



LUXURY RESIDES HERE.



CASA GRANDE



ARCOBALENO





SITE ADDRESS: NEW NO 29, OLD NO 16, 9TH STREET, RADHAKRISHNAN SALAI, MYLAPORE, CHENNAI





ARCOBALENO IS SPANISH FOR RAINBOW





RADHAKRISHNAN SALAI 9th STREET

## CAR PARK PLAN

2 / 3 car parks per apartment

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## TYPE - 'A' APARTMENT

(4 FLOORS)

Size: 2922 sq. ft.

FLAT NO.	FLOOR
A-1	First
A-2	Second
A-3	Third
A-4	Fourth

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## TYPE - 'B' APARTMENT

(4 FLOORS)

Size: 2972 sq. ft.

FLAT NO.	FLOOR
B-1	First
B-2	Second
B-3	Third
B-4	Fourth

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## STRUCTURE

RCC framed structure with RCC foundations

Anti-termite treatment

9" brick work for the outer wall and 4'1/2"  
brick work wall for the internal partition wall

Ceiling height will be maintained at 9' 6"  
clear after the flooring and plastering

## FLOORING

Foyer, living, dining, family room,  
pooja and all bedrooms

Italian Marble (Parlato Sicila or eq.) or  
eq. Engineered Marble @ Rs.200 / sq.ft.

Master bedroom

Wooden Flooring @ Rs.200/ sq.ft.

Toilets

High-end Johnson or eq. Ceramic tiles

Deck / Balcony

Weather proof wooden flooring

Servants' room / Utility

Matt finished Ceramic tiles

Kitchen

Imported Vitrified flooring @125/sq.ft

Car park

Grano Flooring

Entrance lobby and landings

High-end marble as per architect's design with aesthetic  
inlays and designs

Driveway

Paver blocks

## WALL FINISHES

Toilets

Imported Johnson or equivalent tile dadoing.  
Designer toilet concepts with border, highlighter  
and dual shade as per architect's specifications.

Kitchen over the counter

High-end imported design tile with concepts

All rooms

5 coats emulsion paint system (1 coat of primer,  
2 coats of puttying, 2 coats of emulsion paint)

Ceilings

2 coats of puttying with acrylic Emulsion paint

## KITCHEN

Kitchen

Granite slab with Carysil Sink (Single bowl with drain board)

## DOORS

Entrance doors

Solid wood designer panelled teaks doors with Biometric lock  
(Godrej), door eye, safety chain-cum-latch, tower bolt,  
door arrester and stopper with rubber

Bedroom doors

Designer teak veneer doors with teak wood frames

Bathroom doors

Chemically treated doors with enamel paints

Windows

Windows-Elgi or equivalent. UPVC windows with see-through plain glass  
Painted MS grills on the inner side

## STANDARD SPECIFICATIONS

### CASA GRANDE





**STAIR & BALCONY RAIL**

MS / GI frames with polished teak wood hand rail

**ELECTRICAL**

All internal circuits in PVC tubes with ISI mark  
ISI marked quality wiring for entire building  
(Finolex / RR Cables / any equivalent ISI mark)  
Anchor Roma or equivalent switches  
Television / Telephone points in living and all bedrooms / dining  
15 amps switch for AC points in living, dining and all bedrooms  
Adequate light, fan power points  
All flats will have 3 phase connection with independent meters with backup for each flat (8.5 KW) and 100% power backup for common area  
FRLS Wire - Anchor or equivalent quality  
Switches - Anchor Roma / Clipsal / equivalent quality  
PVC Conduits - A-Von Plast or equivalent  
Distribution board - MDS Legrand or equivalent  
ELCB/MCB - MDS or equivalent  
Automatic change over current limiter (ACCL) / ATs

**TOILET FIXTURES**

Wash basin  
EWC  
Taps and fittings  
Special amenities

Kohler counter top basins  
Kohler wall mounted EWC with concealed cistern  
Roca CP Fittings  
UPVC Sliding glass shower enclosure in all toilets  
Rain shower and shower jets for master bedroom

**SMART HOME SYSTEM**

Automatic operating main gate with 3 remotes / flats  
Video intercom security system to the lobby entrance with remote opening facility  
Complete access control from car park to lobby  
Biometric lock system

**STANDARD  
SPECIFICATIONS****CASA GRANDE**



COMMON AREA AMENITIES	<p>Common toilets and change rooms at the stilt level for valets, maids and drivers</p> <p>Lobbies will be finished with Italian Marble (Parlato Sicila or eq.) or eq. Engineered Marble @ Rs.200 / sq.ft.</p> <p>Staircase areas will also have marble or granite as per architect's specification</p>
MISCELLANEOUS	<p>Gate, name boards, letter boxes, security booth, exterior lighting will be built to design specified by architect</p>
SPECIAL AMENITIES	<p>6 passenger capacity automatic elevator from Johnson / Schindlers / Otis or equivalent.</p> <p>Lift interiors with cladding and flooring</p> <p>Genset backup for each flat (8.5KW) &amp; 100% power backup for common areas</p> <p>Hard / soft external landscaping as per architect's specification</p> <p>Landscaped party area with bar counter and gazebo on terrace with interesting landscaping and lighting</p> <p>Special façade lighting for special night effect</p> <p>Water Softener plant</p> <p>Piped gas line to all apartment kitchens</p> <p>Wireless broadband connectivity per apartment</p> <p>Automatic water level controller pumps</p> <p>Pneumatic water pressure pumps</p> <p>Channel music in lift and common area</p> <p>Biometric Lock and Number Lock for main door</p> <p>Mural work for lobby</p> <p>Full height (50 ft) atrium with structural glazing</p> <p>Dressed granite cladding on the elevation as per architect's design</p>

# STANDARD SPECIFICATIONS

CASA GRANDE







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