



PRESENTING
CASA GRANDE



URBANO
Live smart



CASA GRANDE
PRIVATE LIMITED
Building Aspirations

CASA GRANDE



SMART REASONS FOR SMART LIVING

SMART LOCATION

Casa Grande Urbano is located just **7 kms from Medavakkam** township (**a 10 min. drive**). Sandwiched by the four important quadrilaterals, Velachery - Tambaram Road / OMR / GST Road / Vandaloor - Kelambakkam Road, it is close to everywhere you need to go - work, education or travel. Ponmar is easily accessible from Velachery / Tambaram / Navallur / Siruseri / Kelambakkam and is in close proximity to the IT sector.

SMART PRICE

The 930 sq. ft. twin villas are built on 1250 sq. ft. plots each, and very attractively priced. Larger size villas are also available. A quick comparison will show you that a similar property on OMR or GST Road would cost not less than Rs.50-60 lakhs. What's more, Casa Grande will **deliver your home in 6 months** from the date of booking, so your **Pre EMI** burden is reduced considerably.

SMART LIFE

Casa Grande Urbano offers abundant greenery and is blessed with plenty of natural ground water, so you will suffer no water shortages. In addition, there is a convenio store for your daily needs, a private shuttle to ferry you from the site to Medavakkam, a well equipped gym, swimming pool, basketball court, volleyball court, tennis court, cricket nets, jogger's track and children's play area.

SMART FUTURE

The most important part of your home is that, it is expandable. This means, should you want a bigger home, you can **construct up to 2 additional bedrooms**. Now imagine trying to do that with an apartment.

SMART INVESTMENT

Today's Ponmar is tomorrow's Velachery. Your modest investment in this world class property today will multiply manifold in the next few years.

So make a smart decision today.





WHAT MAKES CASA GRANDE URBANO A SMARTER CHOICE?

CASA GRANDE URBANO – A SMART INVESTMENT

Features	Casa Grande Urbano – Live smart	All similar affordable apartment projects	Casa Grande Urbano – Benefits
Project time line	Hand over 6 months from the time of booking.	24 to 30 months.	10% savings on Pre EMI.
Expandable homes	New concept of expandable home where you can add 2 more bedrooms to your existing villa.	Fixed space.	Future family needs taken care of, with the option to build more rooms in your house.
Area efficiency	No concept of super built-up area. No wastage in common area.	20% wastage of space as common areas.	In apartments you pay for more and get less. In Casa Grande Urbano you pay exactly for what you get.
Independent home	Own your own piece of land.	Undivided share of land.	<ul style="list-style-type: none"> Independent homes appreciate much higher than apartments Dream of own piece of land fulfilled Have your own garden Land available for future expansion
Common amenities	Club house / swimming pool / convenio store / private shuttle service / vast play area / tennis / basketball / volleyball courts / cricket nets / jogger's track.	Club house / swimming pool / convenio store.	True value in terms of huge play area for family.
Landscaping	Private garden.	Common landscape.	Personal garden space.
Location	10 min drive from Medavakkam.	Affordable home projects are scattered further away.	Save on travel time.



SMART LOCATION



LOCATION ADVANTAGES

- Developing suburb just 7 kms away from fully developed Medavakkam township
- Is sandwiched by the four most important quadrilaterals, Velachery - Tambaram Road, OMR, GST Road, Vandaloor - Kelambakkam Road
- Close proximity to IT corridor – (Close to Siruseri SIPCOT IT park)
- Near by schools – Vidhya Mandir / PSBB Millennium and colleges – Prince Engineering / Srinivasa Engineering / Crescent Engineering
- Hospitals at short distances – Global Lifeline and Chettinad Health City
- The site is off Medavakkam – Mambakkam Road which is a proposed 100 feet road.

DISTANCE TABLE	
TIDEL Park	20 Km
Vijaya Nagar Bus Stop, Velachery	15 Km
Tambaram	9 Km
Navallur (Siruseri SIPCOT)	7 Km
Sholinganallur	12 Km
Chettinad Hospital	8 Km
Vandaloor	13 Km
Airport (International / Domestic)	21 Km
Adyar	22 Km

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ACTUAL MODEL HOUSE

LIVING ROOM



DINING ROOM



BEDROOM



PRIVATE GARDEN

CASA GRANDE

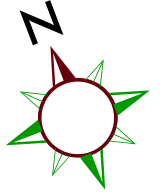


Casa Grande Urbano
– An aerial view





KEY PLAN



CASA GRANDE



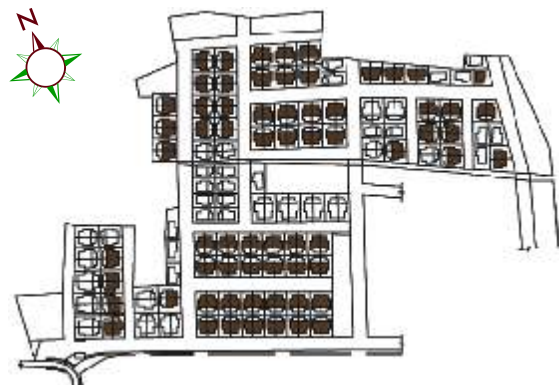
TYPE 1

GROUND FLOOR PLAN



ROAD

KEY PLAN



FIRST FLOOR PLAN



PLOT SIZE: 1045 Sq. ft. – 1505 Sq. ft.

TYPE 1	
GROUND FLOOR	457 Sq. ft.
FIRST FLOOR	473 Sq. ft.
TOTAL	930 Sq. ft.

TYPE 1 – VILLA NOS.

1 to 12, 17, 18, 31 to 36, 39 to 64, 68 to 79, 97 to 110, 115 to 130, 133, 134, 137, 138, 140, 141, 144 to 147, 154 to 159, 161, 164 to 183, 186 to 191



CASA GRANDE



TYPE 5

GROUND FLOOR PLAN

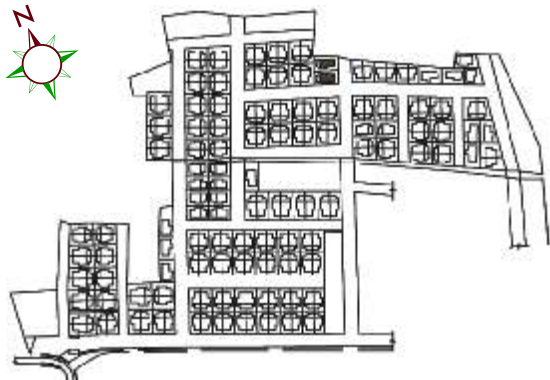


ROAD

FIRST FLOOR PLAN



KEY PLAN



PLOT SIZE: 1655 Sq. ft. & 1765 Sq. ft.

TYPE 5	
GROUND FLOOR	733 Sq. ft.
FIRST FLOOR	735 Sq. ft.
TOTAL	1468 Sq. ft.

TYPE 5 – VILLA NOS.

184, 185



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TYPE 6

GROUND FLOOR PLAN



ROAD

FIRST FLOOR PLAN



KEY PLAN



PLOT SIZE: 1565 Sq. ft. – 1750 Sq. ft.

TYPE 6	
GROUND FLOOR	724 Sq. ft.
FIRST FLOOR	729 Sq. ft.
TOTAL	1453 Sq. ft.

TYPE 6 – VILLA NOS.

88, 89, 90, 91, 92, 93, 94,
95, 148, 149, 160



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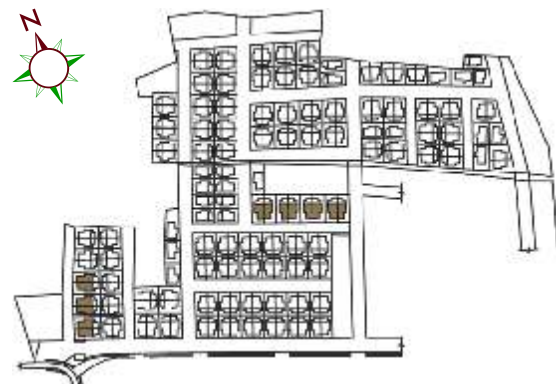
TYPE 7

GROUND FLOOR PLAN



ROAD

KEY PLAN



FIRST FLOOR PLAN



PLOT SIZE: 1445 Sq. ft. – 1700 Sq. ft.

TYPE 7	
GROUND FLOOR	777 Sq. ft.
FIRST FLOOR	776 Sq. ft.
TOTAL	1553 Sq. ft.

TYPE 7 – VILLA NOS.

19, 20, 21, 22, 23, 24, 80,
81, 82, 83, 84, 85, 86, 87



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TYPE 8

GROUND FLOOR PLAN



ROAD

FIRST FLOOR PLAN



KEY PLAN



PLOT SIZE: 1595 Sq. ft. – 2075 Sq. ft.

TYPE 8	
GROUND FLOOR	664 Sq. ft.
FIRST FLOOR	676 Sq. ft.
TOTAL	1340 Sq. ft.

TYPE 8 – VILLA NOS.

65, 66, 67, 96, 139,
142, 143, 162, 163





SMART SPECIFICATIONS



CLUB HOUSE – FRONT VIEW



CLUB HOUSE – INNER VIEW

STRUCTURE

Load bearing brick wall with RCC slab structure and RCC internal staircase. Pre-construction anti-termite treatment at foundation level. 9" and 4.5" thick brick wall in the external and internal walls respectively.

WALL FINISHES

Internal walls with cement plaster with primer and oil bound distemper paint (excluding kitchen and toilet). Toilet walls with double glazed ceramic tiles up to a height of 7'. Toilets, kitchen and balconies with cement plaster and cement paint. 2' above the kitchen platform with double glazed ceramic tiles. Exterior faces of the building with emulsion paint and cement plaster as per architect's specification and design.

DOORS AND WINDOWS

MAIN ENTRANCE DOOR

American Skin Designer molded doors with enamel paints, Godrej Verti Bolt lock or equivalent, door eye, safety chain-cum-latch, tower bolt, door arrestor / stopper.

BEDROOM DOOR

American Skin Designer molded doors with enamel paint, Godrej cylindrical lock or equivalent, tower bolts, door arrestor / stopper.

TOILET DOORS

Chemically treated wooden doors with enamel paint and necessary fittings.

WINDOWS

Powder coated reinforced heavy section Aluminum windows with clear glass. Painted safety MS grills on the inner side.



INTERNAL FEATURES

CEILINGS

Ceiling area of all the rooms will be finished with cement plaster and cement paint.

FLOORING

Living, dining, kitchen with vitrified tile flooring, bedrooms with rectified ceramic tile flooring, toilets will have ceramic tile flooring with anti-skid finish, balcony with pressed tiles flooring and staircase to have polished kotta or equivalent flooring.

STAIRCASE AND BALCONY

Staircase and balcony will have MS hand rail.

KITCHEN

Granite slab platform as per architect's specification with stainless steel bowl and single drain board.

TOILETS

Floor mounted Parryware / Hindware or equivalent range of closets with slim line cistern. Wall hung wash basins in all toilets. Tiled walls with border up to height of 7'. Provision for geyser and exhaust fans in all toilets. Metro or equivalent CP fitting.

BEDROOMS

Space for wardrobes and loft in bedrooms 1 & 2.

ELECTRICAL FITTINGS

Finolex or equivalent cables with Anchor Roma or equivalent modular switches, plugs, telephone and television points, provision for air conditioner in master bedroom. Conduits in other bedrooms as per architect's specification.

POWER SUPPLY

3 phase power supply will be provided.



CONVENIO



GYM

CASA GRANDE



TENNIS / BASKETBALL COURTS

SUMMARY OF VILLA TYPES

	Land Extent Sq. ft.	Built up area Sq. ft.	BHK	No. of Units
Type 1	1045 to 1505	930	2 BHK	131
Type 2	1365 to 1590	1069	2 BHK	12
Type 3	1135 to 1300	850	2 BHK	10
Type 4	1115	814	2 BHK	2
Type 5	1655 & 1765	1468	3 bed, 2 hall & kitchen	2
Type 6	1565 to 1750	1453	4 BHK	11
Type 7	1445 to 1700	1553	3 BHK	14
Type 8	1595 to 2075	1340	3 bed, 2 hall & kitchen	9
Type 9	2500	1900	3 bed, 2 hall & kitchen	10

EXTERNAL AMENITIES

Car parks will have inter locking paver block flooring. Open utility with cement flooring and partition wall. Front private garden with lawn. Open well will be provided to overhead PVC tank with pump. Each villa to have space for private vegetable garden at the rear.

COMMON AMENITIES

- Gated community with fencing
- Club house – multipurpose hall with indoor games, furnished additional guest bedroom, well equipped gym and home theatre
- Convenio store
- Fully landscaped greenery
- Swimming pool
- Basketball court
- Volleyball court
- Tennis court
- Cricket nets
- Children's play area
- Park
- Jogger's track
- Shuttle service
- Entrance archway

PAYMENT SCHEDULE

Booking advance	10%
40 days from booking	40%
3rd month from the date of booking	40%
Hand over & registration	10%

ABOUT CASA GRANDE

As an ethics and value driven organization, Casa Grande has always focused on customer satisfaction through delivery of superior projects. This focus on superior customer service has helped Casa Grande create a one-of-a-kind home experience. Through each of its projects. The team's involvement from the design stage to the finish, allows Casa Grande to maintain the rigorous quality control that the industry demands, and meet projected move in dates as well.

ONGOING PROJECTS



CASA GRANDE
ARCOBALENO
R K SALAI, MYLAPORE



CASA GRANDE
MAPLE
ADYAR



CASA GRANDE
MADHUBAN
MADIPAKKAM



CASA GRANDE
THE RIVIERA
PALLIKARANAI



CASA GRANDE
CYPRUS
BANGALORE



CASA GRANDE
ELWOODS
MARAIMALAI NAGAR



CASA GRANDE
PALM MEADOWS
PONMAR

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