



CASAGRAN

SOLITAIRE





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 18,000 happy families across 100+ 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 ₹6500 crores in the pipeline with lasting value, integrity and quality.

Main Entry





Don't just settle for luxury. Aspire for a smart upgrade.

CASAGRAND Solitaire – a perfect home for you and your loved ones, the project is crafted by blending traditional architecture and modern technology. Well-connected premium 3 & 4 BHK villas are surrounded by lush greenery and serenity. Wide range of superior amenities of the project will surely be cherished by all the members of the family.

SALIENT FEATURES

- *27 traditionally styled homes spread across 2.4 acres of land*
- *3 & 4 BHK villas with G+1 design structure*
- *35 lifestyle amenities & features*
- *High-end smart home specifications ensuring grandness & comfort*
- *Well-designed landscape with every villa*
- *Solar water heaters for all villas*
- *Spacious clubhouse with top-class amenities*
- *65% open space for maximum light & ventilation*
- *100% Vaastu compliant homes designed with zero dead space*
- *100% power back-up for all common areas*
- *Secure gated community*
- *Surrounded by schools, colleges and hospitals*





Aerial View



Street View - Villa No. 1 - 7 ● ● ● ●



Street View - Clubhouse Row ● ● ● ●



35+ Amenities & Features

FUN & ENTERTAINMENT:

- | | | |
|-------------------------------|------------------------------------|---------------------------------|
| 01. <i>Party Hall</i> | 08. <i>Outdoor Party Lawn</i> | 15. <i>Children's Play Area</i> |
| 02. <i>Mini Theatre</i> | 09. <i>Amphitheatre</i> | 16. <i>Hammocks</i> |
| 03. <i>VR Game Zone</i> | 10. <i>Stage with Feature Wall</i> | 17. <i>Leisure Pavilion</i> |
| 04. <i>Indoor Games Room</i> | 11. <i>Sensory Floor Games</i> | 18. <i>Star Gazing Seating</i> |
| 05. <i>Library</i> | 12. <i>Chippo Golf</i> | 19. <i>Soccer Pool</i> |
| 06. <i>Rooftop Party Area</i> | 13. <i>Rock Climbing Wall</i> | |
| 07. <i>Barbeque Counter</i> | 14. <i>Trampoline</i> | |

HEALTH & FITNESS:

20. *Gym*
21. *Half Basketball Court*
22. *Outdoor Gym*
23. *Jogging Track with LED Lights*
24. *Kids' & Senior Citizens' Walkway*
25. *Reflexology Pathway*
26. *Mosquito Magnet*

FEATURES & SERVICES:

- | | |
|---|---|
| 27. <i>Water Feature</i> | 34. <i>MyGate Security</i> |
| 28. <i>Landscape</i> | 35. <i>Compound Wall</i> |
| 29. <i>Well Defined Driveways</i> | 36. <i>Rain Water Harvesting</i> |
| 30. <i>Centralized Sewage Treatment Plant</i> | 37. <i>Common Area & Compound Wall Lighting</i> |
| 31. <i>UG Sump with Water Softening Plant</i> | |
| 32. <i>CCTV Surveillance</i> | |
| 33. <i>Intercom</i> | |

Party Hall



Rooftop Party Area



Clubhouse



AV Room



Lobby



Basketball Court • • • •



Water Feature • • • •



Amphitheatre ●●●●



Leisure Pavilion ●●●●





Best ever in Product Superiority



A community with the best of architecture & finesse



35+ amenities & features



Smart villas for an upgraded lifestyle



Vaastu compliant homes



Superior specifications



Efficiency in space planning

Smart Villas to upgrade your lifestyle

- Every villa is Google Home / Alexa enabled. Control your spaces just by saying "Ok Google/ hey Alexa!"
- Monitor your visitors through a video door phone with a 7 inch LED screen from your villa
- Digital door lock system with five independent unlocking features such as fingerprint, pin code, RF card, mechanical key & bluetooth, remote control (optional) and it comes with strong security features
- App controlled smart fan & light switches in living, dining, family and all bedrooms
- App controlled AC switches (ON/OFF) in master bedroom
- Occupancy sensors in all toilets and entry foyer which senses your presence and switches ON/OFF
- Command center - a gateway provided to control all the home automated devices
- Secured visitor access control, association management through MyGate app
- Smart card based entry / exit in the community for the residents



Efficiency in master plan and housing the best product features



The community boasts an efficient building footprint where 65% of land area is open space



4400 sq.ft. of best in class clubhouse is designed within the community providing ample indoor amenities for the residents



Orientation of the villas ensures maximum wind-flow and minimum heat-gain



Casagrand Solitaire features the best of the master layout plan and is designed based on 4 pillars of light, ventilation, privacy and Vaastu



The project features an amphitheatre with stage for the residents to enjoy their evening with communal activities



7.2 m (23 feet) & 6m (20 feet) wide two way driveways are planned across the site for comfortable vehicular movement

Offering the best in market with 35+ amenities & features

- Indulge in fitness within the community:
 - *Indoor gym in the clubhouse*
 - *Outdoor gym, kids' & senior citizens' walkway amidst the landscaped outdoor spaces*
 - *Jogging / walking track along the periphery of the community*
- Host yourself and your guests in our grand clubhouse with facilities like multipurpose party hall, indoor games room, VR game zone, library & mini theatre
- The party hall is extended to an outdoor deck leading to lawn and water feature which adds to the tranquility of the clubhouse ambience
- The club terrace is filled with amenities like rooftop party area, barbeque counter, chippo golf and stargazing seating as extended recreational spaces
- Outdoor amenities like half basketball court, children's play area, trampoline, rock climbing wall, sensory floor games etc. provide an active environment
- Outdoor party lawn for community gatherings, hammocks, reflexology pathway and leisure pavilion are planned for relaxing your senses
- New age mosquito magnet to have a hassle-free outdoor experience
- The entire community is facilitated with intercom provision
- Efficient rain water harvesting system for the entire project

Know why our homes are superior

- Wide main door is designed with a dedicated paneling - a space to personalize your entrance
- Designer door number signage with milk box & newspaper holder
- Wireless mobile charging station provided in living & master bedroom
- 800 x 800 double charged premium vitrified superior flooring tiles in living, dining & family room
- Villas with luxurious master bathroom with overhead 3-function shower, glass shower partition and granite counter with counter-top washbasin and concealed cistern
- Premium range fittings and waterproof doors in all bathrooms
- Every villa is provided with a dedicated solar water heater on the terrace
- Out of 27 villas
 - 13 villas have 3 car parks with 2 covered parking
 - 14 villas have 2 car parks with 1 covered parking

Efficiency in space planning

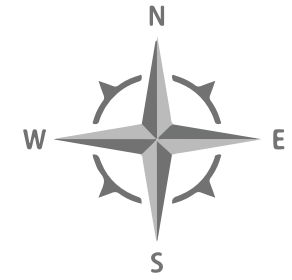
- Dedicated foyer & veranda space designed for most villas
- All villas are planned with separate living and dining to avoid crossover
- Spacious bedrooms with walk-in wardrobes
- Separate utility space provided for all villas
- All villas are planned with extended landscape deck
- Maid's toilet provided for most villas
- Well concealed and camouflaged electrical, plumbing and centralized sewage treatment plant in site

Considering Vaastu? We've got that sorted too

- All villas have E and N facing main entrance door
- All villas have SW master bedroom
- All villas have SE & NW kitchen
- All villas have east facing kitchen hobs
- No bedrooms have headboard in the north
- No SW entrance
- No NE & SW cuts



Site Plan



UNIT DETAILS	
TYPE A (3 BHK VILLA)	1 UNIT
TYPE B (3 BHK VILLA)	1 UNIT
TYPE C (3 BHK VILLA)	5 UNITS
TYPE D (3 BHK VILLA)	7 UNITS
TYPE E (4 BHK VILLA)	7 UNITS
TYPE F (4 BHK VILLA)	2 UNITS
TYPE G (4 BHK VILLA)	2 UNITS
TYPE H (4 BHK VILLA)	1 UNIT
TYPE J (4 BHK VILLA)	1 UNIT
TOTAL	27 UNITS



LEGEND:

- | | | |
|--------------------------|----------------------------|--------------------------------------|
| 1. Half Basketball Court | 6. Children's Play Area | 11. Hammocks |
| 2. Reflexology Pathway | 7. Rock Climbing Wall | 12. Kids' & Senior Citizens' Walkway |
| 3. Outdoor Gym | 8. Sensory Floor games | 13. Water Feature |
| 4. Trampoline | 9. Stage with Feature Wall | 14. Jogging Track with LED Lights |
| 5. Leisure Pavilion | 10. Amphitheatre | 15. Outdoor Party Lawn |



Unit Plans

Type A - Elevation view ● ● ● ●



TYPE A - NORTH FACING 3 BHK VILLA
No. of Villas : 1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

KEY PLAN



VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
1	3299 SFT	2702 SFT	1984 SFT

TYPE B - NORTH FACING 3 BHK VILLA

No. of Villas : 1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

KEY PLAN



VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
2	3124 SFT	2760 SFT	2029 SFT

TYPE C - EAST FACING 3 BHK VILLA

No. of Villas : 5



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
3 TO 7	3208 - 3268 SFT	2839 SFT	2114 SFT

Type C - Elevation view ● ● ● ●



Type D - Elevation view ● ● ● ●



TYPE D - EAST FACING 3 BHK VILLA

No. of Villas : 7



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

KEY PLAN



VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
9 to 16	3211 - 3522 SFT	2843 SFT	2133 SFT

Type E - Elevation view ● ● ● ●



TYPE E - EAST FACING 4 BHK VILLA

No. of Villas : 7



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
18 to 24	3542- 3817 SFT	3306 SFT	2409 SFT

TYPE F - EAST FACING 4 BHK VILLA
No. of Villas : 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
25 & 27	4221 - 4142 SFT	3637 SFT	2596 SFT

TYPE G - EAST FACING 4 BHK VILLA

No. of Villas : 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
28 & 29	3897 & 3790 SFT	3289 SFT	2395 SFT

Type G - Elevation view ● ● ● ●



TYPE H - EAST FACING 4 BHK VILLA

No. of Villas : 1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
30	3617 SFT	3118 SFT	2267 SFT

TYPE J - EAST FACING 4 BHK VILLA

No. of Villas : 1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NO.	LAND AREA	SALEABLE AREA	CARPET AREA
31	3473 SFT	3008 SFT	2175 SFT

Specifications

Structure

Floors	:	<i>Ground + 1 floor + terrace</i>
Structure system	:	<i>RCC framed structure – earthquake resistant (Zone 3 Seismic Compliant)</i>
Masonry	:	<i>Blocks finished with cement plastering</i>
Floor to floor height	:	<i>3150 mm (incl. slab)</i>
ATT	:	<i>Anti-termite treatment will be provided</i>

Floor Finishes

Living & dining	:	<i>Double charged premium vitrified tiles (800mm x 800mm)</i>
Bedrooms & kitchen	:	<i>Double charged vitrified tiles (600mm x 600mm)</i>
Bathroom	:	<i>Anti-skid ceramic tile</i>
Outdoors	:	<i>Anti-skid ceramic outdoor tile</i>
Car park	:	<i>Ceramic tiles</i>
Staircase	:	<i>Granite flooring</i>
Balcony / 1 st floor terrace	:	<i>Anti-skid ceramic outdoor tile</i>
Open terrace – 2 nd floor	:	<i>Pressed clay tile</i>

Wall & Ceiling Finishes

Internal walls & ceilings	:	<i>2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint</i>
Exterior walls	:	<i>1 coat of primer & 2 coats of weather proof external emulsion paint</i>
Bathroom	:	<i>Wall tile up to 7' height</i> <i>Above 7' height - 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint</i>
Powder room	:	<i>Wall tile up to 4' height</i> <i>Above 4' height - 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint</i>
Grills / railings	:	<i>Zinc Chromite non corrosive primer with enamel paint</i>

Kitchen/ Utility

Electrical provision	:	<i>For hob, chimney, water purifier, washing machine and dishwasher</i>
Plumbing provision	:	<i>Water inlet & outlet provision for sink faucets, water purifier, washing machine & dishwasher</i>
Others	:	<i>Kitchen countertop, Wall dado & sink – not part of standard specifications</i>

Handrail Finish

Staircase	:	<i>MS handrails with wooden handle on top as per architect's design</i>
Balcony	:	<i>MS handrails as per architect's design</i>

Bathroom

Sanitary fixtures	:	<i>American Standard/ Kohler (or) equivalent</i>
CP fittings	:	<i>Grohe/ Kohler (or) equivalent</i>
Master bathroom	:	<i>Overhead 3-function shower, glass shower partition, counter washbasin and Geberit concealed cistern</i>
Other bathrooms	:	<i>Overhead 3-function shower, counter washbasin and Geberit concealed cistern</i>
Pipelines	:	<i>Concealed CPVC pipelines for hot & cold water UPVC for other plumbing lines PVC line for underground drainage</i>
Others	:	<i>Provision for exhaust will be provided in all bathrooms No provision for geyser inside the bathrooms – default solar water heater</i>

Doors

Main door	:	<i>7' high teak wood frame with designer molded shutter with Yale/Godrej (or) equivalent brand digital door lock</i>
Bedroom doors	:	<i>7' high seasoned wood frame with molded shutter with Yale/ Dorma/ Godrej or equivalent quality door hardware</i>
Bathroom doors	:	<i>7' high seasoned wood frame with waterproof shutter</i>
Balcony & utility doors	:	<i>7' high seasoned wood frame with waterproof shutter/ UPVC doors</i>
Head room door	:	<i>7' high quality external steel door with elegant wood finish – waterproof (or) seasoned wood frame with waterproof shutter</i>

Windows & French Doors

- Windows : *UPVC windows with see-through plain glass & MS safety grill*
- French doors : *UPVC Doors with toughened glass without grills*
- Ventilators : *UPVC with suitable louvered glass panels & MS safety grill*

Electrical Fixtures & Fittings

- Power supply : *3 phase power supply will be provided*
- Safety devices : *MCB, ELCB (Earth Leakage Circuit Breaker) & DB of Honeywell/ Schneider (or) equivalent*
- Cables / wires : *Fire Retardant Low Smoke (FRLS) copper wires - ISO certified brand*
- Switches & sockets : *Modular switches and sockets - Honeywell / Schneider (or) equivalent*
- Air conditioner points : *Split AC points will be provided for living, family & all bedrooms
(Electrical & core-cutting provision only – does not involve copper piping)*
- DTH / TV points : *DTH/ TV point will be given in living, family & master bedroom*
- Power backup : *Electrical provision for domestic UPS (Wiring & conduit provision for lighting & fan points)*

Additional Features

- Intercom point : *Provision will be given in living room & master bedroom*
- External gas bunk : *External gas bunk provision with concealed pipe line into kitchen*
- Solar water heater : *Solar water heater for all villas*
- Landscaping : *Suitable external hard/soft landscaping as per architect's design*

Smart Home Specifications

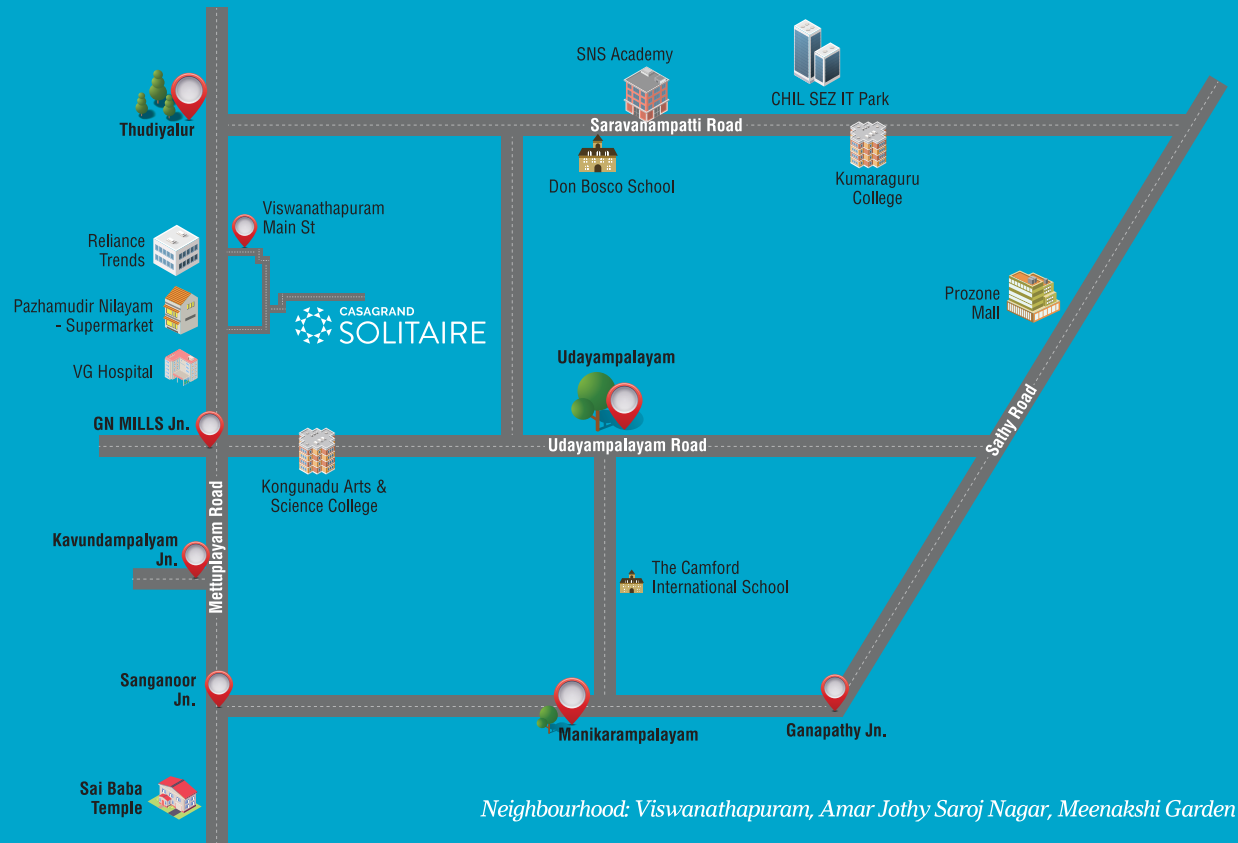
Entrance Management

- Video door phone : *Panasonic (or) equivalent video door phone*
- Digital door lock : *Yale/ Godrej (or) equivalent digital door lock provided in main door*

Lifestyle & Home Automation

- Occupancy sensor : *Occupancy sensor provided in entry foyer & all bathrooms*
- Light and fan control : *App based smart ON/OFF switches- living/ dining/ family & bedrooms*
- AC control : *App based smart ON/OFF switches - master bedroom*
- Command center : *Smart home gateway provided to control all the home automation devices*
- Charging pod : *Wireless mobile charging pod provided in living & master bedroom*
- Virtual assistant : *Alexa / Google Home*

Location Map



Distance From Site

- VG Hospital/ Kovai Pazhamudir Nilayam/ Reliance Trends / Reliance Smart - 500 m to 1 km
- Thudiyalur - 1.5 km / 3 mins.
- Kavundampaalayam - 3.5 km / 5 mins.
- Saibaba Colony / Ganga Hospital - 5.5 km / 10 mins.
- RS Puram - 7 km / 13 mins.
- Brookefields Mall - 8 km / 15 mins.
- Saravanampatty - 8 km / 13 mins.
- Prozone Mall - 9 km / 15 mins.
- Railway Station - 10 km / 20 mins.

Location Advantages

- *Located within Coimbatore Corporation Limits - near VG Hospital, off Mettupalayam Road and within 5 mins. drive from both Kavundampalayam and Thudiyalur*
- *Easy access to Mettupalayam Road - just 450 metres off MTP Road opposite to VG Hospital. Hyper market - Reliance Smart / Super Market - Kovai Pazhamudir / Shopping - Reliance Trends - all located within 500 m to 1 km*
- *Close proximity to IT corridor at Saravanampatty & Prozone Mall at Sathy Road & also well-connected to the residential hubs of Saibaba Colony, RS Puram & Brookefields Mall through Mettupalayam Road*
- *Leading schools & colleges including Vidya Vikasini, Camford International, KSIRS, SNS Academy, Don Bosco, Amrita Vidyalayam, Vel International School, Yuva Bharathi International School, Kumaraguru College of Technology, SNS Colleges, Kongunadu and many more within a 15-minute drive*
- *Reputed hospitals including VG Hospital, Kalpana Medical Centre, Ganga Hospital that are accessible within 15 mins.*
- *High rental yields and excellent resale value because of the inherent residential demand in this particular locality. Excellent location for investment and rental purposes as it is located off Mettupalayam Road which serves as the gateway to Ooty, Coonoor & Kotagiri*

Payment Pattern

<i>Advance (10 days from the date of booking)</i>	10%
<i>Agreement Stage (35 days from the date of booking)</i>	40%
<i>Commencement of Foundation</i>	10%
<i>Commencement of Ground Floor Roof</i>	10%
<i>Commencement of First Floor Roof</i>	10%
<i>On Completion of Brick Work & Plastering</i>	15%
<i>Handing Over</i>	5%



Awards & Recognition

Ensuring excellence in every aspect, we at Casagrand, have won many accolades for our many achievements.

Through constant and consistent efforts, we have crafted beautiful homes for many and accumulated awards for our exceptional masterpieces and excellent management.



★ *Best Luxury Residential Project of the Year
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
Coimbatore*

★ *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
Coimbatore*

★ *Distinguished Design Awards 2017
Casagrand ECR14*

★ *CSR Initiative of the Year - 2018
ET Now*

★ *Luxury Project of the Year - 2015-16
Casagrand Aldea Realty Fact*

★ *Best Project in Non-Metro-2020
Casagrand Eternia II
Coimbatore*

Buddy Neighbour Scheme

CASAGRANT
building aspirations

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