

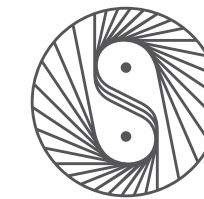


THE AURALIUS

PRIVÉ HILLSIDE VILLAS

TECHNICAL INFORMATION BOOKLET

A PROJECT BY



SURYA REALTY

Driven. Diverse. Dynamic.

THE AURALIUS

A CRAFT COLLECTION OF MEDITERRANEAN-STYLE
4 BHK LUXURY HILLSIDE MANORS IN KASALI, HIMACHAL PRADESH

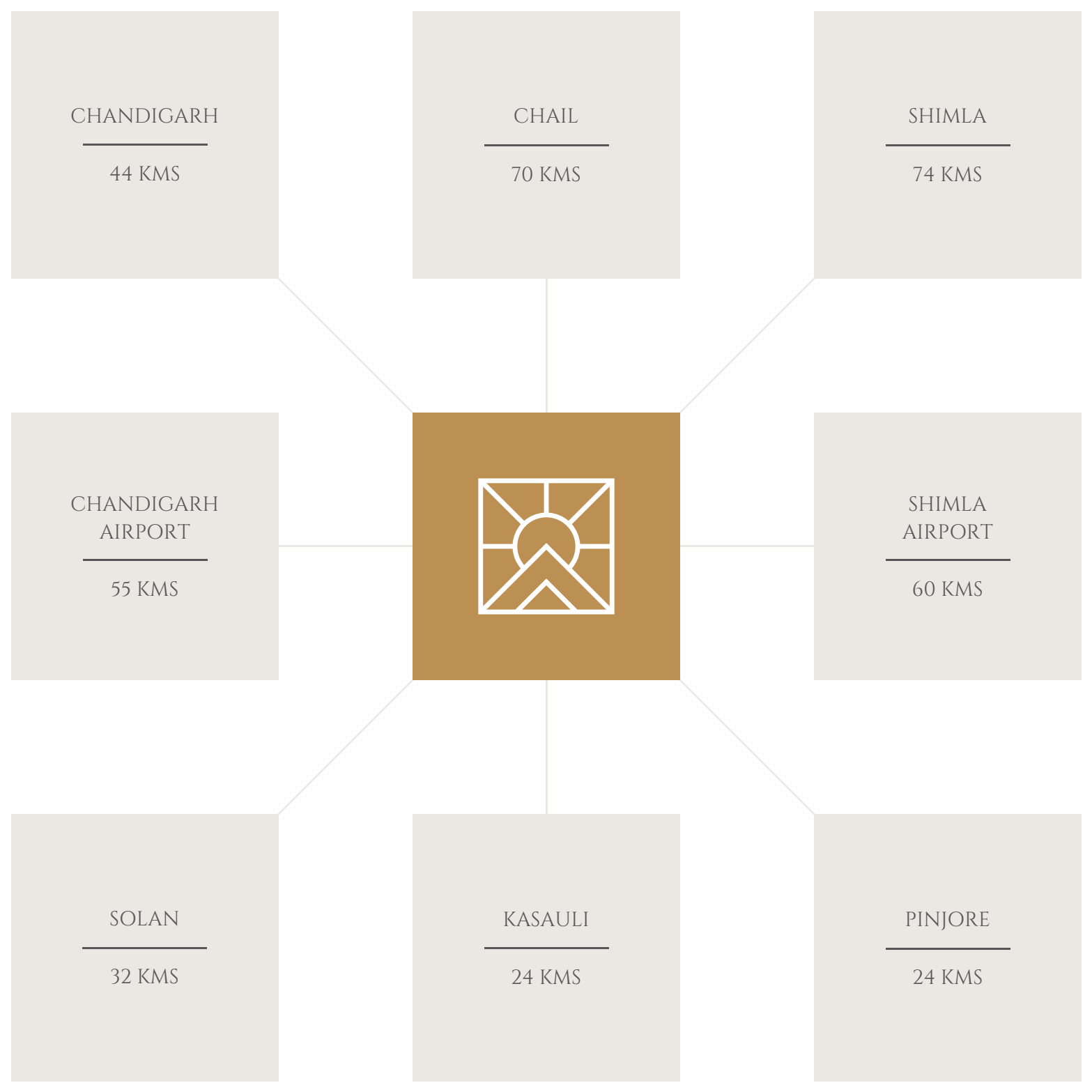
INTRICATELY DESIGNED FOR THE CONNOISSEURS OF LUXURY.

IN THE QUAIN TOWN OF KASALI, SURROUNDED BY THE SHIVALIKS, THE AURALIUS OFFERS A RARE HILLSIDE
RETREAT DEFINED BY ELEGANT LUXURY, TAILORED HOSPITALITY AND ABOUNDING SERENITY. ENCLOSED BY
SOFT LAWN GARDENS AND FEATURING SUN-SOAKED TERRACES, THE LUXURIOUS VILLAS OFFER STUNNING
HILL VIEWS DURING THE DAY. AS SOON AS NIGHT FALLS, THE FACADE AND THE LUSH VEGETATION ARE
SUBLIMATED BY THE MANY LIGHTS AND CRESSETS THAT COMPLETE THE IDYLIC PICTURE OF THE PROPERTY.
LIFE AT THE AURALIUS OFFERS THE PRIVILEGE OF A SLOW, LAID-BACK LIFESTYLE, WHERE YOU CAN TAKE IN
THE CHARM OF HIMALAYAN BEAUTY WHILE ENJOYING A TRULY LUXURIOUS RETREAT.



NESTLED IN THE LAP OF NATURE,
YOUR HAVEN OF JOY.

THE LOCATION



THE MASTER PLAN

THE FINEST OF LIFE,
LEISURE, AND LUXURY,
SET IN A PREMIER ESTATE





BLOCK - 1

BLOCK - 1
UNIT - A

4 BHK + SERVANT QUARTER

AREA CALCULATION CHART

VILLAS	BUILT-UP AREA (SQ.FT.) WITHOUT BALCONY			TOTAL BUA WITHOUT BALCONY	BALCONY AREA (SQ.FT.)			TOTAL BALCONY AREA	TOTAL BUA WITH BALCONY	LAWN AREA (SQ.FT.)	SUPER AREA (SQ.FT.)	POOL/JACUZZI
	GF	FF	SF		GF	FF	SF					
UNIT A	1404	1404	1081	3889	0	217.5	322.7	540.2	4429.2	1426	5855.2	POOL

GROUND FLOOR PLAN
BUILT-UP AREA - 1404.00 SQ.FT. / 156.00 SQ.YDS.



ROAD & VALLEY SIDE

11

STAIRCASE
(6'-6"X11'-11")

UP TO ATTIC FLOOR

SHOWER AREA

TOILET
(16'-4"X8'-5")

W.C.

LIFT
(5'-3"X5'-0")

WALK-IN CLOSET
(12'-4"X8'-8")

DRESS

LOBBY
10'-4" X 10'-5"

RAILING

5'-9" WIDE PASSAGE

DOUBLE HEIGHT LIVING AREA
(16'-5"X12'-8")

TOILET
(10'-4"X5'-8")

SHOWER AREA

NICHE

BEDROOM
(11'-1"X15'-5")

BEDROOM
(13'-0"X15'-2")

6'-5" WIDE BALCONY

8'-0" WIDE BALCONY

ROAD & VALLEY SIDE

11

STAIRCASE
(6'-6"X12'-2")

9 13
7 15
5 17
3 19
1 21

DN TO FIRST FLOOR

SERVICE TERRACE
10'-6"X8'-1"

LIFT
(5'-3"X5'-0")

SHOWER AREA

TERRACE
10'-4 1/2"X12'-0"

TOILET/DRESS
(12'-4 1/2"X17'-5")

BAR

RIDGE LINE

LIVING ROOM
11'-10 1/2"X13'-0"

TERRACE
8'-5 1/2"X11'-9"

BEDROOM
(14'-6 1/2"X16'-8")

BALCONY
8'-0" WIDE

BALCONY
8'-0" WIDE

ROAD & VALLEY SIDE

BLOCK - 1
UNIT - B

4 BHK + SERVANT QUARTER

AREA CALCULATION CHART

VILLAS	BUILT-UP AREA (SQ.FT.) WITHOUT BALCONY			TOTAL BUA WITHOUT BALCONY	BALCONY AREA (SQ.FT.)			TOTAL BALCONY AREA	TOTAL BUA WITH BALCONY	LAWN AREA (SQ.FT.)	SUPER AREA (SQ.FT.)	POOL/ JACUZZI
	GF	FF	SF		GF	FF	SF					
UNIT B	1404	1404	1081	3889	0	217.5	322.7	540.2	4429.2	491.5	4920.7	

GROUND FLOOR PLAN
BUILT-UP AREA - 1404.00 SQ.FT. / 156.00 SQ.YDS.



ROAD & VALLEY SIDE

FIRST FLOOR PLAN
BUILT-UP AREA - 1631.40 SQ.FT. / 181.30 SQ.YDS.



ATTIC FLOOR PLAN
BUILT-UP AREA - 1487.80 SQ.FT. / 165.30 SQ.YDS.



BLOCK - 1
UNIT - C

4 BHK + SERVANT QUARTER

AREA CALCULATION CHART

VILLAS	BUILT-UP AREA (SQ.FT.) WITHOUT BALCONY			TOTAL BUA WITHOUT BALCONY	BALCONY AREA (SQ.FT.)			TOTAL BALCONY AREA	TOTAL BUA WITH BALCONY	LAWN AREA (SQ.FT.)	SUPER AREA (SQ.FT.)	POOL/ JACUZZI
	GF	FF	SF		GF	FF	SF					
UNIT C	1404	1404	1081	3889	0	217.5	322.7	540.2	4429.2	914.3	5343.5	JACUZZI

GROUND FLOOR PLAN
BUILT-UP AREA - 1404.00 SQ.FT. / 156.00 SQ.YDS.



ROAD & VALLEY SIDE

FIRST FLOOR PLAN
BUILT-UP AREA - 1631.40 SQ.FT. / 181.30 SQ.YDS.



ATTIC FLOOR PLAN
BUILT-UP AREA - 1487.80 SQ.FT. / 165.30 SQ.YDS.





BLOCK - 2

BLOCK - 2

UNIT - A

4 BHK + SERVANT QUARTER

AREA CALCULATION CHART

VILLAS	BUILT-UP AREA (SQ.FT.) WITHOUT BALCONY			TOTAL BUA WITHOUT BALCONY	BALCONY AREA (SQ.FT.)			TOTAL BALCONY AREA	TOTAL BUA WITH BALCONY	LAWN AREA (SQ.FT.)	SUPER AREA (SQ.FT.)	POOL/ JACUZZI
	GF	FF	SF		GF	FF	SF					
UNIT A	1254	1254	1044.4	3552.4	0	190	295.5	485.5	4037.9	1730	5767.9	POOL

GROUND FLOOR PLAN

BUILT-UP AREA - 1254.00 SQ.FT. / 139.30 SQ.YDS.



FIRST FLOOR PLAN
BUILT-UP AREA - 1435.00 SQ.FT. / 159.40 SQ.YDS.



ATTIC FLOOR PLAN
BUILT-UP AREA - 1337.80 SQ.FT. / 148.60 SQ.YDS.



BLOCK - 2

UNIT - B

4 BHK + SERVANT QUARTER

AREA CALCULATION CHART

VILLAS	BUILT-UP AREA (SQ.FT.) WITHOUT BALCONY			TOTAL BUA WITHOUT BALCONY	BALCONY AREA (SQ.FT.)			TOTAL BALCONY AREA	TOTAL BUA WITH BALCONY	LAWN AREA (SQ.FT.)	SUPER AREA (SQ.FT.)	POOL/ JACUZZI
	GF	FF	SF		GF	FF	SF					
UNIT B	1254	1254	1044.4	3552.4	0	190	295.5	485.5	4037.9	1084.8	5122.7	JACUZZI

GROUND FLOOR PLAN

BUILT-UP AREA - 1254.00 SQ.FT. / 139.30 SQ.YDS.



FIRST FLOOR PLAN
BUILT-UP AREA - 1435.00 SQ.FT. / 159.40 SQ.YDS.



ATTIC FLOOR PLAN
BUILT-UP AREA - 1337.80 SQ.FT. / 148.60 SQ.YDS.





BLOCK - 3

BLOCK - 3
UNIT - A

4 BHK + SERVANT QUARTER

AREA CALCULATION CHART

VILLAS	BUILT-UP AREA (SQ.FT.) WITHOUT BALCONY			TOTAL BUA WITHOUT BALCONY	BALCONY AREA (SQ.FT.)			TOTAL BALCONY AREA	TOTAL BUA WITH BALCONY	LAWN AREA (SQ.FT.)	SUPER AREA (SQ.FT.)	POOL/ JACUZZI
	GF	FF	SF		GF	FF	SF					
UNIT A	1320	1320	998	3638	320	188	357.5	865.5	4503.5	2148.5	6652	POOL

GROUND FLOOR PLAN
BUILT-UP AREA - 1580.00 SQ.FT. / 175.50 SQ.YDS.



FIRST FLOOR PLAN
BUILT-UP AREA - 1472.80 SQ.FT. / 163.60 SQ.YDS.



ATTIC FLOOR PLAN - ENTRANCE LEVEL
BUILT-UP AREA - 1251.80 SQ.FT. / 139.00 SQ.YDS.



BLOCK - 3

UNIT - B

4 BHK + SERVANT QUARTER

AREA CALCULATION CHART

VILLAS	BUILT-UP AREA (SQ.FT.) WITHOUT BALCONY			TOTAL BUA WITHOUT BALCONY	BALCONY AREA (SQ.FT.)			TOTAL BALCONY AREA	TOTAL BUA WITH BALCONY	LAWN AREA (SQ.FT.)	SUPER AREA (SQ.FT.)	POOL/ JACUZZI
	GF	FF	SF		GF	FF	SF					
UNIT B	1320	1320	996.7	3636.7	320	188	351.5	859.5	4496.2	994.5	5490.7	

GROUND FLOOR PLAN

BUILT-UP AREA - 1580.00 SQ.FT. / 175.50 SQ.YDS.



FIRST FLOOR PLAN
BUILT-UP AREA - 1472.80 SQ.FT. / 163.60 SQ.YDS.



ATTIC FLOOR PLAN - ENTRANCE LEVEL
BUILT-UP AREA - 1251.80 SQ.FT. / 139.00 SQ.YDS.



BLOCK - 3
UNIT - C

4 BHK + SERVANT QUARTER

AREA CALCULATION CHART

VILLAS	BUILT-UP AREA (SQ.FT.) WITHOUT BALCONY			TOTAL BUA WITHOUT BALCONY	BALCONY AREA (SQ.FT.)			TOTAL BALCONY AREA	TOTAL BUA WITH BALCONY	LAWN AREA (SQ.FT.)	SUPER AREA (SQ.FT.)	POOL/ JACUZZI
	GF	FF	SF		GF	FF	SF					
UNIT C	1320	1320	998	3638	320	188	357.5	865.5	4503.5	1663	6166.5	JACUZZI

GROUND FLOOR PLAN
BUILT-UP AREA - 1580.00 SQ.FT. / 175.50 SQ.YDS.



FIRST FLOOR PLAN
BUILT-UP AREA - 1472.80 SQ.FT. / 163.60 SQ.YDS.



ATTIC FLOOR PLAN - ENTRANCE LEVEL
BUILT-UP AREA - 1251.80 SQ.FT. / 139.00 SQ.YDS.





BLOCK - 4

BLOCK - 4

UNIT - A

4 BHK + SERVANT QUARTER

AREA CALCULATION CHART

VILLAS	BUILT-UP AREA (SQ.FT.) WITHOUT BALCONY			TOTAL BUA WITHOUT BALCONY	BALCONY AREA (SQ.FT.)			TOTAL BALCONY AREA	TOTAL BUA WITH BALCONY	LAWN AREA (SQ.FT.)	SUPER AREA (SQ.FT.)	POOL/JACUZZI
	GF	FF	SF		GF	FF	SF					
UNIT A	1230	1210	982	3422	0	91.3	0	91.3	3513.3	620	4133.3	POOL

GROUND FLOOR PLAN

BUILT-UP AREA - 1230.00 SQ.FT. / 136.60 SQ.YDS.



This 3D floor plan illustrates a modern 3-bedroom apartment. The layout includes three bedrooms, each with a bed and bedside table, and a central sitting lounge with a sofa and coffee table. A kitchen area is located near the lift shaft, featuring a sink and countertop. The apartment also includes a bathroom with a bathtub and shower area, and a toilet. A lift shaft is centrally located, providing access to the apartment. The floor plan is labeled with room names and dimensions, and a scale bar is provided for reference.

Room Details:

- Bedroom-01:** 13'-6" X 17'-0"
- Bedroom-02:** 13'-6" X 17'-0"
- Bedroom-03:** 18'-6" X 12'-6"
- Sitting Lounge:** 12'-7" X 9'-6"
- Kitchen:** 10'-0" X 10'-0"
- Bathroom:** 8'-1 1/2" X 11'-1 1/2"
- Toilet:** 8'-4 1/2" X 7'-1 1/2"
- Dress-01:** 8'-4 1/2" X 5'-0"
- Dress-02:** 8'-1 1/2" X 11'-1 1/2"
- Dress-03:** 8'-4 1/2" X 5'-0"
- Shower Area:** 8'-0" X 6'-0"
- Bathtub:** 8'-0" X 6'-0"
- Lift Shaft:** 8'-0" X 6'-0"
- Balcony:** 3'-0" Wide

BEDROOM-04
(18'-0"X13'-0")

LIVING ROOM
(11'-9"X13'-0")

TOILET/DRESS-04
(15'-0"X13'-3")

BAR

LIFT
(5'-0"X5'-3")

DN

1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21

ROAD & VALLEY SIDE

BLOCK - 4

UNIT - B

4 BHK + SERVANT QUARTER

AREA CALCULATION CHART

VILLAS	BUILT-UP AREA (SQ.FT.) WITHOUT BALCONY			TOTAL BUA WITHOUT BALCONY	BALCONY AREA (SQ.FT.)			TOTAL BALCONY AREA	TOTAL BUA WITH BALCONY	LAWN AREA (SQ.FT.)	SUPER AREA (SQ.FT.)	POOL/ JACUZZI
	GF	FF	SF		GF	FF	SF					
UNIT B	1230	1210	982	3422	0	91.3	0	91.3	3513.3	1195	4708.3	JACUZZI

GROUND FLOOR PLAN

BUILT-UP AREA - 1230.00 SQ.FT. / 136.60 SQ.YDS.



FIRST FLOOR PLAN
BUILT-UP AREA - 1289.00 SQ.FT. / 143.20 SQ.YDS.



ATTIC FLOOR PLAN
BUILT-UP AREA - 1060.00 SQ.FT. / 117.80 SQ.YDS.





BLOCK - 5

BLOCK - 5

UNIT - A

4 BHK + SERVANT QUARTER

AREA CALCULATION CHART

VILLAS	BUILT-UP AREA (SQ.FT.) WITHOUT BALCONY			TOTAL BUA WITHOUT BALCONY	BALCONY AREA (SQ.FT.)			TOTAL BALCONY AREA	TOTAL BUA WITH BALCONY	LAWN AREA (SQ.FT.)	SUPER AREA (SQ.FT.)	POOL/JACUZZI
	GF	FF	SF		GF	FF	SF					
UNIT A	1230	1210	982	3422	0	91.3	0	91.3	3513.3	1309.8	4823.1	JACUZZI

GROUND FLOOR PLAN

BUILT-UP AREA - 1230.00 SQ.FT. / 136.60 SQ.YDS.



FIRST FLOOR PLAN
BUILT-UP AREA - 1289.00 SQ.FT. / 143.20 SQ.YDS.



ATTIC FLOOR PLAN
BUILT-UP AREA - 1060.00 SQ.FT. / 117.80 SQ.YDS.



BLOCK - 5

UNIT - B

4 BHK + SERVANT QUARTER

AREA CALCULATION CHART

VILLAS	BUILT-UP AREA (SQ.FT.) WITHOUT BALCONY			TOTAL BUA WITHOUT BALCONY	BALCONY AREA (SQ.FT.)			TOTAL BALCONY AREA	TOTAL BUA WITH BALCONY	LAWN AREA (SQ.FT.)	SUPER AREA (SQ.FT.)	POOL/ JACUZZI
	GF	FF	SF		GF	FF	SF					
UNIT B	1230	1210	982	3422	0	91.3	0	91.3	3513.3	485.8	3999.1	

GROUND FLOOR PLAN

BUILT-UP AREA - 1230.00 SQ.FT. / 136.60 SQ.YDS.



FIRST FLOOR PLAN
BUILT-UP AREA - 1289.00 SQ.FT. / 143.20 SQ.YDS.



ATTIC FLOOR PLAN
BUILT-UP AREA - 1060.00 SQ.FT. / 117.80 SQ.YDS.



MASTER BEDROOM / GUEST BEDROOM

FLOORING: IMPORTED TILES

WALLS: ACRYLIC EMULSION PAINT ON POP PUNNING / WOODEN PANELLING

CEILING: POP FALSE CEILING WITH ACRYLIC EMULSION PAINT

BEDROOM-1 / BEDROOM-2

FLOORING: WOODEN FLOORING

WALLS: ACRYLIC EMULSION PAINT ON POP PUNNING/WOODEN PANELLING

CEILING: POP FALSE CEILING WITH ACRYLIC EMULSION PAINT

KITCHEN

FLOORING: TILE FLOORING

WALLS: VITRIFIED TILES / CERAMIC TILES DADO

CEILING: POP FALSE CEILING WITH ACRYLIC EMULSION PAINT

COUNTER: GRANITE/COMPOSITE STONE

FITTINGS/FIXTURES: MODULAR KITCHEN

KITCHEN EQUIPMENTS: BOSCH / HAFELE / LG

OTHERS: PROVISION FOR TREATED WATER SUPPLY

MASTER BATHROOM / POWDER ROOM

FLOORING: DESIGNER TILES

WALLS: DESIGNER TIMES & ACRYLIC EMULSION PAINT ON POP PUNNING

CEILING: FALSE CEILING WITH ACRYLIC EMULSION PAINT/WOODEN ELEMENTS

COUNTER: IMPORTED MARBLE / GRANITE COUNTERS WITH WASH BASINS

FITTINGS/FIXTURES: SANITARY FITTINGS OF KOHLER / TOTO OR EQUIVALENT, CP FITTINGS OF GROHE / KOHLER OR EQUIVALENT, GLASS SHOWER ENCLOSURES

OTHERS: PAPER HOLDER, TOWEL RODS, AND TOWEL RINGS

BALCONY

FLOORING: ANTI SKID VITRIFIED TILES

WALLS: TEXTURE PAINT

CEILING: TEXTURE PAINT

OTHER BATHROOMS

FLOORING: DESIGNER TILES

WALLS: VITRIFIED TILES & ACRYLIC EMULSION PAINT ON POP PUNNING

CEILING: FALSE CEILING WITH ACRYLIC EMULSION PAINT

COUNTER: IMPORTED MARBLE / GRANITE COUNTERS WITH WASH BASINS

FITTINGS/FIXTURES: SANITARY FITTINGS OF DURAVIT / TOTO OR EQUIVALENT, CP FITTINGS OF GROHE / KOHLER OR EQUIVALENT, GLASS SHOWER ENCLOSURES

OTHERS: PAPER HOLDER, TOWEL RODS, AND TOWEL RINGS

SERVANT ROOM

FLOORING: CERAMIC TILES

WALLS: OIL-BOUND DISTEMPER

DOORS, WINDOWS, AND WARDROBES

ENTRANCE DOOR: WOOD FRAMED VENEER FINISHED FLUSH DOORS

INTERNAL DOORS: WOOD FRAMED VENEER FINISHED FLUSH DOORS

WARDROBES: MODULAR WOODWORK

EXTERNAL DOORS & WINDOWS: ALUMINIUM WINDOWS WITH DOUBLE GLASS FOR INSULATION

ELECTRICAL FIXTURES & FITTINGS

COPPER WIRING, MODULAR SWITCHES OF HAVELLS, PHILIPS OR EQUIVALENT, ENERGY-EFFICIENT LED CEILING LIGHTS & EXHAUST FANS

AIR CONDITIONING

VRV AIR-CONDITIONING - DAIKIN / MITSUBISHI ELECTRIC OR EQUIVALENT.

HEAT PUMP - JAQUAR / INTERSOLAR

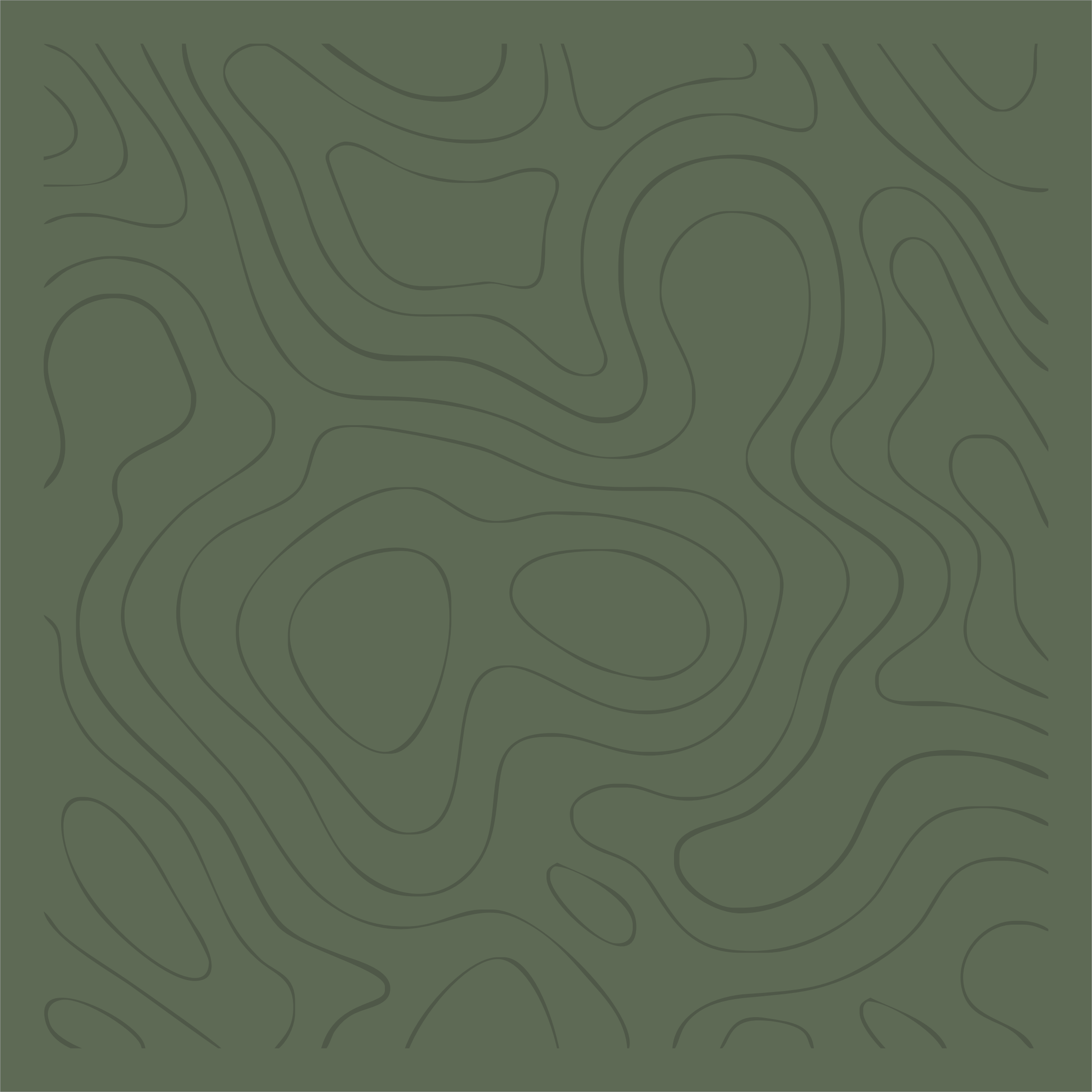
TV - SAMSUNG / LG OR EQUIVALENT

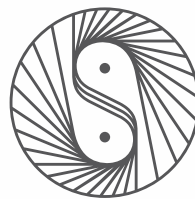
DECORATIVE LIGHTING FIXTURES AND HANDCRAFTED ARTWORK ON THE DOUBLE-HEIGHT WALL.

FULLY FURNISHED INTERIORS INCLUDING BEDS WITH MATTRESSES, SOFAS, DINING TABLE WITH CHAIRS, AND EASY CHAIRS.

D I S C L A I M E R

THIS BROCHURE IS PURELY CONCEPTUAL AND DOES NOT CONSTITUTE A LEGALLY BINDING OFFER. ALL IMAGES ARE ARTIST’S IMPRESSIONS AND NOT NECESSARILY FULLY REPRESENTATIVE. IN THE INTEREST OF MAINTAINING HIGH STANDARDS, THE CONTENTS HEREIN, INCLUDING ALL SERVICES, INFRASTRUCTURE, PRODUCTS, DESIGNS, AMENITIES, FACILITIES, SITE PLANS, LAYOUT PLANS, FLOOR PLANS, AREAS, DIMENSION, SPECIFICATIONS, ELEVATIONS, AND PERSPECTIVES VIEWS ARE TENTATIVE IN NATURE AND ARE SUBJECT TO VARIATIONS AND MODIFICATIONS, WITHOUT NOTICE, TILL THE FINAL COMPLETION OF THE PROJECT, AT THE SOLE DISCRETION OF COMPETENT, STATUTORY AUTHORITIES OR THE COMPANY. ARCHITECTURAL FEATURES MAY DIFFER IN DIFFERENT VILLAS. SOFT FURNITURE, FURNITURE, AND GADGETS ARE NOT PART OF THE OFFERING. ALL IMAGES ARE AN ARTISTIC CONCEPTUALIZATION AND DOES NOT PURPORT TO REPLICATE THE EXACT PRODUCTS. THE AURALIUS IS A GOVERNMENT APPROVED PROJECT THIS BROCHURE IS NOT A LEGAL OFFERING. IT IS INTENDED SOLELY FOR INFORMATIONAL PURPOSES AND DOES NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT..





SURYA REALTY

Driven. Diverse. Dynamic.

A VENTURE OF SURYA BUILDERS

SCO 1086-87, 2ND FLOOR, SECTOR 22B, CHANDIGARH

FOR MORE DETAILS, CONTACT: 79999-98955