



A PROJECT BY

A large decorative frame with a repeating diamond pattern, enclosing the title and tagline. The frame is composed of thin white lines with diamond-shaped motifs at the corners and midpoints.

# SHIVALIK Classic

THE EPITOME OF STYLISH LIVING

3 BHK VINTAGE LIVING





## WHO WE ARE?

For the past 10 years, S Group has successfully established its name as one of the topmost & successful developers in the Indian world of real estate by creating a permanent footprint across all the sectors. Since 2016, we have been dedicatedly involved in the development of Surat' s Sachin area. The name S Group & innovations today go hand in hand. We have pioneered many landmark developments & given a lot of 'Firsts' to Surat. At S Group, leadership has enabled the company to touch new heights of excellence in the sector of real estate!

The leadership at S Group guides us as a compass that helps us create world-class quality products and quality. It even guides us to be transparent in all our projects and always adhere to delivery on time!

As we look at the future, we stay determined & committed to creating urban living spaces where people can live, work and play smartly along with leisure.

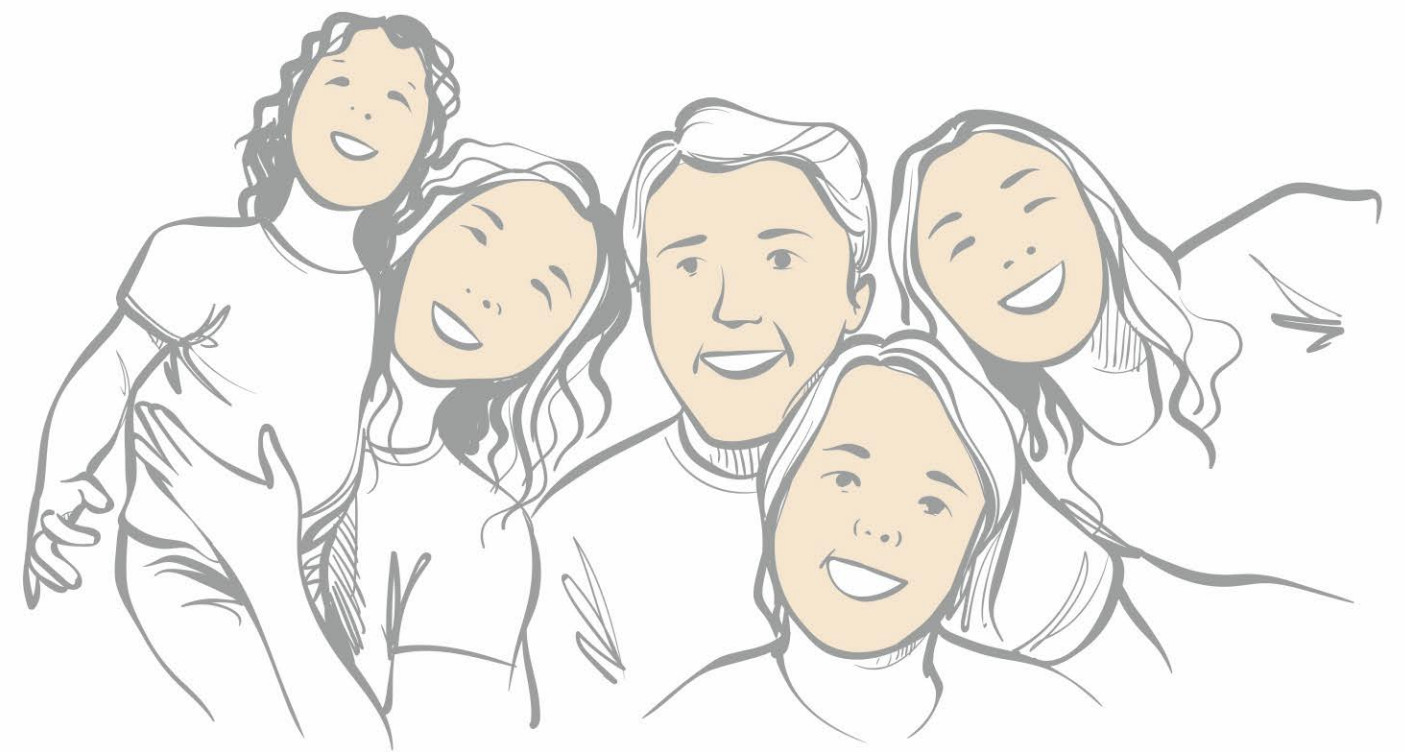


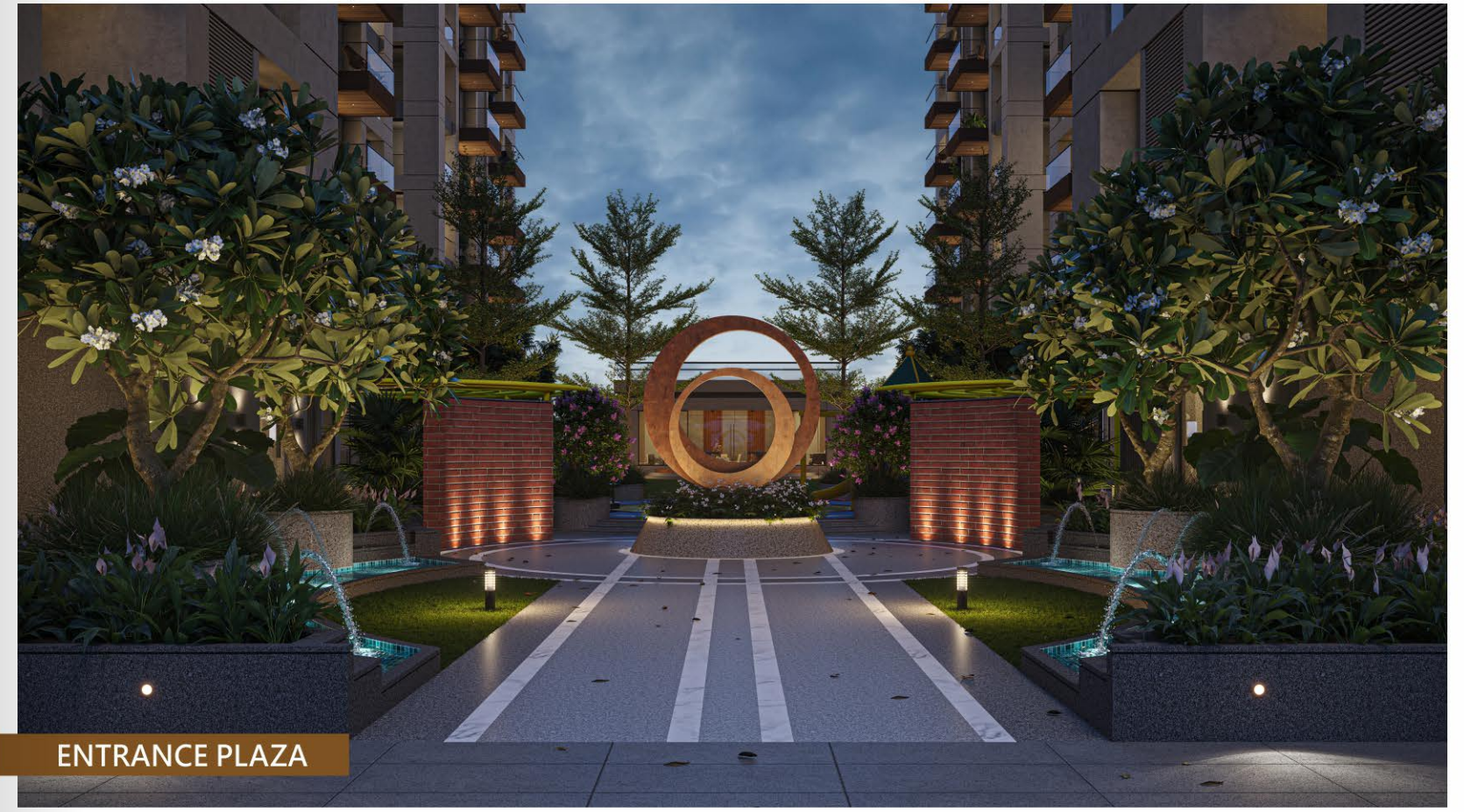
Intelligently planned project to make sure that every apartment gets ample air ventilation, sunlight, open spaces and beautiful views of surroundings.





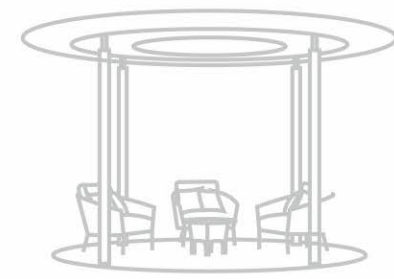
Enter into the cocoon of utmost comforts through a grand entrance designed to welcome you in style.





ENTRANCE PLAZA

A 3 BHK apartment boasting the best outdoor amenities offers residents a delightful blend of comfort, relaxation, and recreation right at their doorstep.



OUTDOOR GYM



FLOOR GAMES PLAZA



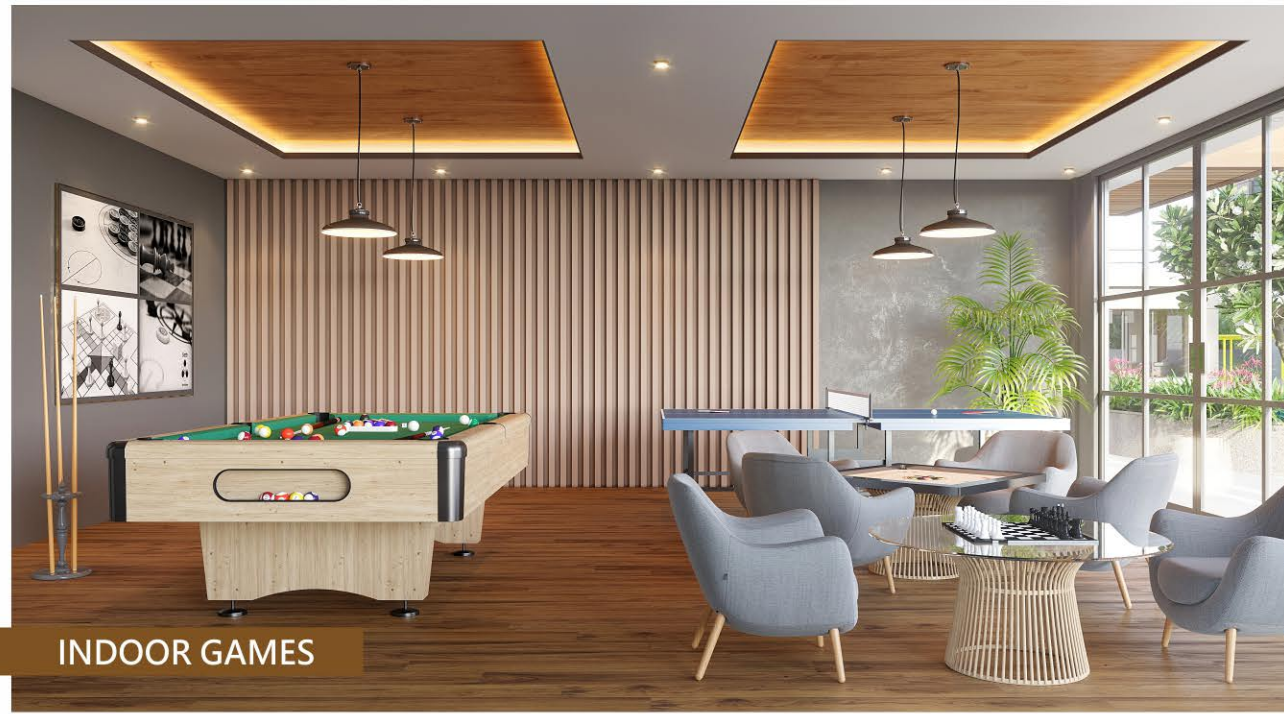
MULTIPURPOSE COURT



CHILDREN PLAY AREA



GAZEBO SEATING



INDOOR GAMES



GYM



TODDLERS PLAY AREA



YOGA



Fantastic location, premium lifestyle amenities, open landscaped spaces and a great layout and design, **Shivalik Classic** has it all.



LIBRARY



# LEGENDS

- 01 ENTRY
- 02 ENTRANCE PLAZA
- 03 WATER FEATURE WITH LAMINAR JETS
- 04 FEATURE WALL
- 05 SCULPTURE
- 06 SOCIETY OFFICE
- 07 MULTI-SPORT COURT
- 08 PATHWAY
- 09 INDOOR GAMES
- 10 LIBRARY
- 11 SEATING (OUTDOOR READING)
- 12 GAZEBO
- 13 CO-WORKING
- 14 SEATING POCKET
- 15 REFLECTIVE POOL
- 16 CLUB HOUSE WITH TERRACE LOUNGE
- 17 PREFUNCTION AREA CUM STAGE
- 18 YOGA / MEDITATION
- 19 OUTDOOR GYM
- 20 GYM
- 21 TODDLERS PLAY ZONE
- 22 FLOOR GAMES PLAZA
- 23 GENERAL STORE
- 24 SENIOR CITIZEN PLAZA
- 25 KIDS PLAY AREA
- 26 PARTY LAWN
- 27 FABRICATION MEMBER ABOVE
- 28 ROOM



18.00 MT. WIDET. P. ROAD

LAYOUT PLAN



18.00 MT. WIDET. P. ROAD

TYPICAL LAYOUT PLAN



3 BHK

BUILDING **A & B**  
 (1ST TO 13TH FLOOR PLAN) 



Every home has its own vibe

its own beauty and we don't want to take it away from you. At Shivalik Classic, the layout of each unit is planned in such a way that it allows you to play with interiors as per your requirements. Now home can be just the way you like it.





3 BHK — BUILDING **C & F** (1ST TO 13TH FLOOR PLAN)   
 BUILDING **D & E** (1ST TO 12TH FLOOR PLAN)



ENTRANCE FOYER



RECEPTION AREA

SHIVALIK  
**Classic**  
THE EPIHOME OF STYLISH LIVING

Discover a lifestyle that is simply awesome. Be it relaxation, rejuvenation, entertainment or celebration, there are just so many options to make your everyday fabulous.



DECK BALCONY



BANQUET HALL

#### Campus Infrastructure

- Exclusive main entry / exit gate.
- Security cabin with intercom facility.
- Map guideline board.
- Designer pole lights.
- Separate ramp for entry & exit.

#### Floor Guidelines

- 2 level basement floor parking + ground level amenities + 13 storey.
- 5 nos. of exclusive towers ( 3 & 4 BHK ).

#### External Specifications

- Facade treatment.
- Double coated roller finished plaster with rustic texture.
- Weather shield paint of ICI / standard make.
- Entrance foyer & lobby.
- Well designed entrance with waiting area foyer and elegantly designed lobby at all the floor.

#### Parking

- Site development inter locking paver block / R.C.C. trimix road.
- 3 BHK - 2 car parking allotted.
- 4 BHK - 2 car parking allotted.
- 2 level basement parking.
- Car charging station.

#### Fire Fighting

- Fire fighting system provided as per specifications / norms.

#### Elevators

- Two fully automatic passenger elevators of Kone / Schindler / equivalent make provided to each buildings.

#### Water Supply

- Sufficient capacity of U.G.W.T. & O.H.W.T.
- Bore water & separate tanks of fire safety in building.



## SPECIFICATIONS

#### Electric Power Backup

- Silent generator of adequate capacity for lift, water pump & common passage.
- Designer light fitting for common passage and campus.
- 3 light & 3 fan point for 3 - BHK.
- 4 light & 4 fan point for 4 - BHK.

#### Security System

- 24 X 7 gated security.
- CCTV camera coverage in reception campus and basement area.
- Video door phone.
- Smart door lock.

#### Common Terrace Development

- Double coat water proofing.
- China mosaic flooring.

#### Technical Specifications

- Earthquake resistance structure design as per IS code..
- Project as per green building concept.

## FLAT SPECIFICATIONS

#### Plumbing

- Central plumbing for ISI Brand UPVC / CPVC.

#### Toilet

- High quality sanitary ware & C.P. fittings ( Jaguar , Kohler or equivalent made).

#### Electrification

- Concealed fitting & smart switches ( Great white/ Anchor or equivalent made).

#### Hardware

- S.S. hardware fittings ( Ozone / Dorma / Enox / Hafele or equivalent made).

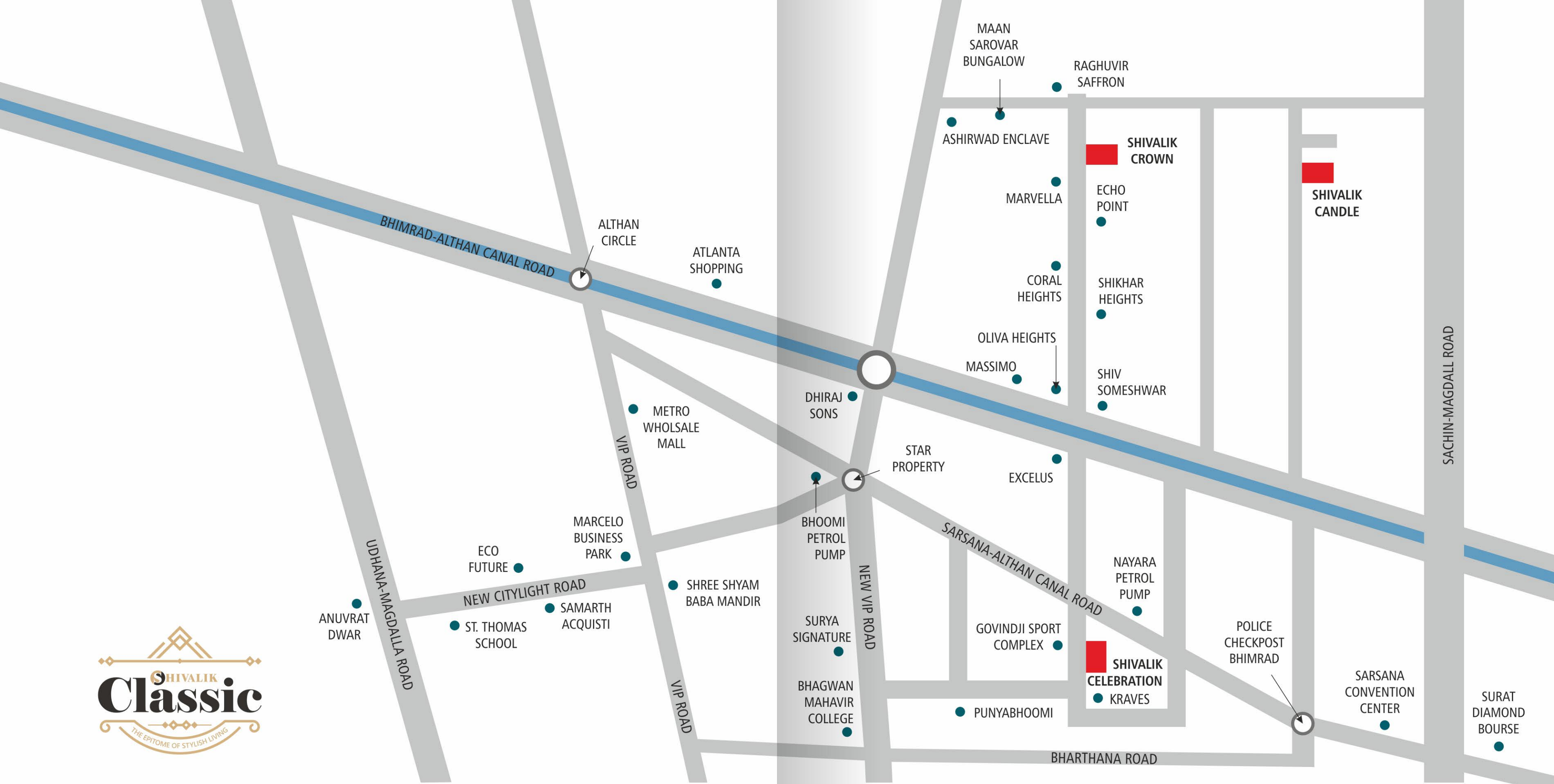
#### Sink

- S.S. sink ( Franke / Nirali or equivalent made ).

#### RO System

- Separate point for RO.





LOCATION MAP

<b>ARCHITECT</b>  ARCHITECTS & URBAN DESIGNERS SURAT   MUMBAI	<b>STRUCTURE</b>  CONSULTANTS	<b>LANDSCAPE DESIGNER</b>  LANDSCAPE DESIGN At Jambhvat Point	<b>MEP CONSULTANT</b>  Services Private Limited
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**Site Address:**  
 Shivalik Celebration, Opp. Govindji Sports Club, Nr. Puniya Bhumi, Sarsana Road, Vesu, Surat.

**Contact:** +91 97260 26055 | +91 97264 44111 | **Email:** info@sgroup.homes

**TERMS & CONDITION**

- Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, gas line expenses, society formation & registration expenses, society maintenance charges etc. shall be borne by the purchaser.
- GST, TDS & all other taxes prevailing or that may be levied in future will be borne by 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.
- Changes / alteration of any Nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & lookout of the scheme shall strictly not be permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit.
- Low-voltage cables such as telephone, TV 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 in a way such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- All landscaping is conceptual and shall be as per architect's design. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, the developer can not hold responsible for any inaccuracy.
- Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will be accepted by all members of the society.
- Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession.
- SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier.
- Document registry is compulsory before possession.
- If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.

**NOTES**

- All rights for alteration / modification in design or specifications suggested by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
- Gujarat gas connection is dependent upon Gujarat gas company's working methodology. If the property is ready for possession and Gujarat gas connection is not available at that time due to Gujarat gas company, then in that case the customer will have to take the compulsory possession by paying the total sale consideration.
- All dimensions are approximate, average and unfinished.
- 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 are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- Subject to Surat jurisdiction.