

CASAGRAN
Orlena

*A superior lifestyle
that nourishes your child's soul*



Casagrand Builder Private Limited is a real estate enterprise committed to building aspirations and delivering value. In the last fifteen years, we have developed over 30 million sqft of prime residential real estate across Chennai, Bengaluru, and Coimbatore. Over 21,000 happy families across 110+ landmark properties stand testimony to our commitment.

In the sixteenth year of our journey, we at Casagrand are all set to progress further forward with projects worth over ₹8000 crores in the pipeline.

A lifestyle that's rare to come by...

As parents, our children come first always. We want the best of education, lifestyle and experiences for them. How great would it be if your child could get to enjoy all of that in the comfort of your very home?

Presenting Casagrand Orlena, North Bengaluru's first kids-themed community with plenty of features for the overall development of children. Since we strongly believe superior living doesn't happen through shortcuts, at Orlena, every aspect of living has been thoroughly thought-through, so your children and you experience a lifestyle that's nothing short of international standards. Right from the selection of location till the fittings and fixtures, everything has been uncompromisingly handpicked.

Situated on Hennur Junction beside Manyata Tech Park, this is a vibrant part of Bengaluru, perfect for the entire family, thanks to the presence of plenty of schools, hospitals, malls and many more conveniences.

We have carefully planned the entire community and your living spaces in such a way that you enjoy maximum privacy, more light and ventilation. With over 80 amenities & features, the highest in the market, and an upmarket clubhouse, you or your kids will never need to step out of the house on weekends. And the best part of all this is that you get this dream-like lifestyle at a never-before price!









CENTRE PLAZA



AERIAL VIEW



Salient Features

-  North Bengaluru's first kids-themed community on Hennur Main Road with 296 finest 2 and 3 BHK apartments spread across 4 acres
-  Basement + Ground + 7 floors design structure
-  A community with the best of architecture & finesse
-  80 amenities & features with **24,500** sq.ft clubhouse
-  Efficiency in space planning
-  Vaastu compliant homes
-  Meticulously planned basement parking to create a 100% vehicle-free zone within the community
-  Efficient building footprint with 65% of open space



SWIMMING POOL VIEW



80 Amenities

OUTDOOR AMENITIES

SPORTS

- 1 CRICKET PRACTICE NET
- 2 SKATING PLAZA
- 3 BASKETBALL
- 4 BICYCLE PARK
- 5 CYCLING TRACK
- 6 HUMP LOOP
- 7 JOGGING / RUNNING TRACK
- 8 100 M RUNNING
- 9 OUTDOOR GYM
- 10 TRAMPOLINE
- 11 NINE SQUARE IN THE AIR
- 12 GOLF PUTTING
- 13 OUTDOOR YOGA DECK
- 14 ROCK CLIMBING WALL

CLUBHOUSE NIGHT VIEW



KIDS

- 15CHILDREN'S PLAY AREA
- 16TOT- LOT
- 17KIDS SENSORY FLOOR GAMES
- 18CHALKBOARD WALL
- 19HOPSCOTCH
- 20MAZE GARDEN
- 21RUNNING LOOP
- 22KIDS ACTIVITY HUB
- 23INTERACTIVE FOUNTAIN
- 24HOOKEY RING TOSS GAME
- 25KIDS FUN PALETTE BUS
- 26GAGA BALL
- 27JUNGLE GYM
- 28TREE HOUSE

FEATURES & ENTERTAINMENT

- 29CENTRAL PLAZA
- 30GREEN PAVILIONS
- 31LANDSCAPED COVERED WALKWAYS
- 32SENIOR CITIZENS SEATING AREA

33COMMUNAL SEATING

34TREE PLAZA WITH SEATING

35SCULPTURE COURT

36AMPHITHEATRE WITH STAGE

37REFLEXOLOGY PATHWAY

38BARBEQUE COUNTER

39INTERACTIVE ZONE

40PERGOLA SEATING

41HAMMOCK GARDEN

42WIND CHIME GARDEN

CLUBHOUSE AMENITIES

INDOOR SPORTS

- 43BADMINTON COURT
- 44SQUASH COURT
- 45GYM
- 46INTERACTIVE GYM
- 47SENIOR CITIZENS GYM
- 48YOGA/ ZUMBA / AEROBICS / MEDITATION
- 49SLAM DUNK ROOM
- 50INDOOR GAMES ROOM (TT, Board Games, Air Hockey, Foosball, Snooker)

KIDS

- 51INDOOR KIDS PLAY AREA
- 52CRECHE
- 53SPINNING WHEEL OF HOPE
- 54BOULDERING WALL FOR KIDS
- 55KIDS BALL POOL
- 56KIDS LIBRARY
- 57ART / MUSIC / PAINTING
- 58LEARNING CENTRE

FEATURES & ENTERTAINMENT

- 59MINI THEATRE
- 60BANQUET HALL WITH KITCHEN
- 61VIRTUAL REALITY GAMES
- 62BOARD GAMES ARCADE
- 63BUSINESS CENTRE

FACILITIES & SERVICES

- 64ASSOCIATION ROOM
- 65DRIVERS / MAIDS TOILETS
- 66RECEPTION WITH CONCIERGE

67WAITING LOUNGE

68READING LOUNGE

69LUMBER ROOMS

70LAUNDRY / IRONING SHOP

TERRACE AMENITIES

SWIMMING POOL (Club terrace)

- 71SWIMMING POOL WITH INFINITY EDGE
- 72KIDS POOL
- 73OUTDOOR JACUZZI POOL
- 74INTERACTIVE WATER FEATURE
- 75POOLSIDE LOUNGE SEATERS
- 76POOLSIDE THEATRE
- 77POOLSIDE PARTY DECK
- 78WATER FEATURE
- 79POOLSIDE REFRESHMENT COUNTER
- 80OUTDOOR SHOWER







The best of product superiority

- North Bengaluru's first kids-themed community on Hennur Main Road
- A community with the best of Architecture & Finesse
- 80 amenities, features & a grand Clubhouse
- Efficiency in space planning
- Vaastu compliant homes
- Meticulously planned basement parking to create a 100% vehicle-free zone within the community
- The community boasts of an efficient building footprint where 65% of land area is open space.

Exclusive kids themed community in the neighbourhood

OUTDOOR KIDS AMENITIES

1. Children's play area
2. Tot- lot
3. Kids sensory floor games
4. Chalkboard wall
5. Hopscotch
6. Play lawn
7. Maze garden
8. Running loop
9. Kids activity hub
10. Interactive fountain
11. Hookey ring toss game

12. Kids fun palette bus

13. Gaga ball
14. Jungle gym
15. Tree house
16. Kids pool
17. Soccer pool
18. Mini bowling
19. Chip golf
20. Bicycle park
21. Hump loop
22. Trampoline park

INDOOR KIDS AMENITIES

23. Indoor kids play area
24. Creche
25. Spinning wheel of hope
26. Bouldering wall for kids
27. Kids ball pool
28. Kids library
29. Art / music / painting
30. Learning centre



Proudly presenting you a community with the best of Architecture & Finesse

1. The project is set amidst 4 acres on Hennur Main Road with G+7 structure housing 296 apartments.
2. Offering the most stunning modern architectural elevation with a beautiful glass façade emphasised by stunning facade lighting.
3. A grand entrance archway with water cascade and double height entry lobbies designed as premium welcoming elements into the project.
4. Kids & senior citizens friendly community designed with ramps & handrails.
5. Block orientation ensuring maximum wind-flow and minimum heat-gain for every apartment.
6. Landscaped spaces oriented parallel to the blocks providing best accessibility with views and vistas.
7. 24,500 sq.ft of clubhouse designed with an ultra-modern perforated metal façade paneling.

A neighbourhood one with nature

8. The community boasts of an efficient building footprint where 65% of land area is open space
9. The apartment blocks are planned with landscaped spaces oriented parallel to the blocks providing best accessibility with views and vistas.
10. Private terraces provided for the apartments in ground floor level.

Believe it or not, 80 amenities & features to keep you pumped!

11. The entire community is designed with a cycle track and walking/ jogging tracks with sensory floor games for kids.
12. Children's play area is spread across the project in the open landscaped parks & courtyards with tot-lot, kids interactive fountain, tree house, jungle gym, hookey ring toss game, gaga ball and kids fun palette bus, etc.
13. Badminton, Squash, Slam Dunk, Snooker, Table Tennis, Foosball, Air Hockey, Video Gaming Arcade and Virtual Reality Games for teens & young adults.
14. Engage in fitness to improve your wellness in our clubhouse spaces :
 - Gymnasium
 - Interactive gym (digital workout)
 - Senior citizens gym
 - Yoga/ Zumba / Aerobics/ Meditation room
15. Unique amenities like bicycle park with hump loops, cricket practice net, rock climbing wall, outdoor gym, Basketball practice court & Golf putting for active outdoor sports in the community.
16. The clubhouse spaces are facilitated with indoor kids play, creche, kids library, art/music/painting class, learning centre and spinning wheel of hope for kids' learning & development.
17. Host your guests or treat yourselves in amenities like multipurpose banquet hall, business centre, mini theatre, etc.

INTERACTIVE PLAY AREA



18. 2,700 sq.ft of swimming pool with kids pool, outdoor Jacuzzi pool, poolside theatre, water cascade feature, outdoor shower and poolside refreshment counter.
19. Enjoy the serenity of the flowing spaces within the community in the central plaza, green pavilions, tree plaza with seating, hammock garden, chime garden & reflexology pathway.

Know why our apartments are superior

20. Secured gated community with MyGate facility at the entry & exit, providing 24x7 security & CCTV surveillance across the site.
21. Designer main door with a dedicated paneling - a space to personalise your entrance.
22. Designer door number signage for every apartment.
23. Digital door lock system with four independent unlocking features.
24. Specification of interiors are upgraded to meet your lifestyle requirements right from flooring to premium sanitary fixtures.
25. All kitchens have spacious platform space and 2 sinks are provided:
 - Stainless steel sink without drain board inside kitchen
 - Stainless steel sink with drain board in the utility

Efficiency in space planning...

26. All units are designed with a dedicated foyer space.
27. All units are planned with separate utility accessible from kitchen.
28. Dedicated space for washing machine is provided in the utility.

- 29. Common hand wash and crockery niche provided in the dining area for your convenience.
- 30. Staggered living & dining spaces ensuring privacy.
- 31. All toilets are 8' X 5' spacious rectangular toilets.
- 32. Most 3 BHK units have 5' wide balcony & dedicated walk- in wardrobe for master bedroom.
- 33. Uninterrupted visual connectivity - most bedrooms & balconies will be facing courtyard or exterior.
- 34. No main door facing each other.
- 35. No overlooking apartments.
- 36. OTS/cutouts and shafts with convenient AC ODU spaces are planned for services and ventilation.

Considering Vaastu? We got that sorted too!

- 37. All units have SW bedroom.
- 38. No West or South facing main door.
- 39. No apartments have bed headboard in the North.
- 40. No apartments have NE & SW kitchen.
- 41. No apartments have toilets in SW or NE.

HAMMOCK

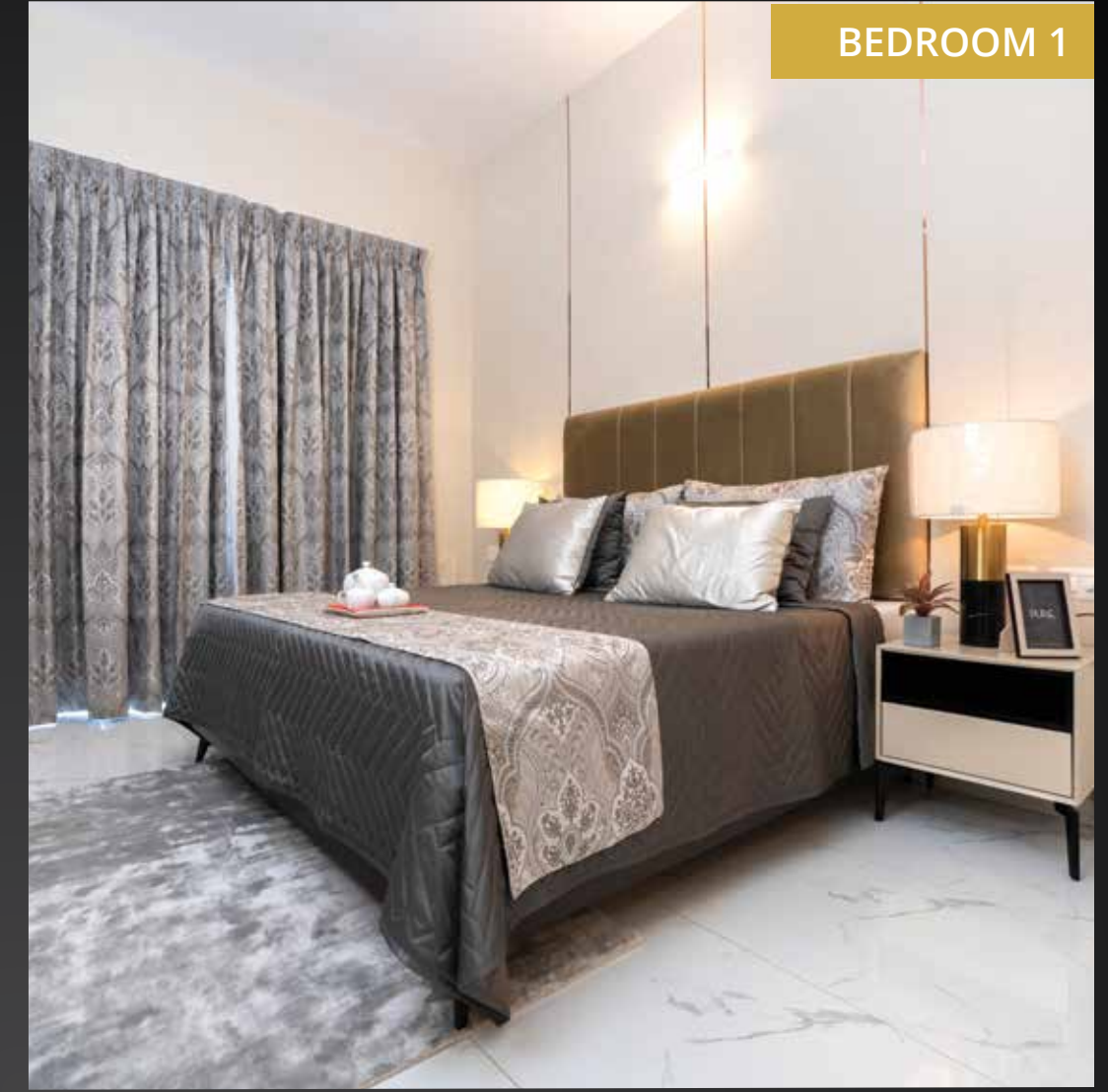


3BHK MODEL HOUSE VIEWS

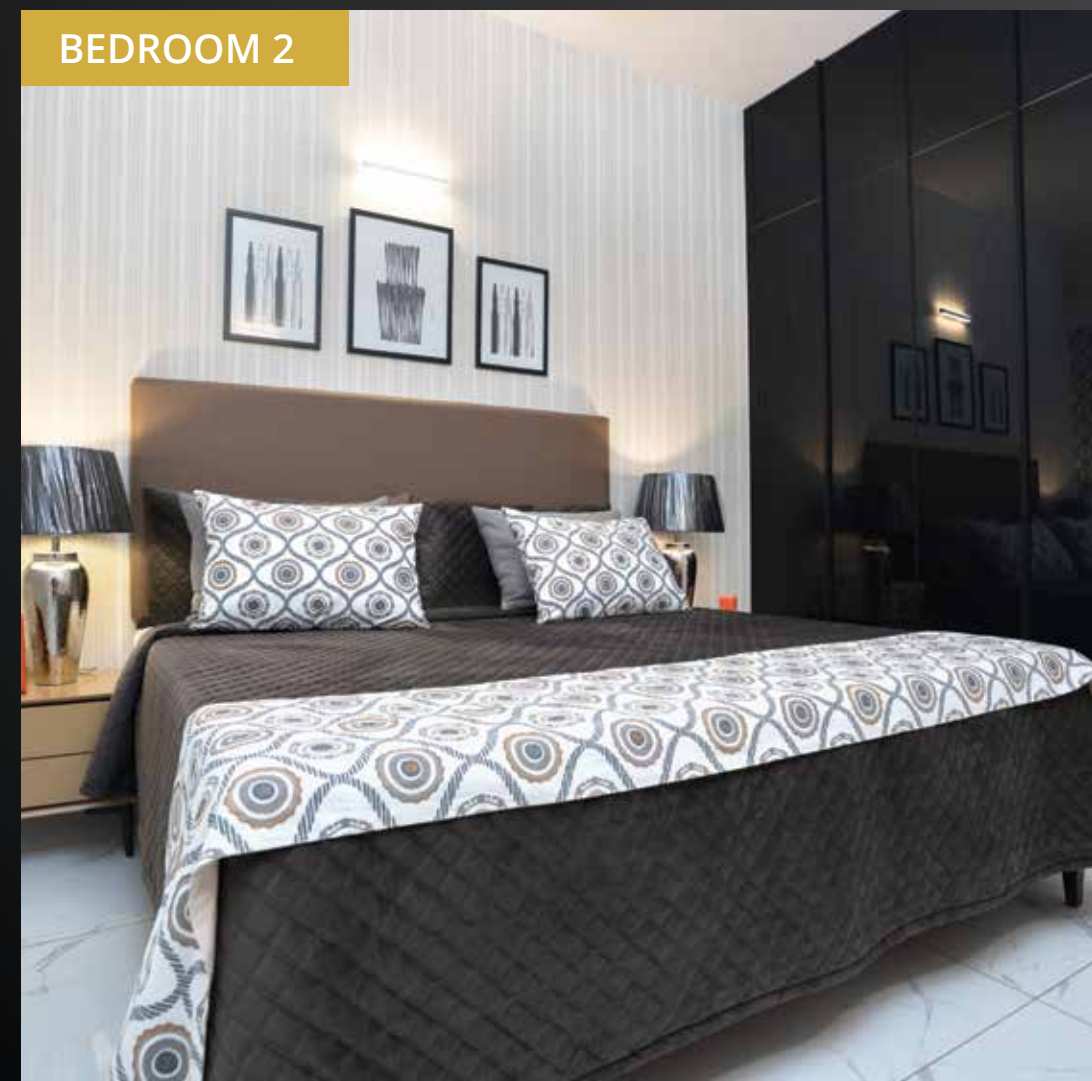
LIVING & DINING



BEDROOM 1



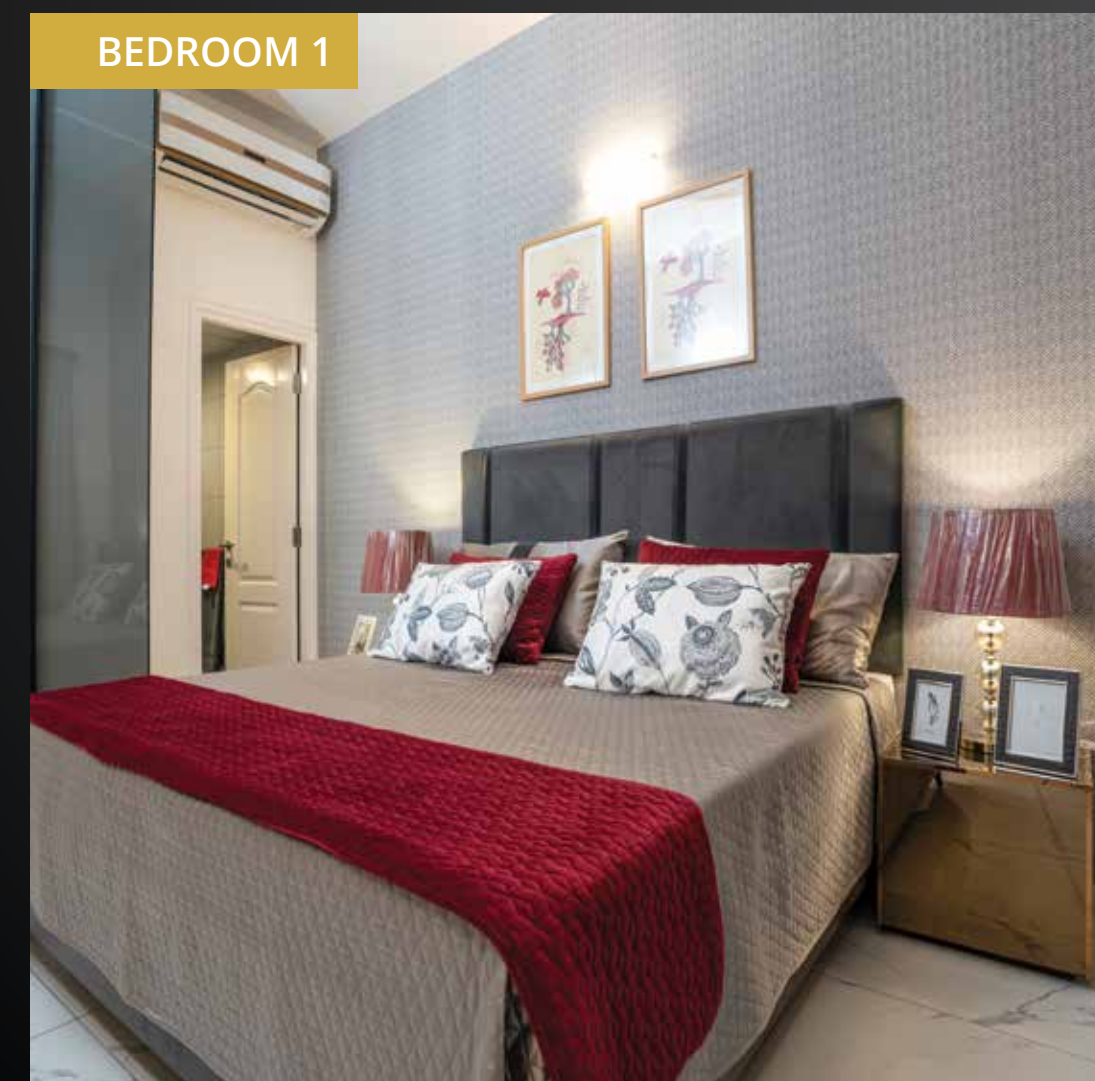
BEDROOM 2



KITCHEN



2BHK MODEL HOUSE VIEWS





COLOUR CODE

GROUND & FIRST FLOOR PLAN

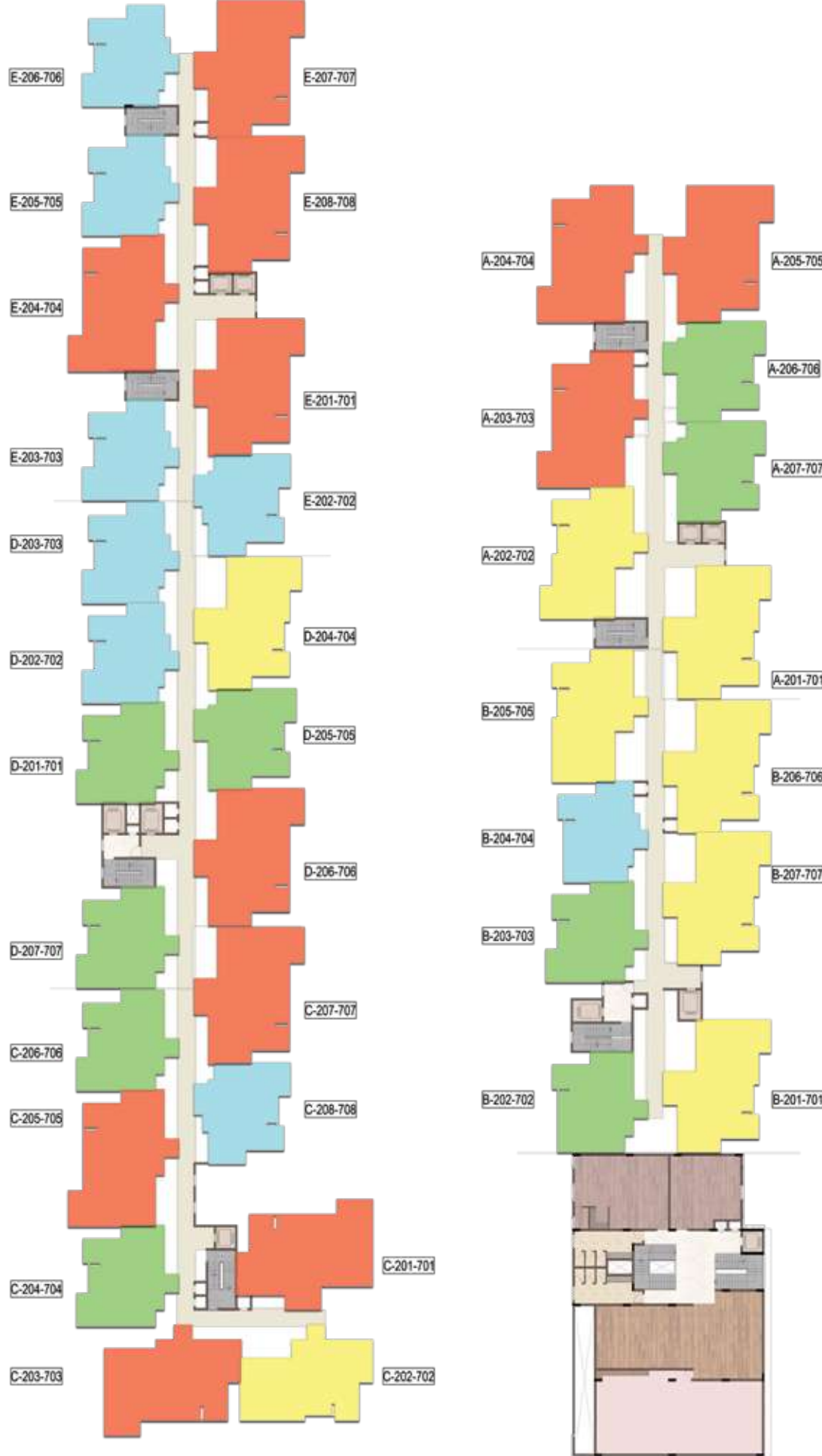


BLOCK-2

BLOCK-1

UNIT AREA TYPOLOGY				
SL.NO		UNIT TYPES	AREA IN SQ.FT	TOTAL NO UNITS
1		3 BHK+3T	1604 TO 1733	90 - NOS
2		3 BHK+3T	1451 TO 1551	60 - NOS
3		2 BHK+2T	1152 TO 1243	72 - NOS
4		2 BHK+2T	1078 TO 1174	64 - NOS
5		1 RK+1T	522 TO 523	6 - NOS
6		1 RK+1T	510 TO 515	4 - NOS
TOTAL				296 - NOS

2ND TO 7TH FLOOR PLAN



BLOCK-2

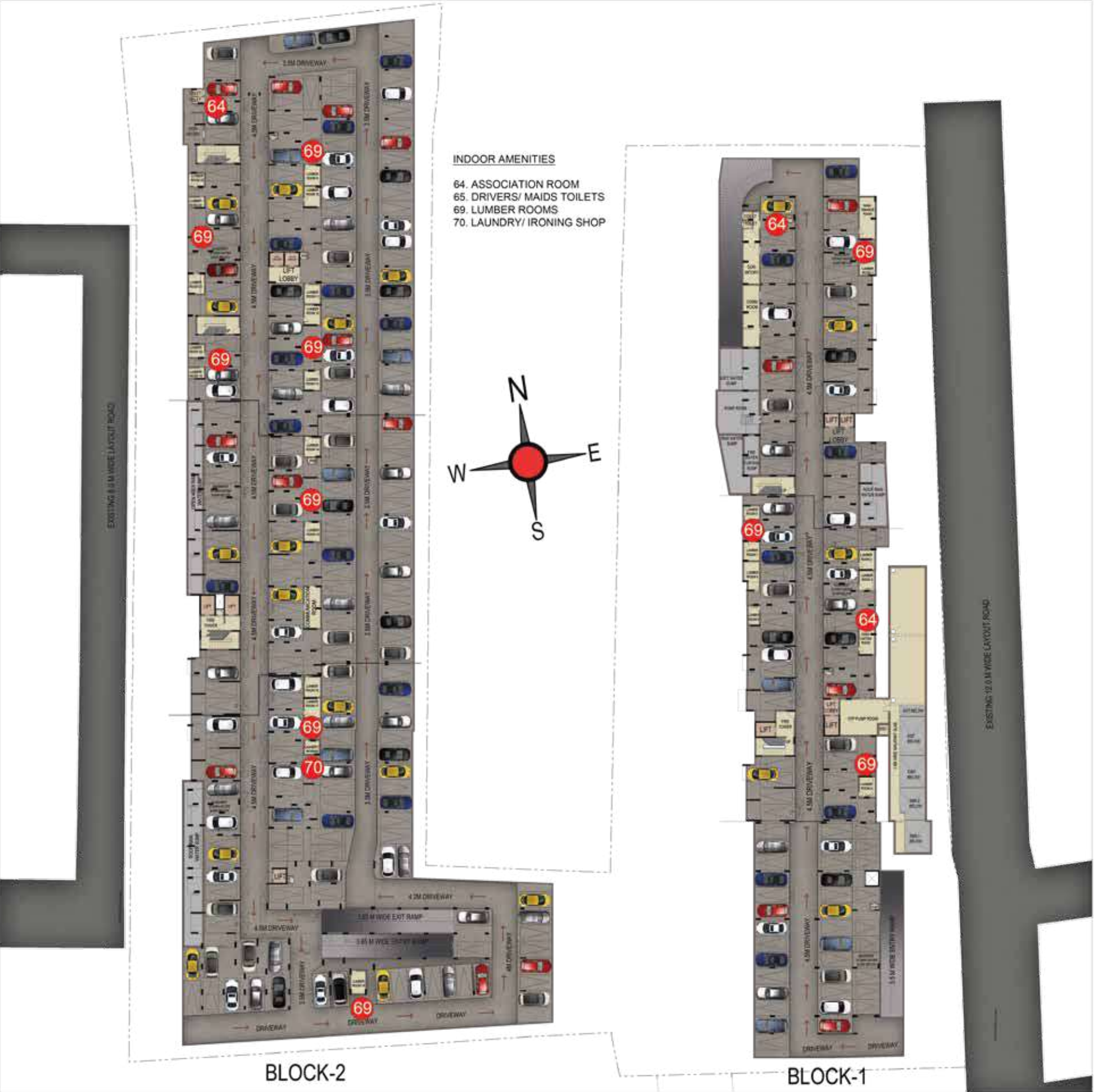
BLOCK-1

UNIT AREA TYPOLOGY				
SL.NO		UNIT TYPES	AREA IN SQ.FT	TOTAL NO UNITS
1		3 BHK+3T	1604 TO 1733	90 - NOS
2		3 BHK+3T	1451 TO 1551	60 - NOS
3		2 BHK+2T	1152 TO 1243	72 - NOS
4		2 BHK+2T	1078 TO 1174	64 - NOS
5		1 RK+1T	522 TO 523	6 - NOS
6		1 RK+1T	510 TO 515	4 - NOS
TOTAL				296 - NOS

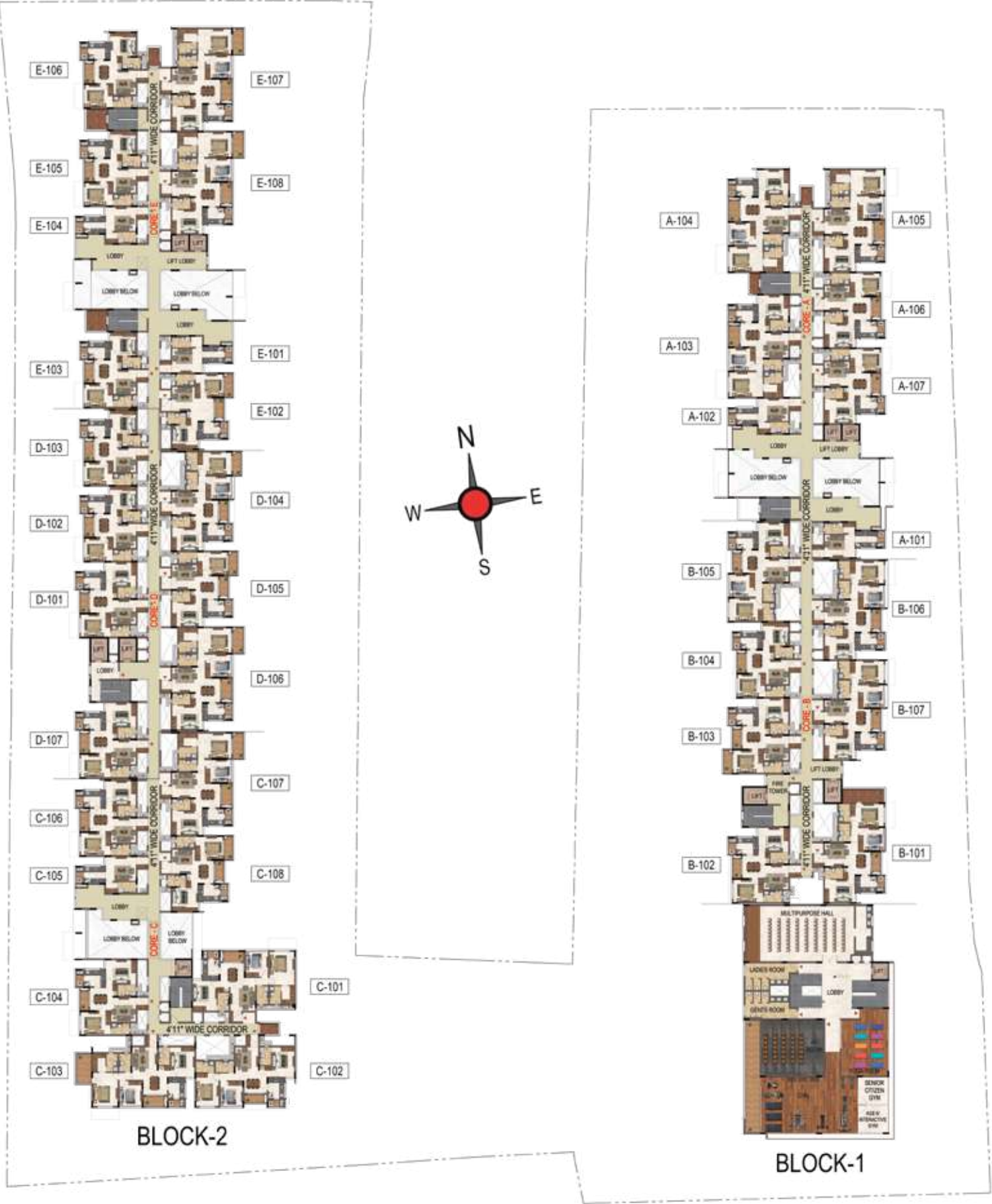
SITE PLAN



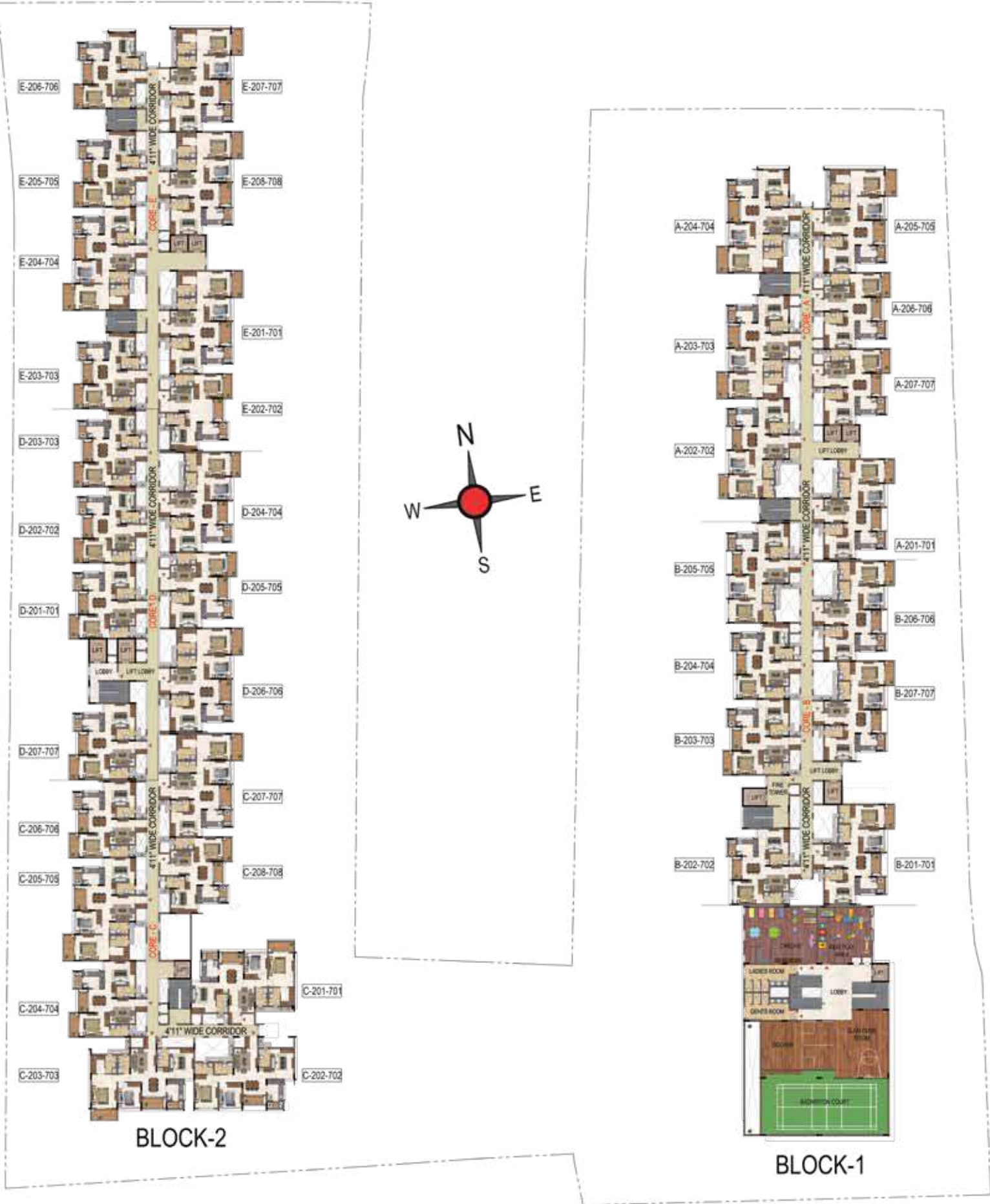
FLOOR PLANS



FIRST FLOOR PLAN

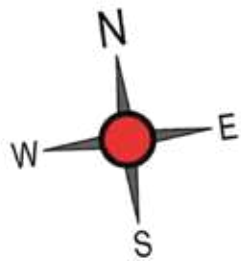


2ND TO 7TH TYPICAL FLOOR PLAN



UNIT PLANS

1RK + 1T - AG02 - A102
3BHK+3T - A202 - A702



UNIT A102 FIRST FLOOR

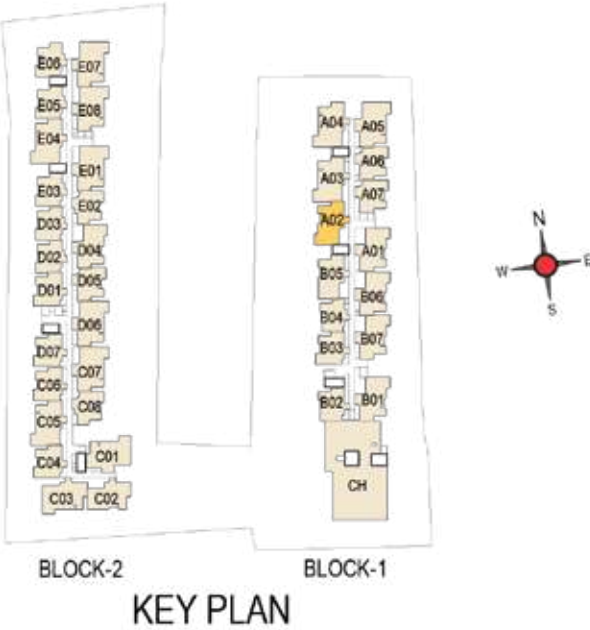


UNIT AG02 GROUND FLOOR



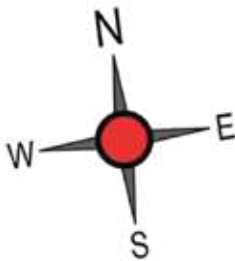
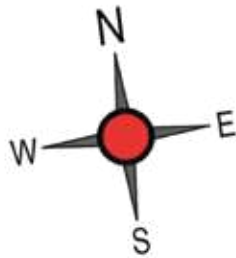
UNIT - A202-A702 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG02	1RK-1T	322	-	322	510	51
A102	1RK-1T	322	-	322	510	-
A202-A702	3BHK-3T	944	81	1025	1511	-



1RK + 1T - AG01 - A101
3BHK+3T - A201 - A701

1RK + 1T - CG05 - C105 & EG04 - E104
3BHK+3T - C205 - C705 & E204 - E704



UNIT A101 FIRST FLOOR



UNIT AG01 GROUND FLOOR



UNIT - A201-A701 TYPICAL FLOOR



UNIT - C105
E104 FIRST FLOOR



UNIT - EG04 GROUND FLOOR



UNIT - CG05 GROUND FLOOR

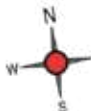
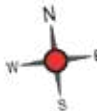


UNIT - C205-C705
E204-E704 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG01	1RK-1T	322	-	322	515	59
A101	1RK-1T	322	-	322	515	-
A201-A701	3BHK-3T	971	81	1052	1551	-



BLOCK-2 BLOCK-1
KEY PLAN



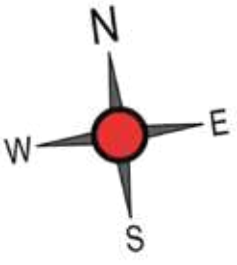
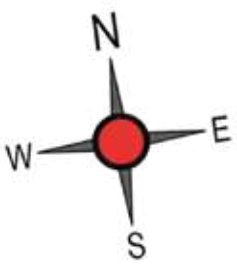
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG05 & EG04	1RK-1T	331	0	331	523 & 522	51 & 36
C105 & E104	1RK-1T	331	0	331	523 & 522	-
C205-C705 & E204-E704	3BHK-3T	1047	108	1155	1683 & 1687	-



BLOCK-2 BLOCK-1
KEY PLAN

1RK + 1T - EG01 - E101
3BHK+3T - E201 - E701

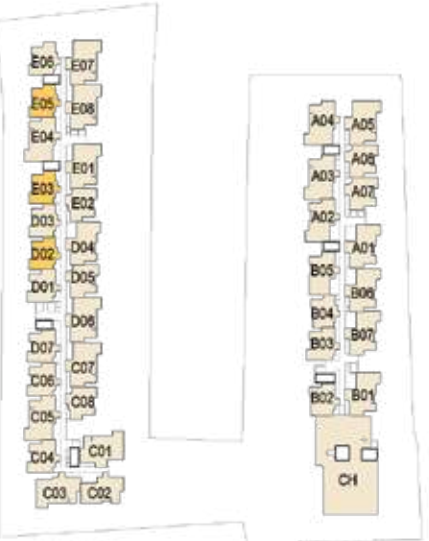
2BHK + 2T
DG02 - D702 & EG03 - E703 & EG05 - E705



UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
EG01	1RK-1T	331	-	331	522	36
E101	1RK-1T	331	-	331	522	-
E201-E701	3BHK-3T	1078	108	1186	1728	-



UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
DG02,EG03 & EG05	2BHK-2T	688	35	723	1078,1088 & 1083	44, 48 & 48
D102,E103 & E105	2BHK-2T	688	35	723	1078,1088 & 1083	-
D202-D702, E203-E703 & E205-E705	2BHK-2T	693	81	774	1140,1150 & 1145	-

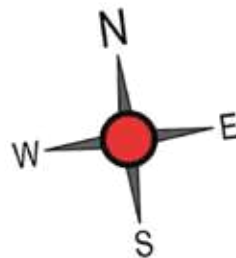
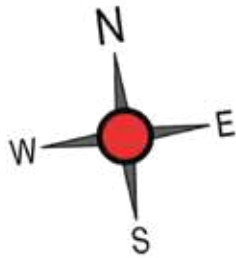


KEY PLAN

KEY PLAN

2BHK+2T
BG04 - B704

2BHK + 2T
DG03 - D703



UNIT NO - BG04 GROUND FLOOR



UNIT NO-B104 FIRST FLOOR



UNIT NO-B204-B704 TYPICAL FLOOR



UNIT NO - DG03 GROUND FLOOR

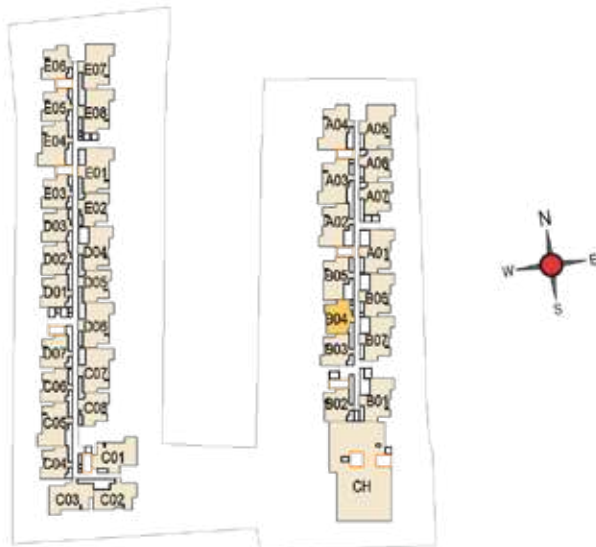


UNIT NO - D103 FIRST FLOOR



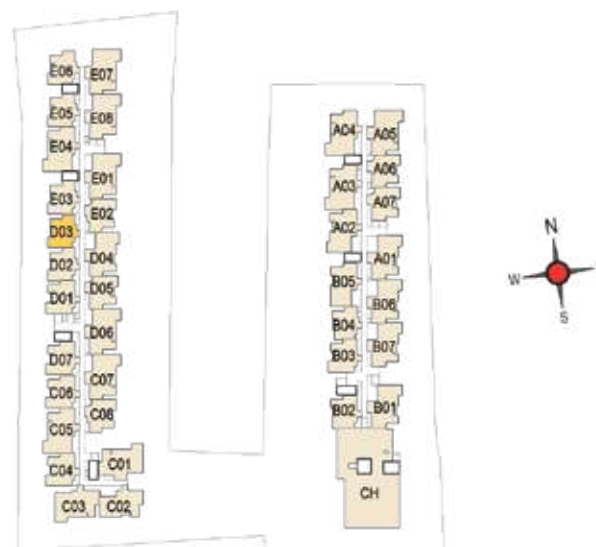
UNIT NO - D203-D703 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG04	2BHK-2T	688	35	723	1080	163
B104	2BHK-2T	688	35	723	1080	-
B204-B704	2BHK-2T	688	35	723	1080	-



BLOCK-2 BLOCK-1
KEY PLAN

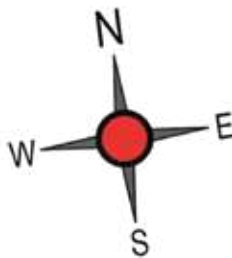
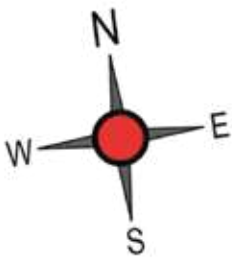
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
DG03	2BHK-2T	688	35	723	1084	51
D103	2BHK-2T	688	35	723	1084	-
D203-D703	2BHK-2T	693	81	774	1145	-



BLOCK-2 BLOCK-1
KEY PLAN

2BHK+2T
EG06 - E706

2BHK + 2T
CG06 - C706



UNIT NO - EG06 GROUND FLOOR



UNIT NO - E106 FIRST FLOOR



UNIT NO - E206-E706 TYPICAL FLOOR



UNIT NO - CG06 GROUND FLOOR

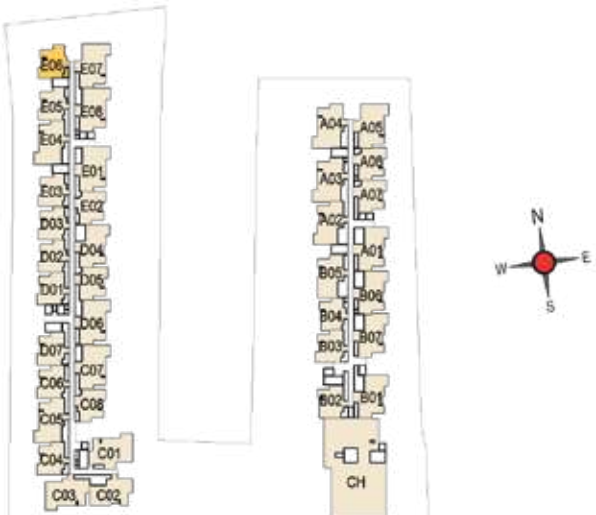


UNIT NO - C106 FIRST FLOOR



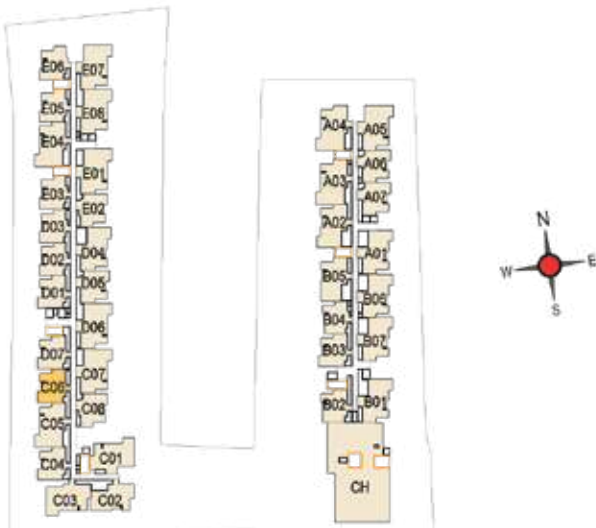
UNIT NO- C206-C706 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
EG06	2BHK-2T	688	35	723	1088	47
E106	2BHK-2T	688	35	723	1088	-
E206-E206	2BHK-2T	693	81	774	1150	-



BLOCK-2 BLOCK-1
KEY PLAN

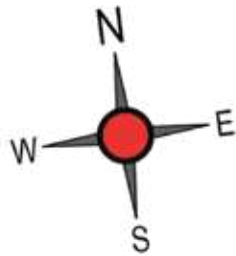
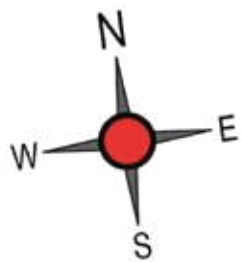
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG06	2BHK-2T	737	35	772	1152	59
C106	2BHK-2T	737	35	772	1152	-
C206-C706	2BHK-2T	741	81	822	1214	-



BLOCK-2 BLOCK-1
KEY PLAN

2BHK+2T
DG01 - D701

2BHK + 2T
BG02 - B702



UNIT NO - DG01

GROUND FLOOR

UNIT NO - D101

FIRST FLOOR

UNIT NO- D201-D701

TYPICAL FLOOR

UNIT NO - BG02

GROUND FLOOR

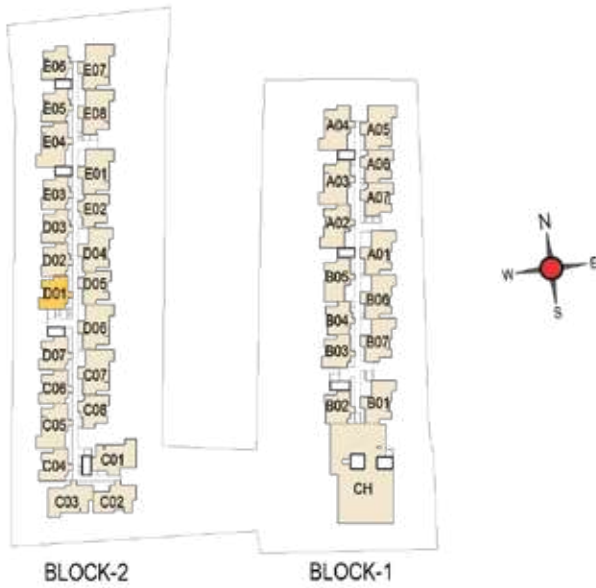
UNIT NO-B102

FIRST FLOOR

UNIT NO-B202-B702

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
DG01	2BHK-2T	737	35	772	1152	36
D101	2BHK-2T	737	35	772	1152	-
D201-D701	2BHK-2T	741	81	822	1213	-

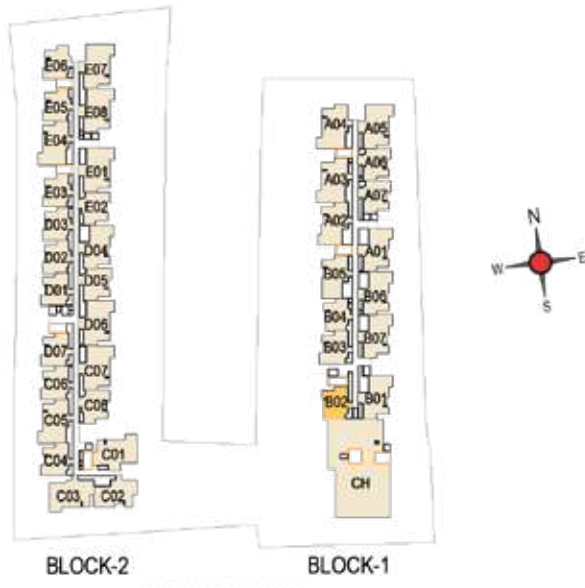


BLOCK-2

BLOCK-1

KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG02	2BHK-2T	737	35	772	1157	58
B102	2BHK-2T	737	35	772	1157	-
B202-B702	2BHK-2T	737	35	772	1157	-



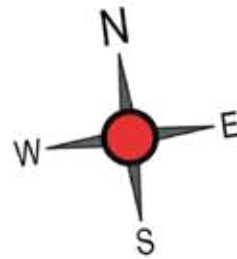
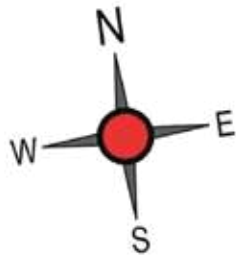
BLOCK-2

BLOCK-1

KEY PLAN

2BHK+2T
CG04 - C704

2BHK + 2T
DG07 - D707



UNIT NO - CG04

GROUND FLOOR



UNIT NO - C104

FIRST FLOOR



UNIT NO- C204-C704

TYPICAL FLOOR



UNIT NO - DG07

GROUND FLOOR



UNIT NO - D107

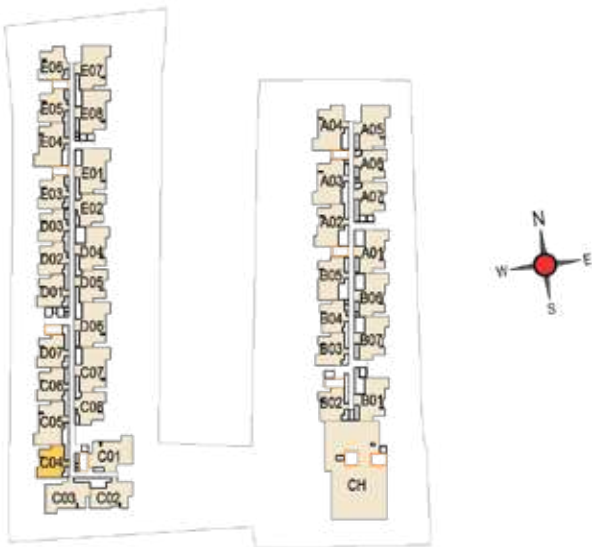
FIRST FLOOR



UNIT NO- D207-D707

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG04	2BHK-2T	737	35	772	1157	59
C104	2BHK-2T	737	35	772	1157	-
C204-C704	2BHK-2T	741	81	822	1214	-

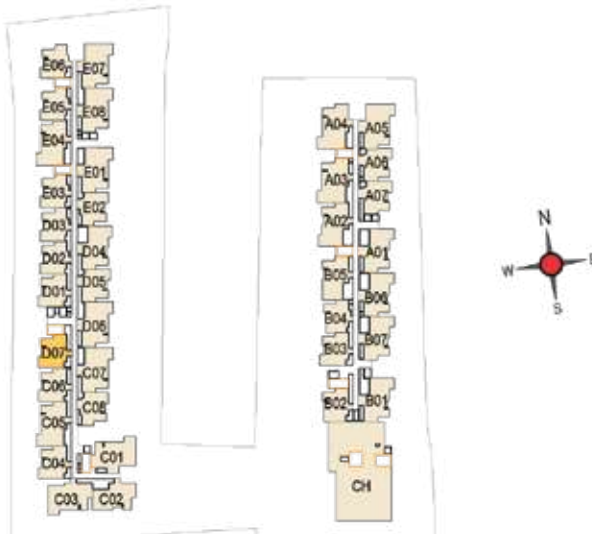


BLOCK-2

BLOCK-1

KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
DG07	2BHK-2T	737	35	772	1157	58
D107	2BHK-2T	737	35	772	1157	-
D207-D707	2BHK-2T	741	81	822	1219	-



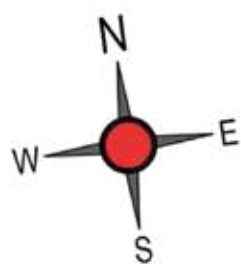
BLOCK-2

BLOCK-1

KEY PLAN

2BHK + 2T
AG06 - A706

2BHK+2T
CG08 - C708 & EG02 - E702



UNIT NO - AG06 GROUND FLOOR



UNIT NO - A106 FIRST FLOOR



UNIT NO - A206-A706 TYPICAL FLOOR



UNIT NO - CG08
EG02 GROUND FLOOR

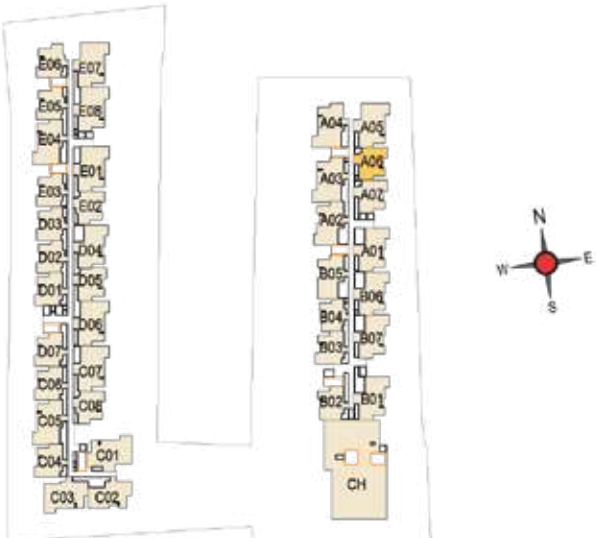


UNIT NO - C108
E102 FIRST FLOOR



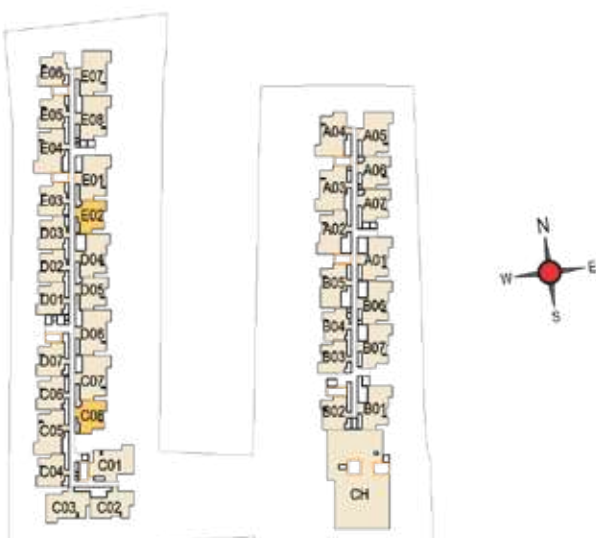
UNIT NO - C208-C708
E202-E702 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG06	2BHK-2T	758	35	793	1176	44
A106	2BHK-2T	758	35	793	1176	-
A206-A706	2BHK-2T	763	81	844	1237	-



BLOCK-2 BLOCK-1
KEY PLAN

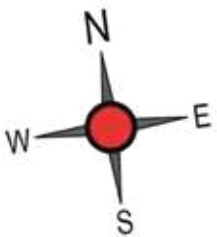
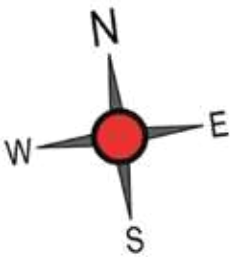
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG08 & EG02	2BHK-2T	714	81	795	1174	200
C108 & E102	2BHK-2T	714	81	795	1174	-
C208-C708 & E202-E702	2BHK-2T	714	81	795	1174	-



BLOCK-2 BLOCK-1
KEY PLAN

2BHK + 2T
AG07 - A707

2BHK+2T
BG03 - B703



UNIT NO - AG07 GROUND FLOOR



UNIT NO - A107 FIRST FLOOR



UNIT NO - A207-A707 TYPICAL FLOOR



UNIT NO - BG03 GROUND FLOOR



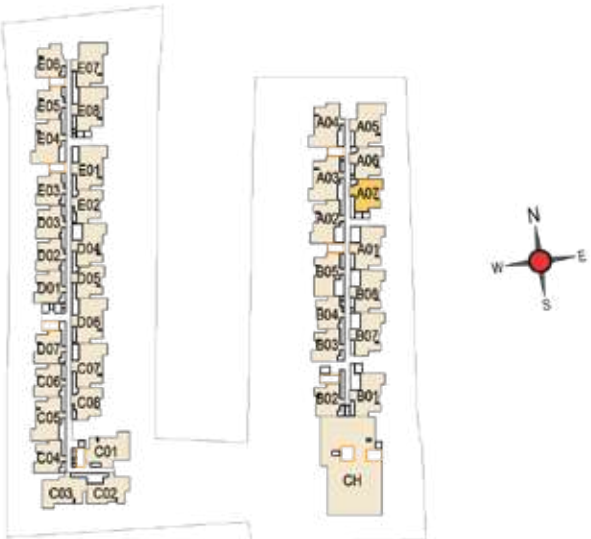
UNIT NO-B103 FIRST FLOOR



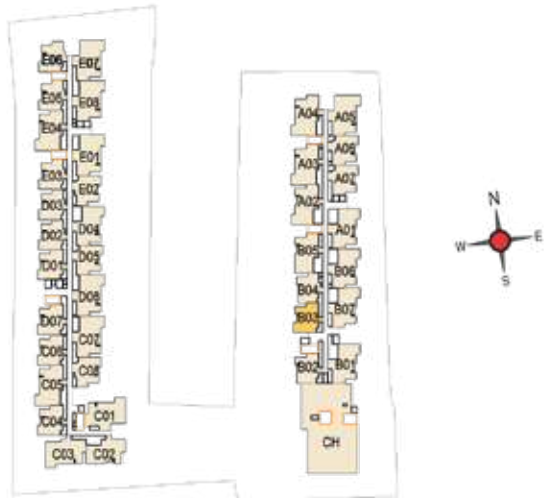
UNIT NO-B203-B703 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG07	2BHK-2T	758	35	793	1181	57
A107	2BHK-2T	758	35	793	1181	-
A207-A707	2BHK-2T	763	81	844	1243	-

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG03	2BHK-2T	741	81	822	1213	77
B103	2BHK-2T	741	81	822	1213	-
B203-B703	2BHK-2T	741	81	822	1213	-



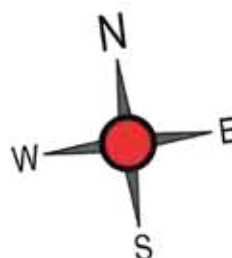
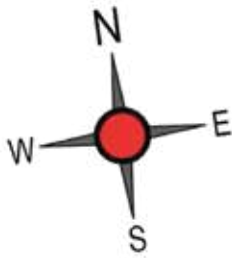
BLOCK-2 BLOCK-1
KEY PLAN



BLOCK-2 BLOCK-1
KEY PLAN

2BHK + 2T
DG05 - D705

3BHK+3T
CG02 - C702



UNIT NO - DG05

GROUND FLOOR



UNIT NO - D105

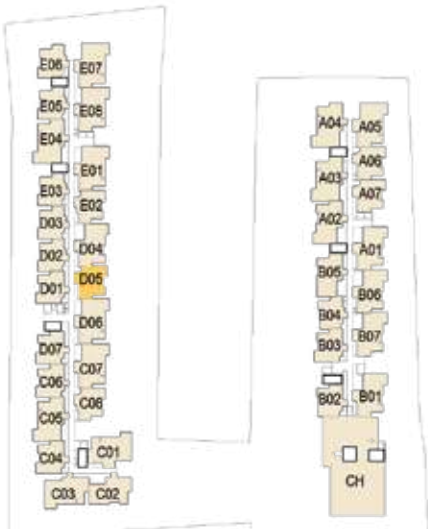
FIRST FLOOR



UNIT NO - D205-D705

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
DG05	2BHK-2T	763	81	844	1237	142
D105	2BHK-2T	763	81	844	1237	-
D205-D705	2BHK-2T	763	81	844	1237	-



BLOCK-2

BLOCK-1

KEY PLAN



UNIT NO - C102

FIRST FLOOR



UNIT NO- C202-C702

TYPICAL FLOOR



UNIT NO - CG02

GROUND FLOOR

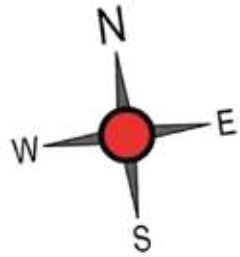
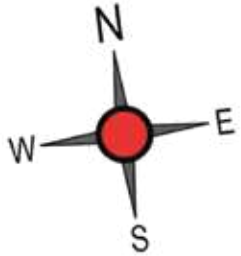
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG02	3BHK-3T	940	35	975	1451	59
C102	3BHK-3T	940	35	975	1451	-
C202-C702	3BHK-3T	940	35	975	1451	-



KEY PLAN

3BHK + 3T
BG05 - B705

3BHK+3T
BG06 - B706



UNIT NO - BG05 GROUND FLOOR



UNIT NO - B105 FIRST FLOOR



UNIT NO - B205-B705 TYPICAL FLOOR



UNIT NO - BG06 GROUND FLOOR



UNIT NO - B106 FIRST FLOOR



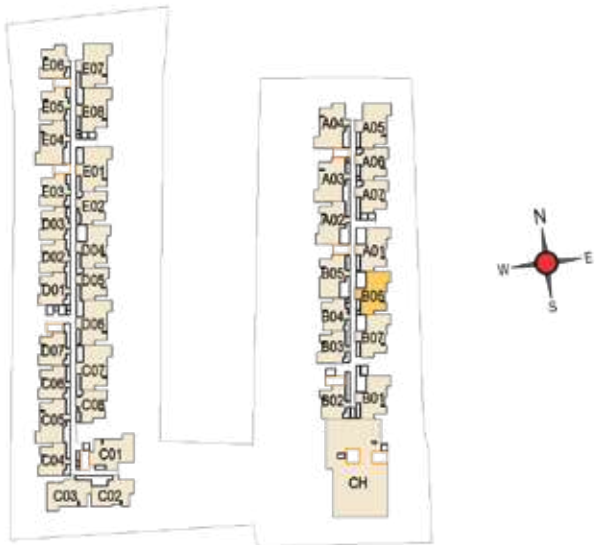
UNIT NO - B206-B706 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG05	3BHK-3T	940	35	975	1451	59
B105	3BHK-3T	940	35	975	1451	-
B205-B705	3BHK-3T	940	35	975	1451	-



BLOCK-2 BLOCK-1
KEY PLAN

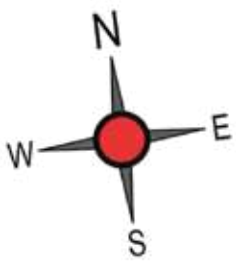
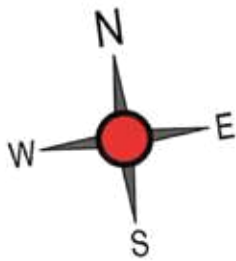
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG06	3BHK-3T	966	35	1001	1486	130
B106	3BHK-3T	966	35	1001	1486	-
B206-B706	3BHK-3T	971	81	1052	1547	-



BLOCK-2 BLOCK-1
KEY PLAN

3BHK + 3T
BG07 - B707

3BHK+3T
BG01 - B701



UNIT NO - BG07 GROUND FLOOR



UNIT NO - B107 FIRST FLOOR



UNIT NO - B207-B707 TYPICAL FLOOR



UNIT NO - BG01 GROUND FLOOR

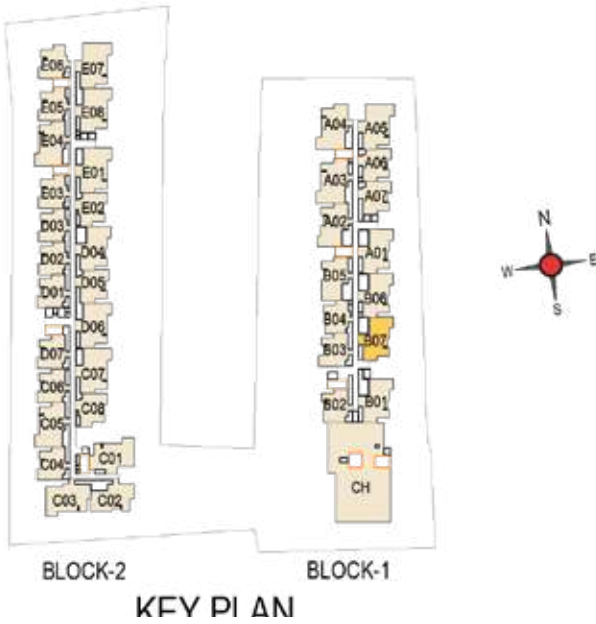


UNIT NO - B101 FIRST FLOOR

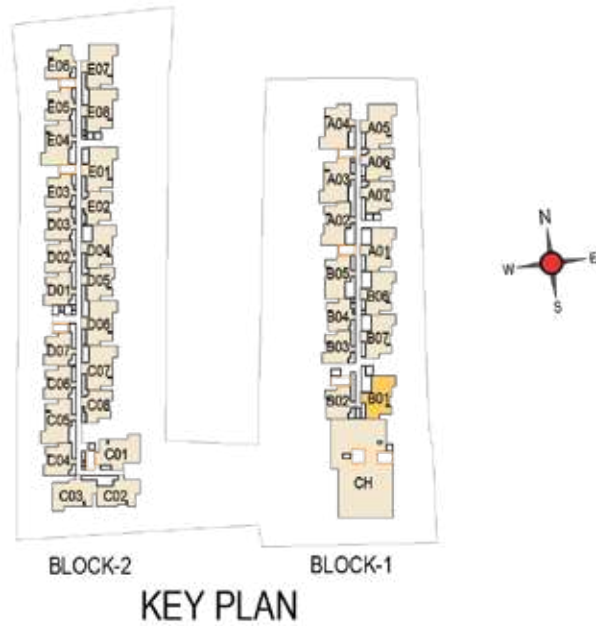


UNIT NO - B201-B701 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG07	3BHK-3T	966	35	1001	1486	130
B107	3BHK-3T	966	35	1001	1486	-
B207-B707	3BHK-3T	971	81	1052	1547	-

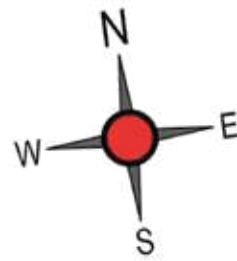
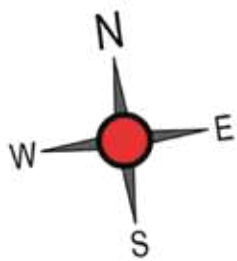


UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
BG01	3BHK-3T	966	35	1001	1489	130
B101	3BHK-3T	966	35	1001	1489	124
B201-B701	3BHK-3T	971	81	1052	1551	-



3BHK + 3T
DG04 - D704

3BHK + 3T
AG03 - A703



UNIT NO - DG04

GROUND FLOOR

UNIT NO-D104

FIRST FLOOR

UNIT NO-D204-D704

TYPICAL FLOOR

UNIT NO - AG03

GROUND FLOOR

UNIT NO - A103

FIRST FLOOR

UNIT NO - A203-A703,

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
DG04	3BHK-3T	971	81	1052	1546	163
D104	3BHK-3T	971	81	1052	1546	-
D204-D704	3BHK-3T	971	81	1052	1546	-

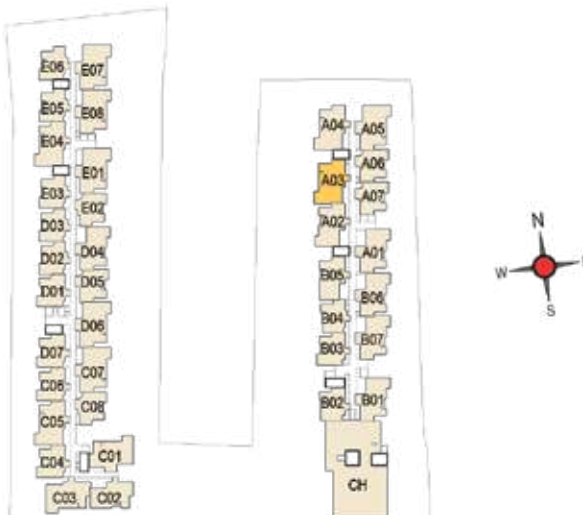


BLOCK-2

BLOCK-1

KEY PLAN

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG03	3BHK-3T	1042	46	1088	1604	58
A103	3BHK-3T	1042	46	1088	1604	-
A203-A703	3BHK-3T	1047	108	1155	1688	-



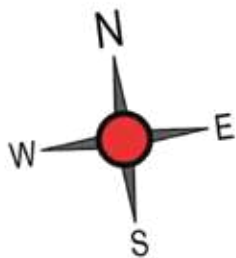
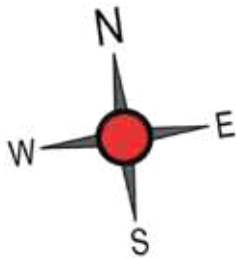
BLOCK-2

BLOCK-1

KEY PLAN

3BHK+3T
CG03 - C703

3BHK + 3T
AG04 - A704



UNIT NO - C103

FIRST FLOOR



UNIT NO - C203-C703

TYPICAL FLOOR



UNIT NO - CG03

GROUND FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG03	3BHK-3T	1042	46	1088	1606	51
C103	3BHK-3T	1042	46	1088	1606	104
C203-C703	3BHK-3T	1047	108	1155	1689	-



BLOCK-2

BLOCK-1

KEY PLAN



UNIT NO - AG04

GROUND FLOOR



UNIT NO - A104

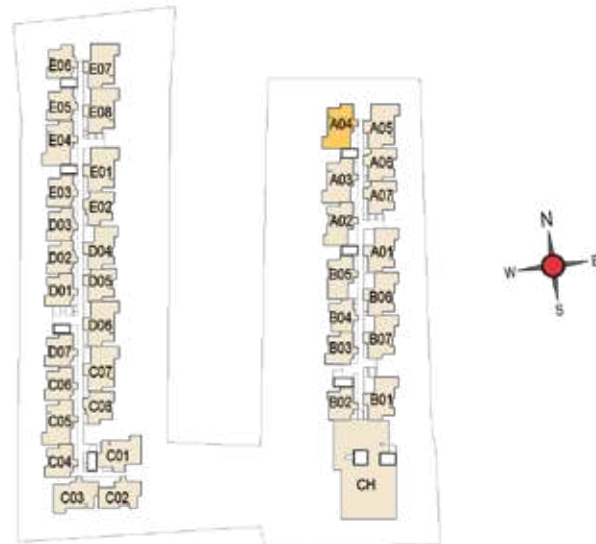
FIRST FLOOR



UNIT NO - A204-A704

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG04	3BHK-3T	1042	46	1088	1610	59
A104	3BHK-3T	1042	46	1088	1610	-
A204-A704	3BHK-3T	1047	108	1155	1693	-



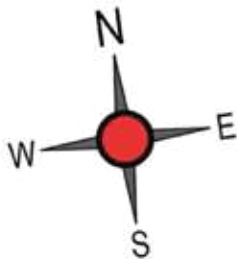
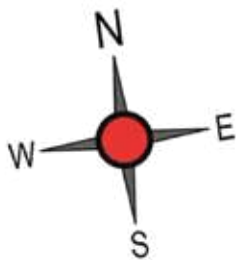
BLOCK-2

BLOCK-1

KEY PLAN

3BHK+3T
AG05 - A705

3BHK + 3T
CG01 - C701



UNIT NO - AG05 GROUND FLOOR



UNIT NO - A105 FIRST FLOOR



UNIT NO - A205-A705 TYPICAL FLOOR

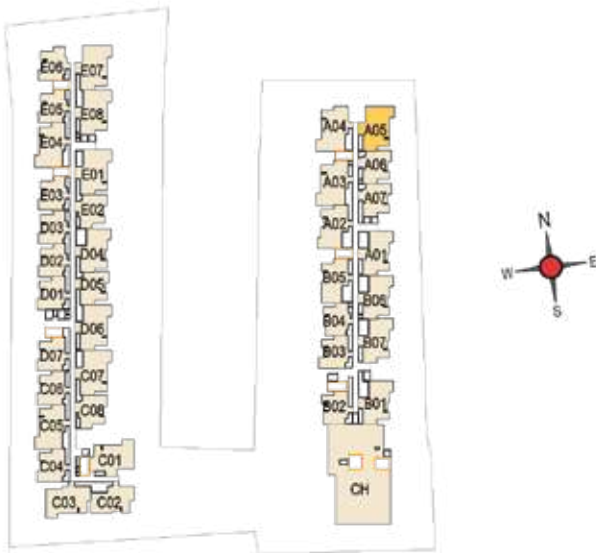


UNIT NO - CG01-C101 GROUND & 1ST FLOOR



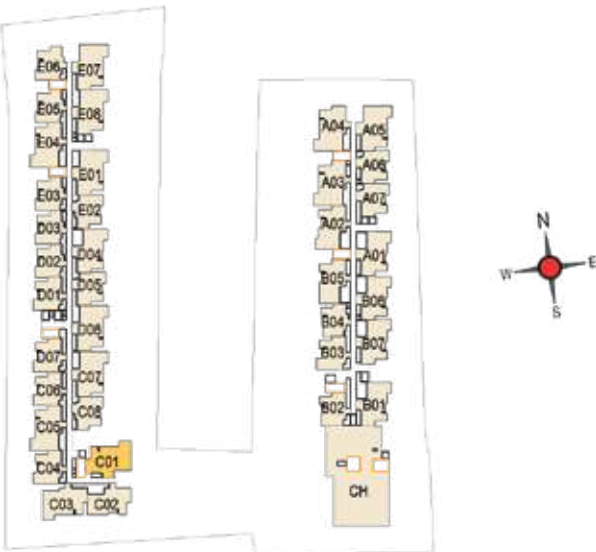
UNIT NO-C201-C701 TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
AG05	3BHK-3T	1074	46	1120	1645	44
A105	3BHK-3T	1074	46	1120	1645	-
A205-A705	3BHK-3T	1078	108	1186	1728	-



KEY PLAN

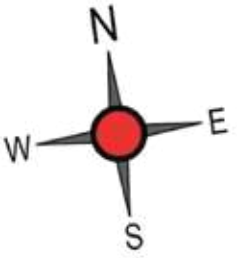
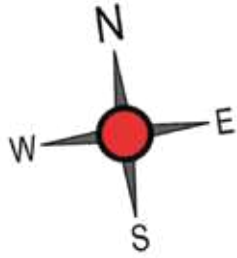
UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG01	3BHK-3T	1074	46	1120	1650	-
C101	3BHK-3T	1074	46	1120	1650	-
C201-C701	3BHK-3T	1078	108	1186	1733	-



KEY PI AN

3BHK+3T
CG07 - C707, DG06 - D706 & EG08 - E708

3BHK + 3T
EG07 - E707



UNIT NO - CG07
DG06
EG08

GROUND FLOOR



UNIT NO - C107
D106
E108

FIRST FLOOR



UNIT NO - C207-C707
D206-D706
E208-E708

TYPICAL FLOOR



UNIT NO - EG07

GROUND FLOOR



UNIT NO - E107

FIRST FLOOR



UNIT NO - E207-E707

TYPICAL FLOOR

UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
CG07,DG06 & EG08	3BHK-3T	1078	108	1186	1728,1728 & 1728	147
C107,D106 & E108	3BHK-3T	1078	108	1186	1728,1728 & 1728	-
C207-C707,D206-D706 & E208-E708	3BHK-3T	1078	108	1186	1728,1728 & 1728	-



BLOCK-2

BLOCK-1

KEY PLAN



UNIT NO.	APARTMENT TYPE	CARPET AREA (SQFT)	BALCONY AREA (SQFT)	TOTAL CARPET AREA (SQFT)	SALEABLE AREA (SQFT)	PRIVATE TERRACE AREA (SQFT)
EG07	3BHK-3T	1078	108	1186	1728	147
E107	3BHK-3T	1078	108	1186	1728	-
E207-E707	3BHK-3T	1078	108	1186	1728	-



BLOCK-2

BLOCK-1

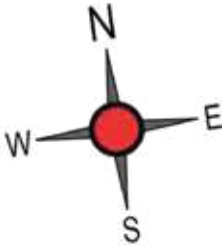
KEY PLAN



CLUBHOUSE



CLUBHOUSE GROUND FLOOR PLAN



INDOOR AMENITIES

- 66. RECEPTION WITH CONCIERGE
- 67. WAITING LOUNGE
- 68. READING LOUNGE



KEY PLAN



CLUBHOUSE FIRST FLOOR PLAN



- INDOOR AMENITIES**
- 45. GYM
 - 46. INTERACTIVE GYM
 - 47. SENIOR CITIZENS GYM
 - 48. YOGA/ZUMBA/
AEROBICS/MEDITATION
 - 59. MINI THEATRE
 - 60. BANQUET HALL WITH KITCHEN



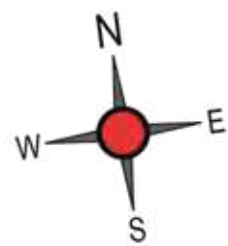
CLUBHOUSE SECOND FLOOR PLAN



- INDOOR AMENITIES**
- 43. BADMINTON COURT
 - 44. SQUASH COURT
 - 49. SLAM DUNK ROOM
 - 51. INDOOR KIDS PLAY AREA
 - 52. CRECHE
 - 53. SPINNING WHEEL OF HOPE
 - 54. BOULDERING WALL FOR KIDS
 - 55. KIDS BALL POOL



CLUBHOUSE THIRD FLOOR PLAN

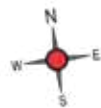


INDOOR AMENITIES

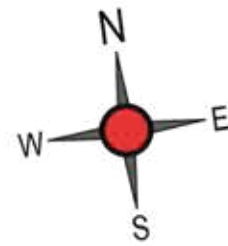
- 50. INDOOR GAMES ROOM
(TT, board games, air hockey, foos ball, snooker)
- 56. KIDS LIBRARY
- 57. ART / MUSIC / PAINTING
- 58. LEARNING CENTRE
- 61. VIRTUAL REALITY GAMES
- 62. BOARD GAMES ARCADE
- 63. BUISNESS CENTER



KEY PLAN

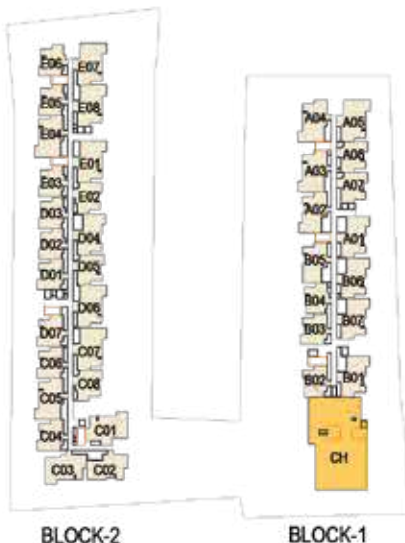


CLUBHOUSE TERRACE FLOOR PLAN



INDOOR AMENITIES

- 71. SWIMMING POOL
WITH INFINITY EDGE
- 72. KIDS POOL
- 73. OUTDOOR JACUZZI POOL
- 74. INTERACTIVE WATER FEATURE
- 75. POOLSIDE LOUNGE SEATERS
- 76. POOLSIDE THEATRE
- 77. POOLSIDE PARTY DECK
- 78. WATER FEATURE
- 79. POOLSIDE REFRESHMENT COUNTER
- 80. OUTDOOR SHOWER



KEY PLAN





WALL CLIMBING



Specifications

1. STRUCTURE

Structural system

RCC framed structure designed for seismic compliant (Zone 2)

Masonry

200mm for external walls & 100mm for internal walls

Floor-floor height (incl. slab)

Will be maintained at 2950mm

ATT

Anti-termite treatment will be done

2. WALL FINISH

Internal walls

Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Ceiling

Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Exterior walls

Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion paint with colour as per architect's design

Bathroom
Glazed ceramic tile up to false ceiling height of size 300x600mm & above false ceiling will be finished with a coat of primer
Kitchen
Ceramic wall tile of size 300x600mm for a height of 600mm above the counter top finished level
Utility
Ceramic wall tile of size 300x600mm as per architect's design intent wherever applicable
Toilet ceiling
Grid type false ceiling

3. FLOOR FINISH

Foyer, living, dining, bedrooms & kitchen
Vitrified tiles of size 600x1200mm
Bathroom
Anti-skid ceramic tiles of size 300x300mm
Balcony / Utility
Anti-skid ceramic tiles of size 300x300mm
Private open terrace (if applicable)
Pressed tiles finish

4. KITCHEN & DINING

Kitchen
Platform will be finished with granite slab at height of 800mm from the finished floor level

Electrical point
For chimney & water purifier
CP fitting
American Standard / Grohe / equivalent
Sink
Stainless steel sink without drain board
Utility
Stainless steel sink with drain board
Dining
Wall mount washbasin wherever applicable

5. BALCONY

Handrail
MS handrail as per architect's design

6. BATHROOMS

Sanitary fixture
American Standard / Grohe / equivalent
CP fittings
American Standard / Grohe / equivalent
Bedroom-1 bathroom
Wall mounted WC with cistern, health faucet, single lever diverter, overhead shower with a polished granite slab counter top wash basin
Other bathrooms
Wall mounted WC with cistern, health faucet, single lever diverter, overhead shower with a wall hung wash basin

7. JOINERY

Main door
Good quality main door of size 1050x2100mm with double side veneer with polish finish and panel on one side
Bedroom doors
Skin moulded shutter of size 900x2100mm with paint finish
Bathroom doors
FRP shutter of size 750x2100mm
Windows
Aluminium powder coated windows with sliding shutter with see through plain glass
French doors
Aluminium powder coated frame and doors with toughened glass
Ventilators
Aluminium powder coated frame of fixed / adjustable louvered / open-able shutter for ODU access

8. WINDOWS

Windows
Aluminium powder coated windows with sliding shutter with see through plain glass
French doors
Aluminium powder coated frame and doors with toughened glass
Ventilators
Aluminium powder coated frame of fixed / adjustable louvered / open-able shutter for ODU access

9. ELECTRICAL POINTS

Power supply
3-phase power supply connection
Safety device
MCB & ELCB (Earth Leakage Circuit Breaker)
Switches & sockets
Modular box & modular switches & sockets of Schneider/equivalent
Wires
Fire Retardant Low Smoke (FRLS) copper wire of a good quality IS brand
TV
Point in living & bed-1 and provision in other bedrooms
Telephone
Point in living & bed-1
Data
Point in living & bed-1
Split- air conditioner
Provision in living / dining and point in all bedrooms
Exhaust fan
Point will be given in all bathrooms
Geyser
Geyser point will be provided in all toilets
Back-up
600W for 3 BHK, 500W for 2 BHK & 400 W for studio apartment

NOTE – Master Bedroom refers to Bedroom – 1

Specifications common to building complex

COMMON FEATURES:

1.

Lift

Elevators of 8 passenger lift will be provided as per requirement
2.

Backup

100% power backup for common amenities such as clubhouse, lifts, WTP, STP & selective common area lighting
3.

Name board

Apartment owner name will be provided in ground floor
4.

Lift fascia

Granite cladding / wall finishes / wall tiles as lift fascia in all floors as per design intent
5.

Lobby

Granite flooring at ground level & tile flooring at other levels
6.

Corridor

Tile flooring at all levels
7.

Staircase floor

Tile flooring for staircase
8.

Staircase handrail

MS handrail with enamel paint in all floors
9.

Terrace floor

Pressed tile flooring

OUTDOOR FEATURES:

1.

Water storage

Centralised UG sump with WTP (min. requirement as per water test report)

2.

Rainwater harvesting

Rainwater harvesting is done at the site
3.

STP

Centralised Sewage Treatment plant is done
4.

Intercom

Intercom will be provided
5.

Safety

CCTV surveillance cameras will be provided all around the building at pivotal locations in ground level
6.

Walkway

Walkway spaces well-defined as per landscape design intent
7.

Security

Security booth will be provided at the entrance
8.

Compound wall

Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent
9.

Landscape

Suitable landscape at appropriate places in the project as per design intent
10.

Driveway

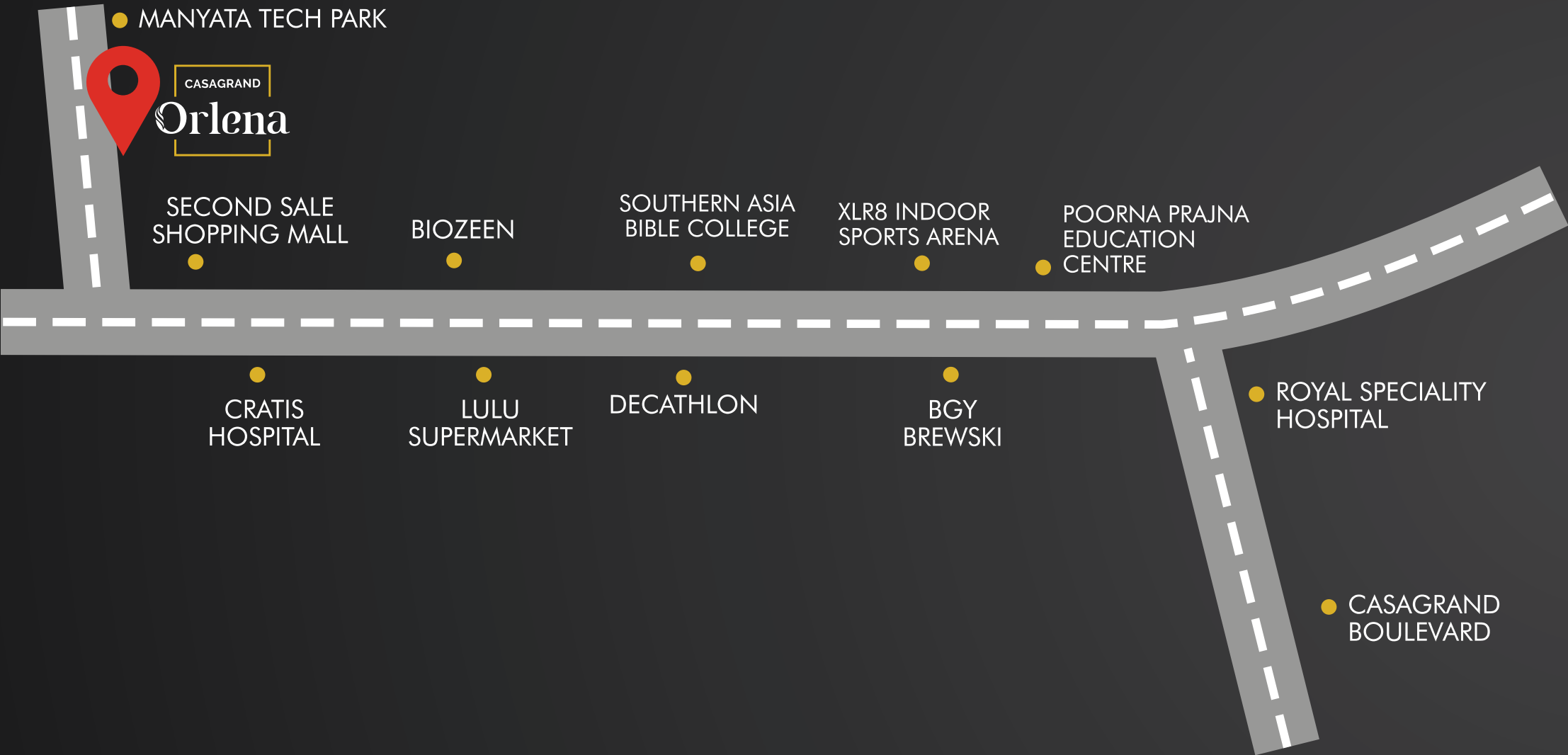
Convex mirror for safe turning in driveway in/ out

PAYMENT SCHEDULE PROPOSAL

Booking Advance	10%
Agreement Signing	30%
On commencement of Foundation	10%
On commencement of Basement Roof	7.5%
On commencement of Ground Floor Roof	7.5%
On commencement of 1st Floor Roof	7.5%
On commencement of 3rd Floor Roof	7.5%
On commencement of 5th Floor Roof	7.5%
On commencement of 7th Floor Roof	7.5%
Completion of Flooring Respective Unit	2.5%
Handing Over	2.5%
	100%



LOCATION MAP



LOCATION ADVANTAGES

IT Parks / Other employment hubs

Distance (Km)

- Manyata Embassy Business Park-Back gate 5
- Manyata Embassy Business Park-Main entrance
- Karle Town Centre SEZ
- Bhartiya City - Smart City
- Office Cluster at Hebbal
- Kiadb Hardware Park

- REVA University, Srinivasa Nagar
- GKVK Campus, Yashoda Nagar, Bellary Road
- Vidyashilp Academy, Jakkur
- Delhi Public School Bangalore North, Sathanur
- Kendriya Vidyalaya Air Force Station

Distance (Km)

- 9.5
- 8.3
- 10.0
- 10.9
- 13.4

Micro Markets

- Thanisandra
- Hennur
- Horamavu
- Nagawara Junction
- Hennur Junction
- Jakkur
- Kalyan Nagar & HRBR Layout
- Hebbal
- RT Nagar
- MG Road
- Yelahanka

- Elements Mall
- D Mart, Hennur
- Decathlon, Hennur Road
- Byg Brewski Brewing Company
- Esteem Mall
- RMZ Galleria Mall

- 1.9
- 2.1
- 3.9
- 4.4
- 6.7
- 10.6

Hospitals

- Cratis Hospital
- Regal Kidney and Multi Speciality Hospital
- Columbia Asia Hospital Hebbal, Bangalore
- Bangalore Baptist Hospital
- Aster CMI Hospital, Hebbal Bangalore
- Rainbow Children's Hospital & BirthRight by Rainbow, Hebbal, Bengaluru
- Ramaiah Memorial Hospital

- 1.6
- 5.7
- 6.9
- 8.3
- 8.1
- 8.6
- 12.4

Roads & Transportation

- Thanisandra Road
- Outer Ring Road
- Bangalore Cantonment Railway Station
- KR Puram Railway Station
- Krantivira Sangolli Rayanna (Bengaluru) / Majestic Railway Station
- Kempegowda International Airport Bengaluru

- 1.3
- 2.5
- 9.3
- 11.9
- 14.9
- 25.6

Schools & Colleges

- New Baldwin School, K.Narayanapura Cross
- Broadvision World School, Hennur Cross
- St. Michael's High School, Geddalahalli
- Focus International School, HRBR Layout
- HMR Group of Institution, HBR Layout
- Legacy School, Kothanur
- Indian Academy Group of Institutions, Kalyan Nagar
- Royale Concorde International School, Kalyan Nagar
- Vidya Niketan School, Hebbal Kempapura
- New Baldwin International School Banaswadi

- 2.1
- 1.6
- 2.0
- 1.8
- 2.7
- 3.6
- 2.6
- 4.2
- 7.3
- 6.7

AWARDS

- 🏆 Best Residential Project (South India)
2018 - 2019 Casagrand Crescendo
CNBC Awaaz Real Estate Awards
- 🏆 Best TV Commercial Casagrand
'Superior Homes Assured' IndIAA
Regional (Tamil) Awards
- 🏆 Largest Project of the Year - 2018
Casagrand Luxus TOI
- 🏆 Best Affordable Housing
Project of the Year
Casagrand NexTown CMO Global
- 🏆 Excellence in Delivery - 2018
ET Now
- 🏆 Developer of the Year 2018-2019
Realty Fact & Quickr
- 🏆 Distinguished Design Awards 2017
Casagrand ECR14
- 🏆 CSR Initiative of the Year - 2018
ET Now
- 🏆 Luxury Villa Project of the Year –
South Region Casagrand Esmeralda
11th Estate Annual Awards
- 🏆 Best Affordable Housing Project of the
Year - ROTN Casagrand NexTown RESA
- 🏆 Best Luxury Residential Project of the
Year Casagrand ECR14 Signature Zee
Business National Real Estate Leadership
Congress and Awards 2019
- 🏆 Luxury Project of the Year - 2015-16
Casagrand Aldea Realty Fact
- 🏆 Best Real Estate Company of Tamil
Nadu at Times Business Awards 2020
(Organized by The Times of India)
- 🏆 CASAGRANT Firstcity has been
conferred with 'Luxurious Affordable
Housing Project' at
GLOBAL REAL ESTATE CONGRESS





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