



IRIS	SUPER B/U SQMT (SQFT)	CARPET AREA SQMT (SQFT)	BALCONY AREA SQMT (SQFT)
4 BHK + 4T	232.44 (2502)	147.66 (1589)	28.48 (306)



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PREMIUM HOMES

Phase VII RAJ/P/2026/4787
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BHIWADI, NCR

Apartment Specifications – Snapshot (B2) - Phase 7

Space	Flooring	Walls	Chaukhats	Door Shutters	Windows	Fixtures/Fittings
Living/Dinning/Lobby	Vitrified tiles	Acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestions	Folded steel section (GI)	Main door 35mm moulded skin door/ laminated flush door with night latch, magic eye, door\stopper & digital lock	Powder-coated or UPVC anodized aluminium windows with 5 mm thick clear float glass	Modular electrical switches with sockets & fan regulators
Master bedrooms Bedrooms	Vitrified tiles (Wooden texture)	Acrylic emulsion of pelasing shade of a reputed brand as per architect's suggestions	Folded steel section (GI)	35mm moulded skin door/flush door with mortise lock and lever handle	Powder-coated or UPVC anodized aluminium windows with 5 mm thick clear float glass	Modular electrical switches with sockets & fan regulators
Kitchen	Vitrified tiles	600 mm high ceramic tiles dado above platform & acrylic emulsion of pleasing shade of a reputed brand as per architect's suggestion	N/A	N/A	Powder-coated or UPVC anodized aluminium windows with 5 mm thick clear float glass	Modular kitchen cabinet with PU shutters with chimney, hob and instant geyser will be provided. Kitchen platform in quartz/granite/vitrified tile slab with stainless steel sink (double bowl with drain board), provision for hot & cold water supply.
Balcony	Ceramic tiles	Acrylic emulsion of pelasing shade of a reputed brand as per architect's suggestions	N/A	N/A	N/A	Modular electrical switches with sockets & cloth hanger in one balcony only.
Bathroom	Ceramic tiles on floor/dado	Ceramic tiles up to the height of 2100 mm	Folded steel section	35mm skin door/flush door with mortise lock & lever handle	Powder-coated or UPVC anodized aluminium windows with 5mm thick clear float glass	Bowl type counter, top wash basin for master toilet of reputed brand and table top wash basin for other toilet. Fluted glass curtain with aluminium frame work for master toilet and plain glass curtain on studs for other toilets. Wall mixer and basin mixer of Jaquar / Kohler / equivalent, CP fittings of Jal/ Continental / Prayag or equivalent, mirror, towel rack, health faucet. Vanity will be provided in all toilets.

Electrical, Structure & Utilities

Parameter	Electrical Work	Structure	Telephone / TV	Piped PNG	Generator Backup	Air Conditioning	Other Facilities
Specification	All electrical wiring in concealed conduits with copper wires. Convenient provision & distribution of light & power plugs. Provision for an electrical chimney point above platform, gas pipeline and water purifier point in kitchen	Reinforced cement concrete frame structure or load-bearing masonry structure as per applicable earthquake zone & BIS codes	TV points in all bedrooms. Telephone in the drawing room / living room / master bedroom.	Provision in the kitchen	750 watts power backup in each apartment and complete backup in common areas.	Split A/C(Hot & Cold) installed in all bedrooms and living room along with copper pipe, casing and ODU brackets.	Provision for washing machine and DTH television broadband point at suitable location. DTH antenna installation allowed only on terrace; false ceiling POP cove in drawing/dining & master bedrooms only without light. Cove with light in all toilets. Exhaust fan installed in kitchen & all toilets.

Flat Layout

The flat layouts and specifications shown in the brochure are for representational purposes only and do not constitute a promise or contractual obligation on the part of the company.

- Internal dimensions mentioned are measured brick-to-brick, and balcony dimensions are measured up to the outer edge of the balcony slab.
- Tiles/granite may have inherent colour and grain variations or may also differ from the show home due to non-availability of material and marginal difference may also occur during construction.
- Furnishing/furniture, gadgets, products, and appliances shown are not part of the sales offering and are used only for representation.
- Specifications are indicative in nature and subject to variation within the similar category and range of products. Applicants or any person shall not have any right to raise objections in this regard.
- Super Area mentioned is only for comparison purposes with similar products in the industry and for determining future maintenance charges.

Consultants Details

Our Consultants | Discipline Consultant | Architect
Mr. Biswajit Sengupta, B. Sengupta Architect

Plumbing + Electrical + Fire Fighting
Mr. Sanjay Goel, Consummate Engineering Service Pvt. Ltd. (CESPL)

Landscape Architect
Mr. Yogesh Kapoor, Shaheer Associates

This brochure is **not a legal document**. It describes the **conceptual plan** to convey the intent and purpose of the project. Buyers are advised to refer to the **Flat Buyer's Agreement** available on ashianahousing.com for details related to the company's legal offerings and contractual obligations regarding the purchase of flats/units, layout, and specifications. For more details of the registered project, buyers may refer to www.rera.rajasthan.gov.in (web address of the authority where all registered project details are entered). If unable to locate details online, buyers may write to care@ashianahousing.com.