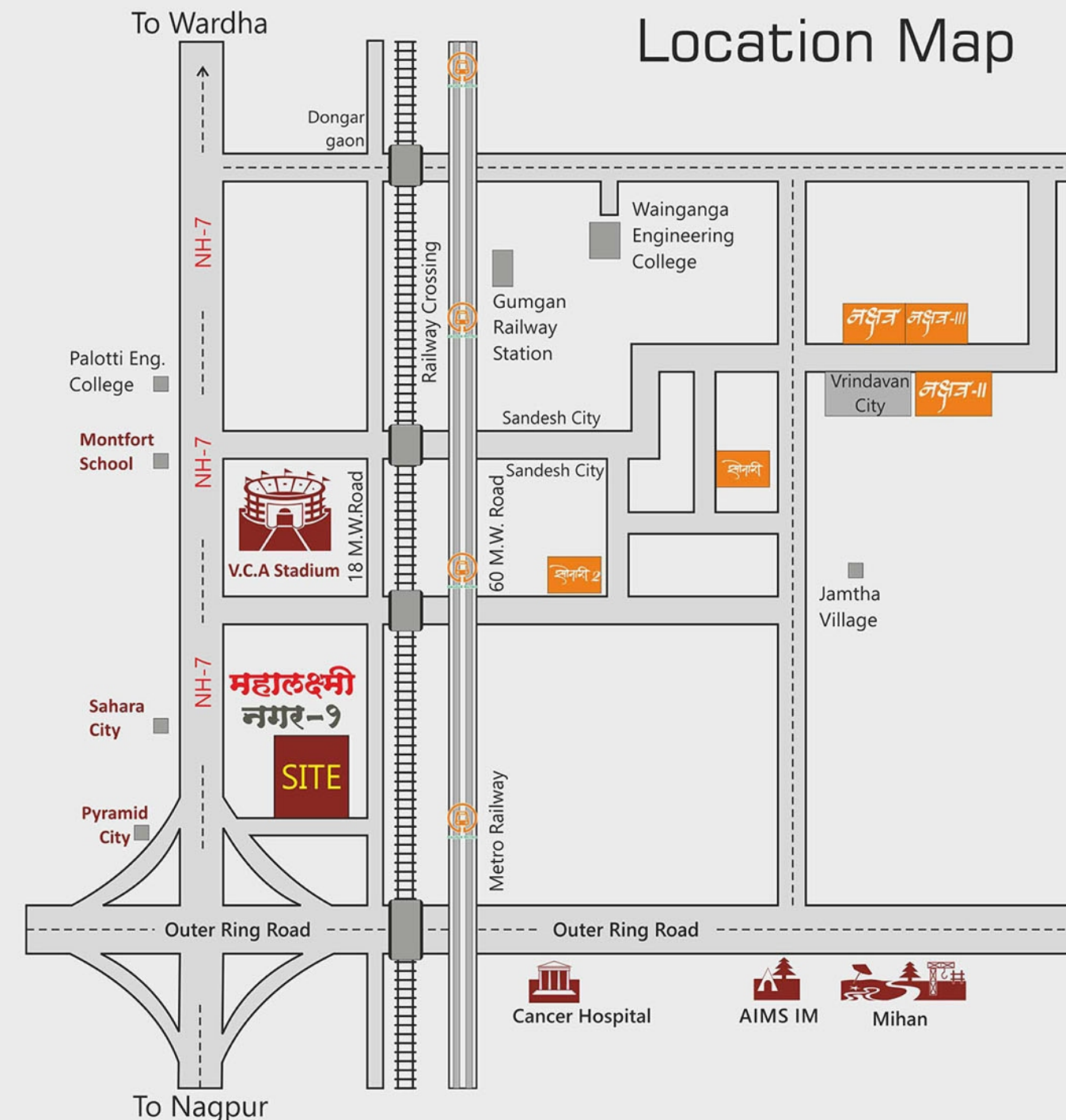


Location Map



Site Address: KH. NO. - 91(Part), Ph. No. 42, Mouza-Jamtha Tah. Nagpur



Mahalaxmi
DEVELOPERS

Office : - N-103, Laxmivihar Apartment,
Beside Hotel Airport Center Point, Wardha Road,
Somalwada, Nagpur-440025.

Contact :
Email :
Website :

Bank Finance Available

Contact For Enquiry

This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to alter or make any changes in the elevation, plans and specifications as deemed fit.

Why should you invest in land?

A survey recently reported that land prices have 762% over the last 20 years.
The advantages of real estate investments are:-
Land is real.
Unlike shares land is tangible - it can be visited, seen and walked on. There is a limited supply of land.
It is easy to understand and seen as a solid investment.
Land is not open to accounting scandals and it is clear when property prices are going up (or down) and the reason for this movement.
It is a cheap way to invest in property.
"The greatest investment on earth is earth"

महालक्ष्मी नगर-९

LAND OF PLENTY LAND OF OPPORTUNITY...!

Salient features

- S.D.B.C. Roads
- Sewage Line
- Storm Water Drainage
- Common Fencing
- Common Gate
- Electric Network With Transformer
- Open Space Public Utility
- Water Pipe Line

The advantages of investing in land...

- *Higher profits - Annual Return on Investment (ROI Analysis)
- *Superior financing terms
- *Great flexibility for maximizing value
- *Simple investment management

Land of plenty, Land of Opportunity...

महालक्ष्मी नगर-९

LAND OF PLENTY LAND OF OPPORTUNITY...!

LAYOUT PLAN



AREA CALCULATION

PLOT NO	PLOT SIZE				PLOT AREA/TANGENT		TOTAL PLOT	NA/A X'	NET PLOT AREA FOR FSI (SQ.M)	NO.OF PLOTS	NET AREA IN SQ.M FOR FSI (SQ.M)	NET PLOT AREA FOR FSI (SQ.M)	ADDITIONAL FSI (SQ.M)	TOTAL ADD. FSI (SQ.M)	TOTAL PLOT AREA SQ.FT.					
A	B	C	D	E	F	G = E * F	H	I = E * H	J = G * H	K = E * Y	L = K * H									
1	1/2 X 20.00 + 21.86	20.93 X 11.39 = 238.393	0	281.654	X 1.356	381.923	1	281.654	381.923	1.690	1.690		1.690	3031.72						
2	1/2 X 21.86 + 22.06	21.96 X 13.36 = 293.873	0	303.873	X 1.356	412.052	1	303.873	412.052	1.823	1.823		1.823	3270.88						
3	1/2 X 23.43 + 23.96	23.695 X 8.89 = 211.081	11.77	347.741	X 1.356	471.537	1	347.741	471.537	2.086	2.086		2.086	3743.08						
4	1/2 X 23.96 + 29.68	26.82 X 1.97 = 53.044																		
5	1/2 X 13.05 + 14.2	13.625 X 4.04 = 55.044	11.77	361.861	X 1.356	490.683	1	361.861	490.683	2.171	2.171		2.171	3895.07						
6	1/2 X 14.2 + 15.46	14.83 X 23.00 = 341.080	0	322.000	X 1.356	436.632	1	322.000	436.632	1.932	1.932		1.932	3466.00						
7	1/2 X 15.46 + 18.31	16.885 X 14.00 = 236.410	0	459.970	X 1.356	623.719	1	459.970	623.719	2.760	2.760		2.760	4951.11						
8	X + 33.4	33.945 X 15.34 = 520.650	7.72	475.230	X 1.356	644.412	1	475.230	644.412	2.851	2.851		2.851	5115.37						
9 to 13	X + 9.00	9.00 X 15.34 = 138.060	7.72	130.340	X 1.356	176.741	1	130.340	176.741	0.782	0.782		0.782	1402.97						
14	X + 8.40	8.40 X 15.34 = 128.856	0	128.856	X 1.356	174.729	5	644.280	873.644	0.773	3.866		3.866	1387.00						
15 to 24	X + 9.00	9.00 X 15.00 = 135.000	7.72	127.280	X 1.356	172.592	1	127.280	172.592	0.764	0.764		0.764	1370.04						
25	1/2 X 9.93 + 11.15	10.54 X 15.00 = 158.100	0	135.000	X 1.356	183.060	10	1350.000	1830.600	0.810	8.100		8.100	1453.14						
26	1/2 X 9.19 + 8.8	8.995 X 15.00 = 134.925	0	158.100	X 1.356	214.384	1	158.100	214.384	0.949	0.949		0.949	1701.78						
27 to 36	1/2 X 8.80 + 8.83	8.815 X 10.27 = 90.530	0	133.076	X 1.356	180.452	1	133.076	180.452	0.798	0.798		0.798	1432.43						
37	X + 9.00	9.00 X 15.00 = 135.000	0	135.000	X 1.356	183.060	10	1350.000	1830.600	0.810	8.100		8.100	1453.14						
38	X + 9.00	9.00 X 15.00 = 135.000	7.72	127.280	X 1.356	172.592	1	127.280	172.592	0.764	0.764		0.764	1370.04						
39 to 48	X + 9.00	9.00 X 15.00 = 135.000	0	135.000	X 1.356	183.060	10	1350.000	1830.600	0.810	8.100		8.100	1453.14						
49	1/2 X 8.86 + 8.83	8.845 X 15.00 = 132.675	0	132.675	X 1.356	179.907	1	132.675	179.907	0.796	0.796		0.796	1428.11						
50	1/2 X 11.24 + 11.26	11.25 X 5.62 = 63.225	0	176.099	X 1.356	238.791	1	176.099	238.791	1.057	1.057		1.057	1895.52						
51 to 52	X + 11.00	11.00 X 15.90 = 174.900	0	174.900	X 1.356	237.164	2	349.800	474.329	1.049	2.099		2.099	1882.62						
53	X + 11.00	11.00 X 15.90 = 174.900	7.72	167.180	X 1.356	226.696	1	167.180	226.696	1.003	1.003		1.003	1799.52						
54	1/2 X 15.9 + 15.86	15.88 X 11.00 = 174.680	7.72	166.960	X 1.356	226.398	1	166.960	226.398	1.002	1.002		1.002	1797.15						
55	1/2 X 15.86 + 15.83	15.845 X 11.00 = 174.295	0	174.295	X 1.356	236.344	1	174.295	236.344	1.046	1.046		1.046	1876.11						
56	1/2 X 15.83 + 15.81	15.82 X 7.07 = 111.847	0	173.391	X 1.356	235.118	1	173.391	235.118	1.040	1.040		1.040	1866.38						
57	1/2 X 15.81 + 15.51	15.66 X 3.93 = 61.544	0	155.579	X 1.356	210.965	1	155.579	210.965	0.933	0.933		0.933	1674.65						
58	1/2 X 8.88 + 8.65	8.765 X 17.75 = 155.579	0	154.950	X 1.356	210.112	1	154.950	210.112	0.930	0.930		0.930	1667.88						
59 to 60	X + 10.00	10.00 X 15.00 = 150.000	0	150.000	X 1.356	203.400	2	300.000	406.800	0.900	1.800		1.800	1614.6						
61	X + 10.50	10.50 X 15.00 = 157.500	7.72	149.780	X 1.356	203.102	1	149.780	203.102	0.899	0.899		0.899	1612.23						
62 to 65	X + 8.38	8.38 X 16.82 = 140.952	0	140.952	X 1.356	191.130	4	563.806	764.521	0.846	3.383		3.383	1517.20						
TOTAL AREA UNDER PLOTS											65	10714.481								

no	SIZE	AREA UNDER OPEN SPACE		AREA IN SQ.M. TANGENT		TOTAL AREA IN SQ.M.	
A	1/2 X 23.98 + 24.04	24.01	X 33.52	=	804.815	0	804.815
B	1/2 X 40.8 + 40.72	40.76	X 20	=	815.200	0	815.200
TOTAL					1620.015		1620.015
AREA UNDER 18.0 W. ROAD WIDENING							
R1	1/2 X +	11.43	X 0.69	=	3.943	0	3.943
R2	1/2 X +	13.37	X 0.89	=	5.950	0	5.950
R3	1/2 X 2.51 + 0.89	1.7	X 10.90	=	18.530	0	18.530
R4	1/2 X 1.08 + 2.58	1.83	X 18.45	=	33.764	0	33.764
TOTAL					62.187		62.187

