



Aatmiya Blu Onyx,
B/s Shaligram Residency,
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Vadodara-390014.

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Email: nilkanthinfra250@gmail.com




AATMIYA
BLU  **ONYX**

3 BHK LUXURIOUS VILLA
PHASE - 1



The Aatmiya Group has achieved excellence through its foresightedness and expertise in its field. The focused vision, undivided dedication and constant efforts of the Group help it to develop strategies for its ceaseless growth in the sphere of real estate and construction.

The Group with its vision, dedication, hard work, objective approach and leadership qualities has transformed its future. Maintaining the highest standards of quality has always been the foremost priority enabling it to earn an enviable reputation in a brief period of time.

With residential and commercial projects, planned to create a benchmark in the future, Aatmiya Group is embarking very fast on the way to success.



Dream homes are made of nothing but the best. They are a realization of your big desires and small fancies. They are premium, thoughtfully planned, perfectly built and centrally located to offer you a lifetime of comfort and bliss. They are a little too good to be true.

Dream homes are like Aatmiya Blu Onyx, elegant 3 BHK Villas built to bring you a luxurious life.





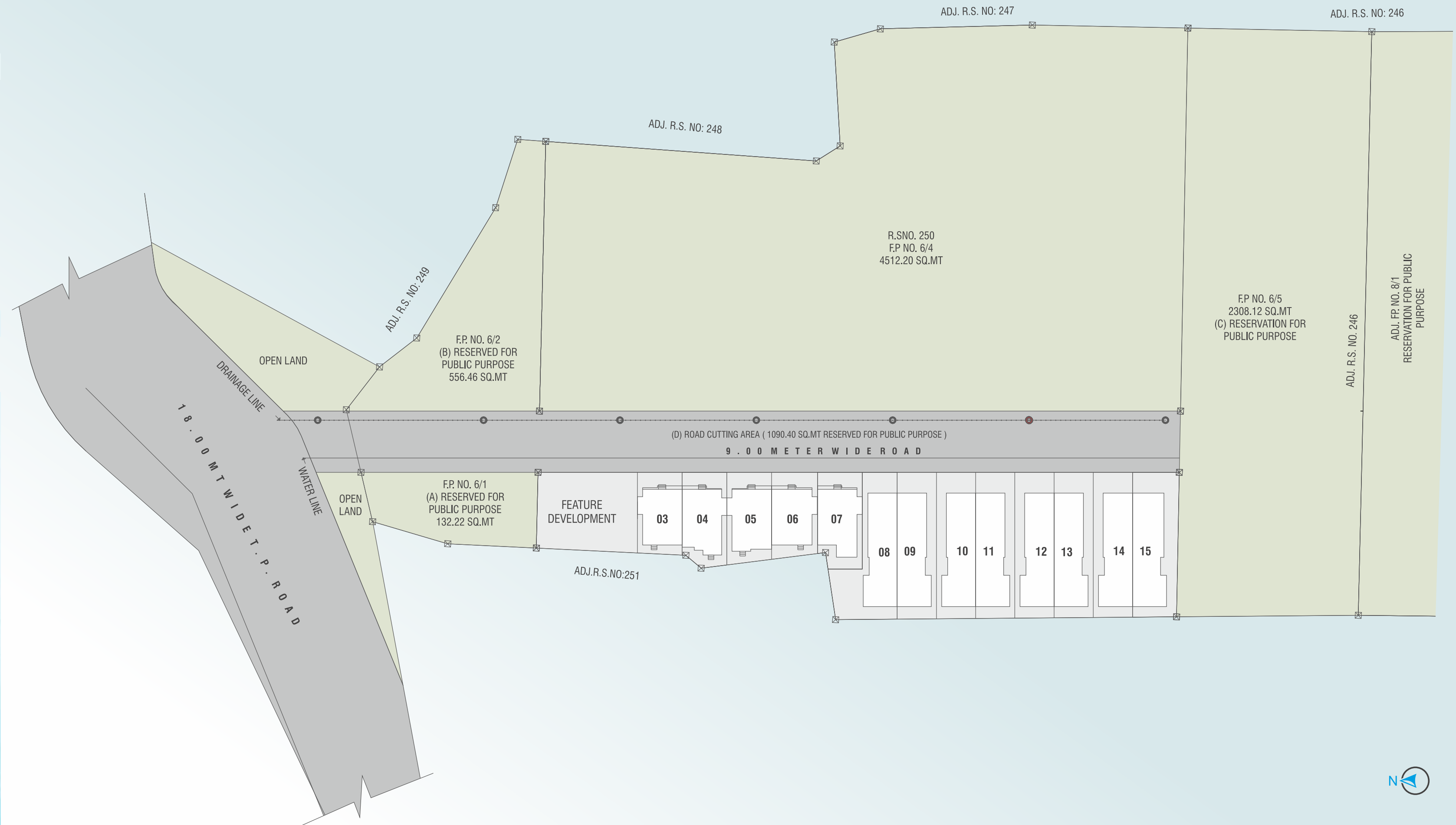
LAYOUT PLAN

BUILT UP AREA

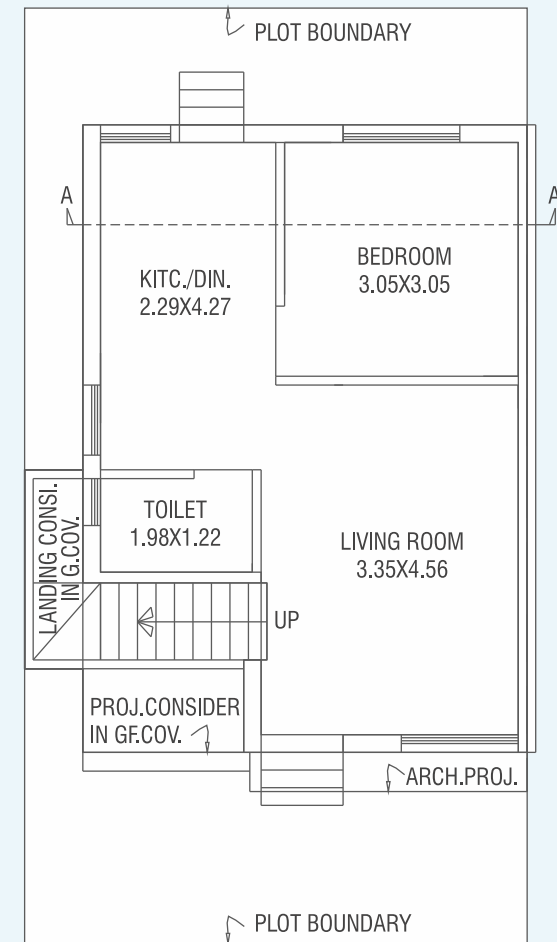
PLOT NO	EACH FLOOR		
	G.FLOOR	1ST FLOOR	2ND,3RD,4TH FLOOR
FEATURE DEVELOPMENT	0.00	0.00	0.00
3	49.33	49.33	
4	52.55	52.55	
5	53.69	53.69	
6	50.57	50.57	
7	54.68	54.68	
8 TO 14	74.38	69.30	
15	77.25	71.39	

CARPET AREA

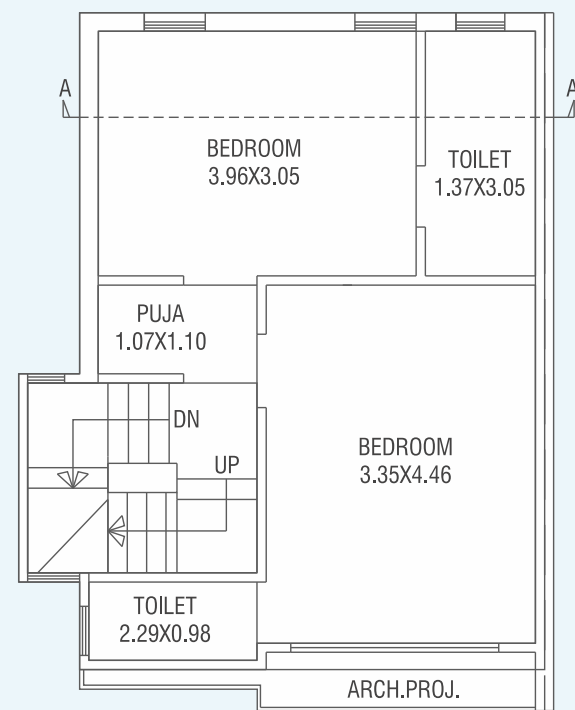
PLOT NO	EACH FLOOR		
	G.FLOOR	1ST FLOOR	2ND,3RD,4TH FLOOR
FEATURE DEVELOPMENT	0.00	0.00	0.00
3	37.62	44.13	
4	40.15	46.91	
5	41.32	48.20	
6	38.80	45.29	
7	42.85	48.67	
8 TO 14	59.60	57.82	
15	61.87	59.52	



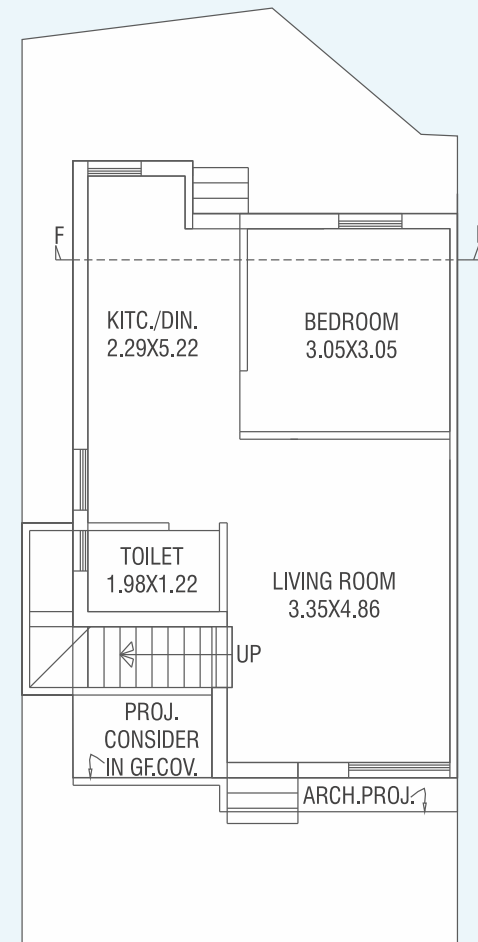
GROUND FLOOR PLAN
 PLOT NO : 03 = 01 UNITS
 B-UP AREA : 47.36 SQ.MT.
 CARPET AREA : 37.62 SQ.MT.



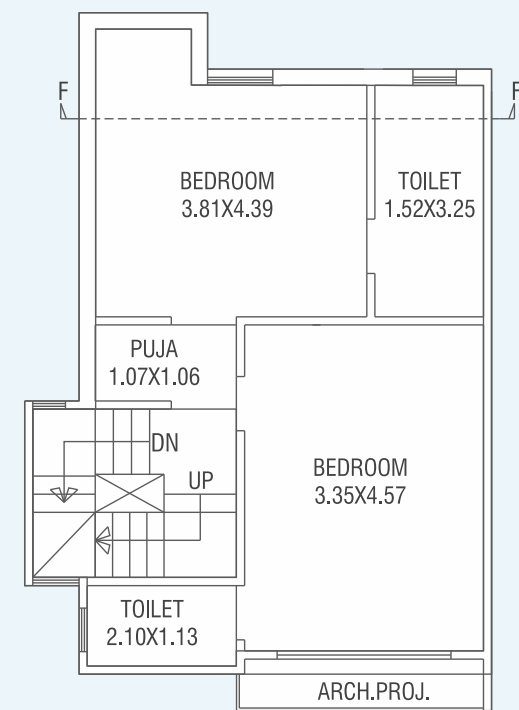
1ST FLOOR PLAN
 PLOT NO : 03 = 01 UNITS
 B-UP AREA : 49.33 SQ.MT.
 CARPET AREA : 44.13 SQ.MT.



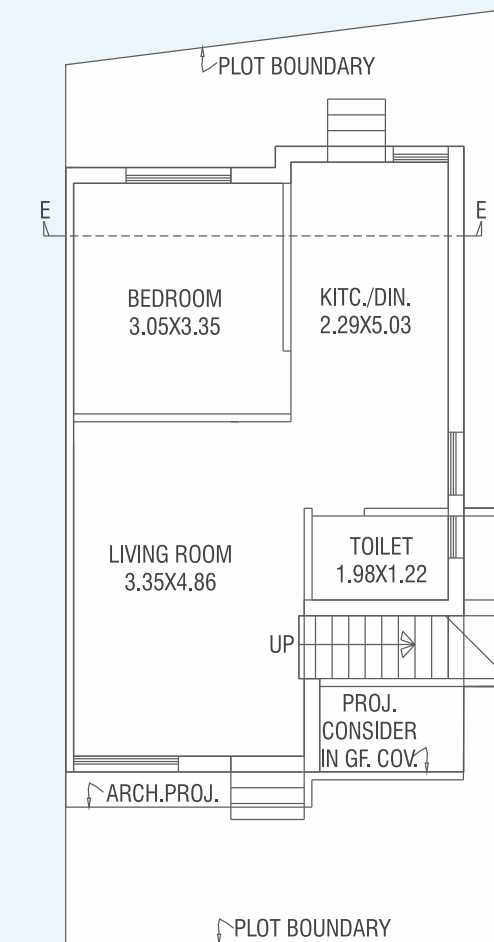
GROUND FLOOR PLAN
 PLOT NO : 04 = 01 UNITS
 B-UP AREA : 50.58 SQ.MT.
 CARPET AREA : 40.15 SQ.MT.



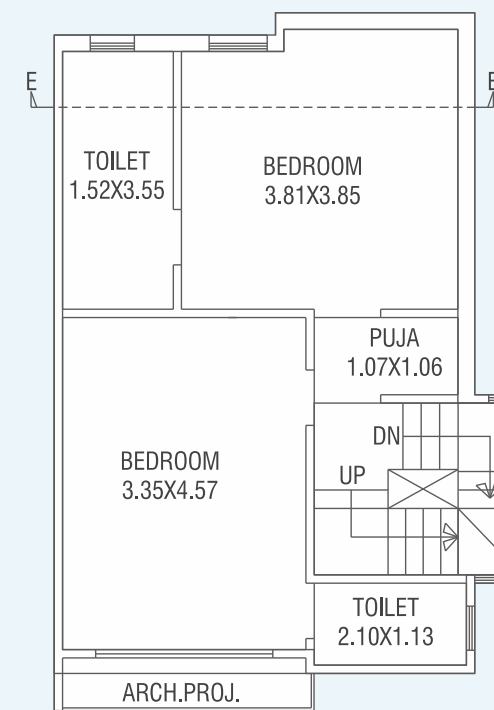
1ST FLOOR PLAN
 PLOT NO : 04 = 01 UNITS
 B-UP AREA : 52.55 SQ.MT.
 CARPET AREA : 46.91 SQ.MT.



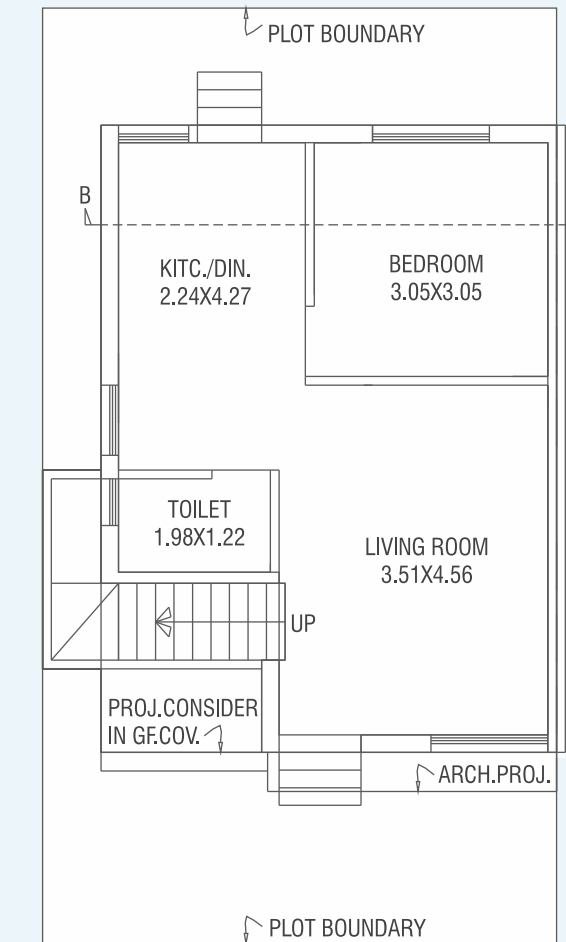
GROUND FLOOR PLAN
 PLOT NO : 05 = 01 UNITS
 B-UP AREA : 51.72 SQ.MT.
 CARPET AREA : 41.32 SQ.MT.



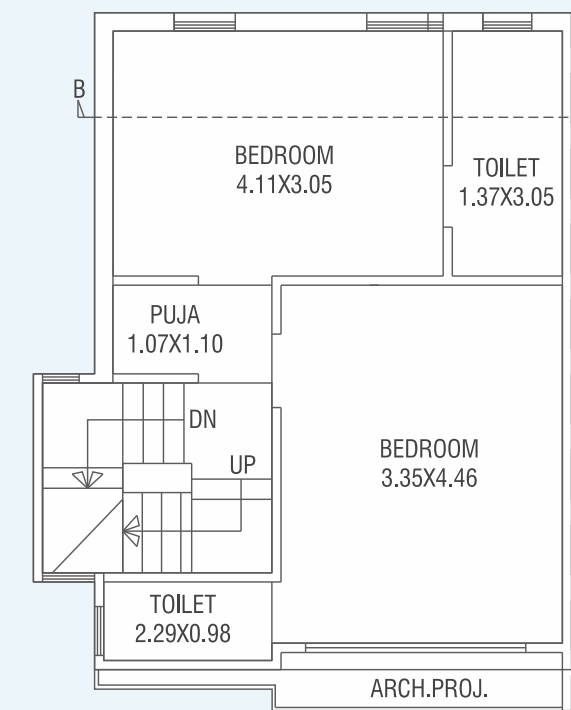
1ST FLOOR PLAN
 PLOT NO : 05 = 01 UNITS
 B-UP AREA : 53.69 SQ.MT.
 CARPET AREA : 48.20 SQ.MT.



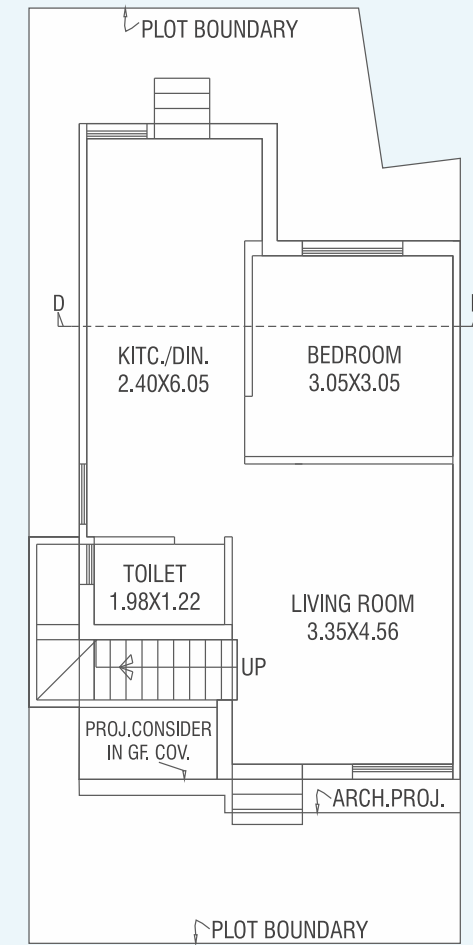
GROUND FLOOR PLAN
 PLOT NO : 06 = 01 UNITS
 B-UP AREA : 48.60 SQ.MT.
 CARPET AREA : 38.80 SQ.MT.



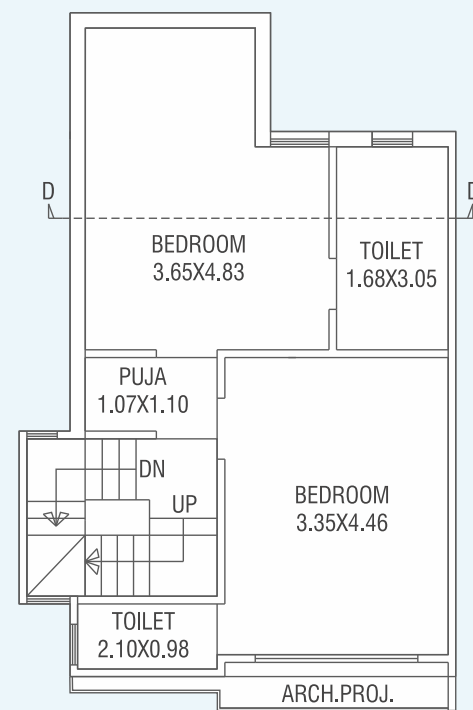
1ST FLOOR PLAN
 PLOT NO : 06 = 01 UNITS
 B-UP AREA : 50.57 SQ.MT.
 CARPET AREA : 45.29 SQ.MT.



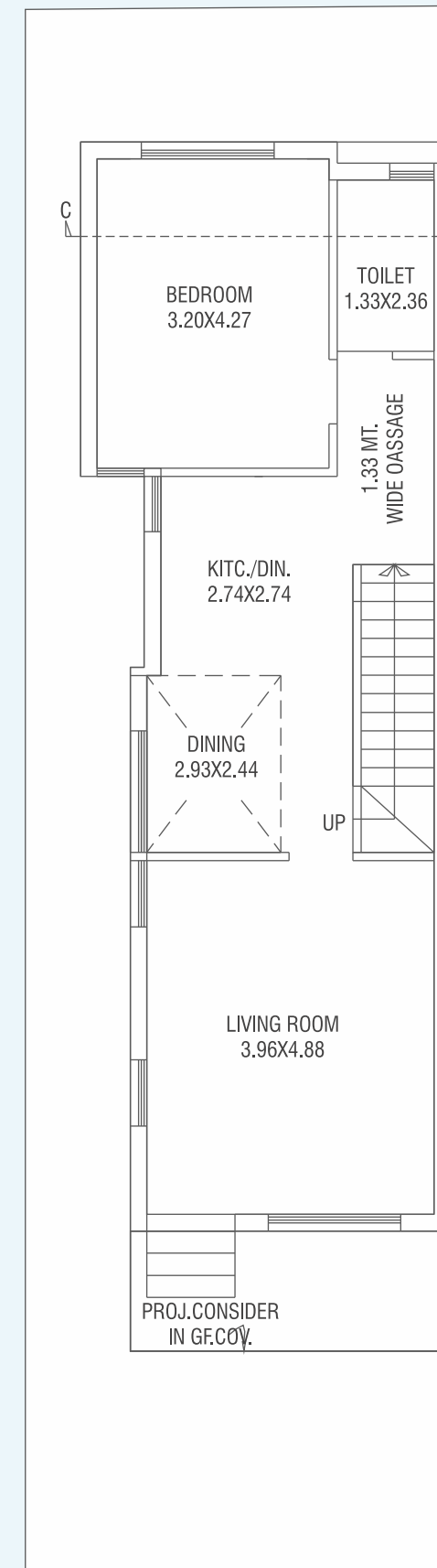
GROUND FLOOR PLAN
 PLOT NO : 07 = 01 UNITS
 B-UP AREA : 52.70 SQ.MT.
 CARPET AREA : 42.85 SQ.MT.



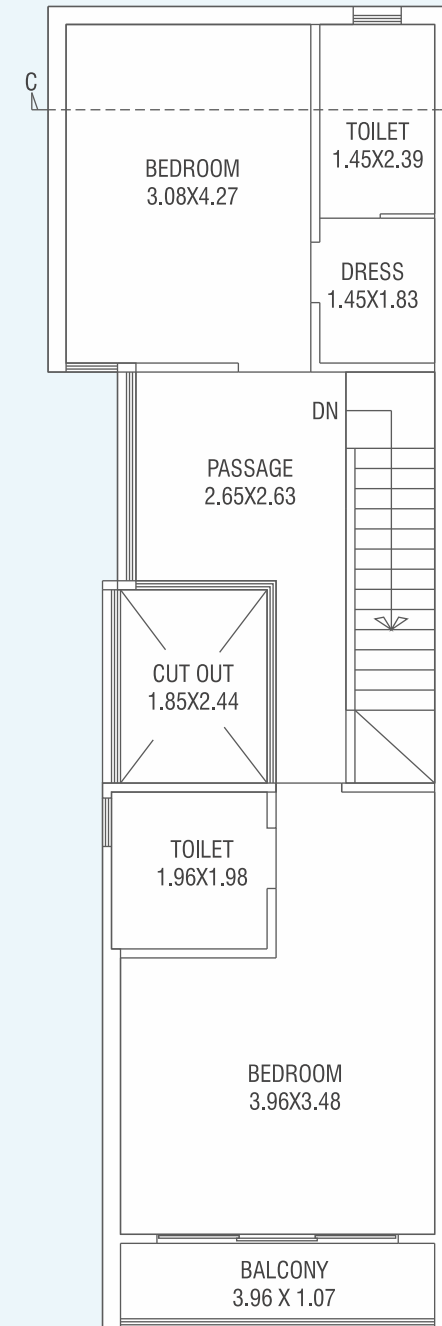
1ST FLOOR PLAN
 PLOT NO : 07 = 01 UNITS
 B-UP AREA : 54.68 SQ.MT.
 CARPET AREA : 48.67 SQ.MT.



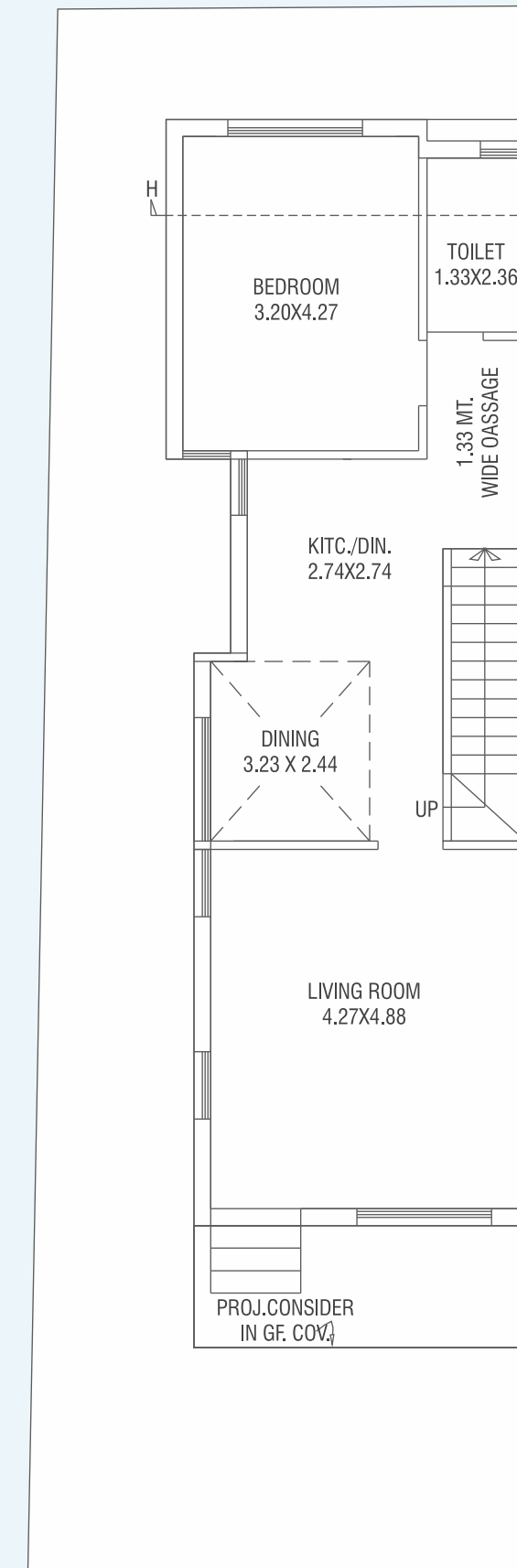
GROUND FLOOR PLAN
 PLOT NO : 08 TO 14 = 07 UNITS
 B-UP AREA : 74.38 SQ.MT.
 CARPET AREA : 59.60 SQ.MT.



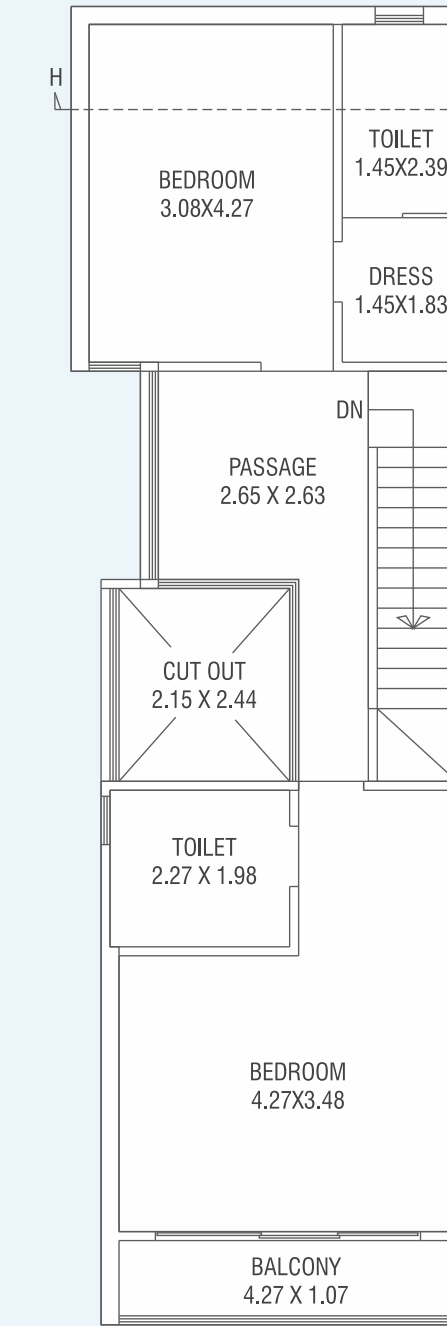
1ST FLOOR PLAN
 PLOT NO : 08 TO 14 = 07 UNITS
 B-UP AREA : 69.30 SQ.MT.
 CARPET AREA : 57.82 SQ.MT.



GROUND FLOOR PLAN
 PLOT NO : 15 = 01 UNITS
 B-UP AREA : 77.25 SQ.MT.
 CARPET AREA : 61.86 SQ.MT.



1ST FLOOR PLAN
 PLOT NO : 15 = 01 UNITS
 B-UP AREA : 71.39 SQ.MT.
 CARPET AREA : 59.52 SQ.MT.





VALUE ADDED AMENITIES

-  Designer Entrance Gate
-  Intercom for each villa for better Internal Communication
-  Underground Cabling of wires for a wire-free look in the campus
-  Tremix Internal Roads with LED Street Lights and Decorative Paving
-  24 x 7 CCTV Surveillance with Security cabin
-  Underground & Overhead Water Tank
-  Landscaped Garden



SPECIFICATIONS



Structure

Earthquake resistant RCC structure as per Structural Consultant's Design.



Flooring

Vitrified Tile Flooring in living, dining, kitchen and bedrooms.
Anti skid Tiles/ Kotastone flooring in external area as per architect's design.



Doors & Windows

Decorative main entrance door as per architect's design.
Internal flush doors with laminate finish.
Color anodized / powder coated aluminium section glass window with M.S. Grill



Kitchen

Granite counter top with stainless steel sink with tiled backsplash.



Bathroom & Toilet

Ceramic tiles as per architect's design.
Concealed plumbing fitting with premium sanitary and ceramic fittings



Wall Finish

Inside smooth plaster with wall putty & primer
Outside / Exteriors with Double coat plaster and good quality water resistant exterior paint



Electrification

Premium quality modular switches
Concealed copper wiring of approved quality
Electric points as per architect/consultant design



Others

Overhead and underground water tank of adequate capacity.
Water proofing on terrace.



Developers :
Nilkanth Infra

Architect:
ASQUARE

Consultant :
Vyom Consultant



Payment terms: Booking - 25% • Plinth Level - 15% • Ground Floor Slab - 20% • First Floor Slab - 20% • Plaster level - 15% • Flooring & Finishing - 5%

Disclaimer: (1) All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (2) Any Internal changes and minor differences in dimension etc. as suggested by architect / interior designer, if any will be acceptable to buyer/client (3) External changes subject to architect / consultant approval. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) In case of cancellation amount paid will be refunded subject to re-booking of same unit after deduction of 10% amount paid. (6) Possession will be given after one month of full payment. (7) Extra work will be done at additional cost with prior estimate approval. (8) Subject to Vadodara Jurisdiction.

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