



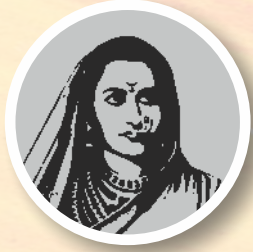
॥ छत्रपती शिवाजी ॥ नगर

सांगड शिवकालीन संस्कृतीशी...

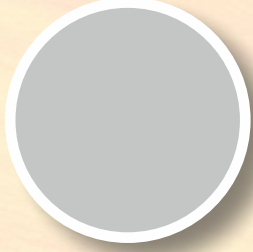
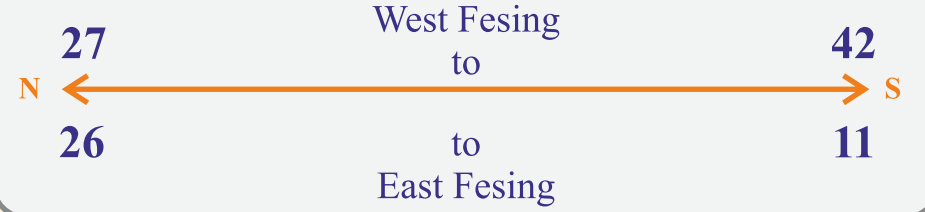
Project by

SHIVKASHI GROUP

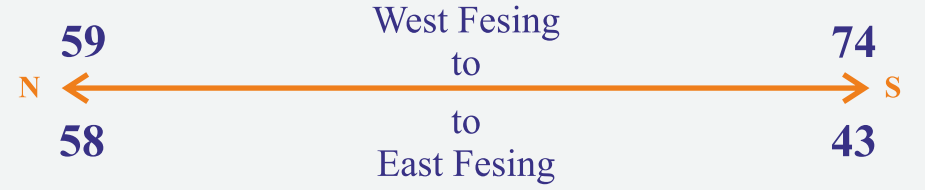
SHIVKASHI
— Developers & Builders —



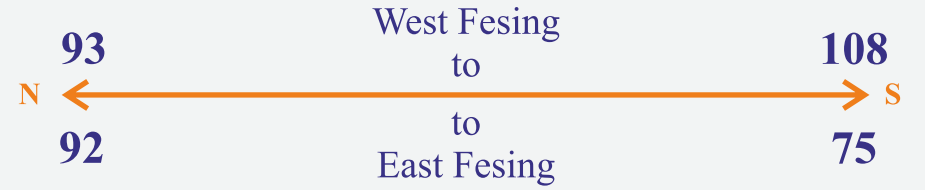
|| રાજમાતા જિજાઁ લેન ||



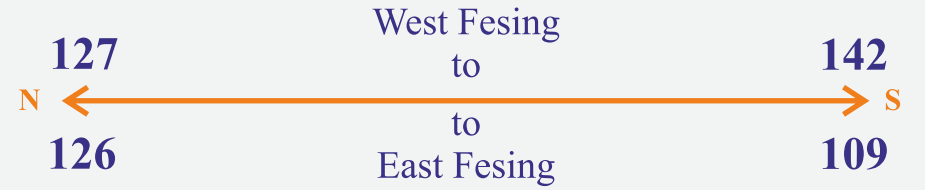
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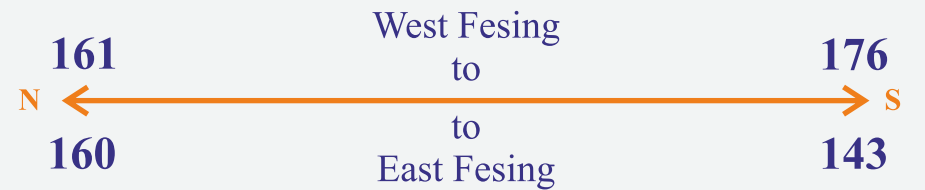
|| નરવીર તાનાજી લેન ||



|| વીર બાજીપ્રભુ લેન ||



|| વીર ધનાજી લેન ||



शिवकाशी डेव्हलपर्स अँड बिल्डर्सचा

उमरेडकरांना व आमच्या सर्व गुंतवणुकदारांना
मानाचा मुजरा आम्ही आपल्यासाठी घेऊन आलो
छत्रपती शिवाजी महाराजांच्या संस्कृतीचे दर्शन
घडविणारी भव्य निवासी वसाहत...

उगडिब

उगडिब

Area Statement

Plot Nos	Plot Size	Area of Each Plot Sq.M.	No.of Plot	Corner Rounding Area of Road (If Any) Sq.M.	Net Area of each Plot (C-E) Sq.M.	Net Area of each Plot Sq.Ft.
A	B	C	D	E	F	K
1	30.00 x 15.00	450.00	1	15.50	434.50	4676.95
2 to 9	30.00 x 14.75	442.50	8	-	442.50	4763.07
10	(15.80 + 15.30)/2x30.00	466.50	1	19.33	447.17	4813.33
11	(14.05 + 14.00)/2x15.00	210.38	1	7.25	203.13	2186.49
12 to 25	15.00 x 8.85	132.75	14	-	132.75	1428.92
26	15.00 x 10.90	163.50	1	6.05	157.45	1694.79
27	14.25 x 11.05	157.46	1	6.05	161.41	1629.77
28 to 41	14.25 x 8.80	125.40	14	-	125.40	1349.80
42	(14.75 + 14.70)/2x14.25	209.83	1	7.25	202.58	2180.57
43	(14.75 + 14.66)/2x14.25	209.48	1	7.25	202.23	2176.80
44 to 57	14.25 x 8.80	125.40	14	-	125.40	1349.80
58	14.25 x 11.05	157.46	1	6.05	151.41	1629.77
59	14.25 x 10.85	154.61	1	6.05	148.56	1599.09
60 to 73	14.25 x 8.80	125.40	14	-	125.40	1349.80
74	(14.70 + 14.50)/2x14.25	208.05	1	7.25	200.80	2161.41
75	(15.10 + 14.95)/2x14.25	214.11	1	7.25	206.86	2226.64
76 to 91	14.25 x 7.65	109.01	16	-	109.01	1173.38
92	14.25 x 11.05	157.46	1	6.05	151.41	1629.77
93	14.25 x 10.40	148.20	1	6.05	142.15	1530.10
94 to 107	14.25 x 8.80	125.40	14	-	125.40	1349.80
108	(14.70 + 14.55)/2x14.25	208.41	1	7.25	201.16	2165.28
109	(15.10 + 14.95)/2x14.25	214.11	1	7.25	206.86	2226.64
110 to 125	14.25 x 7.65	109.01	16	-	109.01	1173.42
126	14.25 x 10.65	151.76	1	6.05	145.71	1568.42
127	14.25 x 10.00	142.50	1	6.05	136.45	1468.74
128 to 141	14.25 x 8.80	125.40	14	-	125.40	1349.80
142	(14.70 + 14.55)/2x14.25	208.41	1	7.25	201.16	2165.28
143	(15.10+14.85)/2x14.25	213.39	1	7.25	206.14	2218.89
144 to 159	14.25 x 7.65	109.01	16	-	109.01	1173.38
160	14.25 x 10.25	146.06	1	6.05	140.01	1507.06
161	(12.35 + 10.65)/2x16.95	148.53	1	6.05	142.88	1537.96
162	(13.45 + 12.35)/2x8.50	109.65	1	-	109.65	1180.27
163	(14.56 + 13.45)/2x8.50	119.00	1	-	119.00	1280.91
164	(15.65 + 14.55)/2x8.50	128.35	1	-	128.35	1381.55
165	(16.75 + 15.65)/2x8.50	137.70	1	-	137.70	1482.20
166	(17.75 + 16.65)/2x8.50	147.05	1	-	147.05	1582.84
167	(18.95 + 17.85)/2x8.50	156.40	1	-	156.40	1683.48
168	(20.05 + 18.95)/2x8.50	165.75	1	-	166.75	1784.13
169	(21.15 + 20.05)/2x8.50	175.10	1	-	175.10	1884.77
170	(22.25 + 22.05)/2x1.10 + (22.25+21.15)/2x8.40)	206.65	1	-	206.65	2224.38
171	(22.05 + 20.45)/2x9.50	201.88	1	-	201.88	2173.036
172	(19.15 + 20.45)/2x8.00	158.40	1	-	158.40	1705.017
173	(19.15 + 17.80)/2x8.00	147.80	1	-	147.80	1590.91
174	(17.80 + 18.45)/2x8.00	137.00	1	-	137.00	1476.66
175	(18.45 + 15.10)/2x8.00	126.20	1	-	126.20	1358.41
176	(10.75 + 8.75)/2x21.50	209.63	1	7.25	202.38	2178.41
Total			176	167.83	25908.42	278878.23



SHIVKASHI GROUP
SHIVKASHI
 — Developers & Builders —
शिवकाशी डेव्हलपर्स अँड बिल्डर्स

📍 ऑफीस : देवगीरकर कॉम्प्लेक्स, बायपास चौक, उमरेड. जि. नागपूर 📍 नविन ऑफीस : शिवकाशी पॅराडाईज स्केअर, बायपास, उमरेड

✉️ vasantadangre@gmail.com 🌐 www.shivkashigroup.com 📞 9422120893, 8698257045

वसंता डांगरे मो.9970173857



महाराष्ट्र शासन
नगरपालिका, नागपूर
नगरपालिका, नागपूर



महाराष्ट्र शासन
नगरपालिका, नागपूर
नगरपालिका, नागपूर



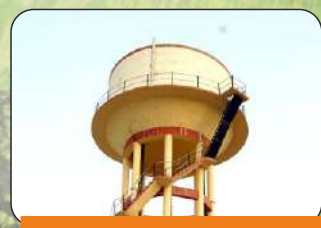
अंडरग्राऊंड ड्रेनेज



विजेची सोय



ग्राऊंड



पिण्याचे पाणी



बगीचा



डांबर रोड



शिवाजी महाराज मंदिर

छत्रपती शिवाजी नगर

मौजा : बोरीभटारी,
प.ह.नं.२१, सर्वे नं.१४०,
एमआयडीसी रोड, उमरेड



MEMBER
CREDAI
NAGPUR

OPEN SPACE

Green Gym

AMENITY SPACE

PLAN
LAYOUT

24.00 M WIDE ROAD

UMRED

MIDC

लोकल

भव्य
प्रवेश द्वार

Project by
SHIVKASHI GROUP
SHIVKASHI
— Developers & Builders —
शिवकाशी बिल्डर्स अॅण्ड डेव्हलपर्स

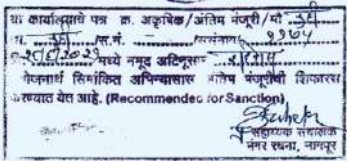
Member
CREDAI



शिवकाशी पुरम



LAYOUT PLAN



PROPOSED RESIDENTIAL LAY OUT PLAN ON KH NO 41/1 ,41/1A&41/1B,P.H.NO.53, MOUZA-KUHI, TAH- KUHI, DIST-NAGPUR

AREA STATEMENT

TOTAL LAND AREA ON KH.NO 41/1,A&B 16800.00 SQMT.

AREA UNDER ENCROACHMENT 2260.00 SQMT.

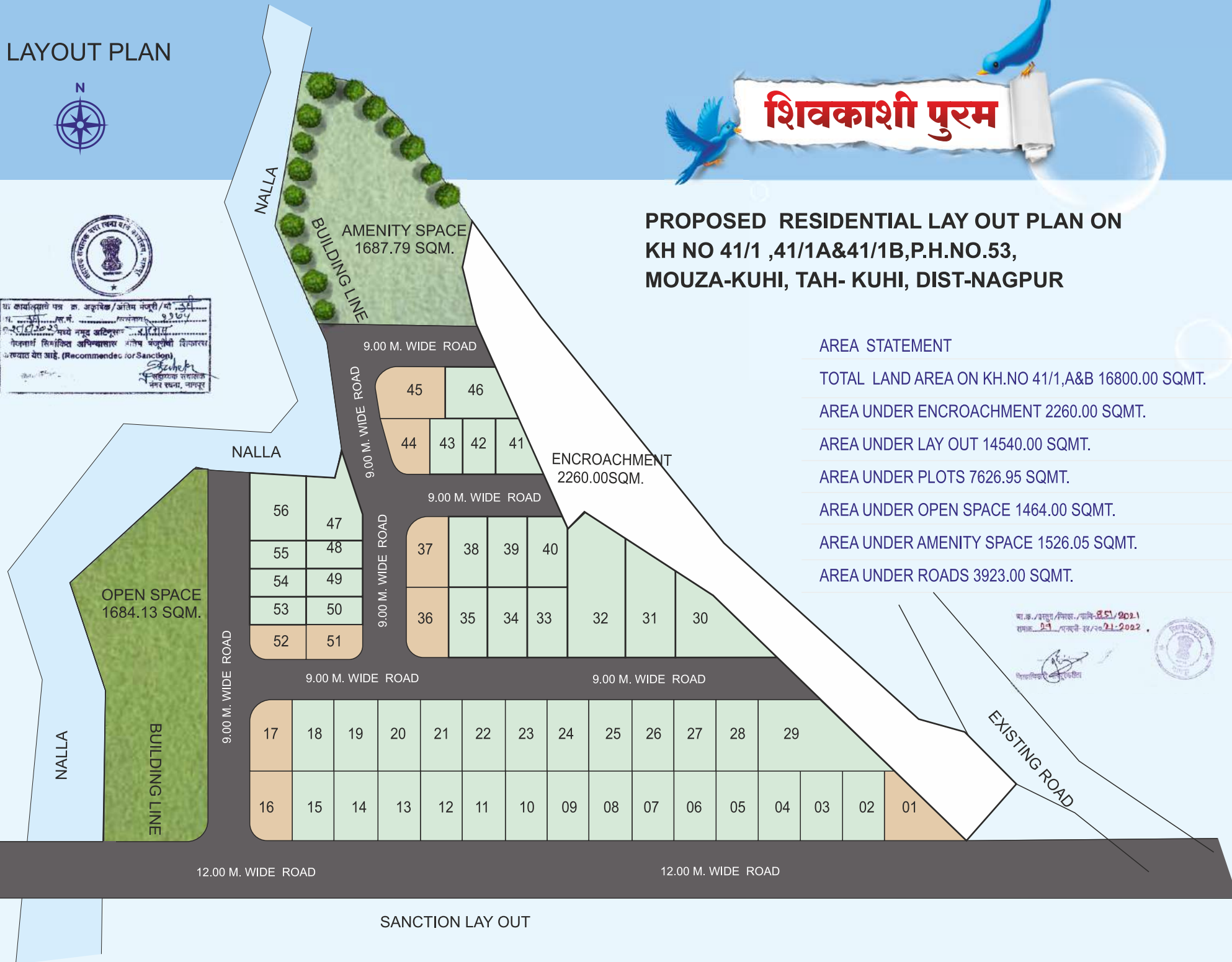
AREA UNDER LAY OUT 14540.00 SQMT.

AREA UNDER PLOTS 7626.95 SQMT.

AREA UNDER OPEN SPACE 1464.00 SQMT.

AREA UNDER AMENITY SPACE 1526.05 SQMT.

AREA UNDER ROADS 3923.00 SQMT.



भा.ड./अनुमति/दिनांक-05/07/2023
रामाक्षर 09/07/2023



SANCTION LAY OUT

LAYOUT AREA STATEMENT

PLOT NO	PLOT SIZE(M)	AREA OF EACH PLOTS (SQM.)	NO OF PLOTS	ROUNDING AREA OF ROAD (SQM.)	NET AREA OF EACH PLOT(B-E) SQM.	TOTAL AREA	BUILT UP AREA ON PRORATA BASE OF EACH (D*FACTOR OF FSI) SQM.	FRONT ROAD WIDTH M	PERMISSIBLE NORMAL F.S.I.	PERMISSIBLE BUILT UP AREA ON NORMAL FSI EACH PLOT (E*G) SQM	PLOT IN SQ.FT
A		B	D	E	F		E	F	G	H	I
01	(16.00+2.10)/2X15.00+1/2X20.50X1.30	149.07	1	—	149.07	149.07	255.95	12.00	1.00	255.95	1604.58
02TO15	9.00 X 15.00	135.00	14	—	135.00	1890.00	231.79	12.00	1.00	231.79	1453.14
16	9.00 X15.00	135.00	1	6.05	128.95	128.95	221.40	12.00	1.00	221.40	1387.69
17	9.00 X 15.00	135.00	1	4.35	130.65	130.65	224.32	9.00	1.00	224.32	1406.31
18TO28	9.00 X15.00	135.00	11	—	135.00	1485.00	231.79	9.00	1.00	231.79	1453.14
29	(13.20+29.10)/2X15.00	317.25	1	—	317.25	317.25	544.71	9.00	1.00	544.71	3414.81
30	1/2X21.30 X18.00	191.70	1	—	191.70	191.70	329.14	9.00	1.00	329.14	2063.45
31	(18.00+25.40)/2X11.00	238.70	1	—	238.70	238.70	409.84	9.00	1.00	409.84	2569.36
32	(25.40+31.10)/2X8.50+(27.90+31.10)/2X3.50	343.37	1	—	343.37	343.37	589.56	9.00	1.00	589.56	3696.03
33TO35, 38,39	8.50 X 15.00	127.50	5	—	127.50	637.50	218.91	9.00	1.00	218.91	1372.41
36,37	9.00 X 15.00	135.00	2	4.35	130.65	261.30	224.32	9.00	1.00	224.32	1406.31
40	8.50X15.00(-)1/2X1.00X2.10	126.45	1	—	126.45	126.45	217.11	9.00	1.00	217.11	1361.10
41	(4.80+10.20)/2X12.00	90.00	1	—	90.00	90.00	154.58	9.00	1.00	154.58	968.76
42,43	7.00 X 12.00	84.00	2	—	84.00	168.00	144.22	9.00	1.00	144.22	904.17
44	(10.60+7.30)/2X12.00	107.40	1	4.35	103.05	103.05	176.33	9.00	1.00	176.33	1109.23
45	(15.40+13.90)/2X11.10	162.61	1	4.35	158.26	158.26	271.73	9.00	1.00	271.73	1703.51
46	(10.50+15.50)/2X11.10	144.30	1	—	144.30	144.30	247.76	9.00	1.00	247.76	1553.24
47	5.20 X 12.00+(6.90+5.00)/2X14.70+1/2X3.40X6.40	160.74	1	—	160.74	160.74	275.99	9.00	1.00	275.99	1730.20
48 TO 50 53 TO 55	6.00 X 12.00	72.00	6	—	72.00	432.00	123.62	9.00	1.00	123.62	775.00
51,52	7.00 X 12.00	84.00	2	4.35	79.65	159.30	136.75	9.00	1.00	136.75	857.35
56	(14.40+13.60)/2X12.00	168.00	1	—	168.00	168.00	288.45	9.00	1.00	288.45	1808.35
TOTAL			56	28.55		7483.59					

TOTAL AREA =TOTAL 56 PLOTS = 7483.59 SQM.





रोड



बगीचा



प्रस्तावीत खेळाचे मैदान.



नाल्यांची सोय



पाण्याची सोय



विजेची सोय



Location Map :

N.A.T.P. झालेले प्लॉट १२ महिन्याच्या
सुलभ किस्तीमध्ये उपलब्ध

आकर्षण

प्लॉट खरेदीसाठी बँक फायनान्सची
सुविधा उपलब्ध

त्वरीत रजिस्ट्री करीता उपलब्ध

Project by :

SHIVKASHI GROUP

SHIVKASHI
— Developers & Builders —

Head Office : Devgirkar Commercial Complex, Bypass Chowk, Nagpur Road, Umred.
Kuhi Office : Dhanjode Xerox Centre, Near Tahsil Office, Wadoda Road, Kuhi, Dist Nagpur.

Contact : 9075909530, 8698257045, 9422120893 निलकंठ धनजोडे 9423603361

e-mail : vasantadangre@gmail.com website : www.shivkashigroup.com

VASANTA DANGARE : 9970173857

SPECIFICATION

STRUCTURE:

- R.C.C frame structure for entire building.
- Brickwork wall thickness: outer wall – 230 mm and inner wall – 115 mm thick.

FLOORING:

- Vitrified tiles or equivalent make for all rooms.
- Wall cladding glazed tiles upto door height for bathroom.
- Anticked tiles for bathroom floor and balconies.

DOORS:

- Main Door teakwood frame with teakwood finished pre, laminated panel.
- All internal doors are laminated flush doors with RCC frames.

WINDOWS:

- Superior quality powder coated sliding glazed aluminium window.
- Designer MS grill for safety.

POP : In Hall only

PAINTING:

- 2 coats of putty with acrylic emulsion paint to all rooms.
- Weather proof acrylic paint on outer walls.
- Synthetic enamel paint to grills, gates and railings.

TOILETS:

- CP fitting of Jaguar or equivalent make.
- Standard sanitary wares in white/ivory colour.
- Western commodes in master toilet and Indian type in common toilet.

ELECTRIFICATION:

- Concealed fire resistant copper wiring.

- Modular Switches, MCB.
- Adequate light, power point and socket with AC, TV and telephone concealed cable in drawing and 1 bedroom.

KITCHEN:

- Modular kitchen having cooking platform of granite top with stainless steel sink.
- Glazed color tiles dado upto window height.
- Points for water purifier, Microwave, Refrigerator and Exhaust fan.

PARKING:

- Elevated Front MS gate with compound wall, Borewell and Municipal water connection with pump.

LIFT:

- 5/6 passenger automatic lift of reputed brand.

WATER SUPPLY:

- 24 hours water supply through over head water tank.

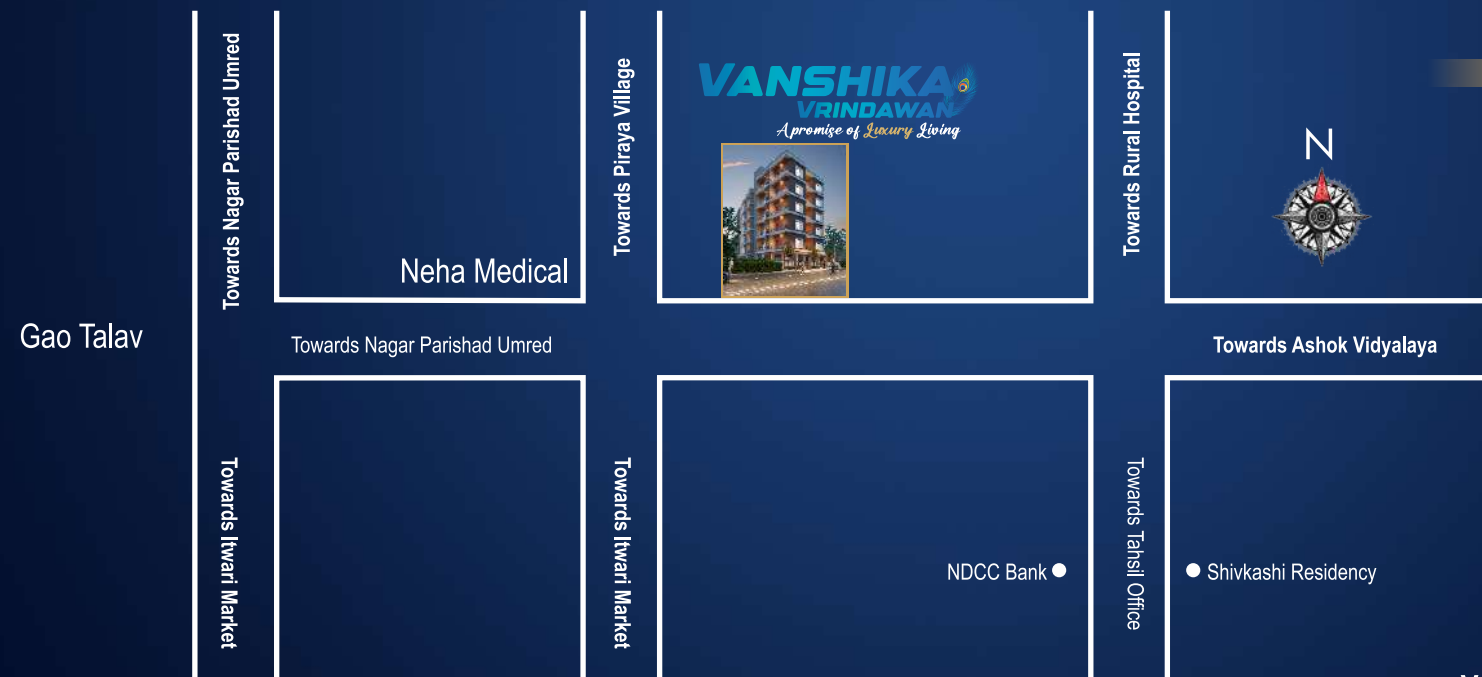
TREATMENT:

- Water proofing and anti termite for toilets, washing area and terrace.

AMENITIES & SPECIAL FEATURE

- Allotted car parking
- Club House on Top Floor
- Watchman Room in Entry Gate
- Common Toilet in Parking Area
- Vastu Compliant
- 5/6 Passenger Lift
- Elevation in entry gate

Location Map



Bank Loan Available

Legal Advisor :
Adv. Amol Pongde
Planning & Architect :
Ar Kokate Associate

Structural Designer :
Vijendra Kalambe
Financial Consultant :
Sharma Mukewar & Co.

PROMOTERS (For Booking)

Vasanta Dangare 9970173857

Rakesh Dangare 8806616542

Krushnaji Kawale 9422120893

SHIVKASHI GROUP
SHIVKASHI
Developers & Builders

शिवकाशी डेव्हलपर्स अँड बिल्डर्स

Office : Shivkashi Paradise Square, Bypass Road, Umred

✉ vasantadangre@gmail.com 🌐 www.shivkashigroup.com 📞 9422120893

Vasanta Dangare 9970173857

EXTRA CHARGES :

- Stamp duty, Registration Fees, Legal Fees and other incidental charges shall be paid by purchaser.
- Electric Meter Deposit, Corporation Water Meter Deposit and connection charges will be charge extra.
- Taxes GST and other taxes as per Govt norms paid by customers.
- Changes in specification & plan will cost extra and in advance.

Note: This brochure is purely conceptual and not a legal offering. Builder reserve all the right to amend any specification elevation or planning

VANSHIKA VRINDAWAN

A promise of Luxury Living

MEMBER
CREDAI
NAGPUR



Flat No. 101, 201, 301, 401, 501



Flat No.	Super Built up Area
101, 201, 301, 401, 501	1635 Sq. Ft.

Flat No. 102, 202, 302, 402, 502

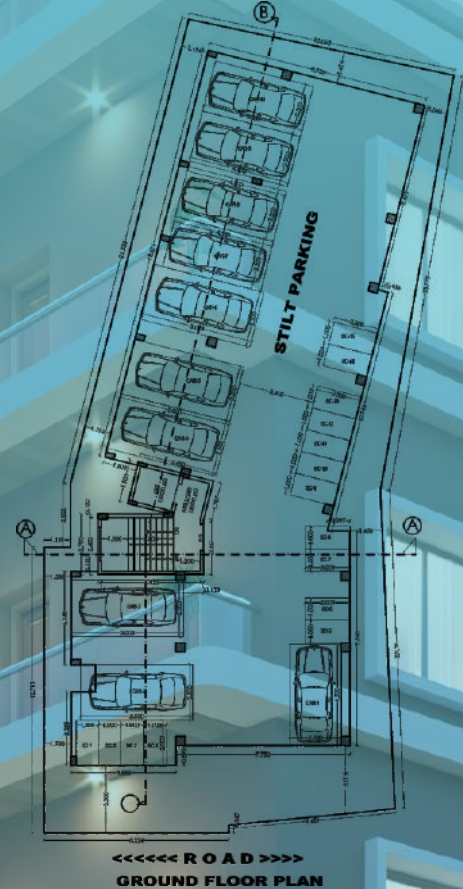


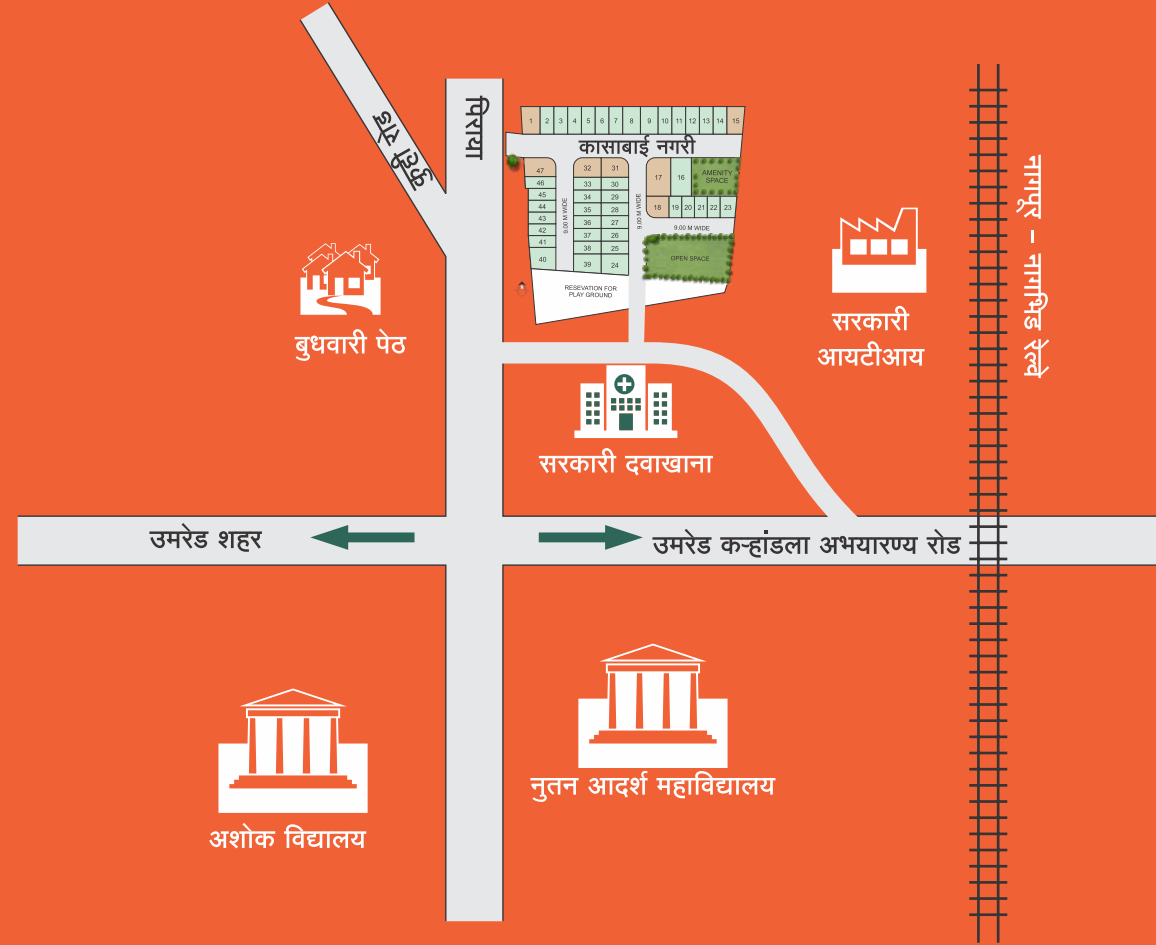
Flat No.	Super Built up Area
102, 202, 302, 402, 502	1212 Sq. Ft.

Flat No. 103, 203, 303, 403, 503



Flat No.	Super Built up Area
103, 203, 303, 403, 503	1305 Sq. Ft.





Layout Address : Kha. 247/2, Mouza : Umred, P.H.No. 46,
Near Rural Hospital, Budhwaripeth, Tah. Umred Dist. Nagpur

SHIVKASHI GROUP
SHIVKASHI
— Developers & Builders —

Head Office : Devgirkar Commercial Complex, Bypass Chowk, Nagpur Road, Umred.
Kuhi Office : Dhanjode Xerox Centre, Near Tahsil Office, Wadoda Road, Kuhi, Dist Nagpur.

Contact : 9075909530, 9423603361

e-mail : vasantadangre@gmail.com website : www.shivkashigroup.com

VASANTA DANGARE : 9970173857

कासाबाई नगरी



नव्या
स्वप्नांची
सुरुवात...

Project by

SHIVKASHI GROUP
SHIVKASHI
— Developers & Builders —

शिवकाशी बिल्डर्स अँड डेव्हलपर्स

कासाबाई नगरी

Layout Address
Kha. 247/2,
Mouza : Umred, P.H.No. 46,
Near Rural Hospital,
Budhwaripeth,
Tah. Umred Dist. Nagpur

STATEMENT OF EACH PLOT

Plot No.	Plot Area	Plot in SQ.MTR	Tangent	Plot in MTR	Plot in SQ.FT
01	(9.00+9.80)/2X14.00	131.60	—	131.60	1416.542
02 to 07, 10 to 14	7.00 X 14.00	98.00	—	98.00	1054.872
08, 09	9.00 X 14.00	126.00	—	126.00	1356.264
15	(9.20+7.90)/2X14.0	119.70	—	119.70	1288.45
16	10.50 X 19.50	204.75	—	204.75	2203.929
17	12.50 X19.50	243.75	6.05	237.70	2558.602
18	11.50 X 11.00	126.50	4.35	122.15	1314.822
19 to 22	6.50 X 11.00	71.50	—	71.50	769.606
23	(7.60+8.60)/2X11.00	89.10	—	89.10	959.072
24	(10.90+9.90)/2X14.00	145.60	—	145.60	1567.238
25 to 30, 33 to 38	6.50 X 14.00	91.00	—	91.00	979.524
31, 32	10.00 X14.00	140.00	6.05	133.95	1441.837
39	(9.00+9.90)/2X14.00	132.30	—	132.30	1424.07
40	(8.90+7.60)/2X17.90	147.67	—	147.67	1589.519
41	(13.50+14.00)/2X6.00	82.50	—	82.50	888.03
42 to 45	6.00 X 14.00	84.00	—	84.00	904.176
46	(15.40+15.80)/2X6.00	93.60	—	93.60	1007.51
47	(15.80+16.30)/2X9.60	154.08	6.05	148.03	1593.37



SHIVKASHI GROUP
SHIVKASHI
— Developers & Builders —

शिवकाशी बिल्डर्स अँड डेव्हलपर्स

