



OFFICER'S ENCLAVE



About the Group

R Sandesh Group, successfully incorporated 32 years ago by two visionary brothers, **Mr. Ramdeo Agrawal and Mr. Dilip Agrawal**, is central India's leading conglomerate. Its journey started with textiles comprising garments manufacturing and trading, followed by real estate development of exquisite landmarks across Nagpur metropolitan region, and further into media with daily vernacular newspaper National Sandesh. The group envisions to be an insignia of trust, innovation and quality that creates enduring goodwill for customers, partners and employees alike.





Live the high life

R Sandesh Group is proud to present its newly crafted bespoke residential project, **Officers Enclave & R Sandesh Arcade** at Beltarodi in Nagpur. It comprises spacious 2 and 3 BHK Flats that reflect the beauty of realism and modern living. It includes world-class amenities like clubhouse, swimming pool, gym, jogging track, landscaped gardens, senior citizen area, retail and office spaces. The location is well connected to Wardha Road through underpass and overbridge, and boasts of nearby facilities like D Mart, Reliance Fresh, Big Bazaar, Miniplex, Haldirams, School of Scholars and Police Station. So own a luxury home now, which only a few can enjoy!



Project Overview

One Commercial
Arcade



4 Grand Residential
Towers & 20+ Amenities



Number of Floors:
Ground + 3



Number of Floors:
Ground + 14



2 Double-Storey Showrooms
26 Premium Office Suites



210 Number of Units:
2 BHK, 3 BHK, 3 BHK+



Basement Level Parking for Commercial
Ground + First Floor Parking for Residential

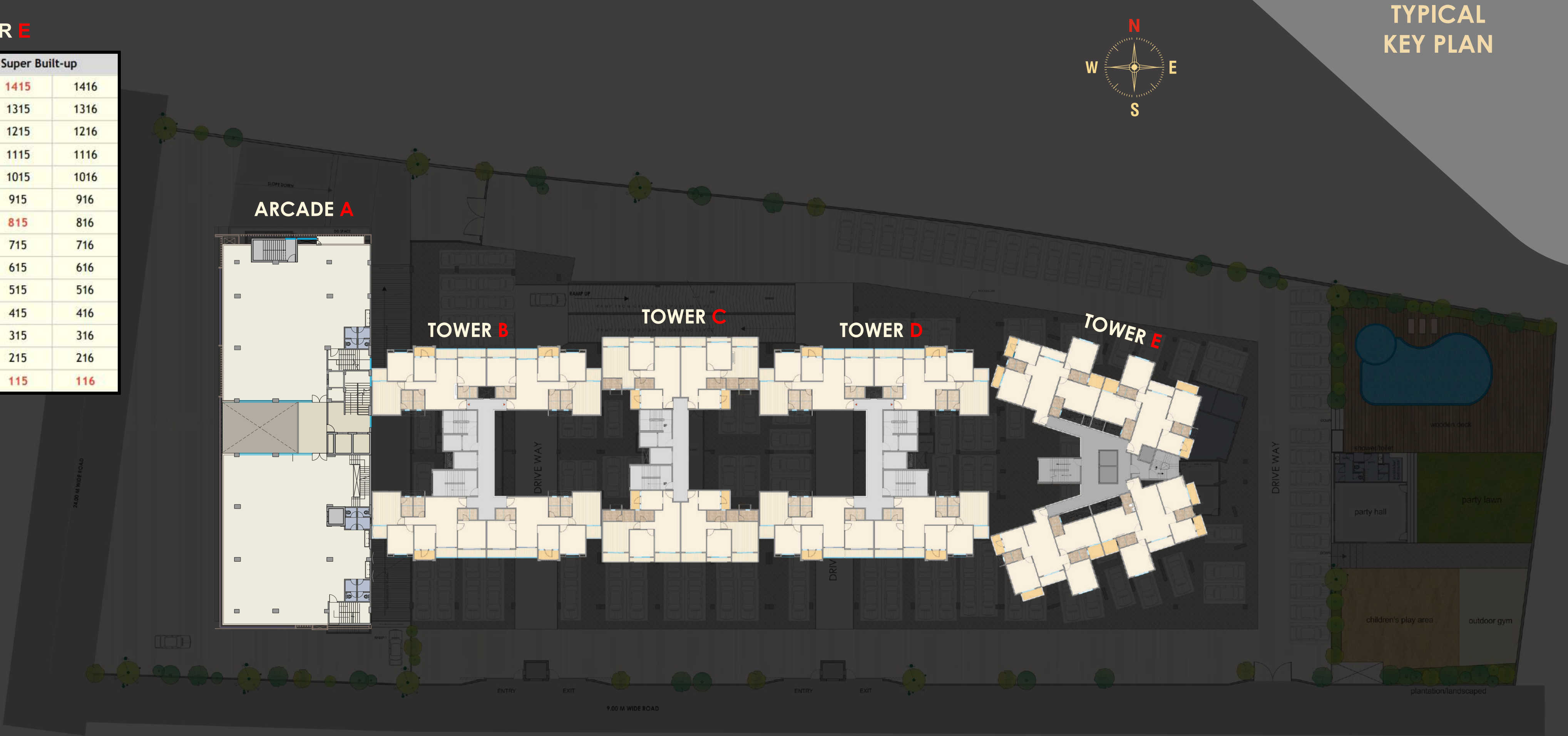


	TOWER B				TOWER C				TOWER D				TOWER E			
Floor	3 BHK - 1452 SQFT Super Built-up				2 BHK - 1249 SQFT Super Built-up				3 BHK - 1452 SQFT Super Built-up				3 BHK+ - 1607 SQFT Super Built-up			
14	1401	1402	1403	1404	1405	1406	1407	Refuge	1409	1410	1411	1412	1413	1414	1415	1416
13	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316
12	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216
11	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116
10	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016
9	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916
8	801	802	803	804	805	806	807	Refuge	809	810	811	812	813	814	815	816
7	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716
6	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616
5	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516
4	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416
3	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316
2	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216
1	Parking		Parking		Parking		Parking		Parking		Parking		113	114	115	116

*Refer below table for the super built-up areas of specially designated flats marked in Red.
Their sizes have been modified due to Refuge / Terrace area.

Tower	Flat	Type	S/Built-up	Terrace	Total
B	803	2 BHK	1148		1148
B	1403	2 BHK	1148		1148
D	812	2 BHK	1148		1148
D	1412	2 BHK	1148		1148
E	113	3 BHK+	1607	350	1957
E	114	3 BHK+	1607	869	2476
E	115	3 BHK+	1607	397	2004
E	116	3 BHK+	1607	1193	2800
E	815	3 BHK	1428		1428
E	1415	3 BHK	1428		1428

(SQFT)



Let your dream

Unfold

with the world-class
amenities in a secured
gated community.

GROUND FLOOR PLAN



*Parking slots shown is for visual purpose only.
*Amenities shown are subject to partial changes.

Homes with a
Promise
of happiness

ARCADE **A**

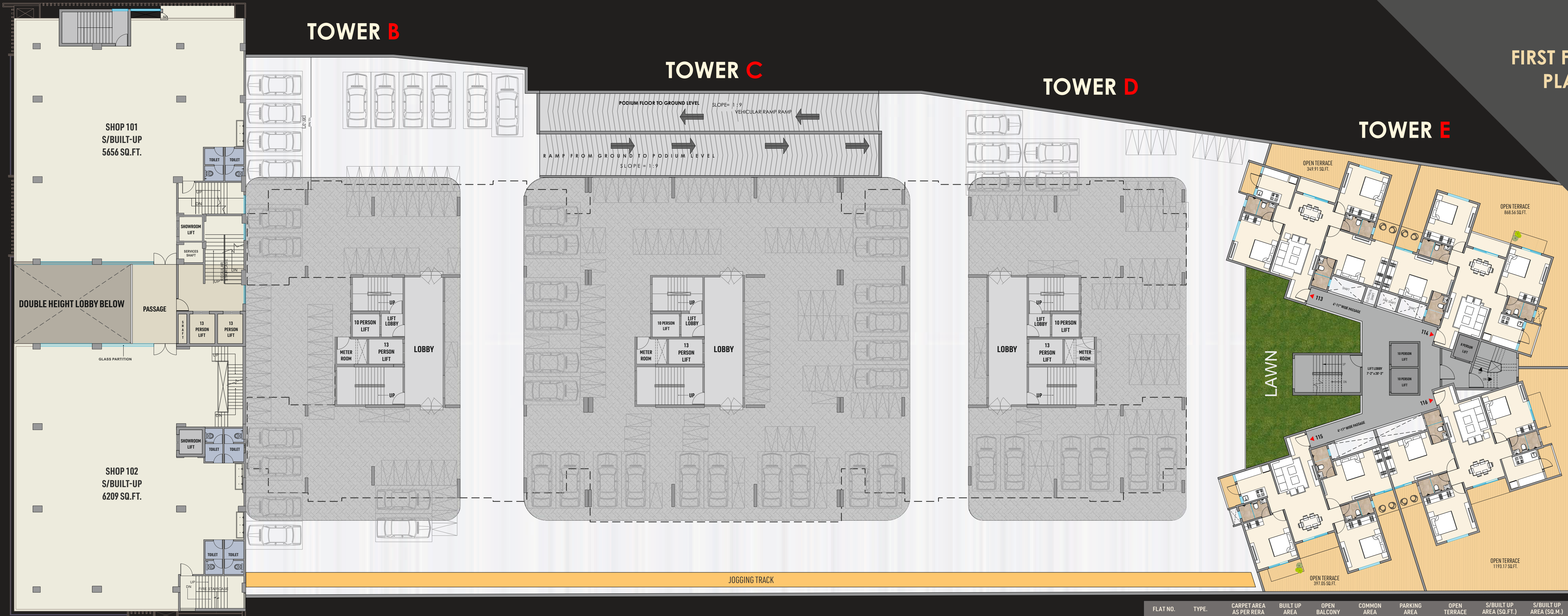
TOWER **B**

TOWER **C**

TOWER **D**

TOWER **E**

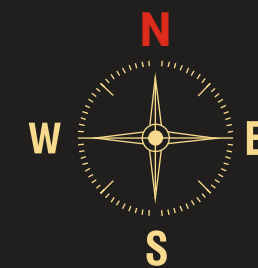
FIRST FLOOR
PLAN



FLAT NO.	TYPE.	CARPET AREA AS PER RERA	BUILT UP AREA	OPEN BALCONY	COMMON AREA	PARKING AREA	OPEN TERRACE	S/BUILT UP AREA (SQ.FT.)	S/BUILT UP AREA (SQ.M.)
E-113	Premium 3 BHK	970.60	1108.68	97.65	185.56	215.27	349.91	1957.13	181.82
E-114	Premium 3 BHK	970.60	1108.68	97.65	185.56	215.27	868.56	2475.78	230.01
E-115	Premium 3 BHK	970.60	1108.68	97.65	185.56	215.27	397.05	2004.27	186.20
E-116	Premium 3 BHK	970.60	1108.68	97.65	185.56	215.27	1193.17	2800.40	260.16

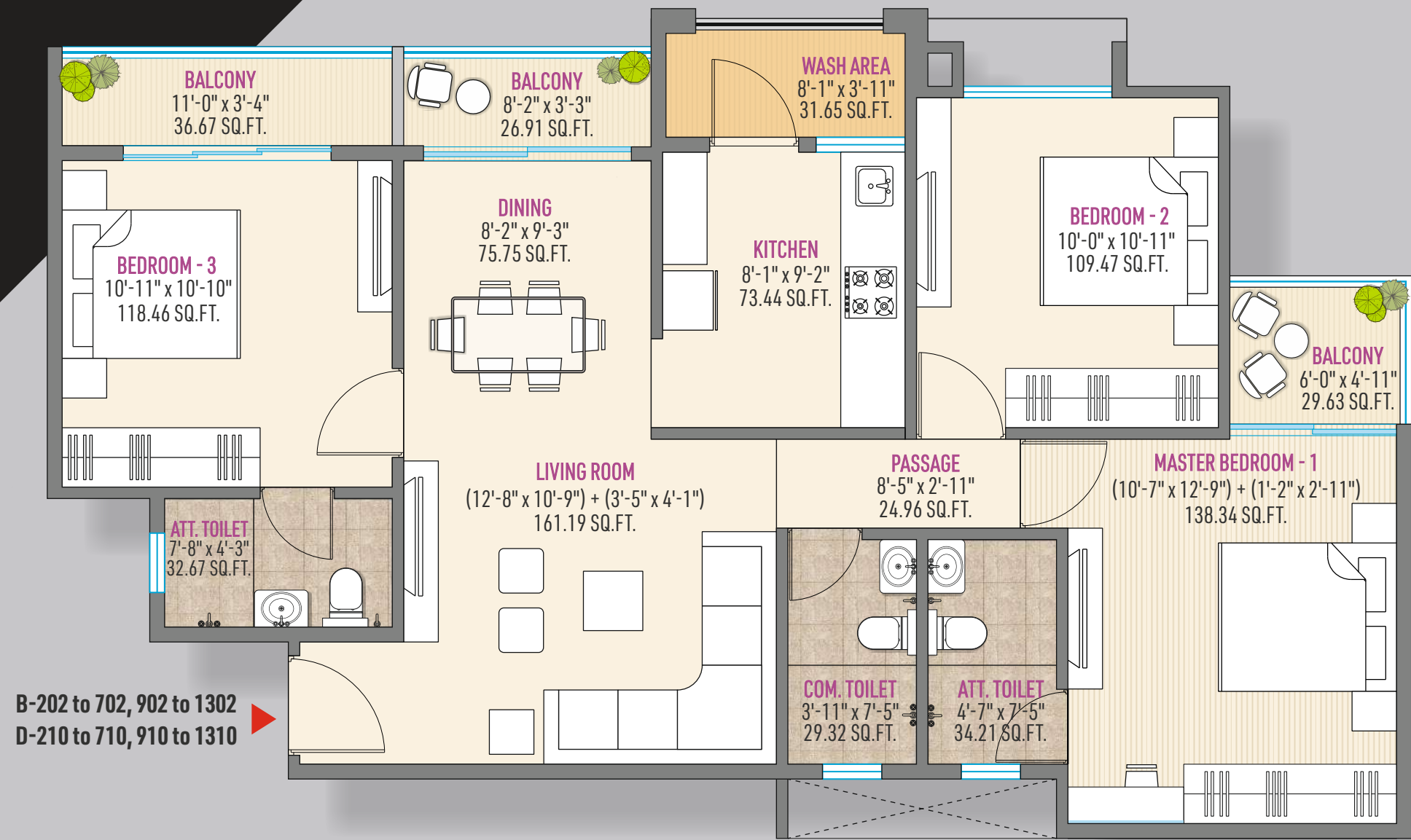
*All areas in SQ. FT.

*For internal flat measurements refer to Tower E floor plan pages



TOWER B & D

2nd to 14th Floor
3 BHK TYPICAL UNIT



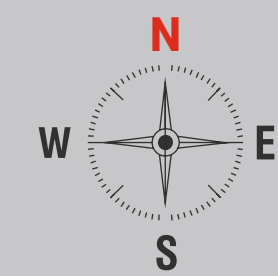
FLAT NO.	TYPE	CARPET AREA AS PER RERA	BUILT UP AREA	OPEN BALCONY	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)	S/BUILT UP AREA (SQ.M.)
B - 201 to 701, 901 to 1301, B - 203 to 703, 903 to 1303 B - 202 to 702, 902 to 1302, B - 204 to 704, 904 to 1304	3 BHK	787.18	885.20	129.10	222.05	215.27	1451.61	134.86
D - 209 to 709, 909 to 1309, D - 211 to 711, 911 to 1311 D - 210 to 710, 910 to 1310, D - 212 to 712, 912 to 1312	3 BHK	787.18	885.20	129.10	222.05	215.27	1451.61	134.86

*All areas in SQ.FT.

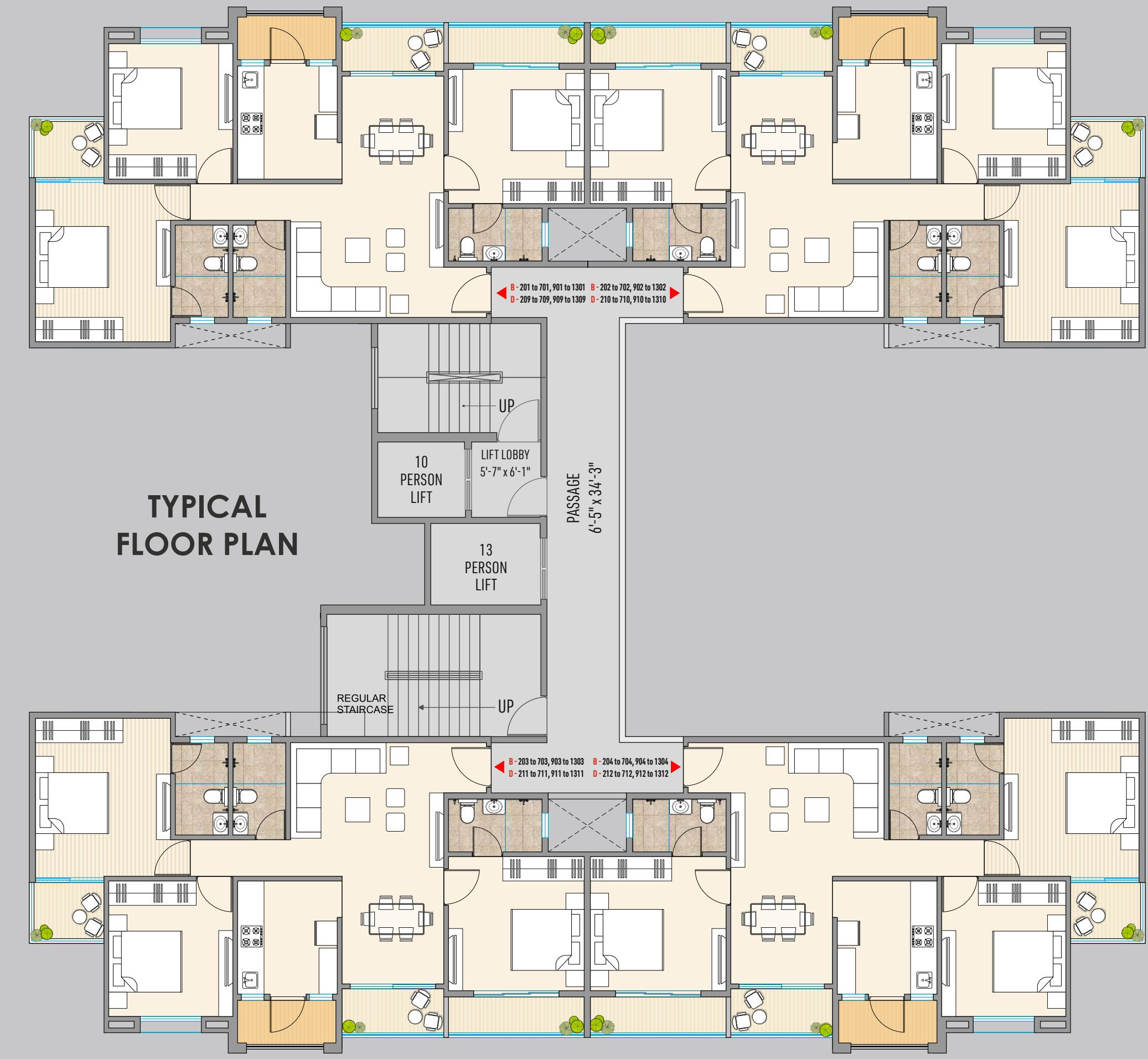
3 BHK ISOMETRIC VIEW



B - 202 to 702, 902 to 1302
D - 210 to 710, 910 to 1310

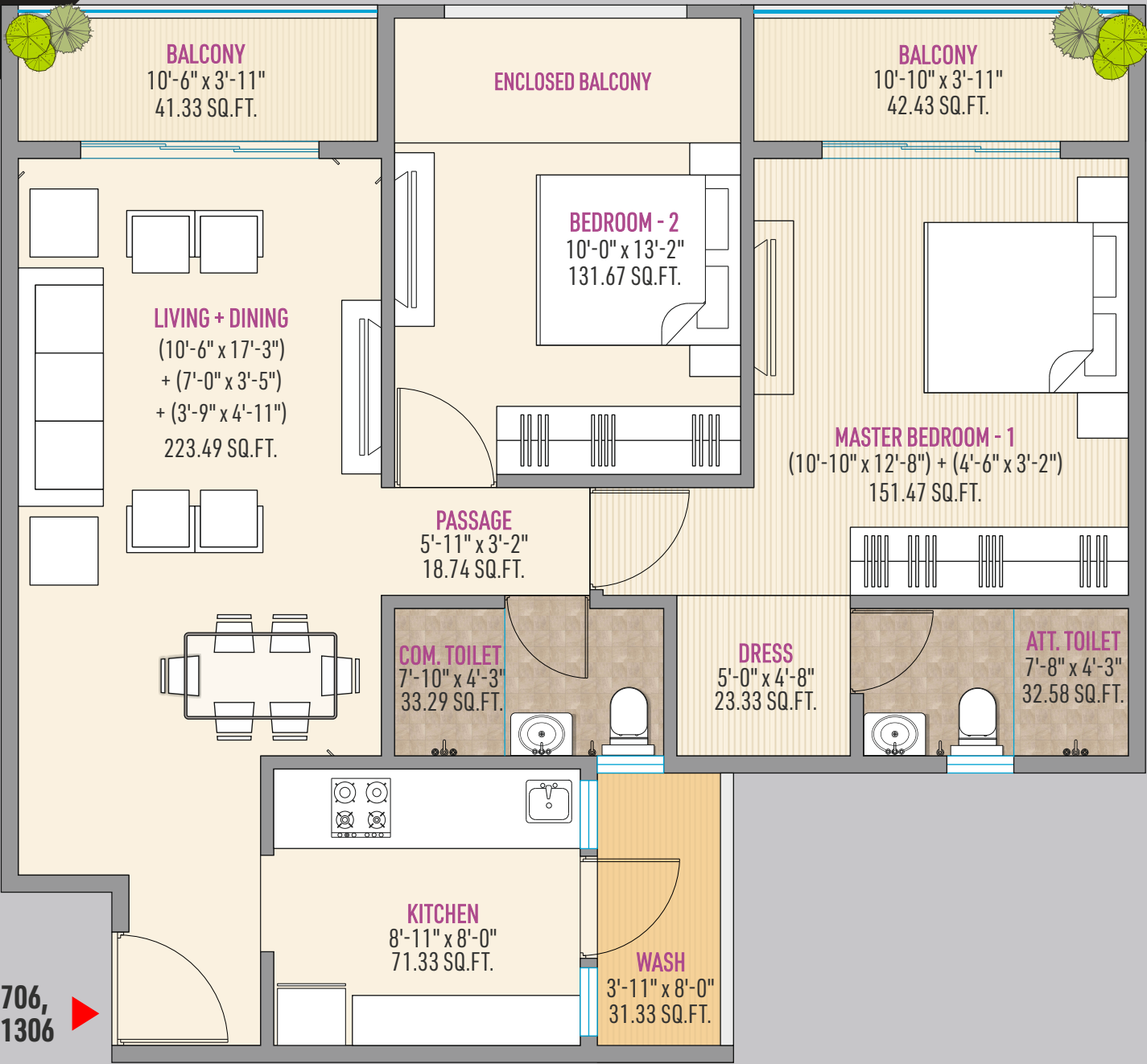


TYPICAL
FLOOR PLAN



TOWER C

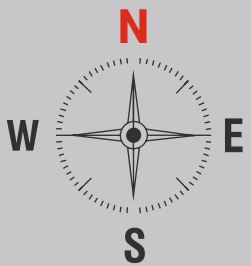
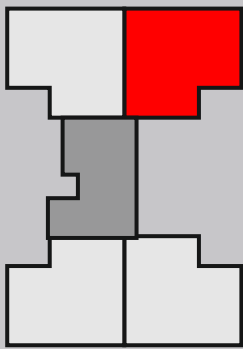
2nd to 14th Floor
2 BHK TYPICAL UNIT



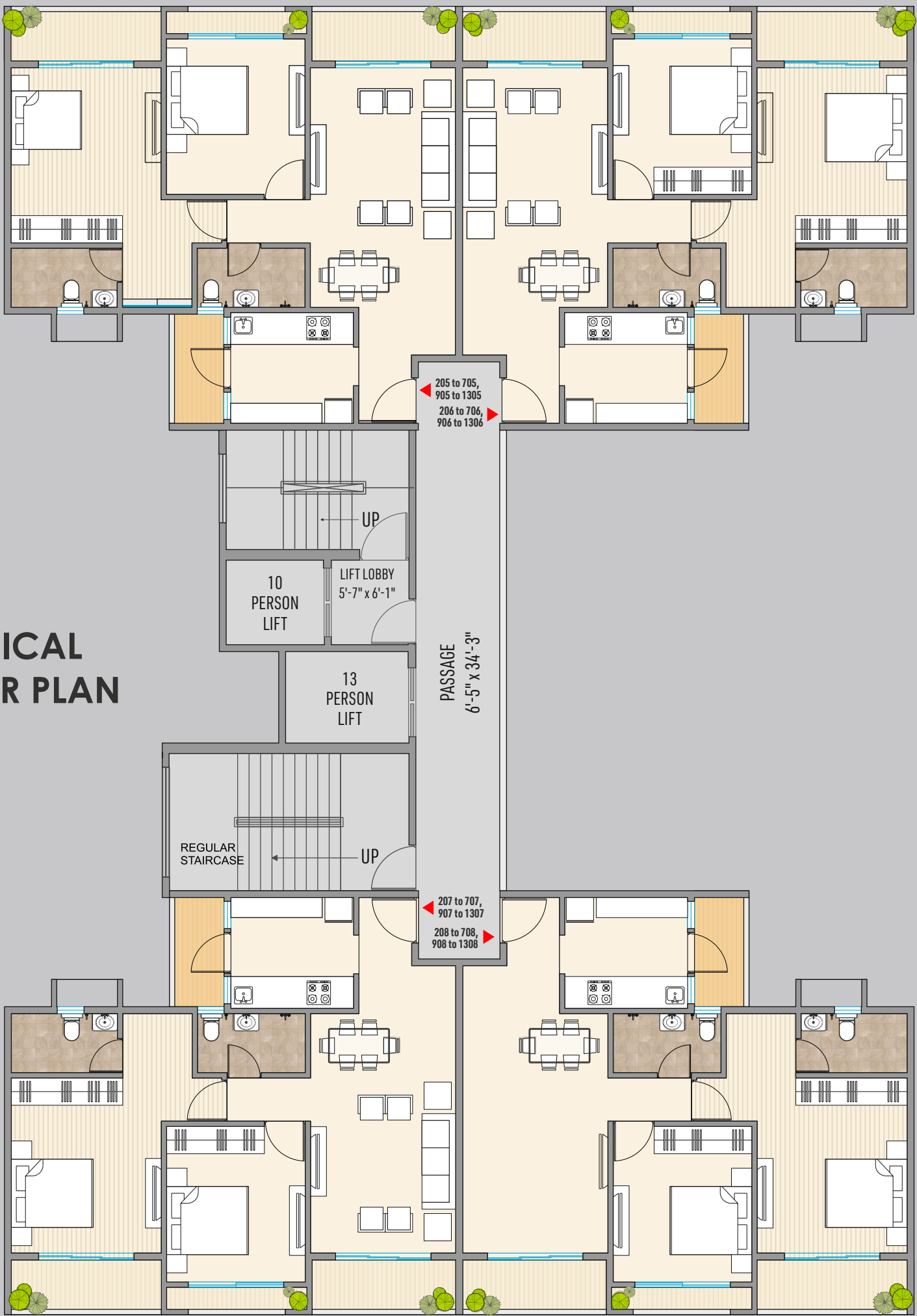
FLAT NO.	TYPE	CARPET AREA AS PER RERA	BUILT UP AREA	OPEN BALCONY	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)	S/BUILT UP AREA (SQ.M.)
C - 205 to 705, 905 to 1305, C - 207 to 707, 907 to 1307 C - 206 to 706, 906 to 1306, C - 208 to 708, 908 to 1308	2 BHK	687.66	768.97	119.67	199.34	161.45	1249.42	116.07

*All areas in SQ.FT.

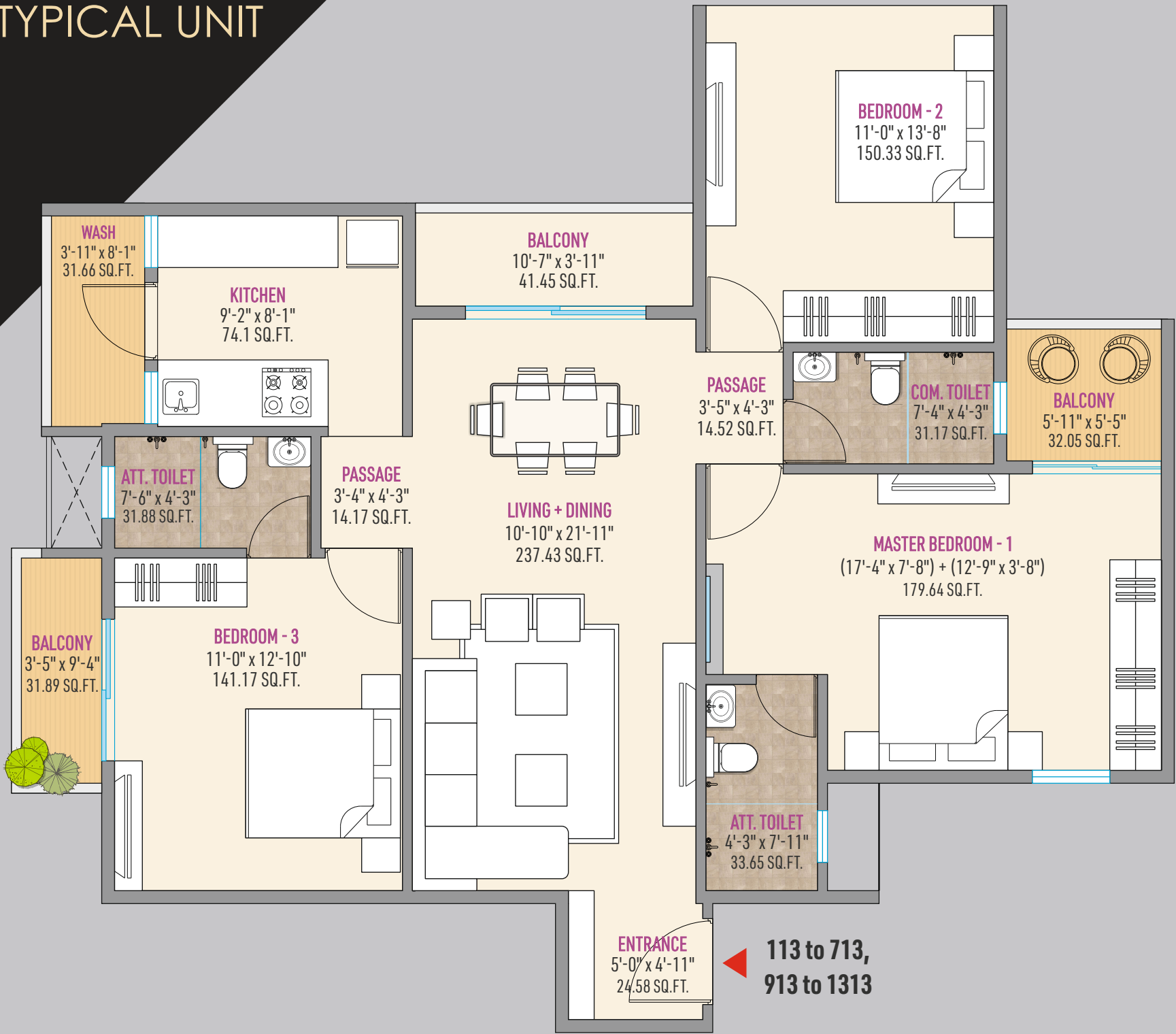
2 BHK ISOMETRIC VIEW



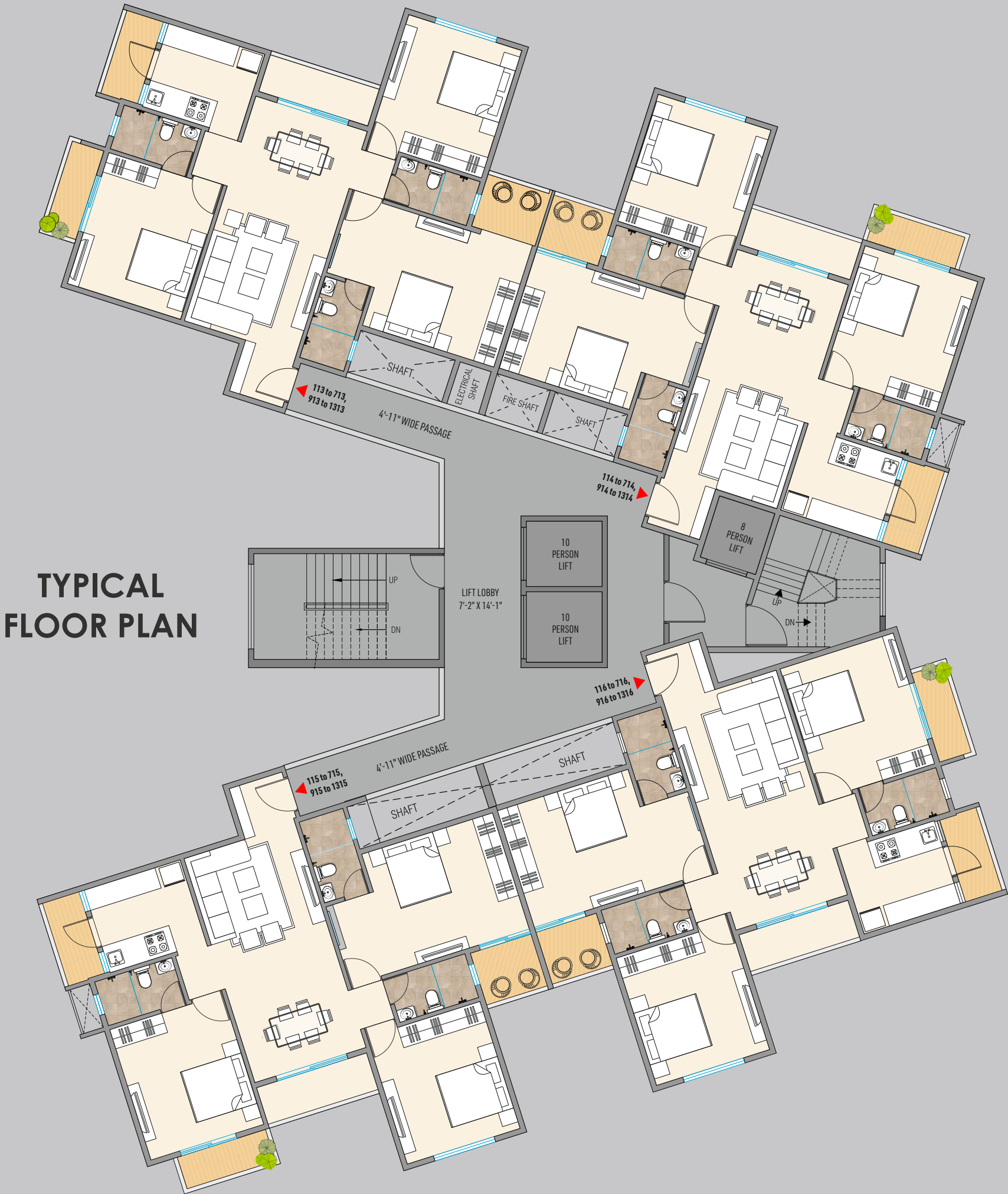
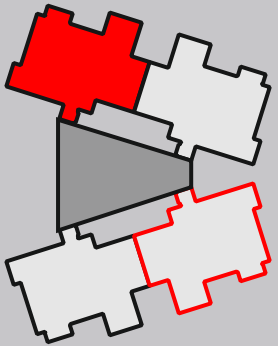
TYPICAL
FLOOR PLAN



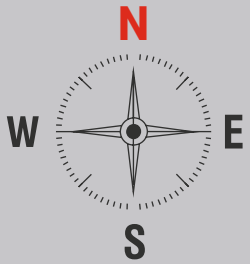
TOWER E
1st to 14th Floor
3 BHK+ TYPICAL UNIT



3 BHK+ ISOMETRIC VIEW



TYPICAL FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA AS PER RERA	BUILT UP AREA	OPEN BALCONY	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)	S/BUILT UP AREA (SQ.M.)
E - 113 to 713, 913 to 1313 E - 116 to 716, 916 to 1316	3 BHK+	970.60	1108.68	97.65	185.56	215.27	1607.212	149.314

*All areas in SQ.FT.

TOWER E

1st to 14th Floor

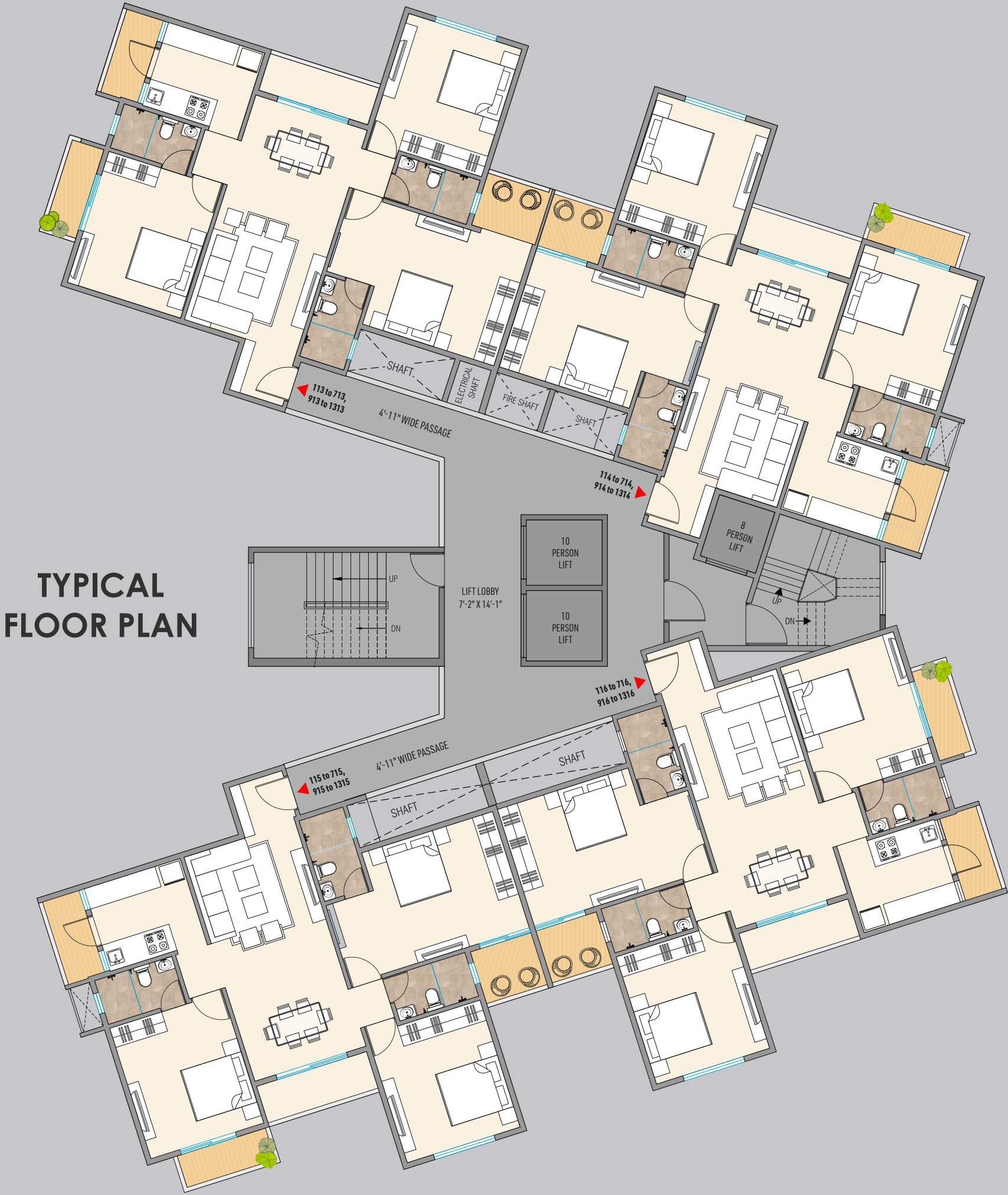
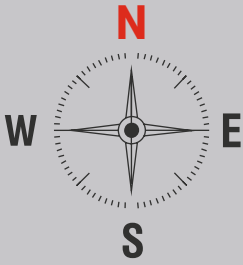
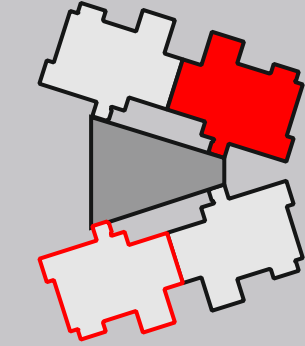
3 BHK+ TYPICAL UNIT



FLAT NO.	TYPE	CARPET AREA AS PER RERA	BUILT UP AREA	OPEN BALCONY	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)	S/BUILT UP AREA (SQ.M.)
E - 114 to 714, 914 to 1314 E - 115 to 715, 915 to 1315	3 BHK+	970.60	1108.68	97.65	185.56	215.27	1607.212	149.314

*All areas in SQ.FT.

3 BHK+ ISOMETRIC VIEW



TOWERS B,C,D,E

SPECIALLY DESIGNATED
FLATS FOR REFUGE AREA
8TH & 14TH FLOOR

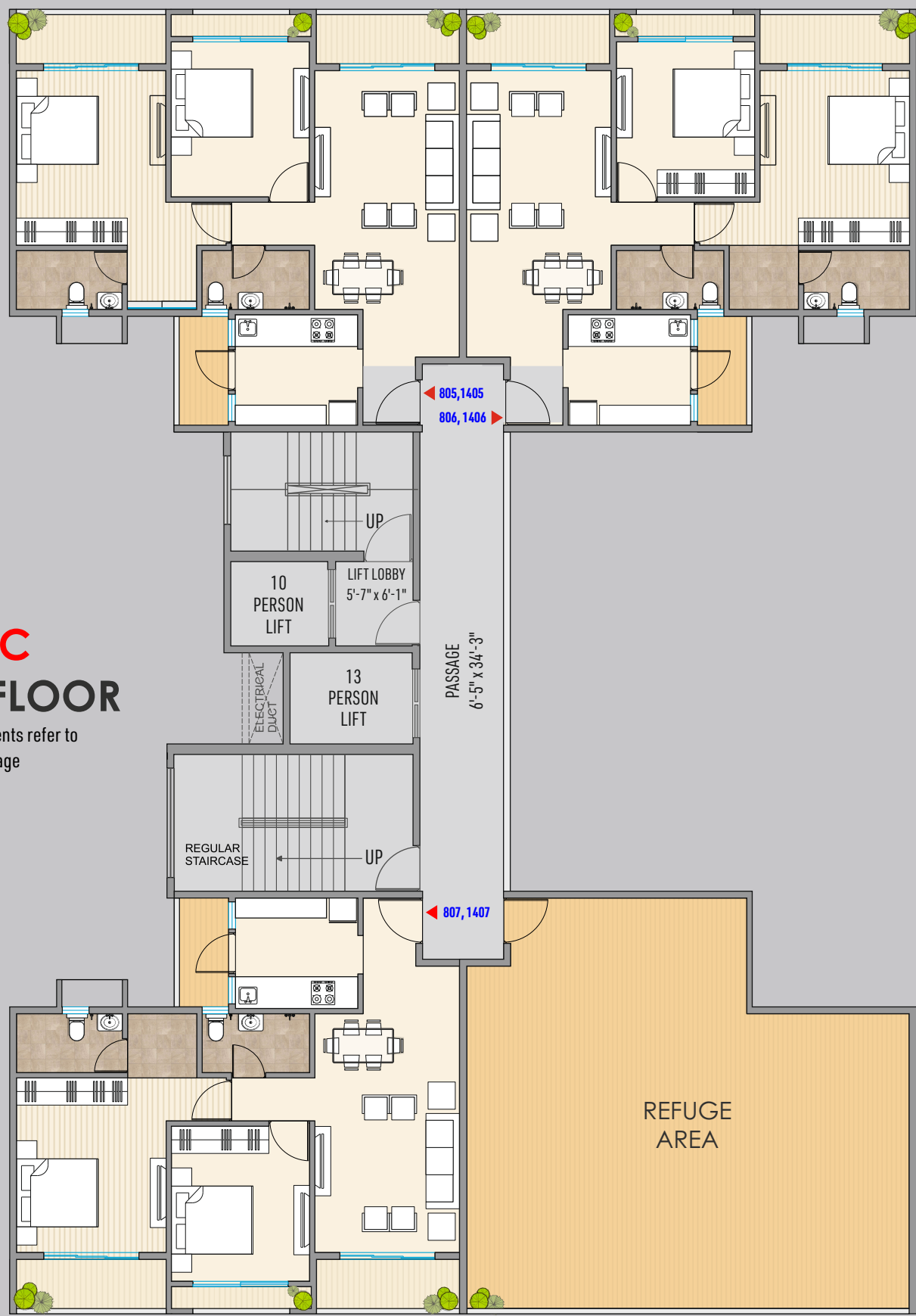


FLAT NO.	TYPE	CARPET AREA AS PER RERA	BUILT UP AREA	OPEN BALCONY	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)	S/BUILT UP AREA (SQ.M.)
B - 803, 1403 D - 811, 1411	2 BHK	639.86	717.02	91.70	177.81	161.45	1147.997	106.652

*All areas in SQ.FT.

TOWER C 8TH & 14TH FLOOR

*For internal flat measurements refer to
Tower C floor plan page



FLAT NO.	TYPE	CARPET AREA AS PER RERA	BUILT UP AREA	OPEN BALCONY	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)	S/BUILT UP AREA (SQ.M.)
C - 805,806,807,1405,1406,1407	2 BHK	787.18	885.20	129.10	222.05	215.27	1451.609	134.858

*All areas in SQ.FT.

TOWER E 8TH & 14TH FLOOR

*For internal flat measurements refer to
Tower E floor plan pages



FLAT NO.	TYPE	CARPET AREA AS PER RERA	BUILT UP AREA	OPEN BALCONY	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)	S/BUILT UP AREA (SQ.M.)
E - 815, 1415	3 BHK	904.06	970.60	64.80	166.30	161.45	1428.174	132.681

*All areas in SQ.FT.

AMENITIES

The amenities redefine
Luxury
for a modern lifestyle



Society
Office



Driver's
Restroom



Drop-off
Zone



Party
Lawn



Water
Feature



CCTV
Camera



Designer
Lobby



Poolside
BBQ



Senior
Citizen
Sitting

DISCLAIMER

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Amenities offered, as well as their dimensions and placement in the project are subject to change.
Terms & conditions apply.

Outdoor
Gym



Adult & Kids
Swimming Pool



Multi-purpose
Hall



Indoor
Gym



Children
Activity Room



Terrace
Garden



Jogging
Track



Outdoor
Play Area



Balcony
View



SPECIFICATIONS

STRUCTURE

Earthquake resistant - RCC framed structure
M30 concrete slab

WALLS

Internal: 115mm thick brick masonry
External: 150mm thick brick masonry

PLASTERS

Inner Walls: 12mm thick smooth finish plaster
with 2 layers of base coat (putty)
Outer Walls: 15-20mm thick plaster

PAINTING

Interior: Putty + Acrylic Emulsion paint (common area)
Exterior: Waterproof acrylic paint

DOORS & WINDOWS

Entrance Door: Steel door of good quality
Internal Doors: Laminated flush doors
Toilets: Laminated doors
Windows: Powder coated aluminum sliding
windows with MS safety grills

KITCHEN

Granite counter top with stainless steel sink
Glazed ceramic tiles up to lintel level
Power point for fridge, oven, chimney &
water purifier

W.C. & TOILETS

Concealed plumbing with PVC pipes
Color Ceramic Dado tiles up to lintel level
Branded sanitaryware & bath fittings
Provision for geyser & exhaust

FLOORING

Hall/Dining & Bedroom: Vitrified tiles
Kitchen: Anti-skid vitrified tiles
Toilet & Balconies: Anti-skid tiles
Lobby/Stairs: Tiles with granite frame for lift

ELECTRICAL

Concealed copper wiring with adequate
points & ISI standard modular switches
Provision for inverter wiring
AC points in hall & master bedroom
TV points in hall & master bedroom

LIFT

2 high speed Elevator of 10 to 13 passengers
in each tower

WATER SUPPLY

Overhead water tank, underground water
tank, borewell, corporation water supply

PARKING & COMMON AREAS

Dedicated car parking space for each flat
Paver Blocks in margin space

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Tower-B Lift Lobby



Living & Dining Area



Living & Dining Area



Kitchen With Wash



Master Bedroom



Bedroom-2

LOCATION MAP



KEY MAP
Not to scale



NEARBY LANDMARKS

International Airport	School of Scholars
Wardha Road	MKH Sancheti School
Inner Ring Road	D-Mart Supermarket
Manish Nagar Flyover	Jio Mart & Miniplex
Manish Nagar Underpass	KRIMS & Medipoint Hospital

NEARBY FACILITIES

Hotels & Restaurants	Police Station
Supermarts & Retail Outlets	Parks & Play Grounds
Schools & Colleges	Banks & ATMs
Hospitals & Clinics	Metro Stations
Temples & Worship Places	Petrol Pumps



RERA No: P50500047527

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Beltarodi, Nagpur - 441108



Google Map
Scan for Location

ARCHITECT

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0712-2421356, 9422102764
www.malewararchitects.com

STRUCTURE DESIGN

Arun Uttarwar & Associates
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www.uttarwar.net

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