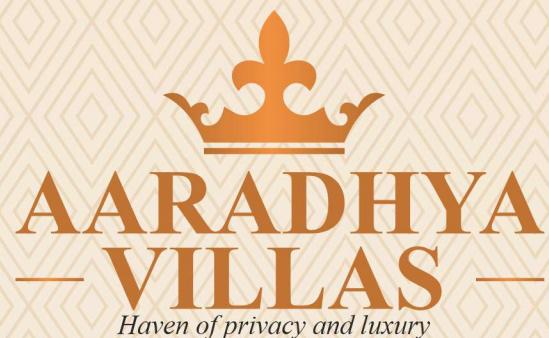


Your Home. Your Identity



8/2025/1107/ATP/DPMS

**RERA APPROVED**



Where Life Finds  
Its Perfect Space

An Exclusive Gated Villa Community in Ananthapuramu

# Masterfully Designed for Maximum Comfort

smartly designed internal roads  
for smooth flow and easy access



## MASTER LAYOUT PLAN



## WHY AARADHYA VILLAS



- 100 % Vasthu Compliant with Unique Design Build
- Highly Efficient Design to give you more Value
- Modern Construction Technique
- Top Priority Project in Ananthapuramu
- Quick Connectivity to All Places
- Perfect Embodiment of Calm Greenery and Serenity
- Maximized Privacy with Secured & Safe Community
- Easy Access to Public Transportation

## MASTER PLAN AREA STATEMENT

Plot No	Cents	Sy. Yds	Plot No	Cents	Sy. Yds
1	3.57	172.62	38	3.41	165.24
2	3.41	165.20	39	3.41	165.09
3	3.42	165.35	40	3.41	165.24
4	3.41	165.20	41	4.44	215.06
5	3.42	165.35	42	3.41	165.20
6	3.41	165.20	43	3.41	165.20
7	3.41	165.20	44	3.42	165.35
8	3.98	192.68	45	3.41	165.20
9	4.44	215.06	46	3.42	165.35
10	3.41	165.20	47	3.41	165.20
11	3.41	165.20	48	4.54	219.95
12	3.42	165.35	49	2.64	127.78
13	3.41	165.20	50	3.41	165.20
14	3.42	165.35	51	3.41	165.20
15	3.41	165.20	52	3.42	165.35
16	3.27	158.06	53	3.41	165.20
17	3.74	181.23	54	3.42	165.35
18	3.41	165.09	55	3.41	165.20
19	3.41	165.24	56	3.41	165.20
20	3.41	165.09	57	3.42	165.35
21	3.41	165.24	58	3.42	165.46
22	3.41	165.09	59	3.42	165.32
23	3.41	165.09	60	3.01	145.87
24	4.44	214.91	61	2.49	120.33
25	3.98	192.56	62	3.32	160.72
26	3.41	165.09	63	3.82	185.03
27	3.41	165.09	64	3.42	165.35
28	3.41	165.24	65	3.41	165.20
29	3.41	165.09	66	3.41	165.20
30	3.41	165.24	67	3.42	165.35
31	3.41	165.24	68	3.41	165.20
32	3.23	156.51	69	3.42	165.35
33	3.24	156.87	70	3.41	165.20
34	3.41	165.02	71	3.41	165.20
35	3.41	165.18	72	3.41	165.20
36	3.41	165.05	73	2.54	122.82
37	3.41	165.08	74	2.52	122.20



# Begin Every Day with the Blessings of the Rising Sun

## East Facing House

Salable Area | 1210 SFT

Step into a home that welcomes the morning light with open arms. Our east-facing villas are thoughtfully aligned to capture the first rays of the sun—bringing warmth, energy, and positivity into your daily life. Designed as per Vastu principles, these homes create perfect balance between nature and wellbeing, setting the tone for peaceful, prosperous living.



# Where Warm Evenings Welcome You Home

## West Facing House

Salable Area | 1260 SFT

Embrace the calm and comfort of a west-facing villa, where every sunset paints your living space with golden hues. Designed to capture the beauty of the evening light, these homes offer a soothing ambiance that's perfect for unwinding after a long day. With balanced vastu alignment and thoughtful planning, your west-facing home at Aaradhy Villa becomes a serene retreat filled with warmth, peace, and timeless charm.

# S P E C I F I C A T I O N S

## Foundation & Structure

RCC framed structure designed to withstand wind and seismic loads. (G+2 Floors)

## Super-Structure

Red brick masonry in cement mortar.

## Plastering

Internal : Two coats of plastering.  
External: Single coat of plastering

## Toilets

Best quality acid-resistant and anti-skid ceramic tiles of standard make.

## Tile Cladding & Dadoing

Kitchen : Glazed ceramic tiles dado up to door height above the kitchen platform.

Toilets : 2' x 1' Glazed ceramic tiles dadoing up to door height.

Utility/Wash : Glazed ceramic tiles dado up to 3' height.

## Toilets

- Washbasin in Toilets & Dining Hall.
- EWC of Cera or equivalent make for all Bathrooms.
- Hot & cold single lever mixer with shower.
- All CP fittings of Cera or equivalent quality.

## Guntur Shelves

250 Sft

## Other works

Any other works relating to the building will be done as per drawing.

## Wood Work

Main Door: Teak Wood frame with teak wood shutter finished with wood polish fixed with standard fittings.

Internal Doors: Teak Wood frame with flush shutter with standard fittings.

Windows: UPVC Windows with mosquito net and grill.

## Electrical

- Concealed copper wiring of standard make of Havells, V-Gaurd or equivalent.
- Power outlet for air-conditioners in all Bedrooms.
- Power outlets for geysers in all bathrooms.
- Power plugs in all necessary areas as per drawing.
- Plug points for TV.
- Miniature Circuit Breakers (MCB's) for distribution board.
- Switches of Havells, Legrand or equivalent.
- Inverter provision will be provided.

## Water Supply

Water tank of 1000 liters over the building.



Note: Electrical meters have to be applied individually by Owners.

## Painting

Internal : Two coats of wall putty, one coat of wall primer along with two coats of emulsion paint of standard make.

External: Weather proof painting of standard make.

## Flooring

All Rooms: 2' x 4' Vitrified Tiles of reputed make.

## Internet & Cable T.V.

Provision for Internet cable connection & Cable TV connection will be provided as per drawing.

## Elevation

Front elevation as per drawing.

## Kitchen

- Granite platform with stainless steel sink with water connection.
- Provision for chimney.

## Parapet wall

Parapet wall as per drawing.

## PCC level

Main building inside PCC level will be raised up to 30" height from the Road level.

## Compound wall & Gate

As per drawing.



**Everyday Essentials,  
Thoughtfully Delivered**



KIDS  
PLAY AREA

AVENUE  
PLANTATION

ELDERS  
PARK

JOGGING  
TRACK

OUTDOOR  
GYM

LANDSCAPE  
GARDEN

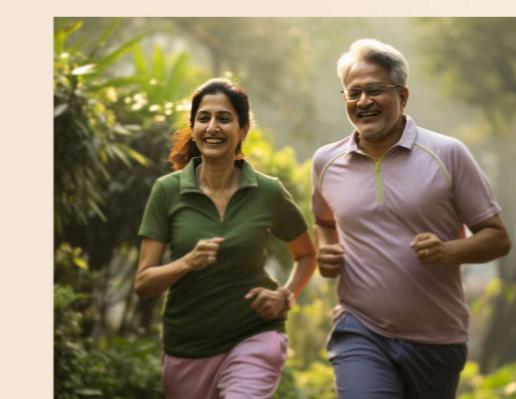
CYCLING  
TRACK

CRICKET  
PRACTICE NET

SEATING BENCHES  
IN PARK

From landscaped gardens and elegant streetlights to peaceful walkways and a grand entrance, every detail reflects refined living. With open spaces, a children's play area, Elders Open gym, Jogging track, and premium finishes, it's a lifestyle designed to inspire and indulge—every single day.

**AARADHYA  
VILLAS**  
Haven of privacy and luxury



Only East & West face Villas

Over Head Tank

Underground Water Pipe Line for every House

Underground Drainage

Septic Tank

BT Roads with Curbed Stones

Modern Street Lighting

Avenue Plantation along both sides of Roads

Avenue Plantation in Parks

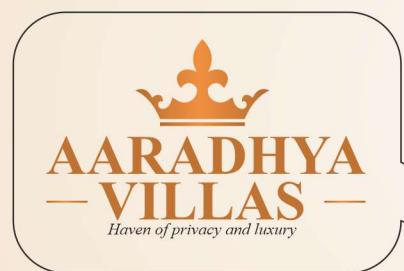
CCTV Surveillance

Jogging Track in Park

Compound Wall around the Venture

Entrance Arch

Well-Connected.  
Wonderfully Placed.



Location Map  
(Not to Scale)



Aaradhy Villa enjoys a prime location in Ananthapuramu, offering seamless connectivity to schools, hospitals, markets, and major highways. Whether it's daily commuting, weekend outings, or essential services, everything you need is just a short drive away. Surrounded by peaceful neighborhoods yet close to urban conveniences, it's the perfect address for balanced, stress-free living.

- Sakshi Office - 2 Minutes
- NH 44 - 2 Minutes
- Neelam Convention Centre - 2 Minutes
- R Convention Hall - 2 Minutes
- Kims Saveera Hospital 5 - 10 Minutes
- Clock Tower - 10 Minutes
- Kakkalapalli Grama Sachivalayam - 2 Minutes

### Near by Locations

- Ananthapuramu Rural Sub Registrar Office - 4 Minutes
- Sapthagiri Circle - 15 Minutes
- PVKK College - 10 Minutes
- D Mart - 5 Minutes
- Sri Vani College - 2 Minutes
- Govt. General Hospital - 10 Minutes
- Most of Shopping Malls & Restaurants 5 to 10 Minutes



#### Office Address

**AARADHYA INFRA DEVELOPERS**  
Kakkalapalli Village, Ananthapuramu Mandal & District-515004

#### Site Address

**AARADHYA VILLAS**  
Kakkalapalli Village, Ananthapuramu Mandal & District-515004

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

#### Call for More Details

**+91 98491 99306**  
**+91 63051 41963**

Email: [aaradhyainfradevelopers@gmail.com](mailto:aaradhyainfradevelopers@gmail.com)



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for location