

A PROJECT BY



**SHIV**  
CORPORATION

# SWICON WINGS

1,2 & 2.5 BHK LUXURIOUS LIVING

ONE-PLACE  
FOR YOUR  
STAYING POWER

A PROJECT BY



**SHIV**  
CORPORATION

[www.shivbuilds.com](http://www.shivbuilds.com) - 9734 72774, 9777 86795





## ABOUT GROUP

“

Right from its inception, “Swicon Group” has a clear vision and strategy to offer something unique to its customers. This strategy is built upon identifying desirable locations, using striking architecture and only the finest quality finishes, delivering iconic buildings which are clearly distinguishable from their contemporaries.

We constantly endeavour to meet our customers needs and see them prosper. We strive continuously to build long-lasting relationship with our customers. Our whole hearted commitment to customers is at the core of our business philosophy an approach that has made professionalism, efficiency and high quality a hallmark of our business.

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1,2 & 2.5 BHK LUXURIOUS LIVING  
@jahangirabad



Press the refresh button of your life, at Swicon Wings live your life to the fullest

MODERN ELEVATION

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Swicon Wings is  
Pioneering in making  
dream homes in the air.

We want you to see the world from  
a new horizon.



“ The most  
Happening place  
at Swicon Wings

With state of the art Elevation and Design,  
be a part of this iconic structure.



The quality of life you  
wished for depends on the  
quality of house you live in.

We at Swicon Wings believe in this truth and here we are  
presenting you that quality life filled with joy and fulfillment.

**SWICON**  
**WINGS**

1,2 & 2.5 BHK LUXURIOUS LIVING



## CAMPUS AMENITIES

- ▶ Banquet Hall
- ▶ Projector With Sound System
- ▶ Terrace Seating
- ▶ Children play area
- ▶ Meditation Area
- ▶ Senior Citizen Sit out
- ▶ Well Designed Lavish Garden
- ▶ Gazebo Sitting
- ▶ Attractive Entrance Gate of Campus With Security Cabin
- ▶ School Waiting on Entrance Gate
- ▶ Elegantly Decorated Entrance Reception
- ▶ Designated Name Plate & Notice Board
- ▶ Auto Passenger Lift of Standard Company Make
- ▶ Trimix & paver block Internal Road
- ▶ Water supply to each building from Underground tank to overhead tank
- ▶ Fire Safety As Per GDCR Norms And Execution As Per Details Given By Fire Consultant



BANQUET HALL

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CHILDREN PLAY AREA

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TERRACE SEATING

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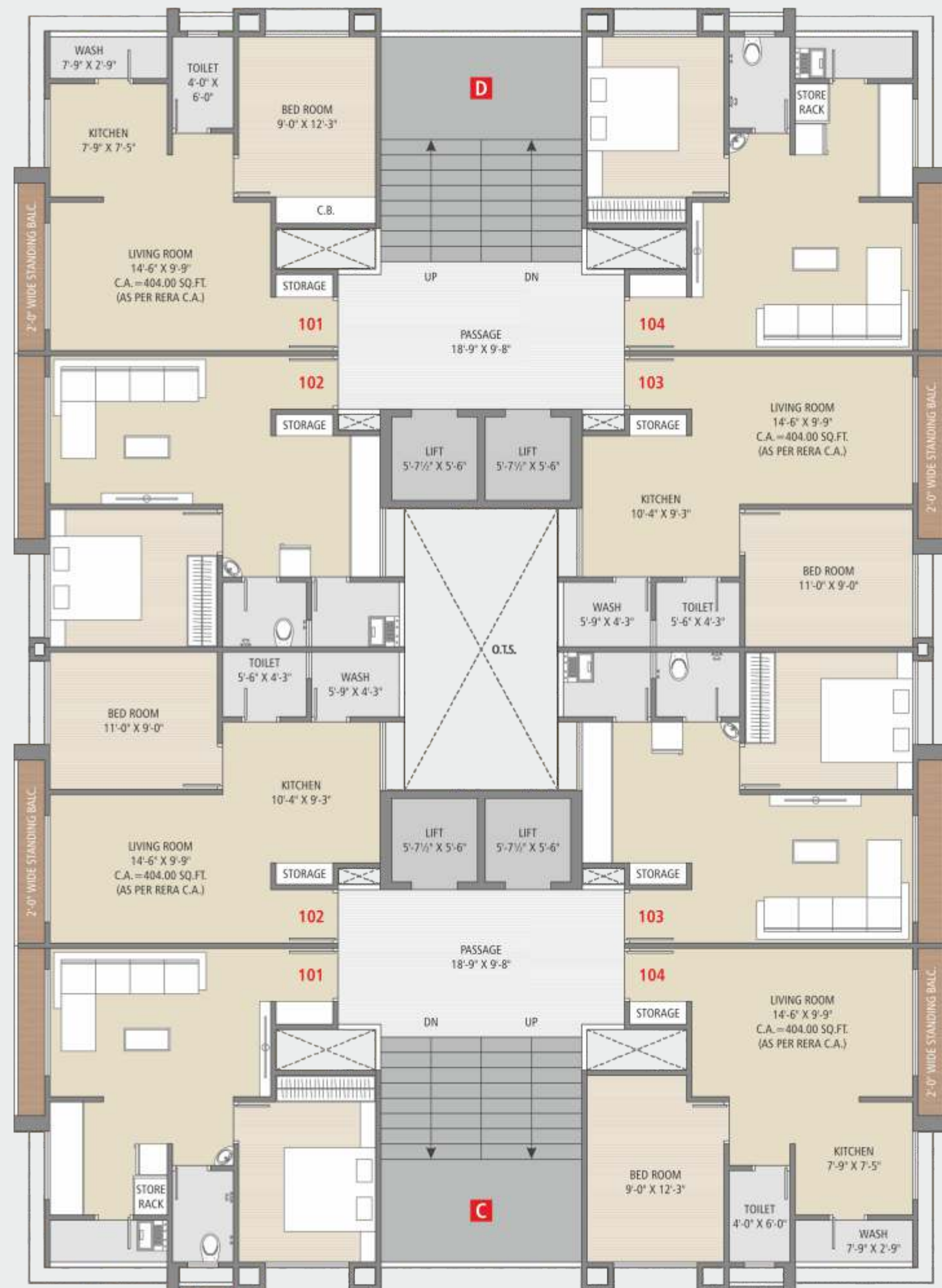
TYPE B



TYPE A

BUILDING A & B

The furniture shown in the flat is for demonstration purpose only, we will provide the flats / units without furniture in the flats.



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BUILDING C & D 

## TYPE C | D



## SPECIFICATION

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### PROJECT DETAILS

Project Name :	Swicon Wings
Designated Use :	Residential Highrise Building.
No. Of Towers :	Two Tower & 4 Wings
Building Structure :	Earthquake resistance R.C.C. frame structure.
Parking :	Car & two wheeler parking.

### UNIT SPECIFICATIONS

Flooring :	Good Quality Standard Vitrified Flooring
Kitchen :	Granite Kitchen Platform Top With Stainless Steel Sink & Tiles Dedo Upto Lintel.
Wash :	Kota Flooring & Glazed Tiles Wall Cladding With Granite Sill top Washing Machine & Geyser Point.
Store :	Marble Racks & Dedo with Standard Tiles.
Toilet :	Standard Branded CP fitting & sanitary Fitting Designer Glazed tile up to lintel level European WC in each toilet.
Plumbing :	CPVC/UPVC Piping for water supply system Centrally hotwater supply from wash to each bathroom.
Door :	Attractive Fitted Main door with wooden frame Internal flush door with granite frame with oil paint finish, good quality fixture & fitting in all room.
Window :	anodized coated sliding aluminium section with stone frame, standard single vision reflective glass.
Electrification :	Conceal wiring & modular switches of standard make. Generator backup for common services. A.C. Electrical Point For All Bedrooms.

Terrace :	Double Coat water proofing with china mosaic flooring.
External Wall :	Red Bricks With Double Coat Plaster.
External Finish :	Texture / weather shield colour on external wall.
Internal Wall Finish :	Well finished putty on internal plastered wall.

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LIVING ROOM

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LIVING ROOM

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KITCHEN

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Swicon Wings is the right address,  
your dream accommodator



1,2 & 2.5 BHK LUXURIOUS LIVING

You have always had big dreams and aspirations.  
But most importantly you truly deserve a serene space to accommodate them.



BEDROOM

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BEDROOM

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Swicon Wings is the actual truth,  
The perfect BASE OF ALL YOUR DREAMS....

**SWICON WINGS**  
1,2 & 2.5 BHK LUXURIOUS LIVING



## We Request

- Stamp duty, Registration charges, Legal charges, Ashant dhara permission charge, GEB / SMC charges, Society maintenance charges etc. shall be borne by the purchaser.
- GST, TDS & other government taxes levied in future 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 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.
- Any structure damaged in beam or column of the building done by the customer during the internal work of flats than the customer will be responsible for that damage and promoter is authorized to recover from the customers for expenses of this damage or loss.
- All external laying and drawing of low - voltage cables such as telephone, T.V. and internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office. No wire / cables / conduits shall be laid or installed such that they form hanging formation on the building exterior faces.
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.



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RERA Reg. No.:

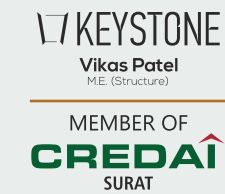
DEVELOPER



ARCHITECT



STRUCTURAL ENG.



### CONNECTIVITY

- |                            |                                    |
|----------------------------|------------------------------------|
| 0.4 km D-mart              | 1.1 km Bhesan Metro Station        |
| 0.4 km Restaurant          | 1.2 km Outer Ring Road             |
| 0.4 km CNG Filling Station | 1.4 km Hospital                    |
| 0.4 km Petrol Pump         | 1.5 km Dabholi-Jahangirpura Bridge |
| 0.6 km Radiant School      | 1.8 km Iskon Temple                |
| 0.9 km Botanical Garden    | 2.7 km Proposed Education Zone     |
| 1.0 km Vegetable Market    | 3.5 km L.P. Savani School          |
| 1.1 km Subhash Garden      | 7.0 km Surat Railway Station       |
|                            | 12.0 km Surat Airport              |

### Note

- All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members.
- B.U.C. (Building Use Certificate) As per SMC Rules. Clear Titles for Loan purpose.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

### Legal Disclaimer

- All furniture / objects shown in the plan or pictorial image are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- \* All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification for our final products.
- # Dimensions mention in building plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty, dedo tiles & manual construction errors.