



ADITYARAJ
G R O U P
CREATING LANDMARKS SINCE 1967



A Project by :

M/s. ADITYARAJ LIFESTYLE

Site Office : Building No. 36, Subhash Nagar, Chembur (E), Mumbai - 400 071.

Corporate Office :

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OM CO-OP. HSG. SOC. LTD.

Bldg No. 36, Subhash Nagar, Main Road, Chembur (East), Mumbai - 400 071.

For Site Visit Call :
+91 8238 8238 98



MAHARERA REGISTRATION
NO.P51800079352
<https://maharera.mahaonline.gov.in>

Architect : Ankit Makani | Design Architect : Ar. Suchit Patel | PMC : NS Infra

RCC Consultant : Associated Structural Engineers LLP | CA : Chirag Surana | Vaastu Consultant : Dr. Raj Dusseja

MEP : Designwell Consulting Engineers | Solicitor : Mannadiar & Company | Bank : Axis Bank Ltd.

MEMBER OF :



The information contained in this brochure is indicative of the kind of development that is proposed. It is prepared and issued in good faith and is for guidance only. It does not constitute part of any offer or contract. It is subject to the approval from the respective authorities. In the interest of the continuing improvement of the project and or any changes as suggested by the authorities or the Developers reserve the right to alter the Layout, Plans, Specifications, Amenities or features of the buildings without any prior notice or obligation to any buyer's in the project. The photographs and the artists impressions in the brochure are for reference only. All the amenities provided are subject to availability in the market and approval of authorities. The furniture & fixture shown in various plans are for illustration purpose only. The 3D Images are provided to enable the allottees to visualize the flat with furniture and furnishing. The Furniture and furnishing are not provided by the developers and the final look and feel of the flats is dependent on various factors like type / style of interior, furniture layout etc. and the developers have no role in the same.

Parijat design 9820672876

"Where Elegance Meets Everyday Living."



ADITYARAJ
SPRINGS

Bldg. No. 36, Subhash Nagar, Chembur (E), Mumbai.



OUR LEGACY OF 3 GENERATIONS



ADITYARAJ has been in the field of construction since 1967 and has been creating landmarks from five decades, and our creations stand strong and tall till date. We have not just mastered the art of construction but have also proven our excellence in many other infrastructure projects like government buildings, roads, bridges, national highways, huge water tanks, water supply projects, public utility buildings, factories, beautification projects, National Monuments, Sky Walks, and many other projects.

After successfully completing hundreds of infrastructure projects for the government and private sectors as a Class 1-A (unlimited class) government registered contractor (under the name and title of UCC Infrastructure Pvt. Ltd.), ADITYARAJ has established itself in real estate development since the year 2000.

Today, ADITYARAJ is one of the most respected names in the field of real estate development, pioneering and specialising in the redevelopment of old, dilapidated MHADA buildings, private buildings, and housing societies. We believe in going the extra mile on every project we handle. We never believe in compromise when it comes to quality, as our goal is to create only the ultimate. We are aware that our customers not only invest their hard-earned money but also their trust in our group. And to make them satisfied is what drives us to take that extra step every time creating a landmark at every location.

ADITYARAJ has received ISO 9001:2015 certification for its high quality and excellent management. We are even patron members of the esteemed Builders' Association of India. An ISO 9001:2015 certified group. Quality and trust are the strong pillars of our foundation, which helps us to give the home owner happiness and overwhelming satisfaction for a lifetime. Expertise comes with experience. Over 55 successful years in the construction industry with a crystal-clear reputation gives us the confidence to promise you trust, passion, quality, and reliability.

Our group is well established and has deep roots in businesses like real estate development, infrastructure projects, government contracts, hospitality businesses, banquets, & mining industry, etc. We pledge to make ADITYARAJ committed to delivering the final quality product to the absolute satisfaction of our clients within the stipulated time frame.





WHERE LIFE MEETS OPPORTUNITY:

Welcome to Adityaraj Springs, where modern living meets dynamic business opportunities in the heart of Chembur. This G+16 storeyed marvel is designed to cater to both your residential and commercial aspirations, offering a perfect blend of comfort, convenience, and sophistication.

PROJECT FEATURES:

- Prime location.
- Clear title MHADA plot.
- MAHARERA Approved Project.
- G + 16 storey Iconic Residential cum Commercial Tower.
- Vaastu Shastra-based planning & construction.
- Luxurious & Ultra-Modern 1BHK & 2BHK Flats.
- Quality Construction with Modern Amenities.
- Contemporary & Innovative Design.
- Well-Designed and Decorative main entrance Lobby.
- Sufficient car parking through automated parking tower.
- All approvals in place with clear documents.
- Loans available from all leading Banks and Financial Institutions.



EXPERIENCE ELEVATED LIVING:

Choose from our thoughtfully designed 1BHK and 2BHK residences, each crafted to provide you with a luxurious living experience. With spacious layouts, premium finishes, and abundant natural light, your home at Adityaraj Springs is a sanctuary of peace and style.

PROJECT HIGHLIGHTS:

- Solid Decorative Compound wall.
- Grand main Entrance Lobby.
- Well illuminated Lobby, Staircase and common areas.
- Designer chequered tiles / paver blocks in compound.
- Well designed ventilated lift lobbies on each floor.
- Society office maximum 200 Sq. Ft. at suitable place.
- Anti termite treatment for entire building foundation.
- Flats designed for maximum fresh air & natural light.
- Premium Brand highspeed automatic lifts.
- Adequate water supply by MCGM / MHADA.
- Waterproofing treatment on terrace .
- Water pumps of adequate capacity.
- 24/7 CCTV Camera Surveillance.



NIGHT VIEW IMAGE

SPECIFICATIONS



FLOORING:

- Premium Vitrified tiles in all rooms.
- Anti skid flooring in toilet & bath.



KITCHEN:

- Granite / E Slab kitchen platform.
- Branded SS Sink provided.
- Designer wall tiles upto beam bottom.
- Fresh air exhaust fan in Kitchen.
- Adequate electrical points.



BATH & WC:

- Quality Concealed plumbing.
- Designer Bathroom with modern sanitary ware.
- Designer wall tiles upto beam bottom with Anti skid floor tiles.
- Granite / E Slab door frame.
- Premium brand designer C. P. bath fittings.
- Exhaust fan for ventilation for Bathrooms.
- Hot water Geyser provision for Bathrooms



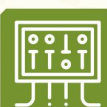
DOORS & WINDOWS:

- Designer laminated flush doors with elegant Handles & Branded Locks.
- Wooden door frames for Main Door & Bedrooms.
- Branded UPVC sliding windows.
- One panel Mosquito Net in each window.
- Granite / E slab window sill.
- MS Grill / Railing on windows.



WALLS & PAINT:

- Gypsum finished internal walls.
- Premium paint on Internal & External walls.



ELECTRIFICATION:

- Concealed copper wiring with MCB.
- Branded Modular Switches with circuit breakers.
- Adequate Electric, AC & TV points.
- Intercom & Video door phone in each flat.
- Internet cable provided.



A LIFESTYLE BEYOND COMPARE:

From state-of-the-art amenities to thoughtfully designed communal spaces, every aspect of Adityaraj Springs is aimed at enhancing your lifestyle. Relax, rejuvenate, and relish the finer things in life, right at your doorstep.



SUPERIOR CONSTRUCTION & DESIGN

- **Reputed Developer:**
Backed by experience and excellence.
- **Expert Planning:**
Designed by top architects, RCC consultants, and engineers.
- **Earthquake-Resistant RCC Structure:**
Built for long-term durability.
- **High-Quality Materials:**
Only branded and reliable products used.
- **Advanced Fire Safety:**
Modern fire alarms, firefighting systems, and sprinklers
- **State-of-the-Art Elevators:**
Equipped with ARD (Automatic Rescue Device) System.



ENCOURAGING SWACHH BHARAT ABHIYAN :

- Easily accessible Dustbins located in common areas.



SUSTAINABILITY & SECURITY : Green Building Initiative

- Large windows for ample Light & Ventilation.



SECURITY & SAFETY :

- Gated Compound with a secure environment.
- 24/7 CCTV surveillance for peace of mind.
- Manned Security Cabin for enhanced Safety.



SUPPORTING INDIA'S GROWTH MAKE IN INDIA INITIATIVE :

- High quality, branded materials sourced from India.



DIGITAL INDIA INITIATIVE :

- Embracing modern digital infrastructure for business efficiency.



ENCOURAGING FIT INDIA MOVEMENT :

- Fitness area at suitable place.



1 BHK FLAT (3D VIEW) Wing A - Flat No.03



ADITYARAJ
SPRINGS



1 BHK FLAT (3D VIEW)
Wing A - Flat No.04



1 BHK FLAT (3D VIEW)
Wing A - Flat No.07



2 BHK FLAT (3D VIEW)
Wing B - Flat No.02



2 BHK FLAT (3D VIEW)
Wing B - Flat No.03



GROUND FLOOR PLAN



SR. NO.	TYPE	RERA AREA
1	SHOP	133 SQ FT
2	SHOP	165 SQ FT
3	SHOP	169 SQ FT
4	SHOP	128 SQ FT
5	SHOP	99 SQ FT
6	SHOP	134 SQ FT

SR. NO.	TYPE	RERA AREA
7	SHOP	122 SQ FT
8	SHOP	95 SQ FT
9	SHOP	132 SQ FT
10	SHOP	134 SQ FT
11	SHOP	179 SQ FT
12	SHOP	211 SQ FT



12.00 MT WIDE EXISTING

SUBHASH NAGAR MAIN STREET SOUTH

TYPICAL FLOOR PLAN (1st To 11th)



A-WING

SR. NO.	TYPE	RERA AREA
1	1 BHK	364 SQ FT
2	1 BHK	427 SQ FT
3	1 BHK	443 SQ FT
4	1 BHK	376 SQ FT
5	1 BHK	376 SQ FT

B-WING

SR. NO.	TYPE	RERA AREA
1	2 BHK	600 SQ FT
2	2 BHK	600 SQ FT
3	2 BHK	600 SQ FT
4	1 BHK	424 SQ FT



EIGHTH FLOOR PLAN (8th)



A-WING

SR. NO.	TYPE	RERA AREA
1	1 BHK	364 SQ FT
2	1 BHK	427 SQ FT
3	1 BHK	443 SQ FT
4	REFUGE	-
5	REFUGE	-

B-WING		
SR. NO.	TYPE	RERA AREA
1	REFUGE	-
2	2 BHK	600 SQ FT
3	2 BHK	600 SQ FT
4	1 BHK	424 SQ FT



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SPRINGS



TYPICAL FLOOR PLAN (12th To 16th)



A-WING

SR. NO.	TYPE	RERA AREA
1	1 BHK	364 SQ. FT.
2	1 BHK	427 SQ. FT.
3	1 BHK	443 SQ. FT.
4	1 BHK	376 SQ. FT.
5	1 BHK	376 SQ. FT.
6	1 BHK	397 SQ. FT.
7	1 BHK	392 SQ. FT.

B-WING

SR. NO.	TYPE	RERA AREA
1	2 BHK	600 SQ. FT.
2	2 BHK	600 SQ. FT.
3	2 BHK	600 SQ. FT.
4	1 BHK	424 SQ. FT.



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SPRINGS



FIFTEENTH FLOOR PLAN (15TH)



A-WING

SR. NO.	TYPE	RERA AREA
1	1 BHK	364 SQ. FT.
2	1 BHK	427 SQ. FT.
3	1 BHK	443 SQ. FT.
4	REFUGE	-
5	1 BHK	376 SQ. FT.
6	1 BHK	397 SQ. FT.
7	1 BHK	392 SQ. FT.

B-WING

SR. NO.	TYPE	RERA AREA
1	REFUGE	-
2	2 BHK	600 SQ. FT.
3	2 BHK	600 SQ. FT.
4	1 BHK	424 SQ. FT.



IN THE REAL ESTATE BUSINESS SINCE LAST 2 DECADES
SOME OF OUR UPCOMING PROJECTS



ADITYARAJ MIDTOWN
DADAR



ADITYARAJ TAPOVAN
VIKHROLI



ADITYARAJ SAHYADRI
THANE



ADITYARAJ PLATINUM
CHEMBUR

SOME OF OUR RECENT PROJECTS



GANGA TOWER
CHEMBUR



KAMBODHI
CHEMBUR



OM SHRI SHANTI
CHEMBUR



MANDIR DARSHAN
CHEMBUR



ADITYARAJ PRIDE
SION



ADITYARAJ SAPHALYA
GHATKOPAR



ADITYARAJ STAR
GHATKOPAR



ADITYARAJ GATEWAY
GHATKOPAR



ADITYARAJ CENTRAL
GHATKOPAR



ADITYARAJ GOLD
VIKHROLI



ADITYARAJ VIVA
SION



ADITYARAJ ENCLAVE
GHATKOPAR



ADITYARAJ AMRUT
GHATKOPAR



ADITYARAJ AVENUE
VIKHROLI



ADITYARAJ GURUKRIPA
VIKHROLI



ADITYARAJ SIGNATURE
VIKHROLI



SHANTI SADAN
VIKHROLI



ADITYARAJ ONE
VIKHROLI



ADITYARAJ ROYALE
VIKHROLI



ADITYARAJ PARADISE
VIKHROLI



ADITYARAJ GREENS
POWAI



ADITYARAJ PARIJAT
MULUND



ADITYARAJ JYOTI
TILAK NAGAR



ADITYARAJ PARK
CHEMBUR



ADITYARAJ LANDMARK
VIKHROLI



PURNIMA PRIDE
VIKHROLI



SUYOG SIGNATURE
VIKHROLI



SAI PRASAD
VIKHROLI



ADITYARAJ FORTUNE
VIKHROLI



ADITYARAJ SHIVRAJ
VIKHROLI

SOME OF OUR JV PROJECTS



AARIV EXOTICA - PUNE



AARIV ELEGANT - PUNE



UNIVIS - PUNE



SHREE GANESH AVENUE - NASHIK

SOME OF OUR GOVERNMENT INFRA PROJECTS

Such as Roads, Bridges, Water Supply Projects, Huge water Tanks & other Infrastructures



BALAJI SCHOOL- KOPARKHAIRANE



CENTRAL JAIL - TALOJA



COMMUNITY CENTER - GHANSOLI



DR. BABASAHEB AMBEDKAR
EXHIBITION HALL - THANE



DR. BABASAHEB AMBEDKAR
MEMORIAL - AIROLI



ETC SCHOOL - VASHI



MEDICAL CENTER - GHANSOLI



MULTIPURPOSE - TURBHE



GYMKHANA - NERUL



NMMC SCHOOL - MAHAPE



FIRE STATION - KOPERKHAIRNE



HWWS, GIRLS
HOSTEL - KURLA



MCH HOSPITAL - BELAPUR



MCH HOSPITAL - AIROLI



WOMEN
WELFARE CENTER
KOPERKHAIRNE



COMMUNITY
CENTRE BUILDING
KOPARKHAIRANE



WOMEN WELFARE
SANPADA



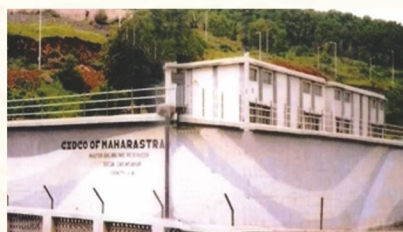
ROADS & HIGHWAYS
PROJECTS



PARKING TOWER BUILDING
CBD BELAPUR



WATER TANKS & WATER SUPPLY PROJECTS



BRIDGES & SKYWALK PROJECTS



LIVING AT THE HEART OF CHEMBUR

Nestled in the vibrant neighborhood of Chembur, Adityaraj Springs offers seamless connectivity to key city hubs. With shopping centers, schools, hospitals, and entertainment zones just moments away, you get to enjoy the perfect balance of convenience and community living. At Adityaraj Springs, **you're not just buying a home-you're investing in a lifestyle, a legacy, and a place where you truly belong.**

LOCATION ADVANTAGES :

- **Prime, Peaceful & Green Surroundings:** A culturally rich neighborhood.
- **Proximity to Key Landmarks:**
 - Overlooks The Chembur Gymkhana.
 - Walking distance to Chembur Railway Station.
 - Close to markets, restaurants, hospitals, and schools.
 - Surrounded by gardens, playgrounds, and open spaces.
 - 3 KM from The Bombay Presidency Golf Club & Sindhi Society Gymkhana.
- **Excellent Connectivity:**
 - Well-developed infrastructure with wide concrete roads.
 - Ample water supply and smooth traffic flow.
 - Direct access to Eastern Express Highway, Eastern Freeway, BKC-Chunabhatti & Chembur-Santacruz Link Road.
 - Quick access to Central Mumbai, Thane & Navi Mumbai

CONNECTIVITY :



500 MTRS
CHEMBUR
RAILWAY
STATION



1 KM
EASTERN
EXPRESS
HIGHWAY



1 KM
MONORAIL
STATION



1 KM
CHEMBUR -
SANTACRUZ
LINK ROAD



1 KM
EASTERN
FREEWAY



1 KM
UPCOMING
METRO
STATION



2 KMS
LOKMANYA
TILAK
TERMINUS



12 KMS
MUMBAI
AIRPORT

NEAR BY LANDMARKS



THE CHEMBUR GYMKHANA



AMBEDKAR GARDEN



N. G. ACHARYA COLLEGE



EASTERN FREEWAY



MONO RAILWAY CHEMBUR



ZEN MULTI SPECIALITY HOSPITAL



ST. GREGORIOS HIGH SCHOOL



DIAMOND GARDEN



K STAR MALL



SHAH & ANCHOR KUTCHHI
ENGINEERING COLLEGE

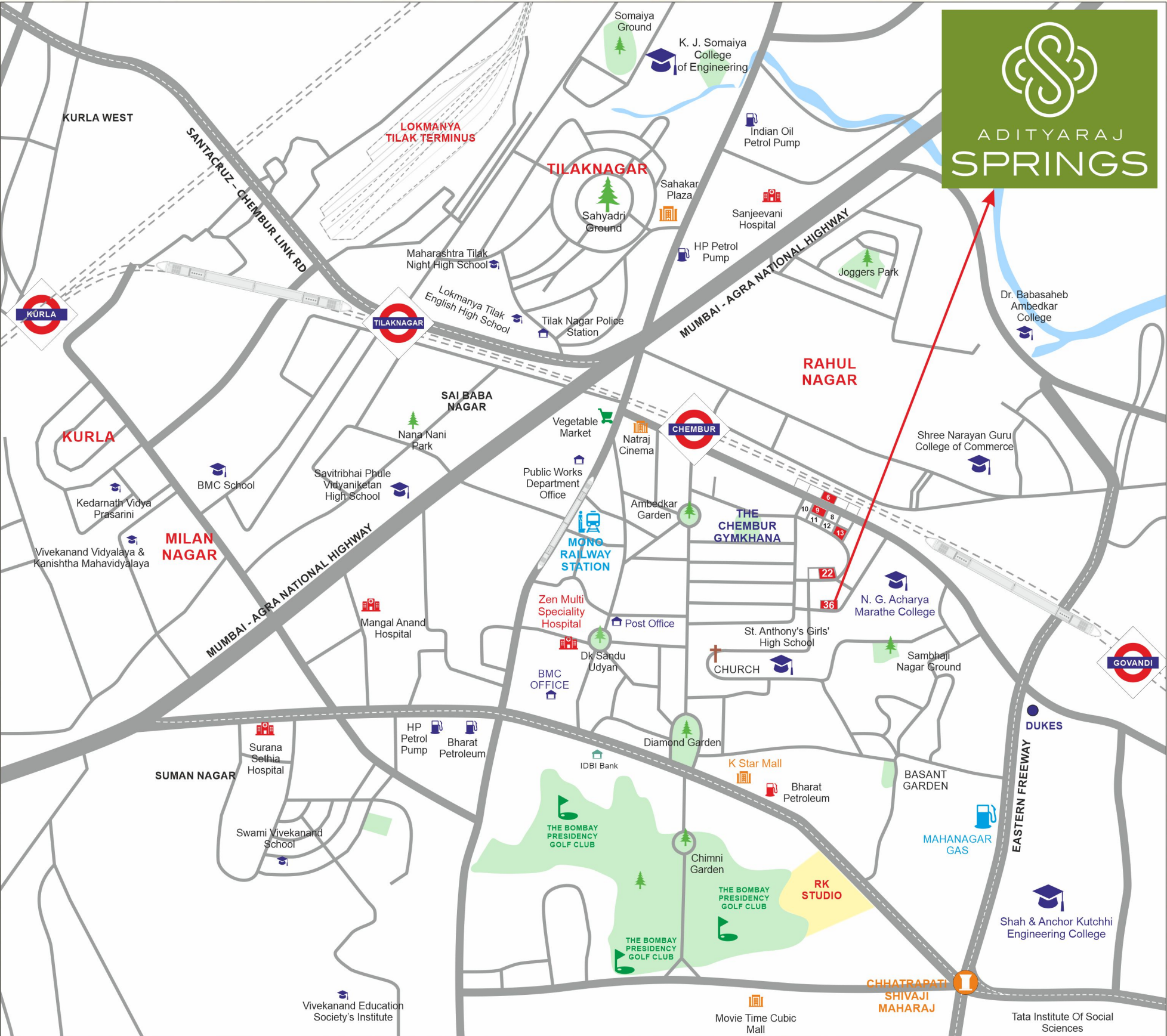


THE BOMBAY PRESIDENCY
GOLF CLUB



SANTACRUZ - CHEMBUR LINK RD

LOCATION MAP : CHEMBUR, MUMBAI.



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