



CASA GRANDE
PRIVATE LIMITED

'Building Aspirations'

**THERE IS NO GREATER LUXURY
THAN THAT OF SPACE.**

Spacious Apartments at Perumbakkam



INTRODUCING

CASA GRANDE



VOGUE





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Casa Grande Private Limited is a Chennai based real estate enterprise started in 2004 and driven by a strong belief in building aspirations and fulfilling them. The 2.5 million sft that it has developed and sold till date is testament of this. Indeed, one thousand seven hundred and fifty fulfilled aspirations across 32 projects is a paradigm in itself.

Casa Grande, an ISO certified company, defines designs and develops quality living spaces and operates in niche residential segments like luxury villas and apartments in Chennai, Bangalore and Coimbatore. The company also sells plotted development spaces. 1250 crores worth of projects are in the pipeline across the luxury apartments and villas categories in these 3 cities.

FRONT VIEW



INTRODUCING
CASA GRANDE



More space, it spurs you on to pursue more in life. More space, it encourages your child to reach for the skies. Loaded with a host of luxury amenities, children's play area and lush greenery, the Casa Grande Vogue promises you and your family a spacious home, surprisingly at a bargain.

Features: Stilt +4 design structure | 56 apartments | 2 BHK (1218 - 1271 sft) | 3 BHK (1605 - 1701 sft) | Imported vitrified tiles | Roca fittings | Landscape in the podium | Lifestyle amenities

AERIAL VIEW



SIDE VIEW

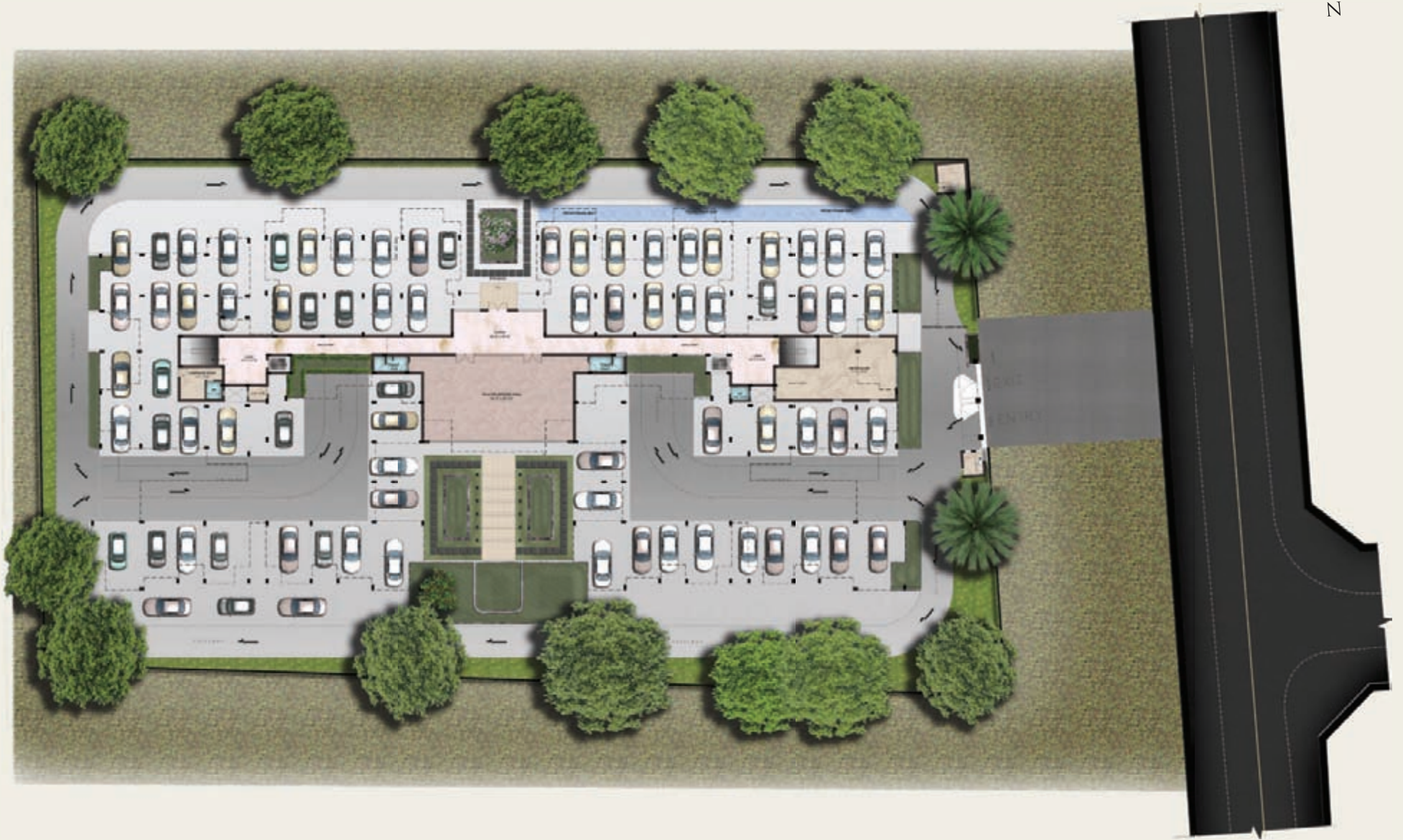


AMENITIES

Clubhouse • Gym • Indoor Games Room • Party Hall • Postbox Room • Drivers' & Servants' Wash Room • Intercom • CCTV (Entry)
• Rain Water Harvesting • 24 x 7 Power Back up • Earthquake Resistant Structure • 6 Passenger Lift Fully Automatic • Wi-Fi • STP
• Children's Play Area • Landscape Garden • Gazebo • Seating Area



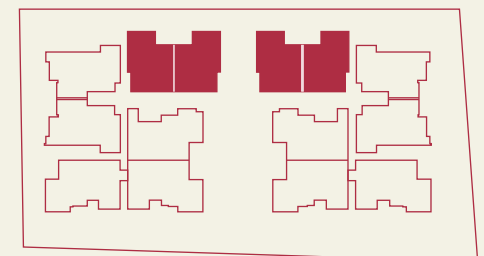
STILT PLAN



2 BHK + 2 T - 1218 & 1271 SFT



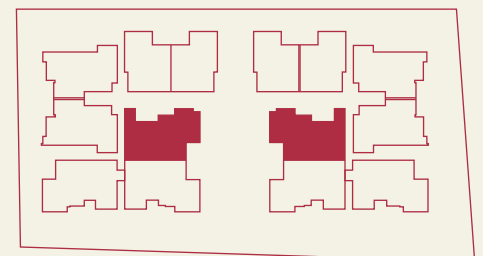
KEY PLAN



3 BHK + 3 T - 1605 SFT



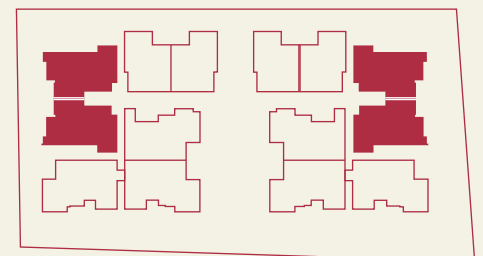
KEY PLAN



3 BHK + 2 T - 1453 SFT



KEY PLAN



3 BHK + 3 T - 1639 SFT



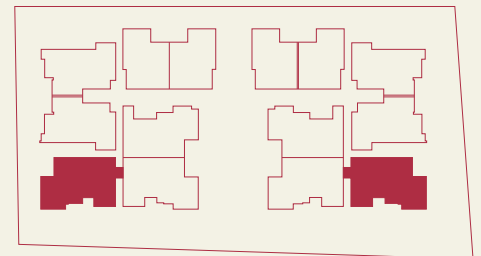
KEY PLAN



3 BHK + 3 T - 1701 SFT



KEY PLAN



Project Specifications

- Structure**
- RCC framed structure with RCC foundations
 - Anti-termite treatment will be provided
 - 9" / 8" thick brick / fly ash block for the outer wall and 4" / 4½" thick brick / fly ash block for the internal partition wall
 - Ceiling height will be maintained at 9' 6" clear after flooring and plastering
- Wall Finishes**
- Internal wall in the living, dining, bedrooms & lobby will be finished with 1 coat of primer, 2 coats of putty & 2 coats of plastic emulsion
 - Ceiling will be finished with cement paint
 - Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion (Ace / Apex as per architect's specification)
 - Kitchen, utility & toilets will be finished with 1 coat of primer & 2 coats of cement paint
 - Toilets and utility walls will be finished with double glazed ceramic tiles for aesthetics up to ceiling height and kitchen platform will be finished with wall dado of 2' with double glazed ceramic tiles

Internal Features

- Flooring**
- Living, dining, kitchen, bedrooms and balcony will have vitrified tile flooring
 - Bathroom & utility will have ceramic tile-anti skid finish
 - Balcony will be finished with vitrified tiles
- Kitchen**
- Platform will be done with granite slab 2' wide at a height of 2' 7" from the floor level and will be provided with stainless steel bowl with single drain board (Nirali or equivalent)
- Bathrooms**
- 20 mm thick polished granite slab with counter top basin (Rocca / Jaguar) in the master toilets
 - Wall mounted basin (Rocca or equivalent) will feature in the remaining toilets
 - The CP and sanitary fitting will be Rocca or equivalent
 - Provision for geyser will be provided in all toilets
- Entrance Doors**
- Main door is of teak wood frame with double side veneer finish skin
 - Shutter with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.

Internal Features

- Bedroom Doors**
- Designer molded skin doors with Godrej or equivalent locks, tower bolts, door stopper, etc.
- Bathroom Doors**
- Chemically treated door with enamel paints
- Balcony**
- French door - UPVC / sliding toughened glass door without grill
 - Window - sliding with grill
- Windows**
- UPVC / aluminum window with see-through plain glass
 - Painted MS grills will be fixed on the inner side
- Electrical Fittings**
- Finolex or equivalent cables and wiring
 - Switches and sockets will be Anchor, Roma or equivalent
 - Television and telephone points will be provided in living room & master bedroom
 - Split air conditioner points will be provided for all bedrooms and living rooms

External Features

- Elevator**
- 6-passenger automatic lift will be provided
- Power Supply**
- 3-phase power supply will be provided for all apartments
- Generator Back up**
- Generator back up for all flats (up to 500W for each flat), lift and the common area
- Water**
- Pneumatic pump + bore well + sump will be provided



Key Landmarks

- Sholinganallur Junction - 5.5 kms
- Tidel Park - 7.1 kms
- Madhya Kailash Temple - 10.2 kms

Know your neighbourhood

IT PARKS

Elcot SEZ - 3.8 kms | TECCI Park - 6.2 kms | Siruseri - 11 kms | MEPZ - 14.2 kms

IT COMPANIES

TCS, Karapakkam - 7.3 kms | TCS, Chennai One - 10.2 kms | TCS, Velachery - 12.2 kms | TCS, Shollinganallur - 5.6 kms | TCS, Siruseri - 10 kms
Wipro - 4.3 kms | CTS, Thoraipakkam - 8.5 kms | CTS, Navallur - 8.8 kms | CTS, Perungudi - 12.5 cms | HCL, Elcot SEZ - 4 kms
HCL, Peungudi - 13.5 kms | HCL, Navallur - 9.3 kms | Infosys - 6.3 kms

HOSPITALS

Global Hospital - 3.5 kms | Dr. Kamakshi Memorial Hospital - 7.5 kms | Sree Balaji Dental College and Hospital - 7 kms
Medavakkam Primary Health Center - 3.9 kms | Annai Theresa Hospital - 2 kms | Lifeline Hospital - 12.5 kms

SCHOOLS

Bala Vidhya Mandir Global 1.5 kms | PSBB Millenium - 4 kms | Headstart International School - 6.8 kms | Bhaathi Vidyalayaa Senior Secondary School - 2.4 kms
Zigma Matriculation School - 3.3 kms | Vidhya Matriculation Higer Secondary School - 3 kms | Educational Chartiable Trust - 3.5 kms
Apple Kids International Pre-School - 3.5 kms

COLLEGES

Asan Memorial College of Arts & Science - 4.4 kms | St. Joseph's College of Engg. - 8.8 kms | IIT Mardas - 12.2 kms | KCG College of Technology - 9 kms
Mohamed Sathak College of Arts & Science - 4.9 kms | Jeppiar Engg.College - 11.2 kms | Thangavelu College of Engg. - 5 kms
Ragas Dental College & Hospital - 11.7 kms

AWARDS



Awarded-Marketer of the Year - 2012-13 by Realty Plus Magazine



Awarded-Indian Achievers for Infra Development by IEDRA



Awarded-Creative Real Estate Company 2012-13 by Paul Writer Magazine



Awarded-Real Estate Developer of the Year 2012-13 by Brand Academy

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