



IRIS PRAKASH

BJB Nagar



Cause no One Else can make You Feel

THE WAY THAT WE DO !!!



Don't Look For Happiness....
Creat It.

About Company:-

IRIS Infracon Private Limited emerged as one of the fastest growing company in Orissa and had a diverse portfolio with interest in Real Estate. Your fear of losing something means your hard earning, the insecurity of getting the right booked one, uncertain of future(time) etc. , is well being taken care. So let's not feel as if you left open something in IRIS. Giving best customized quality project, in time possession, with all transparent benefits, keeps us happy going. Just be a part of it. In IRIS your dream for the future settlement will be settled easily. So give a chance to serve you as better as possible. Some of the reasons why all our projects have met with immense success include ideal locations, impeccable quality of construction, awesome amenities and reasonable prices. Add to this the dedication of the work force and the determination of the management and, you get a property that's almost like made-to-order - simply perfect & fit to pocket! Unique in terms of planning, design, quality, workmanship, transparency, customer delight and service. We are absolutely and completely conscious of quality of construction and take utmost care so that only the best of construction materials are used. Your dream is our vision and strategy. IRIS is involved in constructing high quality project at competitive rates.



101,201,301,401

102,202,302,402

Typical Floor plan



103,203,303,403

105,205,305,405

104,204,304,404



Isometric 3D Floor Plan



Flat No.

101,201,301,401

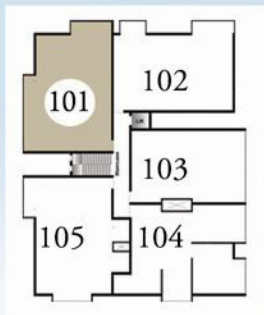
Flat Type

3BHK

SBUA

1586 Sq.ft.

Key Plan



ROAD

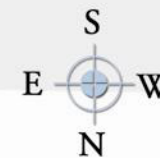
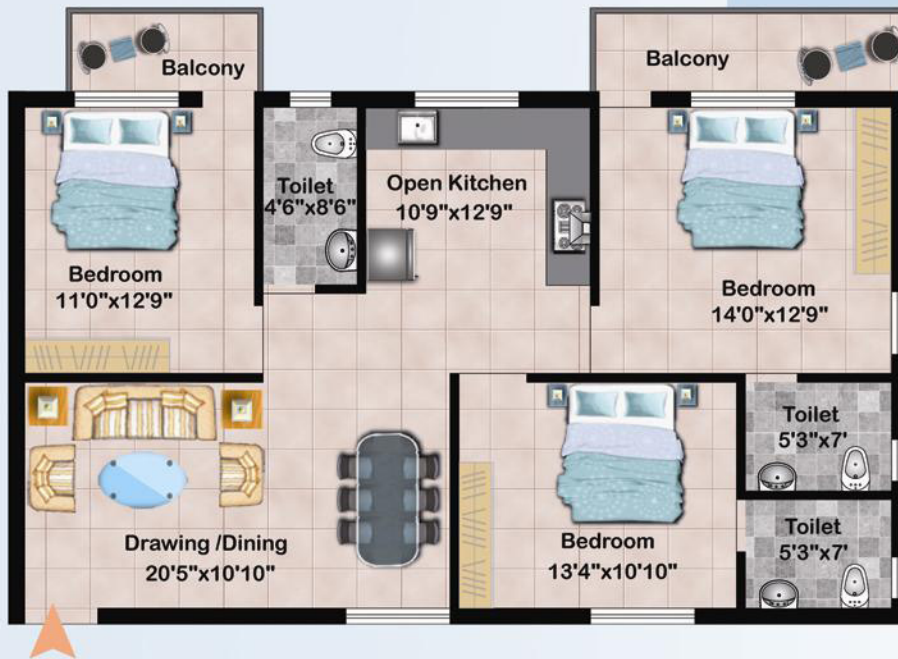


Flat No.
102,202,302,402

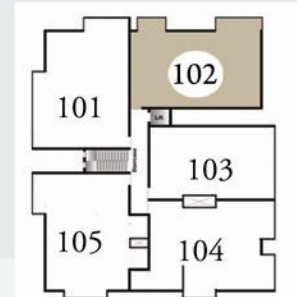
Flat Type
3BHK

SBUA
1540 Sq.ft.

Isometric 3D Floor Plan



Key Plan



ROAD

Isometric 3D Floor Plan



Flat No.

103,203,303,403

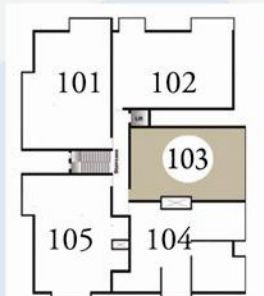
Flat Type

2BHK

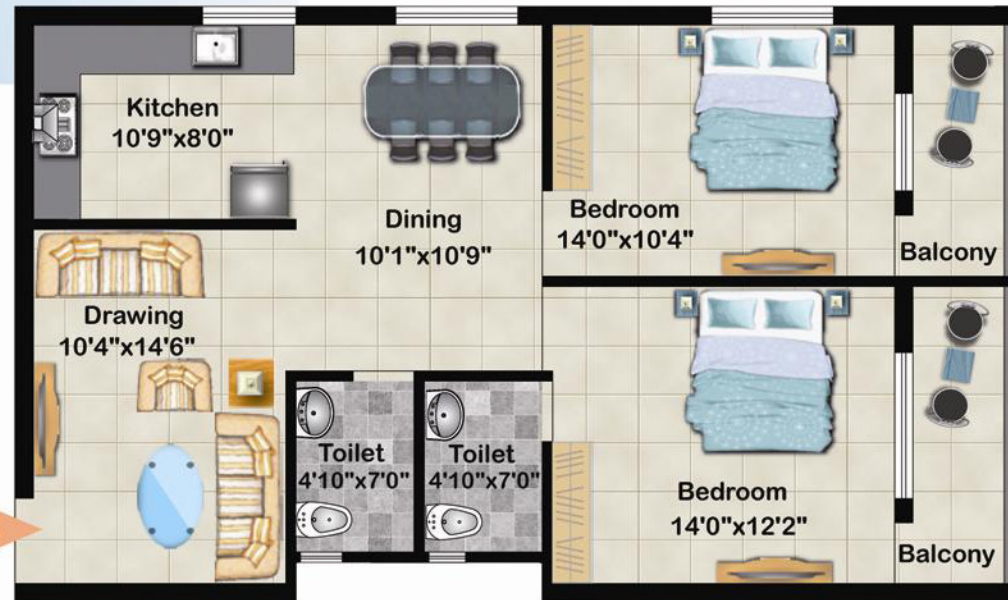
SBUA

1255 Sq.ft.

Key Plan



ROAD

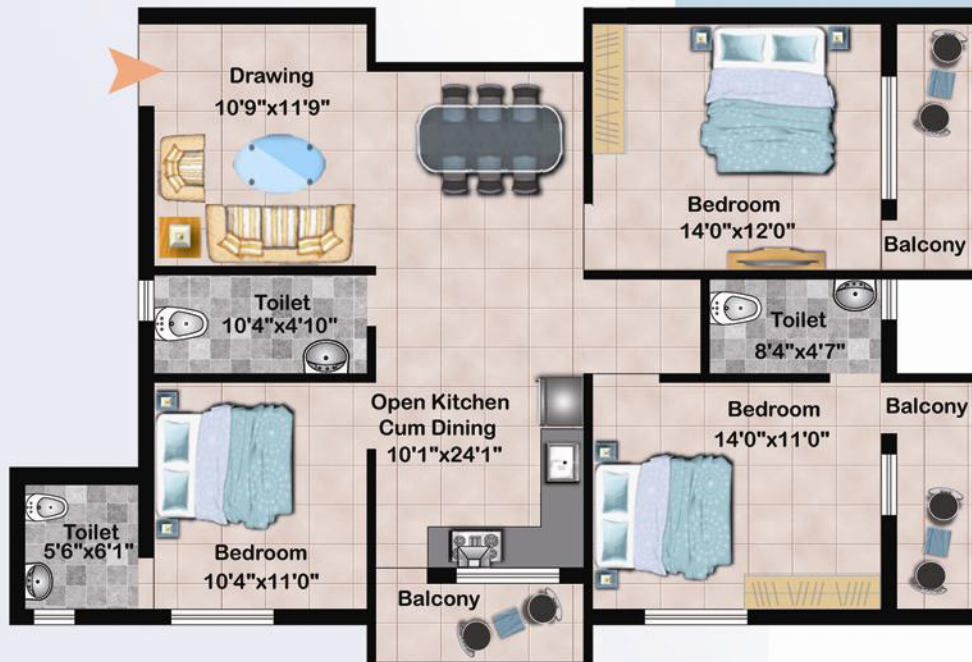


Flat No.
104,204,304,404

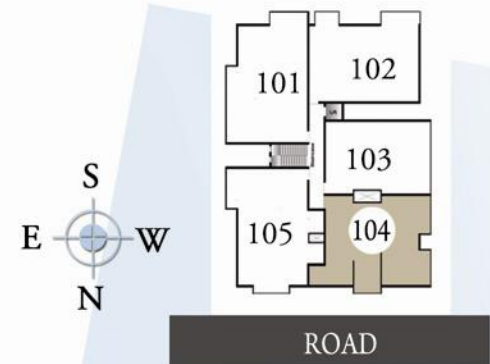
Flat Type
3BHK

SBUA
1586 Sq.ft.

Isometric 3D Floor Plan



Key Plan



Isometric 3D Floor Plan



Flat No.

105,205,305,405

Flat Type

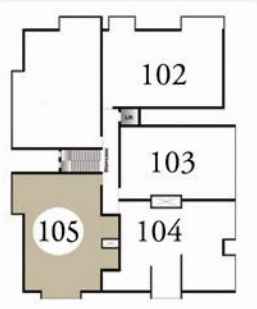
3BHK

SBUA

1611 Sq.ft.



Key Plan



ROAD

Specification

<u>Structure:-</u>	R.C.C frame structure with brick work in cement mortar.
<u>Chowkhats:-</u>	Door frames of sal wood section.
<u>Entrance Door:-</u>	Teak wood solid door.
<u>Others door:-</u>	32mm thick ISI mark flush door shutters, painted with two coats synthetic enamel on a coat of primer/membranous door.
<u>Windows:-</u>	Fully glazed UPVC window (Fenesta or equivalent protected with MS grill).
<u>Flooring:-</u>	Vitrified tiles flooring in all Room.
<u>Kitchen:-</u>	<p>Flooring: Vitrified flooring. Working Platform: Granite/Marble slab platform. Dado: 24" Designer tiles. Sink: Stainless steel sink. Hot & Cold: Hot & cold in kitchen.</p>
<u>Dining Space:-</u>	One number ISI mark Hindware/ Cera or equivalent white color hand wash basin with Bottle trap provided in dining space.
<u>Bathroom:-</u>	<p>Flooring: Designer concept tiles flooring. Walls: Designer tiles to 7' height. Sanitary Ware: White glazed vitreous sanitary ware Hindware/ Cera or equivalent. Fitting: Chromium plated C.P fittings of Jaquar/Mark/Parryware or equivalent. Hot & Cold: Hot & Cold in both Toilet.</p>
<u>Electrical:-</u>	All internal wiring in concealed conduits with copper wire. All electrical Modular switches and accessories of Anchor/Cona/Legrand. Adequate lighting/power points sockets, outlets etc, provided in each room. One Tv point in all room and one Telephone point provided in Drawing room and Master Bedroom.
<u>Internal Wall Finish:-</u>	All internal walls shall be finished with Plaster of paris punning on plastered surface.
<u>External Wall Finish:-</u>	Exquisitely designed Classical exterior finish with Sandtex matt.
<u>Parking area Flooring:-</u>	Parking area paver interlocking tiles.
<u>Stair & entrance:-</u>	Marble/Stone flooring as advised by our architect.
<u>Water proofing sunken slab to toilet:-</u>	Double coat of Techoxy treatment of chose chemical or equivalent.
<u>Water proofing treatment of top floor:-</u>	Water proofing of top slab by waterproof method over head water tank of adequate size KSB make submersible pump.
<u>Generator:-</u>	Kirloskar/Crompton Greaves/Ashok Leyland or silent Generator of adequate capacity.
<u>Lift:-</u>	Kones/Otios/Ece elevator.



Facilities

- ▶ 24 hours water supply.
- ▶ 24 hours power back up (all common areas, lift & bore well point).
- ▶ 24 hours security system (with CC camera in all common areas).
- ▶ Intercom Telephone/Cable TV Facilities.
- ▶ Automatic lift (1 no.).
- ▶ Staircase (1 no.).
- ▶ One 1.5 ton split AC in one bed room .

Payment Mode :

Installments	Percentage
On Booking	10%
Agreement	10%
1st installment on foundation	10%
2nd installment on plinth	10%
3rd installment on completion of 1st roof casting of Stilt floor	7.5%
4th Installment on completion of first floor roof casting	7.5%
5th Installment on completion of Second floor roof casting	7.5%
6th Installment on completion of Third floor roof casting	7.5%
7th Installment on completion of Fourth floor roof casting	10%
8th Installment on completion of Brick Work of Allotted Flat	10%
9th Installment on completion of finishing work and handed over & sale deed of the allotted flat	10%

Extra Charges :

- Stilt Floor parking charges 2 Lakhs.
- Installation of transformer as per actual.
- Service Tax & registration charges as applicable.
- One time society charges.
- Any extra work other than our specification as per actual.

Completed Projects

S+4 residential apartment at Patia, Bhubaneswar.



S+4 residential apartment at Malipada, near Sum Hospital, Bhubaneswar.



Ongoing Projects

S+4 residential apartment at Dhenkanal.



S+4 residential apartment CS Pur, near Prachi Enclave, Bhubaneswar.



Residential Apartment at
Amalapada, Barapada (Dhenkanal), Angul
& Nakhara, Bhubaneswar.

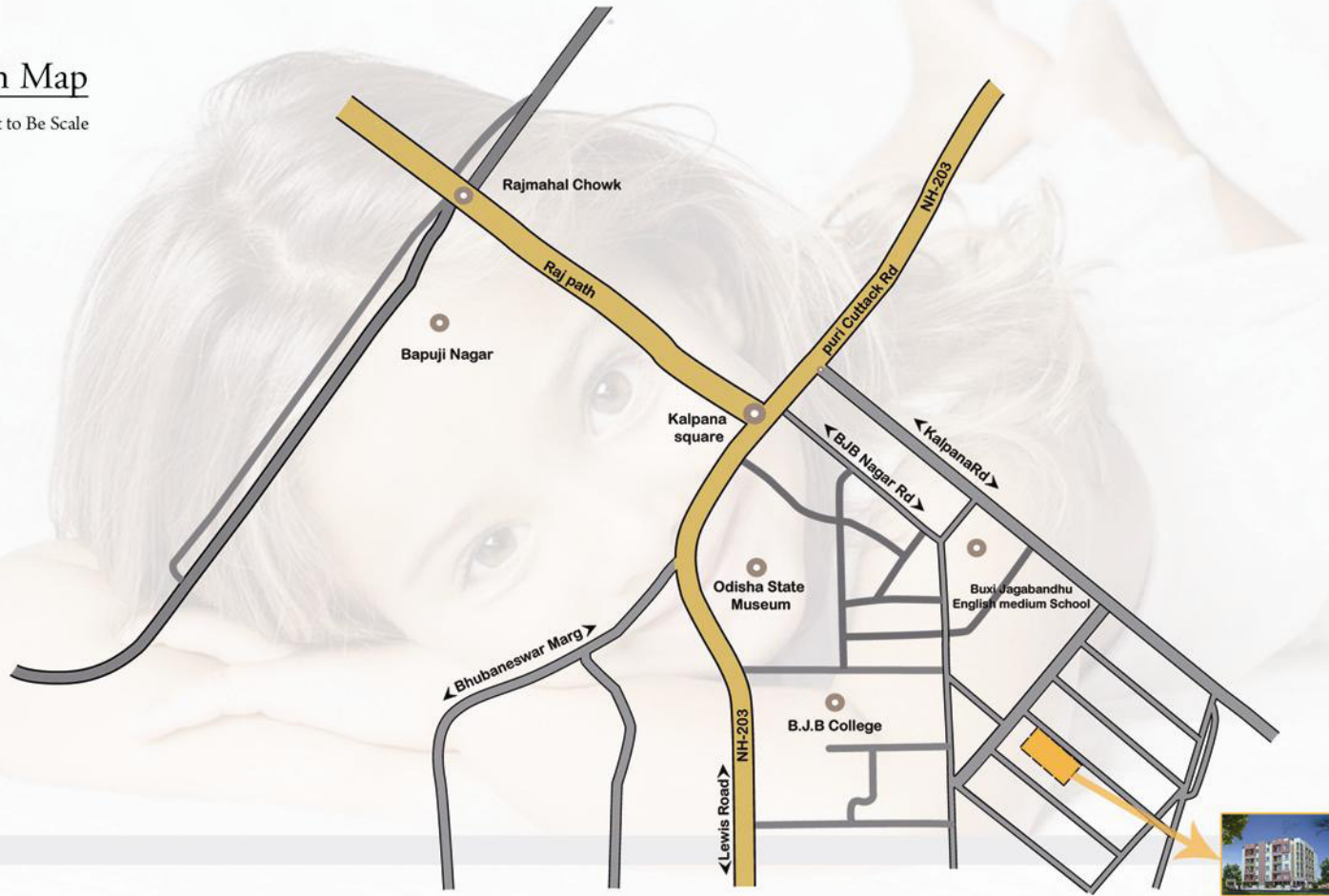
Duplex Project at
Cuttack, Jagannathpur (Near EAST College) Bhubaneswar.

Mega Commercial Project at Jharapada.
Plotting project at Dhenkanal.



Location Map

Not to Be Scale



IRIS INFRACON PVT.LTD.

Head Office

B/12, ID Market, IRC Village
nayapalli, Bhubaneswar.

Phone - 0674-2552277

e-mail - info@irisinfracon.com

website - www.irisinfracon.com



This brochure is only meant for marketing purposes to highlighting the concept and proposal of the project and in no way can be used as a legal document for claims. The specification and details in this brochure are tentative and are subject to change without prior notice to any intended buyer and is at the sole discretion of the promoter and architect.