

# SHREE SWAMINARAYAN ENCLAVE

Near Shree Swaminarayan Temple,  
Wathoda, Nagpur



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# Past Projects

## Ganga Kaveri Apartment

Completed in 1990, this building was one of the first in Nagpur to have flats of 1500 sq.ft. The fact that we laid a 1.5 km sewerage line at our own cost for this building speak of our commitment to provide proper facilities.



## Gulmohar Residential & Commercial

Completed in 1995, it is one of the most posh building of this time, and was the first in Nagpur to offer 3, 4 & 5 bedroom 'Duplex' apartment with terrace. Our head office is also located here.



## Parijaat Apartments

Our first attempt with middle class segment was an over whelming success. It altered the general belief that luxury and comfort was preserve of elite



## Nishigandha Apartments

This is a Residential cum Commercial Projects, continuing the tradition of high standards set up by us at Parijaat, we designed Nishigandha with even better facilities and open spaces.



## Palm Grove

This complex houses only 6 flats - 1 flat on each floor, giving all privacy & luxury a bungalow can provide with the obvious benefits extended by a residential housing complex. Facilities include flats 100% as per VAASTU, Automatic Lift with Generator Backup, 2000W to each Flats also.



## Mansarover Terrace

This complex was one of the first with additional amenities provided like Swimming Pool, Club House with beautifully landscaped garden of about 8000 sq.ft. 2 lifts with Generator Backup, 500W to each Flat from Generator



## Chitrakoot

Ward ha road Our re-entry into middle class housing is highlighted with this project. The extra amenities provided in this scheme includes garden, 2 lifts with generator backup, recreational area, etc.



## Silver Oak

This project was designed to cater to the needs of the higher and upper middle income group, especially for those who want the luxuries of both bungalow as well as flats. This scheme had 3, 4 and 5 bedroom apartments.



## Lake View Enclave

Nagpur was talking about 'TOWNSHIPS'. We decided that it was time to actually start. We were really delighted when we found this wonderful location so close to the city. This Project has 2 BHK, 3 BHK, 4 BHK, limited Row Houses, Shops with the separate Entrance. There is a well planned Club house with party hall, 2 Bed Guest House, Equipped Gymnasium & Swimming Pool etc.



## Omkar Gaurav Enclave

The scheme is designed to cater to the requirements of families wanting bigger sized flats. The location Seminary Hills, was chosen so that we could fit the bigger sized flats in a comfortable price budget for the buyers. We have tried and maintained privacy to all flats by having only 3 disjointed units on 1 floor.



# Past Projects

## Ashoka Enclave

A Three Tower scheme at Dhaba, it is approx. 1.6 km from Vayusena Nagar and a 10 minutes drive from Law College Square. This scheme is designed to cater to the requirements of the middle class working population of the city keeping in mind their needs and wants with comfortable price budget for the buyers.



## Ashoka Elite

A scheme of 3 Residential Towers having bigger sized 3 BHK Flats, at Dhaba. Designed to cater to the requirements of the people requiring bigger sized flats and the privacy of an Independent Bungalow, its 3 Towers have just 4 Flats each, 1 on each floor, with upgraded specifications, providing privacy of a Bungalow as well as the benefits of living in a society.



## Nilgiri

Kamptee Road A Residential Scheme on Kamptee Road, approx. 3.8 km from Kadbi Chowk, is designed to provide bigger sized flats with SDPL's standard quality & specifications at affordable prices to people who want to live in North Nagpur. The Ring Road nearby provides good accessibility to other parts of the city. With schools, Hospitals and markets in close vicinity, Nilgiri is an ideal home for one and all.



## SDPL Classic

The scheme has been specially designed catering to the needs of the new Nagpur development, and increasing enquires in that area. Significant development on Wardha Road with MIHAN in Information Technology (IT), Industrial, Hospitality, Health and Education Sector there is a huge demand for housing in the vicinity.



## SDPL Arihant I & II

3 & 4 BHK Luxury Bigger Flats with 100% Vastu Complaint, only 2 Flats on each floor, with 2 Lift, AC lobby 3 Car parking space with full of amenities at most preferred location in East Nagpur.



## SDPL Greens (Phase 1<sup>st</sup> Completed)

SDPL Greens – located in Wanjara, Kamptee Road. The township is located about 8.1 kms from Zero mile, just about 500 meters off Kamptee Road opposite Star Motors and is also accessible from nearby College's, Hospital, Super Market etc.

## SDPL Paradise (Phase 1<sup>st</sup> Completed)

A gated township project having 2 BHK ready and under construction flats available. This project is 5.9 kms from Ravi Nagar square within NMC limits located at Dabha, Near Water Tank, Dabha Chowk, Nagpur. The scheme consist of Modern Amenities like Gym, Swimming Pool, Guest House, Community Hall, Garden etc.



## SDPL Rowhouses (Phase 1<sup>st</sup> Completed)

3-BHKD Spacious Row Houses Within 9 Acre Gated Township. Less Than 10-min From Zero-Mile Stone (8.1 kms) On Kamptee Road, Within NMC Limits. The Township consist Modern Amenities like Large Garden, Swimming Pool, Club House, Gym etc.

## SDPL Aashray Dabha (Phase 1<sup>st</sup> Completed)

SDPL Aashray Dabha is the first Affordable quality Scheme by SDPL. 1 BHK & 2 BHK flats in with Modern Amenities at Affordable Price.



## SDPL Aashray Wanjara (Phase 1<sup>st</sup> Completed)

SDPL Aashray Wanjara is 2<sup>nd</sup> Affordable Scheme by SDPL. 1 & 2 BHK Flats with Gated Township, Good and Safe Neighborhood with 24x7 security service. 2<sup>nd</sup> Phase Construction almost completed.



Drone View

# SHREE SWAMINARAYAN ENCLAVE

Tower 2 - 2 & 3 BHK

Tower 1 - 2 BHK

Tower 3 - 2 & 3 BHK

Lawn

Club House

Swimming Pool

Garden (45,000 Sq.ft)



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# Modern Amenities



**Huge Garden (45,000 sq.ft.)**



**Ample Car Parking Space**



**Swimming Pool & Club House**



**Terrace Garden**



**Gymnasium**



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**Occupancy Certificate Received**

# Group Profile

We introduce ourselves as Builders and Developers who take pride in creating Residential and Commercial spaces with not only structural elegance but also offer a warm and cosy ambience. We have constructed homes ranging from duplex apartments of 4 and 5 Bedrooms to 1, 2, 3 and 4 Bedroom Flats totaling to more than 15 Lacs sq.ft. area of construction. We build Homes and not mere Houses. Here, we play an important role. Our buildings herald Value for money.

## OUR MOTTO :

"To provide Quality, Sophistication and Luxury at Affordable Price "

Our GROUP was founded by Late SHRI SUBHAS AGARWALA a well-known Industrialist known for his commitment to business ethics, a highly respected social figure and an accomplished sportsman of international fame. The Group Companies include SDPL : Sandeep Dwellers Pvt. Ltd., VIL : Vidarbha Industries Ltd., Arpana Enterprises, Exotic Hospitality (Nagpur) Pvt. Ltd., RND: Architectural and Interior Design Studio, Tathastu. Sandeep Dwellers Pvt. Ltd. is our main Construction Company, which is now headed by Mr. Ashok Agarwala, Mr. Anil Agarwala, Mr. Harish K. Dass, Mr. Gaurav Agarwala, Mr. Rahul Agarwala, Mr. Ravi Loiya & The other management personnel.

## SHREE SWAMINARAYAN ENCLAVE

*“Bridging the gap between  
Convenience and Urban Living.”*

SDPL's Shree Swaminarayan Enclave made its foray in EAST NAGPUR by bringing its Quality and Commitment to the residents of our scheme. A Luxury HOME in a gated township ensures single entry point, security and peaceful atmosphere for better living and comfort. Modern amenities are provided like Swimming pool, Well equipped Gym, Lush Green Garden, Basket ball court, Cricket pitch, Bigger Parking space etc. The scheme consists of 2, 3, 4 BHK & Terrace Flats and now available are only 1 in each size. You can get the details from the mobile no. mentioned on this brochure and soon become a proud owner of this scheme for better living.



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# Tower 1 - 1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup> & 7<sup>th</sup> Floor Plan



Flat No	BHK	Built Up Area	Balcony Area	Total B/UP + Balcony	Exclusive Lobby	Double Height Terrace	Prop. Common Area	Total Area	Useable Area	Open Terrace
105	2	817.27	128.04	945.31	0.00	113.96	255.74	1315.00	1059.26	818.00
303/503	2	815.91	97.70	913.62	91.30	112.27	247.82	1365.00	1117.18	0.00
703	2	815.91	97.70	913.62	91.30	0.00	245.08	1250.00	1004.92	112.27
301/302	4	1618.1	254.78	1872.88	0.00	0.00	527.12	2400.00	1872.88	870.50

All Size are in Square Feet (Sq.Ft.)

# Tower 1 - 2<sup>nd</sup>, 4<sup>th</sup> & 6<sup>th</sup> Floor Plan



Flat No	BHK	Built Up Area	Balcony Area	Total B/UP + Balcony	Exclusive Lobby	Double Height Terrace	Prop. Common Area	Total Area	Useable Area	Open Terrace
203/403/603	2	815.91	97.70	913.62	91.30	87.34	247.74	1340.00	1092.26	0.00

All Size are in Square Feet (Sq.Ft.)

# Tower 2 & 3 - 1<sup>st</sup>, 3<sup>rd</sup>, 5<sup>th</sup> & 7<sup>th</sup> Floor Plan



Flat No	BHK	Built Up Area	Balcony Area	Total B/UP + Balcony	Exclusive Lobby	Double Height Terrace	Prop. Common Area	Total Area	Useable Area	Open Terrace
102/103	3	1068.27	160.20	1228.47	78.71	148.81	304.01	1760.00	1455.99	1054.98

All Size are in Square Feet (Sq.Ft.)

# A quick look at the specification



## Structural System

Earth quake resistant R.C.C. frame structure



## Floorings

Hall/Living /Dining/Bed Rooms/Terrace/Kitchen  
Vitrified Tiles  
Toilet/Balcony: Anti-skid Ceramic Tiles.



## Kitchen

Granite platforms with stainless steel sink,  
ceramic Tiles dado up to 2' above platform.



## Toilet

Sanitary ware : Hindware / Cera / Equivalent.  
Fittings: Jaquar / Equivalent.  
Wall cladding: Designer ceramic Tiles.



## Site

M.S. Main gate, Compound wall complete with  
Bricks Masonary & cement concrete.



## Lift

Automatic lift having 8 person capacity  
with Automatic Rescue Device



## Power Backup

Generator Power backup for Common Areas,  
Lifts & Pumps



## Wall Finishing

External Wall : 150mm thick with 20mm thick  
double coat cement plaster with weather  
proof paint with premium brand and  
approved colour.  
Internal Walls : 100 mm thick with 12mm thick smooth cement plaster



## Door / Windows

Main Door : Bsecure Door with brass/ SS hardware.  
Internal Doors : Laminated Flush Doors with branded hardware.  
Windows : Aluminum sliding window with M.S. Grills



## Electrical Work

Concealed wiring with separate meter.  
PVC conduit pipes in walls with ISI fittings of standard quality.  
Modular Switches of Anchor / Indoarian / Equivalent.  
Cable TV / Telephone & AC point provisions in Bedroom.

in joint Venture With

SHREE



## Vinayak Infrastructure

OG House, Plot No. 13, Opp. Wazalwar Lawn,  
106/3 Bhangwaghar Layout, Dharampeth,  
Nagpur - 440010

### Terms & Conditions

Extra charges for M.S.E.B. Network, Meter, Transformer. Meter Deposit Charges  
before Possession. Stamp Duty & Registration Charges as per Govt. Rules.  
Documentation & Legal Charges. Extra Item work Charges to be paid in Advance.

### Note

GST & Any Other Taxes Imposed by the Government will be  
Payable (Borne) by the Purchaser (if applicable)

This is Conceptual brochure not a Legal Offering, Builder Reserves his Rights to Modify  
the Planning, Designs, Elevation, Specification etc. as needed.



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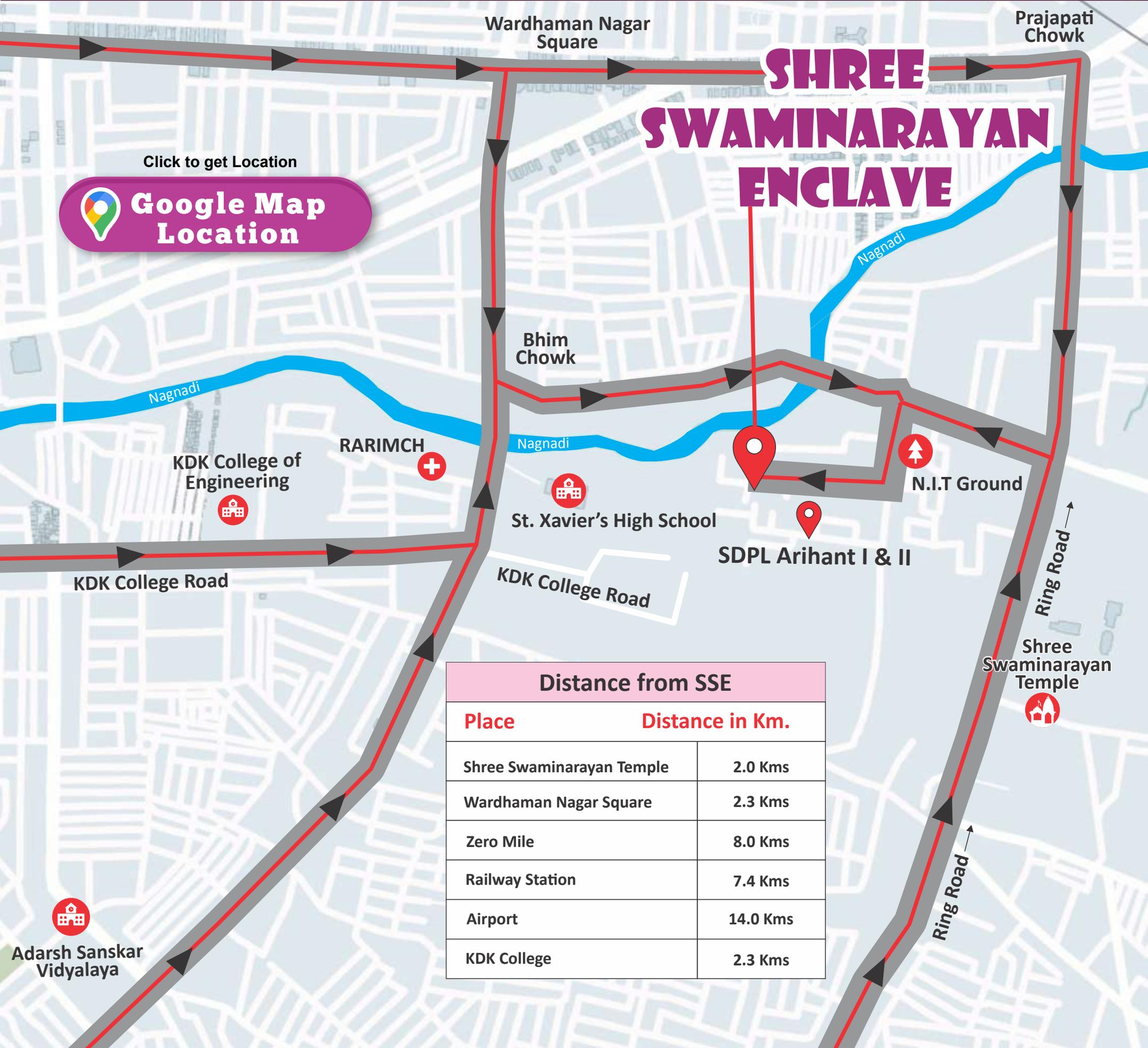
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# Location Map



Click to get Location



**Google Map  
Location**

## Distance from SSE

Place	Distance in Km.
Shree Swaminarayan Temple	2.0 Kms
Wardhaman Nagar Square	2.3 Kms
Zero Mile	8.0 Kms
Railway Station	7.4 Kms
Airport	14.0 Kms
KDK College	2.3 Kms

## Our Few Testimonials

Overall experience with the company has been good. Small issues also have been tackled well by the respective teams. Cooperative approach by the staff and representatives.

**Rahul Agrawal (Pharmaceutical Distributor, Chintamani Enterprises)**



Very much happy with SDPL. The services provided were much intact and upto the mark. Timely completion of scheme helped us in shifting from our old house on time !

**Mr Anish Dhablia (Project Manager, Persistent System Ltd.)**



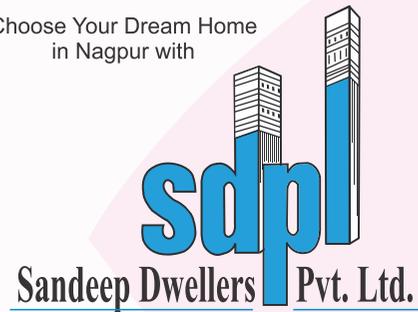
I am totally satisfied with SDPL. No issues ever with the Management or staffs cooperation whatsoever. Everything has been good with Shree Swaminarayan Enclave so far!  
Move in was a breeze.

**Mr. Hariom Jham (Clothing Business)**



Choose Your Dream Home  
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3C, Gulmohar, Temple Road, Civil Lines, Nagpur - 440001

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Rahul Agarwala

Legal Advisor: Ashish Mehadia &  
Sandeep Shastri

Structural: Prasanna Kulkarni  
& AAJ Engineers

Finance: B.C. Bhartia &  
Paresh Tank