

CASA GRANDE  
RITZ

@ Thalambur, 10 mins from  
Sholinganallur junction.



Premium homes that  
don't cost a premium.





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



**CASA GRANDE**  
PRIVATE LIMITED

*'Building Aspirations'*





Casa Grande Private Limited (Est.2004) is an ISO certified real estate enterprise committed to building aspirations and delivering value. In the last eleven years we have developed over 3 million sft of prime 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 twelfth year of our journey, Casa Grande is all set to take the leap with projects in the pipeline netting over ₹2500 crore.





Elevation View



# CASA GRANDE RITZ

## Presenting Ritz

Casa Grande Ritz is a tranquil community of spacious 2 & 3 BHK homes at Thalambur, OMR. Ranging between 1094 and 1580 sft, these elegant abodes are in close proximity to the IT hub of Chennai with promise of rapid appreciation in value.

## Salient Features

- Contemporary new age architecture
- Stilt + 4 design structure
- 2 & 3 BHK apartments
- 40 apartments in a prime location
- Apartments ranging from 1094 - 1159 sft for a 2 BHK and 1437 - 1580 sft for a 3 BHK
- Covered car park
- 24 x 7 power backup
- 10 minutes from Sholinganallur junction





Elevation View





Living & Dining Room





Bed Room



# Payment Pattern

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



# Stilt Floor Plan

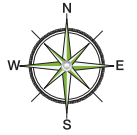


# Typical Floor Plan



Unit Nos. : A101, A201, A301, A401

Size : 1484 sft

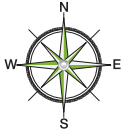


KEY PLAN



Unit No. : A102

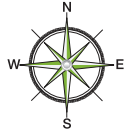
Size : 1094 sft + private terrace



KEY PLAN - 1<sup>st</sup> FLOOR

Unit Nos. : A202, A302, A402

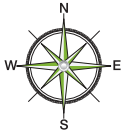
Size : 1094 sft



KEY PLAN - 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> FLOOR

Unit Nos. : A103, A203, A303, A403

Size : 1115 sft



KEY PLAN



Unit Nos. : A104, A204, A304, A405

Size : 1159 sft



KEY PLAN



Unit Nos. : A105, A205, A306, A406

Size : 1499 sft



KEY PLAN

Unit Nos. : B101, B201, B301, B401

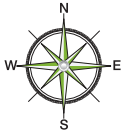
Size : 1508 sft



KEY PLAN

Unit Nos. : B102, B202, B302, B402

Size : 1437 sft

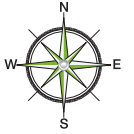


KEY PLAN



Unit Nos. : B103, B203, B303, B403

Size : 1142 sft



KEY PLAN



Unit No. : B104

Size : 1580 sft + private terrace



KEY PLAN - 1<sup>ST</sup> FLOOR

Unit Nos. : B204, B304, B405

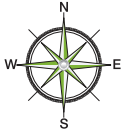
Size : 1580 sft



KEY PLAN - 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> FLOOR

Unit Nos. : B105, B205, B306, B406

Size : 1489 sft



KEY PLAN



# Specifications

## Structure

- RCC framed structure with RCC foundation
- Anti-termite treatment
- Solid concrete blocks of 8 inches for outer wall and 4 inches for internal partition wall
- Ceiling height will be maintained at 10 feet slab to slab

## Wall Finish

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of plastic emulsion
- Ceiling will be finished with cement paint
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion
- Utility & toilets will be finished with 1 coat of primer and 2 coats of cement paint
- Toilets walls will be finished with glazed ceramic tiles up to 7 feet from finished floor level
- Utility walls will be finished with glazed ceramic tiles up to 4 feet from finished floor level
- Kitchen dado tiles up to 2 feet height from granite slab

## Flooring

- Living, dining, kitchen and bedrooms will have 2 X 2 feet vitrified tile flooring
- Bathroom, balcony and utility will have rustic finish ceramic tile
- Driveway and other areas will be laid with interlocking blocks
- Common areas, staircase will have kota/ceramic tiles
- Terrace floor will have thermal insulation tiles or equivalent material

## Kitchen

- Platform will be done with granite slab 2 feet wide at a height of 32 inches from the floor level and will be provided with stainless steel sink with drain board
- Provision for chimney will be provided
- Provision for water purifier
- CP fittings will be Parryware/RAK or equivalent

## Bathroom

- Wash basin of Parryware/RAK or equivalent in all bathrooms
- Floor mounted W/C with health faucet of Parryware/RAK or equivalent in all bathrooms
- Concealed wall mixer of Parryware/RAK or equivalent in all bathrooms
- CP fittings will be Parryware/RAK or equivalent

## DOORS

### Entrance

- Main door will be skin moulded of 7 feet height with tower bolt, door viewer, safety latch, door stopper and Godrej or equivalent lock

### Bedroom

- Designer moulded skin doors of 7 feet height having Godrej or equivalent locks, thumb turn with key, door stopper etc.

## Bathroom

- Chemically treated doors of 7 feet height with enamel finish

## Windows

- Windows will be powder coated Aluminium Panel with see-through plain glass and MS grills on inner side
- Powder coated Aluminium French doors with toughened glass will be provided without grills
- For ventilators Aluminium frame with suitable louvered glass panes

## Electrical Fittings

- Finolex or equivalent cables and wiring
- Switches and sockets will be Anchor Roma or equivalent
- Telephone and DTH points will be provided in living and master bedroom
- Split air-conditioner points will be provided in master bedroom and provision in other rooms
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- USB charging port in living and master bedroom

## Others

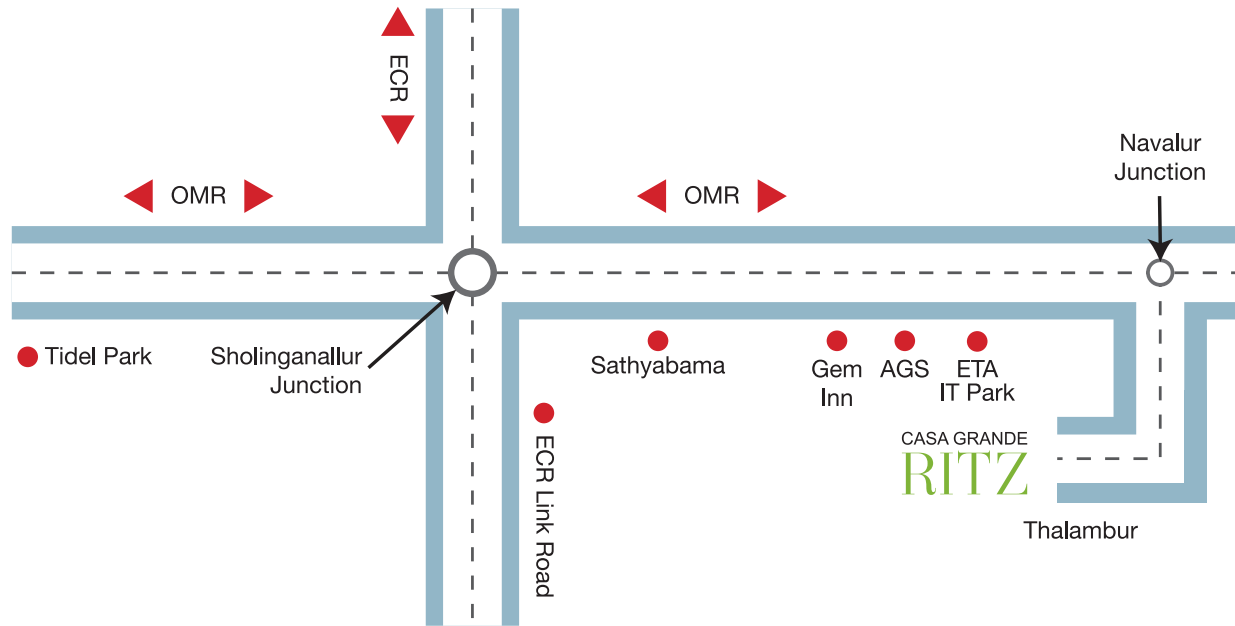
- Overhead Tank (OHT) and Sump
- 24 x 7 power backup of up to 750 watts for all apartments
- 24 x 7 power backup for common areas
- CCTV cameras for common areas
- MS railings in balcony and staircase
- STP

## External Feature

- Elevator: 6-Passenger automatic lift will be provided of Johnson/Mashiba or equivalent
- Power Supply: 3-Phase power supply will be provided for all apartments



# Location Map



## Location advantages

- 10 minutes from Sholinganallur junction at Thalambur
- Nearby Schools: PSBB Millennium, BVM Global and Hiranandhani School
- Nearby Colleges: Sathyabama University, Md. Sathak Arts College
- Nearby Hospitals: Global Hospital and Apollo Hospital
- Nearby Corporates: Infosys, Polaris, Accenture, Wipro SEZ and before SIPCOT, Siruseri
- Close to AGS Multiplex



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