



THE ART OF
LUXURY LIVING

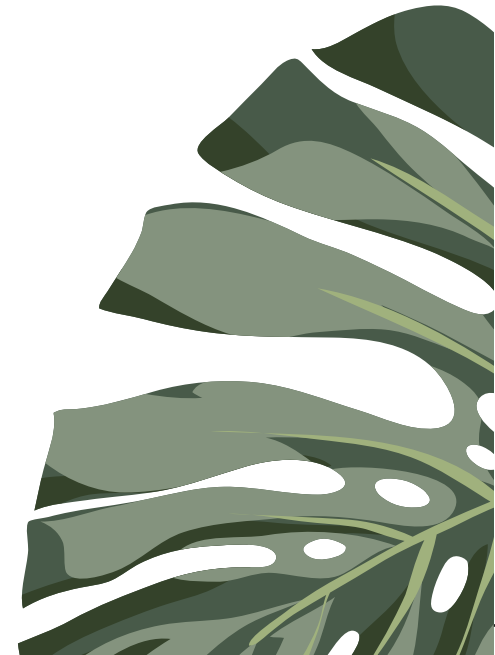




CASAGRAN
CITY VENTURE


UPSTAY
The Art of Happy Living

Upstay, the art of happy living, is Casagrand's city venture. Aiming to create small, exclusive communities in prime locations inside the city, Upstay specialises in projects that are small land parcels (1-2 grounds each) and thereby stands differentiated from our parent company. We believe in providing exquisite, luxury apartments in major locations, with stunning elevations and an unparalleled standard of living, making dreams of homebuyers a reality.



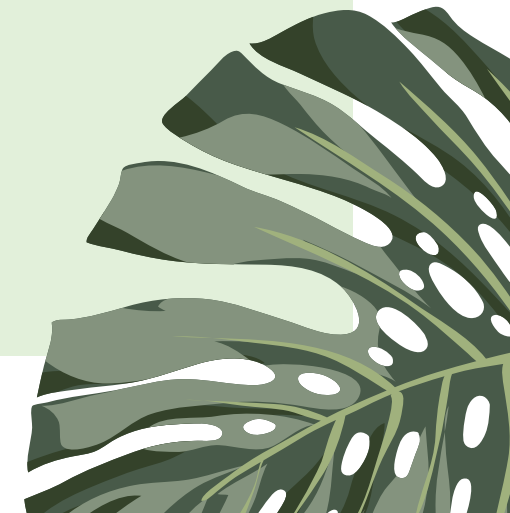


UPSTAY
THYME
THIRUVANMIYUR

THE ART OF LUXURY LIVING

Nestled in a cosy spot in the bustling Thiruvanniyur is a gorgeous symbol of ultimate luxury. An abode of timeless sophistication and priceless comfort, Thyme brings together all the quintessential elements of upscale living to give you an experience of a lifetime. Thyme is a home where you live your dream, create beautiful moments and build a journey of everlasting memories.

Thyme features 5 exclusive 2 and 3 BHK apartments designed to give you freedom of space, privacy and comfort. Every apartment stands testimony to Casagrand's unrivalled quality and construction. The thoughtful design elements, superior features and world-class products make Thyme an irresistible living choice within the city.



A LUXURY
EXPERIENCE
LIKE
NO OTHER!



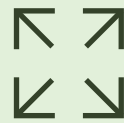
EXCLUSIVE

Just 5 signature apartments



AESTHETIC

Beautifully designed & executed



SPACIOUS

Maximum light & ventilation



PREMIUM

Top-of-the-line products & specifications



CENTRAL

Perfect location, closer to happening places

SALIENT FEATURES

- » 5 beautiful homes with flawless design elements and functionality
- » Stilt + 3 floors of smart, spacious design
- » Thoughtfully planned 2&3 BHK units
- » Specially designed layouts for maximum light and ventilation
- » The most premium specifications for a luxurious lifestyle
- » 100% Vaastu compliant homes with zero wastage of space
- » Surrounded by prominent IT & ITES companies, schools, colleges and hospitals



FLOOR PLAN



STILT FLOOR



3 BHK - NORTH FACING - SALE AREA - 1451 sq.ft.

FLOOR PLAN



2 BHK - EAST FACING - SALE AREA - 1003 sq.ft.



3 BHK - NORTH FACING - SALE AREA - 1334 sq.ft.



SPECIFICATIONS

1. STRUCTURE

- Structural System : RCC framed structure designed for seismic resistance (Zone 3) using Fe 500 TMT bars
- Masonry : Concrete block walls 200mm/100mm.
- Floor - Floor Height : Shall be maintained at 3000mm. (Incl. Slab)
- ATT : Anti-termite treatment will be done.

2. WALL FINISH

- Internal Walls : Living, dining, bedrooms, kitchen & lobby finished with 2 coats of putty, 1 coat of primer and 2 coats of emulsion paint.
 - Ceiling : Finished with 2 coats of putty, 1 coat of primer and 2 coats of emulsion paint.
 - Exterior Walls : Exterior faces of the building finished with 1 coat of primer and 2 coats of Weather coat paint with colour as per architect's design.
 - Bathroom : Double glazed ceramic tile will be finished up to false ceiling height and above false ceiling will be finished with a coat of primer.
 - Kitchen : Glazed/matte ceramic wall tiles of size 600x600mm for a height of 600mm above the counter top finished level.
 - Toilet Ceiling : Grid type false ceiling.
- 

3. FLOOR FINISH WITH SKIRTING

- Living, Dining : Vitrified tile for the living and dining.
- Bedrooms & Kitchen : Vitrified tiles of size 600x600mm.
- Bathroom Tile : Anti-skid ceramic tiles of size 300x300mm.
- Balcony : Anti-skid ceramic tiles of size 300x300mm.
- Private Open Terrace : Floors with pressed tiles finish.(If Applicable)

4. KITCHEN & DINING


- Kitchen : Platform with granite slab of 600mm wide and height of 800mm from the finished floor level.
- Electrical Point : For chimney and water purifier.
- CP Fitting : Kohler/Jaquar/Roca/equivalent.
- Sink : Single bowl, matte finished stainless steel sink with drain board.
- Drain : Pest-free square designer SS grating.
- Dining : Counter-mounted wash basin wherever applicable.

5. BALCONY

- Handrail : Glass handrail as per architect's design.

6. BATHROOMS


- Sanitary Fixture : Kohler/Jaquar/Roca/equivalent.
- CP Fittings : Kohler/Jaquar/Roca/equivalent.
- Bedroom -1 : Wall-mounted WC with cistern, health faucet, overhead shower
- Bathroom : with diverter, countertop wash basin with granite platform.

- 
- Other Bathrooms : Wall-mounted WC with cistern, health faucet, overhead shower with diverter, countertop wash basin with granite platform.
 - Drain : Pest-free square designer SS grating (all toilets).

7. JOINERY


- Main Door : First quality teak wood frame and double side veneer finish skin shutter of 2100mm height.
 - : Door lock of Godrej OR equivalent locks, tower bolts, door viewer and magnetic catcher.
- Bedroom Doors : Good quality door frame with skin shutters of double panel for a height of 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 molded shutters of height 2100mm with water-proofing resistance on inner side.
 - : Ironmongery like thumb turn lock of Godrej OR equivalent and a latch.

8. WINDOWS

- Windows : UPVC/aluminium windows and frames with see-through plain glass.
 - Grill : MS grills will be provided for windows wherever required.
 - French doors : UPVC/aluminium windows and frames & doors with toughened glass without grills.
 - Ventilators : UPVC/aluminium windows and frames of fixed OR adjustable louveres OR openable 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 and modular switches and 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 and bedroom-1.
 - Data : Point in living room.
 - Split- Air Conditioner : Point will be provided in master bedroom and provision will be provided in living and other bedrooms.
 - Exhaust Fan : Point will be given in all bathrooms.
 - Geyser : Geyser point will be provided in master bedroom and provision will be provided in other bathrooms.
 - VDP : Video door phone will be provided at the main door's entrance.
- 

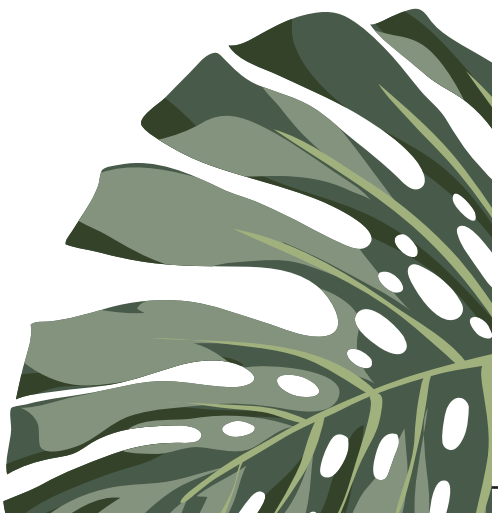


SPECIFICATIONS COMMON TO BUILDING COMPLEX

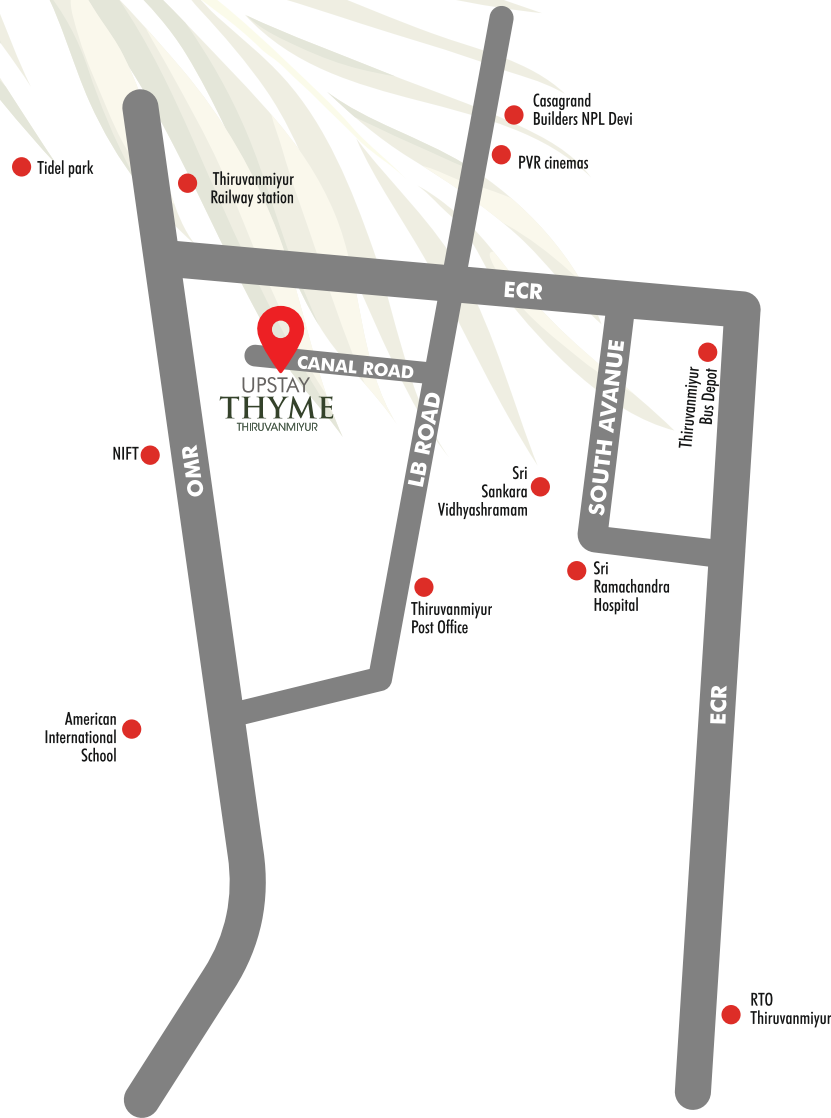
COMMON FEATURES

1. Lift : 6 to 8 passenger automatic lift will be provided.
2. Name Board : Apartment owner's name will be provided in ground floor.
3. Lift Facia : Granite or panel cladding on all floors.
4. Staircase Flooring : Granite.
5. Staircase Handrail : MS handrail with enamel paint on all floors.
6. Stilt Flooring : Paving with car park number marked in paint.
7. Terrace Floor : Floors with pressed tiles finish.
8. Power Backup : UPS inverter shall be provided for all apartments.

OUTDOOR FEATURES

1. Water Storage : Overhead tank with UG sump water supply system.
 2. Rain Water Harvest : Rainwater harvesting at site.
 3. Intercom : Provision of intercom will be provided.
 4. Safety : CCTV surveillance cameras will be provided all around the building at pivotal locations in stilt.
 5. Well-Defined Driveway : Interlocking paver block/equivalent flooring with demarcated driveway as per landscape design intent.
 6. Security : Security room facility shall be provided.
 7. Compound Wall : Building perimeter fenced by compound wall with entry/exit gate for a height as per Architect/landscape design.
 8. Landscape : Suitable landscape at appropriate places in the project.
- 

LOCATION ADVANTAGE



Airport, Railway Station & Bus Stand

- » Thiruvanmiyur Bus Stop – 500 m | 2 mins
- » Thiruvanmiyur Railway Station – 1 km | 5 mins
- » Ongoing Thiruvanmiyur Metro Station – 1 km – 5 mins
- » Chennai International Airport – 12 Km | 20 mins

Hospitals

- » Sri Ramachandra Hospital – 500 m | 2 mins
- » Apollo Proton Cancer Center– 800 m | 3 mins
- » ESI Hospital – 1.5 km | 6 mins
- » Apollo Specialty Hospital – 2 km | 7 mins
- » GEM Hospital – 2.5 km | 10 mins
- » Global Hospital and Health City – 7 km | 15 mins

Schools & Colleges

- » Sri Sankara Vidhyashramam – 800 m | 2 mins
- » NIFT – 1.1 km | 4 mins
- » American International School – 2 km | 7 mins
- » Rukmani College of Fine Arts, Kalakshetra Foundation – 2 km | 7 mins
- » Patrician College of Arts & Science – 3.5 km | 8 mins
- » The School (KFI) – 3 km | 10 mins
- » St. Michaels Academy – 3.5 km | 12 mins
- » Anna University – 4 km | 12 mins
- » IIT Madras – 6 km | 15 mins

IT Companies

- » Tidel Park – 1 km | 5 mins
- » Ramanujam IT City – 1.5 km | 6 mins
- » World Trade Centre – 2.6 km | 7 mins
- » RMZ IT Park – 4 km | 10 mins





CASAGRAN
CITY VENTURE



UPSTAY
The Art of Happy Living

UPSTAY THYME: Canal Road, Thiruvanmiyur, Chennai - 600041

 **75502 18606 / 98849 77433**