

HRERA NUMBER - _____
<https://haryanarera.gov.in>

Nourish your being

TIT TREHAN
IRIS

Welcome to a home where every breath,
every step, and every thought nurtures a
deeper sense of harmony.
Welcome to a home centred on wellness,
where true serenity becomes your
natural state.

Welcome to
omāra
Nourish your being

WELLNESS CENTRIC GOLF FACING RESIDENCES



Overview



Sector 80,
Gurugram



3.5 & 4.5 BHK
Apartments



5.08 Area



320 Units

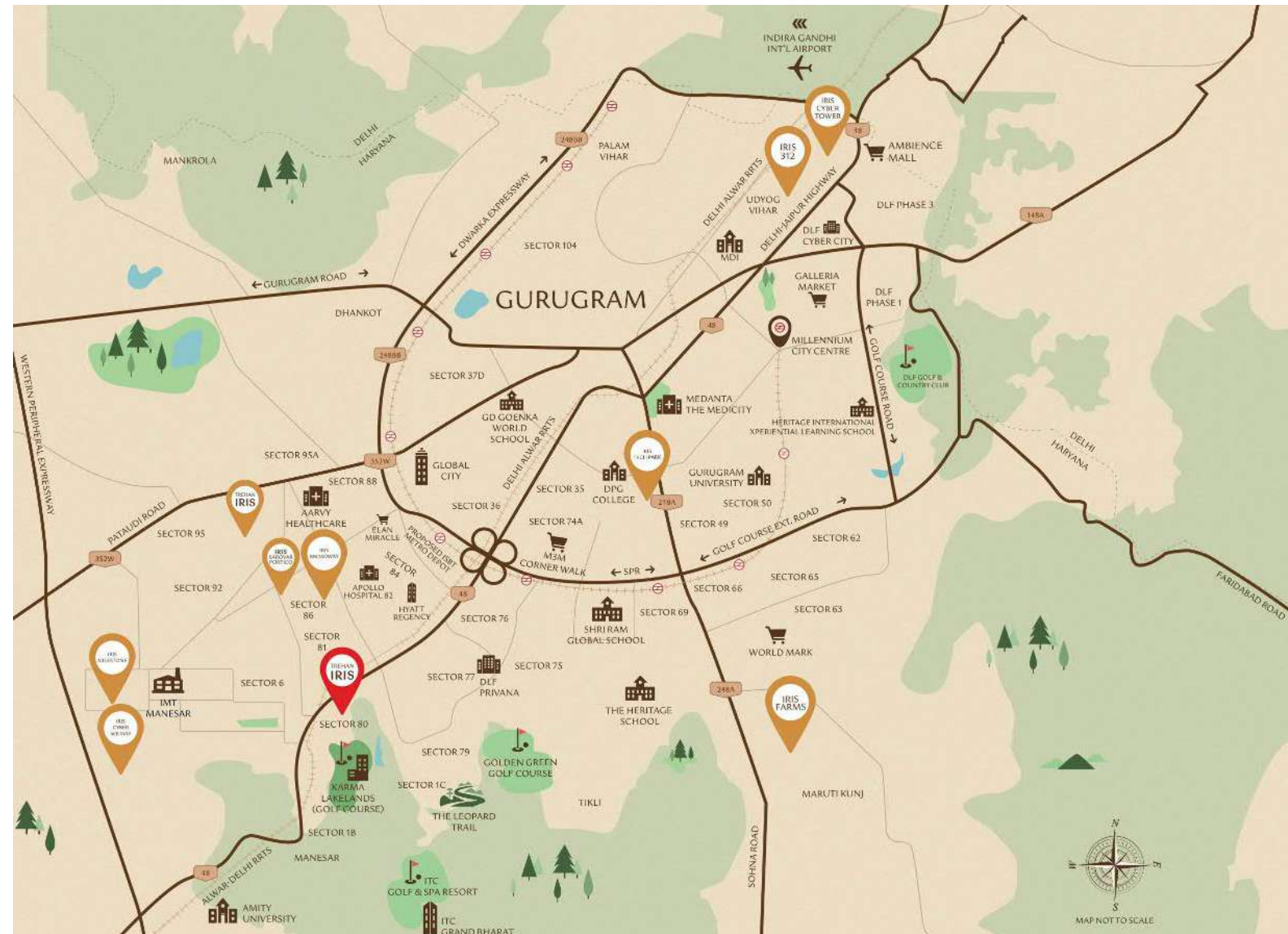


3 Tower



The location: The perfect setting for wellness

- It promotes smoother travel, clean air and effortless living.
- Located in a rapidly developing hub
- Direct access to SPR, Dwarka Expressway, Airport and NH-8
- Panoramic views of golf courses and the Aravalli Hills
- Convenient connectivity to multiple golf courses
- 84-metre wide entry directly from NH8



SITE PLANS

Master Plan



Club Podium Plan



Club Ground Floor Plan

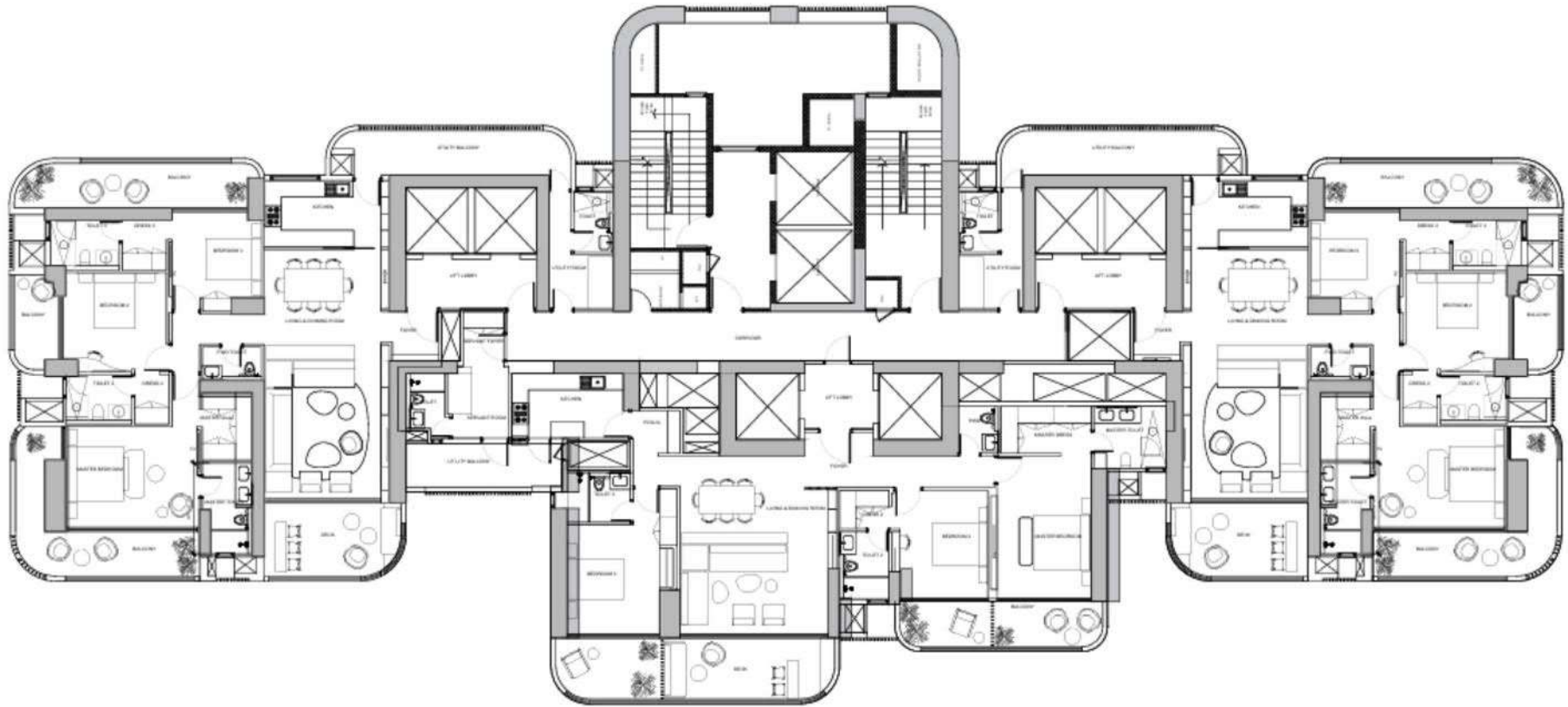


Basement Plan



UNIT PLANS

TOWER A



CARPET AREA IN RANGE OF 1750 TO 1765 SQFT.

This is a detailed architectural floor plan for a four-unit residential building, labeled 'POWER B'. The plan is symmetrical, with two units on the left and two on the right, separated by a central core containing stairs and elevators. Each unit includes a living and dining area, kitchen, bedrooms, bathrooms, and a master bedroom with an en-suite. Outdoor spaces like balconies and decks are also shown.

Unit Labels:

- UNIT 1 (Top Left)
- UNIT 2 (Top Right)
- UNIT 3 (Bottom Left)
- UNIT 4 (Bottom Right)

Common Areas:

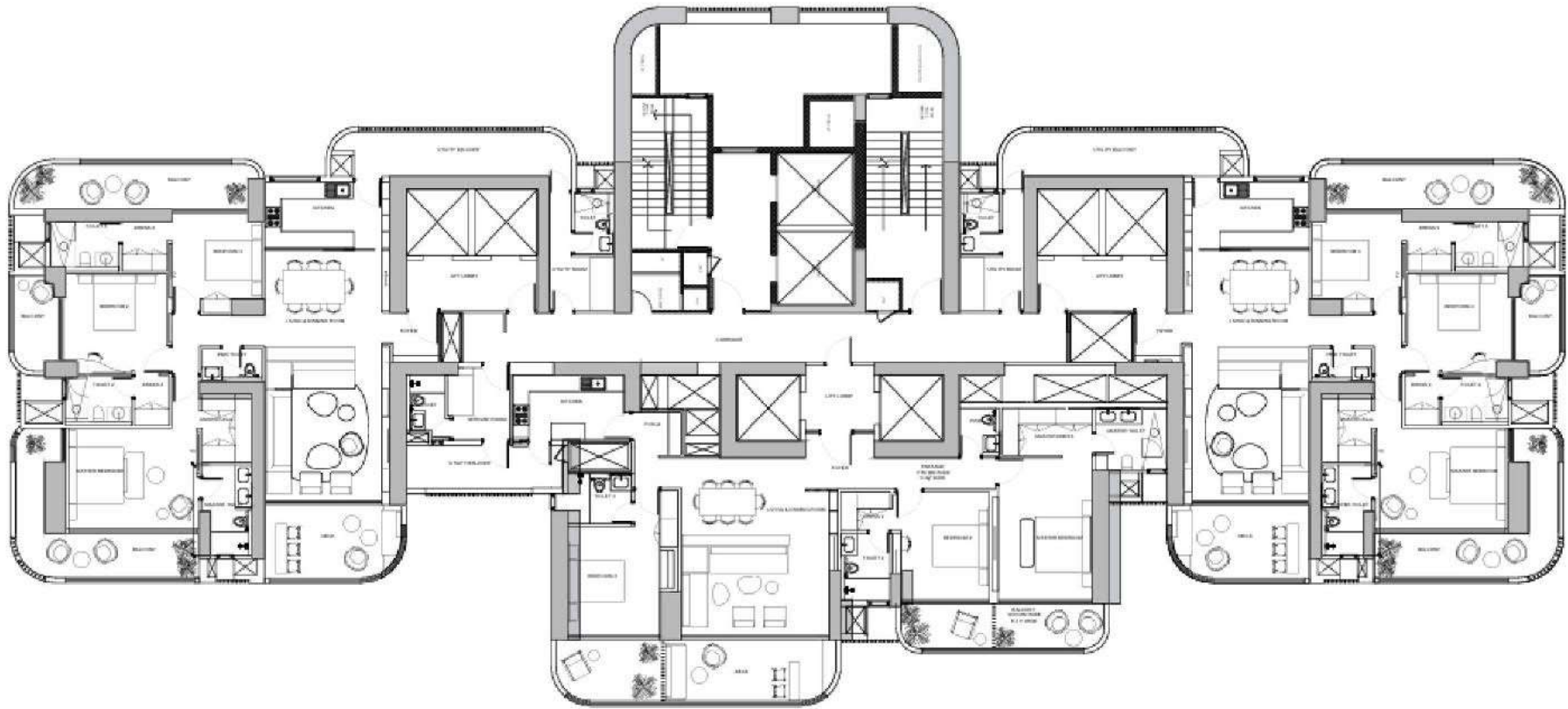
- LOBBY
- STAIRS
- ELEVATOR
- DECK

Room Labels (within units):

- BEDROOM 1
- BEDROOM 2
- MASTER BEDROOM
- BATH
- TOILET
- DRINK
- KITCHEN
- LIVING & DINING ROOM
- PUBLIC ROOM
- BALCONY
- DECK

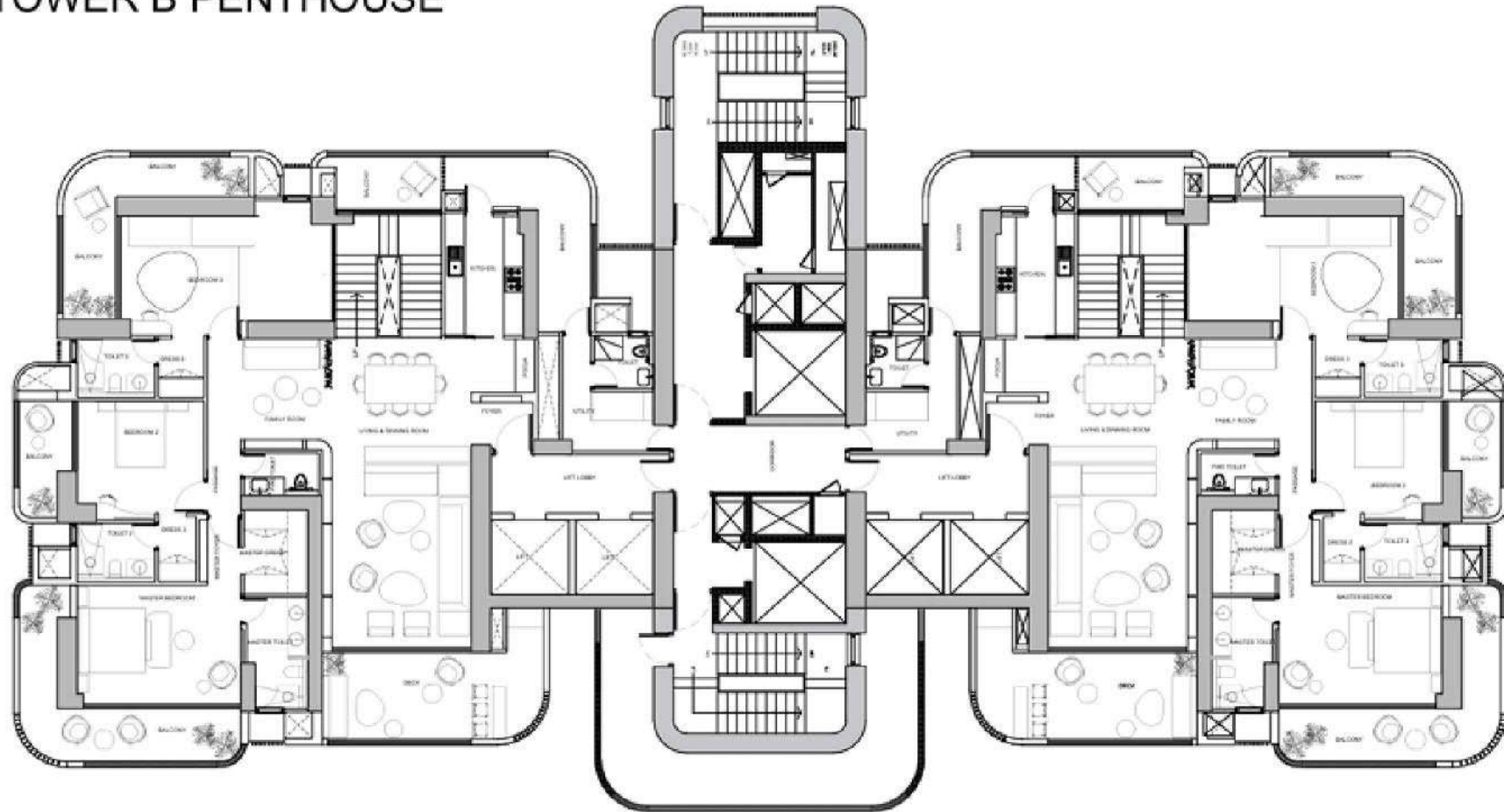
CARPET AREA IN RANGE OF 2205 TO 2210 SQFT.

TOWER C



CARPET AREA IN RANGE OF 1750 TO 1765 SQFT.

TOWER B PENTHOUSE



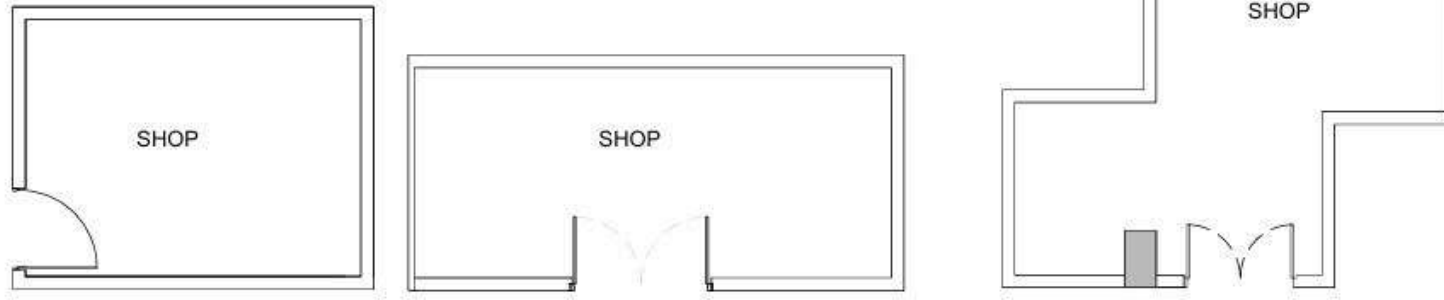
UPPER LVL

CARPET AREA IN RANGE OF 4050 TO 4090 SQFT.



CARPET AREA IN RANGE OF 4050 TO 4090 SQFT.

SHOPS



CARPET AREA IN RANGE OF 225 TO 500 SQFT.

APARTMENT SPECIFICATION

FLOORING DETAILS OF VARIOUS PARTS OF THE HOUSE

Bed Rooms :	Laminated wooden flooring or equivalent
Living / Dining :	Imported marble or equivalent
kitchen :	Premium quality vitrified tiles

WALL FINISHING DETAILS

Internal Wall:	acrylic emulsion paint/obd
EXTERNAL Wall:	weathershield exterior emulsion paint

KITCHEN DETAILS

Flooring:	Premium quality vitrified tiles/imported marble
Wall:	Wall: ceramic/ vitrified tiles and acrylic emulsion paint
Bathrooms fittings:	All chrome plated fittings, taps and mixtures in each bathroom of kohler / grohe / jaquar or equivalent.
Doors and window frames:	Aluminium/ upvc frame
Glass works:	Only external door/window
Electrical fittings:	As per approved make
Conduiting and wiring details:	As per approved make
Water storage:	As per norms
Lift details:	Passenger/service
External glazing:	Aluminium/ upvc frame with glass
Windows/ glazing:	Aluminium/ upvc frame with glass
Doors:	Aluminium/upvc/glass
Main door:	Flush door - veneer / laminate finish
Internal doors:	Flush door - both side laminated
Air conditioning:	Vrv system
Electrical fittings:	As per approved make
Colour scheme:	Weathershield exterior emulsion paint of appropriate colour / texture paint
Internal finishing:	Paint surface



SPECIFICATION UNIT WISE

LIVING/ DINING/ FOYER/ FAMILY LOUNGE FLOORING

Floor:	Imported marble or equivalent
Walls:	Acrylic emulsion paint / obd
Ceiling:	Acrylic emulsion paint / obd
Floor:	Laminated wooden flooring
Walls:	Acrylic emulsion paint / obd
Ceiling:	Acrylic emulsion paint / obd

MASTER TOILET

Floor:	Anti skid vitrified tiles
Walls:	Vitrified tiles
Ceiling:	Acrylic emulsion paint / obd
Counters:	Stone / Marble
Sanitary ware/ CP Fittings:	All chrome plated fittings, taps and mixtures in each bathroom of Kohler / Grohe / Jaquar or equivalent.
Fittings/ Fixtures:	All chrome plated fittings, taps and mixtures in each bathroom of Kohler / Grohe / Jaquar or equivalent.

BED ROOMS

Floor:	Laminated wooden flooring
Walls:	Acrylic emulsion paint / obd
Ceiling:	Acrylic emulsion paint / obd

TOILET

Floor:	Anti skid vitrified tiles in matt finish
Walls:	Vitrified tiles
Ceiling:	Acrylic emulsion paint / obd
Counters:	Stone / marble / na
Sanitary Ware/ CP Fittings:	All chrome plated fittings, taps and mixtures in each bathroom of Kohler / Grohe / Jaquar or equivalent.
Fixtures:	All chrome plated fittings, taps and mixtures in each bathroom of Kohler / Grohe / Jaquar or equivalent.

KITCHEN

Floor:	Imported marble or equivalent
Walls:	Combination of ceramic/ vitrified tiles and acrylic emulsion paint/obd
Ceiling:	Acrylic emulsion paint / obd
Counters:	Stone / marble / quartz
Fixtures:	Fixtures of standard make
Kitchen appliances:	Chimney, hob, microwave, refrigerator, ro, washing machine, dryer of approved make.

UTILITY ROOMS/ UTILITY BALCONY/ TOILET

Floor	Vitrified tiles
Walls & ceiling	External texture weatherproof wall paint
Toilet	Anti-skid tiles
Balcony	Anti-skid tiles

SIT-OUTS

Floor	Anti skid vitrified tiles
Walls & ceiling	External texture weatherproof wall paint
Railings	Ms railing as per design

Successfully launched commercial and residential developments

1910-47

The era of Lutyen's Delhi begins as Delhi is crowned the new capital of India

1950s

Foundation of Trehan Group. Group tastes success by constructing CPWD - the first major extension of New Delhi in Lutyens' Zone

1970s

The Group becomes 'A' class government contractors with constructions that today stand as key landmarks of Delhi: Supreme Court, Tihar Jail, PWD, and many other projects are executed successfully.

1980s

Diversification of operations into private sector; developing super specialty farmhouses, villas and residential apartments.

2005

Launch of the brand IRIS- The new vision of THE TREHAN GROUP.

2010

Over 3 million sq. ft. of construction delivered in the form of IRIS Tech Park, IRIS CyberSquare, IRIS Cyber Tower, IRIS Aavaas, and IRIS Milestone, among other landmark developments.

2015

Launch of IRIS Broadway Gurugram, an eclectic mix of Retail, Hospitality and Entertainment. This is spread across 2.8 acres and is a 100% leased mall.

2020

Introduced integrated cutting-edge business spaces in Gurugram - IRIS 312, and a ready-to-move-in residential project - IRIS Gomati, in close proximity to Electronic City, Bengaluru.

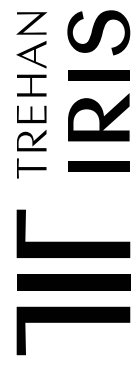
2022

New retail developments envisioned for Noida, launch of IRIS Broadway Greno West, a 1 million sq. ft. mixed used development.

Beyond

Ultra premium golf view residences in sector 80, Gurugram. Senior living in sector 95, Gurugram. Commercial development in sector 140, Noida. 5 Star Hotel in Bengaluru.





 Sector 80, Gurugram

 www.trehaniris.com

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