



PHOENIX PARK



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Disclaimer:

This is an artist's impression of the actual space. Amenities indicated herein pertain to the entire layout and will be constructed when all the phases (Future Development) are developed. The location and the provision of the amenities are at the proposal stage and are subject to approval from the authorities. The images used are for representation purposes only.

MahaRERA Number: P50500078104, for more details visit: maharera.mahaonline.gov.in

Meticulously planned

~17-acre approved mixed use development



A breath of
fresh air



The Winter Capital of Central India Nagpur

One of The Fastest Growing Cities

3rd

Largest city in
Maharashtra

\$18B

GDP contribution to
India

3.6x

Price appreciation
in Besa in last decade

Strategic Location

Planned Infra | Samruddhi Mahamarg
Dr. Babasaheb Ambedkar International Airport | Majhi Metro - Nagpur

Growth & Development

MIHAN | Butibori MIDC | IT Parks | SMART City Projects |
Circular Economic Park | Dedicated Freight Corridor

Education & Healthcare

IIM | AIIMS | National Cancer Institute

Recreation & Leisure

Futala Lake | Ambazari Lake | Wild Parks | VR Mall | Ambiance Mall

Investment & Real Estate Potential

Upcoming high - end Residences | Luxury Townships



Why Phoenix Park?

RL Ready & Vastu Compliant Plots

NA approved plots, a significant advantage for those seeking both immediate and long-term returns.

Prime Location & Connectivity

Situated in Besa, one of Nagpur's most promising neighbourhoods.

Benefit from quick access to major roads, the airport, the railway station, and upcoming Metro lines.

Premium Infrastructure

M40-grade concrete roads (250 mm thick) ensure durability and low maintenance.

M50-grade concrete paver blocks (80 mm thick) on footpaths and driveways, ideal for heavier construction vehicles.

Rainwater harvesting, a sewage treatment plant (STP), and optional solar integrations to minimise environmental impact.

Permanent compound wall and motorised main gate for added peace of mind.

75,000 Sq. Ft. of Distributed Green & Recreation Spaces

Over 75,000 sq. ft. of landscaped zones means you're never more than two minutes from a serene park.

Lowest AQI in 8 km Radius

Exclusive Phoenix Club

Freedom to build a personalised residence that aligns with your unique vision and preferences.

Large size plots varying 1400 Sq.ft to 3500 Sq.ft

Secure Gated Community

A distinctive entrance with a landscaped water fountain, 24/7 security cabin, and modern design elements.

Mixed use development (Residential & Commercial/Retail)

With integrated residential and commercial zoning, Phoenix Park offers the ease of living close to retail, services, and essentials; all within the same thoughtfully planned layout.

Prime Location & Connectivity

Three Side Main Road Access

This multi-frontage setting simplifies movement for both residents and commercial interests.



North Side
18 metres
Government DP road
(approx. 300m frontage)

West Side
18 metres
Government DP road
(approx. 100m frontage)

East Side
15 metres
Internal road offering
access to premium plots

Prime Location

Excellent Connectivity

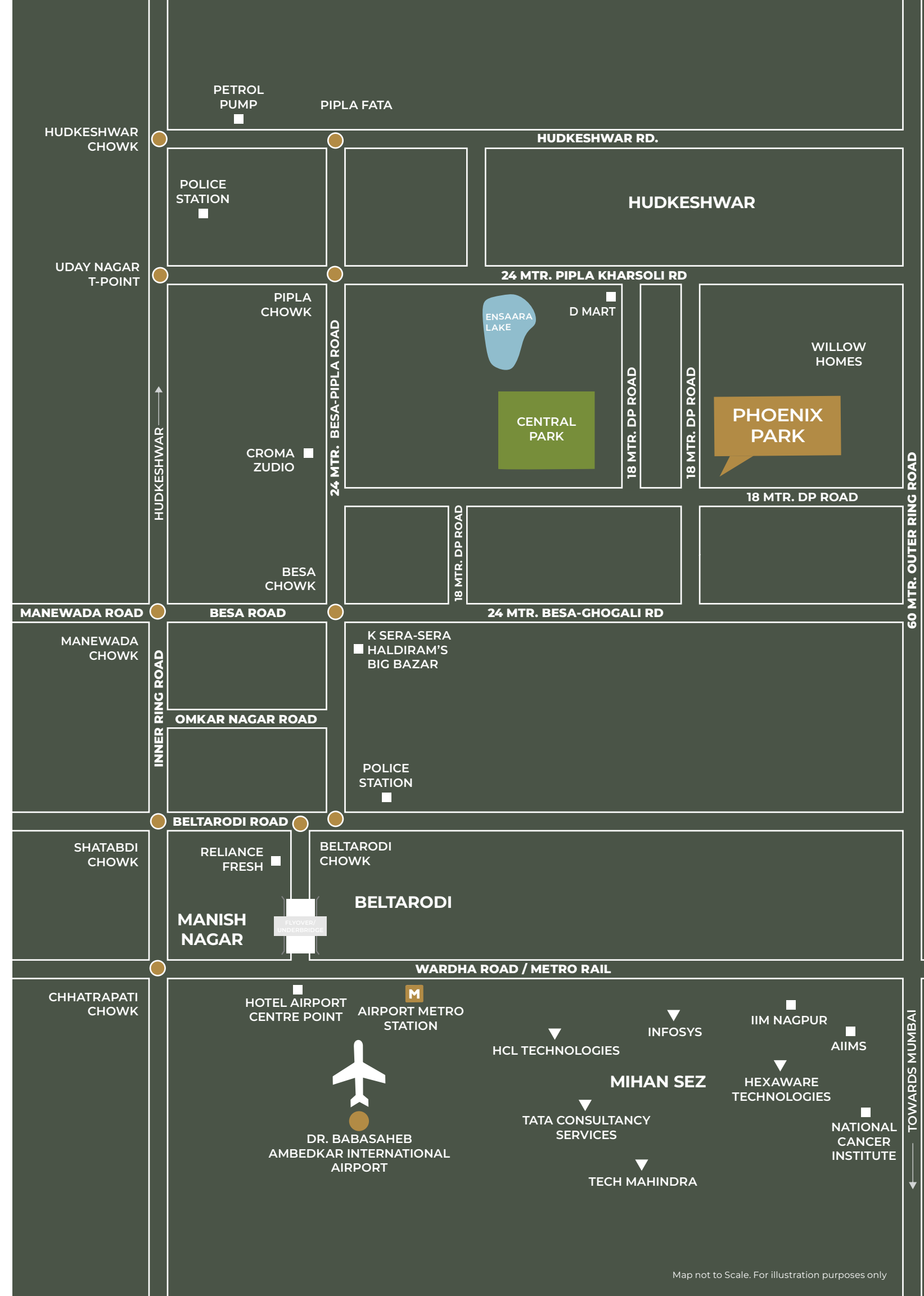
15 minutes to Nagpur International Airport | 25 minutes to Nagpur Railway Station | Immediate link to Outer Ring Road & MIHAN SEZ | Upcoming Metro Rail expansions | 15 minutes to Samruddhi Mahamarg

Established Residential & Social Infrastructure

Part of the Ensaara Metro Park community Surrounded by premium developments in Besa Pipla & Hudkeshwar

High-Growth Zone

Promising corridor with strong scope for property appreciation Close to MIHAN SEZ, IT parks, and planned city developments



Map not to Scale. For illustration purposes only

Besa-Ghogali, Nagpur

All-round Proximity

Shopping, Dining & Entertainment

D-Mart, Reliance Smart, Metro Mall – within 10 minutes Popular eateries like Haldiram’s, Zesto Garden, Imperial Spice, Nearby multiplexes and retail hubs for leisure activities

Quality Education

Podar International School – 5 minutes | Mount Litera Zee School – 10 minutes Multiple colleges in close proximity

Healthcare

AIIMS Nagpur, Medipoint Hospital, Keshav Hospital – major healthcare centres nearby Matoshree Multispeciality & KRIMS Hospital short drive



PROJECT HIGHLIGHTS

Premium Infrastructure

At Phoenix Park, infrastructure isn't just about roads and utilities; it's about building a thoughtful, lasting foundation for a better way of life.

Every detail, from the grand entrance to the concealed wiring beneath your feet, is designed to offer reliability, functionality, and beauty in equal measure.

Grand & Iconic Entry

- Bold **architectural gateway with a canopy, sculpture, and waterbody** that creates a striking first impression
- Beautifully **landscaped surroundings** set the tone for a serene, well-designed community
- Motorised Main Gate with **Welcoming Sculptures**

Roads & Pavements

- **M40-grade concrete internal roads** (250 mm thick) for long-term durability
- **M50-grade paver blocks** (80 mm thick) used for driveways and pedestrian walkways

Smart Landscaping

- **Drip irrigation** system for sustainable upkeep of all green zones
- **Tree-lined avenues and landscaped medians** improve air quality and reduce heat

Lighting & Power Backup

- **Galvanised iron streetlights** fitted with energy-efficient LED lamps
- Cables from Polycab (or equivalent), DG from Kirloskar or equivalent

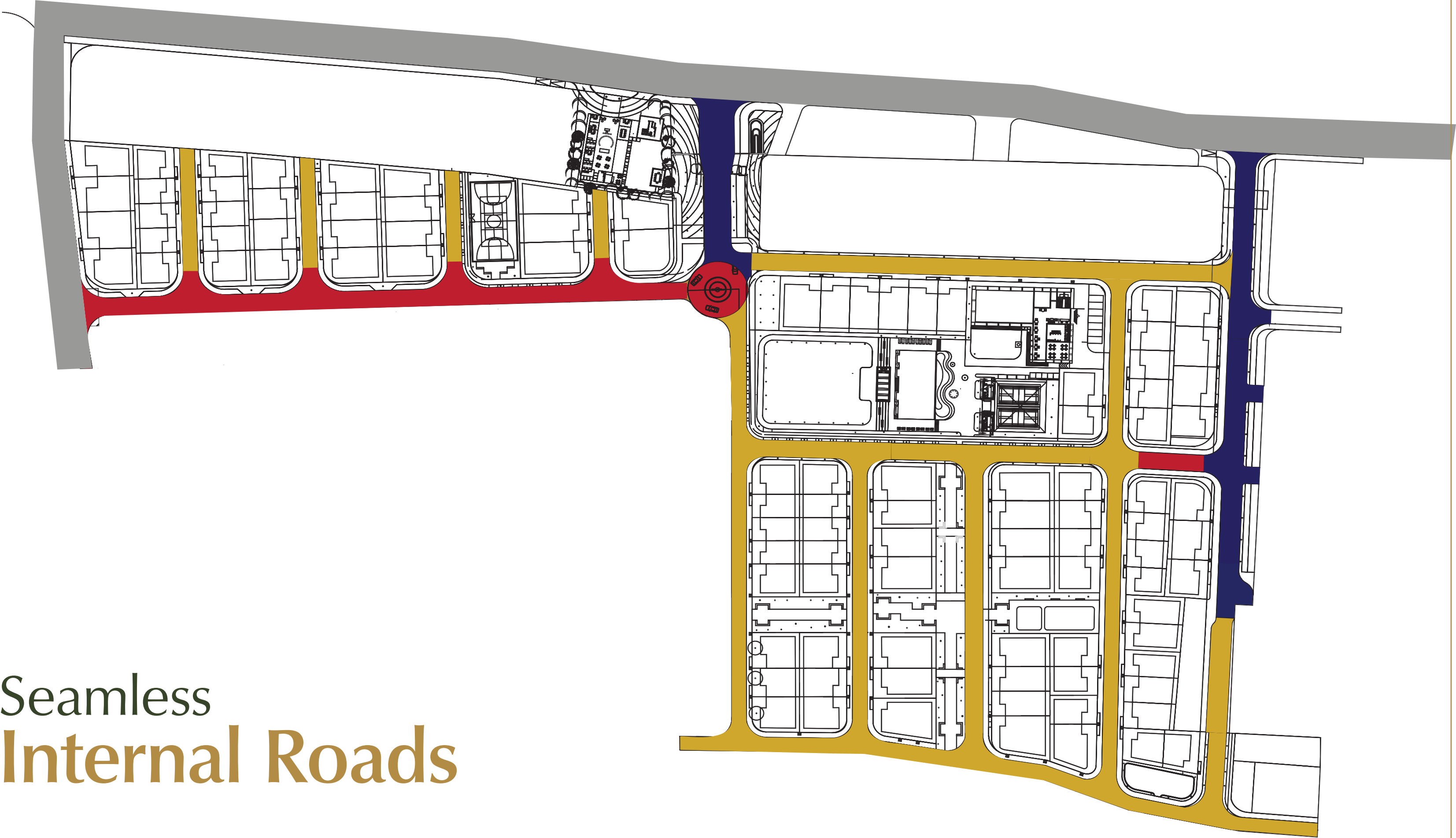
Security Features

- **Permanent compound wall** for complete boundary protection
- **24×7 manned security** with trained guards at the main gate
- **CCTV surveillance** across key entry and movement zones
- **DG backup power** to ensure security systems stay active during power outages

Utilities

- Concealed underground network for **stormwater drainage** and sewage, connected to a **central STP plant**
- **Water and electricity connections** provisioned at the boundary of every plot
- **Rainwater harvesting** system integrated into the layout
- **Organic Waste Composter (OWC)** planned for responsible waste management





Seamless
Internal Roads

- 18 Metre DP Road
- 15 Metre Wide Road
- 12 Metre Road
- 9 Metre Road



Eagles Glide

At the heart of Phoenix Park lies the “Eagles Glide” a plus-shaped crossing of green belts that stands out as the community’s focal point. This central intersection brings together walking paths, landscaping, kids play areas and community seating to create a memorable spot for relaxation or socialising.

Planned to bring every plot near to Green’s



A grand arrival experience designed to impress.

Phoenix Drive

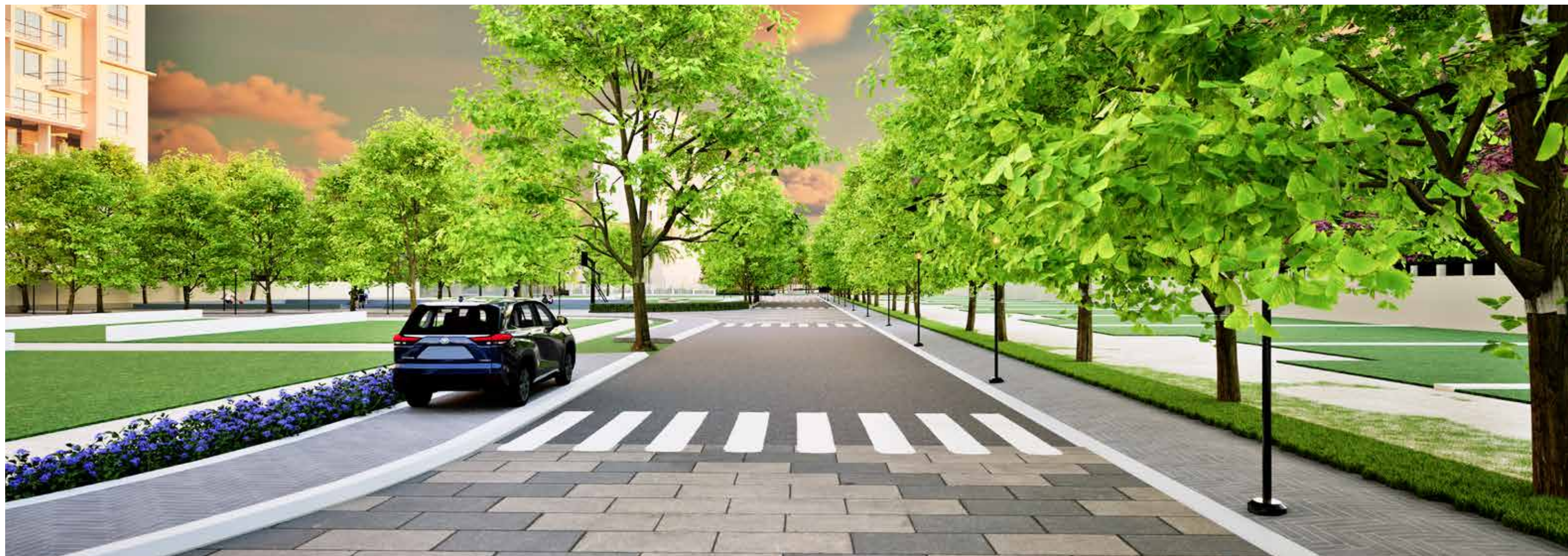
15 Metre Wide Entrance Road

Where wide roads meet thoughtful aesthetics, creating a striking first impression for every visitor.

Features:

- Iconic entry with **cobblestone paving** for a premium touch
- **Grand Phoenix Sculpture** at the central roundabout
- **Wide driveway** for smooth and easy vehicle movement
- **Elegant water feature** at the main entrance gate
- **Tree-lined pedestrian walkways** for a shaded, pleasant stroll
- **Generous plantation zones** on both sides for a green, scenic drive
- Thoughtfully designed **Road cross intersections**





The central link that connects movement with design.

12m Wide Road

Serving as a vital connector while offering comfort and greenery along the way.

Features:

- **Main internal road** linking key zones within the layout
- Direct **connection to 18m DP Road** for easy accessibility
- **Tree-lined shaded walkways** ensuring a pleasant pedestrian experience
- **Wide driveway** with **dedicated parking** bays for residents and visitors
- Thoughtfully designed **landscaped walkways** adding to the visual charm





Quiet lanes designed for ease and everyday convenience.

9m Wide Road

Connecting homes to green spaces, with calm avenues and considered planning.

Features:

- **Internal access roads** running alongside residential plots
- Seamless connectivity between **plots and green zones**
- **Planned parking bays** outside each plot for added convenience
- **Tree-lined shaded avenues** offering a relaxed, pleasant ambience
- **Spacious carriageway** designed for smooth vehicle flow





Phoenix Club Upgrade Your Lifestyle

Discover a clubhouse where leisure meets luxury. From a refreshing pool to cozy spaces, it's built for your family's cherished moments.

- | | | |
|------------------------------|--------------------------------|----------------------|
| 1. Entry to Clubhouse | 6. Pool Deck with sun loungers | 10. Stage/Dais |
| 2. Banquet Hall | 7. Deck with Cafe seating | 11. Event Lawn |
| 3. Kiosk plaza | 8. Feature Pavilion | 12. Pathway/Track |
| 4. Interactive water feature | 9. Social Steps | 13. Community Garden |
| 5. Adults Pool | | 14. Badminton Lawn |

Clubhouse & Recreational Facilities

Phoenix park is designed for a life of wellness, recreation, and togetherness. A luxurious life style which offers a holistic living experience.



Fully-Equipped Gym & Yoga Area



Swimming Pool & Pool Deck



Badminton Court, Multipurpose Court and Green Lawn



Mini Theatre & Banquet Hall



A Place to Play & Participate

Designed for a Life of Wellness, Recreation, and Togetherness. Stay active with a Holistic approach to Well-being. Enjoy a variety of Sports with dedicated Space.



Badminton Court

Perfect place to unwind and play



Tennis Court

Rallies, Laughter, just steps away from Home



Cricket Pitch

Where Every Over is Pure Enjoyment!



A Family-Friendly Community

A community where every generation feels at home a peaceful life style which brings you utmost comfort with top notch security for your family.



Children's Play Zones

Play equipment and interactive areas designed with safety in mind



Senior Citizen Spaces

Cosy seating, gazebos, and easy-access walkways for quiet enjoyment



Focus on security

Round-the-clock guarding, CCTV surveillance, and gated access





Basketball Court

Clubhouse

Entry Gate

Sculpture

Swimming Pool

RL Plots (Ready Plots)
A notable advantage, offering flexibility for immediate investment or future development.

Clear Demarcation & RERA Approval
Well-defined residential and commercial/mixed-use zones.

Vastu-Compliant Options
For those seeking traditional home orientations.

