

A Project by :  
  
**NYALKARAN**  
GROUP

ZURICH 882507913 3D Visualisation by LUCID - The Artistry



SHOWROOMS - 3BHK & 4BHK  
PALATIAL APARTMENTS & PENTHOUSE



॥ जय श्री स्वामिनारायण ॥  
जय श्री गणेशाय नमः



**A Good Home Makes All The Difference**

A good home is where you get everything you need and more. A good home is where you get the golden triangle of-comfort, convenience and class.



The foundation of Nyalkaran Group Firm was established in the year 2010 and started venture in the field of construction. Nyalkaran Group has proved to be very famous for its residential and commercial projects in Vadodara and Ahmedabad. Nyalkaran Group is a reputed group in Vadodara and is famous among the top developers. So far more than 5000 families have won the trust and successfully given possession.

**OUR GOAL**  
Prime location, master planning, stunning elevation, best quality, affordable rates, possession on time, customer satisfaction, these key factors have played an important role in building our brand, We deliver services that provide integrity, professionalism & peace in the mind of our customers.

**56,50,000+**  
Sq.Ft. Area

**7500+**  
Happy Customers

**2000+**  
Commercial Units

**5500+**  
Residential Units

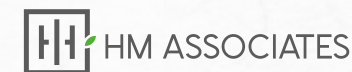


**Shree Siddheshwar Hridayam** – A Project with Remarkable Experience & Finesse in furnishing the finest efforts, in the field of construction laid under Vadodara's renowned the **Nyalkaran Group**

<b>The Most Suitable Site For Your Business &amp; Propitious Lifestyle</b>	<b>Perfectly Aerated &amp; Capacious Planning</b>	<b>Astonishing Elevation</b>
<b>3BHK One Car &amp; 4BHK Two Car Allotted Parking</b>	<b>Luxurious A-class Amenities &amp; Leisure Arrangements Revitalizing Life</b>	<b>World Class Quality Material &amp; Works</b>

**From The Heart of Architect**

HM Associates has presented retrospectives of their work for over 34 year in the field of architecture. Handpicked team of professionals has proven to be the best over the years whilst they provide a one site solutions to the homeowners & Business hub. Shree Siddheshwar Havelock aspires to go beyond the expectations of the our client and to interpret what is left unsaid.



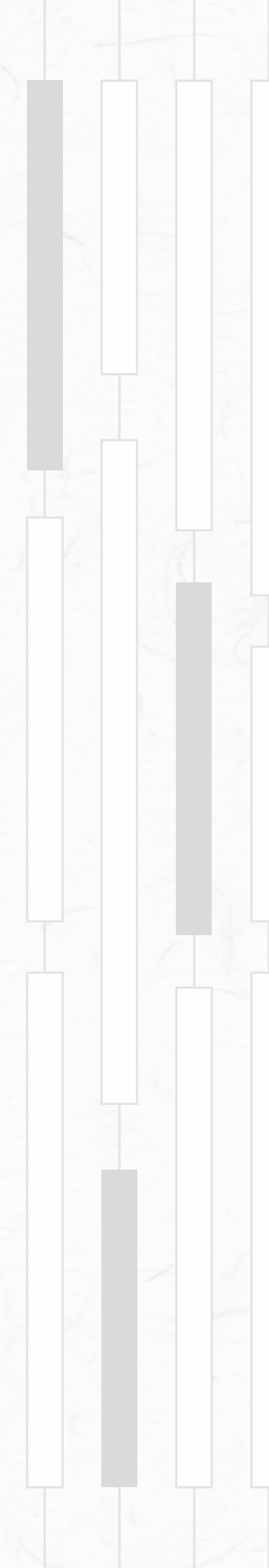


### Live The Good Life

When you live in a good home, coming home feels like a blessing and when you work at a spacious showroom, Monday becomes your favourite day of the week.



Decorative Entrance Gate





### Feel The Goodness In Every Corner

With a vision to redefine urban living, Nyalkaran Group has chosen an extremely up-class area with finest residential and commercial hubs around to craft your home and workplace.

Shree Siddheshwar Hridayam, as it stands on the golden triangle of comfort, convenience and class, offers you a grand entrance from a 24 metre wide TP road so that you never have to drive through a rush hour for entering your own home.



24.00 M.T. Wide TP Road



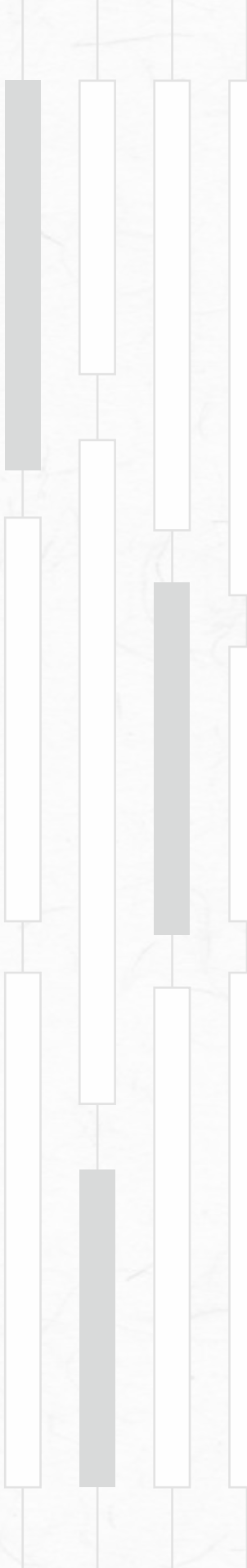


### A Good Design Makes For A Good Living

A good design is one that not only looks appealing but also produces great functionality. Shree Siddheshwar Hridayam thoughtfully planned and perfectly detailed spaces offer separate parking spaces for commercial and residential areas.



Commercial Parking Spaces





### A Good Elevation Elevates Your Living

It's the little details that matter. It's in the little details where you feel the goodness of the creator's vision.

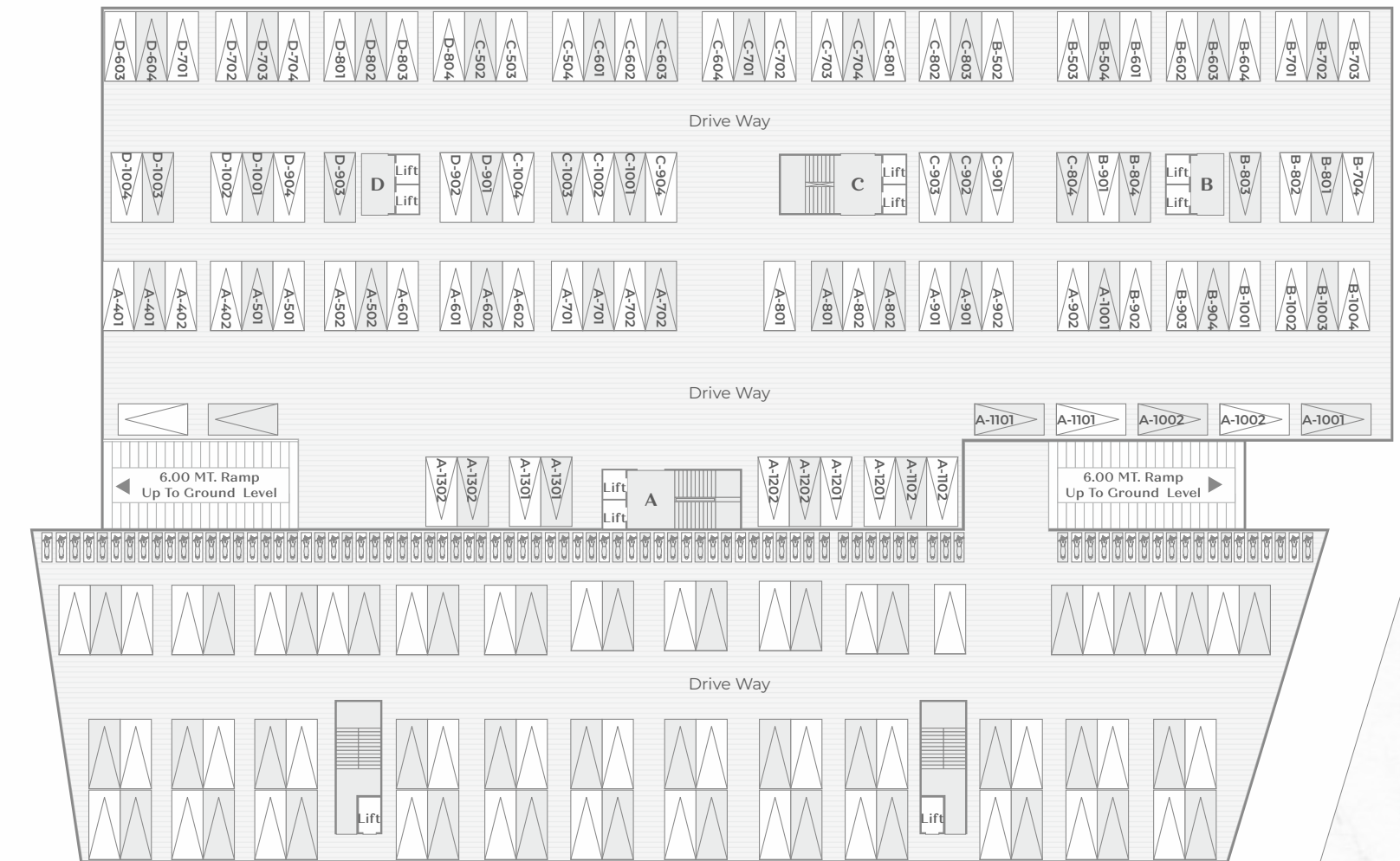
Shree Siddheshwar Hridayam vision has been brought to life with meticulously detailed designs that redefines the style of the living we've seen till today.



Creative Infrastructure



**BASEMENT LAYOUT**



24.00 M.T. Wide TP Road





### GROUND FLOOR LAYOUT



#### GROUND FLOOR SHOWROOMS

No.	Size	C.A.	S.B.A.
01	28'11½"x75'0"	1753	3001
02	19'3"x75'0"	1444	2466
03	19'3"x36'9½" 29'7½"x38'2½"	1840	3150
04	19'7½"x75'0"	1472	2523
05	19'3"x75'0"	1444	2466
06	20'9"x75'0"	1556	2653
07	20'9"x75'0"	1556	2653
08	19'3"x75'0"	1444	2466
09	19'7½"x75'0"	1472	2523
10	19'3"x36'9½" 29'7½"x38'2½"	1840	3150
11	19'3"x75'0"	1444	2466
12	41'11½"x75'0"	2295	3923

All Showrooms Height 15'00" Sq.Ft.

### FIRST & SECOND FLOOR LAYOUT

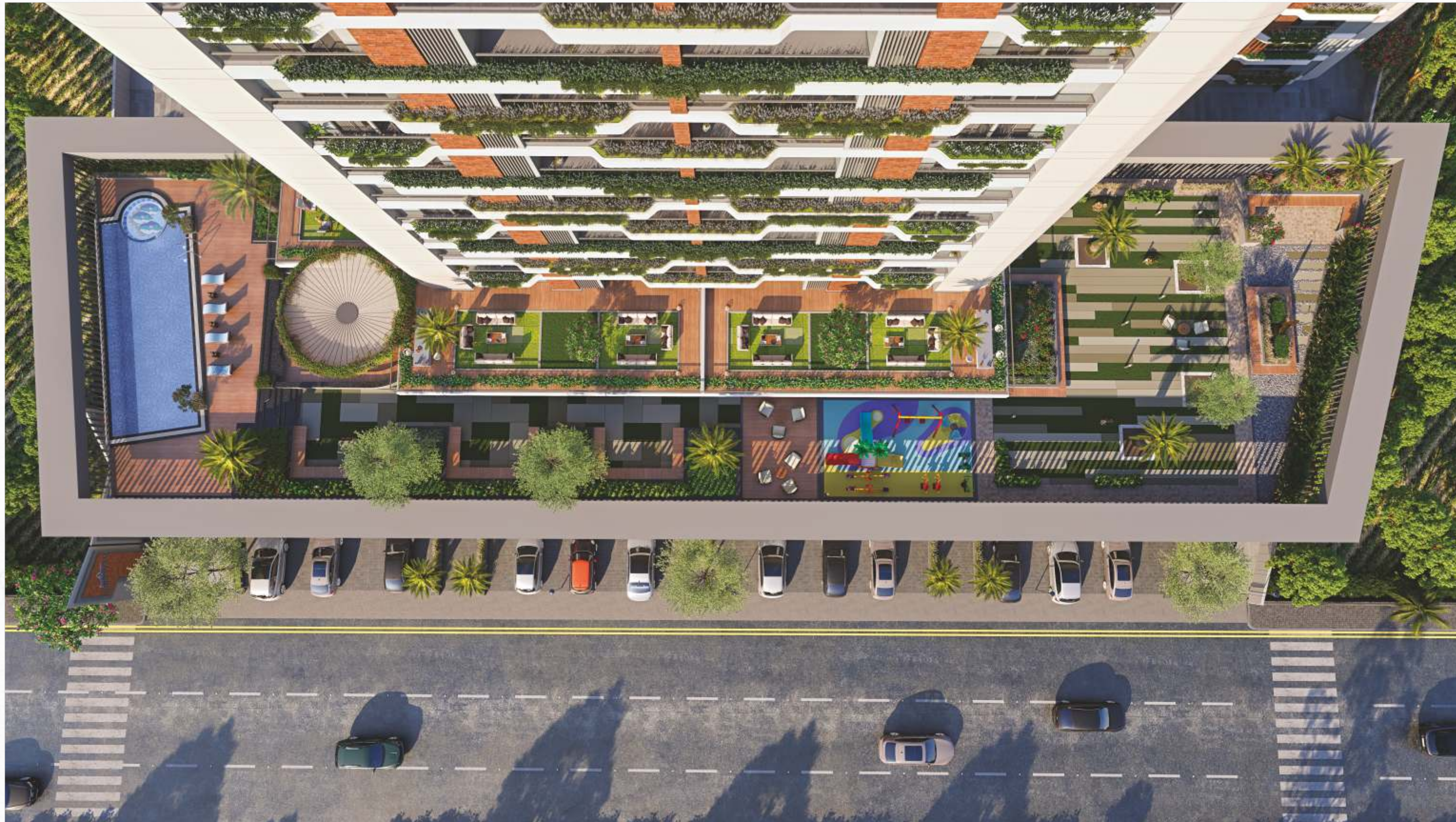


#### FIRST & SECOND FLOOR SHOWROOMS

No.	Size	C.A.	S.B.A.
01	28'11½"x68'6"	1634	2806
02	19'3"x68'6"	1319	2253
03	19'3"x30'3½" 29'7½"x38'2½"	1715	2935
04	19'7½"x68'6"	1344	2305
05	19'3"x68'6"	1319	2253
06	20'9"x68'6"	1421	2425
07	20'9"x68'6"	1421	2425
08	19'3"x68'6"	1319	2253
09	19'7½"x68'6"	1344	2305
10	19'3"x30'3½" 29'7½"x38'2½"	1715	2935
11	19'3"x68'6"	1319	2253
12	41'11½"x68'6"	2163	3698

All Showrooms Height 12'00" Sq.Ft.

Commercial Lift - 8'0"x5'0"



## The Levels of The Good Life

### The Grande Apartments

Shree Siddheshwar Hridayam The Grande 3BHK Apartments is a place that is all and you need.

### The Premiere Suites

Live in the splendour of these 4BHK Premiere Suites to live a life above ordinary.

### The Royale Suites

Full of view, air and good home vibes, these 3BHK Terrace Apartments are sure to give you a royal feeling every time you enter your home.

### The Presidential Suite

Dive into the good life of these 4BHK Presidential Suites that give you a happy morning everyday when you wake up.

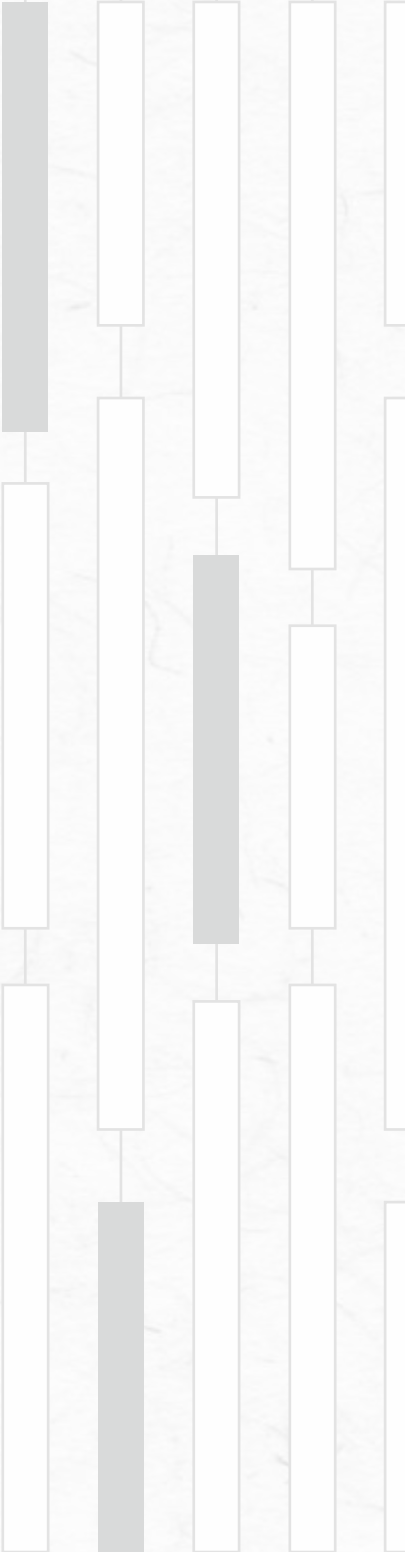
**18** Units  
4bhk Apartments

**02** Units  
4bhk Terrace Apartments

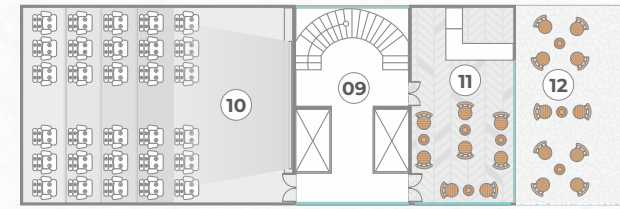
**120** Units  
3bhk Apartments

**06** Units  
3bhk Terrace Apartments

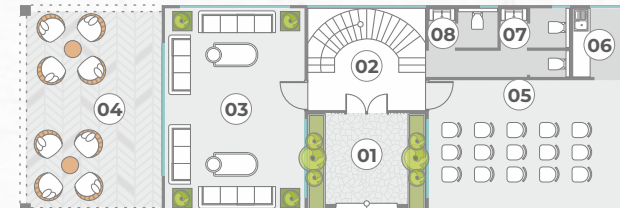
**36** Units  
Showrooms



3rd  
FLOOR LAYOUT



First Floor



Ground Floor

CLUB HOUSE

01	Club House Entry	13'6"x10'3"
02	Lobby	13'6"x11'9"
03	Lounge Area	16'0"x23'3"
04	Sitout Space	16'3"x24'0"
05	Multi Purpose Hall	22'0"x15'0"
06	Pantry	5'6"x7'11"
07	M. Toilet	7'11"x7'11"
08	F. Toilet	7'11"x4'6"
09	Lobby	13'6"x11'9"
10	Theater	32'3"x23'3"
11	Cafeteria	12'0"x23'3"
12	Sitout Space	13'0"x24'0"

GROUND FLOOR  
Amenities

01	Main Entry Gate	_____
02	Security Cabin	_____
03	6 Mt. Wide Resi. Ramp	_____
04	Visitor Parking	_____
05	Multi Purpose Sports Court	68'2"x42'7"
06	Club House	_____
07	Landscape Garden	_____
08	Children Play Area	_____
09	6 Mt. Wide Comm. Ramp	_____
10	Resi. Passage	13'1½"x10'9"
11	Resi. Lift	5'0"x6'6¼"
12	Skip Floor Lift	5'0"x5'0"
13	Skip Floor Passage	10'6"x6'0"



3rd FLOOR  
Amenities

01	Landscape Garden	6080 Sq.Ft.
02	Setting Area	_____
03	4' Wide Jogging Track	_____
04	6' Wide Wide Passage	_____
05	Banquet	39'3"x27'3"
06	Discotheque	20'9"x27'3"
07	Day Care	19'7½"x15'9"
08	Game Room	19'3"x15'9"
09	Indoor Game	20'9"x15'9"
10	Children Play Area	35'0"x24'6"
11	Wide Deck Sitting	17'7"x24'6"
12	Library	14'4½"x15'9"
13	Gym	39'3"x26'7½"
14	Sitting Area	98'8"x24'6"
15	Reception & Waiting Lobby	20'9"x33'7½"
16	Guest Bedroom	16'4½"x9'6"
17	F. Toilet	14'7½"x8'4½"
18	F. Changing & Shower	12'0"x7'7½"
19	M. Toilet	14'7½"x8'4½"
20	M. Changing & Shower	12'0"x7'7½"
21	Yoga Setting	33'4½"x27'4½"
22	Swimming Pool	50'0"x20'0"
23	Kids Pool	10'0"x10'0"
24	Deck area with Sittout	_____



24.00 M.T. Wide TP Road



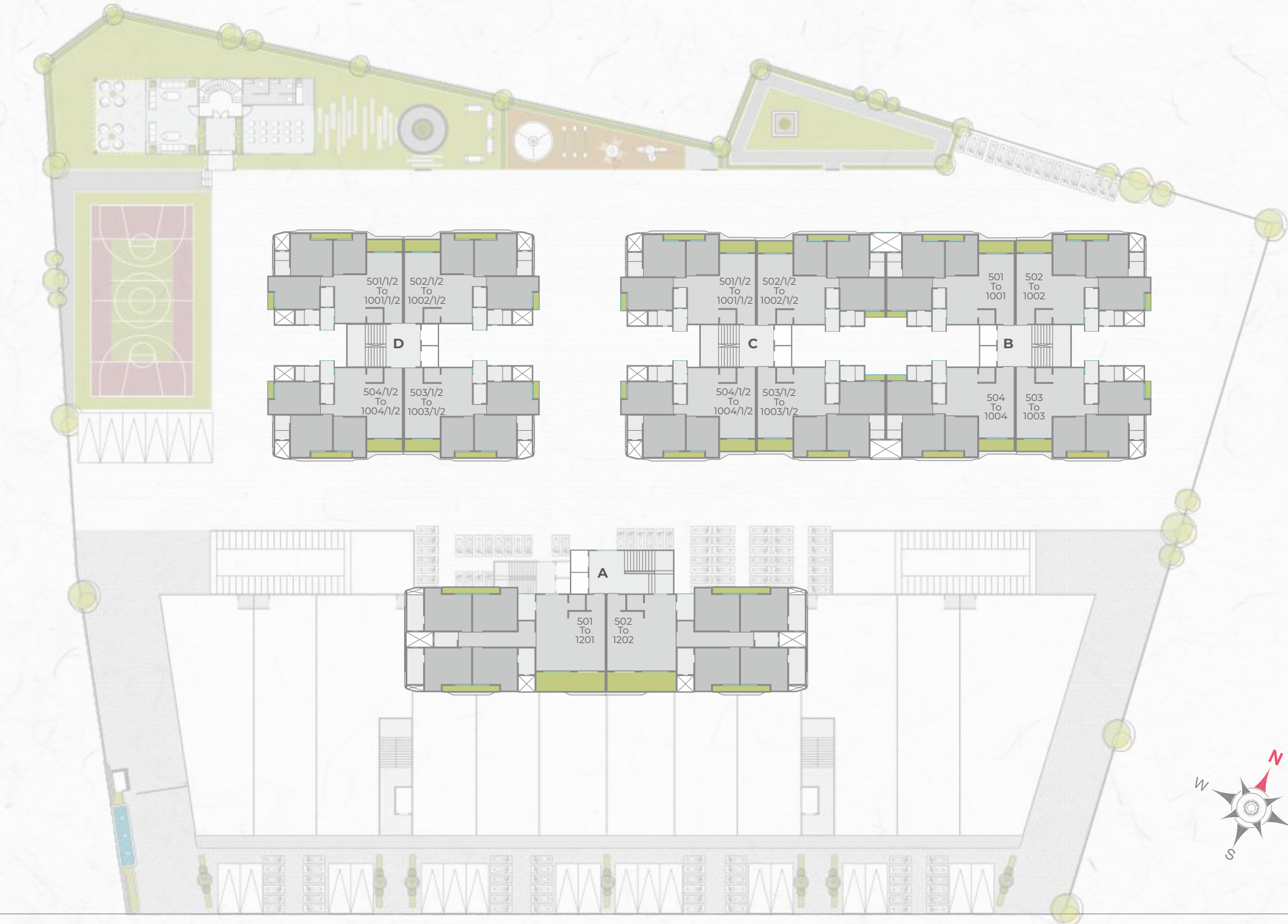
**4th  
FLOOR LAYOUT**

Open Terrace  
A-401 - 2128+235 Sq.Ft.  
A-402 - 1592 Sq.Ft.



**5th to 12th  
FLOOR LAYOUT  
(Tower-A)**

**5th to 10th  
FLOOR LAYOUT  
(Tower-B, C, D)**

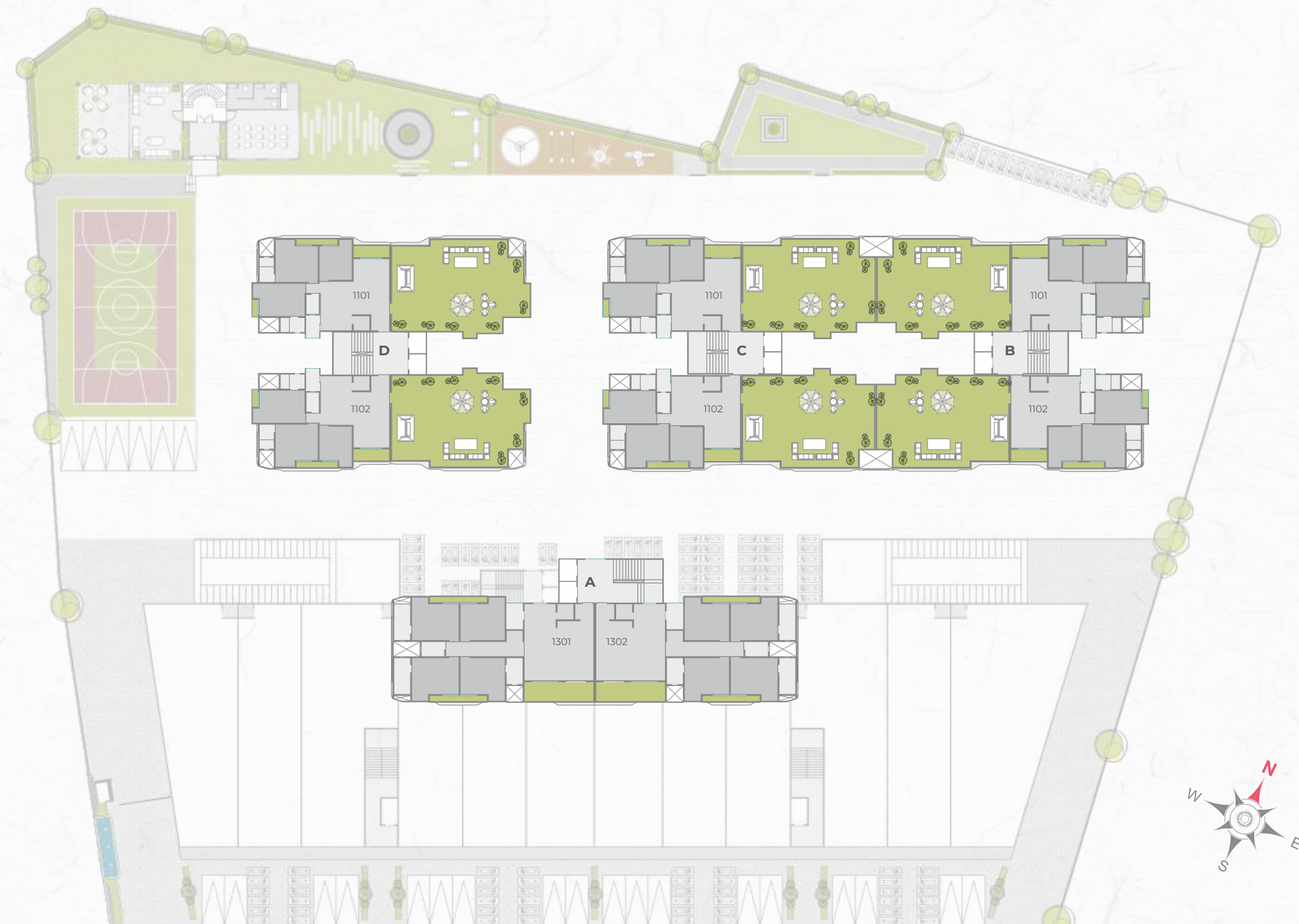


24.00 M.T. Wide TP Road

24.00 M.T. Wide TP Road

13th  
FLOOR LAYOUT  
(Tower-A)

11th  
FLOOR LAYOUT  
(Tower-B, C, D)



24.00 M.T. Wide TP Road



**3BHK**  
TOWER B-C-D  
TYPICAL FLOOR PLAN

B.A 1113 Sq.ft



**3BHK**  
TOWER B-C  
TYPICAL FLOOR PLAN

B.A 1108 Sq.ft



4BHK  
TOWER A  
TYPICAL FLOOR PLAN

B.A 1823 Sq.ft



**3BHK**  
**TOWER B-C-D**  
**TERRACE FLOOR PLAN**

B.A 1113 Sq.ft | O.T. 1113 Sq.ft.





## Specification

### STRUCTURE

- Earthquake resistant RCC frame structure . designed by approved Structural Consultant.

### FLOORING

- 600 mm x 1200 mm premium quality glazed vitrified tiles in Living Room, Kitchen, Dining and all Bedrooms with skirting.
- Anti-skid flooring in Bath, Wash and Balcony.
- Paver blocks in Parking Area.

### WALL FINISH

- INTERIOR: Smooth finish plaster with 2 coat Putty and Primer.
- EXTERIOR: Double coat plaster with Rustic Structure & Weather Resistant Paint.

### ELECTRIFICATION

- 3-phase concealed copper wiring as per ISI Standard of Polycab / Havells/ RR Kabel or equivalent.
- Branded Modular switches.
- Adequate electric points in each room as per Architect's planning .
- Geyser points in each bathroom.
- TV point in Living Room and in all Bedrooms.

### AIR-CONDITIONING

- Copper piping done from indoor unit to outdoor unit for each AC point.
- AC point in Living Room and all Bedrooms.

### KITCHEN

- Premium quality granite platform with S.S. sink.
- Decorative glazed tiles Dado up to beam bottom.

### BATHROOMS

- Designer Bathroom with premium quality bath fittings and sanitary wares (Jaquar / Plumber / Cera or equivalent).
- Premium quality ceramic tiles dado up to beam bottom.

### DOORS

- MAIN DOOR : High quality decorative door with Wooden Frame.
- Main Door with Video Door System.
- INTERNAL DOORS : Laminated flush door with granite frame.
- All doors with Godrej or equivalent lock fittings.

### WINDOWS

- Colour Anodized sliding window with fully glazed glass shutters & Mosquito Net.
- Granite frame for window.

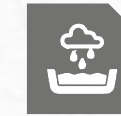
### TERRACE

- Elegant China Mosaic finish with waterproofing treatment.

## Valuables Features



Elegance Entrance Gate.



Rainwater Harvesting System



Ample Visitors Parking



Trimix Concrete Internal Road with Streetlight



Two Automatic Elevators in Each Tower



24 X 7 Security with Security Cabin



Solar Electrification System for Common Area



Single Entry Campus With CCTV Surveillance in Common Area



Level Controllers in Water Tanks to Avoid Wastage



Fire Fighting System



DG Power Back-up for Common Illuminations and Elevators



3BHK One Car & 4BHK Two Car Allotted Parking



Video Door

A Good Life Is  
The Life You  
Always Wanted



Elegant Number Plate To Each Unit



Underground Cabling for Wire-free Campus



### Make The Most Of The Good Life

The amenities make the biggest difference between living a normal day and living a good day.

Turn any day into a good day with some lavish amenities that are crafted for your comfort, convenience and class by Siddheshwar Hridayam.



Swimming Pool



Kids Pool



Deck Area With Seating



Terrace Garden Yoga



Changing & Shower



# Live In The Goodness Of Luxury



Reception /  
Waiting Lobby



Banquet



Theater



Disco Theque



A/C Gym



Indoor Game



Game Room



Day Care

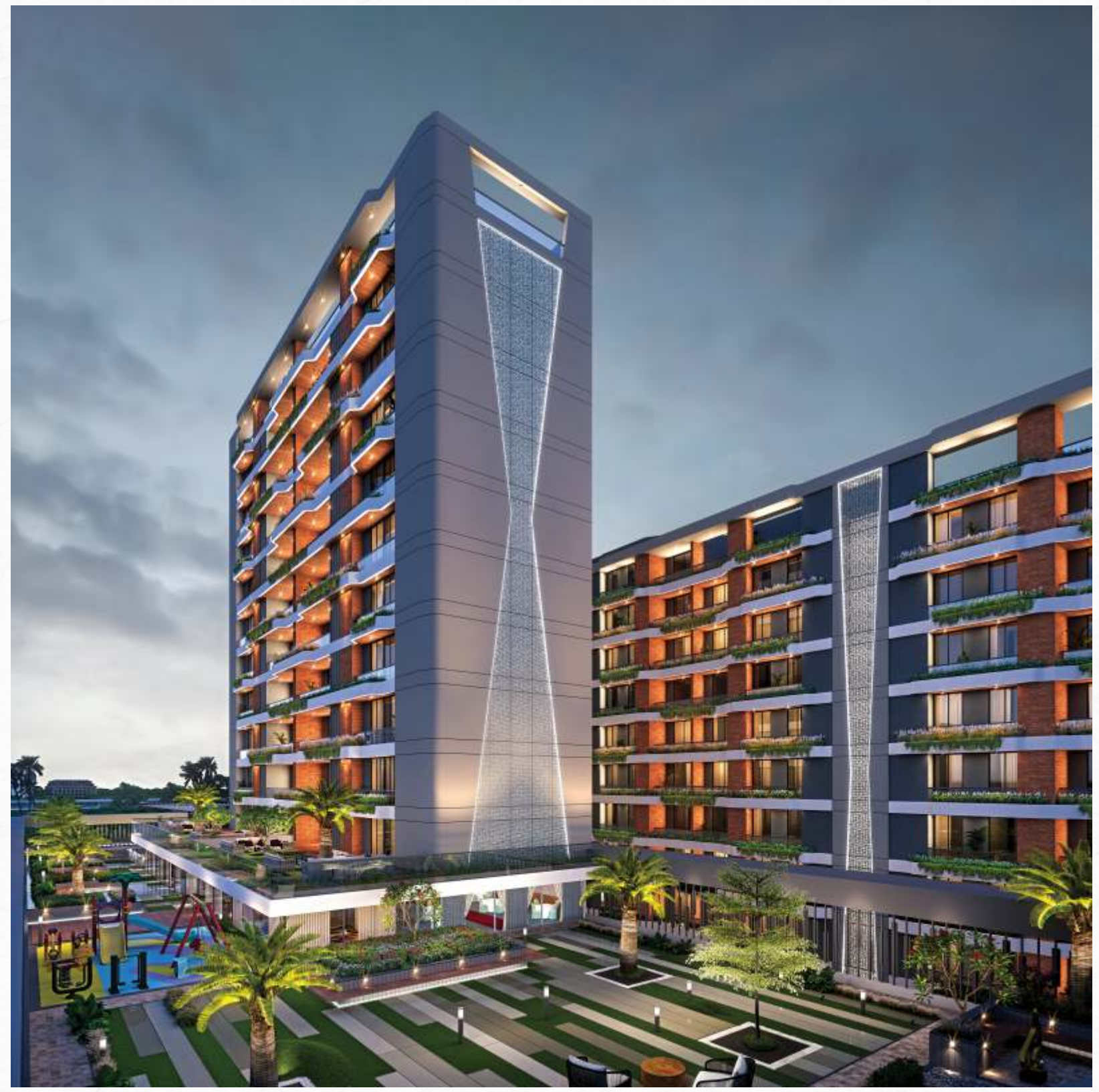


Library



Guest Room





### Make A Difference With A Good Home

Shree Siddheshwar Hridayam good homes offer you a lifestyle filled with extra space for everyone, rejuvenation spots and great views. Enter such a good home to create a good difference in your lifestyle.



Multipurpose Court



Landscape Garden



Jogging Track



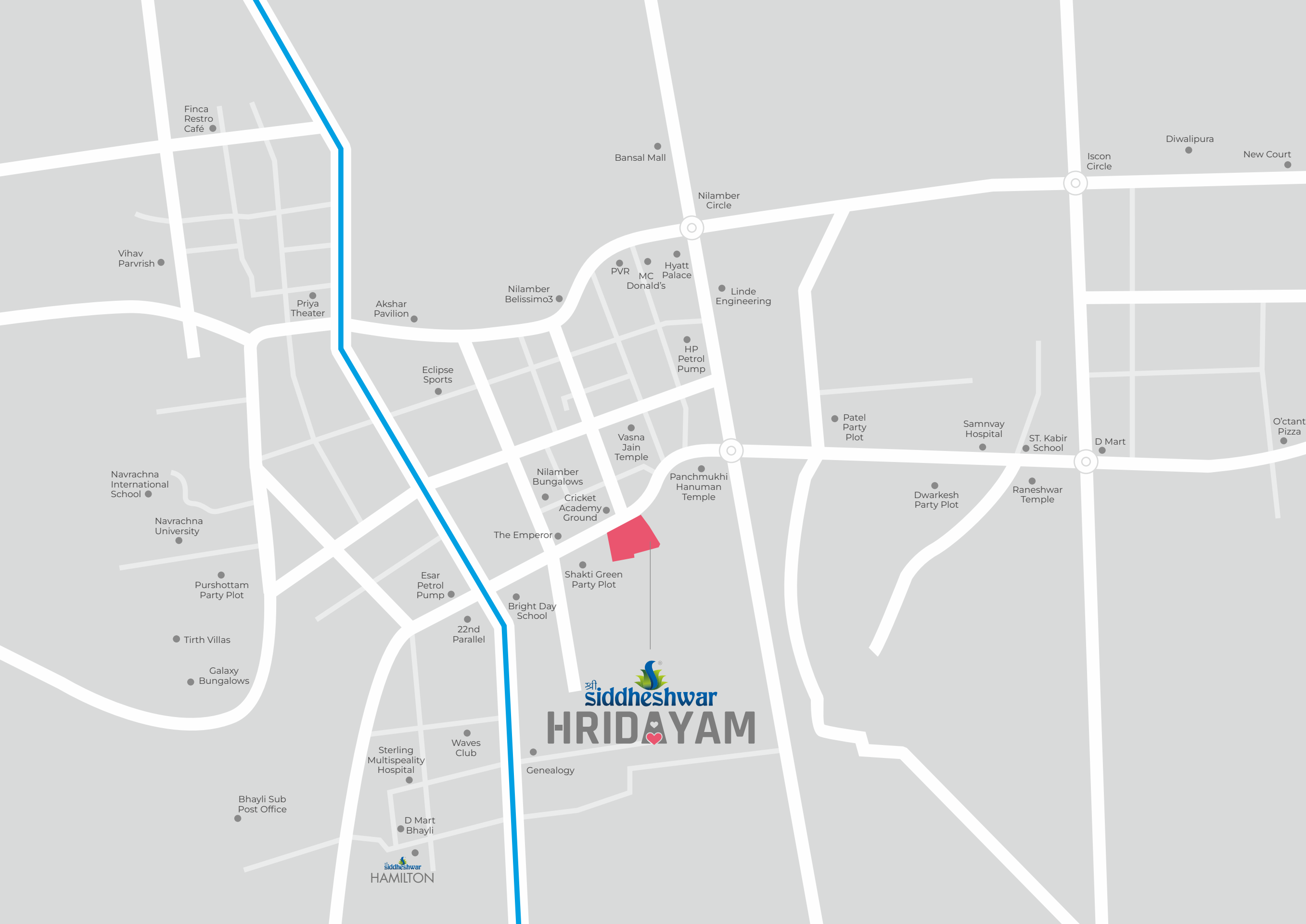
Children Play Area



Gazebo



Seating Area



Loaded with REPUTED BRANDS Or EQUIVALENT

Steel		Door Lock					
Cement				Switches			
Bathroom Fixture & Sanitary				Colour			
Plumbing & Pipes				Putty			
Electric							

A Project by :

Developers : Nyalkaran Pioneer

Site Address : Nr. Shakti Green Party Plot, Vasna Bhayli Road, Bhayli, Vadodara.

Contact Details: Call: 99048 06061 | 99048 06062

W: nyalkarangroup.com  
E: sshridayam@nyalkarangroup.com

Architect

Structure

Legal Advisor



**Payment Mode For Flats :**  
 · 20% on Booking · 10% Basement level · 15% Plinth Level · 40% Slab Level (4% Per slab) · 05% Plaster · 05% Finishing Work · 05% Sale Deed OR Before Possession

**Payment Mode For Showroom :**  
 · 30% on Booking · 15% Plinth Level · 25% Slab Level · 15% Brick Work · 05% Plaster · 05% Finishing Work · 05% Sale Deed OR Before Possession

Notes: (1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, stamp duty, GST, common maintenance charge, development charge will be extra (4) Any new central or state government taxes, if applicable shall have to be borne by the client. (5) Continuous default payment leads to cancellation. (6) administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only (8) In case of delay of water supply, light connection, drainage work by VMSS/MGVCL developers will not be responsible. (9) Architect/Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (10) Terrace right will be reserved for developers only. (11) Any plans, specifications or information in this brochure can not from part of an offer, contract or agreement.

Disclaimer: The developers reserve the right to change / alter the brands specified above, subject to its availability to an equivalent and competitive product.