

# AFFORDABLE HOUSING TOWNSHIP

## In Joint Venture With MHADA



Means



(APPROVED BY MHADA)



RERA REGISTRATION NO.  
**P50500023552**

**AFFORDABLE HOUSING AT MOUZA - BELTARODI, NEAR BHAVAN'S SCHOOL,  
CHINCHBHUVAN, WARDHA ROAD, NAGPUR**

# LOCATION MAP



KMS DISTANCE	
Metro Station	1.5 km
Airport	3 km
Mihan	3.5 km
Railway Station	12 km



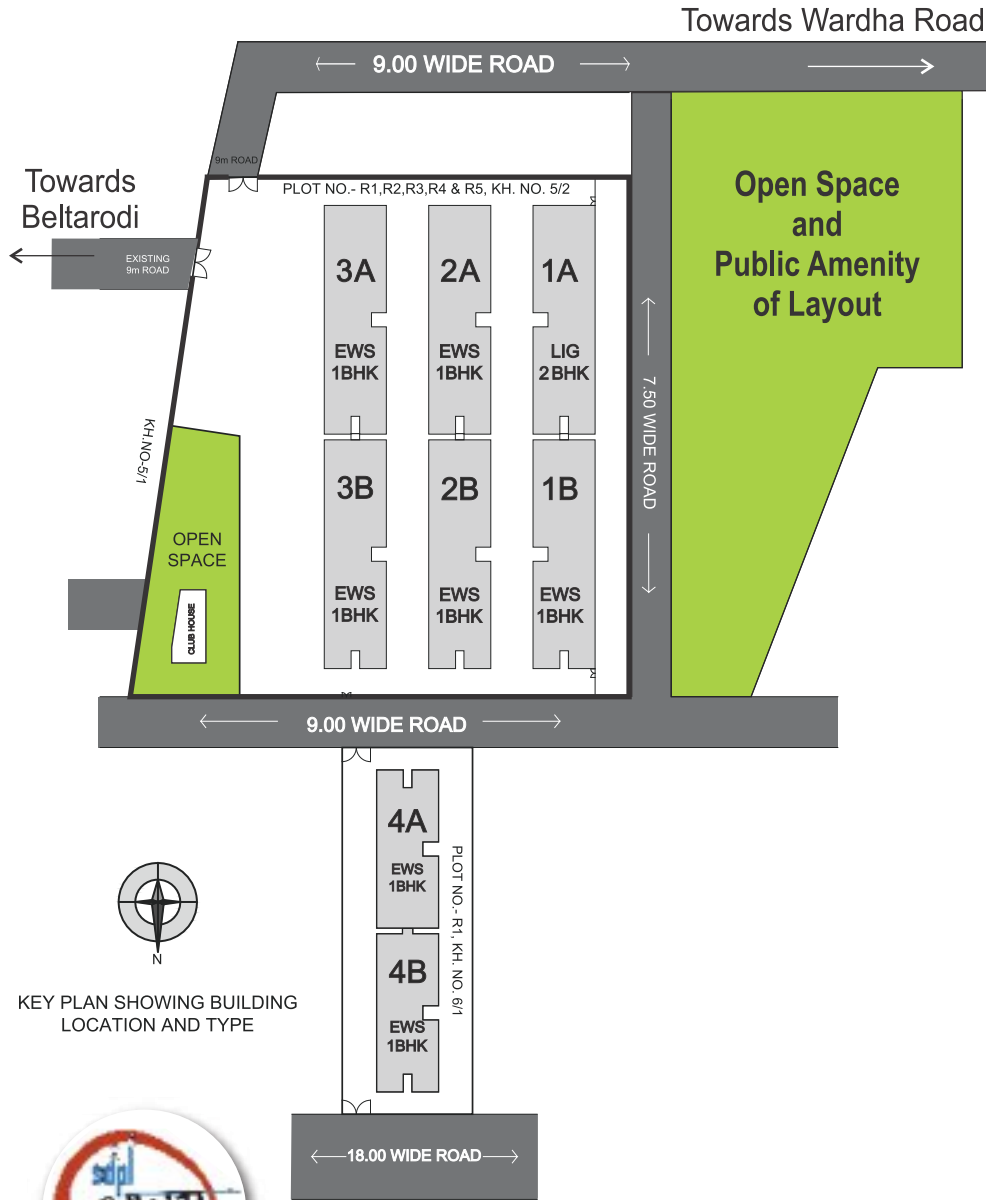
AFFORDABLE HOUSING AT MOUZA - BELTARODI, NEAR BHAVAN'S SCHOOL, CHINCHBHUVAN, WARDHA ROAD, NAGPUR

# BUILDING ELEVATION



AFFORDABLE HOUSING AT MOUZA - BELTARODI, NEAR BHAVAN'S SCHOOL, CHINCHBHUVAN, WARDHA ROAD, NAGPUR

# LAYOUT PLAN



# GOVT. BENEFIT

## PMAY SUBSIDY

**DIRECT SUBSIDY**  
**2.50 Lacs\***

**PMAY - CLSS**  
**2.30 to 2.67 Lacs\*\***

### Direct Subsidy (PMAY)

\*The Family income up-to Rs. 3 Lakhs, (EWS) get **Direct Benefit** of Rs. 2.5 Lakhs. (only for 1 BHK) / subject to NMC validation

### CLSS (PMAY)

CLSS Benefit depends upon family income slab

Family Income	Category	Benefits
Rs. 3 to 6 lakhs	(LIG)	2.67 Lakhs
Rs. 6 to 12 lakhs	(MIG-1)	2.35 Lakhs
Rs. 12 to 18 lakhs	(MIG-2)	2.30 Lakhs

## STAMP DUTY BENEFIT

Only 1 % **Stamp Duty Applicable** if family income up-to Rs. 6 Lakhs per annum.

### Note :

No other Pucca House any where in India in the same name of Family (Self Affidavit to be given)\*

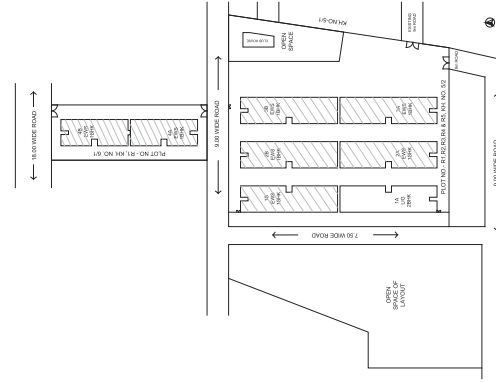


AFFORDABLE HOUSING AT MOUZA - BELTARODI, NEAR BHAVAN'S SCHOOL, CHINCHBHUVAN, WARDHA ROAD, NAGPUR

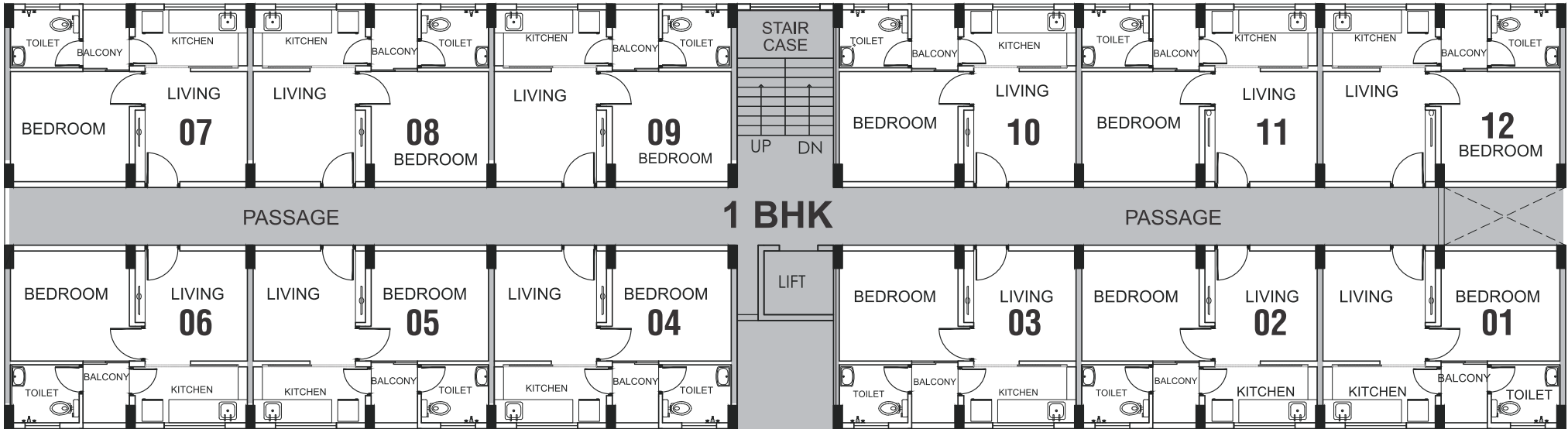


1 BHK

LOCATION PLAN



PROJECT AT BELTARODI



**TYPICAL FLOOR PLAN (1 BHK)**



AFFORDABLE HOUSING AT MOUZA - BELTARODI, NEAR BHAVAN'S SCHOOL, CHINCHBHUVAN, WARDHA ROAD, NAGPUR

# 1 BHK DESIGN

Main Door/Entry  
↓



## AREA STATEMENT OF TYPICAL UNIT

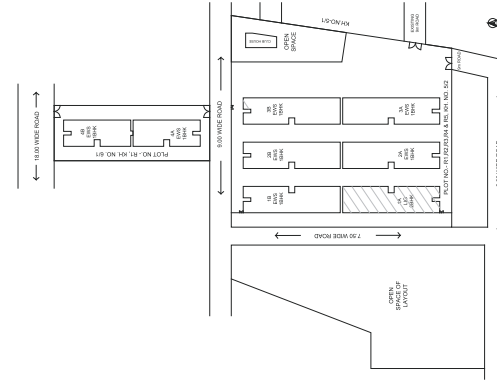
PARTICULARS	AREA	
	SQM	SFT
<b>TOTAL AREA OF FLAT</b> (incl. proportionate share)	41.81	450.0



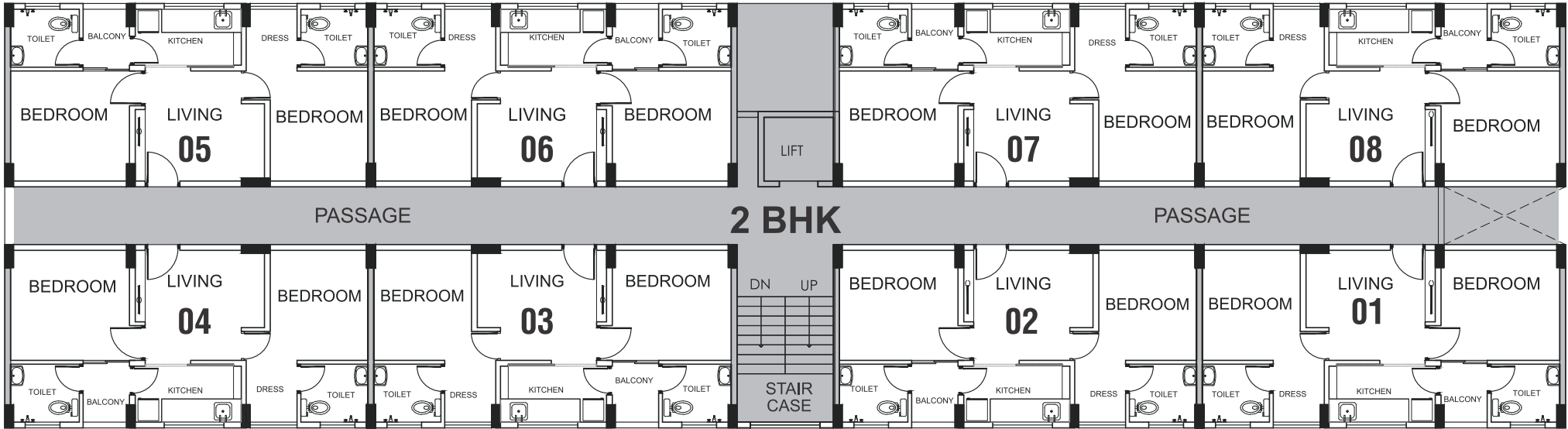
AFFORDABLE HOUSING AT MOUZA - BELTARODI, NEAR BHAVAN'S SCHOOL, CHINCHBHUVAN, WARDHA ROAD, NAGPUR

2 BHK

LOCATION PLAN



PROJECT AT BELTARODI



**TYPICAL FLOOR PLAN FOR (2 BHK)**



AFFORDABLE HOUSING AT MOUZA - BELTARODI, NEAR BHAVAN'S SCHOOL, CHINCHBHUVAN, WARDHA ROAD, NAGPUR

# 2 BHK SMART DESIGN

Main Door/Entry  
↓



## AREA STATEMENT OF TYPICAL UNIT

PARTICULARS	AREA	
	SQM	SFT
<b>TOTAL AREA OF FLAT</b> (incl. proportionate share)	62.70	<b>675.0</b>



AFFORDABLE HOUSING AT MOUZA - BELTARODI, NEAR BHAVAN'S SCHOOL, CHINCHBHUVAN, WARDHA ROAD, NAGPUR



# 2 BHK COMFORT DESIGN

Main Door/Entry



## AREA STATEMENT OF TYPICAL UNIT

PARTICULARS	AREA	
	SQM	SFT
<b>TOTAL AREA OF FLAT</b> (incl. proportionate share)	83.62	<b>900.0</b>



# आकर्षक सुविधायें

लिफ्ट



पावर बैकअप



सी सी टि व्ही



गार्ड



कम्युनिटी हॉल



प्ले एरिया



इनडोर गेम



गार्डन



फायर सिस्टम



पार्किंग एरिया



वॉटर



# SPECIFICATIONS



## **Building Frame –**

R.C.C Structure with Brick masonry of Outer 6” and Inner 4” & Plaster.



## **Flooring –**

- General Flat - Vitrified Tiles of size 2’ x 2’.
- Common passages, landings, staircase – Kota Stone.



## **Toilets –**

- Tiles-
  - Ceramic Tiles on floor
  - Glazed tiles on wall up to 3’ level in WC
  - Glazed tiles on wall up to lintel level in Bath.
- Sanitary – WC with Cistern.
- Basin – Wall Hung Basin.
- Water – Provision for hot (From Solar) and cold in bathing. Only cold in basin.



## **Kitchen –**

- Platform- 2’ width of Granite with 2ft Dado of tile
- Sink - One single-bowl stainless steel sink.



## **Windows –**

Two Track Aluminium sliding with 3.5 mm clear glass with M.S. Grill.



## **Doors**

- Doors - RCC frame and laminated flush shutters fitted with Standard Stainless Steel fixtures.



## **Wall Finish**

- Internal walls finished with White Cement base/ Synthetic putty and painted.
- External walls to be finished with Acrylic Based Paint.















## **Electrical**


- General: Single phase electric supply to each Flat.
- Bedroom: 3½ Light/Fan points, 2 Plug Points (One on each side of Bed.
- Drawing cum Dining Room: 3½ Light/Fan points, 1 power points, 1 T.V. cable point with 2 plug points.
- Kitchen: 1½ Light/Fan points, 1 point provision for Fridge, 1 power point, 1 point provision for Water Filter, 1 point for exhaust.
- Bath: 1½ Light/Fan points, 1 point for exhaust, 1 power point for geyser.
- Toilet: 1½ Light/Fan points, 1 point for exhaust.
- Balconies: 2½ Light/Fan points.
- Flat Entrance: 1 Light point outside and 1 Door bell point



## GENERAL AMENITIES

-  **Club House**
-  **Play Area**
-  **Lawn**
-  **Solar Power System**
-  **Lifts:** Automatic 8 passenger capacity Lift in each Wing.
-  **Power Backup:** Back Up Generator for Lift, pump and lights in common areas.
-  **Water:** Adequate water supply from Well/Bore well with ample underground and overhead storage & separate arrangement for corporation water in Kitchen will be provided.
-  **Parking:** Ample and Covered Paid Car Parking space.
-  **Common Areas:** Well designed entrance lobby and good landscaping at ground level. Paved / Concrete flooring for Garages and the Drive ways.
-  **Security:** Compound wall with gate.
-  **MSEB Requirements:** Transformer / Meter room as per MSEB.
-  **Fire fighting:** Arrangements as per statutory requirements.

Choose Your Dream Home  
in Nagpur with

  
**Sandeep Dwellers Pvt. Ltd.**  
[www.sandeepdwellers.com](http://www.sandeepdwellers.com)

(A premium construction company since 1987)  
Flats ranging from ₹15 Lacs to ₹1.50 Cr  
3C, Gulmohar, Temple Road, Civil Lines, Nagpur 44001.  
Ph.: 0712 2553866/67/68  
Email : [info@sandeepdwellers.com](mailto:info@sandeepdwellers.com)  
[www.sdplaashray.com](http://www.sdplaashray.com)

MEMBER  
**CREDAI**  
NAGPUR METRO  
[www.credainagpur.org](http://www.credainagpur.org)

## FOR DETAILS CONTACT

**703 000 1444**  
**823 707 3075**



AFFORDABLE HOUSING AT MOUZA - BELTARODI, NEAR BHAVAN'S SCHOOL, CHINCHBHUVAN, WARDHA ROAD, NAGPUR