



Dream Flower
HOUSING PROJECTS PVT LTD



Casa Grande

Located 1.1 Km from NH Bypass
Chakkararambu, Vyttila



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16 Flats

Ground plus 6 floors structure

Launch
September
2010

3 Bed Room
1650 Sqft.
6 Units

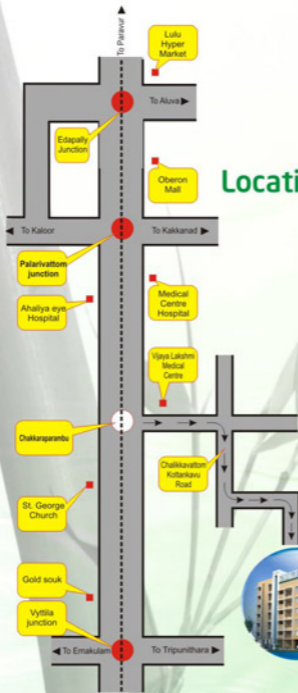
2 Bed Room
1000 Sqft.
10 Units

The cost is inclusive of Car park, Electricity & Water connection charges,
Corporation 1st quarter tax, KVAT and Service tax.
(Additional expense-Registration cost for the property).

Completion
April
2012



Location Map



Casa Grande



Shopping

Oberon Mall	4 km
Best Bakers	1.1km
Alpha Hyper Market	1.1 m
Gold Souk	2.3 km



Place of Worship

Kottankavu Bhagavathy Temple	300 m
St.George Church	1.2 km
Mosque	600 m



Schools

Bhavans Vidya Mandir	5 km
Nalanda Pubic School	2 km



Hospitals

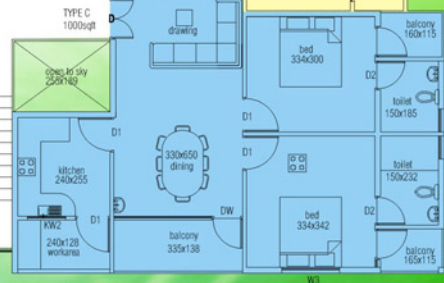
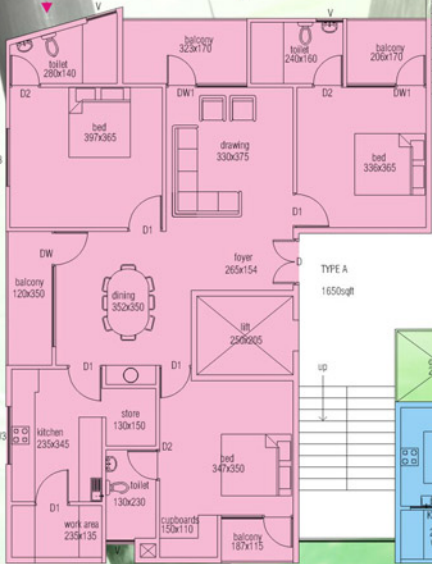
Ernakulam medical centre	2.3 km
Vijayalakshmi medical centre	1.1 km
Ahalya Eye Hospital	1.5 km
Vasan Eye care Hospital	3.2 km



Transportation

Vyttila Junction	3 km
Palarivattom Junction	2.7km
Ernakulam South Railway Station	6 km

Typical Floor Plan



TYPICAL FLOOR PLAN

A Area details - A Type flats (Three bed room)

Details	length in cm	breadth in cm	length in ft	breadth in ft	total in sqft
Foyer	265	154	9	5	44
Drawing room	330	375	11	12	133
Dining room	352	350	12	11	132
bedroom 1	397	365	13	12	156
bedroom 2	336	365	11	12	132
bedroom 3	347	350	11	11	131
kitchen	345	235	11	8	87
Store Room	130	150	4	5	21
Work area	235	135	8	4	34
toilet 1	160	240	5	8	41
toilet 2	140	280	5	9	42
toilet 3	130	230	4	8	32
balcony 1	323	170	11	6	59
balcony 2	206	170	7	6	38
balcony 3	187	115	6	4	23
balcony 4	120	350	4	11	45
Utility Area	150	110	5	4	18
plinth area					1390
common area (16%)					260
Total area					1650

B Area details - B Type flats (Two bed room)

Drawing cum Dining Room	553	335	18	11	200
Prayer Room	115	105	4	3	13
Bedroom 1	337	334	11	11	121
Bedroom 2	342	334	11	11	123
Kitchen	240	255	8	8	66
Work area	128	240	4	8	33
Balcony 1	165	115	5	4	20
Balcony 2	105	335	3	11	38
Balcony 3	150	200	5	7	32
Toilet 1	150	232	5	8	37
Toilet 2	150	185	5	6	30
Plinth area					840
Common area (16%)					160
Total area					1000

C Area details - C Type flats (Two bed room)

Drawing Cum Dining Room	650	330	21	11	231
bedroom 1	334	300	11	10	108
bedroom 2	334	342	11	11	123
kitchen	240	255	8	8	66
Work area	240	128	8	4	33
balcony	335	138	11	5	50
balcony	165	115	5	4	20
toilet 1	150	232	5	8	37
toilet 2	150	185	5	6	30
balcony	150	100	5	3	16
plinth area					840
common area (16%)					160
Total area					1000

Specification

ITEM	SPECIFICATION
Structure	RCC framed earthquake resistant structure. Foundation as per structural Requirement. Walls with solid blocks.
Flooring	2*2 Vitrified tiles for the entire apartment, Vitrified/Granite/Marble tiles for lobby and common area
Toilets	Ceramic tiles for floors and glazed tiles for walls up to 6ft height. Concealed pipes and CP fittings. Hot and cold water taps with overhead shower and provision for geyser. Wash basin in bathrooms and dining space.
Fittings	Godrej lock for front Door, Stainless steel hinges. Branded brass fittings and mortise lock for inside doors.
Kitchen	Counter with Black Granite top, wall tiling on counter top upto 60cm height.Stainless steel sink, Box cupboard with Wood/MDF will be provided above the counter. Wooden covering done below the counter . Modular Kitchen at extra cost.
Cupboards	Wood-MDF Wardrobes with polish finish provided for both bedrooms. Any modification can be done at extra cost.
Joinery	Doors (frames & shutters) are made of best quality 'cheruteak'. Powder coated Aluminium windows with MS Grill. Saint Gobain solar control reflective glass used to provide privacy, cooling and aesthetics.
Painting	Putty finished walls with emulsion finish for all rooms. Asian paints Emulsion for all walls, Lacquer finish for inside doors. Enamel finish for external doors and windows. Exterior painting with Asian Paints Apex.
Electrical	Three phase power supply with concealed conduit wiring with copper conductor adequate light and fan points,6/16A plug points etc controlled by ELCB and MCB's with independent energy meter. Elegant switches and quality Electrical wires.
Lift	Passenger cum bed lift stopping on all floors.
Fire fighting	Fire fighting arrangements as per Kerala Building Rules and Fire Force requirement. Every floor provided with hose reel box and hose.
Generator	For lifts, common lights, water pumps etc. Selected points in apartments-One light point each in living rooms, master bedroom and Kitchen. One fan point in master bedroom, TV point in livingroom.
Cable TV	Concealed cable TV point in living room and master bed room
Water Supply	Water supply from KWA
AC	Provision for AC in master bed room
Car park	Allotted car parking in ground floor



Car Park plan

Savitha Road

Children's
Play Area

4.1 mtr wide Road



GROUND FLOOR



8mtr wide Road

