



LUXURY RESIDES HERE.

CASA GRANDE



ARCOBALENO



SITE ADDRESS: NEW NO 29, OLD NO 16, 9TH STREET, RADHAKRISHNAN SALAI, MYLAPORE, CHENNAI



ARCOBALENO
STREET

ARCOBALENO IS SPANISH FOR RAINBOW



CAR PARK PLAN

2 / 3 car parks per apartment

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TYPE - 'A' APARTMENT (4 FLOORS)

Size: 2922 sq. ft.

FLAT NO.	FLOOR
A-1	First
A-2	Second
A-3	Third
A-4	Fourth

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TYPE - 'B' APARTMENT (4 FLOORS)

Size: 2972 sq. ft.

FLAT NO.	FLOOR
B-1	First
B-2	Second
B-3	Third
B-4	Fourth

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STRUCTURE

RCC framed structure with RCC foundations

Anti-termite treatment

9" brick work for the outer wall and 4'1/2" brick work wall for the internal partition wall

Ceiling height will be maintained at 9' 6" clear after the flooring and plastering

FLOORING

Foyer, living, dining, family room, pooja and all bedrooms

Italian Marble (Parlato Sicila or eq.) or eq. Engineered Marble @ Rs.200 / sq.ft.

Master bedroom

Wooden Flooring @ Rs.200/ sq.ft.

Toilets

High-end Johnson or eq. Ceramic tiles

Deck / Balcony

Weather proof wooden flooring

Servants' room / Utility

Matt finished Ceramic tiles

Kitchen

Imported Vitrified flooring @125/sq.ft

Car park

Grano Flooring

Entrance lobby and landings

High-end marble as per architect's design with aesthetic inlays and designs

Driveway

Paver blocks

WALL FINISHES

Toilets

Imported Johnson or equivalent tile dadoing. Designer toilet concepts with border, highlighter and dual shade as per architect's specifications.

Kitchen over the counter

High-end imported design tile with concepts

All rooms

5 coats emulsion paint system (1 coat of primer, 2 coats of puttying, 2 coats of emulsion paint)

Ceilings

2 coats of puttying with acrylic Emulsion paint

KITCHEN

Kitchen

Granite slab with Carysil Sink (Single bowl with drain board)

DOORS

Entrance doors

Solid wood designer panelled teaks doors with Biometric lock (Godrej), door eye, safety chain-cum-latch, tower bolt, door arrester and stopper with rubber

Bedroom doors

Designer teak veneer doors with teak wood frames

Bathroom doors

Chemically treated doors with enamel paints

Windows

Windows-Elgi or equivalent. UPVC windows with see-through plain glass Painted MS grills on the inner side

STANDARD SPECIFICATIONS

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STAIR & BALCONY RAIL

MS / GI frames with polished teak wood hand rail

ELECTRICAL

All internal circuits in PVC tubes with ISI mark
ISI marked quality wiring for entire building
(Finolex / RR Cables / any equivalent ISI mark)
Anchor Roma or equivalent switches
Television / Telephone points in living and all bedrooms / dining
15 amps switch for AC points in living, dining and all bedrooms
Adequate light, fan power points
All flats will have 3 phase connection with independent meters
with backup for each flat (8.5 KW) and 100% power backup
for common area
FRLS Wire - Anchor or equivalent quality
Switches - Anchor Roma / Clipsal / equivalent quality
PVC Conduits - A-Von Plast or equivalent
Distribution board - MDS Legrand or equivalent
ELCB/MCB - MDS or equivalent
Automatic change over current limiter (ACCL) / ATs

TOILET FIXTURES

Wash basin
EWC
Taps and fittings
Special amenities

Kohler counter top basins
Kohler wall mounted EWC with concealed cistern
Roca CP Fittings
UPVC Sliding glass shower enclosure in all toilets
Rain shower and shower jets for master bedroom

SMART HOME SYSTEM

Automatic operating main gate with 3 remotes / flats
Video intercom security system to the lobby entrance with
remote opening facility
Complete access control from car park to lobby
Biometric lock system

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COMMON AREA AMENITIES

Common toilets and change rooms at the stilt level for valets, maids and drivers

Lobbies will be finished with Italian Marble (Parlato Sicila or eq.) or eq. Engineered Marble @ Rs.200 / sq.ft.

Staircase areas will also have marble or granite as per architect's specification

MISCELLANEOUS

Gate, name boards, letter boxes, security booth, exterior lighting will be built to design specified by architect

SPECIAL AMENITIES

6 passenger capacity automatic elevator from Johnson / Schindlers / Otis or equivalent.
Lift interiors with cladding and flooring

Genset backup for each flat (8.5KW) & 100% power backup for common areas

Hard / soft external landscaping as per architect's specification

Landscaped party area with bar counter and gazebo on terrace with interesting landscaping and lighting

Special façade lighting for special night effect

Water Softener plant

Piped gas line to all apartment kitchens

Wireless broadband connectivity per apartment

Automatic water level controller pumps

Pneumatic water pressure pumps

Channel music in lift and common area

Biometric Lock and Number Lock for main door

Mural work for lobby

Full height (50 ft) atrium with structural glazing

Dressed granite cladding on the elevation as per architect's design

STANDARD SPECIFICATIONS

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CASA GRANDE
PRIVATE LIMITED

'Building Aspirations'

10, Reserve Bank Colony, Thiruvanmiyur, Chennai 600 041

Contact us: 98848 30000 / 02 / 04

Email: sales@cgproperties.com Website: www.casagrande.in

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