



AMENITIES

Reception/Lounge with Grand Entrance & Double Height	Indoor & Outdoor Games
Wi-Fi facility	Administrative Hall with Manager room
Jogging Track	Restaurant with pool view
Swimming Pool with changing Rooms & Toilets	Senior Citizen Hall
Reading Area / Library	Provision for Spa & Salon
Gymnasium	Provision for Grocery Store
Children Play area	Provision for ATM
Children Hobby Hall / Creche	Provision for Coffee Lounge
Aerobics Hall	Provision for Pharmacy
Multi- purpose Hall with dining & Pantry attached with Toilets & Lawn.	Provision for Car Wash Area
Meditation Hall / Yoga Hall	Provision for Travel Desk
	Conference Hall



LOCATION ADVANTAGES

RTA Guntur	600 meters
Shilparamam	1.0 km
Amaravathi Road	1.8 km
Little Flower School	1.4 km
AP Municipal Administration	1.8 km
JKC College	2.0 km
ITC Hotel	1.5 km
Siva City Center	1.5 km
Cine Square	2.0 km
Guntur Club	4.0 km
Guntur Railway Station	4.6 km

Builders & Developers



HYDERABAD Corporate Office : Aaditri Housing Pvt. Ltd. Flat No. 302, 3rd Floor, Sri Teja Residency, Plot # 63/1, Vengal Rao Nagar, Hyderabad-13. Telangana.

GUNTUR Reg Office : Aaditri Housing Pvt. Ltd. D.No. 3-28-18/48/96, 4/1, Brindavan Gardens, Guntur, Andhra Pradesh - 522 006.

VISAKHAPATNAM Regional Office : Aaditri Housing Pvt. Ltd. D.No.26-8-11, Opp Canara Bank, Gajuwaka, Visakhapatnam - 530 026.

Email: aaditrihousing@gmail.com | www.aaditrihousing.com | Tollfree Number. 1800 313 4929

Architects



NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.

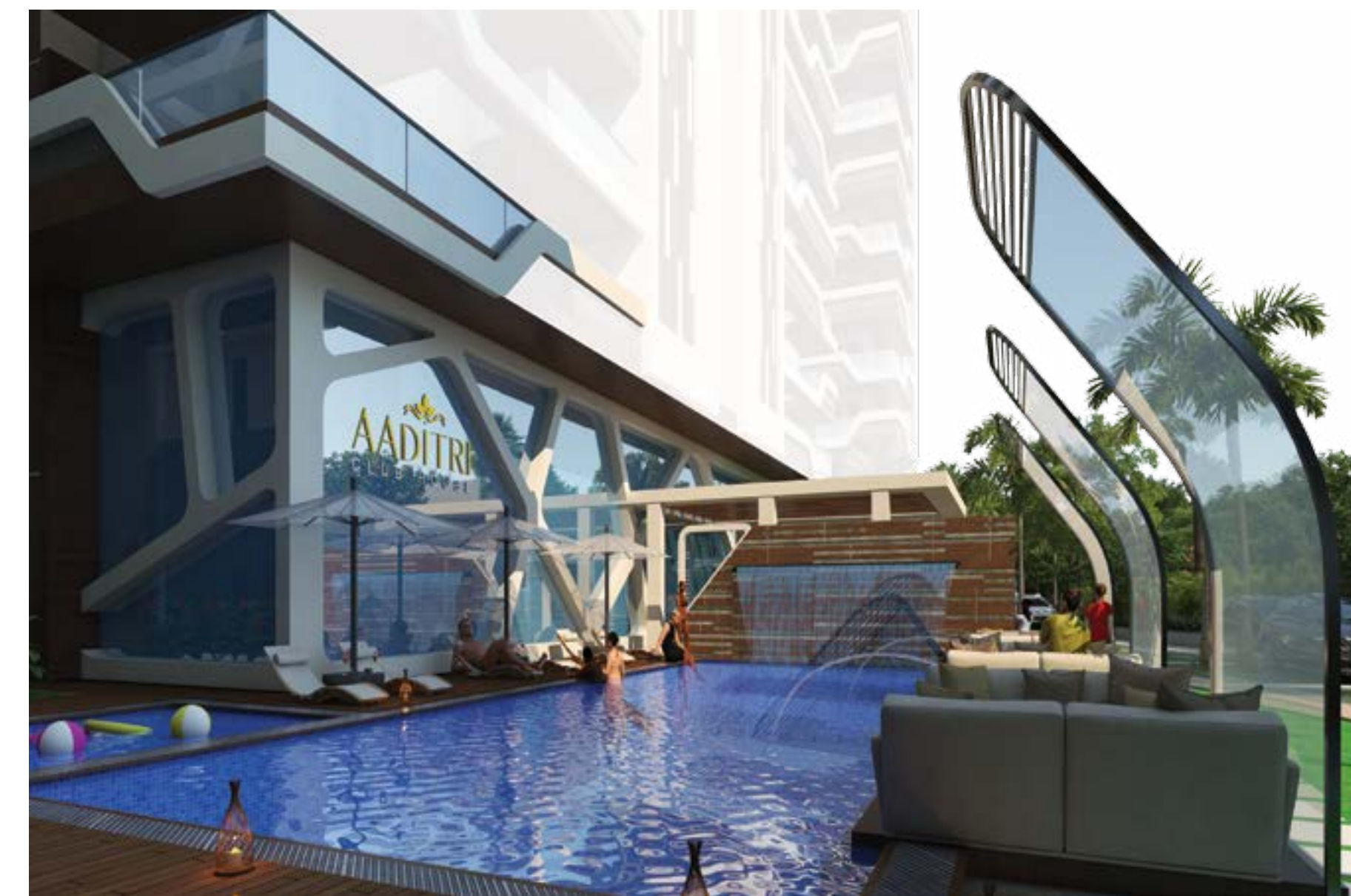
A Project by
AADITRI
Housing Pvt. Ltd.



ENTER IN TO YOUR OWN KINGDOM

EXPERIENCE THE LIFESTYLE OF AN EXTRAVAGANCE

Aaditri's Exotica is a self-contained world of luxury, refinement and pleasure with a superb selection of recreational facilities spread over Two floor-clubhouse for your delight. The Leisure Wing and Family Wing offer the perfect setting for the entire family, including a Swimming Pool, baby Pool, Wet Sun Deck and Play Area. Should you be in the mood for a refreshing drink surrounded by a cool, casual ambience, the Chill-Out Zone awaits your pleasure.



A concept of DCI works | +91 8296 55 9933

LEGEND

- | | | | |
|------------------------------|---------------------------------|---------------------|------------------------|
| 1. Entrance gates / Security | 6. Gathering areas | 11. Clubhouse entry | 16. Deck area |
| 2. Ramp to cellar | 7. Children's play area | 12. Flower garden | 17. Vertical landscape |
| 3. Avenue plantation | 8. Gazebo | 13. Changing room | 18. Jogging track |
| 4. Entrance plaza | 9. Water bodies | 14. Toddlers pool | 19. Driveway |
| 5. Visitors parking | 10. Senior citizen sitting area | 15. Swimming pool | 20. Open air theatre |



- Premium 2C+G+9 Storey Tower
- 100% VASTU
- 24/7 SECURITY
- 2.6 ACRES
- 58% Open Space
- 2 LEVEL Clubhouse
- 233 PREMIUM FLATS

AADITRI'S EXOTICA
THE NAME SAY'S IT ALL

EXPERIENCE THE LIFESTYLE OF
MAGNIFICENCE

Your home of abundant luxury at Aaditri's Exotica. Designed to complement your exquisite taste for the finest in life, every apartment at Aaditri's Exotica combines modern, stylish features with classic in spacious proportions. Offering a 2 BHK, 2 BHK+Study, 3 BHK, and 3 BHK+Home theatre, every individual home at Aaditri's Exotica is resplendent with superb finish, fixtures and fittings. Aaditri's Exotica is the perfect representation of your exquisite taste.



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Housing Pvt. Ltd.



AADITRI'S
EXOTICA
THE NAME SAY'S IT ALL

FLOOR PLANS

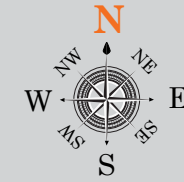




TYPICAL FLOOR PLANS

TYPE - A

FLAT NO. 1
(EAST FACING)
3 BHK + HT
2990 SFT.



TYPICAL FLOOR PLANS

TYPE - B

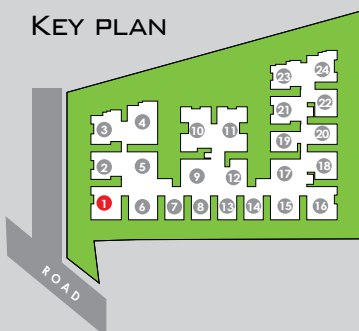
FLAT NO. 2 & 21
(EAST FACING)
3 BHK
2305 SFT.



GROUND & FIRST FLOOR PLANS

3 BHK + HT
2415 SFT.

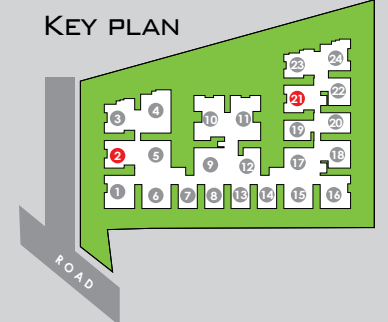
KEY PLAN



GROUND & FIRST FLOOR PLANS

3 BHK
1995 SFT.

KEY PLAN



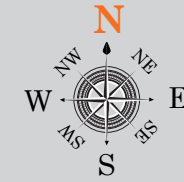


TYPICAL FLOOR PLANS

TYPE - C

FLAT NO.3 (EAST FACING)

3 BHK 2945 SFT.



TYPICAL FLOOR PLANS

TYPE - D

FLAT NO.4 (WEST FACING)

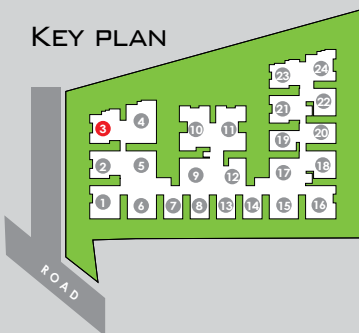
3 BHK + HT 3620 SFT.



FIRST FLOOR PLANS

3 BHK 2315 SFT.

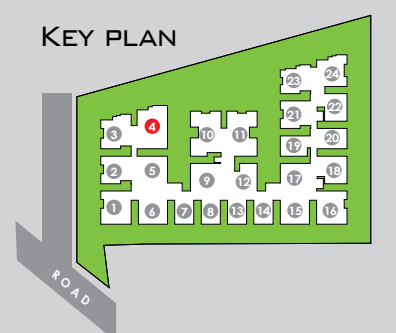
KEY PLAN



GROUND & FIRST FLOOR PLANS

3 BHK + HT 2975 SFT.

KEY PLAN





ENTRY

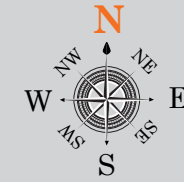


TYPICAL FLOOR PLANS

TYPE - E

FLAT NO.5 & 18
(WEST FACING)

2 BHK + STUDY
1690 SFT.



ENTRY



TYPICAL FLOOR PLANS

TYPE - F

FLAT NO.6 & 15
(NORTH FACING)

3 BHK
2140 SFT.

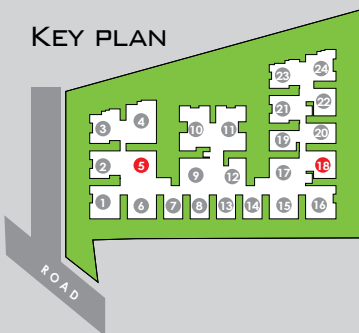
ENTRY



GROUND & FIRST FLOOR PLANS

3 BHK + HT
1470 SFT.

KEY PLAN



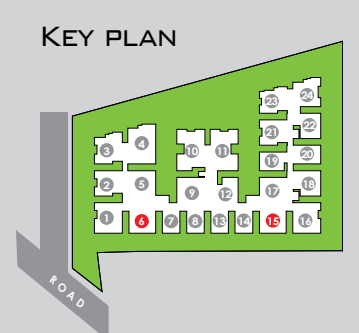
ENTRY



GROUND & FIRST FLOOR PLANS

3 BHK
1900 SFT.

KEY PLAN



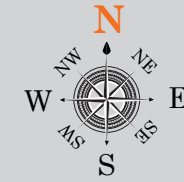


TYPICAL FLOOR PLANS

TYPE - G

FLAT NO.7, 8,13 & 14
(NORTH FACING)

2 BHK
1420 SFT.



TYPICAL FLOOR PLANS

TYPE - H

FLAT NO.9
(EAST FACING)

2 BHK + STUDY
1710 SFT.



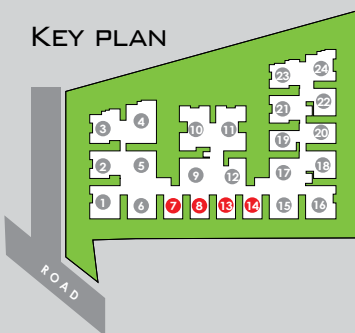
ENTRY



GROUND & FIRST FLOOR PLANS

3 BHK + HT
1250 SFT.

KEY PLAN



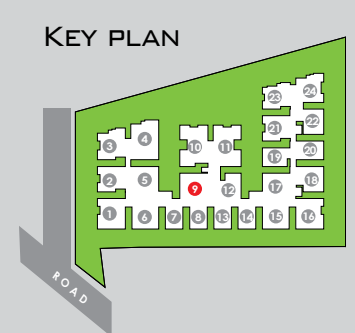
ENTRY



GROUND & FIRST FLOOR PLANS

2 BHK + STUDY
1470 SFT.

KEY PLAN



TYPICAL FLOOR PLANS

TYPICAL FLOOR PLANS

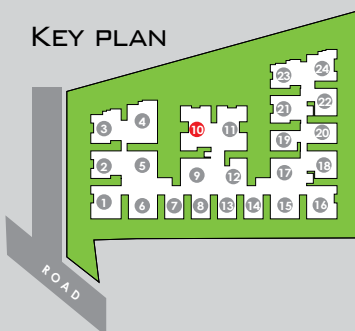


TYPE - I

FLAT NO. 10
(EAST FACING)
3 BHK + HT
3910 SFT.



KEY PLAN

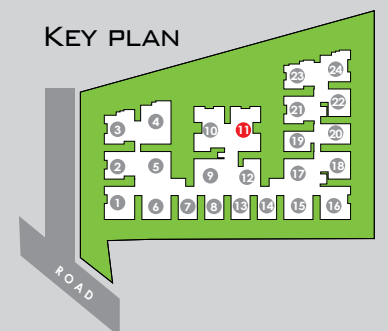


TYPE - J

FLAT NO. 11
(WEST FACING)
3 BHK + HT
3910 SFT.



KEY PLAN

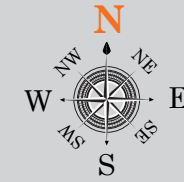




TYPICAL FLOOR PLANS

TYPE - K

FLAT NO.12 & 18
(EAST FACING)
2 BHK + STUDY
1815 SFT.



TYPICAL FLOOR PLANS

TYPE - L

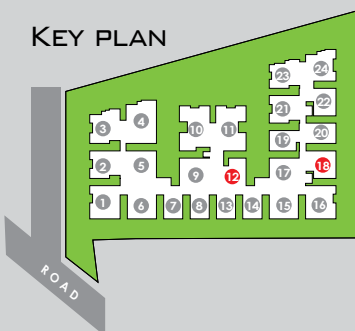
FLAT NO.16
(WEST FACING)
3 BHK + HT
2990 SFT.



GROUND & FIRST FLOOR PLANS

2 BHK
1500 SFT.

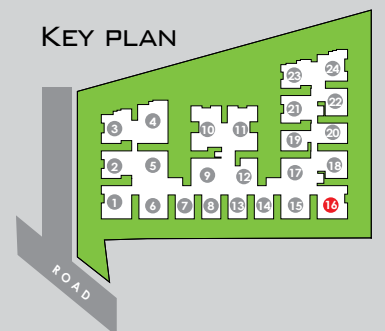
KEY PLAN



GROUND & FIRST FLOOR PLANS

3 BHK + HT
2415 SFT.

KEY PLAN





TYPICAL FLOOR PLANS

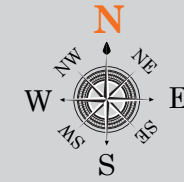
TYPE - M

FLAT NO. 17 & 19
(EAST FACING)

2 BHK + STUDY
1695 SFT.



← ENTRY



TYPICAL FLOOR PLANS

TYPE - N

FLAT NO. 20
(WEST FACING)

2 BHK + STUDY
1665 SFT.



← ENTRY

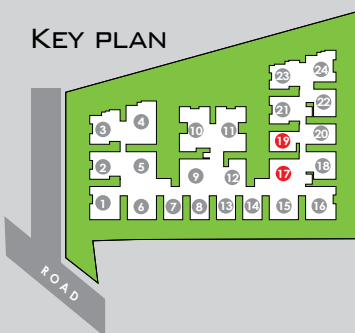
GROUND & FIRST FLOOR PLANS

2 BHK + STUDY
1470 SFT.



← ENTRY

KEY PLAN



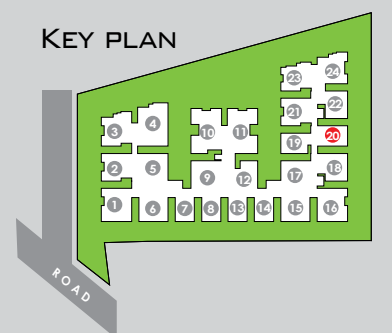
GROUND & FIRST FLOOR PLANS

2 BHK + STUDY
1470 SFT.



← ENTRY

KEY PLAN





ENTRY →

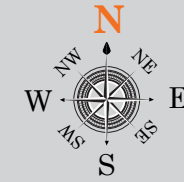


TYPICAL FLOOR PLANS

TYPE - O

FLAT NO.22
(WEST FACING)

2 BHK + STUDY
1665 SFT.



← ENTRY



TYPICAL FLOOR PLANS

TYPE - P

FLAT NO.23
(EAST FACING)

3 BHK
2570 SFT.

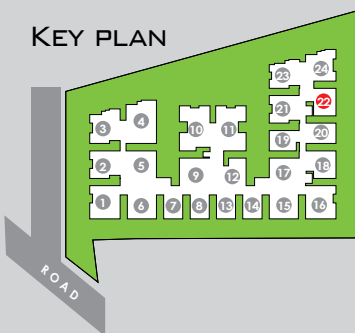
ENTRY →



GROUND & FIRST FLOOR PLANS

2 BHK + STUDY
1470 SFT.

KEY PLAN



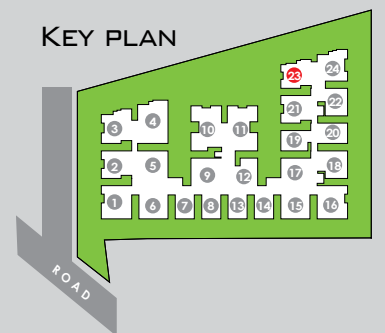
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GROUND & FIRST FLOOR PLANS

3 BHK
2030 SFT.

KEY PLAN



SPECIFICATIONS

STRUCTURE : R.C.C. framed structure to withstand Wind Loads & Earthquake Loads.

SUPER STRUCTURE : 8" thick light weight **CC Bricks / Red Clay** bricks for external walls and 4" thick for internal walls.

PLASTERING : **INTERNAL**: Single Coat Cement Plaster with smooth finishing.
EXTERNAL : Double coat sand Faced Cement Plastering.
PARKING AREA : 2 coats of plastering for Columns and Beams.

WALL PUNNING : **INTERNAL** Gypsum Plaster or equivalent excluding balcony, utility, walk in closet, dry and wet kitchen and servant room.

DOORS

MAIN DOOR FRAME & SHUTTER : Premium Designer Teakwood Door Frame & Shutter of 7'-0" height & 4'-0" width with premium hardware fittings.

INTERNAL DOOR FRAME & SHUTTER : Premium Designer Teakwood Internal Door Frame & Shutter of Greenply of 7'-0" height.

WINDOWS & FRENCH DOOR FRAME SHUTTER : UPVC Frame with double glass (DGU) for windows.

PAINTING

EXTERNAL : Textured / Smooth finish with 2 coats of Asian paint or equivalent
INTERNAL : 2 coats of Asian paint or equivalent. 1 coat putty and 1 coat premier finish

SITOUT / BALCONY : Weather proof paint of Asian paint or equivalent

PARKING AREA : Water proof cement paint and over a base coat of primer for columns and One coat putty finish for entire ceiling roof.

FLOORING

a) LIVING, DINING, DRAWING, POOJA, MASTER BEDROOM ROOM -1, BED ROOM - 2, BED ROOM - 3, FOYER & KITCHEN : 3' X 3' Vitrified Tiles Flooring.

b) HOME THEATRE : Engineered wooden flooring.

c) ALL TOILETS 2' X 1' tiles as per architect design.

d) CORRIDORS / LIVING BALCONIES : Combination of Premium Porcelain Tiles

e) STAIRCASE (PASSENGER) As per architect design.

f) STAIRCASE (FIRE) Tandoor Stone

g) STORE/ WASH AREA/SECOND KITCHEN / UTILITIES/SERVENT ROOM & SERVENT TOILET : Premium Vitrified tiles.

KITCHEN / UTILITY / WASH :

a) Separate municipal water tap and Bore well water through softener plant.
b) Provision for Dish Washer, Washing Machine and wet area for washing utensils with CP Fittings.

c) Gas line for every kitchen.

d) Exhaust Fan in wet kitchen.

BATH ROOMS

a) Wash basin.

b) Single lever diverter with shower of reputed make.

c) All C.P. Fittings & Sanitary Fixtures of Premium make.

d) Exhaust fan in all bath rooms.

TELECOM : Telephone points in all Bed rooms, Living room & Drawing room.

INTERCOM : Intercom facility connecting to all the flats and Security, Reception, Concierge within the community.

CABLE T V : Provision for Cable Connection in all Bedrooms. Living Room, Dining, Servant room.

INTERNET : Provision for 100% Wi-Fi internet within the community.

VIDEO DOOR PHONE

One Video Door Phone will be provided for each flat at main door.

ELECTRICAL

a) Concealed Copper Wiring of Havells / Finolex or equivalent make.

b) Power outlets for geysers and exhaust fans in all bathrooms.

c) Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder and Aqua Water in kitchen.

d) Power plugs for Washing machine and dish washer in Utility Area.

e) Three phase power supply for each unit and individual Meter Boards.

f) Miniature Circuit breakers (MCB) for each distribution board of best brands.

g) A.C Provisions in all rooms.

h) Plug pins for TV & Audio in Living, Drawing and All bed rooms.

LIFTS : a) Premium Passenger lift 10 No's of ThyssenKrupp / Otis / Schindler or equivalent make.

b) Service Lift 3 No's of Mitsubishi / Schindler or equivalent make.

WTS & STP : a) Bore water fully Treated Water made available through an exclusive water softening and purification plant of reputed make.

b) A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for Flushing and Landscaping.

CAR WASH FACILITY : Provision for Car Wash facility in cellar parking area.

GENERATOR : 100% D.G Set backup.

CAR PARKING :

a) Each Flat will have 1 Car parking and parking will be in 2 Levels.

b) Tri-mix concrete road

c) Visitor's car parking as per norms.

FACILITIES FOR PHYSICALLY CHALLENGED

Access and Non-slippery ramps at all entrances shall be provided for Physically Challenged, Appropriately designed preferred car park. Uniformity in floor level and visual warning signage's.

CC TV

CC Cameras will be provided at Entrance Gate, Parking areas. Common areas and where ever necessary.

FIRE & SAFETY : Fire Systems will be provided as per fire department norms.

LPG : Provision for Supply of gas from centralized Gas bank to all individual flats in kitchen with gas meters.

WASTE MANAGEMENT : Provision of Duct / Chute.

LANDSCAPING : Landscaping in the setback areas and in tot lot areas as per architect design.

WATER : Pneumatic pumps will be used for supply of Fresh water, Municipal water & Treated water to individual flats.

EXTERNAL LIGHTING : LED Light posts with lamp fittings, at setback and Landscaping areas and lights in staircase & corridor areas.

BOOM BARRIERS : Boom Barriers at entry/exit for vehicles with mechanical operation

DRIVEWAY : V.D.F. Flooring.

COMPOUND WALL : Compound wall shall be constructed all around the plot with Solar Fencing

False Ceiling : All rooms excluding Kitchen, Utilities & Balconies

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