

Much more

THAN NEW BEGINNINGS





SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

Established in 2004, Casagrand Premier Builder Limited is an ISO-certified real estate enterprise with a clear purpose: to build aspirations and deliver enduring value. Over the last 2 decades, we've developed more than 53 million sq. ft. of prime residential real estate across Chennai, Bengaluru, Hyderabad, Pune, Delhi, Coimbatore & Dubai.

With 160+ landmark properties and over 55,000+ happy families, our journey reflects a commitment to creating thoughtfully designed living spaces that elevate everyday life. As we step into our 20th year, we continue to grow, with ₹12,000 crores worth of projects in the pipeline, guided by integrity, quality and a legacy of trust.



CASAGRAN CALADIUM

— • UPPER KHARADI • —





Much more...

When every moment holds much more,
each breath deepens, each glance lingers,
and the simple turns sacred.

Much more is found not in things, but in meaning,
in stillness, in the quiet spaces between. It is the
gentle unfolding of time, where peace blooms
and dreams take root.

With much more, life blooms into something
truly unforgettable and that's the gift we
wish to share.

Welcome to

CASAGRAN CALADIUM

— • UPPER KHARADI • —

A distinctive residential haven inspired by Singaporean sophistication, ideally positioned in the vibrant Upper Kharadi. Here, life unfolds with a beautiful blend of generous living spaces, tranquil surroundings, and elegantly curated design. Revel in the expansive open areas, enjoy thoughtfully designed privacy and experience the abundance of natural light and airflow.

Every detail at Casagrand Caladium is crafted to elevate your everyday living, promising a refined and enriching experience.



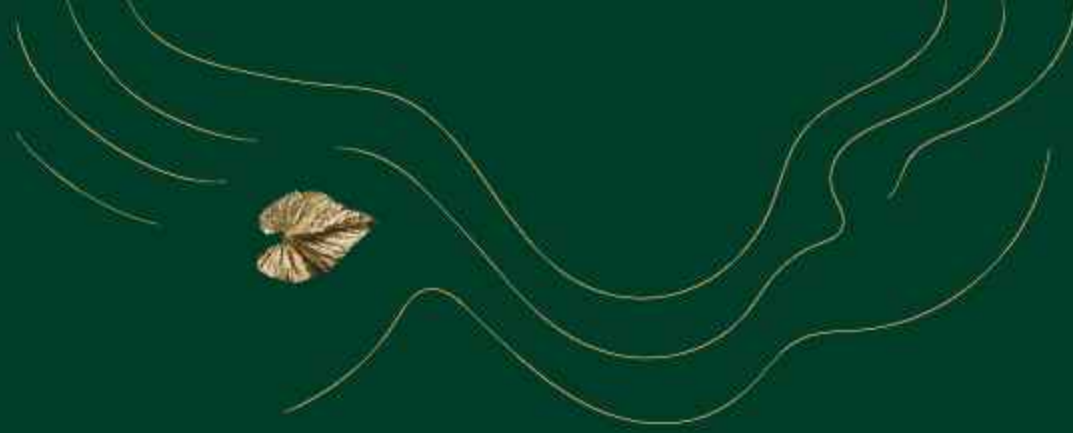


Much more than well-placed, perfectly aligned with you

Casagrand Caladium is situated in the heart of Upper Kharadi, an upcoming prime locality rich with opportunities. Educational excellence thrives with renowned schools like Euro CBSE and Podar International nearby. Healthcare needs are easily met by Metro and Lotus Speciality hospitals, ensuring peace of mind. Daily life becomes effortless with malls such as Phoenix Marketcity within reach, while vital IT parks like EON and WTC Pune support career growth. You're sure to enjoy a location that connects seamlessly to everything needed for a fulfilling life.







Much more connected



SCHOOLS

Podar International School	5 Km
Euro CBSE School	2 Km
Bharath Global School	500 M
Indo Scots Global School	1.5 Km
Sundarbai Marathe Vidyalaya School	4 Km



HOSPITALS

Metro Super Speciality Hospital	1 Km
Lotus Speciality Hospital	850 M
Morya Hospital	1.5 Km
Manipal Hospital	5 Km



MALLS

Phoenix Mall	7 Km
Amanora Mall	9 Km
Decathlon	2 Km
DMart	2.3 Km
Seasons Mall	9 Km



COLLEGES

Dhole Patil Engineering College	5 Km
JSPM University	4 Km
G.H. Rasoni College of Eng. & Mgmt.	3 Km
Moze College of Engineering	1.5 Km
Moze College of Pharmacy	1.5 Km

TRANSPORTATION & IT PARKS

International Airport	10 Km
Metro Rail Station	15 Km
International Tech Park	3 Km
Eon IT Park	4 Km
WTC Pune	4 Km







Global in thought. Personal in soul.

Much more in every way.

There's something effortlessly calming about the way Singapore lives; open skies, thoughtful spaces and a quiet elegance that never tries too hard. At **Casagrand Caladium**, that spirit finds a new home.

Welcome to a place where sunlight moves freely through every room, green pockets greet you at every turn, and life flows with a sense of ease that's hard to come by in the city. It's not about extravagance—it's about balance, beauty, and breathing a little deeper every day. And that's exactly what **Casagrand Caladium** offers: a place that doesn't just look good, but feels right.



Where features offer
much more
than you expect

Every feature is an invitation to elevate your everyday. From expansive spaces and eco-conscious design to refined finishes and enriching amenities, each element is curated to enhance comfort, connection and quality.

Here, thoughtful details come together to create a lifestyle that offers much more, every moment.

space

Designed for those who cherish space, **Casagrand Caladium** offers wide, airy homes where every square foot is planned with purpose. With just 4 units per core, generous foyers, expansive living and dining areas, and bedrooms that open up to stunning views, this is living that breathes, flows and feels free.

harmony

At **Casagrand Caladium**, green living comes naturally, not as a feature, but as a way of life. With over 2 acres of open space, 30,000 sq.ft. of lush landscaping and nature-infused amenities, every corner invites balance and well-being. Smart orientation ensures optimal light and ventilation, letting your home breathe.

than expected

Casagrand Caladium is crafted not just to house you, but to move you. Every detail, every space is designed to inspire a sense of belonging, calm and quiet pride. Whether it's the joy of everyday rituals or the delight of unexpected moments, the environment here heightens the simple pleasures of life to make you feel indulged, cared for and completely at home.

Much more desirable

Over 110+ lifestyle amenities here are thoughtfully woven into the fabric of your desires, creating a sanctuary that nurtures body, mind and soul. It's not just about what's offered; it's about how it makes you feel: energized, inspired, and enchanted.

Casagrand Caladium indeed brings you much more than a promise.



ENTERTAINMENT & FEATURES

- Amphitheatre
- Aromatic Garden
- Central Tree Court
- Barbeque Lawn
- Bird's Bath
- Camp Fire Pit
- Party Lawn
- Nature Trail
- Etched Granite Games
- Informal Leisure Seating
- Hammock Zone
- Performance Deck
- Musical Granite Sculpture
- Mosaic Garden
- Chess Lawn
- Outdoor Table Tennis
- Adult Nest Swing
- Piped Music Bollard
- Pergola Seaters
- Pets Park
- Sculpture Fountain
- Stepping Walkway
- Shaded Pavilion
- Senior Citizen's Court
- Selfie Spot

KIDS ENTERTAINMENT

- Play Mounds
- Curl Swing
- Pulse Interactive Wall
- Tunnel Play
- Tot Lot
- Kids Interactive Track
- Hopscotch
- Kids Play Area
- Circular Multiplay Alcove
- Inground Trampoline
- Children's Creek
- Educational Play Wall
- Wee Saw Swing
- Kids Multihoop Basketball
- Giant Snake & Ladder
- Parent-Kid Swing
- Giant Abacus

FACILITIES

- Bus Bay
- Bicycle Parking
- Mosquito Magnet
- Car Charging Bay
- Air Filling Station
- Car Wash Zone

SPORTS & WELLNESS

- Jogging Track
- Cycling Lane with Bicycles
- Yoga Court
- Integrated Target Workout
- Multi-purpose Court
- Tennis Practice Wall
- Outdoor Crossfit
- Athletic Workout Wall
- Circular Basketball Court
- Meditation Deck
- Hurdle Workout
- Outdoor Gym
- Herbal Spice Garden
- Reflexology Pathway
- Zen Garden

TERRACE AMENITIES

- Plumeria Tree Court
- Informal Movie Screening
- Terrace Floor Games
- Sunset Deck
- Wall Barbeque
- Terrace Hammock
- Hanging Cabanas
- Solar Work Pods
- Camping Tent
- Infinity Reflexology Walk
- Meditation/Reading Lawn
- Terrace Yoga
- Rooftop Gym

Grandeur, gathered
and *much more*

Welcome to a clubhouse experience like no other. 13500 sq.ft. of 5 star elegance designed to dazzle. With grand, eye-catching exteriors and lush, manicured greens all around, it's your perfect retreat for relaxation, celebration and everything in between. This isn't just a clubhouse; it's where luxury and lifestyle come alive, creating moments you'll cherish forever.



Artist impression of Casagrand Caladium

Clubhouse amenities



INDOOR

Entertainment & Features

- Reading Pods
- Multi-purpose Hall
- AV Room
- Billiards
- Air Hockey
- Foos Ball
- Table Tennis
- Board Games
- Gaming Arcade
- VR Corner

Kids Entertainment

- Creche
- Art & Craft Space
- Lego Wall
- Multi-sensory Wall
- Kids Play Area
- Rock Climbing Wall
- Ball Pool with Slide

Health & Wellness

- Gym with Oxygen Diffuser
- Automated BMI
- Semi Open Yoga

Facilities

- Coffee Kiosk
- Dormitories
- Association Room
- ATM
- Laundry
- Amenities Management App

TERRACE

- Infinity Swimming Pool
- Pool Volleyball
- Water sculpture
- Pool Hammock
- Shallow Seating
- Kids Pool
- Interactive Water Jets
- Sun Loungers
- Sky Cinema

PRODUCT SUPERIORITY

Why our apartments stand out and offer so much more

Veneer main door with marble architrave

Smart digital lock with mobile access & key sharing

Premium vitrified tile flooring for a luxe look

Wooden tile finish in balconies for timeless charm

French sliding doors & windows with tinted toughened glass

Designer internal doors with elegant hardware

Spacious bathrooms with large tiles & bronze-tinted partitions

Rain shower, hand shower & trench drain in every bathroom

Brushed bronze Kohler fittings & granite washbasins

Master control switch, foot lamps, outdoor sockets and ceiling exhaust fans

Glass sleek tinted sliding shutters for a seamless interior look

Ceiling-mounted adjustable cloth drying system



Smart interiors. Thoughtfully planned for much more

Centralized cores for less corridor, more privacy

Open horizontal layouts in spacious 3BHKs

Efficient, zero-waste floor plans with maximum usability

Larger bedrooms & bathrooms (8x5 ft. minimum)

French doors offer 3X more light & cross ventilation

Podium or outside views from all living spaces

Smart window & cut-out placements ensure airflow everywhere

Concealed AC units maintain a clean building façade

Fewer units per floor for greater privacy & less disturbance

Vaastu-compliant by design with much more peace of mind

East & West-facing main entrances for all homes

Most layouts with South-West bedrooms

No headboards facing North; aligned with Vaastu principles





A life expanded beautifully
with *much more*

Casagrand Caladium, spread across 2.8 acres, 334 units 2
& 3 BHK spacious apartments designed with generous and
thoughtful planning, prioritising greenery and privacy.

MASTER PLAN





OUTDOOR AMENITIES

ENTERTAINMENT & FEATURES

- 1.AMPHITHEATRE
- 2.AROMATIC GARDEN
- 3.CENTRAL TREE COURT
- 4.BARBEQUE LAWN
- 5.BIRD'S BATH
- 6.CAMP FIRE PIT
- 7.PARTY LAWN
- 8.NATURE TRAIL
- 9.ETCHED GRANITE GAMES
- 10.INFORMAL LEISURE SEATING
- 11.HAMMOCK ZONE
- 12.PERFORMANCE DECK
- 13.MUSICAL GRANITE SCULPTURE
- 14.MOSAIC GARDEN
- 15.CHESS LAWN
- 16.OUTDOOR TABLE TENNIS
- 17.ADLT NEST SWING
- 18.PIPED MUSIC BOLLARD
- 19.PERGOLA SEATERS
- 20.PETS PARK
- 21.SCULPTURE FOUNTAIN
- 22.STEPPING WALKWAY
- 23.SHADED PAVILION
- 24.SENIOR'S CITIZEN COURT
- 25.SELFIE SPOT

SPORTS & WELLNESS

- 26.JOGGING TRACK
- 27.CYCLING LANE WITH BICYCLES
- 28.YOGA COURT
- 29.INTEGRATED TARGET WORKOUT
- 30.MULTIPURPOSE COURT
- 31.TENNIS PRACTICE WALL
- 32.OUTDOOR CROSSFIT
- 33.ATHLETIC WORKOUT WALL
- 34.CIRCULAR BASKETBALL COURT
- 35.MEDITATION DECK
- 36.HURDLE WORKOUT
- 37.OUTDOOR GYM
- 38.HERBAL SPICE GARDEN
- 39.REFLEXOLOGY PATHWAY
- 40.ZEN GARDEN

KIDS ENTERTAINMENT

- 41.PLAY MOUNDS
- 42.CURL SWING
- 43.PULSE INTERACTIVE WALL
- 44.TUNNEL PLAY
- 45.TOT LOT
- 46.KIDS INTERACTIVE TRACK
- 47.HOPSCOTCH
- 48.KIDS PLAY AREA
- 49.CIRCULAR MULTIPLAY ALCOVE
- 50.INGROUND TRAMPOLINE
- 51.CHILDREN'S CREEK
- 52.EDUCATIONAL PLAY WALL
- 53.WEE SAW SWING
- 54.KIDS MULTIHOOP BASKETBALL
- 55.GIANT SNAKE & LADDER
- 56.PARENT KID SWING
- 57.GIANT ABACUS

FACILITIES

- 58.BUS BAY
- 59.BICYCLE PARKING
- 60.MOSQUITO MAGNET
- 61.CAR CHARGING BAY
- 62.AIR FILLING STATION
- 63.CAR WASH ZONE

TERRACE AMENITIES

- 64.PLUMERIA TREE COURT
- 65.INFORMAL MOVIE SCREENING
- 66.TERRACE FLOOR GAMES
- 67.SUNSET DECK
- 68.WALL BARBEQUE
- 69.TERRACE HAMMOCK
- 70.HANGING CABANAS
- 71.SOLAR WORK PODS
- 72.CAMPING TENT
- 73.INFINITY REFLEXOLOGY WALK
- 74.MEDITATION/READING LAWN
- 75.TERRACE YOGA
- 76.ROOFTOP GYM

CLUBHOUSE TERRACE AMENITIES.

SWIMMING POOL

- 77.INFINITY SWIMMING POOL
- 78.POOL VOLLEYBALL
- 79.WATER SCULPTURE
- 80.POOL HAMMOCK
- 81.SHALLOW SEATING
- 82.KIDS POOL
- 83.INTERACTIVE WATER JETS
- 84.SUN LOUNGERS
- 85.SKY CINEMA

INDOOR AMENITIES.

ENTERTAINMENT & FEATURES

- 86.READING PODS
- 87.MULTIPURPOSE HALL
- 88.AV ROOM
- 89.BILLIARDS
- 90.AIR HOCKEY
- 91.FOOS BALL
- 92.TABLE TENNIS
- 93.BOARD GAMES
- 94.GAMING ARCADE
- 95.VR CORNER

HEALTH & WELLNESS

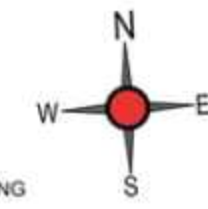
- 96.GYM WITH OXYGEN DIFFUSER
- 97.AUTOMATED BMI
- 98.SEMI OPEN YOGA

KIDS ENTERTAINMENT

- 99.CRECHE
- 100.ART & CRAFT SPACE
- 101.LEGO WALL
- 102.MULTISENSORY WALL
- 103.KIDS PLAY AREA
- 104.ROCK CLIMBING WALL
- 105.BALL POOL WITH SLIDE

FACILITIES

- 106.COFFEE KIOSK
- 107.DORMITORIES
- 108.ASSOCIATION ROOM
- 109.ATM
- 110.LAUNDRY
- 111.AMENITIES MANAGEMENT APP

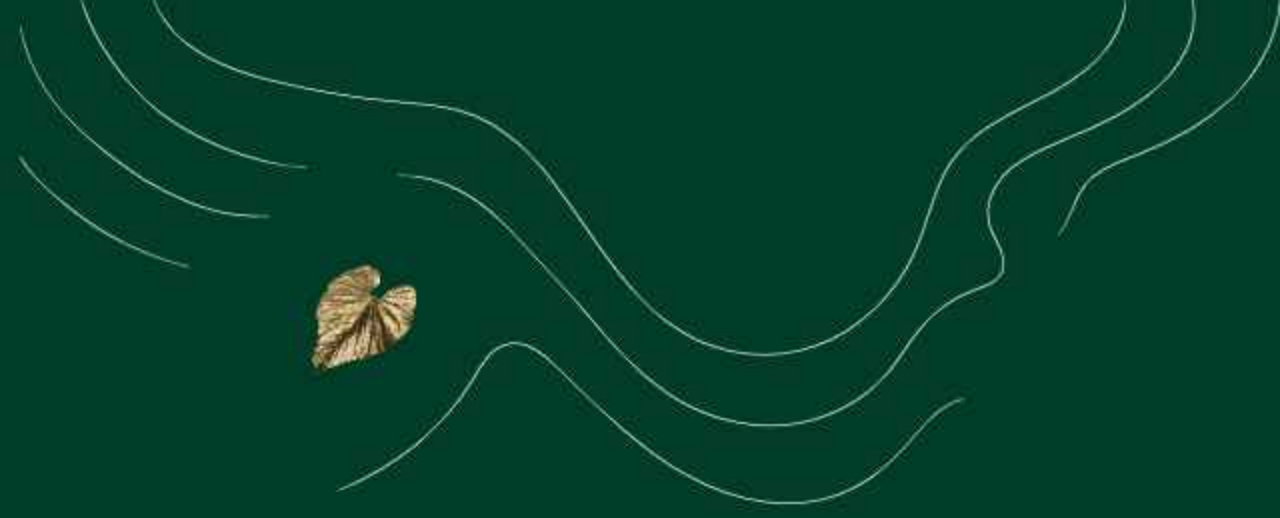


SITE CUM
TYPICAL FLOOR PLAN
(1ST, 7TH & 12TH)

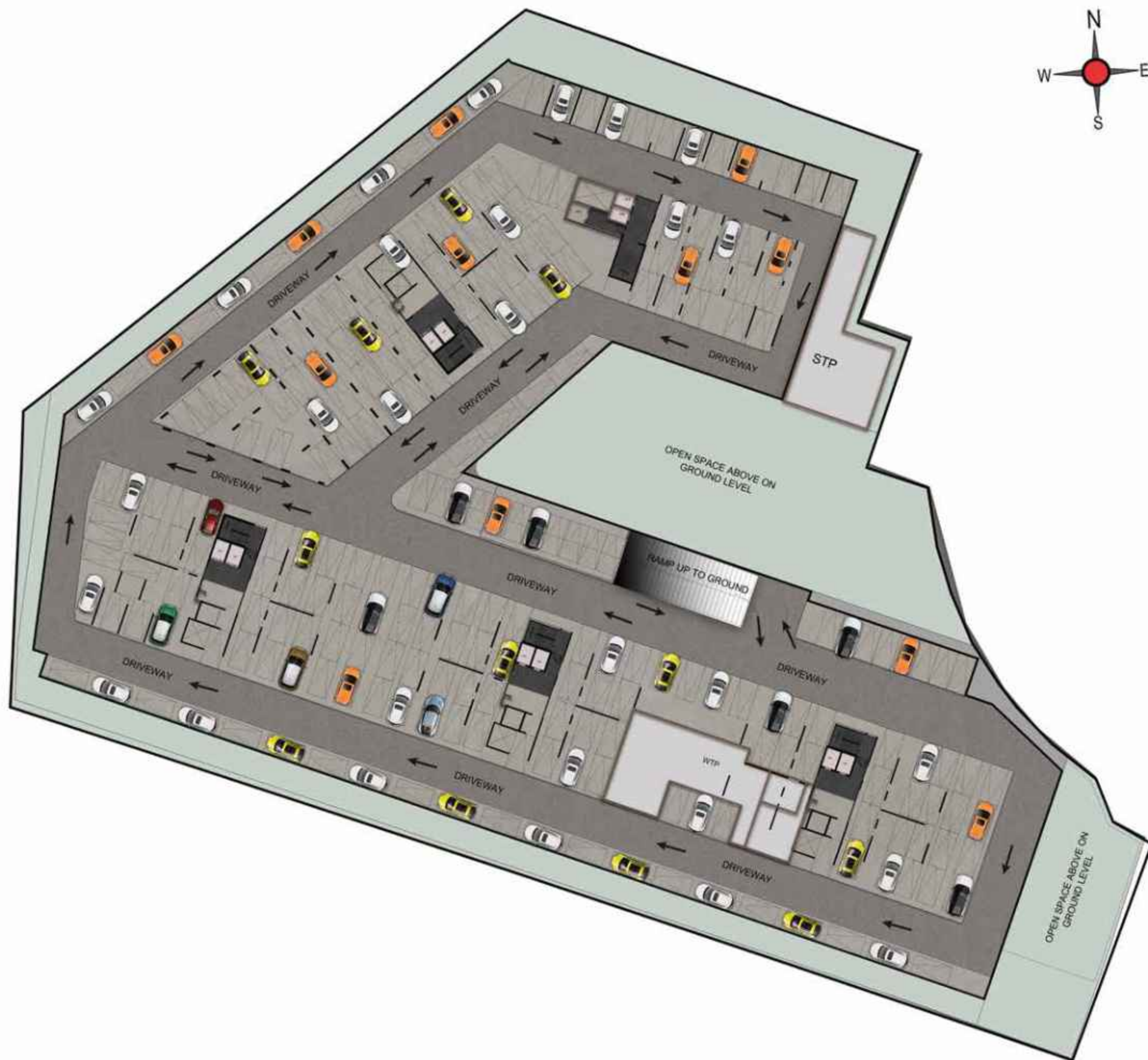
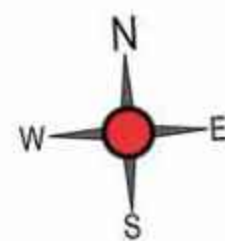


SITE CUM
TYPICAL FLOOR PLAN
(2ND - 6TH, 8TH-11TH
& 13TH-16TH)





BASEMENT PLAN

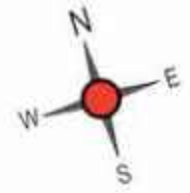




FLOOR PLANS



BLOCK 1



BLOCK 1



R-304 - R-604
R-804 - R-1104
R-1304 - R-1604

R-301 - R-601
R-801 - R-1101
R-1301 - R-1601



R-303 - R-603
R-803 - R-1103
R-1303 - R-1603

R-302 - R-602
R-802 - R-1102
R-1302 - R-1602

TYPICAL FLOOR PLAN
(3RD TO 6TH, 8TH TO 11TH & 13TH TO 16TH)

R-704
&
R-1204

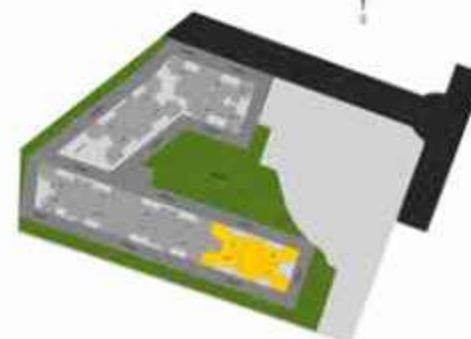
R-701
&
R-1201



R-703
&
R-1203

TYPICAL FLOOR PLAN
(7TH & 12TH)

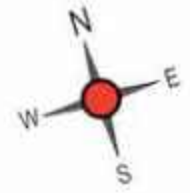
R-702
&
R-1202



KEY PLAN



BLOCK 1



S1-103

1ST FLOOR PLAN

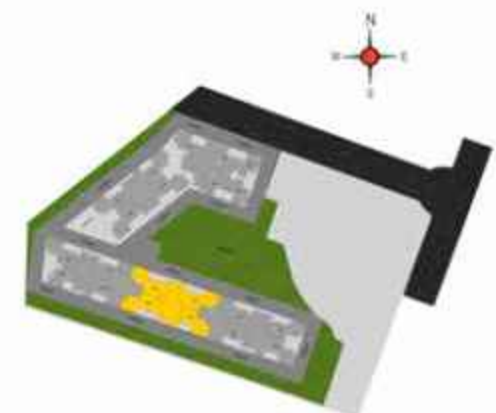
S1-102



S1-203

2ND FLOOR PLAN

S1-202

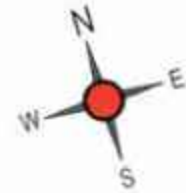


KEY PLAN

BLOCK 1

S1-304 - S1-604
S1-804 - S1-1104
S1-1304 - S1-1604

S1-301 - S1-601
S1-801 - S1-1101
S1-1301 - S1-1601



S1-303 - S1-603
S1-803 - S1-1103
S1-1303 - S1-1603

TYPICAL FLOOR 3RD TO 6TH,
8TH TO 11TH & 13TH TO 16TH FLOOR

S1-302 - S1-602
S1-802 - S1-1102
S1-1302 - S1-1602

S1-704
&
S1-1204

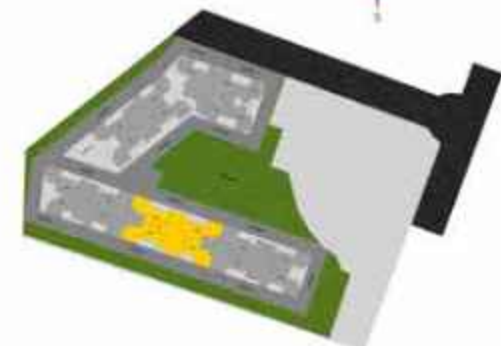


S1-703
&
S1-1203

TYPICAL 7TH & 12TH

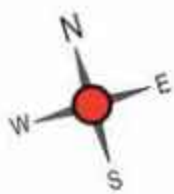
S1-702
&
S1-1202

S1-701
&
S1-1201



KEY PLAN

BLOCK 1



1ST FLOOR PLAN



2ND FLOOR PLAN



KEY PLAN

BLOCK 1

S2-304 - S2-604
S2-804 - S2-1104
S2-1304 - S2-1604

S2-301 - S2-601
S2-801 - S2-1101
S2-1301 - S2-1601



S2-303 - S2-603
S2-803 - S2-1103
S2-1303 - S2-1603

S2-302 - S2-602
S2-802 - S2-1102
S2-1302 - S2-1602

TYPICAL FLOOR PLAN
(3RD TO 6TH, 8TH TO 11TH & 13TH TO 16TH)



S2-704
&
S2-1204

S2-701
&
S2-1201

S2-703
&
S2-1203

TYPICAL FLOOR PLAN
(7TH & 12TH)

S2-702
&
S2-1202



KEY PLAN

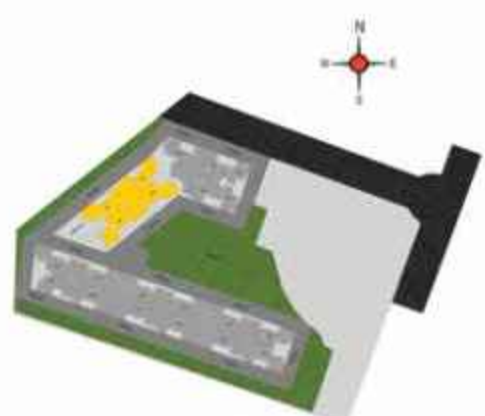
BLOCK 2



1ST FLOOR PLAN

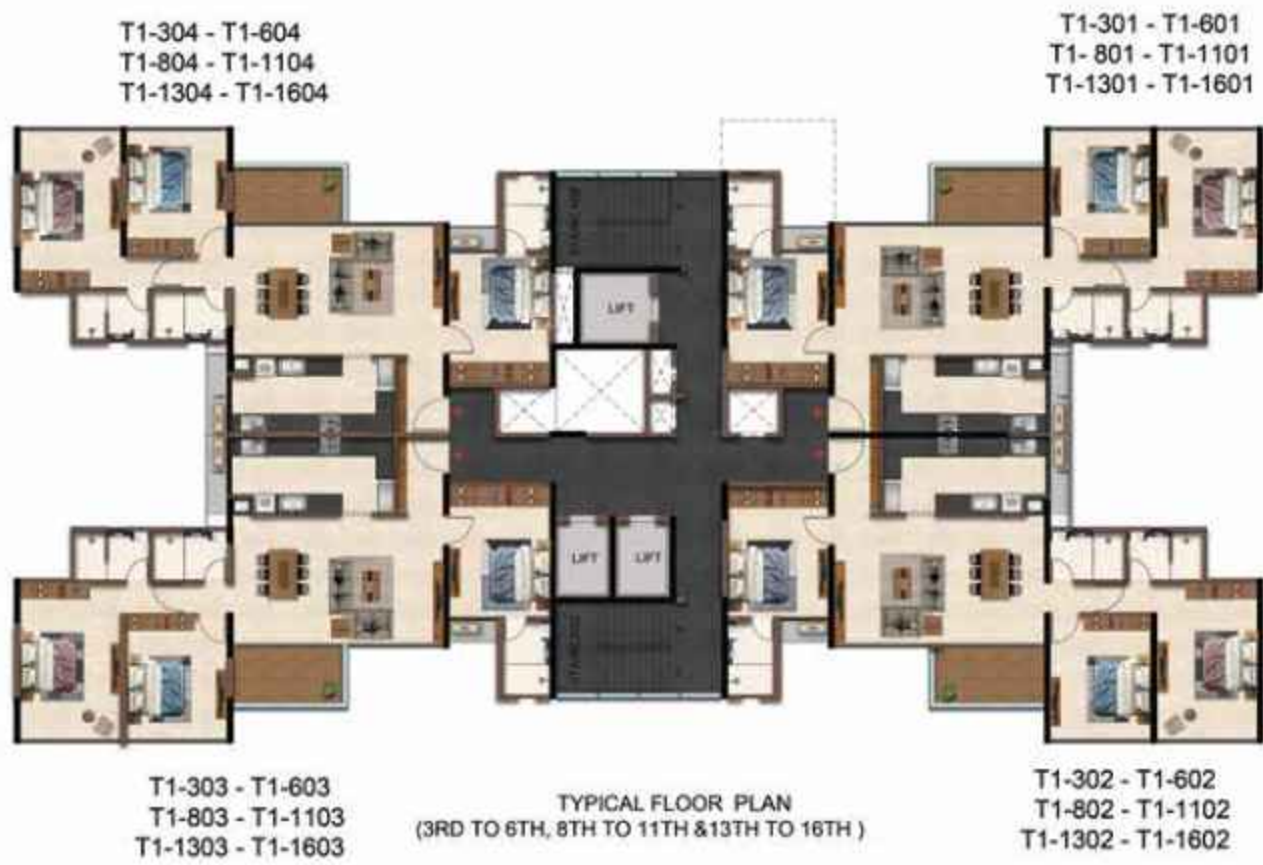


2ND FLOOR PLAN



KEY PLAN

BLOCK 2



BLOCK 2



BLOCK 2



TYPICAL FLOOR PLAN
(3RD TO 6TH, 8TH TO 11TH & 13TH TO 16TH)



TYPICAL FLOOR PLAN
(7TH & 12TH)



KEY PLAN



UNIT PLANS



2 BHK



TYPICAL FLOOR PLAN
(T2-104 TO T2-1604)



TYPICAL FLOOR PLAN
(T2-105 TO T2-1605)

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 2	T2-104 to T2-1604	852	61	913
Block 2	T2-105 to T2-1605	852	61	913



KEY PLAN

2 BHK



TYPICAL FLOOR PLAN
(T2-103 TO T2-1603)



TYPICAL FLOOR PLAN
(T2-102 TO T2-1602)



KEY PLAN

Block No.	Unit No.	Carpets area (sqft)	Balcony area (sqft)	Total carpets area (sqft)
Block 2	T2-102 to T2-1602	853	61	914
Block 2	T2-103 to T2-1603	853	61	914

2 BHK & 3 BHK



TYPICAL FLOOR
3RD TO 16TH FLOOR PLAN



2ND FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 2	T1-204	967	81	1048
Block 2	T1-304 to T1-1604	1223	81	1304



KEY PLAN

2 BHK & 3 BHK



TYPICAL FLOOR
2ND TO 6TH, 8TH TO 11TH, 13TH TO 16TH FLOOR PLAN



TYPICAL FLOOR
1ST, 7TH & 12TH FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 2	T1-101, 701, 1201	1012	81	1093
Block 2	T1-201 to T1-601	1221	81	1302
Block 2	T1-801 to T1-1101	1221	81	1302
Block 2	T1-1301 to T1-1601	1221	81	1302



KEY PLAN

2 BHK & 3 BHK



TYPICAL FLOOR
2ND TO 6TH, 8TH TO 11TH, 13TH TO 16TH FLOOR PLAN



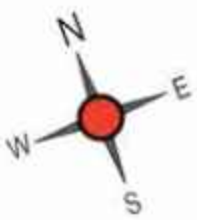
TYPICAL FLOOR
1ST, 7TH & 12TH FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 1	R-102, 702, 1202	1013	81	1094
Block 1	R-202 to R-602	1222	81	1303
Block 1	R-802 to R-1102	1222	81	1303
Block 1	R-1302 to R-1602	1222	81	1303



KEY PLAN

2 BHK & 3 BHK



TYPICAL FLOOR
2ND TO 6TH, 8TH TO 11TH, 13TH TO 16TH FLOOR PLAN



TYPICAL FLOOR
1ST, 7TH & 12TH FLOOR PLAN



KEY PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 1	S1-102,702,1202	1013,1012,1012	81	1094,1093,1093
Block 1	S1-202 to S1-602	1221	81	1302
Block 1	S1-802 to S1-1102	1221	81	1302
Block 1	S1-1302 to S1-1602	1221	81	1302

2 BHK & 3 BHK



TYPICAL FLOOR
2ND TO 6TH, 8TH TO 11TH, 13TH TO 16TH FLOOR PLAN



TYPICAL FLOOR
1ST, 7TH & 12TH FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 1	S2-102,702,1202	1013	81	1094
Block 1	S2-202 to S2-602	1222	81	1303
Block 1	S2-802 to S2-1102	1222	81	1303
Block 1	S2-1302 to S2-1602	1222	81	1303



KEY PLAN

2 BHK & 3 BHK



TYPICAL FLOOR
2ND TO 6TH, 8TH TO 11TH, 13TH TO 16TH FLOOR PLAN



TYPICAL FLOOR
1ST, 7TH & 12TH FLOOR PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 2	T2-101,701,1201	1047	81	1128
Block 2	T2-201 to T2-601	1253	81	1334
Block 2	T2-801 to T2-1101	1253	81	1334
Block 2	T2-1301 to T2-1601	1253	81	1334



KEY PLAN

2BHK & 3 BHK



TYPICAL FLOOR PLAN
(S1-103 TO S1-1603)



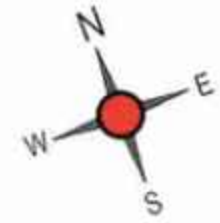
TYPICAL FLOOR PLAN
(S2-103 TO S2-1603)

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 1	S1-103 to S1-1603	1221	81	1302
Block 1	S2-103 to S2-1603	866	78	944



KEY PLAN

3 BHK



TYPICAL FLOOR PLAN (104 TO 1604)



TYPICAL FLOOR PLAN (101 TO 1601)

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 1	R-101 to R-1601	1221	81	1302
Block 1	S1-101 to S1-1601	1221	81	1302
Block 1	S2-101 to S2-1601	1221	81	1302
Block 1	R-104 to R-1604	1221	81	1302
Block 1	S1-104 to S1-1604	1221	81	1302



KEY PLAN

3 BHK



TYPICAL FLOOR PLAN (203 TO 1603)



TYPICAL FLOOR PLAN (102 TO 1602)



KEY PLAN

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 2	T1-102 to T1-1602	1221	81	1302
Block 2	T1-203 to T1-1603	1223	81	1304

3 BHK

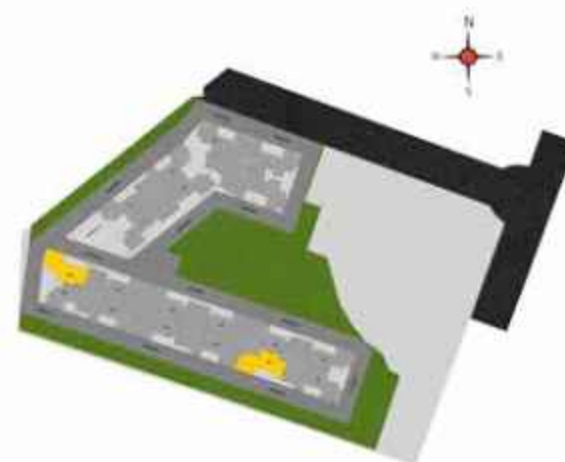


TYPICAL FLOOR PLAN (R-103 TO R-1603)



TYPICAL FLOOR PLAN (104 TO 1604)

Block No.	Unit No.	Carpet area (sqft)	Balcony area (sqft)	Total carpet area (sqft)
Block 1	S2-104 to S2-1604	1224	81	1305
Block 1	R-103, 703, 1203	1221	81	1302
Block 1	R-203 to R-603	1220	81	1301
Block 1	R-803 to R-1103	1220	81	1301
Block 1	R-1303 to R-1603	1220	81	1301







CLUBHOUSE PLANS





GROUND FLOOR PLAN

ENTERTAINMENT & FEATURES

- 86. READING PODS
- 87. MULTIPURPOSE HALL
- 88. AV ROOM

FACILITIES

- 106. COFFEE KIOSK
- 107. DORMITORIES
- 108. ASSOCIATION ROOM
- 109. ATM
- 110. LAUNDRY
- 111. AMENITIES MANAGEMENT APP



KEY PLAN

CLUBHOUSE

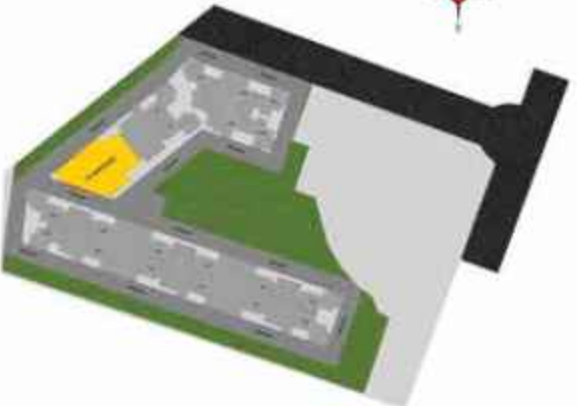


ENTERTAINMENT & FEATURES

- 89. BILLIARDS
- 90. AIR HOCKEY
- 91. FOOS BALL
- 92. TABLE TENNIS
- 93. BOARD GAMES
- 94. GAMING ARCADE
- 95. VR CORNER
- HEALTH & WELLNESS
- 96. GYM WITH OXYGEN DIFFUSER
- 97. AUTOMATED BMI
- 98. SEMI OPEN YOGA

FIRST FLOOR PLAN

- KIDS ENTERTAINMENT
- 99. CRECHE
- 100. ART & CRAFT SPACE
- 101. LEGO WALL
- 102. MULTISENSORY WALL
- 103. KIDS PLAY AREA
- 104. ROCK CLIMBING WALL
- 105. BALL POOL WITH SLIDE



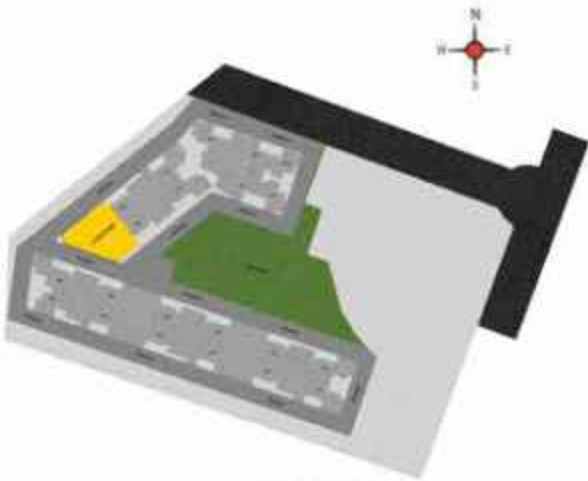
KEY PLAN

CLUBHOUSE



- SWIMMING POOL
- 77. INFINITY SWIMMING POOL
 - 78. POOL VOLLEYBALL
 - 79. WATER SCULPTURE
 - 80. POOL HAMMOCK
 - 81. SHALLOW SEATING
 - 82. KIDS POOL
 - 83. INTERACTIVE WATER JETS
 - 84. SUN LOUNGERS
 - 85. SKY CINEMA

TERRACE FLOOR PLAN



KEY PLAN

TERRACE PLAN

BLOCK- 1

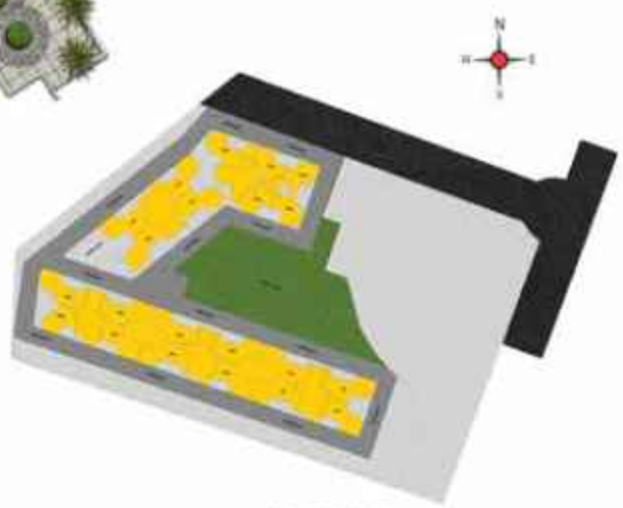


BLOCK- 2



- TERRACE AMENITIES
- 66. TERRACE FLOOR GAMES
 - 67. SUNSET DECK
 - 68. WALL BARBEQUE
 - 69. TERRACE HAMMOCK
 - 70. HANGING CABANAS
 - 71. SOLAR WORK PODS
 - 72. CAMPING TENT
 - 76. ROOFTOP GYM

- TERRACE AMENITIES
- 64. PLUMERIA TREE COURT
 - 65. INFORMAL MOVIE SCREENING
 - 73. INFINITY REFLEXOLOGY WALK
 - 74. MEDITATION/READING LAWN
 - 75. TERRACE YOGA



KEY PLAN

SPECIFICATIONS

Structure

Structural System	: RCC wall Structure designed for seismic compliant (Zone 3)
Floor- Floor height (incl. slab)	: Will be maintained at 3000mm

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
Bathrooms	: Vitrified Tile up to 2500mm of size 600x1200mm & above false ceiling will be finished with a coat of primer
Kitchen & Utility	: Vitrified tile of size 600X600mm for a height of 600mm above the counter top finished level
Toilet ceiling	: Grid Ceiling cum Gypsum plain false ceiling (As per design intent)

Floor Finish with Skirting

Main flooring	: Vitrified tiles of size 1200x1800mm (Foyer, Living, Dining, Bedrooms, Kitchen & Utility)
Bathrooms	: Anti-skid Vitrified tiles of size 1200x1800mm
Balcony	: Wooden finished Vitrified tiles of size 600x1200mm

Kitchen, Utility & Dining

Kitchen & Utility	: Platform will be finished with granite slab of 600mm wide for a height of 850mm from finished floor level
CP fitting	: Futura / Equivalent Brand
Sink	: Stainless steel sink with drain board
Dining	: Granite counter with countertop washbasin of Kohler Brand.
Clothes Hanger	: Ceiling mount cloth drying hanger in Utility

Balcony

Handrail

: Aluminum top with Glass handrail as per architect's design

: Sill level finished with granite

Ceiling

: Soffit finished with Designer Panel

Bathrooms

CP & Sanitary fixture

: Kohler/ equivalent CP fittings

Bathroom 1

: Wall mounted WC with cistern, Health faucet and single lever diverter with rain shower & hand shower, granite counter with counter top washbasin with 2' trench drain and bronze tinted glass shower partition

Bathrooms 2&3

: Wall mounted WC with cistern, Health faucet and single lever diverters with Multi-functional Overhead shower, Granite counter with counter top washbasin, 2' Trench drain.

Joinery

Main door

: Full Jamb polished frame, double side veneer shutter of size 1200 x 2300mm with polish finish, marble panel as per architect's design

: Ironmongeries like Digital door lock, 18" tower bolt, door viewer, Concealed Door closure of Dorset /equivalent etc.,

Bedroom doors

: Full jamb frame with double side laminated shutter of size 1000 X 2300mm

: Ironmongeries like door lock with Designer handle, Wall mount magnetic door catcher, 8" tower bolt of Dorset /equivalent etc.,

Bathroom

: Good quality frame with granite jambs, double side laminated shutter of size 800 x 2300mm

: Ironmongeries like Designer door handles without Key, door bush, 8" tower bolt of Dorset /equivalent etc.,

Windows

Windows

: Aluminum sliding shutters with tinted glass & MS grill on Inner side (wherever applicable)

: Sill level finished with granite

French doors

: Aluminum windows with sliding shutter & Toughened Tinted glass

: Threshold is finished with granite

Ventilators

: Aluminum windows frame or fixed / open-able shutter for ODU access (Wherever applicable)

: Jambs finished with granite

SPECIFICATIONS

Electrical Points

Power Supply	: 3 PHASE power supply connection
Safety device	: MCB & RCCB (Residual Current Circuit breaker)
Switches & sockets	: Modular box & Black matt finish switches & sockets of good quality IS brand
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand
TV	: Point in Living & all bedrooms.
Data	: Point in Living & any one of the bedrooms
Split- air conditioner	: Points will be given in living / Dining & all bedrooms
Kitchen electrical points	: For chimney, HOB & water purifier
Master control switch	: Provided in foyer Area
Foot lamp	: Foot lamp will be provided in all bedrooms
USB Point	: USB point in living and all bedrooms
Outdoor socket	: 6 Amp outdoor weather proof socket in the balcony.
Exhaust fan	: Ceiling mount exhaust fan in all the bathrooms
Geyser	: Point in all bathrooms
Back-up	: 400W for 2BHK ,500W for 3BHK

COMMON TO BUILDING COMPLEX

Common Features

Lift	: Automatic lift will be provided with MS finish.
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 Stilt floor
Lift fascia	: Marble cladding at Stilt & 1st level and Designer Tiles for other levels
Lobby	: Granite flooring @ Stilt & 1st level, Tile flooring @ other levels
Corridor	: Vitrified tile of size 800x1600mm flooring at all levels
Staircase floor	: Granite flooring at first 4 levels, remaining levels Kota finishing
Staircase handrail	: MS handrail with enamel paint finish in all floorss
Terrace floor	: Pressed tile flooring
Terrace doors	: Good quality door frame with FRP shutters of size 1200x2100mm : Ironmongeries like lock with key, door closure, tower bolt of Dorset/ equivalent brand
Basement & Stilt car parking	: Epoxy flooring

Outdoor Features

Water storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rain water harvest	: Rain water harvesting as per site requirement
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 entrance/exit with MY GATE APP.
Compound wall	: Site perimeter fenced by compound wall with entry gates & height of 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	: Interlocking paver block/equivalent flooring with demarcated driveway as per landscape design intent : Granite flooring finish/cobble stone in entrance driveway and block lobby entrance.



PAYMENT SCHEDULE

Booking Advance	10.0%
Agreement Signing	20.0%
Completion of Foundation	10.0%
Completion of RCC Basement	10.0%
Completion of RCC 1st Floor Roof	7.5%
Completion of RCC 3rd Floor Roof	7.5%
Completion of RCC 5th Floor Roof	7.5%
Completion of RCC 7th Floor Roof	7.5%
Completion of RCC 9th Floor Roof	5.0%
Completion of RCC 11th Floor Roof	5.0%
Completion of RCC 13th Floor Roof	2.5%
Completion of RCC 15th Floor Roof	2.5%
Completion of Flooring Respective Unit	2.5%
At the time of Possession	2.5%
TOTAL	100%



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WHY CASAGRAND?

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families

8 years
warranty & 10 years
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maintenance

2023
rigorous quality
checks

87%
on-time
delivery

0%
space wastage
planning for carpet
area efficiency

7 cities
a successful
global footprint

6 months
of resale
support

75%
open area for
2x more light
& ventilation

23
global brands
used in fittings and
finishing materials



AWARDS

Exchange4media
e4m Pride of India Chennai
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Outlook Business Spotlight -
Business Icons Awards 2023
Best Employer of the Year

15th Realty+ Conclave and
Excellence Awards 2023, South
CASAGRANT ARIA
Affordable Housing Project
of the Year

14th Realty+
Excellence Awards
2022, South
Fastest Growing Realty
Brand of the Year

14th Realty+
Excellence
Awards 2022, South
CASAGRANT HAZEN
Mid-Segment Project
of the Year

Asia Property Awards
Best Lifestyle
Developer 2022

News18 Tamil Nadu 2022
Most Trusted Builder in
South India

Exchange4media
Pride of India
Brands-The Best
of South Awards 2022

The Economic Times Real
Estate Awards-South
CASAGRANT ATHENS
Residential Project - Theme
Based (Ongoing: Metro)

The Economic Times Real
Estate Awards-South
CASAGRANT AMETHYST
Residential Project - Theme
Based (Ongoing: Metro)

The Economic Times
Best Brands 2021

13th Estate Awards
Franchise India and
REMAX India CASAGRANT
BOULEVARD Best Mid-
segment Project of the
Year

Realty Conclave
Excellence Awards 2021 -
South
CASAGRANT BOULEVARD
Most Popular Project of
the Year

Realty Conclave Excellence
Awards 2021 - South
CASAGRANT ORLENA
Mid-Segment Project of
the Year

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

11th Estate Annual Awards,
powered by Franchise
India
CASAGRANT ESMERALDA
Luxury Villa Project of the
Year

ET Now
CASAGRANT ROYALE
Most Admired
Upcoming Project of
the Year 2019

ET Now
CASAGRANT ETERNIA II
Best Project in
Non-Metro - 2019

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CASAGRANT ZENITH
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Project of the Year 2019



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