



ADARSH TRANQVILLE

Off Hennur Road



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Artistic Impression

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The facade, colour schemes, furniture and landscaping is purely indicative and for representative purposes only.

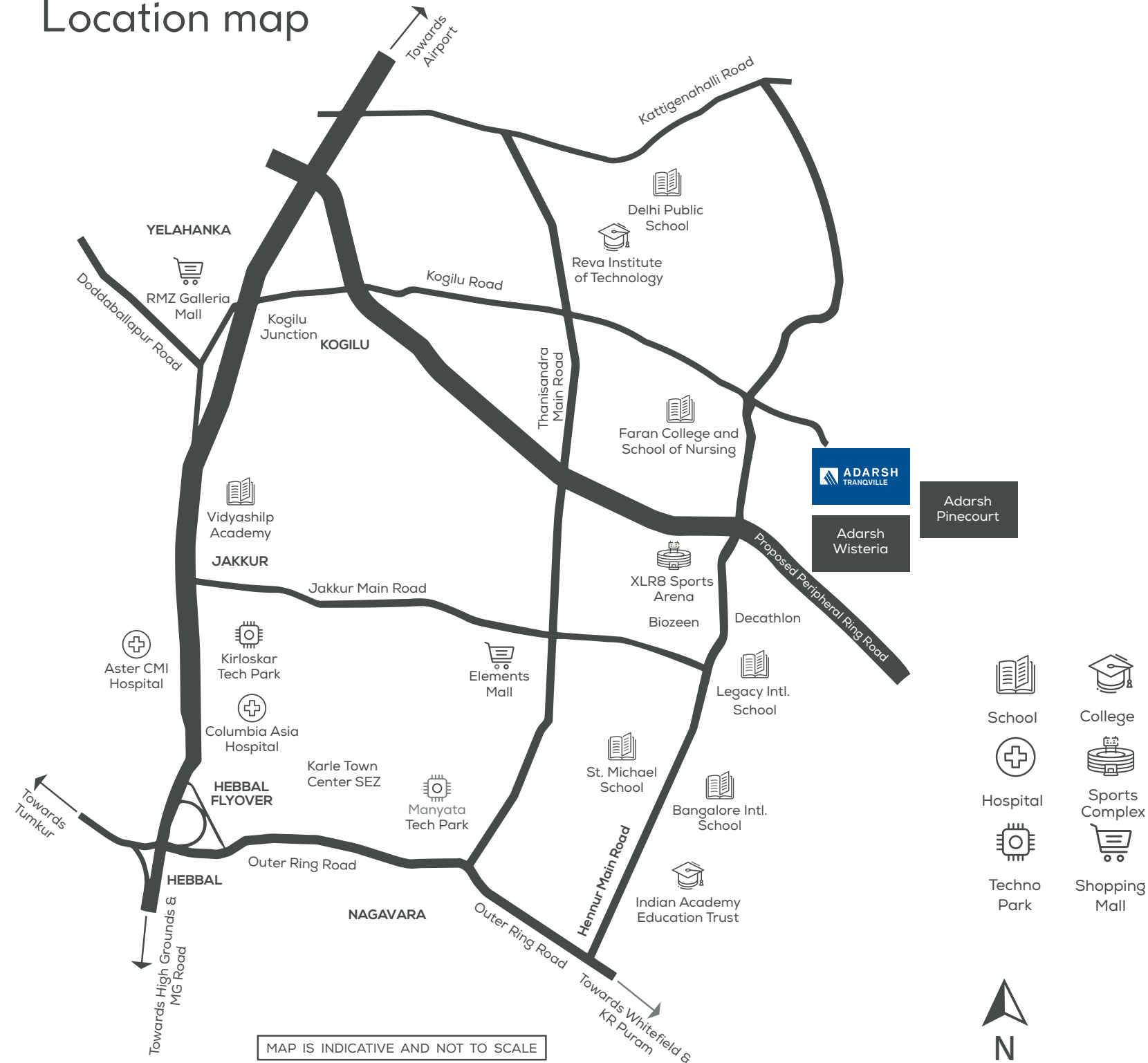
**HOMES AT
TRANQVILLE ARE
ALL ABOUT YOUR
WELL BEING, WHERE
ARCHITECTURE,
GARDENS AND
LANDSCAPE BLEND
SEAMLESSLY INTO
ONE ANOTHER.**



Spread over 14 acres, Tranqville is a gated community that hosts 106 homes. The project is located just off the Hennur Road in a serene corner of North Bangalore. Life at Adarsh Tranqville comes with a bunch of perks. Comfortably far from the hustle & bustle of the city, it gives you the privacy of your own Villa, the comforts of a plush resort, the security of a gated community, and the intimacy of knowing like-minded individuals as neighbours. Exuding peace, natural beauty and impeccable style, replete with world-class amenities, Adarsh Tranqville offers you the life you've always wanted.

Tranqville Villas:
Fully detached: 46' X 75'
Semi-detached villas: 40' X 65'

Location map



CLOSE TO EVERYTHING YOU NEED, FAR FROM EVERYTHING YOU DON'T.

Malls, industrial complexes and IT hubs flourishing in the area signal the rapid growth of the hottest residential and commercial district. The Hennur Road is booming to say the least. Living here affords you the feeling of being slightly away from the din of the chaotic parts of Bangalore, yet comfortably close to every lifestyle and essential service you will need. Some of the city's best international schools and colleges are within a 4 sq. km. vicinity. World-class healthcare services are a mere 15 minute drive. Two massive sports arenas are five minutes away. It's also a short drive to Kalyan Nagar, the most cosmopolitan marketplace around east Bangalore. The CBD in itself is just a 40 minute drive.

- TRANSPORTATION HUBS**
 - Airport - 21 KM
 - City Railway Station - 23 KM
 - Mg. Road - 16 KM
 - Kammanahalli - 10KM
 - Hebbal - 17 KM
 - Indiranagar - 17 KM
- WORK**
 - Manyata Tech park - 8 KM
 - Kirtoskar business park - 14.5 KM
 - Karle town centre sez - 10 KM
 - KIADB SEZ - 17 KM
- SPORTS COMPLEX**
 - XLR8 Sports Arena - 2 KM
 - Decathlon - 3 KM
- HOSPITALS**
 - Aster CMI - 12 KM
 - Columbia Asia - 15 KM
- SCHOOLS AND COLLEGES**
 - Delhi Public School - 7 KM
 - Legacy School - 3 KM
 - United International School - 500 MTS
 - Bangalore International School - 5 KM
 - Vidyashilp Academy - 11 KM
 - Indian Academy Education Trust - 7 KM
- RETAIL HUBS**
 - Elements Mall - 7 KM
 - RMZ Galleria Mall - 10 KM
 - Orion East - 12 KM

MASTER PLAN

LEGEND

1. Main entry

2. Security cabin

3. Pavilion

4. Sand pit with climbing wall

5. Children's play area

6. Seating

7. Car parking

8. Multipurpose court

9. Giant chess

10. Hopscotch
11. Skating rink

12. Elder's relaxation zone

13. Exercise station

14. Barbeque counter

15. Open lawn

16. Pool deck

17. Kid's pool

18. Swimming pool

19. Club house



MAIN ENTRY



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THE TRANQVILLE ADVANTAGE

The exclusive environment of a gated community assures safety, prestige and privacy. 24/7 security gives you peace of mind.

Higher security levels, restricted traffic and lower vehicle speeds make the community a much safer environment for carefree children, joggers and senior citizens.

The excellent location off Hennur Road ensures close proximity to workplaces, healthcare, educational institutions and other major lifestyle destinations.

In the midst of a growing IT hub, a return on investment is almost certain.

The ample greenery and landscaping soothes your mind and makes you feel like you are miles away from everything.

Vast space, high ceilings and large windows welcome you to a world of expansive living with ample natural light and fresh air.

Wooden-floored bedrooms and marble-floored living, dining and family rooms adds warmth and elegance to fine living.

Every Villa is placed off-centre to its plot, with a 50 ft. long garden overlooking the living & dining areas and a 46 ft. wide backyard to ensure that you are surrounded with abundant greenery.

A brand called Adarsh. An assurance of quality and excellence.



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THE GOOD LIFE BECKONS

Leave the chaos of city life behind the moment you enter Tranquille. The road from the entrance leads you to a massive 2 acre central green court with an ultra-modern Clubhouse. This is where your life takes a new turn. You can choose to rejuvenate your mind, body and soul without having to leave the community in myriad ways. Tranquille's Clubhouse brings together every facility for a contemporary lifestyle and lets you enjoy all of it in uncrowded, perfect peace.

Clubhouse Amenities

- Gym
- Swimming Pool
- Kid's Pool
- Badminton
- Table Tennis
- Billiards & Snooker
- Health Club & Spa
- Aerobics / Yoga
- Indoor Games
- Outdoor Multiplay Court
- Outdoor Kid's Play Area
- Multipurpose Hall
- Landscaped Gardens
- Convenience Store



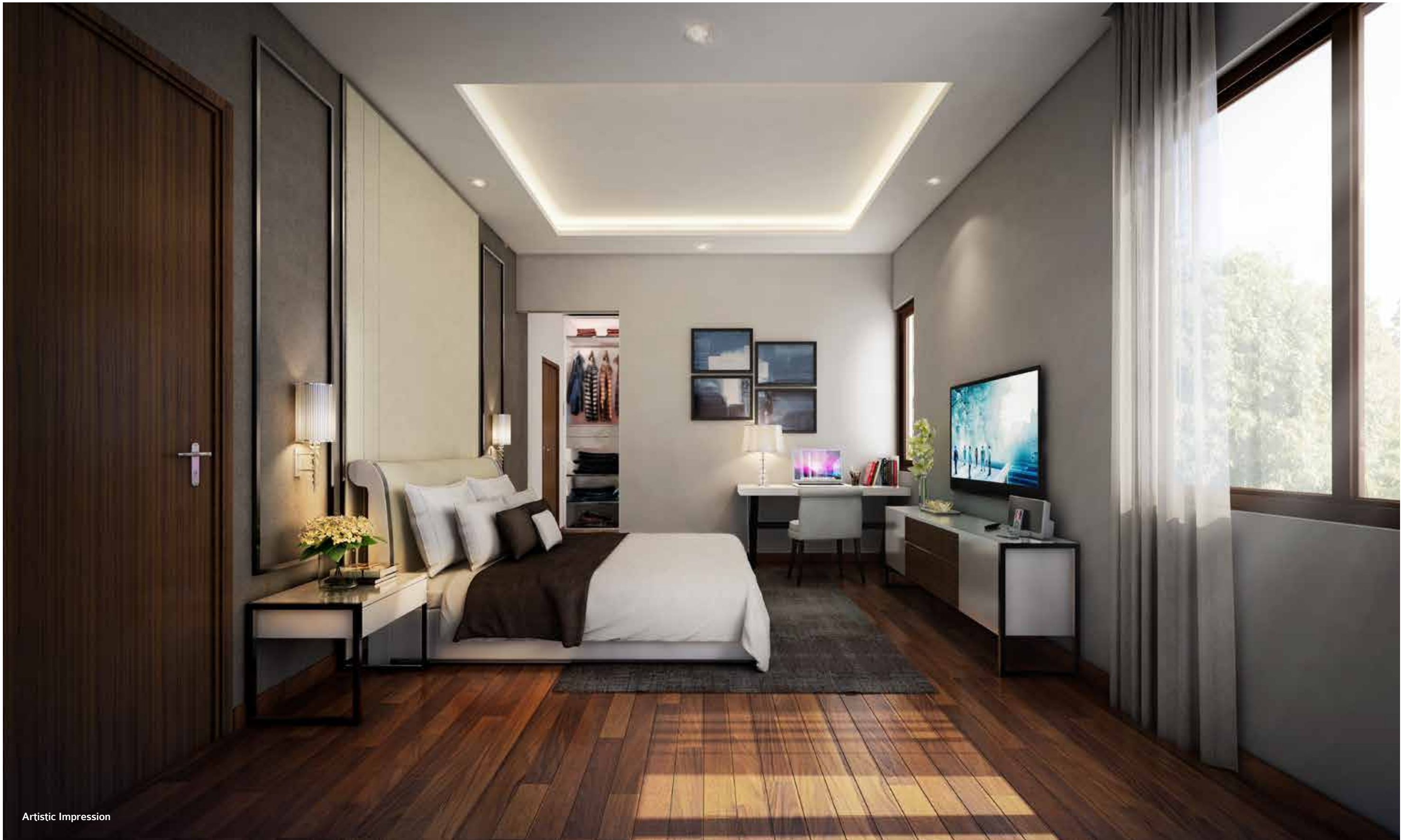
Artistic Impression

LIVE IN HARMONY WITH NATURE. LIVE IN SOPHISTICATED LUXURY.

Efficient design, elegant aesthetics and sheer luxury come together to create the perfect residence at Tranquille. Every Villa is placed off-centre to its plot with a 50 ft. long garden overlooking the living & dining areas and a 46 ft. wide backyard. The spatial orientation of the living and dining space is in alignment with the spacious outdoor deck that extends into the garden space. It's a subtle design sensibility that creates a seamless visual experience, blending the indoors with the outdoors and providing you with a constant connect with the external environment.

Villas Highlights

- Vaastu compliant
- Marble in foyer, living, dining, family and internal staircase
- Garden deck with full height french windows
- Basement recreation room (Optional)
- Gym space on terrace
- Separate utility
- Powder room
- Covered & open car park
- First floor balcony
- Terrace space



Artistic Impression

CREATED FOR ENDLESS HOURS OF BLISS

The elegant master bedroom ticks off all the criteria for a sacred space to retire at, after a gruelling day, and to wake up inspired. Generous amounts of space, craft and detail permeate your bedroom. Delight in the seamless finish of the wooden flooring, the large windows that welcome the natural elements and the spacious walk-in closets. Your airy bedroom comes with exclusive access to open spaces, should you wish to step outside for a break. One thing is guaranteed, you will never have to jostle for space in your bedroom.

Bedroom Highlights

- Ample natural light and ventilation
- Spacious Interior
- Engineered wooden flooring
- Walk-in closets
- Access to open spaces

EAST FACING - 45’11’’ x 75’0’’ (14M x 22.86M)



The villa elevation, facade treatment, door & window frames, colour, landscaping, people and car shown are purely indicative and for representation purposes only.



East Facing With Basement

	Site area	Built-up area	Carpet area
SFT	3445.00	4777.00	3136.00
SQ.MT.	320.04	443.78	291.34

FIRST FLOOR



East Facing

	Site area	Built-up area	Carpet area
SFT	3445.00	4294.00	2711.00
SQ.MT.	320.04	398.91	251.88



SECOND FLOOR



WEST FACING - 45'11" x 75'0" (14M x 22.86M)



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West Facing With Basement

	Site area	Built-up area	Carpet area
SFT	3445.00	4858.00	3126.00
SQ.MT.	320.04	451.29	290.38

West Facing

	Site area	Built-up area	Carpet area
SFT	3424.00	4336.00	2681.00
SQ.MT.	318.10	402.82	249.11



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NORTH FACING - 45'11" x 75'0" (14M x 22.86M)



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GROUND FLOOR



North Facing

	Site area	Built-up area	Carpet area
SFT	3445.00	4286.00	2759.00
SQ.MT.	320.04	398.14	256.28

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FIRST FLOOR



SECOND FLOOR



SOUTH FACING - 45’11’’ x 75’0’’ (14M x 22.86M)



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GROUND FLOOR



South Facing

	Site area	Built-up area	Carpet area
SFT	3445.00	4334.00	2715.00
SQ.MT.	320.04	402.60	252.24

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FIRST FLOOR



SECOND FLOOR



SEMI DETACHED EAST FACING - 40'0'' x 65'0'' (12.2M x 19.80M)



The villa elevation, facade treatment, door & window frames, colour, landscaping, people and car shown are purely indicative and for representation purposes only.

GROUND FLOOR



FIRST FLOOR



Semi Detached East Facing

	Site area	Built-up area	Carpet area
SFT	2600.00	3172.00	2179.00
SQ.MT.	241.56	294.73	202.45



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SEMI DETACHED WEST FACING - 40’0’’ x 65’0’’ (12.2M x 19.80M)



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GROUND FLOOR



FIRST FLOOR



Semi Detached West Facing

	Site area	Built-up area	Carpet area
SFT	2600.00	3203.00	2200.00
SQ.MT.	241.56	297.58	204.35

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Artistic Impression

ESCAPE THE WORLD IN YOUR PRIVATE DEN.

Feel like escaping from reality? It's a lot easier at Tranquille. Your home comes with its own private basement den, to lose yourself within. A 480 sft. sized basement room, with a purpose that can stretch as far as your imagination. This is your sacred space for thinking, working, relaxing and unwinding. Your much needed break from the world.





**EVERYDAY IS A
CELEBRATION IN THE
GREAT OUTDOORS.**

Isn't having some green space to call your own one of the prime reasons you chose to live in an independent Villa? Enjoy al fresco dinners on your own lush green lawn, or host stylish open-air parties for friends. Your private garden provides the perfect setting. Tranqville offers superlative green spaces for enhanced living. For those who enjoy dabbling in gardening, these homes are just the perfect space to come back to.

SPECIFICATIONS

We are passionate about building homes that are in-sync with contemporary tastes and steadfastly believe that homes should age gracefully. And hence it is of utmost importance that the construction materials are chosen correctly. By using only the best quality materials, we give owners the confidence that their Villa will be a quality investment for years to come.

STRUCTURE

- Seismic Zone II compliant RCC framed structure.
- Masonry – external walls with 8” solid block masonry and internal walls with 8”/4” solid block masonry.

PLASTERING

- All Internal walls smoothly plastered with lime rendering.
- External plastering with sponge finish.

FLOORING

- Imported marble in foyer, living, dining, family and internal staircase.
- Engineered wooden flooring for all bedrooms and dressing rooms.
- Vitrified tiles for lounge/study and kitchen.
- Vinyl flooring for gym area.
- Pressed clay tiles for all open sit-outs and terrace area.
- Good quality ceramic tiles for covered sit-outs/balcony, toilets and utility.
- Granite for main entrance.
- IPS flooring in basement floor (wherever applicable).

TOILETS

- Ceramic tiles dado of 7’ height for all toilets and 4’ height in maid’s toilet (wherever applicable).
- White color EWC and washbasin with granite counter top and mirror in all toilets except maid’s toilet.
- Wash basin with granite counter top with mirror in powder room (wherever applicable).
- Toughened glass partition with openable shutter in all bedroom toilets, except maid’s toilet, for shower area.
- Wall mixer with shower rod for all showers and single lever mixer for all wash basins except maid’s toilet.

DOORS

- Main door – engineered good quality door frame and shutter 8’ (2.40m) in height.
- Bedroom doors, kitchen door, toilet doors and utility doors- good quality engineered door frames and shutters 7’ (2.15m) in height.
- Hardwood door frame with flush shutters for maid’s room and maid’s toilet doors.
- Stainless steel hardware for all doors except maid’s room and toilet doors.

WINDOWS

- UPVC glazed window with mosquito mesh.
- UPVC ventilators with translucent glass.

KITCHEN

- 2’ wide black granite counter with stainless steel sink and drain board with sink mixer.
- 2’ dado above counter area with ceramic glazed tiles.

PAINTING

- Interior: Plastic Emulsion Paint.
- Exterior: Acrylic Emulsion Paint.

PLUMBING

- Good quality CP fittings.
- Good quality PVC drainage pipes and storm water pipes.
- Provision for solar water heating system.

ELECTRICAL

- One TV point & electrical AC points in living, family and all bedrooms.
- Good quality electrical wires and switches.
- Earth leakage Circuit Breaker (ELCB) for each villa (one for AC, heating and one for lighting).
- One data point in master bedroom, living, dining and in first floor family room of each villa.
- Necessary Miniature Circuit Breaker (MCB) will be provided at the main distribution box within each villa.
- 100% power back-up.
- Individual metering for both BESCOM & DG power.

TV, TELEPHONE AND DATA

- Fiber to the Home.
- Telephone points in all bedrooms and living area.
- CCTV surveillance at entry and exit of main gate.

RAIN WATER HARVESTING

- Common rain water harvesting system as per municipal guidelines.



Artistic Impression

OF SENSE & SUSTAINABILITY

A passionate level of detail has been followed in the selection of materials and the design of pathways, roads, civic facilities and gardens that will transcend homeowners into a league that’s similar to what is experienced in the most elite residential areas around the world. We have envisioned a comprehensive system that is optimised and value-engineered to function efficiently and stand the test of time.

Pedestrian Infrastructure

Adarsh Tranquille is designed to be a pedestrian-friendly, gated community. The infrastructure is designed to ensure safety, so you can rediscover the joys of walking.

- Strategically-placed ramps act as transition on to the road
- Cross-walks and stop signs are illuminated by state-of the-art street lights
- Green strips act as buffers with lush grass and beautiful trees all along the sidewalk

Vehicular Network

The roads at Tranquille provide well designed primary vehicular access and an alternate drainage system. It is therefore detailed with various layers, so that it remains brand new and functional for decades.

Electrical and Telecommunication Network

To ensure that you see only unhindered views of greenery, water and sky, we have taken all electrical and telecommunication services below ground. A smartly designed network of underground fibre-optic cables ensures easy maintenance and upgradation.

Storm Drain Network

Our state-of-the-art pipe and inlet system carries storm water more effectively, eliminating the possibility of blockage and flooding. The entire rainwater is then conveyed through gravity into a rainwater collection tank that is optimised to provide water sufficiency at all times.

Sanitary Network

The sanitary network connects individual sites to the sewage treatment plant, with the help of a robust system that is safely buried underground.

Water System

At Tranquille, we have designed a hassle free, future-proof water conveyance system that is gravity-fed. An overhead tank that is designed as a landmark will ensure clean, uninterrupted water to every site in the community.



Climatically
Conscious
Orientation



Natural
Ventilation



Rainwater
Harvesting



Green
Homes



Artistic Impression

ADARSH GROUP A LEGACY OF TRUST

Adarsh Group was founded in the year 1988 and is headed by our Chairman & Managing Director, Mr. B M Jayeshankar.

Over the past three decades, Adarsh has transformed the skyline of the city and can be credited with pioneering the concept of gated communities in India. Homes crafted by Adarsh are a true showcase of finest architecture and best luxury amenities developed in pristine natural surroundings. Adarsh also boasts an excellent in-house team consisting of 800 professionals in the design, procurement, project management, quality execution and facility & property management departments. Backed by this dedicated and professional team, every property developed by Adarsh is a testament to their commitment to world-class quality and fine living that helps them stand the test of time.

This commitment to quality also fuels all practices at Adarsh Group and is the base for their three brand pillars:

Trust Customer satisfaction is the cornerstone of all efforts as the company endeavours to craft homes for lifelong happiness.	Quality This is a pivotal philosophy that defines every Adarsh home with quality standards that define industry benchmarks.	Consistency Every home built is a product of meticulous planning and fine attention to detail to meet customer
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Today, Adarsh Group has developed and marketed over 16.51 million sq. ft. of high-end residential, commercial and hospitality spaces and over 26.84 million sq. ft. of projects are in various stages of development.

Adarsh Group is an ISO 9001:2008 & ISO 14001:2004 certified company.