

OPEN TO
EXPERIENCE
CONTEMPORARY
LIVING

CASAGRAN
VISTAZ
— PERUNGALATHUR —

CASAGRAN
building aspirations

CLUBHOUSE





We are Casagrand Builder Private Limited, an ISO certified real estate enterprise committed to building aspirations and delivering value. Established in 2004, we have developed over 22 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 18,250 happy families across 110+ landmark properties stand testimony to our commitment, which is in line with our philosophy of creating superior living spaces that reflect our belief.

In the 16th year of our journey, we are all set to progress further with projects worth over ₹8000 crores in the pipeline with lasting value, integrity and quality.



VILLA VIEW



WITNESS A BEAUTIFUL CONFLUENCE OF COMFORT & LUXURY

Experience an extraordinary lifestyle inspired by the royal British style architecture at Casagrand Vistaaz. Spread across a sprawling 4.57 acres in Perungalathur combined with unparalleled amenities and features, this community holds 101 thoughtfully crafted villas for a living experience that's a class apart.

SALIENT FEATURES:

- Elegantly crafted 101 villas spread across a sprawling 4.57 acre expanse
- Ground floor + 1st floor + terrace design structure
- Chennai's first luxurious British styled villas
- Thoughtfully designed boutique community with exclusive 3 BHK villas
- 65% open space with abundant greenery for ample light & ventilation
- Offers 30+ lifestyle amenities & features that include swimming pool, party hall, outdoor gym, mini theatre, children play area & many more
- Stylishly designed 4500 sft. Clubhouse – Club Victoria
- 100% Vaastu compliant homes with zero dead space design
- Surrounded by prominent companies, educational institutions & other hub

SWIMMING POOL





AERIAL VIEW





VILLA VIEW



11



SUPERIOR LIFESTYLE AMENITIES & FEATURES

INDOOR AMENITIES

1. Multi-purpose party hall
2. AV Room
3. Gym
4. Outdoor functional training
5. Indoor games room
6. Hookey ring toss
7. Dartboard wall
8. Kids' play area
9. Kids' ball pool
10. Board games corner

OUTDOOR AMENITIES

11. Entrance plaza
12. Multi-purpose sports court
13. Hangout plaza
14. Party lawn
15. Kids' play area
16. Senior citizens' court
17. Sand pit
18. Tot-lot
19. Hopscotch
20. Amphitheatre
21. Outdoor gym
22. Reflexology path
23. Walking/jogging track
24. Jungle gym
25. Cycle parking
26. Rock climbing wall
27. Trampoline
28. Interactive sculpture court
29. Chalkboard wall
30. Activity lawn
31. Skating rink
32. Meditation lawn
33. Champaka court (fragrant court)
34. Swimming pool
35. Kids' pool

PARTY HALL





GYM



A LUXURIOUS LIFE AWAITS YOU!

Casagrand Vistaaz! The architectural magnificence that spells “excellence” comes to Chennai.

- Chennai’s first British themed homes
- 30+ amenities & features
- Serene environment, abundant open spaces and seamless connectivity
- Superior specifications
- Vaastu compliant homes

Efficiency in master plan and housing the best product features

- Set amidst 4.57 acres of land, Casagrand Vistaaz boasts of an efficient building footprint where 65% of land area is open space
- With single entry/ exit with MyGate app facility, the community offers 24x7 security
- 7.2 m & 6m wide two way driveways are planned across the site for comfortable vehicular movement
- 4500 sft. of best in class clubhouse designed within the community providing ample indoor amenities for the residents
- 20,000 sft. of greenscape is sprawled with leisure amenities for all age groups

30+ LIFESTYLE AMENITIES

Casagrand “Vistaaz” brings you 30+ different amenities that are thoughtfully included to ensure a well engaged healthy lifestyle like,

- Party hall, full functional gym, indoor games room with hookey ring toss and dartboard wall adds to many interesting features inside the clubhouse
- A 1100 sft. of swimming pool is a great relaxation zone situated by the clubhouse, with kids’ pool and pool side lounges
- Multi-purpose sports court for games like volleyball, basketball, badminton, etc.

- Jungle gym, hopscotch floor and trampoline in the park for the kids'
- A 2600 sft. amphitheatre with facilities for social gathering
- Outdoor gym and senior citizen corner for elders

THE SAFEST & MOST CONVENIENT HOMES

With our state-of-the-art security systems in place, you can live carefree and enjoy every moment to the fullest because we've made sure your safety is assured.

- Multi-tier security system
- App-based service and maintenance
- CCTV surveillance
- The video doorbell connected with the digital door lock, ensures absolute protection. You'll never have to worry about the safety of your loved ones

UNMATCHED INTERIOR PLANNING

Conscious efforts have been taken to design the best of living spaces for the comfort of residents. Carefully planned to ensure ample light and ventilation, every home is a delight.

- Dedicated foyer at the entrance
- Living room opens up to a deck
- Dedicated Puja space for most of the units
- First floor has a dedicated family living area
- Double height ceiling in the dining to view from first floor
- Provisions for AC, washing machine, etc., have been planned
- Open terrace has been provided in the first floor
- The front and the rear side of the villa are beautifully landscaped with lush greenery

CLUBHOUSE LOBBY



CONSIDERING VAASTU? WE GOT THAT SORTED TOO

Conscious efforts have been taken to design the best of living spaces for the comfort of residents. Carefully planned to ensure ample light and ventilation, every home is a delight

- All the villas have east, north and south facing main entrance door
- No units have SW entrance
- All the villas have SW master bedroom
- All villas have either SE or NW kitchen
- No villas have bed headboard in north
- All units have east and north facing hobs
- No NE & SW cuts is ensured in the villa planning

HIGH-END SPECIFICATIONS FOR A SUPERIOR LIFESTYLE

Carefully chosen specifications provide an upgraded living experience inside your homes

- Wide and fancy main door with digital door lock
- Video doorbell at the entrance of every villa ensuring additional security
- The living room features bi-fold doors that allows the space to completely open up to the exterior deck
- Wireless mobile charging station is provided in the living and master bedroom
- Premium range of American Standard or equivalent fittings
- Bluetooth speaker provision in the kitchen
- Luxurious master bathroom with counter-top washbasin, rain shower, glass partition

KIDS' PLAY AREA



VILLA VIEW



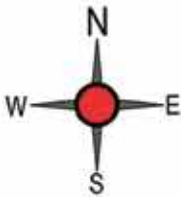
SITE PLAN

SITE PLAN



3 BHK
VILLA PLANS

3BHK +3T
VILLA C - 93



GROUND FLOOR PLAN

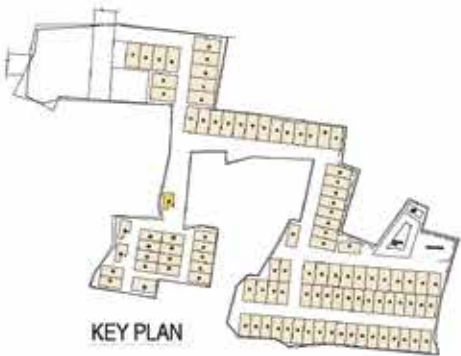


FIRST FLOOR PLAN



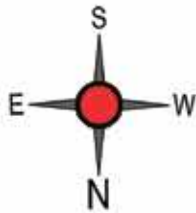
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
93	1058	1482	2191



KEY PLAN

3BHK +3T
VILLA C - 40



GROUND FLOOR PLAN



FIRST FLOOR PLAN



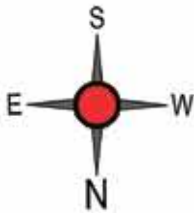
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
40	1078	1483	1472



KEY PLAN

3BHK +3T
VILLA C - 39



GROUND FLOOR PLAN



FIRST FLOOR PLAN



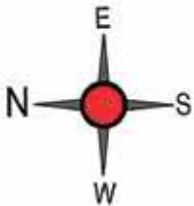
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
39	1078	1489	2042



KEY PLAN

3BHK +3T
VILLA C - 94 - 106 & 108



GROUND FLOOR PLAN



FIRST FLOOR PLAN



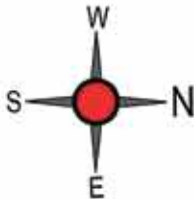
TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
94	1092	1489	1723
95	1092	1465	1403
96	1092	1465	1398
97	1092	1465	1393
99	1092	1484	1605
104	1092	1489	1423
105	1092	1465	1399
106	1092	1465	1399
108	1092	1484	1424



KEY PLAN

3BHK +3T
VILLA C - 100 - 110 & 111



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
100	1078	1489	1427
101	1078	1463	1400
102	1078	1463	1399
103	1078	1483	1421
110	1078	1489	1988
111	1078	1483	1730



KEY PLAN

3BHK +3T
VILLA C - 38, 54 - 69



GROUND FLOOR PLAN

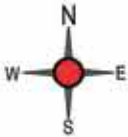
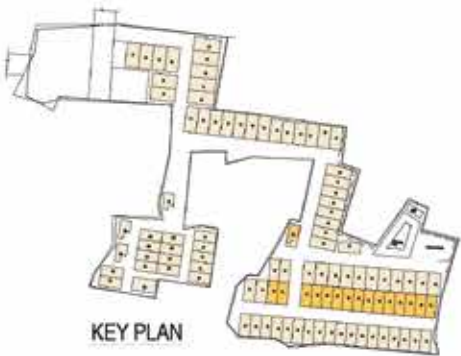


FIRST FLOOR PLAN

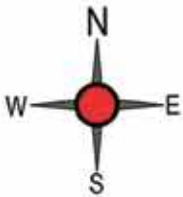


TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
38	1085	1500	1936
54	1085	1480	1646
55,56,57,58,59, 60,61,63,64,65 & 66	1085	1456	1396
67	1085	1476	1418
68	1085	1480	1420
69	1085	1456	1396



3BHK +3T
VILLA C - 112 & 113



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
112	1085	1500	2148
113	1085	1500	2158



KEY PLAN

3BHK +3T
VILLA C - 37



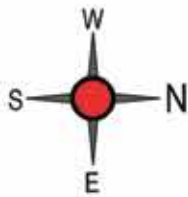
GROUND FLOOR PLAN



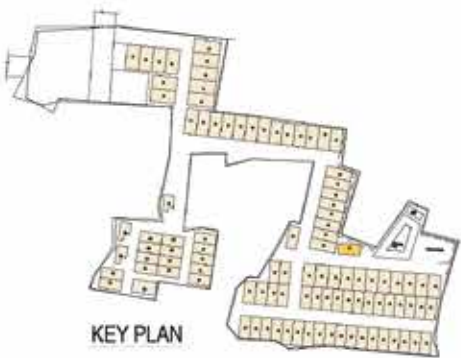
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

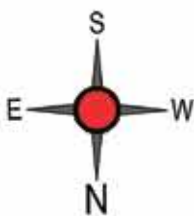


VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
37	1078	1508	2120



KEY PLAN

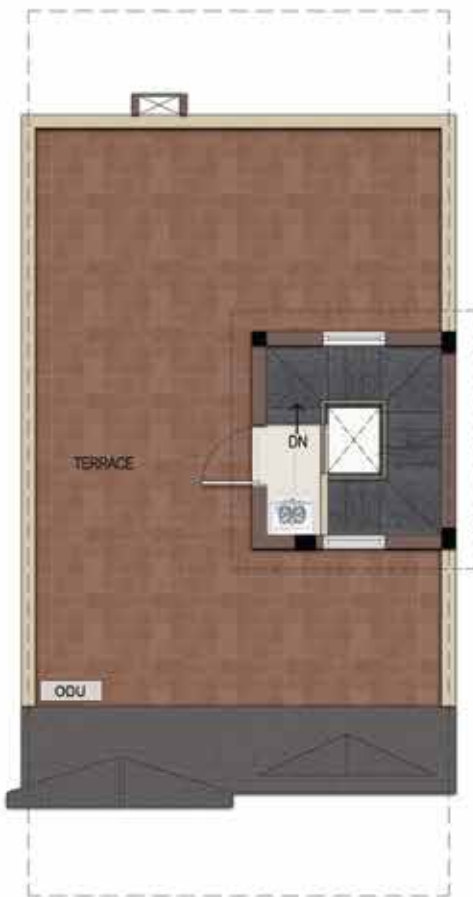
3BHK +3T
VILLA C - 73 - 76, 81 - 92



GROUND FLOOR PLAN



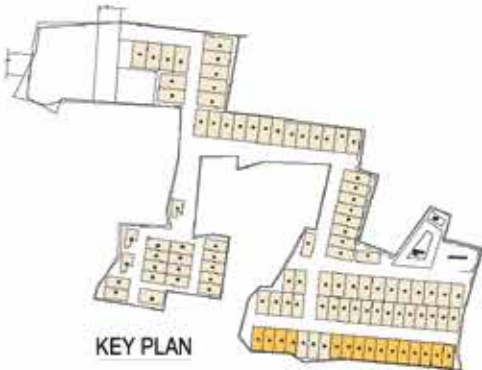
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
73	1109	1522	1855
74	1109	1496	1446
75	1109	1496	1425
76	1109	1500	1436
81	1109	1500	1516
82	1109	1496	1458
83	1109	1496	1454
84	1109	1496	1456

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
85	1109	1496	1459
86	1109	1496	1462
87	1109	1496	1465
88	1109	1496	1467
90	1109	1496	1470
91	1109	1496	1473
92	1109	1516	1844



KEY PLAN

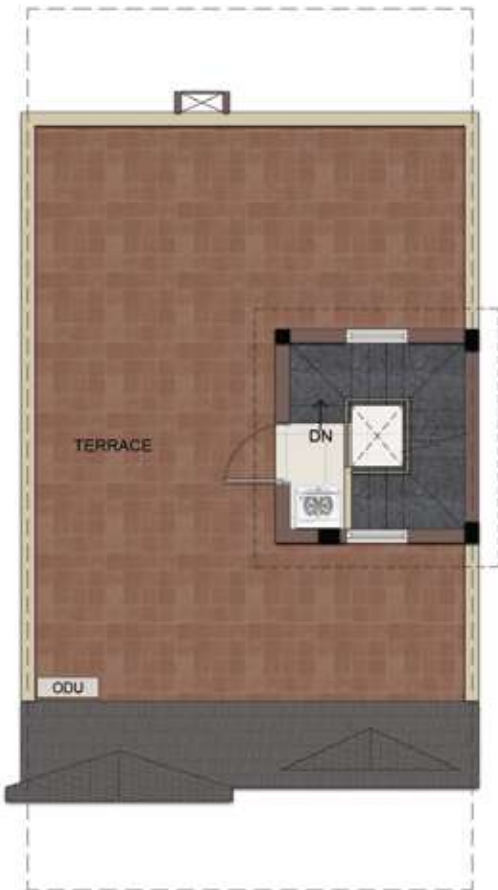
3BHK +3T
VILLA C - 70 & 72



GROUND FLOOR PLAN

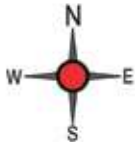
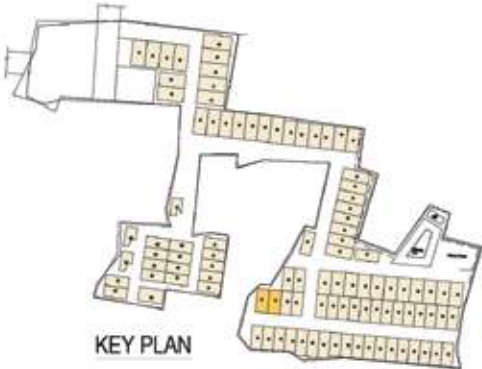


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
70	1191	1566	1509
72	1191	1586	2272



3BHK +3T
VILLA B - 21 - 25 & 27



GROUND FLOOR PLAN

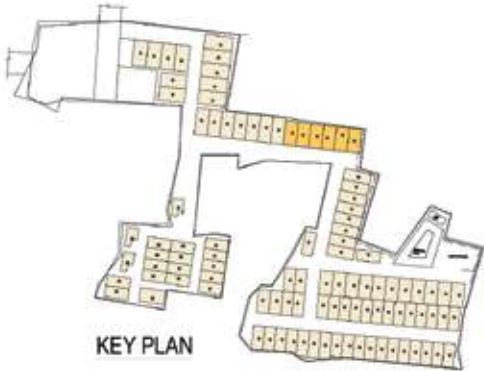


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
21	1234	1675	1740
22	1234	1672	1725
23	1234	1672	1712
24	1234	1672	1699
25	1234	1672	1686
27	1234	1692	1937



KEY PLAN

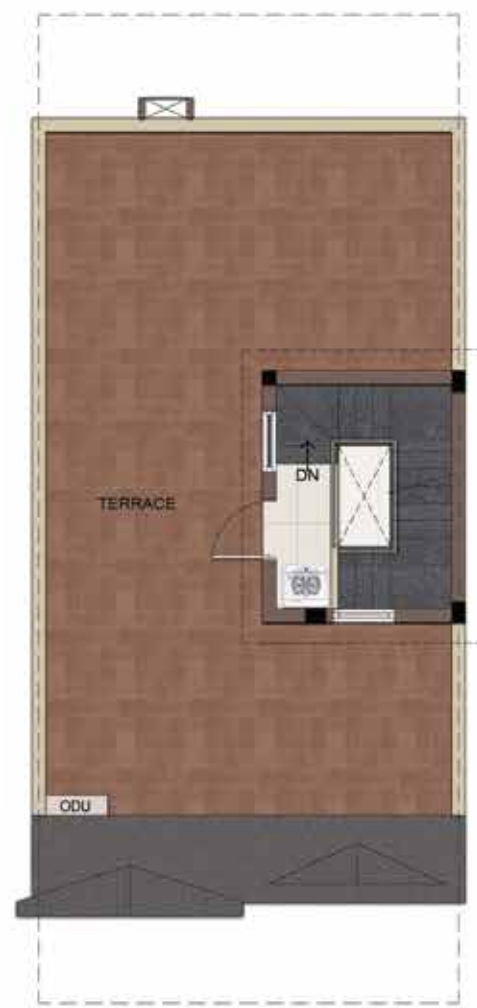
3BHK +3T VILLA C - 77, 78 & 79



GROUND FLOOR PLAN

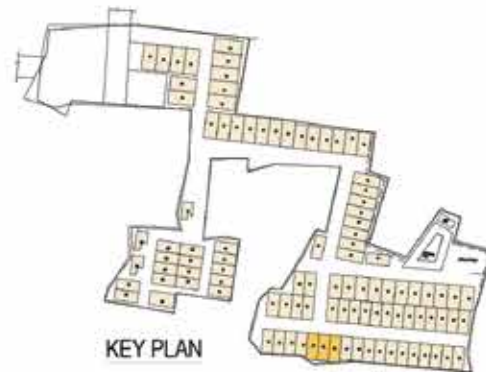


FIRST FLOOR PLAN

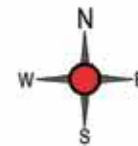
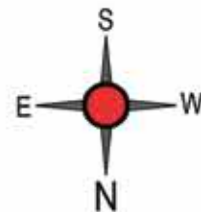


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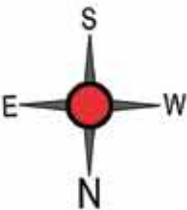
VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
77	1293	1727	1722
78	1293	1727	1744
79	1293	1727	1675



KEY PLAN



3BHK +3T
VILLA B - 41 - 43, 45 - 52



GROUND FLOOR PLAN

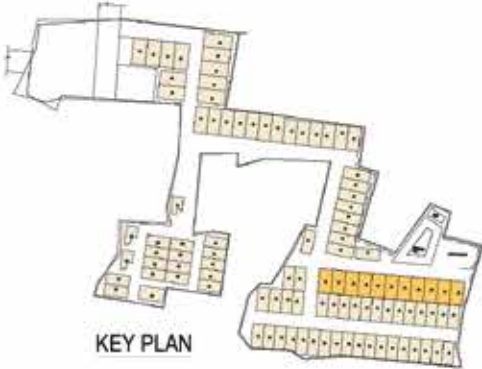


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
41	1283	1734	1701
42	1283	1714	1680
43,45,46,47, 48,49,50 & 51	1283	1714	1679
52	1283	1743	2039



KEY PLAN

3BHK +3T
VILLA C - 28 - 34 & 36



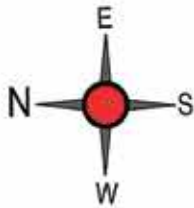
GROUND FLOOR PLAN



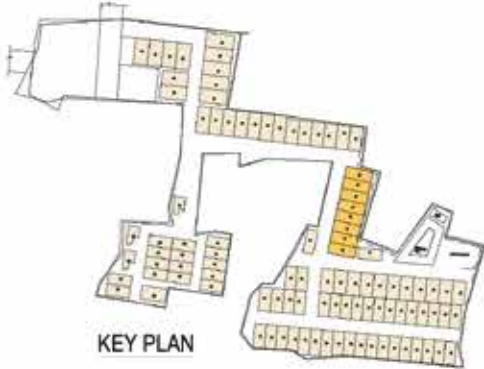
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

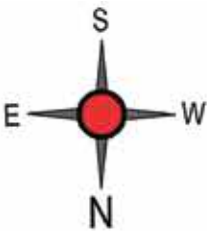


VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
28	1340	1802	2233
29	1340	1772	1879
30	1340	1772	1849
31	1340	1772	1820
32	1340	1772	1790
33	1340	1772	1760
34	1340	1772	1730
36	1340	1796	1821



KEY PLAN

3BHK +3T
VILLA A - 1 - 4



GROUND FLOOR PLAN

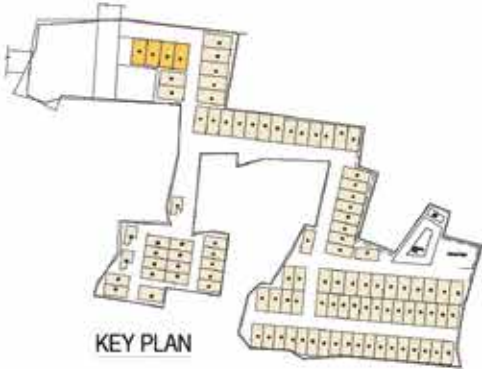


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
1	1445	1920	2280
2	1445	1900	2008
3	1445	1900	1910
4	1445	1929	1936



KEY PLAN

3BHK +3T
VILLA B - 13 - 16, 18 - 20



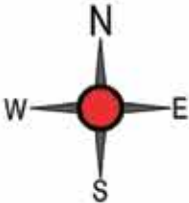
GROUND FLOOR PLAN



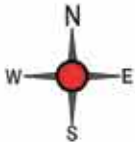
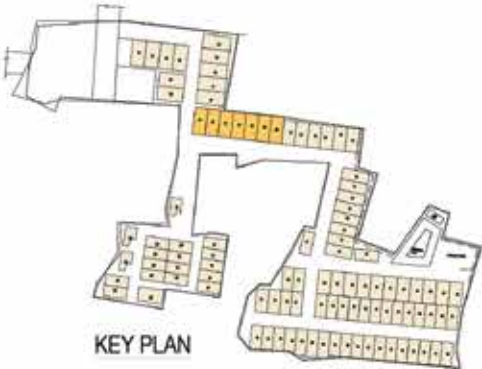
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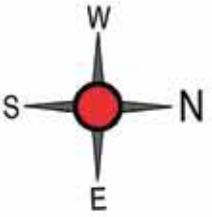
TERRACE FLOOR PLAN



VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
13	1376	1925	1883
14	1376	1893	1854
15	1376	1893	1854
16	1376	1893	1854
18	1376	1893	1854
19	1376	1893	1852
20	1376	1893	1839



3BHK +3T VILLA A - 5 & 6



GROUND FLOOR PLAN

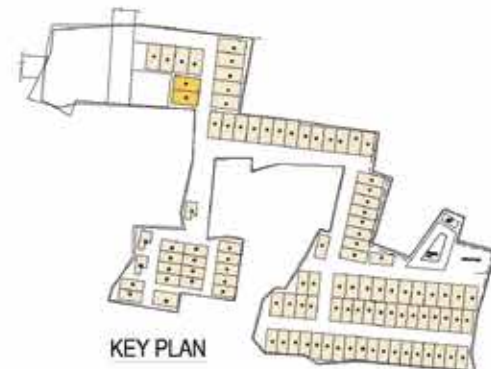


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
5	1445	1929	2338
6	1445	1920	2490



3BHK +3T
VILLA A - 109



GROUND FLOOR PLAN

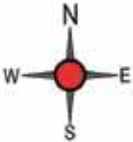
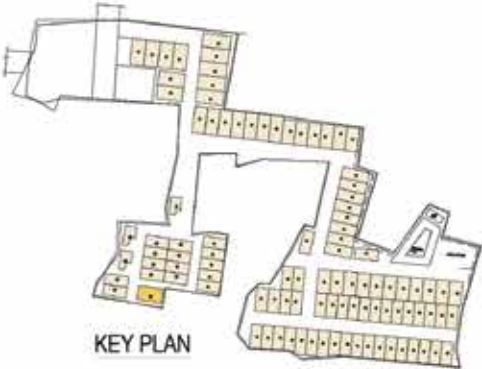


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
109	1429	1949	2416



3BHK +3T
VILLA A - 7, 9 - 12



GROUND FLOOR PLAN

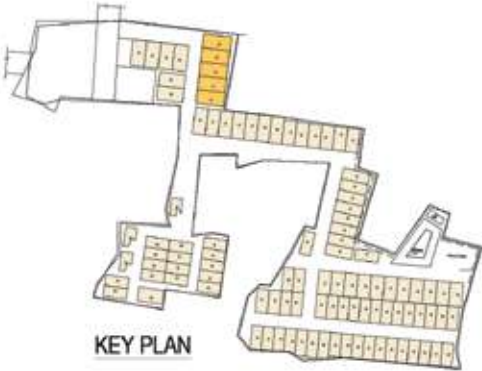


FIRST FLOOR PLAN

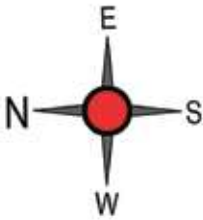


TERRACE FLOOR PLAN

VILLA NO.	CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	VILLA LAND AREA (SQFT)
7	1620	2169	2725
9	1620	2145	2328
10	1620	2145	2292
11	1620	2145	2257
12	1620	2178	2541



KEY PLAN





CLUBHOUSE PLAN

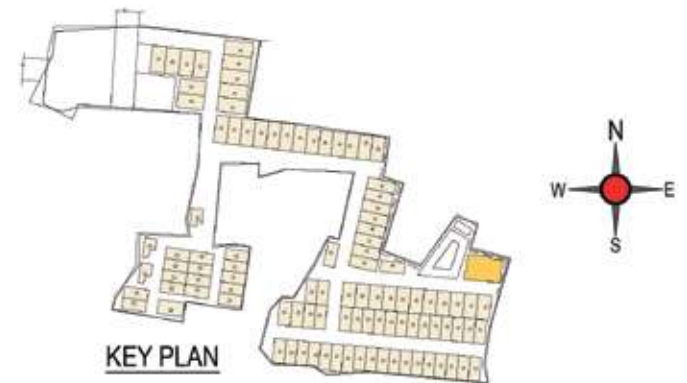
CLUBHOUSE GROUND FLOOR PLAN



INDOOR AMENITIES

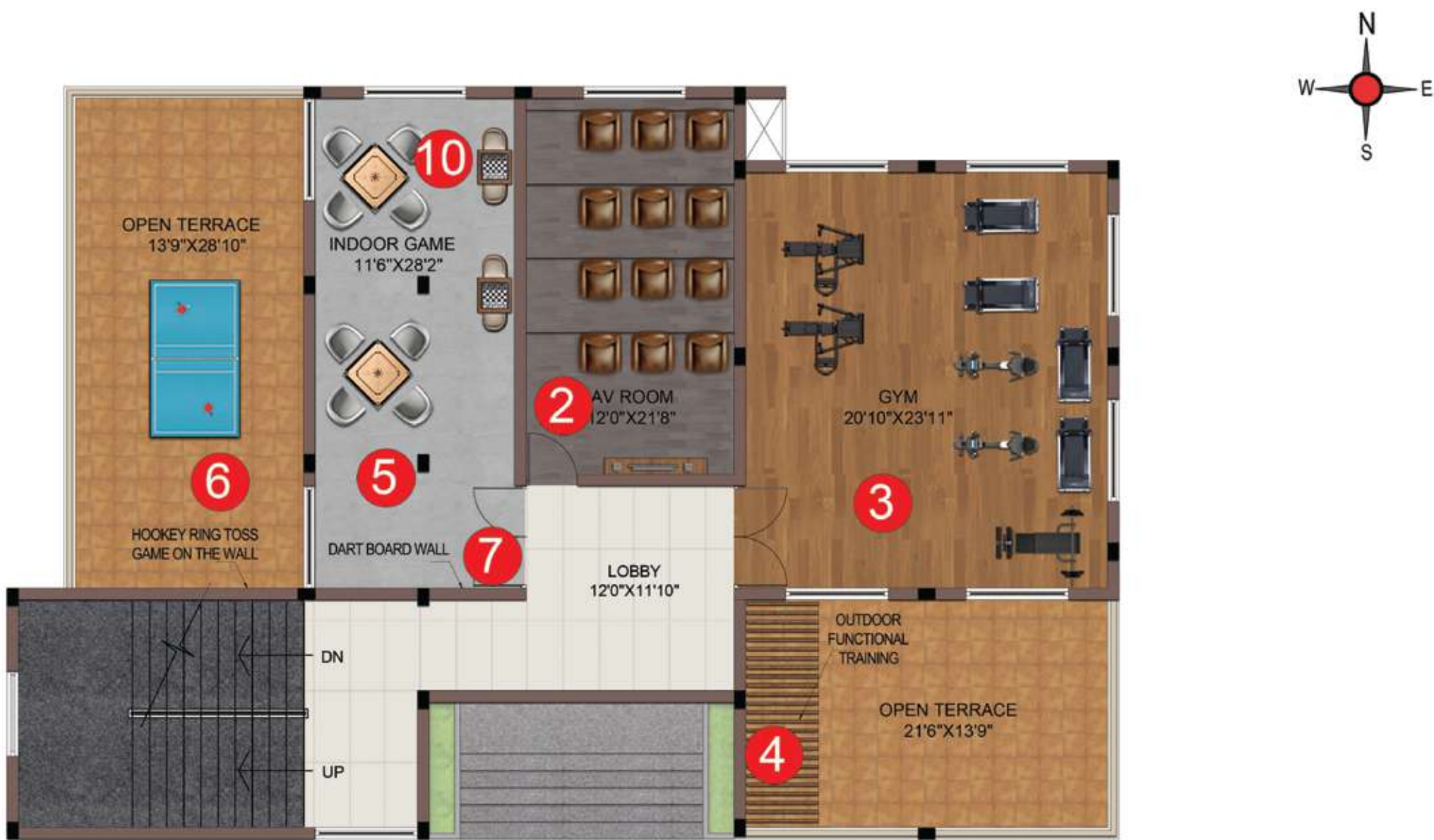
01. Multi-purpose party hall
02. AV Room
03. Gym
04. Outdoor functional training
05. Indoor games Room
06. Hookey ring toss
07. Dart board wall
08. Kid's play area
09. Kids ball pool
10. Board games corner

GROUND FLOOR PLAN



KEY PLAN

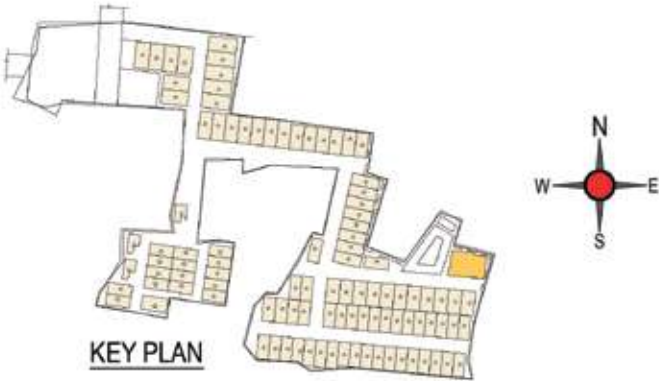
CLUBHOUSE FIRST FLOOR PLAN



INDOOR AMENITIES

- 01. Multi-purpose party hall
- 02. AV Room
- 03. Gym
- 04. Outdoor functional training
- 05. Indoor games Room
- 06. Hookey ring toss
- 07. Dart board wall
- 08. Kid's play area
- 09. Kids ball pool
- 10. Board games corner

FIRST FLOOR PLAN



COLOR CODE PLAN

COLOR CODE PLAN



SPECIFICATIONS

STRUCTURE

Structural System	:	RCC Framed Structure designed for seismic compliant (Zone 3)
Masonry	:	200mm for external walls & 100mm for internal walls
Floor- Floor Height (incl. slab)	:	Will be maintained at 3050mm
ATT	:	Anti-termite treatment will be done

WALL FINISH

Internal Walls	:	All internal walls will be finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
Ceiling	:	Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion
Exterior walls	:	Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect design
Bathroom	:	Glazed ceramic tile up to 2250mm height of size 300x600mm
Kitchen	:	Ceramic wall tile of size 300x600mm for a height of 600mm above the counter top finished level

FLOOR FINISH WITH SKIRTING

Foyer, living, dining, bedrooms & kitchen	:	Vitrified tiles of size 600mm x 1200mm
Bathroom	:	Anti-skid ceramic tiles of size 300mm x 300mm
Covered Deck	:	Vitrified tiles (matt) of size 600mm x 600mm
Terrace	:	Pressed tiles finish
Private open terrace	:	Vitrified tiles (matt) of size 600mm x 600mm
Car parking	:	Kota / Shahabad / Eurocon tiles finish

KITCHEN & DINING

Kitchen	:	Platform will be finished with granite slab of 550mm - 600mm wide at height of 800mm from the finished floor level
Electrical point	:	For chimney & water purifier
CP Fitting	:	Kohler/ American Standard / equivalent
Sink	:	Stainless steel sink with drain board
Dining	:	Granite counter-top washbasin wherever applicable
Utility	:	Tap provided



BALCONY/ PRIVATE OPEN TERRACE

Handrail : MS handrail as per architect's design



STAIRCASE

Flooring : Granite flooring for staircase

Handrail : SS handrail as per architect's design



BATHROOMS

Sanitary fixture : Kohler/ American Standard/ equivalent

CP fittings : Kohler/ American Standard/ equivalent

Master bathrooms : Wall mounted WC with cistern, health faucet, single lever diverter with rain shower, glass partition & counter-top wash basin with polished granite top

Other Bathrooms : Wall mounted WC with cistern, health faucet, single lever diverter with overhead shower & counter wash basin



JOINERY

DOORS

Main door : Wide & fancy door of size 1050mm x 2385mm of engineered door frame & shutters of veneer finish with Architrave

: Ironmongeries like digital door lock of Dorma/ equivalent, tower bolts, door viewer, safety latch, door stopper

Bedroom doors : Engineered door frame with double side laminated shutter of size 900mm x 2100mm

: Ironmongeries like door lock of Godrej/ equivalent, door stopper, door bush, tower bolt

Bathroom doors : Engineered door frame with double side laminated shutter of size 750mm x 2100mm

: Ironmongeries like thumb turn lock of Godrej/ equivalent, door bush

WINDOWS

Windows : Aluminium windows with sliding shutter with see through plain glass and MS grill on inner side wherever applicable

French Doors : Aluminium frame and doors with toughened glass without grills

Ventilators : Aluminium frame of fixed/ adjustable louvered



ELECTRICAL POINTS

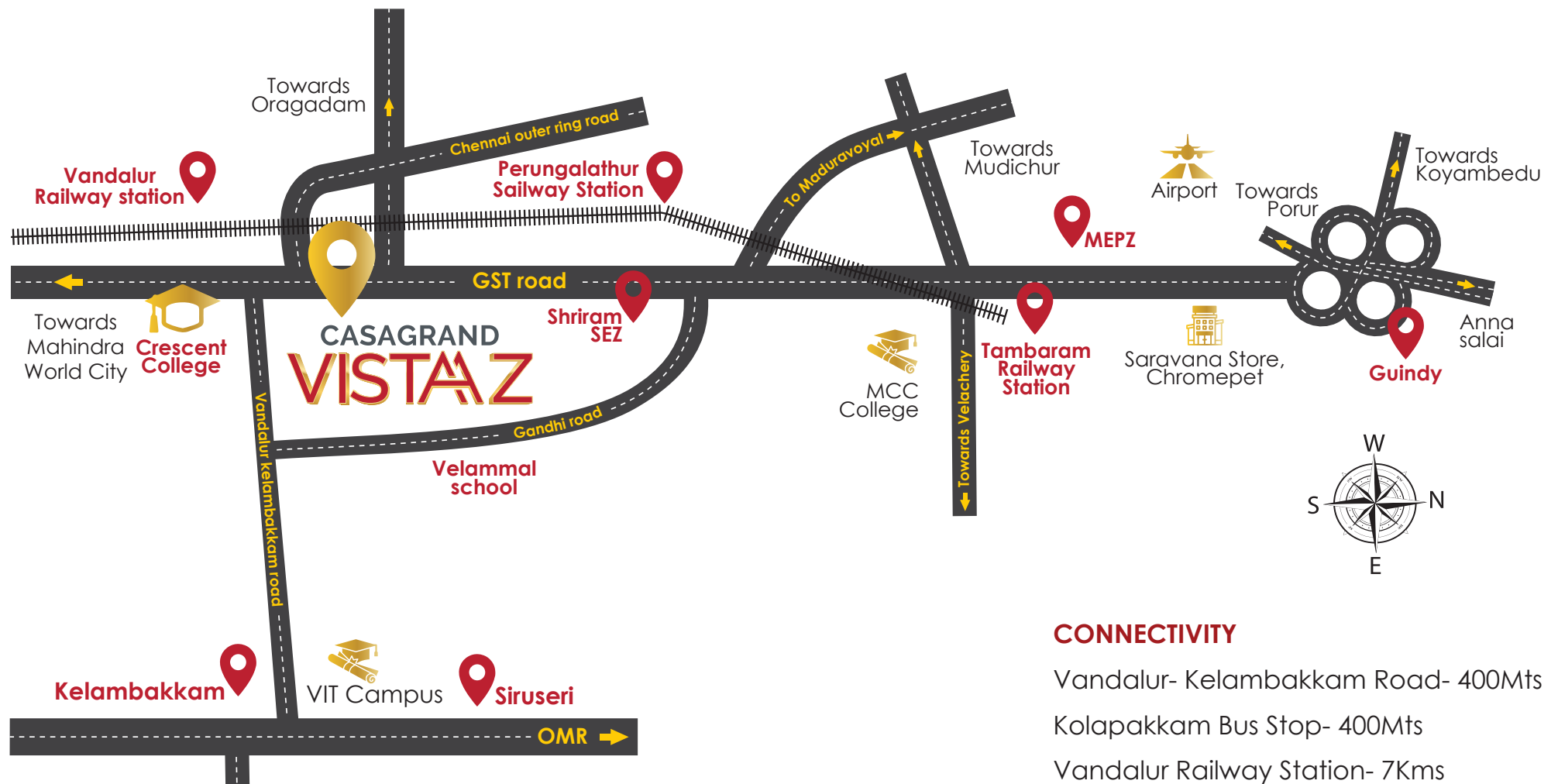
Power Supply	:	3 phase power supply connection
Safety Device	:	MCB & ELCB (Earth leakage Circuit breaker)
Switches & Sockets	:	Modular box & modular switches & sockets of Schneider / equivalent
Wires	:	Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Polycab/ equivalent
TV	:	Point in living & bedroom-1 and provision in other bedroom & lounge
Telephone	:	Point in living & bed-1
Mobile charging dock	:	Mobile charging dock provided in living & bed 1
Bluetooth speaker	:	Speaker with bluetooth facility - for kitchen
Induction point	:	Point provided in the kitchen
Video doorbell	:	Provided in the entrance - main door
Data	:	Point in living and provision in first floor lounge
Split- air conditioner	:	Point will be provided in living / dining & all bedrooms
Exhaust fan	:	Point will be given in all bathrooms
Geyser	:	Geyser point will be provided in all toilets
Back-up	:	Inverter provision for all room fan and light points



OUTDOOR FEATURES

Water Storage	:	Centralized UG sump with WTP (Min. requirement as per water test report)
Rain Water Harvesting	:	Rain water harvesting site
STP	:	Centralized sewage Treatment plant
Intercom	:	Intercom will be provided
Common Back-up	:	100% power backup for common amenities such as clubhouse, WTP, STP & selective common area lighting
Safety	:	CCTV surveillance cameras will be provided all round the building at pivotal locations in ground
Security	:	Security booth will be provided at the entrance
Compound Wall	:	Site perimeter fenced by compound wall with entry gates for a height of 1800mm/ as per landscape design intent
Landscape	:	Suitable landscape at appropriate places in the project
Internal Roads	:	Paver block as per architect intent
Driveway	:	Convex mirror for safe turning in driveway in/ out

LOCATION MAP & ADVANTAGES



CONNECTIVITY

Vandalur- Kelambakkam Road- 400Mts
Kolapakkam Bus Stop- 400Mts
Vandalur Railway Station- 7Kms
Perungalathur Railway Station- 5Kms
Airport- 19Kms

SCHOOLS

SSM School- 3Kms
GKM Vidyashram School- 3Kms
Euro Kids School- 6Kms
The Park School- 6Kms
Ebenezer Matric. School- 6Kms

HOSPITALS

Tagore Medical Hospital- 3Kms
Hindu Mission Hospital- 3Kms
Deepam Hospital- 6Kms

Just 10 minutes from Tambaram, Casagrand Vistaaz is located close to school, colleges and important company offices. With efficient bus transport and local trains available, Casagrand Vistaaz is connected to the entire city. Strategically situated behind gateway IT SEZ, Casagrand Vistaaz offers ease of access to both the OMR IT corridor and Sriperumbudur & Oragadam industrial estates.

PAYMENT PATTERN

Booking Advance	10%
Agreement Signing	40%
On commencement of Foundation	15%
On commencement of Ground Floor Roof	12.50%
On commencement of 1 st Floor Roof	12.50%
Completion of Flooring Respective Villa	5.00%
Handing over	5.00%

AWARDS & RECOGNITION

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Casagrand ECR14 Signature
Zee Business National Real Estate
Leadership Congress and Awards 2019
- ★ Best Residential Project
(South India) 2018 - 2019
Casagrand Crescendo
CNBC Awaaz Real Estate Awards
- ★ Luxury Villa Project of the Year – South Region
Casagrand Esmeralda
11th Estate Annual Awards
- ★ Best TV Commercial
Casagrand 'Superior Homes Assured'
IndIAA Regional (Tamil) Awards
- ★ Developer of the Year 2018-2019
Realty Fact & Quickr
- ★ Best Affordable Housing Project of the Year - ROTN
Casagrand NexTown RESA
- ★ Excellence in Delivery - 2018
ET Now
- ★ Largest Project of the Year - 2018
Casagrand Luxus TOI
- ★ Best Affordable Housing Project of the Year
Casagrand NexTown CMO Global
- ★ Distinguished Design Awards 2017
Casagrand ECR14
- ★ CSR Initiative of the Year - 2018
ET Now
- ★ Luxury Project of the Year - 2015-16
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