

Tanishi Infraventures Pvt. Ltd. Presents

BHAGWATI 1 NAGARI

Now Commercial Layout In



Mouza - Welahari



TANISHI

INFRAVENTURES PVT. LTD.

"Empowering Excellence, Enriching India."

BHAGWATI NAGARI

1





Application No. 3582/2021
 Certified Copy of the Plan
 (Case No. 112/145/15/2021) / 10/09/21

PROPOSED RESIDENTIAL LAYOUT PLAN
 ON S. NO. 60 OF MOUZA - WELA
 HARI CHARISHCHANDRA, P.H. NO: 38,
 TAH. & DIST. - NAGPUR.
 UNDER U.L.C. ACT 1976 u/s 20(1)(a) UNDER T.D.S. PATTERN
 BELONGING TO:

Attention: The plan submitted to the works
 for reference sanctioned vide order No.
 10/10/21 (3531) / 2021
 u/s 20(1)(a) / 2021. Subject to final
 approval from planning authority.

Additional Collector, and Commissioner
 Municipality, Urban Land Ceiling Deptt.



Assistant Town Planner
 Urban Land Ceiling Deptt.
 Nagpur.

AREA STATEMENT
 UNDER LAYOUT PLAN - 1.92 HECTORS
 UNDER OPEN SPACE (1520.00 SQ. M.)
 UNDER PUBLIC UTILITY
 AREA UNDER ROAD = 1520.00 SQ. M.
 AREA UNDER ROAD = 1520.00 SQ. M.
 AREA UNDER PLOT = 2199.90 SQ. M.

TRUE COPY
 Head Copyist
 Anandha Nagpur

LOCATION PLAN
 N-1

ARCHITECT:-
 Amit A. Dhanure
 P. C. E. D. E. (CIVIL)
 M. I. T. L. S. No. 1005

Approved by: 
 Accepted by: 
 Date: 10/09/21



Layout Development

Tree Plantation

Cement Road

Drainage Line

Water Source

Children Play Area

Sewer Line

Underground Electrification

Fencing

Green Gym

Medium Area	
Plot No	Square Feet
2	1412.775
3	1345.5
4	1480
6,29	1856.79
7	1776.06
8	1776.06
9,10,13,14	2018
11	2018.25
12,15,32	1856.79
19,16	1776.06
40,41	1937.52
22,23,28	
48,49,56	

Small Area	
Plot No	Square Feet
20,21,24	1076.4
10,27	
30,31,42	968.76
43,44	
45,46,47	941.85
50,51,52	
54,55	
53	958.64184
Big & Commercial	
Plot No	Square Feet
1	6781.32
5	4141.449
34	4047.264
35	2887.443
36	3336.84

NATD LAYOUT

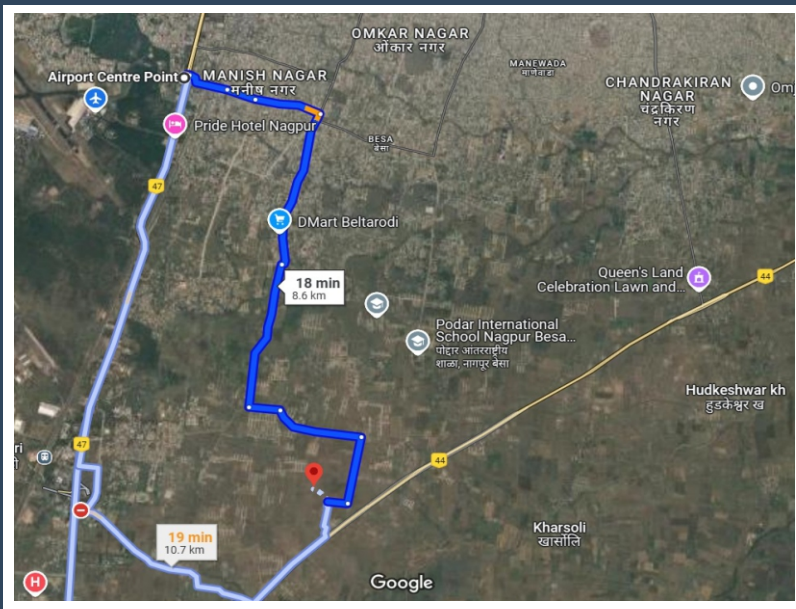
Mouza - Wela Hari Chandra

Bank Finance Avail 80%

Ready to Registry

With RL 25 Lac

Investment Commercial & Residential Purpose



INVESTING IN AN NMRDA SANCTIONED LAYOUT IN NAGPUR OFFERS SEVERAL BENEFITS THAT CAN MAKE IT AN ATTRACTIVE OPTION FOR INVESTORS AND HOMEBUYERS:

- 1. Legality and Compliance:** NMRDA sanctioned layouts ensure legal approval and compliance with all necessary regulations and guidelines set by the Nagpur Metropolitan Region Development Authority. This reduces the risk of investing in unauthorized or illegal properties.
- 2. Infrastructure Development:** NMRDA layouts are planned with a focus on infrastructure development, including roads, water supply, drainage systems, and other essential amenities. This enhances the quality of living and improves the overall value of the property.
- 3. Planned Development:** NMRDA layouts undergo meticulous planning to ensure organized development, proper land use, and adherence to zoning regulations. This helps in creating well-designed and sustainable residential or commercial spaces.
- 4. Appreciation Potential:** Properties within NMRDA sanctioned layouts have the potential for higher appreciation due to the planned development, improved infrastructure, and adherence to legal standards. Investing in such properties can offer long-term value appreciation.
- 5. Quality Living Environment:** NMRDA layouts often prioritize green spaces, parks, and recreational areas to create a healthy and sustainable living environment for residents. This focus on quality of life adds to the desirability of properties within these layouts.
- 6. Resale Value:** Properties in NMRDA sanctioned layouts have a higher resale value compared to properties in non-approved layouts, as buyers are more inclined towards investing in legally compliant and well-developed properties. Overall, investing in an NMRDA sanctioned layout in Nagpur provides a secure and potentially lucrative investment opportunity with the assurance of legal compliance, planned development, infrastructure amenities, and overall growth potential. Bhagwati Nagari 1 offers you a chance to make a wise investment in a property which will fetch you prosperity in the near future. It is a project that will fulfil both ready to move in and investment purpose. Adjacent to Nagpur-Kolkata Highway at Vela Hari, with easy access to schools, colleges, hospitals, airport gives you a perfect investment opportunity.

Salient Features

- Just adjacent to Nagpur - Gondia - Gadchiroli. Proposed Express highway.
- Just 100 meters away from Nagpur - Kolkata Highway.
- Dmart - 3 Min. Drive.
- AIIMS, NCI & IIM - 5 Min. Drive.
- Mihan - 3 Min. Drive.
- Poddar International School - 2 Min. Drive.
- Royal Gondwana Public School 0.5 Km



Project by :

**Bhagwati
Infra**

Promoted by :

TANISHI INFRAVENTURES PVT. LTD.

GIN No. : U68100MH2024PTC435063

24, Balabhaupeth Society, Near SDPL Paradise, Besides Dixit Kirana, Dabha, Nagpur-440023.

Contact :