



EXPERIENCE DISTINGUISHED

Luxury



LIVE IN MAGNIFICENCE



A sophisticated interpretation of luxurious living, Aura by Hirani Foundations brings together a charming selection of just 30 exclusive two & three bedroom apartments in the most desirable & prestigious residential location of Shanthi Colony, at Anna Nagar.

A distinctly alluring abode replete with thoughtful details, functional aesthetics and stylish features, Aura epitomizes privileged city living, at its finest.

Expansive living spaces and indulgent lifestyle amenities with upscale fixtures and high-end construction quality enliven the world-class design.

A captivating play of light and air and a harmonious blend of opulent materials and breathtaking views accentuate the majestic qualities of these contemporary homes.

Magnificence
Magnificence
Magnificence
Magnificence
Magnificence







PRIZED STATUS SYMBOL

A regal lifestyle worthy of the privileged few, the striking floor plans of each and every apartment is fashioned with multiple levels of privacy to create a truly special, villa style living experience with minimum wall sharing.

These spectacular residences follow one simple principle- luxury is a distinctive expression of yourself, your personality & your refined sensibilities.

Every home is a unique expression of the way you choose to live.

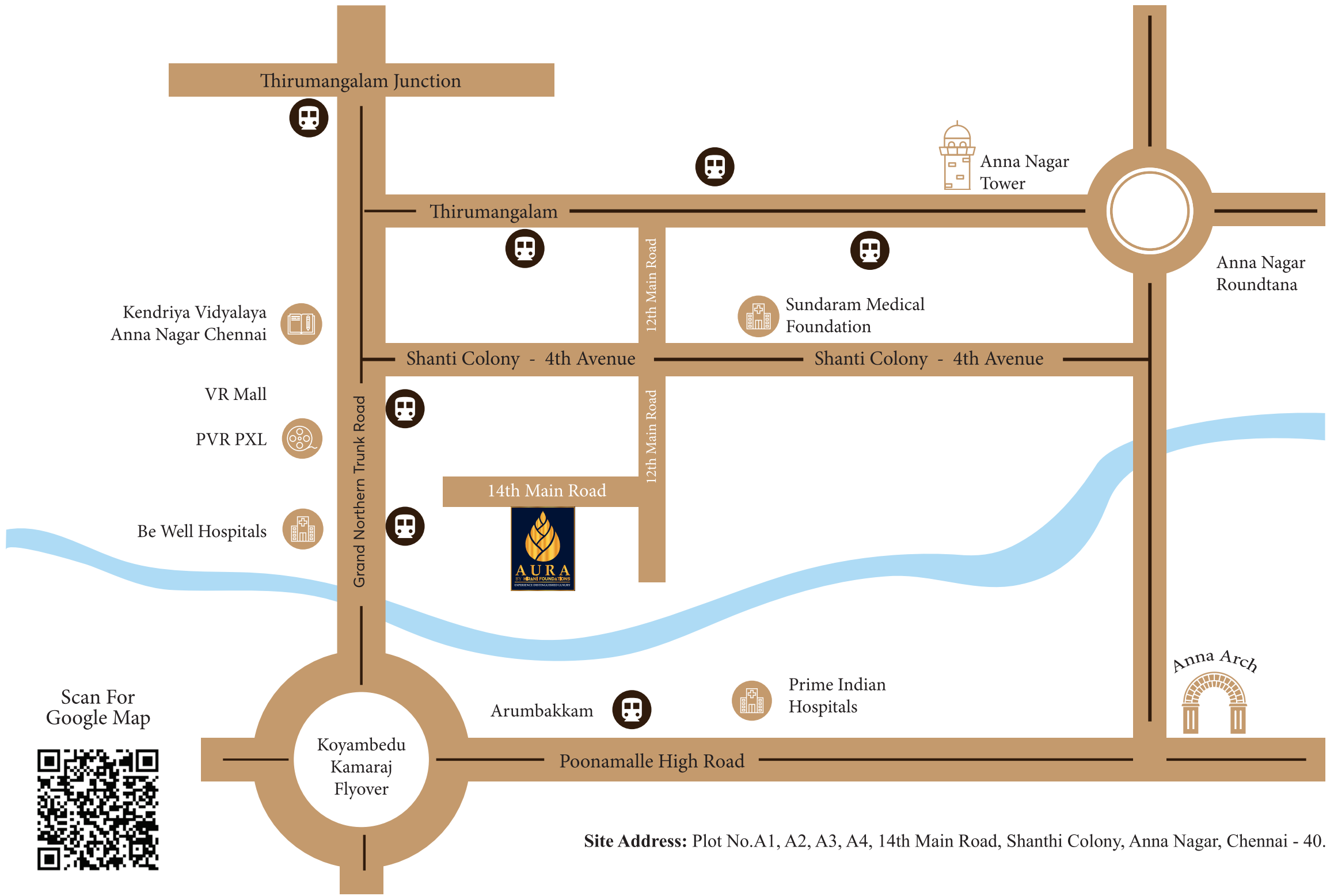
It will be your retreat, your escape, your pride & your joy.

CHERISH THE CONVENIENCE



Strategically positioned in Shanthi Colony, Anna Nagar, Aura by Hirani Foundations is an iconic address that keeps its residents enviably close to an array of celebrated and renowned shopping malls, commercial establishments, educational institutions, entertainment zones and recreational attractions, and just steps from public transportation, metro stations & the best that the vibrant Chennai city has to offer.

It enjoys enviable proximity and amazing connectivity to several well-known landmarks and also profits from an advantageous & prime setting, right in the heart of the city, making it a smart and rewarding investment with assured manifold returns.



Scan For Google Map



Site Address: Plot No.A1, A2, A3, A4, 14th Main Road, Shanthi Colony, Anna Nagar, Chennai - 40.

INDULGENCE THAT ENCHANTS



Enveloped in exquisite surroundings, your Aura home is an address that appreciates with time, and instantly evokes admiration. Revel in the beauty and tranquility of picturesque landscaping with generously laid out lush gardens that let nature flow seamlessly into the mesmeric living spaces. The ultimate statement of grandeur, these glamorous homes offer you an extraordinary standard of indulgence with a fine collection of impressive amenities for an enriching lifestyle.

Gym



CCTV



Intercomm



2 Lifts



Landscaped Terrace



Power Backup







EFFICIENT PLANS

THAT WILL FLOOR YOU



14TH MAIN ROAD

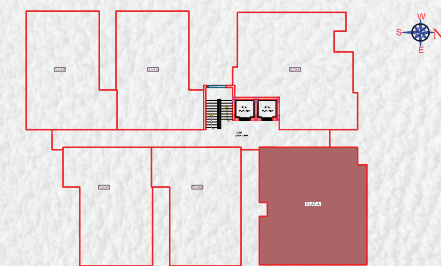
TYPICAL FLOOR PLAN



TYPICAL FLOOR FLAT - A
FIRST, THIRD & FIFTH



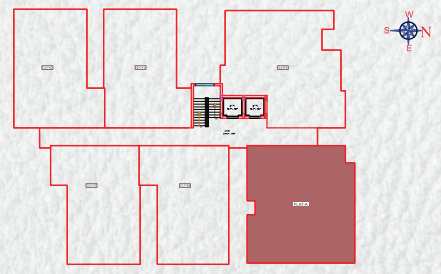
UNIT NO	1A, 3A & 5A
TYPE	3 BHK
RERA CARPET AREA (IN SQ.M)	97.06
PLINTH AREA (IN SQ.FT.)	1187.94
SUPER BUILT UP AREA (IN SQ.FT.)	1373
UDS (IN SQ.FT.)	504



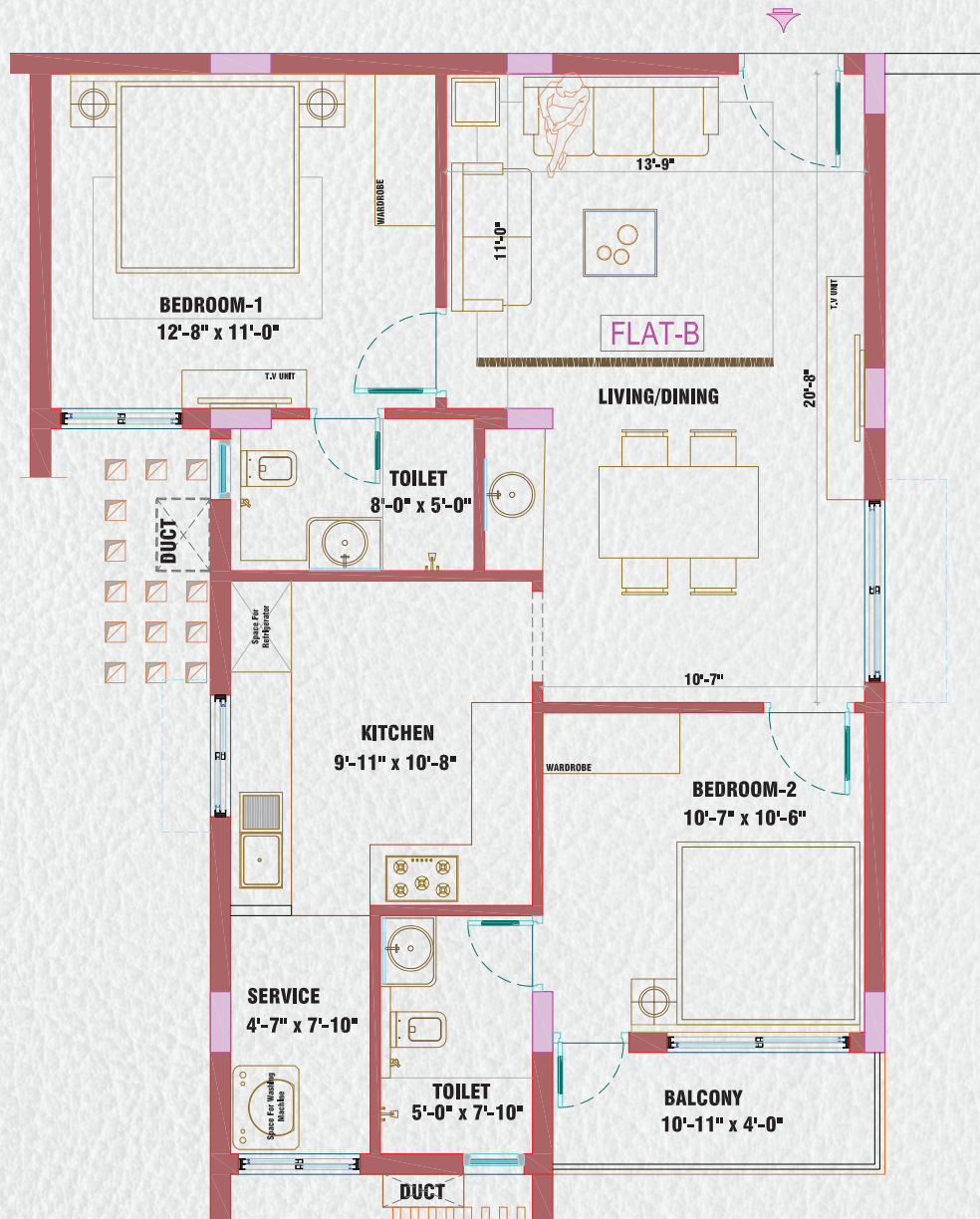
MASTER PLAN



UNIT NO	2A & 4A
TYPE	3 BHK
RERA CARPET AREA (IN SQ.M)	97.06
PLINTH AREA (IN SQ.FT.)	1187.94
SUPER BUILT UP AREA (IN SQ.FT.)	1373
UDS (IN SQ.FT.)	504

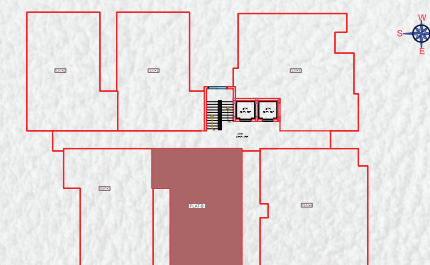


MASTER PLAN

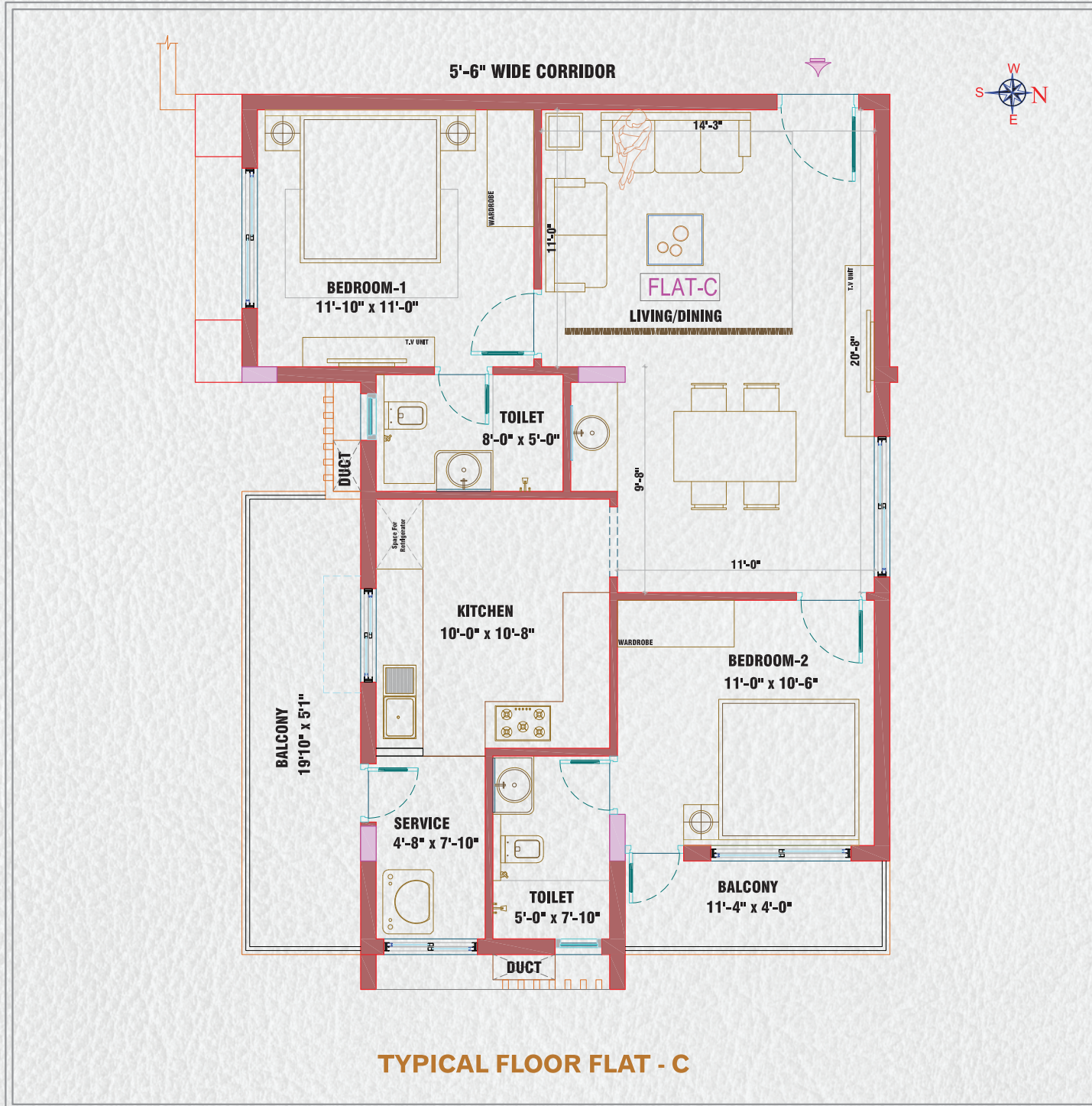


UNIT NO	1B - 5B
TYPE	2 BHK
RERA CARPET AREA (IN SQ.M)	70.81
PLINTH AREA (IN SQ.FT.)	885.71
SUPER BUILT UP AREA (IN SQ.FT.)	1024
UDS (IN SQ.FT.)	375

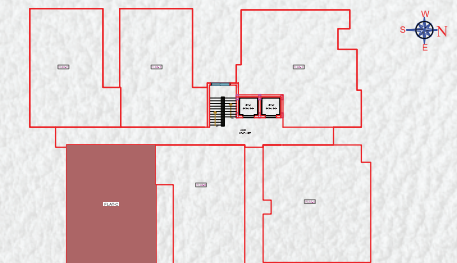
TYPICAL FLOOR FLAT - B



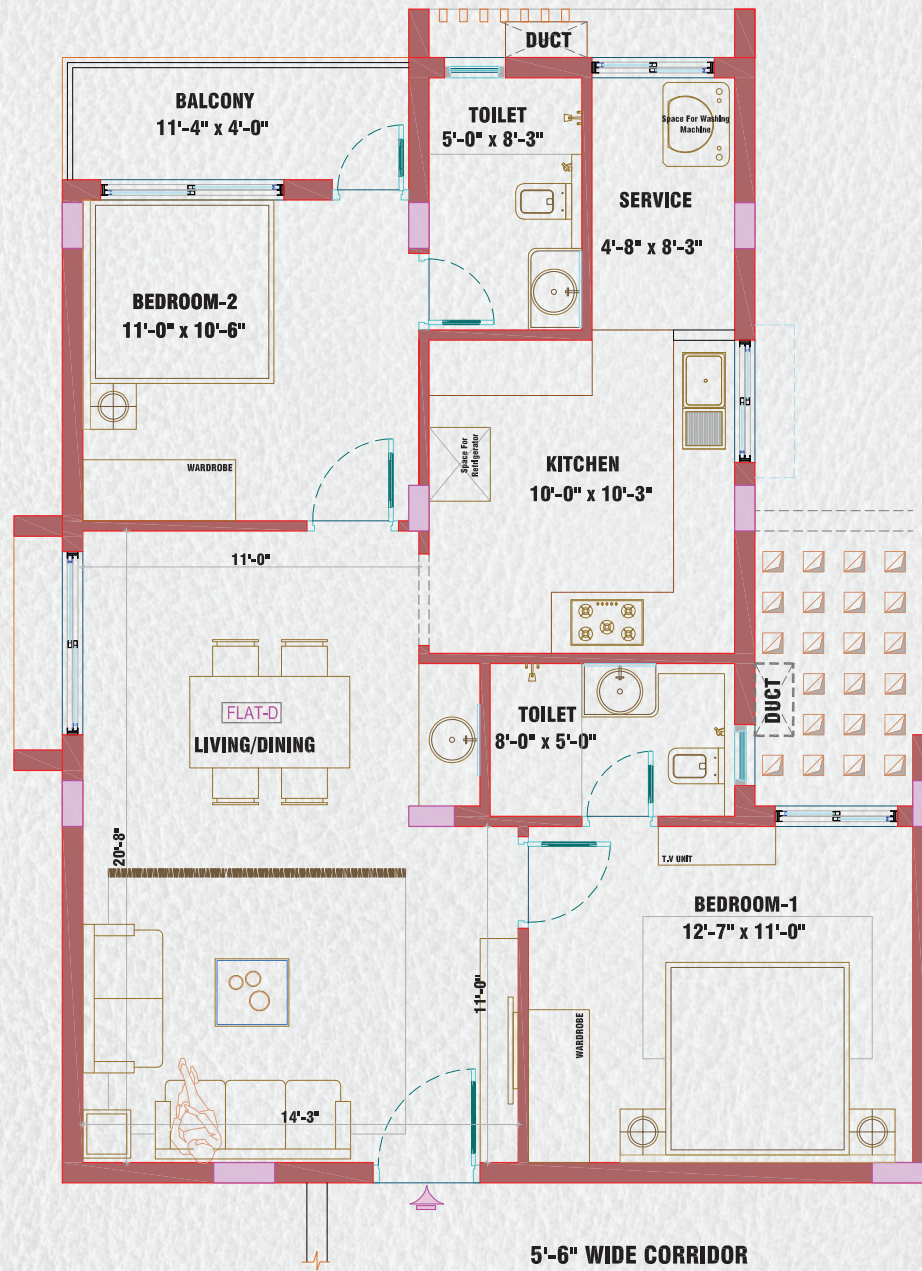
MASTER PLAN



UNIT NO	1C - 5C
TYPE	2 BHK
RERA CARPET AREA (IN SQ.M)	71.44
PLINTH AREA (IN SQ.FT.)	894.26
SUPER BUILT UP AREA (IN SQ.FT.)	1033
UDS (IN SQ.FT.)	379



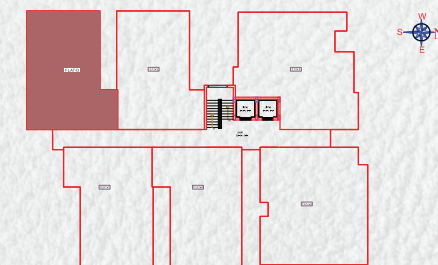
MASTER PLAN



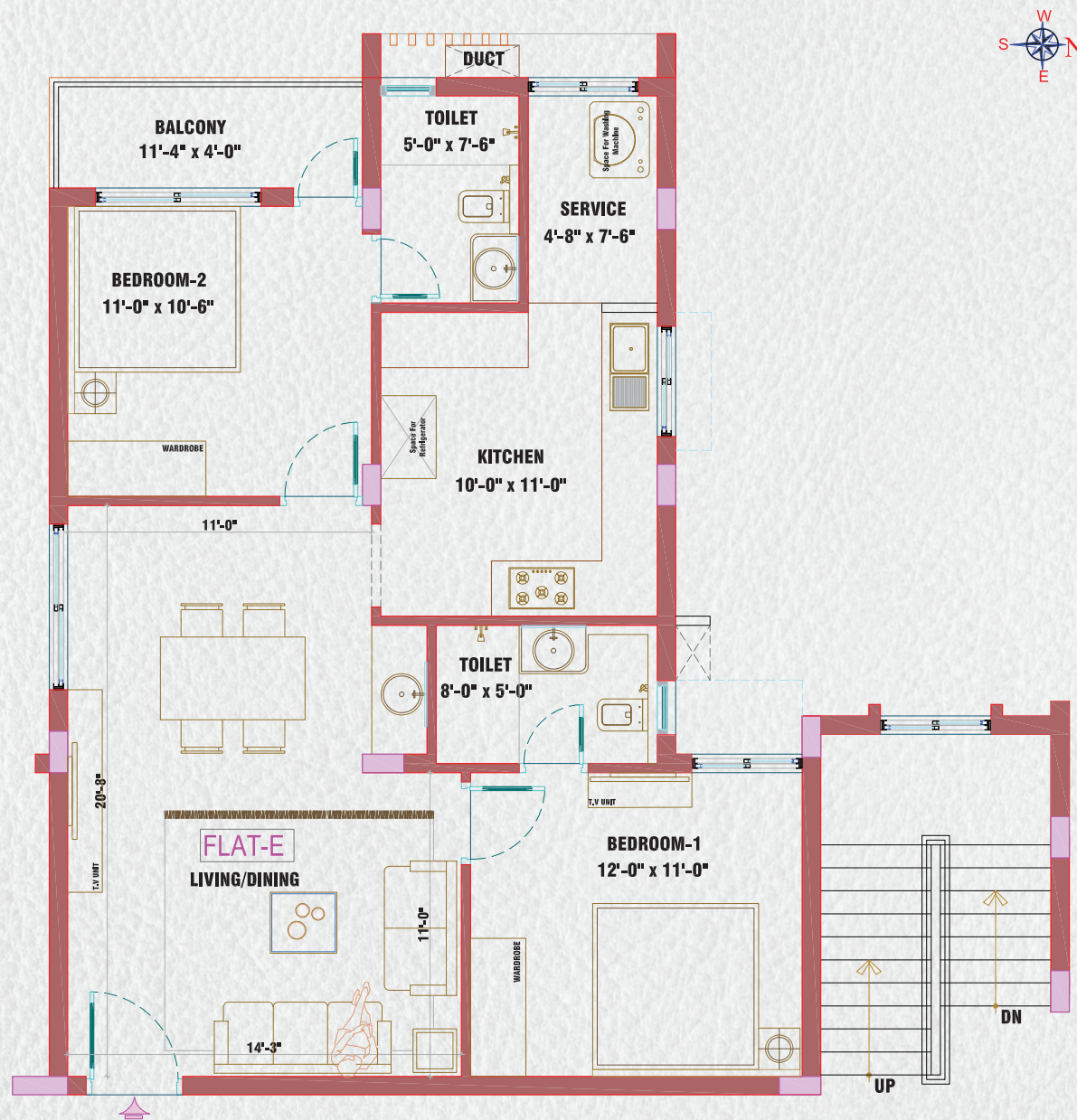
TYPICAL FLOOR FLAT - D



UNIT NO	1D - 5D
TYPE	2 BHK
RERA CARPET AREA (IN SQ.M)	72.16
PLINTH AREA (IN SQ.FT.)	902.74
SUPER BUILT UP AREA (IN SQ.FT.)	1043
UDS (IN SQ.FT.)	382

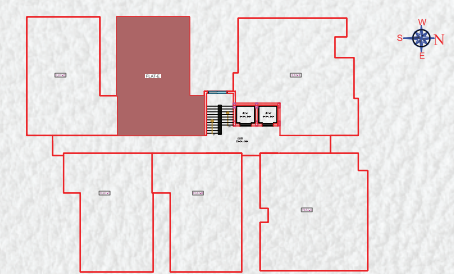


MASTER PLAN



UNIT NO	1E - 5E
TYPE	2 BHK
RERA CARPET AREA (IN SQ.M)	71.51
PLINTH AREA (IN SQ.FT.)	895.55
SUPER BUILT UP AREA (IN SQ.FT.)	1035
UDS (IN SQ.FT.)	380

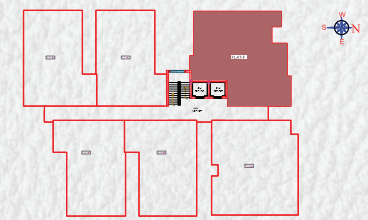
TYPICAL FLOOR FLAT - E



MASTER PLAN



UNIT NO	1F - 5F
TYPE	3 BHK
RERA CARPET AREA (IN SQ.M)	94.45
PLINTH AREA (IN SQ.FT.)	1172.24
SUPER BUILT UP AREA (IN SQ.FT.)	1355
UDS (IN SQ.FT.)	497



MASTER PLAN



PREMIUM **SPECIFICATIONS**

STRUCTURE:

- RCC framed structure with RC foundations confirming to BIS.
- Anti-termite treatment as per BIS for the complete Building.
- All walls with Aerocon bricks set in cement mortar.
- 9" thick Brick wall for the outer wall and 4-1/2" thick Brick wall for all internal partition wall.

WALL FINISHES:

- External Walls finished with Weather Shield Max.
- The toilet walls finished with Joint Free Tiles.
- Wash area will be finished with Ceramic Tiles.
- 2' above the kitchen platform will be finished with double glazed ceramic tile

FLOOR FINISHES:

- Bedrooms, Living, Dining & Kitchen will be finished with 600 x 600 or 800 x 800 or 1000 x 1000 Vitrified tiles with matching skirting.
- Wash & Service will be finished with Ceramic Anti – Skid tiles.
- Lobby and Staircase areas will be finished with Marble / Granite.
- Car park areas will be finished with Granite Flooring / Parking Tiles.
- Columns in the car park will be provided with rubberized edge protection.
- Driveway will be finished with PCC with Granolithic Flooring/ interlocking Blocks.

POWER SUPPLY AND GENERATOR

- 3 Phase Power Supply, with Generator Back-Up for common lights, lifts, pumps and for all lights, fan points including fridge point inside the apartment would be provided.





DOORS & WINDOW:

- Paneled Teak Front Main Door.
- Godrej or Equivalent locks will be provided.
- All Bedrooms doors will be of African teak wood frame with BST/Moulded skin paneled door.
- Toilet doors – African teak wood frame with OST/Moulded Skin paneled door with one side polish & other side with laminated finish.
- French doors – African teak wood frame with melamine polish, shutters fitted with 5mm thick glass and MS Grills with Enamel paint / UPVC French Doors with UPVC Frame
- Windows – UPVC windows (Fenesta/Equivalent) Sliding/Openable as per Architects Design.

KITCHEN:

- Provision for basic electrical & plumbing lines.
- Provision for Aqua Guard/R.O. Machine will be made.

LIFT:

- The building will be served by 2 Eight passenger lifts of Schindler/Johnson or Equivalent make.

TOILETS:

- Parryware / Kohler /Hindware wall hung European Water Closets.
- All CP fittings in bathrooms are of Jaquar / Kohler or Equivalent.
- Bathroom Health Faucets will be provided.
- Provision for Shower for all toilets.

COMMON TOILET:

- Common Toilet for drivers and domestic help.

ELECTRICAL

- Concealed Insulated Copper Multi-strand wires in all Apartments.
- Each Apartment will be provided with a distribution board having MCB's. of Legrand/Anchor.
- TV and Telephone Points will be provided in Living Room.
- Electrical Provision for Microwave, Fridge Mixer, Grinder, Aqua guard and
- All Toilets will have electrical provision for connecting a Geyser.

SECURITY

- Intercom System with connection to the security will be provided.
- CCTV for common areas in the stilt and terrace area.

LANDSCAPING

- Landscaping of Terrace as per architect's Design.

SUMP

- One underground RCC sump of 25,000 Ltrs capacity for metro water will be provided.

BOREWELL

- Two bore wells of required depth, with motors, would be provided.

RAIN WATER HARVESTING

- As per the requirements of CMWSSB.

EXTRA WORK

- If any additional work is required to be carried out or extra fittings are to be provided, the same will be executed at extra cost after the Allottee approves the estimate for extras and pays the extra cost in Advance.

