





Casa Grande Private Limited (est. 2004), is an ISO-certified real estate enterprise committed to building aspirations and delivering value. In the last twelve years we have developed over 3 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 3000 happy families across 64 landmark properties stand testimony to our commitment.

In line with our philosophy of creating superior living spaces that reflect our belief, we also offer tastefully chosen plotted development spaces in select locations.

As we set foot into the thirteenth year of the journey, Casa Grande is all set to take the leap with projects in pipeline netting over ₹2500 crores.



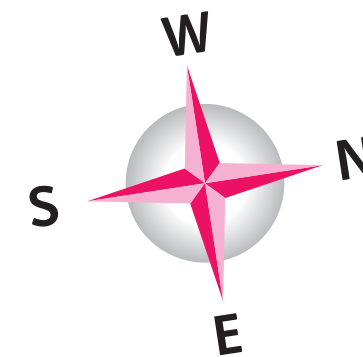


**Salient features**

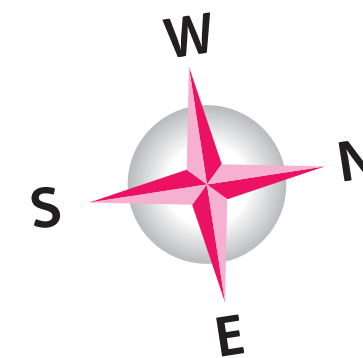
- 32 exclusive apartments
- Stilt + 4 design structure
- 2 BHK from 1049 sft onwards & 3 BHK from 1466 sft onwards
- Contemporary new age architecture
- Easy access to the railway station and bus depot
- Surrounded by famous schools like D.A.V., SBOA, C.P.S., Velammal and Schram Academy

Benefits of buying pre-launch

- Get the best price and choice
- More time to pay
- Higher return on investment



Typical Floor Plan (1st, 2nd 3rd & 4th)



Stilt Floor Plan

Payment Pattern

10% - 10 days from the booking

40% - 40 days from the booking

10% - Foundation stage

5% - First slab

5% - Second slab

5% - Third slab

5% - Fourth slab

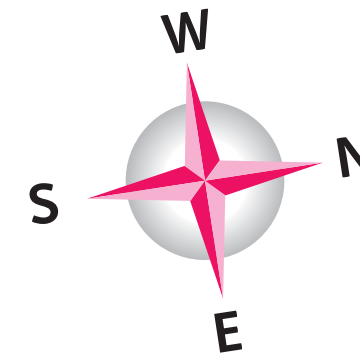
15% - Brick work & plastering

5% - Hand-over

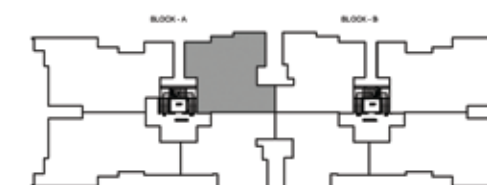
Unit No : A 101 - A 401

Type : 2 BHK

Size : 1069 sft



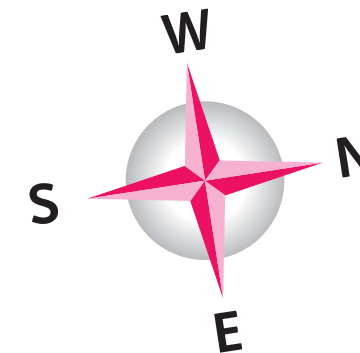
KEY PLAN



Unit No : A 102 - A 402

Type : 2 BHK

Size : 1047 sft



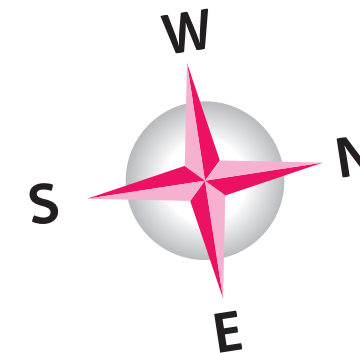
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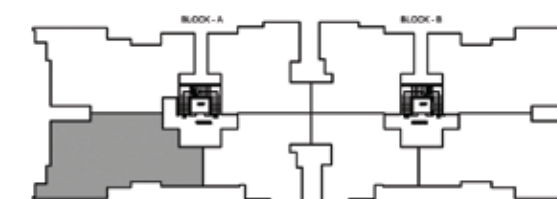
Unit No : A 103 - A 403

Type : 3 BHK

Size : 1497 sft



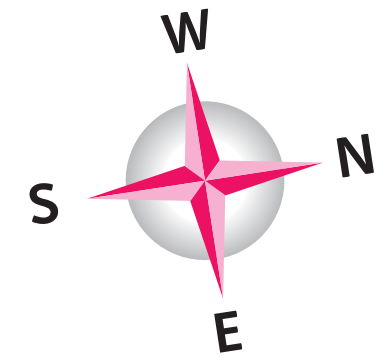
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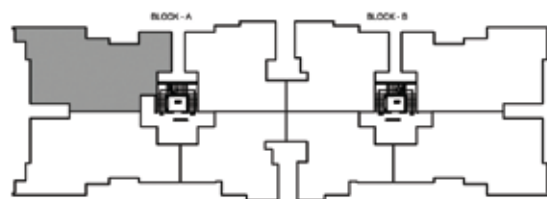
Unit No : A 104 - A 405

Type : 3 BHK

Size : 1487 sft



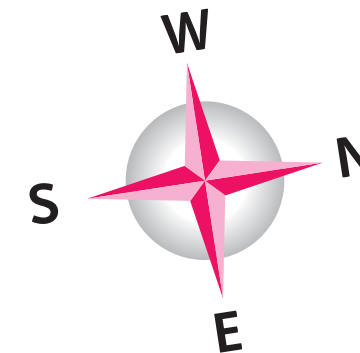
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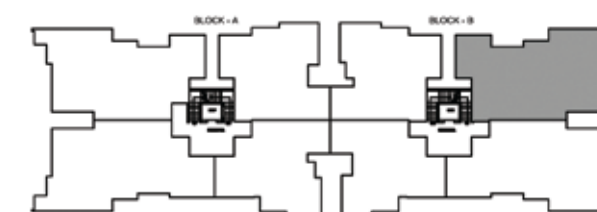
Unit No : B 101 - B 401

Type : 3 BHK

Size : 1501 sft



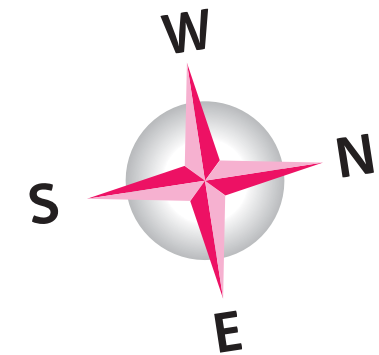
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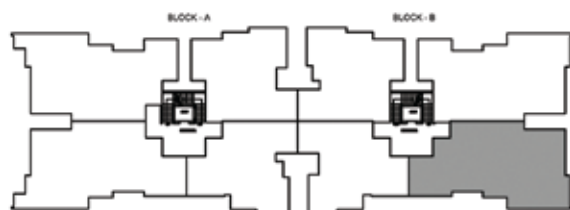
Unit No : B 102 - B 402

Type : 3 BHK

Size : 1472 sft



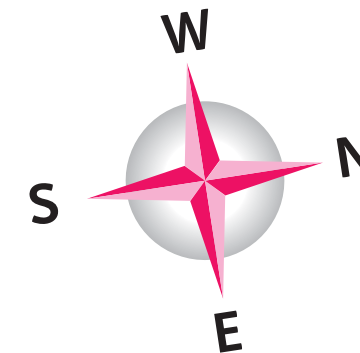
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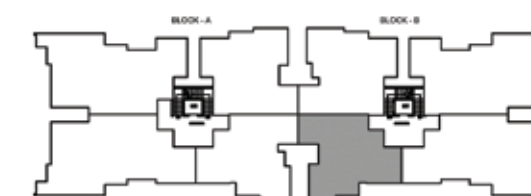
Unit No : B 103 - B 403

Type : 2 BHK

Size : 1020 sft



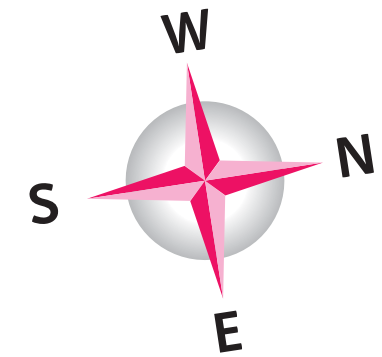
KEY PLAN



Unit No : B 104 - B 405

Type : 2 BHK

Size : 1107 sft



KEY PLAN



Specifications

Structure

- RCC framed structure
- Solid concrete blocks of 200 mm for outer wall and 100 mm for internal partition wall
- Ceiling height will be maintained at 3 m slab to slab

Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of plastic emulsion
- Ceiling will be finished with 2 coats of putty and OBD
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion
- Utility & toilets will be finished with 1 coat of primer and 2 coats of OBD
- Toilets walls will be finished with glazed ceramic tiles up to 7 feet from finished floor level
- Utility walls will be finished with glazed ceramic tiles up to 4 feet from finished floor level

Flooring

- Living, dining, kitchen and bedrooms will have 600 x 600mm vitrified tile flooring
- Bathroom, balcony and utility will have matte finish ceramic tiles
- Driveway and other areas will be laid with interlocking blocks
- Common areas, staircase will have Kota/ tile flooring.
- Terrace floor will grano flooring with threaded grooves

Kitchen

- Platform will be done with granite slab 600mm wide at a height of 800mm from the floor level and will be provided with stainless steel sink with drain board of Nirali or equivalent.
- Provision for chimney and water purifier
- CP fittings will be Roca/Jaquar or equivalent

Bathrooms

- Wash basin of Roca/Jaquar or equivalent in all bathrooms
- Floor mounted W/C with health faucet Roca/Jaquar or equivalent in all bathrooms
- Concealed wall mixer Roca/Jaquar or equivalent in all bathrooms
- Provision for Geyser will be provided in all bathrooms
- CP and sanitary fittings will be Roca/Jaquar or equivalent

Entrance Door

- Main door will be of teak wood frame with double sided veneer finish skin of 7 feet height with tower bolt, door viewer, safety latch, door stopper and Godrej or equivalent lock.

Bedroom Doors

- Designer molded skin doors of 7 feet height having Godrej or equivalent locks, thumb turn with key, door stopper, tower bolt etc.

Bathroom doors

- Skin moulded shutter doors with waterproofing on inner side of 7 feet height, thumb turn with key

Windows

- Windows will UPVC sliding panel with see through plain glass with MS grills wherever applicable
- Balconies with UPVC framed French doors and toughened glass will be provided without grills
- For ventilators UPVC frame with suitable louvered glass panes

Electrical Fittings

- Cables and wirings will be Finolex or equivalent
- Switches and sockets will be Anchor Roma/ Schneider or equivalent
- Telephone and TV(DTH) points will be provided in living/dining and master bedroom
- Split air-conditioner points will be provided in all the bedroom and living room.
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- USB charging port in living/dining and master bedroom

Others

- Overhead Tank (OHT) , bore well and Sump
- 24 x 7 generator backup of up to 750 watts for all apartments
- 24 X 7 generator backup for common areas
- MS railings in balcony and staircase

External features

- Elevator: 6 - Passenger automatic lift will be provided.
- Power Supply: 3-Phase power supply will be provided for all apartments



Location Map



Map not to scale

Awards



Vishwakarma award for Casa Grande Aldea
Best Archived Project - 2016



Best Realty Brand
2015, Economic Times



Casa Grande Arena,
Most Admired Project
in Southern Region
2014, Worldwide Achievers



Excellence in
Customer Engagement
2014, CEF



Real Estate Developer of the Year
2013, Brand Academy



Top 50 Brands in Chennai
2013, Paul Writer Magazine



Creative
Real Estate Company
2013, Paul Writer Magazine



Marketer of the Year
2013, Realty Plus Magazine



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