

Tower
09

iris

2 & 3 BHK Apartments



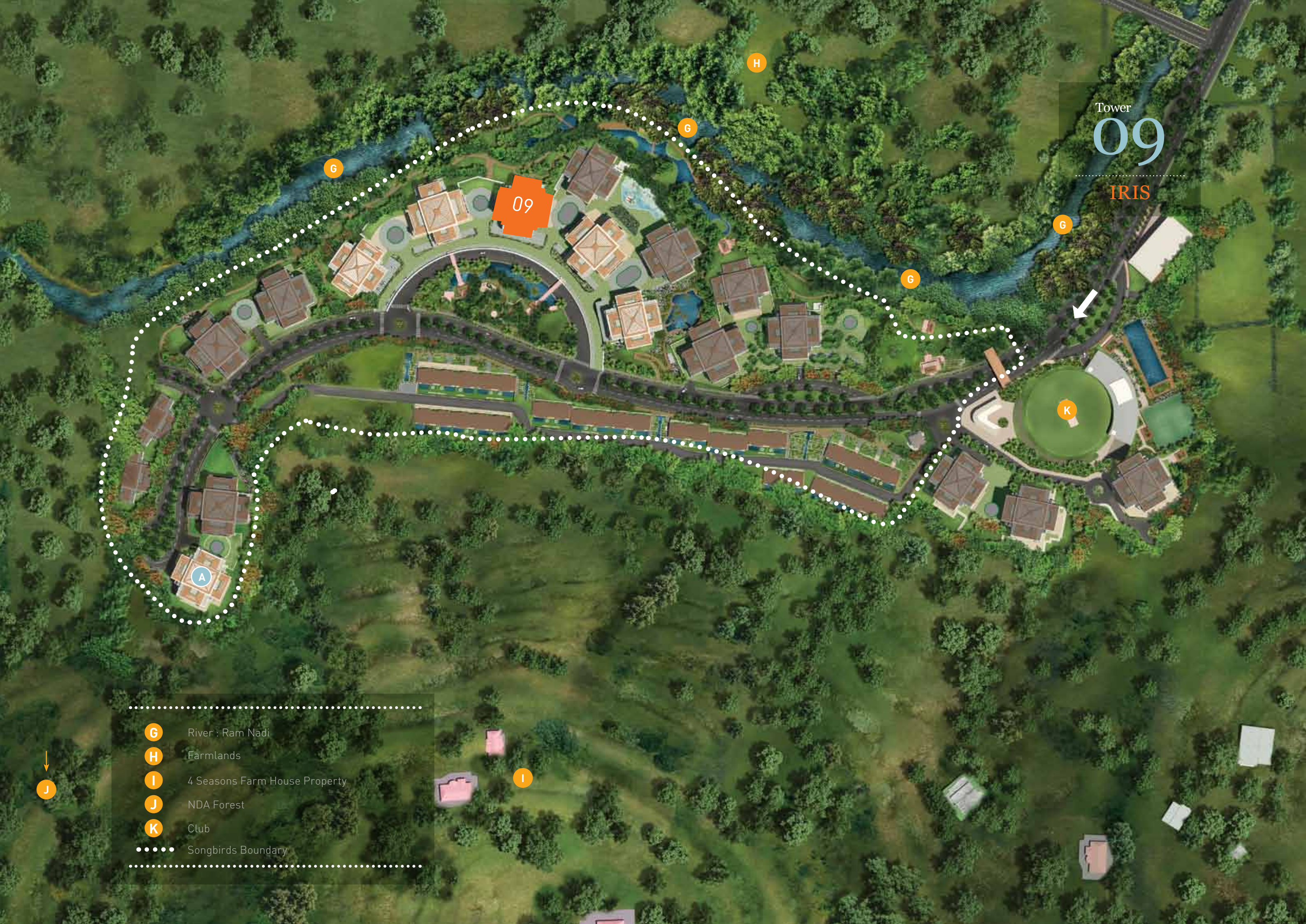
BHUGAON, PAUD ROAD

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
09
IRIS

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

2

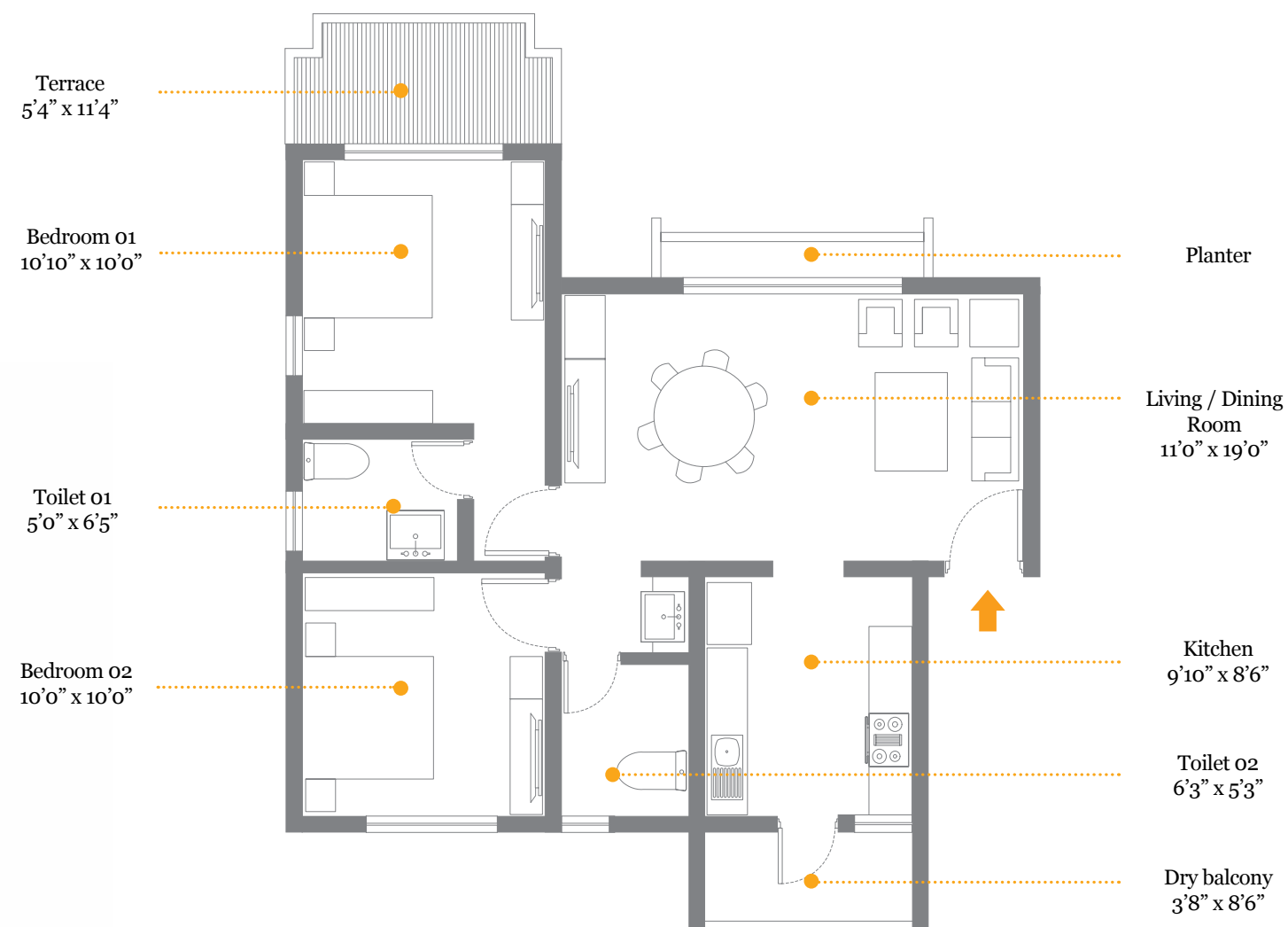
odd floors
918 sq. ft.



CARPET AREA
651 sq. ft.

TERRACE AREA
55 sq. ft.

CHARGEABLE AREA
918 sq. ft.



2

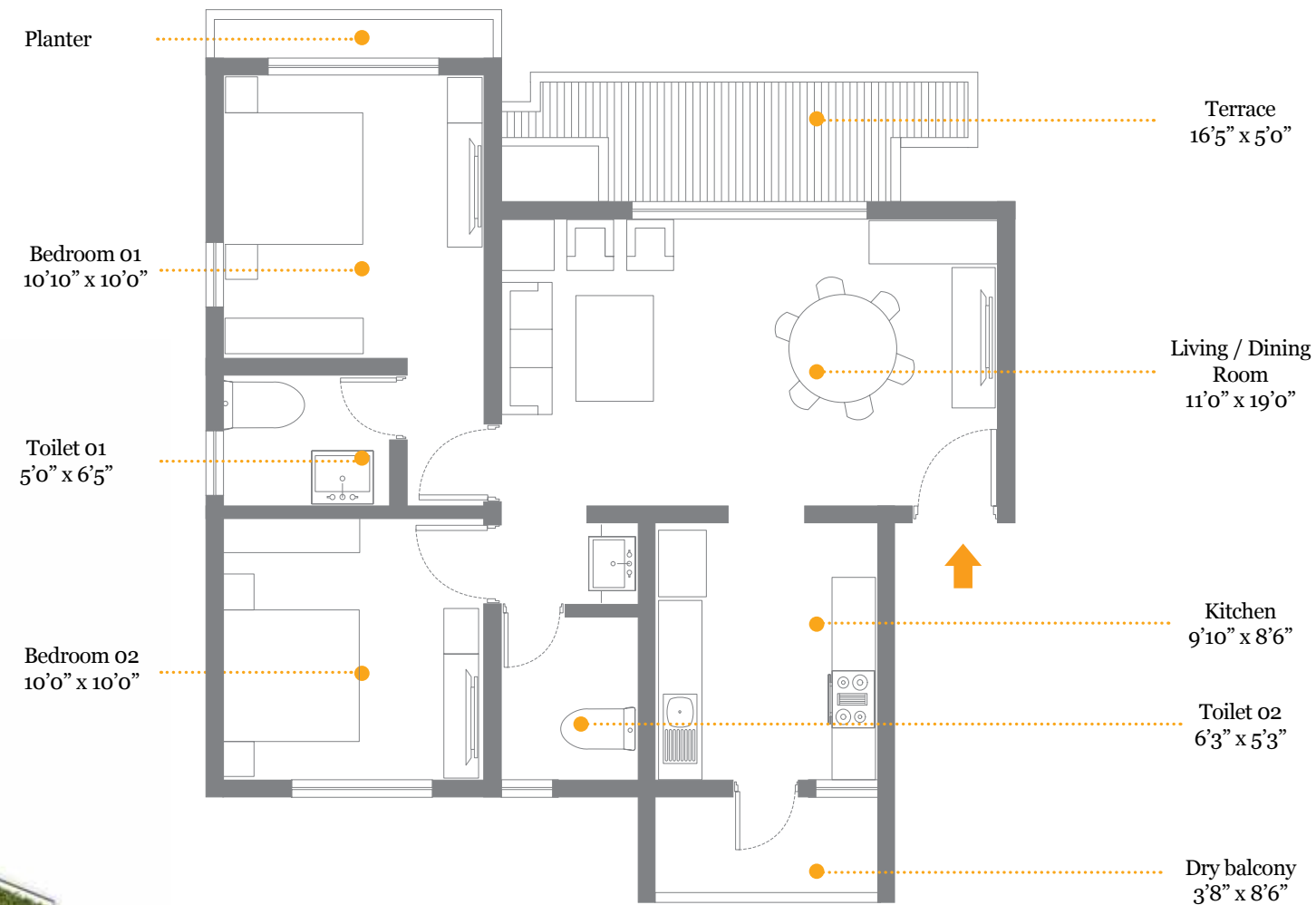
even floors
952 sq. ft.



CARPET AREA
655 sq. ft.

TERRACE AREA
77 sq. ft.

CHARGEABLE AREA
952 sq. ft.



2

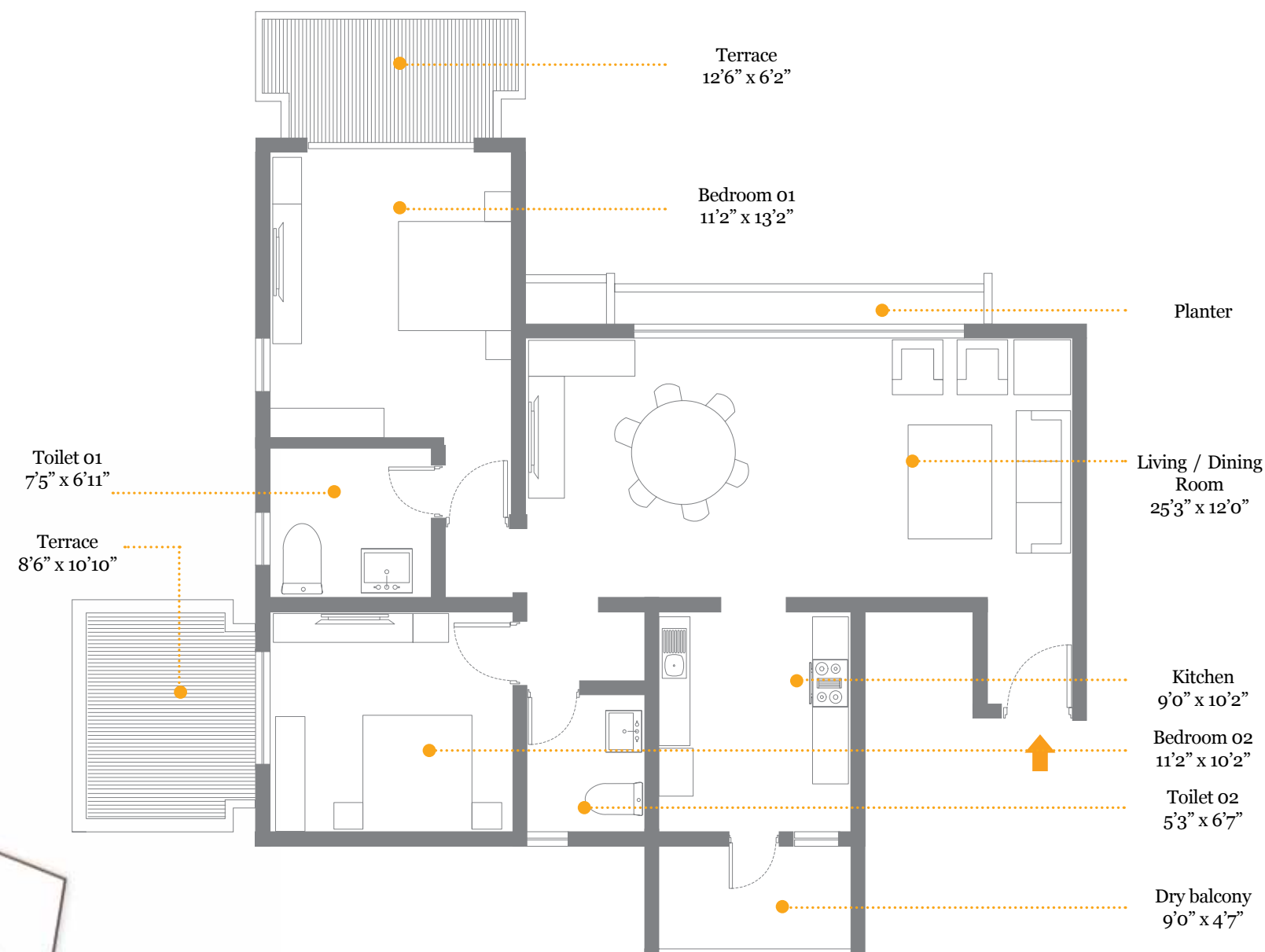
odd floors
1326 sq. ft.



CARPET AREA
865 sq. ft.

TERRACE AREA
155 sq. ft.

CHARGEABLE AREA
1326 sq. ft.



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"

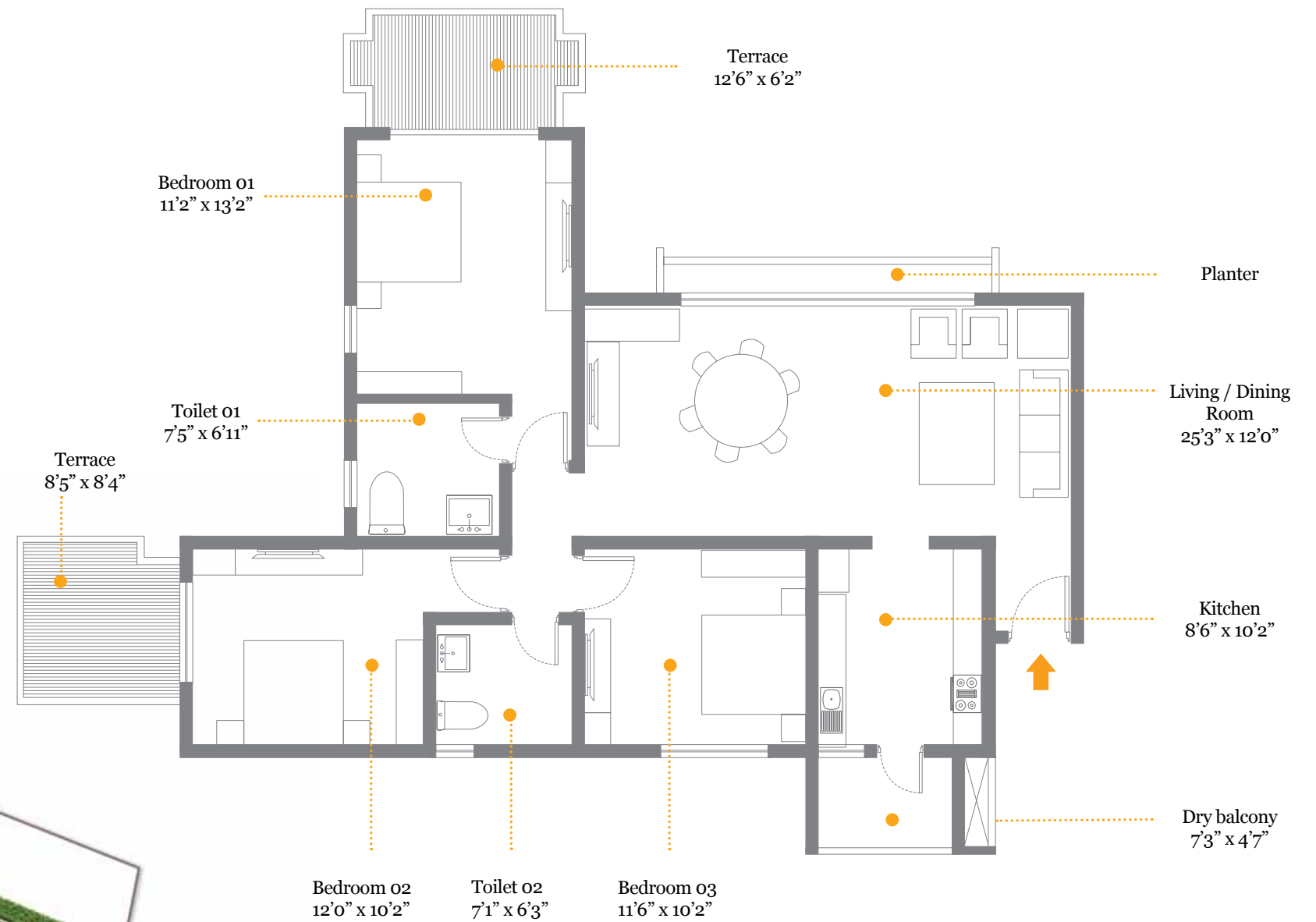
3

odd floors
1473 sq. ft.

CARPET AREA
995 sq. ft.

TERRACE AREA
138 sq. ft.

CHARGEABLE AREA
1473 sq. ft.



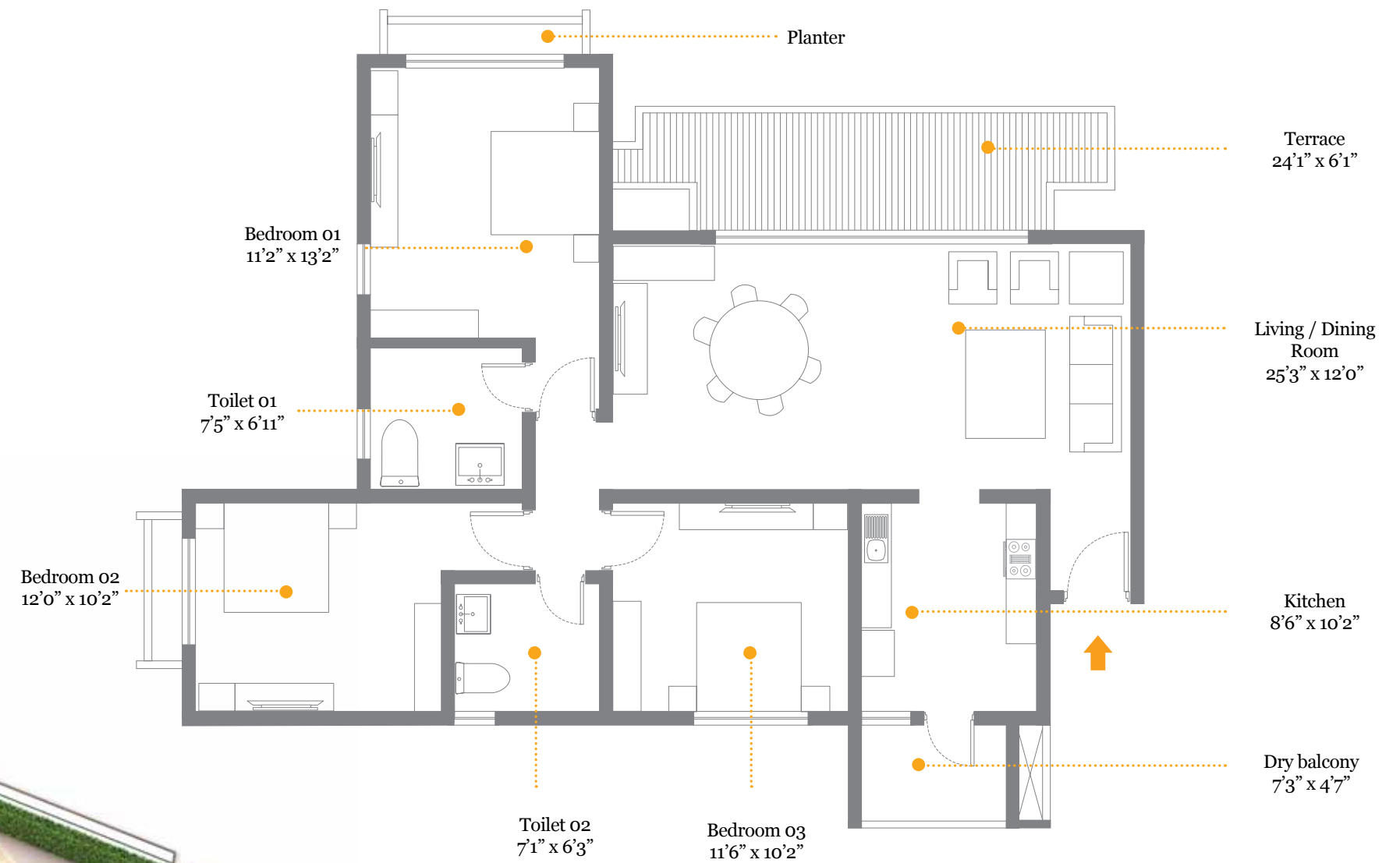
3

even floors
1469 sq. ft.

CARPET AREA
997 sq. ft.

TERRACE AREA
133 sq. ft.

CHARGEABLE AREA
1469 sq. ft.



Tower
09

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
09
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
09

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

River Side

Garden Side





Tower
09
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
09

FIFTH
FLOOR



2 BHK

Flats 503, 504, 507, 508

CARPET AREA
651 sq. ft.

TERRACE AREA
55 sq. ft.

CHARGEABLE AREA
918 sq. ft.



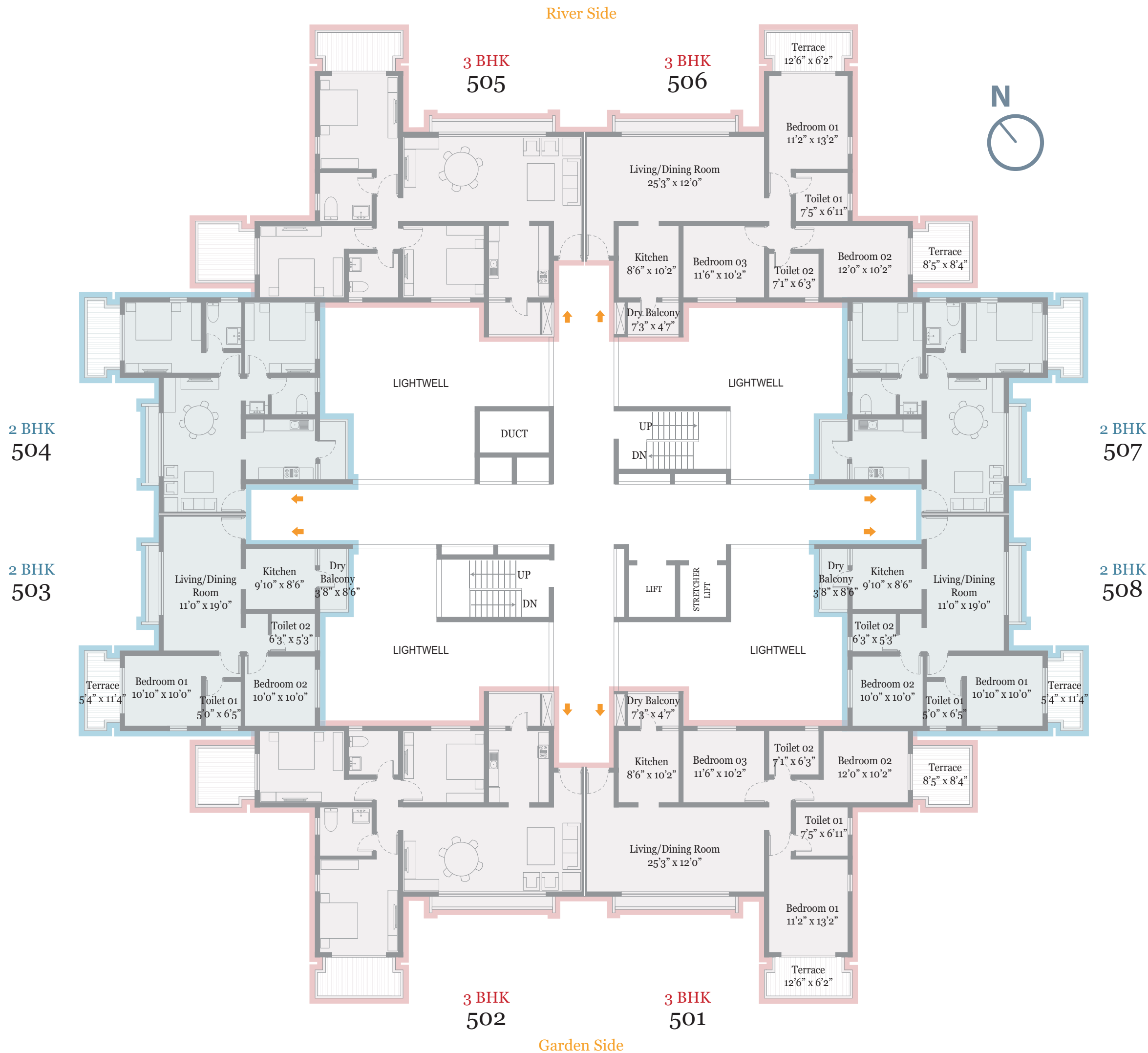
3 BHK

Flats 501, 502, 505, 506

CARPET AREA
995 sq. ft.

TERRACE AREA
138 sq. ft.

CHARGEABLE AREA
1473 sq. ft.



Tower
09

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
09
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.

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.





Tower
09
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.

Tower
09

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
09

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

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- Imagesusedofelevation,buildingsandexteriorarenottoscale
- Imagesusedareartistimpressionsandnotasperactualdimensionsandofferings
- MapsofprojectandPunearenottoscaleandforreferencepurposeonly
- LocationMapcontainsSongbirdsprojectandtheneighbouringareas
- 42acreareaisinclusiveofsanctionedandproposedplans
- 70%openspaceisanapproximatevalueandmayvary;itincludesproposedandexistingprojectplan
- Songbirds is planned to be 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.
- RamNadiisaclassifiedNala
- Architect'sconceptskeychisnotactualbuildingelevation
- Apartmentconfigurationsareavailableindifferenttowers
- NeighbourhoodofferingsareoutsideofSongbirdsplotandaresubjecttoclearancefromconcernedauthorities.Thefacilitieswillbeowned/managedbyindependent3rdparties
- ThedottedlineonlocationmapisatentativeSongbirdsboundary
- Graphicalinformationoftemperature,water,climatewindandluminosityhavebeenprovidedbyconcernedconsultants;understandconditionsandmayvary
- BillandWatersavingsindicated,areunderspecifcconditions



BHUGAON, PAUD ROAD

iris



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***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

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The Developer

Enerrgia Skyi Developers

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