

CASA GRANDE



**LIVE A REGAL LIFE**



**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 6 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 4000 happy families across 68 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 ₹3000 crores.



Street view





## Project sailent features

- Independent villas with exclusive land, terrace and garden
- Exclusive 157 luxury villas & 60 apartments on 10.21 acres
- Secured community with lifestyle amenities like clubhouse, swimming pool, gym, indoor games room, half basketball court, tennis court and multipurpose hall
- Contemporary new age architecture
- Located 10 minutes from airport junction, off Avinashi Road on the Kalapatti to Kurumbapalayam Main Road
- 5 minutes from Sathy Road

## Villa features

- Exclusive independent villa available from 1752 sft - 3198 sft with land area of 1250 sft - 4168 sft
- Landscape and more greenery with each villa
- Designed for abundant ventilation with zero dead space design
- Exclusive lifestyle amenities and features
- Roca / Jaquar or equivalent sanitary fittings
- Legrand / Schneider / MK or equivalent brand modular switches and socket

## Apartment features

- Smart 2 BHK apartments available from 621sft onwards
- Apartment loaded with lifestyle amenities within city limit at never heard before price
- Efficiently planned internal spaces
- Ideal for investment and yielding good rentals
- Jaquar / Hindware or equivalent sanitary fittings
- Philips / Panasonic or equivalent brand modular switches and socket



## Features & Amenities

1. Clubhouse with lounge & reception
2. Multipurpose hall / party area with pantry
3. Mini theatre
4. Indoor children's play area
5. Roof top party area
6. Outdoor children's play area
7. Half basketball court
8. Skating rink
9. Sewage Treatment Plant(STP)
10. Barbeque counter
11. CCTV security across common areas
12. Intercom
13. Visitor's car park
14. Vaasthu compliant
15. Contemporary new age architecture
16. Convenience store
17. Table tennis
18. Grass mounds for climbing & playing
19. Park with seating facilities
20. Rest rooms for drivers & servants
21. Fully equipped gym
22. Indoor games room
23. Tennis court
24. Walking / jogging track
25. Multipurpose lawn area
26. Hydropneumatic water pumping systems
27. Grand entrance
28. 100% power backup for all common areas
29. Designer landscape with every villa
30. Rain water harvesting
31. Secure gated community
32. Earthquake resistant structures
33. Caretaker's room
34. Sand pit
35. Softening & UV filtration for ground water
36. Flower garden

37. Stepped seating gallery
38. Billiards
39. Aerobics floor
40. Meditation room
41. Swimming pool with deck flooring



Site plan



	<b>Villa Type - A : 48 NOS</b>
	<b>Villa Type - B : 76 NOS</b>
	<b>Villa Type - C : 33 NOS</b>
	<b>Total Villas : 157 NOS</b>
	<b>2 BHK APARTMENTS : 60 NOS</b>



## PAYMENT SCHEDULE FOR VILLA

Stage	%
Advance (10 days from booking)	10%
Agreement (40 days from booking)	40%
Foundation	10%
Ground floor roof completion	10%
First floor roof completion	10%
Completion of brickwork & plastering	15%
Handing over	5%

## PAYMENT SCHEDULE FOR APARTMENT

Stage	%
Advance (10 days from booking)	10%
Agreement (40 days from booking)	40%
Foundation	10%
First floor roof completion	5%
Second floor roof completion	5%
Third floor roof completion	5%
Fourth floor roof completion	5%
Completion of brickwork & plastering	15%
Handing over	5%



Villa Elevation & Floor Plans - Type A





Villa Type A | East Facing Plot Ground Floor Plan

Land area : 1250 - 1450 sft  
 Ground floor area : 876 sft  
 First floor area : 876 sft  
 Total built-up area : 1752 sft



Villa Type A | East Facing Plot First Floor Plan

No. of villas : 24  
 Villa nos. : 3, 47-72



Villa Type A | West Facing Plot Ground Floor Plan

Land area : 1250 - 1282 sft  
 Ground floor area : 876 sft  
 First floor area : 876 sft  
 Total built-up area : 1752 sft



Villa Type A | West Facing Plot First Floor Plan

No. of villas : 23  
 Villa nos. : 21-46



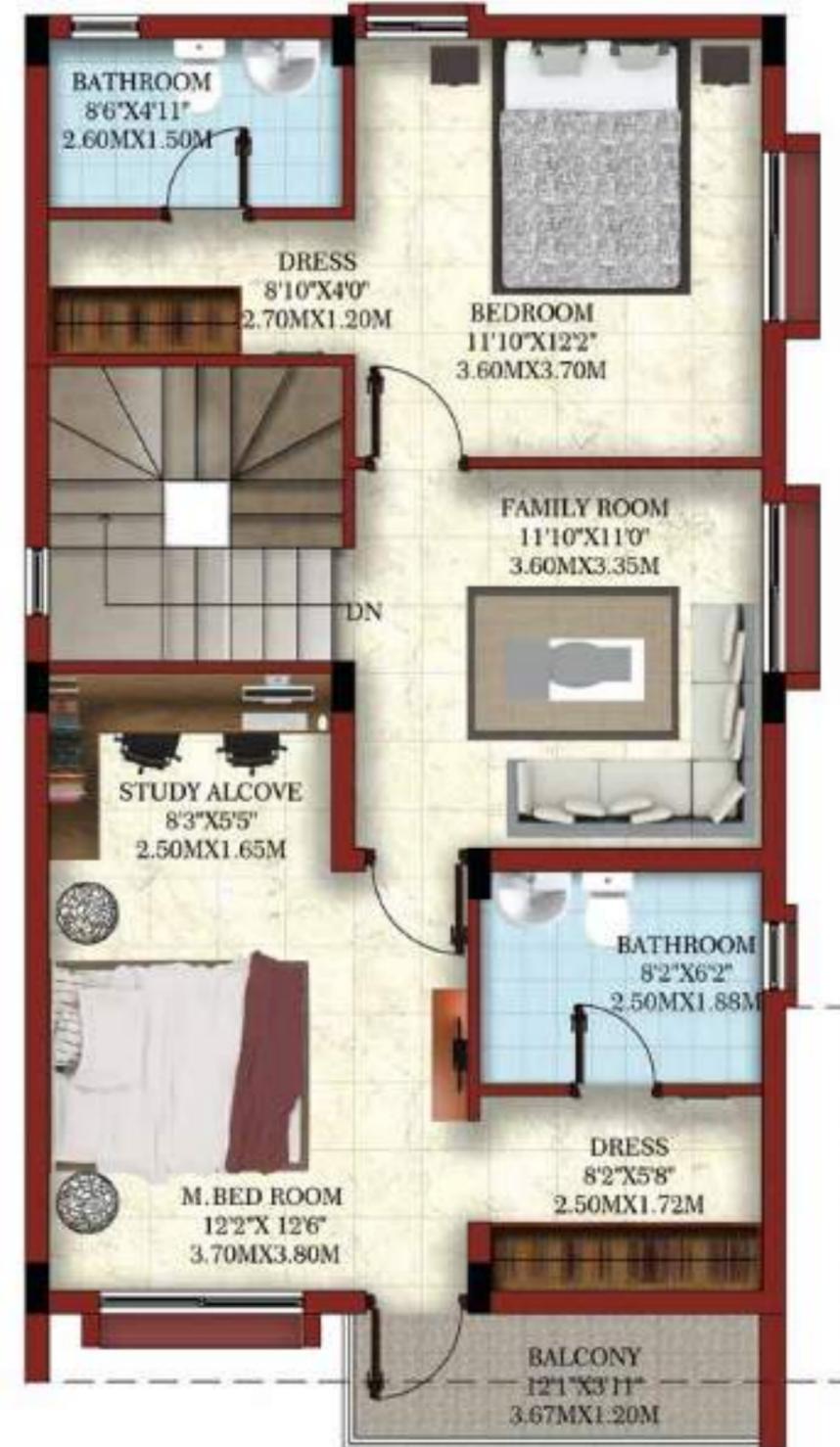
Villa Type A | South Facing Plot Ground Floor Plan

Land area : 1312 sft  
 Ground floor area : 876 sft  
 First floor area : 876 sft  
 Total built-up area : 1752 sft



Villa Type A | South Facing Plot First Floor Plan

No. of villas : 1  
 Villa nos. : 126





# Villa Elevation & Floor Plans - Type B



Type B villa elevation



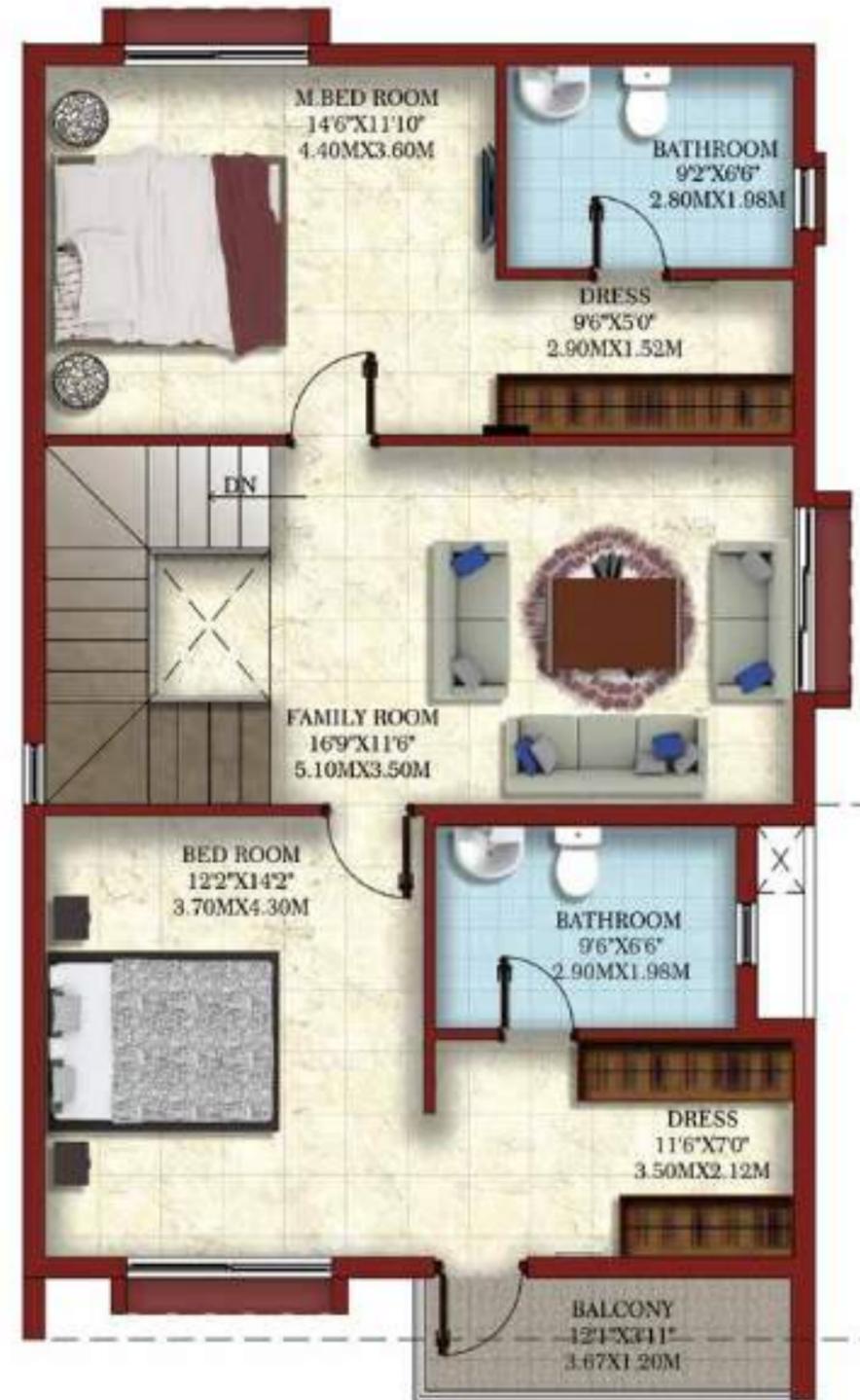
Villa Type B1 | East Facing Plot Ground Floor Plan

Land area : 1689 - 2164 sft  
 Ground floor area : 1034 sft  
 First floor area : 1034 sft  
 Total built-up area : 2068 sft



Villa Type B1 | East Facing Plot First Floor Plan

No. of villas : 3  
 Villa nos. : 4, 5, 20



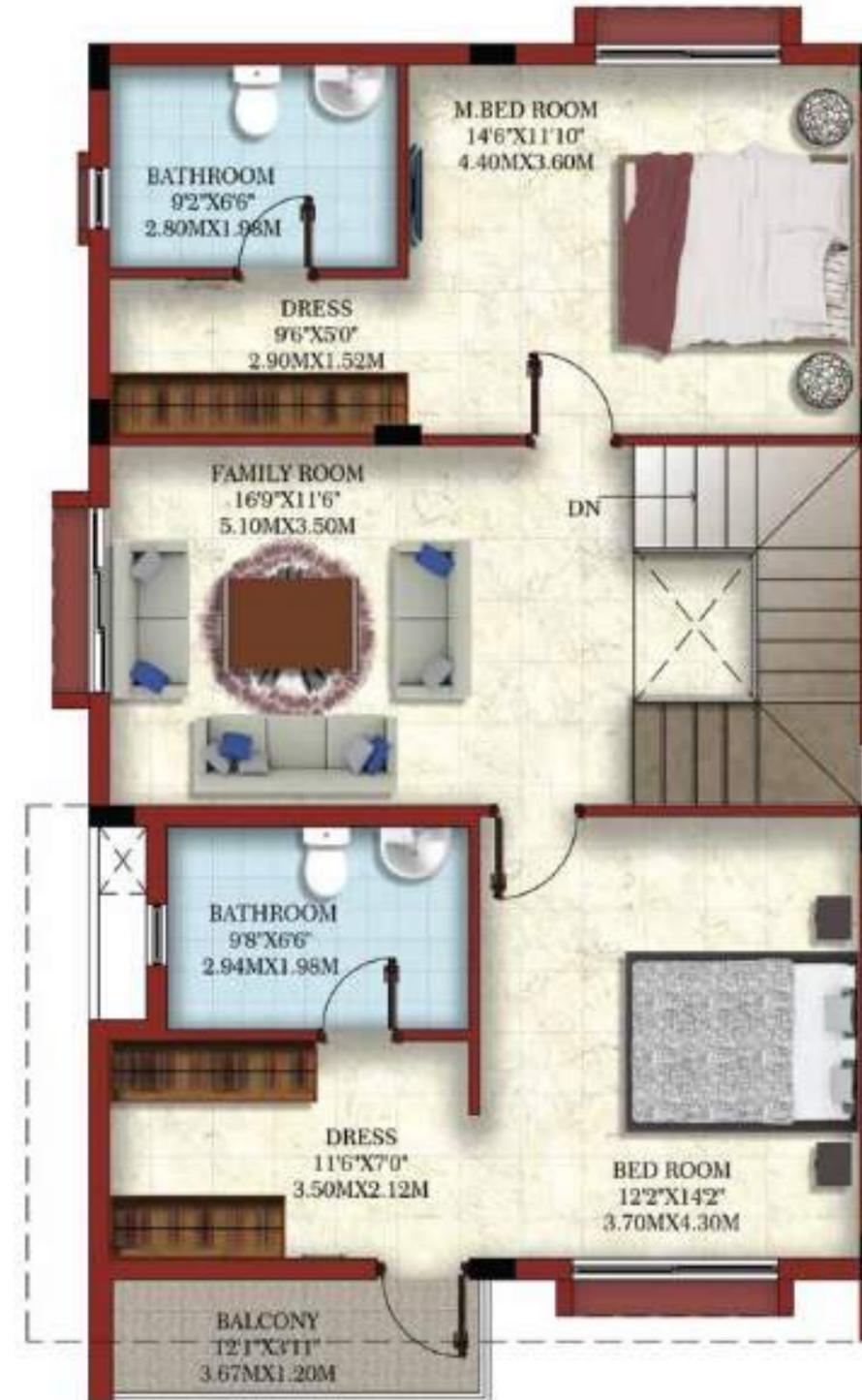
Villa Type B1 | North Facing Plot Ground Floor Plan

Land area : 1550 - 1833 sft  
 Ground floor area : 1034 sft  
 First floor area : 1034 sft  
 Total built-up area : 2068 sft



Villa Type B1 | North Facing Plot First Floor Plan

No. of villas : 32  
 Villa nos. : 76-85, 96-105, 128-135, 159-167



Villa Type B2 | South Facing Plot Ground Floor Plan

Land area : 1550 - 1583 sft  
 Ground floor area : 1011 sft  
 First floor area : 1011 sft  
 Total built-up area : 2022 sft



Villa Type B2 | South Facing Plot First Floor Plan

No. of villas : 24  
 Villa nos. : 86-95, 106-115, 137-142



Villa Type B3 | South Facing Plot Ground Floor Plan

Land area : 1723 - 2181 sft  
 Ground floor area : 969 sft  
 First floor area : 969 sft  
 Total built-up area : 1938 sft



Villa Type B3 | South Facing Plot First Floor Plan

No. of villas : 3  
 Villa nos. : 73,74,75



Villa Type B4 | North Facing Plot Ground Floor Plan

Land area : 1598 - 1630 sft  
 Ground floor area : 1000  
 First floor area : 1000 sft  
 Total built-up area : 2000 sft



Villa Type B4 | North Facing Plot First Floor Plan

No. of villas : 7  
 Villa nos. : 144-150



Villa Type B5 | South Facing Plot Ground Floor Plan

Land area : 1598 - 1630 sft  
 Ground floor area : 969 sft  
 First floor area : 969 sft  
 Total built-up area : 1938 sft



Villa Type B5 | South Facing Plot First Floor Plan

No. of villas : 7  
 Villa nos. : 151-158





# Villa Elevations & Floor Plans - Type C





Villa Type C1 | West Facing Plot Ground Floor Plan

Land area : 2283 - 2495 sft  
 Ground floor area : 1362 sft  
 First floor area : 1191 sft  
 Terrace floor : 122 sft  
 Total built-up area : 2675 sft



Villa Type C1 | West Facing Plot First Floor Plan

No. of villas : 4  
 Villa nos. : 169-173



Villa Type C1 | West Facing Plot Terrace Floor Plan



Villa Type C2 | West Facing Plot Ground Floor Plan

Land area : 2613 - 3517 sft  
 Ground floor area : 1562 sft  
 First floor area : 1382 sft  
 Terrace floor : 198 sft  
 Total built-up area : 3142 sft



Villa Type C2 | West Facing Plot First Floor Plan

No. of villas : 4  
 Villa nos. : 174-177



Villa Type C2 | West Facing Plot Terrace Floor Plan



Villa Type C3 | South Facing Plot Ground Floor Plan

Land area : 2135 sft  
 Ground floor area : 1329 sft  
 First floor area : 1167 sft  
 Terrace floor : 122 sft  
 Total built-up area : 2618 sft



Villa Type C3 | South Facing Plot First Floor Plan

No. of villa : 1  
 Villa no. : 136



Villa Type C3 | South Facing Plot Terrace Floor Plan





Villa Type C4 | North Facing Plot Ground Floor Plan

Land area : 2430 - 4168 sft  
 Ground floor area : 1594 sft  
 First floor area : 1415 sft  
 Terrace floor : 189 sft  
 Total built-up area : 3198 sft



Villa Type C4 | North Facing Plot First Floor Plan

No. of villas : 3  
 Villa nos. : 1, 2, 168



Villa Type C4 | North Facing Plot Terrace Floor Plan



Villa Type C5 | North Facing Plot Ground Floor Plan

Land area : 1988 - 2080 sft  
 Ground floor area : 1431 sft  
 First floor area : 1256 sft  
 Terrace floor : 190 sft  
 Total built-up area : 2877 sft



Villa Type C5 | North Facing Plot First Floor Plan

No. of villas : 5  
 Villa nos. : 117-121



Villa Type C5 | North Facing Plot Terrace Floor Plan



Villa Type C6 | East Facing Plot Ground Floor Plan

Land area : 2280 sft  
 Ground floor area : 1409 sft  
 First floor area : 1237 sft  
 Terrace floor : 190 sft  
 Total built-up area : 2836 sft

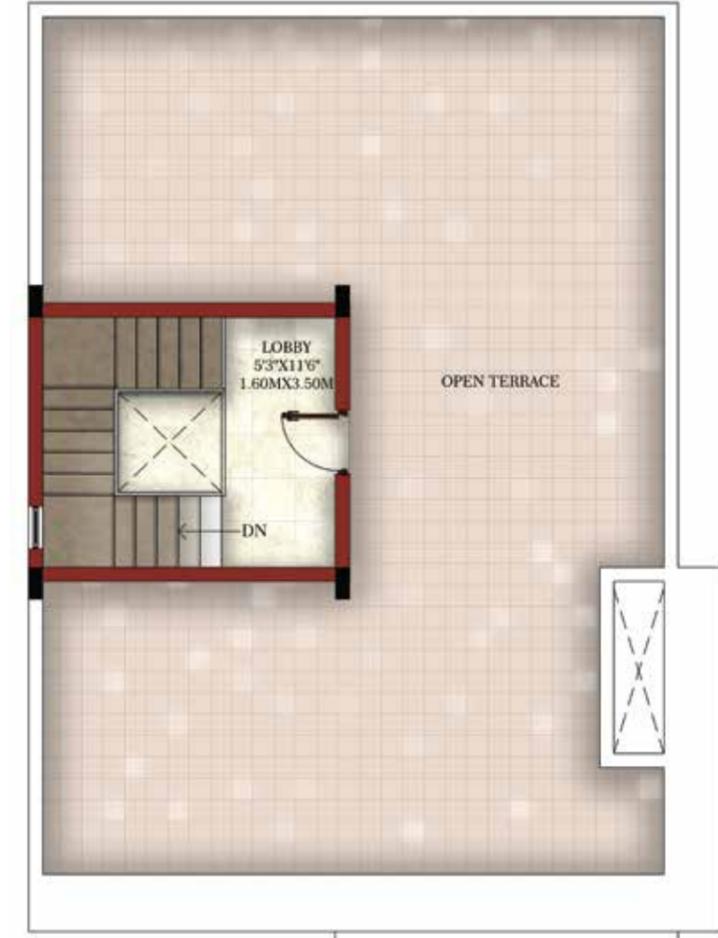


Villa Type C6 | East Facing Plot First Floor Plan

No. of villa : 1  
 Villa no. : 127



Villa Type C6 | East Facing Plot Terrace Floor Plan



Villa Type C7 | East Facing Plot Ground Floor Plan

Land area : 2438 - 2815 sft  
 Ground floor area : 1526 sft  
 First floor area : 1353 sft  
 Terrace floor : 197 sft  
 Total built-up area : 3076 sft



Villa Type C7 | East Facing Plot First Floor Plan

No. of villas : 11  
 Villa nos. : 6-19



Villa Type C7 | East Facing Plot Terrace Floor Plan



Villa Type C8 | South Facing Plot Ground Floor Plan

Land area : 2191 - 2228 sft  
 Ground floor area : 1506 sft  
 First floor area : 1350 sft  
 Terrace floor : 198 sft  
 Total built-up area : 3054 sft

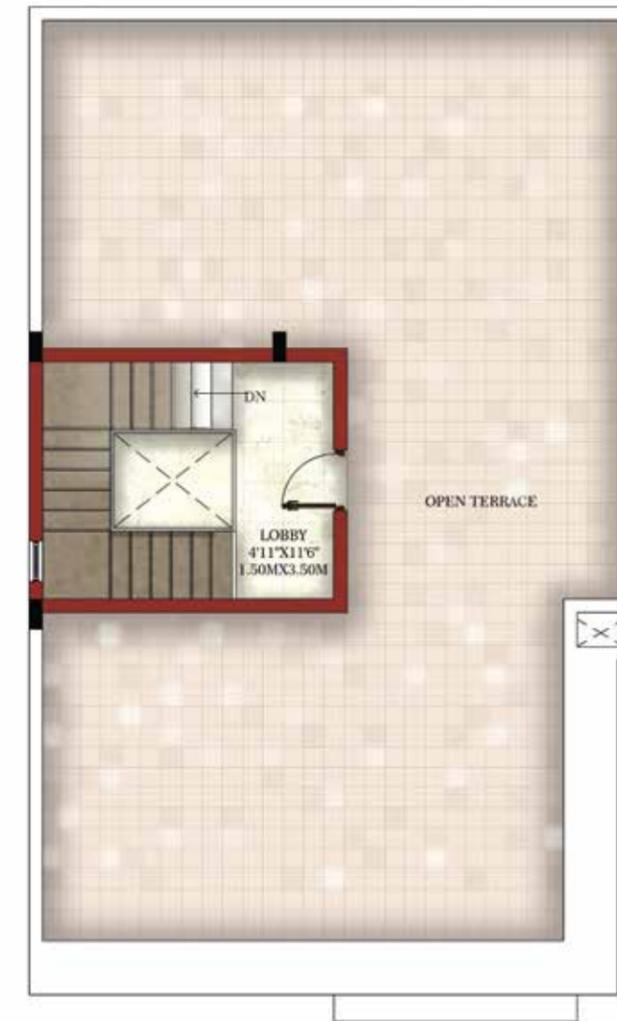


Villa Type C8 | South Facing Plot First Floor Plan

No. of villas : 2  
 Villa nos. : 122, 123



Villa Type C8 | South Facing Plot Terrace Floor Plan



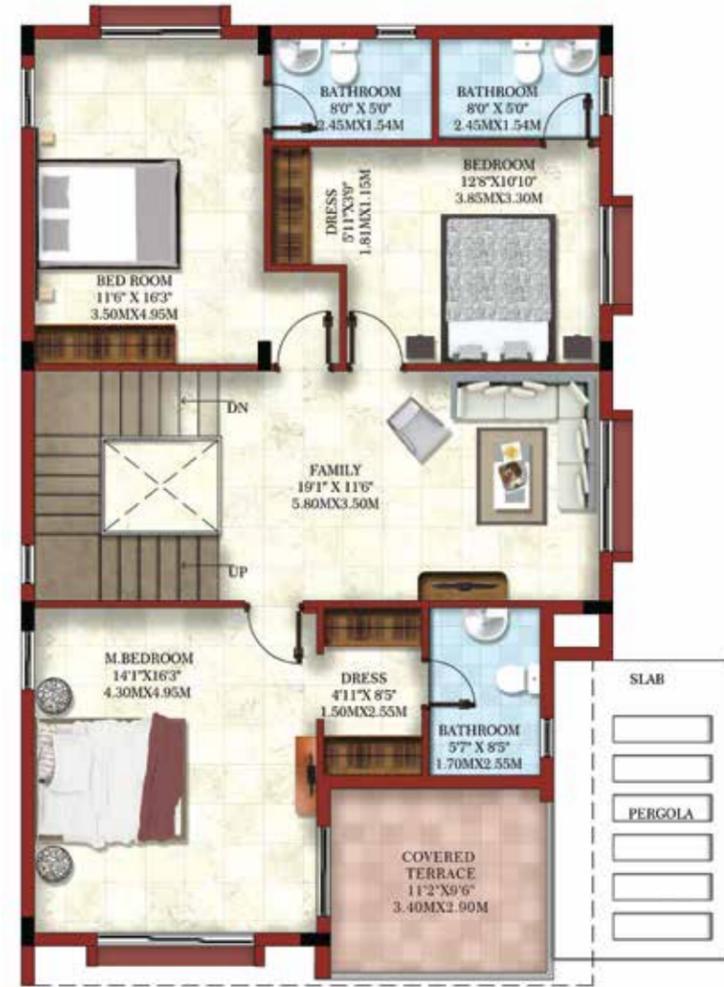
Villa Type C8 (A) | South Facing Plot Ground Floor Plan

Land area : 2326 sft  
 Ground floor area : 1463 sft  
 First floor area : 1331 sft  
 Terrace floor : 198 sft  
 Total built-up area : 2992 sft

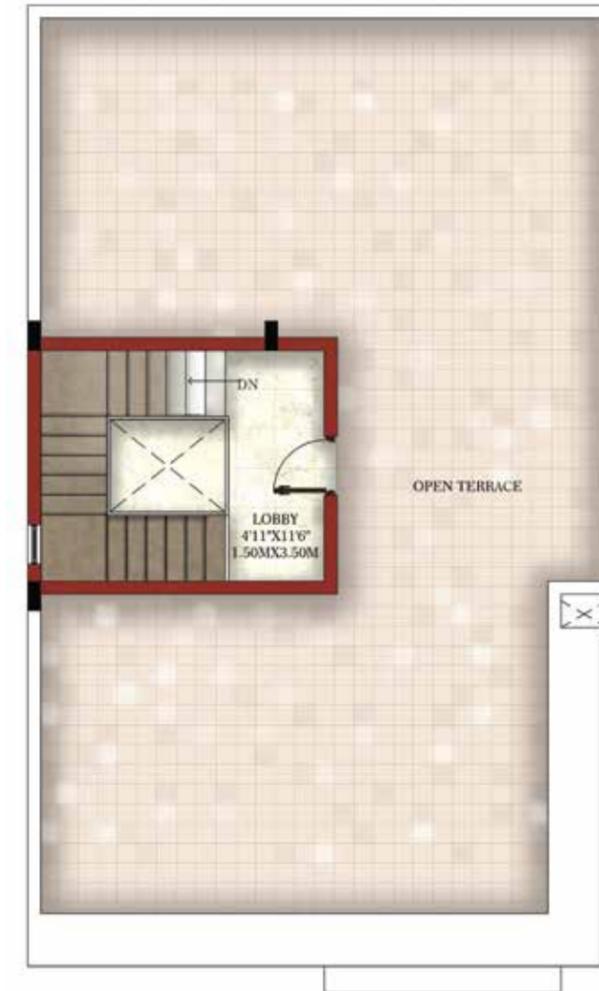


Villa Type C8 (A) | South Facing Plot First Floor Plan

No. of villa : 1  
 Villa no. : 124



Villa Type C8(A) | South Facing Plot Terrace Floor Plan



## Specifications – Villas

### Structure

- Floors
  - Ground + 1 Floor + Optional terrace access – Type A and B villas
  - Ground + 1 Floor + Default terrace access – Type C villas
- Structure
  - RCC framed structure with isolated footing foundation
  - Blocks neatly finished with cement plastering
  - Designed as earthquake resistant structure – Seismic Zone III
  - Floor to floor height will be maintained at 3 meters
  - Anti-termite treatment will be provided

### Flooring

- Living and dining
  - 2x2 vitrified tiles (600mmx600mm)
- Kitchen
  - 2 x2 vitrified tiles (600mmx600mm)
- Bedrooms
  - 2 x2 vitrified tiles (600mmx600mm)
- Toilets
  - Anti-skid ceramic tiles
- Open terrace – 2<sup>nd</sup> Floor
  - Weather resistant clay tiles
- Utility
  - Anti-skid ceramic / natural stone
- Car park
  - Eurocon parking tiles / anti-skid ceramic tile flooring
- Balcony & open terrace
  - Anti-skid ceramic tiles
- Staircase
  - Granite flooring with MS hand rails

### Wall & Ceiling Finishes

- Ceiling in all rooms
  - 2 coats of putty, 1 coat of primer and 2 coats of premium emulsion paint
- Living, dining, bedrooms
  - 2 coats of putty, 1 coat of primer and 2 coats of premium emulsion paint
- Walls exterior
  - 1 coat of primer and 2 coats of weather proof external emulsion paint
- Grills / railings
  - Zinc chromite non corrosive primer with enamel paint

### Kitchen

- Counter top
  - Polished black granite slab of 600mm width @ 810mm height from the finished floor level
- Wall dado
  - Wall tiles for 600mm height from counter top
- External gas bunk
  - External gas bunk on the villa rear side (piping to be part of customer scope)
- Others
  - Provision for chimney (electrical and exhaust only)
  - Provision for water purifier (electrical & water inlet only)
  - SS Sink (Nirali or Equivalent) with sink faucet – cold water only

### Bathrooms

- Wall dado
  - Wall tiles up to 7' height
- Inner pipelines
  - Concealed CPVC pipelines
  - UPVC for other plumbing lines
  - PVC line for underground drainage
- Sanitary and CP fittings
  - Roca / Jaquar or equivalent brands
- Others
  - Provision for exhaust will be provided in all bathrooms
  - Provision for solar water heater on terrace (plumbing and electrical only)
  - No provision for geyser inside the bathrooms

### Doors

- Main door
  - African teak wood frame with designer moulded shutter of 7' height with Godrej or equivalent locks, handles, tower bolts and door stopper
- Bedroom doors
  - 7' high seasoned wood frame with plain moulded door or Fiberglass Reinforced (FRP) door frame and shutters with Godrej or equivalent locks, handles, tower bolts and door stopper
- Bathroom doors
  - 7' high seasoned wood frame with moulded door shutter with waterproof enamel finish on the inner side or Fiberglass Reinforced (FRP) door frame and shutters (waterproof)
- Head room and utility doors
  - 7' high seasoned wood frame with moulded door shutter or Fiberglass Reinforced (FRP) door frame and shutters (waterproof)
- Balcony doors
  - 7' high UPVC with roughened glass door and without grills

### Windows

- Windows
  - UPVC windows with see-through plain glass & MS safety grill
- French doors / windows
  - UPVC with toughened glass and without grills
- Ventilators
  - UPVC with suitable louvered glass panels and MS safety grill

### Electrical Fixtures & Fittings

- Power supply
  - 3 phase power supply will be provided
- Cables / wires
  - Finolex / Polycab or equivalent ISI approved brand (fire retardant)
- Modular switches and sockets
  - Legrand / Schneider / MK or equivalent ISI approved brand
- MCB, ELCB and DB
  - Legrand / Schneider / MK or equivalent ISI approved brand
- Air conditioner points
  - Split AC points will be provided for master and ground floor bedroom
  - Split AC Provision for Living Room & Other Bed Rooms – Optional (Electrical & Core-Cutting provision Only)
  - Note: Does not involve any Copper / Drain Piping
- Power backup
  - Electrical provision for domestic UPS (wiring and conduit provision only)
- Intercom point
  - Provision will be given in living and master bedroom
- DTH / TV points
  - DTH / TV point will be given in living and master bedroom
- Landscaping
  - Suitable external hard / soft landscaping as per architect's plan

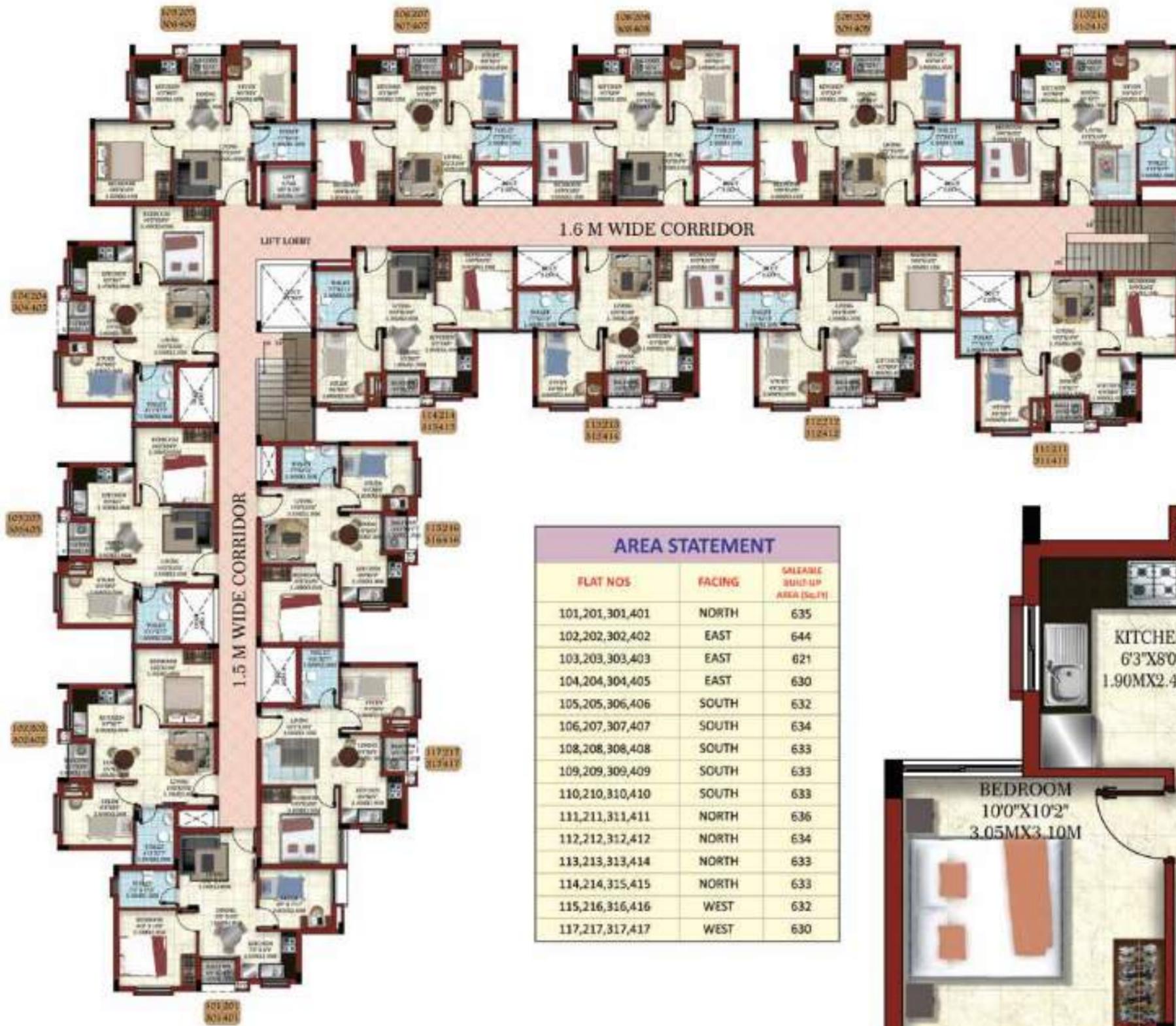


# Smart 2 BHK Apartment Elevation & Floor Plan





Typical Floor Plan - Smart 2 BHK Apartment



AREA STATEMENT		
FLAT NOS	FACING	SALEABLE BUILT-UP AREA (Sq.Ft)
101,201,301,401	NORTH	635
102,202,302,402	EAST	644
103,203,303,403	EAST	621
104,204,304,405	EAST	630
105,205,306,406	SOUTH	632
106,207,307,407	SOUTH	634
108,208,308,408	SOUTH	633
109,209,309,409	SOUTH	633
110,210,310,410	SOUTH	633
111,211,311,411	NORTH	636
112,212,312,412	NORTH	634
113,213,313,414	NORTH	633
114,214,315,415	NORTH	633
115,216,316,416	WEST	632
117,217,317,417	WEST	630



## Specifications – Apartments

### Floors

- Floors - Stilt + 4 floors + open terrace
- Structure - RCC framed structure with isolated footing foundation
- Blocks neatly finished with cement plastering
- Designed as earthquake resistant structure – Seismic Zone III
- Floor to floor height will be maintained at 3 meters
- Anti-termite treatment will be provided

### Flooring

- Living and dining - 2x2 vitrified tiles (600mm x 600mm)
- Kitchen - 2x2 vitrified tiles (600mm x 600mm)
- Bedrooms - 2x2 vitrified tiles (600mm x 600mm)
- Toilets - Anti-skid ceramic tiles
- Balcony and utility - Anti-skid ceramic tiles
- Common areas - Anti-skid ceramic tiles
- Staircase - Granite flooring with MS hand rails
- Terrace floor - Weather resistant clay tile

### Wall & Ceiling Paint Finishes

- Ceiling in all rooms - 2 coats of putty, 1 coat of primer and 2 coats of emulsion paint
- Living, dining, bedrooms - 2 coats of putty, 1 coat of primer and 2 coats of emulsion paint
- Walls exterior - 1 coat of primer and 2 coats of weather proof external emulsion paint
- Utility area - Utility walls will be finished with wall tiles upto 4' height from FFL
- Grills / railings - Zinc chromite non corrosive primer with enamel paint

### Kitchen

- Counter top - Polished black granite slab of 600mm width @ 810mm height from the finished floor level
- Wall Dado - Wall tiles for 600mm height from counter top
- Others - Provision for chimney (electrical & exhaust only)
- Provision for water purifier (electrical and water inlet only)
- SS Sink (Nirali or equivalent) with sink faucet – cold water only

### Bathrooms

- Wall dado - Wall tiles up to 2100mm height from Finished Floor Level (FFL)
- Inner pipelines - Concealed CPVC pipelines
- UPVC for other plumbing lines
- PVC line for underground drainage
- Sanitary & CP fittings - Jaquar / Hindware or equivalent brands
- Others - Provision for exhaust will be provided in all bathrooms
- Electrical provision for geyser inside the bathrooms will be provided

### Doors

- Main door - Seasoned wood frame with designer moulded shutter of 7' height with Godrej or equivalent locks, handles, tower bolts and door stopper
- Bedroom doors - 7' high plain moulded skin doors or Fiberglass Reinforced (FRP) doors
- Bathroom doors - 7' high chemically treated doors with water proof enamel finish or Fiberglass Reinforced (FRP) doors (waterproof)

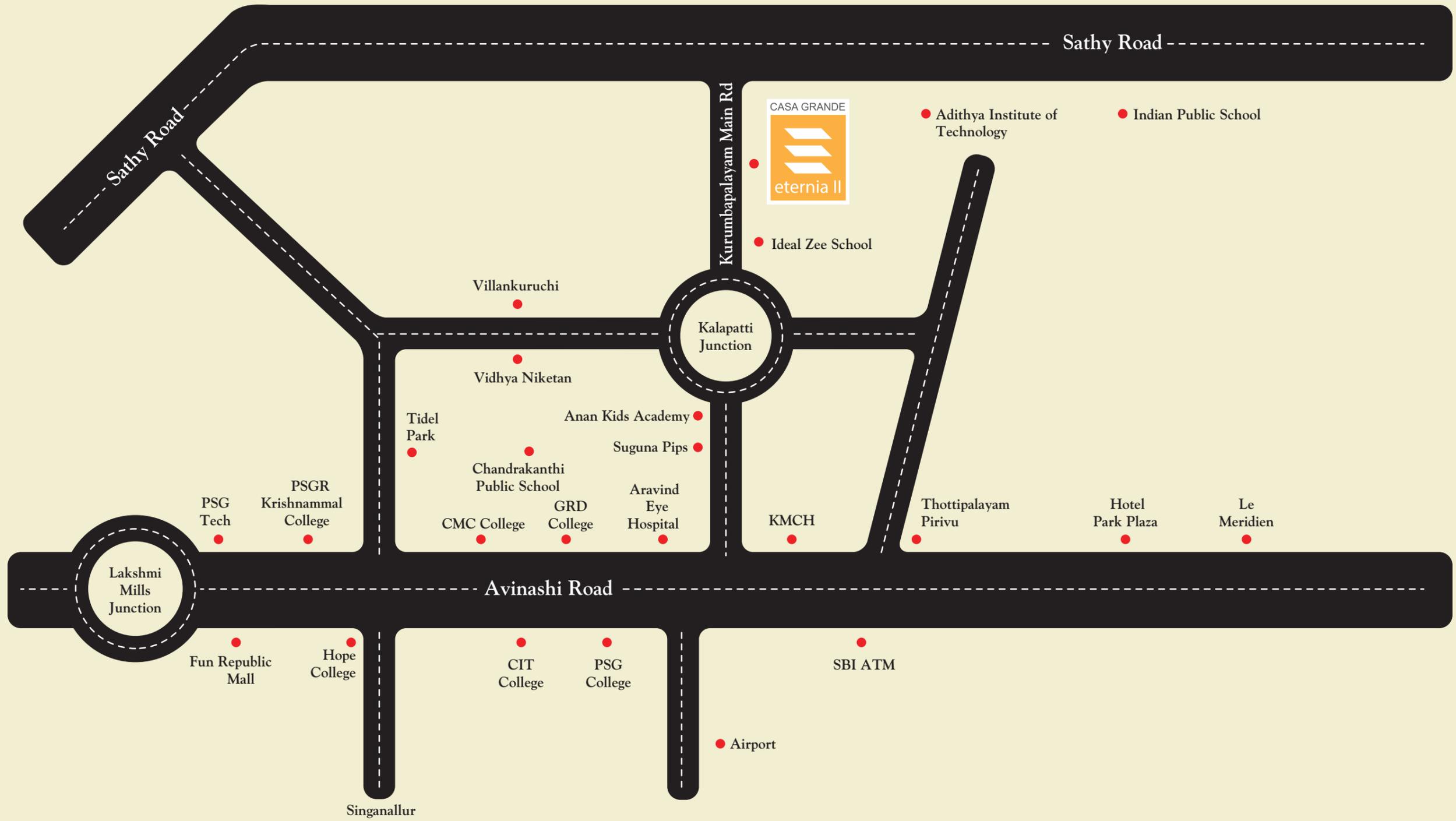
### Windows

- Windows - UPVC / aluminium windows with see-through plain glass and MS safety grill
- French doors - UPVC / aluminium frame and shutters with toughened glass without grills or UPVC / aluminium frame and shutters with plain glass and MS safety grills
- Ventilators - UPVC / aluminium frames with suitable louvered glass panels and MS safety grill

### Electrical Fixtures & Fittings

- Power supply - Single phase power supply will be provided
- Cables / wires - Finolex / Havells or equivalent ISI approved brand (fire retardant)
- Modular switches and sockets - Philips / Panasonic or equivalent ISI approved brand
- MCB, ELCB and DB - Philips / Panasonic or equivalent ISI approved brand
- Air conditioner points - Split AC points will be provided for master bedroom only (electrical and core-cutting only) - does not involve any copper piping
- Power backup - Electrical provision for domestic UPS (Wiring and conduit provision only)
- Intercom point - Provision will be given in living room
- DTH / TV points - Multi-DTH point will be given in living room (cable laid from terrace with concealed conduits)

# Location map



## Location advantages

The project is strategically located on the Kalapatti – Kurumbapalayam Main Road which connects the two important roads in Coimbatore namely Avinashi Road and Sathy Road. Located about 6.5 Km off Avinashi Road from Airport Junction and 2 Km off Sathy Road from Kurumbapalayam Junction.

- Less than 10 minutes' drive from Avinashi Road and airport
- Less than 5 minutes' drive from Sathy Road
- 25 minutes to railway station and 30 minutes to Gandhipuram
- 10 minutes to KGISL IT Park, Cognizant, Bosch, Dell and Ford
- 15 minutes' drive to ELCOT TIDEL Park housing upcoming facilities of WIPRO, HCL and TCS
- 20 minutes' drive to Fun Republic Mall and 30 minutes to Brookefields
- 75 minutes' drive to Kothagiri and Coonoor
- 90 minutes' drive to Ooty
- 7.5 Km from airport

### Schools nearby

Indian Public School - Suguna PIPS - Ideal Zee School - Vidhya Niketan - Chandrakanthi Public School - Lisieux CMI Public School - Anan Kids Academy - Vivekam International Public School - Alchemy Public School - Park Global School - Dr. NGP CBSE School - SSVN - REEDS World School

### Colleges nearby

SNS College of Technology - Kumaraguru College of Technology - SNS College of Arts and Science - PSG Arts and Science College - GRD College of Science - Coimbatore Institute of Technology (CIT) - Government Polytechnic - PPG Institute of Technology - Adithya Institute of Technology - Info Institute of Engineering - Suguna College of Engineering - Suguna Polytechnic College - Suguna Spark Business School - KGISL Institute of Technology - Dr. NGP College of Engineering - Dr. NGP Arts and Science College - Coimbatore Medical College - PSGR Krishnammal College for Women

### Hospitals nearby

KMCH - PSG IMSR - KG Eye Hospital - Sankara Eye Hospital - Aravind Eye Hospital

### Malls nearby

Fun Republic Mall - Alliance Mall (upcoming mall on Sathy Road)

## Awards



Developer of the Year  
Residential 2015-16,  
Realty Fact



Casa Grande Aldea  
Luxury Project of the  
Year 2015-16, Realty Fact



Best Archived Project -  
Casa Grande Aldea,  
CIDC Vishwakarma  
Award 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, Brands 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



**CORPORATE OFFICE:**

NPL Devi, New No. 111, Old No. 59, LB Road,  
Thiruvanmiyur, Chennai - 600 041. Ph: +91-44 4411 1111  
Mob: 98848 30000/02/04 Fax: +91-44 4315 0512

**COIMBATORE OFFICE:**

Sri Dwaraka, No. 1-A, B.R. Nagar Main Road,  
Singanallur Post, Coimbatore - 641 005.  
Ph: +91-422 4411 111

**BENGALURU OFFICE:**

Salma Bizhouse, 34/1, 4<sup>th</sup> Floor,  
Meenee Avenue Road, Opp. Lakeside Hospital,  
Ulsoor Lake, Bengaluru - 560 042.  
Ph: +91-80 4666 8666

**DUBAI OFFICE:**

4<sup>th</sup> Floor, Block-B, Business Village,  
Dubai, United Arab Emirates,  
PO Box. 183125.  
Phone: +971 565302759

[www.casagrande.in](http://www.casagrande.in)

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