



SANSA COUNTY

BY AURO TATTVA

HYDERABAD'S FIRST AND LARGEST INTEGRATED TOWNSHIP
PATANCHERU

———— UNRAVEL THE SECRET OF ————

HOLISTIC LIVING

S E C T O R

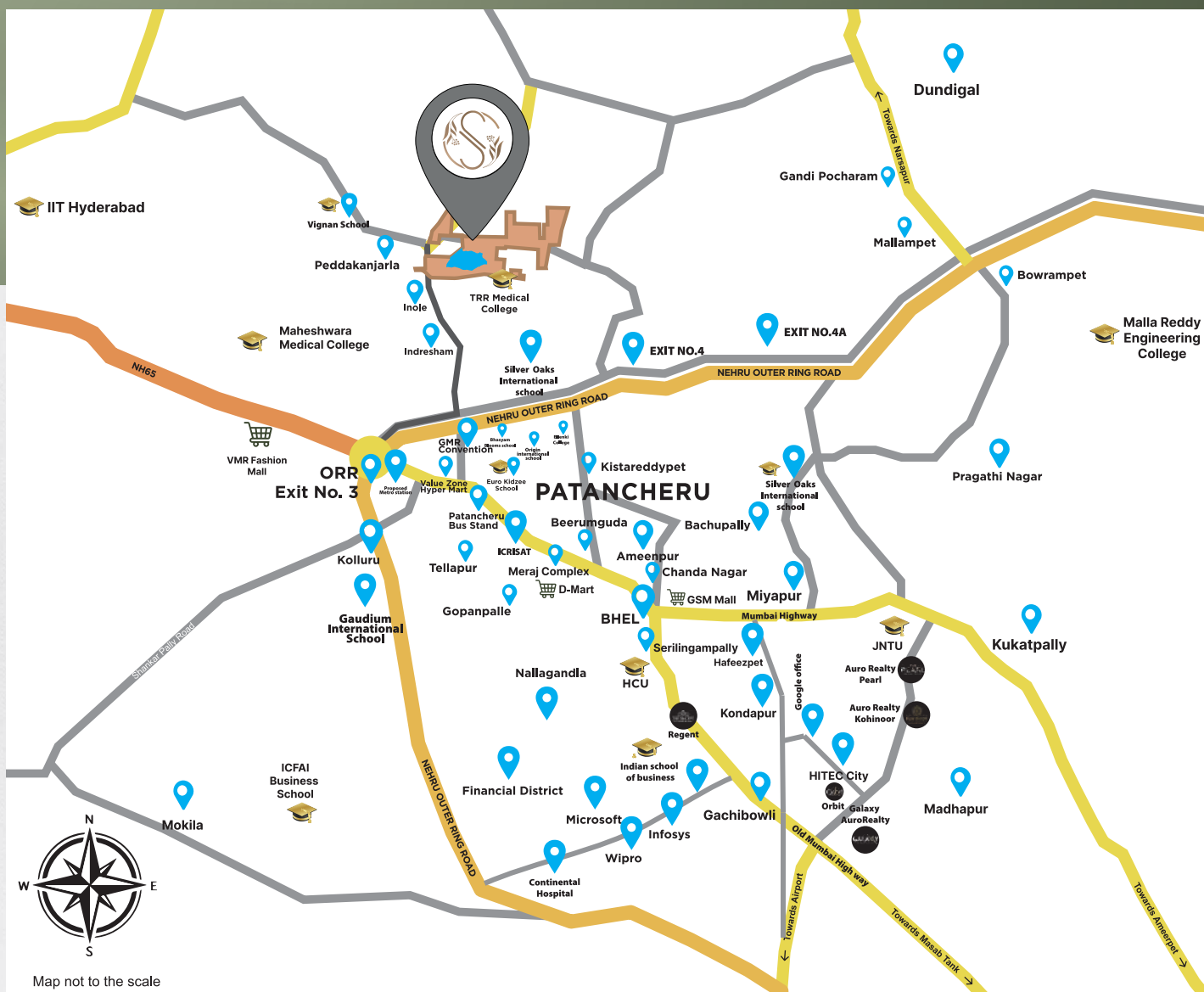
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UNLOCK THE CONVENIENCE OF MODERN LIVING

Sansa County, Hyderabad's first and largest integrated township at Patancheru is surrounded by natural elements like verdant greens and a tranquil lake providing an invigorating environment. What's more, spread across sprawling 313 acres, this township is truly integrated as it offers well-planned retail and commercial hubs alongside premium residential spaces that coexist with ample recreational facilities, providing a truly holistic living experience.



UNLEASH THE POWER OF CONNECTIVITY



LOCATION HIGHLIGHTS

EDUCATIONAL INSTITUTES*	
Vignan School	4 Mins
Bhashyam Blooms School	15 Mins
Gaudium International School	32 Mins
Origin International School	15 Mins
Prism International School	29 Mins
TRR Medical College	6 Mins
Ellenki College of Engineering and Technology	20 Mins
Silver Oaks International School	15 Mins
DPS School	23 Mins
HOSPITALS*	
Medistar Hospital	10 Mins
TRR Medical College	5 Mins

CONNECTIVITY*	
Patancheru Bus Terminus	20 Mins
Cinemax Mall	30 Mins
Proposed Metro Station	25 Mins
ICRISAT	28 Mins
Exit No. 4	16 Mins
Exit No. 3	15 Mins
Airport	60 Mins

OTHERS*	
Value Hyper Market	20 Mins
Financial District	40 Mins
Gachibowli	45 Mins
Bachupally	40 Mins

(*approx. distances)



UNRAVEL THE SECRET OF HARMONIOUS LIFESTYLE

Come home to the magnificence of Vaastu compliant holistic villas
that exude premium class and unparalleled luxury.
Experience stately living at its very best and in a league of its own.

TOTAL AREA
47.5 ACRES

NO. OF VILLAS
437

300 SQ. YDS.
4 BHK TRIPLEX
VILLAS

VAASTU COMPLIANT
EAST & WEST
FACING VILLAS



ENTRY GATE

UNCOVER THE DETAILS WITHIN THE PLANS

SECTOR 2 SITE PLAN

LIST OF PROPOSED AMENITIES

- 1. GARDEN ENTRY/EXIT
- 2. NATURE TRAIL
- 3. GARDEN SEATERS
- 4. FLORAL GARDEN
- 5. AROMA GARDEN
- 6. ROCK GARDEN
- 7. GAZEBO
- 8. MULTIPURPOSE COURT
- 9. STEPPED SEATING COURT
- 10. COMMUNITY FARM
- 11. FESTIVE/PARTY LAWN
- 12. SEATING PODS
- 13. SOCIAL TREE COURT
- 14. SENIOR CITIZENS' AREA
- 15. HERBAL GARDEN
- 16. SENSORY GARDEN
- 17. GARDEN PLAZA WITH ACCENT FLOORING
- 18. SEATING PAVILION WITH GAZEBO
- 19. FRUIT ORCHARD
- 20. SKATING RINK
- 21. SEATING PLAZA
- 22. KIDS' PLAY AREA
- 23. TODDLER'S PLAY ON SAND PIT
- 24. BADMINTON COURT
- 25. PRACTICE CRICKET PITCH
- 26. SWING PARK
- 27. BASKETBALL COURT
- 28. REFLEXOLOGY PATHWAY
- 29. MULTIPURPOSE LAWN
- 30. LUDO AND HOPSCOTCH POCKET
- 31. GARDEN ENTRY PLAZA
- 32. JOGGING/WALKING TRAIL
- 33. PETS' PARK
- 34. AEROBIC DECK
- 35. YOGA LAWN
- 36. OUTDOOR GYM
- 37. SWIMMING POOL
- 38. MAZE GARDEN



UNLEASH THE POWER OF PLANNING





All Images are Artist's Impression



LIVING ROOM



TERRACE



DINING AREA



MASTER BEDROOM



WEST FACING VILLA



EAST FACING VILLA



STUDY ROOM

All Images are Artist's Impression



BALCONY



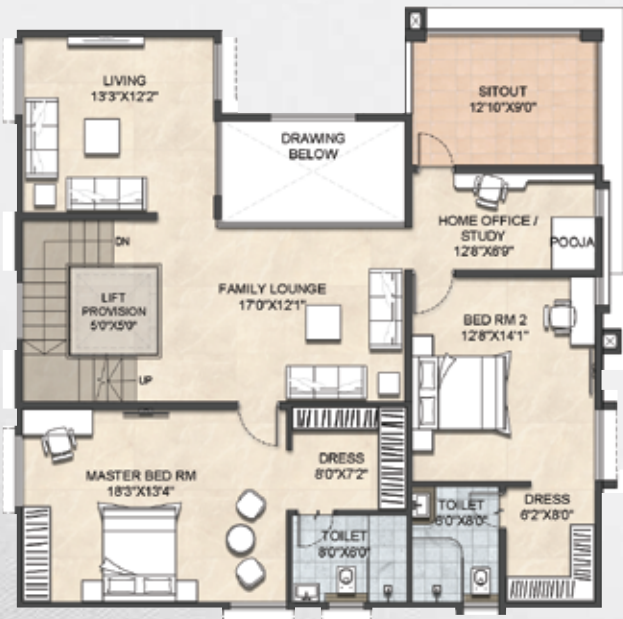
BATHROOM

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WELCOME POSITIVE ENERGY AND AUSPICIOUS BEGINNINGS IN YOUR EAST FACING VILLA



GROUND FLOOR PLAN



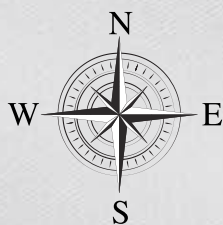
FIRST FLOOR PLAN



SECOND FLOOR PLAN

VILLA PLOT AREA 300 Sq. Yds.
VILLA PLOT SIZE - 53'0 x 51'0

FLOOR	BUA (Sq. Ft.)
Ground Floor	1542
First Floor	1453
Second Floor	905
Total	3900



ENJOY WEALTH AND PROSPERITY ABOUND IN YOUR WEST FACING VILLA



GROUND FLOOR PLAN



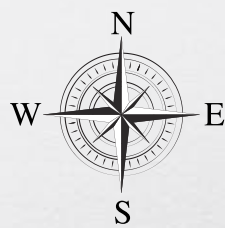
FIRST FLOOR PLAN



SECOND FLOOR PLAN

VILLA PLOT AREA 300 Sq. Yds.
VILLA PLOT SIZE - 53'0 x 51'0

FLOOR	BUA (Sq. Ft.)
Ground Floor	1592
First Floor	1472
Second Floor	836
Total	3900



SPECIFICATIONS

STRUCTURE

- R.C.C Framed Structure/R.C.C Shear wall Framed Structure.
- Solid/Hollow Cement/Fly ash concrete blocks for Non-Structural members (wherever needed).

FLOORING

- Living, Drawing, Dining, Kitchen, Family Lounge, Home Office/Study, Multi Purpose Room & all other Bedrooms: Vitrified Floor Tiles of superior quality.
- All Bathrooms: Anti-Skid Vitrified/Ceramic Floor Tiles of superior quality.
- Utility/sitout Areas: Anti-Skid Vitrified/ Ceramic Floor Tiles of superior quality.
- Staircase: Granite/Vitrified Flooring of superior quality.
- Car Parking: Cement Tiles/Concrete Flooring.

TILE CLADDING

- Bathrooms: Vitrified Tiles up to lintel height of superior quality.

DOORS & WINDOWS

- Main Door: Engineered wood frame and shutter finished with melamine polish and fixed with reputed make hardware.
- Internal Doors: Manufactured hard wood door frame & laminate shutter and fixed with reputed make hardware.
- Other Doors: UPVC/Wooden Doors.
- Windows: UPVC framed Window system with clear glass and provision for mosquito mesh track.

RAILING

- Balcony: Aesthetically Designed MS/Glass Railing.
- Internal Staircase: Aesthetically Designed SS railing.

WALL FINISHES

- Internal Walls/ceiling: Smooth putty finish with two coats of Acrylic Emulsion Paint of a reputed make.
- External Walls: Textured/Smooth finish with two Coats of Exterior Emulsion Paint of Reputed Make.

KITCHEN

- 5 power points in kitchen with multi-pin 6/16A sockets (Chimney, Refrigerator, Micro wave, Mixer/grinder and water purifier).

ALL BATHROOMS

- EWC
- C.P fittings.
- Wall Mounted Wash Basin.
- Single lever wall mixer and shower (except in Powder & Servant Toilet).
- Provision for Geysers in all Bathrooms (except in Powder & Servant Toilet).

ELECTRICAL

- “3 Phase” power supply for each unit with dual meter.
- Concealed copper wiring of reputed make with Sufficient Power Outlets and Light Points.
- Miniature Circuit Breakers (MCBs) of reputed make for distribution boards.
- Electrical Provision for Installation of Split ACs in the living room and all bedrooms.
- Modular Switches of reputed make.
- 100% DG backup for Street Lighting and partial load for each villa (Selected Lights & Fans).

CABLE TV

- Conduit Provision for Cable TV & Internet connection at appropriate locations.

WTP & STP

- Water treatment plant only for bore-well water supply.
- Distribution within each unit from individual Overhead Tank.
- A Sewage treatment plant of adequate capacity as per norms will be provided inside the project. Total Sewage water will be used for Landscaping & Flushing purposes.
- Rainwater harvesting as per relevant bye laws.

LIFT

- Space and Electrical conduit Provision for Indoor Hydraulic Lift.

SECURITY

- CCTV Surveillance at Township Main Entry & Exit only.

EXQUISITE CLUBHOUSE INDULGENCES SPREAD
OVER 52,000 SQ. FT.



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SECTOR 2
PROPOSED CLUBHOUSE AMENITIES

BANQUET HALL
GUEST ROOMS
CONVENIENCE STORE
RESTAURANT
MULTIPURPOSE ROOM
MINI THEATRE

BADMINTON COURT
SQUASH
CO -WORKING SPACE
CLINIC/PHARMACY
KIDS' PLAY AREA
DIGITAL GAMING ZONE

BILLIARDS
TABLE TENNIS
YOGA/AEROBICS
GYM/SPA
CHESS/CARROM
AND MORE...



SANSA COUNTY

BY AURO TATTVA

HYDERABAD'S FIRST AND LARGEST INTEGRATED TOWNSHIP

PATANCHERU

Aurobindo Tattva Township Developers LLP
LLP Number: AAW-0046 | GSTIN:36AAICM3245N1Z3

Registered Address:
1-121/1, Sy. No. 66,67, Miyapur, Hyderabad, Telangana, 500049.

Corporate Office Address:
21st Floor, Wing A, GALAXY, Plot No. 1, Sy. No. 83/1, Hyderabad Knowledge City, Raidurg (Panmaktha),
Hyderabad, Telangana - 500 081.

HMDA Layout Permit No: 35/LO/Plg/HMDA/2023,
Site Address: Situated In Survey No. 121 (P), Peddakanjarla Village, Patancheru Mandal, Sangareddy
District, Sanga Reddy, Telangana 502 319.
TSRERA No.: P01100007329

www.aurorealty.com

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