

A Project By



Developers: **MARUTI INFRA**

Site: **Shivarth Aetheria**, Nr. Shri Ranchod Vidhyalaya,
Bill-Chapad Road, Chapad, Vadodara, Gujarat 391410.

Architect: Baldev Patel
Structure Engineer: Tarang Galani

QR Code for Location



Payments Terms: At the time of Booking **10%** | Plinth Level **25%** | Ground Floor Slab**15%** | First Floor Slab **15%** |
Second Floor Slab **10%** | Plaster Level **10%** | Flooring Level **10%** | Before Possession **05%**

Disclaimer: 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. In case of cancellation of booking, an administrative charge of Rs. 51000/- and the amount for the extra work done (if any) would be deducted from the refund amount. Subject to Vadodara Jurisdiction.

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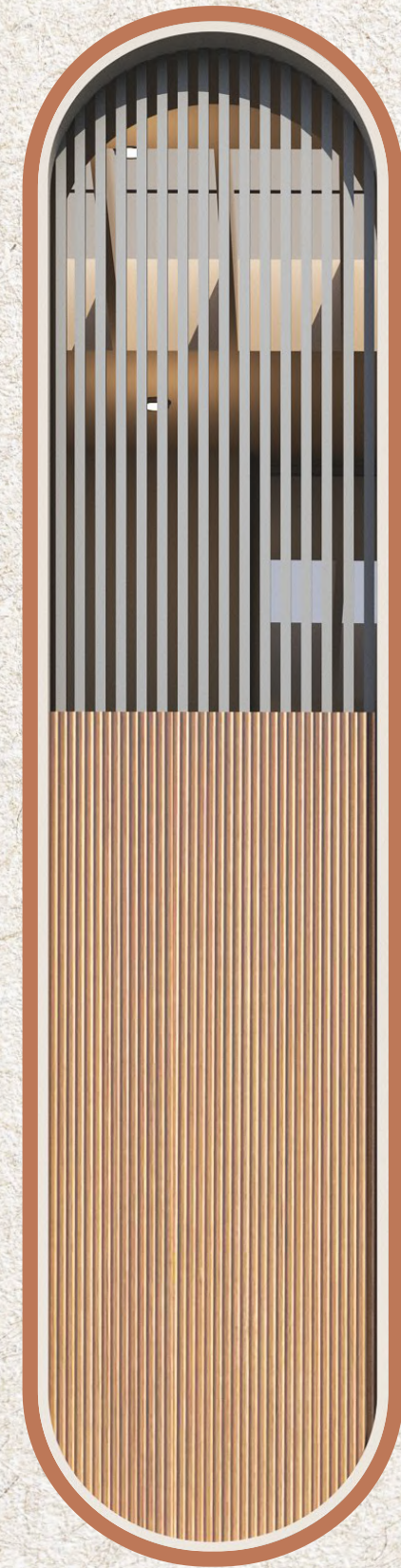
<https://gujrera.gujarat.gov.in>

design-stroke&arrow ©



SHIVARTH AETHERIA

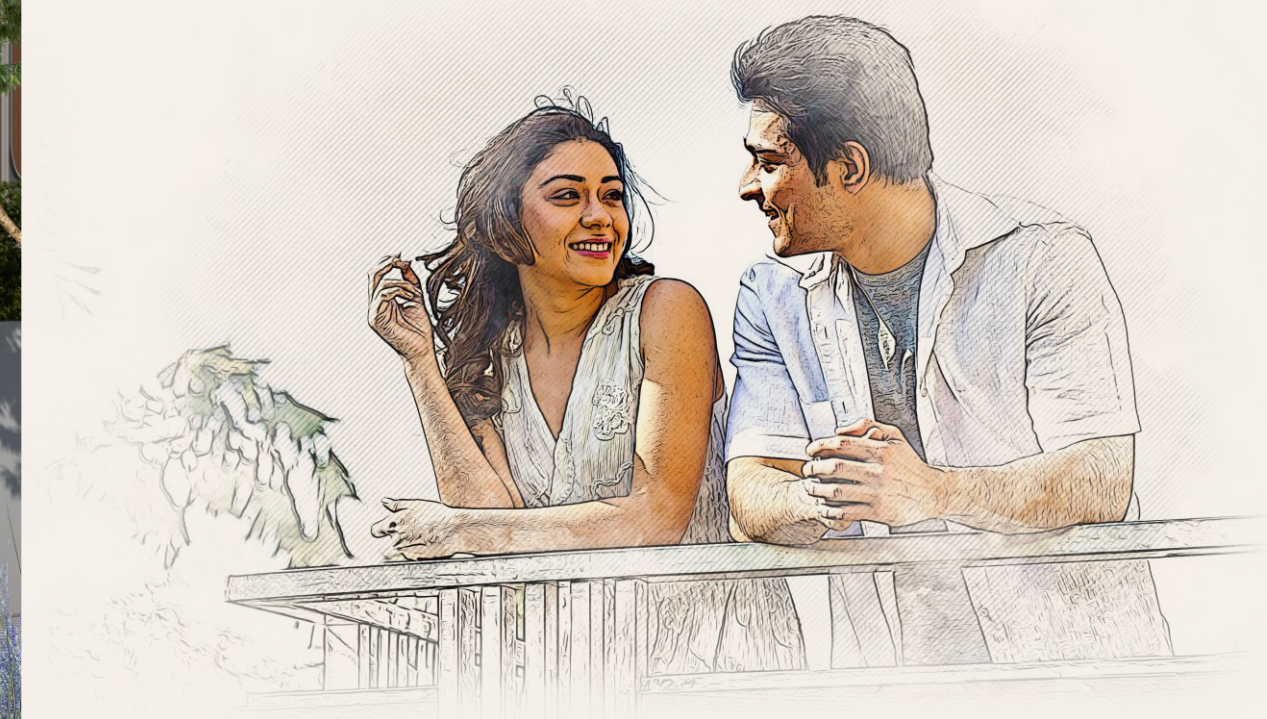
4BHK OPULENCE BUNGALOWS





WHERE
LUXURY LIVES LARGE

Welcome to Shivarth Aetheria, where every corner speaks of space, style, and something more; an invitation to live bigger, brighter, and better than ever before.





WHERE

DESIGN SPEAKS BOLD

With clean lines, rich textures, and effortless style, the villa's modern elevation creates a statement that feels both striking and timeless; where design and distinction meet.

KEY FEATURES



CAR PARKING



11 FT CEILING
HEIGHT



PROVISION
FOR LIFT



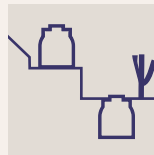
PROVISION FOR
EV CHARGING
POINT



DOUBLE HEIGHT
DINING



ANTI-TERMITE
TREATMENT



UNDERGROUND &
OVERHEAD TANK



PROVISION
FOR HEAT PUMP



WHERE

LIFE FLOWS FREE

Thoughtfully planned open spaces, pathways, and greens bring the entire community together, creating a place where every moment flows with ease, connection, and effortless charm.

INFRASTRUCTURE



7.50 MT. INTERNAL ROAD (RCC/PAVED)



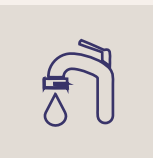
CCTV CAMERAS ALL AROUND THE CAMPUS



MAIN GATE HI-TECH SECURITY SYSTEM



RAIN WATER HARVESTING



24 HOURS WATER SUPPLY



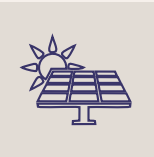
UNDERGROUND CABLING OF WIRES



POWER BACKUP FOR COMMON AREAS



COMPOUND WALL



5 KVA SOLAR PROVISION FOR THE CLUBHOUSE



WATER SOFTENER PLANT & HARVESTING



LAYOUT

PLAN

AREA TABLE

1	1044
2	1331
3	1057
4	1057
5	1057
6	1057
7	1057
8	1057
9	1057
10	1057
11	1057
12	1057
13	1057
14	1057
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19	1057
20	1057
21	1057
22	1057
23	1331
24	1044

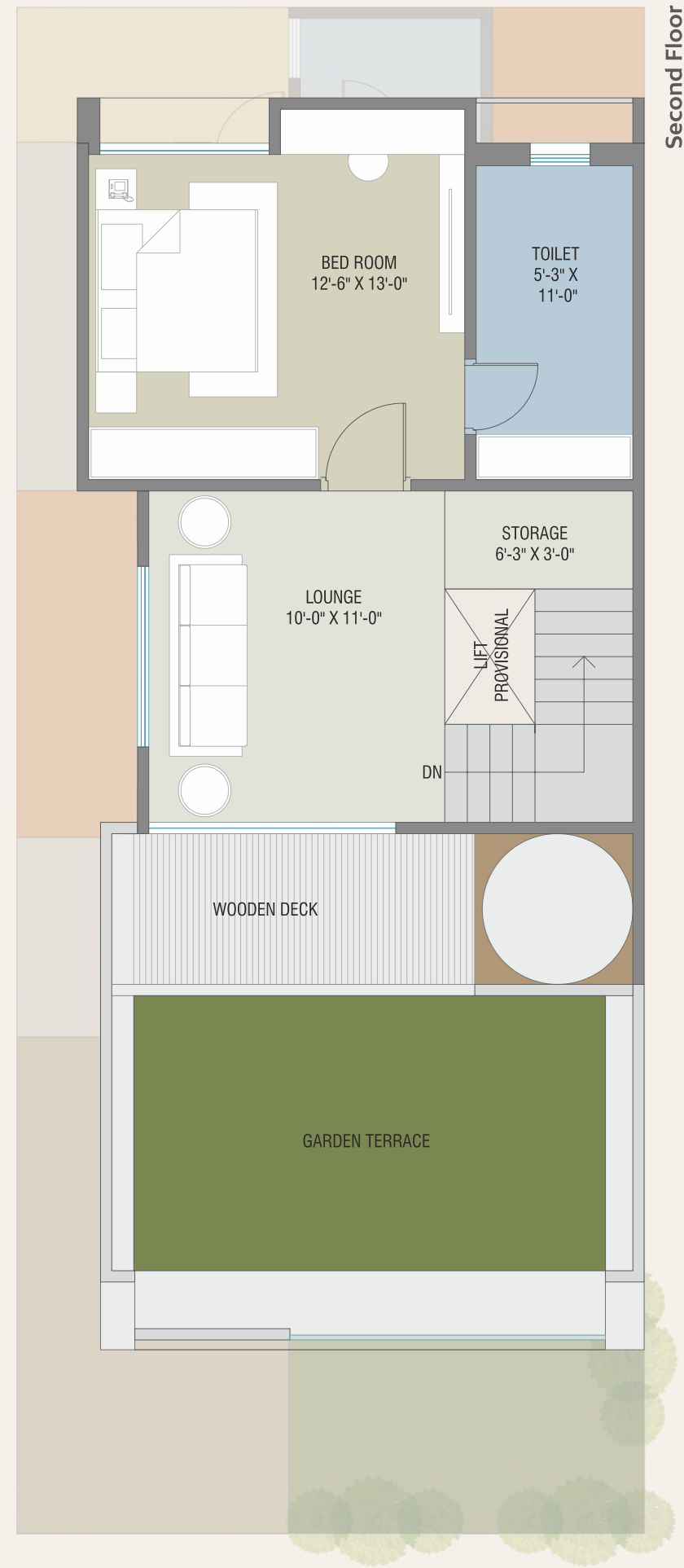
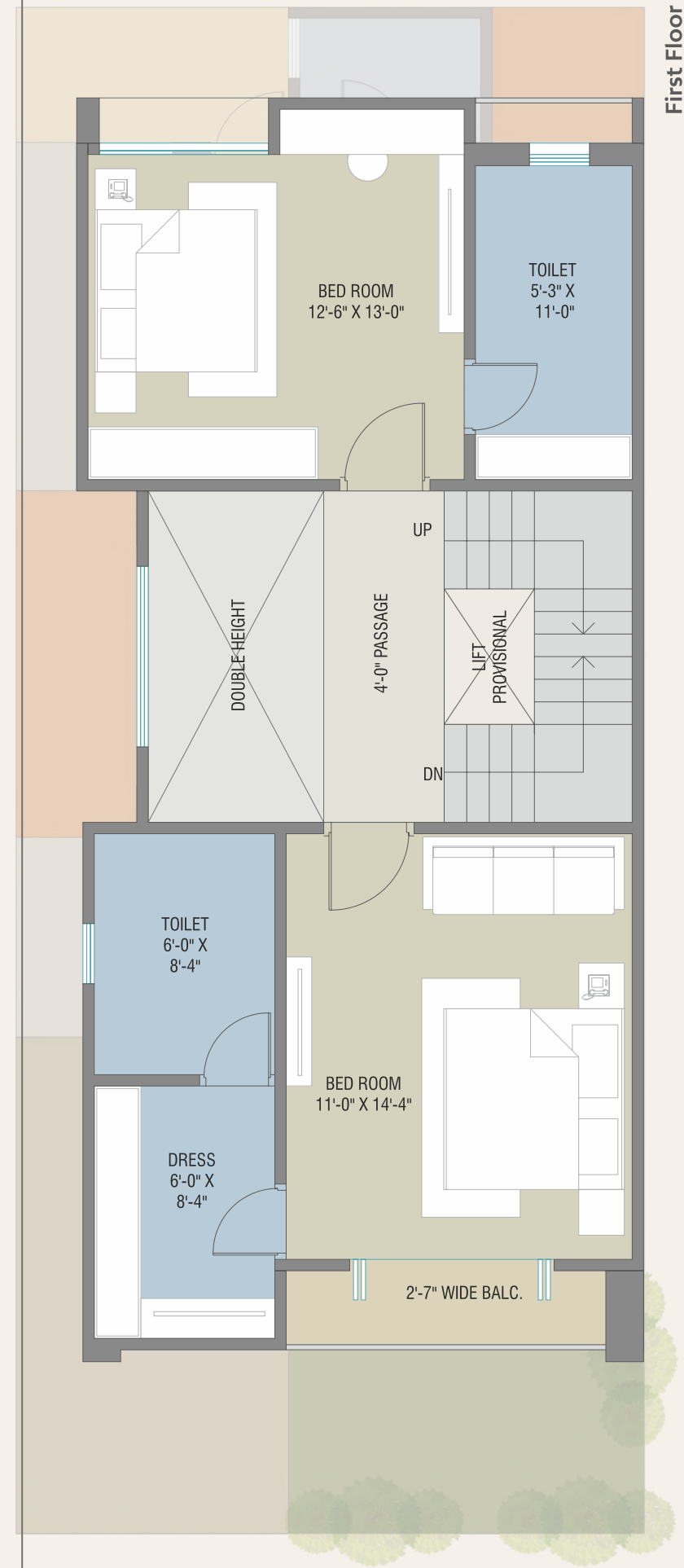
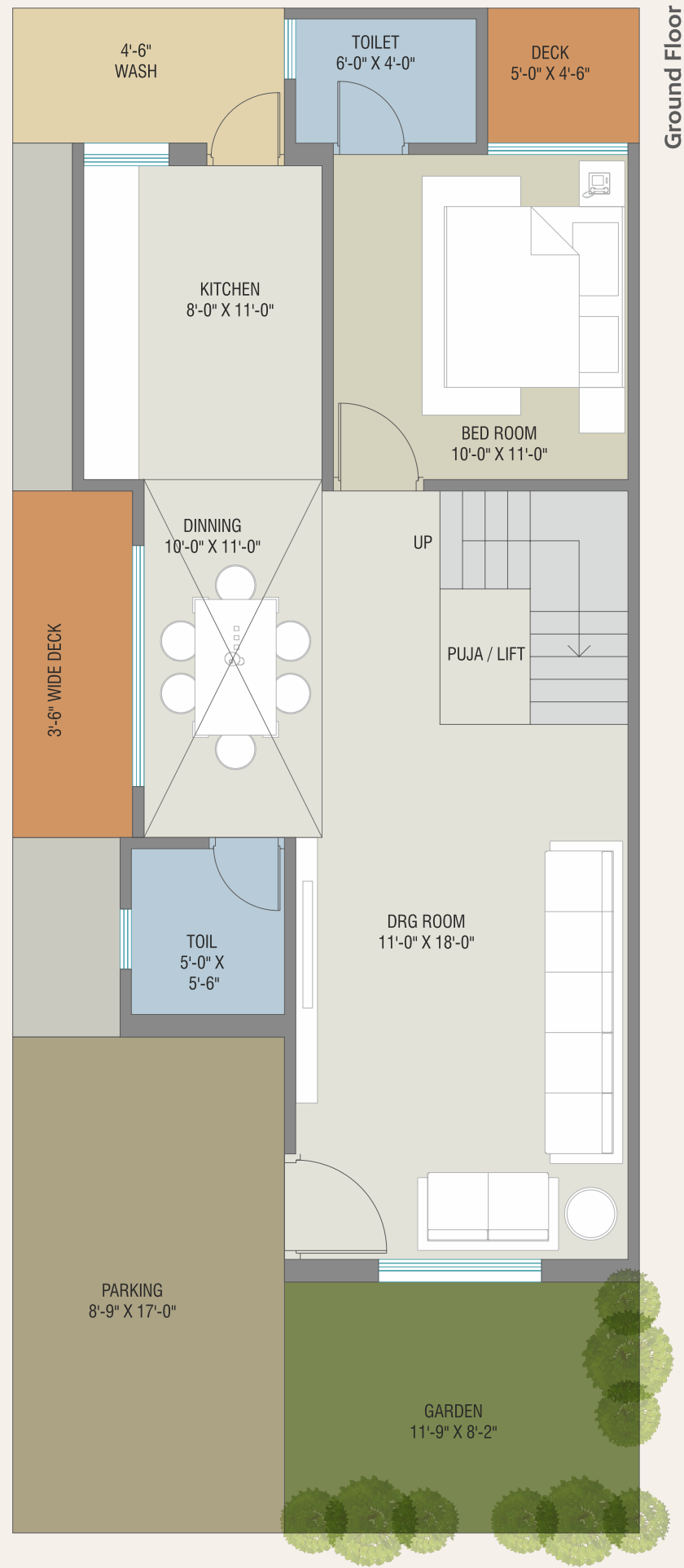
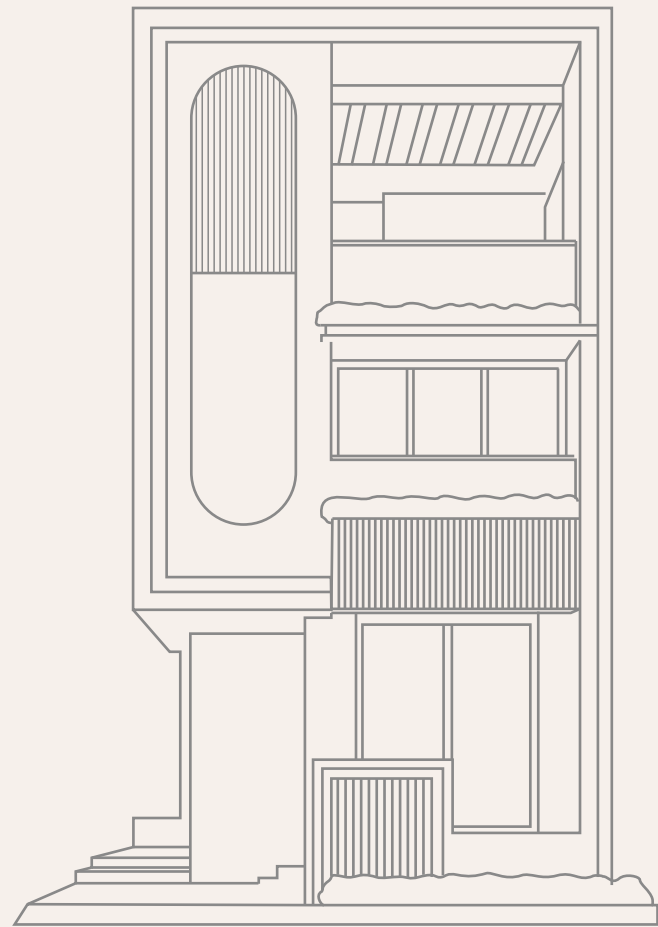
Area in Sq.ft.





Unit No: 3 TO 22

G. F. B.UP AREA: 776.03 SQ. FT.
F. F. B.UP AREA: 873.51 SQ. FT.
S. F. B.UP AREA: 702.99 SQ. FT.
TOTAL B.UP AREA: 2352.53 SQ.FT.



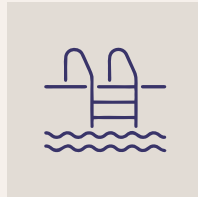


LEISURE AMENITIES

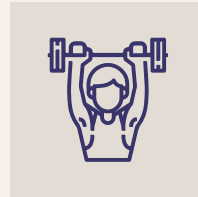
Some days call for quiet corners, others for laughter under open skies. Whatever your mood, the leisure spaces here are made to match, move, and lift your spirit.



MULTIPURPOSE HALL
WITH KITCHEN



SWIMMING POOL
WITH DECK



GYMNASIUM



GAZEBO

CLUBHOUSE



CHILDREN PLAY
AREA



LANDSCAPE GARDEN
AND PARTY LAWN



SENIOR CITIZEN
SEATING



JOGGING TRACK



INDOOR GAMES



SPECIFICATIONS

STRUCTURE:

- All RCC & brick masonry work as per structural engineer's design.

FLOORING:

- High grade nano finish vitrified tile, Parking Tiles flooring in parking area

PAINT & FINISH:

- Interiors: Smooth plaster with wall putty & primer
- Exteriors: Single coat plaster with water proof and fungal resistant paint

DOORS & WINDOWS:

- Doors: Elegant wooden entrance door, internal flush doors, granite frames in all doors
- Windows: Powder coated aluminium section windows and safety grills

KITCHEN:

- Granite kitchen platform with SS sink, glazed tiles dado up to lintel level

TERRACE:

- Open terrace finished with chemical water proofing and china mosaic flooring/tiles



BATHROOMS & TOILETS:

- Designer bathrooms with premium PGVT tiles lintel level
- Branded premium bath fittings
- Premium branded plumbing fixtures and vessels

ELECTRIFICATION:

- Concealed copper wiring of approved quality
- Branded premium quality modular switches with sufficient electrical points as per architect's plan

WATER SUPPLY:

- 24 hours water supply through underground tank of sufficient size

Nearby Locations /Attractions



SCHOOLS

- Shri Ranchhod Vidhyaalaya
- Billabong International School
- Delhi Public School
- Vibgyor High School
- BAPS School



HOSPITALS

- Adarsh Hospital
- Synergy Medical Hospital
- Ramkrishna Paramhansa Hospital
- BAPS Hospital



SHOPPING CENTER

- D-mart



ATTRactions

- Regenta Fairlark
- Hotel Monville
- Waves Club
- BAPS Swaminarayan Mandir, Chansad
- Narayan Sarovar, Chansad
- View Points
- Laxminarayan Club & Resort
- Blue Garden