



**CASAGRANDE
HIGHLINE**



CASAGRAN
building aspirations

SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

CHENNAI | BENGALURU | COIMBATORE | HYDERABAD
PUNE | DUBAI

20

Years of excellence

40,000+

Happy customers

140+

Superior projects

53+

Million sft. of living spaces





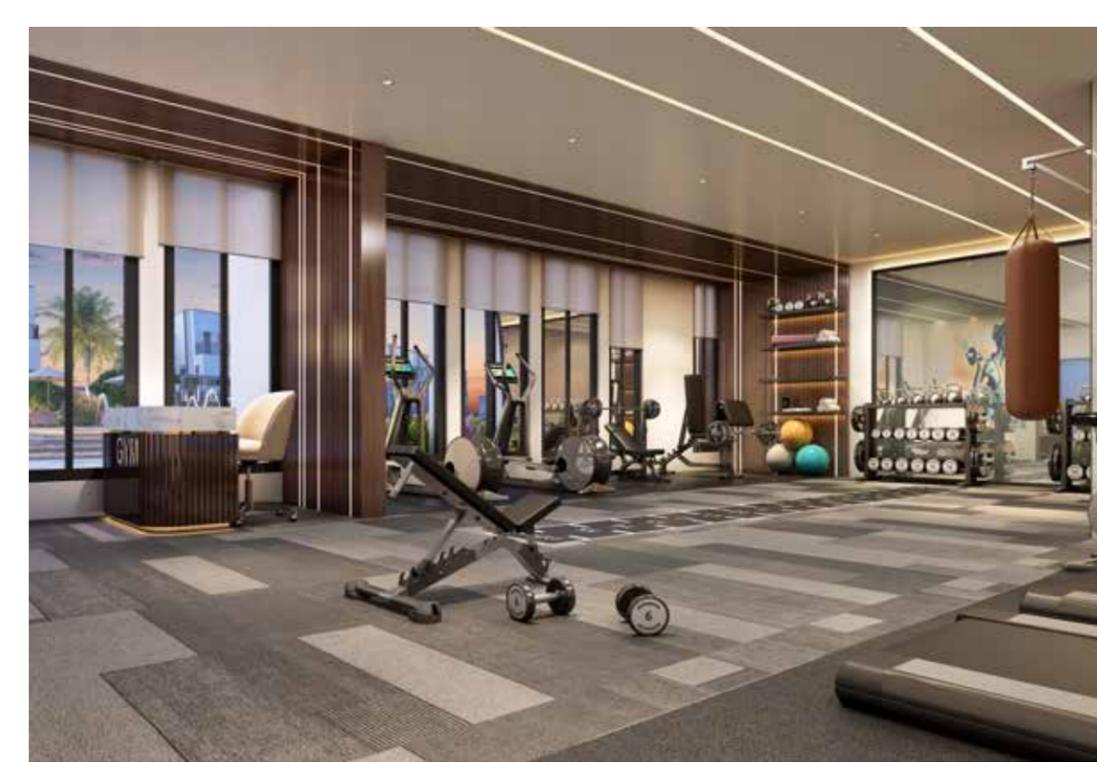
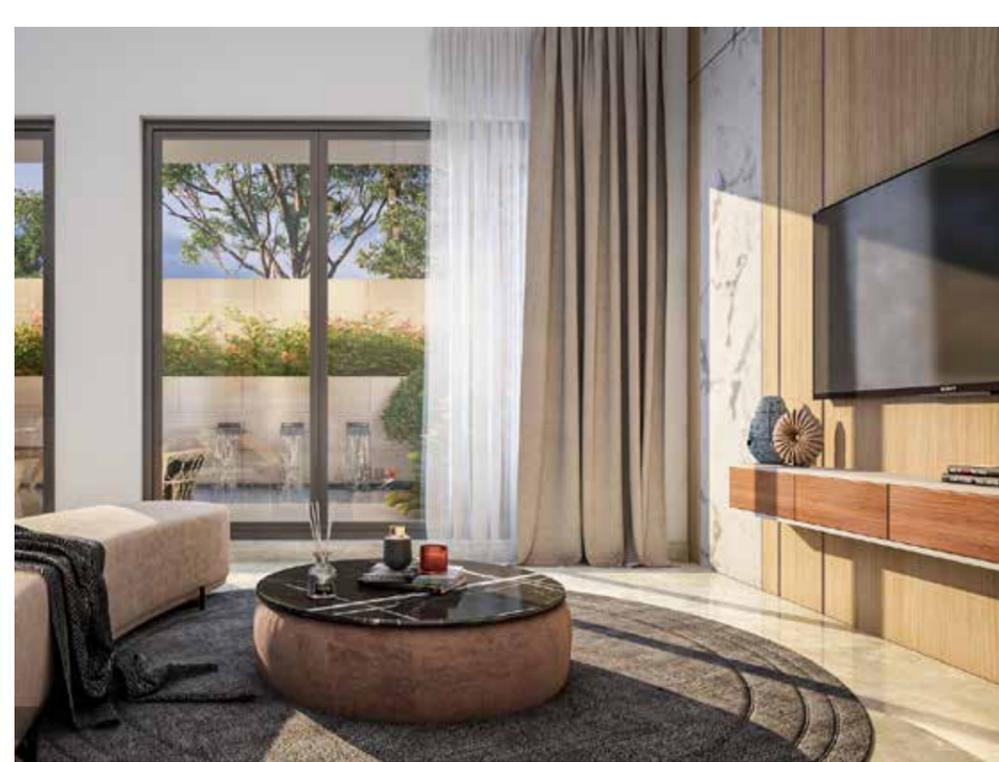
Introducing Casagrand Highline

Where superior design meets unparalleled craftsmanship. The perfect blend of sophisticated living and tranquil surroundings. Every corner of this community has been crafted to offer a sense of peace and harmony. Experience the luxury of space, privacy, and nature all in one place. Welcome to a new standard of living—where excellence is not just promised, but delivered.



Salient Features

- A beautifully crafted contemporary styled community on 5.5 acres in Ammapalayam – Tiruppur.
- 137 Signature apartments and 36 Ultra-Luxurious villas.
- 35+ amenities with state of the art features.
- Grandeur Clubhouse overlooking a stunning swimming pool.
- 70% open land area adds to the efficiency of the building footprint.
- Vaastu-compliant homes with efficient spatial planning.



OUTDOOR AMENITIES

GAMES, FEATURES AND WELLBEING

- Board Games Lawn
- Leisure Seating
- Aqua Pebble Leisure Deck
- Tree-Shade Plaza
- Island Seater
- Hammock Garden
- Barbeque Lawn
- Party Lawn
- Amphitheater with Dais

SWIMMING POOL

- Lap Pool
- Poolside Cabana
- Interactive Jets
- Poolside Lounge Deck
- Kids Pool with Stepping Stones

CLUBHOUSE AMENITIES & FACILITIES

ENTERTAINMENT & CONVENIENCE

- Car wash bay
- Car Charging bay
- Laundry
- Driver Toilet & Dormitories
- ATM Provision
- Association Room
- Multipurpose hall
- Mini Theatre
- Relaxation Lounge

INDOOR GAMES, SPORTS, FITNESS & WELLBEING

- Board Games - Chess
- Air Hockey
- Foosball
- Table Tennis
- Billiards
- Carrom Room
- Gym

KIDS PLAY AREA

- Kids Indoor play area
- Activity area
- Play Tent
- Kids soft play area
- Ball pit and slide
- Lego Play

The Best of Product Superiority

- Casagrand's exclusive Premium High-rise and Villa development in Tiruppur.
- A community with the best of Architecture and finesse.
- A lavish collection of pinnacle tower comprising of 137 Signature apartments and 36 Ultra-Luxurious villas, elegantly spread across 5.5 acres.
- 70% of open land area adds to the efficiency of the building footprint.
- Spacious planning with the finest of material furnishing and accessories for an exceptional lifestyle.
- Centrally located podium and Plunge Pool providing the best of views from the towers and Villas.
- 35+ Amenities with state of the art features.
- Grandeur Clubhouse overlooking a stunning Swimming pool.
- Vaastu-compliant homes with efficient spatial planning.
- Master plan and unit plan designs are based on five important pillars in planning: Light, Ventilation, Vaastu, Privacy, and Aesthetics.

Presenting you a community with the best of Architecture & Finesse

- The project is set amidst 5.5 acres with 173 units:
 - 137 signature 3 & 4 BHK apartments
 - 36 ultra-luxurious 4 BHK villas
- A Basement + Ground + 12-floor apartment and Ground +2 - floor villa structure complemented by a Contemporary façade adorned with elegant lighting enumerating the grandeur lifestyle.
- A grand drive-through adorned with a monumental entrance, flanked by premium villas on either side, creating a majestic welcome.
- The towers feature an ultra-modern 7000 sq. ft clubhouse, meticulously designed to overlook the podium and offer stunning views of the swimming pool.
- Building orientation ensures maximum wind flow and minimum heat gain for every apartment.
- Well-lit feature wall embellished with the landscape is provided opposite to tower entrances as a way finder.
- Magnificent Lift Facia with marble wall cladding, Flooring and lighting elements.





A neighborhood one with nature

- 57900 sq. ft of lush green landscape sprawled with amenities and entertainments for residents of all age groups.
- The community boasts of an efficient building footprint with 70% open space.
- The apartment tower is planned around a vast podium of 13000 sq. ft with no overlooking between the apartments.
- Private terraces are provided for most of the apartments in the ground-floor level connecting the indoors with the podiums.
- The site features meticulously planned pathways and a host of elegantly designed amenities, creating a seamless experience
- Meticulously planned basement parking to create a 100% Vehicle free zone within the community.

Elevate your Lifestyle with our Premium Amenities such as

- A striking 6500 sq. ft Swimming Pool anchors the central podium, featuring an adults' pool, elegant water curtain, parabolic jets, and kids' pool adorned with stepping stones.
- Unwind your evenings at the poolside cabana and lounge deck, for a serene and relaxing ambiance.
- Encircling the swimming pool is a charming blend of a party lawn, barbeque lawn, aqua-pebble leisure deck, amphitheater seating with a stage, hammock garden and outdoor board games for endless entertainment and relaxation.
- Outdoor communal spaces such as Leisure seating, Tree shade plaza, and Island seater for casual gatherings.
- Experience the grandeur of the clubhouse with its double-height lobby, defined by a stunning central landscape feature with seating.
- The multipurpose hall and mini theater offer versatile spaces for hosting events and enjoying entertainment.
- The indoor children's play area features Lego play, play equipment, soft play area, Play tent and ball pit with slide.
- A gaming room loaded with various amenities such as foosball table, Board games, Table Tennis, air hockey, Billiards, and Carrom table.
- A gym put together with features such as a multifunctional training, exclusive floor workout, etc. ensuring users' health and fitness.



Choose our Luxurious Signature Villas to upgrade your lifestyle

- Main door designed with wooden paneling and architrave for an appealing entrance.
- Designer villa number signage with accent lighting.
- Transforming the ambiance of the foyer, living, dining, lounge, passages and pooja spaces with exclusive Marble flooring for a truly luxurious touch.
- 600 x 1200 mm premium vitrified flooring tiles in Kitchen and Bedrooms.
- 600 x 600 mm Anti-skid tiles in Bathrooms.
- 600 x 1200 mm Wooden deck finish tiles in the Balcony.
- Elevate your bedroom's style with a laminated designer door, adorned with a chic designer handle for a touch of luxury.
- Cloth drying pulley hangers in the open terrace for everyday convenience.
- Luxurious Master bathrooms fitted with Ceiling mounted rain shower, Hand shower, Glass shower partition, Bathtub with accessories, Granite counter with two Counter-mount washbasins.
- Premium range Kohler or equivalent fittings in all bathrooms.
- Pest-free long trench and square SS designer gratings are provided in the bathrooms and kitchen.
- Foot lamps are provided in bedrooms for your daily convenience.
- Waterproof charging points are provided in the outdoor deck and balcony for evening parties and functional convenience.

Choose our Luxurious Signature Apartments to upgrade your lifestyle

- Well-planned and decorated corridors with wall-lit artifacts leading to your doorsteps.
- Main door designed with wooden paneling and architrave for an appealing entrance.
- Designer door number signage with accent lighting.
- Digital door lock system with four independent unlocking features.
- Transforming the ambiance of the foyer, living, dining, passages and pooja spaces with an exquisite tile makeover for a truly luxurious touch.
- 600 x 1200 mm premium vitrified flooring tiles in Kitchen and Bedrooms.
- 600 x 600 mm Anti-skid tiles in Bathrooms and Utility.
- 600 x 1200 mm Wooden deck finish tiles in the Balcony and Private terrace.
- Elevate your bedroom's style with a laminated designer door, adorned with a chic designer handle for a touch of luxury.
- Cloth drying hangers in the balcony for everyday convenience.
- Luxurious Master bathrooms fitted with Ceiling mounted rain shower, Hand shower, Glass shower cubicle, Granite counter with two Counter-mount washbasins.
- Premium range Kohler or equivalent fittings in all bathrooms.
- Pest-free long trench and square SS designer gratings are provided in the bathrooms and kitchen.
- Foot lamps are provided in bedrooms for your daily convenience.
- Waterproof charging points are provided in the balcony for evening parties and functional convenience.
- Designer floor identification signage at every floor level.



Signature Villas

- Dedicated 3 car parks along with landscape is designed for all the villas.
- All the villas are designed with a landscaped deck and Hardscape features that opens out from the living & dining, connecting with the nature.
- All the villas are planned with separate Living and Dining avoiding crossover.
- Vertical travel made effortless with the Marble clad elevator space.
- Spacious kitchen planned for everyday convenience.
- All bedrooms, living & kitchen are consciously planned to be well ventilated.
- Luxuriously planned master bedroom with dedicated walk-in wardrobe & voluminous balcony.
- Solely planned Family lounge in the first floor.
- Space for washing machine is devoted in the terrace for everyday convenience.

Signature Apartments

- All cores are well equipped with staircases and two lifts – with capacity of 10 passengers.
- Apartments designed with dedicated Foyer space.
- Uninterrupted visual connectivity - all bedrooms & balconies will be facing the podium.
- Convenient AC ODU spaces serviceable from the interior.
- All units with Walk-in wardrobes are provided in one of the bedrooms.
- Two balconies - one in the Living & one in the bedroom is provided in all of the apartments.
- Dedicated Washing machine space is provided in all of the apartments.
- Common wash basin is provided in all of the apartments.

Considering Vaastu...? We got that sorted too

- Most units have North or East facing entry doors.
- All apartments have kitchens placed in SE and NW.
- All apartments have SW Bedrooms.
- No apartments have Toilets in NE.
- No unit has a Bed headboard in the North.





Site Plan

SITE PLAN

AMENITIES

GAMES, FEATURES AND WELLBEING

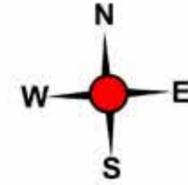
- 1 Board Games-Lawn
- 2 Leisure Seating
- 3 Aqua-pebble Leisure Deck
- 4 Free-Shadow Plaza
- 5 Mand Seater
- 6 Hammock Garden
- 7 Barbeque Lawn
- 8 Party Lawn
- 9 Amphitheater with dais

SWIMMING POOL

- 10 Lap Pool
- 11 Poolside Cabana
- 12 Interactive Jets
- 13 Poolside Lounge Deck
- 14 Kids Pool with Stepping Stone

ENTERTAINMENT & CONVENIENCE

- 15 Car Wash bay



*Villa
Unit Plans*

4BHK+4T-East Facing



Ground floor plan

VILLA	LAND AREA	SALEABLE AREA	CARPET AREA
1	3009	3751	2832
2	3009	3751	2832
3	3008	3751	2832
4	3000	3751	2832
5	2996	3751	2832
6	3005	3751	2832
7	3004	3751	2832
8A	3002	3751	2832
9	2992	3751	2832

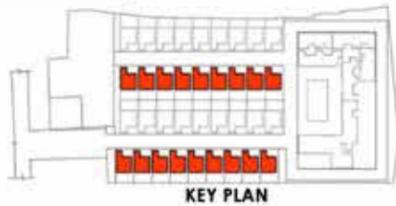


First floor plan

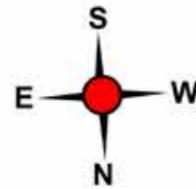
VILLA	LAND AREA	SALEABLE AREA	CARPET AREA
19	4062	3751	2832
20	3008	3751	2832
21	3008	3751	2832
22	3008	3751	2832
23	3008	3751	2832
24	3008	3751	2832
25	3008	3751	2832
26A	3008	3751	2832
27	3008	3751	2832



Second floor plan



KEY PLAN



4BHK+4T-East Facing



Ground floor plan

VILLA	LAND AREA	SALEABLE AREA	CARPET AREA
10	3008	3751	2836
11	3008	3751	2836
12	3008	3751	2836
12A	3008	3751	2836
14	3008	3751	2836
15	3008	3751	2836
16	3008	3751	2836
17A	3008	3751	2836
18	4062	3751	2836



First floor plan

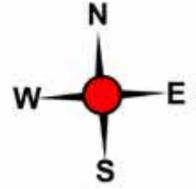
VILLA	LAND AREA	SALEABLE AREA	CARPET AREA
28	2886	3751	2836
29	2876	3751	2836
30	2924	3751	2836
31	2970	3751	2836
32	2985	3751	2836
33	2988	3751	2836
34	2991	3751	2836
35A	3042	3751	2836
36	4346	3751	2836



Second floor plan



KEY PLAN

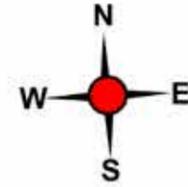






*Apartment
Floor Plans*

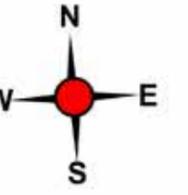
BASEMENT PLAN



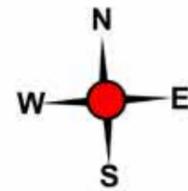
AMENITIES

- 16 Car charging bay
- 17 Laundry
- 18 Driver's Toilet & Dormitories

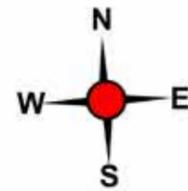
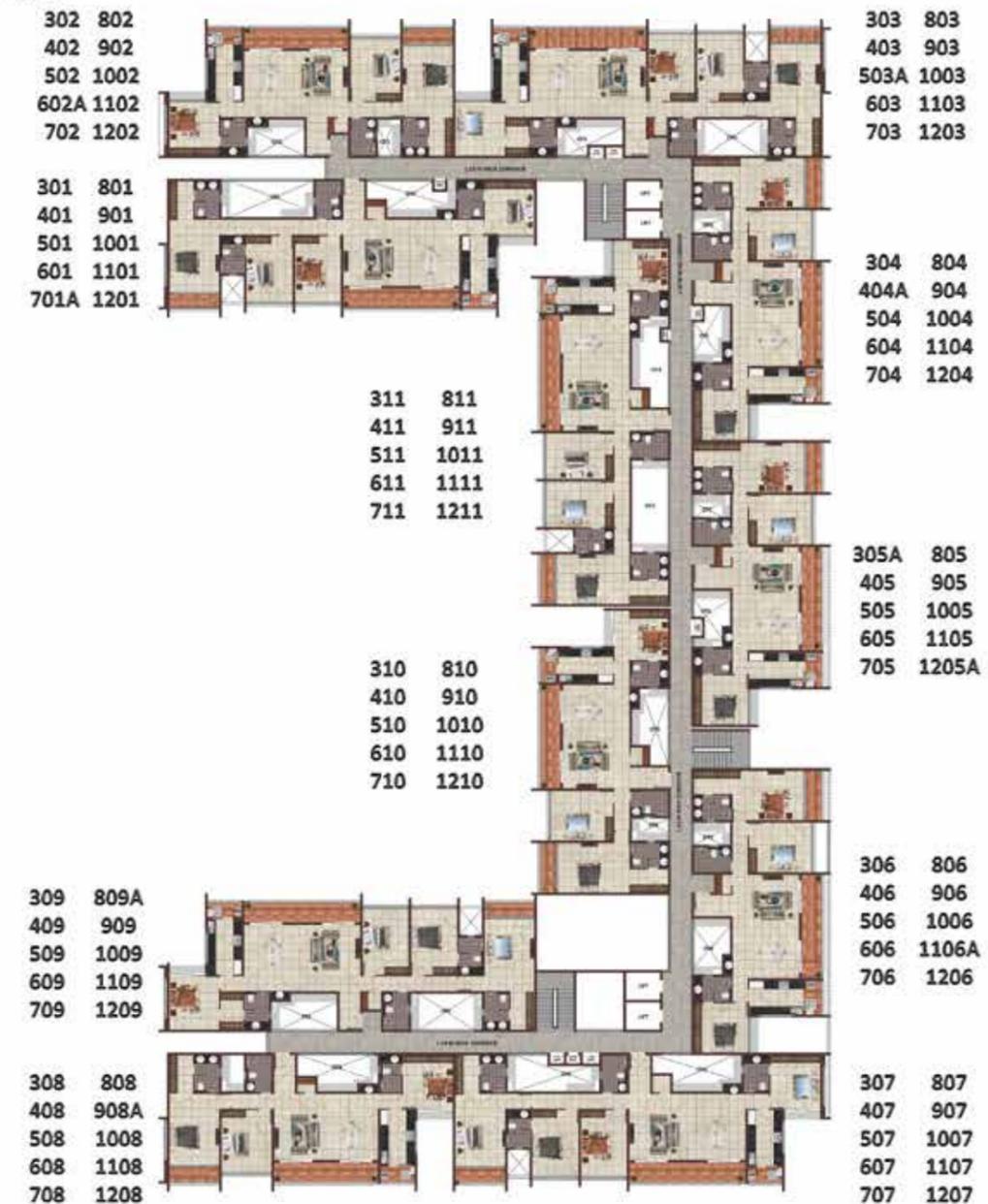
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL FLOOR PLAN





*Apartment
Unit Plans*

3BHK+3T-North Facing



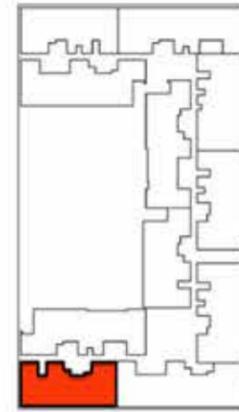
UNIT NO- 208-1208.

Typical floor plan
(2nd -12th)



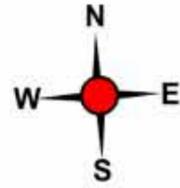
UNIT NO- 108

First floor plan



KEY PLAN

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
108	1471	216	1687	2300	137
208, 308, 408, 508, 608, 708, 808, 908A, 1008, 1108, 1208.	1471	216	1687	2300	0



3BHK+3T-East Facing



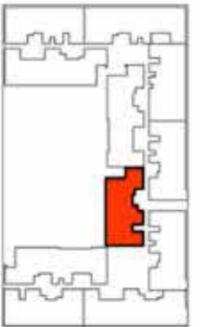
UNIT NO- 110

First floor plan

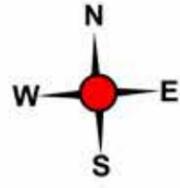


UNIT NO- 210-1210

Typical floor plan
(2nd-12th)



KEY PLAN



UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
110	1489	216	1705	2319	142
210, 310, 410, 510, 610, 710, 810, 910, 1010, 1110, 1210	1483	216	1699	2319	0

3BHK+3T-North Facing

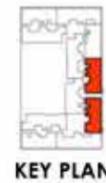


UNIT NO- 105 First floor plan

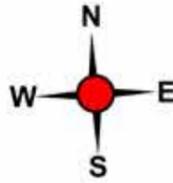
UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
105	1514	216	1730	2338	219
106	1522	216	1738	2343	282



UNIT NO- 106 First floor plan



KEY PLAN



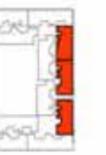
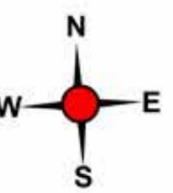
3BHK+3T-North Facing



UNIT NO- G04 Ground floor plan



UNIT NO- 104-1204, 205-1205A, 206A-1206. Typical floor plan



KEY PLAN

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
G 04	1522	215	1737	2344	168
104, 204, 304, 404A, 504, 604, 704, 804, 904, 1004, 1104, 1204.	1508	215	1723	2336	0
205, 305A, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205A.	1508	216	1724	2338	0
206A, 306, 406, 506, 606, 706, 806, 906, 1006, 1106A, 1206.	1516	216	1732	2343	0

4BHK+4T-North Facing



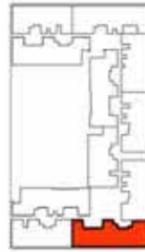
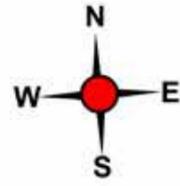
UNIT NO- 207-1207

Typical floor plan
(2nd-12th)



UNIT NO- 107A

First floor plan



KEY PLAN

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
107A	1843	223	2066	2808	197
207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207.	1837	224	2061	2819	0

4BHK+4T-East Facing



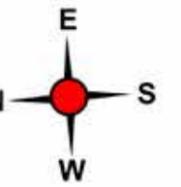
UNIT NO- 111-1211

Typical floor plan
(1st-12th)



UNIT NO- G11

Ground floor plan



KEY PLAN

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
G11	1837	224	2061	2818	0
111, 211, 311, 411, 511, 611, 711, 811, 911, 1011, 1111, 1211	1837	224	2061	2818	0

4BHK+4T-North Facing



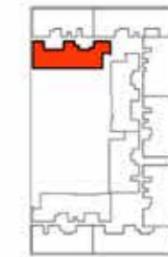
UNIT NO- 101-1201

Typical floor plan
(1st - 12th)



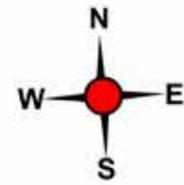
UNIT NO- G01

Ground floor plan



KEY PLAN

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
G01	1837	224	2061	2827	0
101, 201, 301, 401, 501, 601, 701A, 801, 901, 1001, 1101, 1201.	1837	224	2061	2827	0



4BHK+4T-East Facing



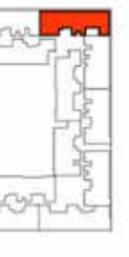
UNIT NO- 103-1203

Typical floor plan
(1st - 12th)



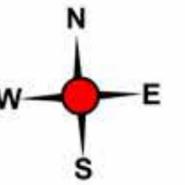
UNIT NO- G03

Ground floor plan

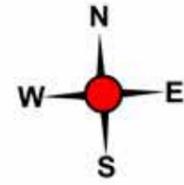


KEY PLAN

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
G03	1921	224	2145	2901	137
103, 203, 303, 403, 503A, 603, 703, 803, 903, 1003, 1103, 1203	1916	224	2140	2901	0



4BHK+4T-East Facing



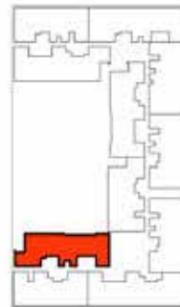
UNIT NO- 209-1209

Typical floor plan
(2nd-12th)



UNIT NO- 109

First floor plan



KEY PLAN

UNIT NO	CARPET AREA	BALCONY AREA	TOTAL CARPET AREA	SALEABLE AREA	PRIVATE TERRACE AREA
	(SFT)	(SFT)	(SFT)	(SFT)	(SFT)
109	1922	224	2146	2913	142
209, 309, 409, 509, 609, 709, 809A, 909, 1009, 1109, 1209	1916	224	2140	2913	0

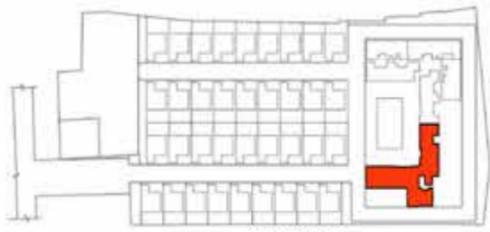
Clubhouse Plan

Clubhouse

- AMENITIES**
- ENTERTAINMENT & CONVENIENCE
- 19 ATM Provision
 - 20 Association Room
 - 21 Multipurpose Hall
 - 22 Mini Theatre
 - 23 Relaxation Lounge

- INDOOR GAMES, SPORTS, FITNESS AND WELLBEING
- 24 Board Games- Chess
 - 25 Air Hockey
 - 26 Foos Ball
 - 27 Table Tennis
 - 28 Billiards
 - 29 Carrom Room
 - 30 Gym

- KIDS PLAY AREA
- 31 Kids Indoor play equipment
 - 32 Activity Area
 - 33 Play Tent
 - 34 Kids Soft Play area
 - 35 Ball pit and Slide
 - 36 Lego play



KEY PLAN

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 3350mm

ATT

- Anti-termite treatment will be done

WALL 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 emulsion

Exterior walls

- Finished with Bubble texture, 1 coat of primer & 2 coats of exterior emulsion paint WITH Color as per architect design intent

Bathroom

- Designer tile of size 600x1200mm for a height of 2400mm & above will be finished with 1 coat of primer & 2 coats of premium emulsion

FLOOR FINISH WITH SKIRTING

Main Flooring (Foyer, Living/ Dining, Pooja, Internal passages & Informal Living)

- Marble flooring

Bedrooms & Kitchen

- Vitrified tiles of size 600x1200mm

Bathrooms

- Anti-skid ceramic tiles of size 600x600mm

Balcony / Open Terrace

- Wooden finish deck tiles of size 600x1200mm

Terrace

- Pressed finish tiles

Car parking

- Shahabad

KITCHEN / OPEN TERRACE & DINING

Electrical point

- For Hob, Chimney, Water Purifier, Washing Machine & Dish washer

Plumbing point

- Inlet & Outlet provision for Water Purifier, Washing Machine & Sink

External Gas Bunk

- External Gas Bunk provision for storage

Dining

- Counter mounted wash basin wherever applicable with Kohler or equivalent CP fittings

Open terrace

- Wall mounted cloth drying stand in recommended location

BALCONY

Handrail

- MS handrail finished with PU primer with enamel paint as per architect's design intent

STAIRCASE

Flooring

- Marble & Granite flooring for staircase

Handrail

- Glass handrail & Wooden handle on top as per architect's design

BATHROOMS

CP Sanitary fixture

- Kohler or equivalent

Bathrooms 1

- Wall mounted WC with Concealed cistern, Health faucet, Single lever diverter with Ceiling mount rain shower with hand shower & spout, fixed glass shower partition, two granite counter mounted wash basins and 2' long trench drain

- Bath tub with spout

Bathroom 2 & 3

- Wall mounted WC with Concealed cistern, Health faucet, Single lever diverter with Ceiling mount rain shower & spout, fixed glass shower partition, Granite counter mounted wash basin and Square drain

Other bathroom

- Wall mounted WC with Concealed cistern, Health faucet, Single lever diverter with Ceiling mount rain shower & spout, Granite counter mounted wash basin and Square drain

Maid' Bathroom

- Wall mounted WC with Concealed cistern, Health faucet, Single way Bib tap

Solar Water Heater

- Solar Hot water line provided at shower area for all toilets with suitable capacity of water heater and no provision for Geyser inside the bathrooms

DOORS

Main door

- Veneer finish full jamb architrave and concealed hinge with double side veneer finish door of size 1200x2400mm and wooden panelling

- Ironmongeries like Digital lock system of Hafele or equivalent lock, tower bolts, door viewer, safety latch, Magnetic door catcher, etc., of Dormakaba or equivalent brand

Bedroom doors

- Laminate finish full jamb architrave, frame and hinge with double side laminated door of size 900x2400mm

- Ironmongeries like designer door handle, door stopper, door bush, etc., of Dorset or equivalent brand

Bathroom doors

- Laminate finish full jamb architrave, hinge, double side laminated door of size 800x2400mm

- Ironmongeries like one side coin & thumb turn lock without key, designer door handle, door bush, etc., of Dorset or equivalent brand

Terrace doors

- Good quality door frame with waterproof shutters (or) Steel door with elegant finish of size 900x2400mm

- Ironmongeries like inside thumb turn lock without key, Magnetic catcher etc., of Dorset or equivalent brand

Servant Bedroom & Bathroom door

- Good quality door frame with Waterproof or FRP shutters
- Ironmongeries like lock, door stopper etc., of Dorset or equivalent brand

WINDOWS

Windows

- Aluminum framed sliding shutter with see-through plain glass & MS grill / railing (wherever applicable) finished with Zinc Chromite primer and enamel paint
- Sill treatment with granite

French doors

- Aluminum framed sliding shutters with toughened glass
- Threshold treatment with granite

Ventilators

- Aluminum framed adjustable louver & MS grill finished with Zinc Chromite primer and enamel paint
- 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 good quality IS brand

Wires

- Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand

5 Amp socket (outdoor)

- Point provided in outdoor deck in the recommended location.

Foot lamp

- Provided in all bedrooms

TV

- Point in Living & Master bedroom

DATA provision

- Provision in Living

Split- air conditioner

- Points in living / dining, & all Bedrooms

Exhaust fan

- Point in all bathrooms

Power Back-up

- Inverter provision for fan and light points (Wiring & Conduit provision only)





17A

16



Apartment 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 3200mm

ATT

- Anti-termite treatment will be done

WALL 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 Bubble texture, 1 coat of primer & 2 coats of exterior emulsion paint with Color as per architect design

Bathroom

- Designer tile of size 600x1200mm for a height of 2550mm & above False ceiling will be finished with coat of primer

Toilet Ceiling

- Grid type false ceiling

FLOOR FINISH WITH SKIRTING

Main Flooring (Foyer, Living, Dining, Pooja, Internal passages,

Bedrooms & Kitchen)

- Vitrified tiles of size 600x1200mm

Utility & Bathrooms

- Anti-skid ceramic tiles of size 600x600mm

Balcony

- Wooden finish deck tile of size 600x1200mm

Private open terrace (if applicable)

- Wooden finish deck tile of size 600x1200mm

KITCHEN / UTILITY & DINING

Electrical point

- For Hob, Chimney, Water Purifier, Washing Machine & Dishwasher

Plumbing point

- Inlet & Outlet provision for Water Purifier, Washing Machine & Sink

Dining

- Granite Counter mounted wash basin and wall dado of height 200mm

BALCONY

Handrail

- MS handrail finished with PU primer with enamel paint as per architect's design intent

Cloth drying hanger

- Ceiling cloth drying hanger rods provided in the recommended balcony

BATHROOMS

CP & Sanitary fixture

- 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 basin and long trench drain

Other attached bathrooms

- Wall mounted WC with cistern and flush plate, Health faucet, Single lever diverter, ceiling mounted rain shower and spout with glass partition, granite counter mounted wash basin, and Square drain

Common bathroom

- Wall mounted WC with cistern and flush plate, Health faucet, Single lever diverter, overhead shower, spout with granite counter mounted wash basin and Square drain

DOORS

Main door

- Veneer finish full jamb architrave and double side veneer finish door of size 1200x2400mm with wooden panelling
- Ironmongeries like Digital lock system of Yale or equivalent lock, tower bolts, door viewer, safety latch, Magnetic door catcher, etc., of Yale or equivalent brand

Bedroom doors

- Laminate finish full jamb architrave, frame and hinge with double side laminated door of size 1000x2400mm

- Ironmongeries like Yale or equivalent lock with designer door handle, door stopper, door bush, etc., of Yale or equivalent brand

Bathroom doors

- Laminate finish architrave, hinge, double side laminated door of size 800x2400mm
- Ironmongeries like one side coin & thumb turn lock without key, designer door handle, door bush, etc., of Yale/ equivalent brand

WINDOWS

Windows

- Aluminum framed sliding shutter with see-through plain glass & MS grill / railing (wherever applicable) finished with Zinc Chromite primer and enamel paint
- Sill treatment with granite

French doors

- Aluminum framed sliding shutters with toughened glass
- Threshold treatment with granite

Ventilators

- Aluminum framed adjustable louver / openable 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 good quality IS brand

Wires

- Fire Retardant Low Smoke (FRLS) copper wire of good quality IS brand

5 Amp socket (outdoor)

- Point provided in any one balcony in the recommended location

Foot lamp

- Provided in all bedrooms

TV

- Point in Living & Master bedroom

DATA provision

- Provision in Living

Split- air conditioner

- Points in living / dining, & all Bedrooms

Exhaust fan

- Point in all bathrooms

Geyser

- Point will be given in all bathrooms

Power Back-up

- Inverter provision for fan and light points (Wiring & Conduit provision only)

COMMON FEATURES

Lift

- Automatic lift will be provided with Powder coat Finish

Back – up

- 100% Power backup for common amenities such as Clubhouse, lifts, WTP, STP & common area lighting

Unit Signage board

- Respective Unit numbers sign board will be provided in Lift lobby

Lift fascia

- Marble or equivalent cladding at all levels

Lobby

- Marble or equivalent flooring at levels

Corridor flooring

- Vitrified tile of size 800x1600 at all levels

Staircase floor

- Granite flooring at all floors

Staircase handrail

- MS handrail with enamel paint finish in all floors

Terrace floor

- Pressed tile flooring

Terrace doors

- Good quality door frame with waterproof shutters
- Ironmongeries like thumb turn lock, door closure, etc., of Yale / equivalent brand

Basement Car Parking floor

- Epoxy flooring

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 (as per site requirement)

Common Back-up

- 100% Power backup for common amenities such as clubhouse, WTP, STP & common area lightings

Safety

- CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level

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 height of 2100mm as per design intent and over that barbed fence wherever applicable

Landscape

- Suitable landscape at appropriate places in the project as per design intent

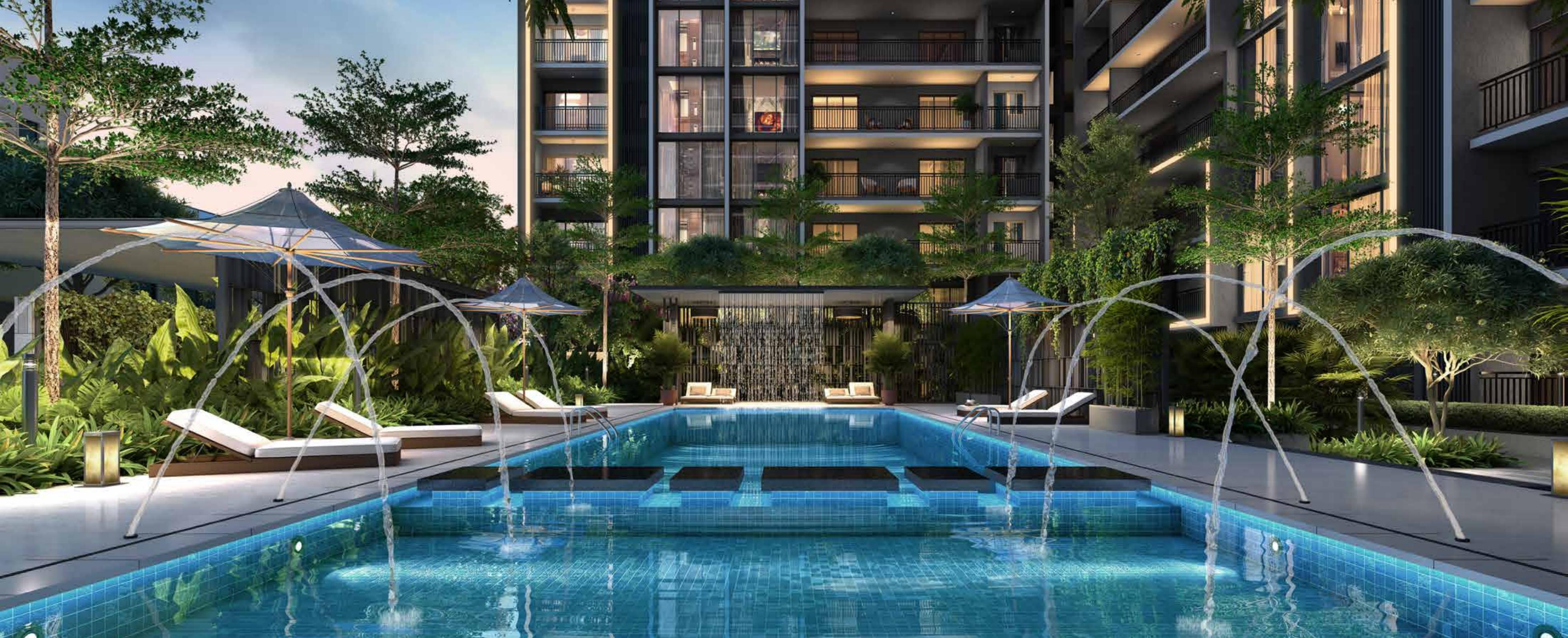
Internal Driveways

- Interlocking paver block / equivalent flooring with demarcated driveway as per landscape design intent

External Driveway

- 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





Location Advantages

Colleges

	Mins
AVP College of Arts And Science,Chettipalayam	7 Mins
Maharaja Engineering College	15 Mins
Tiruppur Kumaran College for Women	15 Mins
Nift Tea College of Knitwear Fashion, Tiruppur	20 Mins
Park's College, Murugampalayam	20 Mins
St. Joseph College for Women	15 Mins

Hospitals

	Mins
CN Hospitals	6 Mins
Revathi Multispeciality Hospital	15 Mins
Sri Kumaran Multispeciality Hospital	15 Mins
City Ortho Hospital	20 Mins

Schools

	Mins
AKR Academy	5 Mins
Sri Ramakrishna Vidyalaya Matriculation Higher Secondary School	6 Mins
Quest International schools	8 Mins
Smart Modern School	8 Mins
Sri Nachammal Vidyavani CBSE School	11 Mins
Spring Mount Montessori School	20 Mins

Transportation

	Mins
New Busstand - Perumanallur	15 Mins

IT Park

	Mins
TIDEL NEO	6 Mins

Apparel Park

	Mins
Nethaji Apparel Park	12 Mins

Location Map



VILLA PAYMENT SCHEDULE : (G+2)

Booking Advance (10 Days from date of booking)	10.00%
Agreement Stage (35 Days from date of booking)	25.00%
Commencement of Foundation	15.00%
Commencement of Ground Floor Roof	15.00%
Commencement of 1st Floor Roof	10.00%
Commencement of 2nd Floor Roof	10.00%
Completion of flooring respective unit	10.00%
Handing Over	5.00%
TOTAL	100%

APARTMENT PAYMENT SCHEDULE: (B+G+12)

Booking Advance (10 Days from date of booking)	10.00%
Agreement Stage (35 Days from date of booking)	25.00%
Commencement of Foundation	7.50%
Commencement of Basement Roof	7.50%
Commencement of Ground Floor Roof	7.50%
Commencement of 1st Floor Roof	7.50%
Commencement of 3rd Floor Roof	7.50%
Commencement of 5th Floor Roof	7.50%
Commencement of 7th Floor Roof	7.50%
Commencement of 9th Floor Roof	2.50%
Commencement of 11th Floor Roof	2.50%
Commencement of 12th Floor Roof	2.50%
Completion of Flooring Respective Unit	2.50%
Handing Over	2.50%
Total	100%

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

11th 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

13th 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

14th Realty + Excellence Awards 2022 (South)
Casagrand Hazen
Mid-Segment Project of the Year

14th Realty + Excellence Awards 2022 (South)
Casagrand Hazen
Fastest Growing Realty Brand of the Year

14th Annual Estate Awards in 2023
Casagrand Flagship
Residential Property of the Year

15th Realty+ Excellence Awards 2023, South Edition
Casagrand Aria
Best Affordable Housing project of the year





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Vanity

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Light Fixtures



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False Ceiling



Curtain Rods



Curtain Channels



Mirror Lights

PREMIUM ELECTRICAL FITTINGS



A/C



Cooking Hob



Chimney



Fans living & Bedrooms



Fan with Light Dining



Exhaust Fans & Geysers

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Tissue Holder



Towel Rack



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Towel Ring

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