



Kolapakam.
More *pakkam*
to everything.




*Chennai's
Largest
Villa
Developer*
★ ★ ★

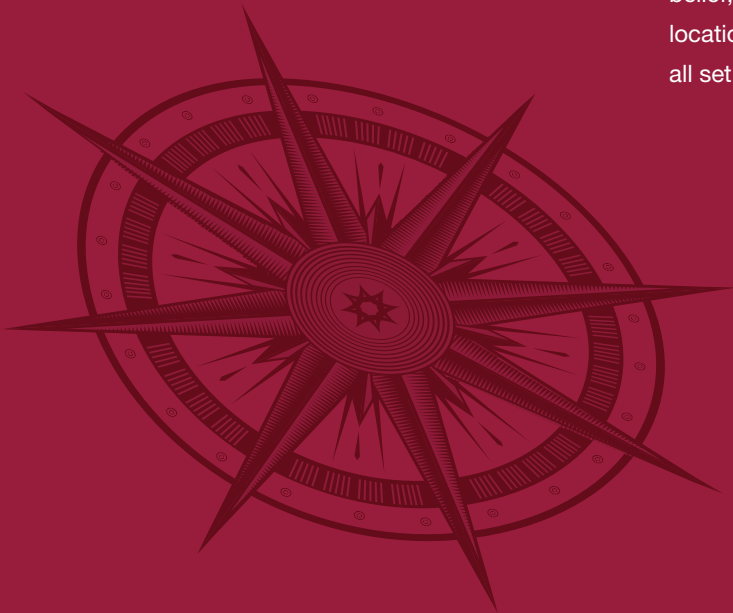



CASA GRANDE
PRIVATE LIMITED
'Building Aspirations'



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 crores.



Elevation View



Presenting Vivant

With unparalleled accessibility to the city, major IT parks and industrial areas, Kolapakam is the Real Estate sector's next junction. And, you can be there before it gets crowded as Casa Grande brings you Vivant - optimally sized 2 & 3 BHK living spaces tailor-made for you.

CASA GRANDE
vivant
Kolapakkam



Aerial View



Salient Features

- Contemporary new age architecture
- Stilt+4 design structure
- 2 & 3 BHK apartments
- 72 apartments in a prime location
- Apartments ranging from 1049 sft for a 2 BHK and 1320-1400 sft for a 3 BHK
- A serene location that's so much closer to the city
- Amenities include clubhouse, gym, party hall and swimming pool
- Covered car park
- 24 x 7 power backup
- Tiles - vitrified tiles
- Fittings - Parryware/Jaguar or equivalent



Clubhouse



Amenities

- Clubhouse
- Swimming pool
- Gym
- Indoor games room
- Multipurpose hall
- Intercom
- CCTV



Living & Dining 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



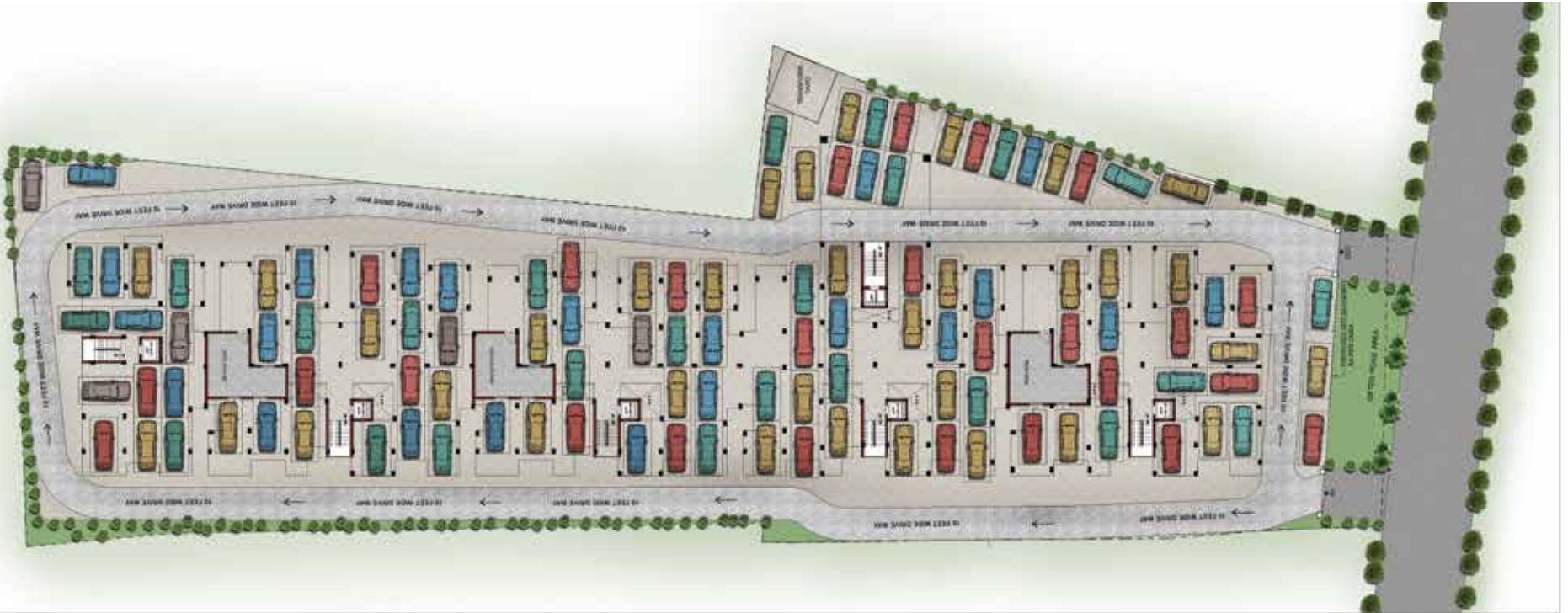
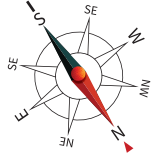
Bedroom



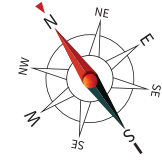
Kitchen



Stilt Floor Plan



Typical Floor Plan



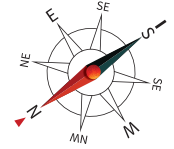
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A204	A201	B204	B201	C204	C201	D204	D201	E201
A304	A301	B304	B301	C304	C301	D304	D301	E301
A405	A401	B405	B401	C405	C401	D405	D401	E401
1049 sft	1062 sft	1058 sft	1061 sft	1058 sft	1061 sft	1058 sft	1061 sft	1352 sft



A103	A102	B103	B102	C103	C102	D103	D102	E102
A203	A202	B203	B202	C203	C202	D203	D202	E202
A303	A302	B303	B302	C303	C302	D303	D302	E302
A403	A402	B403	B402	C403	C402	D403	D402	E402
1375 sft	1367 sft	1399 sft	1385 sft	1320 sft	1337 sft	1381 sft	1379 sft	1353 sft

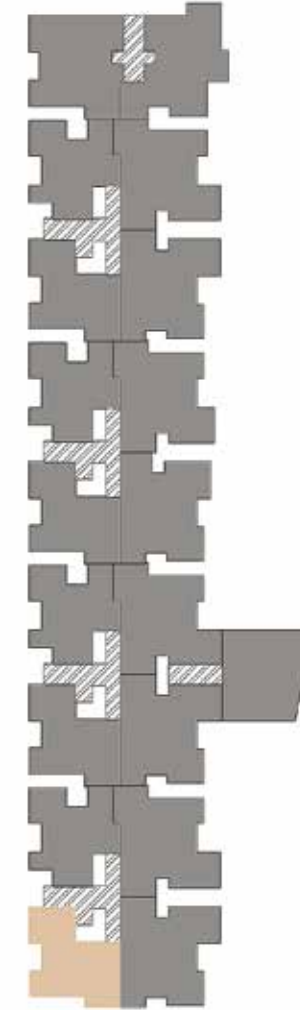
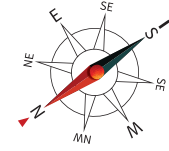


Type : 2BHK + 2T
Unit No. : A101, A201, A301, A401
Size : 1062 sft



Key Plan

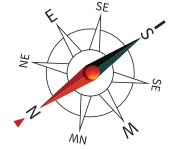
Type : 2BHK + 2T
Unit No. : A104, A204, A304, A405
Size : 1049 sft



Key Plan

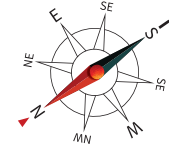


Type : 2BHK + 2T
Unit No. : B101, B201, B301, B401
Size : 1061 sft



Key Plan

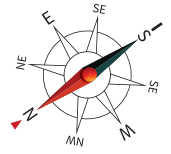
Type : 2BHK + 2T
Unit No. : B104, B204, B304, B405
Size : 1058 sft



Key Plan

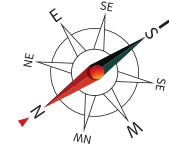


Type : 2BHK + 2T
Unit No. : C101, C201, C301, C401
Size : 1061 sft



Key Plan

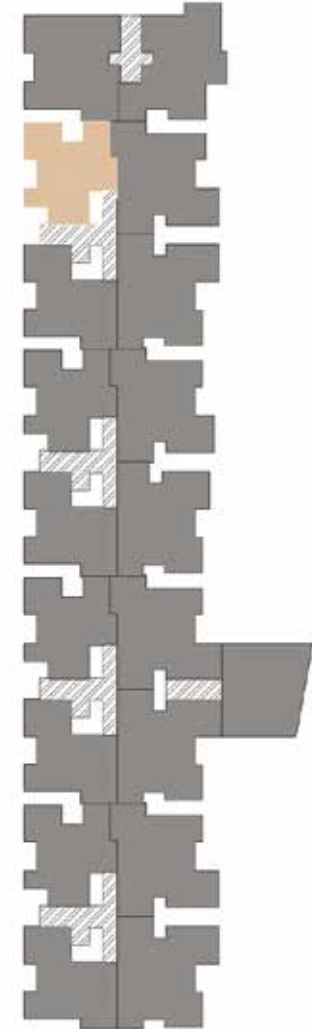
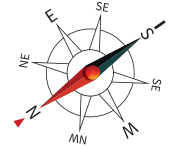
Type : 2BHK + 2T
Unit No. : C104, C204, C304, C405
Size : 1058 sft



Key Plan

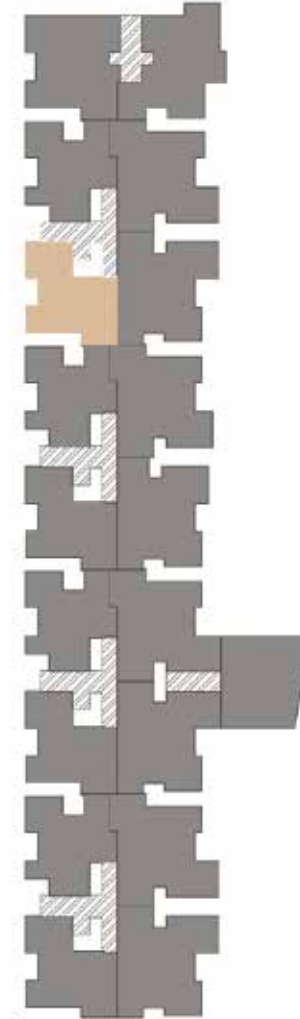
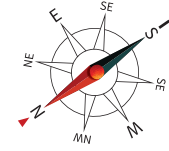


Type : 2BHK + 2T
Unit No. : D101, D201, D301, D401
Size : 1061 sft



Key Plan

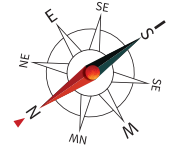
Type : 2BHK + 2T
Unit No. : D104, D204, D304, D405
Size : 1058 sft



Key Plan

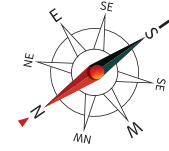


Type : 3BHK + 3T
Unit No. : A102, A202, A302, A402
Size : 1367 sft



Key Plan

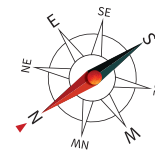
Type : 3BHK + 3T
Unit No. : A103, A203, A303, A403
Size : 1375 sft



Key Plan

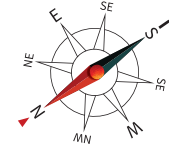


Type : 3BHK + 3T
Unit No. : B102, B202, B302, B402
Size : 1385 sft



Key Plan

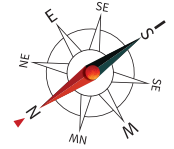
Type : 3BHK + 3T
Unit No. : B103, B203, B303, B403
Size : 1399 sft



Key Plan

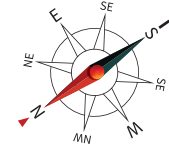


Type : 3BHK + 3T
Unit No. : C102, C202, C302, C402
Size : 1337 sft



Key Plan

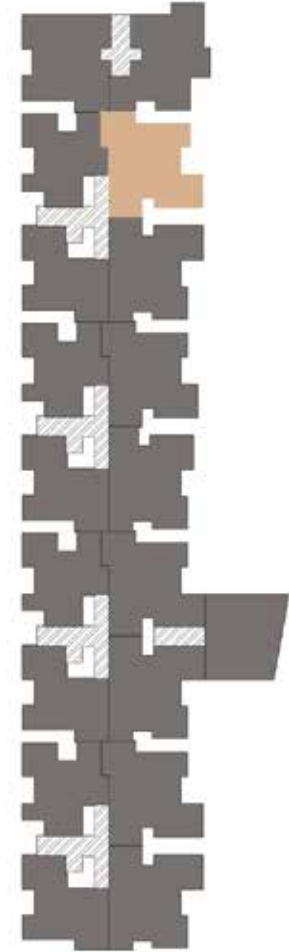
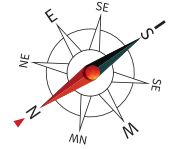
Type : 3BHK + 3T
Unit No. : C103, C203, C303, C403
Size : 1320 sft



Key Plan

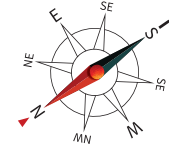


Type : 3BHK + 3T
Unit No. : D102, D202, D302, D402
Size : 1379 sft



Key Plan

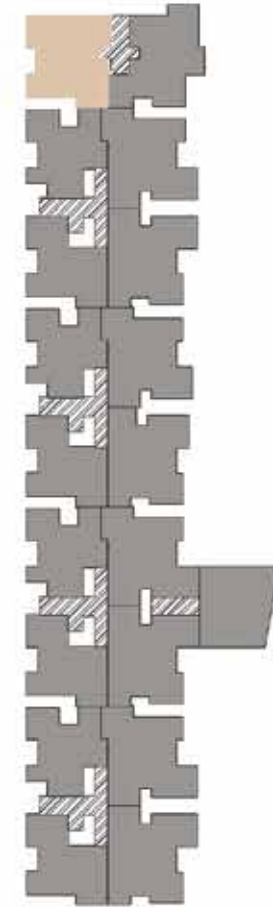
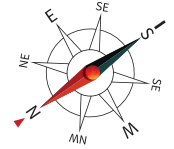
Type : 3BHK + 3T
Unit No. : D103, D203, D303, D403
Size : 1381 sft



Key Plan

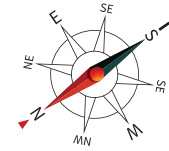


Type : 3BHK + 3T
Unit No. : E101, E201, E301, E401
Size : 1352 sft



Key Plan

Type : 3BHK + 3T
Unit No. : E102, E202, E302, E402
Size : 1353 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
- Toilet 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, private terrace 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/Jaguar or equivalent

Bathroom

- Wash basin of Parryware/Jaguar or equivalent in all bathrooms
- Floor mounted W/C with health faucet Parryware/Jaguar or equivalent in all bathrooms
- Concealed wall mixer Parryware/Jaguar or equivalent in all bathrooms
- Provision for geyser in master bathroom
- CP fittings will be Parryware/Jaguar or equivalent

Entrance Door

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

Bedroom Door

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

Bathroom Door

- Chemically treated doors of 7 feet height with enamel finish

Windows

- Windows will be UPVC panel with see-through plain glass and MS grills on inner side
- UPVC French doors with toughened glass will be provided without grills
- For ventilators, UPVC 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 living, 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

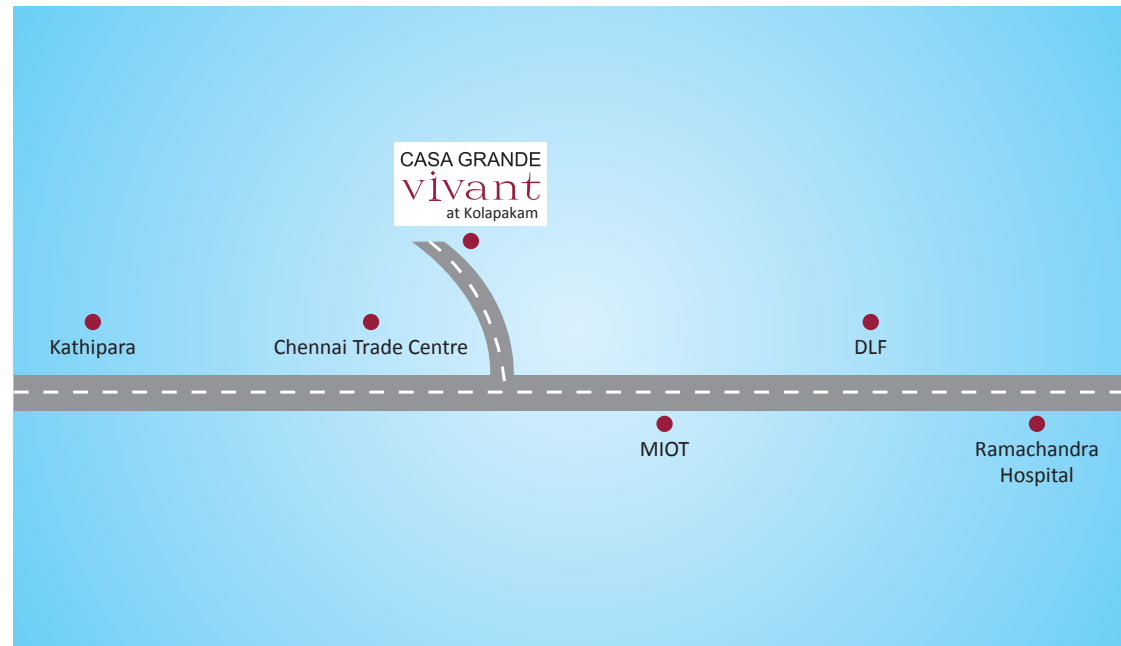
Others

- 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 will be provided

External Feature

- Elevator: 8-passenger automatic lift will be provided. Johnson/Mashiba or equivalent
- Power Supply: 3-phase power supply will be provided for all apartments

Location Map



Site address:

No. 22/2C1A, Ramamurthy Avenue
3rd Main Road, Kolapakam,
Chennai - 600 116.

Location advantages

- 10 minutes from Kathipara junction
- Nearby schools: St Francis International School and Amrita Vidyalayam
- Nearby colleges: Easwari Engineering College and SRM Dental College
- Near MIOT International and Ramachandra Hospital
- Nearby corporates: DLF IT Park
- Closer to Chennai International Airport





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www.casagrande.in

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