

Luxury by the bay

CASA GRANDE





Second floor plan (Block-1)
Flat - D (1783 Sq.Ft.)



First & Second floor plan (Block-2)
Flat - B (1714 Sq.Ft.)



First floor plan (Block-1)
Flat - C (1779 Sq.Ft.)



First & Second floor plan (Block-2)
Flat - A (1851 Sq.Ft.)



Site Plan

GENERAL SPECIFICATIONS

STRUCTURE

RCC framed structure with RC foundations. Anti termite treatment will be provided. 9”/8” thick block wall for the outer wall and 4½” /4” thick brick / block wall for the internal partition wall. Ceiling height will be maintained at 9 feet 6 inches clear after flooring and plastering

WALL FINISHES

Internal walls will be finished with cement plaster with putty and emulsion paint (excluding kitchen and toilet). Toilet walls will be finished with double glazed ceramic tiles of 2 colors for aesthetics up to a height of 7 feet. Toilets kitchen and balconies will be finished with cement plaster and cement paint, 2 feet above the kitchen platform will be finished with double glazed ceramic tiles. Exterior faces of the building will be finished with cement plaster as per architect specification and design.

DOORS AND WINDOWS

Entrance Door: Main door is Designer molded skin doors with Godrej or equivalent locks. Lower bolts, door viewer, safety latch, door stopper, etc.

Bedroom doors: designer molded skin doors with Godrej or equivalent locks, tower bolts, door stopper, etc.

Toilet Doors : Chemically treated doors with enamel paints

Windows : Aluminium windows with see-throguh plain glass. Painted MS grills will be fixed on the inner side

ELEVATOR

5 passenger lift will be provided

Payment Schedule	%
Booking Advance	10%
Registration of Undivided Share	30%
On completion of Foundatoin	10%
Completion of First Floor Roof Slab	15%
Completion of Second Floor Roof Slab	15%
Completion of Plaster & Brick Work	15%
Completion & Handing Over	5%

INTERNAL FEATURES

CEILING

Ceiling area of all rooms will be finished with 1 coat of primer & 2 coast of OBD

FLOORING

Living, Dining, Kitchen Bedrooms, Balcony will have Vitrified Tile flooring. Utility will have ceramic tile – anti skid finish.

KITCHEN

Platform will be done with granite slab 2” wide at a height of 29” from the floor level and will be provided with stainless steel bowl with single drain board (Nirali or equivalent)

POWER SUPPLY

3-phase power supply will be provided for all apartments.

GENERATOR BACK UP

Generator back up for all flats (up to 500W for each flat) and also the lift, common area.

TOILET

Floor mounted Parry ware Cascade/Hindware range of closet will be provided in all toilets. Walls will be tiles upto a height of 7 ft. Provision for geyser will be provided in all toilets. Master bedroom toilet will have counter top washbasin. The cp fitting will be Roca / Kohler or equivalent.

BEDROOMS

Will be provided with spaces for wardrobes where ever structurally possible.

ELECTRICAL FITTINGS

Finolex or equivalent cables and wiring. Switches and socket will be anchor rider or equivalent will be provided. Television and telephone points will be provided. Split Air conditioner points will be provided for all 3 bedrooms

COMMON AREA AMENITIES

The corridor and the entry point in the common areas/staircase and landing will be laid with kotta/granite & marble flooring and granite along the entire floor length involved. Common toilet is provided at stilt level for valets, maids and drivers. Lobbies will be finished with marble / kotta stone. Car parks will be Granolithic flooring.

COMPOUND WALL

5feet compound wall will be provided on all sides of the slot

WATER

Under Ground sump & OHT for both drinking water / bore water will be provided

MISCELLANEOUS

Gym, Gate, Name boards, Security booth, Exterior lighting will be build to design specified by the architect.