



TRANQUIL

Blissfully Yours.



There are new beginnings in life, and then there are moments where decisions are made to begin life anew. The stage when life's responsibilities dawn upon us and tectonic shifts take place in our outlook towards life. At that time we all need our little space that suits our lifestyle and inspires us to pursue our cherished dreams.

Disclaimer# Images and visuals, shown are only an architect's impression & are only indicative of the envisaged developments and the same are subject to approvals.



Tranquil is a set of 2 and 3 BHK apartments carefully conceptualised and tastefully appointed keeping in mind life's basic necessities - space and light. Where every window opens to the skies above thus providing the glow one needs in life.

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Location

74 apartments spread across two blocks of ground plus four floor each is set in the midst of one of Mysore's most sought after neighbourhoods, Sharadadevi Nagar, known for its serenity and quietness. This one-acre property is in close proximity to a number of educational, healthcare and commercial establishments, as well as near many conveniences.



Neighbourhood

Sharadadevi Nagar is an upcoming and sought after neighbourhood, great for a purposeful life during the day, and also for relaxed evenings. Here are some of your favourite conveniences nearby.



Walk

- 3 Min
Udbhava Ganapathi Park
- 3 Min (200 m)
Canara Bank ATM
- 4 Min (300 m)
Supreme Convent
- 4 Min (300 m)
Kapoor's Cafe
- 4 Min (350 m)
State Bank ATM
- 8 Min (600 m)
ACME School
- 11 Min (850 m)
Post Office
- 18 Min (1.4 km)
Jagadamba Petrol Bunk



Car

- 4 Min (1.4 km)
Kuvempunagar Police Station
- 5 Min (1.7 km)
Lemon Tree Restaurant
- 5 Min (2.0 km)
Bhanavi Hospital
- 7 Min (2.2 km)
Apollo BGS Hospital
- 8 Min (3.1 km)
Sri Shakthi Ganapathi Temple
- 14 Min (5.6 km)
Mysuru Railway Station
- 19 Min (6.9 km)
KSRTC Bus Stand
- 22 Min (16.6 km)
Mysuru Airport



Bus

- 3 Min (350 m)
State Bank ATM
- 11 Min (850 m)
Post Office
- 17 Min (1.4 km)
Kuvempunagar Police Station
- 21 Min (1.7 km)
Bhanavi Hospital
- 24 Min
Sri Shakthi Ganapathi Temple
- 26 Min (2.1 km)
Apollo BGS Hospital
- 51 Min
KSRTC Bus Stand
- 1Hr 14 Min
Mysuru Railway Station



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Uniqueness

Consider this: as hard and expensive as it is to secure a piece of earth in a sought after locality, 'Tranquil' is designed to be priced at levels that are friendly. At stake is a home for an unthinkable value when you put location and construction together.

Amenities



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Amenities



Swimming Pool

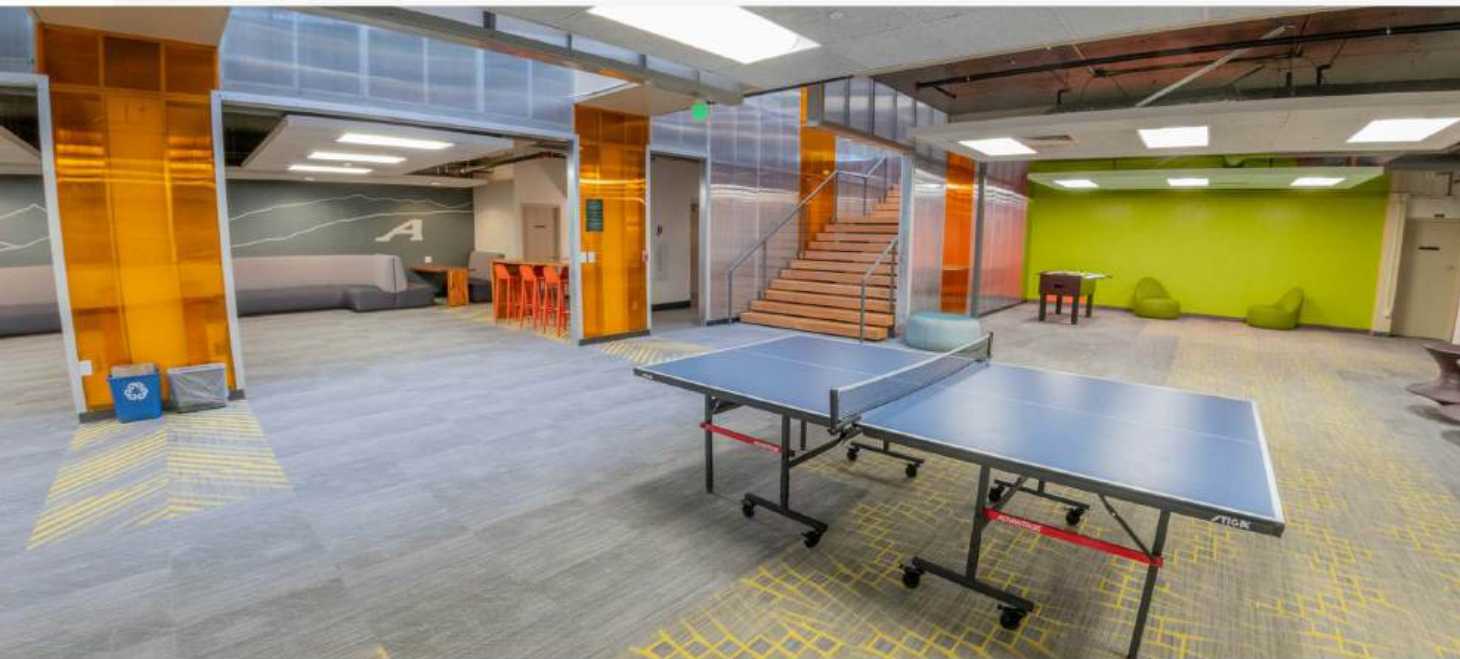


Gym



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Amenities



Multi Purpose Hall / Club House



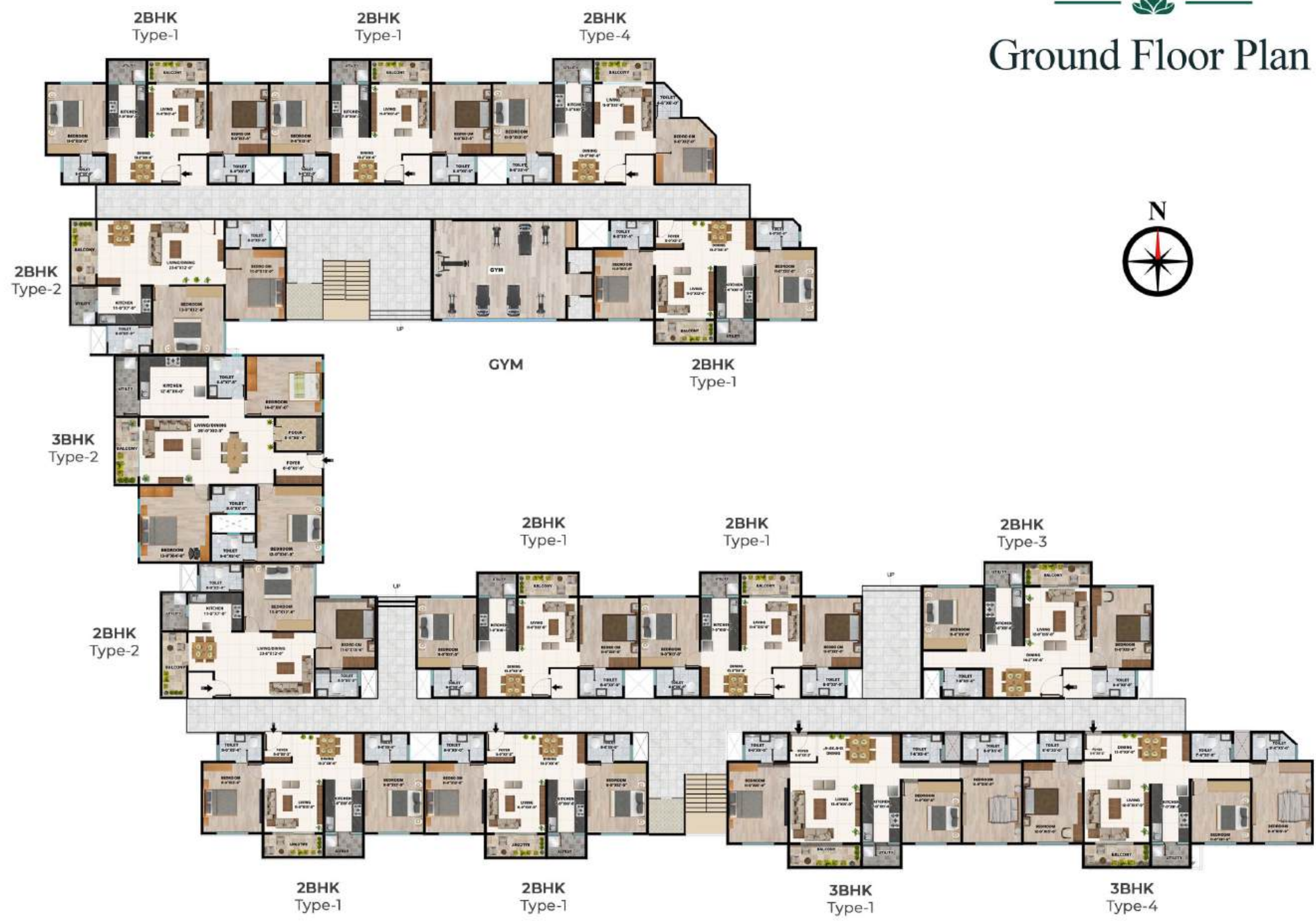
Kids Play Area



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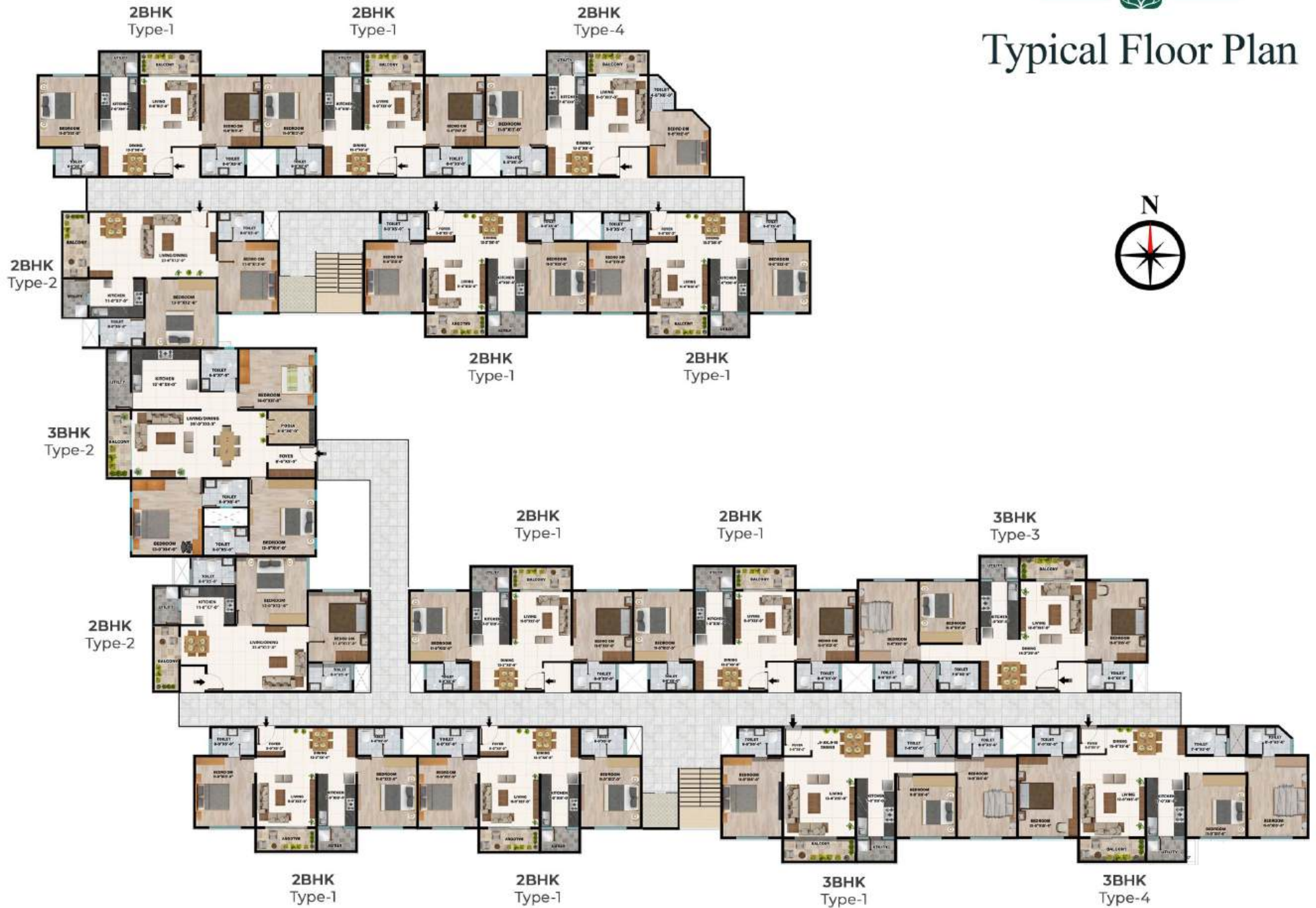
Ground Floor Plan



Disclaimer # All dimensions mentioned in the drawings may vary/differ due to construction contingencies & site conditions.



Typical Floor Plan



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- ### Legend
- 1 Drop Point
 - 2 Swimming Pool
 - 3 Jogging Track
 - 4 Gym
 - 5 Repose Zone
 - 6 Cascade
 - 7 Kids Play Area
 - 8 Club House
 - 9 Basement Parking

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2 BHK Type 1



Unit No: A-007,A-008,A-107,A-108
A-207,A-208,A-307,A-308,A-407
A-408

Unit No: B-004,B-005,B-104,B-105
B-204,B-205,B-304,B-305,B-404
B-405

Unit No: A-003,A-004,A-103,A-104
A-203,A-204,A-303,A-304,A-403
A-404

Unit No: B-001,B-002,B-101,B-102
B-201,B-202,B-301,B-302,B-401
B-402



East Facing

SBA - 1055.31 Sq. Ft. | CA - 786.26 Sq. Ft.



North Facing

SBA - 1055.31 Sq. Ft. | CA - 786.26 Sq. Ft.

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2 BHK Type 2



Unit No B-003, 103, 203, 303, 403



Unit No A-005, 105, 205, 305, 405



North Facing

SBA - 1114.15 Sq. Ft. | CA - 828.24 Sq. Ft.



West Facing

SBA - 1115.31 Sq. Ft. | CA - 828.24 Sq. Ft.



Type 3

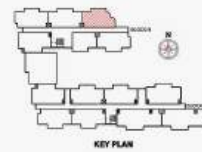
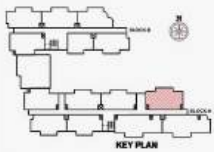
2 BHK

Type 4



Unit No: A-009

Unit No: B-006,106,206,306,406



East Facing

East Facing

SBA - 1194.08 Sq. Ft. | CA - 850.28 Sq. Ft.

SBA - 1010.85 Sq. Ft. | CA - 725.26 Sq. Ft.

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Type 1

3 BHK

Type 2



Unit No: A-002,102,202,302,402

Unit No: A-006,A-106,A-206,A-306,A-406



North Facing

SBA - 1508.30 Sq. Ft. | CA - 1121.95 Sq. Ft.



East Facing

SBA - 1733.25 Sq. Ft. | CA - 1313.53 Sq. Ft.

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3 BHK

Type 3



Unit No: A-109,209,309,409

Type 4



Unit No: A-001,101,201,301,401



East Facing

SBA - 1466.77 Sq. Ft. | CA - 1090.51 Sq. Ft.



North Facing

SBA - 1509.84 Sq. Ft. | CA - 1126.86 Sq. Ft.



Why Mysuru ?

- Mysuru, steeped in history and culture, offers a unique charm, making it a hotbed for real estate investment.
- With planned infrastructure development, Mysuru is witnessing a surge in property value, ensuring a promising return on investment.
- The city's serene ambiance and well-preserved heritage add to its appeal, attracting a growing demand for residential and commercial spaces.
- Mysuru's strategic location and connectivity make it an ideal choice for those seeking both a peaceful lifestyle and investment potential.
- The burgeoning tourism industry further contributes to the city's economic growth, making it an opportune time to invest in Mysuru's real estate landscape.



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Specifications

Specification for our Residential Project Tranquil, Situated at Sy No.167/1, Bogadi Village, Kasaba Hobli, Mysore in all measuring 00 acre 35 Guntas.

Structure:

Foundation: Conventional

Super structure: RCC structure framed structure (Designed for Seismic Zone 2).

Corridors:

Elegant Vitrified Flooring Ground Floor with Good wall Finishes.

Corridor flooring (Upper Floors) in Anti-skid vitrified tiles and lift cladding in granite or premium vitrified tiles.

All Common area walls paint with Premium emulsion and ceilings in OBD.

Staircases in Premium Step Tiles (anti-skid) or Granite with OBD on walls and ceilings.

Lifts:

Passenger elevator with a capacity of 8 person - 2 in Nos.

Apartment Flooring:

Living/Dining: Vitrified Tiles

Bedrooms Vitrified Tiles

Balcony/Deck: Ceramic Tiles

Kitchen: Vitrified Tiles (same as living)

Utility: Ceramic Tiles

Toilets:

Anti skid Ceramic tiles for the flooring, with Vitrified Tiles on walls up to the ceiling

Pedestal wash Basin

EWCs and chrome plated fittings

Chrome plated tap with Diverter

Provision for exhaust fan

Wall Dado

Master Bedroom Toilet: Vitrified tiles - Dado up to false ceiling height

Kitchen: Vitrified tile dado for 2 feet over the granite counter

Specifications

Kitchen:

Granite counter with chrome plated tap with single bowl
single drain stainless steel sink
Provision for exhaust fan/Chimney

Doors & Windows

Internal Doors, External Doors & Windows

Main door - 7 feet high opening with Premium engineered door with frame polished on both sides.

Other internal doors - 7 feet high with engineered frames and laminated or flush door shutters

UPVC frames and sliding shutters for all external doors

2 track UPVC / Aluminium-framed windows with clear glass with morquito mesh shutters.

UPVC ventilator in bathroom with exhaust provision.

Enamel painted MS grills

Painting & Finish

Premium Exterior Emulsion on Exterior walls

Internal walls in Premium emulsion and ceiling in OBD

All railings with enamel paint

Electrical

Completely concealed electrical wiring made from PVC insulated copper, wired, modular switches, light points & sufficient power outlets.

3 KW power will be provided for all the apartments.

TV and telephone points provided in the living only.

Split AC provision in living and all bedrooms.

ELCB and individual meters will be provided for all apartments.

Modular Switches

DG Power

100% power back up for all common areas and lifts

1KW for flats

Security system & Automation

Provision for Intercom Facility/CCTV Surveillance

Sustainability Provisions

Rain Water Harvesting

Sewage treatment plant



Brands

Steel: Premium Quality Fe 550 Grade or equivalent.

Cement: Chettinad, Penna cement or equivalent.

Aggregates: VSI grade materials. In accordance with the NBC.

Sand: Manufactured sand.

Tiles: RAK, Nitco or equivalent.

Electrical wiring: Havells, Polycab or equivalent.

Electrical switch gears and distribution box: Indo asian,
Abb or equivalent.

Plumbing and sanitary pipes and its fittings: Astral,
Ashirwad or equivalent.

Sanitary ware: Hindware, Parryware or Equivalent

CP fittings: Jaguar, Grohe or equivalent.

Doors: Premium Engineered doors.

Door Locks: Europa, Yale or equivalent.

Paint Internal: Asian paints, berger or equivalent.

Kitchen sink: Premium stainless-steel sink. Like NIRALI or
equivalent.

Lift: Johnson, Tyson Krupp or equivalent





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