



*Shenoy Nagar's
most prestigious
address is here.*





Casa Grande Senate: The most prestigious address in Shenoy Nagar is here. Come home to 8 exclusive luxury residences in the heart of the city. Tastefully designed to give you an incredible living experience, Casa Grande Senate is the ultimate decision you'll commend yourself for.

SALIENT FEATURES:

- Still + 4 Design Structure
- 8 Apartments
- Imported Vitrified Tiles
- Kohler / Roca Fittings
- Video Door Phone
- 24 X 7 Power Backup
- Covered Car Park

2BHK- 1082 Sft
3BHK- 1742 Sft

PAYMENT SCHEDULE

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

STILT PLAN



TYPICAL FLOOR PLAN



2BHK - 1082 Sft
3BHK - 1742 Sft

PROJECT SPECIFICATIONS

STRUCTURE

RCC framed structure with RCC foundation
High quality anti-termite treatment
9" / 8" Thick brick / flyash block for the outer wall
4" / 4½" Thick brick / flyash block for the internal partition wall
Ceiling height: 9 Feet 6 Inches, after flooring and plastering

WALL FINISHES

Internal walls (living, dining, bedrooms and lobby): 1 coat of primer, 2 coats of putty and 2 coats of plastic emulsion
Ceiling: Cement paint
Exterior facade: 1 coat of primer and 2 coats of emulsion (Ace / Apex as per architect's specification)
Kitchen, utility and toilets: 1 coat of primer and 2 coats of cement paint
Toilets and utility walls: double glazed ceramic tiles for aesthetics up to ceiling height
Kitchen platform: wall dado of 2 feet with double glazed ceramic tiles

INTERNAL FEATURES

FLOORING

Living, dining and bedrooms: imported vitrified tile flooring
Kitchen and balcony: vitrified flooring
Bathroom and utility will have ceramic tile-anti skid finish

KITCHEN

Platform: 2ft wide granite slab at a height of 2ft 7 inches from the floor level
Sink: stainless steel bowl with single drain board (Nirali or equivalent)

BATHROOMS & TOILETS

Counter top basin in master toilet: Polished granite slab with basin (Kohler / Jaquar / Roca, or equivalent)
Wall mounted basin in other toilets: Kohler / Jaquar / Roca, or equivalent
CP & sanitary fittings: Kohler or equivalent
Provision for geyser: Yes

DOORS & WINDOWS

Main door: teak wood frame with double-side veneer finish skin
Fittings: Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper etc.

Other doors: moulded designer skin doors
Fittings: Godrej or equivalent locks, tower bolts, door stopper etc.

Toilet doors: Chemically treated door with enamel paint.

Windows: UPVC / Aluminum window with see-through plain glass and painted MS grills fixed on the inner side

ELECTRICAL FITTINGS

Cables & wiring: Finolex or equivalent
Switches & sockets: Anchor, Roma or equivalent with automatic phase changeover switches
Television and telephone points: will be provided.
Split air conditioner points: will be provided for all bedrooms and living rooms

EXTERNAL FEATURES

SECURITY

Video door phone: will be provided

ELEVATOR

6 - Passenger automatic lift (Kone / Mashiba)

POWER SUPPLY

3-Phase power supply

GENERATOR BACKUP

Up to 750W for each flat, plus lift and the common area

CASA GRANDE



Chennai's
Largest
Villa
Developer
★ ★



CASA GRANDE
PRIVATE LIMITED

'Building Aspirations'

Site Address: Casa Grande Senate, Gajapathy Street, Shenoy Nagar (Opp. Billroth Hospital), Chennai.
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