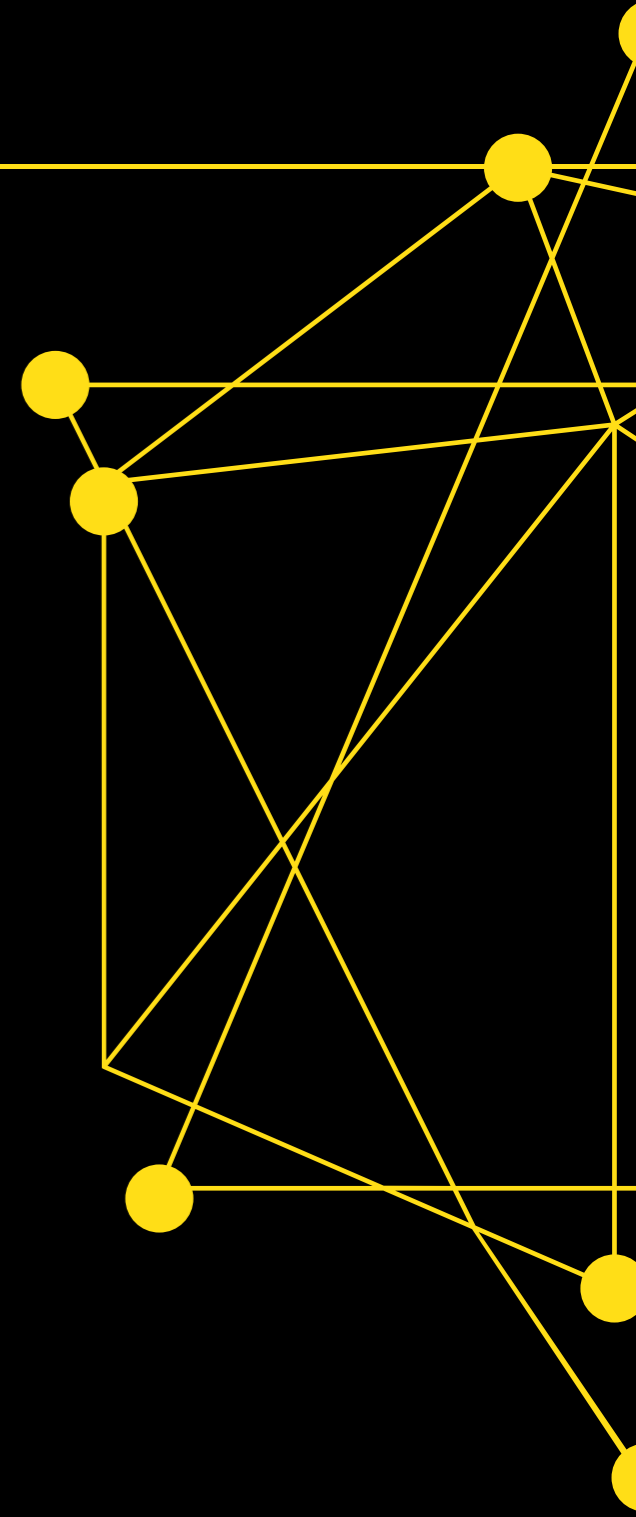


CASA GRANDE
Bellissimo
ALANDUR





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.

Entrance view



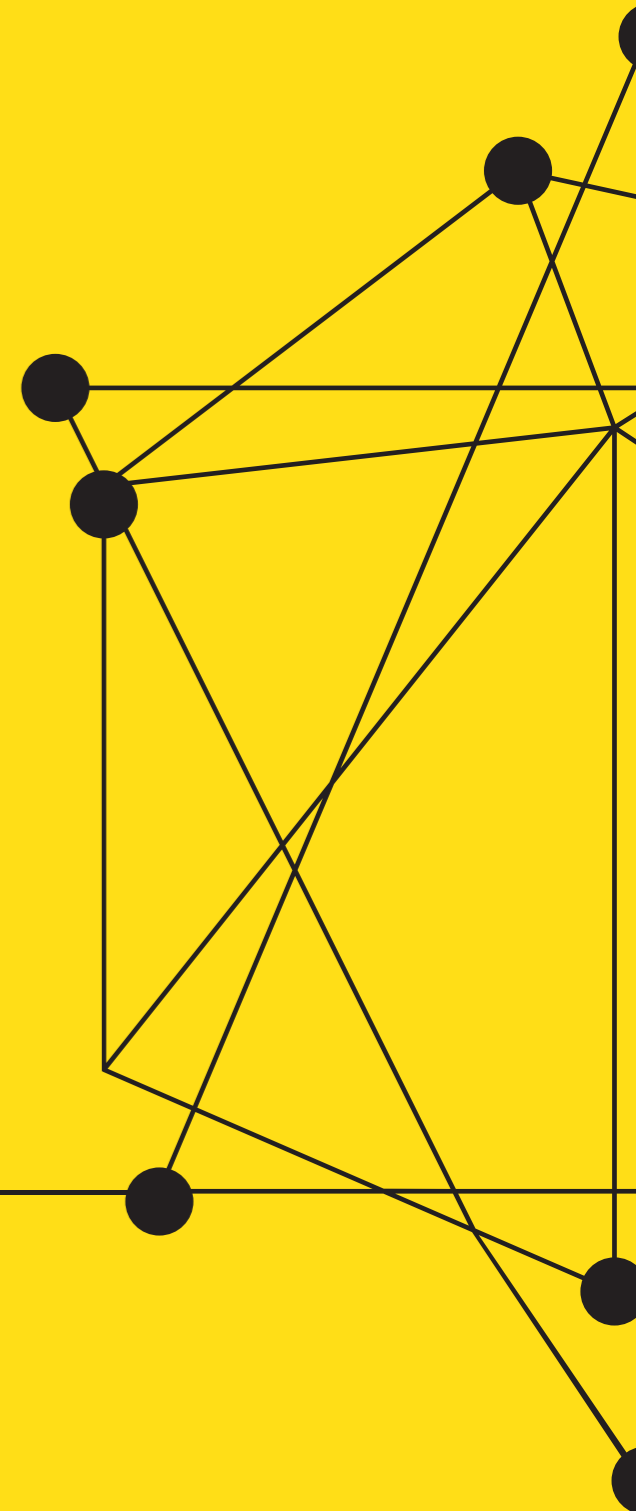


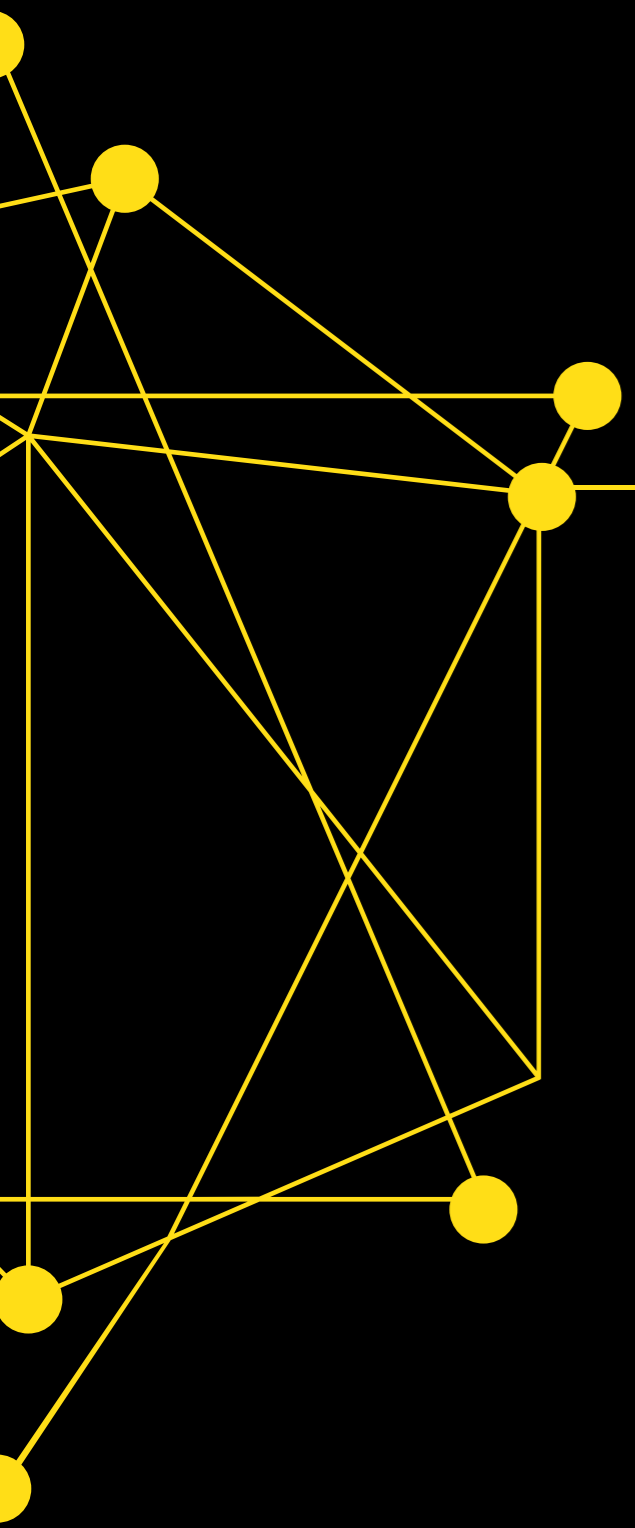
There aren't that many things that spell out 'in the heart of the city' as a home at Alandur. With the first phase of metro up and running, and with the rest in the pipeline, Alandur promises to offer superb connectivity by road and rail, the likes of which you haven't seen in Chennai.

Enjoy a life of exclusivity in your posh haven and witness the world burst to life outside it. And, feel more connected than ever.

Big reasons to buy

- Community living with 340 posh apartments on a 6.5 acre expanse
- Stilt + 4 design structure
- 4 BHK ranging from 2324 - 2642 sft, 3 BHK ranging from 1604 - 1750 sft, 2 BHK ranging from 583 - 1282 sft and 1 BHK of 590 sft
- Spacious homes with the choicest of features and fittings
- Located just behind Mercedes Benz showroom
- Premium amenities like gym, swimming pool, indoor games room, landscaped gardens, CCTV, etc.





Amenities

- Swimming pool
- Toddlers' pool
- Gymnasium
- Indoor games
- Mini-theatre
- Party hall
- Landscaped sitting area
- Outdoor kids' play area
- Open amphitheatre
- CCTV



Aerial view



Payment Pattern

10% - 10 days from the booking

40% - 40 days from the booking

10% - Foundation stage

5% - First floor slab

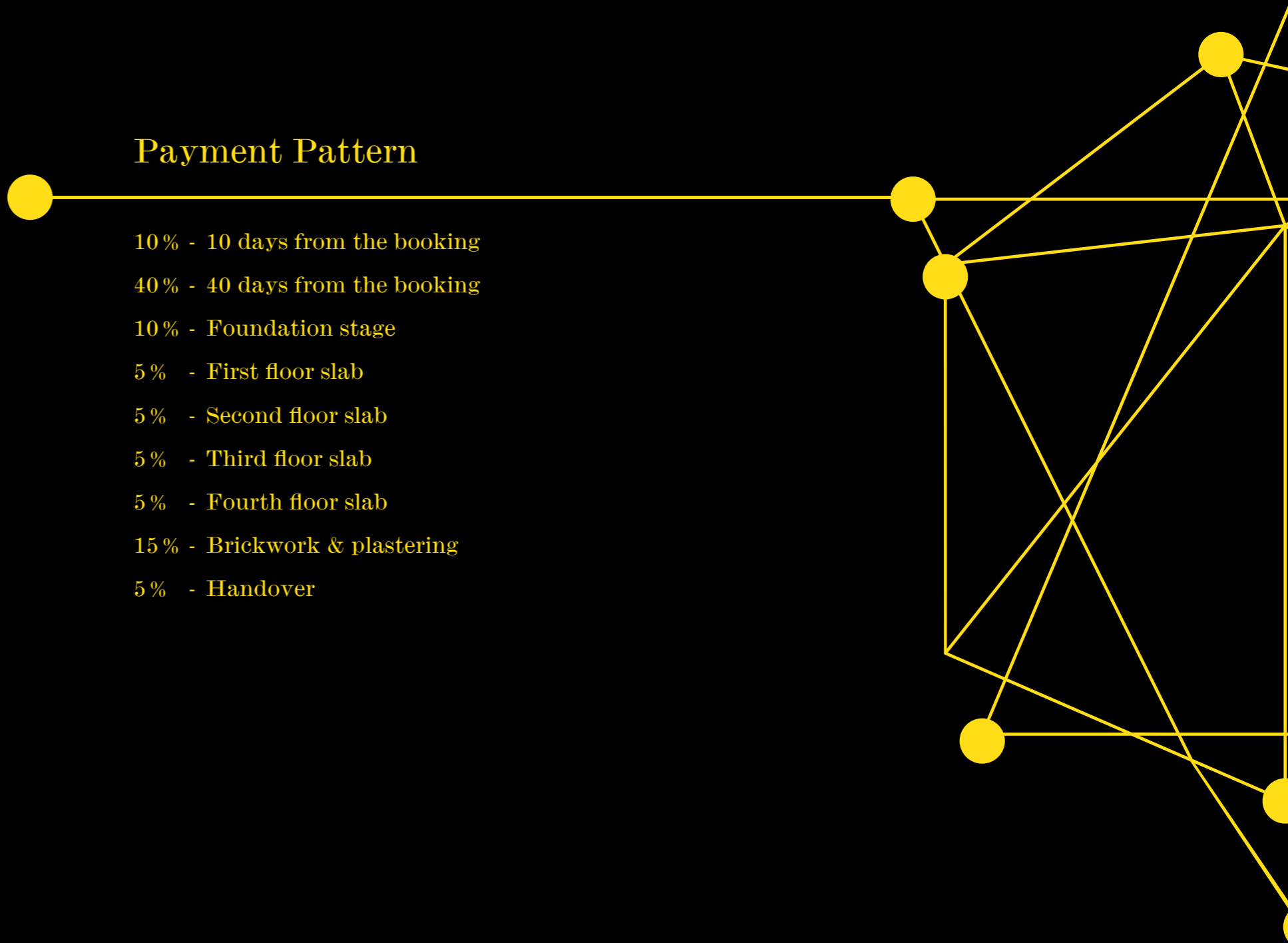
5% - Second floor slab

5% - Third floor slab

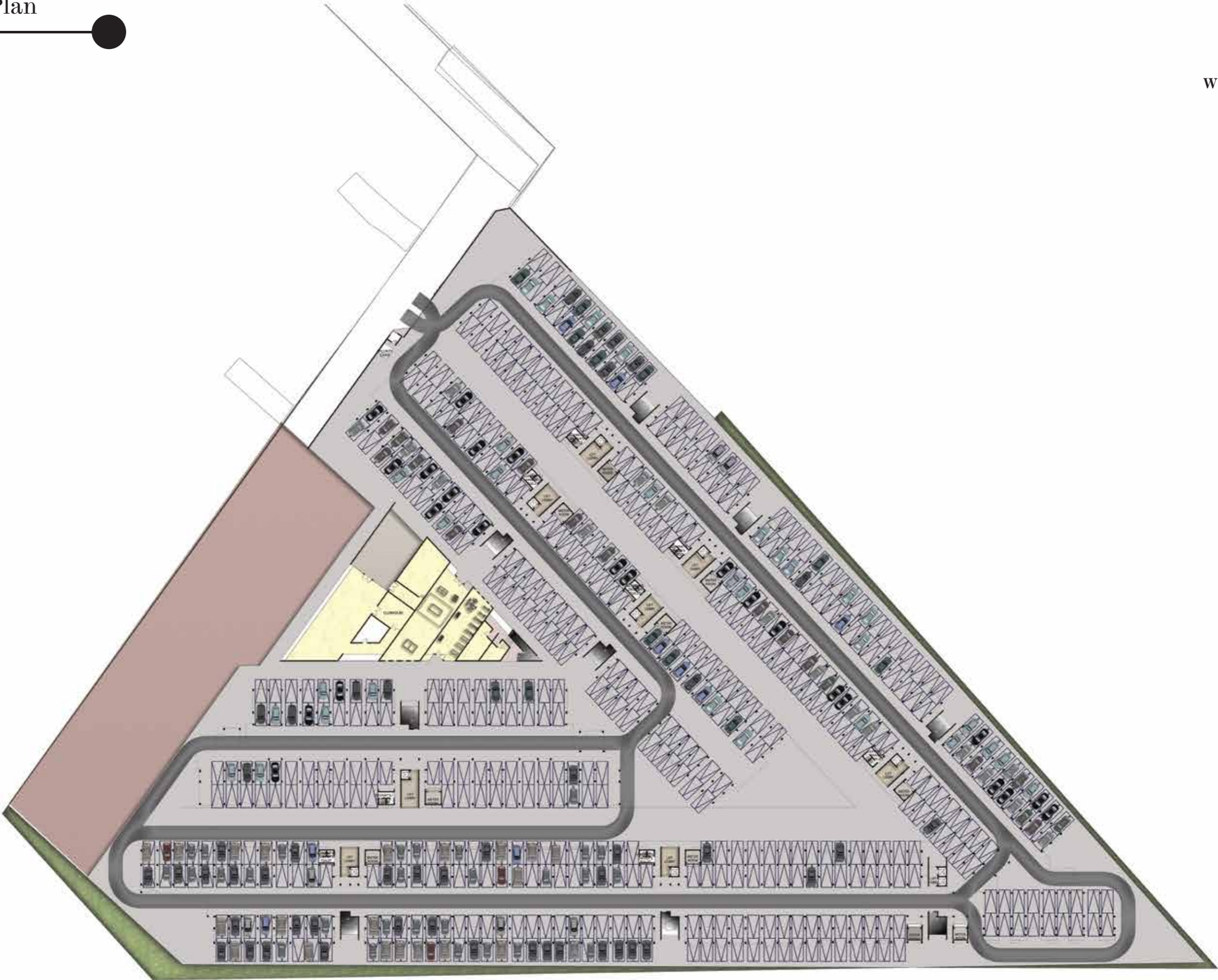
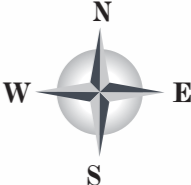
5% - Fourth floor slab

15% - Brickwork & plastering

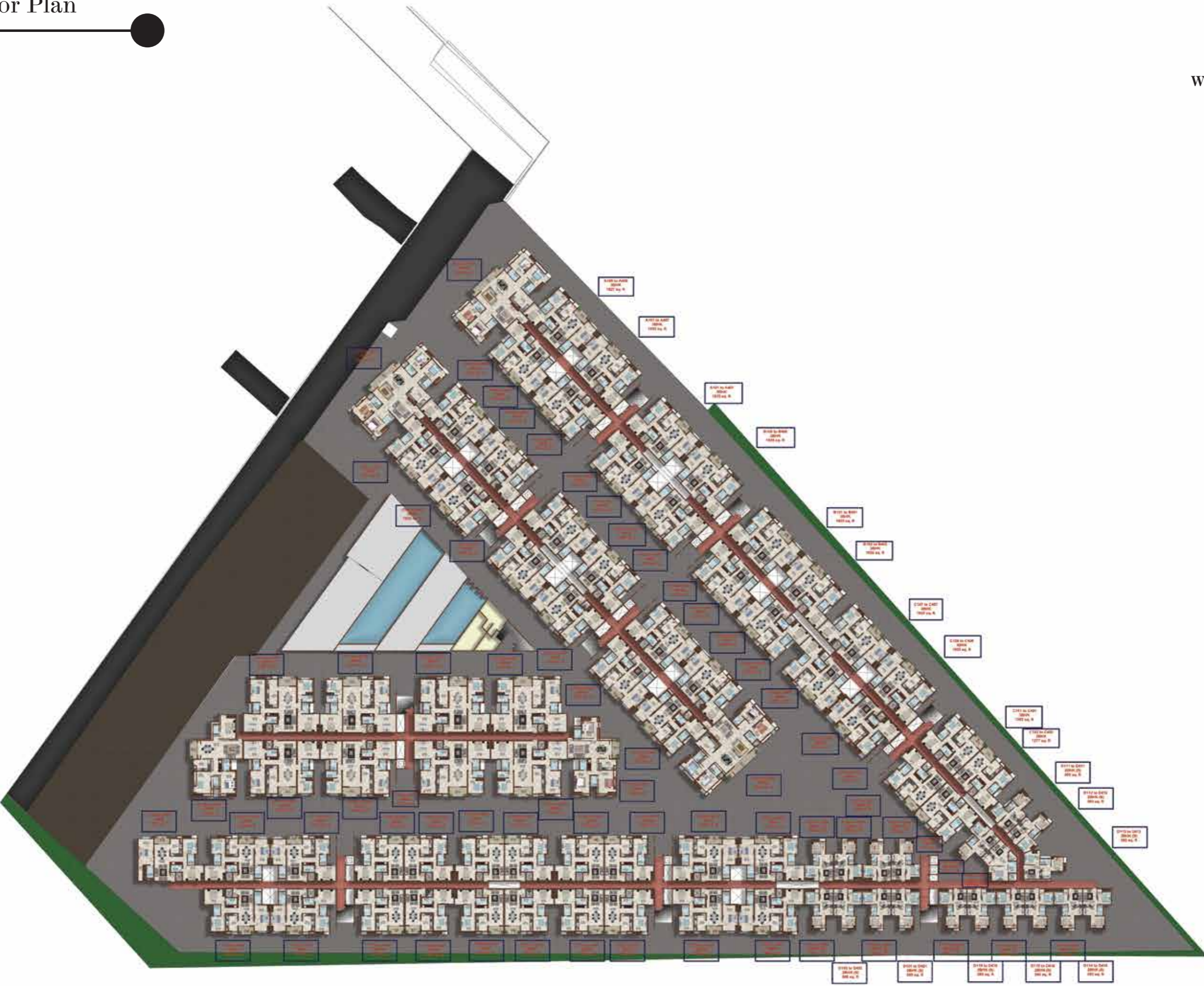
5% - Handover



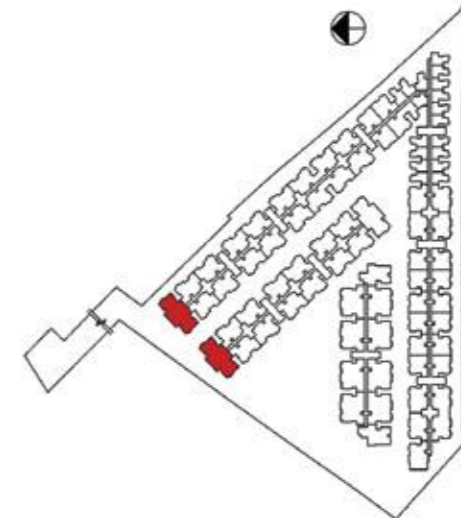
Stilt Floor Plan



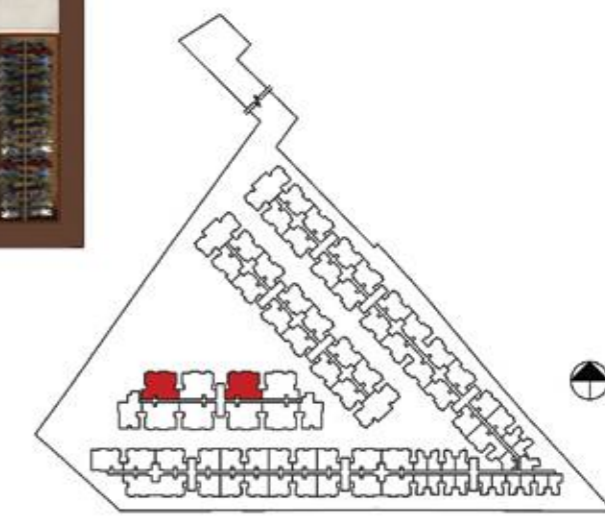
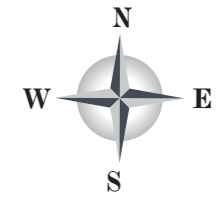
Typical Floor Plan



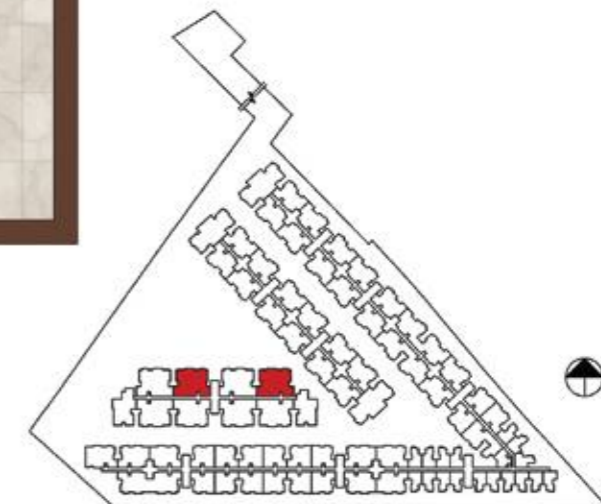
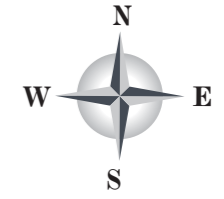
Type : 4 BHK
Area : 2642 sft
Unit No. : A105 to A405, J105 to J405



Type : 4 BHK
Area : 2330 sft
Unit No. : G101 to G401, G109 to G409

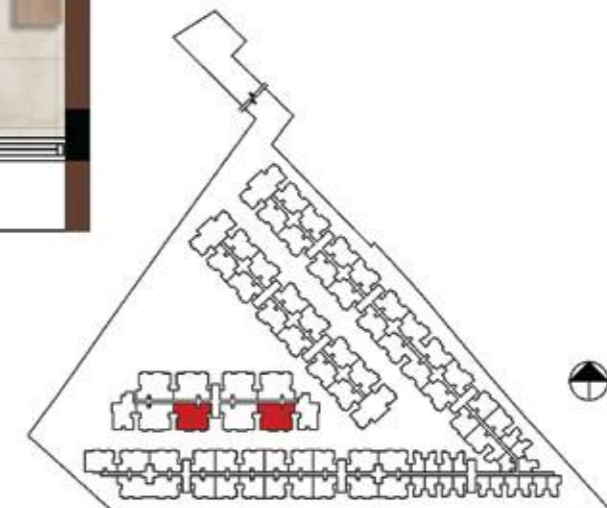
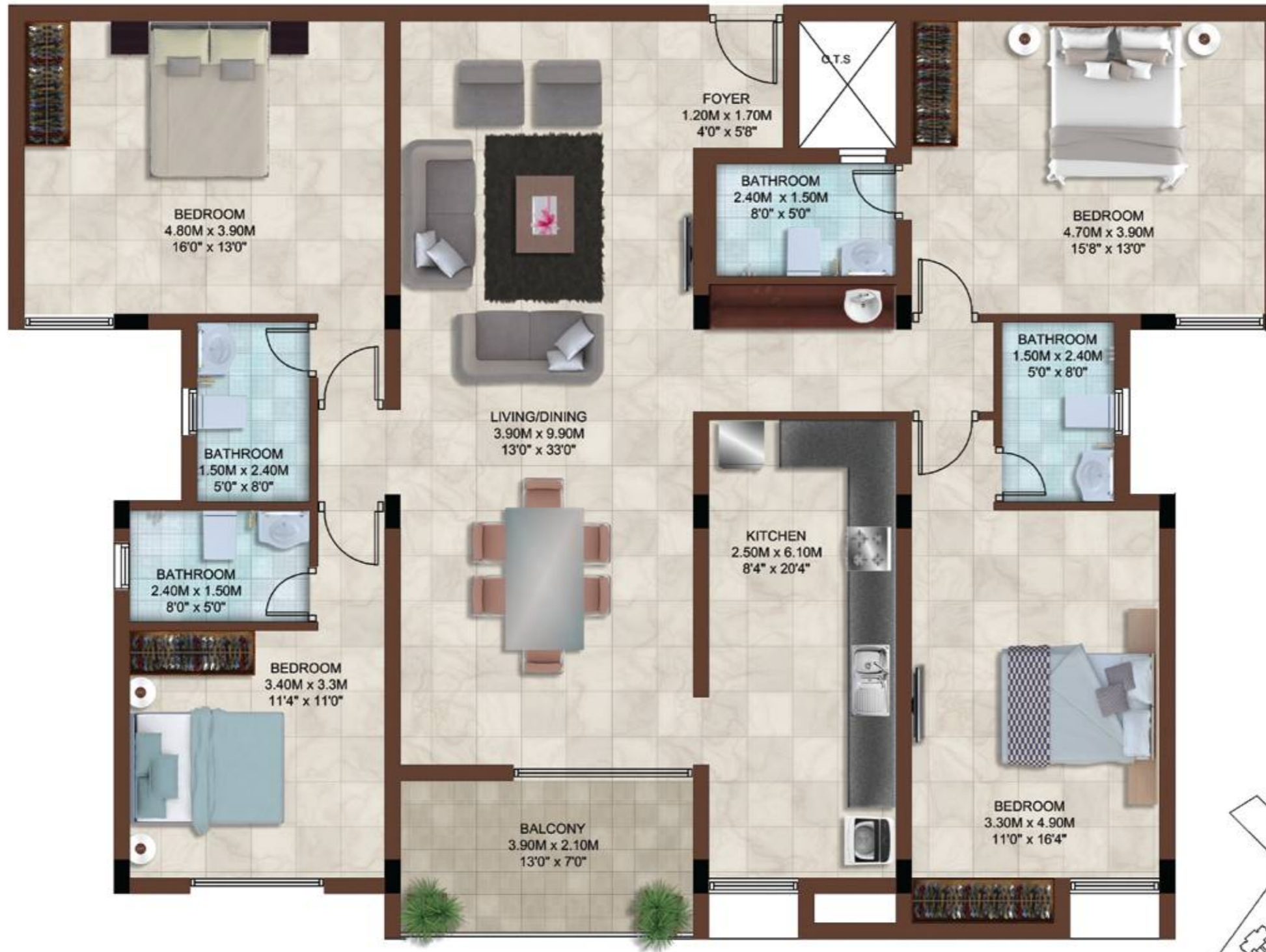
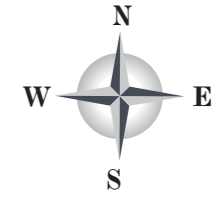


Type : 4 BHK
Area : 2330 sft
Unit No. : G102 to G402, G110 to G410



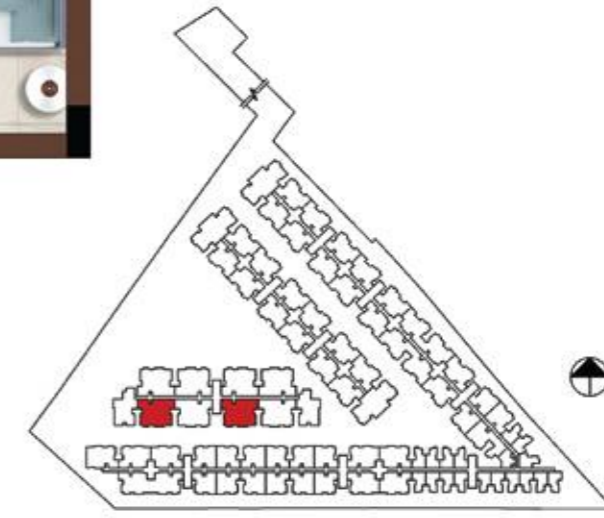
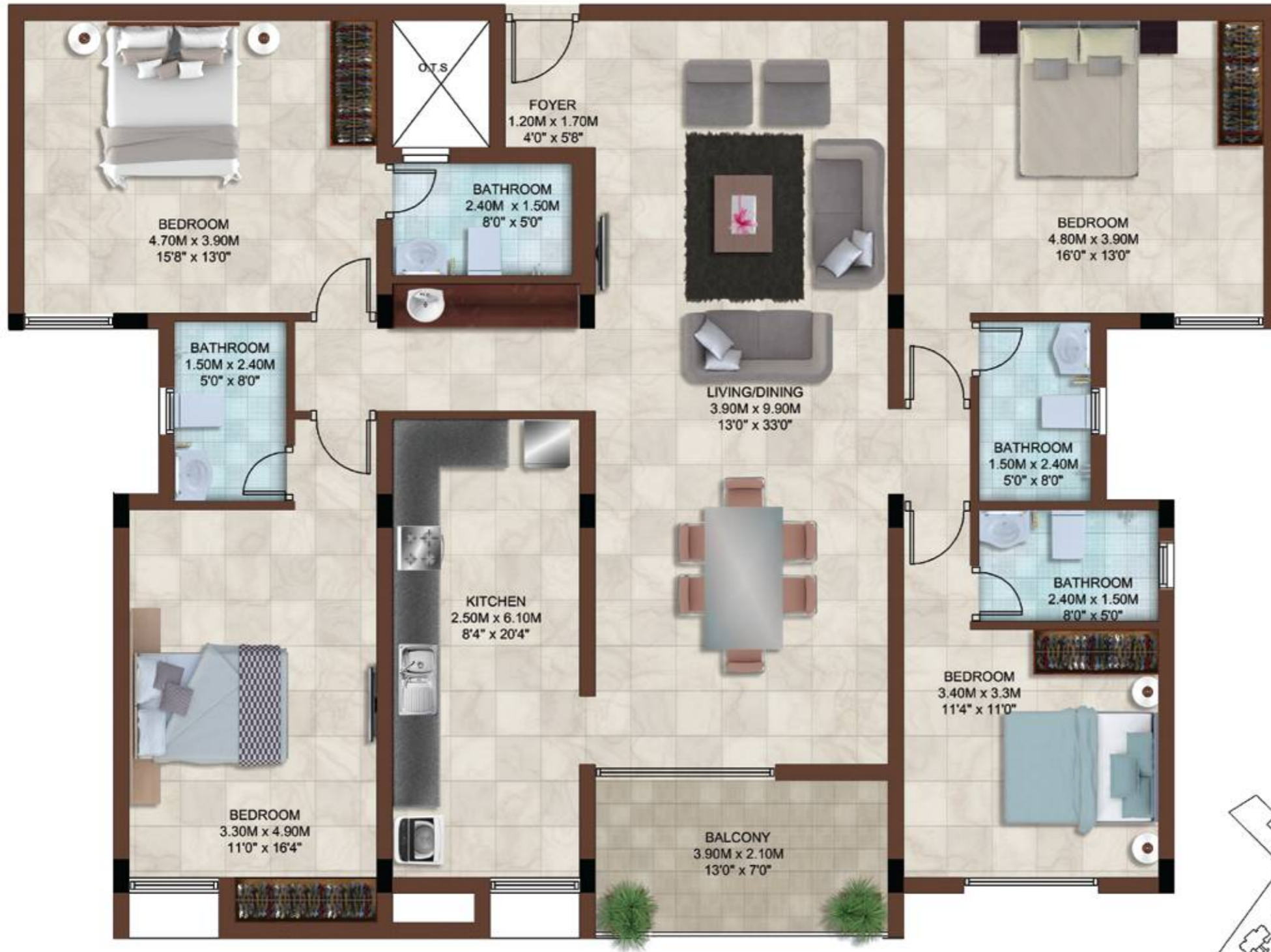
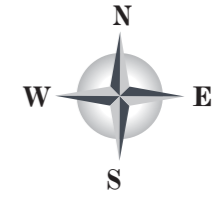
Type : 4 BHK
Area : 2324 sft
Unit No. : G104 to G404

Type : 4 BHK
Area : 2330 sft
Unit No. : G106 to G406

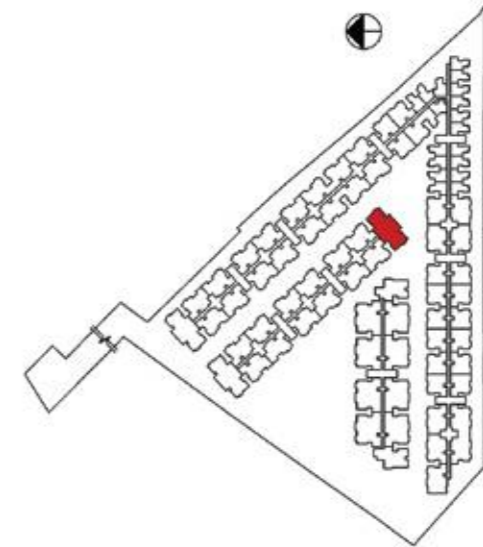


Type : 4 BHK
Area : 2324 sft
Unit No. : G107 to G407

Type : 4 BHK
Area : 2330 sft
Unit No. : G105 to G405



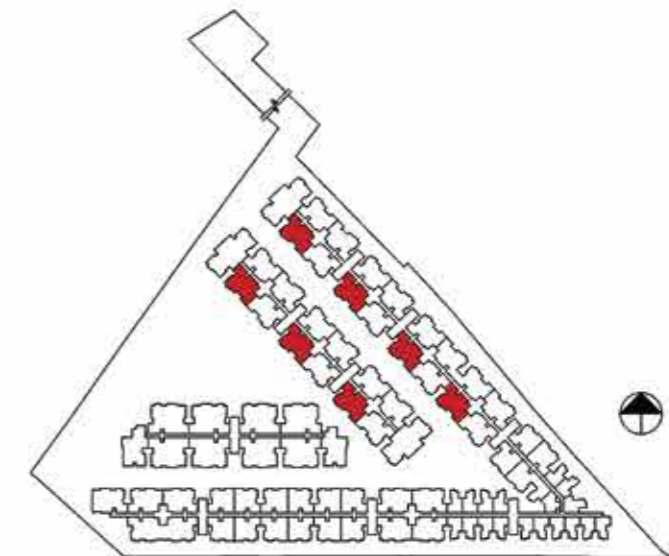
Type : 4 BHK
Area : 2642 sft
Unit No. : H103 to H403



Type : 3 BHK
 Area : 1627 sft
 Unit No. : A104 to A404, J104 to J404

Type : 3 BHK
 Area : 1630 sft
 Unit No. : C106 to C406

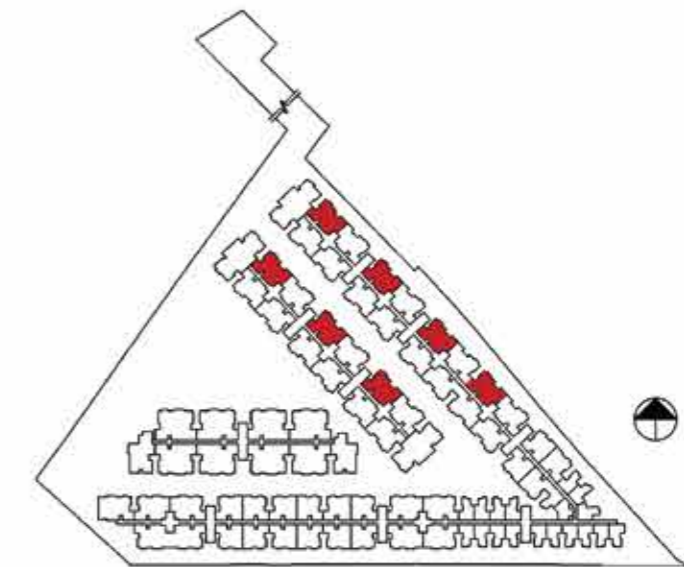
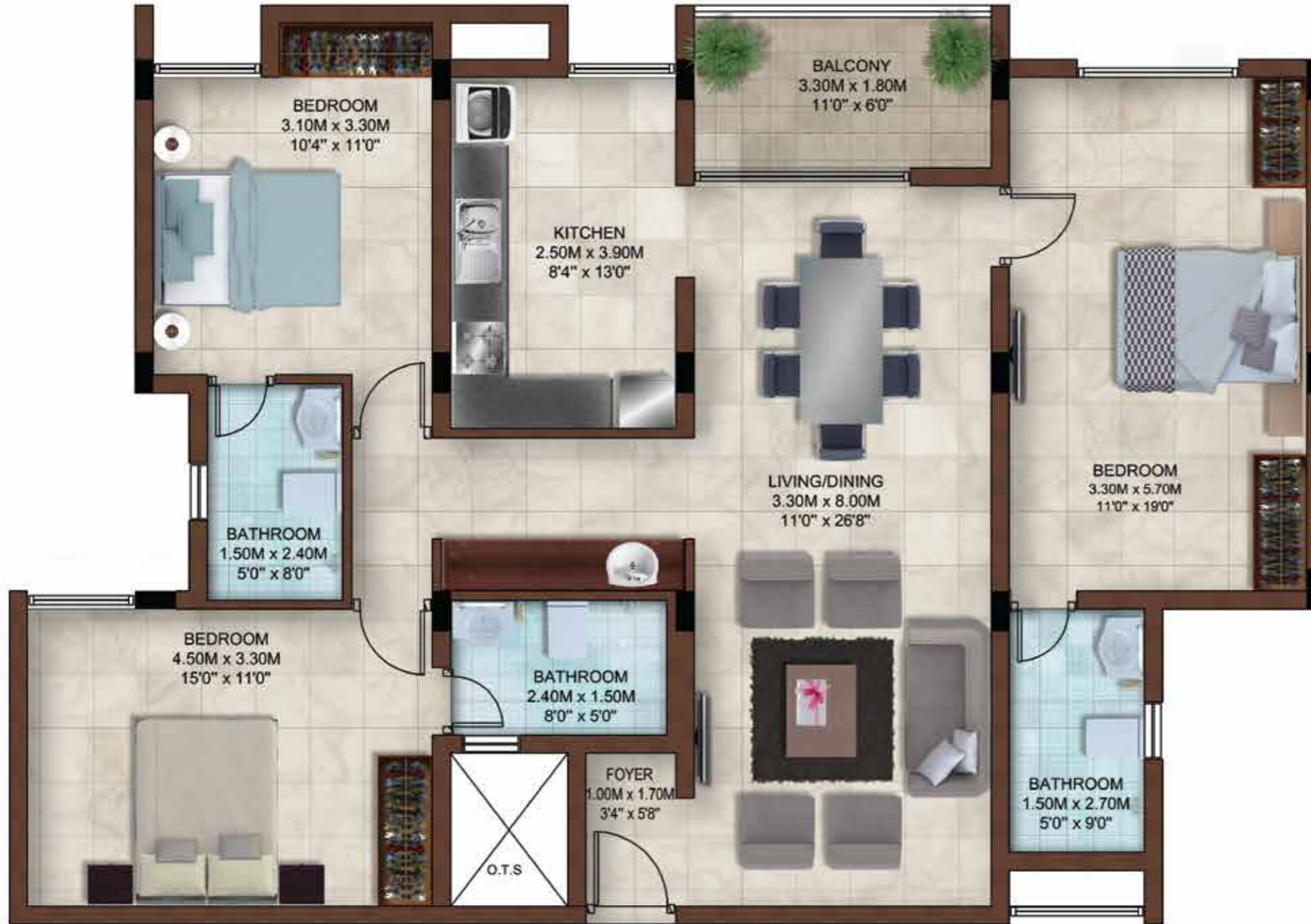
Type : 3 BHK
 Area : 1635 sft
 Unit No. : A102 to A402, B104 to B404,
 H105 to H405, J102 to J402



Type : 3 BHK
 Area : 1627 sft
 Unit No. : A106 to A406, J106 to J406

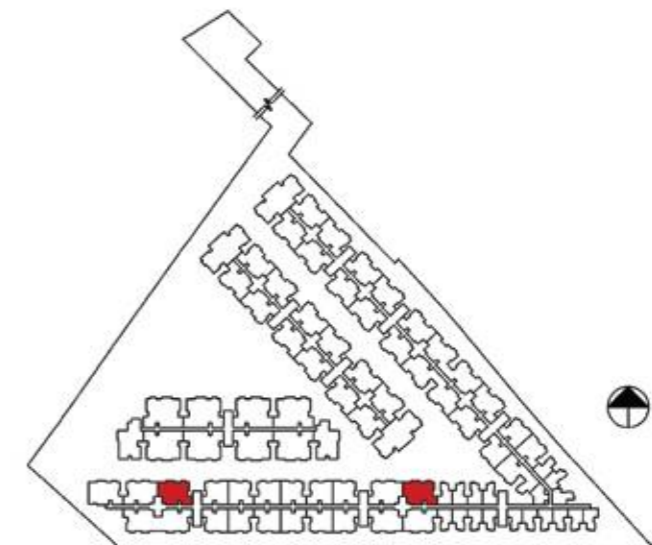
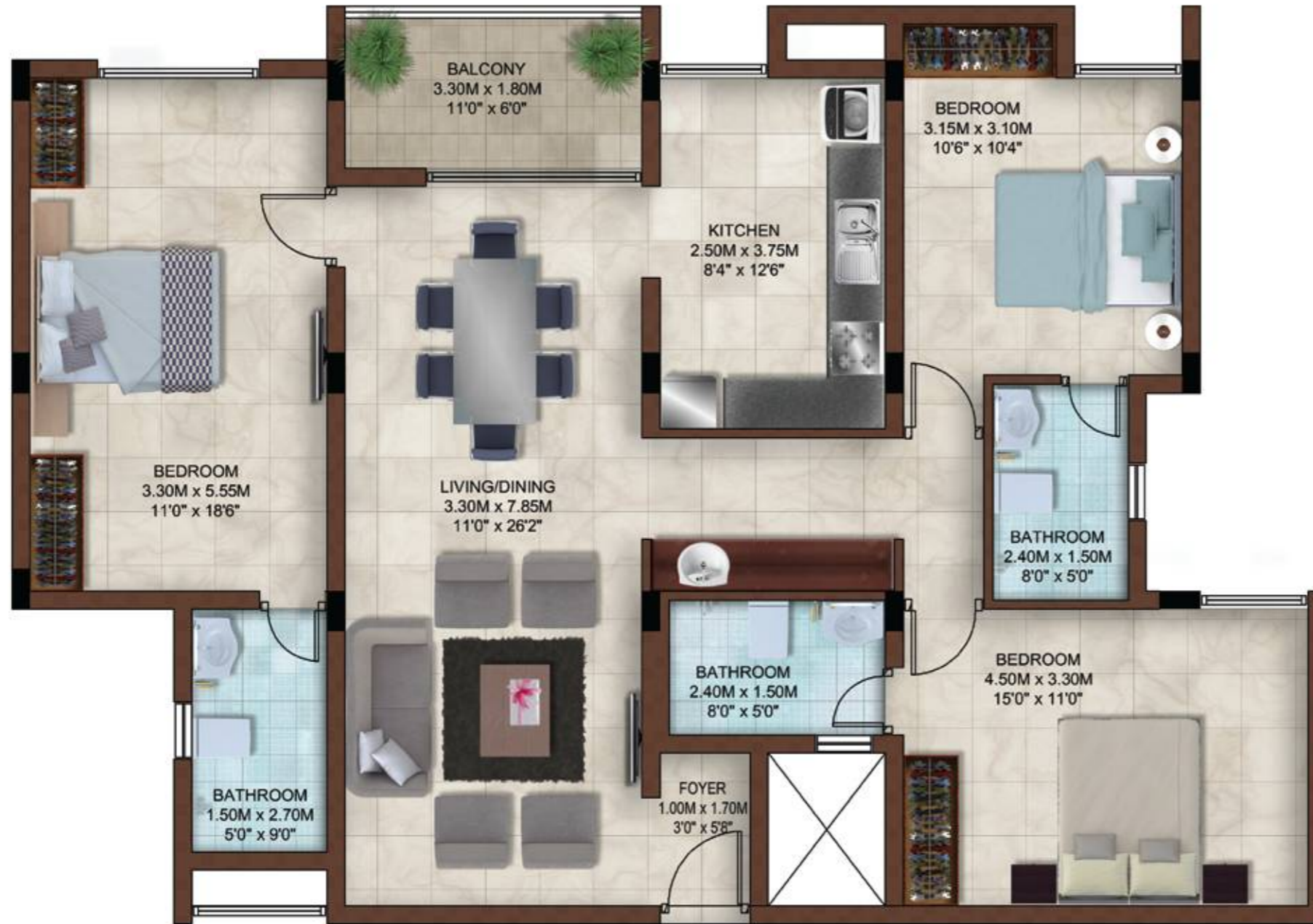
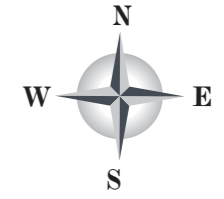
Type : 3 BHK
 Area : 1630 sft
 Unit No. : C107 to C407

Type : 3 BHK
 Area : 1635 sft
 Unit No. : A101 to A401, B101 to B401,
 H101 to H401, J101 to J401



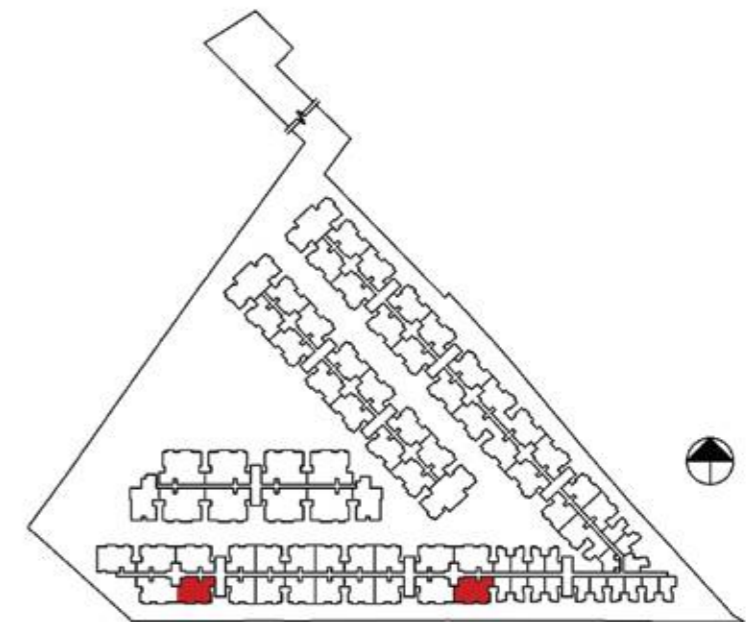
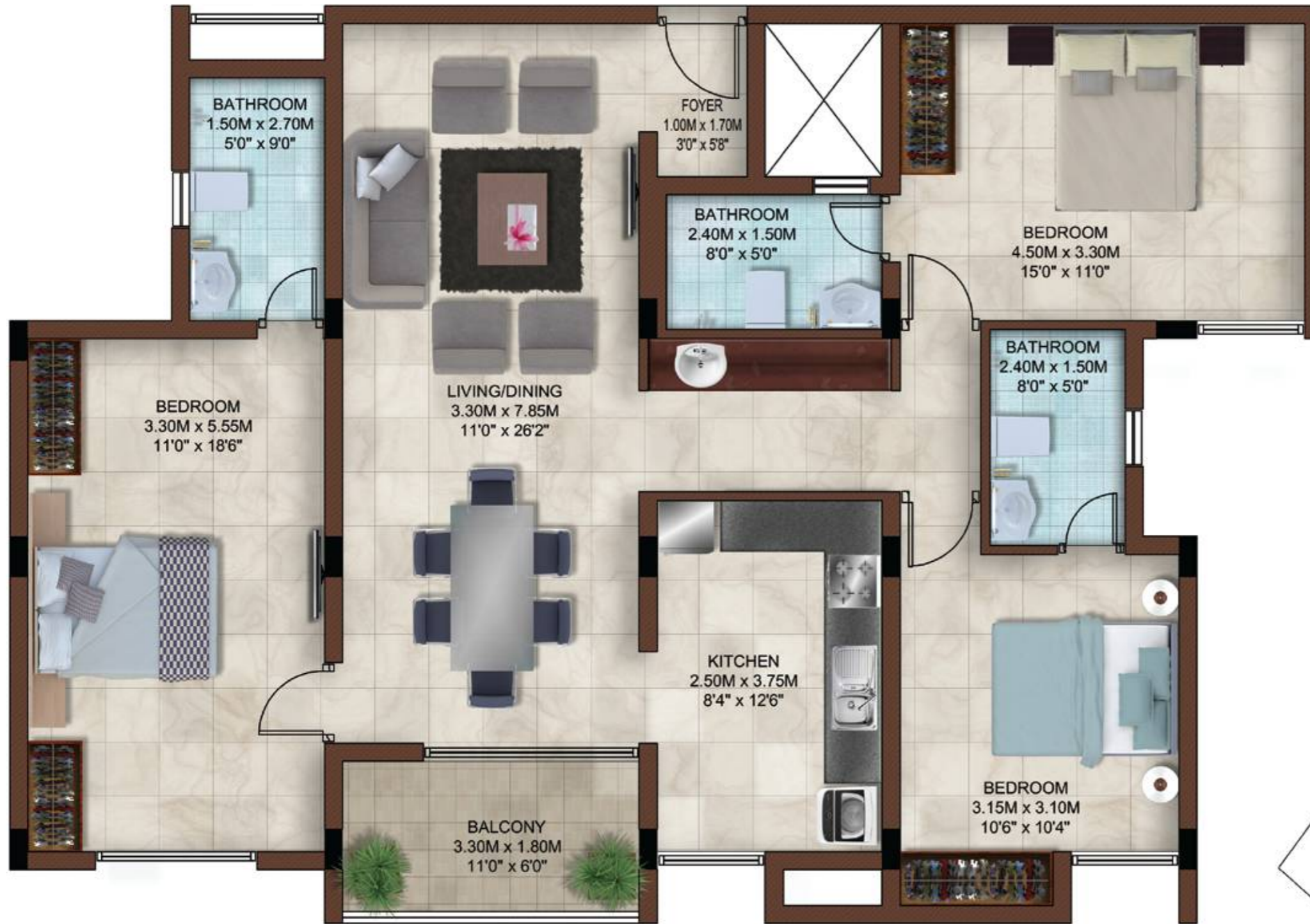
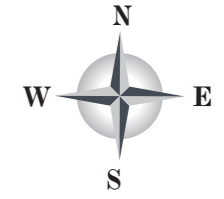
Type : 3 BHK
Area : 1604 sft
Unit No. : E102 to E402

Type : 3 BHK
Area : 1609 sft
Unit No. : F111 to F411

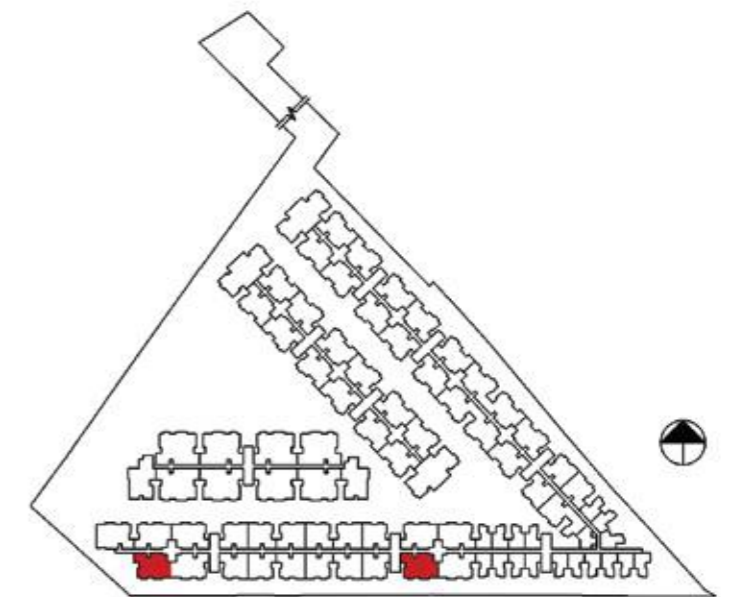
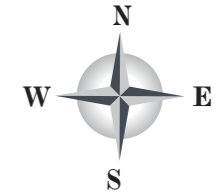


Type : 3 BHK
Area : 1604 sft
Unit No. : E103 to E403

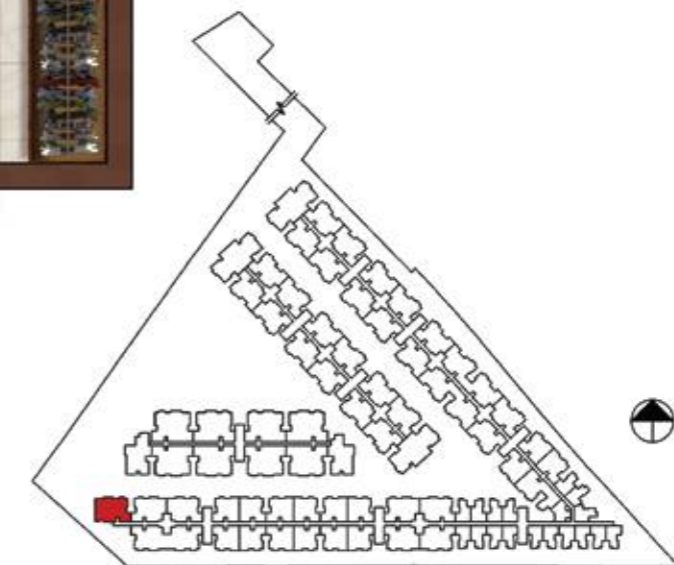
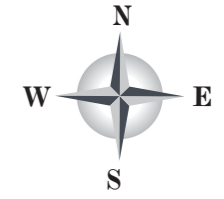
Type : 3 BHK
Area : 1609 sft
Unit No. : F107 to F407



Type : 3 BHK
Area : 1609 sft
Unit No. : E104 to E404, F108 to F408

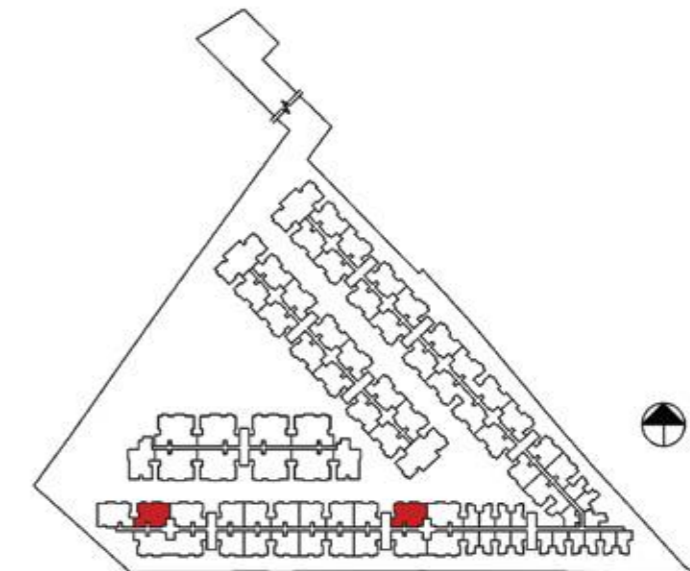
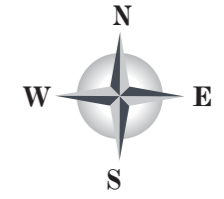


Type : 3 BHK
Area : 1697 sft
Unit No. : F109 to F409

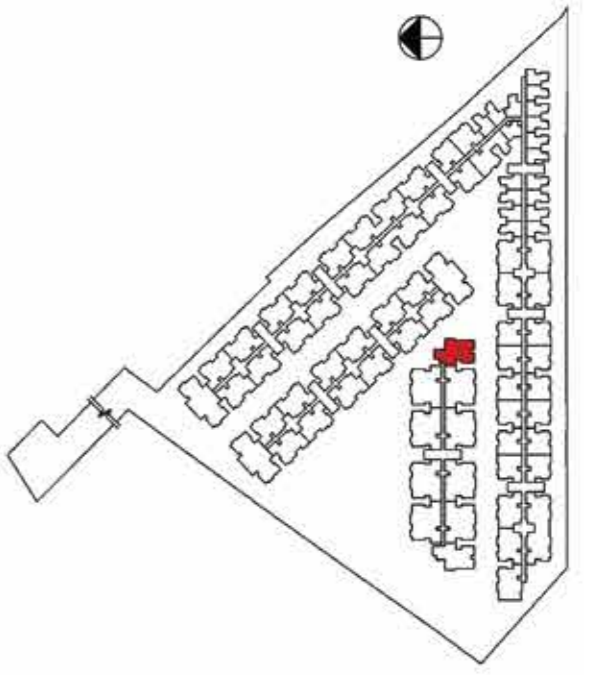
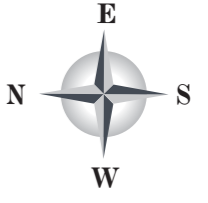


Type : 3 BHK
Area : 1604 sft
Unit No. : F110 to F410

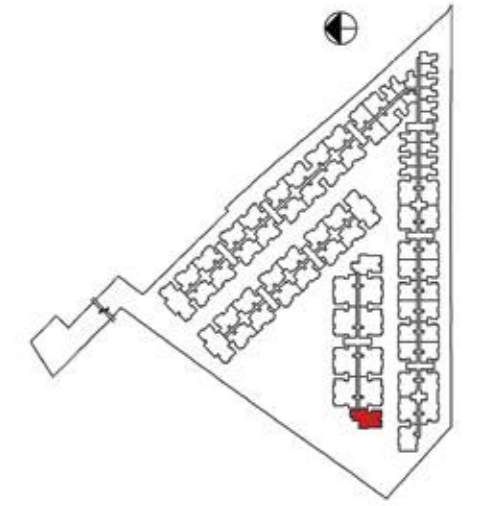
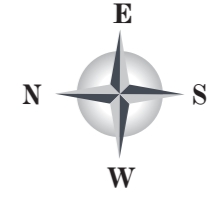
Type : 3 BHK
Area : 1609 sft
Unit No. : E101 to E401



Type : 3 BHK
Area : 1698 sft
Unit No. : G103 to G403



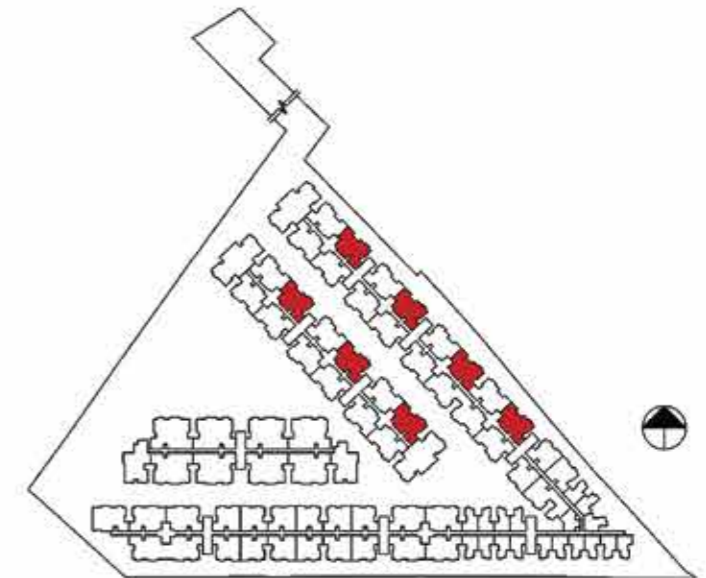
Type : 3 BHK
Area : 1750 sft
Unit No. : G108 to G408



Type : 3 BHK
Area : 1627 sft
Unit No. : H102 to H402

Type : 3 BHK
Area : 1630 sft
Unit No. : B102 to B402

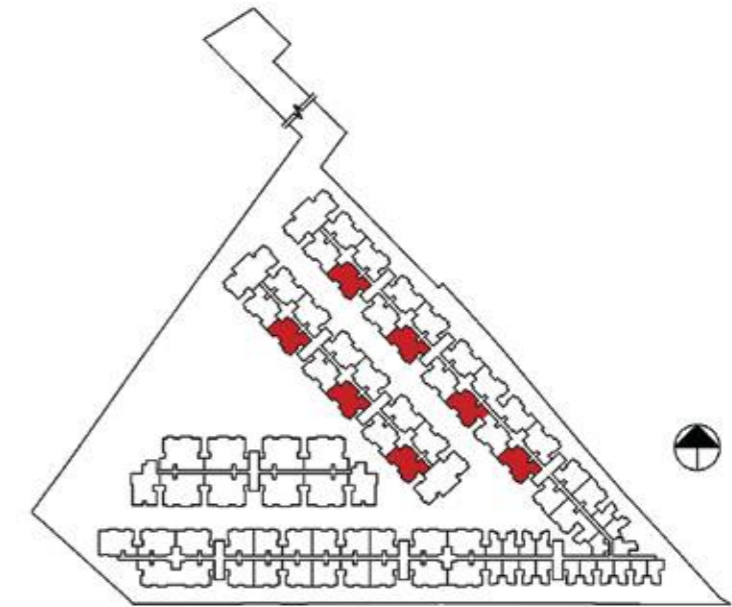
Type : 3 BHK
Area : 1635 sft
Unit No. : A107 to A407, B106 to B406, C108 to C408,
H107 to H407, J107 to J407



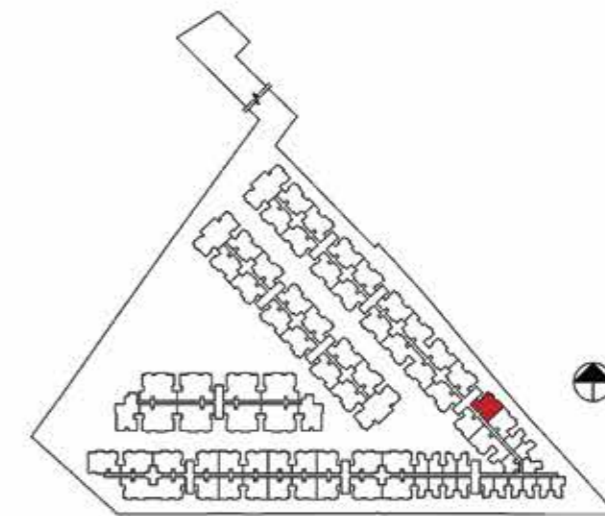
Type : 3 BHK
 Area : 1627 sft
 Unit No. : H104 to H404

Type : 3 BHK
 Area : 1630 sft
 Unit No. : B103 to B403

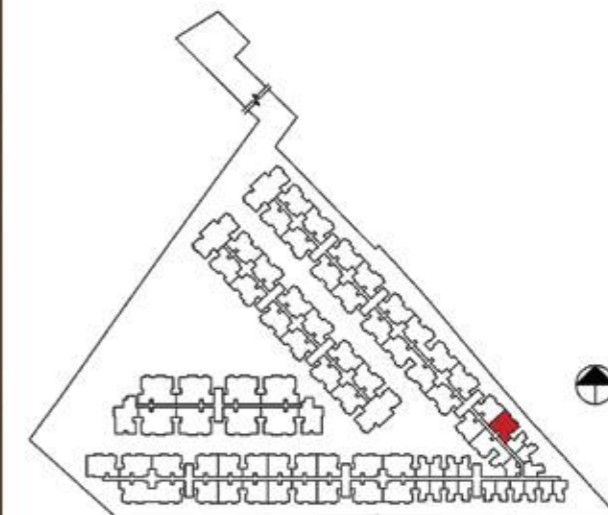
Type : 3 BHK
 Area : 1635 sft
 Unit No. : A103 to A403, B105 to B405, C105 to C405,
 H106 to H406, J103 to J403



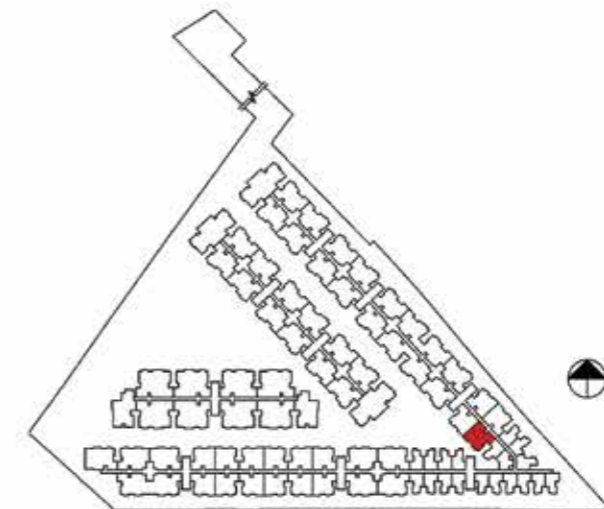
Type : 2 BHK
Area : 1282 sft
Unit No. : C101 to C401



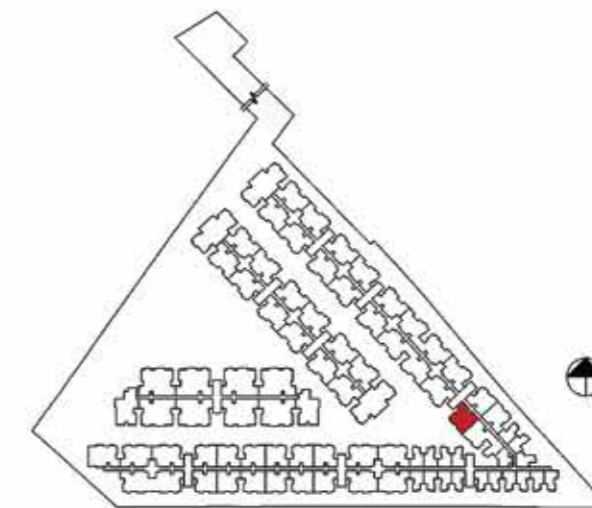
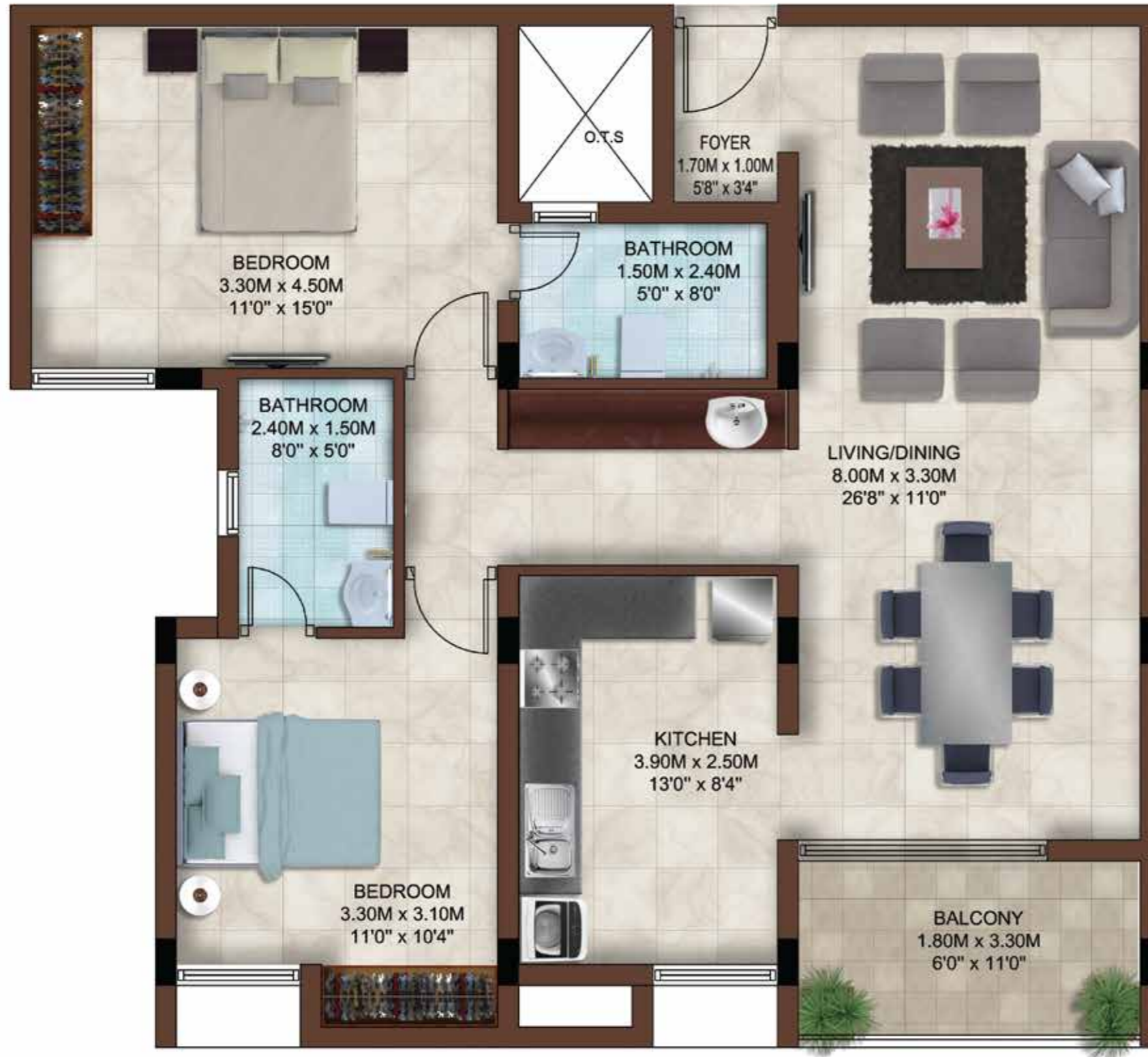
Type : 2 BHK
Area : 1277 sft
Unit No. : C102 to C402



Type : 2 BHK
Area : 1277 sft
Unit No. : C103 to C403

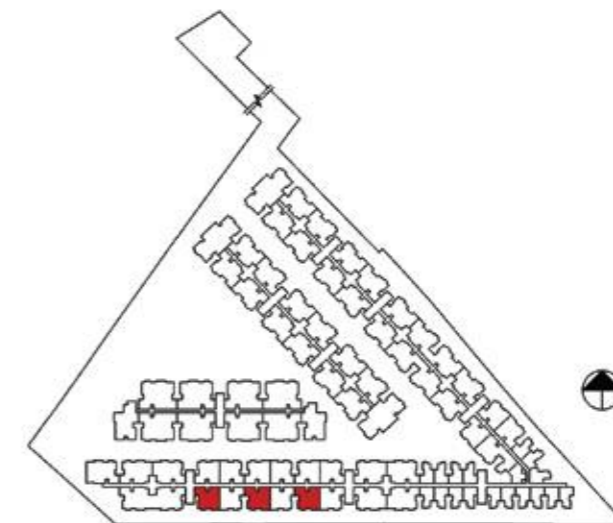
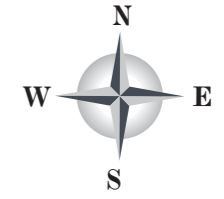


Type : 2 BHK
Area : 1282 sft
Unit No. : C104 to C404



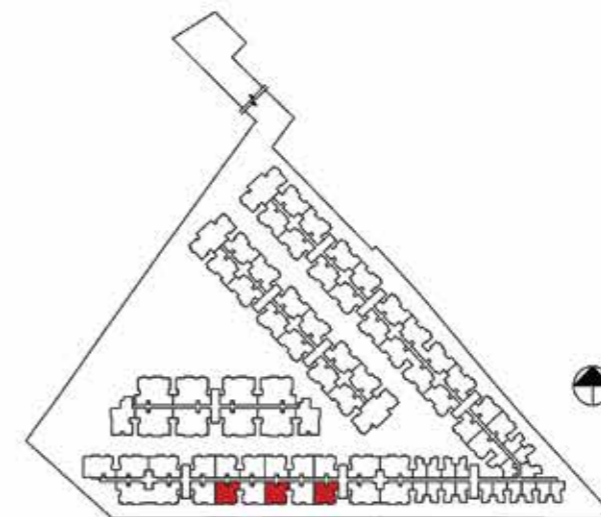
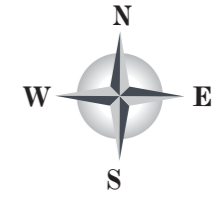
Type : 2 BHK
Area : 1258 sft
Unit No. : E106 to E406, F104 to F404

Type : 2 BHK
Area : 1263 sft
Unit No. : F106 to F406



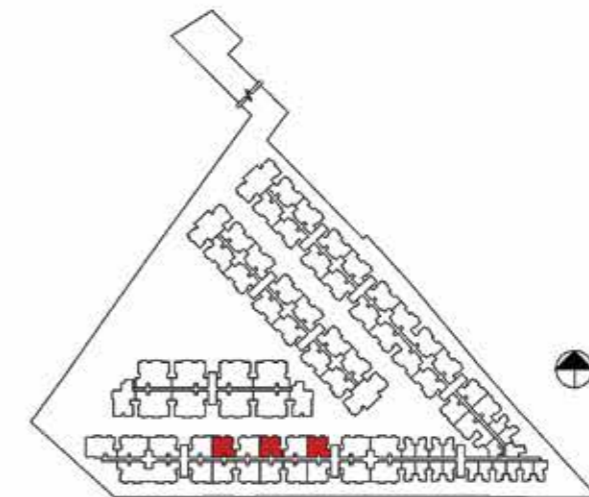
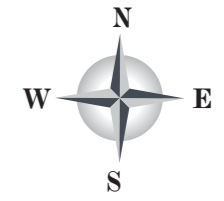
Type : 2 BHK
Area : 1258 sft
Unit No. : E107 to E407, F105 to F405

Type : 2 BHK
Area : 1263 sft
Unit No. : E105 to E405



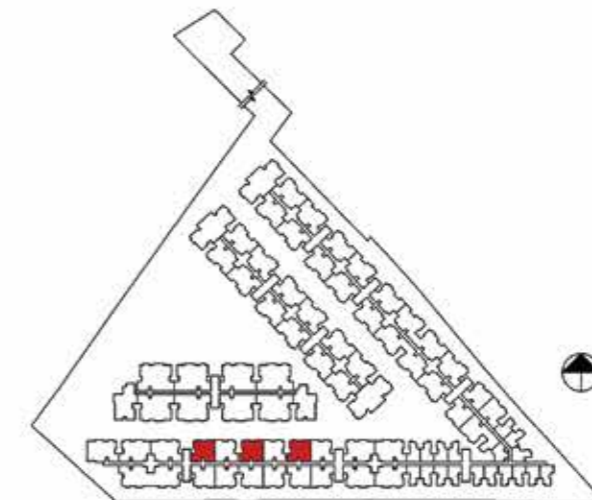
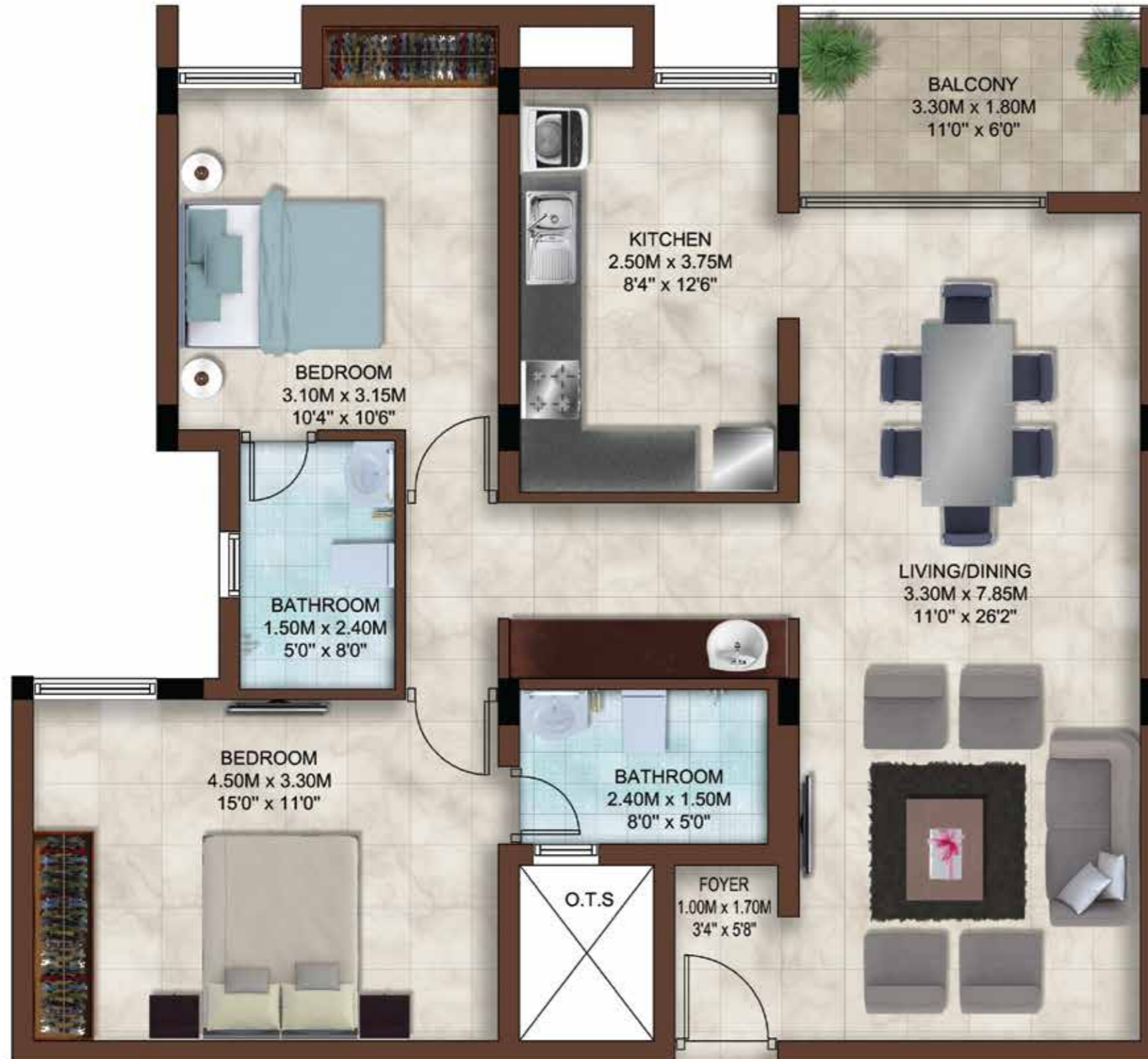
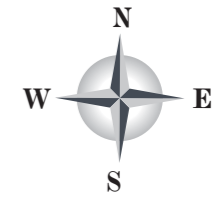
Type : 2 BHK
Area : 1258 sft
Unit No. : E108 to E408, F102 to F402

Type : 2 BHK
Area : 1263 sft
Unit No. : E110 to E410



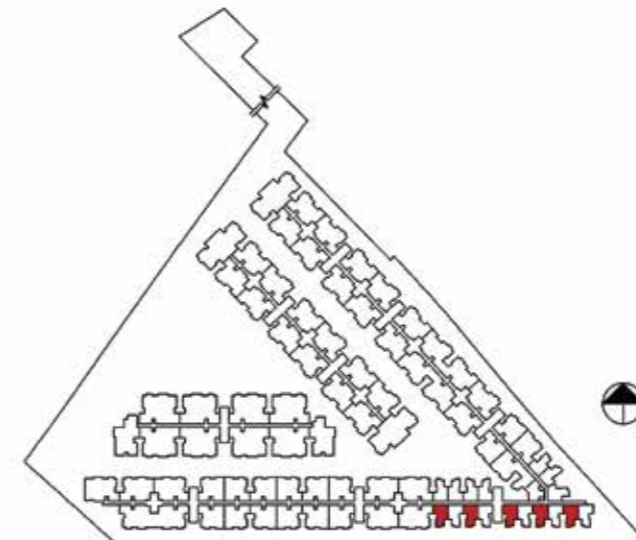
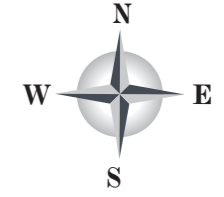
Type : 2 BHK
Area : 1258 sft
Unit No. : E109 to E409, F103 to F403

Type : 2 BHK
Area : 1263 sft
Unit No. : F101 to F401



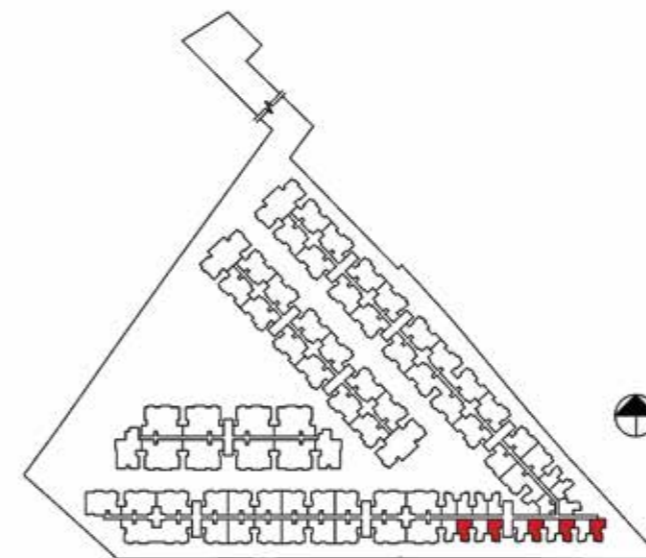
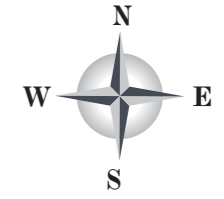
Type : 2 BHK (Studio)
Area : 590 sft
Unit No. : D102 to D402, D104 to D404
D115 to D415, D117 to D417

Type : 2 BHK (Studio)
Area : 595 sft
Unit No. : D119 to D419

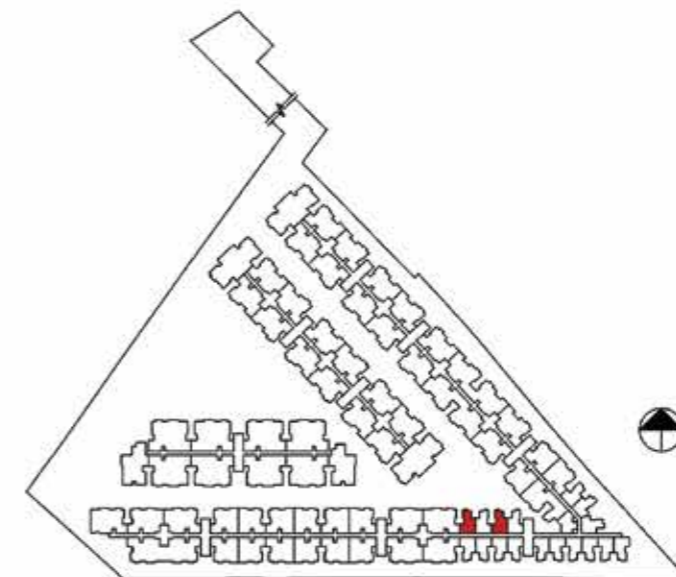
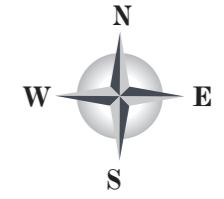


Type : 2 BHK (Studio)
Area : 590 sft
Unit No. : D103 to D403, D116 to D416
D118 to D418

Type : 2 BHK (Studio)
Area : 595 sft
Unit No. : D101 to D401
D114 to D414

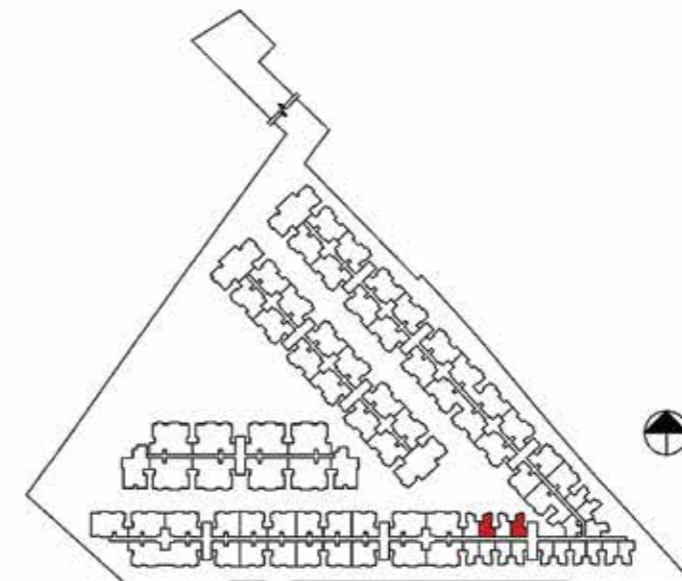
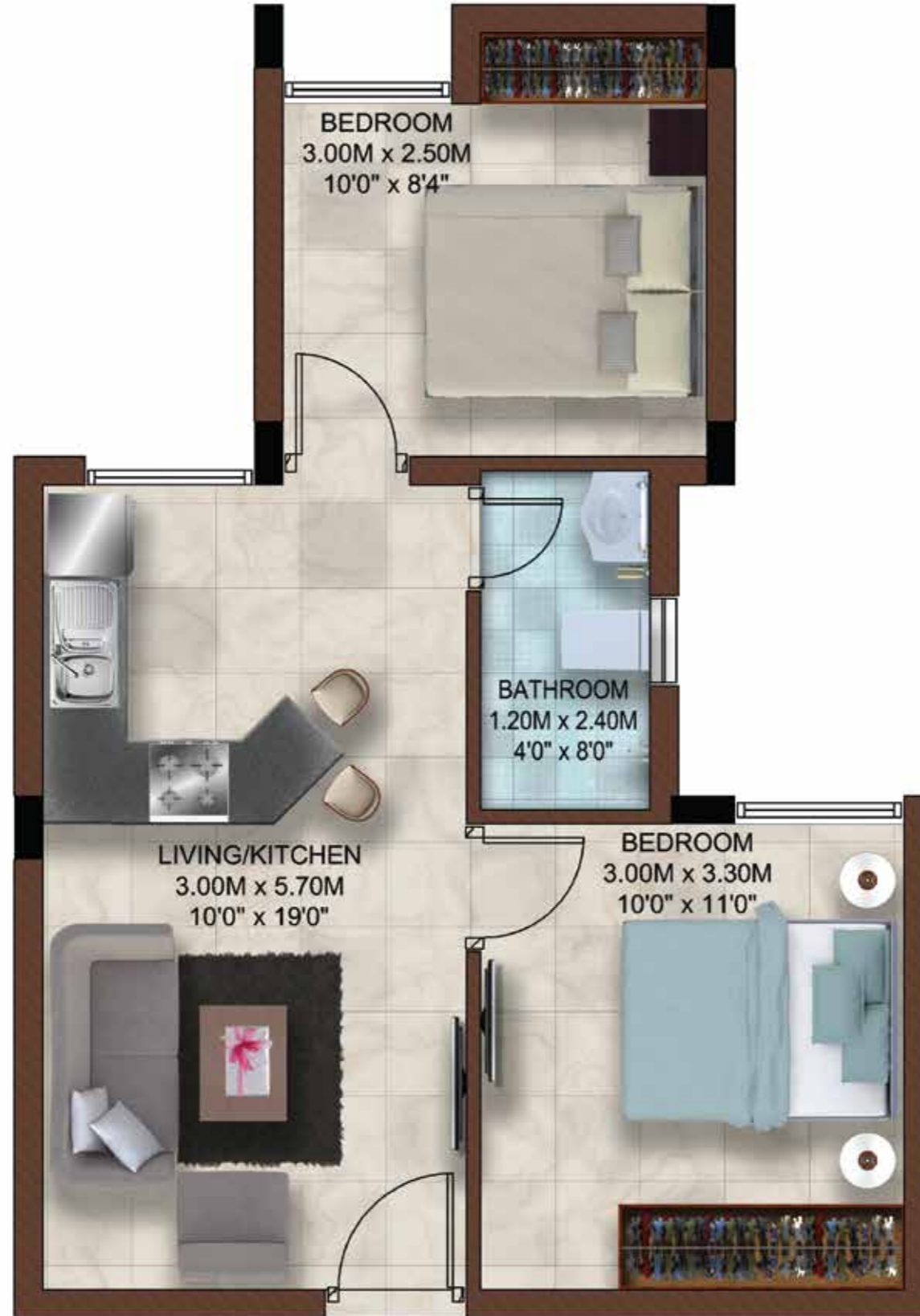
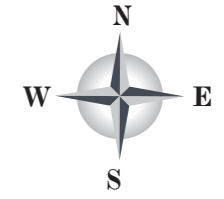


Type : 2 BHK (Studio)
Area : 590 sft
Unit No. : D105 to D405, D107 to D407

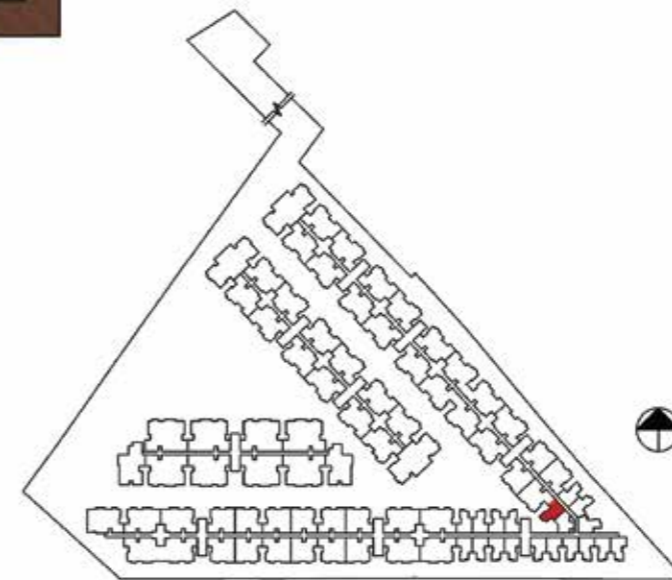


Type : 2 BHK (Studio)
Area : 590 sft
Unit No. : D106 to D406

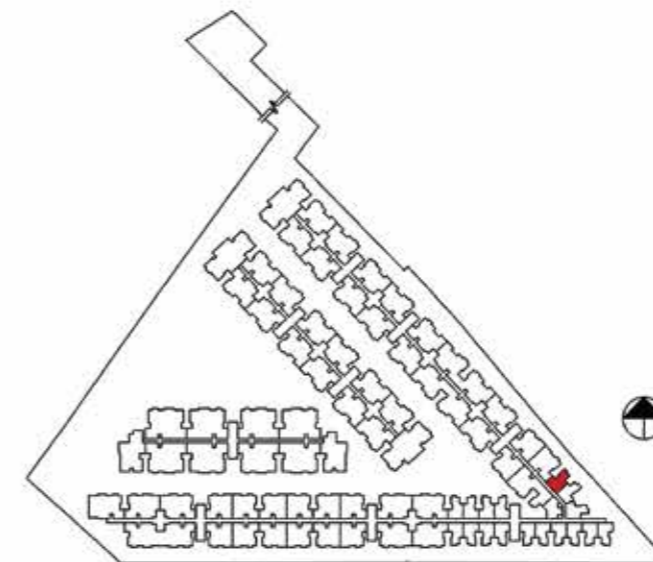
Type : 2 BHK (Studio)
Area : 595 sft
Unit No. : D108 to D408



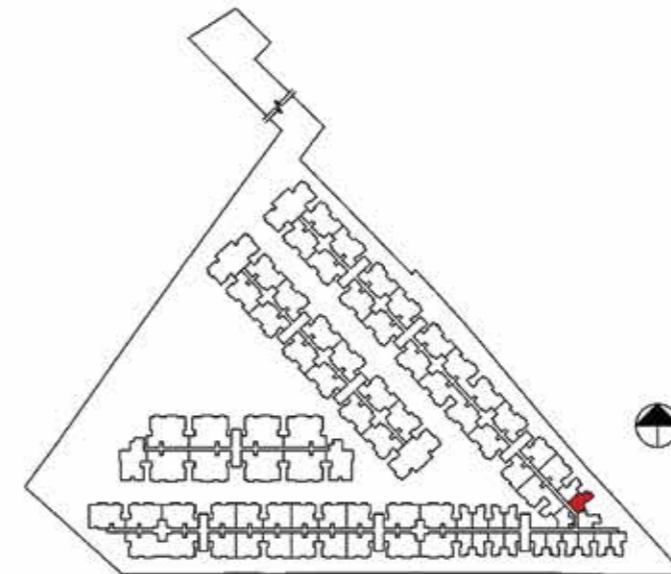
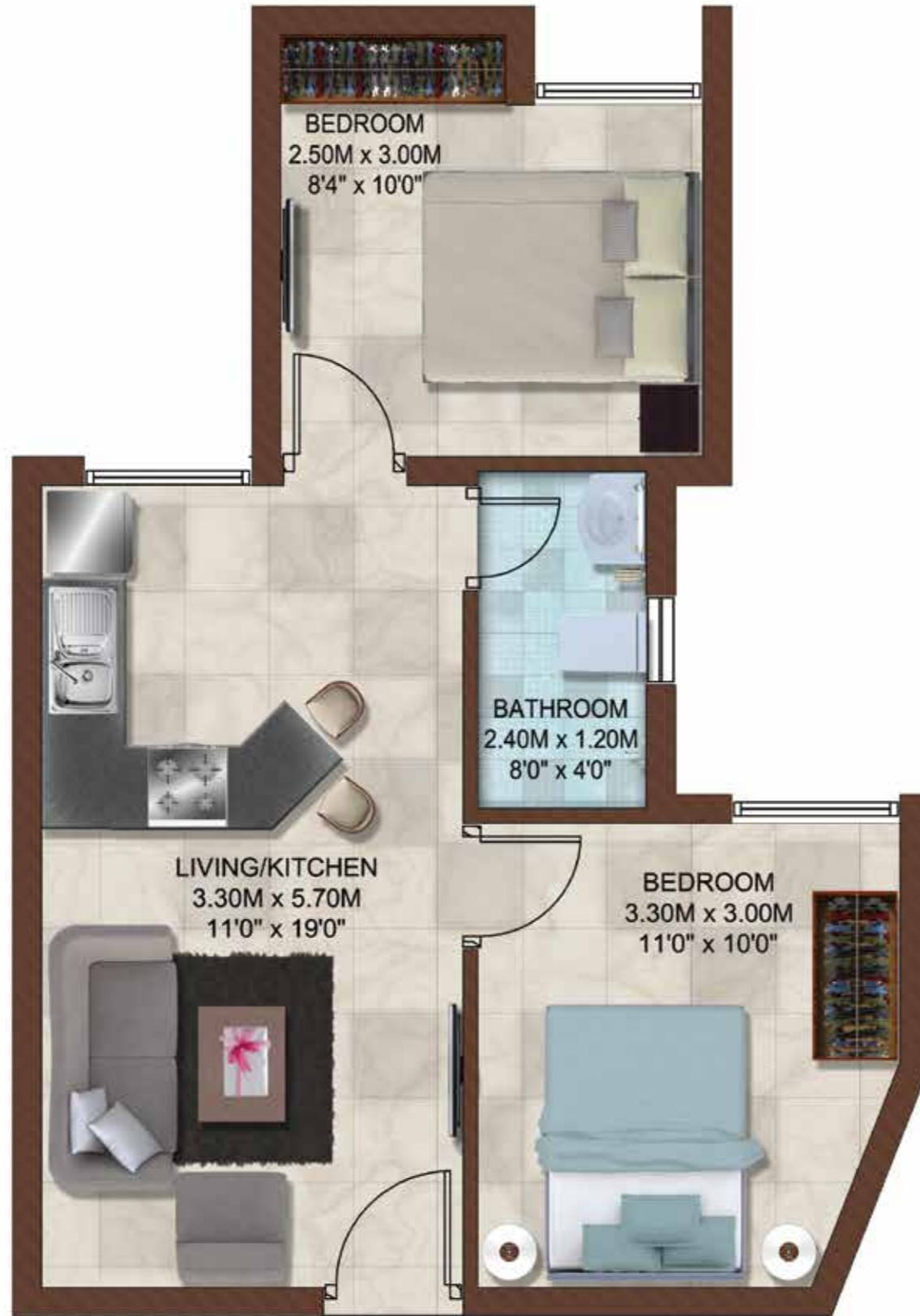
Type : 2 BHK (Studio)
Area : 590 sft
Unit No. : D110 to D410



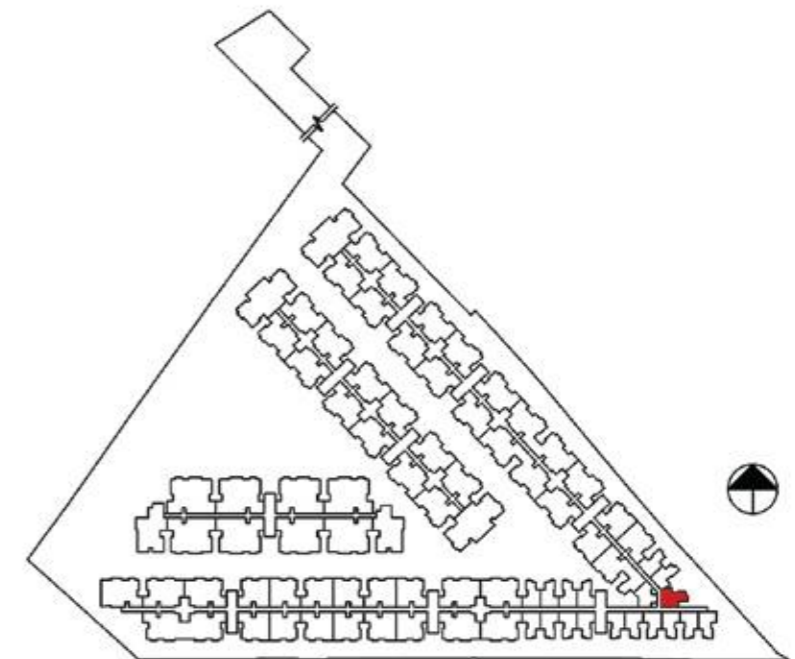
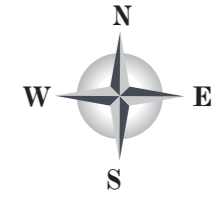
Type : 2 BHK (Studio)
Area : 590 sft
Unit No. : D111 to D411



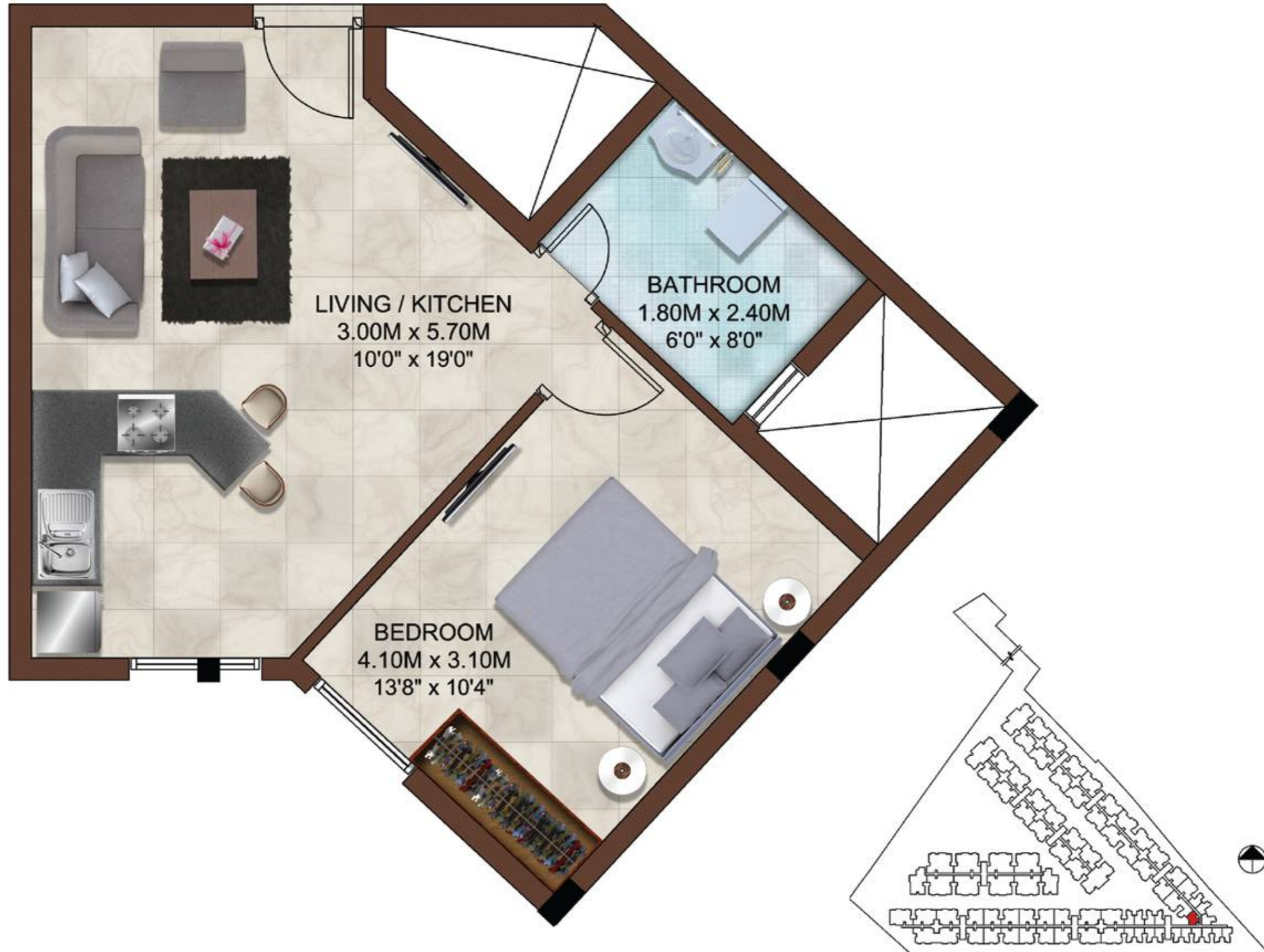
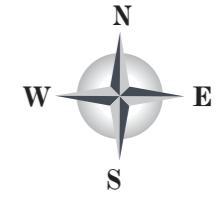
Type : 2 BHK (Studio)
Area : 583 sft
Unit No. : D112 to D412



Type : 2 BHK (Studio)
Area : 592 sft
Unit No. : D113 to D413



Type : 1 BHK (Studio)
Area : 590 sft
Unit No. : D109 to D409



Specifications

Structure

- RCC framed structure
- Designed seismic resistant structure Zone III using Fe 500 steel TMT bars
- Concrete block of 200 mm for outer wall and 100 mm for internal partition wall
- Floor to floor height will be maintained at 3 m

Wall Finishes

- Internal walls in the living, dining, bedrooms, kitchen, bathrooms and 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 and 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

- All 4 BHK apartments will have Italian marble in foyer, living (formal and informal) and dining. All other apartments will have will have 600 mm x 600 mm imported double loaded vitrified tiles
- Master bedroom of 4 BHK apartments will have parquet wooden flooring. The master bedroom of all the other apartments will have 600 mm x 600 mm imported double loaded vitrified tiles
- Kitchen in all the apartments will have 600 mm x 600 mm imported double loaded vitrified tiles
- Bathrooms and balconies in all the apartments will have anti-skid ceramic tiles
- Terrace floor will have grano flooring with threaded grooves
- Common areas / staircase will have tile flooring
- Driveway will be laid with interlocking paver blocks

Kitchen

- 600 mm granite slab platform will be done at a height of 810 mm from the floor level and will be provided with stainless steel sink with drain board (Nirali or equivalent)

- Provision for chimney and water purifier will be provided
- CP fittings will be Kohler / Roca or equivalent

Bathrooms

- Granite top wash basin of Kohler / Roca or equivalent in master bathroom
- Wall mounted wash basin of Kohler / Roca or equivalent in all other bathrooms
- Floor mounted WC and health faucet of Kohler / Roca or equivalent in all bathrooms
- All 4 BHK apartments will have high-end CP and sanitary fittings of Kohler / American Standard or equivalent. Fittings in all other apartments will be of Kohler / Roca or equivalent
- All 4 BHK apartments will have shower partition in master bathroom
- Concealed water mixer of Kohler / Roca with shower for hot and cold water
- Provision for exhaust and geyser will be provided in all bathrooms

Entrance Door

- Good quality African teak wood frame and molded panel door shutter with decorative foil of 7 feet height with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.

Bedroom Doors

- Good quality solid wood frame and molded panel door shutter with decorative foil of 7 feet height with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.

Bathroom Doors

- Good quality solid wood frame and molded panel door shutter with decorative foil of 7 feet height will have thumb turn, tower bolt, etc.

Windows

- Windows will be casement UPVC with see-through double glazed plain glass and MS grills on inner side
- French door will be casement toughened glass UPVC without grills
- Ventilators will be UPVC / Aluminum 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, TV (DTH) and data 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 main entrance to control all major electrical points

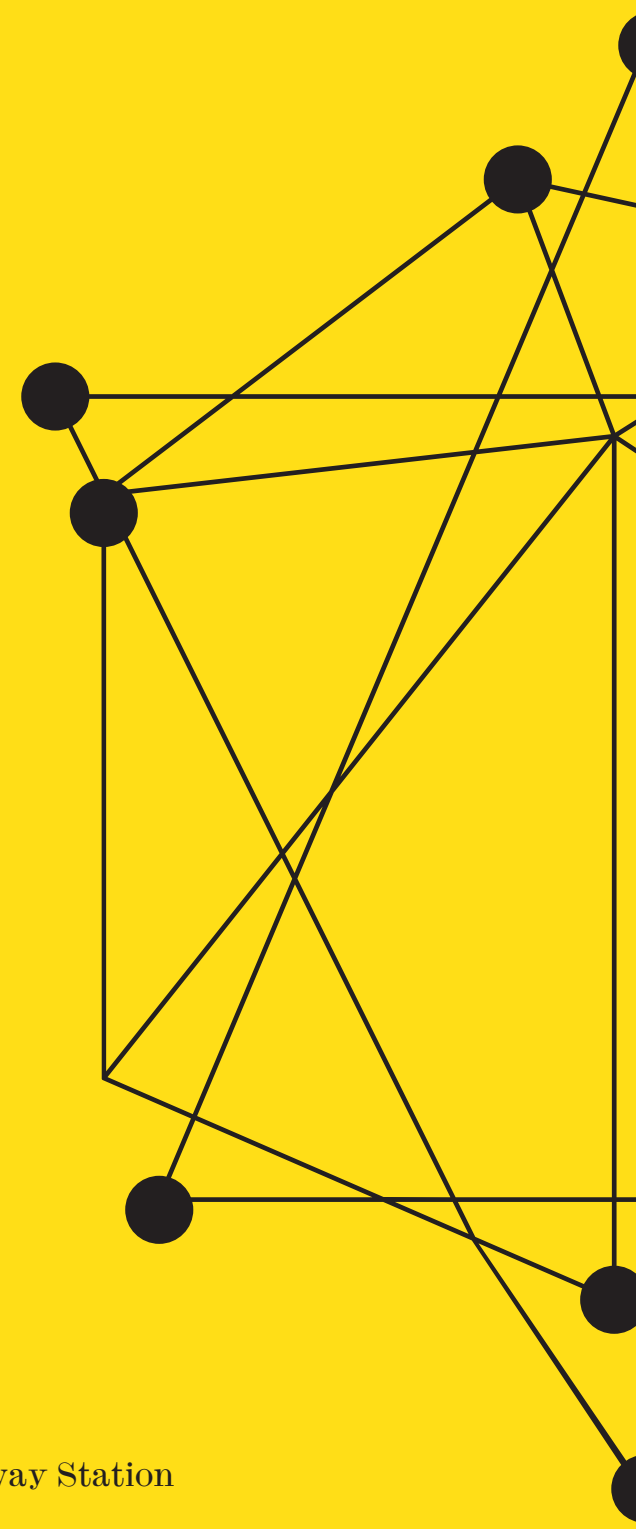
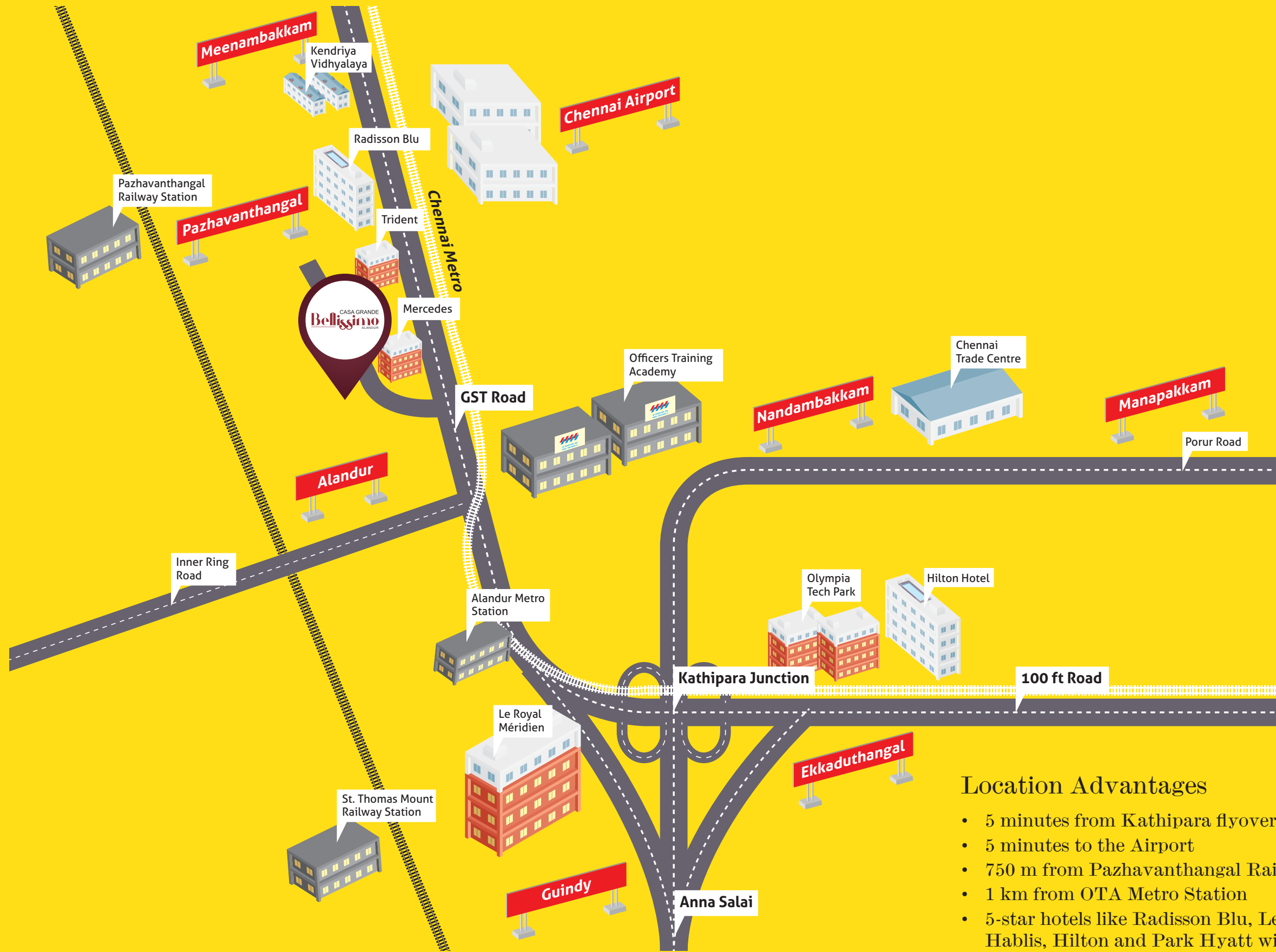
Others

- Rain water harvesting
- Hydropneumatic water supply system
- STP
- Generator backup for all the flats (1 kW for 4 BHK, 750 W for 3 BHK, 500 W for 2 BHK, 2 BHK Studio and 1 BHK Studio)
- 100% power backup for lift and other common areas
- CCTV surveillance cameras at pivotal locations

External Features

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

Location Map



Location Advantages

- 5 minutes from Kathipara flyover
- 5 minutes to the Airport
- 750 m from Pazhavanthangal Railway Station
- 1 km from OTA Metro Station
- 5-star hotels like Radisson Blu, Le Royal Meridien, ITC Grand Chola, Hablis, Hilton and Park Hyatt within a 5 km radius
- 3.5 km from Olympia Tech Park
- Easy access to Koyambedu, Guindy, GST, Porur, Nungambakkam and Velachery