

METICULOUSLY CRAFTED FOR A NOURISHING LIFESTYLE



15 YEARS OF BUILDING ASPIRATION



Casagrand Builder Private Limited, established in 2004, is an ISO certified real estate enterprise committed to building aspirations and delivering value. The company has developed over 20 million square feet of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 17000 happy families across 100+ landmark properties stand testimony to the company's commitment, in line with the philosophy of creating superior living spaces that reflect our belief.

In the 16th year of the company's journey, Casagrand is all set to progress further with projects worth over ₹6500 crores in the pipeline with lasting value, integrity and quality.



CASAGRAND BOULEVARD

A home is more than four walls. That is why it is important to choose a space that ensures you and your loved ones experience the best of life. So, come home to Casagrand Boulevard - the home that cares for your happiness and your health. With state-of-theart amenities and stunning wellness features, this thoughtfully crafted home is sure to make you and your family incredibly happy and healthy.

SALIENT FEATURES

- 1. The finest 528 homes on a sprawling 7.67 acres of land
- 2. Basement + Ground + 4 floors design structure
- 3. Wellness themed 1,2,3 and 4 BHK apartment community
- 4. High-end smart home specifications ensuring grandness & comfort
- 5. All units designed with 100% Vaastu compliance & zero dead space
- 6. 75+ amenities with wellness features like air purifier in master bedrooms, chlorine-free swimming pool, oxygen infused clubhouse & gym, multipurpose courts, yoga deck, etc
- 7. 100% vehicle-free community for the safety of kids & senior citizens
- 8. 60% open landscape spaces for maximum light & ventilation
- Surrounded by IT and ITES companies, close to schools and colleges





75+ AMENITIES

ENTERTAINMENT

- 1. Golf putting green
- 2. Family swimming pool
- 3. Poolside jacuzzi
- 4. Sunken amphitheatre
- 5. Outdoor screening provision with audio facility
- 6. Interaction deck (multipurpose outdoor deck)
- 7. Barbecue pits
- 8. Outdoor tenting camp
- 9. Hammock garden
- 10. Outdoor gym
- 11. Reading lounges / library
- 12. Squash
- 13. Billiards
- 14. Multipurpose hall
- 15. Spinning wheel of hope
- 16. AV room
- 17. Tennis court
- 18. Beach volleyball court
- 19. Half basketball court
- 20. Futsal
- 21. Cricket practice nets
- 22. Table tennis
- 23. Carrom/ foosball / air hockey

WELLNESS

- 24. Aqua gym
- 25. Poolside yoga deck
- 26. D.I.Y aromatic garden
- 27. Reflexology court
- 28. Meditation zone
- 29. Chime garden
- 30. Yoga & aerobics room
- 31. Steam & sauna
- 32. Gym
- 33. Interactive gym (AG 6 simulation)

KIDS-FRIENDLY

- 34. School bus pick up drop off zone
- 35. Kids' swimming pool
- 36. Tot-lot
- 37. Children's play area
- 38. Cognitive play area
- 39. Tree house
- 40. Adventure / rock wall climbing for kids
- 41. Jungle gym
- 42. Hopscotch

- 43. Outdoor kids' hobby space
- 44. Kids' outdoor seating deck
- 45. Kids' pebble play area
- 46. Children's play mounds (rolling lawns)
- 47. Bicycle racks with bicycles
- 48. Indoor kids' play area
- 49. Kids' hockey
- 50. Art, music & painting deck
- 51. Kids library
- 52. Crèche
- 53. Learning centre
- 54. Board games room
- 55. Video games room
- 56. Virtual reality games room

CONVENIENCE

- 57. Waiting lounge
- 58. Poolside lounge seaters
- 59. Family corner
- 60. Senior citizens' zone
- 61. Wi-Fi lounge
- 62. Lesiure seating area

- 63. Pets corner
- 64. Convenio store
- 65. Refreshment corner
- 66. Ironing / laundry shop
- 67. Association / FMS room
- 68. Car wash bay
- 69. Car charging bay
- 70. Business centre

DISTINGUISHED PLANNING

- 71. Water plaza
- 72. Tree plaza in courtyard
- 73. Jogging track
- 74. Outdoor tree plaza
- 75. Pebble seating area
- 76. Water cascade feature at entrance











THE BEST OF PRODUCT SUPERIORITY

- Bengaluru's first wellness themed homes on Hennur Main Road
- A community with the best of architecture & finesse
- 75+ amenities with clubhouse
- Efficient in space planning
- 100% Vaastu complaint
- Smart signature apartments to upgrade your lifestyle
- Meticulously planned basement parking to create a 100% vehicle-free zone within the community
- The community boasts of an efficient building footprint where 60% of land area is open space



- 1. Every apartment is provided with air purifiers to help improve the air quality of your personal space
- 2. Rain shower induced with Vitamin-C for healthy hair & skin
- 3. Pest-free kitchens and bathrooms with square designer grating
- 4. Eco-friendly anti-bacterial paints for the interiors
- 5. Oxygen-infused clubhouse (gym, indoor play area, yoga & aerobics room) an experience to achieve fitness goals, get healthy, breathe better, decrease stress and increase body strength
- 6. Eco-smart swimming pool chlorine-free pool system will sanitise your pool naturally, eliminating the need for harmful chemicals
- 7. Courtyards filled with air purifying plants
- 8. New-age mosquito magnet to have a hassle-free outdoor experience



PROUDLY PRESENTING YOU A COMMUNITY WITH THE BEST OF ARCHITECTURE & FINESSE

- G+4 structure designed with contemporary elevation highlighted by facade lighting, a grand entrance archway, double-height arrival plaza & water cascade as a premium welcoming element
- 10. Kids & senior citizen friendly community for designed with ramps & handrails
- 11. Block orientation ensuring maximum wind-flow and minimum heat-gain for every apartment
- 12. Most 3 BHK apartments & all 4 BHK signature apartments have no common wall sharing encouraging natural lighting and ventilation

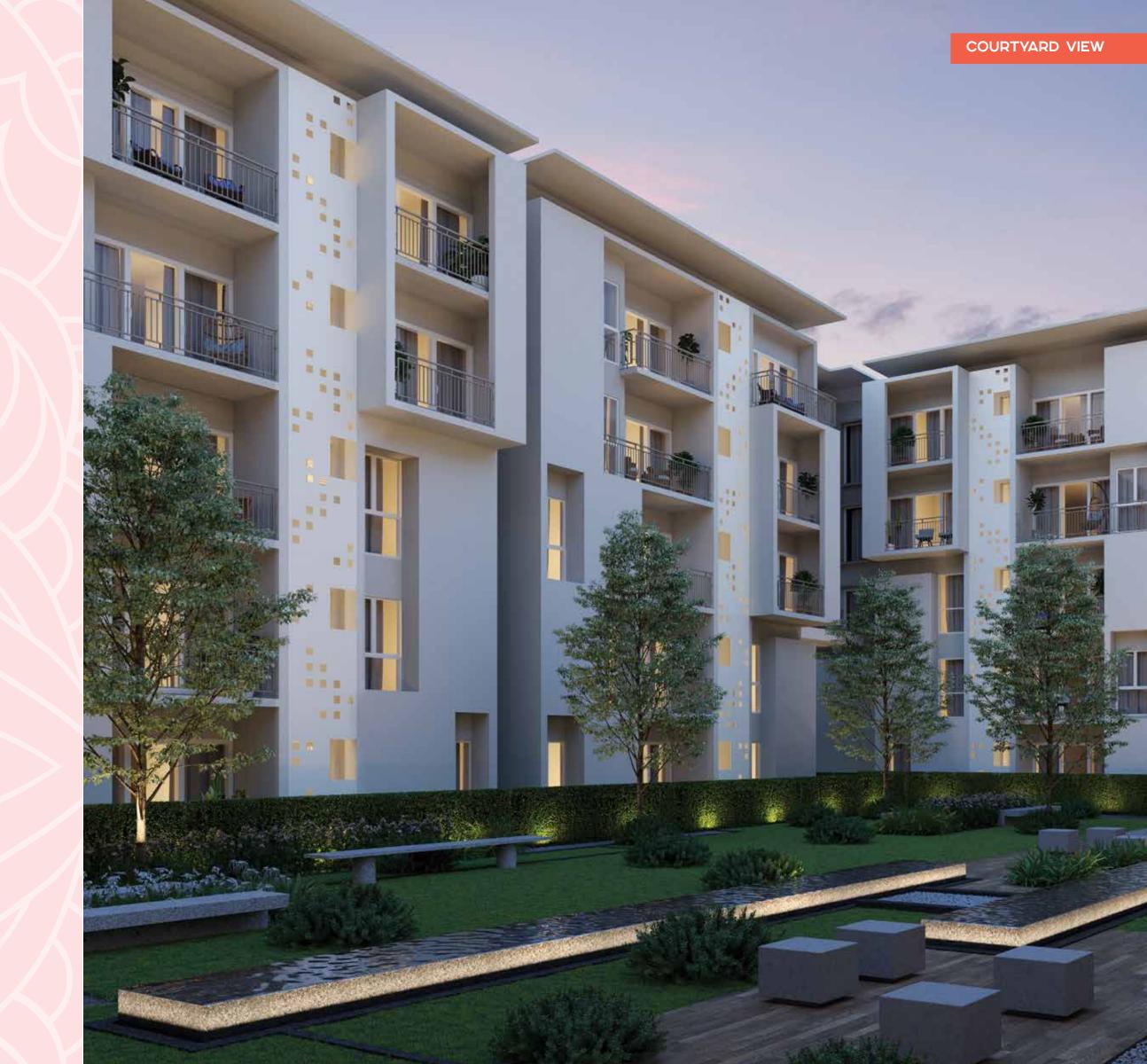


- 13. The apartment blocks are planned around 4 central landscaped courtyards of 32,000 sq.ft with no overlooking between the apartments
- 14. Private terraces provided for the apartments in ground floor level which connects the indoor to outdoor (courtyard / exterior)



BELIEVE IT OR NOT... 75+ AMENITIES TO KEEP YOU PUMPED!

- 15. Squash, Billiards, Table tennis, Foosball, Air hockey, Video games room, Virtual & Augmented reality games for teens & young adults
- 16. Cricket practice net, Beach volleyball court, Tennis court, Futsal court, Half basketball court & Golf putting for active outdoor sports in the community
- 17. Children's play area is spread across the project in the open landscaped parks & courtyards with Tot Lot, cognitive play area, rock climbing wall, jungle gym, hopscotch, chalkboard wall, etc.
- 18. The clubhouse spaces are facilitated with indoor kids' play, crèche, kids' library, art/music/painting class, learning centre and spinning wheel of hope for kids' learning & development
- 19. For you convenience, amenities like multipurpose party hall, steam & sauna, convenio store, business centre, AV room, association room, ironing / laundry shop, refreshment corner, etc. are also provided in the clubhouse spaces
- 20. 3,500 sq.ft. of swimming pool with aqua gym, kids' pool, poolside jacuzzi and poolside lounge
- 21. Enjoy the serenity of the flowing spaces within the courtyards in interaction deck, barbeque pits, leisure seating area, hammock garden, kids' pebble play area, pebble seating area, chime garden & tree plaza
- 22. Outdoor gym, walking / jogging track, bicycle racks, reflexology pathway, DIY (Do it yourself) aromatic garden for engaging residents in outdoor activities
- 23. Dedicated car wash and charging bay in the basement





KNOW WHY OUR APARTMENTS ARE SUPERIOR

- 24. Secured gated community with MyGate app facility at the entry & exit, providing 24x7 security CCTV surveillance across the site
- 25. Designer main door with a dedicated paneling a space to personalise your entrance
- 26. Designer door number signage with milk box & newspaper holder
- 27. Digital door lock system with four independent unlocking features
- 28. Wireless mobile charging pod provided in bedroom-1 for easy charging
- 29. Specifications of interiors are upgraded to meet your lifestyle requirements right from flooring to premium sanitary fixtures
- 30. Occupancy sensors in the foyer and all toilets which sense your presence and switches ON/OFF
- 31. Double bowl quartz sink with pull-out sink faucet in the kitchen
- 32. Pull-out drying string for hassle-free drying in the kitchen
- 33. Fully furnished / accessorised toilet interiors with luxurious counter with counter-top washbasin in the master toilet
- 34. Anti-fog designer LED mirror in master toilet
- 35. Fixed glass shower partition provided in master toilet
- 36. 2 feet long designer trench grating and pest-free SS gratings are provided in the master toilet and other toilets/kitchen respectively

EFFICIENCY IN SPACE PLANNING

- 37. Uninterrupted visual connectivity most bedrooms & balconies will be facing courtyard or exterior
- 38. No overlooking apartments

- 39. Spacious bedrooms and kitchens
- 40. Dedicated space for washing machine is provided
- 41. OTS/cutouts and shafts with convenient AC ODU spaces are planned for services and ventilation



- 42. No apartments have bed headboard in the north
- 43. No apartments have NE & SW kitchen
- 44. No apartments have toilets in SW or NE



- 45. Dedicated foyer space and defined living & dining space are designed for your comfort
- 46. Every home comes with Google Home / Alexa. Control your home just by saying "OK Google / Hey Alexa!"
- 47. Monitor your visitors by a video doorbell & digital door lock system with an additional face recognition feature
- 48. Wireless mobile charging pod with speaker provided in Living & Bedroom-1
- 49. App controlled feather touch smart fan & light switches powered by zig-bee technology across your home
- 50. Smart temperature control switch is facilitated in Bedroom-1
- 51. Separate utility space, gas leak detectors, double bowl quartz sink & branded pull-out faucet is provided in the kitchen
- 52. Premium branded sanitary fittings with fully furnished / accessorised bathrooms & shower enclosure with sliding shutter is provided in master toilet

ELITE 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): Shall be maintained at 2.95m.
- ATT: Anti-termite treatment will be done.



WALL AND CEILING FINISH

- Internal walls: Living, Dining, Bedrooms, Kitchen, Utility & Lobby finished with 2 coat of putty & 1 coat of primer & 2 coats of emulsion paint.
- Ceiling: Finished with 2 coat of putty 1 coat of primer & 2 coats of emulsion paint.
- Exterior walls: Exterior faces of the building finished with 1 coat of primer & 2 coats of Emulsion paint with colour as per architect design.
- Bathroom 1: Glazed/matte ceramic tile of 300mm x 600mm will be finished up to false ceiling height & above false ceiling will be finished with a coat of primer.
- Other Bathrooms: Glazed/matte ceramic tile of 300mm x 600mm will be finished up to false ceiling height & above false ceiling will be finished with a coat of primer.
- Kitchen: Glazed/Matte ceramic wall tile of size 600x 600mm for a height of 600mm above the counter top finished level.
- Utility: Glazed/Matte ceramic wall tile of size 600 x 600mm, height to match the kitchen wall tile.
- Toilet ceiling: Grid type false ceiling.

3. FLOOR FINISH WITH SKIRTING

- Living, Dining: Vitrified tiles of size 600 x 1200 mm.
- Bedrooms, Kitchen & Utility: Vitrified tiles of size 600 x 1200 mm.
- Bathroom-1 tile: Anti-skid ceramic tiles of size 300x300mm.
- Other Bathrooms' tile: Anti-skid ceramic tiles of size 300x300mm.
- Balcony: Anti-skid ceramic tiles of size 300x300mm / wooden finish anti-skid tile.
- Private open terrace (if applicable): Floors with pressed tiles finish.



4. KITCHEN & DINING

- Electrical point: For chimney & water purifier.
- CP fitting: Jaguar/Roca (or) equivalent.
- Sink: Single bowl matte finished stainless steel sink (or) carysil (Quartz) sink with drain board (or) equivalent with pull out sink faucet.
- **Drain**: Pest-free square designer SS grating

5. BALCONY

- Handrail: MS handrail as per architect's design.
- Hanger: Cloth drying provision in one balcony.
- Electrical point: One 5 amp point.



6. BATHROOMS

- Sanitary fixture: Jaguar/Roca (or) equivalent.
- CP fittings: Jaguar/Roca (or) equivalent

- Bedroom 1 Bathroom : Wall mounted WC with cistern, Health faucet, single lever concealed diverter with rain shower & arm, counter top wash basin with granite or quartz platform, glass shower partition (fixed).
- Other Bathrooms: Wall mounted WC with cistern, Health faucet, single lever concealed diverter with overhead shower & arm, wall mounted wash basin
- Drain: Pest-free square designer SS grating and long trench grating (Master toilet) in bathing area.



7. JOINERY

- Main door: Wide & fancy door of size 3'6" X 7'0" of good quality African teak wood frame with double side veneer finish with an additional panel on one side.
- Ironmongery like door lock of Digital lock system of Yale/Dorma (or) equivalent, tower bolts, door viewer, safety latch, magnetic catcher.
- Bedroom doors: Good quality door frame with skin shutters of double panel for a height (7'0" ht.) 2100mm
- Ironmongery like door lock of Godrej (or) equivalent locks, thumb turn with key, door stopper, door bush, tower bolt etc.
- Bathroom doors: Good quality door frame with FRP molded shutters of height (7'0" ht.) 2100mm with water proofing resistant on inner side.
- Ironmongery like thumb turns lock of Godrej (or) equivalent and a latch.
- Windows: UPVC windows with sliding/openable shutter with see through plain glass.
- French doors: UPVC frame and doors with toughened glass without grills.
- Ventilators: UPVC frame of fixed (or) adjustable louvered (or) openable shutter for ODU access



8. 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 Anchor Roma / Schneider / equivalent
- Wires: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Finolex / Polycab / Anchor Roma or equivalent
- TV/Telephone: Point in Living & Bedroom-1 and provision for other rooms
- Data: Point in Living room
- Split- air conditioner: Point will be provided in Living/ Dining & all bedrooms.
- Exhaust fan: Point will be given in all bathrooms
- Geyser: Geyser point will be provided in all bathrooms.
- Backup: 600W for 3 BHK, 500W for 2 BHK & 400W for 1 BHK.
- Charging Pod: Mobile charging pod in Bedroom-1.
- Occupancy Sensor: Occupancy sensor will be provided in Foyer (if any) and all toilets.
- · Air Purifier: Air purifier will be provided in the bedroom - 1 (Philips (or) equivalent)
- Bluetooth Speaker: Bluetooth speaker will be provided in the kitchen

Note: Master Bedroom refers to Bedroom - 1

SIGNATURE SPECIFICATIONS



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): Shall be maintained at 2.95m
- ATT: Anti-termite treatment will be done



WALL AND CEILING FINISH

- Internal walls: Living, Dining, Bedrooms, Kitchen, Utility & Lobby finished with 2 coat of putty & 1 coat of primer & 2 coats of emulsion
- Ceiling: Finished with 2 coat of putty 1 coat of primer & 2 coats of emulsion
- Exterior walls: Exterior faces of the building finished with 1 coat of primer & 2 coats of Emulsion paint with colour as per architect design
- Bathroom 1 & 2 : Glazed/Matte ceramic tile of 400mm x 800mm will be finished up to false ceiling height & above false ceiling will be finished with a coat of primer.
- Bathroom 3 & 4: Glazed/Matte ceramic tile of 300mm x 600mm will be finished up to false ceiling height & above false ceiling will be finished with a coat of primer
- Kitchen: Glazed/Matte ceramic wall tile of size 600x 1200mm for a height of 600mm above 800mm from finished floor level.
- Utility: Glazed/Matte ceramic wall tile of size 600x 1200mm, height to match the kitchen wall tile.
- Toilet ceiling: Grid type false ceiling

3. FLOOR FINISH WITH SKIRTING

- Foyer, Living, Dining: Vitrified tiles of size 600x1200mm
- Bedrooms & Kitchen & Utility: Vitrified tiles of size 600x1200mm
- Bathroom 1 & 2 : Anti-skid ceramic tiles of size 400x400mm
- Bathroom 3 & 4: Anti-skid ceramic tiles of size 300x300 mm
- Balcony: Anti-skid ceramic tiles of size 300 x 300mm/ wooden tiles
- Private open terrace (if applicable) : Floors with pressed tiles finish



4. KITCHEN & DINING

- Electrical point: For chimney & water purifier
- **CP fitting:** Kohler / American Standard (or) equivalent
- **Sink**: Single bowl matte finished stainless steel sink (or) carysil (Quartz) sink with drain board (or) equivalent with pull out sink faucet.
- **Drain**: Pest-free square designer SS grating.
- Dining: Counter wash basin with polished granite/ engineered marble (or) equivalent wherever applicable.



5. BALCONY

- Handrail: MS handrail as per architect's design
- Hanger: Cloth drying provision in one balcony
- Electrical point: One 5 amp point



BATHROOMS

- Sanitary fixture: Kohler/American Standard (or) equivalent
- CP fittings: Kohler/American Standard (or) equivalent

- Master bathroom: Wall mounted WC with cistern, Health faucet, single lever concealed diverter with rain shower, hand shower / bath tub, counter top wash basin with engineered marble / granite or quartz platform, glass shower partition.
- Other Bathrooms: Wall mounted WC with cistern, Health faucet, single lever concealed diverter with overhead shower & arm, wash basin with polished granite / engineered marble or quart platform, Glass shower partition.
- **Drain:** Pest-free square designer SS grating



7. JOINERY

- Main door: Wide & fancy door of size 3'6" X 7'0" of good quality African teak wood frame with double side veneer finish and extended with an additional panel on one side.
- Ironmongery like door lock of Digital lock system of Hafele/Yale/Dorma (or) equivalent, tower bolts, door viewer, safety latch, magnetic catcher, door closure in SS finish
- Bedroom doors: Good quality door frame with laminated shutter of height (7'0" ht.) 2100mm
- Ironmongery like door lock of Godrej (or) equivalent locks, thumb turn with key, door stopper, door bush, tower bolt etc.
- Bathroom doors: Good quality door frame with design moulded skin door with water proofing on inner side of height (7'0" ht.) 2100mm.
- Ironmongery like thumb turn lock of Godrej (or) equivalent and a latch.
- Windows: UPVC windows with sliding/openable shutter with see through plain glass without grills.
- French doors: UPVC frame and doors with toughened glass without grills.
- Ventilators: UPVC frame of fixed (or) adjustable louvered (or) openable shutter for ODU access



8. 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 Anchor Roma / Schneider / equivalent
- Wires: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Finolex / Polycab / equivalent
- TV/Telephone: Point in living & bedroom 1 and provision for other rooms
- **Data**: Point in Living room
- Split- air conditioner: Point will be provided in all bedrooms & living and dining.
- Exhaust fan: Point will be given in all bathrooms
- Geyser: Geyser point will be provided in all bathrooms
- **Backup**: 800W for 3 BHK & 4 BHK
- Charging Pod: Mobile charging pod in bedroom 1 & living area
- Occupancy Sensor: Occupancy sensor will be provided in foyer and toilets.
- Air Purifier: Air purifier will be provided in the bedroom- 1 (Philips or equivalent)
- Bluetooth Speaker: Bluetooth speaker will be provided in the kitchen and Bedroom 1 bathroom

Note: Master Bedroom refers to Bedroom -

SPECIFICATIONS COMMON TO BUILDING COMPLEX

COMMON FEATURES

- 1. Lift: Elevators of 13 passenger automatic lift will be provided with interior finish in every core
- 2. **Backup:** 100 % power backup for common amenities such as clubhouse, lifts, Water pump, STP & selective common area lighting
- 3. Name board: Apartment owner name will be provided in ground floor.
- 4. Lift facia: Granite cladding / Wall finishes / wall tiles as lift facia in all floors
- 5. Lobby & corridor: Ground & first floor lift lobby with granite/equivalent & typical floors with tile flooring and all floors corridor with tile flooring
- **6. Staircase Floor:** Ground floor with granite flooring or equivalent & typical floors with tile/Kota stone flooring
- 7. Staircase handrail: MS handrail with enamel paint in all floors
- 8. Ground level flooring: Grano or equivalent flooring.
- 9. Terrace floor: Floors with pressed tiles finish
- 10. Notice board : Digital notice board in ground level entrance lobby of every core
- 11. Gym & indoor play area: Oxygen infused gym and indoor play area

OUTDOOR FEATURES

- Water storage: UG sump with OHT along with WTP (min. requirement as per water test report)
- 2. Rainwater harvest: Rainwater harvesting site
- 3. STP: Centralized sewage treatment plant
- 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. Well defined driveway: Interlocking paver block/ equivalent flooring with demarcated driveway as per landscape design intent
- 7. **Security**: Security booth will be provided at the entrance with MyGate App
- 8. Compound wall: Building perimeter fenced by compound wall with entry gates for a height as per Architect / Landscape design
- **9. Landscape**: Suitable landscape at appropriate places in the project
- 10. Driveway: Convex mirror & driveway lighting for safe turning in driveway
- 11. Facade: Façade & compound wall lighting in project as per architect's design
- 12. Swimming pool: Chlorine-free swimming pool.
- 13. Electric car charging cum car wash bays are provided
- **14 Mosquito magnet :** Mosquito magnet will be provided in open landscape spaces

PAYMENT PATTERN

Booking Advance	10%
Agreement Stage	40%
Commencement of Foundation	10%
Commencement of Basement Roof	7.5%
Commencement of Ground Floor Roof	7.5%
Commencement of 2nd Floor Roof	7.5%
Commencement of 4th Floor Roof	7.5%
On Completion of Flooring Respective Unit	5%
Handing Over	5%
Total	100%

LOCATION MAP

LOCATION ADVANTAGES

BIOZEEM

SOUTHERN ASIA BIBLE COLLEGE
SPORTS ARENA
POORNA PRAJNA EDUCATION CENTRE

LULU
SUPERMARKET

DECATHLON

BYG BREWSKI

ROYAL SPECIALITY
HOSPITAL

CASAGRAND
BOULEVAR

Manyata 12 Mins Elements Mall 12 Mins Hennur Road 10 Mins Legacy School 2 Mins DPS School 10 Mins Kendriya Vidyalaya 12 Mins Yelahanka 10 Mins Hebbal 15 Mins Baptist Hospital 15 Mins Colombia Asia Hospital 15 Mins KR Puram Railway Station 16 Mins Majestic Railway Station 45 Mins Cantonment Railway Station 35 Mins RMZ Galleria 15 Mins Reva University 5 Mins GKVK Educational Institution 10 Mins Thanisandra 10 Mins KIADB 15 Mins Kempgowda International Airport 20 Mins Byg Brewski 2 Min Decathlon 2 Min Jakkur 13 Mins Ring Road 10 Mins Horamavu 10 Mins

AWARDS



Luxury Villa Project of the Year – South Region Casagrand Esmeralda 11th Estate Annual Awards

Developer of the Year 2018-2019 Realty Fact & Quickr



Best TV Commercial Casagrand 'Superior Homes Assured' IndIAA Regional (Tamil) Awards

Best Affordable Housing Project of the Year - ROTN Casagrand NexTown RESA





Distinguished
Design Awards 2017
Casagrand ECR14









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