



UPARTMENT

The ultimate lifestyle upgrade

CASAGRAN
MANDARIN



Chennai, Bengaluru, Coimbatore, Hyderabad, Pune and Dubai.

TOP 7

ranked developer in India

7 YEARS

warranty

TOP 2

ranked developer in South India

2 MONTHS

guaranteed rental

NO. 1

*ranked developer in Chennai for
the last 8 years*

10 YEARS

maintenance by us

2000+

quality checks per project

6 MONTHS

guaranteed resale

Over 7,000+ homes were sold in FY-25, reflecting customer confidence that grows with every milestone. Backed by 2,300+ in-house engineers, every home stands as a symbol of precision, reliability and enduring value.

THE CASAGRAND STANDARD

At Casagrand, we obsess over the smallest of details, because we know it's the little things that make life easier.

From comforts you expect, to thoughtful touches you never imagined, we have perfected 231 uncompromising standards.

Because a Casagrand home doesn't just meet expectations. It's built to exceed them. That's The Casagrand Standard.



Scan to Explore
Our 231 Standards



PERFECTING
231 DETAILS
YOU MIGHT NOT
NOTICE, BUT FEEL.





Embark to an Odyssey at **Casagrand Mandarin**





A BLOOM SET UPART.

Escape the ordinary. In the accelerating pulse of Hyderabad, a deeper longing emerges, a yearning for more space to breathe, more time to belong, and a legacy that grows with you. Inspired by the Mandarin flower - a rare bloom of prosperity, longevity, and radiant energy.

We bring you a sanctuary designed to flourish. Like the blossom that stands alone in its brilliance, your life is about to be set apart.

THE PROLOGUE | THE CALL TO EVOLUTION



Casagrand answers the call with a 8 acre odyssey where ancient Asian wisdom meets modern finesse. This is the dawn of the UPARTMENT.

Why settle for a floor when you can own the sky? We have engineered a life that rises above the standard apartment era - an evolution where luxury is the baseline and 'extraordinary' is the everyday. It is an ascension of stature of soul, and of substance. A commitment to provide more than just a home to provide a life that stays UP.

Prepare to transcend the mundane, the journey to the Ultimate Upgrade unfolds now





CHAPTER 1 | THE GRAND SCALE

Up on Community

THE 8 ACRE MAJESTY.

The odyssey begins with a rare generosity of land. Spanning 8 acres of meticulously planned grandeur, Mandarin offers a stature few can claim. While the city feels crowded, your world remains expansive and elite.

A curated community of 334 Upartments, ensuring a life of privacy and prestige. Here, we offer more land per family and fewer homes per acre.

A skyline defined not just by height, but by the vastness of the ground you own.

This is the first step of your **UP-SIZED** life.



CHAPTER 2 | THE AWAKENING

Up on Greenery

THE 5.3 ACRE BREATHING FOREST.

Space unfolds and time softens within our 5.3 acre central podium. Dawn breaks across the Breathing Forest, where Zen gardens and Feng Shui parks offer a sanctuary for the spirit. Lush tropical landscapes act as the city's green lungs, inviting you to reconnect with the earth. Wander through bird-attracting groves and find serenity in the shade of ancient-inspired greenery.

With 71%, 5.7 acres of the project dedicated to open spaces, nature isn't a view - it's your neighbour.

Experience the literal **UP-LIFT** of living in a forest within the city.







CHAPTER 3 | RESTORATION

Up on Wellness

THE REJUVENATING RHYTHM.

Wellness is not an addition, it is the very soul of the Upartment.

Step into a car- free podium where the silence is as golden as the morning sun.

Koi ponds ripple with tranquility while reflexology paths restore your vitality with every step. Safety and serenity rise hand-in-hand in an environment designed for all generations. Breathe deep in oxygen-rich zones that cleanse the city's chaos from your system.

This is an **UP-GRADE** for your health, your peace, and your family's future.



CHAPTER 4 | THE THRESHOLD

Up on Architecture

WHERE ARRIVAL BECOMES ART.

Grand drop-off plazas lead into double-height glass-brick lobbies washed in natural light. Our architecture is a marriage of Asian finesse and modern glass-clad elegance. Private terraces and shaded tree plazas extend your living realm far beyond four walls. Wide setbacks and thoughtful orientations allow every home to be flooded with wind and light.

No overlooking units ensure that your private life remains truly private.

It is an **UP-SCALE** from narrow balconies to expansive, emerald horizons.





CHAPTER 6 | THE SANCTUARY

Up on Space

THE INFINITE INTERIOR.

Enter a home curated like a piece of art, where space is the ultimate luxury. Villa-scale floor plans reveal a vast living-dining spine that stuns the senses. High ceiling heights combined with abundance of natural light and ventilation offer a sense of grandeur that make you admire your home, a little more every day. 18ft. master bedrooms provide a sanctuary that is as wide as your dreams. Zero dead space layouts ensure every square foot serves your lifestyle.

This is **UP-SIZED** living, tailored for the connoisseur of scale.





CHAPTER 5 | THE SOCIAL HEART

Up on Amenities

THE 41,000 SQ. FT. CLUBHOUSE,
WITH A SPLASH OF CHLORINE FREE POOL ON TOP

Energy flows through Mandarin's vibrant districts and orchestrated zones of joy. A majestic 41,000 sq. ft. Clubhouse stands as the heartbeat of your social life.

From infinity pools that kiss the horizon to squash courts and Cross Fit arenas that challenge the body, 70+ world-class amenities are spread seamlessly, ensuring time finds its way back to celebration. Whether it's a quiet afternoon in the library or a grand evening in the banquet, every day is an event.

A life that stays **UP-BEAT**, vibrant, and always young.







CHAPTER 8 | THE FOUNDATION

Up on Engineering THE UNSEEN MASTERY.

The Ultimate Upgrade is built on a foundation of absolute trust and precision. Utilizing Mivan Technology to create a monolithic, leak-proof, and earthquake-resistant legacy. 2,000+ rigorous quality checks are performed to ensure your sanctuary is a verified masterpiece. Advanced construction provides superior thermal insulation and acoustic comfort for a quiet life. This isn't just building; it is the engineering of longevity and peace of mind.

A structure that stands **UP-RIGHT** and proud for generations to come.



CHAPTER 7 | THE MASTER CANVAS

Up on Craft

METICULOUS BY DESIGN.

The Upartment is curated for those who appreciate the finer details of life. Statement arrivals through detailed architraves and digital locks set the tone. Vast vitrified expanses meet granite counters and Kohler or similar fitted sanctuaries. Every finish is a testament to high-end craft and modern finesse. Designer false ceilings in lobbies and anti-skid flooring in wet areas elevate every moment.

A home where luxury is felt in every touch, **UP-LEVELING** the everyday.







CHAPTER 9 | EFFORTLESS FLOW

Up on Convenience

DAILY LIFE, DE-CLUTTERED.

A life set apart is defined by the ease of its routines.

From on-site conveniences like ATM's to smart essential conveniences, everything is within reach. Thoughtful utility hybrids and discreet AC servicing ledges hide the services of the home to keep the view pristine.

Basement level efficiencies and copious carparks ensure your arrival is always stress-free. Daily life moves without friction, ensuring your home

works **UP-FRONT** for your needs. Experience the luxury of a life where every errand is a breeze.



CHAPTER 10 | THE FUTURE

Up on Sustainability

THE ECO RESPONSIVE SOUL.

Prosperity is only true when it protects the tomorrow.

Casagrand Mandarin is an **UP-LEVEL** ecosystem with rainwater harvesting, solar-powered common areas and more. Medicinal gardens and organic waste converters ensure your lifestyle nurtures the earth. Water-efficient plumbing and energy-conscious systems protect both the planet and your pocket. Nurturing a self-sustaining environment that preserves value and wellness for the generations that follow. Your legacy is built on a foundation that is as green as it is grand.





CHAPTER 11 | THE INTELLIGENCE

Up On Security

PEACE OF MIND, SECURED.

True luxury is the freedom to live without worry. Multi-tier digital security and app-controlled visitor management guard your sanctuary 24/7. 100% power backup ensures your world never stops turning, from the lifts to your living room. Fire safety systems and 24 hour surveillance provide a shield of absolute reliability. Your home is your fortress, allowing you to focus on the moments that matter. An **UP-SCALE** in safety for your family's ultimate peace.



CHAPTER 12 | THE STRATEGIC HEART

Up on Time

MINUTES TO EVERYWHERE.

Time thrives when you are at the center of the city's accelerating rhythm. Casagrand Mandarin's connectivity is its hidden superpower, nestled just 15 minutes from the Metro and ORR. Reclaim the hours once lost to the commute and spend them in your own 5.3 acre forest. World-class schools, hospitals, and retail districts are all within a short, effortless reach.

Work, play, and errands happen in minutes, not hours. The city is yours to command, but the peace is all **Casagrand Mandarin**.







COME HOMEWARD,
LIVE A CLASS UPART.

EPILOGUE | LEGACY CLAIMED



At the Horizon Deck, prosperity peaks and serenity blends with celebration.
This odyssey at Casagrand Mandarin upscales existence with more space, more time, and more wellness.
The Apartment Era has evolved into something far more supreme. Claim your chapter of peace, prosperity,
and enduring harmony.

Welcome aboard Casagrand Mandarin.



70+ LIFESTYLE AMENITIES FOR AN UPGRADED LIFE

Outdoor Amenities

FEATURES & ENTERTAINMENT

- 1 Party lawn with dais
- 2 Amphitheatre
- 3 Picnic lawn with tents
- 4 Lotus pavilion
- 5 Pet park
- 6 Bamboo groove
- 7 Grilling pavilion
- 8 Senior citizen plaza
- 9 Outdoor board games
- 10 Nature walkway with bird feeder
- 11 Bollards with piped music system
- 12 Mosquito magnet
- 13 Reflexology pathway

GARDENS

- 14 Koi pond
- 15 Zen garden
- 16 Hammock garden
- 17 Qi garden - Herb and spice garden
- 18 Medicinal garden
- 19 Garden of focus
- 20 Musical garden
- 21 Feng Shui parks

KIDS

- 22 Playland park
- 23 Skating rink
- 24 In-garden trampoline
- 25 Tree house
- 26 Multi play alcove
- 27 Kids basketball court
- 28 Kids climbing wall
- 29 Rubber mound garden
- 30 Interactive floor games

SPORTS, FITNESS AND WELLBEING

- 31 Crossfit and hurdle arena
- 32 Walking / Jogging track
- 33 Cycling track
- 34 Multipurpose sports court with seating gallery
- 35 Tennis practice wall
- 36 Outdoor table tennis
- 37 Basketball court
- 38 Serenity plaza

TERRACE SWIMMING POOL

- 39 Adults pool
- 40 Kids pool with interactive jets
- 41 Splash pad
- 42 Sunken pool loungers
- 43 Aqua curtain
- 44 Pool side cabana

Clubhouse Amenities & Facilities

ENTERTAINMENT AND FEATURES

- 45 Multipurpose hall with dining
- 46 Mini theatre
- 47 Coworking space
- 48 Learning centre
- 49 Spa & Saloon
- 50 Hamman corner

KIDS PLAY AREA

- 51 Ball pool and slide
- 52 Rock climbing wall
- 53 Activity corner
- 54 Creche
- 55 Race track
- 56 Reading nook

VIDEO GAMES ROOM

- 57 Video games room
- 58 Gaming cubicle
- 59 VR Gaming

60 INDOOR BOARD GAMES

- Table tennis
- Indoor board games
(Carrom, Chess & Checkers)
- Table tennis
- Indoor board games
(Carrom, Chess & Checkers)
- Air hockey
- Snooker table
- Dart board

SPORTS, FITNESS AND WELLBEING

- 61 Horizon deck
- 62 Yoga and aerial yoga
- 63 Gym
- 64 Calisthenics
- 65 Squash court
- 66 Badminton court

CONVENIENCE

- 67 Convenio store
- 68 Café
- 69 ATM
- 70 FMS / Association room
- 71 Car charge bay
- 72 Car wash bay



MASTER PLAN

MASTER PLAN



FLOOR PLANS

BLOCK A | TYPICAL FLOOR PLAN



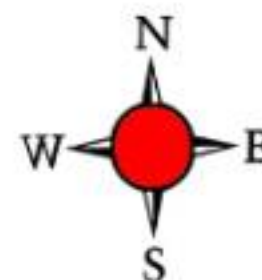
KEYPLAN
(Block A)

BLOCK A | FIRST FLOOR PLAN



KEYPLAN
(Block A)

BLOCK A | GROUND FLOOR PLAN



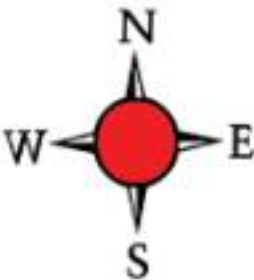
KEYPLAN
(Block A)

BLOCK B | TYPICAL FLOOR PLAN



KEYPLAN
(Block B)

BLOCK B | FIRST FLOOR PLAN



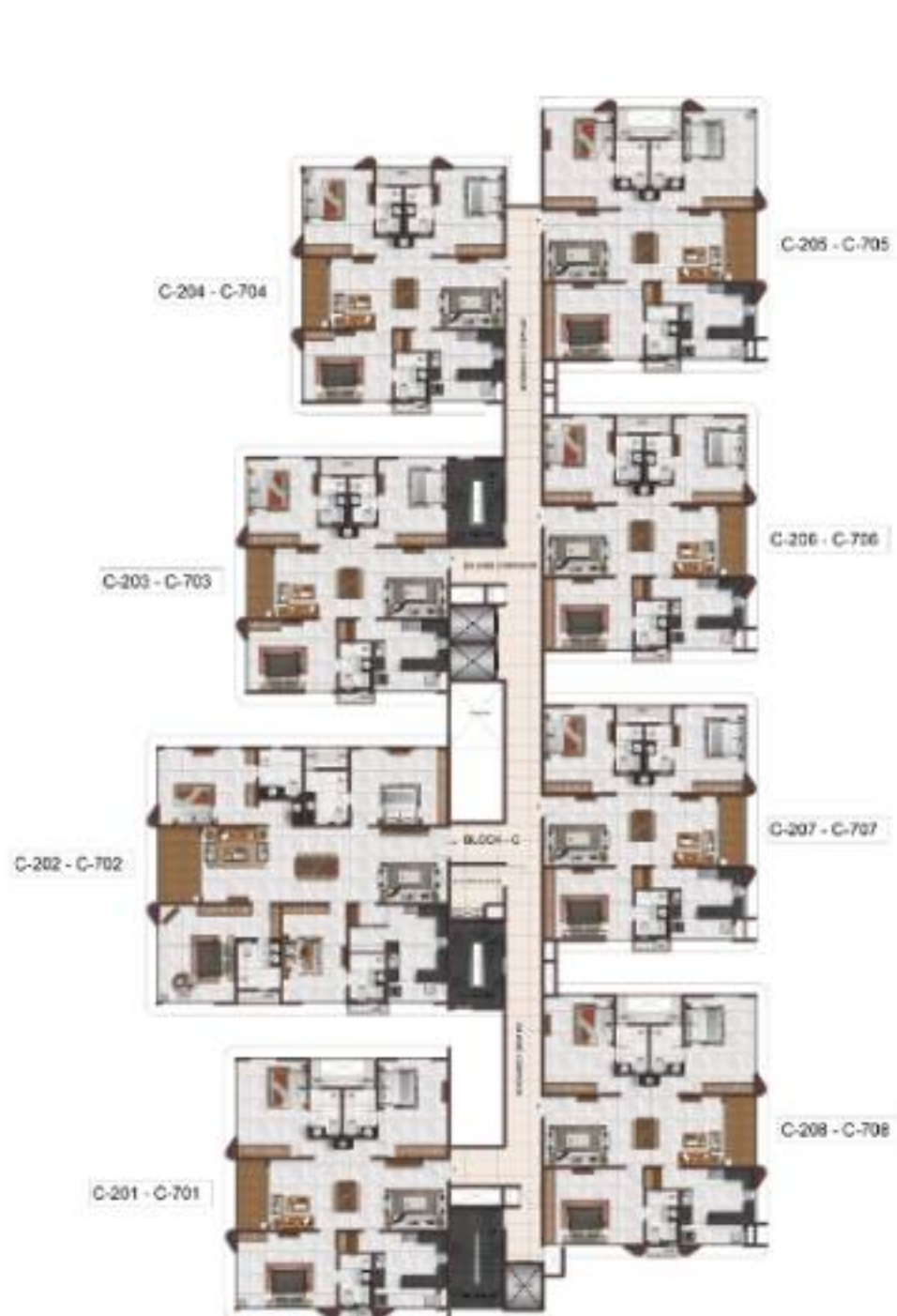
KEYPLAN
(Block B)

BLOCK B | GROUND FLOOR PLAN



KEYPLAN
(Block B)

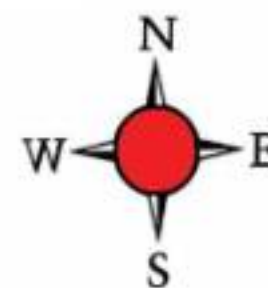
BLOCK C | TYPICAL FLOOR PLAN



BLOCK C | FIRST FLOOR PLAN



BLOCK C | GROUND FLOOR PLAN



KEYPLAN
(Block C)

BLOCK D | TYPICAL FLOOR PLAN



KEYPLAN

BLOCK D | FIRST FLOOR PLAN

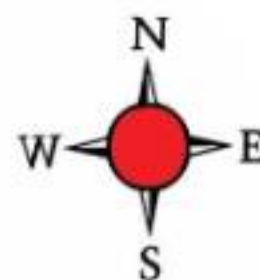


BLOCK D | GROUND FLOOR PLAN



KEYPLAN
(Block D)

BLOCK E | TYPICAL FLOOR PLAN

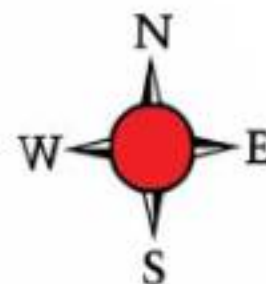


BLOCK E | FIRST FLOOR PLAN



KEYPLAN
(Block E)

BLOCK E | GROUND FLOOR PLAN



KEYPLAN
(Block E)

BLOCK F | TYPICAL FLOOR PLAN



KEYPLAN
(Block F)

BLOCK F | FIRST FLOOR PLAN



KEYPLAN
(Block F)

BLOCK F | GROUND FLOOR PLAN



KEYPLAN
(Block F)



UNIT PLANS

EAST - 3 BHK - 3T(M) | TYPICAL FLOOR PLAN



EAST - 3 BHK - 3T(M) | TYPICAL FLOOR PLAN



EAST - 3 BHK - 3T(M) | TYPICAL FLOOR PLAN



EAST - 3 BHK - 3T(M) | FIRST FLOOR PLAN



EAST - 3 BHK - 3T(M) | GROUND FLOOR PLAN



EAST - 3 BHK - 3T(M) | TYPICAL FLOOR PLAN



EAST - 3 BHK - 3T(L) | TYPICAL FLOOR PLAN



EAST - 3 BHK - 3T(L) | TYPICAL FLOOR PLAN



EAST - 3 BHK - 3T(L) | TYPICAL FLOOR PLAN



EAST - 3 BHK - 3T(L) | FIRST FLOOR PLAN



EAST - 3 BHK - 3T(L) | FIRST FLOOR PLAN



EAST - 3 BHK - 3T(L) | FIRST FLOOR PLAN



EAST - 3 BHK - 3T(L) | GROUND FLOOR PLAN



EAST - 3 BHK - 3T(L) | GROUND FLOOR PLAN



EAST - 3 BHK - 3T(L) | GROUND FLOOR PLAN



EAST - 4 BHK - 4T | TYPICAL FLOOR PLAN



EAST - 4 BHK - 4T | TYPICAL FLOOR PLAN



EAST - 4 BHK - 4T | TYPICAL FLOOR PLAN



EAST - 4 BHK - 4T | FIRST FLOOR PLAN



EAST - 4 BHK - 4T | FIRST FLOOR PLAN



EAST - 4 BHK - 4T | FIRST FLOOR PLAN



EAST - 4 BHK - 4T | GROUND FLOOR PLAN



EAST - 4 BHK - 4T | GROUND FLOOR PLAN



EAST - 4 BHK - 4T | GROUND FLOOR PLAN



WEST - 1 BHK - 1T | FIRST FLOOR PLAN



BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK B	B-101	1BHK - 1T	50	12	4	66	130



WEST - 1 BHK - 1T | FIRST FLOOR PLAN



BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK B	B-101	1BHK - 1T	50	12	4	66	130
BLOCK B	B-102	1BHK - 1T	50	12	4	66	130
BLOCK B	B-103	1BHK - 1T	50	12	4	66	130
BLOCK B	B-104	1BHK - 1T	50	12	4	66	130



WEST - 1 BHK - 1T | GROUND FLOOR PLAN



BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK B	B-101	1BHK - 1T	50	12	4	66	130



WEST - 1 BHK - 1T | GROUND FLOOR PLAN



BLOCK	UNIT NO	UNIT TYPE	CARPET AREA (S.FT)	BALCONY AREA (S.FT)	UTILITY AREA (S.FT)	TOTAL CARPET AREA (S.FT)	SALEABLE AREA (S.FT)
BLOCK B	B-101	1BHK - 1T	50	12	4	66	130
BLOCK B	B-102	1BHK - 1T	50	12	4	66	130
BLOCK B	B-103	1BHK - 1T	50	12	4	66	130
BLOCK B	B-104	1BHK - 1T	50	12	4	66	130



WEST - 3 BHK - 3T(M) | TYPICAL FLOOR PLAN



WEST - 3 BHK - 3T(M) | TYPICAL FLOOR PLAN



WEST - 3 BHK - 3T(M) | FIRST FLOOR PLAN



WEST - 3 BHK - 3T(M) | GROUND FLOOR PLAN



WEST - 3 BHK - 3T(L) | TYPICAL FLOOR PLAN



Block	Unit No.	Unit Type	Carpet Area (sq.ft.)	Built-up Area (sq.ft.)	Plot Area (sq.ft.)	Common Area (sq.ft.)	Total Area (sq.ft.)
Block A	401-402	3BHK-3T(L)	100	110	40	100	350



WEST - 3 BHK - 3T(L) | TYPICAL FLOOR PLAN



Block	Unit No.	Unit Type	Carpet Area (sq.ft.)	Built-up Area (sq.ft.)	Plot Area (sq.ft.)	Common Area (sq.ft.)	Total Area (sq.ft.)
Block B	501-502	3BHK-3T(L)	100	110	40	100	350
Block C	601-602	3BHK-3T(L)	100	110	40	100	350
Block D	701-702	3BHK-3T(L)	100	110	40	100	350
Block E	801-802	3BHK-3T(L)	100	110	40	100	350
Block F	901-902	3BHK-3T(L)	100	110	40	100	350



WEST - 3 BHK - 3T(L) | FIRST FLOOR PLAN



Block	Unit No.	Unit Type	Carpet Area (sq.ft.)	Built-up Area (sq.ft.)	Plot Area (sq.ft.)	Common Area (sq.ft.)	Total Area (sq.ft.)
Block A	401-402	3BHK-3T(L)	100	110	40	100	350
Block B	501-502	3BHK-3T(L)	100	110	40	100	350
Block C	601-602	3BHK-3T(L)	100	110	40	100	350
Block D	701-702	3BHK-3T(L)	100	110	40	100	350
Block E	801-802	3BHK-3T(L)	100	110	40	100	350



WEST - 3 BHK - 3T(L) | FIRST FLOOR PLAN



Block	Unit No.	Unit Type	Carpet Area (sq.ft.)	Built-up Area (sq.ft.)	Plot Area (sq.ft.)	Common Area (sq.ft.)	Total Area (sq.ft.)
Block A	401-402	3BHK-3T(L)	100	110	40	100	350



WEST - 3 BHK - 3T(L) | FIRST FLOOR PLAN



Block	Unit No.	Unit Type	Carpet Area (sq.ft.)	Built-up Area (sq.ft.)	Utility Area (sq.ft.)	Total Carpet Area (sq.ft.)	Total Built-up Area (sq.ft.)
Block A	0-09	3BHK-3T(L)	140	15	40	175	200
Block B	0-09	3BHK-3T(L)	140	15	40	175	200
Block C	0-09	3BHK-3T(L)	140	15	40	175	200
Block D	0-09	3BHK-3T(L)	140	15	40	175	200
Block E	0-09	3BHK-3T(L)	140	15	40	175	200



WEST - 3 BHK - 3T(L) | FIRST FLOOR PLAN



Block	Unit No.	Unit Type	Carpet Area (sq.ft.)	Built-up Area (sq.ft.)	Utility Area (sq.ft.)	Total Carpet Area (sq.ft.)	Total Built-up Area (sq.ft.)
Block A	0-09	3BHK-3T(L)	140	15	40	175	200
Block B	0-09	3BHK-3T(L)	140	15	40	175	200
Block C	0-09	3BHK-3T(L)	140	15	40	175	200
Block D	0-09	3BHK-3T(L)	140	15	40	175	200
Block E	0-09	3BHK-3T(L)	140	15	40	175	200



WEST - 3 BHK - 3T(L) | GROUND FLOOR PLAN



Block	Unit No.	Unit Type	Carpet Area (sq.ft.)	Built-up Area (sq.ft.)	Utility Area (sq.ft.)	Total Carpet Area (sq.ft.)	Total Built-up Area (sq.ft.)
Block A	0-09	3BHK-3T(L)	140	15	40	175	200
Block B	0-09	3BHK-3T(L)	140	15	40	175	200
Block C	0-09	3BHK-3T(L)	140	15	40	175	200
Block D	0-09	3BHK-3T(L)	140	15	40	175	200
Block E	0-09	3BHK-3T(L)	140	15	40	175	200



WEST - 3 BHK - 3T(L) | GROUND FLOOR PLAN



Block	Unit No.	Unit Type	Carpet Area (sq.ft.)	Built-up Area (sq.ft.)	Utility Area (sq.ft.)	Total Carpet Area (sq.ft.)	Total Built-up Area (sq.ft.)
Block A	0-09	3BHK-3T(L)	140	15	40	175	200
Block B	0-09	3BHK-3T(L)	140	15	40	175	200
Block C	0-09	3BHK-3T(L)	140	15	40	175	200
Block D	0-09	3BHK-3T(L)	140	15	40	175	200
Block E	0-09	3BHK-3T(L)	140	15	40	175	200



WEST - 3 BHK - 3T(L) | GROUND FLOOR PLAN



WEST - 4 BHK - 4T | TYPICAL FLOOR PLAN



WEST - 4 BHK - 4T | FIRST FLOOR PLAN



WEST - 4 BHK - 4T | GROUND FLOOR PLAN



CLUBHOUSE PLANS

CLUBHOUSE | GROUND FLOOR PLAN



CLUBHOUSE | FIRST FLOOR PLAN



CLUBHOUSE | SECOND FLOOR PLAN



CLUBHOUSE | THIRD FLOOR PLAN



CLUBHOUSE | FOURTH FLOOR PLAN



- CLUBHOUSE AMENITIES
- 47 LEARNING CENTER
 - 48 CO-OPING SPACE
 - 49 SQUASH COURT



CLUBHOUSE | FIFTH FLOOR PLAN



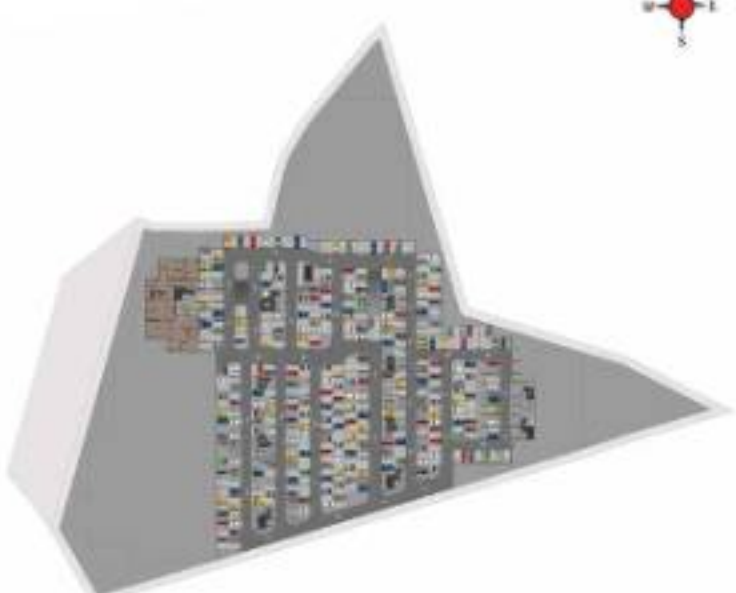
- CLUBHOUSE AMENITIES
- 35 ADULTS POOL
 - 40 KIDS POOL WITH INTERACTIVE JETS
 - 41 SPLASH PAD
 - 42 SUNBEN POOL LOUNGERS
 - 43 AQUA CURTAIN
 - 44 POOL SIDE CABANA



BASEMENT PLAN 1



BASEMENT PLAN 2





SPECIFICATIONS

STRUCTURE

- **Structural system:** RCC framed structure designed for seismic compliant (Zone 2)
- **Masonry:** 200mm for external walls & 100mm for internal walls
- **Floor-floor height (incl slab):** Will be maintained at 2930mm
- **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 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect's design
- **Bathroom:** Vitrified tiles of size 600x1200mm till 2450mm height & above will be finished with a coat of primer
- **Kitchen:** Designer tile of size 600x600mm for a height of 600mm above the counter top finished level

FLOOR FINISH WITH SKIRTING

- **Main flooring (Living, Dining, Bedroom, Utility & Kitchen):** Vitrified tiles of size 1200x1800mm
- **Bathrooms:** Anti-skid ceramic tiles of size 800x1600mm
- **Balcony:** Wooden finish tiles of size 600x1200mm
- **Door threshold:** Granite threshold will be provided for all doors

KITCHEN & DINING

- **Kitchen:** Platform will be finished with granite at the height of 850mm from the finished floor level.
- **Dining:** Granite counter top wash basin with 300mm height Granite back splash

BALCONY

- **Handrail:** MS handrail as per architect's design: Sill level finished with Granite
- **Cloth drying hanger:** Ceiling cloth drying hanger in living balcony

BATHROOMS

- **CP & sanitary fixture:** Kohler / equivalent will be provided
- **Master Bathroom:** Wall mounted WC with cistern, health faucet, single lever diverter, overhead rain shower, hand shower, foldable seater, spout, granite counter top wash basin and 2" long trench drain
- **Other bathrooms:** Wall mounted WC with cistern, health faucet, single lever diverter, overhead shower, spout, granite counter top wash basin and 2" long trench drain.
- **False ceiling:** Gypsum false ceiling with cove light in all bathrooms

JOINERY

A. DOORS

- **Main door:** Full jamb polished frame and architrave with good quality double side veneer finish shutter of size 1200 x 2300mm
: Ironmongeries like Digital door lock of Dorset or equivalent, 18" tower bolts, door viewer, magnetic door catcher and concealed automatic door closure
- **Bedroom doors:** Full jamb architrave with double-sided laminated designer Shutter of size 1000 x 2300mm
: Ironmongeries like Dorset or equivalent lock, designer door handle, magnetic door catcher, tower bolt, etc.,
- **Bathroom doors:** Granite finish full jamb architrave with double-sided laminated designer door of size 800 x 2300mm
: Ironmongeries like thumb turn lock of Dorset or equivalent designer door handle without key, door bush etc.,

B. WINDOWS

- **Windows:** Aluminum windows with sliding shutter with see through Tinted glass & MS railing on the inner side (wherever applicable) : Sill level finished with Granite
- **French doors:** Aluminum sliding shutters with toughened glass
- **Ventilators:** Aluminum framed fixed louvers / openable shutter for ODU access (wherever applicable): Soffit finished with Granite

SPECIFICATIONS

ELECTRICAL POINT

- **Power Supply:** Three phase for 1, 2, 3 & 4 BHK
- **Safety device:** MCB (Miniature Circuit Breaker) & RCCB (Residual Current Circuit Breaker)
- **Switches & sockets:** Modular box, modular switches & sockets of good quality IS brand
- **Wires:** FRLS (Flame Retardant Low Smoke) copper wire of a good quality IS brand
- **Kitchen electrical point:** For chimney, Hob & water purifier
- **Dishwasher Point:** Dish washer point will be provided wherever applicable
- **Master control switch:** Point in living / Foyer
- **5 Amp socket (outdoor):** Point provided in the balcony in the recommended location
- **Foot lamp:** Point in all bedrooms
- **USB socket:** Provided in Living and all bedrooms
- **Fan point:** Point provided in kitchen
- **TV:** Point in Living & all bedrooms
- **Data:** Point in Living & one of the bedrooms
- **Split-air conditioner:** Point in Living/Dining & all bedrooms
- **Geyser:** Point in all bathrooms
- **Back-up:** 350W for 1BHK, 400W for 2BHK, 500W for 3BHK, 650W for 4BHK

COMMON FEATURES

- **Lift:** Elevators of 10 passengers automatic lift will be provided
- **Back-up:** 100% Power backup for common amenities such as clubhouse, lifts, STP, WTP & common area lighting
- **Owner's directory:** Apartment owner's name directory will be placed in ground floor
- **Lift fascia:** Designer Vitrified tile finish with granite jambs
- **Lift lobby:** Designer Vitrified tile finish with pattern
- **Corridor:** Vitrified tile finish of size 600x600mm
- **Staircase floor:** Granite flooring at first 4 levels & tile flooring at other levels
- **Staircase handrail:** MS handrail with enamel paint finish
- **Terrace floor:** Pressed tile flooring
- **Terrace doors:** Good quality FRP door of size 900x2100mm with paint finish: Ironmongeries like thumb turn lock of Godrej or equivalent, door brush, door closer etc.,

OUTDOOR FEATURES

- **Water storage:** Centralized UG sump with WTP (Min. requirement as per water test report)
- **Rain water harvest:** Rain water harvesting system as per site requirement
- **STP:** Centralized Sewage Treatment plant
- **Safety:** CCTV surveillance cameras will be provided all round the building at pivotal locations at ground floor
- **Walkway:** Walkway spaces well defined as per landscape's design intent
- **Security:** Security booth will be provided at the project entry/exit facilitated with My Gate app
- **Compound wall:** Site perimeter fenced by compound wall with entry gates for a height of 1800mm (as per design intent)
- **Landscape:** Suitable landscape at appropriate places as per landscape's design intent
- **Driveway:** Convex mirror for safe turning at driveway in/out
- **External Driveway:** Interlocking paver block/equivalent flooring with demarcated driveway as per landscape's design intent.
Granite / Cobble stone flooring in entrance driveway and block lobby entrances



LOCATION ADVANTAGES



EDUCATIONAL INSTITUTIONS

Universities & Colleges

VNR VJIT	-	6.8 km
DRK College of Engineering	-	4.9 km
Malla Reddy Engineering College	-	8.5 km
Gokaraju Rangaraju Engg. College	-	9.1 km
Narayana Jr. College, Miyapur	-	5.4 km

Schools

Silver Oaks International School	-	4.2 km
Delhi Public School, Miyapur	-	6.5 km
Oakridge International, Bachupally	-	7.8 km
Sentia The Global School	-	3.6 km
Creek Planet School	-	5.2 km



ENTERTAINMENT ZONE

Asian GPR Multiplex	-	3.8 km
Forum Sujana Mall	-	9.2 km
Asian Cine Square, Kukatpally	-	10.5 km
GSM MALL	-	9 km
INOX Vinay Metro Mall	-	6.5 km



BUSINESS PARK

Tech Mahindra IT Park, Bahadurpally	-	9.8 km
Mindspace IT Park, Hitec City	-	14.5 km
Cyber Towers, Hitec City	-	15.3 km
IDA Bollaram	-	7.5 km
Aurobindo Pharma, Miyapur	-	5.1 km



CONNECTIVITY

Miyapur Metro Station	-	6.2 km
BHEL Railway Station	-	9.5 km
Outer Ring Road (Mallampet Exit)	-	6 km
Miyapur Bus Depot	-	6 km
Hitech City via Hafeezpet	-	14.8 km



HOSPITALS

MAMS (Mamata Academy of Medical Sciences)	-	2 km
SLG Hospital (Bachupally)	-	3 km
Max Super Speciality Hospital	-	5 km
Archana Hospitals (Madinaguda)	-	6 km
Suraksha Hospital (Chandanagar/Miyapur)	-	9 km
Ankura Hospitals (KPHB)	-	8 km
PRK Hospital (Chandanagar)	-	10 km
PACE Hospitals (Madinaguda)	-	7 km



PAYMENT SCHEDULE

Stage	Payment Structure	Stage (%)
Stage 1	Booking Advance	10%
Stage 2	Agreement Signing	15%
Stage 3	Completion of Foundation	10%
Stage 4	Completion of Basement Roof	10%
Stage 5	Completion of Second Basement Roof	10%
Stage 6	Completion of 1 st Floor Roof	10%
Stage 7	Completion of 3 rd Floor Roof	10%
Stage 8	Completion of 5 th Floor roof	10%
Stage 9	Completion of 7 th Floor Roof	5%
Stage 10	Completion on Flooring Respective Unit	5%
Stage 11	Handing Over	5%

AWARDS



ET Now
CASAGRAN ZENITH
Innovative
Project of the Year 2019



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



ET Now
CASAGRAN ETERNIA II
Best Project in
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14th Realty+
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14th Realty+
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2022, South
CASAGRAN HAVEN
Mid-Segment Project
of the Year



15th Realty+ Excellence
Awards 2023, South
Edition
CASAGRAN ARIA
Residential Property
of the Year



News18 Tamil Nadu 2022
Most Trusted Builder in
South India



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



The Economic Times Real
Estate Awards-South
CASAGRAN ATHENS
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Theme Road
(Ongoing Metro)



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



The Economic Times
Best Brands 2021



13th Estate Awards
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Year



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



Realty Conclave Excellence
Awards - 2021 South
CASAGRAN ORLEANA
Mid-Segment Project
of the Year



The Economic Times
Best Brands Award - 2021



11th Estate Annual
Awards, powered by
Franchise India
CASAGRAN ESMERALDA
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The Times of India
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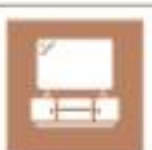


SCAN FOR BROCHURE

WOODWORKS OF TOP NOTCH QUALITY



Shoe
Rack



TV Unit



Dining
Crockery



Wardrobes
All
Bedrooms



Kitchen
Cabinets



Vanity

HOME ACCESSORIES



Light
Fixtures



Mirrors in
Dining



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

WASHROOM ACCESSORIES



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CASAGRANT

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