

CASA GRANDE
Novus

True luxurious living
is all about living in
the heart of the city.





Casa Grande Novus: Premium residences in T. Nagar. Enjoy the luxurious advantage of having almost everything right around your doorstep. So no need to start your day in a hurry, or race against time to get things done. Isn't this the kind of luxury, you might just appreciate better?

- 8 Luxury residences • Stilt + 4 design structure • 2BHK + Study (1291 sft), 3BHK Apartments (1514 sft)
- Imported vitrified tiles and Kohler fittings • Bay windows in bedrooms • Video door phone • 24/7 Power backup
- Covered car park



Stilt Floor Plan



Payment Schedule

Booking advance	- 10%	3rd floor slab	- 5%
Transfer of Documents	- 40%	4th floor slab	- 5%
Foundation	- 10%	Brick work and Plastering	- 15%
1st floor slab	- 5%	Handing over	- 5%
2nd floor slab	- 5%		

Typical Floor Plan



CASA GRANDE NOVUS- Specifications

Foundation

- Isolated/pile foundation

Structure

- Seismic-resistant framed structure
- Anti-termite treatment
- Solid concrete block: 9"/8" for outer wall, and 4"/4" for internal partition wall
- Ceiling height: 9 feet 6 inches, after flooring and plastering

Wall Finishes

- Internal walls (living, dining, bedrooms, kitchen and lobby) 2 coats of putty, 1 coat of primer and 2 coats of plastic emulsion
- Ceiling: Cement paint finish
- Exterior: 1 coat of primer and 2 coats of emulsion (Ace/Apex as per architect's specification)
- Utility and toilets: 1 coat of primer and 2 coats of cement paint

Wall Finishes Dado

- Toilets and utility walls: Glazed ceramic tiles up to 7 feet from finished floor level
- Kitchen platform: Glazed ceramic tiles up to 2 feet from the platform

Flooring

- Living, dining, family living, kitchen and bedrooms: imported vitrified tile flooring
- Bathroom and utility: Ceramic tiles with anti-skid finish
- Balcony: Rustic tile or any other suitable material
- Driveway and other areas: Concrete interlocking paver blocks
- Common areas and staircase: Granite and ultra tiles
- Terrace flooring: Heat-resistant tiles

Kitchen

- Platform with granite slab 2ft wide at a height of 2ft 7 inches from the floor level
- Stainless steel sink with single drain board (Nirali or equivalent).
- Provision for exhaust fan/chimney outlet
- Provision for water purifier
- 2 Taps: One for well water and other for drinking water

Bathrooms

- Polished granite slab with counter top basin (Kohler/ high-end Jaquar) in the master toilets
- Sanitary fittings for master toilets- Jaguar/Cascade/Hindware/Roca

- Wall-mounted basin (Kohler, Jaquar or equivalent) in the remaining toilets
- Sanitary fittings for the remaining toilets- Hindware, Parryware or equivalent brand
- Provision for geyser in all toilets

Entrance Doors

- Teak wood frame with double side veneer finish skin; shutter with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper etc.

Bedroom Doors

- Designer skin doors having both sides lamination, with Godrej or equivalent locks, tower bolts, door stopper etc.

Toilet Doors

- Chemically treated door with enamel paint having internal sides water-proofed

Windows

- UPVC/Aluminum window with see-through plain glass
- Painted MS grills on the inner side
- Ventilators: Aluminium frame with suitable louvered glass panes and iron bars

Electrical Fittings

- Cables and wiring: Finolex or equivalent
- Switches and sockets: Anchor Roma or equivalent with automatic phase change over switches
- Provision for television and telephone points
- Inverter split AC points for all bedrooms and living rooms
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system

External Features

- Video door phone

Elevator

- 6-Passenger automatic lift (Kone/Mashiba)

Power Supply

- 3-Phase power supply

Generator Backup

- Up to 500W per flat, for all apartments, plus lift and common area



Site Address: Casa Grande Novus, No: 77/1-2, New Boag Road,
T. Nagar, Chennai- 600017. (Near Vembuli Amman Temple)

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