

“A THING OF BEAUTY IS A  
*joy forever.*”

— John Keats, *Endymion: A Poetic Romance*

**JOYOUS**  
— your home your joy —



BRING JOY TO  
*your life*

Joy lies where the tired senses can revel  
under the shade of love and laughter.

Joy is contained in places built with  
bricks of care and devotion.

Joy resides where people have the best  
means to achieve peace and happiness  
with a serene ambience and  
surroundings.

A GATEWAY TO A  
*joyful Life*

Enter into paradise and experience the exhilarating feeling of living in Joyous, an ordinary piece of land made special for you with beautiful and cushy homes. Equipped with the choicest of amenities and facilities, it has been designed to leave you spellbound. 'An Art by Hafeez Contractor'.

COME, EXPERIENCE RHYTHM,  
COME, EXPERIENCE LIFE,  
COME, EXPERIENCE

**JOYOUS**  
— your home your joy —



## AN IDEAL *living space*

At Joyous, nature and the modern world coexist beautifully. It is an ideal living space that is surprisingly decent and amplified with comfort. The area has been designed keeping your convenience and comfort in mind.



MAKE A  
*grand entrance*

At the very entrance, you are greeted with a grand reception area which is welcoming in every sense of the word. A lavishly designed reception area adds volumes to the look and feel of the place. Its aesthetically appealing interiors enhance the quality of experience manifold. It has been designed keeping the functionality and convenience in mind.

STATELY  
*lift lobby*

An elegantly designed lift lobby offers a relaxing ambiance. A work of craft that gives an enriching experience of luxury and extravagance. By making the lifts spacious and swift, we ensure that every precious minute is saved. The imposing designs and overall welcoming ambiance of the space will infuse a sense of pride and honour.

EVERY DAY  
*in paradise*

When you want to feel paradise, feel it at home with the Joyous. From thoughtfully designed areas, to spacious rooms, each apartment is an epitome of elegance disclosing the feel of richness.



LOCATED AT  
*opulence and splendour*

Now Joy is your Address

Here, walls know celebration, rooms hold comfort, and every window opens to a better opportunity. It is the address of joy, the address of you.

Joyous amenities are in the skirts of a modern-urbanized area where greenery is perfectly ringed. The site is amenitized with splendid interiors and comfort. The prime location of Greater Noida West is a dense locality with better connectivity.



 HEALTH CARE

- Yatharath Hospital 5 minutes
- Fortis Hospital 15 minutes
- Kailash Hospital 15 minutes

 SPORTS & ENTERTAINMENT

- City Centre Mall 4 minutes
- Cricket Stadium 5 minutes
- Badminton Academy 10 minutes

 METRO STATION & AIRPORT

- Proposed Metro Station 5 minutes
- Jewar Airport 50 minutes
- IG Airport 60 minutes

 SCHOOLS & COLLEGES

- Sarvottam International School 2 minutes
- Lotus Valley International School 3 minutes
- Pacific World School 5 minutes
- JBM Global School 5 minutes
- Ryan International 5 minutes
- Much more

 BUSINESS PARKS

- IBM Campus 2 minutes
- R Systems 4 minutes
- NTT Data Systems 4 minutes



AN AMALGAMATION  
*of comforts*

Feel the luxury in the proximity of comfort and elegance. Tucked in a quiet corner where the perfect balance of seclusion and community is justified, Joyous homes vibrate with contentment at every corner. The hospitality within the proximity reveals the richness and comfort of the space.

## ONE OF ITS *kind amenities*

The greatest luxury is feeling free and content. The Joyous space designed with modern-era fixtures creates a magnificent ambience that brings along a feeling of warmth and relaxation.

- Vaastu-friendly apartments facing either green areas or road facing
- Fenestrated with windows and premium doors
- Oriented for natural daylighting and proper cross ventilation
- Spacious apartments with wider balconies and seating area
- Large wardrobe spaces



- Each tower at Joyous has been planned with individual drop-off zone
- Grand entrance lobby with access to central green
- Dedicated 3 lifts for each tower with separate premium lobby area
- Aesthetically designed foyer entrance with an excellent carpet area
- Utility area for washing machine and other household work
- Ingenious and efficient
- Smart utilization of spaces
- Maximum privacy and minimum disturbance ensured
- Modern and minimalist features with one point spoke of luxury





AN IMPERIAL  
*living space*

The choicest of joyful experiences await you at our clubhouse. Designed to uplift your spirits and immerse your senses in pure delight. A treat like no other, where convenience meets desire.



**INDOOR**  
*amenities*

  
Cafe Lounge &  
Library

  
Multi-purpose  
Hall

  
Spa

  
Billiards  
Room

  
Kids Play Area

  
Chess and  
Carrom Room

  
Karaoke Room

  
Squash Court

  
Table Tennis  
Room

INDOOR SWIMMING POOL  
*with health spa*

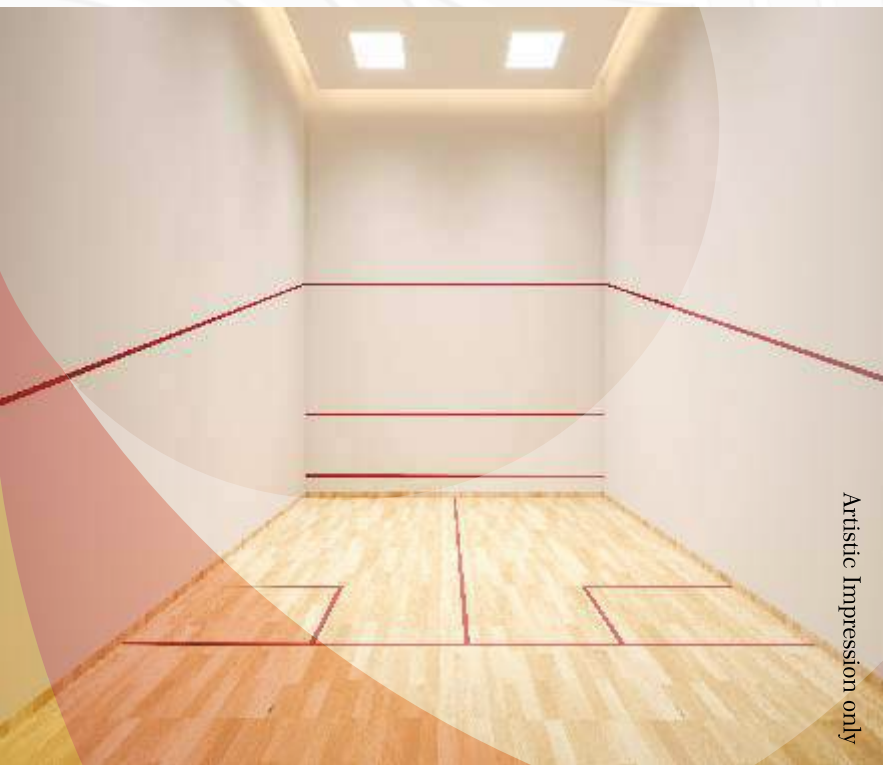
We value your privacy as much as we value your comfort. Immerse yourself in tranquil waters and drown away your worries. An indoor pool, that keeps the harsh weather at bay, gives you the luxury to take a dip without any reservation. The crowning glory of this impressive offering is the health spa that will help you immensely in soothing the sore muscles. A rejuvenating experience for every season!

PRIVATE FAMILY  
*lounge area*

A spacious offering where you can celebrate with your near and dear ones in home-like comfort. It's an extension of your living room that will not leave you wanting for more. It is one of a kind offering where you can invite a large gathering without any reservation. A courtly place that will elevate the status of your celebrations and enhance your social life immensely.

KARAOKE ROOM  
AN ENTERTAINMENT CENTER  
*like no other!*

A dedicated space for your entertainment needs. Come, gather with your near and dear ones and let the music play! We have not left anything out while ensuring your joy.



## AMIABLE *amenities*

We have an exhaustive list of offerings to cater to your needs. A yoga centre to take care of your mind, body and soul. A kids' play area where the little ones can indulge in playful, childlike activities. A swimming pool where you drown all your worries. A squash court for all the sport enthusiasts. A multi-purpose hall which can be used for celebrations and meetings alike. All this, and much more, is at your disposal.



Artistic Impression only

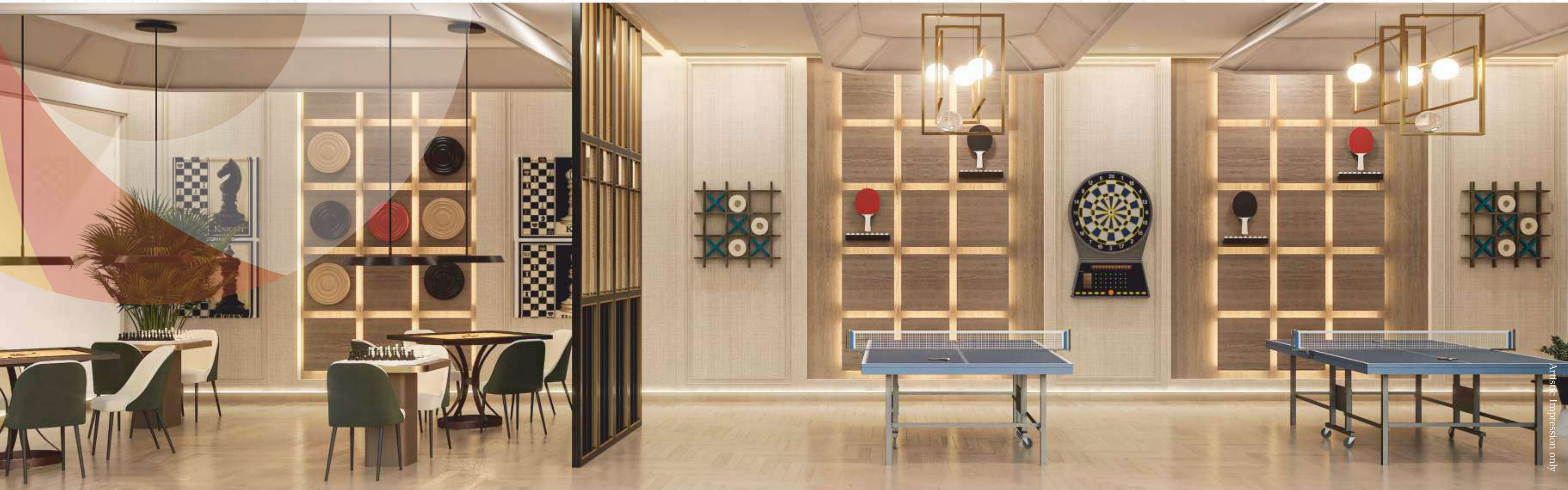


Artistic Impression only

## INDOOR GAMING *paradise*

Presenting a host of indoor gaming options for those looking for some playful indulgence. We have hand-picked these options keeping your needs in mind. We ensure that you are not left wanting for more.

This paradise is designed keeping children's recreation in mind. Such an offering would be a paradise in every sense of the word for them as it presents them with a host of options to choose from.



Artistic Impression only



## A STATE-OF-THE-ART *gym*

The indoor gym is equipped with all that a fitness enthusiast needs. It boasts of high-end facilities and exercise equipment that will not leave anything to be desired. Boost your health by taking advantage of our all-encompassing stately gym that awaits your arrival.

Motivation is the Fuel & Discipline is the



**OUTDOOR**  
*amenities*



Yoga Space



Outdoor Gym



Multi purpose  
Court



Skating Rink



Amphitheatre



Acupressure  
Park



Specialised Areas  
for the Elderly

## *Swimming Pool*

Behold the awe-inspiring outdoor swimming pool. Dip your feet in the pool of luxury and treat your senses to a resort like feel. Carefully designed keeping your joy in mind, the pool boasts of a water slide which will enhance your experience immensely.



Computer Generated Image

Advanced App based Security system



Individual Guards for each tower



CCTV Cameras



Under vehicle scanners

WE SECURE YOU TO  
*live safely*



\*Doctor, and Cab Service on Call



Handicapped friendly campus



Stretcher friendly lifts



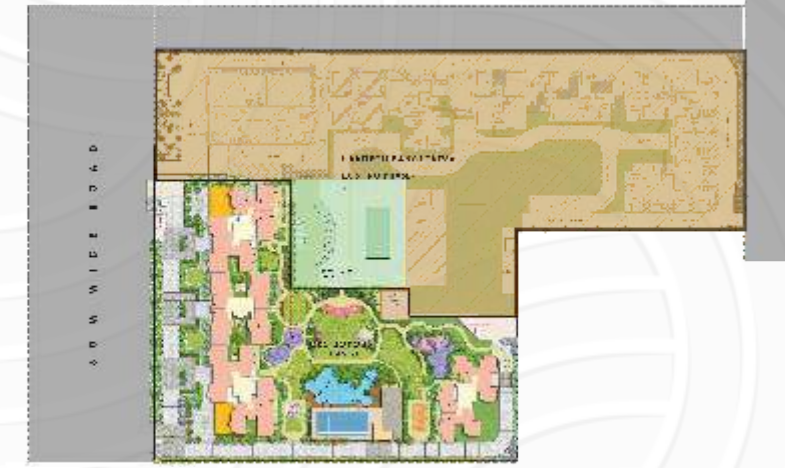
\*On-call emergency services

JOY OF  
*exemplary living*

Witness the space of your  
imagination

Witness the art crafted with the  
tools of joy and tenderness.

Witness Joyous



**KEY PLAN**

1. ARRIVAL PLAZA
2. RETAIL COURT
3. TOWER DROP OFF
4. 7.5 M WIDE DRIVEWAY
5. CLUB DROP OFF
6. RAMP UP TO PODIUM
7. FEATURE WALL
8. SERVICES
9. GARDEN
10. PLANTER
11. FEATURE COLUMNS
12. SCULPTURE
13. SEATING PLAZA
14. BAMBOO GARDEN
15. TROPICAL GARDEN
16. COMMERCIAL
17. PODIUM ENTRY / EXIT
18. SWIMMING POOL
19. SWIMMING POOL DECK
20. KIDS POOL
21. SWIMMING POOL JACUZZI
22. SWIMMING POOL BAR
23. CELEBRATION LAWN
24. PAVILION
25. CHIT CHAT PLAZA
26. AMPHITHEATER
27. KIDS ZONE(3-8 YRS)
28. KIDS ZONE(8-12 YRS)
29. MULTIPURPOSE COURT
30. OUTDOOR GYM
31. SKATING RINK
32. TOWER ENTRY
33. WATER WALL
34. YOUTH LAWN
35. SCULPTURE LAWN
36. MEDITATION LAWN/ YOGA LAWN
37. BUTTERFLY GARDEN
38. FLOWER GARDEN
39. ELDERLY COURT
40. SEATING ALCOVE
41. ACCUPRESSURE PARK
42. JOGGING TRACK
43. FIREPATH
44. STEPPING STONES
45. MOUND
46. TENNIS COURT
47. TENSILE STRUCTURE
48. SHALLOW RECLINERS
49. KIDS SLIDE
50. PLAZA





KEY PLAN

A BEAUTIFUL SIGHT  
*to behold*

Talk about rooms with a view! Every window and door opens to lavish open spaces. You will not feel walled in. We have designed the placement of the towers keeping your well-being and the overall feel of your home in mind.



TOWER 1  
UNIT PLAN - 1 & 4

Total Sale Area = 129.59 sq.m (1395 sq. ft)  
Total Built up Area = 105.01 sq.m (1130 sq.ft)  
Total Rera C.A. = 81.31 sq.m (875 sq.ft)





KEY PLAN



Artistic Impression only



Artistic Impression only



Artistic Impression only



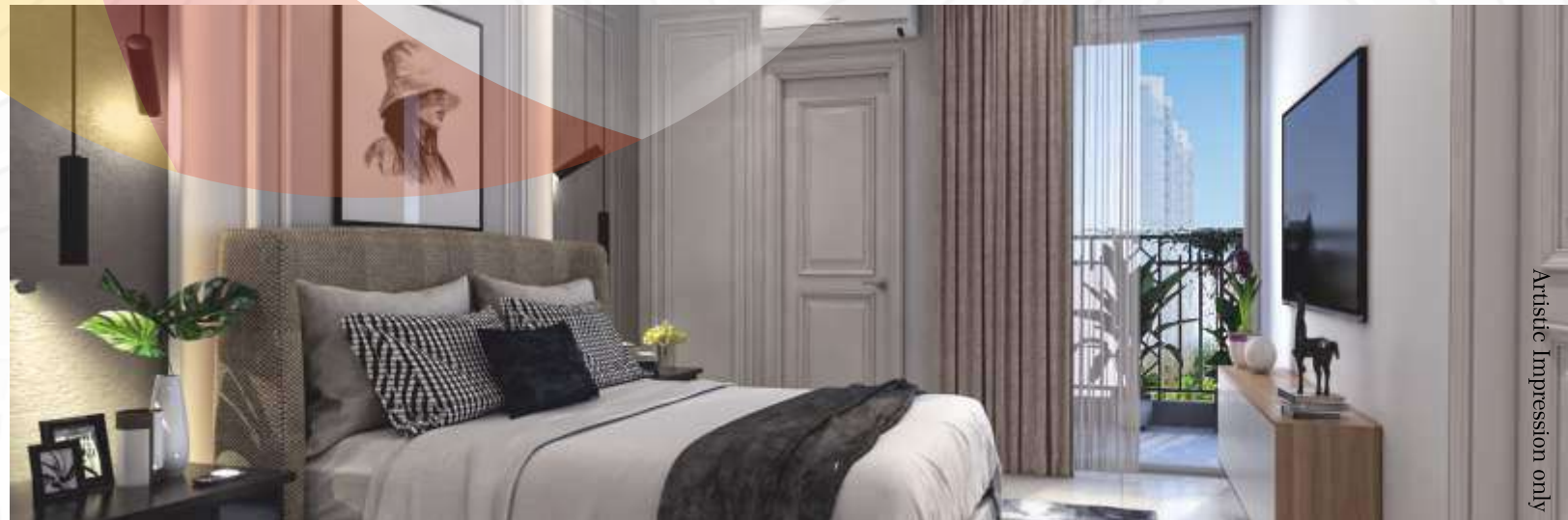
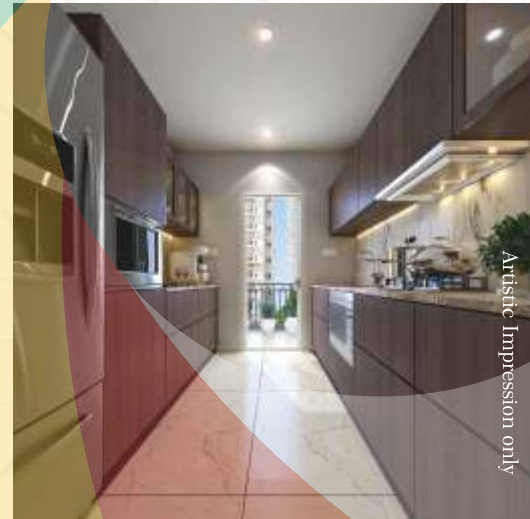
Artistic Impression only

**TOWER 1**  
**UNIT PLAN - 2, 3, 5 & 6**

Total Sale Area = 146.32 sq.m (1575 sq. ft)  
 Total Built up Area = 118.65 sq.m (1277 sq.ft)  
 Total Rera C.A. = 92.07 sq.m (991 sq.ft)

**Disclaimer:**  
 • All rooms dimensions are in millimetres, 1 Sqm = 10.764Sq.Ft. | 1000 mm = 3.28 Ft.  
 • Any minor additions or alterations if required in the project shall be done keeping in mind the provision of RERA.





KEY PLAN



**TOWER 2**  
**UNIT PLAN - 1, 2, 3 & 4**

Total Sale Area = 165.36 sq.m (1780 sq. ft)  
 Total Built up Area = 133.33 sq.m (1435 sq. ft)  
 Total Rera C.A. = 104.15 sq.m (1121 sq. ft)

**Disclaimer:**  
 • All rooms dimensions are in millimetres, 1 Sqm = 10.764Sq.Ft. | 1000 mm = 3.28 Ft.  
 • Any minor additions or alterations if required in the project shall be done keeping in mind the provision of RERA.





KEY PLAN



KEY PLAN



**TOWER 3**

**UNIT PLAN - 1 & 4**

Total Sale Area = 129.59 sq.m (1395 sq. ft)  
 Total Built up Area = 105.01 sq.m (1130 sq.ft)  
 Total Rera C.A. = 81.31 sq.m (875 sq.ft)

**Disclaimer:**  
 • All rooms dimensions are in millimetres, 1 Sqm = 10.764Sq.Ft. | 1000 mm = 3.28 Ft.  
 • Any minor additions or alterations if required in the project shall be done keeping in mind the provision of RERA.



**TOWER 3**

**UNIT PLAN - 2, 3, 5 & 6**

Total Sale Area = 146.32 sq.m (1575 sq. ft)  
 Total Built up Area = 118.65 sq.m (1277 sq.ft)  
 Total Rera C.A. = 92.07 sq.m (991 sq.ft)





KEY PLAN



**TOWER 4**

**UNIT PLAN - 1 & 4**

Total Sale Area = 114.27 sq.m (1230 sq. ft)  
 Total Built up Area = 93.89 sq.m (1010 sq.ft)  
 Total Rera C.A. = 68.43 sq.m (736 sq.ft)

**Disclaimer:**  
 • All rooms dimensions are in millimetres, 1 Sqm = 10.764Sq.Ft. | 1000 mm = 3.28 Ft.  
 • Any minor additions or alterations if required in the project shall be done keeping in mind the provision of RERA.



KEY PLAN

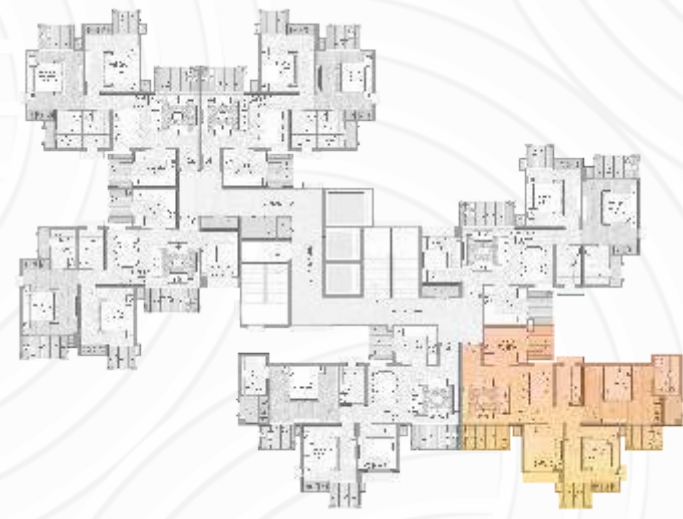


**TOWER 4**

**UNIT PLAN - 2 & 3**

Total Sale Area = 96.61 sq.m (1040 sq. ft)  
 Total Built up Area = 81.04 sq.m (872 sq.ft)  
 Total Rera C.A. = 59.20 sq.m (637 sq.ft)





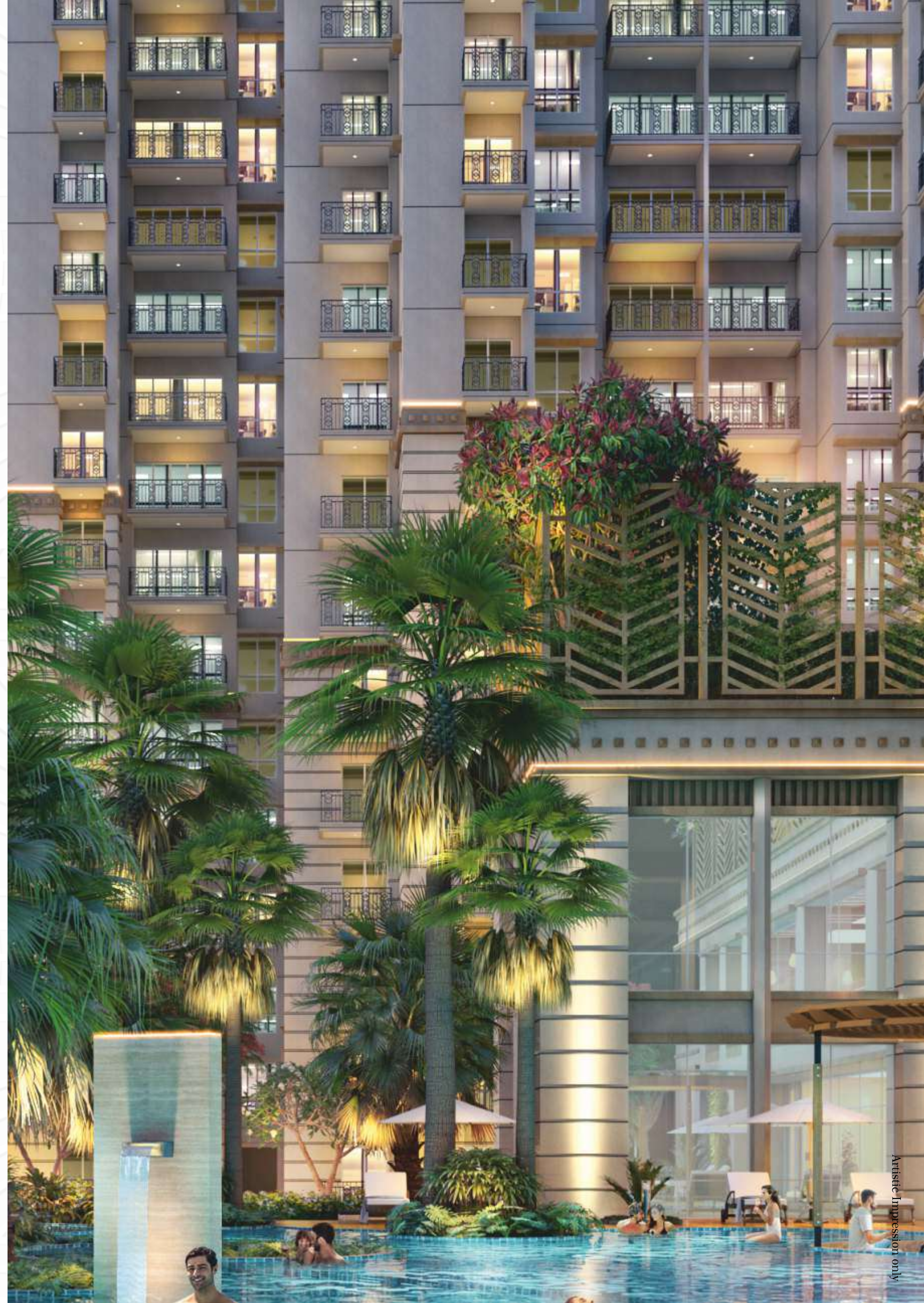
**KEY PLAN**



**TOWER 4**  
**UNIT PLAN - 5 & 6**

Total Sale Area = 114.27 sq.m (1230 sq. ft)  
Total Built up Area = 94.8 sq.m (1020 sq.ft)  
Total Rera C.A. = 69.97 sq.m (753 sq.ft)

**Disclaimer:**  
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• Any minor additions or alterations if required in the project shall be done keeping in mind the provision of RERA.



## SPECIFICATIONS



**Painting:** Plastic emulsion of appropriate color on interior walls & ceilings.

**Kitchen:** All kitchen counters in pre-polished granite/premium-marble, electrical points for kitchen chimney & hob.

- Stainless steel sink (Lotus, Jayna or equivalent), premium cp fitting. (Grohe/ Kohler / Jaquar or Equivalent).

**Doors & windows:** • Entrance door- 8 feet high polished/ enamel paint hard wood frame, both side laminated flush door with tower bolt. Locks – Dorset, Godrej, Ipsa or equivalent)

- Internal door - 7 feet high polished/ enamel paint-hard wood frame, laminated flush door. External door & Window-uPVC with provision for one wire mesh shutter.



**Flooring:** • Vitrified tiles flooring in living and dining (1200mm X 600mm).

- Wooden flooring in master bedroom, vitrified tile flooring in bedrooms (600mm X 600mm), vitrified tiles in kitchen & Ceramic tiles in toilets.
- Staircase to be provided in Granite flooring/ marble or equivalent, balconies will be in anti-skid ceramic flooring.

**Dado:** Ceramic tiles till lintel height in toilets & 600mm height above kitchen counters slab in appropriate color & print.

**Exterior:** Appropriate finish of texture paint of exterior grade weather proof or equivalent.



**Plumbing:** As per standard practice, all internal plumbing in GI/CPVC/Composite.

**Toilet:** • Premium sanitary fixtures (Grohe/ Kohler/ Jaquar or equivalent) Premium chrome plated fittings. Glass shower partition in master toilet.

- Granite top counter with basin. Wall mounted WC. (Kohler/ Jaquar or equivalent)

**Electrical:** All electrical wiring in concealed conduits; provision for adequate light & power points. Telephone & TV outlets in drawing, dining and all bedrooms; molded modular plastic switches & protective MCB's. (Havells/ Polycab/ Anchor or equivalent)

**Lift:** 2 Passenger lifts & 1 Service lift. (Mitsubishi/ Schindler/ Otis or equivalent)

**Generators:** Generator to be provided for 100% power backup of emergency lifts, common areas.

**Clubhouse & sports facilities:** Clubhouse with swimming pool to be provided with changing rooms for both male & females, well equipped gym, indoor & outdoor games areas, table tennis & card room, kids play area, Squash, Multipurpose Hall, Jogging track, Tennis court, Billiards, Karaoke room, Private Family Lounge.

**Security & FTTH:** Provision for optical fiber /network wire perimeter security and entrance lobby security with CCTV cameras.

**Fire Safety:** Fire prevention, suppression, detection & alarm system as per fire norms.

**Structure:** Earthquake resistance RCC framed structure as per applicable seismic zone.



## ABOUT **CRC**

CRC is a name that is widely recognized for delivering what is promised. It holds a strong legacy of trust, transparency & reliability for the last 37 years. Our professionally managed, strong team of experts makes us one of the leading developers in the real estate sector. Known for serving a long list of clientele, CRC has grown exponentially over the years with well-planned layouts and meticulously executed projects.

At CRC, we always think ahead, keeping our customers' delight in focus. The group is committed

to setting new standards in the realty sector by unveiling the finest structures, which will be a true reflection of perfection and excellence.

The CRC Group has a proven track record in fulfilling the client's requirements by delivering perfection and meeting their expectations at every step. Setting a new benchmark for real estate solutions, CRC maintains high standards to build exquisite living and working spaces.

## *The Vision*

CRC strives to become a highly dedicated customer-driven real estate company. A top market leader in terms of timely delivery of top-quality sustainable living and commercial spaces, which are well-crafted, efficient, and of superior value.



Computer Generated Image



Computer Generated Image

## THE *legacy*

CRC believes in the mantra of receiving joy in the reward of giving happiness. That's why the CRC Group's legacy is rich with a string of happy homes and joyful faces.



## Architect Hafeez Contractor

Joyous is designed and conceptualized by Padma Bhushan awardee Architect Hafeez Contractor. He is the man who has impacted the skyline of metropolitan India. He began his endeavour in 1982 and has been dedicated to designing excellent, efficient and sophisticated building technology. Today, he heads one of the largest architectural firms in India, with approx. 550 team members.

He has also won numerous National and International Awards for distinction in contributions to architecture. He has also been included in India Today's Most Powerful Indians List and has won innumerable awards for best residential, commercial, educational, and hospitality projects across India. Few of the impressive works by Ar. Hafeez Contractor includes some of the tallest structures on the subcontinent, The Imperial Towers, Mumbai; one of the tallest residential buildings in the world, 23 Marina, Dubai and one of the best cricket stadiums of the world, DY Patil Stadium, Mumbai.



Designed by Integral Designs, the project 'Joyous' encapsulates a wide range of user experience and fine aesthetics to eventually create meaningful spaces. Integral Designs is India's premium landscape firm which was established in 1994 with the main objective of providing high quality sustainable landscape design services. Integral designs is headed by Samir Mathur, a seasoned leader, and a stalwart of the profession in India.

Samir's accomplishments and achievements reflect a philosophy of Landscape Architecture that is innovative, progressive and responsible. Integral Designs has a dedicated team comprising of landscape architects, horticulturalists, engineers and 3D artists, who work together to ensure complete design solutions from conception to execution. With headquarters in New Delhi, Integral Designs has offices in Pune, Hyderabad and Jaipur. Over the past 30 years, they have had the good fortune of working with top global design firms on significant projects.



Proion Consultants, cofounded by Mr. Sandeep Goel and Ms. Shruti Goel, provided the MEP solutions for Sublimis. Both of them have an experience of over 25 years in Building Services Consulting and have worked on over 200 projects. Proion Consultants has a team of experienced professionals that includes Mechanical, Electrical & Civil Engineers on board for HVAC, Electrical, Plumbing and Fire Protection Design Offerings. Sandeep is a committee member at Revision of National Building Code of India-2016, Part 4, Part 9 and Part 11; a certified Fire Protection Specialist NFPA, USA; an accredited professional at Indian Green Building Council (IGBC); technical committee member at Building Fire Safety System Section-NFPA, USA and member of Skyscraper Editorial Board (2015-2017)-CTUBH, Chicago, USA. Shruti is a committee member at Revision of National Building Code of India-2016, Part 4 Section 2. Shruti is also Fellow of ISLE (Indian society of Lighting Engineers).



Optimum Design is an engineering consulting firm located in Noida, India. Our expertise in Structural Engineering is visible in 400 + projects that we have worked on. We have already provided structural engineering services for more than 12 crore square feet of constructed area located throughout India. We are a team of 50 + Engineers and CAD technicians, meticulous about their work. The firm is headed by Mr. V D Sharma, having more than 35 years of structural design experience. Few of their major projects include Saya Gold Avenue (Indirapuram), Supertech Supernova (Noida), Supertech Cape Town (Noida), Mahagun Moderne (Noida) and CRC Sublimis (Greater Noida West).






Artistic Impression only

 **SUBLIMIS**  
your home, your story

CRC Sublimis is the reflection of the perfection achieved by the CRC Group in the domain of providing world-class homes equipped with luxury and elegance. Sublimis has been built to fill the sight of the onlookers with amazement and massive joy and to fill its residents with the sheer brilliance of happiness. With Sublimis, CRC has achieved the ideal mix of ease and luxury, which is essential to guarantee a perfect lifestyle in today's time.



Artistic Impression only

  
**Mantra**  
happy homes  
SIDCUL, HARIDWAR

Located at a distance of only 7 km from the sacred and exquisite river, the Ganges, Mantra Happy Homes is the first flight of CRC into the realm of providing excellent and happy homes at affordable prices. Mantra Happy Homes has been meticulously designed and built while keeping in mind the sacredness of the holy place of Haridwar. It is crafted to feel like small heaven by its residents owing to an outstanding lifestyle close to nature.



# THE FLAGSHIP

BUSINESS & BEYOND

A new-age intelligent workspace destination project by CRC with modern architecture and elegance of luxury. It extends super specialty floors and a co-working space with the facilities of hi-tech transportation, hi-streets for shopping and food hopping, fitness centres, etc. where with work, you can celebrate life every day. The core value is being followed in every new project of CRC to keep nature's beauty filled around. If you are looking for a 21st-century fast-paced world working space, Flagship is your destination.

ONGOING PROJECT



Artistic Impression only

## KASABLANCA

4BHK RARE LUXURY RESIDENCES

Kasablanca has been designed in such a way that one gets to encounter rare luxury around every corner. It boasts of 3 iconic towers which houses 198 magnificent residences. Step into the lap of luxury and enjoy the privilege that is reserved for a chosen few. The enriching regal ambience will act as a blanket that will cut out all the harshness of the world that lies outside your home environment. It has everything that one can think of in a safe haven.

## MORADABAD HOUSING

The sprawling Moradabad township is spread over 10 acres. This uber-luxury plotted development has a lot to offer. Surrounded by extensive green spaces, it is located in a serene low-density area. Thereby shielding you from the hustle and bustle of city life. This property has been designed keeping your comfort and overall well-being in mind. These plots, that range from 160 to 300 sq. mt., boast of state-of-the-art amenities like a clubhouse, pool etc. Additionally, the property is less than a kilometer away from the six lanes national highway.



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