



RISE ABOVE THE REST

Developer :

ATRIUS INFRA

Site Address :

Atrius - Opp. Mangla Trade Hub,
40 Mtr. Ring Road, Vadsar, Vadodara.

M: +91 **8866 1005 63 - 8866 1005 73**

E: atrius.info@gmail.com

Architect :

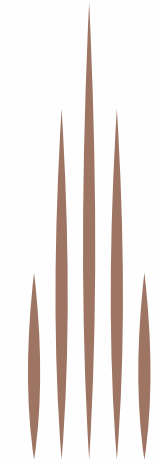


Structure :



RERA NO.: PR/GJ/VADODARA/VADODARA/Vadodara Municipal
Corporation/CAA15498/110725/311231 - gujrera.gujarat.gov.in





ATRIUS
PREMIUM COMMERCIAL SPACES

SETTING
STANDARDS,
SOARING
HIGHER

A GRAND ENTRANCE TO GREAT POSSIBILITIES





ELEVATED
DESIGN FOR
ELEVATED
BUSINESS

ATRIUS

GALLERY 14

GALLERY 14

GALLERY 14

ATRIUS

MOBILE HUB

MOBILE HUB

MOBILE HUB

CROMA

CROMA

CROMA

CROMA

MOBILE HUB



A LANDMARK
OF OPPORTUNITY
AWAITS

ATRIUS



UPPER BASEMENT
FLOOR PLAN

40.00 MTR WIDE ROAD

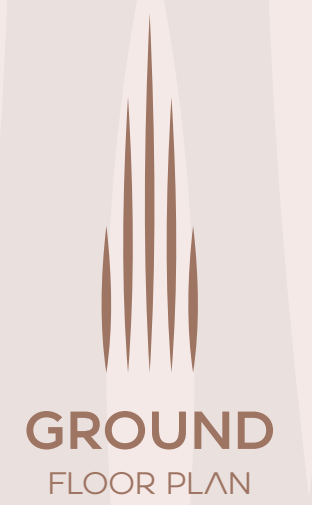


LOWER BASEMENT
FLOOR PLAN

40.00 MTR WIDE ROAD

UNIT NO.	CARPET AREA	UNIT NO.	CARPET AREA
Anchor 1	6691	Showroom 7	1209
Anchor 2a	2915	Showroom 8	1209
Anchor 2b	3253	Shop 1	469
Showroom 1	1216	Shop 2	470
Showroom 2	1209	Shop 3	470
Showroom 3	1209	Shop 4	470
Showroom 4	1209	Shop 5	470
Showroom 5	1209	Shop 6	470
Showroom 6	1209	Shop 7	470

All area in sq.ft.



GROUND
FLOOR PLAN



40.00 MTR WIDE ROAD

UNIT NO.	CARPET AREA	UNIT NO.	CARPET AREA
Anchor 1	6682	Showroom 4	1674
Anchor 2	6142	Showroom 5	1674
Showroom 1	2140	Showroom 6	1674
Showroom 2	1674	Showroom 7	1674
Showroom 3	1674		

All area in sq.ft.

1st & 2nd FLOOR PLAN



40.00 MTR WIDE ROAD

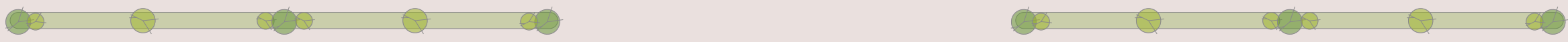
UNIT NO.	CARPET AREA	OPEN TERRACE	UNIT NO.	CARPET AREA	OPEN TERRACE
Office 1	2037	3203	Office 10	1554	2871
Office 2	702	299	Office 11	679	1088
Office 3	697	297	Office 12a	461	155
Office 4	697	297	Office 12b	461	155
Office 5	697	297	Office 14	461	155
Office 6	697	297	Office 15	461	155
Office 7	697	297	Office 16	461	155
Office 8	697	297	Office 17	461	155
Office 9	697	297	Office 18	461	155

All area in sq.ft.

3rd FLOOR PLAN



40.00 MTR WIDE ROAD

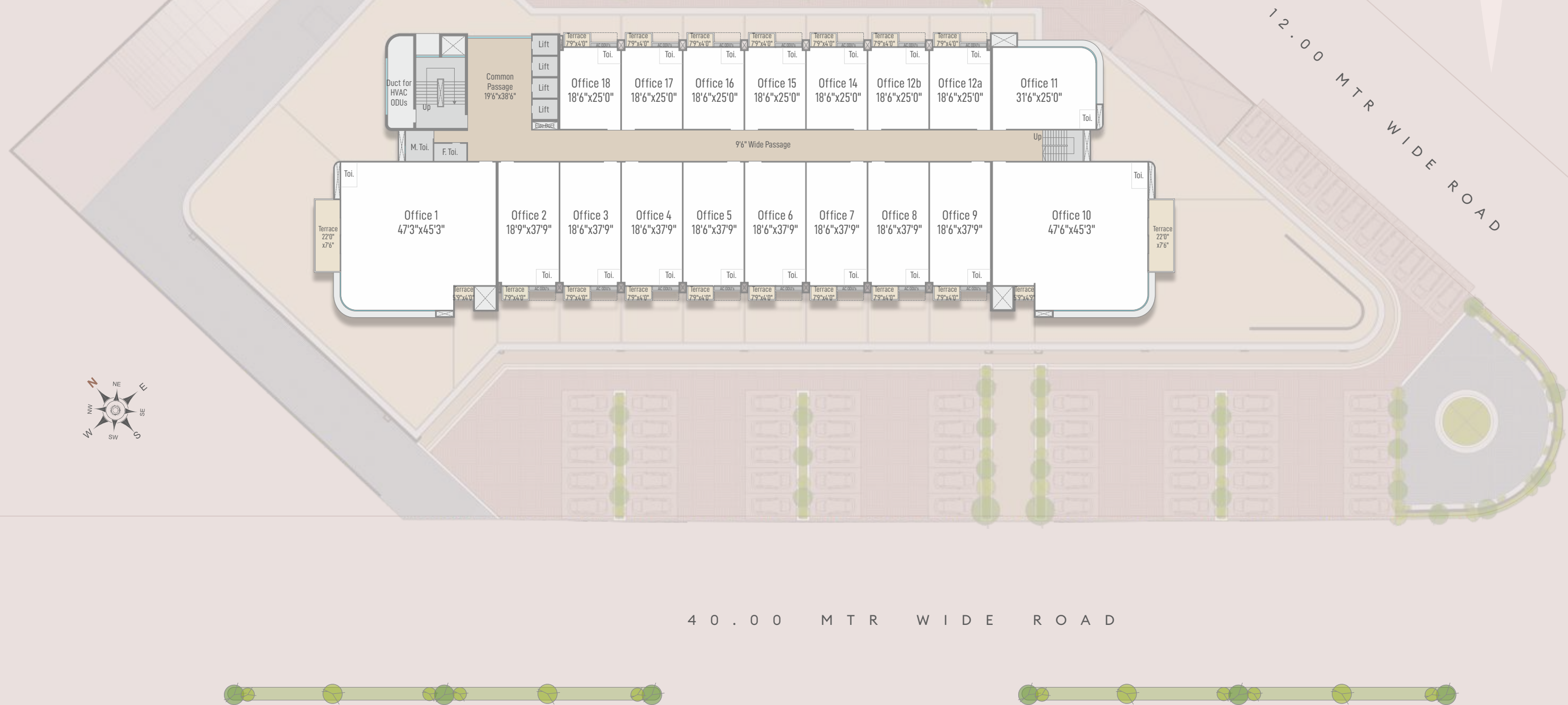


UNIT NO.	USABLE AREA	UNIT NO.	USABLE AREA
Office 1	2225	Office 10	2231
Office 2	732	Office 11	784
Office 3	728	Office 12a	492
Office 4	728	Office 12b	492
Office 5	728	Office 14	492
Office 6	728	Office 15	492
Office 7	728	Office 16	492
Office 8	728	Office 17	492
Office 9	728	Office 18	492

All area in sq.ft.

4th, 6th, 8th, 10th

FLOOR PLAN



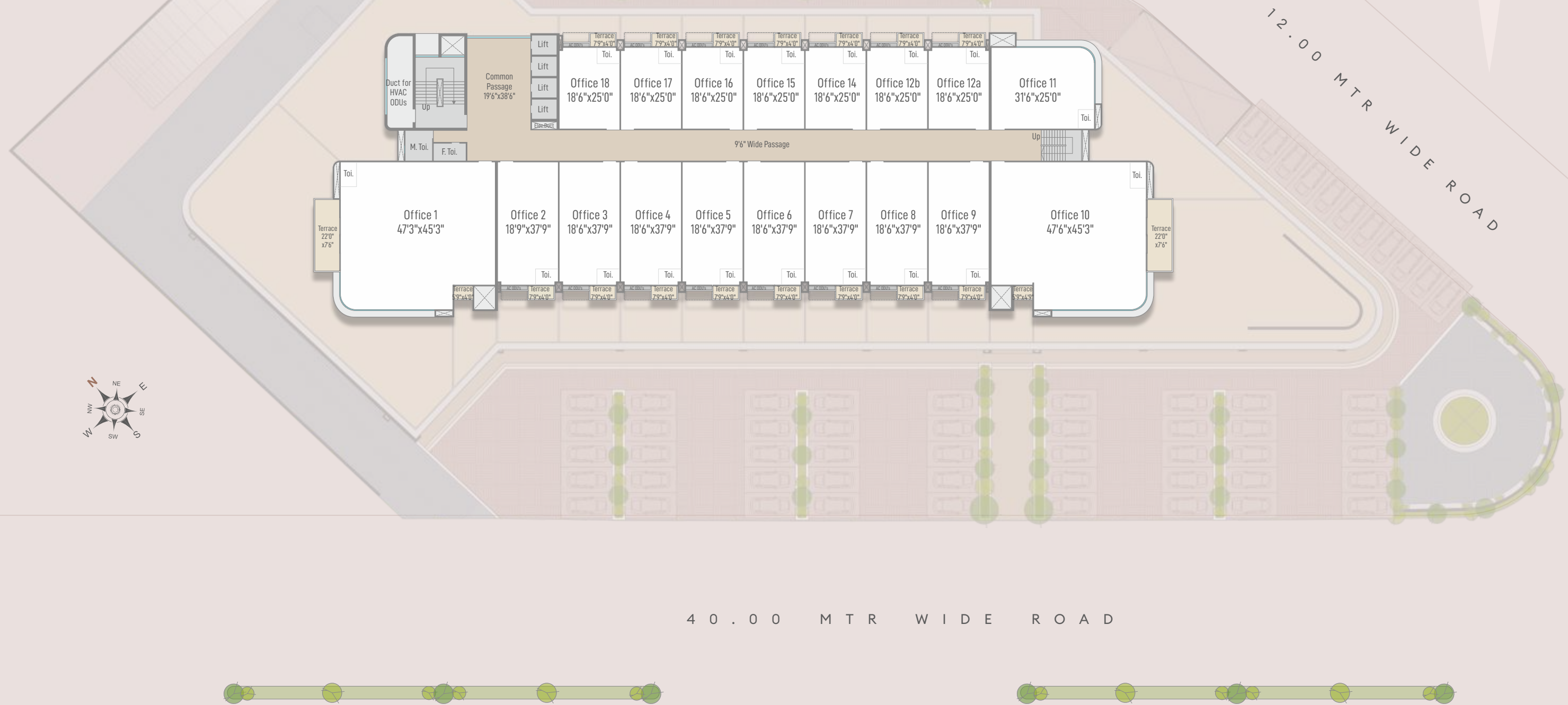
12.00 MTR WIDE ROAD

40.00 MTR WIDE ROAD

UNIT NO.	USABLE AREA	UNIT NO.	USABLE AREA
Office 1	2225	Office 10	2231
Office 2	732	Office 11	784
Office 3	728	Office 12a	492
Office 4	728	Office 12b	492
Office 5	728	Office 14	492
Office 6	728	Office 15	492
Office 7	728	Office 16	492
Office 8	728	Office 17	492
Office 9	728	Office 18	492

All area in sq.ft.

**5th, 7th,
9th, 11th**
FLOOR PLAN



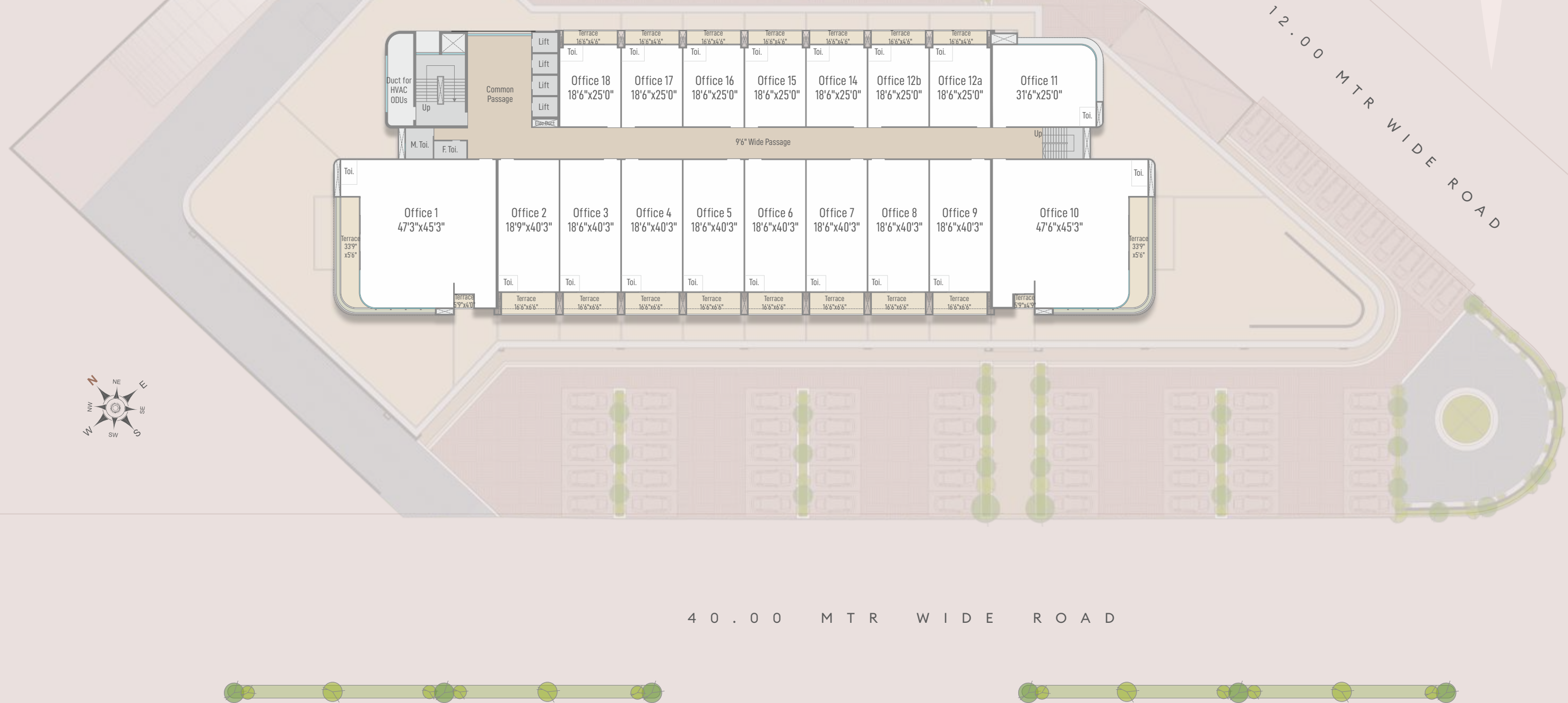
12.00 MTR WIDE ROAD

40.00 MTR WIDE ROAD

UNIT NO.	USABLE AREA	UNIT NO.	USABLE AREA
Office 1	2116	Office 10	2118
Office 2	861	Office 11	784
Office 3	856	Office 12a	534
Office 4	856	Office 12b	534
Office 5	856	Office 14	534
Office 6	856	Office 15	534
Office 7	856	Office 16	534
Office 8	856	Office 17	534
Office 9	856	Office 18	534

All area in sq.ft.

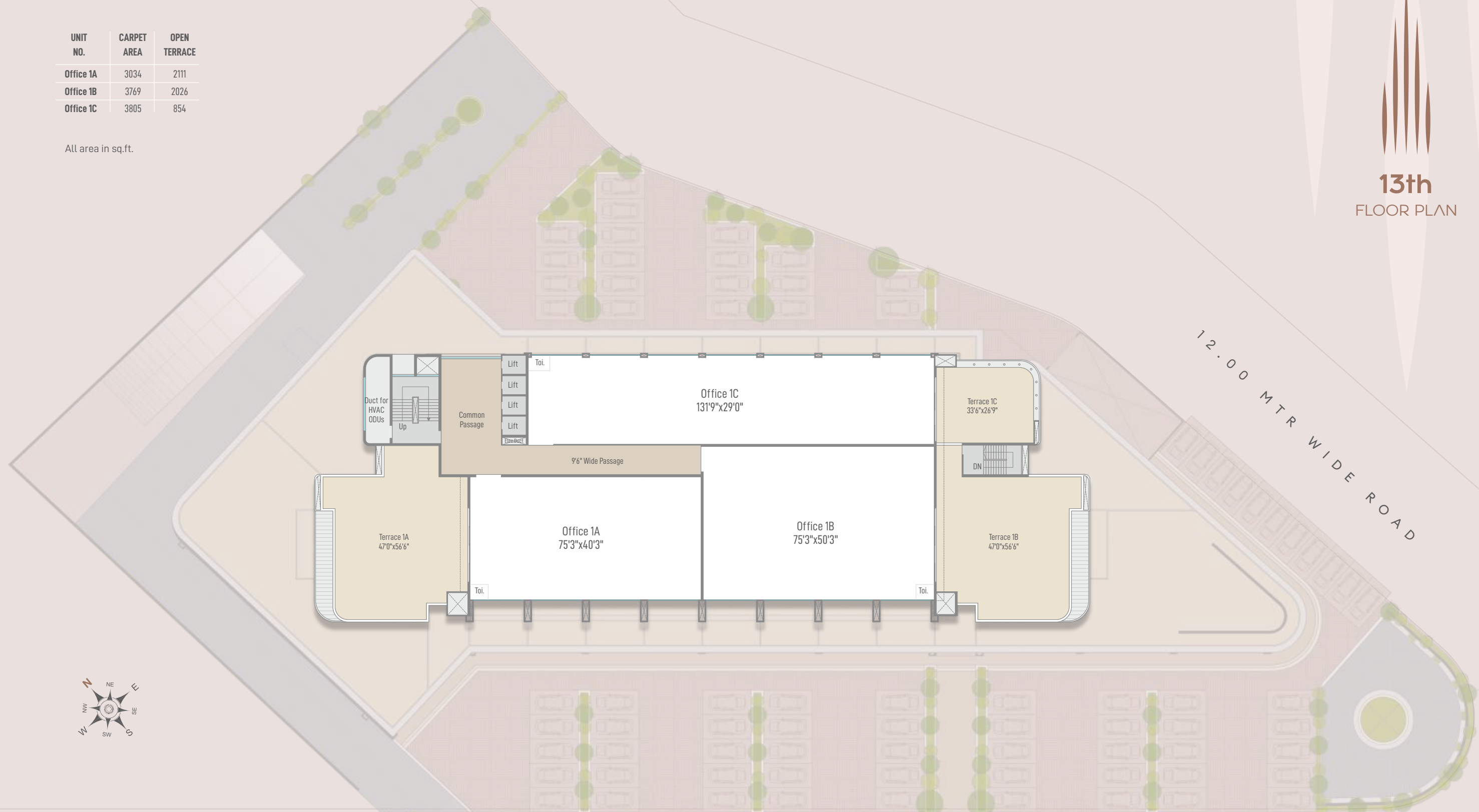
12th FLOOR PLAN



UNIT NO.	CARPET AREA	OPEN TERRACE
Office 1A	3034	2111
Office 1B	3769	2026
Office 1C	3805	854

All area in sq.ft.

13th
FLOOR PLAN



12.00 MTR WIDE ROAD

40.00 MTR WIDE ROAD



**DESIGNED TO IMPRESS.
BUILT TO INSPIRE**

Where contemporary architecture meets thoughtful comfort - welcome to a space where productivity and relaxation blend seamlessly. From striking geometric balconies to cozy outdoor seating, every detail is crafted to elevate your everyday experience. Whether you're closing deals or sipping coffee at sunset, this is where ambition meets elegance.

VALUE ADDITIONS



Easy accessible front entrance for Offices, Ground / First Floor Showroom from main 40 mtr road



Water supply & drainage connections to each unit for toilet provision at particular location.



1 High Speed lift for goods.



DG Power backup for common Area illumination & Elevators.



Smart size offices with terrace/ balcony.



Road side instant parking for visitors.



3 high speed automated elevators, also entry from basement for offices.



Grand Double Height lobby - a refined welcome to corporate excellence



Excellent frontage with magnificent visibility.



Reception area on Ground Floor for offices.



Separate lift for Ground Floor to Second floor showrooms.



Located on 40 mtr. Vadsar Ring road most developing road of Vadodara.



2 Level Allotted parking, on Lower/Upper basement Offices & Showrooms.



Water harvesting system.



Double car size ramp for basement entry & exit.



24 hrs Security with CCTV Surveillance.



Well Designed separate Common washrooms for each floor.



Abundant natural light and ventilation



Allotted space for outdoor ac unit in each unit.



Common Solar Panel.



SPECIFICATION

STRUCTURE & WALL CONSTRUCTION

- R.C.C. Framed structure design, as per structural consultant.
- Internal & external wall with AAC block masonry.
- Finishing - Internal Walls with putty and primer & External Walls with texture paint as per architect's design.

FLOORING & WALL CLADDING

- Vitrified tiles flooring with skirting in all units.
- Natural Stone / Premium Vitrified Tiles Flooring in corridor & stairs.
- Designer Flooring in Lobby.
- Unit attached toilet on demand at extra cost.

ELECTRICAL

- Main electrical line from meter panel to unit DB board at one point in Showrooms/Offices.
- Fire Safety Equipment's in common areas for safety as per norms.
- Provision for 3 phase meter on demand at extra cost.

DOORS & WINDOWS

- Decorative flush Doors with laminate & Safety lock for Offices.
- Glass glazing/ G.I. rolling shutter with paint for showrooms.
- Anodized / powder coated aluminium section windows.

SET YOUR
AMBITIONS IN
STONE AND
GLASS



KEY PLAN



PAYMENT SCHEDULE

- 10% on Booking
- 20% at Start of Foundation Level
- 15% Plinth Level
- 05% First Floor slab
- 05% Third floor slab
- 05% Fifth Floor slab
- 05% Seventh floor slab
- 05% Ninth Floor slab
- 05% Eleventh Floor slab
- 05% Thirteen Floor Level
- 05% Masonry Level
- 05% Plaster
- 05% Flooring
- 05% Before Possession/
Finishing Level

TERMS & CONDITIONS:- The information contained in this brochure is subject to change as may be approved by the competent authorities and cannot form part of any form or contract. All plans are subject to any amendments approved by the competent authorities. This brochure shall not be treated as a legal document. It is only for the purpose of information. The developers reserve all the rights to make any changes as may be necessitated from time to time in the layout. Building plan and specifications without any prior notice. Such changes would be binding to all members. The areas are indicative only. The measurements indicated in the plan may vary at the time of construction. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project, while every reasonable care has been taken in providing this information. The developers cannot be held responsible for any inaccuracy. Both Lift no. 1&2 in Both Tower are for common use to all floors, lift no.3 shown in Front Area Showrooms is for Ground/First Floor Use Only. In Future if any additional government taxes, maintenance charges, development charges will be bound by the buyer. In order to maintain the aesthetics of the building no signboards, in case of showrooms will allowed on marked location & outdoor ac unit will not be allowed on outer front & side elevation. Changes in structural design & external façade will not be permitted. Project completion time may vary as it is highly dependent on labour & material availability. Continuous defaults in payments will lead to cancellation of booking and refund will be made after new booking of the same unit after deduction of 5% of booking amount against administrative charge. Possession will be given only after one month of settlement of all accounts. In case of delay in water supply, light connection, drainage work by authority, developer will not be responsible. Rights of terraces, Margins land, Hoarding & balance or additional FSI and future construction & re development rights are remain & reserve by the developers & land lord only. Planter / Standing balcony / Architectural Projection mentioned in the brochure is just for reference & understanding and is not counted towards FSI but only Built up and available to the Allottee without any charge/consideration for the exclusive use of the unit owner. The amenities shown in the present brochure are proposed amenities only. The recipient of the present brochure is advised to compare the same with the approved lay out plan and the brochure submitted before the RERA. If any discrepancy is found in between the two brochures, the one submitted before the authority will supersede all other representations and the promoter/developer would only be liable to provide the amenities as per the approved lay out plan and brochure as submitted to RERA.