



RERA REG. NO. A50500010897

SANDESH INFRASTRUCTURES PVT LTD.

OSHIAN REALTORS INDIA PVT LTD.

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# HIGHWAY RADIANCE

**QUEST FOR GROWTH**

RERA REG. NO. P50500032207 | P50500033342




# FOR YOUR SPLENDID FUTURE

Going beyond the proverbial four walls, Highway Radiance is a space where you can create a splendid future for your loved ones. With a carefully crafted space, we hope to enable you to fulfill your dream of owning a luxurious home.



# INVEST IN THE BEST LIFE FOR YOURSELF

Bringing alive a multitude of experiences, Highway Radiance is strategically located in an area that is the preferred choice of all the upcoming leading industries, corporates, and business firms in Nagpur.



# OSHIAN HIGHWAY RADIANCE

QUEST FOR GROWTH

Guided by the vision of the 'Quest For Growth', Highway Radiance is a springboard for the dreams and aspirations, for living a healthier and fulfilled life. Strategically situated near the commercial landmark of MIHAN, the center of the upcoming business district in Nagpur. Highway Radiance is a convenient drive from the city and is close to the airport and metro station. Undoubtedly one of the choicest destinations to invest in, the project offers a perfect amalgamation of luxury and comfort for a joyous and peaceful life. Vast open spaces, the manicured greens, the world-class gyms, the sports arenas to even the places of worship among other things, are built to enrich lives.

**OSHIAN**<sup>®</sup>  
REALTORS INDIA PVT. LTD.

At Oshian Realtors all our projects are well thought out to cater to all the aspects and needs of our clients. With an aim to create the highest level of design and craftsmanship, uncompromising quality, and unparalleled service, Oshian Realtors is the symbol of luxury, aesthetics, and peaceful living.

With over 65+ projects successfully delivered across Maharashtra, we have the experience and skills to deliver both quality and scale. By forging the finest partnerships, and deploying the best people and processes, we are able to create the best value for our customers across geographies, markets, price points. We have been able to create landmark developments across residential and retail spaces, winning the trust and appreciation of our patrons time and again.



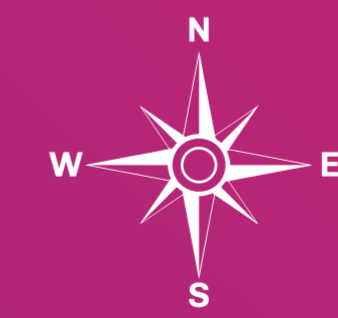
KH. NO. - 138/1/2/3 PLOT NO. - 1 to 104						
Sr.Nos	Plot No	Size (M)	Plot Area (Sq.M)	Rounding area of Road (Sq.M)	Remaining Plot area (Sq.M)	Remaining Plot area (Sq.Ft)
	A	B	C	D	E=(C-D)	F
1	1	1/2(10.00+13.15)X21.90	253.49		253.49	2728.57
2	2 TO 8	11.00 X 21.90	240.90		240.90	2593.05
3	9	10.95 X 18.20	199.29		199.29	2145.16
4	10	10.50 X 18.20	199.29	7.72	191.57	2062.06
5	11	10.50 X 15.70	171.91	7.72	164.19	1767.34
6	11(A)	10.95 X 15.70	171.91		171.91	1850.44
7	12 TO 20	10.00 X 21.90	219.00		219.00	2357.32
8	21	1/2(9.00+11.80)X21.90	227.76		227.76	2451.61
9	22,49	9.90 X 15.65	154.93	7.72	147.21	1584.57
10	23, 24, 47,48	8.00 X 15.65	125.20		125.20	1347.65
11	25 to 34 37 to 46	7.15 X 15.65	111.89		111.89	1204.38
12	35	1/2(8.75+9.95)X 15.65	146.32		146.32	1574.99
13	36	1/2(7.70+8.75)X 15.65	128.72		128.72	1385.54
14	50,71, 72,93	10.00 X 15.00	150.00	7.72	142.28	1531.50
15	51 TO 59 62 TO 70	9.30 X 15.00	139.50		139.50	1501.58
16	60	1/2(9.70+10.70)X15.00	153.00		153.00	1646.89
17	61	1/2(9.70+10.70)X15.00	138.00		138.00	1485.43
18	73 TO 81 84 TO 92	9.00 X 15.00	135.00		135.00	1454.14
19	82	1/2(10.00+11.00)X 15.00	157.50		157.50	1695.33
20	83	1/2(9.00+10.00)X15.00	142.50		142.50	1533.87
21	94	16.80 X 20.35	341.88	7.72	334.16	3596.90
22	95 TO 99	13.55 X 20.35	275.74		275.74	2968.07
23	100	1/2(13.55+14.90)X 20.35	289.47		289.47	3115.86
24	101	1/2(15.70+18.10)X 38.95 + 1/2(21.25+21.65)X 2.35 + 1/2(21.65+22.60)X 14.70	1033.88		1033.88	11128.68
25	102	1/2(47.10+43.60)X 22.30	1011.30		1011.30	10885.63
26	103	1/2(43.60+39.50)X 26.40	1096.92		1096.92	11807.25
27	104	1/2(15.65+22.80)X 39.55 + 11.40 X 26.80	1065.86	7.72	1058.14	11389.82

OPEN SPACE	AMENITY SPACE
3476.87 Sq. M	3610.28 Sq.M
37425.03 Sq.ft	38861.05 Sq.ft

KH. NO. - 155/1 PLOT NO. - 1 to 67						
Sr.Nos	Plot No	Size (M)	Plot Area (Sq.M)	Rounding area of Road (Sq.M)	Remaining Plot area (Sq.M)	Remaining Plot area (Sq.Ft)
	A	B	C	D	E=(C-D)	F
1	1	1/2(14.45+16.00)X 10.70 + 1/2(16.75+16.00)X 5.40	251.32		251.32	2705.21
2	2	1/2(14.40+10.95)X 33.05	418.90	30.90	388.00	4176.43
3	3	1/2(7.40+17.25)X 33.30 + 1/2(26.40+26.50)X 1.75	456.70	30.90	425.80	4583.31
4	4	1/2(26.50+27.50)X 12.00	324.00		324.00	3487.54
5	5	1/2(27.50+28.30)X 10.20 + 1/2(28.00+28.05)X 1.80	335.02		335.02	3606.16
6	6	1/2(28.05+28.35)X 12.00	338.40		338.40	3642.54
7	7	1/2(28.65+28.35)X 12.00	342.00		342.00	3681.29
8	8	1/2(28.65+28.70)X 2.50 + 9.50 X 28.70	344.33		344.33	3706.37
9	9 TO 14	12.00 X 28.70	344.40		344.40	3707.12
10	15	1/2(11.50+14.70)X 28.70	375.97	16.92	359.05	3864.81
11	16	1/2(12.50+14.90)X 21.50	294.55	16.92	277.63	2988.41
12	17 TO 24	10.30 X 21.50	221.45		221.45	2383.69
13	25	1/2(10.00+15.05)X 21.50	269.28		269.28	2898.53
14	26	1/2(9.00+10.80)X 16.00	158.40	7.72	150.68	1621.92
15	27 TO 38	8.45 X 16.00	135.20		135.20	1455.29
16	39,40	1/2(9.00+9.75)X 16.00	150.00		150.00	1614.60
17	41 TO 52 55 TO 66	8.15 X 16.00	130.40		130.40	1403.63
18	53	1/2(10.80+12.25)X 16.00	186.80	7.72	179.08	1927.62
19	54	1/2(9.00+10.80)X 16.00	158.40	7.72	150.68	1621.92
20	67	1/2(9.75+10.50)X 16.00	162.00		162.00	1743.77

OPEN SPACE	AMENITY SPACE
1008.36 Sq. M	1006.64 Sq.M
10853.99 Sq.ft	10835.47 Sq.ft

Comprising of **15.5 Acres** of lush land, **172 Plots**



- Cement Road
- Drainage Line
- Drinking Water Line
- Sewer Line
- Garden Fencing
- Underground Electrification
- Tree Plantation
- STP
- Children Park
- Storm Water Drainage Network

# AMENITIES

## RECREATIONAL ACTIVITIES



## KIDS PLAY ARENA EQUIPMENTS



## TODDLERS PLAY ARENA EQUIPMENTS



## GREEN GYM ARENA EQUIPMENTS



## LOCATION

Highway Radiance is conveniently located at a distance of 15 minutes from the airport, 10 minutes from the metro station, and 30 minutes from the main railway station. It is also well-connected to other parts of the city by road. VCA Jamtha Stadium, Bramhakumaris Center, Suretech hospitals, schools like Montfort and Narayana Vidyalaya, colleges and good restaurants are present in the proximity of this project. The property has a host of amenities that leads to a comfortable and luxurious life!

# HIGHWAY RADIANCE

QUEST FOR GROWTH



### PROXIMITY



**Metro Station**  
Within 0.5 km



**Schools & Colleges**  
Within 2 km



**VCA Stadium**  
Within 1 km

**Hospitals**  
Within 0.5 km



**IT Offices**  
Within 3 km



**Bramhakumaris Center**  
Within 1 km



**Airport**  
Within 10 km

## OUR PROJECTS

### NAGPUR



### AURANGABAD

