

॥ જય શ્રી સ્વામિનારાયણ ॥
જય શ્રી ગણેશાય નમઃ





It is a pleasure to design distinct landmarks in the city with one of the most designated name in the real estate fraternity – (Hazelwood). Appreciating the quick approach & responsiveness which have helped us to bring out a unique and efficient building design. The willingness to go an extra mile to serve our clients, is so much reliving. Shree Siddheshwar Hazelwood – A Project with Remarkable Experience & Finesse in furnishing the finest efforts, in the field of construction laid under Vadodara's renowned- The Nyalkaran Group.





The foundation of Nyalkaran Group Firm was established in the year 2010 and started its 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. Nyalkaran Group have won the trust of more than 4000 families 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.



Shree Siddheshwar Hazelwood is designed at its visionary best, it engages, exhilarates & inspires. It possesses a quality almost indescribable that embodies design ingenuity, connection to place & above all, imagination. "It's not about creating an icon, but shaping life spaces much much better."

The Most Suitable Site For Your Business & Propitious Lifestyle

Perfectly Aerated & Capacious Planning

Astonishing Elevation

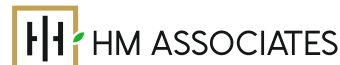
Two Covered Allotted Car Parking Per Unit

Luxurious A-class Amenities & Leisure Arrangements Revitalizing Life

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 one site solutions to the Homeowners & Business hub. Shree Siddheshwar Hazelwood aspires to go beyond the expectations of the our client and to interpret what is left unsaid.



Creating Wondrous lifestyle

Few stories need no sketching, life size project of Shree Siddheshwar Hazelwood sets the best example of a dream forming into a reality. Place that suitable for Business hubs as well as Peaceful Residential segments.



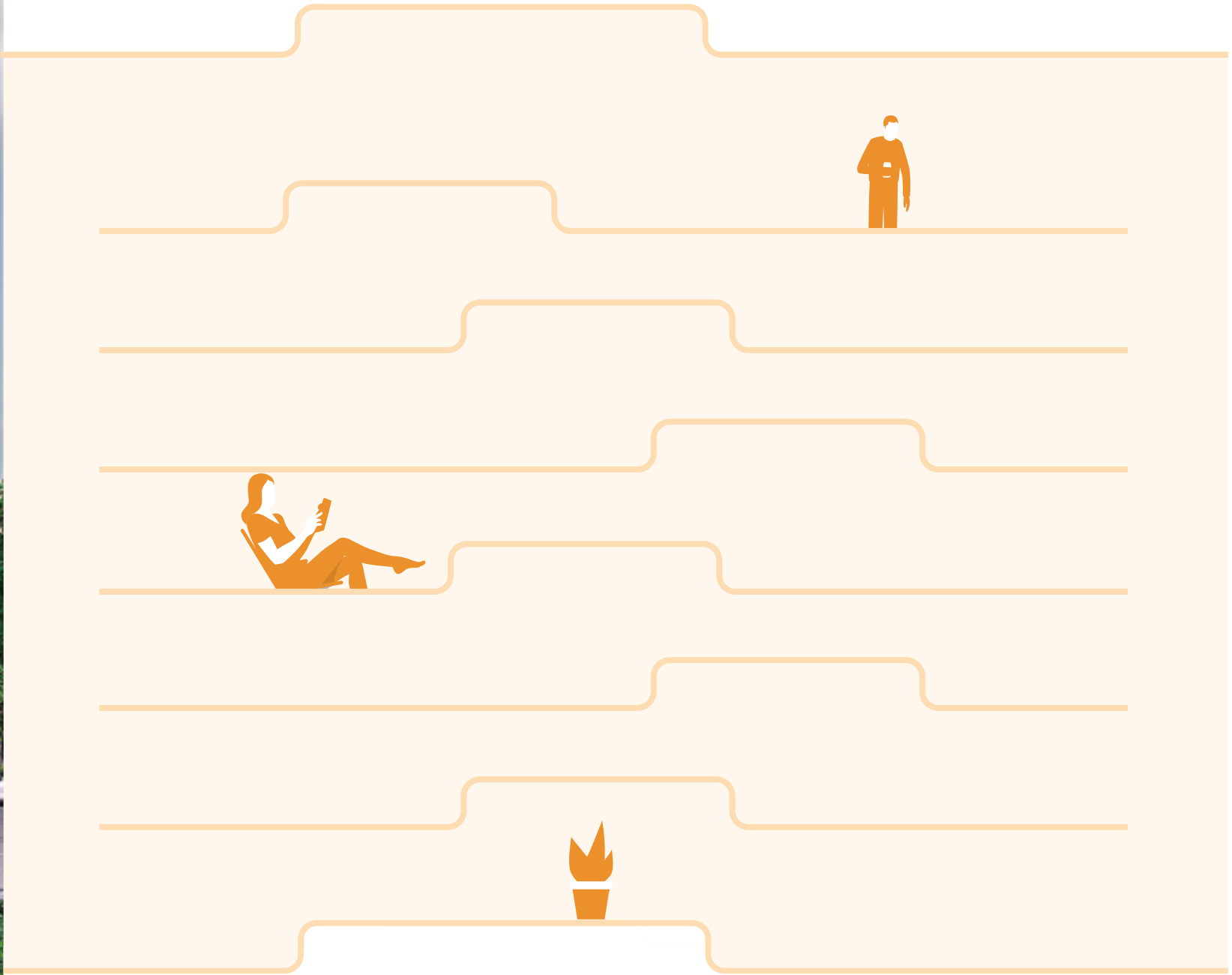


Dream
Fantastic
for better homes

The Design that transforms normal building into a dynamic asset of our brand and landmark for the city. Where natural light becomes a dominant designing element, transforming the place from one hour to the next.



Resetting
values
of Life





Enhancing Value of Life

Topped with the amenities like play area, greenroom, lawn seating, discotheque and much more. The structure transformed into a dynamic asset of your life.

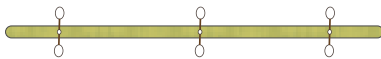
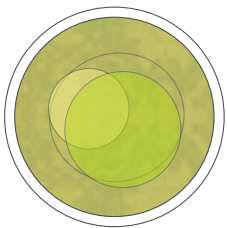
Ground Floor Layout

Showroom	Size	C.A.	Showroom	Size	C.A.	Showroom	Size	C.A.	Showroom	Size	C.A.	Showroom	Size	C.A.
01	12'-0" X 45'-0"	540	11	11'-0" X 45'-0"	495	21	11'-1" X 45'-0"	498	31	11'-0" X 36'-6"	402	41	11'-7½" X 29'-0½"	339
02	11'-7½" X 45'-0"	523	12	11'-1" X 45'-0"	498	22	11'-0" X 45'-0"	495	32	16'-2½" X 36'-6"	437	42	10'-0" X 35'-0"	350
03	11'-0" X 45'-0"	495	13	11'-0" X 45'-0"	495	23	11'-7½" X 45'-0"	523	33	16'-9½" X 36'-6"	460	43	10'-0" X 35'-0"	350
04	11'-1" X 45'-0"	498	14	11'-1" X 45'-0"	498	24	12'-0" X 45'-0"	540	34	12'-0" X 36'-6"	438	44	10'-0" X 35'-0"	350
05	11'-0" X 45'-0"	495	15	11'-7½" X 45'-0"	523	25	24'-4½" X 45'-0"	843	35	11'-1" X 36'-6"	404			
06	16'-3" X 45'-0"	578	16	12'-0" X 45'-0"	540	26	11'-7½" X 39'-3"	442	36	11'-0" X 36'-6"	402			
07	18'-10" X 50'-0"	787	17	13'-0" X 50'-0"	650	27	10'-0" X 42'-1"	410	37	11'-0" X 36'-6"	402			
08	13'-0" X 50'-0"	650	18	18'-10" X 50'-0"	787	28	10'-0" X 39'-5"	384	38	10'-8½" X 36'-6"	390			
09	12'-0" X 45'-0"	540	19	16'-3" X 45'-0"	578	29	10'-0" X 36'-9½"	357	39	10'-0" X 36'-6"	365			
10	11'-7½" X 45'-0"	523	20	11'-0" X 45'-0"	495	30	16'-6" X 37'-5½"	440	40	14'-0" X 36'-6"	515			

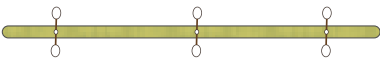
* ALL SHOWROOM HEIGHT 12' FT

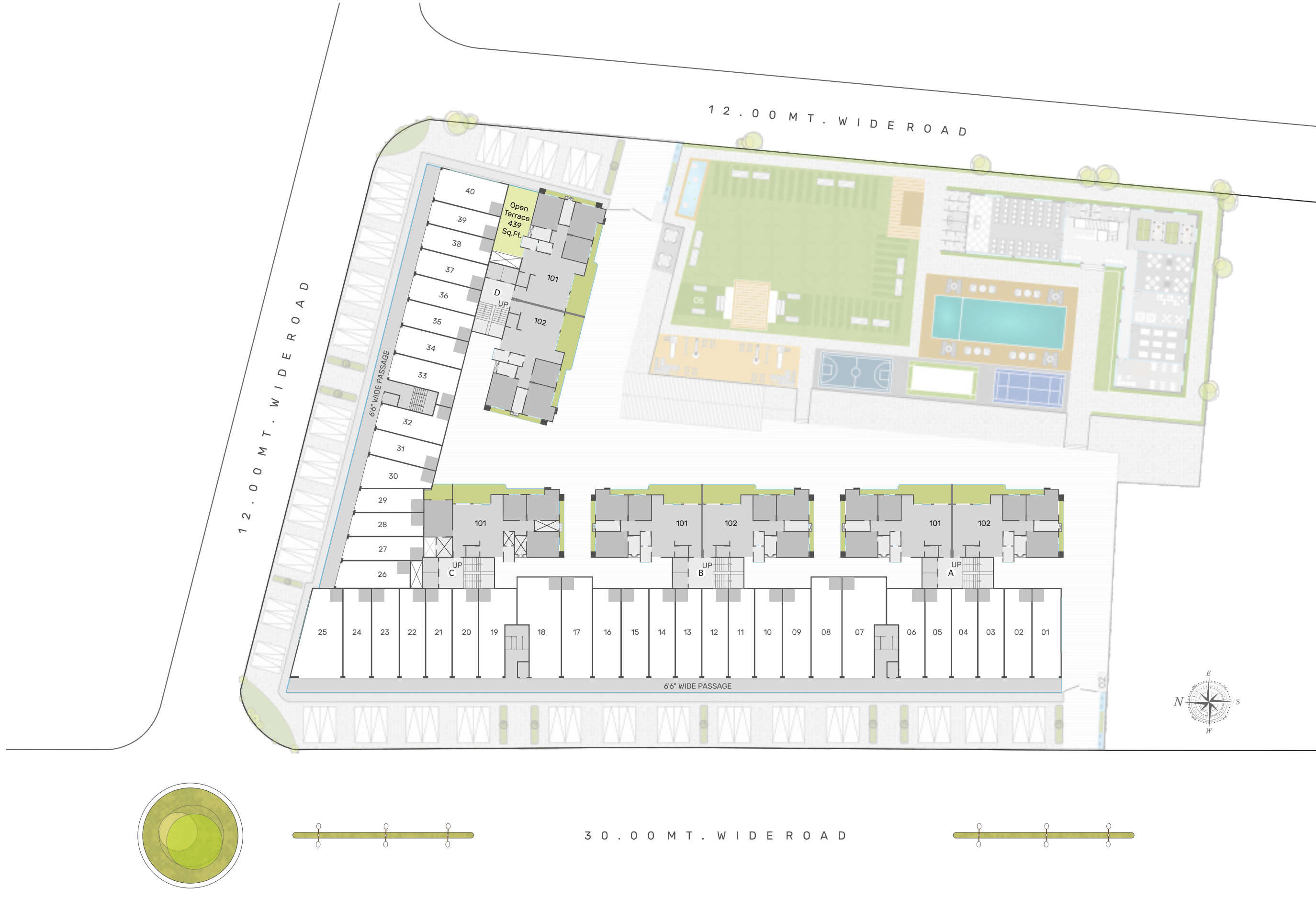
Club House, Garden Area & Amenities

01	Entry Gate	-	08	4'0" Jogging Track	-	14	Swimming Pool	45'0"x18'6"	21	Bike Parking	-
02	S Cabin	-	09	Children Play Area	-	15	Kids Pool	18'6"x12'0"	22	Visitor Bike Parking	-
03	Kids Pickup Point	-	10	Basket & Volley Ball Court	40'0"x18'0"	16	F- Change Room & Shower	-	23	6.00 MT. Wide Ramp Up to Basement	-
04	Fountain	-	11	Cricket Court	40'0"x18'0"	17	M- Change Room & Shower	-	24	Residence Passage	10'9"x13'1½"
05	Gazebo	-	12	Tennis Court	35'0"x18'0"	18	Luxurious Club House	-	25	Residence Lift	6'6"x6'6½"
06	Landscape Garden	-	13	Deck Area with Sitout	-	19	Car Parking	-	26	Commercial Lift	4'7½"x7'6"
07	Senior Citizen Sitting	-				20	Visitor Car Parking	-	27	4'0" Wide Otta	-



30.00 MT. WIDER ROAD





First Floor Layout

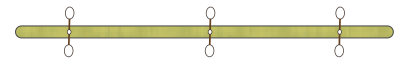
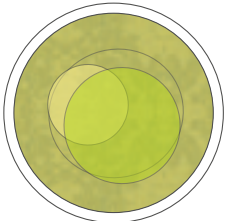
* ALL SHOWROOM HEIGHT 11' FT

Showroom	Size	C.A.	Showroom	Size	C.A.	Showroom	Size	C.A.	Showroom	Size	C.A.
01	12'-0" X 38'-6"	462	11	11'-0" X 38'-6"	424	21	11'-1" X 38'-6"	426	31	11'-0" X 30'-0"	330
02	11'-7½" X 38'-6"	448	12	11'-1" X 38'-6"	426	22	11'-0" X 38'-6"	424	32	16'-2½" X 30'-0"	366
03	11'-0" X 38'-6"	424	13	11'-0" X 38'-6"	424	23	11'-7½" X 38'-6"	448	33	16'-9½" X 30'-0"	385
04	11'-1" X 38'-6"	426	14	11'-1" X 38'-6"	426	24	12'-0" X 38'-6"	462	34	12'-0" X 30'-0"	360
05	11'-0" X 38'-6"	424	15	11'-7½" X 38'-6"	448	25	24'-4½" X 38'-6"	680	35	11'-1" X 30'-0"	332
06	16'-3" X 45'-0"	506	16	12'-0" X 38'-6"	462	26	11'-7½" X 32'-9"	364	36	11'-0" X 30'-0"	330
07	18'-10" X 43'-6"	699	17	13'-0" X 43'-6"	566	27	10'-0" X 35'-7"	342	37	11'-0" X 30'-0"	330
08	13'-0" X 43'-6"	566	18	18'-10" X 43'-6"	699	28	10'-0" X 32'-11"	317	38	10'-8½" X 30'-0"	321
09	12'-0" X 38'-6"	462	19	16'-3" X 38'-6"	506	29	10'-0" X 30'-3½"	290	39	10'-0" X 30'-0"	300
10	11'-7½" X 38'-6"	448	20	11'-0" X 38'-6"	424	30	14'-10" X 30'-9"	336	40	14'-0" X 30'-0"	420

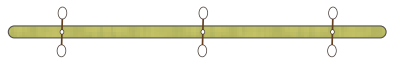
Second
Floor Layout



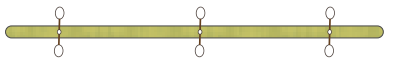
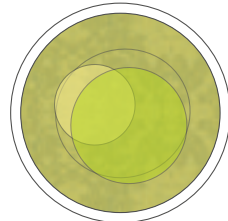
Third to
Tenth
Typical Layout



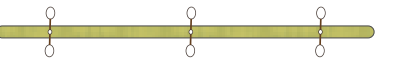
30.00 MT. WIDE ROAD



Eleventh
Floor Layout



30.00 MT. WIDE ROAD







3BHK Floor Plan

C.A. : 1230 Sq.Ft.
B.A. : 1512 Sq.Ft.





4B2HK Floor Plan

C.A. : 1755 Sq.Ft.
B.A. : 2112 Sq.Ft.
T.A. : 1092 Sq.Ft.





Breathe
the
Comfort !



Specification

STRUCTURE

- Earthquake resistant RCC frame structure designed by approved Structural Consultant

FLOORING

- 800mm x 800mm premium quality glazed vitrified tiles in Living Room, Family Sitting, Kitchen, Dining and Passage with skirting
- 800mm x 800mm in all Bedrooms with skirting
- Anti-skid flooring in Bath, Wash and Balcony

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
- Modular switches (Schneider Electric or equivalent)
- 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
- Separate MCB for each room

AIR-CONDITIONING

- Copper piping done from indoor unit to outdoor unit for each AC point
- AC point in Living Room, Family Sitting, Dining and in 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
- INTERNAL DOORS: Laminated flush door with granite frame
- Main Door with Video Door Phone Security System
- All other 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



Valuable Features



Elegance Entrance Gate.



24 X 7 Security with Security Cabin



Single Entry Campus With CCTV Surveillance in Common Area



Fire Fighting System



Two Automatic Elevators in Each Tower



DG Power Back-up for Common Illuminations and Elevators



Wi-fi Connectivity in Common Area



Rainwater Harvesting



Solar Electrification System for Common Area



Two Covered Allotted Car Parking Per Unit



Level Controllers in Water Tanks to Avoid Wastage



24 Hours Water Supply



Trimix Concrete Internal Road with Streetlight



Underground Cabling for Wire-free Campus



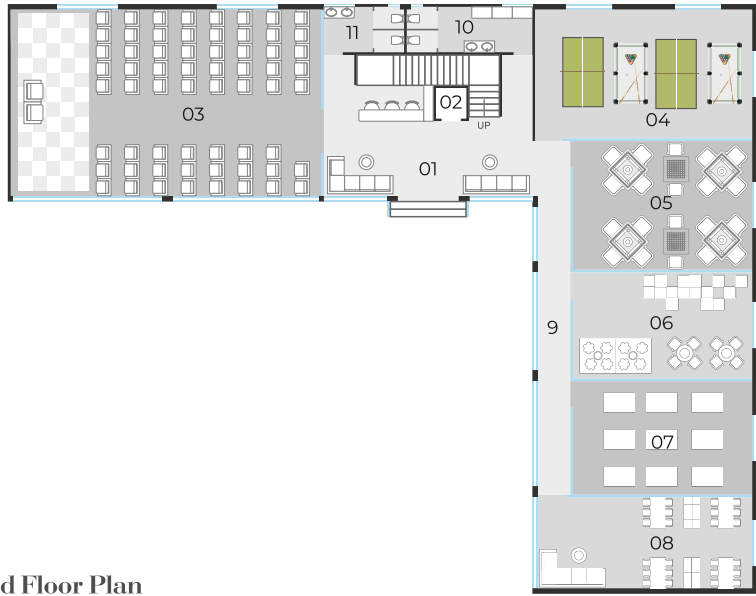
Ample Visitors Parking



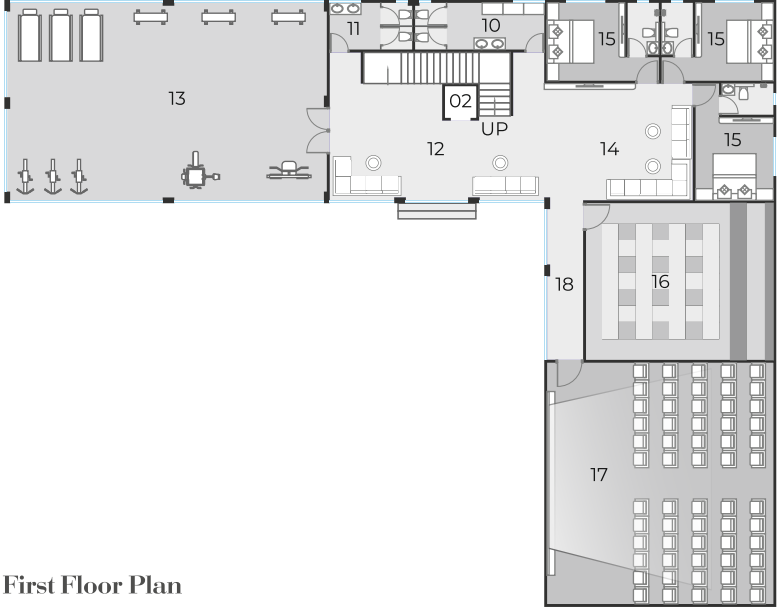
Video Door & Intercom System



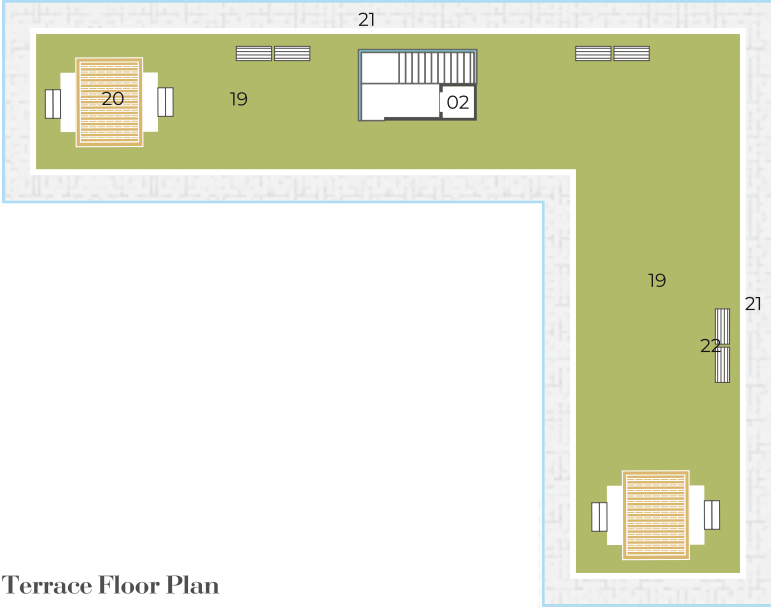
Clubhouse Plan



Ground Floor Plan



First Floor Plan



Terrace Floor Plan

Ground Floor Plan

01	Reception / Waiting Lounge	32'7"X9'10½"
02	Lift	4'0"X4'0"
03	Multipurpose hall	41'1"X24'7½"
04	Game Room	28'8½"X17'0"
05	Indoor Game	23'8½"X17'0"
06	Day Care	23'8½"X14'0"
07	Yoga	23'8½"X15'0"
08	Library	28'4"X12'0"
09	5'0" Wide Passage	-
10	Men Toilet	16'7½"X6'0"
11	Female Toilet	10'7½"X6'0"

First Floor Plan

12	Waiting Lounge	32'7"X11'11½"
13	Gym	41'1"X25'4½"
14	Guest Sitting	18'4½"X15'0"
15	Guest Bedroom	10'0"X10'0"
16	Disco Theque	24'1"X20'1½"
17	Theatre	31'0"X29'1"
18	5'0" Wide Passage	-

Terrace Floor Plan

19	Terrace Garden	
20	Gazebo	
21	4'0" Wide Jogging Track	
22	Sitting Area	



Amenities



Landscape Garden



Multipurpose Hall



AC GYM



Game Area



Indoor Game



Day Care



Theatre



Disco Theque



Swimming Pool



Child Pool



Deck Area with Sitout



Shower & Change Room



Children's Play Area



Seating Area



Tennis Court



Cricket Court



Basket & Volleyball Court



Kids Pickup Point



Gazebo



Jogging Track



Guest Rooms



Yoga



Library



You Deserve

intrinsic
purity

























Flight of steps that double up as seats have been built-in at the side of the pool with an area to spend quality time with family and friends. This scenario of positive possibilities will have a better & greater impact on the lives who own it.



Unbox
A New Side of Life



LOADED WITH REPUTED BRANDS OR EQUIVALENT

Steel		Door Lock					
Cement				Switches			
Bathroom Fixture & Sanitary				Colour			
Plumbing & Pipes				Putty			
Electric				<div>PROJECT IS FUNDED BY AND MORTGAGED WITH</div> <div>TATA CAPITAL HOUSING FINANCE LIMITED</div>			

A Project by :

Developers :

N K INFRASTRUCTURE

Site Address

Shree Siddheshwar Hazelwood,
Opp. Cygnus School, Motnath Mahadev Road,
Harni, Vadodara.

Contact Details

+91 95120 02428 / 95120 02429
E : sshazelwood108@gmail.com | W : nyalkaran.in

Architect

Structure

Legal Advisor

3D Visualization

Brochure Design

QR Code for Website

QR Code for Location

QR Code for Brochure

Payment Mode For Flats : • 20% on Booking • 10% Footing level • 15% Plinth Level • 36% Slab Level (3.0% Per slab) • 05% Plaster • 05% Flooring • 04% 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% Flooring • 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 form a 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.