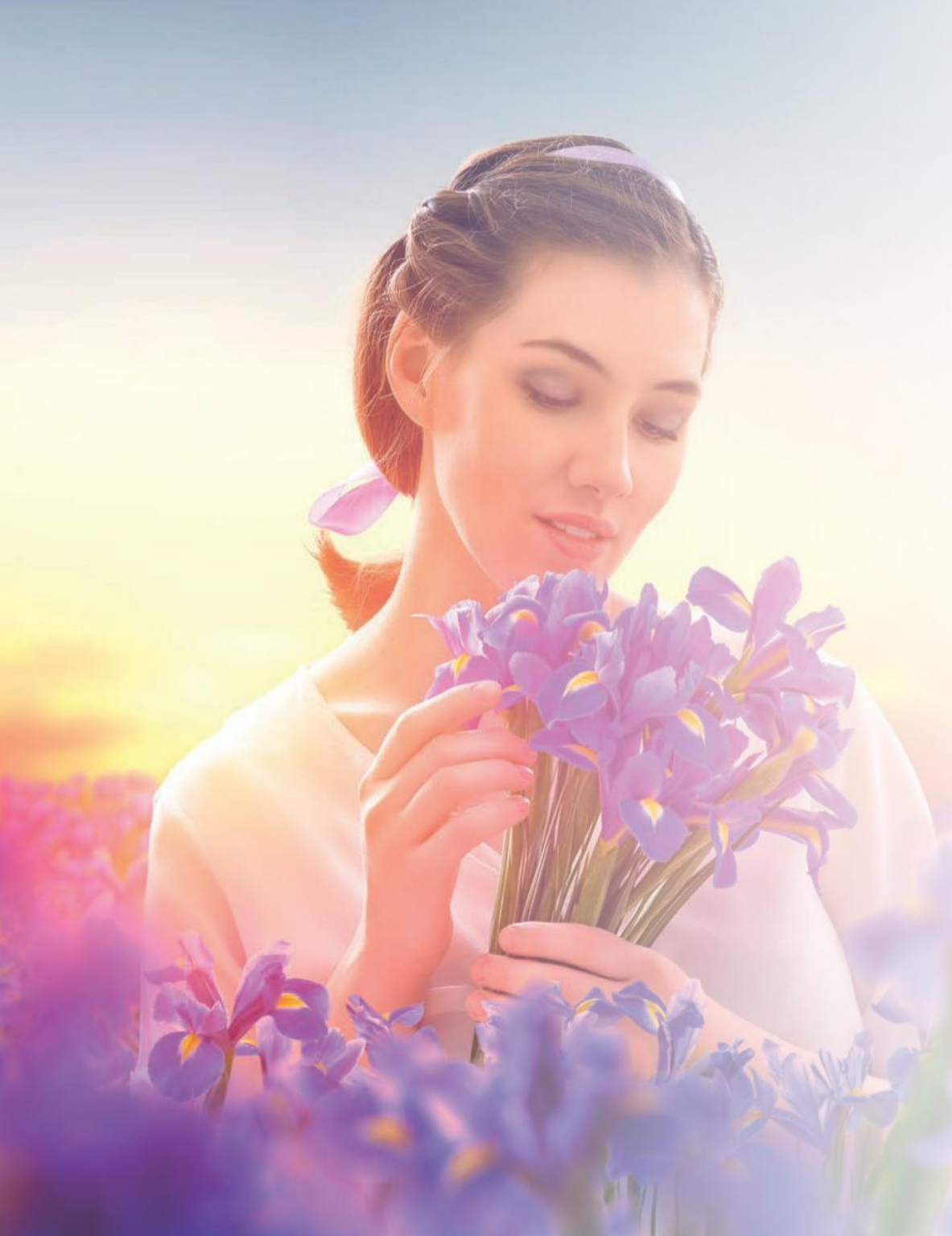




RUCHIRA
IRIS
Iconic Lifestyle Apartments
@ Whitefield, Bengaluru

Luxury, yet affordable



ABOUT RUCHIRA

Ruchira Projects Pvt. Ltd. was established in 2015 by Ram Goniguntla whose passion for quality homes reflect in a series of apartment buildings built in strategic locations across Bengaluru city. You will find virtues like high quality, on-time completion, value for investment in Ruchira Projects Pvt. Ltd. Progressive to the core, Ruchira has its enabling consistency in quality and timely construction management.



ABOUT IRIS

Ruchira Iris has all you'd ever need. The 2 & 3 bedroom apartments are as roomy as they are luxurious. The apartments are well designed with great space optimization that will create an aura of delight. The layout of the living and dining rooms, the spacious balconies, the well thought out bedrooms and kitchens washed with sunlight and breeze are a delight that translates into joy at Ruchira Iris.

with kind blessings of SNMR



Late Sri and Srimati Muniswamyreddy



THIS IS AN ARTISTIC IMPRESSION ONLY AND NOT AN ACTUAL PHOTO

PROJECT
DETAILS

PROJECT
DETAILS

- ✦ 2.77 Acres of Land
- ✦ 11 Residential Floors
- ✦ 207 Apartments
- ✦ 70 % Open Space
- ✦ 8000 Sq.ft. Indoor Amenities
- ✦ 30+ Luxury Amenities
- ✦ No Common Walls
- ✦ 100 % Vastu

- ✦ Spacious Indoors and Balcony
- ✦ Well Ventilated and Well Lit Indoors
- ✦ 24/7 Integrated Security
- ✦ DG Back up
- ✦ Fire fighting system
- ✦ STP
- ✦ Rain Water Harvesting
- ✦ 24/7 Power Backup
- ✦ Centralized Water Heater
- ✦ Internet / Telephone Cable

MASTER PLAN LEGEND

- | | |
|-----------------------------|-------------------------------|
| 1 Entry & Exit | 21 Modern Gym |
| 2 Court Yard | 22 Café |
| 3 Transformer | 23 Water Fountain |
| 4 Volleyball Court | 24 Water Pond |
| 5 Amphitheater | 25 Reception |
| 6 Garden | 26 Party Hall |
| 7 Pathway | 27 Grocery / Saloon |
| 8 Tennis/ Basket Ball Court | 28 Daycare Center |
| 9 Pergola | 29 Community Office |
| 10 Pathway | 30 Conference Hall |
| 11 Badminton Court | 31 Lobby |
| 12 Garden | 32 Landscape Garden |
| 13 Water Fountain | 33 Pergola |
| 14 Path Way | 34 Kids Play Area -3 |
| 15 Sitting Area | 35 Squash Court |
| 16 Skating Ring | 36 Kids Play Area -2 Sand Pit |
| 17 Cricket Net | 37 Kids Play Area - 1 |
| 18 Park | 38 Lawn Design |
| 19 Jogging Track | 39 Security Room |
| 20 Indoor Games | 40 Waiting Room |



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MASTER PLAN





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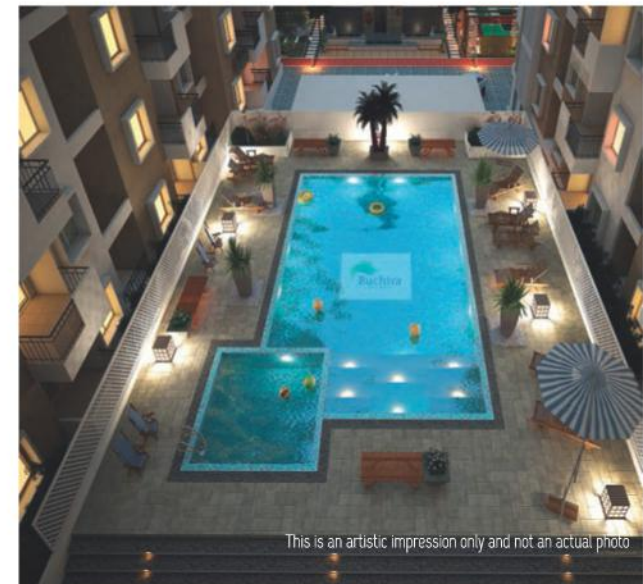


This is an artistic impression only and not an actual photo

OUTDOOR LANDSCAPE VIEWS



This is an artistic impression only and not an actual photo



This is an artistic impression only and not an actual photo



This is an artistic impression only and not an actual photo

- CLUB HOUSE
- VOLLEYBALL COURT
- SQUASH COURT
- LANDSCAPING
- CENTRAL COURT YARD
- SWIMMING POOL
- KIDS POOL
- KIDS PLAY AREA
- CRICKET PITCH
- OPEN AIR THEATRE

OUTDOOR AMENITIES

- WATER FOUNTAIN
- BASKET BALL
- ELDERS SEATING
- PEBBLE PATHWAY
- BADMINTON COURT
- JOGGING TRACK /CYCLING TRACK
- SKATING RINK
- MULTIPURPOSE COURT
- REFLEXOLOGY GARDEN
- BARBEQUE PIT





INDOOR GAMES



CAFÉ



GROCERY



PARTY HALL



MODERN GYM



INDOOR GAMES



SAUNA



COMMUNITY OFFICE



CONFERENCE HALL



WORK STATION



KIDS DAY CARE CENTRE



YOGA ROOM



CAR WASH GARAGE



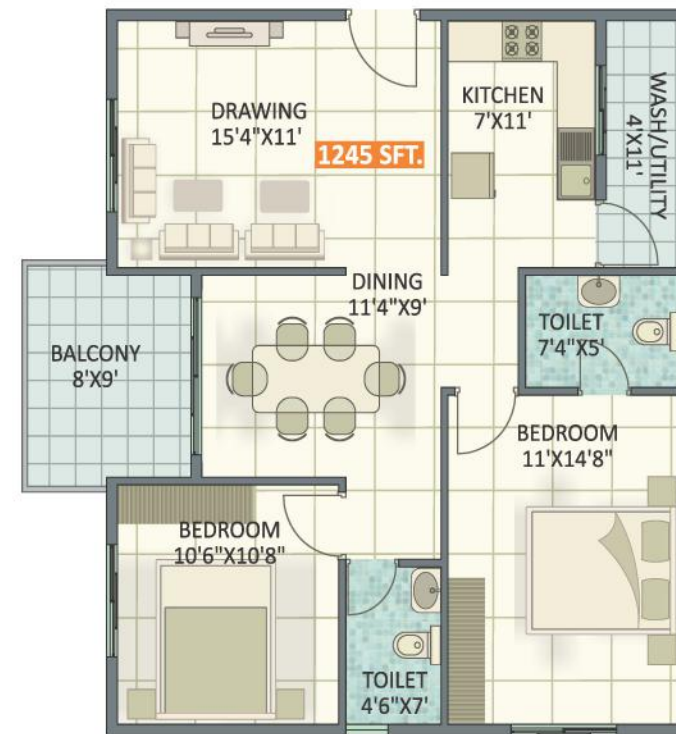
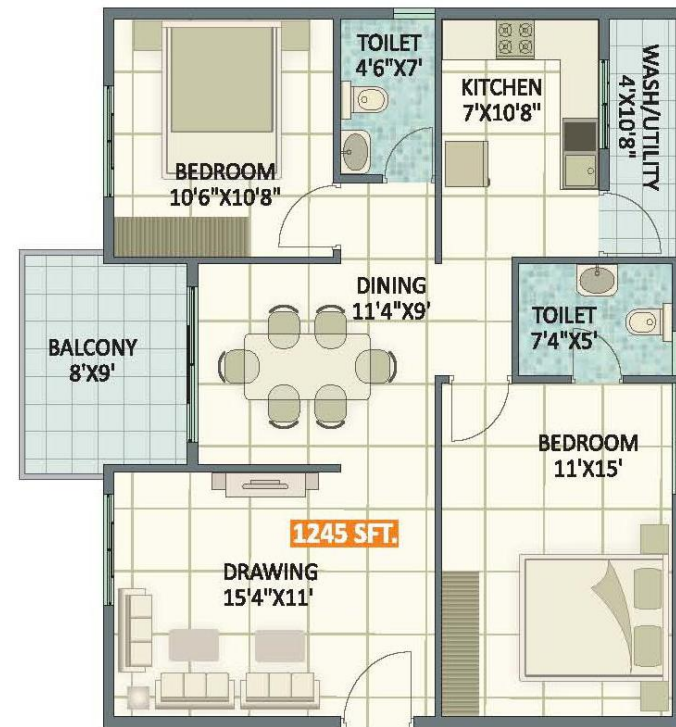
RUCHIRA

IRIS

Iconic Lifestyle Apartments
@ Whitefield, Bengaluru

TYPICAL FLOOR PLAN





TYPICAL FLOOR PLAN - 1 & 13



UNIT DETAILS - In SFT

Facing	: WEST	Total Usable Area	: 879.59
Type	: 2BHK	SBA	: 1245
Carpet Area	: 754.63		
Balcony & Utility	: 124.96		



TYPICAL FLOOR PLAN - 2 & 14



UNIT DETAILS - In SFT

Facing	: EAST	Total Usable Area	: 879.59
Type	: 2BHK	SBA	: 1245 SFT
Carpet Area	: 754.63		
Balcony & Utility	: 124.96		





GROUND FLOOR PLAN - 3 & 15



UNIT DETAILS - In SFT

Facing	: WEST	Total Usable Area	: 1111.32
Type	: 3BHK	SBA	: 1565 SFT
Carpet Area	: 1003.42		
Balcony & Utility	: 107.90		



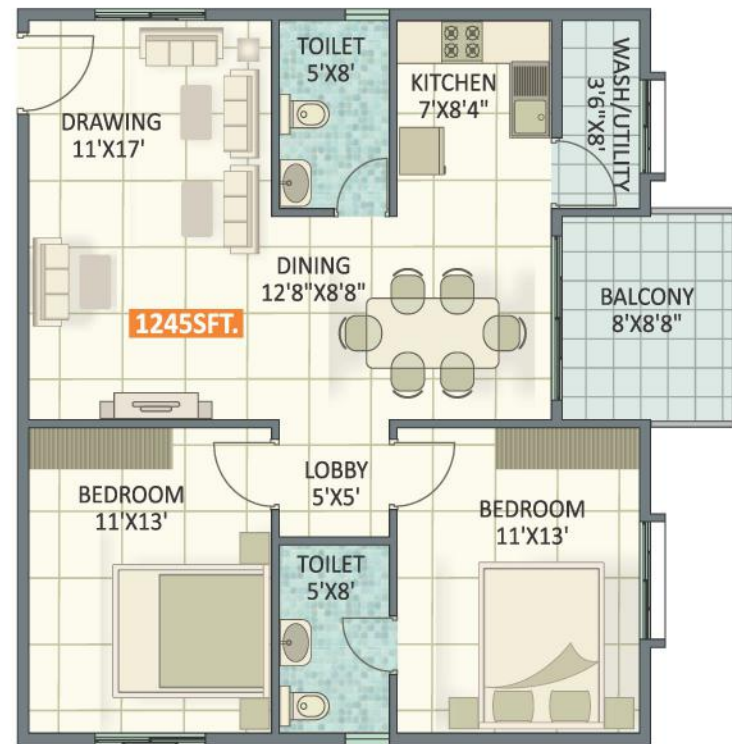
TYPICAL FLOOR PLAN - 3 & 15



UNIT DETAILS - In SFT

Facing	: WEST	Total Usable Area	: 1205.02
Type	: 3BHK	SBA	: 1690 SFT
Carpet Area	: 1003.42		
Balcony & Utility	: 201.60		





TYPICAL FLOOR PLAN - 4 & 16



UNIT DETAILS - In SFT

Facing	: NORTH	Total Usable	
Type	: 3BHK	Area	: 1226.96 (1174.16)
Carpet Area	: 1041.36	SBA	: 1715 SFT (1650)
Balcony & Utility	: 185.60 (132.80)		



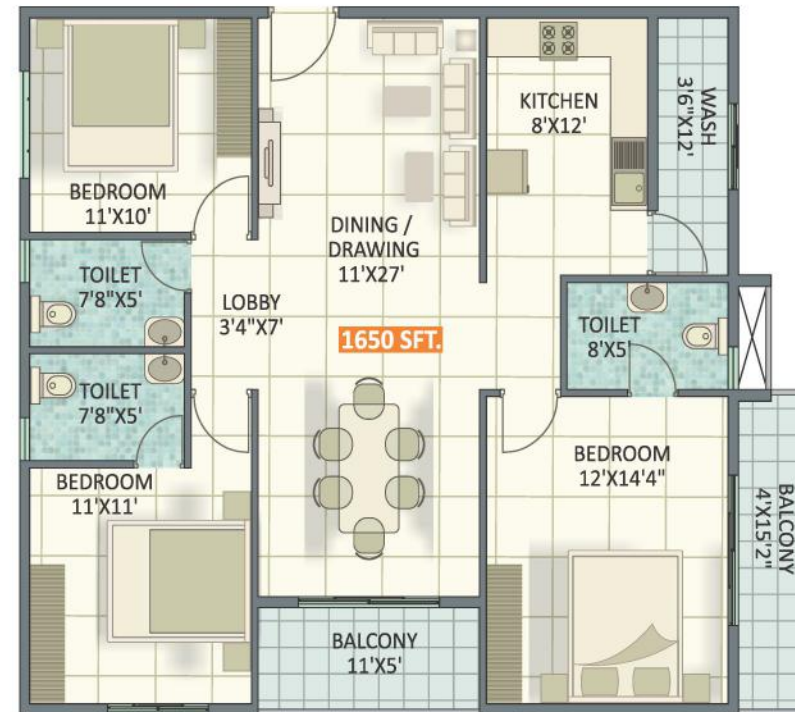
TYPICAL FLOOR PLAN - 5,6 17 & 18



UNIT DETAILS - In SFT

Facing	: NORTH	Total Usable	
Type	: 2BHK	Area	: 880.64
Carpet Area	: 771.64	SBA	: 1245 SFT
Balcony & Utility	: 109.00		





GROUND FLOOR PLAN - 7



UNIT DETAILS - In SFT

Facing	: EAST	Total Usable	
Type	: 3BHK	Area	: 1111.69
Carpet Area	: 1003.70	SBA	: 1565 SFT
Balcony & Utility	: 107.99		



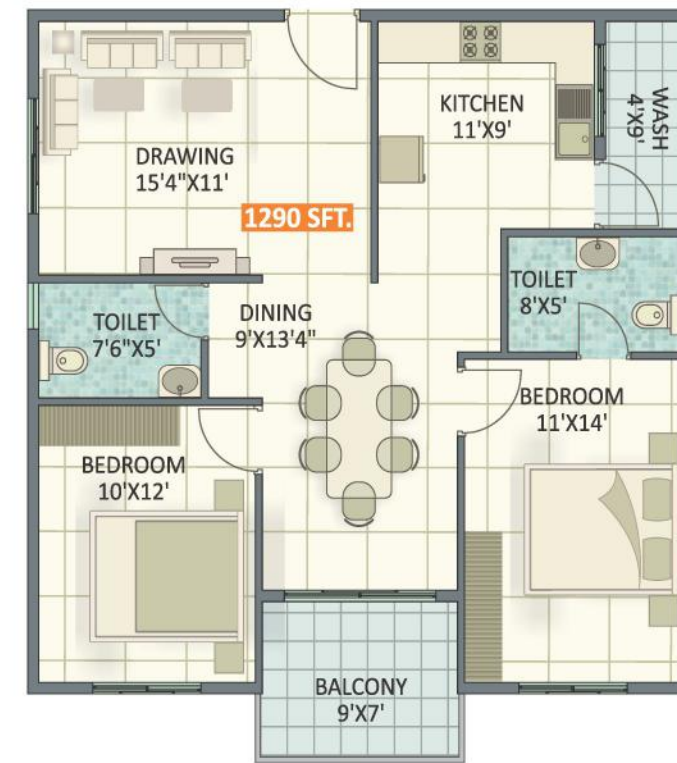
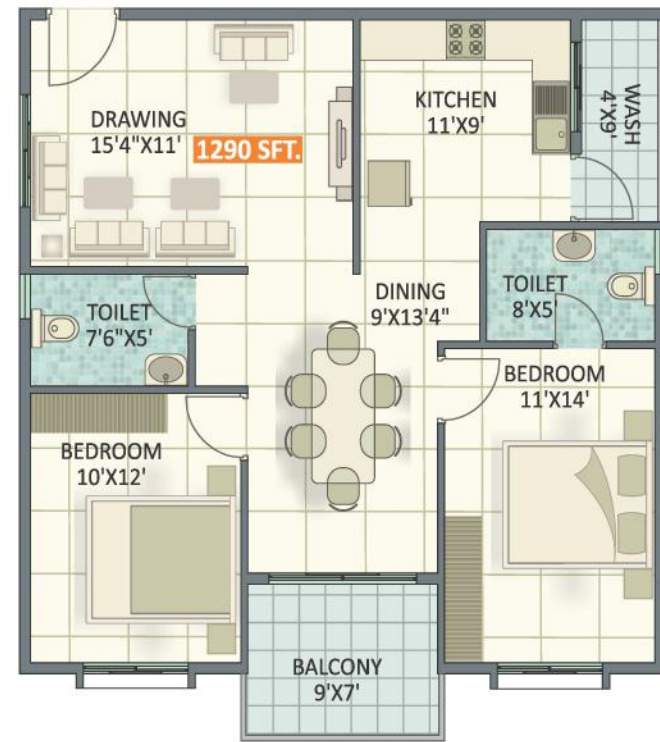
TYPICAL FLOOR PLAN - 7



UNIT DETAILS - In SFT

Facing	: EAST	Total Usable	
Type	: 3BHK	Area	: 1175.59
Carpet Area	: 1003.42	SBA	: 1650 SFT
Balcony & Utility	: 172.15		





TYPICAL FLOOR PLAN - 8, 10 & 11



UNIT DETAILS - In SFT

Facing	: EAST	Total Usable Area	: 910.85
Type	: 2BHK	SBA	: 1290 SFT
Carpet Area	: 804.86		
Balcony & Utility	: 105.99		



TYPICAL FLOOR PLAN - 9



UNIT DETAILS - In SFT

Facing	: EAST	Total Usable Area	: 910.85
Type	: 2BHK	SBA	: 1290 SFT
Carpet Area	: 804.86		
Balcony & Utility	: 105.99		





GROUND FLOOR PLAN - 12



UNIT DETAILS - In SFT

Facing	: EAST	Total Usable	
Type	: 3BHK	Area	: 1111.69
Carpet Area	: 1003.70	SBA	: 1565 SFT
Balcony & Utility	: 107.99		



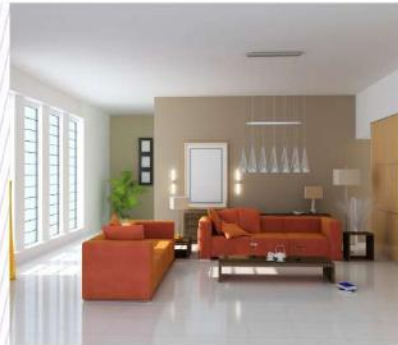
TYPICAL FLOOR PLAN - 12



UNIT DETAILS - In SFT

Facing	: EAST	Total Usable	
Type	: 3BHK	Area	: 1174.35
Carpet Area	: 1003.70	SBA	: 1645 SFT
Balcony & Utility	: 170.65		





SPECIFICATIONS

A HOME OF BEAUTY
IS A JOY FOREVER



STRUCTURE

- ⊗ Seismic zone Complaint Structure adhering to structural requirements.
- ⊗ Basements + Stilt+ Ground + 11/10 storied RCC structure
- ⊗ Partition walls are made with Solid block masonry.



CAR PARKING

- ⊗ Covered car parks in basement
- ⊗ Surface parking for visitors



LIVING / DINING

- ⊗ Uitrified double charge flooring skirting- 600mm x 600 mm -Johnson, Somany or Equivalent.



BEDROOMS

- ⊗ Uitrified tile flooring in all Bedroom -Johnson Somany
- ⊗ Tractor emulsion paint for walls ceiling- Asian Paints or Equivalent



BATH

- ⊗ Ceramic tile flooring
- ⊗ Ceramic wall tiling up to false ceiling
- ⊗ False ceiling with grid panels



KITCHEN

- ⊗ Uitrified tile flooring- JOHNSON SOMANY.
- ⊗ Ceramic tiling up to Window Level Kitchen Platform
- ⊗ Tractor emulsion paint for ceiling



BALCONIES/UTILITIES

- ⊗ Ceramic tile flooring and skirting
- ⊗ MS handrail as per design
- ⊗ Tractor emulsion paint for ceiling as per design



UTILITY ROOM

- ⊗ Ceramic tile flooring and skirting
- ⊗ Tractor emulsion paint for walls and ceiling- Asian Paints or Equal



COMMON AREAS

- ⊗ Uitrified Tile flooring -Jhonson/somany or equivalent.
- ⊗ Tractor emulsion paint for ceiling/ False ceiling as per design
- ⊗ MS handrail as per design



LIFTS

- ⊗ 03 nos. of lifts in each Wing. FUJITEC, SCHINDLER or equivalent



JOINERY

- ⊗ Main Door/ Bedroom Doors
- ⊗ MainDoor Frame - Teak
- ⊗ Other Door Frame - Timber
- ⊗ Hard Wood Doors. - with both side HDF skin



TOILET DOORS

- Frame Timber
- Shutters with outside HDF and inside laminate
- All other external doors to be manufactured in UPVC extruded frames and shutter with panels



WINDOWS

- UPVC glazed Sliding windows



HOT WATER PROVISION

- ⊗ 24/7 - Hot water
- ⊗ Heat Pump - 1500 liter Capacity 4 no's



LANDSCAPE

- Designer Landscaping



PLUMBING

- ⊗ Sanitary fixtures of reputed make in all toilets- Jaguar / Cera or equivalent
- ⊗ Stainless Steel Coated fittings in all toilets-Jaguar / Cera or equivalent
- ⊗ Stainless steel single bowl sink with drain board in utility- Jaguar / Cera or equivalent



ELECTRICAL

- ⊗ Split AC provision in Living All bedrooms
- ⊗ BESCOM power supply:
- ⊗ For 3 bed room- 06 KW Three phase supply
- ⊗ For 2 bed room- 04 KW Three phase supply
- ⊗ Standby power of 2KW for apartments and 1 00% power backup for common area facilities
- ⊗ Television points in living Master bedroom
- ⊗ Intercom facility from security cabin to each apartment (only point)





LIST OF APPROVALS

 BDA - DP <small>BDA/TPS/Dip/East/01/2018-19</small>	 BDA Licence <small>BDA/PS/EM/East/01/2018-19</small>
WATER PERMISSION- PDO <small>PDO/Doddabahalalli/2017-18.</small>	SEIAA <small>SEIAA /142/ CON/ 2018.</small>
 Karnataka State Fire And Emergency Services <small>GBC(1)377/2017</small>	 Airport Authority of India <small>BANG/SOUTH/B/121817/268796.</small>
 BSNL <small>Bharat Sanchar Nigam Limited</small> <small>DE/SAN/BG/S-11/VOL XII/30.</small>	 BESCOM <small>Bangalore Electrical Supply and Company</small> <small>EE/HKI/AEE(D)/AE-1/2017-18/5235-36.</small>

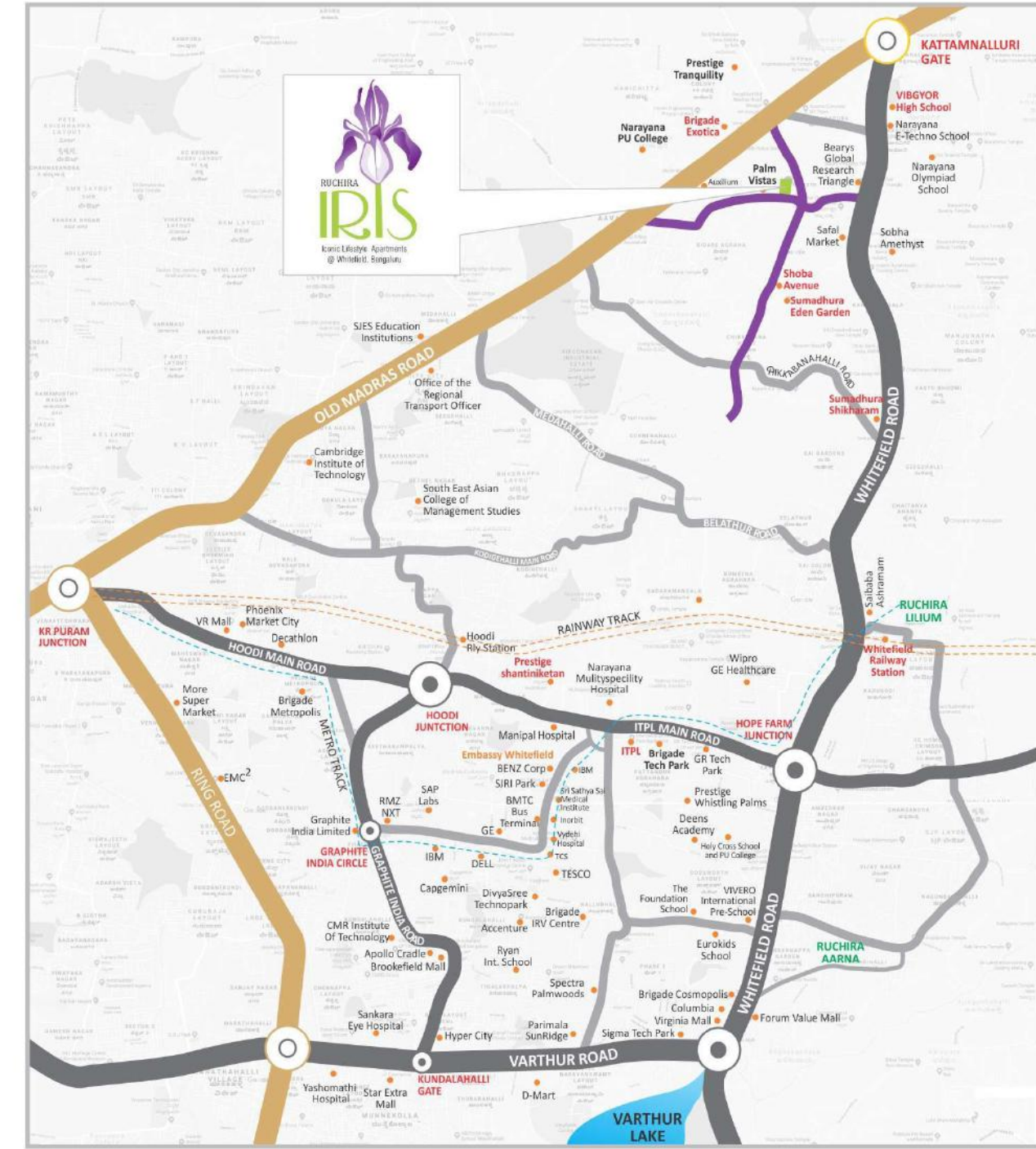
PROJECT APPROVED FROM ALL MAJOR BANKS

A SMARTER LOCATION TO LIVE

Ruchira Iris is situated at whitefield, Bengaluru. It's closer to the city but away from its disturbances providing extreme peace of mind and convenience. The location provides easy connectivity with near by places, the city and other districts. It's also closer to markets, places of worship, bus stand, railway station and all other conveniences that make life smarter. Be smartly located now!

proximity from your residence:

- | | | |
|---|--|--|
| IT Parks <ul style="list-style-type: none"> + ITPL + GR Tech Park + JP Morgan + IBM India Ltd. + TCS | <ul style="list-style-type: none"> + CISCO + Accenture + Sigma Tech Park + BGRT | Hospitals <ul style="list-style-type: none"> + Manipal Hospital + Columbia Asia Hospital + Satya Sai Hospital + Narayana Hrudayalaya + Vydehi Hospital + Cloud Nine + Shankara Eye Hospital + Apollo Hospital |
| Malls <ul style="list-style-type: none"> + Fourm Mall + Inorbit Mall + Hyper City + Cosmos Mall + VR Mall | <ul style="list-style-type: none"> + Phoenix Mall + Star Bazar + Virginia Mall + D-mart | |
| Schools <ul style="list-style-type: none"> + Whitefield Global School + Vibgyor School + Narayana E- Techo | <ul style="list-style-type: none"> + Delhi Public School + Deens Academy + All International School with reach in 7km | |





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Marketing



Contact No:

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Associates

Architects



Structural Engineers



MEP consultants.



Civil Contractors

