



ADITYA
CASA GRANDE

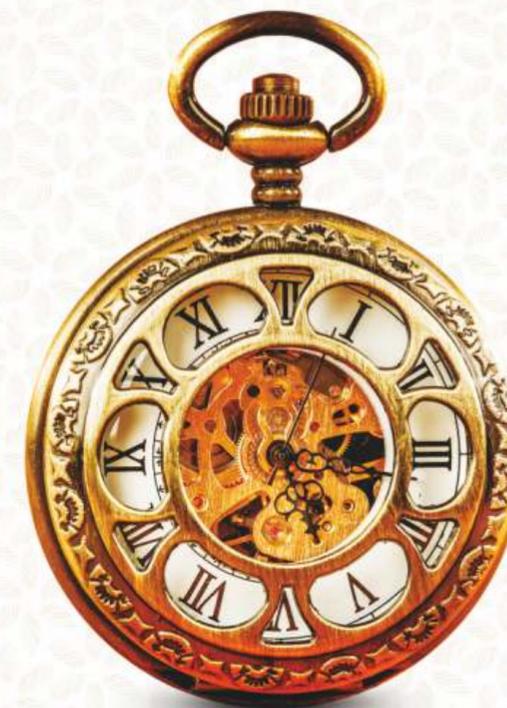
BEYOND LUXURY

A Project inspired by Spanish Renaissance Architecture

*The morning rays paint the hues of life, while the chirp of birds punctuate the silence.
The unwinding spaces stand a mute witness to rich relationships at every moment.
In the opulence of detail that defines every step, rule your kingdom where the finitude
of world disappears at the onset of joy eternal in*

CASA GRANDE

A PROJECT BY
SRI ADITYA - VAMSIRAM HOMES LLP



THE ROYAL LIFESTYLE BEGINS HERE ✨




ADITYA
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BEYOND LUXURY

COME LIVE IN REGAL SPLENDOUR

*Just when you thought superlatives were passe, along comes a home that proves that words like extraordinary are not just words.
Quite simply, you'll love it for its grandeur. It brings the world to your world!*





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BEYOND LUXURY

AFTER A HOLIDAY IN THE SWISS ALPS,
THIS IS THE NEXT BIG DESTINATION

Aditya Casa Grande is for those with a taste for global living. An exclusive gated community of 54 lavish villas in the spectacular locale of Gandipet, this is a regal address. A rhapsody of luxurious interiors, picturesque outdoors, gorgeous club facilities and unmatched space, Aditya Casa Grande is where the city's glitterati will find their home.





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WHEN ROYALTY IS YOUR MID NAME,
THIS WILL SEEM HOME

Discover poetry across your duplex villa with its king-size bedrooms, stately living room and spacious sit-outs. If God is in the details, Aditya Casa Grande is truly divine. What can be better than a fresh cake from the oven, a vintage love song on your lips and a butterfly resting on your fingertips?





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WHEN A ROLLS ROYCE IS YOUR CHARIOT,
THIS IS WHERE YOU WILL LOVE TO REST THE WHEELS

It's your oasis of calm amidst urban concrete. After tackling board meetings and corporate mergers, rejuvenate your spirits on the grounds of Aditya Casa Grande. There is ample greenery, shady trees, seasonal blooms and winding pathways beckoning you to take a seat or go for a jog, meditate or sing along.





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CASA GRANDE
BEYOND LUXURY

MOVING ON FROM 7-STAR INDULGENCE,
THIS IS WHERE YOU'LL FEEL PAMPERED AGAIN

Used to having your whims & fancies pandered to? Always enjoyed being treated like royalty? At the incredible Clubhouse within the enclosed precincts, you'll be spoilt for choice! Work out at the gym. Swim a few laps in the sparkling pool. Win a match at the outdoor tennis court. Catch up with friends at the cafeteria. Set up an impromptu party at the barbeque pits. Live life, king size!





WELCOME TO THE SPANISH LIFESTYLE ✨

The Spanish revival villas display rich Mediterranean influences. They are designed to celebrate the outdoor living. These villas are an eclectic mix of arched entrance, doors and windows, private courtyard, stucco surfaces, red tiles and iron grills creating a wonderful ambience.

Aditya Casa Grande takes a cue from this repository of elements to present one-of-a-kind homes at Gandipet.

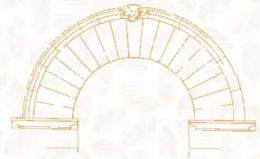


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LEGEND

- 1 MAIN ENTRANCE & EXIT GATE
- 2 COBBLES
- 3 WASH CONCRETE
- 4 STONE BANDS
- 5 FOOTPATH
- 6 AVENUE PLANTATION
- 7 LAWN
- 8 OPEN SPACE AREA ENTRANCE
- 9 CHILDREN'S PLAY AREA
- 10 AMPHITHEATER
- 11 STAGE
- 12 TENNIS COURT
- 13 ELDERLY SEATING DECK
- 14 ENTRANCE FEATURE WALLS
- 15 SLOPED MOUNDS
- 16 GRID PLANTING
- 17 SEATING PLAZA
- 18 MAIN ENTRANCE WATER FEATURE WITH SCULPTURE
- 19 WATER BODY
- 20 MAIN SWIMMING POOL
- 21 KIDS' POOL
- 22 DECK UNDER PERGOLA
- 23 POOL DECK
- 24 STEPPING STONES AS A PATHWAY
- 25 JOGGING TRACK
- 26 FITNESS STATION
- 27 SKATING RINK
- 28 BADMINTON
- 29 MOUND WITH BOULDERS
- 30 SLOPED MOUND WITH SEATING
- 31 BARBEQUE COUNTER
- 32 STONE KERBS
- 33 WATER BODY WITH STONE KERBS
- 34 VISITORS' PARKING



CURVED ARCHES

The curved arch at the entrance gives your villa a distinctive look. You will find arches throughout the house - on doors, windows and niches. This characteristic Spanish arch element makes your home more beautiful.



RED TERRACOTTA ROOF

The red colored terraces give the villas a warm and earthy look. The multi-level roof terraces in contrast with white walls are spectacular, rendering a unique character to Aditya Casa Grande villas.



ORNATE METAL CRAFT

You will find the villas are adorned with ornately crafted wrought iron chandeliers, grills, stair railings, windows, wall and lamp post lanterns. These features give Casa Grande interiors and exteriors an exotic look.



SPACIOUS BALCONIES

As an extension of your living room, the spacious balcony lets you connect with outdoors and enjoy the sunshine, fresh air and landscaped views.



COURTYARD

The Casa Grande villas encourage outdoor living to enjoy the ambient weather of Hyderabad. The courtyard, patio, pergola and water bodies draw the residents outdoors to celebrate good times.



WOODEN CEILING BEAMS

Wooden beams add an old world charm to these modern villas. The living spaces bring warmth and are enriched with the addition of wooden beams to the ceiling.






 A D I T Y A
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 BEYOND LUXURY

VILLAS FOR INSPIRED LIVING

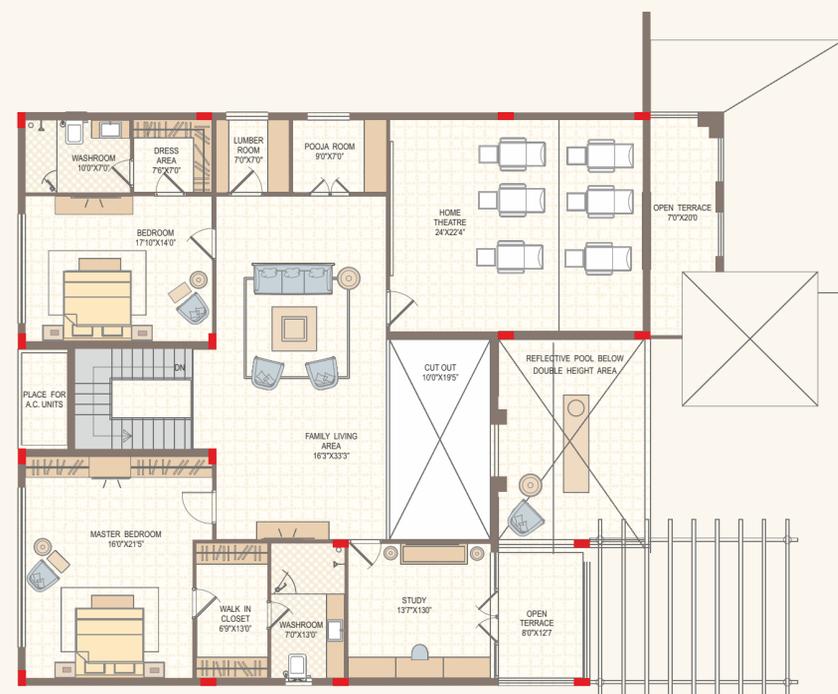
- 54 Duplex villas
- 832 Sq yds plots
- 7400 Sft East facing Villas
- 7300 Sft West facing Villas
- Two covered car parking spaces
- Large sit-outs & balconies
- Large covered & open terraces
- Water body
- Pergola & Seating area
- Solar hot water system
- Superior fittings & fixtures
- 100% Power back up



FLOOR PLANS BELOW THE FLAP >>



GROUND FLOOR



FIRST FLOOR

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EAST FACING VILLA

72' X 104' (832 Sq Yds)
Total Built-up Area: 7,400 Sq Ft

SPACIOUS LIVING ROOM



KING-SIZE BEDROOM



LAVISH DINING HALL

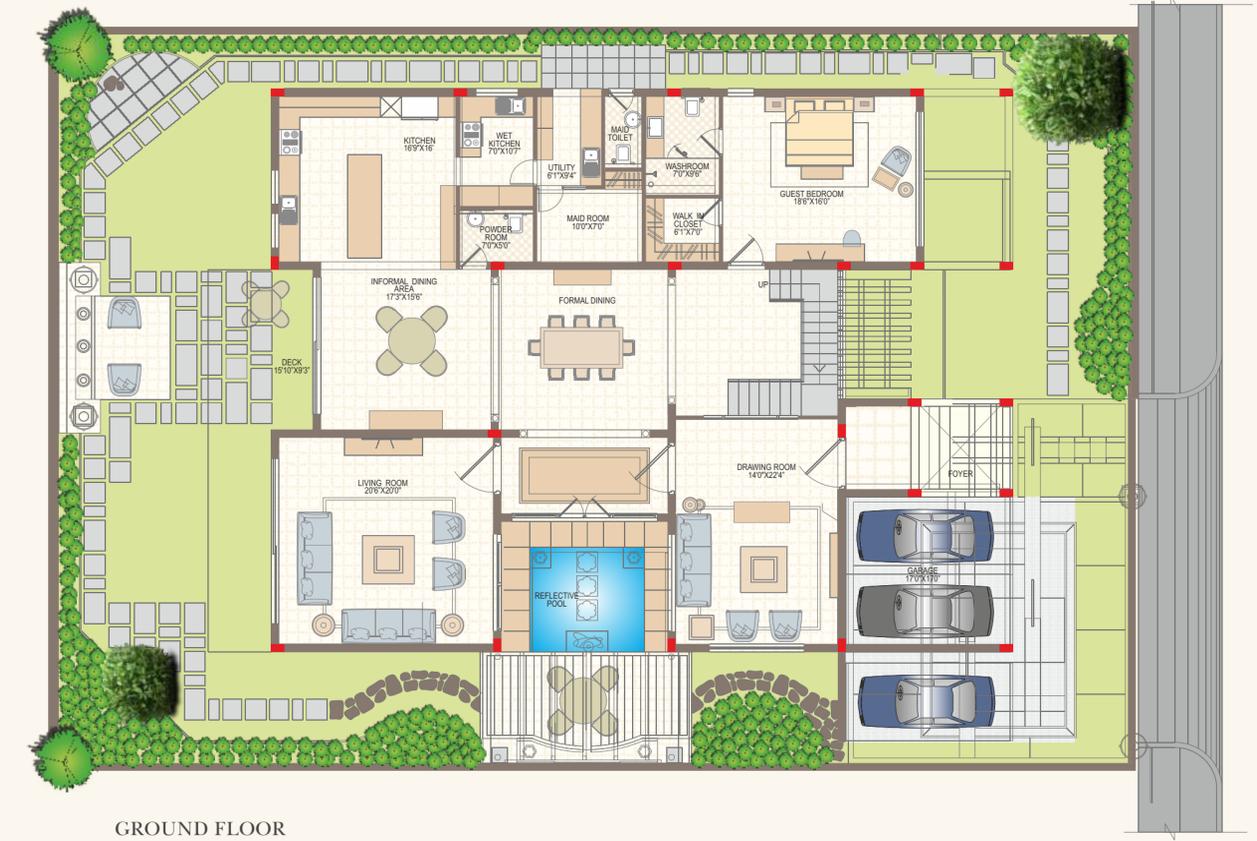


ULTRA MODERN KITCHEN





FLOOR PLANS BELOW THE FLAP >>



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WEST FACING VILLA

72' X 104' (832 Sq Yds)
Total Built-up Area: 7,300 Sq Ft

SPACIOUS LIVING ROOM



KING-SIZE BEDROOM



LAVISH DINING HALL



ULTRA MODERN KITCHEN







BEYOND BEAUTY. BEYOND LUXURY. BEYOND GRANDEUR.



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PROJECT HIGHLIGHTS

- An Exclusive Gated community of Villas
- HMDA-approved project
- 54 East & West facing Duplex Villas
- Supreme quality construction
- Vaastu compliant
- Majestic entrance gate
- Exclusive clubhouse
- Designer landscaping
- Parks & Play areas
- Rainwater harvesting
- All-round compound wall with solar fencing
- 24-hr water supply
- 24-hr Security with Intercom & CC TVs
- Access Controlled Entry
- Street lighting & landscape lighting
- Underground cabling for electricity & communications
- Underground water supply
- 100% Power back-up
- Central water sump with Pneumatic system
- Furnished Maintenance office

OUTDOORS

- Serene environment
- Amphi-theater
- Designer landscaping
- Children play area
- Skating rink
- Fitness station
- Seating areas
- Water body
- Water feature
- Barbecue counter
- Spacious terraces
- Pollution-free environment
- Spacious park
- Jogging track
- Avenue plantation
- Visitors' parking

THE CLUBHOUSE

- Exclusive clubhouse
- Swimming pool with deck area
- A/c Gymnasium
- Indoor games
- Party hall with lawns
- Barbeque pits
- Library
- Lounge
- Coffee shop
- Suite rooms
- Tennis, Basketball Courts
- Spa, Jacuzzi & Saloon





SPECIFICATIONS

RCC FRAME STRUCTURE:

- Designed to withstand loads (Zone- II) and wind loads.
- Structural steel of VSP, TATA, SAIL & equivalent make.
- Ready Mix Concrete (NCL or L&T) / River sand / cement as specifically advised by the structural engineer.

SUPER STRUCTURE:

- Quality red bricks / Solid block (Aerocon) / Birla Cement brick of 9” thick for external walls and 4.5” thick for internal walls.

PLASTERING:

- Internal Walls:** 18mm th. double coat smooth cement plaster with smooth finishing
- External Walls:** 18mm th. double coat sand faced cement plaster.

PAINTING

- Internal:** Smooth Luppam Birla finish with acrylic emulsion paint over a coat of primer.
- External:** Two coats exterior acrylic emulsion paint of Asian Apex / ICI of Weather Shield or equivalent make.

FLOORING:

- Italian Marble:** Italian marble flooring of Rs. 400/Sft (including laying with Timex & polishing) for foyer, drawing, living, dining & bedrooms. (Bottochina/Dina/Perlato or equivalent make).
- Laminated Wooden Flooring:** Master bedroom and Home theatre. (AC-4 grade) (Pergo, Tarket/Equivalent make).
- Staircase and Skirting:** Italian marble flooring specified above with rounded edge in staircase.
- Terrace flooring:** Anti-skid tiles with wooden finish outdoor tiles of Rs. 80/- Sft grouted and pasted with Latecrete adhesive. (Johnson, Kajaria, Nitco or equivalent make).
- Maid room with bathroom:** Vitrified tiles.
- Parking and ground paving:** Natural Thandur stone of export quality.

FABRICATION:

- STAIRCASE RAILING:** Premium grade matt finish stainless steel and glass railing selected from Techno Rail, D line or equivalent brand / B.T wooden railing with glass (Saint Gobain Glass) / M.S designed railing with chapa finish with top wooden hand rail.

JOINERY WORKS:

DOORS:

- Main Door:** Burma Teak wood door and Teak wood frame 5”x7” and door shutter. Door height 7’6” height 50mm thick solid core.
- Other Door Frames:** Burma frame in seasoned best Teak wood with section 5”x3”
- Other Door Shutters:** Door shutters 40mm thick solid core flush doors with veneer on both sides (Century, Huns Ply, Green Ply or equivalent make, water-proof)
- Hardware for Locks:** Handles, hinges and SS fittings are of Dorset / Hafele or equivalent make.

WINDOWS:

- UPVC sliding shutters with tinted glass panels and mosquito shutters.(Fenesta or equivalent make)

KITCHEN:

- Provision for sink, dishwasher and Aquaguard points.

WASH AREA:

- Provision for washing machine.

BATHROOMS / POWDER ROOM / DINING WASH BASIN:

- One bathroom for every bedroom and maid room, one powder room in ground floor, one washbasin near dining area.
- Wall tiles of matt texture finish porcelain tiles of Rs. 150/- .per Sq ft including fixing & laying. (Kajaria, Nitco, White Horse or equivalent make).
- Sanitary ware fittings and fixtures: Washbasin, WC and all other fittings to be in white and plumbing fixtures in SS of premium brand. (Kohler, Villeroy and Bosch, Toto or equivalent make).
- Providing wet and dry areas separated by shower glass cubicles

- with Dorma / Hafele SS fittings in all bathrooms except in powder room.
- Providing WC in the maid bathroom. Exhaust and flushing cistern to be provided.

PLUMBING:

- Water supply pipelines under the ground to be of ductile iron (DI) of Electro Steel make or equivalent.
- Water pipelines running in the shafts and internal piping in the walls of the residential unit to be of multi layer composite pipe. (Kitec or equivalent make).
- Online pressure pumps to be provided for all water supply system - Grundfos make. (centralized Hydro-pneumatic water supply system delivering constant pressure)
- Plumbing to be designed and executed by a certified and reputed consultants.
- All pipelines of the Villa including rainwater pipes, soil pipes, waste pipes to be concealed within walls or covered shafts.
- All concealed and exposed (in shafts) pipelines (water supply, sewage and storm water) to be pressure tested for water leakage and certified by the Consultant.
- Air conditioning drain lines to be connected to drain.
- All sewerage lines under the ground in SWG / RCC Hume pipes.
- Storm water drain piping to be provided for balconies with covers and in parking areas within the building with heavy duty iron grill covers.
- Water proofing of all sunken slabs, toilet floors, exposed terrace areas to be taken up by professionals.

ELECTRICALS:

- Concealed PVC pipes of 2mm wall thickness. (Sudhakar/equivalent make).
- Concealed multi strand copper wire. (Finolex/equivalent make).
- Modular switches and electrical switch box of Legrand, Crabtree and Schneider.
- Circuit breakers: Legrand.
- Change over switches: Legrand.
- Two way switches for fan, light in bedroom and sufficient numbers of points for all other appliances like air-conditioners, clothes Iron,

- washing machine, dryer, geysers, refrigerator, microwave oven, mixers, grinder etc. Providing one light switch inside the villa beside the main door for the light in the portico.
- Provision for ceiling fans and ceiling lights and providing wall brackets for light fitting in all rooms.

AIR CONDITIONING SYSTEM:

- V.R.V System will be provided in drawing, living, dining, bedrooms & home theater of Daikin/Samsung make

FALSE CEILING:

- Designer P.O.P false ceiling in all rooms.

TV, TELEPHONE, INTERCOM, INTERNET, DATA CONNECTIVITY, WI-FI CONNECTIVITY:

- T.V, Telephone, Intercom, Internet, high-speed broadband connections (fibre optic cables) in all bedrooms, family room, multipurpose rooms.
- Each villa to be connected with Intercom (EPABX / Centrex facility) to Security and Intercom facility to clubhouse, laundry, repairs and maintenance office, all amenities and other villas.
- All the above cabling to be laid in exclusive underground concrete trenches (water and drainage lines in separate trenches) and through concealed piping in the villas.

CENTRALIZED FACILITIES AND AMENITIES:

- Entrance Arcade:** Aesthetically designed entrance arcade on 50’ wide road with Security cabin with proper lighting.
- Security system:** Boom barrier entry (access controlled entry gate) and security controlled room. Security system to be properly planned for entry through swipe cards for clubhouse. Every villa will be connected to Security office with Intercom. Identity cards for servants and visitors’ pass for visitors shall be provided. To provide mobile phone/telephone/Intercom for all Security personnel.

WATER SUPPLY, SUMPS AND BOREWELLS:

- The Developer will obtain and provide a dedicated water supply line from the HMWS & SB to cater to the entire layout with efficient system of water supply lines fitted with online pressure pumps to all the villas and clubhouse.
- Sufficient number of bore wells with piping system, which will cater to the residential units (through water treatment plant) in case of failure of water supply from the HMWS & SB.

PUMPS:

- Pumps for online pumping, bore-well pumps, swimming pool recirculation water, storm water drains, sewerage pumping, landscape watering, lawns and plants to be of Grundfos make or equivalent.

SOLAR WATER HEATER:

- Tata/Solarizer make.

WATER TREATMENT PLANT:

- All water supply will pass through water treatment plants/softener system or equivalent to purify the water and water treatment plant to be executed by Ion Exchange or equivalent manufacturer.

LANDSCAPING:

- All areas should have proper access roads with aesthetically designed greenery and pavements etc.
- All the runoff water from the villas and landscaped areas to be used for proper and efficient rainwater harvesting.
- Aesthetic cast iron benches / rough granite benches will be provided in the lawns.
- Provide pipelines system for watering plants / cleaning roads etc., with hoses at convenient places under lock and key, sprinkler system for lawn, drip irrigation for plants, avenue shrubs etc.

POWER:

- 100% Power back up for all villas, common amenities, common areas, common parking areas, online water pressure pumps and street lights etc., by providing auto start, sound-proof generator of Caterpillar, Kirloskar make with change over switches.
- To provide all power supply through underground electric cabling laid underground trenches. (No overhead lines).

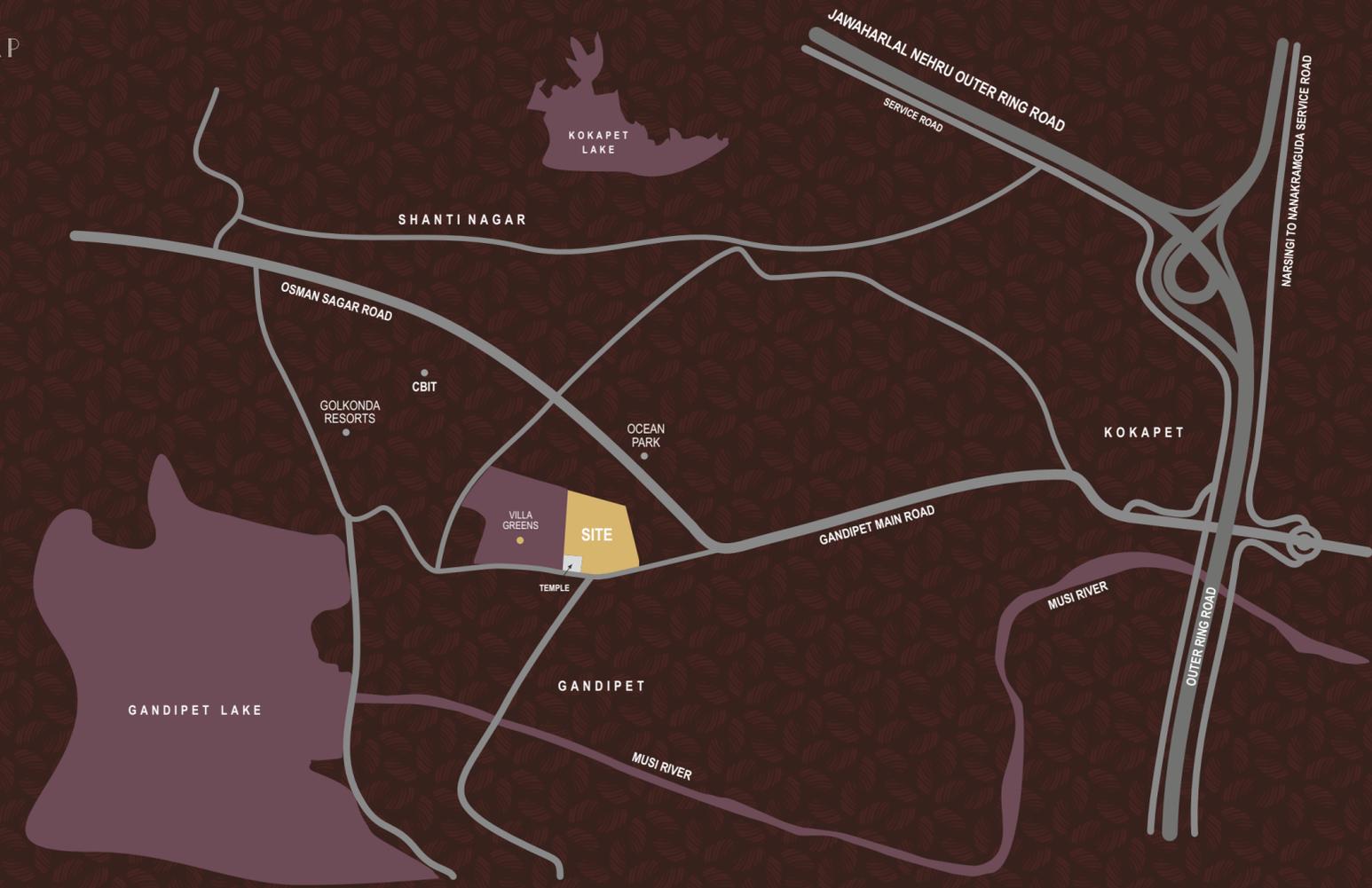
EXTERNAL LIGHTING:

- In all areas of the landscape (No dark areas / spots)
- Designer road / Pole lights and driveway lights.
- Luminous paint markers on roads wherever necessary.
- External focus lights at entrance arcade.
- Common car washing area.
- Granolith flooring, natural Thandur stone for parking area over soil.

ROADS:

- All roads to be of minimum 50’ and 40’ wide. All footpaths to contain a minimum width of 6’.

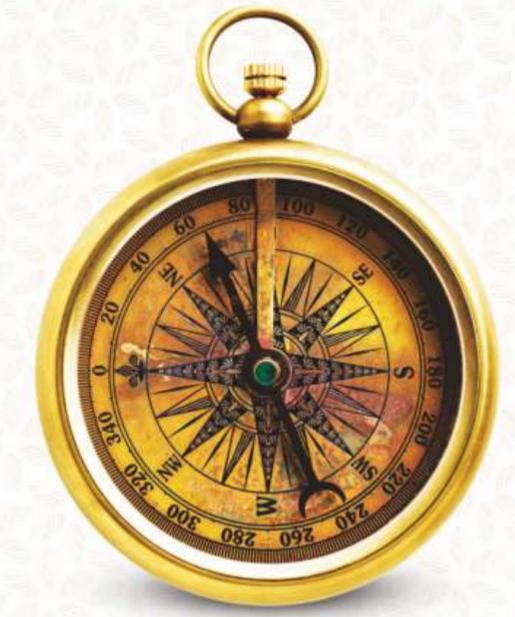
LOCATION MAP
NOT TO SCALE



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FOR JET SETTING CORPORATE CZARS,
THIS IS THE LOCALE OF THE FUTURE

Located in Gandipet, Aditya Casa Grande has the key to the best things in life. While the Outer Ring Road and adjoining highways take you to Wipro X Roads and Madhapur in a smooth drive, it is equally refreshing to go for walking, cycling and sightseeing along the placid Gandipet Lake. Around your home are ultra luxe shopping areas, restaurants, international schools & leisure zones. Tomorrow has already arrived here.





Sri Aditya Homes has built a string of upper crest residences in sought after localities in Hyderabad for over 25 years. Their ventures are benchmarked to high quality, symbolize lifestyles and offer supreme value for investment. They are known for on time delivery, excellent pricing, contemporary designs and believe in providing the total gamut of modern, environment-friendly facilities. Professional to the core and passionate about lifestyles, the company is keeping pace with the future, TAKING LIVES FORWARD.

UPCOMING PROJECTS

- Aditya Lifestyle at Banjara Hills
- Aditya Athena at Manikonda
- Aditya Heritage at Golconda Fort
- Aditya Towers at Kondapur

ONGOING PROJECTS

- Aditya Avalon at Nandagiri Hills
- Aditya Landmark at Necklace Road
- Aditya Ellen Plaza at Shaikpet (Commercial Complex)
- Aditya Lagoon at Nizampet
- Aditya Royal Palms

ADITYA HOUSE

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ADITYA HILL TOP



ADITYA AVALON



ADITYA LANDMARK



ADITYA SUMMIT



ADITYA LIFESTYLE



ADITYA SUNSHINE



ADITYA SPLENDOR



ADITYA ROYAL PALMS



ADITYA HABITAT





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