

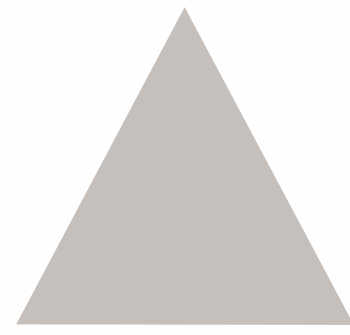
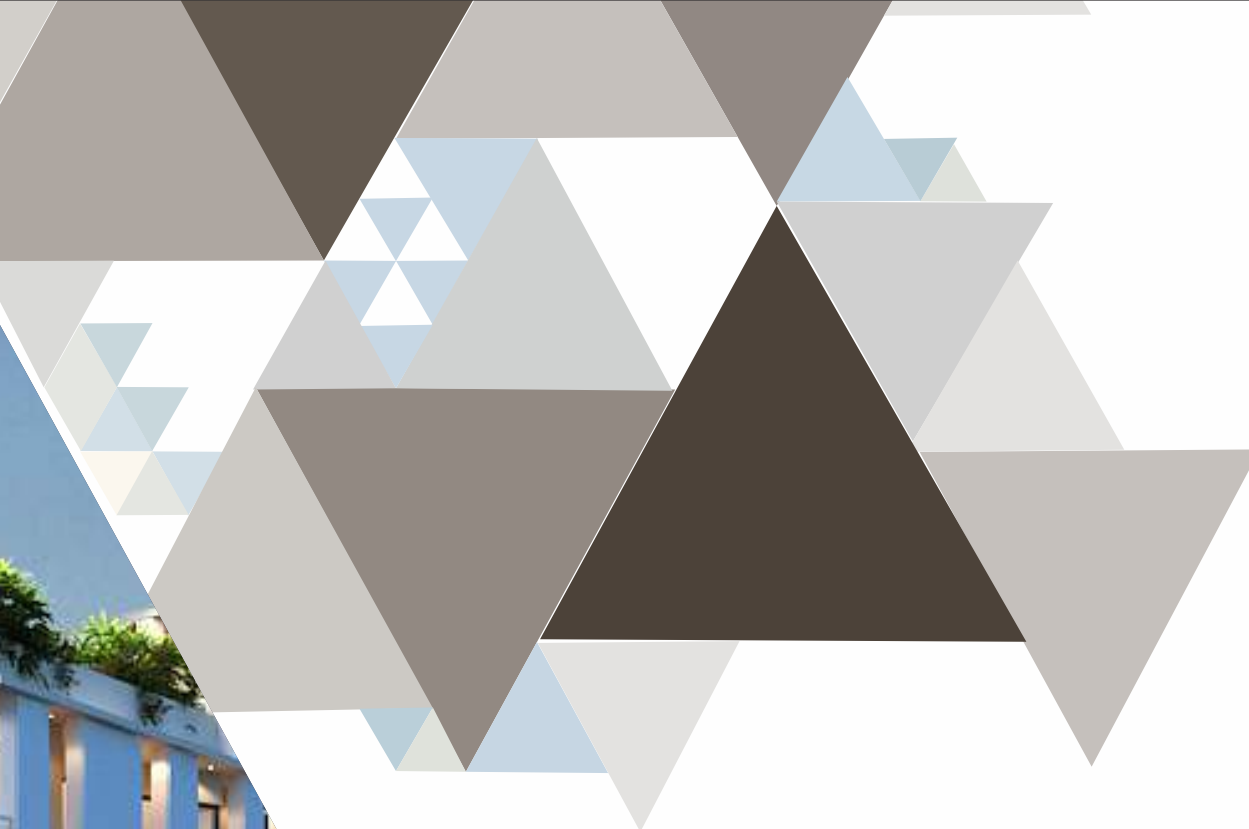
A Project by
SAMVRIDHI INFRA

LUXURY'S NEW ADDRESS



SPLENDID70





Promise of quality

Splendid 70 is a landmark project by Samvridhi Infra, a group that was established not so long ago, and has the vision to go really far into the future and change the way people perceive infrastructure. It's founded by people who are passionate about delivering the most modern commercial and residential addresses that don't just stand out on the landscape but reshape it. An experienced team, commitment to using the finest construction material, focus to accomplish the task on time and dedication to excellence are the four main pillars of Samvridhi Infra. With this ultramodern and aesthetically pleasing project, the group aims to raise the bar in both luxury and endurance. This is quality you can trust. This is quality you won't find elsewhere.



SPLendid70





Design that's impressive

A good project is much more than just a good-looking layout. At Splendid 70, you will find the right balance of style and functionality. Free flow of air, ample space and abundant natural light. These are the elements that make life worthwhile and you shall find all of them here, making each new day seem like a priceless gift. Here, you will experience the luxury of a modern design and also the luxury of a refreshing aura. Something that's so rare today and something that we all desire so much. When it comes to residential projects, this really is Siddipet's crown jewel. Classy exteriors, warm and cozy interiors, and all of this woven together with the best amenities and facilities one can imagine. Take one look at it and you won't be able to settle for any other place as your one-and-only home but Splendid 70.

- 2 & 3 BHK Units
- 40% Open Space
- Modern Amenities
- 100% Vasthu





Balanced in nature

The entire perimeter of Splendid 70 and all the open space inside the property is lined by trees and plants that look beautiful, emit a soothing aroma and also cleanse every breath you take. Nature's 'green' is always an integral part of all our blueprints, because it is what turns a plan into a masterplan. Come soak in the freshness and live the dream life; the green life.



SPLENDID70





40'0" Wide North Side Road

TOT LOT 3
388 sft

TOT LOT 1
805 sft

TOT LOT 2
367 sft





32'0" Wide East Side Road

Every inch classy

Utmost attention has been paid to every little detail at Splendid 70. The floors, the walls and the ceilings just compliment each other and narrate the story of the team's obsession with quality. You will experience a whole new world inside the gates of this property, and every day, you will fall in love with a new thing about it.

AREA STATEMENT

FLAT NO.	BHK	FACING	AREA (Sqft.)
FLAT # 1	2BHK	EAST FACING	1,245
FLAT # 2	3BHK	EAST FACING	1,760
FLAT # 3	3BHK	WEST FACING	1,750
FLAT # 4	2BHK	WEST FACING	1,275
FLAT # 5	2BHK	WEST FACING	1,275
FLAT # 6	3BHK	WEST FACING	1,770
FLAT # 7	2BHK	EAST FACING	1,170
FLAT # 8	3BHK	NORTH FACING	1,655
FLAT # 9	3BHK	NORTH FACING	1,655
FLAT # 10	2BHK	NORTH FACING	1,170
FLAT # 11	3BHK	NORTH FACING	1,745
FLAT # 12	3BHK	WEST FACING	1,485
FLAT # 13	3BHK	EAST FACING	1,635
FLAT # 14	3BHK	WEST FACING	1,660

40'0" Wide North Side Road



15'-0" WIDE DRIVEWAY

15'-6" WIDE DRIVEWAY

15'-6" WIDE DRIVEWAY

15'-6" WIDE DRIVEWAY

CLUB HOUSE
12 TABLES
12 CHAIRS

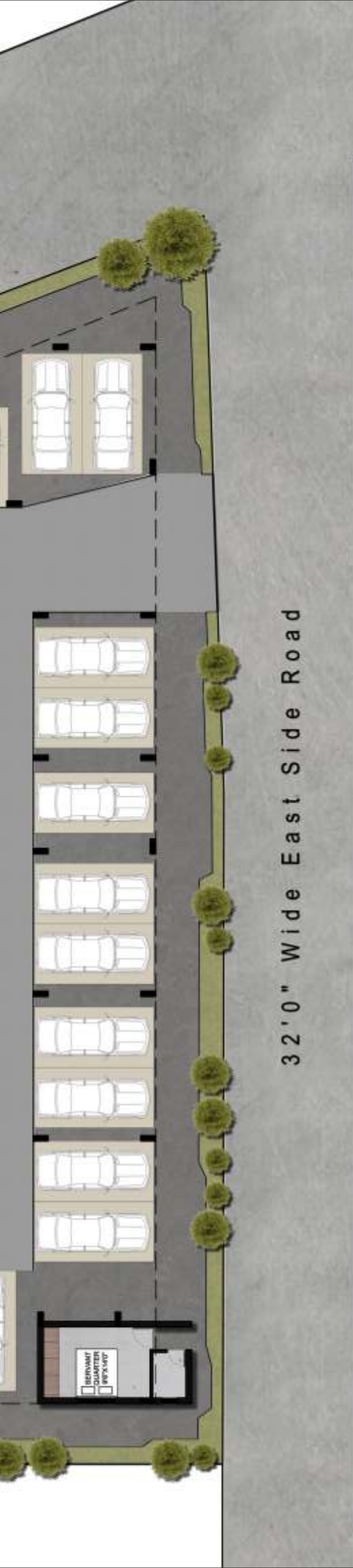
LIFT ENTRY

LIFT ENTRY

LIFT ENTRY

LIFT ENTRY

CLUB HOUSE
12 TABLES
12 CHAIRS

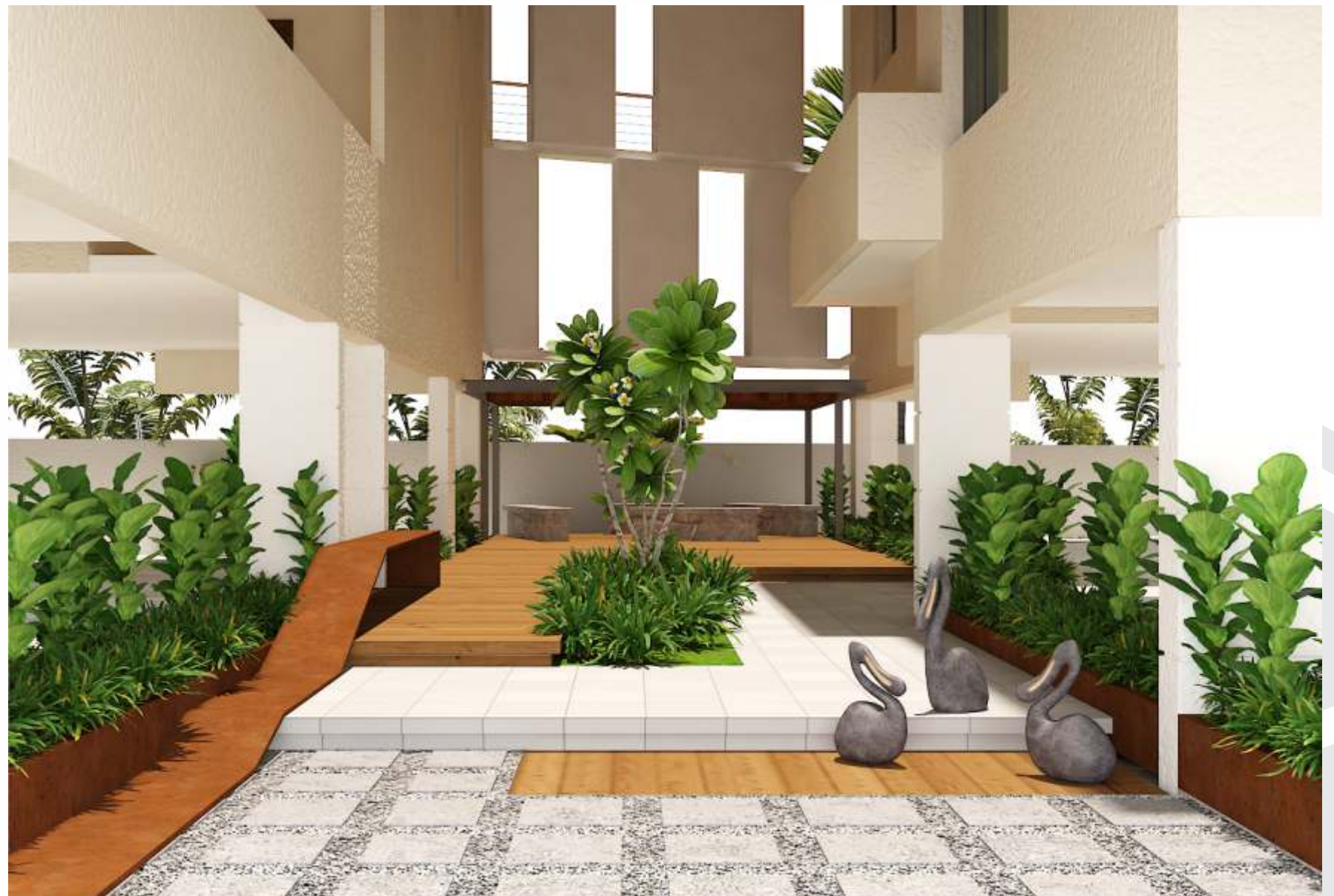


The grand difference

While the others only claim luxury, we have really created it. Luxury where you can gain the fitness for a tougher tomorrow; luxury where you can celebrate every occasion in life and make it memorable; luxury where you can indulge in the games of your choice and so much more. The clubhouse at Splendid 70 is a true reflection of the property's name.



SPLENDID70







Life becomes fun

The amenities here are well-thought and extremely well-executed. Every member of your family will find their own escape and adventure here, either indoors or outdoors. And also, something to get realigned with their spiritual selves, while feeling completely safe.

HIGHLIGHTS

Banquet hall

Jogging track

Gym

Kids play area

Temple

100% VASTU

Open play area for children

3 automatic lifts with DG backup

Electricity with transformer

DG backup

24X7 security (under CC Cam)



DETAILING



STRUCTURE

- **FRAMED STRUCTURE:** R.C.C Framed structure to withstand wind and seismic loads.

Steel TMT: Fe 500 Grade steel TMT Bars: Vishaka or Dhanalaxmi

Cement: 53 Grade Cement: Ultratech or JSW
43 Grade Cement: Maha or Chettinad

SUPER STRUCTURE

8" thick cement bricks for external walls and 4" thick cement bricks for internal walls.

PLASTERING

INTERNAL WALLS: 18mm thick Double coat cement plaster with smooth finishing.

CEILING: 12mm thick Double coat smooth cement plaster/ False Ceiling.

EXTERNAL: 18mm thick Double coat sand faced cement plastering.

JOINERY WORKS

MAINDOOR: M.T Wood Frame with Veneer Finished Flush door shutter with good quality hardware of reputed make.

Flush door and veneer make : Green ply Hardware make: Dorset or Godrej

INTERNAL DOORS: M.T Wood frame with molded door shutter/ painted flush door with good quality hardware of reputed make.

Molded door and veneer make : Kutty door or equalent Hardware make: Dorset or Godrej

TOILET DOORS: M.T Wood frame with water proof molded shutter/ water proof painted flush door.

Molded door and veneer make : Kutty door or equalent Hardware make : Dorset or Godrej



Wall Finish (painting)

INTERNAL WALLS & CEILING: Smooth putty finish with two coats of plastic emulsion paint of reputed make, over a coat of primer on walls and Ceiling.

Putty Make: Birla Putty

Primer and Paint : Asian apex Paints

EXTERNAL: Texture finish with two coats of exterior emulsion paint of reputed make.

Putty Make: Birla Putty

Primer and Paint : Asian apex Paints



Flooring

FLOORING

LIVING & DINING: 600x600 mm size Vitrified tiles.

ALL BEDROOMS & Kitchen : 600X600 mm size double charged Vitrified tiles

ALL BALCONIES: 600x600 mm Matt finish vitrified tiles
ALL BATHROOMS: Antiskid and Acid resistant tiles of
UTILITY: Antiskid ceramic and acid resistant tiles

DADOING

KITCHEN: Glazed/Matt Ceramic tiles dado up to 2'-0" height above kitchen platform.

ALL BATHROOMS: Glazed/Matt Vitrified tiles of reputed make up to 7'-0" height.

UTILITY: Glazed/Matt Ceramic tiles of reputed make up to 4'-0" height.

Ceramic Tile Make: RAK tiles or Quotone or AGL tiles

STAIRCASE/CORRIDOR: Combination of Granite as per architectural design.

DETAILING



Electrical

- Concealed copper wiring of Havells or Polycab make and modular switches of Legrand or Anchor.
- Power outlets for air conditioners in all Bedrooms.
- Power outlets for Geysers and Exhaust fans in all Bathrooms.



Bathrooms

All Sanitary fixtures are CERA or Hindware.
Wash Basin with pillar cock.
Floor mounted EWC with flush tank
All C.P Fittings are of CERA or Hindware.



Doors & Windows

WINDOWS: Three track UPVC window systems of good quality make with tinted glass. UPVC windows make: REHAU windows

GRILLS: Aesthetically designed mild steel safety grills with enamel paint finish.



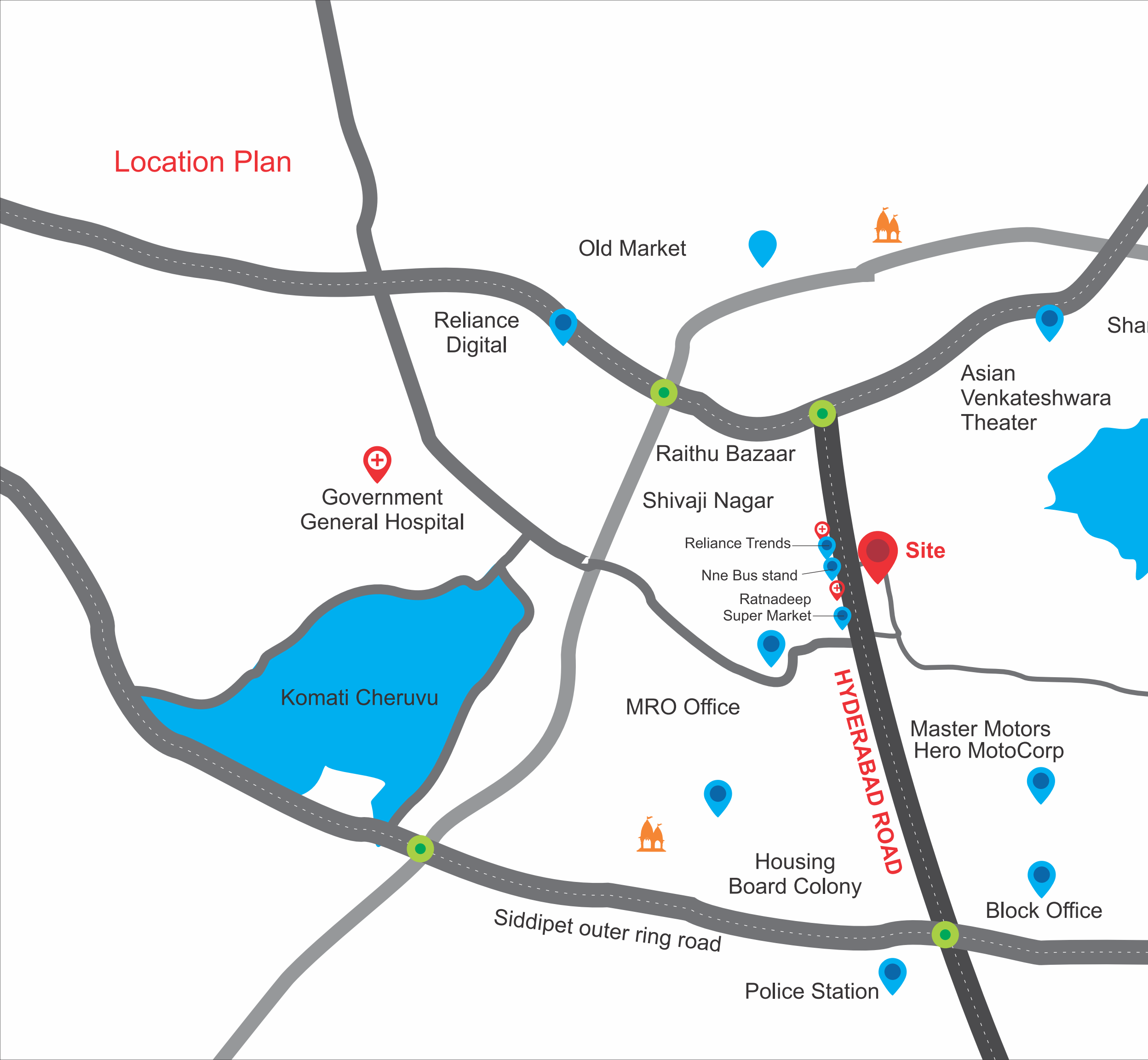
Kitchen

Granite Platform and Stainless steel sink with separate tap for Municipal water and bore well water.

Electrical and Plumbing Provisions for fixing Water purifier, Exhaust fan and Chimney.



Location Plan



Old Market

Reliance Digital

Government General Hospital

Komati Cheruvu

Raithu Bazaar

Shivaji Nagar

Reliance Trends

Nne Bus stand

Ratnadeep Super Market

MRO Office

Housing Board Colony

Police Station

Asian Venkateshwara Theater

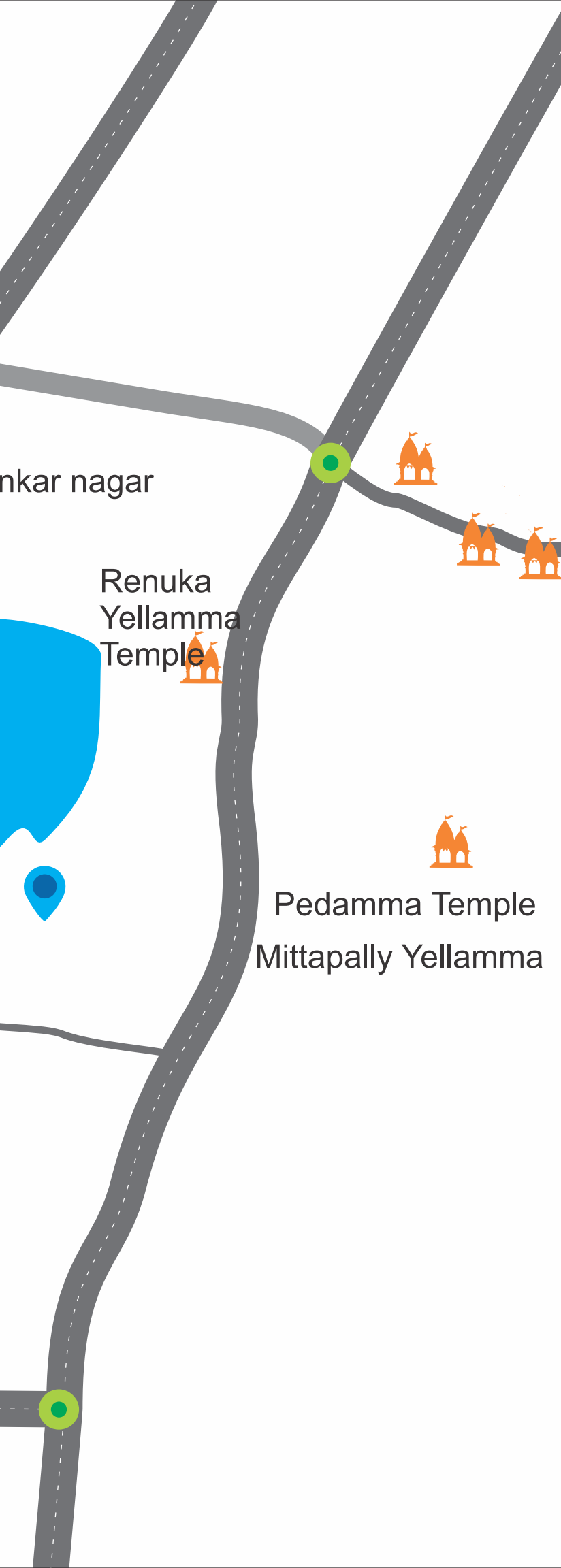
Site

Master Motors Hero MotoCorp

Block Office

HYDERABAD ROAD

Siddipet outer ring road



Located at convenience

The absolutely splendid property called Splendid 70 is built where everything you need for an easy, stress-free life is right around you. Be it shopping, education for your children, amusement for the whole family or the basic comfort of conveyance – it's all there.

- Right next to the main bus-stop
- Close to branded outlets
- Surrounded by restaurants and hotels
- Close to movie theatres
- Very near to Ratnadeep supermarket



Architectural
Renderers

Promoters

SAMVRIDHI INFRA
Plot no 723/A, Road no 37, Jubilee
Hills, Hyderabad- 500033
samvridhi.spl75@gmail.com

Architects:

Architectural Renderers, Colossal
Fortuna, Plot No- 76, Kavuri Hills
Phase-1, Madhapur
Hyderabad - 500033.
Ph: 040 - 23552144.
E- Mail: designers@studioar.com

Project Address:

SPLENDID 70
Kushal Nagar, opp. New bus stand ,
Siddipet - 502103
Ph: +91 93981 81953
E- Mail: samvridhi.spl75@gmail.com

Structural Consultants

Mansard Structural Engineers

Flat No-403,Plot No 782,
Raga Residence, Ayappa Society,
Madhapur, Hyderabad-500081
email-mansardstructures@gmail.com
PH :9052773445,7301222555

Note: This brochure is only a conceptual presentation of project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.