



AURA

a landmark community

TS RERA NO.

L

a concept of [03] +91 98491 92657

www.tranquilloprojects.com



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

**Only 1% GST Applicable
Upto 2.67 Lakh benefit through PMAY**



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



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

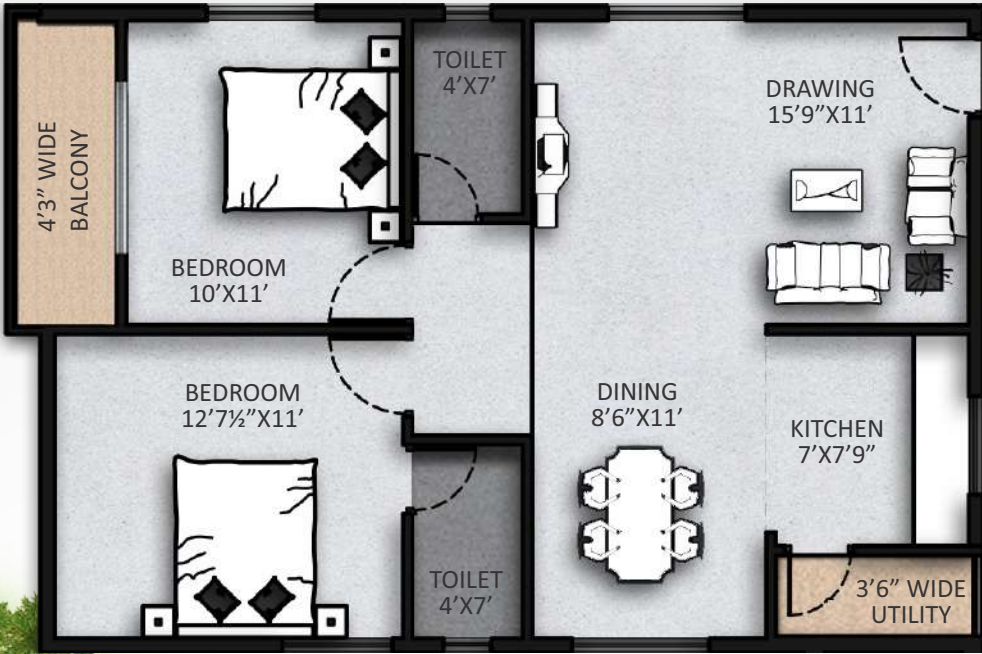
COMMUNITY
MASTER PLAN



EAST
TYPICAL
UNIT

1050
SFT.

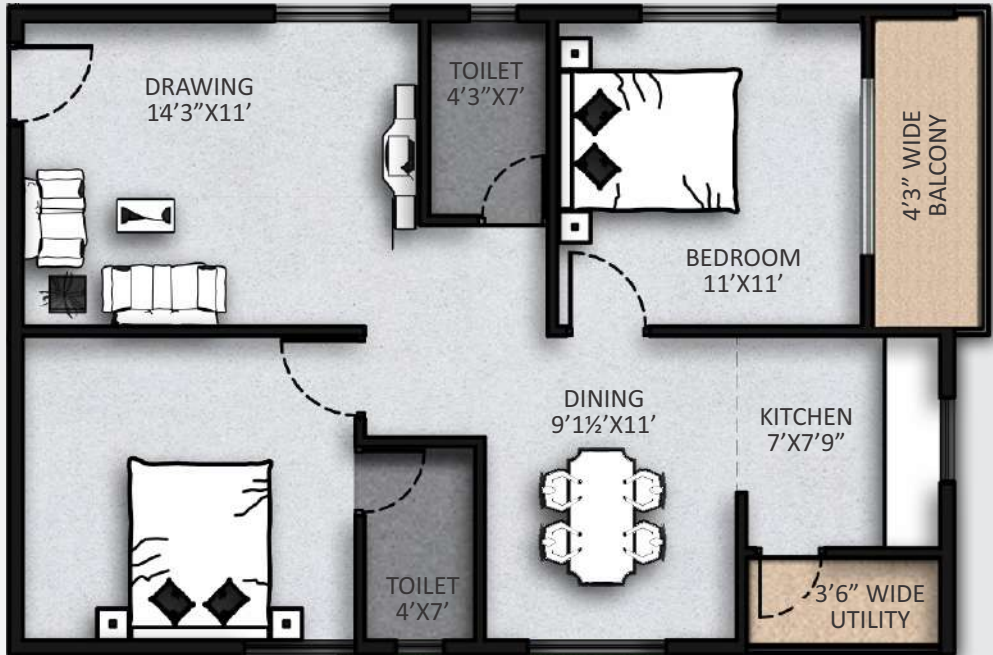
Carpet Area	645sft.
Balcony Area	81sft.
Builtup Area	807sft.
Common Area	243sft.



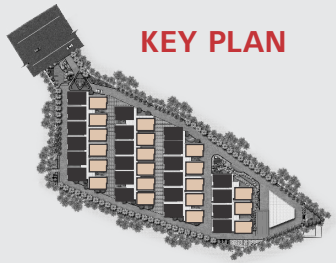
WEST
TYPICAL
UNIT

1050
SFT.

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



KEY PLAN



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

AURA



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

AURA

CLUBHOUSE



An artistic impression of tranquillo aura clubhouse view

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, 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

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)
Ordinance Factory Medak Office (Army)

10 Mins.

Oakdale International School
Samashti 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



3rd Floor, Xenospace Building,
Opposite Karachi Bakery, Madhapur Road,
VIP Hills, Jaihind Enclave,
HITEC City, Hyderabad, Telangana-500081.

Mob.:+91 00000 00000
E-mail: info@tranquilloprojects.com

site address

AURA, Sy.No. 119/P & 120/P,
Patancheru – Shankarpalli Rd,
Nandigama, Telangana - 502300.

our team

Architects



GV Associates
Happy Valley, Rd No. 10,
Bhavani Nagar, Banjara Hills,
Hyderabad, Telangana-500036.

Structural Consultant



MAS Consulting Engineers
Door No. 3-6-147/A, First Floor,
Street No. 17, Himayat Nagar,
Hyderabad-500029.

Landscape Consultant



MicroScapes Landscape
Plot No. 118/A, Siet employee
Co-operative Society, Guftala Begumpet,
Kavuri Hills, Beside fortune Indra Village,
Madhapur, Hyderabad - 81.
Ph: +91 9581013999, 9052833366
Email : info@microscapes.in

MEP



ESVE Design Solutions Pvt. Ltd.
495, 9th Main Rd, 11th Cross,
Vikram Nagar, Kumaraswamy Layout,
Bengaluru, Karnataka-560078.

Branding



D3 Concepts
Mob.: +91 98491 92657

APPROVED BY ALL MAJOR BANKS



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