



---

Building Bengaluru. Building Communities



**Radiancel Iris**

**Sampigehalli, Jakkur Bengaluru**

**3.80 Acres**

## Radiance Iris

*Project Details*

*Plot Sketch & Scheme*

*Location Map*

*Master Plan*

*Elevation*

*Specifications*

*Salient Features*

*Commercials & Payment Schedule*





# Radiance Iris

## *Project Details*

*77 Row Houses / Row Houses on 3.80 Acres of Land*

*Located in Close Proximity to Jakkur Flying Club, Jakkur Lake*

*3 & 4 BHK Homes ranging from 1620 Sq. Ft to 2902 Sq. Ft (Approx.)*

*Ground + 2 Structure with Adequate Green Cover*

*Modern Attractive Specifications*

*Homes amidst Large Grown Trees*

*Very Calm, Peaceful & Pleasant Neighborhood*

*Located within 17 – 18 Kms Distance from CBD (MG Road) , Airport – 20 to 21 Kms*

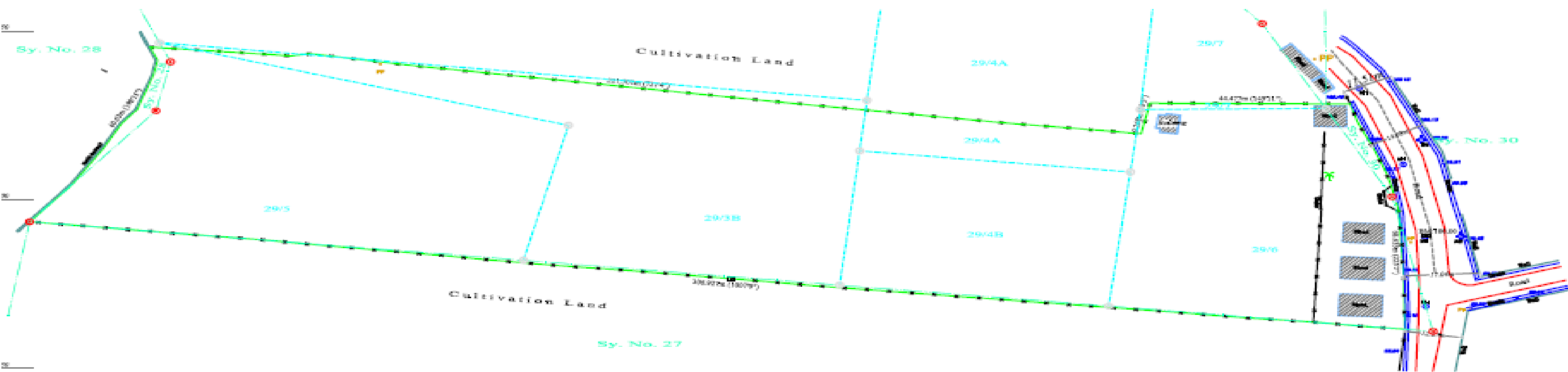
*Delivery / Possession by September 2018 (Tentative)*





# Radiance Iris

# Plot Sketch & Scheme



DATE - 18-05-2016 REVISION - R-5



GATED COMMUNITY @ SAMPIGEHALLI , BANGALORE

NOTE:  
1. 80% OF EXISTING TREES HAVE BEEN RETAINED.  
2. MASTER-PLAN INDICATIVE OF VILLA LOCATIONS ONLY.  
DETAILS VARY AS PER INDIVIDUAL VILLA PLANS.

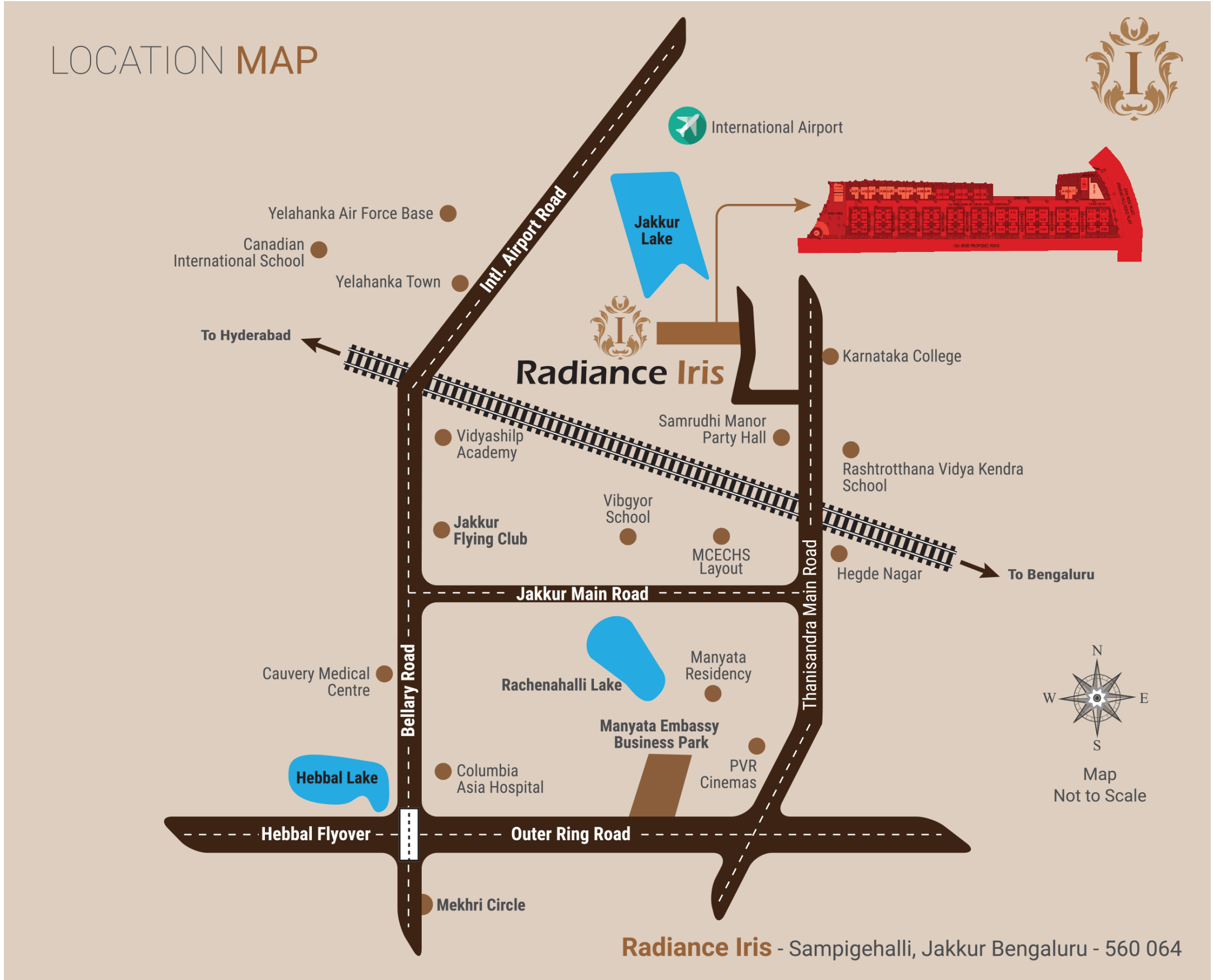


All Areas are Subject to Final Sanction Plan from BBMP. Subject to Change. Conditions Apply. Subject to Contract.



# Radiance Iris

# Location Map











# Radiance Iris

# Master Plan



- A Type – 11 Dwelling Units
- B Type – 16 Dwelling Units
- C Type – 6 Dwelling Units
- D Type – 8 Dwelling Units
- E Type – 24 Dwelling Units
- F Type – 12 Dwelling Units



DATE - 18-05-2016 REVISION - R-5

**RADIANCE**

GATED COMMUNITY @ SAMPIGEHALLI , BANGALORE

NOTE:  
1. 80% OF EXISTING TREES HAVE BEEN RETAINED.  
2. MASTER-PLAN INDICATIVE OF VILLA LOCATIONS ONLY.  
DETAILS VARY AS PER INDIVIDUAL VILLA PLANS.

**architecture + value**

All Areas are Subject to Final Sanction Plan from BBMP. Subject to Change. Conditions Apply. Subject to Contract.





# Radiance Iris

## Elevation



RADIANCE IRIS @ BANGALORE

*First Cut Perspective(s) – Subject to Change*







# Radiance Iris

# Specifications

STRUCTURE:	RCC Framed Structure. 10 Feet or More Clear Height. 7 Feet Doors. Light Weight Blocks and Plastering
JOINERIES:	DOORS: Teak Wood Frames with Teak Wood Door for Main Door & Inner Door Frames are made of Good Quality Seasoned and Chemically Treated Wood with Molded Paneled Skin Door Shutter of 32mm thickness with Good Quality Lock. Toilet Doors – Door Frame is made of Good Quality Seasoned and Chemically Treated Wood with One Side Flat Skin and Other Side Laminated Flush Shutter WINDOWS – Good Quality Powder Coated Aluminium Sliding Tracks with Single Glazing with Insect Proof Mesh. MS Grills Appropriately. Ventilators – Good Quality Powder Coated Aluminium Frames with Louvers and MS Grills French Doors – UPVC Sliding 3 Panels 3 Track with Insect Proof Mesh.
FLOORING:	Premium Vitrified Tiles of Suitable Size & Skirting. Master Bedroom – Laminated Wooden Flooring & Skirting Kitchen, Balcony & Utility / Service – Anti Skid Tiles of Suitable Size Kitchen Dado – 2’ Above the Counter Common Area – Granite, Car Park – Paver Blocks with Green Patch wherever applicable as per Architect Design Toilet Floor – Anti-Skid Ceramic Tiles Toilet Dado – Glazed Ceramic Tiles for 7 Feet Utility Dado – Glazed Ceramic Tiles up to 7’ 0” Height.
RAILING:	M.S Railing with Wooden Top Rail for Staircase, Balcony Area SS with Glass Railing as per Architect Design.
KITCHEN:	Kitchen – 18mm Black Granite for Kitchen Counter with 2’0” Ceramic Tile above counter. Stainless Steel Sink with Drain Board in Utility Area
ELECTRICAL:	Concealed Wiring – Polycab / Power Flex / Finolex or equivalent (ISI Certified) Switches – Honeywell / Legrand / Equivalent. Adequate Light, Fan and Power points. Power Provision for Air Conditioners in all the Bedrooms, Living & Dining Room
PLUMBING:	Concealed CPVC Pipeline in Bathrooms – Aashirwad / Astral / Prince / Equivalent (ISI certified) Supreme / FINOLEX / Equivalent UPVC Soil, Waste and Rain Water Line in open ducts. Sewage Pipeline of ISI Certified for Underground Drainage CP Fixtures – KOHLER / Equivalent Sanitary Fittings – KOHLER or Equivalent – White Color – Wall Mounted Fixtures. Wash Basin – KOHLER / Roca / Equivalent Counter Type with Granite Platform in Master Toilet, Rest would be Wall Mounted with Half Pedestal.
PAINTING & FINISHING:	PUTTY, PRIMER with Two Coats of Premium Emulsion Paint – Asian / Equivalent. Matt Enamel Paint – Wooden & MS Grill Areas (Wherever Applicable) Exterior – Texture Paint and Weather Proof Exterior Emulsion Paint as per Architect Design & Specification – Asian / Equivalent.
EXTERNAL:	Landscaping, as per Architect Designs Paving Blocks Around the Buildings & Compound Wall in Outer Periphery With Gates

“SPECIFICATIONS *SUBJECT TO CHANGE & CONTRACT*”





# **Radiance Iris**

## ***Salient Features***

***Spacious Functional Homes for Happy Living***

***10 Feet Clear Floor to Ceiling Heights with Luxury Specification(s)***

***More than 50% Open Space, Floating & Featured Garden Spaces***

***Swimming Pool, Gymnasium, Indoor Games, Party Hall(s), Convenio Space, Jogging / Walking Track***

***Homes amidst Large “Grown” Trees***

***Eco-friendly Designs & Recycling Techniques to Avoid Large Volume Waste(s) – Pre, During & Post Construction***

***Adherence to Vaasthu Principles and to Parameters laid out for Green Certification***





Pricing Details											
S. No	Description		TYPE A	TYPE B		TYPE C	TYPE D		TYPE E		TYPE F
1	Area in (Sq. Ft)		2,902	2,221	2,304	2,297	2,297	2,394	1,620	1,685	1,722
2	UDS (Sq. Ft)		2,682	2,052	2,123	2,122	2,122	2,212	1,496	1,556	1,591
3	Rate per Sq. Ft - Base Price (BP)	7000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
4	Preferred Location Charges (PLC)	250	250	0	0	250	250	250	0	0	250
5	Unit Cost {Area x (BP + PLC)}		21,039,500	15,547,000	16,128,000	16,653,250	16,653,250	17,356,500	11,340,000	11,795,000	12,484,500
6	Electricity Cost		217,650	166,575	172,800	172,275	172,275	179,550	121,500	126,375	129,150
7	Water & Sewage Cost		217,650	166,575	172,800	172,275	172,275	179,550	121,500	126,375	129,150
8	Documentation Cost		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
9	Infrastructure & Solar Equipments		300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
10	Cost of Club Facilities		200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
11	Maintenance Charges for 1st Year	40	116,080	88,840	92,160	91,880	91,880	95,760	64,800	67,400	68,880
12	Maintenance Corpus Fund	50	145,100	111,050	115,200	114,850	114,850	119,700	81,000	84,250	86,100
Total			22,285,980	16,630,040	17,230,960	17,754,530	17,754,530	18,481,060	12,278,800	12,749,400	13,447,780

**Note**  
Service Tax, VAT, Stamp Duty & Registration Charges would be charged at actuals

*All Areas are Subject to Alterations as per Site Conditions & Execution. Subject to Change and Contract. Conditions Apply.*





- Initial Booking Amount: INR 500,000/-*
- 10 Days from Booking – 10.00% of the Total Consideration (Booking Advance Adjusted)*
- 50 Days from Booking – 40.00% of the Total Consideration*
- 12.00% On Completion of Foundation*
- 10.00% On Pouring of First Floor Slab for the Row House*
- 10.00% On Pouring of Second Floor Slab for the Row House*
- 10.00% On Completion of Block Work for the Row House*
- 5.00% On Completion of Plastering for the Row House*
- 3.00% At the Time of Handover*





STRENGTH	WEAKNESS
<ul style="list-style-type: none"><li>• 65+ Years of Construction Experience</li><li>• Net-worth in Excess of Rs. 150.00 Crores</li><li>• Focused in Residential Asset Class</li><li>• In House Construction – Assurance on Delivery Time &amp; Quality</li><li>• Diversified Operations in Real Estate – Interiors, Facility Management, Property Care and Sale &amp; Lease Management through Dedicated Team</li></ul>	<ul style="list-style-type: none"><li>• Local Liasoning Dependency – Need to Build Network with Statutory Authorities to comply with Local Norm in Time to ensure Timely Execution of Project</li></ul>
OPPORTUNITY	THREATS
<ul style="list-style-type: none"><li>• Young &amp; Energetic Company with Equity to Deploy for Expansion</li><li>• Silicon City of India – Good Growth Potential in Bangalore</li></ul>	<ul style="list-style-type: none"><li>• No Threats as Radiance Strictly Follow all Local Norms to ensure Long Term Sustainability in the Market.</li></ul>





STRENGTH	WEAKNESS
<ul style="list-style-type: none"><li>• Only Row House Development in 6 – 7 KMS Vicinity of Jakkur in the Budget Range of INR 1.30 Crores to INR 2.50 Crores</li><li>• Serene &amp; Green Environment – Homes amidst Large Grown Trees which are retained</li><li>• 92.4% Undivided Share of Land – Gated Community Project</li><li>• All Social Infrastructure available within 6 – 7 KMS of Project Site</li><li>• A Khatha Site</li></ul>	<ul style="list-style-type: none"><li>• No Existing Project in Bangalore to Showcase</li><li>• As of date about 700 Mtrs of Road is yet to be developed (Expecting it by First Quarter of 2017)</li></ul>
OPPORTUNITY	THREATS
<ul style="list-style-type: none"><li>• A Perfect Opportunity to prove Radiance’s Quality &amp; Delivery Capability</li></ul>	<ul style="list-style-type: none"><li>• No Threats.</li></ul>





**RADIANCE**  
REALTY

**THANK YOU**

**+91 91080 01015**

**srj@radiancerealty.in**