



Velpula Iris : Proximity

Bangalore International Airport	12.0 km
Hennur Cross	8.0 km
Bagalur	5.5 km
Manyata Tech Park	8.5 km
XLR8 Indoor Stadium	2.5 km
REVA University	4.0 km
Sattva Gold Summit	2.75 km
KIADB IT BT Park	8.0 km
Delhi Public School	5.0 km
Brindavan Engineering College	5.0 km
Raaga Project	1.0 km
kogilu cross	6.0 km



Turning Your Dreams Into an Address...



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Legal consultants
Multi Consultants

Architect
RR Space Designers

Note: This brochure is purely conceptual and does not constitute a legal document. The architect and promoters reserve the right to change or add any specification or elevation mentioned herein.



VELPULA IRIS

Specifications

Exclusively designed basement and ground plus three upper floors of Commercial/Residential space.



STRUCTURE

- ▶ RCC framed structure with concrete block masonry walls
- ▶ Covered car park in basement



FLOORING AND DADOING

- ▶ Granite flooring in entrance lounge and corridor
- ▶ Standard quality 2' x 2' vitrified flooring for living, dining and bedrooms
- ▶ Anti skid/rustic tiles in balconies and toilets with skirting
- ▶ Standard quality ceramic designer tiles dadoing up to 7 feet height in toilets



KITCHEN

- ▶ Polished black granite platform with stainless steel sink and drain board
- ▶ Provision for water purifier
- ▶ Premium quality tile dadoing up to 2 feet height above platform
- ▶ Provision for washing machine in utility



DOORS & WINDOWS

- ▶ Main door teak wood frame with skin paneled shutter
- ▶ Bedroom doors with salwood frames and flush shutters
- ▶ Remaining doors with salwood frames and termite resistant flush shutters
- ▶ Aluminum powder coated sliding windows with MS safety grills



PLUMBING AND SANITARY FIXTURES

- ▶ White colour, standard size wash basin and EWC of Hindware or equivalent make
- ▶ CP fittings are of Jaguar - Continental model



ELECTRICAL AND COMMUNICATION

- ▶ Fire resistant PVC insulated copper wires of Anchor/Finolex or equivalent make
- ▶ Premium electrical switches of Anchor or equivalent make
- ▶ TV & Telephone points in living and master bedroom
- ▶ AC point in master bedroom
- ▶ DG back-up for all lighting points (1 KVA)



PAINTING

- ▶ Emulsion for interior and OBD for ceiling
- ▶ Melamine polish for main door
- ▶ Enamel paint for bedroom doors, toilet, balcony and utility doors
- ▶ Weather shield and textured paint for exteriors



WATER

- ▶ Provision for 24 hours borewell water supply from UG sump & OH tank



LIFTS

- ▶ Two lifts of 6 passengers capacity of reputed make



Typical Floor Plan



Rock Solid Bridge to Your Dreams



About the Project

We don't just build houses but create homes with desire to represent our customers with honesty and highest level of personal service. We put our souls effectively to create **best value homes of exceptional quality.**

North Bangalore is gaining full momentum of Development and especially **150 feet wide Hennur Road** that connects Outer Ring Road with **KIADB IT BT Park** and **International Airport** is at full pace of development.

Velpula Iris is a semi commercial/residential project with everything to celebrate life in freedom for blissful living. The Excellent planning of **Velpula Iris** is vastu compliant and destination for quality with well balanced best value homes and commercial space.

Velpula Iris offers you **best living** as well as a **best investment** option which is sure to appreciate manifold in coming years.

Privacy:

Residential and Commercial space are fully separated. Only 3 Residential Plots and 2 Commercial Spaces in each floor gives good ventilation and enough privacy.

Spaciousness:

All Residential apartments in the project are of 2 BHK of area 800 SFT, 840 SFT and 921 SFT. Commercial Space of sizes 544 SFT and 760 SFT.

Location:

Velpula Iris is a semi-commercial project on a 150 feet **Hennur-Bagalur road** at the **Kannur Junction** with good connectivity to Outer Ring Road, International Airport Road, 3500 Acres of **KIADB IT BT Park**.

The boost in the development of area triggered a lot of development on **Hennur Main Road** as result there are several Residential Projects coming up in the nearby areas.

Basement Floor Plan



Ground Floor Plan



Facilities:

- 24 hrs Generator Backup
- Lift
- Security
- Intercom

