



Aakash & Dhruval Developers

iris

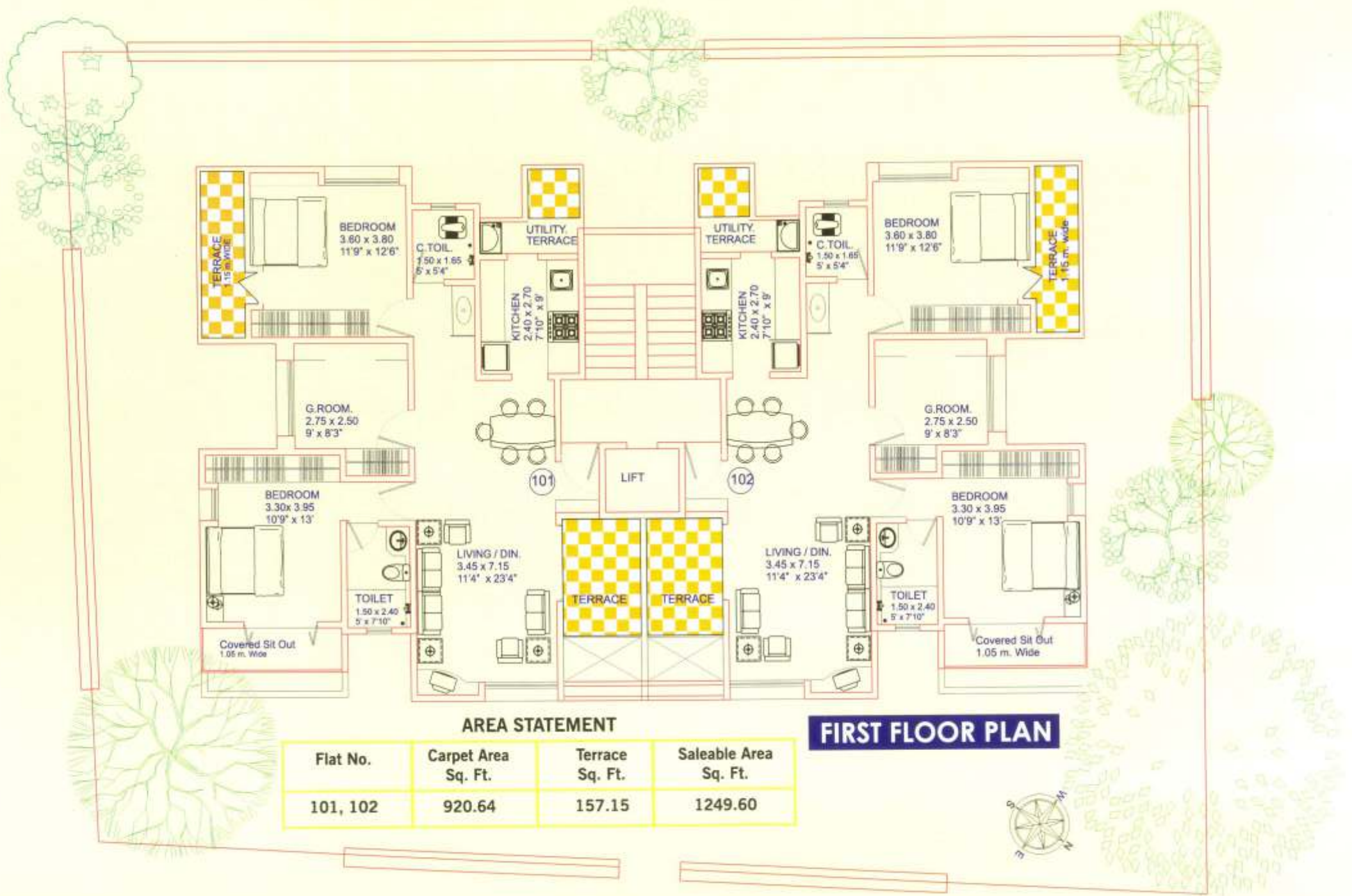
Specifications

1. **R.C.C.** : Earthquake resistant R.C.C. Frame Structure.
2. **External & Internal Walls** : External brick walls of 6" with cement plaster. Internal walls with POP Finish.
3. **Doors** : Decorative main door with brass hinges and fixtures. Inner doors are flush doors with good quality fittings.
4. **Windows** : All windows will be of aluminium sections as per standard requirement as per sizes of window, 3/4" series with powder coating.
5. **Flooring** : Hall and other rooms flooring will be of vitrified tiles of reputed make.
6. **Toilet** : Marble door frame. Designer glazed tiles dedo up to door height. Antiskid flooring tiles. Concealed plumbing, EWC & basin, hot and cold water mixing arrangement with instant geyser for bath tap and shower. Reputed make of designer good quality C.P. fittings. Basin with counter top will be provided. Provision for exhaust fan for all toilets. All sanitary fixtures shall be of reputed brand.
7. **Kitchen** : Kitchen with granite top platform with S.S. sink, Glazed tiles dedo up to window level, provision for exhaust fan & water purifier.
8. **Lift** : Passengers lift of reputed make.
9. **Electricity** : Concealed wiring of copper with ELCB and MCB switch in the main board. Premium electric modular switches. Adequate number of light and fan points. A/C points in all bed rooms. A provision for TV connection, Telephone points and Internet cable in all bedrooms and Living Room shall be provided.
10. **Painting** : External painting of apex weather coat or equivalent. Internal finishing luster or plastic paint.

Amenities

- Intercom system for all apartment and security.
- Solar water heater for hot water requirement.
- Servant toilet at ground floor.
- Security cabin

Note: All the specifications, designs, facilities, dimensions etc are subject to the approval of the respective authorities and the developers reserve the right to change the amenities, specifications or features without any notice or obligation.



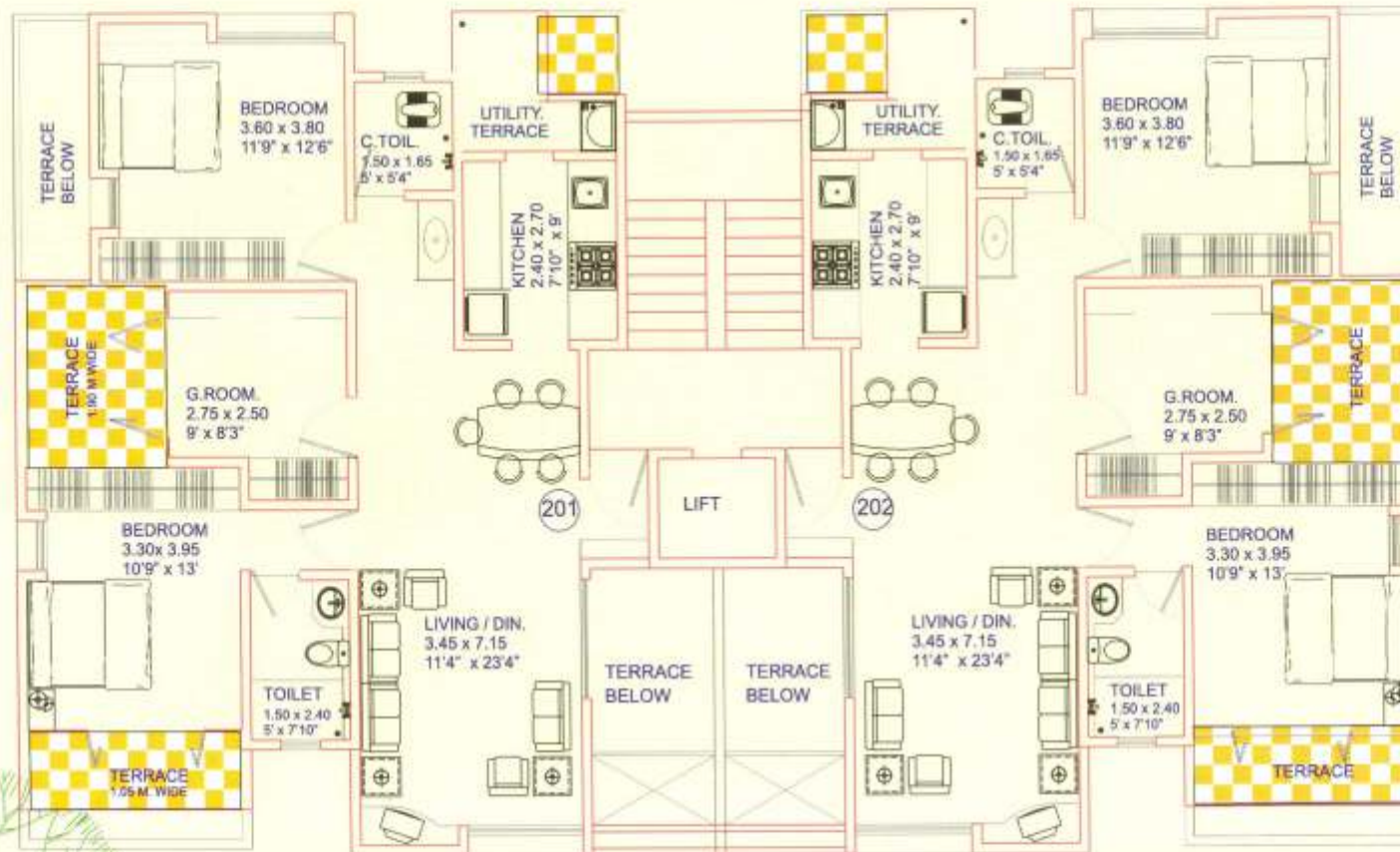
AREA STATEMENT

Flat No.	Carpet Area Sq. Ft.	Terrace Sq. Ft.	Saleable Area Sq. Ft.
101, 102	920.64	157.15	1249.60

FIRST FLOOR PLAN



Approach Road



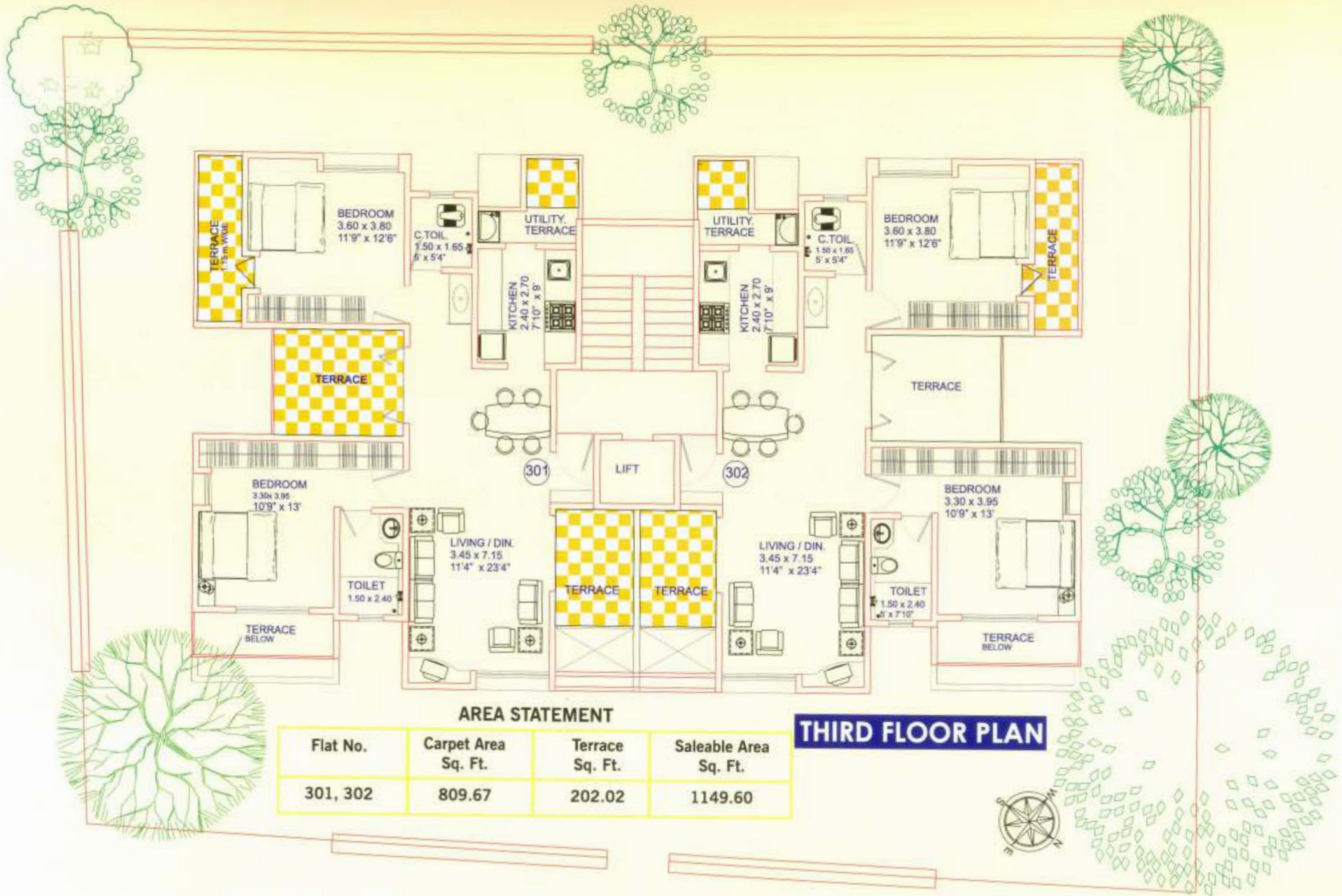
AREA STATEMENT

Flat No.	Carpet Area Sq. Ft.	Terrace Sq. Ft.	Saleable Area Sq. Ft.
201, 202	882.76	144.78	1193.94

SECOND FLOOR PLAN



Approach Road



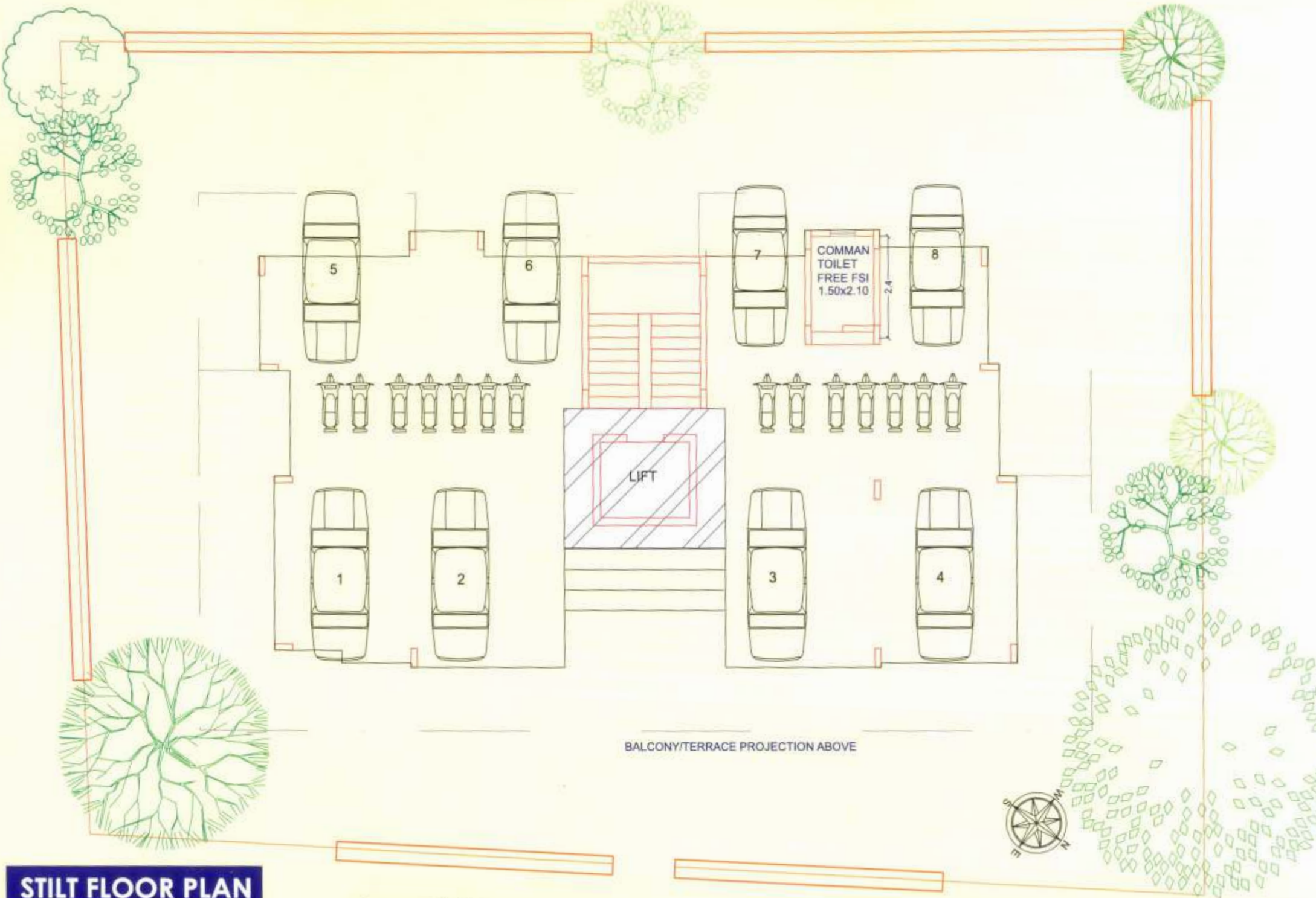
AREA STATEMENT

Flat No.	Carpet Area Sq. Ft.	Terrace Sq. Ft.	Saleable Area Sq. Ft.
301, 302	809.67	202.02	1149.60

THIRD FLOOR PLAN



Approach Road



BALCONY/TERRACE PROJECTION ABOVE

STILT FLOOR PLAN

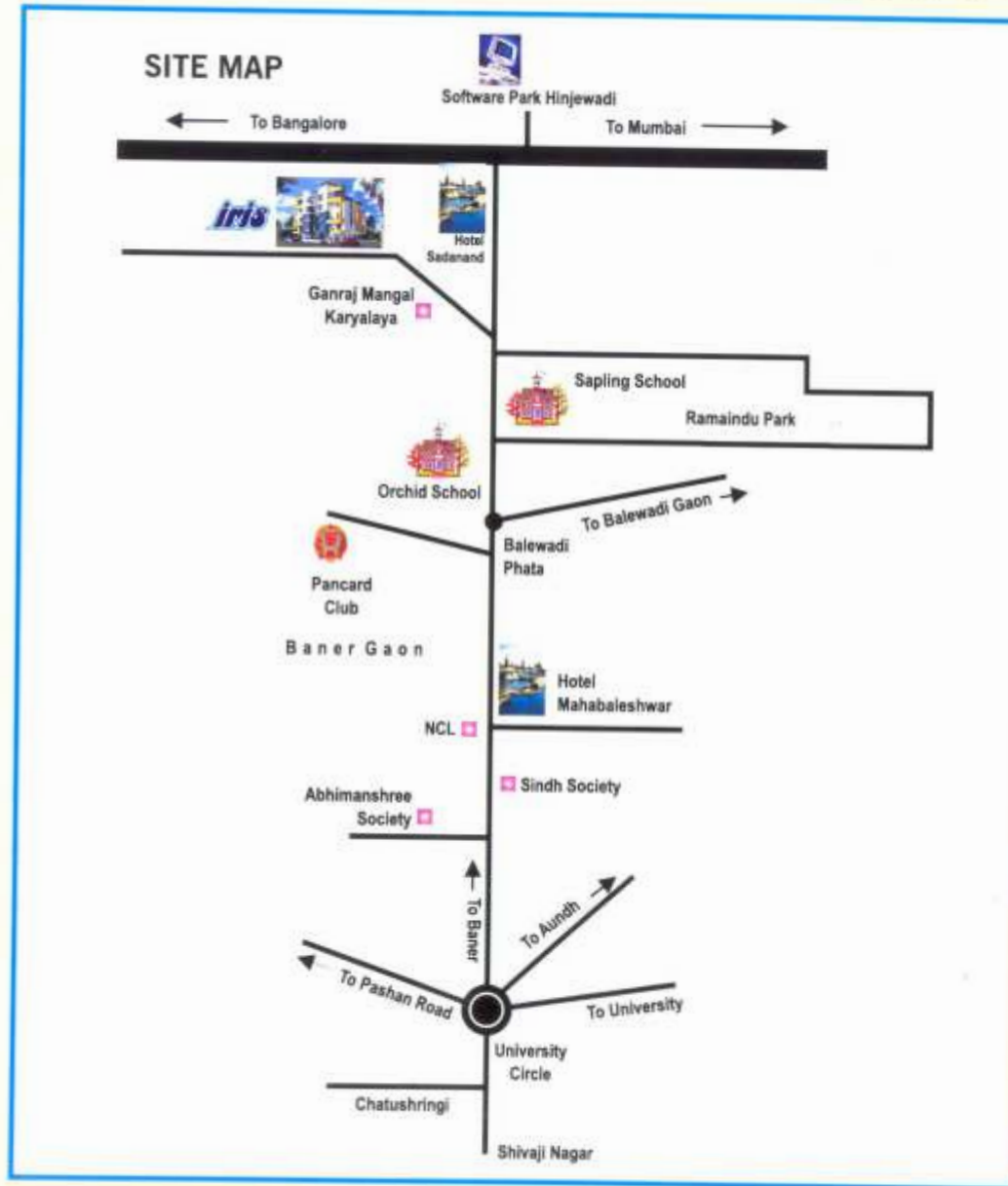
Approach Road



A dream to cherish **iris**

Architects : Mr. Pravin Desai
Advocates : Mr. Prasanna Darade

R.C.C Consultant : Mr. Suhash Joshi
Developers : Aakash & Dhruval Developers



Site Address : "IRIS" Survey No. 87, (Part) Village Banner, Pune - 411 009.

Mumbai Office : 18, Kailash Darshan, 5th Floor, Near Kennedy Bridge, Nana Chowk, Mumbai - 400 007.

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