

**ADITYARAM**  
**GROUP**

LUXURY VILLAS  
CRAFTED FOR THE  
*Select few*



**ADITYARAM**  
**PALACE CITY**

## ABOUT US

At Adityaram Group, we believe in transforming dreams into reality. With a legacy spanning over decades, we have consistently set benchmarks in the realm of real estate. Our commitment to quality, customer satisfaction and sustainable practices has made us a name synonymous with trust and excellence. From Residential Plots, Premium Villa Plots to exclusive Grand Luxury Villas on ECR showcases our versatility and expertise. With a history steeped in achievements, we continue to raise the bar for quality and innovation providing luxury, comfort and personalized services. We prioritize your needs, preferences and aspirations in every project.

### THE ADITYARAM ADVANTAGE

SOUTH INDIA'S MOST TRUSTED  
REAL ESTATE DEVELOPER



100%  
Litigation-Free  
Organization



Prime  
Project  
Locations



Superior  
Quality



Premium  
Amenities



Excellent  
Customer  
Service



Clear  
Documentation



## ADITYARAM PALACE CITY

### ADITYARAM PALACE CITY

Adityaram Palace City offers exclusive Palace-Themed Luxury Villas designed with flair and built with top-of-the-line architecture, charmingly blending the elements of luxury, elegance, comfort and sophistication to complement your luxurious lifestyle.

Set amidst a premium community on ECR and exquisitely crafted for the elite, it's an address to the world of luxury, enhancing the privilege of independent living for the select few like you.

SOUTH INDIA'S FIRST EVER PALACE THEMED VILLAS



# MR. ADITYARAM

Founder, Chairman & Managing Director  
ADITYARAM GROUP

His ceaseless and diligent efforts have made him to emerge 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 made by him.



## 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 TAMIL NADU"  
BY EDUCATION MINISTER,  
GOVT OF TAMIL NADU  
2021



"REAL ESTATE  
TYCOON OF THE YEAR"  
BY TIMES GROUP  
2021



"VISIONARY REALTY  
INDUSTRIALIST"  
BY TIMES GROUP  
2023





ADITYARAM  
*Palace*

LIVE AMIDST THE  
MOST PREMIUM AND PRESTIGIOUS  
COMMUNITY ON ECR



# PROJECT HIGHLIGHTS



The Biggest Villa Project  
on ECR within City Limits



15 mins from  
Adyar



3 Way Connectivity (ECR - OMR  
Link Road, Akkarai & Panalur)



Neo-Classical  
Architecture



Located in the most Premium  
& Posh Community of ECR



Close Proximity  
to the Beach



Naturally-structured  
Gated Community



High Appreciation  
Guaranteed



70+ World-class  
Amenities



22,000 Sqft  
Lavish Clubhouse



60% of Open Space  
& Greenery



24/7 CCTV Surveillance  
& Security

ADITYARAM  
PALACE CITY



# LUXURIOUS SPECIFICATIONS



Double Height Ceiling  
in the Living Room



Premium Marble  
Flooring



Rain Shower in all  
Primary Bathrooms



Smart Home  
Enabled Features



Kohler or Equivalent  
Sanitary Fittings



Concrete RCC Roads  
with M35 Grade Pavers

*70+*  
WORLD-CLASS  
AMENITIES







22,000 SFT. *Lavish*  
CLUBHOUSE



## CLUBHOUSE AMENITIES

1. SWIMMING POOL
2. KIDS POOL
3. POOL SIDE LOUNGE DECK
4. CHANGING ROOM WITH LOCKERS
5. GYM
6. DIGITAL WORKOUT
7. TRX TRAINING
8. WEIGHT LIFTING ARENA
9. BOXING SIMULATOR
10. STEAM ROOM
11. SAUNA
12. JACUZZI
13. YOGA / MEDITATION ROOM
14. AEROBICS / ZUMBA ROOM
15. DANCE ROOM
16. BANQUET HALL (75-100 cap)
17. WAITING LOUNGE
18. PIPED MUSIC FOR LOBBY
19. BILLIARDS TABLE
20. TABLE TENNIS TABLE
21. FOOTBALL TABLE
22. BOARD GAMES ROOM
23. CHESS & CARROM CORNER
24. CARDS ROOM
25. GAMING ROOM
26. GAMING ARCADE
27. MINI THEATRE (30 cap)
28. KIDS PLAY ROOM
29. READING ROOM / LIBRARY
30. CONFERENCE ROOM
31. ASSOCIATION ROOM
32. PARTY LAWN
33. BARBEQUE CORNER
34. BONFIRE PIT
35. HAMMOCK
36. ROOFTOP LOUNGE DECK
37. ROOFTOP PARTY LAWN
38. ROOFTOP LOUNGE CABANA
39. ROOFTOP GARDEN
40. ROOFTOP STAR GAZING DECK
41. ROOFTOP YOGA & MEDITATION DECK

## OSR AMENITIES

1. ENTRANCE WATER FEATURE WITH BOULDERS
2. 2M WIDE JOGGING TRACK / WALKWAY
3. KIDS PLAY AREA
4. TOT LOT
5. JUNGLE GYM
6. HOPSCOTCH
7. SAND PIT
8. FITNESS STATION
9. MOUND SEATING
10. GRAVEL BED WITH SPECIMEN PLANTS
11. AMPHITHEATRE
12. MULTI-PURPOSE STAGE
13. GAZEBO SEATING
14. HALF BASKETBALL COURT
15. CLAY VOLLEYBALL COURT
16. GOLF PUTTING GREEN
17. REFLEXOLOGY PATHWAY
18. SENIOR CITIZEN SEATING DECK
19. LEISURE SEATING AREA
20. PALM GARDEN
21. CRICKET PRACTICE NET
22. LEISURE LAWN
23. SLOPED MOUND
24. ADVENTURE PLAY AREA
25. OUTDOOR GYM
26. MINI AMPHITHEATRE
27. PERGOLA SEATING
28. TENNIS COURT
29. CYCLE TRACK WITH EPDM FLOORING
30. DOUBLE HEIGHT CANOPY
31. TREE GROOVE
32. AROMA GARDEN
33. ZEN GARDEN





ADITYARAM PALACE CITY  
PARADISEADITYARAM PALACE CITY  
PHASE 2

- 4800 sq.ft TO 4900 sq.ft  
ULTRA LUXURY PALACE VILLAS
- 2400 sq.ft TO 3900 sq.ft  
LUXURY PALACE VILLAS
- 1800 sq.ft  
TWIN PALACE VILLAS
- 1200 sq.ft TO 1800 sq.ft  
MINI PALACE VILLAS



## ADITYARAM PALACE CITY PARADISE

FLOT NO	AREA (SQ.FT)	FLOT NO	AREA (SQ.FT)
1	CI	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	CI	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	CI	70	1200
29	CI	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	CI	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	CI

PLAN NOT TO SCALE



SITE PLAN



PHASE 1 &amp; 2





## ULTRA LUXURY PALACE VILLA

Ultra-Luxury villas offers sophistication combined with Royalty, fulfilling the desires of those who seek an Ultimate Luxurious Lifestyle. Every details of this Villas are meticulously crafted to exude Opulence and Grandeur, ensuring an experience that is beyond compare. It provides extravagant living experience that combines Elite amenities with the Essence of Royal Life. Meticulously crafted with majestic spaces, these Ultra-Luxury Villas surpass expectations, offering a life beyond the extraordinary. Discover a lifestyle that transcends the ordinary, as these villas are conceived to fulfil your limitless aspirations.



PLOT EXTENT  
4800 SFT.







PLOT EXTENT  
4800 SFT.



LUXURY  
MEETS  
ROYALTY!





## LUXURY PALACE VILLA

Luxury palace villas offer a truly unmatched living experience with majestic architecture, expansive living spaces, and exquisite interior design. These opulent properties feature grand facades, spacious rooms, and tasteful decor, creating a sophisticated ambiance. Private amenities, state-of-the-art technology, exclusive locations, and personalized services enhance the luxury lifestyle. With stunning views, privacy, and top-notch security, owning a luxury palace villa represents prestige and exclusivity.



PLOT EXTENT  
2400 SFT







PLOT EXTENT  
3227.5 SFT



PLOT EXTENT  
3590 SFT





PLOT EXTENT  
2540 SFT.



PLOT EXTENT  
3950 SFT.







PLOT EXTENT  
2387.5 SFT



PLOT EXTENT  
2400 SFT





PLOT EXTENT  
2387 SFT



PLOT EXTENT  
2387 SFT







PLOT EXTENT  
2400 SFT.



PLOT EXTENT  
2387.5 SFT.





PLOT EXTENT  
2987.5 SFT.



PLOT EXTENT  
2920 SFT.







PLOT EXTENT  
2587.5 SFT.

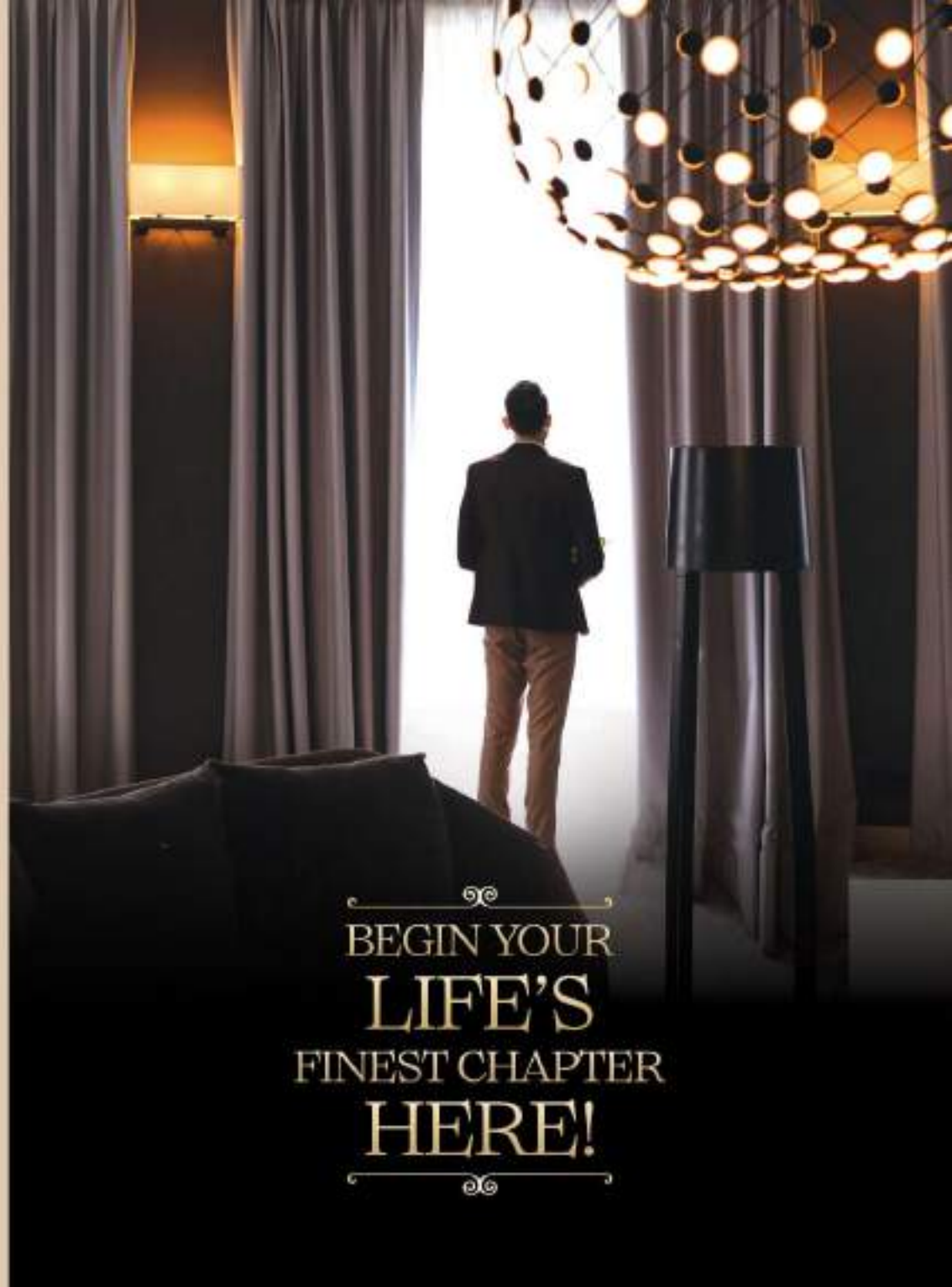


PLOT EXTENT  
3690 SFT.





PLOT EXTENT  
2400 S.FE.



BEGIN YOUR  
**LIFE'S**  
FINEST CHAPTER  
**HERE!**





## TWIN PALACE VILLA

The Royal and majestic Twin Palace Villas offer a captivating blend of Joy, Comfort, Grandeur, Luxury, and Privacy. These Twin Palace Villas draw inspiration from palaces and incorporate classic elements from the world's finest architectural designs. They are the combination of sharp foresight and the incorporation of innovative technology. The twin villas rediscover the delight of pure luxury combined with comfort. The enchanting surroundings of nature's serenity add to the overall appeal, creating a life of regal magnificence.



PLOT EXTENT  
3600 SFT





## MINI PALACE VILLA

The Mini Palace Villas are a ground-breaking concept, offering a dreamlike destination where luxury seamlessly merges with serenity. These villas are designed to provide residents with an ultimate sense of pride and exclusivity, reminiscent of owning a palace. The architectural design takes inspiration from colonial-era palaces while adhering to global standards, resulting in an elite structure where space is a premium.



PLOT EXTENT  
 1237.5 SFT







PLOT EXTENT  
1250 SFT.



PLOT EXTENT  
1250 SFT.





PLOT EXTENT  
1487 SFT.



PLOT EXTENT  
1487 SFT.







GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



TERRACE

PLOT EXTENT  
1200 SFT.



TERRACE

PLOT EXTENT  
1200 SFT.





PLOT EXTENT  
1457.5 SQ' FT





# SPECIFICATIONS

## 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 colour 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 - ENGINEERED 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 Mat Finish
- Terrace - Anti skid Vitrified tiles
- Car parking - Tile Mat Finish

## DOOR

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

## KITCHEN DINING

- Kitchen - Platform will be fixed with granite slab of 600 mm wide at height of 850 mm from floor finish level
- Electrical point - For chimney & water purifier
- CP fitting - KOHLER/equivalent will be provided
- Sink - Stainless steel sink with drain board pull-out sink faucet will be provided

## PLUMBING/BATHROOMS

- Sanitary fixture - KOHLER/equivalent
- CP fittings - KOHLER/equivalent
- Bedroom bathrooms - Wall mounted WC with cistern, health faucet, rain shower, hand shower & wash basin
- Over Head Tank capacity - 3000 litres.

## HANDRAIL

- Balcony / Staircase - Gloss Handrails or Grills with SS pipe for top railing

## JOINERY

- Windows - FENESTA / equivalent UPVC windows with sliding & casement as per
- Ventilators - FENESTA / equivalent UPVC windows fixed frame with glass.

## ELECTRICAL POINT

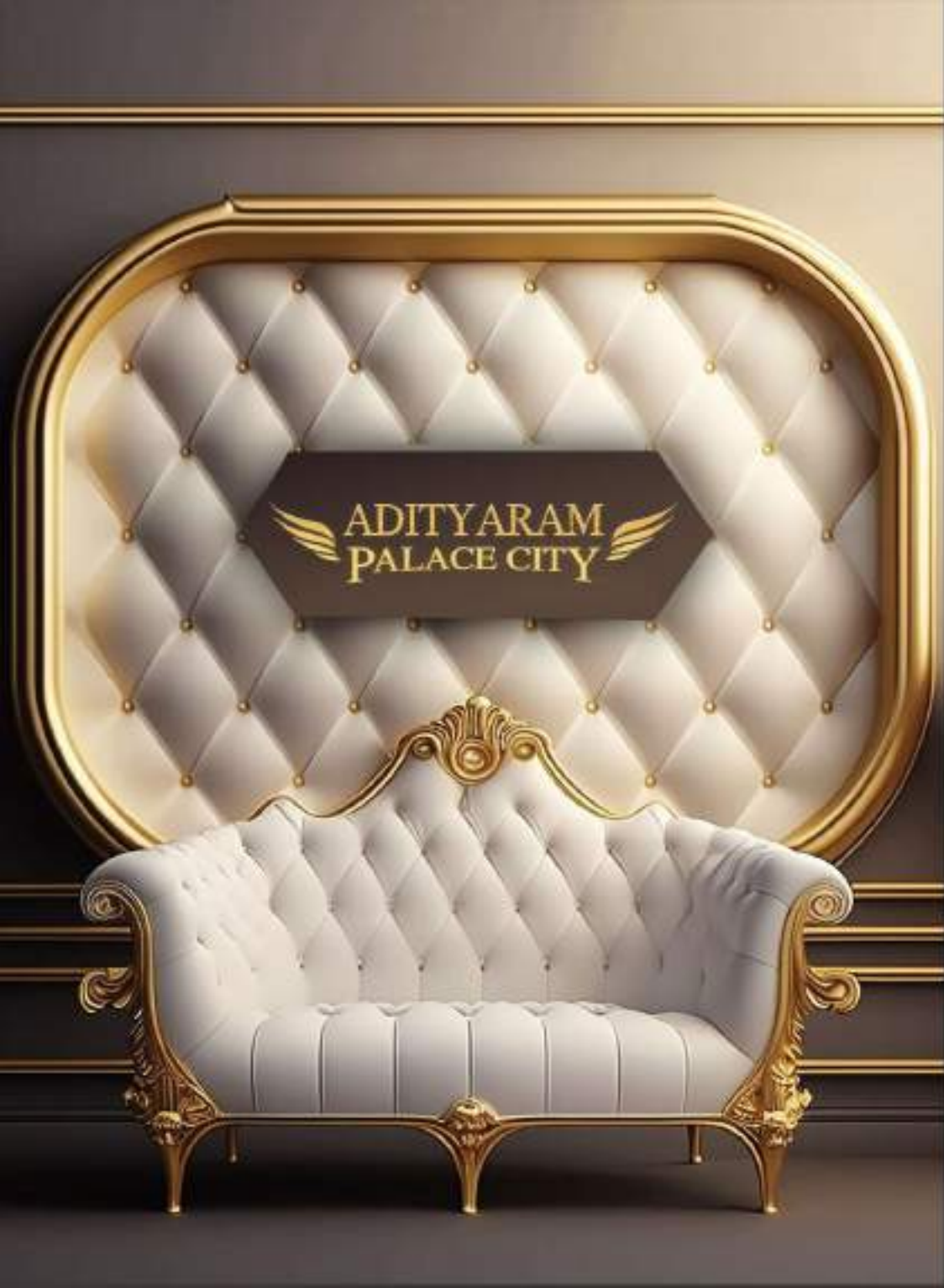
- Power Supply - 3 Phase power supply connection
- Safety Device - MCB & ELCB (Earth leakage Circuit Breaker)
- Switches & Sockets - Modular switches & sockets of SCHNEIDER/equivalent.
- Wires - Fire Retardant Low Smoke (FRLS) copper wire of IS brand polycoat/ Equivalent - Point in Living & bedroom
- Telephone - Point in Living & bedroom
- Data - Point in living & provision in lounge
- Split air conditioner - Point will be provided in living, dining, lounge & all bedrooms  
Exhaust - Points will be given in all bathrooms
- Geysar - Points will be given in all shower area Villa Back up - 750 Watt DG back up for lighting
- USB - Port USB charging port will be provided in all bedrooms
- EV charger - Provided
- DG Backup - Provided

## OUTDOOR FEATURES

- Water storage - Individual UG sump with valve meter control Rain
- water harvesting - Rain water harvesting at each villa.
- STP - Centralized sewage treatment Plant
- Common back up - 100% Power backup for common amenities such as clubhouse, WTR, 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



## LOCATION MAP





# ADITYARAM PROPERTIES

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**CREDAI**

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