



THE HEARTBEAT OF FAMILY LIVING

4 BHK RESIDENCES

Walking

Towards a new tomorrow,
the brightest development core



RERA NO.:
UPRERAPRJ572873/11/2024
<https://up-rera.in/projects>





Iconic yesterday, visionary today, Timeless tomorrow

At Aditya Group, we pioneer excellence by crafting distinguished living and commercial spaces. Since 1979, our legacy reflects innovation, trust, and sophistication. Committed to shaping timeless developments, we continue to redefine luxury and inspire future generations.

Step Inside
And Find
Your Home



THE HEARTBEAT OF FAMILY LIVING



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Every home has a story



Your lordship
welcome
to your kingdom



4

MAJESTIC TOWERS POWERED BY
EXCLUSIVE CLUB
SERENE POOL
SPRAWLING GREENS



Step Inside, Find
A perfect home at



*The*Kutumb

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Strike It *Big*

To Inspire & Impress





Spaces designed symbolising
unity and togetherness







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Chill,
swing & soak
in the peace

Artistic Image

Artistic Image



Pet Zone

plenty of fun





Scenic views from quiet
corners & spaces
that inspire *bonding*



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Greeted

By elegance and
embraced by comfort

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FORWARD IS NOT JUST A DIRECTION, IT'S DEFINITION OF PERFECTION

A world reminiscent of the halcyon days,
where timeless elegance and modern luxury converge.
at The Kutumb, every detail reflects an uncompromising
dedication to grandeur, culminating in
a living experience designed to welcome your lordship.

A world reminiscent of the halcyon days

Living

Because spacious
living is elevated

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Exclusive Club Ceiling Height 8.55 Meters

1 sq. mtr = 10.764 sq. ft.



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Kids

play area

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Happiness
is just a splash away!

Artistic Image



Elegance

In every curve,
luxury in every detail

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40+
Amenities
DESIGNED TO IMPRESS

Spa And Salon

Prefoyer For Recreation & Gym

Indoor Games Centre (Recreation)

Gymnasium

Dance & Zumba Studio

Indoor Gaming Centre (Arena Games)

Kids Play Centre

Swing Court

Hammock Garden

Evening Café

Outdoor Gym

Your Gateway To The High Life

Swimming Pool

Kids Pool

Pool Bar

Women's Locker Rooms

Men's Locker Rooms

Badmintion Court

Healing Garden

Chess Park

Pet Park

Putting Greens

Prefoyer For Restaurant

Restaurant

Café

Prefoyer For Business Centre & Pre Function

Business Centre with
Co-working space & Meeting Room

Banquet/ Multi-Purpose Hall

Children's Park

Breakfast Café

Wooden Deck

Triple Height Community
Terraces At Various Levels
Across The Tower

Senior Citizen & Kid's Zones

Pharmacy

Convenience Store/ Supermarket

Provision For Weekly Pop Up Market

Changing Rooms For Staff

Reflexology Garden

Jogging Track

Senior Citizen Area

Squash Court

Each Tower Offers A 6,000 Sq. Ft. Open Terrace
On The 27th Floor, With Common Terrace Rights,
Hard Surfaces, And Lush Potted Plantations For
A Scenic Rooftop Experience.

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EVERYTHING YOU NEED AND MORE..

Grand Arrival Experience

Double Height at Entrance Lobby

3.5 Acres Of Integrated Landscaped Green -including 30 M Green Belt

8' Ft Party Decks With Expansive Views

All Corner Apartments With Panoramic Balconies

All Apartments Fully Cross-ventilated

Air Conditioned Core

Sky Deck With Roof Top Views

State Of The Art Integrated Club

Space For Recreation

No Apartments At Ground Level - High Privacy

Unique Tower Design With 270 Degree Panoramic Views

Entry For Delivery Partners

Entrance Lobby With Waiting Lounge And Lift Lobby At Ground Floor

Club Drop Off

Triple Height Community Terraces At Various Levels Across The Tower

Public Private Zone Segregation In All Apartments

Pool Spill Over

Dense Vegetation

Water Feature Wall

Maximised Daylight For All Apartments

Pickleball Courts

Tot-lots

Banquet Drop Off

Banquet Spill Over Space

Business Centre Spill Over

Yoga Garden

Sports Area Drop Off

Outdoor Café And Kiosks

Putting Green

Outdoor Seating



LIFT LOBBY/CORRIDOR /ENTRANCE LOBBY AT GF

FLOOR	Italian Marble or Equivalent in Lift Lobbies / Entrance Lobby at GF and Vitirified Tiles in Corridor at all floors
WALLS	Acrylic Emulsion and Italian Marble or Equivalent Cladding on lift Jambs Ceiling Acrylic Emulsion Paint or Equivalent
AIR CONDITIONING	Lift lobby will be Air conditioned and Provison of Drain and Electrical point for VRV System shall be given in each room at one point in apartment
ELEVATORS	High Speed Elevators to be provided for access to all floors with separate service elevator and lobby
CLUB HOUSE, SPORTS	Club House with Swimming/Kids pool with his/her Changing rooms, well equipped gymnasium & Yoga Zone, indoor and outdoor games area, Banquet Hall/Business Centre, jogging tracks, kids play area, spa, Senior Citizen Zone, convenient shopping, etc
SECURE TECH	Entrance Lobby security with CCTV cameras, fire prevention, Suppression, detection and alarm system as per fire norms and Provision for optical fiber network, video surveillance System, perimeter security in apartment

STAIRCASE

FLOOR	Indian Stone / Anti skid tiles as specified by Architect
WALLS	Acrylic Emulsion Paint or Equivalent
CEILING	Acrylic Emulsion Paint or Equivalent

APARTMENT SPECIFICATIONS

MAIN DOOR	Designer Door 45 mm thk shutter finished with veneers on both sides with Wooden frame and required necessary hardwares Accessories - 1. SS Night Latch 2. Main door handle - 3. SS Tower Bolt - 4. Dorset or equivalent
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FOYER

FLOOR	Italian Marble in Lift Lobbies / Entrance Lobby at GF or Equivalent and Vitrified Tiles in Corridor at all floors
WALLS	Acrylic Emulsion Paint with POP
CEILING	Acrylic Emulsion Paint with POP

TOILETS

FLOOR	Vitrified Tiles / Stone
WALLS	Combination of Ceramic Tiles, Acrylic Emulsion paint. Stone for Master Bath
CEILING	Grid Ceiling or Equivalent
COUNTERS	Granite / Synthetic Stone Counter or Equivalent
SANITARY WARE/CP FITITNGS	CP fittings, Wash Basin & Wall-Hung WC, Health Faucet of approved brand or equivalent. CPVC piping for water supply inside the toilet and UPVC pipes for kitchen and stacks
FITTINGS/FIXTURE	Glass shower-partition in Master Toilet
DOORS	Red Meranti door frame and 35 mm thk shutter finished with laminates on both sides and required necessary hardwares. Accessories - 1. 8" Mortice Lock - 2. 12" Tower Bolt Dorset

KITCHEN	
FLOOR	Vitrified Tiles
WALLS	Acrylic Emulsion Paint on POP Punning. Tiles up to 2'-0” above counter and Acrylic Emulsion paint in the balance area
CEILING	Acrylic Emulsion Paint on POP Punning
COUNTERS	Granite /Synthethic Stone or Equivalent
FIXTURES	CPVC fittings, Double bowl SS Sink, Exhaust fan

SIT-OUTS	
FLOORS	Anti-skid Ceramic Tiles
WALLS & CEILING	Exterior Paint of approved make or Equivalent

LIVING/DINNING/FAMILY LOUNGE	
FLOOR	Vitrified Tiles
WALLS	All Internal Walls and ceilings within the Apartment would be finished with POP Punning and Paint
CEILING	All Internal Walls and ceilings within the Apartment would be POP Punning & Paint

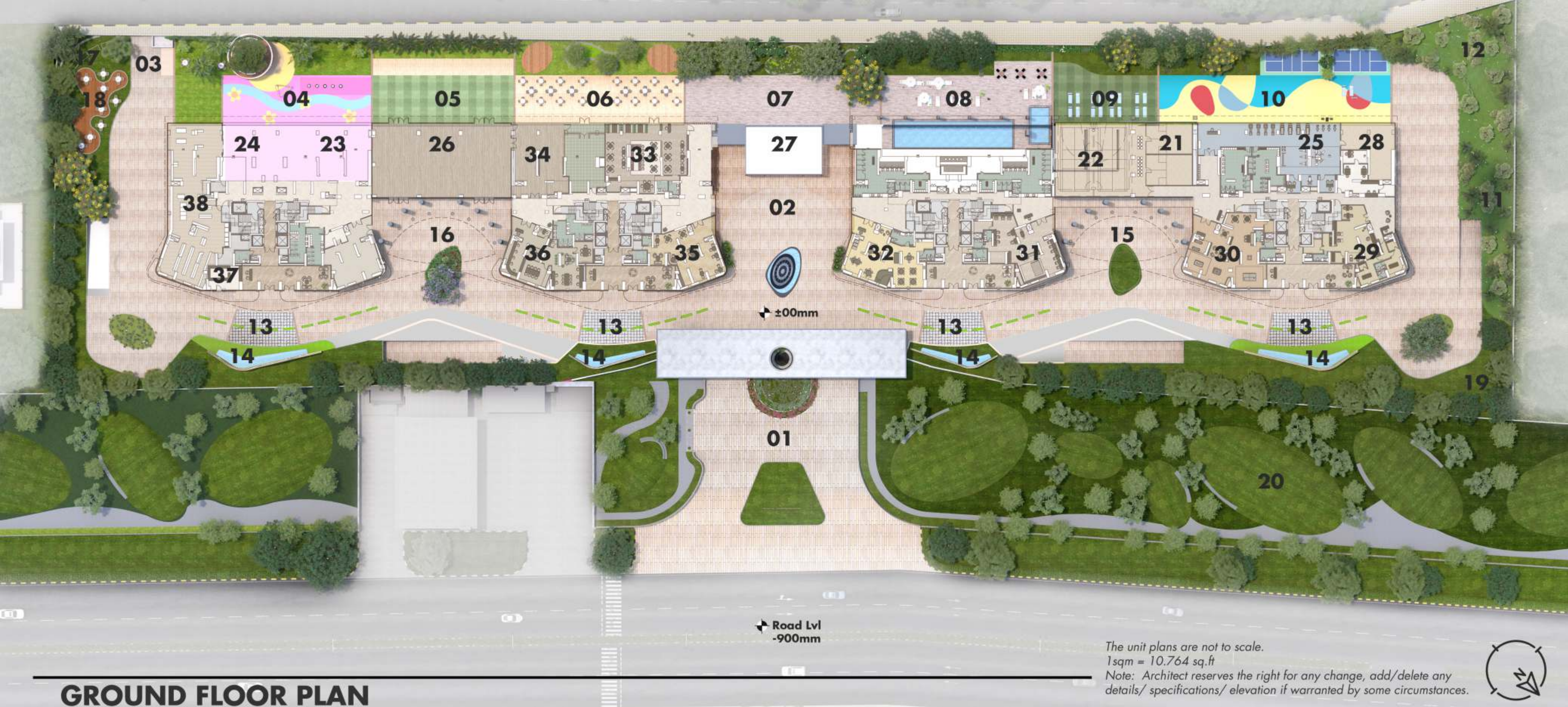
MASTER BEDROOM/BEDROOMS	
FLOORS	Wooden flooring (As recommended by Architect)
WALLS (Punning & Paint)	All Internal Walls and ceilings within the Apartment would be Plastered with POP Punning & Paint
CEILING	All Internal Walls and ceilings within the Apartment would be POP Punning & Paint

UTILITY ROOMS/UTILITY BALCONY/TOILET	
FLOOR	Anti-skid Tiles
WALLS & CEILING	Oil bound distemper
TOILET	Ceramic Tiles on Wall
INTERNAL DOORS OF APARTMENT	Red Meranti door frame and Wooden Laminated Flush Door
EXTERNAL DOOR/WINDOW	UPVC / Aluminium or Equivalent
ELECTRICAL	PVC Conduits will be Provided in the Ceiling Slabs upto drop off points with light points. Switches will be provided. No light Fixtures will be provided
EXTERNAL FINISHING/COLOUR SCHEME	Exterior Paint of approved make or Equivalent
IGL PIPE LINE	Provision will be there

POWER BACK UP	
COMMON AREA	100 % Back up for elevators and common areas with Suitable Diversity
APARTMENT	100% Power Back up on Chargeable basis
METER & ELECTRICITY CONNECTION	To be obtained by allottee(s) from Promoters / Townships nominated agency / Govt. Agency on payment of applicable charges.
WATER SUPPLY / SEWER CONNECTION	To be connected to township water supply / Ground Water & STP provision shall be done in Project



Luxury Gets A New Address. On A Sprawling Green Landscape



GROUND FLOOR PLAN

The unit plans are not to scale.
1sqm = 10.764 sq.ft
Note: Architect reserves the right for any change, add/delete any details/ specifications/ elevation if warranted by some circumstances.

LEGEND

01. Entrance Plaza

02. Club Drop Off

03. Entry for Delivery Partners

04. Tot-Lots

05. Banquet Spillover Space

06. Business Centre Spillover

07. Tree Court

08. Pool, Kid's Pool and Pool Bar

09. Yoga Garden

10. Space for Recreation

11. Dense Vegetation

12. Services

13. Tower Drop Off

14. Water Feature Wall

15. Sports Area Drop Off

16. Banquet Drop Off

17. Outdoor Cafe and Kiosks

18. Outdoor Seating

19. Pet Park
20. Green Belt

21. Squash Court

22. Badminton Court

23. Kids play Area

24. Senior Citizen Area

25. Gym

26. Banquet / Multipurpose Hall

27. Club lobby

28. Dance/Zumba Studio

29. Spa & Salon

30. Gaming Zone

31. Indoor Gaming Centre

32. Kids Play Centre

33. Restaurant

34. Pre Function Area

35. Cafe

36. Business Centre

37. Pharmacy

38. Convenience Store

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TYPICAL UNIT PLAN(A) 4BHK+ FAMILY LOUNGE MODULE

4BHK WITH 4 TOILET
DRESSER IN MASTER
BEDROOM
FOYER AND POWDER ROOM
UTILITY ROOM WITH
ATTACHED TOILET

RERA CARPET AREA	166.25 Sqm
COVERED AREA	1789.52 Sqft
Balcony Area	191.47 Sqm
	2060.98 Sqft
	52.19 Sqm
	561.74 Sqft



The unit plans are not to scale.
1sqm = 10.764 sq. ft

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TYPICAL UNIT PLAN(B) 4BHK MODULE

4BHK WITH 4 TOILET
DRESSER IN MASTER
BEDROOM
UTILITY ROOM WITH
ATTACHED TOILET

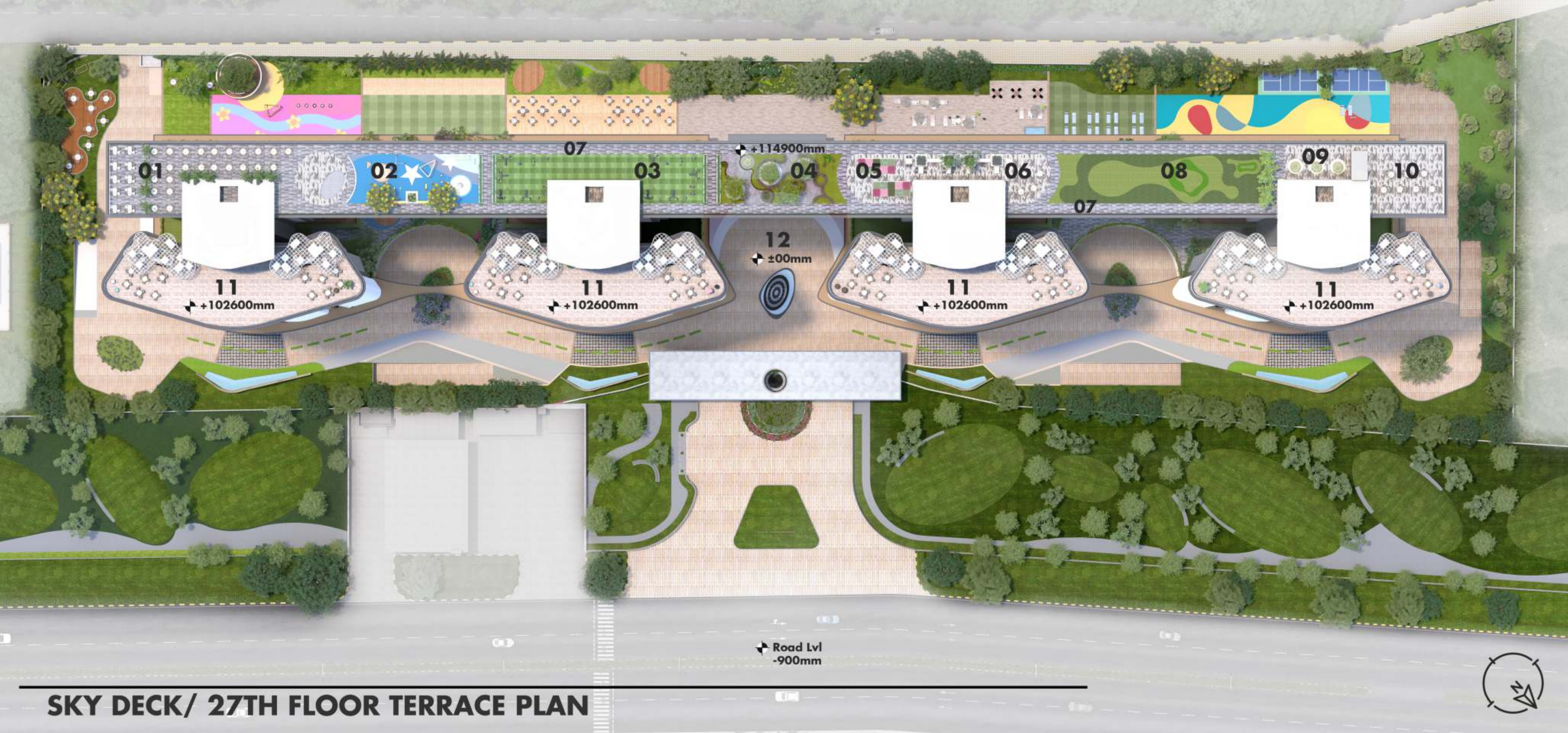
RERA CARPET AREA	140.02 sqm
COVERED AREA	1507.18 sqft
Balcony Area	165.10 sqm
	1776.48 Sqft
	37.00 Sqm
	398.31 Sqft



The unit plans are not to scale.
1sqm = 10.764 sq. ft

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SKY DECK/ 27TH FLOOR TERRACE PLAN

LEGEND

01. Evening Cafe

02. Children’s Park

03. Outdoor Gym

04. Reflexology Park

05. Healing Garden

06. Chess Park
07. Jogging Track

08. Putting Greens

09. Senior Citizen Area

10. Breakfast Cafe

11. 27th Floor Terrace

12. Ground Floor

The unit plans are not to scale 1 Sqm =10.764 sq. ft Note: Architect reserves the right for any change, add/delete any details/specifications/elevation if warranted by some circumstances.

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Blending *luxury*
with individuality in perfect harmony

The apartment's height is listed as 3.6 Meters,
but that includes the floor-to-floor measurement

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The
kutumb
THE HEARTBEAT OF FAMILY LIVING

RAJ NAGAR
राज नगर

INDIRAPURAM
इंदिरापुरम

SECTOR 63
सेक्टर ६३

Samsung SmartPlaza
- Bhardwaj Tv Center



Godrej Interio -
Mattress & Furniture St...

Samsung Experience Store
- Om Enterprises - Opul...



CHIPIYANA
BUZURG
चिपयाना
बुजुर्ग

Manipal Hospital,
Ghaziabad
मणिपाल हॉस्पिटल,
गाजियाबाद



LAL KUAN
लाल कुआन

Chipyana
Khurd
Urf Tigri
चिपयाना खुर्द
उर्फ तिगरी



BlueStone Jewellery
Gaur City Mall, Noida



Petals child clinic by
Dr. Pawan Verma | Best P...

Chhapraula
छपरौला

D-Mart
डी-मार्ट



JM Florence
जेएम फ्लोरेंस

Dujana
दुजाना



This map is for reference only.
Map not to scale.



हीरो मोटर्स लिमिटेड



TO KNOW MORE
INFORMATION

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thekutumb@agarwalassociatesgroup.com
For more details: 9540304444

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<https://up-rera.in/projects>



The kutumb

THE HEARTBEAT OF FAMILY LIVING



adityakutumb.com

AAPL Projects Private Limited

CIN - U68100DL2024PTC434599

Reg. Address - 15, Ground Floor, New Rajdhani Enclave, Delhi - 110092

Site Address - Plot No. GH - 04, Sector - 5, Aditya World City, Ghaziabad, UP - 201002

We, at Aditya, are committed to deliver a unique blend of advantages in every project : prime location, superior quality and exceptional value for money. We prioritize transparency and uphold our promises through timely possession, strict adherence to laws & regulations and a strong focus on customer satisfaction & trust. Your confidence in us is our highest priority.

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