







CASA GRANDE  
PRIVATE LIMITED

ZIRCKS

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Building Aspirations

CASA GRANDE  
Monte Carlo  
MOUNT ROAD







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Building Aspirations

CASA GRANDE  
Monte Carlo  
MOUNT ROAD



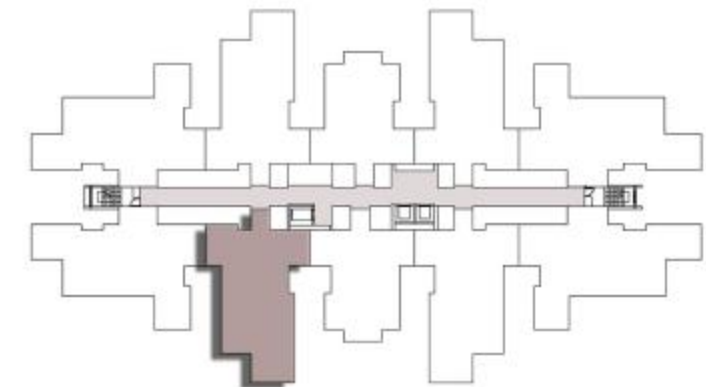




Unit No : 1109  
Type : 2BHK  
Size : 1299 sq. ft.

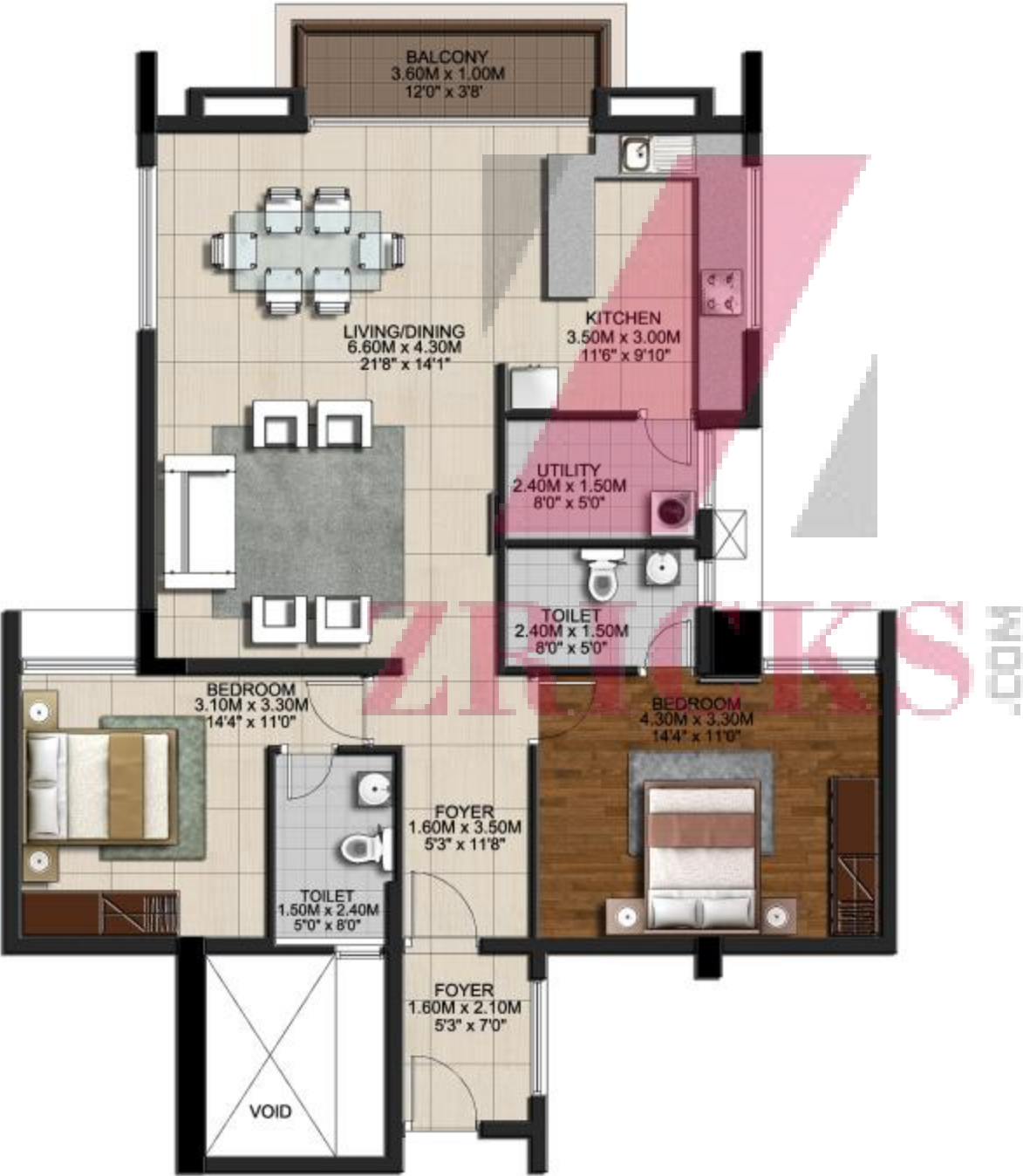
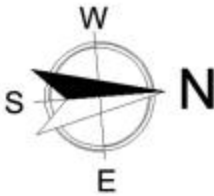


### KEY PLAN

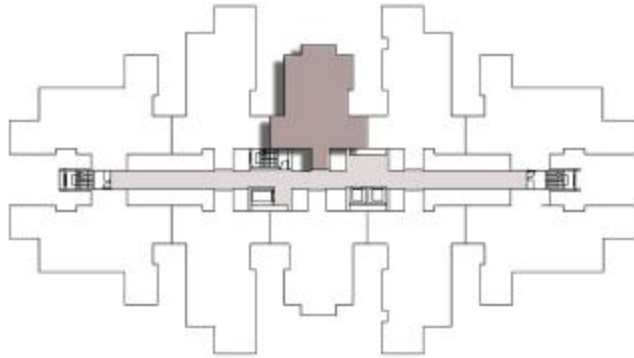


Note: All measurements in FEET & INCHES are rounded off to the nearest decimal

Unit No : 303 - 1203  
Type : 2BHK  
Size : 1334 sq. ft.

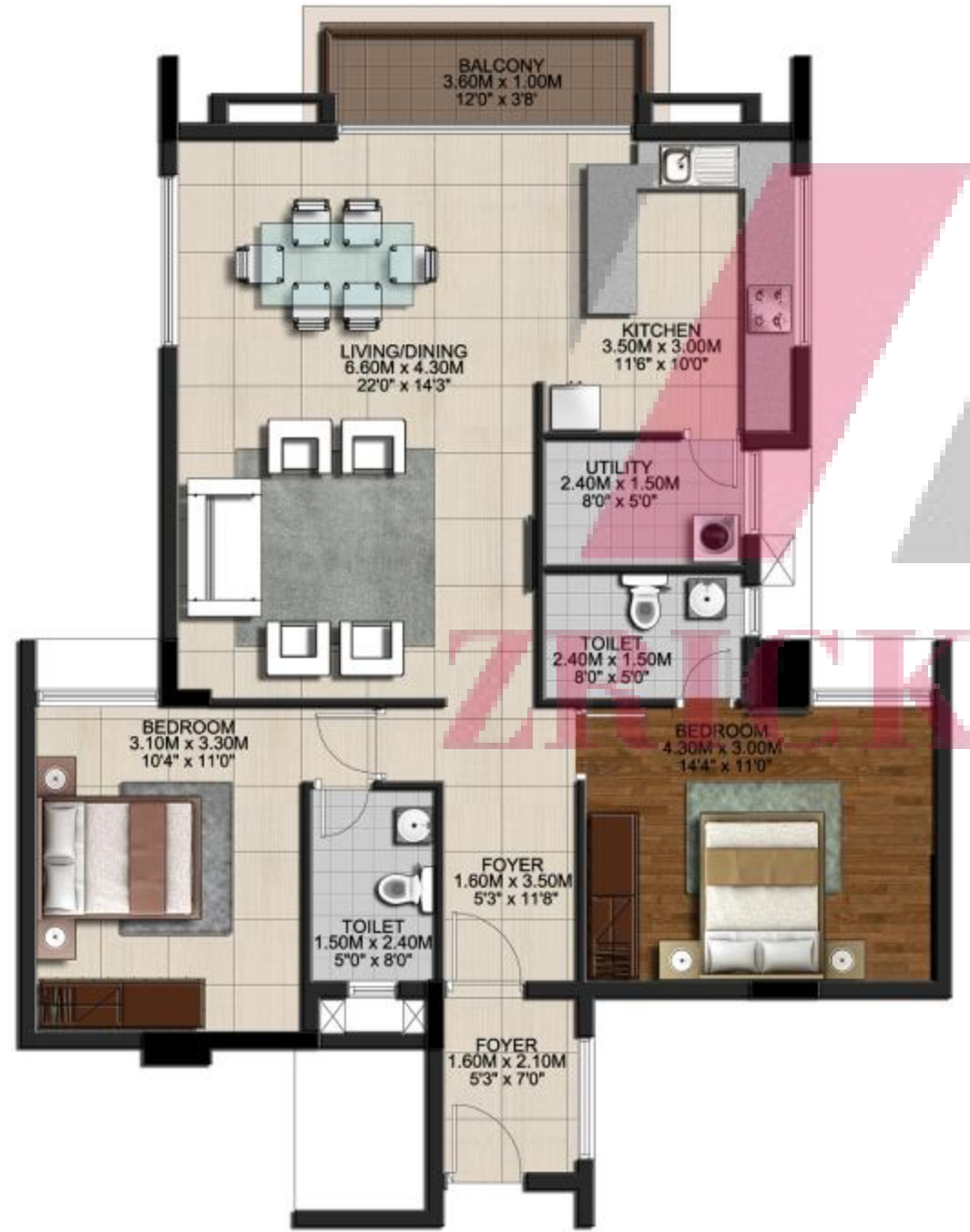
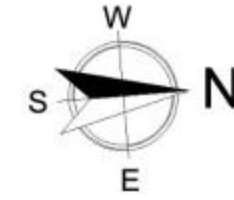


KEY PLAN



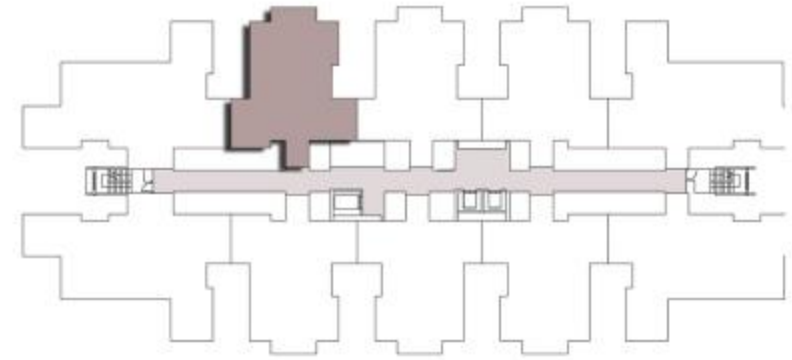
Note: All measurements in FEET & INCHES are rounded off to the nearest decimal

Unit No : 1202  
Type : 2BHK  
Size : 1361 sq. ft.



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### KEY PLAN

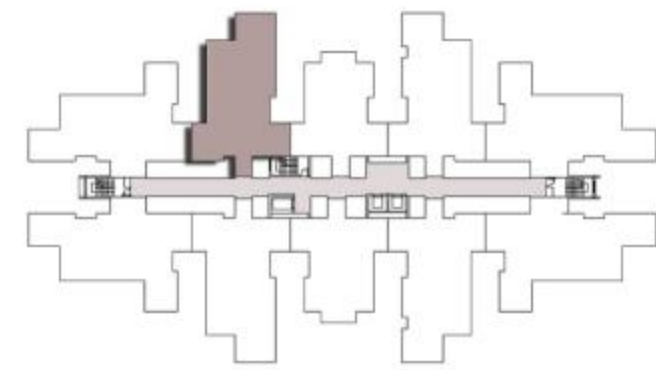


Note: All measurements in FEET & INCHES are rounded off to the nearest decimal

Unit No : 302 - 1002  
 Type : 3BHK  
 Size : 1733 sq. ft.

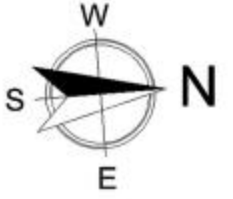


### KEY PLAN

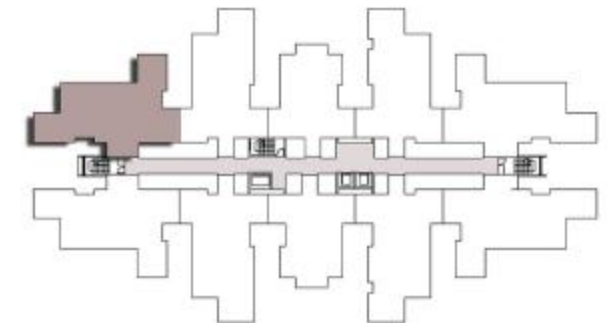


Note: All measurements in FEET & INCHES are rounded off to the nearest decimal

Unit No : 301-1201  
Type : 3BHK  
Size : 1808 sq.ft



KEY PLAN

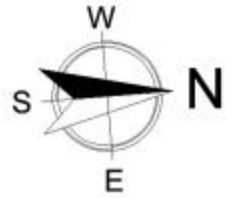


Note: All measurements in FEET & INCHES are rounded off to the nearest decimal

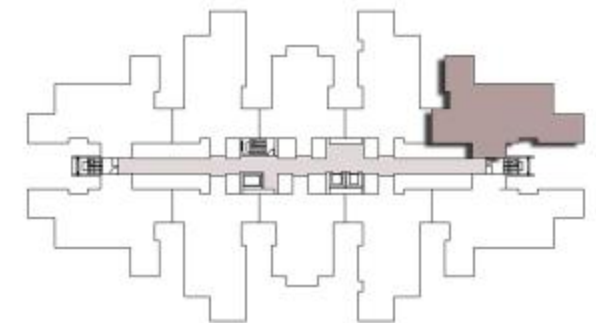
Unit No : 305-1205

Type : 3BHK

Size : 1881 sq.ft.



### KEY PLAN



Note: All measurements in FEET & INCHES are rounded off to the nearest decimal



Level 13 (Duplex level 2)



FGL



## Specifications:

### STRUCTURE

- RCC framed structure with Raft foundation
- Designed seismic resistant structure zone III using Fe 500 steel TMT bars
- Anti-termite treatment
- Concrete Block walls 200mm / 100mm
- Floor to Floor height will be maintained at 3000mm

### WALL FINISH

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

### FLOORING

- Living, dining, kitchen and bedrooms will have vitrified tile flooring of 800mm x 800mm
- Master bedroom will have laminated wooden flooring
- Bathroom and utility will have rustic finish ceramic tile
- Balcony/ Private terrace will be finished with anti- skid ceramic tiles
- Terrace floor will have clay tiles
- Common areas and staircase will have granite flooring

### KITCHEN

- Space will be left for modular kitchen with plumbing and electrical provisions
- Provision for chimney and water purifier will be provided
- CP fittings will be Bravat / Kohler or equivalent

### BATHROOM

- Polished granite slab with counter top wash basin in master bathroom
- Wall mounted wash basin in all remaining toilets
- Floor mounted WC and health faucet in all bathrooms
- All CP and sanitary fittings will be Bravat / Kohler or equivalent
- Concealed water mixer with shower for hot and cold water
- Provision for exhaust and geyser will be provided in all bathrooms
- False ceiling in all the bathrooms

### ENTRANCE DOOR

- First quality African Teak wood frame and double side veneer finish skin shutter of 2350mm height which will have tower bolt, door viewer, safety latch, door stopper and Godrej or equivalent lock

### BEDROOM DOOR

- First quality solid wood frame and double side veneer finish skin shutter of 2350mm will have Godrej or equivalent locks, thumb turn with key, door stopper etc.

### BATHROOM DOOR

- First quality solid wood frame and single side veneer panel door shutter of 2350mm will have thumb turn with key.

### WINDOW

- Windows will be UPVC with see-through plain glass and MS grills on inner side
- French door will be UPVC with toughened glass and without grills
- Ventilators will be UPVC with suitable louvered glass panels

### ELECTRICAL FITTING

- Finolex / Poly cab 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 living room
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone points will be provided in master bedroom and living room, TV (DTH) will be provided in all bedrooms and living room & data points will be provided in living room.
- USB charging port as a part of switchboard in master bedroom and living area
- Master electrical control switch near to main entrance to control all major electrical points

### OTHER

- Overhead Tank (OHT) with Sump
- 24 X 7 Generator backup for lifts and common area
- 24 X 7 Generator backup for all apartments up to 1000 watts for 2BHK and 1500 watts for 3BHK & duplex
- CCTV cameras for all pivotal locations
- LV room provided to Single vendor. Plan charges will be applicable

### EXTERNAL FEATURE

- Elevator: 8 – Passenger automatic lift will be provided
- Power Supply: 3 Phase power supply will be provided for all apartments
- Suitable Landscaping will be done at required areas

- Driveway will be Interlocking paver blocks

### SPECIAL ADD ON Option @ RS.350 PER SFT

1. Living, dining will have Italian Marble flooring
2. Master bedroom will have Parquet Wooden flooring
3. Shower partition in all the bathrooms
4. Polished granite slab with counter top wash basins in all the bathrooms