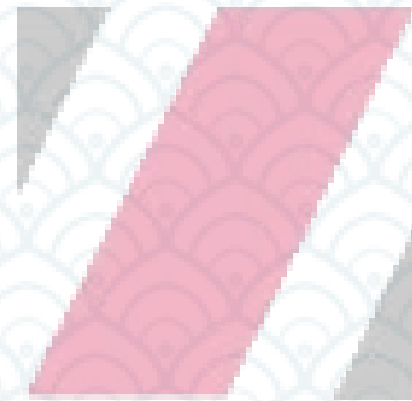




CASA GRANDE
PRIVATE LIMITED

'Building Aspirations'



ZRICKS .COM

CASA GRANDE
LUXUS



ZRICKS.COM



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.

ZRICKS

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.

Model villa

CASA GRANDE
LUXUS



There's no greater luxury than feeling at home.

Presenting Casa Grande Luxus: A gated villa community lavishly spread over an 8.75 acre expanse that simply spells out luxury at its enviable best! Experience a state of great comfort and bliss in an independent universe that's just made for you and your family. Here's the grand lifestyle you've always wanted!

Enjoy the finest features, most thoughtfully laid out to immaculate specifications!

Salient Features:

- Set on a sprawling 8.75 acre expanse
- 112 independent villas with exclusive land, terrace and private garden space
- Ground + 2 design structure
- 3 BHK – 72 units; Land area – 2520 sft; Built-up area – 2241 sft
- 4 BHK – 40 units; Land area – 3002 to 4643 sft; Built-up area – 3040 to 3254 sft
- 12 studio apartments with built-up area of 724 sft
- Contemporary new age architecture
- Imported vitrified tiles, Roca / Bravat or equivalent fittings
- Exclusive lifestyle features and amenities like clubhouse, swimming pool, gym and much more
- 5 minutes from K.R. Puram Lake and surrounded by IT parks
- Ready to occupy in 18 months

3 BHK villa elevation

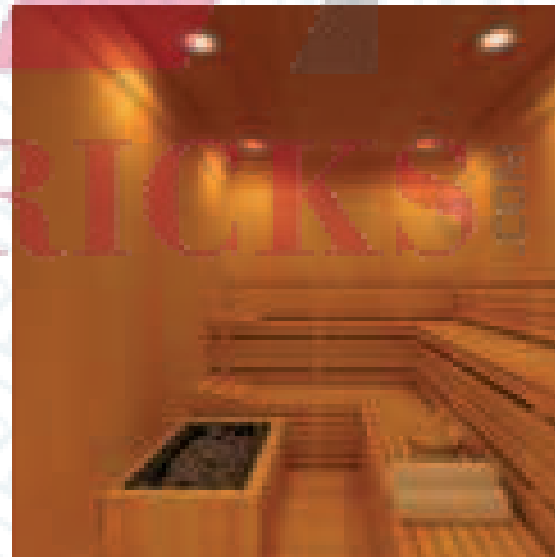




Apartment elevation







AMENITIES

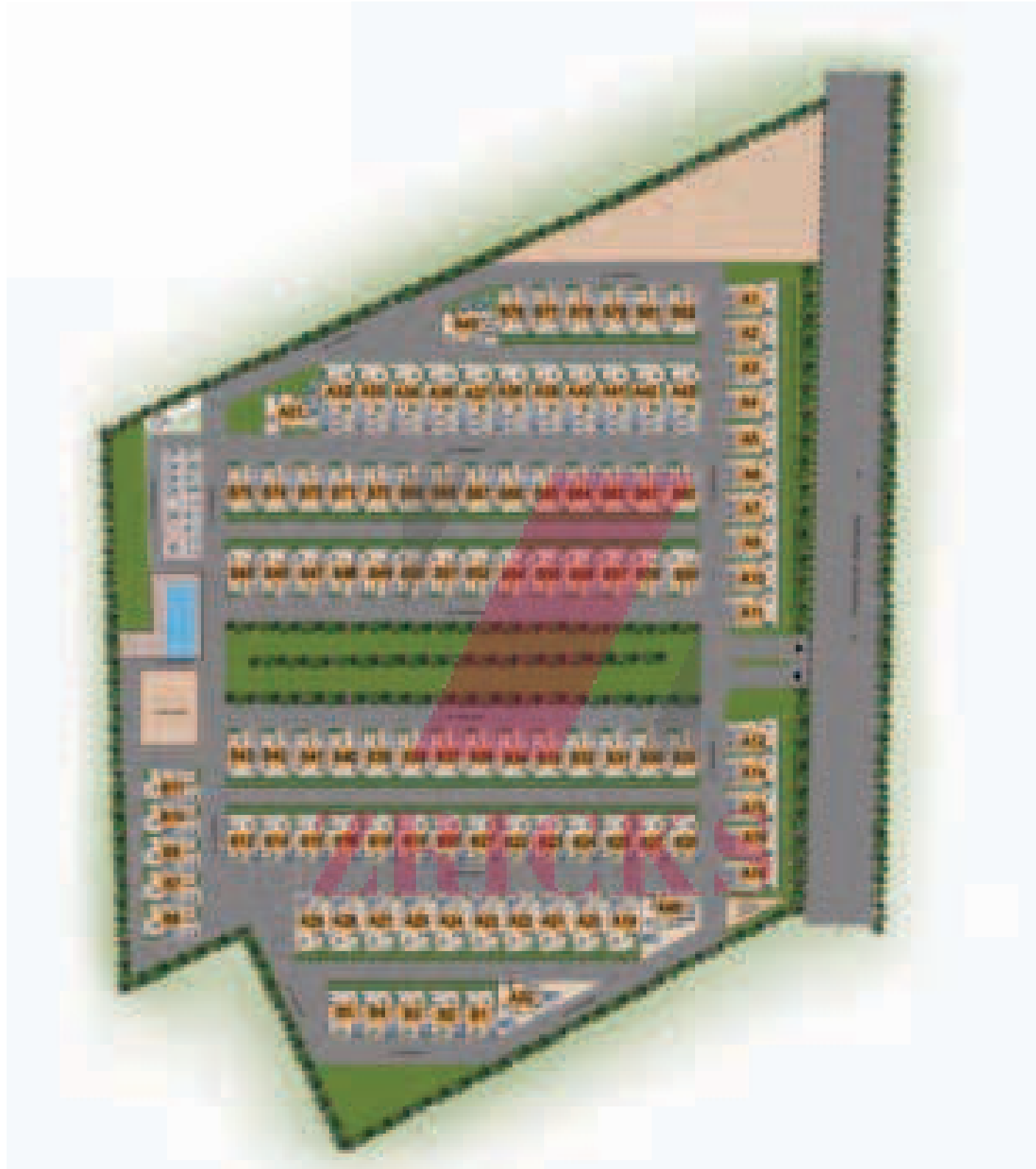
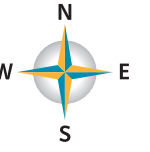
- Gym
- Swimming pool
- Toddlers' pool
- Multi-purpose party hall
- Cards and carom room
- AV room
- Indoor games room
- Terrace lounge
- Health centre - Steam
- Landscaping
- Gazebo
- Children's play area
- Wi-Fi in clubhouse
- Power backup in clubhouse
- Barbeque facility
- Common restroom for staff
- Amphitheatre
- Badminton court
- Cricket pitch for practice
- Basketball ring
- Visitor's car parking

A large, stylized letter 'Z' logo. The central part of the 'Z' is filled with a red-to-pink gradient. The top-left and bottom-right corners of the 'Z' are filled with a solid grey color.

MASTER PLAN AND FLOOR PLAN

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MASTER PLAN



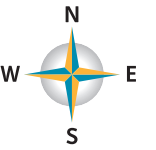
PAYMENT SCHEDULE FOR VILLA

Stage	%
Advance	10%
Agreement	20%
Foundation	10%
Ground Floor Completion	20%
First Floor Completion	20%
Completion of Brick & Plaster	15%
Handing Over	5%

PAYMENT SCHEDULE FOR APARTMENT

Stage	%
Advance	10%
Agreement	20%
Foundation	20%
First Floor Completion	10%
Second Floor Completion	10%
Third Floor Completion	10%
Completion of Brick & Plaster	15%
Handing Over	5%

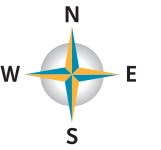
Type	Facing	Land Area	Built-up Area	Units
4 BHK	East	3560 sft - 4643 sft	3056 sft	A30, A31



Ground Floor Plan

First Floor Plan

Type	Facing	Land Area	Built-up Area	Units
4 BHK	East	3560 sft - 4643 sft	3056 sft	A30, A31



Second Floor Plan

Terrace Floor Plan

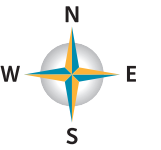
Type	Facing	Land Area	Built-up Area	Units
4 BHK	East-01	2950 sft - 3043 sft	3254 sft	A32 - A43



Ground Floor Plan

First Floor Plan

Type	Facing	Land Area	Built-up Area	Units
4 BHK	East-01	2950 sft - 3043 sft	3254 sft	A32 - A43



Second Floor Plan

Terrace Floor Plan

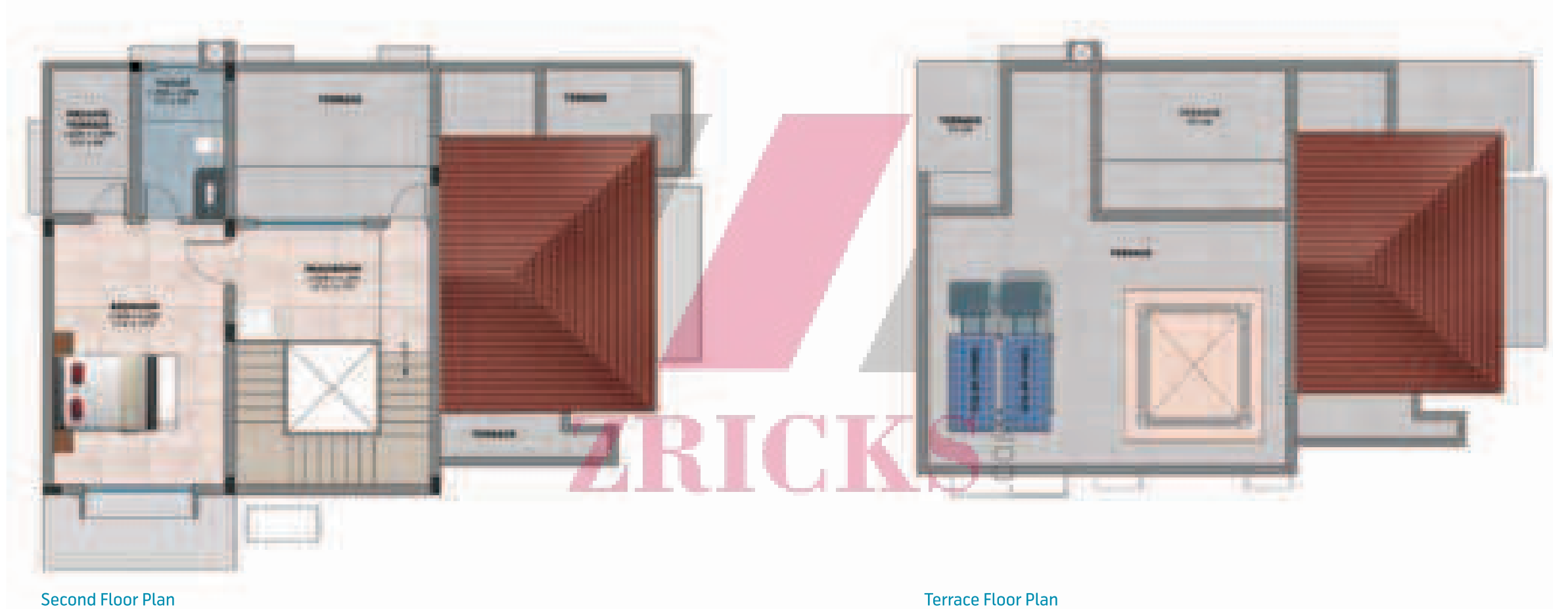
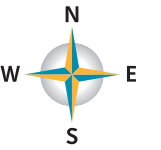
Type	Facing	Land Area	Built-up Area	Units
4 BHK	East-02	3457 sft - 3605 sft	3056 sft	A45, A46



Ground Floor Plan

First Floor Plan

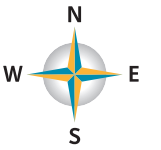
Type	Facing	Land Area	Built-up Area	Units
4 BHK	East-02	3457 sft - 3605 sft	3056 sft	A45, A46



Second Floor Plan

Terrace Floor Plan

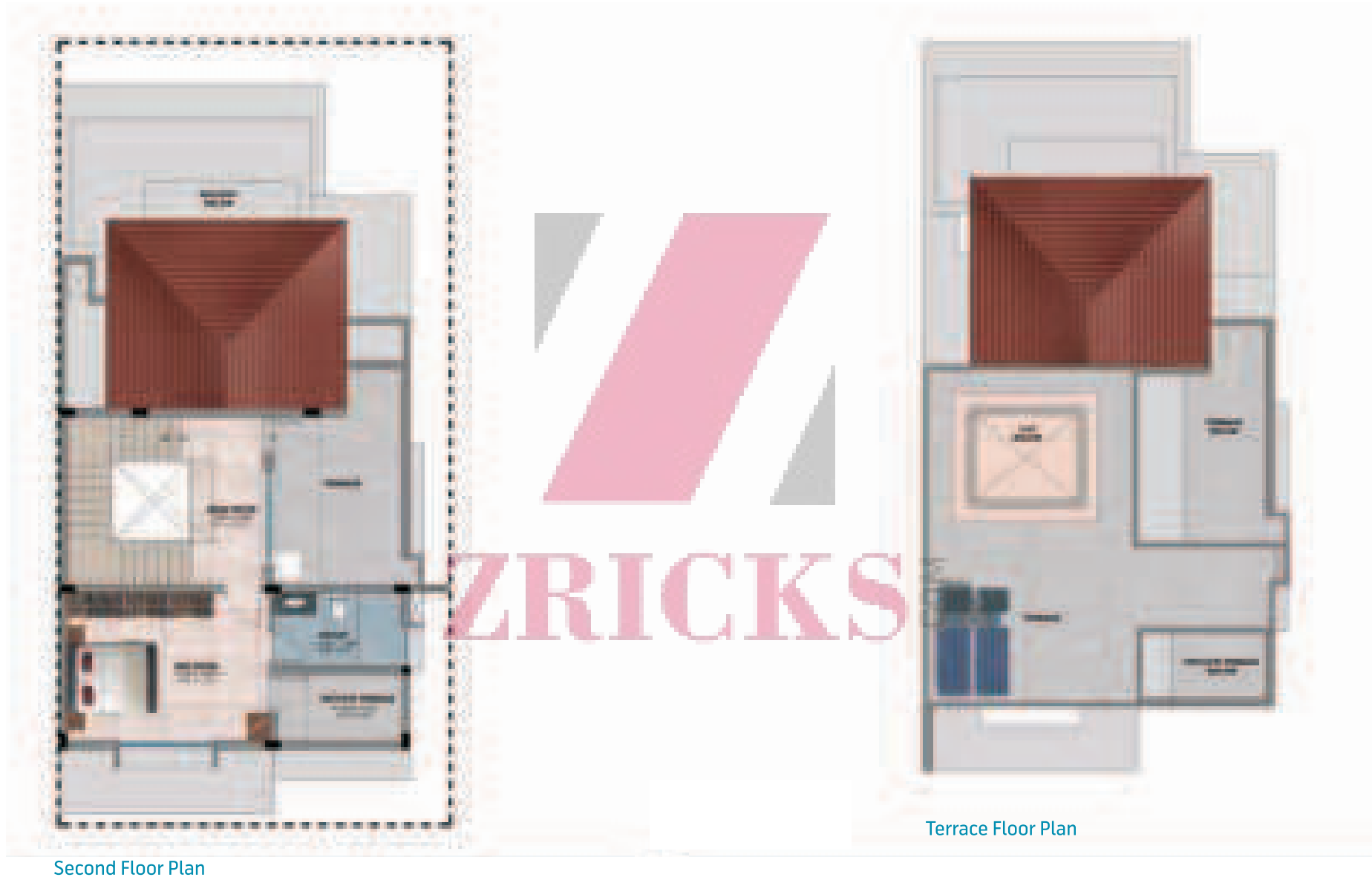
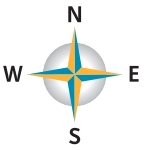
Type	Facing	Land Area	Built-up Area	Units
4 BHK	North	2892 sft - 3002 sft	3091 sft	A19 - A29



Ground Floor Plan

First Floor Plan

Type	Facing	Land Area	Built-up Area	Units
4 BHK	North	2892 sft - 3002 sft	3091 sft	A19 - A29



Type	Facing	Land Area	Built-up Area	Units
4 BHK	West	3085 sft - 4185 sft	2255 sft	A1 - A18



Ground Floor Plan

First Floor Plan

Type	Facing	Land Area	Built-up Area	Units
4 BHK	West	3085 sft - 4185 sft	2255 sft	A1 - A18



Second Floor Plan

Terrace Floor Plan

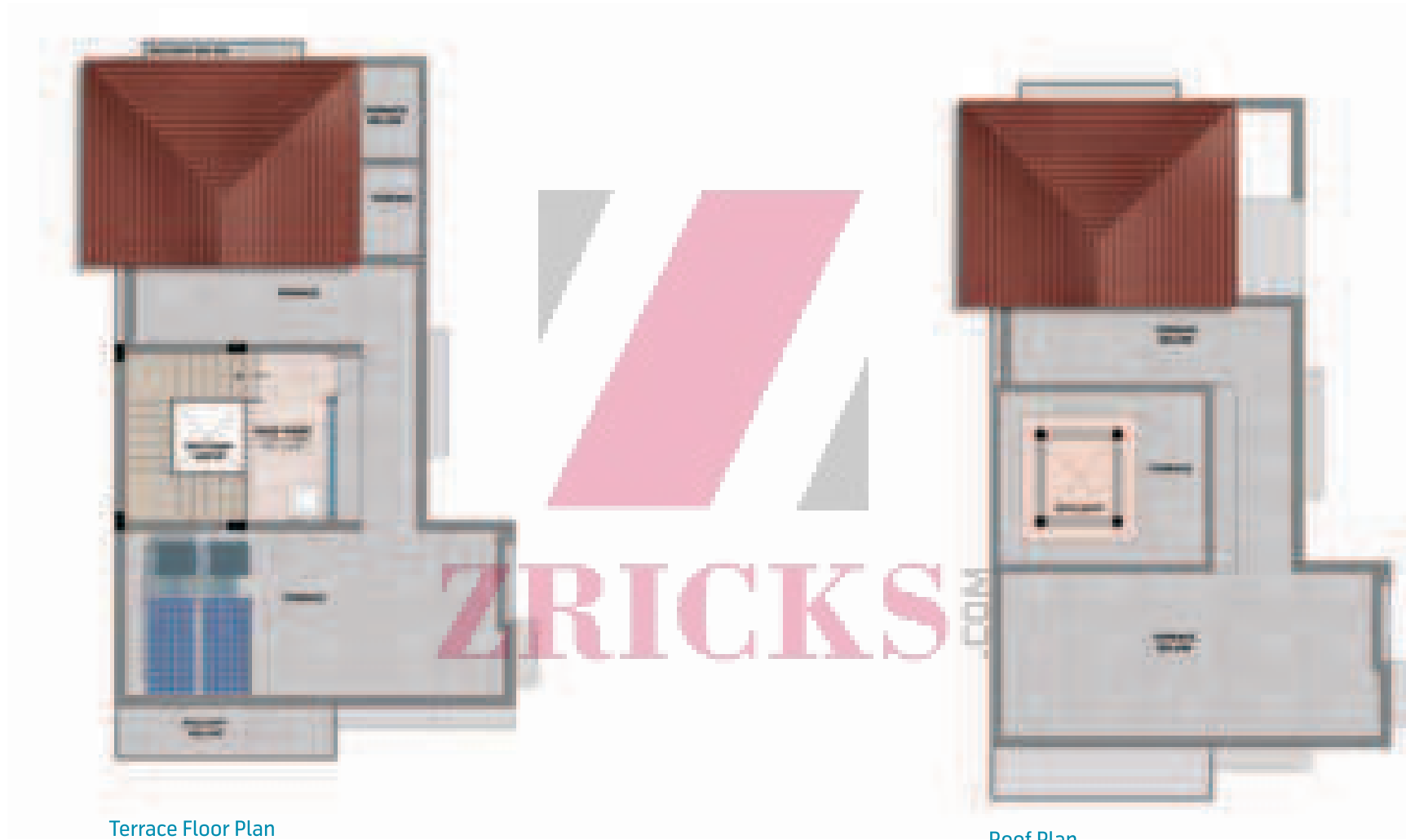
Type	Facing	Land Area	Built-up Area	Units
3 BHK	East	2520 sft - 2528 sft	3254 sft	B29 - B43 B60 - B82



Ground Floor Plan

First Floor Plan

Type	Facing	Land Area	Built-up Area	Units
3 BHK	East	2520 sft - 2528 sft	3254 sft	B29 - B43 B60 - B82



Terrace Floor Plan

Roof Plan

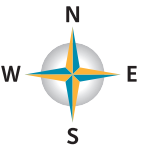
Type	Facing	Land Area	Built-up Area	Units
3 BHK	South	2520 sft	2241 sft	B1 - B5, B12 - B28 B45 - B59



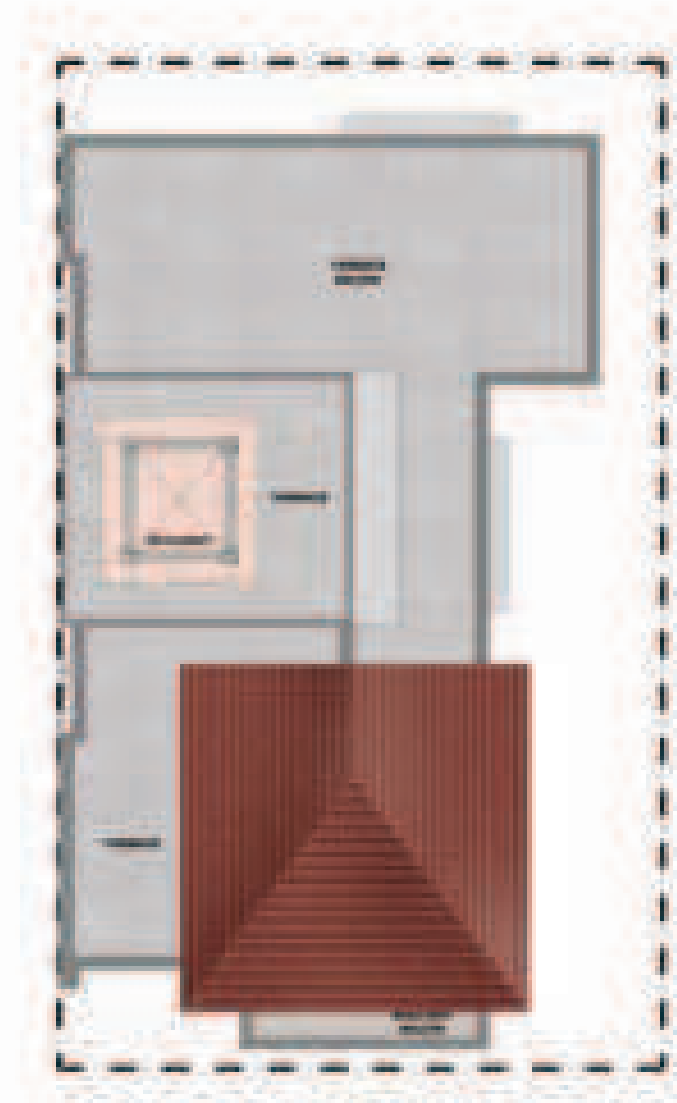
Ground Floor Plan

First Floor Plan

Type	Facing	Land Area	Built-up Area	Units
3 BHK	South	2520 sft	2241 sft	B1 - B5, B12 - B28 B45 - B59



Terrace Floor Plan



Roof Plan

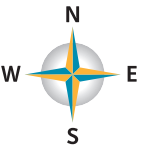
Type	Facing	Land Area	Built-up Area	Units
3 BHK	East	2874 sft - 5174 sft	2286 sft	B6- B11



Ground Floor Plan

First Floor Plan

Type	Facing	Land Area	Built-up Area	Units
3 BHK	East	2874 sft - 5174 sft	2286 sft	B6- B11

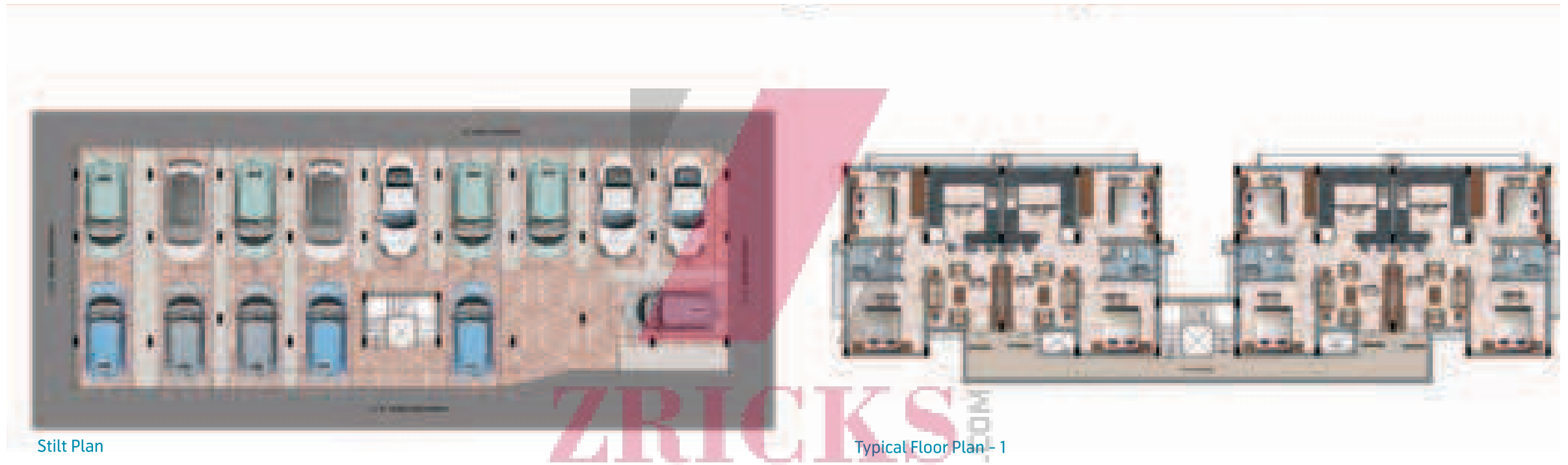


Terrace Floor Plan

Roof Plan

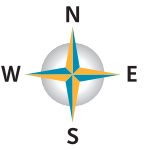


Apartment - Built-up Area: 724 sft



Stilt Plan

Typical Floor Plan - 1



Typical Floor Plan - 2 & 3

Terrace Floor Plan

SPECIFICATIONS FOR VILLAS

STRUCTURE

- RCC framed structure
- Anti-termite treatment
- Designed seismic resistant structure Zone III using Fe 500 steel TMT bars
- 8 inch Aerocon block for outer wall and 4 inch block for internal partition wall
- Slab height will be maintained at 10 feet 6 inches for Villas

WALL FINISHES

- Internal wall in the living, dining, bedrooms, kitchen and other internal areas will be finished with 1 coat of primer, 2 coats of putty and emulsion paint
- Ceiling will be finished with 2 coats of putty and emulsion paint
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion paint
- Toilets will be finished with 1 coat of primer
- Toilet walls will be finished with double glazed ceramic tiles up to false ceiling height

FLOORING

- Foyer, living, dining, kitchen and bedroom in ground floor will have 3x3 feet vitrified tile flooring
- Master bedroom will have laminated wood flooring
- Other bedrooms in first and second floors and family will have 2x2 feet vitrified tile flooring
- Bathroom in ground floor will have 2x2 feet anti-skid ceramic tiles and other bathrooms will have 1x1 feet anti-skid ceramic tiles
- Utility will have 2x2 feet Pavit tiles
- Court in living as per Landscape Consultant's specification

- Car parking will be laid with Pavit tiles
- Verandah will be laid with Lapato granite
- Terrace will be laid with Clay tiles
- Outside deck will be laid with 2x2 Pavit tiles

KITCHEN

- Kitchen will be left plain with electrical and plumbing points alone. There will be no counter-top granite and dado tiles, enabling modular kitchen customization
- Provision for chimney will be provided
- Provision for RO purifier will be provided

BATHROOMS

- Bathrooms will have floor mounted WC with open cistern and health faucet
- Bathrooms will have counter top wash basin
- All CP and sanitary fittings will be Roca / Bravat or equivalent
- Concealed water mixer with shower for hot and cold water
- Provision for in-line / extractor fan in all bathrooms
- Solar water heater
- Plumbing lines would be CPVC pipes for all bathrooms and PVC for underground drainage

FRONT BALCONY

- Plain tempered glass with SS railing

REAR & OTHER BALCONY(S)

- Parapet wall / MS railing

ENTRANCE DOORS

- Teak wood frame and flush doors with teak veneer paneling of 8 feet height having Godrej or equivalent locks, tower bolts, safety latch, door stopper, etc.

BEDROOM DOORS

- Flush with teak veneer panel doors of 8 feet height will have Godrej or equivalent locks, thumb-turn with key, door stopper, etc.

TOILET DOORS

- Flush doors of 8 feet height with designer veneer outside and laminate inside will have thumb-turn with key, door stopper, etc.

WINDOWS

- Windows will have aluminum panel with see-through plain glass
- French door will be provided with toughened glass
- For ventilators top-hung aluminum frame
- Mosquito mesh will be given for bedroom windows

ELECTRICAL FITTINGS

- Finolex or equivalent cables and wiring
- Switches and sockets will be Schneider / Anchor Roma or equivalent
- Telephone and DTH points will be provided in master bedroom, living room and family room
- Split air conditioner points will be provided for all bedrooms and provision for living
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
- USB charging port as a part of switchboard in 2 bedrooms and living area
- Master electrical control switch near to main entrance to control all major electrical points in villa

OTHERS

- Washing machine provision in second floor headroom
- Inverter of 1KW for each villa

SPECIFICATIONS FOR APARTMENTS

STRUCTURE

- RCC framed structure
- Anti-termite treatment
- Designed seismic resistant structure Zone III using Fe 500 steel TMT bars
- 8 inch Aerocon block for outer wall and 4 inch block for internal partition wall
- Slab height will be maintained at 10 feet

WALL FINISHES

- Internal wall in the living, dining, bedrooms, kitchen and other internal areas will be finished with 1 coat of primer, 2 coats of putty and emulsion paint
- Ceiling will be finished with 2 coats of putty and emulsion paint
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion paint
- Toilets will be finished with 1 coat of primer and 2 coats of cement paint
- Toilets walls will be finished with double glazed ceramic tiles up to 7 feet height

FLOORING

- Foyer, living, dining, kitchen and bedrooms will have 2x2 feet vitrified tile flooring
- Bathrooms and utility will have 1x1 feet anti-skid ceramic tiles
- Driveway and other areas will be laid with interlocking paver blocks
- Terrace will be laid with clay tiles

KITCHEN

- Kitchen will be left plain with electrical and plumbing points alone. There will be no counter-top granite or dado tiles, enabling modular kitchen customization
- CP fittings will be Roca / Jaquar or equivalent

- Provision for chimney will be provided
- Provision for RO purifier will be provided

BATHROOMS

- Bathrooms will have floor mounted WC with open cistern and health faucet
- Bathrooms will have counter top wash basin
- All CP and sanitary fittings will be Roca / Jaquar or equivalent
- Concealed water mixer with shower for hot and cold water
- Provision for in-line / extractor fan in all bathrooms
- Solar water heater
- Plumbing lines would be CPVC pipes for all bathrooms and PVC for underground drainage

ENTRANCE DOORS

- Seasoned good quality wooden frame with moulded skin shutter of 7 feet height having Godrej or equivalent locks, tower bolts, safety latch, door stopper, etc.

BEDROOM DOORS

- Seasoned good quality wooden frame with moulded skin shutter of 7 feet height will have Godrej or equivalent locks, thumb-turn with key, door stopper, etc.

TOILET DOORS

- Seasoned good quality wooden frame with moulded skin shutter of 7 feet height with enamel finish with tower bolt

WINDOWS

- Windows will have sluminum panel with see-through plain glass and grills on inner side
- Ventilators will have Aluminum frame with suitable louvered glass panes and iron bars
- Mosquito mesh will be given for bedroom windows

ELECTRICAL FITTINGS

- Finolux or equivalent cables and wiring
- Switches and sockets will be Anchor Roma or equivalent

- Telephone and DTH points will be provided in master bedroom, living room and family room
- Split air conditioner points will be provided for master bedroom and provision in living and other bedroom
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
- USB charging port as a part of switchboard in 1 bedroom and living area
- Master electrical control switch near main entrance to control all major electrical points

OTHERS

- Staircase will be laid with Lapato grey granite with leather finish and SS hand rail

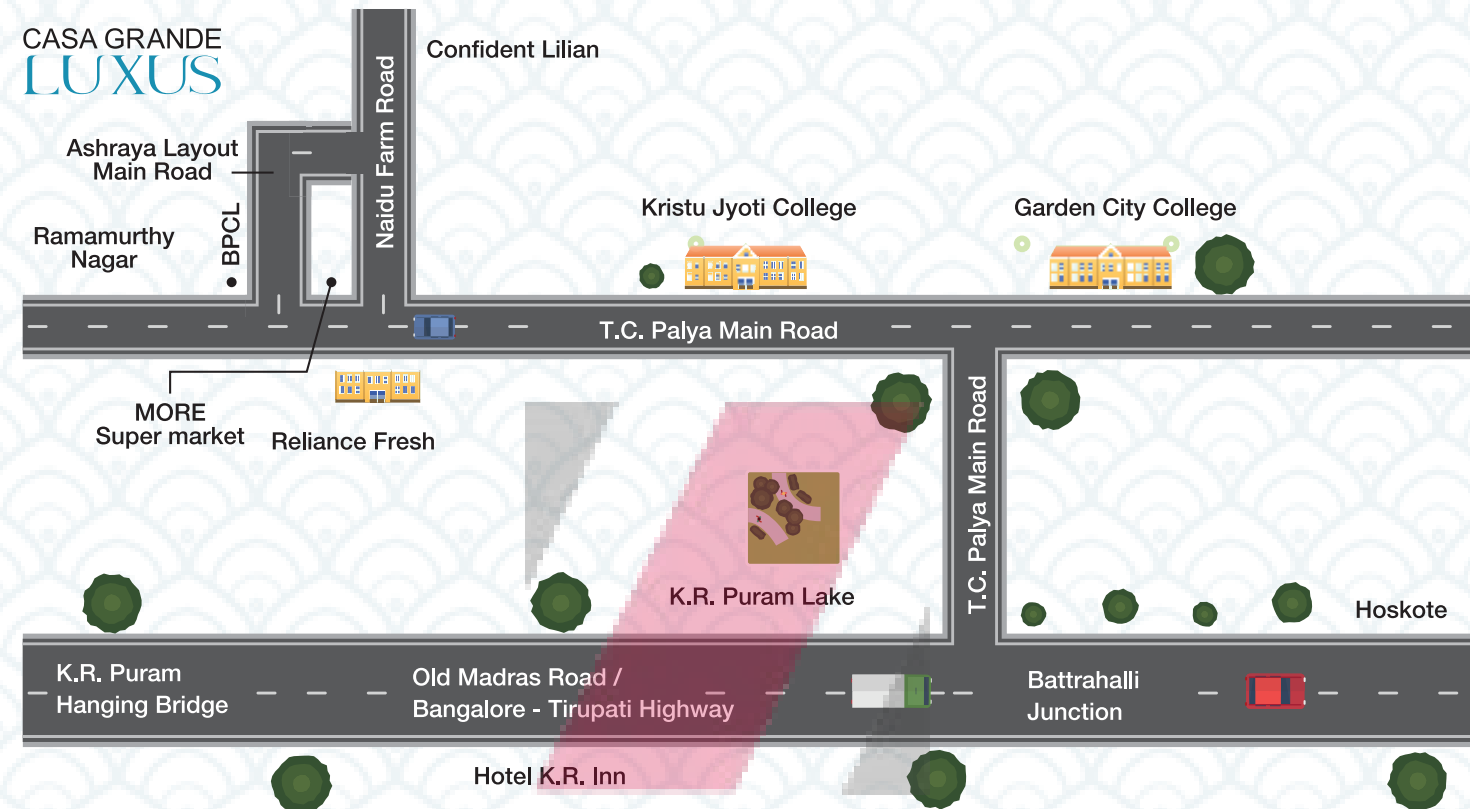
COMMON SPECIFICATIONS FOR VILLAS AND APARTMENTS

- Rain water harvesting
- Pneumatic water supply system
- STP
- Suitable landscaping at all sides of the project - Hard / Soft
- Intercom
- CCTV at entry / exit and other internal locations
- Gas leak detector in kitchen
- Garbage converter

POWER SUPPLY

- 3-phase power supply will be provided
- 100% power backup for common areas

LOCATION



Hospitals

- Koshys Hospital - 2 Km
- People Hospital - 1.8 Km
- K.R. Puram Super Speciality Hospital - 3.5 Km
- Vinayaka Clinic Child Specialist - 3 Km
- Sri Ram Hospital - 3 Km
- Rainbow Children's Hospital - 8 Km

Supermarket/ Mall

- Reliance Fresh - 1 Km
- More Market - 1.3 Km
- Safal Market - 5 Km
- Big Bazaar - 4 Km

School

- VIBGYOR - 5 km
- Sri Chaitnya Techno School - 4 Km
- Vidya Niketan - 9 Km
- Brigade School - 9 Km
- Royal Concorde International School - 7 Km

Airport/Railway/Bus Station

- K.R. Puram Railway Station - 5 Km
- K.R. Puram Bus Stand - 3 Km
- Byappanahalli Metro Station - 8 Km
- Bangalore International Airport - 30 Km

IT/Business Parks

- Bagmane Tech Park
- Prestige Shantiniketan - 9 Km
- RMZ Infinity - 8 Km
- ITPL - 9 Km
- Manyata Tech Park - 12 Km

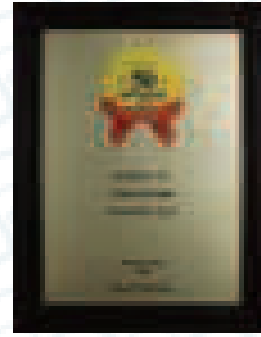
Nearby Colonies

- Ramamurthy Nagar - 3.5 Km
- Horamavu - 5 Km
- HRBR Layout - 7 Km
- Whitefield - 9 Km

AWARDS



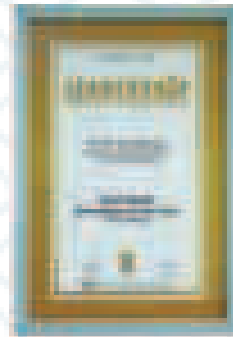
'Marketer of the Year',
2013 Realty Plus Magazine



'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



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