



An address of Progress, Peace & Prosperity



IRS
ISHAAN
SHRISHTI
2 & 3 BHK APARTMENTS, SIDDHARTHA VIHAR, NEXT TO INDIRAPURAM, GHAZIABAD



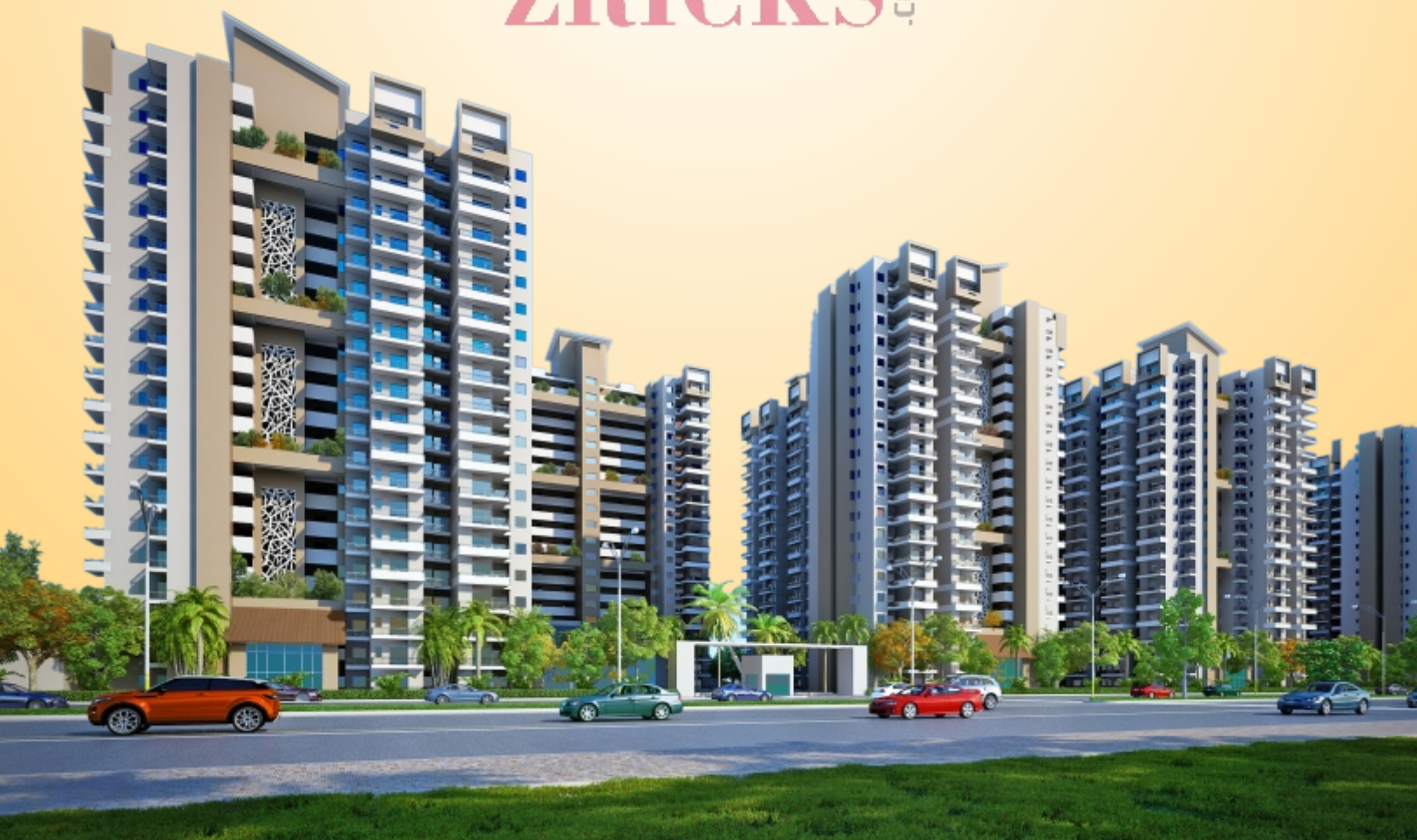
About the Project :

ISHAAN SHRISHTI, Siddhartha Vihar, Ghaziabad a G+24 multi-storied apartment, being located just off 1 k.m. from the main NH-24 Highway & a walking distance from the Sector- 63, Noida & densely populated Indirapuram , offers you spaces that are pollution free yet well connected to the city.

This place is fast becoming the choice of upwardly mobile families. The apartment crafted with aesthetic sense & architectural planning which offer you the complete option of Two & Three Bedroom unit. The apartment is a synonym for rejuvenating atmosphere that fosters harmonious co-existence with natural surroundings. While designing the complex every aspects of life has been taken care of from spacious rooms to huge balconies and from modular kitchen to plush bathroom - every corner spells luxury.

We are committed to provide you a **luxurious lifestyle** in your dream home within this apartment. Located within the close vicinity of the city, **this is the place** you want to spend the life that you deserve.

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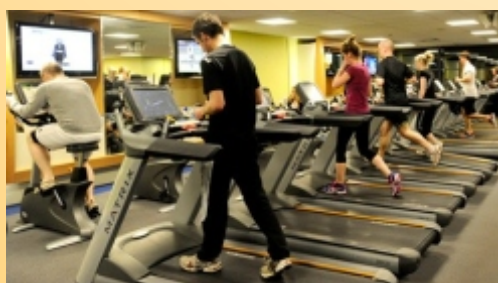
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Future



- Right on NH-24 with FNG Expressway on the other side
- Grand Entrance lobby in each tower.
- Efficient power distribution network.
- Regulated, portable water supply
- Rechargeable pits for rain water harvesting.
- Ample lush green landscaping.
- Township maintenance by reputed maintenance agency
- Earthquake Resistant RCC Structure
- Club, Swimming pool, Gymnasium, Landscape gardens
- 24X7 Security, Power backup



site layout



M-1 2 BED + 2 TOILET

M-2 2 BED + 2 TOILET + STORE

S-1 3 BED + 2 TOILET + STORE

S-2 3 BED + 3 TOILET

S-3 3 BED + 3 TOILET + STUDY

Facilities :

1. Main Gate / Entry
2. Kids Play Area
3. Swimming Pool
4. Central Lawn
5. Club



2 BHK

Super Area : 895 Sq. Ft.

- Drawing/Dining room
- 2 Bedroom
- 2 Toilet
- Kitchen
- Balconies



ENTRY

2 BHK + STORE

Super Area : 1095 Sq. Ft.

- Drawing/Dining room
- 2 Bedroom
- 2 Toilet
- Kitchen
- Store Room
- Balconies



3 BHK + STORE

Super Area : 1295 Sq. Ft.

- Drawing/Dining room
- 3 Bedroom
- 2 Toilet
- Kitchen
- Store Room
- Balconies

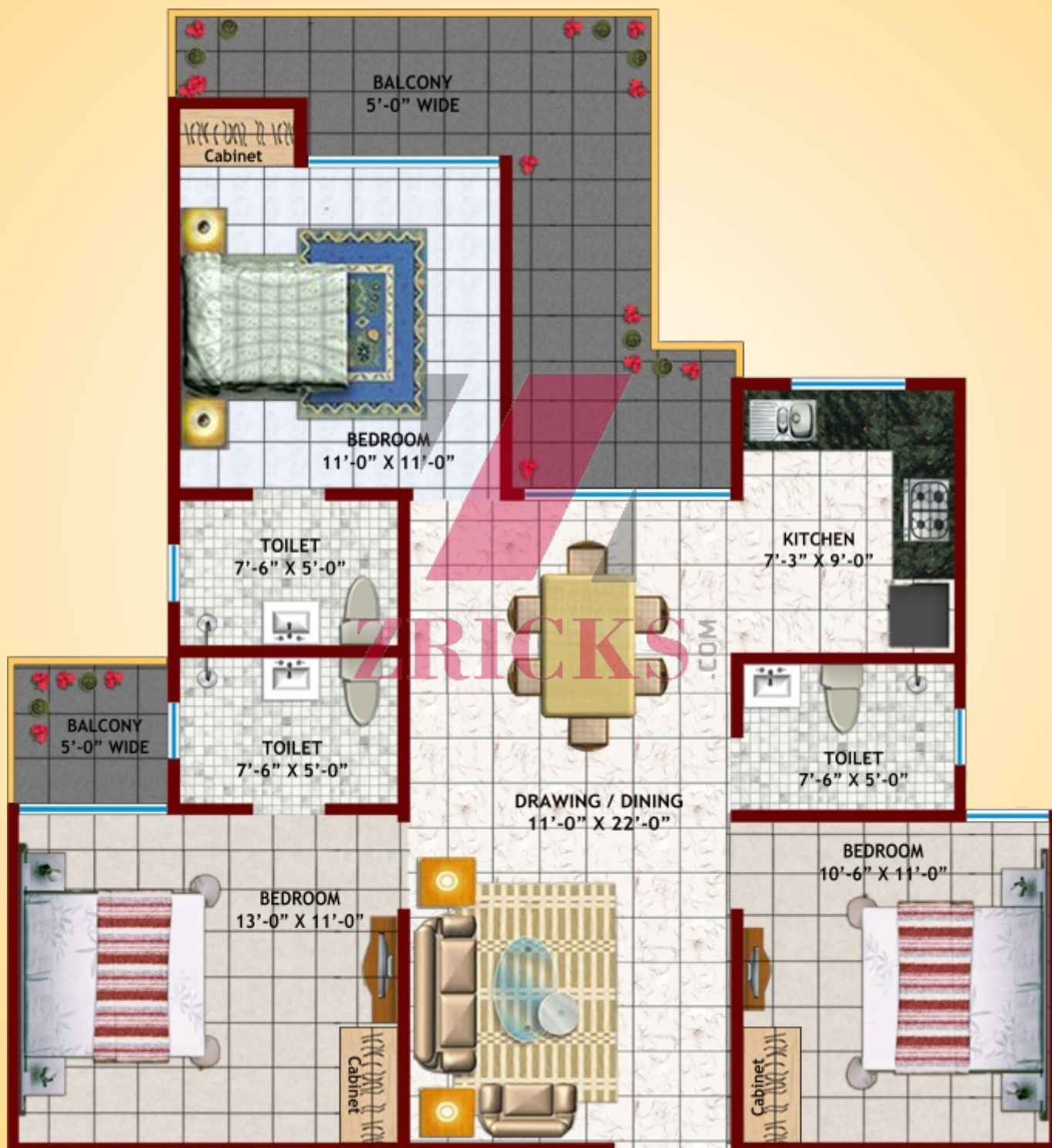


ENTRY

3 BHK

Super Area : 1495 Sq. Ft.

- Drawing/Dining room
- 3 Bedroom
- 3 Toilet
- Kitchen
- Balconies



3 BHK + STUDY

Super Area : 1595 Sq. Ft.

- Drawing/Dining room
- 3 Bedroom
- 3 Toilet
- Kitchen
- Study Room
- Balconies



specification

Structure

- Earthquake Resistant, R.C.C. Framed Structure designed as per Seismic Zone

Apartments Features

- Vitrified Tiles Flooring
- POP Finish on Walls and Ceiling
- Acrylic Plastic Paints on wall and Ceiling
- Well Ventilated Rooms and Hall with Ample Natural Light
- Wooden Door Frame with Flush Doors
- UPVC Fittings Door and Windows in All Room
- All Flat is three site open
- Sliding doors in balconies.

Bathroom

- Anti Skid Ceramic Tiles on the Floor
- Designer Ceramic Tiles up to 7' height on Walls
- Premium CP Fittings of CERA / JACQUER
- Exhaust Fan & Geyser Point
- Mirror on the wash basin

Entertainment Facilities

- Club House
- Gymnasium
- Indoor Games
- Library
- Separate Party Spaces
- Swimming Pool with Filter Plant
- Amphitheatre
- Sauna and Steam bath
- Well designed Landscaped Garden
- Children Play Area
- Walking Track

Security system

- 24 hrs Security
- EPABX/ Intercom System
- CCTV Camera (Parking Area/ Public Area)

Kitchen

- Granite platform
- S.S. Sink
- 2' dado Tiles above Platform Area
- Exhaust Fan, Geyser and Water Purifier Points
- Anti Rust Pile lines

Water

- 24 hrs Water Supply
- Rain Water Harvesting System

Electrical

- Fire Resistance HAVELLS Wiring in P.V.C concealed conduit Provision for adequate light and power points as well as telephone & TV outlets with protective M.C.B'S.

Fire Fighting System

- Fire Fighting System as per Building Bye Laws

General

- Power Backup
- Reserved Car Parking Space
- Well Designed Entrance Foyer and Lobby Area
- 3 Lift and 2 Staircases for Each Block
- Long Lasting Weather Resistant Plant on Exteriors

Disclaimer: Drawings are conceptual and not to scale and are subject to change. Area might vary on preparation of final drawing or finalization by competent authority.

Disclaimer note: Visual representation shown in this brochure are purely conceptual and not a legal offering. All building plan, Specification layout plan etc. are tentative and subject to variation and modification by the company or the competent authority.

Locational Map



Location:

- Right on NH-24 with FNG Expressway on the other side
- Near proposed Metro Station
- Opp. Sector-63 Electronic City, Noida
- 5 Min. distance from Shipra Mall
- 5 Min. from Ghaziabad Railway Station
- 10 Min. from Anand Vihar Railway Station
- 20 Min. Drive from Sec.-18, Atta Market, Noida
- All Educational Institution within 1.5 k.m of the project.
- World class Hospital Fortis, Pushpanjali Crosslay, Yasodha Hospital, Narender Mohan is in close proximity.

Our Completed Projects



Ishaan Greens, Deoghar



Ishaan Avenue Ph-I & II, Roorkee



Rock Valley Residency, Dehradun



Rock Valley Apartment, Dehradun



**Ishaan Corporate Tower,
Vasundhara**

Our Ongoing Projects



**Ishaan Imperial Court,
Roorkee**



**Ishaan Presidential Villa
Roorkee, Haridwar**



**Ishaan Estates
Roorkee**



Ishaan Impression, Lucknow



NRI Greenshire, Roorkee



NRI Greenshire Villa, Roorkee

PROJECT BY



IRS Housing & Infrastructure Co.

Corp. Off.: Ishaan Corporate Tower, C-23, Sec-13, Vasundhara, Ghaziabad, U.P.-201010

Site Off : IRS Shrishti, Plot No. GH-2, Siddhartha Vihar, Next to Indirapuram, Ghaziabad

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