



CASAGRAN
Savoye
Karapakkam



The Extraordinary Life

CASAGRAN 
building aspirations





Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last fourteen years, we have developed over 12 million sqft of prime residential real estate across Chennai, Bengaluru, and Coimbatore. Over 10,000 happy families across 70+ landmark properties stand testimony to our commitment.

In the fifteenth year of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹6500 crores in the pipeline.



CASAGRAN
BUILDING EXPERIENCE

CASAGRAN
SAVOYE



CASAGRAN Savoye

Casagrand Savoye is where life, in all its glory, can be experienced. Stunning homes, designed for comfort, with a wholesome lifestyle, Savoye is the perfect stage for an extraordinary life. All this without having to pay an exorbitant price.

Salient Features

- 339 lifestyle apartments on a sprawling 5.7 acres at Karapakkam, OMR
- Stilt + 4 design structure
- Exclusive 2 & 3 BHK apartment community
- Sizes of units ranging from 900 - 1200 sqft for 2 BHK and 1450 - 1600 sqft for 3 BHK
- Designed for abundant ventilation
- Premium amenities like swimming pool, gym, themed gardens, convenio store etc.
- High-end fittings from Jaquar/Roca or equivalent
- Vaastu compliant
- Nearby prominent educational institutions and IT hubs







Outdoor Kids play area







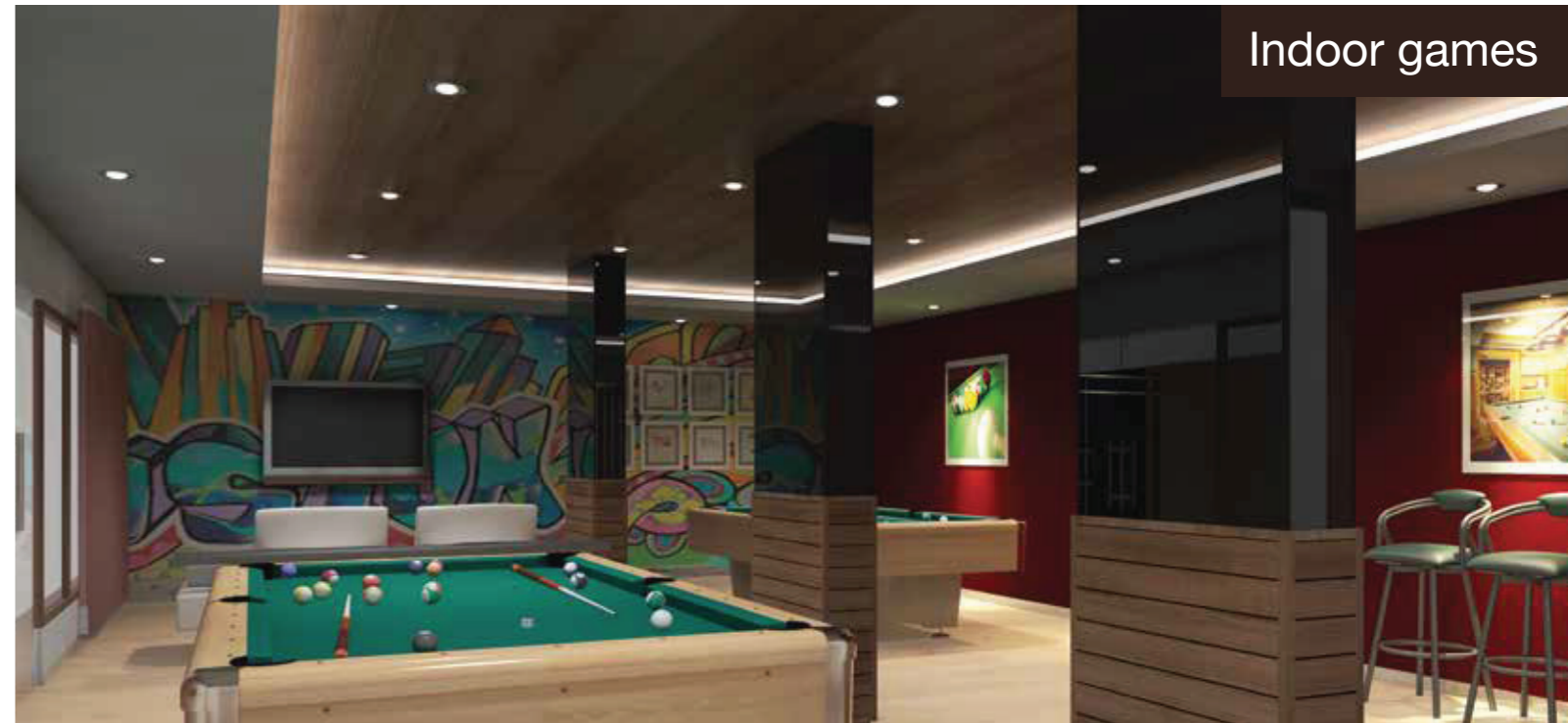




Amenities



Gym



Indoor games



Indoor Kids play area



ENTERTAINMENT

- Multi-purpose play court
- Cricket net
- Swimming pool
- Barbecue corner in podium
- Amphitheatre with performance stage
- Multipurpose / Party hall
- Indoor games room
- Indoor table tennis room
- Billiards pool room
- Video games room
- AV room

KIDS RELATED

- Outdoor kids play area
- Toddlers' paddle pool
- Interactive water play area feature for kids - Poolside
- Kids trampoline
- Kids play zone
- Indoor kids play area

CONVENIENCE / SAFETY & SECURITY

- Bus bay at the entrance for school kids and a drop off point for all e-commerce deliveries
- Bicycle racks with cycles
- Learning centre
- Association room
- Maids' and drivers' dormitories
- Toilets at stilt floor for drivers and domestic help
- Convenience store
- Laundry / Ironing provisions
- Car charging bay
- Car wash bay
- Common clothes drying provisions in open terrace
- Piped music provision in the podium
- Individual RO purifier is provided in all the kitchens

WELLNESS

- Jogging and walking track
- Outdoor gym
- Senior citizens' seating area
- Gym
- Yoga & meditation room

DISTINGUISHED PLANNING

- Themed gardens
- Reflexology pathway
- Poolside party lawns
- Party lawns
- Walkways with pergolas – semi-covered walkways
- Grand entrance lobbies
- Leisure seating space in terrace



Product Superiority

PRODUCT SUPERIORITY

- Superior brands
- 221 quality checks
- More amenities
- Better utility of space and ventilation
- Kids and senior citizens friendly





Premium community design

- a. Approach road, from the main road till main entrance archway, is perceived and well-defined with avenue trees which enhances the lifestyle of the people as they move in to the community
- b. Grand entrance arch with double height glass cabin, with integrated landscape and lighting features
- c. Meticulously designed landscapes with wide roads, lush greenery, and play areas for kids
- d. Air and noise pollution-free environment to enjoy a soulful shelter with the family
- e. Uniquely styled façade to provide an unmatched array of contemporary elevation with lifestyle facilities such as party lawns, outdoor BBQ, outdoor open theatre, swimming pool for elders and kids with paddle pool, interactive water play feature for kids, etc.
- f. Designer lobbies with a reception desk and waiting lounge gives a soothing and comforting ambience for the residents and guests to walk into the community
- g. Provision for concierge service is provided at the reception for ensuring elder friendly environment
- h. Façade elevation - The design aspects of the building are expressed with lighting the façade on all sides and this concept lighting provides quality ambience and premium look to the community
- i. The 3 interconnected distinctive podium spaces of around 27,000 sft with lush green environment enhance the prestige and upgrade the eminence
- j. Vehicle-free podium space to create a kids and senior citizens friendly space
- k. Podium has outdoor amenities and beautifully landscaped lawn for spending some time in the mornings and the evenings
- l. The podiums have been designed with interesting amenities and special care is taken to facilitate senior citizens and kids, with parks, courts with seating spaces, and an open yoga and aerobics corner

- m. The podium and clubhouse are well-facilitated with outdoor speakers and provisions for piped music to play on daily basis
- n. Club amenities - The development provides an opportunity to indulge in recreational and leisure activities by hosting billiards pool, table tennis, kids indoor play zone, multi-purpose court with seating spaces for spectators, etc.



Wide internal driveways

- a. The 7.2 mtrs (23-feet) wide driveways ensure comfortable drives through the community with a well-defined feature wall which directs one to the block entrances



Vaastu compliant

Conscious efforts have been taken during design phase to ensure most of the units are Vaastu compliant and the following have been achieved:

- a. Maximum units have SW bedrooms
- b. Minimum units have North facing headboards
- c. Maximum units have North/East entrances
- d. Minimum units have NE, SW toilets and kitchens



Apartments with privacy and security

- a. All the units have bedrooms designed in such a way that they are private, and visitors seated in the living cannot directly look into bedrooms
- b. The balconies and windows are located and designed such that they avoid overlooking into someone else's apartment



No crossover in living

- a. Maximum units do not have crossover in the living room ensuring uninterrupted gatherings and entertainment



Beautiful views ensured

- a. All bedrooms and balconies are planned in such a way that they either look outside or into internal courtyards making sure every bedroom enjoys a good view and great ventilation

- b. Bedroom windows and balconies are planned in a manner to ensure a view of the podium or outside without overlooking into another apartment



Ventilation

- a. The block orientations, cutouts and window locations have been thoughtfully planned which adds charm to the contemporary styled elevation of the community
- b. All windows, OTS, cutouts, shafts ensure ventilation not only within the apartment but also in the corridors



Planning for ODU locations

- a. Planned spaces are created for placing ODUs of ACs to ensure accessibility for service
- b. These spaces have been thoughtfully designed and located to avoid any overlooking or hindrances to other apartments and well-concealed to ensure no ACs are visible on the building façade



Unique leisure activities and amenities

- a. The development is well-equipped with 40+ amenities such as pool side party lawns, open air theatre, outdoor gym, walkways with pergolas, reflexology pathways, etc.
- b. The dedicated space for cycle racks with cycles encourages the young ones and grown-ups to move around the community with their pals
- c. Multi-purpose play court facilitates basketball, throw ball, volley ball and badminton



Secured community

- a. Controlled entry and exit to project with 24x7 security at the entrance
- b. Apart from this, there will be CCTV surveillance at pivotal points across the project



No dead space

- a. Internal spaces have been designed with zero dead space

- b. The shapes and sizes have been beautifully molded to blend with the architecture
- c. In-built wardrobes have been designed to avoid reducing the carpet space



Interior planning

Interior detailing has been done for all the units to assist the customer with furnishing their house as per plans shown in brochure.

- a. Defined wardrobe locations for every unit
- b. TV position for every unit
- c. Bed location with side tables
- d. Apt electrical layout
- e. Mobile charging station with speaker facility provided in living and master bedroom
- f. High-end designer model shower panel, integrated with telephonic shower, spout and body massage jets in the Master toilet as a lifestyle improvement



Senior citizen friendly community

- a. The decentralized podium has been provided with features like senior citizen parks, courts with seating, and outdoor and indoor spaces for yoga and aerobics



Kids friendly community

- a. Smartly designed amenities such as indoor play area, video games room, outdoor play area, trampoline, play zone, cricket net, interactive water play feature (poolside), outdoor scribbling board, etc. exclusively for kids



No apartment door faces each other

- a. To assure maximum privacy and security to each apartment, master plan has no apartment door facing each other and all living rooms are private without any crossover



Kitchen

- a. Individual RO purifier is provided in the kitchen which provides the residents with drinking water

- b. A separate utility space is provided for washing machine and other appliances
- c. SS grating for drain outlets which gives way for easy maintenance (cleaning)



Bedrooms and balconies planning

- a. All units have balconies and windows looking either outside (OSR & green neighborhood) or into internal large green podium spaces, facilitating every room with good views and ventilation
- b. None of the bedrooms and balconies look into small cutouts or non-ventilated spaces
- c. No balconies look into each other
- d. Adjustable hanger for drying clothes in the balcony
- e. Uninterrupted views are assured for home buyers
- f. No bedroom has dimensions lesser than 10 feet



Premium common area finishes

- a. Designer lobby with select granite of finest quality
- b. Podiums will be finished with balanced landscape details
- c. Amenities and swimming pool will be finished with high-end specifications
- d. Premium fittings – High-end CP, sanitary fittings and premium quality doors
- e. Dedicated kids' interactive water play area along with paddle pool



Other unique features

- a. Two dedicated bays for residents with provisions such as car charging point and car wash space
- b. Exclusive dormitories for maids (female) and drivers (male) who reside and work for the residents
- c. Dedicated space for clothes ironing shop and Convenio store are provided for the locals to come and facilitate the community with their professional service



Compound wall & driveway lighting

- a. One of the most interesting ways to make drives inside the

community an enjoyable and safe driving experience altogether

- b. The driveways are well-lit with light fittings provided in the compound wall and the building façade
- c. Consciously perceived lighting along the driveways in the compound wall which ensures safety and security in the community



Well-lit and ventilated corridors

- a. All the corridors are well-lit and ventilated by intermediate cutouts



Terrace amenities

- a. The blocks' terraces are interconnected
- b. Benches with pergolas for seating groups along with potted plants to create liveliness
- c. Provisions for drying clothes are well-demarcated at open terrace for the comfort of the residents to ensure hassle-free drying (common to residents)









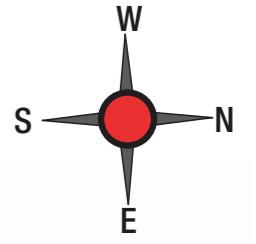




SITE & FLOOR PLANS



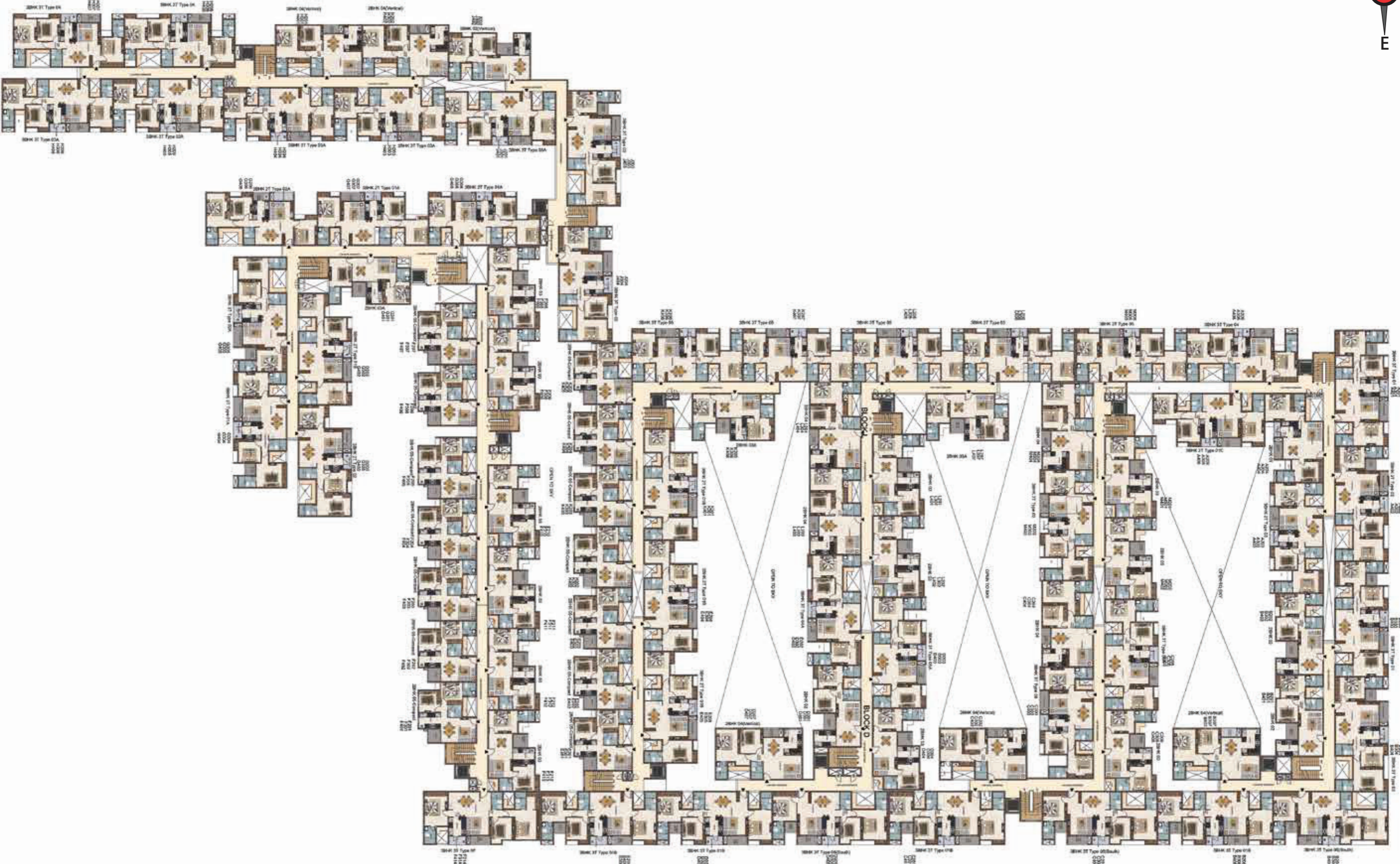
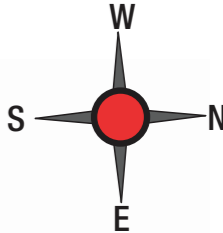
SITE / STILT FLOOR PLAN



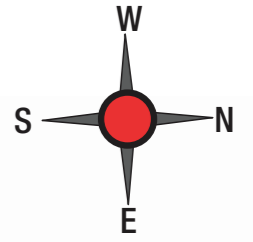
Legends

1. Kids play zone
2. Theme garden
3. Jogging / walking track
4. Bus bay
5. Multi - purpose play court
6. Cricket net
7. Reflexology pathway
12. Bicycle rack with cycles
21. Grand entrance lobby
29. Association room
33. Maids and drivers (male) dormitories
33. Maids and drivers (female) dormitories
34. Toilets at stilt floor for drivers and domestic help
35. Convenio store
36. Laundry / ironing provision
37. Car service bay (1 no.)
38. Car charging bay (1 no.)

TYPICAL FLOOR PLAN - SECOND, THIRD & FOURTH



FIRST FLOOR PLAN



Legends

- 8. Swimming pool
- 9. Toddler's paddle pool
- 10. Interactive kids water play zone
- 11. Poolside party lawns
- 13. Outdoor gym
- 14. Kids trampoline
- 15. Senior citizen seating area
- 16. Party lawn
- 17. Barbeque corner
- 18. Amphi-theatre with performance stage
- 19. Walkways with pergolas
- 20. Kids play zone
- 22. Gym
- 23. Multi purpose/party hall
- 24. Indoor games room
- 25. Video games room
- 26. Learning center
- 27. AV room
- 28. Indoor kids play area
- 30. Table tennis room
- 31. Billards pool room
- 32. Yoga & meditation room



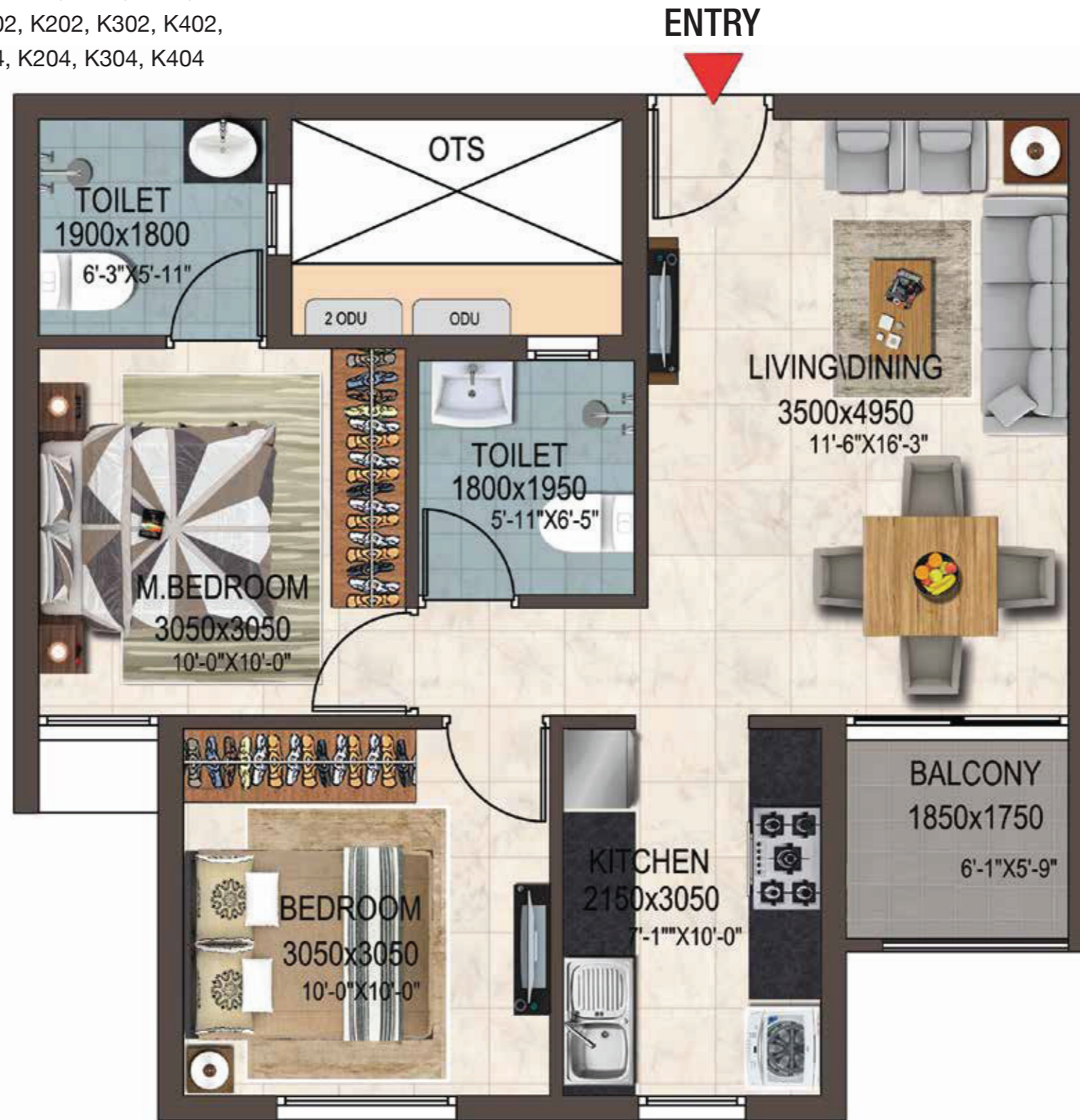
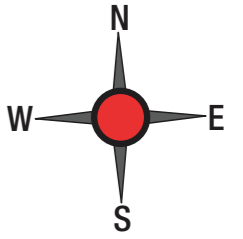
UNIT PLANS - 2 BHK COMPACT & 2 BHK + 2T



BLOCK E, F & K
TYPE 2 BHK COMPACT

Unit No. : E102, E202, E302, E402, E103, E203, E303, E403 &
 F102, F202, F302, F402, F103, F203, F303, F403,
 F104, F204, F304, F404, & K102, K202, K302, K402,
 K103, K203, K303, K403, K104, K204, K304, K404

Saleable Area : 883 sft
 Carpet Area : 569 sft



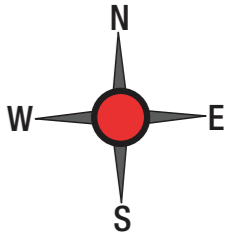
KEYPLAN

BLOCK E, F & K
TYPE 2 BHK COMPACT

Unit No. : E101, E201, E301, E401 & F101, F201, F301, F401, F105, F205, F305,
 F405, F106, F206, F306, F406, F107, F207, F307, F407, K105, K205, K305, K405

Saleable Area : 892 sft

Carpet Area : 569 sft



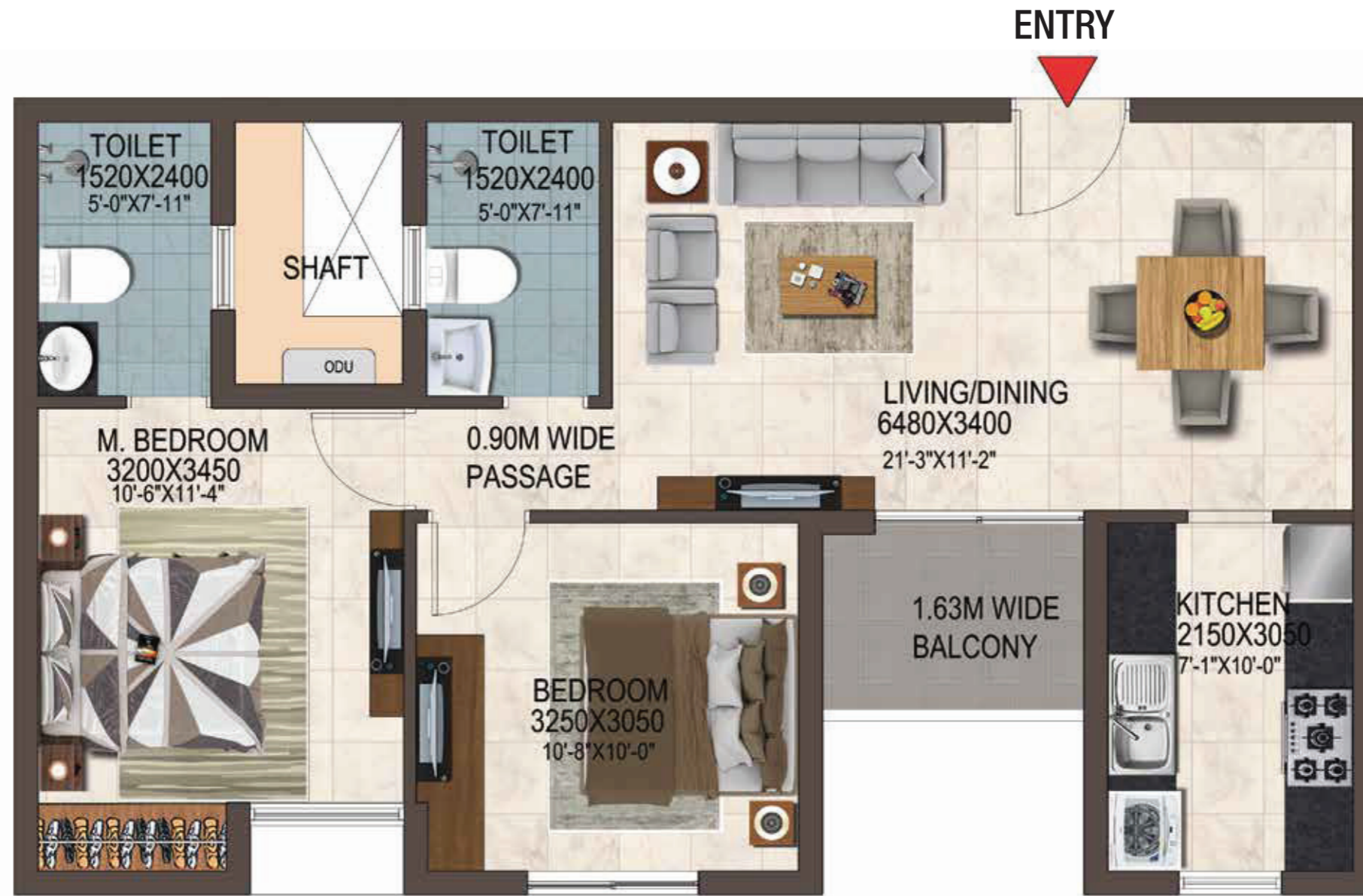
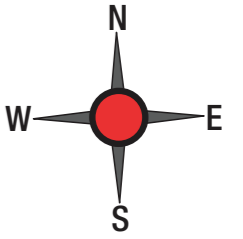
KEYPLAN

BLOCK B
TYPE 2 BHK + 2T

Unit No. : B102, B202, B302, B402

Saleable Area : 1014 sft

Carpet Area : 657 sft



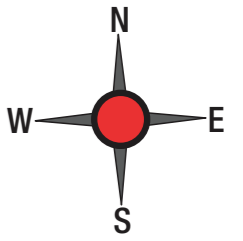
KEYPLAN

BLOCK J
TYPE 2 BHK + 2T

Unit No. : J102, J202, J302 & J402

Saleable Area : 1024 sft

Carpet Area : 657 sft



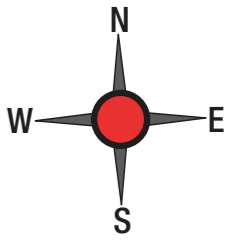
KEYPLAN

BLOCK F, L & M
TYPE 2 BHK + 2T

Unit No. : F111, F211, F311, F411, F112, F212, F312, F412
& L102, L202, L302, L402 & M202, M302, M402

Saleable Area : 1032 sft

Carpet Area : 666 sft



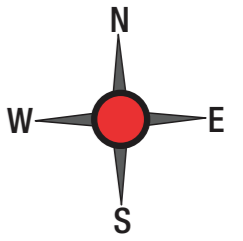
KEYPLAN

BLOCK C & D
TYPE 2 BHK + 2T

Unit No. : C106, C206, C306, C406 & D104, D204, D304, D404

Saleable Area : 1034 sft

Carpet Area : 666 sft



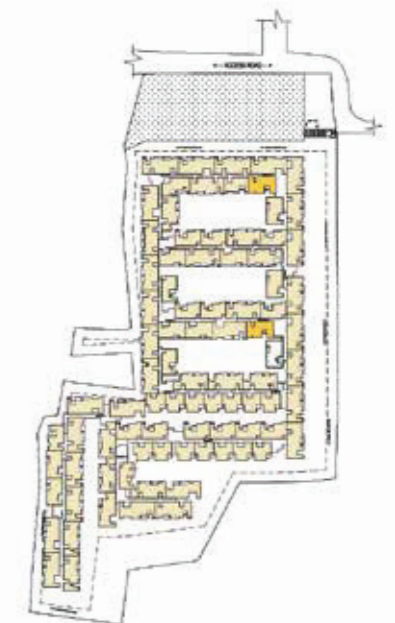
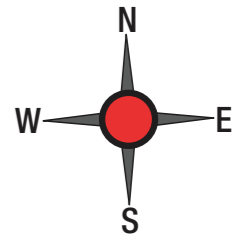
KEYPLAN

BLOCK B & D
TYPE 2 BHK + 2T

Unit No. : B201 B301, B401 & D101, D201, D301, D401

Saleable Area : 1035 sft

Carpet Area : 657 sft



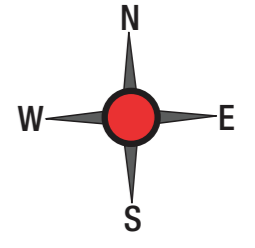
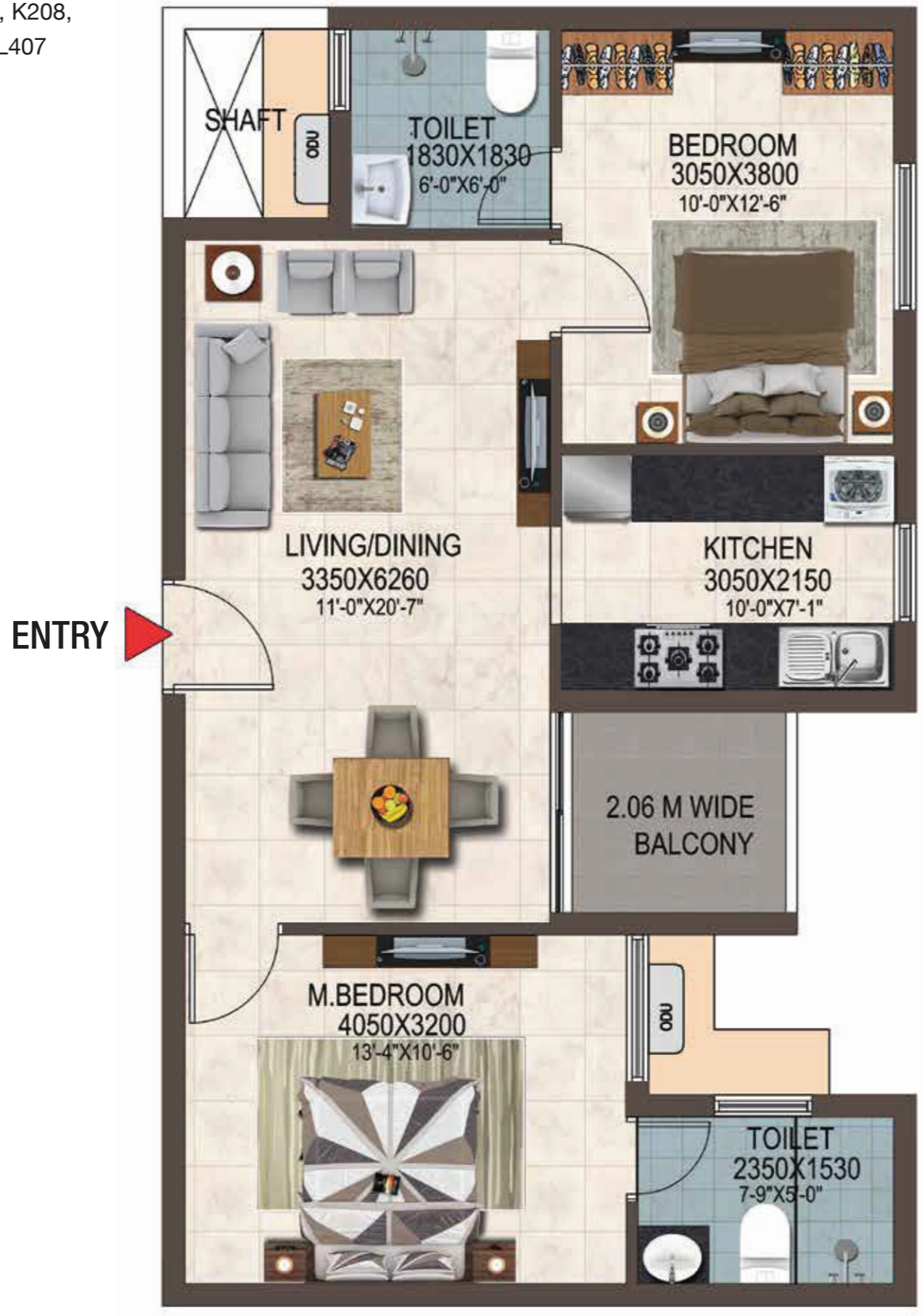
KEYPLAN

BLOCK G, K & L TYPE 2 BHK + 2T

Unit No. : G101, G201, G301, G401 & K108, K208,
K308, K408 & L107, L207, L307, L407

Saleable Area : 1038 sft

Carpet Area : 652 sft



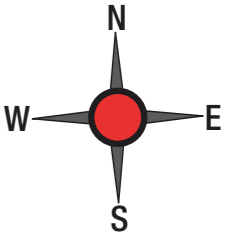
KEYPLAN

BLOCK F, L & M
TYPE 2 BHK + 2T

Unit No. : F108, F208, F308, F408, F109, F209, F309, F409, F110,
F210, F310, F410, F113, F213, F313, F413, L101, L201,
L301, L401 & M201, M301, M401

Saleable Area : 1040 sft

Carpet Area : 666 sft

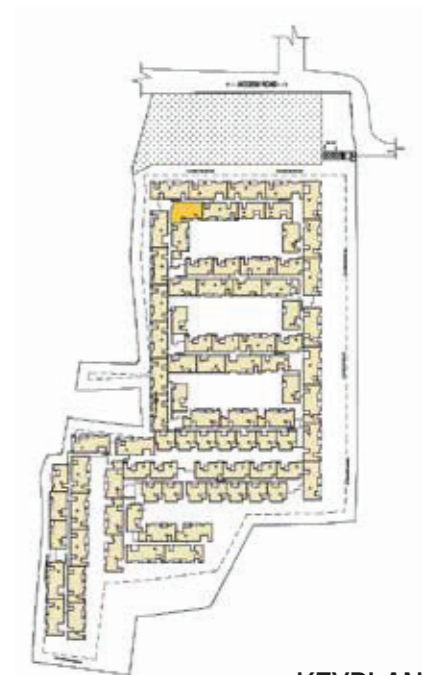
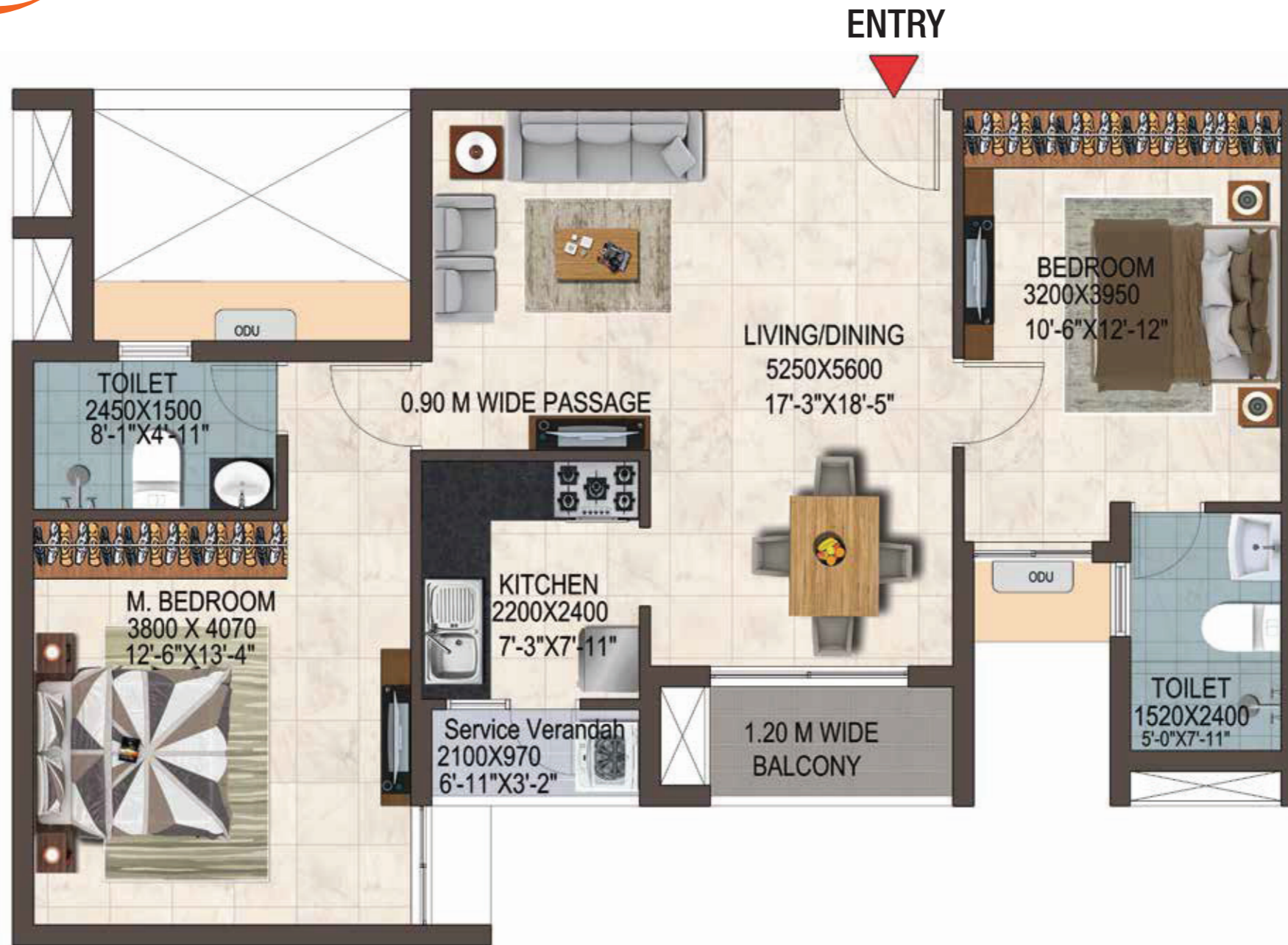
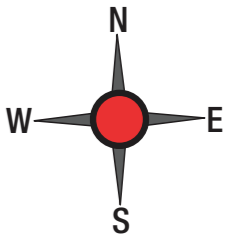


BLOCK A
TYPE 2 BHK + 2T

Unit No. : A104, A204, A304, A404

Saleable Area : 1169 sft

Carpet Area : 752 sft



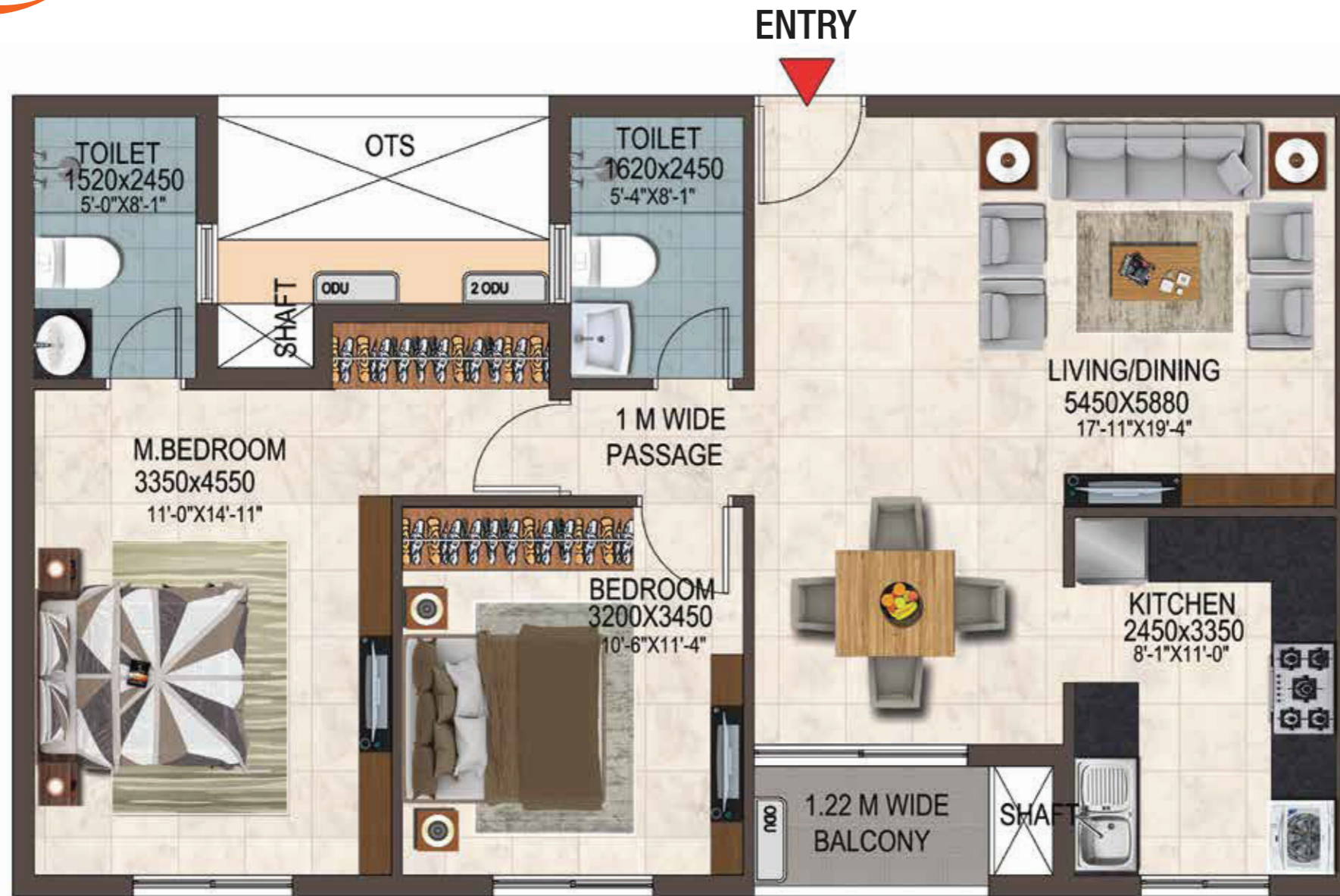
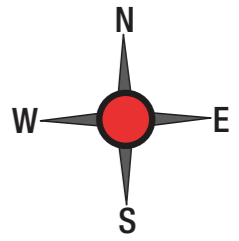
KEYPLAN

BLOCK C & L TYPE 2 BHK + 2T

Unit No. : C204, C304, C404 & L103, L203, L303,
L403, L104, L204, L304, L404

Saleable Area : 1208 sft

Carpet Area : 810 sft



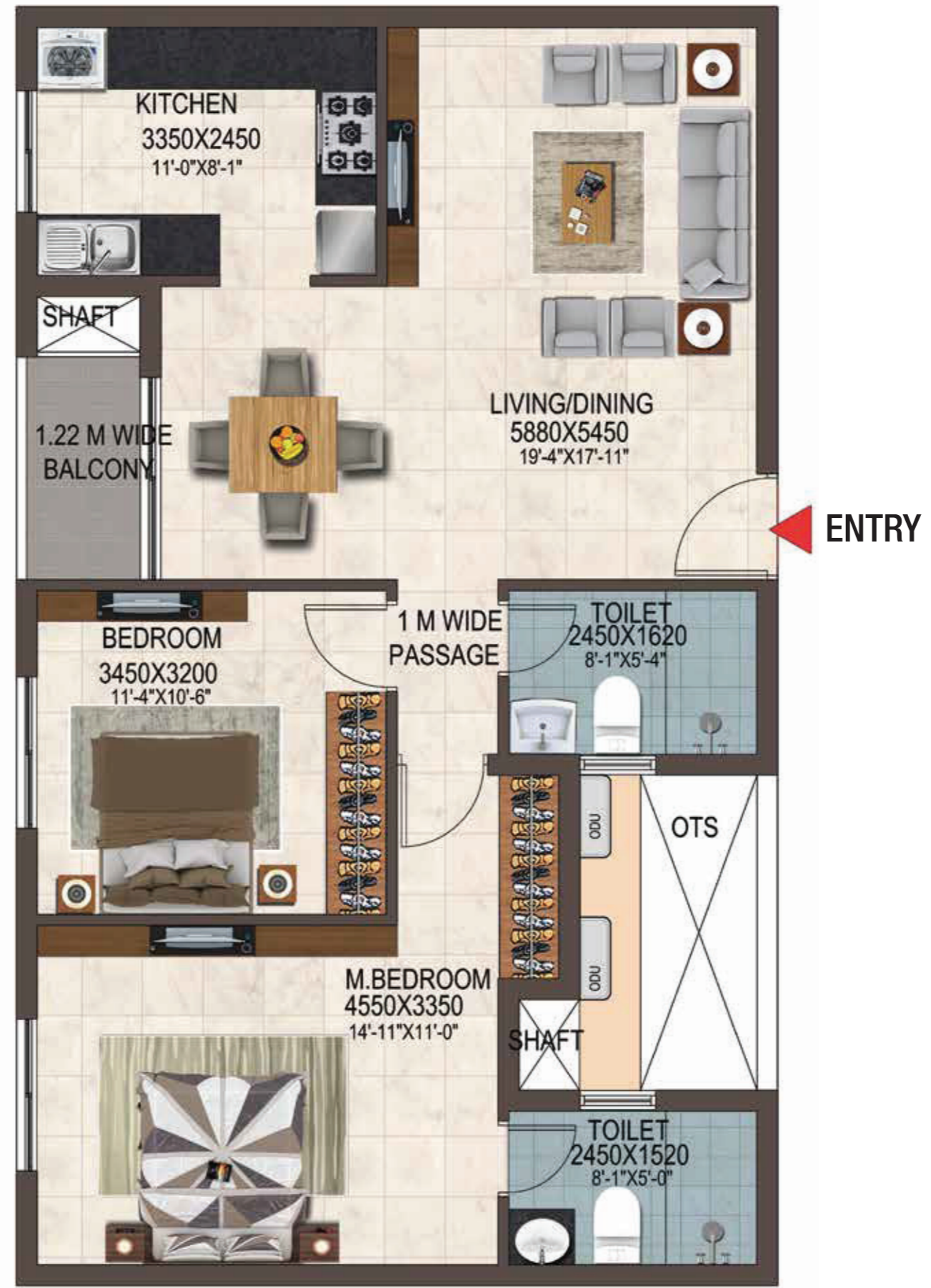
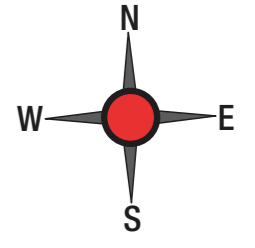
KEYPLAN

BLOCK H
TYPE 2 BHK + 2T

Unit No. : H102, H202, H302, H402

Saleable Area : 1211 sft

Carpet Area : 810 sft



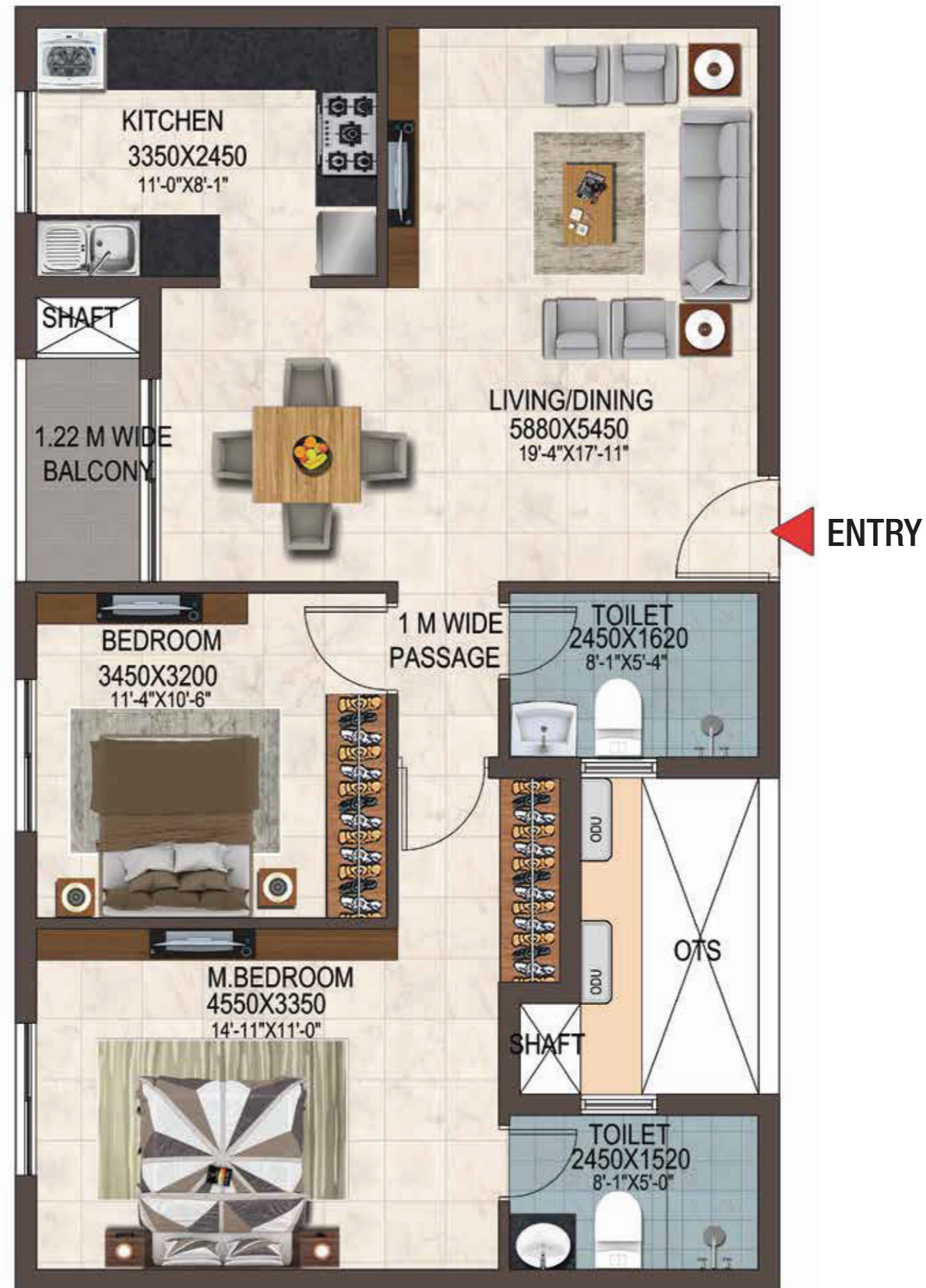
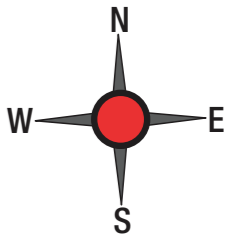
KEYPLAN

BLOCK H
TYPE 2 BHK + 2T

Unit No. : H101, H201, H301, H401

Saleable Area : 1218 sft

Carpet Area : 810 sft



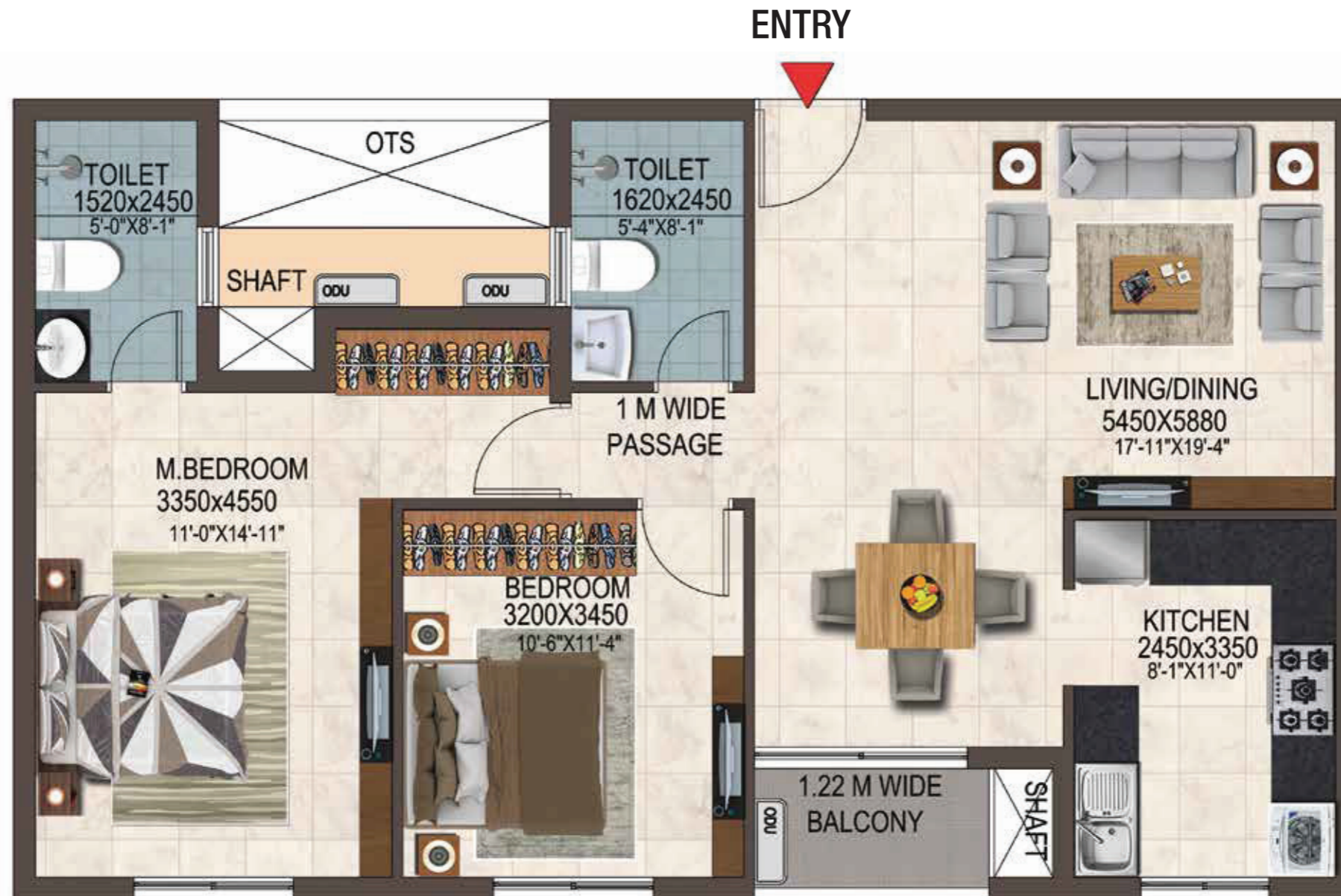
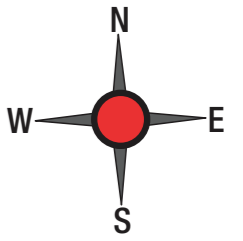
KEYPLAN

BLOCK M
TYPE 2 BHK + 2T

Unit No. : M104, M204, M304, M404

Saleable Area : 1219 sft

Carpet Area : 810 sft



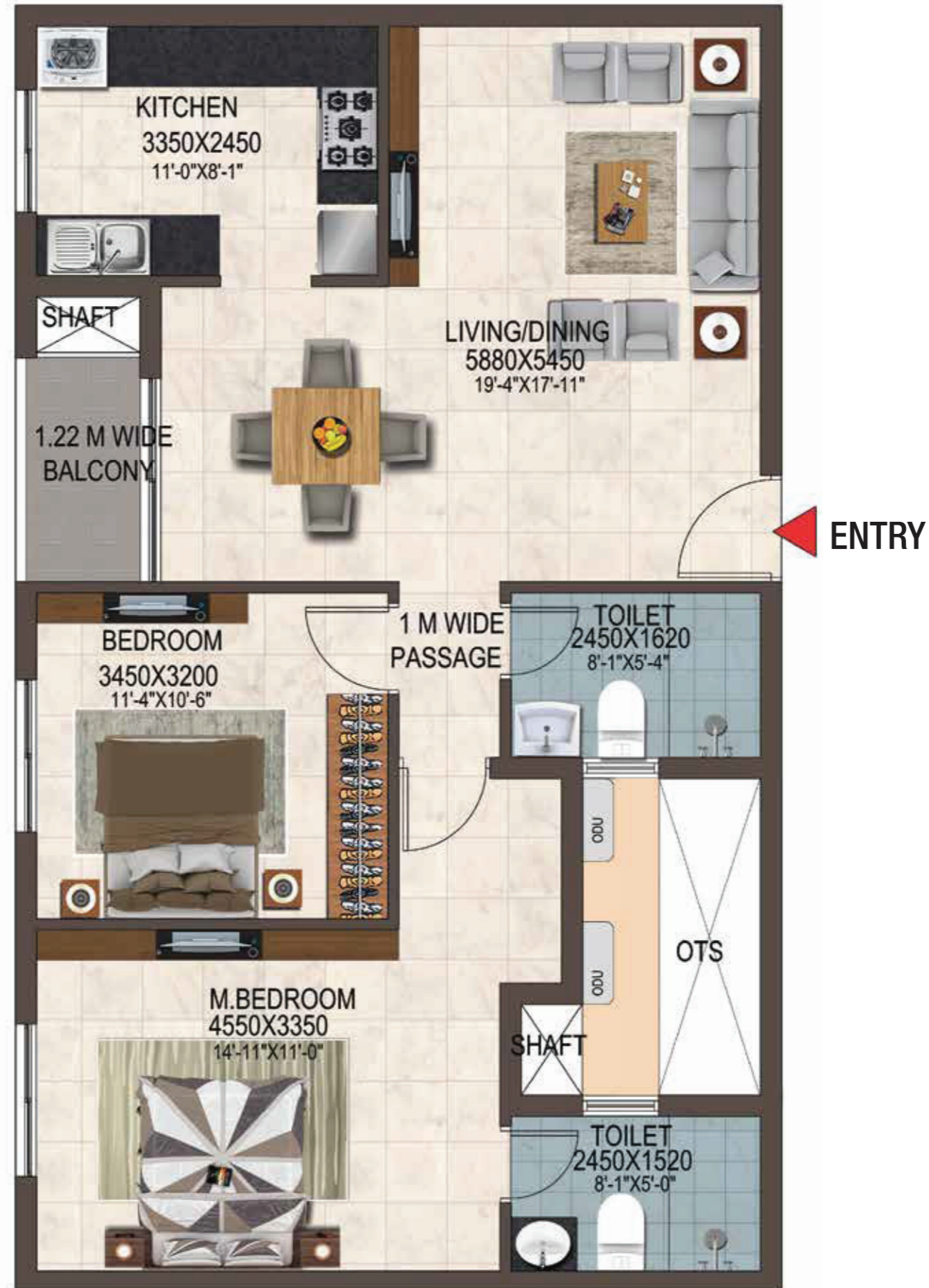
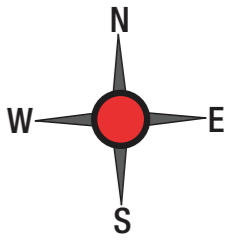
KEYPLAN

BLOCK B, C & D
TYPE 2 BHK + 2T

Unit No. : B207, B307, B407 & C202, C302, C402 &
 D107, D207, D307, D407

Saleable Area : 1229 sft

Carpet Area : 810 sft



KEYPLAN



UNIT PLANS - 3 BHK + 2T & 3 BHK + 3T

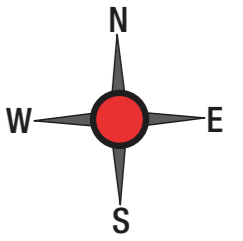


BLOCK E
TYPE 3 BHK + 2T

Unit No. : E104, E204, E304, E404

Saleable Area : 1428 sft

Carpet Area : 908 sft



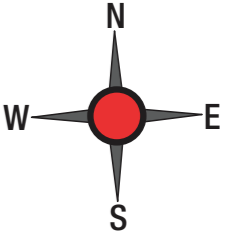
KEYPLAN

BLOCK G
TYPE 3 BHK + 2T

Unit No. : G107, G207, G307, G407

Saleable Area : 1428 sft

Carpet Area : 908 sft



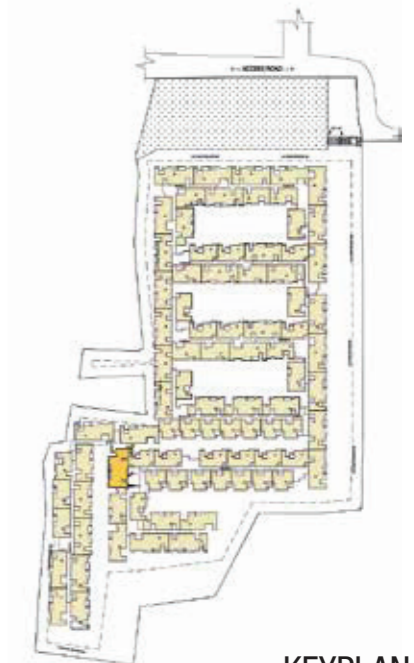
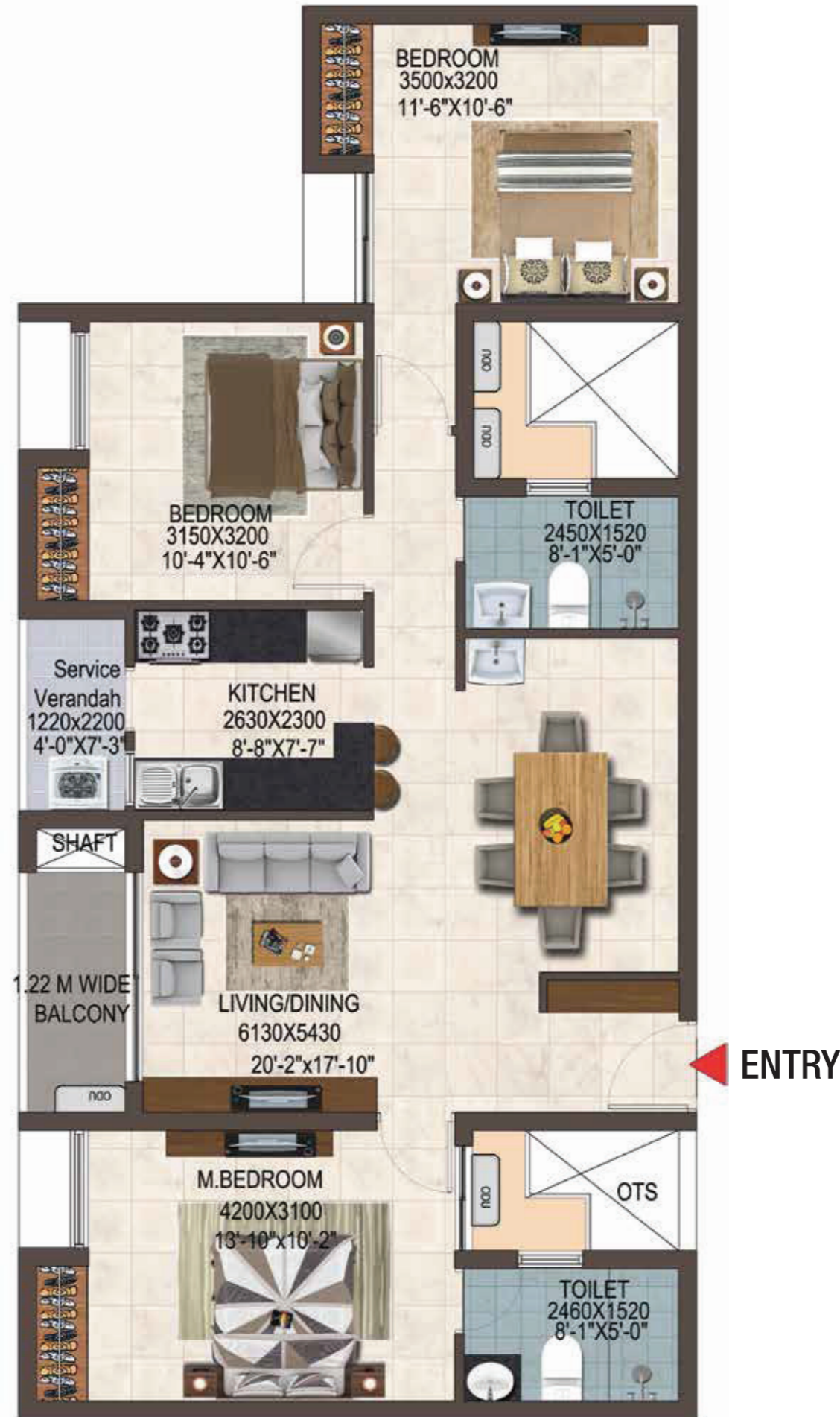
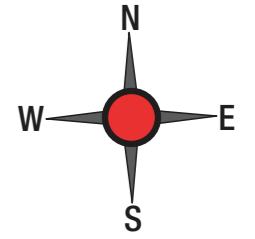
KEYPLAN

BLOCK G
TYPE 3 BHK + 2T

Unit No. : G108, G208, G308, G408

Saleable Area : 1434 sft

Carpet Area : 908 sft



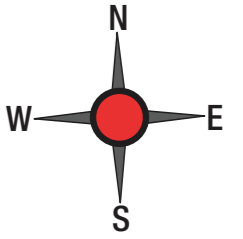
KEYPLAN

BLOCK E & G & K TYPE 3 BHK + 2T

Unit No. : E105, E205, E305, E405 & G102, G202,
G302, G402 & K101, K201, K301, K401

Saleable Area : 1434 sft

Carpet Area : 909 sft



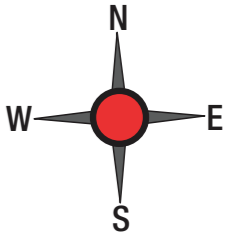
KEYPLAN

BLOCK G
TYPE 3 BHK + 2T

Unit No. : G103, G204, G303, G403

Saleable Area : 1445 sft

Carpet Area : 924 sft



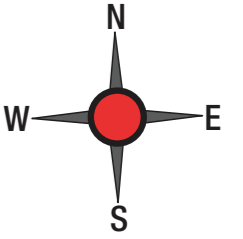
KEYPLAN

BLOCK G
TYPE 3 BHK + 2T

Unit No. : G106, G206, G306, G406

Saleable Area : 1446 sft

Carpet Area : 924 sft



BLOCK A
TYPE 3 BHK + 2T

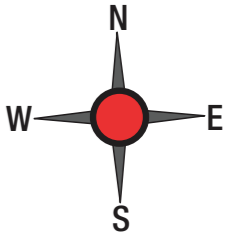
Unit No. : A105, A205, A305, A405

Saleable Area : 1450 sft

Carpet Area : 917 sft



ENTRY



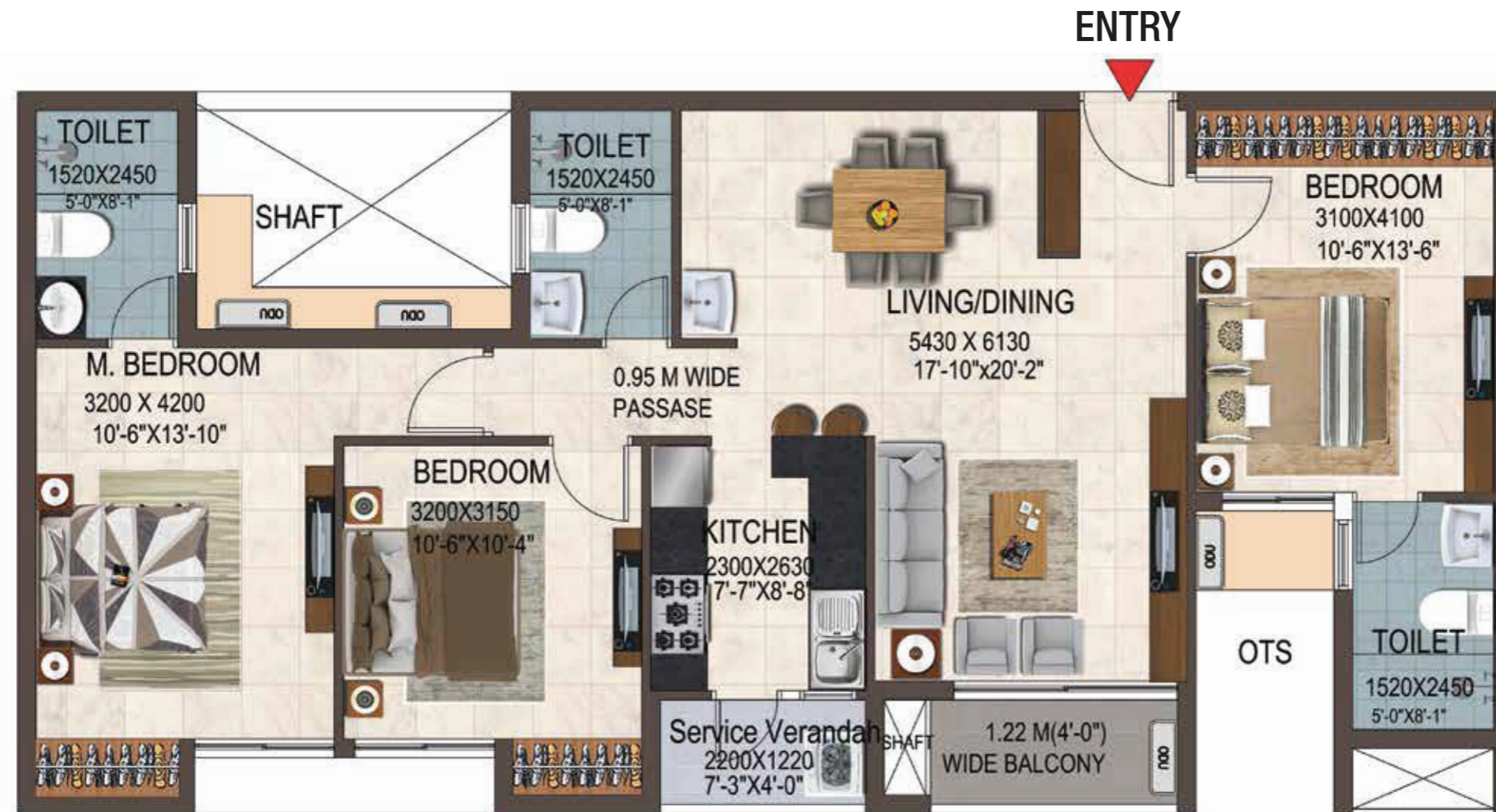
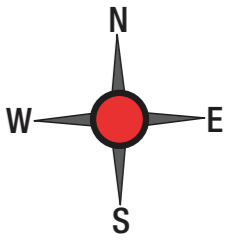
KEYPLAN

BLOCK D
TYPE 3 BHK + 3T

Unit No. : D202, D302, D402

Saleable Area : 1488 sft

Carpet Area : 958 sft



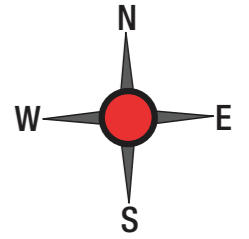
KEYPLAN

BLOCK A & H
TYPE 3 BHK + 3T

Unit No. : A106, A206, A306, A406, H107, H207, H307,
 H407 & H108, H208, H308, H408

Saleable Area : 1497 sft

Carpet Area : 961 sft



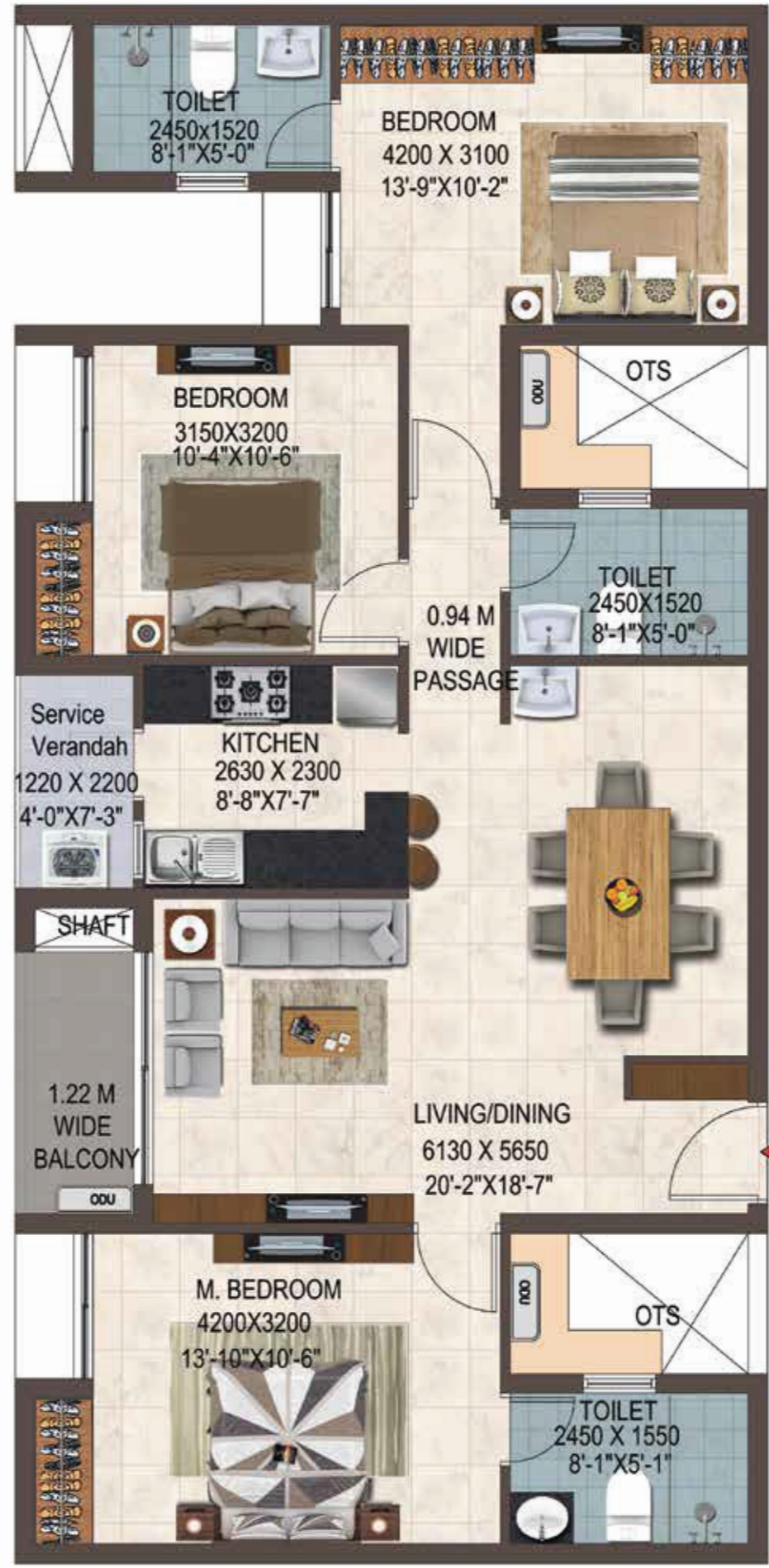
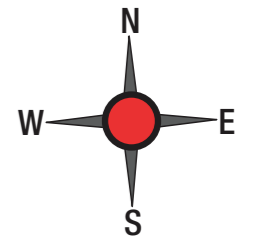
KEYPLAN

BLOCK K
TYPE 3 BHK + 3T

Unit No. : K107, K207, K307, K407

Saleable Area : 1500 sft

Carpet Area : 967 sft



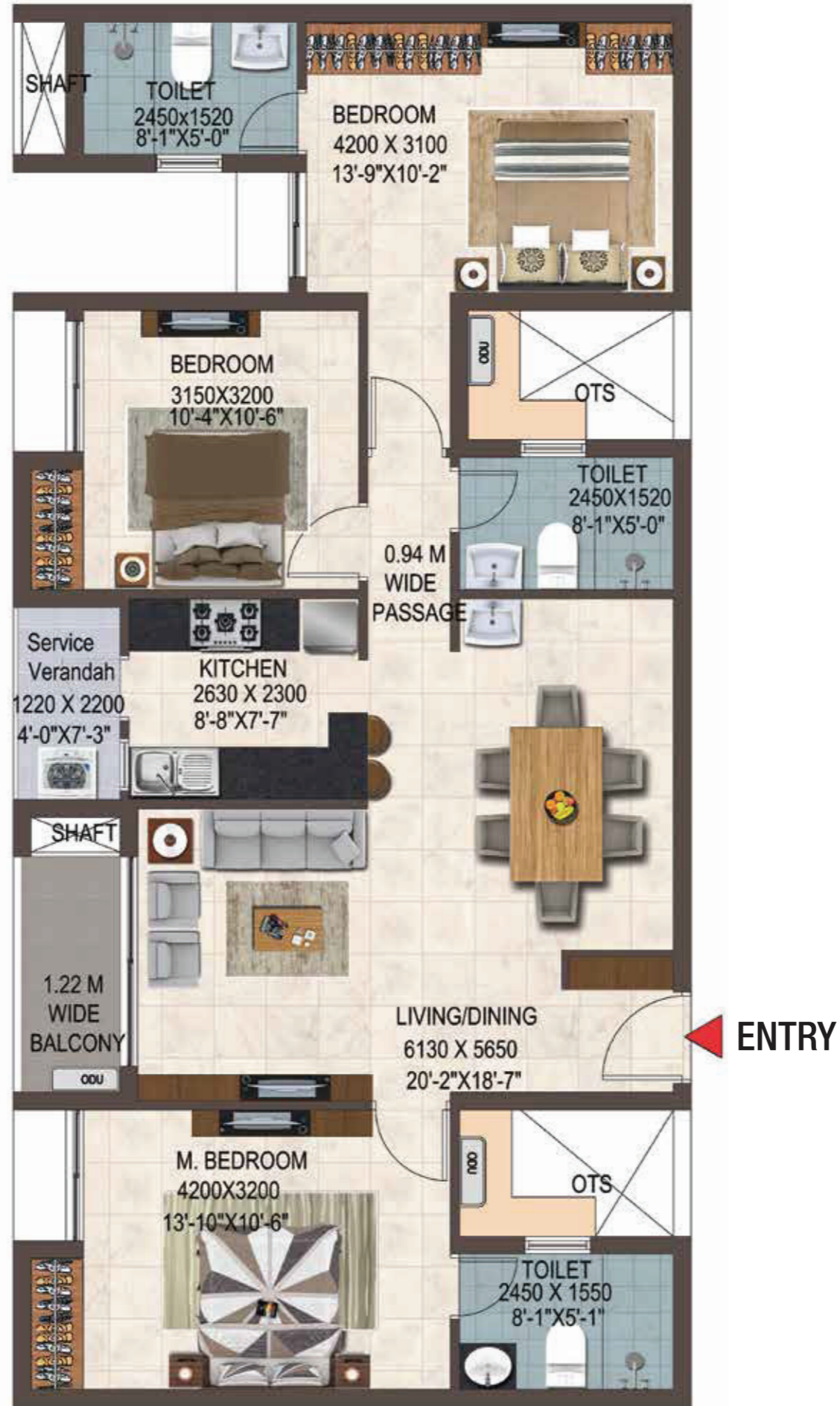
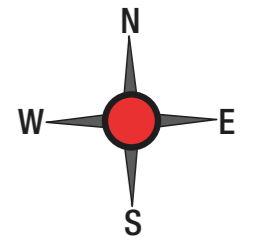
KEYPLAN

BLOCK L
TYPE 3 BHK + 3T

Unit No. : L105, L205, L305, L405

Saleable Area : 1505 sft

Carpet Area : 967 sft



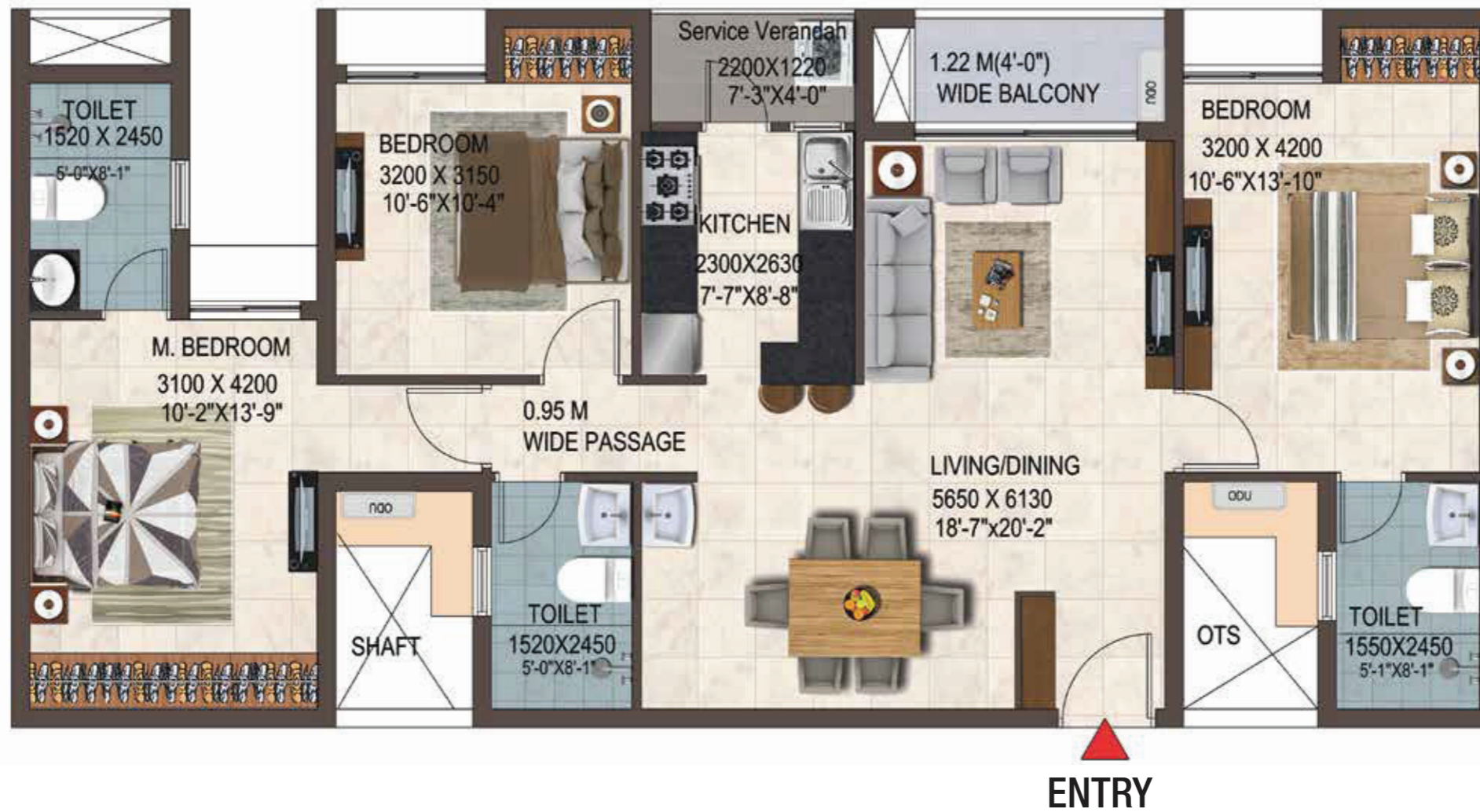
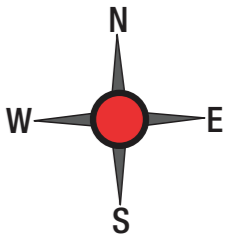
KEYPLAN

BLOCK C & D TYPE 3 BHK + 3T

Unit No. : C205, C305, C405 & D203, D303, D403

Saleable Area : 1508 sft

Carpet Area : 967 sft



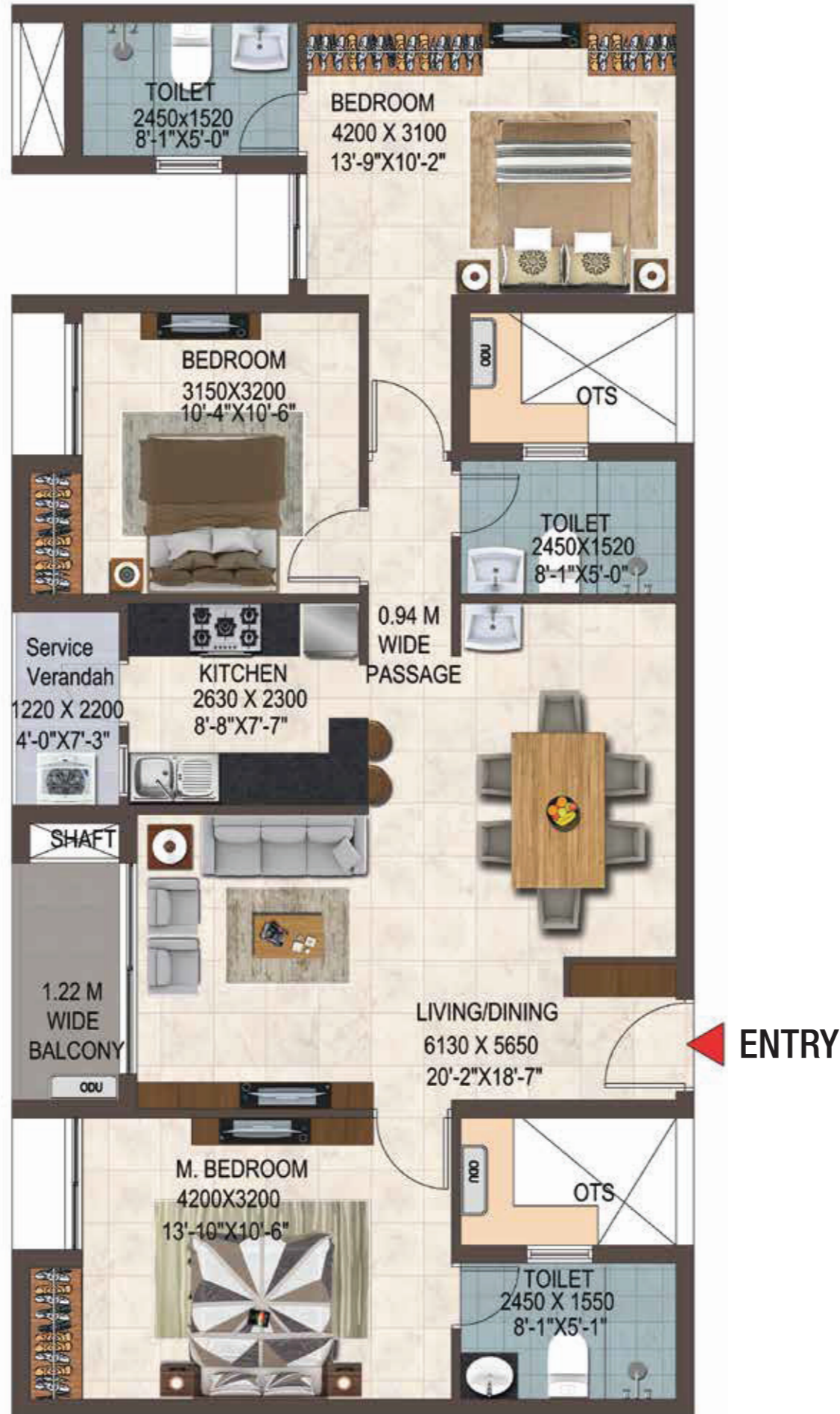
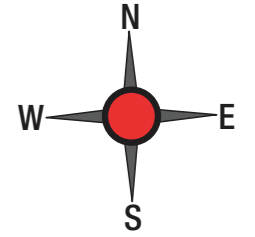
KEYPLAN

BLOCK K
TYPE 3 BHK + 3T

Unit No. : K106, K206, K306, K406

Saleable Area : 1509 sft

Carpet Area : 967 sft



KEYPLAN

BLOCK H
TYPE 3 BHK + 3T

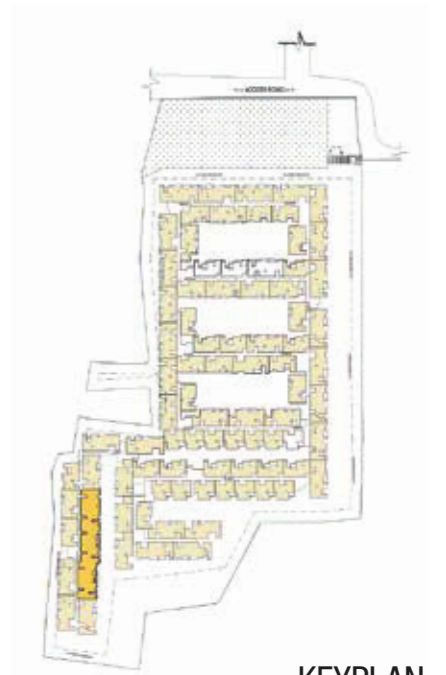
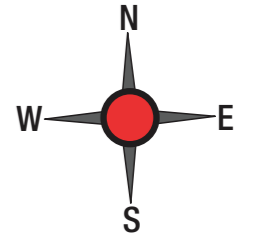
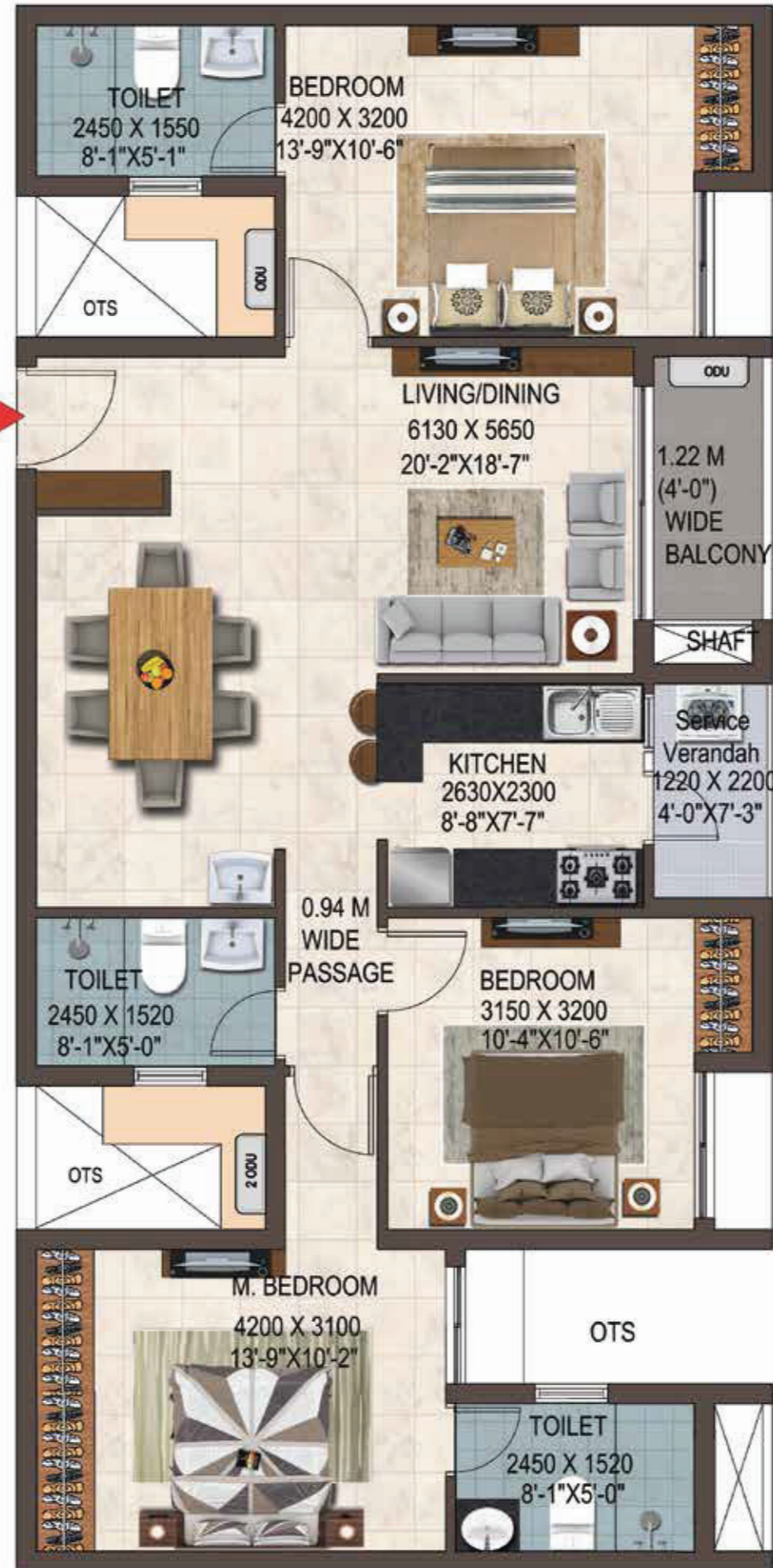
Unit No. : H103, H203, H303, H403, H104, H204, H304,
 H404, H105, H205, H305, H405

Saleable Area : 1510 sft

Carpet Area : 967 sft



ENTRY



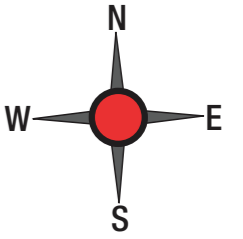
KEYPLAN

BLOCK A & M
TYPE 3 BHK + 3T

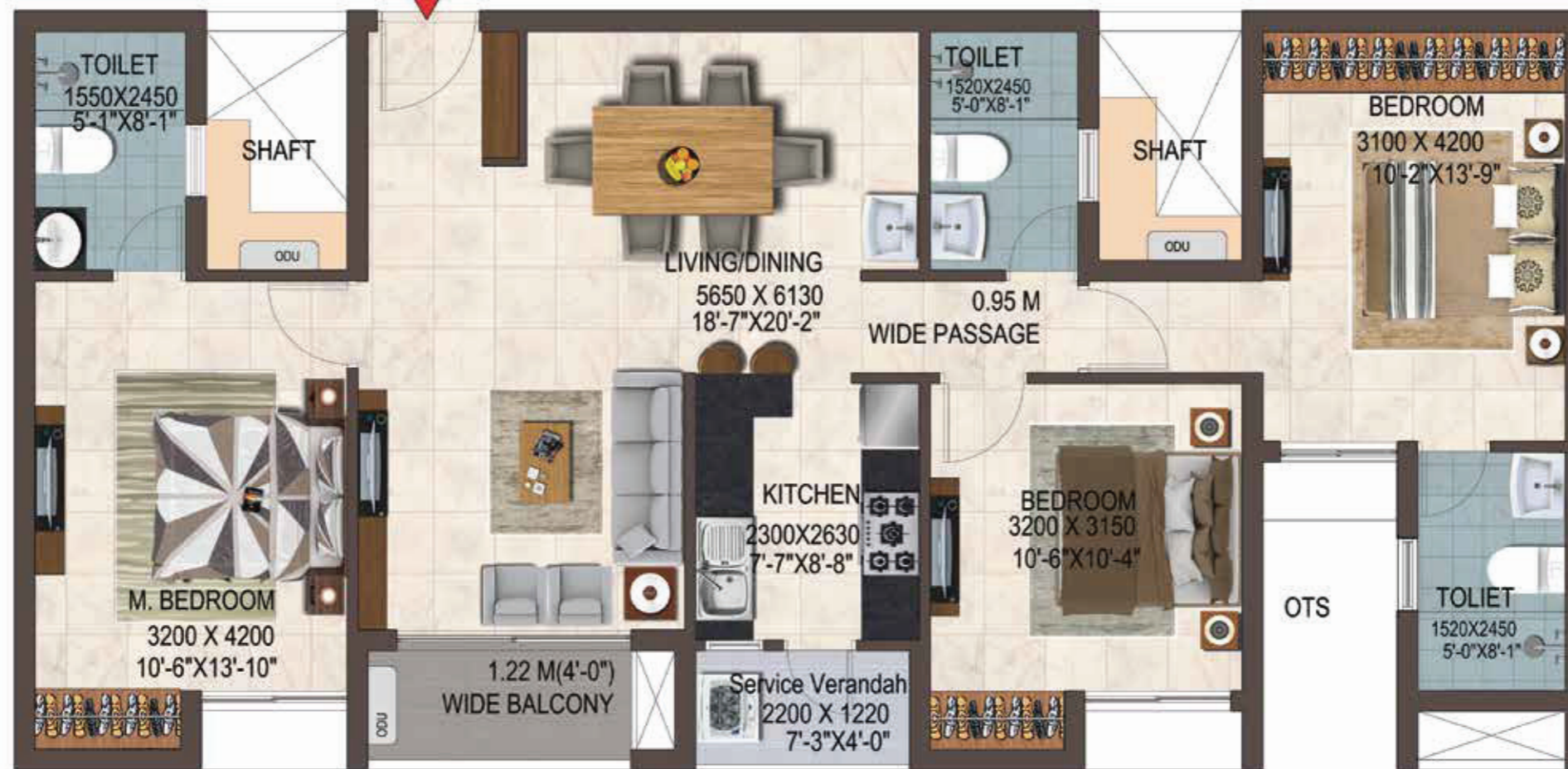
Unit No. : A103, A203, A303, A403, &
 M103, M203, M303, M403

Saleable Area : 1511 sft

Carpet Area : 967 sft



ENTRY



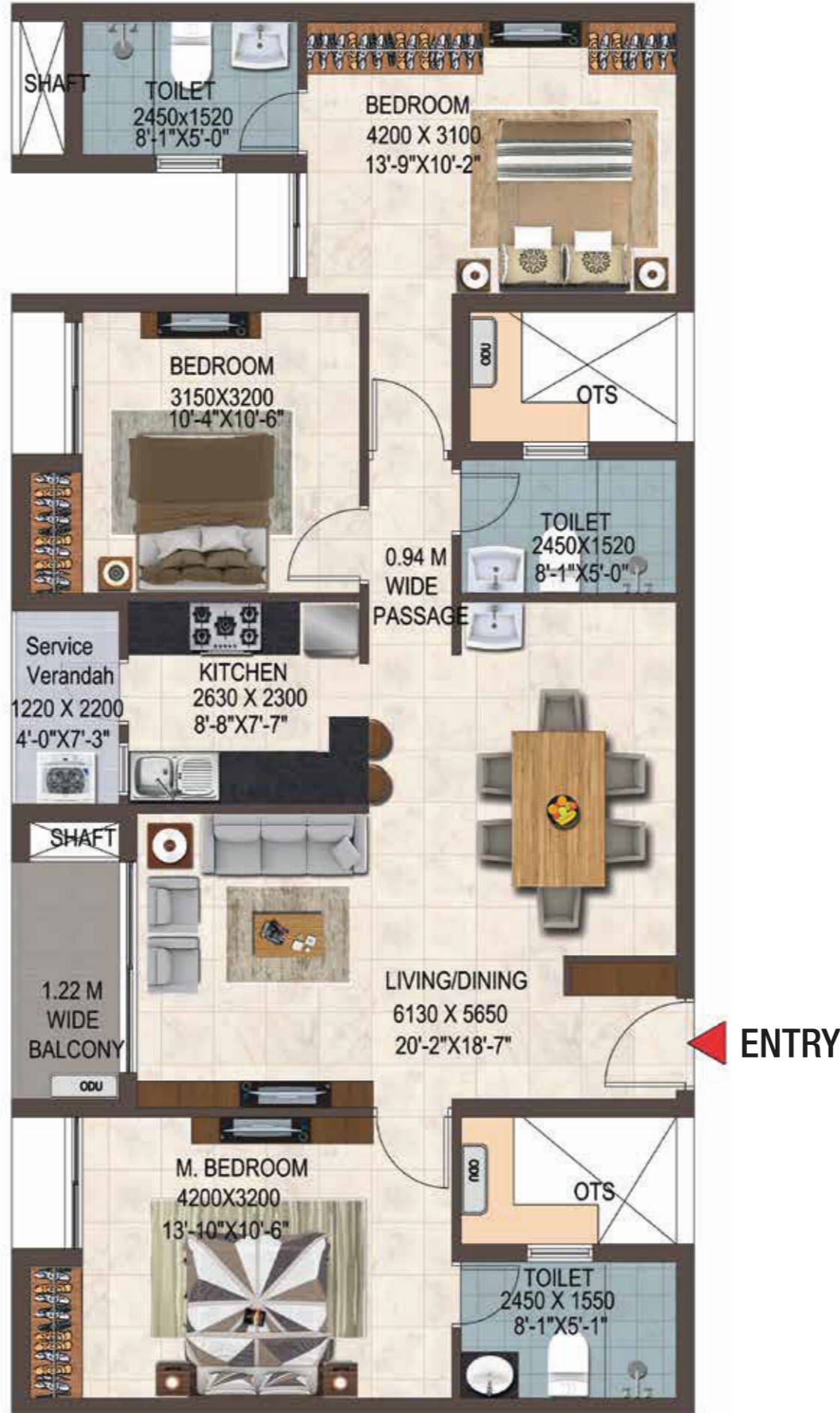
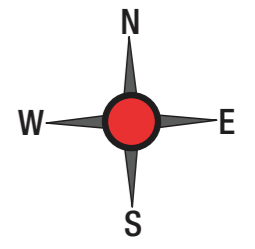
KEYPLAN

BLOCK L & M
TYPE 3 BHK + 3T

Unit No. : L106, L206, L306, L406 &
 M105, M205, M305, M405

Saleable Area : 1517 sft

Carpet Area : 967 sft



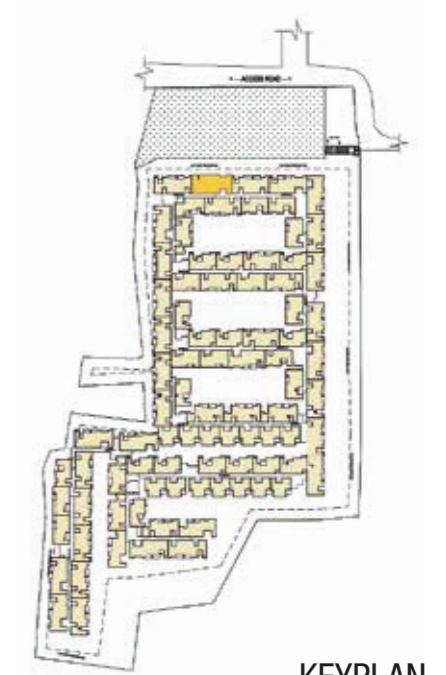
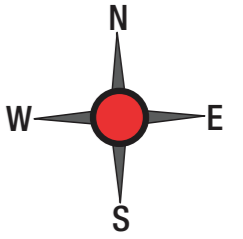
KEYPLAN

BLOCK A
TYPE 3 BHK + 3T

Unit No. : A102, A202, A302, A402

Saleable Area : 1581 sft

Carpet Area : 1003 sft



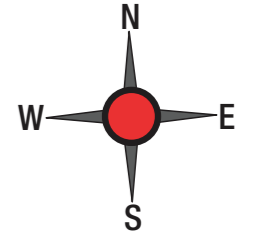
KEYPLAN

BLOCK H & J
TYPE 3 BHK + 3T

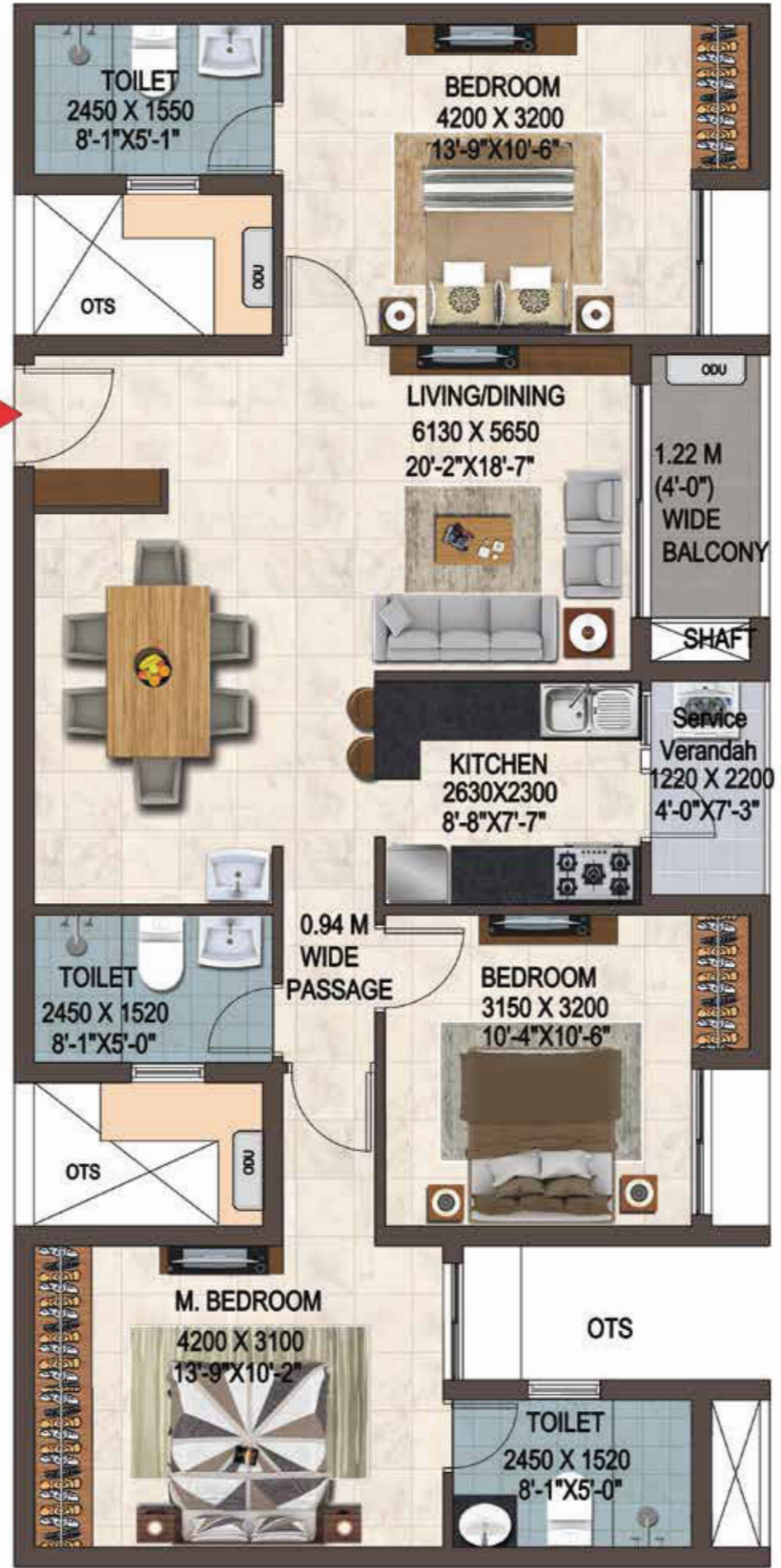
Unit No. : H106, H206, H306, H406
 & J101, J201, J301, J401

Saleable Area : 1520 sft

Carpet Area : 967 sft



ENTRY



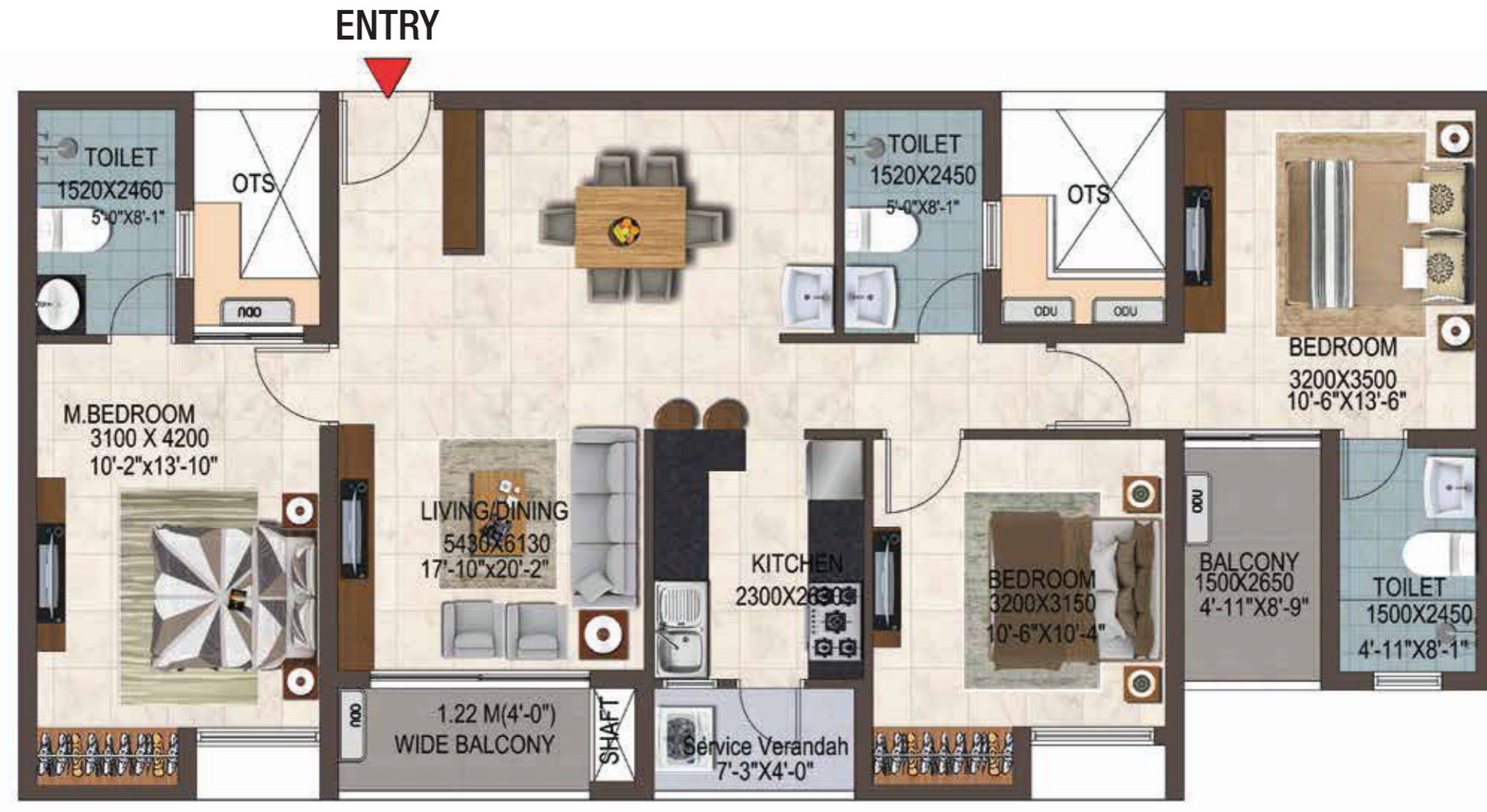
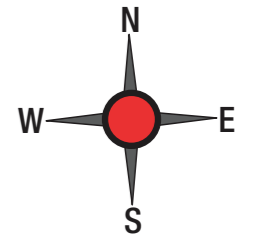
KEYPLAN

BLOCK C
TYPE 3 BHK + 3T

Unit No. : C103, C203, C303, C403

Saleable Area : 1538 sft

Carpet Area : 941 sft



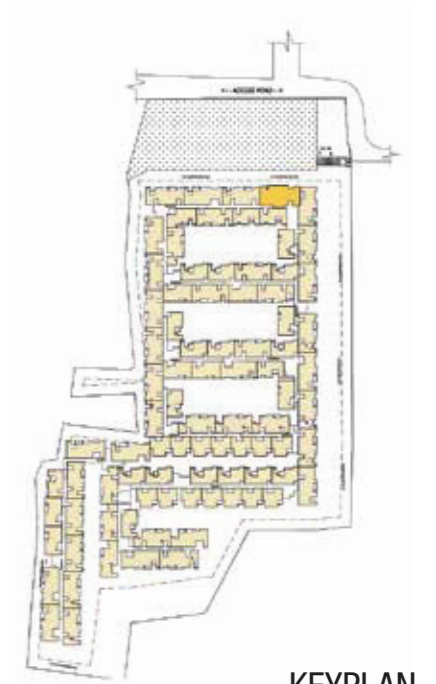
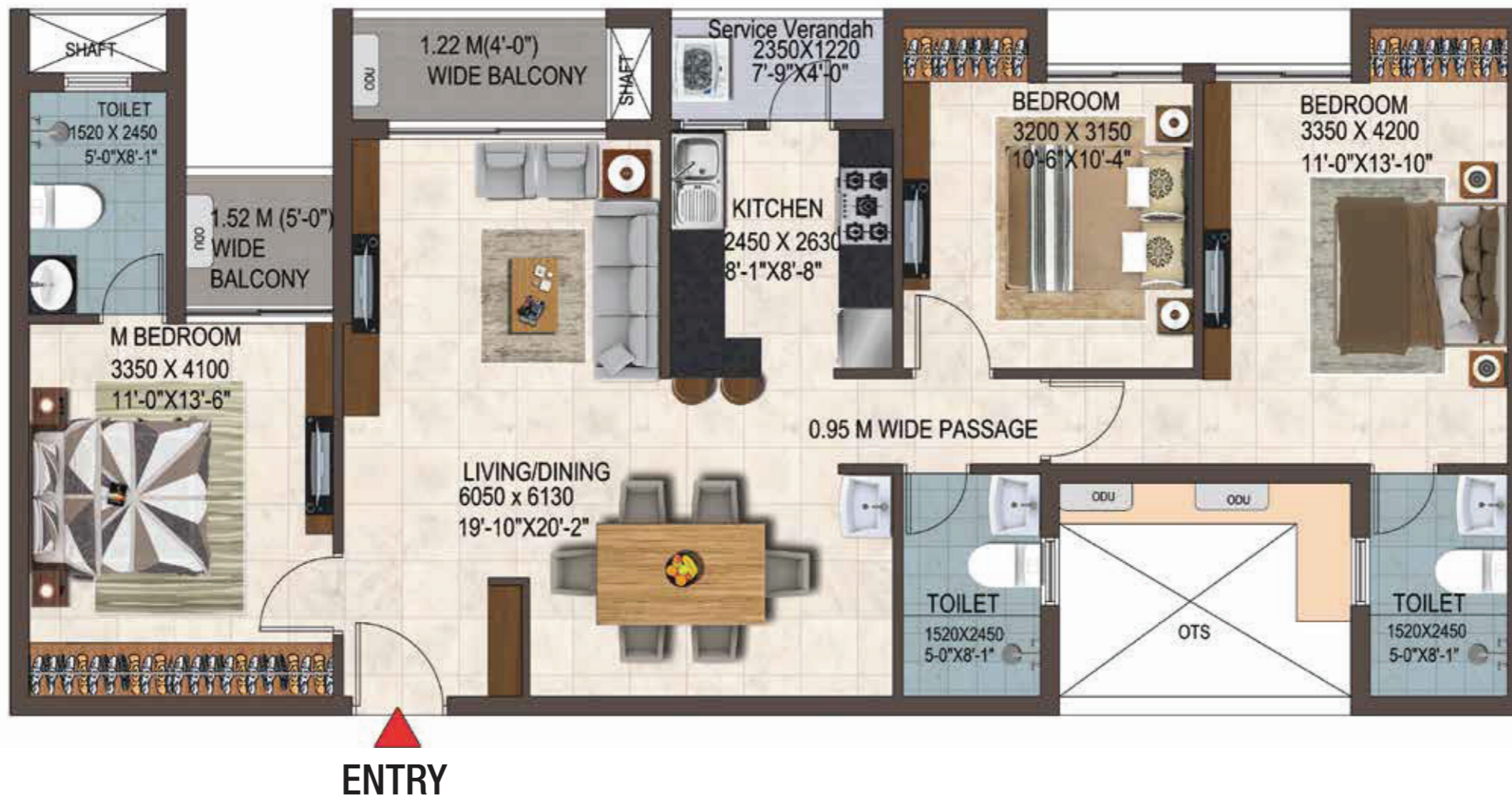
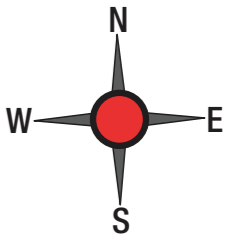
KEYPLAN

BLOCK B TYPE 3 BHK + 3T

Unit No. : B104, B204, B304, B404

Saleable Area : 1585 sft

Carpet Area : 1003 sft



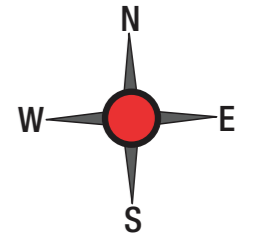
KEYPLAN

BLOCK B & C
TYPE 3 BHK + 3T

Unit No. : B105, B205, B305, B405 &
 C107, C207, C307, C407

Saleable Area : 1585 sft

Carpet Area : 1003 sft



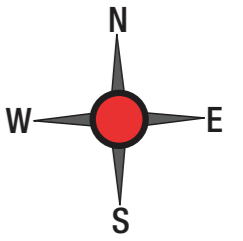
KEYPLAN

BLOCK G
TYPE 3 BHK + 3T

Unit No. : G105, G205, G305, G405

Saleable Area : 1591 sft

Carpet Area : 1003 sft



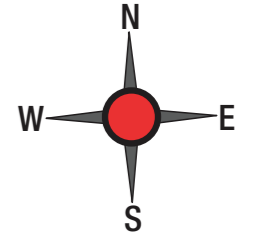
KEYPLAN

BLOCK D
TYPE 3 BHK + 3T

Unit No. : D105, D205, D305, D405

Saleable Area : 1592 sft

Carpet Area : 1003 sft



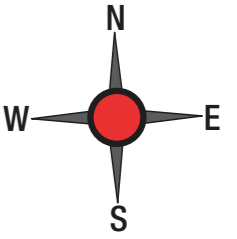
KEYPLAN

BLOCK J
TYPE 3 BHK + 3T

Unit No. : J103, J203, J303, J403, J104, J204, J304, J404

Saleable Area : 1602 sft

Carpet Area : 1003 sft



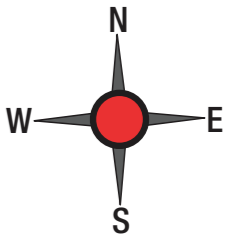
KEYPLAN

BLOCK B TYPE 3 BHK + 3T

Unit No. : B103, B203, B303, B403

Saleable Area : 1605 sft

Carpet Area : 1009 sft



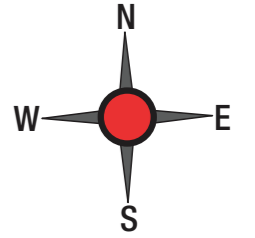
KEYPLAN

BLOCK B
TYPE 3 BHK + 3T

Unit No. : B106, B206, B306, B406 &
 D106, D206, D306, D406

Saleable Area : 1605 sft

Carpet Area : 1009 sft



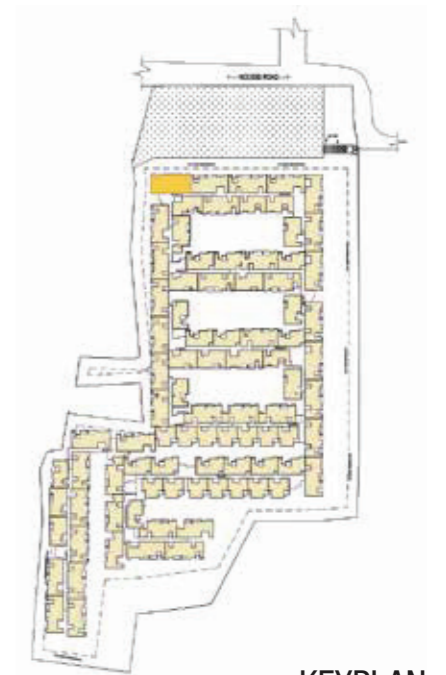
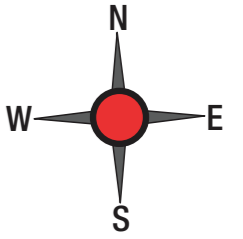
KEYPLAN

BLOCK A
TYPE 3 BHK + 3T

Unit No. : A101, A201, A301, A401

Saleable Area : 1616 sft

Carpet Area : 1009 sft



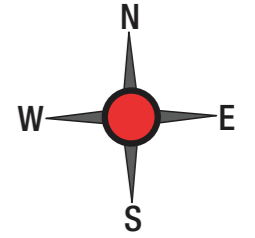
KEYPLAN

BLOCK E
TYPE 3 BHK + 3T

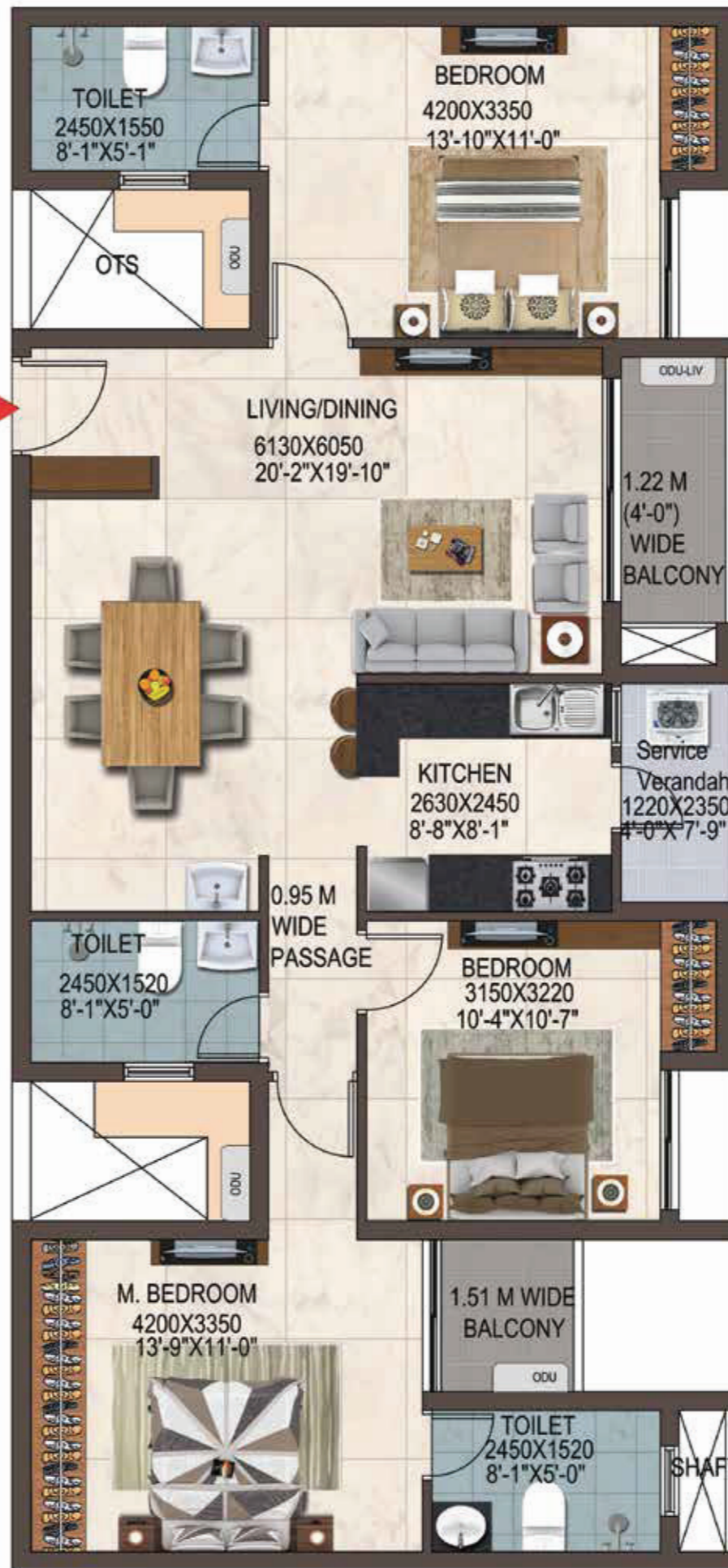
Unit No. : E106, E206, E306, E406

Saleable Area : 1616 sft

Carpet Area : 1009 sft



ENTRY



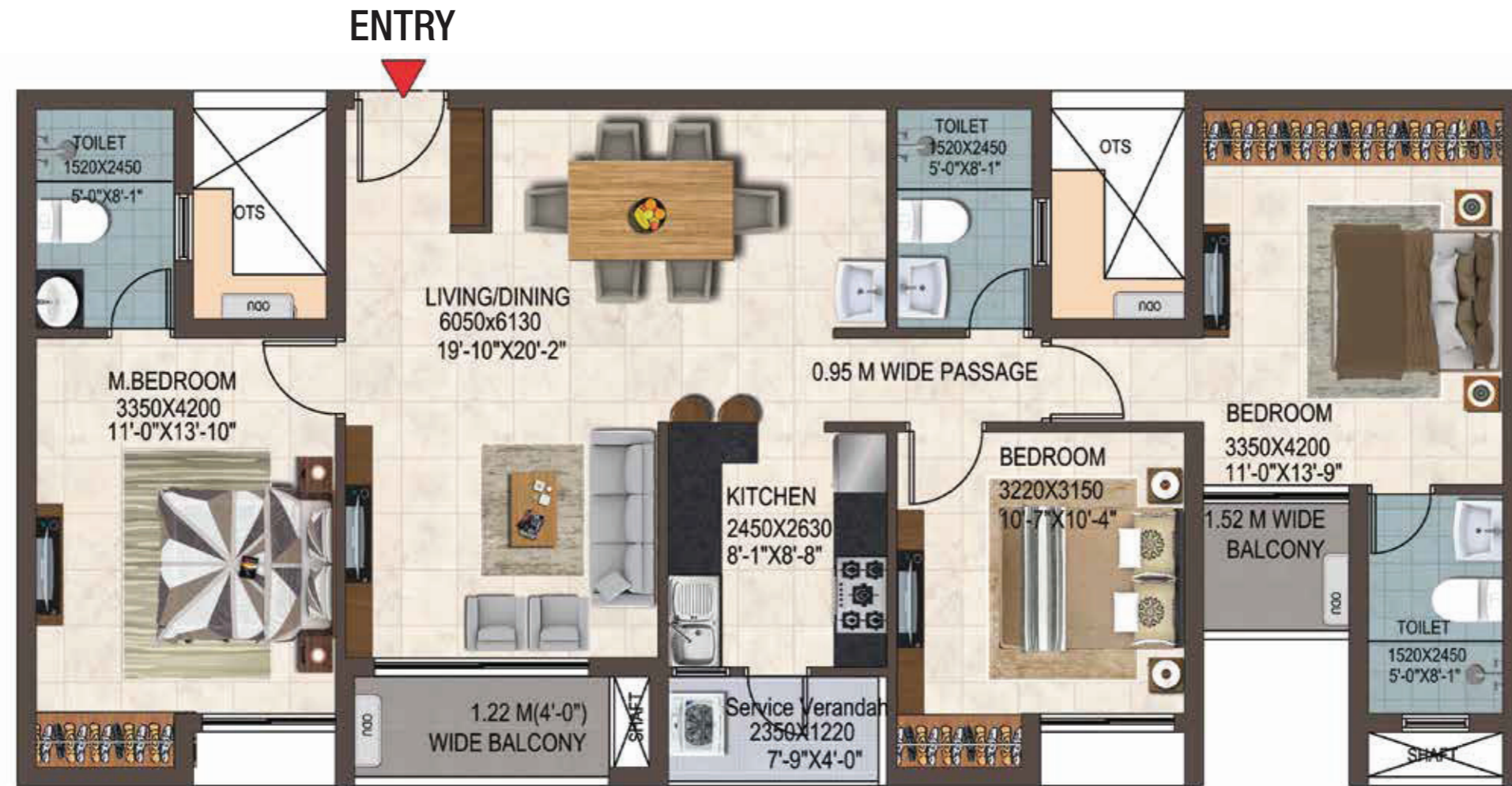
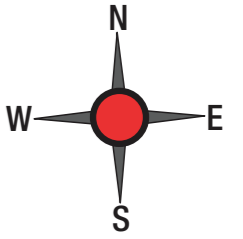
KEYPLAN

BLOCK G
TYPE 3 BHK + 3T

Unit No. : G104, G204, G304, G404

Saleable Area : 1616 sft

Carpet Area : 1009 sft



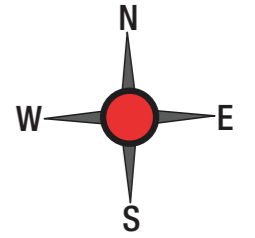
KEYPLAN

BLOCK C
TYPE 3 BHK + 3T

Unit No. : C101, C201, C301, C401

Saleable Area : 1626 sft

Carpet Area : 1009 sft



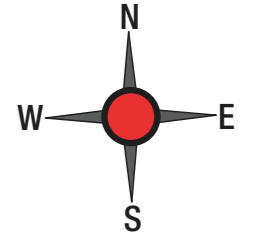
KEYPLAN

BLOCK F
TYPE 3 BHK + 3T

Unit No. : F114, F214, F314, F414

Saleable Area : 1644 sft

Carpet Area : 1078 sft



KEYPLAN

Specifications



Structure

- RCC framed structure
- Concrete block of 200 mm for outer wall and 100 mm for internal partition wall
- Floor to floor height will be maintained at 2950 mm



Wall Finish

- Internal wall in the living, dining, bedrooms, kitchen and utility will be finished with 1 coat of primer, 2 coats of putty and emulsion
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and emulsion
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of exterior emulsion
- Toilet walls will be finished with 1 coat of primer & 2 coat of OBD
- Toilet walls will be finished with glazed ceramic tiles upto 2100 mm height
- Utility walls will be finished with glazed ceramic tiles as per architect's design



Flooring

- Foyer, living, dining, kitchen and bedrooms will have 600 x 600 mm vitrified tile flooring
- Toilet, utility, and balcony will have 300 x 300 mm ceramic tiles
- Terrace floor will have grano flooring
- Common areas and staircase will have Kota stone / Shabadh stone / Tile flooring



Kitchen

- Platform will be done with granite slab 600 mm wide at a height of 800 mm from the floor level and will be provided with stainless steel sink with drain board (Nirali or equivalent)
- Dado tiles upto 600 mm from granite slab
- RO units in kitchen and provision for chimney
- CP fittings will be Jaquar / Roca or equivalent
- SS grating will be provided in kitchen



Bathroom

- Polished granite slab with counter top wash basin Jaquar / Roca / Parryware or equivalent in master bathroom
- Wall mounted basin Jaquar / Roca / Parryware or equivalent in all remaining toilets
- Floor mounted W/C with health faucet Jaquar / Roca / Parryware or equivalent in all bathrooms
- CP and sanitary fittings will be Jaquar / Roca / Parryware or equivalent will be provided in other bathrooms
- Diverter Jaquar / Roca / Parryware or equivalent will be provided
- Geyser and exhaust fan point in master bathroom and provision in other bathrooms
- SS grating will be provided in all bathrooms
- Designer shower panel Jaquar / Roca / Parryware or equivalent in master toilet



Entrance Door

- Main door will be first quality solid wood frame with flush door shutter with laminate finish of 2100 mm height having Godrej or equivalent locks, tower bolts, door viewer, door stopper etc.



Bedroom Door

- Skin moulded shutter doors of 2100 mm height with Godrej or equivalent locks, thumb turn with keys, etc.



Bathroom Door

- Skin moulded shutter doors of 2100 mm height with thumb turn with keys



Window

- Windows will be UPVC sliding panel with see-through plain glass with MS grills wherever applicable
- Balconies with UPVC framed french doors and toughened glass will be provided without grills
- For ventilators UPVC frame with suitable louvered glass panes



Balcony and Common Area

- MS hand railing in balconies as per architect's design
- MS railings will be provided for the common staircase
- Balcony lighting
- Hanger for drying clothes in the balcony as per architect's design
- Design flooring in the lobby
- Digital notice board in the clubhouse lobby
- Automated sensors in clubhouse common areas



Electrical Fittings

- Cables and wiring will be Kundan / Anchor Roma / Havells standard or equivalent
- Switches and sockets will be Anchor Roma / Wipro or equivalent
- Split air conditioner points will be provided in master bedrooms and provision in other bedrooms & living
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone and TV(DTH) points will be provided in living and master bedroom
- Wireless mobile charging pod in master bedroom and living area
- Master electrical control switch near to main entrance to control all major electrical points



Others

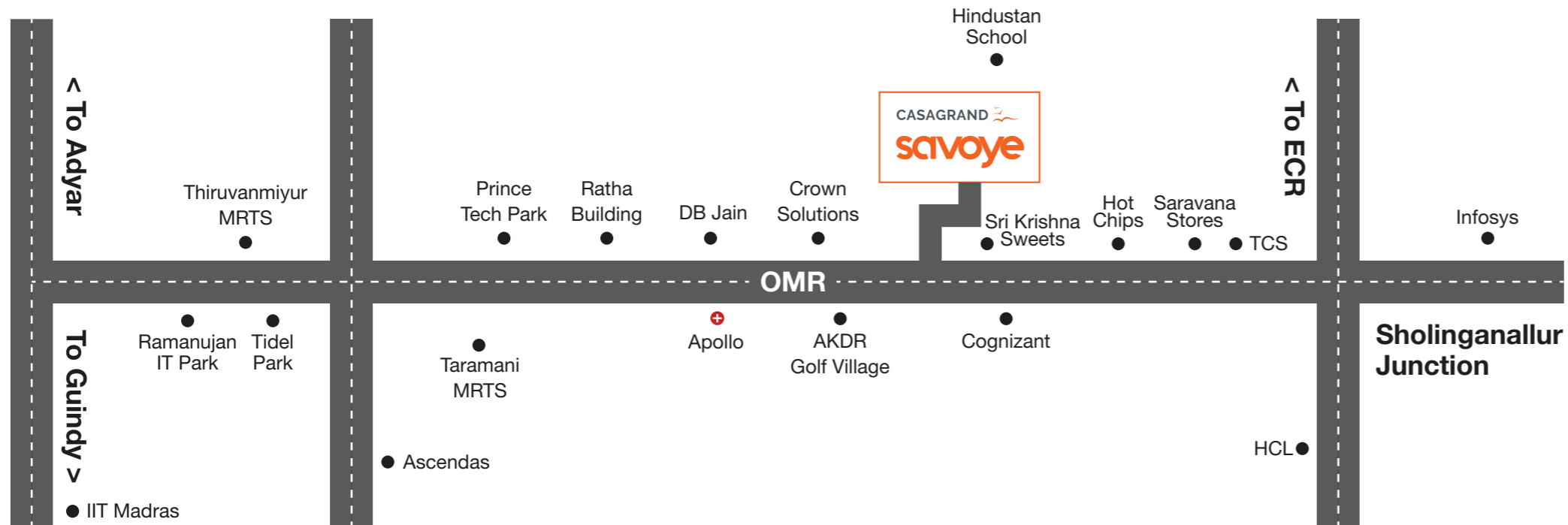
- STP
- Rain water harvesting
- Pneumatic water supply system
- Generator backup for all apartments(500Watts for 3BHK, 400Watts for 2BHK & 2BHK Compact)
- Power backup for common areas
- CCTV surveillance camera in pivotal location
- Intercom will be provided
- Data sockets will be provided in living room



External Features

- Elevator: 8 - Passenger automatic lift will be provided with marble flooring
- Power supply: 3-Phase power supply will be provided for all apartments
- Suitable landscaping will be done at required areas
- External driveway interlocking paver and driveway lighting and concave mirrors at turning of the driveway will be provided
- Stilt floor car parking grano flooring will be provided
- Façade & compound wall lighting
- Common clothes drying place in the open terrace

Location Map & Advantages



PAYMENT PATTERN	
Booking Advance	10%
Agreement Signing	40%
Completion of Foundation	10%
Completion of 1st Floor Roof	7.5%
Completion of 2nd Floor Roof	7.5%
Completion of 3rd Floor Roof	7.5%
Completion of 4th Floor Roof	7.5%
Completion of Brick and Plastering	5%
Handing Over	5%

Distance from Airport, Railway Station & Bus Stand

Chennai International Airport	19.2 kms
Chennai Central Railway station	24.1 kms
Kalaimagal Nagar Bus Stop	800 m
Sholinganallur Bus Stop	4.6 kms
Dollar Bus Stop	2.2 kms

Distance from Nearest Hospitals

Swarnam Specialty Hospital	2.3 kms
Doctor Mohan's Diabetes Specialty Centre	1 km
Gleneagles Global Health City	5.3 kms
Doctor Kamakshi Memorial Hospital	9.3 kms
Apollo Specialty Hospital	7.3 kms
Apollo Cradle	1.7 kms

Distance from Nearby Vicinities

Thiruvanmiyur	9.9 kms
Madhya Kailash	11.7 kms
Perungudi	6.9 kms
Sholinganallur	2.7 kms
Thoraipakkam	5.9 kms
Velachery	12.5 kms

Distance from Colleges

KCG College of Technology	1.6 kms
Jerusalem College of Engineering	8.9 kms
C L Baid Metha College of Pharmacy	4.6 kms
Jeppiar Engineering College	6.1 kms
Agni College of Technology	12.0 kms

Distance from Schools

Vaels International School	7.1 kms
Bharathi Vidyalaya Senior Secondary School	5.2 kms
Hindustan International School	1.1 kms
Sacred Heart Higher Secondary School	2.2 kms
Ramana Vidyalaya School	2.4 kms
Kidzee School	2.9 kms
Velammal Vidyalaya	3.1 kms
Arise 'n' Shine International Preschool	4.1 kms
Babaji Vidhyashram Senior Secondary School	4.6 kms
AKG Public School	7.9 kms
Gateway the Complete School	3.9 kms
Ellen Sharma Memorial Primary School	1.1 kms

Buddy Neighbour Scheme

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