



**Live  
Green!**

HOMES IN THE HEART OF NATURE.

**CASAGRAN**  
**Verdant**  
VEDAPATTI





**15**  
**YEARS**  
**OF BUILDING**  
**ASPIRATION**



Casagrand Real Estate Enterprise is committed to building aspirations and delivering value.

In the last fourteen years, we have developed over 12 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. 70+ landmark properties and over 10000 happy families stand testimony to our commitment.

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



How about a morning **coffee**  
with **Nature** for company?



## CASAGRANT Verdant VEDAPATTI

A whole new land, a green wonder awaits you. Just 10 minutes from the commercial hub of RS Puram, discover the lush, green beauty - Casagrand Verdant. A slice of pristine goodness in the form of 103 Villas & 52 Apartments in an expanse of 8.9 acres. Superior homes, sophisticatedly built and the best part, surrounded by lush fields on all sides. Verdant is just the ideal home for a tranquil living and the best place for your kids to grow with Nature.

### SALIENT FEATURES

- 103 Villas & 52 Apartments on an expanse of 8.9 acres
- 3 & 4 BHK Villas
- 1 & 2 BHK Apartments
- Stilt + 4 design structure for Apartments
- Contemporary new age architecture
- Grand entrance with Clubhouse
- Secure gated community
- Designer landscape with every villa
- Solar water heaters for all Villas
- CCTV security across common areas
- 100% power back up for all common areas
- Vasthu Compliant
- The project is situated within close proximity to proposed western bypass road





## Amenities



- Club House with Swimming Pool
- Multi-Purpose Hall
- Mini Theatre
- Fully Equipped Gym
- Indoor Games Room
- Tennis Court
- Cricket Nets
- Walking Track
- Outdoor Children's Play Area with park and seating facilities
- Intercom
- Association Room



4 BHK MODEL HOUSE - ELEVATION VIEW



LIVING AREA

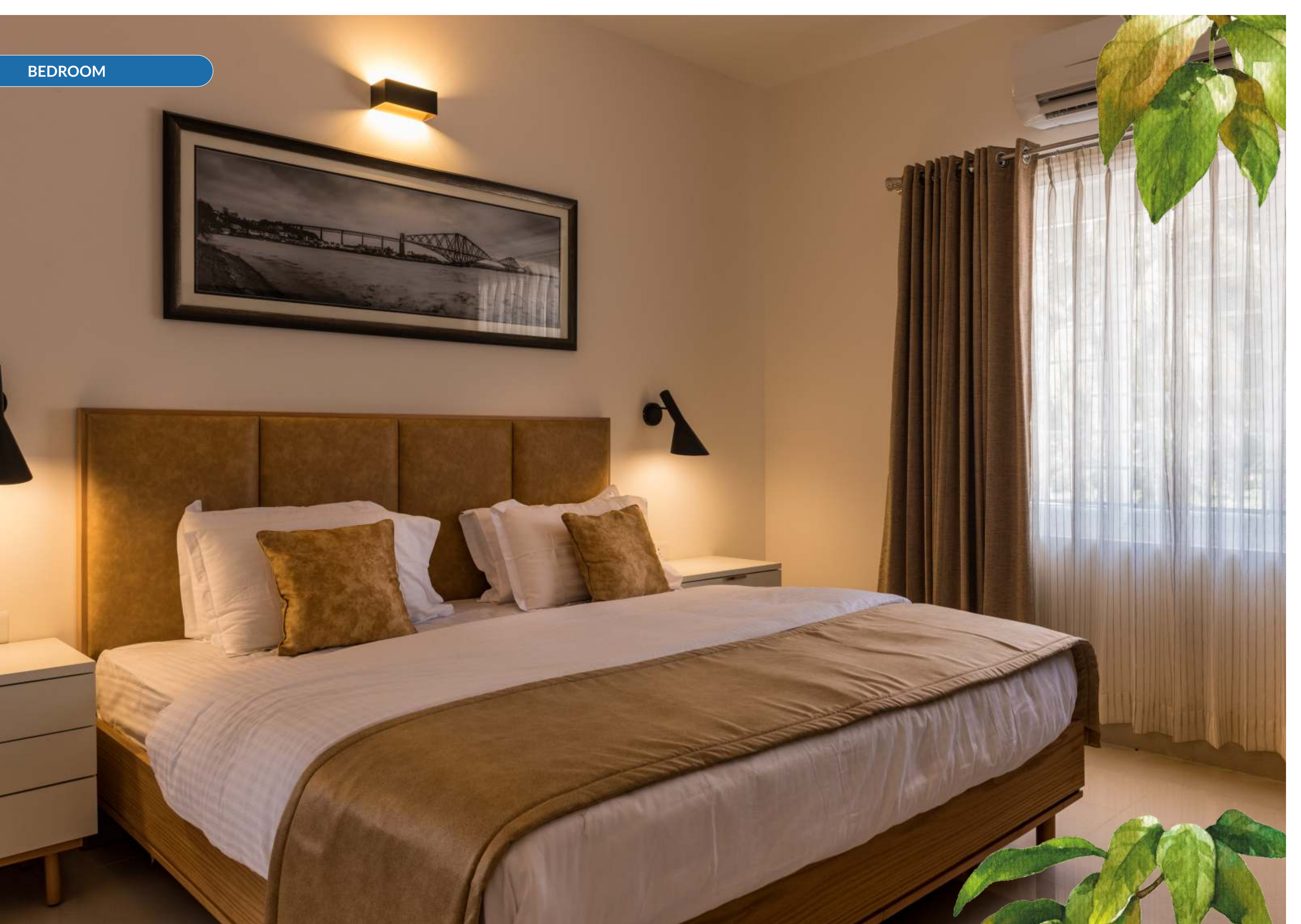




DINING



BEDROOM







# Product Superiority



## Premium community design

- Casagrand Verdant as the name goes gives you a “Green” community of 103 spacious veblen villas with themed landscapes
- Contemporary new age architecture with modern elevations
- Most of the units are independent with no wall sharing
- The double height living/dining space add depth and dimensions to the house with ventilation, greenery, eco design and the expanse of space it creates
- Efficiently planned MID-LANDING family lounge for more privacy to bedrooms in most units
- Meticulously designed landscapes with wide roads, lush greenery, and play areas for kids
- The rear side setbacks provides excellent garden/evening sit outs
- Premium villas with high-end specifications, terrace and landscape garden areas
- Double car parks for most of the villas
- Clubhouse is located at front allowing controlled entry & exit of visitors ensuring security and wow feeling



## Wide internal driveways

- The 7.2 mtrs (23-feet) wide driveways in the community provides a comfortable drive way for the community
- Efficient management of traffic with single way driveway



## Vaastu compliant

- All villas main door (entrance) facing North/East only
- All villas have SW bedrooms
- All villas have kitchen in NW or SE corner
- All villas have kitchen hobs facing the East
- No villa units have North facing headboards
- No villa units have NE & SW toilets



## Senior citizen friendly

- Thoughtfully planned to make community senior citizen friendly having all the places as wheel chair accessible



## No cross over in living

- Villas have no crossover in the living room providing you uninterrupted gatherings and entertainment



## Ventilation

- Well-designed layout of all the living/dining and bedrooms provide uninterrupted cross ventilation and natural light from all sides



## Interior planning

- TV position for every room
- Bed location with side tables
- Appropriate location for Electrical layout

- Counter top wash basin for master toilet
- No bedroom having dimension lesser than 10 feet
- Wardrobe space planning - Most of bedrooms have been designed to have wardrobe niche so that wardrobe does not waste space in bedroom and you get more usable space for furnishing. And walk-in wardrobe provided in master bedroom of most of the units



## No dead space

- Internal and external spaces have been designed with zero space wastage giving you maximum usable area in your villa



## Privacy

- Most of the villas have foyer at the entrance to ensure no direct overlooking into the house from the door
- All bedrooms have been designed in such a way that they are private and visitors in living do not directly look into bedrooms while sitting in the living
- Common washbasin near dining in most of the units



## Secured Community

- Design has been done in such a way that entry and exit of project is having security room for controlled entry and exit to project
- Compound wall of 7 feet height will be provided
- CCTV at pivotal points across the community



## Kitchen space planning

- The spacious kitchens have enough space to fit all the little gadgets that make your life in the kitchen easier
- A separate utility space is provided for sink with drain board, washing machine etc.



## Amenities

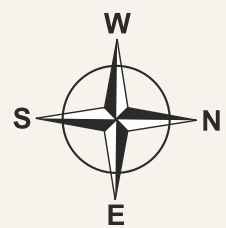
- 12 exclusive lifestyle amenities featuring Swimming pool, Tennis court, Cricket nets, Children's play area etc.
- Club house comes with ultra-modern amenities such as fully equipped gym, mini theatre, indoor games, multipurpose hall etc.



## APARTMENTS

- Vaastu compliance – utmost importance given during design phase to have all the units Vaastu compliant
- Apartments are also provided with balcony attached to 19 feet living and dining
- None of the bedrooms and balconies look into bedrooms and balconies of other house
- All bedrooms and balconies are planned in such a way that they look outside so that each bedroom has good view and ventilation
- No anti space – internal spaces are meticulously designed to ensure that it is practically usable
- Ventilation – all internal and external spaces are well lit and ventilated to external open areas
- Planning for ODU locations – during design phase we have planned and created spaces for placing ODU of AC's so that this area is accessible for service and you do not have problem fixing ODU's
- Well lit and ventilated corridor at both ends, so that there will not be any requirement of lighting the corridor during day time





# Site Plan

## LEGEND

- TYPE A (3 BHK) - 16 NOS
- TYPE B (4 BHK) - 19 NOS
- TYPE C (3 BHK) - 22 NOS
- TYPE D (3 BHK) - 22 NOS
- TYPE E (3 BHK) - 23 NOS
- TYPE E1 (3 BHK) - 1 NO

TYPE F (1 & 2 BHK) APARTMENT - 52 UNITS  
 TOTAL - 155 UNITS



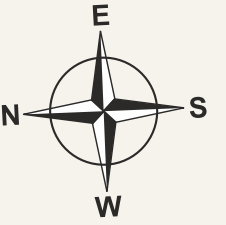
PHASE - I

PHASE - II





# Type A, A1 - 3 BHK North Facing Villa



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



TYPE	VILLA NO.	LAND AREA in Sft	BUILT UP AREA in Sft	CARPET AREA in Sft
A	100, 102, 104, 106, 109, 111, 113, 115	1889 & 1906	2002	1526
A1	101, 103, 105, 108, 110, 112, 114, 117	1889	1900	1442





# Type B - 4 BHK East Facing Villa



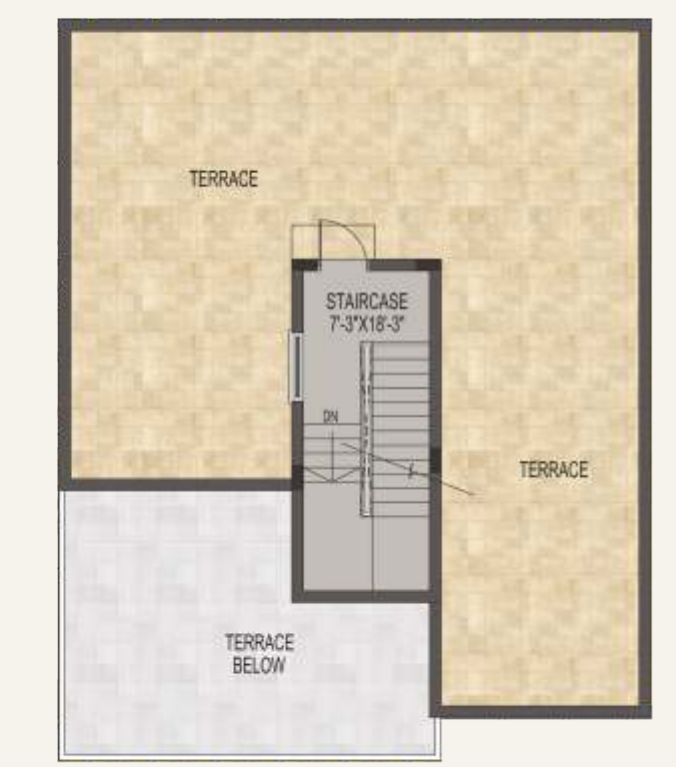
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



TYPE	VILLA NO.	LAND AREA in Sft	BUILT UP AREA in Sft	CARPET AREA in Sft
B	88 - 99	3984	2960	2264





# Type B1 - 4 BHK East Facing Villa



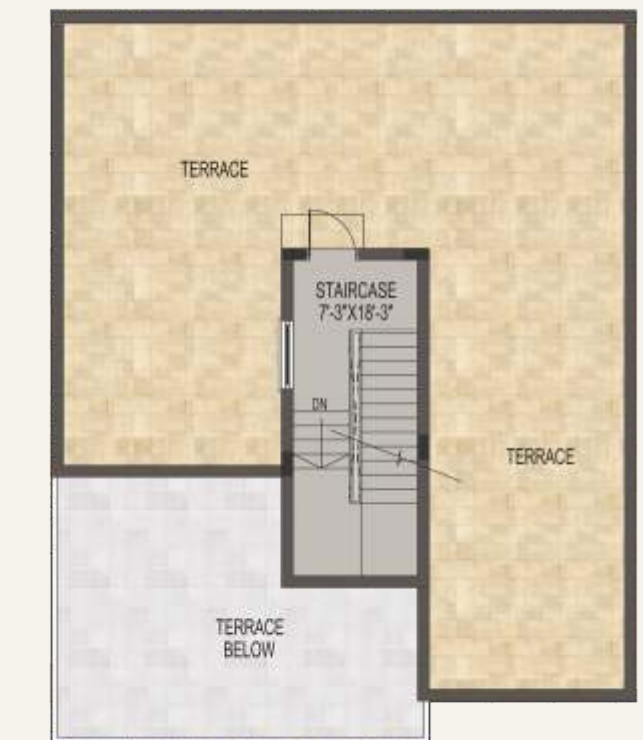
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



TYPE	VILLA NO.	LAND AREA in Sft	BUILT UP AREA in Sft	CARPET AREA in Sft
B1	78 - 87	3142	2960	2264





# Type C - 3 BHK North Facing Villa



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



TYPE	VILLA NO.	LAND AREA in Sft	BUILT UP AREA in Sft	CARPET AREA in Sft
C	54 - 77	2533 & 2534	2349	1776





# Type D - 3 BHK North Facing Villa



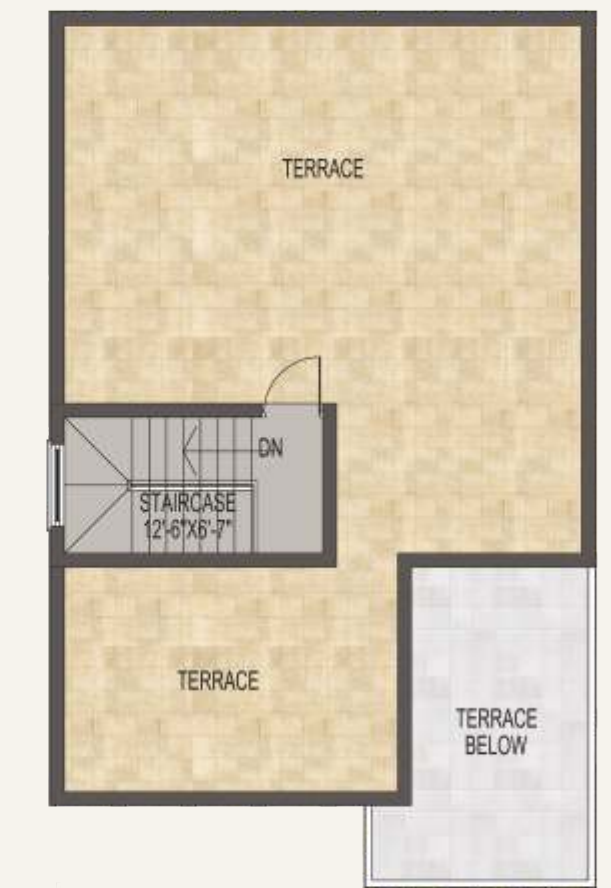
GROUND FLOOR PLAN



FIRST FLOOR PLAN



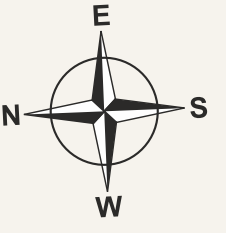
TERRACE FLOOR PLAN



TYPE	VILLA NO.	LAND AREA in Sft	BUILT UP AREA in Sft	CARPET AREA in Sft
D	29 - 52	2527 & 2528	2328	1696



# Type E - 3 BHK North Facing Villa



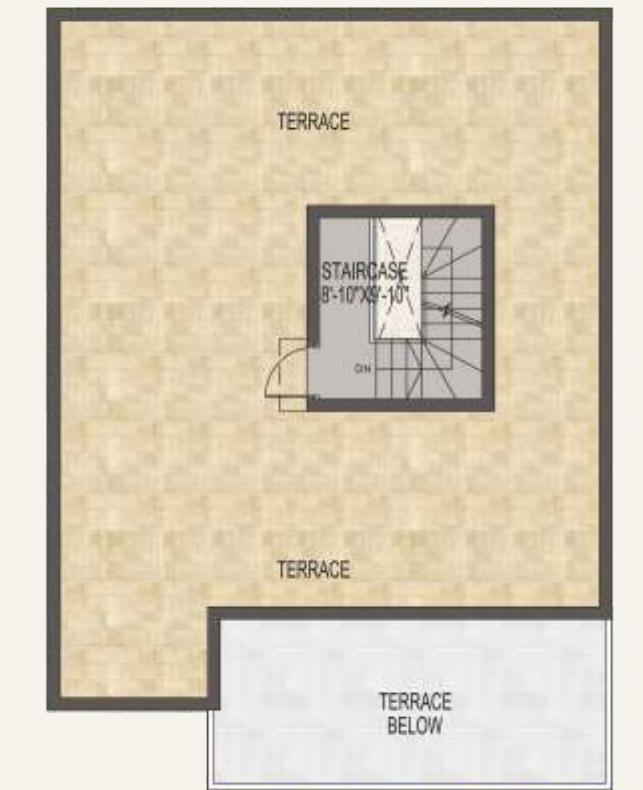
GROUND FLOOR PLAN



FIRST FLOOR PLAN

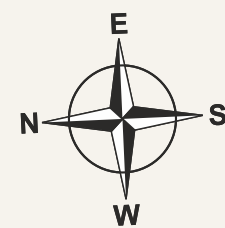


TERRACE FLOOR PLAN



TYPE	VILLA NO.	LAND AREA in Sft	BUILT UP AREA in Sft	CARPET AREA in Sft
E	1 - 27	3037 - 4207	2556	2118





# Type E1 - 3 BHK North Facing Villa

LANDSCAPE VIEW

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



TYPE	VILLA NO.	LAND AREA in Sft	BUILT UP AREA in Sft	CARPET AREA in Sft
E1	28	3185	2310	1737



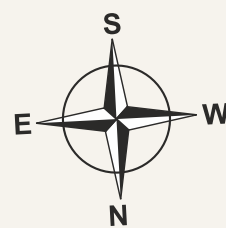




## Wake up to spaces filled with the goodness of nature.

The 52 exclusive apartments are arranged in a neat stilt plus four structure giving every home ample space with abundant natural light and ventilation. Loaded with amenities and a sophisticated apartment layout, these contemporary homes are ideal for today's upmarket lifestyle.

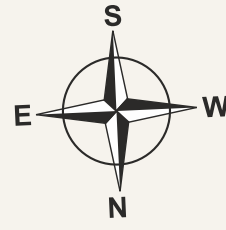




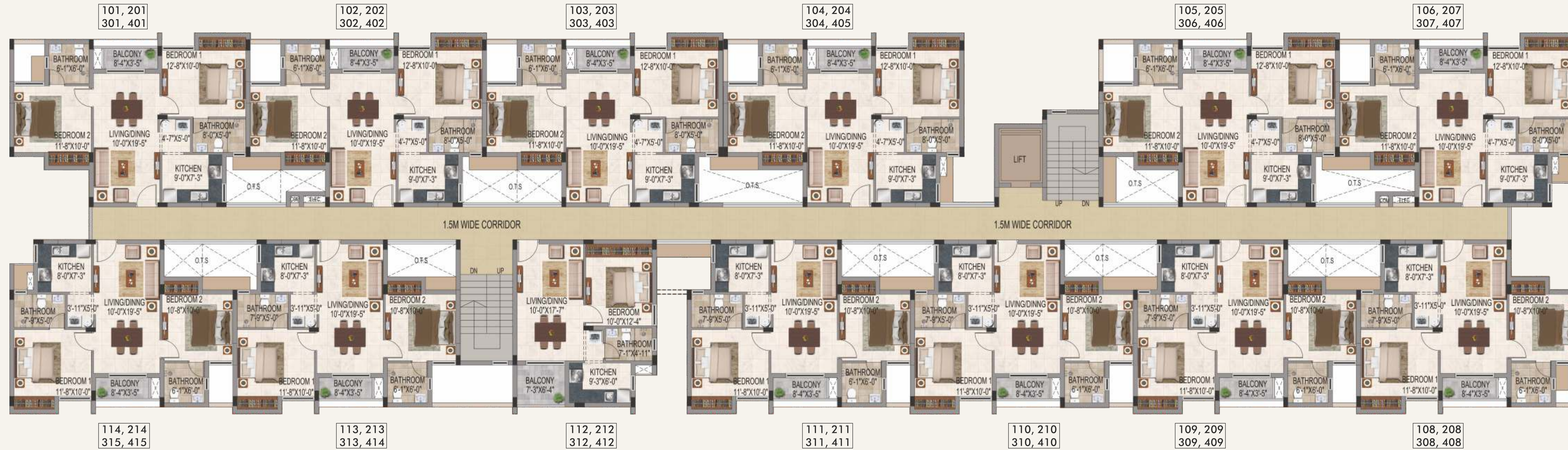
# Stilt Floor Plan





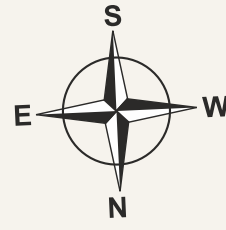


# Typical Floor Plan (1st To 4th)



APARTMENT				
FLAT NO.	ENTRANCE FACING	APARTMENT TYPE	BUILT UP AREA in Sft	CARPET AREA in Sft
101, 201, 301, 401	North	2BHK+2T	959	655
102, 202, 302, 402	North	2BHK+2T	953	655
103, 203, 303, 403	North	2BHK+2T	959	655
104, 204, 304, 405	North	2BHK+2T	963	655
105, 205, 306, 406	North	2BHK+2T	956	655
106, 207, 307, 407	North	2BHK+2T	960	655
108, 208, 308, 408	South	2BHK+2T	910	618
109, 209, 309, 409	South	2BHK+2T	905	618
110, 210, 310, 410	South	2BHK+2T	905	618
111, 211, 311, 411	South	2BHK+2T	910	618
112, 212, 312, 412	South	1BHK+1T	652	422
113, 213, 313, 414	South	2BHK+2T	905	618
114, 214, 315, 415	South	2BHK+2T	913	618





## 2 BHK - North Facing Flat



FLAT NO.	ENTRANCE FACING	APARTMENT TYPE	BUILT UP AREA in Sft	CARPET AREA in Sft
104, 204, 304, 405	North	2BHK+2T	963	655

## 2 BHK - South Facing Flat



FLAT NO.	ENTRANCE FACING	APARTMENT TYPE	BUILT UP AREA in Sft	CARPET AREA in Sft
114, 214, 315, 415	South	2BHK+2T	913	618



# Specifications - Villas



## STRUCTURE

- Floors - Ground + 1 Floor + Terrace
- Structure - RCC Framed Structure with isolated footing foundation  
Blocks neatly finished with Cement Plastering  
Designed as Earthquake resistant structure – Seismic Zone III  
Floor to Floor height will be maintained at 3 Meters  
Anti-termite treatment will be done



## FLOORING

- Living & Dining - Vitrified Tiles
- Kitchen - Vitrified Tiles
- Bedrooms - Vitrified Tiles
- Toilets - Anti-skid Ceramic Tile
- Open Terrace - 2nd Floor - Pressed Clay Tiles
- Utility - Anti-skid Ceramic / Natural Stone
- Car Park - Parking Tiles / Anti-Skid ceramic tile Flooring
- Balcony & Open Terrace - Anti- skid Ceramic Tile
- Staircase - Granite Flooring with MS Hand Rails



## WALL & CEILING FINISHES

- Ceiling in all rooms - 2 Coats of Putty, 1 Coat of Primer & 2 Coats of Premium Emulsion Paint
- Living, Dining, Bedrooms - 2 Coats of Putty, 1 Coat of Primer & 2 Coats of Premium Emulsion Paint



## KITCHEN

- Walls Exterior - 1 Coat of Primer and 2 Coats of Weather Proof External Emulsion Paint
- Grills / Railings - Zinc chromite non corrosive primer with enamel paint
- Counter Top - Polished black granite slab of 600mm width @ 860mm height from the finished floor level
- Wall Dado - Wall Tiles for 600mm Height from Counter Top
- External Gas Bunk - External Gas Bunk provision
- Others - Provision for Chimney (Electrical & Exhaust Only).  
Provision for Water Purifier (Electrical & Water Inlet Only) leading good quality brand SS Sink with Sink Faucet – Cold water only



## BATHROOMS

- Wall Dado - Wall Tiles up to 7' Height
- Inner Pipe Lines - Concealed CPVC Pipe Lines
- UPVC for other plumbing Lines
- PVC Line for underground drainage
- Sanitary & CP Fittings - Leading Good Quality Brands
- Others - Provision for Exhaust will be provided in all bathrooms.  
Solar Water Heater on Terrace  
No Provision for Geyser inside the bathrooms.



## DOORS

- Main Door - Seasoned Wood Frame with Designer Moulded Shutter of 7' height with good quality locks, handles & door stopper

- Bedroom Doors - Seasoned Wood Frame with Plain Moulded door (or) Fiberglass reinforced (FRP) Door Frame & shutters of 7' height
- Bathroom Doors - Seasoned Wood Frame with Moulded door shutter of 7' height with Waterproof enamel finish on the inner side (or) Fiberglass reinforced (FRP) Door Frame & shutters – Waterproof
- Balcony, Head Room & Utility - Seasoned Wood Frame with Moulded door shutter (or) Fiberglass reinforced (FRP) Door Frame & shutters of 7' height – Waterproof



## WINDOWS

- Windows - UPVC Windows with see-through Plain Glass & MS Safety grill
- French Doors - UPVC with Toughened Glass and without Grills
- Ventilators - UPVC with Suitable louvered Glass Panes



## ELECTRICAL FIXTURES & FITTINGS

- Power Supply - 3 Phase Power supply will be provided
- Cables / Wires - Leading Good Quality Brands – Fire Retardant
- Modular Switches & Sockets - Leading Good Quality Brands
- MCB, ELCB and DB - Leading Good Quality Brands

- Air Conditioner Points - Split AC Points will be provided for all Bed Room (Electrical & Core-Cutting provision Only)  
Note: Does not involve any Copper / Drain Piping
- Power Backup - Electrical Provision for Domestic UPS (Wiring & Conduit Provision Only)
- Intercom Point - Provision will be given in Living & Master Bedroom
- DTH / TV Points - DTH / TV Point will be given in Living / Master Bedroom & Lounge
- Landscaping - Suitable External hard / soft Landscaping as per Architect's Plan

PAYMENT PATTERN		
Advance (10 days from booking)		10%
Agreement (40 days from booking)		40%
Foundation		10%
Ground floor roof completion		10%
First floor roof completion		10%
Completion of brickwork & plastering		15%
Handing Over		5%

Payment schedule is subjected to change based on Construction process



# Specifications - Apartments

## STRUCTURE

- Floors - Stilt + 4 Floors
- Structure - RCC Framed Structure with isolated footing foundation Blocks neatly finished with Cement Plastering Designed as Earthquake resistant structure – Seismic Zone III Floor to Floor height will be maintained at 3.0 Meters  
Anti-termite treatment will be done

## FLOORING

- Living & Dining - Vitrified Tiles
- Kitchen - Vitrified Tiles
- Bedrooms - Vitrified Tiles
- Toilets - Anti-skid Ceramic tile
- Balcony & Utility - Anti-skid Ceramic tile
- Common Areas - Anti-skid Ceramic tile
- Staircase - Granite Flooring with MS Hand rails
- Terrace Floor - Pressed Clay Tiles

## WALL & CEILING FINISHES

- Ceiling in all rooms - 2 Coats of Putty, 1 Coat of Primer & 2 Coats of emulsion Paint
- Living, Dining, Bedrooms - 2 Coats of Putty, 1 Coat of Primer & 2 Coats of emulsion Paint

- Utility Area - Utility Walls will be finished with Glazed Ceramic Tiles upto 4' from FFL
- Walls Exterior - 1 Coat of Primer and 2 Coats of Weather Proof External Emulsion Paint
- Grills / Railings - Zinc chromite non corrosive primer with enamel paint

## KITCHEN

- Counter Top - Polished black granite slab of 600mm width @ 860mm height from the finished floor level
- Wall Dado - Wall Tiles for 600mm Height from Counter Top
- Others - Provision for Chimney (Electrical & Exhaust Only), Provision for Water Purifier (Electrical & Water Inlet Only) leading good quality brand SS Sink with Sink Faucet – Cold water only

## BATHROOMS

- Wall Dado - Wall Tiles up to 7' Height from Finished Floor Level (FFL)
- Inner Pipe Lines - Concealed CPVC Pipe Lines
- UPVC for other plumbing Lines
- PVC Line for underground drainage
- Sanitary & CP Fittings - Leading Good Quality Brands
- Others - Provision for Exhaust will be provided in all bathrooms. Electrical Provision for Geyser inside the bathrooms will be provided

## DOORS

- Main Door - Seasoned Wood Frame with Designer Moulded Shutter of 7' height with leading good quality locks, handles & door stopper
- Bedroom Doors - 7' High - Plain Moulded Skin doors (or) Fiberglass reinforced (FRP) Doors of 7' height
- Bathroom Doors - 7' High - Chemically Treated Doors with Water Proof Enamel Finish (or) Fiberglass reinforced (FRP) Doors - Waterproof

## WINDOWS

- Windows - UPVC/Aluminium Windows with see-through Plain Glass & MS safety grill
- French Doors - UPVC/Aluminium Frame & Shutters with Toughened Glass without Grills (or) UPVC/Aluminium Frame & Shutters with Plain Glass and MS Safety Grills
- Ventilators - UPVC/Aluminium frames with Suitable louvered Glass Panes & Ms safety grill

## ELECTRICAL FIXTURES & FITTINGS

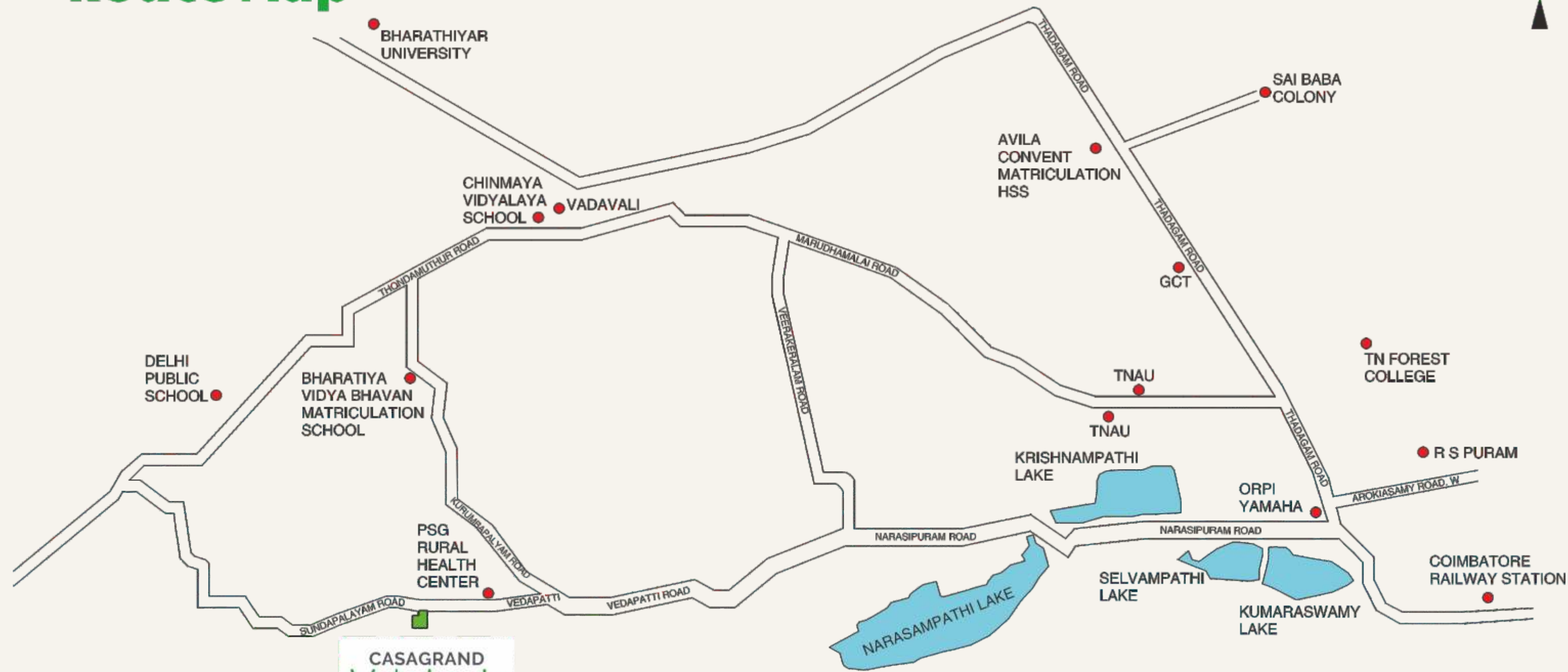
- Power Supply - Single Phase Power supply will be provided
- Cables / Wires - Leading Good Quality Brands – Fire Retardant
- Modular Switches & Sockets- Leading Good Quality Brands
- MCB, ELCB and DB - Leading Good Quality Brands

- Air Conditioner Points - Split AC Points will be provided for Master Bedroom Only (Electrical & Core-Cutting Only) - Does not involve any Copper Piping
- Power Backup - Electrical Provision for Domestic UPS (Wiring & Conduit Provision Only)
- Intercom Point - Provision will be given in Living room
- DTH / TV Points - DTH / TV Point will be given in Living
- Landscaping - Suitable External hard / soft Landscaping as per Architect's Plan

 PAYMENT PATTERN	
Advance (10 days from booking)	10%
Agreement (40 days from booking)	40%
Foundation	10%
First floor roof completion	5%
2nd floor roof completion	5%
3rd floor roof completion	5%
4th floor roof completion	5%
Completion of brickwork & plastering	15%
Handing over	5%



## Route Map



**CASAGRANT**  
Verdant

### EDUCATIONAL INSTITUTIONS WITHIN 5 KM

- Delhi Public School
- PSBB Millennium School
- Bharathiya Vidya Bhavan Matric Higher Sec. School
- Shri Nehru Vidyalaya School
- SBOA School
- Chavara Vidya Bhavan
- Sri Ramalinga Sowdambigai College
- Government College of Technology
- Tamilnadu Agricultural University
- Bharathiar University

### DISTANCES FROM SITE

- Railway Station - 10 km
- R.S. Puram - 7 km
- Ukkadam - 10 km
- Brookefields Mall - 10 km
- Airport - 20 km
- Race Course - 11 km

## Awards







Dear Customer,  
An exciting partnership is awaiting you and we would like you to be a part of it. Refer your friend, colleague or family to a Casagrand home and stand to earn financial rewards for your efforts. After all, who knows our homes better than you, partner?

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www.cgregerral.com



Call  
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www.cgrentassure.com

**CASAGRANT RENT ASSURE**

# CASAGRANT

building aspirations

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Ph: +971 565302759



**CASAGRANT VERDANT: IGBC PRE-CERTIFIED GREEN HOMES**

Casagrand Verdant is pre-certified green home for adopting "Best-Practices" towards sustainable design & construction.

The homes have been designed to promote natural ventilation, daylight harvesting, water conservation and energy efficiency. All these measures along with extensive green spaces and amenities make Casagrand's Verdant a healthy and eco-friendly community.

[www.casagrand.co.in](http://www.casagrand.co.in)

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