



CASA GRANDE  
**ARISTO**  
ALANDUR

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**CASA GRANDE**  
PRIVATE LIMITED  
*'Building Aspirations'*

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**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.

**ZRICKS**.COM





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

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





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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



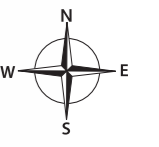


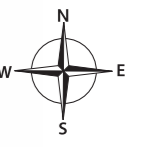
## Payment Pattern

- 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





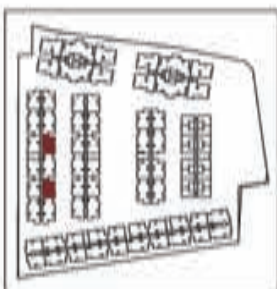




Unit No. : C102, C202, C302, C402  
C112, C212, C312, C412  
Type : 2BHK  
Size : 1223 Sft.



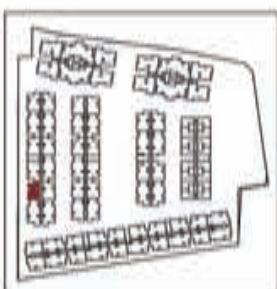
KEY PLAN



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



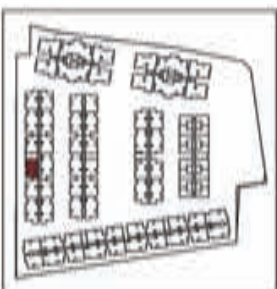
KEY PLAN



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



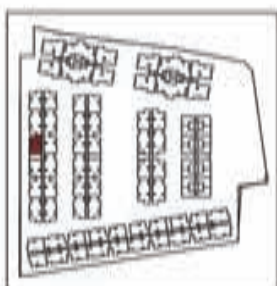
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Unit No. : C107, C207, C307, C407  
Type : 2BHK  
Size : 1232 Sft.



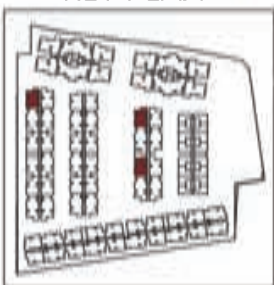
KEY PLAN



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



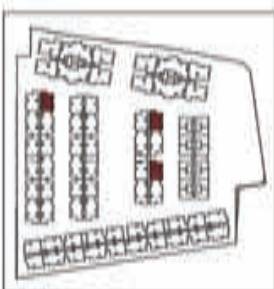
KEY PLAN



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



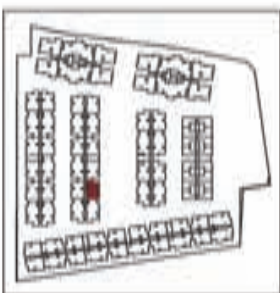
Unit No. : D102, D202, D302, D402

Type : 2BHK

Size : 1158 Sft.



KEY PLAN



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



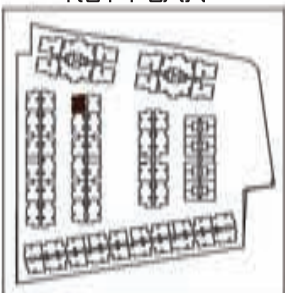
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Unit No. : D109, D209, D309, D409  
Type : 2BHK  
Size : 1143 Sft.



KEY PLAN



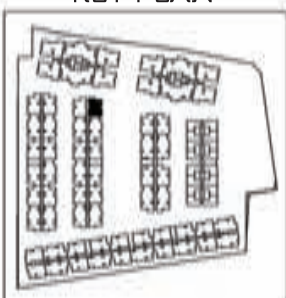
Unit No. : D110, D210, D310, D410

Type : 2BHK

Size : 1143 Sft.



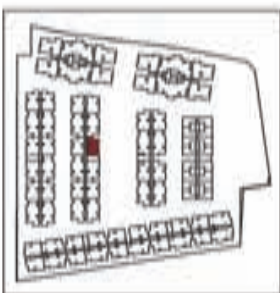
KEY PLAN



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



KEY PLAN



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



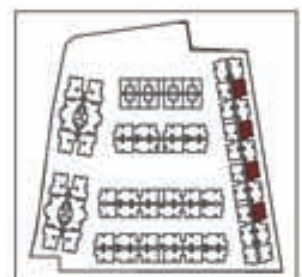
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Unit No. : G102, G202, G302, G402  
G104, G204, G304, G404  
H101, H201, H301, H401  
H103, H203, H303, H403  
Type : 2BHK  
Size : 1158 Sft.



KEY PLAN

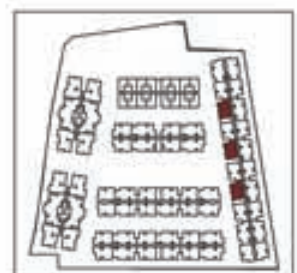




Unit No. : G106, G206, G306, G406  
G108, G208, G308, G408  
H109, H209, H309, H409  
Type : 2BHK  
Size : 1167 Sft.



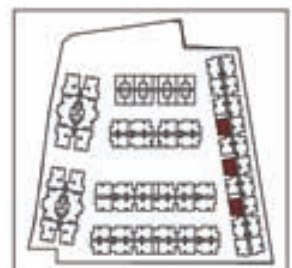
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Unit No. : G107, G207, G307, G407  
H108, H208, H308, H408  
H110, H210, H310, H410  
Type : 2BHK  
Size : 1167 Sft.



KEY PLAN



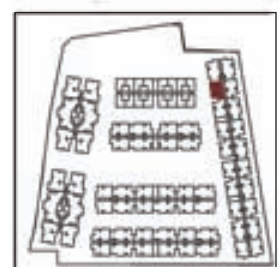
Unit No. : G109, G209, G309, G409

Type : 2BHK

Size : 1158 Sft.



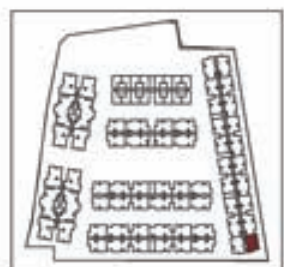
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Unit No. : H105, H205, H305, H405  
Type : 2BHK  
Size : 1143 Sft.



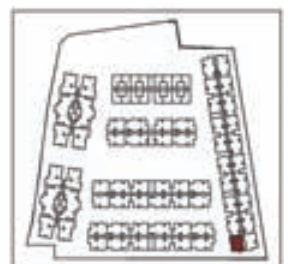
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Unit No. : H106, H206, H306, H406  
Type : 2BHK  
Size : 1143 Sft.



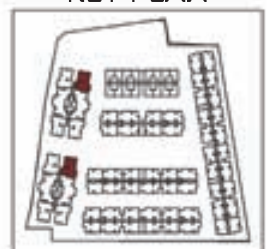
KEY PLAN



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



KEY PLAN



Unit No. : A103, A203, A303, A403

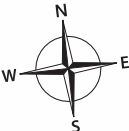
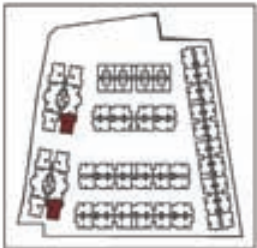
B103, B203, B303, B403

Type : 3BHK

Size : 1700 Sft.



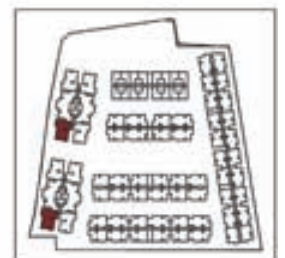
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Unit No. : A104, A204, A304, A404  
B104, B204, B304, B404  
Type : 3BHK  
Size : 1700 Sft.



KEY PLAN





Unit No. : A106, A206, A306, A406

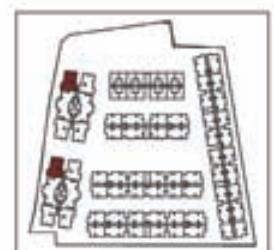
B106, B206, B306, B406

Type : 3BHK

Size : 1700 Sft.



KEY PLAN



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



KEY PLAN

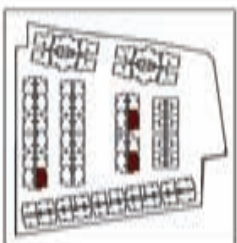


Unit No. : C103, C203, C303, C403  
E102, E202, E302, E402  
E108, E208, E308, E408

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



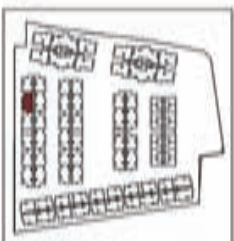
Unit No. : C108, C208, C308, C408

Type : 3BHK

Size : 1505 Sft.



KEY PLAN



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



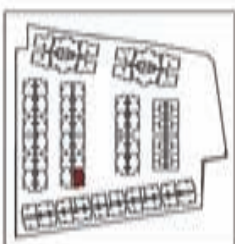
KEY PLAN



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



KEY PLAN



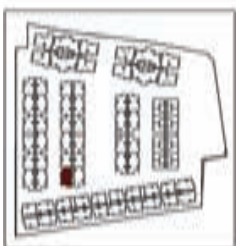
Unit No. : D104, D204, D304, D404

Type : 3BHK

Size : 1403 Sft.



KEY PLAN

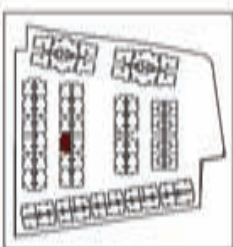




Unit No. : D106, D206, D306, D406  
Type : 3BHK  
Size : 1468 Sft.



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



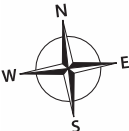
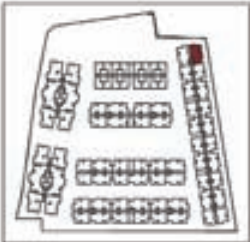
Unit No. : G101, G201, G301, G401

Type : 3BHK

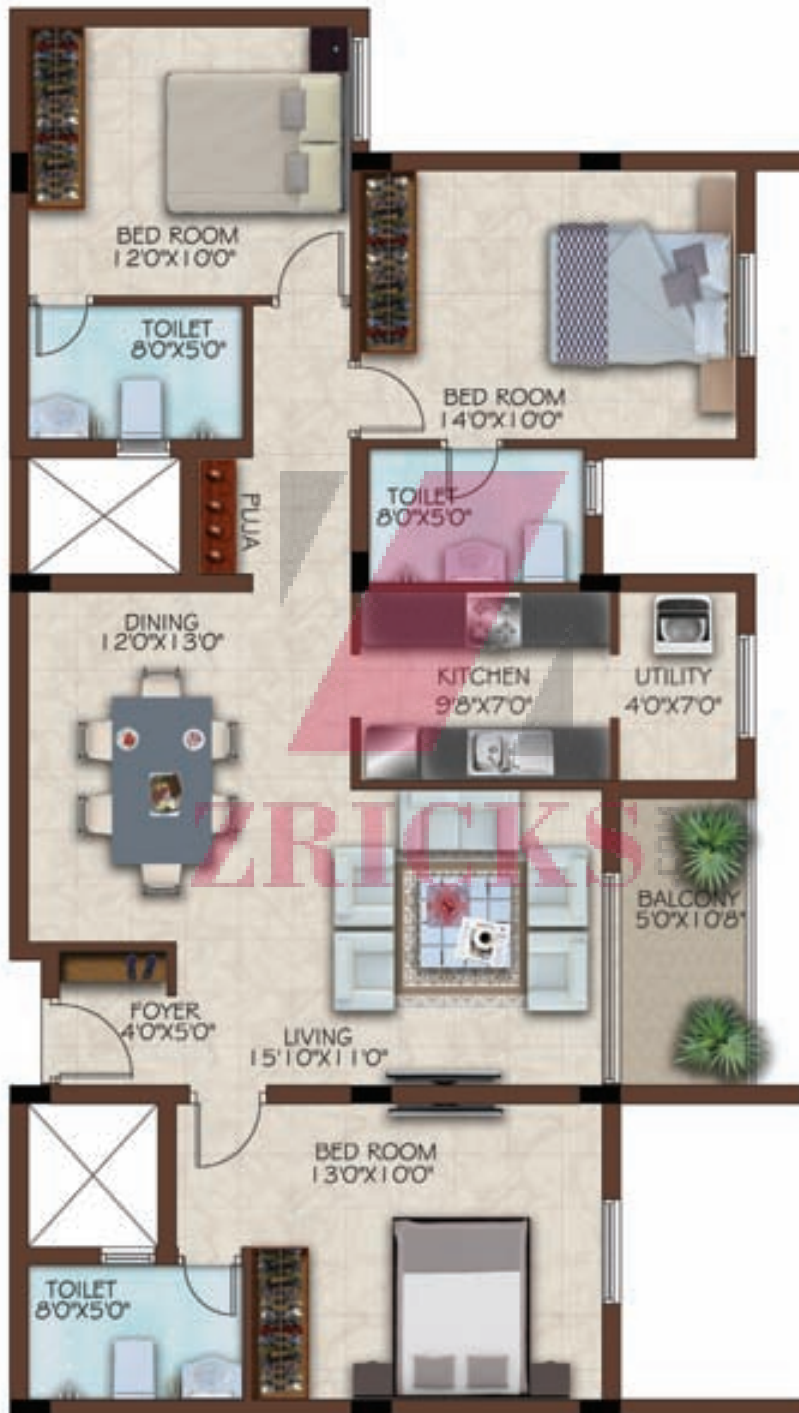
Size : 1403 Sft.



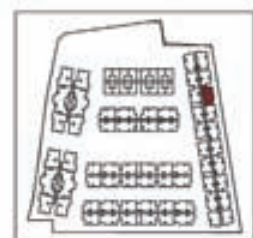
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Unit No. : G103, G203, G303, G403  
Type : 3BHK  
Size : 1435 Sft.



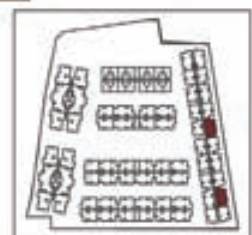
KEY PLAN



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



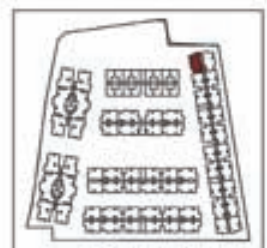
KEY PLAN



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



KEY PLAN

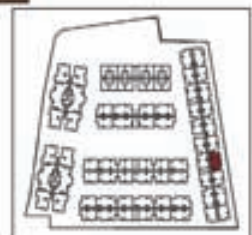




Unit No. : H102, H202, H302, H402  
Type : 3BHK  
Size : 1440 Sft.



KEY PLAN



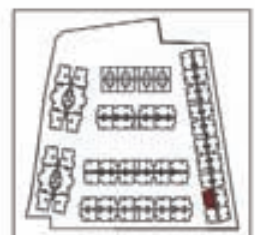
Unit No. : H107, H207, H307, H407

Type : 3BHK

Size : 1416 Sft.



KEY PLAN



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



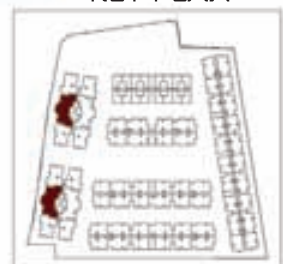
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Unit No. : A105, A205, A305, A405  
B105, B205, B 305, B405  
Type : 4BHK  
Size : 2568 Sft.



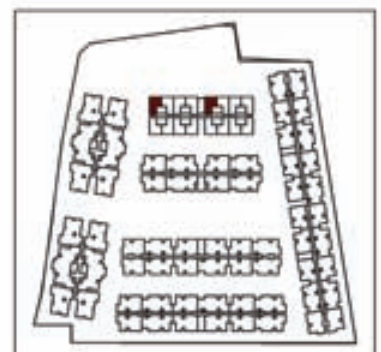
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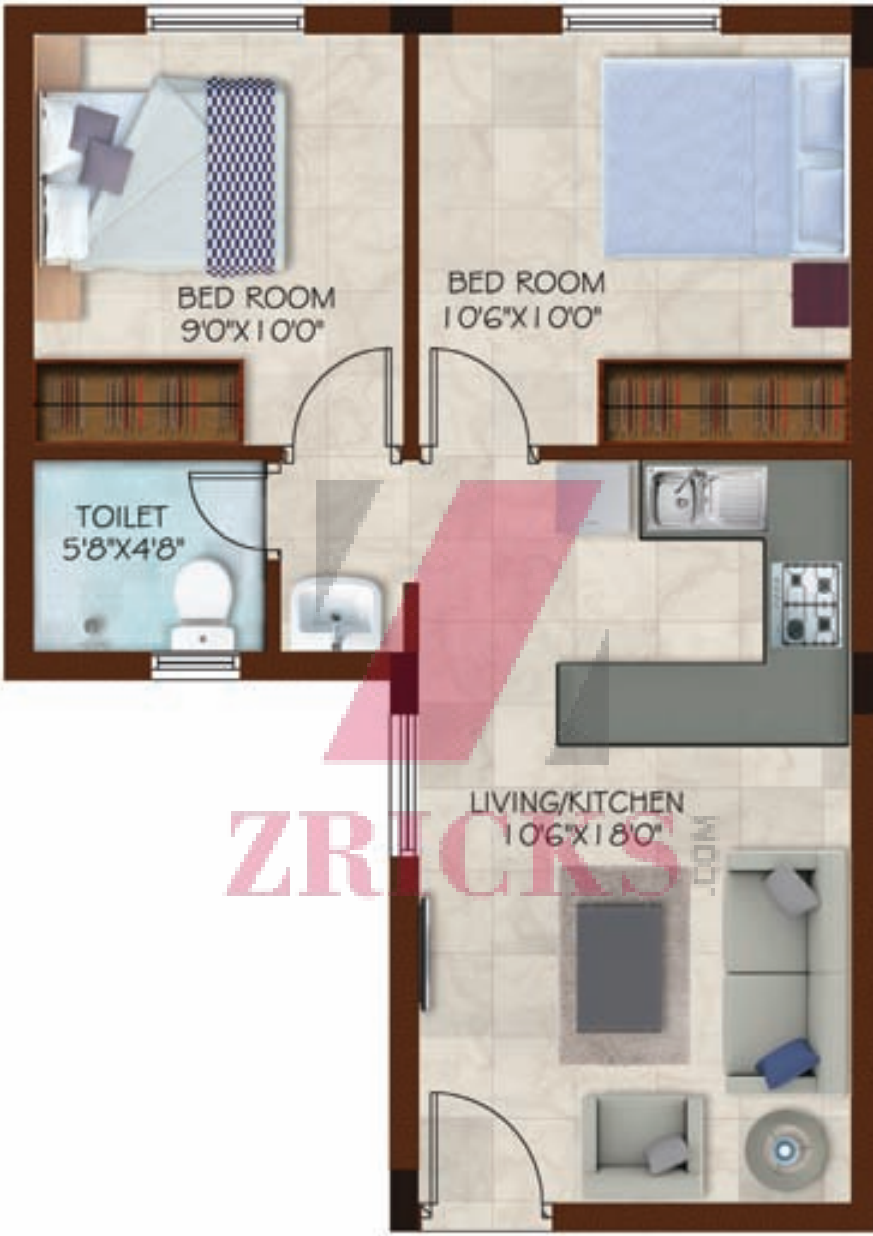
Unit No. : F101, F201, F301, F401  
              F113, F213, F313, F413  
Type : Studio 2BHK  
Size : 588 Sft.



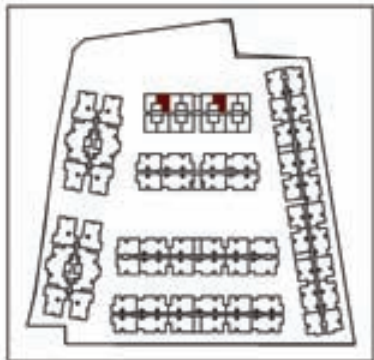
KEY PLAN



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



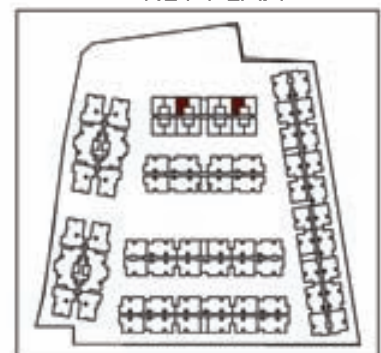
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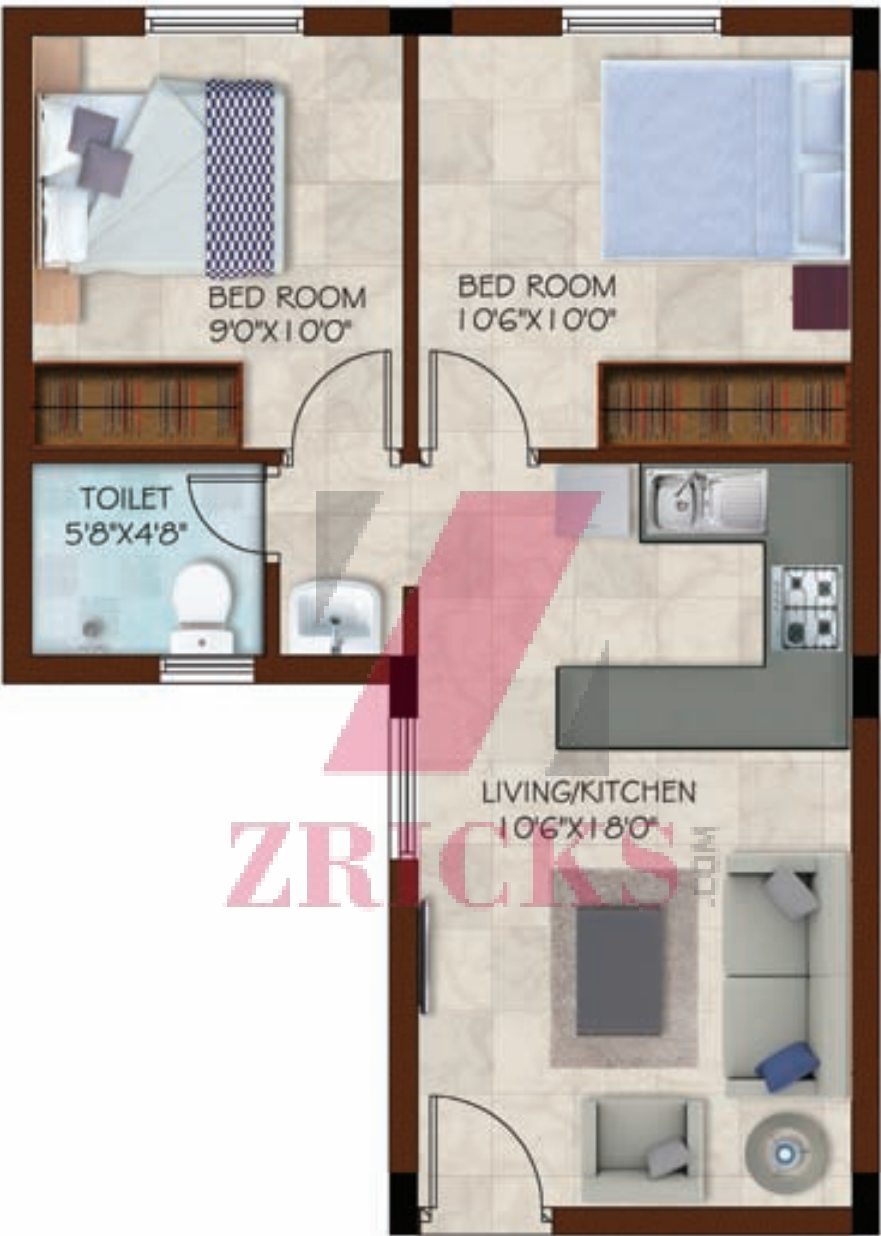
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F115, F215, F315, F415  
Type : Studio 2BHK  
Size : 576 Sft.



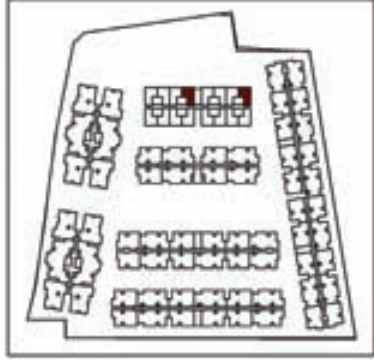
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Unit No. : F104, F204, F304, F404  
F116, F216, F316, F416  
Type : Studio 2BHK  
Size : 588 Sft.

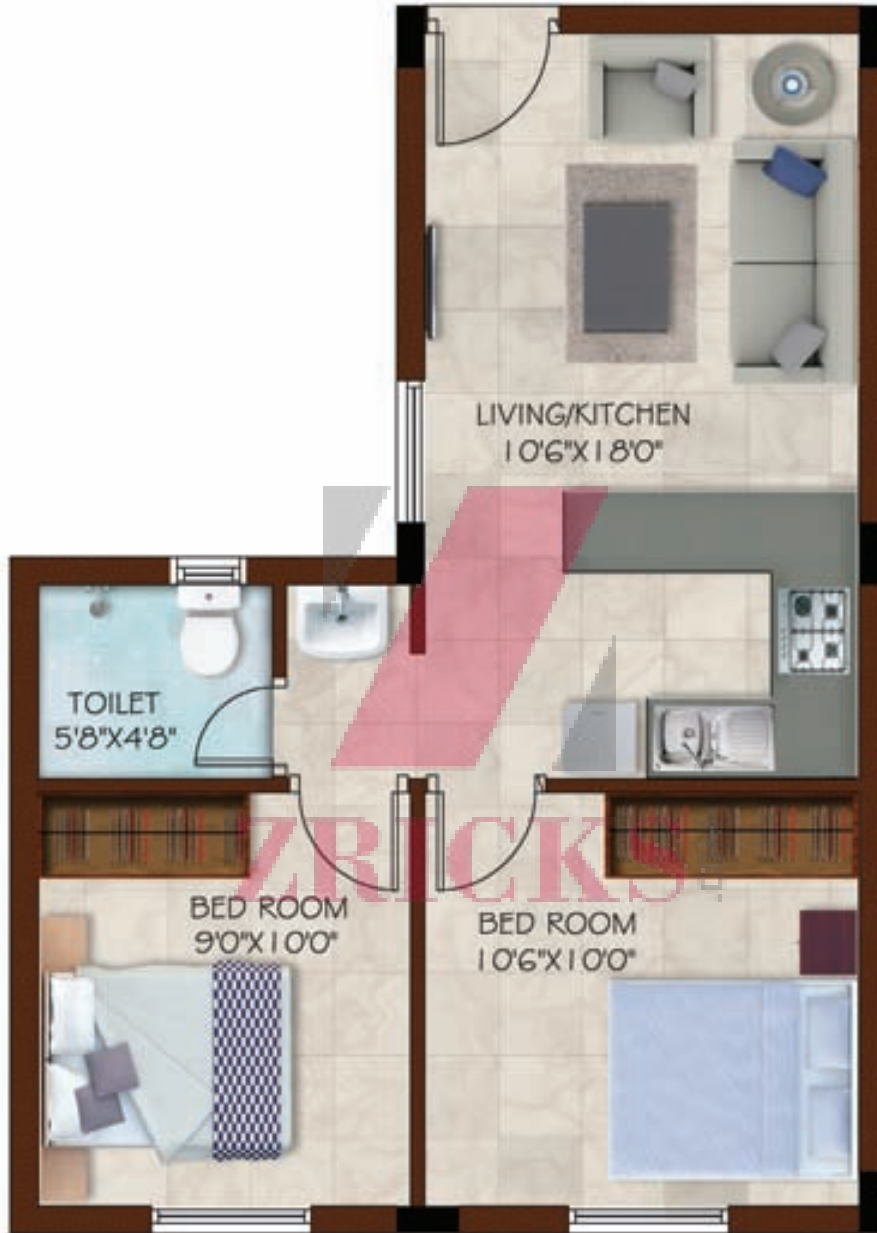


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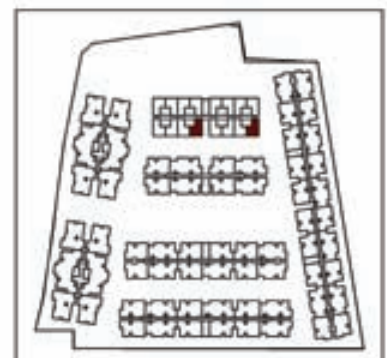




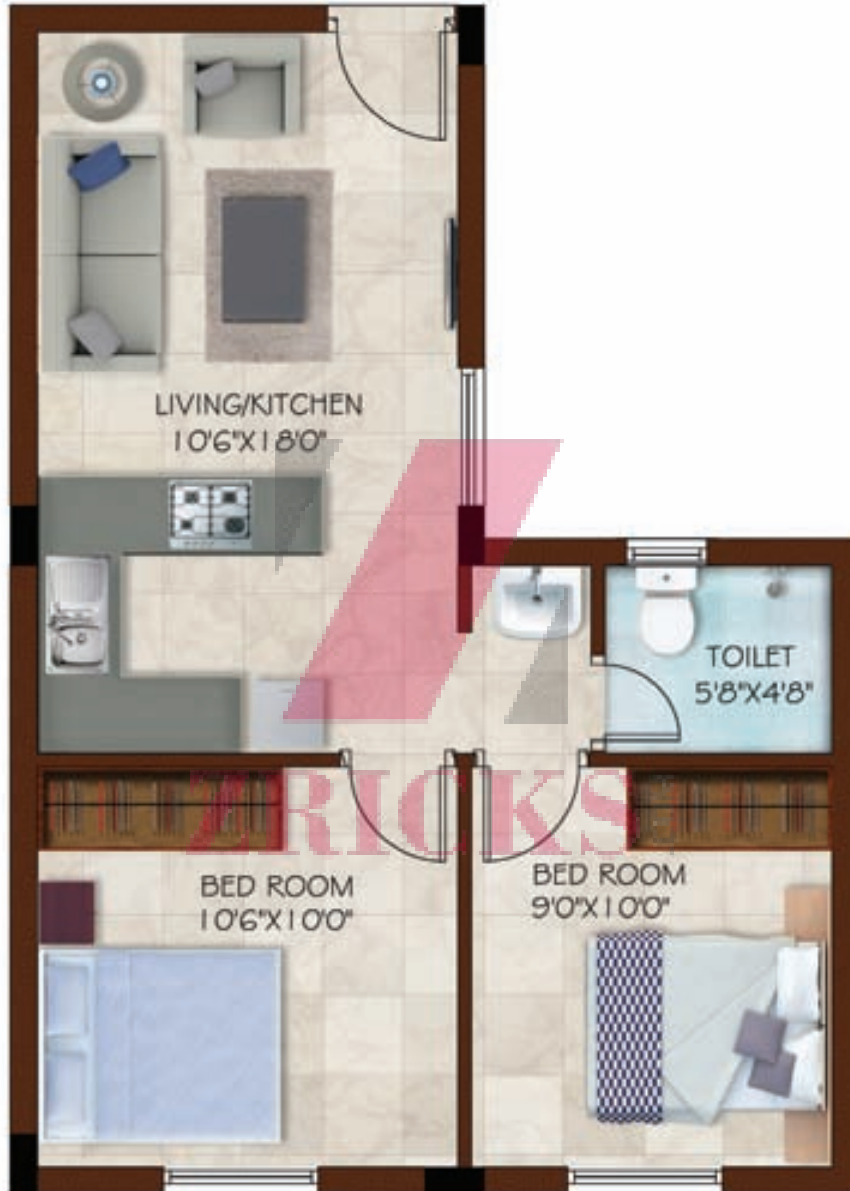
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Type : Studio 2BHK  
Size : 588 Sft.



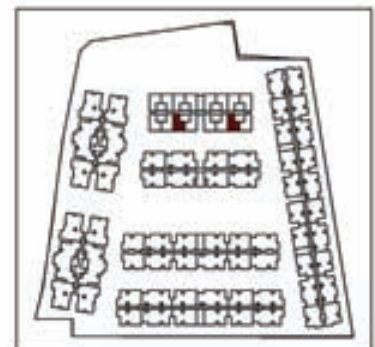
KEY PLAN



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

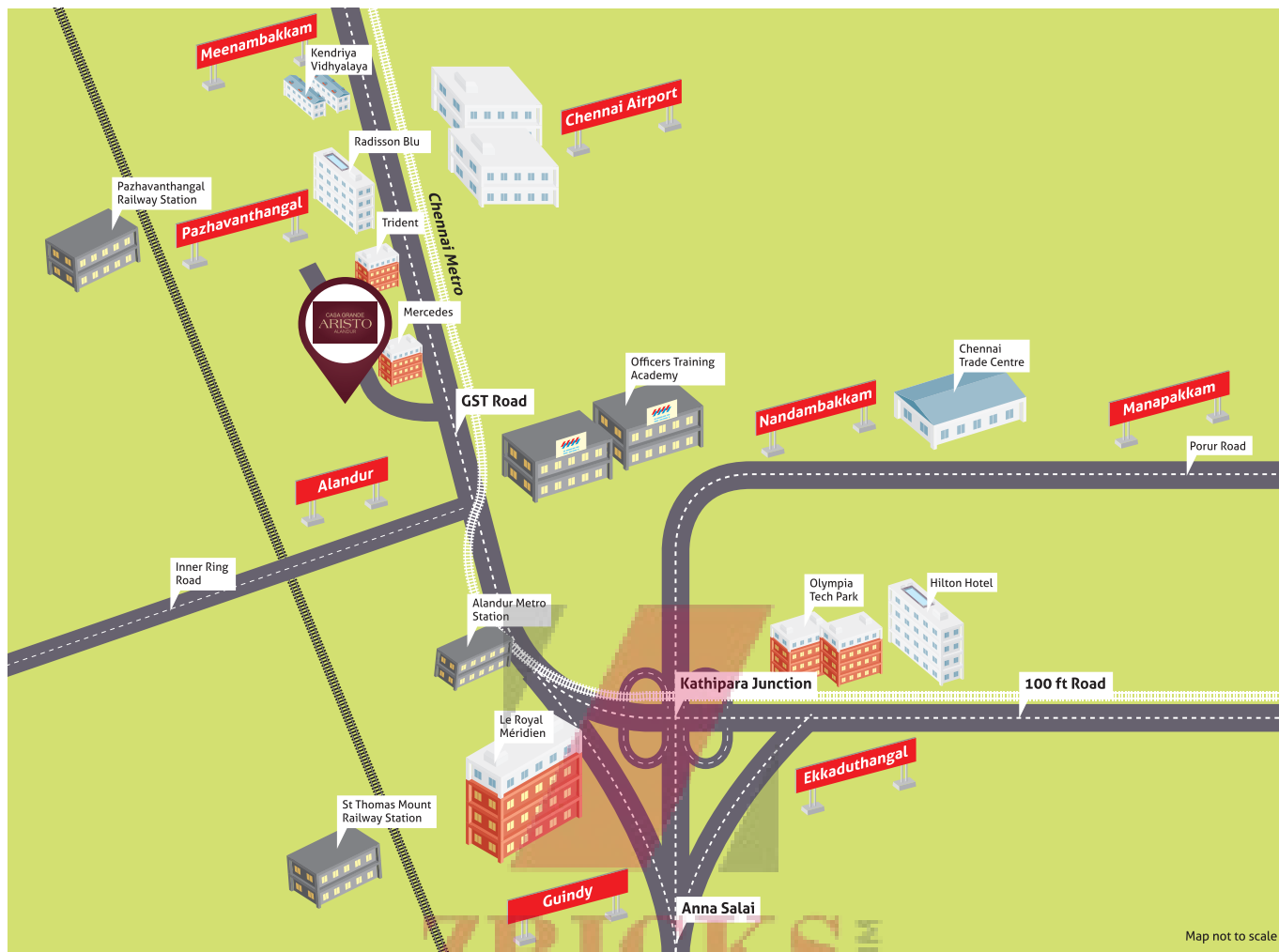
## Others

- 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



Map not to scale

## 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
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