

A Project by :



Nyalkaran
GROUP

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॥ जय श्री स्वाभिनारायण ॥
जय श्री गणेशाय नमः



Siddheshwar
HOLLYHOCK

SHOPS - 3BHK & 4BHK MAGNIFICENT
APARTMENTS & PENTHOUSES

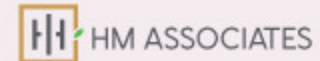




The foundation of Nyalkaran Group Firm was established in the year 2010 and started venture in the field of construction. Nyalkaran Group has proved to be very famous for its residential and commercial projects in Vadodara and Ahmedabad. Nyalkaran Group is a reputed group in Vadodara and is famous among 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.



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 Hollyhock aspires to go beyond the expectations of the our client and to interpret what is left unsaid.



Shree Siddheshwar Hollyhock – 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 Most Suitable Site For
Your Business & Propitious
Lifestyle**

**Perfectly Aerated &
Capacious Planning
with Four side open**

Astonishing Elevation

**Luxurious A-class Amenities
& Leisure Arrangements
Revitalizing Life**

**3BHK One Car &
4BHK Two Car Allotted
Parking**

**World Class Quality
Material & Works**

56,50,000+
Sq.Ft. Area

2000+
Commercial Units

7500+
Happy Customers

5500+
Residential Units



OWN THE VIEW

How you live is intrinsically linked to the beauty and vibrancy of your environment. When you are surrounded by lush greenery and natural splendour, you are shaped by its transformative power, both inwardly and outwardly. The verdant backdrop of your life serves as a constant reminder of the boundless potential for growth and renewal, inspiring you to live each day to its fullest and embrace the beauty of the world around you.



SURROUNDED BY SCENIC VIEWS AND SECURITY

Designed as an exclusive gated enclave, Shree Siddheshwar Hollyhock offers the perfect lifestyle for the modern family with ultra-spacious three and four bedroom houses, nature's bounty and rejuvenating amenities including swimming pools, community and fitness centres.



AN INVITATION TO CONNOISSEURS OF SCENIC VIEWS

Set against the backdrop of a majestic lush green garden, Shree Siddheshwar Hollyhock is inviting 120 enthusiastic entrepreneurs and 150 loving families to form Vadodara's most zealous community.

PROJECT FEATURES

60 Shops Ground Floor
60 Shops First Floor

72 3 BHK

03 3 BHK Penthouse

72 4 BHK

03 4 BHK Penthouse





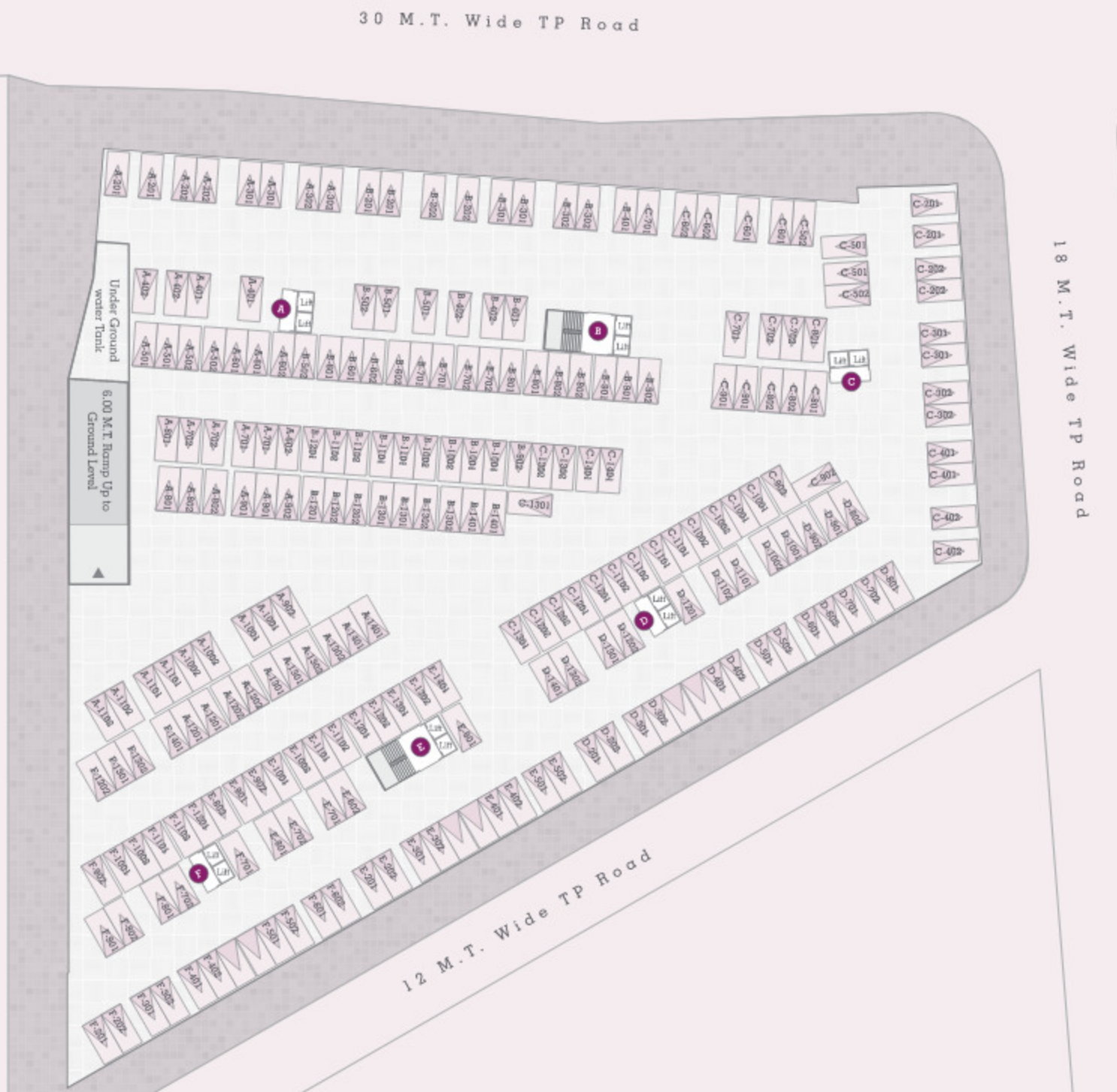
HOME AS YOU EXPECT IT TO BE

Exquisite design and intricate detailing creates a breathtaking ambiance of natural light. Your home is spreads a sense of warmth and comfort throughout.





BASEMENT
FLOOR LAYOUT



GROUND FLOOR LAYOUT



GROUND FLOOR SHOP

No.	Size	C.A	S.B.A	No.	Size	C.A	S.B.A	No.	Size	C.A	S.B.A	No.	Size	C.A	S.B.A
01	10'0"X40'0"	400.00	684.00	16	9'11½"X17'8½"	513.00	877.00	31	10'4½"X30'0"	311.00	532.00	47	10'0"X30'0"	300.00	513.00
02	11'0"X40'0"	440.00	752.00		15'1"X22'3½"			32	11'0"X30'0"	330.00	564.00	48	12'2"X30'0"	366.00	626.00
03	10'4½"X40'0"	415.00	709.00	17	11'0"X40'0"	440.00	752.00	33	26'8"X20'1"	346.00	591.00	49	12'2½"X30'0"	366.00	626.00
04	11'0"X40'0"	440.00	752.00	18	10'4½"X40'0"	415.00	709.00	34	9'6"X30'0"	310.00	530.00	50	10'0"X30'0"	300.00	513.00
05	9'9½"X40'0"	392.00	670.00	19	11'0"X40'0"	440.00	752.00	35	9'6"X30'0"	285.00	487.00	51	10'0"X30'0"	300.00	513.00
06	10'0"X40'0"	400.00	684.00	20	10'0"X40'0"	400.00	684.00	36	9'6"X30'0"	285.00	487.00	52	10'0"X17'8½"	364.00	622.00
07	10'1"X17'8½"	514.00	879.00	21	10'0"X40'0"	400.00	684.00	37	9'6"X30'0"	285.00	487.00		15'2"X12'3½"		
	15'1"X22'3½"			22	15'10"X40'0"	524.00	896.00	38	10'0"X17'8½"	364.00	622.00	53	10'0"X17'8½"	364.00	622.00
08	11'0"X17'8½"	554.00	947.00	23	11'9"X30'0"	343.00	586.00		15'2½"X12'3½"				15'2½"X12'3½"		
	16'1"X22'3½"			24	11'0"X30'0"	330.00	564.00	39	10'0"X17'8½"	364.00	622.00	54	10'0"X30'0"	300.00	513.00
09	10'4½"X40'0"	415.00	709.00	25	10'4½"X30'0"	311.00	532.00		15'2½"X12'3½"			55	12'2"X30'0"	366.00	626.00
10	11'0"X40'0"	440.00	752.00	26	11'0"X30'0"	330.00	564.00	40	12'2"X30'0"	366.00	626.00	56	12'2½"X30'0"	366.00	626.00
11	11'0"X40'0"	440.00	752.00	27	10'0"X17'8½"	362.00	619.00	41	12'2½"X30'0"	366.00	626.00	57	10'0"X30'0"	300.00	513.00
12	10'4½"X40'0"	415.00	709.00		15'1"X12'3½"			42	10'0"X30'0"	300.00	513.00	58	10'0"X30'0"	300.00	513.00
13	11'0"X40'0"	440.00	752.00	28	9'10"X17'8½"	358.00	612.00	43	10'0"X30'0"	300.00	513.00	59	10'0"X30'0"	300.00	513.00
14	10'0"X40'0"	400.00	684.00		14'11"X12'3½"			44	10'0"X30'0"	300.00	513.00	60	26'7"X30'0"	579.00	990.00
15	9'10"X17'8½"	507.00	867.00	29	10'0"X30'0"	300.00	513.00	45	10'0"X30'0"	300.00	513.00				
	14'11"X22'3½"			30	11'0"X30'0"	330.00	564.00	46	10'0"X30'0"	300.00	513.00				



FIRST FLOOR LAYOUT



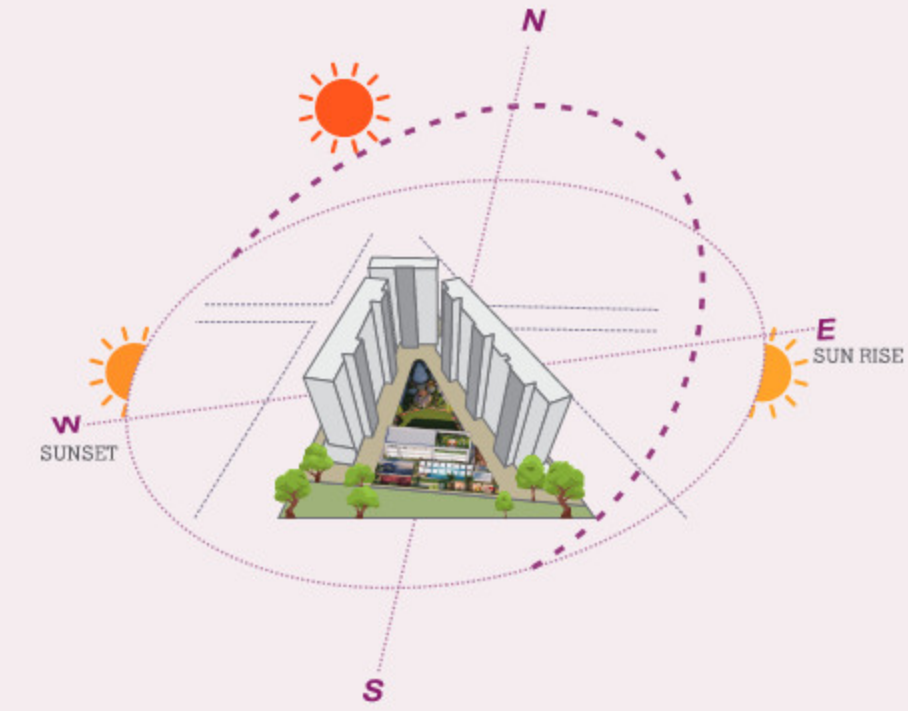
FIRST FLOOR SHOP

No.	Size	C.A	S.B.A
01	10'0"X39'7½"	398.00	680.00
02	11'0"X33'6"	368.00	629.00
03	10'4½"X33'6"	348.00	595.00
04	11'0"X33'6"	368.00	629.00
05	9'9½"X33'6"	329.00	562.00
06	10'0"X33'6"	335.00	573.00
07	10'0"X11'2½"	448.00	766.00
15'1"X22'3½"			
08	11'0"X11'2½"	482.00	824.00
16'1"X22'3½"			
09	10'4½"X33'6"	348.00	595.00
10	11'0"X33'6"	368.00	629.00
11	11'0"X33'6"	368.00	629.00
12	10'4½"X33'6"	348.00	595.00
13	11'0"X33'6"	368.00	629.00
14	10'0"X33'6"	335.00	573.00
15	9'10"X11'2½"	443.00	757.00
14'11"X22'3½"			

No.	Size	C.A	S.B.A
16	9'11½"X11'2½"	448.00	766.00
15'1"X22'3½"			
17	11'0"X33'6"	368.00	629.00
18	10'4½"X33'6"	348.00	595.00
19	11'0"X33'6"	368.00	629.00
20	10'0"X33'6"	335.00	573.00
21	10'0"X33'6"	335.00	573.00
22	15'10"X40'0"	523.00	894.00
23	11'9"X30'0"	338.00	578.00
24	11'0"X23'6"	258.00	441.00
25	10'4½"X23'6"	244.00	417.00
26	11'0"X23'6"	258.00	441.00
27	10'0"X11'2½"	297.00	508.00
15'1"X12'3½"			
28	9'10"X11'2½"	294.00	503.00
14'11"X12'3½"			
29	10'0"X23'6"	235.00	402.00
30	11'0"X23'6"	258.00	441.00

No.	Size	C.A	S.B.A
31	10'4½"X23'6"	244.00	417.00
32	11'0"X30'0"	328.00	561.00
33	26'8"X20'1"	343.00	586.00
34	9'6"X23'6"	248.00	424.00
35	9'6"X23'6"	223.00	381.00
36	9'6"X23'6"	223.00	381.00
37	9'6"X23'6"	223.00	381.00
38	10'0"X11'2½"	299.00	511.00
15'2½"X12'3½"			
39	10'0"X11'2½"	299.00	511.00
15'2½"X12'3½"			
40	12'2"X23'6"	286.00	489.00
41	12'2½"X23'6"	286.00	489.00
42	10'0"X23'6"	235.00	402.00
43	10'0"X23'6"	235.00	402.00
44	10'0"X23'6"	235.00	402.00
45	10'0"X23'6"	235.00	402.00
46	10'0"X23'6"	235.00	402.00

No.	Size	C.A	S.B.A
47	10'0"X23'6"	235.00	402.00
48	12'2"X23'6"	286.00	489.00
49	12'2½"X23'6"	286.00	489.00
50	10'0"X23'6"	235.00	402.00
51	10'0"X23'6"	235.00	402.00
52	10'0"X11'2½"	299.00	511.00
15'2"X12'3½"			
53	10'0"X11'2½"	299.00	511.00
15'2½"X12'3½"			
54	10'0"X23'6"	235.00	402.00
55	12'2"X23'6"	286.00	489.00
56	12'2½"X23'6"	286.00	489.00
57	10'0"X23'6"	235.00	402.00
58	10'0"X23'6"	235.00	402.00
59	10'0"X23'6"	235.00	402.00
60	26'7"X30'0"	577.00	986.00



EXTRAORDINARY LIVING IS WITHIN YOUR REACH

Take in scenic views from your balcony. Enjoy the maximum flow of sun-kissed air. Spend your morning savouring wildflowers and native plants.



PRIME LOCATION IN THE CITY

Live on Vadodara's luckiest crossroads. Get all four sides open and a lifetime access to mesmerising green views.



EXQUISITE ELEVATION

Exceptional architectural style, international influence and signature aesthetics come together to create a home in which every detail celebrates serenity and simplicity.



MAGNIFICENT GREEN VIEWS

Almost like you're at a picnic everyday. Live each day with a living, breathing world of birdsong, breathtaking natural beauty, and scenic green views.



PROPORTIONATE INDOOR & OUTDOOR SPACES

For every square foot of indoor space, you get too many square feet of scenic outdoor space to live an experience of a lifetime.



TOWER A-B-C

4BHK - TYPICAL FLOOR PLAN

B.A. : 1805.00 Sq.ft



TOWER A-B-C

4BHK - 14th FLOOR PLAN

B.A. : 1805.00 Sq.ft | OPEN TERRACE: 1805.00 Sq.ft



TOWER D-E-F

3BHK - TYPICAL FLOOR PLAN

B.A. : 1260.00 Sq.ft



TOWER D-E-F

3BHK - 14th FLOOR PLAN

B.A. : 1260.00 Sq.ft | OPEN TERRACE: 1260.00 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.



WINDOWS

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



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.



TERRACE

- Elegant China Mosaic finish with waterproofing treatment.



VALUABLES FEATURES



Elegance Entrance Gate



Video Door



Trimix Concrete Internal Road with Streetlight



Single Entry Campus With CCTV Surveillance in Common Area



Two Automatic Elevators in Each Tower



Solar Electrification System for Common Area



Fire Fighting System



3BHK One Car & 4BHK Two Car Allotted Parking



Rainwater Harvesting System



Ample Visitors Parking



DG Power Back-up for Common Illuminations & Elevators



Level Controllers in Water Tanks to Avoid Wastage



24 X 7 Security with Security Cabin



Elegant Number Plate To Each Unit



Underground Cabling for Wire-free Campus





A VISION OF IDEAL FAMILY
TIME BROUGHT TO LIFE

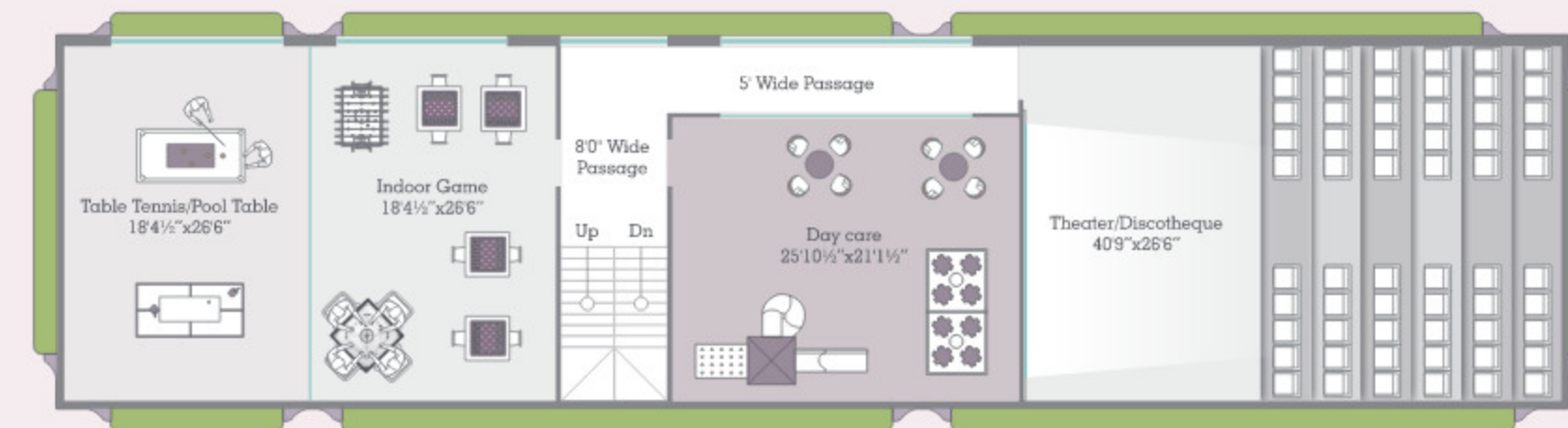


CLUB HOUSE

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





A SPACE TO
RELAX & RELISH



