

**CASAGRAND**  
building aspirations



**CASAGRAND**  
**TUDOR**





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 15,000 happy families across 90+ 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.

ENTRANCE VIEW





A home is more than four walls. That is why it is important to choose a space that ensures you and your loved ones experience the best of life. So, come home to Casagrand Tudor - the home that cares for your happiness and your health. With state-of-the-art amenities and stunning wellness features, this thoughtfully crafted home is sure to make you and your family incredibly happy and healthy.

## SALIENT FEATURES

- 441 units on a sprawling 6.31-acre expanse
- Stilt + 7 floors design structure
- Wellness themed 2, 3 & 4 BHK apartments
- Secured community with 70% open space
- 50+ amenities with wellness features like air purifier in master bedrooms, chlorine-free swimming pool, oxygen infused clubhouse & gym, multipurpose courts, yoga deck, etc.
- Premium fittings from high-end brands like Kohler / Roca for Elite units and Toto / American Standard for Signature units
- Vaastu compliant homes designed with zero dead space
- Surrounded by IT & ITES companies, schools, colleges and hospitals

SIGNATURE PODIUM VIEW



AERIAL NIGHT VIEW



**GYM**

## AMENITIES

### INDOOR AMENITIES

- Gym
- Yoga room
- Party hall
- Rooftop swimming pool
- Toddlers' pool
- Indoor kids' play area
- Indoor games room  
(Table Tennis / Billiards)
- Board games room
- Video games room
- AV room
- Spa / Steam / Sauna
- Kids' learning centre
- LEGO room
- Crèche
- Salon
- Business centre
- Association room
- Guest room with toilet
- Convenience store

### OUTDOOR AMENITIES

- Drop-off / Pick-up point
- Informal seating - hammocks
- Chalkboard wall
- Interactive water feature
- Skating rink
- Skating ramp
- Outdoor party lawn
- Tree house
- Rock climbing wall
- Amphitheatre
- Outdoor gym
- Meditation deck
- Hopscotch
- Interactive floor game
- Sandpit
- Outdoor kids' play area
- Seating pavilion  
(pergolas with creepers)
- Trampoline
- Open terrace  
(on alternate floors)
- Half basketball court
- Open space for ball games
- Jogging track
- Reflexology pathway
- Senior citizens' court
- Yoga court
- Herbal garden
- Kids' jungle gym
- Cricket net

**CRÈCHE**

### STILT AMENITIES

- Dormitories (male & female)
- Drivers' / Maids' toilets
- Bicycle racks
- Provision for ATM & Ironing shop

TREEHOUSE VIEW



AV ROOM



INDOOR GAMES ROOM



**SWIMMING POOL VIEW**



## OUTDOOR PLAY AREA





## MASTER PLAN

- **Wellness homes**

Tudor is a wellness community specifically designed to support the residents' physical, emotional and social well-being, and offers a truly healthy lifestyle.

**Physical wellness** - Dedicated facilities such as oxygenated gymnasium, yoga room, indoor games, rock climbing, outdoor gym, half basketball court, traditional play court, jogging track, cricket practice net, etc., allow the residents to choose from a variety of activities to keep themselves at the peak of their physical health. Air purifiers for good sleep, anti-bacterial paints, Vitamin C showers, etc., ensure the residents' well-being inside the home.

**Emotional wellness** - A calm mind builds inner strength and self-confidence which are essential for good health. At Tudor relaxing is easy with the chlorine-free swimming pool, spa, steam, sauna, meditation deck, reflexology pathway, yoga court, herbal garden, etc.

**Social wellness** - Quality community interactions are pivotal to the overall wellness. The party hall, outdoor party lawn, hammock corner, seating pavilions, senior citizens' courts and water features are all designed to bring the community together.

- **Premium community design** - Built on 6.31 acres of land, this community has 70% of open space with landscape and outdoor amenities aside massive driveways, adding a sense of openness to the community. The master plan incorporates all the elements desired in a modern neighbourhood - function and beauty, activity and quiet, efficiency and sustainability, landmarks and context - all within a palette that allows this new community centrepiece to appear at once unified and uniquely diverse.

- **Huge landscaped podium** - Elevated vehicle-free podium of 1.0 acre is sprawled across the site, detailed with landscaped features and outdoor amenities for the community, contributing to 20% of the site expanse as outdoor amenities.

- **Secured living** - Controlled entry and exit with 24x7 security is seen at the entrance. Apart from this, the community is also facilitated with CCTV surveillance at pivotal points across the site extent. Apartment security and visitor management system ensure safety for all.

- **2 entrances/exits for the community** - The community has well-planned connectivity to the locality with one main entrance leading from Mogappair and the rear entrance leading to the Poonamallee High Road.

- **Kids & senior citizens friendly community** - Meticulous planning has been done to ensure the community is kids and senior citizens friendly.



## EXTERIOR

- **Grand entrance** - A grand entrance archway, beautified with landscape elements, creates an inviting entry into the community.

- **Contemporary façade** - The contemporary new age architecture is embellished with modern elevations. The elegant, stylish and functional façade embraces a purely modern style. The impressive elevation is designed with proper use of the plot space, air, natural light and different types of exterior projections.

- **Traffic management** - A driveway of minimum 7.2 metres (23 feet) all around the site ensures comfortable vehicular movement in the community.



## PODIUM

- **Podium for every block** - Every block gets a pocket of green space with planned landscape. These podiums add life to the community and aid in recreational activities for the residents.
- **Vehicle-free recreation** - The podium being elevated from the ground level provides a vehicle-free zone for the community, which makes accessing and using the outdoor amenities easier.



## AMENITIES

- **50+ amenities**, consisting of outdoor and indoor recreational facilities, are sprawled across the project enhancing the social environment and liveliness of the community.
- **Oxygen-infused clubhouse (gym and indoor play area)** creates better quality indoors for a healthy workout experience.
- **Pest-free exterior** - Introduction of mosquito trap in the landscape areas ensures mosquito-free outdoor leisure spaces.
- **Activities for every age group** - The amenities are well-planned to ensure a healthy lifestyle for residents of all age groups. There are many kids friendly amenities like tot lot and sandpit, for toddlers and kids. There are sports amenities like badminton and hangout spaces, for the teens and adults. Senior citizens friendly amenities like reflexology walkway and leisure seating are available for the old. Bicycle stands located at the stilt level facilitated with bicycles encourage cycling as an activity within the community.



## INTERIOR

- **Redefined amenities** - Apart from general amenities like kids' play area, sports court, etc., the community has unique amenities like kids' interactive flooring, rock climbing, skating ramps, etc., which encourage social interaction among the kids.
- **Dedicated clubhouse block** - Clubhouse is located at the center of the block allowing access from two podiums on either side. Clubhouse has a party hall for any family function and spill-over lawn in the podium to enjoy the evenings after a tiring day. Interior amenities are meticulously planned with 5-star interiors.
- **Eco-smart rooftop swimming pool** - A rooftop pool is arguably the ultimate luxury. Chlorine-free non-chemical pool system will sanitize the pool naturally eliminating harmful chemicals. Not only does it create a beautiful visual feature in the landscape, but it can also provide hours of entertainment for the family.
- **Access to daily needs** - Facilities like ironing shop and convenience store address the daily needs of the residents. Dormitories house the maids/drivers living along with the residents within the community.
- **Landscaped terrace in alternate floors** - Open terrace in alternate floors of the main podium is made accessible to the community to encourage the residents to have an extended leisure activity.
- **Designed entrance lobby** - Every block has been designed with a lobby space and finished with furniture and interior elements to give a heartwarming welcome to the residents and visitors. These lobbies have provisions such as name directory, letter box and digital notice board to facilitate the residents, which connects the community at an individual level.
- **Premium finish for common areas** - All the corridors have been thoughtfully planned with designed flooring and lift wall cladding along with lighting features.
- **Well-lit & well-ventilated corridors** - The orientation of all the blocks, cutouts, window locations, etc., have been thoughtfully planned which allows for abundant natural lighting in the interiors and also adds charm to the contemporary styled elevation of the community. Utmost importance is given to ventilation for all habitable spaces, so every internal and external space is well-ventilated. Huge cutouts planned along the corridor ensure natural light and provide good ventilation to the corridor.
- **Safety inside blocks** - All cores have been well-equipped with 2 lifts (1 passenger lift and 1 stretcher lift). The cores also have 2 staircases for easy accessibility and movement.

## UNITS



### INTERIOR PLANNING

All the units have been designed considering the basic furnishing of internal spaces.

1. Every unit gets a defined wardrobe location for all the bedrooms, TV location, bed location with side tables
2. Dedicated space for washing machine
3. Interior electrical layout

### ZERO DEAD SPACE

Internal and external spaces have been designed with zero space wastage, ensuring maximum usable area in the apartment.



### WIDE KITCHEN

All units get a minimum 8-feet wide kitchen, spaciously planned to accommodate all the activities within the space.



### ECO FRIENDLY INTERIOR

Anti-bacterial paint for the interior walls ensure a healthy indoor environment.

All the master bedrooms come with air purifiers to provide the maximum air quality which is essential for sound sleep and healthy living.

The shower of the master toilet comes with a Vitamin C shower filter, along with glass partition for the shower area.



### SIGNATURE UNIT

The signature block comes with two balconies - one in the living and one in the master bedroom, bigger sized toilets and a wide range of upgrades.

1. Bigger sized tiles for the living areas
2. Digital doorlock for the main door
3. Mobile charging docks with Bluetooth facility
4. High-end Quartz sink for the kitchen
5. All the toilets come finished with upgraded fittings, along with glass shower partition and Vitamin C shower filters



### PRIVATE TERRACES

Some of the first floor units get the advantage of enjoying a private terrace with beautiful views which also provides excellent space for gardening / evening sit-outs.



### VAASTU COMPLIANT

By conscious planning most of the units are Vaastu compliant with the following features -

1. Minimum units have SW entrance
2. No North facing headboards
3. No units have NE/SW toilets and kitchen
4. No cutouts in NE and SW direction



### LIGHTING AND VENTILATION

The orientation of all the blocks, cutouts, window locations, etc., have been thoughtfully planned which adds charm to the contemporary styled elevation of the community. All windows, OTS, cutouts, shafts, etc., ensure ventilation not only within the apartment but also in the corridors.



### ENSURING BEAUTIFUL VIEWS

The planning of the blocks has been done to ensure the units overlook either the podium or the exterior. So, every bedroom and balcony has good views and ventilation.



### NO UNITS FACE EACH OTHER

To ensure privacy and security, units have been designed in such a way that for all the units, the entrance doors do not face each other.



### NO OVERLOOKING UNITS

Meticulous planning has been done to ensure none of the bedrooms and balconies look into small cutouts or non-ventilated spaces. The units have been planned around the podium so that no balconies look into each other.



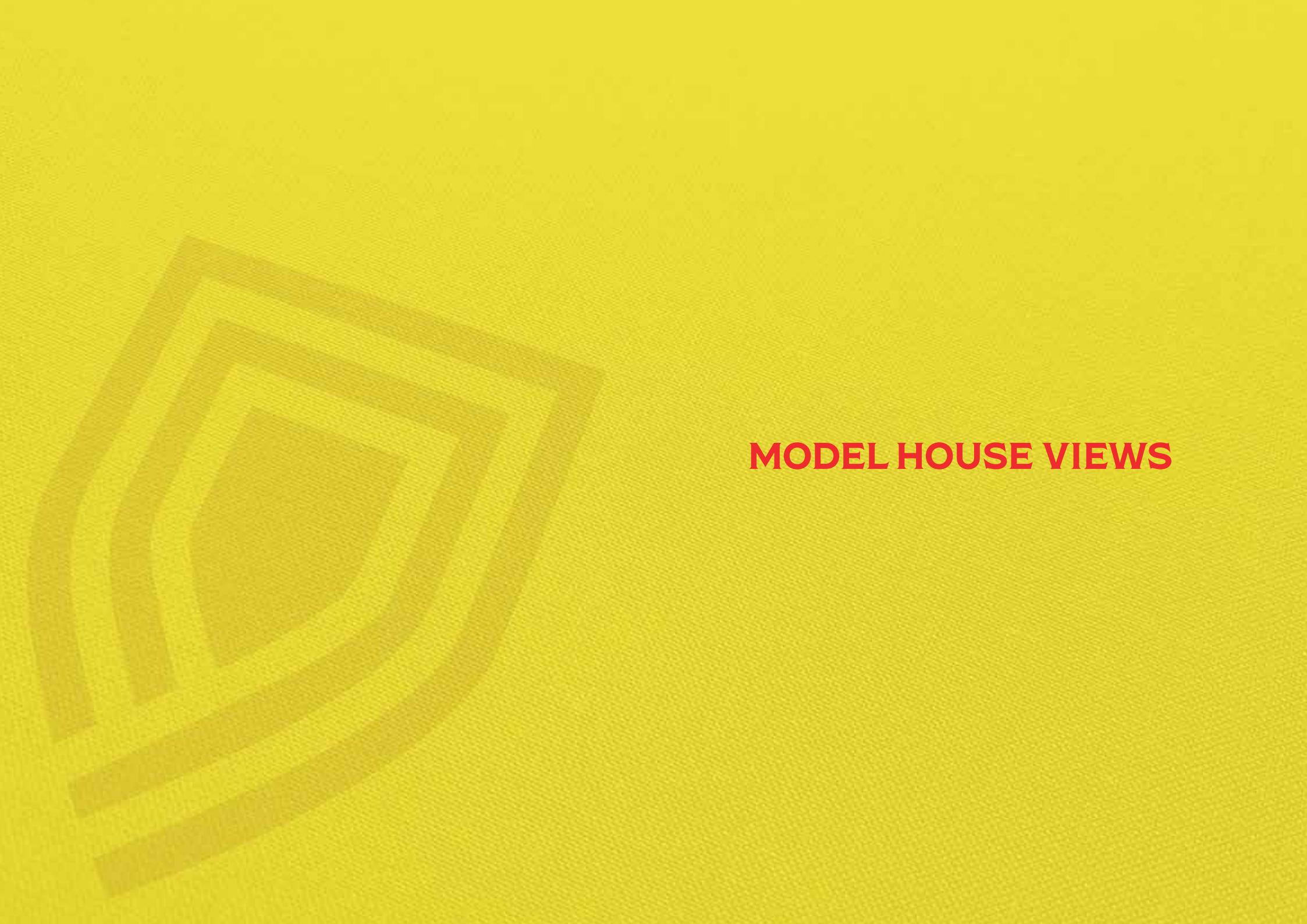
### PLANNING FOR ODU LOCATIONS

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



### PREMIUM SPECIFICATIONS

1. Superior flooring tiles for the entire flat
2. High-end finished doors for bedroom and bathroom
3. Premium range of CP and sanitary fittings for all the toilets which ensures durability and ease of maintenance



## **MODEL HOUSE VIEWS**

**2 BHK LIVING & DINING**



**2 BHK BEDROOM - 1**



**2 BHK BEDROOM - 2**



**2 BHK KITCHEN**



**3 BHK LIVING & DINING**



**3 BHK BEDROOM - 1**



**3 BHK BEDROOM - 2**



**3 BHK BEDROOM - 3**



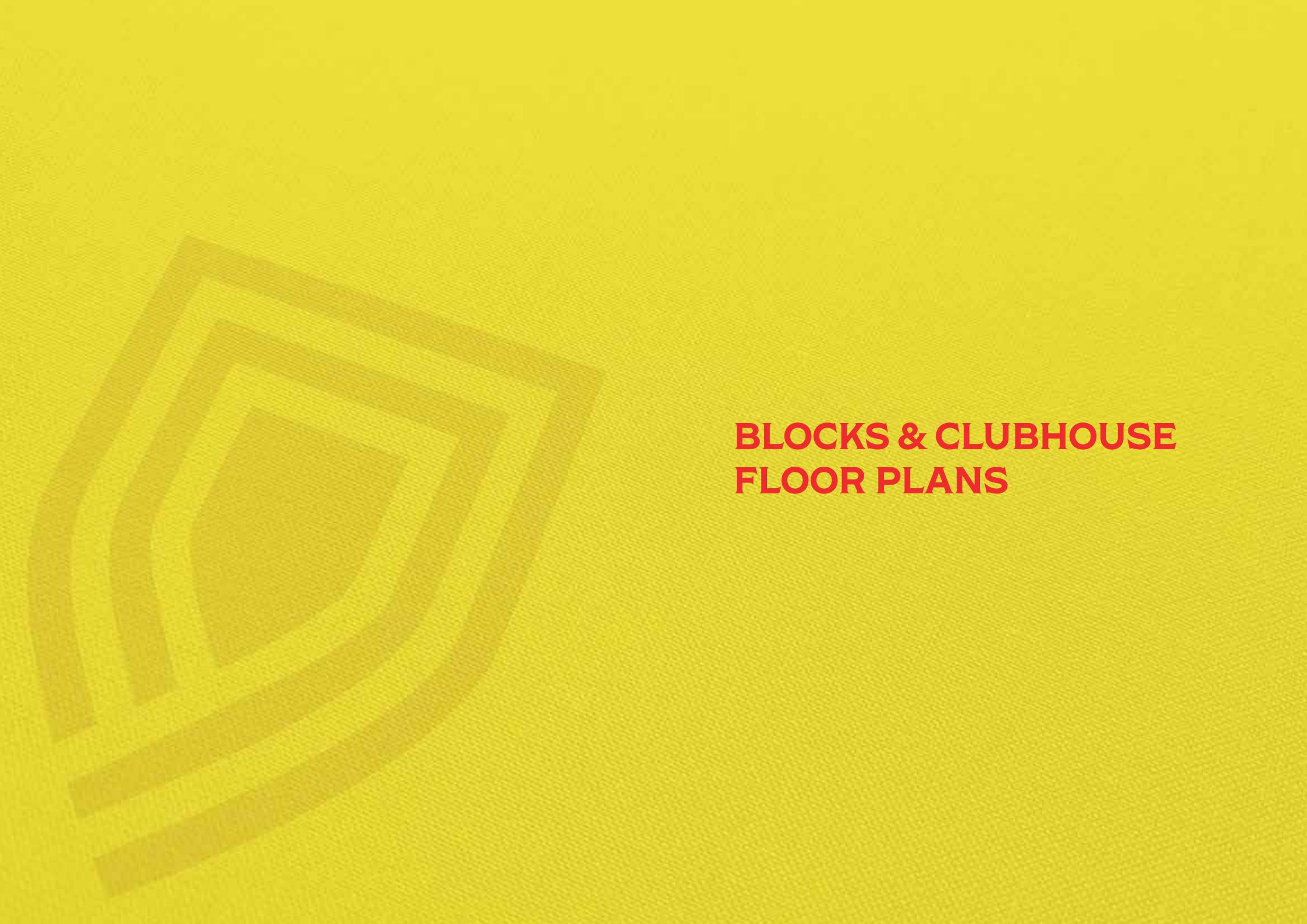
## **SITE PLAN**

# SITE PLAN



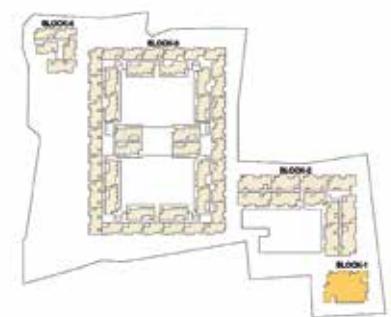
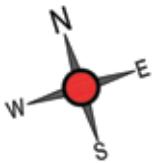
## AMENITIES

1. Half basketball court
2. Open space for ball games
3. Jogging track
4. Reflexology pathway
5. Senior citizens' court
6. Yoga court
7. Herbal garden
8. Kids' jungle gym
9. Cricket net
10. Bus / Cab waiting zone
11. Men's / Drivers' dormitory
12. Women's / Maids' dormitory
13. Electrical room
14. Communication room
15. Lumber room
16. Drivers' bathroom
17. Letter box room
18. Transformer yard
19. STP below
20. WTP below
21. ATM
22. Security cabin
23. Ironing room
24. Bicycle rack

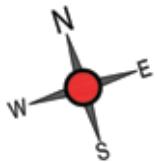


## **BLOCKS & CLUBHOUSE FLOOR PLANS**

**BLOCK - 1**  
**1<sup>ST</sup> FLOOR PLAN**



**BLOCK - 1**  
**2<sup>ND</sup> TO 7<sup>TH</sup> TYPICAL FLOOR PLAN**



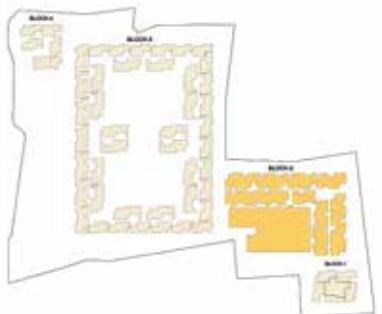
**KEY PLAN**

## BLOCK - 2 1<sup>ST</sup> FLOOR PLAN

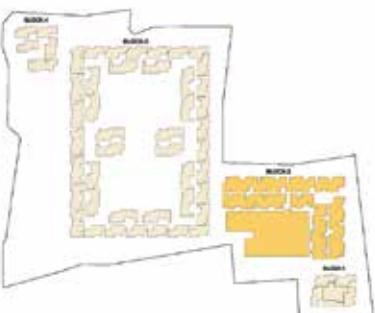
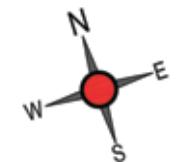
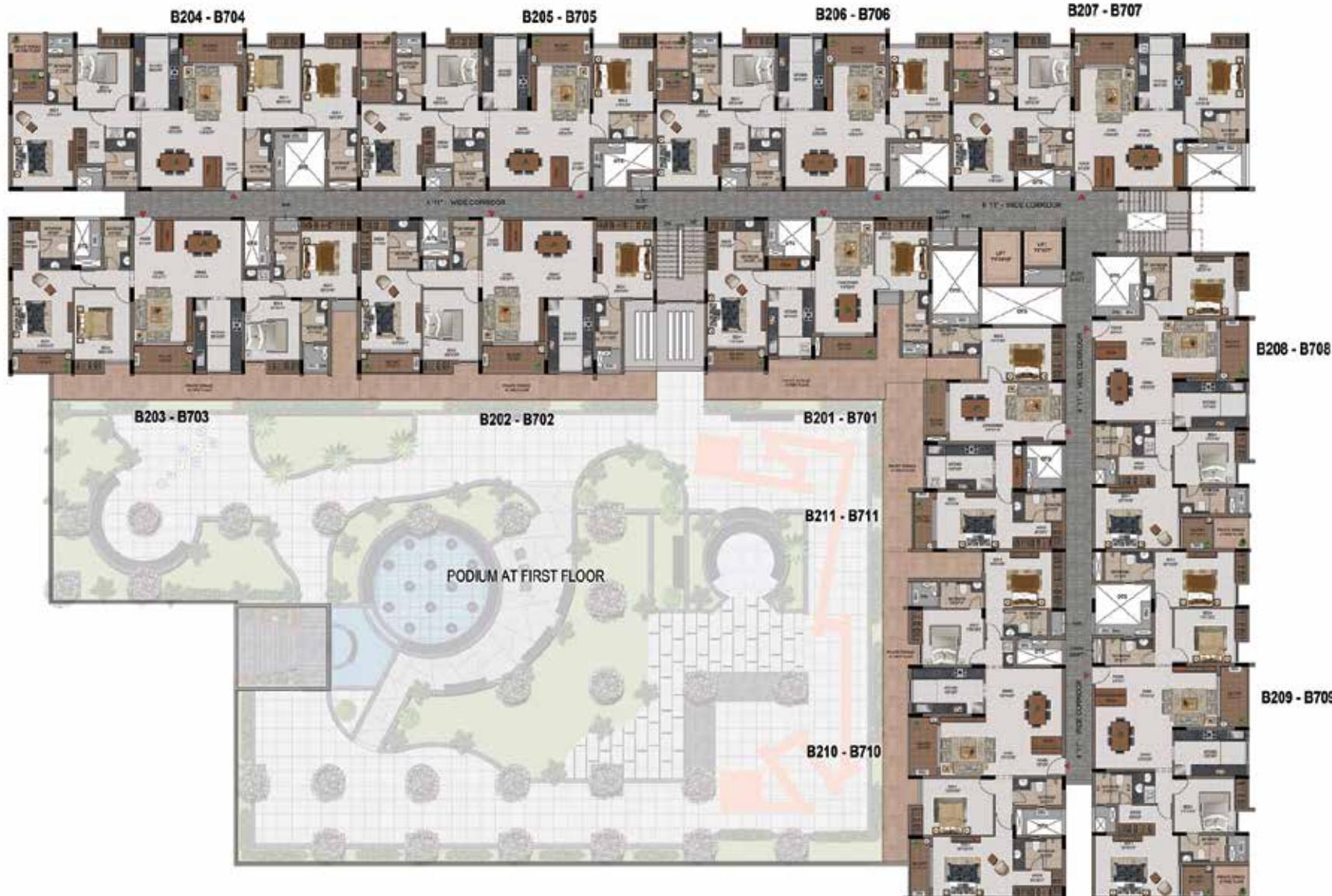


## LEGEND

1. Hopscotch
  2. Interactive water feature
  3. Interactive floor game



## KEY PLAN

**BLOCK - 2****2<sup>ND</sup> TO 7<sup>TH</sup> TYPICAL FLOOR PLAN****KEY PLAN**

**BLOCK - 3**  
**1<sup>ST</sup> FLOOR PLAN**



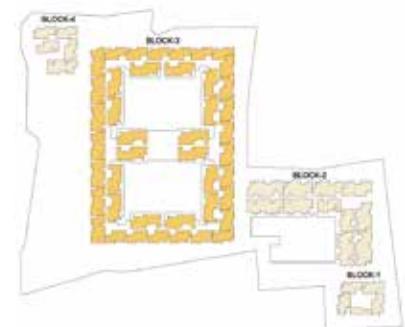
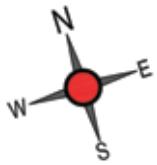
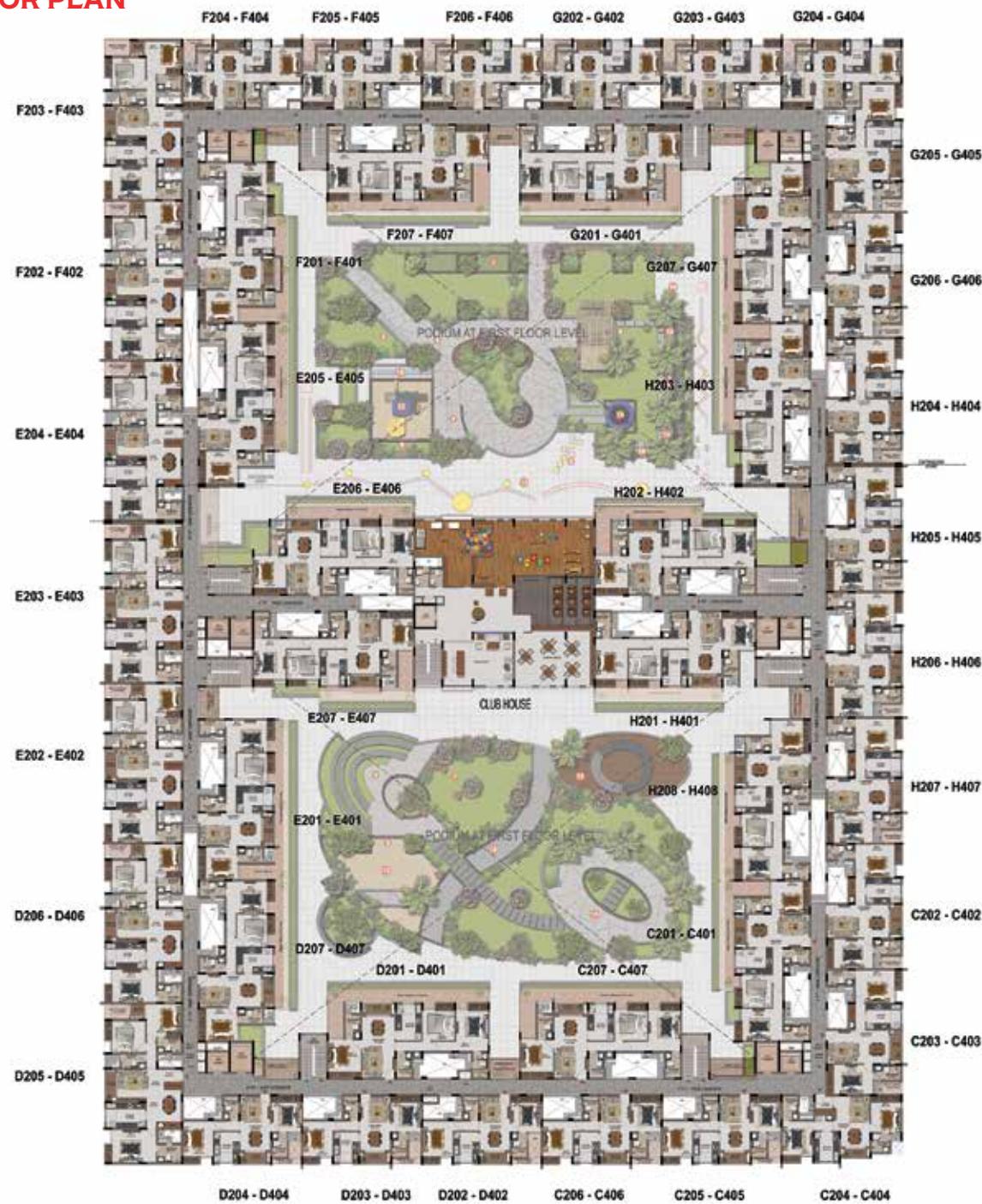
**FIRST FLOOR PLAN  
WITH PODIUM & CLUBHOUSE**

**LEGEND**

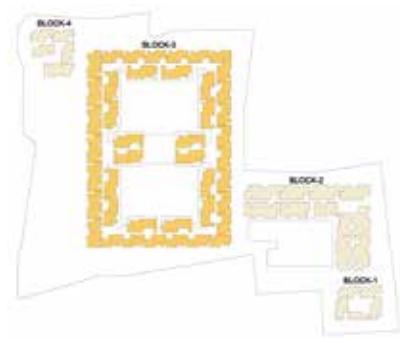
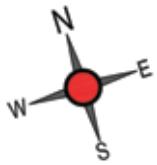
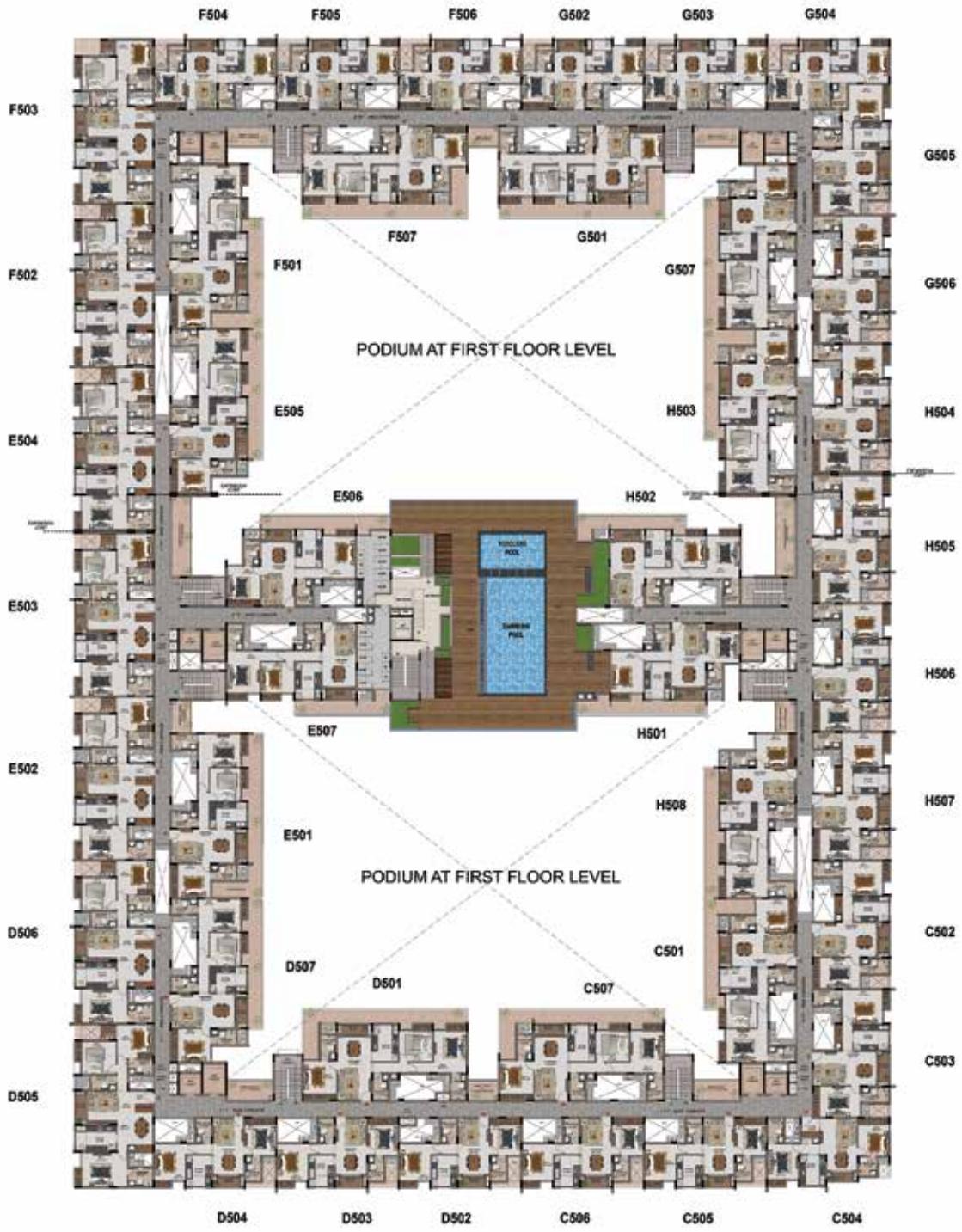
1. Informal seating - hammock
2. Chalkboard wall
3. Skating rink
4. Skating ramp
5. Hopscotch
6. Tree house (elevated)
7. Outdoor party lawn
8. Rock climbing wall
9. Amphitheatre
10. Outdoor gym
11. Meditation deck
12. Sandpit
13. Outdoor kids' play area
14. Seating pavilion (pergola with creepers)
15. Trampoline
16. Pergola with creepers
17. Interactive water feature (Block - 2)
18. Interactive floor game



**KEY PLAN**

**BLOCK - 3****2<sup>ND</sup> TO 4<sup>TH</sup> TYPICAL FLOOR PLAN****KEY PLAN**

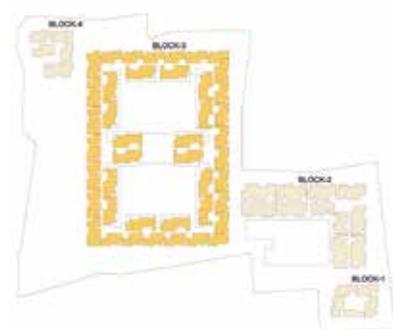
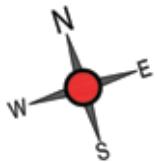
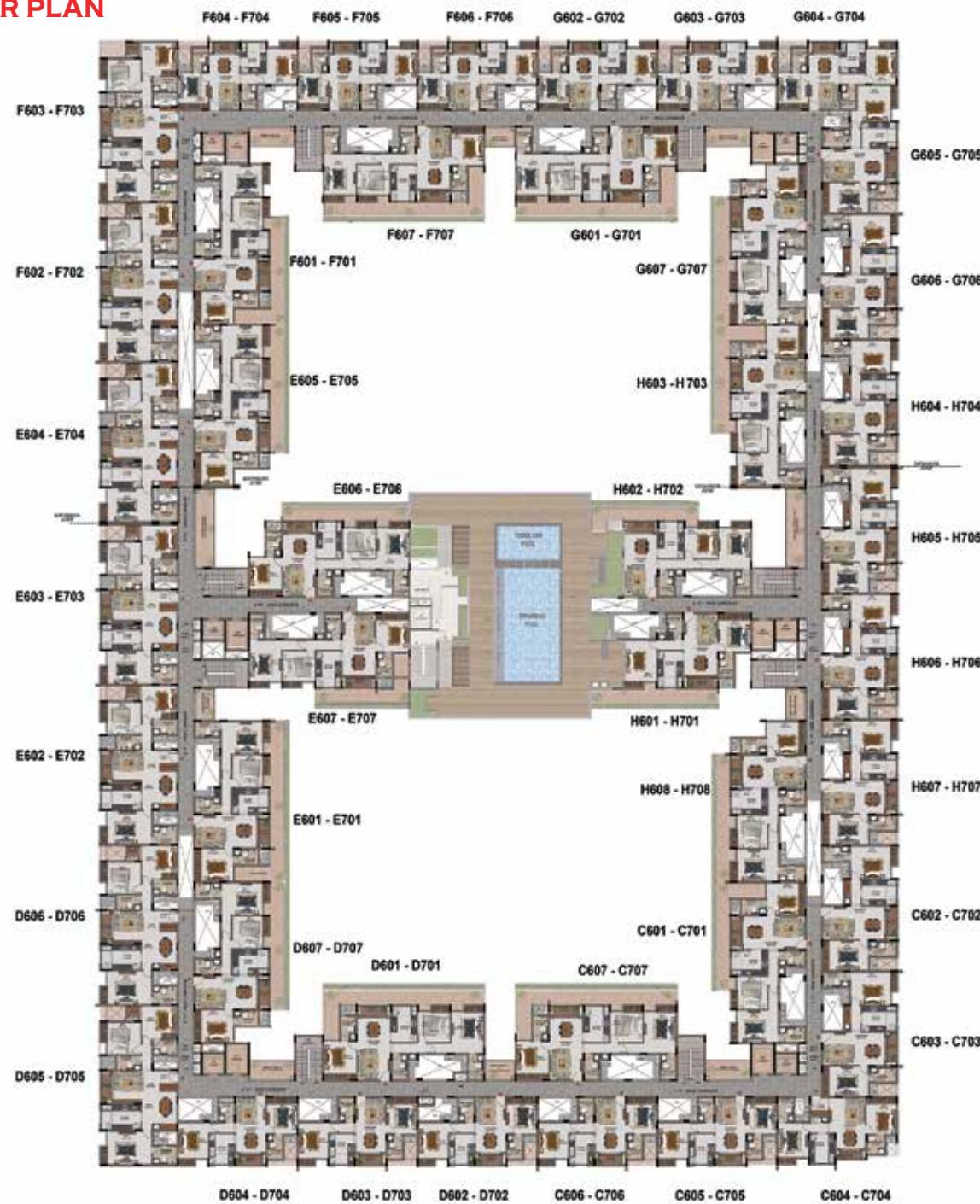
**BLOCK - 3**  
**5<sup>TH</sup> FLOOR PLAN**



**KEY PLAN**

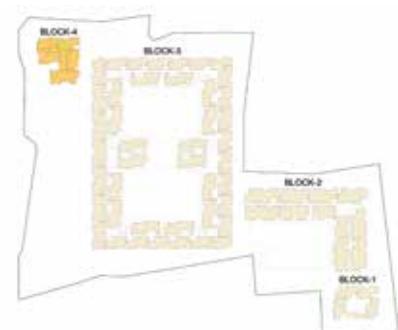
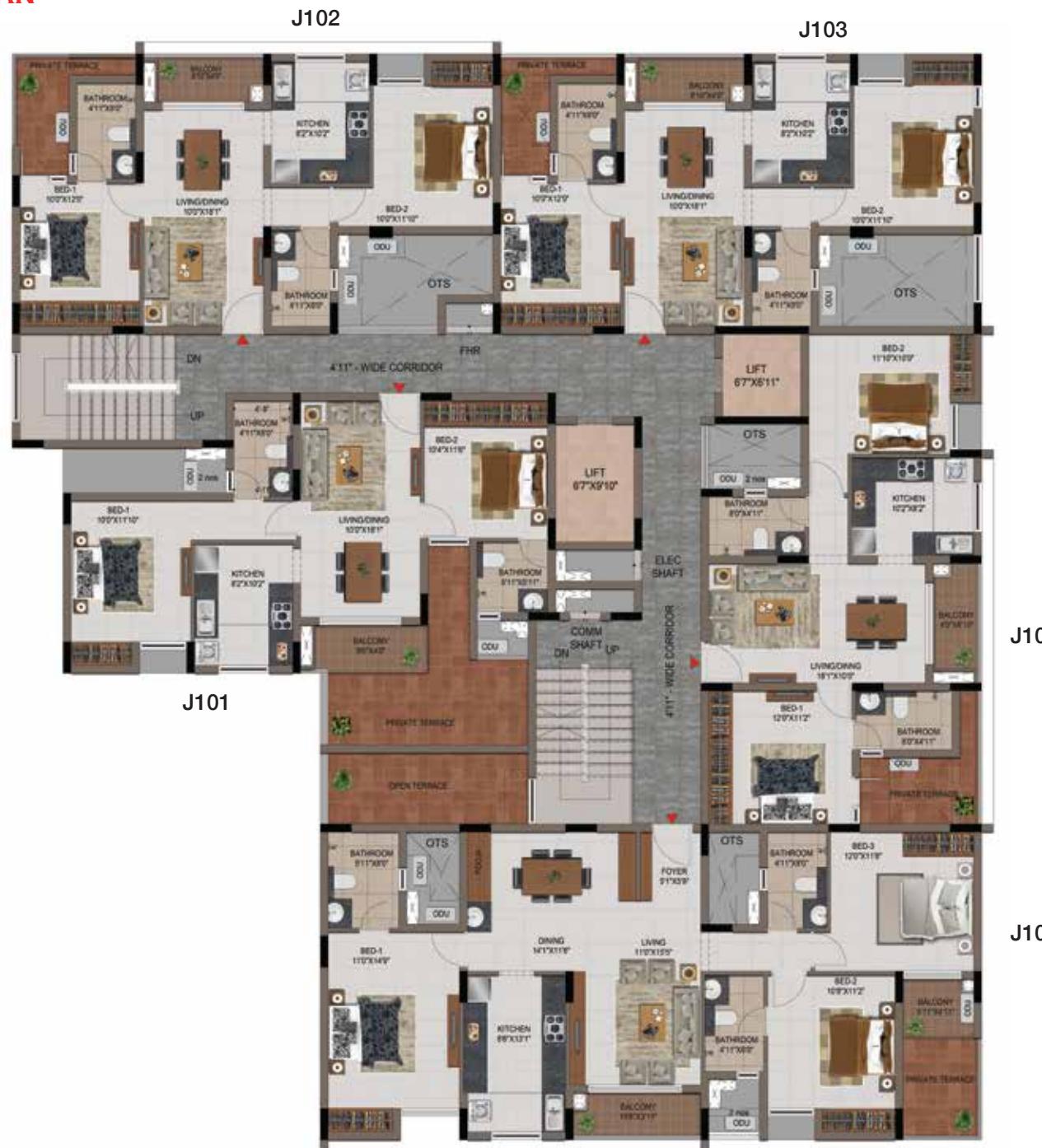
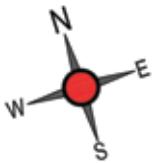
## BLOCK - 3

### 6<sup>TH</sup> & 7<sup>TH</sup> TYPICAL FLOOR PLAN

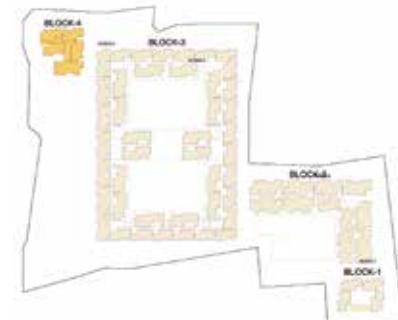
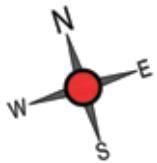
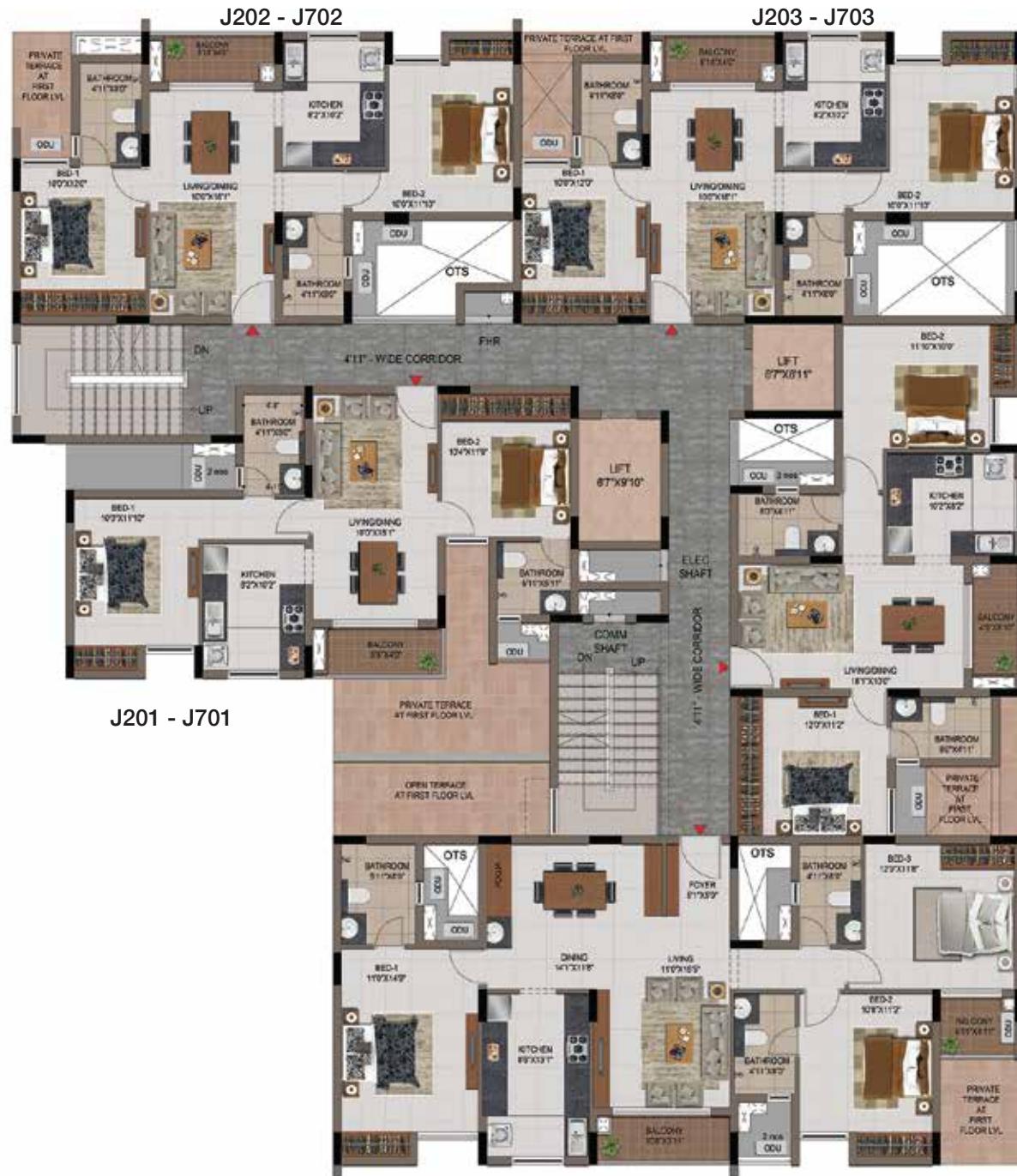


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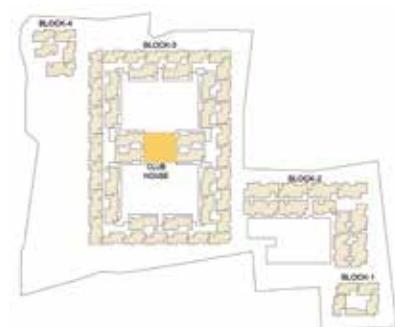
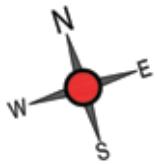
**BLOCK - 4**  
**1<sup>ST</sup> FLOOR PLAN**



**KEY PLAN**

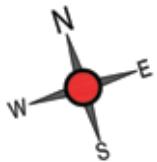
**BLOCK - 4****2<sup>ND</sup> TO 7<sup>TH</sup> TYPICAL FLOOR PLAN****KEY PLAN**

# CLUBHOUSE 1<sup>ST</sup> FLOOR PLAN



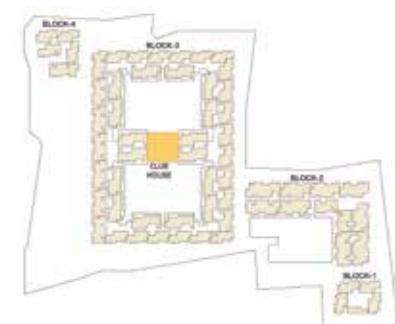
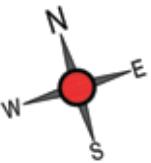
KEY PLAN

**CLUBHOUSE  
2<sup>ND</sup> FLOOR PLAN**



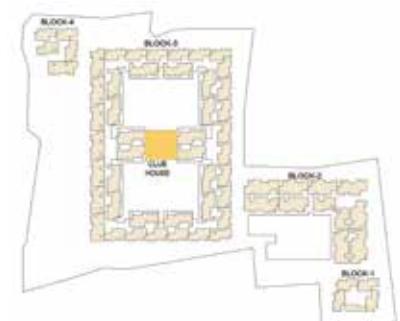
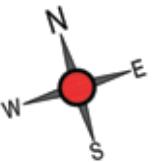
**KEY PLAN**

**CLUBHOUSE  
3RD FLOOR PLAN**



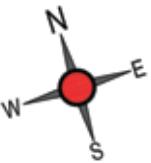
**KEY PLAN**

## CLUBHOUSE 4<sup>TH</sup> FLOOR PLAN



KEY PLAN

**CLUBHOUSE  
5<sup>TH</sup> FLOOR PLAN**



**KEY PLAN**



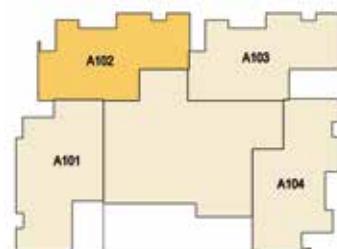
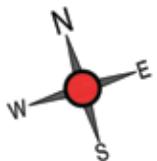
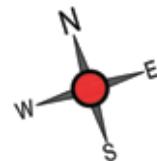
**ELITE TOWER  
BLOCK - 1  
2 BHK UNIT PLANS**

## 2 BHK + 2T

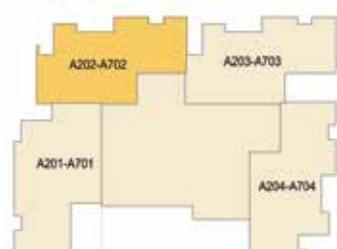
| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| A102     | 655 sft     | 995 sft       | 152 sft              |

## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| A202-A702 | 655 sft     | 995 sft       |



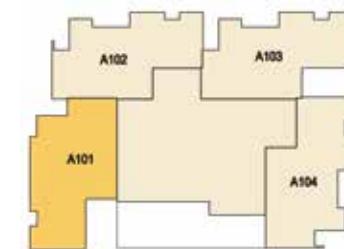
BLOCK - 1- KEY PLAN



BLOCK - 1- KEY PLAN

## 2 BHK + 2T

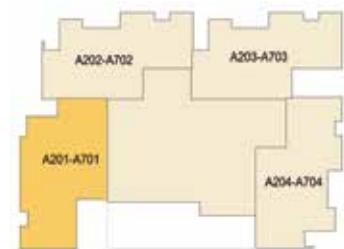
| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| A101     | 655 sft     | 997 sft       | 96 sft               |



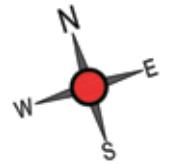
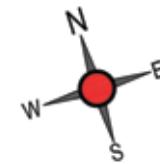
BLOCK - 1- KEY PLAN

## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| A201-A701 | 655 sft     | 997 sft       |



BLOCK - 1- KEY PLAN

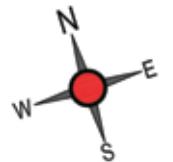
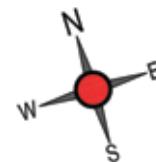


## 2 BHK + 2T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| A103     | 655 sft     | 1000 sft      | 52 sft               |

## 2 BHK + 2T

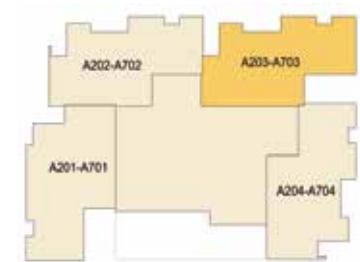
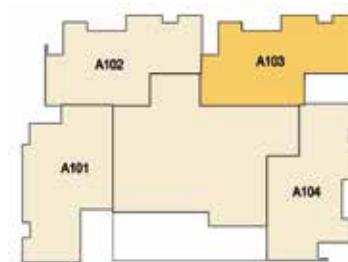
| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| A203-A703 | 655 sft     | 1000 sft      |



ENTRY



ENTRY



## 2 BHK + 2T

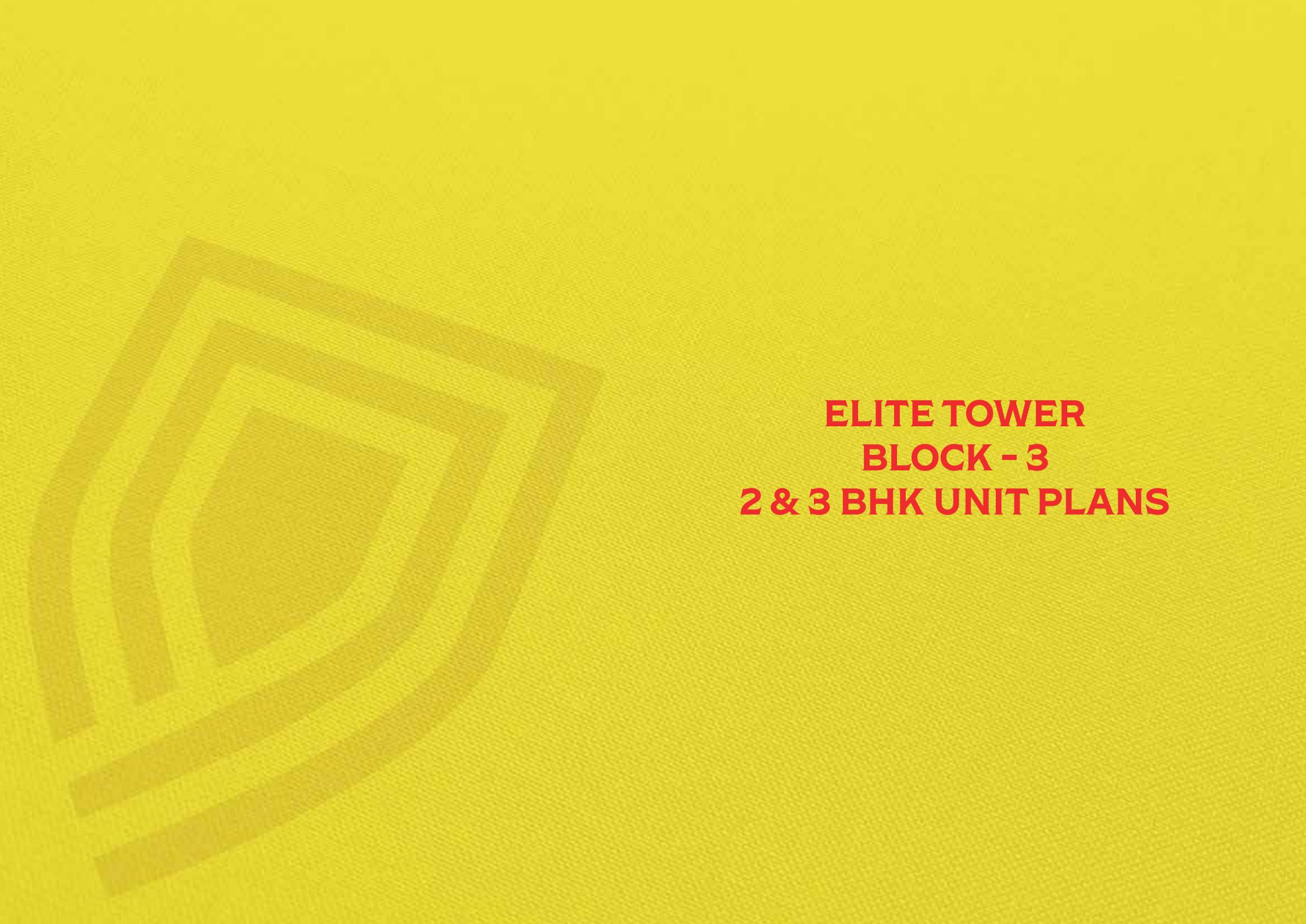
| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| A104     | 655 sft     | 1002 sft      | 58 sft               |



## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| A204-A704 | 655 sft     | 1002 sft      |

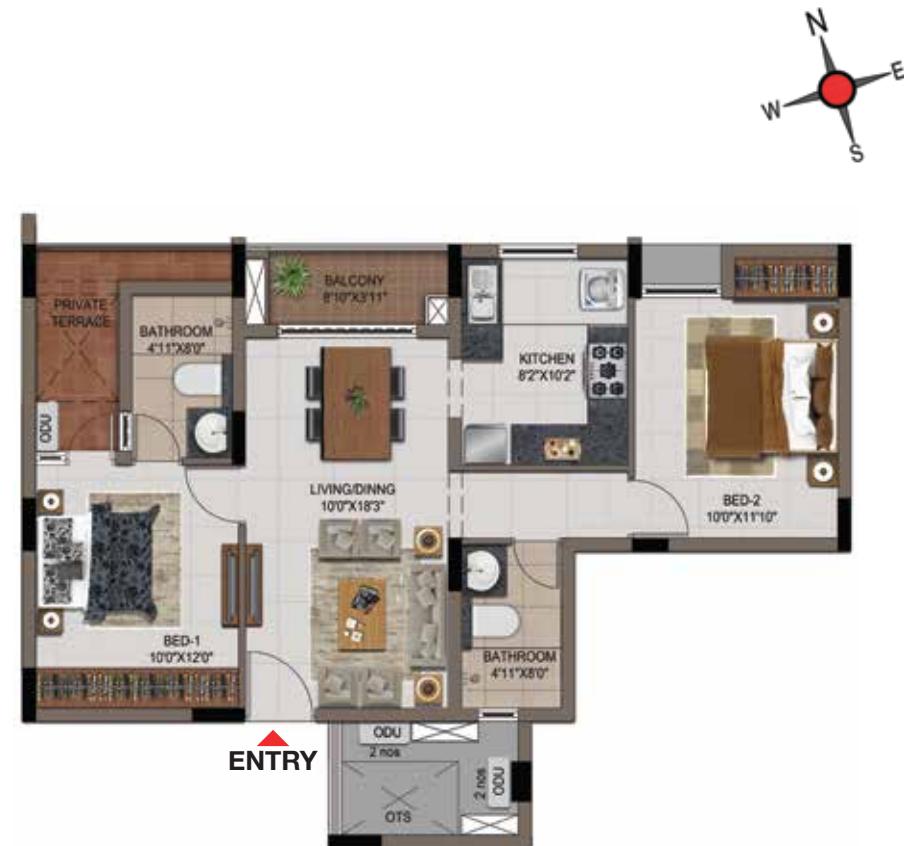




**ELITE TOWER  
BLOCK - 3  
2 & 3 BHK UNIT PLANS**

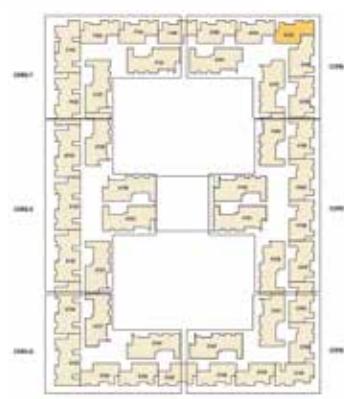
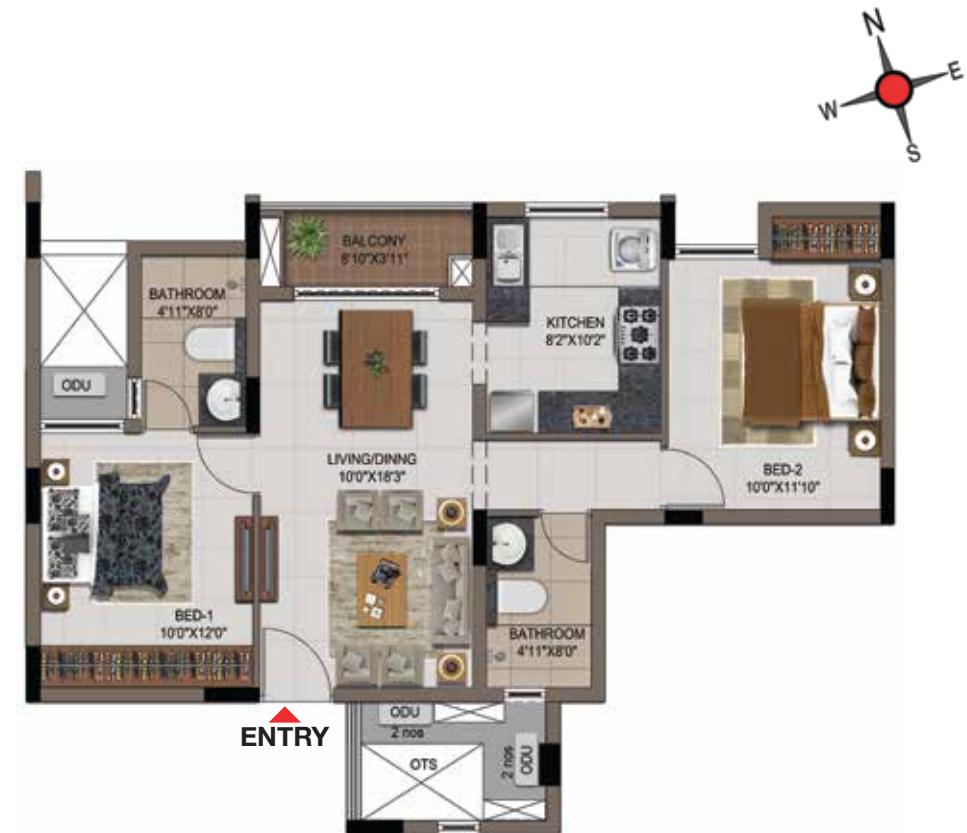
## 2 BHK + 2T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| G104     | 656 sft     | 990 sft       | 52 sft               |

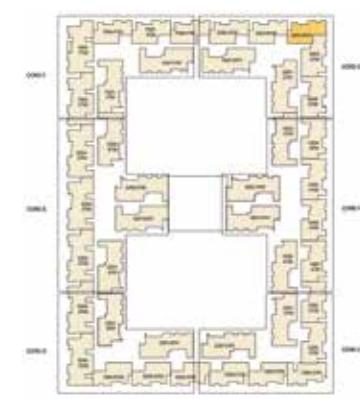


## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| G204-G704 | 656 sft     | 990 sft       |



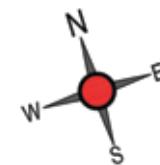
BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

## 2 BHK + 2T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| C105     | 656 sft     | 995 sft       | 49 sft               |
| C106     | 656 sft     | 999 sft       | 52 sft               |
| D102     | 656 sft     | 999 sft       | 52 sft               |
| D104     | 656 sft     | 996 sft       | 52 sft               |

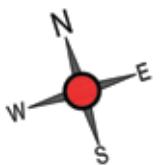


ENTRY

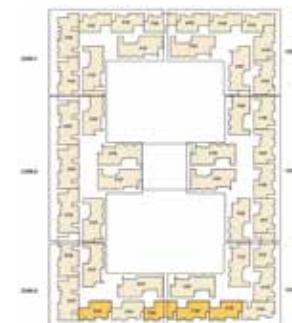


## 2 BHK + 2T

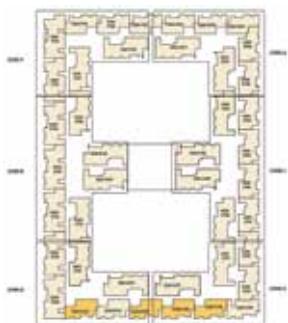
| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| C205-C705 | 656 sft     | 995 sft       |
| C206-C706 | 656 sft     | 999 sft       |
| D202-D702 | 656 sft     | 999 sft       |
| D204-D704 | 656 sft     | 996 sft       |



ENTRY



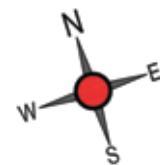
BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

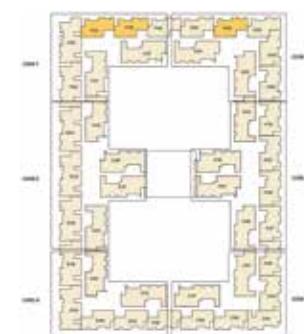
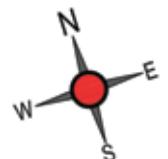
## 2 BHK + 2T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| F104     | 656 sft     | 997 sft       | 52 sft               |
| F105     | 656 sft     | 999 sft       | 52 sft               |
| G103     | 656 sft     | 999 sft       | 52 sft               |



## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| F204-F704 | 656 sft     | 997 sft       |
| F205-F705 | 656 sft     | 999 sft       |
| G203-G703 | 656 sft     | 999 sft       |



BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

## 2 BHK + 2T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| D103     | 656 sft     | 999 sft       | 52 sft               |

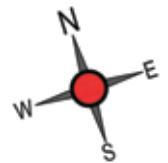


ENTRY

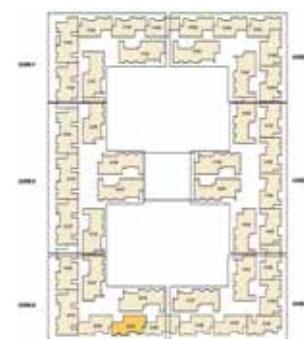


## 2 BHK + 2T

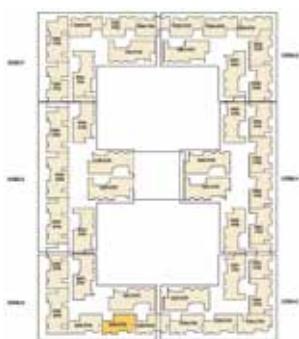
| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| D203-D703 | 656 sft     | 999 sft       |



ENTRY



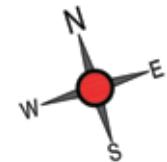
BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

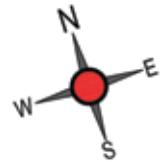
## 2 BHK + 2T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| F106     | 656 sft     | 999 sft       | 52 sft               |
| G102     | 656 sft     | 999 sft       | 52 sft               |

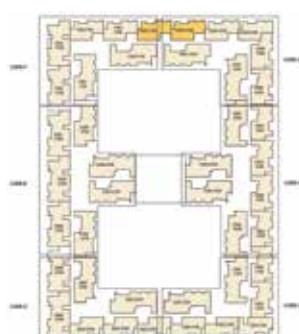


## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| F206-F706 | 656 sft     | 999 sft       |
| G202-G702 | 656 sft     | 999 sft       |



BLOCK - 3 - KEY PLAN



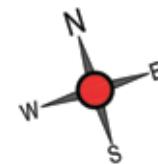
BLOCK - 3 - KEY PLAN

## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| C104-C704 | 701 sft     | 1051 sft      |

## 2 BHK + 2T

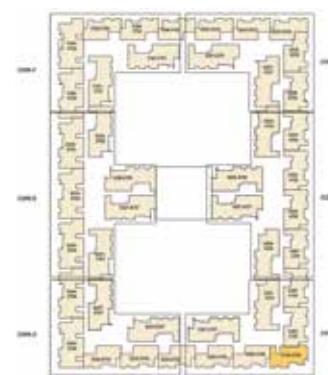
| Unit No. | Carpet Area | Saleable Area |
|----------|-------------|---------------|
| E506     | 772 sft     | 1166 sft      |



ENTRY



ENTRY



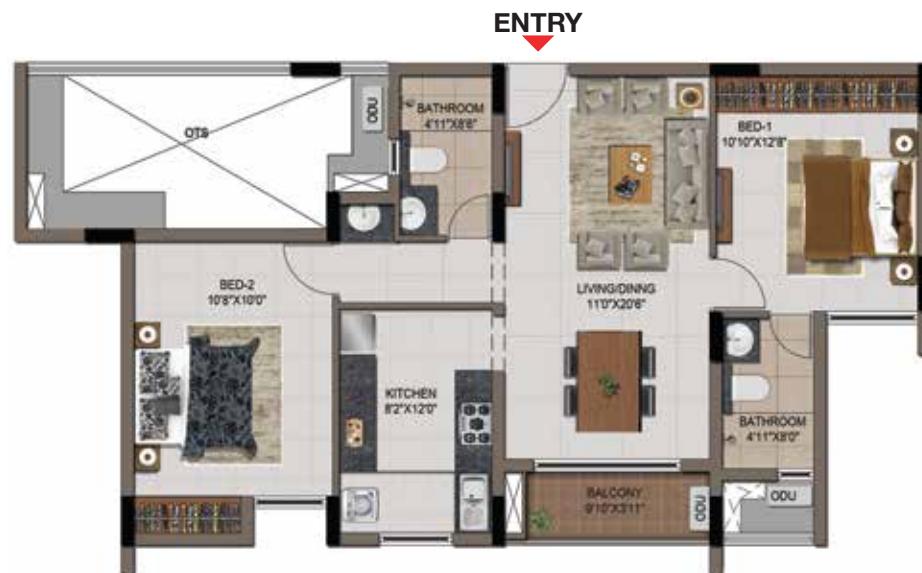
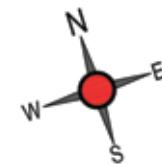
BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| H501-H701 | 772 sft     | 1166 sft      |



## 2 BHK + 2T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| G105     | 788 sft     | 1173 sft      | 38 sft               |



BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| G205-G705 | 788 sft     | 1173 sft      |



BLOCK - 3 - KEY PLAN

## 2 BHK + 2T

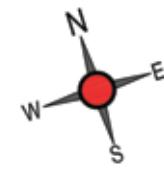
| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| C102     | 793 sft     | 1197 sft      | 38 sft               |
| H104     | 793 sft     | 1204 sft      | 44 sft               |



BLOCK - 3 - KEY PLAN

## 2 BHK + 2T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| C103     | 793 sft     | 1197 sft      | 38 sft               |
| H105     | 793 sft     | 1204 sft      | 38 sft               |
| H107     | 793 sft     | 1197 sft      | 38 sft               |



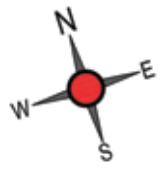
ENTRY▶



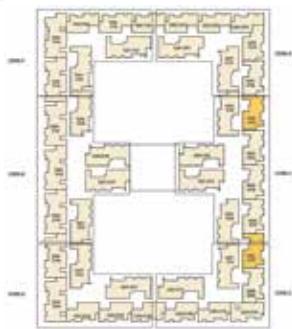
BLOCK - 3 - KEY PLAN

## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| C202-C702 | 793 sft     | 1197 sft      |
| H204-H704 | 793 sft     | 1204 sft      |



ENTRY▶



BLOCK - 3 - KEY PLAN

## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| C203-C703 | 793 sft     | 1197 sft      |
| H205-H705 | 793 sft     | 1204 sft      |
| H207-H707 | 793 sft     | 1197 sft      |



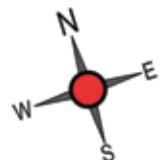
BLOCK - 3 - KEY PLAN

## 2 BHK + 2T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| G106     | 793 sft     | 1197 sft      | 38 sft               |
| H106     | 793 sft     | 1197 sft      | 38 sft               |

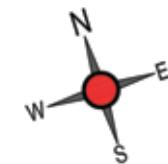


BLOCK - 3 - KEY PLAN



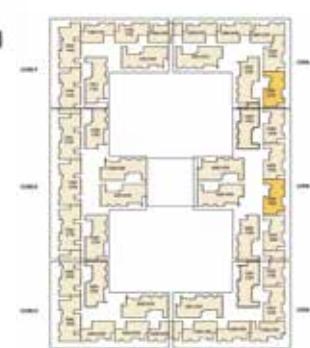
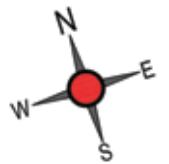
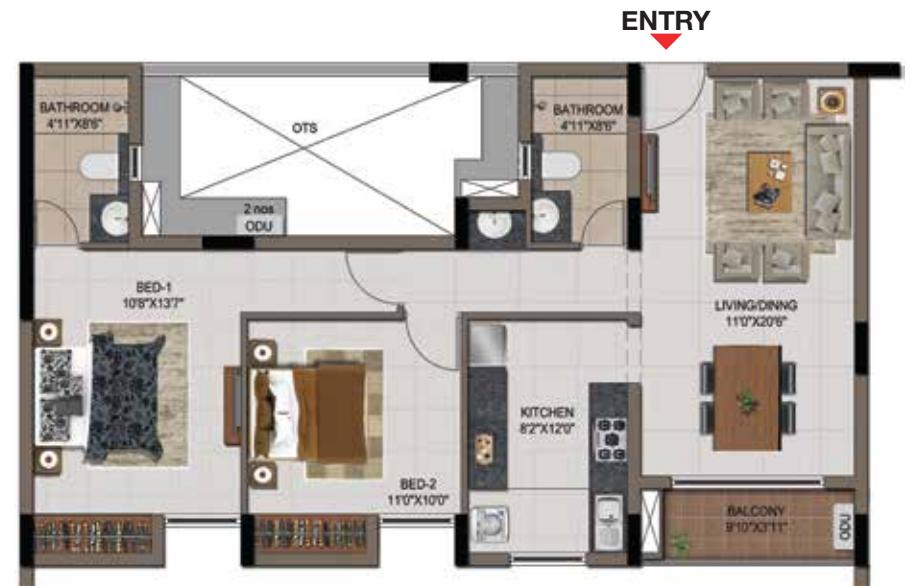
## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| G206-G706 | 793 sft     | 1197 sft      |
| H206-H706 | 793 sft     | 1197 sft      |

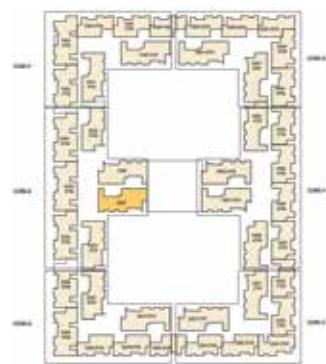


## 2 BHK + 2T

| Unit No. | Carpet Area | Saleable Area |
|----------|-------------|---------------|
| E507     | 795 sft     | 1213 sft      |



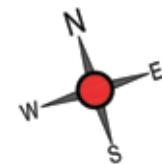
BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| H502-H702 | 795 sft     | 1213 sft      |



ENTRY



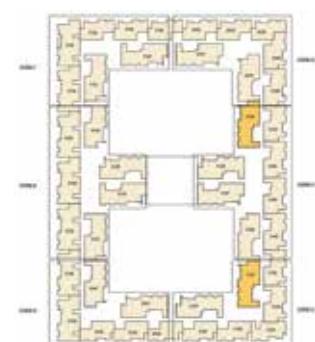
BLOCK - 3 - KEY PLAN

## 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| C101     | 982 sft     | 1470 sft      | 251 sft              |
| H103     | 982 sft     | 1470 sft      | 251 sft              |



ENTRY



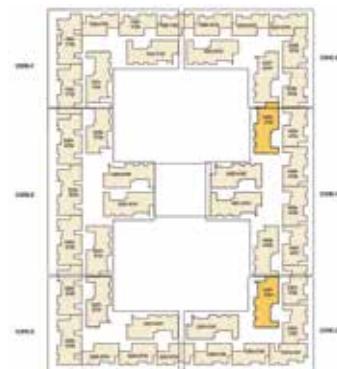
BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| C201-C701 | 982 sft     | 1470 sft      |
| H203-H703 | 982 sft     | 1470 sft      |



◀ ENTRY



BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| D107     | 982 sft     | 1470 sft      | 228 sft              |



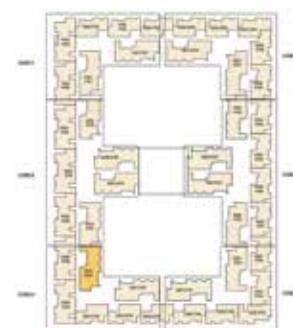
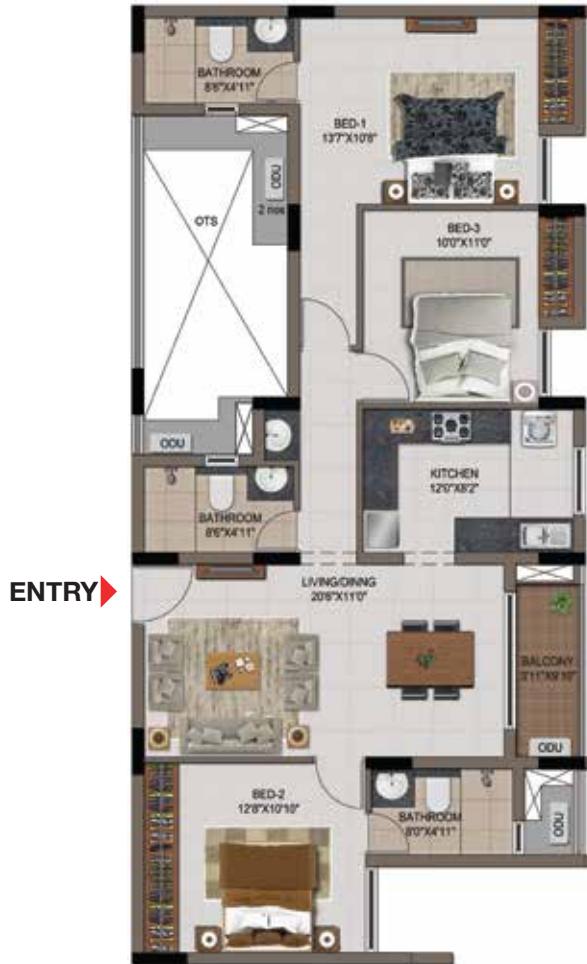
▶ ENTRY



BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| D207-D707 | 982 sft     | 1470 sft      |



BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| E101     | 982 sft     | 1470 sft      | 346 sft              |



BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| E105     | 982 sft     | 1470 sft      | 228 sft              |

ENTRY▶



BLOCK - 3 - KEY PLAN

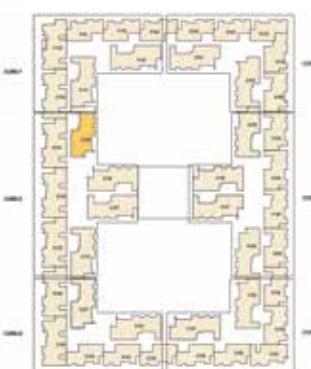
### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| E201-E701 | 982 sft     | 1470 sft      |
| F201-F701 | 982 sft     | 1470 sft      |

ENTRY▶

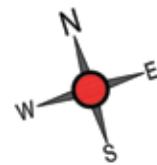


BLOCK - 3 - KEY PLAN



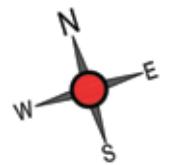
### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| E205-E705 | 982 sft     | 1470 sft      |



### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| E206-E406 | 982 sft     | 1476 sft      |
| E606-E706 | 982 sft     | 1476 sft      |



ENTRY



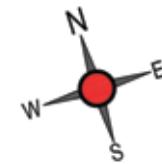
BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| E207-E407 | 982 sft     | 1476 sft      |
| E607-E707 | 982 sft     | 1476 sft      |



ENTRY



### 3 BHK + 3T

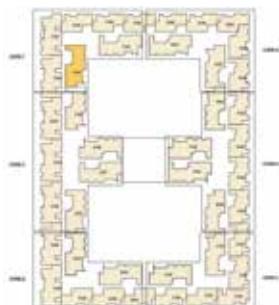
| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| F101     | 982 sft     | 1470 sft      | 251 sft              |



ENTRY



BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| G107     | 982 sft     | 1470 sft      | 228 sft              |



BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| G207-G707 | 982 sft     | 1470 sft      |



BLOCK - 3 - KEY PLAN

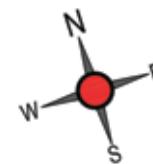
### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| H108     | 982 sft     | 1470 sft      | 228 sft              |

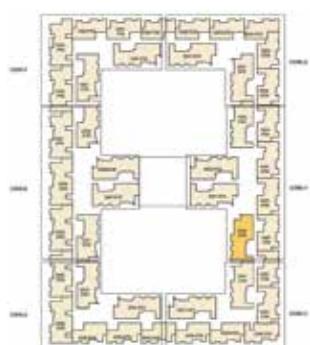


### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| H208-H708 | 982 sft     | 1470 sft      |



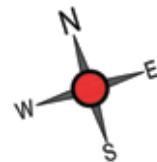
BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

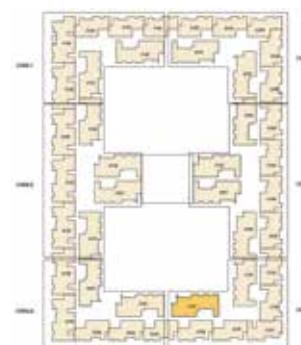
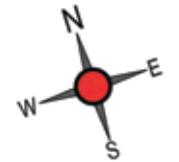
### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| C107     | 982 sft     | 1476 sft      | 356 sft              |

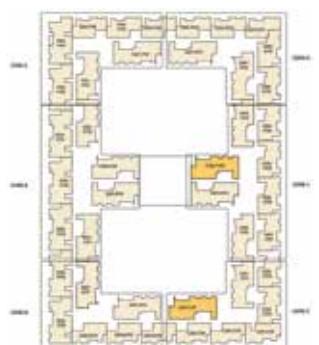


### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| C207-C707 | 982 sft     | 1476 sft      |
| H202-H402 | 982 sft     | 1476 sft      |



BLOCK - 3 - KEY PLAN



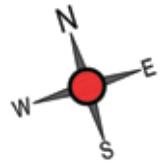
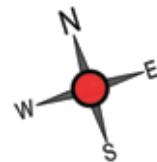
BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

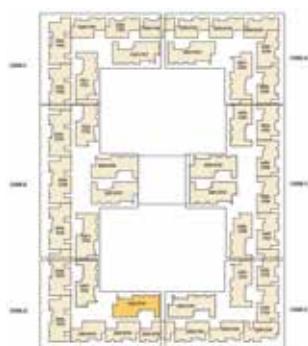
| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| D101     | 982 sft     | 1476 sft      | 355 sft              |

### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| D201-D701 | 982 sft     | 1476 sft      |



BLOCK - 3 - KEY PLAN



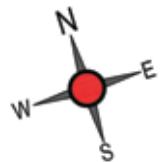
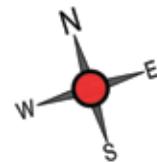
BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| E106     | 982 sft     | 1476 sft      | 229 sft              |

### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| E107     | 982 sft     | 1476 sft      | 223 sft              |



ENTRY



ENTRY



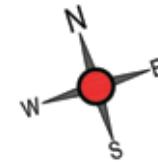
BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| G101     | 982 sft     | 1476 sft      | 355 sft              |
| F107     | 982 sft     | 1476 sft      | 356 sft              |

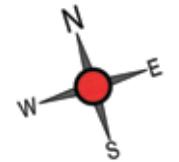


ENTRY



### 3 BHK + 3T

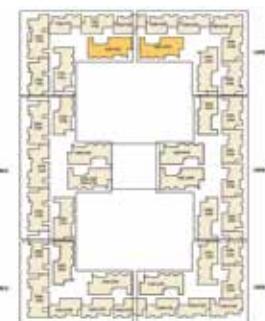
| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| G201-G701 | 982 sft     | 1476 sft      |
| F207-F707 | 982 sft     | 1476 sft      |



ENTRY



BLOCK - 3 - KEY PLAN



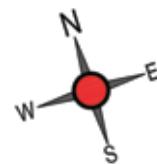
BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

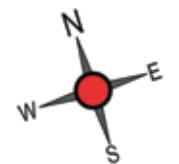
| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| H101     | 982 sft     | 1476 sft      | 229 sft              |

### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| H102     | 982 sft     | 1476 sft      | 253 sft              |



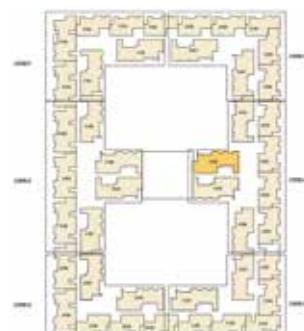
ENTRY



ENTRY



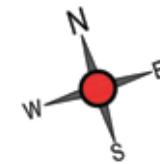
BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| H201-H401 | 982 sft     | 1476 sft      |



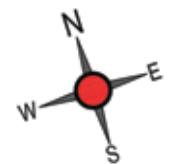
ENTRY



BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| D106     | 1077 sft    | 1634 sft      | 42 sft               |
| E102     | 1077 sft    | 1634 sft      | 42 sft               |
| E103     | 1077 sft    | 1642 sft      | 48 sft               |
| E104     | 1077 sft    | 1642 sft      | 42 sft               |



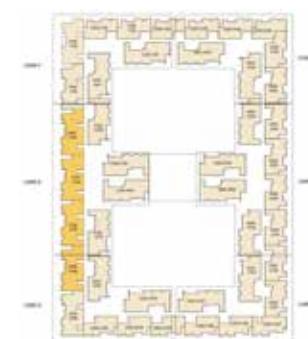
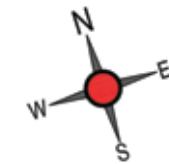
ENTRY



BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

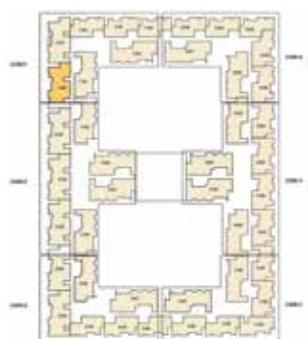
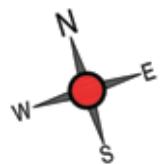
| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| D206-D706 | 1077 sft    | 1634 sft      |
| E202-E702 | 1077 sft    | 1634 sft      |
| E203-E703 | 1077 sft    | 1642 sft      |
| E204-E704 | 1077 sft    | 1642 sft      |



BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

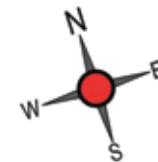
| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| F102     | 1077 sft    | 1634 sft      | 42 sft               |



BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

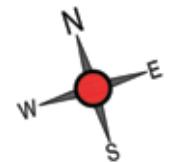
| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| F202-F702 | 1077 sft    | 1634 sft      |



◀ ENTRY

### 3 BHK + 3T

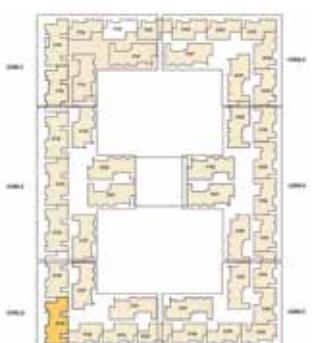
| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| D105     | 1077 sft    | 1637 sft      | 42 sft               |



◀ ENTRY



BLOCK - 3 - KEY PLAN



BLOCK - 3 - KEY PLAN

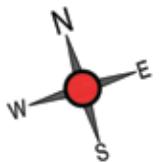
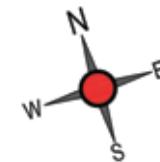
### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| D205-D705 | 1077 sft    | 1637 sft      |

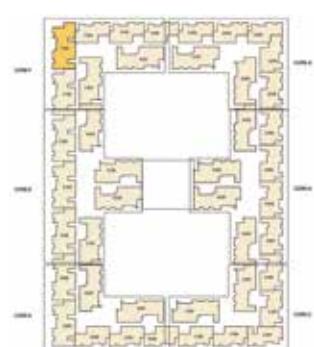


### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| F103     | 1077 sft    | 1638 sft      | 48 sft               |



BLOCK - 3 - KEY PLAN



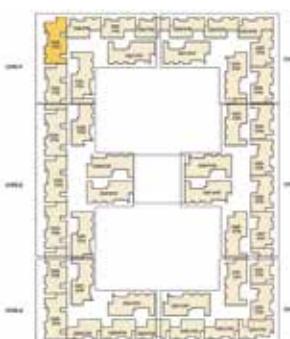
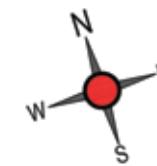
BLOCK - 3 - KEY PLAN

### 3 BHK + 3T

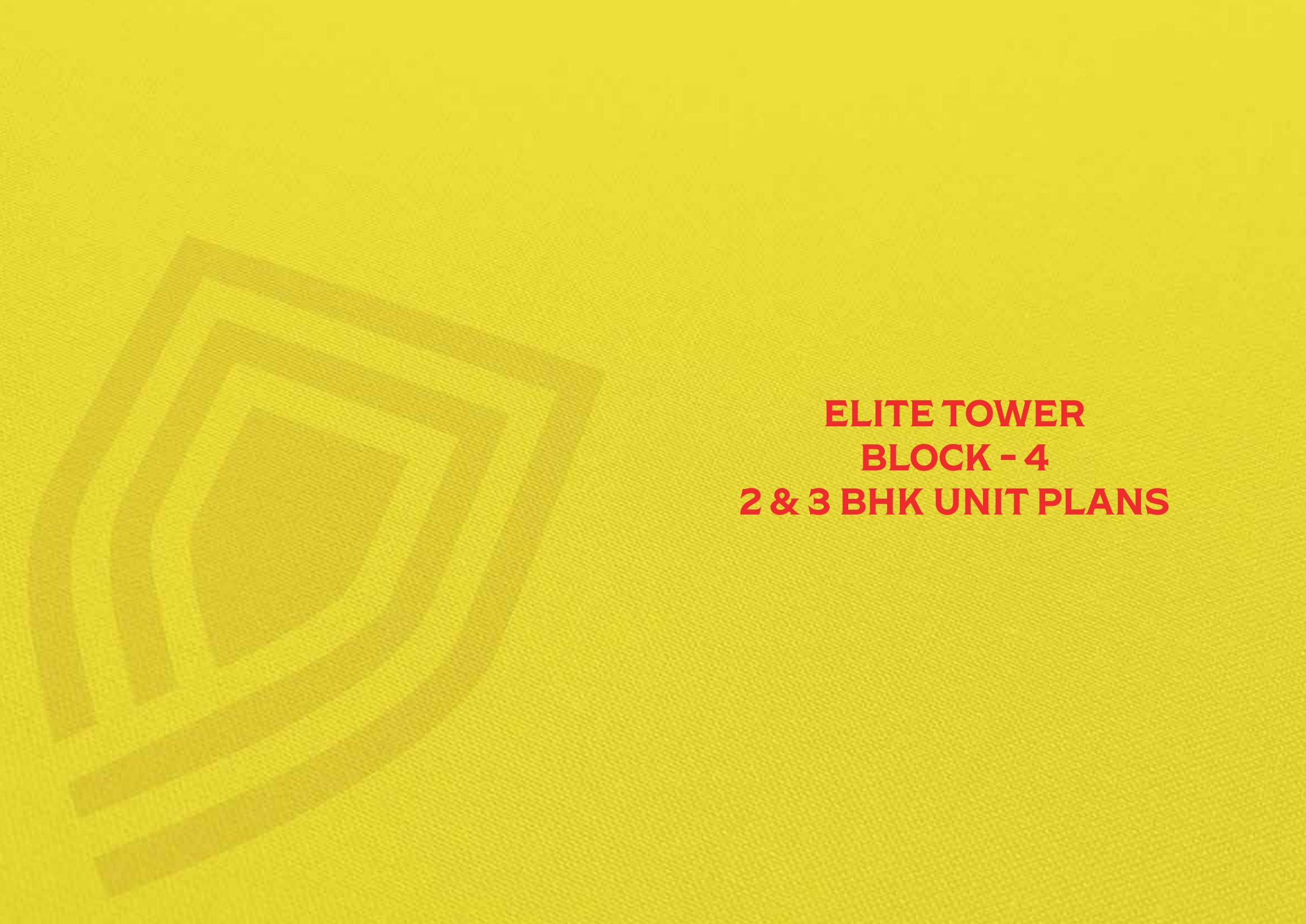
| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| F203-F703 | 1077 sft    | 1638 sft      |



◀ ENTRY



BLOCK - 3 - KEY PLAN



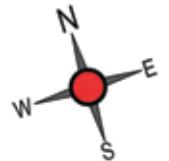
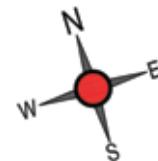
**ELITE TOWER  
BLOCK - 4  
2 & 3 BHK UNIT PLANS**

## 2 BHK + 2T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| J103     | 655 sft     | 1000 sft      | 52 sft               |

## 2 BHK + 2T

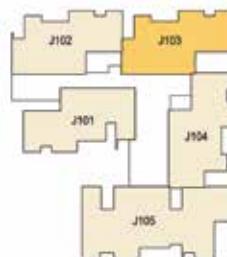
| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| J203-J703 | 655 sft     | 1000 sft      |



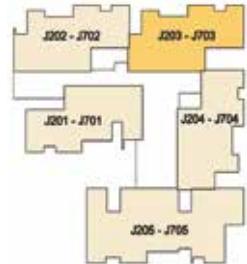
ENTRY



ENTRY



BLOCK - 4 - KEY PLAN



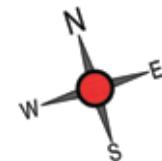
BLOCK - 4 - KEY PLAN

## 2 BHK + 2T

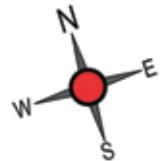
| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| J101     | 645 sft     | 1001 sft      | 162 sft              |

## 2 BHK + 2T

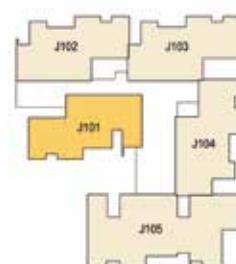
| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| J102     | 655 sft     | 1001 sft      | 58 sft               |



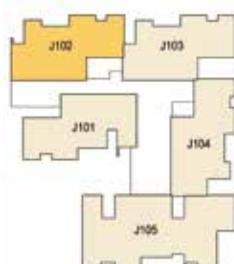
ENTRY



ENTRY



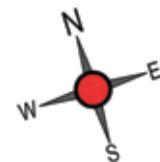
BLOCK - 4 - KEY PLAN



BLOCK - 4 - KEY PLAN

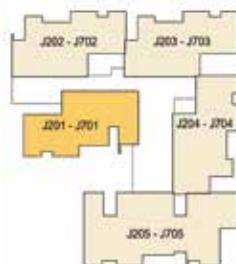
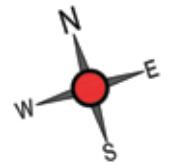
## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| J201-J701 | 645 sft     | 1001 sft      |

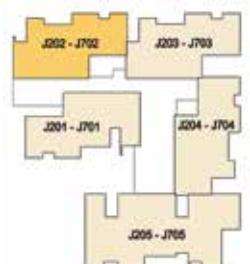


## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| J202-J702 | 655 sft     | 1001 sft      |



BLOCK - 4 - KEY PLAN



BLOCK - 4 - KEY PLAN

## 2 BHK + 2T

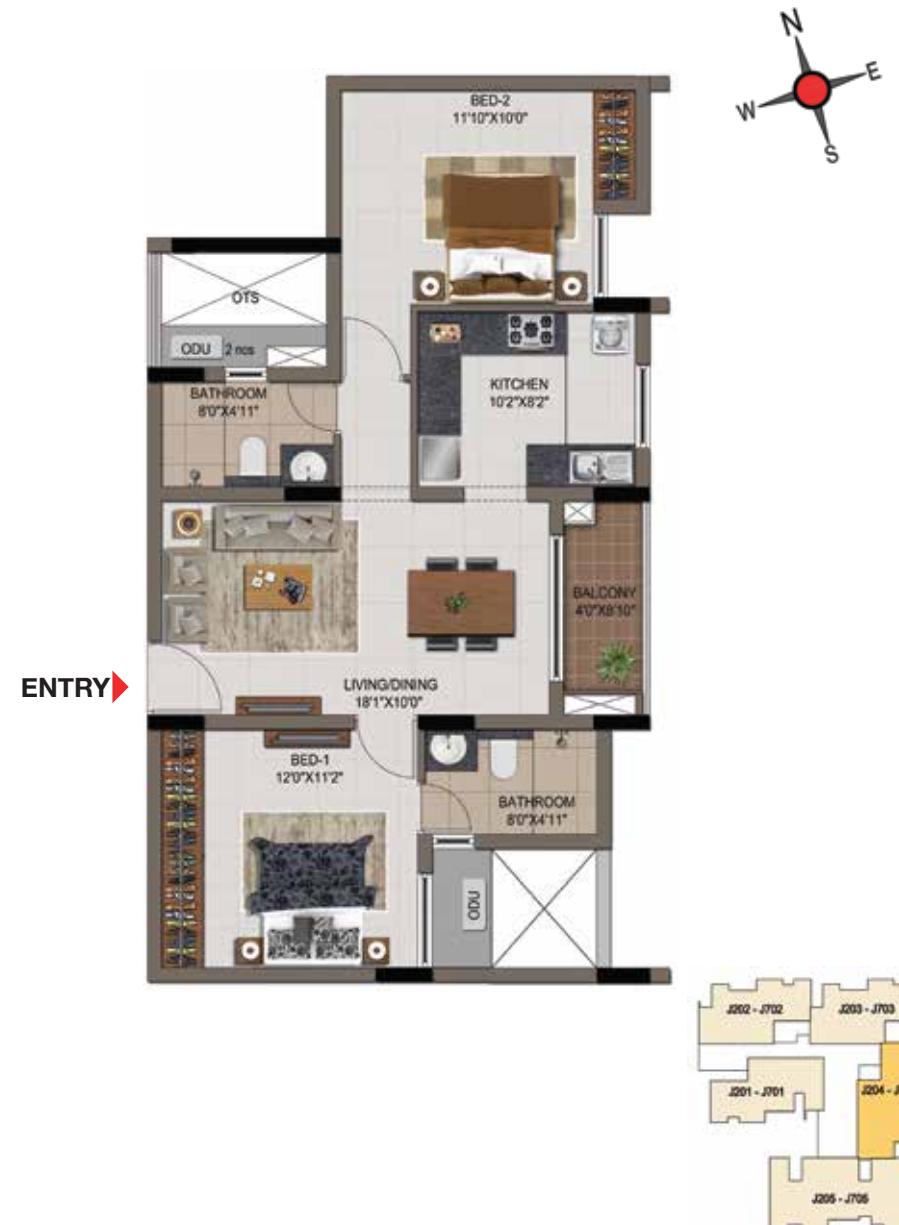
| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| J104     | 673 sft     | 1024 sft      | 67 sft               |

## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| J204-J704 | 673 sft     | 1024 sft      |



BLOCK - 4 - KEY PLAN



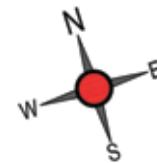
BLOCK - 4 - KEY PLAN

### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| J105     | 1088 sft    | 1668 sft      | 56 sft               |

### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| J205-J705 | 1088 sft    | 1668 sft      |



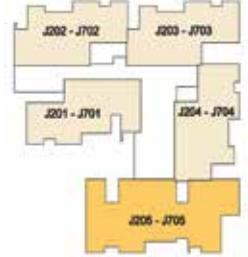
ENTRY



ENTRY



BLOCK - 4 - KEY PLAN



BLOCK - 4 - KEY PLAN



**SIGNATURE TOWER  
BLOCK - 2  
2, 3 & 4 BHK UNIT PLANS**

## 2 BHK + 2T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| B101     | 846 sft     | 1342 sft      | 323 sft              |



## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| B201-B701 | 846 sft     | 1342 sft      |



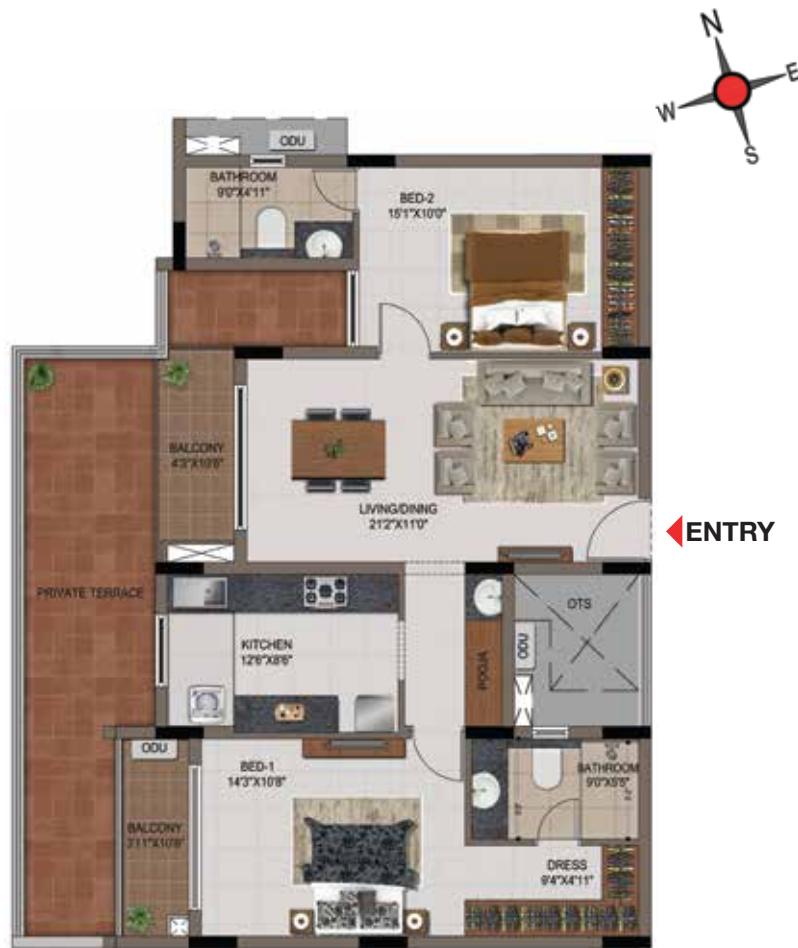
BLOCK - 2 - KEY PLAN



BLOCK - 2 - KEY PLAN

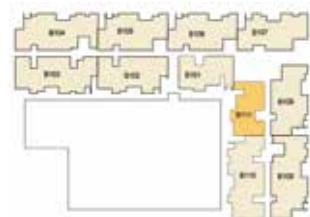
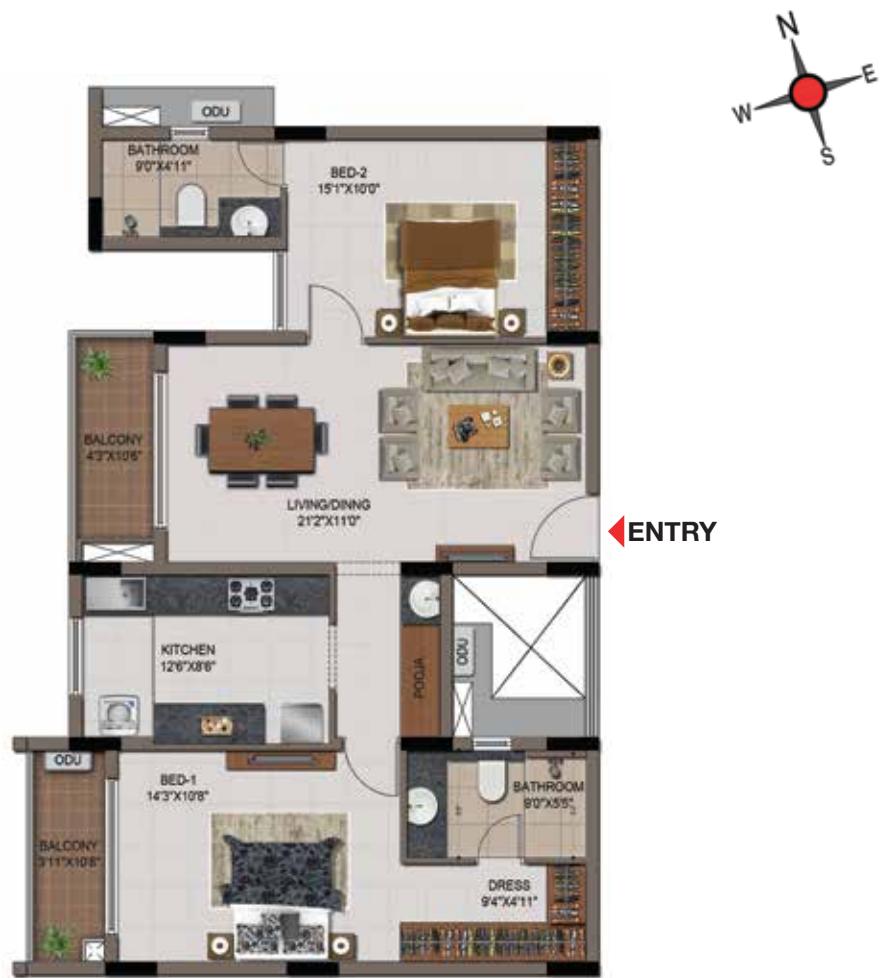
## 2 BHK + 2T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| B111     | 867 sft     | 1363 sft      | 261 sft              |



## 2 BHK + 2T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| B211-B711 | 867 sft     | 1363 sft      |



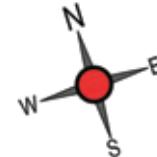
BLOCK - 2 - KEY PLAN



BLOCK - 2 - KEY PLAN

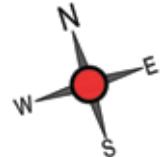
**3 BHK + 3T**

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| B107     | 1210 sft    | 1849 sft      | 43 sft               |



**3 BHK + 3T**

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| B207-B707 | 1210 sft    | 1849 sft      |



ENTRY



The logo consists of a red triangle pointing upwards, positioned above the word "ENTRY".



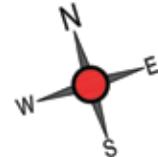
BLOCK - 2 - KEY PLAN



BLOCK - 2 - KEY PLAN

### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| B105     | 1236 sft    | 1861 sft      | 42 sft               |
| B106     | 1236 sft    | 1864 sft      | 42 sft               |



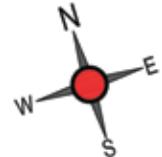
ENTRY



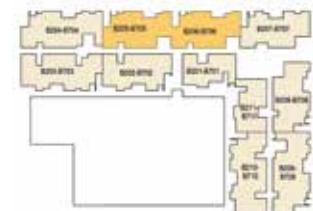
BLOCK - 2 - KEY PLAN

### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| B205-B705 | 1236 sft    | 1861 sft      |
| B206-B706 | 1236 sft    | 1864 sft      |



ENTRY

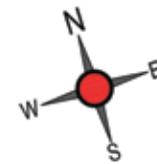


BLOCK - 2 - KEY PLAN

### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| B108     | 1236 sft    | 1867 sft      | 42 sft               |

ENTRY▶



### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| B208-B708 | 1236 sft    | 1867 sft      |

ENTRY▶



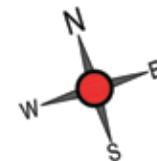
BLOCK - 2 - KEY PLAN



BLOCK - 2 - KEY PLAN

### 3 BHK + 3T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| B102     | 1283 sft    | 1947 sft      | 374 sft              |



ENTRY



### 3 BHK + 3T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| B202-B702 | 1283 sft    | 1947 sft      |



ENTRY



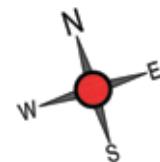
BLOCK - 2 - KEY PLAN



BLOCK - 2 - KEY PLAN

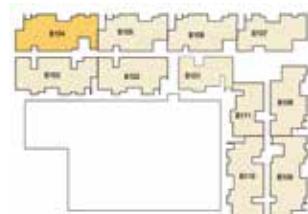
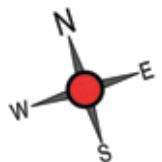
## 4 BHK + 4T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| B104     | 1472 sft    | 2211 sft      | 47 sft               |

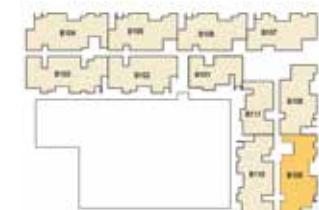


## 4 BHK + 4T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| B109     | 1472 sft    | 2211 sft      | 47 sft               |



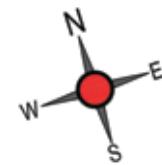
BLOCK - 2 - KEY PLAN



BLOCK - 2 - KEY PLAN

## 4 BHK + 4T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| B204-B704 | 1472 sft    | 2211 sft      |

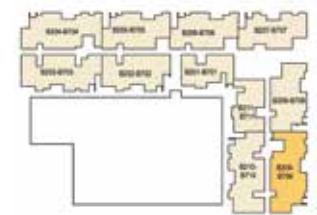


## 4 BHK + 4T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| B209-B709 | 1472 sft    | 2211 sft      |



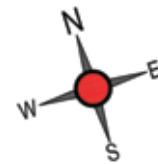
BLOCK - 2 - KEY PLAN



BLOCK - 2 - KEY PLAN

**4 BHK + 4T**

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| B110     | 1473 sft    | 2228 sft      | 384 sft              |



◀ ENTRY

4 BHK + 4T

| Unit No. | Carpet Area | Saleable Area | Private Terrace Area |
|----------|-------------|---------------|----------------------|
| B103     | 1473 sft    | 2228 sft      | 378 sft              |



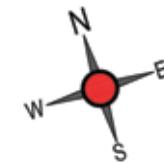
BLOCK - 2 - KEY PLAN



BLOCK - 2 - KEY PLAN

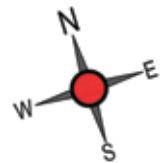
## 4 BHK + 4T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| B203-B703 | 1473 sft    | 2228 sft      |



## 4 BHK + 4T

| Unit No.  | Carpet Area | Saleable Area |
|-----------|-------------|---------------|
| B210-B710 | 1473 sft    | 2228 sft      |



BLOCK - 2 - KEY PLAN



BLOCK - 2 - KEY PLAN

## **SPECIFICATIONS**

# ELITE SPECIFICATIONS

## STRUCTURE

|  |  |
|--|--|
| <b>Structural system</b>               | : RCC framed structure designed for seismic compliant (Zone 3) |
| <b>Masonry</b>                         | : 200 mm for external walls & 100 mm for internal walls        |
| <b>Floor-Floor height (incl. slab)</b> | : Shall be maintained at 2950 mm                               |
| <b>ATT</b>                             | : Anti-termite treatment will be done                          |

## WALL FINISH

|                             |   |
|-----------------------------|---|
| <b>Internal walls</b>       | : Living, Dining, Bedrooms, Kitchen, Utility & Lobby finished with 2 coats of putty, 1 coat of primer and 2 coats of emulsion                   |
| <b>Ceiling</b>              | : Finished with 2 coats of putty, 1 coat of primer and 2 coats of OBD   |
| <b>Exterior walls</b>       | : Exterior faces of the building finished with 1 coat of primer and 2 coats of exterior emulsion paint with color as per the architect's design |
| <b>Bathroom</b>             | : 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            |
| <b>Kitchen</b>              | : Glazed ceramic wall tile of size 300 x 450 mm for a height of 600 mm above the counter top finished level                                     |
| <b>Washing machine area</b> | : Glazed ceramic wall tile of size 300 x 450 mm matching the height kitchen dado tile (wherever applicable)                                     |
| <b>Toilet ceiling</b>       | : Grid type false ceiling   |

## FLOOR FINISH WITH SKIRTING

|   |  |
|---|--|
| <b>Living &amp; Dining</b>                  | : Vitrified tiles of size 800 x 800 mm         |
| <b>Bedrooms &amp; Kitchen</b>               | : Vitrified tiles of size 600 x 600 mm         |
| <b>Bathroom</b>                             | : Anti-skid ceramic tiles of size 600 x 600 mm |
| <b>Balcony</b>                              | : Anti-skid ceramic tiles of size 300 x 300 mm |
| <b>Private open terrace (if applicable)</b> | : Pressed tile flooring                        |

## KITCHEN

|                         |  |
|-------------------------|--|
| <b>Kitchen</b>          | : Platform will be finished with granite slab of 600 mm wide at height of 800 mm from the finished floor level |
| <b>Electrical point</b> | : For chimney and water purifier   |
| <b>CP fitting</b>       | : Kohler / Roca or equivalent  |
| <b>Sink</b>             | : Single bowl stainless steel sink with drainboard of Nirali or equivalent                                     |
| <b>Dining</b>           | : Granite counter washbasin (wherever applicable)  |

## BALCONY

|                 |   |
|-----------------|---|
| <b>Handrail</b> | : MS handrail as per the architect's design |
|-----------------|---|

 **BATHROOM**

|                          |   |
|--------------------------|---|
| <b>Sanitary fixtures</b> | : Kohler / Roca or equivalent   |
| <b>CP fittings</b>       | : Kohler / Roca or equivalent   |
| <b>All bathrooms</b>     | : Wall mounted EWC with concealed cistern, health faucet, single lever concealed diverter with overhead shower, counter washbasin with polished granite platform and grating, Vitamin C shower filter and glass shower partition in the Master Toilet |

 **JOINERY**

|                       |  |
|-----------------------|--|
| <b>Main door</b>      | : Engineered door frame with double side laminated shutter of size (3'6" x 7'0") with architrave<br>: Ironmongeries - Door lock of Godrej or equivalent, tower bolts, door viewer, safety chain and magnetic door catcher  |
| <b>Bedroom doors</b>  | : Engineered door frame with double side laminated shutter of size (3'0" x 7'0") with architrave<br>: Ironmongeries - Door lock of Godrej or equivalent locks, thumb turn with key, door stopper, tower bolt and door bush |
| <b>Bathroom doors</b> | : Engineered door frame with laminated shutter of size (2'6" x 7'0") with waterproofing on inner side<br>: Ironmongeries - Godrej or equivalent locks with thumb turn and 6" tower bolt                                    |

 **WINDOW**

|                     |   |
|---------------------|---|
| <b>Windows</b>      | : UPVC windows with sliding shutter with see-through plain glass and MS grill on inner side wherever applicable |
| <b>French doors</b> | : UPVC frame and doors with toughened glass without grills  |
| <b>Ventilators</b>  | : UPVC frame with fixed / adjustable louvered or openable shutter for ODU access                                |

 **ELECTRICAL FITTINGS**

|                               |   |
|-------------------------------|---|
| <b>Power Supply</b>           | : 3-phase power supply connection   |
| <b>Safety device</b>          | : MCB and ELCB (Earth Leakage Circuit Breaker)  |
| <b>Switches &amp; sockets</b> | : Modular box, modular switches and sockets of Anchor Roma / Schneider or equivalent                |
| <b>Wires</b>                  | : Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Finolex / Polycab or equivalent |
| <b>TV &amp; telephone</b>     | : Point in the Living and in Bedroom 1  |
| <b>Data &amp; USB</b>         |   |
| <b>Charging port</b>          | : Point in the Living and in Bedroom 1  |
| <b>Split air conditioner</b>  | : Electrical point will be provided in the Living and in all Bedrooms                               |
| <b>Air purifier</b>           | : Air purifier of Philips or equivalent in the Master Bedroom                                       |
| <b>Exhaust fan</b>            | : Point will be given in all bathrooms  |
| <b>Geyser</b>                 | : Point will be given in all bathrooms  |
| <b>Backup</b>                 | : 750W for 3 BHK & 600W for 2 BHK   |

# SIGNATURE SPECIFICATIONS

## STRUCTURE

|  |  |
|--|--|
| <b>Structural system</b>               | : RCC framed structure designed for seismic compliant (Zone 3) |
| <b>Masonry</b>                         | : 200 mm for external walls & 100 mm for internal walls        |
| <b>Floor-Floor height (incl. slab)</b> | : Shall be maintained at 2950 mm                               |
| <b>ATT</b>                             | : Anti-termite treatment will be done                          |

## WALL FINISH

|                             |   |
|-----------------------------|---|
| <b>Internal walls</b>       | : Living, Dining, Bedrooms, Kitchen, Utility & Lobby finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion                             |
| <b>Ceiling</b>              | : Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion  |
| <b>Exterior walls</b>       | : Exterior faces of the building will be finished with 1 coat of primer and 2 coats of exterior emulsion paint with color as per the architect's design |
| <b>Bathroom</b>             | : Glazed ceramic tile up to false ceiling height of size 300 x 600 mm & above false ceiling will be finished with a coat of primer                      |
| <b>Kitchen</b>              | : Glazed ceramic wall tile of size 300 x 600 mm for a height of 600 mm above the counter top finished level   |
| <b>Washing machine area</b> | : Glazed ceramic wall tile of size 300 x 600 mm matching the height of Kitchen dado tile (wherever applicable)  |
| <b>Toilet ceiling</b>       | : Grid type false ceiling   |

## FLOOR FINISH WITH SKIRTING

|   |  |
|---|--|
| <b>Foyer, Living &amp; Dining</b>           | : Vitrified tiles of size 1200 x 600 mm        |
| <b>Bedrooms &amp; Kitchen</b>               | : Vitrified tiles of size 600 x 600 mm         |
| <b>Bathroom</b>                             | : Anti-skid ceramic tiles of size 600 x 600 mm |
| <b>Balcony</b>                              | : Anti-skid ceramic tiles of size 300 x 300 mm |
| <b>Private open terrace (if applicable)</b> | : Pressed tile flooring                        |

## KITCHEN

|                         |  |
|-------------------------|--|
| <b>Kitchen</b>          | : Platform will be finished with granite slab of 600 mm wide at height of 800 mm from the finished floor level |
| <b>Electrical point</b> | : For chimney and water purifier   |
| <b>CP fitting</b>       | : Toto / American Standard or equivalent   |
| <b>Sink</b>             | : Single bowl quartz sink with drainboard of premium brand   |
| <b>Dining</b>           | : Granite counter washbasin (wherever applicable)  |

## BALCONY

|                 |   |
|-----------------|---|
| <b>Handrail</b> | : MS handrail as per the architect's design |
|-----------------|---|

## **BATHROOM**

**Sanitary fixtures** : Toto / American Standard or equivalent

**CP fittings** : Toto / American Standard or equivalent

**Bathroom of bedroom - 1** : Wall mounted EWC with cistern, health faucet, rain shower with Vitamin C shower filter, glass shower partition with door, counter washbasin with polished granite platform and grating

**Other bathrooms** : Wall mounted EWC with cistern, health faucet, single lever diverter with overhead shower, counter washbasin with polished granite platform and grating, glass shower partition

## **JOINERY**

**Main door** : Engineered door frame with double side veneer finished shutter of size (3'6"x7'0") with architrave

: Ironmongeries - Digital door lock of Dorma or equivalent, tower bolts, door viewer, safety latch and magnetic door catcher

**Bedroom doors** : Engineered door frame with double side laminated shutter of size (3'0"x7'0") with architrave

: Ironmongeries - Door lock of Godrej or equivalent locks, thumb turn with key, door stopper, tower bolt and door bush

**Bathroom doors** : Engineered door frame with laminated shutter of size (2'6"x7'0") with waterproofing on inner side

: Ironmongeries - Godrej or equivalent locks with thumb turn and latch

## **WINDOW**

**Windows** : UPVC windows with sliding shutter with see-through plain glass and MS grill on inner side wherever applicable

**French doors** : UPVC frame and doors with toughened glass without grills

**Ventilators** : UPVC frame with fixed / adjustable louvered or openable shutter for ODU access

## **ELECTRICAL FITTINGS**

**Power supply** : 3-phase power supply connection

**Safety device** : MCB and ELCB (Earth Leakage Circuit Breaker)

**Switches & sockets** : Modular box, modular switches and sockets of Anchor Roma / Schneider or equivalent

**Wires** : Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Finolex / Polycab or equivalent

**TV** : Point in the Living and in Bedroom 1 for 2 BHK  
: Point in the Living, in Bedroom 1 and Bedroom 2 for 3 BHK & 4 BHK

**Telephone** : Point in the Living and in Bedroom 1

**Data & USB**

: Point in the Living and in Bedroom 1 for 2 BHK

**Charging port**

: Points in the Living and Master Bedroom

**Mobile charging**

: Point will be provided in the living and in all bedrooms

**Docks**

: Air purifier of Philips or equivalent in the Master Bedroom

**Split air**

: Point will be given in all bathrooms

**conditioner**

: Point will be given in all bathrooms

**Air purifier**

: 750 W for 2 BHK and 1 KW for 3 & 4 BHK

**Exhaust fan**

**Geyser**

**Backup**

# SPECIFICATIONS COMMON TO BUILDING COMPLEX

## COMMON FEATURES

|                           |  |
|---------------------------|--|
| <b>Lift</b>               | : Elevators of 8-passenger and 13-passenger capacity automatic lift will be provided                       |
| <b>Backup</b>             | : 100% power backup for common amenities such as lifts, water pump, STP and selective common area lighting |
| <b>Name board</b>         | : Apartment owner's name will be provided in stilt   |
| <b>Lift fascia</b>        | : Granite lift fascia in all floors  |
| <b>Lobby / Corridor</b>   | : Granite flooring in stilt and tiles in all other floors  |
| <b>Staircase floor</b>    | : Granite flooring in stilt and tiles in all other floors  |
| <b>Fire staircase</b>     | : Kota / Shahabad or equivalent in all floors  |
| <b>Staircase handrail</b> | : MS handrail with enamel paint in all floors  |
| <b>Stilt flooring</b>     | : Grano flooring with car park number marked in paint  |
| <b>Terrace floor</b>      | : Terrace floor will be finished with pressed tiles  |
| <b>Gym</b>                | : Oxygen-infused gymnasium in the Clubhouse  |

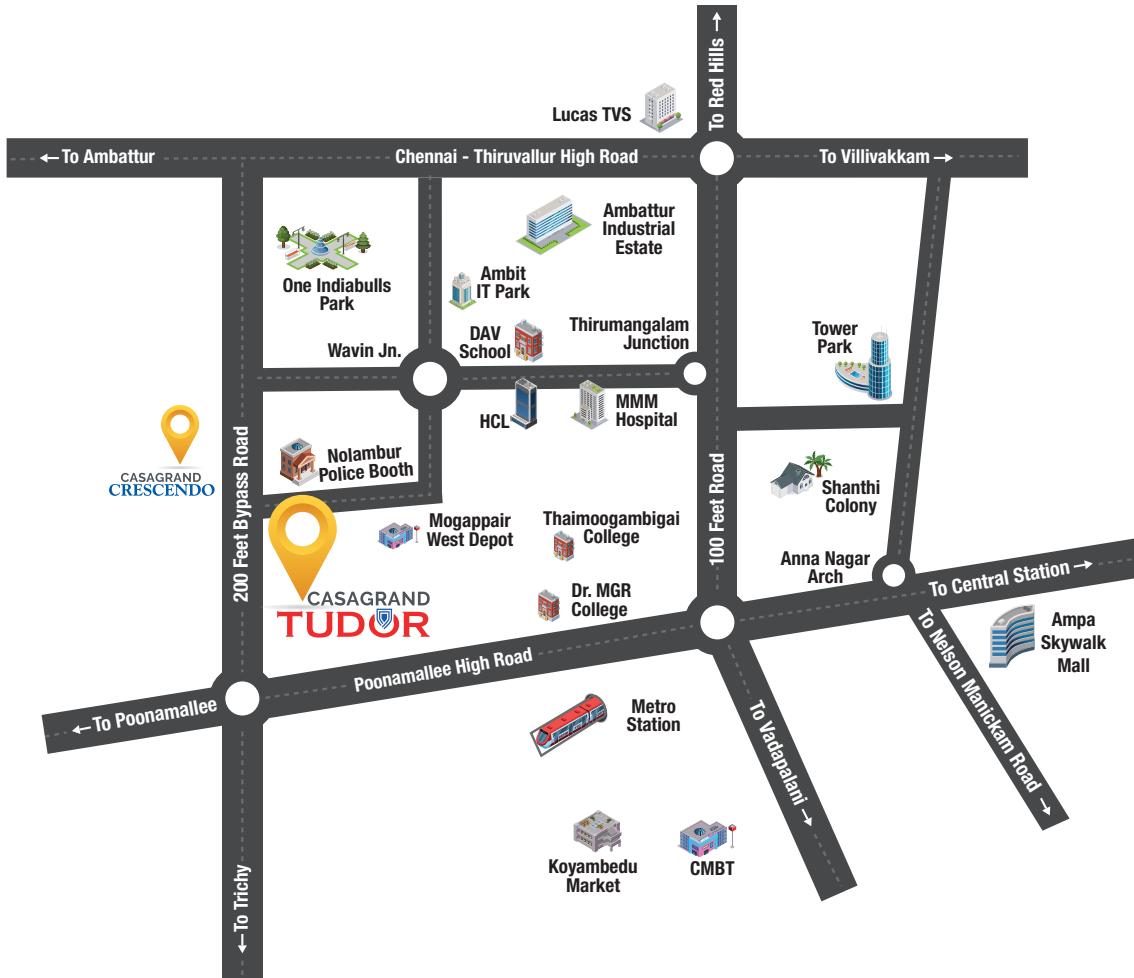
## OUTDOOR FEATURES

|                              |  |
|------------------------------|--|
| <b>Water storage</b>         | : OHT and UG sump with WTP (RO Plant) will be provided   |
| <b>Rainwater harvest</b>     | : Rainwater harvesting site  |
| <b>STP</b>                   | : Centralized Sewage Treatment Plant   |
| <b>Intercom</b>              | : Intercom will be provided  |
| <b>Safety</b>                | : CCTV surveillance cameras will be provided all around the building at pivotal locations in stilt |
| <b>Well-defined driveway</b> | : Interlocking paver block will be laid all around the building with demarcated driveway           |
| <b>Security</b>              | : Security booth will be provided at the entrance  |
| <b>Compound wall</b>         | : Building perimeter will be fenced by a compound wall for a height of 1800 mm with entry gates    |
| <b>Landscape</b>             | : Suitable landscape at appropriate places in the project  |
| <b>Outdoor mosquito trap</b> | : Outdoor mosquito trap in the podium landscape areas  |
| <b>Swimming pool</b>         | : Chlorine-free swimming pool  |
| <b>Driveway</b>              | : Convex mirror for safe turning in driveway   |

## PAYMENT PATTERN

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

# LOCATION MAP



## LOCATION ADVANTAGES

### DISTANCE FROM AIRPORT, RAILWAY STATION & BUS STAND

- Mogappair Bus Stop – 4 mins
- Thirumangalam Metro Station – 10 mins
- CMBT – 20 mins
- Chennai International Airport – 50 mins
- Prozone Mall within a 10-minute drive and Fun Mall within a 15-minute drive

### DISTANCE FROM NEAREST HOSPITALS

- MMM Hospital, near Asha Forex India Pvt Ltd, J.J. Nagar – 7 mins
- Frontier Lifeline Hospital, Anna Nagar – 8 mins
- Chennai Hospital, Mogappair – 8 mins
- Apollo Hospital, Nerkundram – 9 mins
- Sundaram Medical Foundation, Anna Nagar – 15 mins

### DISTANCE FROM NEAREST EDUCATIONAL INSTITUTIONS (SCHOOLS & COLLEGES)

- MMM College of Nursing, Mogappair – 3 mins
- Velammal School, Mogappair – 4 mins
- DAV Matriculation, Mogappair – 5 mins
- Mar Gregorios CBSE, Mogappair West – 5 mins
- Dr. M.G.R. University, Maduravoyal – 7 mins
- St. Thomas College, Koyambedu – 10 mins
- Kendriya Vidyalaya, Anna Nagar – 12 mins
- SBOA School, Anna Nagar – 15 mins
- Anna Adarsh College for Women – 18 mins
- Valliammal College for Women, Anna Nagar – 20 mins
- Loyola College, Nungambakkam – 25 mins

### DISTANCE FROM NEARBY CORPORATES

- Indiabulls, Ayanambakkam - 18 mins
- Multinational companies such as Ambit IT Park, HCL, Sutherland, and Tech Mahindra have been located in this IT city
- The availability of small parks, educational institutions, hospitals, banks and superstores prove it is a decent residential area in this part of the city

# AWARDS

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## ★ Best Luxury Residential Project of the Year

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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  
11<sup>th</sup> 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

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## ★ Distinguished Design Awards 2017

Casagrand ECR14

## ★ CSR Initiative of the Year - 2018

ET Now

## ★ Luxury Project of the Year - 2015-16

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