Aaditri’s Exotica is a self-contained world of luxury, refinement and pleasure with a superb selection of recreational facilities spread over two floors.

- Clubhouse for your delight
- Leisure Wing and Family Wing offer the perfect setting for the entire family
- Swimming Pool, Baby Pool, Wet Sun Deck and Play Area
- Chill-Out Zone for a refreshing drink surrounded by a cool, casual ambience

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

LOCATION MAP
Scan QR Code to get directions to this site via Google Map.

Experience the lifestyle of An extravagance

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

THE NAME SAY’S IT ALL

A concept of DG works +91 9290 55 9933

Builders & Developers
HYDERABAD Corporate Office:
Aaditri Housing Pvt. Ltd. Flat No. 302, 3rd Floor, 1st East Prestige, House No. 45, Bashir Bazar, Habsiguda - 500032.

GUNTUR Regional Office:

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 | Interior Designers | Engineers Consultancy
Architects
F.No.- 201, Kavuri’s Supreme Enclave, Kavuri Hills, Jubilee hills (Po), Madhapur, Hyd, Telangana 500081.
e-mail: spaarcsworks@gmail.com, sudhap.arch@gmail.com Cell: 99 666 99 221.

Structural Consultants
VAP ENGINEERS (I) PVT LTD.
G1, Classic Apartments, Vasantha Emerald Gardens, Madhapur, Hyderabad - 500 081.
B.o: 4-5-10/12, 4/1, Vidya Nagar, Guntur - 522007.
Vapengineers08@Gmail.com, Ph: 0863 - 2352368.

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ENTER IN TO YOUR OWN KINGDOM
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.
FLOOR PLANS
TYPICAL FLOOR PLANS

TYPE - C
Flat No. 3 (East Facing)
3 BHK 2945 Sft.

TYPE - D
Flat No. 4 (West Facing)
3 BHK + HT 3620 Sft.

FIRST FLOOR PLANS

3 BHK 2315 Sft.

GROUND & FIRST FLOOR PLANS

3 BHK + HT 2975 Sft.
**Typical Floor Plans**

**Type - E**
Flat No. 5 & 18 (West Facing)
2 BHK + Study
1690 Sft.

**Type - F**
Flat No. 6 & 15 (North Facing)
3 BHK
2140 Sft.

**Ground & First Floor Plans**

3 BHK + HT
1470 Sft.

3 BHK
1900 Sft.
TYPICAL FLOOR PLANS

TYPE - I
Flat No. 10 (East Facing)
3 BHK + HT
3910 Sft.

TYPE - J
Flat No. 11 (West Facing)
3 BHK + HT
3910 Sft.
TYPICAL FLOOR PLANS

TYPE - M
Flat No. 17 & 19
(East Facing)
2 BHK + Study
1695 Sft.

TYPICAL FLOOR PLANS

TYPE - N
Flat No. 20
(West Facing)
2 BHK + Study
1665 Sft.

GROUND & FIRST FLOOR PLANS

2 BHK + Study
1470 Sft.
TYPICAL FLOOR PLANS

TYPE - O
Flat No.22 (West Facing)
2 BHK + Study
1665 Sft.

TYPICAL FLOOR PLANS

TYPE - P
Flat No.23 (East Facing)
3 BHK
2570 Sft.

GROUND & FIRST FLOOR PLANS

2 BHK + Study
1470 Sft.

GROUND & FIRST FLOOR PLANS

3 BHK
2030 Sft.
TYPICAL FLOOR PLANS
TYPE - Q
Flat No. 24 (West Facing)
3 BHK
2745 Sft.

GROUND & FIRST FLOOR PLANS
3 BHK + HT
2150 Sft.

CLUBHOUSE FIRST FLOOR PLANS

CLUBHOUSE GROUND FLOOR PLANS

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.


PARKING AREA: 2 coats of plastering for Columns and Beans.

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 AND 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

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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