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PHOENIX INFRA ESTATE INTERNATIONAL PVT.LTD.

## NAGPUR - THE CORE STRENGTH OF INDIA



Nagpur, the second fastest growing city in India has a lot to offer in real estate field. It's unique central location in the Indian sub continent and a strategic place along the international aviation routes make Nagpur so important . It has the potential to become one of Indian's cosmopolitan cities with the higher pay capita income. Blessed with availability of highest road length, passenger train and goods trains provide connectivity to Nagpur from various parts of the country . Spread across an area of 288 sq.kms , the surrounding areas are nourished with minerals, fertile lands, natural

Resources and skilled manpower which results in enhanced productivity .The city is nurtured with many engineering colleges with excellent law and order. Development of an interface between Rail cargo and road cargo makes Nagpur the most promising location for developing facility of MIHAN.

Thanks to MIHAN, which is changing the face of Nagpur & Vidarbha, CARGO HUB, SEZ, SAHARA CITY, IT COMPANIES ,VCA, CIDCO, METRO, FIVE STAR MIDC and Boeing Cargo, Dukes Cargo, Air Cargo Hub, Shaponji Palonji Infocity, D.Y.Patil International School, Abhijeet Group Power Plant, Mihaan SEZ Flyover, Reliance Energy & many more project's working in full swing. Nagpur is emerging as a new Globalized -city in the International arena. We also want you to be a part of this development revolution .At the same time you can reap the maximum benefit from small and timely investment in Real Estate or secure your Dreamland for accommodation in the lap of Nagpur ,Where Tradition blends into modernity, clean wide roads and lush greenery speak volumes for a quality -life.



Plot No.	Size	Area (In Sq.Mtr.)	Tangent	Area (In Sq.Mtr.)	Area (In Sq.Ft.)
1	1/2(11.75+10.53)*22.25	247.86	3.01	244.85	2635.57
2	1/2(11.60+12.14)*23.50	275.94	3.01	275.93	2970.11
3	1/2(14.00+13.62)*27.47	379.36		379.36	4083.40
4	10.00*1/2(17.67+17.75)	177.10		177.10	1906.30
5	10.00*1/2(17.75+17.83)	177.90		177.00	1914.90
6	10.00*1/2(17.83+17.91)	178.45		178.45	1920.84
7	10.00*1/2(17.91+18.00)	179.55		179.55	1932.68
8	10.00*1/2(17.91+18.00)	180.00		180.00	1937.52
9	10.00*18.01	180.00		180.00	1937.52
10	10.00*18.02	180.00		180.00	1937.52
11	10.00*18.03	180.00		180.00	1937.52
12	1/2(18.28+19.53)*18.00	340.29	5.90	334.39	3599.37
13	1/2(12.00+13.25)*18.00	227.25	5.90	221.35	2382.61
14	18.00*9.00	162.00		162.00	1743.77
15	18.00*9.01	162.00		162.00	1743.77
16	18.00*9.02	162.00		162.00	1743.77
17	18.00*9.03	162.00		162.00	1743.77
18	18.00*9.04	162.00		162.00	1743.77
19	18.00*9.05	162.00		162.00	1743.77
20	18.00*10.40	189.00	4.33	184.67	1987.79
21	13.00*14.37	186.81		186.81	2010.82
22	13.44*14.37	193.13		193.13	2078.85
23	34.27*1/2(13.61+13.24)	480.07		480.07	4952.19
24	1/2(10.26+10.48)*21.54	223.47		223.47	2405.43
25	13.00*1(16.88+17.89)	220.74		220.74	2376.05
26	18.00*12.00	216.00	4.33	211.67	2278.42
27	18.00*8.90	162.00		162.00	1724.39
28	18.00*8.91	162.00		162.00	1724.39
29	18.00*8.92	162.00		162.00	1724.39
30	18.00*8.93	162.00		162.00	1724.39
31	18.00*8.94	162.00		162.00	1724.39
32	18.00*1/2(8.31+8.96)	155.43		155.43	1673.05
33	1/2(11.18+11.02)*13.90	149.85	3.74	142.11	1529.67
34	8.50*13.50	114.75		114.75	1235.17
35	8.50*13.51	114.75		114.75	1235.17
36	8.50*13.52	114.75		114.75	1235.17
37	8.50*13.53	114.75		114.75	1235.17
38	8.50*13.54	114.75		114.75	1235.17
39	8.50*13.55	114.75		114.75	1235.17
40	8.50*13.56	114.75		114.75	1235.17
41	8.50*13.57	114.75		114.75	1235.17
42	8.50*13.58	114.75		114.75	1235.17
43	8.50*13.59	114.75		114.75	1235.17
44	8.50*13.60	114.75		114.75	1235.17
45	8.50*13.61	114.75		114.75	1235.17
46	1/2(9.79+13.15)*13.50	154.84		154.84	1666.70
47	16.00*1/2(12.68+16.61)	234.32	6.05	228.27	2457.10
48	12.00*16.00	192.00		192.00	2066.60
49	12.00*16.01	192.00		192.00	2066.60
50	16.00*13.00	208.00	4.33	203.67	2192.30
51	16.00*12.00	192.00	4.33	187.67	2020.04
52	10.00*16.00	160.00		160.00	1722.24
53	10.00*16.01	160.00		160.00	1722.24
54	10.00*16.02	160.00		160.00	1722.24
55	10.00*16.03	160.00		160.00	1722.24
56	10.00*16.04	160.00		160.00	1722.24
57	10.00*16.05	160.00		160.00	1722.24
58	10.00*16.06	160.00		160.00	1722.24
59	16.00*1/2(10.47+10.81)	170.24		170.24	1832.46

Plot No.	Size	Area (In Sq.Mtr.)	Tangent	Area (In Sq.Mtr.)	Area (In Sq.Ft.)
60	13.00*1/2(15.00+15.28)	196.82	3.01	193.51	2085.17
61	10.00*1/2(15.28+15.48)	153.85		153.85	1656.04
62	10.00*1/2(15.49+15.56)	156.95		156.95	1678.85
63	1/2(10.72+10.75)*21.92	235.31		235.31	2532.86
64	1/2(14.61+14.38)*16.00	231.75		231.76	2484.66
65	10.00*16.00	160.00		160.00	1722.24
66	10.00*16.01	160.00		160.00	1722.24
67	13.00*16.00	208.00	3.01	204.99	2205.51
68	13.00*16.01	208.00	3.01	204.99	2205.51
69	10.00*16.01	160.00		160.00	1722.24
70	10.00*16.01	160.00		160.00	1722.24
71	1/2(14.36+14.10)*16.00	227.88		227.88	2450.75
72	1/2(14.01+13.78)*16.00	222.16		222.16	2391.30
73	10.00*16.01	160.00		160.00	1722.24
74	10.00*16.01	160.00		160.00	1722.24
75	13.00*16.00	208.00	3.01	204.99	2205.51
76	13.00*18.00	234.00	4.33	229.67	2472.17
77	18.00*10.00	180.00		180.00	1937.52
78	18.00*10.01	180.00		180.00	1937.52
79	1/2(13.79+13.47)*18.00	245.07		245.07	2637.90
80	1/2(13.38+13.04)*18.00	237.33		237.33	2554.82
81	18.00*10.00	180.00		180.00	1937.52
82	18.00*10.00	180.00		180.00	1937.52
83	13.00*18.00	234.00	4.33	229.67	2472.17
84	14.80*1/2(29.47+25.03)	388.50	6.05	382.45	4116.69
85	10.00*1/2(26.00+23.58)	248.05		248.05	2679.91
86	10.00*(23.58+21.12)	223.50		223.50	2405.75
87	1/2(10.56+8.78)*24.31	235.07		235.07	2530.29
88	18.50*1/2(9.83+14.37)	223.85	6.05	217.80	2344.40
89	18.50*1/2(13.37+9.29)	209.60	3.01	206.59	2223.73
90	1/2(12.90+15.53)*16.00	220.24	3.01	217.23	2336.26
91	9.50*16.00	152.00		152.00	1636.13
92	9.50*16.00	152.00		152.00	1636.13
93	9.50*16.00	152.00		152.00	1636.13
94	1/2(10.35+9.80)*16.00	161.20		161.20	1735.16
95	1/2(9.80+9.16)*16.00	170.82		170.82	1838.71
96	9.50*16.00	171.00		171.00	1840.64
97	9.50*16.01	171.00		171.00	1840.64
98	9.50*16.02	171.00		171.00	1840.64
99	1/2(15.53+19.50)*18.00	315.27	4.33	310.94	3346.96
100	16.00*1/2(12.92+16.96)	235.04	4.33	230.71	2483.36
101	9.00*16.00	144.00		144.00	1550.02
102	9.00*16.01	144.00		144.00	1550.02
103	9.00*16.02	144.00		144.00	1550.02
104	9.00*16.03	144.00		144.00	1550.02
105	16.00*1/2(11.08+15.81)	208.72	6.05	202.67	2181.54

**Total** 15577.39 102.46 13474.93 20628.15

- AREA UNDER LAYOUT ( 3.58 HEC ) 35,900.00 SQ.MT.
- AREA UNDER OPEN SPACE 3,623.37 SQ.MT.
- AREA UNDER PUBLIC UTILITY 3,740.44 SQ.MT.
- AREA UNDER RESIDENTIAL PLOTS 18,474.94 SQ. MT.
- AREA UNDER ROADS 9,961.25 SQ.MT.

# Area Calculations

Size	Area (In Sq.Mtr)	Tangent	Area (In Sq.Mtr)	Area (In Sq.Ft.)
15.12+43.22*22.25	603.75		603.75	6466.47
.35.09+35.67*20.09	743.60		743.60	8004.11
(35.67+32.43)*21.40	726.67	7.71	720.96	7780.41
(14.91+15.45)*36.84	559.23	7.71	551.52	5926.56
.100*1(2)17.58+17.28)	174.30		174.30	1876.17
.100*1(2)17.28+16.97)	171.25		171.25	1843.34
.000*1(2)16.97+16.70)	169.65		169.65	1815.35
.000*1(2)16.70+16.30)	168.30		168.30	1811.58
.100*1(2)16.30+17.25)	169.75		169.75	1827.19
.100*1(2)17.25+17.20)	171.25		171.25	1843.34
.100*1(2)17.20+17.34)	172.70		172.70	1858.94
.15.00*1(2)17.20+17.34)	261.22	5.90	255.32	2746.26
.15.00*1(2)17.47+17.45)	261.90	5.90	256.00	2755.58
.9.50*1(2)17.45+17.44)	165.72		165.72	1783.81
.9.50*1(2)17.44+17.43)	165.63		165.63	1782.84
.9.50*1(2)17.43+17.42)	165.53		165.53	1781.76
.9.50*1(2)17.42+17.41)	165.44		165.44	1780.80
.1(9.56+9.54)*20.94	193.69		193.69	2084.88
.18.00*11.40	205.20	3.02	202.18	2176.27
.19.50*18.00	180.00		180.00	1937.52
.18.00*1(2)16.00+16.81)	295.29		295.29	3178.50
.18.00*1(2)12.63+14.07)	240.30		240.30	2585.59
.9.00*18.00	162.00		162.00	1743.77
.12.00*18.00	216.00	5.90	210.10	2261.52
.18.00*9.50	171.00		171.00	1843.64
.18.00*1(2)13.03+14.47)	247.50		247.50	2664.09
.15.00*1(2)8.43+8.92)	129.90		129.90	1398.24
.15.00*8.60	129.00		129.00	1388.56
.15.00*1(2)14.58+15.10)	222.60		222.60	2396.07
.9.00*15.00	135.00		135.00	1433.14
.15.90*1(2)9.00+9.58)	139.35		139.35	1499.96
.1(2)7.78+8.05)*17.35	137.42		137.42	1479.19
.1(2)13.72+13.37)*10.00	135.45		135.45	1457.96
.1(2)13.37+13.03)*10.00	132.00		132.00	1420.85
.1(2)13.03+12.68)*10.00	128.55		128.55	1383.71
.1(2)8.76+8.75)*17.53	153.47		153.47	1651.95
.1(2)8.63+8.07)*19.64	174.30	1.92	172.38	1855.50
.1(2)11.60+12.00)*16.00	190.88	1.92	188.96	2033.97
.12.16*16.00	194.56		194.56	2094.24
.1(2)13.26+13.00)*16.00	210.08		210.08	2261.30
.1(2)18.78+18.98)*12.00	228.56	1.92	226.64	2418.02
.1(2)19.29+19.49)*23.02	239.17	3.01	236.16	2542.03
.1(2)18.78+18.89)*12.00	226.02	1.92	224.10	2412.21
.1(2)10.00+10.20)*22.50	227.82	3.01	224.91	2420.93
.1(2)14.26+14.13)*12.00	170.34		170.34	1833.54
.13.50*12.00	162.00		162.00	1743.77
.16.50*12.00	198.00		198.00	2136.26
.10.50*12.01	126.00		126.00	1356.26
.1(2)13.57+14.06)*12.00	165.42	5.90	159.52	1717.57
.1(2)15.82+15.60)*19.41	304.93		304.93	3262.27
.15.50*19.41	300.85		300.85	3238.35
.1(2)15.81+16.50)*19.41	313.56	5.90	307.66	3311.65
.1(2)17.63+18.84)*33.73	615.06	5.90	609.16	6567.00
.15.00*33.73	505.95		505.95	5446.05
.1(2)11.25+16.69)*33.73	504.93		504.93	5435.07
<b>17521.79</b>	<b>73.44</b>		<b>17448.35</b>	<b>187814.04</b>

## LOCATION MAP



"AN ISO 9001:2008 CERTIFIED COMPANY"

**PHOENIX INFRA**  
TRUTH IS OUR ORNAMENT



Corporate Office : 16, Kanchan Senta, Phoenix Tower, Lokmat Square,  
Ramdaspath, Wardha Road, Nagpur - 10. e-mail : info@phoenixinfra.com

Our Presence : Nagpur | Raipur | Pune | Amravati | Indore | Nashik |  
Ahmedabad | Kalyan | Kharghar (New Mumbai) | Bhopal | Lucknow | Jabalpur

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