



THE AERTH
by aura

1) Project Overview

The Aerth by Aura introduces Gurugram's first Real Wellness Residential Project, designed as a serene retreat where architecture, nature, and premium amenities converge for refined living. Nestled at the foothills of the Aravallis in Sector 79, Naurangpur, Southern Gurugram, it offers breathtaking views, seamless connectivity to Dwarka Expressway, NH-48, Southern Peripheral Road, and IGI Airport, within a thriving NCR growth corridor.

Key Project Specifications

Feature	Details
Land Parcel	4.5968 acres of curated living
Towers	4 thoughtfully designed structures
Total Units	352 luxury residences
Typologies	1 BHK, 2 BHK, 2 BHK WITH STORE or SERVICE PERSON, 3 BHK
Location	Sector 79, Gurugram, Haryana

Wellness and Lifestyle Focus

Central to this retirement-oriented haven is a spacious clubhouse emphasizing mind-body wellness: yoga pavilion, meditation zones, spa, cryotherapy, terrace garden library, creative workshop, state-of-the-art gym, swimming pool with lounge, multi-sports courts, juice bar/café, full-time nutritionist, and scenic wellness trail. A standout partnership with Apollo Hospitals (or Medanta per some updates) delivers on-site professional staffing, regular health screenings, consultations, diagnostics, treatments, medical equipment, regulatory compliance, and emergency support. Unique arrivals feature naturally lit basement lobbies and a refined restaurant for elevated dining.

2) Location & Connectivity

The Aerth by Aura is strategically positioned in Village Naurangpur, Sector 79, Gurugram, at the foothills of the Aravalli hills in Southern Gurugram's emerging residential hub within the NCR growth corridor. This prime spot offers residents breathtaking views of the Aravalli range, reserve forests, green belts, and Karma Lake, blending serene natural surroundings with urban accessibility.

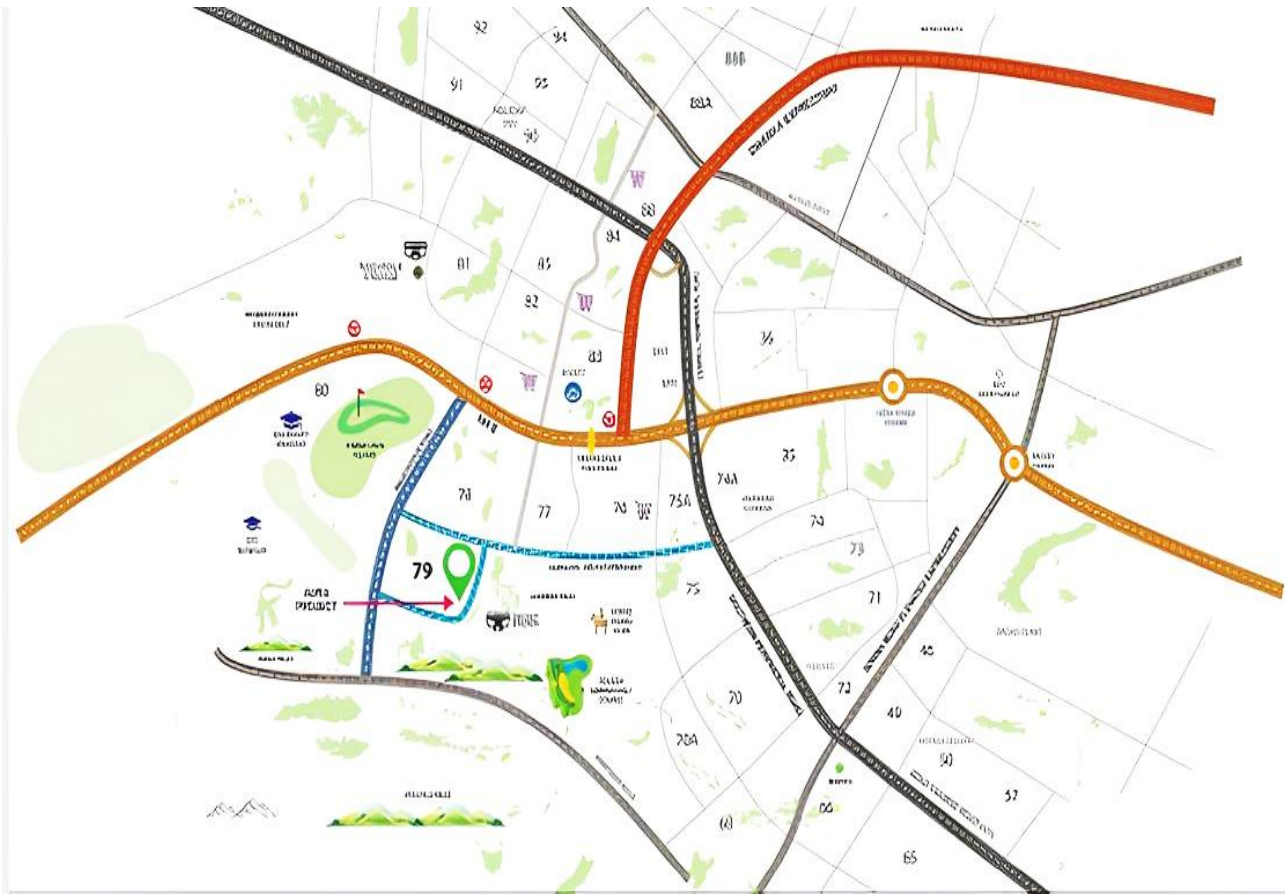
Key Connectivity Highlights

Access Point	Distance/Drive Time	Details
Dwarka Expressway	Immediate adjacency	Direct entry to Delhi in ~25 mins; proposed metro route nearby.
NH-48	10 mins drive	Links to Manesar industrial hub, IGI Airport (~20-30 mins).
Southern Peripheral Road (SPR)	Adjacent via Naurangpur Road	Connects to Golf Course Extension Road, Rajiv Chowk (~15-20 mins).
Kherki Daula Toll Plaza	15 mins drive	Gateway to Gurgaon-Delhi Expressway.
Pataudi Road	Short proximity	Access to Mini Secretariat, Sohna Road elevated expressway

Surrounding Amenities & Infrastructure

Sector 79 benefits from modern upgrades like efficient drainage, utilities, and abundant green spaces, while staying less crowded than central Gurgaon. Nearby landmarks include DPS Manesar (20 mins), Bal Bharti Manesar, Mount Olympus School (10 mins), Euro International School (20 mins), Miracles Apollo Cradle/Spectra Hospital (15 mins), Holiday Inn, Hyatt Regency, Golden Greens Golf Course, Leopard Trail, Horse Riding Club, and Nakhrola Stadium. The location's low-density developments ensure openness, fresh air, and long-term tranquility, ideal for retirement living with strong future appreciation potential.

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3) Project Highlights

Contemporary architecture to maximize natural light, ventilation, and Aravalli views across 4-apartments-per-core towers. Premium finishes feature Italian marble flooring, modular European kitchens, double glazing for energy efficiency, and AI-integrated "Agentic Homes" for modern wellness.

Developed by Aura World Realty on 4.6 acres with License No. 22 of 2026, it ensures privacy, sustainability, and curated community activities in a low-density haven.

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4) Inventory

S.NO	UNIT TYPE	CARPET AREA	NO OF UNITS
1	Type -1P (2BHK+STORE)	69.79	4
2	Type -2P (2BHK+STORE)	68.21	4
3	Type-3P (2 BHK + SERVICE PERSON)	91.99	2
4	Type-4P (2 BHK + SERVICE PERSON)	91.52	2
5	Type -1 (2BHK+STORE)	69.79	84
6	Type -2 (2BHK+STORE)	68.21	83
7	Type-3 (2 BHK + SERVICE PERSON)	91.99	41
8	Type-4 (2 BHK + SERVICE PERSON)	91.52	42
9	Type 5P (3 BHK)	103.69	4
10	Type 5 (3 BHK)	103.69	83
11	TYPE-3A (2BHK+ SERVICE PERSON)	71.63	1
12	TYPE-2A (1BHK + STORE)	52.66	1
13	TYPE-5A (2 BHK)	78.63	1
	TOTAL UNITS		352

5) Statutory Approvals & Their Status

1.	Approvals/ NOCs from various agencies for connecting external services			
	Sr. No.	Facility	External/ connecting service to be provided by (Name the agency)	Approval no. and date
	1.	Roads	NA	Not Applicable, already connected.
	2.	Water supply	GMDA	Gurugram/Date 23.02.2026
	3.	Sewage disposal	GMDA	GMDA/SEW/2026/163
	4.	Storm water drainage	GMDA	GMDA/Drainage/2026/068
	5.	Electrical availability Load	DHBVN	To be applied

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2.	Details of statutory approvals.					
2.1	Statutory approvals required prior to registration					
	Sr. No.	Particulars	Approval no.	Date	Valid up to	Remarks
	1.	License approval	22 of 2026	30-01-2026	29-01-2031	-
	2.	Zoning plan approval	11852	30-01-2026	N. A	—
	3.	Building plan / site plan approval	Applied	13-02-2026	-	
	4.	Environment clearance approval based on latest approved building plan	Applied	-	-	-
2.2	Approvals either applied for or obtained prior to registration. (These approvals if applied, to be obtained within three months of issue of registration certificate. After approval intimation, be given to the authority and online updation be done.)					
	1.	Airport height clearance	AAI/RHU/N R/AVM/NO C/2026/41/ 127-130	06-01-2026	05-01-2034	
	2.	Fire scheme approval	To be Applied	—	—	—
	3.	Service plan estimates approval	To be Applied	—	—	—
2.3	Mandatory approvals if applicable and required before start of construction. (These may be either applied or obtained prior to registration. The applied permissions be obtained within three months of issue of registration certificate.)					
	Sr. No.	Particulars	Approval no.	Date	Remarks	
	1.	Forest NOC	KKM-8ND-PU6U	18-08-2025		
	2.	Natural conservation zone NOC	Not Applicable	-		
	3.	Tree cutting permission/ NOC	Not Applicable			
	4.	Forest land diversion	Not Applicable			
	5.	Power Line shifting NOC	Not Applicable			

6) Project Cost Estimate

Project cost details		
Sr. No.	Component	Amount in lacs
1.	1. Total land cost	4,541.71
	2. External Development Charges	1,761.00
	3. Infrastructure Development Charges (as per LOI)	229.84
	4. Cost of construction (apartment + commercial units)	25,490.41
	5. Other costs	10,250.00
	Administrative cost	500.00
	Interest to financial institutions	1,600.00
	Renewable of approvals	700.00
	Taxes & Cess	500.00
	Marketing cost	200.00
	Any other	5,500.00
	6. Total (1+2+3+4+5)	42,272.96
2.	Internal development works	
	1. Services (incl. Electrification)	1,109.08
	Community building/ site	
	i. Community Centre	-
	ii Nursery School(s)	-
	Sub Total	-
	3. Total cost of IDW (1+2)	1,109.08
4.	Total project cost (6+3)	43,382.04

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