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TANČICA



The greatest gift you can give yourself is a beautiful space that you can call your own. And when dabbled in luxury, the very space becomes a happy universe that conjures up an unforgettable living experience. Tančica is just about that experience. It is the veil over unbridled luxury and boundless sophistication.

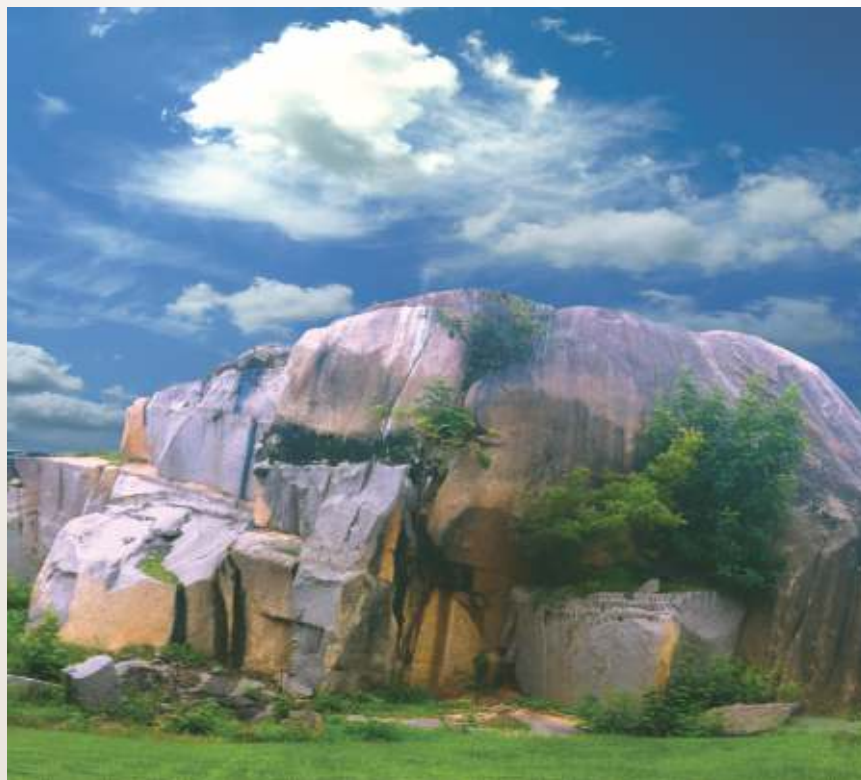


TANČICA is Slovenian for Veil.

The daily grind of our lives cannot steal one thing from us: the fun of living, playing and growing with your loved ones in the most wonderful of places on earth – our homes.

A home at TANČICA is as much contemporary chic as a comfortable family abode you can call your own. A truly unequalled living experience in comfort, safety and privacy awaits you.

Looking great in an outfit is a veil that envelopes the wonder of life, normality of worldliness, and every passion simmering inside, seeking to translate every opportunity, and transform every moment into a beautiful memory. Mixing the past and the present, fusing the space and impressions of the future, TANČICA is the veil of discovery, of the true self.



Terrain of the land- Rock in the middle

Blending class with uniqueness, we have a marvel to showcase. Standing 25 feet tall and placed rightly in the middle of an urbanized society is our mimicking part of the Stonehenge. This exposes the versatility of our environment; vulnerable to beauty, elegance and everything that is sweet. This place is as equally sacred as nature but with a touch of modernity.

Emotionally binding you to its presence and dedicating every idyllic moment to you, a landmark within a landmark is what we boast about.



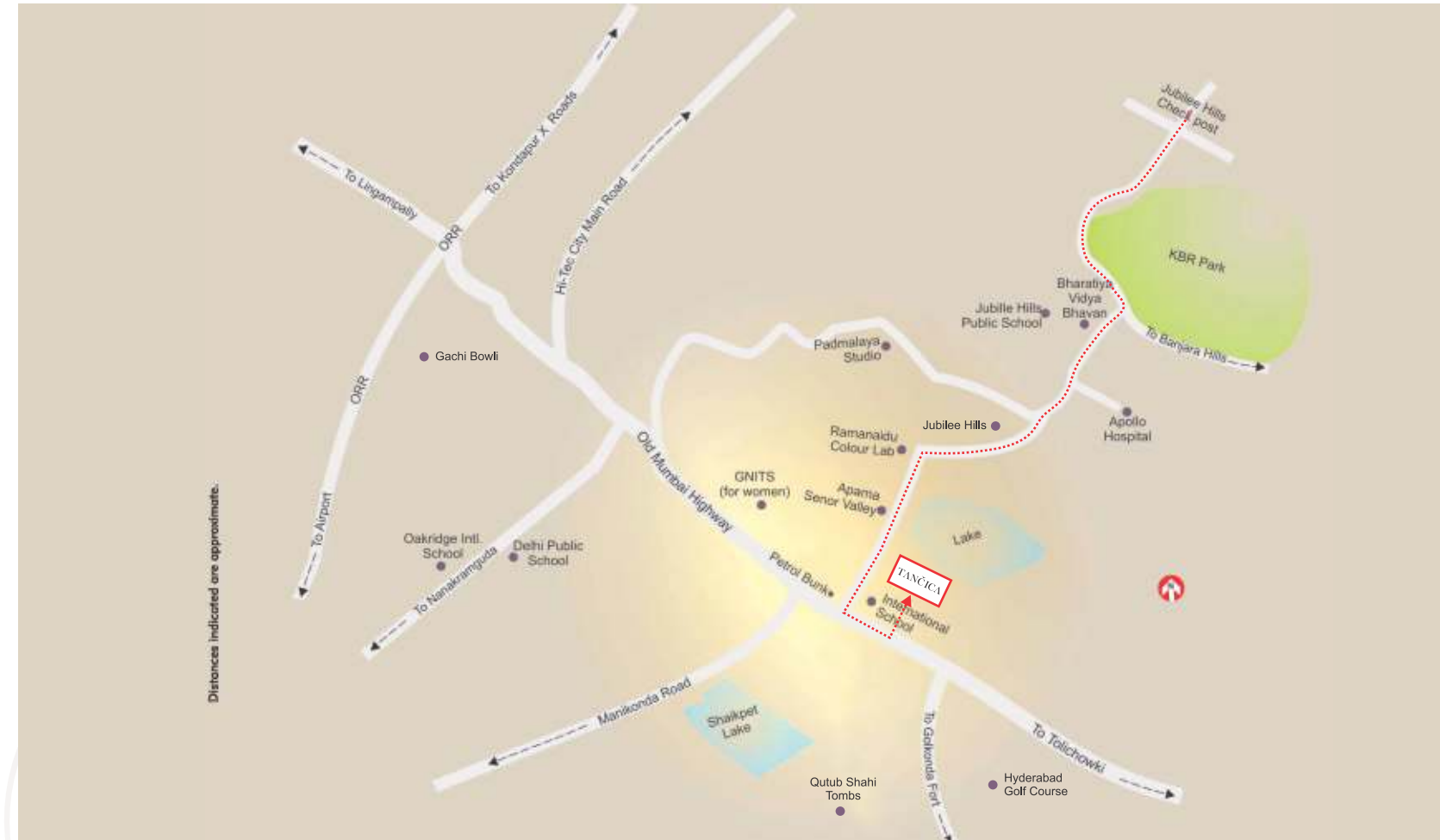


The Location Jubilee hills

One past one kilometer to everything that you need is something generous and availing that this locality has in store for you. Embedded with environments suiting every purpose, this area shelters ground breaking IT hubs, in-vogue shopping malls, highly defined movie theatres, the-happening clubs, mouth tickling restaurants, all-star hotels, wonderment and peace.

To top it all, the vicinity is enclosed within natural greens and serendipity, kept away from pollution and serpentine traffic-jams. Commuting here is as smooth as butter, garnered by public transportation, broad roads and spick spots.

The project is coming up near Hyderabad's fastest growing business district - Gachibowli. It enjoys close proximity to IT giants like Wipro, Infosys, Microsoft, Polaris, CA, Kanbay, UBS Financial District, proposed US Consulate, ILS Park, HITEC City, third campus of Wipro and educational institutions like Hyderabad Central University, ISB and IIIT.



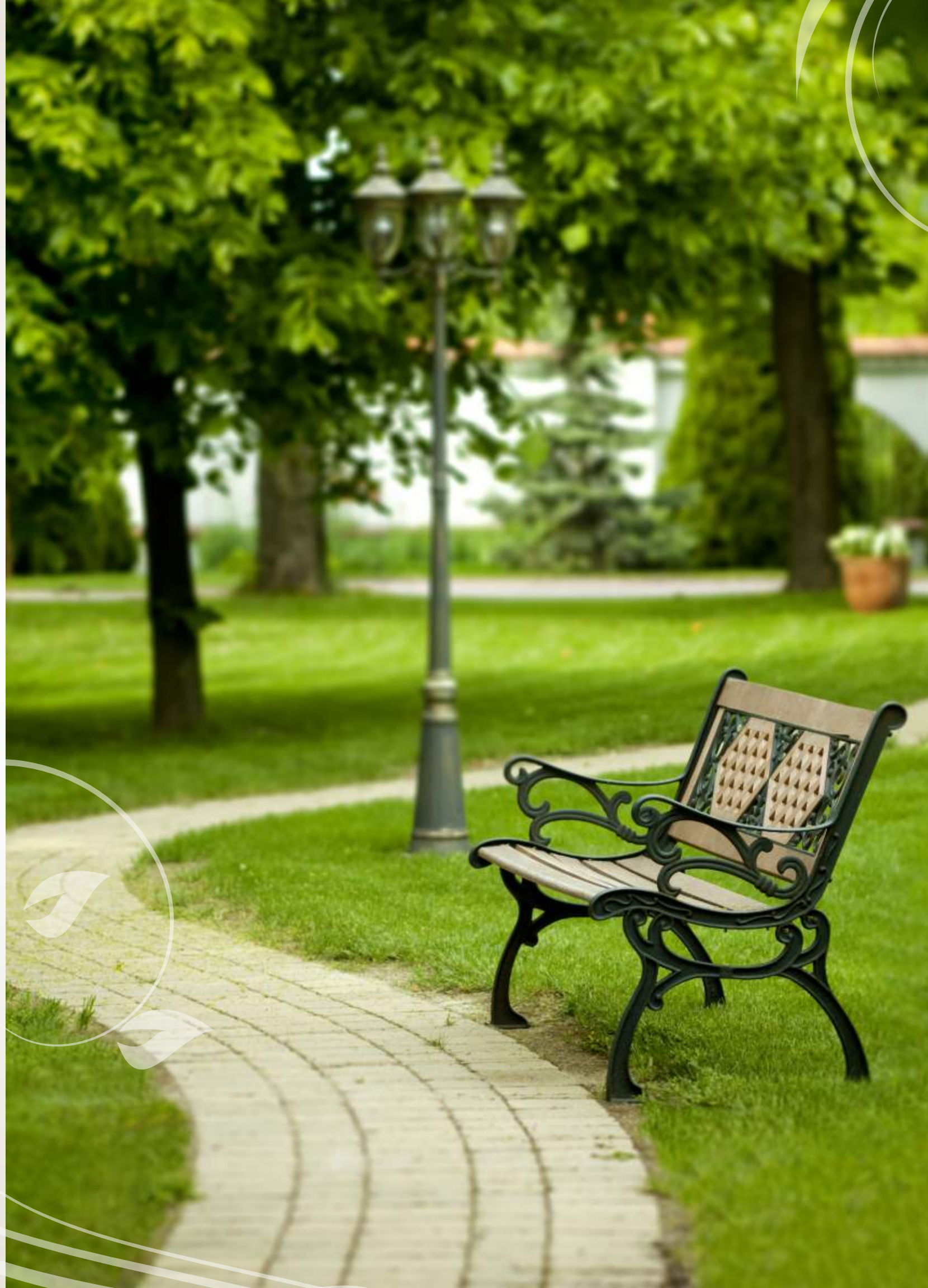
An elite, convenient pin code

- 3.5 kms from Jubilee Hills check post
- 1.5 kms away from Film Nagar
- 2 kms from Apollo Hospital
- 150 feet away from old Mumbai Highway
- 10 minutes away from Hyderabad & Emmar Golf Courses
- 30 minutes from Shamshabad International Airport
- Close to Jubilee Hills Public School, Bharatiya Vidya Bhavan, NASR, Oakridge & Delhi Public School
- Close to Supermarket & Entertainment Centres
- Close to IT Hubs in Hitech City, Madhapur



Landscaping- some more green

Besides being nurtured in nature's garden enclave, we endeavour in saving every essence of it by adopting green-construction methods. The proposed landscape plan encourages indoor/outdoor relationships, the building's edge seamlessly transitions to the surrounding landscape, offering a unified internal and external spatial experience. TANČICA has generous private open space with perimeter screen planting.



External Development

Apart from installing grandeur and marvel to re-defined sense of living, we would like to add a few more things that might take you by surprise:

- Beautification of the rock
- Exquisite Landscape Design
- 24-hr Security Surveillance
- Rain water Harvesting
- Ample parking space for residents and guests
- Solar fencing



The Club House

We aim to create a spellbinding experience here at TANČICA because just living cannot be an excuse for not living literally. Encapsulating your enthusiasm and conserving the ongoing thrill and bliss within a space built just for you.

Our facilities include:

- Gymnasium
- Party area
- Pool table / Table tennis table
- Internet connectivity



Swimming Pool

We have bestowed tranquility into the living space by setting-up a pool dedicated to rhyme with harmony.

For those seeking the purest form of a back-to-nature, swimming experience, our pool will not only invigorate, but will inspire too.





Typical Floor Plan

Presentation layout
(Cellar + Stilt + 5 Floors)



Area Statement	
Flat 1	3110 Sq. Ft.
Flat 2	2415 Sq. Ft.
Flat 3	3185 Sq. Ft.
Flat 4	3185 Sq. Ft.
Flat 5	2400 Sq. Ft.

Disclaimer:
This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plan as deemed fit.



Specifications

100% Vaastu based design

All spaces totally conform to the science of Vaasthu.They have been designed after due consultations with prominent Vaasthu specialists.

Structure

R.C.C. framed structure

R.C.C. framed structure to withstand wind and seismic loads.

Superstructure

8" thick solid blocks for external walls and 4" thick solid blocks for internal walls.

Plastering

Internal

1 coat of plastering in CM 1:6 for walls and ceiling.

External

2 coats of plastering in CM 1:6 for External walls.

Doors

Main Door & Internal Doors: Manufactured teak veneered door frame & shutters with reputed hardware fittings finished with melamine finish.

French Doors, if any: uPVC door frames with float glass paneled shutters and designer hardware of reputed make.

Windows: uPVC window system with float glass, provision for mosquito mesh track (mesh & fixing has to be at the cost of client only).

Grills: Aesthetically designed, mild steel grills with Enamel paint finish.

Paintings

External: Textured finish and two coats of exterior emulsion paint of reputed make.

Internal: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

Flooring: The Italian flooring in living and dining areas will bring a great aesthetic uniformity.

Bedrooms & Kitchen: 600 X 600 mm size double charged vitrified tiles

Bathrooms: Acid resistant, anti-skid ceramic tiles - of reputed make.

Corridors: Granites / Marble / Vitrified Tiles.

Living Balconies: Rustic vitrified tile of reputed make.

Staircase: Granite / Marble / Tandoor Stone

Tile Cladding

Dadoing in Kitchen: Glazed ceramic tiles dado up to 2’-0” height above kitchen platform of reputed make.

Bathrooms: Glazed ceramic tile dado of reputed make up to 7'-0" height.

Utilities

- 1. Rustic vitrified tile of reputed make.
- 2. Tiles dado up to 3' height.

Kitchen

- 1. Granite platform with stainless steel sink.
- 2. Separate municipal water tap (Manjeera or any other water provided by GHMC along with Borewell water).
- 3. Provision for fixing of water purifier, exhaust fan & chimney.

Utilities / Wash

Dish washer and washing machine provision in the utility area.

Bathrooms

- 1. Vanity type wash basin / counter top.
- 2. EWC with concealed flush tank of standard brands.
- 3. Single lever fixtures with wall mixer cum shower of best brands.
- 4. Provision for geysers in all bathrooms.
- 5. All C.P.fittings are chrome plated of standard brands.

Electrical

- 1. Concealed copper wiring are of standard brands.
- 2. Power outlets for air conditioners in all bedrooms.
- 3. Power outlets for geysers in all bathrooms.
- 4. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine and dish washer in utility area.
- 5. 3 phase supply for each unit and individual meter boards.
- 6. Miniature Circuit Breakers (MCB) for each distribution boards are of standard brands.
- 7. Elegant designer Modular Electrical switches.

Telecom

- 1. Telephone points in all bed rooms, living room, family room and kitchen with provision of installing own mini EPABX.
- 2. Intercom facility to all the units connecting Security.

Cable TV

Provision for cable connection in all bedrooms and living room.

Internet

Internet provision in each flat.

Lifts

Automatic passenger lifts with V3F for energy efficiency.

Generator

D.G.set backup with acoustic enclosure & A.M.F.

Car Parking

Each Apartment will have 2/3 car parks and parking will be in 2 levels - cellar and stilt.

Security / BMS

Sophisticated round-the-clock security system. Solar Fencing.

Club House & Amenities

- 1. Well designed clubhouse with facilities like indoor games, Gym, multipurpose hall, etc.
- 2. Swimming pool with changing rooms.