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Design: smolaskurrrrr_d621@gmail.com/202010

ONE 4
— a a r n a —

HOMES MANY WILL
D E S I R E
ONLY A FEW WILL
P O S S E S S

When it comes to your dream home, only the superlative impresses you. A signature space that is a world unto itself. A world that nestles you with warmth and pampers you with space. A world of magnificent luxury and comforting leisure. A world at One 4 Aarna, that you will call home while others watch with envy.





WHAT MAKES IT
THE MOST
DESIRABLE?

Super **Prime Location** of Vasna Bhayli

Exclusive **3 & 4 Bedroom** Residences and **4 Bedroom** Penthouses

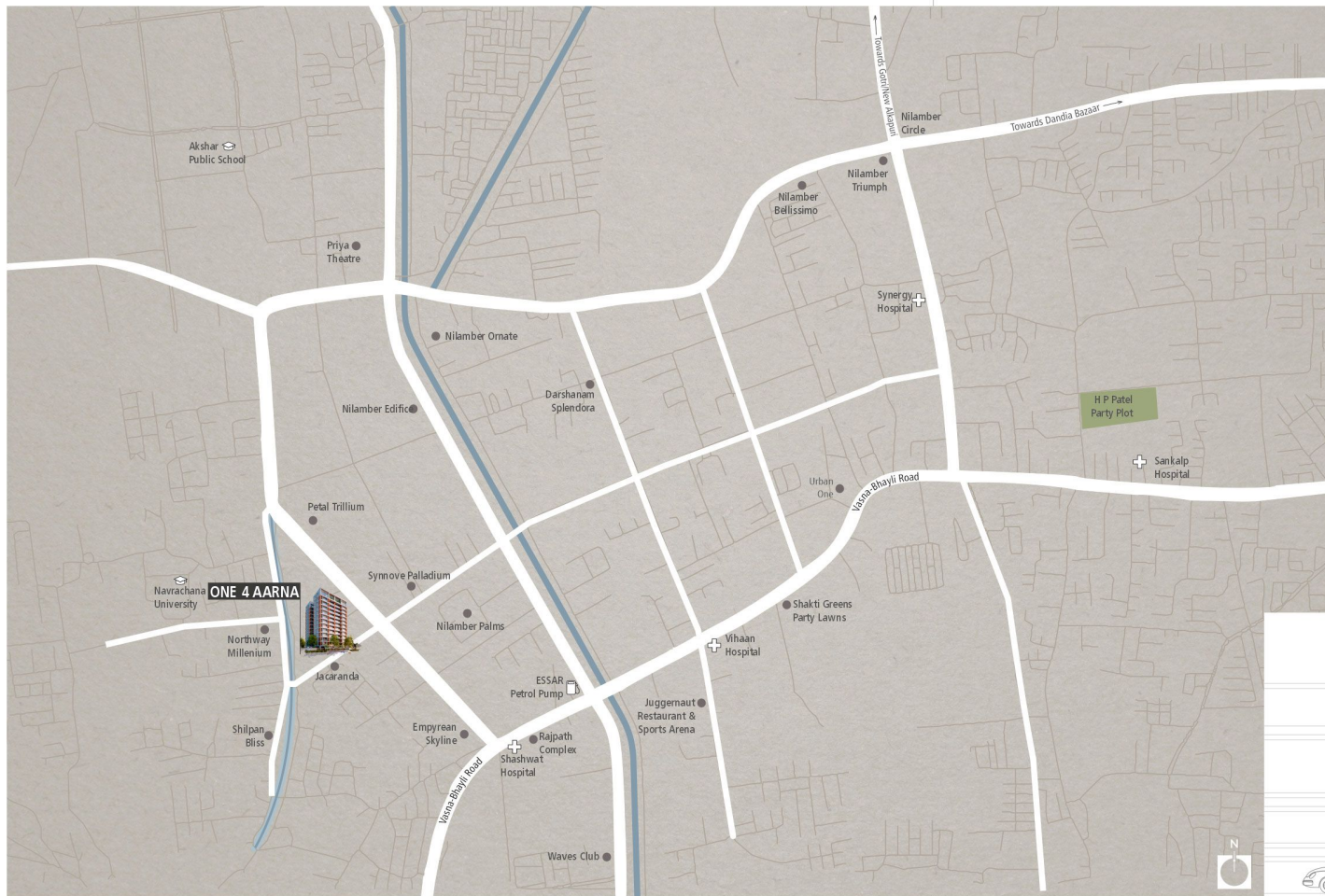
2 **Spacious Layouts** to Suit Your Need

Top Floor Penthouses for **Panoramic Views**

Smart Layouts for **Maximum Space**

En suite Balcony in Living Room and Bed Rooms





ALL ROADS LEAD H O M E

Vasna Bhayli has been the most rapidly developing locality of the city in the recent years. With practically everything moving to this bustling neighbourhood, it is only natural that all roads also lead there.

Connectivity:

Vadodara Railway Station	8.3 km
Vadodara Airport	13.3 km
Vadodara Central Bus Depot	8.5 km
Alkapuri	7.7 km
Akota	5.7 km
Old Padra Road	4.8 km

* All distances are approximate





One 4 Aarna is indeed one of its kind because of its engineering. Designed and built to be Eco sensitive and friendly it adheres to the topmost standards of a green home.

The objective of IGBC Green Homes® is to facilitate the effective use of site resources, water conservation, energy efficiency, handling of house-hold waste, optimum material utilization and design for healthy, comfortable & environmentally friendly homes.

Green consideration has been done in the following areas in this project:



Sustainable Design:

- Local Building Regulations
- Soil Erosion Control
- Green Parking Facility
- Facilities for construction workers
- Heat Island Effect- Roof & Non Roof



Materials & Resources:

- Separation of household waste
- Optimization of structural design
- Use of certified green products
- Use of local materials
- Handling of construction waste
- Organic waste treatment- post occupancy



Water Conservation:

- Rain Water Harvesting
- Water Efficient Plumbing Fixtures
- Landscape Design
- Recycle & reuse of water
-



Resident Health & Well Being:

- Minimum Day-lighting- 50%
- Ventilation Design
- Cross Ventilation
- Low VOC Materials, Paints & Adhesives



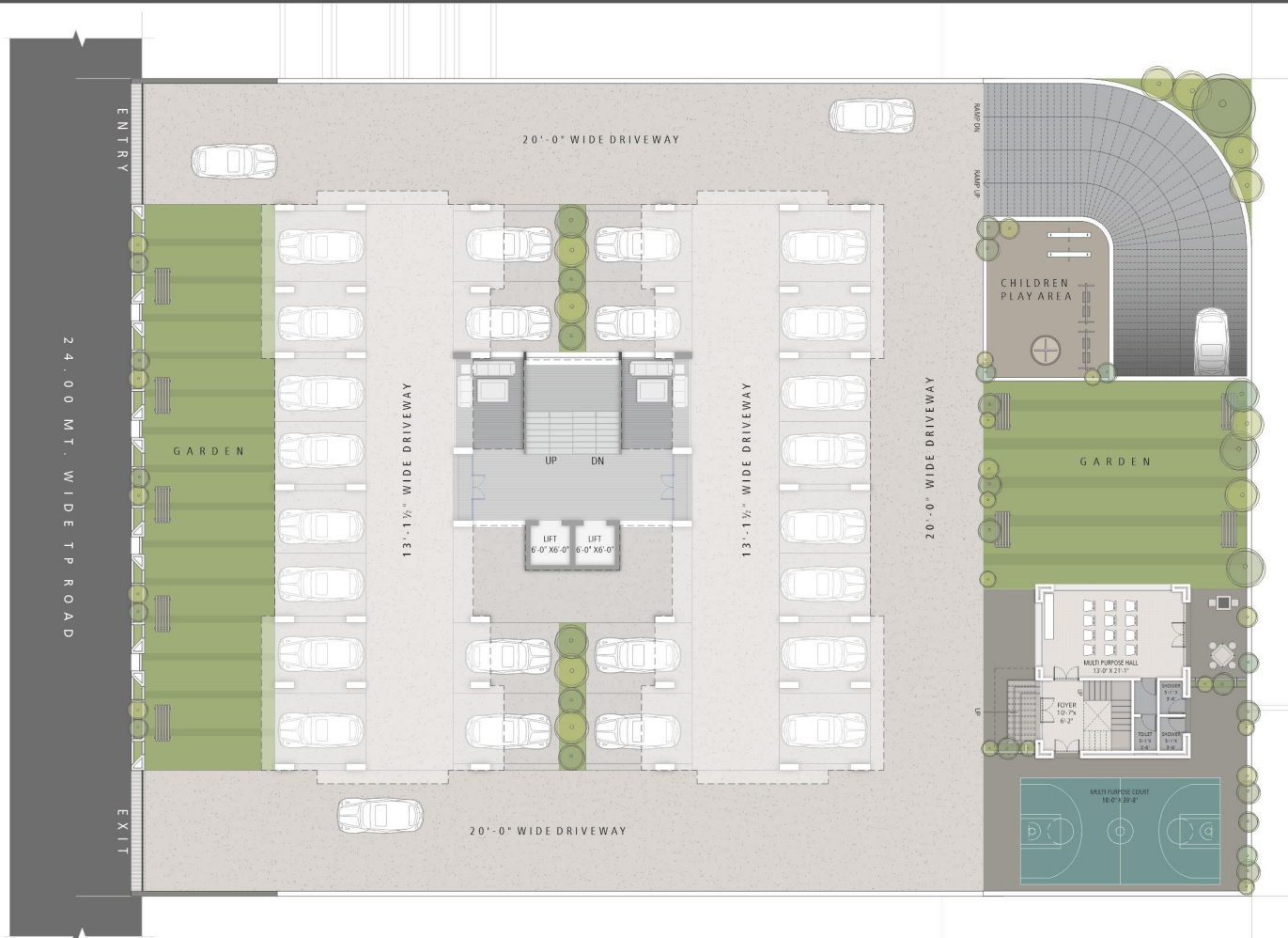
Energy Efficiency:

- Minimum Energy Performance
- On-site Renewable Energy- Common Lighting
- HCFC Free Equipment



Innovation & Design:





WEEKENDS EVERY WEEKDAY

At One 4 Aarna you won't have to wait for the weekends for some leisure and relaxation because the recreational facilities more than suffice for it. Add to that, the superior value additions make living a true pleasure.

Leisure Amenities

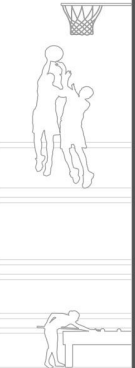
- Landscaped Garden with seating
- Children's Play Area
- Multi-purpose Hall
- Multi-purpose Court
- Indoor Games
- Health Club
- Library
- Reception Lounge 2 Layers

Value Added Amenities

- CCTV surveillance campus
- Digital main door lock
- Premium branded lift
- Spacious lobby in each Tower
- 24/7 water supply
- Solar Panel
- Power backup for common areas
- Allotted car parking
- Rain water harvesting
- RO System
- A/C piping in all rooms
- Cabling for inverter

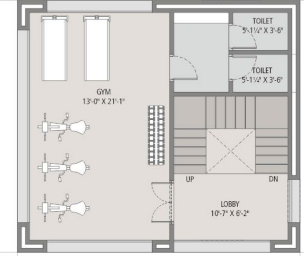


GROUND FLOOR PLAN

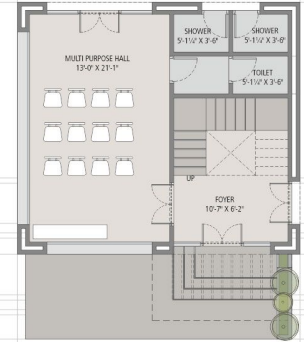




 THE CLUB



FIRST FLOOR



GROUND FLOOR



ALL APARTMENT UNITS
WITH 3-SIDE OPEN ORIENTATION
WITH GRACIOUS VIEWS
OF THE GREENS.



TYPICAL FLOOR PLAN
1st to 10th Floor

COME HOME TO ELEGANCE

The 3 & 4 BHK apartments and 4 BHK Penthouses at One 4 Aarna are a rare living experience. Space is what will strike you in these graceful abodes. Smartly planned, they offer a unique interplay between enclosed and open spaces that allow refreshing flow of air and natural light through the entire home. The intricate detailing and perfect interior finishes add to the opulence and comfort that captivate you every time you step in.

Every nook and all corners boast of the best of branded fittings that befit your worth. After all, your home must be a reflection of your taste.





SUPER SPACIOUS 4-SIDE OPEN
ORIENTATION PENTHOUSES,
THE EPITOME OF LUXURY



PENTHOUSE FLOOR PLAN
11th Floor



SHARE IT WITH NATURE

With en suite balconies in every living room, all bed rooms, and an extra open terrace in the penthouse, indulge in your share of nature every day. Start your mornings with the sunny glow or end your day with the starry nights; grow your own veggies or swing away your worries; feel the wind in your hair or simply soak in the views, we know there is so much you would love to do.



TYPICAL FLOOR (1ST TO 10TH) 3BHK

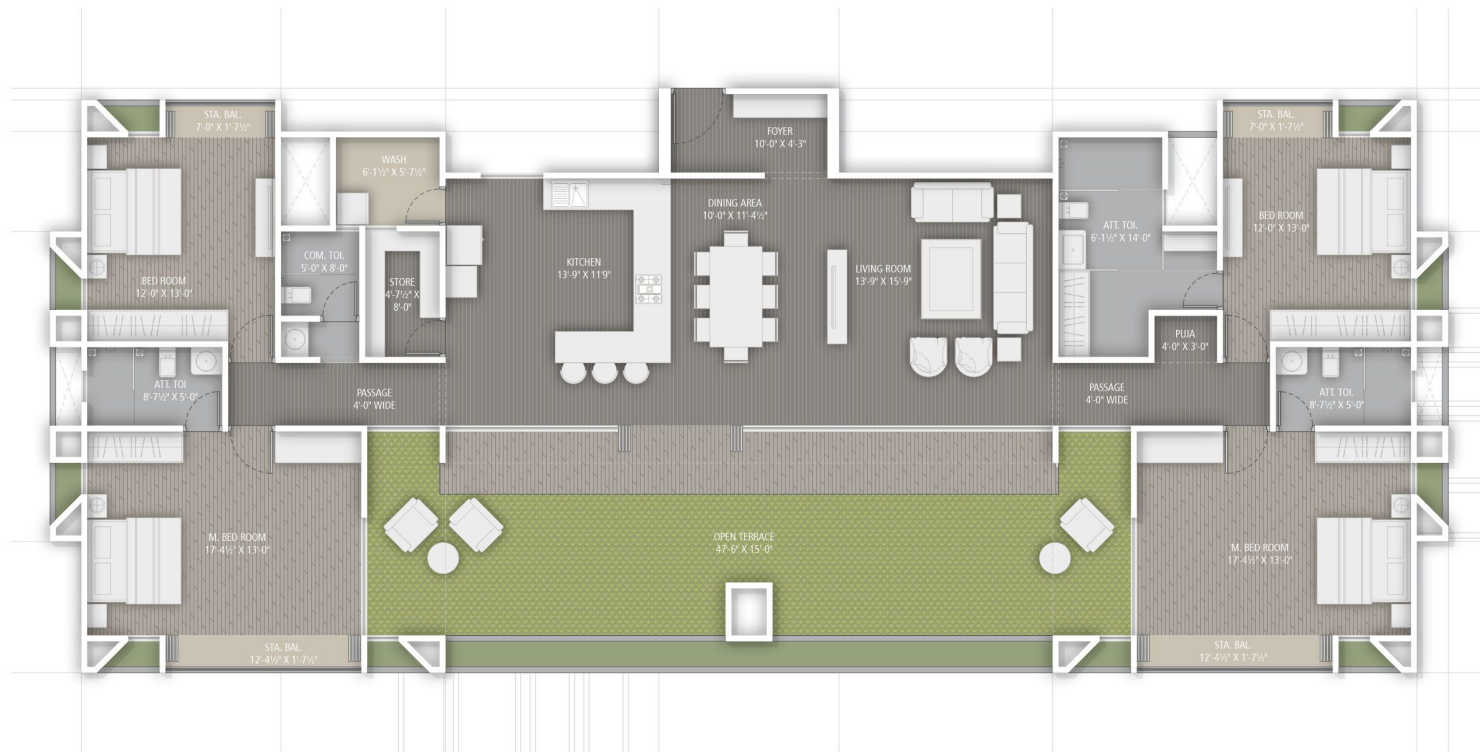
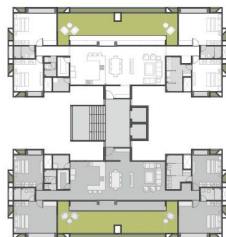
Carpet Area: **1128** sq.ft. | Builtup Area: **1281** sq.ft.
Exclusive Balcony Area: **61** sq.ft.





PENTHOUSE (11TH) 4BHK

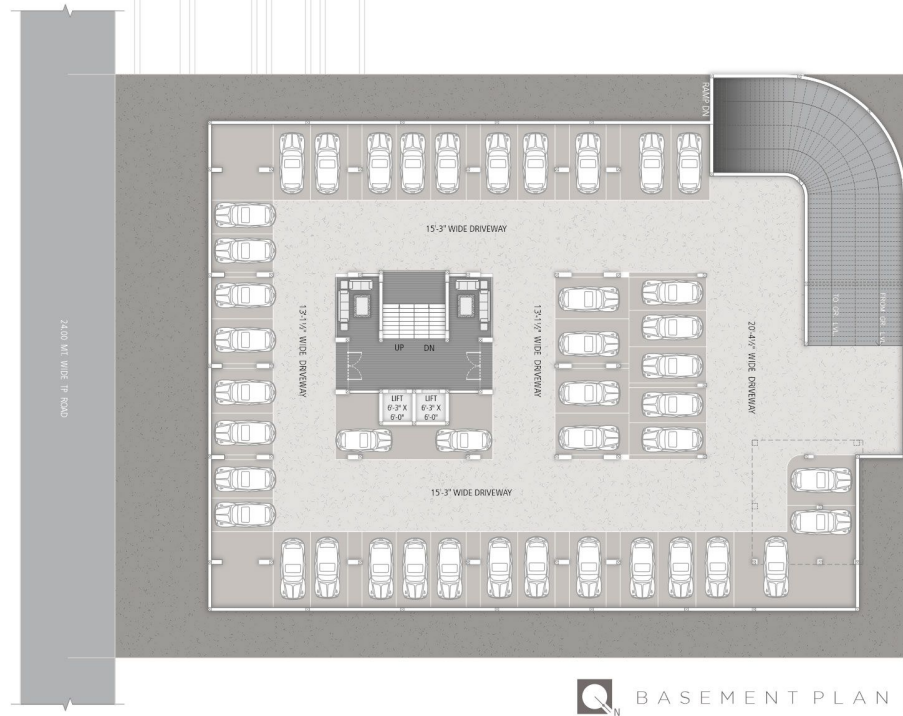
Carpet Area: **1880** sq.ft. | Buildup Area: **2445** sq.ft.
Exclusive Terrace Area: **618** sq.ft. | Wash Area: **37** sq.ft.





SPECIFICATIONS

FLOORING TILES	Vitrified Flooring (large size)
TOILET TILES	Premium quality ceramic tiles as per Architect's design
CP FITTING	Roca / Grohe / Hansgrohe / Vitra / Kohler / Toto / Bravat / Equivalent
SANITARY FITTING	Roca / Duravit / Vitra / Kohler / Toto / Bravat / Equivalent
BALCONY AREA	Anti Skid Ceramic tiles as per Architect's design
KITCHEN SINK	S.S. Sink : Nirali / Franke / Equivalent as per Architect's design
WORK AREA SINK	S.S. Sink as per Architect's design
MAIN DOOR	Veneer finish main door with Digital Lock
INTERNAL DOOR	Premium quality laminates as per Architect's design
DOOR LOCK STOPER AND HINGIS	Hafele / Hettich / Equivalent
WINDOWS & BALCONY	Dumal / Finesta / Equivalent with Mosquito Net
SWITCHES	Legrand / Schneider / Equivalent
CABLE	Polycab / PR / Finolex / Equivalent
INSIDE PAINT	Premium quality Putty & Primer
OUTSIDE PAINT	Asian / joutan / dulux / equivalent



BASEMENT PLAN

PAYMENT SCHEDULE

Booking **10%** | Before sale agreement **20%** | Plinth level **15%** | 1st floor **10%** | 5th floor slab **10%** | 10th floor slab **10%** | Brick Masonry Work **5%** | Plaster level **5%** | Flooring level **5%** | Finishing level **5%** | Before sale deed **5%**

RERA No.: PR/GJ/VADODARA/VADODARA/Others/RAA07926/180121 | RERA website: gujraera.gujarat.gov.in

OVER 2 DECADES OF EXCELLENCE

Rudrani Group have built its reputation on delivering remarkable real estate and industrial projects since 1999. Focusing on its core business of construction, since 1999, Rudrani Group has today evolved into a preferred and a reputed brand in industrial, commercial and residential real estate in Gujarat.



Apart from developing real estate projects it has also executed vivid exterior and interior projects for private clients and consultants, with utmost care and professional approach to their entire satisfaction. With a track record of positive performance for its customers and associates, the group is set to conquer new heights in the future.



30 AARNA, ATLADARA



AARNA ONE, KALALI ROAD



GREEN HOMES, MANJALPUR



DEVELOPERS: **ADYAH DEVELOPERS**

Site: One 4 Aarna, Opp. Jacaranda Flats, Near ESSAR Petrol Pump, Bhayli T.P.2, Vasna Bhayli road, Vadodara - 391 410

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• ERA ARCHITECTS

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VYOM CONSULTANTS

GREEN BUILDING DESIGN CONSULTANTS:
ABHISHEK PATEL ENVIRON DESIGN

HVAC CONSULTANTS:
APEX CONSULTANTS & ENGINEERS

PLUMBING & SANITATION CONSULTANTS:
VRAJ SANITATION

ELECTRICAL CONSULTANTS:
CHIRAG ELECTRICALS

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. Subject to Vadodara Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External charges are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.N.C.L. deposit and all other government or local municipal taxes will be extra. (5) In case of booking cancellation, the amount will be refunded from the same premise of booking after deducting 10% of the booking amount. (6) Possession will be given after one month of full payment. (7) Extra work will be done at additional cost with prior estimate approval.

