

Tower
13

iris

2 & 3 BHK Apartments



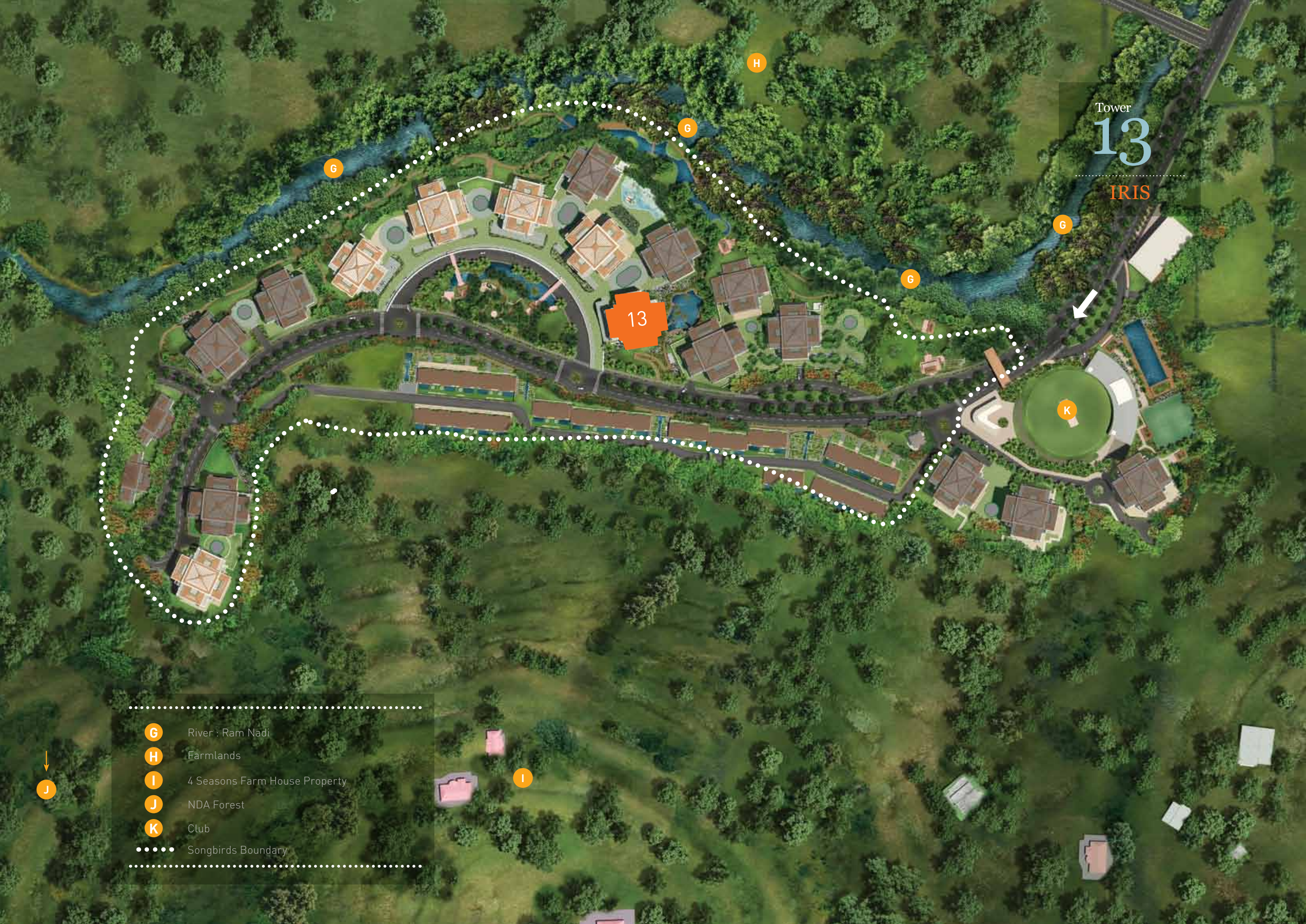
BHUGAON, PAUD ROAD

Iris is SKYi's flagship brand of premium 2 & 3 BHK residences. After changing the lives of nearly 300 families in Baner and Bavdhan, Iris now comes to Songbirds. As part of the Songbirds' nature-loving community, Iris adds the perfect touch of sustainable luxury that perfectly complements the philosophy of this iconic project.

Welcome to Iris at Songbirds.



return to nature



Tower
13
IRIS

- G** River : Ram Nadi
- H** Farmlands
- I** 4 Seasons Farm House Property
- J** NDA Forest
- K** Club
- Songbirds Boundary

2

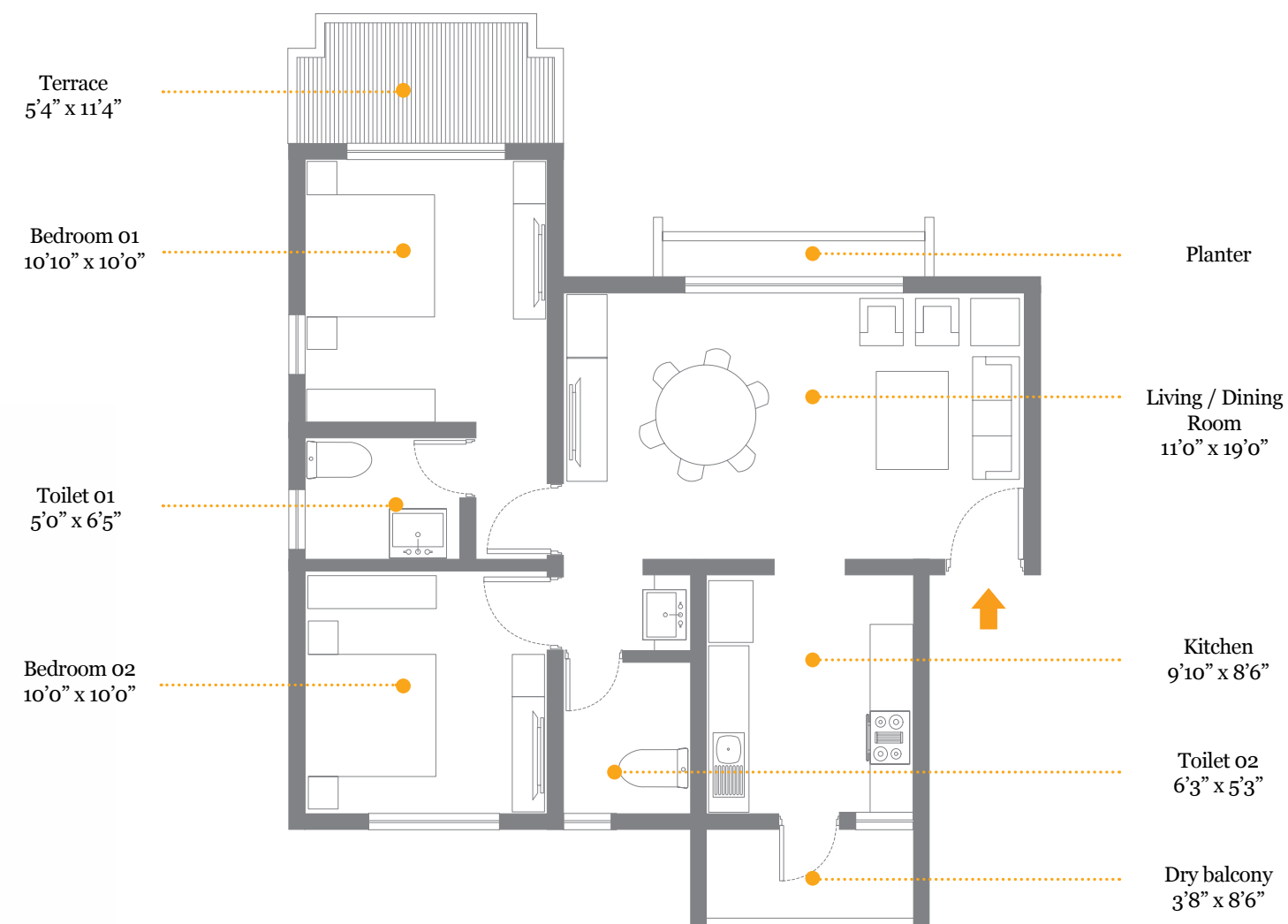
odd floors
918 sq. ft.



CARPET AREA
651 sq. ft.

TERRACE AREA
55 sq. ft.

CHARGEABLE AREA
918 sq. ft.



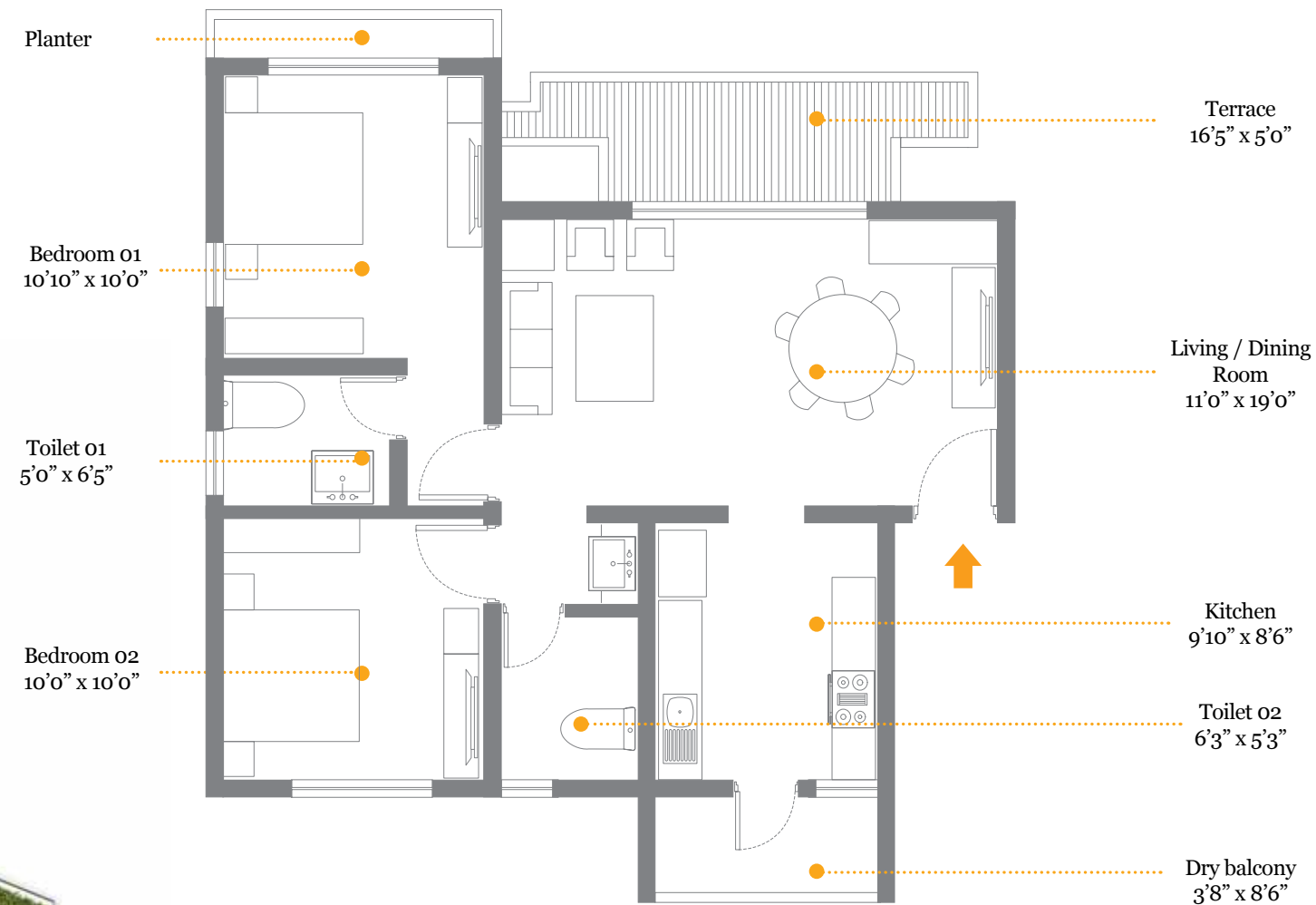
2

even floors
952 sq. ft.

CARPET AREA
655 sq. ft.

TERRACE AREA
77 sq. ft.

CHARGEABLE AREA
952 sq. ft.



2

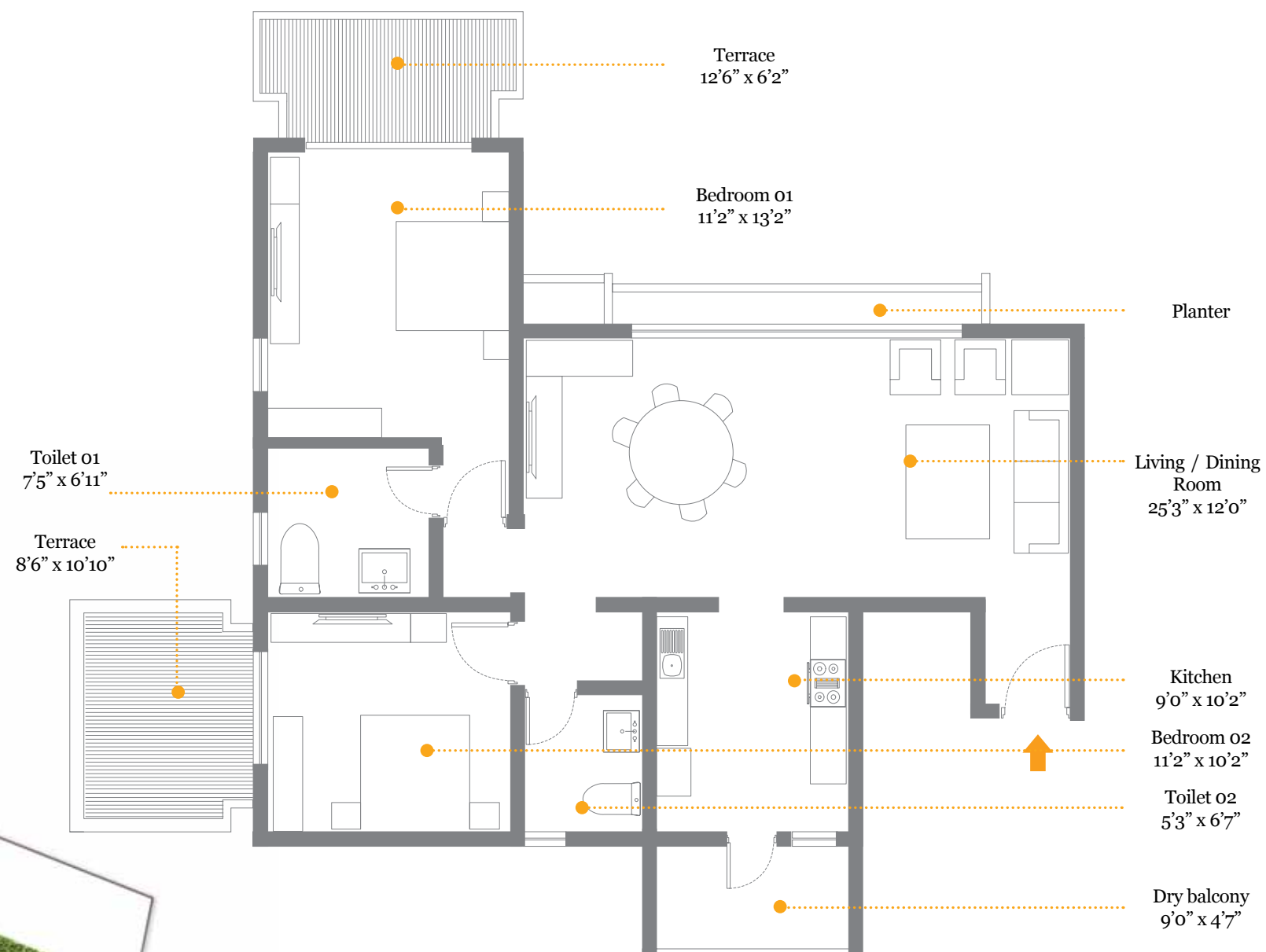
odd floors
1326 sq. ft.



CARPET AREA
865 sq. ft.

TERRACE AREA
155 sq. ft.

CHARGEABLE AREA
1326 sq. ft.



Terrace
12'6" x 6'2"

Bedroom 01
11'2" x 13'2"

Planter

Living / Dining
Room
25'3" x 12'0"

Toilet 01
7'5" x 6'11"

Terrace
8'6" x 10'10"

Kitchen
9'0" x 10'2"

Bedroom 02
11'2" x 10'2"

Toilet 02
5'3" x 6'7"

Dry balcony
9'0" x 4'7"

2

even floors
1303 sq. ft.

CARPET AREA
867 sq. ft.

TERRACE AREA
135 sq. ft.

CHARGEABLE AREA
1303 sq. ft.



Bedroom 01
11'2" x 13'2"

Toilet 01
7'5" x 6'11"

Bedroom 02
11'2" x 10'2"

Toilet 02
5'3" x 6'7"

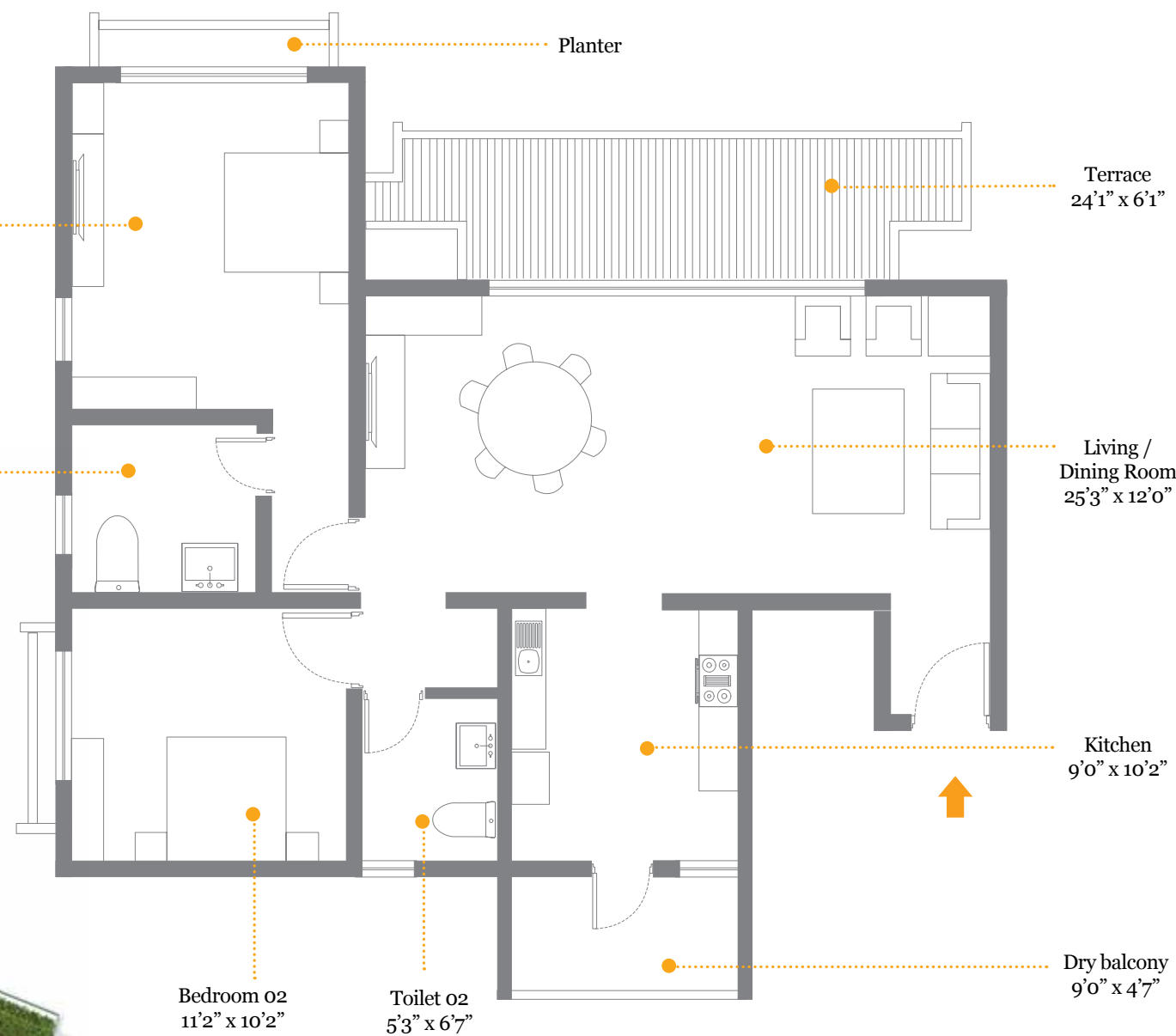
Planter

Terrace
24'1" x 6'1"

Living /
Dining Room
25'3" x 12'0"

Kitchen
9'0" x 10'2"

Dry balcony
9'0" x 4'7"



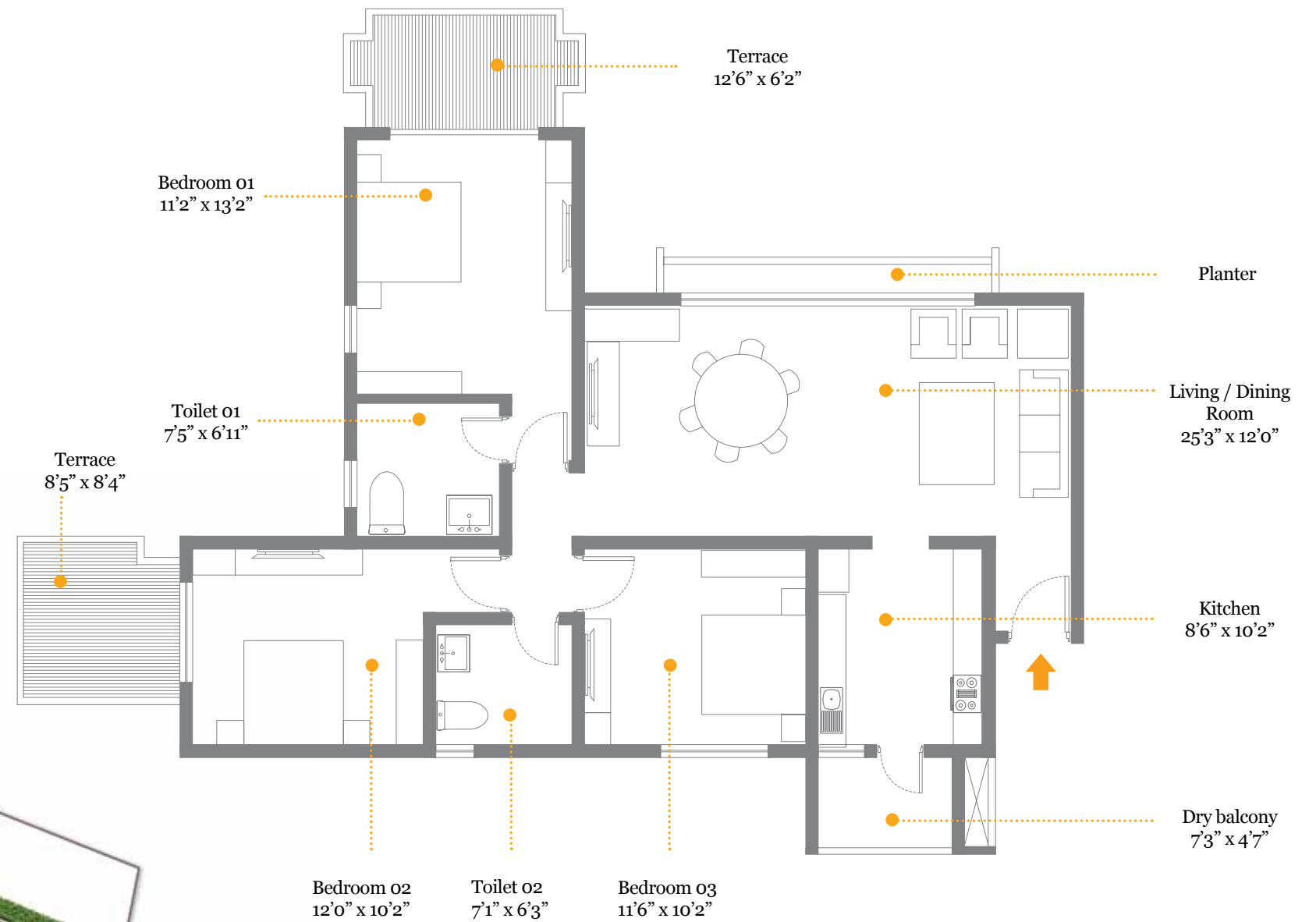
3

odd floors
1473 sq. ft.

CARPET AREA
995 sq. ft.

TERRACE AREA
138 sq. ft.

CHARGEABLE AREA
1473 sq. ft.



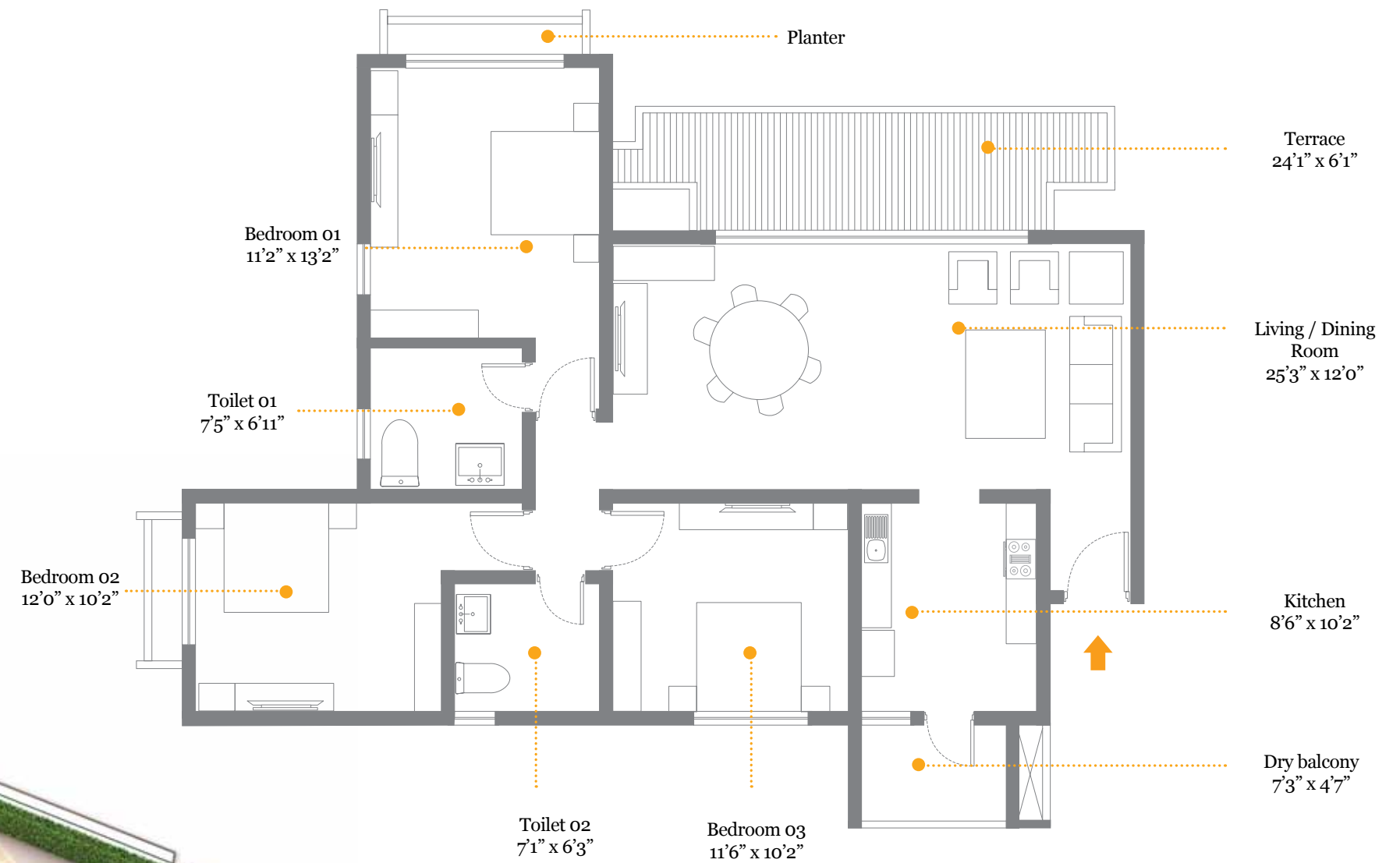
3

even floors
1469 sq. ft.

CARPET AREA
997 sq. ft.

TERRACE AREA
133 sq. ft.

CHARGEABLE AREA
1469 sq. ft.



Tower
13

FIRST
FLOOR



2 BHK

Flats 103, 104, 107, 108

CARPET AREA
651 sq. ft.

TERRACE AREA
55 sq. ft.

CHARGEABLE AREA
918 sq. ft.



3 BHK

Flats 101, 102, 105, 106

CARPET AREA
995 sq. ft.

TERRACE AREA
138 sq. ft.

CHARGEABLE AREA
1473 sq. ft.





Tower
13
SECOND
FLOOR

2 BHK
Flats 203, 204, 207, 208

CARPET AREA
655 sq. ft.

TERRACE AREA
77 sq. ft.

CHARGEABLE AREA
952 sq. ft.

3 BHK
Flats 201, 202, 205, 206

CARPET AREA
997 sq. ft.

TERRACE AREA
133 sq. ft.

CHARGEABLE AREA
1469 sq. ft.

Tower
13

THIRD
FLOOR

2 BHK

Flats 303, 304, 307, 308

CARPET AREA
651 sq. ft.

TERRACE AREA
55 sq. ft.

CHARGEABLE AREA
918 sq. ft.

3 BHK

Flats 301, 302, 305, 306

CARPET AREA
995 sq. ft.

TERRACE AREA
138 sq. ft.

CHARGEABLE AREA
1473 sq. ft.

2 BHK
304

2 BHK
303

2 BHK
307

2 BHK
308

3 BHK
305

3 BHK
306

3 BHK
302

3 BHK
301





Tower
13
FOURTH
FLOOR

2 BHK
Flats 403, 404, 407, 408

CARPET AREA
655 sq. ft.
TERRACE AREA
77 sq. ft.
CHARGEABLE AREA
952 sq. ft.

3 BHK
Flats 401, 402, 405, 406

CARPET AREA
997 sq. ft.
TERRACE AREA
133 sq. ft.
CHARGEABLE AREA
1469 sq. ft.

Tower
13

FIFTH
FLOOR



2 BHK

Flats 503, 504, 507, 508

CARPET AREA
651 sq. ft.

TERRACE AREA
55 sq. ft.

CHARGEABLE AREA
918 sq. ft.

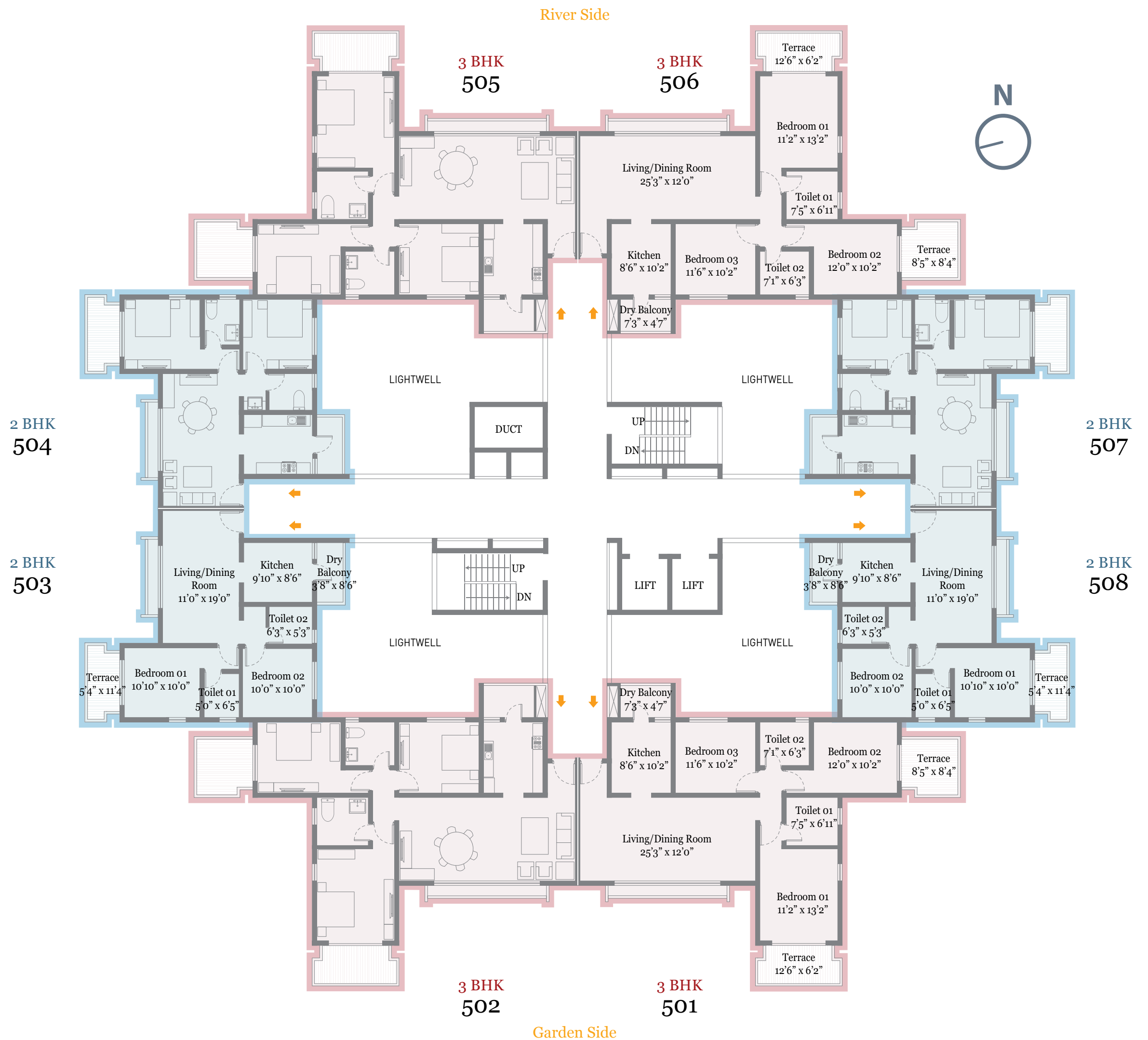
3 BHK

Flats 501, 502, 505, 506

CARPET AREA
995 sq. ft.

TERRACE AREA
138 sq. ft.

CHARGEABLE AREA
1473 sq. ft.





3 BHK
605

River Side

3 BHK
606

Terrace
24'1" x 6'1"

Bedroom 01
11'2" x 13'2"

Toilet 01
7'5" x 6'11"

Living/Dining Room
25'3" x 12'0"

Kitchen
8'6" x 10'2"

Bedroom 03
11'6" x 10'2"

Toilet 02
7'1" x 6'3"

Bedroom 02
12'0" x 10'2"

Dry Balcony
7'3" x 4'7"

Bedroom 02
10'0" x 10'0"

Toilet 01
5'0" x 6'5"

Bedroom 01
10'10" x 10'0"

LIGHTWELL

DUCT

LIGHTWELL

UP

DN

UP

DN

Dry Balcony
3'8" x 8'6"

Kitchen
9'10" x 8'6"

Living/Dining Room
11'0" x 19'0"

Terrace
16'5" x 5'0"

2 BHK
604

2 BHK
603

2 BHK
607

2 BHK
608

Tower
13

SIXTH
FLOOR



2 BHK

Flats 603, 604, 607, 608

CARPET AREA

655 sq. ft.

TERRACE AREA

77 sq. ft.

CHARGEABLE AREA

952 sq. ft.



3 BHK

Flats 601, 602, 605, 606

CARPET AREA

997 sq. ft.

TERRACE AREA

133 sq. ft.

CHARGEABLE AREA

1469 sq. ft.

3 BHK
602

Garden Side

3 BHK
601

Dry Balcony
7'3" x 4'7"

Kitchen
8'6" x 10'2"

Bedroom 03
11'6" x 10'2"

Bedroom 02
12'0" x 10'2"

Toilet 02
7'1" x 6'3"

Toilet 01
7'5" x 6'11"

Bedroom 01
11'2" x 13'2"

Living/Dining Room
25'3" x 12'0"

Terrace
24'1" x 6'1"

Tower
13

SEVENTH
FLOOR

2 BHK

Flats 703, 704, 707, 708

CARPET AREA
651 sq. ft.

TERRACE AREA
55 sq. ft.

CHARGEABLE AREA
918 sq. ft.

3 BHK

Flats 701, 702, 705, 706

CARPET AREA
995 sq. ft.

TERRACE AREA
138 sq. ft.

CHARGEABLE AREA
1473 sq. ft.

2 BHK
704

2 BHK
703

2 BHK
707

2 BHK
708

3 BHK
705

3 BHK
706

3 BHK
702

3 BHK
701

River Side

Garden Side





Tower
13
EIGHTH
FLOOR

2 BHK
Flats 803, 804, 807, 808

CARPET AREA
655 sq. ft.
TERRACE AREA
77 sq. ft.
CHARGEABLE AREA
952 sq. ft.

3 BHK
Flats 805, 806

CARPET AREA
997 sq. ft.
TERRACE AREA
133 sq. ft.
CHARGEABLE AREA
1469 sq. ft.

Tower
13

NINTH
FLOOR

2 BHK

Flats 903, 904, 907, 908

CARPET AREA
651 sq. ft.

TERRACE AREA
55 sq. ft.

CHARGEABLE AREA
918 sq. ft.

2 BHK

Flats 901, 902, 905, 906

CARPET AREA
865 sq. ft.

TERRACE AREA
155 sq. ft.

CHARGEABLE AREA
1326 sq. ft.



River Side

2 BHK
1005

2 BHK
1006



Tower
13

TENTH
FLOOR



2 BHK

Flats 1003, 1004, 1007, 1008

CARPET AREA
655 sq. ft.

TERRACE AREA
77 sq. ft.

CHARGEABLE AREA
952 sq. ft.



2 BHK

Flats 1001, 1002, 1005, 1006,

CARPET AREA
867 sq. ft.

TERRACE AREA
135 sq. ft.

CHARGEABLE AREA
1303 sq. ft.

Garden Side

2 BHK
1002

2 BHK
1001

2 BHK
1007

2 BHK
1008

2 BHK
1004

2 BHK
1003



Tower
13

ELEVENTH
FLOOR

2 BHK

Flats 1102, 1103, 1105, 1106

CARPET AREA

651 sq. ft.

TERRACE AREA

55 sq. ft.

CHARGEABLE AREA

918 sq. ft.

3 BHK

Flats 1101, 1104

CARPET AREA

1335 sq. ft.

TERRACE AREA

333 sq. ft.

CHARGEABLE AREA

2068 sq. ft.



River Side



Tower
13

TWELFTH
FLOOR



2 BHK

Flats 1201, 1202, 1203, 1204

CARPET AREA

655 sq. ft.

TERRACE AREA

77 sq. ft.

CHARGEABLE AREA

952 sq. ft.

2 BHK
1202

2 BHK
1201

2 BHK
1203

2 BHK
1204



Garden Side

iris

Fact File

LIVING

- Elegant main door
- Additional security door
- Flooring of 2' x 2' vitrified tiles with skirting
- Internal walls with smooth POP finish and high quality plastic paint
- Ceramic tiles for terraces
- TV and telephone points
- Sufficient light points

BEDROOM

- Laminated wooden flooring in the master bed room
- Vitrified tiles in the other bedrooms
- TV and telephone points in the master bedroom
- One 1.5 ton 5 star rated air conditioning system in the master bedroom*

KITCHEN

- Modular kitchen unit with cabinets below*
- Granite kitchen platform with stainless steel sink
- Kitchen accessories*
 - Hob
 - Chimney
 - RO Water Purifier
- 2' x 2' vitrified tiles with skirting
- Glazed ceramic tile up to 2 ft. above the platform
- Additional electrical points for appliances
- Washing Machine/Dishwasher ready space
- Space for drying clothes

BATHROOM

- Neat toilet designs for best space utilisation
- Glazed ceramic tiles upto 7 ft.
- Marble stone fascia for door openings
- Premium fittings & sanitary ware
- Single lever hot & cold mixer with overhead shower
- Pest prevention trap
- Provision for exhaust fan & geyser

GREEN DESIGN

- Water treatment plant
- Organic Waste Converter
- Drip & sprinkler irrigation system
- Rain water harvesting
- Thermal insulation treatment for roof top terraces
- Optiflow Water Fittings
- Water Recycling
- Energy Saving Fittings for common areas

SAFETY & SECURITY

- Separate safety door for added security
- Video door phone
- Safety grills for windows
- Alarms for LPG leakage and smoke & fire detection in the apartments
- Firefighting equipment
- Seismic resistant design
- CCTV surveillance
- Access control at lobby level of the tower
- Intercom facility to access security

- Security personnel at key entry and exit points
- Stretcher Lift
- Fire staircase and Refuge Area for Emergency
- Gas Leak and smoke detectors

FEATURES/UTILITIES

- Power backup of 1 KVA for each unit
- Power backup for all essential common facilities
- Garbage chutes on every floor
- FTTH - Broadband and DTH Setup
- Anti-termite treatment
- Impressive main entrance & lobbies
- 150% car parking and separate visitor parking
- Clean Water supply
- Separate car washing area
- Sanitation facility for drivers & servants
- Automatic speed elevators with power backup
- Concealed copper wiring with branded modular electrical fittings
- Sufficient electrical points
- Powder coated aluminium sliding windows
- Mosquito mesh for windows and sliding doors

*Premium Plus package only

Terms and Conditions

This brochure and its contents are purely conceptual and merely to assist reader to navigate into images, architectural drawings, area, price & other information only. Enerrgia Skyi does not take responsibility that may rise from any information given in this brochure. None of the objects/representation mentioned herein constitute a legally binding offer or invitation to treat. Enerrgia Skyi reserves right to add, delete, alter or in any manner change the plans, specifications, images, architectural drawings, prices, data & other information in its endeavor to make improvements as and when required without prior notice or obligation.

All floor plans, plot sizes, layout plans, images and specifications are indicative and are subject to change as decided by Enerrgia Skyi or competent authority and accordingly revisions may be necessary during construction of apartments or in the sizes of plots as the case may be. Artist's impressions are used to illustrate some products and features. The actual elevation may vary form the Artist's impressions depicted. Furniture, floor coverings, curtains, mirrors, wall hangings, light fittings, furnishings etc., if any and the finished price of the product does not include these items. Brand and make are indicative and will be of equivalent make & quality as per availability. Marble and granite being natural materials have inherent characteristics of color and grain variation. In case of non-availability of imported laminated/ imported marble flooring material, equivalent quality Indian substitutes will be used. Furniture layout shown in the brochure is indicative of how the unit can be used. No furniture, landscape amenities or accessories shown in the visuals are provided with the apartment.

While effort is made to provide correct information, however any action taken or response to any communication/s is gratuitous and is not service or assistance of any nature. Any recipient or user of any information or material in this brochure may avail of the same entirely at his own risk as to costs and consequences. Enerrgia Skyi has the right to reproduce, monitor, disclose any information provided in this brochure.

All information is prepared and issued in good faith and is for guidance only. It does not constitute part of an offer or contract. The information in the detailed floor plans, sections are indicative and not to scale. It is your responsibility to evaluate the accuracy, completeness and usefulness of any opinions, advice, services or other information provided herein or by the distributor (s) hereof. All information contained on any page is distributed with the understanding that the authors, publishers, and distributors assume no liability whatsoever in connection with its use. Consult your own legal or tax advisor or real estate expert with respect to your investment / purchase of flats or premises.

Skyi logo is a registered trademark. All other trademarks are the property of their respective owners. All rights reserved. The contents, service marks, graphic images, layout, information, text, opinions and material contained in this brochure are the exclusive property of Enerrgia Skyi and are protected by copyright and intellectual property laws. No person shall use, copy, reproduce, distribute, imitate publish, display, modify, create derivative works or database, use, transmit, exploit, sell or distribute the same in whole or in part or any part thereof in any form or by any means, electronic, mechanical, photocopy, recording or otherwise without prior express written permission from Enerrgia Skyi.

Images of Ms Deepika Padukone being used in the brochure have been procured after receiving the required permissions under copyrights.

- Images used of elevation, buildings and exterior are not to scale
- Images used are artist impressions and not as per actual dimensions and offerings
- Maps of project and Pune are not to scale and for reference purpose only
- Location Map contains Songbirds project and the neighbouring areas
- 42 acre area is inclusive of sanctioned and proposed plans
- 70% open space is an approximate value and may vary; it includes proposed and existing project plan
- Songbirds is planned to executed in phases. The existing sanctioned layout will be of 30 acres and will be revised in future. The consolidated final layout will be of about 50 acres
- Ram Nadi is a classified Nala
- Architect's concept sketch is not actual building elevation
- Apartment configurations are available in different towers
- Neighbourhood offerings are outside of Songbirds plot and are subject to clearance from concerned authorities. The facilities will be owned/managed by independent 3rd parties
- The dotted line on location map is a tentative Songbirds boundary
- Graphical information of temperature, water, climate wind and luminosity have been provided by concerned consultants; under standard conditions and may vary
- Bill and Water savings indicated, are under specific conditions



BHUGAON , PAUD ROAD

iris



.....

***Songbirds
Site Address***

Paud road, Behind daulat
lawns, Bhugaon,
Pune – 412 115

+91 9850 99 2222 M
+91 9850 99 3333 M
+91 020 6790 6790 T

.....

The Developer

Enerrgia Skyi Developers

.....

Corporate Office

3, Godavari, Kanchan Lane,
Off Law College Road,
Pune - 411 004.

.....

Registered Office

Sugat Residency, Plot No. 21,
S. No. 77 / 2 / 16, Bhusari Colony,
Kothrud, Pune - 411 038.

skyi.com

This brochure is purely conceptual and not a legal offering. Enerrgia SKYi Developers reserves the right to add, delete or alter any details and/or specifications in its endeavour to make improvements as and when required. The images, layouts and maps presented in this brochure are for indicative purposes only. They may not be to scale. SKYi logo is a registered trademark of SDPPL. All other trademarks are the property of their respective owners. All rights reserved. No part of this brochure may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior permission of Enerrgia SKYi Developers.