

Make your first home  
a city home



CASA GRANDE  
**irene**  
Manapakkam

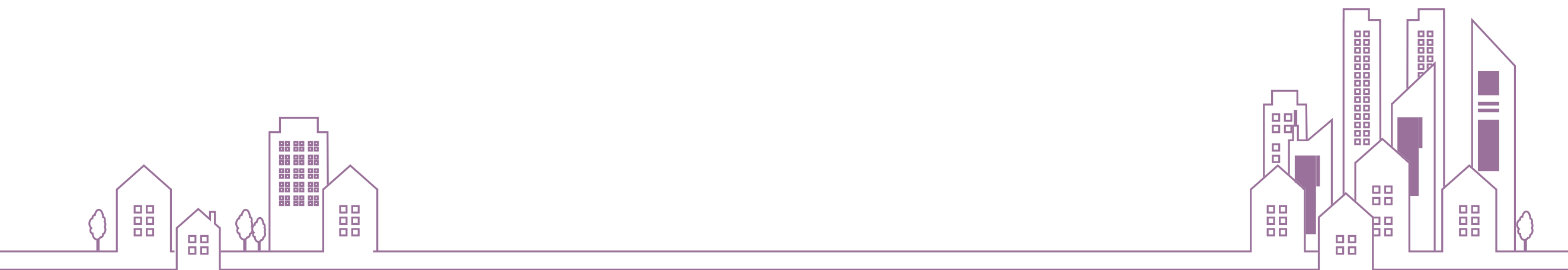




Casa Grande Private Limited (est. 2004) is an ISO-certified real estate enterprise committed to building aspirations and delivering value. In the last twelve years, we have developed over 6 million sft of prime residential real estate across Chennai, Bengaluru and Coimbatore. Over 4000 happy families across 68 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 thirteenth year of the journey, Casa Grande is all set to take the leap with projects in the pipeline netting over ₹3000 crores.



# CASA GRANDE Irene Manapakkam

Everyone wishes their first home is one in the city. With Casa Grande Irene, that wish is now a reality.

## Salient Features

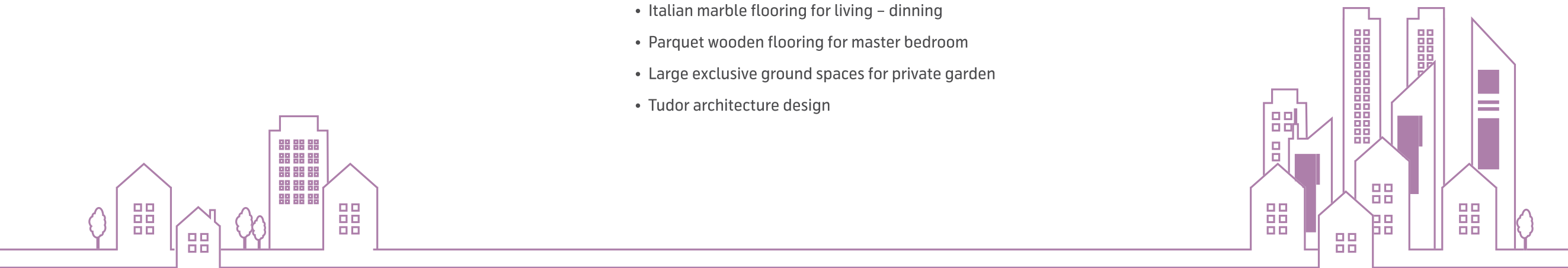
- Peaceful community of 13 villas & 282 Apartments on a 5.16 Acres expanse
- Exclusive 2, 3 & 4 BHK Apartments & 4 bedroom for villas
- Tudor architecture
- Zero dead space design
- Imported vitrified tiles
- Premium fittings & specifications
- Amenities like Swimming pool, Clubhouse, etc.

## Apartment Features

- Wide choices of apartments – 2,3,4 bhk available from 565 sft to 2268 sft
- Efficiently planned internal spaces
- Premium apartments overlooking the swimming pool
- Hindware/Roca/Jaquar fittings
- Anchor-Roma/Schneider switches and sockets

## Villa Features

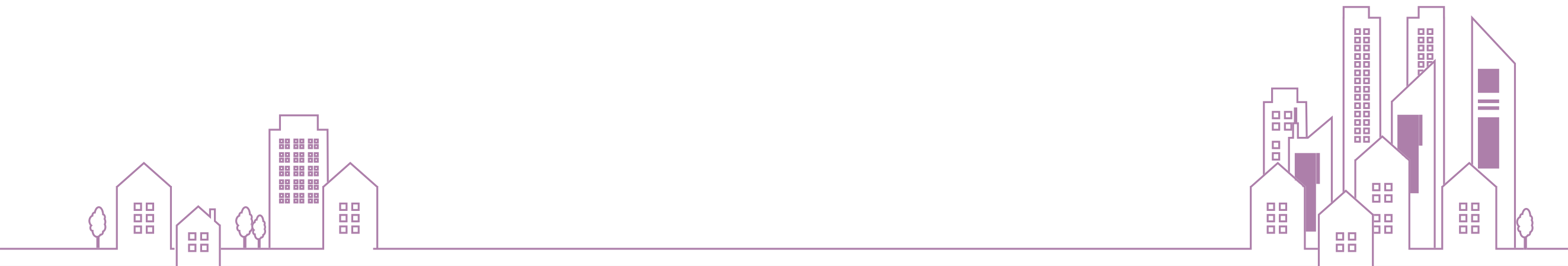
- 13 Exclusive 4bed + 2 living villas on a land area of 2099 onwards and built up area from 2950 sft onwards
- Italian marble flooring for living – dinning
- Parquet wooden flooring for master bedroom
- Large exclusive ground spaces for private garden
- Tudor architecture design



## Payment Pattern

| Apartment                  |     |
|----------------------------|-----|
| Booking advance            | 10% |
| Transfer of documents      | 40% |
| Foundation                 | 10% |
| 1 <sup>st</sup> floor slab | 5%  |
| 2 <sup>nd</sup> floor slab | 5%  |
| 3 <sup>rd</sup> floor slab | 5%  |
| 4 <sup>th</sup> floor slab | 5%  |
| Brick work & plastering    | 15% |
| Handing over               | 5%  |

| Villa                      |     |
|----------------------------|-----|
| Booking advance            | 10% |
| Transfer of documents      | 40% |
| Foundation                 | 10% |
| Ground floor               | 10% |
| 1 <sup>st</sup> floor slab | 10% |
| Brick work & plastering    | 15% |
| Handing over               | 5%  |

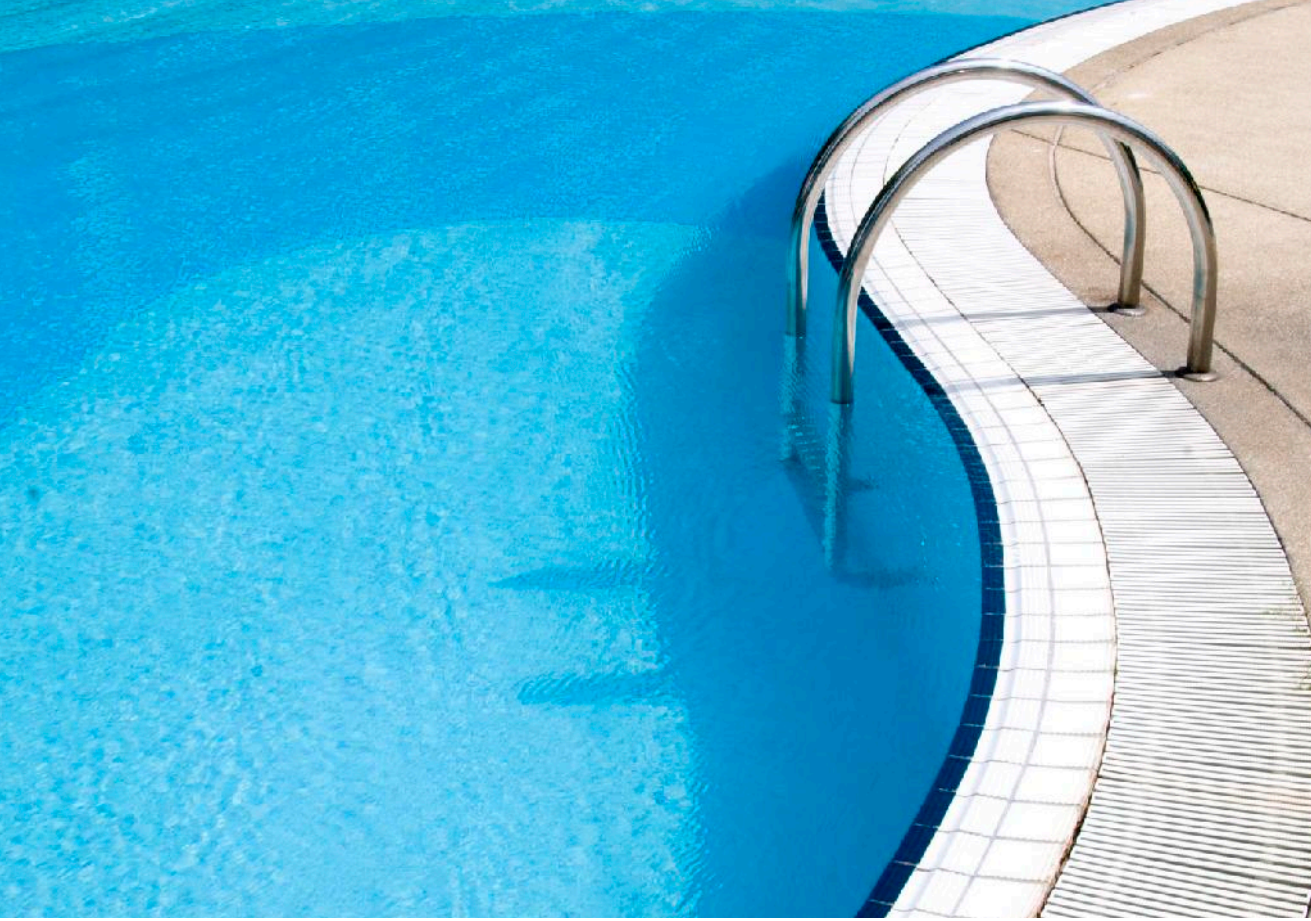


Apartment Elevation



Villa Elevation







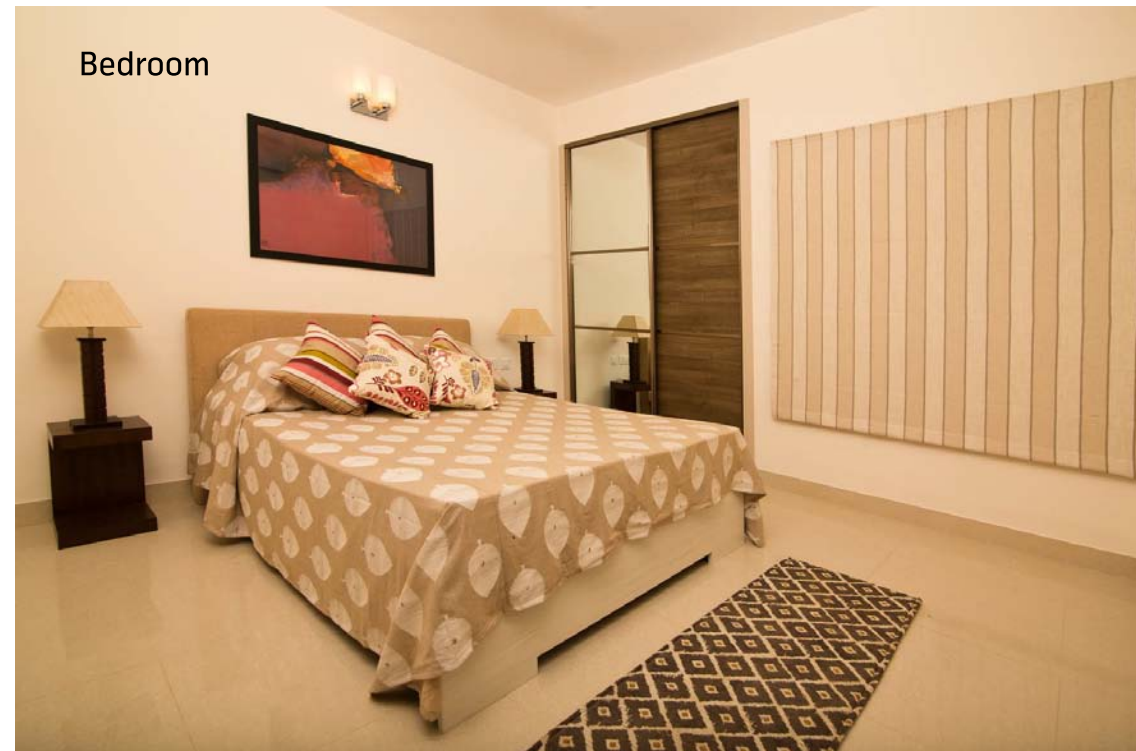
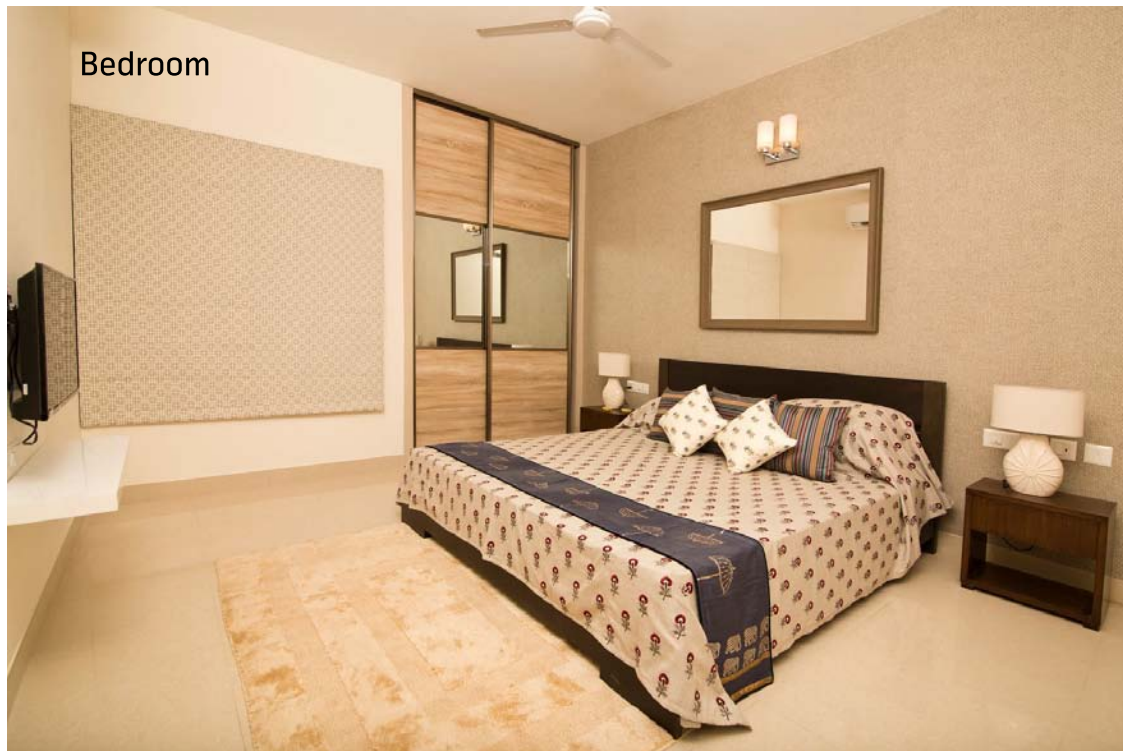
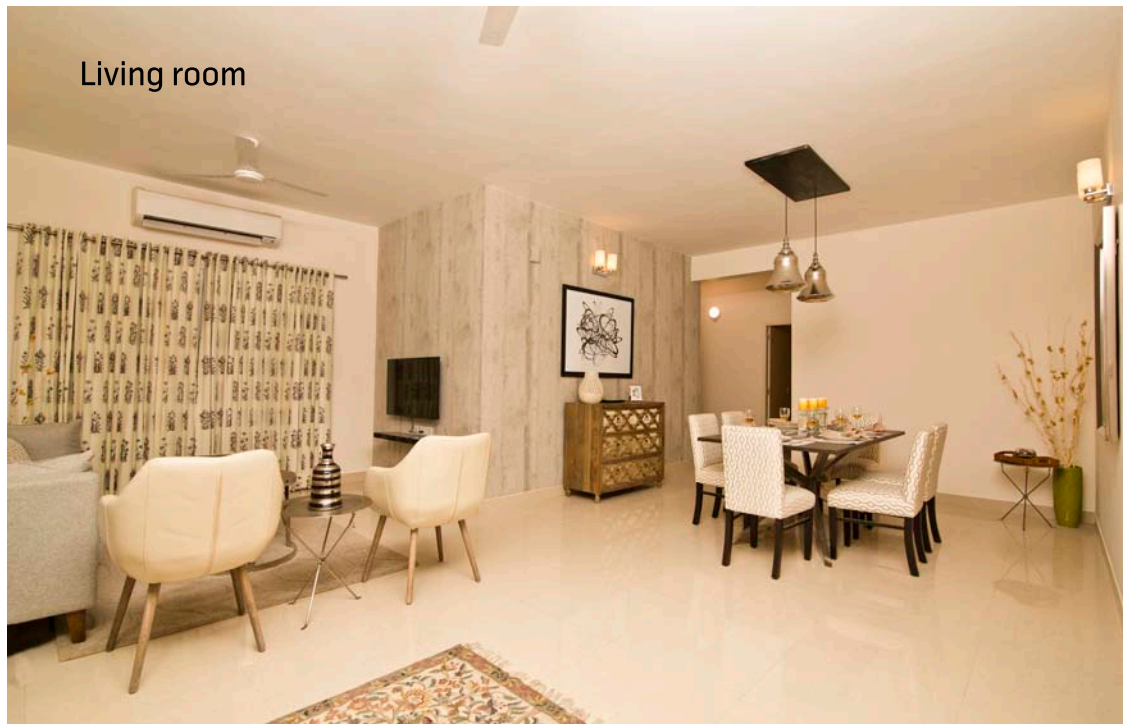


## Amenities

- Swimming pool
- Toddlers pool
- Steam room / Spa
- Grand entrance lobby
- Gymnasium
- Aerobics room
- AV room
- Video Games room
- Indoor games room
- Indoor play area for children
- Party hall with in-built pantry
- Yoga/ meditation hall
- Children's play area
- Gazebo
- Amphitheatre
- Landscape seating area
- Walking and jogging track
- CCTV at entrance and periphery
- Association office
- Maintenance office and Servant's bathroom
- Laundromat



# Model Apartment



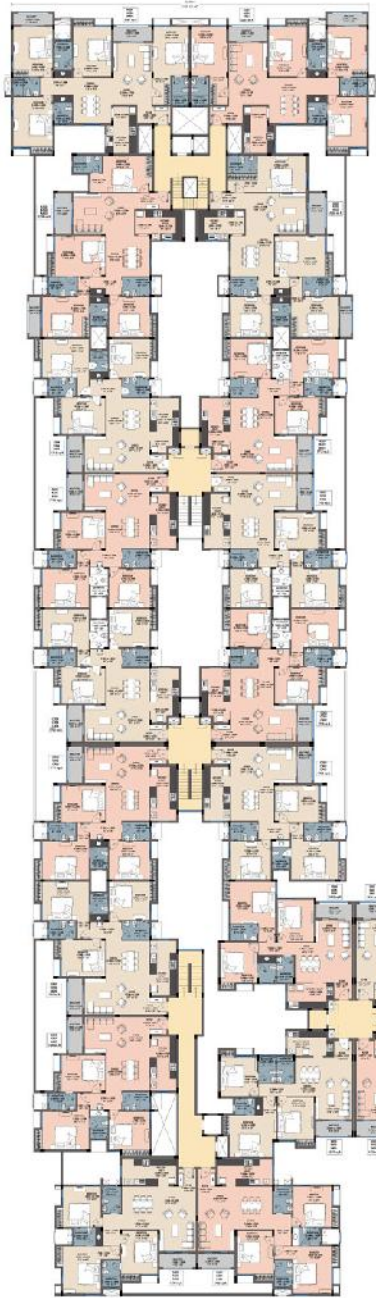
# Site Plan

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**lrene**  
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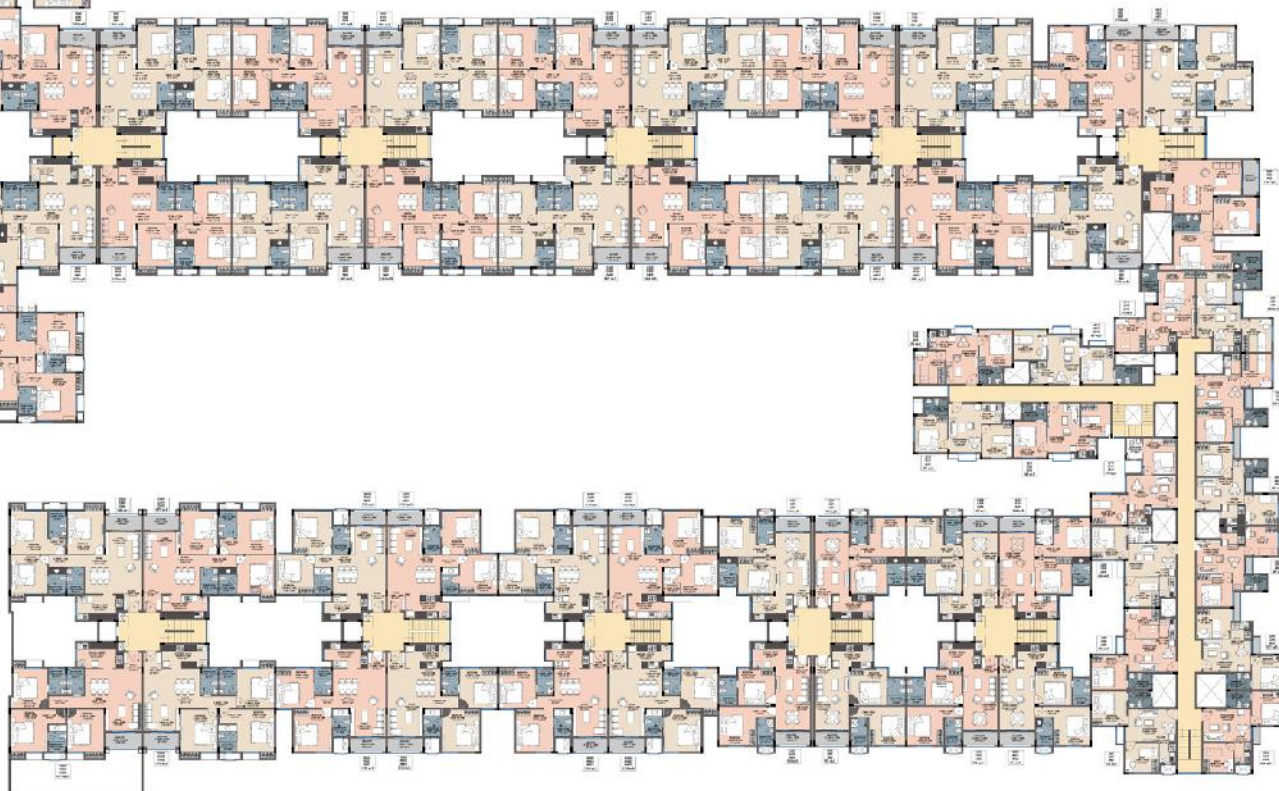


## LEGEND

- |                                 |  |
|---------------------------------|--|
| <b>1. CLUB HOUSE</b>            | <b>2. SWIMMING POOL</b>                              |
| - Gymnasium                     | <b>3. TODDLER'S POOL</b>                             |
| - Aerobics room                 | <b>4. STEAM ROOM / SPA</b>                           |
| - Video games room              | <b>5. CHILDREN'S PLAY AREA</b>                       |
| - AV room                       | <b>6. GAZEBO</b>                                     |
| - Indoor games room             | <b>7. AMPHITHEATRE</b>                               |
| - Indoor play area for children | <b>8. LANDSCAPED SEATING AREA</b>                    |
| - Yoga / Meditation hall        | <b>9. WALKING AND JOGGING TRACK</b>                  |
|                                 | <b>10. ASSOCIATION OFFICE</b>                        |
|                                 | <b>11. MAINTENANCE ROOM &amp; SERVANT'S BATHROOM</b> |
|                                 | <b>12. LAUNDROMAT</b>                                |

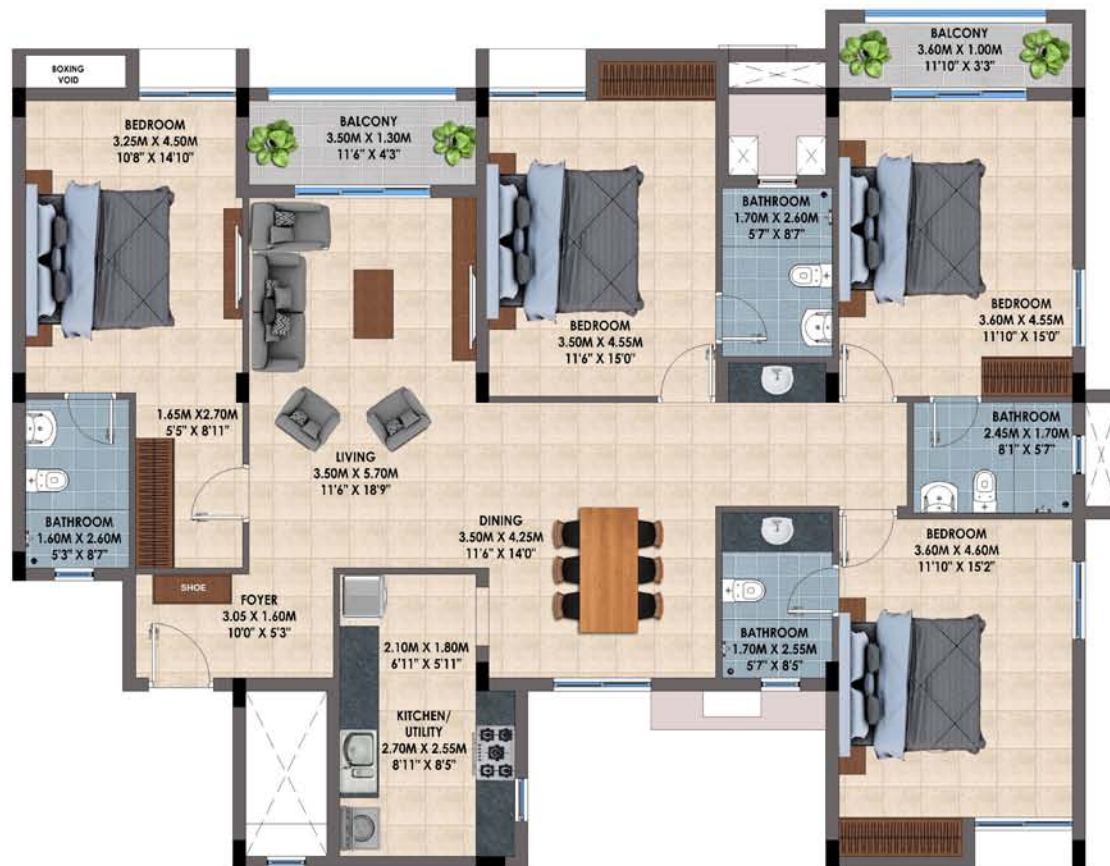


Typical Floor Plan  
2, 3 & 4<sup>th</sup> floors

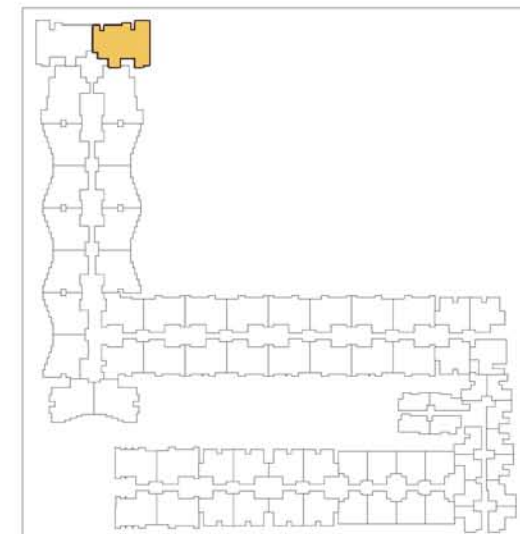


# Floor plan - Apartments

Type - 4 BHK  
 Unit No. - A 101 - A 401  
 Size - 2267 sft.



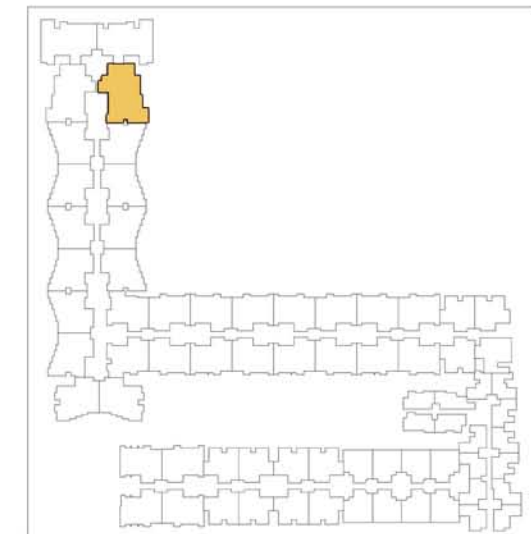
KEY PLAN



Type - 4 BHK  
 Unit No. - A 102 - A 402  
 Size - 2268 sft.



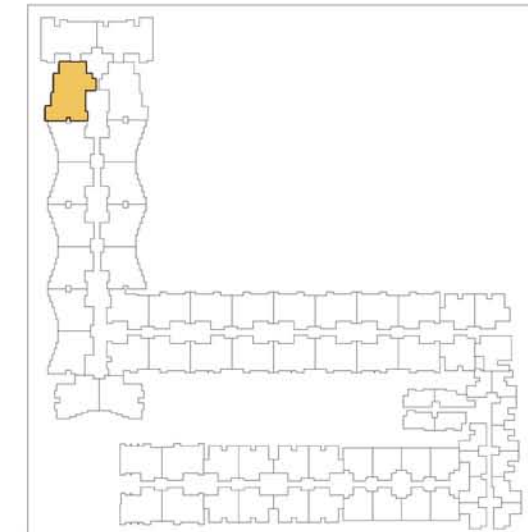
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Type - 4 BHK  
 Unit No. - A 103 - A 403  
 Size - 2239 sft.



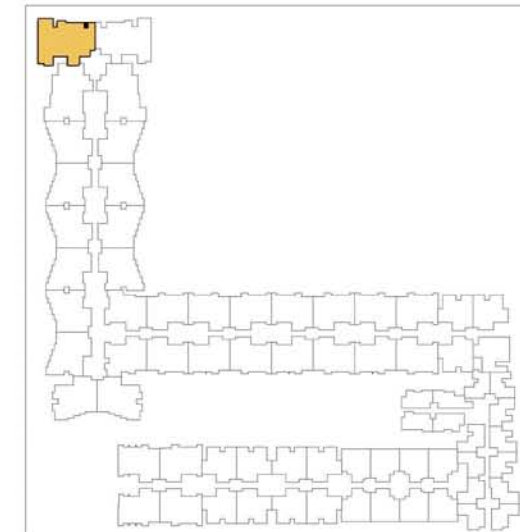
KEY PLAN



Type - 4 BHK  
 Unit No. - A 104 - A 404  
 Size - 2267 sft.



### KEY PLAN

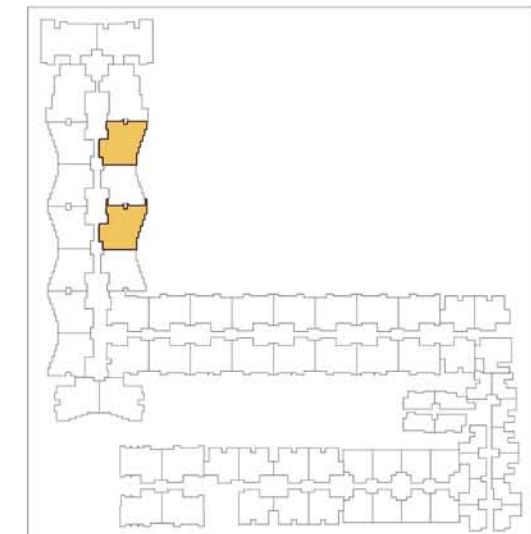




Type - 3 BHK  
 Unit No. - B 101 - B 401 (1713 sft.)  
 C 101 - C 401 (1725 sft.)



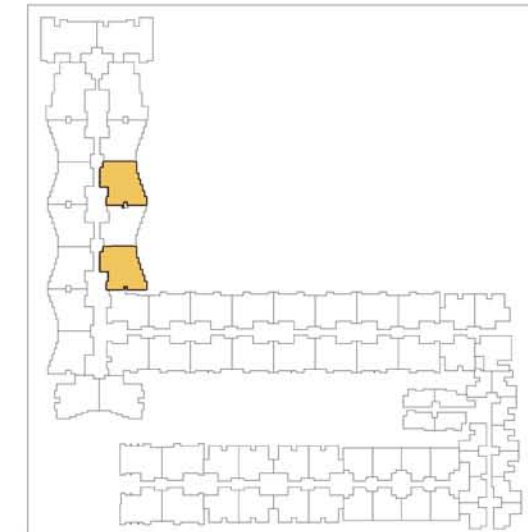
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Type - 3 BHK  
 Unit No. - B 102 - B 402 (1703 sft.)  
 C 102 - C 402 (1723 sft.)



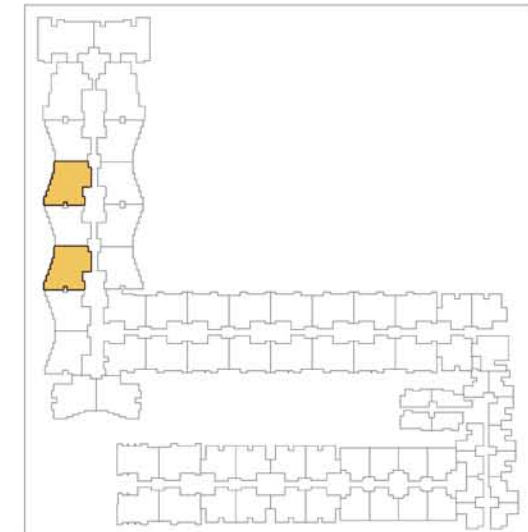
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- Type - 3 BHK
- Unit No. - B 103 - B 403 (1703 sft.)  
C 103 - C 403 (1717 sft.)



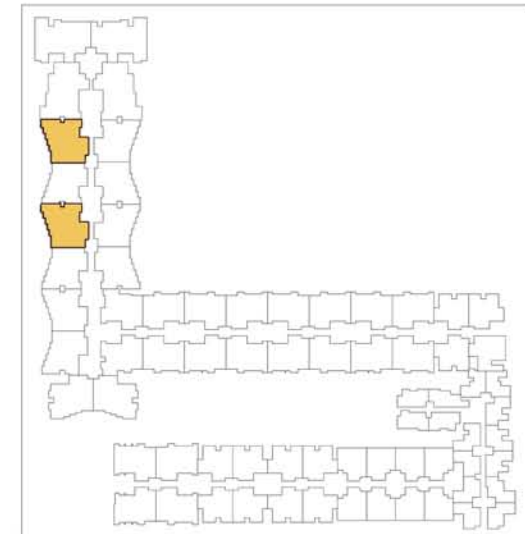
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Type - 3 BHK  
 Unit No. - B 104 - B 404 (1713 sft.)  
 C 104 - C 404 (1725 sft.)



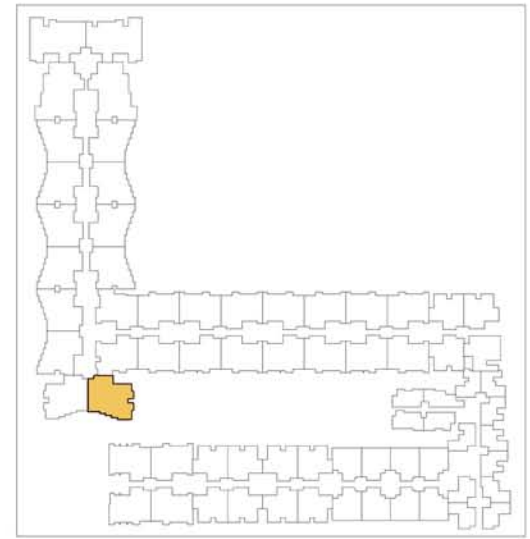
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Type - 3 BHK  
 Unit No. - D 101 - D 401  
 Size - 1720 sft.



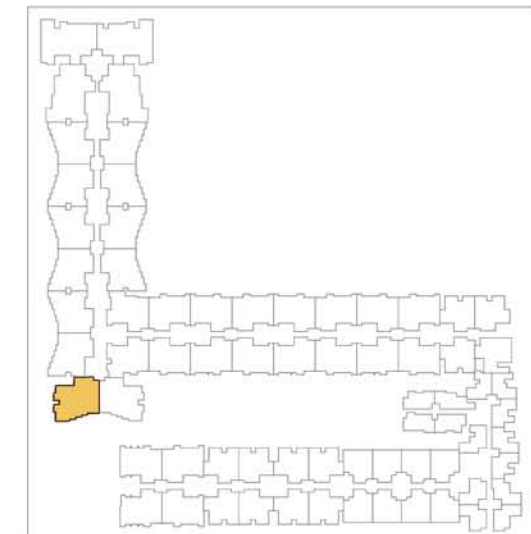
**KEY PLAN**



Type - 3 BHK  
 Unit No. - D 102 - D 402  
 Size - 1730 sft.



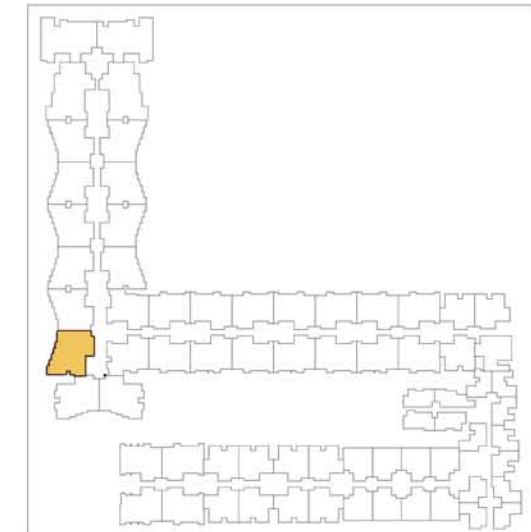
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Type - 3 BHK  
 Unit No. - D 103 - D 403  
 Size - 1724 sft.



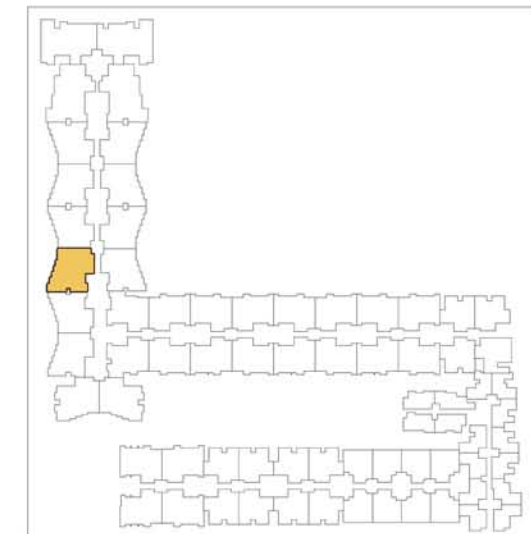
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Type - 3 BHK  
 Unit No. - D 104 - D 404  
 Size - 1703 sft.



KEY PLAN

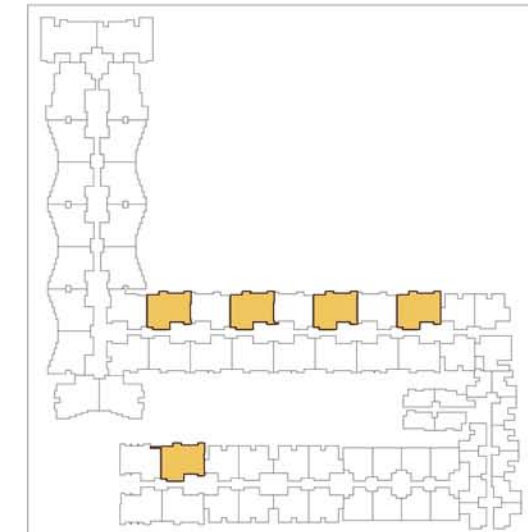




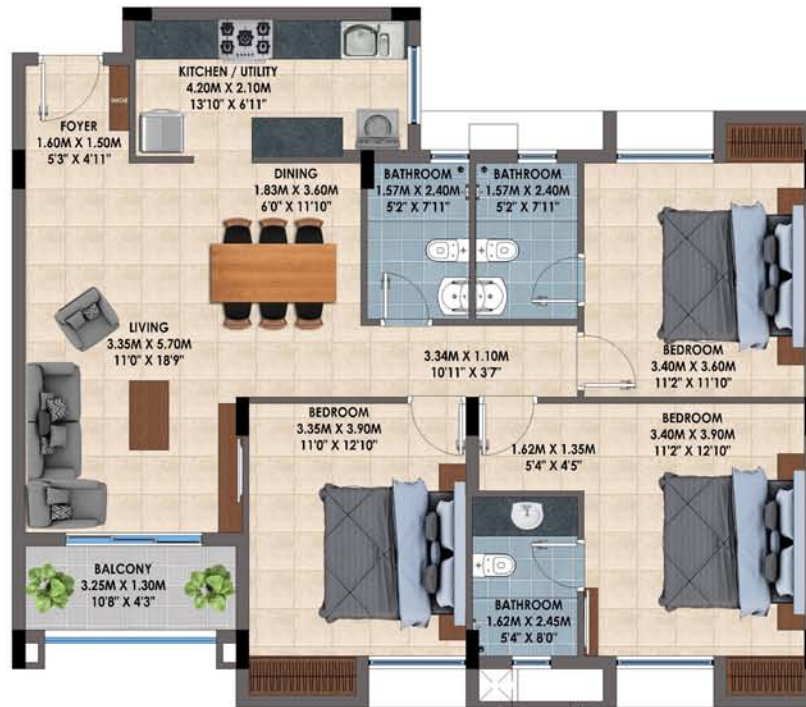
- Type - 3 BHK
- Unit No. - E 101 - E 401 (1476 sft.)  
 F 101 - F 401 (1464 sft.)  
 G 101 - G 401 (1464 sft.)  
 H 101 - H 401 (1481 sft.)  
 O 101 - O 401 (1470 sft.)



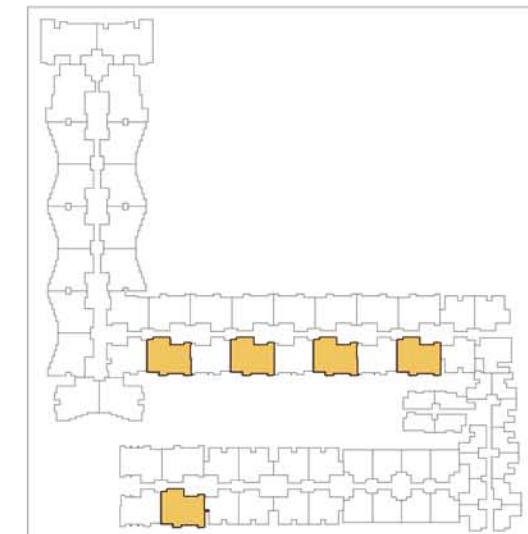
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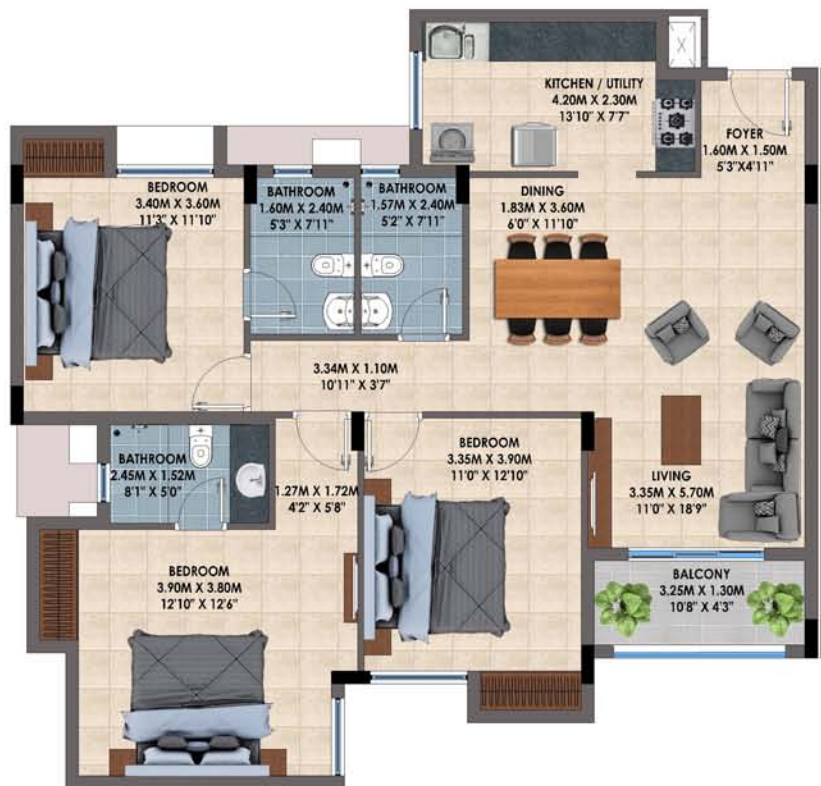
- Type - 3 BHK
- Unit No. - E 102 - E 402 (1476 sft.)  
 F 102 - F 402 (1463 sft.)  
 G 102 - G 402 (1464 sft.)  
 H 102 - H 402 (1481 sft.)  
 O 102 - O 402(1470 sft.)



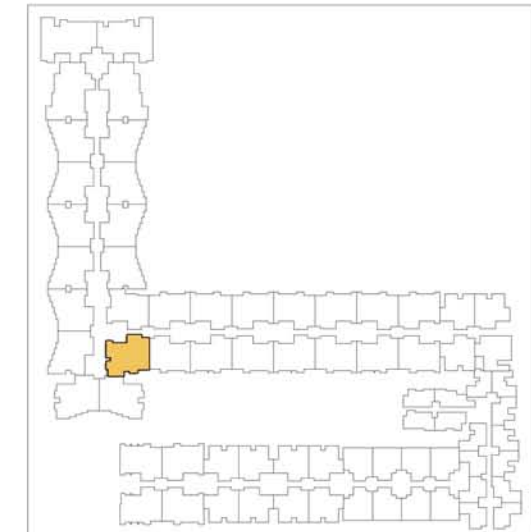
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Type - 3 BHK  
 Unit No. - E 103 - E 403  
 Size - 1527 sft.



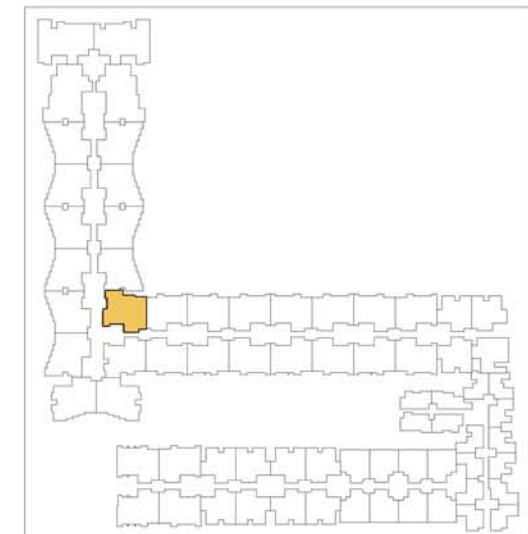
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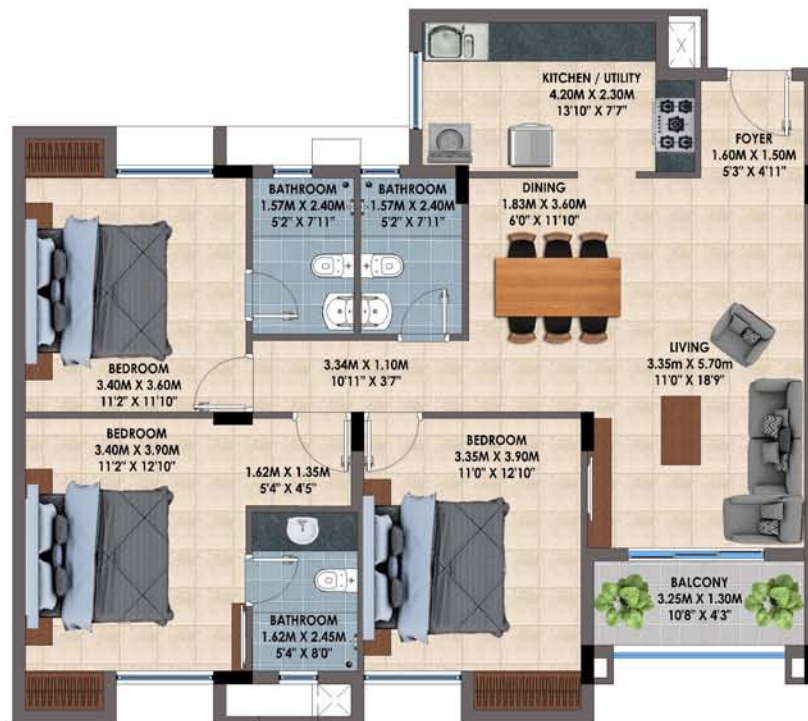
Type - 3 BHK  
 Unit No. - E 104 - E 404 (1476 sft.)  
 Size - 1522 sft.



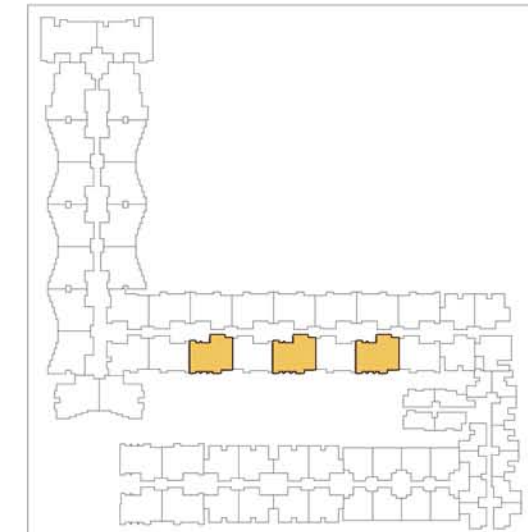
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- Type - 3 BHK
- Unit No. - F 103 - F 403 (1471 sft.)  
G 103 - G 403 (1471 sft.)  
H 103 - H 403 (1484 sft.)



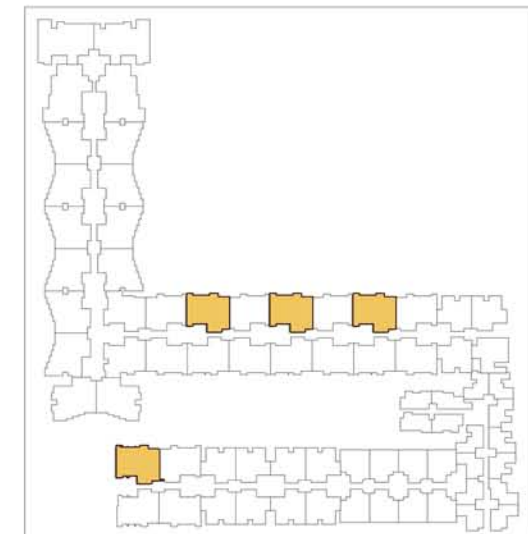
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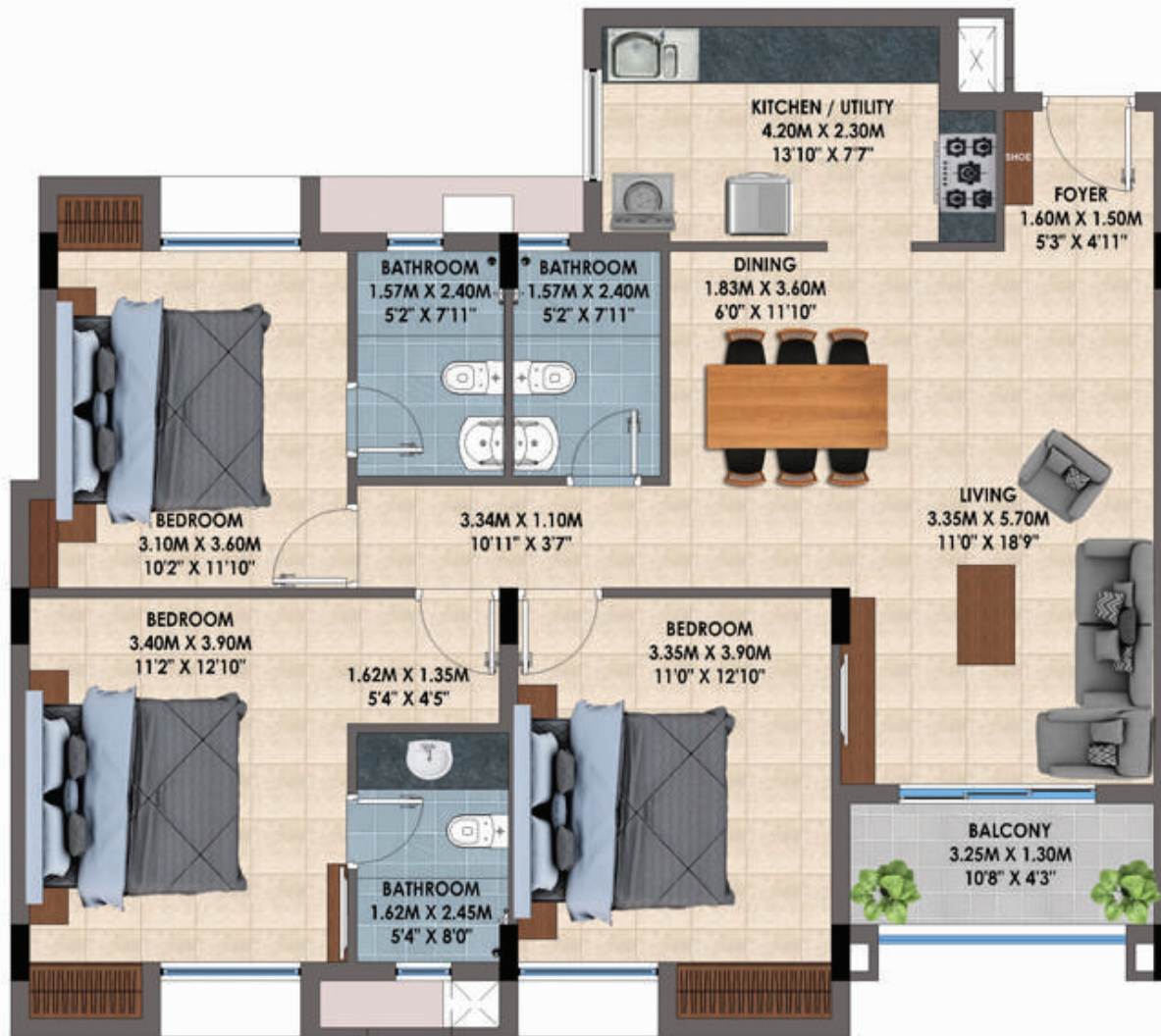
- Type - 3 BHK
- Unit No. - F 104 - F 404 (1471 sft.)  
 G 104 - G404 (1471 sft.)  
 H 104 - H 404 (1484 sft.)  
 O 204 - O 404 (1484 sft.)



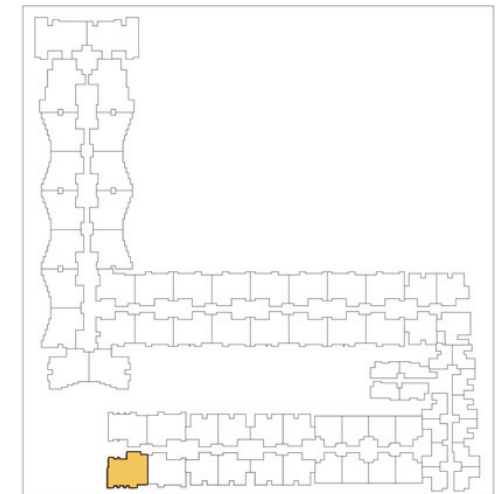
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Type - 3 BHK  
 Unit No. - 0 203 - 0 403  
 Size - 1471 sft.



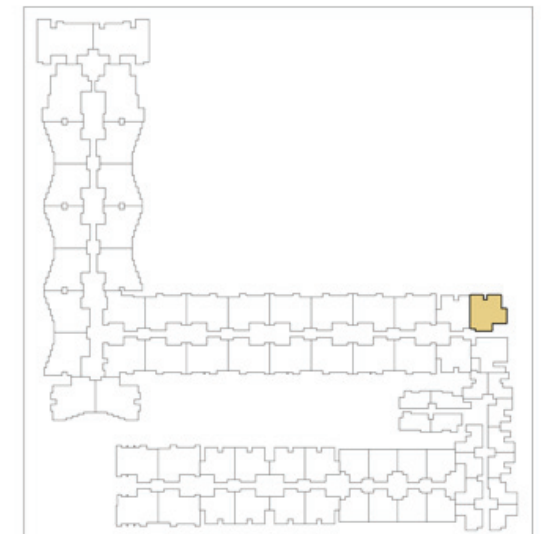
KEY PLAN



Type - 2 BHK  
 Unit No. - I 101 - I 401  
 Size - 1125 sft.

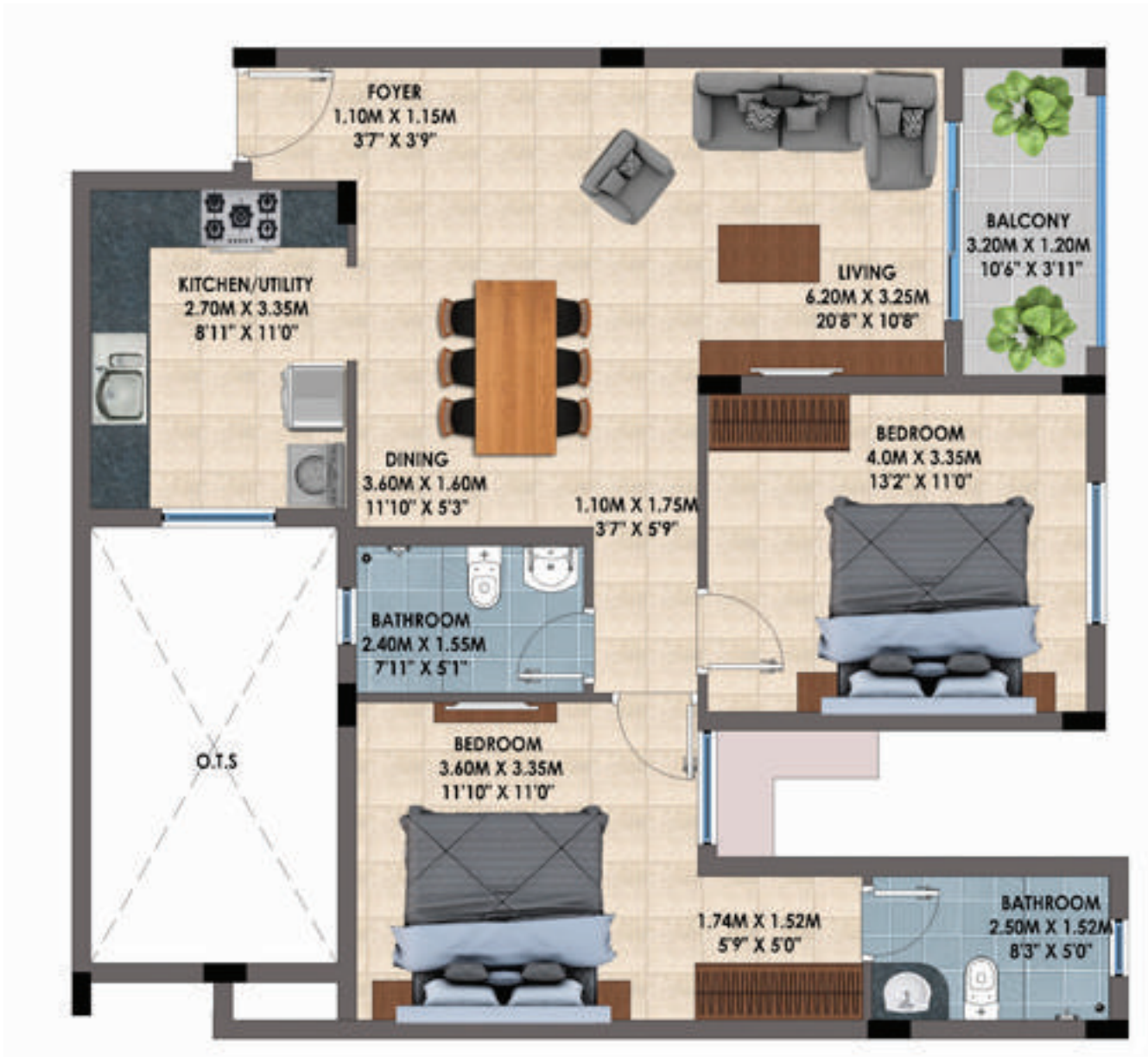


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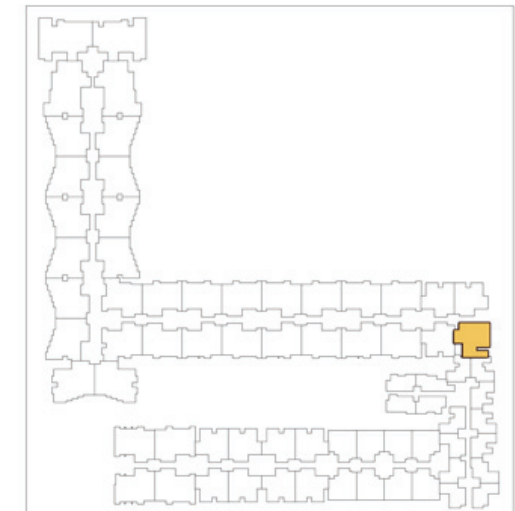




Type - 2 BHK  
 Unit No. - 1102 - 1402  
 Size - 1187 sft.



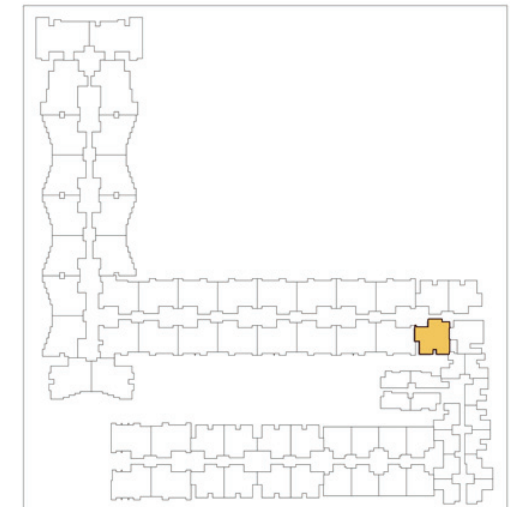
KEY PLAN



Type - 2 BHK  
 Unit No. - 1103 - 1403  
 Size - 1132 sft.



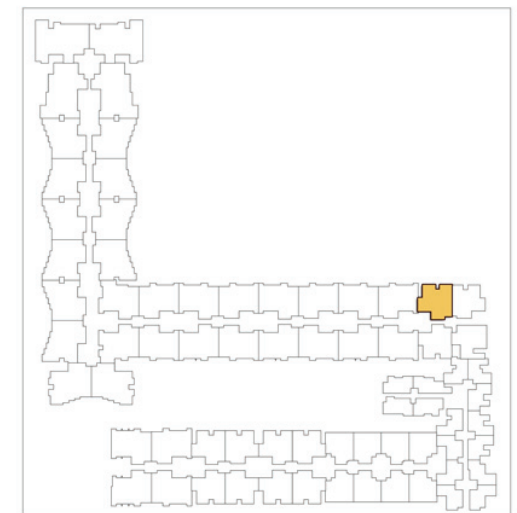
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Type - 2 BHK  
 Unit No. - 1104 - 1404  
 Size - 1125 sft.



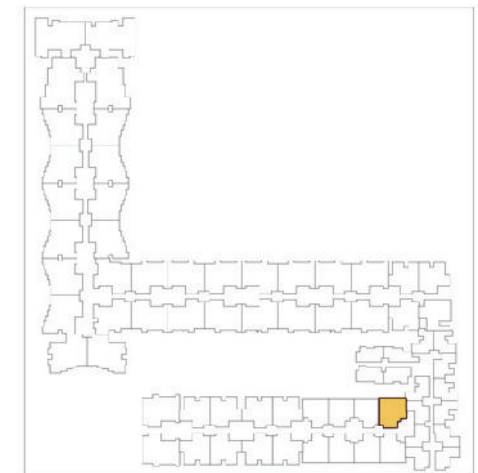
**KEY PLAN**



Type - 2 BHK  
 Unit No. - K 101 - K 401  
 Size - 945 sft.



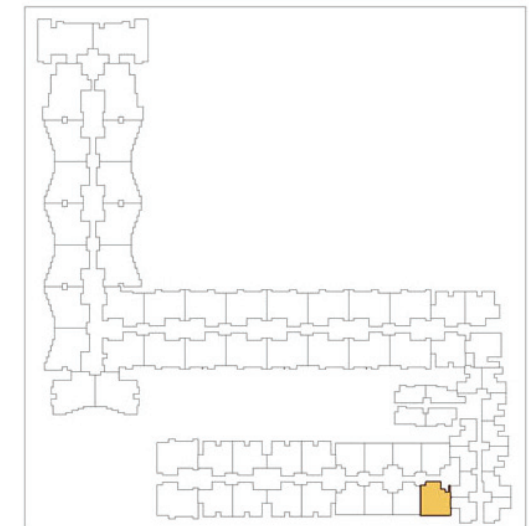
**KEY PLAN**



Type - 2 BHK  
 Unit No. - K 102 - K 402  
 Size - 944 sft.



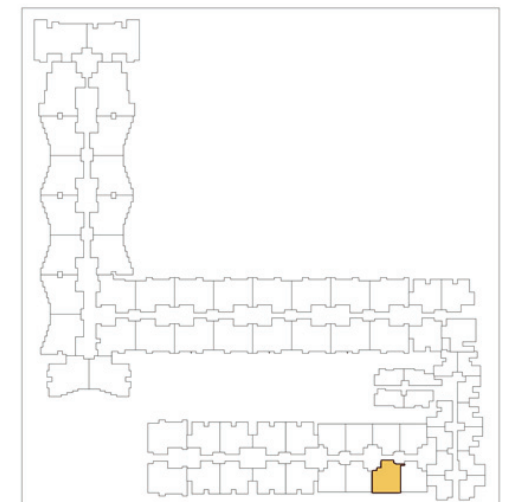
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Type - 2 BHK  
 Unit No. - K 103 - K 403  
 Size - 948 sft.



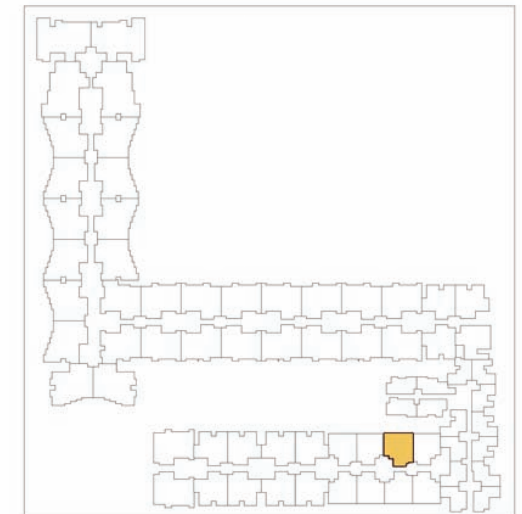
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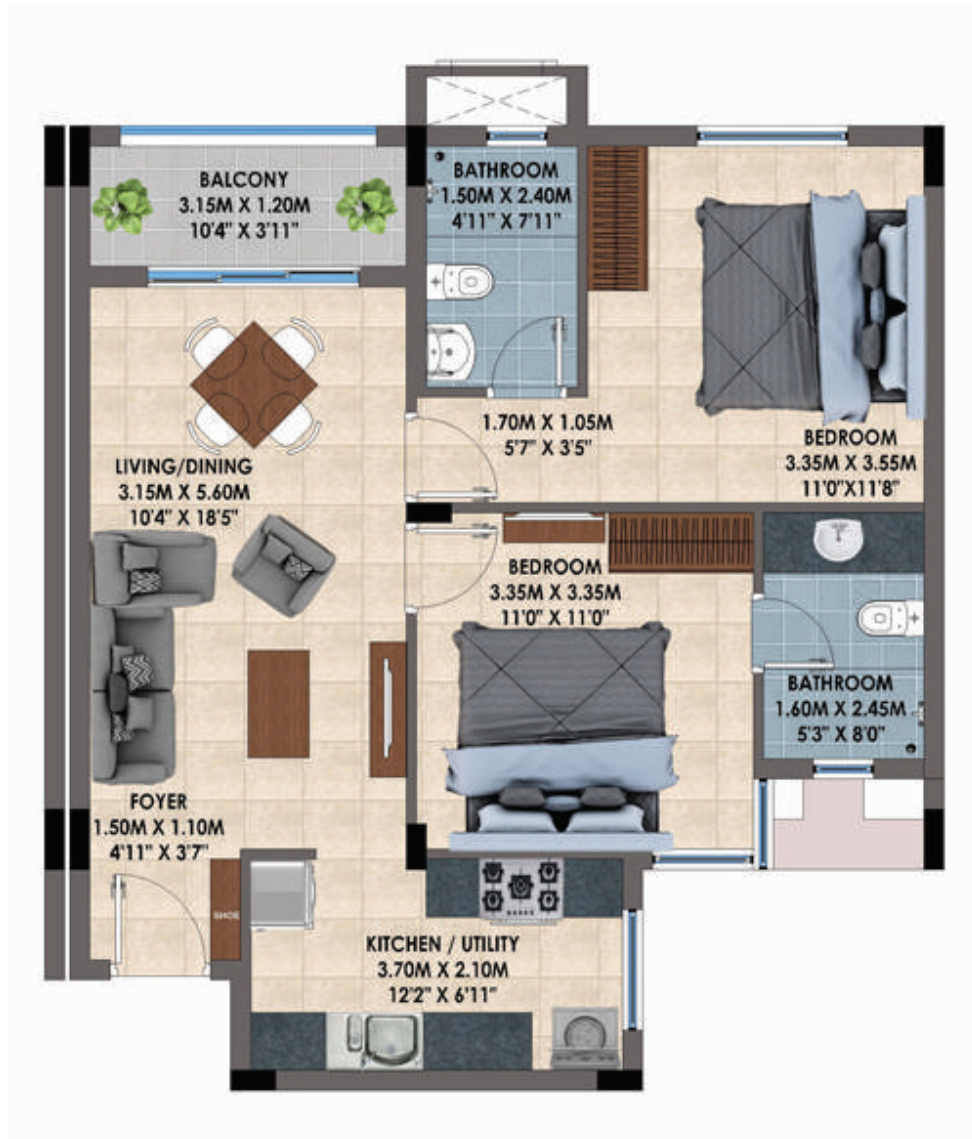
Type - 2 BHK  
 Unit No. - K 104 - K 404  
 Size - 947 sft.



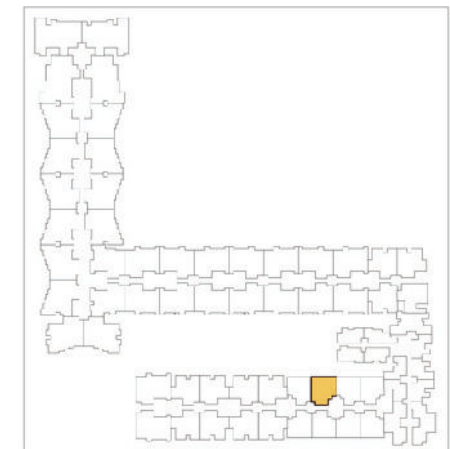
KEY PLAN



Type - 2 BHK  
 Unit No. - L 101 - L 401  
 Size - 951 sft.

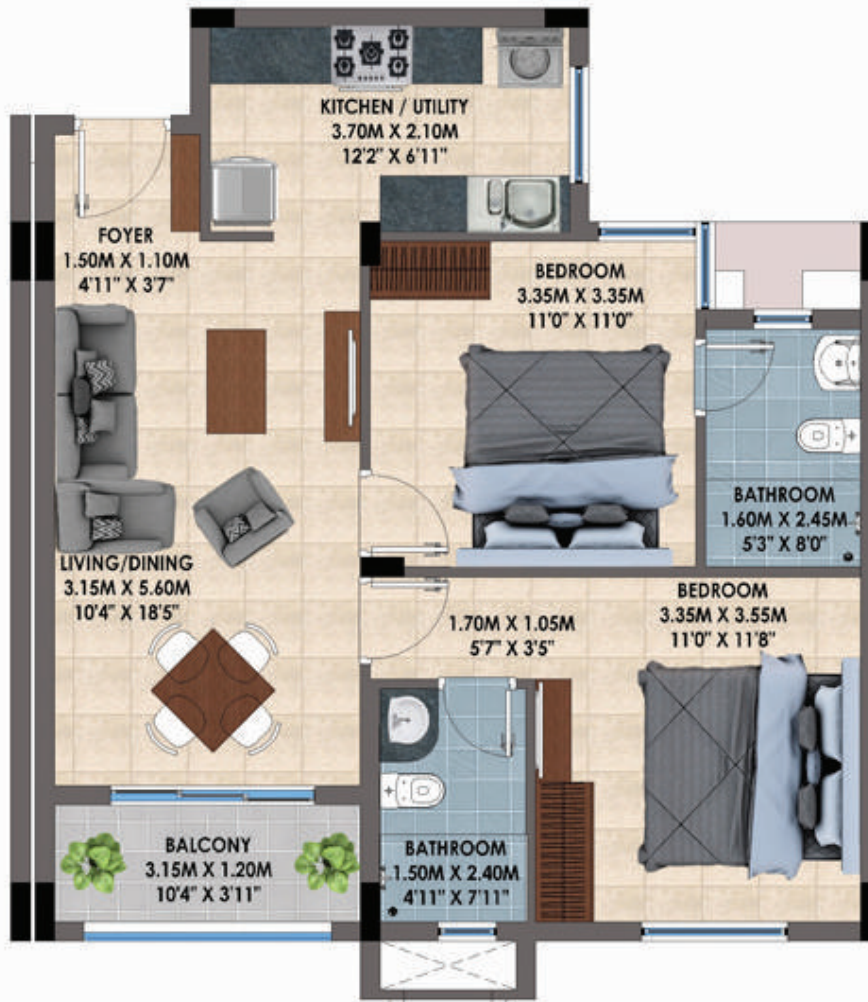


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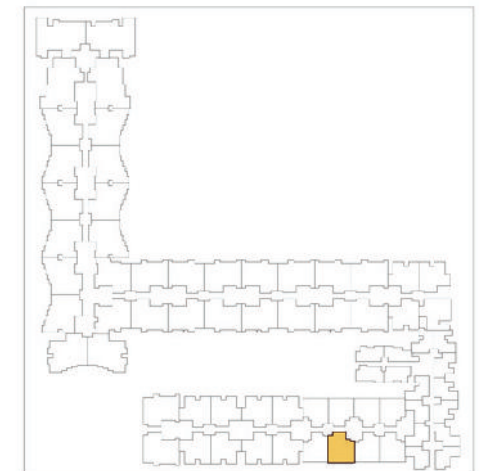




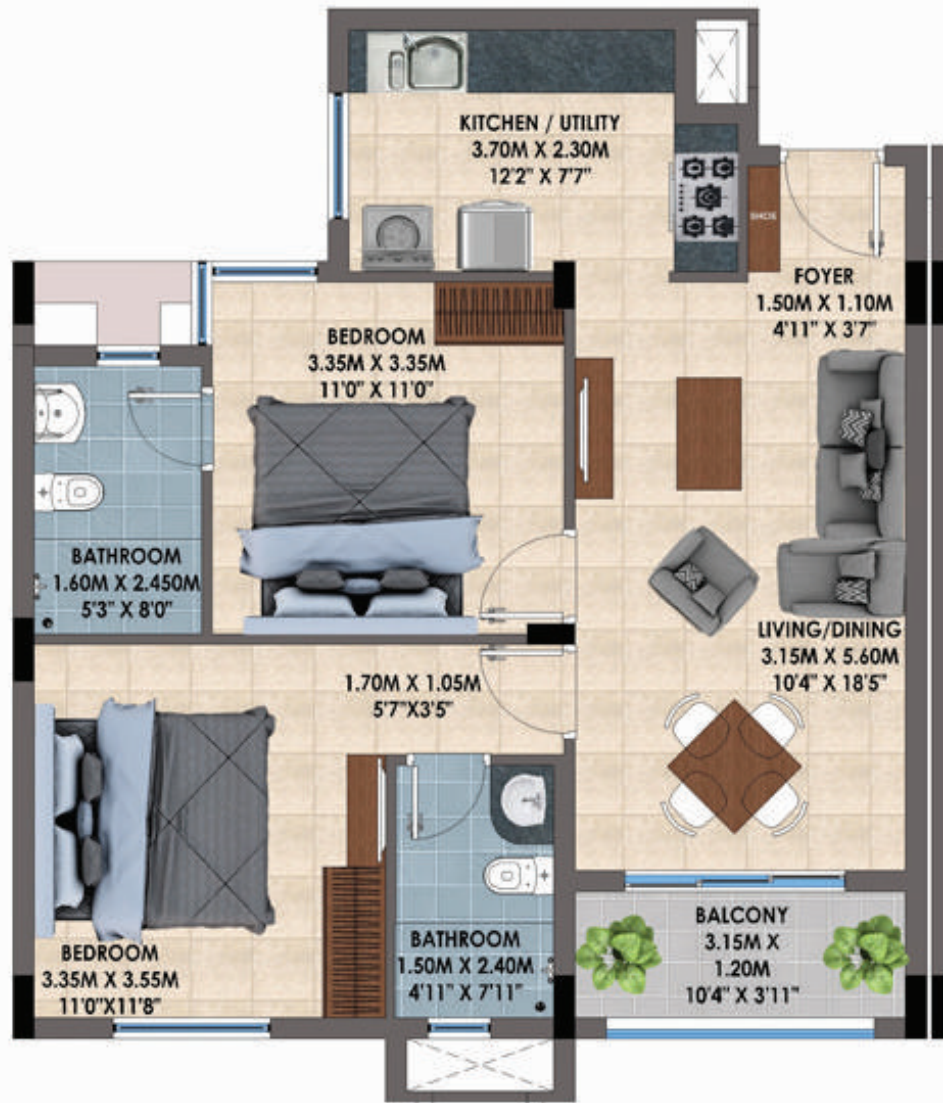
Type - 2 BHK  
 Unit No. - L 102 - L 402  
 Size - 951 sft.



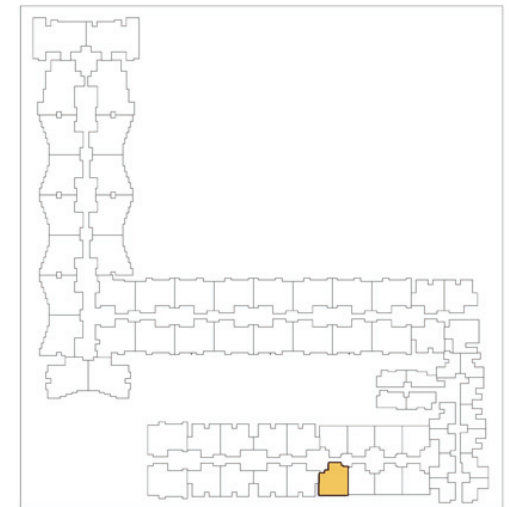
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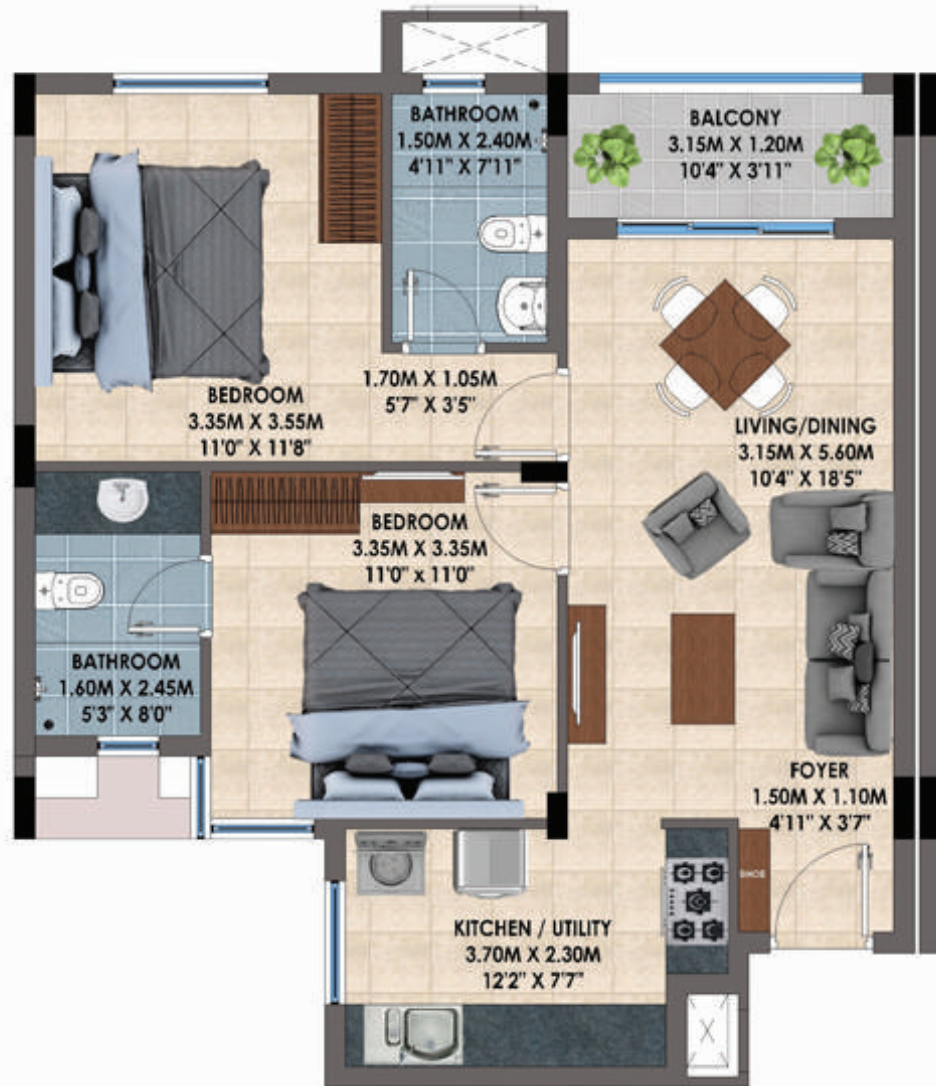
Type - 2 BHK  
 Unit No. - L 103 - L 403  
 Size - 964 sft.



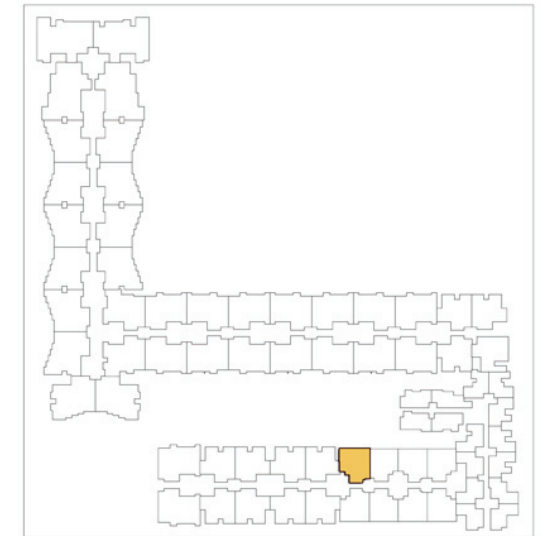
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Type - 2 BHK  
 Unit No. - L104 - L 404  
 Size - 964 sft.



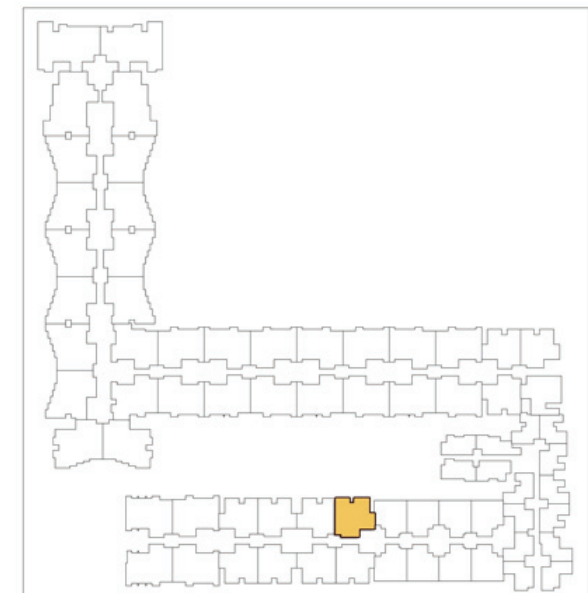
**KEY PLAN**



Type - 2 BHK  
 Unit No. - M 101 - M 401  
 Size - 1118 sft.



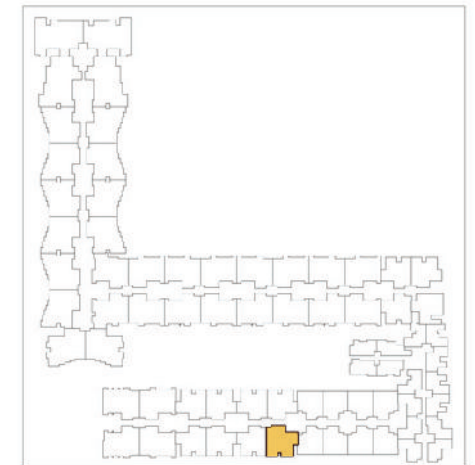
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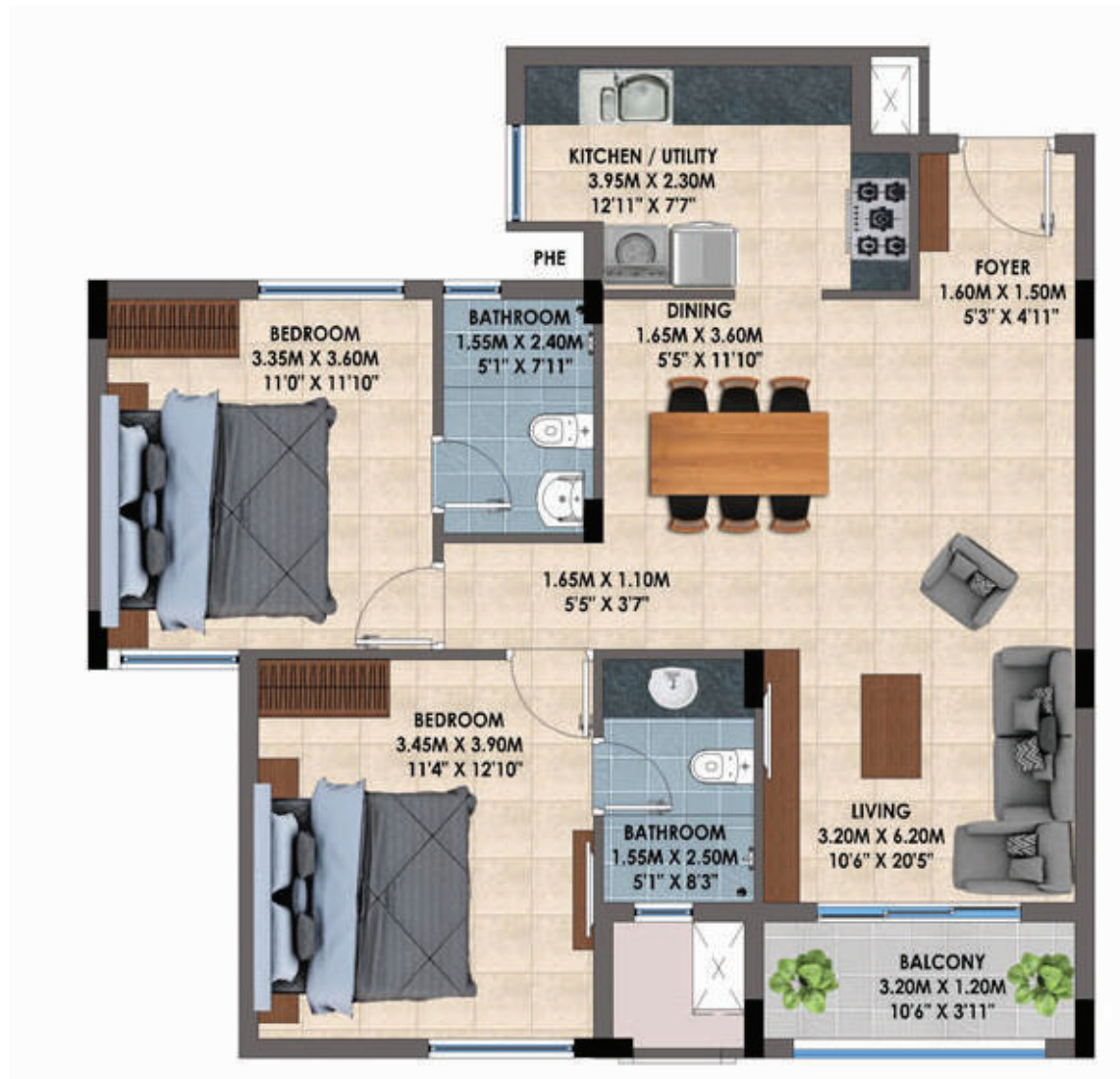
Type - 2 BHK  
Unit No. - M 102 - M 402  
Size - 1119 sft.



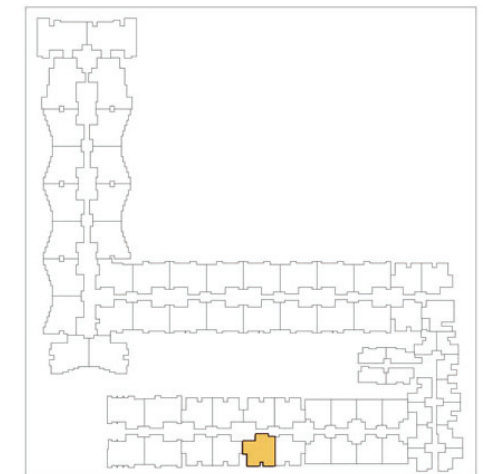
KEY PLAN



Type - 2 BHK  
 Unit No. - M 103 - M 403  
 Size - 1115 sft.



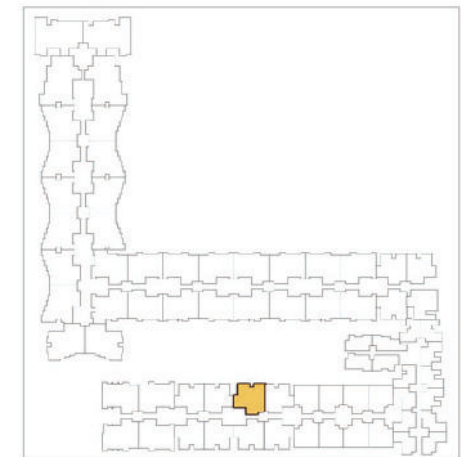
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Type - 2 BHK  
 Unit No. - M 104 - M 404  
 Size - 1115 sft.



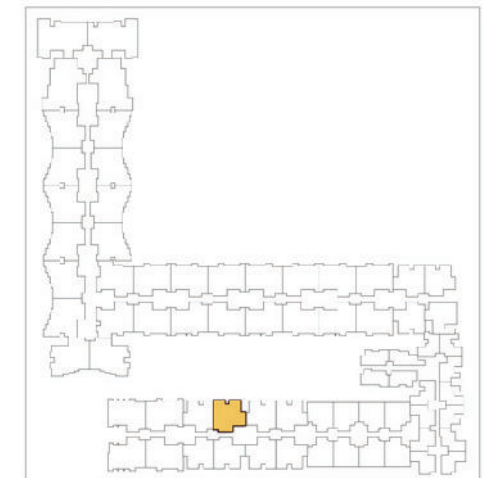
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Type - 2 BHK  
 Unit No. - N 101 - N 401  
 Size - 1115 sft.

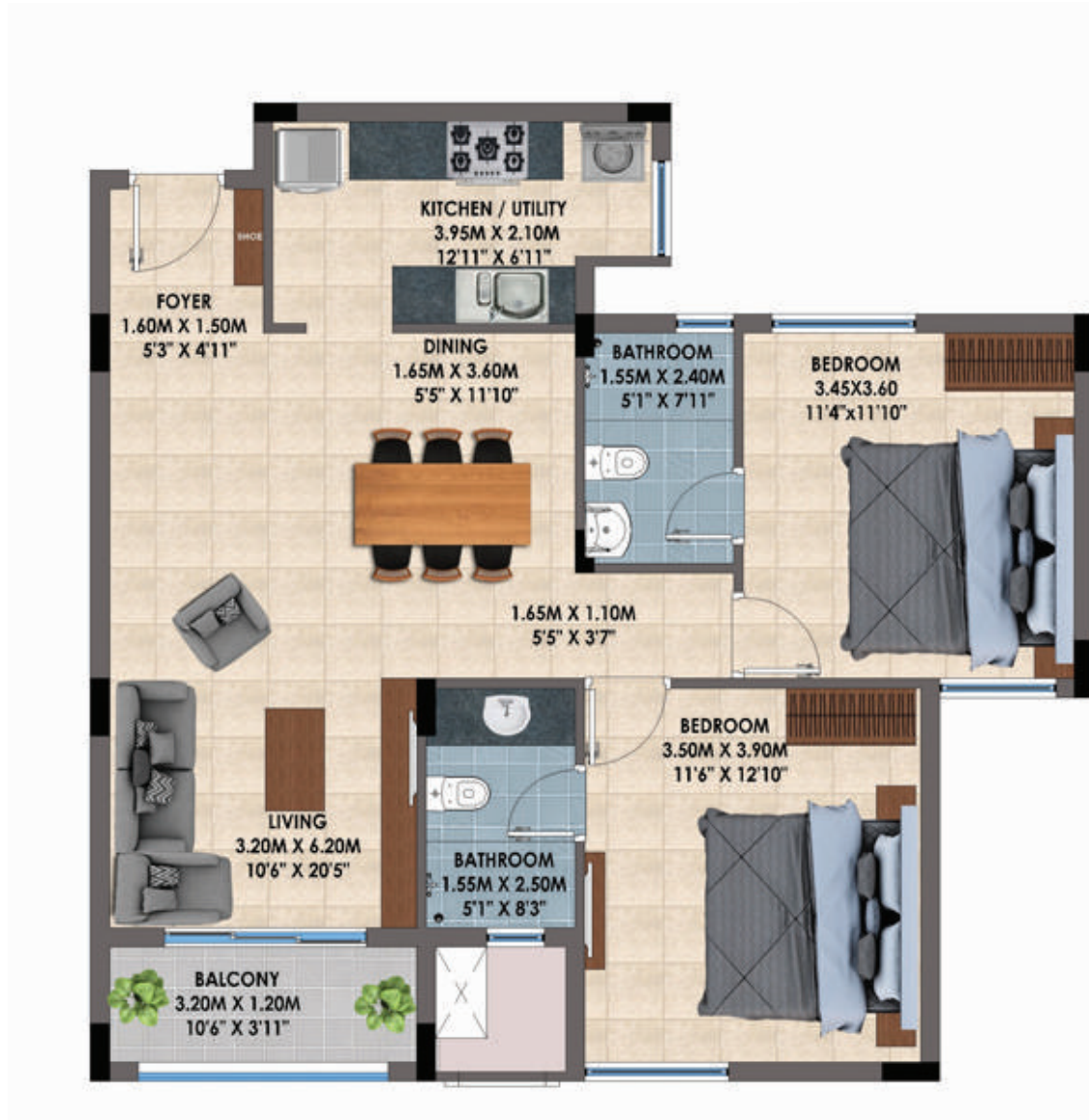


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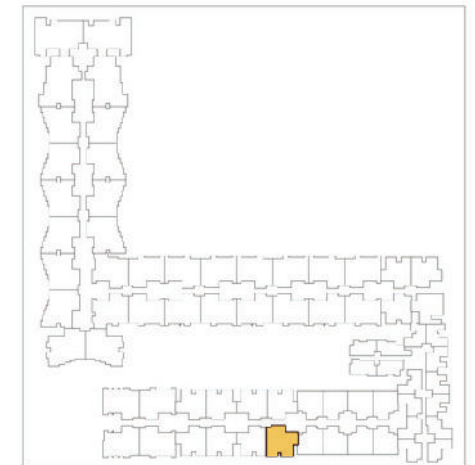




Type - 2 BHK  
Unit No. - N 102 - N 402  
Size - 1115 sft.



KEY PLAN



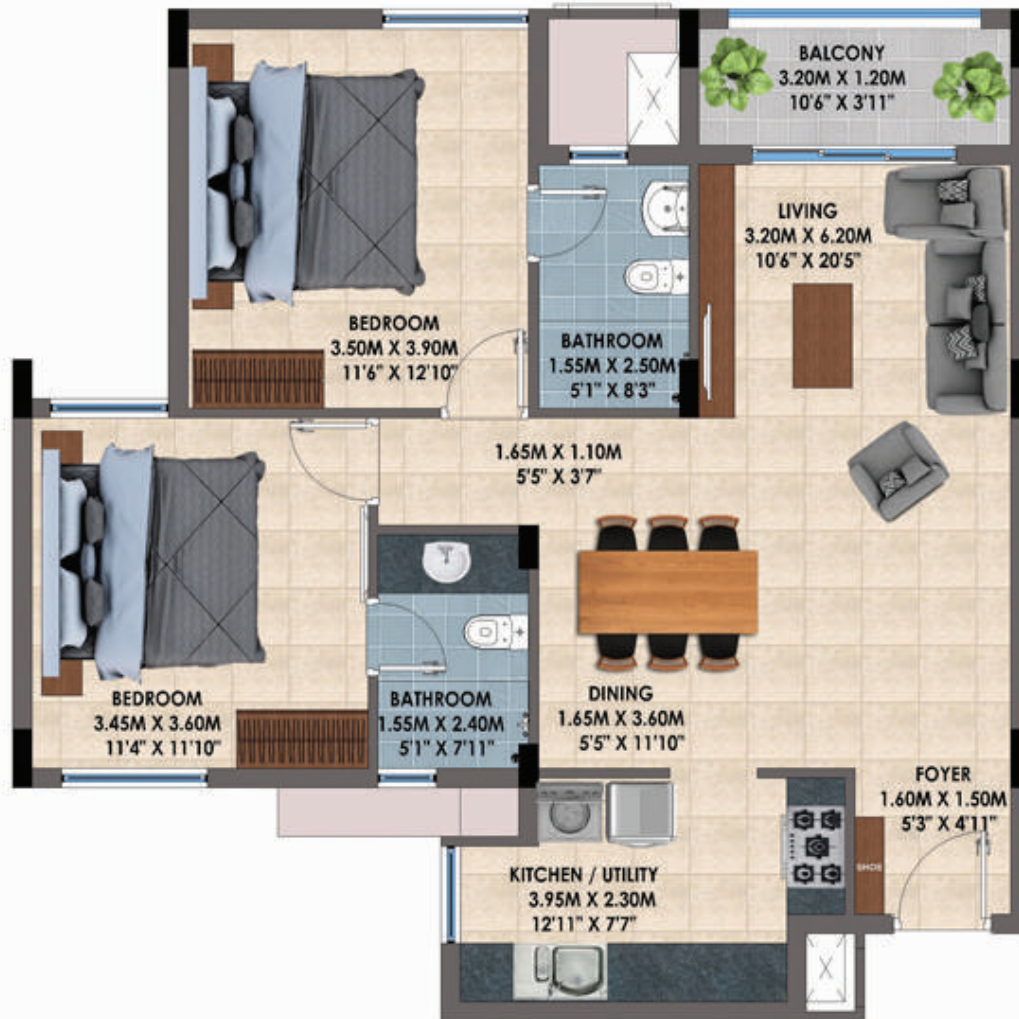
Type - 2 BHK  
Unit No. - N 103 - N 403  
Size - 1122 sft.



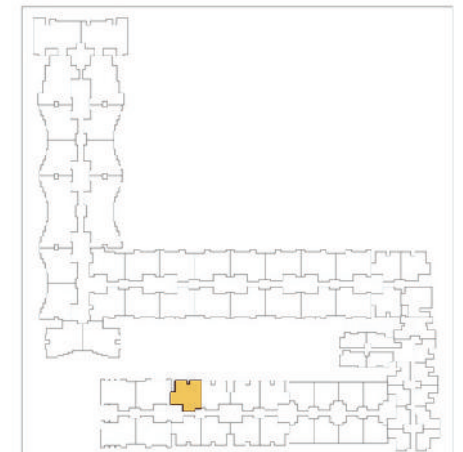
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Type - 2 BHK  
 Unit No. - N 104 - N 404  
 Size - 1122 sft.



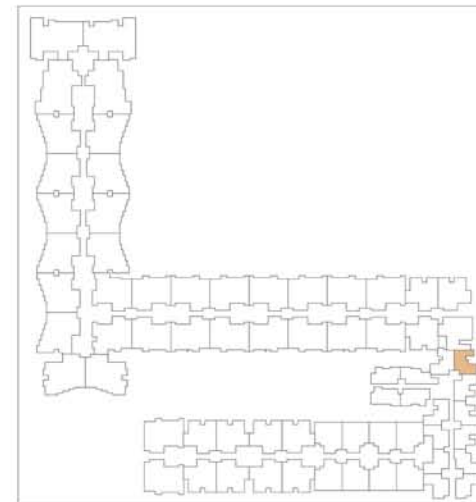
KEY PLAN



Type - Studio (2 BHK)  
Unit No. - J 101, J 201, J 301, J 401  
Size - 565 sft.



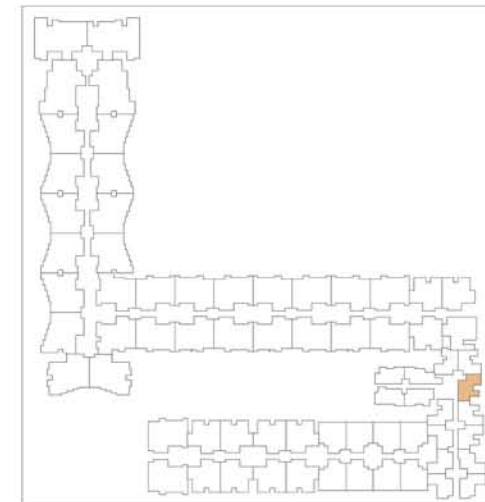
KEY PLAN



Type - Studio (2 BHK)  
Unit No. - J 102, J 202, J 302, J 402  
Size - 590 sft.



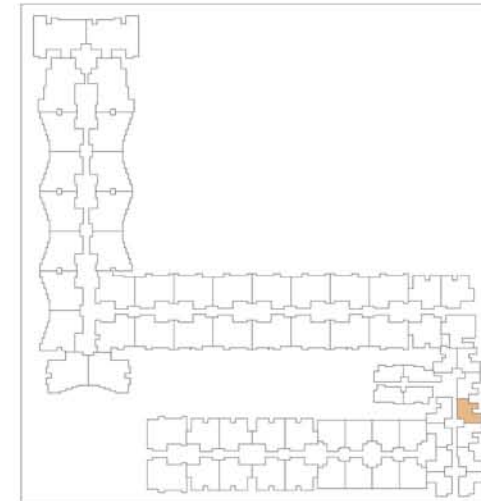
KEY PLAN



Type - Studio (2 BHK)  
Unit No. - J 103, J 203, J 303, J 403  
Size - 589 sft.



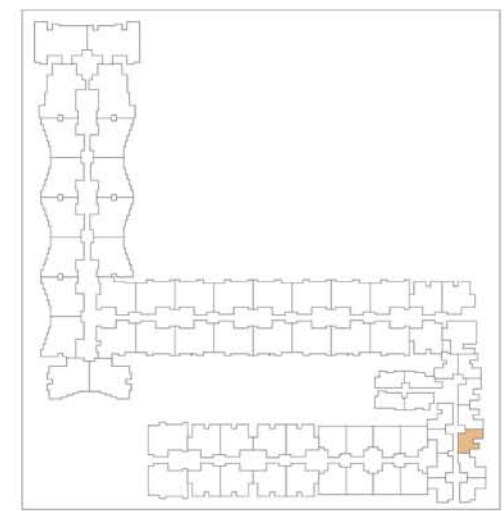
KEY PLAN



- Type - Studio (2 BHK)
- Unit No. - J 104, J 204, J 304, J 404
- Size - 589 sft.



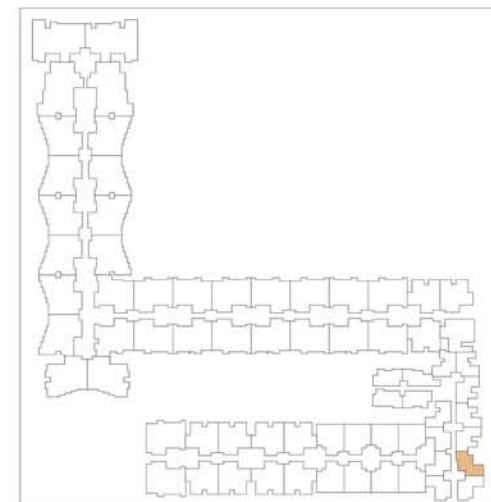
KEY PLAN



Type - Studio (2 BHK)  
Unit No. - J 105, J 205, J 305, J 405  
Size - 577 sft.



KEY PLAN

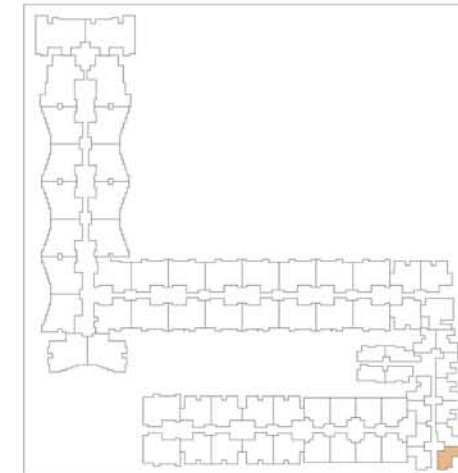




Type - Studio (2 BHK)  
Unit No. - J 106, J 206, J 306, J 406  
Size - 566 sft.



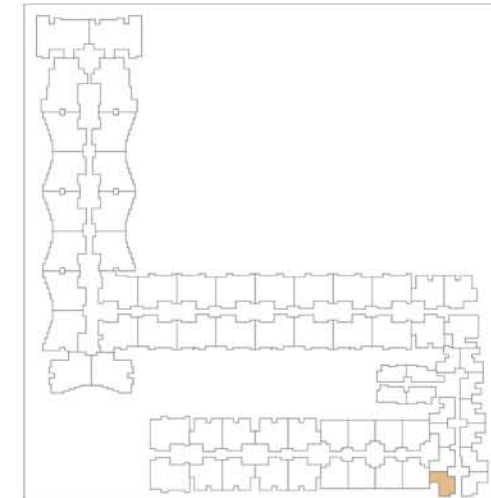
KEY PLAN



Type - Studio (2 BHK)  
Unit No. - J 107, J 207, J 307, J 407  
Size - 573 sft.



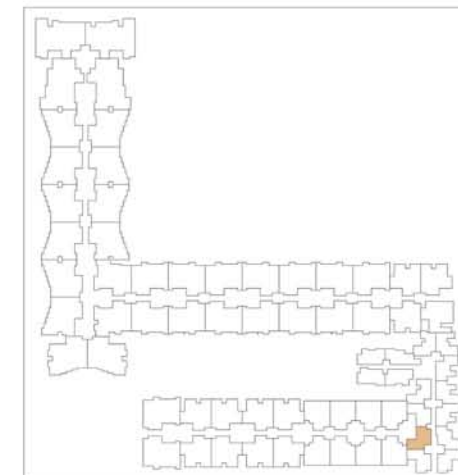
KEY PLAN



Type - Studio (2 BHK)  
Unit No. - J 108, J 208, J 308, J 408  
Size - 572 sft.



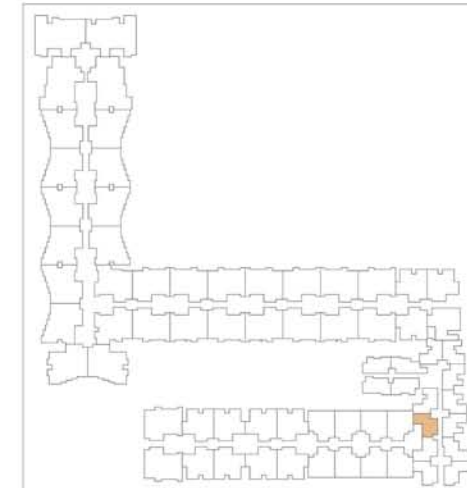
KEY PLAN



Type - Studio (2 BHK)  
Unit No. - J 109, J 209, J 309, J 409  
Size - 565 sft.



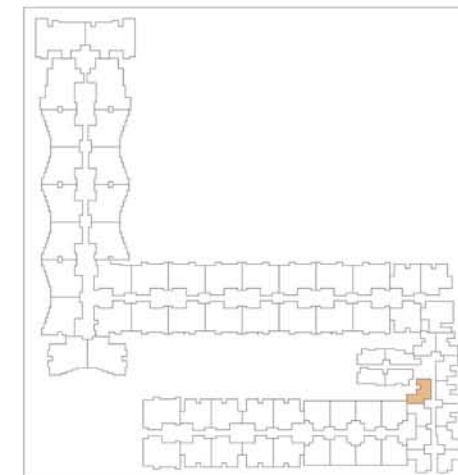
KEY PLAN



Type - Studio (2 BHK)  
Unit No. - J 110, J 210, J 310, J 410  
Size - 578 sft.



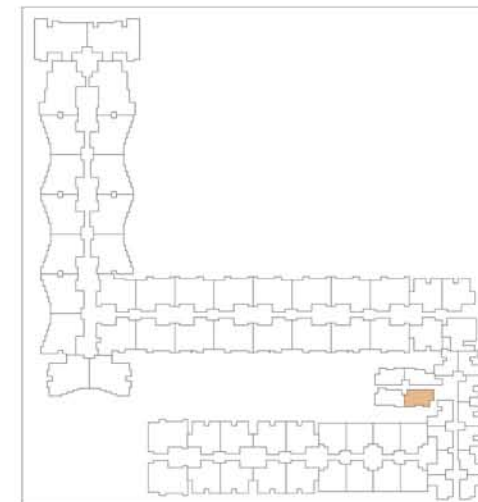
KEY PLAN



Type - Studio (2 BHK)  
Unit No. - J 111, J 211, J 311, J 411  
Size - 568 sft.



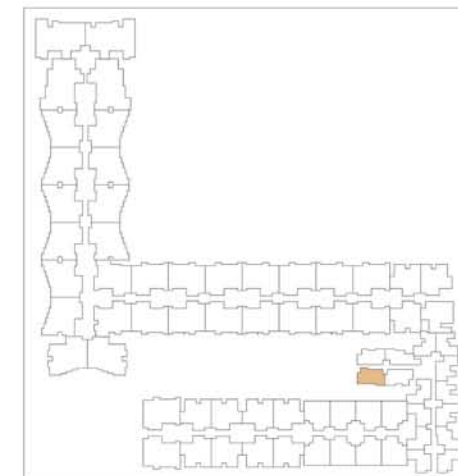
KEY PLAN



Type - Studio (2 BHK)  
Unit No. - J 112, J 212, J 312, J 412  
Size - 589 sft.



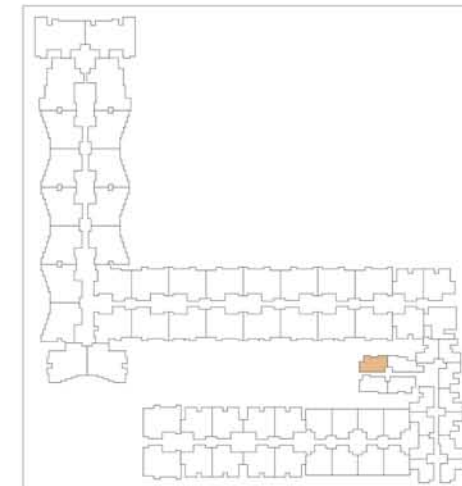
KEY PLAN



Type - Studio (2 BHK)  
Unit No. - J 113, J 213, J 313, J 413  
Size - 573 sft.



KEY PLAN

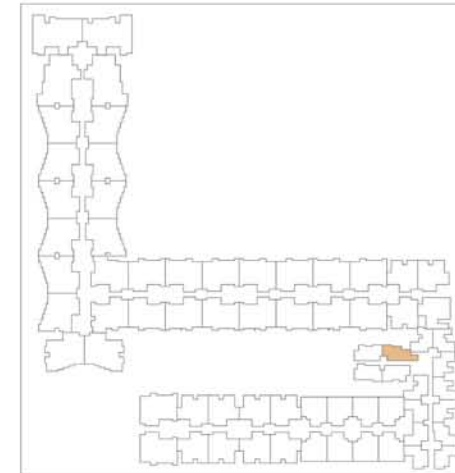




Type - Studio (2 BHK)  
Unit No. - J 114, J 214, J 314, J 414  
Size - 589 sft.



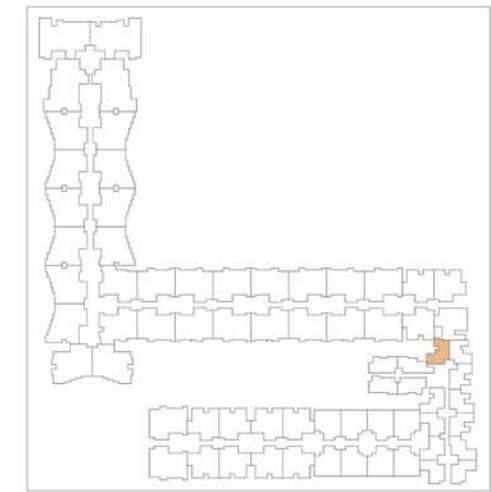
KEY PLAN



- Type - Studio (2 BHK)
- Unit No. - J 115, J 215, J 315, J 415
- Size - 576 sft.

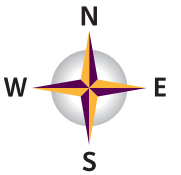


KEY PLAN



# Floor plan - Villas

- Type - Villa
- Unit No. - V 01
- Land Area - 2253 sft. (including UDS)
- Size - 2956 sft.



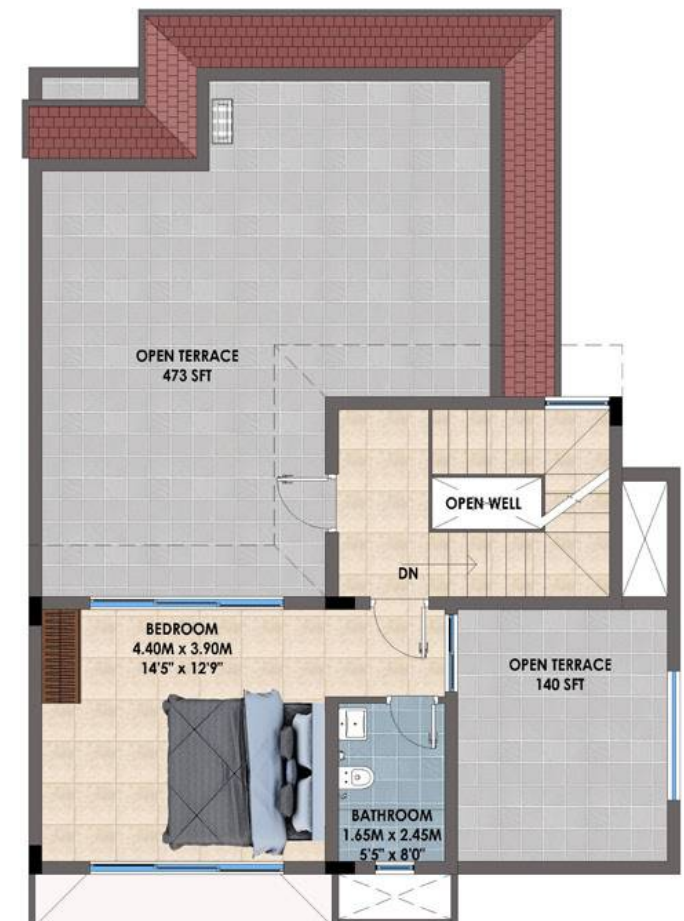
**GROUND FLOOR PLAN**



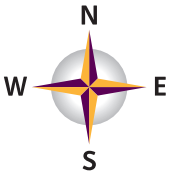
**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



Type - Villa  
 Unit No. - V 02 (2951 sft.)  
 V 03 (2943 sft.)  
 Land area - 2253 sft. (including UDS)



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



Type - Villa  
 Unit No. - V 04  
 Land area - 4644 sft. (including UDS)  
 Size - 3330 sft.



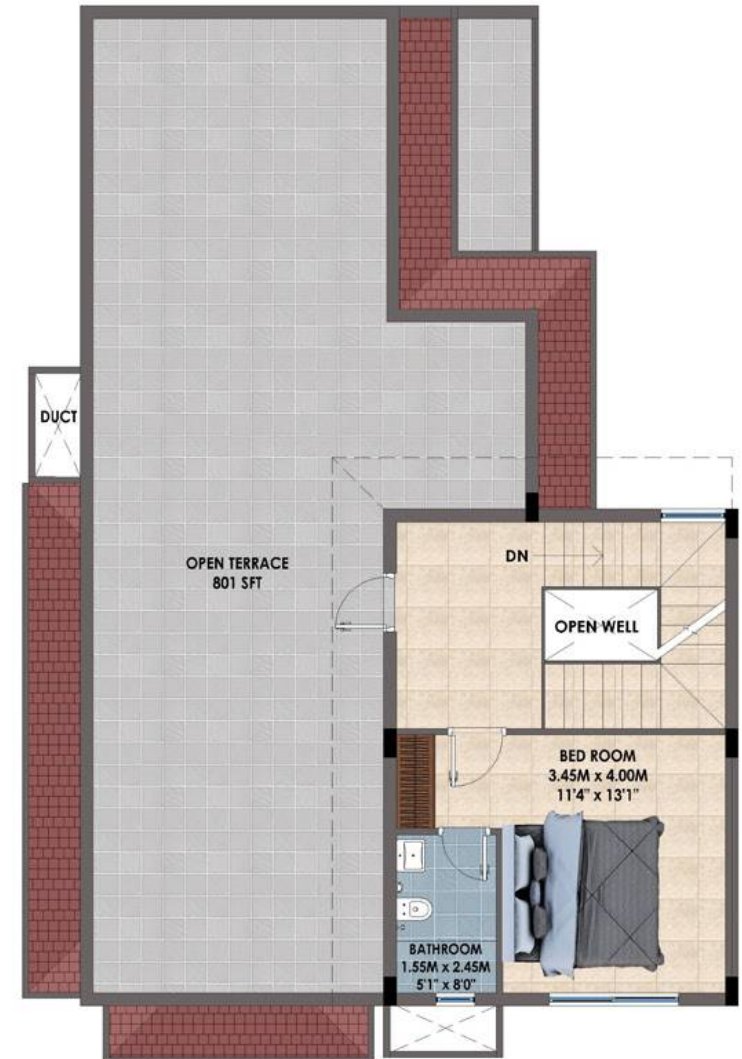
**GROUND FLOOR PLAN**



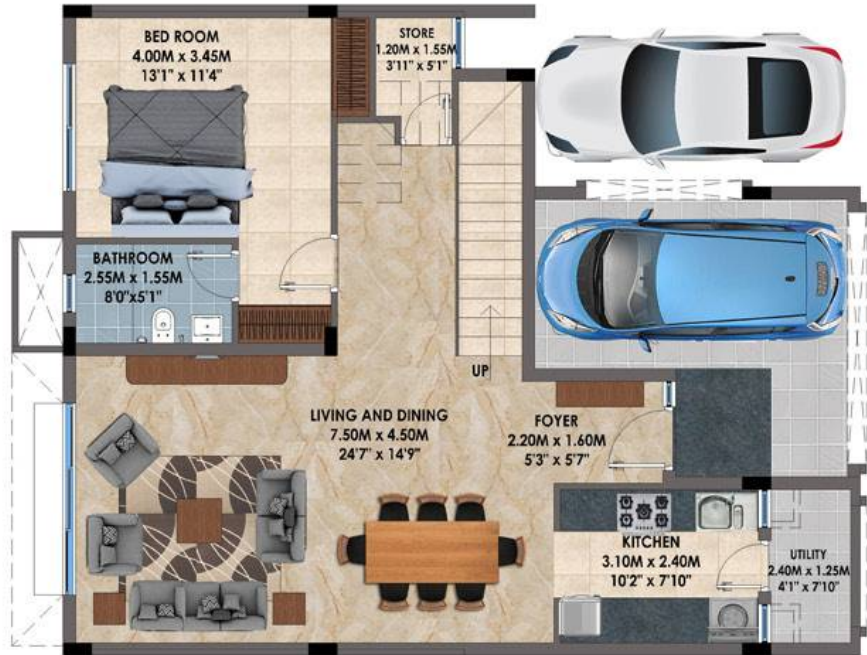
**FIRST FLOOR PLAN**



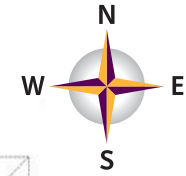
**SECOND FLOOR PLAN**



### GROUND FLOOR PLAN

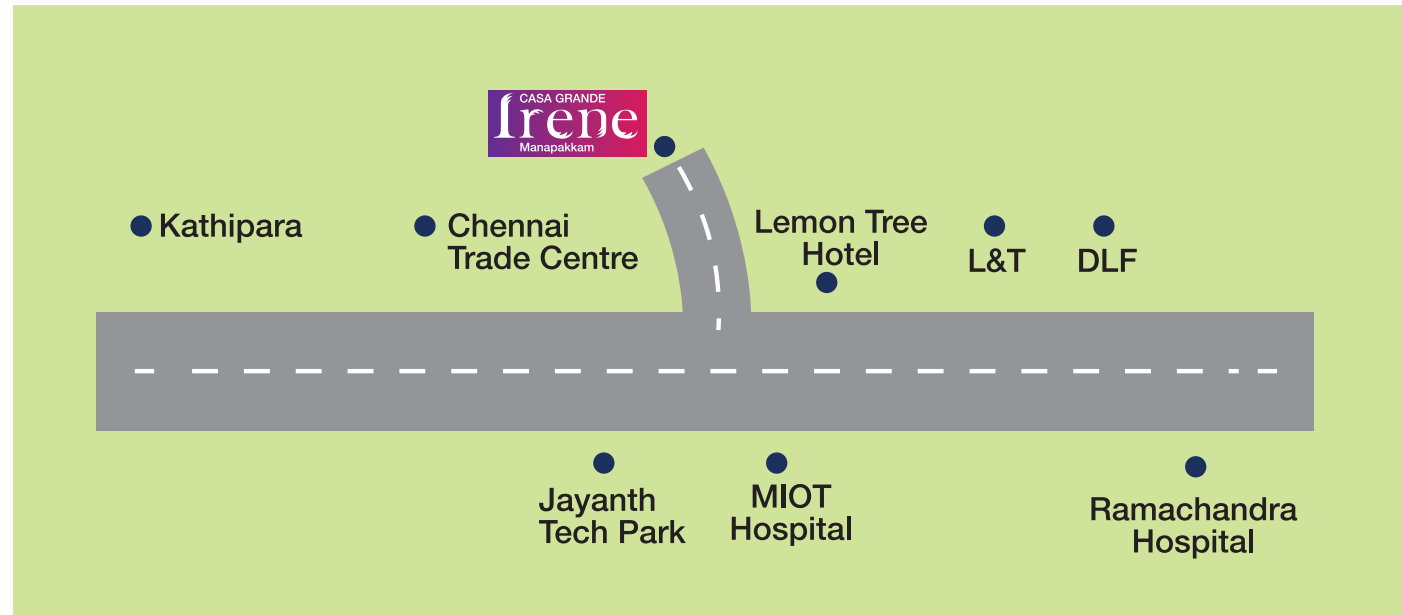


### FIRST FLOOR PLAN



- Type - Villa
- Unit No. - V 05 - V 013
- Land area - 2099 - 2690 sft.
- Size - 2947 - 2966 sft.

# Location Map



Chennai International Airport – 12 Kms

Manapakkam Bus stop – 2 Kms

Alandur Railway Station – 8 Kms

## Hospitals

MIOT International Manapakkam – 2.4 Kms  
Nalam Hospital, Manapakkam – 1.3 Km  
Smile Dental Clinic, Manapakkam – 1.8 Km  
Kedar Hospital, Vinayakupuram, Porur – 2.5 Kms  
MODE, Manapakkam – 2.5 Kms

## Schools

First School, Manapakkam – 1.8 Km  
Little Millennium, Manapakkam – 1.8 Km  
Ravindra Bharathi Global School, Nandambakkam – 2.4 Kms  
Sivanthi Matriculation Higher Secondary School, Ramapuram – 3 Kms  
Assisi Matriculation School, Ramapuram – 3.7 Kms

## Colleges

Easwari Engineering College – 4 Kms  
MIOT Nursing College – 2.3 Kms  
SRM Dental College – 3.8 Kms  
Sri Ramachandra College of Biomedical Sciences, Technology & Research – 5.2 Kms  
Alpha Arts and Science College, Porur – 7.8 Kms

# Specifications – Apartments

## Structure

- RCC framed structure with RCC foundations
- Anti – termite treatment will be provided
- Designed seismic resistant structure Zone III using Fe 500 steel TMT bars
- 200 mm solid concrete block for outer wall and 100 mm for internal partition wall
- Slab to slab height will be maintained at 3.0M

## Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen, bathrooms & lobby will be finished with 1 coat of primer, 2 coats of putty & emulsion paint
- Ceiling will be finished with 2 coats of putty and emulsion paint
- Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion paint
- Bathroom walls will be finished with double glazed ceramic tiles up to 2.0M height
- Utility walls will be finished with double glazed ceramic tiles up to 1.2 m height wherever applicable

## Flooring

- Living, dining, kitchen & bedrooms will have 600 X 600 mm imported vitrified tiles
- Bathrooms, balcony and utility will have anti-skid ceramic tiles
- Terrace will be laid with clay tiles

## Kitchen

- Platform will be done with granite slab 600 mm wide at a height of 800 mm from the floor level and will be provided with stainless steel sink with drain board (Nirali or equivalent)
- Provision for chimney and water purifier will be provided
- CP fittings will be Hindware/Roca/Jaquar or equivalent

## Bathrooms

- Polished granite slab with counter top basin of Hindware/Roca/Jaquar or equivalent in master bathroom
- Wall mounted wash basin of Hindware/Roca/Jaquar or equivalent in all remaining bathrooms
- Floor mounted WC with cistern and health faucet of Hindware/Roca/Jaquar or equivalent in all bathrooms
- All CP and sanitary fittings will be Hindware/Roca/Jaquar or equivalent
- Concealed water mixer of Hindware/Roca/Jaquar or equivalent with shower for hot and cold water
- Provision for exhaust and geyser will be provided in all bathrooms

## Entrance Door

- Teak wood frame with double side veneer finish skin doors of 7 feet height having Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper etc.

## Bedroom Doors

- First quality solid wood frame with design moulded skin door of 7 feet height will have Godrej or equivalent locks, thumb turn with key, door stopper etc.

## Bathroom doors

- First quality solid wood frame with design moulded skin doors of 7 feet height will have thumb turn with key etc.

## Windows

- Windows will be UPVC sliding with see-through plain glass and MS grills on inner side wherever applicable
- French door will be provided with UPVC frame and toughened glass without grills
- Ventilators will have UPVC frame with suitable louvered glass panes

## Balcony and common staircase railings

- MS hand-railing in all balconies' as per Architect's design

## Electrical Fittings

- Finolex or equivalent cables and wiring
- Switches and sockets will be Anchor Roma/Schneider or equivalent
- Split air conditioner points will be provided for all the bedrooms and provision will be given for living room
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone, TV (DTH) and data points will be provided in master bedroom and living room
- USB charging port as a part of switchboard in master bedroom and living area
- Master electrical control switch near to main entrance to control all major electrical points

## Others

- Rain water harvesting
- Pneumatic water supply system
- STP
- Generator backup of 1KW for 4BHK, 750W for 3BHK and 500W for 2BHK and EWS

## External Features

- 6 passenger automatic lifts will be provided
- Power supply: 3 - Phase power supply will be provided for all apartments
- Suitable landscaping at all sides of the project
- Driveway will be interlocking paver blocks





# Specifications – Villas

## Structure

- RCC framed structure with RCC foundations
- Anti – termite treatment will be provided
- Designed seismic resistant structure zone III using Fe 500 steel TMT bars
- 200 mm solid concrete block for outer wall and 100 mm for internal partition wall
- Slab to slab height will be maintained at 3.5M for ground floor and 3.0M for remaining floors

## Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen, bathrooms & lobby will be finished with 1 coat of primer, 2 coats of putty & emulsion paint
- Ceiling will be finished with 2 coats of putty and emulsion paint
- Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion paint
- Bathrooms will be finished with double glazed ceramic tiles up to ceiling height

## Flooring

- Living and dining will have Italian marble
- Kitchen and other bedrooms will have 600 X 600 mm imported vitrified tiles
- Master bedroom will have parquet wood flooring
- Bathrooms, balcony and utility will have anti-skid ceramic tiles
- Car Parking will be laid with Kota / Shahabad / Eurocon tiles
- Verandah and Staircase will be laid with Granite flooring
- Terrace will be laid with clay tiles

## Kitchen

- Provision for chimney and water purifier will be provided
- CP fittings will be Kohler/American standard or equivalent
- Kitchen will be left open with plumbing and electrical points

## Bathrooms

- Polished granite slab with counter top basin of Kohler/American-standard or equivalent in the master bathroom
- Wall mounted wash basin of Kohler/American-standard or equivalent in all the remaining bathrooms
- Floor mounted WC with cistern and health faucet of Kohler/American-standard or equivalent in all bathrooms
- All CP and sanitary fittings will be Kohler/American-standard or equivalent
- Concealed water mixer of Kohler/ American-standard or equivalent with shower for hot and cold water
- Provision for exhaust and geyser will be provided in all bathrooms
- Shower partitions in two bathrooms

## Entrance Door

- Teak wood frame with double sided veneer finish door of 8 feet height having Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper etc.

## Bedroom Doors

- Designer moulded skin door of 8 feet height will have Godrej or equivalent locks, thumb turn with key, door stopper etc.

## Bathroom doors

- First quality solid wood frame with skin moulded door of 8 feet height will have thumb turn with key

## Windows

- Windows will be high end powder coated Aluminium/UPVC sliding with see-through plain glass and MS grills on inner side wherever applicable
- French door will be provided with high end powder coated Aluminium/UPVC frame and toughened glass without grills
- Ventilators will have powder coated Aluminium/UPVC frame with suitable louvered glass panes

## Balcony and staircase railings

- MS hand-railings in balconies and staircase as per Architect's design

## Electrical Fittings

- Finolex or equivalent cables and wiring
- Switches and sockets will be Anchor-Roma/Schneider or equivalent
- Split air conditioner points will be provided for all the bedrooms, family and living rooms
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone, TV (DTH) and data points will be provided in master bedroom and living room
- USB charging port as a part of switchboard in master bedroom and living area
- Master electrical control switch near to main entrance to control all major electrical points

## Others

- Rain water harvesting
- Pneumatic water supply system
- STP
- Inverter provision will be given for all lights and fan points

## External Features

- Power supply: 3 - Phase power supply will be provided for all villas
- Suitable landscaping at all sides of the project



# AWARDS



Vishwakarma award for Casa Grande Aldea Best Archived Project - 2016



Best Realty Brand 2015, Economic Times



Casa Grande Arena, Most Admired Project in Southern Region 2014, Worldwide Achievers



Excellence in Customer Engagement 2014, CEF



Real Estate Developer of the Year 2013, Brand Academy



Top 50 Brands in Chennai 2013, Paul Writer Magazine



Creative Real Estate Company 2013, Paul Writer Magazine



Marketer of the Year 2013, Realty Plus Magazine





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Ph: +971565302759

[www.casagrande.in](http://www.casagrande.in)

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