

Find *your zen* in the *sky*



OMKAR
*Sky*ZEN



Established in 1989 by Mr. Arvind Baroliya, Omkar Group has been instrumental in reshaping Ahmedabad and Gandhinagar's urban landscape. With a reputation built on over 55 landmark developments, Omkar Group is celebrated for its commitment to excellence in Planning, Construction, and Design. From its beginnings in Isanpur, the group has expanded into key neighborhoods such as New Ranip, Ghodasar, Vastral, Gandhinagar, & Bareja, leaving a lasting impression on the urban fabric of each area. Under Mr. Baroliya's leadership, Omkar Group continues to blend tradition with innovative approaches to drive forward urban development & community welfare.

OUR MAJOR CONTRIBUTION IN AHMEDABAD & GANDHINAGAR'S REAL ESTATE

First developer to introduce
Revolutionary construction technology in Gandhinagar.

First developer to introduce
Green building concept in Gandhinagar.

Major role in development of
New Ranip since 1990; developed more than 11 projects.

One of the first developers to start development in
Vastral since 2003 with more than 6 projects.

We have witnessed the growth story of
Gandhinagar since 2006 with 10 projects.

Started development in upcoming Satellite
town of Bareja (Ahmedabad) with 9 projects till date.



Pramukh | OMKAR
rivanta
3 & 4 BHK SERENE LIVING



AT Randesan, Gandhinagar

PR/G3/GANDHINAGAR/GANDHINAGAR/Others/RAA07854/020121

Pramukh | OMKAR
rivanta-2
3 & 4 BHK SERENE LIVING



AT Randesan, Gandhinagar

PR/G3/GANDHINAGAR/GANDHINAGAR/Gandhinagar
Municipal Corporation/RAA13938/050824/311229

OUR RECENT PROJECTS IN GANDHINAGAR

rivanta
AUROVILLE
3 BHK SERENE LIVING



South Sargasan, Gandhinagar

PR/G3/GANDHINAGAR/GANDHINAGAR/Others/RAA07854/020121

rivanta
VIBGYOR
2 BHK SERENE LIVING



South Sargasan, Gandhinagar

PR/G3/GANDHINAGAR/GANDHINAGAR/Others/MAA10998/031222



Welcome to our
Zen
sanctuary!

OMKAR SkyZEN

In Zen, perfection is not in excess, but in precision. Skyzen embraces quality over quantity, offering an exclusive community of like-minded seekers.

ONLY 80 HOMES

Not everyone finds Zen, but those who do, cherish it.

20 STOREYS HIGH

A vertical sanctuary, where sky is an extension of home.

2 CARS SPACE

2 Cars Allocated Space with 3 Level Basement Parking

3 BHK Zen Living at Kudasan





Omkar Skyzen is not just space; it is envisioned as a sanctuary, where architecture breathes, space aligns, and life unfolds effortlessly. Each element exists in a seamless state of presence and elevation.

Zenpoint

Where you're meant to be.



Lifescape

Where daily life feels like a retreat.



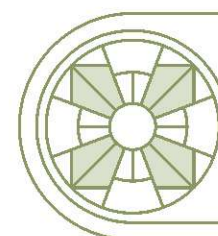
Skygreen

Where nature rises to new heights.



Linecraft

Design that thinks before it builds.



OMKAR
SkyZEN



Be like a
Mountain Rooted, Yet
Touching the Sky.

Omkar Skyzen stands where the world flows around you, yet never disturbs you. A location that offers everything within reach, yet lets you live untouched by the rush. Here, movement is effortless, yet presence is profound.

OMKAR SkyZEN

Proximity to everything
that should be near



SMVS Hospital
02 min.



Swaminarayan Dham
02 min.



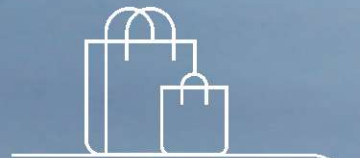
Randesan Metro Station
05 min.



PVR Cinema
05 min.



Jamnabai Narsee School
15 min.



D-Mart Sargasan
05 min.



Dholeswar Mahadev
05 min.



Proposed River Front
05 min.

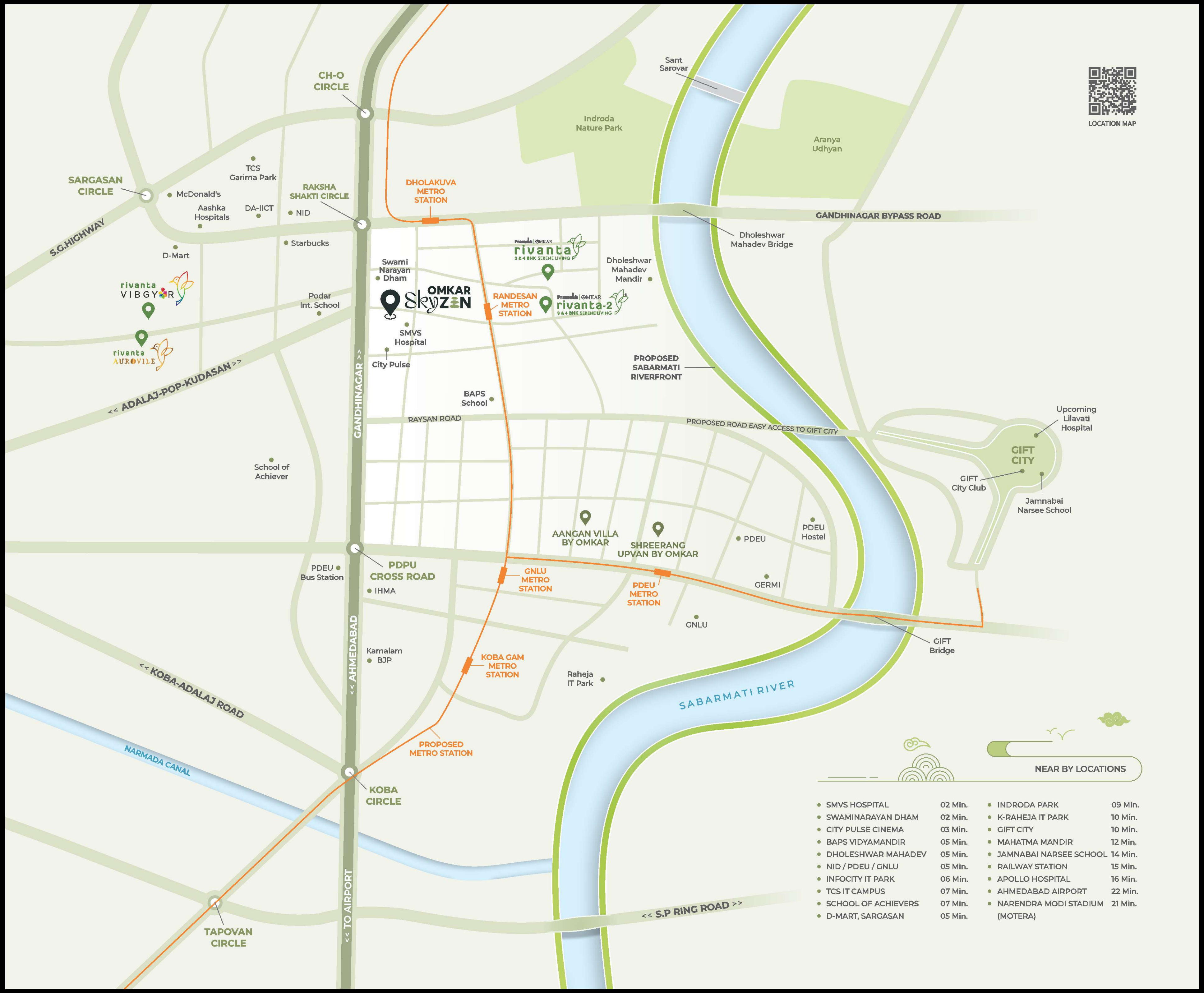


Gift City Gandhinagar
10 min.





LOCATION MAP



NEAR BY LOCATIONS

• SMVS HOSPITAL	02 Min.	• INDRODA PARK	09 Min.
• SWAMINARAYAN DHAM	02 Min.	• K-RAHEJA IT PARK	10 Min.
• CITY PULSE CINEMA	03 Min.	• GIFT CITY	10 Min.
• BAPS VIDYAMANDIR	05 Min.	• MAHATMA MANDIR	12 Min.
• DHOLESHWAR MAHADEV	05 Min.	• JAMNABAI NARSEE SCHOOL	14 Min.
• NID / PDEU / GNLU	05 Min.	• RAILWAY STATION	15 Min.
• INFOCITY IT PARK	06 Min.	• APOLLO HOSPITAL	16 Min.
• TCS IT CAMPUS	07 Min.	• AHMEDABAD AIRPORT	22 Min.
• SCHOOL OF ACHIEVERS	07 Min.	• NARENDRA MODI STADIUM	21 Min.
• D-MART, SARGASAN	05 Min.	• (MOTERA)	



Everyday life is a delicate balance—the quiet of reflection, the joy of connection, the energy of creation. Omkar Skyzen offers a space where movement and rest exist in perfect sync—where you can lose yourself in a moment or simply let time slow down.

31 Feet Long
Common Foyer

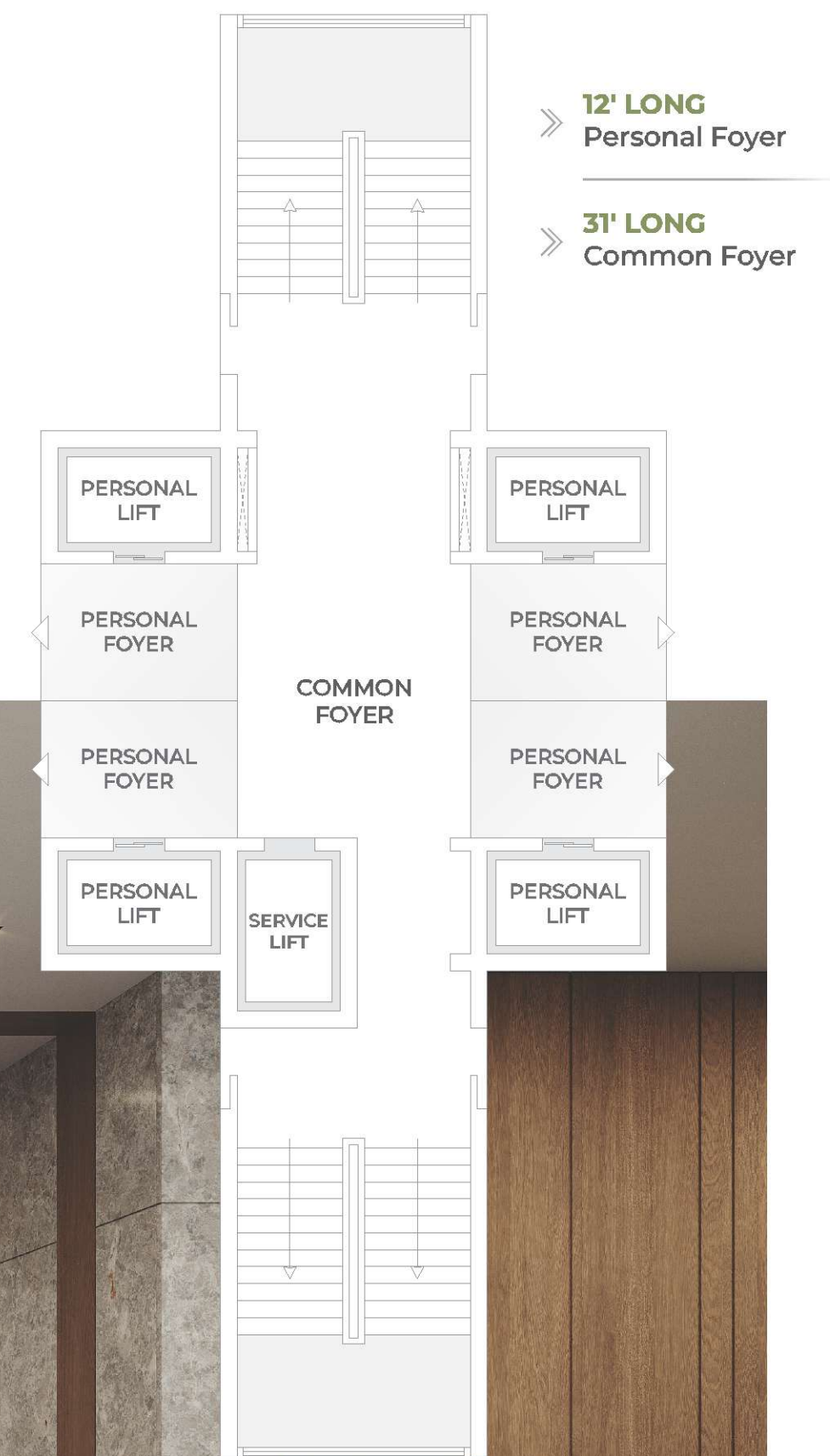
A grand, open entrance that breathes.

4 Lifts
for 4 Units

1 Stretcher Size Service Lift

2 Personal Foyer Space

Because true luxury is in the details.



GROUND

FLOOR PLAN





Every Corner
Reflects Artistic
Architecture

Zen teaches us that nothing should be wasted
- neither time, nor space, or energy.

Omkar Skyzen is planned to enhance flow,
eliminate clutter, and embrace clarity.



ENTRANCE FOYER



CCTV CAMERA



DROP-OFF ZONE



ENTRANCE GATE



SECURITY CABIN



Soak in Nature's colours

Green & Blue

Our community areas are designed for connection, offering spaces for mindfulness practices, social gatherings, and shared moments that strengthen community bonds.

With gardens, water features, and abundant greenery, our homes invite nature inside, creating a peaceful oasis that refreshes the spirit.



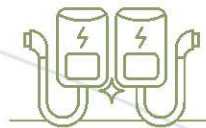
Vehicle Free
Children Friendly Zone



Outdoor
Swing Plaza



Landscaped
Garden



EV Charging
Point



Walking
Track



Toddler
Play Area



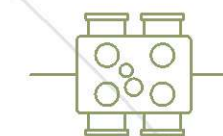
Meditation
Court



Elegant Glass
Cabana



Elegant
Entrance Foyer



Banquet Hall/
Multi Purpose Hall



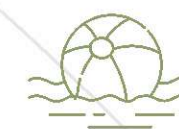
Senior Citizen
Sit-out



Attractive
Mini Theatre



Beautiful
Musical Deck



Indoor
Splash Pool



Children
Play Area



Well-Equipped
Gymnasium



Indoor
Game Zone



Pool Side
Sitting Deck



Work Space/
Library

OMKAR
SkyZEN

Zen philosophy teaches us to live in the present, encouraging a sense of calm and balance. Our homes reflect this ethos, creating spaces that inspire mindfulness.

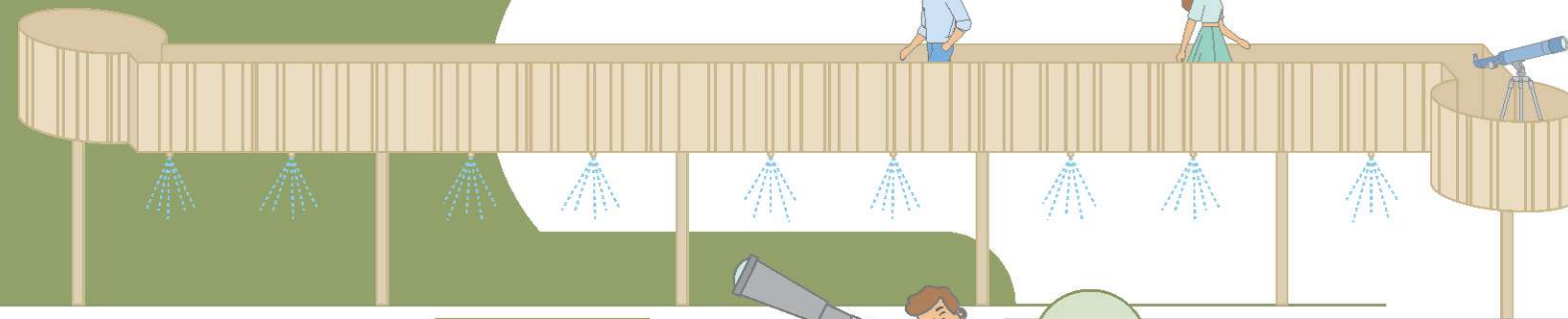




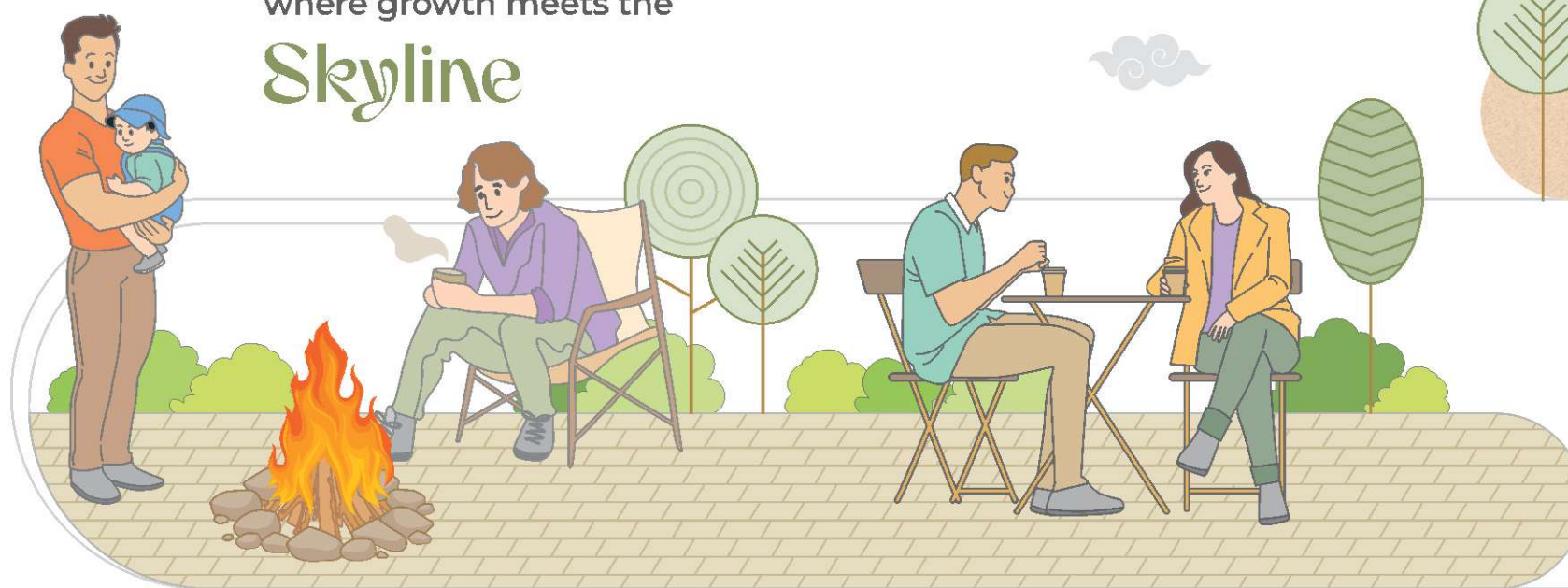
OMKAR
SkyZEN



Skygreen
Where nature
rises to new heights.



A sanctuary
where growth meets the
Skyline



At OMKAR SKYZEN, the terrace isn't just a rooftop — it's a vibrant escape. Landscaped with gardens, play zones, and wellness spaces, SKYGREEN brings nature, leisure, and life together above the skyline.

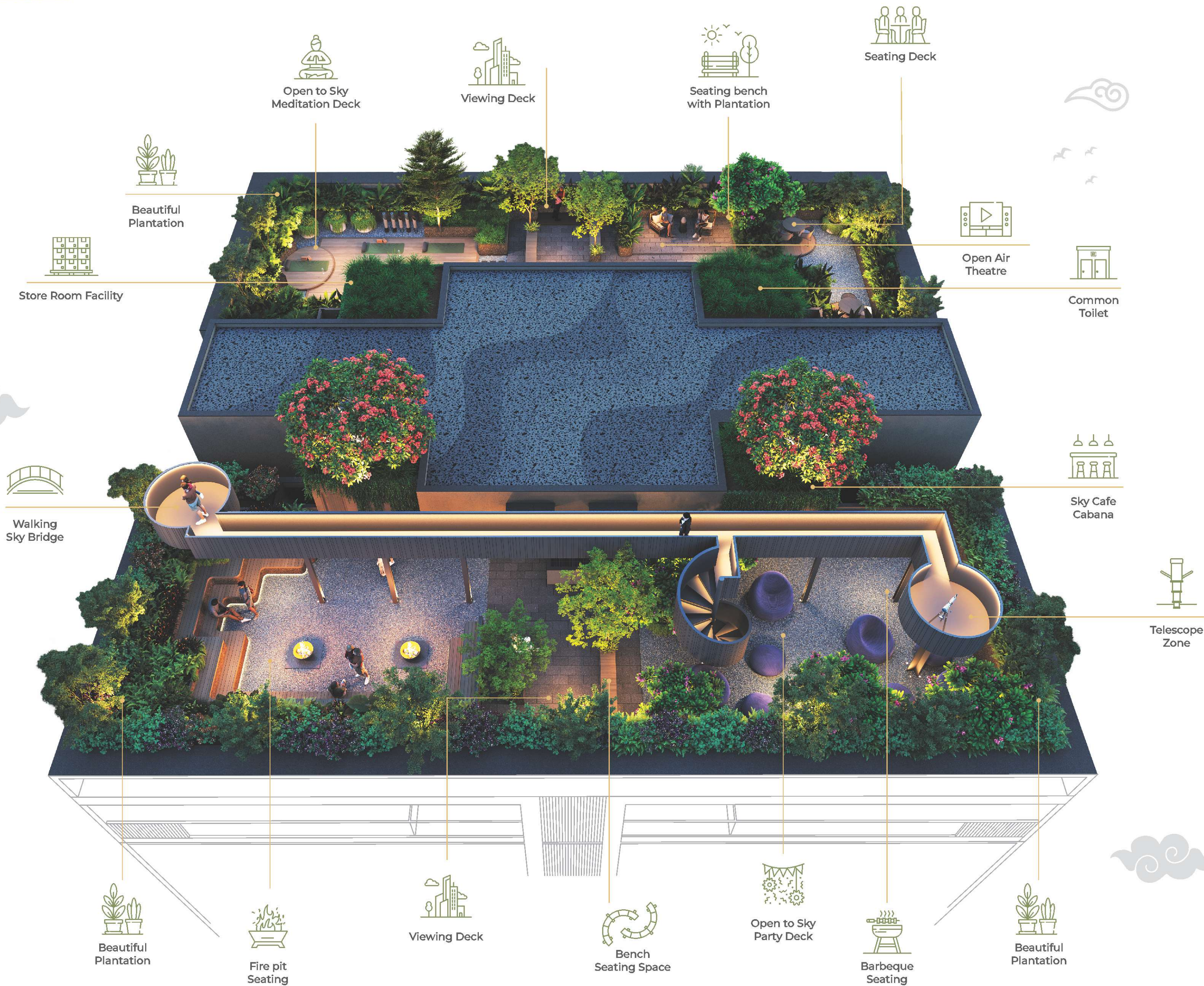
TERRACE

FLOOR PLAN

OMKAR
SkyZEN



Fall in love with this
Reach the heights of




~~~~~  
Escape from Everything  
**Embrace Ecstasy.**

Above the world, yet deeply connected to serenity. A space where the sky stretches endlessly, landscapes soothe the soul, and every moment is pure indulgence.

Whether it's quiet reflection or joyful gatherings, the terrace is your sanctuary—where peace, luxury, and boundless horizons become one.







A Space designed to

## Relax and Rejuvenate

A retreat in the sky, where every element is in perfect harmony. Feel the warmth of the fire, the tranquility of water, and the stillness of the air as you unwind in serene spaces.

Whether stretching on the yoga deck, gazing from the sky bridge, or embracing the soothing mist, every moment here is a journey into peace and rejuvenation.

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SkyZEN





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SkyZEN



Where space is serene,  
Life moves without  
**Resistance.**

True architecture is not about building walls—it's about removing barriers. OMKAR Skyzen is designed in perfect alignment with nature, where light, air, and space move in effortless synchronization. It is a place where every step, every corner, and every breath is in tune with life's natural rhythm.



GANDHINAGAR'S  
FIRST  
100% MIVAN  
PROJECT

01

**ULTRA-DURABLE STRUCTURE**

Monolithic with high grade Concrete structure ensures long-lasting durability, outperforming traditional methods by nearly 2x.

02

**FASTER PROJECT COMPLETION**

Each floor is completed with all walls in almost half the time compared to traditional methods, speeding up possession and reducing delays.

03

**CRACK-FREE & SEAMLESS FINISH**

Dense, joint-less walls reduce the chances of cracks, leakage, and dampness over time.

04

**WATERPROOF & FIRE-RESISTANT**

Solid walls resist water ingress and provide up to 3 hours of fire protection, enhancing safety and reducing long-term risks.

05

**SOUNDPROOF LIVING SPACES**

Solid concrete walls offer better sound insulation, ensuring a quieter home environment.

**Reinforcement Stage**

Strength in Every Rod

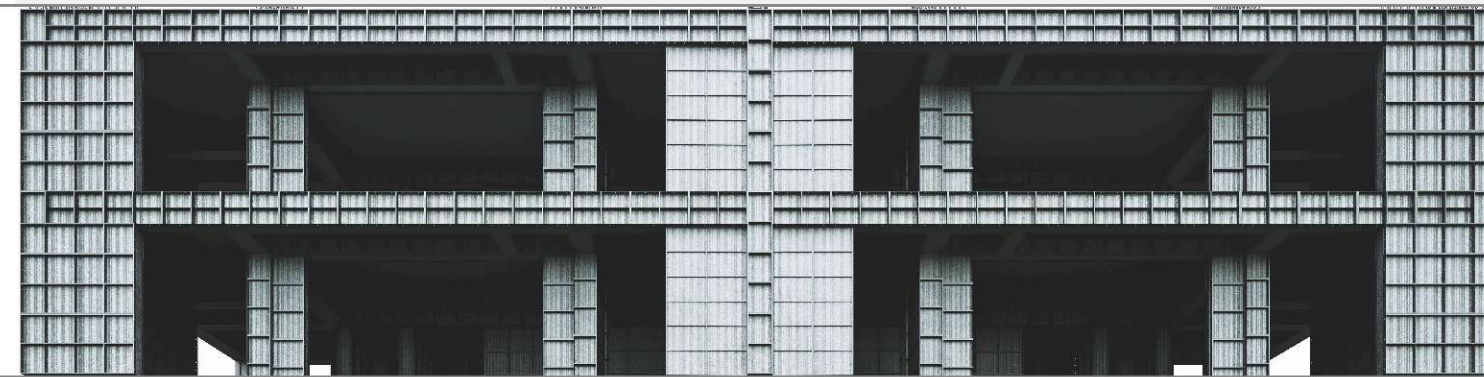
At the topmost level, steel reinforcement bars are placed with precision to form the building's strong foundation. This step ensures durability, seismic resistance, and structural integrity.



**Wall Panel Assembly**

Forming the Framework

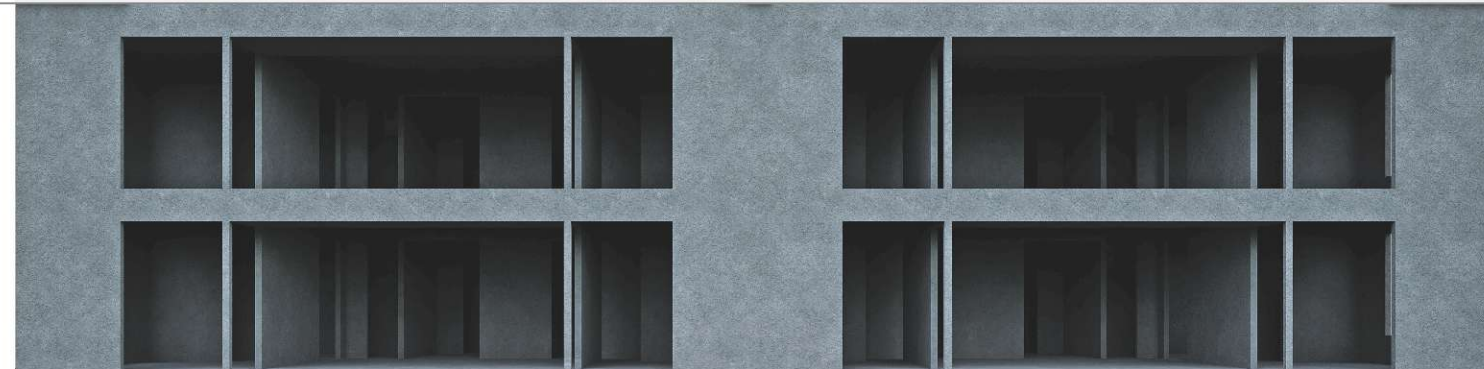
Aluminum formwork panels are installed to shape walls and slabs. MIVAN's uniform system eliminates human error and ensures faster execution with high accuracy.



**Concrete Pouring**

Seamless and Solid

Once the formwork is set, concrete is poured monolithically—creating a jointless, crack-resistant structure. This stage combines speed with quality to deliver long-lasting performance.



06

**PREMIUM FINISHES**

Aluminium formwork delivers smooth and uniform walls for a superior finish. Electrical and plumbing installation spaces are pre-defined within the walls, eliminating the need for traditional jari work. This prevents cracks and seepage, ensuring long-lasting, seamless surfaces.

07

**LOW MAINTENANCE, HIGH VALUE**

Fewer repairs and minimal issues mean lower upkeep costs and higher resale value over the years.

08

**HIGHER BUYER DEMAND**

Mivan-built homes are known for their quality and longevity — leading to stronger demand and better appreciation over time.

09

**EARTHQUAKE-RESISTANT & SAFER**

Joint-free walls create a stronger, seamless structure with enhanced earthquake resistance — ideal for high-rise living.

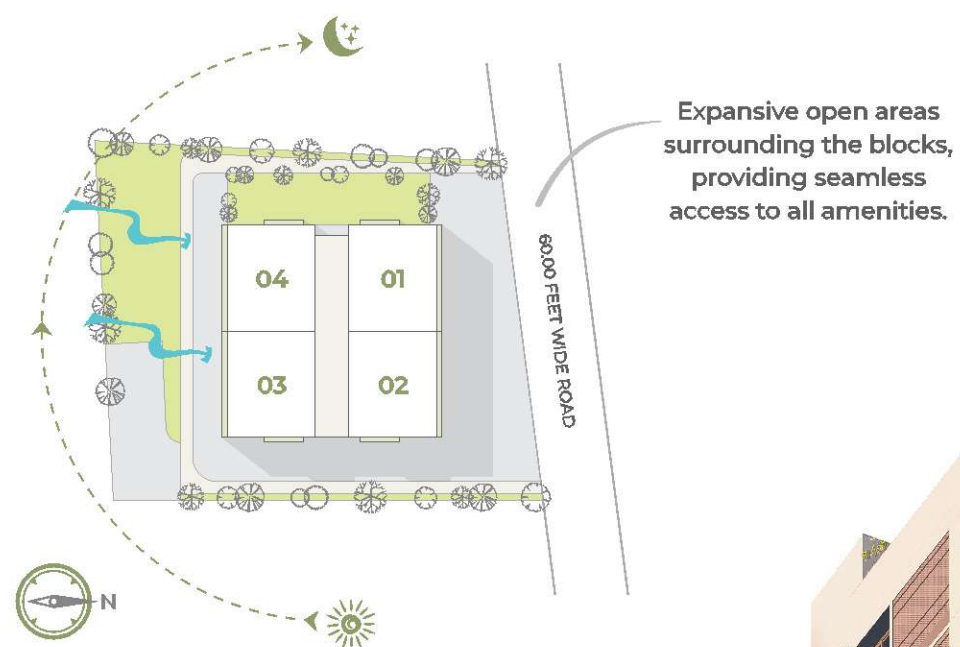
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**ZERO SCOPE OF HUMAN ERROR**

Since Mivan moulds are factory-made and reusable, the risk of inconsistent workmanship is eliminated.

\*For informational purposes only. Outcomes may differ. Omkar Group makes no definitive claims.





## Responsible Luxury



Rainwater Harvesting



Energy Saving  
20-30%



Low Carbon  
Emission

## Smart Building Efficient Living



Energy Lighting  
Fixture with  
Standard Lux Level



Water  
Plumbing  
Fixture



Performance  
Window  
Glass

## Designing A Better Life



Universal  
Design for  
Differently-Abled



Low VOC Material  
used like Paints,  
Adhesive, etc.



Natural Light  
& Ventilation

## Co-creating The Future



Solar Panel Backup  
for Common Usage



Personal Charging Points  
for Electric Vehicle



TYPICAL  
FLOOR PLAN

OMKAR  
SkyZEN





# 3 BHK

UNIT PLAN

UNIT NO.

101 TO 2001, 102 TO 2002  
103 TO 2003, 104 TO 2004

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SkyZEN

Balcony to the Sky,  
Soul to the **Zen**

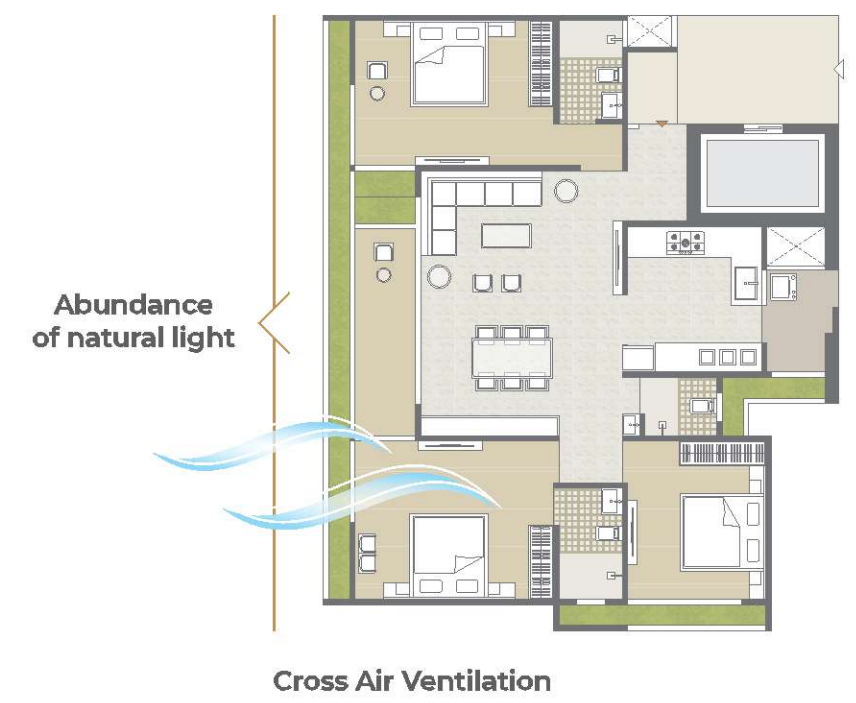




Every Wall  
Reflects Ebullient  
**Elegance**

Every corner of this home is designed to embrace light, air, and openness. The seamless connection between the living, dining, and kitchen areas creates a flow of comfort and sophistication.

Expansive bedrooms extend into private balconies, offering serene views and abundant natural light. Here, elegance is not just in the details - it is in the very essence of space itself.







## STRUCTURE

MIVAN Construction



## TYPICAL APARTMENT FOYER

Decorative porch with name plates & flat numbering, Granite or kota stairs with wide width.



## DOORS

Heightened double sided veneer finished main door with wooden framing, Flush doors in internal area with wooden framing, Doors with high quality locking arrangements.



## WINDOWS

Powder coated/anodized heavy aluminum windows of section, Heat reflective & low noise features.



## TERRACE AMENITIES

Developed terrace with landscape & seatout



## FLOORING

Premium vitrified flooring inside apartments AGL, Sunheart, Simpolo, Johnson or equivalent.



## WIRING

FRLS wires & pipes inside all houses to maximize safety in the house.



## PARKING & INTERNAL ROADS

Basement parking with two car space provision. Distinctively designed internal road with unique design, decorative entry foyer with name plates, flat numbers & letter box.

Designed  
for Flow,  
Crafted for **Infinity.**



## MIVAN WALL FINISH

Punning/ Putty  
Birla/ Saint Gobain or equivalent



## ELECTRIFICATION

Modern electric design as per design requirements, including AC points, TV points, modular switches (Schneider, Havells, or equivalent), ELCB, and broadband points. Inbuilt USB Type A & Type C charging ports provided at necessary locations.



## SECURITY & SAFETY

CCTV surveillance  
(in common areas/ lobby)



## LIFT

High-speed automatic elevators: KONE, OTIS, TK Elevator (Thyssenkrupp Elevator), or equivalent.



## FIRE SAFETY

As per Norms.



## KITCHEN / STORE ROOM

Exclusive kitchen platform with granite stone / Artificial marble and ceramic/ SS sink. Granite shelves in store room. Glazed tiles above platform up to lintel level.



## BATHROOM/ TOILET

CP & sanitary fittings: Kohler or equivalent make. Concealed plumbing with hot & cold mixer for shower.



## PLUMBING

Internal water supply using PEX plumbing pipes: Viega or equivalent make. Waste water pipes: GEBERIT or equivalent HDPE pipes.

PROJECT BY



**OMKAR**<sup>TM</sup>

GROUP | SINCE 1989

info@omkargroup.in

Site : Omkar Skyzen, Opp.Shivalay Sharnam,  
Beside Pratik Mall, Randesan, Gandhinagar.

For more Details : **98 98 343 342**



RERA REG. NO. : PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/RAA14793/070225/3T1229

Website: gujrera.gujarat.gov.in

ARCHITECT

**HKA**  
HK ARCHITECTS

LANDSCAPE

**Studio**  
BLACKSMITH

STRUCTURE

**S&S**  
SHAH & SANGHVI  
ASSOCIATES

PMC

**VISION**  
CONSULTANTS

MEPF

**SP**  
ENGINEERING  
CONSULTANTS

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