



CASA GRANDE
PRIVATE LIMITED
'Building Aspirations'




ZRICKS

**ELEGANTLY CRAFTED
FOR THE CHOSEN FEW**

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**CASA GRANDE
JOYBIJOY**
SIGNATURE RESIDENCES AT GOPALAPURAM



Chennai's
Largest
Villa
Developer

ZRICKS
★ ★ ★



Casa Grande Private Limited (est. 2004), is an ISO-certified real estate enterprise committed to building aspirations and delivering value. In the last eleven 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 pipeline netting over ₹2500 Crores.



Presenting

CASA GRANDE JOYBIJOY

An enviable lifestyle that epitomizes opulent comfort and astonishing aesthetics. JoyBijoy from Casa Grande is reserved for 9 exclusive signature residences who truly appreciate class and finesse.

Immaculate location, aesthetic design, top-notch fixtures and fittings; Casa Grande JoyBijoy embodies the ultimate choices of luxurious living that only a select few can perceive.

Salient Features

- 9 Exclusive signature residences
- 4 Bedrooms + 2 Living of 2648 sft.
- Master bedroom with parquet wooden flooring
- Large terrace and balcony spaces
- Italian marble with highend Kohler fittings



Site Cum Stilt
Floor Plan



Typical Floor
First Floor Plan



Floor Plan Type 3



4 Bed + 2 Living Size: 2648 sft

Payment Pattern

10 days from booking	- 10%
40 days from 10%	- 40%
Foundation stage	- 10%
First floor slab stage	- 5%
Second floor slab stage	- 5%
Third floor slab stage	- 5%
Fourth floor slab stage	- 5%
Brick work and plastering	- 15%
Handing over	- 5%

Specifications

Structure

- RCC framed structure
- Anti-termite treatment will be provided
- Designed seismic resistant structure zone III using Fe 500 steel TMT bars
- 8 inch solid concrete block for the outer wall and 4 inch brick for the internal partition wall
- Ceiling height will be maintained at 10 feet slab to slab

Wall Finishes

- Internal wall in the living, dining, bedrooms, kitchen & lobby will be finished with 1 coat of primer, 2 coats of putty & plastic emulsion
- Ceiling will be finished with 2 coats of putty and emulsion
- Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion (Ace/Apex as per architect's specification)
- Utility & Toilets will be finished with 1 coat of primer & 2 coats of cement paint
- Toilet walls will be finished with double glazed ceramic tiles upto false ceiling height

Flooring

- Foyer, Living and Dining will have Italian Marble (Botticino/Crema/Arabian Grey)
- Master bedroom will have Parquet wood flooring
- Kitchen, other bedrooms and other internal areas will have 600 X 600mm imported vitrified tiles
- Bathroom and utility will have anti-skid ceramic tiles
- Balconies will have rustic tiles
- Driveway will be laid with interlocking paver blocks
- Car parking areas will have Grano Flooring
- Common areas and staircase will have Granite/Marble flooring
- Terrace will be laid with weather proofing tiles

Kitchen

- Space will be left to modular kitchen adoption with electrical and plumbing provisions
- Provision for chimney will be granted
- Provision for water purifier will be granted
- 2 taps will be provided, one for well water and other for drinking water
- CP fittings will be Kohler/Roca or equivalent

Bathrooms

- Polished granite slab with counter top basin (Kohler/Roca or equivalent) in all the bathrooms
- Rain shower in master Toilet
- Concealed wall mixer in all bathrooms,
- Wall mounted W/C with concealed cistern and health faucet in all bathrooms
- Sanitary fitting will be Kohler/Roca or equivalent brand
- CP fittings will be Kohler/Roca or equivalent brand
- Shower partition in all bathrooms
- False ceilings will be given in all bathrooms

Entrance Doors

- Teak wood frame with 7 feet high flush door of melamine polish with Godrej or equivalent locks with deadlock mechanism, tower bolts, door viewer, safety latch, door stopper and soft closing mechanism

Bedroom Doors

- Paneled doors of 7 feet height having both sides laminated with Godrej or equivalent locks, thumb turn with key, door stopper etc.

Toilet doors

- Chemically treated door of 7 feet height with enamel paints having internal side water proofed

Windows

- High end UPVC frames with sliding shutters having sound proof and sun control glass
- MS grills with enamel paint will be provided in windows
- French doors of UPVC frame with toughened glass on sliding shutters will be provided
- For ventilators UPVC frame with suitable louvered glass panes and iron bars

Electrical Fittings

- Finolex or equivalent wiring cables
- Switches and sockets will be Legrand or equivalent
- Telephone and DTH points will be provided in all bedrooms and living
- Split air conditioner points will be provided for all bedrooms and living
- Modular plate switches, MCB and ELCB(Earth leakage circuit breaker) system
- USB charging port as a part of switchboard in 2 bedrooms and living area
- LED lightings will be provided for all common areas

Others

- Hand railings in balcony as per architect design
- French doors to access sit-outs and balconies
- Common toilets for drivers / servants at stilt level
- Rain water harvesting
- Overhead tank for water supply system
- Video door phone for each apartment and provision to open main door from house
- Common heat pump will be provided

Elevator

- 10 - Passenger automatic lift will be provided. (Kone/Mashiba)

Power Supply

- 3 - Phase power supply will be provided for all apartments

Generator backup

- 100% power backup for all apartments and for all common areas including lifts
- Silent Generator will be deployed

Awards



'Marketer of the Year', 2013
by Realty Plus Magazine



'Top 50 Brands in Chennai', 2013
by Paul Writer Magazine



'Excellence in Customer Engagement', 2013,
by CEF



'Real Estate Developer of the Year', 2013
by Brand Academy



'Creative Real Estate Company', 2013
by Paul Writer Magazine



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



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