

GET THE LUXURY OF TIME



Champalok

ChandraShekharPur





Live The Classic Life.....

Champalok is a S+4 Storied Residential Apartment, well located in an ecofriendly environment very close to all Hitech areas, Institutional areas, Heart of the town and residential area. The apartment is well planned with all modern facilities.

With IRIS INFRACON PVT.LTD. you are secure.



What we are...

"IRIS Infracon Pvt. Ltd. is a fast growing real estate company of Odisha with a focus on quality, economy, comfort and timely compliance of residential projects.

We take special interest in the design, quality of materials and longevity of the houses and apartments we build. We focus on optimal space management and floor plans to provide maximum comfort to the residents in our projects. We are transparent and open to receive feedback and suggestions from our customers in improving the features in our housing projects, with our intention being to have the customer for a lifetime and not just for an apartment.

While we intend and spend our efforts in providing maximum comfort to our customers, we also deliver our projects at a price that will be reasonable to our customer. We would encourage you to take a look at our offerings and let us know how we can help you in delivering the home that's your "dream". We promise that we will share your dream with the same passion and quality that you have imagined."





Typical Floor Plan With Area Statement

<u>Flat No.</u>	<u>Flat Type</u>	<u>SBUA</u>
101,201,301,401	3 BHK	1499 Sq. ft.
102,202,302,402	3 BHK	1499 Sq. ft.
103,203,303,403	2 BHK	1136 Sq. ft.
104,204,304,404	3 BHK/C	1307 Sq. ft.

Isometric 3d Floor Plans



Specification

• Structure

Earthquake resistant RCC Framed structure
With Fly-ash/Concrete brick wall.

• Flooring

Rooms – Vitrified tiles.
Kitchen – Polished bull-nosed granite.
Toilet – Anti skid ceramic tile.
Common area – Vitrified tile.

• Doors And Window

Main door – Teak wood polished with mortise
Lock and eye piece.
Inner doors – Flush doors
Door frames – Sal or non-sal wood
Windows – Powder coated aluminum frame
with sliding typed glass & protected with MS
grill.
Toilet – Water proof PVC Door



• Electrical

Modular Electrical Switches.
TV point in drawing and master bedroom.
Provision for AC in one bed room (Split).

• Toilets

CP fittings of jaguar/ Marc or equivalent.
Designer tiles on walls upto 7' ft height.
Provision for exhaust fan.

• Kitchen

Cooking platform with granite top.
Stainless steel sink.
Designer tile upto 3' above the platform.
Provision for exhaust fan.

• Wall finishes

Internal – Putty with one coat of white
primer.
External – Weather coat paint.



Facilities

24 hour water supply from deep bore well/P.H. supply through over head tank.
Stand by Generator for all common area, Boring point & Lift.
Society office.
24 Hr. Securities.
Intercom facilities.

Payment Schedule

Installments	Percentage
On Booking 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%

Completed Projects

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



S+4 residential apartment at Patia, Bhubaneswar.



Ongoing Projects

S+4 residential apartment at Dhenkanal.



Up coming Projects

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 scale



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Supported by



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