

॥ जय श्री स्वामिनारायण ॥  
जय श्री गणेशाय नमः



WINGS that give you high lifestyle...

1 HK - 2 & 3 BHK PREMIUM FLATS

ZARNA 9825079793 | 3D Visualization by: LUCID - The Artistry



**Site Address :**  
B/h Dmart Mall & Omkara Planet,  
Khodiar Nagar Crossing, New VIP Road,  
New Karelibaug, Vadodara.

**Contact Details :**  
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E : sshighwing@nyalkarangroup.com

A Project by:

Developers :  
NYALKARAN REGAL

Architect :  
 HITESH SHAH  
HM ASSOCIATES  
ARCHITECTS & INTERIORS

Structure :  
 ZARNA  
ASSOCIATES

Legal Advisor:  
 YOGESH I. RANA

**Payment Mode For Flats :** • 20% on Booking • 10% Basement level • 15% Plinth Level  
• 40% Slab Level (4% Per slab) • 5% Plaster • 5% Flooring • 5% Finishing Work

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 note 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.



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 4000 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.

WINGS that gives you feeling entry of heaven



The Most Suitable Site For Propitious Lifestyle

Perfectly Aerated & Capacious Planning

Astonishing Elevation

Covered Allotted Car Parking Per Unit

Luxurious A-class 50+ Amenities

World Class Quality Material & Works

**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.



EXPERIENCE HIGHER LIVING, FOR REAL.





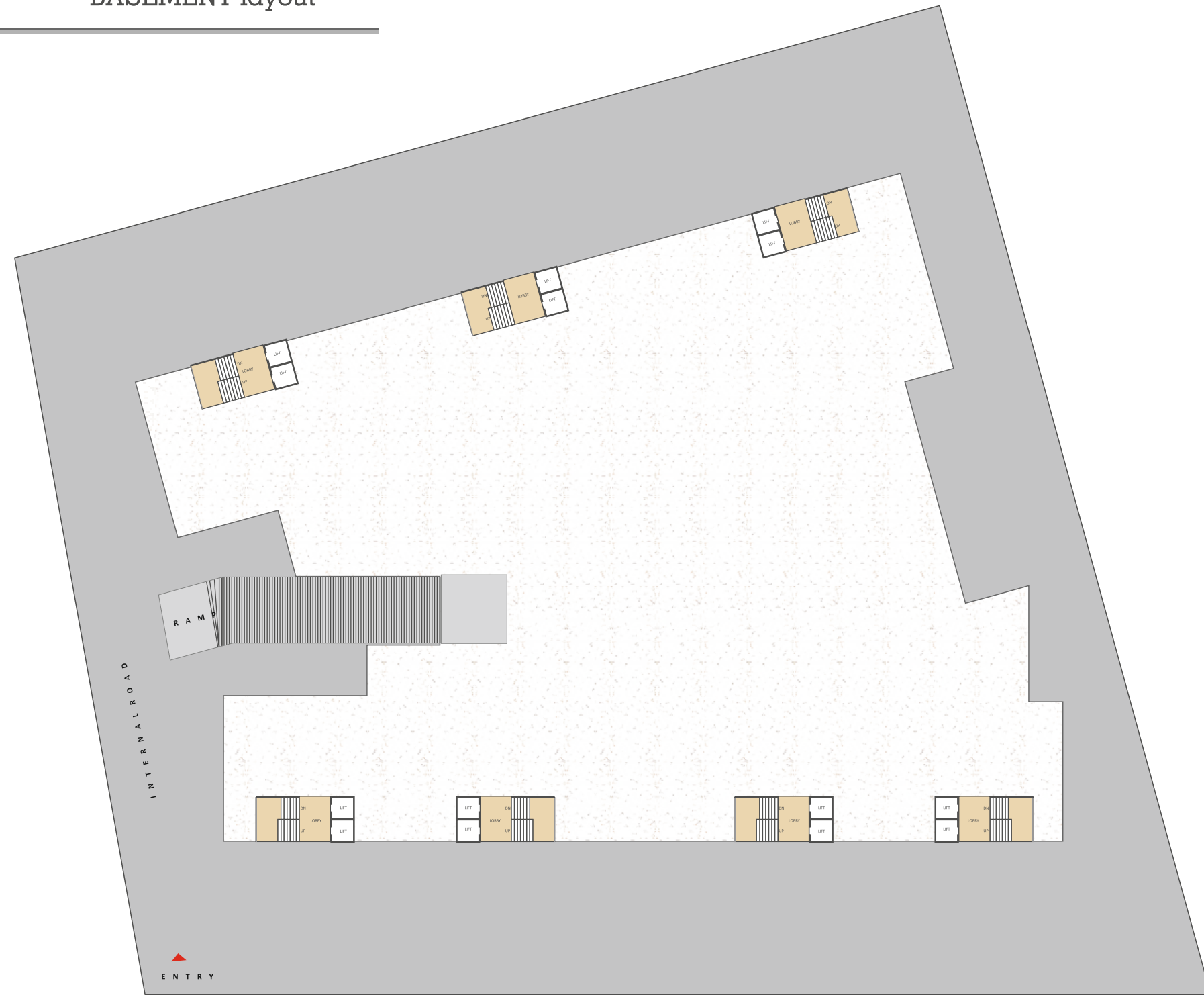
Make a grand entry, every time to return home

At Shree Siddheshwar Highwing, we have taken luxury a notch higher. A magnificent guarded entryway ensures that you make an impressive entrance and enjoy a smooth ride through wide driveways towards your home. Limited access means you have less worry about security and more privacy for all your activities. The picturesque campus is smartly divided into different zones for residences, leisure and common facilities to offer maximum convenience to you.





BASEMENT layout



18.00 MT T.P. ROAD

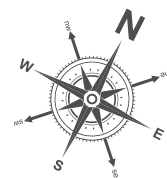




## GROUND floor layout

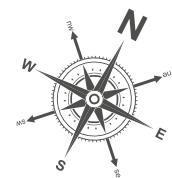
Flat	Living	Kitchen	Toilet
01	3.93x4.42	4.67x3.25	1.20x1.20
02	3.05x4.42	3.05x3.20	1.20x1.20
03	3.77x4.42	3.77x3.20	1.20x1.20
04	3.05x4.42	3.05x3.20	1.20x1.20
05	3.05x4.42	3.05x3.20	1.20x1.20
06	3.05x4.42	3.05x3.20	1.20x1.20
07	3.05x4.42	3.05x3.20	1.20x1.20
08	3.77x4.42	3.77x3.20	1.20x1.20
09	3.05x4.42	3.05x3.20	1.20x1.20
10	3.05x4.42	3.05x3.20	1.20x1.20
11	3.35x4.42	3.35x3.20	1.20x1.20
12	3.35x4.42	3.35x3.20	1.20x1.20

Flat	Living	Kitchen	Toilet
13	3.35x4.42	3.35x3.20	1.20x1.20
14	3.05x4.42	3.05x3.20	1.20x1.20
15	3.05x4.42	3.05x3.20	1.20x1.20
16	3.77x4.42	3.77x3.20	1.20x1.20
17	3.05x4.42	3.05x3.20	1.20x1.20
18	3.05x4.42	3.05x3.20	1.20x1.20
19	3.05x4.42	3.05x3.20	1.20x1.20
20	3.05x4.42	3.05x3.20	1.20x1.20
21	3.77x4.42	3.77x3.20	1.20x1.20
22	3.05x4.42	3.05x3.20	1.20x1.20
23	3.05x4.42	3.05x3.20	1.20x1.20
24	4.72x4.42	4.08x3.20	1.20x1.20





TYPICAL floor layout



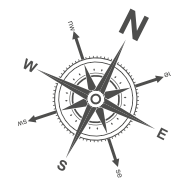
18.00 MT T.P. ROAD



TERRACE floor layout

TOWER A,B,C,D  
1st to 9th floor

TOWER E,F,G  
1st to 10th floor



18.00 MT T.P. ROAD

TOWER A,B,C,D  
10th floor

TOWER E,F,G  
11th floor



3BHK | TOWER E-F-G

TYPICAL FLOOR PLAN



3BHK | TOWER E-F-G

TYPICAL FLOOR PLAN







## 2BHK | TOWER A-B-C-D

### TYPICAL FLOOR PLAN



### Specifications

#### STRUCTURE



- Earthquake resistant RCC frame structure as per structure design.

#### FLOORING



- 24"x24" Vitrified flooring
- Paver blocks in parking area
- Water Proffing with china mosaic on terrace

#### KITCHEN



- Granite top platform with S.S. sink.
- Decorative glazed tiles dedo up to beam bottom.

#### WALL FINISH



- Internal: Smooth plaster with 2 coat putty & primer
- External: Double Coat plaster with weather proof paint.

#### DOORS / WINDOWS



- Elegant entrance door & internal Laminated Flush door with marble frame
- Powder Coted Aluminium Windows with marble frame

#### ELECTRIFICATION



- Concealed good quality copper ISI wiring & branded modular switches
- T.V. point in living room.
- A.C. point in master bedrooms.

#### TOILET / PLUMBING



- Standard quality sanitary ware.
- Branded plumbing fittings.
- Glazed tiles dedo upto lintel level.
- Ceramic tiles in flooring.



### 3BHK | TOWER A-B-C-D

#### 10th FLOOR PLAN



### Valuable Features



Elegance Entrance Gate.



Level Controllers in Water Tanks to Avoid Wastage



24 X 7 Security with Security Cabin



Ample Visitors Parking



Single Entry Campus With CCTV Surveillance in Common Area



Trimix Concrete Internal Road with Streetlight



Fire Fighting System



Two Automatic Elevators in Each Tower



Covered Allotted Car Parking Per Unit



Elegant Number Plate To Each Unit



Rainwater Harvesting



DG Power Back-up for Common Illuminations and Elevators



Solar Electrification System for Common Area



Underground Cabling for Wire-free Campus



### Amenities



LANDSCAPE GARDEN



GAZEBO



MULTIPURPOSE HALL



SEATING AREA



A/C GYM



CHILDREN PLAY AREA



JOGGING TRACK