

100 APARTMENTS  
AT BAVDHAN

# iris

URBAN LIVING





welcome



# iris

Iris at Bavdhan is a residential complex of 100 premium apartments spread over an area of over 2 acres. The tower complex consists of 4 wings of 2-BHK, 3-BHK COMPACT & 3-BHK apartments. Iris is designed around the i-home concept - a unique approach at SKYi to shape your living space and craft a premium lifestyle experience. Every Iris home is well-lit, airy, spacious & furnished with some of the best brands in the home décor space.



## IN THE VICINITY OF 15 MINS

### SCHOOLS/ INSTITUTES:

VIDYA VALLEY SCHOOL  
INDUS INTERNATIONAL SCHOOL  
SANSKRITI SCHOOL  
BAVDHAN PRIMARY SCHOOL  
AMBROSIA INSTITUTE OF HOTEL MANAGEMENT  
FLAME UNIVERSITY  
SYMBIOSIS INTERNATIONAL UNIVERSITY

### HOSPITALS:

SAHYADRI HOSPITAL  
BAVDHAN HOSPITAL  
OM HOSPITAL

### RETAIL

RELIANCE FRESH  
MORE

### RESTAURANTS

DOMINO'S  
SMOKIN' JOES  
CAFÉ COFFEE DAY  
AMBROSIA  
TRIKAYA  
BANJARA HILLS  
UP & ABOVE  
CLUB OASIS  
VIVA INN  
GARDEN COURT  
MANAS RESORT  
APACHE CLUB

### ATMs:

SBI  
CANARA BANK  
UNION BANK  
AXIS  
ICICI  
**BANKS**  
UNION BANK  
BANK OF MAHARASHTRA  
SBI  
COSMOS CO-OPERATIVE BANK

### SPORTS & RECREATION:

OXFORD GOLF COURSE & COUNTRY CLUB  
CORIANTHAN CLUB (PROPOSED)  
SHRI SHIV CHHATRAPATI SPORTS CITY (CYG SITE)  
ABS GYM  
MANAS BOATING CLUB  
MANAS GO-KARTING TRACK

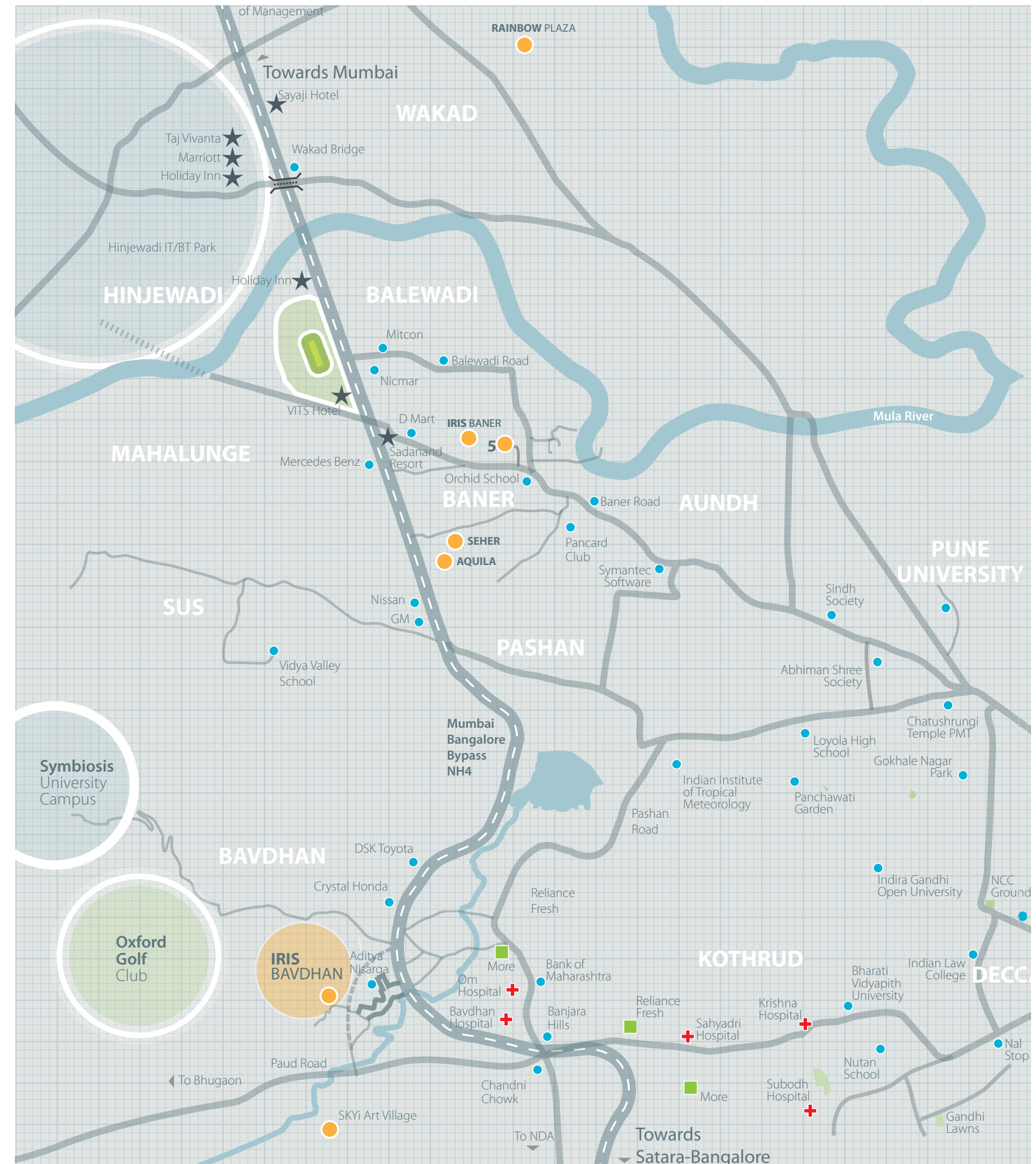
### AUTOMOBILE

HONDA CRYSTAL  
TOYOTA DSK  
NISSAN OXFORD  
GM  
MERCEDES BENZ

### CONNECTIVITY

PASHAN - 2 KMS  
KOTHRUD - 3 KMS  
SUS - 5 KMS  
BANER - 8 KMS  
HINJEWADI - 10 KMS

- SKYI PROJECTS
- ★ STAR HOTELS
- + HEALTHCARE
- RETAIL STORES





IRIS\_BAVDHAN  
TOP VIEW

- A** Access Road
- B** Main Entrance and Security Cabin
- C** Internal Driveway
- D** Entry Plaza
- E** Atrium Garden
- F** Elevator x 3 Nos.
- G** Staircase x 2 Nos.
- H** Multipurpose Play Court
- I** Walking Track
- J** Party Lawn
- K** Toddler's Play Area
- L** Swimming Pool
- M** Club House & Fitness Center
- N** Sun Deck
- O** Amenity Space

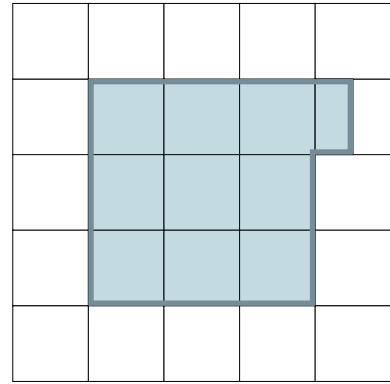
- 2** 2-BHK Apartment
- 3C** 3-BHK Compact
- 3** 3 BHK Apartment



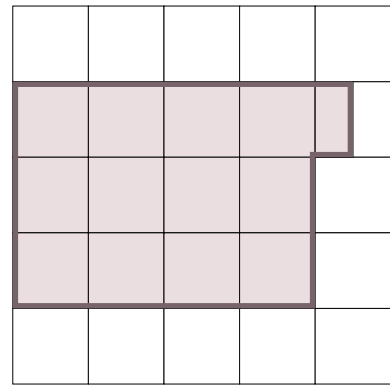


## APARTMENT CONFIGURATIONS

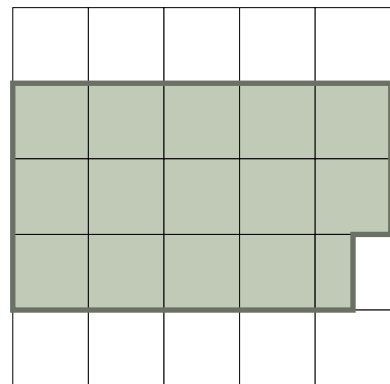
The homes at Iris Bavdhan are designed in 3 configurations – 2BHK, 3 BHK Compact and 3 BHK. All three configurations have been designed to give its residents the optimum utilization of space. Large living rooms, well-laid out kitchens and comfortable bedrooms make a perfect home at Iris Bavdhan.



**2 BHK**  
Area 931/945 sqft  
Living  
Dining  
Kitchen  
Terrace  
Bedroom 2 nos  
Bathroom 2 nos  
Utility



**3BHK COMPACT**  
Area 1262 sqft  
Living  
Dining  
Kitchen  
Terrace  
Bedroom 3 nos  
Bathroom 2 nos  
Utility



**3 BHK**  
Area 1398/1434 sqft  
Living  
Dining  
Kitchen  
Terrace  
Bedroom 3 nos  
Bathroom 3 nos  
Utility

1 Block = 100 SQ.FT.

2 BHK

3 BHK COMPACT

3 BHK





# 2

BED HOMES

- LIVING
- DINING
- KITCHEN
- BEDROOM x 2
- BATHROOM x 2
- UTILITY SPACE
- TERRACE

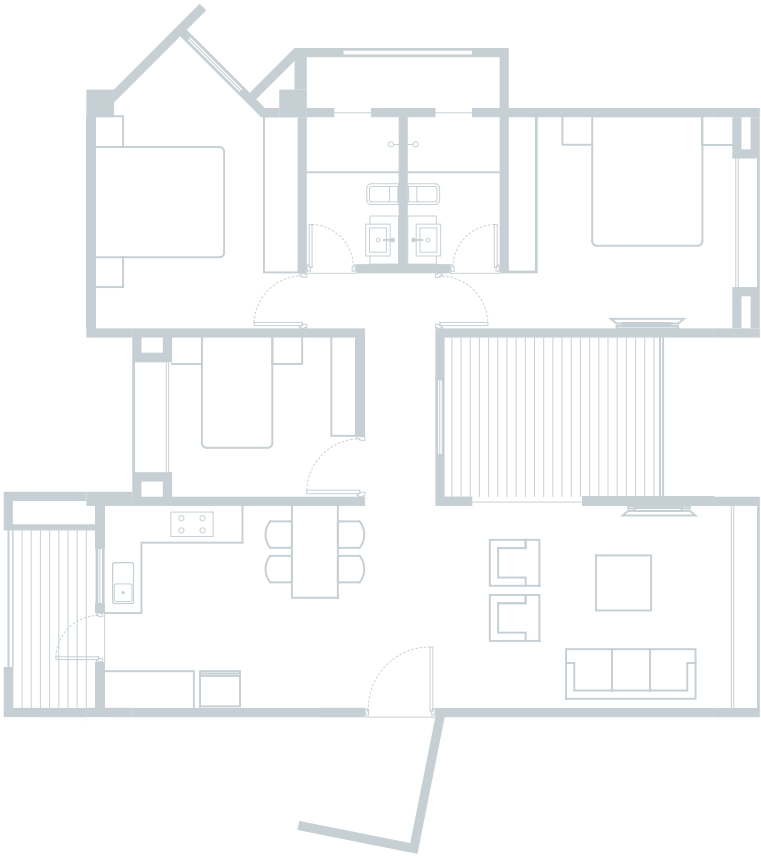




# 3C

BED HOMES

- LIVING
- DINING
- KITCHEN
- BEDROOM x 3
- BATHROOM x 2
- UTILITY SPACE
- TERRACE





# 3

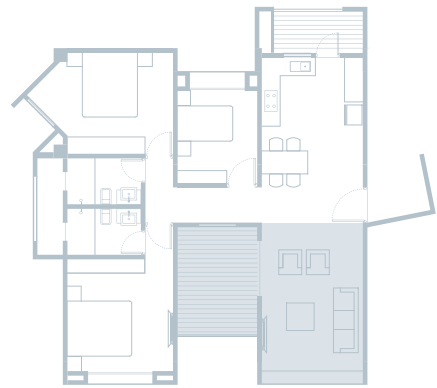
BED HOMES

- LIVING
- DINING
- KITCHEN
- BEDROOM x 3
- BATHROOM x 3
- UTILITY SPACE
- TERRACE

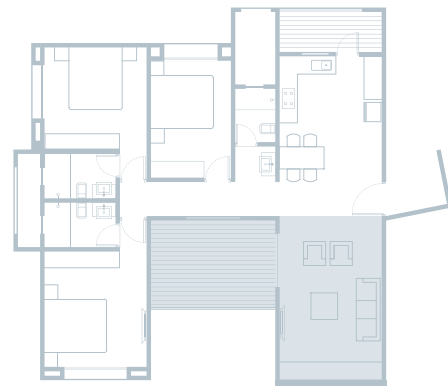




2 BHK



3 BHK Compact



3 BHK

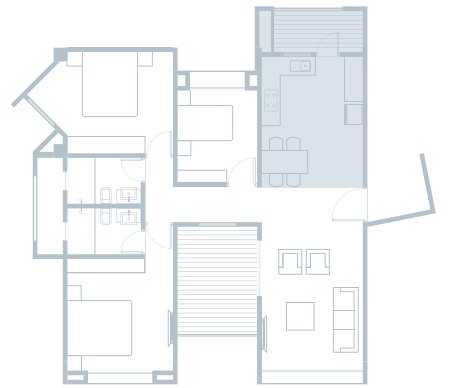
- Video door phone
- Elegant main door
- 2'x 2' vitrified tiles with skirting
- Ceramic tiles for terraces
- Internal walls with smooth gypsum finish
- Internal walls with high quality plastic paint
- Premium quality sliding windows with designer grills
- TV and telephone points
- Branded modular electrical fittings
- Sufficient electrical points
- Power backup



**LIVING ROOM  
/ TERRACE**



2 BHK



3 BHK Compact



3 BHK

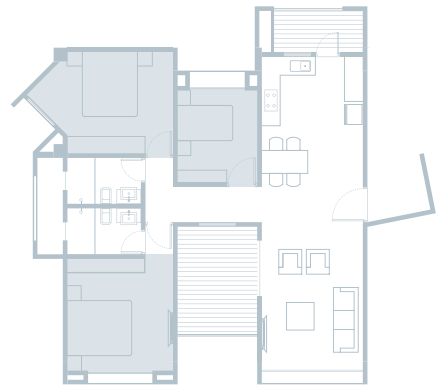
- Modular kitchen cabinets
- Meticulous and modern kitchen layout
- Sufficient electrical points for appliances
- Well-laid platform with granite top
- Ceramic tiles upto 2 ft height
- Stainless steel sink with drain board
- Provision for water purifier and exhaust fan
- Marble / granite window sill
- Premium quality sliding windows with designer grills
- 2'x 2' vitrified tiles with skirting
- Provision for washing machine
- Space for drying clothes



**DINING  
/ KITCHEN  
/ UTILITY**



2 BHK



3 BHK Compact



3 BHK

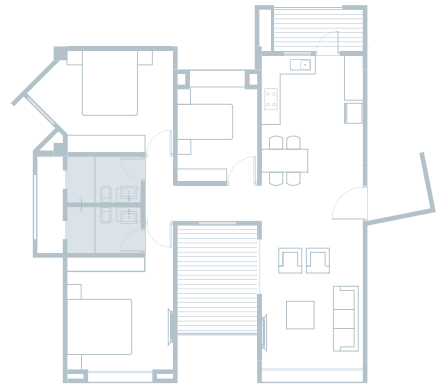
- Elegant doors
- Laminated wooden flooring in the master bedroom
- Vitrified tiles in the other bedrooms
- Internal walls with smooth gypsum finish
- High quality plastic paint
- TV and telephone points in the master bedroom
- Branded modular electrical fittings
- Sufficient electrical points in all bedrooms
- Premium quality sliding windows with designer grills
- Well-crafted Party lounge



## BEDROOM SUITES



2 BHK



3 BHK Compact



3 BHK

- Neat toilet designs for best space utilisation
- Glazed ceramic tiles upto 7 ft
- Marble Stone fascia for door openings
- High quality sanitary ware
- Chrome-plated Jaquar fittings or of an equivalent brand
- Provision for water heater and exhaust fan



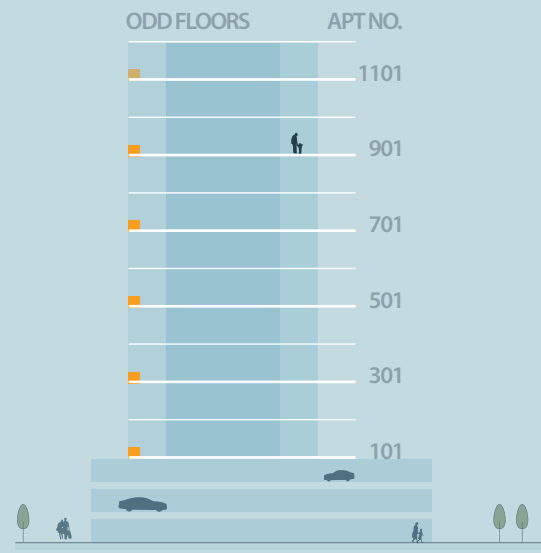
**BATHROOM**



- 30,000 sq.ft. landscaped area
- Spacious clubhouse
- Swimming pool with kids pool
- Well-equipped fitness station
- Well-crafted party lounge
- Water features
- Walking track

**THE CLUB  
HOUSE**





**2**  
945 SQFT

TERRACE  
98 SQFT  
(9'4" X 10'6")

LIVING & DINING  
202 SQFT  
(10'0" X 20'2")

COMMON TOILET  
35 SQFT  
(4'5" X 8'0")

KITCHEN  
83 SQFT  
(10'0" X 8'4")

UTILITY TERRACE  
44 SQFT  
(10'0" X 4'5")



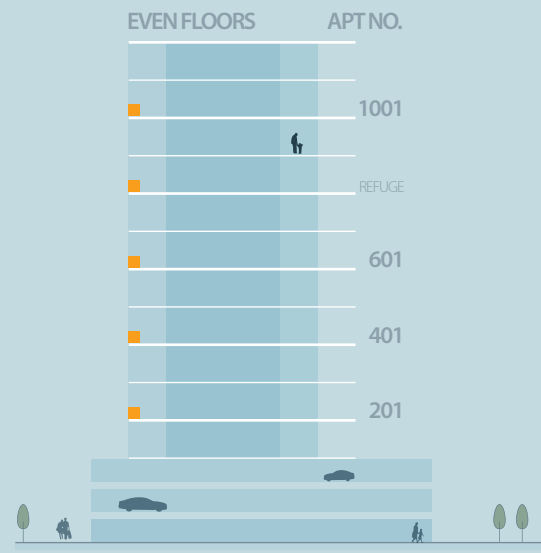
CARPET AREA  
678 SQFT

BUILT-UP AREA  
847 SQFT

TERRACE AREA  
98 SQFT

APARTMENT NUMBERS  
101, 301, 501, 701, 901, 1101

SALEABLE AREA  
945 SQFT



2  
931 SQFT



CARPET AREA  
678 SQFT

BUILT-UP AREA  
847 SQFT

TERRACE AREA  
84 SQFT

APARTMENT NUMBERS  
201, 401, 601, 1001

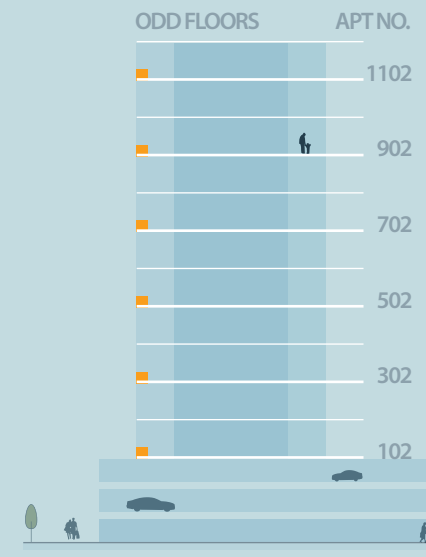
SALEABLE AREA  
931 SQFT

# 2

945 SQFT



### IRIS STUDIOS



- TERRACE  
98 SQFT  
(9'4" X 10'6")
- CHILDRENS' BED  
100 SQFT  
(10'2" X 9'10")
- MASTER TOILET  
35 SQFT  
(4'5" X 8'0")
- MASTER BEDROOM  
115 SQFT  
(10'2" X 11'4")
- COMMON TOILET  
35 SQFT  
(4'5" X 8'0")



- LIVING & DINING  
202 SQFT  
(10'0" X 20'2")
- KITCHEN  
83.3 SQFT  
(10'0" X 8'4")
- UTILITY TERRACE  
44 SQFT  
(10'0" X 4'5")



CARPET AREA  
678 SQFT

BUILT-UP AREA  
847 SQFT

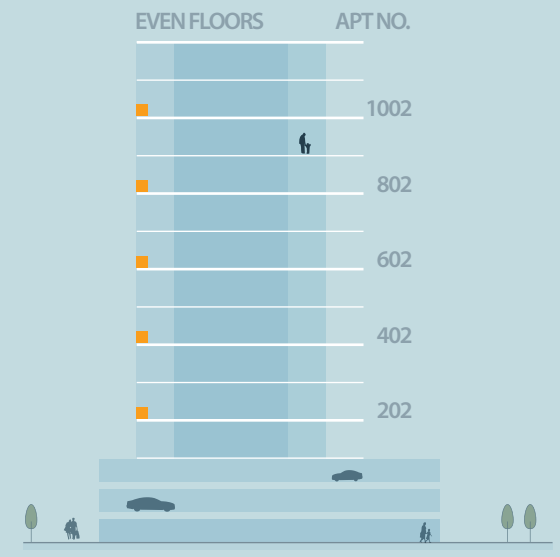
TERRACE AREA  
98 SQFT

APARTMENT NUMBERS  
102, 302, 502, 702, 902, 1102

SALEABLE AREA  
945 SQFT

# 2

931 SQFT



CARPET AREA  
678 SQFT

BUILT-UP AREA  
847 SQFT

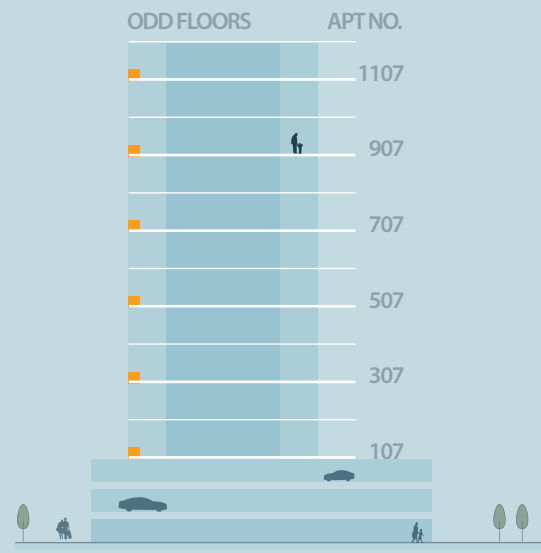
TERRACE AREA  
84 SQFT

APARTMENT NUMBERS  
202, 402, 602, 802, 1002

SALEABLE AREA  
931 SQFT

# 2

## 945 SQFT



CARPET AREA  
678 SQFT

BUILT-UP AREA  
847 SQFT

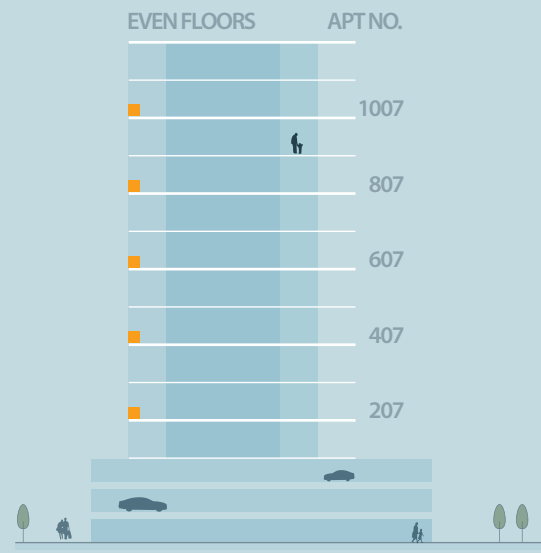
TERRACE AREA  
98 SQFT

APARTMENT NUMBERS  
107, 307, 507, 707, 907, 1107

SALEABLE AREA  
945 SQFT

# 2

## 931 SQFT



CARPET AREA  
678 SQFT

BUILT-UP AREA  
847 SQFT

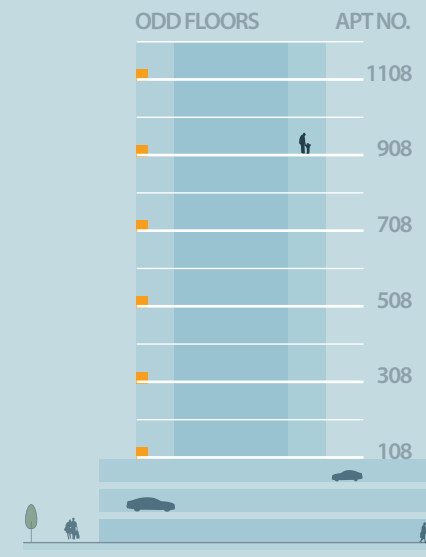
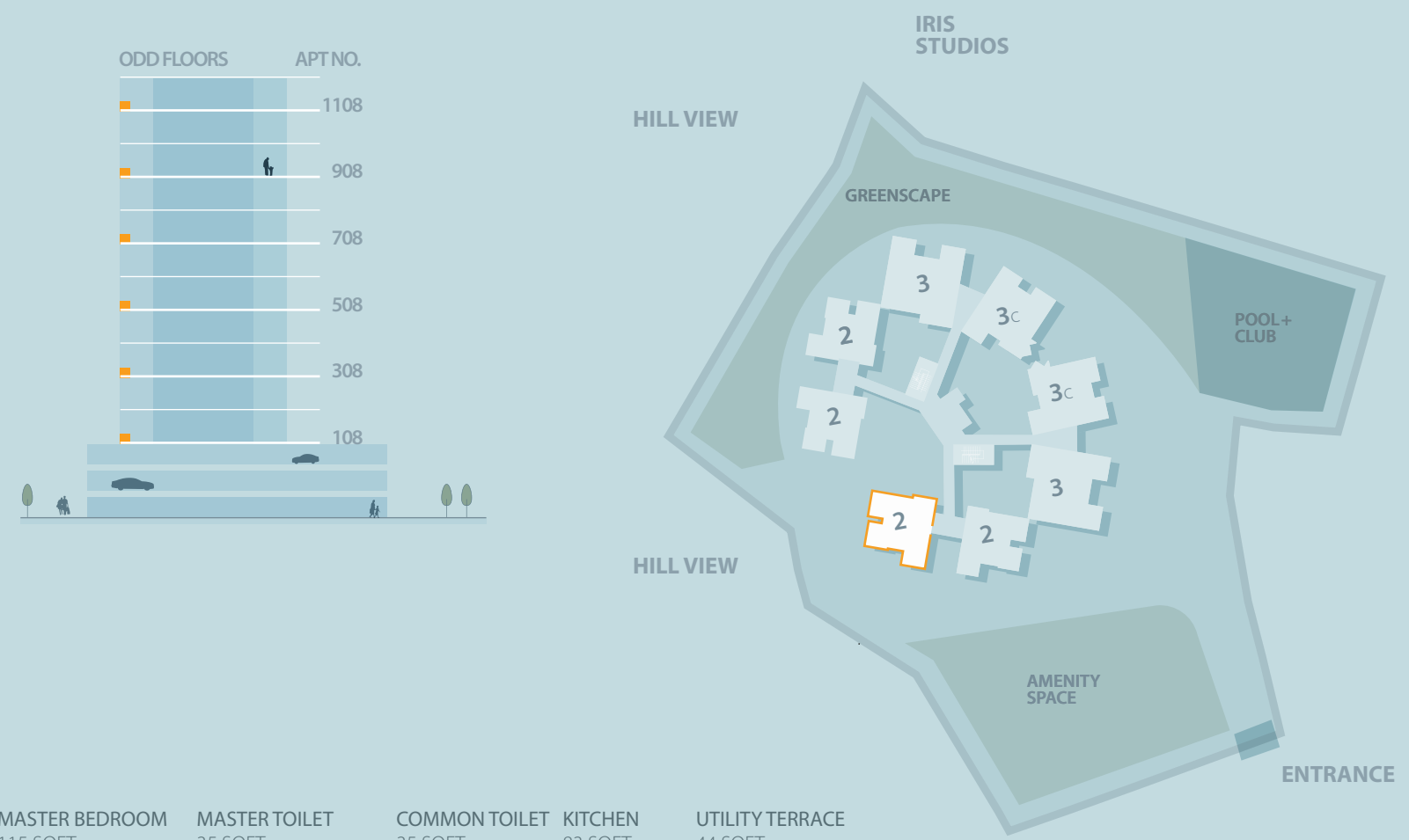
TERRACE AREA  
84 SQFT

APARTMENT NUMBERS  
207, 407, 607, 807, 1007

SALEABLE AREA  
931 SQFT

# 2

945 SQFT



MASTER BEDROOM  
115 SQFT  
(10'2" X 11'4")

MASTER TOILET  
35 SQFT  
(4'5" X 8'0")

COMMON TOILET  
35 SQFT  
(4'5" X 8'0")

KITCHEN  
83 SQFT  
(10'0" X 8'4")

UTILITY TERRACE  
44 SQFT  
(10'0" X 4'5")



CHILDREN'S BED  
100 SQFT  
(10'2" X 9'10")

TERRACE  
98 SQFT  
(9'4" X 10'6")

LIVING & DINING  
202 SQFT  
(10'0" X 20'2")

CARPET AREA  
678 SQFT

BUILT-UP AREA  
847 SQFT

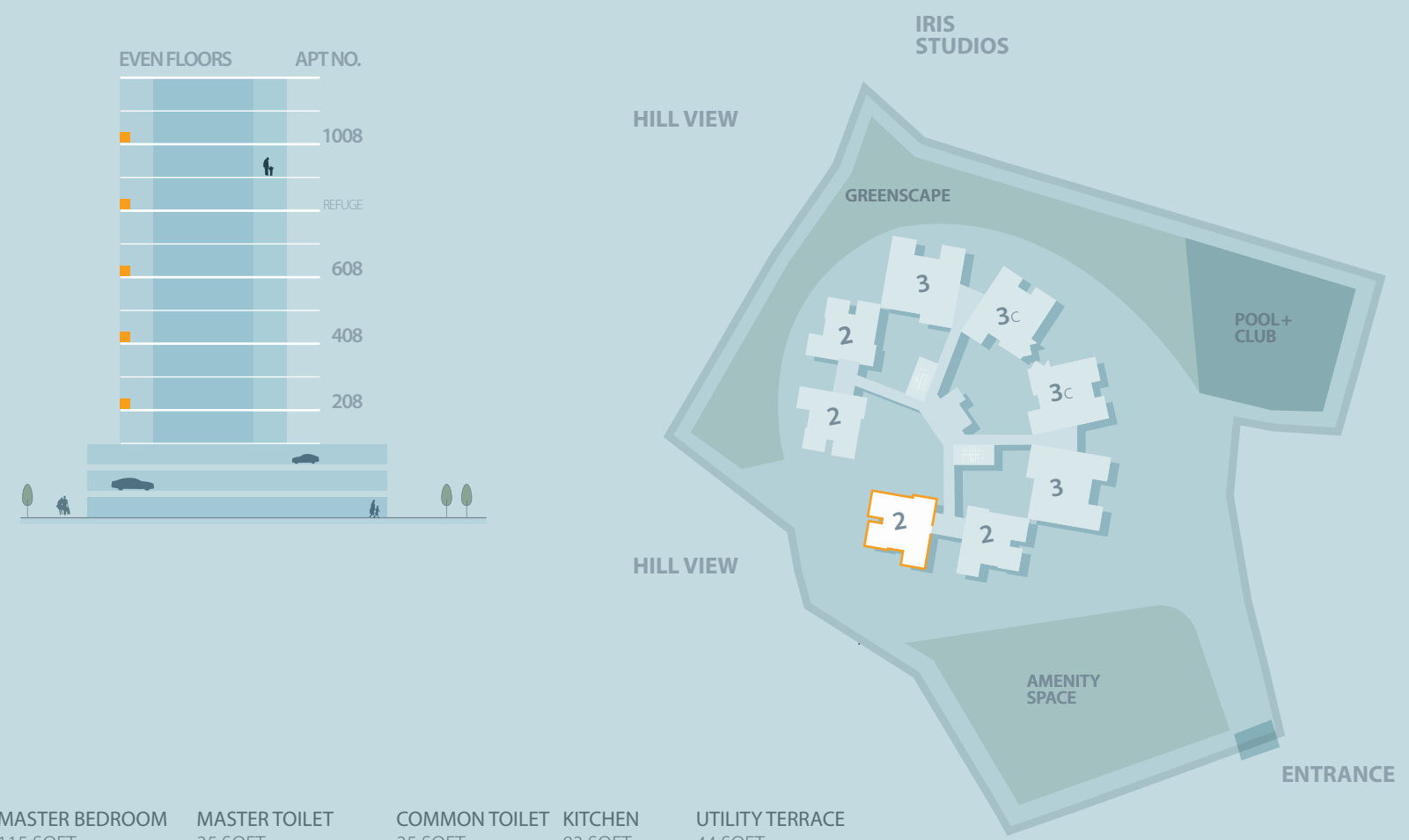
TERRACE AREA  
98 SQFT

APARTMENT NUMBERS  
108, 308, 508, 708, 908, 1108

SALEABLE AREA  
945 SQFT

# 2

## 931 SQFT



MASTER BEDROOM 115 SQFT (10'2" X 11'4")

MASTER TOILET 35 SQFT (4'5" X 8'0")

COMMON TOILET 35 SQFT (4'5" X 8'0")

KITCHEN 83 SQFT (10'0" X 8'4")

UTILITY TERRACE 44 SQFT (10'0" X 4'5")



CHILDREN'S BED 100 SQFT (10'2" X 9'10")

LIVING & DINING 202 SQFT (10'0" X 20'2")

TERRACE 84 SQFT (8'0" X 10'6")

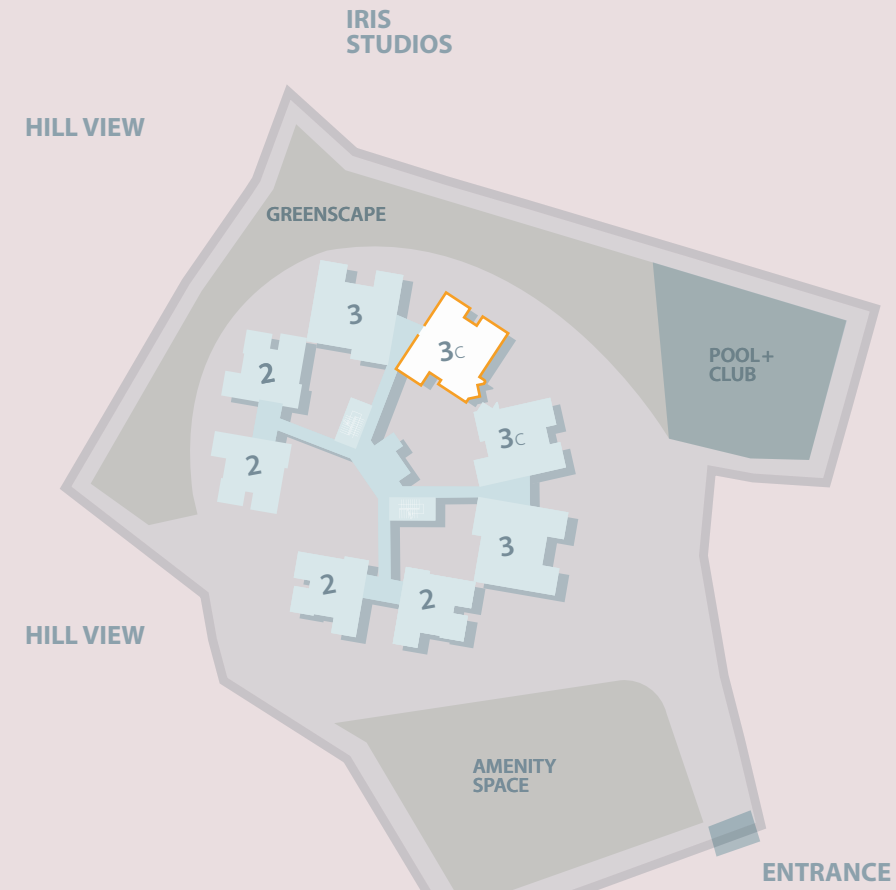
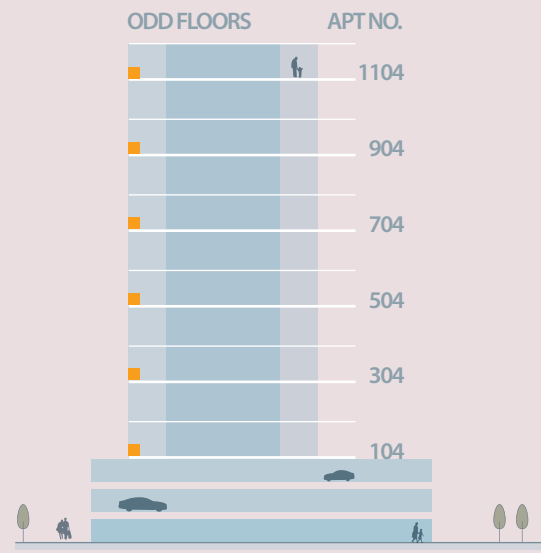
CARPET AREA 678 SQFT

BUILT-UP AREA 847 SQFT

TERRACE AREA 84 SQFT

APARTMENT NUMBERS 208, 408, 608, 1008

SALEABLE AREA 931 SQFT



**3C**  
1262 SQFT



**KITCHEN & DINING**  
148 SQFT  
(10'10" X 13'8")

**LIVING ROOM**  
213 SQFT  
(10'10" X 19'8")

**TERRACE**  
100 SQFT  
(8'6" X 11'9")

**MASTER BED**  
136 SQFT  
(11'4" X 12'0")

**MASTER TOILET**  
40 SQFT  
(8'0" X 5'0")



**UTILITY TERRACE**  
48 SQFT  
(10'10" X 4'5")

**GUEST BEDROOM**  
84 SQFT  
(8'6" X 9'10")

**CHILDREN'S BED**  
123 SQFT  
(11'4" X 10'10")

**COMMON TOILET**  
40 SQFT  
(8'0" X 5'0")

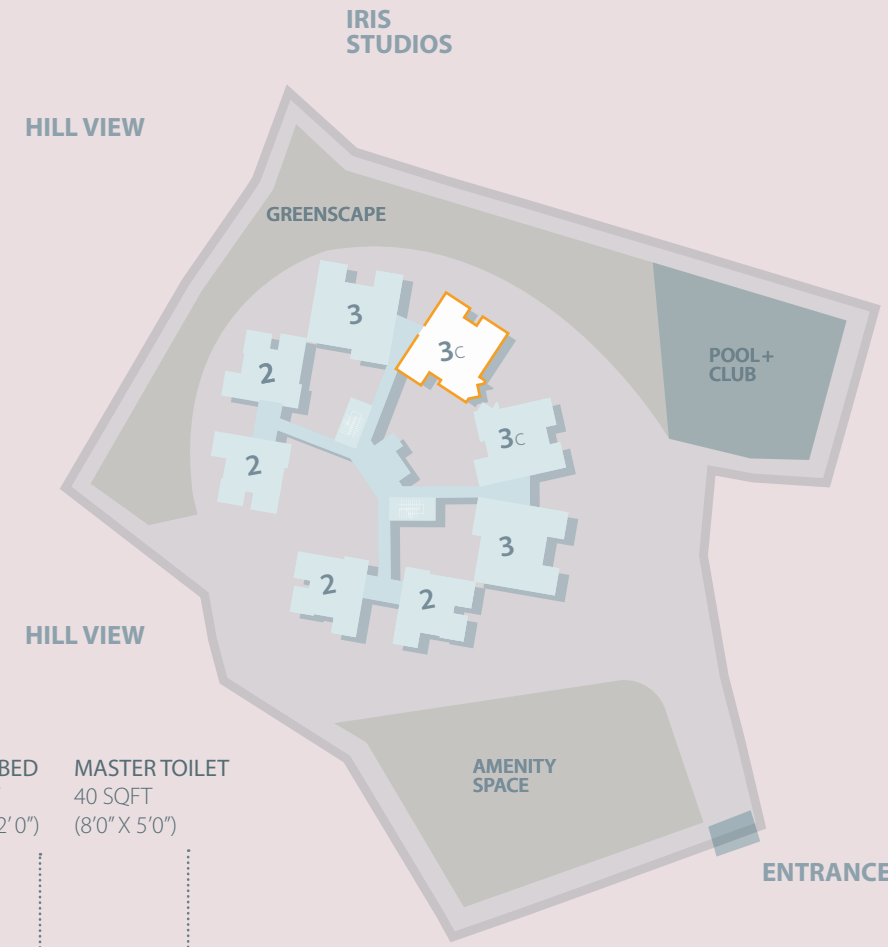
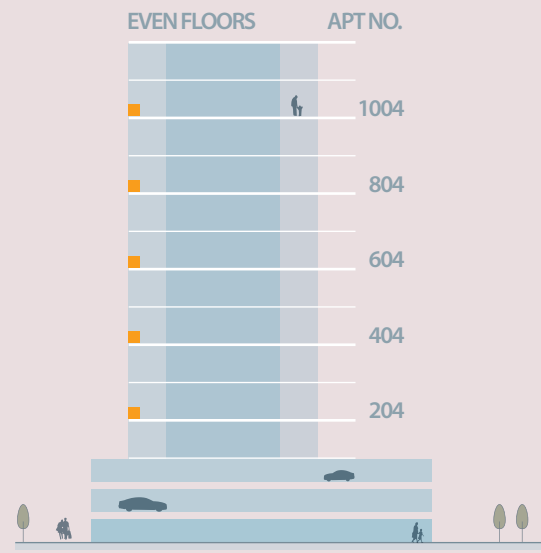
CARPET AREA  
930 SQFT

BUILT-UP AREA  
1162 SQFT

TERRACE AREA  
100 SQFT

APARTMENT NUMBERS  
104, 304, 504, 704, 904, 1104

SALEABLE AREA  
1262 SQFT



**3C**  
1262 SQFT



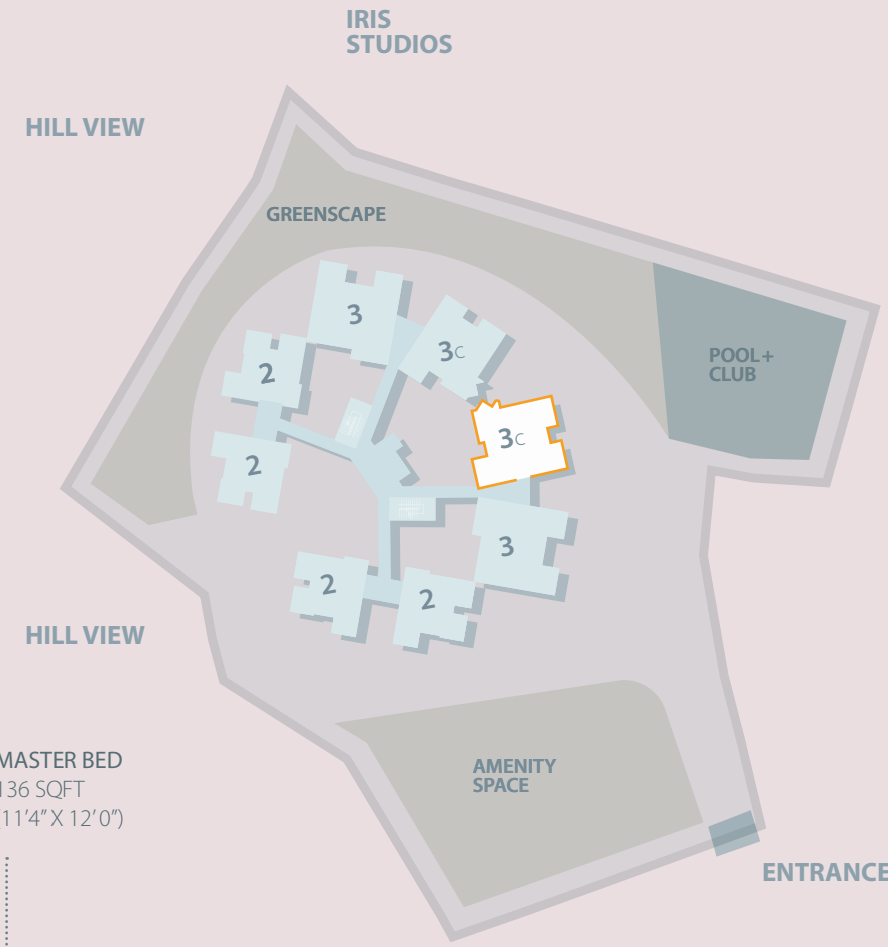
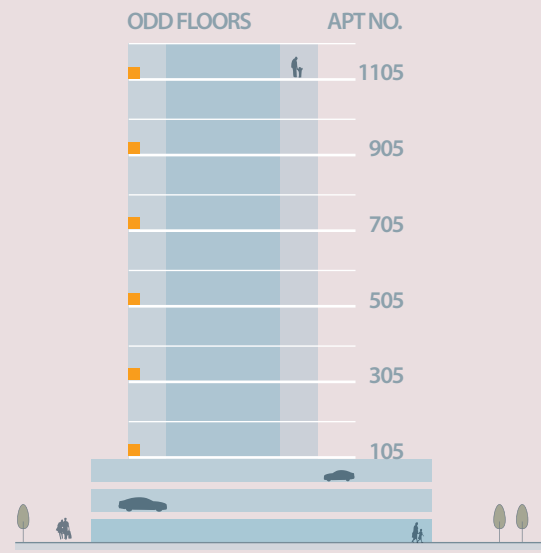
CARPET AREA  
930 SQFT

BUILT-UP AREA  
1162 SQFT

TERRACE AREA  
100 SQFT

APARTMENT NUMBERS  
204, 404, 604, 804, 1004

SALEABLE AREA  
1262 SQFT



**3C**  
1262 SQFT

**CHILDREN'S BED**  
123 SQFT  
(11'4" X 10'10")

**COMMON TOILET**  
40 SQFT  
(8'0" X 5'0")

**MASTER TOILET**  
40 SQFT  
(8'0" X 5'0")

**MASTER BED**  
136 SQFT  
(11'4" X 12'0")



**GUEST BEDROOM**  
84 SQFT  
(8'6" X 9'10")

**UTILITY TERRACE**  
48 SQFT  
(10'10" X 4'5")

**KITCHEN & DINING**  
148 SQFT  
(10'10" X 13'8")

**LIVING ROOM**  
213 SQFT  
(10'10" X 19'8")

**TERRACE**  
100 SQFT  
(8'6" X 11'9")



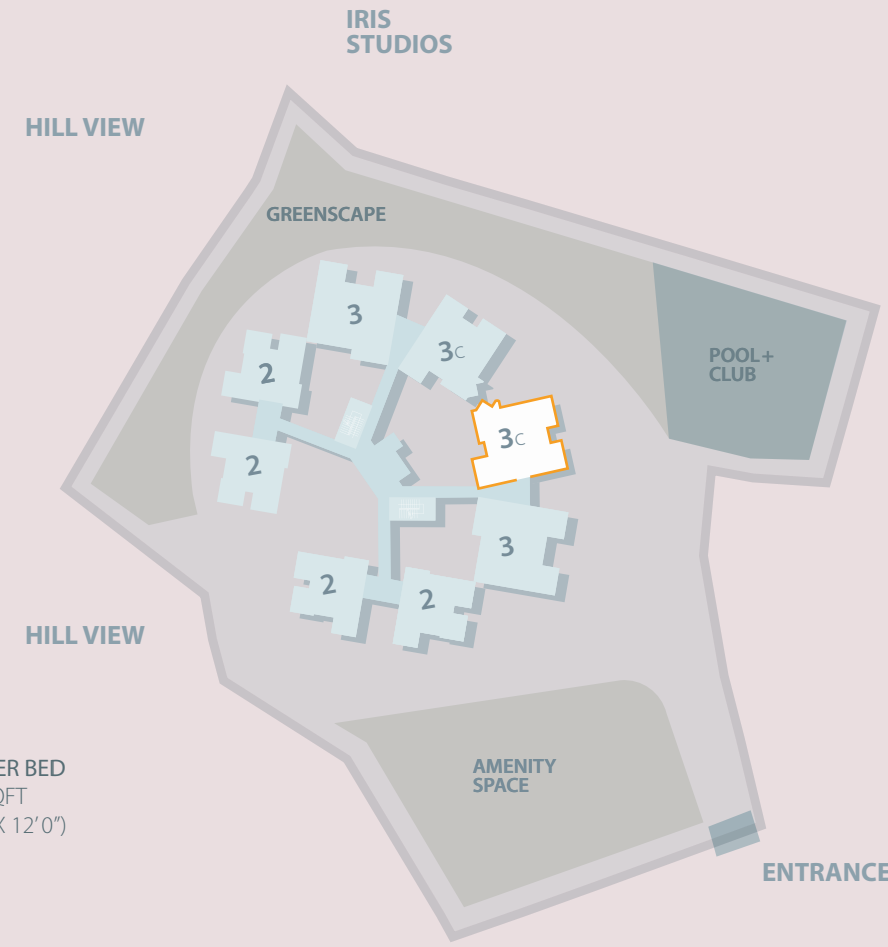
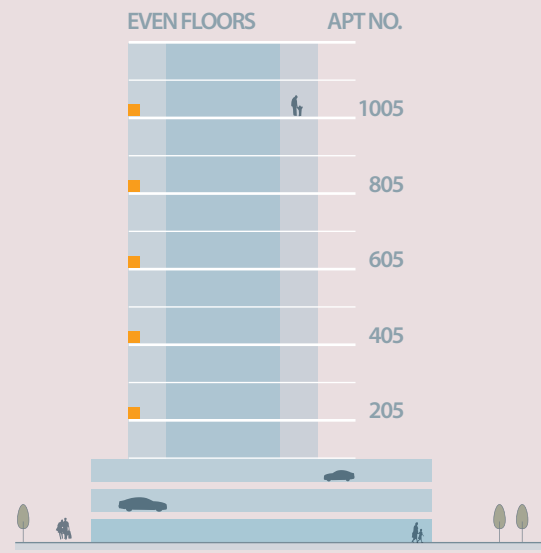
CARPET AREA  
930 SQFT

BUILT-UP AREA  
1162 SQFT

TERRACE AREA  
100 SQFT

APARTMENT NUMBERS  
105, 305, 505, 705, 905, 1105

SALEABLE AREA  
1262 SQFT



**3C**  
1262 SQFT

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123 SQFT  
(11'4" X 10'10")

COMMON TOILET  
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MASTER TOILET  
40 SQFT  
(8'0" X 5'0")

MASTER BED  
136 SQFT  
(11'4" X 12'0")



GUEST BEDROOM  
84 SQFT  
(8'6" X 9'10")

UTILITY TERRACE  
48 SQFT  
(10'10" X 4'5")

KITCHEN & DINING  
148 SQFT  
(10'10" X 13'8")

TERRACE  
100 SQFT  
(8'6" X 11'9")

LIVING ROOM  
213 SQFT  
(10'10" X 19'8")



CARPET AREA  
930 SQFT

BUILT-UP AREA  
1162 SQFT

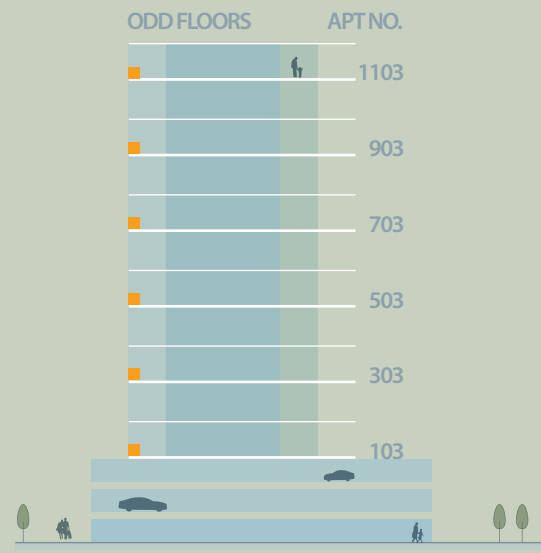
TERRACE AREA  
100 SQFT

APARTMENT NUMBERS  
205, 405, 605, 805, 1005

SALEABLE AREA  
1262 SQFT

# 3

## 1434 SQFT



MASTER TOILET  
40 SQFT  
(7'11" X 5'0")

MASTER BED  
145 SQFT  
(11'4" X 12'10")

TERRACE  
136 SQFT  
(13'9" X 9'10")

LIVING ROOM  
223 SQFT  
(11'4" X 19'8")



CHILDREN'S TOILET  
40 SQFT  
(7'11" X 5'0")

CHILDRENS' BED  
128.3 SQFT  
(11'4" X 11'4")

GUEST BEDROOM  
115 SQFT  
(8'10" X 13'0")

COMMON TOILET  
27 SQFT  
(4'5" X 6'0")

UTILITY TERRACE  
50 SQFT  
(11'4" X 4'5")

KITCHEN & DINING  
155 SQFT  
(11'4" X 13'8")



CARPET AREA  
1039 SQFT

BUILT-UP AREA  
1298 SQFT

TERRACE AREA  
136 SQFT

APARTMENT NUMBERS  
103, 303, 503, 703, 903, 1103

SALEABLE AREA  
1434 SQFT

# 3

1398 SQFT



MASTER TOILET  
40 SQFT  
(7'11" X 5'0")

MASTER BED  
145 SQFT  
(11'4" X 12'10")

LIVING ROOM  
223 SQFT  
(11'4" X 19'8")

TERRACE  
100 SQFT  
(9'4" X 12'3")



CHILDREN'S TOILET  
40 SQFT  
(7'11" X 5'0")

CHILDRENS' BED  
128.3 SQFT  
(11'4" X 11'4")

GUEST BEDROOM  
115 SQFT  
(8'10" X 13'0")

COMMON TOILET  
27 SQFT  
(4'5" X 6'0")

UTILITY TERRACE  
50 SQFT  
(11'4" X 4'5")

KITCHEN & DINING  
155 SQFT  
(11'4" X 13'8")



CARPET AREA  
1039 SQFT

BUILT-UP AREA  
1298 SQFT

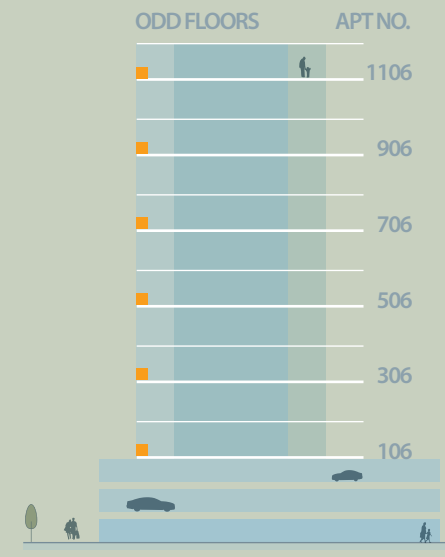
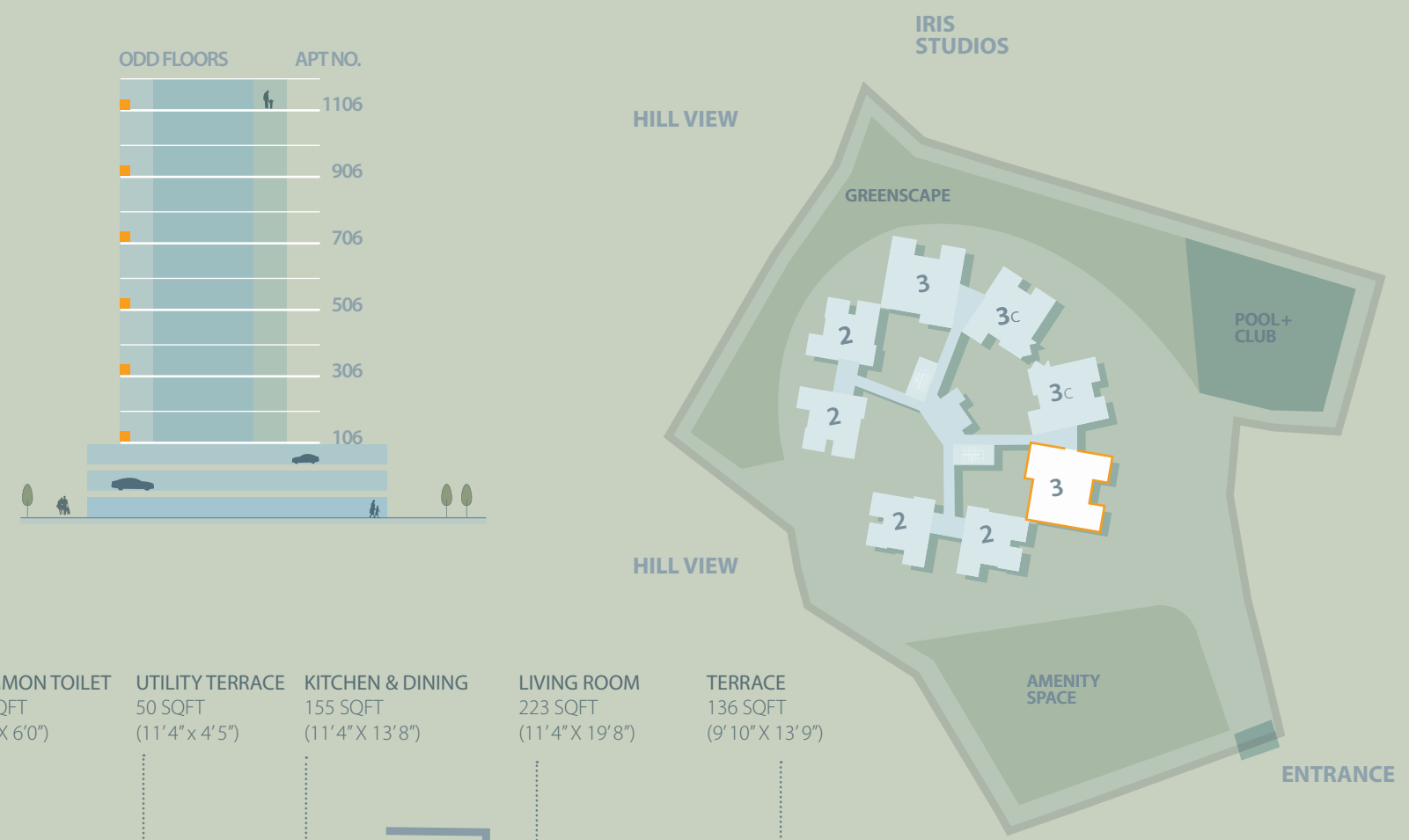
TERRACE AREA  
100 SQFT

APARTMENT NUMBERS  
203, 403, 603, 803, 1003

SALEABLE AREA  
1398 SQFT

# 3

## 1434 SQFT



**COMMON TOILET**  
27 SQFT  
(4'5" X 6'0")

**UTILITY TERRACE**  
50 SQFT  
(11'4" X 4'5")

**KITCHEN & DINING**  
155 SQFT  
(11'4" X 13'8")

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**GUEST BEDROOM**  
115 SQFT  
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**CHILDREN'S BED**  
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**CHILDRENS' TOILET**  
40 SQFT  
(7'11" X 5'0")

**MASTER BED TOILET**  
40 SQFT  
(7'11" X 5'0")

**MASTER BED**  
145 SQFT  
(11'4" X 12'10")



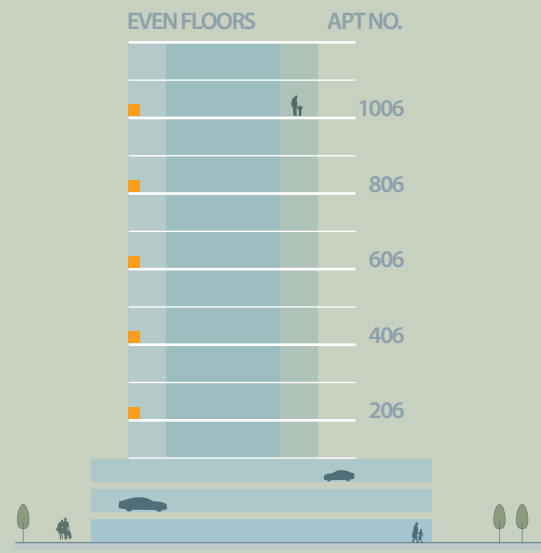
CARPET AREA  
1039 SQFT

BUILT-UP AREA  
1298 SQFT

TERRACE AREA  
136 SQFT

APARTMENT NUMBERS  
106, 306, 506, 706, 906, 1106

SALEABLE AREA  
1434 SQFT



# 3

1398 SQFT

COMMON TOILET  
27 SQFT  
(4'5" X 6'0")

UTILITY TERRACE  
50 SQFT  
(11'4" X 4'5")

KITCHEN & DINING  
155 SQFT  
(11'4" X 13'8")

TERRACE  
100 SQFT  
(9'4" X 12'3")

LIVING ROOM  
223 SQFT  
(11'4" X 19'8")



GUEST BEDROOM  
115 SQFT  
(8'10" X 13'0")

CHILDREN'S BED  
128.3 SQFT  
(11'4" X 11'4")

CHILDRENS' TOILET  
40 SQFT  
(7'11" X 5'0")

MASTER BED TOILET  
40 SQFT  
(7'11" X 5'0")

MASTER BED  
145 SQFT  
(11'4" X 12'10")



CARPET AREA  
1039 SQFT

BUILT-UP AREA  
1298 SQFT

TERRACE AREA  
100 SQFT

APARTMENT NUMBERS  
206, 406, 606, 806, 1006

SALEABLE AREA  
1398 SQFT

Come deal with an entity that brings to the table more than 10 years of experience in developing over 1.1 million sq.ft. of residential and commercial space. An organisation that has seen its projects bring joy to over 1000 families and is keen to see more smiling faces through each new project. Projects by the SKYi team have been runaway successes because of their focus on providing people with a better living experience and their adherence to stringent quality norms.

#### MANAGEMENT TEAM

Amit Jagtap  
 Pritam Rathod  
 Manoj Rathod  
 Sachin Muthe  
 Sachin Nagarale  
 Abhijit Jagtap

#### PROJECT TEAM

**Kalpak Bhandari** Chief Architect  
**Lee Hon Kit** Exterior Design Consultants, Singapore  
**PDAA Design** Landscape Artists & Consultants, Australia  
**Kalpak Bhandari** Interior Decoration Consultants  
**Delcon Consultants** RCC Consultants  
**Amit Infrastructure Consultants** Plumbing Consultants  
**Zopate Electrical Consultant Pvt Ltd.** Electrical Consultants  
**Adv Sudhakar Bachate & Associates** Legal Consultants  
**TAG Vinnatti Pvt Ltd** Branding & Communication Partners  
**SKYi Premium Properties + Rainbow Estates** Promoters

#### RAINBOW PLAZA \_WAKAD

The Rainbow Plaza at Wakad houses some of the most reputed corporates entities. It has been developed over an area of 1.5 lac sq.ft. with a mixed architecture of IT space, corporate offices, shopping mall & showrooms.



#### IRIS \_BANER

Iris at Baner is a residential complex of two towers with 132 apartments, covering 1,30,000 sq.ft. of developed area. Every Iris home is spacious, well ventilated and extremely well lit.



#### 5 \_BANER

5 at Baner is a residential tower of nine exclusive ultra-luxurious, fully-automated 4-BHK apartments. Each apartment with an area of 3300 sq. ft., is centrally air-conditioned, comes with a private lobby, spa pool, best-in-the-class kitchen appliances, a Bose 5.1 Surround System and much more.



#### SEHER \_BANER

Seher at Baner is a community of 90 three-bedroom split level open homes spread over 2,65,000 sq.ft. Each Seher home admeasures 2500 sq.ft. of creatively utilized space. Ground floor units at Seher have their own private garden while top floor units have a beautifully landscaped terrace garden.



#### NILAY \_AUNDH

Nilay at Aundh is an award-winning project spread over 5 acres having 370 apartments covering 4,00,000 sq.ft. of land at Aundh. A complex of apartments built in a scenic setting at Aundh with the philosophy of "no common walls". The unique floor plans and detailed layouts at Nilay deliver its residents a plethora of benefits.



#### AQUILA \_BANER

Aquila at Baner is a complex of 18 townhouses covering 60,000 sq.ft. of developed land, all set in a row within Survey No. 39 of Baner, also known as Yogi Park. Each Aquila home is a three bedroom split-level townhouse with a beautiful central courtyard inside the home.



## FACT FILE

Iris is a complex of 11-Storey towers with 100 Apartments: 2-BHK, 3-BHK Compact and 3-BHK apartments spread over approximately 2 acres of land, designed using the i-home concept. Every aspect of design at Iris reflects meticulous planning and precise implementation upholding your interests at every step.

### The Buildings

Under the proposed plan, the apartment complex will have 4 Wings with 11 storeys each. The property falls under the jurisdiction of the Town Planning Department, Pune. The project is planned as per the rules and regulations of the TPD and is sanctioned by the same.

Wing A: 11 storeys | Twenty-two 2-BHK apartments

Wing B: 11 storeys | Eleven 3-BHK apartments & Eleven 3-BHK Compact apartments

Wing C: 11 storeys | Eleven 3-BHK apartments & Eleven 3-BHK Compact apartments

Wing D: 11 storeys | Twenty-two 2-BHK apartments

Please note that on all floor plans, the apartment numbers begin with digits that indicate the floor level and end with digits that indicate the configuration of the apartment.

The configurations on every floor are as follows:

01, 02, 07 and 08: 2-BHK

04 and 05: Compact 3-BHK

03 and 06: 3-BHK

### Project Features

Iris is a seismic resistant, termite resistant structure that has been constructed with the best that technology offers. All 4 wings at Iris will be subjected to stringent third party checks by Quality Consultants. Materials being used in this project are inspected by professional laboratories. This project has been approved by all major banks for easy facilitation of home loans.

### Entrance and Lobby

- Grand entrance lobby
- Luxurious arrival lounge for guests in the tower
- Internal paved concrete pathway
- 3 Automatic speed elevators with stainless steel cars with power backup (2 passenger lifts & 1 Stretcher lift)
- 2 flights of stairs for emergency fire escape

### Landscaping

- More than 30,000 sq. ft. of landscaped & dry-scaped area
- Swimming pool with deck area
- Club house
- Play area for children
- Toddlers play area
- A fully equipped fitness centre
- Indoor games
- Walking track
- Separate changing & wash rooms for men and-women near the swimming pool
- Landscape design by renowned consultants from Australia

### Parking & Car Care

- 100 % covered car parking for residents
- Night time dividers & signage for car flow and parking
- Separate sanitation facilities for chauffeurs

### Features and Specifications

- Power backup of 1KVA for each apartment
- Power backup for all essential common facilities
- Garbage chutes with auto cleaning system on every floor
- Sufficient electrical points with branded modular switches
- Wooden flooring in master bedrooms
- High quality sliding windows with mosquito nets for windows in all apartments
- High quality CP fittings
- Effluent Treatment Plant
- Biogas plant
- Drip Irrigation
- Rainwater harvesting

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All the information in the detailed floor plans section from page number 34 to page number 65 are indicative & not to scale. Images of Ms. Deepika Padukone being used in the brochure have been procured after receiving the required permissions under copyright. The actual elevation may vary from the artist's impression depicted on the page numbers 6,13,30 and 31.

iris

IRIS SITE ADDRESS

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DEVELOPERS

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