


~ ADITYA ~
ATHENA
@ O.U. COLONY, SHAIKPET

Today's Marvel & Tomorrow's Classic.

BUILDING
A QUALITY
FUTURE...
Estd. 1991

25
YEARS!



TS RERA No: P02400001111



Life Beyond Compromises

ADITYA
ATHENA

Welcome to a brighter, happier world that is being brought to you in Hyderabad's most high-potential area -Khajaguda. Welcome to laughter, forever. Rising as a premium gated residential cluster of six uber stylish towers spread over an intelligently landscaped layout in 6 Acres, 2.71 Guntas, Aditya Athena is not an average home, and not certainly for average folks.

Project Highlights

- GHMC-Approved Project
- 15 & 16-Floor High Rise Apartments
- All 3-BHK Apartments
- 1625 Sft to 2435 Sft Areas
- 100% Vaastu
- Passenger & Goods Lifts
- Designer Landscaping
- 24-hr Treated Water Supply
- 100% Power Backup with Separate Meters
- 2/3 Level Car Parking
- Strategic Location

Security

- 24-hrs Professional Security
- Access Controlled Boom Barrier Entry
- Intercom to Security
- CC TV Cameras





Clubhouse

- G+4 floors Clubhouse with 35,000 Sft Built-up area
- Entrance Lounge/Reception
- Swimming pool with Deck
- Multi-purpose Hall
- Fully equipped A/C Gymnasium
- Indoor Games
- Yoga & Meditation Hall
- Library
- Guest Rooms
- Saloon & Spa
- Office Room

BLOCK - A

TYPICAL FLOOR PLAN

4, 7, 10, 13 & 14th Floors

AREA STATEMENT					
FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA	SALEABLE AREA
1	3BHK (E)	1240.37 SFT	80.75 SFT	61.54 SFT	1875 SFT
2	3BHK (W)	1477.34 SFT	72.37 SFT	81.62 SFT	2200 SFT
3	3BHK (W)	1465.59 SFT	83.37 SFT	83.06 SFT	2200 SFT
4	3BHK (N)	1438.60 SFT	167.87 SFT	52.25 SFT	2235 SFT
5	3BHK (N)	1438.60 SFT	167.87 SFT	52.25 SFT	2235 SFT
6	3BHK (E)	1367.82 SFT	156.74 SFT	56.67 SFT	2130 SFT
7	3BHK (E)	1378.28 SFT	147.74 SFT	58.18 SFT	2135 SFT
8	3BHK (W)	1323.76 SFT	80.75 SFT	49.00 SFT	1965 SFT



BLOCK - B

TYPICAL FLOOR PLAN

4, 7, 10, 13 & 14th Floors

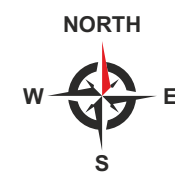
AREA STATEMENT					
FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA	SALEABLE AREA
1	3BHK (W)	1465.59 SFT	83.37 SFT	81.31 SFT	2200 SFT
2	3BHK (E)	1405.93 SFT	144.74 SFT	48.68 SFT	2155 SFT
3	3BHK (E)	1382.73 SFT	80.75 SFT	42.75 SFT	2035 SFT
4	3BHK (E)	1391.18 SFT	150.74 SFT	62.93 SFT	2160 SFT
5	3BHK (W)	1477.34 SFT	72.37 SFT	79.87 SFT	2200 SFT



BLOCK - E

TYPICAL FLOOR PLAN
4, 7, 10 & 13th Floors

AREA STATEMENT					
FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA	SALEABLE AREA
1	3BHK (W)	1293.95 SFT	156.49 SFT	52.06 SFT	2030 SFT
2	3BHK (N)	1271.57 SFT	73.75 SFT	51.92 SFT	1895 SFT
3	3BHK (E)	1293.95 SFT	170.00 SFT	51.92 SFT	2045 SFT
4	3BHK (E)	1197.37 SFT	152.37 SFT	57.37 SFT	1910 SFT
5	3BHK (W)	1292.26 SFT	80.75 SFT	58.62 SFT	1945 SFT



BLOCK - F

TYPICAL FLOOR PLAN
4, 7, 10 & 13th Floors

AREA STATEMENT					
FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA	SALEABLE AREA
1	3BHK (W)	1355.51 SFT	153.50 SFT	42.75 SFT	2090 SFT
2	3BHK (N)	1386.39 SFT	80.75 SFT	49.87 SFT	2050 SFT
3	3BHK (E)	1272.26 SFT	155.74 SFT	57.00 SFT	2005 SFT
4	3BHK (E)	1360.45 SFT	155.87 SFT	42.70 SFT	2105 SFT
5	3BHK (W)	1304.85 SFT	153.12 SFT	40.96 SFT	2030 SFT



Specifications

STRUCTURE

- **RCC FRAMED STRUCTURE:** R.C.C framed structure to withstand wind & seismic loads
- **SUPER STRUCTURE:** 8" Thick solid block work for external walls & 4" thick solid block work of Internal walls

PLASTERING

- **INTERNAL:** 1 Coat of plastering in CM 1:6 for walls and Ceiling
- **EXTERNAL:** 2 Coats of plastering in CM 1:6 for external Walls

DOORS & WINDOWS

- **MAIN DOOR:** M.T wood / Manufactured hard wood door frame & veneered flush door shutter finished with good quality melamine polish & hardware of reputed make
- **INTERNAL DOORS:** M.T wood / Manufactured hard wood door frame & flush door shutters with good quality melamine polish & hardware of reputed make
- **BATHROOM & UTILITY DOORS:** M.T wood / Manufactured hard wood door frame & flush door shutters with one side good quality melamine polish and one side enamel paint & hardware of reputed make
- **FRENCH DOORS:** UPVC Door frame with plain glass paneled shutters of reputed make
- **WINDOWS:** UPVC window frame with plain glass shutter of reputed make with provision for (Mosquito net/mesh can be provided at extra cost)

PAINTING

- **EXTERNAL:** Combination of textured and luppam finish over a coat of primer and two coats of emulsion paint
- **INTERNAL:** Two coats of Altek luppam finish over a coat of primer and two coats of plastic emulsion paint

FLOORING

- **DRAWING, DINING, POOJA, ALL BEDROOMS & KITCHEN:** 800 x 800 mm size Double charged vitrified tiles of reputed make
- **BATHROOMS:** Anti-skid ceramic tiles of reputed make
- **CORRIDORS:** Marble / Granite flooring
- **BALCONIES:** Rustic ceramic tiles of reputed make
- **UTILITY:** Rustic ceramic tiles of reputed make
- **STAIRCASE:** Tandoor stone
- **PARKING & DRIVEWAYS:** V.D.F flooring as per design

TILE CLADDING

- **BATHROOMS:** Glazed ceramic tiles dado up to 7'-0" height of reputed make
- **UTILITIES:** Glazed ceramic tiles dado up to 3'-0" height of reputed make

KITCHEN

- Provision for dishwasher
- Provision for water purifier, hob & chimney
- Provision for Modular Kitchen with Municipal Water (HMWSSB) and Underground water connection
Please Note: Kitchen Platform, Sink, Taps & Tile Dado are all in Client's Scope as per their Modular Kitchen Design and will not be provided by the Builder

UTILITY / WASH AREA

- Provision for Washing machine & Wet area for washing utensils etc

BATHROOMS

- Medium size washbasin of Kohler / Grohe / Toto or equivalent make
- Hot & Cold Divertor Mixer with overhead shower of reputed make
- Provision for Geysers in all bathrooms
- Concealed flush tank with wall mounted W.C of Kohler / Grohe / Toto or equivalent make
- Chrome plated C.P fittings of Kohler / Grohe / Toto or equivalent make

ELECTRICAL

- Concealed Copper Wiring in conduits for lights, fans, power plugs of Finecab / Havells or equivalent make
- Power Outlets for geysers & exhaust fans
- Power plugs for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders, Dishwasher in Kitchen, Washing Machine in Utility Area
- Plug points for T.V & Audio system in Living & Bedrooms
- 3-Phase supply for each apartment & individual pre-paid Meters
- Modular switches of Anchor Roma / Schneider or equivalent make
- Miniature Circuit Breakers (MCB) for each distribution boards of MDS or equivalent make
- Power Outlets for Air Conditioners in all Bedrooms

COMMUNICATION SYSTEM

- Providing Telephone points in Living & Master bedroom
- Providing T.V points in Living & all Bedrooms
- Intercom facility connecting to the Security
- Internet Provision in Living room /area only

LIFTS

- High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make. Granite / Marble cladding at the lift entrances
- High speed automatic passenger cum service lift with rescue device with V3F for energy efficiency of reputed make. Granite / Marble cladding at the lift entrances

WTP & STP

- Underground water with an exclusive Water Softening Plant and Water Meters for each unit. (Not RO Plant)
- A Sewage Treatment plant of adequate capacity as per norms for the entire project with a feature to use, treated sewage water for the landscaping
- Rain Water Harvesting pits for recharging ground water levels

CAR WASH FACILITY

- Car wash facility

GENERATOR

- D.G Set with 100 % power backup and Acoustic enclosure & A.M.F panel

CAR PARKING

- Parking in 3 Levels in A-Block & 2 Levels in the remaining Blocks

FACILITIES FOR DIFFERENTLY ABLED

- Access ramps at all Entrances for differently abled

SECURITY / BMS

- Sophisticated round-the-clock security / Surveillance System
- BMS for water, electricity & gas consumption (centralised billing)
- Panic button, C.C Cameras & Intercom connected to the security room and the lifts
- Power fencing around the compound wall
- Surveillance cameras at the main security & entrance of each block

CLUBHOUSE AMENITIES

- | | | |
|------------------------------|----------------------|------------------------|
| • Entrance Lobby | • Association Office | • Gents Spa |
| • Reception / Waiting Lounge | • Waiting Lounge | • Indoor Games |
| • Multipurpose Hall | • Creche | • Senior Citizens Room |
| • Swimming Pool | • Ladies Hall | • Library |
| • Toilets & Change Rooms | • Ladies Saloon | • Banquet Hall |
| • Gym | • Gents Saloon | • Guest Room |
| • Yoga / Meditation Hall | • Ladies Spa | |

PARKING MANAGEMENT

- Ample parking areas. Parking signage at required places to ease driving

FIRE & SAFETY

- Fire Hydrant & Fire sprinkler system as per NBC (National Building Code) Norms
- Fire Alarm & Public Address system as per NBC Norms

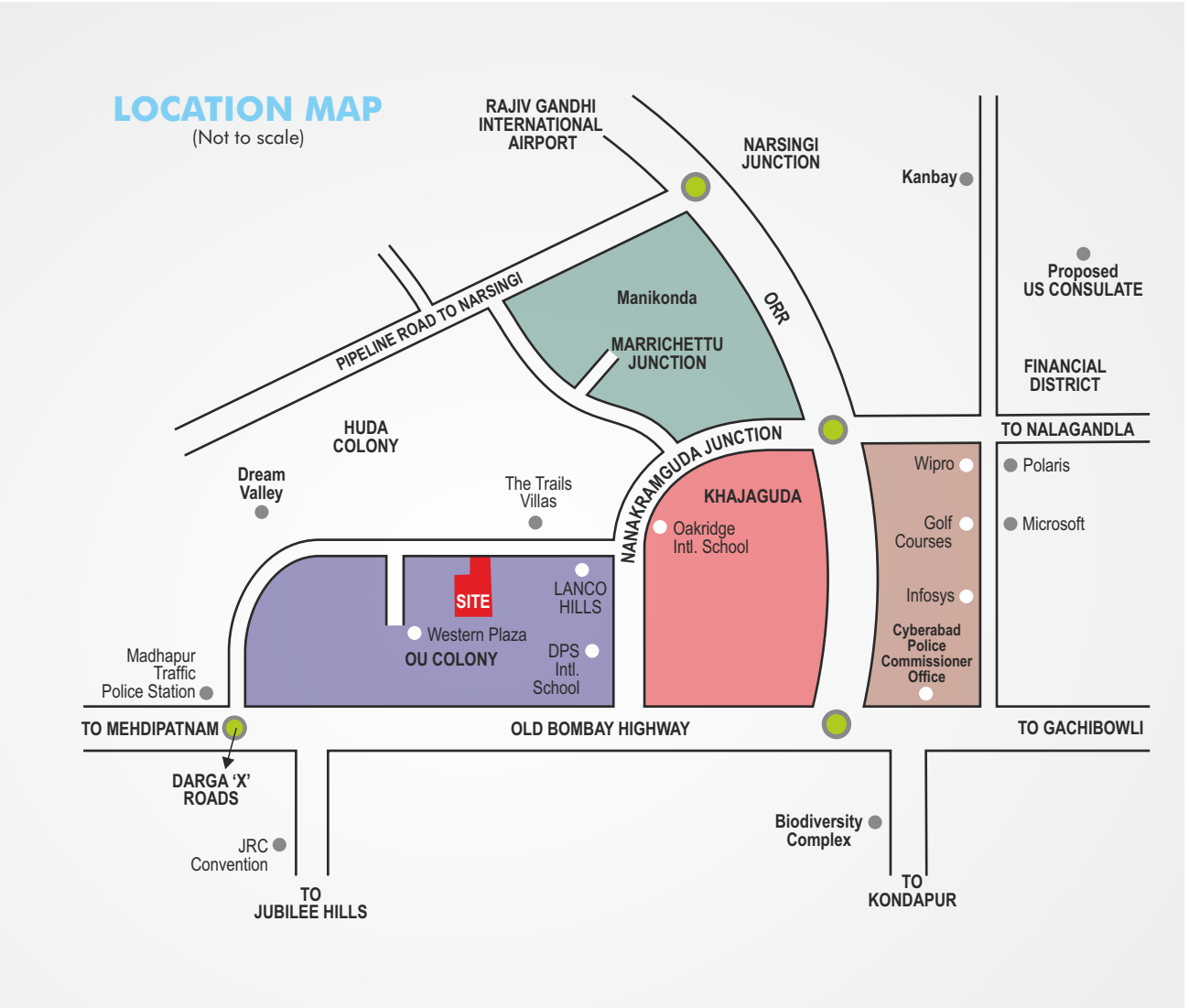
LPG

- Gas supply from a centralised Gas Bank to all individual apartments with Pre-paid gas meters

LANDSCAPE

- Aesthetically designed Landscape

Note: We strongly discourage any customization. However, where in exceptional cases and subject to our management approval, any materials are substituted by the customer, the cost of such materials shall solely be borne by the customer and in no case will any credit be issued for such replaced items.



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TAKING LIVES FORWARD

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