



SNG REAL ESTATE PVT. LTD.

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SNG's *Shivangan*

redefine the taste of luxury...

color splash



FEEL LOVED.... FEEL COVETED....

stitch together the ordinary seams of your life into a beautiful happiness shrine with a golden thread.

Shivangan's glamour quotient loaded with style and comfort gives an unprecedented high to its residents and leaves others spellbound.

With imprint of eminence and excellence in each built, each dawn here knocks the door with a new surprise and the dusk leaves the footprints of new colors to dream of, in the night to come. Adorned with stylish interiors, in every home you will discover a level of thought that is simply unsurpassed. Behind the stunning facade, Shivangan offers the best in living standards.



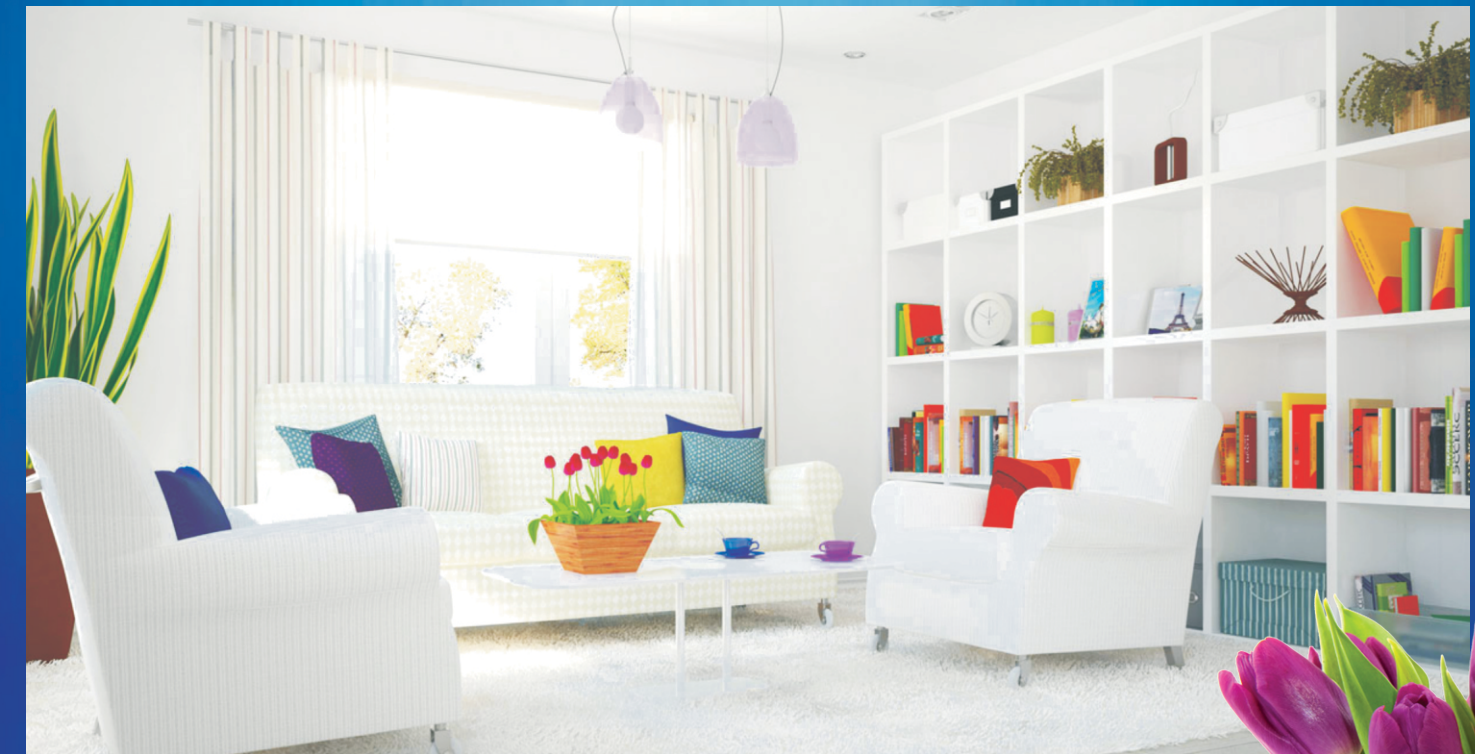


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SHIVANGAN is a lifestyle project that blends comfort and security with luxury and grandeur. With an offering of brilliantly crafted 27, 2 / 3 Bhk apartments nestled in the posh residential area of Jaipur i.e.

Shastri Nagar. Shivangan has seasoned the flavours of an elite taste. Being the most sought after address, virtually every thinkable facility like institutions, hospitals, multiplexes, and offices are within a radius of 2 km. The architectural planning and the aesthetical sensibility coupled with the magnificent master-bedroom, spacious kitchen and strategically incorporated windows and doors makes life truly distinct and prized for you.



CLUB HOUSE | GYMNASIUM | SPACIOUS PARKING | SWIMMING POOL



LOCATION ADVANTAGE



SNG's Shivangan
redefine the taste of luxury...

- 15 Km. from Airport.
- 3 Km. from Bus Stand.
- 3 Km. from Railway Station.
- 5 Km. from Panchbatti.
- 8 Km. from SMS Hospital.
- 8 Km. from Secretariate.
- 4 Km. from V.K.I.
- Walking distance from local market.
- Close to various hospitals, schools, temples and malls.
- A vast green garden and a temple in front of East Facing Flats.

Site Address: A-26, Shashtri Nagar, Jaipur.



A BETTER PLACE TO LIVE



A variety of facilities to suit all ages and to meet both individual and family requirements.

Designer Swimming Pool

Air-conditioned Gymnasium

Multi Game Court

Recreation Area

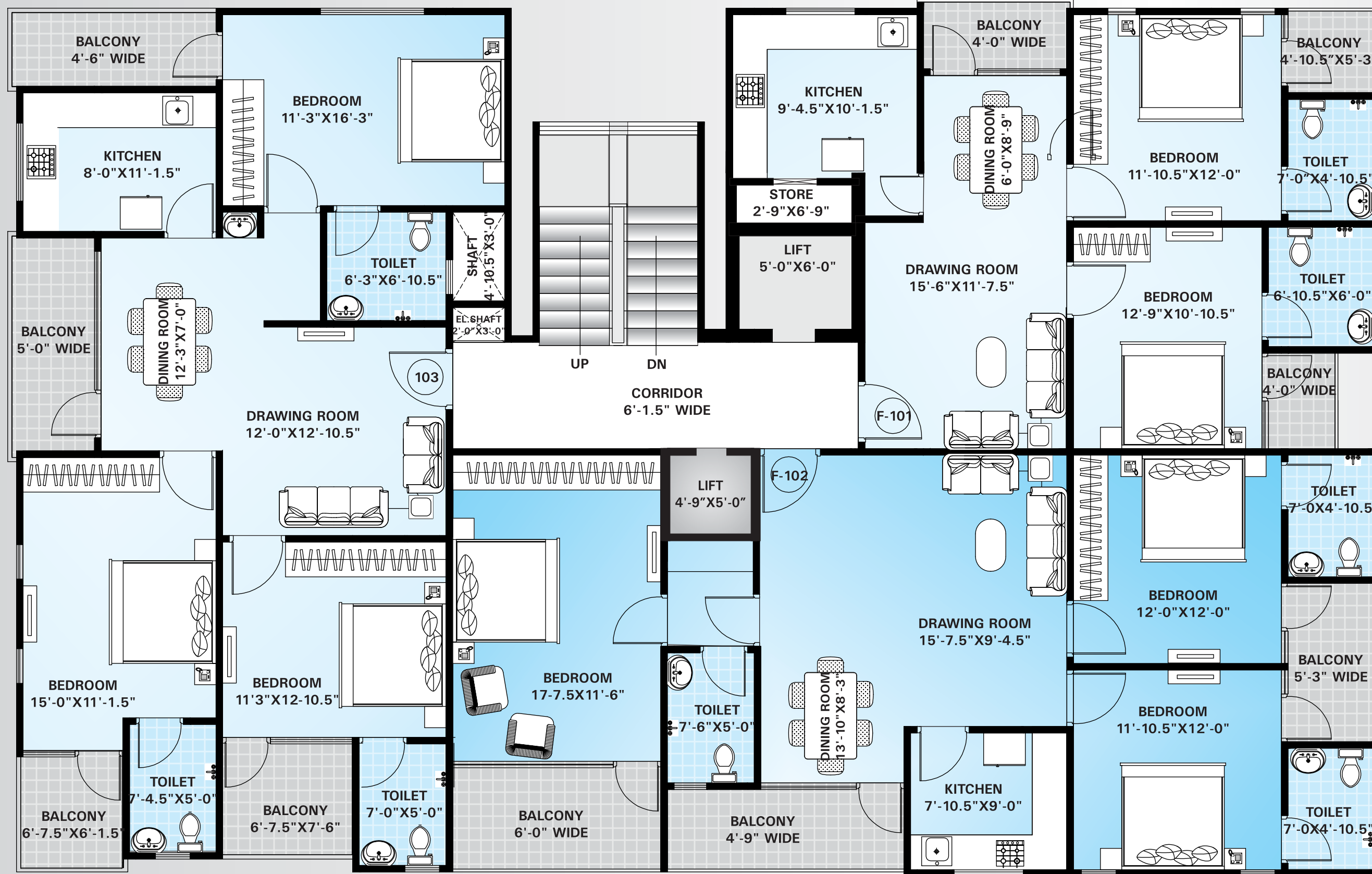
Sports Arena

Garden Court

A vast green garden and a temple in front of East Facing Flats.



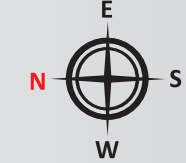
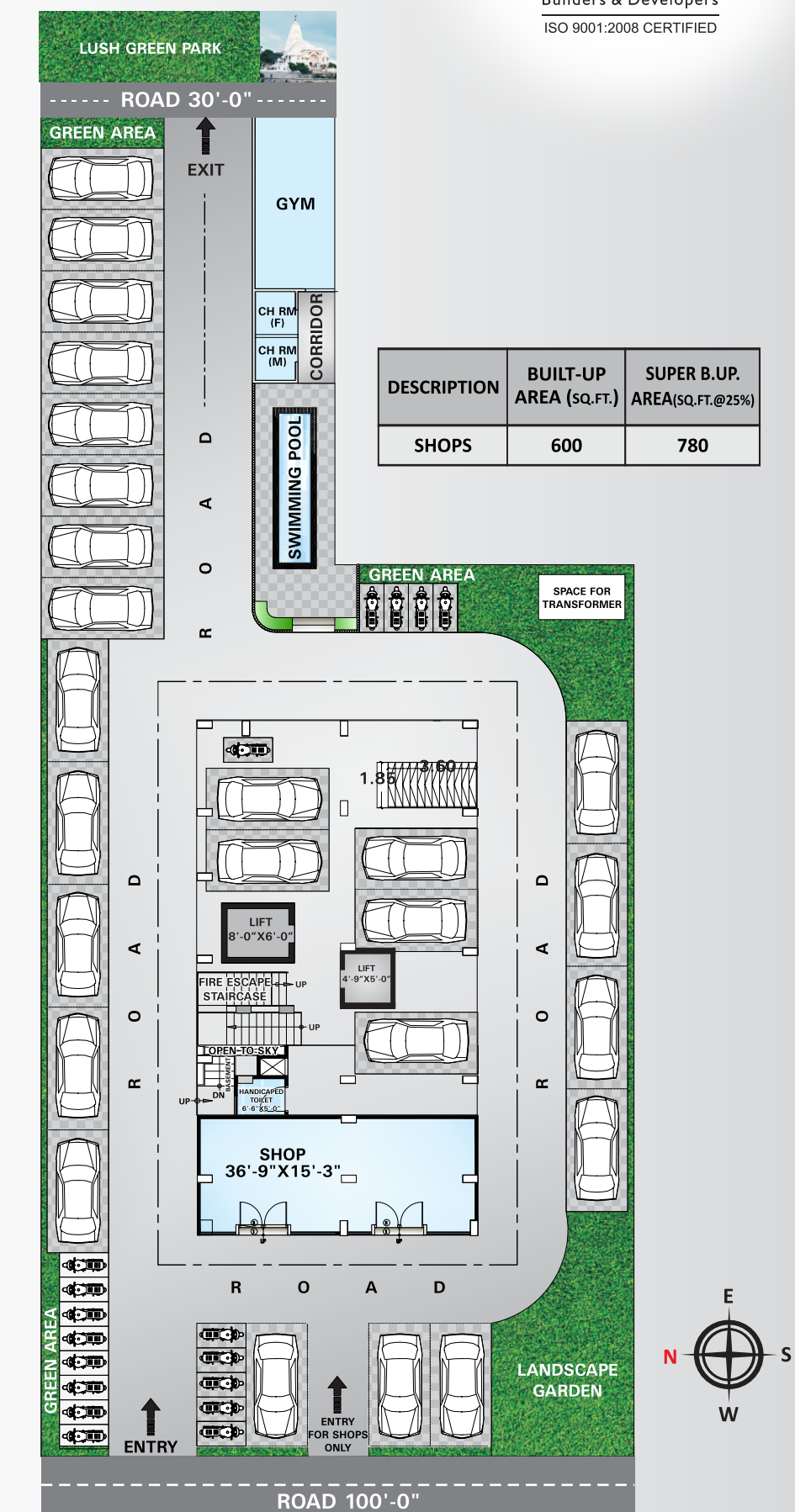
TYPICAL FLOOR PLAN



FLAT NO.	TYPE	BUILT-UP AREA (sq.ft.)	SUPER B.UP. AREA(sq.ft.@25%)
101-901	2-BHK	864.00	1080.00
102-902	3-BHK	1279.00	1598.75
103-903	3-BHK	1288.13	1610.10
TOTAL TYPICAL FLOOR		3431.13	4288.85

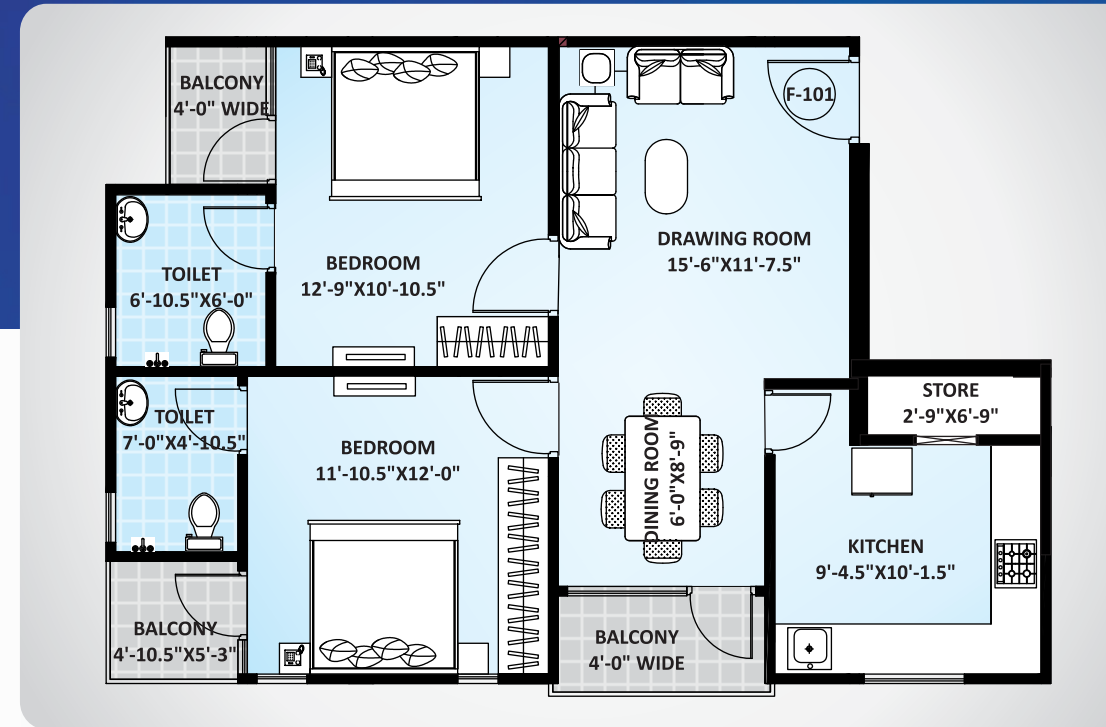
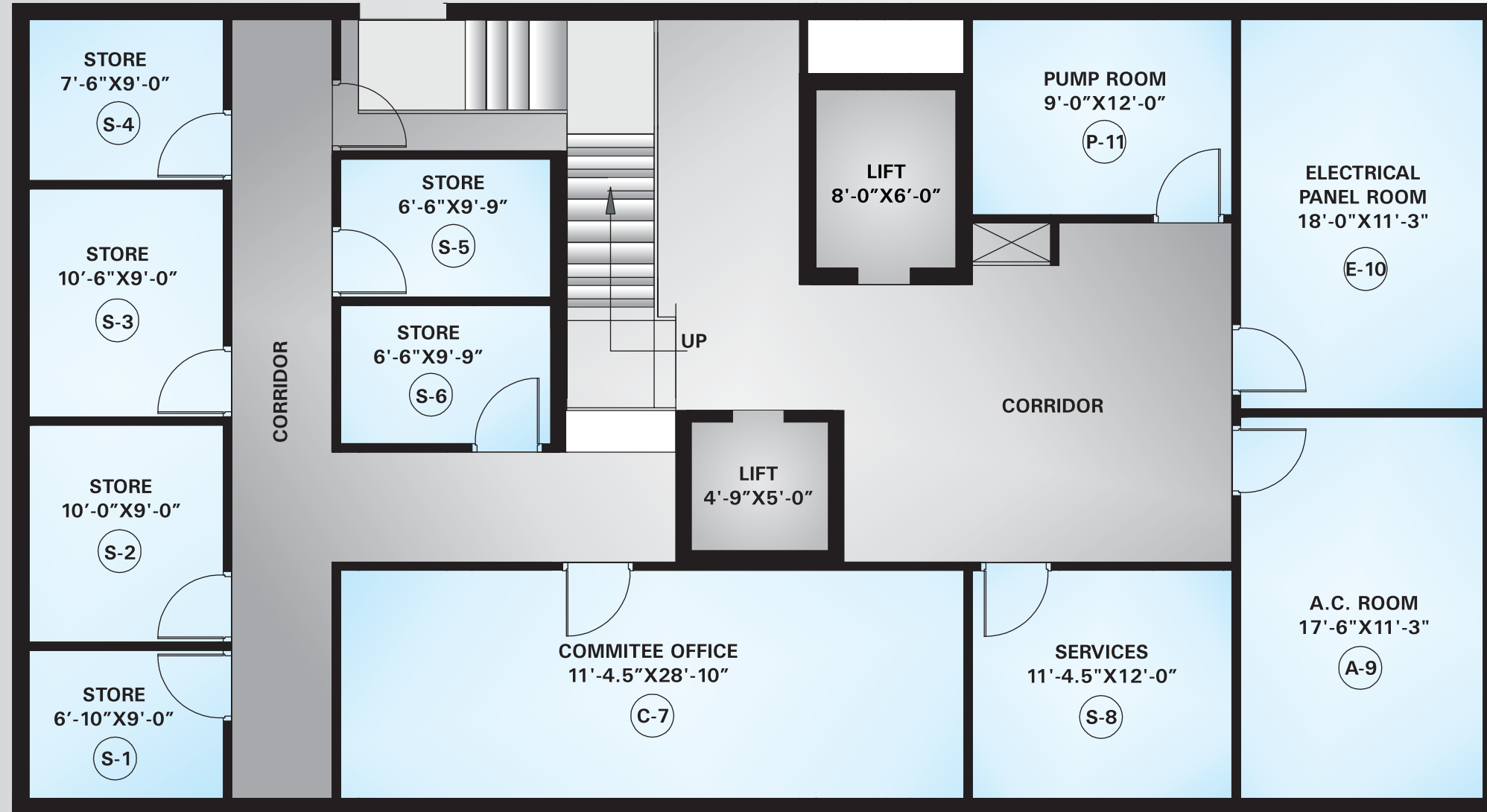


STILT FLOOR PLAN



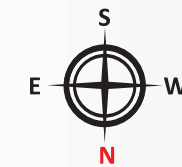
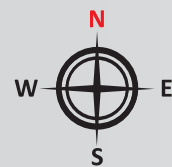
BASEMENT FLOOR PLAN

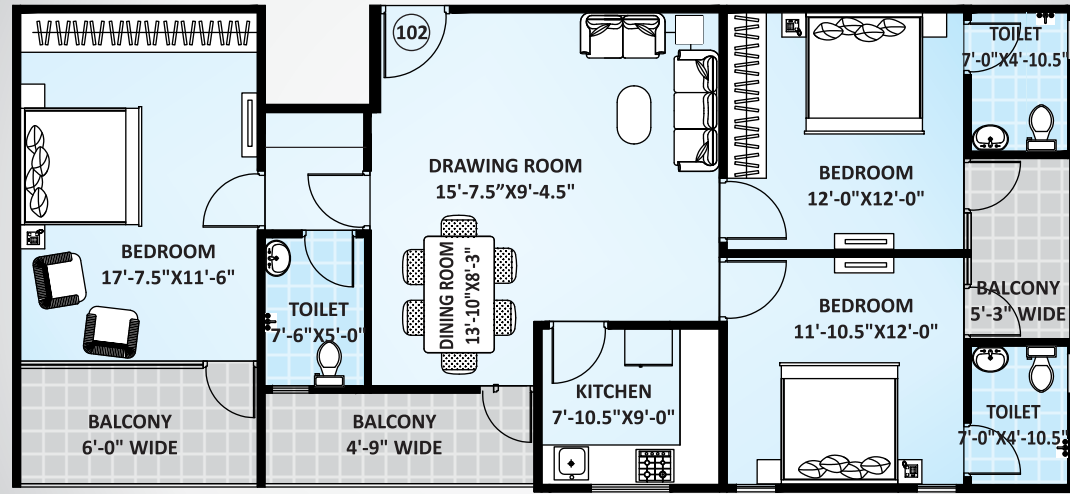
2 BHK / FLAT 101



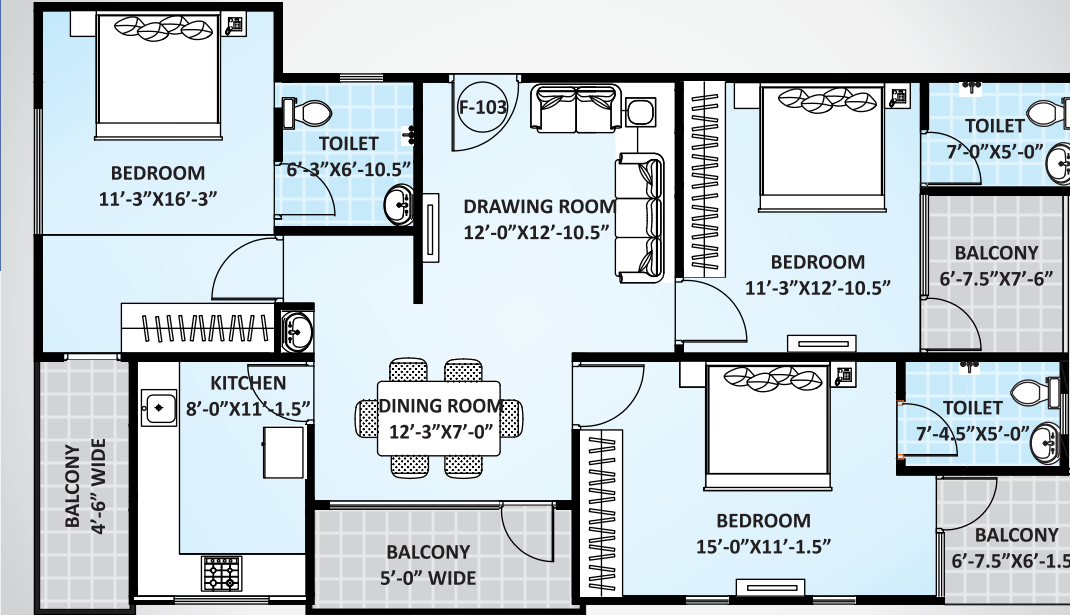
DESCRIPTION	BUILT-UP AREA (SQ.FT.)	SUPER B.UP.AREA (SQ.FT.@15%)	DESCRIPTION	BUILT-UP AREA (SQ.FT.)	SUPER B.UP.AREA (SQ.FT.@15%)
1 STORE	79.02	90.87	7 COMMITTEE OFFICE	367.00	422.05
2 STORE	107.05	123.10	8 SERVICES	155.00	178.25
3 STORE	108.60	124.89	9 A.C. ROOM	227.71	261.86
4 STORE	85.11	97.87	10 ELECTRICAL ROOM	231.49	266.21
5 STORE	72.75	83.66	11 PUMP ROOM	131.19	150.86
6 STORE	73.13	84.09	TOTAL SERVICE AREA	1112.39	1279.23
TOTAL STORE AREA	525.66	604.50			

1	Drawing Room	15'-6"X11'-7.5"
2	Dining Room	6'-0"X8'-9"
3	Kitchen	9'-4.5"X10'-1.5"
4	Bedroom	12'-9"X10'-10.5"
5	Bedroom	11'-10.5"X12'-0"
6	Toilet	6'-10.5"X6'-0"
7	Toilet	7'-0"X4'-10.5"
8	Balcony	4'-0" WIDE
9	Balcony	4'-10.5"X5'-3"
10	Balcony	4'-0" WIDE
11	Store	2'-9"X6'-9"





3 BHK (Flat-102)



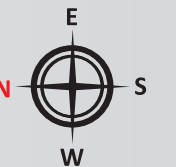
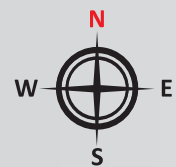
3 BHK (Flat-103)



1	Drawing Room	15'-7.5"X9'-4.5"	7	Toilet	7'-6"X5'-0"
2	Dining Room	13'-10"X8'-3"	8	Toilet	7'-0"X4'-10.5"
3	Kitchen	7'-10.5"X9'-0"	9	Toilet	7'-0"X4'-10.5"
4	Master Bedroom	17'-7.5"X11'-6"	10	Balcony	5'-3" WIDE
5	Bedroom	11'-10.5"X12'-0"	11	Balcony	6'-0" WIDE
6	Bedroom	12'-0"X12'-0"	12	Balcony	4'-9" WIDE

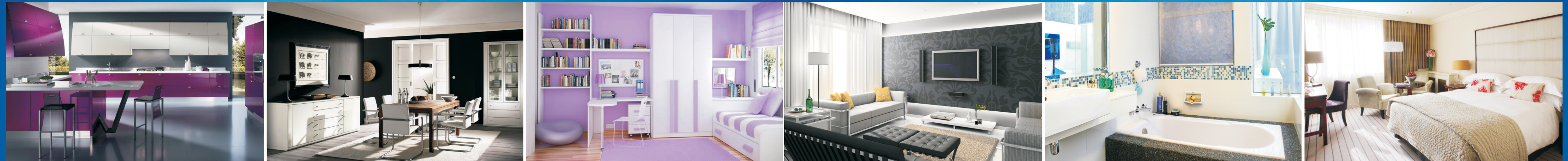


1	Drawing Room	12'-0"X12'-10.5"	7	Toilet	7'-4.5"X5'-0"
2	Dining Room	12'-3"X7'-0"	8	Toilet	7'-0"X5'-0"
3	Kitchen	8'-0"X11'-1.5"	9	Toilet	6'-3"X6'-10.5"
4	Master Bedroom	15'-0"X11'-1.5"	10	Balcony	6'-7.5"X7'-6"
5	Bedroom	11'-3"X12'-10.5"	11	Balcony	6'-7.5"X6'-1.5"
6	Bedroom	11'-3"X16'-3"	12	Balcony	4'-6" WIDE
			13	Balcony	5'-0" WIDE



FEATURES THAT AMAZED YOU...

Shivangan brings you amenities galore that give your dwelling a characteristic of its own. The project offers fascinating potpourri of amenities galore in the midst of a pastoral setting loaded with nature's beauty and bounty through our enthusiastic endeavour.



STRUCTURES & SERVICES

Earthquake resistant structure.
Energy efficient, eco- friendly nominal design, centrally grouped location of services installation to ensure easy maintenance, state-of-the-art technology, fast track installation and compliance to all statutory regulations.

FLOORING / SKIRTING

Premium verified tiles in drawing/living/ dining , master & other bedrooms.
Anti skid ceramic tiles in wash rooms & balcony.
Anti skid ceramic tiles/Natural stones in Lobby.
Designer drive way tiles in drive way & porch.
Vitrified Tile / Marble Profile Skirting in all areas.

KITCHEN

Modular kitchen with granite counter, stainless steel sink.
Designer ceramic tiles of 2 ft. above counter.

DOORS & WINDOWS

Flush Door with Veneer on both sides/ ready Made Designer Flush Door/ Flush Door Laminated on both sides or equivalent.
Stainless steel hardware fittings in all doors & windows.
Windows of wooden frames with Wooden Shutters & UPVC / Aluminium.

WASHROOM

Designer ceramic tiles up to 7'-0" height & rest plaster with putty & water based enamel paint.
European wc, under/over counter basin or basin with pedestal in all the bathrooms.
Cp fittings single lever, brushed steel finish, premium quality cp fittings of brands like jaquar or equivalent.

BALCONY / STAIRS

M.S. / S.S. Railing around the path.

POP & PAINT

Plaster with pop & emulsion paints on all the walls.

VERTICAL TRANSPORTATION

Two state of the art premium brand elevators.

LOBBY / PARKING

Impressive entrance lobby.
Spacious, well designed lift lobbies on all floors.
Ample open / slit / car parking.

ELECTRICAL

High side electrical equipment- transformer, panels etc. Of requisite designed capacity.
Electrical fittings & concealed copper wiring in pvc conduit.
Separate meter for lighting in common areas, elevators and pumps.
16 amps socket for geysers in toilets and 25 amps socket for air-conditions in all bedrooms.
Adequate nos. Of 6 amps socket & 16 amps socket in kitchen.
Adequate 16 amps plug socket in each room. Multiple sockets in living room for connections to tv, stereo and other equipments.
One calling bell along with bell push.

SECURITY & SAFETY

Intercom system in complete building.
CCTV at entrance.
24 hrs. security by well trained security staff

SERVICES

Gas bank, Garbage collection point
Wi-Fi-Building, Provision for DTH
Car washing area
Sewage treatment plant

COMMUNITY LIVING

An exclusive community hall ideally suited for partying and reunions.

POWER BACKUP

100% Power backup for common and essential services.

RAIN WATER HARVESTING

Rain water harvesting system to recharge ground water.
Surface water of the complex is planned to be collected in underground tank & after necessary filtration of sand and suspended matter the water will be recharged into the ground through bore well.

WATER SUPPLY

Complex will have its own tube wells & water storage tanks.
Concealed plumbing in CPVC / PPR.

THE GROUP

SNG GROUP is one of the largest real estate Builders and Developers in Rajasthan. We are accredited with ISO 9001:2008 certification. We always try our best to meet the international standard. SNG GROUP's completed projects stands a testimony for our perception about standards. For us standards always mean "Highest Standards". All our employees have been trained to follow all standards meticulously.

SNG GROUP is a dedicated team of professionals; most of them are rich in experience and believe in only one thing called "QUALITY". Nothing satisfies our employees like adherence to strict quality standards. We can ensure your home buying & selling experience remains simple and true.

The pleasure of living in SNG GROUP's flats is better experienced than explained. SNG GROUP's valuable customers know this very well. We take every care to build your apartment. We follow a tested organized protocol to ensure the quality. SNG GROUP's quality perception is above everything. Excellence in every sphere of construction is our motto. SNG GROUP's past achievements speak for our future performance.

SNG GROUP's architecture is unique. All our complexes have unique finish expounding the truth that they are created by SNG GROUP. SNG GROUP's speciality is visible from our unique, elegant architecture. The layout of within the apartments and outside is also highly satisfying to most of our valuable customers. We provide more setbacks all around the building so ample car parking space is available and you can even drive around our buildings freely. SNG GROUP's aim is to provide all basic facilities which blend residential and recreational facilities with fresh and green surroundings. The landscapes speak for themselves in beauty and elegance.

You will be convinced that SNG GROUP stands apart in quality, aesthetics, perfection, strict adherence to JDA regulations and other laws, value for money and above all giving you total peace of mind.

SOME OF OUR PRESTIGIOUS PROJECTS



Parth City, Kalwar Road, Jaipur



Silver Soil Industrial Park, Chimanpura, NH 11, Sikar Road, Near Chomu, Jaipur.



Star Valley, Murlipura, Jaipur.



Shree Enclave, Niwaru Road, Jaipur



Floreat, Niwaru Road, Jaipur



Majestic Heights, Kalwada, Jaipur



Shree Ratna, Bani Park, Jaipur



Parth City, Churu



Shree Krishnam, Bani Park, Jaipur



Shree Laxmi, Chandpole, Jaipur



Majestic Tower, Kalwada, Jaipur



Prakrati Farm House, Jaipur



Shreedham, Sikar Road, Jaipur



Apollo Enclave, Ajmer Road, Jaipur



Affordable Housing, Kalwada, Churu, Bhambhora, Sindoli, Bhatad-Vatika & Sardarshahar



Garden Estate, Near Mahindra SEZ, Ajmer Road