



A Scheme of  
**1 BHK**  
Affordable Flats  
(SHOPS ALSO AVAILABLE)

**READY POSSESSION**  
**OC RECEIVED**

Choose Your Dream Home  
in Nagpur with



**Sandeep Dwellers Pvt. Ltd.**

[www.sandeepdwellers.com](http://www.sandeepdwellers.com)

(A premium construction company since 1987)

Architect : **Rahul Agarwala**

Legal Advisor : **Ashish Mehadia**

Structural Designer : **AAJ Engineers And  
Consultants Pvt. Ltd.**

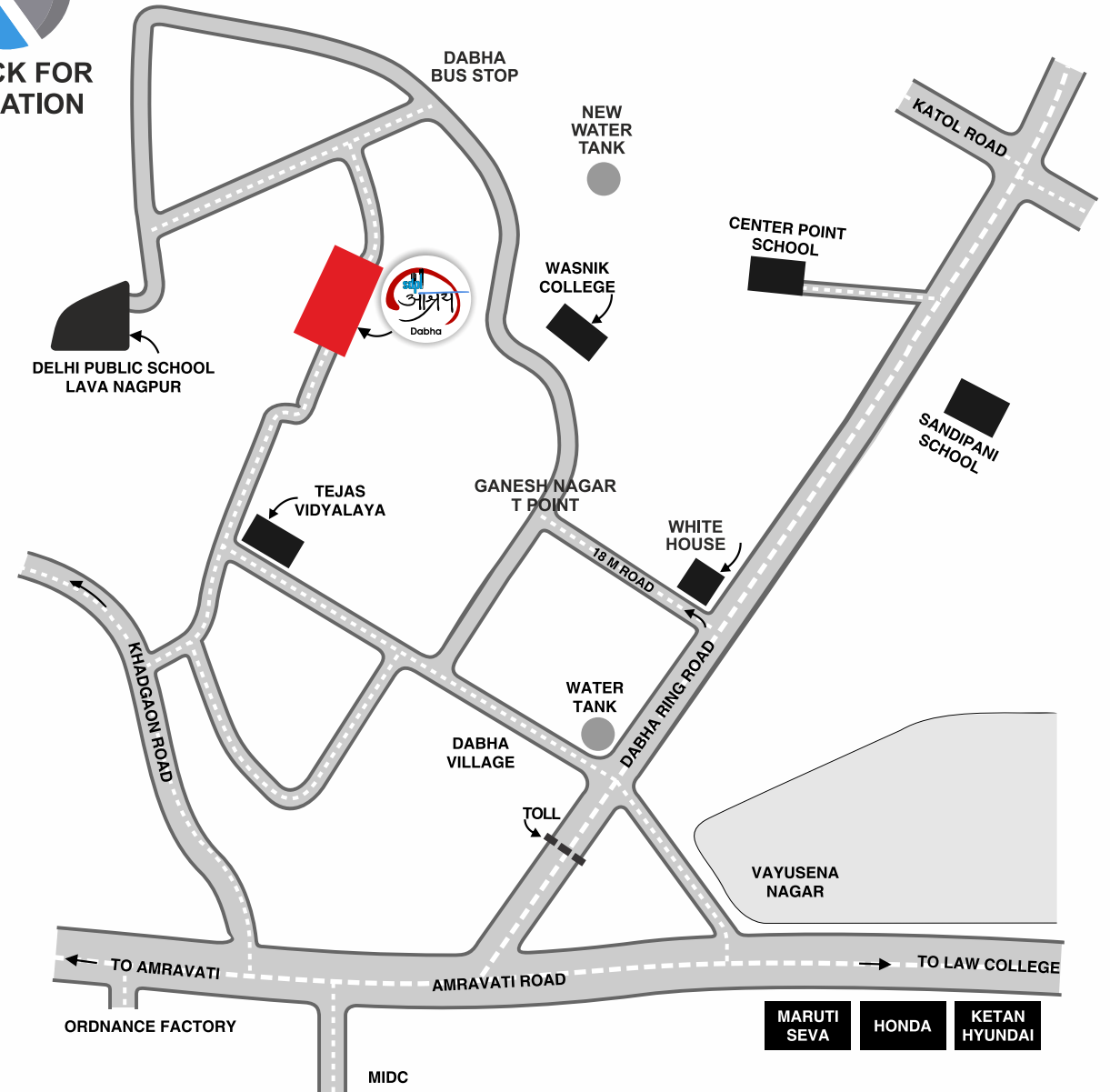
Finance : **B.C. Bhartia / Paresh Tank**

# WHY DABHA?

- ◆ Dabha is located within the Municipal corporation limit
- ◆ It is being developed with good road connectivity.
- ◆ The area is very close to MIDC industrial Area, Ordinance Factory, well settled areas of Wadi-Dattawadi and is also very close to many city locations via Katol road and Amravati Road
- ◆ Regular Bus services are available on 18m wide road within Dabha and on Khadgaon road, which is around 1 km from the site
- ◆ The whole area is developing as a residential area and is becoming the preferred destination to buy a home.
- ◆ The Land rates of the Area make it possible to deliver affordable housing.
- ◆ Major Schools in the vicinity — DPS Nagpur City, Centre Point School, Sandipani, CDS, St. Joseph etc.



CLICK FOR LOCATION



# Large Garden



# Club House



# Children Play Area

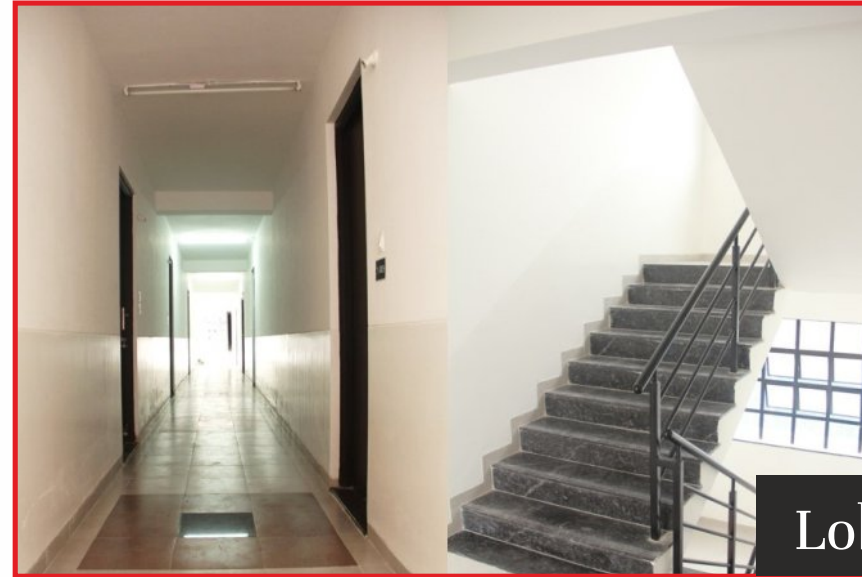


# Badminton & Basketball Court





Automatic Lifts



Lobby & Stairs



24/7 Water Supply



Shops



Power Backup



Parking



Solar Water Heater



Security



# INTERIOR



Living Room



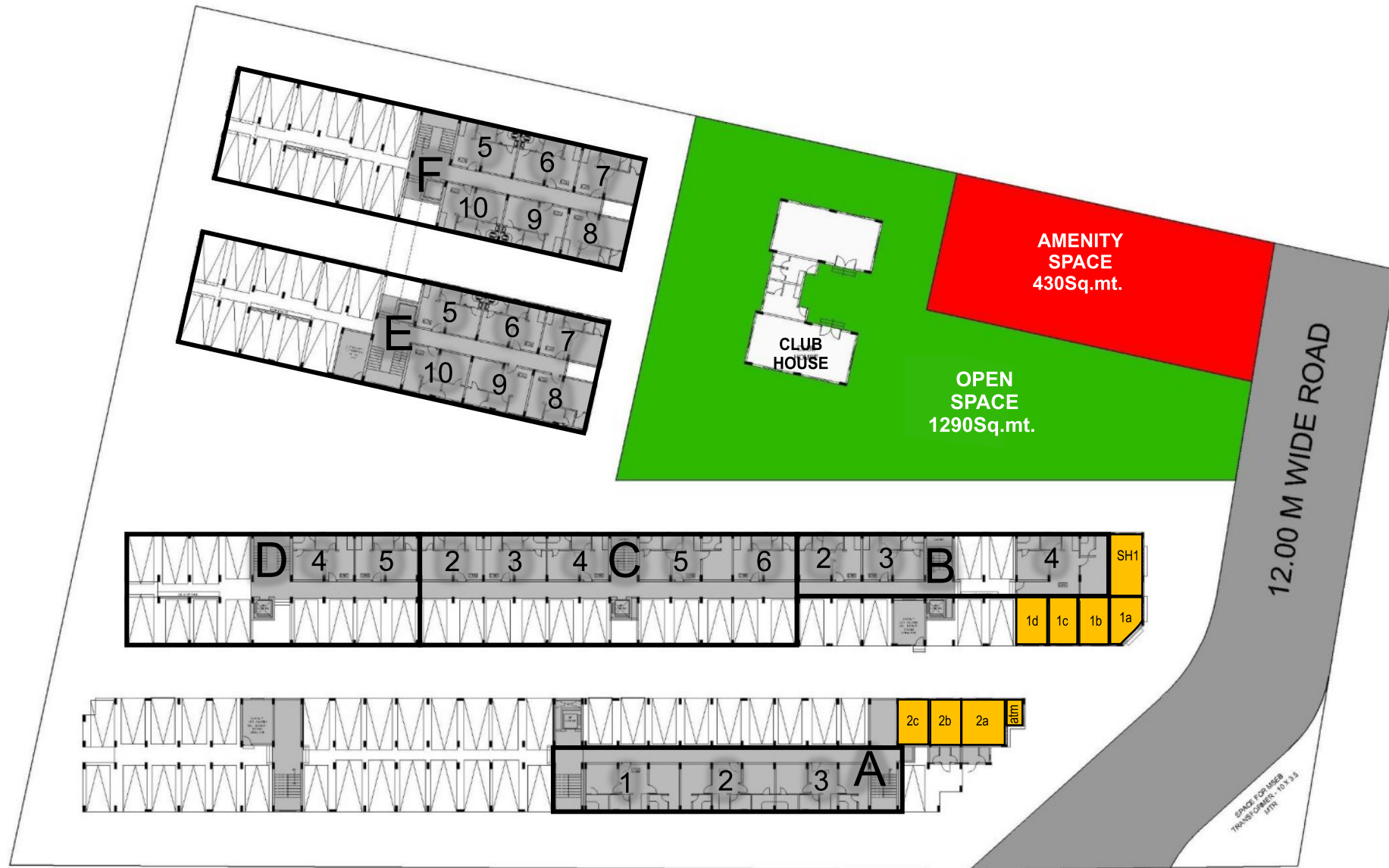
Bedroom



Kitchen

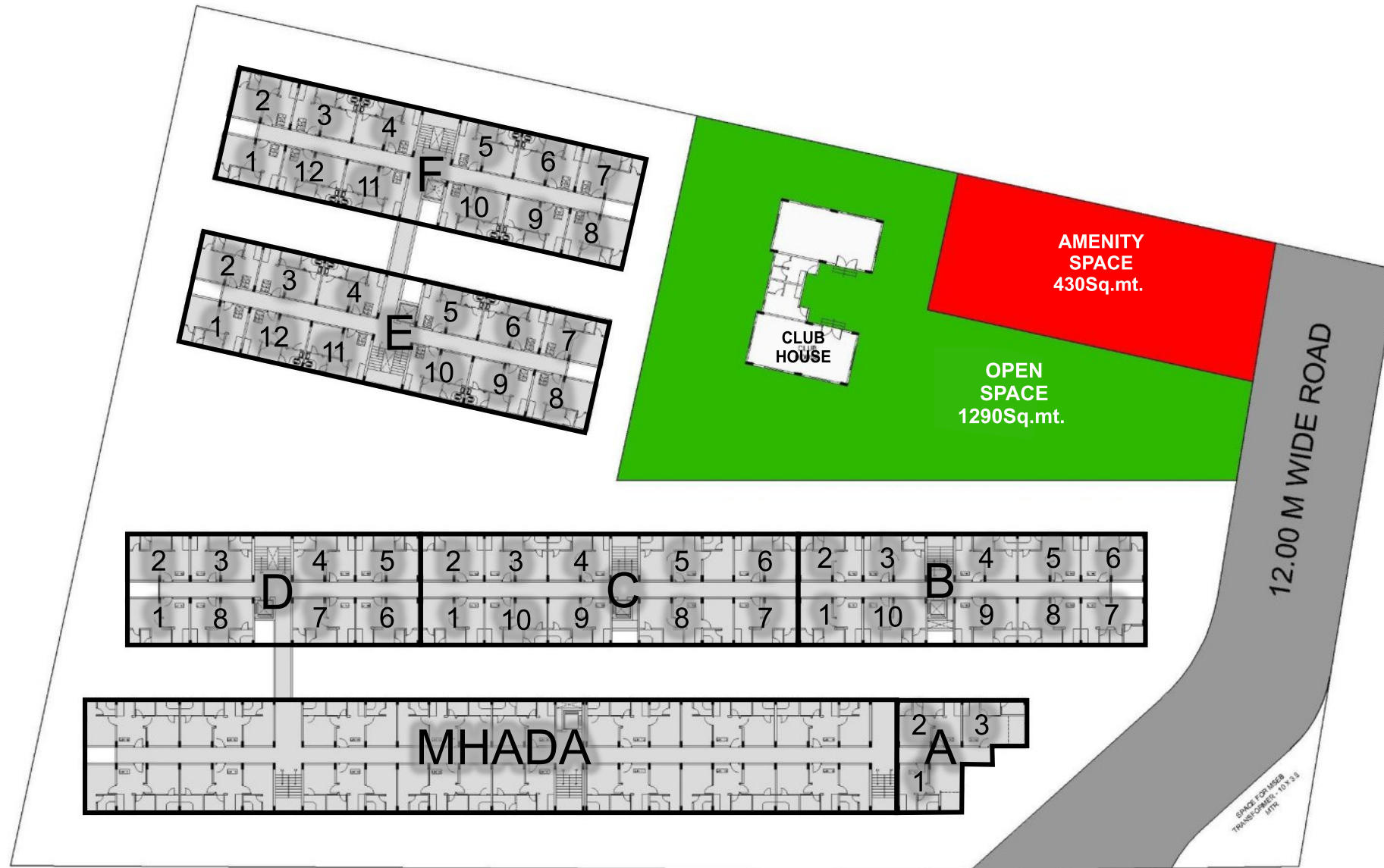


Washroom



**AFFORDABLE HOUSING AT DABHA, NAGPUR**

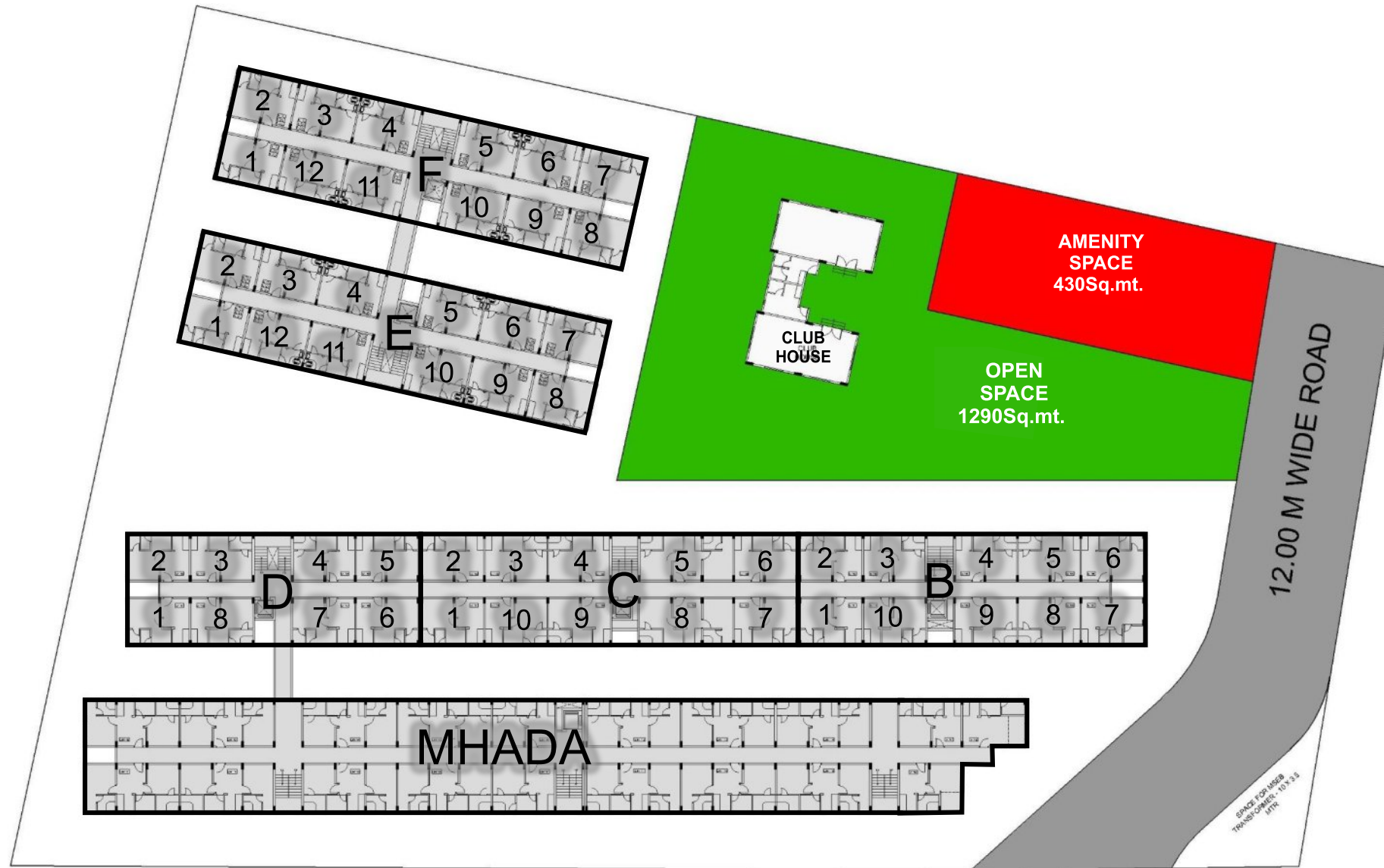
**GROUND FLOOR- LAND KH. NO 18/3**



**FIRST FLOOR – LAND KH. NO 18/3**



**AFFORDABLE HOUSING AT DABHA, NAGPUR**



**2<sup>ND</sup> / 3<sup>RD</sup> / 4<sup>TH</sup> FLOOR- LAND KH. NO 18/3**



**AFFORDABLE HOUSING AT DABHA, NAGPUR**

# 1 BHK 1T UNIT DESIGN



## AREA STATEMENT OF TYPICAL UNIT

PARTICULARS	AREA	
	SQ.MTS.	SQ.FT.
TOTAL AREA OF FLAT (incl. proportionate share)	41.81	450.0



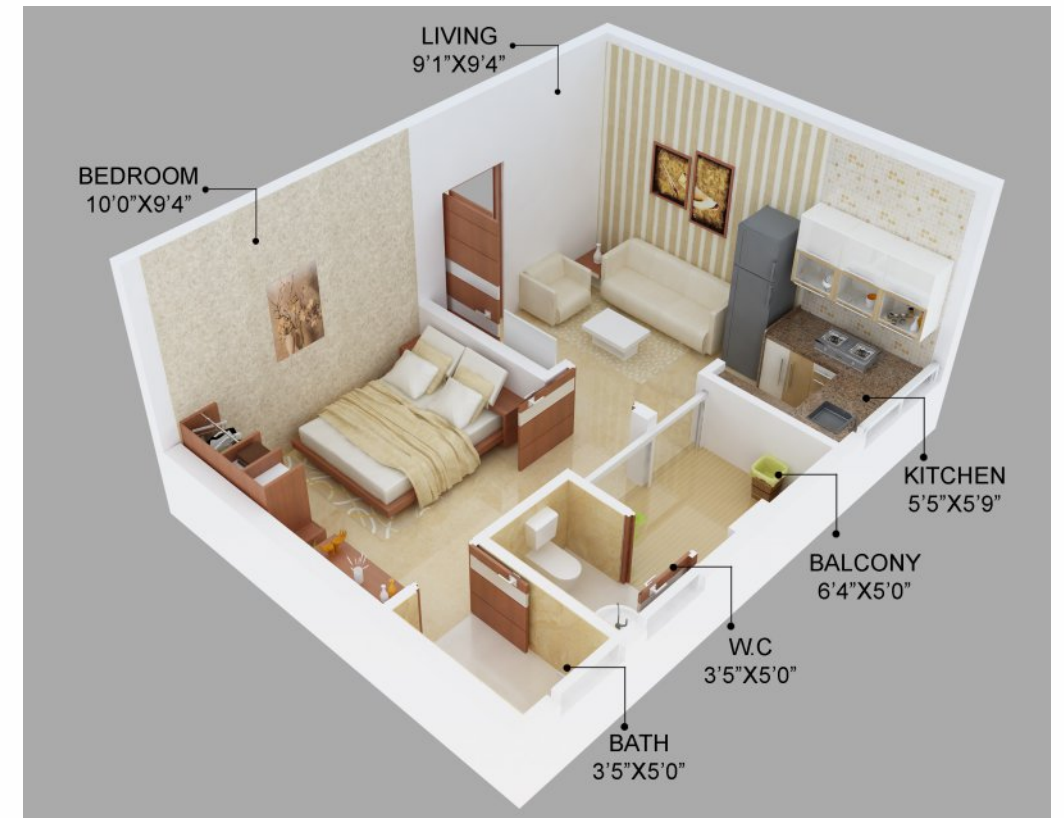
**AFFORDABLE HOUSING AT DABHA, NAGPUR**

# 1 BHK 2T UNIT DESIGN



## AREA STATEMENT OF TYPICAL UNIT

PARTICULARS	AREA	
	SQ.MTS.	SQ.FT.
<b>TOTAL AREA OF FLAT</b> (incl. proportionate share)	41.81	450.0



**AFFORDABLE HOUSING AT DABHA, NAGPUR**

# SPECIFICATION



## **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 – Indian 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 2 ft. 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: Singlephase electric supply to each Flat.
- Bedroom: 3½ Light/Fan points, 2 Plug Points (One on each side of Bed).
- Drawing cum DiningRoom: 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, 1point 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 Doorbell point



# GENERAL AMENITIES



**Lifts:** Automatic 8 passenger capacity Lift in Wing B,C,D,E & F.



**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 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 ways.



**Club House:** Two Community halls on ground floor.



**Security:** Compound wall with gate.



**MSEB Requirements:** Transformer/Meter room as per MSEB.



**Fire fighting:** Arrangements as per statutory requirements.



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