CASAGRAND
building aspirations

Live Green!

HOMES IN THE HEART OF NATURE.

CASAGRAND
Verdant
VEDAPATTI

CASAGRAND
building aspirations

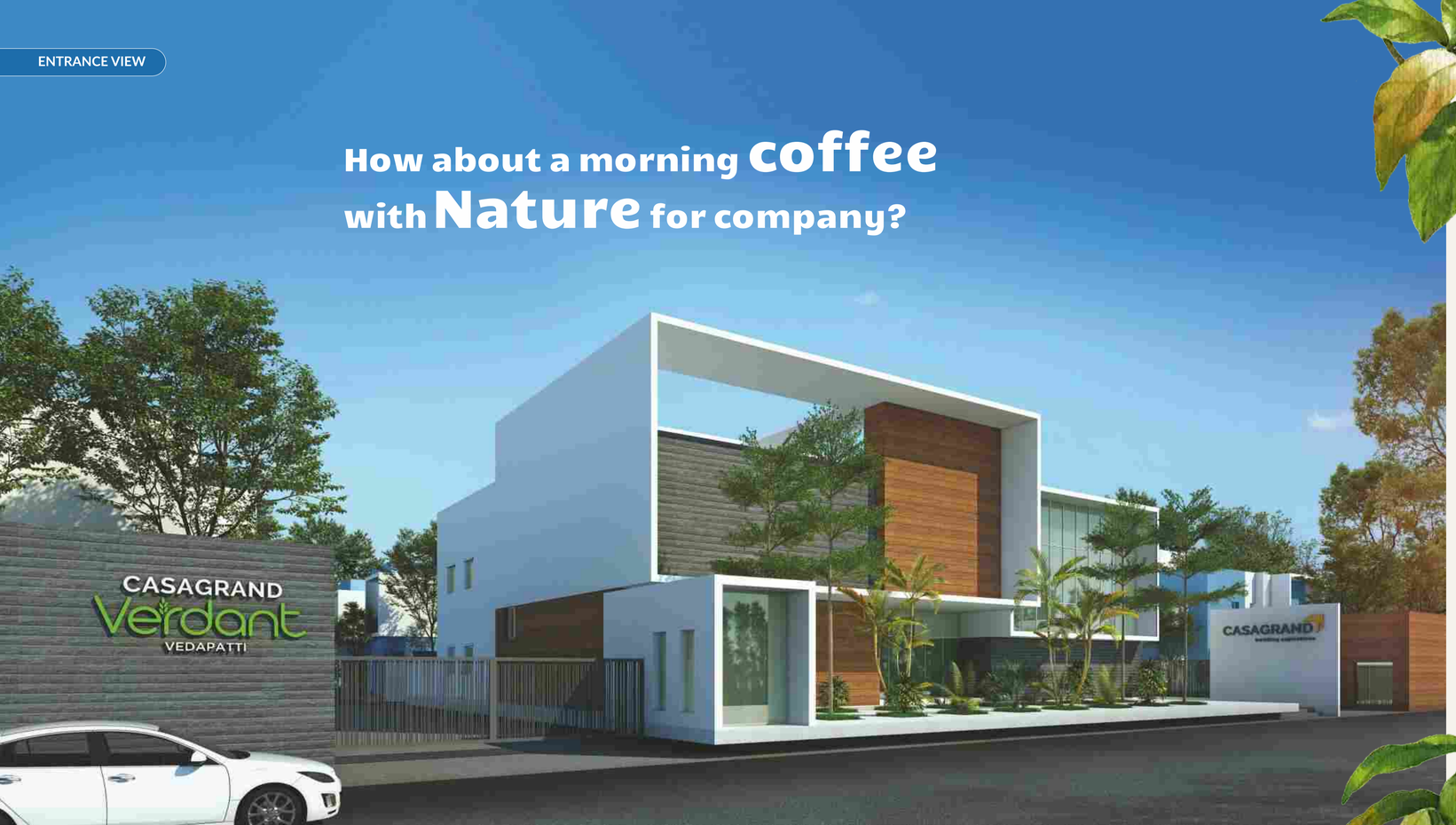
Casagrand Real Estate Enterprise is committed to building aspirations and delivering value.

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.

ENTRANCE VIEW

How about a morning coffee with Nature for company?



CASAGRAND
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.

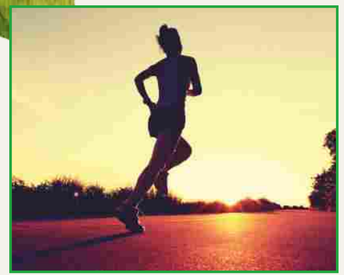
SALIENT FEATURES

- 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

RERA No : TN/11/Building/0197/2018
Approved by DTCP & Coimbatore LPA

SWIMMING POOL VIEW

Amenities

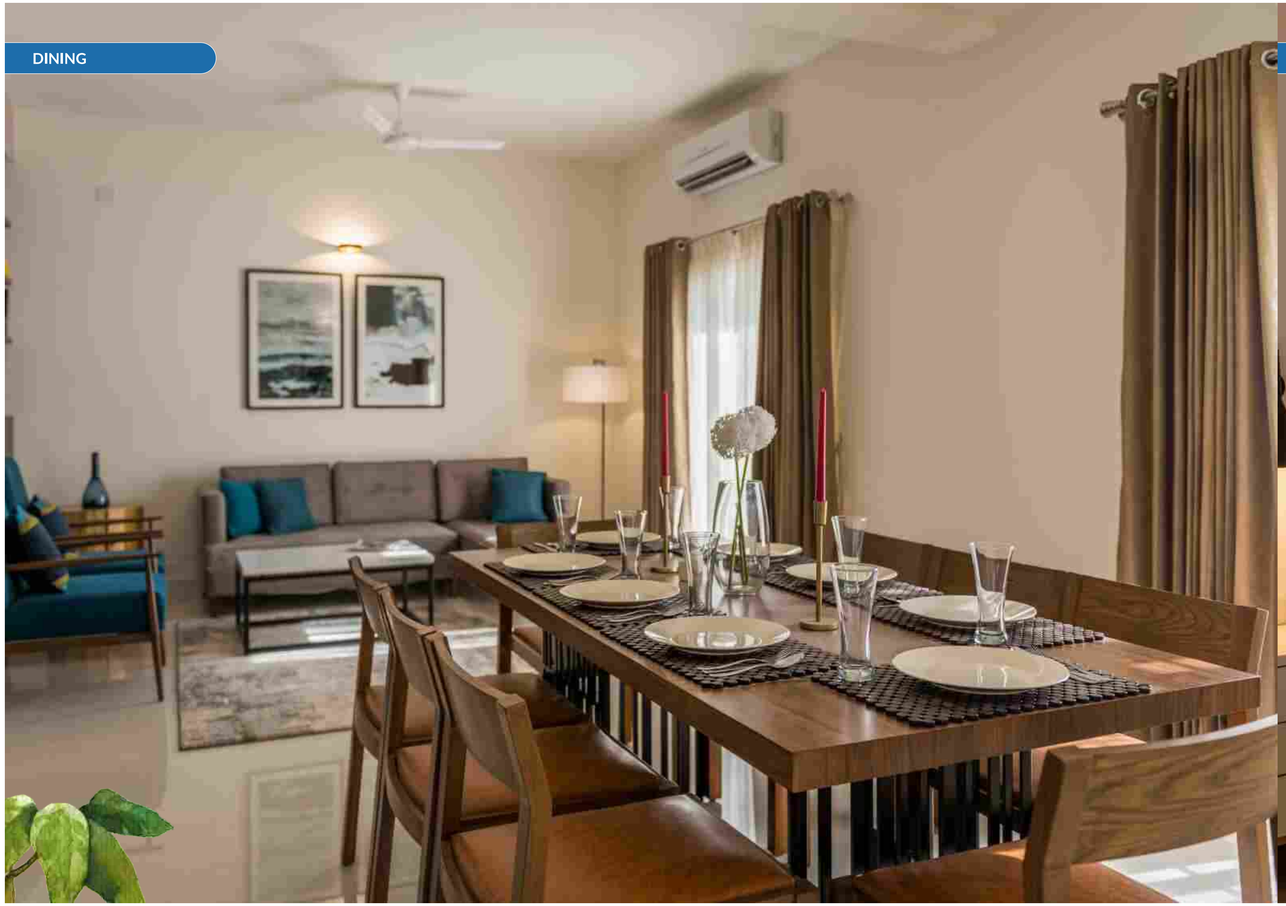


● Club House with Swimming Pool ● Multi-Purpose Hall ● Mini Theatre ● Fully Equipped Gym ● Indoor Games Room ● Tennis Court ● Cricket Nets ● Walking Track ● Outdoor Children's Play Area with park and seating facilities ● Intercom ● Association Room

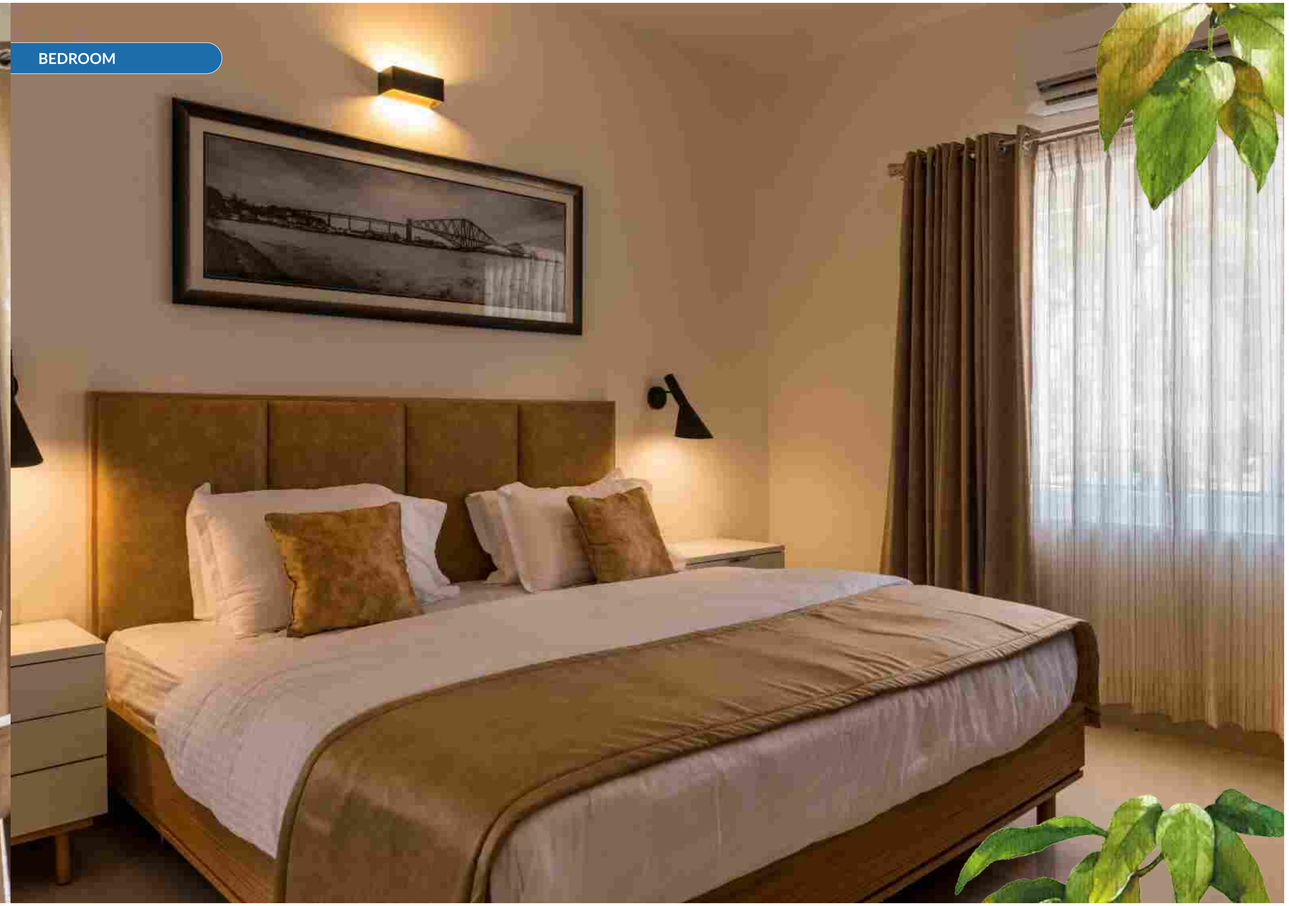
4 BHK MODEL HOUSE - ELEVATION VIEW

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

W
S N
E

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

TYPE A VILLA VIEW

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 VILLA VIEW

Type B – 4 BHK
East Facing Villa

W
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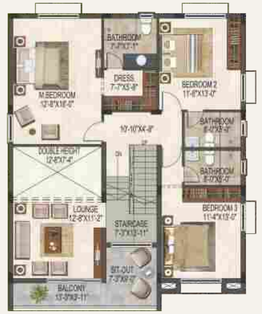
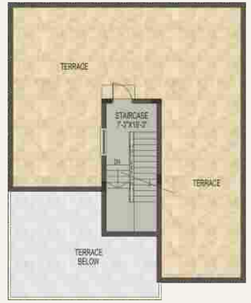
GROUND FLOOR PLAN

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 VILLA VIEW

Type B1 - 4 BHK
East Facing Villa

W
S
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GROUND 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 VILLA VIEW

Type C – 3 BHK
North Facing Villa

GROUND FLOOR PLAN

FIRST FLOOR PLAN

TERRACE FLOOR PLAN

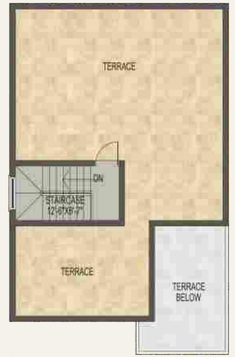
TYPE	VILLA NO.	LAND AREA in Sft	BUILT UP AREA in Sft	CARPET AREA in Sft
C	54 - 77	2533 & 2534	2349	1776

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 VILLA VIEW

Type E – 3 BHK
North Facing Villa

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

GROUND FLOOR PLAN

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

LANDSCAPE VIEW

APARTMENT VIEW

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
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
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

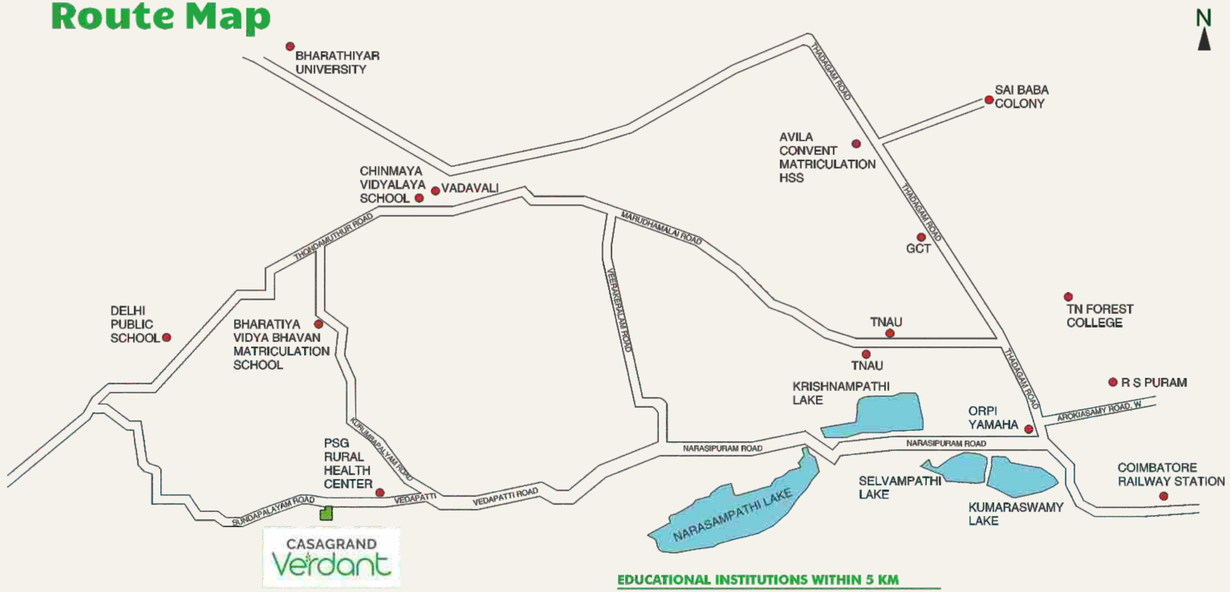
ELECTRICAL FIXTURES & FITTINGS

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



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

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

Awards

- Developer of the year 2018-2019 Realty Fact & Quickr
- Largest project of the year - Luxus (2018) TOI
- CSR Initiative of the Year - 2018 ET Now
- Excellence in Delivery - 2018 ET Now
- Distinguished Design Awards 2017 Casagrand ECR14
- Luxury Project of the Year - 2015-16 Casagrand Aldea Realty Fact
- Best Archived Project Casagrand Aldea CIDC Vishwakarma Award 2016
- Distinguished Design Awards 2017 Casagrand Pallagio
- Developer of the Year Residential - 2015-16 Realty Fact
- Best Realty Brand - 2015 Economic Times
- Most Admired Project in Southern Region - 2014 Casagrand Arena Worldwide Achievers
- Excellence in Customer Engagement - 2014 CEF

CASAGRAND
building aspirations

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PRE-CERTIFIED

CASAGRAND 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

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