

AN AADITRI PROJECT



**EMPIRE  
ROYAL**  
YOUR REALM OF AFFLUENCE

Villas @ Vellimala, Kollur, Hyderabad

  
**AADITRI**  
CREATING LIFESTYLE





Throughout history, the finer things in life have often been reserved for kings and queens. It is time to be one yourself at Empire Royal.



# A DOMAIN WHERE LUXURY IS THE NORM

Every brick and corner of Empire Royal has been thoroughly planned and crafted to exude the luxury you desire. Here, the finer things are a daily part of your life.

7.28  
ACRES

180-391  
SQ.YRDS



88  
UNITS

15+  
AMENITIES

Every inch of this marvellous splendour  
exudes the finesse and grace of royalty.  
Embrace the luxury and magnanimity of it  
all at your home here.



# BE GRACIOUS

# BE RO YA L



*Throughout history, the finer things in life have often been reserved for kings and queens. It is time to be one yourself at Empire Royal.*

*Every brick and corner of Empire Royal has been thoroughly planned and crafted to exude the luxury you desire. Here, the finer things are a daily part of your life.*



# ENTER A MAGICAL KINGDOM OF ENDLESS POSSIBILITIES

Your home here isn't just another space to live in,  
it's a whole world of opportunities to prosper, thrive,  
and enhance your life every single day.





# A MASTERPIECE THAT REFLECTS YOUR REIGN

An elevation that blends strength with sophistication  
standing tall as a proud symbol of prestige and  
timeless taste.



# BE ELEGANT

Let the majestic environment add a certain elegance to your step.  
Here, you don't just feel like a king, you truly are one.

# A SPACE WHERE YOU MAKE THE RULES

Whether you love peace and quiet or enjoy the sounds of love and laughter, at Empire Royal your privacy is our priority. So, go ahead and live the way you want to.



# A KINGDOM BUILT TO SERVE YOUR WHIMS & FANCIES

A symmetrical avenue unfolds ahead—lined with royal villas, ambient lighting, lush greenery, and a serene, palm-fringed path stretching into elegance.





# THE RISE OF ROYAL ARCHITECTURE

A commanding elevation that reflects architectural brilliance where timeless design, majestic proportions, and rich textures define noble living.

# THE ROYAL VIEW BEYOND YOUR GATE

A wide, royal street adorned with palm trees, stone pavements, and regal lighting—offering a majestic welcome at every turn.





## YOUR FAMILY DESERVES THE ROYAL TREATMENT

We understand your desire to provide only the best for your loved ones. Here, we transform that desire into a reality that goes beyond your expectations.







# THE POWER OF PRIME PLACEMENT

At Exit No. 2, Vellimala – Kollur, Hyderabad,  
every route leads to opportunity, and every  
turn echoes the presence of power and prestige.



## YOUR THRONE AWAITS YOUR PRESENCE

Every king deserves a throne and we have yours right here at Empire Royal. Sink into the comfort and luxury here to truly experience what the royal lifestyle is all about.

# THE ROYAL ATRIUM

A symbol of prestige and poise—this magnificent clubhouse blends classic charm with luxurious amenities to serve the lifestyle of the distinguished few.

## AMENITIES



RECEPTION



WAITING LOUNGE



DEPARTMENTAL STORE



MULTI PURPOSE HALL



GYM



SPA



LADIES & GENTS RESTROOM



YOGA



INDOOR GAMES



LIBRARY



SERVANT ROOM



STILT FLOOR PARKING





# ENGAGEMENT THAT BEFITS ROYALTY

Your life at Empire Royal is going to be one that's filled with luxurious amenities that feed your every need to perfection. Your kingdom here is your space to both work and play.



OFFICE  
(ADMIN)



OFFICE  
RENTALS



MULTI PURPOSE HALL  
(INCLUDES LAWN)

# SPEC IFICATIONS



## STRUCTURE

R.C.C. framed structure by using plywood shuttering, design withstands wind loads and earthquake loads.

## SUPER STRUCTURE

9" thick solid cement Bricks for external walls and 4" thick for internal walls

## PLASTERING

Internal: Cement mortar/ gypsum plaster inside plastering to villas including Balconies and Utility area.  
External: Double coat sand faced cement plastering.

## DOORS

Main Door Frame And Shutter: Height of 7'6" designer engineered wood door frame with a wood section 5" X 3" size and engineered wood shutter of 40mm thick with veneer top finish and premium hardware fittings.

Internal Door Frame And Shutter: Height of 7'6" designer engineered wood internal door frame with a wood section 4" X 3" size and internal shutter of 32mm thick engineered wood shutter with top veneer finish and premium hardware fittings.

Windows & French Door Window: Premium UPVC windows with mosquito mesh shutter as per architect design.

## PAINTING

External: Textured/ putty smooth finish with Asian, Berger, techno paints and or equivalent.

Internal: wall putty- 2 coats of Altek, 1 coat primer & 2 coats of interior paint with Asian, Berger, techno paints and or equivalent.

Sitout/Balcony: 2 coats of cement based putty, primer & exterior paints with Asian, Berger, techno paints and or equivalent.

## FLOORING

- a) Main Flooring: 5' X 2.5' vitrified tiles flooring as per architect design.
- b) All Toilets 2'X2' vitrified for flooring and 4' x 2' vitrified for dado tiles up to 8' as per architect design
- c) Balconies: 2' x 2' vitrified tile as per architect design.
- d) Staircase- Granite flooring as per architect design
- e) Utilities: 2' x 2' Vitrified tiles as per architect design
- f) Car parking of villa with Paver blocks / Parking tiles as approved by Architect.

## KITCHEN/UTILITY/WASH

- a) Water supply through centralized UG Sump.
- b) Provision for dish washer, washing machine and wet area for washing utensils.
- c) Provision for Exhaust Fan in kitchen.
- d) Provision for R.O in kitchen.

## BATH ROOMS

- a) Wash basin
- b) Single lever diverter with shower of reputed make
- c) All C.P. Fittings and sanitary fixtures of Jaquar or equivalent premium make
- d) Provision of Exhaust fan in all bathrooms.

## STAIRCASE RAILING

SS Glass Railing as per architect design.

## LIFTS

Lift Provision will be provided

## INTERNET

FTTH (Fibre to the Home) will be provided in the living room, with provisions in all bedrooms.

## VIDEO DOOR PHONE

Provision of Video door phone will be provided for the main door.

## ELECTRICAL

- a) Concealed copper wiring of RR, Havel's or Finolex or equivalent make.
- b) Electrical switches of Legrand/equivalent brand
- c) Power outlets for geysers and exhaust fan provision in all bathrooms.
- d) Power plugs for cooking range chimney, refrigerator, microwave oven, mixer grinder and aqua water in kitchen.
- e) Power plugs for washing machine and dish washer in utility area.
- f) Three phase power supply for each unit and individual meter boards.
- g) A.C. provisions in living, dining and all bed rooms as per design.
- h) Plug pins for TV and audio in living and all bed rooms.

## UG SUMP & STP

- a) Water will be stored in UG Sump and supplied to all villas through pneumatic system through internal metering system for every individual villa.
- 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.
- c) Rain Water Harvesting pits will be execute as per required design.

## GENERATOR

D.G backup partially to amenities block, street light and lighting load for all villas.

## SECURITY/ BMS

CC Cameras will be provided at entrance/ exit point of community; amenities block and at common area as per design.

Online application will be provided for authorized entry to community which would be operated through app like Mygate and or similar.

## FIRE & SAFETY

Fire system will be provided as per fire department norms to amenity block if required.

## LANDSCAPING

Landscaping in the setback areas and in tot lot areas as per architect designs.

## EXTERNAL LIGHTING

LED light posts with lamp fittings/ solar lights at road shoulders and landscaping areas as per Architect design.

## BOOM BARRIERS

Boom barriers at entry/exit for vehicles with mechanical operation.

## COMPOUND WALL & INTERNAL ROADS

Compound wall shall be constructed all around the plot as per statutory norms.  
Internal Roads – Internal all roads would be BT roads as per design

## LOCATION MAP (Not to Scale)



## LOCATION HIGHLIGHTS

### IT & CORPORATE HUBS

- Wipro Campus
- Microsoft Campus
- Infosys, Capgemini, TCS, Wave Rock
- Amazon, Franklin Templeton, Honeywell
- ICICI Bank Towers, Wells Fargo
- Google Campus in Kokapet
- Tellapur Techno City (100 Acres)
- ITIR Area - Tellapur-Financial District Area
- Hyundai Mobis Campus
- CA Technologies

### EDUCATIONAL INSTITUTIONS

- Delhi Public School
- Oakridge International School
- Open Minds - A Birla School
- Manthan International School
- Sancta Maria International School
- NCC-Samashti International School
- The Gaudium School
- ISB Campus, Institute of Life Sciences
- Indus International School
- Global Indian International School
- ICFAI Business School
- CBIT, MGIT
- Telangana Model School

### HEALTHCARE & HOSPITALITY

- Citizens Multispecialty Hospital
- Continental Multispecialty Hospital
- Care, Apollo, KIMS
- Sheraton Hyderabad Hotel
- Holiday Inn Express & Suites

### ENTERTAINMENT & LEISURE

- Citizens Multispecialty Hospital
- Continental Multispecialty Hospital
- Care, Apollo, KIMS
- Sheraton Hyderabad Hotel
- Holiday Inn Express & Suites



www.aaditrigroup.com  
info@aaditrigroup.com  
Toll Free No. 1800 309 4929

Regd. Corp. Office :  
**HYDERABAD**  
Pravritri Bhavan, H.No: 8-2-293/82/A/233,  
2nd,3rd&4th Floor, Rd No: 36, Beside  
Jubilee Hills Checkpost Metro Station,  
Jubilee Hills, Hyderabad-500 033

North Zonal Office :  
**GAJUWAKA**  
2nd Floor, Sri Sai Villa Grand,  
Near Panthulu Gari Meda, Gajuwaka,  
Visakhapatnam.

Amaravati Regional Office :  
**GUNTUR**  
3rd Floor Trends upstairs,  
Gujanagundla, Guntur,  
Andhra Pradesh - 522 006.

South Regional Office :  
**TIRUPATI**  
19-3-13(M),Hero Showroom,  
3rd Floor, Renigunta Road,  
Tirupati - 517501

North Regional Office :  
**VISAKHAPATNAM**  
3rd Floor, K.V.R Complex,  
Beside Port Stadium, Narasimha Nagar,  
Visakhapatnam - 530 013.



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