



SNS
Splendid

SNS
Splendid



Presenting Surat's 1st 3 BHK **Smart Homes** Concept.

Yes, the Diamond City will be idolised with gadget freak innovation.
SNS Developers have pioneered the notion of "Smart Homes" in the form of their tech-friendly venture: SNS Splendid.
It will astound the Surat denizens when they'll not only experience luxurious lifestyle but also realise hedged entirely with implausible technologies like smart phones, smart cards, gizmos.





Smart living with Elevated Exorbitance...

It will be your community, your control.
Let's make a smart move to turn home into smarter home without moving a step ahead.
Procure all your strong anticipations with simple gadget control over luxury.

Home Automation

The invigorating smartness in accessing air conditions, preferable light arrangements, curtain control; will be yours. These will be at your finger-tips via remote, internet, iPad, APad and smart phones.







Smart living with heightened Protection...

Now your home will be your complete gadgetry defender.
You will stay off to all uncertainties and wrongdoings in your new upgraded domicile and its security features.
Your home will be your messenger, communicator and a vivacious high tech-friend.

Entrance Management

Jeopardy of crooks nullified with insolent entrance itself of visitor management system. It encompasses visitor audio/video communication, door sensors. It's not enough, you will also carry all risk alerts with you in your sms, phone, e-mail, hooters.





Smart living with
uninterrupted kids protection...



Video Surveillance

Whether you are busy in consolidating family's favourite dish or embellishing your shelves; you can be a multi-tasking woman with bird's eye over your kids playing in the society garden with a view of video surveillance cameras from all around the campus.





Smart living with
setting-up of different moods...



Mood Setting

Give your friends, family and relatives an entirely different ambience at their every visit and get numerous compliments from them.
This will be the reality with your smart home's smart feature creating romantic dim light dinners, festive scintillating nights at a mere touch.





Smart living with
smart disaster controller...



Gas Leak Sensor

You may omit but your smart home will never neglect yours or your dear one's safety. It will have an immediate auto shut off techno while detecting LPG leaking. Perpetual IP cameras for monitoring toddlers and aged members of family for protecting them without interfering into their freedom to explore their own world.





Layout Plan

SNS
Splendid



Legends

- | | | | |
|--------------------|------------------------|-------------------------|-----------------|
| 01) Entrance Gate | 05) Garden | 09) Reception / Waiting | 13) Toilet |
| 02) Security Cabin | 06) Water Fountain | 10) Gym | 14) Party Lawn |
| 03) Water Body | 07) Children Play Area | 11) Hall | 15) Ramp |
| 04) Sculpture | 08) Jogging Track | 12) Office | 16) Car Parking |



Layout Plan

SNS
Splendid



3 BHK Unit Floor Plan

2412 Sq. Ft.

Specifications

SNS
Splendid



Structure:

- R.C.C. frame structure with system form work scaffolding and seismic zone compliance

Flooring:

- A unique designed premium quality vitrified tiles in drawing room & other areas and two bedrooms with wooden flooring

Door:

- Decorative main door with veneer & laminated flush door in other areas

Window:

- Fully glazed anodized aluminum windows

Kitchen:

- Exclusive granite platform with sink & designer tiles dedo up to lintel level
- Modular kitchen with hob & chimney of standardized brand
- Washing machine inlet/ outlet in wash area

Elevators:

- Premium quality of automatic elevators with elegant interiors

Toilet:

- Western concept designed toilets with concealed plumbing, sanitary ware & bathroom fittings of branded company
- Centralize gas geyser point in wash area

Electrification:

- 3 phase Concealed Copper Wiring with adequate number of points in all rooms
- Premium branded modular switches and accessories
- Distribution board with MCB and ELCB
- Provision for split AC
- cabling for internet and DTH services

Power backup:

- 3 phase full power backup for entire flat
- High wall split air condition in 3 bedrooms and piping provision in drawing room

Wall / Paint:

- Internal walls with mala plaster with POP, colours and external walls with acrylic paint

Security



• **Visitor Authentication and Management System:** The visitors' image and details will be stored in the database. The permission of a flat owner, where visitor/guest wants to visit, will be taken and then he/she will be allowed to enter the premises.



• **Visitor audio-video communication from society gate, bungalow door, building lobby and apartment door:** There will be three-tier visit authentication system where visitor will first authenticated at security gate, than verified at entrance lobby and lastly at the main door of the flat. This will be possible with a video door phone system of multi apartment type. It will also have the capacity to store visitor's video clips and audio messages.



• **KLASS (Key-less Access Smart Security) PIN based access:** A digital lock with password based authentication for complete convenience and authentication. It will also facilitate door to open by using convention mechanical key.



• **Notification via SMS, call, email, hooter at lobby & security gate:** In case of intrusion from main door or any alarming situation such as LPG Leakage, after pressing panic button; the Intrusion Alarm System will send SMS, activate hooter and convey the information to BMS Control Room.



• **Live view of surveillance cameras in the society:** Through these cameras, parents will view their kids playing in the kids ground. The security/BMS personnel will be able to have continuous eye on live streaming of images in the Display Monitors in Control Room.

Communication



• **Structured Wiring for hooking Internet and Telephone services for Multiple Service Providers:** In a control room all telecom services providers will get hooked to the main KRONE/PBX. The telephone and internet connection are properly wired to all individual flats from a planned route via L.V. Duct. The service providers are not allowed to directly hook the telecom/internet cables.



• **Wi-Fi:** Wi fi Connectivity for faster internet services anywhere in the premises



• **Free intercom:** With the help of PBX in the control room, internal calls between flats will be free.



• **Multi DTH based Cabling Provided:** There shall be only 2 dish plates on the terrace of 2 DTH Service providers (e. g. TATA SKY and AIRTEL). The TV connections for all flats shall be catered by these two dish connections via structured systematic cabling. The flat owners are not allowed to install their own dish connections either in their balconies or on roofs. These will be regarded as the external aesthetics of the building.

Anytime Anywhere Help



• **Emergency switches/Panic Switches with configurable press-time:** These emergency switches will be provided at different places for immediate alert to every panic situation via SMS, phone, email, hooter at lobby and security gate.

Safe Living



• **Configurable LPG leakage detection with auto shut off facility:** Threats of major disasters are reduced via auto shut off facility within few seconds of gas leakage detection.

• **IP cameras for monitoring infant / elderly persons:** It will be easier to keep close eye over infants and elderly persons for avoiding any mishappening 24X7.

Home Automation



• **Control of all lights, fans and appliances like AC's, TV via Remote, Internet, I-Pad, A-Pad, Smart phones:** All the tedious controls of appliances are just a touch away via different smart ways.

• **Curtain, Fan speed, Light dimming and mood lighting controls:** There will be an uninterrupted method to control and create a perfect setting which will suit your abode.

• **Programmable Profiles:** Set the programmed profile once and avail all services according to set profile at a single selection.

• **Occupancy / Motion based lighting controls for Energy Saving.** Your home will have perfect system of light controls with motion and occupancy sensing for global conservation of resources as well.

Hygienic Living



• **Rodent Repellent System in the Kitchen:** There will be an absolute care and cleanliness from rodents with efficient repellent system. It will also help in reducing food wastage.

Building Automation



• **Monitoring and Control of Lifts and DG Sets:** With complete control and monitoring, you will be able to enjoy a hassle free services at all levels.



• **Monitoring and Control of Water Tank Levels, Water Pumps:** Free flow of water supply at every hour of the day, so that you need not to face any problems regarding the same.



• **Background Music Cum Public Address system in Lobbies, Gardens, Landscape area:** Pleasant welcome and information system for reducing boredom while routine works and receiving guests.

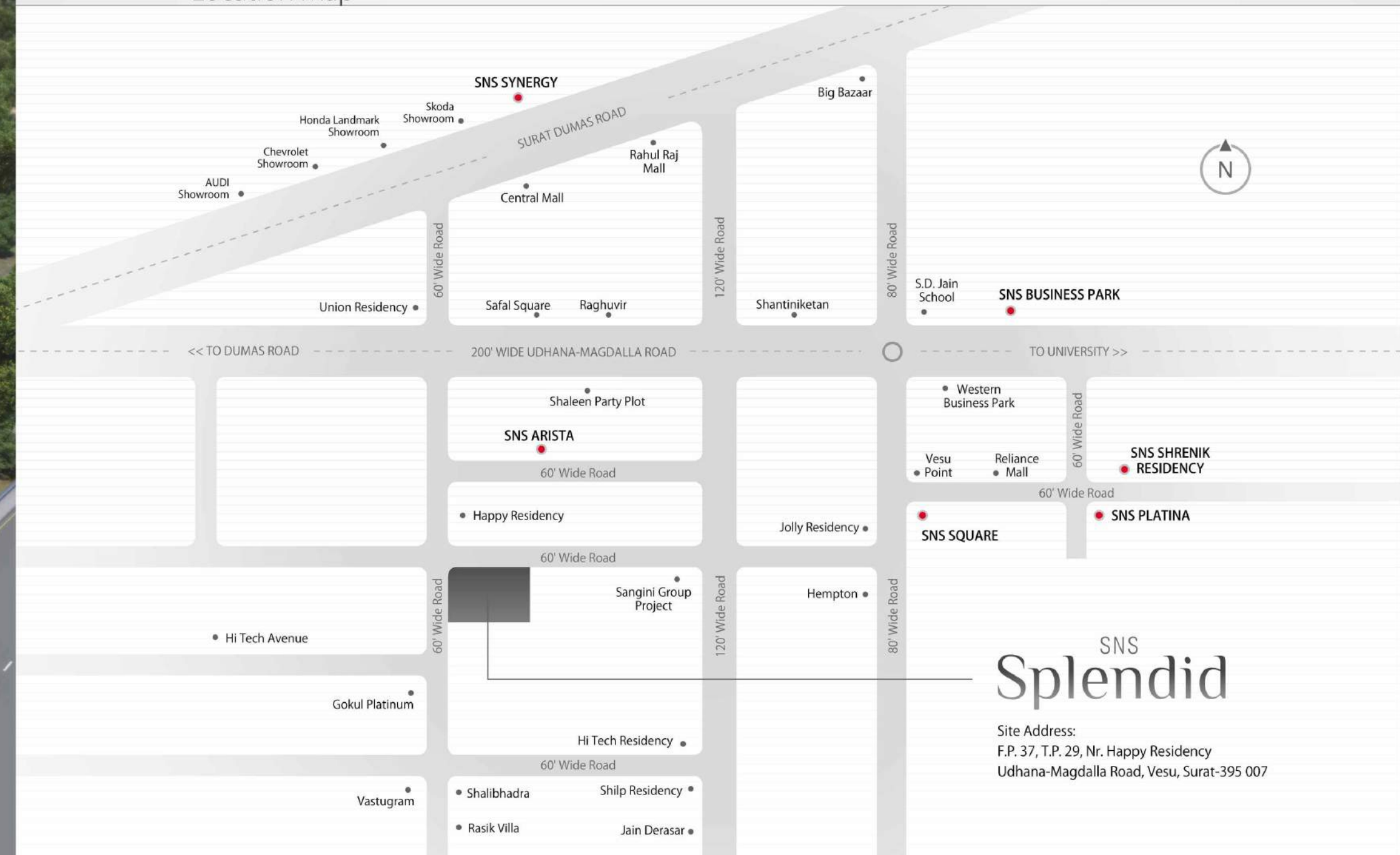


• **Time Based Water Sprinkler System:** This system is to assure perfect sprinkling in accordance with need & duration.

• **Automated controls for all common lighting (building and street):** The system of automated controls for common lights would work according to the environment and natural light availability outside.



Location Map



SNS Splendid

Site Address:
F.P. 37, T.P. 29, Nr. Happy Residency
Udhana-Magdalla Road, Vesu, Surat-395 007



Shah & Sanghavi Developers LLP.
101, SNS Square, Above SBI
Vesu Main Road, Vesu, Surat-395 007

Contact:
+91 261 2215315, 99790 20206
e-mail: sales@snsproperties.in
www.snsproperties.in





We build space for your **Dreams**

To achieve world standard quality construction by addressing our customer's needs across major urban areas with quality & value for money services. This will be backed with professional, transparent and ethical practices in all our processes.

Our corporate vision has evolved with time and organizational growth. Our visions and intent now encompass not just building better homes or offices....but providing a better quality of life for people who are a part of any facility we have created.

With our name strongly engraved in the present, we have even bigger vision for the future. We are now driving our thrust in finding newer opportunities, exploring better avenues, taking up superior challenges, pushing further our technological expertise and coming up with the best solutions. We see ourselves as a key player in living up to a social responsibility of the future. A responsibility to provide an alive, positive, nurturing and responsive social environment. And, we are confident that we will fulfill this responsibility to the satisfaction of the society.

We invite you to join us in building a better future.

