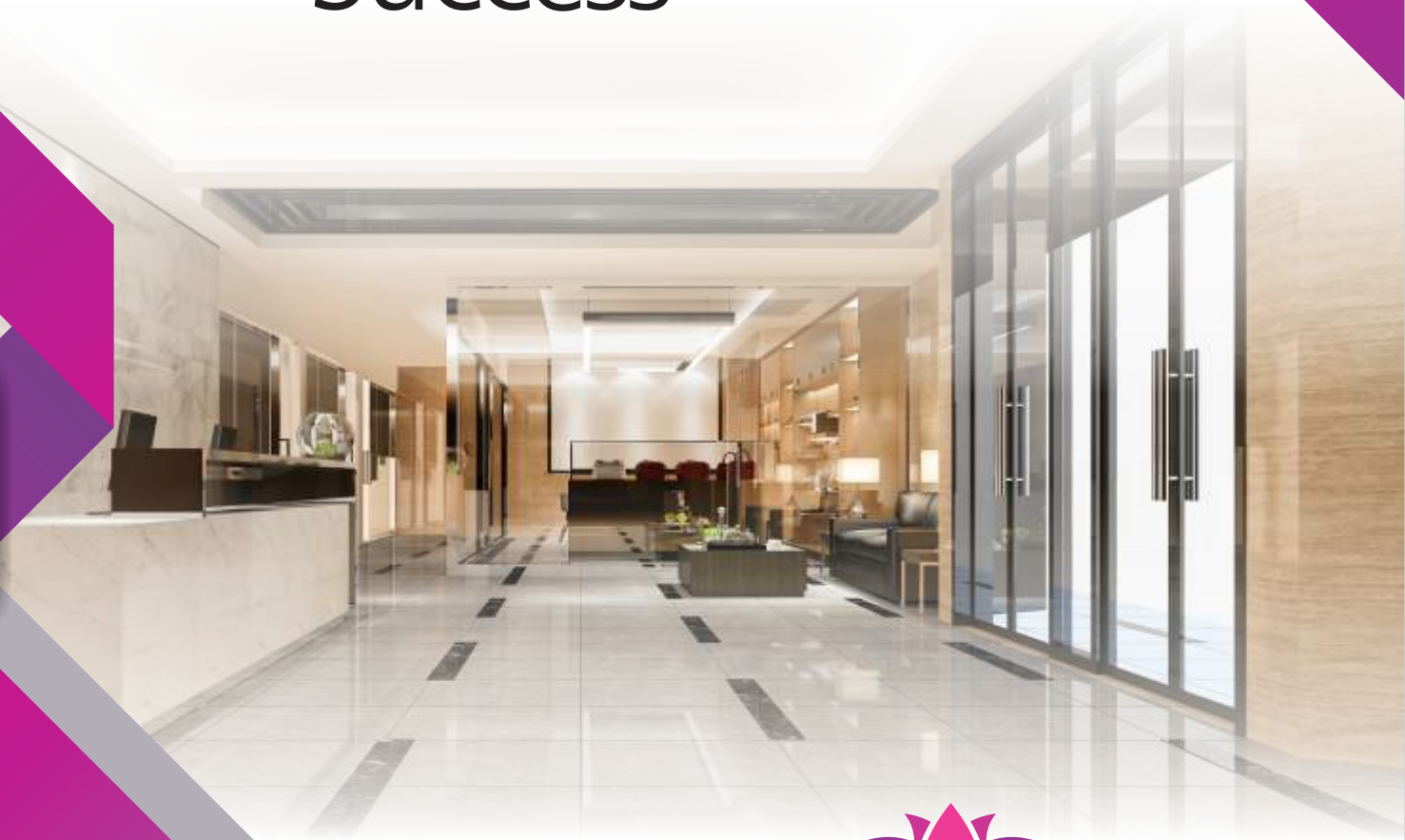


Rise up to  
**Commercial  
Success**



**LOTUS ADITHYA**

Opp. The Ocean Pearl Inn, Bejai Kapikad Road  
Mangaluru



# LOTUS ADITHYA

Opp. The Ocean Pearl Inn, Bejai Kapikad Road  
Mangaluru

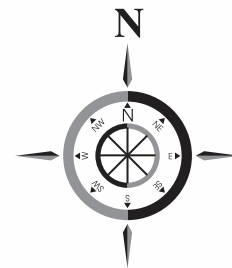
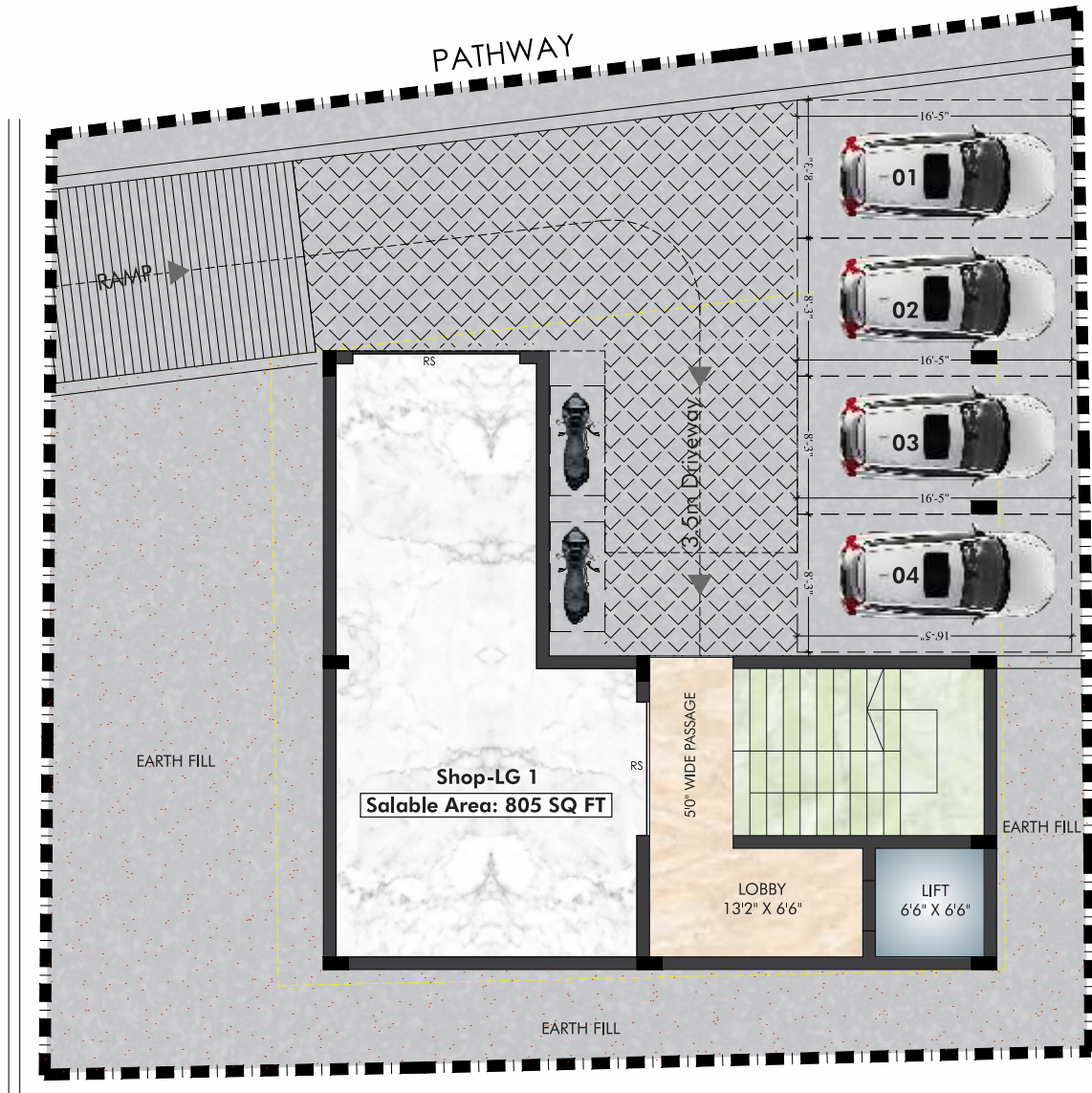
Rise up to commercial success at Mangaluru's upcoming business hub of Bejai. Let your business grow at the centre of commercial activities and be connected with the latest that is happening in town with easy access to all major centres. With our promise of best amenities & infrastructure, you get the best there is to rise up in success at Lotus Adithya.



# Lower Ground Floor

20.80M FROM THE CENTRE OF THE ROAD

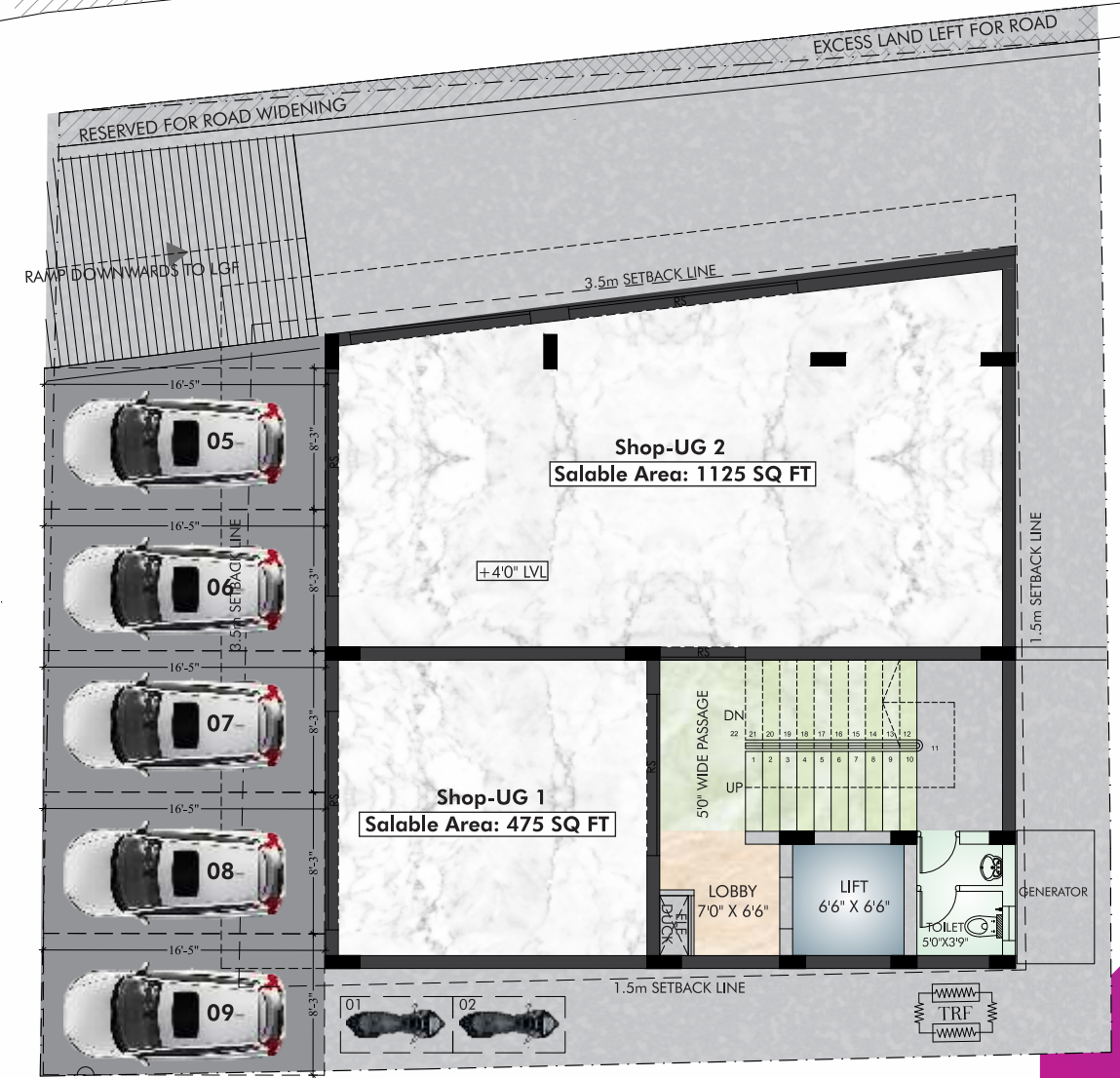
15.00m WIDE ROAD



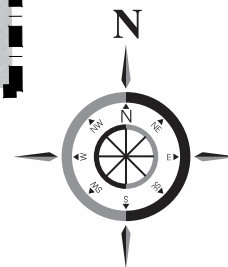
# Upper Ground Floor

20.80M FROM THE CENTRE OF THE ROAD

EXISTING ROAD WIDENED TO 24 M



## Typical Floor Plan (1<sup>st</sup> & 2<sup>nd</sup>)



### HIGHLIGHTS

- 1 spacious Automatic Elevator
- Exclusive Lobby with interior finish & digital wall tile.
- Generator backup with soundproof enclosure
- Vitrified tiles for the car parking and yard
- Fire sprinklers system in car park area
- Ample car parking
- Business identity pylon sign board

### SPECIFICATIONS

#### Civil Works

- Reinforced cement concrete framed structure
- All external walls of laterite stone with double plastering & chemical mix for water proofing
- Internal walls of latrine stone/Concrete blocks
- Pest control treatment on the site

#### Sanitary Fittings In Common Toilets

- Ceramic wall cladding up to 7'-0" height for toilets
- All water supply lines & drainage lines will be UPVC pipes of heavy gauge
- All sunken slabs under the toilet floor will undergo water proof treatment & rigorous testing
- Designer sanitary ware of Hind ware or equivalent make
- Fittings in all toilets are of Jaguar or equivalent make
- FRP flush door for toilets
- Finished toilets with modern fittings and fixtures

#### Flooring

- Customized vitrified tile flooring for internal space
- Granite flooring for common area

Promoters



*We Pursue Quality*

# 305, 3rd Floor, Kushe Sadan, Near PVS Junction  
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Architect

**GOKULRAJ ASSOCIATES**  
ARCHITECTS • ENGINEERS • INTERIOR DESIGNERS

Ground Floor, Mahendra Arcade  
Karnagalpady, Mangalore - 575 003

Structural Consultants

 **vimal anil**  
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