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CASAGRAND UT OF PLA PHASE II

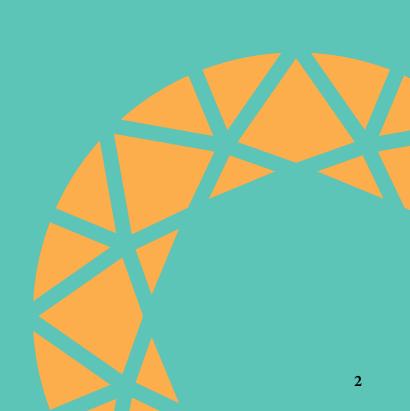
LUXURY AND TRANQUILLITY IN PERFECT SYMMETRY





CASAGRAND Builder Private Limited, established in 2004, is an ISO certified real estate enterprise committed to building aspirations and delivering value. The company has developed over 22 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 18000+ happy families across 100+ landmark properties stand testimony to the company's commitment, in line with the philosophy of creating superior living spaces that reflect our belief.

In the 16th year of the company's journey, CASAGRAND is all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.





CASAGRAND **UT PIA**

PREMIUM COMMUNITY DESIGN FOR A SUPERLATIVE LIFE!

Casagrand Utopia brings you a beautiful confluence of premium living and quintessential comfort combined with a world-class living experience at Manapakkam. The entire community and every home at Utopia has been carefully designed for comfort, ample light and ventilation as well as all the convenience of modern living.

SALIENT FEATURES

- Well-designed 673 contemporary homes on a sprawling 10.19 Acres
- Basement + Ground + 4 Floor design structure
- Finely crafted 1, 2, 3, 4 BHK & 4 BHK Duplex apartments
- ✤ 60% open space for maximum light & ventilation
- Only project to offer more than 80+ amenities in Manapakkam
- Just 10 Min from Kathipara Junction
- Vehicle free community with basement carpark structure
- Total privacy with no overlooking units
- 100% Vaastu compliant homes designed with zero dead space
- Surrounded by IT & ITES companies, schools, colleges and hospitals

















80+ AMENITIES

1	Double height party hall
2	Silent disco facility in party hall
3	Business centre
4	3D Home theatre
5	Indoor badminton court
6	Squash court
7	Table tennis
8	Billiards table
9	Badminton court
10	Gully cricket
11	Half kabaddi court
12	Party lawn
13	Leisure sit-out zone
14	Mini hockey rink
15	Chess corner
16	Swimming pool
17	Barbeque party lawn
18	Amphitheatre with projection screen
19	Multipurpose court
20	Cricket pitch
21	Mini golf
22	Spill over party lawn - with staging dec and projection screen

KIDS-FRIENDLY

- 23 Kid's gym
- 24 Gaming arcade
- 25 Kid's play area
- 26 Board games corner
- 27 Dart wall
- 28 Ball pit
- 29 Mini merry go round
- 30 Virtual reality games
- 31 Video games
- 32 Interactive squash court for kids
- 33 Creche
- 34 Kid's waiting lounge
- 35 Learning centre
- 36 Smart tuition kiosks
- 37 Robotics station
- 38 Arts and crafts room
- 39 3D rock climbing wall
- 40 Kid's hammocks
- 41 Swamp pool
- 42 Interactive water play area
- 43 Water slides
- 44 Skating rink

- 45 Hookey ring toss game
- 46 Kid's pool
- 47 Aqua peddlar boats
- 48 Sand pit area
- 49 Tot lot
- 50 Hopscotch
- 51 Kid's comic maze
- 52 Chalk board wall
- 53 Tree house
- 54 Trampoline with slam dunk basketball
- 55 Kid's basket ball
- 56 Kid's jungle gym
- 57 Kid's obstacle arena
- 58 Kid's science park



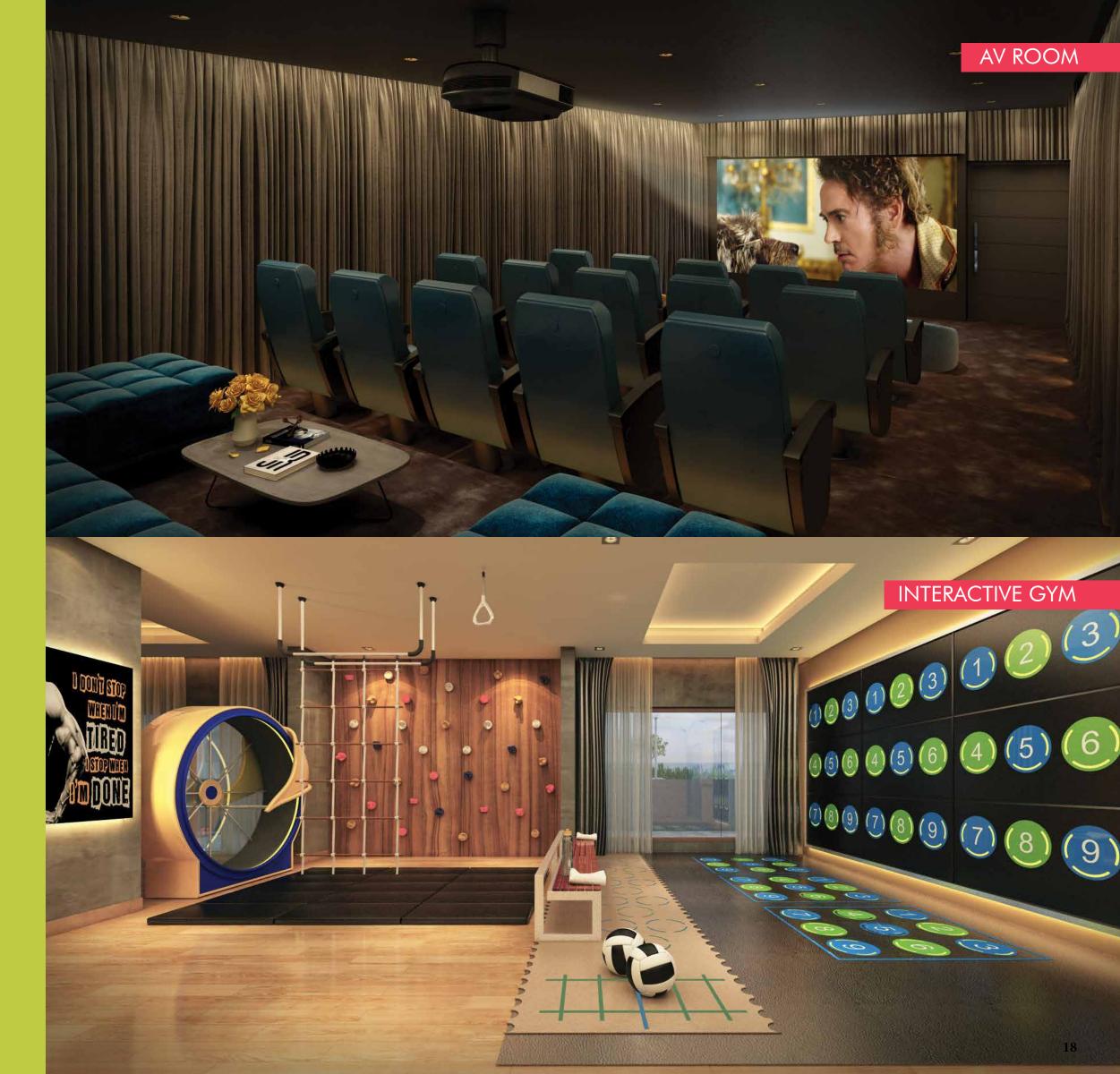
- 59 Gym
- 60 Interactive gym
- 61 Digital workout
- 62 Functional training
- 63 Yoga/ Aerobics
- 64 Aerial yoga hammocks
- 65 Senior citizen's gym

- 66 Aqua gym
- 67 Salon and Spa
- 68 Fitness corner/ Outdoor gym
- 69 Meditation deck
- 70 Stepped viewing deck
- 71 Jogging with 100 metres relay track marked

- 72 Association room
- 73 Lobby cafe counter
- 74 Convenio store
- 75 Pick up/ drop off zone
- 76 Bicycle rack with bicycles

A DISTINGUISHED PLANNING

- 77 Senior citizen's sit-out zone
- 78 Pet's corner
- 79 Mobile charging docks in outdoor lawns
- 80 Pool viewing deck with swing
- 81 Reflexology walkway
- 82 Aroma garden
- 83 Organic garden







FIRST KIDS-THEMED COMMUNITY AT MANAPAKKAM

Manapakkam's first kids-themed community with specially designed amenities to suit the overall development of children. A safe environment for children to explore, learn and discover their true passions.

- Huge colorful courtyards for every block
- Vehicle-free community ensures a safe environment for kids
- 2 swimming pools in the community with water play features like kid's paddle boats & water slides
- Unique amenities for kids of all age groups

KID'S FUN & RECREATION - UTOPIA IS A HAVEN FOR KIDS

Casagrand has always been a pioneer in offering the best of amenities for every age group. Youth and kids-centric lifestyle at Utopia makes living here an absolute dream come true.

- Fun city
- ✤ 3D Home theatre
- ✤ Interactive kid's gym
- Swamp pool with water slides
- Tree house
- Pet's corner and many more

KID'S LEARNING & DEVELOPMENT ARE MADE FUN & EASY HERE

Casagrand Utopia offers an apt environment for children to explore, learn and discover their true passion. We focus on developing children's aptitude and learning with amenities that are fun and interactive.

- ✤ Learning centre
- Robotics area
- Tuition kiosks
- Arts and crafts corner
- ✤ Interactive learning facilities

KID'S SAFETY AND SECURITY AS OUR TOP PRIORITY

Our security features ensure the community enjoys a safe and carefree lifestyle that brings utmost joy and contentment at every moment.

- ✤ 3-Tier security system
- Live video streaming of indoor kid's play area
- Digital door locks with child safety locks
- ✤ CCTV surveillance

KID'S CONVENIENCE AT ITS BEST

Casagrand Utopia offers conveniences that make life easy and comfy.

- Pick up and drop off zone for school going kids
- ✤ Kid's waiting lounge
- Convenience store for your daily needs
- ✤ Creche

KID'S HEALTH & FITNESS -ENCOURAGE YOUR KIDS TO PARTAKE IN OUTDOOR ACTIVITY

Casagrand Utopia provides opportunity to indulge actively in outdoors as there are many avenues for kids to explore their sporty side & meet their fitness goals as well.

- ✤ Kid's jungle gym
- ✤ Adventure rock climbing
- Obstacle arena
- ✤ Science park
- Slam dunk basketball
- Cycling around the community

KID'S-FRIENDLY FEATURES -NOT JUST THE COMMUNITY, BUT HOMES TOO!

At Casagrand Utopia, extra efforts are taken to ensure a kids-friendly ambience.

- Child safety locks
- Kid's safety railings
- Lead-free UPVC windows





ONLY PROJECT TO OFFER 80+ LIFESTYLE AMENITIES

Casagrand Utopia brings you the best of lifestyle amenities that revitalise the spirit and refresh the senses.

- Party hall with silent disco
- ✤ AR games like interactive squash
- Outdoor theatre
- Rooftop swimming pool with water cascade
- Aerial yoga hammocks

AN EXCLUSIVE COMMUNITY FOR NATURE LOVERS

We bring you closer to nature. You get to enjoy the landscapes with beautifully planned outdoor entertainment.

- DIY gardening space
- Aroma garden
- Meditation decks
- Senior citizen's sit-out zone
- ✤ Kid's hammock
- Leisure seating areas
- Outdoor mosquito traps

RIGHT COMMUNITY FOR A HEALTHY LIFE

This community reveals the true beauty of sports and helps in developing physical and mental health of a child with a wide range of recreation.

- Indoor badminton & squash court
- Skating / Mini hockey rink
- Aqua gym
- Outdoor gym
- Functional training
- Digital workout
- Senior citizen's workout
- ✤ 100m track for jogging / running

HIGH END SPECIFICATIONS FOR A CLASSY LIFESTYLE

Mindfully chosen specifications to have an upgraded living experience inside your homes with the latest state-of-the-art features.

- Digital door lock
- Mobile charging docks
- Quartz sink in kitchen
- Cloth drying
- ✤ Rain shower
- Pest-free bathroom drains

BEST INTERIOR PLANNING

Conscious efforts have been taken during the design phase to achieve the best of interior spaces, for lighting, ventilation and the ambience.

- All windows are designed to offer beautiful views
- No overlooking units ensuring no compromise in privacy
- No wastage of spaces
- ✤ 100% Vaastu compliant homes
- Planned outdoor unit locations for your air conditioners

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

Casagrand Utopia's interiors give you a resort like feel. All common area interiors have been designed flawlessly to give you a living experience that is absolutely par excellence.

- Fascinating entrance
- Contemporary facade
- ✤ A 5-star clubhouse with double-height entrance lobby
- Digital notice boards

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

The dedicated signature blocks come with upgraded features for luxury living

- Spaciously planned interior spaces
- ✤ Wide corridors of 6ft for the Signature blocks
- Master bedroom with dressing rooms
- Master bathroom finished with American
 Standard/ TOTO/ Equivalent specification
- Rain shower, glass shower partition for the master bathroom
- Bluetooth speakers in master bathroom and kitchen
- Exclusive pull-out taps with graphite sink in your kitchen





MODEL HOUSE







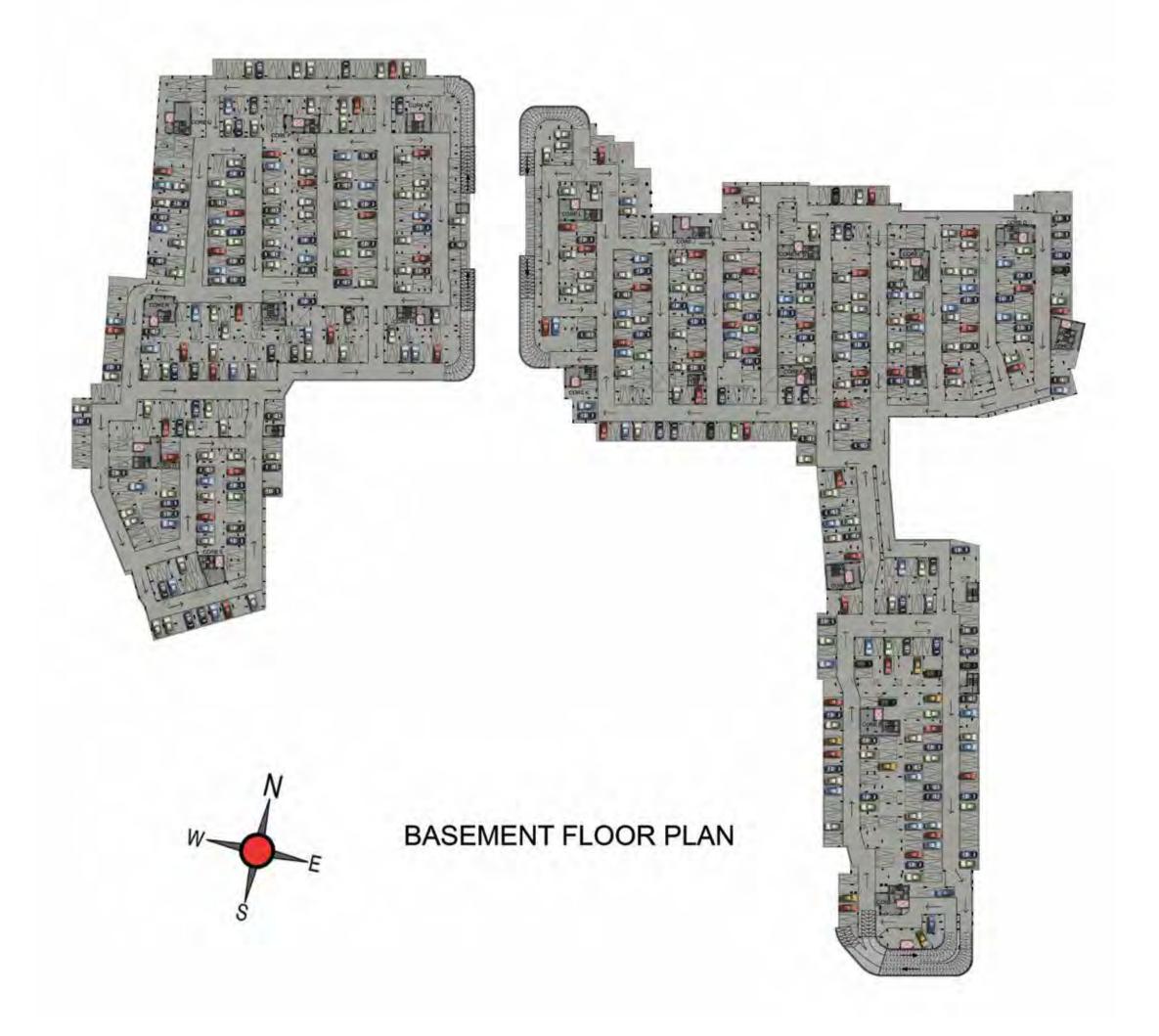
KITCHEN













FLOOR PLANS BLOCK 4 ELITE BLOCK

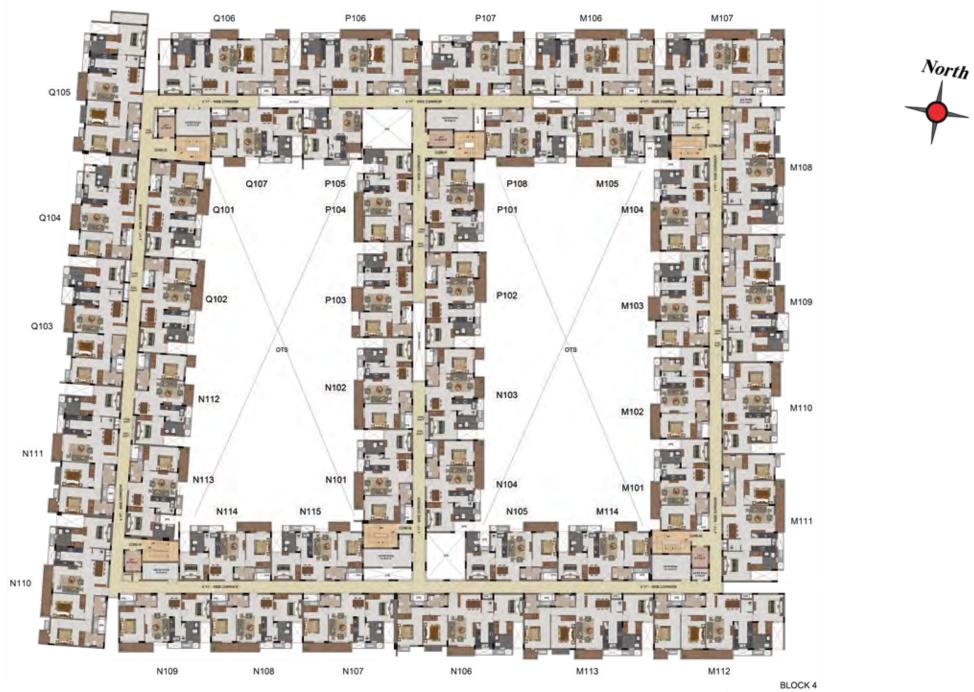


LEGEND

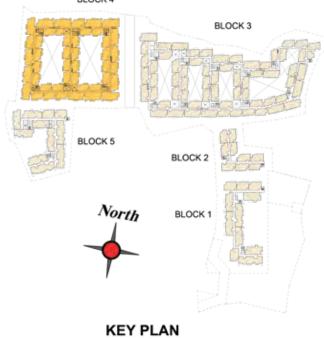
11. LAWN

KEY PLAN

BLOCK 4 FIRST FLOOR



BLOCK 4 FIRST FLOOR PLAN



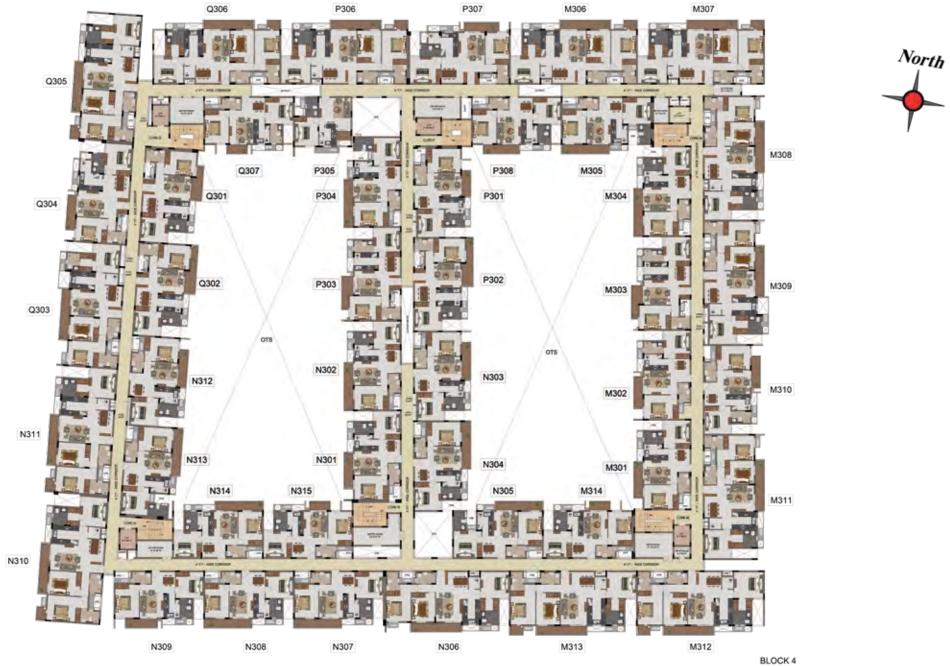
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BLOCK 4 SECOND FLOOR

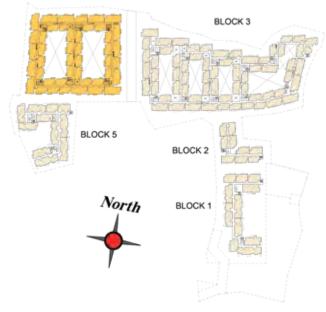


KEY PLAN

BLOCK 4 THIRD FLOOR



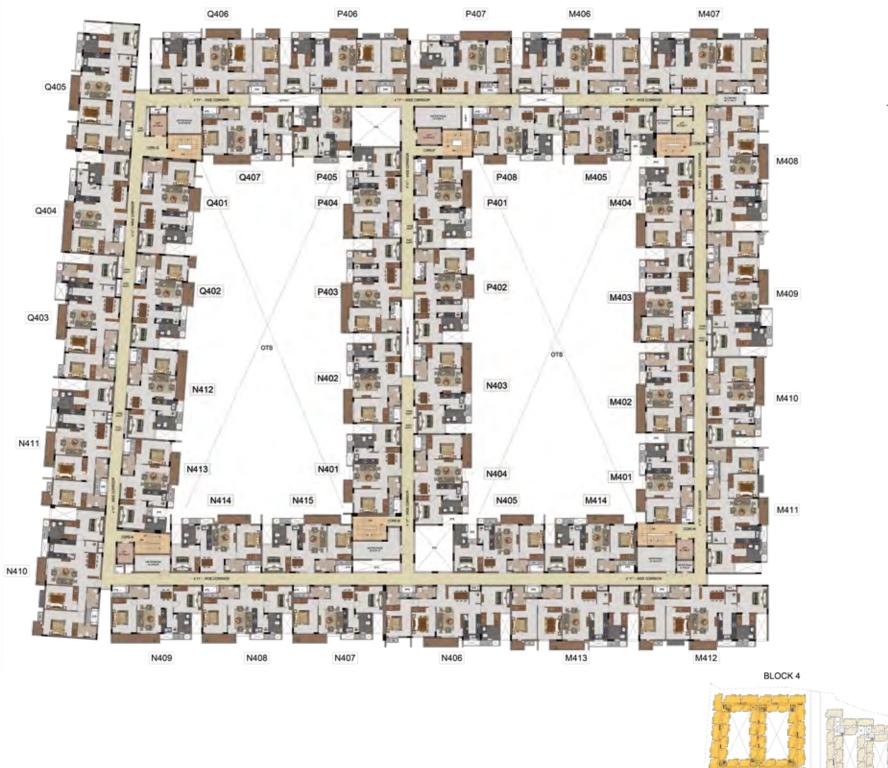
BLOCK 4 THIRD FLOOR PLAN



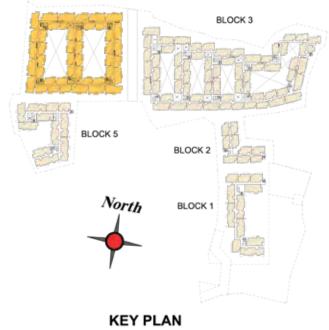
KEY PLAN

BLOCK 4 FOURTH FLOOR

North



BLOCK 4 FOURTH FLOOR PLAN



FLOOR PLANS BLOCK 5 SIGNATURE BLOCK

BLOCK 5 GROUND FLOOR PLAN



KEY PLAN

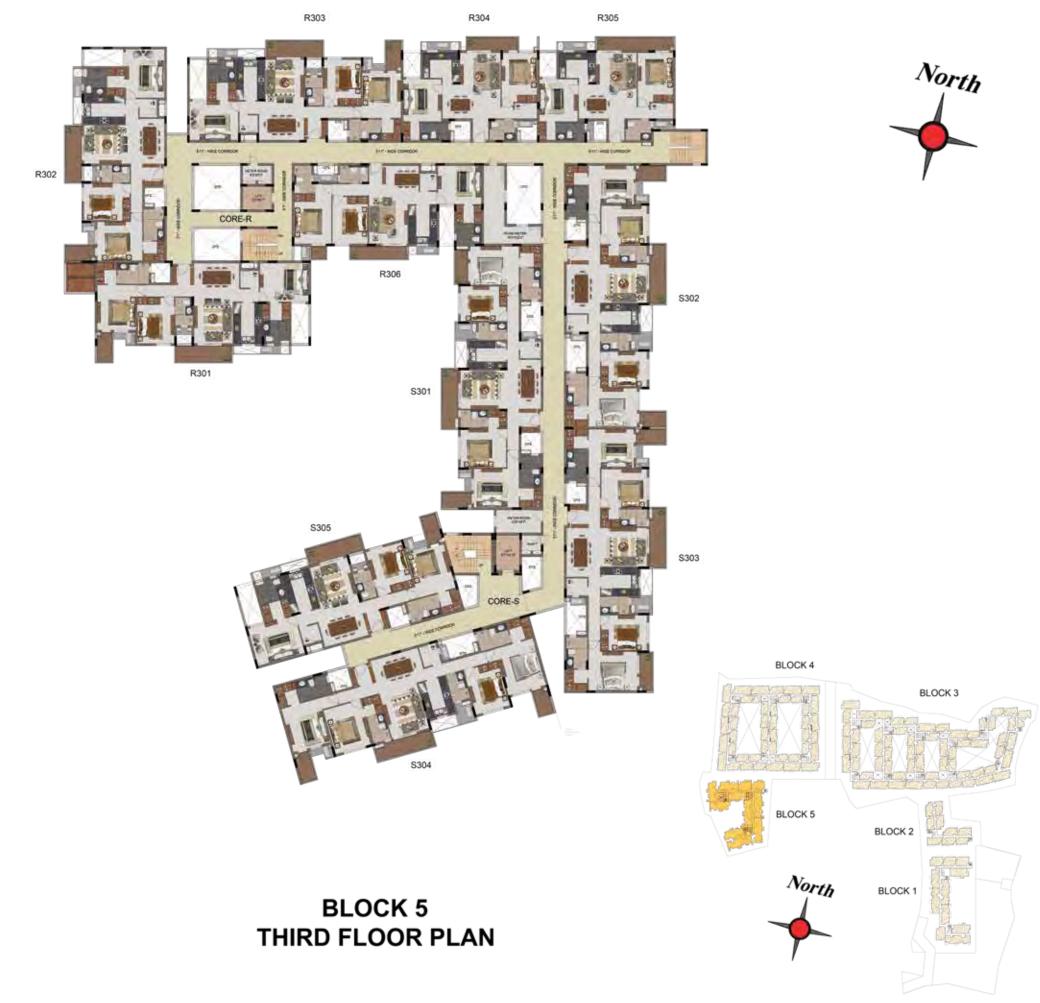
BLOCK 5 FIRST FLOOR PLAN



BLOCK 5 SECOND FLOOR PLAN

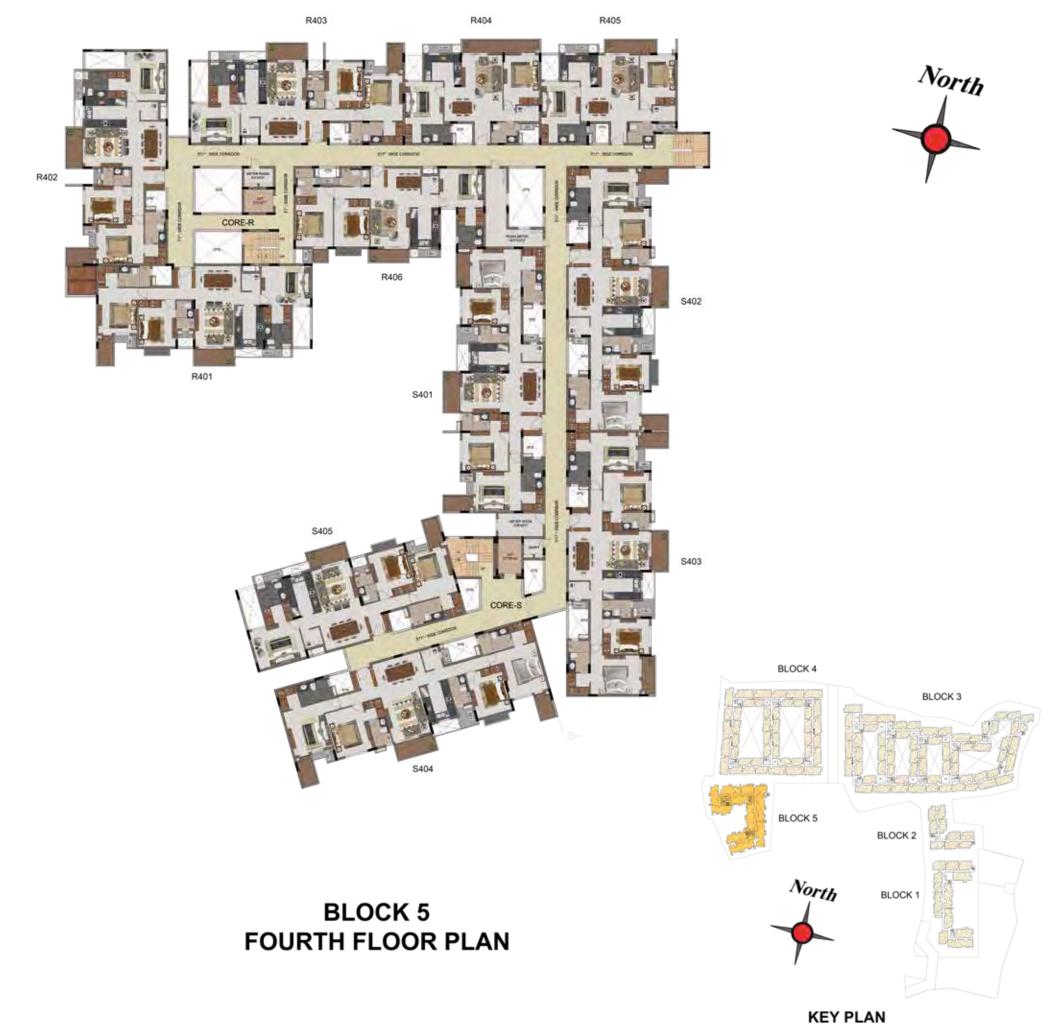


BLOCK 5 THIRD FLOOR PLAN



KEY PLAN

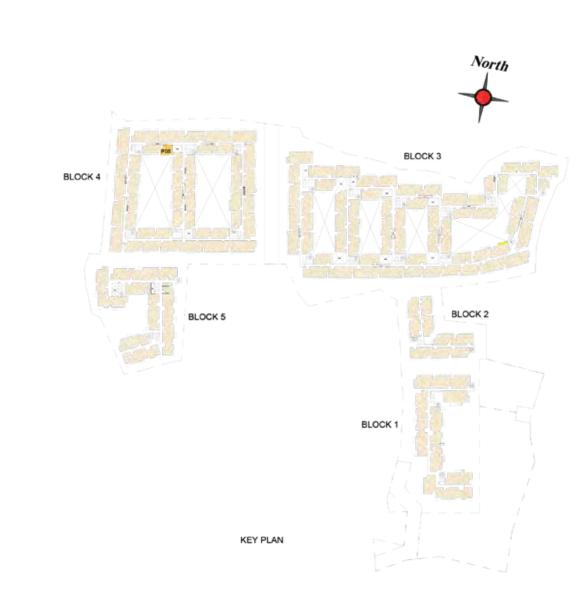
BLOCK 5 FOURTH FLOOR PLAN



UNIT PLANS 1 BHK ELITE

1 BHK ELITE PG05, P105- P405

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
PG05	1BHK+1T	398	25	423	649	46
P105 to P405	1BHK+1T	398	25	423	649	-





UNIT - P105 to P405



UNIT - PG05

GROUND FLOOR

North

UNIT PLANS 2 BHK ELITE





THIRD FLOOR



SECOND FLOOR





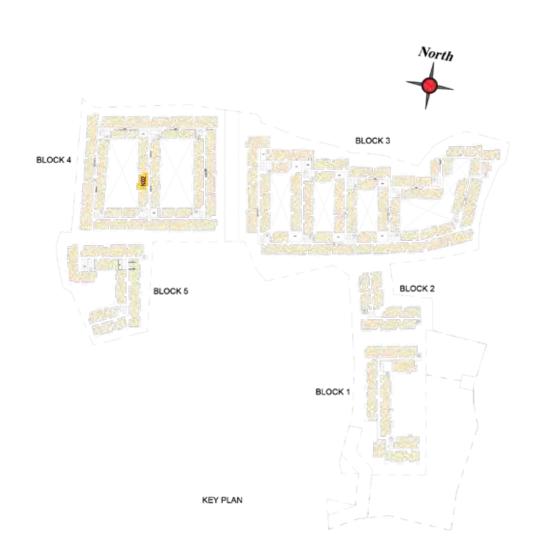


UNIT - NG02



GROUND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
NG02	2BHK+2T	645	34	679	988	125
N102	2BHK+2T	645	81	726	1051	
N202	2BHK+2T	645	55	700	1016	
N302	2BHK+2T	645	81	726	1051	
N402	2BHK+2T	645	57	702	1019	





UNIT - MG14

GROUND FLOOR

North

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
MG14	2BHK+2T	645	34	679	993	75
M114	2BHK+2T	645	36	681	1006	-
M214	28HK+2T	645	62	707	1041	
M314	28HK+2T	645	36	681	1006	
M414	2BHK+2T	645	62	707	1041	





UNIT NO.	APARTMENT	(SFT)	BALCONY AREA (SFT)	AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACI AREA (SFT)
NG01	2BHK+2T	645	34	679	993	127
N101	2BHK+2T	645	62	707	1031	-
N201	2BHK+2T	645	36	681	996	-
N301	2BHK+2T	645	62	707	1031	-
N401	2BHK+2T	645	38	683	999	-















UNIT - N304



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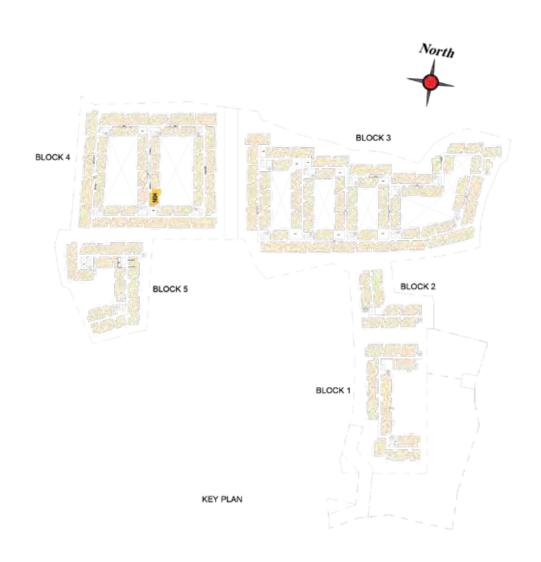




FIRST FLOOR

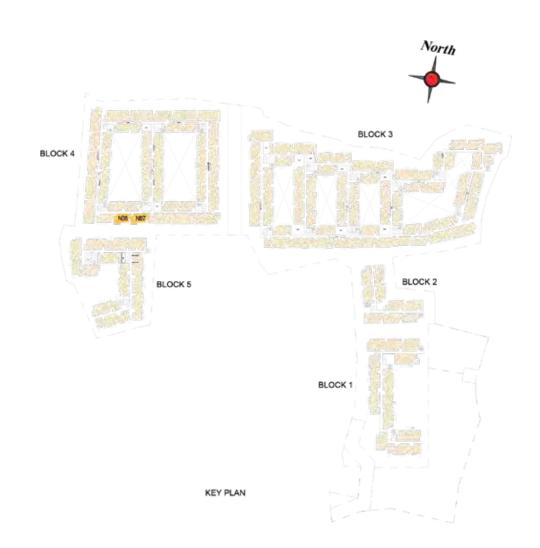


UNIT NO.	APARTMENT	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
NG04	2BHK+2T	645	34	679	993	107
N104	2BHK+2T	645	81	726	1056	
N204	2BHK+2T	645	55	700	1021	
N304	2BHK+2T	645	81	726	1056	
N404	2BHK+2T	645	57	702	1024	



2 BHK ELITE NG07- N407 & NG08 - N408

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
NG07 & NG08	2BHK+2T	645	34	679	993 & 990	132 & 125
N107 & N108	2BHK+2T	645	81	726	1056 & 1053	-
N207 & N208	2BHK+2T	645	55	700	1021 & 1018	-
N307 & N308	2BHK+2T	645	81	726	1056 & 1053	-
N407 & N408	2BHK+2T	645	57	702	1025 & 1022	













UNIT - N107 & N108



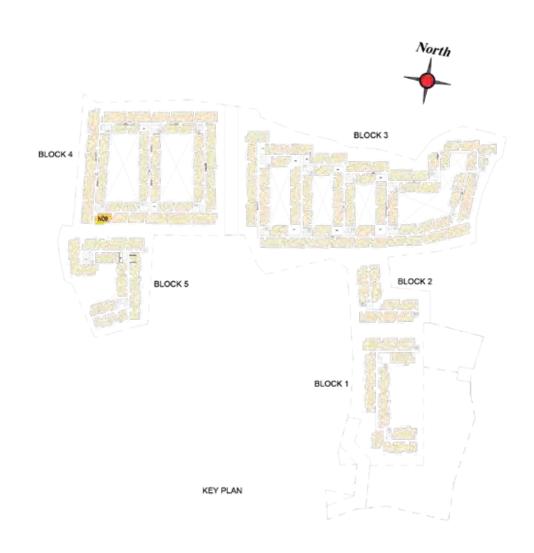


GROUND FLOOR

North



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
NG09	2BHK+2T	645	34	679	993	127
N109	2BHK+2T	645	57	702	1025	
N209	2BHK+2T	645	81	726	1056	
N309	2BHK+2T	645	55	700	1021	
N409	28HK+2T	645	81	726	1056	





UNIT - N109

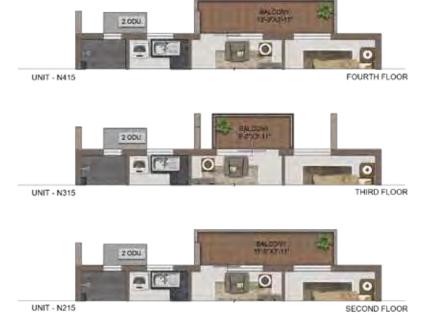


UNIT - NG09

GROUND FLOOR

North

55















UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
NG15	2BHK+2T	645	34	679	993	75
N115	2BHK+2T	645	36	681	996	-
N215	2BHK+2T	645	62	707	1031	-
N315	2BHK+2T	645	36	681	996	-
N415	2BHK+2T	645	62	707	1031	-





EED-1 IT-47X11-07 BED-1 IT-47X11-07 B-1073970	ED2 K13-11 ¹
UNIT - PG08	GROUND FLOOR



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
PG08	2BHK+2T	645	34	679	993	75
P108	2BHK+2T	645	62	707	1031	
P208	2BHK+2T	645	36	681	996	-
P308	2BHK+2T	645	62	707	1031	
P408	2BHK+2T	645	38	683	999	





UNIT NO	APARTMENT	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	AREA (SFT)
MG04	2BHK+2T	645	34	679	994	67
M104	2BHK+2T	645	81	726	1056	
M204	2BHK+2T	645	55	700	1022	-
M304	2BHK+2T	645	81	726	1056	-
M404	28HK+2T	645	57	702	1025	-











FIRST FLOOR









North

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
QG07	2BHK+2T	645	34	679	995	138
Q107	2BHK+2T	645	36	681	997	-
Q207	2BHK+2T	645	62	707	1032	-
Q307	2BHK+2T	645	36	681	997	
Q407	28HK+2T	645	62	707	1032	-





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UNIT - M201

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UNIT - M301

SECOND FLOOR

THIRD FLOOR



- 0

0

UNIT - MG01

GROUND FLOOR

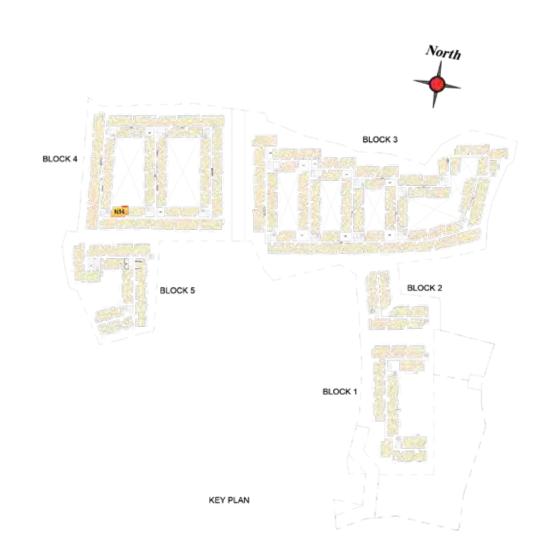
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UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
NG14	2BHK+2T	647	34	681	997	132
N114	2BHK+2T	647	57	704	1028	-
N214	2BHK+2T	647	57	704	1028	-
N314	28HK+2T	647	81	728	1060	
N414	2BHK+2T	647	55	702	1025	





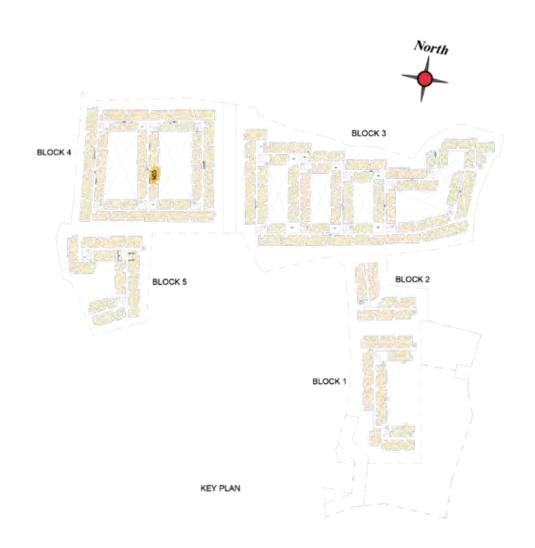
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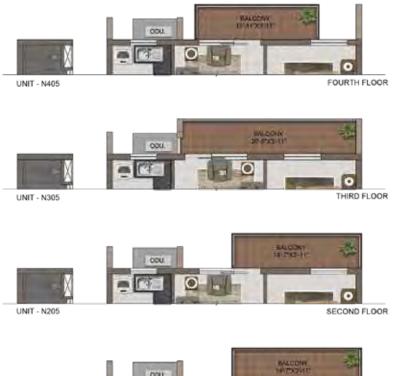
North-



UNIT - NG03

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
NG03	2BHK+2T	650	35	685	1002	210
N103	2BHK+2T	650	55	705	1028	
N203	2BHK+2T	650	83	733	1064	
N303	2BHK+2T	650	64	714	1040	
N403	2BHK+2T	650	83	733	1064	-









UNIT - NG05



North

UNIT NO.	APARTMENT	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
NG05	2BHK+2T	640	34	674	1002	67
N105	2BHK+2T	640	57	697	1034	-
N205	2BHK+2T	640	57	697	1034	-
N305	2BHK+2T	640	81	721	1065	
N405	2BHK+2T	640	55	695	1030	











FIRST FLOOR



UNIT - PG01



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
PG01	2BHK+2T	650	35	685	1003	126
P101	2BHK+2T	650	45	695	1016	
P201	2BHK+2T	650	45	695	1016	-
P301	2BHK+2T	650	45	695	1016	
P401	2BHK+2T	650	62	712	1039	





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= X		
UNIT - M105		FIRST FLC



UNIT - MG05

GROUND FLOOR

North

UNIT NO.	APARTMENT	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
MG05	2BHK+2T	642	34	676	1005	67
M105	2BHK+2T	642	57	699	1036	
M205	2BHK+2T	642	57	699	1036	
M305	2BHK+2T	642	81	723	1067	
M405	2BHK+2T	642	55	697	1032	





UNIT - N412

FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



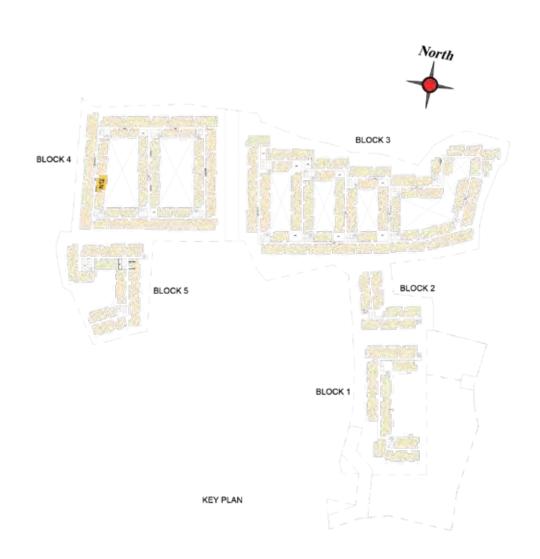
UNIT - N112





North-

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
NG12	2BHK+2T	650	36	686	1006	119
N112	2BHK+2T	646	55	701	1032	
N212	28HK+2T	646	83	729	1068	
N312	2BHK+2T	646	64	710	1043	
N412	2BHK+2T	646	83	729	1068	









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UNIT - N113

FIRST FLOOR

North

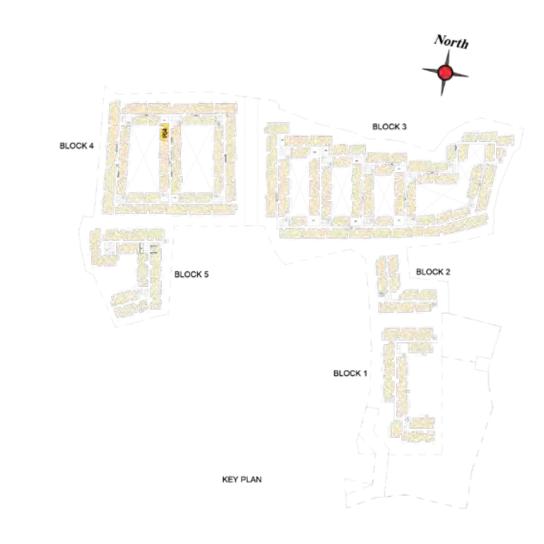


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NG13	2BHK+2T	640	34	674	1005	67
N113	2BHK+2T	640	58	698	1037	-
N213	2BHK+2T	640	58	698	1037	-
N313	2BHK+2T	640	82	722	1068	-
N413	2BHK+2T	640	55	695	1033	-





UNIT NO. APARTMENT CARPET AREA BALCONY AREA TOTAL CARPET SALEABLE AREA PRIVATE TERRACE TYPE (SFT) (SFT) AREA (SFT) (SFT) AREA (SFT) 1005 PG04 2BHK+2T 642 34 676 67 1067 723 P104 2BHK+2T 642 81 1033 P204 697 2BHK+2T 642 55 P304 1067 723 2BHK+2T 642 81 699 1036 P404 642 57 2BHK+2T







UNIT - P104

FIRST FLOOR

THIRD FLOOR





GROUND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)
M102	2BHK+2T	645	57	702	1021
M202	2BHK+2T	645	81	726	1052
M302	2BHK+2T	645	55	700	1018
M402	2BHK+2T	645	81	726	1052

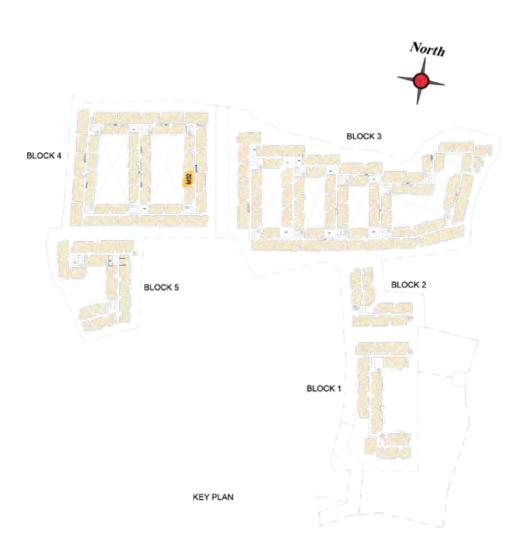












UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)
M110	2BHK+2T	645	57	702	1043
M210	2BHK+2T	645	81	726	1075
M310	2BHK+2T	645	55	700	1040
M410	2BHK+2T	645	81	726	1075



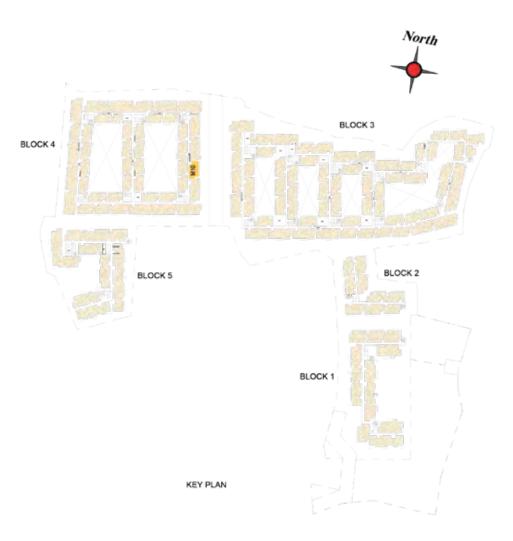
















UNIT - P302

FOURTH FLOOR



UNIT - P202

THIRD FLOOR



UNIT - P102

SECOND FLOOR

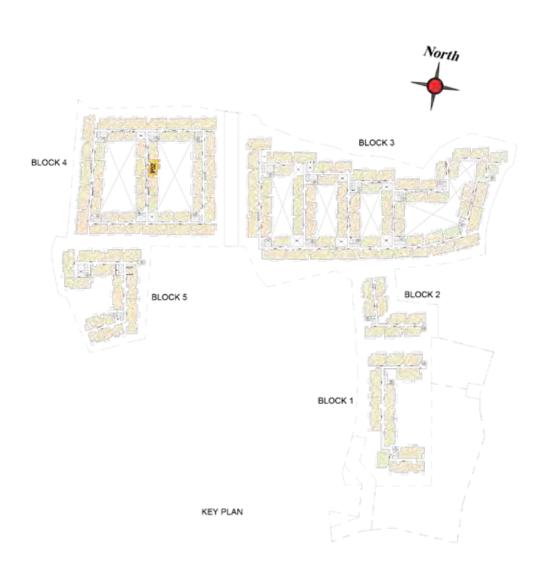
North



UNIT - PG02

GROUND FLOOR

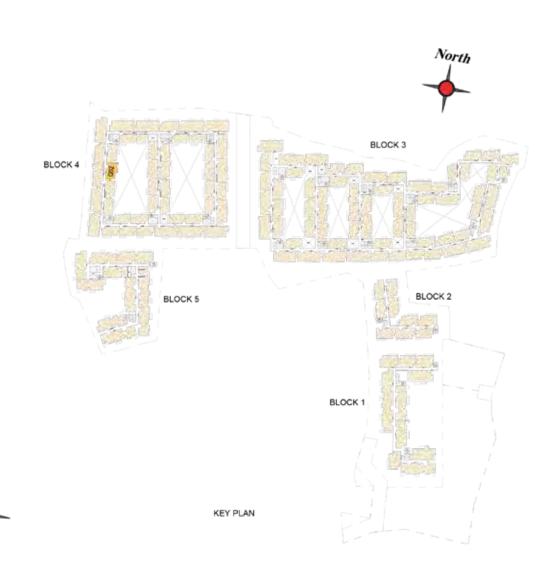
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
PG02	2BHK+2T	691	50	741	1084	208
P102	2BHK+2T	691	82	773	1126	
P202	2BHK+2T	691	58	749	1095	-
P302	2BHK+2T	691	82	773	1126	-
P402	2BHK+2T	691	64	755	1103	-





	TYPE	(SFT)	(SFT)	AREA (SFT)	(SFT)	AREA (SFT)
QG02	2BHK+2T	691	49	740	1083	99
Q102	2BHK+2T	691	82	773	1126	
Q202	2BHK+2T	691	58	749	1095	
Q302	2BHK+2T	691	82	773	1126	
Q402	2BHK+2T	691	64	755	1103	

UNIT NO. APARTMENT CARPET AREA BALCONY AREA TOTAL CARPET SALEABLE AREA PRIVATE TERRACE



UNIT - Q302

FOURTH FLOOR

13



- m

UNIT - Q202

THIRD FLOOR



UNIT - Q102

SECOND FLOOR

GROUND FLOOR

North



UNIT - QG02





UNIT - Q301

THIRD FLOOR





UNIT - Q101

FIRST FLOOR

GROUND FLOOR

North-



UNIT - QG01

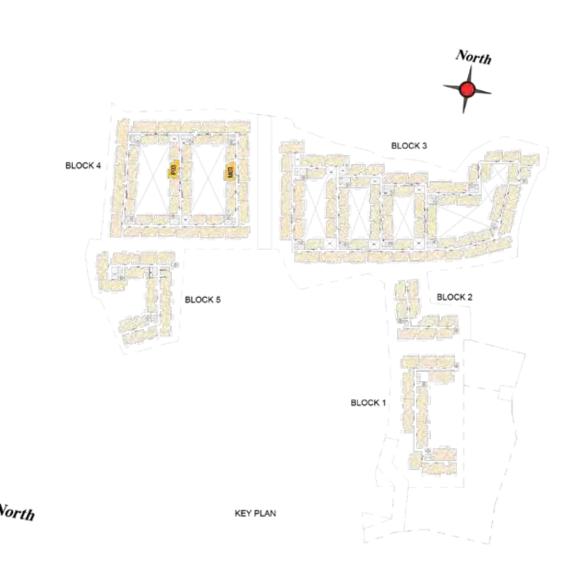
UNIT NO.	APARTMENT	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
QG01	2BHK+2T	691	50	741	1087	67
Q101	28HK+2T	691	64	755	1106	-
Q201	2BHK+2T	691	41	732	1075	-
Q301	2BHK+2T	691	64	755	1106	-
Q401	28HK+2T	691	49	740	1086	-



2 BHK ELITE MG03- M403 & PG03 - P403



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
MG03 & PG03	2BHK+2T	691	49	740	1089 & 1083	100 & 99
M103 & P103	2BHK+2T	691	64	755	1103	
M203 & P203	2BHK+2T	691	82	773	1126	
M303 & P303	2BHK+2T	691	58	749	1095	-
M403 & P403	2BHK+2T	691	82	773	1126	





UNIT - M203,P203

2

UNIT - M303,P303



UNIT - M103,P103

FIRST FLOOR

THIRD FLOOR



UNIT - MG03,PG03

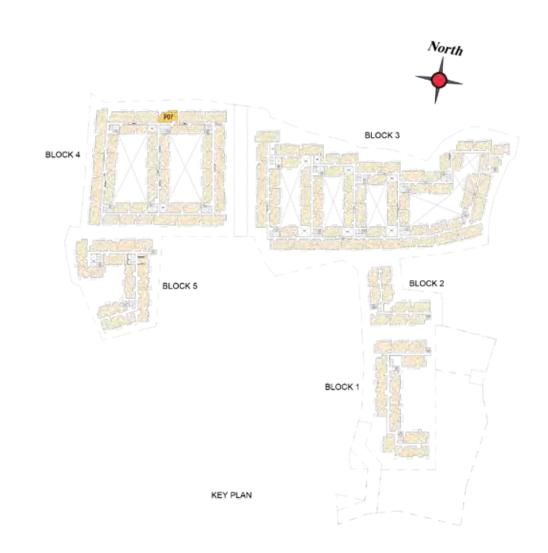


UNIT - PG07

GROUND FLOOR

North

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
PG07	2BHK+2T	791	44	835	1219	231
P107	2BHK+2T	791	64	855	1246	
P207	2BHK+2T	791	86	877	1274	
P307	2BHK+2T	791	59	850	1240	
P407	2BHK+2T	791	86	877	1274	-





UNIT - Q404

FOURTH FLOOR



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
QG04	2BHK+2T	791	44	835	1219	231
Q104	2BHK+2T	791	64	855	1246	-
Q204	2BHK+2T	791	86	877	1274	-
Q304	2BHK+2T	791	59	850	1240	
Q404	2BHK+2T	791	86	877	1274	

UNIT - Q304

THIRD FLOOR



UNIT - Q204

SECOND FLOOR



UNIT - Q104

FIRST FLOOR











UNIT PLANS 2 BHK SIGNATURE

2 BHK SIGNATURE RG04- R404

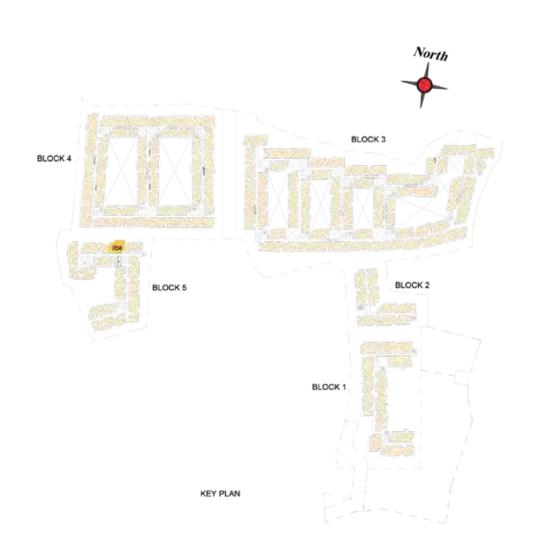






UNIT - RG04

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
RG04	2BHK+2T (signature)	825	72	897	1296	104
R104	2BHK+2T (signature)	825	72	897	1296	-
R204	2BHK+2T (signature)	825	90	915	1320	-
R304	2BHK+2T (signature)	825	59	884	1280	
R404	2BHK+2T (signature)	825	90	915	1320	-

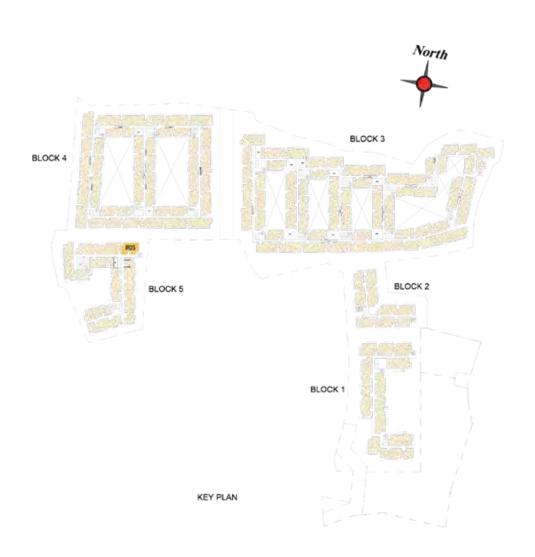




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DRISS -FETXA-11		
UNIT - RG05	ENTRY	GROUND FLOOR



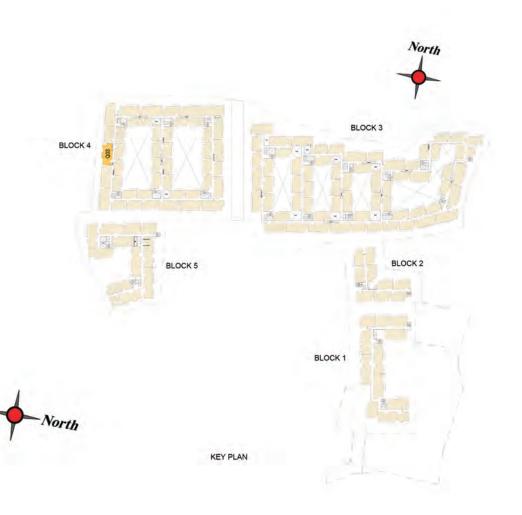
UNIT NO.	APARTMENT	CARPET AREA (SFT)	BALCONY AREA (SFT)	AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
RG05	2BHK+2T (signature)	825	72	897	1304	104
R105	2BHK+2T (signature)	825	72	897	1304	
R205	2BHK+2T (signature)	825	72	897	1304	-
R305	2BHK+2T (signature)	825	90	915	1328	
R405	2BHK+2T (signature)	825	59	884	1288	-



UNIT PLANS 3 BHK ELITE

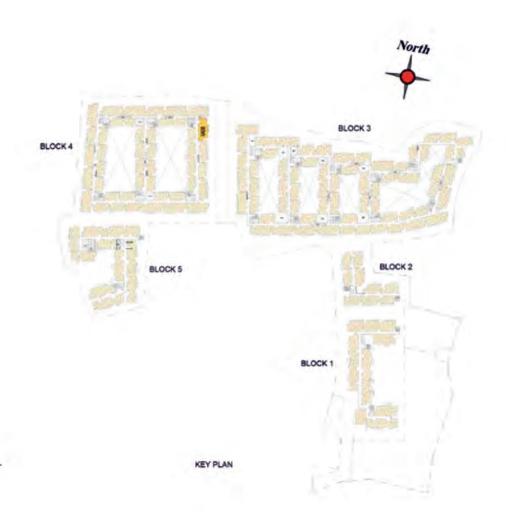


UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
QG03	3BHK+3T	1001	47	1048	1528	208
Q103	3BHK+3T	1013	47	1060	1547	(+
Q203	3BHK+3T	1001	47	1048	1528	1
Q303	3BHK+3T	1001	87	1088	1581	(+
Q403	3BHK+3T	1001	59	1060	1544	4





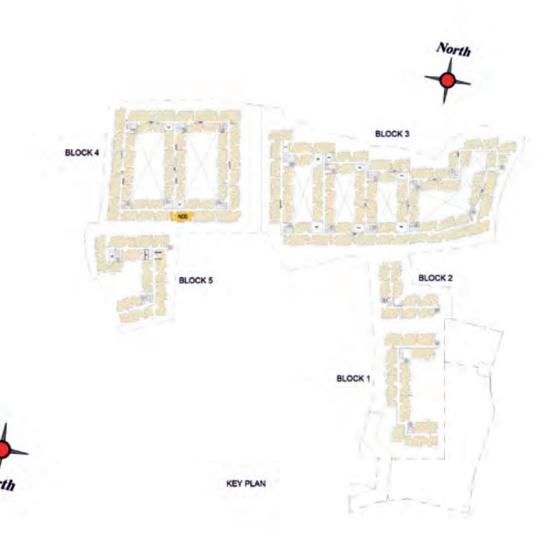
UNIT NO.	APARTMENT	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)
MG08	ЗВНК+ЗТ	1002	47	1049	1533
M108	звнк+зт	1014	47	1061	1552
M208	3BHK+3T	1002	47	1049	1533
M308	3BHK+3T	1002	87	1089	1586
M408	3BHK+3T	1002	59	1061	1549





2000	BRICOAN NEATTACHT	000
UNIT - N406		FOURTH FLOOR
	BALCONY 27473417	
UNIT - N306		THE LOOK
2000		
UNIT - N206		SECOND FLOOR
200U UNIT - N106		FIRST FLOOR
2 COU BATM DRESS ORESS DRESS DRESS T-57X4-11 DRESS T-57X4-11 DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRESS DRES		
	ASSAGE	COUL BATM
UNIT - NG06	ENTRY	GROUND FLOOR

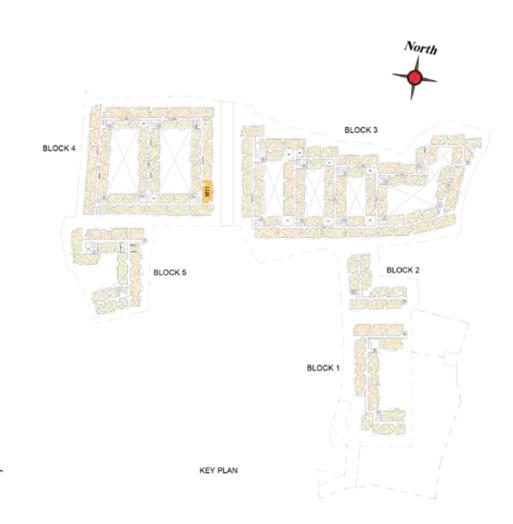
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
NG06	3BHK+3T	1004	47	1051	1533	259
N106	3BHK+3T	1015	47	1062	1552	4
N206	3BHK+3T	1002	47	1049	1533	4
N306	3BHK+3T	1002	87	1089	1587	
N406	3BHK+3T	1002	59	1061	1549	





UNIT - MG11

UNIT NO.	APARTMENT	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
MG11	3BHK+3T	1002	47	1049	1538	-
M111	3BHK+3T	1002	87	1089	1587	-
M211	3BHK+3T	1002	59	1061	1549	-
M311	3BHK+3T	1002	87	1089	1587	-
M411	3BHK+3T	1014	47	1061	1552	-



3 BHK ELITE MG13- M413

UNIT NO.	APARTMENT	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
MG13	3BHK+3T	1070	72	1142	1648	161
M113	3BHK+3T	1082	72	1154	1667	
M213	3BHK+3T	1070	72	1142	1648	
M313	3BHK+3T	1070	110	1180	1699	
M413	3BHK+3T	1070	83	1153	1662	





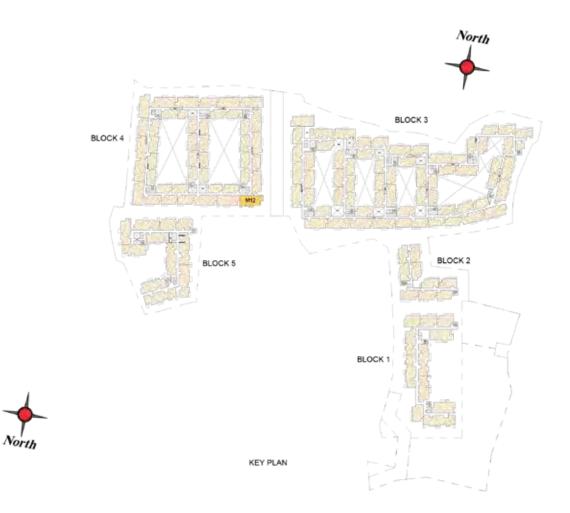
GROUND FLOOR

North



UNIT - MG12

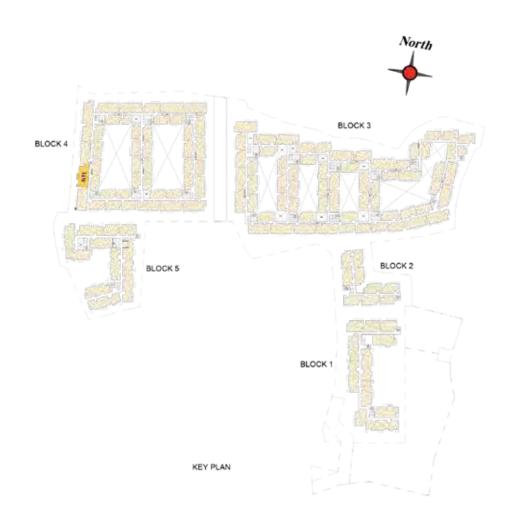
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
MG12	3BHK+3T	1070	72	1142	1653	142
M112	3BHK+3T	1070	110	1180	1704	-
M212	3BHK+3T	1070	83	1153	1668	-
M312	3BHK+3T	1070	110	1180	1704	-
M412	3BHK+3T	1082	72	1154	1672	-



2000 UNIT - N411	FOURTH FLOOR
2000. 2000. UNIT - N311	THIRD FLOOR
MADDWH B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B B <th>SECOND FLOOR</th>	SECOND FLOOR
	FIRST FLOOR
BLOOM BED2 BCTX15-117 BCOU BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2 BCD2	
BATH 2.11%7-107 BATH 2.11%7-107 BATH DINING M-1705-87 BATH DINING	6

UNIT - NG11

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
NG11	3BHK+3T	1070	72	1142	1653	163
N111	3BHK+3T	1082	72	1154	1672	-
N211	3BHK+3T	1070	72	1142	1653	
N311	3BHK+3T	1070	110	1180	1704	-
N411	3BHK+3T	1070	83	1153	1668	



3 BHK ELITE PG06 - P406, MG06 - M406, MG07 - M407



UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
PG06, MG06 & MG07	38HK+3T	1070	72	1142	1653,1648,1653	161,163,161
P106, M106 & M107	3BHK+3T	1070	110	1180	1704,1699,1704	
P206, M206 & M207	3BHK+3T	1070	83	1153	1668,1662,1668	
P306, M306 & M307	3BHK+3T	1070	110	1180	1704,1699,1704	-
P406, M406 & M407	3BHK+3T	1082	72	1154	1672,1667,1672	-



UNIT - Q406		FOURTH FLOOR
UNIT - Q306		THIRD FLOOR
UNIT - Q206		B M DOW PTTRON
UNIT - Q108		FIRST FLOOR
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UNIT - QG06

ENTRY

GROUND FLOOR

ii)

UNIT NO.	APARTMENT	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
QG06	38HK+3T	1070	72	1142	1653	84
Q106	38HK+3T	1070	72	1142	1653	-
Q206	38HK+3T	1070	72	1142	1653	-
Q306	38HK+3T	1070	110	1180	1704	
Q406	38HK+3T	1070	83	1153	1668	





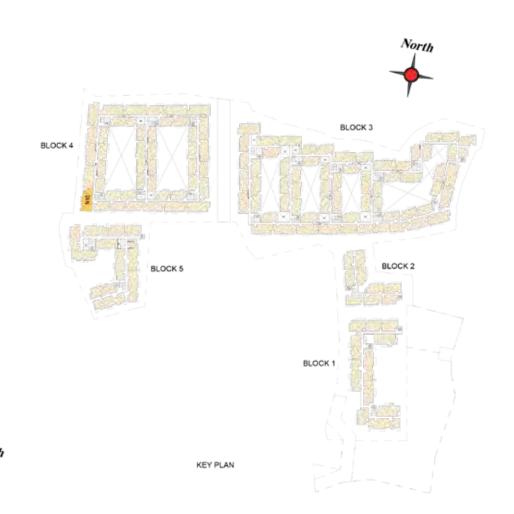
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
QG05	3BHK+3T	1070	72	1142	1658	164
Q105	3BHK+3T	1082	72	1154	1678	
Q205	3BHK+3T	1070	72	1142	1658	
Q305	3BHK+3T	1070	110	1180	1709	
Q405	3BHK+3T	1070	83	1153	1673	





UNIT - NG10

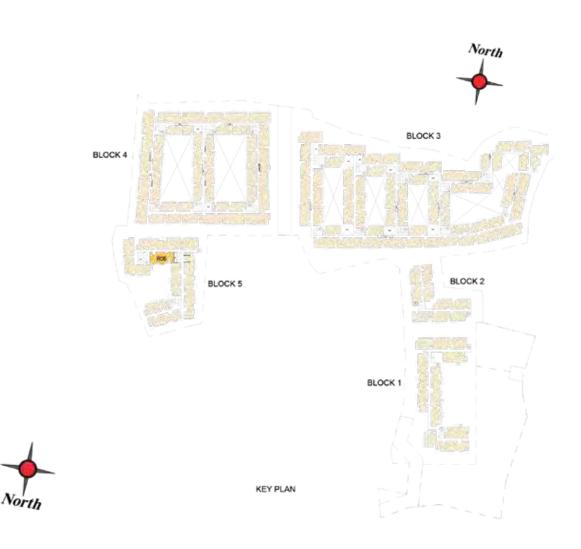
UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
NG10	38HK+3T	1070	72	1142	1658	172
N110	38HK+3T	1070	110	1180	1709	-
N210	38HK+3T	1070	83	1153	1673	
N310	38HK+3T	1070	110	1180	1710	
N410	38HK+3T	1082	72	1154	1678	



UNIT PLANS 3 BHK SIGNATURE

3 BHK SIGNATURE RG06 - R406

UNIT NO.	APARTMENT TYPE	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)
RG06	3BHK+3T (signature)	1064	45	1109	1635
R106	3BHK+3T (signature)	1066	86	1152	1690
R206	3BHK+3T (signature)	1066	58	1124	1653
R306	3BHK+3T (signature)	1066	85	1151	1688
R406	3BHK+3T (signature)	1078	67	1145	1684

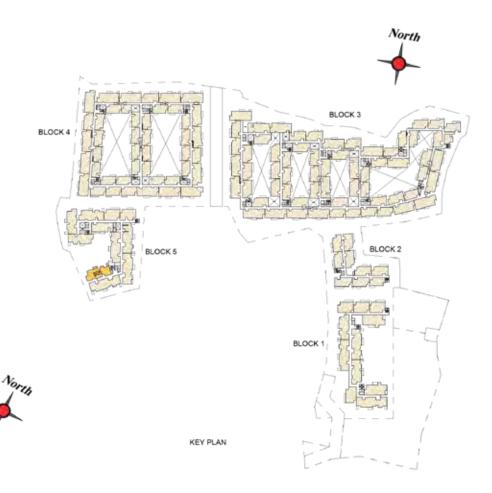




3 BHK SIGNATURE SG05 - S405



UNIT NO.	APARTMENT	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
SG05	3BHK+3T (signature)	1170	57	1227	1810	227
S105	3BHK+3T (signature)	1172	127	1299	1910	
S205	3BHK+3T (signature)	1172	93	1265	1866	-
S305	3BHK+3T (signature)	1172	130	1302	1914	
S405	3BHK+3T (signature)	1184	105	1289	1900	





UNIT NO.	APARTMENT	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	AREA (SFT)
RG03	3BHK+3T (signature)	1172	103	1275	1863	385
R103	3BHK+3T (signature)	1184	103	1287	1882	
R203	3BHK+3T (signature)	1172	103	1275	1863	
R303	3BHK+3T (signature)	1172	130	1302	1898	
R403	3BHK+3T (signature)	1172	98	1270	1857	



UNIT - RG03

3 BHK SIGNATURE RG01 - R401



UNIT NO.	APARTMENT	CARPET AREA (SFT)	BALCONY AREA (SFT)	TOTAL CARPET AREA (SFT)	SALEABLE AREA (SFT)	PRIVATE TERRACE AREA (SFT)
RG01	3BHK+3T (signature)	1172	103	1275	1864	227
R101	3BHK+3T (signature)	1172	130	1302	1900	
R201	3BHK+3T (signature)	1172	93	1265	1851	
R301	3BHK+3T (signature)	1172	130	1302	1900	
R401	3BHK+3T (signature)	1184	103	1287	1883	



North



UNIT - RG02

TYPE	(SFT)	(SFT)	AREA (SFT)	(SFT)	AREA (SFT)
38HK+3T (signature)	1172	103	1275	1864	228
38HK+3T (signature)	1184	103	1287	1883	-
3BHK+3T (signature)	1172	103	1275	1864	
38HK+3T (signature)	1172	130	1302	1900	
38HK+3T (signature)	1172	98	1270	1858	-
	TYPE 3BHK+3T (signature) 3BHK+3T (signature) 3BHK+3T (signature) 3BHK+3T (signature)	TYPE (SFT) 3BHK+3T (signature) 1172 3BHK+3T (signature) 1184 3BHK+3T (signature) 1172 3BHK+3T (signature) 1172	TYPE (SFT) (SFT) 3BHK+3T (signature) 1172 103 3BHK+3T (signature) 1184 103 3BHK+3T (signature) 1172 103 3BHK+3T (signature) 1172 103 3BHK+3T (signature) 1172 103	TYPE (SFT) (SFT) AREA (SFT) 3BHK+3T (signature) 1172 103 1275 3BHK+3T (signature) 1184 103 1287 3BHK+3T (signature) 1172 103 1275 3BHK+3T (signature) 1172 103 1275 3BHK+3T (signature) 1172 130 1302	TYPE (SFT) (SFT) AREA (SFT) (SFT) 3BHK+3T (signature) 1172 103 1275 1864 3BHK+3T (signature) 1184 103 1287 1883 3BHK+3T (signature) 1172 103 1275 1864 3BHK+3T (signature) 1172 103 1275 1864 3BHK+3T (signature) 1172 130 1302 1900

BLOCK : BLOCK 4 BLOCK 2 BLOCK 5 BLOCK 1 KEY PLAN

UNIT PLANS 4 BHK SIGNATURE

4 BHK SIGNATURE SG02 - S402

NT - \$402	UNIT	APARTMENT TYPE	AREA	AREA	CARPET	SALEABLE	TERRACE
	SG02 S102 S202 S302	48HK+4T (signature) 48HK+4T (signature) 48HK+4T (signature) 48HK+4T (signature)	(SFT) 1450 1450 1450 1450	(SFT) 143 168 143 168	AREA (SFT) 1593 1618 1593 1618	(SFT) 2323 2356 2323 2356	AREA (SFT) 270 -
NIT - \$302	S402	(signature) 4BHK+4T (signature)	1462	143	1605	2342	-
NT - S202	BLOC	:K 4					th
NI - \$102					BLOCH		
	8 2	BLOCK 5				BLOCK 2	
BED-1 IT-CYX12-VP DRESS 11-CYX12-VP DRESS 11-CYX12				E	BLOCK 1		- 4
		KEY	' PLAN		E		, ' , ' , '

NIT - SG02

ENTRY

4BHK SIGNATURE SG03 - S403



4BHK SIGNATURE SG04 - S404



4 BHK SIGNATURE SG01 - S401



PAYMENT PATTERN

Booking Advance	10%
Agreement Stage	40%
Commencement of Foundation	10%
Commencement of Basement Roof	7.5%
Commencement of Ground Floor Roof	7.5%
Commencement of 2nd Floor Roof	7.5%
Commencement of 4th Floor Roof	7.5%
On Completion of Flooring Respective Unit	5%
Handing Over	5%
Total	100%

ELITE 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

ATT

Anti-termite treatment will be done



AA

WALL FINISH

Internal walls

Living, Dining, bedrooms, Kitchen, bathrooms & lobby finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Ceiling

Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Exterior walls

Exterior faces of the building finished with 1 coat of primer & 2 coats of emulsion paint with colour as per architect design

Bathroom

Glazed ceramic tile up to false ceiling height of size 300 x 600 mm & above false ceiling will be finished with a coat of primer

Kitchen

Ceramic wall tile of size 300 x 600mm for a height of 600mm above the counter top finished level

Toilet ceiling

Grid type false ceiling

FLOOR FINISH WITH SKIRTING

Living, Dining, Kitchen, Bedrooms & Utility

Vitrified tiles of size 800 x 800mm

Bathroom

Anti-skid ceramic tiles of size 300 x 300mm

Balcony

Anti-skid ceramic tiles of size 300 x 300mm

Private open terrace (if applicable)

Pressed tiles finish

KITCHEN & DINING

Kitchen

Platform will be finished with granite slab of 600mm wide at height of 800mm from the finished floor level

Electrical point

CP fitting Kohler/ Roca/ Equivalent

Sink

Quartz Single bowl sink without drain board for 1 BHK & with drain board for 2, 3 & 4 BHKs



BALCONY

Handrail

MS handrail as per architect's design



BATHROOMS

Sanitary fixture Kohler/ Roca/ Equivalent

CP fittings Kohler/ Roca/ Equivalent

Master Bathrooms Wall mounted WC with cistern, Health faucet, Single lever diverter with rain shower, trench drain & counter wash basin with polished granite

Other Bathrooms Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower with SS trap & Wall mount wash basin



JOINERY

Main door

- African teak wood door frame with double side veneer finish skin door of size (1050 x 2350mm)
- Ironmongeries like Digital door lock of Yale / equivalent tower bolts, door viewer, safety latch, door stopper in SS finish

Bedroom doors

- First quality solid wood door frame with design moulded skin door of size (900 x 2100mm)
- Ironmongeries like door lock of Godrej /equivalent locks, thumb turn with key, door stopper, door bush, tower bolt, etc.

Bathroom doors

- Good quality door frame with FRP moulded shutters of size (750 X 2100mm) with water proofing resistant on inner side
- Ironmongeries like thumb turn of Godrej / equivalent locks,door stopper, etc.

WINDOWS

Windows

UPVC / Aluminium powder coated windows with sliding shutter with see through plain glass and MS grill on inner side wherever applicable

French doors

UPVC / Aluminium powder coated frame and doors with toughened glass without grills.

Ventilators

UPVC / Aluminium powder coated frame of fixed / adjustable louvered / open-able shutter

ELECTRICAL POINTS

Power Supply 3 PHASE power supply connection.

Safety device MCB & ELCB (Earth leakage Circuit breaker)

Switches & sockets Modular box & modular switches & sockets of Anchor Roma / Schneider / equivalent

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

TV & Telephone Point in Living & Bed-1

Mobile charging dock Mobile charging dock provided in living and Bed - 1

Data Point in Living

Split - air conditioner Point will be provided in Living/ Dining & All bedrooms

Exhaust fan Point will be given in all bathrooms

Geyser Geyser point will be provided in all toilets

Back-up 600W for 3BHK, 500W for 2BHK & 400W for 1BHK

SPECIFICATIONS COMMON TO BUILDING COMPLEX



COMMON FEATURES

Lift Elevators of 8 passenger lift will be provided as per requirement

Back – up

100% Power backup for common amenities such as lifts, Water pump, STP & selective common area lighting

Name board Apartment owner name will be provided in ground floor

Lift fascia Granite at Ground Level and Tile at Other Levels

Lobby & Corridor

- Lift lobby Granite flooring at ground level & Tile flooring at other levels
- Corridor Tile flooring at all levels

Staircase floor Tile / Kota flooring for staircase

Staircase handrail MS handrail with enamel paint in all floors

Terrace floor Pressed tile flooring



OUTDOOR FEATURES

Water storage UG sump with WTP (Min. requirement as per water test report)

Rainwater harvest Rainwater harvesting site

STP Centralised Sewage Treatment plant

Intercom Intercom will be provided

Safety

CCTV surveillance cameras will be provided all around the building at pivotal locations in ground

Well defined walkway Walkway spaces well defined as per landscape design intent

Security Security booth will be provided at the entrance

Compound wall Building perimeter fenced by compound wall with entry gates for a height of 1500mm / as per Landscape design

Landscape Suitable landscape at appropriate places in the project

Driveway Convex mirror for safe turning in driveway in / out.

SIGNATURE 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

ATT

Anti-termite treatment will be done



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WALL FINISH

Internal walls

Living, dining, bedrooms, kitchen, bathrooms & lobby finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Ceiling

Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Exterior walls

Exterior faces of the building finished with 1 coat of primer & 2 coats of Emulsion paint with color as per architect design

Bathroom

Glazed ceramic tile up to false ceiling height of size 300x600 mm & above false ceiling will be finished with a coat of primer

Kitchen

Ceramic wall tile of size 300x600mm for a height of 600mm above the counter top finished level

Toilet ceiling

Grid type false ceiling

FLOOR FINISH WITH SKIRTING

Living, Dining, Kitchen, Bedrooms & Utility Vitrified tiles of size 1200x600mm Bathroom Anti-skid ceramic tiles of size 300x300mm

Balcony

Anti-skid ceramic tiles of size 300x300mm

Private open terrace (if applicable)

Pressed tiles finish

KITCHEN & DINING

Fitchen

Platform will be finished with granite slab of 600mm wide at height of 800mm from the finished floor level

Electrical point For chimney & water purifier

CP fitting Pull-out tap of American Standard/ Kohler/ Equivalent

Sink Quartz/equivalent Double bowl sink with drain board



BALCONY

Handrail MS handrail as per architect's design



BATHROOMS

Sanitary fixture American Standard/ Kohler/ Equivalent

> **CP fittings** American Standard/ Kohler/ Equivalent

Master Bathrooms

Wall mounted WC with cistern, Health faucet, Single lever diverter with Rain shower, counter topwash basin with polished granite, Glass partition with door and trench drain for shower area

Other Bathrooms

Wall mounted WC with cistern, Health faucet, Single lever diverter with overhead shower, Counter top wash basin with granite counter, glass partition in shower area and SS trap



Main door

- African teak wood door frame with double side veneer finish skin door of size (1050 x 2350mm) with architrave
- Ironmongeries like video door lock of Hafele / equivalent, tower bolts, door viewer, safety latch, door stopper in SS finish

Bedroom doors

- Engineered Door frame with double side laminated shutter of size (900x2100mm)
- Ironmongeries like door lock of Godrej /equivalent locks, thumb turn with key, door stopper, door bush, tower bolt, etc.

Bathroom doors

- Engineered Door frame with double side laminated of size (750 X 2100mm)with water proofing on inner side
- Ironmongeries like thumb turn of Godrej / equivalent locks,door stopper, etc.



WINDOWS

Windows

UPVC/ Aluminium powder coated windows with sliding shutter with see through plain glass and MS grill on inner side wherever applicable

French doors

UPVC/ Aluminium powder coated frame and doors with toughened glass without grills

Ventilators

UPVC/ Aluminium powder coated frame of fixed / adjustable louvered / open-able shutter

ELECTRICAL POINTS

Power Supply

3 PHASE power supply connection

Safety device

MCB & ELCB (Earth leakage Circuit breaker)

Switches & sockets

Modular box & modular switches & Universal sockets of Anchor Roma / Schneider / equivalent

Wires

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

TV & Telephone

Point in Living, Bed-1 & Bed-2

Mobile charging dock

Mobile charging dock provided in living and Bedroom-1

Bluetooth speaker

Speaker with Bluetooth facility - for kitchen and master toilet

Data

Point in Living

Split- air conditioner Point will be provided in Living / Dining & All bedrooms

Exhaust fan Point will be given in all bathrooms

Geyser

Geyser point will be provided in all toilets **Mirror & LED light** Mirror with LED light for master toilet

Back-up 800W for 4BHK & Duplex, 800W for 3BHK & 600W for 2BHK

SPECIFICATIONS COMMON TO BUILDING COMPLEX



COMMON FEATURES

Lift
 Elevators of 8 passenger lift will be provided as per requirement
 Back - up
 100% Power backup for common amenities such as lifts, Water pump, STP & selective common area lighting
 Name board
 Apartment owner name will be provided in ground floor
 Lift fascia
 Granite lift fascia at all levels
 Lobby & Corridor

- Lift lobby Granite flooring at all levels
- Corridor Tile flooring at all levels

Staircase floor

Ground floor with granite flooring & other floors with Kota/Shahbadth Staircase handrail MS handrail with enamel paint in all floors Terrace floor

Pressed tile flooring



OUTDOOR FEATURES

Water storage UG sump with WTP (Min. requirement as per water test report) Rainwater harvest Rainwater harvesting site STP

> Centralised Sewage Treatment plant Intercom Intercom will be provided

Safety CCTV surveillance cameras will be provided all around the building at pivotal locations in ground

Well defined walkway

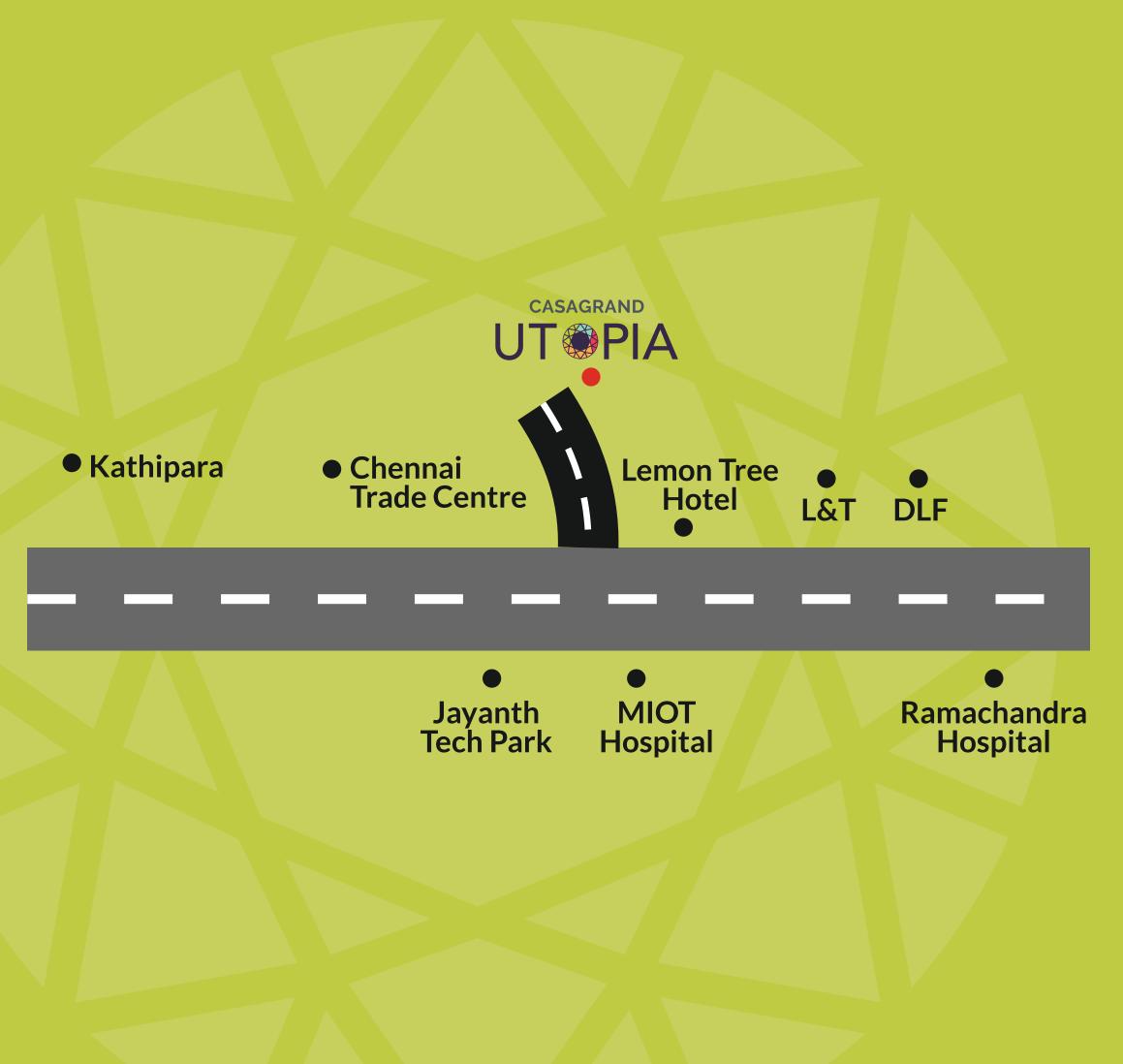
Walkway spaces well defined as per landscape design intent

Security Security booth will be provided at the entrance

Compound wall Building perimeter fenced by compound wall with entry gates for a height of 1500mm / as per Landscape design

Landscape Suitable landscape at appropriate places in the project Driveway

Convex mirror for safe turning in driveway in / out



LOCATION ADVANTAGES

NEARBY CORPORATES

- DLF IT City was built and opened next to Manapakkam.
- Multinational companies such as IBM, HP, CTS, L&T Infotech are located in this IT City. L&T ECC, L&T Ship Building and L&T Audco are also vested in this area.
- The availability of small parks, educational institutions, hospitals, banks and superstores prove this is a good residential area in this part of the city

NEARBY TRANSPORT

- Chennai International Airport 30 mins
- Manapakkam Kamaraj Salai Bus Stop 4 mins
- Guindy Railway Station 20 mins
- Alandur Metro Station 12 mins

NEARBY SCHOOLS & COLLEGES

- ✤ M.K.M. Matriculation Hr. Sec. School 4 mins
- Pon Vidyashram, Mugalivakkam 7 mins
- First School, Manapakkam 3 mins
- SEED Play School, Manapakkam 5 mins
- Sri Sruthilaya School of Music and Dance 4 mins
- Sri Chaitanya Techno School 5 mins
- St Francis International School, Kolapakkam 3 mins
- Ravindra Bharathi Global School, Nandambakkam 8 mins
- Lalaji Memorial Omega International School 5 mins
- Padma Seshadri Bala Bhavan Senior Secondary School 10 mins

NEARBY HOSPITALS

- MIOT International, Manapakkam 7 mins
- Nalam Hospital, Manapakkam 5 mins
- Kedar Hospital, Mugalivakkam 4 mins
- Hriday Hospital, Mugalivakkam 5 mins
- Dr. Fernandez Home for Schizophrenia, Mugalivakkam 4 mins
- St Thomas Hospital, Mugalivakkam 8 mins

AWARDS



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



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



Excellence in Delivery - 2018 ET Now



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



Developer of the Year 2018-2019 Realty Fact & Quickr



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



Largest Project of the Year - 2018 Casagrand Luxus TOI



Distinguished Design Awards 2017 Casagrand ECR14



Best Attordable Housin Project of the Year Casagrand NexTown CMO Global



CSR Initiative of the Year - 2018 ET Now



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



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