

NEW NEON CITY

Pardi Road • Shirpur • Nagpur

NMRDA Approved Residential Plots

10-acre layout designed around connectivity, accessibility and planned infrastructure.

10 ACRES

Planned Layout

RERA

Approved

NMRDA

Approved Plots



Advantages of Shirpur

An already inhabited and developing neighbourhood makes Shirpur suitable for both immediate residential use and long-term investment.

- ✓ Ready for Home Construction
- ✓ High Property Appreciation
- ✓ Rental Income Opportunity



Project snapshot

A clear, buyer-friendly overview of New Neon City

Project	New Neon City
Project Road	Pardi Road, Shirpur
Location	Bhavani Mandir Road • Ring Road touch • Nagpur
Layout	10 acres
Land Use	NMRDA-approved residential plots
Khasra	No. 61 (Part)

Approval + Connectivity + Planned infrastructure.



Location story that buyers can see

Use this as a schematic map slide during sales calls

New Neon City

Pardi Road • Shirpur
Ring Road Touch • Nagpur

Schematic, not to scale

Ring Road Touch

Connectivity advantage

Nagpur Access

Ease of city
movement

Bhavani Mandir Road

Local address marker

Hospitals & Colleges

Everyday-use ecosystem

Kalamana Market

Nearby commercial
pull

Around the project

Hotspots buyers can relate to in one glance

01 Kalamana Market

Commercial convenience

02 D'Mart Ranala

Everyday shopping

03 Hospital & Colleges

Education and healthcare access

04 Theatre & Cafeteria

Lifestyle touchpoints

05 Ring Road

Movement and connectivity

06 Nagpur Access

City link in the story



Everything that matters most to you...

Approval & project credentials

Make trust visible before discussing price

NMRDA

APPROVED RESIDENTIAL PLOTS

This is the confidence slide.
Keep it clean, large and
easy to verify.

Project Code NMRDA-24-36924

Certificate No. NMRDA/LT/2024/APL/00435

Khasra No. 61 (Part)

Layout 10 acres

- ✓ Use actual approval/certificate images if available.
- ✓ Let buyers verify before booking; it increases trust.

Amenities & planned infrastructure

Convert features into practical buyer confidence

01 Cement Road

movement

02 Entry Gate

identity

03 Storm Drain

planning

04 Green Gym

community

05 Sewer Line

basic infra

06 Underground Electrification

cleaner layout

07 Water Line

utility

08 Garden

lifestyle

09 Fencing & Demarcation

clarity

Buyer takeaway: planned infrastructure makes the plot feel usable, credible and future-ready.

Why Aarav Infra?

**Land is an asset. Liquidity matters.
So does what happens after booking.**

- ✓ Documentation guidance
- ✓ Ground-level transparency
- ✓ Future resale assistance
- ✓ Support beyond booking

Position Aarav Infra as a guide, not just a plot seller.



Simple buying journey

From first enquiry to registration support



Minimum Booking Amount

₹51,000

Book your site visit now

Use it. Hold it. Resell it later.

BUILD YOUR HOME NOW
GROW WITH THE LOCATION
EARN RENTAL INCOME

HOME

Future Planning

INVESTMENT

Location Story

FUTURE RESALE

Support Narrative

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