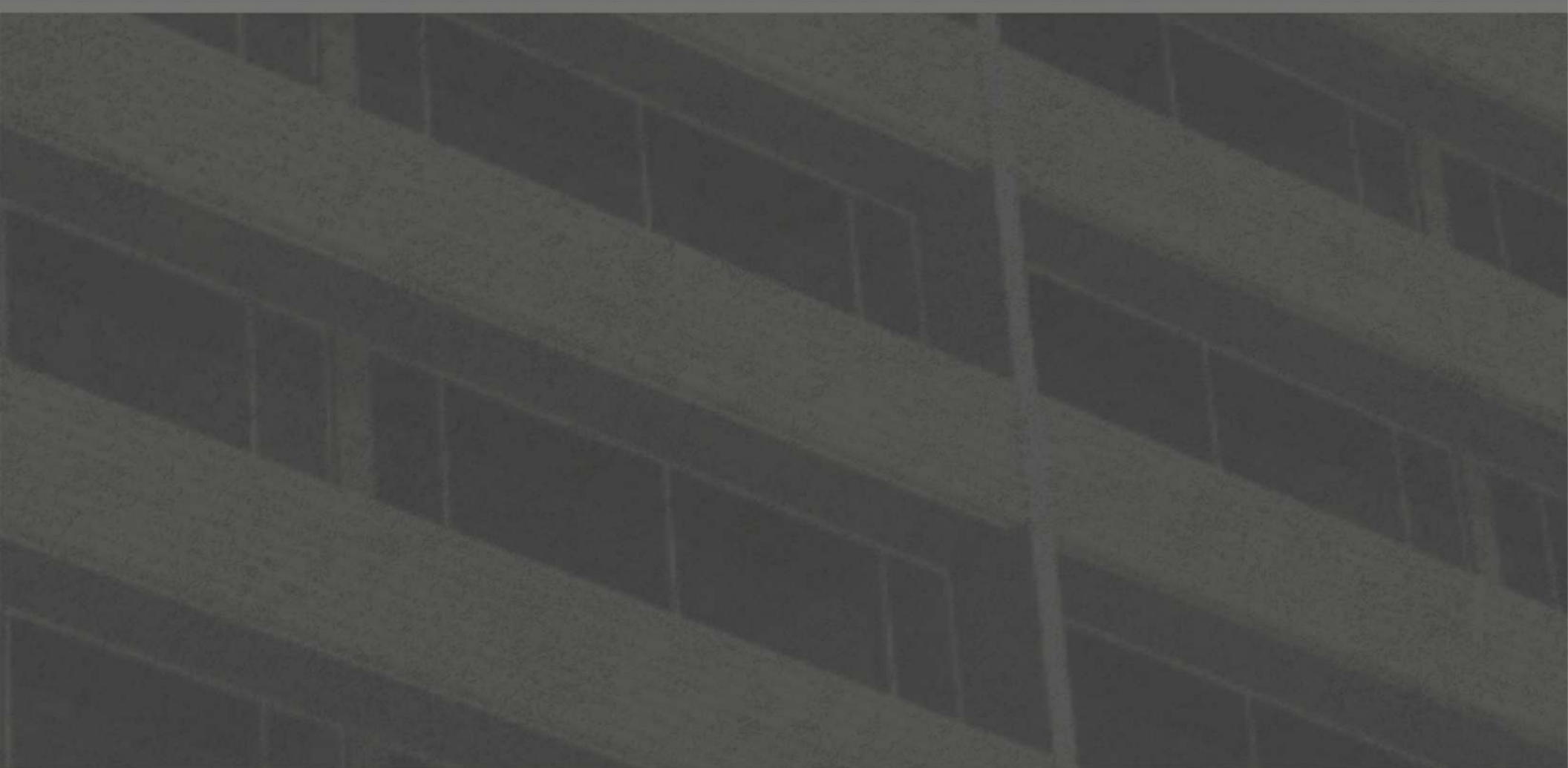


A Class-Apart Business Definition...



^{SNS}
ATRIA
showrooms & offices



SNS
ATRIA
showrooms & offices

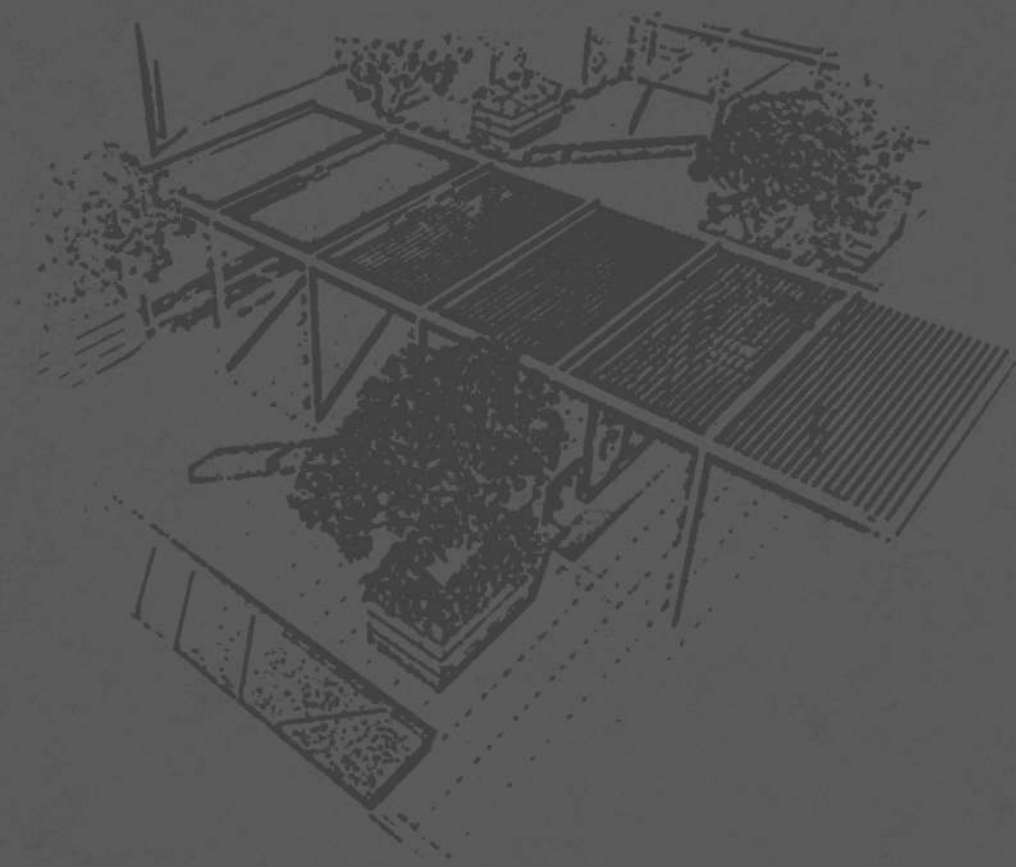
AN ELATED RESEMBLANCE OF SUCCESS & CLASS...

Enlightening another prospective realty model for business ideas, SNS Developers now presents a chic, unlike others and one of its kind building SNS Atria. This elevation will be the first arrangement in the city to be introduced as business concept with vast open spaces between the blocks called Atria.



AN EXTRAORDINARY ILLUSTRATION FOR ACHIEVEMENTS...

It will definitely one of such example in the city which will be renowned for firstly its structure and secondly for the finest of the finest work spaces in large number.



- Well located and connected
- Uninterrupted views from your work place
- Energy efficient workspace

THE ENCHANTED REPLICA OF DELIBERATED EFFORTS...

The hard-work and passion will be shown by the planning and execution of this mind blowing stature as a masterpiece purely based upon uniqueness in itself.





**AN EXTRAVAGANT ARRANGEMENT
FOR RELAXING NERVES...**



AN IDEALISTIC APPROACH TO COMMENCE ADVANCEMENT...

Entering into the heights of opportunities value every type and kind of work to make you believe each of yours methods of performing is none less than others.





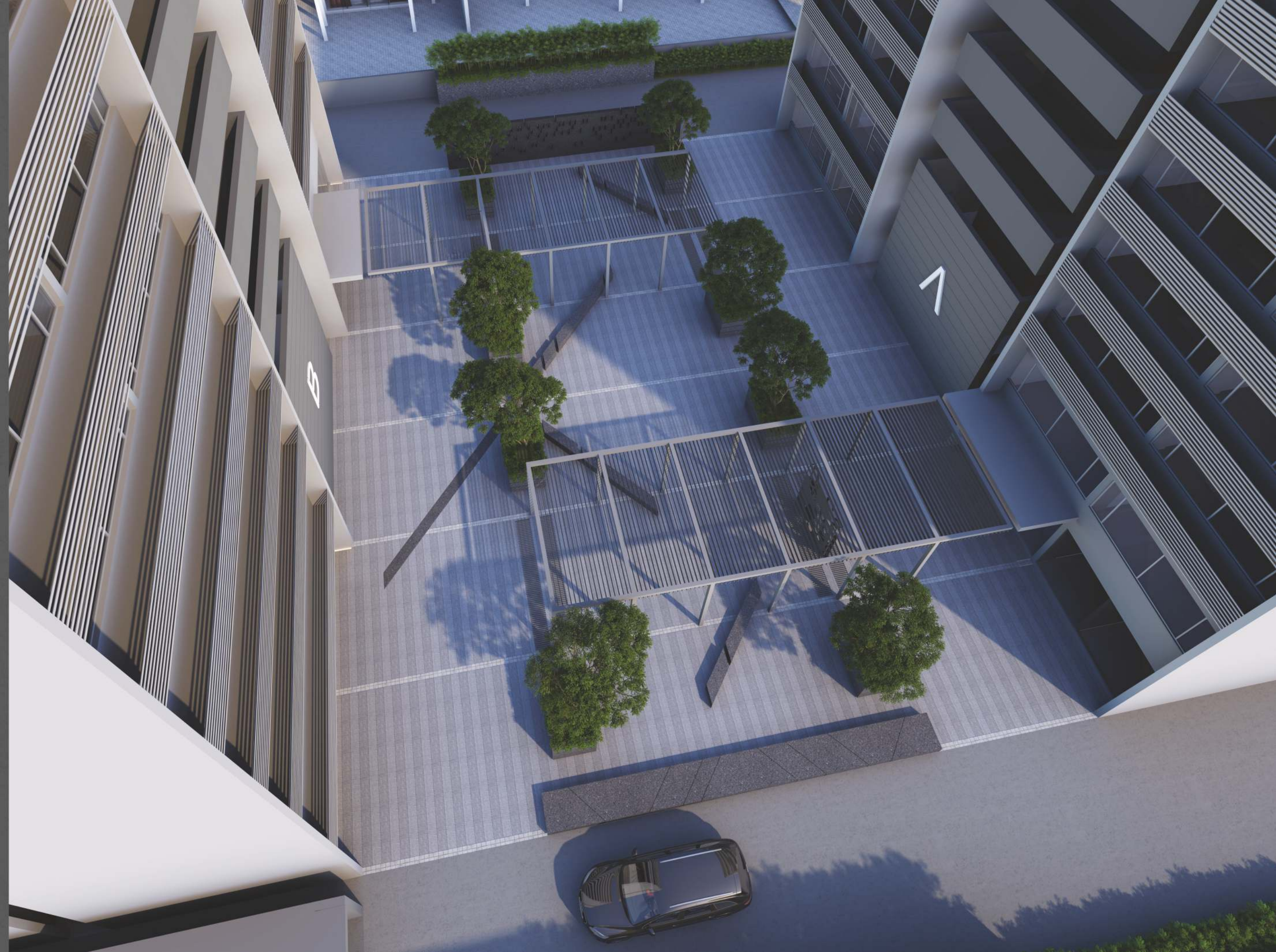
- Elegant elevation
- Open central area
- Well build business space

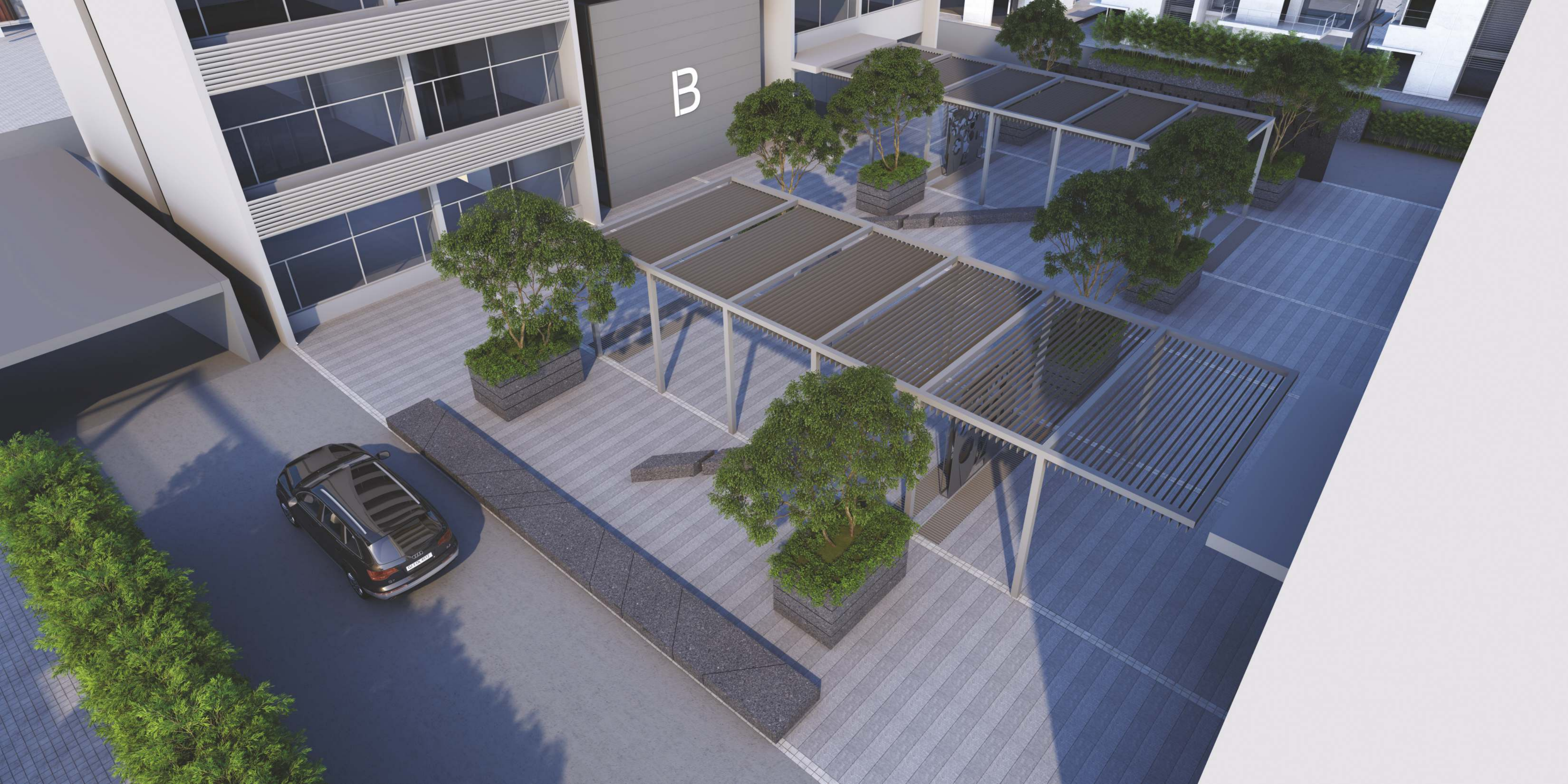
A SOULFUL TOUCH TO AN UPMARKET OFFICIAL COMPLEX...

When a roofless portion of a building converted into a cooling atmospheric idea, it will become an atria zone to sit and give birth to new business friendly ideas.

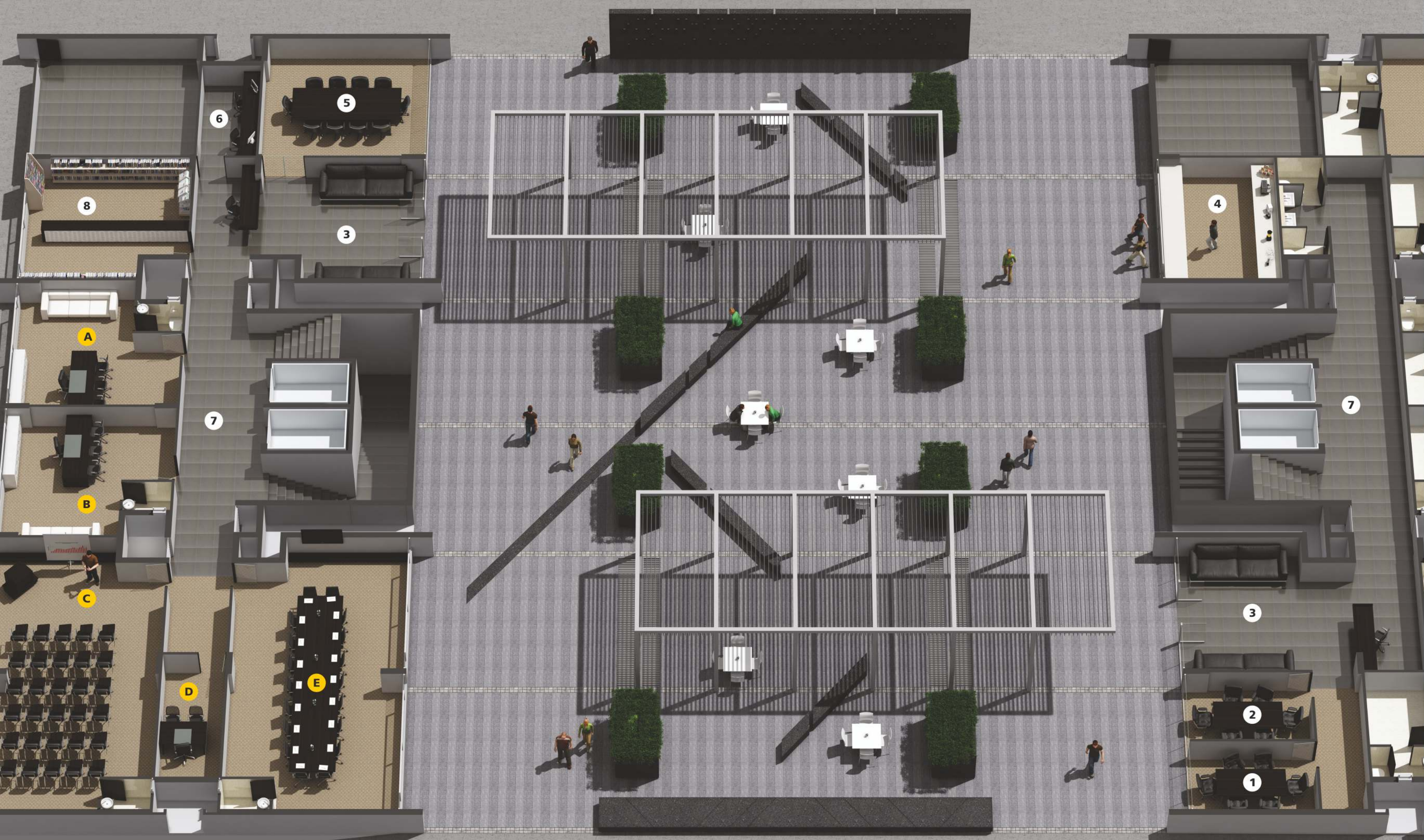
A REWARDING ARENA FOR ITS MOST ADMIRING OVERVIEW...

Something that represents class & that too utmost influential at the first look only, is what represented by even the single glimpse of this mesmerising piece of architecture.





B



SPECIAL FEATURES

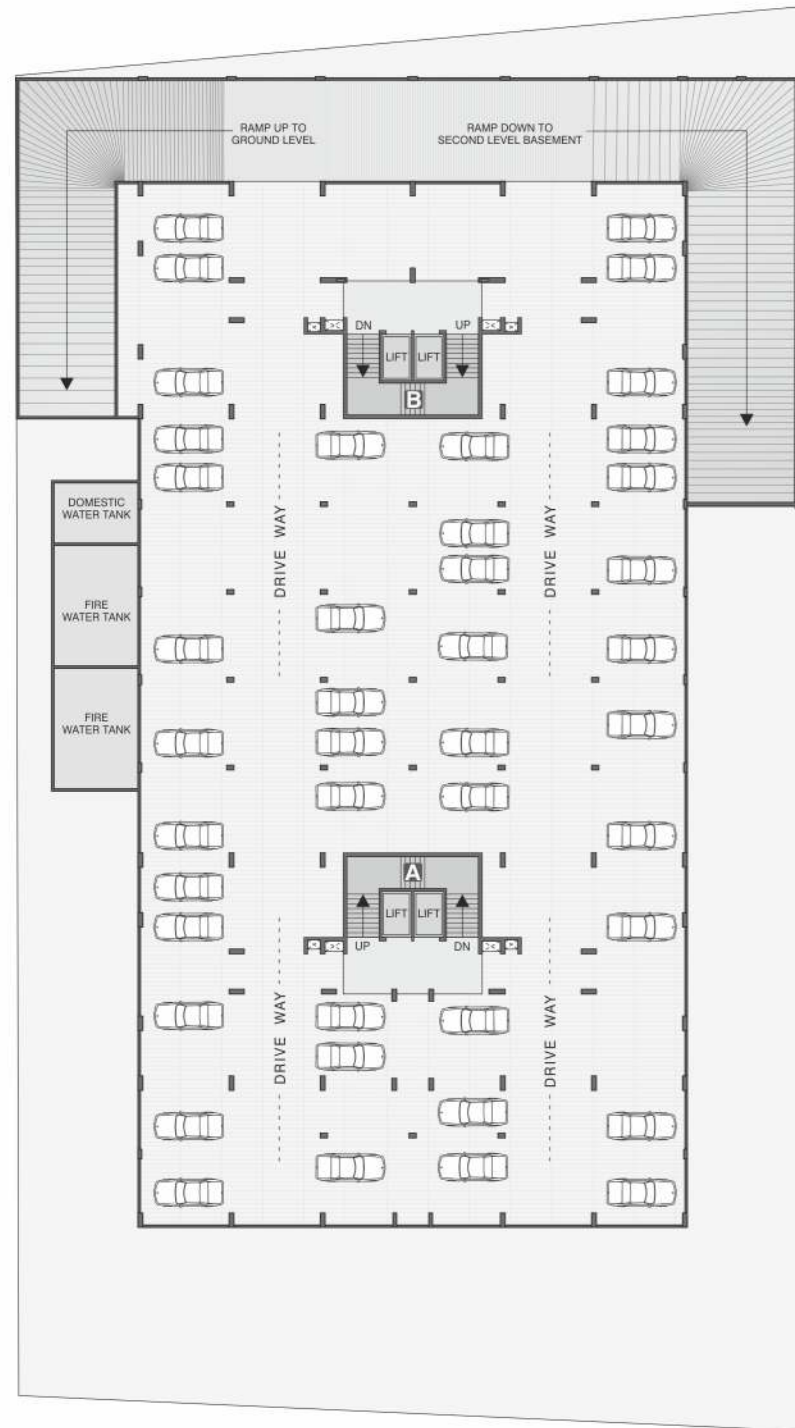
- 1 MEETING ROOM-1
- 2 MEETING ROOM-2
- 3 FOYER
- 4 CAFÉ
- 5 CONFERENCE
- 6 BMS ROOM
- 7 LOBBY
- 8 STATIONERY SHOP

BUSINESS CENTER*

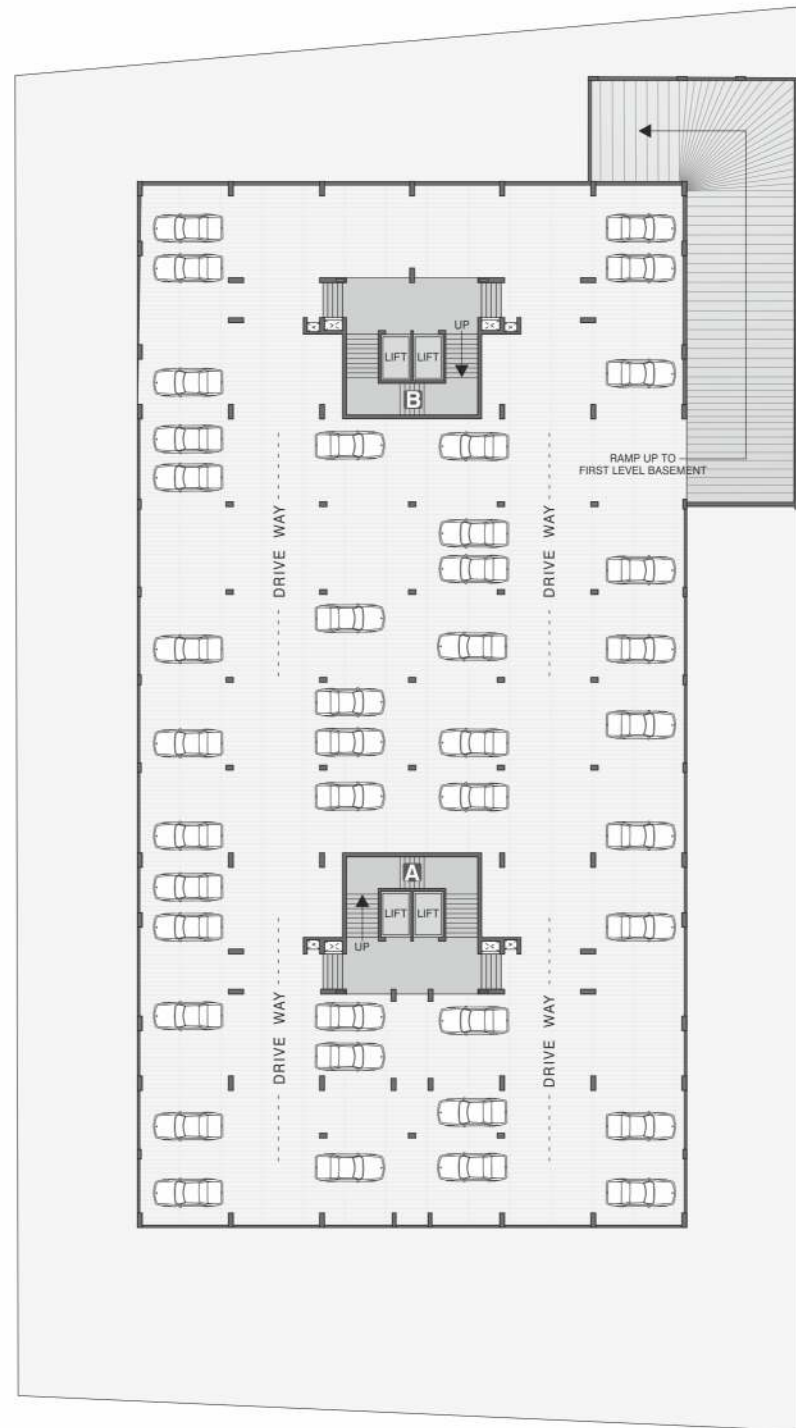
- A OFFICE-1
- B OFFICE-2
- C SEMINAR HALL
- D ADMIN OFFICE
- E CONFERENCE

*Paid Facility

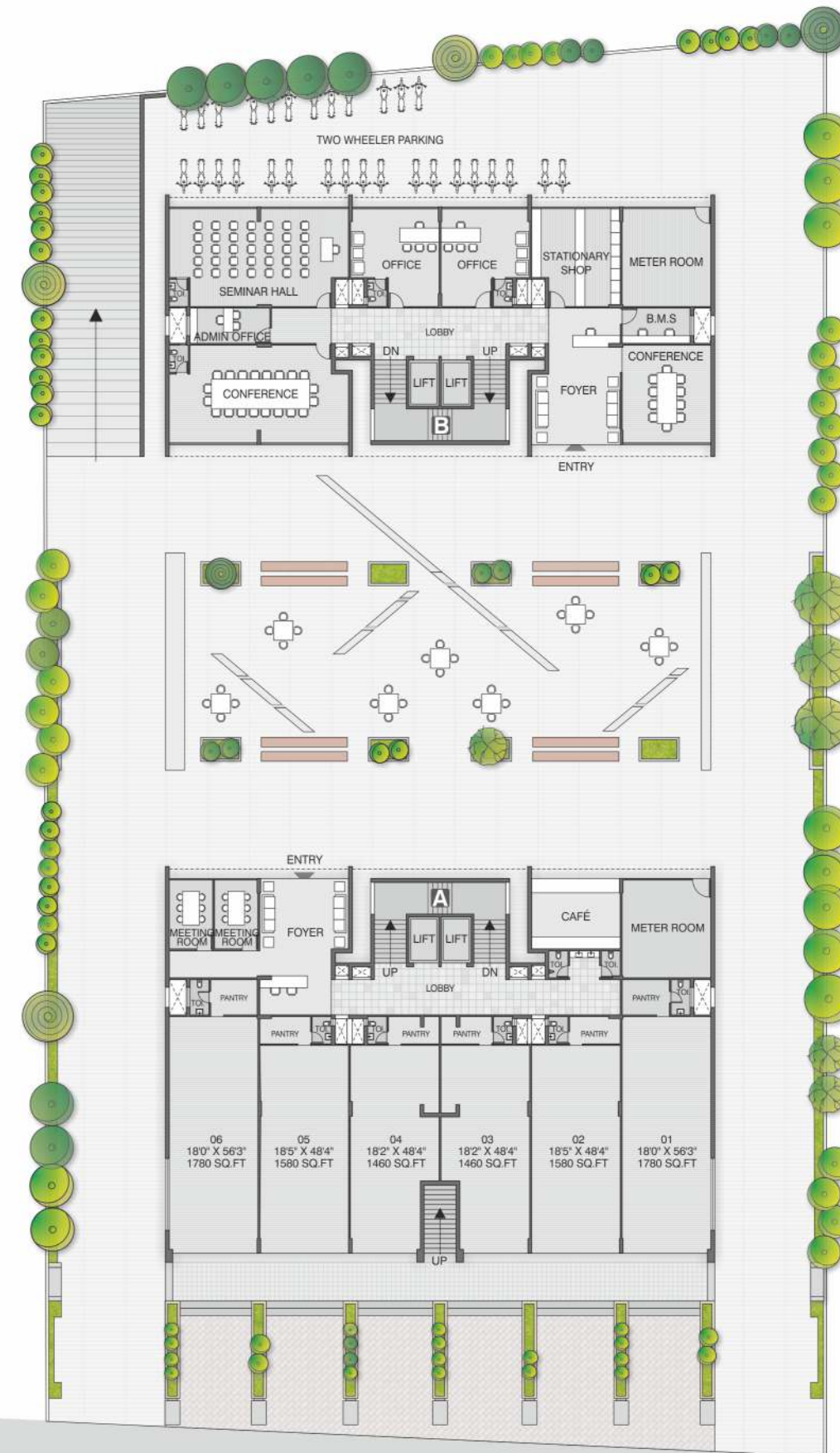
1st BASEMENT Plan



2nd BASEMENT Plan

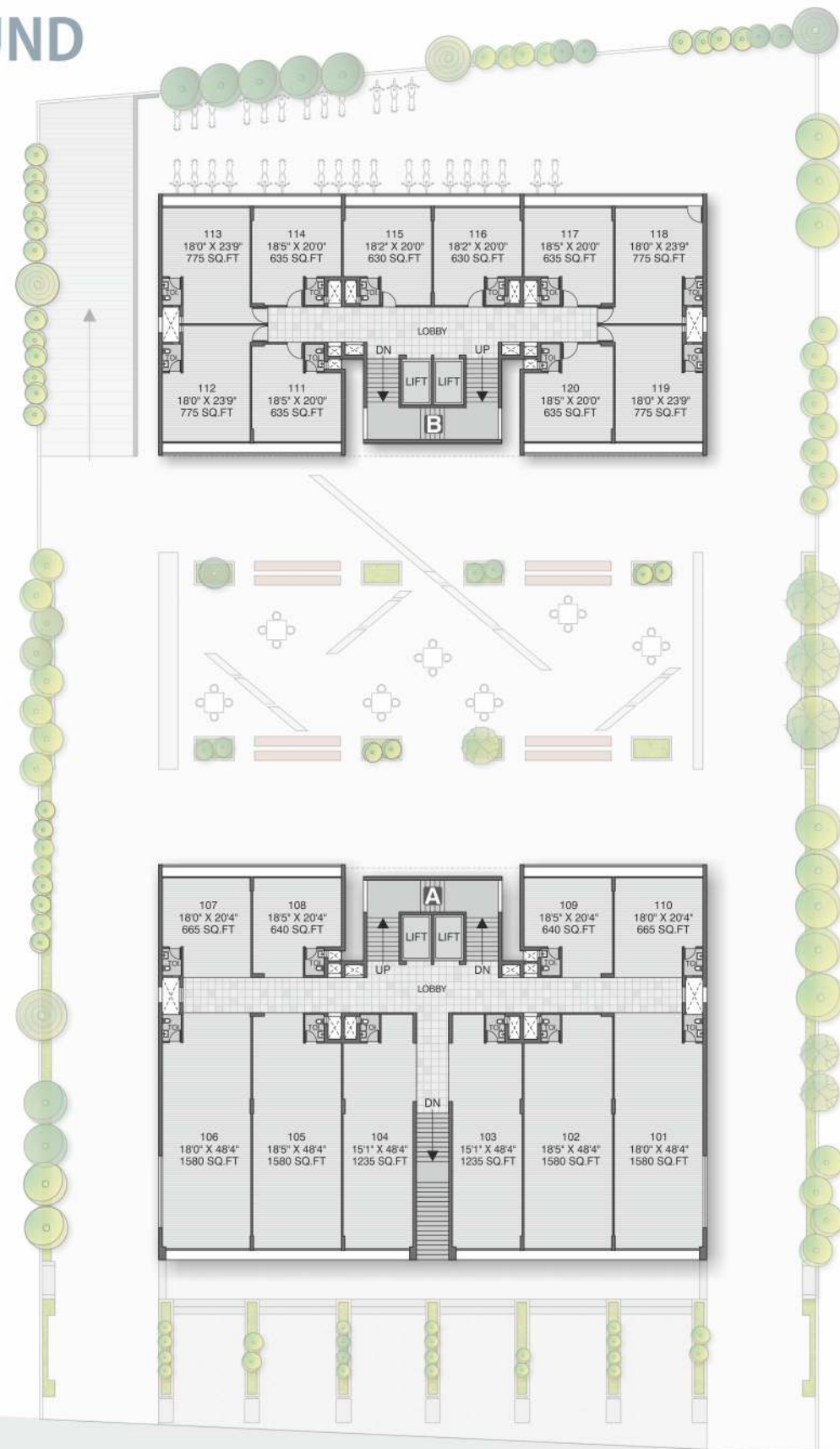


GROUND Floor Plan



120' WIDE ROAD

UPPER GROUND Floor Plan



120' WIDE ROAD



TYPICAL Floor Plan



120' WIDE ROAD



SPECIFICATION

FACADE | EXTERIOR

- Combination of Aluminium fins and Glass windows facade for increased energy efficiency
- All other horizontal and/or vertical surfaces exposed to weather are treated with weather-proof textured paint

FLOORING

- Office and Showroom spaces with mirror finish vitrified tile and skirting
- Lobbies and Public areas with premium quality vitrified tile/granite

COLOUR

- Offices wall and ceiling other spaces with skim-coated paint with pleasing shades
- Elevator Lobbies with premium quality vitrified tile/granite

ELECTRICAL PROVISIONS

- 24 Hours electrical supply
- Individual distribution board, concealed copper wiring, ceiling mounted fluorescent lighting in all shops and offices
- Full capacity stand-by generator to supply power to entire complex in event of power failure
- Dedicated Electrical Meter room

ELEVATORS

- Each building is served by two executive class automatic elevators with contemporary interiors

AIR-CONDITIONING

- Spilt Hi-wall Air-conditioning system in each office with adequate provision for outdoor unit
- Ductable Air-conditioning system in each showrooms
- Air-conditioned foyer area, two meeting rooms and one conference rooms

STRUCTURE

- Earthquake resistant RCC structure

FIRE PROTECTION

- The Complex is fully protected by an automated sprinkler system in common areas
- Wet-riser, hydrants, hose-reel and alarm call points are also provided in accordance with local regulations

TELECOMMUNICATION AND INTERNET SYSTEM

- Telecom riser and cabling provided to all tenanted premises
- Optical fibre connection provision for telecom and internet in each premises

LANDSCAPING

- The overall site design is defined by well-thought landscape, planting and paving that defines a well-conceived 'ATRIUM' between the two buildings
- Beautifully landscaped courtyard with recreation areas to give you the space for fresh inspirations and creativities

SIGNAGE

- Building complex equipped with professional signage system and graphics

PARKING

- Two level basement exclusively for parking purpose with signage system for smooth vehicle movement
- Each showroom having suitable visitor parking area

WATER

- 24 Hours water supply

SECURITY

- 24 Hour security services
- Monitoring of strategic areas by CCTV cameras
- Boom Barriers at entry point

HIGHLIGHTS

- Contemporary Architecture - Corporate Lifestyle
- Column less premises for maximum space utilization
- Attached toilet and pantry in each showrooms
- Attached toilet in each office
- All premises with lighting, air conditioning and colour
- Full Power backup
- Beautifully landscaped atrium between the buildings
- Cafeteria
- Stationary shop
- Well furnished and well equipped meeting room and conference room for all
- Feel secured with CCTV enabled common areas ensuring safety and security with boom barrier at entry point
- Building management system room for maintaining building utilities
- Double level basement provides ample space for parking
- 5 minutes walking distance from BRTS bus stop
- Business Center concept as a paid facility

RULES & REGULATIONS

- Legal documentation charges, service tax, maintenance charges & deposit, GEB charges and any other charges shall be borne by members separately
- Any additional charges of duties levied by government/ local authority during or after the completion of the project will be borne by the member
- Changes in external elevation and internal common areas shall not be permitted
- All rights reserved by the developer for Alteration/modification/improvement in specifications and changes in dimensions and planning shall be binding to all
- Business practices leading to pollution or causing material damage to the building or members is not allowed in the premises
- Irregular payments may lead to cancellation of booking



An ISO 9001:2008 certified company

With clearly defined vision and corporate philosophy, SNS Developers is committed to good Design, Construction, Innovative Technology and Sustainability. A name synonymous with quality, SNS Developers are embarking upon exciting new ventures for residential and commercial developments, breaking new grounds, bringing avant-garde architecture and international panache, contemporary lifestyle and cutting-edge technology to the city of Surat and other cities in India. With over 25 years of experience in the real estate industry, SNS Developer's vision and mission encompass not only building better commercial buildings, residences or townships, but providing better quality of life for people and the City of Surat, thus Building a better Future for all of us.



Architect
Design Module
Ahmedabad

Landscape Architect
Dhaval Makhmalwala
Ahmedabad

Structure Consultant
Sarjan Consultant
Ahmedabad

Utility Consultant
Vraj Sanitantiom
Baroda

Electrical Consultant
Excellent Energy Consultant
Surat



Site Address: SNS Atria, F.P 42/2, Besides Happy Excellencia, Rahul Raj Mall Road, Vesu, Surat – 395007

Disclaimer

• Dimensions are shown for indication , subject to change • All right reserved by developer to amend in plan, elevators or any details as may be required • Anything shown in this brochure are indicative and cannot be a part of agreement • Internal changes shall not be permitted on elevation wall, grill, external color and in common space • Furniture and fixtures shown in layout plan area for indication purpose only • Legal Documentation Charges, GEB, Service Tax, GST, any other taxes and society maintenance etc. will be charged separately • if any changes in rules & regulation at SMC or government will be bound to all members.



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BUILDING FUTURE