



P50500033667



अफोर्डेबल आवासीय योजना

— 1 & 2 BHK Flats & Shops —

Sample
Flat
Ready

3 साल तक देने की आवश्यकता नहीं
EMI (TILL 18 MONTHS NO PRE-EMI, LATER INTEREST ONLY)
BY
NATIONALISED BANK

सभी आय वर्गों हेतु सरकारी बैंको द्वारा विशेष होम लोन की सुविधा

3 विकल्पों के साथ

JASMINE

1BHK **525 Sq.Ft.**

MARIGOLD

2BHK **750 & 787.50 Sq.Ft.**

SUNFLOWER

2BHK **1050 Sq.Ft.**

For booking
CONTACT

SUMIT

751 700 1234

892 833 1808

📍 SITE - NEAR DPS SCHOOL, DABHA, NAGPUR-23



DABHA-II

Wing-4A
PROPOSED

Wing-3A
PROPOSED

Wing-4B
PROPOSED

Wing-1

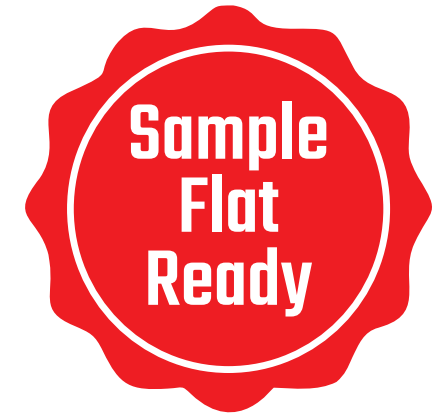
Club House
& Garden

Wing-3B
PROPOSED

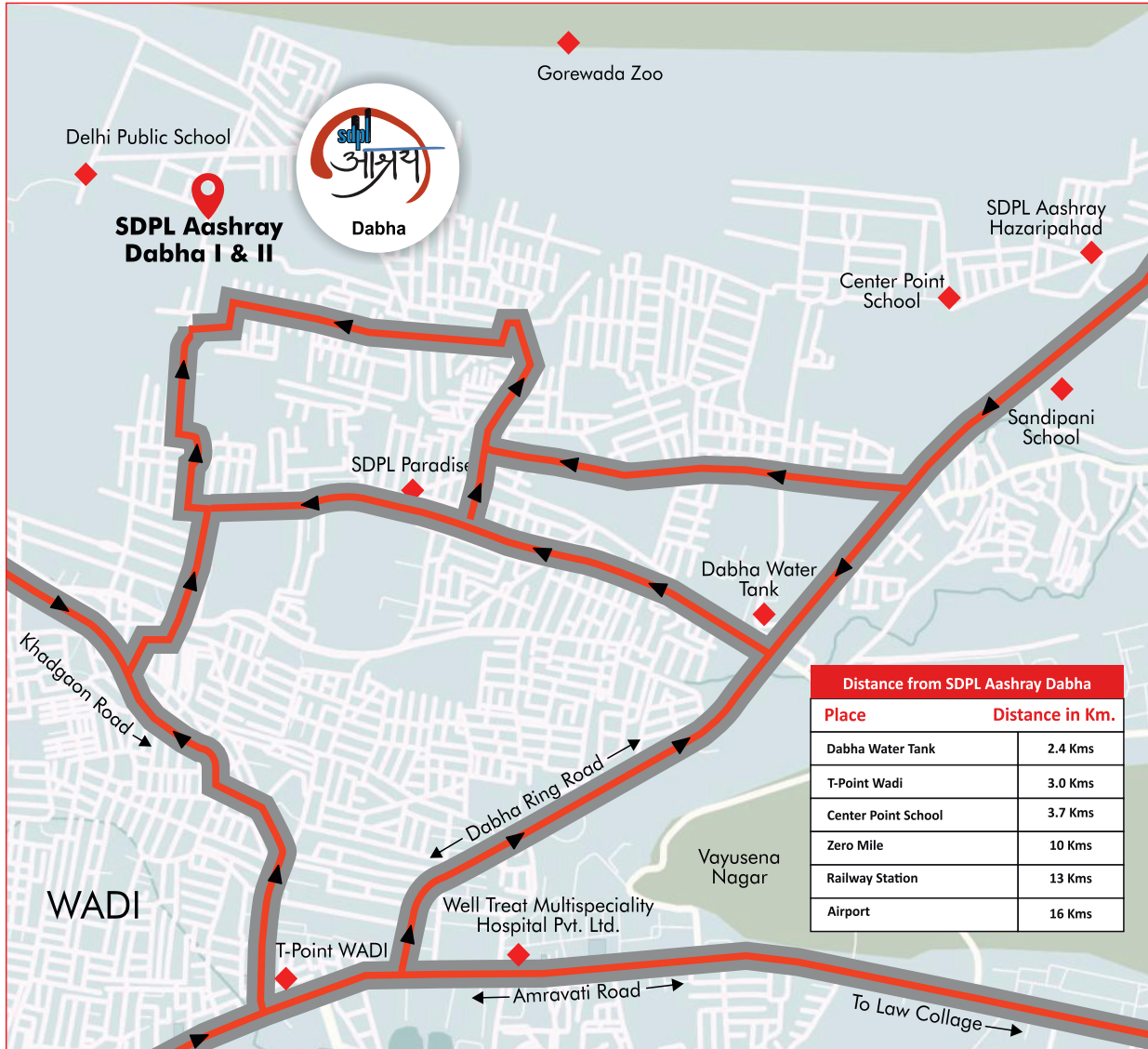
Wing-2

**Sample
Flat
Ready**

Space for
Commercial Complex
(not a part of SDPI Ashray Dabha II)



LOCATION MAP



WHY DABHA?

- ◆ Dabha is located **within NMC limits** & is developed with good road connectivity from Wadi – Dabha - Katol Ring Road express highway and Khadgaon Road.
- ◆ The area is very close to MIDC Industrial area, Khadgaon Road, **Ordinance Factory, Dattawadi** and close to Amravati Road and Katol Road.
- ◆ Regular Star Bus services, Uber/Ola cab services, local transport are easily available.
- ◆ The whole area is developing at great pace for residential & commercial space and is becoming the preferred destination to buy a home after Friends colony & Hazaripahad.
- ◆ Land rates of the area make it possible to deliver affordable Housing and escalation in real estate with coming times will benefit the buyers.
- ◆ Major schools and colleges available in the **vicinity – Delhi Public School, Centre Point School, Sandipani, CDS, St. Joseph, JN Wadi college, Sumatibai Nursing College etc.**
- ◆ SDPL is already having a strong foot hold in Wadi, Dabha and Hazaripahad with multiple township projects & gained people's trust & support to move forward.

LAYOUT

DABHA-I

DABHA-II

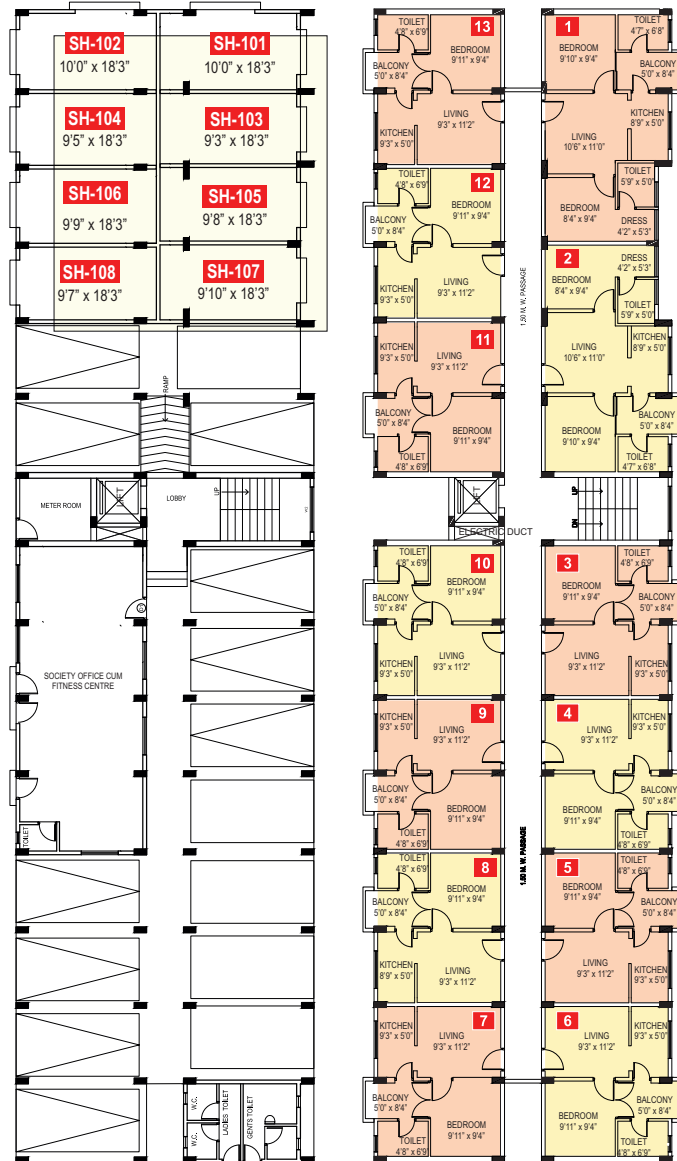


WING 1 (Ground and Typical Floor Plan)

WING 2 (Ground and Typical Floor Plan)

12 Meter wide road (40 ft)

12 Meter wide road (40 ft)



Flats No. 1 & 2 are 2 BHK Flat

AREA STATEMENT OF SHOP			
PARTICULARS	AREA		
SHOPS	SQ.M.	SQ.FT.	
SH-101 / SH-102	26.48	285	
SH-103 / SH-104	24.15	260	
SH-105 / SH-106 / SH-108	25.55	275	
SH-107	26.01	280	
(incl. proportionate share)			

Flats No. 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13 are 1 BHK Flats



9-Meter wide road (30 ft)



AREA STATEMENT OF SHOP			
PARTICULARS	AREA		
SHOPS	SQ.M.	SQ.FT.	
SH-201 / SH-202 / SH-203 / SH-204 / SH-205 / SH-206 / SH-207 / SH-208	27.87	300	
(incl. proportionate share)			

2 BHK Flats

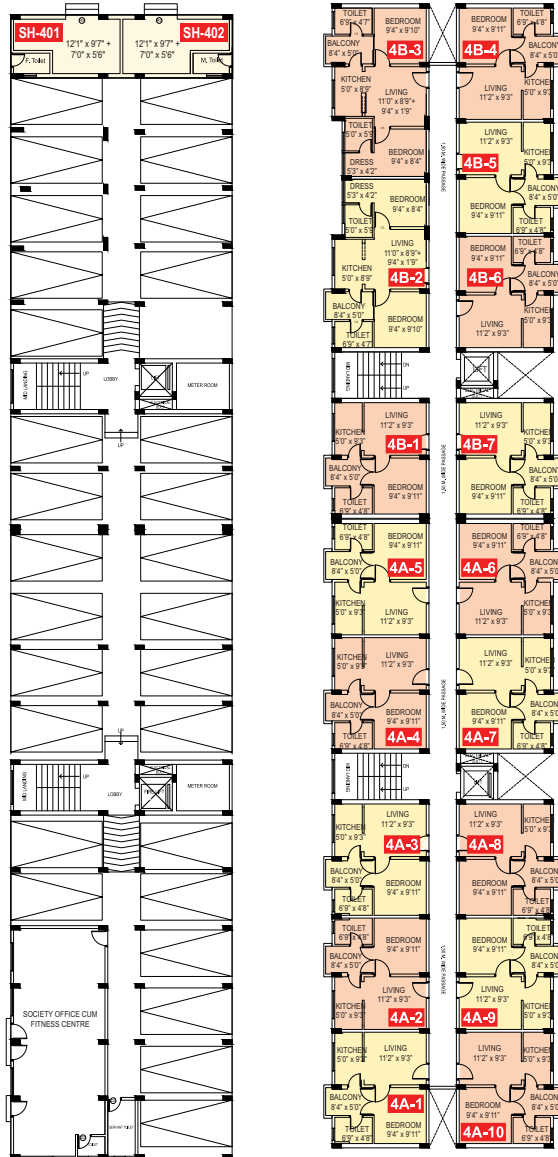


WING 4 (Ground and Typical Floor Plan)

WING 3 (Ground and Typical Floor Plan)

9 Meter wide road(30 ft)

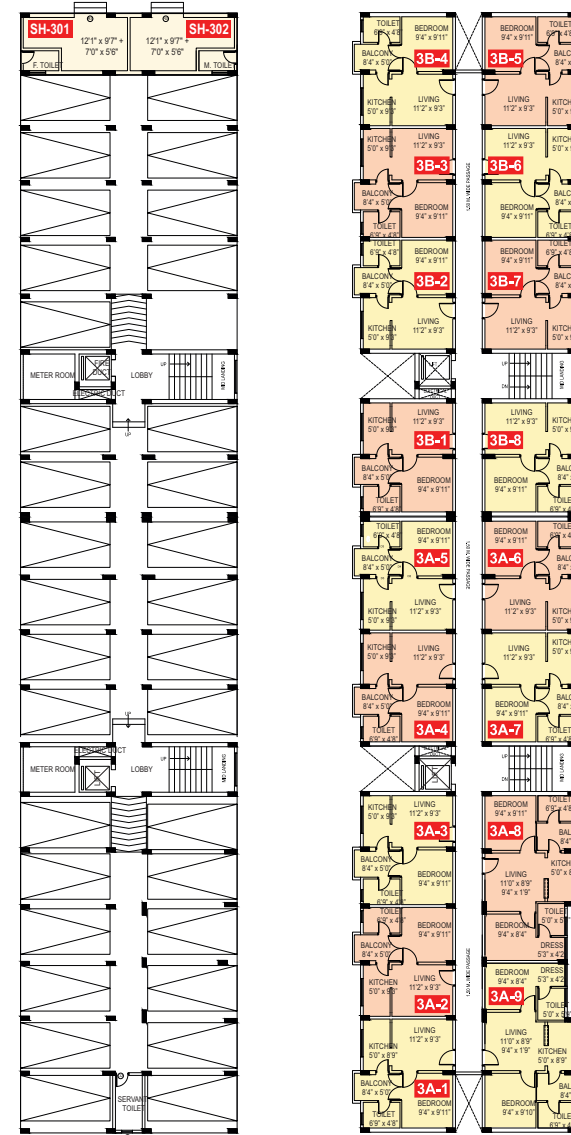
9 Meter wide road(30 ft)



Wing 3B - 1 BHK
Flat No. 1, 2, 3, 4, 5, 6, 7 & 8

Wing 3A - 1 BHK
Flat No. 1, 2, 3, 4, 5, 6 & 7
Wing 3A - 2 BHK
Flat No. 8 & 9

AREA STATEMENT OF SHOP		
PARTICULARS	AREA	
SHOPS	SQ.M.	SQ.FT.
SH-401 / SH-402	25.55	275
(incl. proportionate share)		



Wing 4B
Flat No. 1, 4,
5, 6, 7 are
1 BHK Flat

Wing 4B
Flat No. 2, 3,
2 BHK Flat

Wing 4A
Flat No. 1, 2, 3, 4,
5, 6, 7, 8, 9 & 10
1 BHK Flat

AREA STATEMENT OF SHOP		
PARTICULARS	AREA	
SHOPS	SQ.M.	SQ.FT.
SH-301 / SH-302	25.55	275
(incl. proportionate share)		



JASMINE 1 BHK DESIGN



AREA STATEMENT OF TYPICAL UNIT		
PARTICULARS	AREA	
	SQM	SFT
TOTAL AREA OF FLAT (incl. proportionate share)	48.77	525

MARIGOLD 2 BHK SMART DESIGN (Option 1)



AREA STATEMENT OF TYPICAL UNIT		
PARTICULARS	AREA	
	SQ.M.	SQ.FT.
TOTAL AREA OF FLAT (incl. proportionate share)	69.67	750

2 BHK Flat no : 01 & 02, 03 & 04, 05 & 06, 07 & 08 on all floors (Total 28 Flats)

MARIGOLD 2 BHK SMART DESIGN (Option 2)



AREA STATEMENT OF TYPICAL UNIT		
PARTICULARS	AREA	
	SQM	SFT
TOTAL AREA OF FLAT (incl. proportionate share)	73.16	787.50

SUNFLOWER 2 BHK COMFORT DESIGN



AREA STATEMENT OF TYPICAL UNIT		
PARTICULARS	AREA	
	SQM	SFT
TOTAL AREA OF FLAT (incl. proportionate share)	97.54	1050

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



Lifts:

Automatic 8 passenger capacity Lift.



Power Backup:

Generator BackUp 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 covered and open parking space.



Common Areas:

Well designed entrance lobby and good landscaping at ground level. Paved / Concrete flooring for Garages and the Drive



Lawn & Play Area:

Club House, Lawn etc.



Security:

Compound wall with gate.



MSEB Requirements :

Transformer / Meter room as per MSEB.



Fire fighting:

Arrangements as per statutory requirements.

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Civil Lines, Nagpur - 440 001.

SHOPS ALSO AVAILABLE

Architect: **Rahul Agarwala**

Structural Designer: **Prassana Kulkarni**

Legal Advisor : **Ashish Mehadia**

Finance: **B. C. Bhartia / Paresh Tank**

for more details contact:

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