KID'S BALL POOL

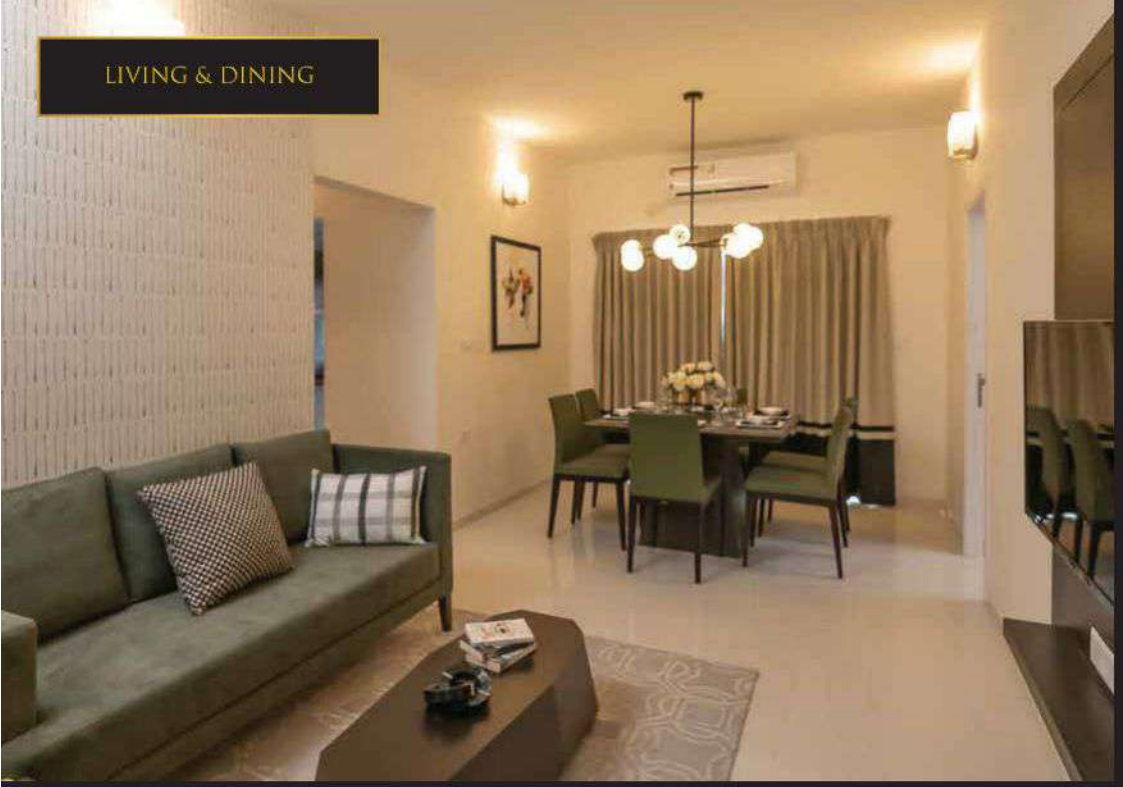
MULTIPURPOSE COURT

CLUBHOUSE LOBBY


LIFT LOBBY

OUTDOOR GYM

2 BHK MODEL HOUSE VIEWS


LIVING & DINING

BEDROOM

BEDROOM

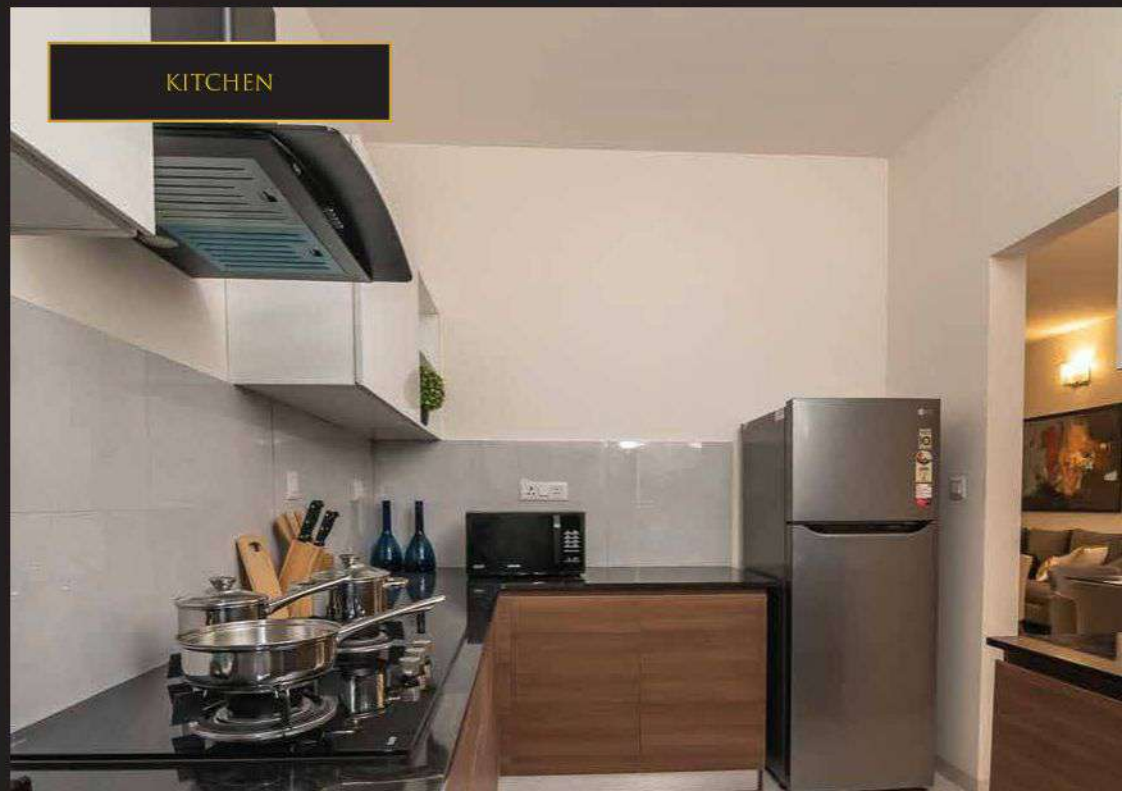
KITCHEN
LG

3 BHK MODEL HOUSE VIEWS

LIVING & DINING

BEDROOM

BEDROOM


KITCHEN

A COMMUNITY THAT MAKES YOU GO WOW WITH THE AWE-LOOKING DESIGN!

Casagrand"Sholinganallur"is a 5 star community with flawlessly designed spaces that is absolutely in par excellence.
Inspired by the Architectural magnificence of Roman times, Casagrand"Sholinganallur"speaks of grandness right from the entrance to your homes.

- Grand Romanesque Entrance Archway
- Classic Roman styled building
- Grand Plaza of 11,500 sft with water fountain
- Club Santa Rosa – Chennai's biggest Clubhouse

A COMMUNITY LIKE NO OTHER!

Casagrand"Sholinganallur"brings you a stunning confluence of premium living and essential comforts in a lifestyle that's unique and exciting. Experience a world-classlifestyle at Sholinganallur.

- Exquisite 2, 3 & 4 BHK apartments crafted to perfection
- 1693 well-designed homes on a sprawling 15 acres
- High-end signature units of supreme luxury are available for those with a taste for opulence
- The 75% open spaces ensure maximum light and ventilation
- An exclusive 60000 sq.ft. clubhouse which is Casagrand's biggest clubhouse yet
- This is the only project to offer more than 100+ amenities that are thoughtfully included to ensure a well-engaged, healthy lifestyle
- The home is finished with the most premium fittings of premium brands such as American Standard / Grohe / equivalent

4-ACRES ELEVATED PARKS OF EXCITEMENT

Every block is built around a 1-acre park, hosting range of activities, bringing you the best of life, to rejuvenate the soul and refresh the senses. The sports field spreads across 25,000 sq.ft. of area with cricket nets, badminton court, futsal, golf lawn and many more games.

- Leisure park - 1 acre of landscaped park for social gatherings which consists of an amphitheatre, breathtaking tree pavilions and stunning sculpture lawns.
- Kids park - An acre of land that's dedicated to kids' play activities which include a jungle gym, a tot-lot, a tricycle track and a lot more.
- Water park - 1 acre of podium that hosts a water park and leisure amenities creating a theme-park experience.

100+LIFESTYLE AMENITIES

Presenting 100+ amenities Casagrand "Sholinganallur" brings you 100+ different amenities unseen and unheard of before all in one place surrounded by lush landscaping. Dwell in the unique amenities, apart from the regular gyms and indoor games, like.

- A silent disco party hall
- A 2000 sq.ft. gaming arcade
- Interactive squash and many other AR games
- A camping zone with fire pits and tents
- Slam dunk basketball
- A 9,000 sq.ft. amphitheatre with facilities to screen movies

CLUB SANTA ROSA, CHENNAI'S BIGGEST CLUBHOUSE

Club Santa Rosa is the biggest and the best! With the best, most entertaining, five-star amenities sprawled across 60,000 sq.ft., Club Santa Rosa is the biggest clubhouse in Chennai. This well- designed structure is a fine example of the elegance of imperial Roman architecture. Experience sheer royalty at Club Santa Rosa.

- A grand reception lobby
- A banquet hall
- A fully equipped spa with sauna and steam facilities
- A separate pool facility for kids
- Blissful hours of relaxation at the yoga & meditation room
- State-of-the-art fitness center, interactive gymnasium & aerobics room
- Guest rooms with private balconies overlooking the swimming pool
- Movie night experience at the mini theatre
- Indoor badminton & squash courts

THE SAFEST, MOST CONVENIENT HOMES

With our state-of-the-art security systems in place, you'll never have to worry about the safety of your loved ones. You can live carefree and enjoy every moment to the fullest because we've made sure your safety is assured.

- Multi-tier security system, App-based service and maintenance
- Live video streaming of kids' play zones, CCTV surveillance, Garbage chute for easier waste management, outdoor mosquito traps.

REFRESHING POOLS TO DIVE INTO

Nothing refreshes you like taking a dip in a pool! At Casagrand "Sholinganallur", the swimming pool comes with a host of enjoyable water activities.

This home features 2 swimming pools, of which one is dedicated to entertainment and water sports such as:

- 25 m lap pool
- Aqua gym to help you stay fit
- A 3000 sq.ft. water park with slides and water jets that makes your home feel like an amusement park
- Water sports like water rock climbing, pool throwball, etc., to indulge in
- Aqua paddle boats
- In-built jacuzzi

UNMATCHED INTERIOR PLANNING

Conscious efforts have been taken to design the best of living spaces for the comfort of the residents. Carefully planned to ensure ample light and ventilation, every home is a delight.

- Every window from the home offers beautiful views
- No overlooking units ensuring no compromise in privacy
- Every unit is thoughtfully planned and carefully crafted to ensure zero wastage of space
- Every home is vaastu compliant
- Provisions for AC, washing machine, etc., have been planned and provided

HIGH-END SPECIFICATIONS FOR A SUPERIOR LIFESTYLE

Carefully chosen specifications provide an upgraded living experience inside your homes with state-of-art features.

- The main door is wide, fancy and thoughtfully equipped with a digital door lock
- Wireless mobile charging station is provided in the living room
- Premium range of American standard / equivalent fittings in the bathroom
- The master bathroom has a rain shower and a countertop washbasin
- A quartz sink with a swivel tap has been provided in the kitchen
- The state-of-the-art kitchen comes with a piped gas connection that adds to the joy of cooking in it
- Bathrooms and the kitchen are fitted with pest-free drains
- An adjustable, ceiling-mount clothes hanger is fitted in the balcony.

EXCLUSIVE SIGNATURE HOMES WITH STATE-OF-THE-ART FEATURES

Exculsive signature home with finer luxuries, superior finishes and high-end features are available for those with a taste for the finer things in life.

- More spacious interiors with the foyer at the entrance, bigger living room and 3 balconies
- Face recognition door lock is provided
- Marble tiles are used for the living area
- The quartz sink in the kitchen is fitted with a multi-feature tap
- Speaker with Bluetooth facility in kitchen and master toilet
- Premium bathroom fittings from American Standard/ Toto or equivalent.
- Master bathroom comes with rain shower, glass partition, LED mirror, Bluetooth etc.

CLUBHOUSE VIEW

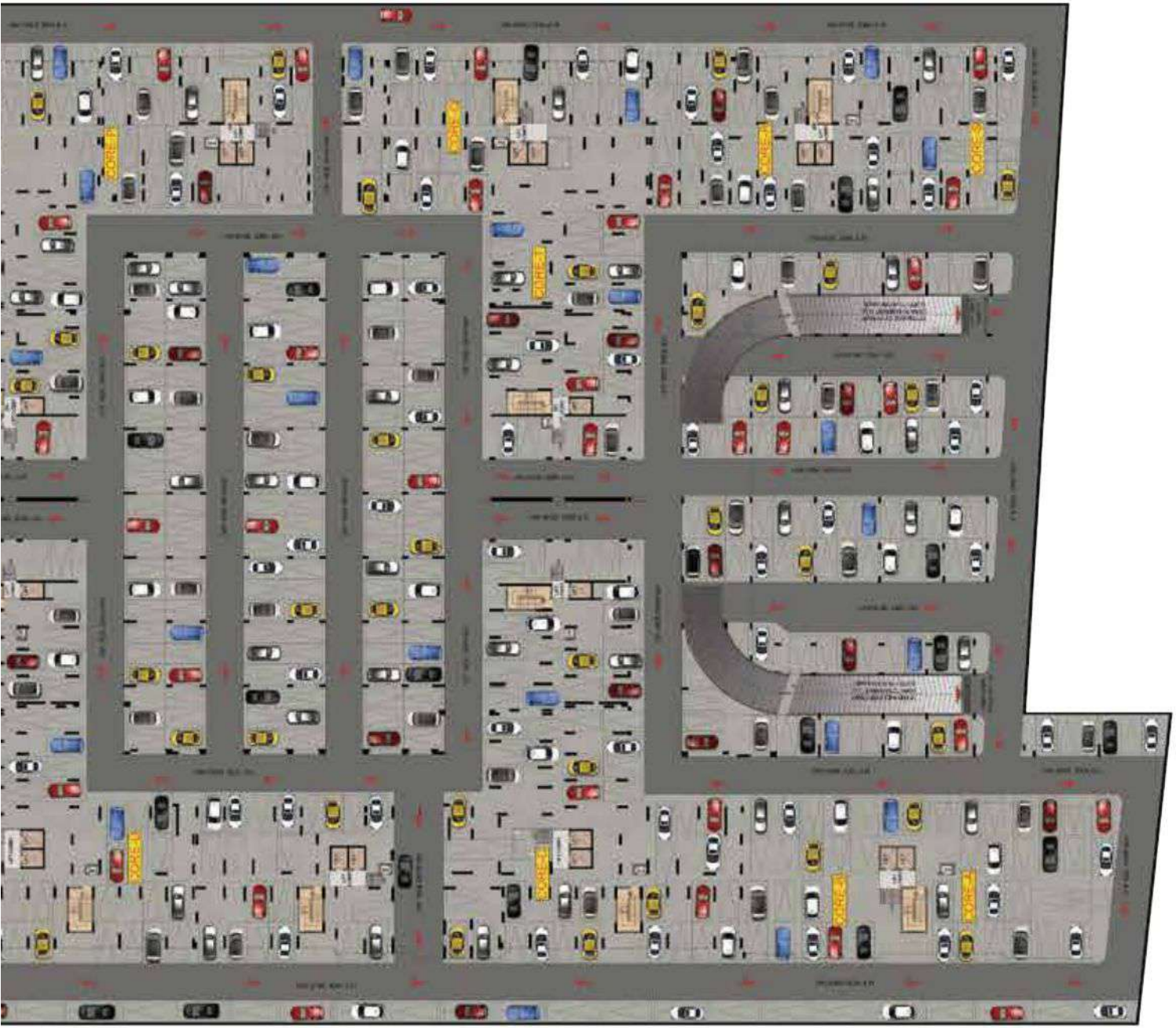
ENTRY PLAZA

OUTDOOR PLAY AREA

PODIUM 3

BASEMENT, SITE & FLOOR PLANS

BASEMENT FLOOR PLAN



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Legend

1. Cycle Track
2. 100m Dash Track
3. Giant Sling Shot
4. Golf Putting Green
5. Open Play Field / Fustal Court
6. Box Cricket
7. Tennis Court
8. Reflexology Walkway
9. Senior Citizens Zone
10. Children's Cognitive Play Area
11. Aromatic Garden/DIY Organic Garden
12. Tree Plaza With Informal Seating
13. Rock Climbing Wall
14. Half Basketball Court
15. Skating Arena
16. Mini Hockey Rink
17. Cricket Practice Net
18. Bowling Lane
19. Leisure Pavilion
20. Beach Volleyball Court
21. Outdoor Gym
22. Kid's Jungle Gym
23. Bus Bay For School Kids
24. Car Wash Facility
25. Electric Car Charging Bay
26. Buggy In The Community
27. Ironing Shop
28. Driver/maid Dormitory With Toilet
29. Bonfire Pit
30. Camping Site
31. Aqua Gym

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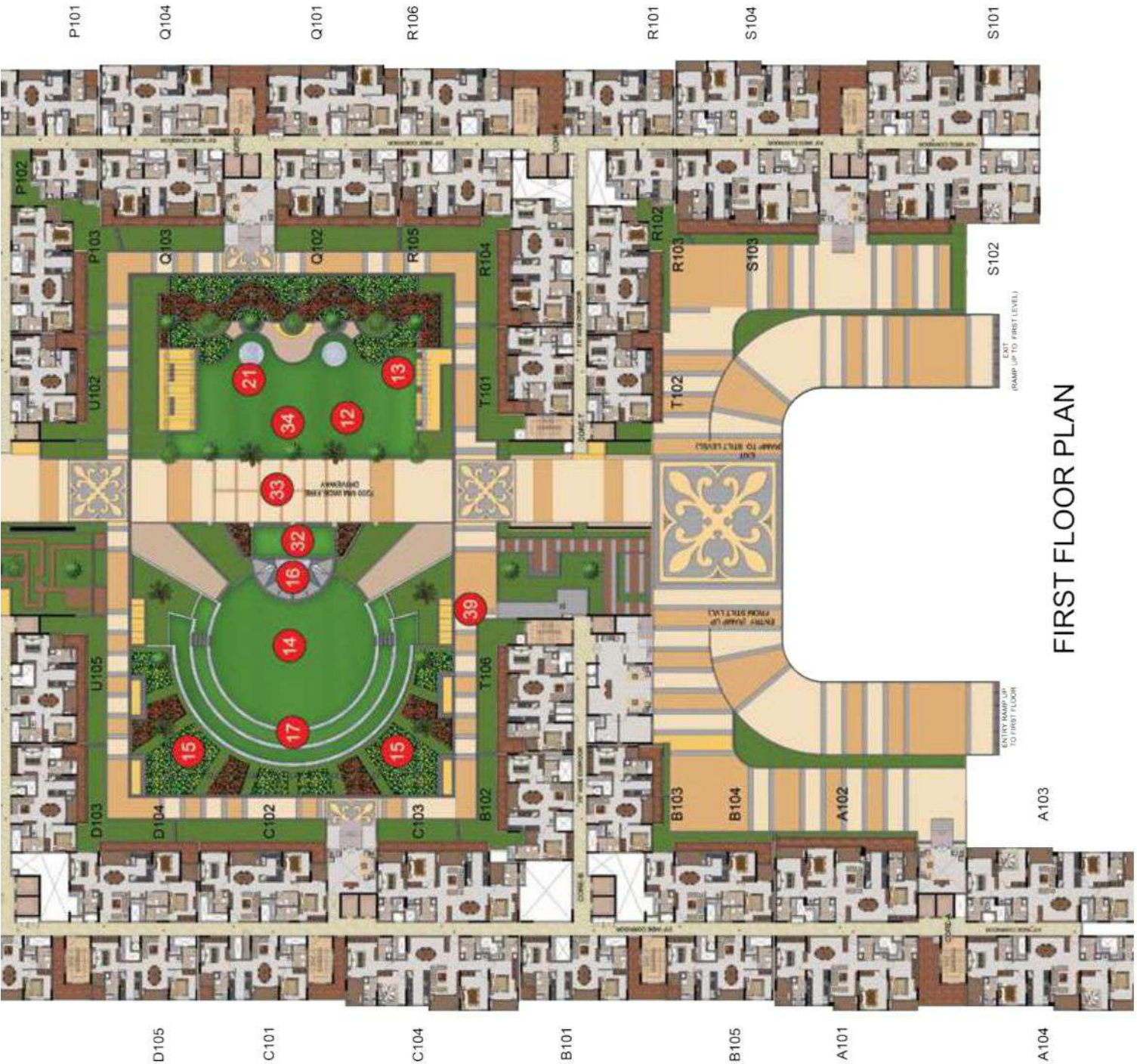
ENTRY
EXIT
STILT FLOOR PLAN

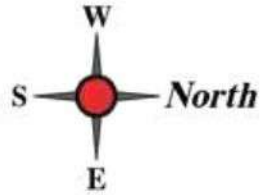
FIRST FLOOR PLAN

Legend

1. Swimming Pool
2. Dry Sitting Inside Pool
3. Kid's Play Pool
4. Outdoor Jacuzzi
5. Childrens Adventure Pool with Water Slide
6. Water Throwball
7. Rock Climbing on Water
8. Rainbow Arcade
9. Dolphin Jets
10. Aqua Paddle Boats in Swimming Pool
11. Pool Side Party Area
12. Outdoor Party Space
13. Outdoor Barbeque Area
14. Amphitheatre
15. Outdoor Fan
16. Outdoor Projection Screen-with Silent Disco Provision
17. Mobile Charging Stations
18. Outdoor Kids Hobby Zone
19. Childrens Play Area
20. Tot Lot
21. Tree House

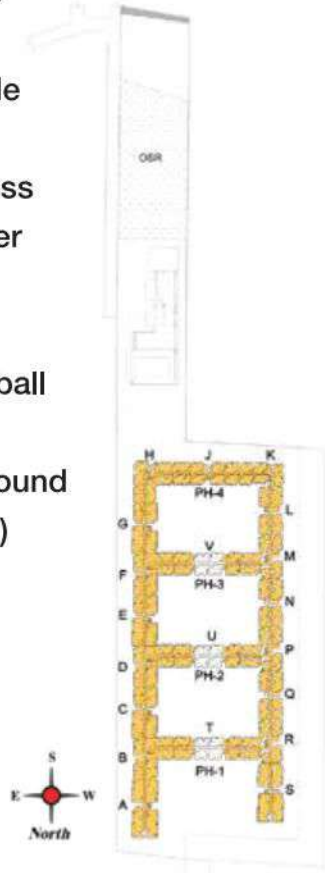


FIRST FLOOR PLAN



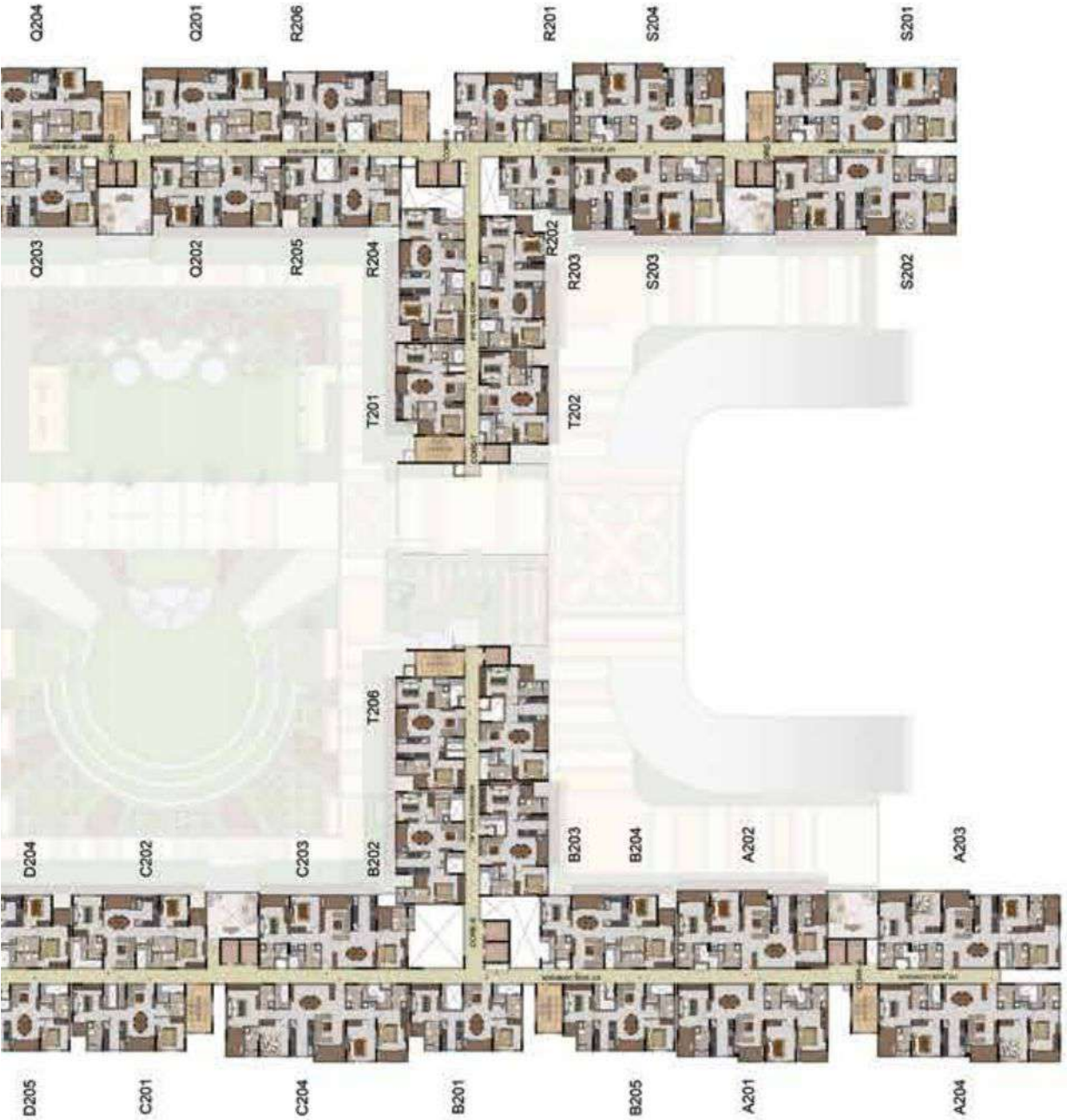
Legend

22. Hammocks In Wooden Area
23. Trampoline
24. Drag Race Course
25. Lawn Play Mounds
26. Maze Garden
27. Sand Pit with Castle
28. Hopscotch
29. Giant Outdoor Chess and Snake & Ladder
30. Traditional Board Games
31. Slam Dunk Basketball
32. Black Board Wall
33. Traditional Play Ground (Kabbadi/Kho Kho)
34. Nerf Gun Game
35. Yoga Deck
36. Meditation Pods
37. Nanny's Pavilion
38. Bicycle Racks with Bicycles
39. Jogging Track



KEYPLAN

SECOND FLOOR PLAN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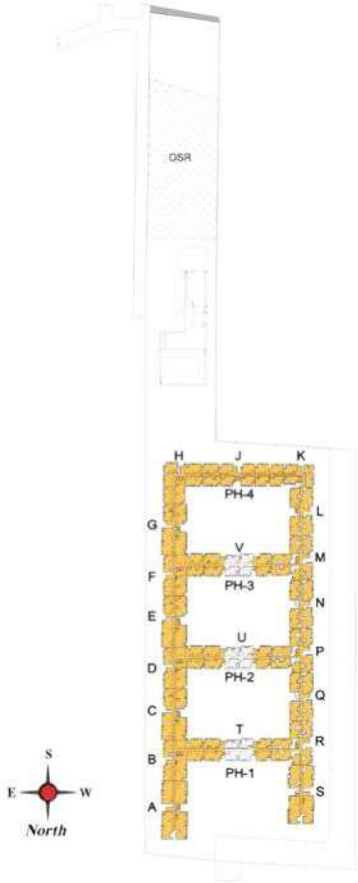
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KEYPLAN

THIRD FLOOR PLAN

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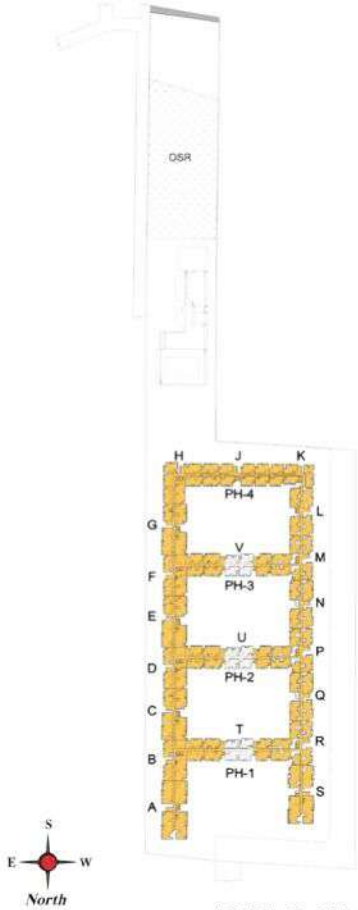
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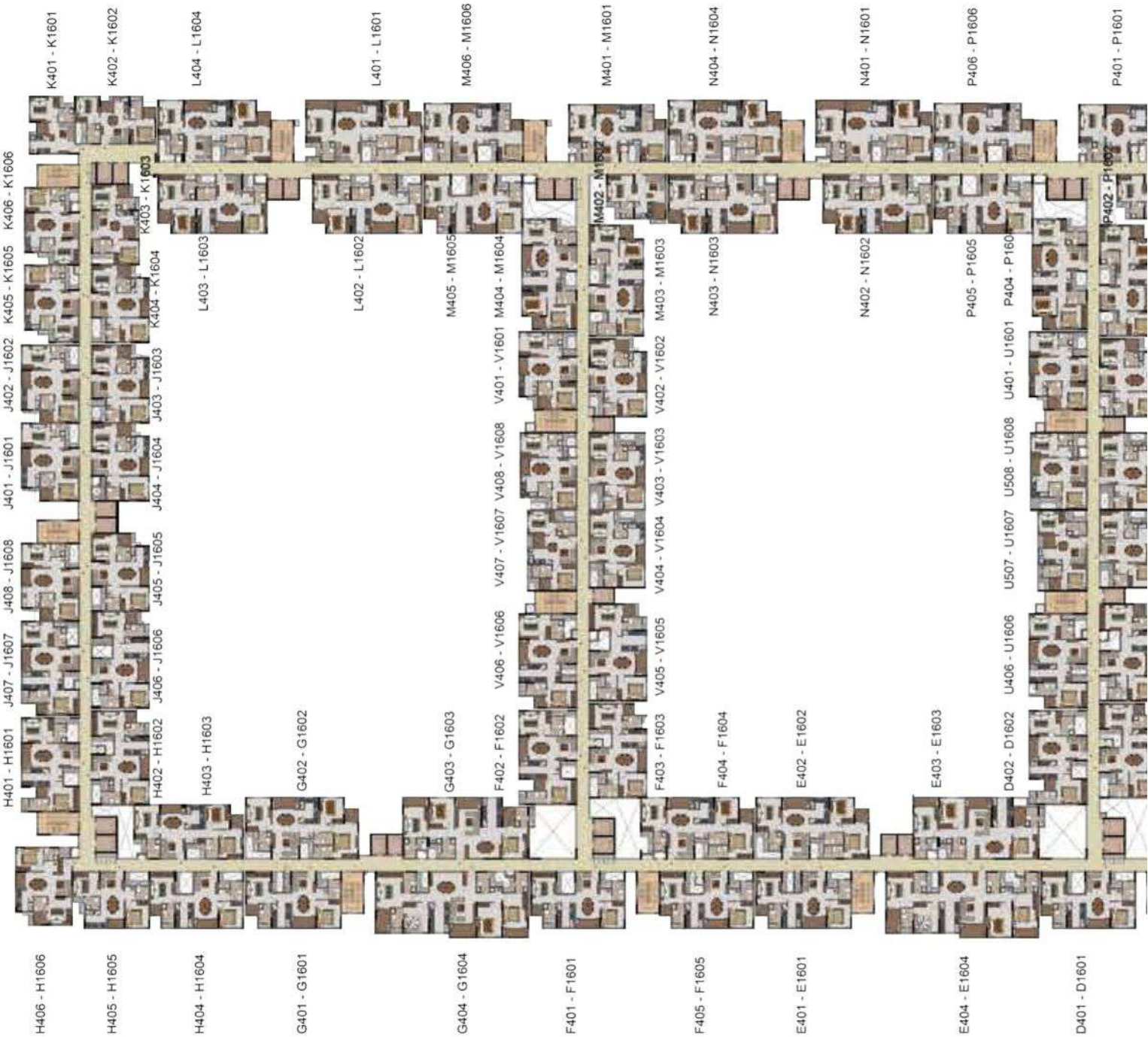
KEYPLAN

FOURTH TO SIXTEENTH FLOOR PLAN



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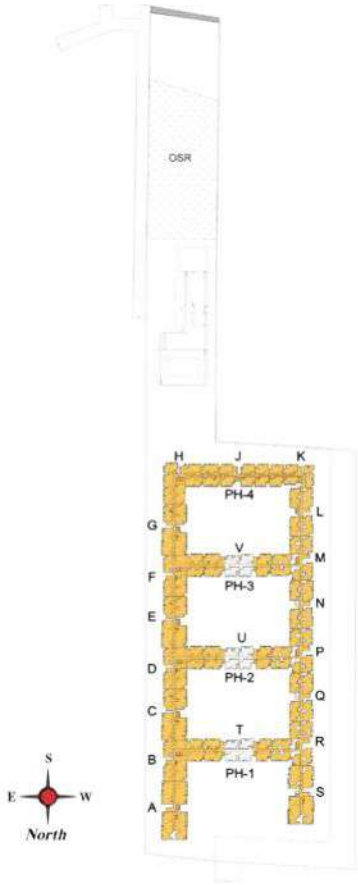
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KEYPLAN

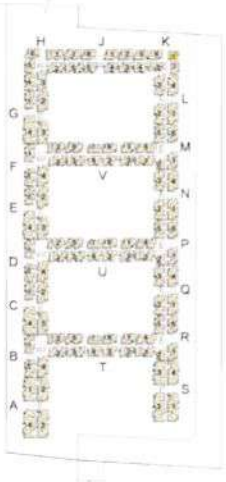
ELITE 1 & 2 BHK UNIT PLANS

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	K101	1BHK+1T	370	26	396	620	13
PH-4	K201 - K1601	1BHK+1T	370	26	396	620	-
PH-4	K102	2BHK+2T	514	52	566	861	17
PH-4	K202 - K1602	2BHK+2T	514	52	566	861	-

1ST FLOOR PLAN

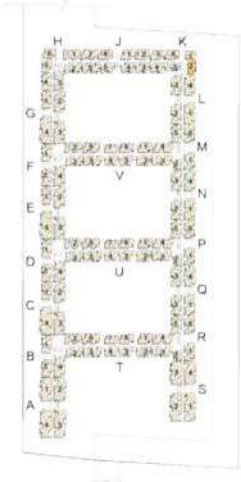
1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN



KEY PLAN

2ND TO 16TH FLOOR PLAN



KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	K103 - K1603	2BHK+2T	513	49	562	860	-
PH-4	K105	2BHK+2T	570	28	598	902	63
PH-4	K205 - K1605	2BHK+2T	570	28	598	902	-
PH-4	K106	2BHK+2T	570	28	598	902	55
PH-4	K206 - K1606	2BHK+2T	570	28	598	902	-

1ST FLOOR PLAN

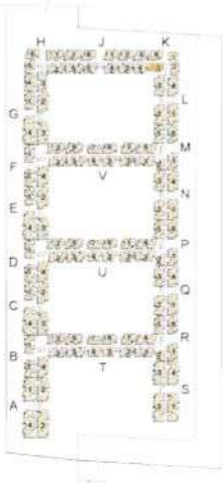
1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

2ND TO 16TH FLOOR PLAN

ENTRY

1ST TO 16TH FLOOR PLAN



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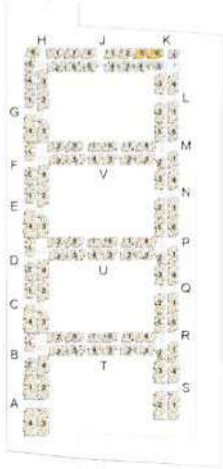


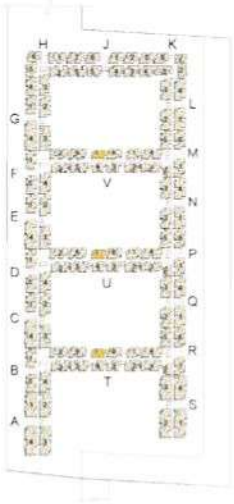
KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)
PH-1	T607 - T1607	2BHK+2T	523	48	571	920
PH-2	U507 - U1607	2BHK+2T	523	48	571	920
PH-3	V407 - V1607	2BHK+2T	523	48	571	920

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)
PH-1	T608 - T1608	2BHK+2T	587	28	615	986
PH-2	U508 - U1608	2BHK+2T	587	28	615	986
PH-3	V408 - V1608	2BHK+2T	587	28	615	986

ENTRY

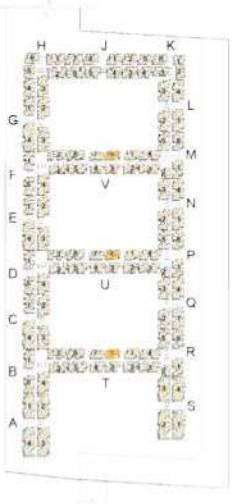
4TH TO 16TH FLOOR PLAN



KEY PLAN

ENTRY

4TH TO 16TH FLOOR PLAN

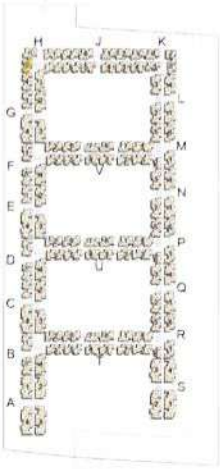


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	H105	2BHK+2T	595	28	623	928	53
PH-4	H205 - H1605	2BHK+2T	595	28	623	928	-
PH-4	H106 - H1606	2BHK+2T	634	60	694	1050	-

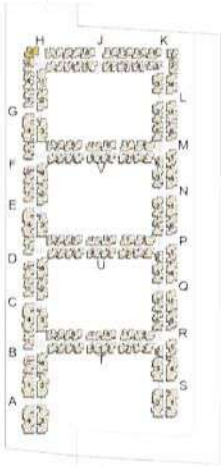
1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN



KEY PLAN

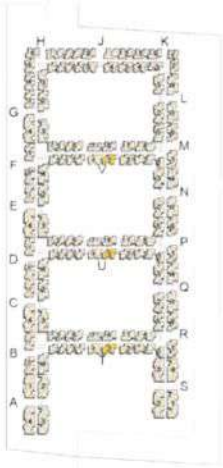
1ST TO 16TH FLOOR PLAN



KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)
PH-1	T603 - T1603	2BHK+2T	588	28	616	985
PH-2	U503 - U1603	2BHK+2T	588	28	616	985
PH-3	V403 - V1603	2BHK+2T	588	28	616	985

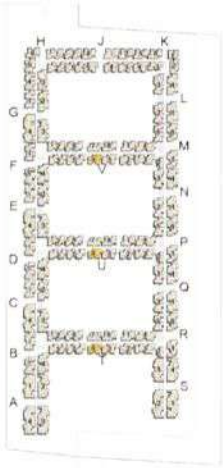
4TH TO 16TH FLOOR PLAN



KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)
PH-1	T604 - T1604	2BHK+2T	591	28	619	987
PH-2	U504 - U1604	2BHK+2T	591	28	619	987
PH-3	V404 - V1604	2BHK+2T	591	28	619	987

4TH TO 16TH FLOOR PLAN

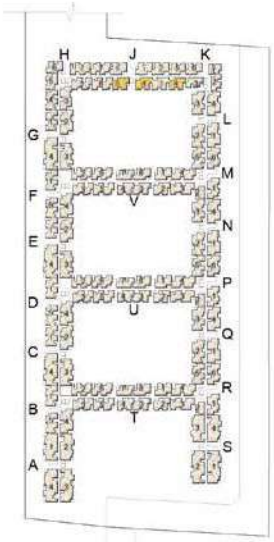


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	J105	2BHK+2T	612	59	671	997	40
PH-4	J205 - J1605	2BHK+2T	612	59	671	997	-
PH-4	J304 - J1604	2BHK+2T	612	56	668	999	-
PH-4	K104	2BHK+2T	612	56	668	1000	37
PH-4	K204 - K1604	2BHK+2T	612	56	668	1000	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

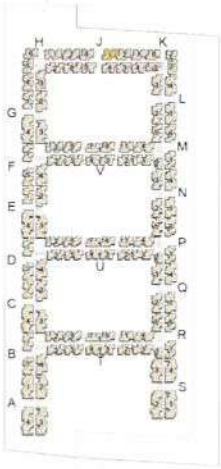


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	J101	2BHK+2T	612	60	672	999	41
PH-4	J201 - J1601	2BHK+2T	612	60	672	999	- -

1ST FLOOR PLAN

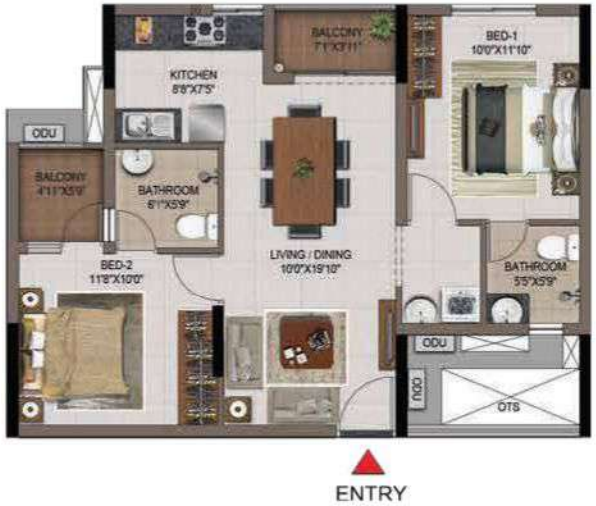
2ND TO 16TH FLOOR PLAN



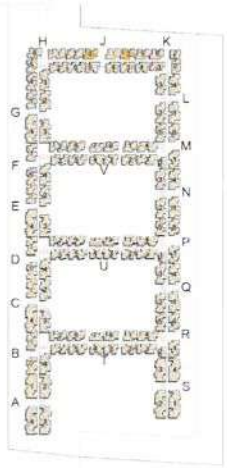
KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	J102	2BHK+2T	612	56	668	999	35
PH-4	J202 - J1602	2BHK+2T	612	56	668	999	-
PH-4	J108	2BHK+2T	612	56	668	1001	35
PH-4	J208 - J1608	2BHK+2T	612	56	668	1001	-

1ST FLOOR PLAN



2ND TO 16TH FLOOR PLAN

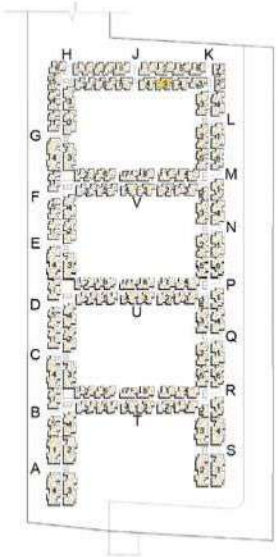


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	J103	2BHK+2T	612	60	672	1007	39
PH-4	J203 - J1603	2BHK+2T	612	60	672	1002	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

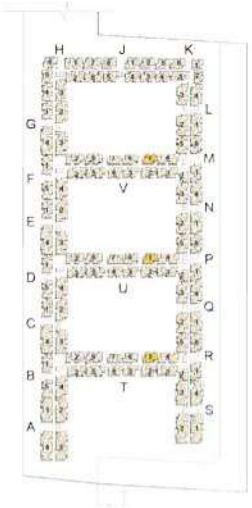


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-1	T101	2BHK+2T	610	56	666	1004	177
PH-1	T201 - T1601	2BHK+2T	610	56	666	1004	-
PH-2	U101	2BHK+2T	610	56	666	1004	177
PH-2	U201 - U1601	2BHK+2T	610	56	666	1004	-
PH-3	V101	2BHK+2T	610	56	666	1004	177
PH-3	V201 - V1601	2BHK+2T	610	56	666	1004	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

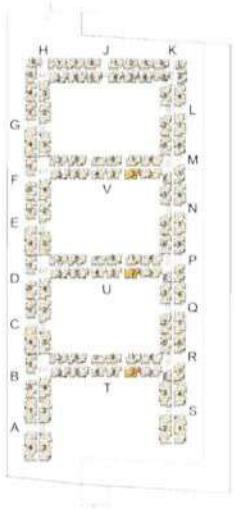


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-1	T102	2BHK+2T	612	60	672	1004	176
PH-1	T202 - T1602	2BHK+2T	612	60	672	1004	-
PH-2	U102	2BHK+2T	612	60	672	1004	176
PH-2	U202 - U1602	2BHK+2T	612	60	672	1004	-
PH-3	V102	2BHK+2T	612	60	672	1004	176
PH-3	V202 - V1602	2BHK+2T	612	60	672	1004	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

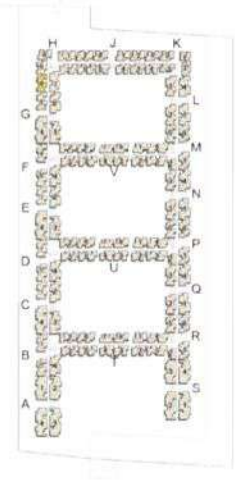


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	H104	2BHK+2T	679	60	739	1126	25
PH-4	H204 - H1604	2BHK+2T	679	60	739	1126	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

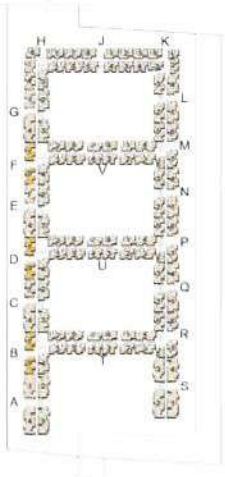


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-1	B101	2BHK+2T	679	63	742	1131	29
PH-1	B201 - B1601	2BHK+2T	679	63	742	1131	-
PH-1	B105	2BHK+2T	679	60	739	1131	29
PH-1	B205 - B1605	2BHK+2T	679	60	739	1131	-
PH-2	D101	2BHK+2T	679	63	742	1131	29
PH-2	D201 - D1601	2BHK+2T	679	63	742	1131	-
PH-2	D105	2BHK+2T	679	60	739	1131	29
PH-2	D205 - D1605	2BHK+2T	679	60	739	1131	-
PH-3	F101	2BHK+2T	679	63	742	1131	29
PH-3	F201 - F1601	2BHK+2T	679	63	742	1131	-
PH-3	F105	2BHK+2T	679	60	739	1131	29
PH-3	F205 - F1605	2BHK+2T	679	60	739	1131	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

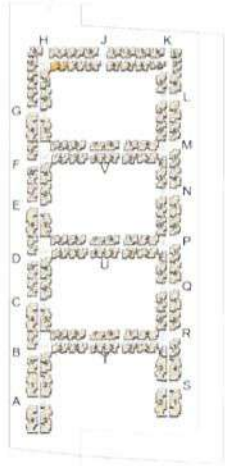


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	H102	2BHK+2T	698	62	760	1157	29
PH-4	H202 - H1602	2BHK+2T	698	62	760	1157	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

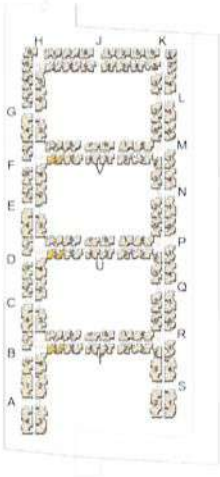


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-1	B103	2BHK+2T	698	63	761	1157	152
PH-1	B203 - B1603	2BHK+2T	698	63	761	1157	-
PH-2	D103	2BHK+2T	698	63	761	1157	152
PH-2	D203 - D1603	2BHK+2T	698	63	761	1157	-
PH-3	F103	2BHK+2T	698	63	761	1157	152
PH-3	F203 - F1603	2BHK+2T	698	63	761	1157	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

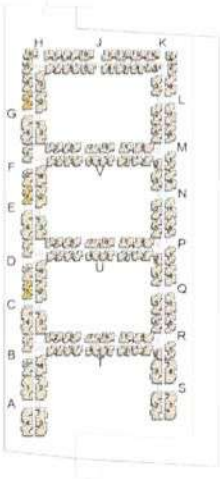


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-2	C101	2BHK+2T	685	74	759	1157	30
PH-2	C201 - C1601	2BHK+2T	685	74	759	1157	-
PH-3	E101	2BHK+2T	685	74	759	1157	30
PH-3	E201 - E1601	2BHK+2T	685	74	759	1157	-
PH-4	G101	2BHK+2T	685	74	759	1157	30
PH-4	G201 - G1601	2BHK+2T	685	74	759	1157	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

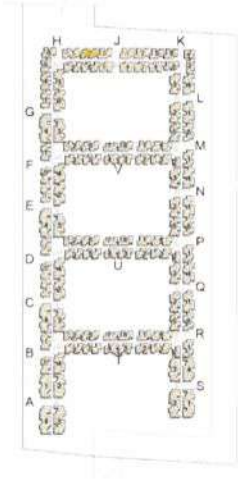


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	J107	2BHK+2T	699	63	762	1161	35
PH-4	J207 - J1607	2BHK+2T	699	63	762	1161	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

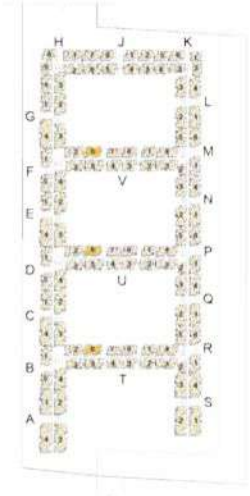


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-1	T106	2BHK+2T	699	63	762	1167	201
PH-1	T206 - T1606	2BHK+2T	699	63	762	1167	-
PH-2	U106	2BHK+2T	699	63	762	1167	201
PH-2	U206 - U1606	2BHK+2T	699	63	762	1167	-
PH-3	V106	2BHK+2T	699	63	762	1167	201
PH-3	V206 - V1606	2BHK+2T	699	63	762	1167	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

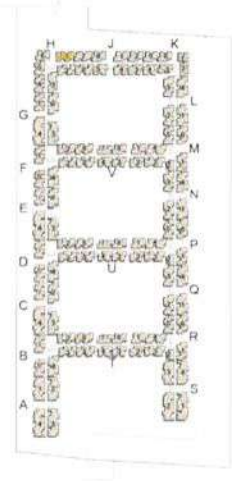


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	H101	2BHK+2T	693	60	753	1168	31
PH-4	H201 - H1601	2BHK+2T	693	60	753	1168	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN



KEY PLAN

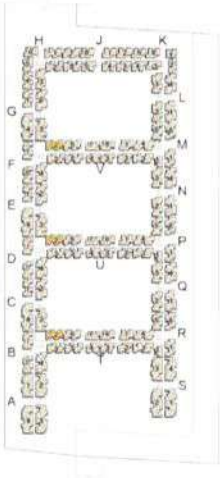
PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-1	B102	2BHK+2T	693	60	753	1173	121
PH-1	B202 - B1602	2BHK+2T	693	60	753	1173	-
PH-2	D102	2BHK+2T	693	60	753	1173	121
PH-2	D202 - D1602	2BHK+2T	693	60	753	1173	-
PH-3	F102	2BHK+2T	693	60	753	1173	121
PH-3	F202 - F1602	2BHK+2T	693	60	753	1173	-

ENTRY

1ST FLOOR PLAN

ENTRY

2ND TO 16TH FLOOR PLAN

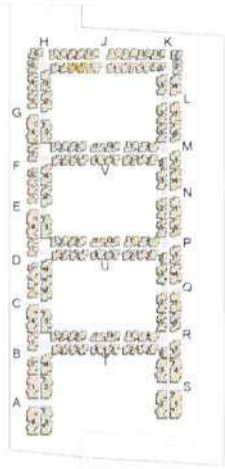


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	J106	2BHK+2T	717	72	789	1198	28
PH-4	J206 - J1606	2BHK+2T	717	72	789	1198	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

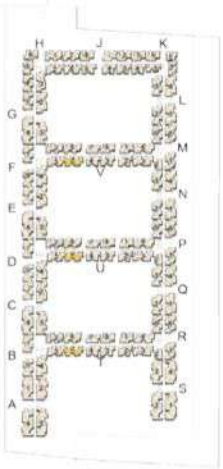


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-1	T205 - T1605	2BHK+2T	714	76	790	1204	-
PH-2	U105	2BHK+2T	714	76	790	1204	202
PH-2	U205 - U1605	2BHK+2T	714	76	790	1204	-
PH-3	V105	2BHK+2T	714	76	790	1204	202
PH-3	V205 - V1605	2BHK+2T	714	76	790	1204	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN



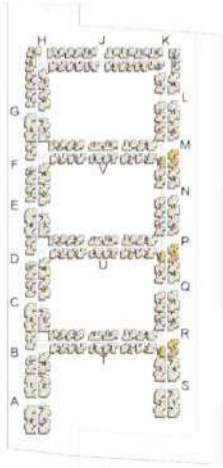
KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-3	M101	2BHK+2T	739	63	802	1224	34
PH-3	M201 - M1601	2BHK+2T	739	63	802	1224	-
PH-2	P101	2BHK+2T	739	63	802	1224	34
PH-2	P201 - P1601	2BHK+2T	739	63	802	1224	-
PH-1	R101	2BHK+2T	739	63	802	1224	34
PH-1	R201 - R1601	2BHK+2T	739	63	802	1224	-
PH-3	M102 - M1602	1BHK+1T	369	39	408	646	-
PH-2	P102 - P1602	1BHK+1T	369	39	408	646	-
PH-1	R102 - R1602	1BHK+1T	369	39	408	646	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

1ST TO 16TH FLOOR PLAN

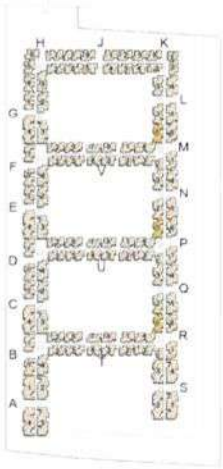


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-3	M105	2BHK+2T	745	65	810	1240	166
PH-3	M205 - M1605	2BHK+2T	745	65	810	1240	-
PH-2	P105	2BHK+2T	745	65	810	1240	166
PH-2	P205 - P1605	2BHK+2T	745	65	810	1240	-
PH-1	R105	2BHK+2T	745	65	810	1240	166
PH-1	R205 - R1605	2BHK+2T	745	65	810	1240	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN



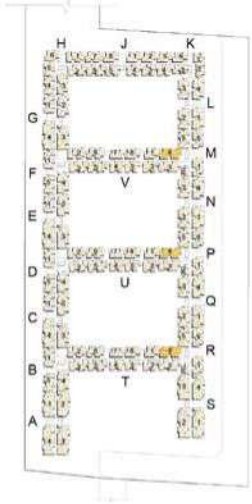
KEY PLAN

ELITE 3 BHK UNIT PLANS

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-3	M104	3BHK+2T	840	73	913	1360	220
PH-3	M204 - M1604	3BHK+2T	840	73	913	1360	-
PH-2	P104	3BHK+2T	840	73	913	1360	220
PH-2	P204 - P1604	3BHK+2T	840	73	913	1360	-
PH-1	R104	3BHK+2T	840	73	913	1360	220
PH-1	R204 - R1604	3BHK+2T	840	73	913	1360	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

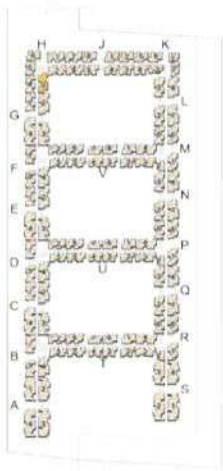


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	H103	3BHK+2T	837	69	906	1353	285
PH-4	H203 - H1603	3BHK+2T	837	69	906	1353	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

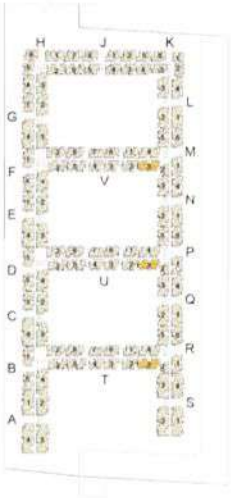


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-3	M103	3BHK+2T	829	75	904	1371	167
PH-3	M203 - M1603	3BHK+2T	829	75	904	1371	-
PH-2	P103	3BHK+2T	829	75	904	1371	167
PH-2	P203 - P1603	3BHK+2T	829	75	904	1371	-
PH-1	R103	3BHK+2T	829	75	904	1371	167
PH-1	R203 - R1603	3BHK+2T	829	75	904	1371	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN



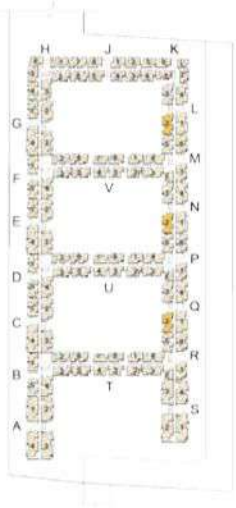
KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	L102	3BHK+3T	885	80	965	1446	215
PH-4	L202 - L302	3BHK+3T	885	80	965	1446	-
PH-4	L402 - L1602	3BHK+3T	885	84	969	1446	-
PH-3	N102	3BHK+3T	885	80	965	1446	215
PH-3	N202 - N302	3BHK+3T	885	80	965	1446	-
PH-3	N402 - N1602	3BHK+3T	885	84	969	1446	-
PH-1	Q102	3BHK+3T	885	80	965	1446	215
PH-1	Q202 - Q302	3BHK+3T	885	80	965	1446	-
PH-1	Q402 - Q1602	3BHK+3T	885	84	969	1446	-

1ST FLOOR PLAN

2ND TO 3RD FLOOR PLAN

4TH TO 16TH FLOOR PLAN

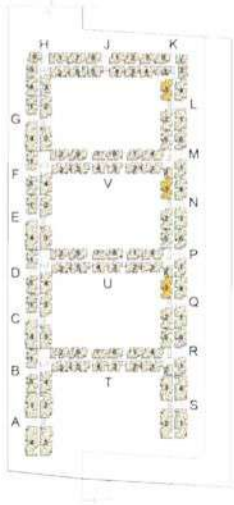


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	L103	3BHK+3T	882	84	966	1446	215
PH-4	L203 - L1603	3BHK+3T	882	84	966	1446	-
PH-3	N103	3BHK+3T	882	84	966	1446	215
PH-3	N203 - N1603	3BHK+3T	882	84	966	1446	-
PH-1	Q103	3BHK+3T	882	84	966	1446	215
PH-1	Q203 - Q1603	3BHK+3T	882	84	966	1446	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

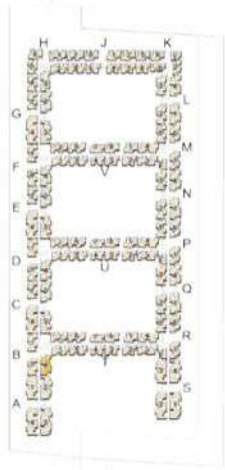


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-1	B104	3BHK+3T	957	91	1048	1581	245
PH-1	B204 - B1604	3BHK+3T	957	91	1048	1581	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

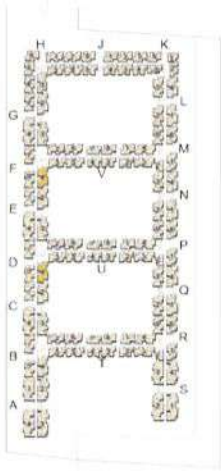


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-2	D104	3BHK+3T	957	91	1048	1581	183
PH-2	D204 - D1604	3BHK+3T	957	91	1048	1581	-
PH-3	F104	3BHK+3T	957	91	1048	1581	183
PH-3	F204 - F1604	3BHK+3T	957	91	1048	1581	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN



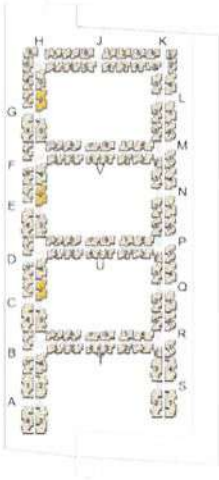
KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-2	C102	3BHK+3T	957	87	1044	1604	227
PH-2	C202 - C302	3BHK+3T	957	87	1044	1604	-
PH-2	C402 - C1602	3BHK+3T	957	91	1048	1604	-
PH-3	E102	3BHK+3T	957	87	1044	1604	227
PH-3	E202 - E302	3BHK+3T	957	87	1044	1604	-
PH-3	E402 - E1602	3BHK+3T	957	91	1048	1604	-
PH-4	G102	3BHK+3T	957	87	1044	1604	227
PH-4	G202 - G302	3BHK+3T	957	87	1044	1604	-
PH-4	G402 - G1602	3BHK+3T	957	91	1048	1604	-

1ST FLOOR PLAN

2ND TO 3RD FLOOR PLAN

4TH TO 16TH FLOOR PLAN

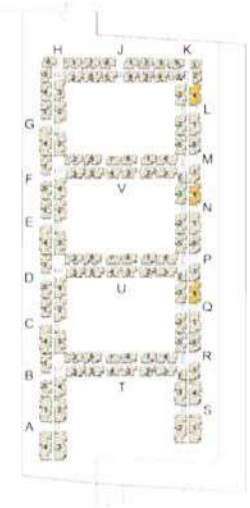


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	L104	3BHK+3T	957	90	1047	1604	31
PH-4	L204 - L1604	3BHK+3T	957	90	1047	1604	-
PH-3	N104	3BHK+3T	957	90	1047	1604	31
PH-3	N204 - N1604	3BHK+3T	957	90	1047	1604	-
PH-1	Q104	3BHK+3T	957	90	1047	1604	31
PH-1	Q204 - Q1604	3BHK+3T	957	90	1047	1604	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

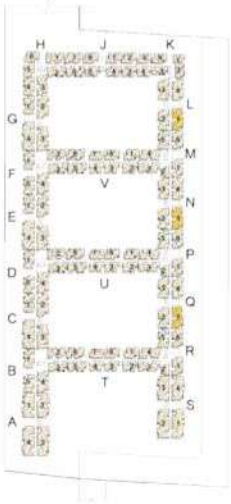


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-4	L101	3BHK+3T	981	135	1116	1671	21
PH-4	L201 - L1601	3BHK+3T	981	135	1116	1671	-
PH-3	N101	3BHK+3T	981	135	1116	1671	21
PH-3	N201 - N1601	3BHK+3T	981	135	1116	1671	-
PH-1	Q101	3BHK+3T	981	135	1116	1671	21
PH-1	Q201 - Q1601	3BHK+3T	981	135	1116	1671	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN



KEY PLAN

SIGNATURE 2, 3 & 4 BHK UNIT PLANS

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-3	M106	2BHK+2T(SIGNATURE)	767	61	828	1264	36
PH-3	M206 - M1606	2BHK+2T(SIGNATURE)	767	61	828	1264	-
PH-2	P106	2BHK+2T(SIGNATURE)	767	61	828	1264	36
PH-2	P206 - P1606	2BHK+2T(SIGNATURE)	767	61	828	1264	-
PH-1	R106	2BHK+2T(SIGNATURE)	767	61	828	1264	36
PH-1	R206 - R1606	2BHK+2T(SIGNATURE)	767	61	828	1264	-

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

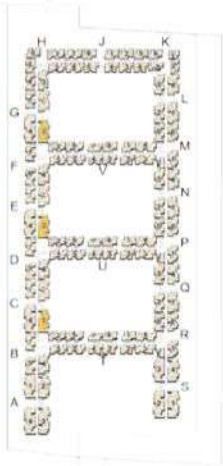
KEYPLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-2	C103	3BHK+3T(SIGNATURE)	1075	136	1211	1846	173
PH-2	C203 - C303	3BHK+3T(SIGNATURE)	1075	136	1211	1846	-
PH-2	C403 - C1603	3BHK+3T(SIGNATURE)	1075	138	1213	1846	-
PH-3	E103	3BHK+3T(SIGNATURE)	1075	136	1211	1846	173
PH-3	E203 - E303	3BHK+3T(SIGNATURE)	1075	136	1211	1846	-
PH-3	E403 - E1603	3BHK+3T(SIGNATURE)	1075	138	1213	1846	-
PH-4	G103	3BHK+3T(SIGNATURE)	1075	136	1211	1846	173
PH-4	G203 - G303	3BHK+3T(SIGNATURE)	1075	136	1211	1846	-
PH-4	G403 - G1603	3BHK+3T(SIGNATURE)	1075	138	1213	1846	-

1ST FLOOR PLAN

2ND TO 3RD FLOOR PLAN

4TH TO 16TH FLOOR PLAN



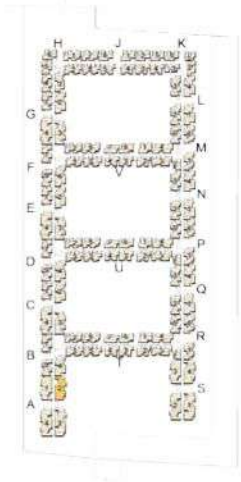
KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-1	A102	3BHK+3T(SIGNATURE)	1157	153	1310	1945	259
PH-1	A202-A302	3BHK+3T(SIGNATURE)	1157	153	1310	1945	-
PH-1	A402 - A1602	3BHK+3T(SIGNATURE)	1157	160	1317	1945	-

1ST FLOOR PLAN

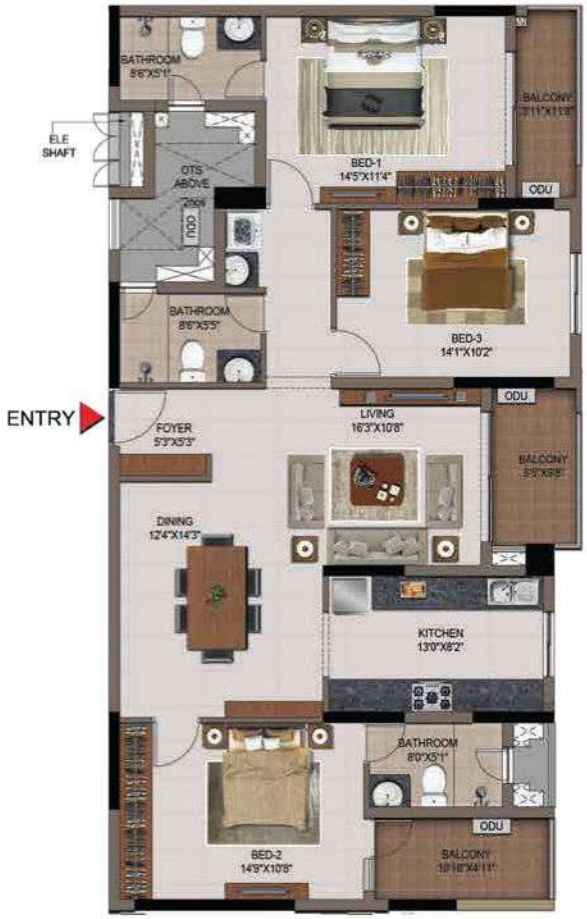
2ND TO 3RD FLOOR PLAN

4TH TO 16TH FLOOR PLAN



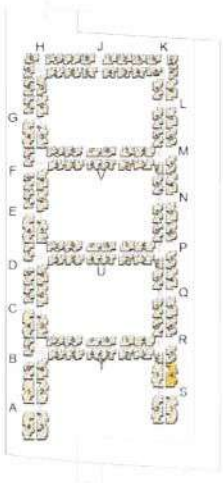
KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)
PH-1	S104	3BHK+3T(SIGNATURE)	1157	160	1317	1945
PH-1	S204 - S1604	3BHK+3T(SIGNATURE)	1157	160	1317	1945



1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN



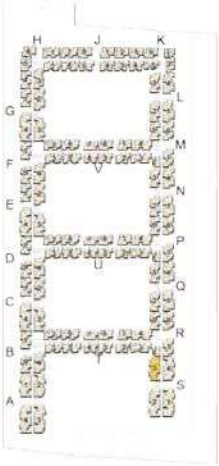
KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-1	S103	3BHK+3T(SIGNATURE)	1156	157	1313	1961	263
PH-1	S203 - S303	3BHK+3T(SIGNATURE)	1156	157	1313	1961	-
PH-1	S403 - S1603	3BHK+3T(SIGNATURE)	1156	160	1316	1961	-

1ST FLOOR PLAN

2ND TO 3RD FLOOR PLAN

4TH TO 16TH FLOOR PLAN

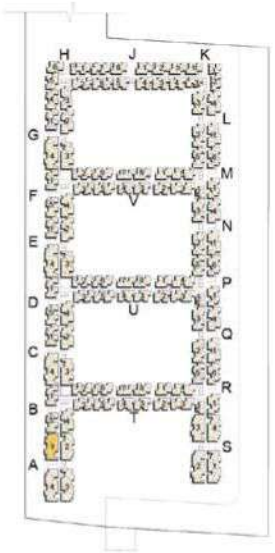


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)
PH-1	A101	3BHK+3T(SIGNATURE)	1156	160	1316	1962
PH-1	A201 - A1601	3BHK+3T(SIGNATURE)	1156	160	1316	1962

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

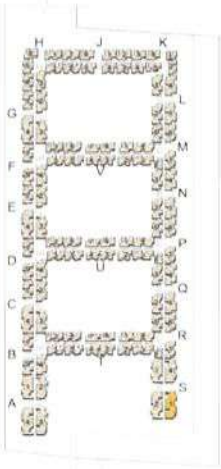


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)
PH-1	S101	4BHK+4T(SIGNATURE)	1386	168	1554	2324
PH-1	S201 - S1601	4BHK+4T(SIGNATURE)	1386	168	1554	2324

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

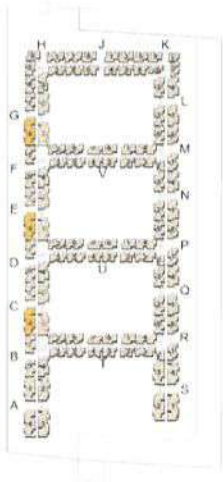


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA(SFT)	SALEABLE AREA (SFT)
PH-2	C104	4BHK+4T(SIGNATURE)	1382	176	1558	2320
PH-2	C204 - C1604	4BHK+4T(SIGNATURE)	1382	176	1558	2320
PH-3	E104	4BHK+4T(SIGNATURE)	1382	176	1558	2320
PH-3	E204 - E1604	4BHK+4T(SIGNATURE)	1382	176	1558	2320
PH-4	G104	4BHK+4T(SIGNATURE)	1382	176	1558	2320
PH-4	G204 - G1604	4BHK+4T(SIGNATURE)	1382	176	1558	2320

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN

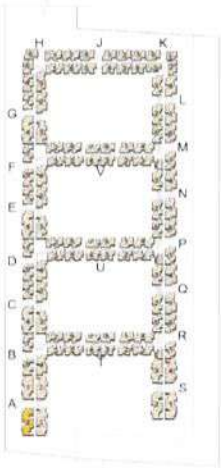


KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)
PH-1	A104	4BHK+4T(SIGNATURE)	1382	169	1551	2322
PH-1	A204 - A1604	4BHK+4T(SIGNATURE)	1382	169	1551	2322

1ST FLOOR PLAN

2ND TO 16TH FLOOR PLAN



KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE (SFT)
PH-1	S102	4BHK+4T(SIGNATURE)	1382	163	1545	2322	217
PH-1	S202 -S302	4BHK+4T(SIGNATURE)	1382	163	1545	2322	-
PH-1	S402 - S1602	4BHK+4T(SIGNATURE)	1382	170	1552	2322	-

ENTRY

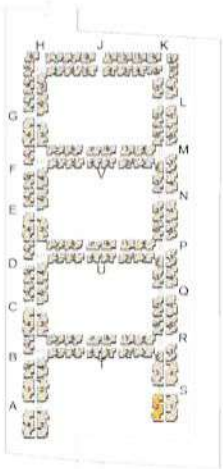
1ST FLOOR PLAN

ENTRY

2ND TO 3RD FLOOR PLAN

ENTRY

4TH TO 16TH FLOOR PLAN



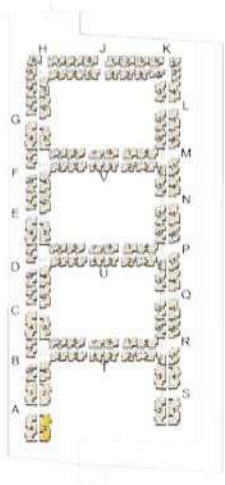
KEY PLAN

PHASE	UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)
PH-1	A103	4BHK+4T(SIGNATURE)	1386	165	1551	2325
PH-1	A203 - A303	4BHK+4T(SIGNATURE)	1386	165	1551	2325
PH-1	A403 - A1603	4BHK+4T(SIGNATURE)	1386	168	1554	2325

1ST FLOOR PLAN

2ND TO 3RD FLOOR PLAN

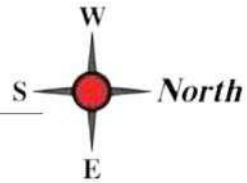
4TH TO 16TH FLOOR PLAN



KEY PLAN

CLUBHOUSE

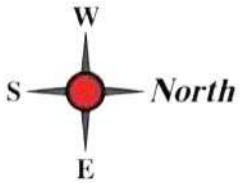
CLUBHOUSE
STILT FLOOR PLAN

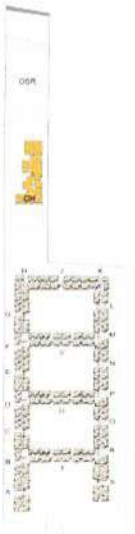


GROUND FLOOR PLAN

KEYPLAN

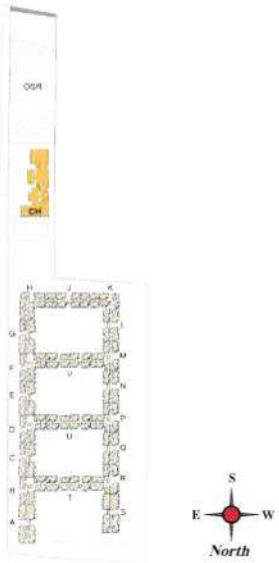
CLUBHOUSE
FIRST FLOOR PLAN





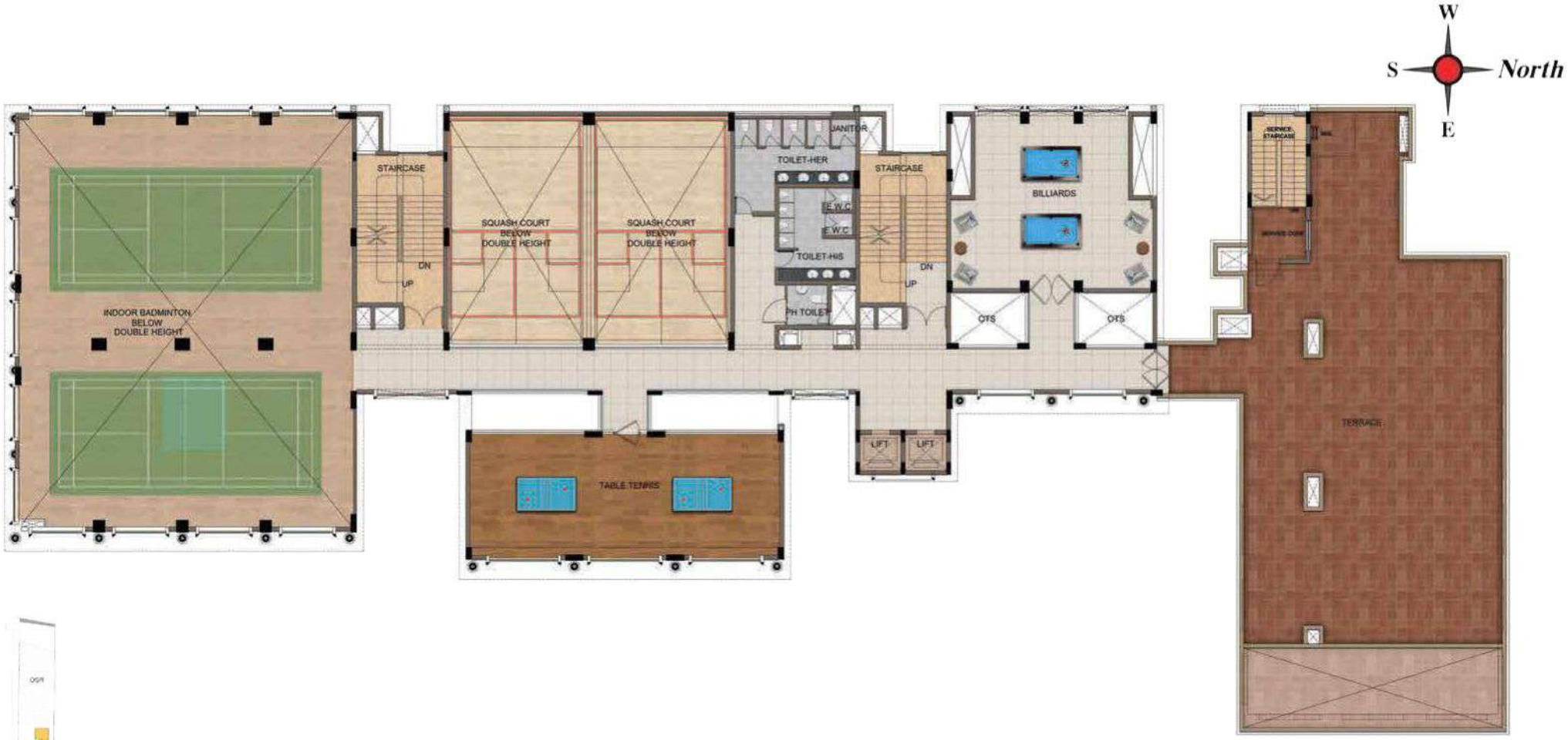
KEYPLAN

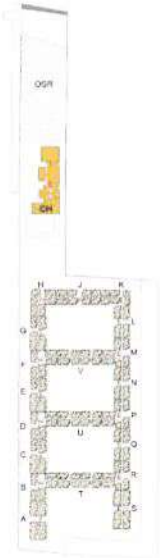
CLUBHOUSE SECOND FLOOR PLAN



KEYPLAN

CLUBHOUSE
THIRD FLOOR PLAN





KEYPLAN

SPECIFICATIONS

ELITE SPECIFICATIONS

STRUCTURE

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

WALL FINISH

Internal walls	: Living, Dining, Bedrooms, Kitchen, Utility & Lobby finished with 2 coats of putty, 1 coat of primer and 2 coats of Emulsion paint
Ceiling	: Finished with 2 coats of putty, 1 coat of primer and 2 coats of Emulsion paint
Exterior walls	: Exterior faces of the building finished with 1 coat of primer and 2 coats of emulsion paint with color as per the architect's design
Bathroom	: Glazed ceramic tile up to false ceiling height of size 300 x 600 mm and above false ceiling will be finished with a coat of primer
Kitchen	: Ceramic wall tile of size 300 x 600 mm for a height of 600 mm above the counter top finished level
Toilet ceiling	: Grid type false ceiling

FLOOR FINISH WITH SKIRTING

Foyer, Living , Dining Bedrooms & Kitchen	: Vitrified tiles of size 800 x 800 mm
Bathroom	: Anti-skid ceramic tiles of size 300 x 300 mm
Balcony	: Anti-skid ceramic tiles of size 300 x 300 mm
Private open terrace (if applicable)	: Floors with pressed tiles

KITCHEN & DINING

Kitchen	: Platform will be finished with granite slab of 600 mm width at height of 800 mm from the finished floor level
Electrical point	: For chimney and water purifier
CP fitting	: American Standard / Kohler or equivalent
Sink	: Quatrz Single bowl without drain board for 1 BHK. Quatrz Single bowl with drain board for 2, 3 & 4 BHK

BALCONY

Handrail	: MS handrail as per the architect's design

ELITE SPECIFICATIONS

BATHROOMS

Sanitary Fixture	: American Standard / Kohler or equivalent
CP fittings	: American Standard / Kohler or equivalent
Bed 1-Bathroom	: Floor mounted WC with cistern, Health faucet, Single lever diverter, counter top wash basin and rain shower and hand shower
Other Bathrooms	: Floor mounted WC with cistern, Health faucet, Single lever diverter & wall hung wash basin
Dining	: Granite counter-top wash basin wherever applicable

JOINERY

Main door	: Wide & fancy door of size 3'6" X 7'0" of good quality African teak wood frame & shutters of laminated finish with Architrave Iron mongeries like Biometric door lock of Dorma / equivalent, tower bolts, door viewer, safety latch, magnetic catcher in SS finish
Bedroom doors	: Good quality door frame with skin moulded shutters of size (3'0" X 7'0") Iron mongeries like door lock of Godrej / equivalent locks, thumb turn with key, magnetic catcher, tower bolt etc.
Bathroom doors	: Good quality door frame with FRP moulded shutters of size (2'6" X 7'0") with water proofing resistant on inner side. Ironmongeries like thumb turn of Godrej / equivalent lock with a tower bolt

WINDOWS

Windows	: Powder Coated aluminum windows with sliding shutter with see through plain glass and MS grill on inner side wherever applicable
French doors	: Powder Coated aluminum frame and doors with toughened glass without grills.
Ventilators	: Powder Coated aluminum frame of fixed / adjustable louvered / open-able shutter

ELECTRICAL POINTS

Power supply	: 3 PHASE power supply connection
Safety device	: MCB & ELCB (Earth Leakage Circuit Breaker)
Switches & sockets	: Modular box & modular switches & Universal sockets of Anchor Roma / Schneider / ABB / equivalent
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand KEI / Havells / Polycab / equivalent
TV & Telephone	: Point in Living, Bedroom-1
Mobile charging dock	: Mobile charging dock provided in living
Split- air conditioner	: Point will be provided in Living & all bedrooms
Exhaust fan	: Point will be given in all bathrooms
Geyser	: Geyser point will be provided in all bathrooms
Back-up	: 600W for 3 BHK , 500W for 2 BHK & 400W for 1 BHK

SIGNATURE SPECIFICATIONS

STRUCTURE

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

WALL FINISH

Internal walls	: Living, Dining, Bedrooms, Kitchen, Utility & lobby finished with 2 coat of putty & 1 coat of primer & 2 coats of Emulsion paint
Ceiling	: Finished with 2 coat of putty 1 coat of primer & 2 coats of Emulsion paint
Exterior walls	: Exterior faces of the building finished with 1 coat of primer & 2 coats of emulsion paint with color as per architect design
Bathroom	: Glazed ceramic tile up to false ceiling height of size 300x600 mm & above false ceiling will be finished with a coat of primer
Kitchen	: Ceramic wall tile of size 300x600 mm for a height of 600 mm above the counter top finished level
Toilet ceiling	: Grid type false ceiling

FLOOR FINISH WITH SKIRTING

Foyer, Living & Dining, Bedrooms & Kitchen	: Vitrified tiles of size 1200 x 600 mm
Bathroom	: Anti-skid ceramic tiles of size 300 x 300 mm
Balcony	: Anti-skid ceramic tiles of size 300 x 300 mm
Private open terrace (if applicable)	: Floors with pressed tiles

KITCHEN & DINING

Kitchen	: Platform will be finished with granite slab of 600 mm wide at height of 800 mm from the finished floor level
Electrical point	: For chimney & water purifier
CP Fitting	: Pull out top of American Standard / Kohler or equivalent
Sink	: Quartz Single bowl sink with drain board

BALCONY

Handrail	: MS handrail as per architect's design

SIGNATURE SPECIFICATIONS

BATHROOMS

Sanitary fixture	:	American Standard / Kohler or equivalent
CP fittings	:	American Standard / Kohler Or equivalent
Bedroom 1-Bathroom	:	Floor mounted WC with cistern, Health faucet, Single lever diverter, Counter top wash basin with granite counter and rain shower, glass partition with door, granite Anti-skid flooring and trench drain for shower area.
Other Bathrooms	:	Floor mounted WC with cistern, Health faucet, Single lever diverter, Counter top wash basin with granite counter, glass partition for shower area and SS trap
Dining	:	Counter top wash basin with granite counter

JOINERY

Main door	:	Wide & fancy door of size 3'6" X 7'0" of good quality African teak wood frame & shutters of laminated finish with Architrave Ironmongeries like video door lock of Hafele / equivalent tower bolts, door viewer, safety latch, magnetic catcher in SS finish
Bedroom doors	:	Engineered door frame with double side laminated shutter of size (3'0"x7'0") Ironmongeries like door lock of Godrej / equivalent locks, thumb turn with key, magnetic catcher, tower bolt etc.
Bathroom doors	:	Engineered door frame with laminated shutter of size(2'6"x7'0") with water proofing resistant on inner side. Ironmongeries like thumb turn of Godrej / equivalent lock with tower bolt

WINDOWS

Windows	:	Powder Coated aluminum windows with sliding shutter with see through plain glass and MS grill on inner side wherever applicable
French doors	:	Powder Coated aluminum frame and doors with toughened glass without grills.
Ventilators	:	Powder Coated aluminum frame of fixed / adjustable louvered / open-able shutter

ELECTRICAL POINTS

Power Supply	:	3 PHASE power supply connection.
Safety Device	:	MCB & ELCB (Earth Leakage Circuit Breaker)
Switches & Sockets	:	Modular box & modular switches & Universal sockets of Anchor Roma / Schneider / ABB / equivalent
Wires	:	Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand KEI / Havells / Polycab / equivalent
TV & Telephone	:	Point in Living, Bedroom-1 & Bedroom-2
Mobile Charging Dock	:	Mobile charging dock provided in living and Bedroom-1
Bluetooth Speaker	:	Speaker with bluetooth facility - for kitchen and master toilet
Split- air conditioner	:	Point will be provided in Living & all bedrooms
Exhaust fan	:	Point will be given in all bathrooms
Geyser	:	Geyser point will be provided in all bathrooms
Mirror & LED light	:	Mirror with LED light for master toilet
Back-up	:	800W for 4BHK , 800W for 3BHK & 600W for 2BHK

COMMON BUILDING SPECIFICATIONS

COMMON FEATURES

Lift	:	Elevators of 13 passenger automatic lift will be provided
Backup and selective	:	100% Power backup for common amenities such as lifts, water pump, STP & selective common area lighting
Name board	:	Apartment owner name will be provided in stilt
Lift Fascia & Lift Lobby	:	Lift facia detailed with tiles and Granite jambs. Lift Lobby detailed with designer tile flooring in all floors
Lobby & Corridor	:	Stilt floor lobby with granite flooring & typical floors with tiles
Staircase floor	:	Stilt floor with granite flooring & typical floors with Kota / Shahbadth / Tile
Staircase handrail	:	MS handrail with enamel paint in all floors
Stilt Flooring	:	Grano flooring with car park number marked in paint
Terrace floor	:	Floors with pressed tiles finish

OUTDOOR FEATURES

Water storage	:	UG sump with WTP (Min. requirement as per water test report)
Rain water harvest	:	Rain water harvesting site
STP	:	Centralized Sewage Treatment plant
Intercom	:	Intercom will be provided
Safety	:	CCTV surveillance cameras will be provided all round the building at pivotal locations in stilt
Well defined driveway	:	Interlocking paver block laid all-round the building with demarcated driveway
Security	:	Security booth will be provided at the entrance
Compound wall	:	Building perimeter fenced by compound wall with entry gates for a height of 1500 mm
Landscape	:	Suitable landscape at appropriate places in the project
Driveway	:	Convex mirror for safe turning in driveway
Outdoor Mosquito Trap	:	Outdoor mosquito trap in the podium landscape areas.
Garbage Chute	:	Garbage Chute at appropriate locations
Piped Gas	:	Piped Gas facility is provided
OWC	:	OWC at feasible location
Fire Protection system	:	Designed in compliance with fire norms

PAYMENT PATTERN:

Booking Advance	10%	Commencement of 9th Floor Roof	2.5%
Agreement Stage	40%	Commencement of 11th Floor Roof	2.5%
Commencement of Foundation	10%	Commencement of 13th Floor Roof	2.5%
Commencement of Basement Roof	5%	Commencement of 16th Floor Roof	2.5%
Commencement of 1st Floor Roof	5%	On Completion of Flooring Respective Unit	2.5%
Commencement of 3rd Floor Roof	5%	Handing Over	2.5%
Commencement of 5th Floor Roof	5%	Total	100%
Commencement of 7th Floor Roof	5%		

LOCATION MAP & ADVANTAGES

DISTANCE FROM AIRPORT, RAILWAY STATION & BUS STAND

Chennai International Airport - 25 mins
Central Railway Station - 35 mins
Global Hospital Bus stop - 3 mins
Sholinganallur Bus stop - 5 mins
Dollar Bus stop - 4 mins
Perumbakkam Bus stop - 6 mins

DISTANCE FROM NEAREST HOSPITALS

Gleneagles Global Health City - 2 mins
Dr. Kamakshi Memorial Hospital - 15 mins
Chettinad Hospital - 10 mins
Apollo Medical Center - 12 mins

DISTANCE FROM NEAREST EDUCATIONAL INSTITUTIONS (SCHOOLS & COLLEGES)

NPS International school - 1 min
Sri Chaitanya school - 3 mins
International Village School - 12 mins
Vidhya Matric Higher Secondary school - 5 mins
BVM International School - 10 mins
Velammal Vidyalaya - 8 mins
Sathayabama University Dental College - 12 mins
St. Joseph's Institute of Technology - 15 mins
Jeppiar Engineering College - 17 mins
KCG College of Technology - 17 mins

DISTANCE FROM NEARBY CORPORATES

Infosys - 7 mins
Elcot SEZ - 5 mins
Tata Consultancy Services - 10 mins
Futura Tech Park - 7 mins
SIPCOT - IT Park - 15 mins
Tidel Park - 20 mins

AWARDS

Ensuring excellence in every aspect, we at Casagrand, have won many accolades for our many achievements. Through constant and consistent efforts, we have crafted beautiful homes for many and accumulated awards for our exceptional masterpieces and excellent management.

- **Best Luxury Residential Project of the Year**
  Casagrand ECR14 Signature
  Zee Business National Real Estate
  Leadership Congress and Awards 2019

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

- **Luxury Villa Project of the Year – South Region**
  Casagrand Esmeralda
  11th Estate Annual Awards

- **Best TV Commercial**
  Casagrand 'Superior Homes Assured'
  IndIAA Regional (Tamil) Awards

- **Developer of the Year 2018-2019**
  Realty Fact & Quickr

- **Best Affordable Housing Project of the Year - ROTN**
  Casagrand NexTown RESA

- **Excellence in Delivery - 2018**
  ET Now

- **Largest Project of the Year - 2018**
  Casagrand Luxus TOI

- **Best Affordable Housing Project of the Year**
  Casagrand NexTown CMO Global

- **Distinguished Design Awards 2017**
  Casagrand ECR14

- **CSR Initiative of the Year - 2018**
  ET Now

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