



**Aatmiya Blu Onyx,**  
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AATMIYA  
**BLU**  **ONYX**

3 BHK LUXURIOUS VILLA  
PHASE - 2



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

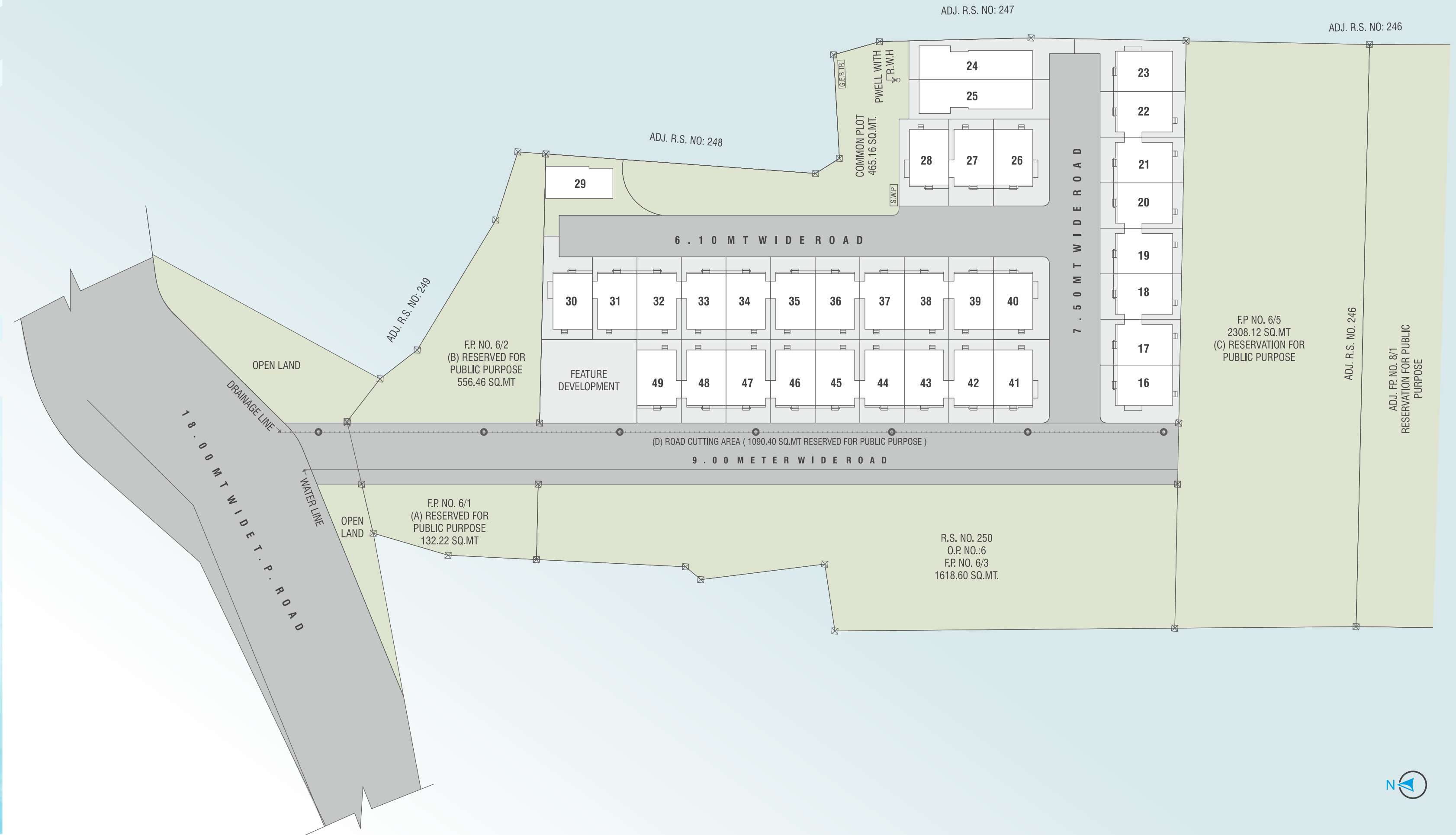
## BUILT UP AREA

### FOR EACH PLOT

PLOT NO	G.FLOOR	1ST FLOOR
16	48.60	50.57
17	50.57	50.57
19	50.57	50.57
20	50.57	50.57
21	50.57	50.57
22	50.57	50.57
23	48.60	50.57
24	74.38	69.30
25	74.38	69.30
26	47.36	47.36
27	49.33	49.33
28	47.36	47.36
29	45.72	45.72
30	47.36	47.36
31 TO 39	49.33	49.33
40	47.36	47.36
41	47.36	47.36
42 TO 49	49.33	49.33
FEATURE DEVELOPMENT	0.00	0.00

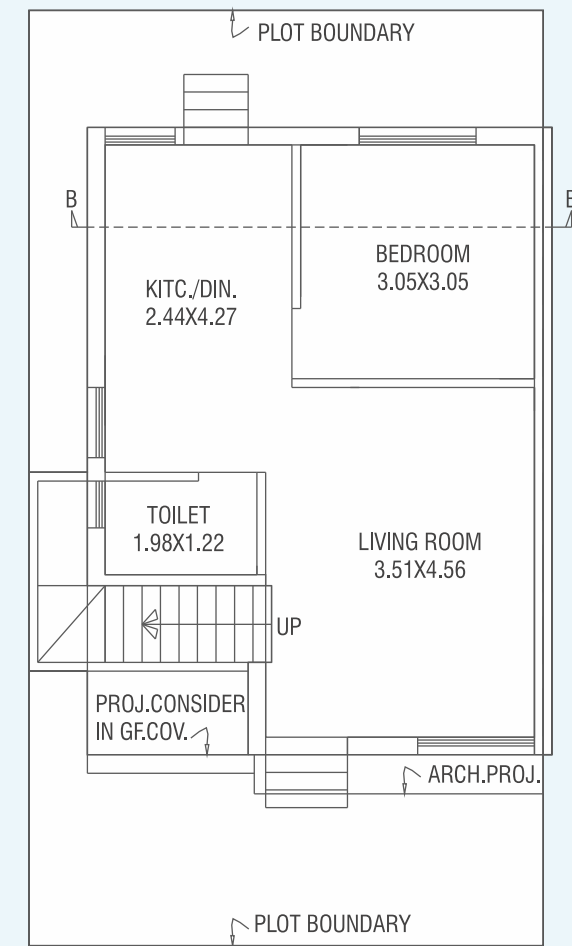
## CARPET AREA

PLOT NO	G.FLOOR	1ST FLOOR	2ND,3RD,4TH FLOOR
16 TO 23	38.80	45.29	
24 & 25	59.60	57.82	
26,27,28,	37.62	44.13	
30 TO 49			
29	41.43	45.06	
FEATURE DEVELOPMENT	0.00	0.00	0.00



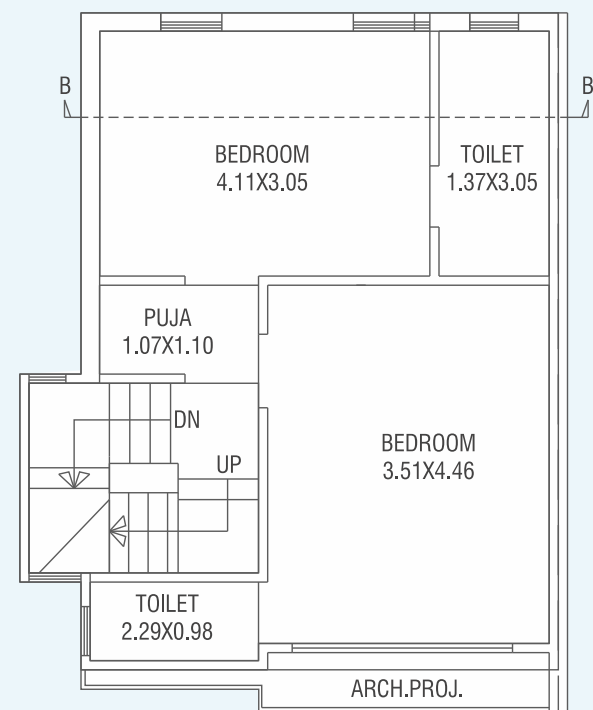
**GROUND FLOOR PLAN**

PLOT NO : 16 TO 23 = 08 UNITS  
B-UP AREA : 48.60 SQ.MT.  
CARPET AREA : 38.80 SQ.MT.



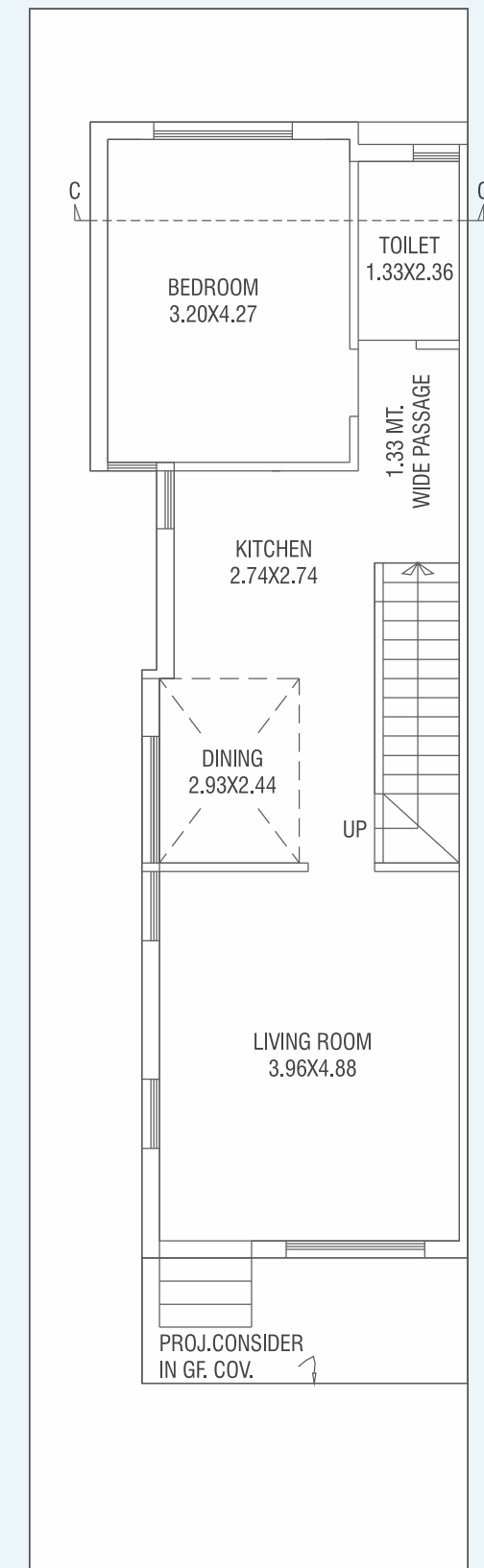
**1ST FLOOR PLAN**

PLOT NO : 16 TO 23 = 08 UNITS  
B-UP AREA : 50.57 SQ.MT.  
CARPET AREA : 45.29 SQ.MT.



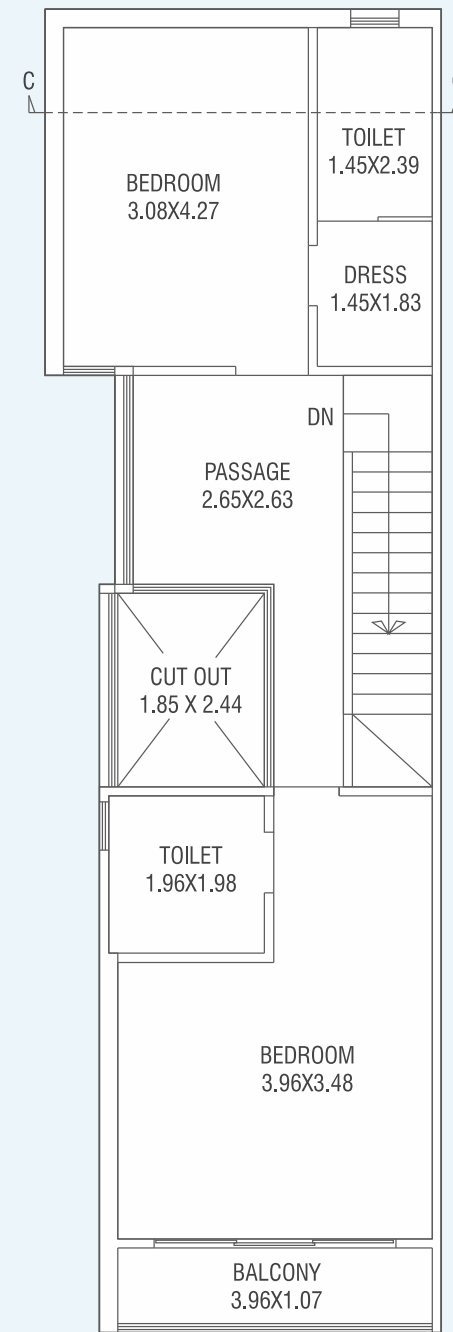
**GROUND FLOOR PLAN**

PLOT NO : 24 & 25 = 02 UNITS  
B-UP AREA : 74.38 SQ.MT.  
CARPET AREA : 59.60 SQ.MT.



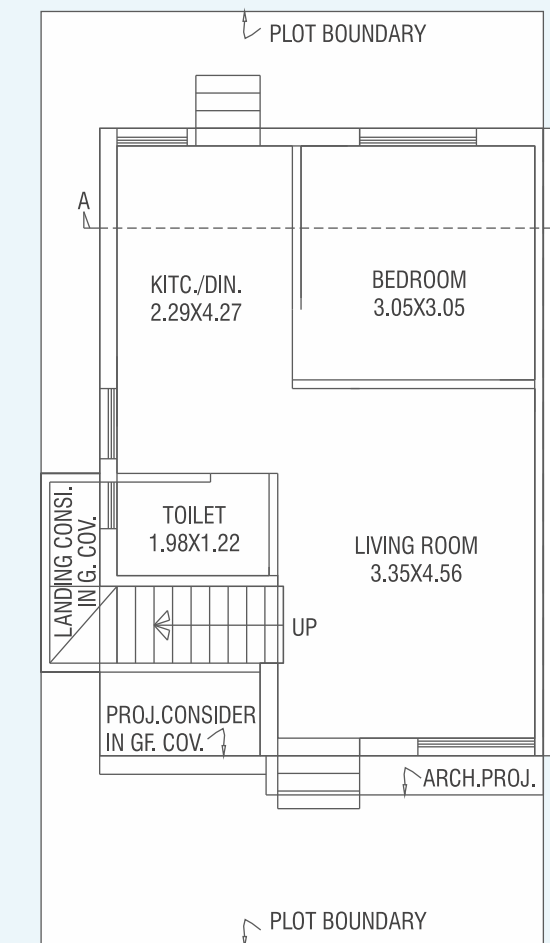
**1ST FLOOR PLAN**

PLOT NO : 24 & 25 = 02 UNITS  
B-UP AREA : 69.30 SQ.MT.  
CARPET AREA : 57.82 SQ.MT.



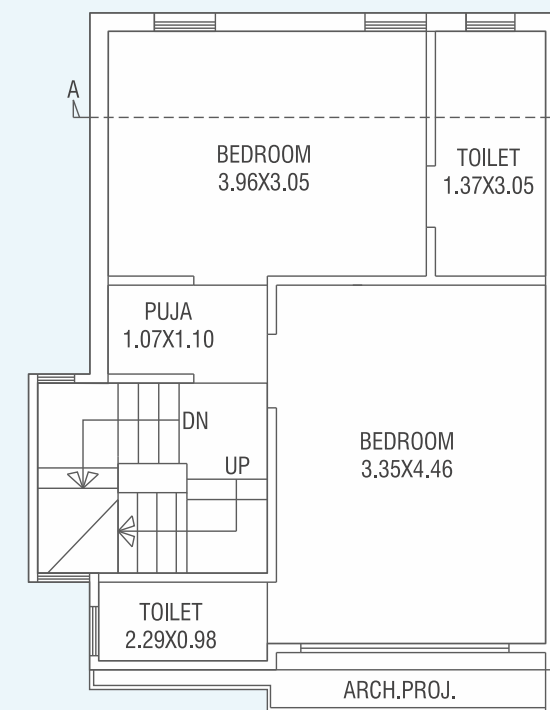
**GROUND FLOOR PLAN**

PLOT NO : 26,27,28,30 TO 49 = 23 UNITS  
B-UP AREA : 47.36 SQ.MT.  
CARPET AREA : 37.62 SQ.MT.



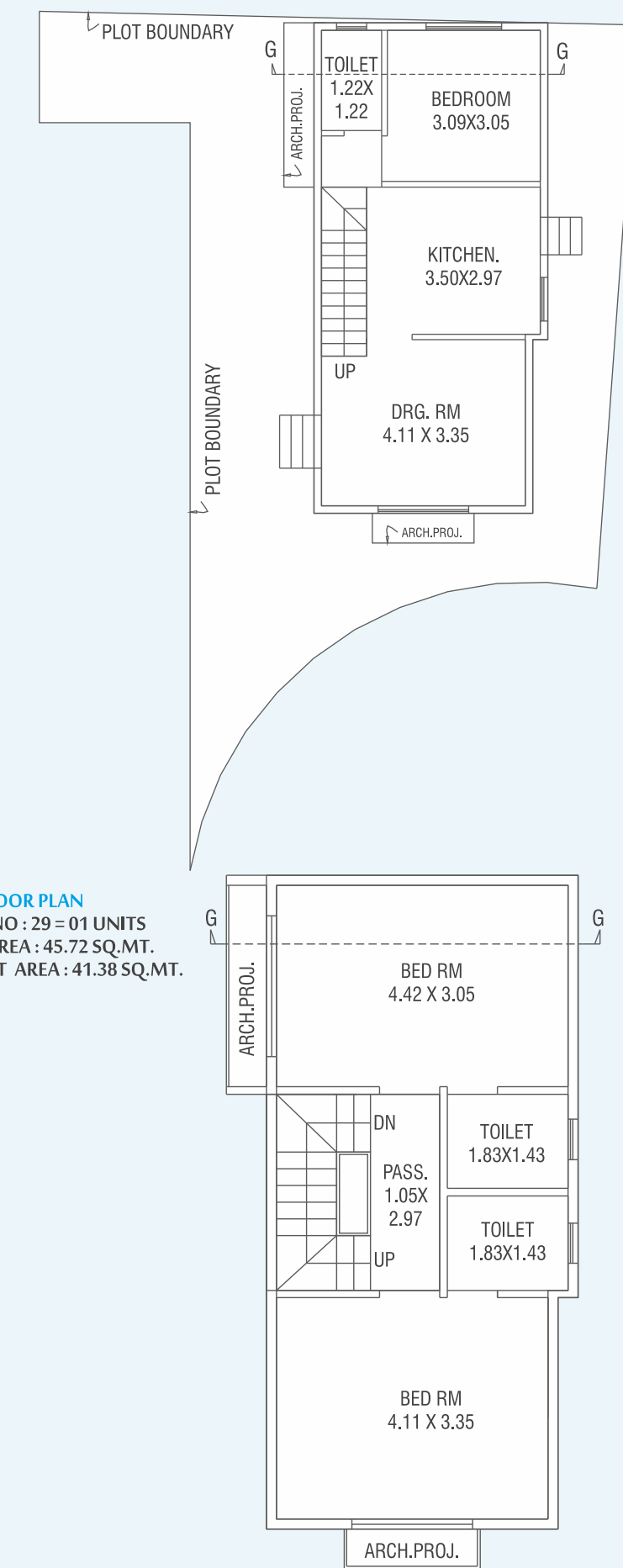
**1ST FLOOR PLAN**

PLOT NO : 26,27,28,30 TO 49 = 23 UNITS  
B-UP AREA : 49.33 SQ.MT.  
CARPET AREA : 44.13 SQ.MT.



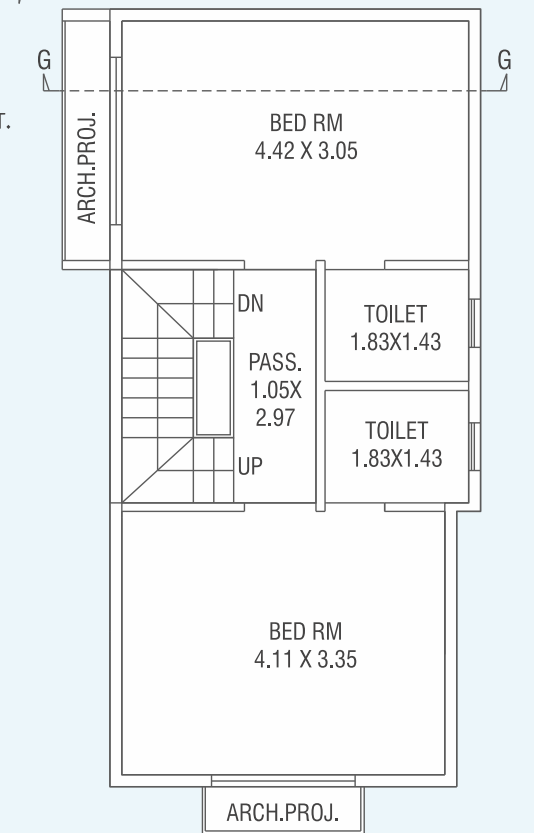
**GROUND FLOOR PLAN**

PLOT NO : 29 = 01 UNITS  
B-UP AREA : 45.72 SQ.MT.  
CARPET AREA : 41.38 SQ.MT.



**1ST FLOOR PLAN**

PLOT NO : 29 = 01 UNITS  
B-UP AREA : 45.72 SQ.MT.  
CARPET AREA : 41.38 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



## SPECIFICATION



**Structure**  
Earthquake resistant rcc structure as per structural constructant Design



**Bathroom & toilet**  
Ceremic tiles as per architect's design concealed plumbing fitting with jaquar or equivalent fitting, basin and w.c./sanitaryware  
Wall finish  
Inside smooth plaster with wall putty & primer



**Flooring**  
Vitrified tiles flooring in living, dining, kitchen and bedrooms  
kota flooring in external area as per architect's design



**Outside / exterior**  
Double coat plaster with good quality water resistant exterior paint



**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



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



**Kitchen**  
Granite counter top with stainless steel  
Sink with tiled backsplash



**Others**  
Over head and underground water tank  
Of adequate capacity water proofed terrace



Architect:  
**ASQUARE**

Consultant :  
**Vyom Consultant**

Payment terms: Booking - 20% | Banakhat Agreement to Sale - 10% | Plinth level - 15% | Ground Floor Slab - 10% | First Floor Slab - 10% | Second Floor Slab - 5% | Internal and external Plaster - 10% | Plumbing & Flooring - 5% | Electrification & Elevation - 10% | Possession & Sale deed - 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 Vadodra Jurisdiction.

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