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A building is not just a place to be but a way to be.

- Frank Lloyd Wright

UNVEILING



RATNAAKAR  
atelier

3 bhk homes  
1737 | 1773 | 1791 sq.ft.  
& retail spaces



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atelier



RATNAAKAR  
atelier

ZEPHYRUS





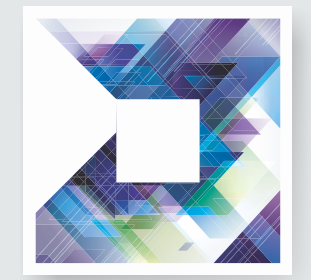
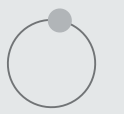
RATNAAKAR  
atelier



RATNAAKAR  
atelier



# FIRST FLOOR PLAN



RATNAAKAR  
atelier



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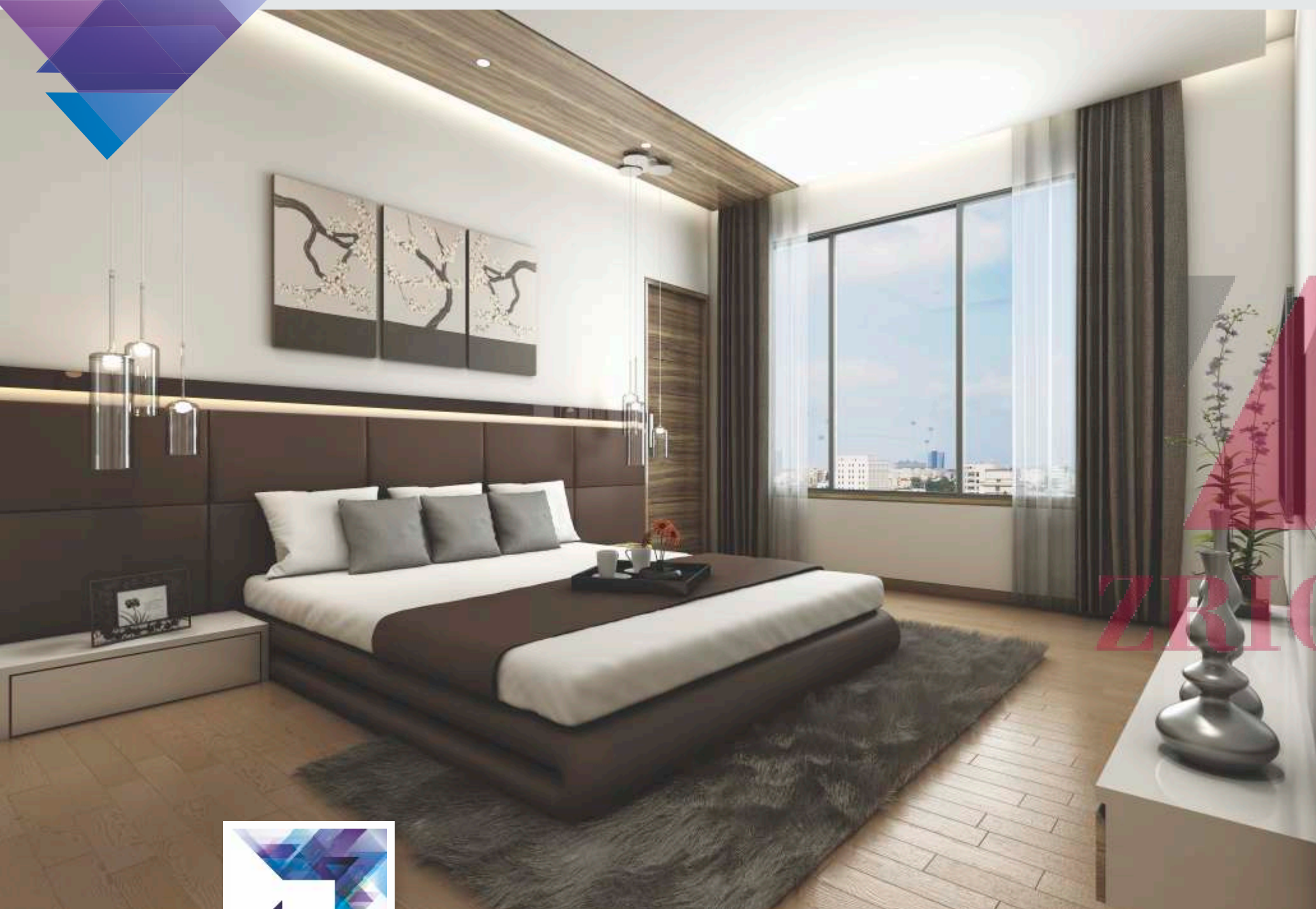
RATNAAKAR

atelier sit out and lawn

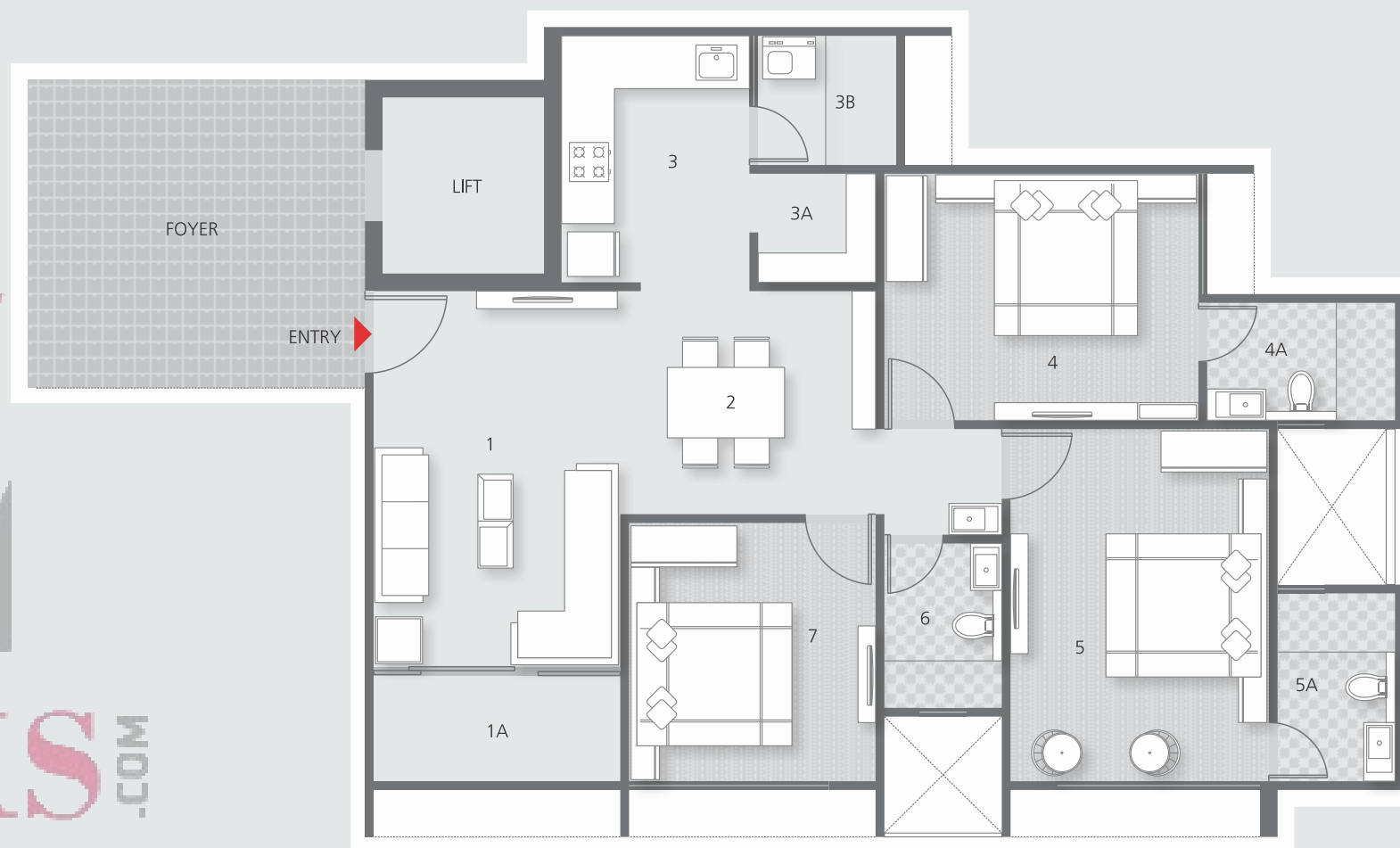
RATNAAKAR

# atelier children play area





**UNIT PLAN 3BHK**  
**BLOCK : A**  
**(1ST TO 11TH)**



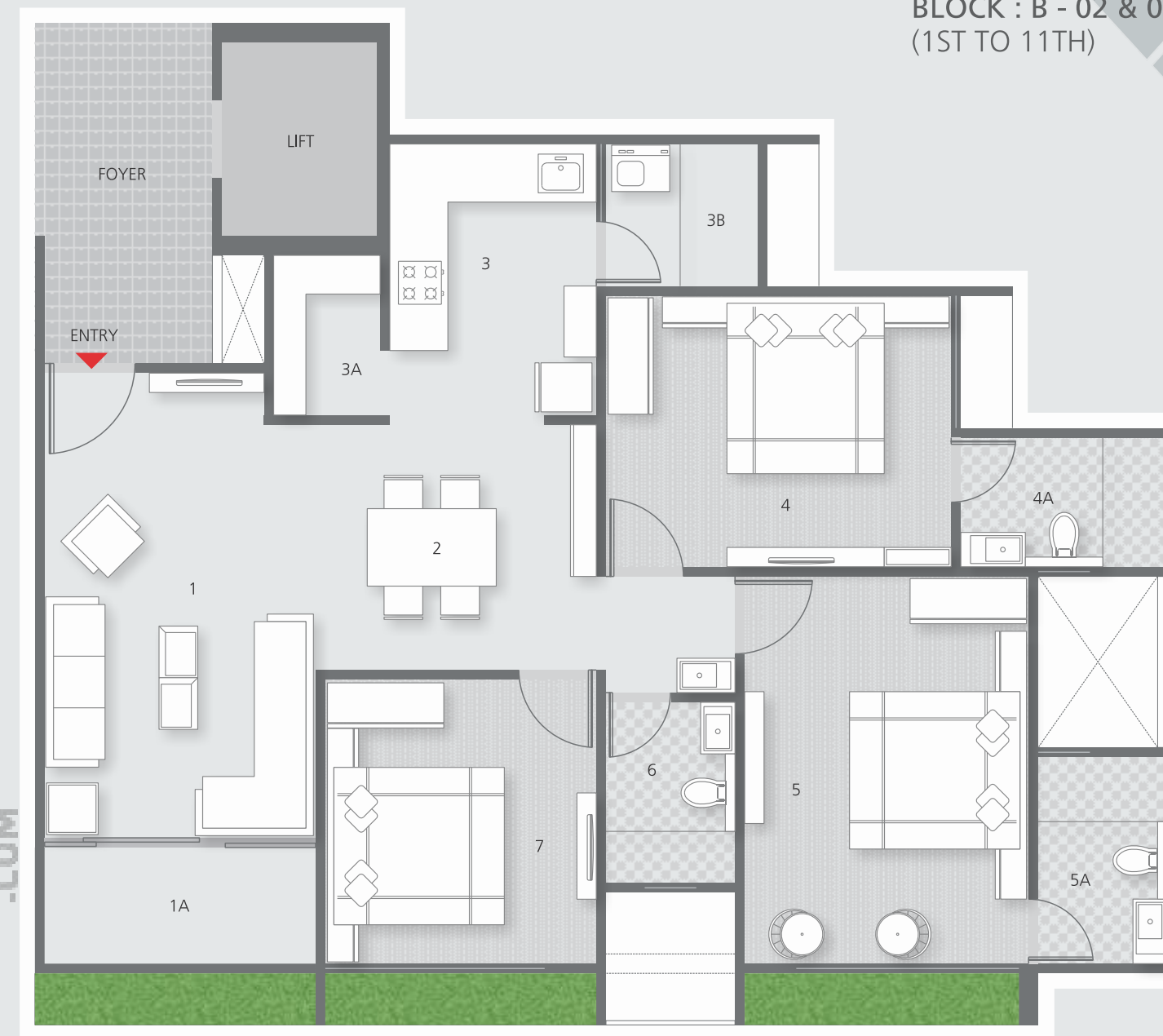
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**LEGEND**

NO	SPACES	AREA	NO	SPACES	AREA
1	LIVING	10'6" X 16'0"	4	BED ROOM-1	13'4½" X 10'6"
1A	BALCONY	10'6" X 4'10½"	4A	TOILET	8'0" X 5'0"
2	DINING	10'10½" X 9'6"	5	MASTER BED ROOM	11'0" X 15'0"
3	KITCHEN	8'0" X 10'6"	5A	TOILET	5'0" X 8'0"
3A	STORE	4'7½" X 4'7½"	6	GENERAL TOILET	5'0" X 7'0"
3B	KITCHEN YARD	6'3" X 5'6"	7	BED ROOM-2	10'6" X 11'0"

**UNIT PLAN 3BHK**  
**BLOCK : B - 02 & 04**  
**(1ST TO 11TH)**

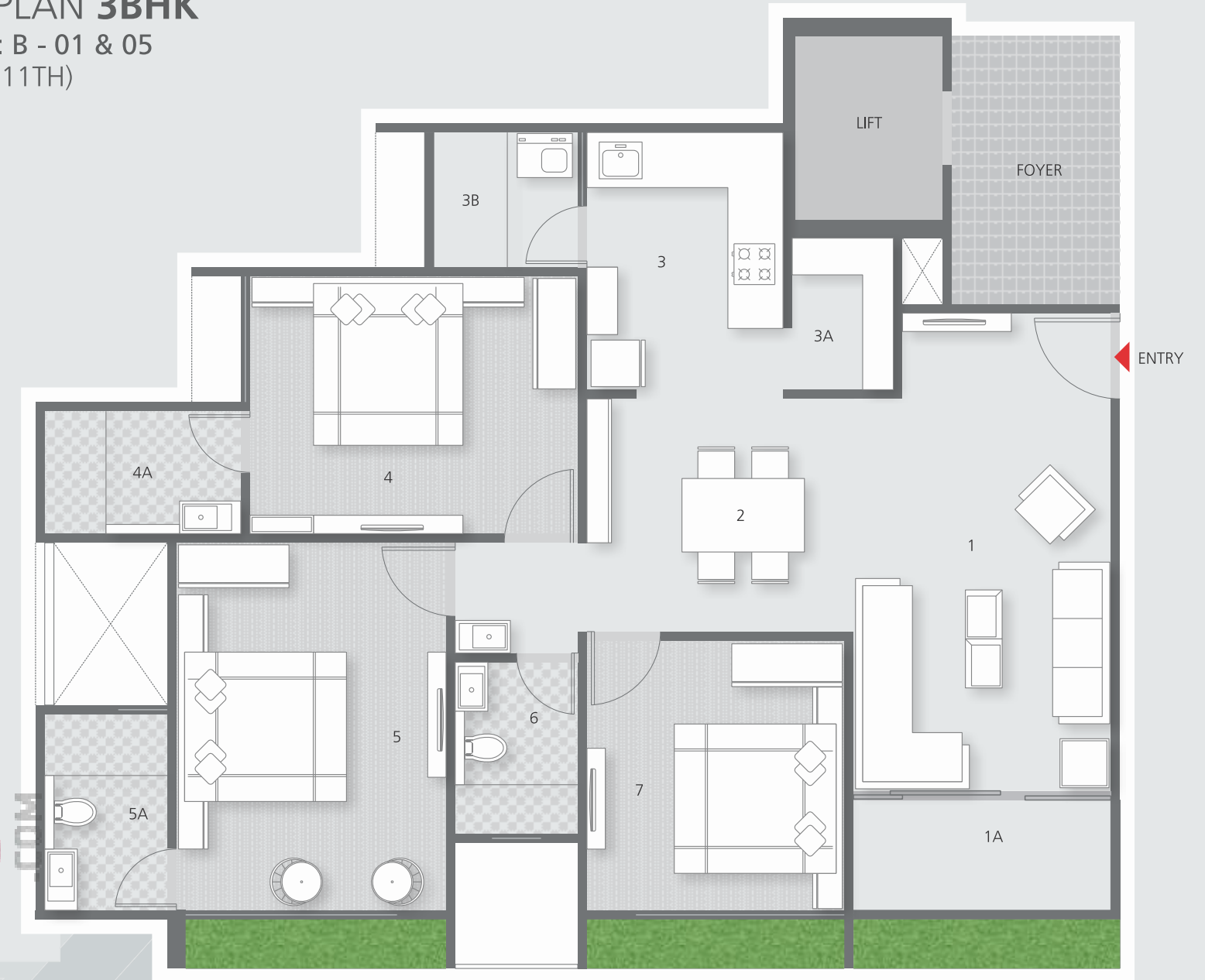


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**LEGEND**

NO	SPACES	AREA	NO	SPACES	AREA
1	LIVING	10'6" X 18'0"	4	BED ROOM-1	13'4½" X 10'6"
1A	BALCONY	10'10½" X 4'10½"	4A	TOILET	8'0" X 5'0"
2	DINING	10'10½" X 9'6"	5	MASTER BED ROOM	11'0" X 15'0"
3	KITCHEN	8'0" X 10'6"	5A	TOILET	5'0" X 8'0"
3A	STORE	4'1½" X 6'2¼"	6	GENERAL TOILET	5'0" X 7'0"
3B	KITCHEN YARD	6'3" X 5'6"	7	BED ROOM-2	10'6" X 11'0"

**UNIT PLAN 3BHK**  
**BLOCK : B - 01 & 05**  
**(1ST TO 11TH)**



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**LEGEND**

NO	SPACES	AREA	NO	SPACES	AREA
1	LIVING	10'6" X 19'6"	4	BED ROOM-1	13'4½" X 10'6"
1A	BALCONY	10'10½" X 4'10½"	4A	TOILET	8'0" X 5'0"
2	DINING	10'10½" X 9'6"	5	MASTER BED ROOM	11'0" X 15'0"
3	KITCHEN	8'0" X 10'6"	5A	TOILET	5'0" X 8'0"
3A	STORE	4'1½" X 6'2¼"	6	GENERAL TOILET	5'0" X 7'0"
3B	KITCHEN YARD	6'3" X 5'6"	7	BED ROOM-2	10'6" X 11'0"



**UNIT PLAN 3BHK**  
 BLOCK : B - 03  
 (1ST TO 11TH)

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**LEGEND**

NO	SPACES	AREA	NO	SPACES	AREA
1	LIVING	10'6" X 16'0"	4	MASTER BED ROOM	11'0" X 15'0"
1A	BALCONY	10'10½" X 4'6"	4A	TOILET	5'0" X 8'0"
2	DINING	8'4½" X 11'0"	5	BED ROOM-1	13'0" X 11'0"
3	KITCHEN	8'0" X 10'6"	6	GENERAL TOILET	5'0" X 7'0"
3A	STORE	5'0" X 5'0"	7	BED ROOM-2	13'0" X 11'0"
3B	KITCHEN YARD	8'0" X 4'6"	7A	TOILET	5'0" X 8'0"

## SPECIFICATIONS

### FLOORS :

Vitrified tiles in all bedrooms, kitchen, living and dining areas  
Ceramic tiles in all bathrooms  
Kota stone or similar in the store and wash areas

### WALLS :

All interior walls are plastered and putty finished  
Exterior walls are painted with a 100% acrylic paint

### KITCHEN :

Polished natural granite platform  
Stainless steel kitchen sink  
Glazed / ceramic tile dado up to lintel level on wall above platform

### DOORS :

Decorative main door with wooden framing  
Flush doors with wooden framing in all bedrooms and bathrooms

### WINDOWS :

Powder coated or anodized aluminum sliding windows with stone jambs

### BATHROOMS :

Glazed / ceramic tile dado up to lintel level  
High quality vitreous sanitary ware and plumbing fixtures

### ELECTRICAL :

Concealed PVC conduits with PVC insulated ISI grade copper wiring  
Adequate points for lighting and power  
Decorative modular switches with MCB distribution board

### MISCELLANEOUS :

Air conditioning points in all bedrooms  
Geyser points in all bathrooms  
Provisions for telephone, cable/DTH and broadband internet connections

### Specific Notes

- This brochure is meant for private circulation only.
- The developer reserves the rights to change, revise or make any additions, omissions, alterations or modifications to the scheme as a whole, or part thereof at their sole discretion without any prior notice. Such changes will be binding on all members.
- All dimensions presented herein are approximate and measurements are made from unfinished surfaces.
- External changes of any sort will not be permitted. Internal changes may be permitted with prior written permission from the developer and will be charged separately.
- This brochure is meant for the purposes of presentation only, and should not be treated as any form of binding document, offer or legal contract.
- Site development is subject to clearances from the municipal corporation and other government entities.

### Disclaimer :

Whilst reasonable care has been taken in the preparation of the brochure, the developer and its agents shall not be held responsible for any inaccuracies in its contents.

## KEY PLAN



SITE :  
OPP. CHANDAN PARTY PLOT  
JODHPUR, SATELLITE  
AHMEDABAD-380015





## NISHANT CONSTRUCTION PVT. LTD.

Established in 1995, Nishant Construction Pvt. Ltd. (NCPL) has been in the business of real estate development in Ahmedabad, with over 12 commercial and residential projects. Spread across the city, the group has covered an impressive diameter with projects running along Vastrapur to Prahladnagar and C. G. Road to Satellite Road.

Equipped with close to two decades of experience and almost 1.3 million sq. ft. in area of expertise, the group has created a niche for itself when it comes to luxury homes and commercial spaces.

They have several landmark developments to their credit, including Raindrops - a commercial project on C. G. Road and Rosewood Estate, among the tallest residential developments in the area of Satellite. Although, their biggest achievement and pride has been the Ratnaakar series - high-end luxurious residential apartments that have helped place them on the map of noteworthy real estate developers in the city.

They bring with them an amalgamation of world class standards in quality control and innovative technologies in construction that has earned them the reputation of being among the best in the business.

The group currently has almost four ongoing projects, in the luxury, high-end living sector spread around the serene and upscale Satellite area.

The NCPL family consistently strives to deliver quality each time outdoing themselves, because they believe they are not just building homes, but a way of life.

Architect :  
**ADS Architect Pvt. Ltd.**

Structural Consultant :  
**Bhoomi Consultants**

### OUR CURRENT PROJECTS



Ratnaakar BeauMonde



Ratnaakar Caledonia



Richmond Grand

### PAST PROJECTS



Ratnaakar-1



Ratnaakar-2



Ratnaakar-3



Ratnaakar-4



Rosewood Estate



Raindrops



Rahul



Regency Plaza



Retreat



Regency Park



Regency Tower

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## **Nishant Construction Pvt. Ltd.**

An ISO 9001:2008 company

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