



ADITI MITRA VILLAS

Luxurious 4 BHK Triplex Gated Community Villas @PATANCHERU

LIVE THE GOOD
Life



ADITI AVENUES
BUILDING STRONG FUTURE

ADITI AVENUES

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Concept & Design by
outlinemedia.in | 86860 86876

Note: This brochure is purely conceptual and not a legal offer. The area is tentative and the actual areas arrived at completion of the villa may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.



M

ODERN

EXPRESSION OF THE GOOD LIFE
Hosted by nature

Beyond this grand prelude, life is greeted with goodness, nature, and her enduring wonders. Immersed in modern elegance and set across 2.5 acres of tranquil landscape, Aditi Mitra presents an elevated way of living that remains deeply connected to the natural world. Here, refinement and greenery exist in harmony, shaping a setting where comfort feels instinctive and each day unfolds with grace and ease.





ADITI MITRA
VILLAS

IMMERSIVE
LIVING CRAFTED BENEATH THE SKY,
Beyond expectation



PROJECT *Overview*

2 Acres **50** Villas **G+2** 2300sft

3BHK +1 Multipurpose Room

5,000 Clubhouse **4** Floors

MASTER PLAN



ADITI MITRA
VILLAS



TIMELESS

ELEGANCE, SHAPED AROUND

Your way of living

At Aditi Mitra, life unfolds in an atmosphere of grace, craftsmanship, and enduring grandeur. Designed with you at its heart, each home is thoughtfully composed to honour the rhythm of everyday living. Every room exudes warmth and character, where comfort and refinement blend seamlessly with natural poise. Here, togetherness flourishes and living finds its finest expression every day, in every way.

R

ESPLENDENT
EXPERIENCES WOVEN INTO
The landscape

From landscaped gardens to elegantly designed courts, outdoor living at Aditi Mitra becomes a celebration of movement and repose. Every pathway invites an unhurried walk, every open stretch welcomes spirited play, and each setting offers space to gather, reflect, or simply savour the day beneath open skies. Children's laughter carries across the greens, friendly rivalries bring energy to the courts, and every generation discovers its own place to relax, connect, and delight in the pleasures of life outdoors.



OUTDOOR *Amenities*



Multipurpose Court



Clubhouse



Open Gym



Swimming Pool



Children's Play Area



Skating Rink

150 SQ.YDS (2,409 SQ.FT)
EAST FACING



GROUND FLOOR - 864.03 SFT



FIRST FLOOR - 864.03 SFT



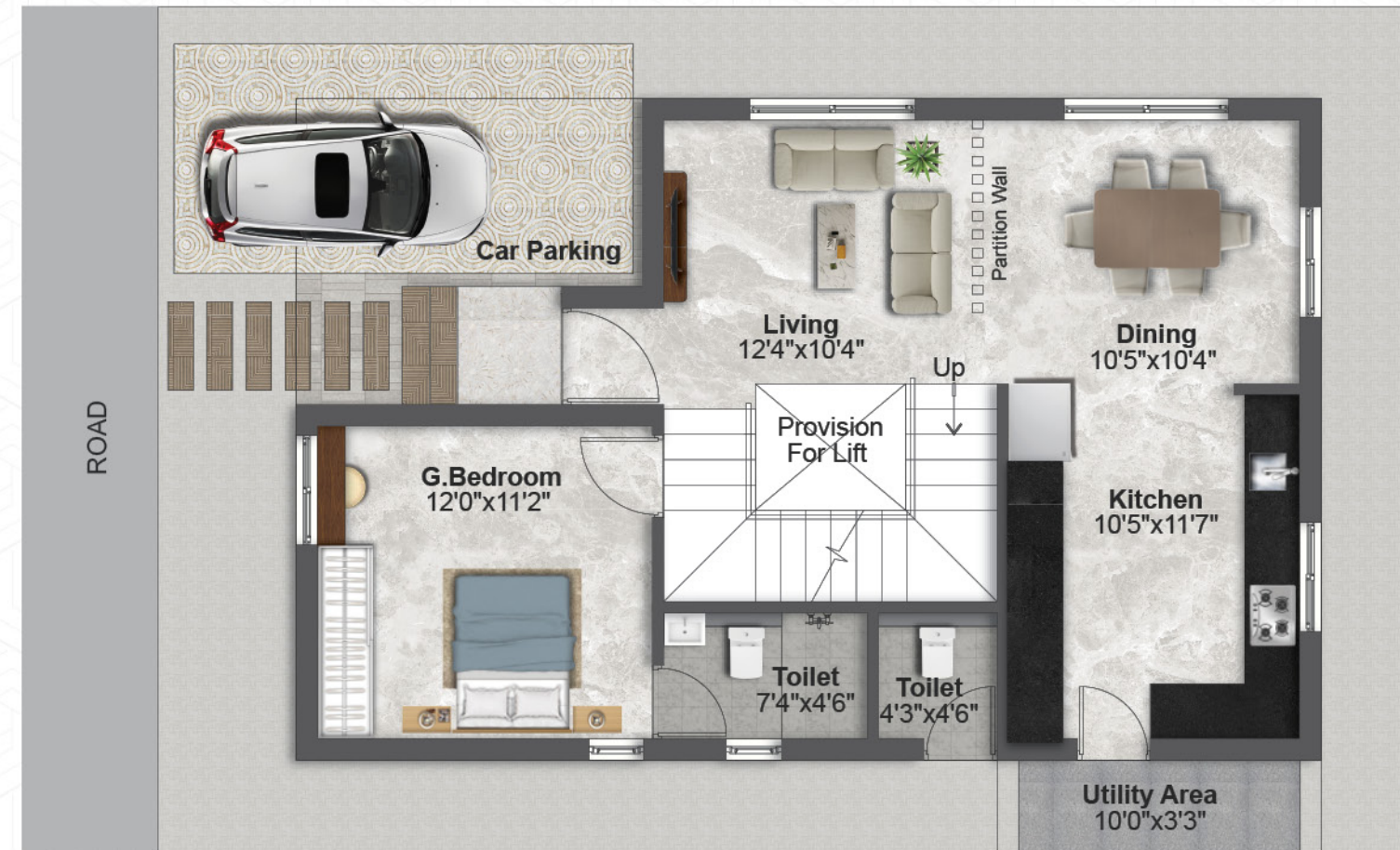
SECOND FLOOR - 680.93 SFT



150 SQ.YDS (2,409 SQ.FT)
WEST FACING



GROUND FLOOR - 864.03 SFT



FIRST FLOOR - 864.03 SFT



SECOND FLOOR - 680.93 SFT





AFFLUENCE, DEFINED BY *Distinguished Living*

The clubhouse at Aditi Mitra stands as a statement of stature and shared refinement. Conceived as a place for gathering and celebration, it brings residents together in an atmosphere defined by elegance and considered design. From leisurely conversations to spirited occasions, every corner reflects a standard of living shaped by discernment. Here, leisure is elevated, connections are enriched, and community is embraced with grace and distinction.





CLUBHOUSE
Amenities



Gym



Indoor
games



Multipurpose
Hall

A DESTINATION WHERE
THE GOOD LIFE FIND ITS
Social pulse



SPECIFICATIONS

STRUCTURE: RCC framed structure

SUPER STRUCTURE

9" thick external walls and 4 ½" thick internal walls constructed with red brick masonry.

PLASTERING

Internal: Double coat cement plaster with smooth sponge finish for walls and ceilings.

External: Double coat cement plaster.

FLOORING

- **Rooms:** 2' x 4' / 2'6" x 2'6" vitrified tiles of reputed make.
- **Balconies:** Vitrified tiles of reputed make. • **Staircase:** Granite flooring.
- **Bathrooms & Utilities:** Anti-skid ceramic tiles of reputed make.

KITCHEN / UTILITY

- Water supply connection at sink point with provision for RO. • Kitchen platform and sink not included.

PAINTING

External: Texture finish with two coats of exterior emulsion paint from Asian Paints / Berger / Opus or equivalent.

Internal: Two coats of Putty, one coat of premier and two coats of emulsion paint with smooth finish.

POWER / GENERATOR BACKUP

- 100% power backup for common areas. • Auto-start generator.

TV / INTERNET

- TV points in living room, master bedroom, lounge, and home theatre.
- Provision for cable TV connection in living room, master bedroom, lounge, and home theatre.
- Internet provision at one point on each floor.

PAINTING

External: Texture finish with two coats of exterior emulsion paint from Asian Paints / Berger / Opus or equivalent.

Internal: Two coats of Putty, one coat of premier and two coats of emulsion paint with smooth finish.

WOOD WORK

Main Door: Teak wood frame with veneer finish shutter and reputed hardware.

Internal Doors: Teak wood / hardwood frame with laminated shutter and reputed hardware.

Toilet / Utility Doors: WPC frame with WPC shutter and reputed hardware.

French Windows: UPVC sliding doors with clear glass and mosquito mesh.

Windows: UPVC windows with clear glass and mosquito mesh.

ELECTRICAL

- Concealed copper wiring (Finolex / Finecab / Havells or equivalent).
- Power outlets for geysers in all bathrooms. • AC provision in all rooms.
- Provision for chimney, refrigerator, microwave, mixer/grinder, and water purifier in kitchen.
- Washing machine point in utility area. • MCBs for each Villa
- Modular switches (Legrand / Havells or equivalent).
- Inverter wiring for one fan and one light point in all rooms and kitchen.

WINDOWS / FRENCH DOORS

UPVC windows and sliding doors with clear glass and mesh with sliding shutter of reputed make.

BATHROOM

- Diverter with overhead shower. • Wall-mounted EWC with health faucet and wash basin.
- CP fittings and sanitary ware of Jaquar / Kohler or equivalent.

RAILING: Balconies: Glass / MS railing.

SECURITY SYSTEM

- 24/7 surveillance system • Solar fencing along the boundary. • CCTV cameras at key locations.

TILE DADO

Bathrooms: Ceramic tile dado up to 7' height. **Utilities:** Ceramic tile dado up to 3' height.

POWER BACKUP

- 100% power backup for common areas.
- Auto-start generator.



LOCATION Highlights

CONNECTIVITY:

- ORR Exit 3 (Muthangi) – 5 mins (Access to Financial District, Gachibowli & major IT hubs)
- Mumbai Highway – 5 mins (Access to BHEL, Chandanagar, HCU & major shopping malls)

MARTS / MALLS

- Value Zone Hypermarket – 10 mins

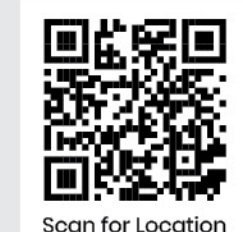
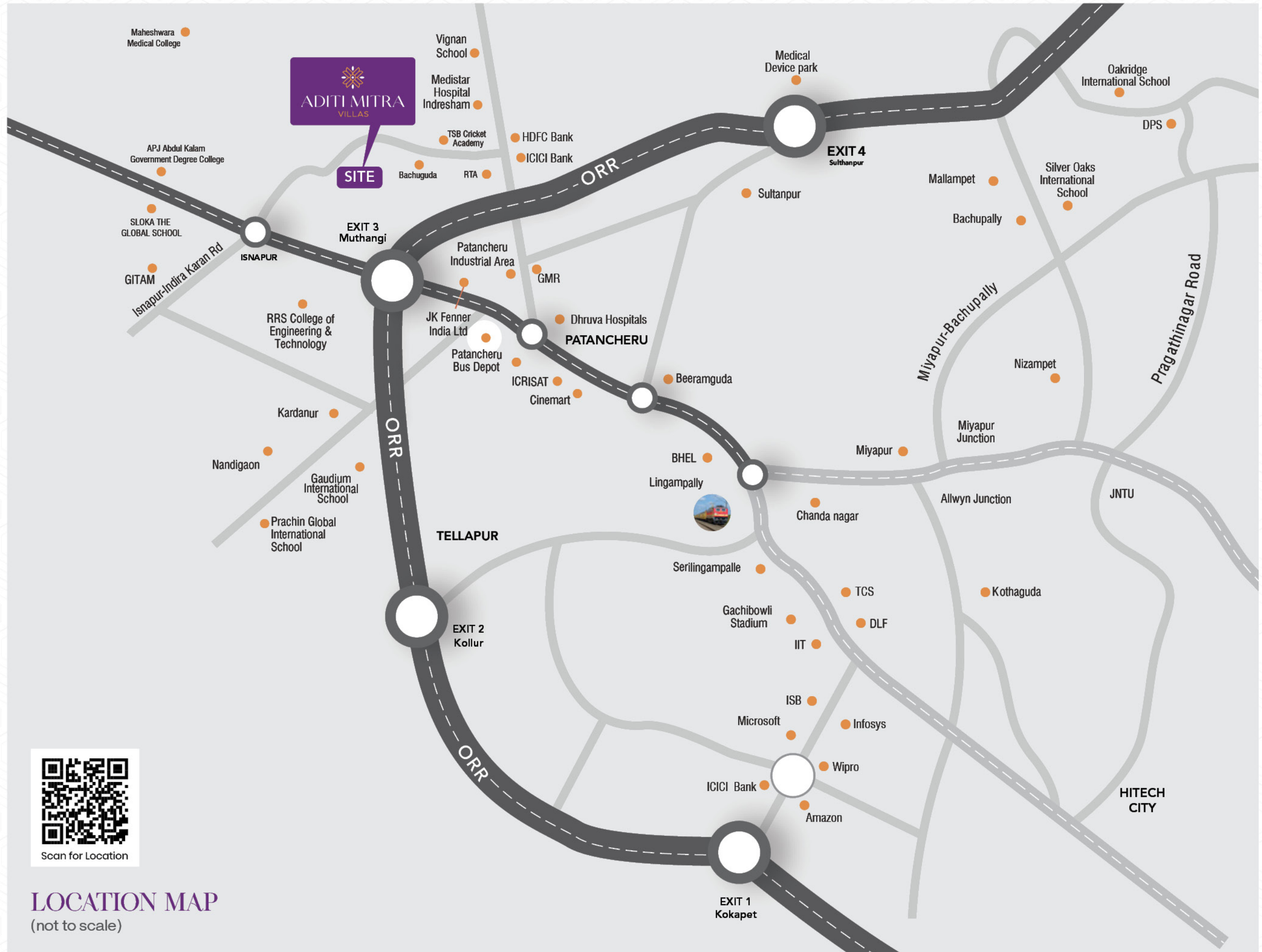
HEALTHCARE

- Medistar Hospital – 9 mins
- Dhruva Hospital – 10 mins
- Global Hospital – 10 mins

EDUCATIONAL INSTITUTIONS

- Next Gen Brook International School – 6 mins
- Origin International School – 10 mins
- Maheswaram Medical College – 10 mins
- DPS Patancheru – 10 mins
- Cognibot School – 12 mins
- GITAM (Deemed to be University) – 15 mins
- TRR Institute of Medical Sciences – 15 mins

AN ADDRESS
THAT BRINGS
Life together



LOCATION MAP
(not to scale)