



ADITYARAM PALACE CITY

PARADISE

LIVE LIKE A KING

SOUTH
INDIA'S **1ST** LEVER
PALACE THEMED VILLAS

SOUTH INDIA'S FIRST-EVER PALACE THEMED VILLAS



WHO WE ARE

ADITYARAM GROUP is a pioneer in Real Estate having its footprints across the three states Tamil Nadu, Telangana and Andhra Pradesh. The group has also diversified into Adityaram Properties (P) Ltd, Adityaram Infrastructure Projects LLP, Adityaram Conventions & Resorts, Adityaram Studios (P) Ltd, Adityaram Movies, and Adityaram Charitable Trust. The organization has successfully completed more than 15 million square feet with litigation free history and we are committed to 100% asset deliverables on time.

FOUNDER

AWARDS & ACCOLADES



“ THE BEST REALTY BRAND ”
– BY THE ECONOMIC TIMES – 2015



“ MOST RESPECTED REAL ESTATE ENTREPRENEUR ”
– BY HURUN REPORT – 2017



“ BEST ENTREPRENEUR
– REAL ESTATE ”
– BY THE TIMES OF INDIA – 2019



“ ICON OF TAMILNADU ”
– BY EDUCATION MINISTER,
GOVT OF TAMILNADU – 2021



“ REAL ESTATE
TYCOON OF THE YEAR ”
– BY TIMES GROUP – 2021



Mr. ADITYARAM,
Founder, Chairman & Managing Director
ADITYARAM GROUP

His ceaseless and diligent efforts have made him to emerge out as a Real-estate Tycoon in the industry.

Perfection is what he promises and performance is what he produces in each and every strategic move of him.

AKKARAI

ECR

PANAYUR

4800 SQ.FT TO 4900 SQ.FT
ULTRA LUXURY PALACE VILLAS

2400 SQ.FT TO 3900 T5Q.FT
LUXURY PALACE VILLAS

1800 SQ.FT
TWIN PALACE VILLAS

1200 SQ.FT TO 1800 SQ.FT
MINI PALACE VILLAS

ADITYARAM PALACE CITY
PARADISE

ADITYARAM PALACE CITY
PHASE - 2

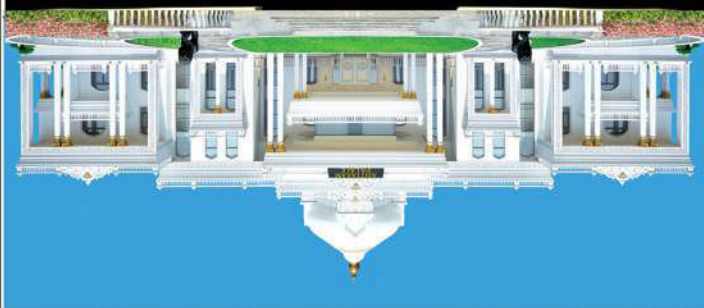


ADITYARAM PALACE CITY PARADISE

PLOT NO	AREA (SQ.FT)	PLOT NO	AREA (SQ.FT)
1	CH	45	2400
2	4800	46	2400
3	4800	47	2400
4	4800	48	2387.5
7	2400	49	2387.5
8	2400	50	2400
9	2400	51	2400
10	2400	52	2400
11	3227.5	53	2400
12	3587.5	54	2400
13	CH	55	2400
14	2387.5	56	2987.5
15	3587.5	57	2987.5
16	2400	58	3608
17	2400	59	3596
18	2400	60	3604
19	2400	61	3600
22	2640	62	2387.5
23	2640	63	2920
24	2640	64	4887.5
25	2640	67	1200
26	3947.5	68	1200
27	2627.5	69	1200
28	CH	70	1200
29	CH	71	1200
30	2387.5	72	1200
31	2400	73	1200
32	2400	75	1237.5
33	2400	76	1250
34	2400	77	1500
35	2400	78	1487.5
36	2400	79	1800
37	2987.5	80	1800
38	CH	81	1800
39	2400	82	1800
40	2387.5	83	1800
41	2987.5	84	1200
42	2400	85	1200
43	2400	86	1437.5
44	2400	87	CH

NOT TO SCALE

ECR - OMR LINK ROAD



PHASE 1 & 2

LUXURY PALACE VILLAS



GROUND FLOOR



FIRST FLOOR



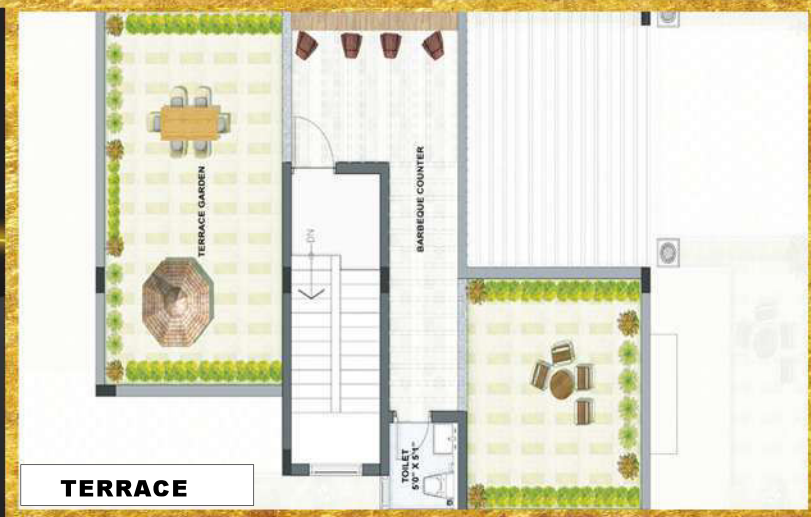
TERRACE



TWIN PALACE VILLAS



MINI PALACE VILLAS



SPECIFICATION



STRUCTURE

- Structural System - RCC framed structure designed as per the soil test report
- Masonry - 200 mm for external walls & 100 mm for internal walls
- Floor - Floor Height (Incl.slab) - Will be maintained at 3300 mm.

WALL FINISH

- Internal Walls - Finished with 2 coats of putty, 1 coat of primer & 2 coats of Royal emulsion
- Ceiling - Finished with 2 coats of putty, 1 coat of primer & 2 coats of Royal emulsion
- Exterior walls - Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per the architect design.
- Bathroom - Ceramic tile up to 2400 mm height of size 600 mm x 1200 mm.

FLOOR FINISH WITH SKIRTING

- Foyer, Living, Dining & Master bedroom - INTERNATIONAL MARBLE
- Guest bedrooms - Vitrified tiles of size 600 mm x 1200 mm. (Kajaria / equivalent)
- Bathroom - Anti skid ceramic tiles of size 600 mm x 600 mm.(Kajaria / equivalent)
- Staircase - MARBLE FLOORING for staircase will be provided
- Balcony - GRANITE FLOORING
- Landscape Deck - Tile Matt Finish
- Terrace - Anti skid Vitrified tiles
- Car parking - Tile Matt Finish

BATHROOMS

- Sanitary fixture - KOHLER/equivalent
- CP fittings - KOHLER/equivalent
- Bedroom bathrooms - Wall mounted wc with cistern, health faucet, rain shower, hand shower & wash basin

DOOR

- Main Door - Teak wood for frames & Door with Smart lock handle system
- Internal Door - Flush door as per Architect design

JOINERY

- Windows - FENESTA / equalent UPVC windows with sliding & casement as per the architect drawing
- Ventilators - FENESTA / equalent UPVC windows fixed frame with glass

OUTDOOR FEATURES

- Water storage - Centralized UG sump with valve metre control
- Rain water harvesting - Rain water harvesting site
- STP - Centralized sewage treatment Plant
- Common back up - 100% Power backup for common amenities such as clubhouse, WTP, STP & selective common area lighting
- Safety - CCTV surveillance cameras will be provided at pivotal locations
- Security - Security booth will be provided at the entrance

COMPOUND WALL

- Landscape - Suitable landscape at appropriate place in the projects
- Driveways - PAVED finish road in driveway in/out and concrete Bed on it Paver



ADITYARAM
PROPERTIES (P) LTD

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