



codename

Pro **MAX**

Live Different.

WELCOME TO ENGINEERS HORIZON!

Established in 2010, Engineers Horizon, under the Linux Group Brand, has transformed Pune's real estate and infrastructure. Known for sustainable and affordable housing, the company's inventive designs create spacious, eco-friendly homes. With a commitment to customer satisfaction and excellence, Engineers Horizon is Pune's top real estate choice, synonymous with professionalism, innovation, and quality.

11+

**YEARS OF
EXPERIENCE**

1000+

**HAPPY
FAMILIES**

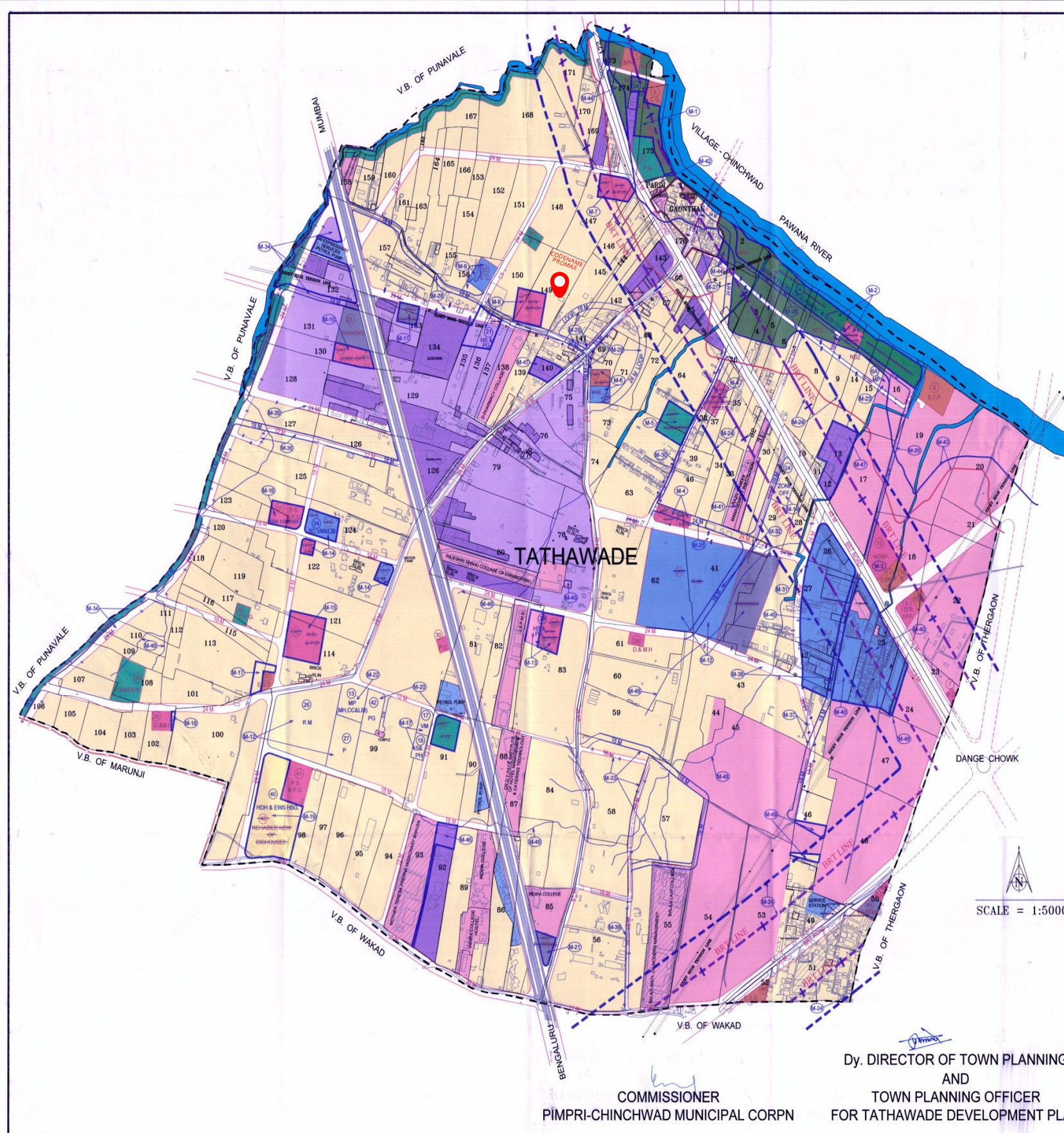
3+

**ONGOING
PROJECTS**

100%

**SATISFACTION
GUARANTEED**

CODENAME PROMAX



PIMPRI-CHINCHWAD MUNICIPAL CORPORATION

DRAFT DEVELOPMENT PLAN OF TATHAWADE
MODIFICATIONS PROPOSED AS PER GENERAL BODY
RESOLUTION NO.448 DATED 18/01/2014. TO BE PUBLISHED
U/S 28(4) OF THE M.R. & T.P. ACT, 1966

Schedule of Modifications

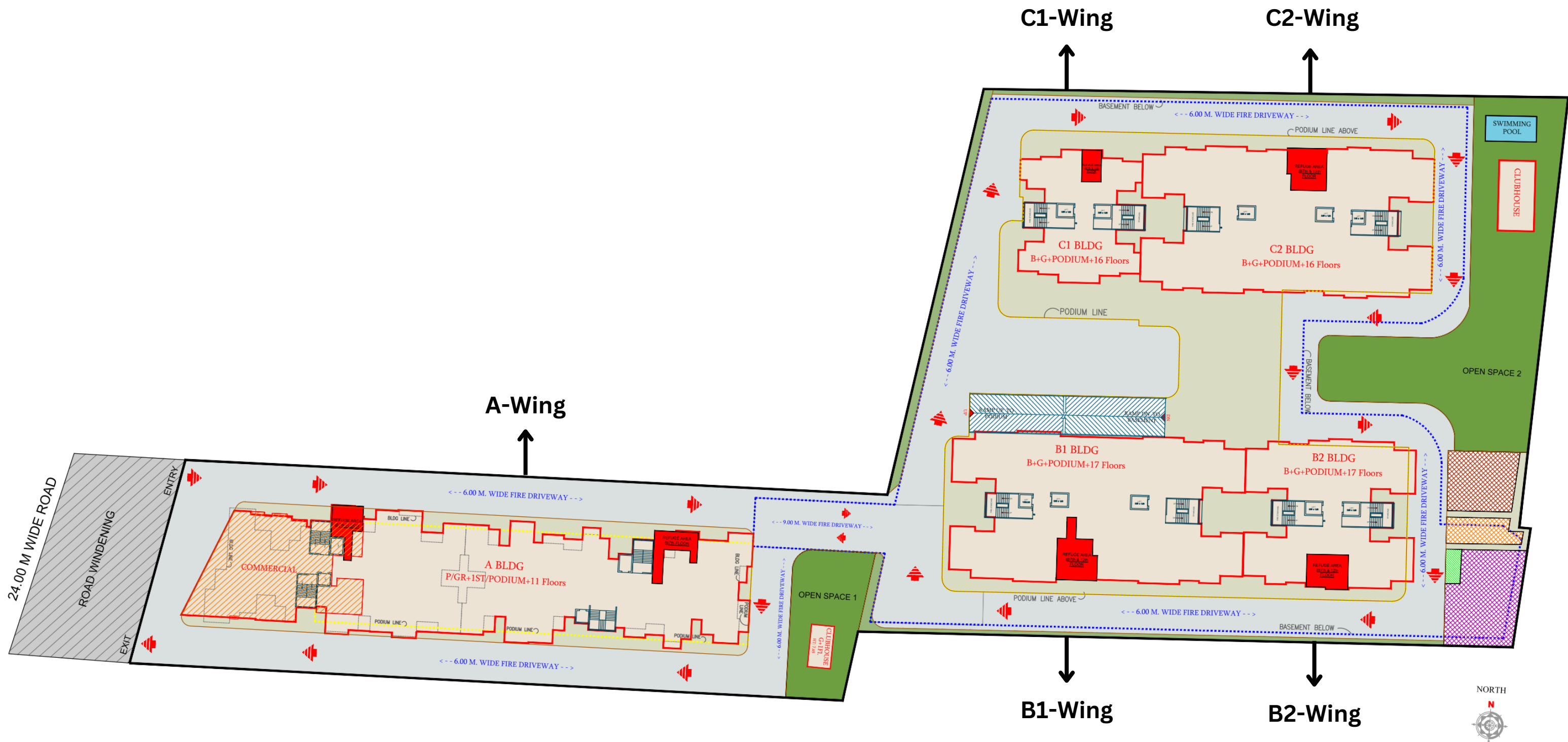
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LEGEND :-

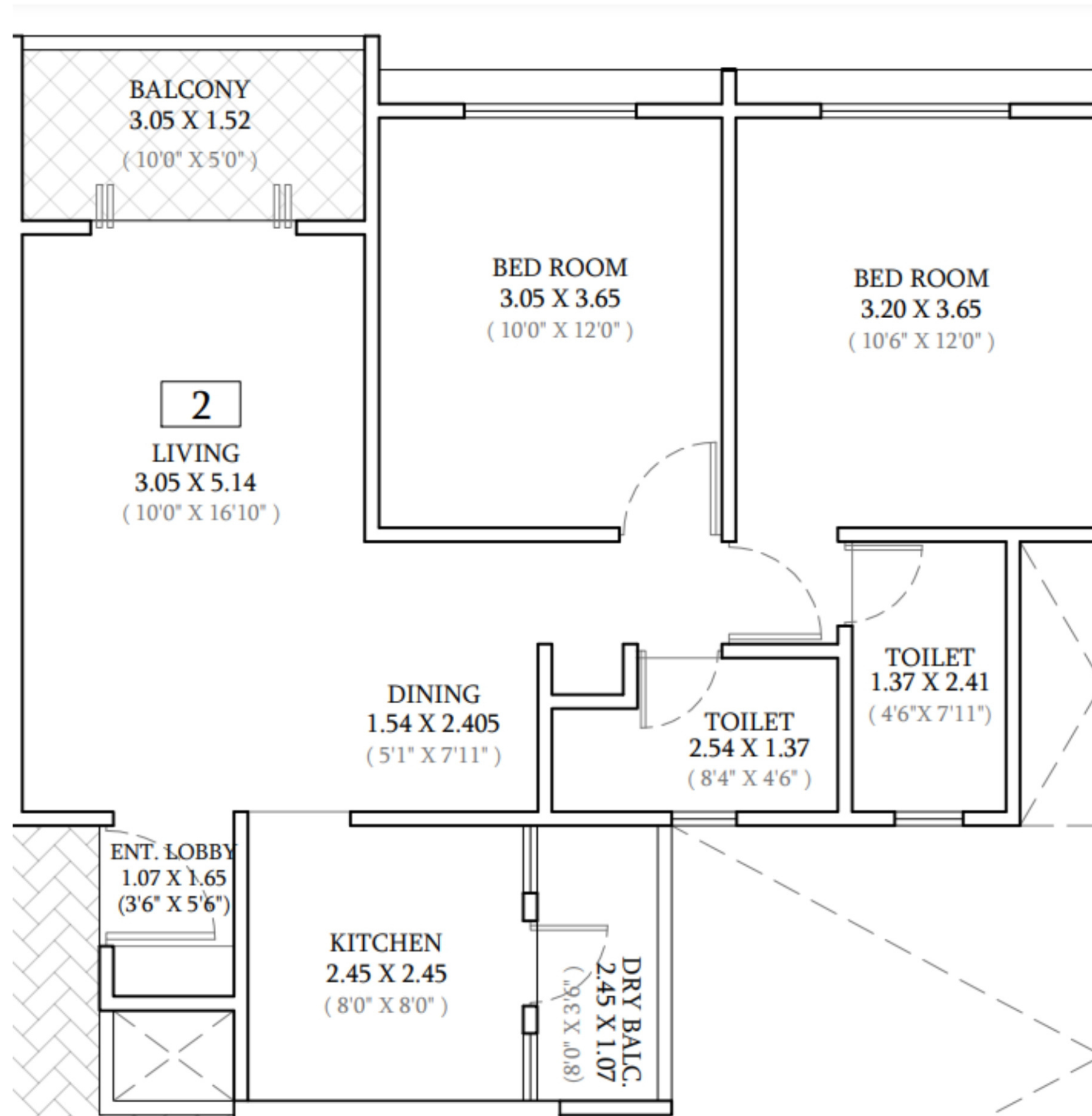
— 25 YEAR HIGH FLOOD LINE	— MUNICIPAL CORPORATION BOUNDARY
— 100 YEAR HIGH FLOOD LINE	— MODIFICATION PROPOSED U/S 28 (4) OF M.R. & T.P. ACT 1966
— HIGH TENSION LINE (H. T. L.)	— VILLAGE BOUNDARY
— BRT LINE:	— CONGESTED AREA BOUNDARY (GAOTHAN)
— INDUSTRIAL	— GREEN BELT
— NO DEVELOPMENT ZONE	— WATER BODIES
— TRAFFIC AND TRANSPORT PARKING (PT)	— NALA, RIVER
— RECREATIONAL	— PUBLIC UTILITY SEWERAGE TREATMENT PLANT
— PLAY GROUND (PG)	— CREMATION GROUND (CG)
— RESIDENTIAL	— FIRE BRIDGE (FB)
— HOUSING FOR DISADVANTAGED (HDH)	— ELECTRIC SUB STATION (MSE)
— ECONOMICAL WEAKER SECTION HOUSING (EWS)	— ELEVATED STORAGE RESERVOIR (ESR)
— PUBLIC PURPOSE	— SLAUGHTER HOUSE (SH)
— HIGH SCH. (HS) PRIMARY SCH. (PS)	— COMMERCIAL
— COLLEGE, COLLEGE	— VEGETABLE MARKET (VM)
— CULTURAL CENTRE (CC)	— SHOPPING CENTER (SC)
— POLICE CHOWKI (PC)	— RETAIL MARKET (RM)
— DISPENSARY & MATERNITY HOME (D & M)	— COMMERCIAL C/T
— HOSPITAL (HOSP)	

Dy. DIRECTOR OF TOWN PLANNING AND TOWN PLANNING OFFICER FOR TATHAWADE DEVELOPMENT PLAN
COMMISSIONER PIMPRI-CHINCHWAD MUNICIPAL CORPN

MASTER LAYOUT

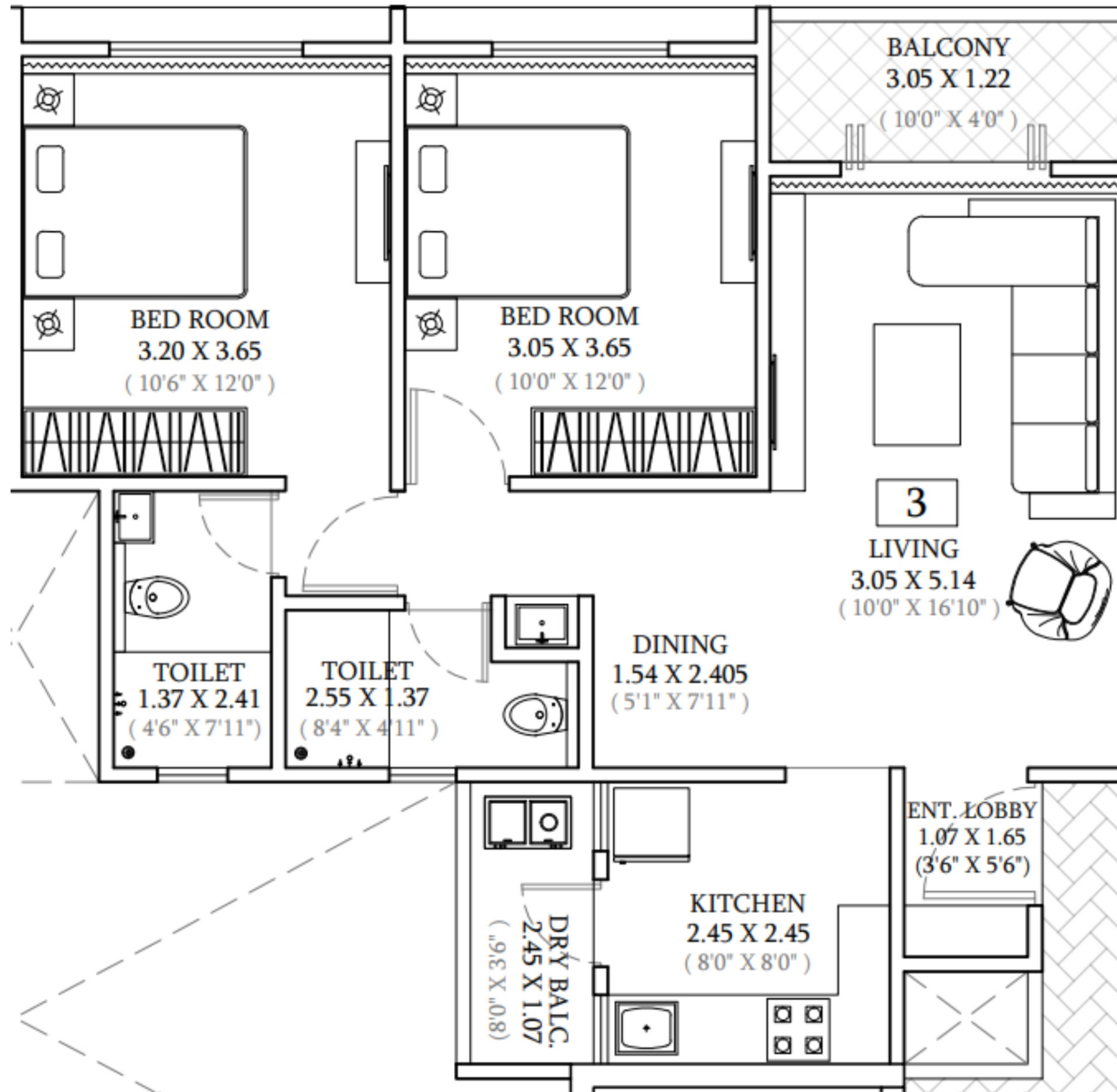


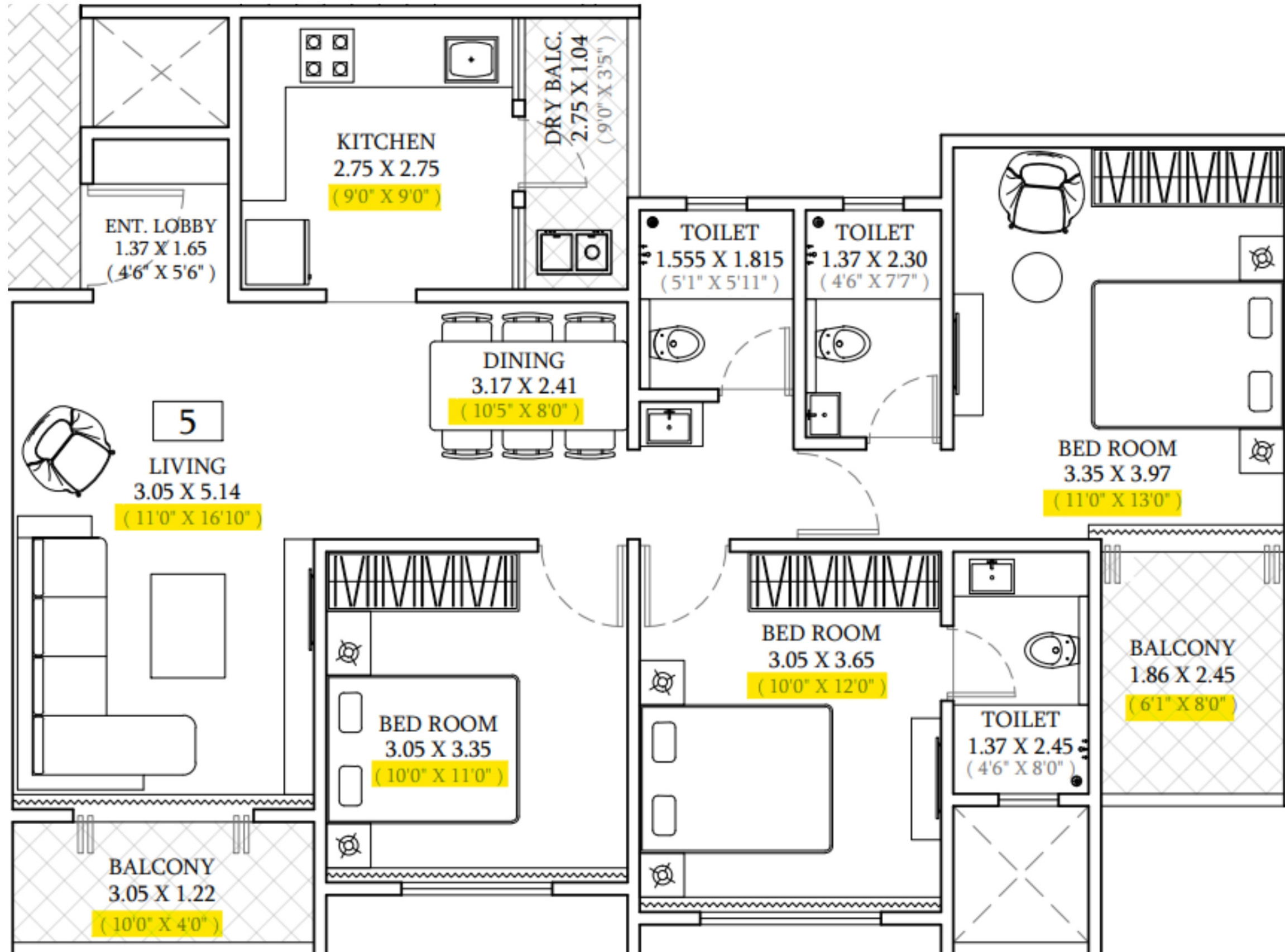
UNIT PLANS



codename
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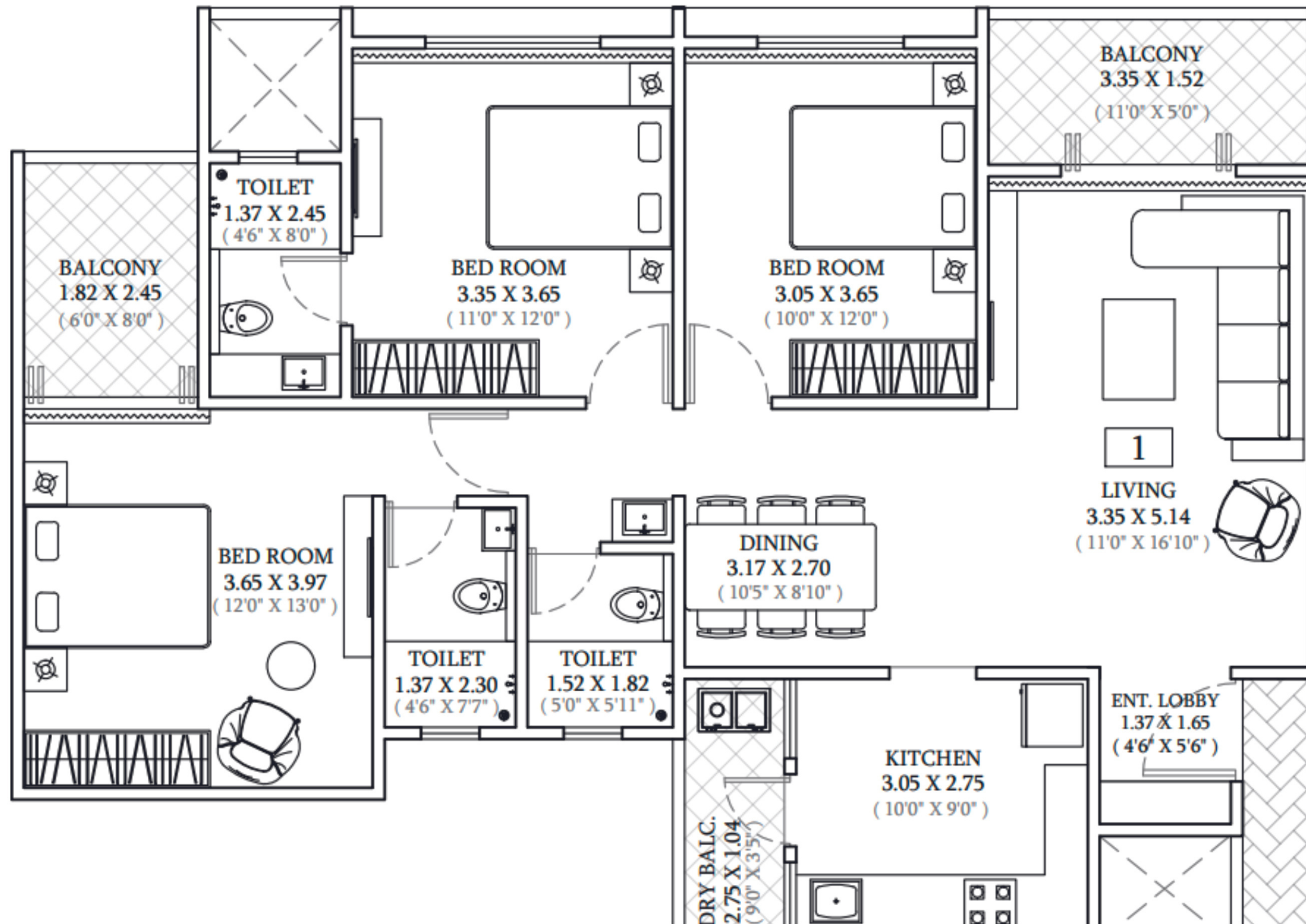
2 BHK - Type B





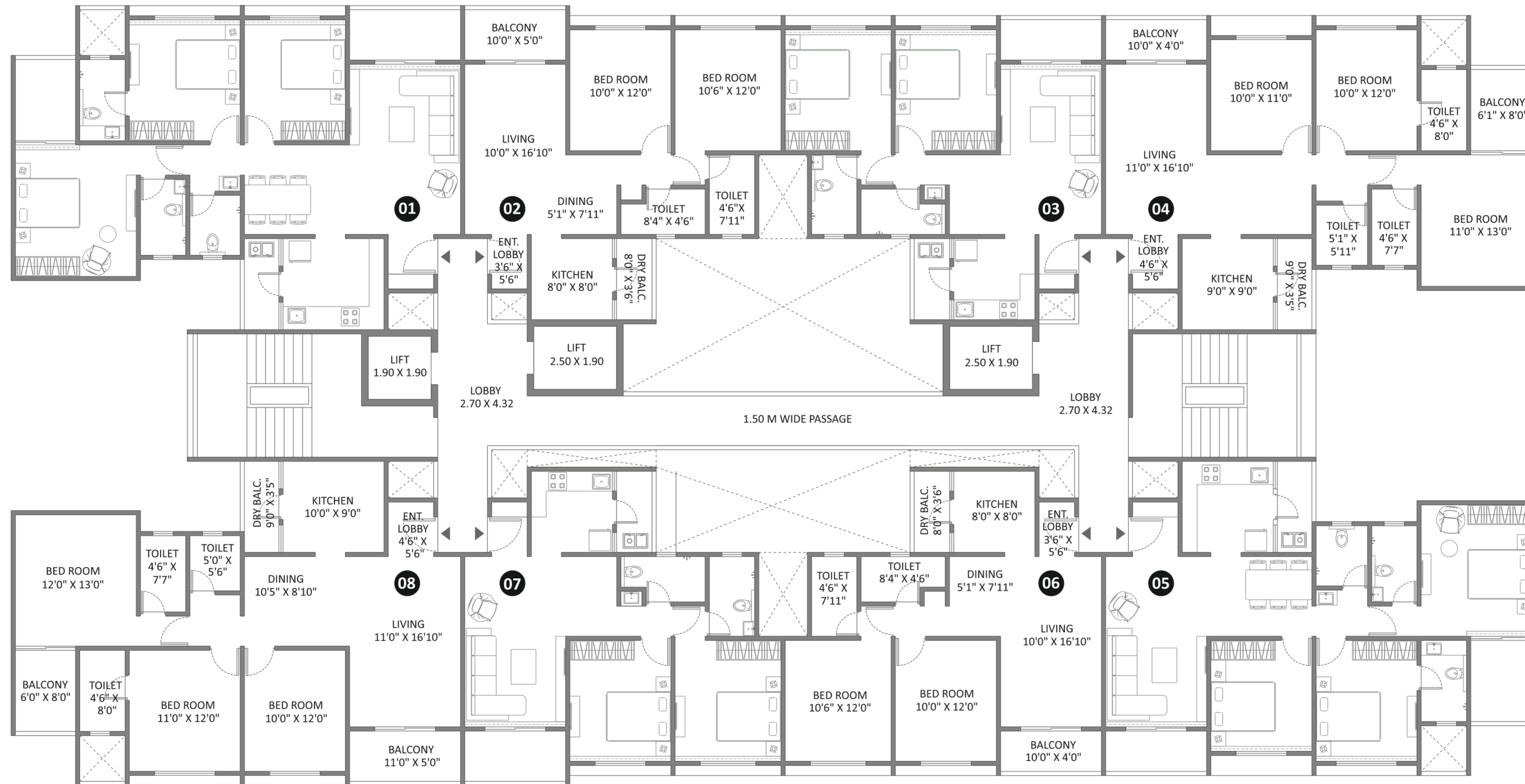
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Pro **MAX**

3 BHK - Type B



FLOOR PLANS

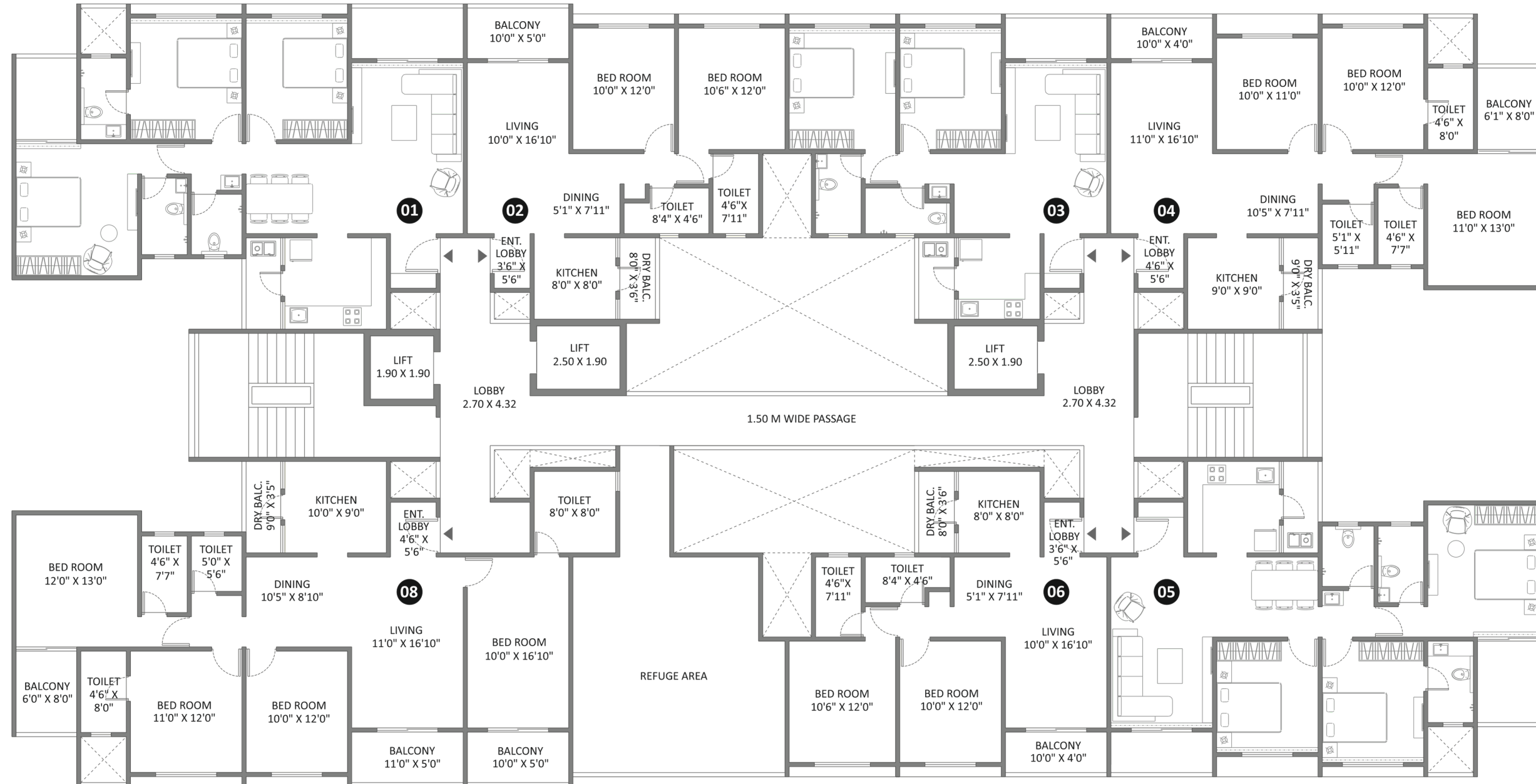
Wing - B1 | Typical Floor Plan 1st to 6th, 8th to 11th floor



SERIES NO.	FLAT TYPE'S	CARPET AREA		BALCONY AREA		DRY BALCONY AREA		GROSS USABLE AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
01, 08	3 BHK	92.98	1000.84	9.55	102.80	5.02	30.79	105.39	1134
02, 07	2 BHK	63.10	679.21	4.64	49.94	5.02	28.20	70.36	757
03, 06	2 BHK	63.10	679.21	3.72	40.04	5.02	28.20	69.44	747
04, 05	3 BHK	86.38	929.79	8.27	89.02	5.02	30.79	97.51	1050



Wing - B1 | 7th Refuge Floor Plan



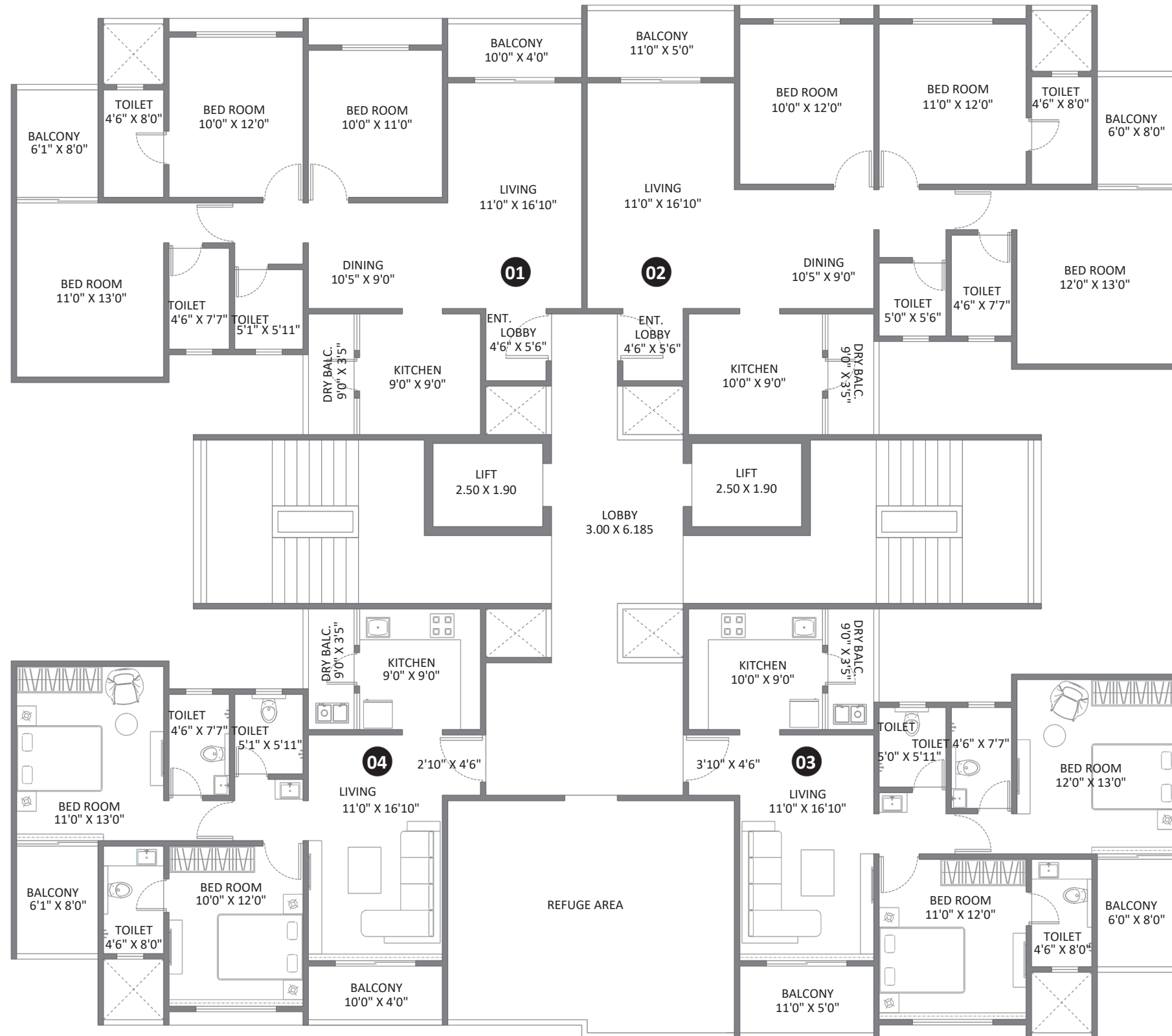
SERIES NO.	FLAT TYPE'S	CARPET AREA		BALCONY AREA		DRY BALCONY AREA		GROSS USABLE AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
01	3 BHK	92.98	1000.84	9.55	102.80	5.02	30.79	105.39	1134
02, 06	2 BHK	63.10	679.21	4.64	49.94	5.02	28.20	70.36	757
03	2 BHK	63.10	679.21	3.72	40.04	5.02	28.20	69.44	747
04, 05	3 BHK	86.38	929.79	8.27	89.02	5.02	30.79	97.51	1050
07	REFUGE AREA								
08	4 BHK	115.81	1246.58	14.37	154.68	5.02	28.85	132.86	1430





SERIES NO.	FLAT TYPE'S	CARPET AREA		BALCONY AREA		DRY BALCONY AREA		GROSS USABLE AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
01, 04	3 BHK	929.79	86.38	8.27	89.02	5.02	30.79	97.51	1050
02, 03	3 BHK	92.98	1000.84	9.55	102.80	5.02	30.79	105.39	1134





SERIES NO.	FLAT TYPE'S	CARPET AREA		BALCONY AREA		DRY BALCONY AREA		GROSS USABLE AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
01	3 BHK	86.38	929.79	8.27	89.02	5.02	30.79	97.51	1050
02	3 BHK	92.98	1000.84	9.55	102.80	5.02	30.79	105.39	1134
03	2 BHK	69.94	752.83	9.10	97.95	5.02	30.79	81.90	882
04	2 BHK	66.47	715.48	8.27	89.02	5.02	30.79	77.60	835



GROUND AMENITIES

1. ENTRANCE PLAZA
2. SECURITY CABIN
3. CYCLING TRACK/ JOGGING TRACK
4. STAGE BACK WALL
5. STAGE
6. FESTIVAL CELEBRATING AREA (LAWN AREA)
7. PATHWAY
8. ENTRANCE PLAZA FEATURE
9. WATERBODY
10. BUFFET COUNTER/
11. SEATING
12. BABY POOL
13. SWIMMING POOL
14. CHANGING ROOM
15. POOLSIDE DECK AREA
16. FEATURE WALL
17. CANTILEVER PATHWAY
18. DOG PARK / PET PARK

GROUND AMENITIES

19. AMPHI SEATING / PAVILION

SEATING

20. YOGA AND MEDIATION

AREA/SENIOR CITIZEN AREA/

TEMPLE

21. TENSILE STRUCTURE

22. BAR COUNTER

23. PERGOLA WITH SIT-OUT

24. BADMINTON COURT

25. TABLE TENNIS

26. CHILDREN'S PLAY AREA

27. CLIMBING ROCK

28. BOX CRICKET

29. GAZEBO

30. MULTIPURPOSE PLAY COURT

**(BASKET-BALL COURT /TENNIS
COURT)**

31. FLAG HOSTING

32. CLUB HOUSE

(MULTIPURPOSE EVENT HALL /

NETFLIX ZONE / MOVIE ARENA,

INDOOR GAME DAYCARE)

GROUND AMENITIES

33. PARTY LAWN

34. TODDLERS PLAY AREA (RUBBER FLOORING)

35. HAMMOCK GARDEN

36. OUTDOOR BOARD GAME ZONE

37. MOUND GARDEN

38. ACUPRESSURE TRACK

39. BOUGAINVILLEA ARBOR

40. FLOWER GARDEN

41. FRAGRANT GARDEN

42. FIREPLACE

43. SWING PLAZA FOR SENIOR CITIZENS

TERRACE AMENITIES

1. SKY TRACK
2. STAR-GAZING TELESCOPE ZONE
3. MUSICAL GARDEN
4. CROSS-FIT GYM
5. GARDEN
6. BARBEQUE ZONE
7. SIT OUT FOR SENIOR CITIZENS
8. YOGA MEDITATION LAWN
9. ZIG-ZAC CORNER
10. TROPICAL GARDEN
11. PLAY-ZONE
12. BEVERAGES COUNTER



JOGGING TRACK



AMPHI-SEATING



SWIMMING POOL



PETS' PARK



MULTI-PURPOSE COURT



PARTY LAWN



CROSS-FIT GYM



STAR-GAZING TELESCOPE ZONE



MUSICAL GARDEN



YOGA AND MEDITATION LAWN



CO-WORKING SPACE WITH WI-FI



PLAY ZONE

CONNECTIVITY



Thank You