



PROJECTS AND HOLDINGS PVT LTD

AURA

a landmark community

TS RERA NO. P01100004193



a concept of [d3] +91 98491 92657

www.tranquilloprojects.com



A PROJECT OF

TRANQUILLO
PROJECTS AND HOLDINGS PVT LTD

WELCOME TO A REVOLUTION IN AFFORDABLE LIVING

We welcome you to experience the **Aura** of a well designed affordable luxury. This is a revolution in affordable luxury apartments. A revolution in the way we think about homes.

At Aura, every single experience has been deeply thought about. Be it our layout, our apartment design or our world class amenities - You will find that every experience is designed to entice you.

This is a result of an incredibly clear design philosophy - **more for less.**

AURA



an artistic impression of tranquillo aura elevation view

GREEN BUILDING CONCEPT MAXIMISING THE NATURAL 'AURA'

The primary aim of AURA is to create a living space with a secure, luxurious, and comfortable environment to revive the awareness of the prevailing green building movement in India. The integration of the Green concept in the design and construction aids in the comfort of the occupants. Furthermore, it reduces the negative impact of the development on the environment. We have attempted the IGBC Green Affordable Housing Rating system targeting platinum rating.

Features

- Universal friendly Design (Differently able persons)
- Vast vegetation with maximum native species
- 100% of Rain Water is harvested and recharged within the site
- Water conservation - High Efficient water flush and flow fixtures
- 100% Waste Water generated is treated and reused
- 0% water discharged from site
- Efficient building Envelope for better Indoor thermal comfort
- High Efficient lighting design
- On-site renewable energy – Caters to 50% of annual Energy of common area lighting
- 100% Use of local materials and most of the building materials are with recycle content
- Increased ventilation, Ample natural daylight & Cross ventilation design
- Usage of Low VOC (Volatile Organic Compound) Paints, adhesives and coatings
- Green Certified Products and Materials





RAIN WATER HARVESTING

Project is designed to capture 100% of rainwater and to Enhance ground water table and reduce the dependency on municipal water



ENERGY REDUCTION BY EFFICIENT BUILDING ENVELOPE DESIGN



MAXIMUM VENTILATION, AND CROSS BREEZE



BASIC AMENITIES

Location of the project, reduces the negative impacts caused to the environmental from automobile with all the basic house hold amenities



LOW VOC PAINTS & ADHESIVES



RENEWABLE ENERGY



WATER CONSERVATION

WATER MANAGEMENT

Water Conserving Plumbing Fixtures, will be installed including low-flow toilets, Showerheads, and Efficient faucets. These fixtures reduces the water consumption by at least 25% from the Baseline Standards

Water efficient landscaping design to conserve water usage within the project site, by limiting the Turf area and design maximise space with native and adaptive plants



SOLID WASTE MANAGEMENT

Centralised Waste Collection Area and Segregation of waste (Dry and Wet) at the Flat level



AURA



Vastu
Compliant



2.3
Acres



4 Blocks
210 Units



2
BHK



1050sft.



Clubhouse
8000sft.



Kids Play
Areas



Designer
Landscape



Indoor
Games



24/7
Secured
Community

AURA

EXPERIENCE THE AURA OF A PERFECT BLEND IN LIFESTYLE & LUXURY

Utilizing cost efficient methods and technologies of today, aura is affordable housing at its finest, providing more for less. Neatly packing the luxuries of world class living into an affordable gated community.

PROJECT HIGHLIGHTS

- HMDA Approved, RERA Registered Gated community
- No common walls
- World class amenities
- Beautifully designed entrance pavilion
- DG Power backup for strategic points
- Rainwater Harvesting Pits
- Sewage Treatment Plant
- Individual gas pipeline connections
- IGBC Pre certified

OUTDOOR SPORTS & FEATURES

- Avenue Plantations
- Shuttle court
- Outdoor Amphitheater
- Elder's seating
- Paved jogging track
- Kid's play area

COMMUNITY MASTER PLAN

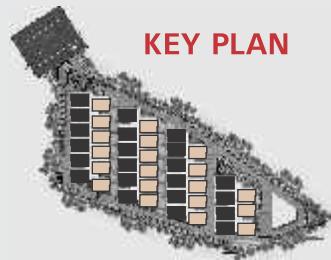


EAST
TYPICAL
UNIT 1050
SFT.

Carpet Area	645sft.
Balcony Area	81sft.
Builtup Area	807sft.
Common Area	243sft.

WEST
TYPICAL
UNIT 1050
SFT.

Carpet Area	645sft.
Balcony Area	81sft.
Builtup Area	807sft.
Common Area	243sft.



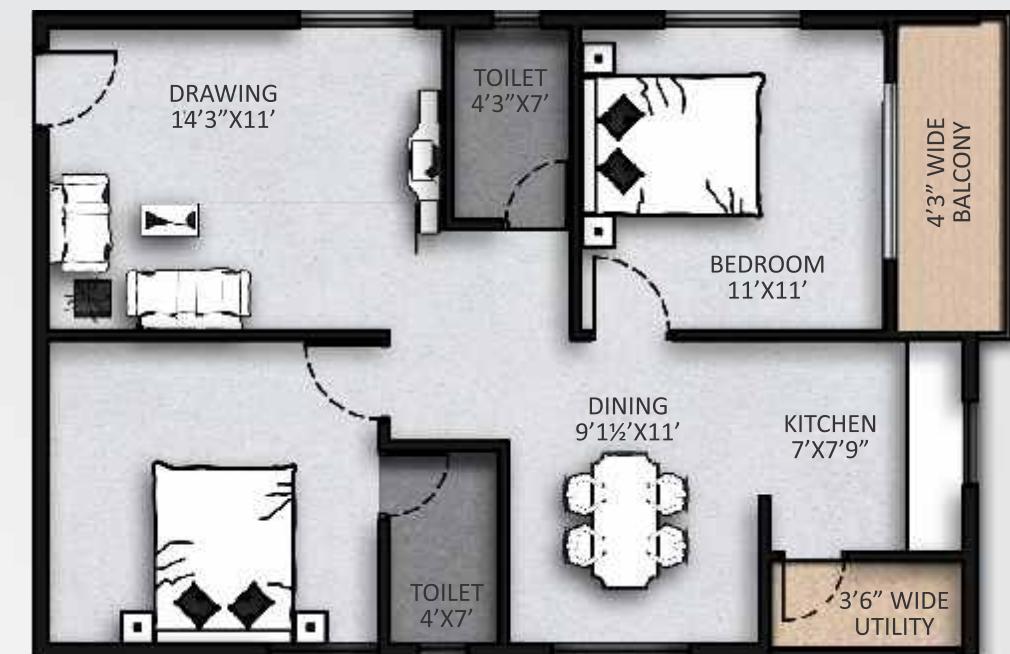
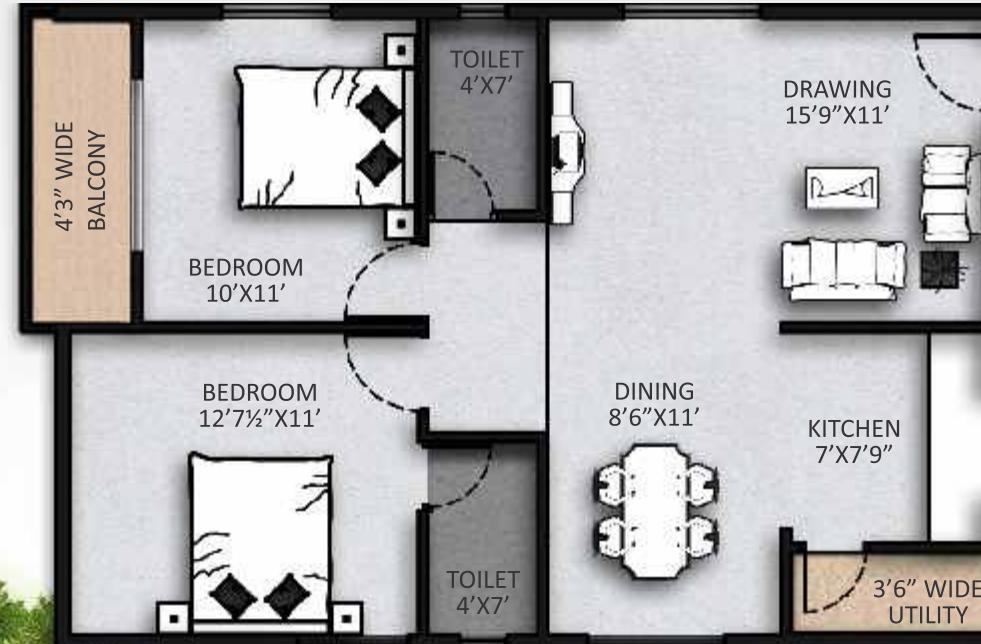
AURA

THE AURA OF SIMPLICITY

We offer two plans designed with optimal usage of space in their crux. Where every nook and corner of the plan has a purpose.

LEGEND

- 1 Entry & Exit Gate
- 2 Outdoor Amphitheater
- 3 Designer Landscape
- 4 Clubhouse
- 5 Seating Lawn
- 6 Deck with Pergola
- 7 Lotus Pond
- 8 Badminton Court
- 9 Elder's Seating
- 10 Children's Play Area
- 11 Pathway/Jogging Track



SPARKLING LEISURE & ELEVATED LIVING

The clubhouse at Aura is far from the ordinary. Spacious and elegant, it has the full range of amenities for fun-filled moments. Here is where neighbours become friends and laughter reverberates. Whether you are looking for 6-pack abs in the gym or a relaxed mind at the coffee lounge, the Aura Clubhouse has something for everyone.



- Lavish 8000 sft Clubhouse
- Entrance Lobby
- Coffee Lounge
- Multipurpose Hall
- Fully Equipped Gym
- Indoor Games
- Spa/Salon Provision
- 3 Guest Rooms

SPECIFICATIONS



STRUCTURE

RCC frame structure (M 20) (Earthquake Resistant)



SUPER STRUCTURE

6" thick walls on Exterior and 4" thick walls in interior of lightweight AAC solid blocks/Red Brick, with ample plastering on both sides



PLASTERING

Luppam finish in Living, Dining and all Bedrooms. Rest of the area sponge finish.



DOORS

Main Door : Main door with M.T Teak wood frame with skin doors

Interior Doors : Engineer / medium Teak wood frames with flush doors, painted duly with synthetic enamel paint / Aluminium fittings. UPVC Sliding door to balcony



WINDOWS

Powder coated aluminium sliding windows with M.S Grills



TOILETS

Anti-skid ceramic flooring and ceramic tile cladding up to door height



FLOORING

Standard 600 mm X 600 mm Vitrified Tiles



KITCHEN

Black Granite top cooking platform with built in S.S sink. Dado up to the 2' height above the platform. (optional)



PAINTING

Plastic emulsion with luppam finish in living, dining and bedrooms and OBD for other inner walls. External walls will be part texture, rest one coat of cement primer and two coats of good quality external paint.



PLUMBING SANITARY FITTING

Concealed pipeline. ISI Standard fittings. One EWC and one IWC will be provided in 2 bhk, Hindware or equivalent fittings and provision for Geyser in one toilet.



ELECTRICAL

Modular switches of Maru/ Italia or similar make and concealed copper wiring with adequate points for TV, Telephone, Fans, Exhausts, One Geyser, One AC etc.



WATER SUPPLY

24 Hours of water supply from bore well



SECURITY SYSTEM

Surveillance cameras at main security, lift and staircase lobbies of each block to monitor



GENERATOR

Stand-by generator for common amenities and one light and fan point in individual apartments



PARKING

Ample parking for Two and Four wheelers



LIFTS

Six Persons capacity lift with V3F



an artistic impression of tranquillo aura clubhouse view

A WELL CONNECTED LIFESTYLE

The site of Aura offers a salubrious air together with a peaceful environment that's ideal for living a healthy and harmonious life. With the location advantage of closeness to the Financial district and IT Corridor, Enlivened by the best of urban facilities essential for living a comfortable life.

LOCATION PLAN (Not to Scale)



5 Mins.

The Gaudium School
Rainbow International School
International School of Hyderabad
Sancta Maria International School
University of Hyderabad
SVS Hospital
Sai Krishna Multi Specialty Hospital
ESI Hospital
GHMC Park
Outer Ring Road-
NH 65 - Mumbai Highway
Bharath Heavy Electricals Limited (BHEL)
Ordnance Factory Medak Office (Army)

10 Mins.

Oakdale International School
Samashtha International School
Birla Open Mind International School
Green Gables International School
PIMS (Padmavathi Inst. of Medical Sciences)
RRS College of Engineering & Technology
Amaltas Green School
Sri Chaitanya High School
Krishnaveni High School
Narayana IIT Academy
Ellenki College of Engineering and Tech.
Manjeera junior College
St. Mary's College of Engineering and Tech.
Indian Institute of Technology, Hyderabad
Continental Hospital
Peoples Hospital
Sai Ganesh Multi Speciality Hospital

15 Mins.

Gachibowli Cross Road
Financial District (ORR)
Hindalco Industries Ltd.
(Aditya Birla Group)
TSIIC HUB

APPROVED BY ALL MAJOR BANKS



3rd Floor, Xenospace Building,
Opposite Karachi Bakery, Madhapur Road,
VIP Hills, Jaihind Enclave,
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site address

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our team

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Structural Consultant



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Landscape Consultant



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MEP



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Green Consultants



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Branding



D3 Concepts
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