



**CASA GRANDE**



**Madippakkam**

## BUILDING ELEVATION



## FLOOR PLAN



Flat A 938 Sq.Ft

Flat B 901 Sq.Ft

Flat C 1174 Sq.Ft

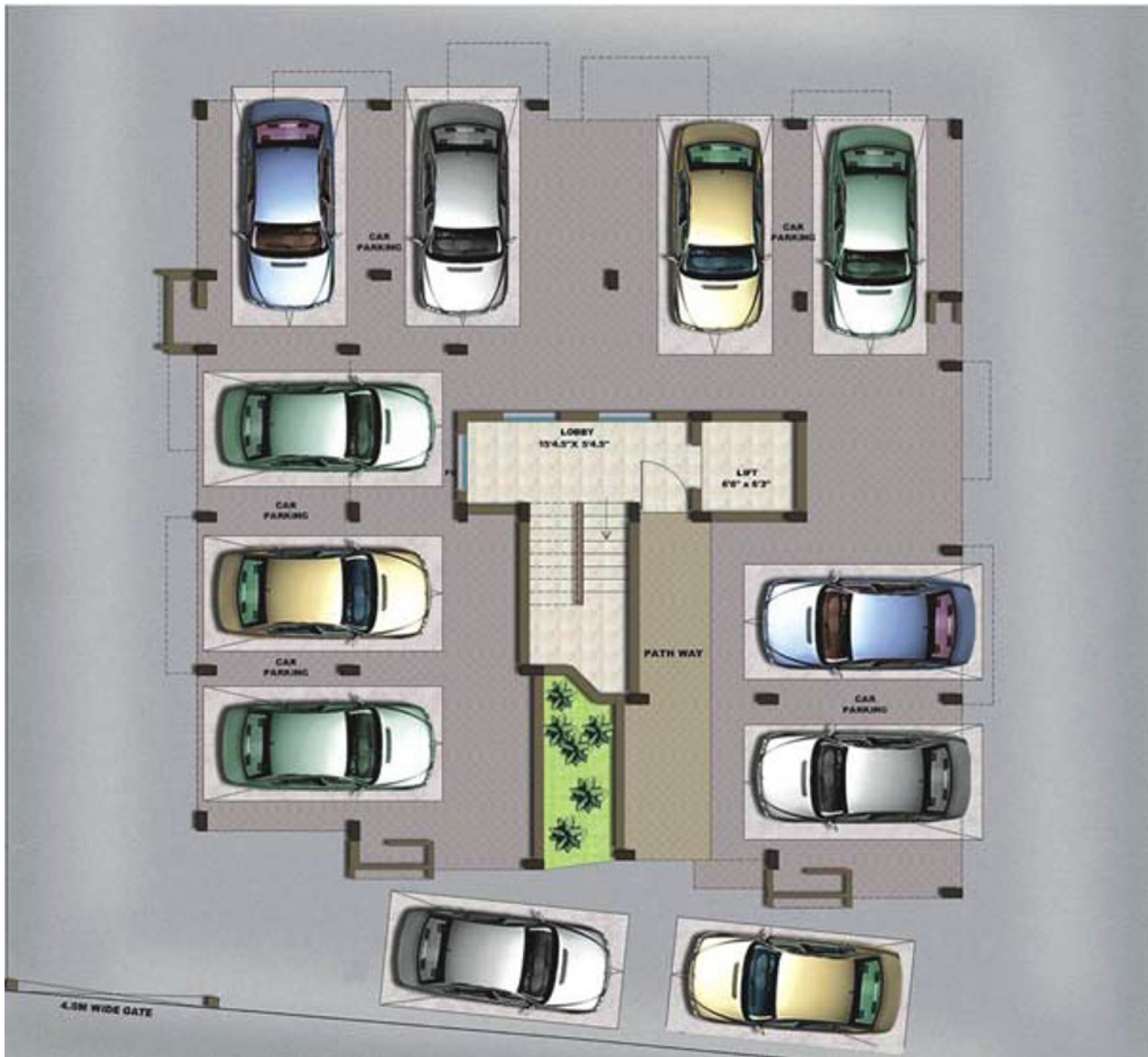
Flat E 972 Sq.Ft

# FOURTH FLOOR PLAN

Flat D 945 Sq.Ft



# CAR PARKING





#### ABOUT US

Casa Grande the prestigious property developers, present you Casa Grande Madhuban, the ultimate symbol of fine living. Transforming trendy ideas into an ideal living has been Casa Grande's mark of Excellence. You can choose without comprising on any feature that you are looking for. There is Detail, There is Comfort, There is Total Value and in short there is everything you ever want, because we at Casa believe in giving nothing but the best.

#### GENERAL SPECIFICATIONS

##### STRUCTURE

RCC framed structure with RC foundations. Pre-construction Anti Termite treatment will be done at foundation level. 8" thick CC hollow block wall in the outer wall and 4" thick CC hollow block wall in the internal partition wall will be used.

##### WALL FINISHES

Internal walls will be finished with cement plaster with Birla putty/Aluco/Equivalent & emulsion paint (excluding kitchen and toilet). Toilet walls will be finished with double glazed ceramic tiles with designer border for aesthetics up to a height of 7 feet. Toilets, Kitchen & Balconies will be finished with cement plaster & cement paint. 2 feet above the kitchen platform will be finished with double glazed ceramic tiles. Exterior faces of the building will be finished with cement plaster and emulsion paints as per architects specification and design.

**MAIN ENTRANCE DOORS** Designer molded paneled skin doors with Vortis Bolt Lock Godrej or Equivalent, Door Eye, Safety Chain-cum-Latch, Tower Bolt, Door Arrestor/Stopper.

**BEDROOM DOOR** Designer molded paneled skin doors, Locks of Godrej or Equivalent, Tower Bolts, Door Arrestor/Stopper.

**TOILET DOORS** Chemically treated country woods doors with enamel paints and necessary fittings.

**WINDOWS** Powder coated reinforced heavy section Aluminum windows will be provided with clear glass. Painted safety MS grills will be fixed on the inner side.

**ELEVATOR** The Building will be provided with 6 passenger capacity elevator.

#### DOORS AND WINDOWS

#### INTERNAL FEATURES

**CEILING** Ceiling area of all the rooms will be finished with cement plaster & cement paint

**FLOORING** Living, Dining, Bedroom and Kitchen will have vitrified tile flooring. Balcony, Utility & Toilets will have ceramic tile flooring with anti skid finish.

**KITCHEN** Platform will be done with granite slab as per architect specification with provision of stainless steel bowl & single drain board with both drinking & bore water outlet. Provision for fixing exhaust fan & Aqua guard will be provided.

**TOILETS** Floor mounted Parry ware Slimline or Equivalent range of closets /wash basin will be provided in all the toilets. Walls will be provided with tiles & border up to height 7 ft. Provision for geyser, exhaust fan in all the toilets. The CP fitting will be Jaguar Continental or equivalent.

**BEDROOMS** Bedroom 1 & 2 will be provided with the space for wardrobes and lift.

**ELECTRICAL FITTING** Flexilex or Equivalent cables with Anchor Roma or Equivalent Modular Switches, Plugs, Telephone and Television points will be installed as per architect's specification. Provision for Air Conditioner will be provided in the Master Bedroom. Conduits shall be provided in the other bedrooms as per architect's specification.

**POWER SUPPLY** 3 phase power supply will be provided for all the apartments.

The Corridors and the entry point in the common areas and landing will be laid with Ceramic/Kotta flooring. L/R Lobby wall will be clad with ceramic/kotta in the ground floor. Common toilet & washroom are provided for valets, maid and drivers. Staircase areas will be laid with Ceramic/Kotta as per Architects specifications. Car parks will be granolithic flooring.

#### COMMON AREA AMENITIES

**COMPOUND WALL** Compound will be on all sides of the plot up to the required height.

**WATER** One Bore will be provided. Underground RCC sump of adequate capacity with pump and Sintex overhead tanks for both bore & drinking water will be provided.

**WATER SOFTENER PLANT**

**MISCELLANEOUS** Gate, Name-Board, Letter Boxes, and Exterior Lighting will be built to design specified by the architect.

## **PAYMENTS SCHEDULE**

<b>Booking Advance</b>	<b>- 10.0%</b>
<b>UDS Registration</b>	<b>- 30.0%</b>
<b>Foundation</b>	<b>- 10.0%</b>
<b>1st Floor Roof Slab</b>	<b>- 7.5%</b>
<b>2nd Floor Roof Slab</b>	<b>- 7.5%</b>
<b>3rd Floor Roof Slab</b>	<b>- 7.5%</b>
<b>4th Floor Roof Slab</b>	<b>- 7.5%</b>
<b>Brick Work &amp; Plastering</b>	<b>- 15.0%</b>
<b>Handing Over</b>	<b>- 5.0%</b>

## Contact Us



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