



# IRIS

*by* RAGHAVA

LET THE  
WORLD  
LOOK UP  
TO YOU

IRIS  
by RAGHAVA





# LET A GRAND NEW LIFE WELCOME YOU

For accomplishments like yours, everything needs to be grand. A grand home at a grand location, a home with a grand skyline view, a grand lifestyle pedastalled by world-class amenities and a grand life that's inspiring.

# HOMES OF THE HIGHEST ORDER

Imagined magnificently and designed elegantly, IRIS is not a home just for you. It's also home for your elite life and lifestyle. Experience a complete life sprinkled with the right elements of comfort, style and contemporary amenities that make you fall in love with your life every day.



# THE HEIGHTS OF EXTRAVAGANCE

The magnificence of IRIS is going to unfold across a vast 7-acre land located in the heart of Hyderabad. Emerging as a modern marvel, IRIS houses 3 skyscrapers, each accommodating 45 floors. The project is reaching new heights with its unbelievable standards.

7 Acres	3 Skyscrapers	45 Floors	4 Apartments on each floor
8 Personal elevators	2 Guest elevators	1 Service elevator	2 Maid rooms in each apartment



STANDS APART  
STANDARDS AHEAD





Driveway

# PUNCTUATED WITH THOROUGHLY MODERN DESIGN

IRIS is unique residential community that is designed with the expertise of architects who have a history of building stunning homes. The design is an ensemble of elite lifestyle, urban architecture and love for nature.



Lobby

# LUSH INTERIORS PLUSH EXTERIORS

Each home in both Towers 1 & 2 offer lavishly spacious homes spread across more than six thousand square feet and Tower 3 offers homes spread across more than five thousand square feet. Every foot in all towers is designed to house only 4 apartments.





Lobby

# SKY ISLAND



FAR FROM  
THE GROUND,  
JUST BELOW  
THE SKY

The jaw-dropping marvel of IRIS, The Sky Island, sits grandly at the summit of IRIS and connects the three towers elegantly. It is surrounded by nothing but the vast sky and is pedastalled on the soaring towers of IRIS atop 45 floors.



# A SKY SIZE TREAT FOR YOUR SENSES

The iconic architectural gem - Sky Island is planned to enthrall you with rare skyline views and cityscape glimpses. Your home will be known across the country for all the right reasons.



FEEL THE JOY OF  
A COMPLETE LIFE

A clubhouse spread across

**52,000 sft.**

will play host to you, your celebrations,  
hobbies, work and recreational activities.  
You'll miss none of it.

CLUBHOUSE

# FINE LIVING AT ITS FINEST

The clubhouse at IRIS is a joy to see and feels pleasant to step in. Surprise yourself with a range of amenities on each floor waiting for you to explore.

# DO MORE, LIVE MORE

Your time at the clubhouse will be so exciting that you start loving your life like never before and indulge in your favourite activities with a new enthusiasm.



Clubhouse  
Ground Floor Plan

- Multipurpose Halls
- Supermarket



Lobby



Banquet Hall



Lobby

# BECAUSE KIDS DON'T LIKE BOUNDARIES

A spacious toddler room will be available at the clubhouse for your children to have some fun and also make some new friends.



## Clubhouse First Floor Plan

- Banquet Halls
- Reading Lounge
- Toddler Space



Toddler Space



Reading Lounge



# EXPLORE YOUR PASSION

Your hobbies and interests are as important as your profession and family life. All you have to do is make some time to explore them at the clubhouse.



## Clubhouse Second Floor Plan

- Table Tennis
- Indoor Games
- Hobby Rooms



Hobby Room



Indoor Games



Indoor Games

We know you are fond of sports and games. The clubhouse at IRIS has extensive indoor sports facilities so that you can have fun over a game.

NEVER MISS  
FUN



Billiards Pool

# A BLISSFUL REJUVENATION

Give your body and mind a healing touch with the holistic experience at the spa and salon within the premises.



## Clubhouse Third Floor Plan

- Gym
- Aerobics / Yoga / Meditation Space
- Spa / Salon



Spa / Saloon



Aerobics / Yoga / Meditation Space



The gymnasium at the clubhouse is a fully equipped facility that has everything you need for your workouts and daily exercises.

Gymnasium

STAY FIT &  
HAPPY



Gymnasium

# STARS COME DOWN TO ENTERTAIN YOU

The mini theatre at IRIS gives you the real experience of movies with great sound, superior comfort and an unbridled entertainment.



- Business Lounge
- Co-working Space
- Guest Rooms
- Preview Theatre



Co-working space



Preview Theatre



Guest Room

# BE A GREAT HOST

The guest rooms and facilities are sophisticated, comfortable and elegant for your guests to feel at home and enjoy their stay at IRIS.



Guest Room

# PROMISING A PLEASURABLE LIFE

Revive & refresh at the enthralling terrace of the clubhouse, with an enchanting pool at the top and a dedicated party deck for a desirable experience.



## Clubhouse Terrace Floor Plan

- Swimming Pool with Deck (Temperature control)
- Kids' Pool
- Party Area
- Bar Counter





# A SHEER ARCHITECTURAL GEM

IRIS will be known to the world as a brilliantly designed home that has stunning architectural detailing. Starting at the top with the Sky Island to the bottom with a grand entrance, all you experience here is the future of fine living.



A HOME CANNOT BE  
MORE WELCOMING  
THAN THIS.



# Master Plan

30M EXISTING ROAD  
 PROPOSED 65M WIDE ROAD  
 CENTERLINE OF THE ROAD



- |                            |                              |
|----------------------------|------------------------------|
| 1. Entrance Water Feature  | 10. Cricket Nets             |
| 2. Arrival Courtyard       | 11. Children's Play Area     |
| 3. Reading Deck            | 12. Outdoor Fitness          |
| 4. Senior Citizens' Corner | 13. Tennis Court             |
| 5. Seating Corner          | 14. Multi-purpose Lawn       |
| 6. Jogging / Cycling Loop  | 15. Squash Court             |
| 7. Lobby Garden            | 16. Basketball Half-court    |
| 8. Clubhouse               | 17. Amphitheatre             |
| 9. Frisbee Lawn            | 18. Badminton Courts (2 Nos) |

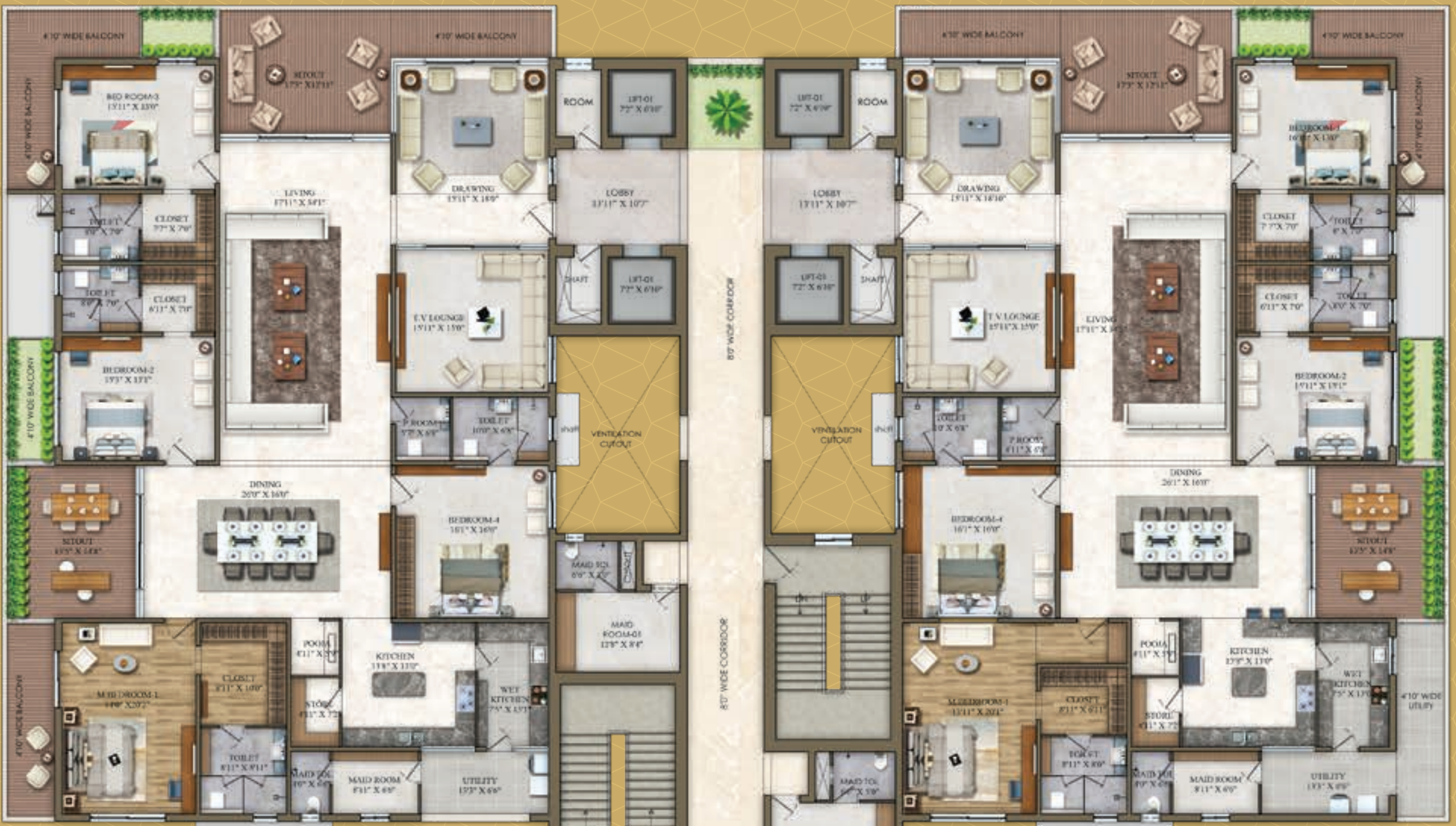
DEFTLY  
 PLANNED,  
 LAVISHLY  
 LAID

6605 Sft.

D

A

6605 Sft.



6605 Sft.

C

B

6605 Sft.

Tower-1  
Typical Floor Plan

6605 Sft.

D

A

6605 Sft.



6605 Sft.

C

B

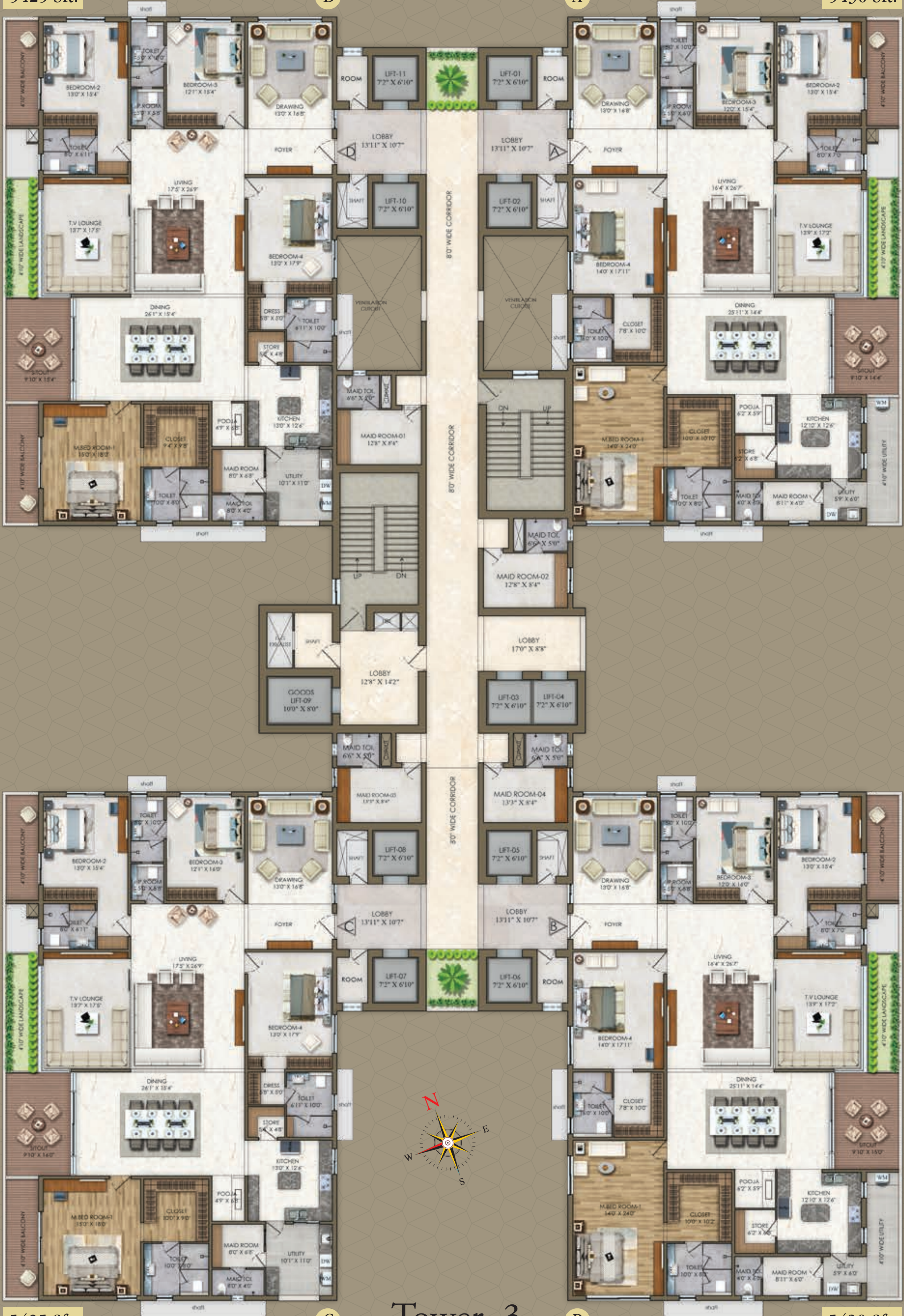
6605 Sft.



**Tower-2**  
Typical Floor Plan

5425 Sft.

5430 Sft.



5425 Sft.

5430 Sft.

**Tower-3**  
Typical Floor Plan

# Specifications



## Foundation & Structural Frame

RCC foundation & RCC framed structure.



## Superstructure

Aluminium form work & Shear Wall Technology.

RCC "Shear Wall Structure System" designed to withstand wind and seismic loads as per relevant IS codes.



## Plastering Internal

Internal Walls: Gypsum plastering for a smooth finish.



## Joinery Works

**Main Door:** Factory made solid teakwood frame, solid core shutter with teak veneer on both sides, finished with PU coat. Designer hardware with smart lock.

**Internal Doors:** Factory made solid / engineered wood frame, solid core shutter with teak veneer on both sides with PU coat. Designer hardware.

**Toilet Doors:** Factory made solid / engineered wood frame, solid core shutter with teak veneer on one side finished with PU coat and PU paint finish / inside laminate finish.

**Utility Door:** Factory made aluminium doors with premium hardware as per design.

**Sliding Doors:** Aluminium double-glazed sliding doors with performance glass as per relevant IS code with premium hardware and provision for mosquito mesh track.

**Windows:** Aluminium double-glazed sliding windows with performance glass as per relevant IS code with premium hardware and provision for mosquito mesh track.

**Ventilators:** Aluminium glazed ventilators with premium hardware and integrated with insect frames.

**Maid Room / Toilet Door:** Factory made flush doors.



## Painting

**External:** Textured / smooth finish & two coats of exterior emulsion paint with architectural features.

**Internal:** Smooth gypsum finish with skim coat + acrylic primer + 2 coats of luxury acrylic emulsion paint of low VOC.

Ceiling gypsum boxing to cover services as per design. Single coat putty + 2 coats of luxury acrylic emulsion of low VOC.



## Flooring

### ROOMS

**Drawing, Living, Dining, TV Lounge & Pooja:** Imported marble flooring / skirting as per design.

**Master Bedroom:** Engineered wooden flooring / skirting as per design.

**Other Bedrooms:** Imported marble flooring as per design.

**Powder Room:** Imported marble flooring as per design intent.

**Dry Kitchen:** Imported marble flooring as per design.

**Wet Kitchen:** Vitrified tile flooring as per design.

**Utility:** Matte finish full body vitrified tiles.

**Balcony / Sit-outs:** Vitrified tiles in wooden matte finish as per design.

### TOILETS

**Master Bedroom Toilet:** Imported marble flooring as per design.

**Other Bedroom Toilets:** Imported marble flooring as per design.

**CORRIDORS:** GVT (vitrified tiles)

**Arrival / Lift Lobby:** Imported marble flooring as per design.

**Staircase:** Tandoor / Kota stone flooring.



## Wall Cladding

**Master Bedroom Toilet:** Imported marble cladding as per design.

**Other Bedroom Toilets:** Imported marble cladding on one wall and premium large format tiles on remaining sides as per design.

**Utility:** Wall cladding upto 3' height with glazed vitrified tiles.

**Lift Lobby:** Granite / marble cladding as per design.



## Hand Railing

**Balcony:** Glass railing as per the design Intent.



## Kitchen/ Utility

**Water Connections:** Separate municipal tap (Manjeera or any other water provided by GHMC along with borewell water). Provision for fixing of water RO system.

**Exhausts:** Provision for chimney.

**Utility / Wash:** Washing machine / dishwasher provision in utility area.



## Modular Kitchen

Basic modular kitchen for dry kitchen - Tower 1 & 2 units only.

**Makes:** Veneta Cucine / Doimo Cucine / Alta Cucine or equivalent.



## Toilets

### MASTER BEDROOM

**Bath & Shower:** Shower cubicle with openable / sliding doors.

**CP:** Fixtures shall be high-capacity diverter with integrated thermostatic with body jets and rain panel from Maier, Gessi, Fantini or equivalent.

**Sanitary:** Smart intelligent wall hung WC integrated with tornado flush, rimless bowl and cefiontect technology.

### OTHER TOILETS & POWDER ROOM

**Bath & Shower:** Shower cubicle with openable / sliding doors.

**CP:** Fixtures shall be high-capacity diverter with integrated thermostatic with rain panel from Maier, Gessi, Fantini or equivalent.

**Sanitary:** Wall hung WC integrated with tornado flush, rimless bowl and cefiontect technology.



## Internet / Cable TV / Telecom

Provision of internet / television / intercom



## Lifts

High-speed automatic passenger lifts with rescue device with V3F for energy efficiency & one service lift in each tower make of Toshiba / Mitsubishi / Hitachi or equivalent.



## Water Supply System / Sewage Treatment Plant

**WTP:** Treated water will be made available through exclusive water softening for domestic purpose in all units with water meters.

**STP:** A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping & flushing.

**Municipal Water:** Municipal water point will be provided to all units with water meters.



## Generator Power Back Up

100% DG set back up prepaid energy meter for DG power & EB power billing system.



## Security / BMS

Sophisticated round-the-clock security system.

Surveillance cameras at the main security / entrance of each block, clubhouse & open areas as per design.

Dual source prepaid energy meter for DG power and EB power billing system.

BMS for electrical, gas & water consumption with prepaid meters will be provided (centralized billing).



## Parking Mangement

Entire parking is well designed to suit the number of car parks required. Parking signage and equipment will be provided at required places to improve driving comfort.

Dedicated space for car washing will be provided.

Dedicated 4 car parking space will be provided including provision for 1 EV charging point as per design intent and applicable norms.



## Fire & Safety

Fire hydrant & fire sprinkler system in all the flats, corridors & all basements.

Fire alarms & public addressing system will be provided.



## LPG

Pipeline gas / PNG supply to all individual apartments with pre-paid gas meters will be provided.



## HVAC

**Air Conditioning:** Suitable capacity of VRV / VRF air-conditioning system of reputed make like Hitachi / Daikin / Bluestar or equivalent shall be provided in all the units.



## Electrical

Cables concealed copper wiring of Havells / Polycab or equivalent.

Modular switches for other services (make - Schneider, Legrand or equivalent).

LED light fixtures for all common areas & landscape area lighting.

3-phase supply for each unit and prepaid energy meters.



## Home Automation

Wired smart-home automation with wired smart assistant to help with lighting control, AC control, curtain motors and light dimmer will be provided to all units (make - Hager, Moorgen, Lutron or equivalent).

Smart intelligent video door phone will be provided (make - Yale, Samsung or equivalent).

Smart curtain motors will be provided.



## Plumbing Line System

Single stack system will be provided (make - Geberit or equivalent).



## Heat Pump Provision

Provisions for hot water and return supply will be provided to all the units.



## Central Vacuum Provision

Centralized vacuum system provisions will be provided to all the units.

## Still Level Amenities

No vehicular zone, reading deck, senior citizens' corner, jogging / cycling loop, lobby garden, frisbee lawn, cricket nets, children's play area, outdoor fitness, tennis court, multipurpose lawn, squash court, half basketball court, 2 badminton courts, and amphitheater.

Landscaping as per design intent.



## Sky Island Amenities

Party lawn, BBQ deck, sky pool, family pool, pool deck, garden social pods, adult / children / elderly fitness stations, café, putting green, social deck, star gazing / sundial / telescopic view point, jogging / walking track, forest meander.

# Site Map



# Proximity

## SCHOOLS

- Delhi Public School - 4 min
- Oakridge - 7 min
- Shri Ram Universal School - 9 min
- The Gaudium - 11 min

## HOSPITALS

- KIMS Hospitals - 1 min
- CARE Hospitals - 5 min
- AIG Hospitals - 10 min
- Continental Hospitals - 15 min

## IT HUB & CORPORATE OFFICES

- Accenture - 5 min
- The Skyview - 7 min
- DLF Cyber City - 8 min
- Oracle - 8 min
- Microsoft - 9 min
- Capgemini - 10 min
- TCS - 12 min

## SPORTS & RECREATION

- Hyderabad Bicycling Club - 9 min
- Pullela Gopichand Badminton Academy - 11 min
- Hyderabad Runners Society - 12 min

## HOTELS & RESTAURANTS

- Hyatt Gachibowli - 12 min
- Chutney's - 12 min
- ITC Kohenur - 14 min
- Sheraton - 15 min

## ACCESS / CONNECTIVITY

- Raidurgam Metro Station - 10 min
- Outer Ring Road - 12 min
- RGI Airport - 30 min





IRIS IS RISING TO BE HYDERABAD'S  
GRAND NEW ADDRESS WITH  
HIGHLY SOUGHT-AFTER HOMES  
BUILT WITH A COVETED DESIGN.  
WHEN YOU'RE AT IRIS, YOUR HOME  
WILL BE KNOWN FOR ALL GREAT  
REASONS, AND THE WHOLE WORLD  
STARTS TO LOOK UP TO YOU.



## Project Consultants

Principal Architect



MEP Consultant



Structural Consultant

**BURO HAPPOLD**

UK

Landscape Consultant



Singapore



# IRIS

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DISCLAIMER: All dimensions are in Square Feet, and measured from finish to finish excluding construction tolerances. All materials, dimensions, and drawings are approximate only. Information is subject to change without notice, at developer's absolute discretion. Actual area may vary from the stated area. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions/alterations, at it's absolute discretion, without any liability whatsoever.