



CASAGRAN



LORENZA
KOGILU

Smart homes
for a smart lifestyle





CASAGRANDE
building aspirations

Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last thirteen years, we have developed over 12 million sqft of prime residential real estate across Chennai, Bengaluru, and Coimbatore. Over 6000+ happy families across 68 landmark properties stand testimony to our commitment.

In line with our philosophy of creating superior living spaces that reflect our belief, we also offer tastefully chosen plotted development spaces in select locations.

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





The Smart Home

A scintillating experience of wholesome luxury awaits you and your family at Kogilu. Introducing the ultra-luxurious Lorenza, where an apartment is more than just a home; it's a lavish lifestyle with an amicable community to foster it. Stunning 160 apartments on a 2.42-acre expanse, with a number of perfectly planned, carefully integrated lifestyle amenities, all set to make every day exciting.

SALIENT FEATURES

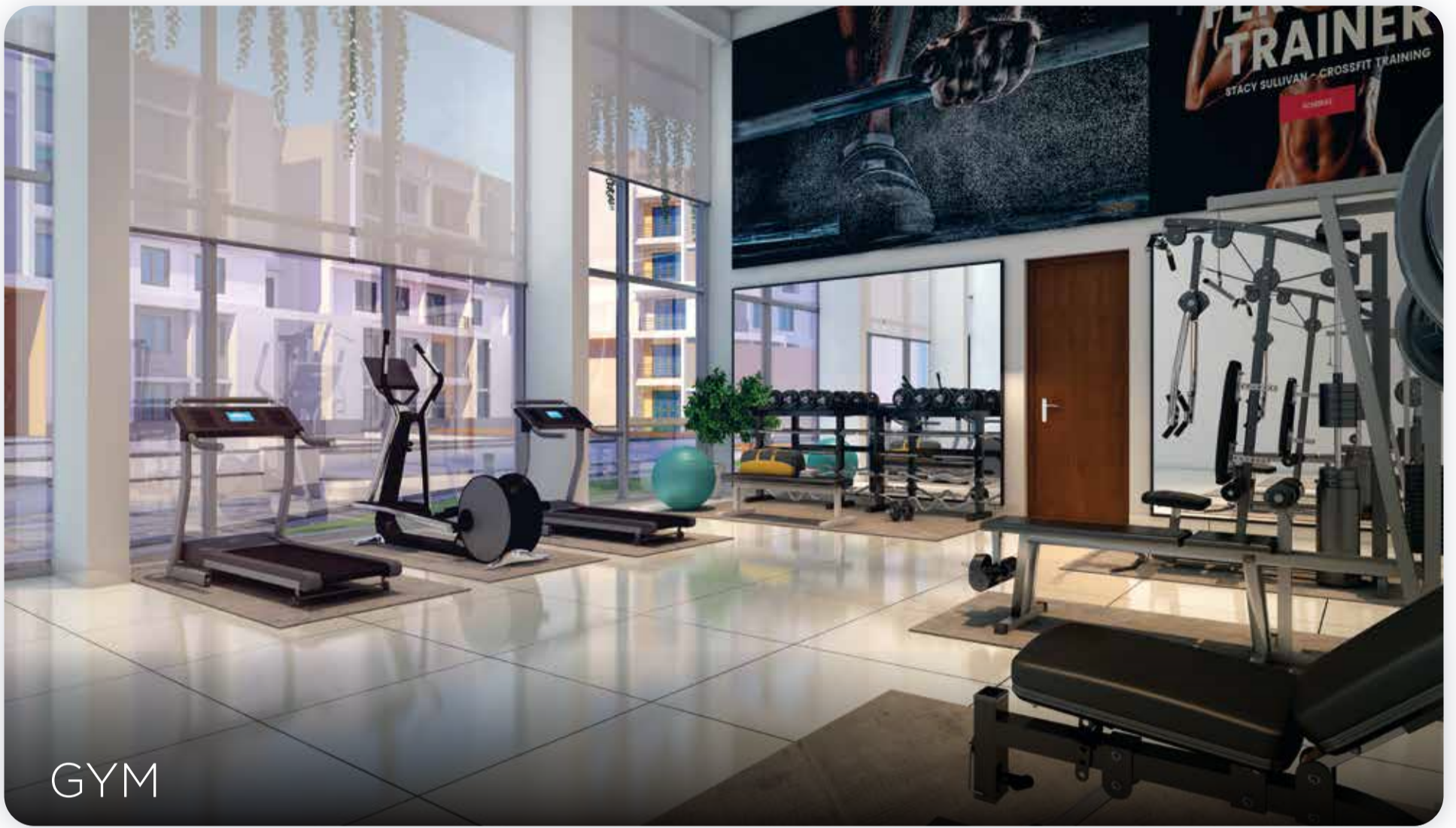


- 160 apartments on an expanse of 2.42 acres
- Ground + 4 design structure with basement parking
- Exclusive 2 BHK + 2T & 3 BHK + 3T
- Smart homes with home automation specifications
- All Ground floor and some 4th floor units have private terrace
- Vehicle free podium
- Zero dead space design
- Vaastu compliant
- Amenities include swimming pool, gym, amphitheatre, yoga deck, senior citizen park, etc.
- CCTV & 24x7 security service

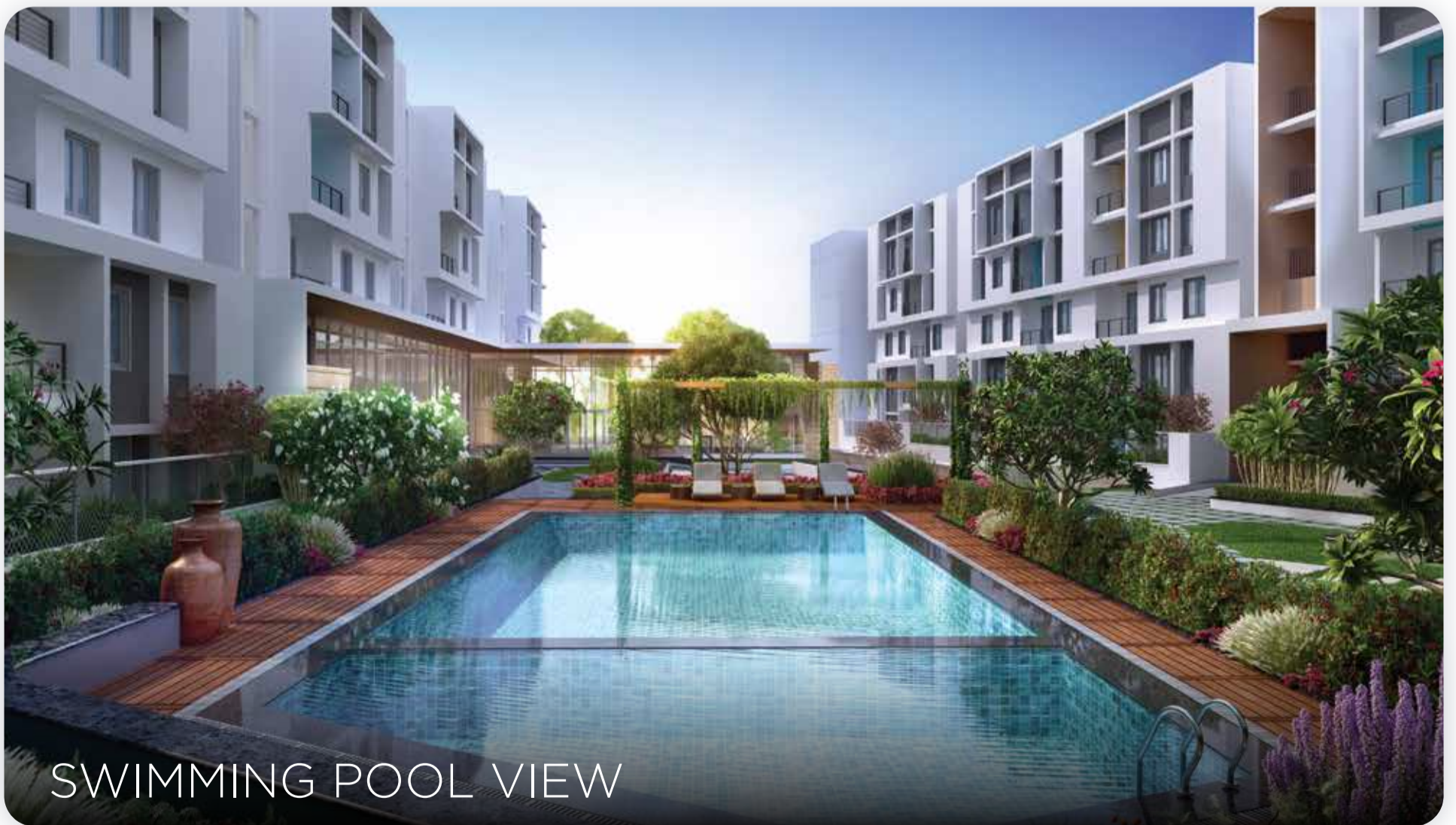
AMENITIES



- Multipurpose hall
- Gym
- Swimming pool
- Toddler's pool
- Landscaped seating area
- Outdoor children's play area
- Indoor games room
- Hopscotch
- Amphitheatre
- Open yoga deck
- Meditation pod
- Apartment security & visitor management
- CCTV & 24x7 security
- Senior citizen's park



GYM



SWIMMING POOL VIEW



GARDEN VIEW



PODIUM VIEW



LANDSCAPE VIEW



AERIAL VIEW



PREMIUM COMMUNITY DESIGN

- Open courtyard - a non-vehicular zone for community social interactions
- 25000 square feet central open space that encapsulates activity spaces like kids' play area, landscaped sitting, hopscotch, swimming pool, toddlers' pool, yoga deck, amphitheatre, etc.
- Stunning modern architecture with contemporary elevation
- Elegantly crafted double height signature lobbies
- Landscaped roundabout at entrance for pick up and drop off



INTERIOR PLANNING

- With special focus to ensure proper furnishing for the house, each unit plan has
- Defined wardrobe locations for every unit
 - TV position for every unit
 - Bed location with side tables
 - Electrical layout



VAASTU COMPLIANT

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

- Maximum units have SW bedrooms
- Minimum units having NW, SE toilets



KITCHEN SPACE PLANNING

Sink with drain board has been shifted to utility giving more working counter space in the kitchen.



BEDROOMS AND BALCONIES PLANNING

- All bedrooms and balconies are planned in such a way that they either look outside or into the internal courtyard
- None of the bedrooms or balconies look into small cutouts or non-ventilated spaces
- No two balconies look into each other



VENTILATION

Utmost importance was given to ventilation for all habitable spaces; every internal and external space is well ventilated.



SPACIOUS MASTER TOILET

Designed for abundant space with fittings of the finest make with granite top washbasin.



SECURED COMMUNITY

- Security room at entry and exit of the project for controlled entry and exit
- Apartment security and visitor management system to ensure safety of all
- Beam sensors across compound wall which will act as a burglar alarm on any detected intrusion.
- CCTV surveillance at pivotal points across project



PLANNING FOR ODU LOCATIONS

ODU of AC's are mapped to carefully planned ODU spaces which are kept hidden from the façade of the building.



NO DEAD SPACE

Each internal space is meticulously designed to ensure that it is practically usable.



SENIOR CITIZENS FRIENDLY

- Planned exclusive seaters in a beautifully landscaped courtyard
- Hand railings are provided wherever necessary and the entire community is accessible by wheelchair



NO TWO APARTMENT DOORS FACE EACH OTHER

To assure maximum privacy and security to each apartment, master plan has no two apartment doors facing each other for maximum units.



PREMIUM COMMON AREA FINISHES

Common areas like lobbies will be finished with high-end marble, courtyard will be finished with good landscape and hardscape design, amenities and swimming pool will be finished with high-end specifications.



PRIVACY FOR BEDROOMS

All the units have bedrooms designed in such a way that they are private, and visitors seated in the living room cannot directly look into bedrooms.



WATER PROTECTED CORRIDOR ENDS

We have designed corridor ends in such a way that they do not allow water to come into corridors during rains but allow plenty of air circulation.



EFFICIENCY OF PLANS

Designed for maximum usable space with common areas kept at 21% from saleable area to plinth.



NO BEDROOM HAS DIMENSIONS LESS THAN 10 FEET

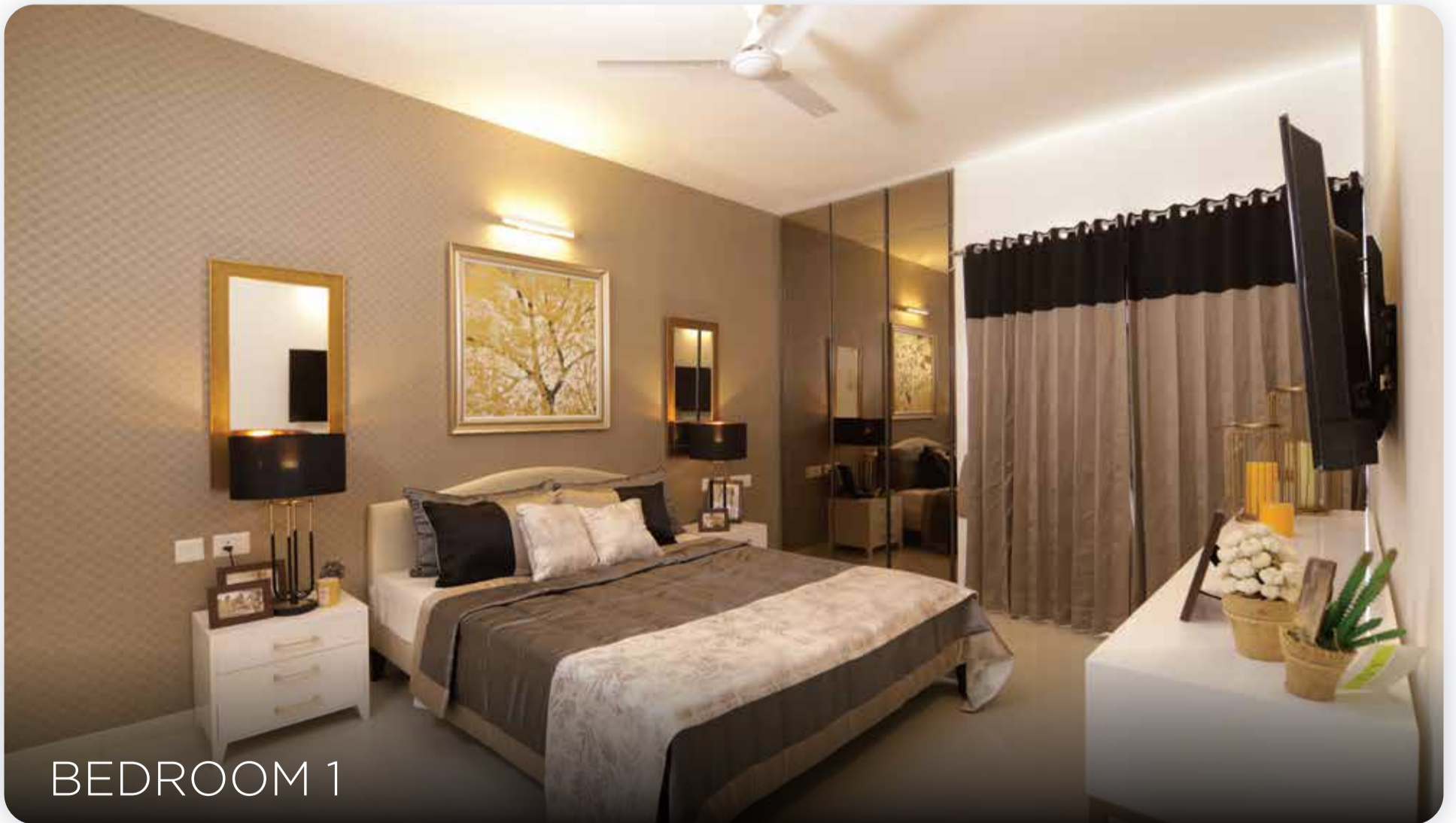


PREMIUM FITTINGS

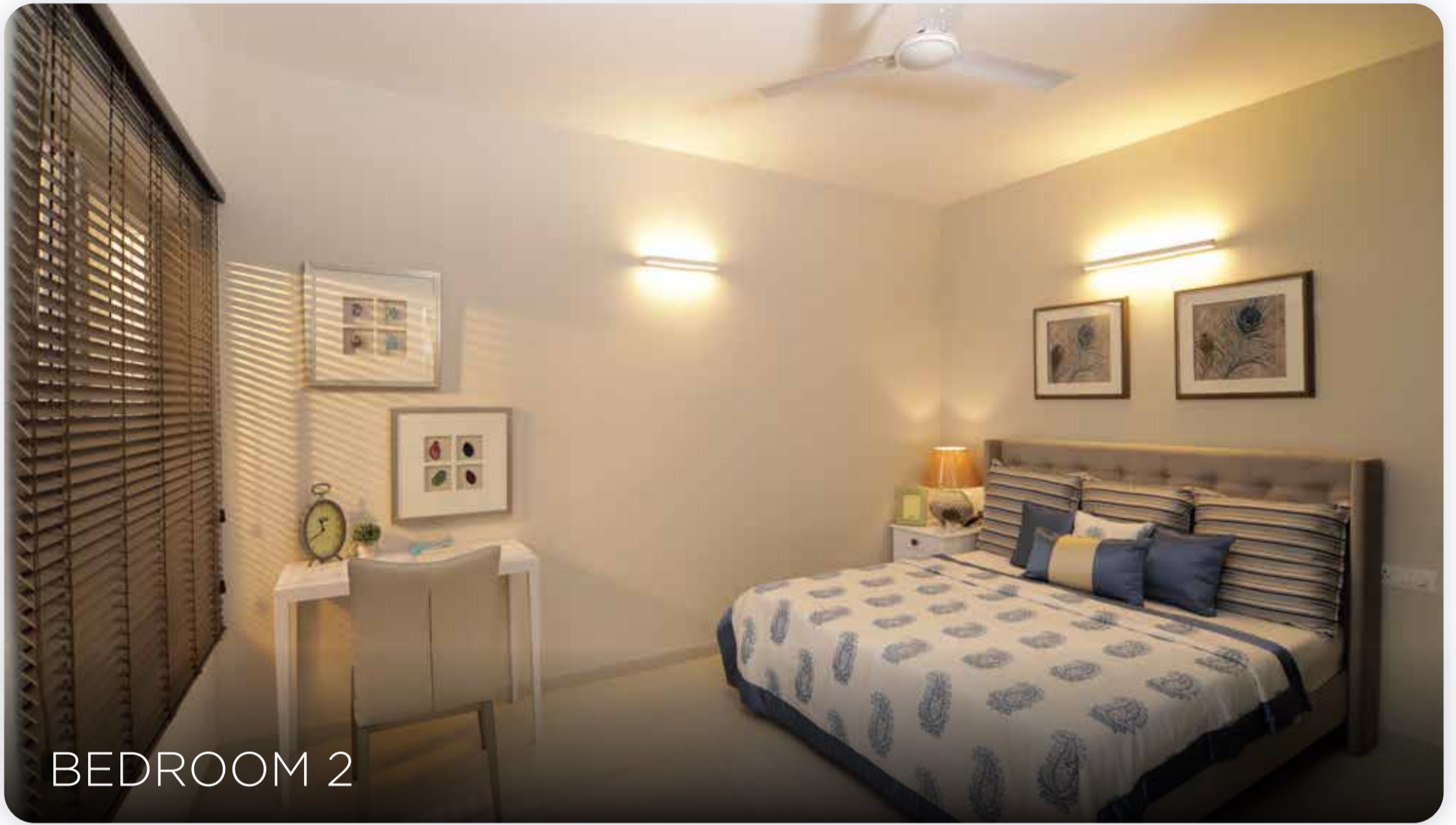
High-end CP, sanitary fittings and premium quality doors.



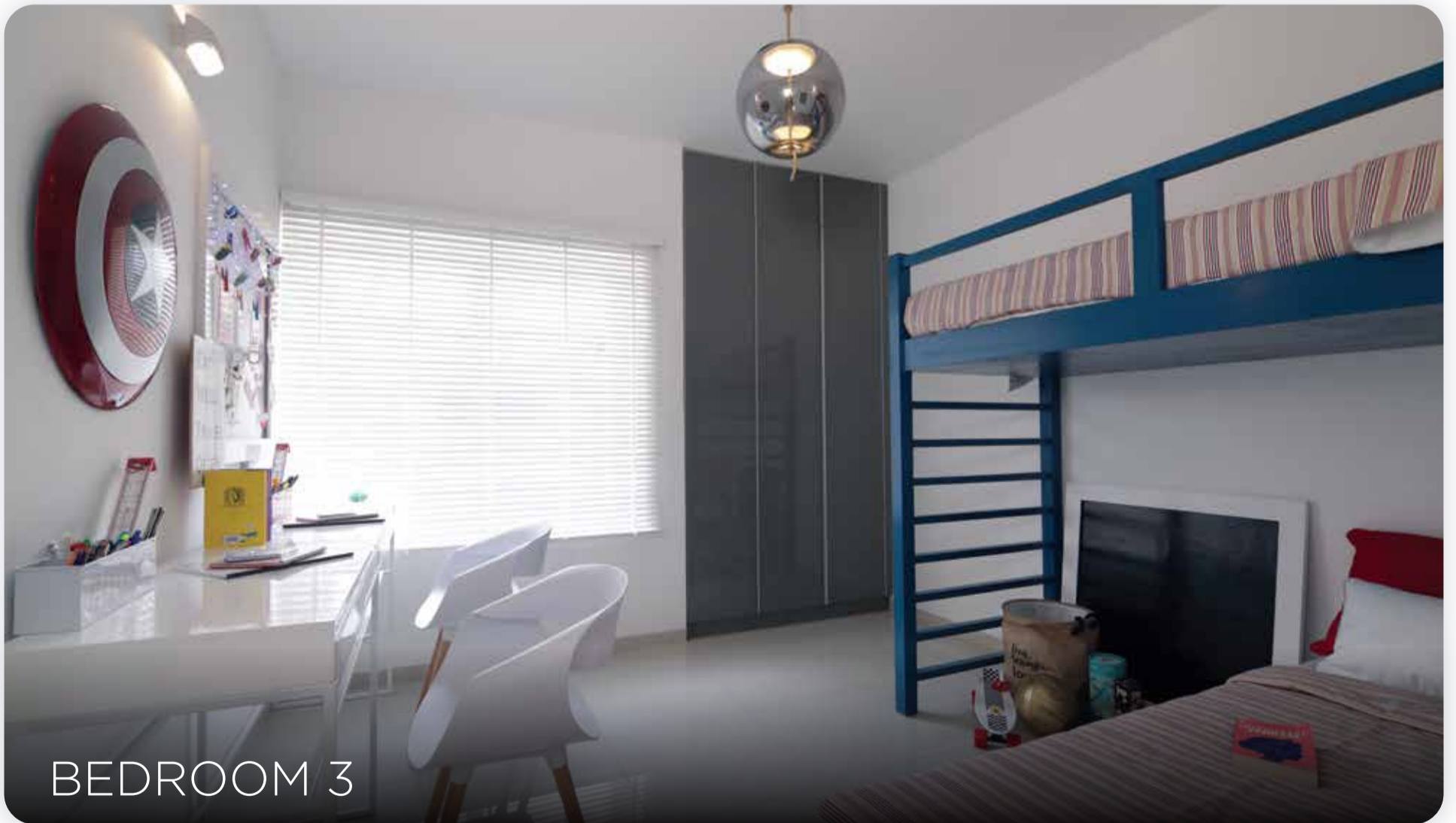
LIVING & DINING



BEDROOM 1



BEDROOM 2



BEDROOM 3



SUPERIOR PRODUCT GUARANTEES



Branded products



Multi-level quality checks



More amenities



Maximised space and ventilation



Kids and senior citizens friendly

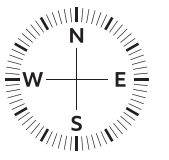


SITE PLANS



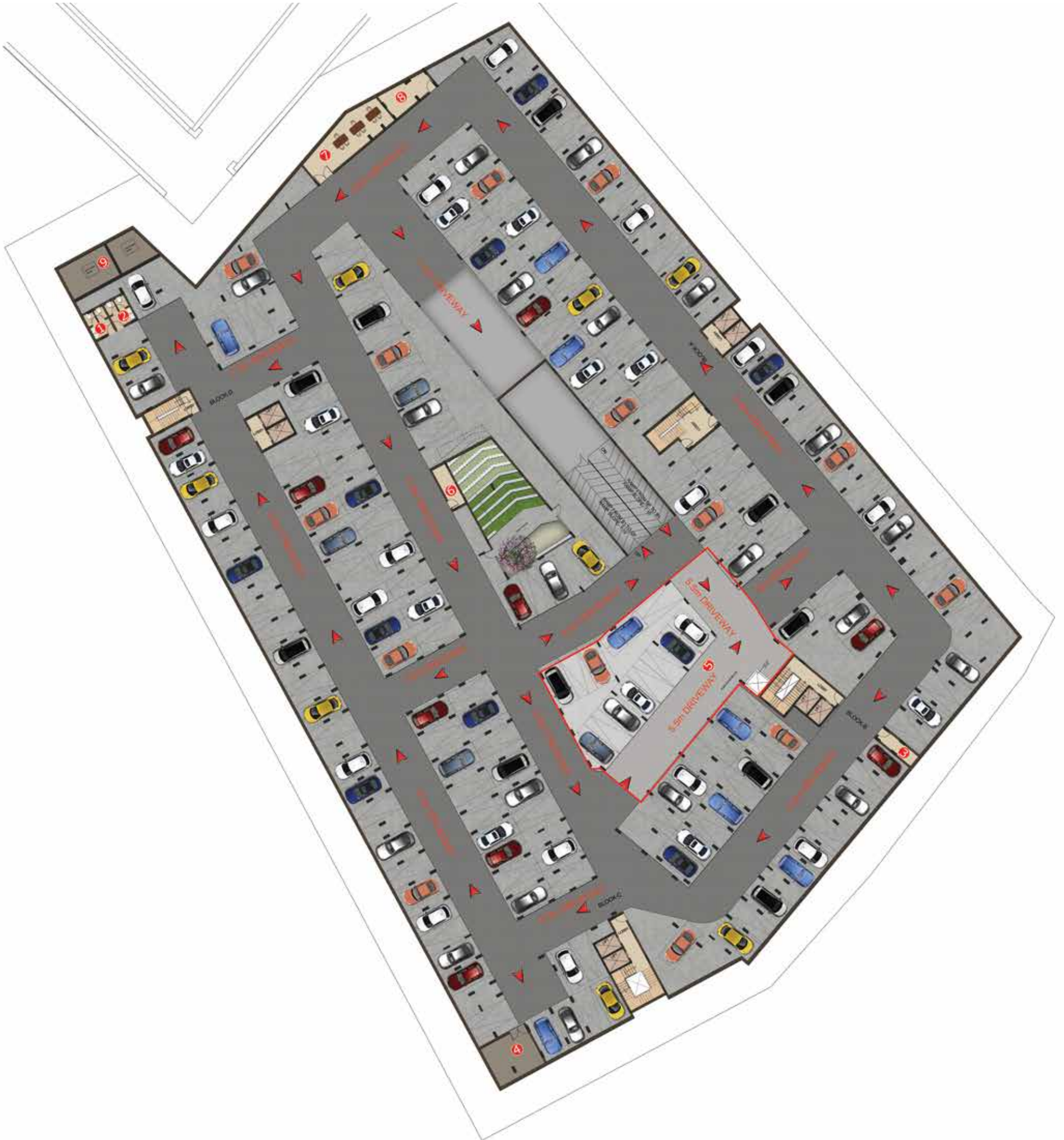


BASEMENT FLOOR



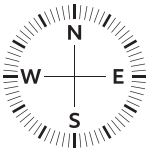
LEGEND:

- 1. DRIVER'S TOILET
- 2. STAFF TOILET
- 3. JANITOR'S ROOM
- 4. ORGANIC WASTE COLLECTION
- 5. STP & SUMP BELOW
- 6. COMMUNICATION ROOM
- 7. ASSOCIATION ROOM
- 8. MAINTENANCE ROOM
- 9. RAINWATER SUMP





SITE PLAN / GROUND FLOOR



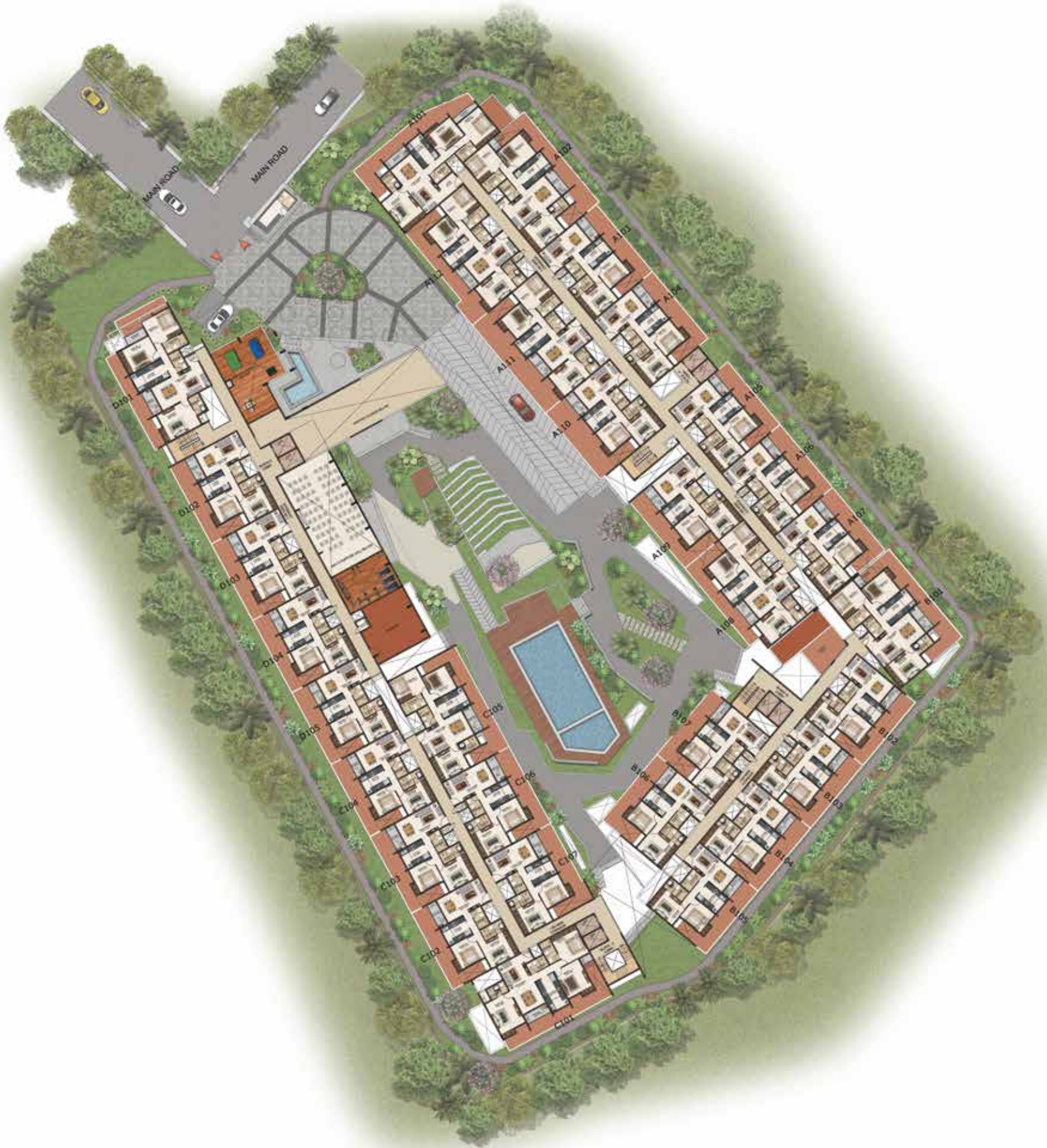
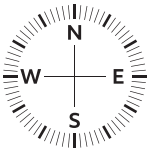
LEGEND:

- 1. INDOOR GAMES
- 2. MULTI-PURPOSE HALL
- 3. GYMNASIUM
- 4. ELECTRICAL & COMMUNICATION ROOM
- 5. SWIMMING POOL
- 6. AMPHITHEATRE
- 7. TRANSFORMER & DG
- 8. CHILDREN'S PLAY AREA
- 9. SECURITY ROOM



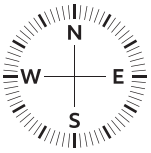


FIRST FLOOR



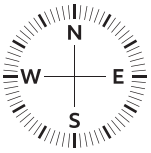


SECOND FLOOR



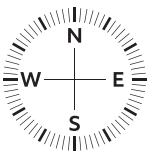


THIRD FLOOR





FOURTH FLOOR





TYPICAL FLOOR
PLANS - A BLOCK





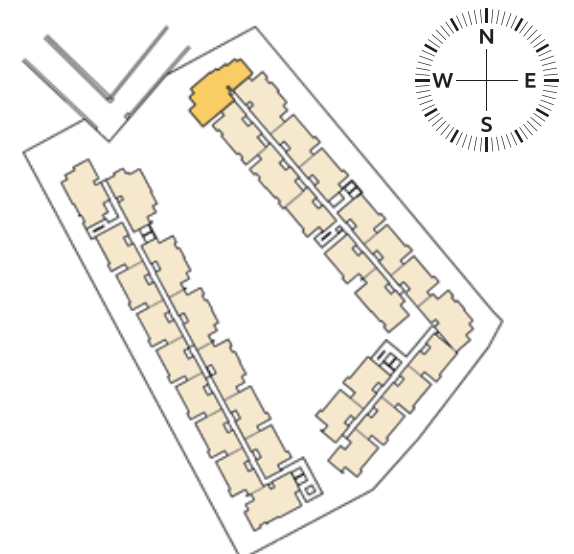
TYPE

3 BHK + 3T

SALEABLE AREA
1732 SFT

CARPET AREA
1178 SFT

UNIT NO.
A101, A201, A301, A401



KEYPLAN



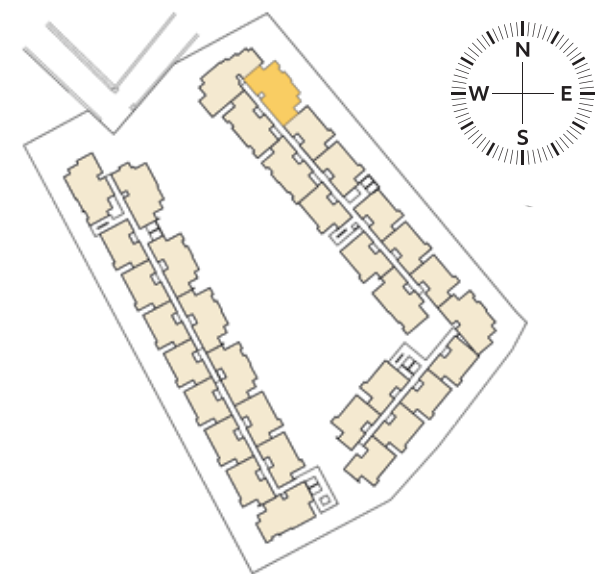
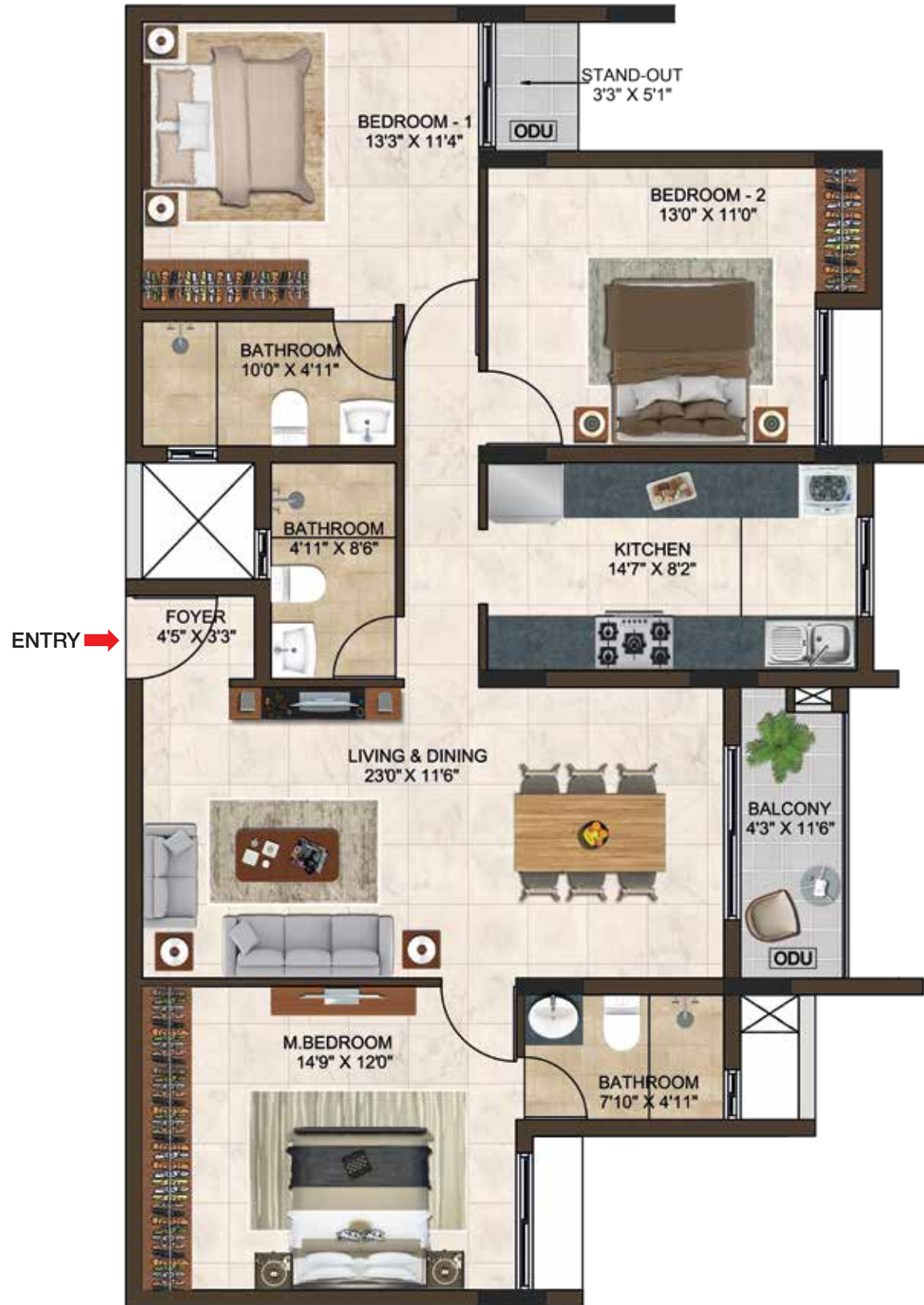
TYPE

3 BHK + 3T

SALEABLE AREA
1629 SFT

CARPET AREA
1113 SFT

UNIT NO.
A102, A202, A302, A402



KEYPLAN



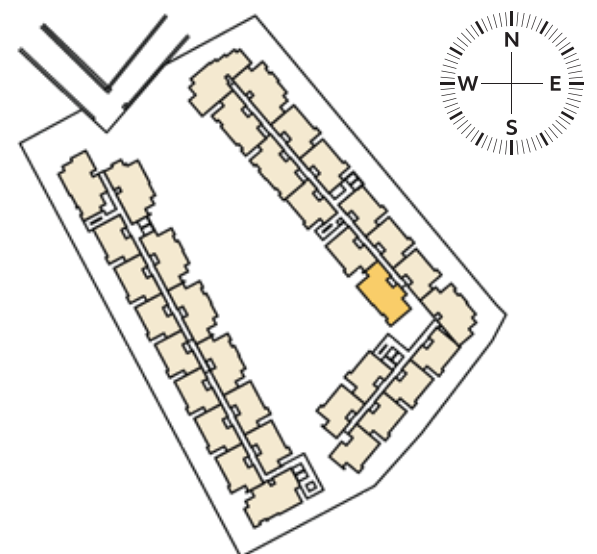
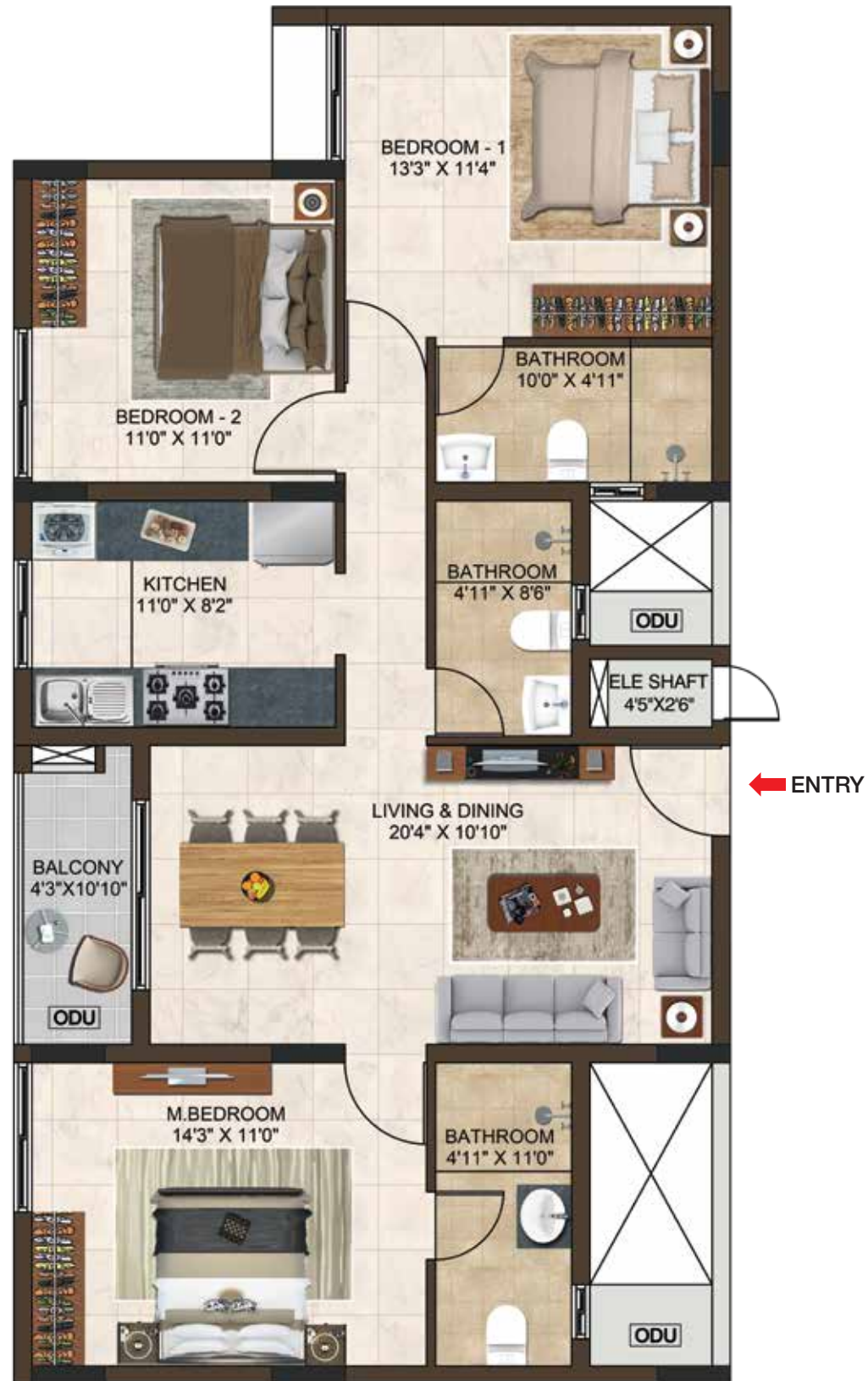
TYPE

3 BHK + 3T

SALEABLE AREA
1436 SFT

CARPET AREA
979 SFT

UNIT NO.
A208



KEYPLAN



TYPE

3 BHK + 3T

SALEABLE AREA

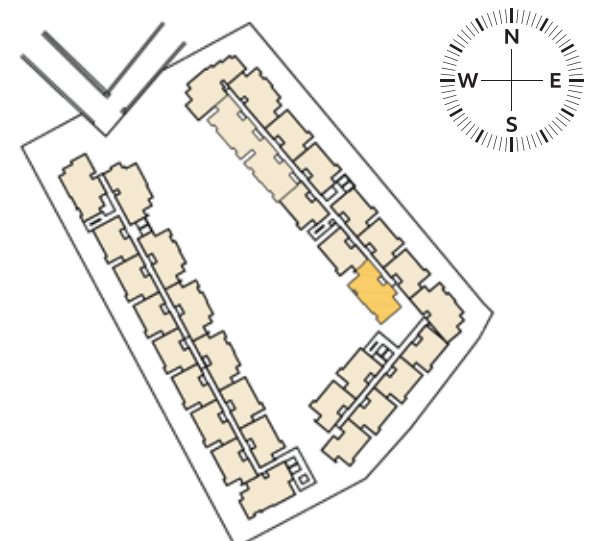
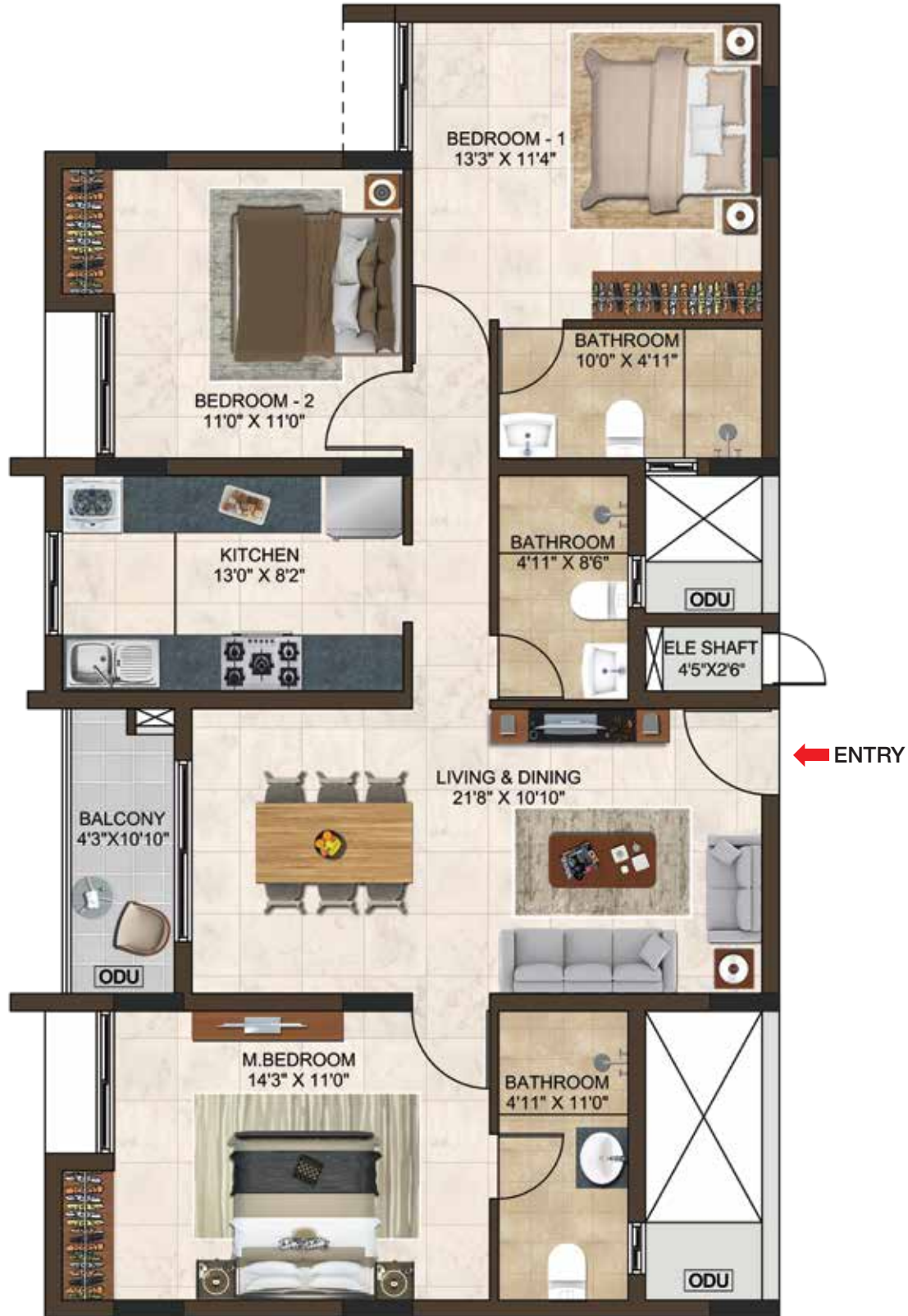
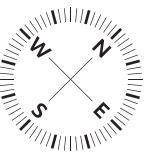
1510 SFT

CARPET AREA

1030 SFT

UNIT NO.

A108, A308, A408



KEYPLAN



TYPE
3 BHK + 3T

SALEABLE AREA
1504 SFT

CARPET AREA
1030 SFT

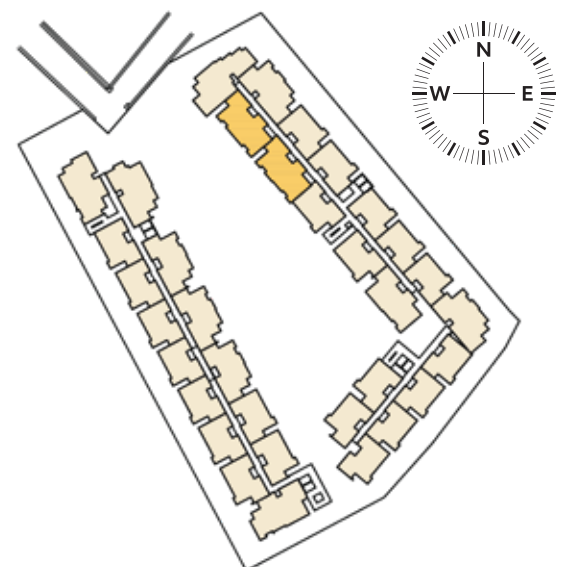
UNIT NO.
A111, A311, A411

TYPE
3 BHK + 3T

SALEABLE AREA
1506 SFT

CARPET AREA
1030 SFT

UNIT NO.
A112, A312, A412



KEYPLAN



TYPE
3 BHK + 3T

SALEABLE AREA
1429 SFT

CARPET AREA
979 SFT

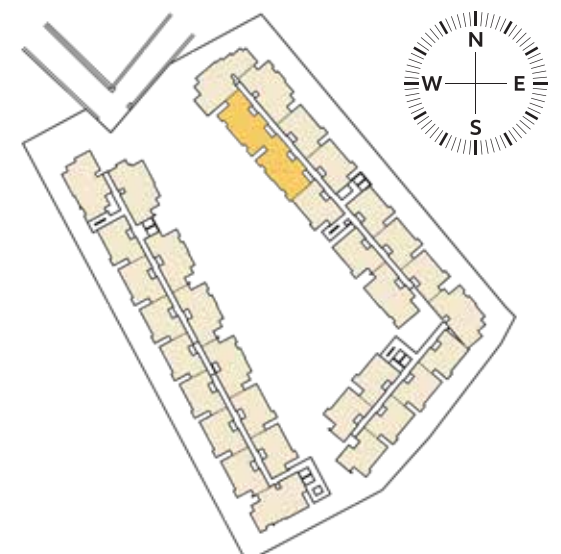
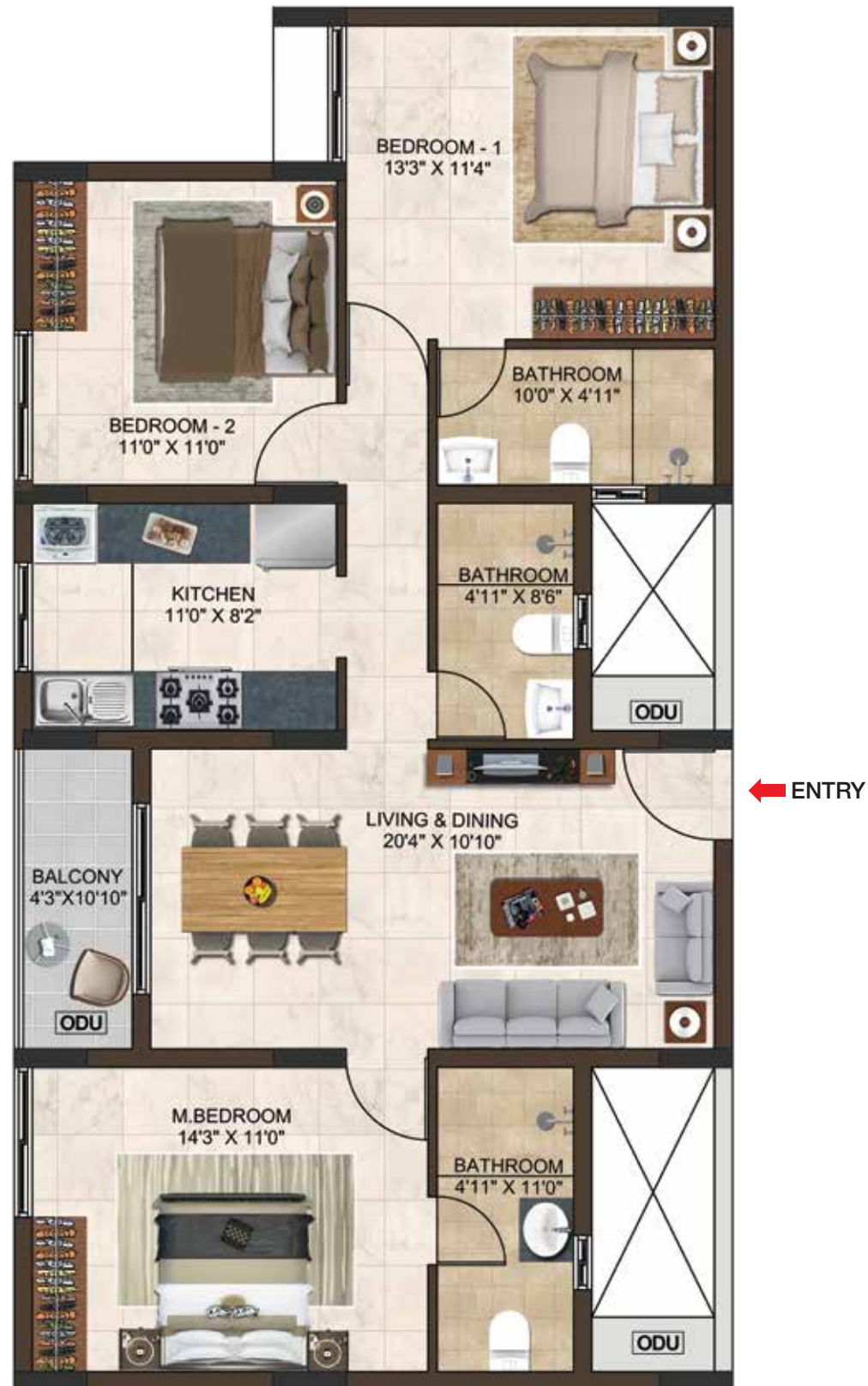
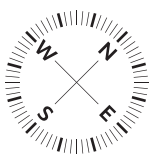
UNIT NO.
A211

TYPE
3 BHK + 3T

SALEABLE AREA
1432 SFT

CARPET AREA
979 SFT

UNIT NO.
A212



KEYPLAN



TYPE

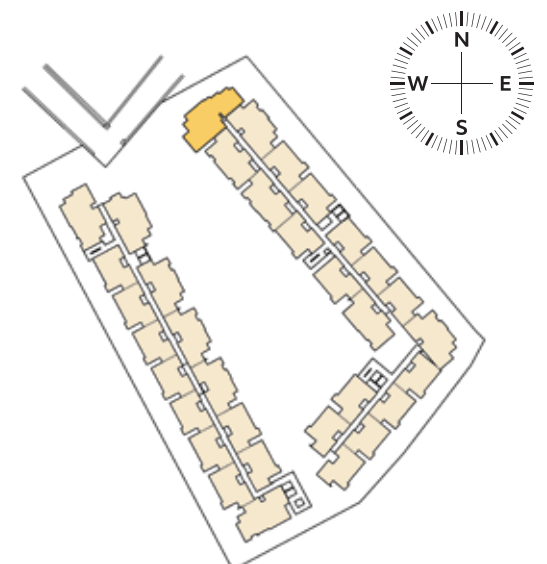
3 BHK + 3T

SALEABLE AREA
1732 SFT

CARPET AREA
1178 SFT

PRIVATE TERRACE AREA
466 SFT

UNIT NO.
AG01





TYPE

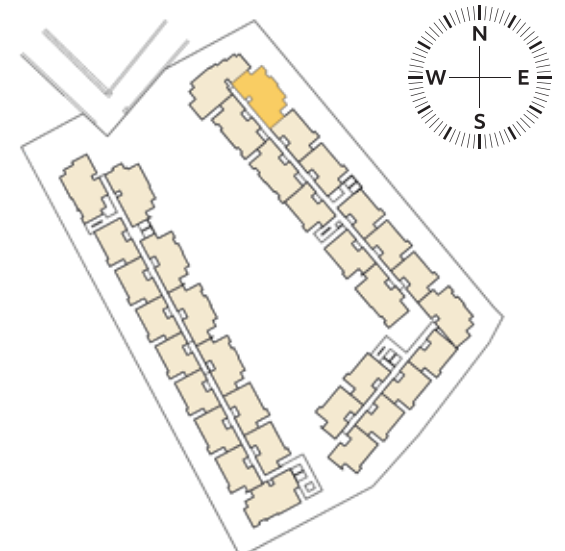
3 BHK + 3T

SALEABLE AREA
1629 SFT

CARPET AREA
1113 SFT

PRIVATE TERRACE AREA
463 SFT

UNIT NO.
AG02





TYPE

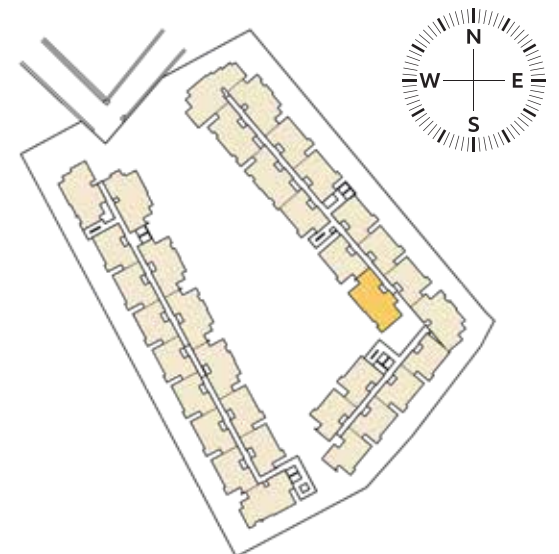
3 BHK + 3T

SALEABLE AREA
1510 SFT

CARPET AREA
1030 SFT

PRIVATE TERRACE AREA
344 SFT

UNIT NO.
AG08





TYPE
2 BHK + 2T

SALEABLE AREA
1130 SFT

CARPET AREA
756 SFT

PRIVATE TERRACE AREA
331 SFT

UNIT NO.
AG09

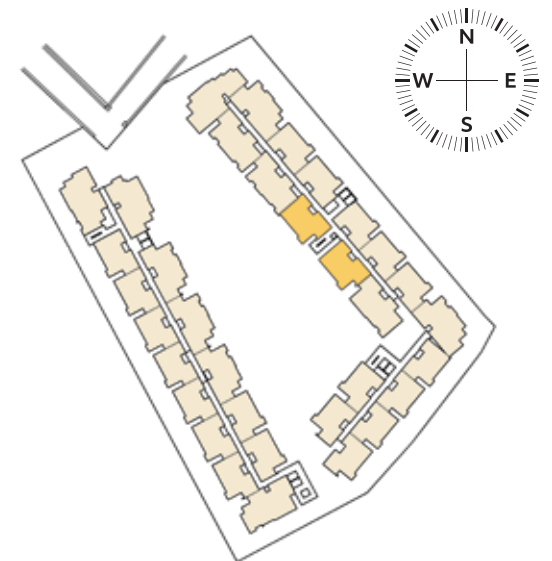
TYPE
2 BHK + 2T

SALEABLE AREA
1127 SFT

CARPET AREA
756 SFT

PRIVATE TERRACE AREA
457 SFT

UNIT NO.
AG10



KEYPLAN



TYPE

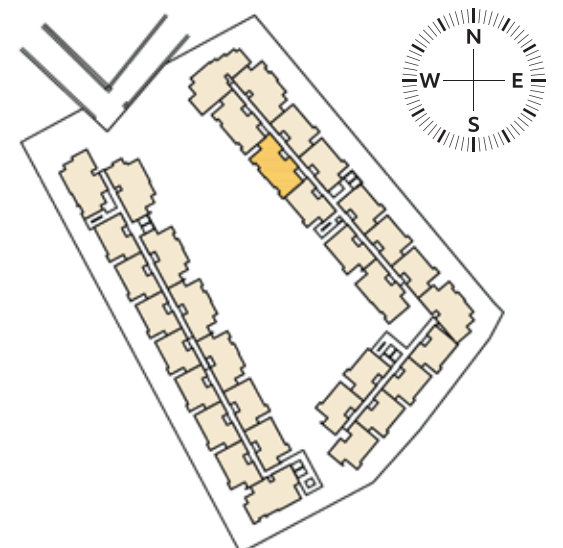
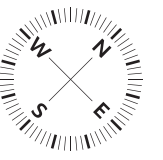
3 BHK + 3T

SALEABLE AREA
1504 SFT

CARPET AREA
1030 SFT

PRIVATE TERRACE AREA
530 SFT

UNIT NO.
AG11



KEYPLAN



TYPE

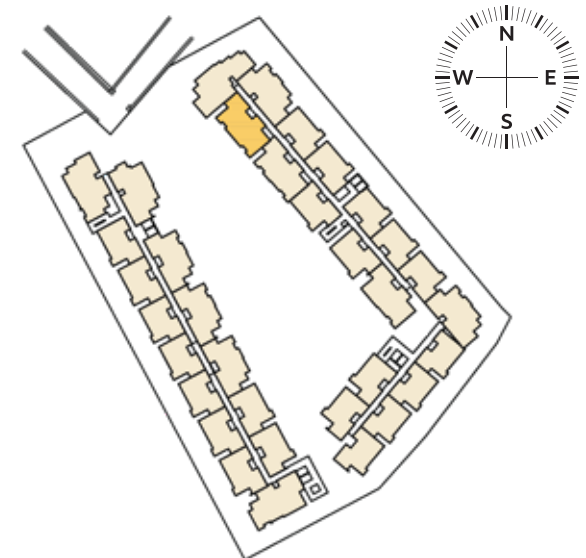
3 BHK + 3T

SALEABLE AREA
1506 SFT

CARPET AREA
1030 SFT

PRIVATE TERRACE AREA
405 SFT

UNIT NO.
AG12



KEYPLAN



TYPE

2 BHK + 2T

SALEABLE AREA
1135 SFT

CARPET AREA
764 SFT

UNIT NO.
A103, A303, A403

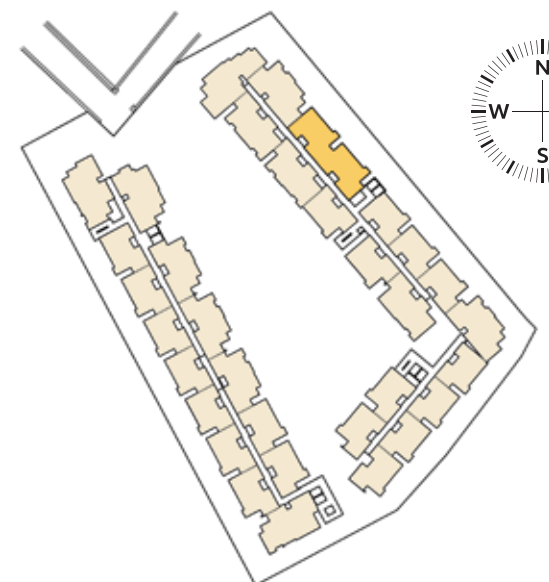
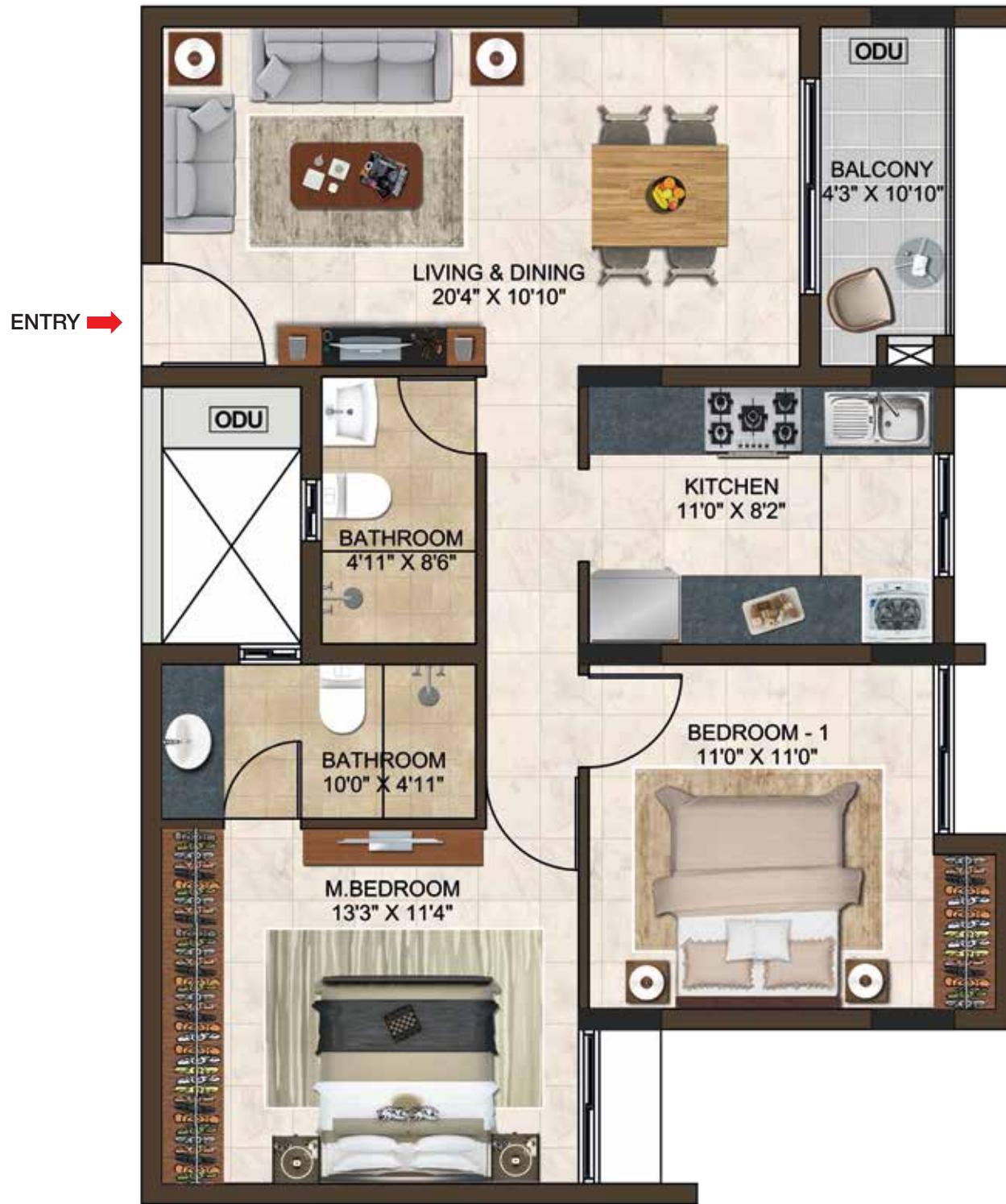
TYPE

2 BHK + 2T

SALEABLE AREA
1141 SFT

CARPET AREA
764 SFT

UNIT NO.
A104, A304, A404



KEYPLAN



TYPE

2 BHK + 2T

SALEABLE AREA
1070 SFT

CARPET AREA
719 SFT

UNIT NO.
**A105, A305, A405
A107, A307**

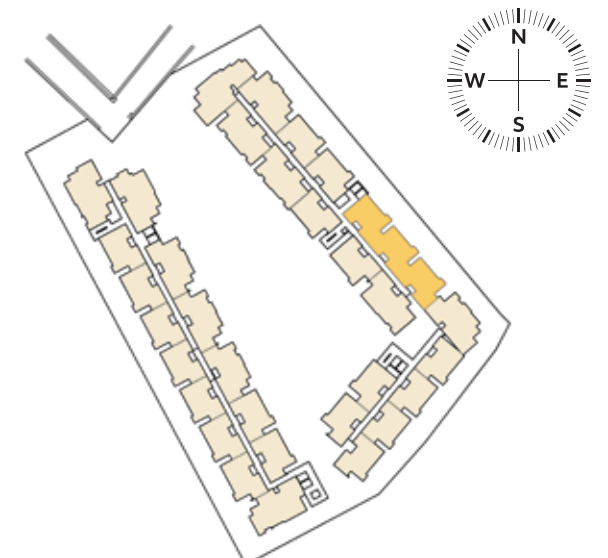
TYPE

2 BHK + 2T

SALEABLE AREA
1064 SFT

CARPET AREA
719 SFT

UNIT NO.
A106, A306, A406



KEYPLAN



TYPE

2 BHK + 2T

SALEABLE AREA
1130 SFT

CARPET AREA
756 SFT

UNIT NO.
A109, A309, A409

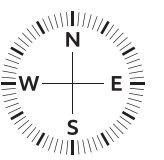
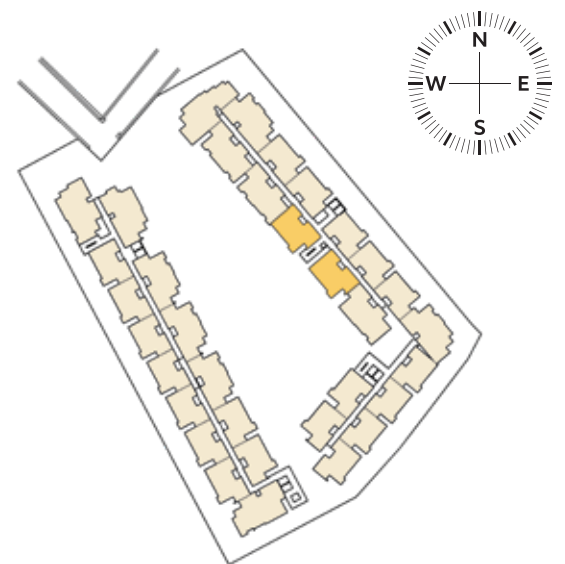
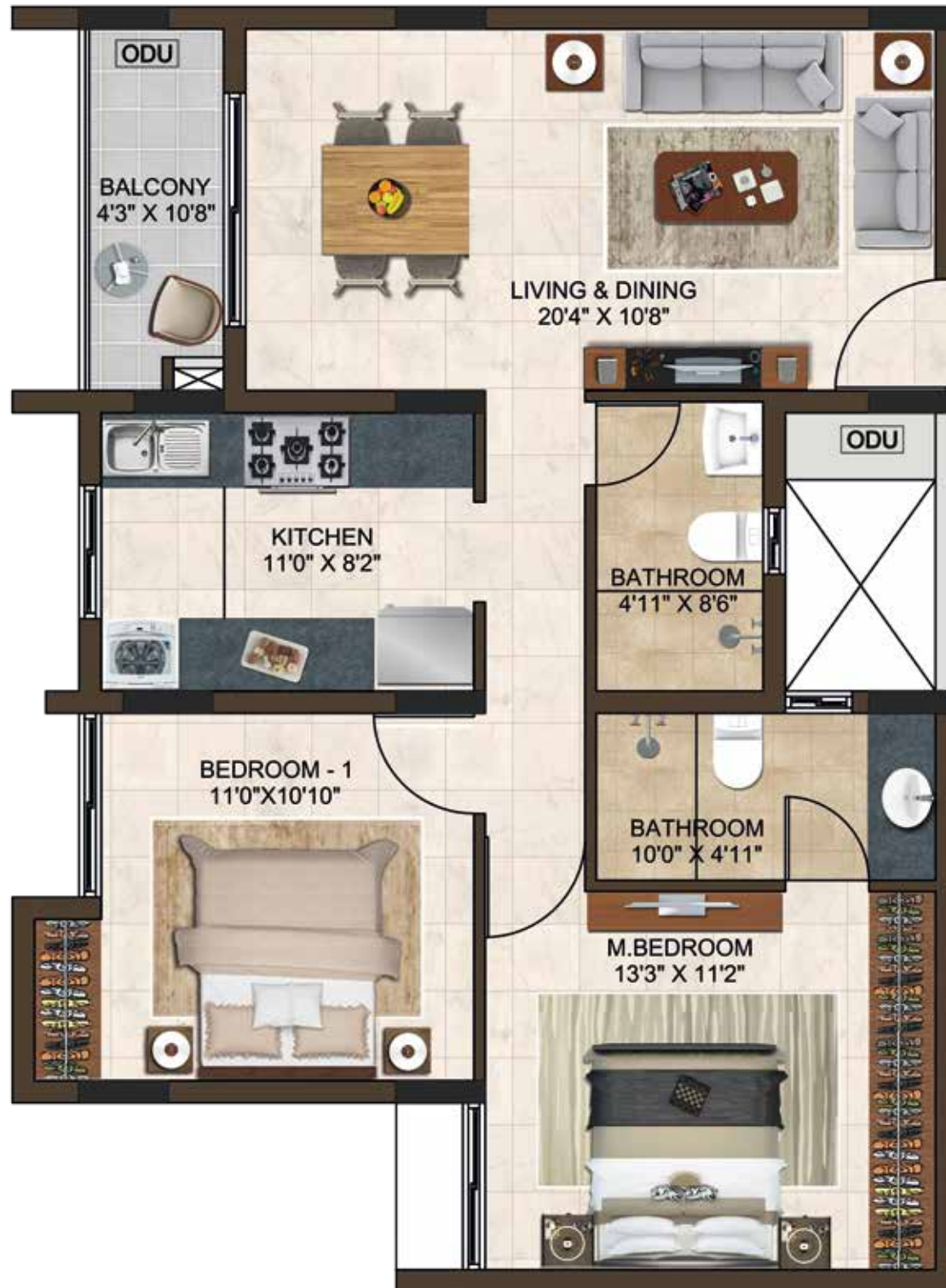
TYPE

2 BHK + 2T

SALEABLE AREA
1127 SFT

CARPET AREA
756 SFT

UNIT NO.
A110, A310, A410





TYPE
2 BHK + 2T

SALEABLE AREA
1119 SFT

CARPET AREA
754 SFT

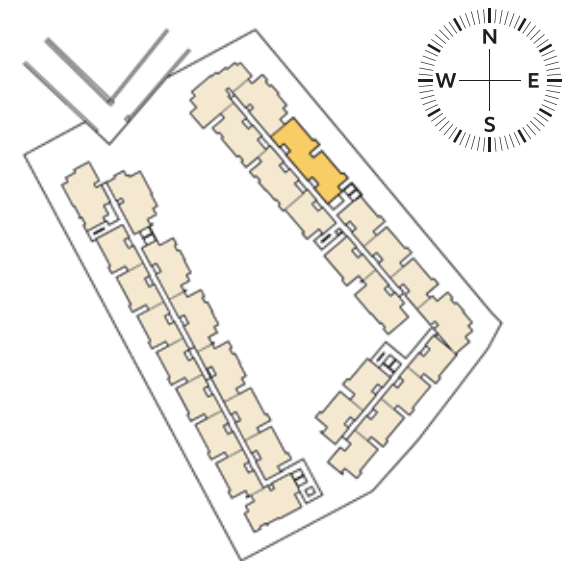
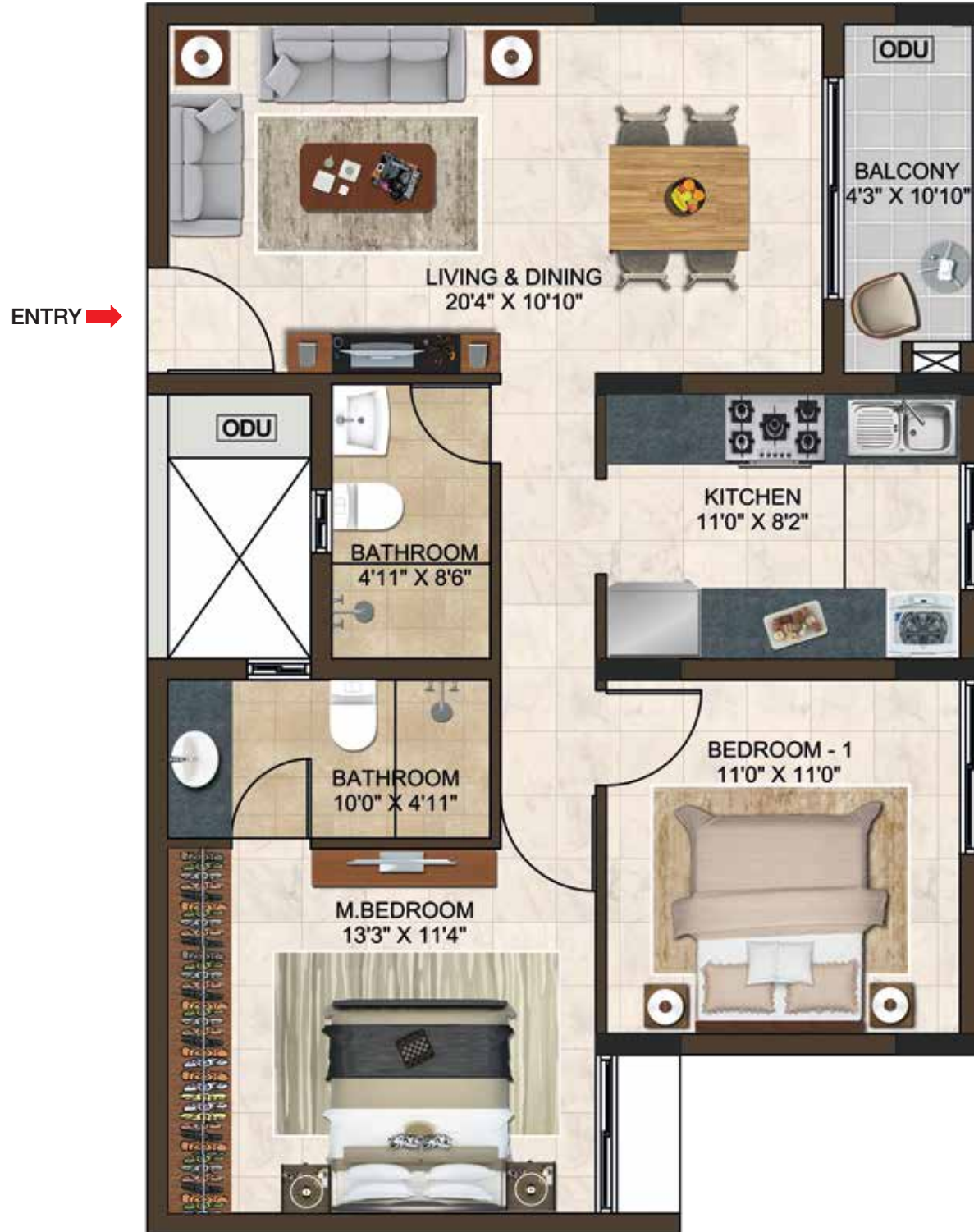
UNIT NO.
A203

TYPE
2 BHK + 2T

SALEABLE AREA
1126 SFT

CARPET AREA
754 SFT

UNIT NO.
A204



KEYPLAN



TYPE
2 BHK + 2T

SALEABLE AREA
1016 SFT

CARPET AREA
680 SFT

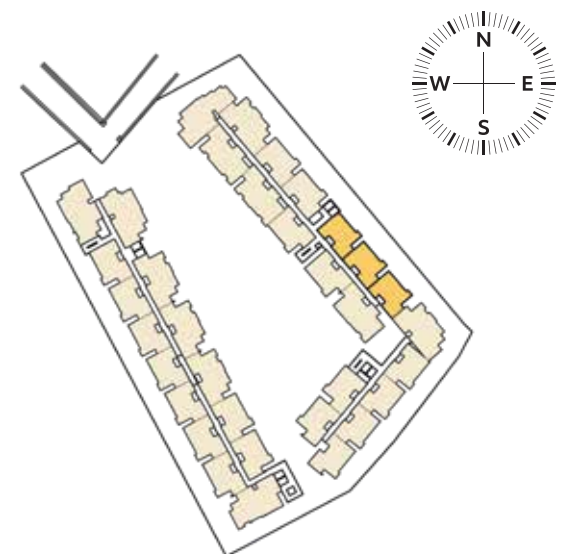
UNIT NO.
A205, A207

TYPE
2 BHK + 2T

SALEABLE AREA
1010 SFT

CARPET AREA
680 SFT

UNIT NO.
A206



KEYPLAN



TYPE
2 BHK + 2T

SALEABLE AREA
1115 SFT

CARPET AREA
747 SFT

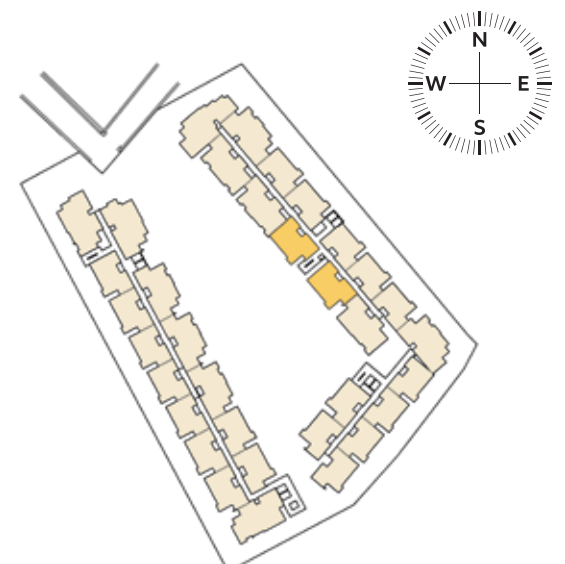
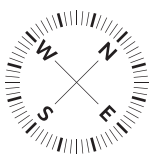
UNIT NO.
A209

TYPE
2 BHK + 2T

SALEABLE AREA
1112 SFT

CARPET AREA
747 SFT

UNIT NO.
A210





TYPE

2 BHK + 2T

SALEABLE AREA
1070 SFT

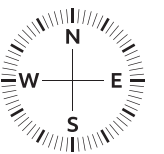
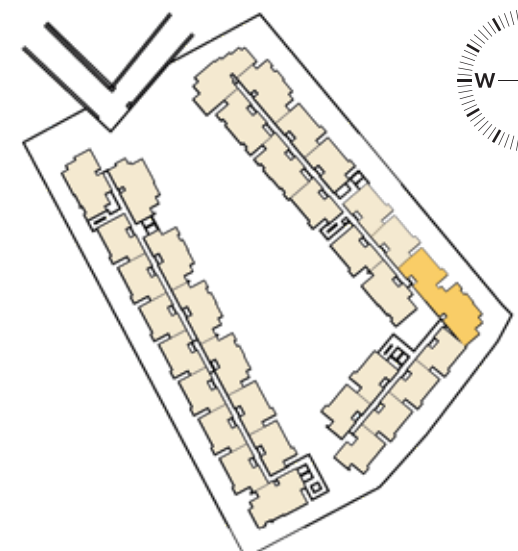
CARPET AREA
719 SFT

PRIVATE TERRACE AREA
1237 SFT

UNIT NO.
A407



ENTRY →



KEYPLAN



TYPE
2 BHK + 2T

SALEABLE AREA
1135 SFT

CARPET AREA
764 SFT

PRIVATE TERRACE AREA
327 SFT

UNIT NO.
AG03

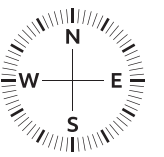
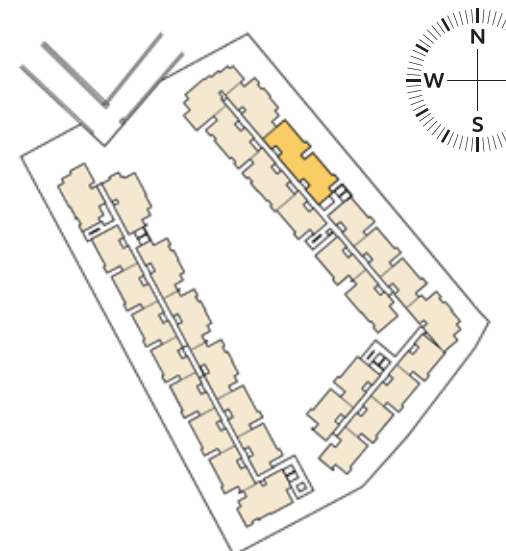
TYPE
2 BHK + 2T

SALEABLE AREA
1141 SFT

CARPET AREA
764 SFT

PRIVATE TERRACE AREA
337 SFT

UNIT NO.
AG04



KEYPLAN



TYPE
2 BHK + 2T

SALEABLE AREA
1070 SFT

CARPET AREA
719 SFT

PRIVATE TERRACE AREA
308 SFT

UNIT NO.
AG05

TYPE
2 BHK + 2T

SALEABLE AREA
1064 SFT

CARPET AREA
719 SFT

PRIVATE TERRACE AREA
306 SFT

UNIT NO.
AG06

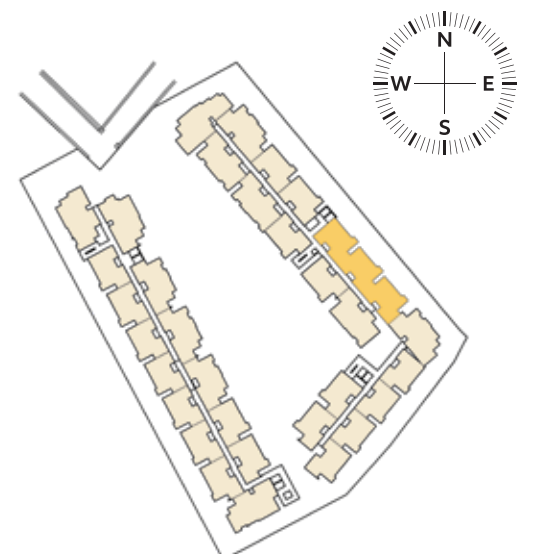
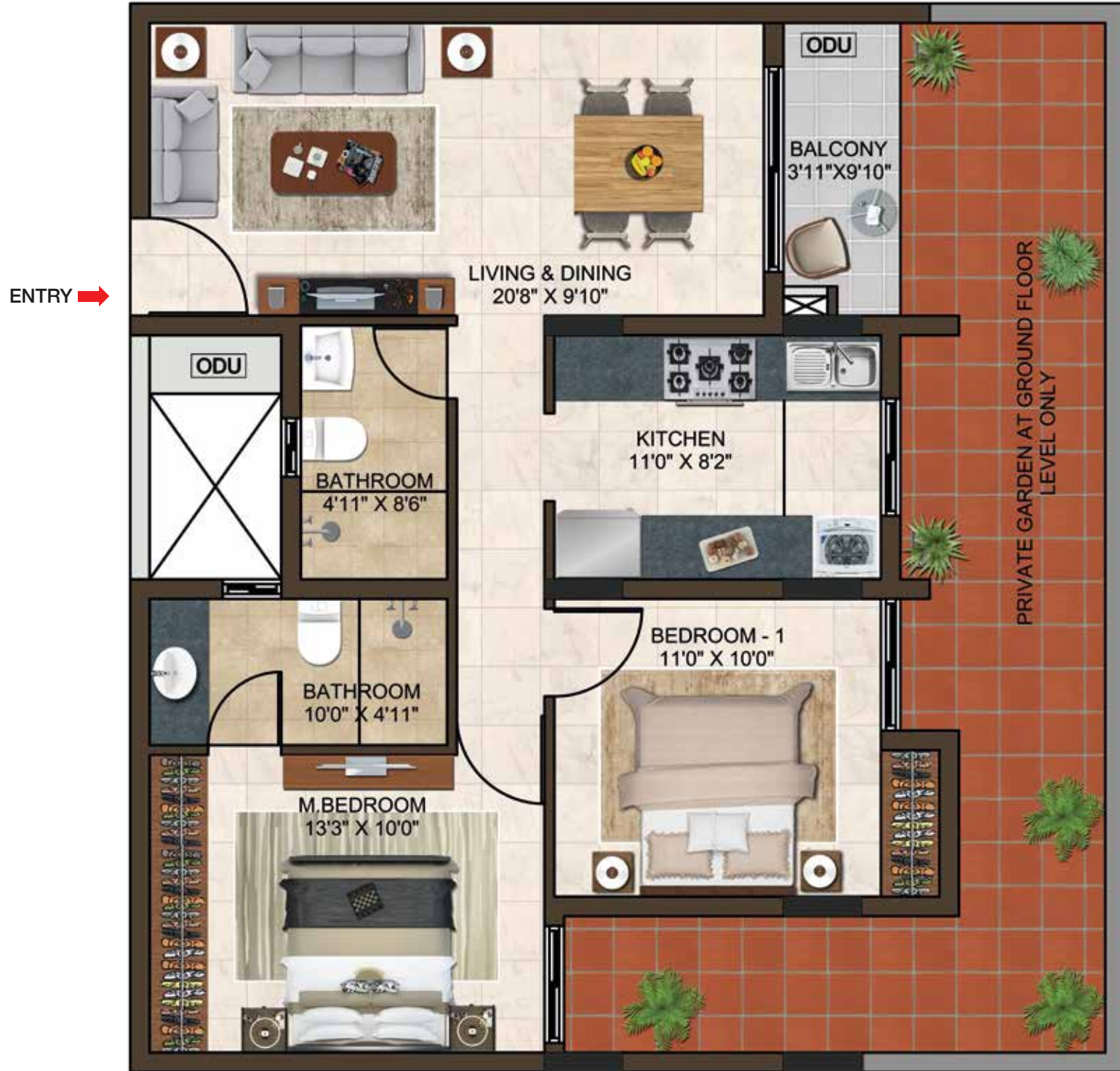
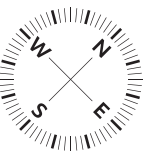
TYPE
2 BHK + 2T

SALEABLE AREA
1070 SFT

CARPET AREA
719 SFT

PRIVATE TERRACE AREA
316 SFT

UNIT NO.
AG07



KEYPLAN



TYPICAL FLOOR
PLANS - B BLOCK





TYPE

3 BHK + 3T

SALEABLE AREA

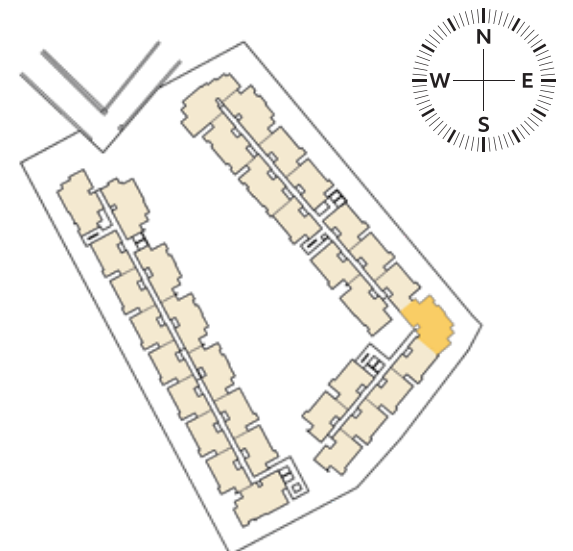
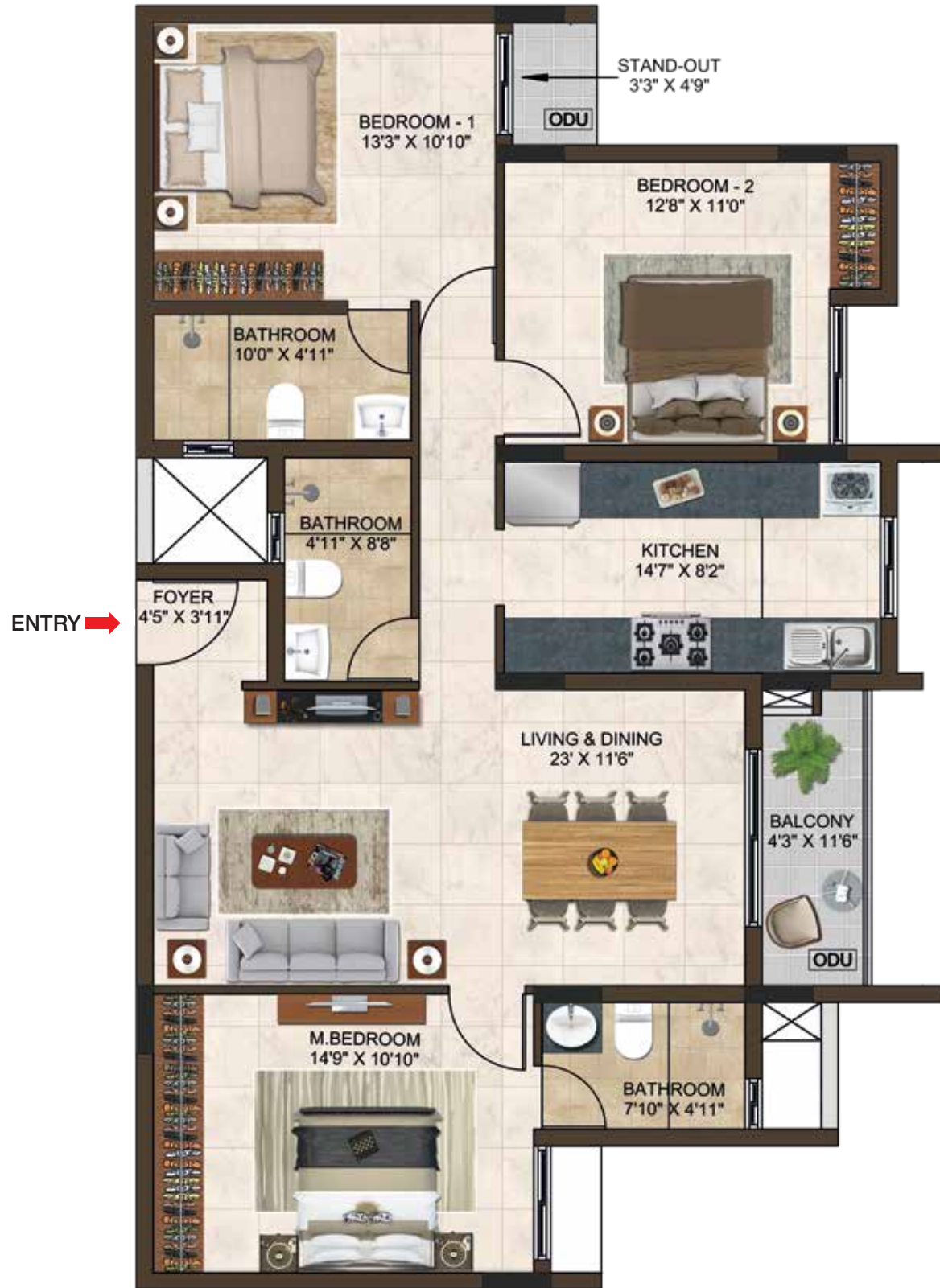
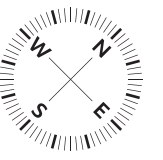
1612 SFT

CARPET AREA

1090 SFT

UNIT NO.

B101, B301



KEYPLAN



TYPE

3 BHK + 3T

SALEABLE AREA

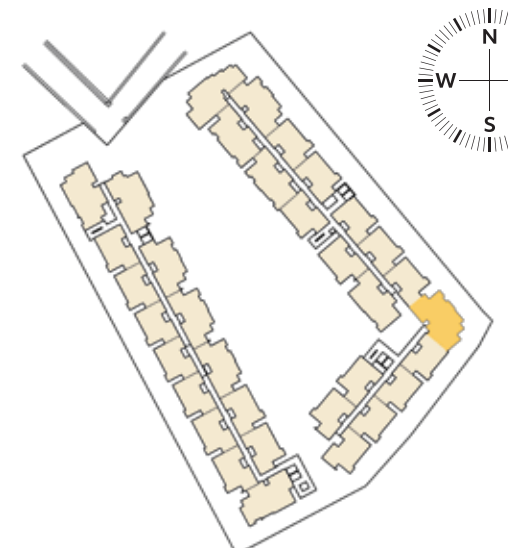
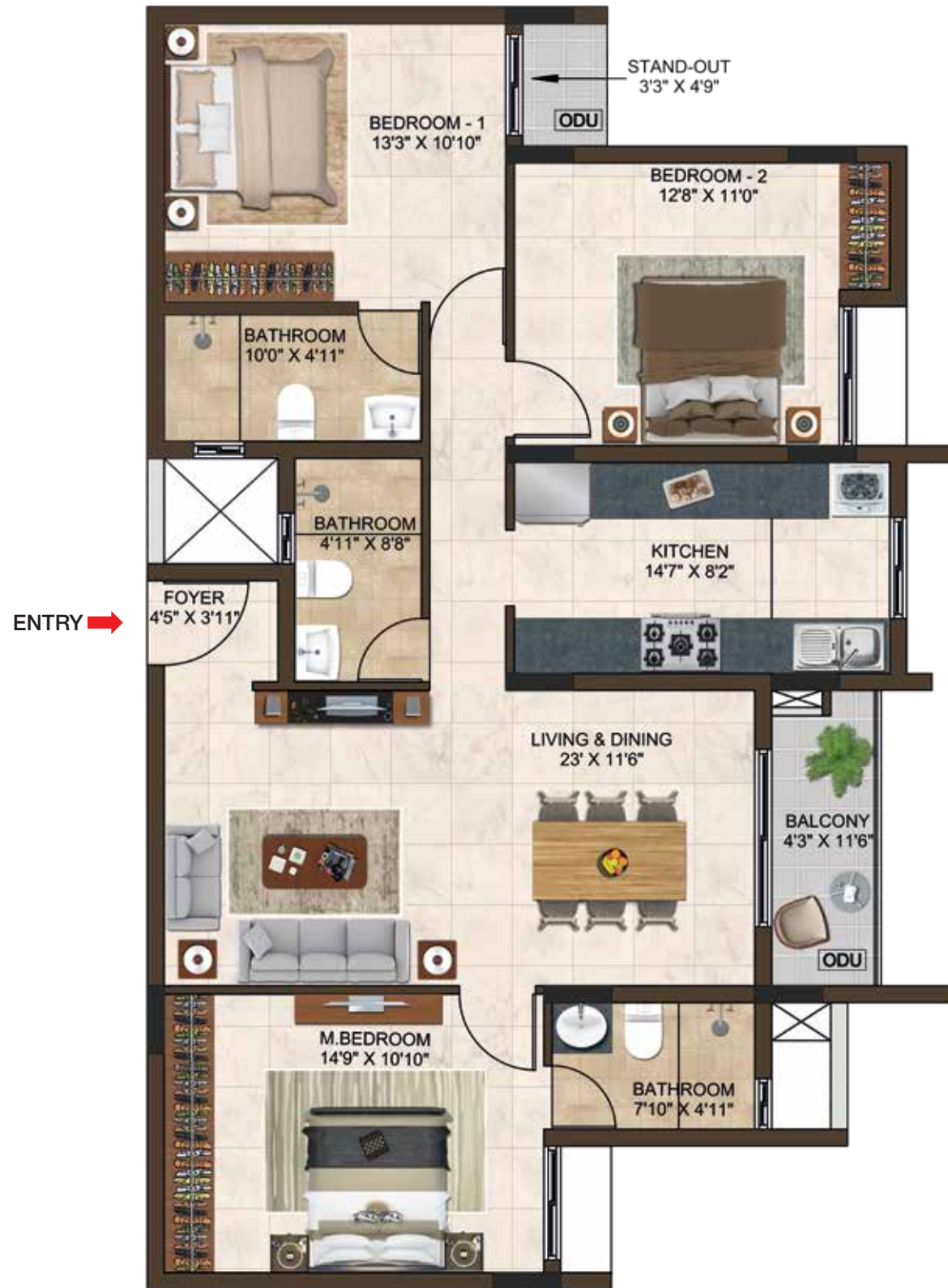
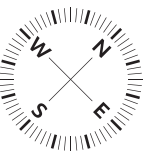
1612 SFT

CARPET AREA

1090 SFT

UNIT NO.

B201



KEYPLAN



TYPE

3 BHK + 3T

SALEABLE AREA

1612 SFT

CARPET AREA

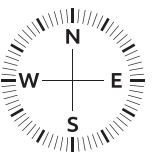
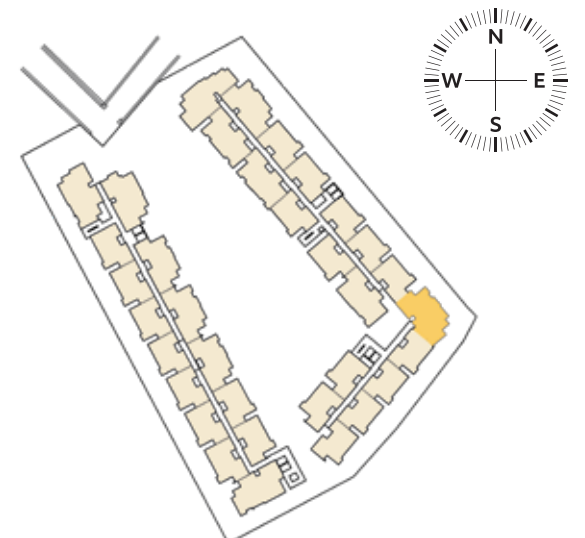
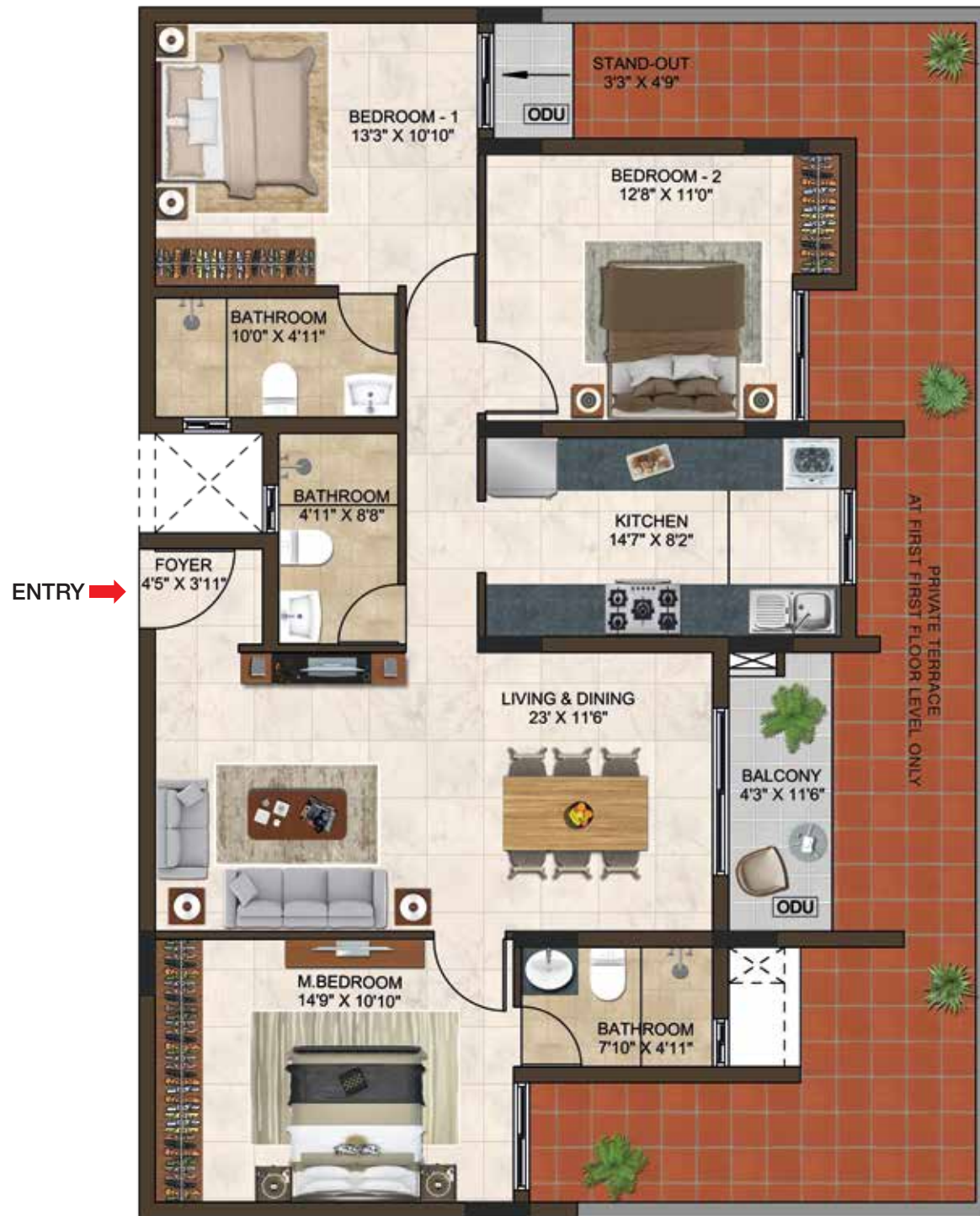
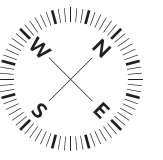
1090 SFT

PRIVATE TERRACE AREA

452 SFT

UNIT NO.

BG01





TYPE

2 BHK + 2T

SALEABLE AREA
1070 SFT

CARPET AREA
719 SFT

UNIT NO.
B102, B302,
B105, B305

TYPE

2 BHK + 2T

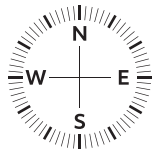
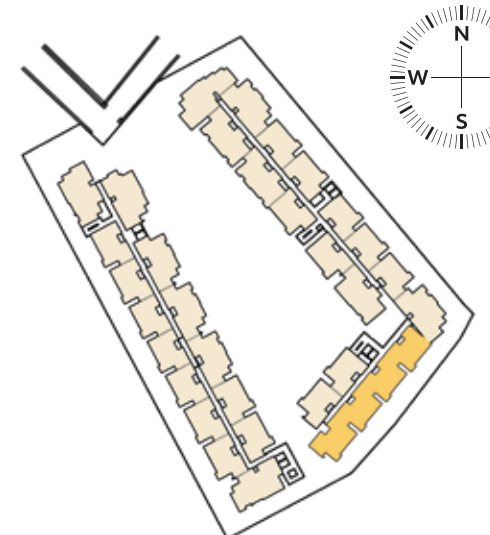
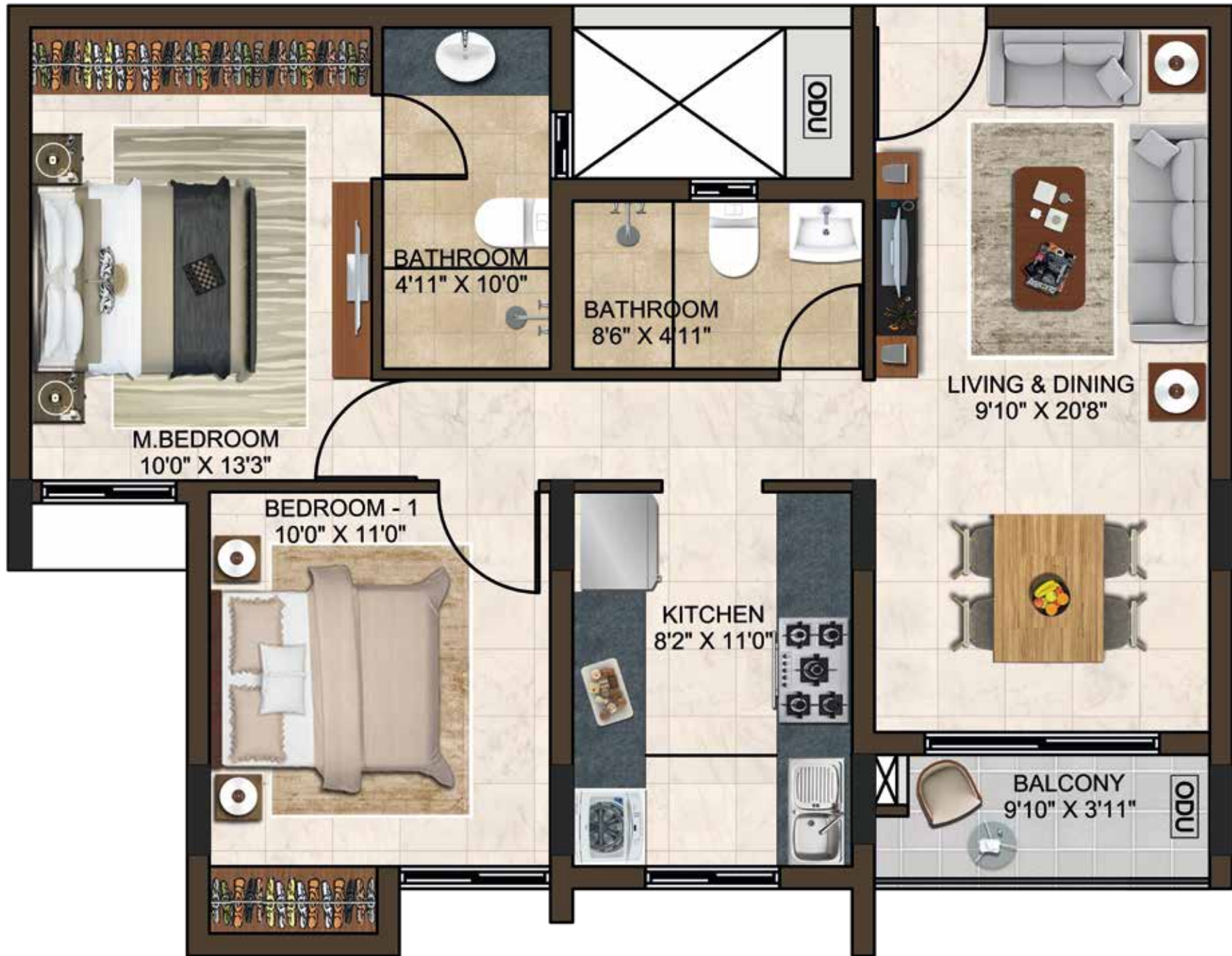
SALEABLE AREA
1064 SFT

CARPET AREA
719 SFT

UNIT NO.
B103, B303, B104,
B304, B404



ENTRY



KEYPLAN



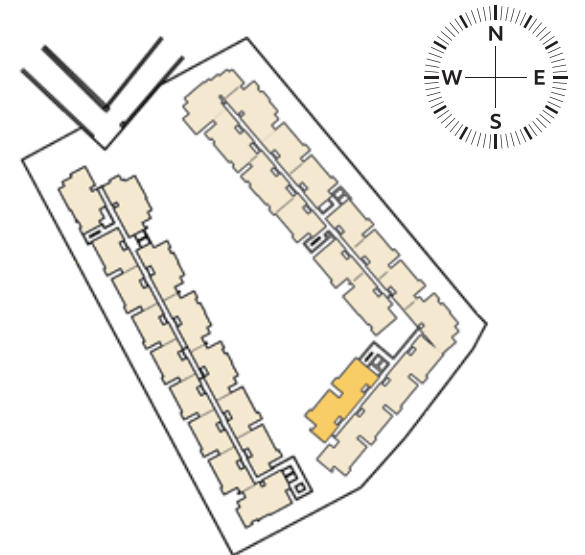
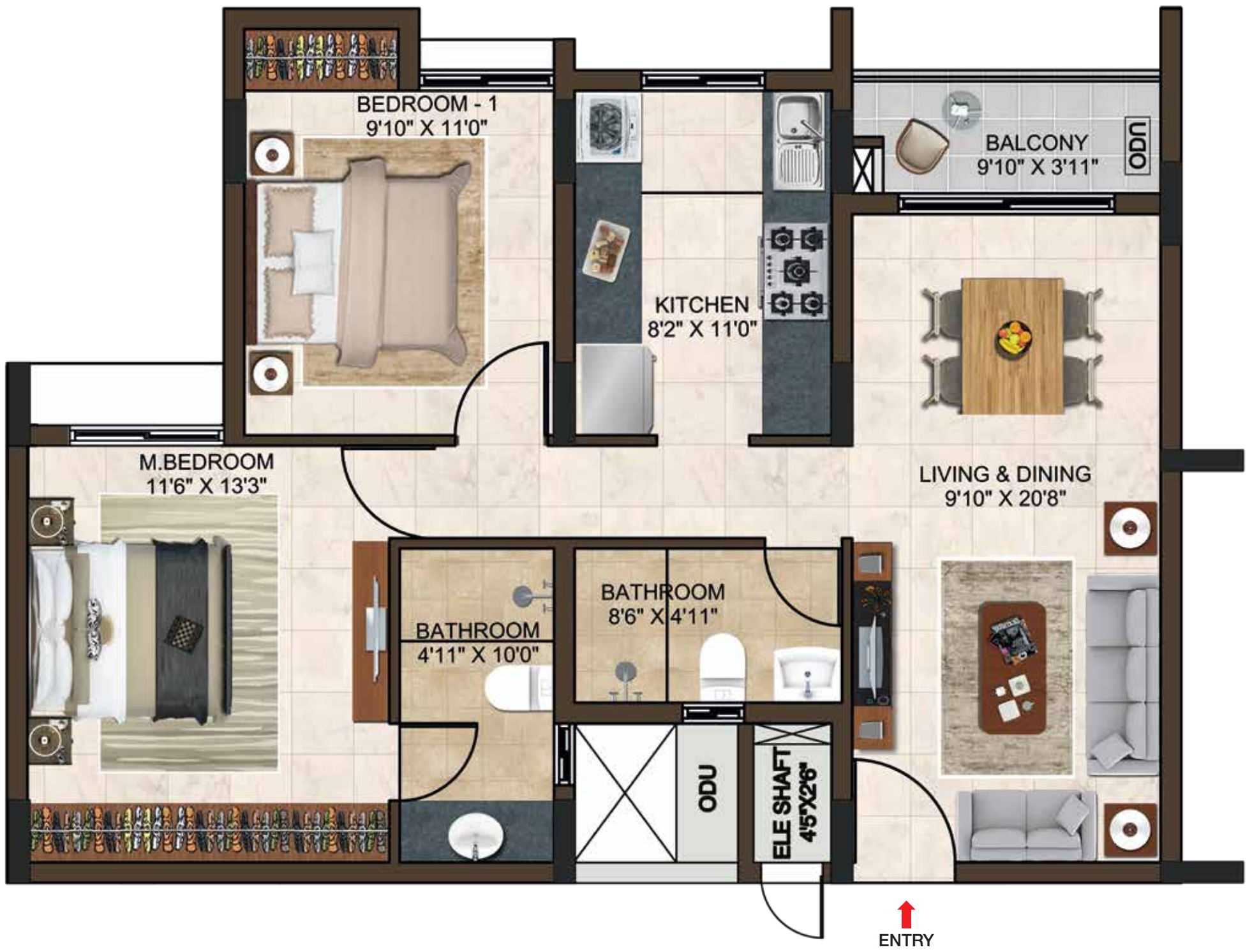
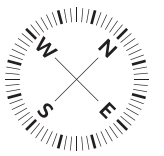
TYPE

2 BHK + 2T

SALEABLE AREA
1095 SFT

CARPET AREA
737 SFT

UNIT NO.
B106, B306, B107,
B307, B407





TYPE

2 BHK + 2T

SALEABLE AREA
1016 SFT

CARPET AREA
680 SFT

UNIT NO.
B202, B205

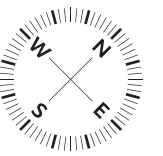
TYPE

2 BHK + 2T

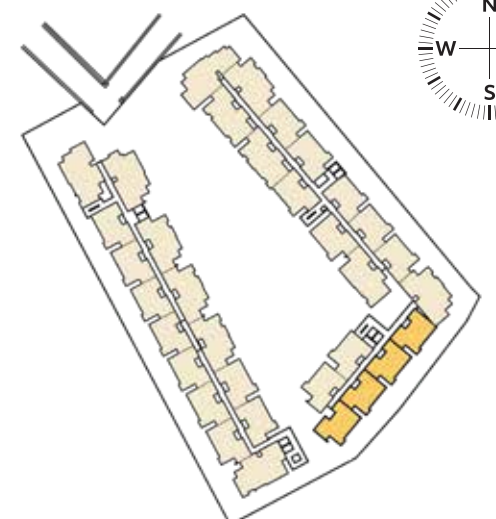
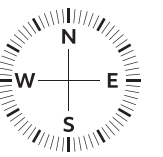
SALEABLE AREA
1010 SFT

CARPET AREA
680 SFT

UNIT NO.
B203, B204



ENTRY



KEYPLAN



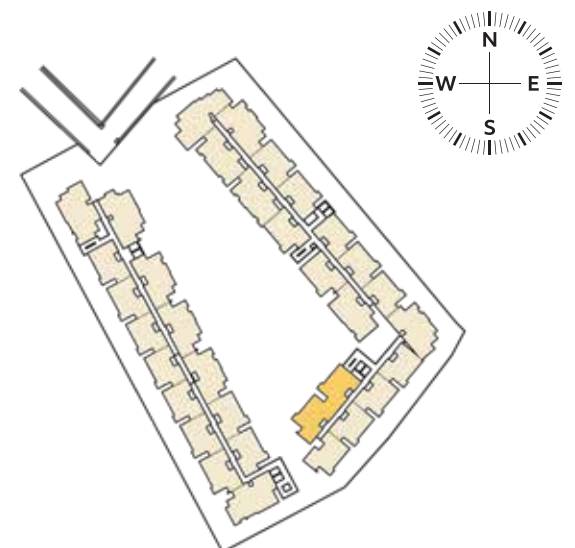
TYPE

2 BHK + 2T

SALEABLE AREA
1041 SFT

CARPET AREA
698 SFT

UNIT NO.
B206, B207





TYPE

2 BHK + 2T

SALEABLE AREA

1064 SFT

CARPET AREA

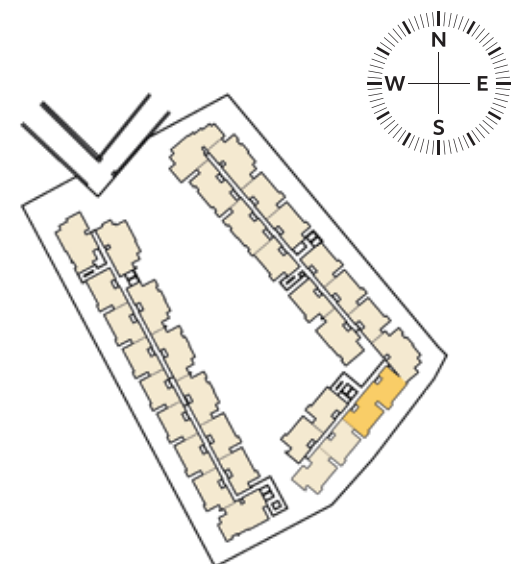
719 SFT

PRIVATE TERRACE AREA

1129 SFT

UNIT NO.

B403



KEYPLAN



TYPE

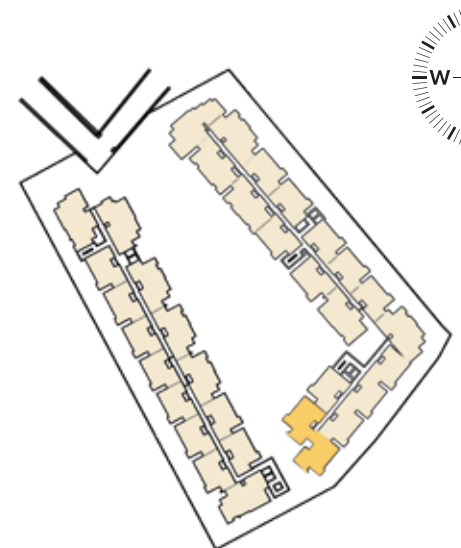
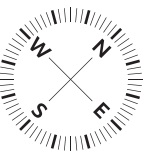
2 BHK + 2T

SALEABLE AREA
1091 SFT

CARPET AREA
737 SFT

PRIVATE TERRACE AREA
899 SFT

UNIT NO.
B406



KEYPLAN



TYPE
2 BHK + 2T

SALEABLE AREA
1070 SFT

CARPET AREA
719 SFT

PRIVATE TERRACE AREA
308 SFT

UNIT NO.
BG02

TYPE
2 BHK + 2T

SALEABLE AREA
1064 SFT

CARPET AREA
719 SFT

PRIVATE TERRACE AREA
306 SFT

UNIT NO.
BG03, BG04

TYPE
2 BHK + 2T

SALEABLE AREA
1070 SFT

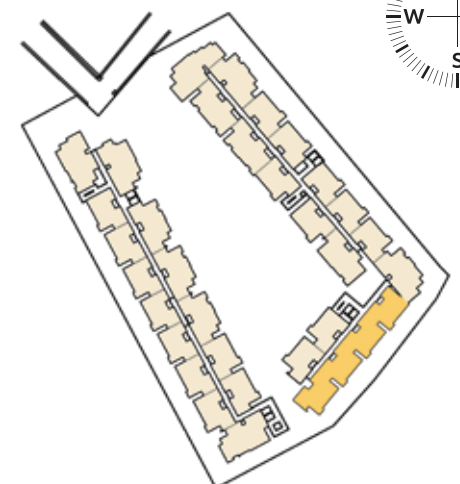
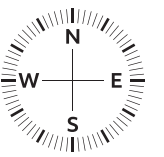
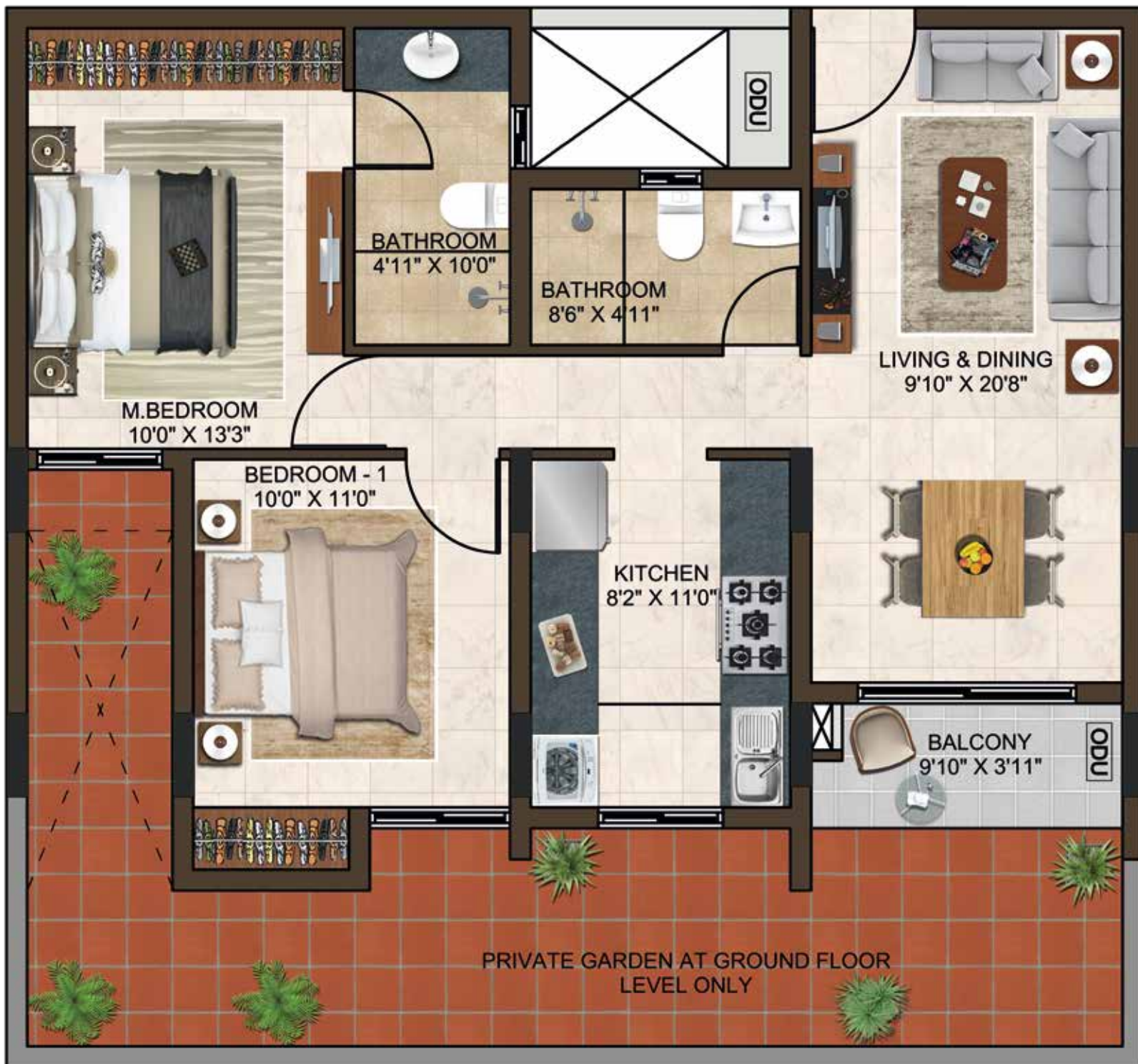
CARPET AREA
719 SFT

PRIVATE TERRACE AREA
316 SFT

UNIT NO.
BG05



ENTRY
↓



KEYPLAN



TYPE
2 BHK + 2T

SALEABLE AREA
1095 SFT

CARPET AREA
737 SFT

PRIVATE TERRACE AREA
345 SFT

UNIT NO.
BG06

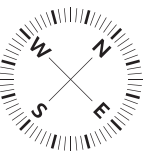
TYPE
2 BHK + 2T

SALEABLE AREA
1095 SFT

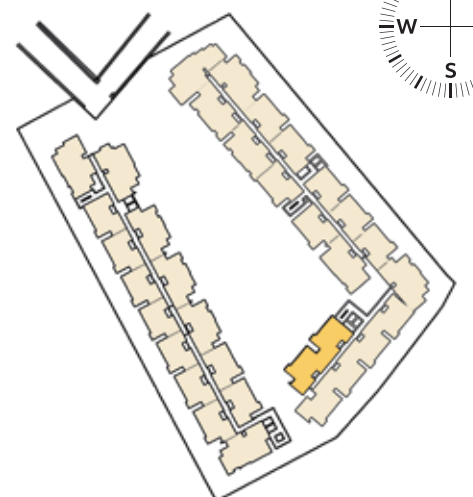
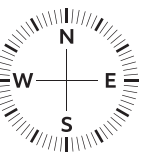
CARPET AREA
737 SFT

PRIVATE TERRACE AREA
338 SFT

UNIT NO.
BG07




ENTRY



KEYPLAN



TYPICAL FLOOR
PLANS - C BLOCK





TYPE
3 BHK + 3T

SALEABLE AREA
1474 SFT

CARPET AREA
1004 SFT

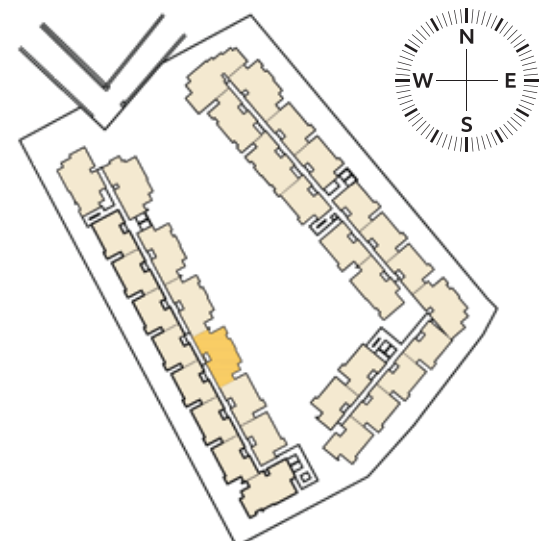
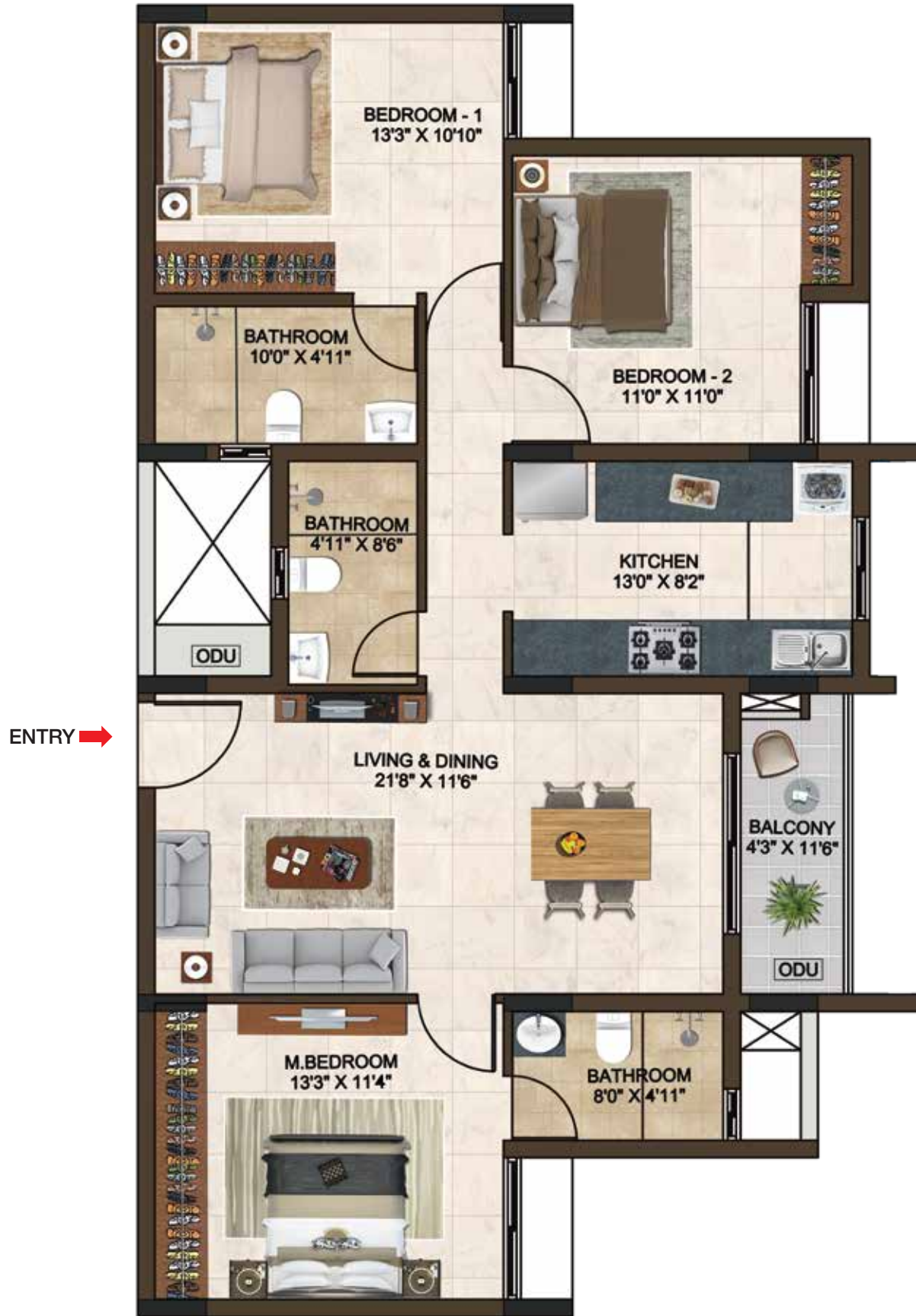
UNIT NO.
C105

TYPE
3 BHK + 3T

SALEABLE AREA
1468 SFT

CARPET AREA
1004 SFT

UNIT NO.
C305, C405



KEYPLAN



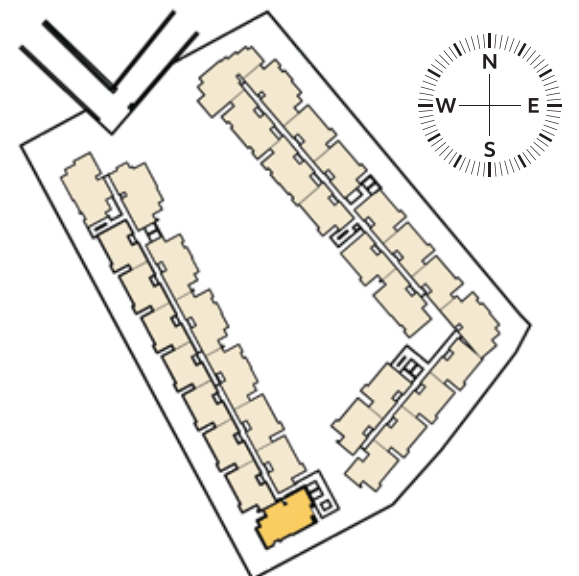
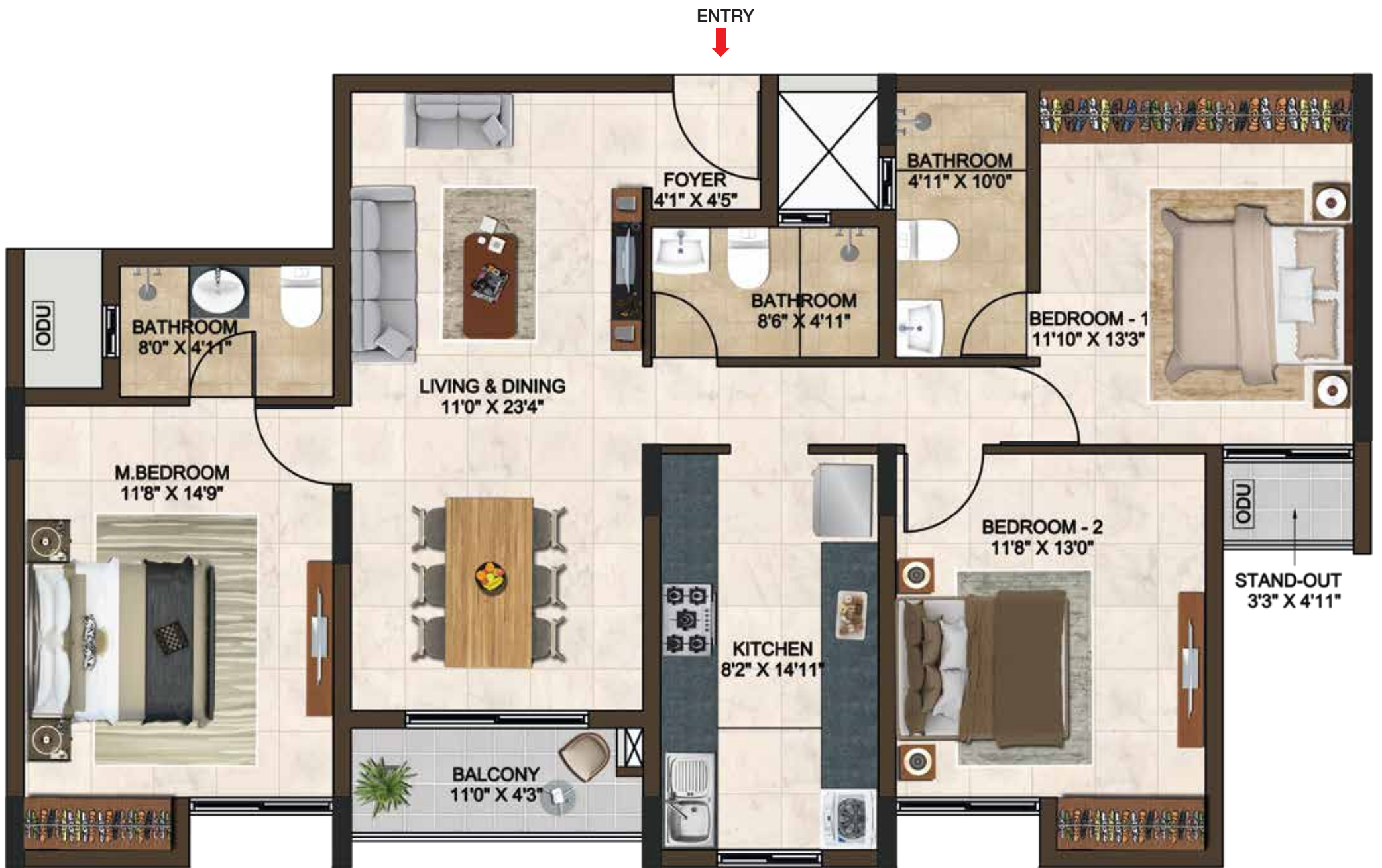
TYPE

3 BHK + 3T

SALEABLE AREA
1674 SFT

CARPET AREA
1138 SFT

UNIT NO.
C101, C201, C301, C401





TYPE

3 BHK + 3T

SALEABLE AREA

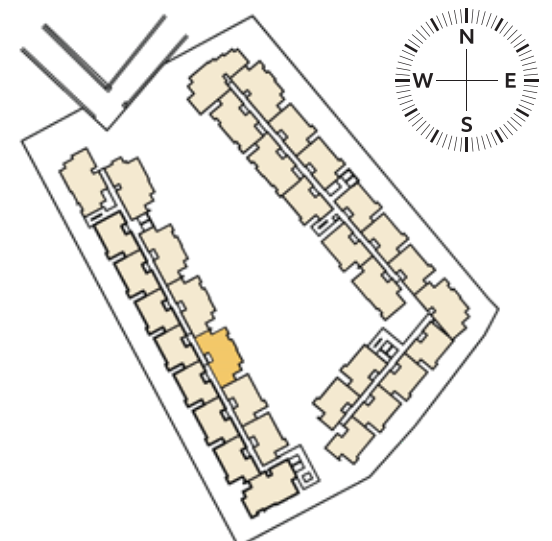
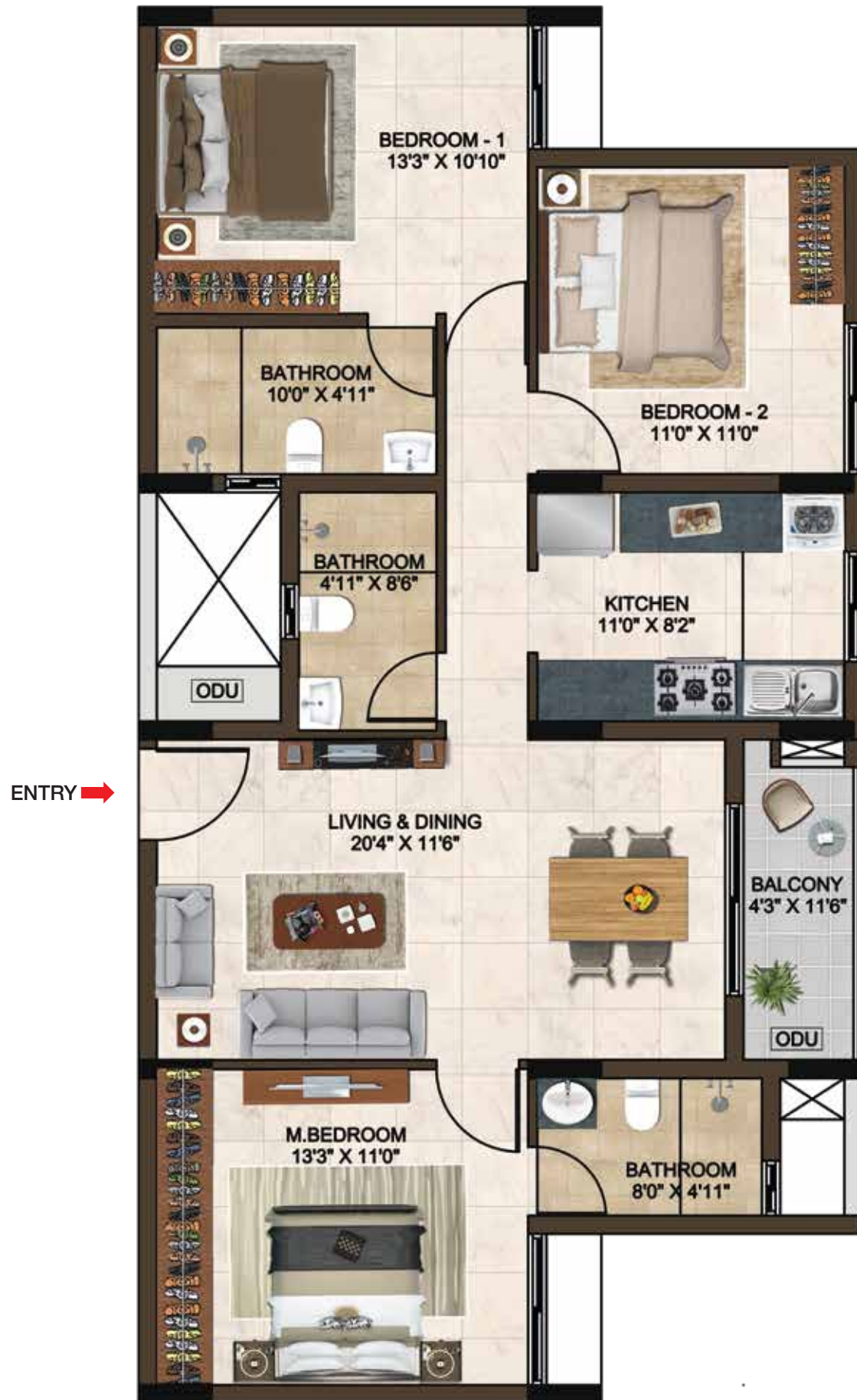
1408 SFT

CARPET AREA

962 SFT

UNIT NO.

C205



KEYPLAN



TYPE

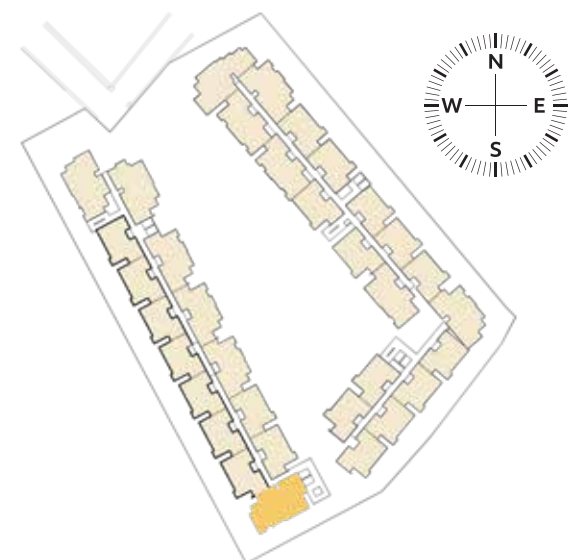
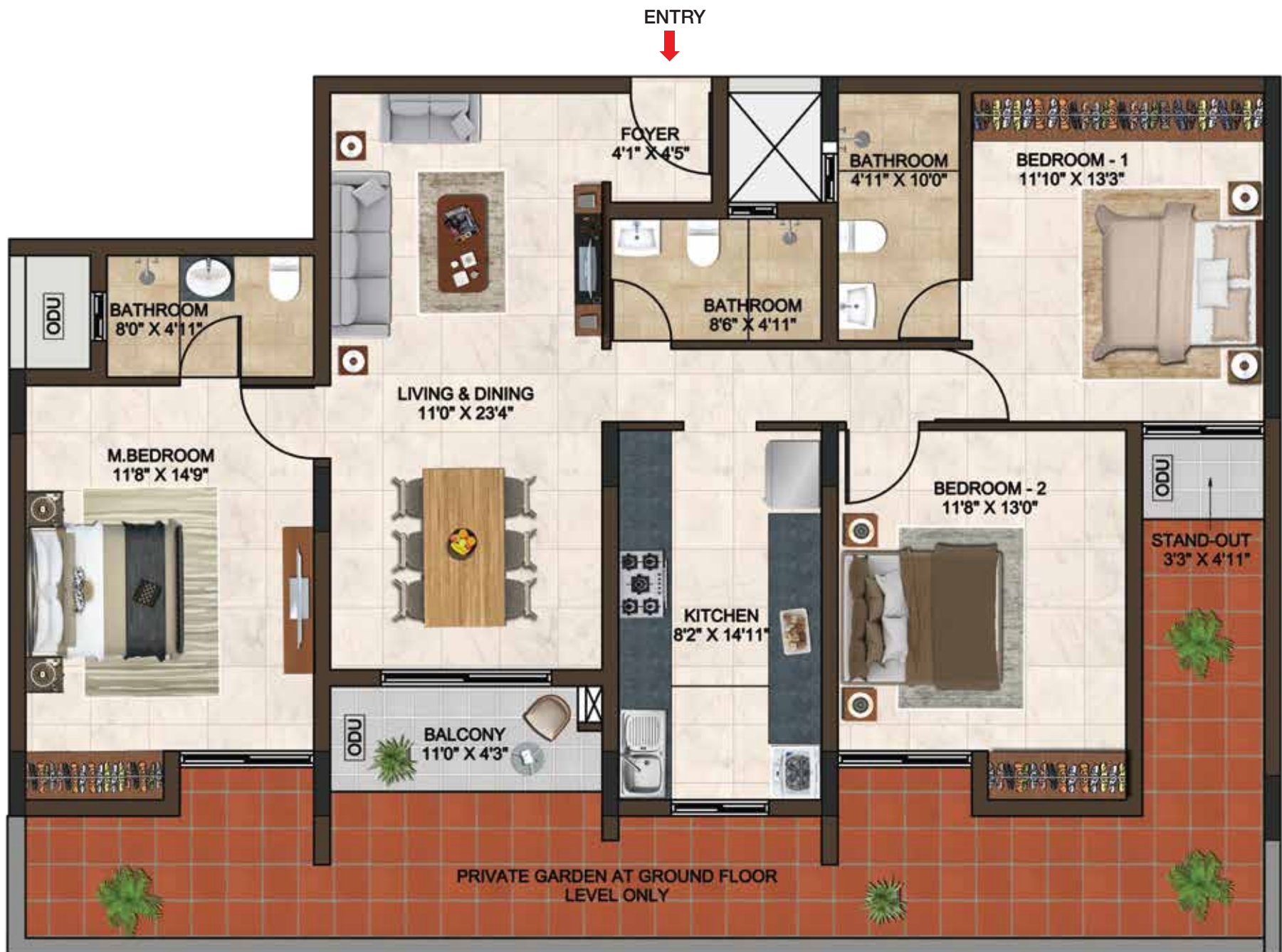
3 BHK + 3T

SALEABLE AREA
1674 SFT

CARPET AREA
1138 SFT

PRIVATE TERRACE AREA
386 SFT

UNIT NO.
CG01





TYPE

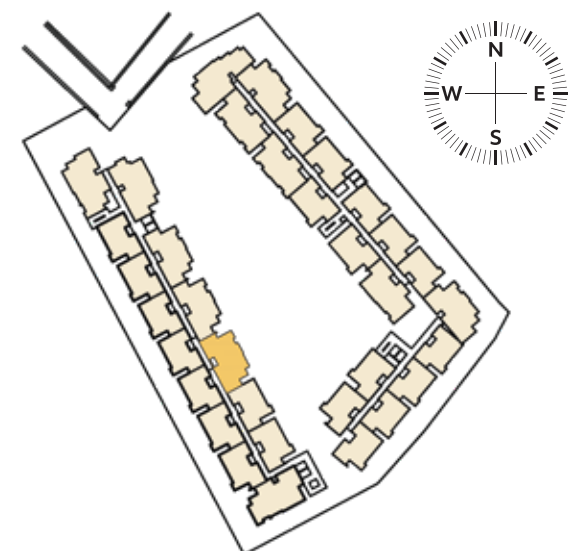
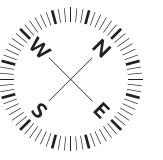
3 BHK + 3T

SALEABLE AREA
1474 SFT

CARPET AREA
1004 SFT

PRIVATE TERRACE AREA
447 SFT

UNIT NO.
CG05



KEYPLAN



TYPE
2 BHK + 2T

SALEABLE AREA
1136 SFT

CARPET AREA
764 SFT

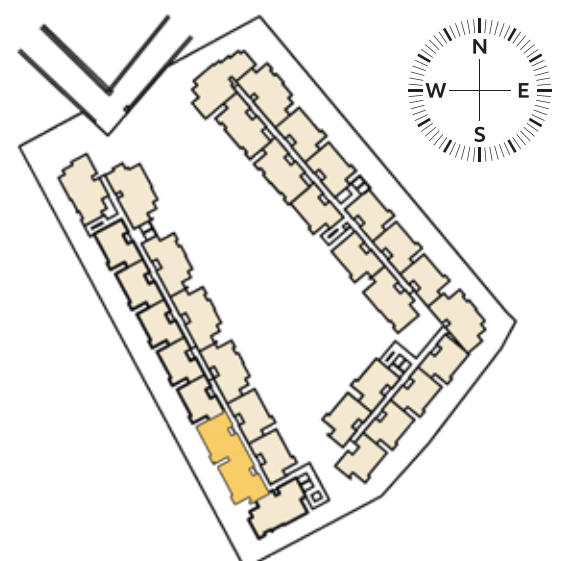
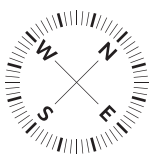
UNIT NO.
C102, C302, C402

TYPE
2 BHK + 2T

SALEABLE AREA
1123 SFT

CARPET AREA
764 SFT

UNIT NO.
C103, C303



KEYPLAN



TYPE

2 BHK + 2T

SALEABLE AREA

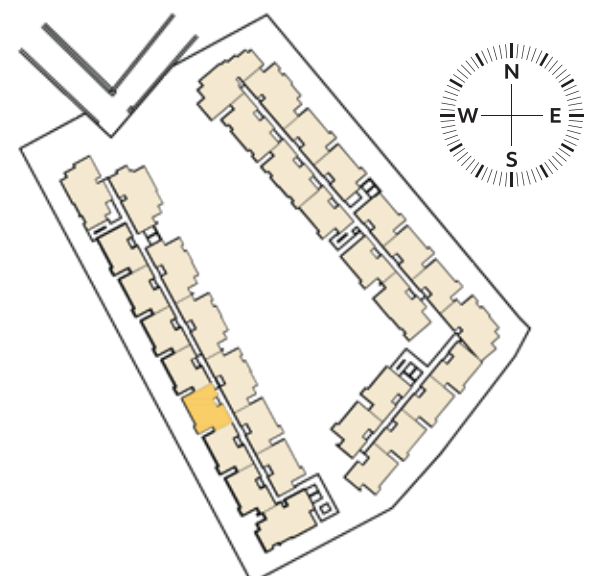
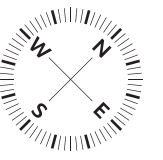
1064 SFT

CARPET AREA

719 SFT

UNIT NO.

C104, C304



KEYPLAN



TYPE

2 BHK + 2T

SALEABLE AREA

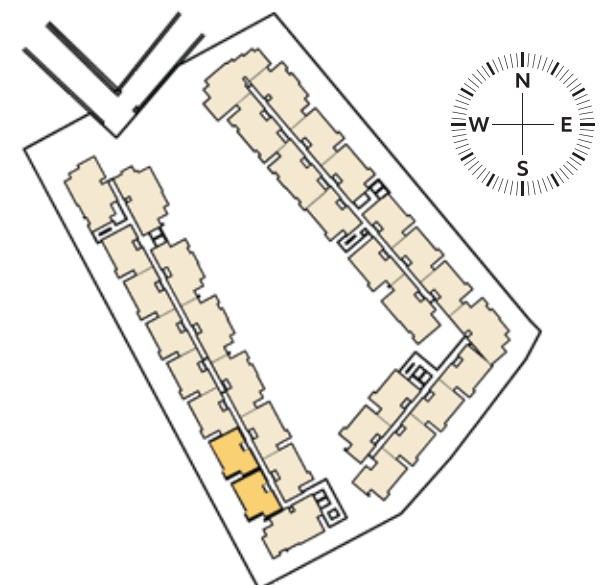
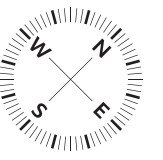
1120 SFT

CARPET AREA

754 SFT

UNIT NO.

C202, C203



KEYPLAN



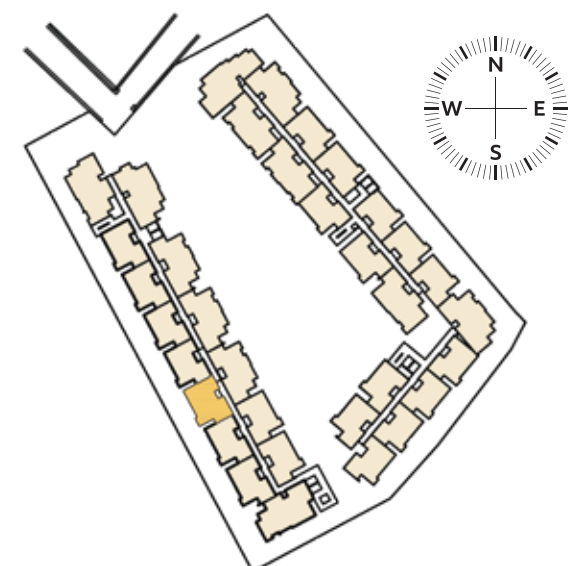
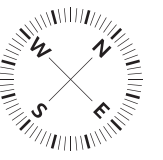
TYPE

2 BHK + 2T

SALEABLE AREA
1010 SFT

CARPET AREA
680 SFT

UNIT NO.
C204



KEYPLAN



TYPE
2 BHK + 2T

SALEABLE AREA
1135 SFT

CARPET AREA
764 SFT

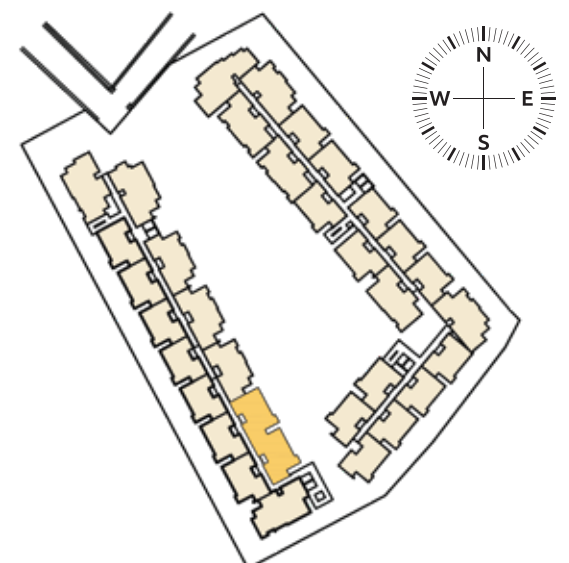
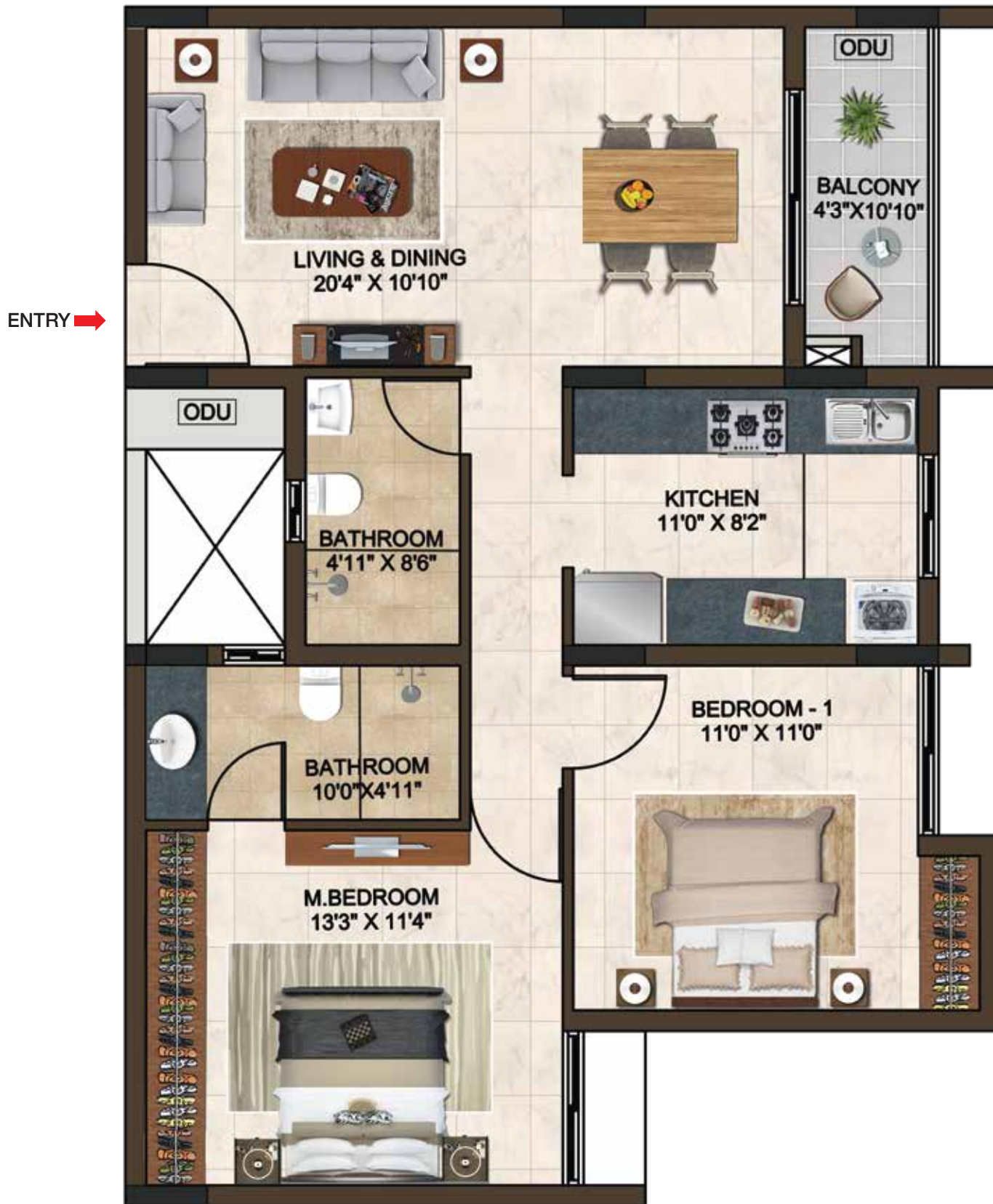
UNIT NO.
C106, C306, C406

TYPE
2 BHK + 2T

SALEABLE AREA
1141 SFT

CARPET AREA
764 SFT

UNIT NO.
C107, C307, C407



KEYPLAN



TYPE
2 BHK + 2T

SALEABLE AREA
1119 SFT

CARPET AREA
754 SFT

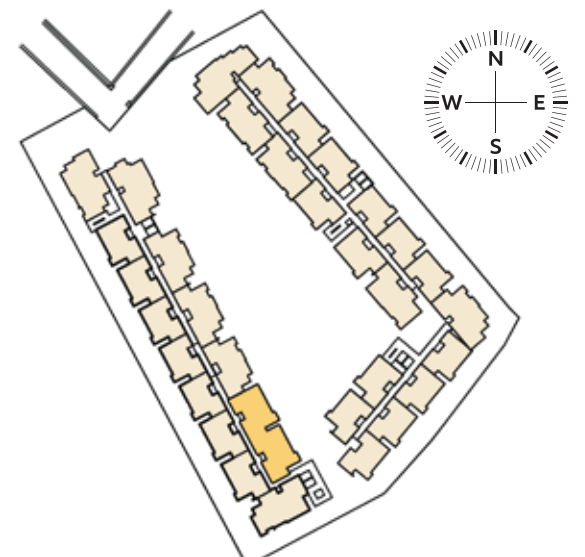
UNIT NO.
C206

TYPE
2 BHK + 2T

SALEABLE AREA
1126 SFT

CARPET AREA
754 SFT

UNIT NO.
C207



KEYPLAN



TYPE

2 BHK + 2T

SALEABLE AREA

1123 SFT

CARPET AREA

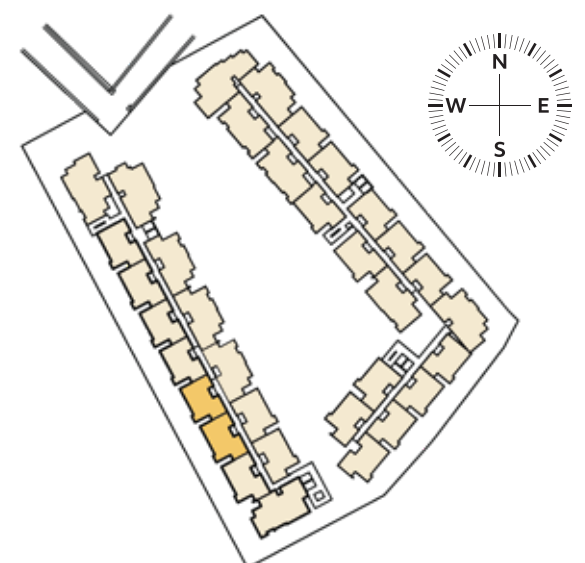
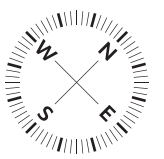
764 SFT

PRIVATE TERRACE AREA

843 SFT

UNIT NO.

C403



KEYPLAN



TYPE
2 BHK + 2T

SALEABLE AREA
1136 SFT

CARPET AREA
764 SFT

PRIVATE TERRACE AREA
337 SFT

UNIT NO.
CG02

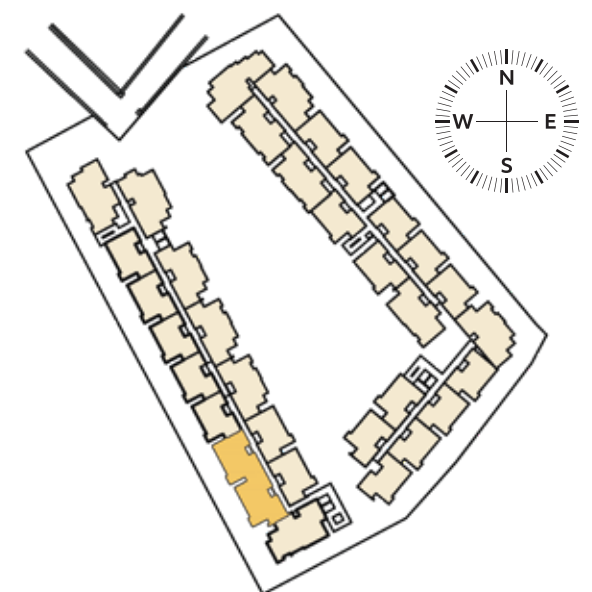
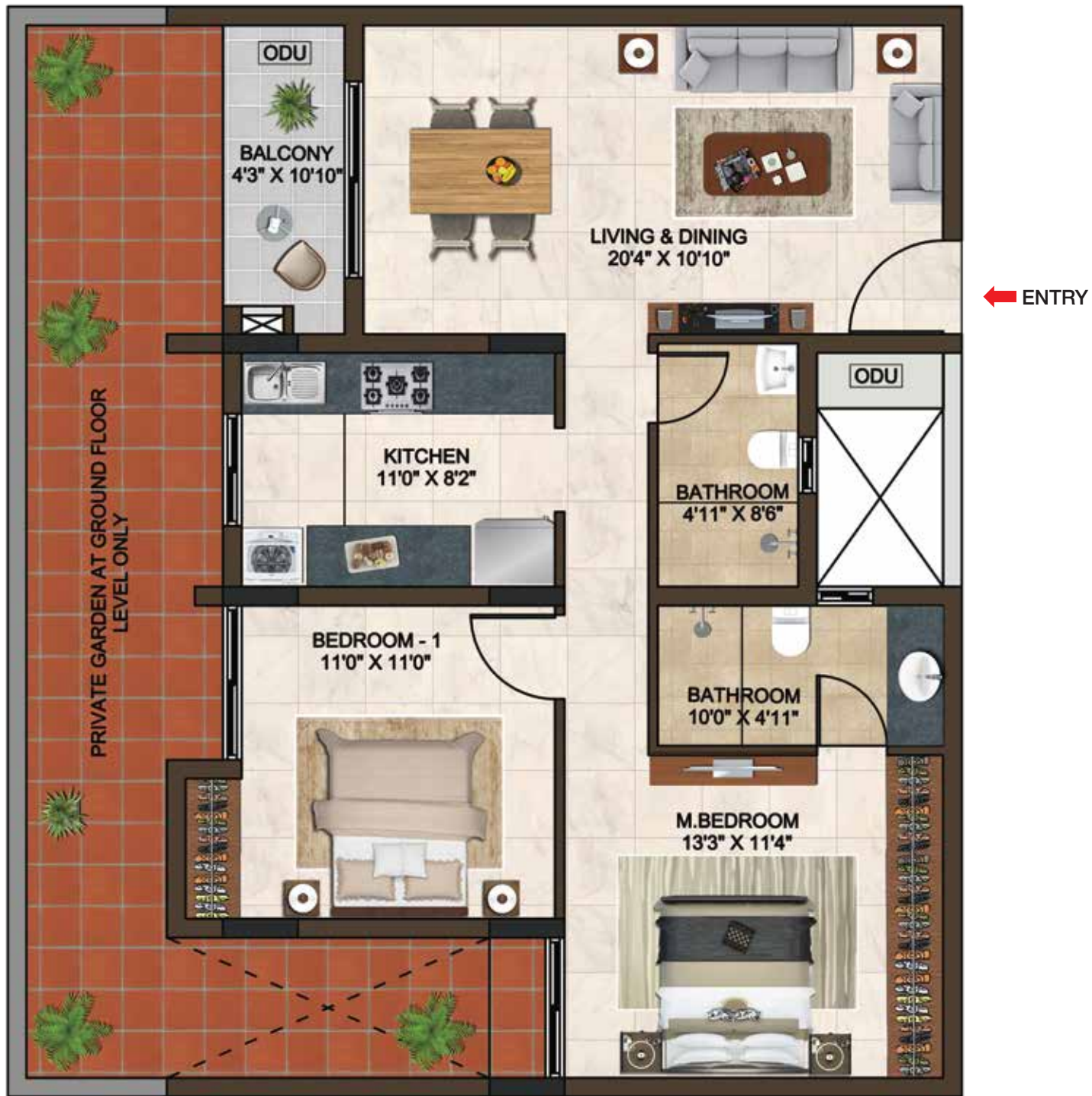
TYPE
2 BHK + 2T

SALEABLE AREA
1123 SFT

CARPET AREA
764 SFT

PRIVATE TERRACE AREA
327 SFT

UNIT NO.
CG03



KEYPLAN



TYPE

2 BHK + 2T

SALEABLE AREA

1064 SFT

CARPET AREA

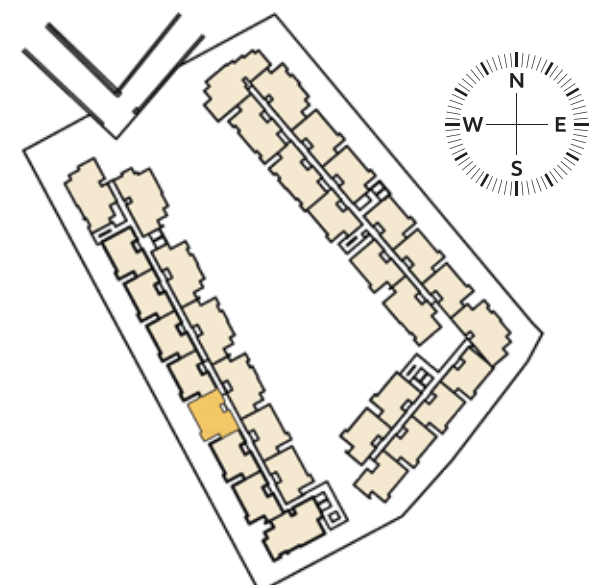
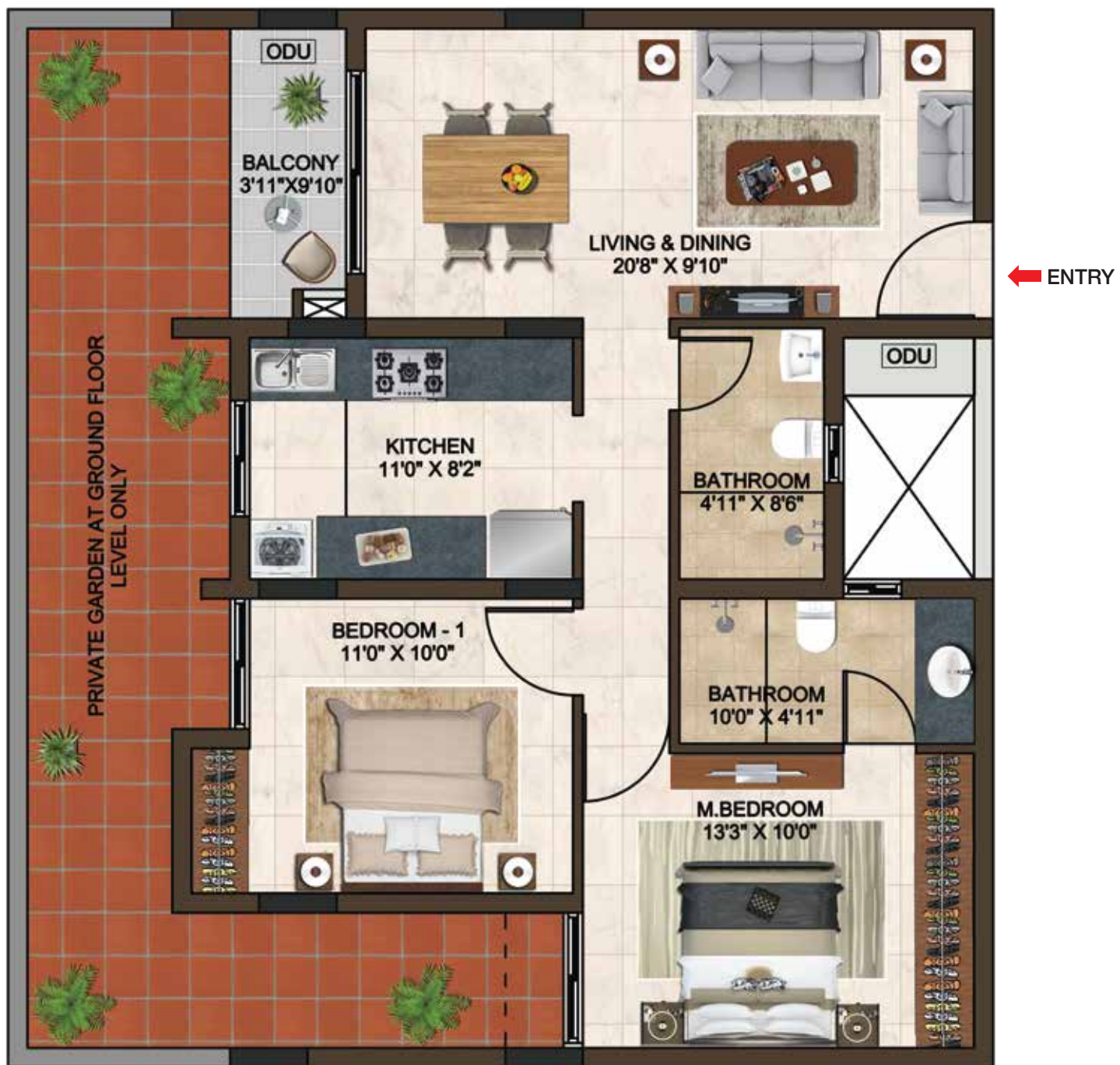
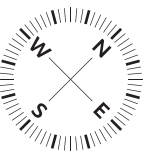
719 SFT

PRIVATE TERRACE AREA

306 SFT

UNIT NO.

CG04



KEYPLAN



TYPE
2 BHK + 2T

SALEABLE AREA
1135 SFT

CARPET AREA
764 SFT

PRIVATE TERRACE AREA
327 SFT

UNIT NO.
CG06

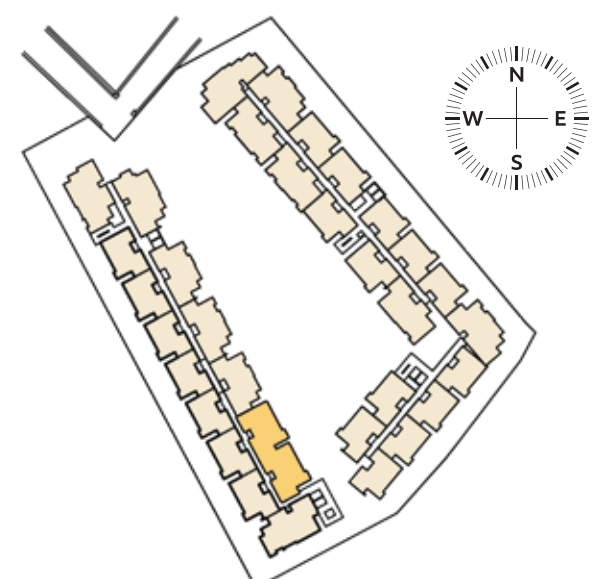
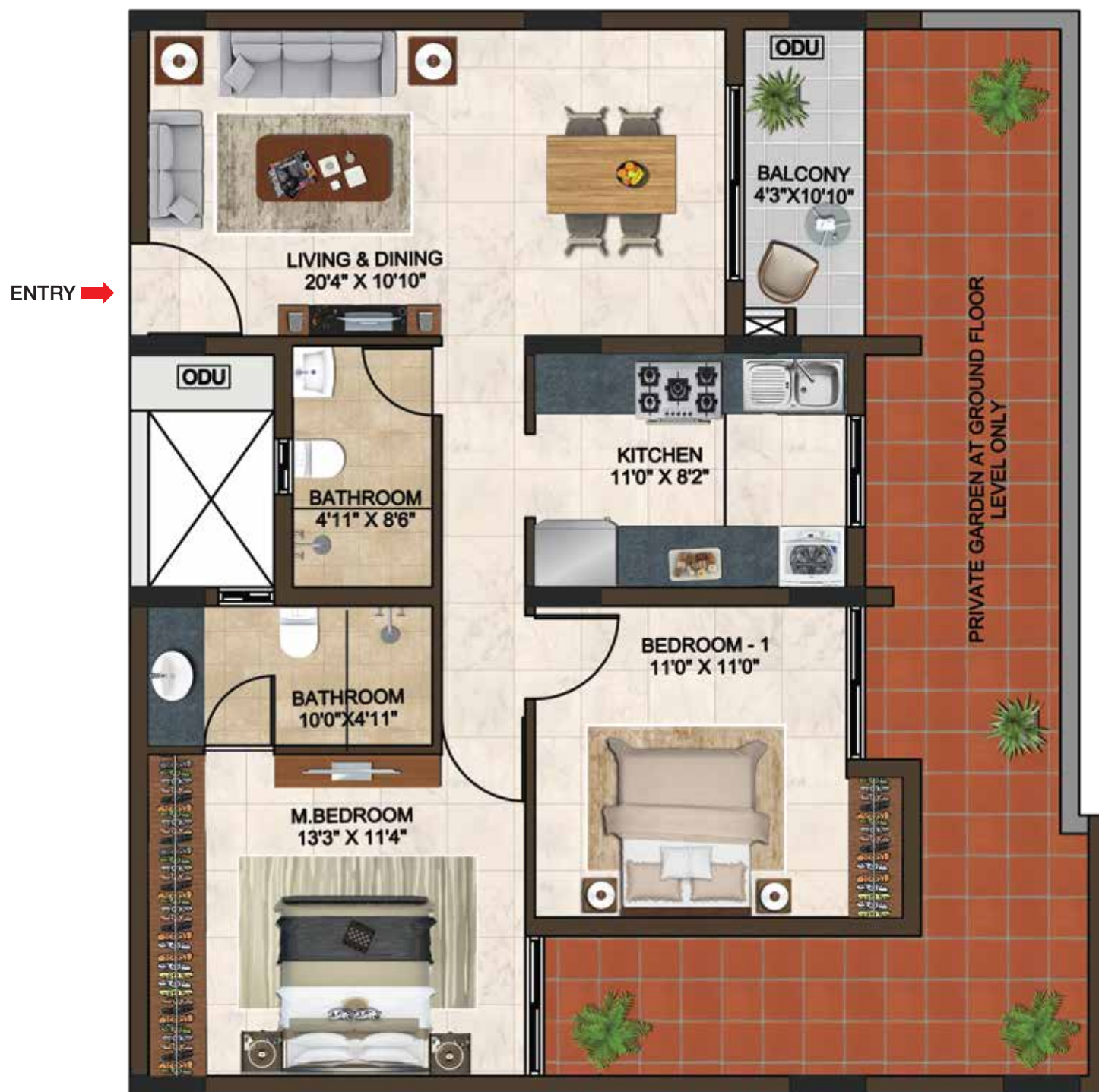
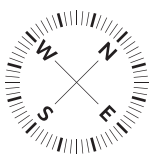
TYPE
2 BHK + 2T

SALEABLE AREA
1141 SFT

CARPET AREA
764 SFT

PRIVATE TERRACE AREA
346 SFT

UNIT NO.
CG07



KEYPLAN



TYPICAL FLOOR
PLANS - D BLOCK





TYPE

3 BHK + 3T

SALEABLE AREA

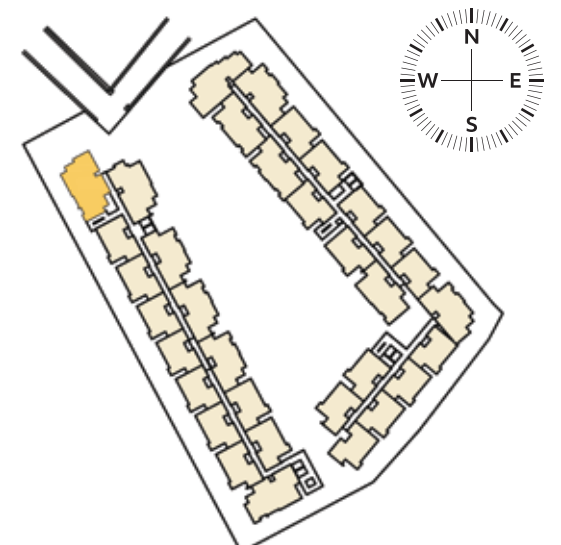
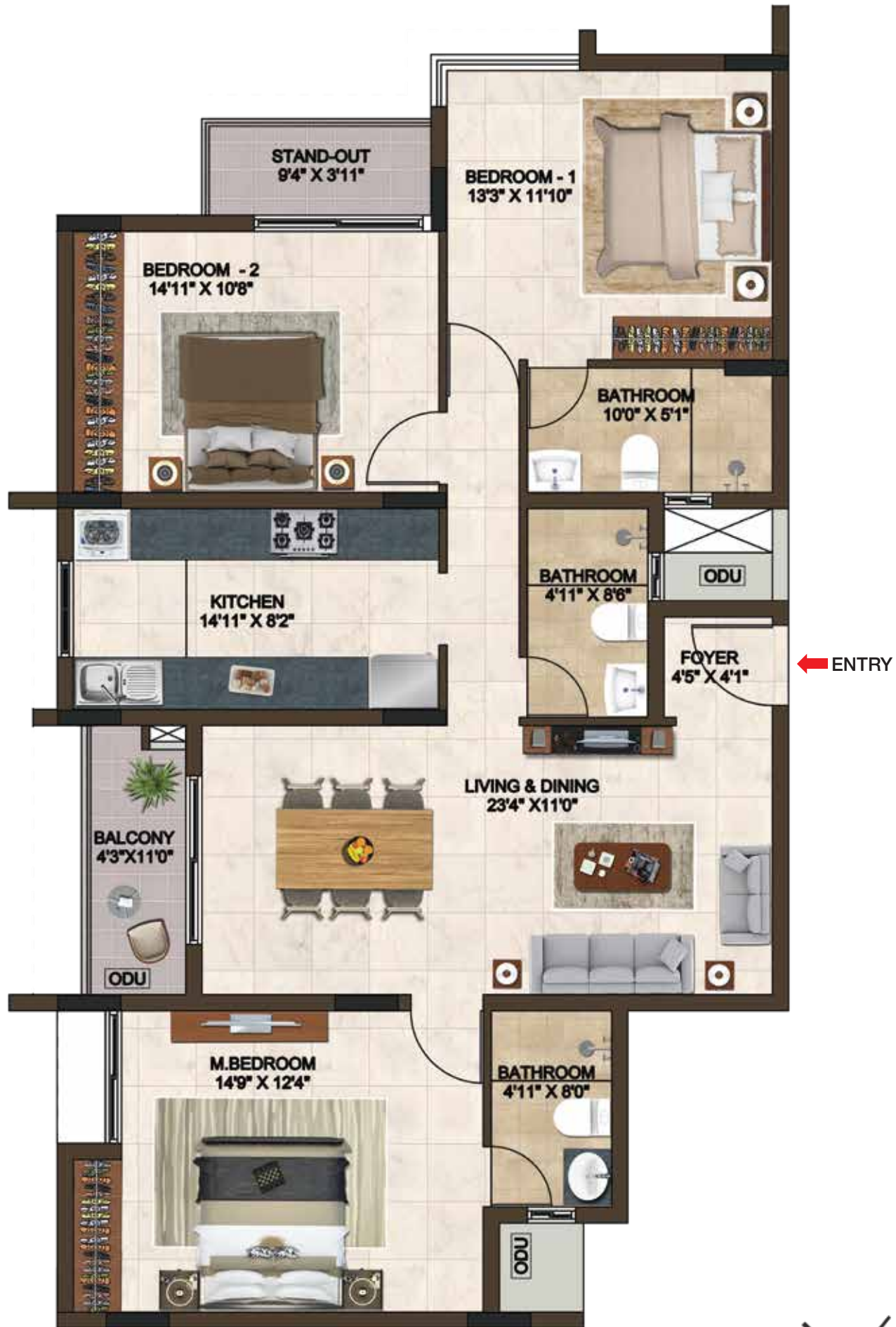
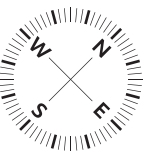
1713 SFT

CARPET AREA

1148 SFT

UNIT NO.

D101, D201, D301, D401



KEYPLAN



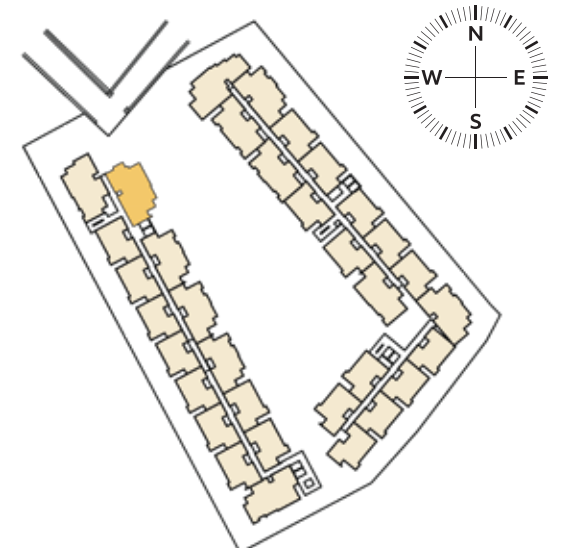
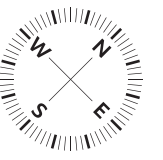
TYPE

3 BHK + 3T

SALEABLE AREA
1702 SFT

CARPET AREA
1161 SFT

UNIT NO.
D206



KEYPLAN



TYPE

3 BHK + 3T

SALEABLE AREA

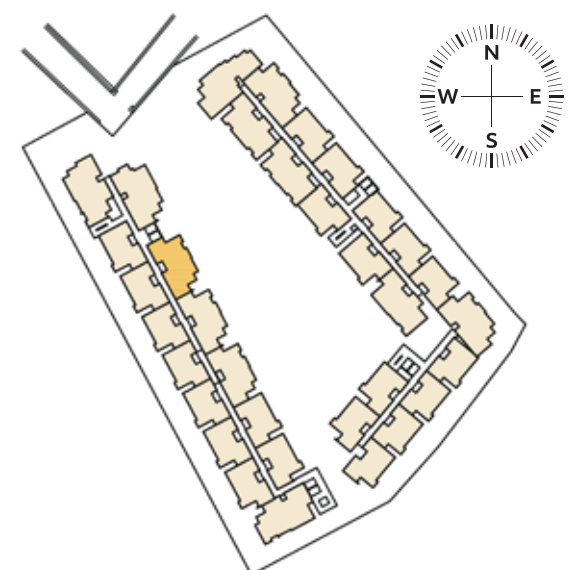
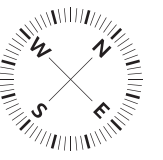
1415 SFT

CARPET AREA

962 SFT

UNIT NO.

D207





TYPE

3 BHK + 3T

SALEABLE AREA

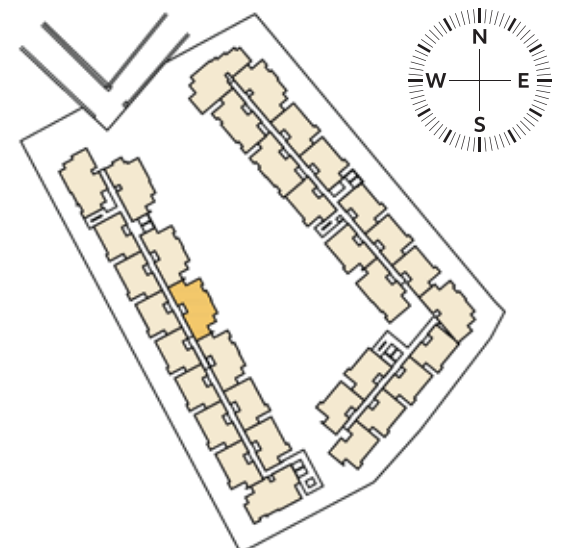
1440 SFT

CARPET AREA

984 SFT

UNIT NO.

D208



KEYPLAN



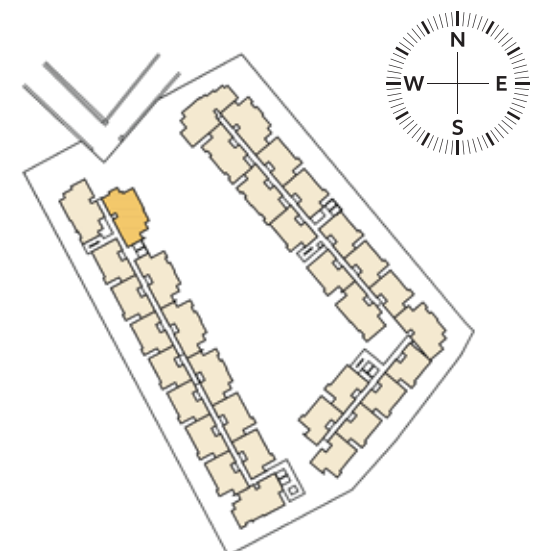
TYPE

3 BHK + 3T

SALEABLE AREA
1702 SFT

CARPET AREA
1161 SFT

UNIT NO.
D306, D406



KEYPLAN



TYPE

3 BHK + 3T

SALEABLE AREA

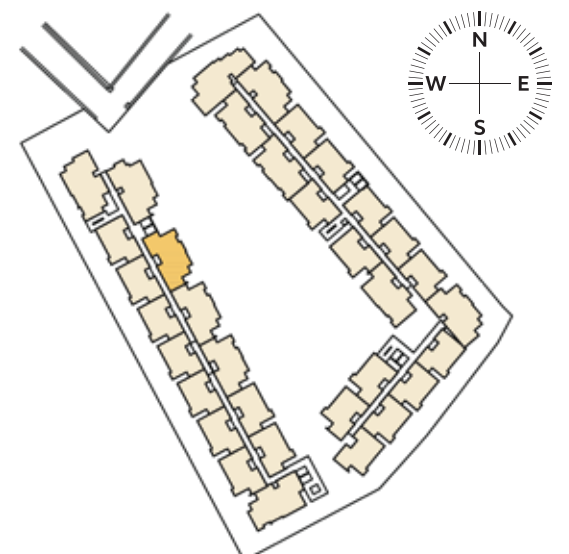
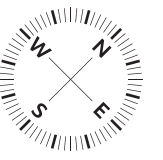
1475 SFT

CARPET AREA

1004 SFT

UNIT NO.

D307, D407





TYPE

3 BHK + 3T

SALEABLE AREA

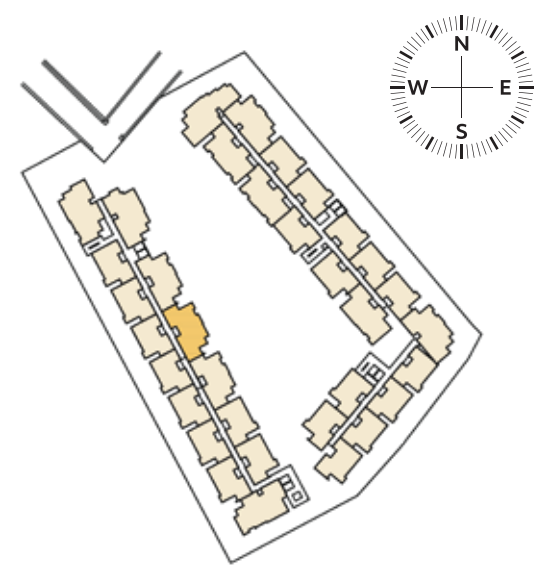
1500 SFT

CARPET AREA

1026 SFT

UNIT NO.

D308, D408



KEYPLAN



TYPE

3 BHK + 3T

SALEABLE AREA

1713 SFT

CARPET AREA

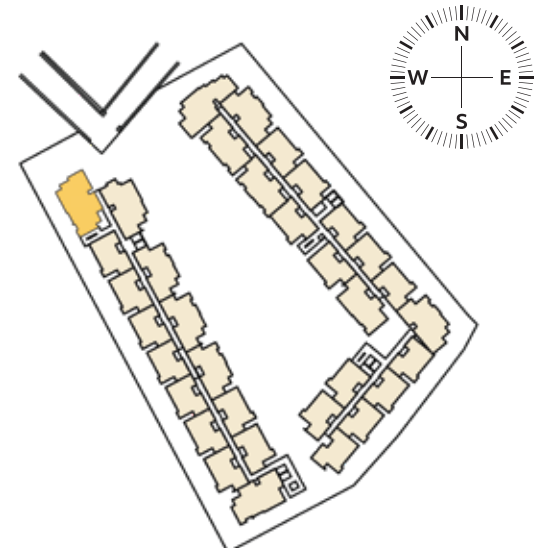
1148 SFT

PRIVATE TERRACE AREA

442 SFT

UNIT NO.

DG01



KEYPLAN



TYPE

2 BHK + 2T

SALEABLE AREA

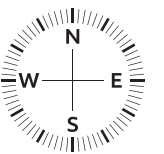
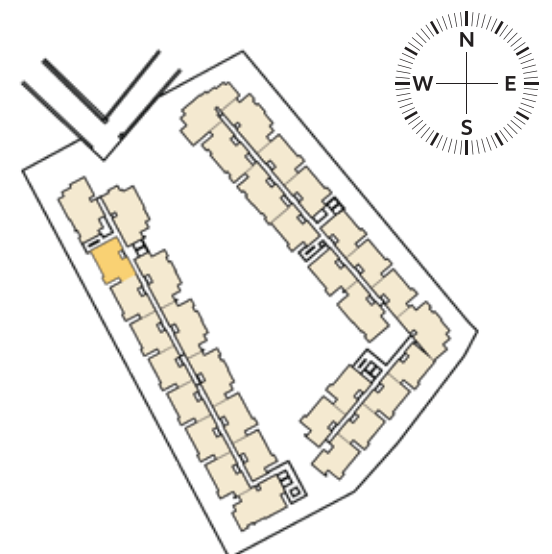
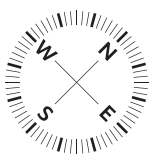
1147 SFT

CARPET AREA

767 SFT

UNIT NO.

D102, D302, D402





TYPE

2 BHK + 2T

SALEABLE AREA

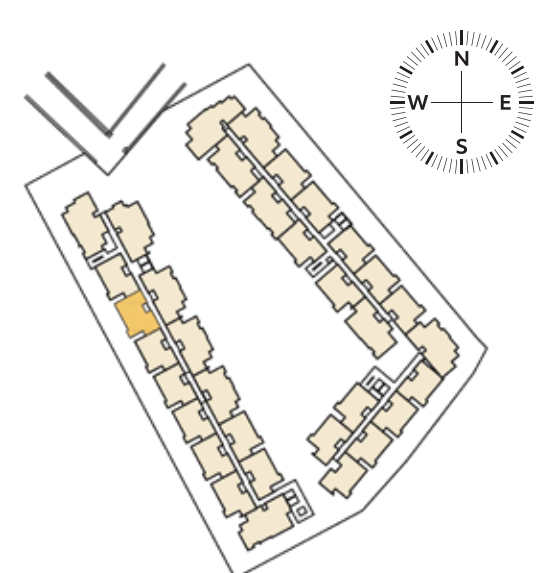
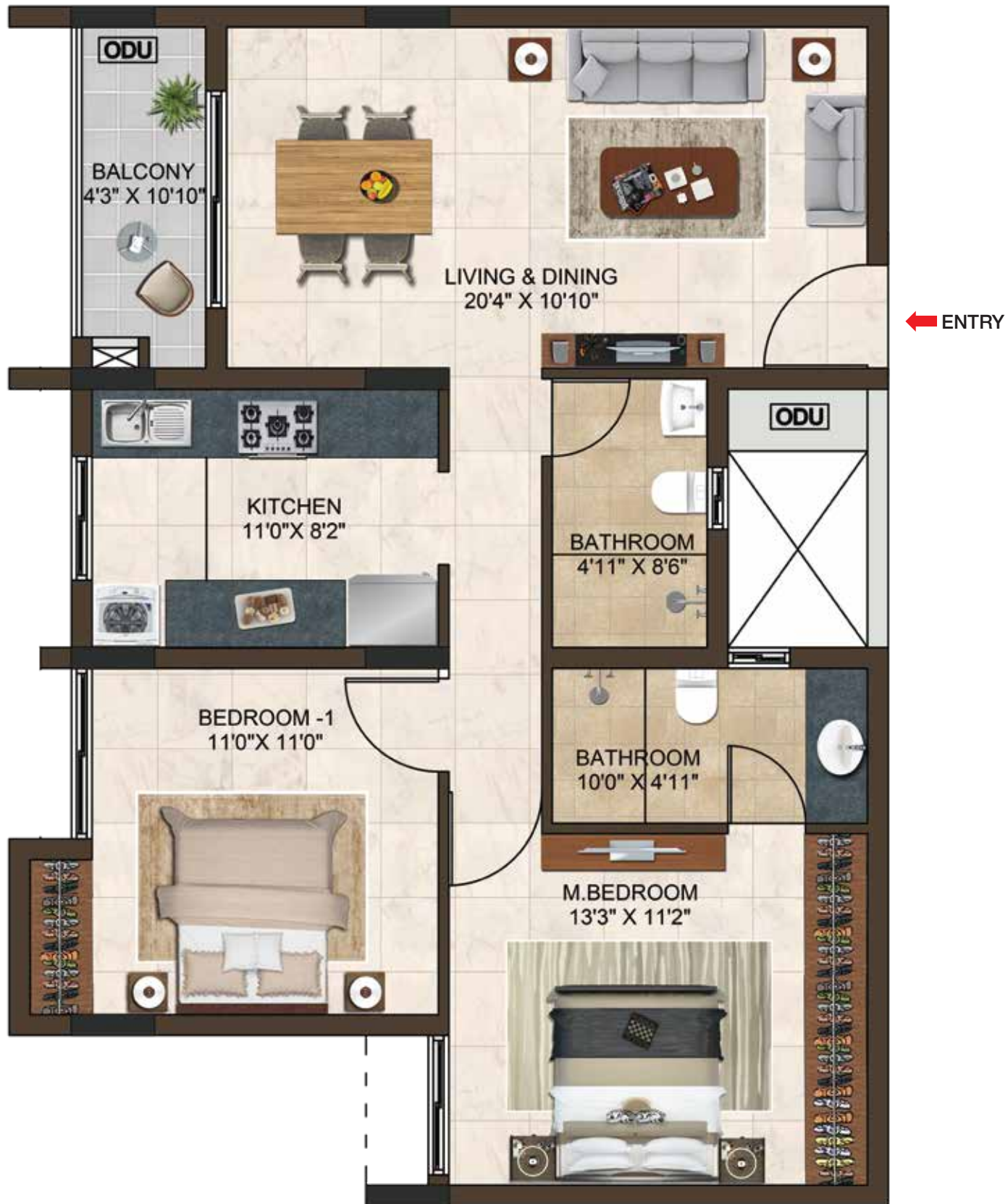
1132 SFT

CARPET AREA

762 SFT

UNIT NO.

D103, D303, D403





TYPE

2 BHK + 2T

SALEABLE AREA

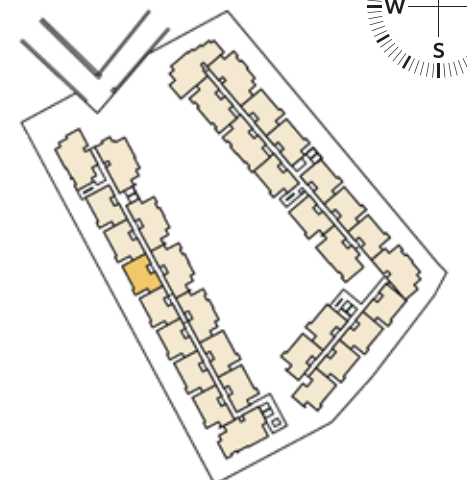
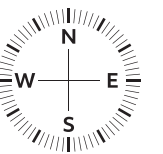
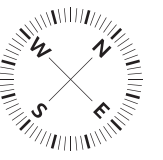
1069 SFT

CARPET AREA

722 SFT

UNIT NO.

D104, D304, D404



KEYPLAN



TYPE

2 BHK + 2T

SALEABLE AREA

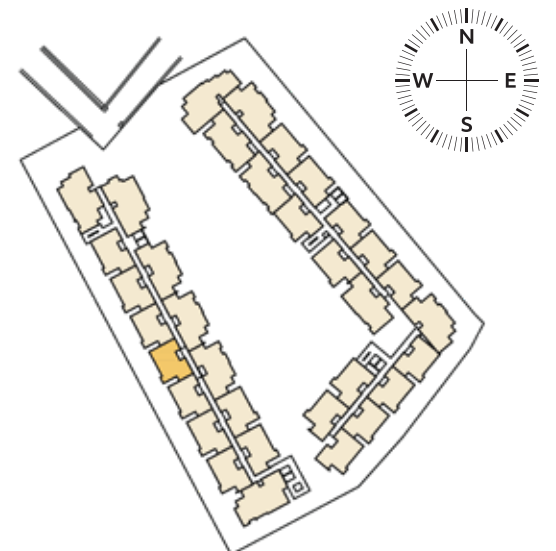
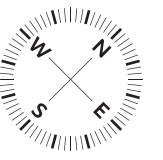
1064 SFT

CARPET AREA

719 SFT

UNIT NO.

D105, D305, D405





TYPE

2 BHK + 2T

SALEABLE AREA

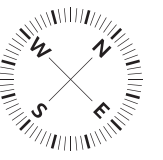
1131 SFT

CARPET AREA

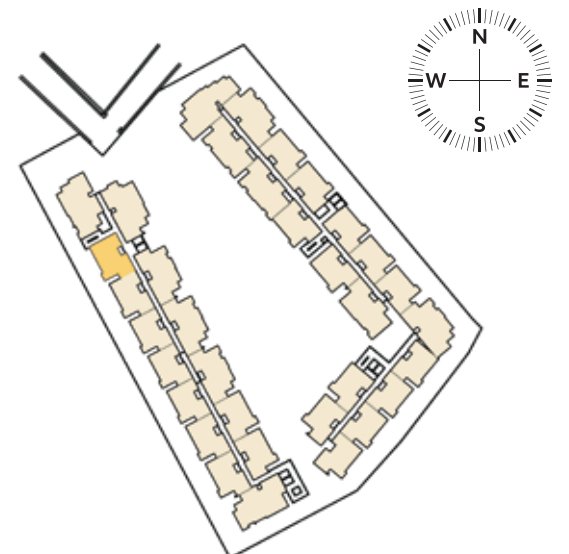
758 SFT

UNIT NO.

D202



← ENTRY



KEYPLAN



TYPE

2 BHK + 2T

SALEABLE AREA

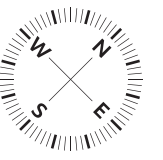
1116 SFT

CARPET AREA

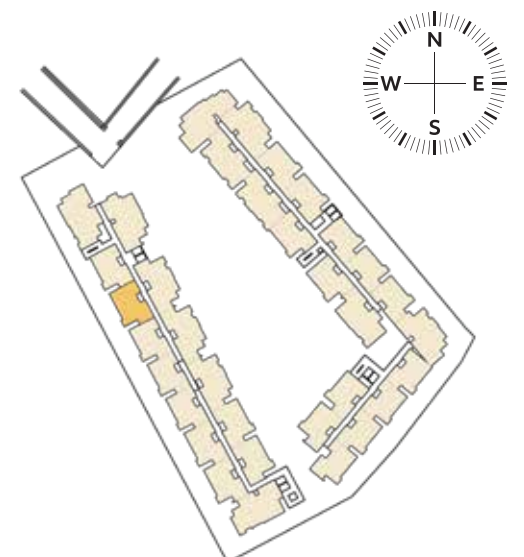
752 SFT

UNIT NO.

D203



← ENTRY



KEYPLAN



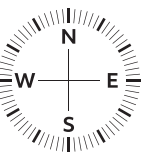
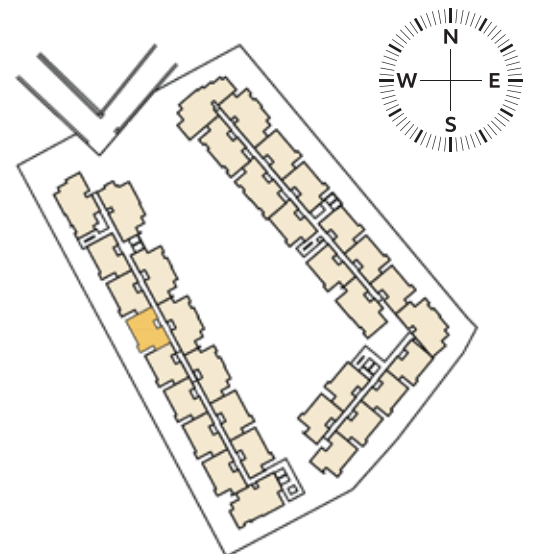
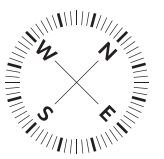
TYPE

2 BHK + 2T

SALEABLE AREA
1015 SFT

CARPET AREA
684 SFT

UNIT NO.
D204



KEYPLAN



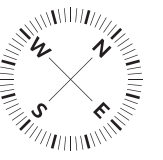
TYPE

2 BHK + 2T

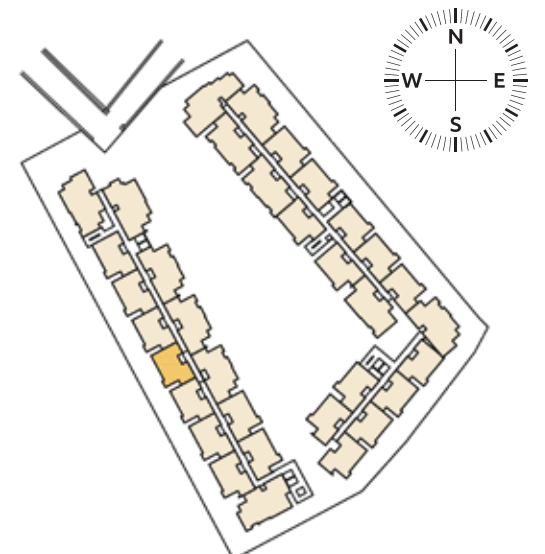
SALEABLE AREA
1010 SFT

CARPET AREA
680 SFT

UNIT NO.
D205



← ENTRY



KEYPLAN



TYPE

2 BHK + 2T

SALEABLE AREA

1147 SFT

CARPET AREA

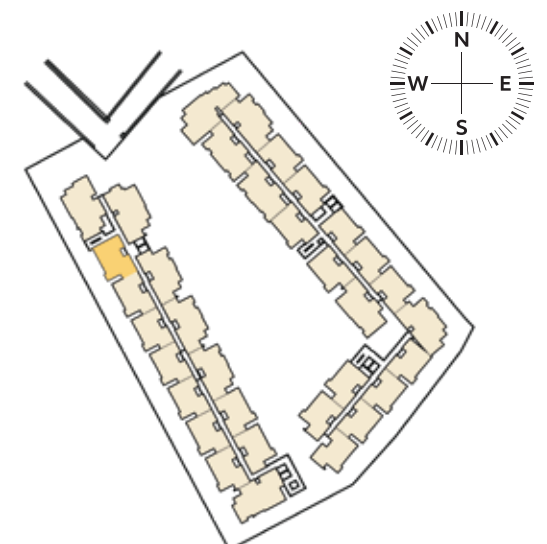
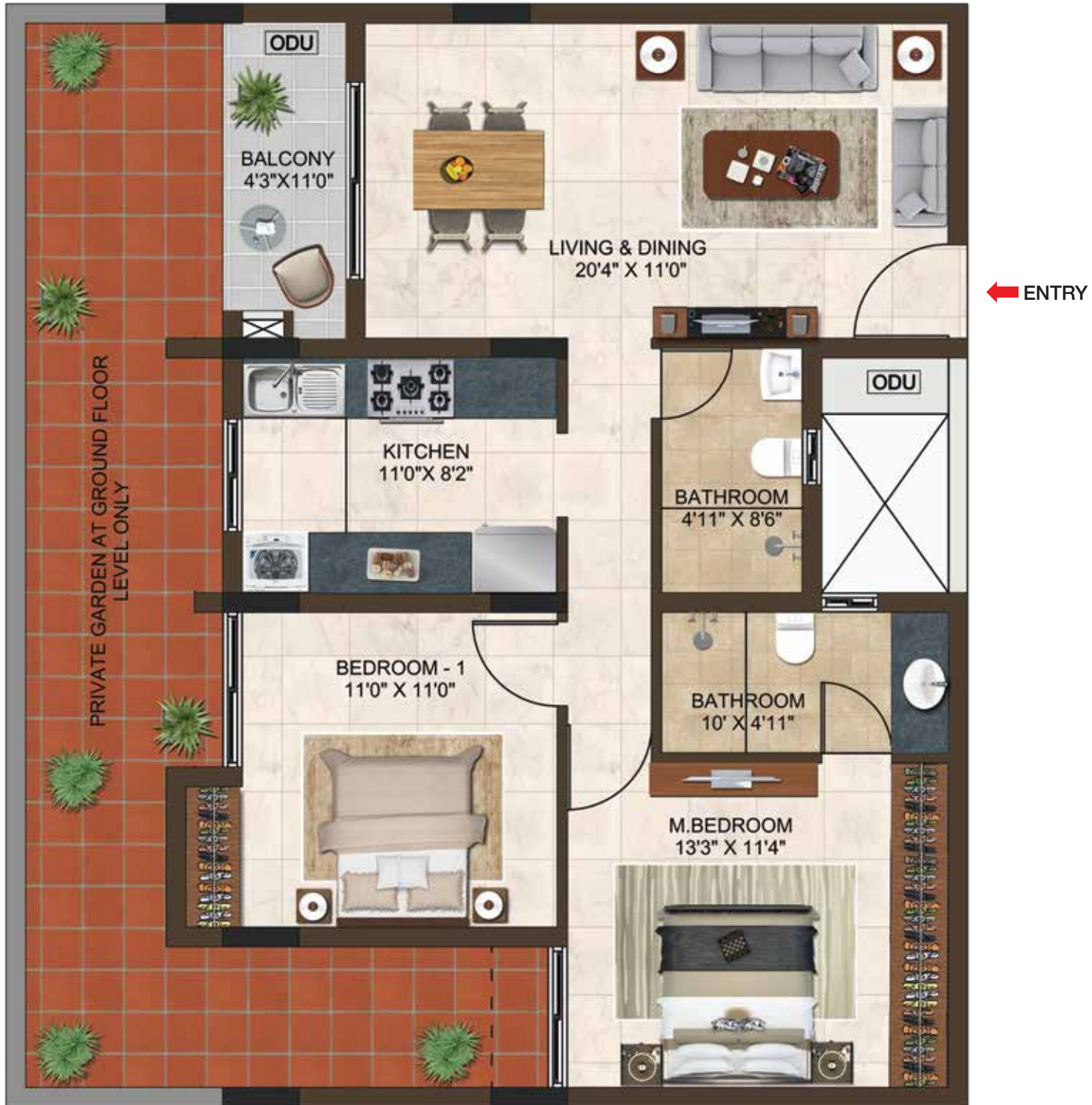
767 SFT

PRIVATE TERRACE AREA

331 SFT

UNIT NO.

DG02





TYPE

2 BHK + 2T

SALEABLE AREA

1132 SFT

CARPET AREA

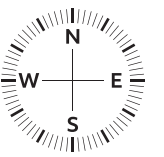
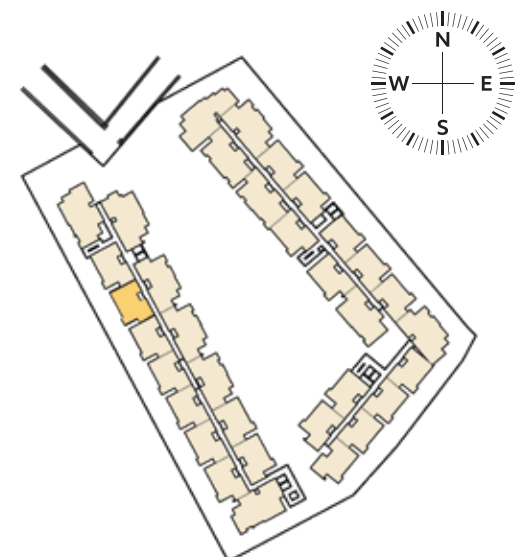
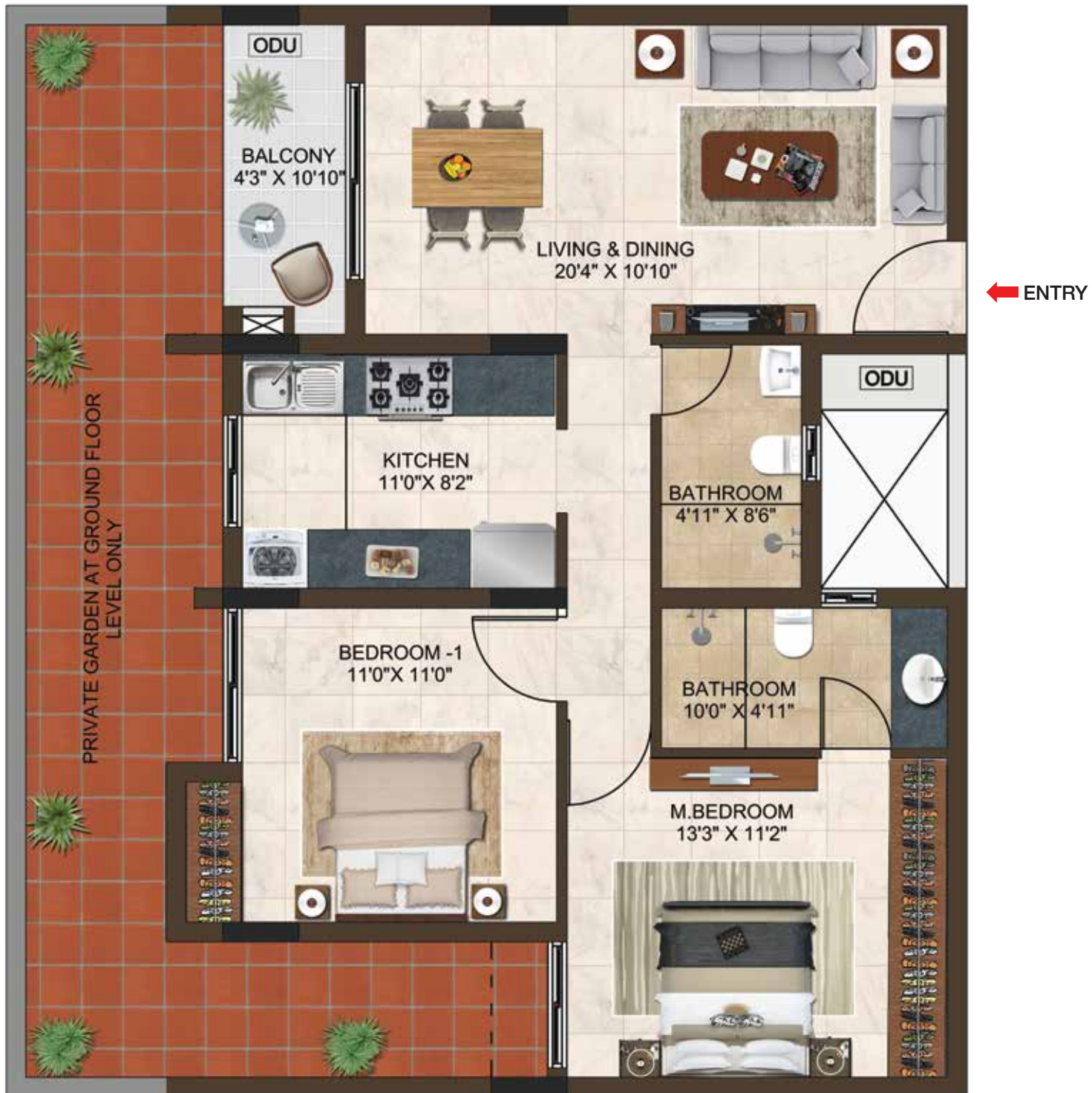
762 SFT

PRIVATE TERRACE AREA

324 SFT

UNIT NO.

DG03





TYPE

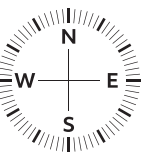
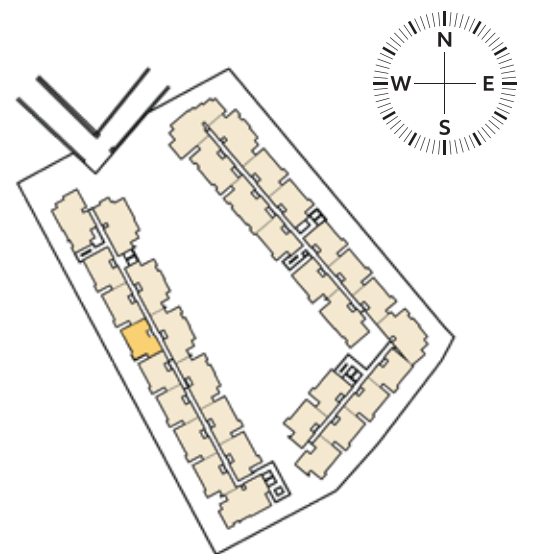
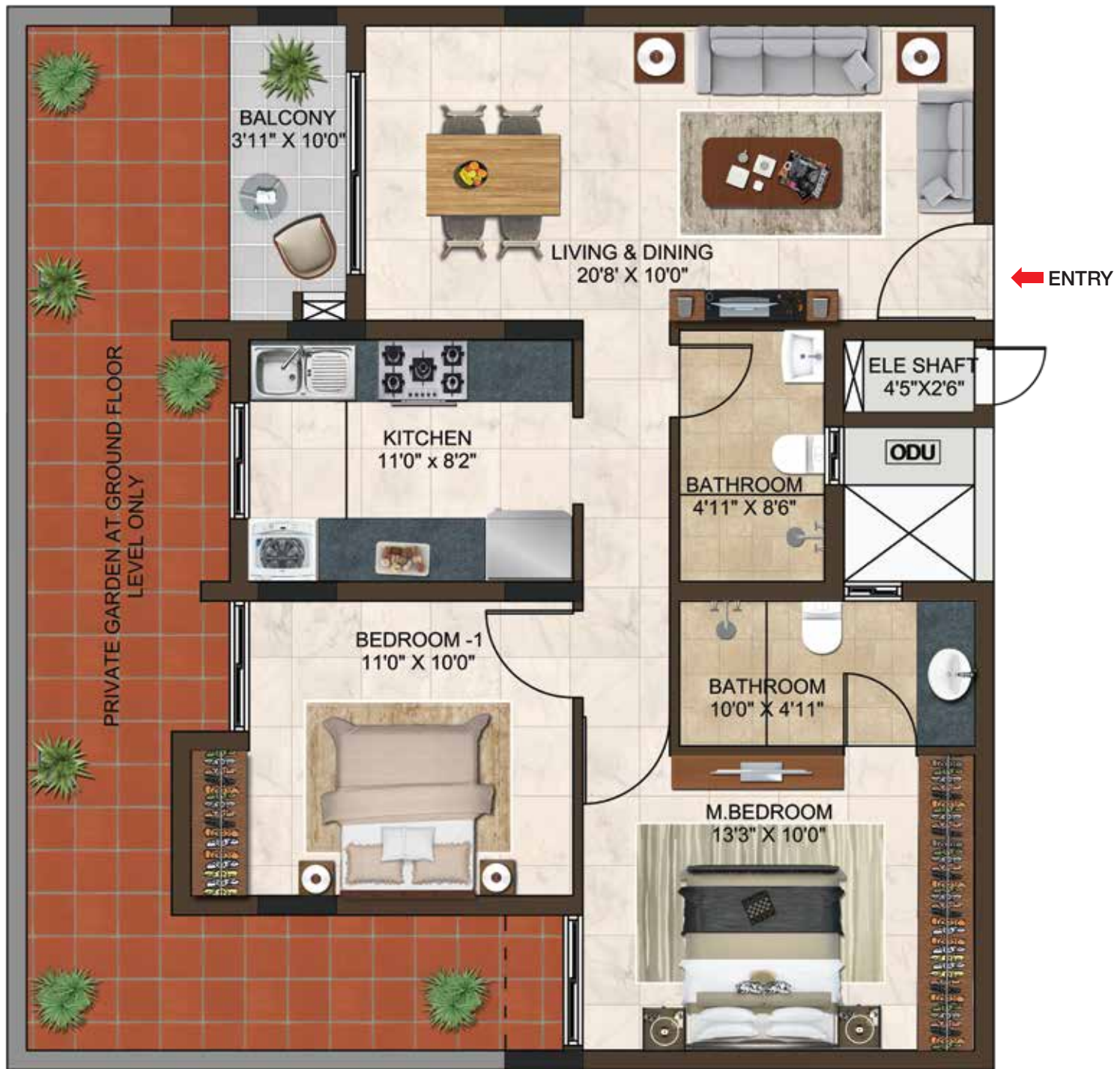
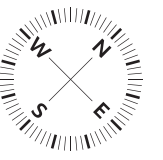
2 BHK + 2T

SALEABLE AREA
1069 SFT

CARPET AREA
722 SFT

PRIVATE TERRACE AREA
307 SFT

UNIT NO.
DG04





TYPE

2 BHK + 2T

SALEABLE AREA

1064 SFT

CARPET AREA

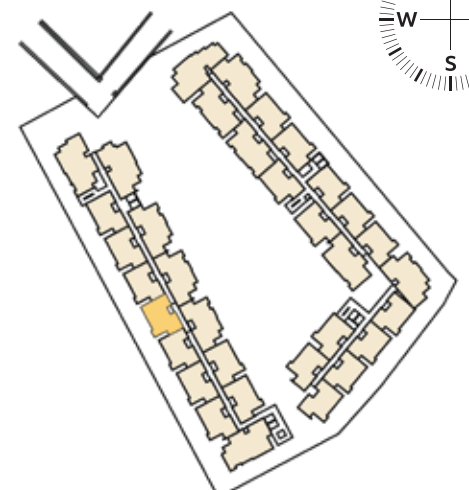
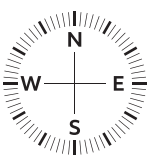
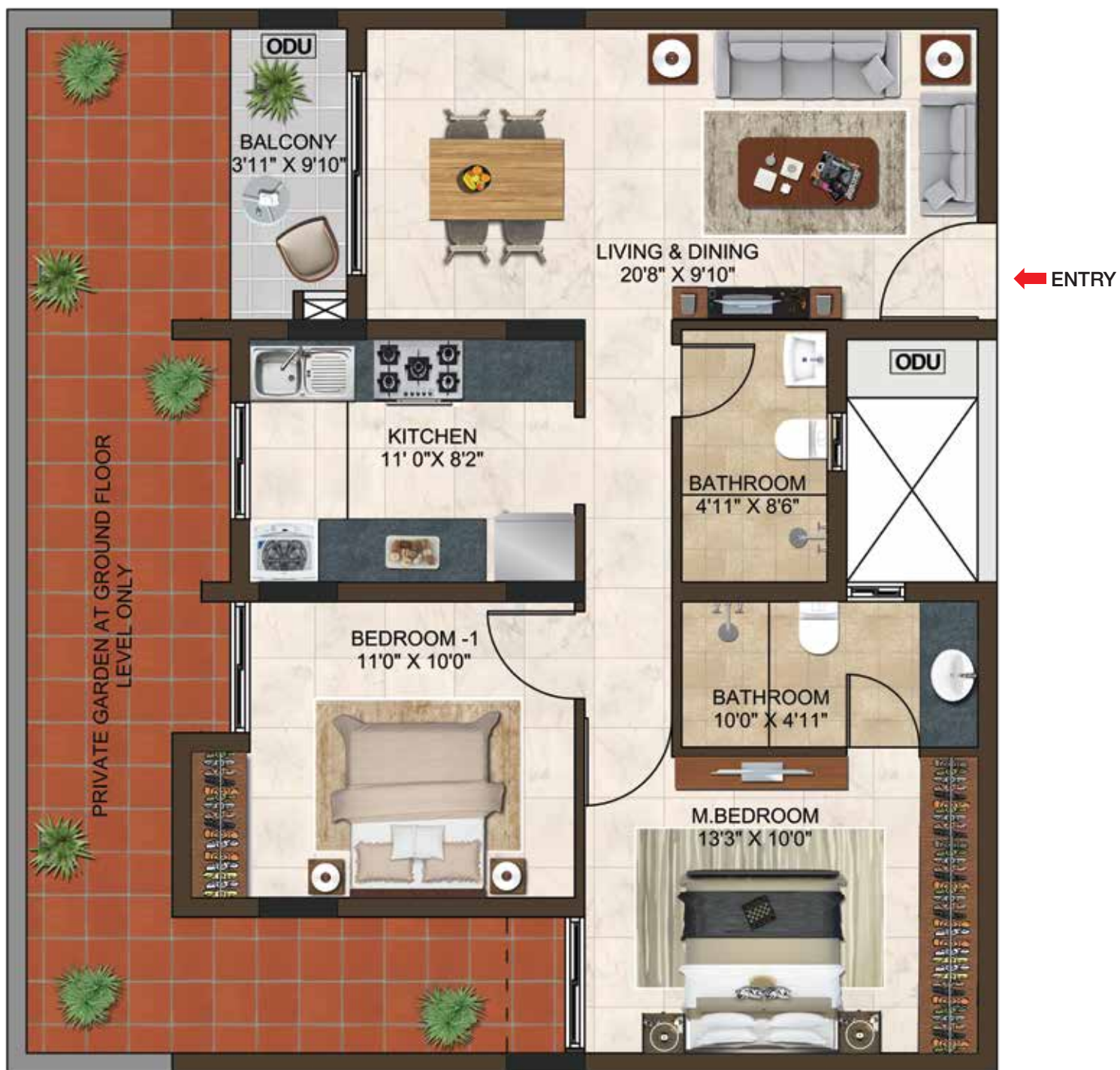
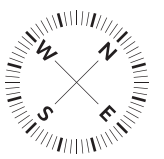
719 SFT

PRIVATE TERRACE AREA

306 SFT

UNIT NO.

DG05



KEYPLAN



STRUCTURE

- RCC framed structure
- Solid concrete block of 200mm for outer wall and 100 mm for internal partition wall
- Floor-to-floor height will be maintained at 2.9m



BEDROOM DOOR

- Skin moulded shutter doors of 7 feet height with Godrej or equivalent locks, thumb turn with keys, door stopper, etc.



WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 2 coats of putty, 1 coat of primer and 2 coats of OBD
- Ceiling will be finished with 2 coats of putty, 1 coat of primer and 2 coats of OBD
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion paint
- Utility & toilets will be finished with 1 coat of primer and 2 coats of OBD
- Toilet walls will be finished with glazed ceramic tiles up to 7 feet height
- Utility walls will be finished with glazed ceramic tiles up to 4 feet height



BATHROOM DOOR

- Skin moulded shutter doors of 7 feet height with thumb turn and waterproofing on inner side



WINDOW

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



FLOORING

- Foyer, living, dining, kitchen and bedrooms will have 600 x 600mm vitrified tile flooring
- Bathrooms, utility and balcony will have 300 x 300mm ceramic tiles with a matte finish
- Terrace floor will have screed finish with threaded grooves
- Common areas and staircase will have tile flooring



ELECTRICAL FITTINGS

- Cables and wiring will be Finolex or equivalent
- Switches and sockets will be Anchor Roma / Schneider or equivalent
- Split air conditioner points will be provided in master bedroom and provision in other rooms
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
- Telephone and TV (DTH) points will be provided in living and master bedroom



KITCHEN

- Platform will be done with granite slab 600mm wide at a height of 800mm from the floor level and will be provided with a stainless steel sink with drain board (Nirali or equivalent)
- Dado tiles upto 600mm from granite slab
- Provision for exhaust and water purifier point
- CP fittings will be Jaquar / Roca or equivalent



OTHERS

- STP
- Rainwater harvesting
- Generator backup for all apartments (750W for 3 & 4 BHK apartments, 600W for 2 BHK and 500W for EWS units), lifts and common area



BATHROOM

- Polished granite slab with countertop washbasin from Jaquar / Roca or equivalent in master bathroom
- Wall mounted basin by Jaquar / Roca or equivalent in all remaining bathrooms
- Floor mounted W/C with health faucet from Jaquar / Roca or equivalent in all bathrooms
- CP and sanitary fittings will be Jaquar / Roca or equivalent
- Wall mixer from Jaquar / Roca or equivalent will be provided
- Geysers point in master bathroom and provision for the same in the other bathrooms



EXTERNAL FEATURES

- 8-passenger automatic lift will be provided
- 3-phase power supply will be provided for all apartments
- Suitable landscaping will be done at required areas



ENTRANCE DOOR

- Main door will be a flush door of 7 feet height with polished finish with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.



HOME AUTOMATION SPECIFICATIONS

Specifications	Make	Remarks / Location
Entrance Management		
Video door phone - Indoor & outdoor unit	Alba / Equivalent	Main entrance door
Yale lock	Yale / Equivalent	Main entrance door
Safety sensor - Standalone		
Gas leak sensor- Standalone	TrueSafe / Equivalent	Kitchen
Lifestyle		
Light control	Silvan	Living & master bedroom
Wireless - AC control IR	Silvan	Living area & master bedroom
Geyser control	Silvan	Master bedroom
Occupancy sensors - Standalone for toilets	Securico / Equivalent	Master bedroom bathroom
Voice Integration system		
Google Home / Amazon Echo	Google	Living area
Common Areas		
Occupancy sensors	Securico / Equivalent	Common areas



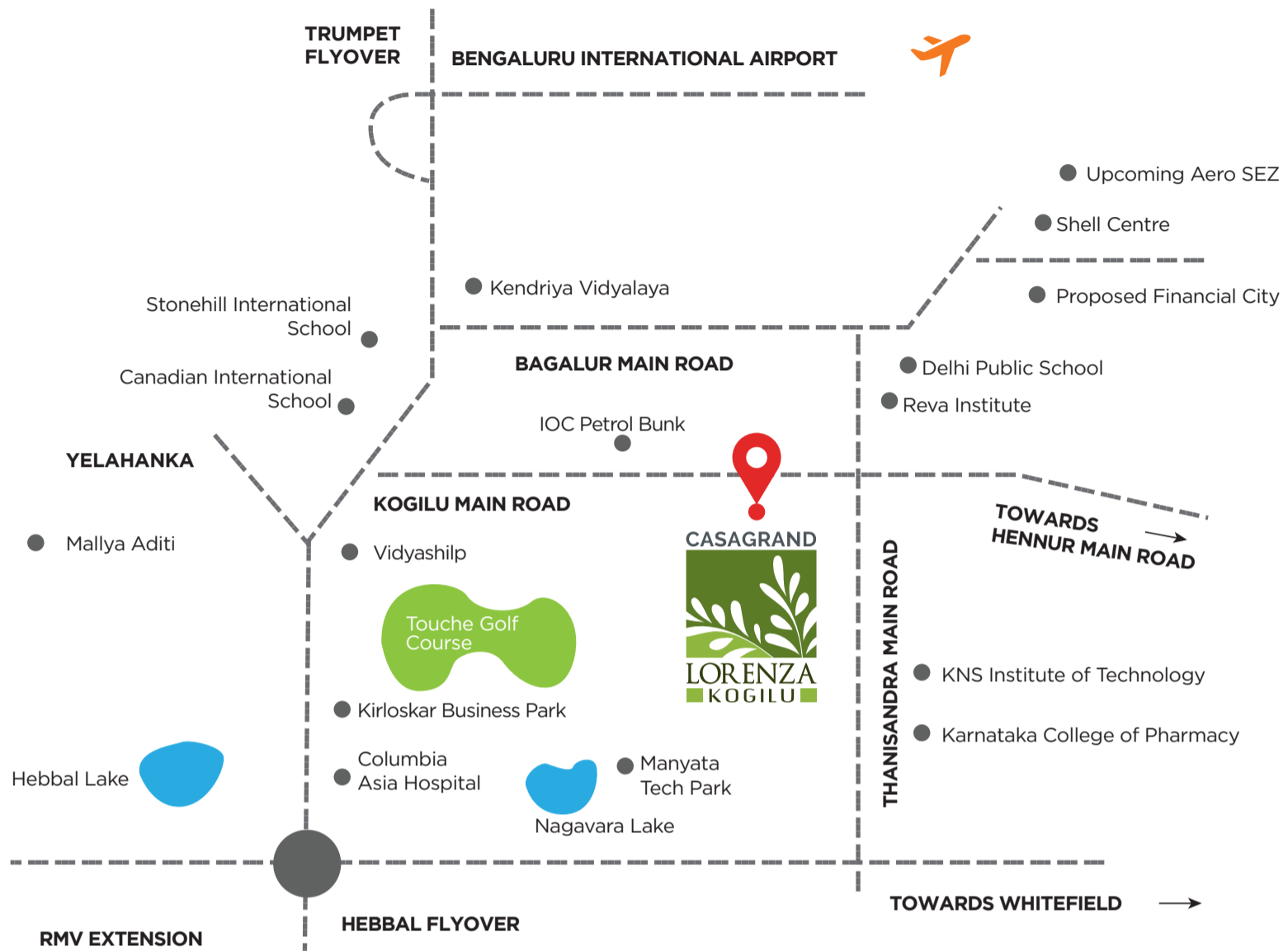
PAYMENT PATTERN



Booking Advance	10%
Agreement Stage	35%
Basement	5%
Ground Floor Roof	5%
1st Floor Roof	10%
2nd Floor Roof	10%
3rd Floor Roof	10%
4th Floor Roof	5%
Brick & Plastering	5%
Handing Over	5%
Total	100%



LOCATION



LOCATION ADVANTAGES



• REVA University	2 km
• Hyderabad Highway	4 km
• Yelahanka	5 Km
• Hebbal Flyover	10 Km
• Manyatha Tech Park	8 Km
• Elements Mall	7 Km
• Bhartiya City	3.5 Km
• Regal Hospital	2.5 Km
• KNS Institute of Technology	2 Km
• Kempegowda International Airport	21 Km
• Mekhri Circle	14 Km
• Majestic Bus Stand / Railway Station	19 Km
• Indira Nagar	19 Km
• Columbia Asia Hospital	10 Km
• Bangalore Baptist Hospital	12 Km
• Wisdom Montfort International School	1.2 Km
• Oxford Group of Institutions	1.5 Km
• Euro School North Campus	1 Km

AWARDS



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Residential - 2015-16 Realty Fact



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Economic Times



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Paul Writer Magazine



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