

CASAGRAN
WINDSOR COURT





SOUTH INDIA'S LEADING REAL ESTATE DEVELOPER

CHENNAI | BENGALURU | COIMBATORE | HYDERABAD | PUNE | DUBAI

Casagrand Premier Builder Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. In the twenty years, we have developed over 53+ million sft. of prime residential real estate across Chennai, Bengaluru, Coimbatore, Hyderabad, Pune and Dubai. Over 40,000+ happy families across 140+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

Crafted to stand out

An ultra-luxurious community set across 3.92 acres with 21 exclusive villas, featuring refined architecture, vast green spaces, and 100% Vaastu-compliant homes.





24x7
security



45ft. grand
archway



Greater
light & ventilation



25+ Amenities



77% open space

Indulgence like never before.

- Casagrand Windsor Court offers a fully equipped clubhouse with five-star interiors, featuring a grand triple-height lobby, party hall, gym, AV room, yoga studio, kids' play area, and video games room.
- The multipurpose hall includes a pantry, spill-over lawn, and dance floor.
- Amenities include a convenience store, an exclusive gym with interactive features, a learning center, ball pit, and interactive wall games for kids.
- A rooftop swimming pool with a deck and hangout area completes this luxury experience.



25+ AMENITIES

Entrance Plaza
Amphitheater
Kids Play Lawn
Zen Garden
Childrens Play Area
Tot Lot
Sand Pit
Rock Climbing
Jungle Gym
Nanny's Corner
Senior Citizen Corner
Outdoor Gym
Leisure Sit Out
Floral Garden
Meditation Zone
Skating Rink
Reflexology Walkway
Champak Tree Court

CLUB AMENITIES

Multipurpose Hall
Convenio
Yoga/Meditation Room
Kids Play Area
Av Room
Gym
Indoor Play Area
Learning Center
Terrace Party Zone
Rooftop Swimming Pool
Rooftop Hangout

CENTRAL PARK

Party Lawn With Stage
Barbeque Lawn
Hangout Spots
Walkways
Play Lawns
Tree Court
Pet Park
Jogging Track

Thrive amidst the outdoors.

- The vibrant community has exclusive outdoor amenities such as play areas, a senior corner, outdoor amphitheatre, and party lawn.
- Active amenities like a jungle gym, rock climbing wall, skating rink, outdoor gym, meditation zone, and jogging track foster a healthy lifestyle.
- Extensive landscaping with Zen and floral gardens creates a natural retreat within the community.

Designed to perfection.

- These villas feature an elegant entrance with a grand double-shutter door, complete with wooden carvings, a designer architrave, and antique handles.
- Italian marble flooring in the living and dining areas enhances luxury, complemented by premium vitrified tiles throughout and timeless wooden flooring in the home theatre.
- Windows and sliding doors include mosquito mesh for added convenience, while laminated bedroom doors and a granite staircase with wooden handrails add sophisticated touches to the interiors.



2 dedicated car parking spaces



Wet & dry kitchen with utility deck



Exclusive landscape deck and private garden



Car charging point with 20 amp-socket



French sliding doors provide elegance & ample natural light



Foot lamps and motion sensor lights for added convenience



Walk-in wardrobe in all master bedrooms



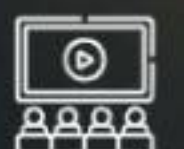
Dedicated ODU spaces for all AC units



Dedicated family lounge area on the first floor



Washing machine provision on terrace



Home theatre room on the second floor, fitted with provision for projector

Positivity in every corner

Vaastu compliant homes.

- Main entrance facing East & West in all villas.
- All villas have master bedrooms in the SW, and no bedrooms have headboards in the North.
- All villas have the kitchen in the SE corner with East facing kitchen hobs.
- No NE & SW cuts in villa profile.
- East & West facing puja units are provided in all the villas for divine occasions.
- No villas have toilets in SW or NE, and all WCs are facing either North or South.
- Major site setback is towards North & East.

Master Plan

SITE PLAN

OUTDOOR AMENITIES:

- 1. ENTRANCE PLAZA
- 2. AMPHITHEATER
- 3. KIDS PLAY LAWN
- 4. CHILDRENS PLAY AREA
- 5. TOT LOT
- 6. SAND PIT
- 7. ROCK CLIMBING
- 8. JUNGLE GYM
- 9. NANNYS CORNER
- 10. SENIOR CITIZEN CORNER
- 11. OUTDOOR GYM
- 12. LEISURE SIT OUT
- 13. FLORAL GARDEN
- 14. MEDITATION ZONE

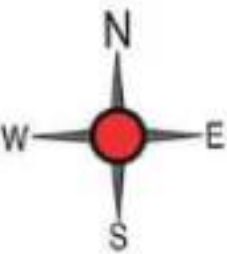
- 15. SKATING RING
- 16. REFLEXOLOGY WALKWAY
- 17. CHAMPAK TREE COURT

CLUB HOUSE AMENITIES:

- 18. MULTIPURPOSE
- 19. CONVENIO
- 20. KIDS PLAY AREA
- 21. LEARNING CENTER
- 22. YOGA/MEDITATION ROOM
- 23. AV ROOM
- 24. GYM
- 25. INDOOR PLAY AREA
- 26. ROOFTOP SWIMMING POOL
- 27. ROOFTOP HANGOUT
- 28. TERRACE PARTY ZONE

CENTRAL PARK

- PARTY LAWN WITH STAGE
- BARBEQUE LAWN
- HANGOUT SPOTS
- WALKWAYS
- PLAY LAWNS
- TREE COURT
- ZEN GARDEN
- JOGGING TRACK
- PET PARK



Clubhouse Plan

CLUBHOUSE-01



GROUND FLOOR PLAN



FIRST FLOOR PLAN

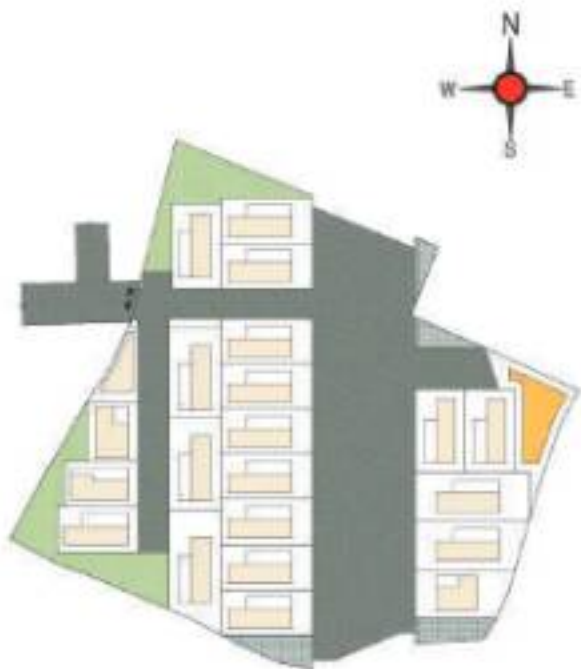
CLUBHOUSE INDOOR AMENITIES

18.MULTIPURPOSE HALL

20.KIDS PLAY AREA

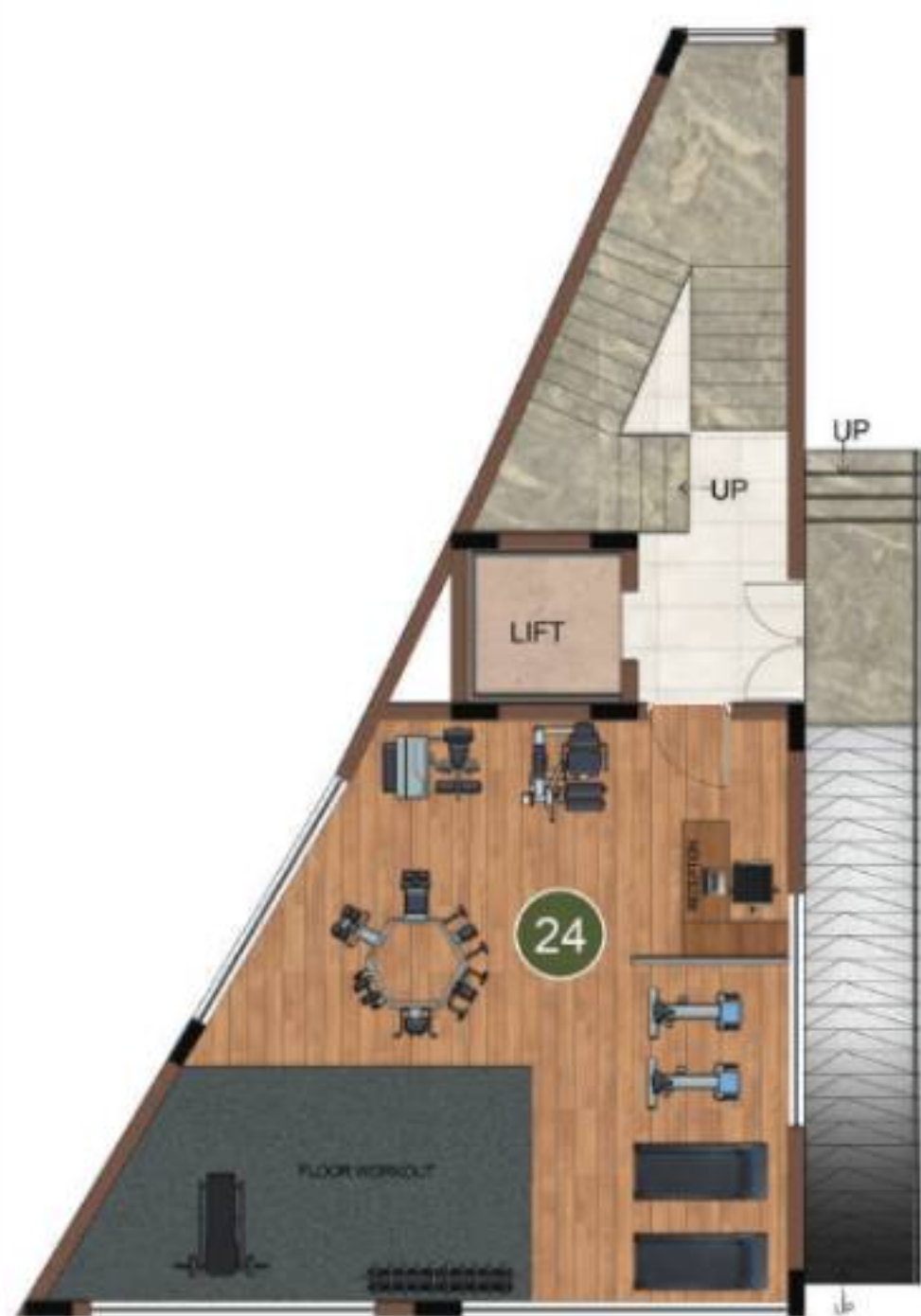
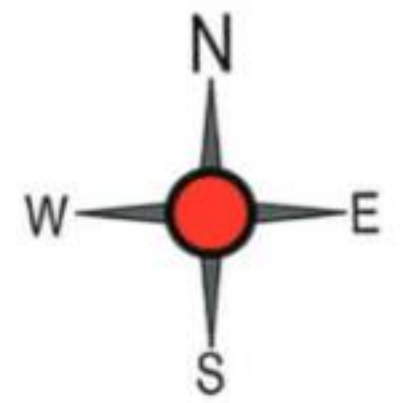
19.CONVENIO

21.LEARNING CENTER



KEY PLAN

CLUBHOUSE-02



GROUND FLOOR PLAN



FIRST FLOOR PLAN



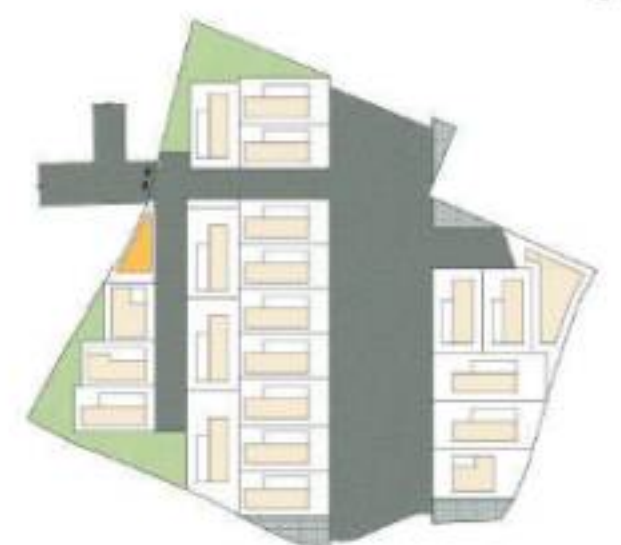
TERRACE FLOOR PLAN

CLUBHOUSE INDOOR AMENITIES

24.GYM

25.INDOOR PLAY AREA

28TERRACE PARTY ZONE



KEY PLAN

CLUBHOUSE-01



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

CLUBHOUSE INDOOR AMENITIES

- 22.YOGA /MEDITATION ROOM
- 23.AV ROOM

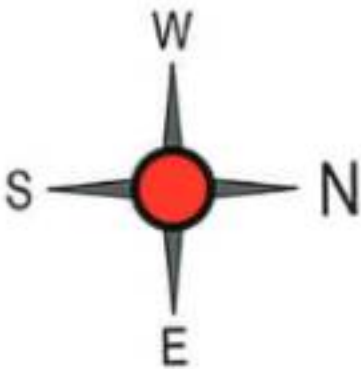
- 26.ROOFTOP SWIMMING POOL
- 27.ROOFTOP HANGOUT



KEY PLAN

Unit Plans

4BHK- NORTH FACING VILLA



GROUND FLOOR PLAN

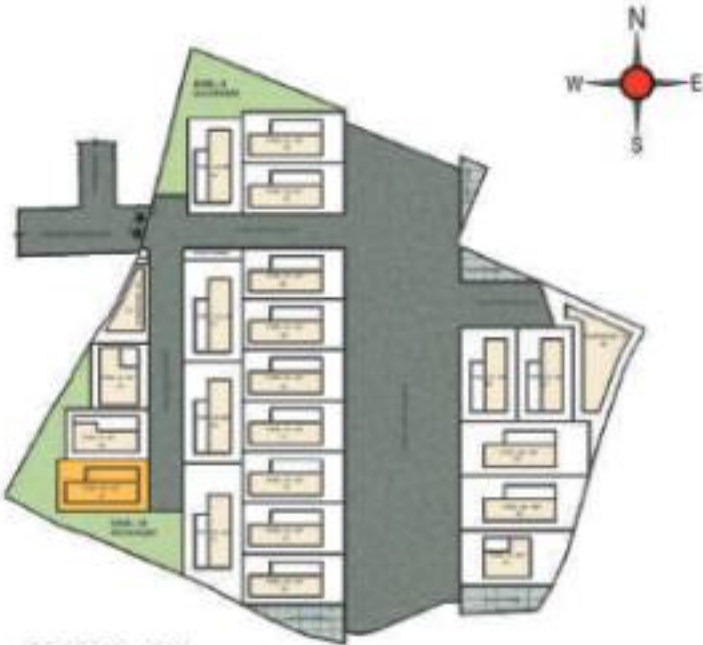


FIRST FLOOR PLAN



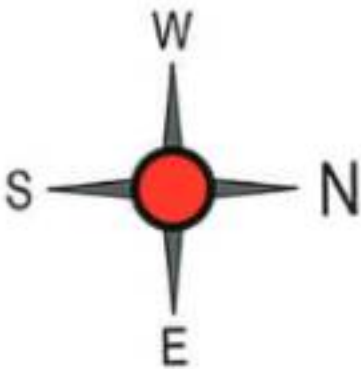
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
21	2984	3864	3507.88



KEY PLAN

4BHK- NORTH FACING VILLA



GROUND FLOOR PLAN

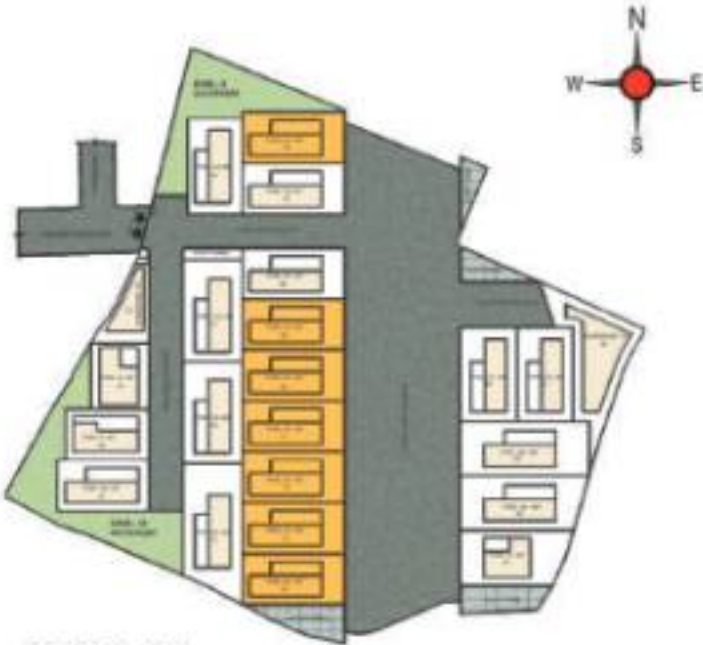


FIRST FLOOR PLAN



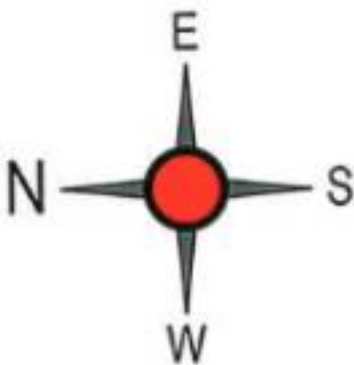
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
06	2984	3866	3941.45
09	2984	3866	3941.45
10	2984	3866	3941.45
11	2984	3866	3941.45
12	2984	3866	3941.45
12A	2984	3866	3941.45
14	2984	3866	3941.45



KEY PLAN

4BHK- NORTH FACING VILLA



GROUND FLOOR PLAN

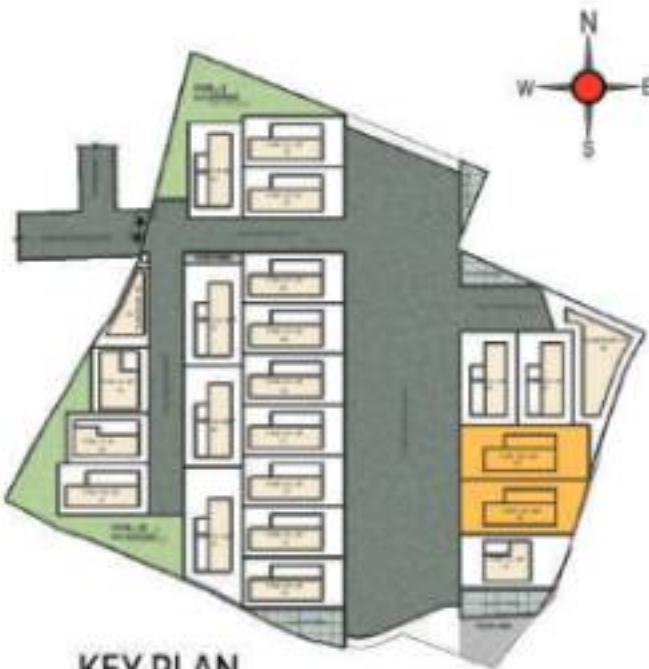


FIRST FLOOR PLAN



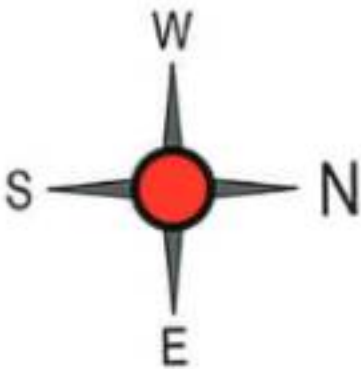
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
02	2984	3866	4951.12
03	2984	3866	5271.45



KEY PLAN

4BHK- NORTH FACING VILLA



GROUND FLOOR PLAN

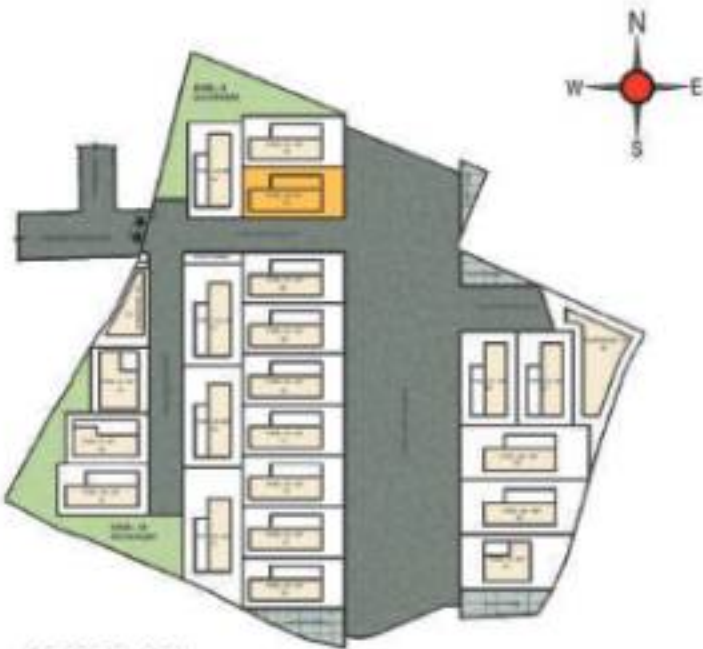


FIRST FLOOR PLAN



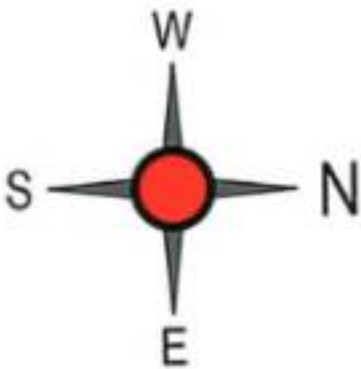
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
07	2984	3866	3941.45



KEY PLAN

4BHK- NORTH FACING VILLA



GROUND FLOOR PLAN

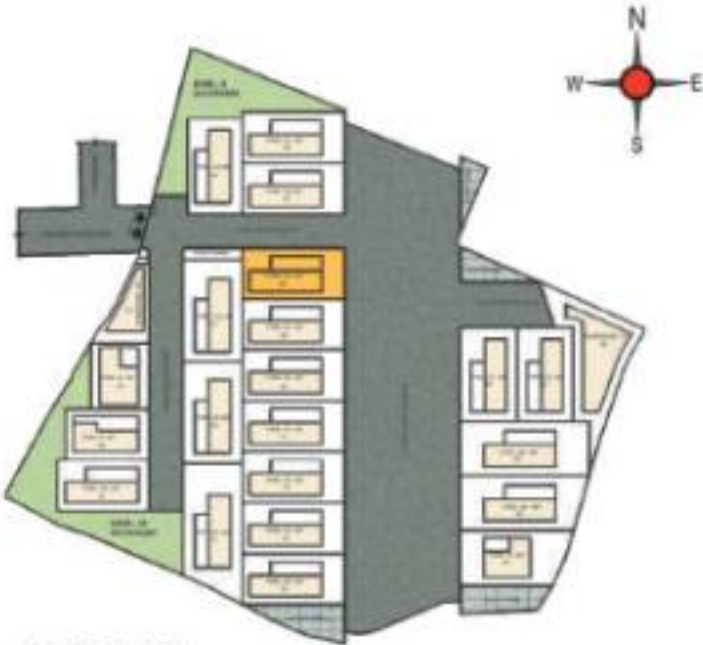


FIRST FLOOR PLAN



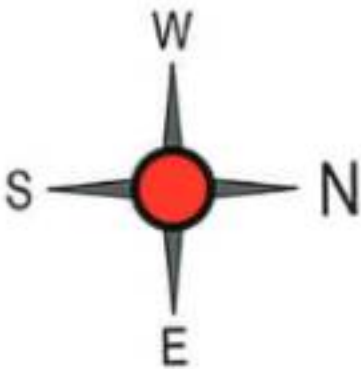
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
7A	2984	3866	3941.45



KEY PLAN

4BHK- NORTH FACING VILLA



GROUND FLOOR PLAN

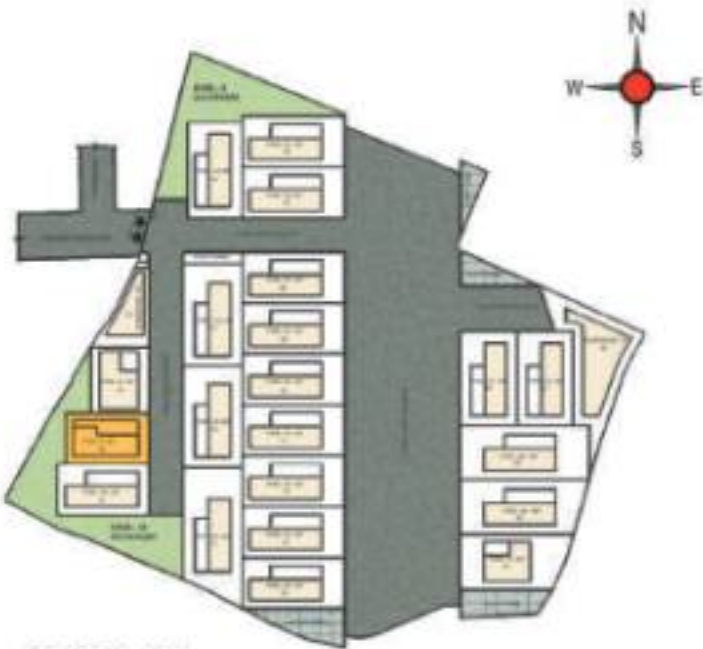


FIRST FLOOR PLAN



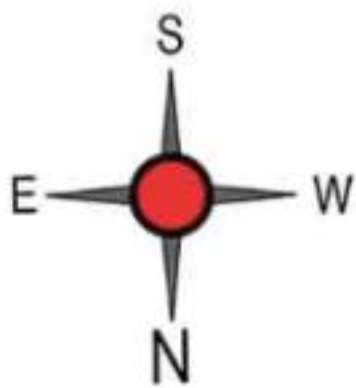
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
20	3016	3888	3196



KEY PLAN

4BHK- WEST FACING VILLA



GROUND FLOOR PLAN

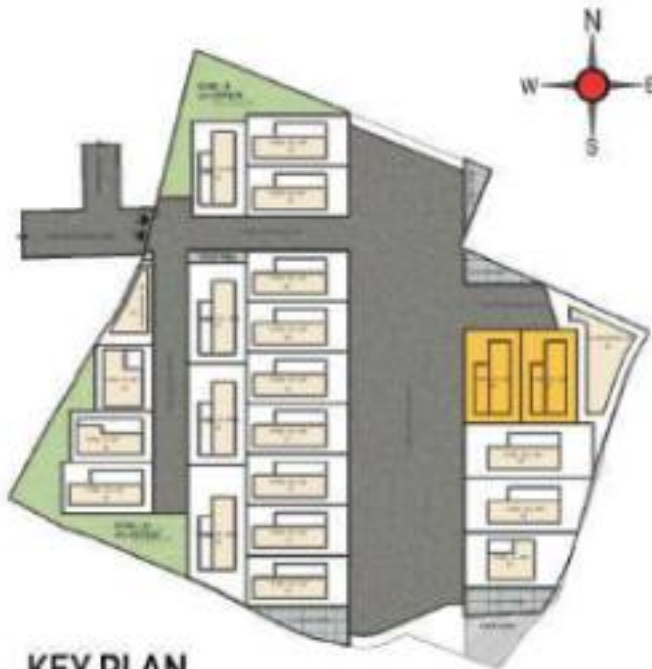


FIRST FLOOR PLAN



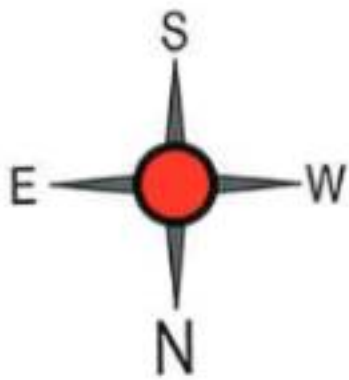
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
04	2985	3895	3953.51
05	2985	3895	3953.51



KEY PLAN

4BHK- WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



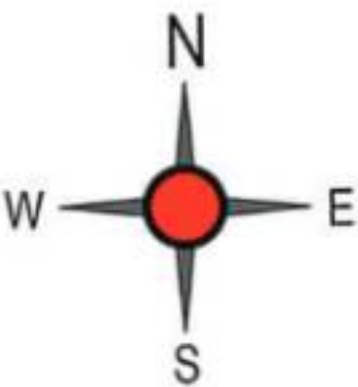
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
15	2985	3895	5544.43
16	2985	3895	4447.04
16A	2985	3895	4447.04



KEY PLAN

4BHK- WEST FACING VILLA



GROUND FLOOR PLAN

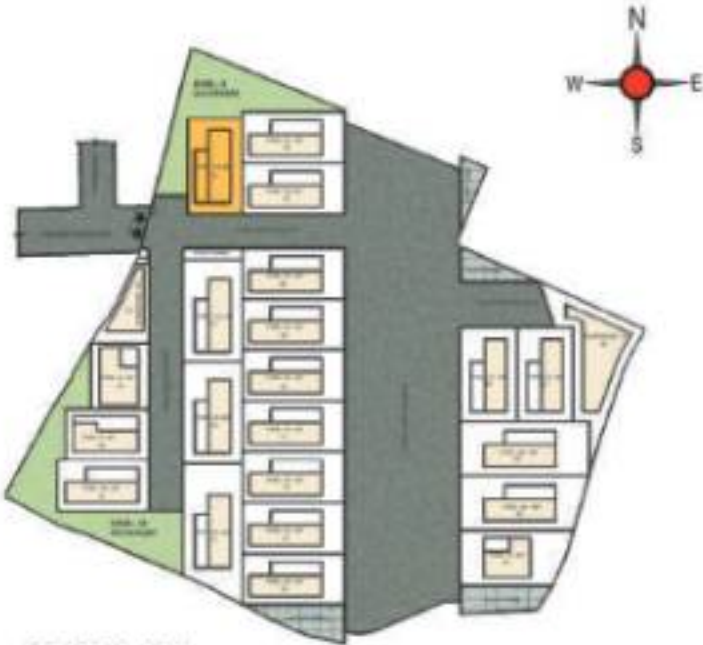


FIRST FLOOR PLAN



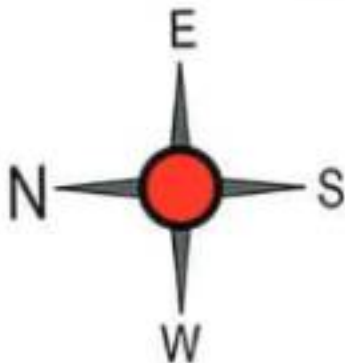
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
18	2985	3895	3883.65



KEY PLAN

5BHK- WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



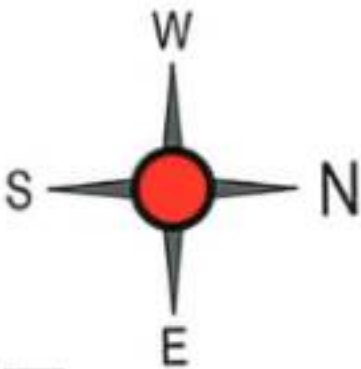
SECOND FLOOR PLAN



KEY PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
01	3524	4145	4252.10

4BHK- EAST FACING VILLA



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

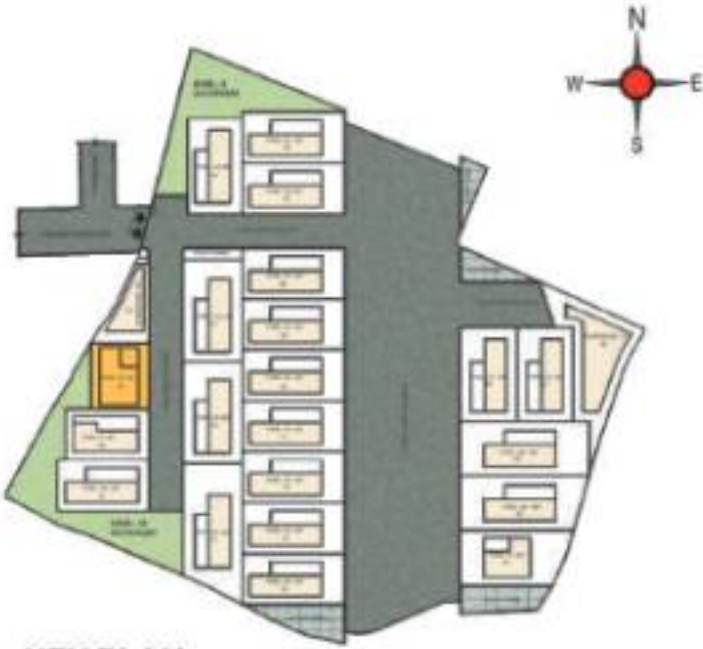


GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA NO.	CARPET AREA (Sq.ft)	SALEABLE AREA (Sq.ft)	VILLA LAND AREA (Sqft)
19	3846	4527	2902.40



KEY PLAN

Specifications

Masonry

- 200 mm for external walls & 100 mm for internal walls
- Floor- floor height (incl. slab) will be maintained at 3650 mm.
- Anti-termite treatment will be done.

WALL FINISH

Internal & Ceiling

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

Exterior Walls

- Brick cladding as per architect's design

Bathrooms

- Vitrified tile of 600x1200 mm for a height of 2400 mm, finished with a coat of primer

Kitchen

- Tile cladding finish for a height of 600 mm above the countertop finished level

FLOOR FINISH WITH SKIRTING

Foyer, Living, Dining and Staircase

- Italian marble flooring

Kitchen, Bedroom, Lounge, Home Office, Puja & Staff Quarters

- Vitrified tiles of size 800x1600mm

Home Theater

- Wooden finish tiles of size 200x1000mm

Bathroom

- Anti-skid ceramic tiles of size 600x1200mm

Balcony

- Anti-skid tiles of size 1200x1200mm

Utility

- Kota/Kadapa stones of size 600x600mm

Deck

- Black granite (leather finish)

Terrace

- Pressed tiles finish

Car Parking

- Grasscrete pavers

KITCHEN & DINING

- Kitchen platform will be finished with Quartz to Granite at the height of 850mm from the finished floor level.
- Electrical points provided for chimney, hob & water purifier.
- CP & Sanitary fixtures of American Standard/Kohler/equivalent.
- Multifunctional SS sink with drain board and pullout faucet with hot & cold water provision.
- Marble counter with countertop washbasin.

BALCONY

Handrail

- Glass with aluminium handrail as per architect's design.

Flooring

- Granite flooring for staircase

Handrail

- Glass with wooden handrail with MS bar as per architect's design

BATHROOMS

CP & Sanitary Fixture

- American Standard/Kohler/Equivalent

False Ceiling

- Gypsum false ceiling with cove light in all bathrooms

Master Bathroom

- Wall mounted WC with cistern, health faucet, single lever diverter with rain shower & hand shower, marble counter with countertop wash basin, tile insert shower drain channel, & openable glass shower partition with SS handle.

Other Bathrooms

- Wall mounted WC with cistern, health faucet, single lever diverter with rain shower & hand shower, counter wash basin and 2' trench drain, & fixed glass shower partition.

Staff Bathroom

- Wall mounted WC with cistern, health faucet, single lever diverter with overhead shower, & wall hung washbasin.

JOINERY

Main Door

- Double shutter main door of size 1800 x 2700 mm, veneer finished with wooden carving design with full jamb door frame with designer architrave.
- Ironmongeries like long designer door handles on both sides, door lock of Godrej / equivalent brand, concealed tower bolts, door viewer, safety latch, floor mount magnetic catcher. & door closer.,

Bedroom & Home Theatre Doors

- Full jamb engineered frame with double side laminated shutter of size 1000 x 2400 mm.
- Ironmongeries like designer handle and lock, floor mount magnetic catcher, & concealed tower bolt of Godrej / equivalent brand.

Bathroom Doors

- Full jamb engineered frame with double side laminated shutter of size 900 x 2400 mm with waterproofing on inner side.
- Ironmongeries like designer handle and lock, magnetic catcher, & concealed tower bolt of Godrej / equivalent brand.

Terrace Doors

- Good quality door frame with FRP shutters of size 900x2400mm.
- Ironmongeries like thumb turn lock of Godrej / equivalent without key & door bush.

Utility/Laundry & Staff Quarter Doors

- Good quality door frame with FRP shutters of size 1000/900x2400mm

Windows

- Aluminium windows with sliding shutter and tinted high performance glass with mosquito mesh shutter.
- Sill finished with granite (Leather Finish)

French Doors

- Aluminium frame and shutters with tinted high performance glass and automated mosquito mesh shutter.

ELECTRICAL POINTS

Power Supply

- 3 Phase power supply connection.

Safety Device

- MCB & RCCB (Residual Current Circuit Breaker)

Switches & Sockets

- Modular box & designer switches & universal sockets of good quality IS brand.

TV

- Point in Living & Bed -1 and provision in other bedrooms, home theatre & lounge.

Projector

- Projector provision in home theatre.

Outdoor Socket

- 6 amp outdoor socket in balcony.

Dishwasher Point

- Dishwasher point will be provided.

Car Charging Point

- 20 amp socket in car parking area.

USB Point

- Point in Living & Bed 1.

Foot Lamp

- Foot lamp in all bedrooms.

Data

- Point in Living, & any one bedroom and provision in home theatre.

Split - Air Conditioner

- Point will be provided in Living / Dining, Lounge, Home Theatre & all bedrooms

Motion Sensor Light

- Provided in all bathrooms (Except staff quarters).

Exhaust Fan

- Exhaust fan will be given in all bathrooms.

Geyser

- Centralized Geyser provision will be given in all villas.

Villa Backup:

- DG Backup for all rooms fan and light points.

OUTDOOR FEATURES:

- Centralized UG sump with WTP. (Min. requirement as per water test report)
- Rain water harvesting system. (as per site requirement)
- Centralized Sewage Treatment plant.
- 100% Power backup for common amenities such as club house, WTP, STP & common area lighting.
- CCTV surveillance cameras will be provided all-round the building at pivotal locations in ground level.
- Security booth will be provided at the entrance, facilitated with My Gate app.
- Site perimeter fenced by compound wall with entry gates for a height of 1800mm / as per landscape design intent.
- Suitable landscape at appropriate places in the project as per design intent.
- Concrete / Paver finish roads as per architect's design.
- Convex mirror for safe turning in driveway in / out.

Payment Schedule

Stage	Payment Schedule
Booking Amount	10%
Agreement Signing	30%
On Completion Of Foundation	15%
On Completion Of Groundfloor	10%
On Completion Of 1st Floor Slab	10%
On Completion Of 2nd Floor Slab	10%
Completion Of Flooring Of Respective Unit	10%
HANDING OVER	5%
	100%

Awards

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

CASAGRAND



FittedHomes

Just move in...



WHY CASAGRAND FITTED HOMES?

To make Homebuyer's Life Easy, Casagrand Fitted Homes offers the One-Stop Solution with all the essential fittings a new home must have, where you don't have to handle the hassles of getting your woodwork & electrical fittings done.

HOW CASAGRAND FITTED HOMES MAKE YOUR LIFE CONVENIENT?

- Hassle-free experience to the Homebuyers where you can just move in right away
- You don't have to deal with the stressful interior executions
- Our Contemporary styled finishes & fittings are designed to match any home

WHAT DO WE OFFER?

Carefully chosen high-end specifications with international material quality that best suit your home and meet your needs. The specifications consist of two varieties: Plush and Luxe.



SCAN FOR BROCHURE

WOODWORKS OF TOP NOTCH QUALITY



Shoe
Rack



TV Unit



Dining
Crockery



Wardrobes
All
Bedrooms



Kitchen
Cabinets



Vanity

HOME ACCESSORIES



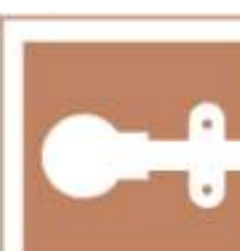
Light
Fixtures



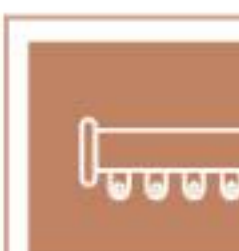
Mirrors in
Dining



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



LED
Mirror



Tissue
Holder



Towel
Rack



Robe
Hook



Corner
Shelf



Towel
Ring

PAYMENT SCHEDULE

All our superior Fitments are offered at a competitive price. Bought-out EWA (Electrical, Whitegoods & Accessories) items are at par compared to the market players, & the Woodworks are as per the Market standards.

5%

payment at the
time of unit
booking

85%

payment during
work-in-progress

10%

payment
during the unit
handover

CASAGRANT
building aspirations

FOR MORE DETAILS CALL

+91 73581 32669

info.fh@casagrand.co.in

CASAGRANT

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Refer & Earn

Refer your family, friends or colleagues to a Casagrand home and get a chance to earn up to **₹2,00,000***

To refer, call **93840 27974** or write to referral@casagrand.co.in

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