

A wide, ornate border with a repeating floral and vine pattern in gold, pink, and teal colors frames the entire image. Inside this border, a teal-colored rectangular area contains the main text and graphics. At the top of this teal area, there is a decorative archway with intricate scrollwork and floral motifs in gold and pink. At the bottom, there is a horizontal decorative band featuring a repeating pattern of stylized pots or urns.

# HOMES CRAFTED

—♦♦FOR YOU♦♦—

CASAGRAN  
HOLACHENNAI

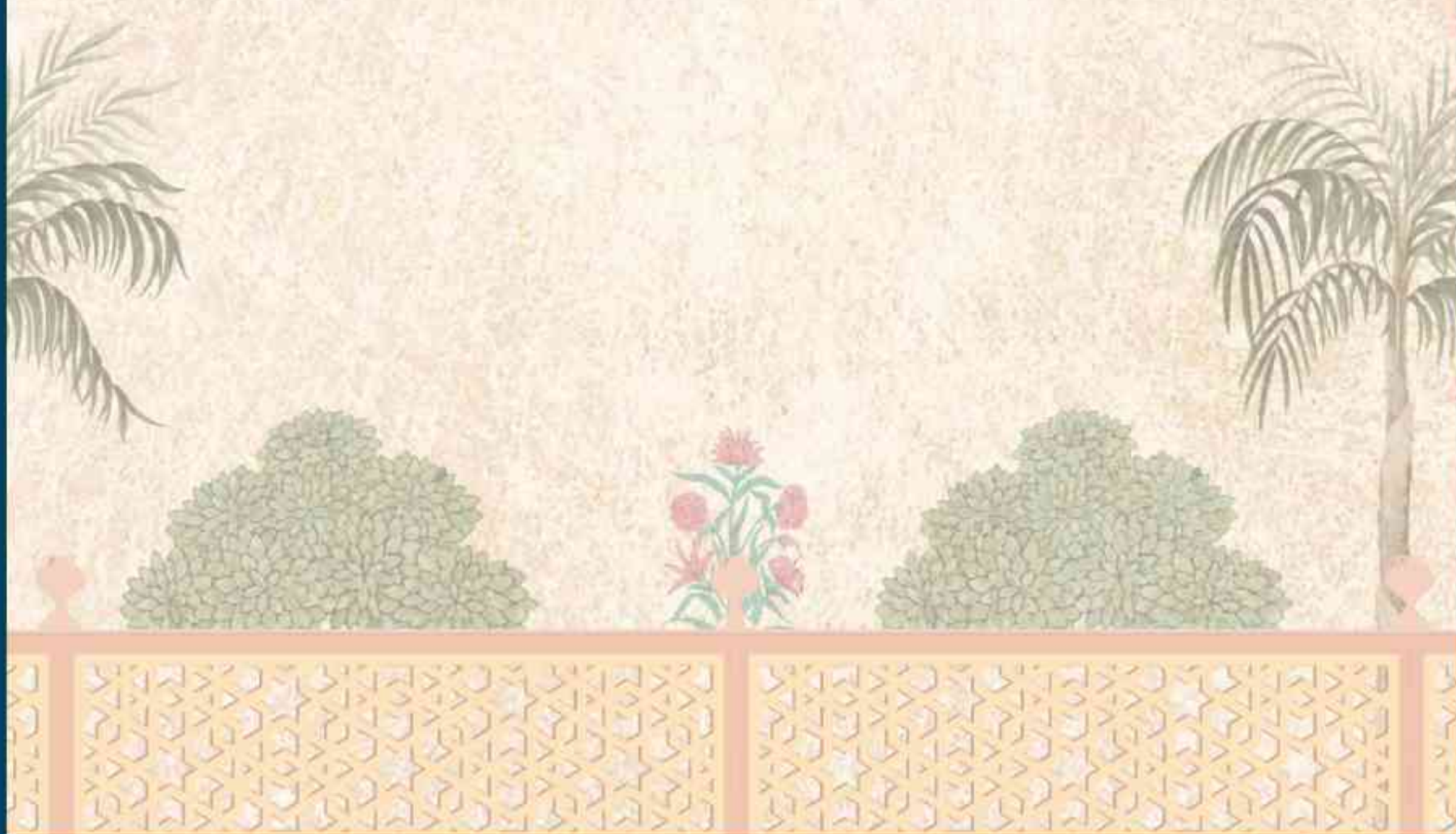




**CASAGRAN**  
building aspirations

SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

**CHENNAI | BENGALURU | COIMBATORE | HYDERABAD**







**20**

Years of excellence

**40,000+**



Happy customers

**140+**

Superior projects

**38**

Million sft. of living spaces



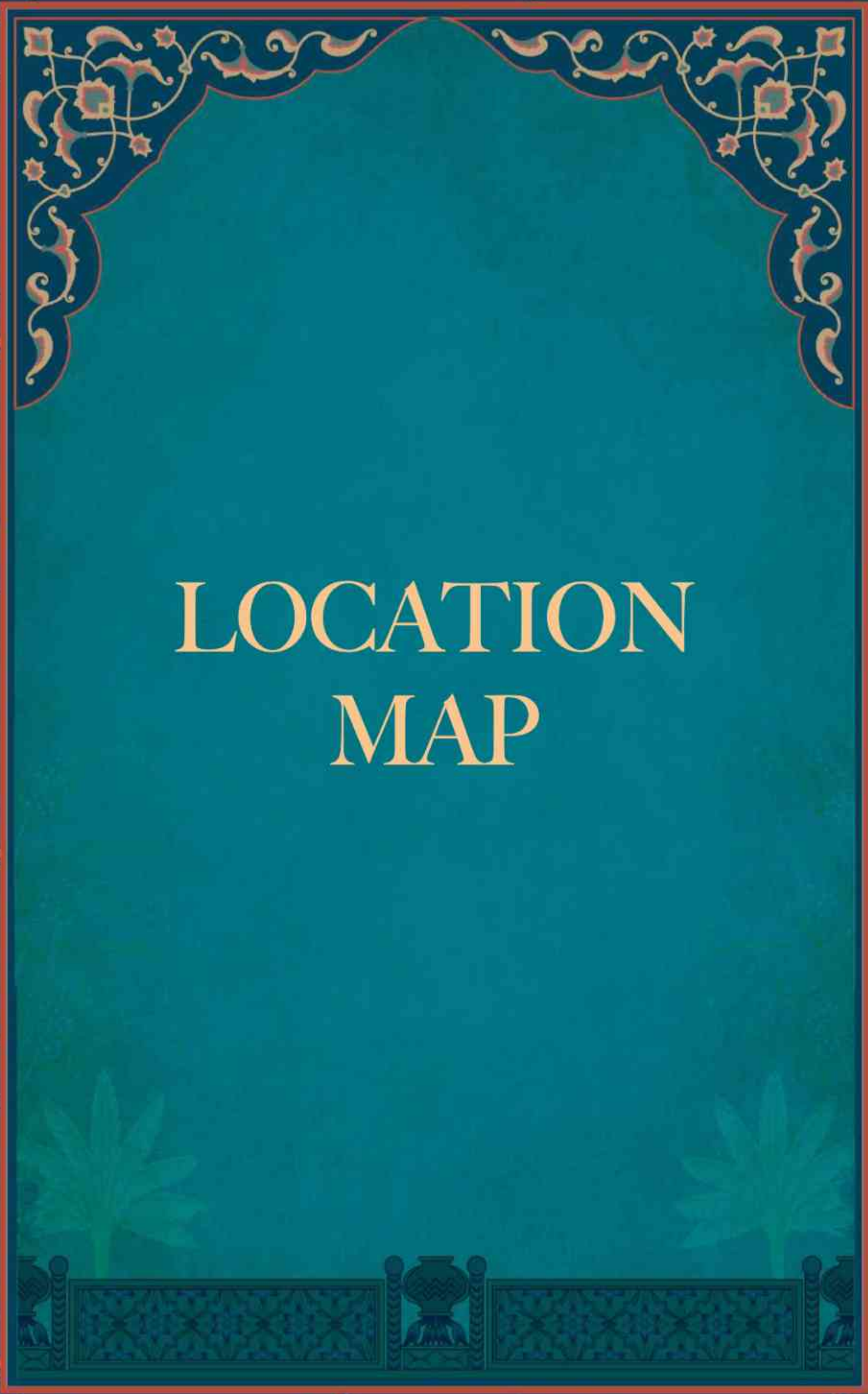
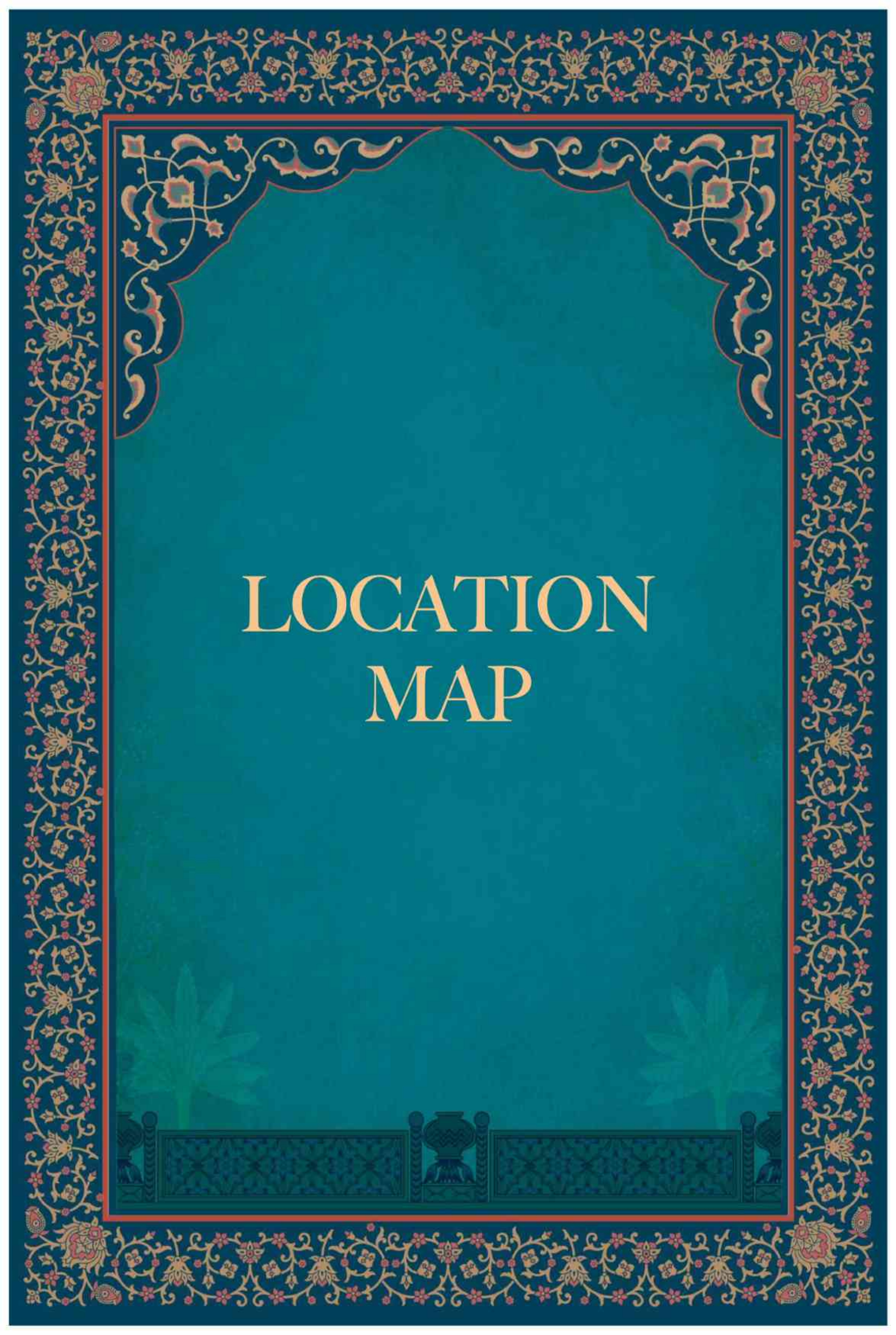












# LOCATION MAP



# LOCATION ADVANTANGES



## DISTANCE FROM NEAREST EDUCATIONAL INSTITUTIONS

• Babaji Vidhyashram School	4 min
• Mohammed Sathak Collage	7 mins
• Velammal New Gen School	9 mins
• Sathyabama University	10 mins
• NPS International Public School	12 mins
• St.Joseph's Institute of Technology	15 mins
• Amit University	20 mins



## IT SECTORS & FACTORIES

• Infosys	6 mins
• Accenture	7 mins
• HCL	9 mins
• Tech mahindra	10 mins



## DISTANCE FROM NEAREST HOSPITALS

• Apollo Hospital	9 min
• Global Hospital	14 mins
• Dr.Kamakshi Memorial Hospital	20 mins
• Chettinadu Hospital	25 mins



## DISTANCE FROM BUS STAND, RAILWAY STATION & AIRPORT

• Sholinganallur Metro (Upcoming)	3 mins
• Sholinganallur Bus Stand	5 mins
• Siruseri Metro (Proposed)	6 mins
• International Airport	10 mins

# LOCATION MAP















# AMENITIES



# 160+ WORLD-CLASS AMENITIES

## ENTERTAINMENT & FEATURES

### FEATURES

- Entry water cascade with tree bed
- Bus bay with halt deck
- Drop off Plaza
- Shuttle services
- Pedestrian pathway
- Bicycle lane
- Pastoral Plaza
- Spheroid Pavilion deck
- Multi-purpose lawn for social gatherings & events
- Yoga/ meditation lawn with deck
- Elevated seating nook
- Labyrinth driveway sculpture court
- Reflexology pathway
- Plaza seating
- Aqua pond with water sculpture
- Deck with shaded structure
- Interwining bridge
- Seating stepwell
- Sliding garden trail
- Water feature with boulders
- Labyrinth seating
- Aqua deck spurts
- Tree cloisters
- Canopy seating
- Tropical Forest with Teak plantation
- Miyawaki Forest

### ENTERTAINMENT

- Amphitheater with stage and feature wall
- Elder's seating pavilion
- Party lawn
- Tot lot
- Pet park
- Paw walkway
- Youth zone
- Adventure play lawn
- Outdoor Cineverse
- Outdoor Co working zone
- Arts and craft zone
- Wifi pods
- Stargazing pods
- Hammocks
- Senior citizen's court
- Sculpture court
- Barbeque zone
- Camp fire zone
- Senior citizen park

## OUTDOOR AMENITIES

### SPORTS

- Cricket practice net
- Mini soccer
- Multipurpose court (beach volleyball/ kho kho/ kabadi)
- Tennis court
- Basketball court
- Outdoor Seating gallery
- Golf putting
- Outdoor Gym

- Rock climbing wall
- Skating rink with viewing deck
- BUGA Play Ground

### KIDS

- Kids' park with rock climbing wall
- Toddler's play area
- Binary code play area
- Outdoor Hookey ring toss
- Giant slingshot
- Ring swing
- Dynamic kids playcourt
- Rain Dance floor
- Hidden Wonderland
- Chalk board wall
- Trampoline
- Picnic lawn
- Play Mounds

### SWIMMING POOL

- Plunge pool
- Sunken pool seating
- Pool deck
- Island cabana
- Adults' edge pool
- Kids pool with stepping stone
- Poolside party lawn
- Poolside water cascade wall
- Poolside theatre

### THEMED GARDENS

- Orchard
- Butterfly garden
- Therapeutic garden
- Edible garden - Fruit bearing trees
- Chime garden
- Zen garden
- Tramp Garden
- Aroma garden
- Herb garden
- Farming area

### FACILITY

- Bicycle rack

## CLUB HOUSE AMENITIES

### ENTERTAINMENT & CONVIENCE

- Multi purpose hall
- Banquet hall
- Mini theatre
- Entertainment lounge
- Learning center
- Co-working space
- Business Center
- Conference Room
- Open Library
- Soccer Pool Lounge
- Board games Lounge
- Arts / Dance room
- Karoke Room

### INDOOR GAMES ROOM

- Foos ball
- Shuffle Board
- Air hockey
- Billiards
- Table tennis

- Mini Bowling arena
- Sub soccer table
- Board games Arcade - ( Monopoly, Ludo, Carrom, Chess, Crokinole, Chinese chess )
- Dart Board
- Hookie ring toss
- Wall chess

### KIDS PLAY AREA & CRECHE

- Kids lounge
- VR Twin
- Twin Basket
- Lego zone
- Mini Ferris wheel
- Skee ball
- Teepee tent
- Indoor Kids park
- RC Racing track
- HIT Mouse
- Crazy Maze
- See saw
- Kids Ball pool with slide
- Kids parkour arena
- Kids Knee Hockey
- Chip Golf

### FITNESS

- Gym
- Crossfit / TRX training
- Interactive Gym
- Boxing Gym
- Zumba
- Yoga & Aerobics
- Aerial Yoga

### INDOOR SPORTS

- Badminton Court
- Squash Court
- Slam Dunk
- Trampoline park
- Hockey Rink

### GAMING ARCADE

- Video games lounge
- Street Basket ball
- Need for speed
- Alien gun shooting
- VR Gaming zone

### SALON & SPA

- Hair styling stations
- Pedicure & Manicure stations
- Sauna
- Jacuzzi
- Hamam bath
- BCM Massagers

### FEATURES & FACILITIES

- ATM
- Cafeteria
- Convenience store
- Clinic
- Guest Room
- Association room
- Dormitories
- Lumber rooms
- Car washing bay
- Car charging bays











## THE BEST OF PRODUCT SUPERIORITY

- Casagrand Hola Chennai- an uptown living set amidst the city's most prominent IT hub.
- Prestigious villas, Floor villas and Signature styled apartments to upgrade your lifestyle!
- The community hosts about 160+ indoor and outdoor amenities
- Realm of nature witnessed with the 23 acres of open spaces.
- Discover the Ikigai through a green living with 21 acres of landscaped podiums, courtyard and open parks witnessed from every part of the community.
- Exclusive 4 central open courtyards of 8 acres with 2.5 acres of Lush Central mother earth outlined with multi-sensory amenities.
- Experience an elite relaxation at the 1.7 acres of multi-storeyed duo clubhouses - a never seen before feature in Chennai.
- Relish the back to basics outdoor movie experience like no other with the 600" display of outdoor cine verse.
- Swim, Relax and rejuvenate within the 0.6 acres of exclusive swimming pools and its amenities.
- A neighborhood reimagining its style with unreal services and fun.
- Light, Ventilation, Vaastu, Privacy & Aesthetics are the 5 important pillars in planning the Master & Unit plans.

## PRESENTING YOU A COMMUNITY WITH THE BEST OF ARCHITECTURE & FINESSE

- The project is set amidst 30 acres with 1818 units :
  - 1724 apartments of B+G+9 structure
  - 72 Floor villas of B+G+8 structures
  - 22 villas of G+2 structure
- An eloquent and minimalistic design with contemporary façade brings upon a calm and peaceful adobe to dwell.
- Braced with accent portals, tree avenue and refined façade lighting, the entrance leads the users into the community.
- The drop off plaza adorned with the landscape trail leads the users through every block entrance
- Aesthetic double height lobbies in the blocks puts forth a premium welcoming feature for every block within the community.
- The Palatial Clubhouses of 1.7 acres furnished with indoor amenities.
- Wide Driveways ranging from 12m to 7.2m is planned across the project for comfortable movement facilitated with an Emergency Vehicular Access.
- Meticulously planned basement parking to create a 100% Vehicle free zone within the community.
- Blocks orientation ensuring maximum wind-flow and minimum heat-gain for every apartment.

## A NEIGHBOURHOOD ONE WITH NATURE

- 23 acres of rampant landscaped open space within the community is a never seen before feature in the neighbourhood.
- The community boasts of an efficient building footprint where 76% of land area is open space.
- The apartment towers are planned around 8 acres of colossal podiums with no overlooking between the apartments.



- Private terraces are provided for the apartments connecting the indoors with the podiums.
- A community designed to enrich the city lifestyle thus fulfilling the contemporary residential needs by providing a Sustainable sanctuary within.
- Choose the luxury always inside the metropolitan towers with a window of scenery.
- Preserving the life's harmony with Tropical and Miyawaki forests absorbing 165 tons of carbon di oxide and releasing 600 tons of Oxygen every year.

## OFFERING YOU 160+ AMENITIES..! THE BEST IN MARKET..!

- The project features Two swimming pools :
- An exclusive 11,200 Sft of Olympic sized Pool and deck with an Overflowing adult's edge pool, Kids pool with stepping stone, Poolside loungers fused with an Island cabana and poolside party lawn, smoked up with poolside cascade and screen wall.
- 6,500 sft vast swimming pool with sunken seating and Leisure pavilion turfs engulfed with elevated seating nooks, party lawn, barbeque zone, kids' tot lot all picturing the aquatic scenes of the breadth.
- Host your guest through the imperious celebration plaza enthralled with aquatic deck spurts, tree cloisters, canopy seating, star gazing pods & an elevated seating deck.
- The podium encompasses a dynamic kids' play court, Twilight pods, Hammocks, outdoor gym, trampoline and mounds, Picnic lawn and Buffer planting to maintain privacy for residents.
- Youth zone, Adventure play lawn, Ring swing for social interaction running along the skating rink with seating plaza, pet park with paw walkway for community & animals are accommodated across the building periphery.
- Sophisticated courts with amusing kids' park like hidden wonderland, Toddler's play area, binary code play etc overlooked by the senior citizen's court thus branching the reflexology pathway along with the yoga and meditation lawn.
- Embrace the aura of the courtyards by walking down the seating step well and inclined garden trail leading into a sphere of Zen & Chime garden articulated with the labyrinth seating, sculpture court, Tramp garden and aqua ponds with an elevated outdoor co-working zone.
- Delve into a city retreat witnessed from the entrance to the periphery abutted with the themed gardens like the chime, zen, aroma, therapeutic, butterfly, orchards engulfed with the miyawaki and tropical forests with teak plantation.
- The clubhouse delivers luxurious amenities like Hamam, Spa, Sauna, Jacuzzi & Salon for residents to oblige in.
- Enjoy the Serenity of the cosmic clubhouses opening into the double height entrance lobbies.
- Hosting a memorable occasion with a palatial Multipurpose party hall along with pre-function hall, open library and board games arcade.
- Elevated Cafeterias blended with the Soccer pool lounge overlooking the swimming pool to relax your evenings.
- Indoor kids play, Creche and Learning center for children's learning and entertainment.
- Karoke, Arts and dance room for unleashing the creativity.
- Shooting the goal with indoor games like Mini bowling lane, Chip Golf, Table tennis, Billiards, Hockey Rink etc.
- Video games lounge and VR arcade to escape the reality.
- Unleash your inner athlete on the exclusively outlined indoor and outdoor fitness activities :
- Kids parkour arena, where adventure and fitness meet along the wild slides.
- Bounce off of the walls at the Trampoline Park and slam dunk together with the Indoor Badminton and squash courts.
- Everyday Gym breaking down with Boxing and Interactive gym arena for a Stronger you.



- Zumba, Yoga, Aerial Yoga, aerobics room for a healthy living.
- Multipurpose sports court (beach volleyball/ kho kho/ kabadi), cricket nets, Mini soccer, Basketball and Tennis court, Golf putting, BUGA Playground etc. revealing the true spirit of the champions.
- Amenities like Mini-theatre, Co-working space, Business centre, Association room, ATM, Convenience store, clinic, dormitories, etc. are facilitated for your comfort and convenience.
- Party lawn and Amphitheatre seating enthralled with the Spheroid Pavilion Deck and Elder's seating pavilion for the residents to enjoy their evenings with communal activities.
- Bicycle racks provided at various points in the ground floor.
- Dedicated car wash and charging bay.
- Comfort meets convenience with a Seamless Shuttle service within the community.

## KNOW WHY OUR PRODUCTS ARE SUPERIOR

- Designer door number signage with accent lighting.
- Giving the floors an ultimate makeover with marble in the foyer, living & dining.
- Pest free square SS designer gratings are provided in the bathrooms and kitchen respectively.
- Long trench grating in the shower areas of the master bathroom.
- Foot lamps are provided in all the bedrooms for your daily convenience.
- 600 x 600mm Anti- skid tiles in the Bathrooms.
- Luxurious Granite counter with counter-mounted washbasin in all the bathrooms and dining.
- Cloth drying pulley hangers in the balconies for everyday convenience.
- Water proof socket provided in the balcony of the apartments, floor villas and in the extended outdoor deck and open terrace of the villas for evening parties and functional convenience.
- Designer floor identification signage at every floor level.
- Well planned corridors with wall artefacts leading to your doorsteps.
- Detailed Lift Facia with wall cladding & lighting elements.

## APARTMENTS

- Wide & fancy Main door with wooden architrave.
- Digital door lock system with four independent unlocking features.
- 600 x 1200 mm premium vitrified flooring tiles in the Bedrooms and Kitchen.
- 600 x 600mm Anti- skid tiles in the Balcony and Private open terrace.
- Premium range of American Standard Or equivalent fittings in bathrooms and kitchens.
- Apartments with luxurious bathrooms fitted with Rain shower, Fixed glass partition.



## FLOOR VILLAS

- Wide & fancy Main door is designed with a marble architrave for an appealing entrance.
- Digital door lock system with four independent unlocking features.
- 600 x 1200 mm premium vitrified flooring tiles in the Bedrooms and Home office.
- 600 x 1200 mm Vitrified tiles in balconies.
- Rejuvenate yourself in a spacious balcony with a Plunge pool.
- Premium range Kohler or equivalent fittings in all bathrooms.
- Luxurious Master bathrooms fitted with Ceiling mounted Rain shower, Hand Shower, Glass shower cubicle, Granite counter with two Counter-mount washbasins and a bathtub with accessories.

## SIGNATURE VILLAS

- Wide & fancy Main door is designed with a marble architrave for an appealing entrance.
- Designer Villa door number signage to add to the splendor of the elevation.
- Digital door lock system with four independent unlocking features.
- Monitor your visitors by a Video doorbell fixed next to the main-door through 7-inch LED screen from inside your home.
- 600 x 1200 mm premium vitrified flooring tiles in the Bedrooms, First floor lounge and Store room.
- Wooden deck finish tiles in the Balcony and open terrace.
- Luxurious bathrooms fitted with Rain shower, Glass shower partition, Granite counter with counter-mount washbasin in the bathrooms.
- Premium range Kohler or equivalent fittings in all bathrooms.
- Tap provision in the deck for your daily convenience.

## EFFICIENCY IN SPACE PLANNING

- Provision of ample car parks at the basement level.
- All cores are well equipped with staircase and two & three lifts of 13 passengers' capacity.
- Uninterrupted visual connectivity - all bedrooms & balconies will be facing courtyard or exterior.
- No overlooking apartments
- All bedrooms, living & kitchen are consciously planned to be well ventilated from the exterior or the courtyards.
- Convenient AC ODU spaces serviceable from the interior.
- All 4 BHK signature units with Walk-in wardrobe in one of the bedrooms.
- Two balconies - one in Living & one of the bedrooms in all the 4 BHK signature units
- Dedicated Washing machine space is provided for all apartments.
- Common wash-basin provided in most of the apartments.
- Wide kitchens with double side counters in all the apartments.



## CONSIDERING VAASTU..? WE GOT THAT SORTED TOO

- All apartments have SW bedrooms
- All apartments have NW, SE bathrooms
- No apartments have bed headboard positioned north.
- No apartments have NE & SW kitchen







# SITE PLAN & FLOOR PLAN

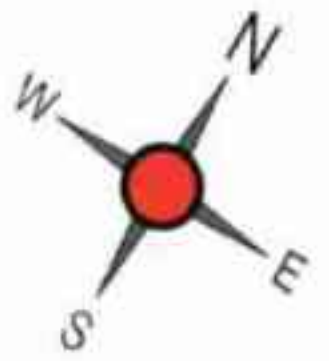




SITE CUM GROUND FLOOR PLAN







## ENTERTAINMENT & FEATURES FEATURES

01. Entry water cascade with tree bed
02. Bus bay with halt deck
03. Drop off Plaza
04. Shuttle services
05. Pedestrian pathway
06. Bicycle lane
07. Pastoral Plaza
08. Spheroid Pavilion deck
09. Multi-purpose lawn for social gatherings & events
10. Yoga/ meditation lawn with deck
11. Elevated seating nook
12. Labyrinth driveway sculpture court
13. Reflexology pathway
14. Plaza seating
15. Aqua pond with water sculpture
16. Deck with shaded structure
17. Interwining bridge
18. Seating stepwell
19. Sliding garden trail
20. Water feature with boulders
21. Labyrinth seating
22. Aqua deck spurts
23. Tree cloisters
24. Canopy seating
25. Tropical Forest with Teak plantation
26. Miyawaki Forest

## ENTERTAINMENT

27. Amphitheater with stage and feature wall
28. Elder's seating pavilion
29. Party lawn
30. Tot lot
31. Pet park
32. Paw walkway
33. Youth zone
34. Adventure play lawn
35. Outdoor Cineverse
36. Outdoor Co working zone
37. Arts and craft zone
38. Wifi pods
39. Stargazing pods
40. Hammocks
41. Senior citizen's court
42. Sculpture court
43. Barbeque zone
44. Camp fire zone
45. Senior citizen park

## SPORTS

46. Cricket practice net
47. Mini soccer
48. Multipurpose court (beach volleyball/ kho kho/ kabadi)
49. Tennis court
50. Basketball court
51. Outdoor Seating gallery
52. Golf putting
53. Outdoor Gym
54. Rock climbing wall
55. Skating rink with viewing deck
56. Buga Play Ground

## OUTDOOR AMENITIES

### KIDS

57. Kid's park with rock climbing wall
58. Toddler's play area
59. Binary code play area

60. Outdoor Hookey ring toss
61. Giant slingshot
62. Ring swing
63. Dynamic kids playcourt
64. Rain Dance floor
65. Hidden Wonderland
66. Chalk board wall
67. Trampoline
68. Picnic lawn
69. Play Mounds

## SWIMMING POOL

70. Plunge pool
71. Sunken pool seating
72. Pool deck
73. Island cabana
74. Adult's edge pool
75. Kids pool with stepping stone
76. Poolside party lawn
77. Poolside water cascade wall
78. Poolside theatre

## THEMED GARDENS

79. Orchard
80. Butterfly garden
81. Therapeutic garden
82. Edible garden - Fruit bearing trees
83. Chime garden
84. Zen garden
85. Tramp Garden
86. Aroma garden
87. Herb garden
88. Farming area

## FACILITY

89. Bicycle rack

## CLUB HOUSE AMENITIES

## ENTERTAINMENT & CONVICIENCE

90. Multi purpose hall
91. Banquet hall
92. Mini theatre
93. Entertainment lounge
94. Learning center
95. Co-working space
96. Business Center
97. Conference Room
98. Open Library
99. Soccer Pool Lounge
100. Board games Lounge
101. Arts / Dance room
102. Karoke Room

## INDOOR GAMES ROOM

103. Foos ball
104. Shuffle Board
105. Air hockey
106. Billiards
107. Table tennis
108. Mini Bowling arena
109. Sub soccer table
110. Board games Arcade - ( Monopoly, Ludó, Carrom, Chess, Crokinole, Chinese chess )
111. Dart Board
112. Hookey ring toss
113. Wall chess

## KIDS PLAY AREA & CRECHE

114. Kids lounge
115. VR Twin
116. Twin Basket
117. Lego zone
118. Mini Ferris wheel
119. Skee ball
120. Teepee tent
121. Indoor Kids park
122. RC Racing track
123. HIT Mouse
124. Crazy Maze
125. See saw
126. Kids Ball pool with slide
127. Kids parkour arena
128. Kids Knee Hockey
129. Chip Golf

## FITNESS

130. Gym
131. Crossfit / TRX training
132. Interactive Gym
133. Boxing Gym
134. Zumba
135. Yoga & Aerobics
136. Aerial Yoga

## INDOOR SPORTS

137. Badminton Court
138. Squash Court
139. Slam Dunk
140. Trampoline park
141. Hockey Rink

## GAMING ARCADE

142. Video games lounge
143. Street Basket ball
144. Need for speed
145. Alien gun shooting
146. VR Gaming zone

## SALON & SPA

147. Hair styling stations
148. Pedicure & Manicure station
149. Sauna
150. Jacuzzi
151. Hamam bath
152. BCM Massagers

## FEATURES & FACILITIES

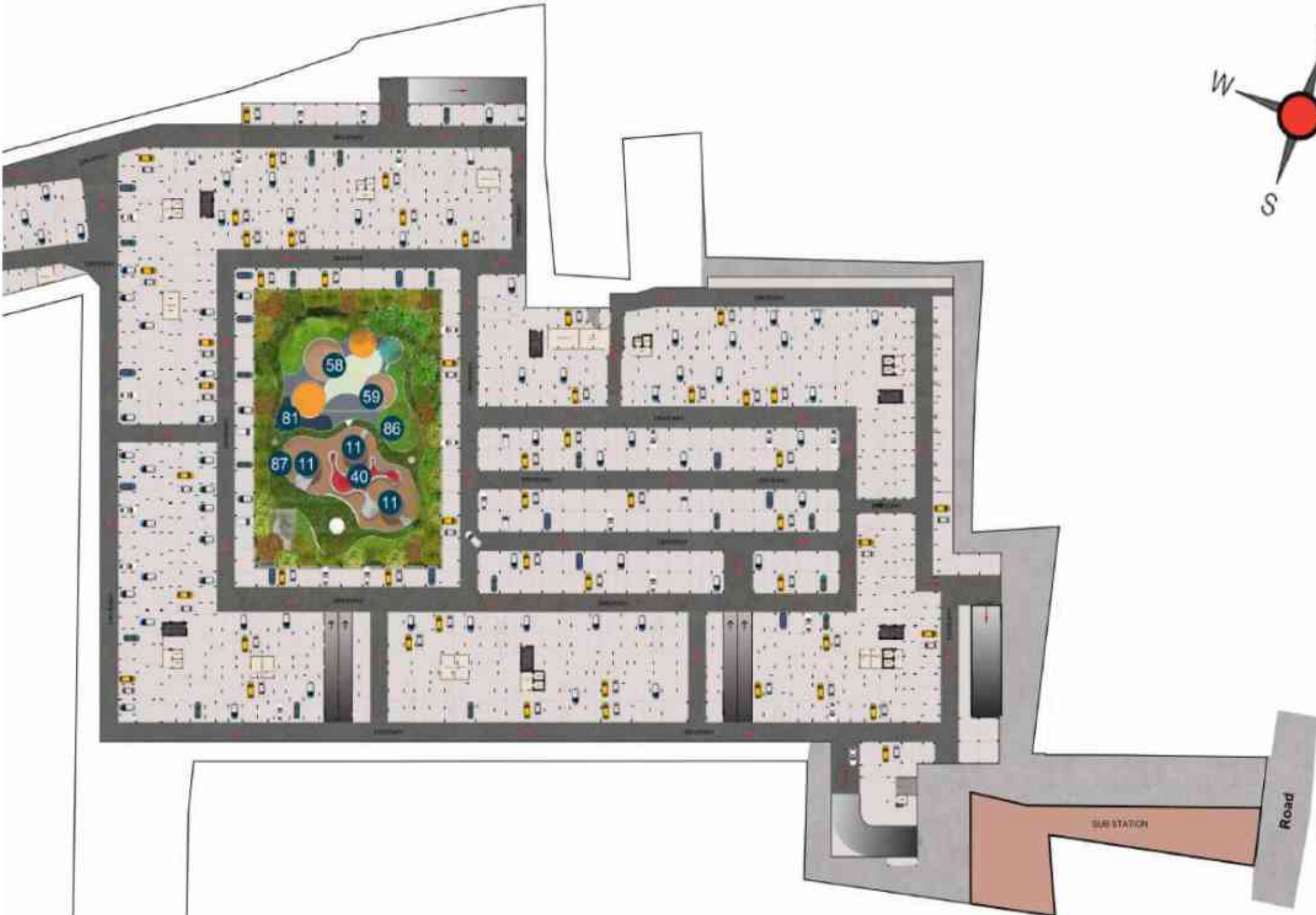
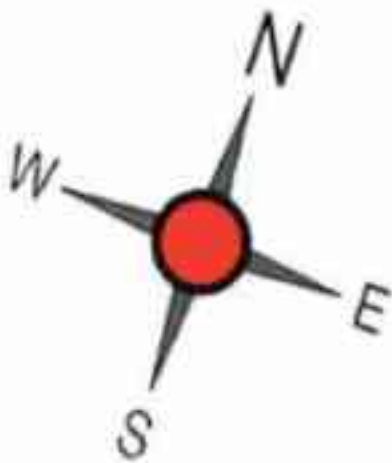
153. ATM
154. Cafeteria
155. Convenience store
156. Clinic
157. Guest Room
158. Association room
159. Dormitories
160. Car washing bay
161. Car charging bays



Basement floor plan







ENTERTAINMENT & FEATURES

FEATURES

- 11. Elevated seating nook
- 13. Reflexology pathway
- 15. Aqua pond with water sculpture
- 16. Deck with shaded structure
- 17. Intertwining bridge
- 18. Seating stepwell
- 19. Sliding garden trail
- 20. Water feature with boulders
- 21. Labyrinth seating
- 22. Aqua deck spurts

OUTDOOR AMENITIES

KIDS

- 58. Toddler's play area
- 59. Binary code play area
- 65. Hidden Wonderland

ENTERTAINMENT

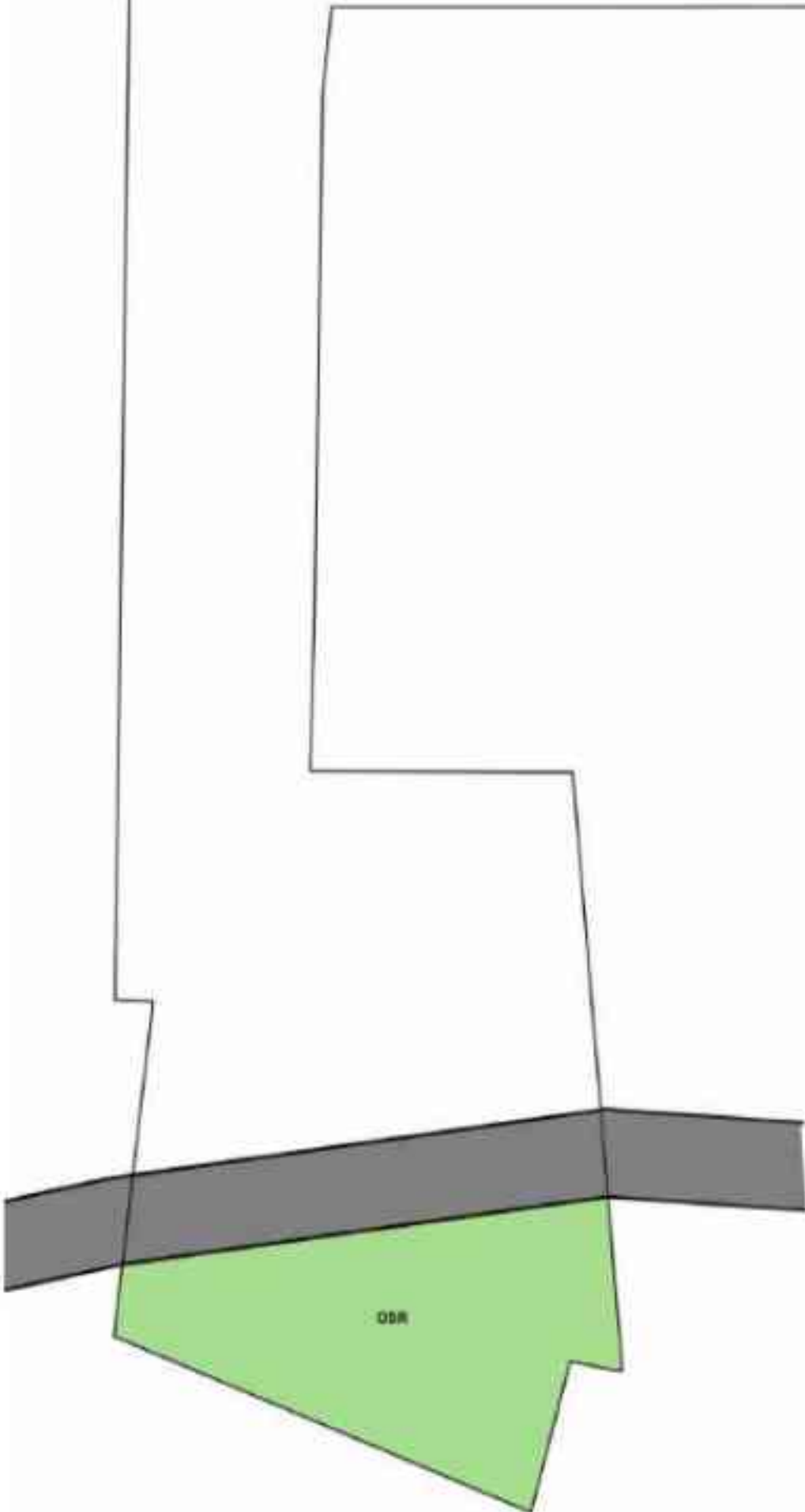
- 36. Outdoor Co working zone
- 37. Arts and craft zone
- 39. Stargazing pods
- 40. Hammocks
- 42. Sculpture court

THEMED GARDENS

- 81. Therapeutic garden
- 84. Zen garden
- 85. Tramp Garden
- 86. Aroma garden
- 87. Herb garden

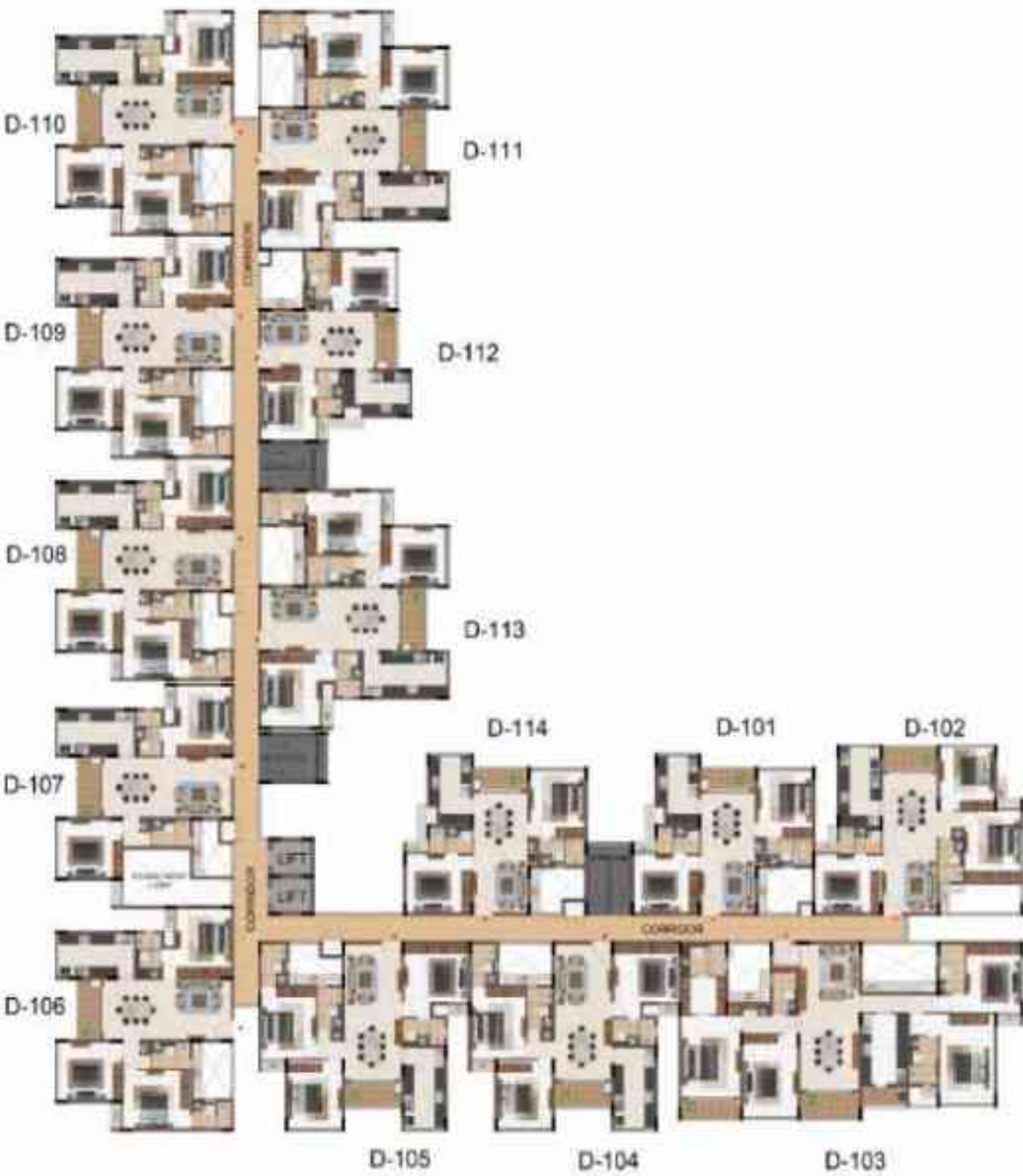
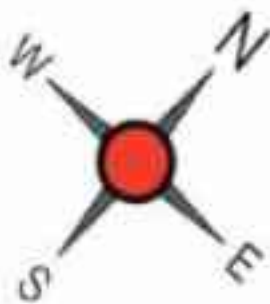
FEATURES & FACILITIES

- 160. Car washing bay
- 161. Car charging bays

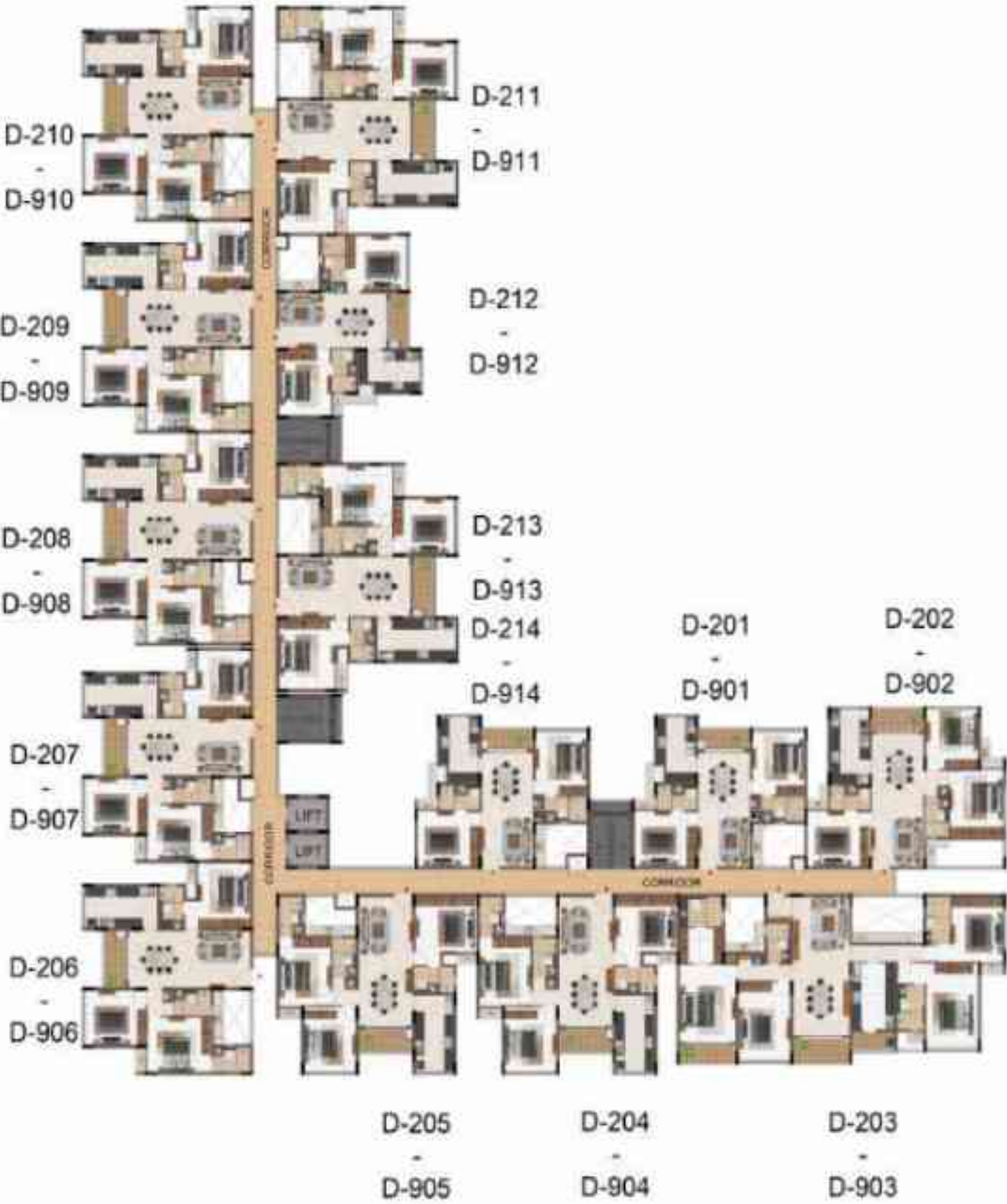




TOWER D



FIRST FLOOR



TYPICAL FLOOR (2<sup>ND</sup> TO 9<sup>TH</sup>)



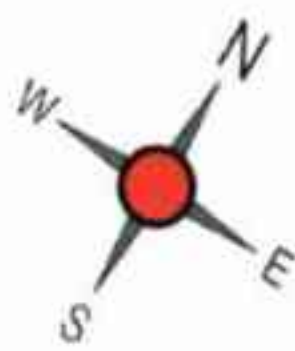
KEY PLAN



GROUND FLOOR



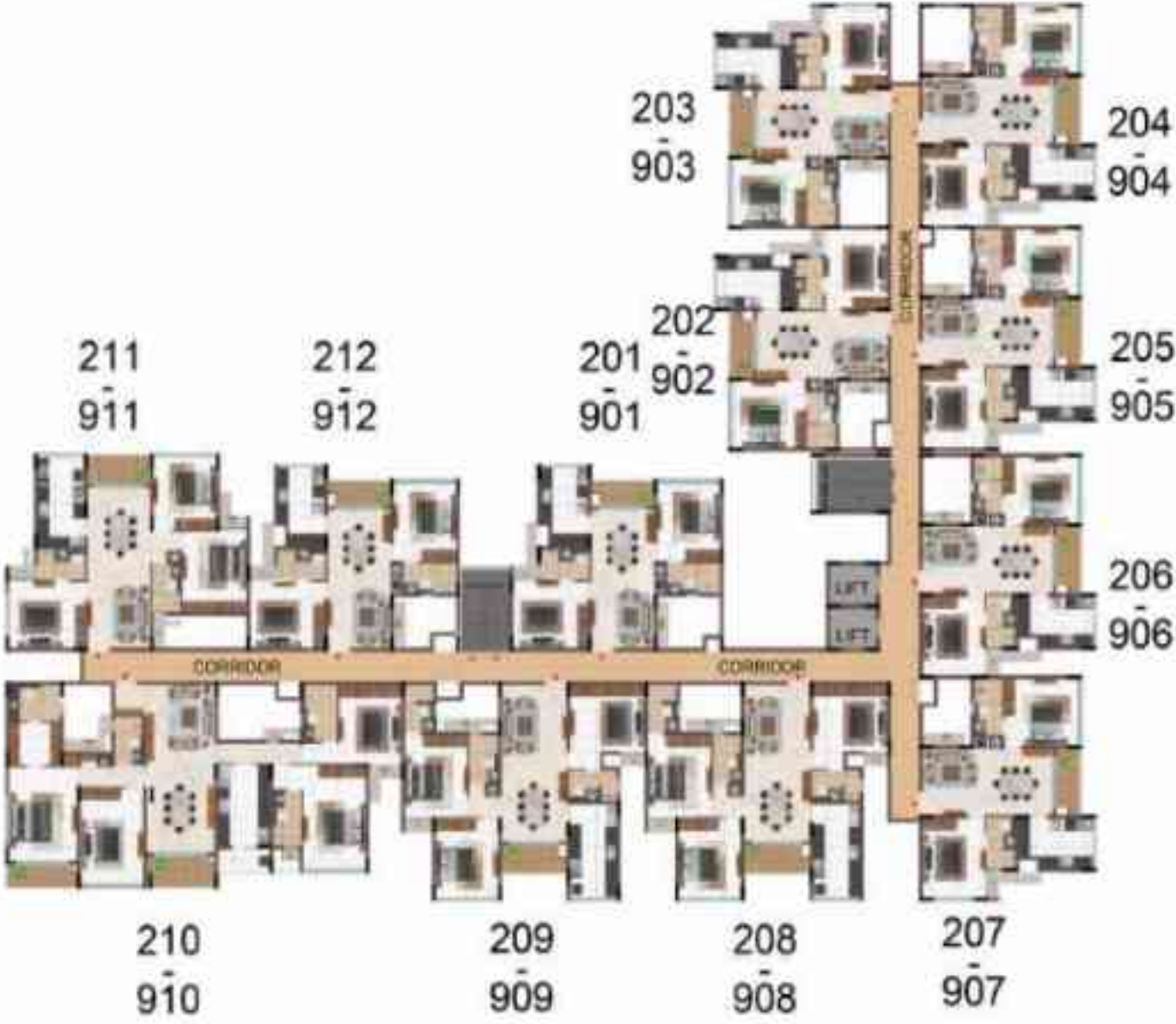
TOWER E & Q



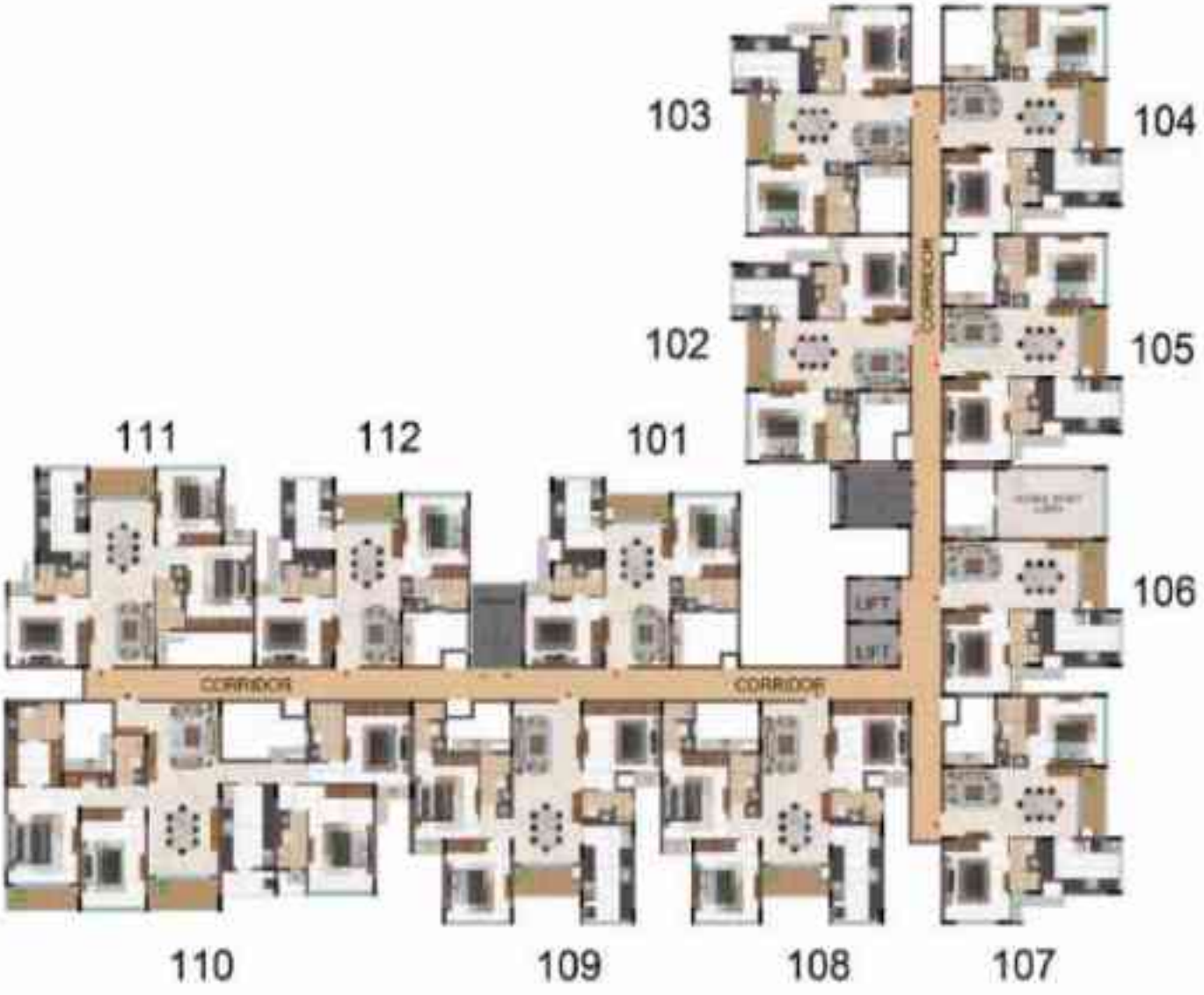
KEY PLAN



TOWER F



TYPICAL FLOOR (2<sup>ND</sup> TO 9<sup>TH</sup>)



FIRST FLOOR



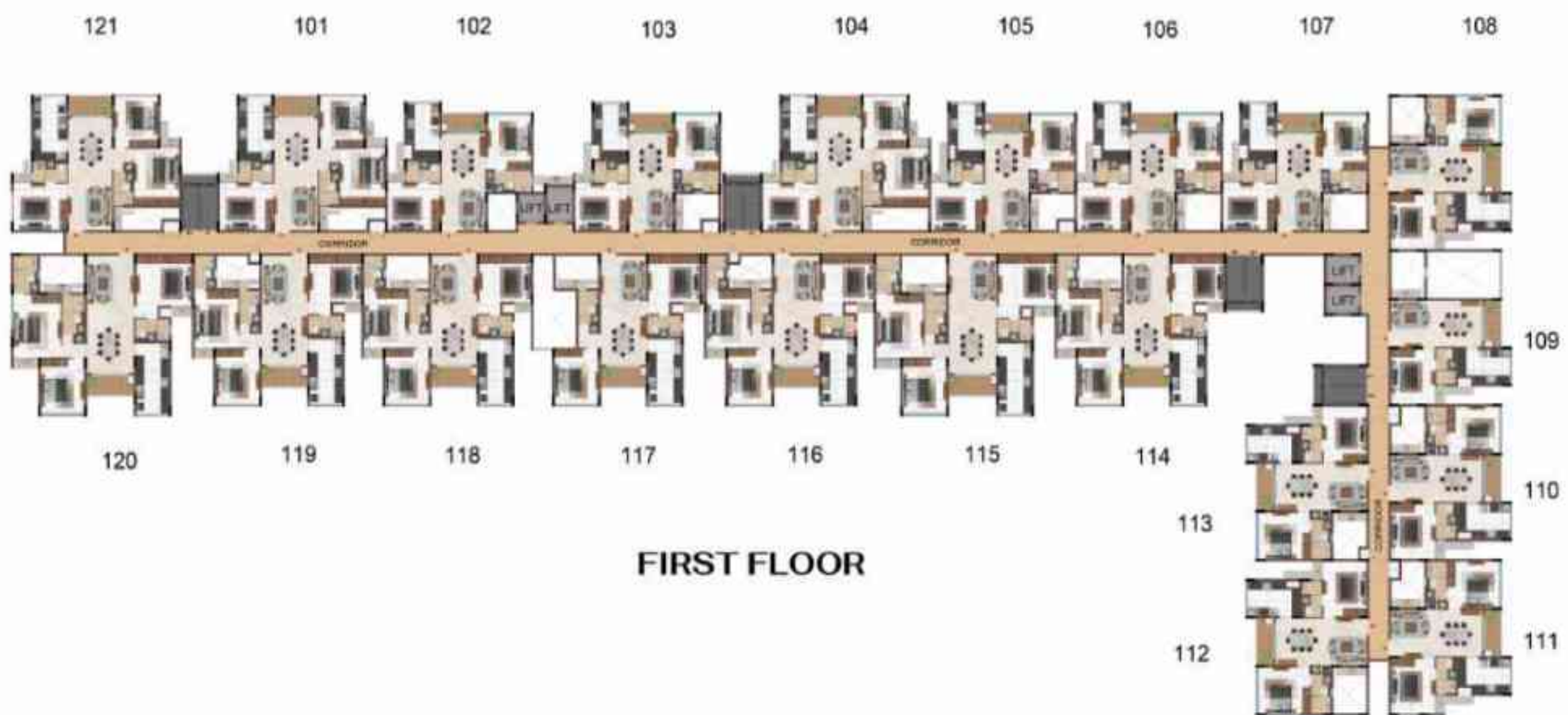
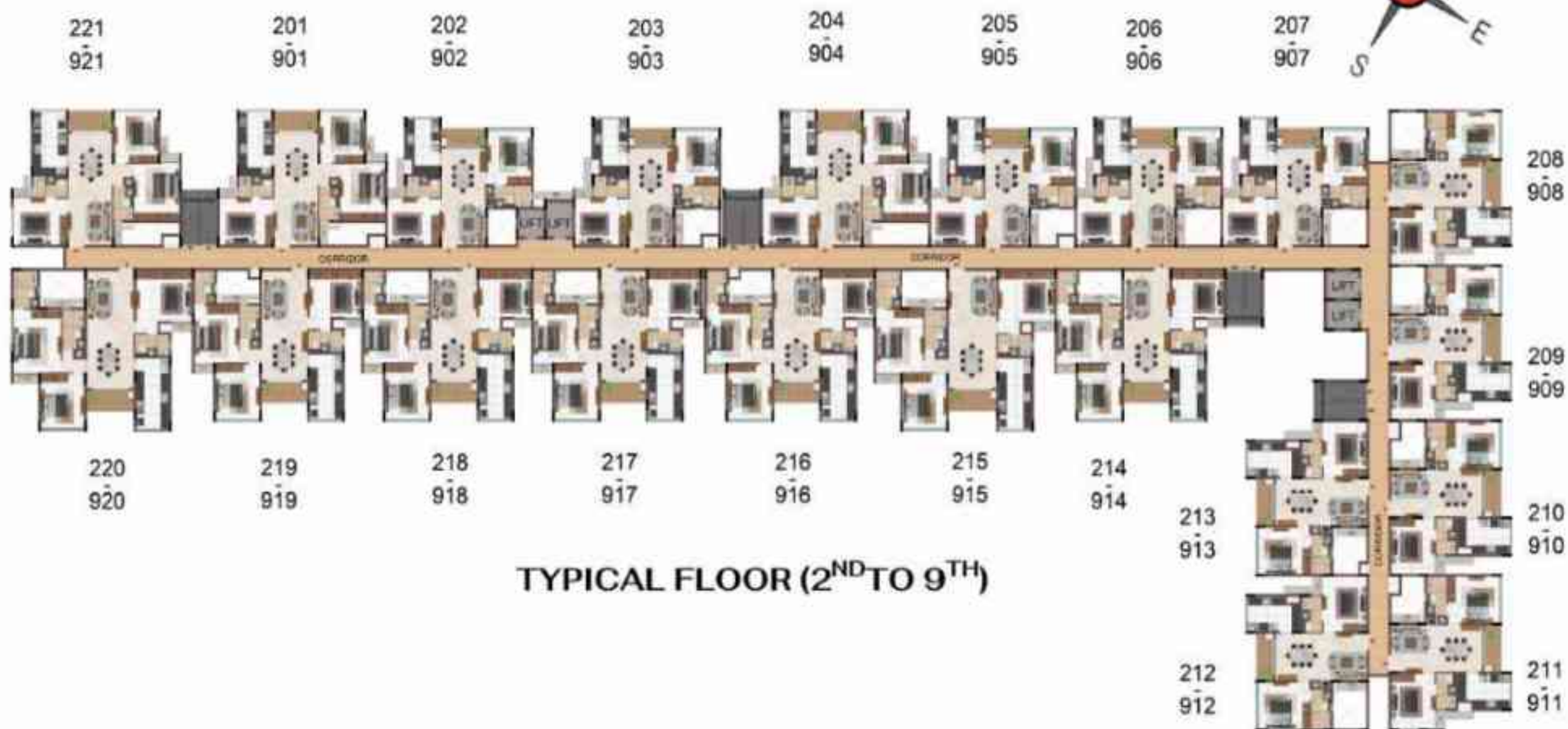
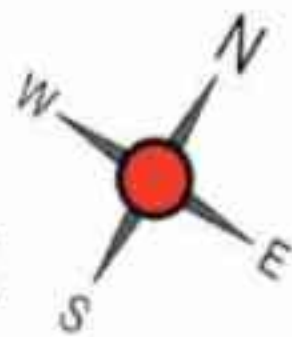
GROUND FLOOR



KEY PLAN



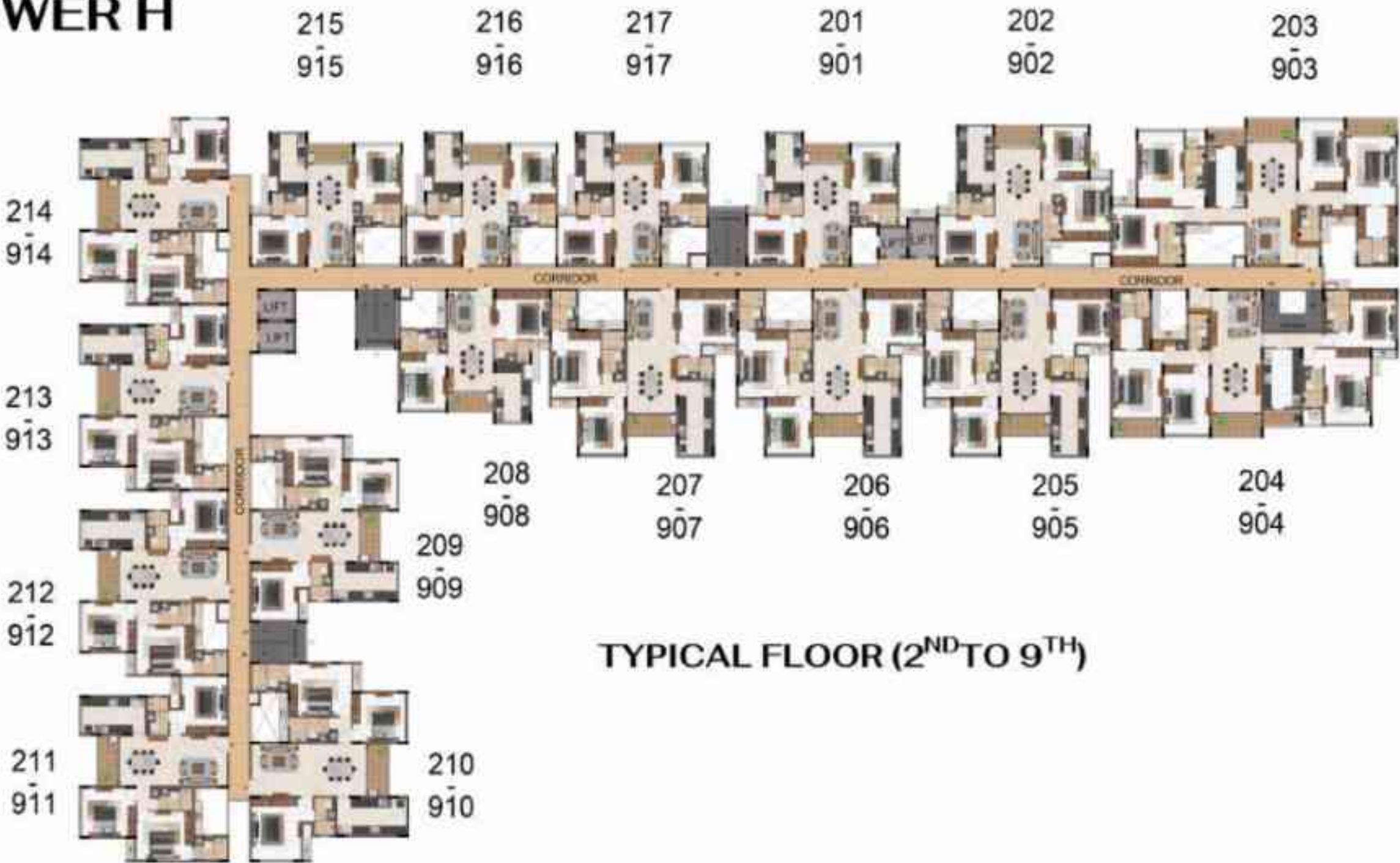
TOWER G



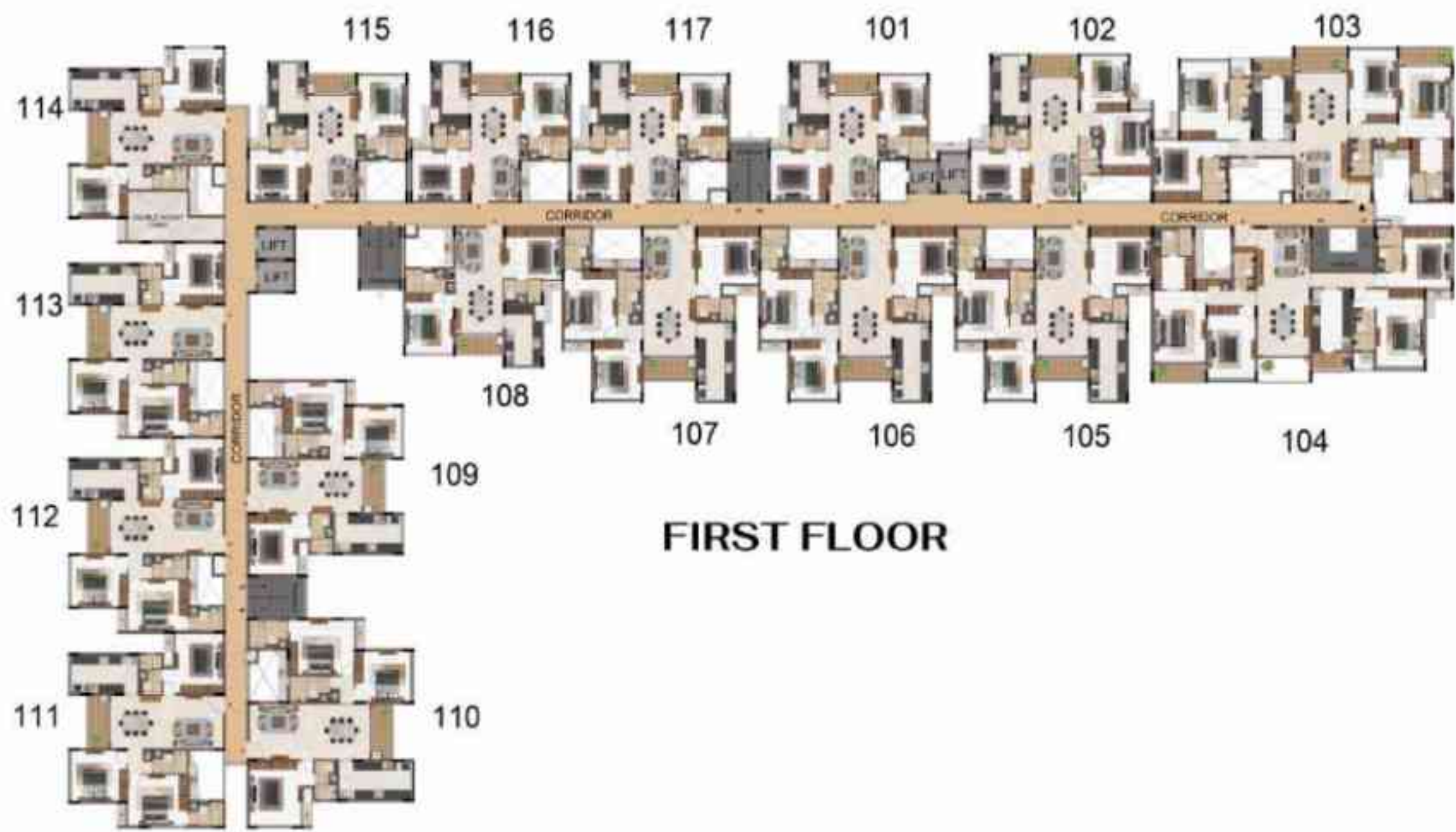
KEY PLAN



TOWER H



TYPICAL FLOOR (2<sup>ND</sup> TO 9<sup>TH</sup>)



FIRST FLOOR



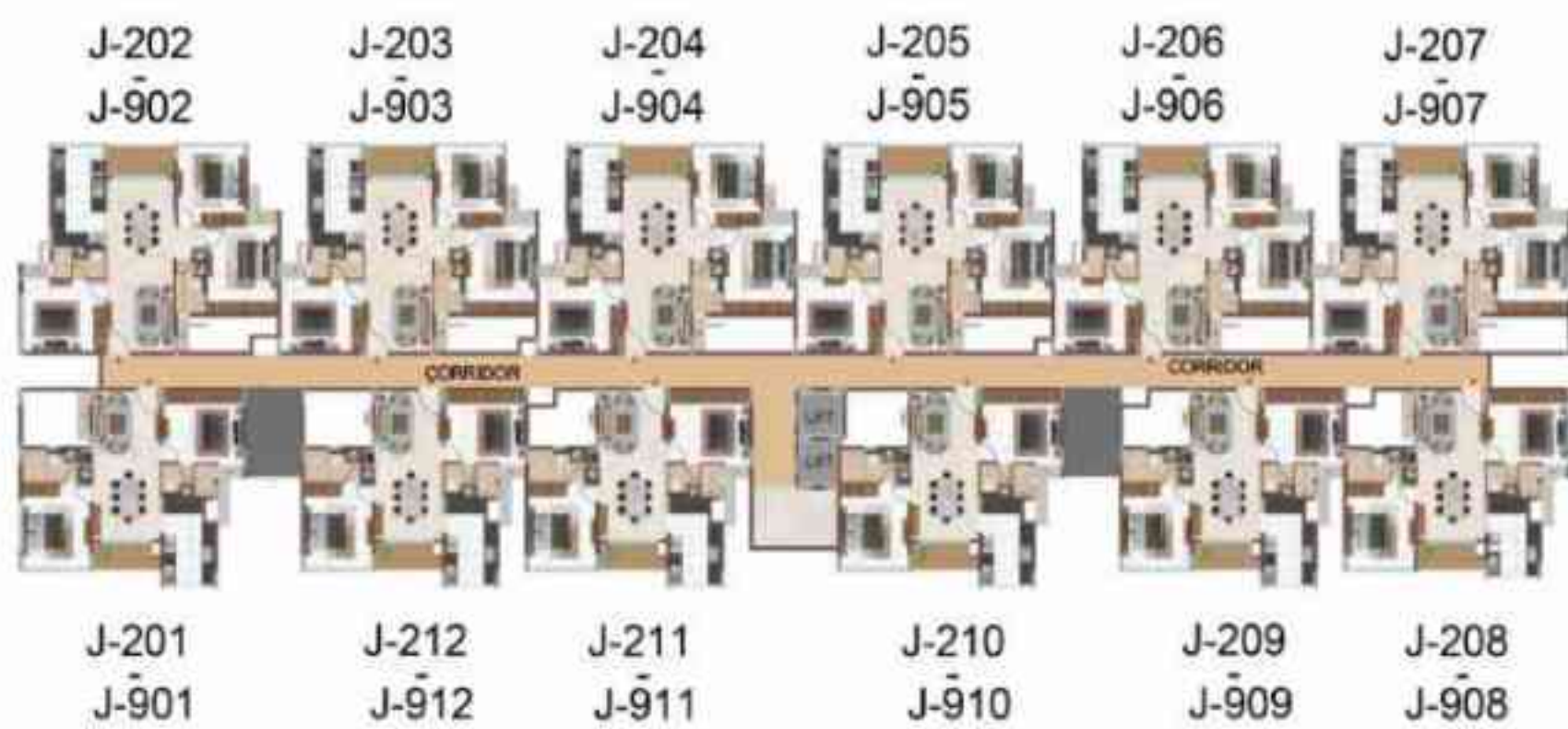
GROUND FLOOR



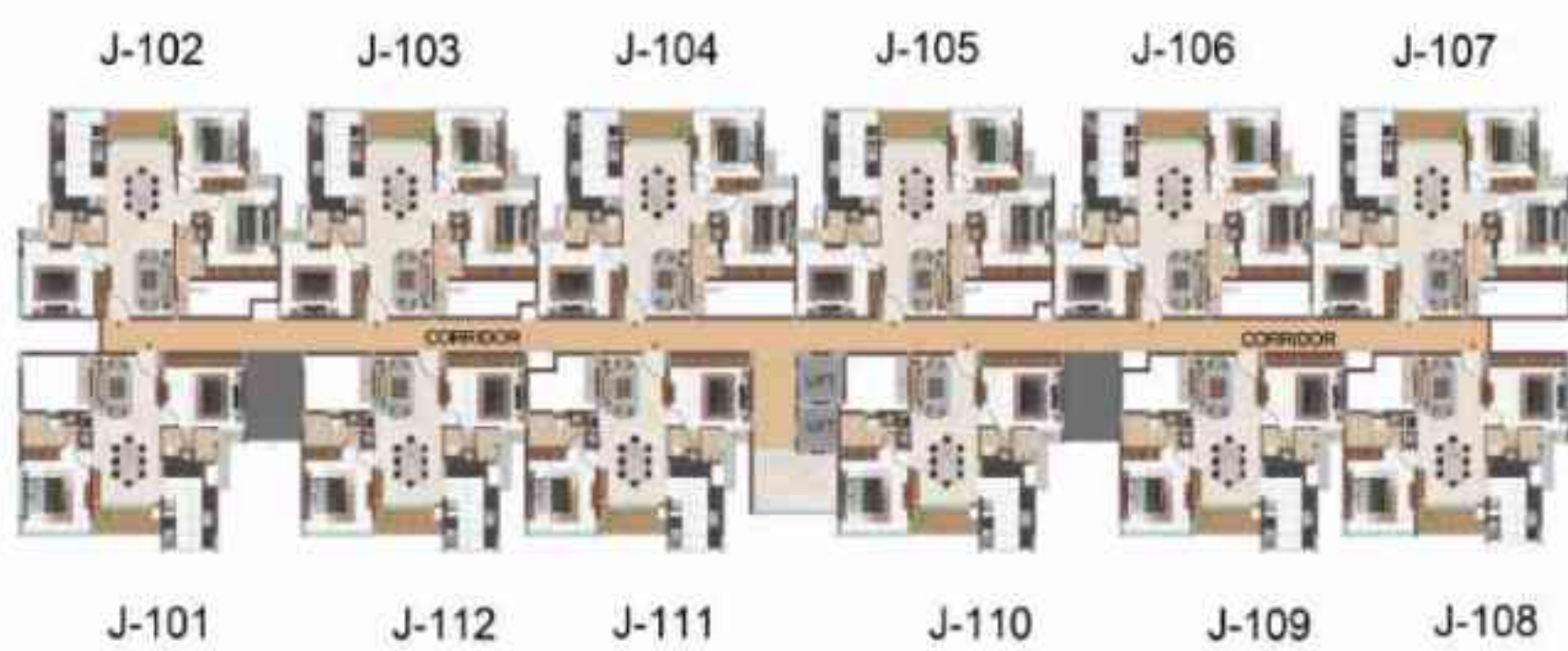
KEY PLAN



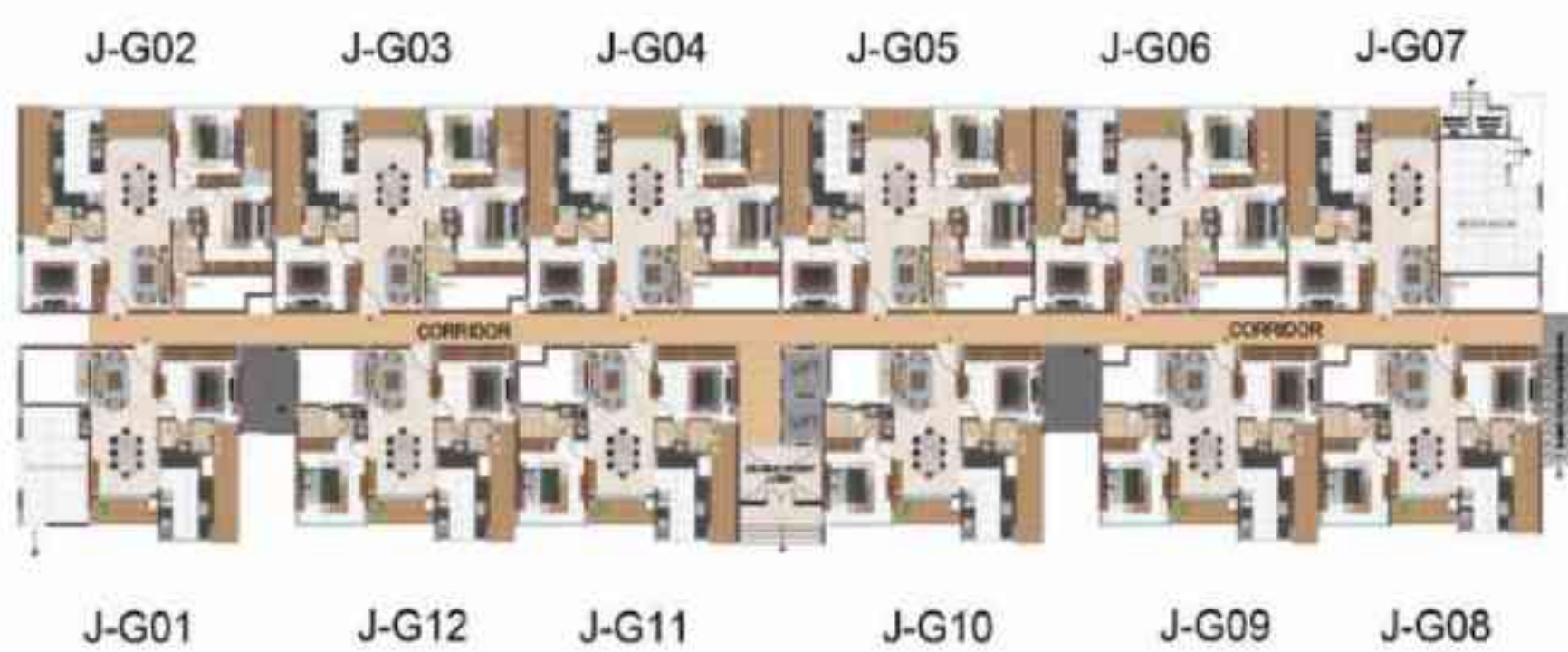
## TOWER - J



TYPICAL FLOOR (2<sup>ND</sup> TO 9<sup>TH</sup>)



FIRST FLOOR

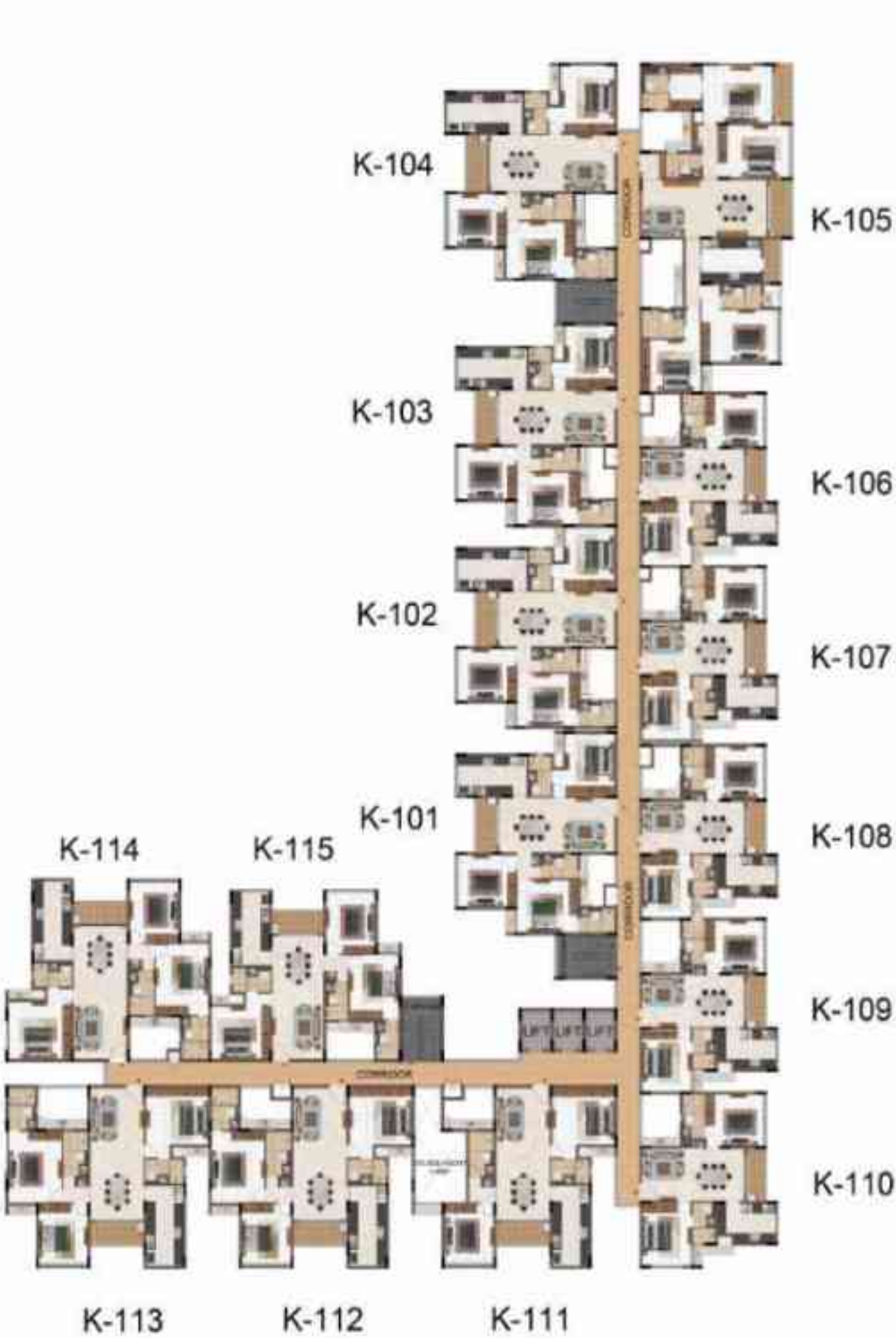


## GROUND FLOOR

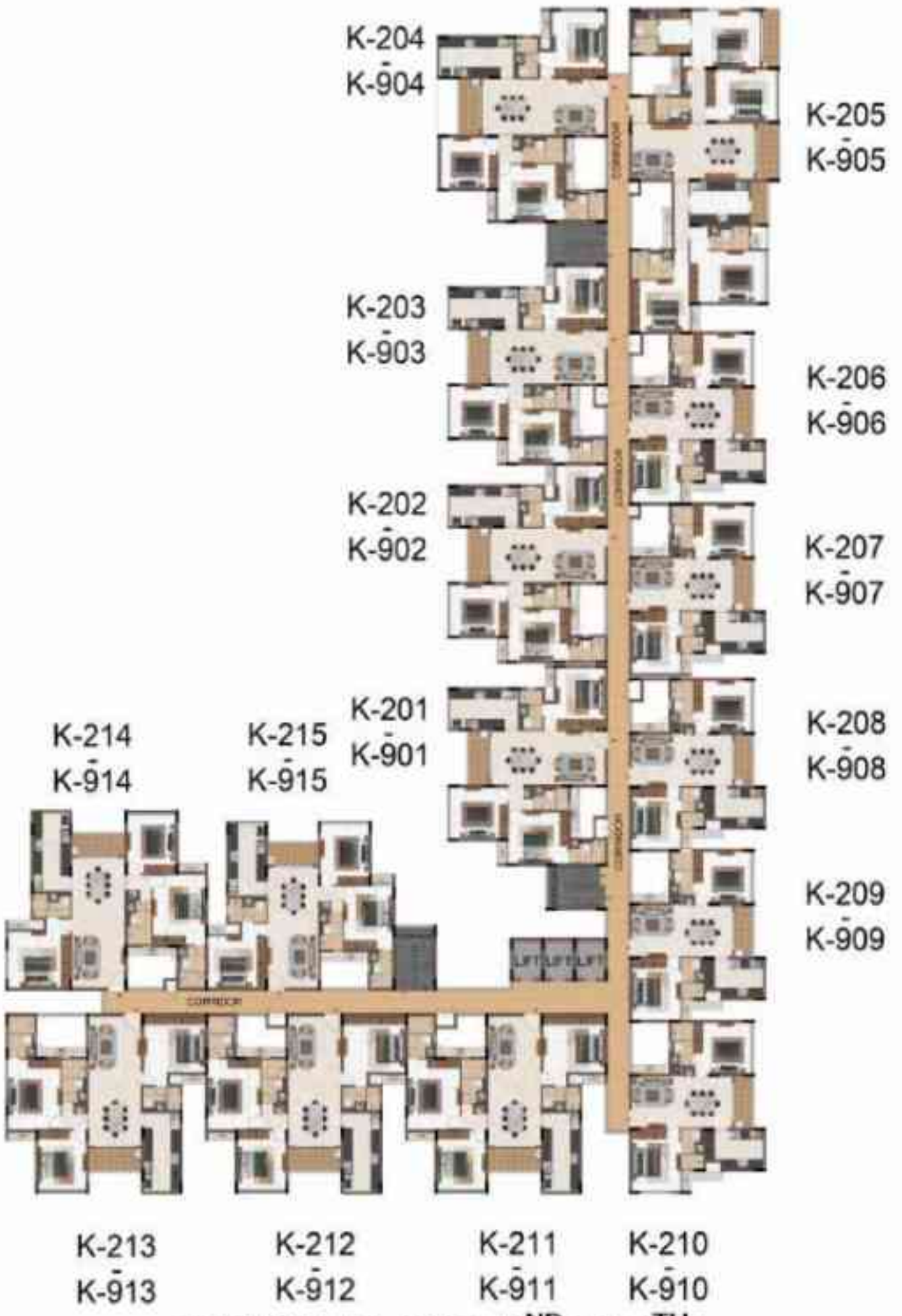




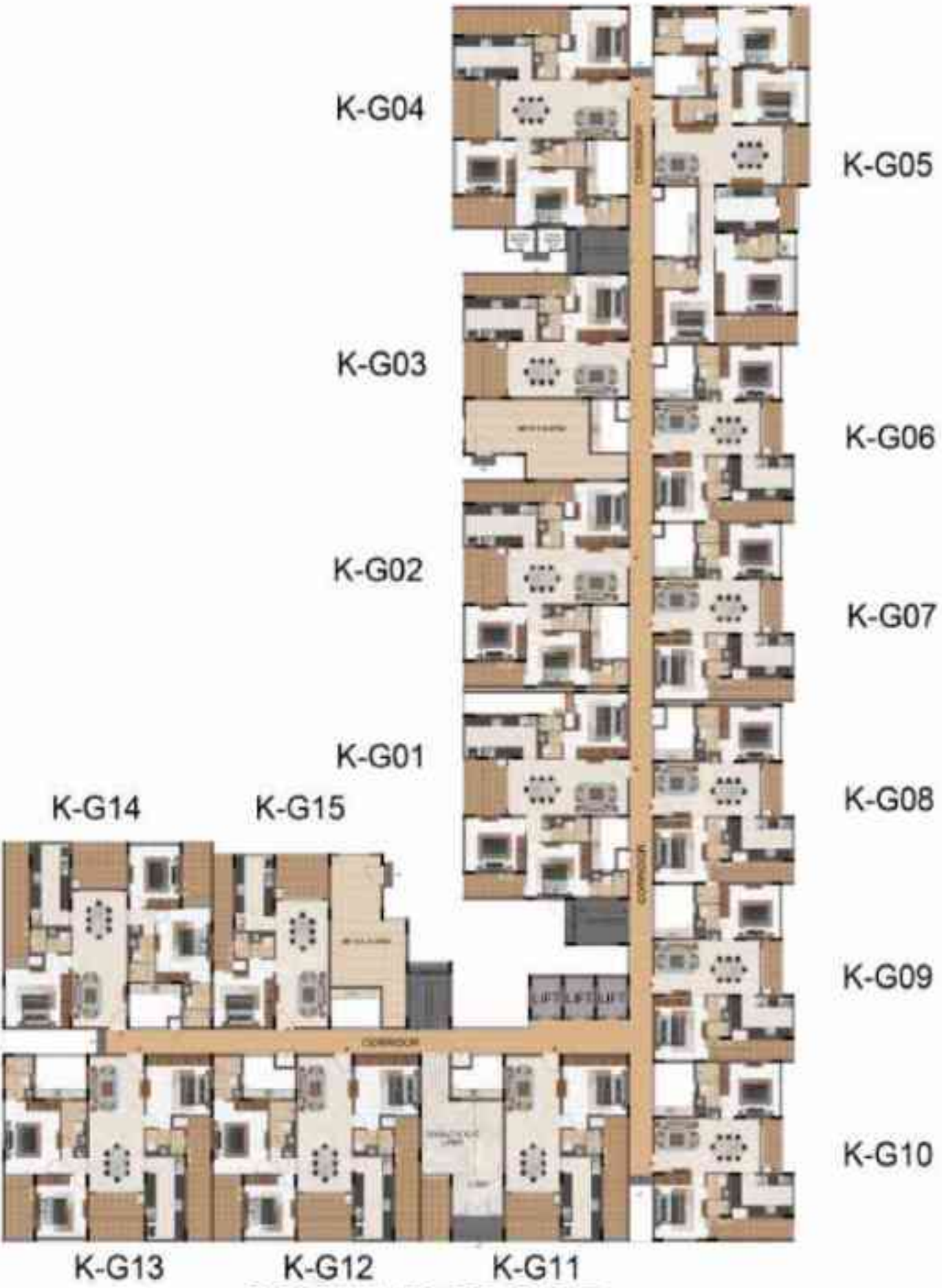
TOWER - K



FIRST FLOOR



TYPICAL FLOOR (2<sup>ND</sup> TO 9<sup>TH</sup>)



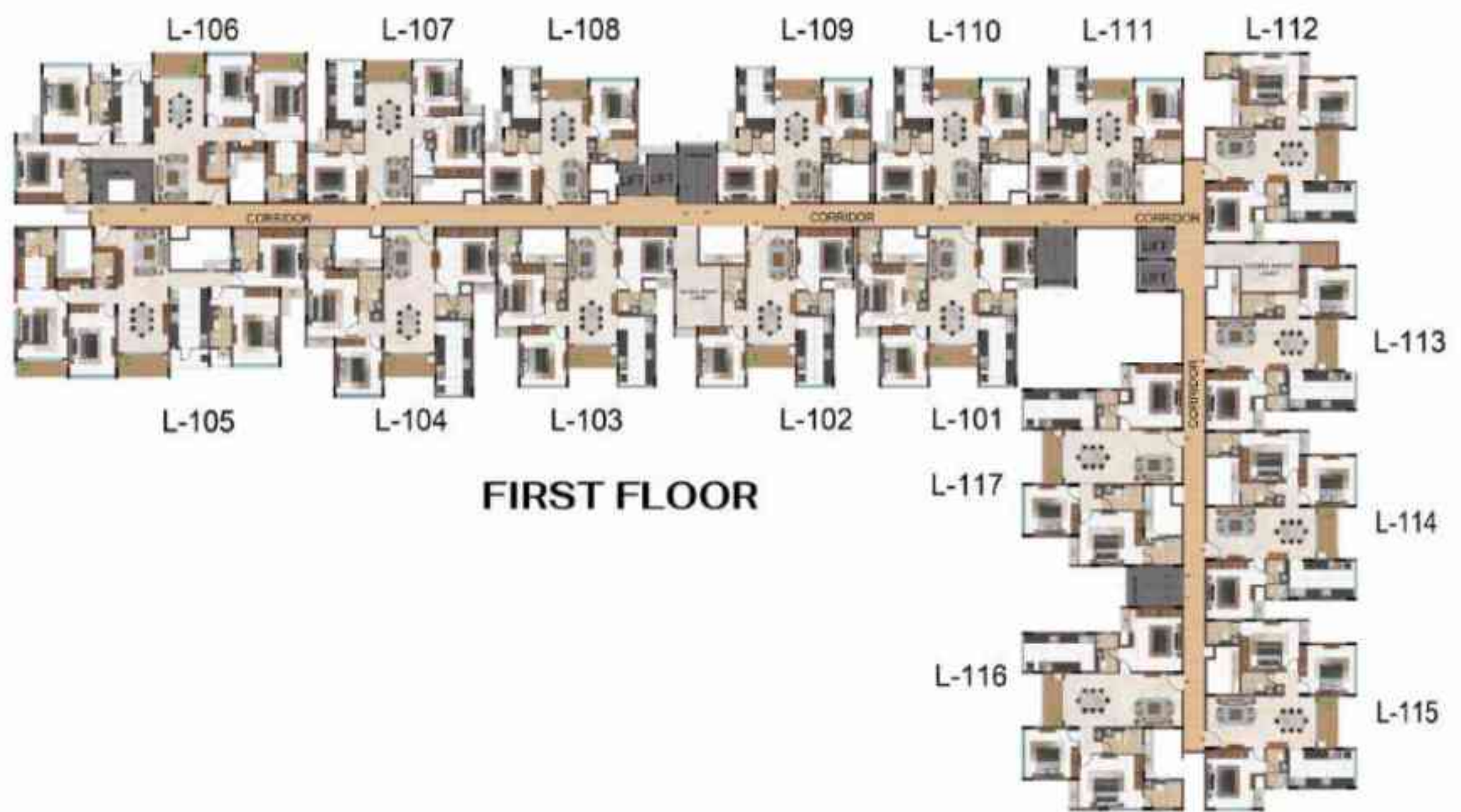
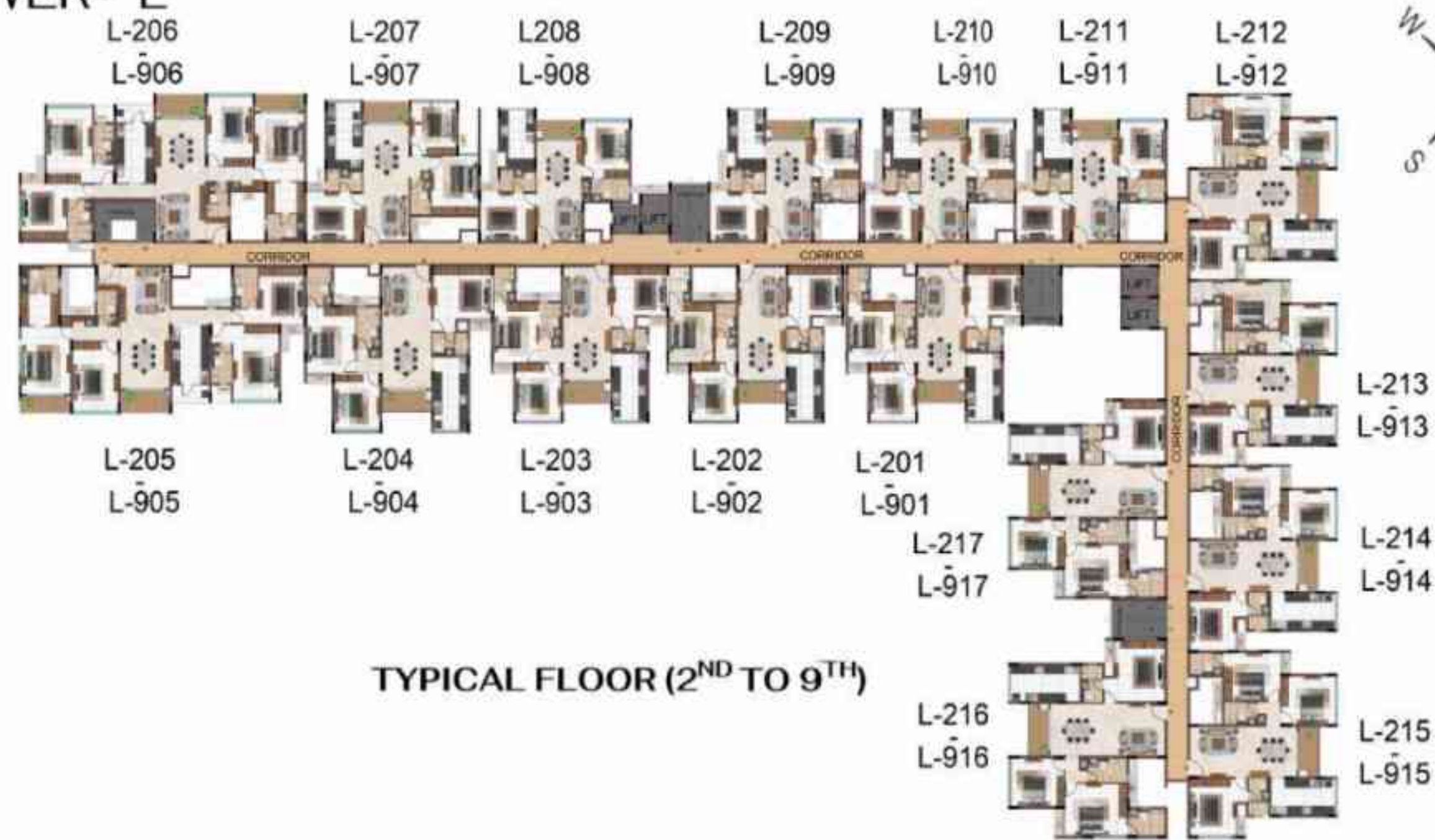
GROUND FLOOR



KEY PLAN

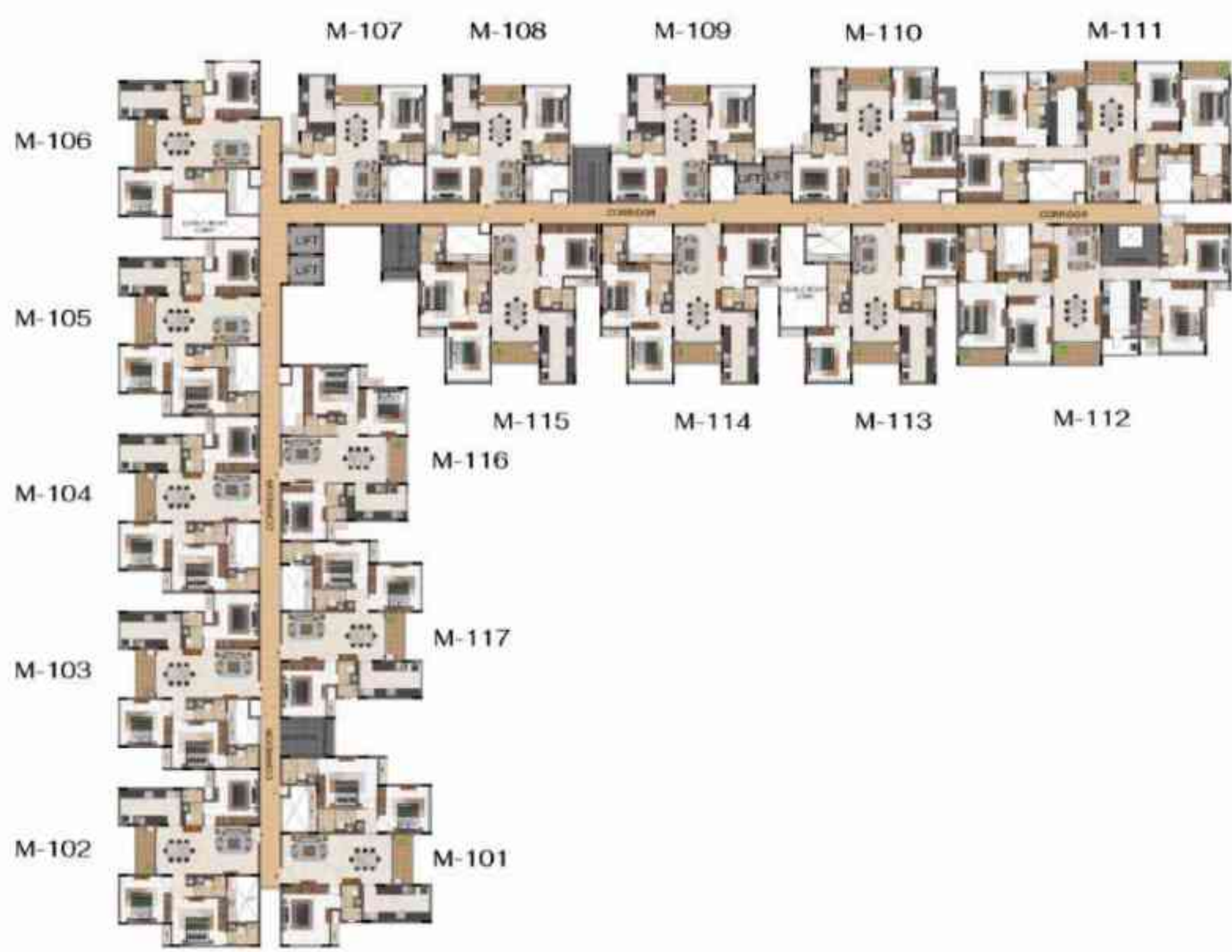


TOWER - L





TOWER M



FIRST FLOOR



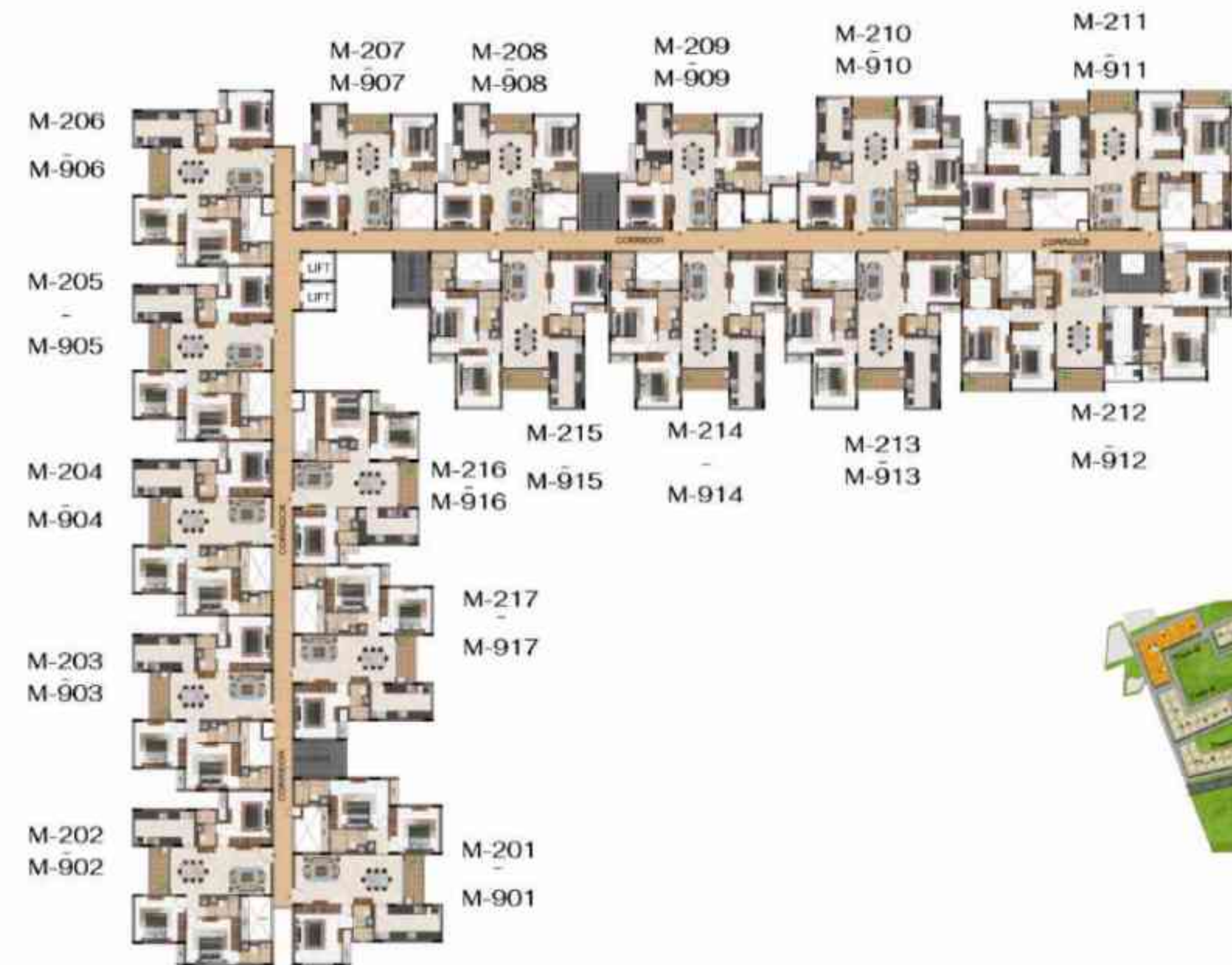
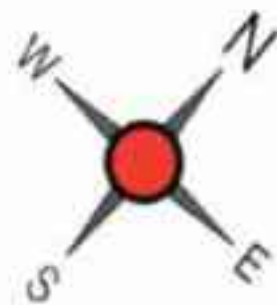
GROUND FLOOR



KEY PLAN



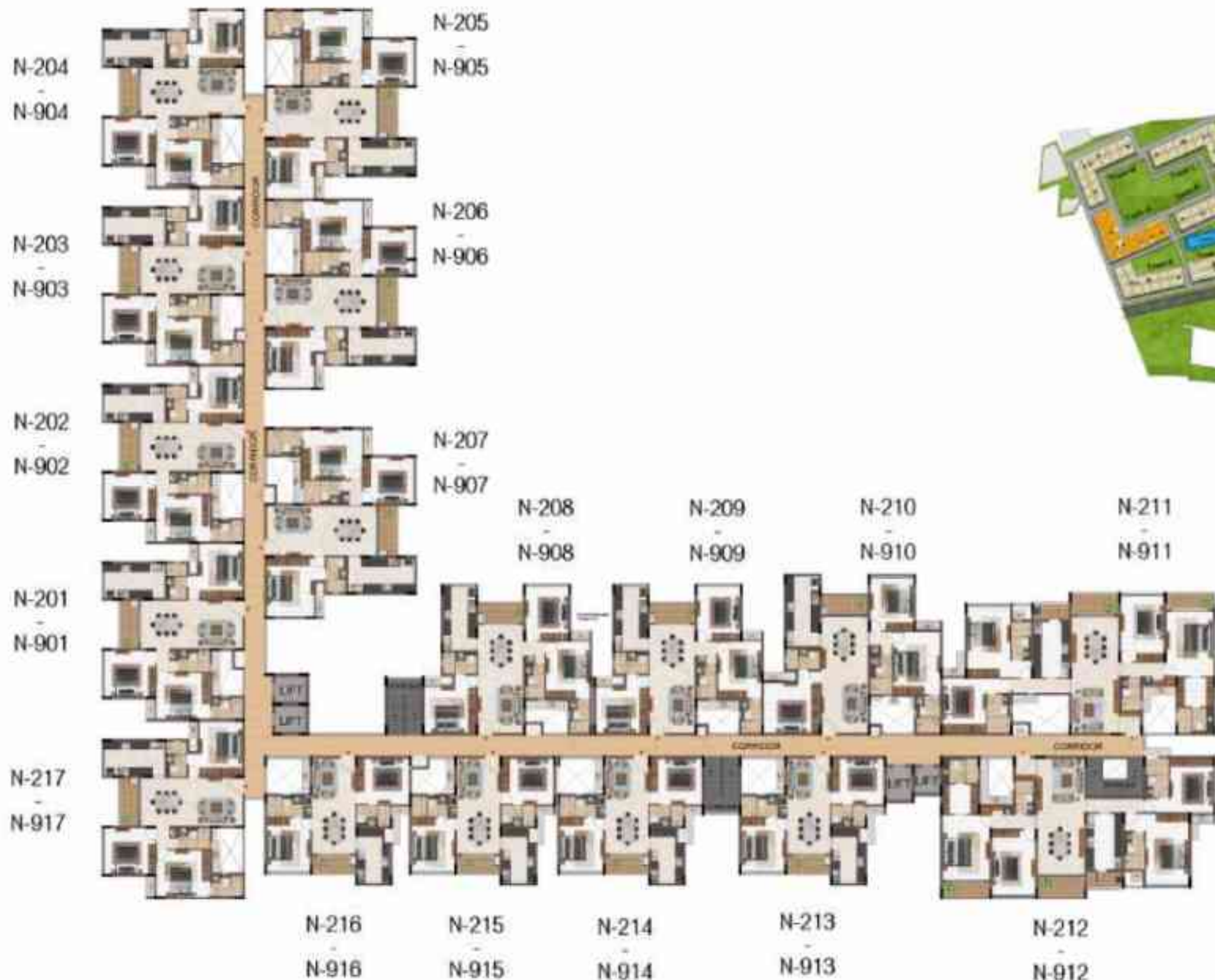
TOWER M



KEY PLAN

TYPICAL FLOOR (2<sup>ND</sup> TO 9<sup>TH</sup>)

TOWER N

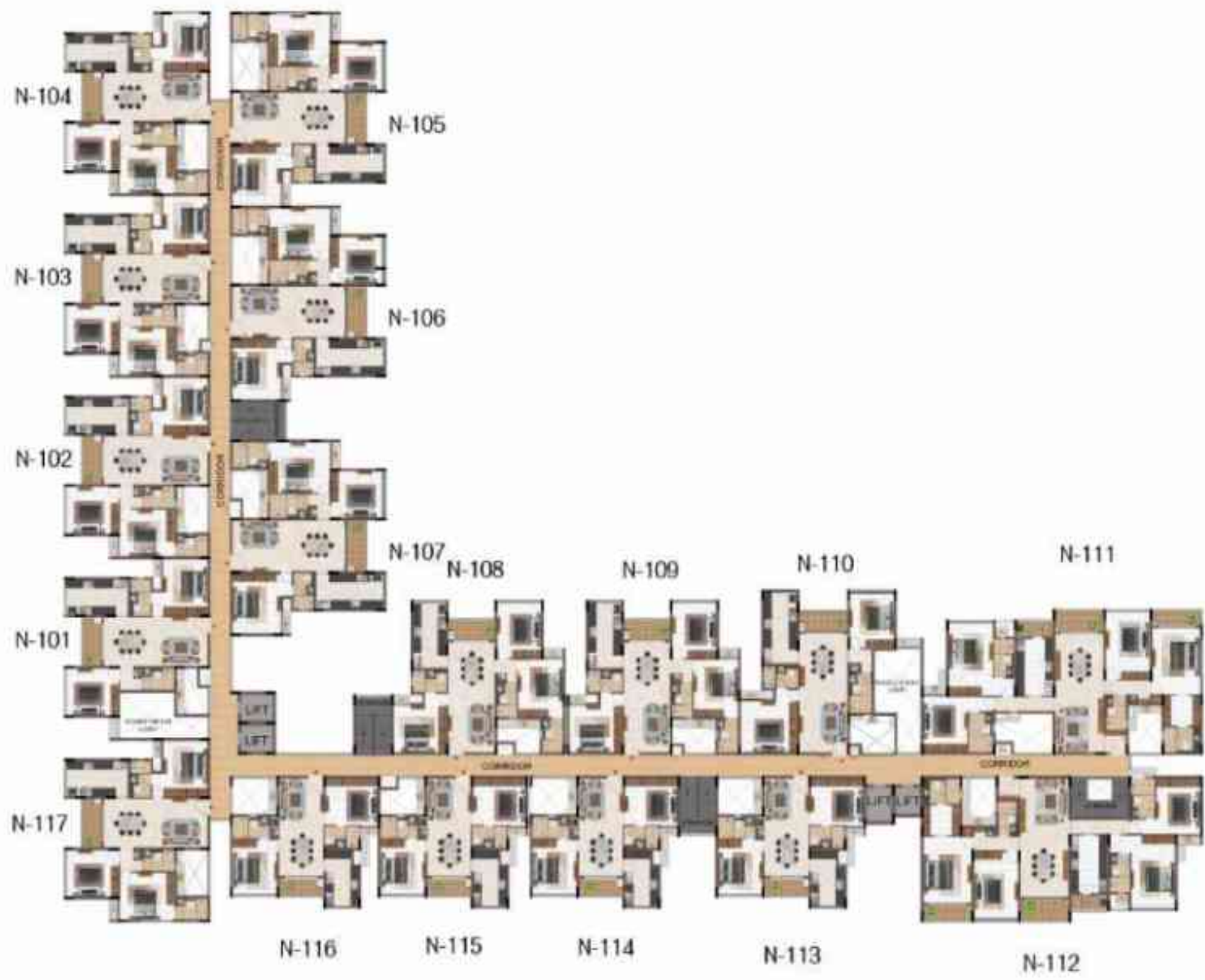


KEY PLAN

TYPICAL FLOOR (2<sup>ND</sup> TO 9<sup>TH</sup>)



TOWER N



FIRST FLOOR



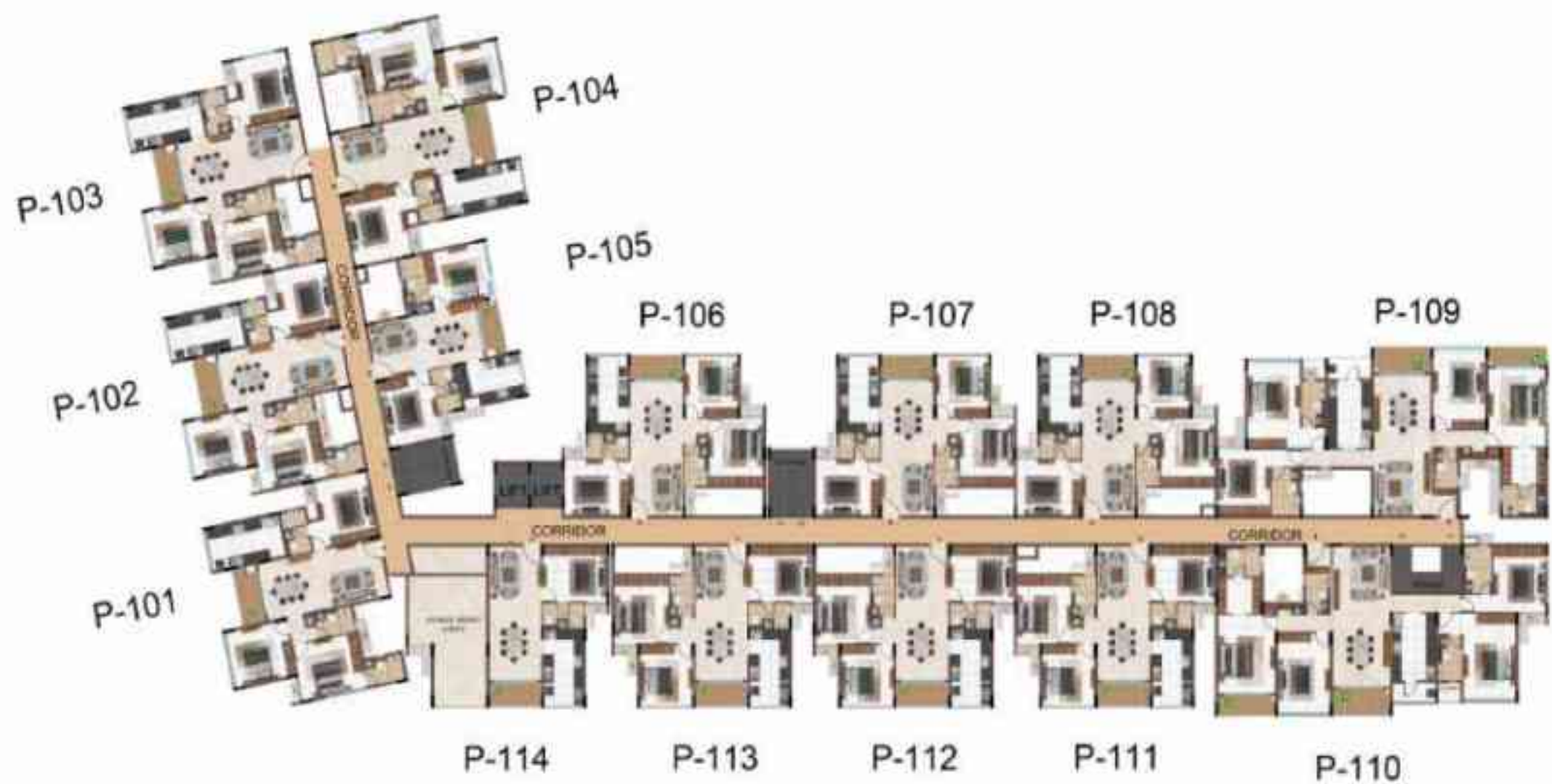
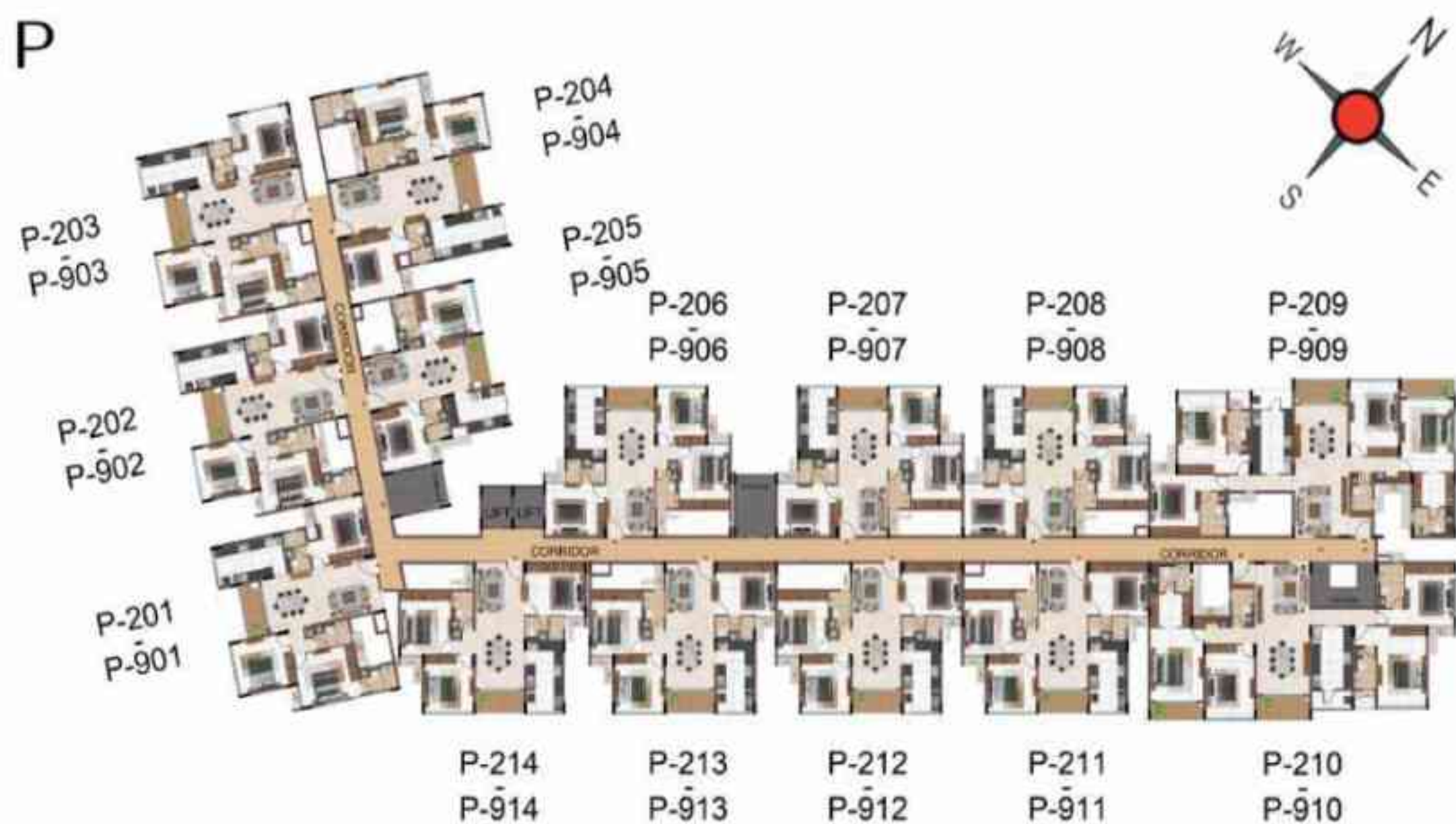
GROUND FLOOR



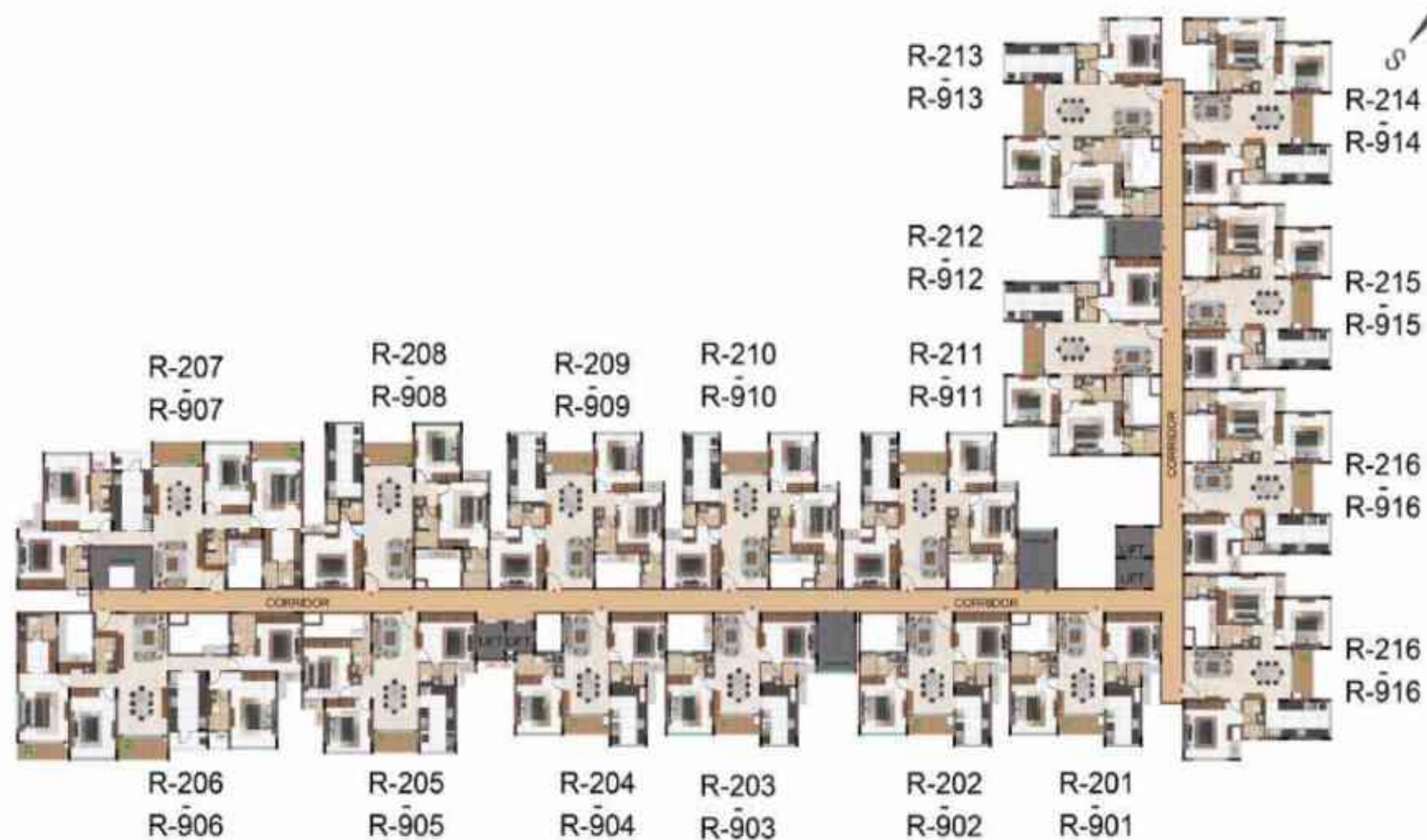
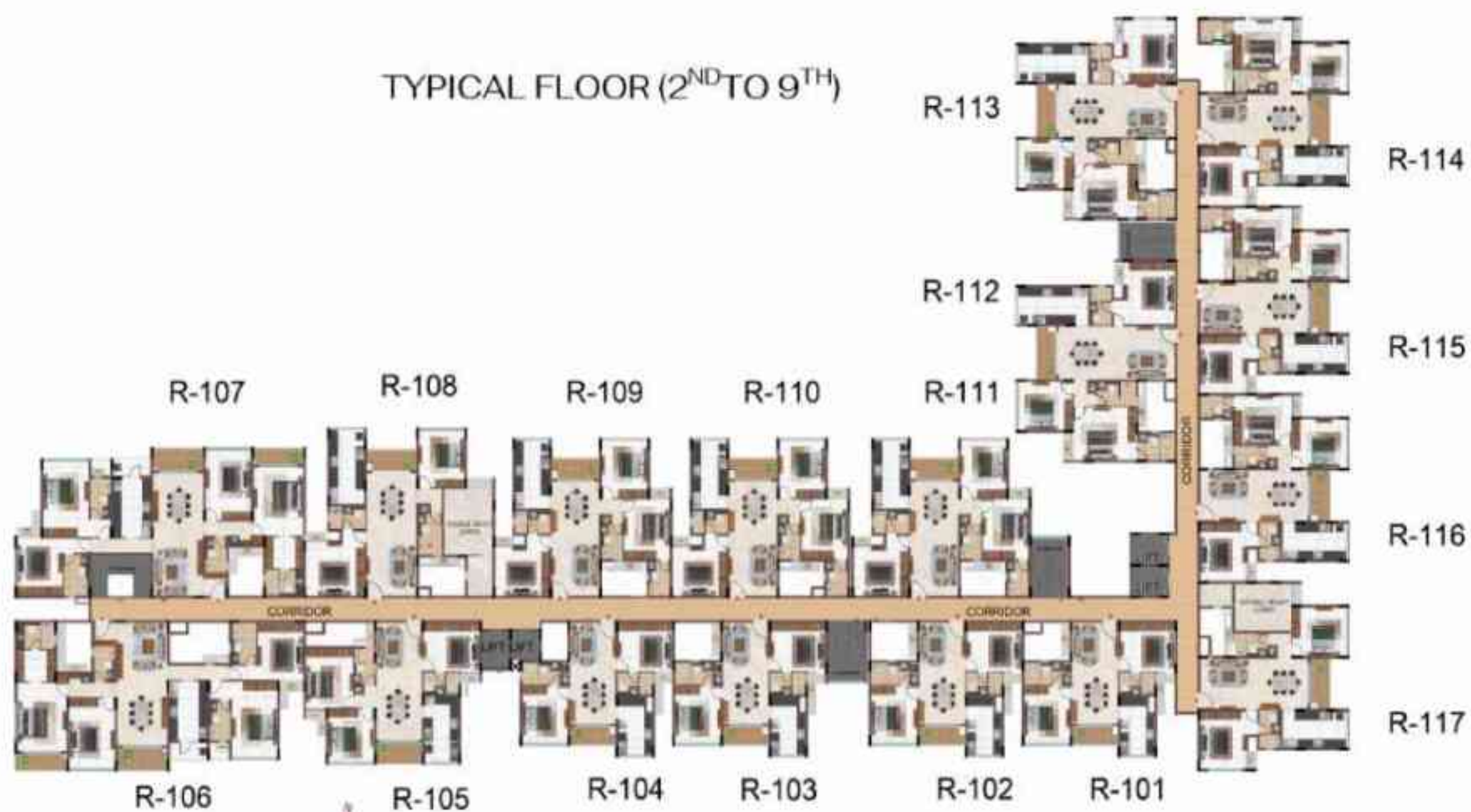
KEY PLAN



# TOWER - P





TYPICAL FLOOR (2<sup>ND</sup> TO 9<sup>TH</sup>)

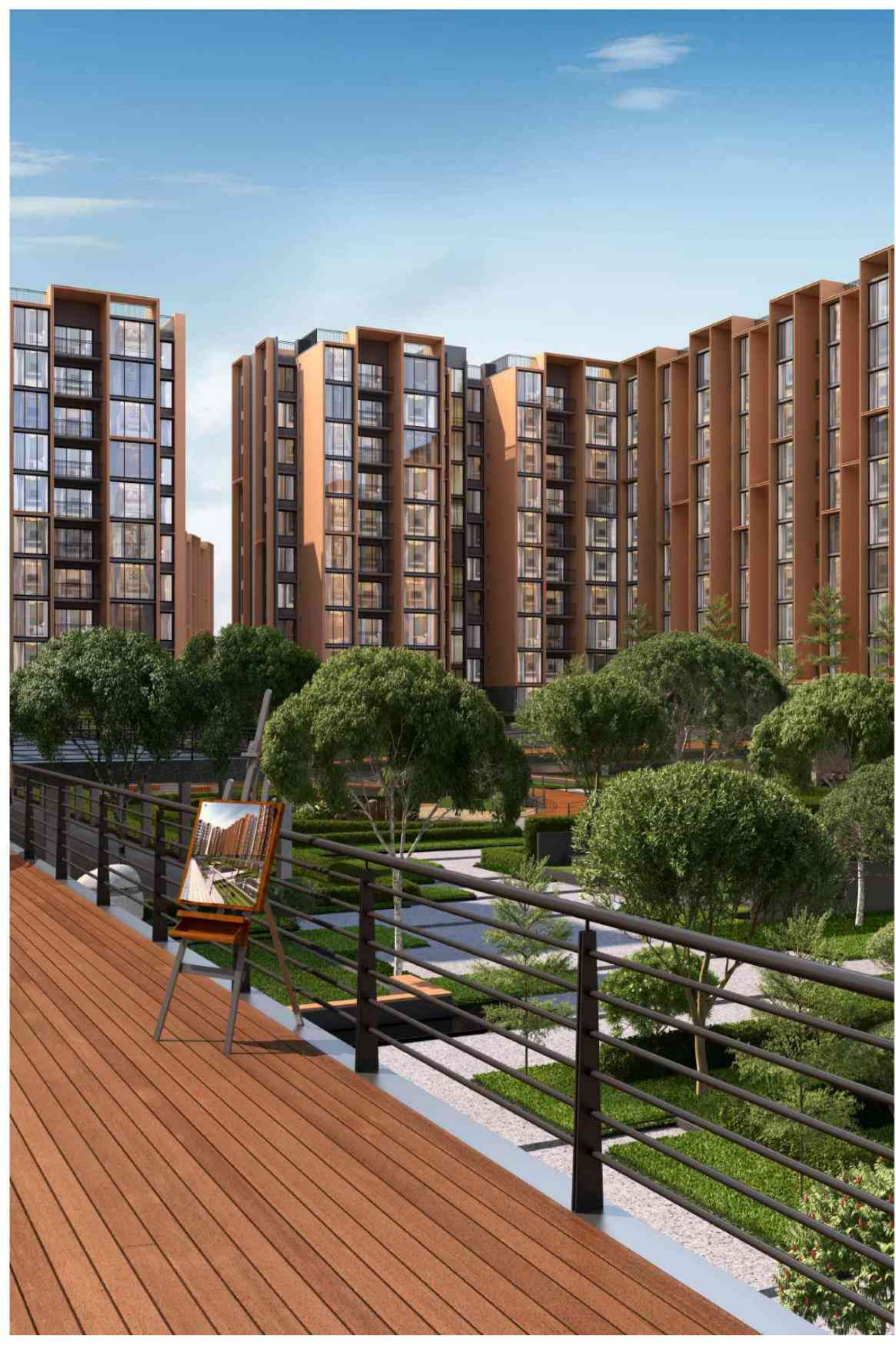
FIRST FLOOR



### KEY PLAN











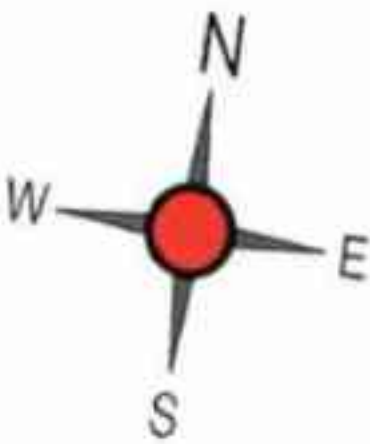




# PINNACLE UNIT PLANS



4BHK



GROUND FLOOR



TYPICAL FLOOR ( 1<sup>ST</sup> TO 9<sup>TH</sup> )

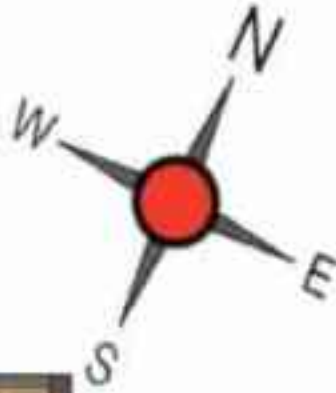


KEY PLAN

Tower	Unit no.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER - K	K-G05	1721	112	1833	2521	84
TOWER - K	K-105 - 905	1721	112	1833	2521	-



4BHK



TYPICAL FLOOR ( 1<sup>ST</sup> TO 9<sup>TH</sup> )



GROUND FLOOR

Tower	Unit no.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER - L	L-G06	1721	112	1833	2528	99
TOWER - R	R-G07	1721	112	1833	2530	99
TOWER - L	L-106 - 906	1721	112	1833	2528	-
TOWER - R	R-107 - 907	1721	112	1833	2530	-



KEY PLAN



4BHK



TYPICAL FLOOR ( 1<sup>ST</sup> TO 9<sup>TH</sup> )



GROUND FLOOR

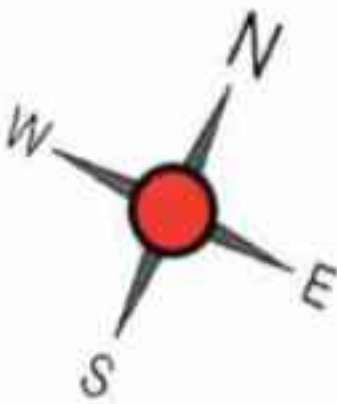
Tower	Unit no.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER - H	H-G04	1721	112	1833	2528	92
TOWER - M	M-G12	1721	112	1833	2528	99
TOWER - N	N-G12	1721	112	1833	2533	99
TOWER - P	P-G10	1721	112	1833	2528	99
TOWER - H	H-104 - 904	1721	112	1833	2528	-
TOWER - M	M-112 - 912	1721	112	1833	2528	-
TOWER - N	N-112 - 912	1721	112	1833	2533	-
TOWER - P	P-110 - 910	1721	112	1833	2528	-



KEY PLAN



4BHK



TYPICAL FLOOR ( 1<sup>ST</sup> TO 9<sup>TH</sup> )



GROUND FLOOR

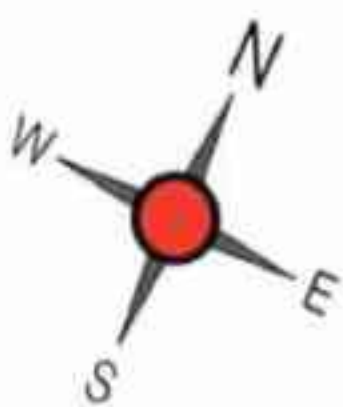
Tower	Unit no.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower - L	L-G05	1721	112	1833	2529	91
Tower - R	R-G06	1721	112	1833	2532	97
Tower - L	L-105 - 905	1721	112	1833	2529	-
Tower - R	R-106 - 906	1721	112	1833	2532	-



KEY PLAN



4BHK



TYPICAL FLOOR ( 1<sup>ST</sup> TO 9<sup>TH</sup> )



GROUND FLOOR

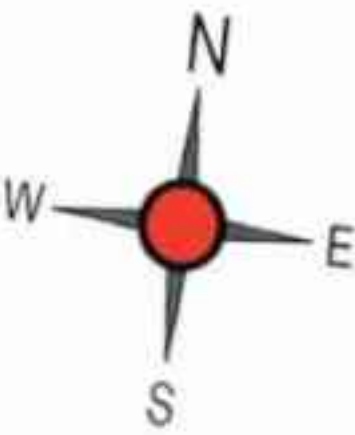
Tower	Unit no.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER - H	H-G03	1721	112	1833	2532	84
TOWER - M	M-G11	1721	112	1833	2532	97
TOWER - N	N-G11	1721	112	1833	2529	93
TOWER - P	P-G09	1721	112	1833	2532	92
TOWER - H	H-103 - 903	1721	112	1833	2532	-
TOWER - M	M-111 - 911	1721	112	1833	2532	-
TOWER - N	N-111 - 911	1721	112	1833	2529	-
TOWER - P	P-109 - 909	1721	112	1833	2532	-



KEY PLAN



4BHK



TYPICAL FLOOR ( 1<sup>ST</sup> TO 9<sup>TH</sup> )

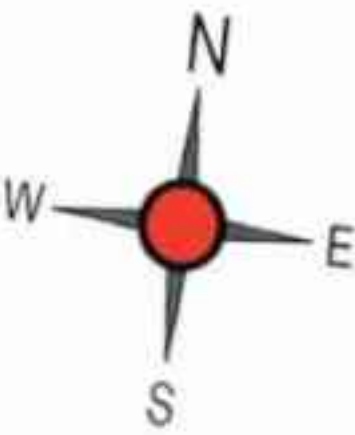


KEY PLAN

Tower	Unit no.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
TOWER - D	D-103- 903	1724	112	1836	2536	-



4BHK



TYPICAL FLOOR ( 1<sup>ST</sup> TO 9<sup>TH</sup> )



KEY PLAN

Tower	Unit no.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower - F	F-110 - 910	1730	107	1837	2537	-





# PINNACLE SPECIFICATION



## STRUCTURE

STRUCTURAL SYSTEM	RCC Framed Structure designed for seismic compliant (Zone 3)
MASONRY	200mm for external walls & 100mm for internal walls
FLOOR-FLOOR HEIGHT (INCL. SLAB)	Will be maintained at 2950mm

## WALL / CEILING FINISH

INTERNAL WALLS	Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
CEILING	Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion
EXTERIOR WALLS	Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect design
BATHROOM	Matte/Glazed ceramic wall tile of size 600x1200mm for a height of 2400mm.
TOILET CEILING	Panel/Grid False ceiling

## FLOOR FINISH WITH SKIRTING

FOYER, LIVING, DINING & INTERNAL PASSAGE	Marble flooring
BEDROOMS & KITCHEN	Vitrified tiles of size 600x1200mm
ALL BATHROOM	Anti-skid ceramic tiles of size 600x600mm
BALCONY	Vitrified tile of size 600x600mm
PRIVATE OPEN TERRACE (IF APPLICABLE)	Vitrified tile of size 600x600mm

## DINING

KITCHEN	Will be left open for modular work with electrical points & plumbing provisions
ELECTRICAL POINT	For chimney & water purifier
DINING	Granite counter mounted wash basin and wall dado of height 200mm

## BALCONY

HANDRAIL	MS handrail as per architect's design
CLOTH DRYING HANGER	Ceiling cloth drying hanger rods provided in recommend location

## BATHROOMS

SANITARY FIXTURE	American standard or Equivalent
CP FITTINGS	American standard or Equivalent
ATTACHED BATHROOMS	Wall mounted WC with cistern, flush plate and Health faucet, Single lever diverter, Rain shower, hand shower and spout with Fixed glass partition, granite counter mounted wash basin and 2' long trench drain
COMMON BATHROOMS	Wall-mounted WC with cistern, flush plate and Health faucet, Single lever diverter, Overhead shower with fixed glass partition & spout with granite counter mounted wash basin and square designer drain

## JOINERY

MAIN DOOR	Good quality door frame with Veneer finish full jamb architrave and double sided veneer finish door of size 1200 x 2300mm Ironmongeries like Digital lock system of Yale or equivalent lock, door viewer, safety latch, magnetic catcher, etc.
BEDROOM DOORS	Good quality Full jamb wooden door frame with laminate finish with double-sided laminate finish door of size 900 x 2300mm  Ironmongeries like YALE or equivalent lock, door handle , door stopper, door bush / magnetic catcher etc.,
BATHROOM DOORS	Good quality door frame with double-sided laminate finish door of size 800 x 2300mm Ironmongeries like Yale OR equivalent lock, door handle, door bush etc.,
UTILITY DOOR	Good quality aluminium door of size 800 x 2300mm

## WINDOWS

WINDOWS	Powder coated Aluminum windows with sliding shutter with see-through toughened glass and MS grill/railing (wherever applicable) Sill coping with granite
FRENCH DOORS	Powder coated Aluminum frame and doors with toughened glass (wherever applicable) and without grill
VENTILATORS	Powder coated Aluminum frame of fixed louver / open-able shutter for ODU access (wherever applicable) Sill and Soffit coping with granite

## ELECTRICAL POINTS

POWER SUPPLY	3 PHASE power supply connection
SAFETY DEVICE	MCB & RCCB (Residual Current Circuit breaker)
SWITCHES & SOCKETS	Honeywell or equivalent will be provided
WIRES	Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand polycab or equivalent will be provided
FOOT LAMP	In all bedrooms.
5 AMP SOCKET (OUTDOOR)	Point provided in the living balcony in recommended location.
FAN	Point provided in kitchen and Living balcony (wherever applicable)
TV	Point in Living & any one bedroom and provision in other bedrooms
DATA	Point in Living & any one bedroom
SPLIT- AIR CONDITIONER	Points will be given in living / Dining and in all bedrooms
EXHAUST FAN	Exhaust fan point will be provided in all bathrooms
GEYSER	Geyser point will be provided in all bathrooms
BACK-UP	350W for 1BHK, 400W for 2BHK, 500W for 3BHK & 650W for 4BHK



**SPECIFICATIONS COMMON TO BUILDING COMPLEX**

LIFT	Elevators of 13 passenger lift will be provided as per requirement
BACK – UP	100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting
NAME BOARD	Apartment owner name will be provided in ground floor
LIFT FASCIA WALL	Marble cladding @ ground level & granite @ other levels
LOBBY FLOORING	Marble flooring @ ground level & designer vitrified tile @ other levels
CORRIDOR FLOORING	Vitrified tile of size 800x1600
STAIRCASE FLOORING	Granite at 4 floors & Kota at other floors
STAIRCASE HANDRAIL	MS handrail with enamel paint finish in all floors
TERRACE FLOOR	Pressed tile flooring
TERRACE DOORS	Good quality door frame with FRP shutters of size 900 X 2100mm Ironmongeries like thumb turn lock of Yale or equivalent

**OUTDOOR FEATURES**

WATER STORAGE	Centralized UG sump with WTP (Min. requirement as per water test report)
RAIN WATER HARVEST	Rain water harvesting site
STP	Centralized Sewage Treatment plant
SAFETY	CCTV surveillance cameras will be provided all-round the building at pivotal Locations in ground level
WELL DEFINED WALKWAY	Walkway spaces well defined as per landscape design intent
SECURITY	Security booth will be provided at the entry/exit facilitated with MY GATE App
COMPOUND WALL	Site perimeter fenced by compound wall with entry gates for a height of 1500mm and over that 300mm with barbed fence and Featured compound wall (wherever applicable) as per design intent
LANDSCAPE	Suitable landscape at appropriate places in the project as per intent
DRIVEWAY	Convex mirror for safe turning in driveway in / out
EXTERNAL DRIVEWAY	Stamped concrete/Interlocking paver block / or equivalent flooring with demarcated driveway as per landscape design intent Granite/Cobble stone flooring finish in entrance driveway and block lobby entrances





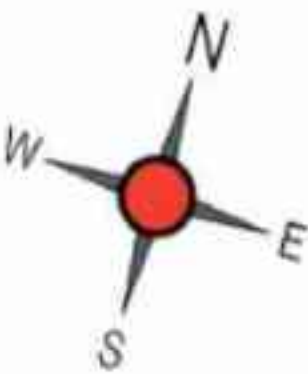




# FLOOR VILLA UNIT PLANS



4BHK



TYPICAL FLOOR ( 1<sup>ST</sup> TO 8<sup>TH</sup> )



GROUND FLOOR

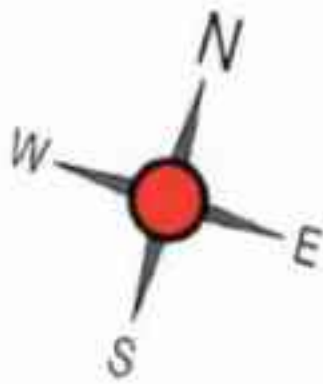


KEY PLAN

Tower	Unit no.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Sealeable area (sqft)	Private terrace area (sqft)
Tower- E	E-G04	2456	340	2796	3794	946
Tower- Q	Q-G04	2456	340	2796	3794	946
Tower- E	E-104-804	2449	340	2789	3794	-
Tower- Q	Q -104-804	2449	340	2789	3794	-



4BHK



TYPICAL FLOOR ( 1<sup>ST</sup> TO 8<sup>TH</sup> )



GROUND FLOOR

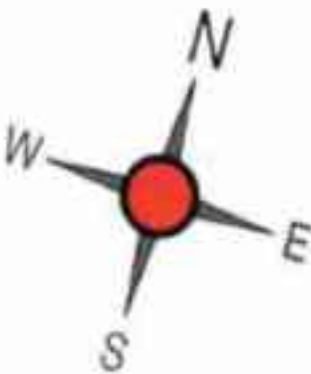
Tower	Unit no.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower- E	E-G02	2456	340	2796	3794	799
Tower- Q	Q- G02	2456	340	2796	3794	799
Tower- E	E-102-802	2449	340	2789	3794	-
Tower- Q	Q-102-802	2449	340	2789	3794	-



KEY PLAN



4BHK



TYPICAL FLOOR ( 1<sup>ST</sup> TO 8<sup>TH</sup> )



GROUND FLOOR

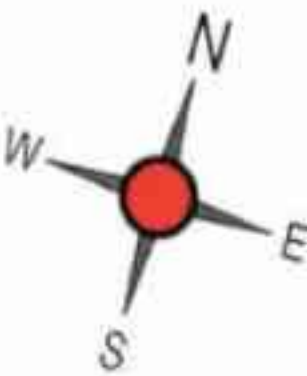


KEY PLAN

Tower	Unit no.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower- E	E-G01	2456	340	2796	3796	946
Tower- Q	Q-G01	2456	340	2796	3796	946
Tower- E	E101-E801	2449	340	2789	3796	-
Tower- Q	Q101-Q801	2449	340	2789	3796	-



4BHK



TYPICAL FLOOR ( 1<sup>ST</sup> TO 8<sup>TH</sup> )



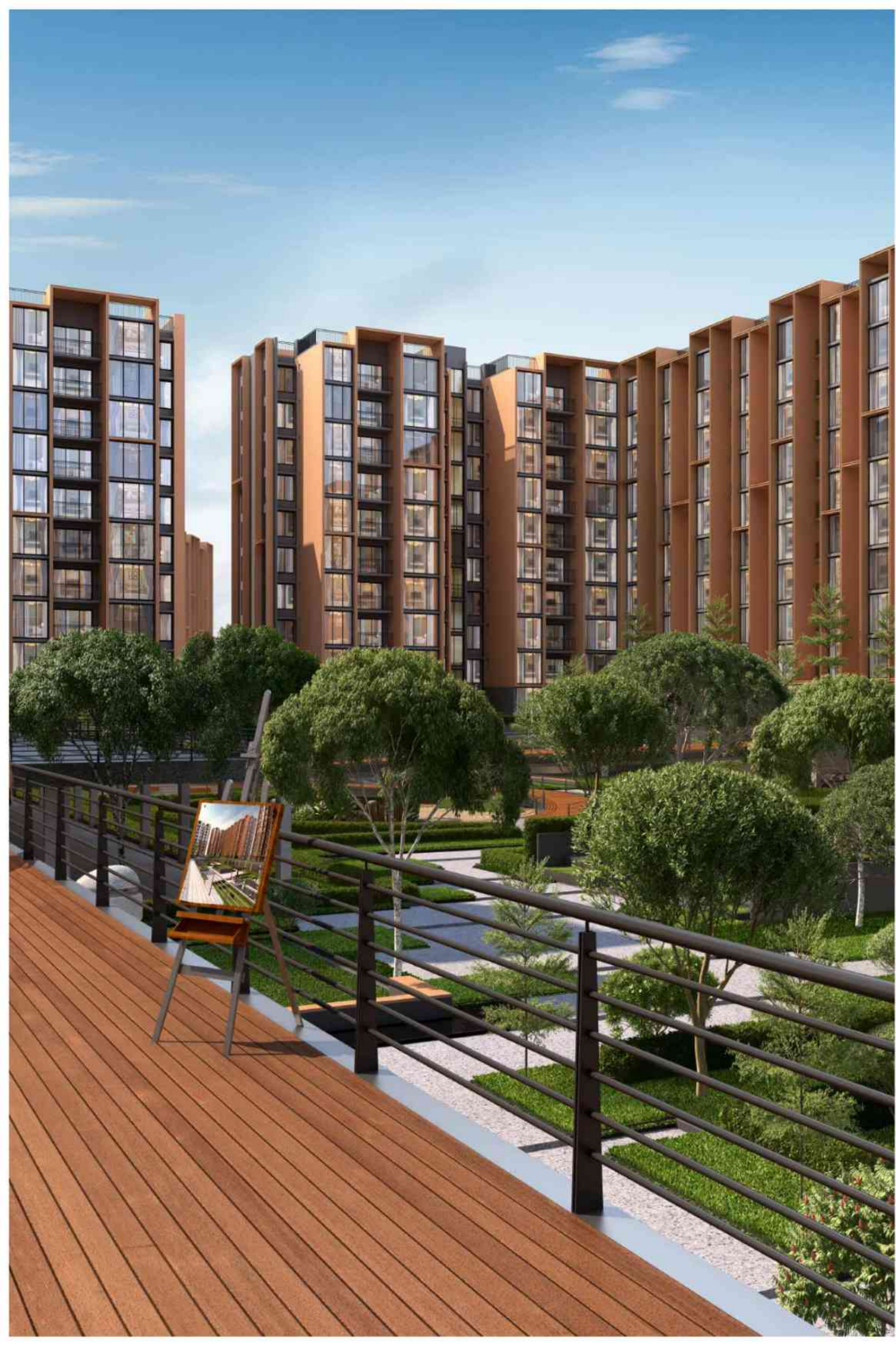
GROUND FLOOR



KEY PLAN

Tower	Unit no.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)	Saleable area (sqft)	Private terrace area (sqft)
Tower- E	E-G03	2456	340	2796	3796	946
Tower- Q	Q-G03	2456	340	2796	3796	946
Tower- E	E-103-803	2449	340	2789	3796	-
Tower- Q	Q -103-803	2449	340	2789	3796	-









# FLOOR VILLA SPECIFICATION



## STRUCTURE

STRUCTURAL SYSTEM	RCC Framed structure designed for seismic compliant (Zone - 3)
MASONRY	200mm for external walls & 100mm for internal walls
FLOOR- FLOOR HEIGHT (INCL. SLAB)	Will be maintained at 3250mm

## WALL / CEILING FINISH

INTERNAL WALLS	Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
CEILING	Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion
EXTERIOR WALLS	Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect design
BATHROOMS 1	Combination of Designer tiles of size 600x1200mm & 300x300mm up to 2400mm height & above false ceiling will be finished with a coat of primer
BATHROOM 2, 3 & 4	Designer tile of size 600x1200mm up to 2400mm height & above false ceiling will be finished with a coat of primer
TOILET CEILING	Panel /Grid false ceiling

## FLOOR FINISH WITH SKIRTING

MAIN FLOORING (LIVING, DINING, KITCHEN INTERNAL PASSAGE, MUD ROOM & UTILITY)	Marble Flooring
ALL BEDROOMS & HOME OFFICE	Vitrified tile of size 600x1200mm
BATHROOM 1	Anti-skid ceramic tile of 600x1200mm with marble flooring for shower area
BATHROOM 2	Anti-skid ceramic tile of size 600x600mm with granite flooring for shower area
BATHROOM 3 & 4	Anti-skid ceramic tile of size 600x600 mm
BALCONY	Vitrified tile of size 600x1200
PRIVATE OPEN TERRACE (IF APPLICABLE)	Vitrified tile of size 600x600

## KITCHEN & DINING

ELECTRICAL POINT	Will be left open for modular work with electrical points & plumbing provisions
DINING	Engineered Marble counter mounted wash basin and wall dado of height 200mm

## BALCONY

HANDRAIL	MS handrail as per architect's design
CLOTH DRYING HANGER	Ceiling cloth drying hanger rods provided in bedroom 1 balcony
PLUNGE POOL	Plunge pool with water cascade as per design intent

## BATHROOMS

SANITARY FIXTURE	Kohler or Equivalent
CP FITTINGS	Kohler or Equivalent
BATHROOM 1	Wall mounted WC with cistern and flush plate, Health faucet, Single lever diverter, ceiling mounted rain shower, hand shower and spout with glass cubicle, two granite counter mounted wash basins, and long trench drain Bath tub with single lever diverter, spout and handshower
BATHROOM 2	Wall mounted WC with cistern and flush plate, Health faucet, Single lever diverter, ceiling mounted rain shower, hand shower and spout with glass cubicle, two granite counter mounted wash basins, and long trench drain
BATHROOM 3 & 4	Wall mounted WC with cistern, Health faucet, Single lever diverter, rain shower with hand shower, glass partition and granite counter mounted wash basin

## JOINERY

MAIN DOOR	Marble finish full jamb architrave and concealed hinge with double side veneer finish door of size 1200x2400mm Ironmongeries like the Digital lock system of Dormakaba or equivalent lock, door viewer, safety latches, magnetic catcher, door closer etc.,
BEDROOM DOORS	Good quality door frame with Laminate finish full jamb wooden architrave with double-sided laminate finish door of size 1000 x 2400mm Ironmongeries like Dormakaba OR equivalent lock, designer door handle, door stopper, door bush, magnetic catcher, etc.,
HOME OFFICE DOOR	Good quality door frame with Laminate finish full jamb wooden architrave with double-sided laminate finish door of size 900 x 2400mm Ironmongeries like Dormakaba or equivalent lock, designer handle, door bush & magnetic catcher, etc.,
BATHROOM DOORS	Good quality door frame with double-sided laminate finish door of size 900 x 2100mm Ironmongeries like one side coin & thumb turn lock of Dormakaba or equivalent without key, designer door handle & door bush.
TERRACE DOORS	Good quality door frame with FRP shutters of size 900 X 2100mm with paint finish Ironmongeries like thumb turn lock of Dormakaba or equivalent



## WINDOWS

WINDOWS	Powder coated Aluminum windows with sliding shutter with see-through toughened glass and MS grill on the inner side (wherever applicable) Sill treatment with granite
FRENCH DOORS	Powder coated Aluminum frame and doors with toughened glass
VENTILATORS	Powder coated Aluminum frame of fixed frost glass / open-able shutter for ODU access (wherever applicable) Sill and Soffit treatment with granite

## ELECTRICAL POINTS

POWER SUPPLY	3 PHASE power supply connection
SAFETY DEVICE	MCB & RCCB (Residual Current Circuit breaker)
SWITCHES & SOCKETS	Modular box, modular switches & sockets of Honeywell or equivalent will be provided
WIRES	Fire Retardant Low Smoke (FRLS) copper wire of a quality BIS brand poly cab or equivalent will be provided
5 AMP SOCKET (OUTDOOR)	Point provided in the living balconies in the recommended location
FOOT LAMP	Provided in all bedrooms
FAN POINT	Provided in kitchen & balcony (wherever applicable)
TV	Point in Living & any one bedroom and provision in other bedrooms
DATA	Point in Living & any one bedroom
SPLIT- AIR CONDITIONER	Split AC point will be provided in the living / Dining and in all bedrooms
EXHAUST FAN	Exhaust fan Point will be provided in all bathrooms
GEYSER	Point will be provided in all bathrooms
BACK-UP	650W

## SPECIFICATIONS COMMON TO BUILDING COMPLEX

LIFT	Automatic Elevators of 13 passengers will be provided
BACK – UP	100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting
NAME BOARD	Apartment owner name will be provided in ground floor
LIFT FACIA	Marble or equivalent cladding at all levels
LOBBY	Marble at Ground and first floors & Granite at other floors
CORRIDOR FLOORING	Vitrified tile of size 800x1600 at all levels
STAIRCASE HANDRAIL	MS handrail with enamel paint finish on all floors
STAIRCASE FLOORING	Granite at 4 floors & Kota at other floors
TERRACE FLOORING	Pressed tile flooring

## OUTDOOR FEATURES

WATER STORAGE	Centralized UG sump with WTP (Min. requirement as per water test report)
RAIN WATER HARVEST	Rain water harvesting site
STP	Centralized Sewage Treatment plant
SAFETY	CCTV surveillance cameras will be provided all-round the building at pivotal locations including Ground floor
WELL DEFINED WALKWAY	Walkway spaces well defined as per landscape design intent
SECURITY	Security booth will be provided at the entrance/exit facilitated with MY GATE app
COMPOUND WALL	Site perimeter fenced by compound wall with entry gates for a height of 1500mm and over that 300mm with barbed fence and Featured compound wall (wherever applicable) as per design intent
LANDSCAPE	Suitable landscape at appropriate places in the project as per design intent
DRIVEWAY	Convex mirror for safe turning in driveway in / out
EXTERNAL DRIVEWAY FLOORING	Stamped concrete/Interlocking paver block / or equivalent flooring with demarcated driveway as per landscape design intent Granite flooring finish / Cobble stone in entrance driveway and Block lobby entrances







A wide, ornate border in a light cream color with small pink and blue floral motifs runs along the top, bottom, and sides of the page. The central area has a teal background with a decorative, arched frame at the top and a decorative base at the bottom. The base features a dark teal patterned band with three ornate, classical-style urns or pedestals. Faint, stylized palm trees are visible in the background of the teal area.

# VILLA UNIT PLANS



4BHK - NORTH FACING VILLA



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



KEY PLAN

Tower	Villa no.	Carpet area (sqft)	Saleable area (sqft)	Land area (sqft)
Tower- B	Type B2- 5	2296	3022	2618



4BHK - NORTH FACING VILLA



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

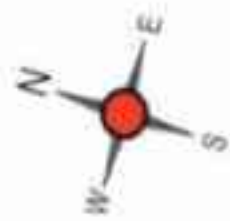


KEY PLAN

Tower	Villa no.	Carpet area (sqft)	Saleable area (sqft)	Land area (sqft)
Tower- A	Type C2 - 4	2290	3025	2612



4BHK - NORTH FACING VILLA



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



KEY PLAN

Tower	Villa no.	Carpet area (sqft)	Saleable area (sqft)	Land area (sqft)
Tower- B	Type B1 - 6	2296	3123	2624
Tower- B	Type B1 - 7	2296	3123	2624



4BHK - NORTH FACING VILLA



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



KEY PLAN

Tower	Villa no.	Carpet area (sqft)	Saleable area (sqft)	Land area (sqft)
Tower- B	Type B - 7A	2290	3123	3146



4BHK - NORTH FACING VILLA



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



KEY PLAN

Tower	Villa no.	Carpet area (sqft)	Seleable area (sqft)	Land area (sqft)
Tower- A	Type C1 - 2	2296	3126	2625
Tower- A	Type C1 - 3	2296	3126	2625



4BHK - NORTH FACING VILLA



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



KEY PLAN

Tower	Villa no.	Carpet area (sqft)	Saleable area (sqft)	Land area (sqft)
Tower- A	Type C - 1	2296	3126	2804



4BHK - NORTH FACING VILLA



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



KEY PLAN

Tower	Unit no.	Carpet area (sqft)	Saleable area (sqft)	Land area (sqft)
Tower- C	Type A1 -12A	2367	3228	3108
Tower- C	Type A1 -14	2367	3228	3089
Tower- C	Type A1 -15	2367	3228	3070



4BHK - NORTH FACING VILLA



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



KEY PLAN

Tower	Unit no.	Carpet area (sqft)	Saleable area (sqft)	Land area (sqft)
Tower- C	Type A1 -16	2367	3228	3052
Tower- C	Type A1 -16A	2367	3228	3034
Tower- C	Type A1 -18	2367	3228	3016



4BHK - NORTH FACING VILLA



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Tower	Unit no.	Carpet area (sqft)	Saleable area (sqft)	Land area (sqft)
Tower- C	Type A1 -19	2367	3228	2998
Tower- C	Type A1 -20	2367	3228	2980
Tower- C	Type A1 -21	2367	3228	2960
Tower- C	Type A1 -22	2367	3228	2940



KEY PLAN



4BHK - NORTH FACING VILLA



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



KEY PLAN

Tower	Villa no.	Carpet area (sqft)	Saleable area (sqft)	Land area (sqft)
Tower- C	Type A1 -10	2367	3228	3318



4BHK - NORTH FACING VILLA



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



KEY PLAN

Tower	Villa no.	Carpet area (sqft)	Saleable area (sqft)	Land area (sqft)
Tower- C	Type A1 -11	2367	3228	3453
Tower- C	Type A1 -12	2367	3228	3434



4BHK - NORTH FACING VILLA



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



KEY PLAN

Tower	Villa no.	Carpet area (sqft)	Saleable area (sqft)	Land area (sqft)
Tower- C	Type A - 09	2367	3228	2638







The entire page is framed by a wide, ornate border. It features a repeating pattern of stylized flowers and scrolling vines in shades of gold, pink, and red against a dark teal background. The top and bottom borders are continuous, while the side borders are interrupted by decorative corner pieces. These corner pieces, located at the top-left and top-right, feature intricate scrollwork and floral motifs in gold and red. The central area of the page is a solid teal color, with the title text centered within it. At the bottom of the central teal area, there is a faint, horizontal illustration of a classical balustrade with three balusters and two urns, set against a backdrop of palm trees.

# VILLA SPECIFICATION



## STRUCTURE

STRUCTURAL SYSTEM	RCC Framed structure designed for seismic compliant (Zone 3)
MASONRY	200mm for external walls & 100mm for internal walls
FLOOR- FLOOR HEIGHT (INCL. SLAB)	Will be maintained at 3300mm
ATT	Anti-termite treatment will be done

## WALL / CEILING FINISH

INTERNAL WALLS	Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
CEILING	Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion
EXTERIOR WALLS	Finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect design intent
BATHROOM	Matte/Glazed ceramic wall tile of size 600x1200mm will be finished up to ceiling.

## FLOOR FINISH WITH SKIRTING

LIVING, DINING, KITCHEN & INTERNAL PASSAGE	Marble flooring
BEDROOMS, FIRST FLOOR LOUNGE & STORE ROOM	Vitrified tiles size of 600 x 1200 mm
BATHROOMS	Anti-skid ceramic tiles of size 600x600mm
BALCONY	Wooden deck finish tiles
OPEN TERRACE (FIRST FLOOR)	Wooden deck finish tiles
CAR PARKING	Kota / Shahabad / outdoor tiles finish
TERRACE	Pressed tiles finish

## KITCHEN & DINING

KITCHEN	Will be left open for modular work with electrical points & plumbing provisions
ELECTRICAL POINT	For chimney & water purifier

## BALCONY

HANDRAIL	MS handrail as per architect's design
----------	---------------------------------------

## STAIRCASE

FLOORING	Granite flooring for staircase
HANDRAIL	MS handrail as per architect's design

## BATHROOMS

SANITARY FIXTURE	Kohler or Equivalent
CP FITTINGS	Kohler or Equivalent
BATHROOM 1	Wall mounted WC with cistern, flush plate and Health faucet, Single lever diverter, Rain shower, hand shower and spout with Fixed glass partition, granite counter mounted wash basin and 2' long trench drain

## BATHROOM 2,3 & 4

Wall-mounted WC with cistern, flush plate and Health faucet, Single lever diverter, Overhead shower & spout with Fixed glass partition, granite counter mounted wash basin and square designer drain

## JOINERY

### MAIN DOOR

Marble finish full jamb architrave and concealed hinges with double sided veneer finish door of size 1200 x 2400mm

Ironmongeries like Digital lock system of DormaKaba or equivalent lock, door viewer, safety latch, magnetic catcher, etc.

### BEDROOM DOORS

Good quality door frame with laminate finish Full jamb wooden architrave with double sided laminate finish door of size 1000x2400mm

Ironmongeries like DormaKaba OR equivalent lock, door stopper, door bush, door handle, magnetic catcher, etc.,

### BATHROOM DOORS

Good quality door frame with double-sided laminate finish door of size 900 x 2400mm

Ironmongeries like DormaKaba OR equivalent lock, door handle, door bush etc.,

### STORE ROOM DOOR

Good quality door frame with double-sided laminate finish door of size 750 x 2100mm

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

### TERRACE DOORS

Good quality door frame with FRP shutters of size 900 X 2100mm with paint finish. Ironmongeries like thumb turn lock of Yale or equivalent.

## WINDOWS

### WINDOWS

Powder coated Aluminum windows with sliding shutter with see-through Plain glass and MS grill/railing (wherever applicable)  
Sill treatment with granite

### FRENCH DOORS

Powder coated Aluminum frame and doors with toughened glass

### VENTILATORS

Powder coated Aluminum frame of fixed louver  
Sill and Soffit treatment with granite

## ELECTRICAL POINTS

### POWER SUPPLY

3 PHASE power supply connection

### SAFETY DEVICE

MCB & RCCB (Residual Current Circuit breaker)

### SWITCHES & SOCKETS

Honeywell or equivalent will be provided

### WIRES

Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand  
Provided in the entrance - Main door

### VIDEO DOORBELL

### 5 AMP SOCKET (OUTDOOR) FOOT LAMP

Point provided in the balcony (wherever applicable)  
Provided in all bedrooms



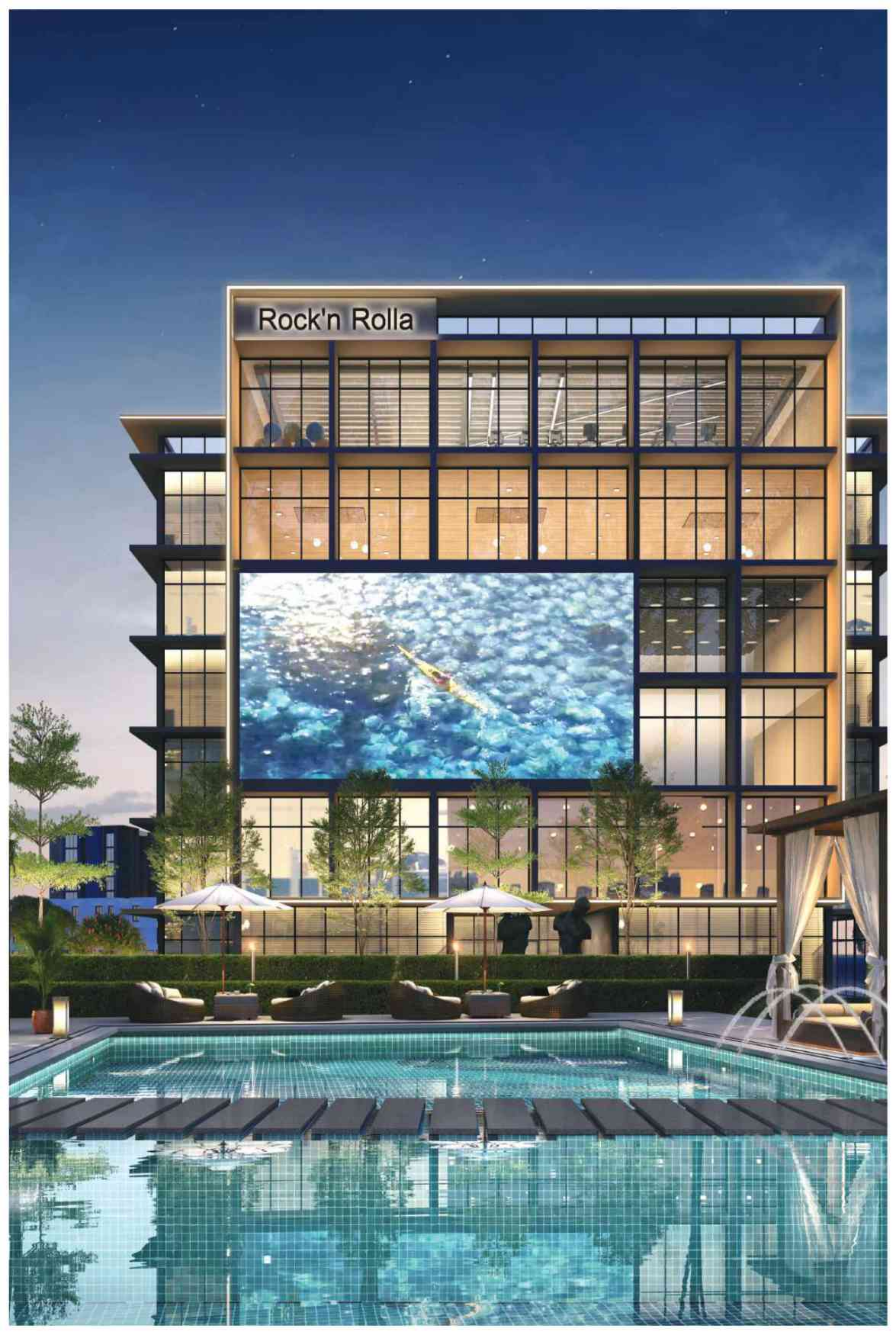
FAN	Point Provided in kitchen and balcony
TAP	Provided in the outdoor deck.
TV	Point in Living & any one bedroom and provision in other bedrooms & lounge.
DATA	Point in Living & any one bedroom
SPLIT- AIR CONDITIONER	Points in living/dining, lounge & all Bedrooms
EXHAUST FAN	Exhaust fan Point will be provided in all bathrooms
GEYSER	Point will be provided in all bathrooms
VILLA BACK-UP	Inverter provision for all room fan and light points

## OUTDOOR FEATURES

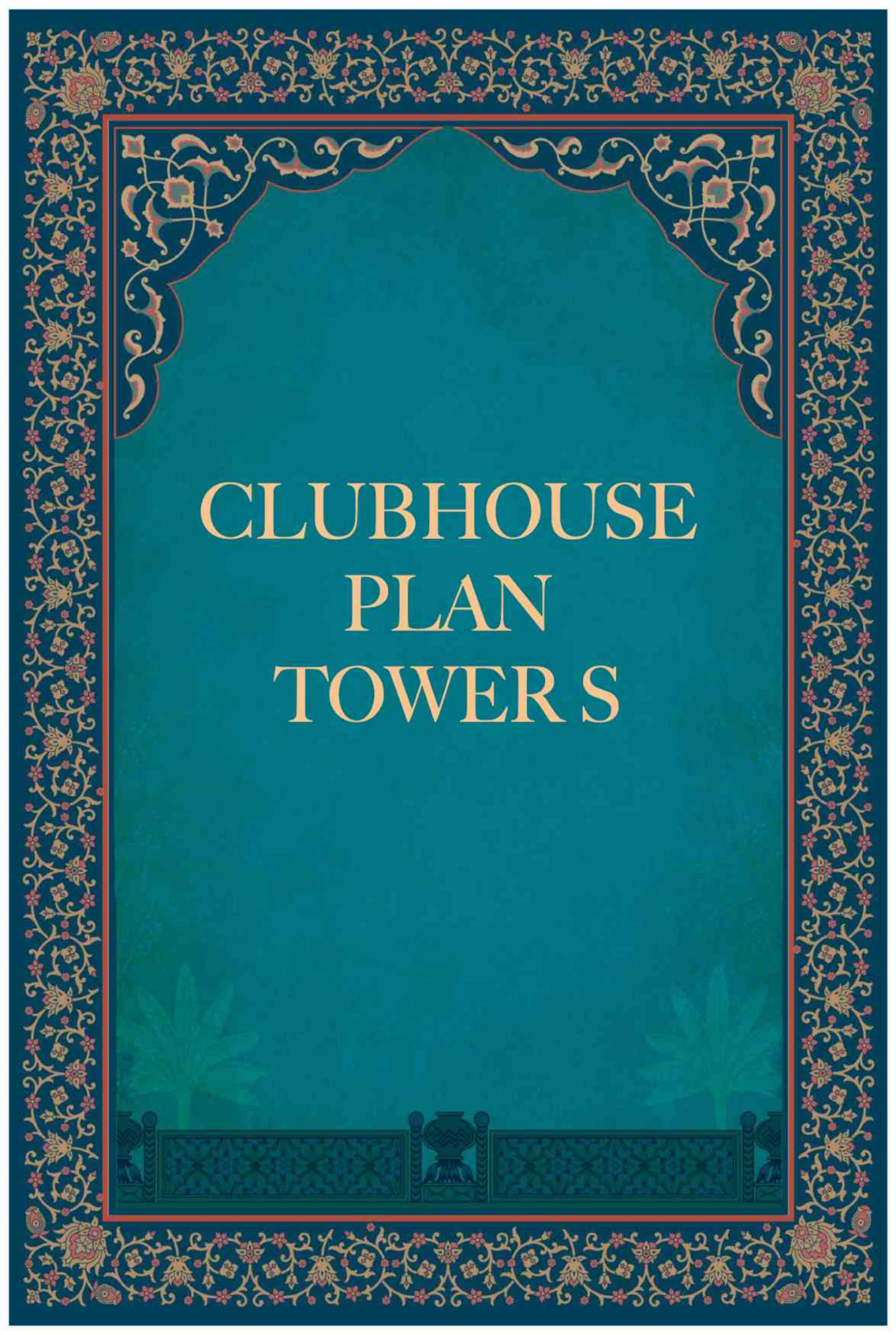
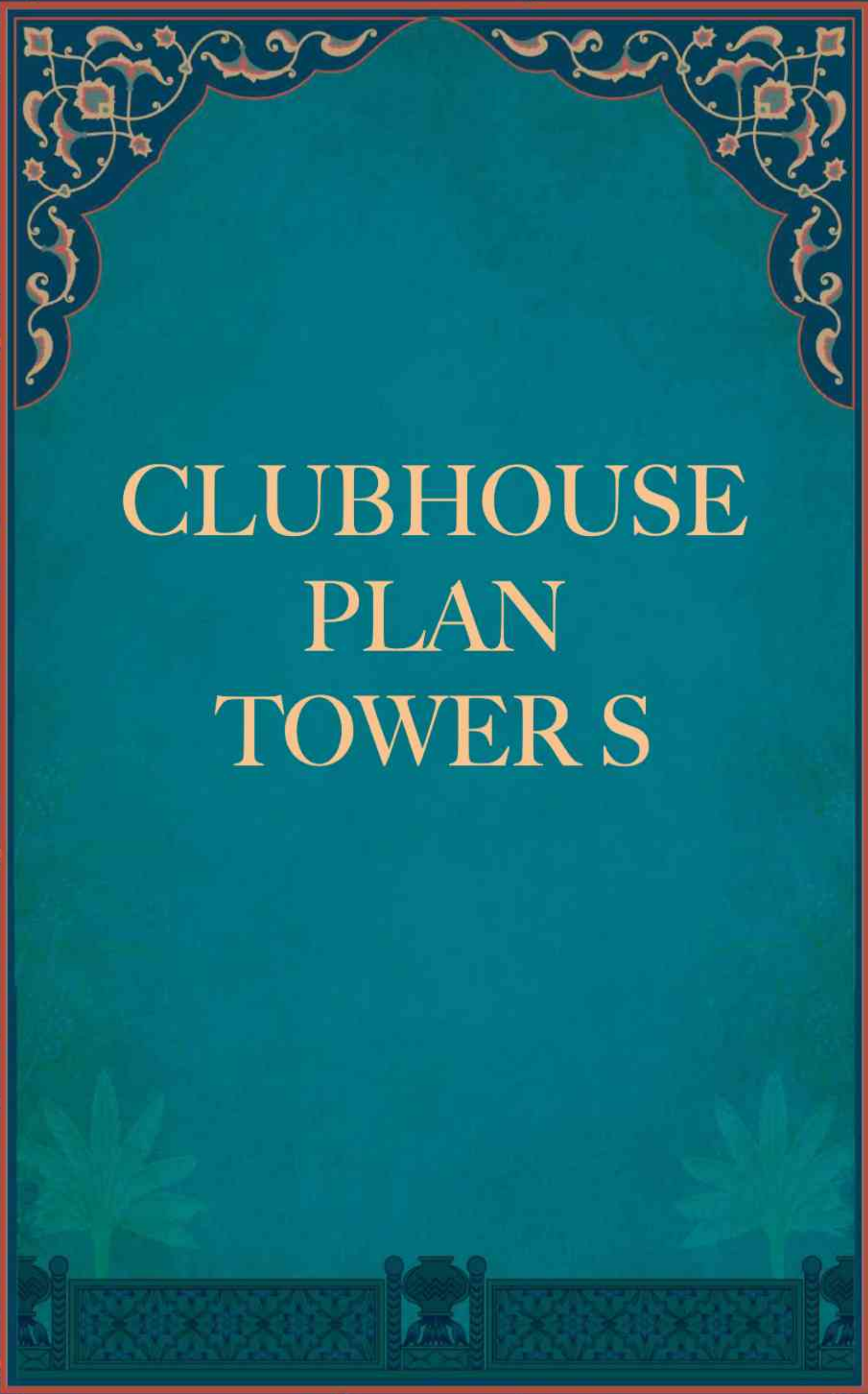
WATER STORAGE	Centralized UG sump with WTP (Min. requirement as per water test report)
RAIN WATER HARVESTING	Rain water harvesting system (as per site requirement)
STP	Centralized Sewage Treatment plant
COMMON BACK-UP	100% Power backup for common amenities such as club house, WTP, STP & common area lighting
SAFETY	CCTV surveillance cameras will be provided for the community at the required area.
SECURITY	Security booth will be provided at the Entry/Exit facilitated with MY GATE App
COMPOUND WALL	Site perimeter fenced by compound wall with entry gates & height of 1500mm and over that 300mm with barbed fence & Featured compound wall (wherever applicable) as per design intent.
LANDSCAPE	Suitable landscape at appropriate places in the project as per design Intent.
DRIVEWAY FLOORING	Rubber mould paver finish with demarcated driveway as per landscape design intent Granite / Cobble stone in entrance driveway to be included.



Rock'n Rolla



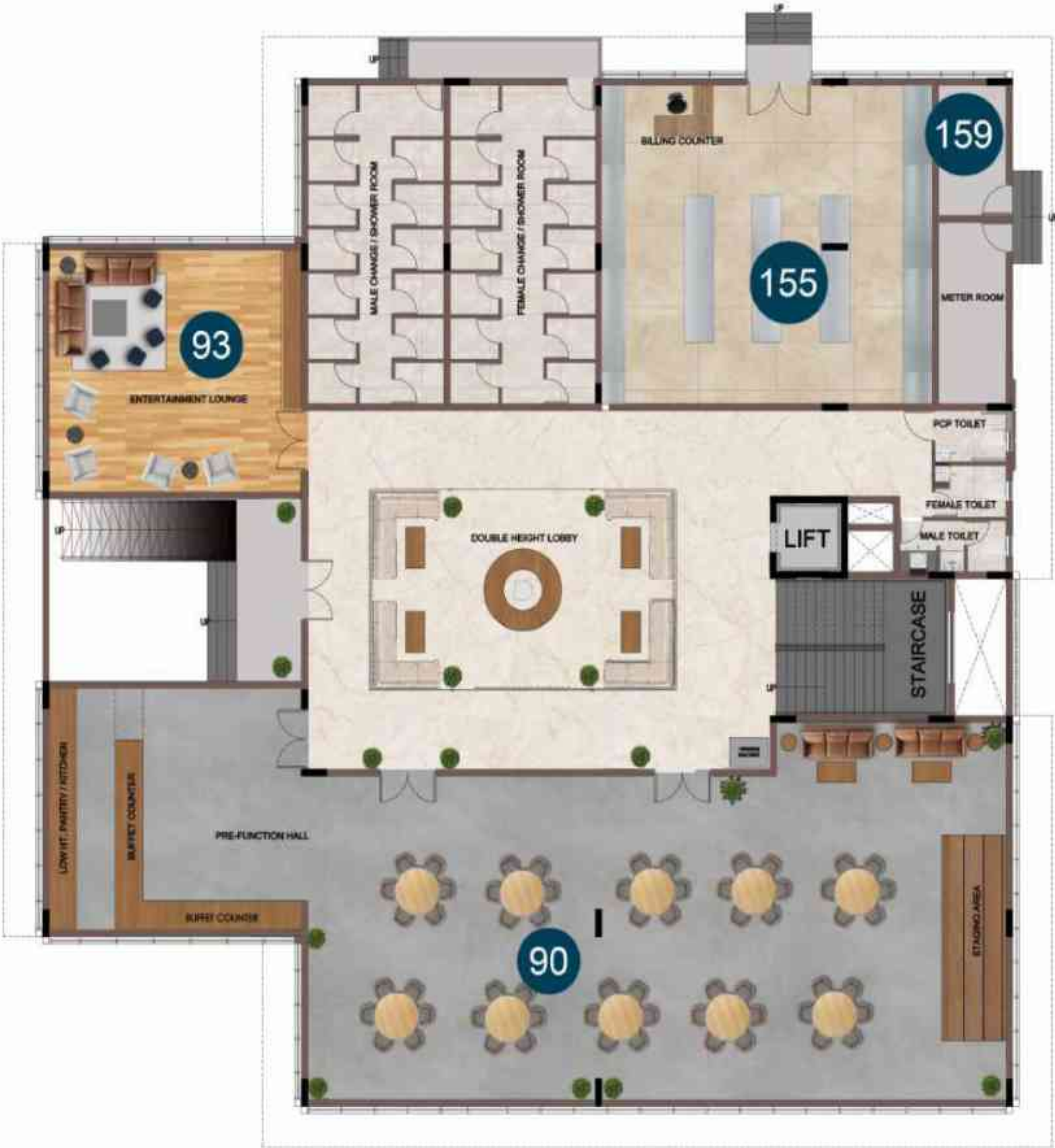
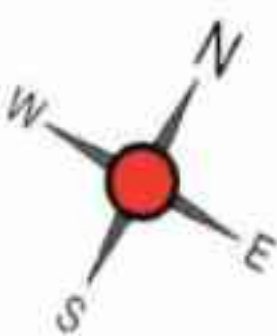


A wide, ornate border in gold, red, and pink floral patterns surrounds the central teal area.The central teal area features a decorative arch at the top and a decorative base at the bottom. The base includes a dark teal patterned band with three ornate urns.

# CLUBHOUSE PLAN TOWERS



TOWER- S (CLUB HOUSE-1)



GROUND FLOOR PLAN

ENTERTAINMENT & CONVICIENCE

- 90. Multi purpose hall
- 93. Entertainment lounge
- 155. Convenience store
- 159. Dormitories



KEY PLAN



TOWER- S (CLUB HOUSE-1)



FIRST FLOOR PLAN

INDOOR GAMES ROOM

- 103 - Foos ball
- 105 - Air hockey
- 106 - Billiards
- 107 - Table tennis
- 108 - Mini Bowling arena
- 109 - Sub soccer table
- 110 - Board games Arcade - ( Monopoly, Ludo, Carrom, Chess, Crokinole, Chineese chess )
- 111 - Dart Board
- 112 - Hookie ring toss
- 113 - Wall chess

KIDS PLAY AREA & CRECHE

- 114 - Kids lounge
- 115 - VR Twin
- 116 - Twin Basket

KIDS PLAY AREA & CRECHE

- 117 - Lego zone
- 118 - Mini Ferris wheel
- 119 - Skee ball
- 120 - Teepee tent
- 122 - RC Racing track
- 123 - HIT Mouse
- 125 - See Saw
- 126 - Kids Ball pool with slide

GAMING ARCADE

- 142 - Video games lounge
- 143 - Street Basket ball
- 144 - Need for speed
- 145 - Alien gun shooting
- 146 - VR Gaming zone



KEY PLAN





## SECOND FLOOR PLAN

92. Mini theatre  
94. Learning center  
99. Soccer Pool Lounge  
101. Arts / Dance room  
102. Karaoke Room

127. Kids parkour arena

### 141. Hockey Rink

## 154. Cafeteria



### KEY PLAN



TOWER- S (CLUB HOUSE-1)



THIRD FLOOR PLAN

FITNESS

- 130. Gym
- 131. Crossfit / TRX training

SALON & SPA

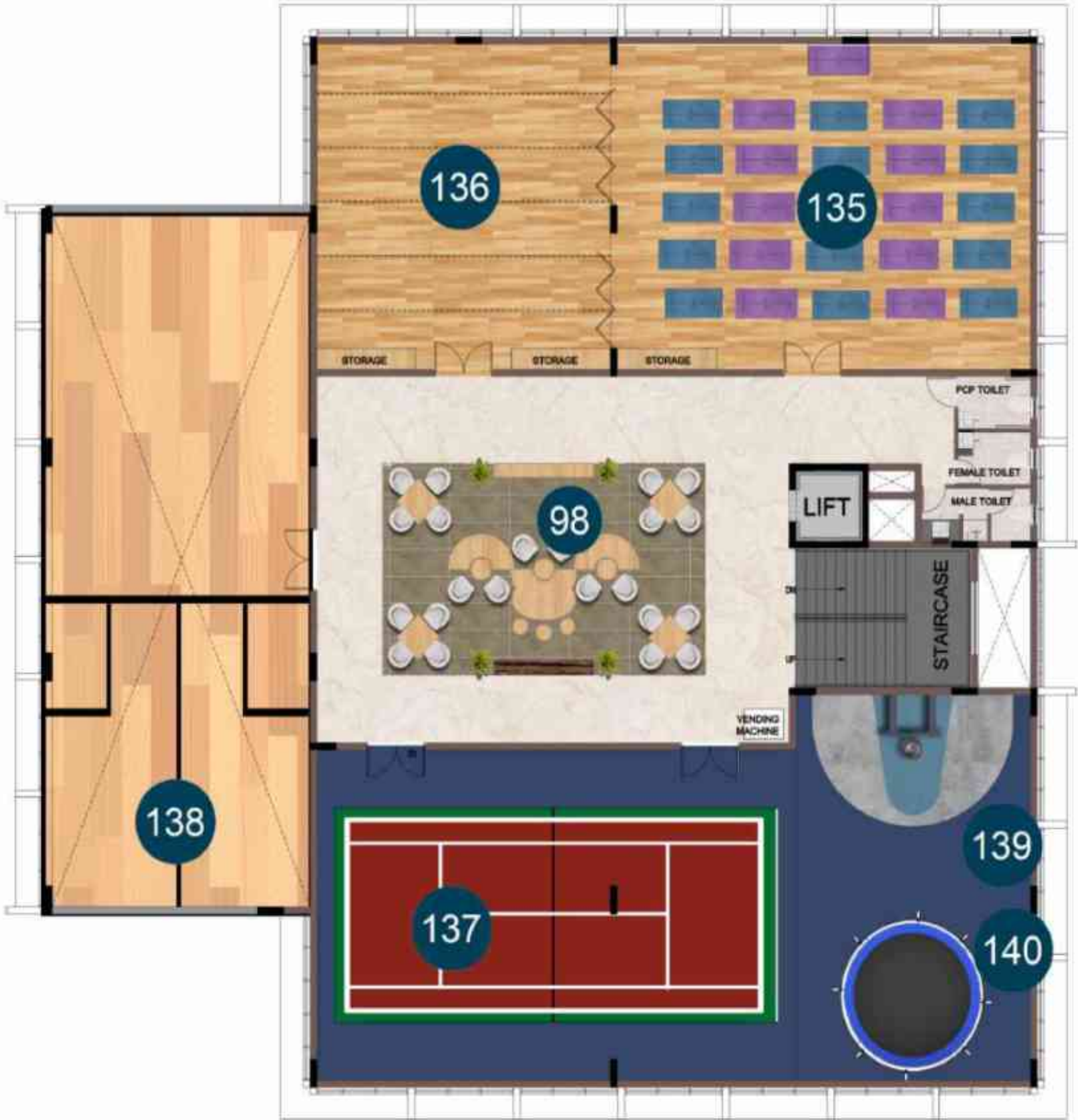
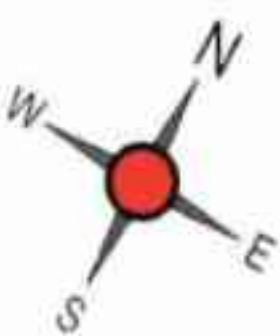
- 147. Hair styling stations
- 148. Pedicure & Manicure station
- 149. Sauna
- 150. Jacuzzi
- 151. Hamam bath
- 152. BCM Massagers



KEY PLAN



TOWER- S (CLUB HOUSE-1)



FOURTH FLOOR PLAN

ENTERTAINMENT & CONVIENCE

98. Open Library

FITNESS

135. Yoga & Aerobics

136. Aerial Yoga

INDOOR SPORTS

137. Badminton Court

138. Squash Court

139. Slam Dunk

140. Trampoline park



KEY PLAN



TOWER- S (CLUB HOUSE-1)



FIFTH FLOOR PLAN

ENTERTAINMENT & CONVIENCE

- 96. Business Center
- 97. Conference Room
- 100. Board games Lounge

FEATURES & FACILITIES

- 157. Guest Room

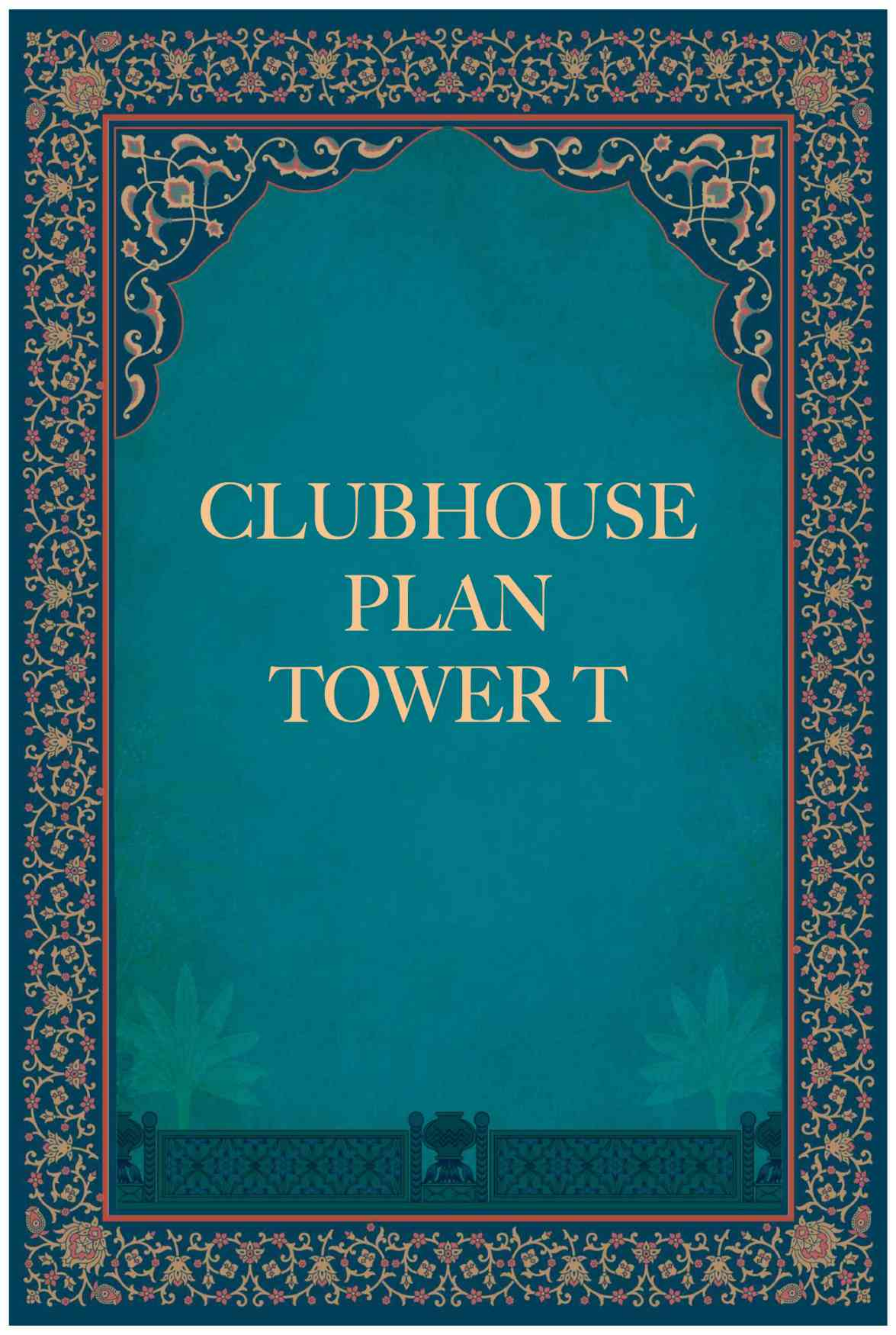
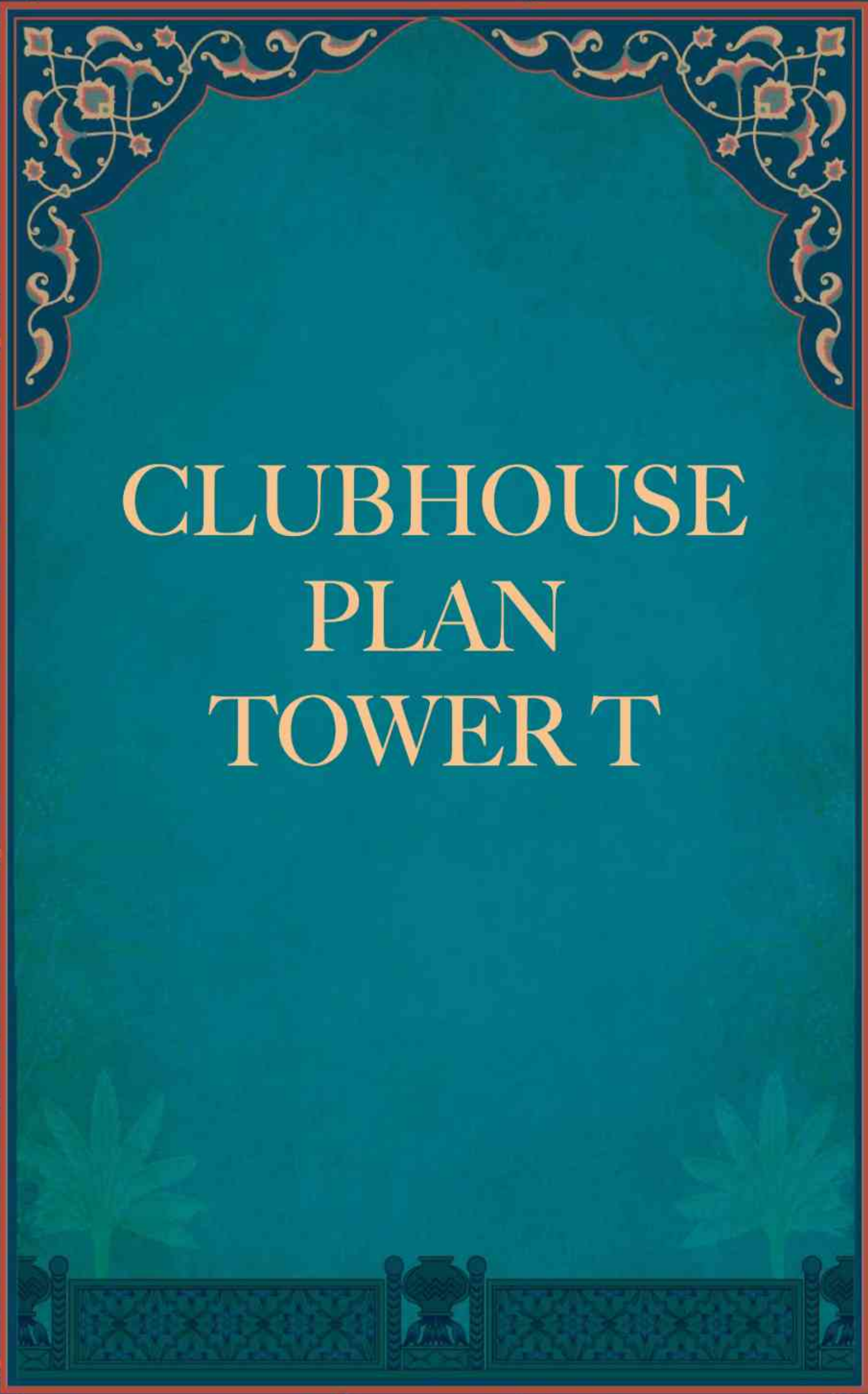


KEY PLAN





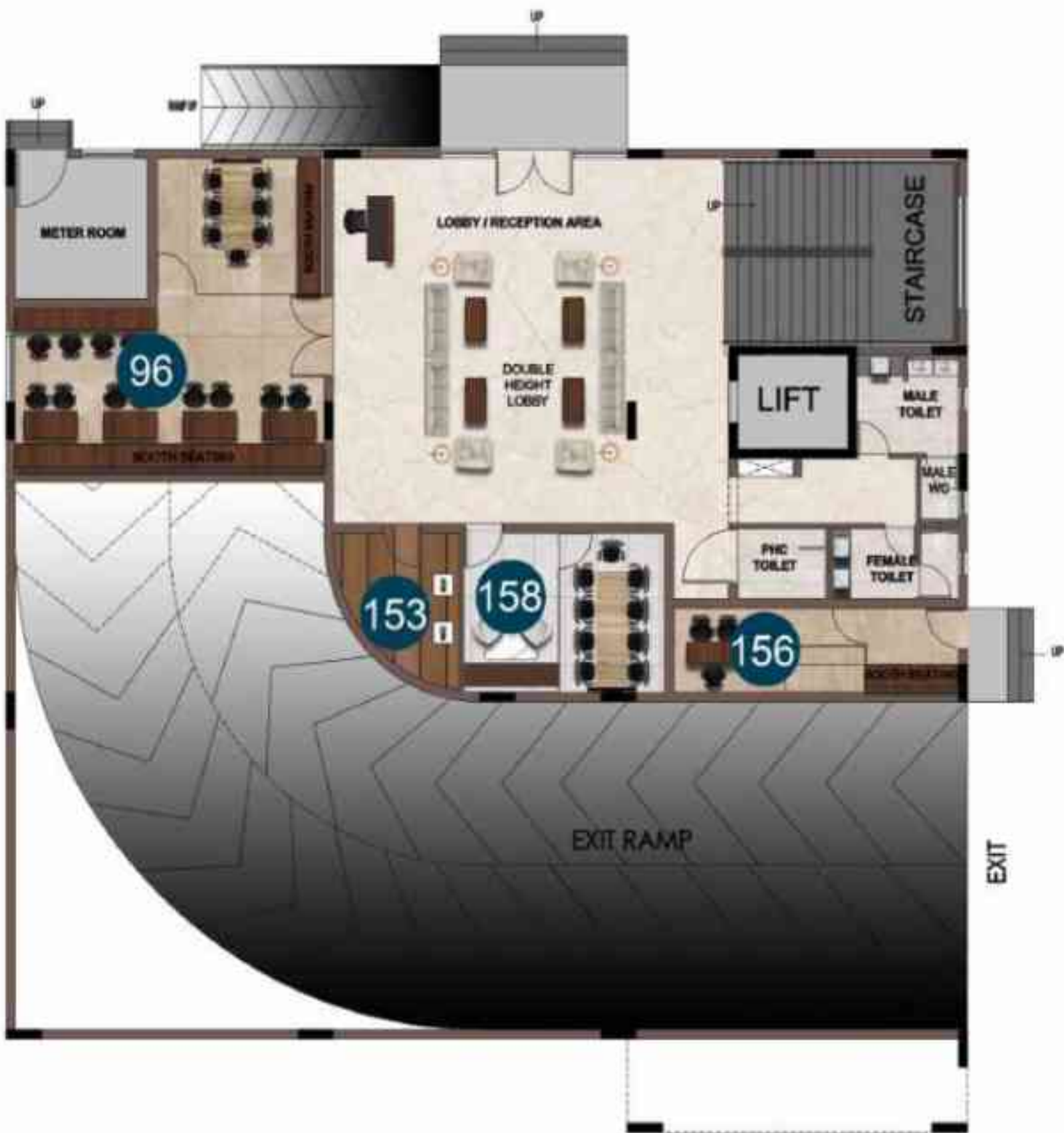
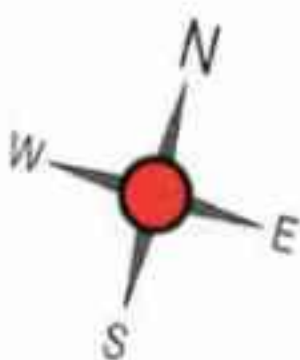


A wide, repeating border of intricate floral and vine motifs in gold, pink, and teal surrounds the central text area.The central area has a teal background. At the top, a decorative arch in gold and pink frames the space. At the bottom, a dark teal balustrade with urn-like balusters is visible, with faint palm trees in the background.

# CLUBHOUSE PLAN TOWER T



# TOWER- T (CLUB HOUSE-2)



GROUND FLOOR PLAN

## ENTERTAINMENT & CONVIENCE

96. Business Center

## FEATURES & FACILITIES

153. ATM

158. Association room

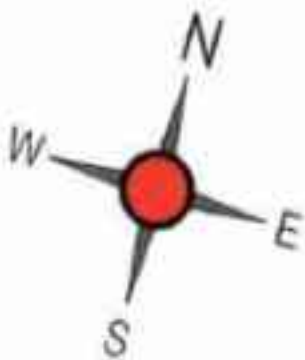
156. Clinic



KEY PLAN



TOWER- T (CLUB HOUSE-2)



FIRST FLOOR PLAN

ENTERTAINMENT & CONVIENCE

- 91. Banquet hall
- 95. Co-working space
- 98. Open Library

FEATURES & FACILITIES

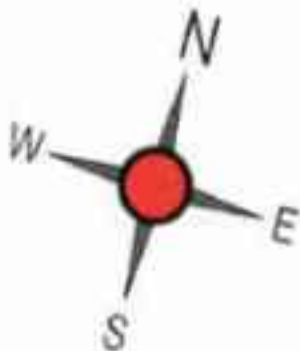
- 154. Cafeteria



KEY PLAN



TOWER- T (CLUB HOUSE-2)



SECOND FLOOR PLAN

ENTERTAINMENT & CONVIENCE

92. Mini theatre

KIDS PLAY AREA & CRECHE

- 115. VR Twin
- 116. Twin Basket
- 117. Lego zone
- 120. Teepee tent
- 121. Indoor Kids park
- 123. HIT Mouse
- 124. Crazy Maze

INDOOR GAMES ROOM

- 103. Foos ball
- 104. Shuffle Board
- 107. Table tennis

KIDS PLAY AREA & CRECHE

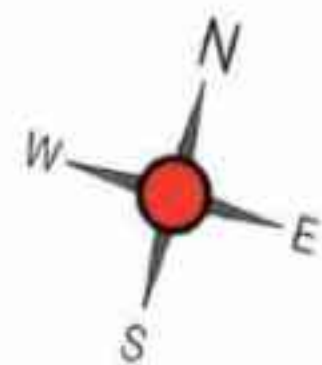
- 128. Kids Knee Hockey
- 129. Chip Golf



KEY PLAN



TOWER- T (CLUB HOUSE-2)



THIRD FLOOR PLAN

- FITNESS
- 130. Gym
  - 132. Interactive Gym
  - 133. Boxing Gym
  - 134. Zumba



KEY PLAN







# PAYMENT SCHEDULE

Booking Advance	10%
Agreement Stage	40%
Commencement of Foundation	15%
Commencement of Ground Floor	12.5%
Commencement of 1 <sup>st</sup> Floor Roof	12.5%
Completion of Flooring Respective Unit	5%
Handing Over	5%
<b>Total</b>	<b>100%</b>











# Awards





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





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**CORPORATE OFFICE**  
NPL Devt, New No. 111, Old No. 59,  
LB Road, Thiruvananthapuram,  
Chennai - 600 041.  
Ph: +91 - 44 4411 1111  
Mob: +91 89399 77577  
Fax: +91 - 44 4315 0512

**COIMBATORE OFFICE**  
Sri Dwaraka, No. 1-A,  
B.R. Nagar Main Road,  
Singanallur Post,  
Coimbatore - 641 005.  
Ph: +91 72993 70001

**BENGALURU OFFICE**  
Salma Bizhouse, 34/1, 4<sup>th</sup> Floor,  
Meenakshi Avenue Road,  
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Ulsoor Lake,  
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Business Village,  
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