



Site Address: Atlanta Arista, T.P - 2, F.P - 20/1 To 20/4, B/H. Platinum Residency, Opp. Vatsalya Bungalow, University - Airport Road, Vesu. Surat - 395007.

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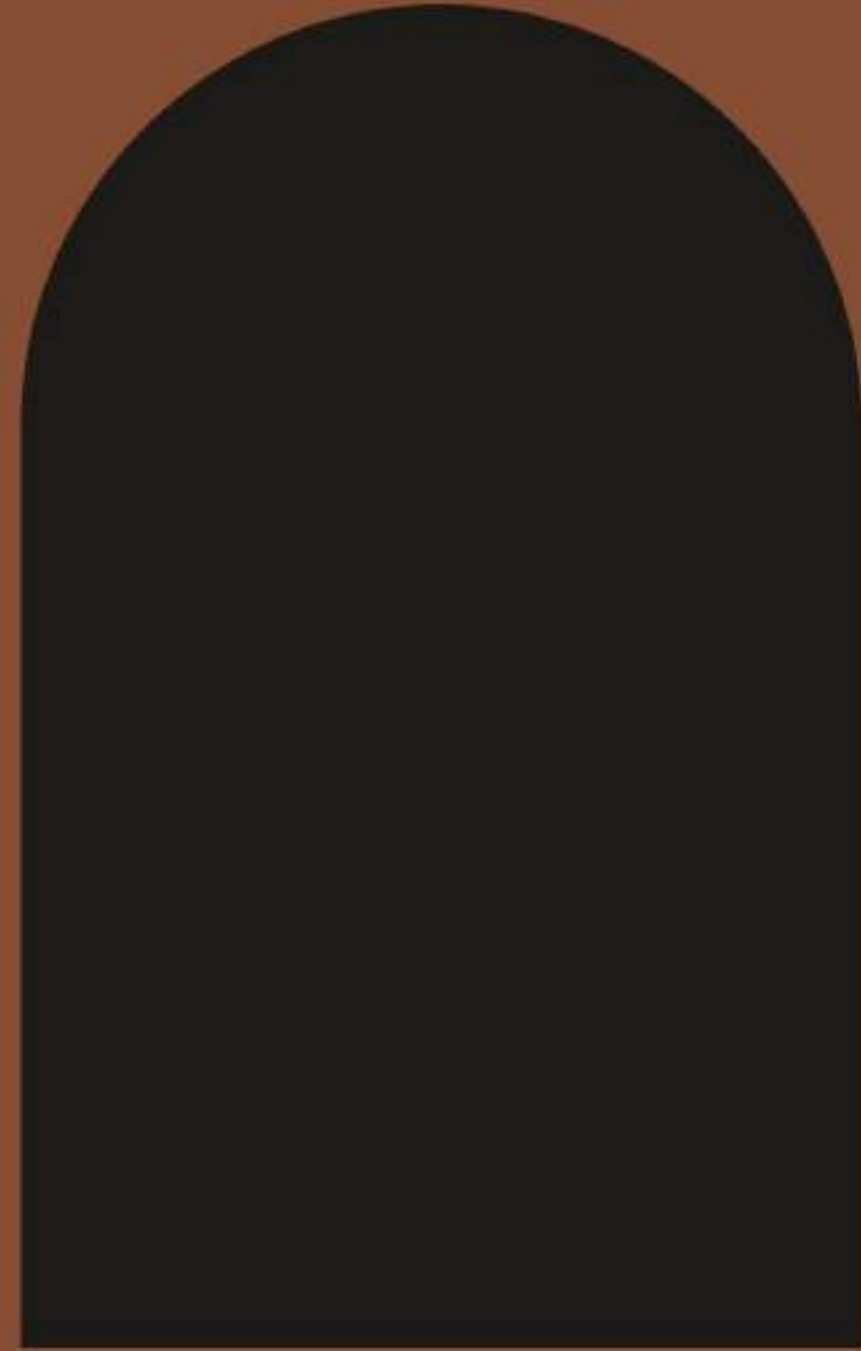
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ATLANTA
ARISTAA

BRISTLING WITH MODERN LIVING





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ABOUT US



Since years, Shree Krishna Group has been in the real estate and is founded on the profound principle of Creativity, Quality, Reliability and Sustain ability.

Shree Krishna Group, one of the renowned property developers in Surat, India and has developed aesthetically constructed space which includes commercial, residential, retail, hospitality and holds an extensive land bank all across. All our projects have attained the mark of unique achievements in terms of **grandeur, facilities, environment, trust and quality**. It all started with a dream to create world-class living from mere space.

Shree Krishna Group has always believed in identifying a need, and fulfilling it. We believe in delivering world-class construction and are considered as pioneers in the Indian infrastructure industry. Over the years, we have achieved new milestones with every endeavour. Additionally, with the presence in multiple sectors and involvement in revolutionary projects, **Shree Krishna Group** is creating opportunities for everyone with a vision for the future to leverage tenant relationships and expand the portfolio of IT space throughout pan India.

OUR ARCHIVES



Atlanta Business Hub @ Vesu



Atlanta Shoppers @ Vesu

COMMERCIAL

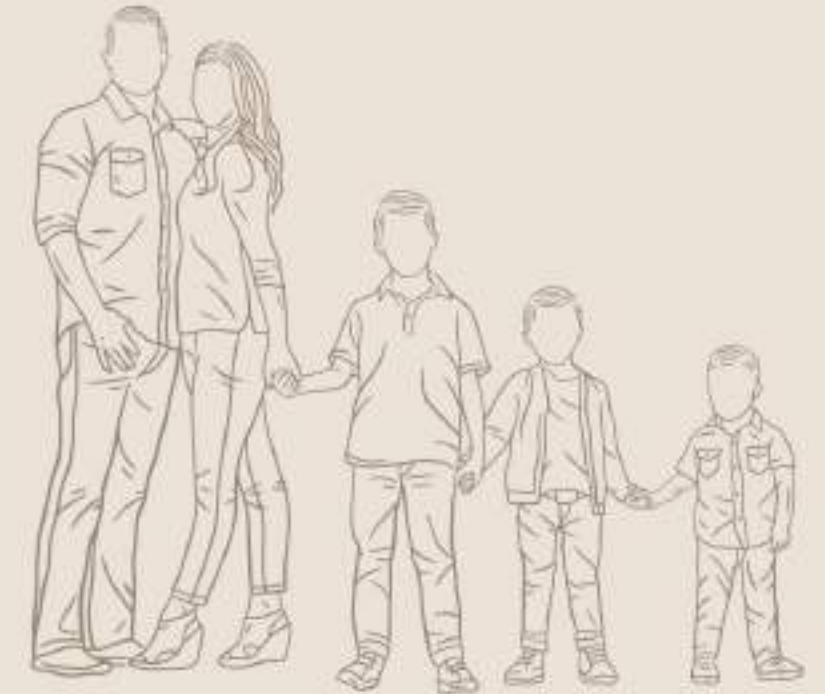


Atlanta Sky Deck @ Vesu



Atlanta Eliza @ Vesu

RESIDENTIAL



Welcome to Atlanta Aristaa
Where Every Detail Inspires Luxury

ENTRANCE GATE



ENTRANCE FOYER



RECEPTION AREA



Indulge in breathtaking views from your own deck or balcony at Atlanta Aristaa. Watch the world go by as you unwind in the serenity of your private outdoor oasis.



A lush 20,000 sq.ft. garden at the community's heart, featuring tranquil water elements, a cozy gazebo, and a scenic jogging track, your serene escape just steps from home.

LIVE IN COMFORT,
SURROUNDED BY BEAUTY



AMENITIES & SPECIFICATIONS

CLASS OF CAMPUS

- Exclusive residential project
- Building and garden highlighter light
- Driver seating at ground level
- BMS room (CCTV)
- R.C.C. road
- Society office
- Fire safety as per GDCR
- Cooler, wash and security room with toilet in each tower
- Huge 51000 sq.ft. central garden and utility space on campus with landscaping
- School van pickup at entrance
- Silent diesel generator for flat, 1 lift, parking light, water pump and common club facility
- Wheelchair accessibility

SPORTS ACTIVITY

- Net cricket pitch / pickle ball
- Children park
- Multipurpose court (badminton / volleyball)
- Jogging track

PARKING FACILITY

- 1 level basement, ground and 1st floor parking
- Rubber colour marking for entry - exit and parking space
- Tiles flooring in hollow plinth at ground level
- Trimix flooring in basement and 1st floor parking

VASTU COMPLIANCE

- Main entrance of society west to east
- All flat entries towards east or west
- All toilets W/C and all bedroom's bed position as per vastu

MAKING POINT OF LIVING

- New high of luxury in 3 BHK with well-planned 3 sides open space
- Huge deck balcony in every living room
- 3 meter floor height (top to top)
- basement + ground + 1st floor parking + 10 floor building
- Optimum use of natural air & light
- 63% open space in campus
- Charging point for electric vehicle (chargeable)
- underground & overhead water tank (fire) + one borewell in campus
- Structure design considering last earthquake





AMENITIES & SPECIFICATIONS

SEATOUT

- Pergola seating in garden
- Devotees seating
- Senior citizen seating with garden
- Deck seating with water body
- Curvature seating

AMBIENCE OF CLUB HOUSE

- Multipurpose hall (banquet / aerobics / yoga / coaching) with kitchen and wash
- Swimming pool with pool deck, shower area and changing room
- Baby pool
- Jacuzzi
- Indoor games(pool, table tennis, carom, card, chess board)
- Toddler zone
- Utilities area
- Gym
- Entrance plaza
- Circular floor pathway surrounding club house

WINDOW AND DOOR

- Aluminium section powder coated window
- 5 mm clear glass
- Living room to balcony entry full glass sliding window
- Main door decorative & flush door
- S.S. hardware fitting in floor

SAFETY & SECURITY

- Security cabin
- Boom barrier at main gate with sensor
- 2 layers of security with CCTV camera
- Intercom connectivity to all flats, security cabin, reception and club reception

BUILDING EXTERNAL SPECIFICATION

- Stair with granite treads and vitrified riser
- Stair passage vitrified flooring and dedo at lift
- R.C.C. pardi in stair railing
- Terrace with 2 coat water proof with china mosaic floor

TOWER RECEPTION FOYER

- Double heighten huge reception
- Name plate of flat owner
- Notice board
- LED T.V.
- Comfort sofa seating area with A.C.
- Intercom and CCTV
- Reception table and chair

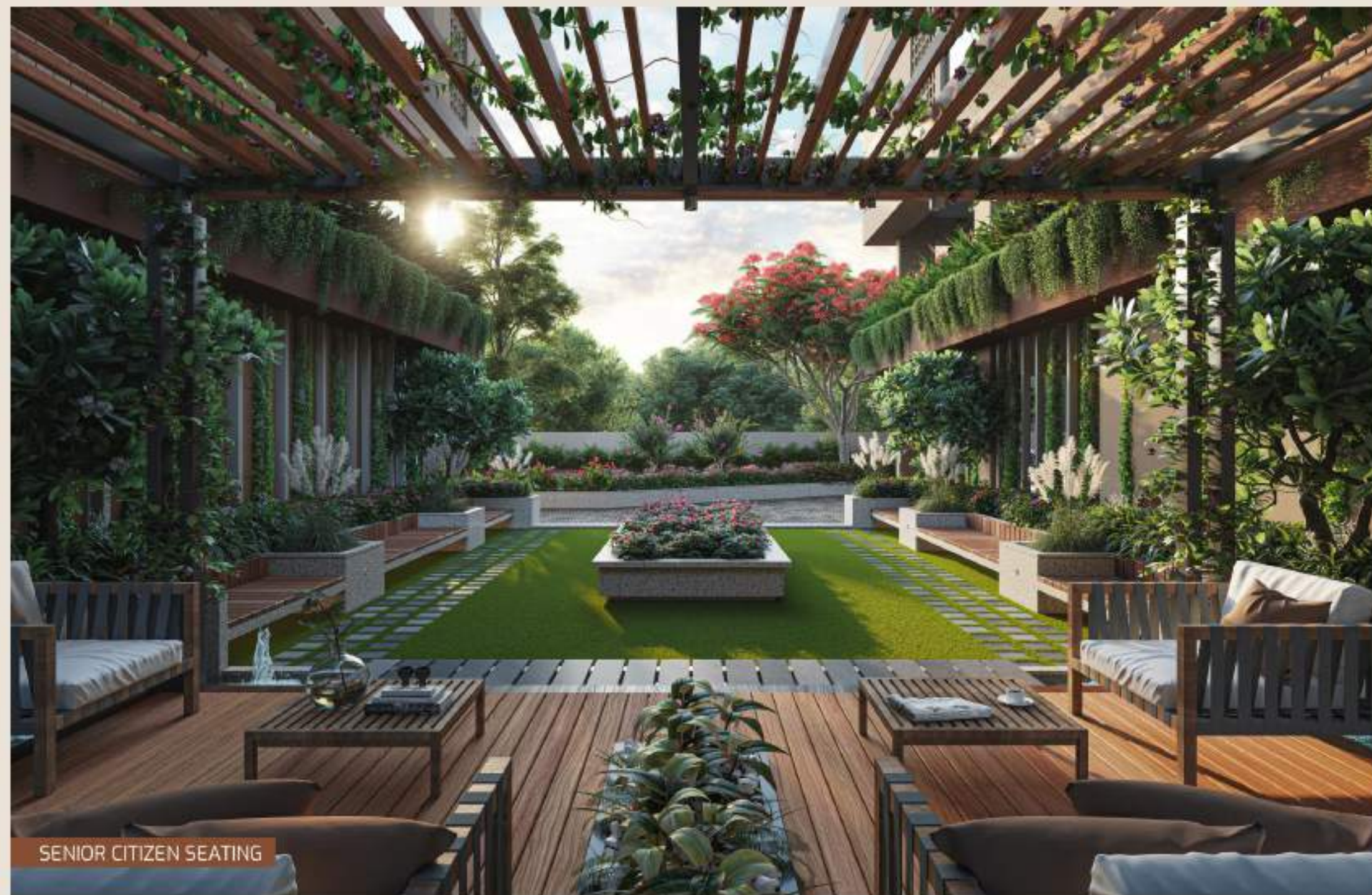
INTERNAL AND EXTERNAL WALL

- Block masonry
- Single coat smooth finish plaster with birla white lapi in flat internal wall
- Double coat mala plaster with two coat texture and acrylic paint plus primer base in external face.

PLUMBING AND SANITATION

- ISI standard sanitary ware for toilet
- Corrosion free CPVC / UPVC pipe & fitting
- Centralized plumbing system for hot water in toilets & kitchen - Pump room













GROUND FLOOR LAYOUT PLAN



TYPICAL FLOOR LAYOUT PLAN





LEGENDS

- 01 ENTRY / EXIT
- 02 ENTRANCE PLAZA
- 03 INTERNAL ROAD
- 04
- 05 DOUBLE HEIGHT FOYER
- 06
- 07
- 08 TOILET
- 09 SECURITY ROOM
- 10 SOCIETY OFFICE
- 11 RAMP ENTRY FOR BASEMENT
- 12 MULTIPURPOSE COURT
- 13 RAMP ENTRY FOR FIRST FLOOR
- 14 SENIOR CITIZEN SEATING AREA
- 15 CHILDREN PLAY AREA
- 16 TODDLER ZONE
- 17 RAMP EXIT FROM BASEMENT
- 18 RAMP EXIT FROM FIRST FLOOR
- 19 PATHWAY
- 20 INDOOR GAME
- 21 DECK
- 22 HIS AREA
- 23 JACUZZI
- 24 TODDLER POOL
- 25 SWIMMING POOL
- 26 HER AREA
- 27 KITCHEN
- 28 GYM
- 29 BANQUET HALL
- 30 NET CRICKET
- 31 CCTV ROOM
- 32 BMS ROOM





 BUILDING A1 | A2



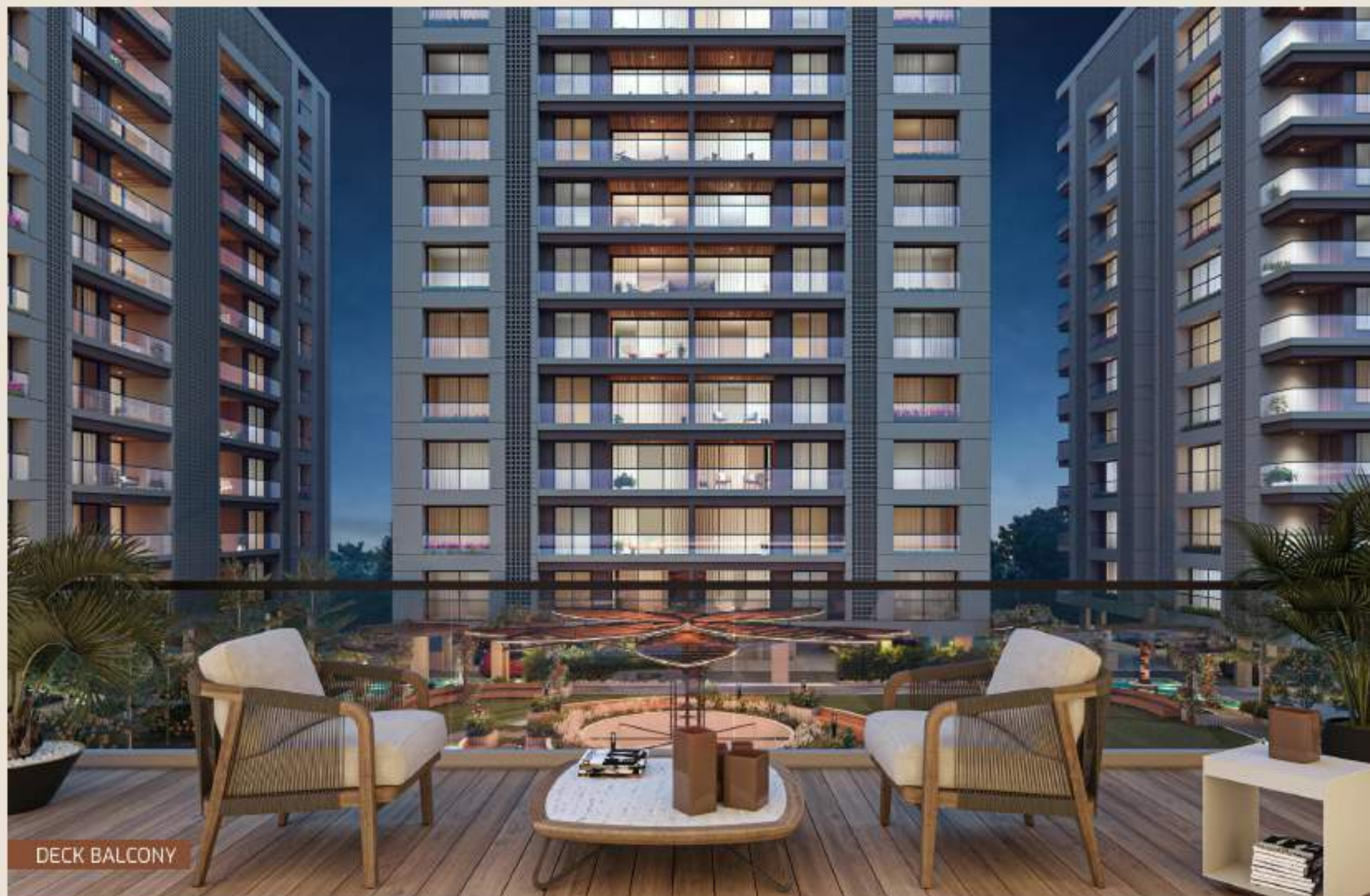
 BUILDING B1 | B2 | B3





 BUILDING C1 | C2 | C3





DECK BALCONY



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FLAT INTERIOR SPECIFICATION



Flooring

- Vitrified Italian figure 32" X 64" tiles in full flat.
- 24" X 24" vitrified in wash / store / dedo.
- Granite rack in store.
- Wooden figure vitrified in deck.

Kitchen

- Granite platform / vitrified slab.
- S.S. sink.
- Provision of plumbing for water purifier.

Hardware

- ISI standard S.S. fittings.



Electrical

- ISI STD modular switches & copper wiring.
- A.C., T.V., telephone point in hall and all bedrooms.
- MCB in individual flat.
- Oven, mixture and purifier point in kitchen.
- Gas geyser, washing M/C point in wash.

Lift

- Auto door passenger & fire lift.
- Auto collective.
- Electronic digital system.
- V & F drive.



Frames

- Granite door and window frame / slab.

Railing

- Aluminum railing with glass.

Toilet

- Italian figure vitrified floor & wall.
- One shower panel in one bathroom.
- Wall hung W.C. and basin.
- Health Faucet.



SCAN FOR
LOCATION



Connectivity:

BRTS Bus Station	: 1 minute
Petrol Pump	: 1 minutes
Hospital	: 1 minutes
Diamond Bourse	: 7.4 km
Vijaylaxmi Hall	: 1.3 km
VR Mall	: 2.9 km
Airport	: 6.4 km
Railway Station	: 10.9 km
S.D. Jain School	: 1.0 km
Khatushyam Temple	: 3.0 km

LOCATION MAP



A PROJECT BY



Legal Disclaimer

- ★ All dimensions are approximate, average and unfinished.
- ★ All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable products.
- ★ All the elements, objects, treatments, materials, equipment & colour scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specifications of our final products.

Note

- All rights for alteration / modification & development in design or specifications by architects and / or developer shall be binding to all the members.
- This brochure is for private circulation only. By no means it will form a part of any legal contract.

We Request

- Stamp duty, registration charges, legal charges, GEB / TORRENT / SMC charges, society maintenance charges expense etc, shall be borne by the purchaser.
- GST as & if applicable, will be borne by the purchaser.
- Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme like SMC tax, betterment / IC charges (deposit) will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- Internal conduction and laying of all low voltage facility such as shall be provided for each unit, all external laying and drawing of low-voltage cables such as mentioned or other shall be strictly laid as per consultants service drawings with prior consent of developer / builder's office. No wires / cables / conduits shall be laid or installed such that they form hanging formation on the exterior faces.
- In case of cancellation of unit 10% of payment will be deducted as management services charges and the balance will be returned only after release of the unit.