


ZURICH BSC047813

4 BHK LIVING EXPERIENCE

  
**AATMIYA  
GRAND VILLA 11**  
Developer :  
**DRITYA REALTY PVT LTD**

Site: **AATMIYA GRAND VILLA 11**  
Nr Aakruti Duplex, Besides Haveli Resi Cum Plaza,  
Makarpura Air Force Road, Makarpura, Vadodara

M: +91 74348 89190 | +91 74348 89153  
E: [aatmiyagrاندvilla11@gmail.com](mailto:aatmiyagrاندvilla11@gmail.com)  
W: [www.aatmiyagroup.com](http://www.aatmiyagroup.com)

Architect :  
  
Structural: Harendra Bhatt

  
**AATMIYA  
GRAND VILLA 11**

Rera Reg No.: PR/GJ/VADODARA/VAGHODIA/Others/RAA09338/201121 | Rera Website : [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

What a decade. Over the last 10 years, Vadodara's largest urban centres have histrionically transformed. Relentless high-rise building booms in Vadodara are dignified to continue into the 2020s. The standouts of the past 10 years vary widely in sensibility, function, scale and location. From a pavilion and swimming pool that reaches out to both body and spirit. With Aatmiya Grandvilla – we hereby gift yet another moment for Vadodara to be proud.

DEFINING  
THE  
BEST!



Reminiscent of a carousel that once stood on its footprint, the entire villa is framed by 450sqft.approx of a lush green garden. The common pool is yet another asset which Aatmiya Grandvilla 11 has to offer. The wooden stools along its inner perimeter offer a spot of repose, adding a second layer of functionality to your place.



AN IMPRESSIVE  
REALIZATION –  
TO BEGIN BETTER  
LIFE!



WORK,  
REST &  
RECUPERATE.





# LAYOUT PLAN

TIME TO ESTABLISH RELATIONSHIPS



GRAND VILLA 11 PHASE 2

WAY TO GRAND VILLA 11 PHASE 2

7.50 MT WIDE ROAD

GRAND VILLA 11 PHASE 1

12.00 MT WIDE ROAD

18.00 MT WIDE ROAD



# LAYOUT PLAN

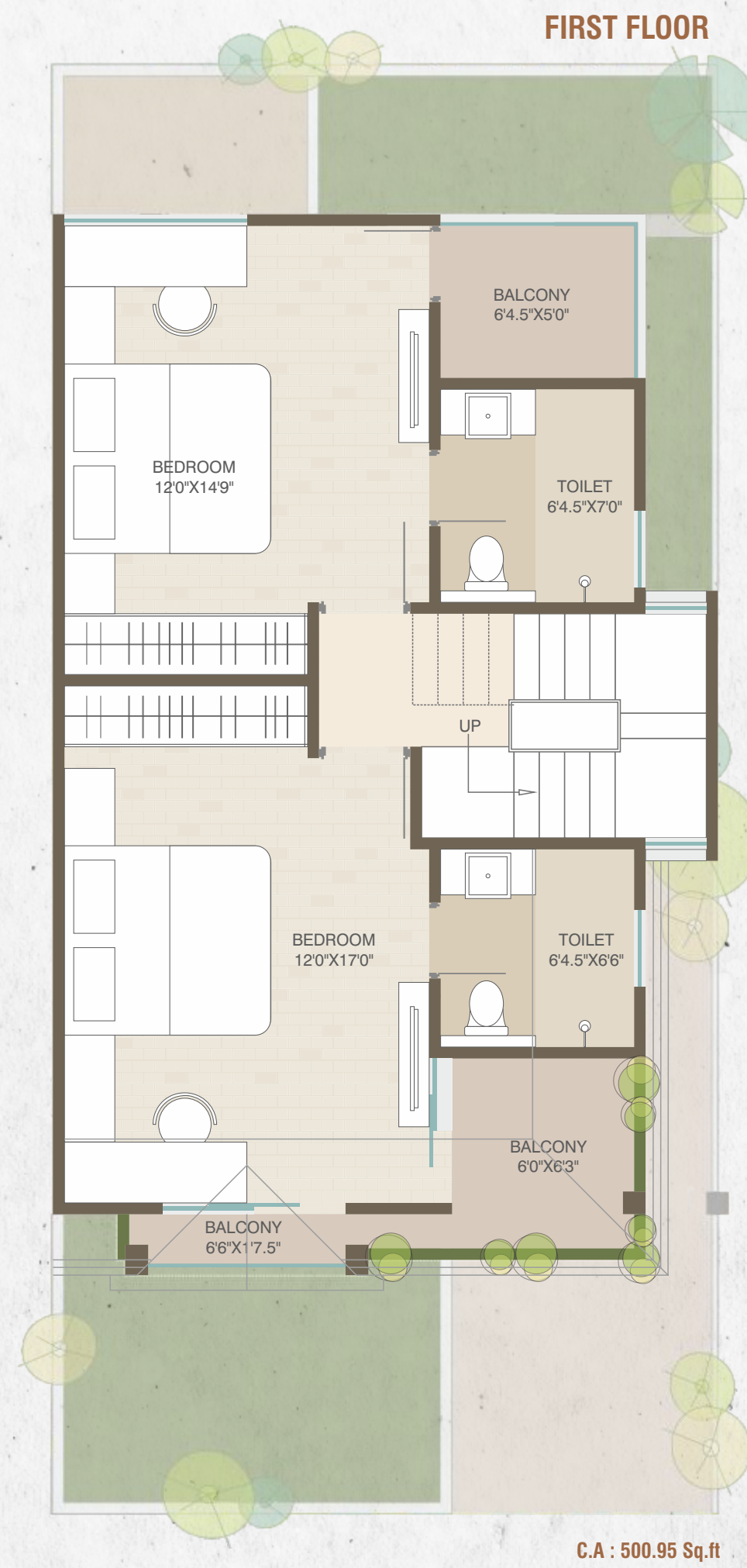
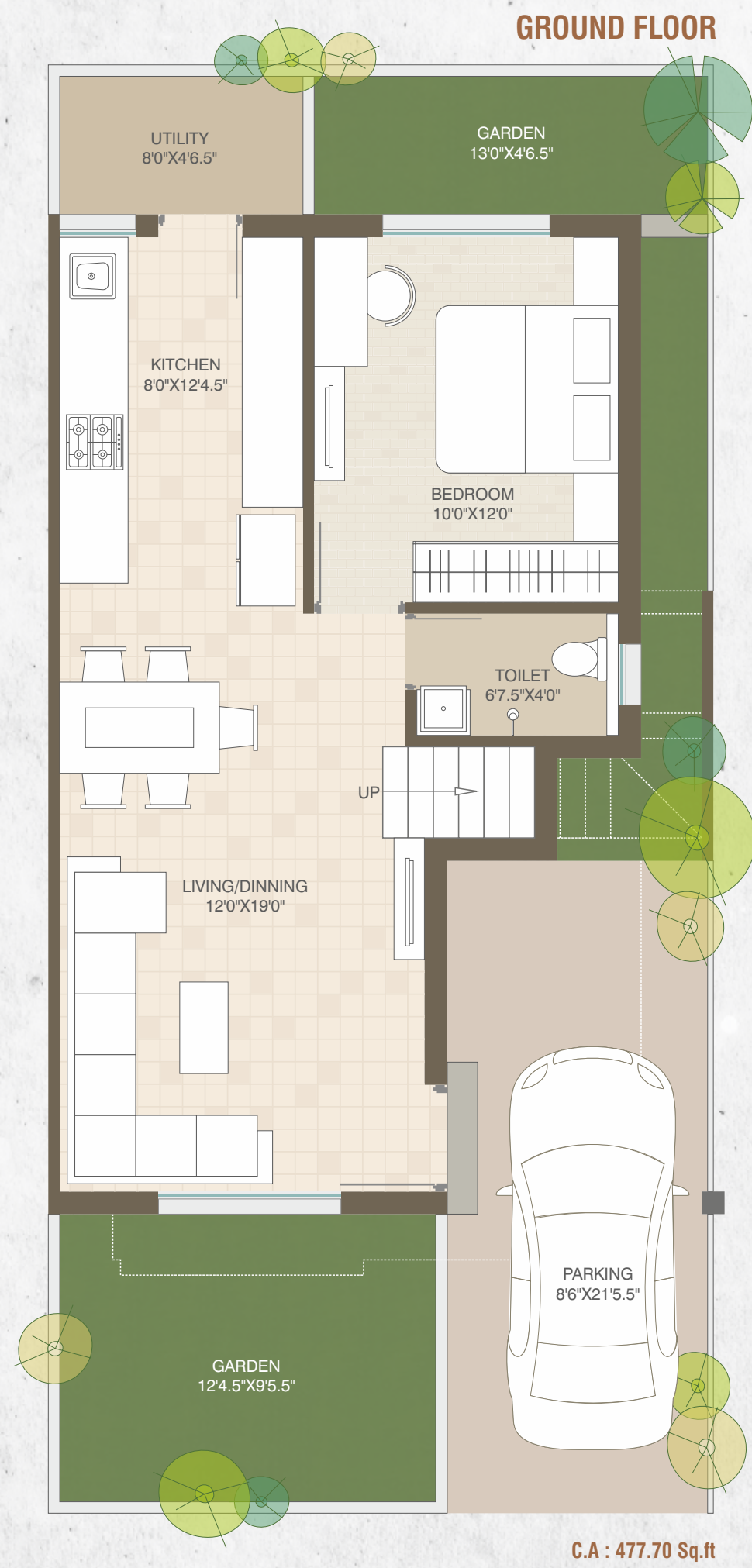
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09	897.00	35	1144.90
10	897.00	36	1041.80
11	897.00	37	1041.80
12	897.00	38	1041.80
13	897.00	39	1041.80
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15	897.00	41	1041.80
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17	1001.10	43	1041.80
18	1001.10	44	1041.80
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22	897.00	48	1041.80
23	897.00	49	1041.80
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26	897.00		



MOMENT OF  
REFLECTION AND  
METACOGNITION

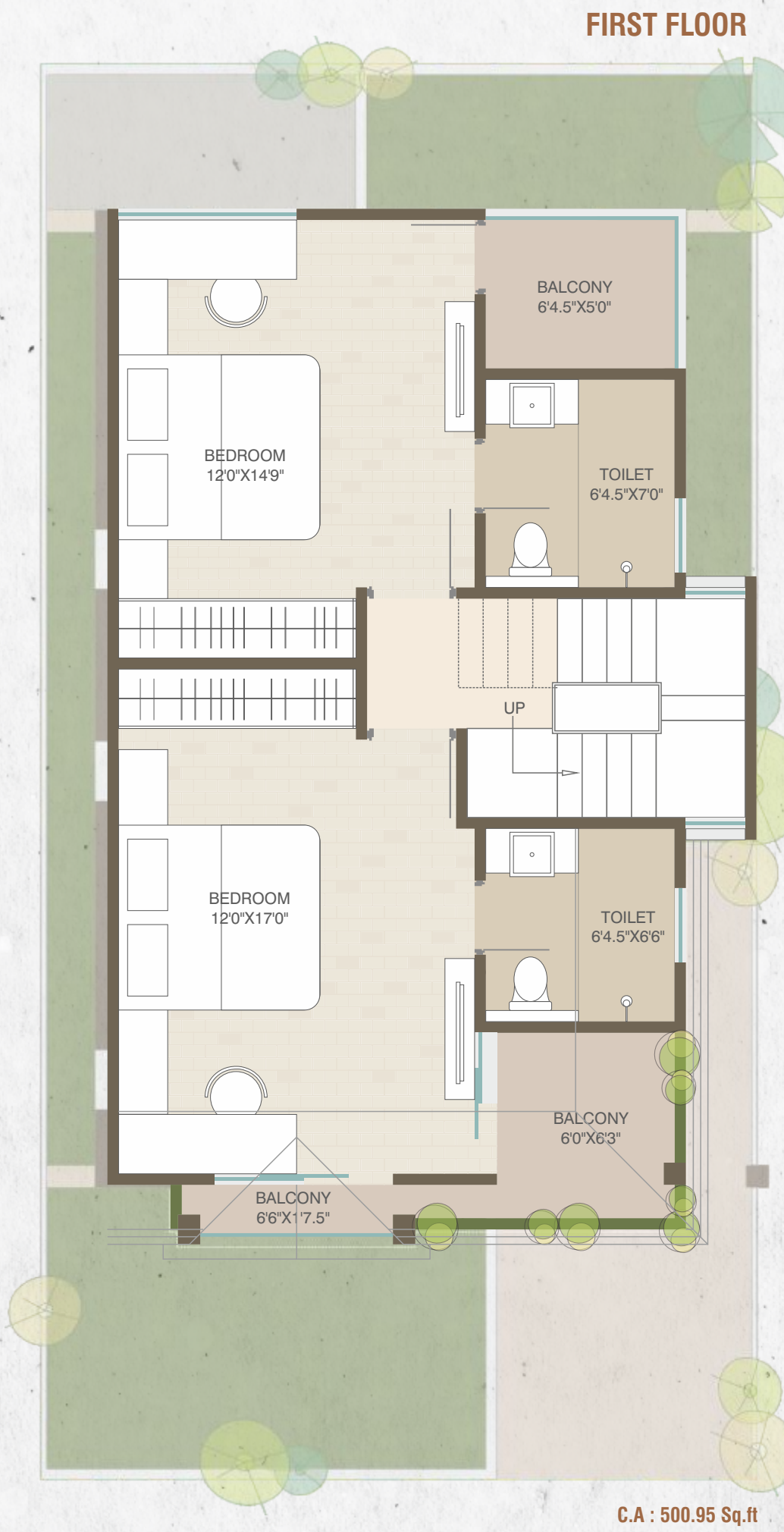
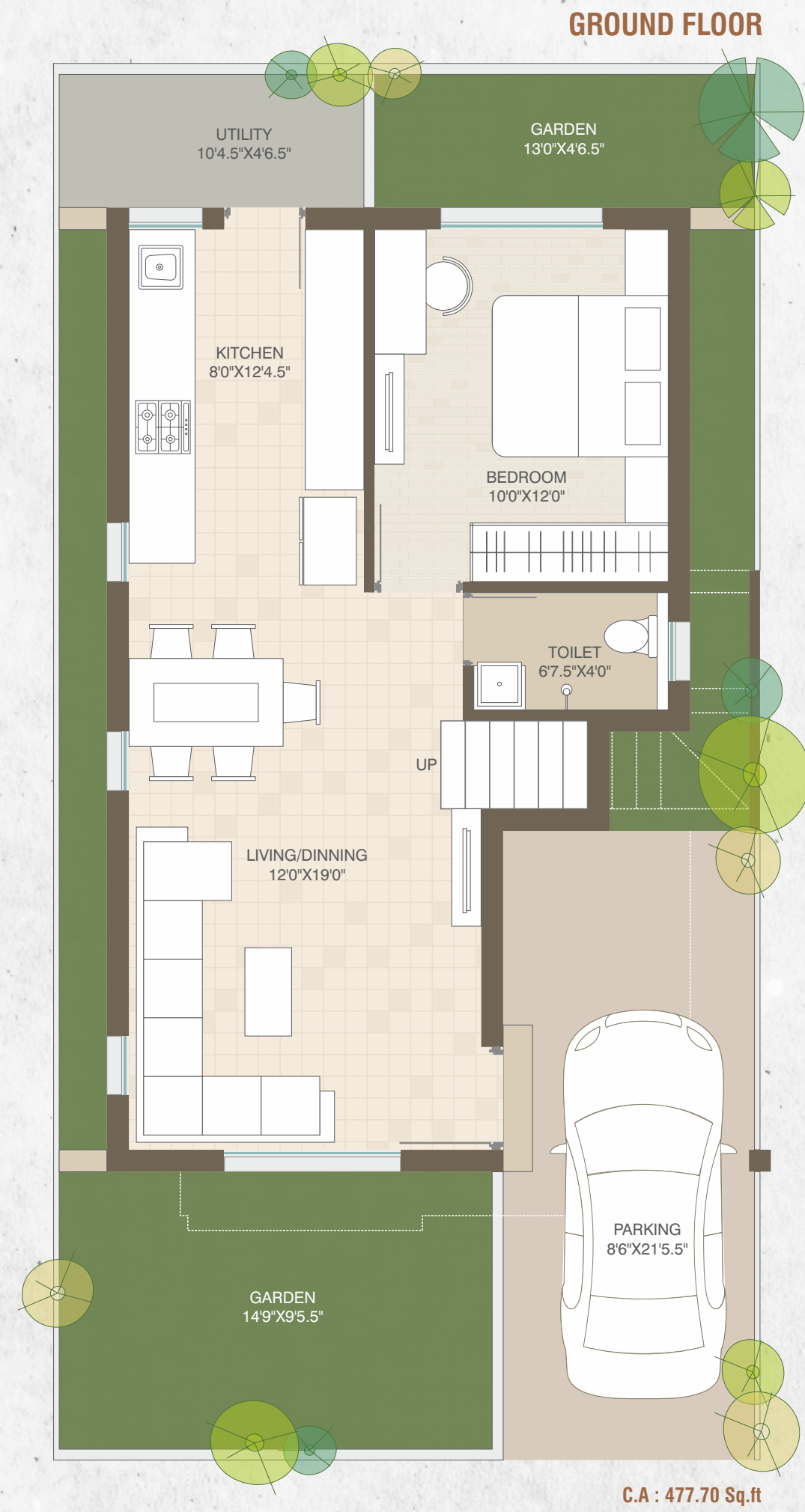


# TYPE A 4 BHK





# TYPE A1 4 BHK

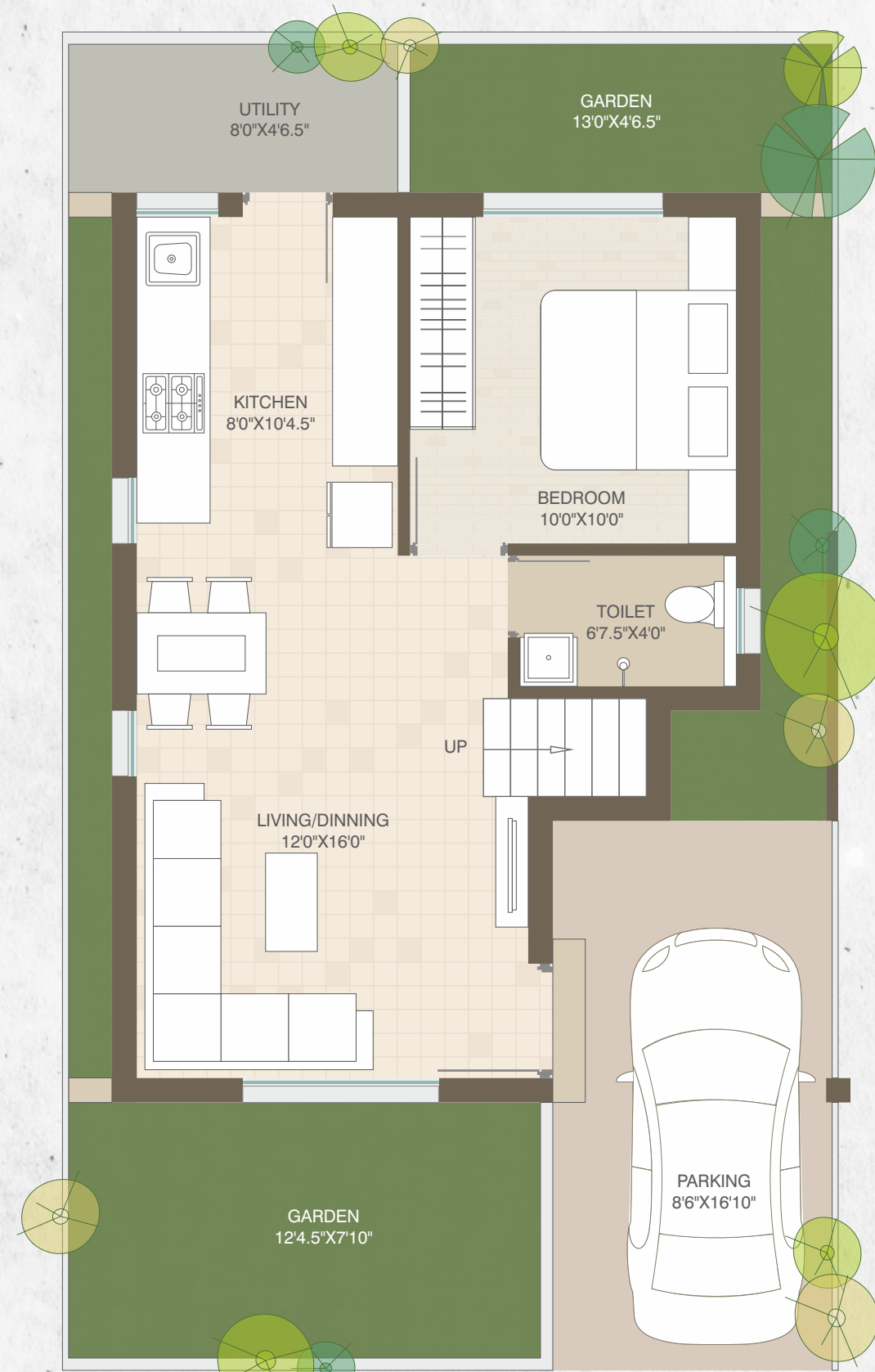


# TYPE B 4 BHK



# TYPE B1 4 BHK

### GROUND FLOOR



C.A : 410.10 Sq.ft

### FIRST FLOOR



C.A : 424.75 Sq.ft

### SECOND FLOOR



C.A : 293.64 Sq.ft

# MAKING REALTY DREAMS A REALITY

## SPECIFICATION



**STRUCTURE:**  
All RCC & Brick work as per structural Engineer's design



**FLOORING:**  
High Grade Vitrified Tiles in all rooms. Tiles in compound (Basic Area)



**KITCHEN:**  
Exclusive Granite Platform with S.S Sink with designer tiles up to lintel level over the platform



**TOILET / BATHROOMS:**  
Branded bath fitting, good quality plumbing fixtures and sanitary ware. Concealed with good quality fittings



**WATER:**  
Underground and overhead water Tank



**DOORS:**  
Attractive Entrance Door with standard safety lock & other Decorative finings with wooden safety bars. internal Good quality flush doors.



**ELECTRIFICATION:**  
Concealed copper ISI wiring and branded premium quality modular switches with sufficient points.



**PAINT & FINISH:**  
Internal smooth finish plaster with Putty & Emulsion. External weather resistant paint.



**TERRACE:**  
Open terrace finished with China Mosaic.

## LEISURE AMENITIES

- 24x 7 security with security cabin
- Compound wall sunounding the community
- RCC internal roads with street lights, decorative paving & architectural plantation
- Rain water Harvesting
- Termite Resistance Treatment with piping
- Underground cabling for wire-free look
- Number plates on each unit to maintain uniformity



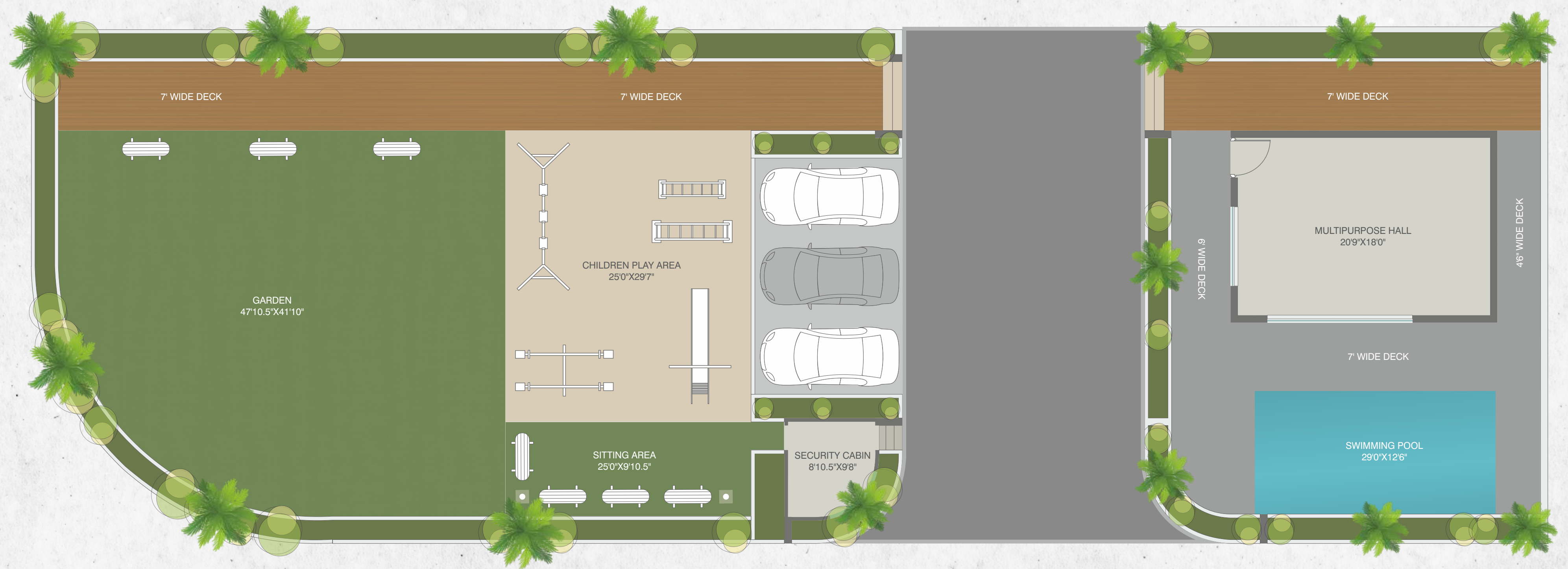
One way to create a peaceful place in the home is to incorporate elements from your favourite relaxation spots. This doesn't just have to be tangible—it's the memories that is shared, from arranging a room to mimic another, painting a wall the same colours, or placing plants and photos from there in your space, you can create your own version of that place. Aatmiya Grandvilla 11 welcomes customization with its open arms, Housing 51 preciously designed abode & the 450 approx. structure is both a presence in and deferent to its pristine atmospherically setting. Located at Makarpura, Vadodara. Aatmiya Grandvilla 11 allows passage from one side of the meadow to the other in the process.



TRANQUIL  
ATMOSPHERE  
& YOU



# CLUB HOUSE



LIGHTS,  
ACTION AND  
THE BRIGHTNESS  
IN BETWEEN





## AATMIYA THI JODAIYE !

The 2021 will surely leave an indelible mark on the landscape of Vadodara's Add-on Heritage & Cultural Aspects

**Bungalow Payment Terms:**  
 25% Booking Amount • 15% Plinth Level • 15% Ground Floor Slab Level • 15% First Floor Slab Level • 15% Second Floor Slab Level • 10% Plaster Level • 5% Possession.

**Notes:**

\*Actual Possession of the Unit shall be handed over to the Member within 45 days of the settling of all the accounts and dues. Sale deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, Service Tax Charges etc. will be extra be borne by the Buyers

- Payment Schedule must be followed by strictly: any delay in payment shall incur interest penalty at the rate of 18% PA. on outstanding amount. Two installment continuous default in payment shall lead to total cancellation of the unit.
- Any increase in Govt./Local/Govt. Body Taxes/ Duties etc. & Any new taxes/Levies will bourn by the customer -Total.amount of the Extra Work must be deposited in full in advance, then only work shall be executed.
- Sale deed (Dastavej) to be done after settlement of all accounts.
- Maintenance Deposit per unit must be deposited before 45 days of possession of the unit
- In case of cancellation of any Unit, government Taxes will be deducted towards Administrative charges from the Refund Amount.
- The Refund shall be paid only after the New Booking of the booked Unit.
- Payments terms will be valid at each stage on start of that stage.
- Actual Dimensions may vary as per the site conditions
- developers/Architect reserves all the right to change/after/raise scheme related measurement design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally.
- Buyer's are not allowed to do any external change in elevation of the Bungalow.
- This Brochure is not a legal document, this is only for presentation of the project.
- Subject to Vadodara Jurisdiction.