



ADITYARAM PALACE



FOUNDER

AWARDS & ACCOLADES



“ICON OF TAMILNADU”
- BY EDUCATION MINISTER,
GOVT OF TAMILNADU - 2011



“REAL ESTATE
TYCOON OF THE YEAR”
- BY TIMES GROUP - 2011



“BEST ENTREPRENEUR
- REAL ESTATE”
- BY THE TIMES OF INDIA - 2011



“MOST RESPECTED REAL
ESTATE ENTREPRENEUR”
- BY HULLEN REPORTS - 2011



“THE BEST
REALTY BRAND”
- BY THE ECONOMIC TIMES - 2011

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.



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.

ADITYARAM PALACE CITY

Adityaram Palace City offers Exclusive Palace-Themed Royal Villas with spectacular pleasantness, designed with flair & built with top-of-the-line architecture, charmingly blends the elements of space, royalty, design, luxury, comfort, and sophistication to complement your lifestyle.

Divinely crafted for Royals, that combines matchless magnificence with classic elegance beyond your imagination. It is an address to the luxury world, and it will look up to the pinnacle of independent living & a privilege for a few like you. An incredible blend of sceneries, infrastructure, and luxurious conveniences offers a wow factor.

ULTRA - LUXURY PALACE VILLAS



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 fulfill your limitless aspirations.





LUXURY PALACE VILLAS



GROUND FLOOR



FIRST FLOOR



TERRACE



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.

TWIN PALACE VILLAS



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.





MINI PALACE VILLAS



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.



LIFESTYLE AMENITIES



AKKARAI

ECR

PANAYUR

- 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**

**ADITYARAM PALACE CITY
PHASE - 2**



ADITYARAM PALACE CITY PARADISE

FLAT NO	AREA (SQ.FT)	PRICE (RS)	AREA (SQ.FT)
1	1200	12	1200
2	1800	18	1800
3	2400	24	2400
4	3000	30	3000
5	3600	36	3600
6	4200	42	4200
7	4800	48	4800
8	1200	12	1200
9	1800	18	1800
10	2400	24	2400
11	3000	30	3000
12	3600	36	3600
13	4200	42	4200
14	4800	48	4800
15	1200	12	1200
16	1800	18	1800
17	2400	24	2400
18	3000	30	3000
19	3600	36	3600
20	4200	42	4200
21	4800	48	4800
22	1200	12	1200
23	1800	18	1800
24	2400	24	2400
25	3000	30	3000
26	3600	36	3600
27	4200	42	4200
28	4800	48	4800
29	1200	12	1200
30	1800	18	1800
31	2400	24	2400
32	3000	30	3000
33	3600	36	3600
34	4200	42	4200
35	4800	48	4800
36	1200	12	1200
37	1800	18	1800
38	2400	24	2400
39	3000	30	3000
40	3600	36	3600
41	4200	42	4200
42	4800	48	4800
43	1200	12	1200
44	1800	18	1800
45	2400	24	2400
46	3000	30	3000
47	3600	36	3600
48	4200	42	4200
49	4800	48	4800
50	1200	12	1200
51	1800	18	1800
52	2400	24	2400
53	3000	30	3000
54	3600	36	3600
55	4200	42	4200
56	4800	48	4800
57	1200	12	1200
58	1800	18	1800
59	2400	24	2400
60	3000	30	3000
61	3600	36	3600
62	4200	42	4200
63	4800	48	4800
64	1200	12	1200
65	1800	18	1800
66	2400	24	2400
67	3000	30	3000
68	3600	36	3600
69	4200	42	4200
70	4800	48	4800
71	1200	12	1200
72	1800	18	1800
73	2400	24	2400
74	3000	30	3000
75	3600	36	3600
76	4200	42	4200
77	4800	48	4800
78	1200	12	1200
79	1800	18	1800
80	2400	24	2400
81	3000	30	3000
82	3600	36	3600
83	4200	42	4200
84	4800	48	4800
85	1200	12	1200
86	1800	18	1800
87	2400	24	2400
88	3000	30	3000
89	3600	36	3600
90	4200	42	4200
91	4800	48	4800
92	1200	12	1200
93	1800	18	1800
94	2400	24	2400
95	3000	30	3000
96	3600	36	3600
97	4200	42	4200
98	4800	48	4800
99	1200	12	1200
100	1800	18	1800
101	2400	24	2400
102	3000	30	3000
103	3600	36	3600
104	4200	42	4200
105	4800	48	4800

NOT TO SCALE

MASTER PLAN



AMPHITHEATRE



SCULPTURE



ELEVATED GAZEBO
DECK



PARTY LAWN



DRIVEWAY PAVING
PATTERN



MULTIPURPOSE COURT



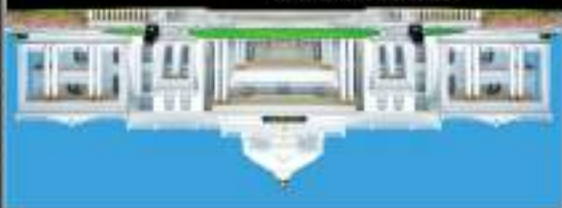
KIDS PLAY AREA



PATHWAY AROUND
PLANTATION



CRICKET NET
COURT



PHASE 1 & 2

CMDA & RERA APPROVED : TN/29/Building/0208/2023

ECR - OMR LINK ROAD

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 (Inclslab) - 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

- Cover, Living/Dining & Master bedroom - ITALIAN 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

DOOR

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

KITCHEN DINING

- Kitchen - Platforms 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 - Premium KOHLER/equivalent will be provided
- Sink - Stainless steel sink with drain board pull-out sink faucet will be provided

BATHROOMS

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

BALCONY

- Handrail - Glass handrails with teak wood for top railing as per the architect design

JOINERY

- Windows - FENESTA / equivalent UPVC windows with sliding & casement as per the architect drawing
- 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 polycab/ Equivalent
- TV - 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
- Geysers - 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

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 Security - 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