

PROJECT BY
NILKANTH
BUILDERS
9000581181 | 9077769077

SHYAM UPVAN, Nr Shyam Circle,
Behind Ganesh Icon, Naroda Dehgam
Tall Plaza, Hanspura.



shyam
upvan



Presenting on elegant way of living with paradisaic architecture, dazzling design, and soothing ambiance. Welcome to shyam heights, where life is a festival, where every moment is filled up with exuberance, where you and your loved ones can live blissfully.



2&3 BHK LUXURIOUS LIVING SPACE





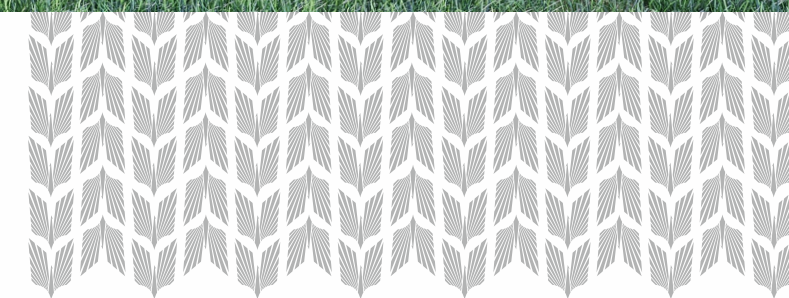
2&3 BHK LUXURIOUS FLATS

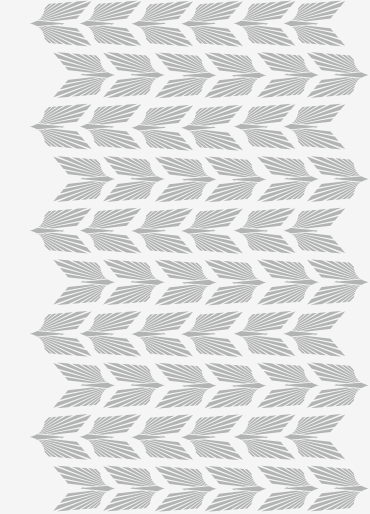
Green Living,
Sustainable Future





2 & 3 BHK PREMIUM APARTMENT | RESIDENT IN FRONT OF MAIN ROAD
10 STOREYED TOWER OF MODERN DESIGN | 1 BASEMENT WITH GROUND PARKING
MAGNIFICENT LIFE STYLE AMENITIES





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2&3 BHK LUXURIOUS
LIVING SPACE

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ENJOY THE FINEST
materials and craftsmanship,
creating a truly sumptuous
LIVING EXPERIENCE.





BASEMENT LAYOUT PLAN

ADJ. F.P.NO. 82

ADJ. F.P.NO. 8

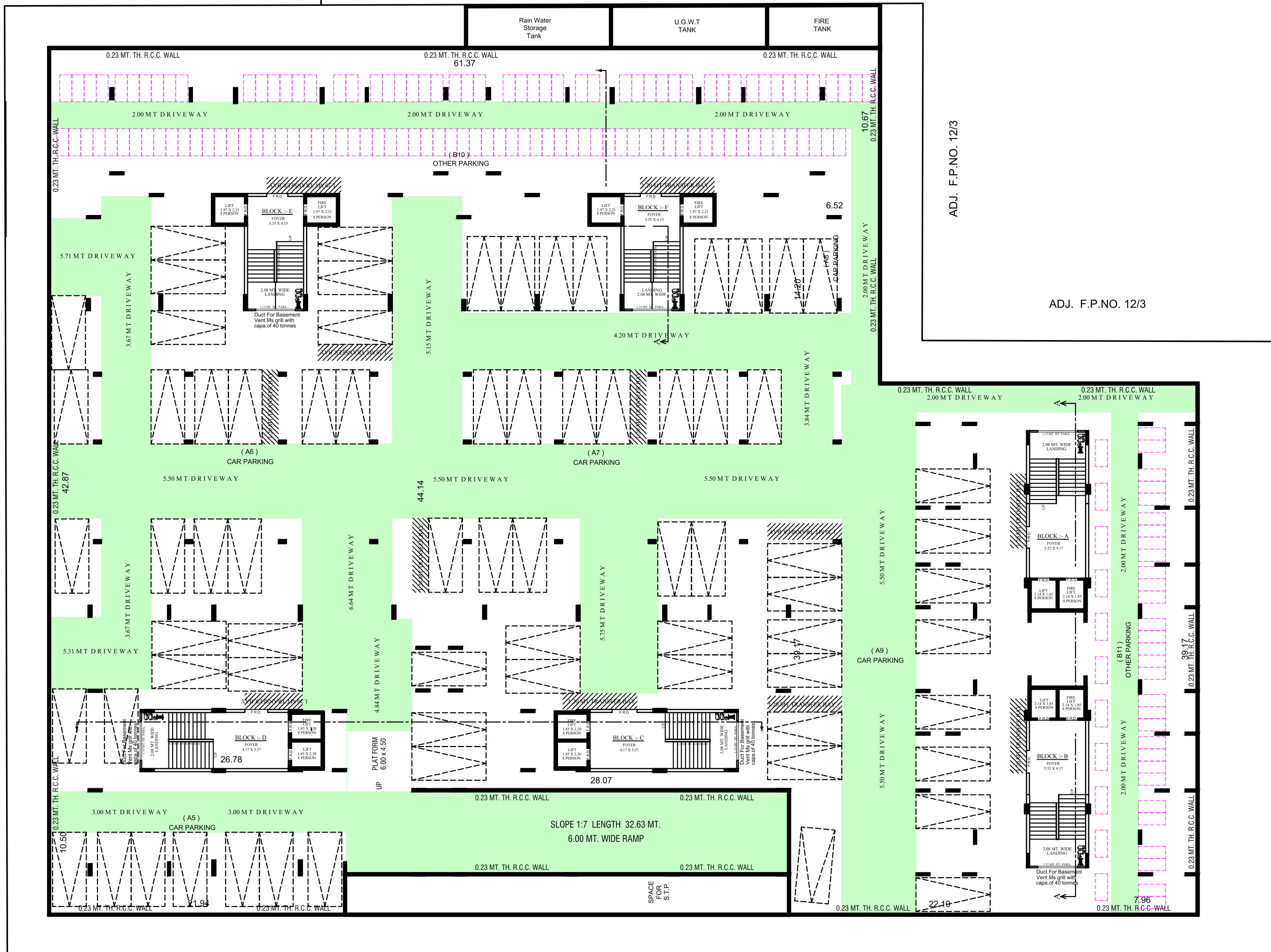
ADJ. F.P.NO. 12/3

ADJ. F.P.NO. 12/3

12.00 MT. WIDE TP ROAD

ADJ. F.P.NO. 9

ADJ. F.P.NO. 11/2



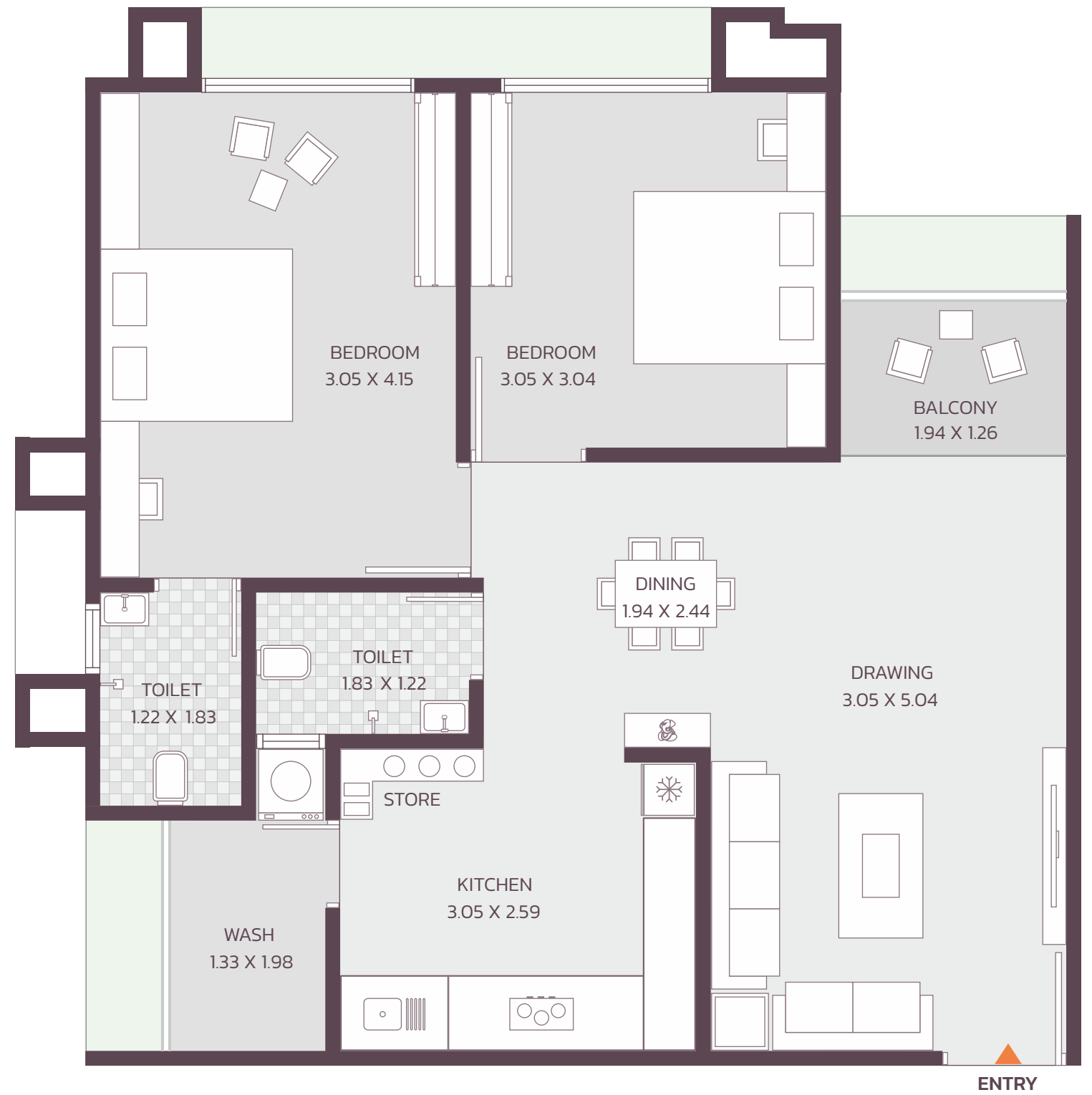






TYPICAL UNIT PLAN

BLOCK : A+B | 2 BHK



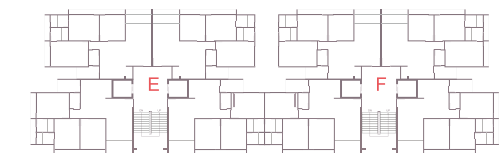
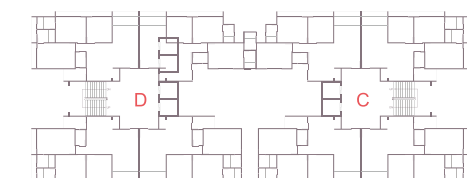
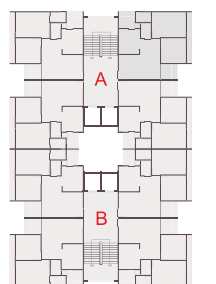
BLOCK : A+B

Block A

Unit No: 101 to 1001 | 102 to 1002
103 to 1003 | 104 to 1004

Block B

Unit No: 101 to 1001 | 102 to 1002
103 to 1003 | 104 to 1004





TYPICAL UNIT PLAN

BLOCK : C+D



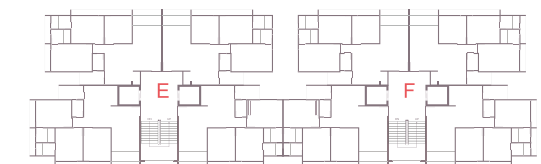
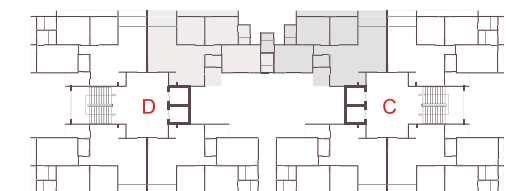
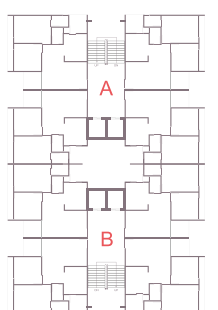
BLOCK : C+D

Block C

Unit No: 103 to 1003

Block D

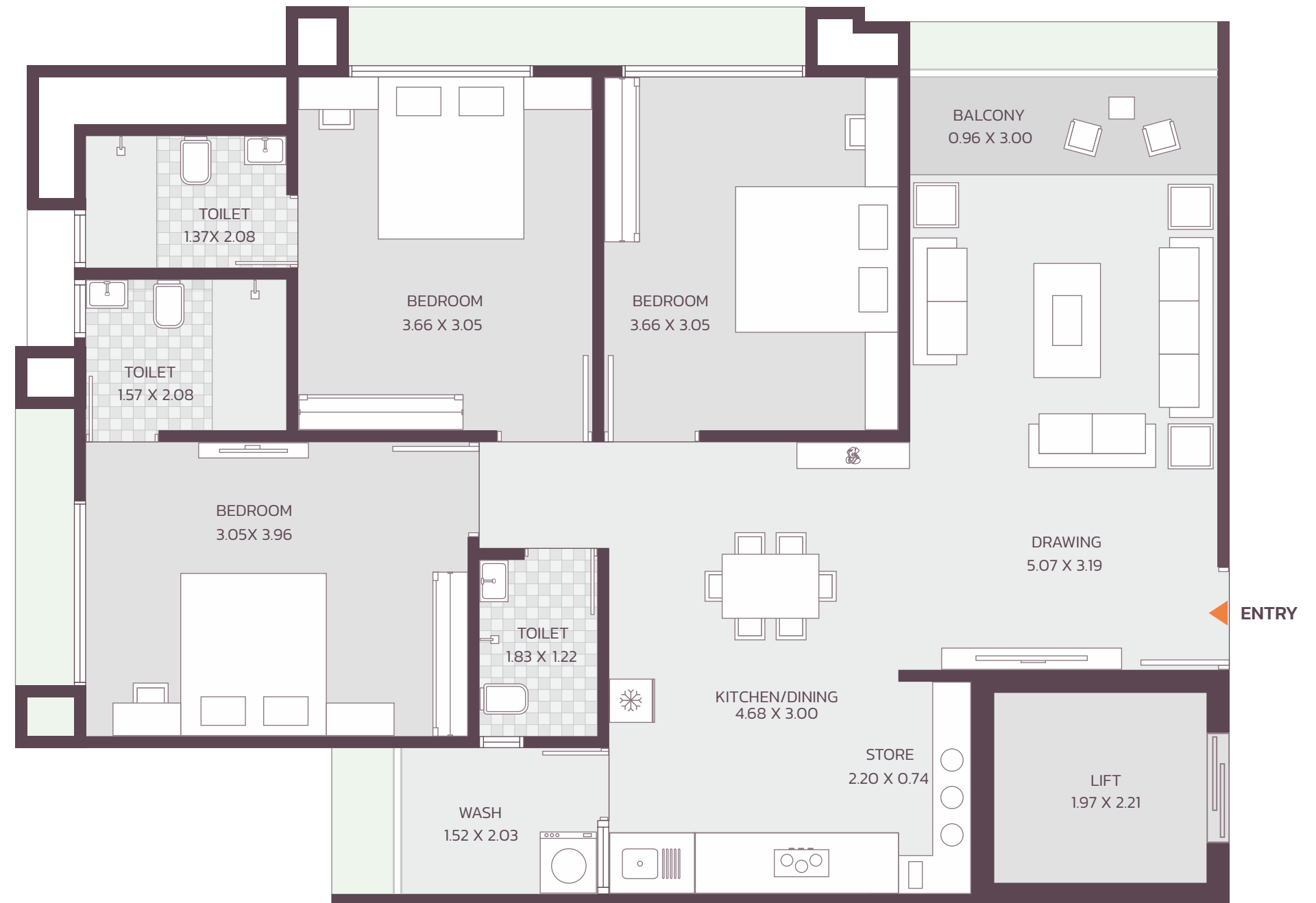
Unit No: 102 to 1002





TYPICAL UNIT PLAN

BLOCK : E+F



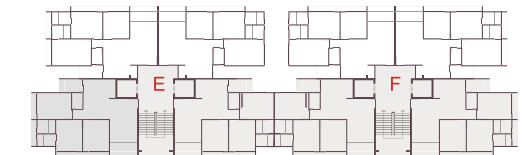
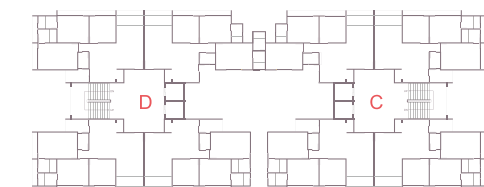
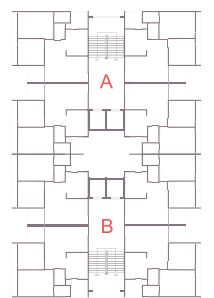
BLOCK : E+F

Block E

Unit No: 101 to 1001 | 104 to 1004

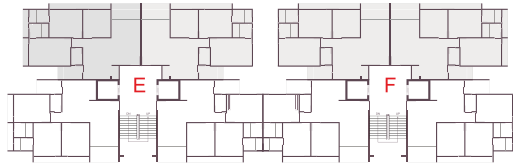
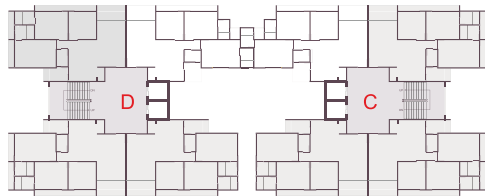
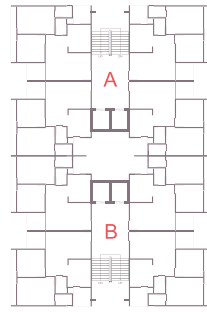
Block F

Unit No: 101 to 1001 | 104 to 1004



TYPICAL UNIT PLAN

BLOCK : C+D & E+F



BLOCK : C+D | E+F

Block C+D
Unit No: 101 to 1001 | 102 to 1002
104 to 1004

Block E+F
Unit No: 102 to 1002 | 103 to 1003



shyam
upvan



Affordable starter home
with modern features



SHYAM UPVAN

SPECIFICATIONS



STRUCTURE

Partly load bearing & Partly frame structure



WALL FINISH

Red Brick walls with internal smooth plaster & external double coat plaster.
Interior finish with double coat mala plaster with putti & Apex paint in the exterior.



DOORS/WINDOWS

Both side laminated flush doors. Windows made from powder coated aluminium sections with iron safety grill.



ELECTRIFICATION

Concealed ISI wiring with modular switches.



FLOORING

Vitrified tiles in drawing room, kitchen and bedrooms. Paver tiles in parking area.



PLUMBING

Concealed plumbing in all toilets, kitchen and bathrooms. Fixtures of standard brand.



KITCHEN

Granite platform in Kitchen & glazed tiles up to lintel level.



TOILET

Glazed tiles on bathroom and toilet walls up to 7 feet height.



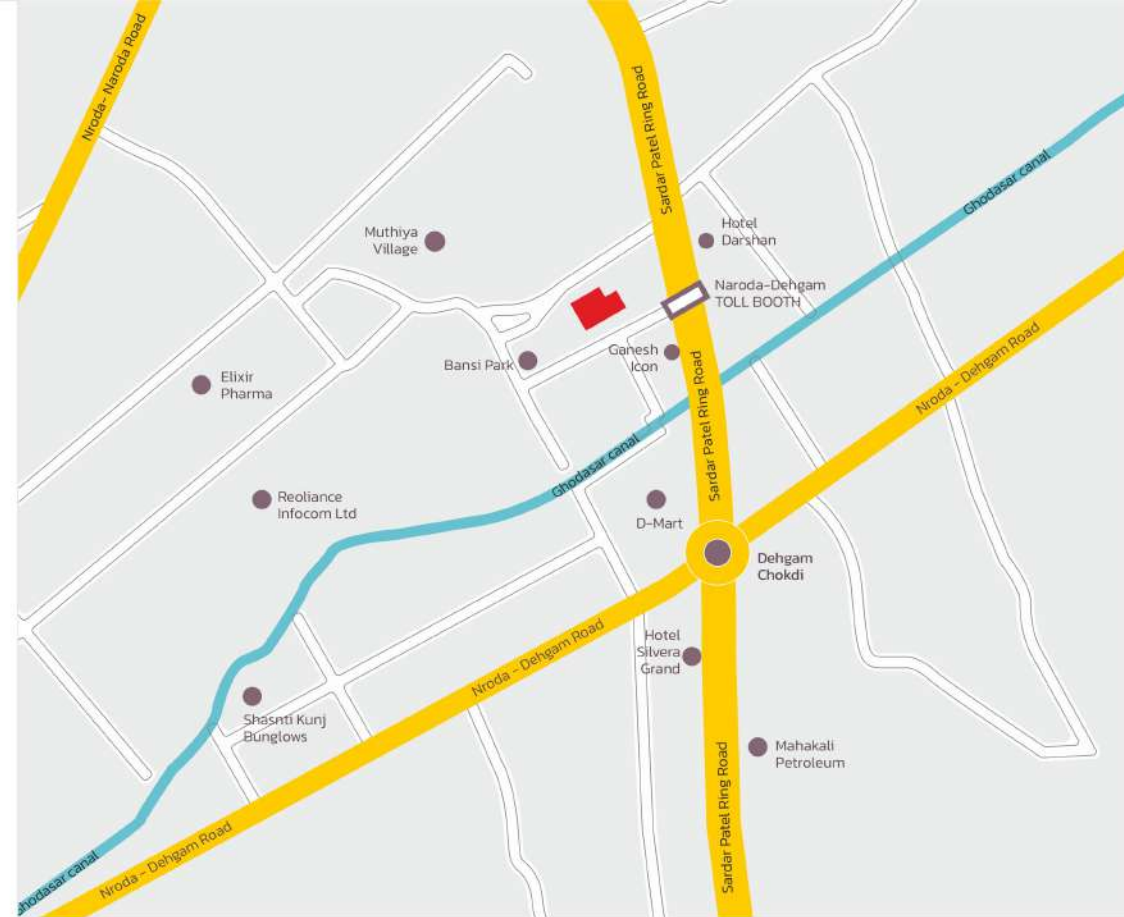
TERRACE

Double coat waterproofing with china-mosaic flooring.

EASY TO APPROACH

GIFT CITY	14.0 Km.	STORE MALL	1.0 Km.
INTERNATIONAL AIRPORT	9.7 Km.	HOSPITAL	3.0 Km.
INTERNATIONAL SCHOOL	3.5 Km.	PETROL PUMP	2.0 Km.
GARDEN	0.15 m.	MULTIPLEX	5Km.

NOTES • Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fixed Maintenance Charges, GUDA Charges And Electrical Co. Charges including cable and sub-station cost shall be borne by the purchaser. • GST or any additional charges, taxes, cess or duties levied by the government/ local authorities prior, during or after the completion of the scheme shall be borne by the purchaser. • Changes/Alteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. • All elements, Objects, treatments, materials, equipment and colour scheme shown are artist's impressions. Actual may be different as per architect's designs. • All dimensions shown here are unfinished wall. • The brochure is intended only to convey the essential design and technical features of the scheme.



Exclusively
Marketed by



SITE :
SHYAM UPVAN, Nr Shyam Circle,
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Tall Plaza, Hanspura.
M : +91 9000581181 | +91 907769077



LOCATION

RERA No:



Developers:
Nilkhanth Builders

Architect:
निर architect
Akash Patel

Architect:
PCUBE
consultants