

A PROJECT BY


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GLOBCON
Splendora

2 & 3 BHK LAVISH APARTMENT





ABOUT PROJECT

Globcon Splendor is a creation; something that has a personality and an impressive piece of art.

Using different shapes, colors and materials we have offered architectural pieces that could also serve as landmark, over and above residences. Within the campus structures are composed of different character and purpose including entrance. Comprised of unembellished exteriors like geometric forms each building proudly stands alone in its protected landscape.



2 & 3 BHK LAVISH APARTMENT



PROJECT NEAR BY



METRO STATION



GARDENS



SCHOOLS



HOSPITALS



SUPER MARKET



GLOBCON
Splendora
2 & 3 BHK LAVISH APARTMENT





THE LUMINOUS

Cool | Safe | Calm

GLOBCON SPLENDORA
combines extraordinarily
natural resources.





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ENTRANCE PLAZA

*#

Green and clean aren't just ideals; they're a way of life.
GLOBCON SPLENDORA is blessed with green gardens of love.

GREEN LIFE



PICK UP & DROP OFF AREA

*#



BALCONY

The flats are blended with large decks from where you can enjoy the scenic views.

LARGE DECK



ELEGANT FOYER

*#

The base of all the happiness and aspirations is the house where you live, where you are alive

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BANQUET HALL

*#

GLOBCON SPLENDORA is different.
Be it a banquet hall. It is a place where you show off to caravan of people.
Globcon Splendor Comforts you, your family, your profession and your society.

THE LAVISH
Fun | Frolic | Fantasy



TODDLERS GAME ZONE

*#



CHILDREN PLAY AREA



INDOOR GAMES



AMENITIES



2 & 3 BHK LAVISH APARTMENT



- LANDSCAPE GARDEN WITH PARTY LAWN
- INDOOR GAME ZONE
- CHILDREN PLAY AREA
- WALKING TRACK
- GAZEBO
- YOGA SPACE
- TODDLER ZONE
- BANQUET HALL
- SECURITY CABIN WITH CCTV CAMERA
- PICK UP & DROP OFF ZONE
(space for children pick up & drop off at gate)
- INTERCOM FACILITIES
(connectivity with flat to flat, reception, security gate)
- VIDEO DOOR BELL
- FOYER / WAITING AREA
(elegant & modern entrance foyer in each building)
- WIFI ZONE IN COMMON AMENITIES

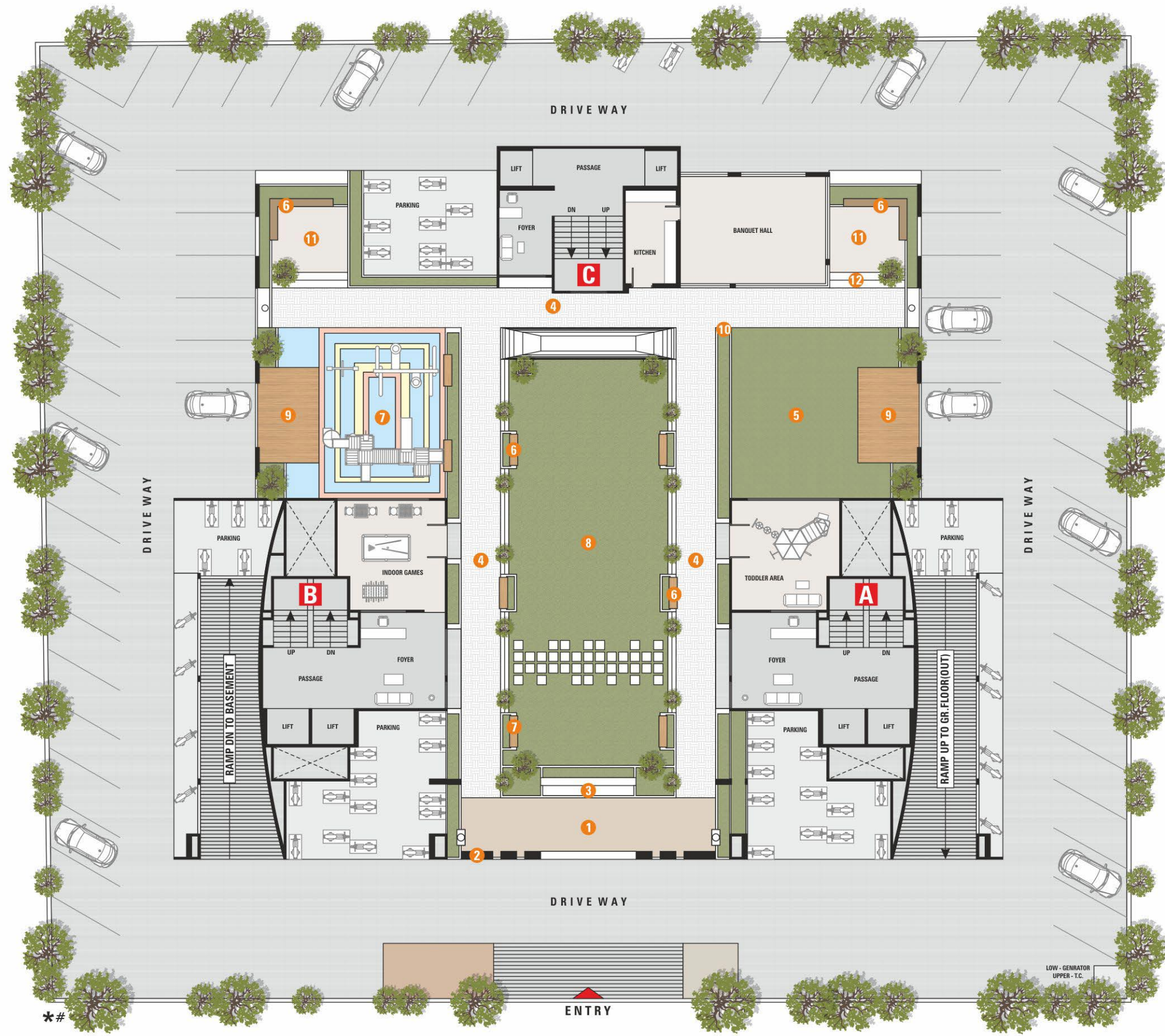
It is a feeling when your residence takes a special place in your heart.
GLOBCON SPLENDORA gives towering structure,
modern amenities and sound support.

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Let's accept life of busy days, relaxed evenings.
Re-energize at gazebo sittings, with carpeted grass.

RELAX





- 01 Entrance Plaza
- 02 Feature Wall
- 03 Sculpture on Pedestal
- 04 Pathway
- 05 Senior Citizen Plaza
- 06 Built-in Seating
- 07 Children Play Area
- 08 Party Lawn
- 09 Gazebo
- 10 Planter on Pedestal
- 11 Seat-out
- 12 Specimen Tree

LEGENDS

GROUND FLOOR LAYOUT PLAN

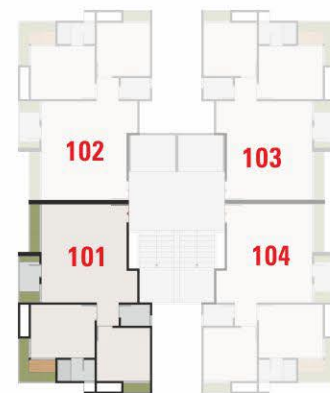


TYPICAL FLOOR LAYOUT PLAN

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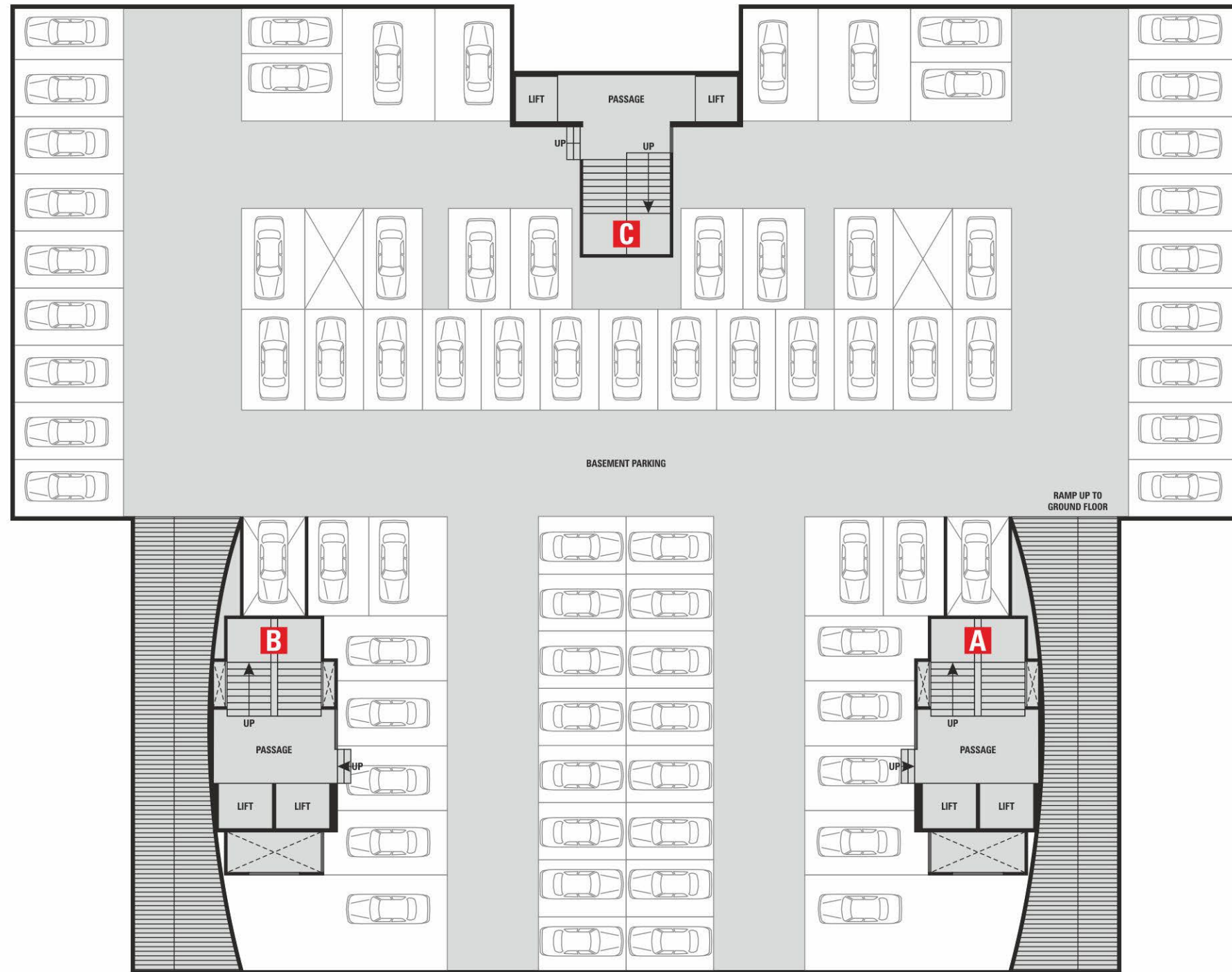


**BUILDING A & B
(1ST TO 14TH FLOOR)**



BUILDING C
(1ST TO 14TH FLOOR)





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BASEMENT PLAN 
N



SPECIFICATION

STRUCTURE

- Earthquake Resistance RCC frame structure

FLOOR

- Single basement parking
- 2 BHK: G+14 floors
- 3 BHK: G+14 floors

INTERNAL WALL

- Single coat mala plaster with puti finished

EXTERNAL WALL

- Double coat plaster with weather shield exterior paint

FLOOR FINISH

- Vitrified flooring in living, dining, kitchen & all bedrooms
- Granite finished platform with S.S. sink in kitchen
- Decorative tiles upto lintel level in kitchen
- Extra service platform in kitchen
- Marble / Granite stone rack with fully glazed tile in store

WASH AREA

- Anti-skid tiles with decorative dado tiles in wash area
- Standing washing platform with S.S. sink
- Sufficient electrical and plumbing point in wash area

ELECTRICAL

- Concealed copper wiring with sufficient point
- Modular switches of standard ISI mark

DOOR & WINDOW

Main door:

- well design laminated door with wooden framed
- video door phone with safety lock

Internal door:

- Laminated flush door with wooden frame in all bedrooms
- Flush door with granite frame in all utility area

Window:

- Anodized aluminium section window with reflective glass and granite frame

TOILET

- Decorative tiles upto lintel level
- Standard quality of sanitary wear, C.P fitting of Jaquar / CERA or equivalent brand

FIRE SAFETY

- As per SMC norms

ELEVATORS

- Standard ISO quality auto door 2 elevators in each building

SECURITY

- CCTV surveillance system with intercom facility
- 24 X 7 gate securities with security cabin

PARKING

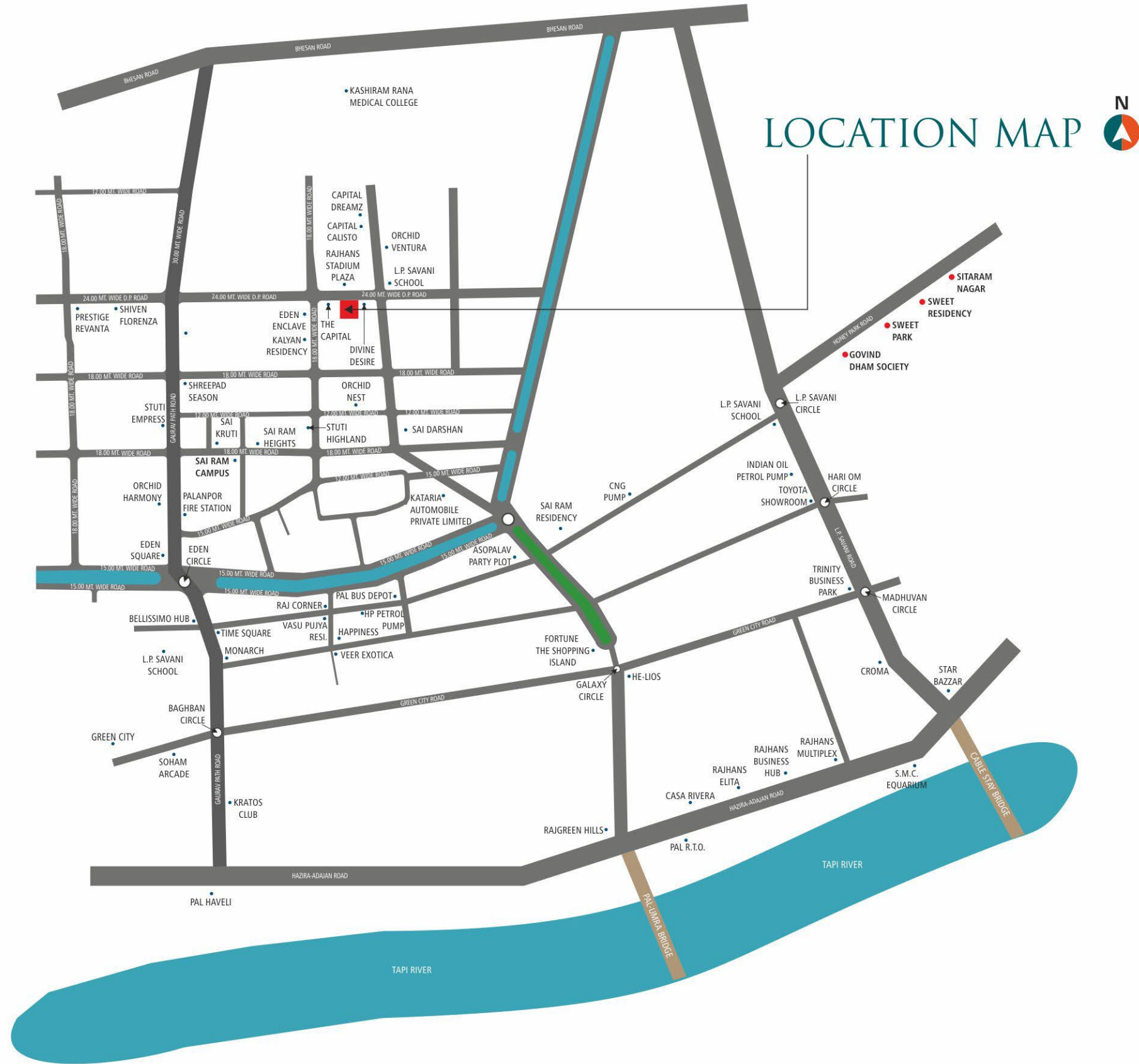
- Assured car parking in basement and ground floor level

POWER BACKUP

- Silent generator with sufficient capacity for functioning of lift, water pump, common facilities and 2 points for each flat

FABRICATION

- M.S. railing for balcony



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A Project By



Architect



Landscape Design



Structure



Certified by
 Indian Green Building Council (IGBC)

Site Address: Globcon Splendor, T.P - 9, F.P - 28, Block No. - 109, Opp. Rajhans Stadium Plaza, L.P. Savani Canal Road, Palanpur, Surat 395009

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website: www.gujrera.gujarat.gov.in

We Request

- Stamp duty, Registration charges, Legal charges, gas connection charge, GEB / SMC charges, Society maintenance charges etc. shall be borne by the purchaser.
- GST, TDS & other taxes levied in future will be borne by the purchaser.
- Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme like SMC tax will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- Any RCC member (Beam, Column & Slab) must not be damaged during your interior work.
- All external laying and drawing of low - voltage cables such as telephone, T.V. and internet cables shall be strictly laid as per consultant 's service drawings with prior consent of developer / builder office. No wire / cables / conduits shall be laid or installed in such a way that they form hanging formation on the building exterior faces.
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.

Note

- All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members.
- B.U.C. (Building Use Certificate) As per SMC Rules. Clear Titles for Loan purpose.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

Legal Disclaimer

- * All furniture / objects shown in the plan or pictorial image are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- # All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification for our final products.
- Dimensions mention in building plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty, dado tiles & manual construction errors.