



Where every space  
spells out luxury



CASA GRANDE  
*tiara*



CASA GRANDE  
PRIVATE LIMITED  
*'Building Aspirations'*









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 our journey, Casa Grande is all set to take the leap with projects in the pipeline netting over ₹2500 Cr.



Type-B Villa Elevation





# CASA GRANDE *tiara*

Where ordinary ceases to exist, in lifestyle

Where timeless spaces are conceptualized to treasure priceless moments

Where grace and substance in design complement your attitude and elevated taste

Where luxury isn't a styling adjective but a testimony to the thought behind creating every space

Where life comes alive in a manner that transcends imaginations...

Come. Live the extraordinary.

## Salient Features

- 34 spacious luxury villas
- Ground + first + terrace floor design structure
- 3 BHK with built-up area of 2269 sft to 2554 sft on a land area 2684 sft to 3102 sft
- 4 BHK with built-up area of 2909 sft to 3082 sft on a land area 3397 sft to 3563 sft
- Contemporary new age architecture
- Secured gated community
- Designer landscape with every villa
- Lifestyle amenities including clubhouse, mini-theatre, gym and party area
- Vaasthu compliant
- Attractively priced villas located at heart of the city
- Just 200 mtrs off Trichy Main Road at Singanallur



Clubhouse





Garden View





Living Room





Bedroom





## Features & Amenities

- Park with seating facilities
- Multi-purpose party hall with pantry area
- Rest rooms for drivers & house keeping staffs
- Mini-theatre
- Fully equipped gym
- Indoor games room
- Covered verandah
- Outdoor children's play area
- Sand pit
- Walking track
- Barbeque counters
- CCTV security at strategic points in common areas
- DG power backup for common areas
- Earthquake resistant structure
- Treated water for domestic purposes
- Rainwater harvesting







Site Plan & Floor Plan



# Site Plan



## REFERENCES

	Type - A	2 No.s
	Type - B	15 No.s
	Type - C	2 No.s
	Type - D	12 No.s
	Type - E	1 No.
	Type - F	2 No.s



## Payment Schedule

10 days from booking:	10%	First floor roof stage:	10%
40 days from 10%:	40%	Brickwork and plastering:	15%
Foundation stage:	10%	Handover:	5%
Ground floor roof stage:	10%		



Type-A Villa Elevation

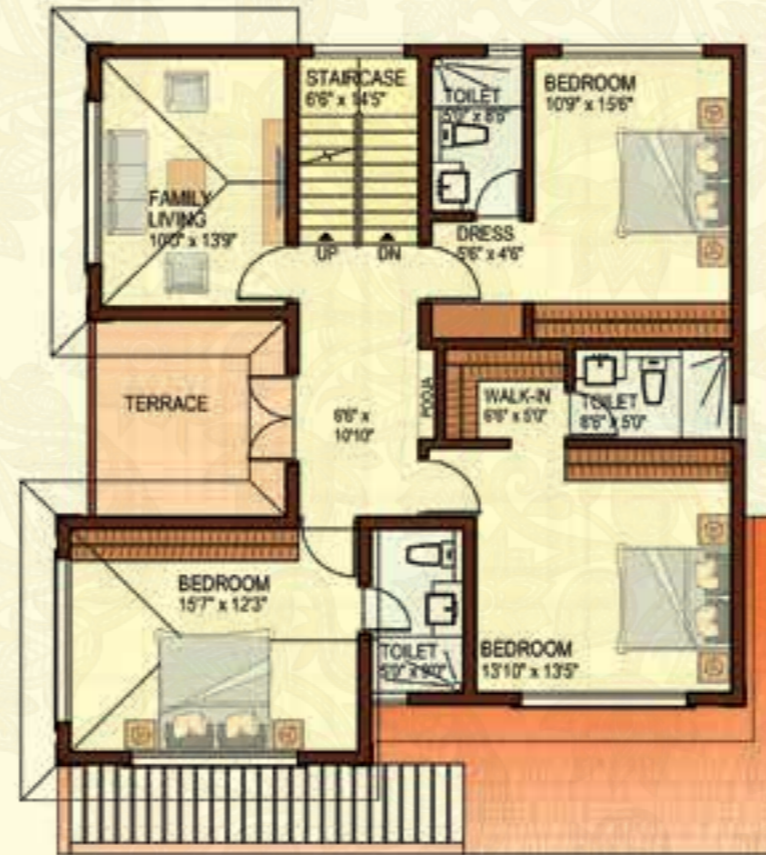




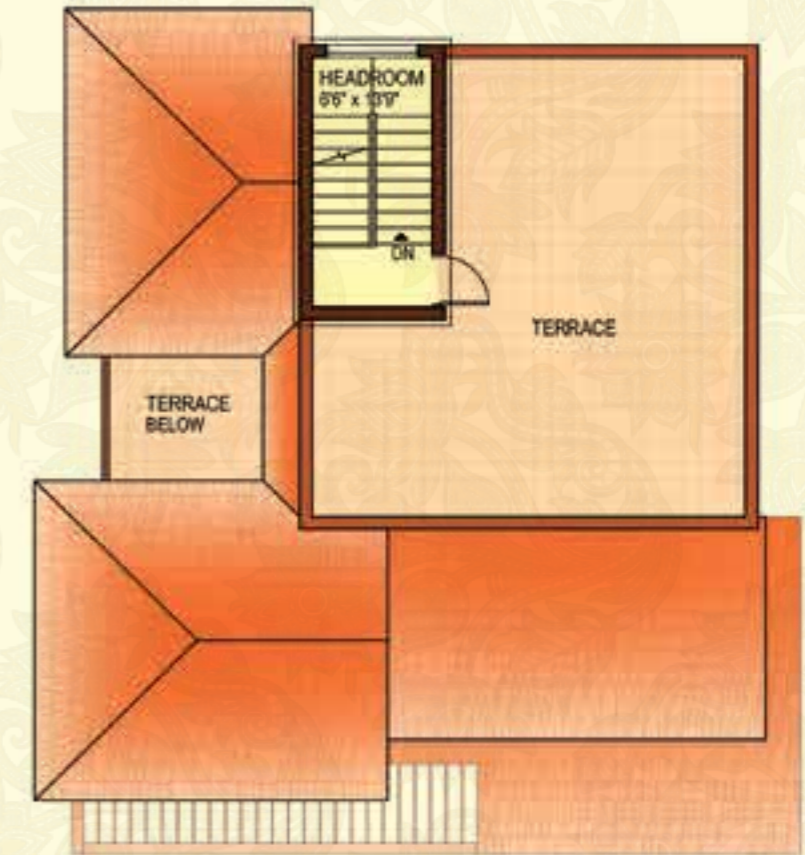
# VILLA TYPE-A - 4 BHK



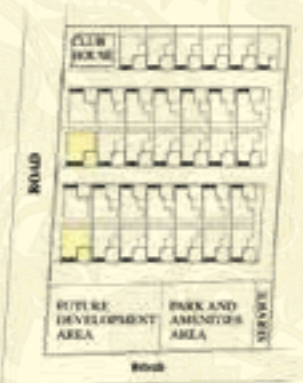
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Land Area = 3559 to 3563 sft

Built-up Area = 3082 sft



Type-B Villa Elevation

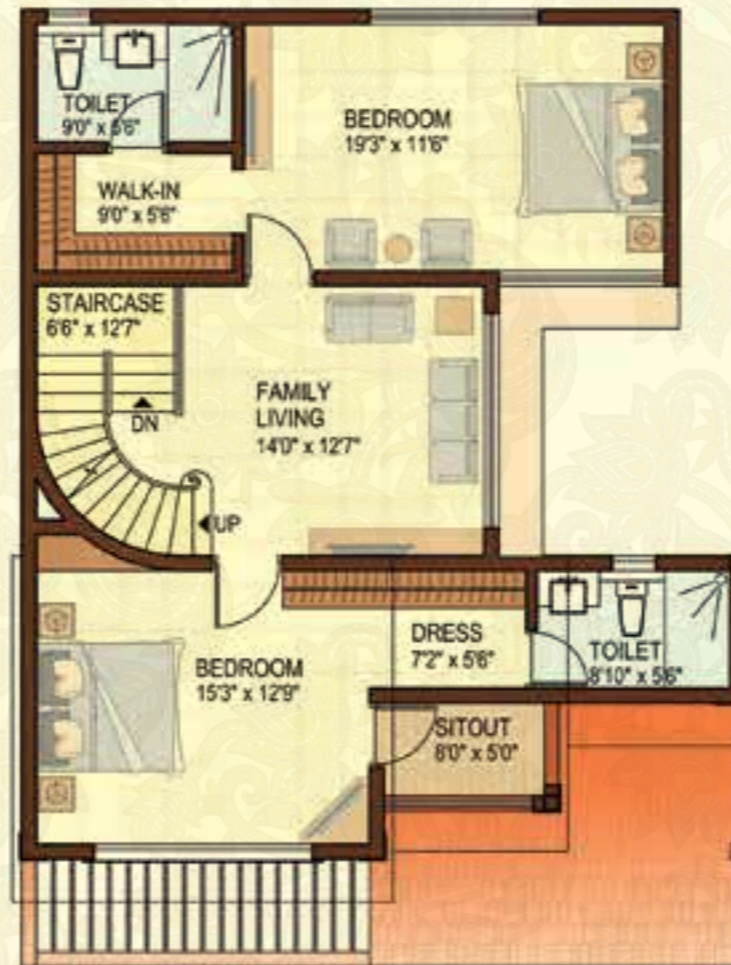




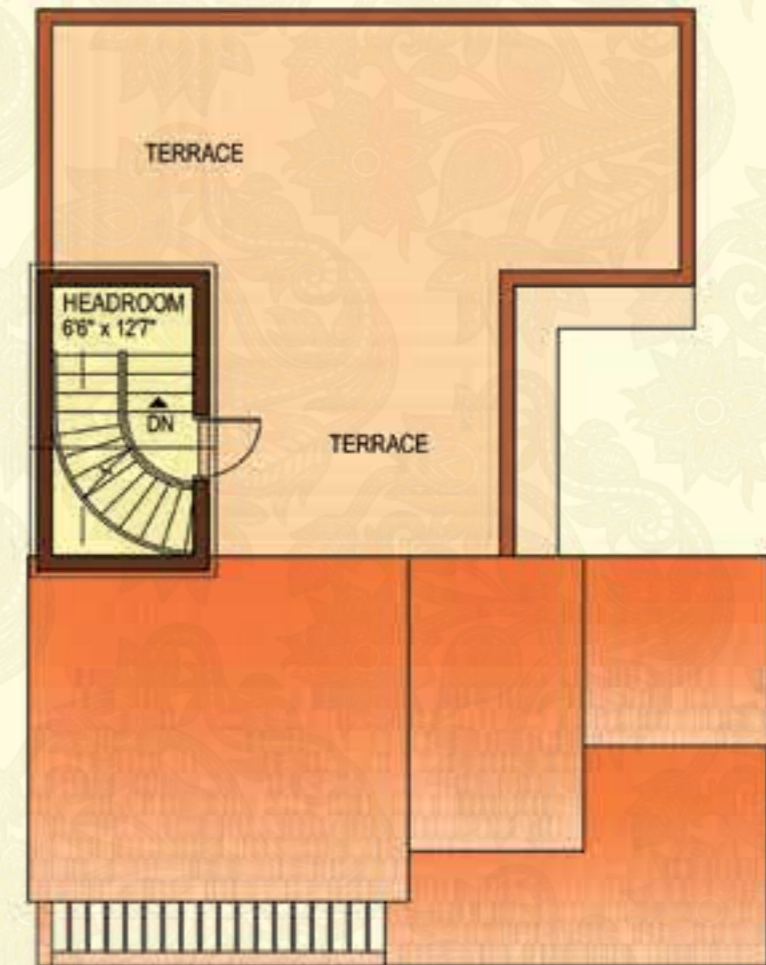
VILLA TYPE - B - 3 BHK



GROUND FLOOR PLAN

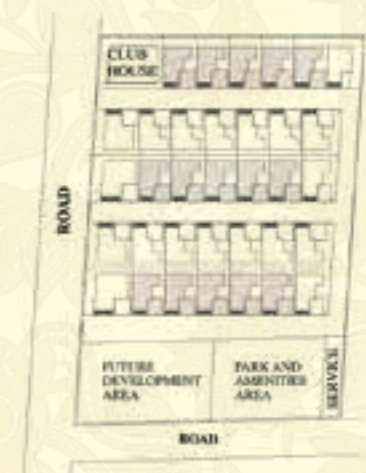


FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Land Area = 2684 to 2897 sft  
 Built-up Area = 2554 sft



KEY PLAN



Type-C Villa Elevation

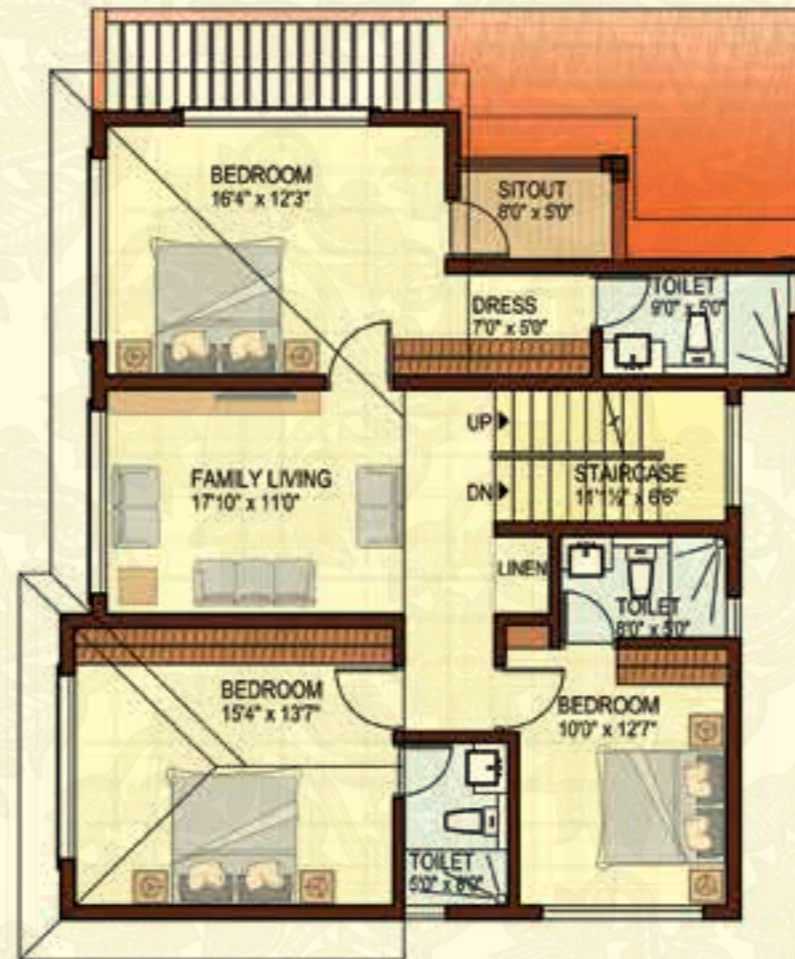




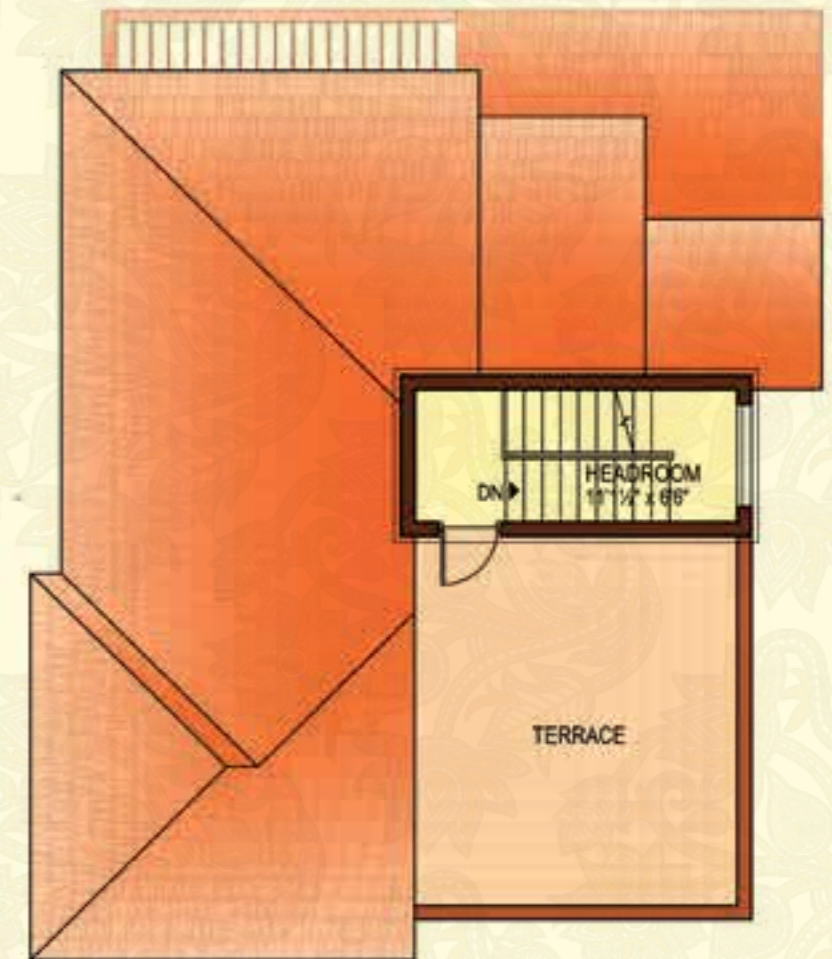
VILLA TYPE - C - 4 BHK



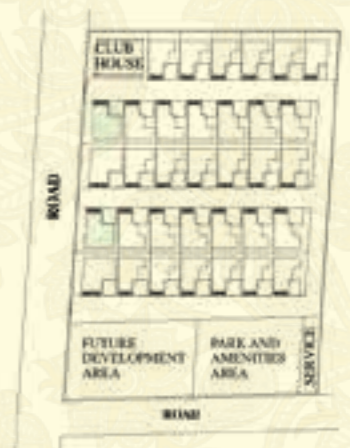
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



KEY PLAN

Land Area = 3397 to 3401 sft  
 Built-up Area = 2909 sft



Type-D Villa Elevation





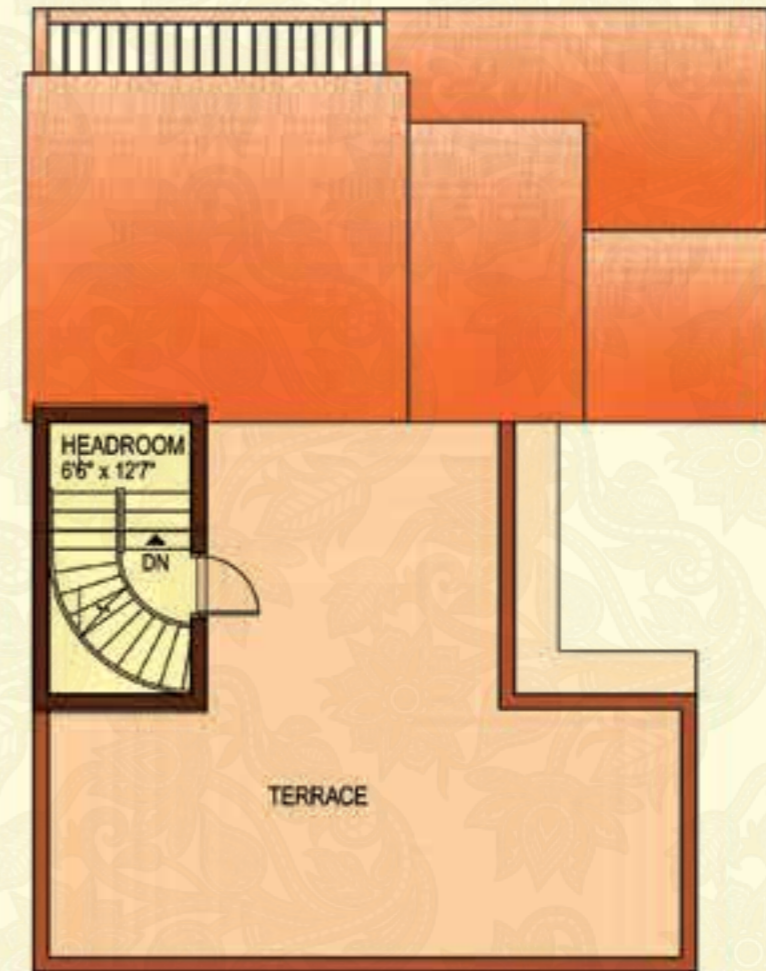
VILLA TYPE - D - 3 BHK



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

Land Area = 2684 to 2973 sft  
 Built-up Area = 2554 sft



KEY PLAN



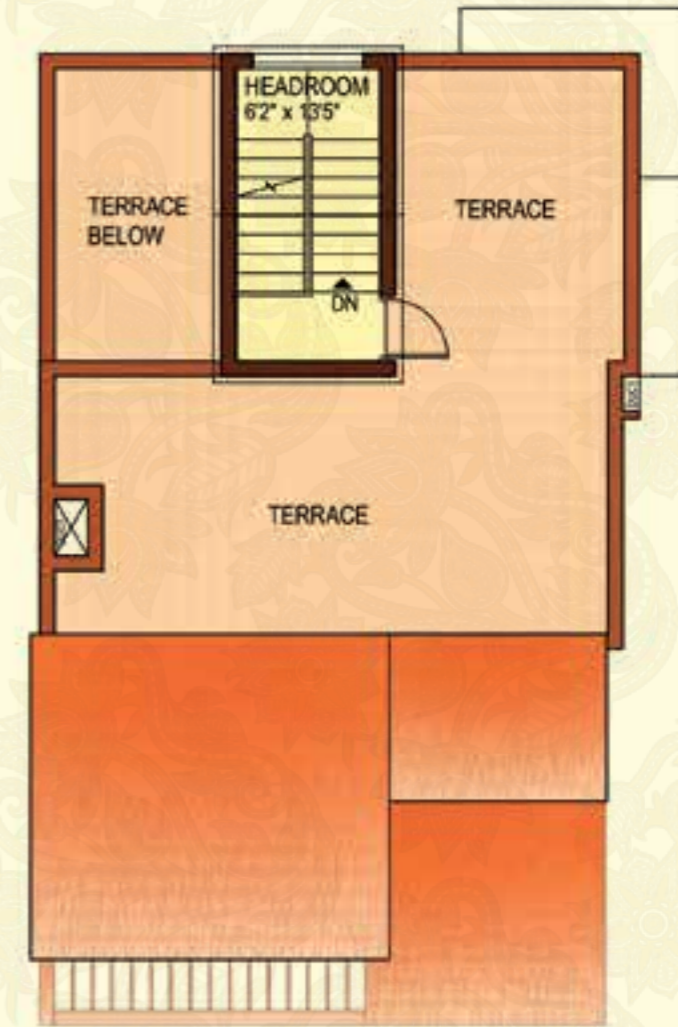
VILLA TYPE - E - 3 BHK



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



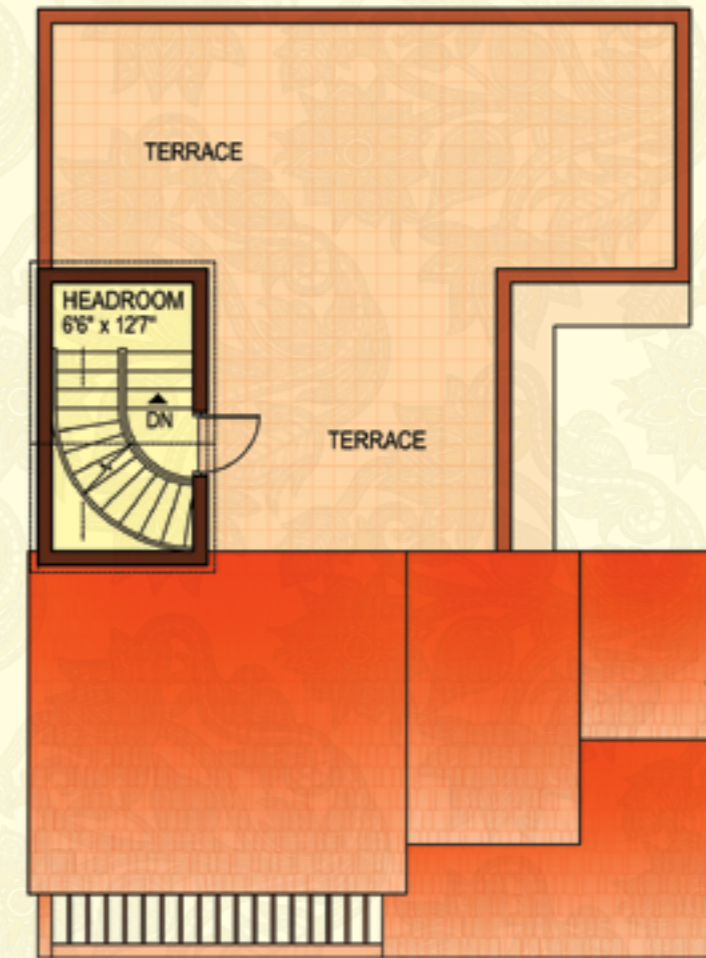
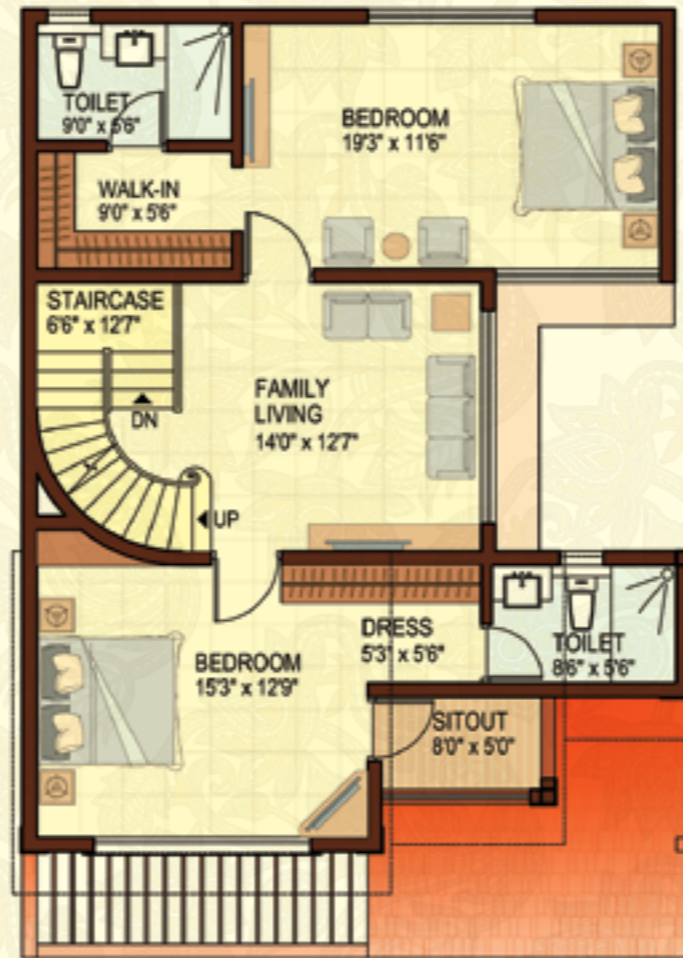
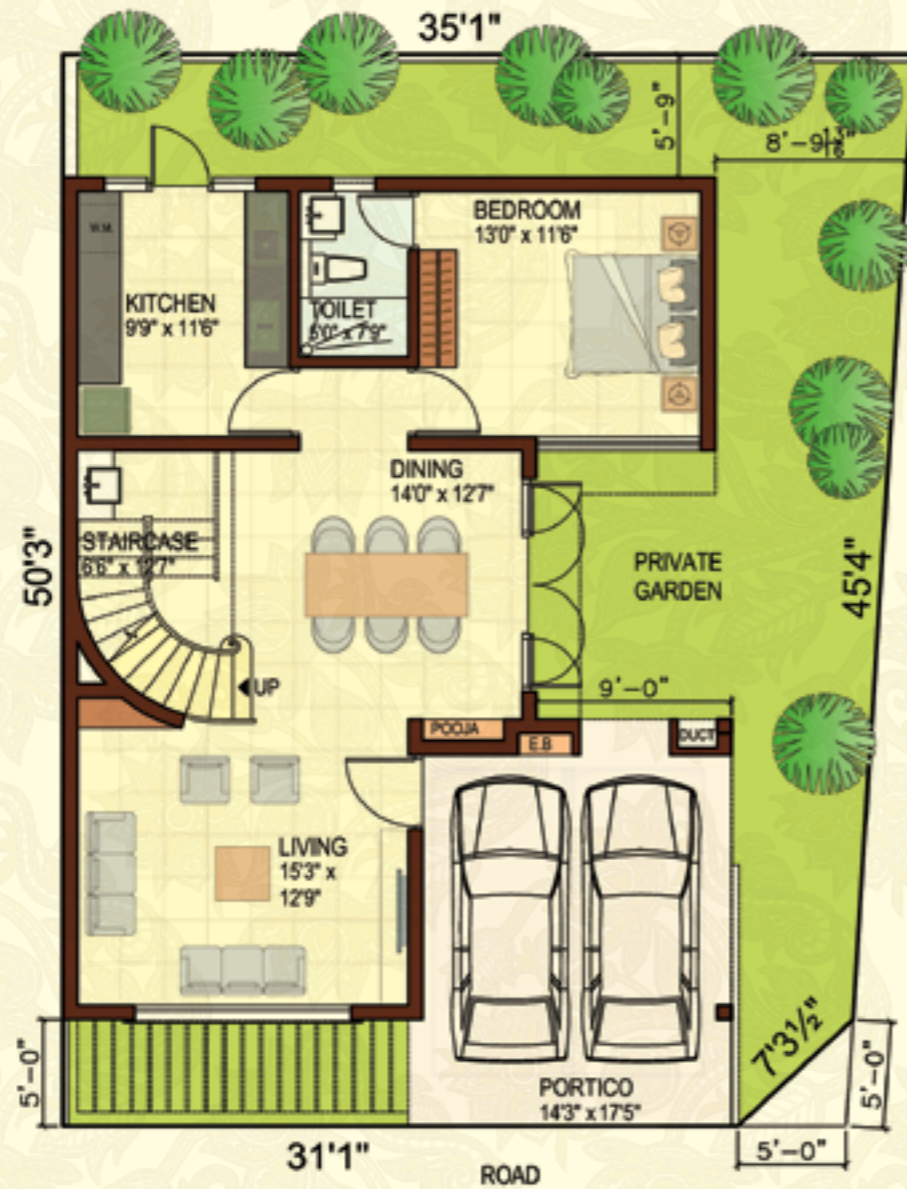
Land Area = 3102 sft  
 Built-up Area = 2269 sft



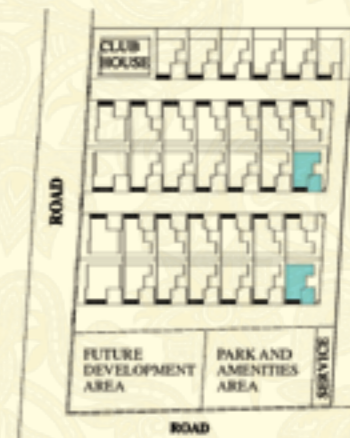
KEY PLAN



VILLA TYPE - F - 3 BHK



Land Area = 2810 to 2814 sft  
 Built-up Area = 2496 sft





# Specifications

## STRUCTURE

- Ground + 1<sup>st</sup> floor + terrace
- RCC framed structure with isolated footing foundation
- Blocks neatly finished with cement plastering
- Anti-termite treatment will be provided
- Earthquake resistant structure – Seismic Zone III
- Floor to floor height will be maintained at 3 meters

## FLOORING

- Double loaded vitrified tiles (800mm x 800mm) for living & dining
- Double loaded vitrified tiles (600mm x 600mm) for kitchen & bedrooms
- Anti-skid ceramic tiles for toilet
- Pressed clay tile for open terrace (2nd floor)
- Anti-skid ceramic tiles for utility area
- Pavit tiles / natural stone / concrete for car park
- Anti-skid ceramic tiles for balcony & open terrace
- Granite flooring with MS hand rails for staircase

## WALL & CEILING FINISHES

- 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint for ceiling in all rooms
- 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint for living, dining, bedrooms
- 1 coat of primer and 2 coats of weather proof external emulsion paint for wall exterior
- Zinc chromite non-corrosive primer with enamel paint for grills/railings

## KITCHEN

- Polished black granite slab counter top
- Glazed tiles up to 2 feet from counter top for wall dado
- Provision for chimney (electrical & exhaust only)
- Provision for water purifier (electrical & water inlet only)
- SS sink (Nirali (or) equivalent) with sink faucet – cold water only

## BATHROOMS

- Double glazed tiles up to lintel level for wall dado
- Concealed CPVC for inner pipelines
- UPVC for other plumbing lines
- PVC line for underground drainage
- Roca/Kohler or equivalent brand for sanitary & CP fittings
- Provision for exhaust will be provided in all bathrooms
- Provision for solar water heater on terrace (plumbing & electrical only)
- No provision for geyser inside the bathrooms

## DOORS

- Main door - First quality African teak wood frame with designer moulded shutter of 7' height with Godrej (or) equivalent locks, handles, tower bolts & door stopper
- Bedroom - First quality seasoned wood frame with designer moulded shutter of 7' height with Godrej (or) equivalent locks, handles, tower bolts & door stopper
- Bathroom – 7' high first quality seasoned wood frame with moulded door shutter with waterproof enamel finish on the inner side
- Balcony, head room & utility – 7' high first quality seasoned wood frame with moulded door shutter (or) Fiberglass reinforced plastic (FRP) door frame & shutters (waterproof)

## WINDOWS

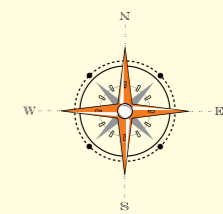
- Aluminum windows with see-through plain glass & MS safety grill (or) toughened glass without grills
- French doors/windows – Aluminium with toughened glass (without grills)
- Ventilators – Aluminium with top hung

## ELECTRICAL FIXTURES & FITTINGS

- 3 phase power supply will be provided
- Cables/Wires – Finolex/Havells or equivalent ISI approved brand (fire retardant)
- Modular switches & sockets – Legrand/MK or equivalent ISI approved brand
- MCB, ELCB and DB – Legrand/MK or equivalent ISI approved brand
- Air conditioner points – Split AC points will be provided for all bedrooms (Electrical & Core-Cutting provision Only) [Note: Does not involve any copper/drain piping]
- Power backup – Electrical provision for domestic inverter (wiring & conduit provision only)
- Telephone points – Telephone line provision will be given in living & master bedroom
- DTH/TV point will be given in living & master bedroom (cable laid from terrace with concealed conduits)
- Suitable external hard/soft landscaping as per architect's plan



# Road Map and Landmarks



## Know Your Neighbourhood

Casa Grande Tiara is located in the heart of the city and surrounded by several educational institutions and hospitals.

- 5 mins from Singanallur junction and bus stand
- Just 200 mts off Trichy Main Road
- 15 mins to airport
- 15 mins to Fun Republic Mall
- 15 mins to PSG Hospital and KMCH
- 15 mins to Race Course
- 20 mins to railway station



# Awards



'Marketer of the Year',  
2013 Realty Plus Magazine



'Top 50 Brands in Chennai',  
2013 Paul Writer Magazine



'Excellence in Customer Engagement',  
2013, CEF



'Real Estate Developer of the Year',  
2013 Brand Academy



'Creative Real Estate Company',  
2013 Paul Writer Magazine



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



Best Realty Brand  
2015, Economic Times



Entrance View





Chennai's  
Largest  
Villa  
Developer  
\*\*\*

  
**CASA GRANDE**  
PRIVATE LIMITED  
*'Building Aspirations'*

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