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CASA GRANDE  
LUXUS

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



Casa Grande Private Limited (est. 2004), is an ISO-certified real estate enterprise committed to building aspirations and delivering value. In the last 11 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 12<sup>th</sup> year of our journey, Casa Grande is all set to take the leap with projects in pipeline netting over ₹2500 Crores.



## CASA GRANDE **LUXUS**

There's no greater luxury than feeling at home...

**Presenting Casa Grande Luxus:** A gated villa community lavishly spread over a 9-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!

**Project Salient Features:**

- 113 Villas + 12 Apartments set in a 9-acre expanse
- 2 Acres of recreational greens
- 3 BHK- 73 Units, Land Area- 1500 sft  
    Builtpup Area- 2142 – 2277 sft
- 4 BHK- 40 Units, Land Area- 1800 sft  
    Builtpup Area- 2708 – 2820 sft
- Only 25% of ground coverage
- Private garden space for every villa
- 5 Mins from K.R. Puram Lake
- New-age contemporary architecture
- High-end Kohler fittings
- Amenities include Swimming Pool, Gazebo, Children's play area, Health Centre and more...



Aerial View



Site Plan: Casa Grande Luxus- K.R. Puram



# or Plans

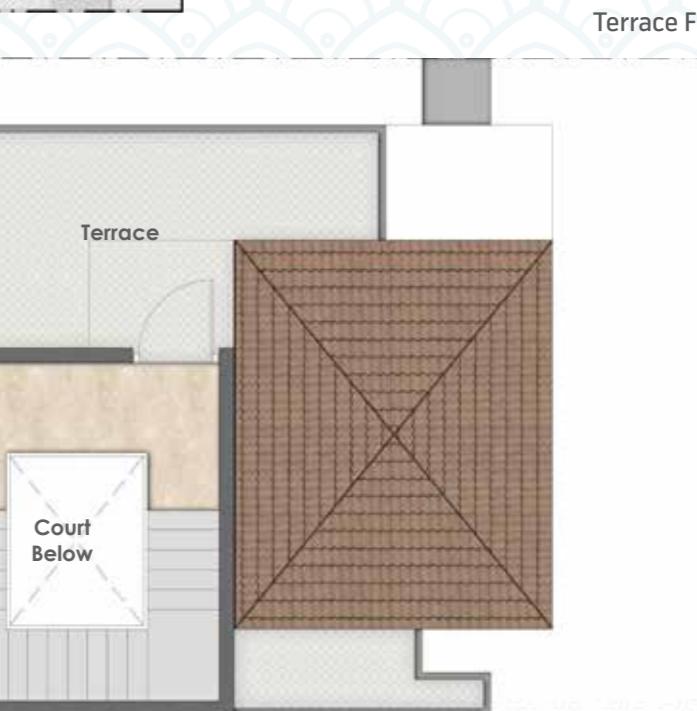
One Plan: Casa Grande Luxus- K.R. Puram



East Facing Villa 4 BHK Floor Plan  
Land Area 1800 sft | Built-up area 2708 sft



Unit No.  
Type A27 - A31



West Facing Villa 4 BHK Floor Plan  
Land area 1800 sft | Built-up area 2717 sft



Unit No.  
Type A1 - A16



Terrace Floor Plan



East Facing Villa 4 BHK Floor Plans  
Land Area 1800 sft | Builtup Area 2723 sft



Ground Floor



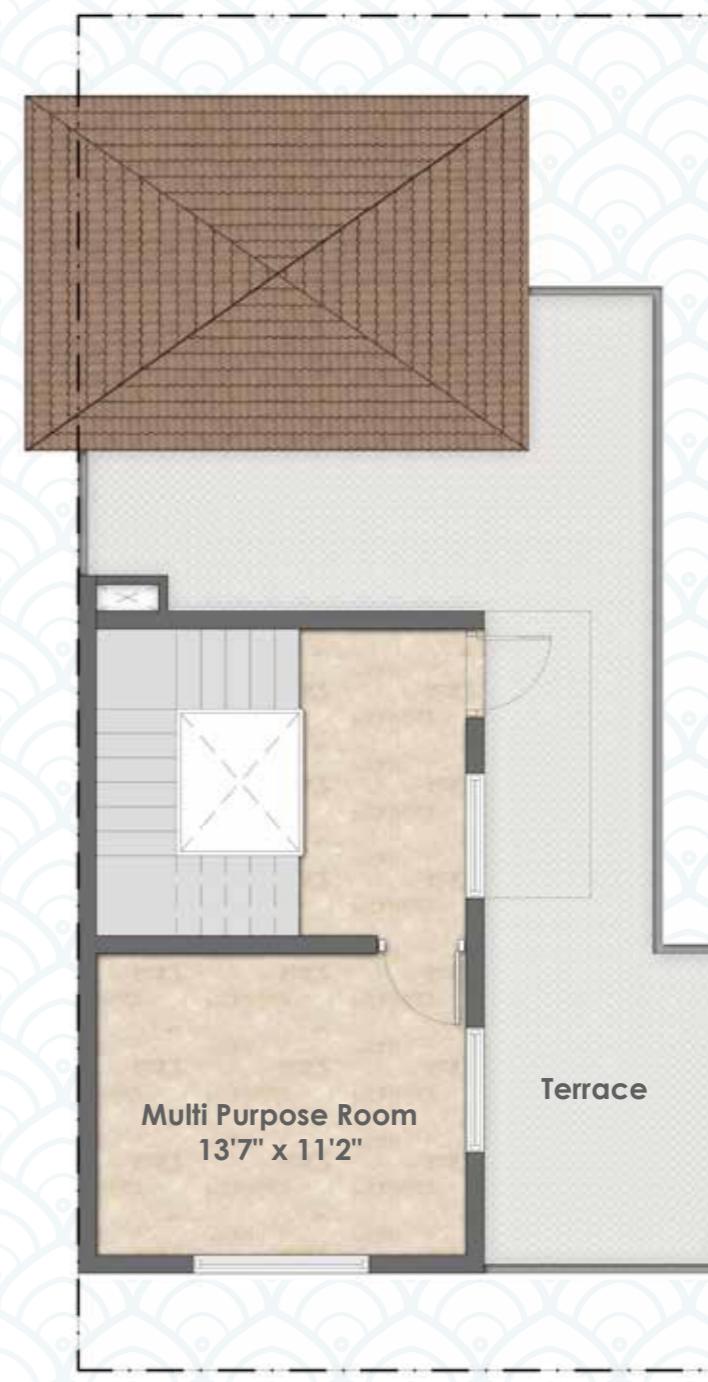
First Floor



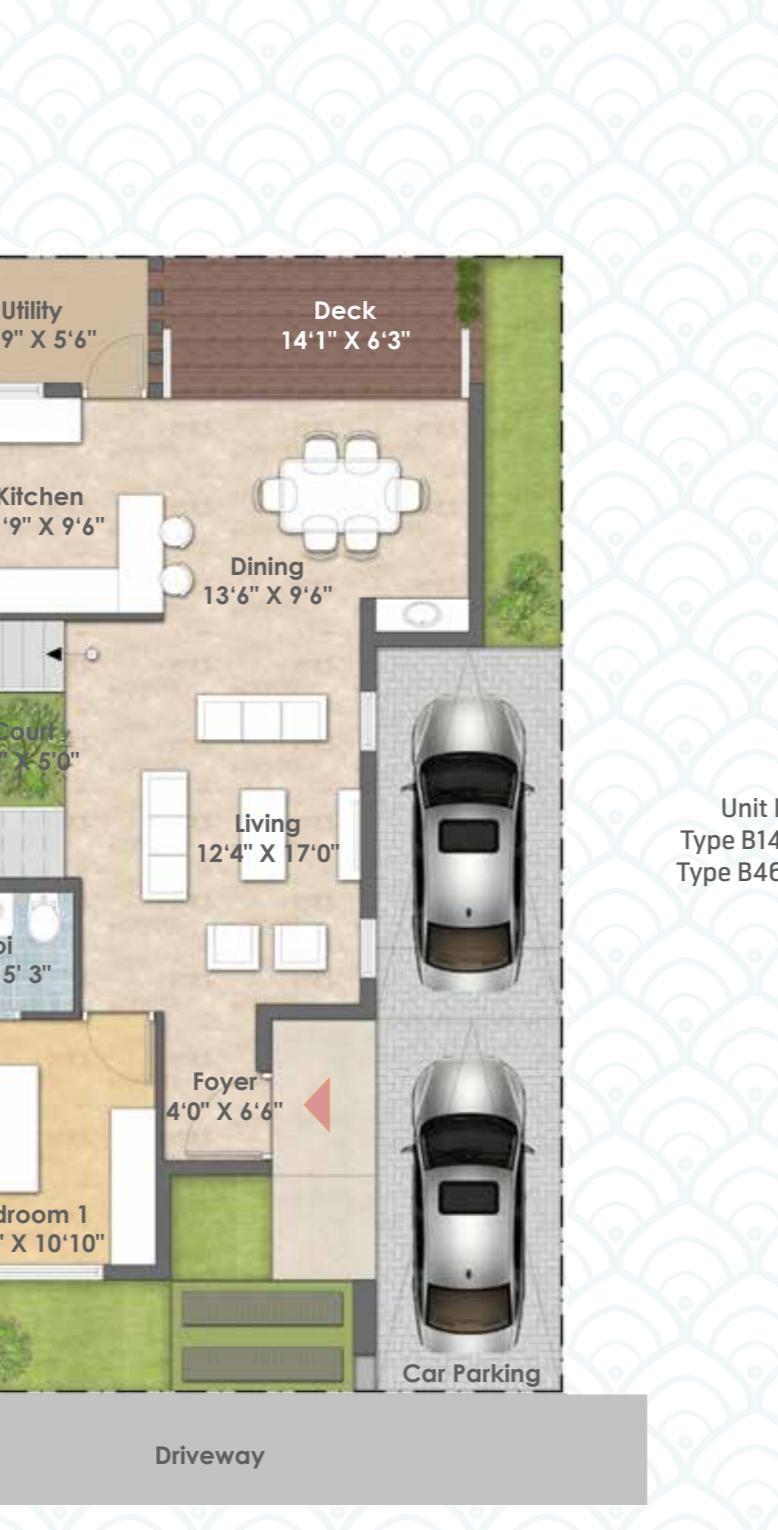
Terrace Floor



North Facing Villa 3 BHK Floor Plans  
Land area 1500 sft | Builtup area 2277 sft



East Facing Villa 3 BHK Floor Plans  
Land area 1500 sft | Builtup area 2142 sft



Unit No.  
Type B14 - B29  
Type B46 - B60



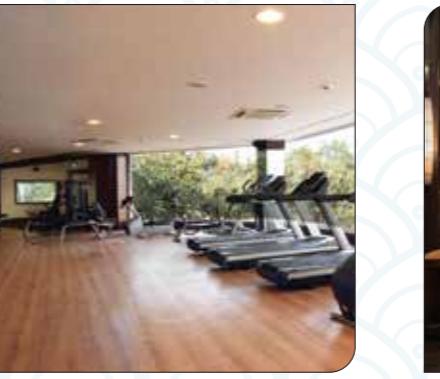
First Floor



Terrace Floor

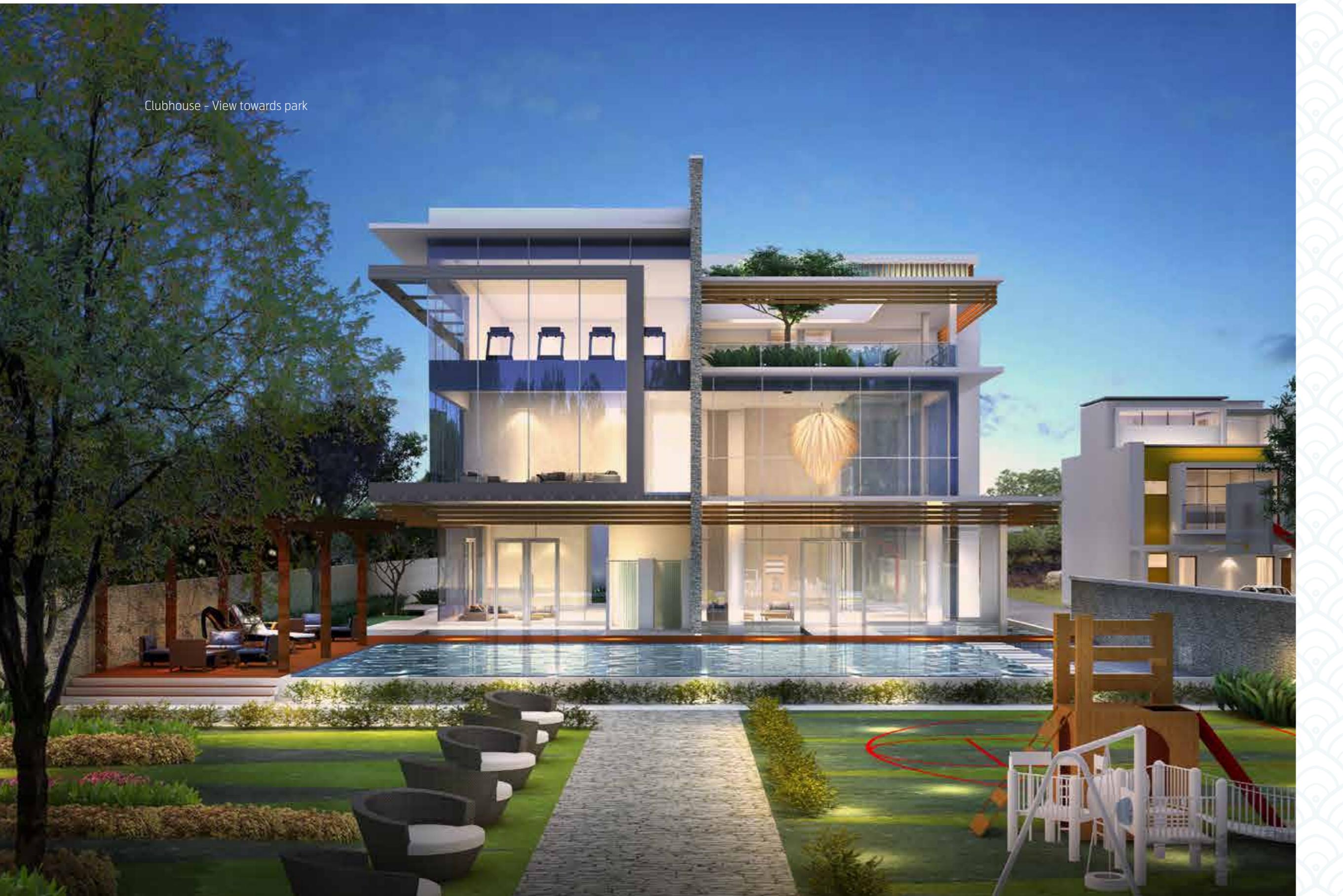


Clubhouse - View towards park



- Gym
- Swimming pool
- Toddler pool
- Multi-purpose party hall
- Cards and domino room
- AV room
- Indoor games room
- Terrace lounge
- Spa lobby with massage
- Health Centre with steam
- Landscaped sitting
- Gazebo
- Children's play area
- Wi-Fi in clubhouse
- Power backup in clubhouse
- Barbeque facility
- Common restroom for staff
- Visitor's Car Park
- Waterbody in clubhouse





## Specifications

### Structure

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

### Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen & lobby with 1 coat of primer, 2 coats of putty & emulsion
- Ceiling finished with 2 coats of putty and emulsion
- Exterior faces of the building with 1 coat of primer & 2 coats of emulsion ( Ace / Apex as per Architect's specification)
- Utility & toilets with 1 coat of primer & 2 coats of cement paint
- Toilets walls with double glazed ceramic tiles up to ceiling height

### Flooring

- Foyer, Living, Dining & Kitchen with 2 X 2 feet vitrified tile flooring
- Master bedroom flooring with vitrified tiles
- Other bedrooms and family will have 2x2 feet vitrified tile flooring
- Bathrooms and utility with 1X1 feet anti-skid ceramic tiles
- Court in living as per Architect's specification
- Car park & Verandah laid with Flamed Granite Flooring
- Terrace laid with clay tiles
- Outside deck laid with WPC
- Driveway laid with concrete interlocking paver blocks

### Kitchen

- Kitchen with electrical and plumbing points
- Provision for chimney
- Provision for RO
- CP fittings of Jaquar / Kohler or equivalent

### Bathrooms

- Bathrooms with wall mounted WC with wall concealed cistern and health faucet
- Bathrooms with shower partition of 8mm toughened glass
- Bathrooms with counter top wash basin
- All CP fittings of Jaquar / Kohler or equivalent
- All sanitary fittings of Jaquar / Kohler or equivalent
- Concealed water mixer with shower for hot and cold water
- Provision for exhaust in all bathrooms
- Solar water heater will be provided
- Toilets walls with double glazed ceramic tiles up to ceiling height

### Deck / Sit outs / Balcony

- Plain tempered glass with SS railing

### Entrance Doors

- Teak wood frame and flush door with teak paneling having Godrej Locks or equivalent brand, tower bolts, safety latch, door stopper etc.

### Bedroom Doors

- Flush with designer veneer panel with Godrej or equivalent locks, thumb turn with key, door stopper etc.

### Toilet doors

- Flush doors with designer veneer outside and laminate inside having thumb-turn with key, door stopper etc.

### Windows

- Windows with UPVC panel having see-through plain glass and grills on inner side
- French door with UPVC with toughened glass without grill
- For ventilators UPVC frame with suitable louvred glass panels and iron bars
- Mosquito mesh in all windows

### Electrical Fittings

- Finolex or equivalent cables and wiring
- Switches and sockets of Legrand / Ahdcor Roma or equivalent
- Telephone and DTH points in Master bedroom, Living, and Family rooms
- Split air conditioner points in Master bedroom and provision in others
- 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

### Others

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

### Power Supply

- 3- Phase power supply for all areas
- 100% power back for common areas
- Power back up to 1KW for each villa

## Location Map



### Schools:

- VIBGYOR – 5 Kms
- Sri Chaitnya Techno School – 4 Kms
- Vidya Niketan – 9 Kms
- Brigade School – 9 Kms

### IT/Business Parks

- Bagmane Tech Park – 9 Kms
- Prestige Shantiniketan – 9 Kms
- RMZ Infinity – 8 Kms
- ITPL – 9 Kms

### Hospitals

- Koshys Hospital – 2 Kms
- People Hospital – 1.8 Kms
- K.R. Puram Super Specialty Hospital – 3.5 Kms
- Vinayaka Clinic Child Specialist – 3 Kms

### Airport/Railway/Bus Station

- K.R. Puram Railway Station – 5 Kms
- Horamavu – 5 Kms
- Bypanahalli Metro Station – 8 Kms
- Bangalore International Airport – 30 Kms

### Super Market/Mall

- Reliance Fresh – 1 Km
- More Market – 1.3 Kms
- Safal Market – 5 Kms
- Easy Day Super Market – 5 Kms

### Nearby Colonies

- Ram Murthy Nagar – 3.5 Kms
- Horamavu – 5 Kms
- HRBR Layout – 7 Kms
- Whitefield – 9 Kms

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