CASA GRANDE

ARISTO

ALANDUR

CASA GRANDE

PRIVATE LIMITED

'Building Aspirations'


12
Years
of Building
Aspirations

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 twelve years we have developed over 3 million sft of prime residential real estate across Chennai, Bangalore 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.



Introducing

CASA GRANDE ARISTO ALANDUR

Enter the tranquil realm of aristocracy as you exit the buzzing corridors of the GST Road. Casa Grande Aristo is a gated community for the discerning, at Alandur in the heart of Chennai. Cradled by the luxuries of high life, Casa Grande Aristo is a natural choice for those with refined tastes.

What's at Aristo?

• Stilt + 4 design structure • Community living with 320 posh apartments on 5.34 acres • Spacious homes with the choicest of amenities and features

TYPE	SIZE
2 BHK (Compact)	576 - 588
2 BHK (Regular)	1143 - 1228
3 BHK	1403 - 1700
4 BHK	2568

CASA GRANDE
ARISTO
ALANDUR









Amenities

- Gym
- Swimming pool & Toddler's pool
- Multipurpose hall
- Indoor games room
- Kids indoor games room
- Spa, Sauna & Jacuzzi
- AV room / Video games room (8 seater)
- Jogging and walking track
- Outdoor kids play area
- Landscaped gardens
- Association room
- Wi-Fi in clubhouse
- CCTV
- Sandpit
- Barbeque facility



Payment Pattern

10% - 10 days from the booking
40% - 40 days from the booking
10% - Foundation stage
5% - First slab
5% - Second slab
5% - Third slab
5% - Fourth slab
15% - Brick work & plastering
5% - Hand-over

Site Plan


OSR
NOBLE STREET
BLOCK-A
BLOCK-F
BLOCK-E
BLOCK-G
BLOCK-B
Club house
Swimming pool
Club house
BLOCK-D
BLOCK-C
BLOCK-H


N
W
E
S

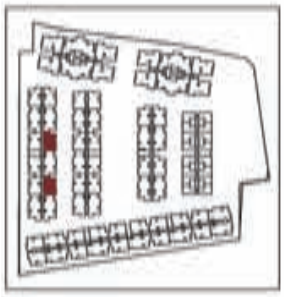
Stilt Plan


OSR
CHILDREN'S
PLAY AREA
JOGGING TRACK
NOBLE STREET
40' WIDE PRIVATE ROAD
N
W
E
S

Unit No. : C102, C202, C302, C402
C112, C212, C312, C412
Type : 2BHK
Size : 1223 Sft.



KEY PLAN





Unit No. : C105, C205, C305, C405
Type : 2BHK
Size : 1223 Sft.



KEY PLAN





Unit No. : C106, C206, C306, C406
Type : 2BHK
Size : 1232 Sft.



KEY PLAN

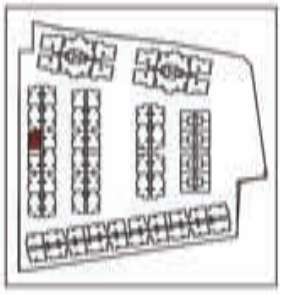




Unit No. : C107, C207, C307, C407
Type : 2BHK
Size : 1232 Sft.



KEY PLAN





Unit No. : C109, C209, C309, C409
E204, E304, E404
E106, E206, E306, E406
Type : 2BHK
Size : 1228 Sft.



KEY PLAN

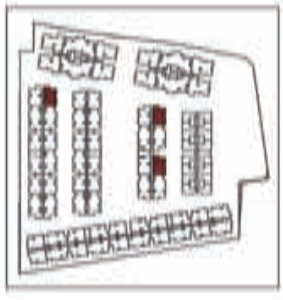




Unit No. : C110, C210, C310, C410
E101, E201, E301, E401
E107, E207, E307, E407
Type : 2BHK
Size : 1228 Sft.



KEY PLAN





Unit No. : D101, D201, D301, D401
Type : 2BHK
Size : 1167 Sft.



KEY PLAN





Unit No. : D102, D202, D302, D402
Type : 2BHK
Size : 1158 Sft.



KEY PLAN





Unit No. : D105, D205, D305, D405
D107, D207, D307, D407
Type : 2BHK
Size : 1158 Sft.



KEY PLAN

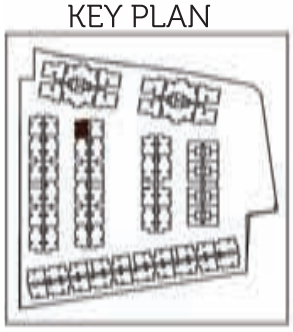




Unit No. : D109, D209, D309, D409
Type : 2BHK
Size : 1143 Sft.



KEY PLAN

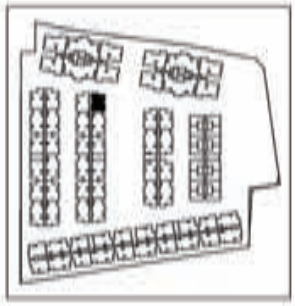




Unit No. : D110, D210, D310, D410
Type : 2BHK
Size : 1143 Sft.



KEY PLAN





Unit No. : D112, D212, D312, D412
Type : 2BHK
Size : 1167 Sft.



KEY PLAN





Unit No. : E103
Type : 2BHK
Size : 1228 Sft.



KEY PLAN

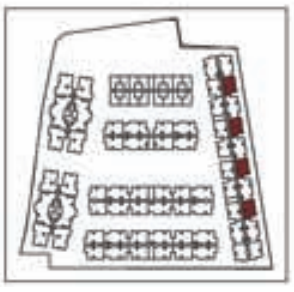




Unit No. : G102, G202, G302, G402
G104, G204, G304, G404
H101, H201, H301, H401
H103, H203, H303, H403
Type : 2BHK
Size : 1158 Sft.



KEY PLAN

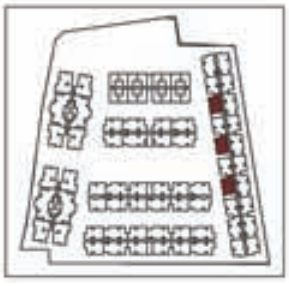




Unit No. : G106, G206, G306, G406
G108, G208, G308, G408
H109, H209, H309, H409
Type : 2BHK
Size : 1167 Sft.



KEY PLAN

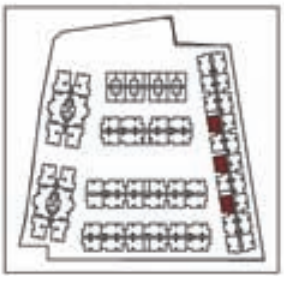




Unit No. : G107, G207, G307, G407
H108, H208, H308, H408
H110, H210, H310, H410
Type : 2BHK
Size : 1167 Sft.



KEY PLAN

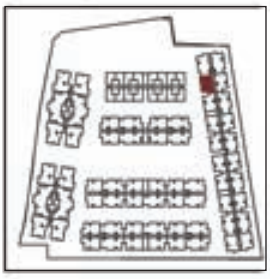




Unit No. : G109, G209, G309, G409
Type : 2BHK
Size : 1158 Sft.



KEY PLAN

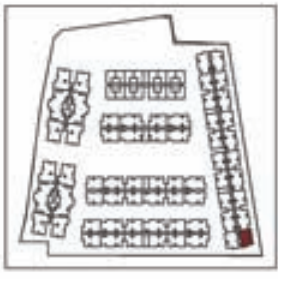




Unit No. : H105, H205, H305, H405
Type : 2BHK
Size : 1143 Sft.



KEY PLAN

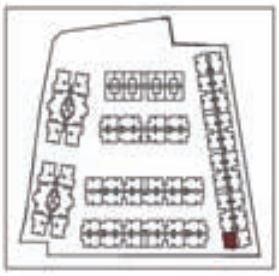




Unit No. : H106, H206, H306, H406
Type : 2BHK
Size : 1143 Sft.



KEY PLAN

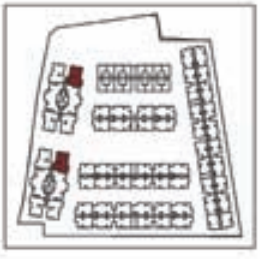




Unit No. : A101, A201, A301, A401
B101, B201, B301, B401
Type : 3BHK
Size : 1700 Sft.



KEY PLAN

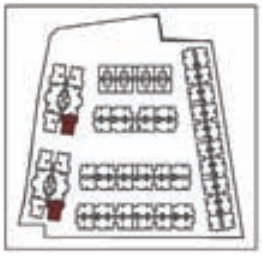




Unit No. : A103, A203, A303, A403
B103, B203, B303, B403
Type : 3BHK
Size : 1700 Sft.



KEY PLAN

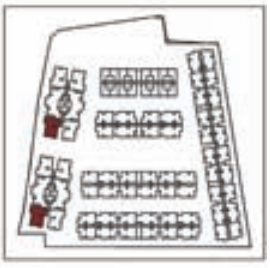




Unit No. : A104, A204, A304, A404
B104, B204, B304, B404
Type : 3BHK
Size : 1700 Sft.



KEY PLAN

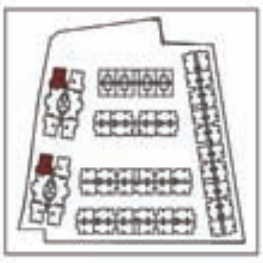




Unit No. : A106, A206, A306, A406
B106, B206, B306, B406
Type : 3BHK
Size : 1700 Sft.



KEY PLAN





Unit No. : C101, C201, C301, C401
Type : 3BHK
Size : 1532 Sft.



KEY PLAN

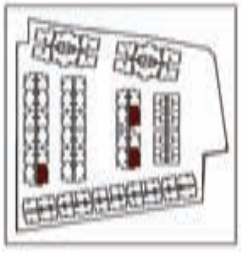




Unit No. : C103, C203, C303, C403
E102, E202, E302, E402
E108, E208, E308, E408
Type : 3BHK
Size : 1511 Sft.



KEY PLAN

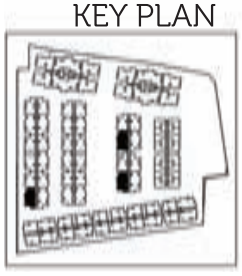




Unit No. : C104, C204, C304, C404
E203, E303, E403
E105, E205, E305, E405
Type : 3BHK
Size : 1511 Sft.



KEY PLAN





Unit No. : C108, C208, C308, C408
Type : 3BHK
Size : 1505 Sft.



KEY PLAN

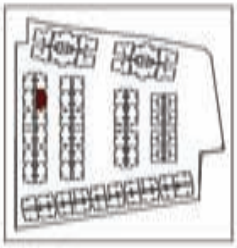




Unit No. : C111, C211, C311, C411
Type : 3BHK
Size : 1505 Sft.



KEY PLAN





Unit No. : D103, D203, D303, D403
Type : 3BHK
Size : 1403 Sft.



KEY PLAN

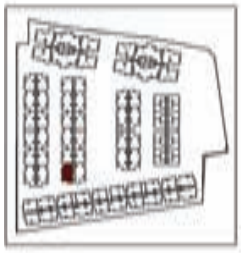




Unit No. : D104, D204, D304, D404
Type : 3BHK
Size : 1403 Sft.



KEY PLAN

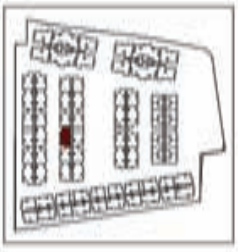




Unit No. : D106, D206, D306, D406
Type : 3BHK
Size : 1468 Sft.



KEY PLAN

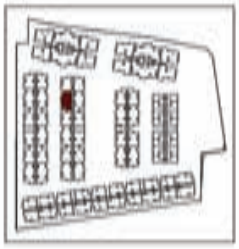




Unit No. : D108, D208, D308, D408
Type : 3BHK
Size : 1418 Sft.



KEY PLAN

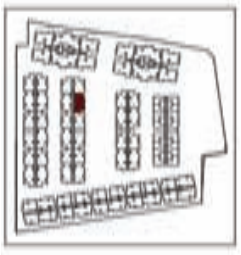




Unit No. : D111, D211, D311, D411
Type : 3BHK
Size : 1418 Sft.



KEY PLAN





Unit No. : E104
Type : 3BHK
Size : 1511 sq . ft.



KEY PLAN

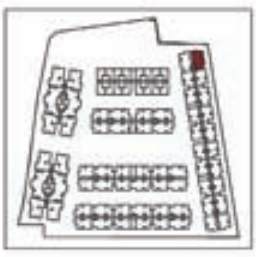




Unit No. : G101, G201, G301, G401
Type : 3BHK
Size : 1403 Sft.



KEY PLAN

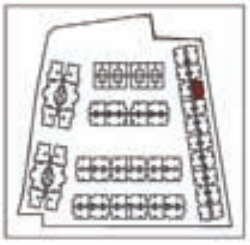




Unit No. : G103, G203, G303, G403
Type : 3BHK
Size : 1435 Sft.



KEY PLAN





Unit No. : G105, G205, G305, G405
H104, H204, H304, H404
Type : 3BHK
Size : 1418 Sft.



KEY PLAN

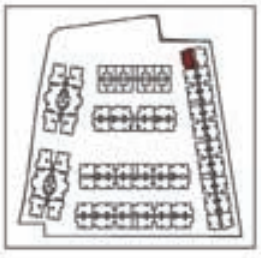




Unit No. : G110, G210, G310, G410
Type : 3BHK
Size : 1403 Sft.



KEY PLAN





Unit No. : H102, H202, H302, H402
Type : 3BHK
Size : 1440 Sft.



KEY PLAN

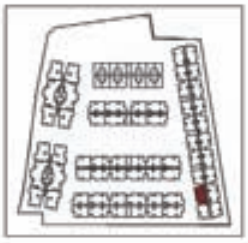




Unit No. : H107, H207, H307, H407
Type : 3BHK
Size : 1416 Sft.



KEY PLAN





Unit No. : A102, A202, A302, A402
B102, B202, B 302, B402
Type : 4BHK
Size : 2568 Sft.



KEY PLAN

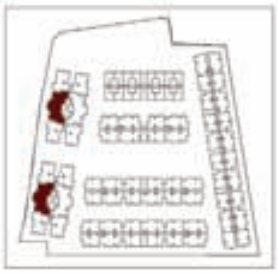




Unit No. : A105, A205, A305, A405
B105, B205, B 305, B405
Type : 4BHK
Size : 2568 Sft.

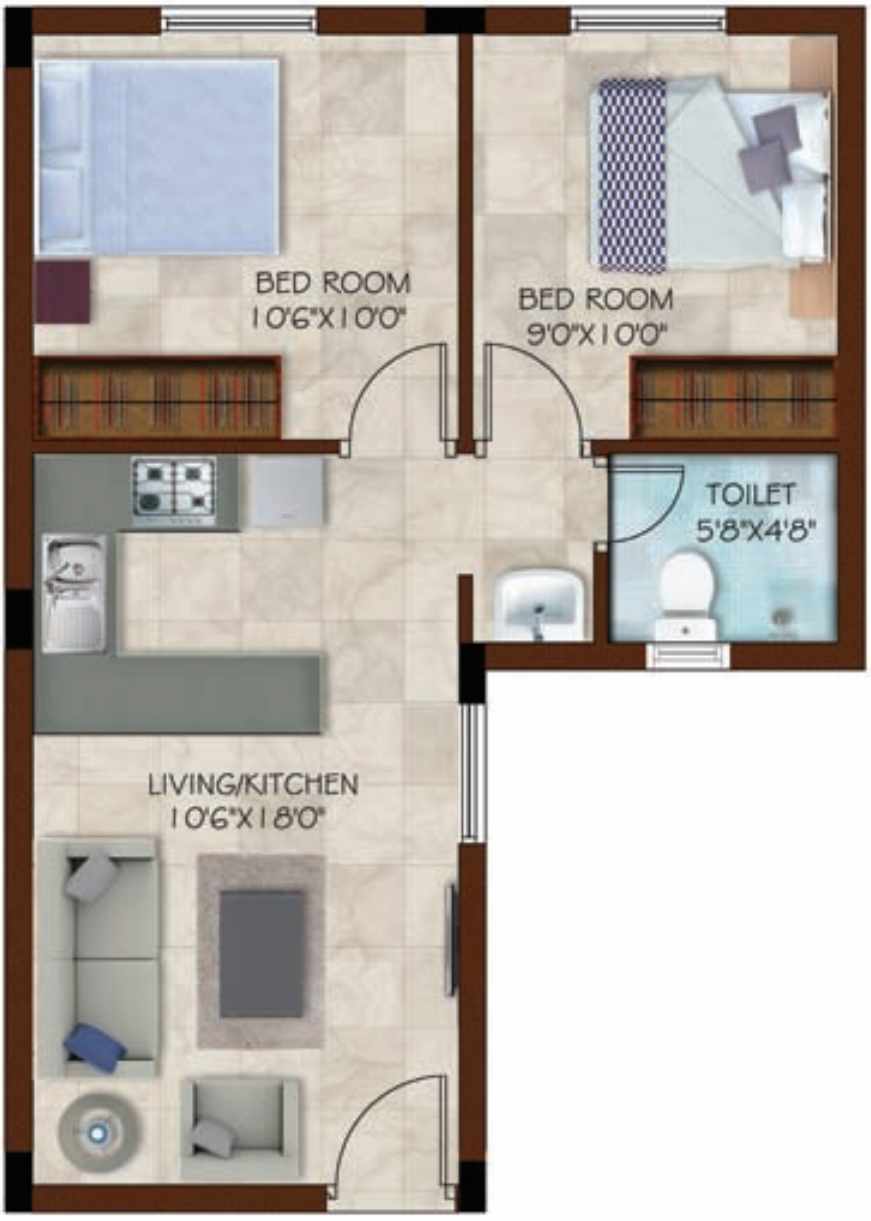


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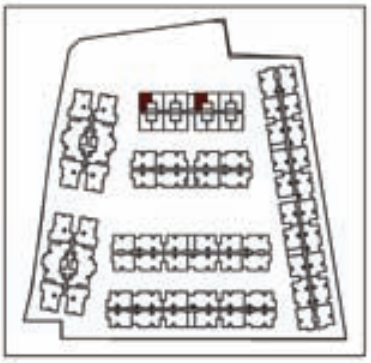




Unit No. : F101, F201, F301, F401
F113, F213, F313, F413
Type : Studio 2BHK
Size : 588 Sft.



KEY PLAN

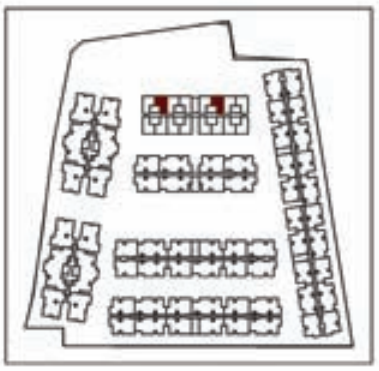




Unit No. : F102, F202, F302, F402
F114, F214, F314, F414
Type : Studio 2BHK
Size : 576 Sft.



KEY PLAN

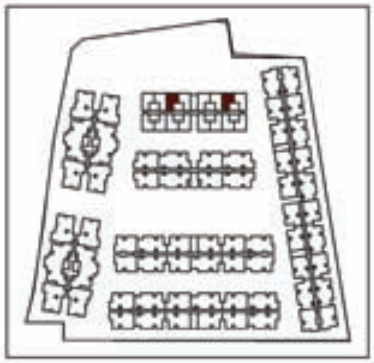




Unit No. : F103, F203, F303, F403
F115, F215, F315, F415
Type : Studio 2BHK
Size : 576 Sft.



KEY PLAN

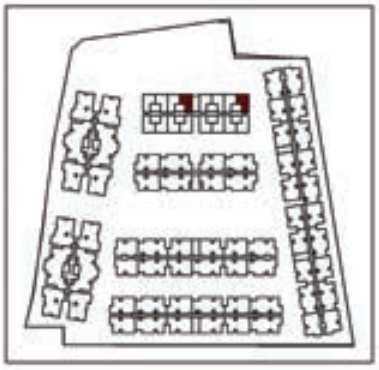




Unit No. : F104, F204, F304, F404
F116, F216, F316, F416
Type : Studio 2BHK
Size : 588 Sft.

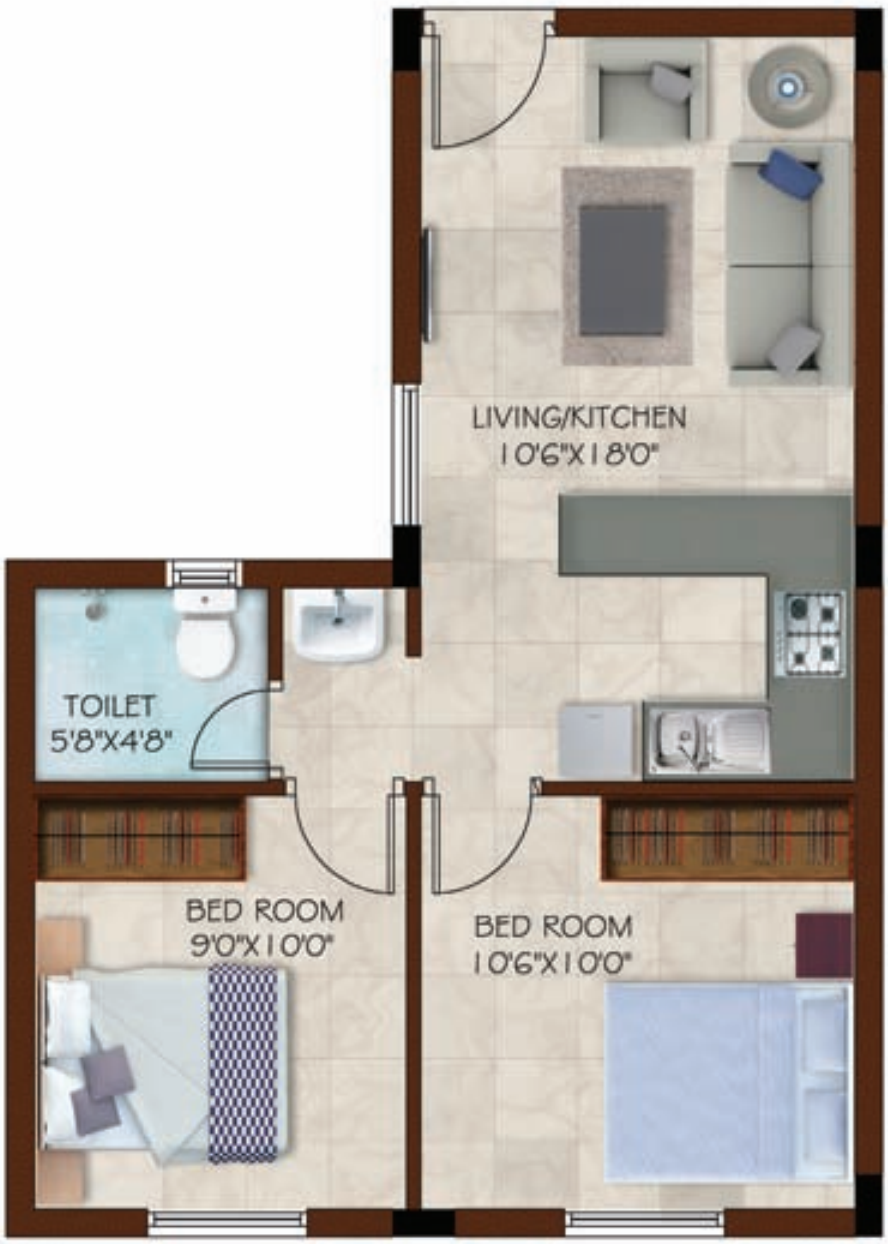


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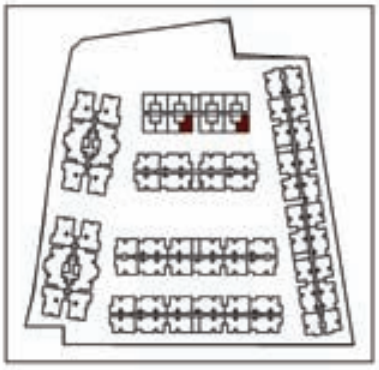




Unit No. : F105, F205, F305, F405
F109, F209, F309, F409
Type : Studio 2BHK
Size : 588 Sft.



KEY PLAN

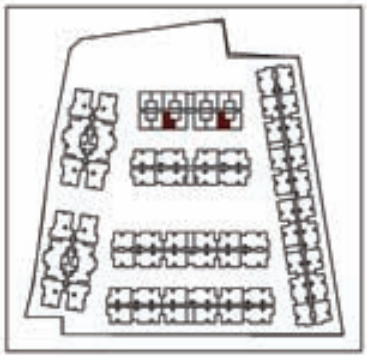




Unit No. : F106, F206, F306, F406
F110, F210, F310, F410
Type : Studio 2BHK
Size : 576 Sft.



KEY PLAN





SPECIFICATIONS

Structure

- RCC framed structure with isolated footing foundations
- Anti - termite treatment will be provided
- Designed seismic resistant structure zone III using Fe 500 steel TMT bars
- Concrete block walls of 200mm / 100mm
- Floor to floor height will be maintained at 3000mm

Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen, toilets & lobby will be finished with 1 coat of primer, 2 coats of putty and plastic emulsion paint
- Ceiling will be finished with 1 coat of primer, 2 coats of putty and plastic emulsion paint
- Exterior wall of the building will be finished with 1 coat of primer, 2 coats of weather resistant paint
- Toilet walls will be finished with double glazed ceramic tiles up to false ceiling height
- Utility wall will be finished with double glazed ceramic tiles up to 1200 mm height

Flooring

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

Kitchen

- 600mm granite slab platform will be done at a height of 810mm 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 Kohler/Roca or equivalent

Bathrooms

- Granite top wash basin of Kohler/Roca or equivalent in master bathroom
- Wall mounted wash basin of Kohler/Roca or equivalent in all other bathrooms
- Floor mounted WC and health faucet of Kohler/Roca or equivalent in all bathrooms
- All CP and sanitary fittings will be Kohler/Roca or equivalent
- Concealed water mixer of Kohler/Roca with shower for hot and cold water
- Provision for exhaust and geyser will be provided in all bathrooms

Entrance Doors

- First quality African teak wood frame and molded panel door shutter with decorative foil of 2400mm height with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.

Bedroom Doors

- First quality solid wood frame and molded panel door shutter with decorative foil of 2400mm height with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.

Toilet Doors

- First quality solid wood frame and moulded panel door shutter with decorative foil of 2400mm height will have thumb turn with key, tower bolt, etc.

Windows

- Windows will be sliding double glazed UPVC with see-through plain glass and MS grills on inner side
- Ventilators will be UPVC/Aluminium with suitable louvered glass panes

Balcony and common staircase railings

- Hand railing in balconies as per architects design
- MS railings will be provided for common staircase

Electrical Fittings

- Finolex/Polycab 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 area
- USB charging port as a part of switchboard in master bedroom and living area

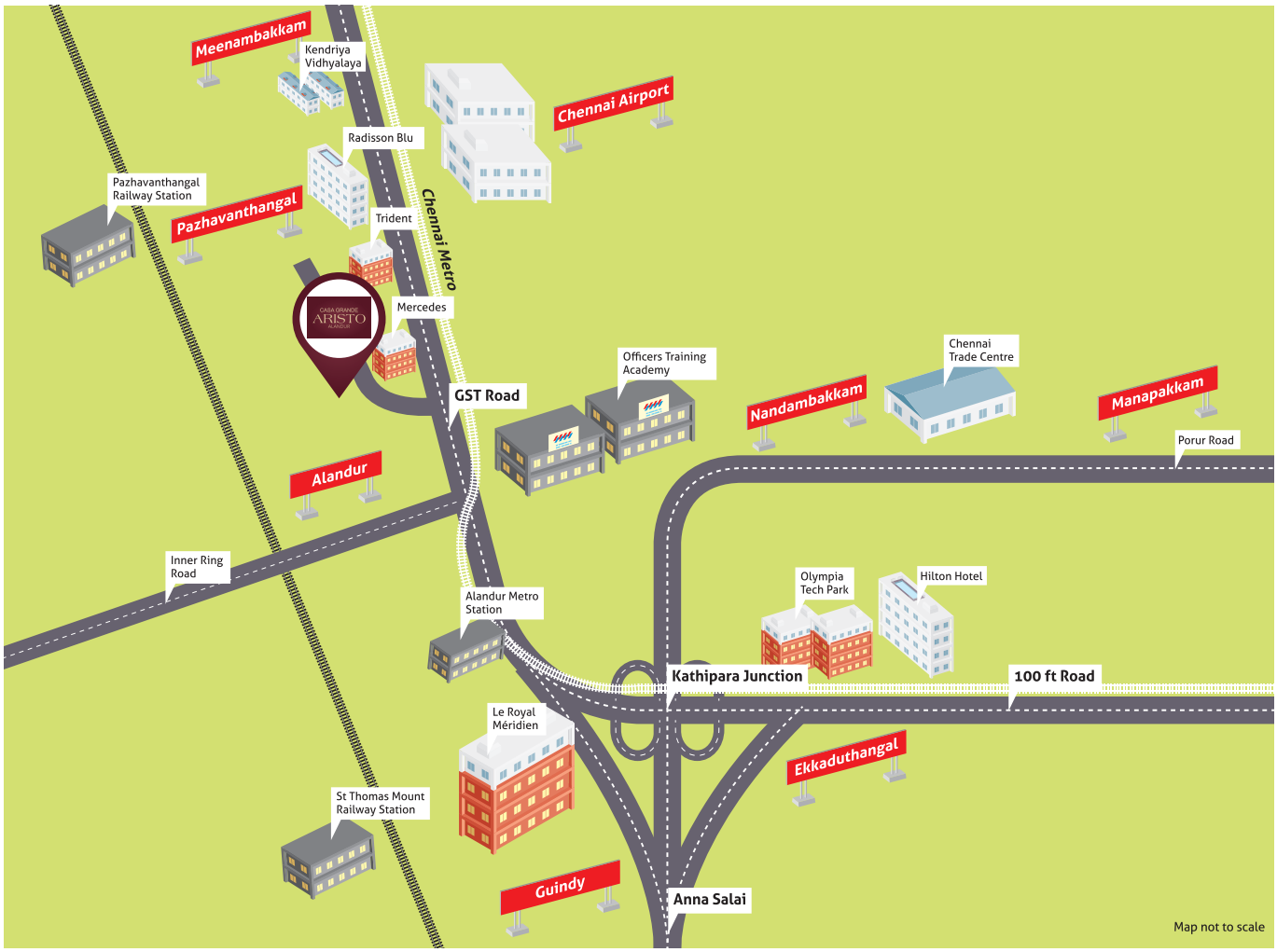
Others

- Rain water harvesting
- Hydro Pneumatic water supply system
- STP
- Generator backup for all the flats 1 KW for 4 BHK, 750 watts for 3 BHK and 500 watts for others
- 100% power backup for lift and other common area
- CCTV surveillance cameras at pivotal locations
- Low voltage room provided to single vendor. Plan charges will be applicable

External Features

- 6-8 passenger 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 laid with interlocking paver blocks

LOCATION MAP



Location Advantages

- 5 minutes from Kathipara flyover
- 5 minutes to the Airport
- 750 m from Pazhavanthangal Railway Station
- 1 Km from OTA Metro Station
- 5-star hotels like Radisson Blu, Le Royal Meridien, ITC Grand Chola, Hablis, Hilton and Park Hyatt within a 5 km radius
- 3.5 km from Olympia Tech Park
- Easy access to Koyambedu, Guindy, GST, Porur, Nungambakkam and Velachery

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