





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 the pipeline netting over ₹3000 crores.









Premium is something that is of superior quality and therefore of a higher price. We agree. Only partially. Because Casa Grande Esquire at Perungudi defies that logic.

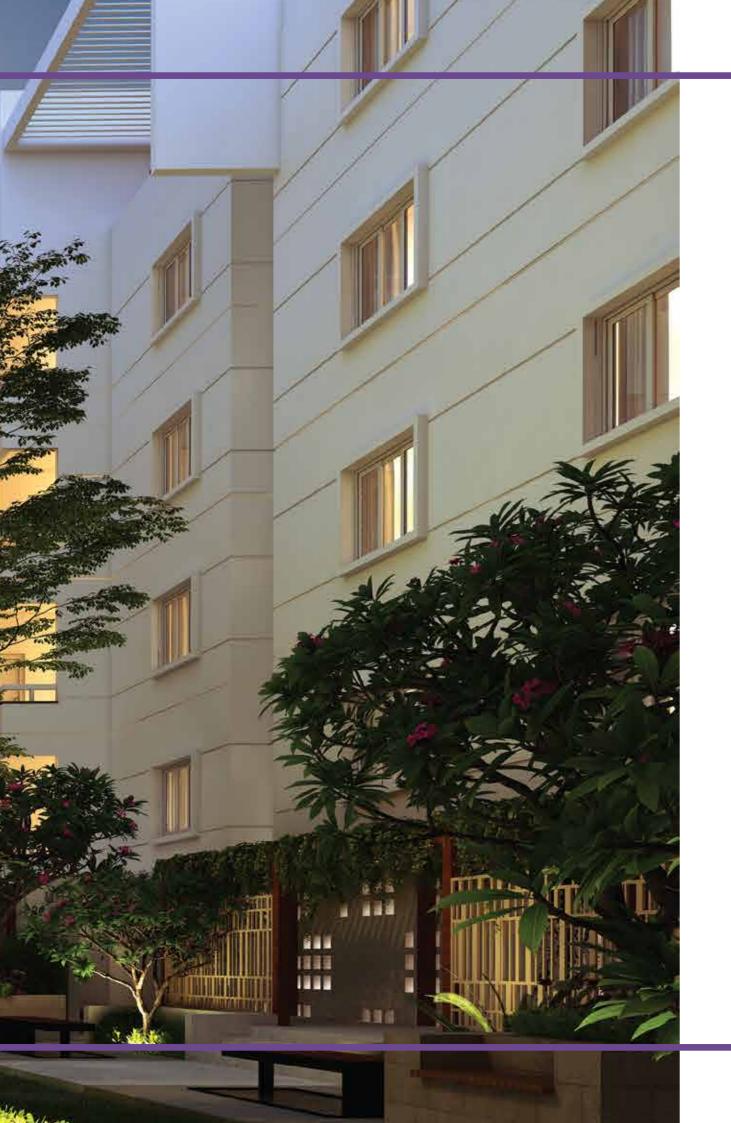
It's an exclusive community of 48 apartments lavishly spread over 16.4 grounds. Every apartment is studded with supreme features and fittings. Every space is optimally designed and built in line with our zero dead space design philosophy. And it's at a location that offers stellar accessibility to the OMR IT corridor.

Basically, Casa Grande Esquire screams premium. But at a price that tells a different story altogether. Come see for yourself.

BIG REASONS TO BUY

- Exclusive and peaceful community of 48 apartments on 16.4 grounds
- Stilt + 4 design structure Spacious 2 & 3 BHK apartments
- Zero dead space design Premium fittings and specifications





PAYMENT PATTERN

10% - 10 days from the booking

40% - 40 days from the booking

10% - Foundation stage

5% - First floor roof

5% - Second floor roof

5% - Third floor roof

5% - Fourth floor roof

15% - Brickwork & plastering

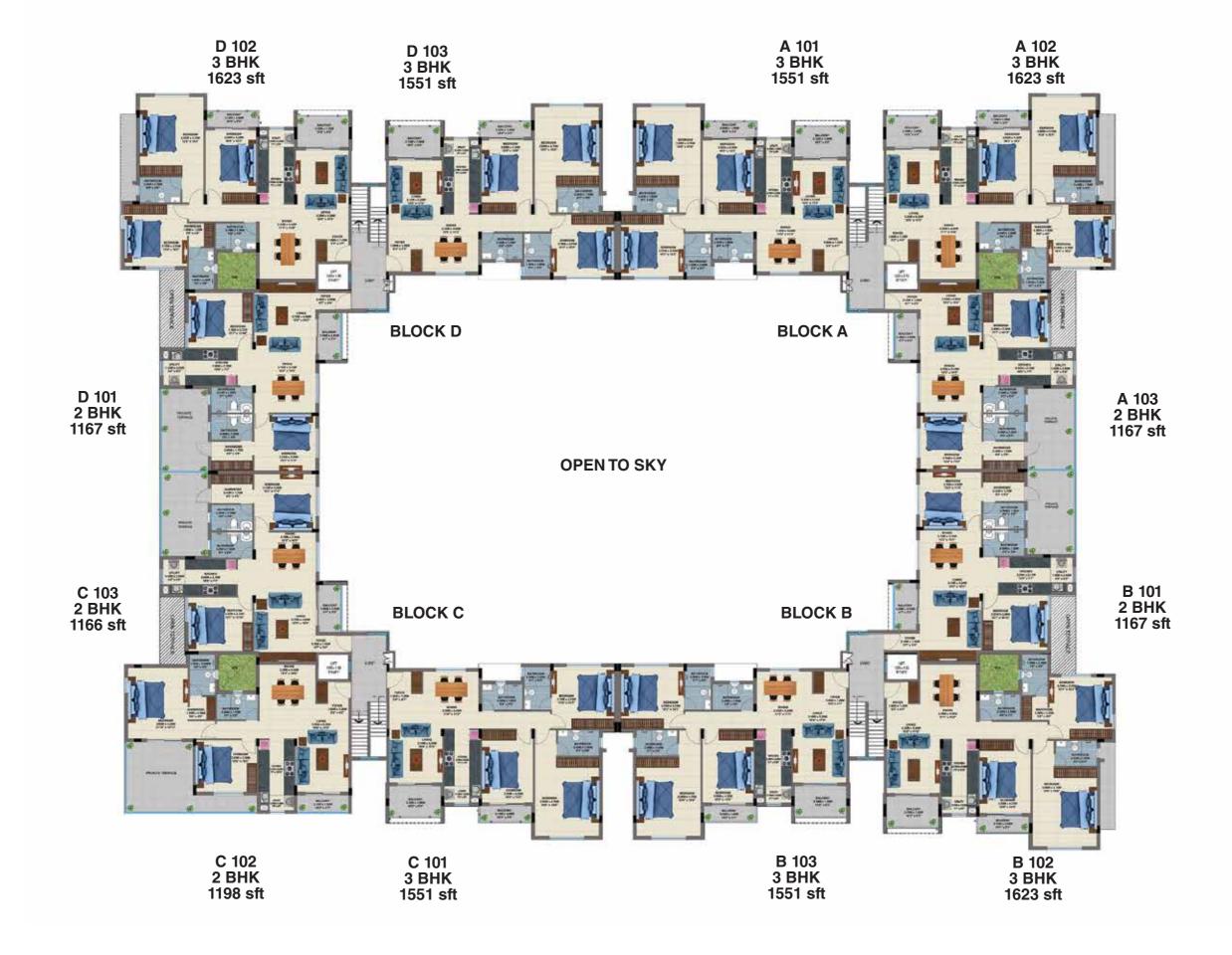
5% - Handover



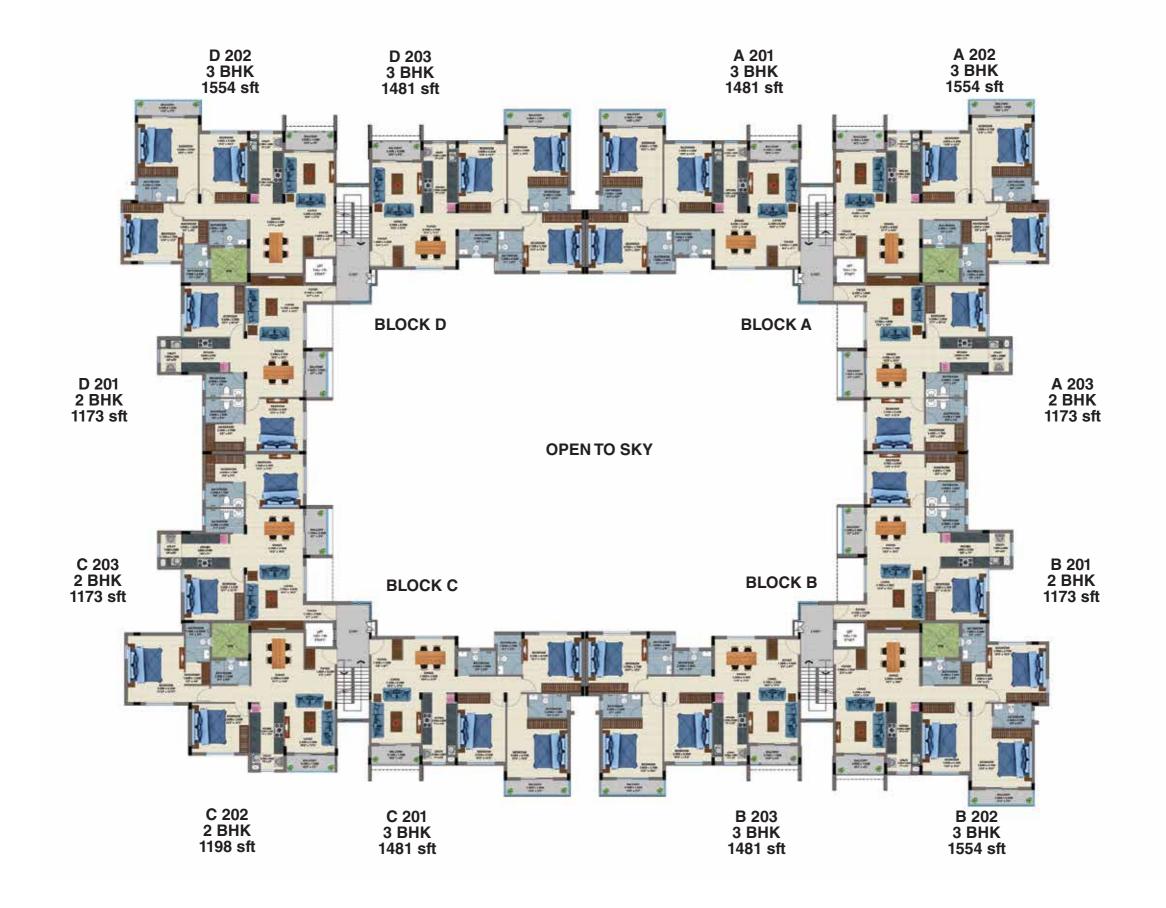




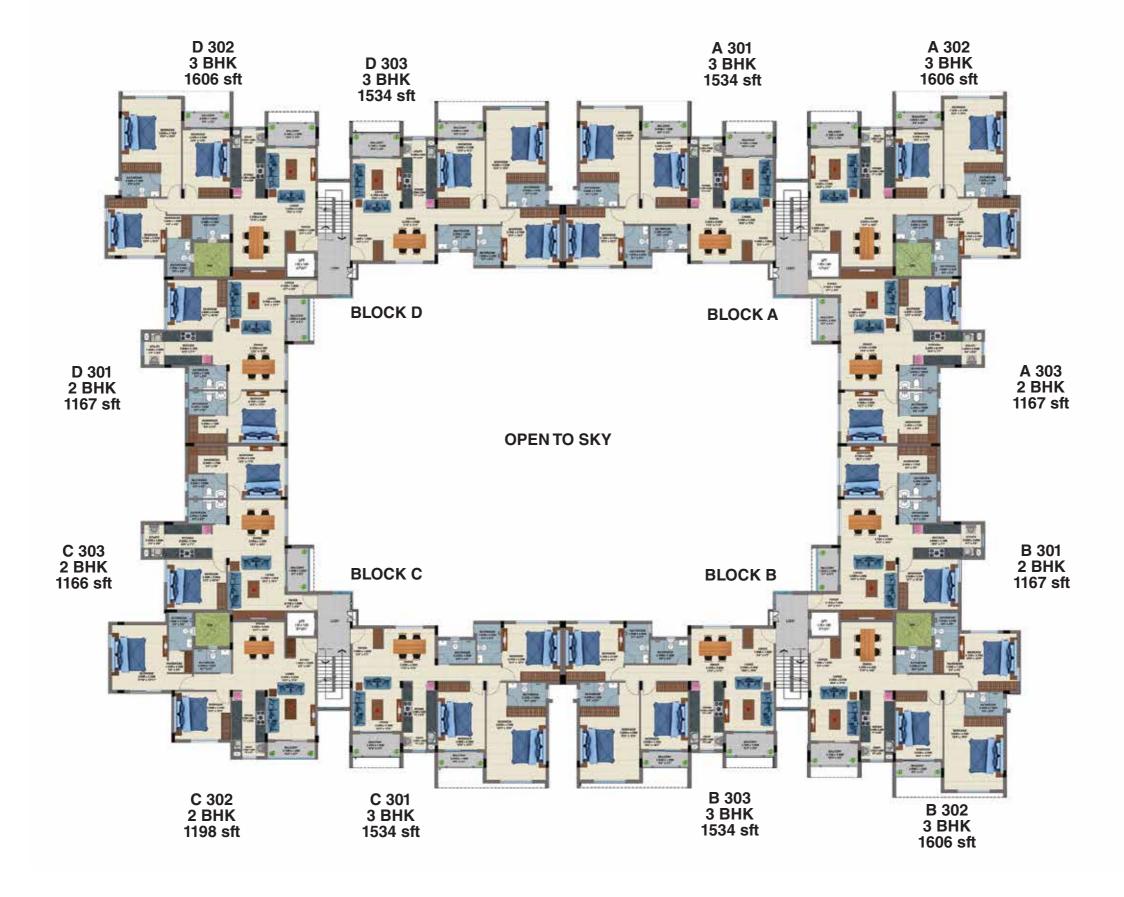




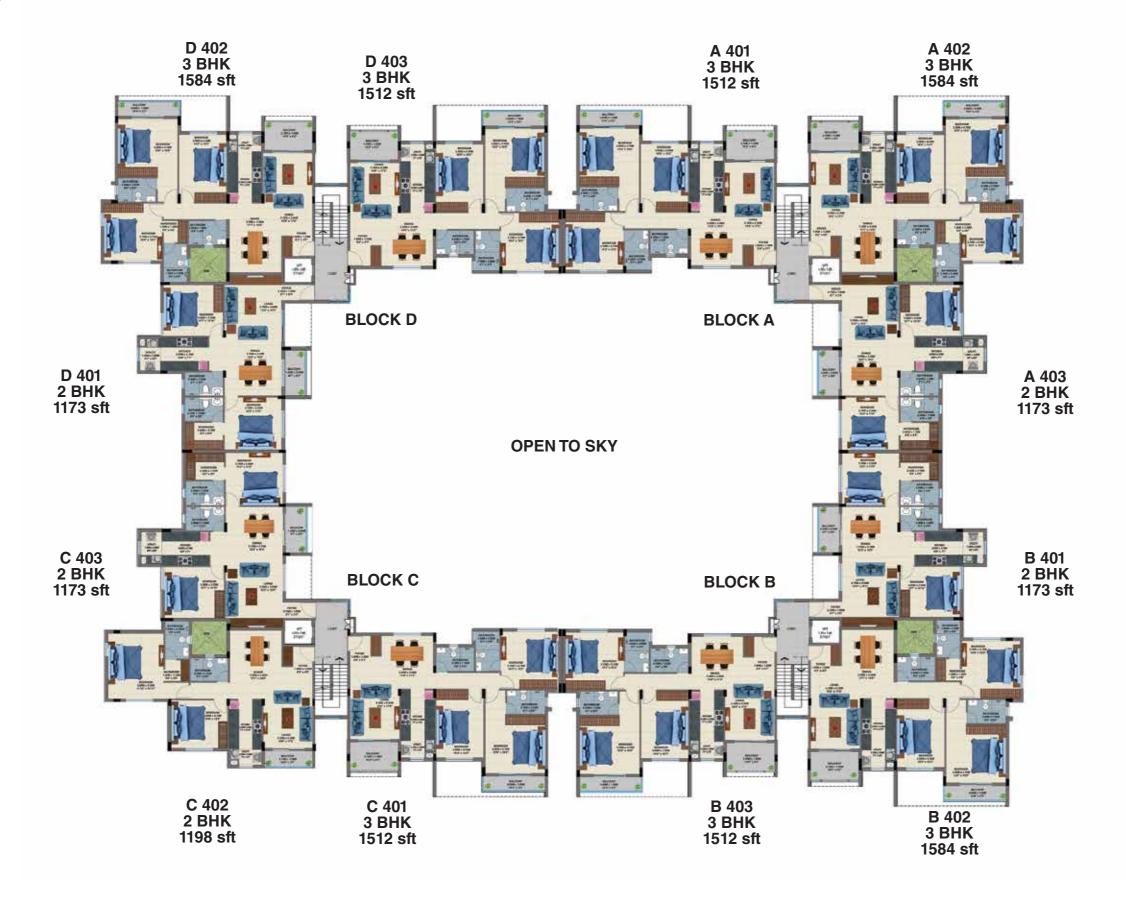














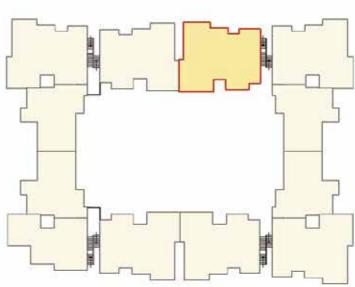


FLOOR PLANS

Type: 3 BHK Unit: A 101 Area: 1551 sft

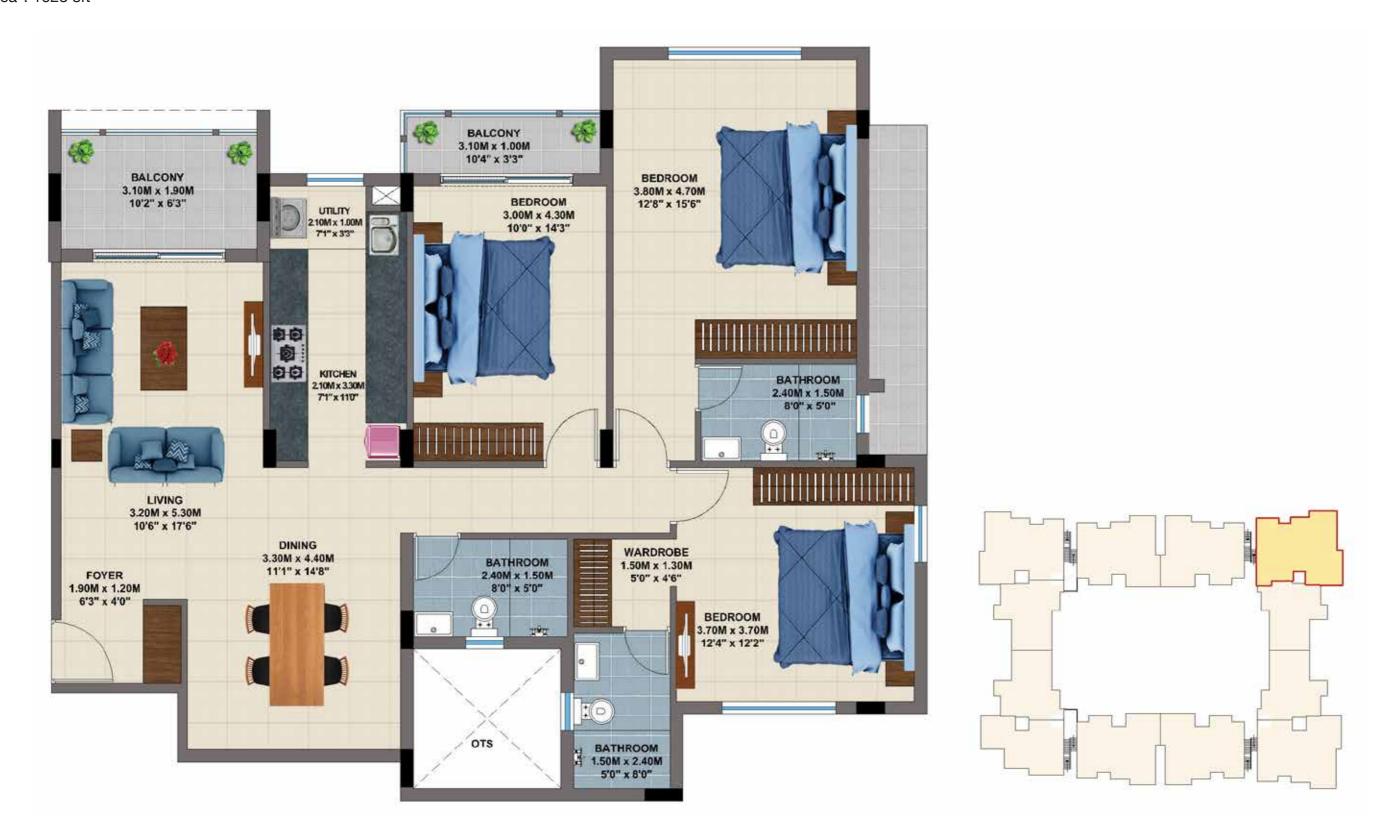






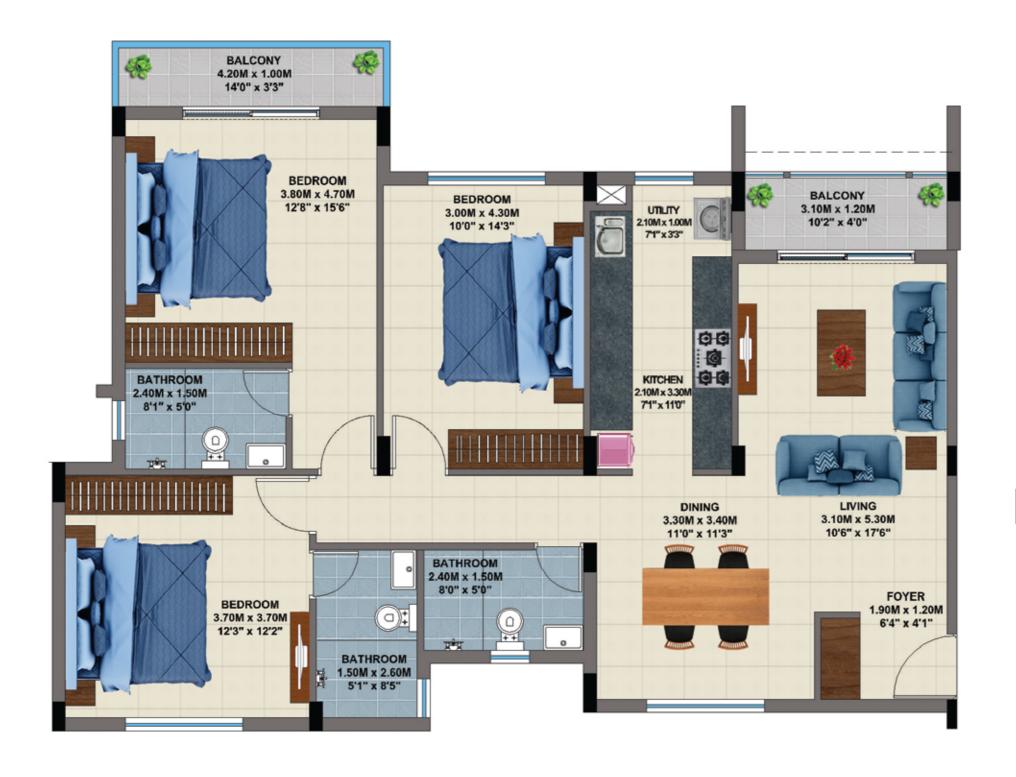
Type: 3 BHK Unit: A 102 Area: 1623 sft

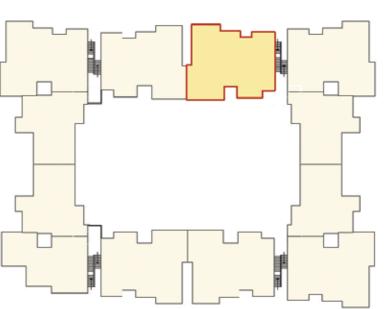




Type: 3 BHK Unit: A 201 Area: 1481 sft

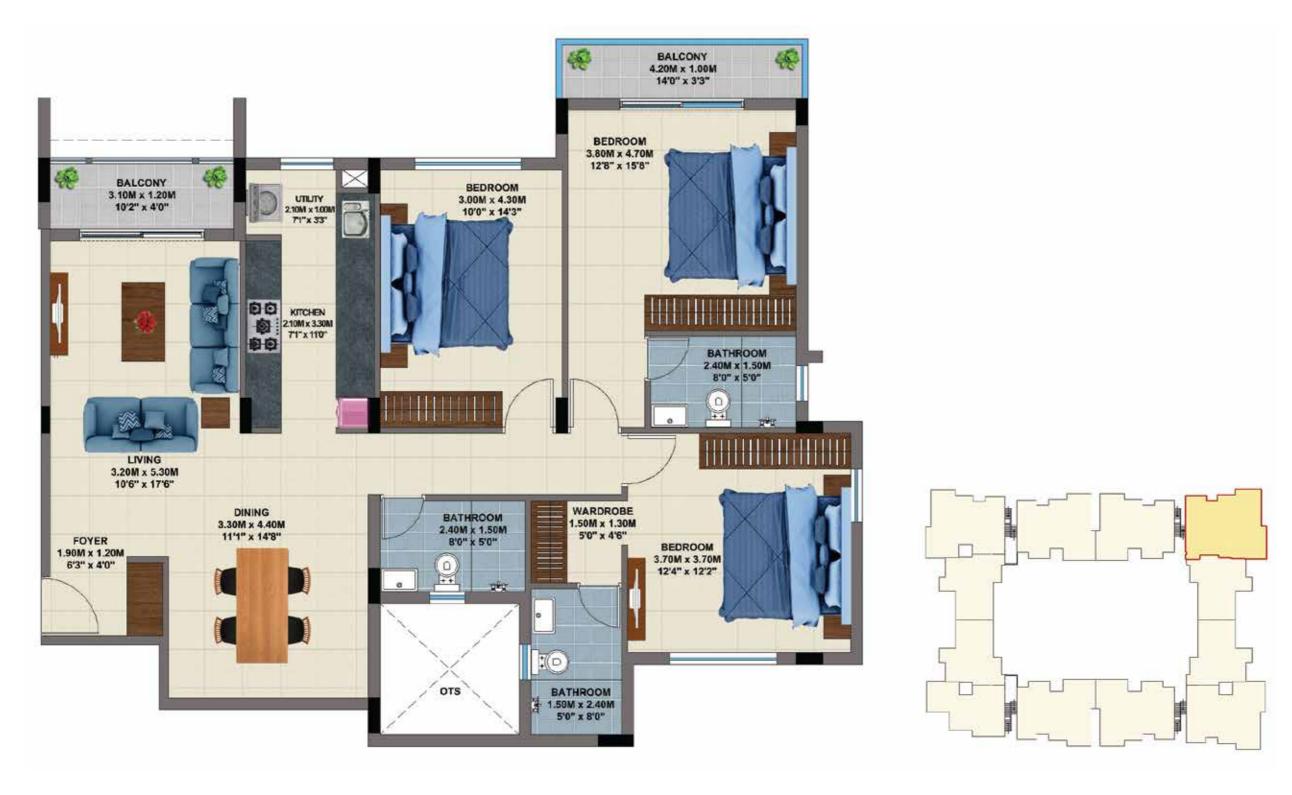






Type: 3 BHK Unit: A 202 Area: 1554 sft





Type: 3 BHK Unit: A 301 Area: 1534 sft





Type: 3 BHK Unit: A 302 Area: 1606 sft





Type: 3 BHK Unit: A 401 Area: 1512 sft





Type: 3 BHK Unit: A 402 Area: 1584 sft





Type: 3 BHK Unit: B 102 Area: 1623 sft





Type: 3 BHK Unit: B 103 Area: 1551 sft





Type: 3 BHK Unit: B 202 Area: 1554 sft





Type: 3 BHK Unit: B 203 Area: 1481 sft





Type: 3 BHK Unit: B 302 Area: 1606 sft





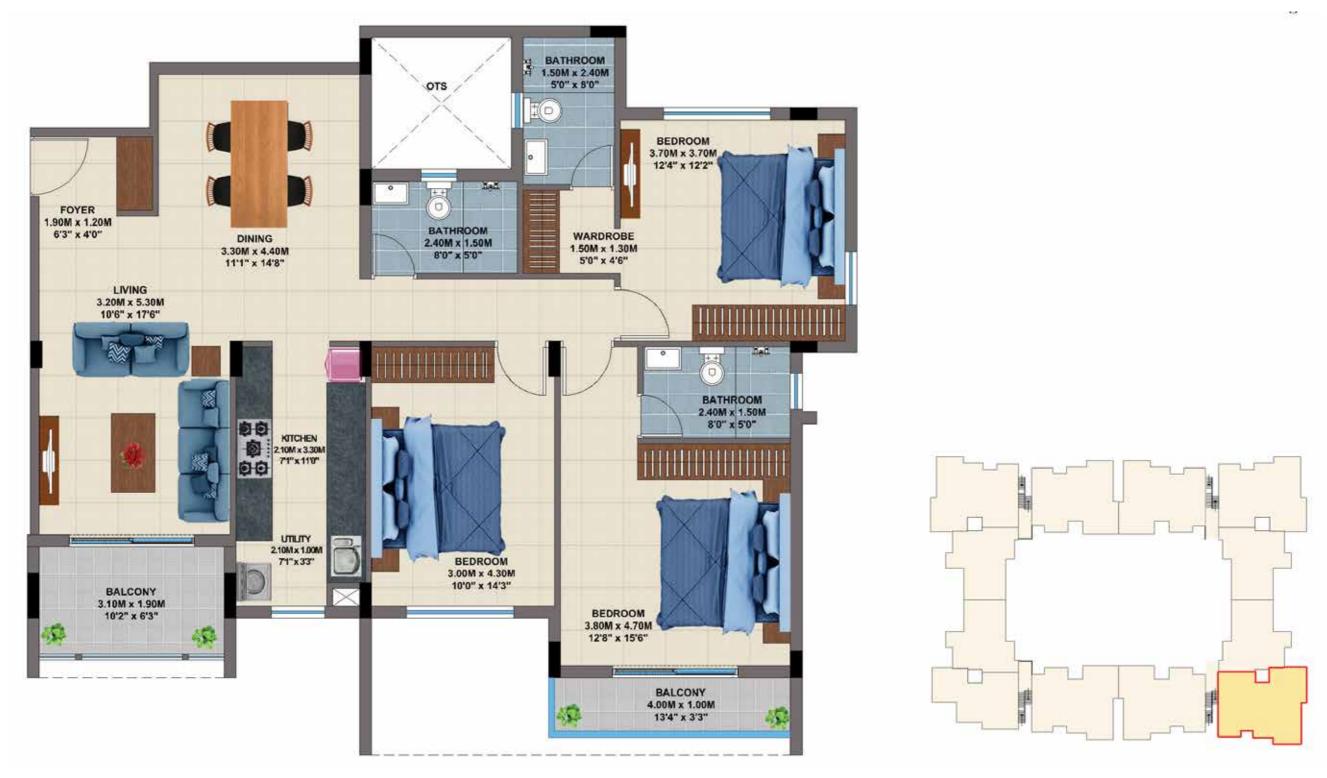
Type: 3 BHK Unit: B 303 Area: 1534 sft





Type: 3 BHK Unit: B 402 Area: 1584 sft





Type: 3 BHK Unit: B 403 Area: 1512 sft





Type: 3 BHK Unit: C 101 Area: 1551 sft





Type: 3 BHK Unit: C 201 Area: 1481 sft





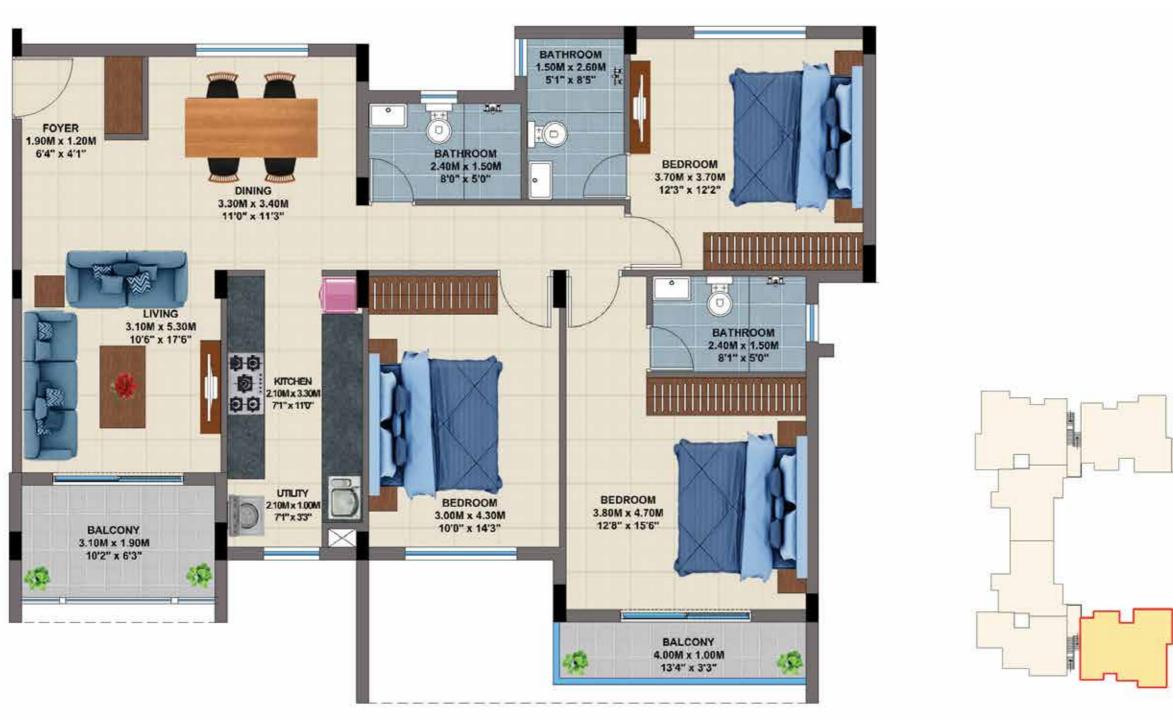
Type: 3 BHK Unit: C 301 Area: 1534 sft

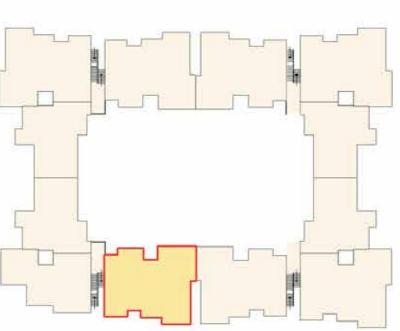




Type: 3 BHK Unit: C 401 Area: 1512 sft







Type: 3 BHK Unit: D 102 Area: 1623 sft





Type: 3 BHK Unit: D 103 Area: 1551 sft





Type: 3 BHK Unit: D 202 Area: 1554 sft





Type: 3 BHK Unit: D 203 Area: 1481 sft





Type: 3 BHK Unit: D 302 Area: 1606 sft





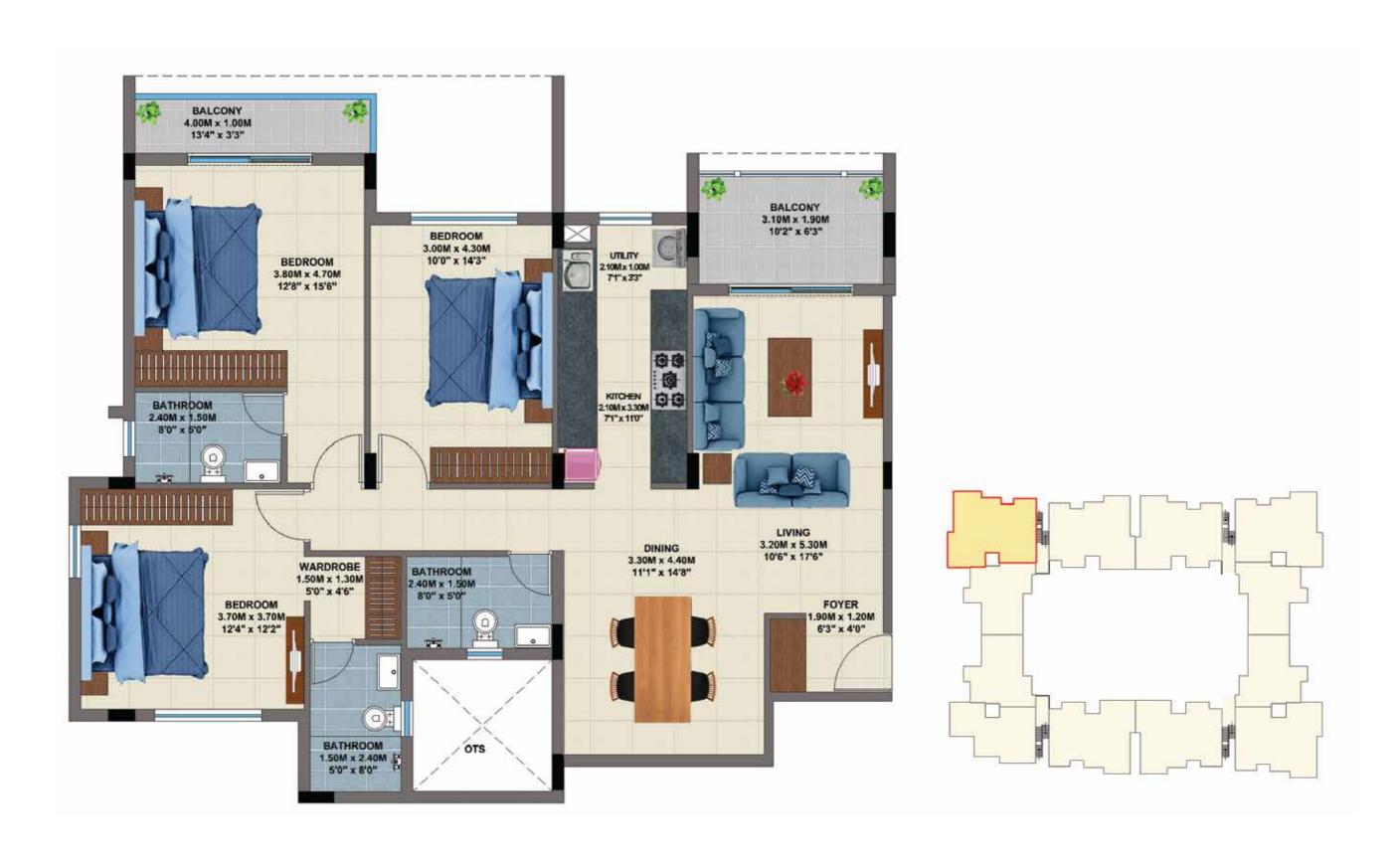
Type: 3 BHK Unit: D 303 Area: 1534 sft





Type: 3 BHK Unit: D 402 Area: 1584 sft





Type: 3 BHK Unit: D 403 Area: 1512 sft





Type: 2 BHK Unit: A 103

Area: 1167 sft + 233 sft (Private Terrace)





Type: 2 BHK Unit: A 203, A 403

Area: 1173 sft





Type: 2 BHK Unit: A 303 Area: 1167 sft



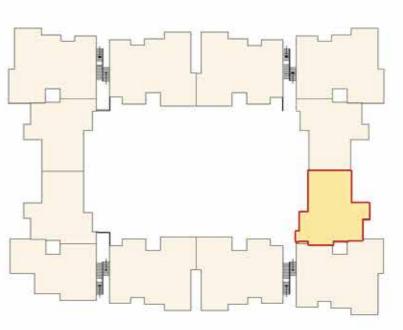


Type: 2 BHK Unit: B 101

Area: 1167 sft + 233 sft (Private Terrace)







Type: 2 BHK

Unit: B 201, B 401

Area: 1173 sft





Type: 2 BHK Unit: B 301 Area: 1167 sft





Type: 2 BHK Unit: C 102

Area: 1198 sft + 236 sft (Private Terrace)





Type: 2 BHK Unit: C 103

Area: 1166 sft + 224 sft (Private Terrace)





Type: 2 BHK

Unit : C 202, C 402

Area: 1198 sft





Type: 2 BHK

Unit: C 203, C 403

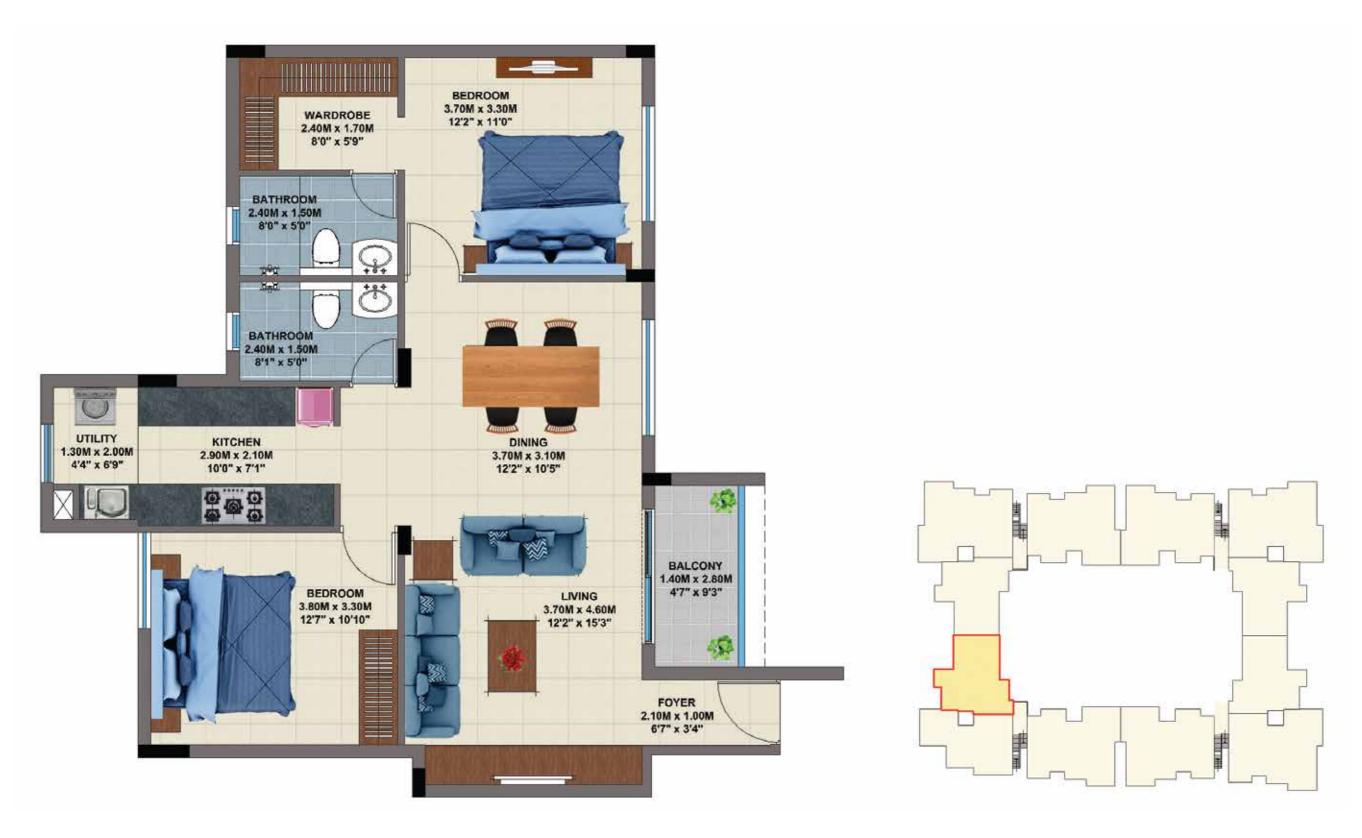
Area: 1173 sft





Type: 2 BHK Unit: C 303 Area: 1166 sft





Type: 2 BHK Unit: D 101

Area: 1167 sft + 233 sft (Private Terrace)





Type: 2 BHK Unit: D 201, D 401 Area: 1173 sft





Type: 2 BHK Unit: D 301 Area: 1167 sft





SPECIFICATIONS

Structure

- RCC framed structure
- Designed seismic resistant structure zone III using Fe 500 steel TMT bars
- Solid block walls of 200mm/150mm for outer wall and 100mm for internal partition wall
- Floor to floor height will be maintained at 3M

Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen, bathrooms & lobby will be finished with 1 coat of primer, 2 coats of putty and plastic emulsion paint
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and emulsion
- Exterior wall of the building will be finished with 1 coat of primer, 2 coats of weather resistant paint
- Bathroom walls will be finished with double glazed ceramic tiles up to 7 feet height
- Utility walls will be finished with double glazed ceramic tiles up to 4 feet height

Flooring

- Foyer, living, dining, kitchen and bedrooms will have 600mm x 600mm vitrified tiles
- Bathrooms and balconies will have matte finish ceramic tiles of 300mm x 300mm
- Terrace and private terrace floor will have grano flooring with threaded grooves
- · Common areas will have vitrified tiles
- Staircase will have granite flooring
- Driveway will be laid with interlocking paver blocks

Kitchen

- 600mm granite slab platform will be done at a height of 810mm from the floor level and will be provided with stainless steel sink with single drain board (Nirali or equivalent)
- Provision for chimney and water purifier will be provided
- CP fittings will be Jaquar / Parryware or equivalent

Bathrooms

- Granite top wash basin in master bathroom and wall mounted wash basin in all other bathrooms of Jaquar / Parryware or equivalent
- Floor mounted WC and health faucet of Jaquar / Parryware or equivalent in all bathrooms
- All CP and sanitary fittings will be Jaguar / Parryware or equivalent
- Concealed water mixer of Jaquar / Parryware with shower for hot and cold water in all bathrooms
- Provision for exhaust and geyser will be provided in all bathrooms

Entrance Door

• Double side laminated flush doors of 7 feet height with Godrej or equivalent locks, door viewer, safety latch, door stopper, etc.

Bedroom Doors

• Double side laminated flush doors of 7 feet height with thumb turn with key and door stopper of Godrej or equivalent.

Bathroom Doors

 Double side laminated flush doors of 7 feet height with thumb turn of Godrej or equivalent

Windows

- Windows will be UPVC with see-through plain glass and MS grills on inner side wherever applicable
- Sliding French doors will be UPVC with toughened glass and without grills
- Ventilators will be UPVC with suitable louvered glass panes

Balcony and Common Staircase Railings

- Hand railing in balconies as per Architect's design
- MS railings will be provided for common staircase

Electrical Fittings

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

Others

- Rainwater harvesting
- Generator backup for all the flats (1KW for 3BHK, 750 watts for 2BHK)
- 100% power backup for lift and other common areas
- CCTV surveillance cameras at pivotal locations
- Intercom
- Sump
- OHT
- WTP
- Septic tank

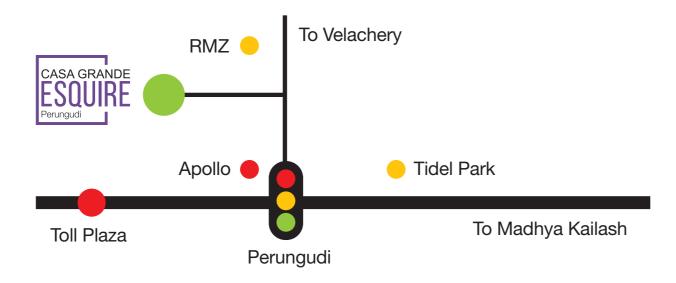
External Features

- 6 passenger lifts will be provided
- 3 phase power supply will be provided for all apartments
- Suitable landscaping at all sides of the project

Amenities

Landscaped sitting areas

LOCATION MAP



LOCATION ADVANTAGES

Schools

- Montfort Matriculation School 1 km
- Sangford School 1.7 km
- BVM Global School 1.9 km
- Abacus Montessori School 2 km

Colleges

- M N M Jain Engineering College 5.4 km
- Dhanraj Baid Jain College 5.6 km
- Jerusalem College of Engineering 5.8 km
- KCG College of Technology 8 km
- Sathyabama University 11 km

Hospitals

- VP Hospital 1.2 km
- Sri Ram Hospital 1.5 km
- Apollo Specialty Hospital 2 km

Travel

- Perungudi MRTS 2 km
- Kandanchavadi Bus Stop 2.3 km
- Chennai International Airport 18 km

Nearby Locations

- Tidel Park 6 km
- Velachery 6.3 km
- Sholinganallur 9 km
- Central Railway Station 19 km
- Koyambedu 23 km



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