

ios PRIME

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.

13+
Years of
Experience

1100+
Happy
Families

3+
Ongoing
Projects

100%
Satisfaction
Guaranteed



Corrigendum Nos.

- 1) TPS-1815/2012/CR-84/15/E.P. Tathawade/UD-13, DT. 09.01.2017
- 2) TPS-1815/2012/CR-84/15/E.P. Tathawade/UD-13, DT. 01.02.2017

Corrigendum No.	SR.No.	Details of Notice	Corrigendum
3)	09/01/2017	12	Schedule B of the Notice No. TPS-1815/2012/CR-84/15/E.P. Tathawade/UD-13, DT. 06.01.2017.
4)	01/02/2017	14	Schedule B of the Notice No. TPS-1815/2012/CR-84/15/E.P. Tathawade/UD-13, DT. 06.01.2017.

E.P.B. Following entry is added at last column at S.No. iii)

iii) Remaining area from site No. 26 (RM) to the West of 18 mt. North-South road is proposed to be included in Residential Zone.

E.P. 14 in Column No.5, the following entry is added at the end.

Further 12 mtrs. North-South road shown in S.No.7 is proposed to be shifted towards East in S.No.8 as shown on plan. The land under original 12 mtrs. North-South road shown in S.No. 7 is proposed to be included in Residential Zone.

PIMPRI-CHINCHWAD MUNICIPAL CORPORATION PIMPRI, 411018.

DEVELOPMENT PLAN OF TATHAWADE VILLAGE

Government Notice NO.T.P.S 1815/2012 PRA NO. 84/15/E.P.-Published/UD-13
Date - 06/01/2017 Under section 31(1) of MR TP Act 1966.

SCHEDULE-A		
SCHEDULE OF SUBSTANTIAL MODIFICATIONS SANCTIONED BY GOVT. U/S 31(1) OF Development plan of Tathawade village		
(Accompanied with the Government Notification No. TPS-1812/2012/CR-84/15/E.P. Publication/UD-13,DT.06/01/2017)		
SR. NO.	Modification No.	Substantial Modification Republished U/S 31(1) of MR & TP Act, 1966.
1	2	3
Village-Tathawade		
1	EP-1	1) Area to the West and South side of Site No. 2 Cremation Ground, From S.No. 174 & 175 is proposed to be reserved for Burial Ground. 2) Area to the East of Site No. 3 Play Ground upto the river is proposed to be included in Site No. 3, Playground.
2	EP-2	1) Area between river and East-West 12 m. wide new proposed road is proposed to be reserved for River front development as shown on plan. 2) The area between new 12 m. proposed road and upto the blue flood line is proposed for Play Ground and Parking.
3	EP-3	Res. No. 13, Multi-purpose Hall (Area 5000 sq.m.), Res.No.14,Library (Area 2000 sq.m.), Res.No.15, Community Centre (Area 4000 sq.m.) are proposed to be deleted and land their under proposed to be included in Residential Zone.
4	EP-4	1) Refuse to sanction shifting of the Reservation. 2) Site No. 17 Vegetable Market is reinstated as per plan published U/S 26. 3) Site No. 18 Sump & Pump House as per published plan under section 26 is to be deleted and land there under to be included in residential Zone.
5	EP-5	Reservation No. 21 as per Published Plan U/S 26 and Shifted Reservation U/S 28(4) both are proposed to be deleted and area there under proposed to be included in Residential Zone.
6	EP-6	Area of existing residential houses & temple from northern side of Reservation proposed to be deleted & included in Residential Zone. The area remaining there after inclusive of land area up to existing road proposed for the Reservation.
7	EP-7	Reservation No. 25 Parking is deleted and area under this Reservation is included in Industrial Zone.
8	EP-8	1) Refused to Sanction shifted of Reservation no. 26 & 27. 2) An area from Site No. 26 to the east of the east of 18 m. new proposed road along with area of Site No. 27, is Re-designated as Parking & Retail Market.
9	EP-9	1) Both, Site No. 31 (Vegetable Market) & Site No. 33 (Library) are proposed to be deleted and land thereunder is proposed to be included in Residential Zone. 2) Site No. 34 (Shopping Centre) is Re-designated for Shopping Centre, Vegetable Market & Library.
10	EP-10	Res. No. 42 is proposed to be shifted and relocated, near the existing temple in S.No. 99 with a 12 m. wide approach road as shown on plan. The area under the original Reservation is to be included in the Residential Zone.
11	EP-11	Area admeasuring 1.00 Hectar is proposed to be reserved for Municipal Purpose as Site No. 13 (Multi-purpose Hall, Community centre & Library purpose.)
12	EP-12	100 m. BRT Corridor is proposed to be widened to 200 m.
13	EP-13	Alignment of 24 m. wide East-West road from S.No. 63, 62, 41, 27 is reinstated as per plan published U/S 26.
14	EP-14	Existing road passing through government land from S.No. 16, 17, 18 & 19 is proposed to be widened to 12 m. and further along the southern boundary of Re-designated Reservation of River Front Development & Boat Club, is proposed to be connected to the proposed 24 m. wide road from S.No.2 as shown on plan. Area under published Road (East West) from Gaonthan S.No.16 is proposed to be deleted & land there under included in adjoining zone and proposals as the case may be.
15	EP-15	North South 24 m. wide road passing through gaonthan is proposed to be deleted and new alignment of 24 m. road is proposed along the eastern boundry of gaonthan along the blue flood line up to old Pune Mumbai road as shown on plan.
16	EP-16	1) Modification is proposed to be Sanctioned as Submitted by Planning Authority U/S 30. 2) 24 m. wide road in S.No.57 between Mumbai Pune Express way and 24 mt. land thereunder is proposed to be included in Residential Zone.
17	EP-17	1) Loop roads which are proposed through S.No. 66 to 73 & 142,145 is Refused to sanction and Zoning / proposal of the area under the loop roads is to be, as per the published plan U/S 26. 2) The road widening from S.No. 69, 70, 71, & 141 is proposed to be reduced to 15 m. as shown on plan.
18	EP-18	The North South 12 m. wide road is proposed to be widened to 18 m. & further extended towards Southern side up to East West 24 m. wide road.
19	EP-19	1) Refused to accord sanction to the change in road alignment 2) The proposed Road alignment of 18 m. Road in S.No. 58 is proposed to be deleted.
20	EP-20	Proposed to be sanctioned as submitted by the planning Authority U/S 30.
21	EP-21	The 24 m. vide road is proposed to be deleted and land there under proposed to be included in adjoining Zone.
22	EP-22	The proposed 18 m. wide East West road in the common boundary of S.No. 55 and 56, is proposed to be deleted.
23	EP-23	The Commercial (c-1) Zone on S.No. 25, 26, 27, 42, 43 along with some Public - Semi Public use is proposed to be deleted and proposed to be included in the Residential Zone.
24	EP-24	As the planning authority has allowed building permission for residential use for an area admeasuring 6900 sq.m. This area under Indtrial Zone along with remaining area of S.No. 92 is proposed to be included in Residential Zone as shown on plan.
25	EP-25	The Public-semi-public Zone is proposed to be deleted from north side and the deleted portion is proposed to be included in residential Zone. The south side area which is in Residential Zone is proposed to be included in Public-semi-public Zone as shown in plan.
26	EP-26	1) New reservation for Public Housing with an area approximately 2 hectare is to be proposed on S.No. 94 as shown on plan. 2) New reservation for Public Housing with an area approximately 2 hectare is to be proposed on S.No. 160 as shown on plan.
27	EP-27	A new 12 m. wide road is proposed along boundary of Site No. 6, S.T.P. and East side along river as shown on plan.
28	EP-28	1) New reservation for Playground approximately 2 hectare in area is to be proposed in S.No. 43 along 24m. Wide road as shown on plan. 2) New reservation for Playground approximately 2 hectare in area is to be proposed in S.No. 151 & 152 at the corner of 24 m. wide roads, as shown on plan.

E.P. PUBLISHED SHOWN THUS

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 (GAOETHAN)
INDUSTRIAL	GREEN BELT
NO DEVELOPMENT ZONE	WATER BODIES
TRAFFIC AND TRANSPORT	NALA, RIVER
PARKING (PK)	PUBLIC UTILITY
RECREATIONAL	SEWERAGE TREATMENT PLANT
GARDEN (G)	CREMATION GROUND (CG)
PLAY GROUND (PG)	FIRE BRIGADE (FB)
RESEIDENTIAL	ELECTRIC SUB STATION (MSEB)
HOUSING FOR DISHOUSED (HDI)	ELEVATED STORAGE RESERVOIR (ESR)
ECONOMICAL WEAKER SECTION HOUSING (EWS)	SLAUGHTER HOUSE (SH)
PUBLIC PURPOSE	COMMERCIAL
HIGH Sch. (HS) PRIMARY Sch. (PS)	VEGETABLE MARKET (VM)
COLLEGE, COLLEGE	SHOPPING CENTER (SC)
CULTURAL CENTRE (CC)	RETAIL MARKET (RM)
POLICE CHOWKY (PC)	COMMERCIAL
DISPENSARY & MATERNITY HOME (D & HM)	
HOSPITAL (H)	

Joint Director of Town Planning
Pune Division, Pune

Joint Secretary
Urban Development Deptt.
Mantralaya, Mumbai - 32.

MASTER LAYOUT

GROUND AMENITIES KEYS:

1. GARDEN ENTRY
2. PATHWAY / LE AREA
3. CLUB HOUSE
4. CHILDREN'S PLAY AREA (RUBBER FLOOR)
5. SENIOR CITIZEN SITOUT AREA
6. PERGOLA
7. FEATURE WALL
8. WATER BODY
9. BUFFET AREA
10. STAGE
11. AMPHI-THEATER
12. PARTY LAWN AREA
13. TEMPLE
14. DOGPARK

SR. NO.	AMENITIES	APPROX. SIZE	AREA IN SQ. FT.
1.	CLUB HOUSE	-	1270
2.	CHILDREN'S PLAY AREA	37' X 35'	1295
3.	SENIOR CITIZEN SITOUT AREA	22' X 12'	264
4.	PARTY LAWN AREA	-	3080
5.	STAGE	0' 15'	153
6.	TEMPLE	9' X 6'	36
7.	DOGPARK AREA	-	710
8.	WATER BODY	8' X 8'	64

PODIUM AMENITIES-

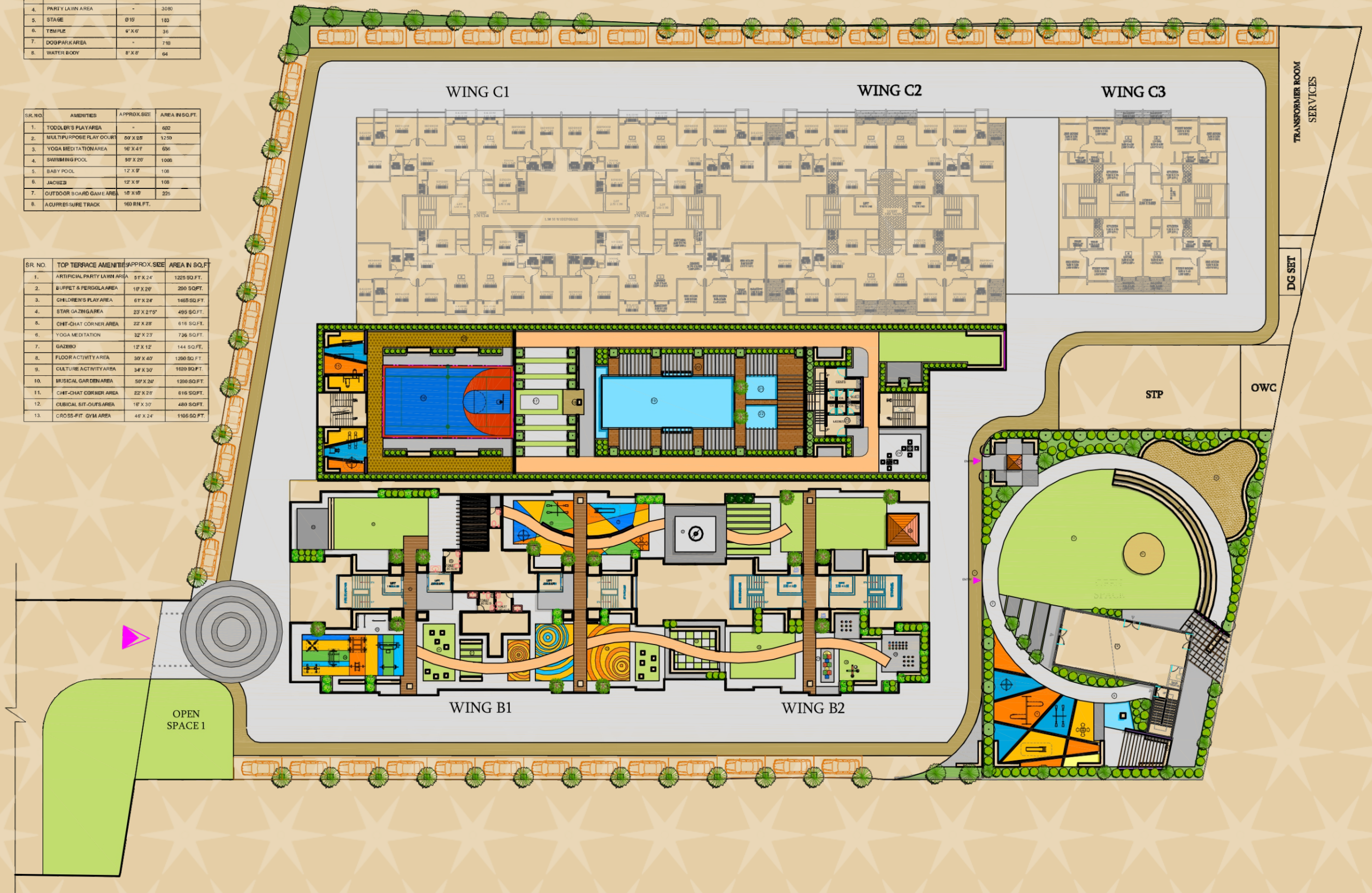
15. TODDLER'S PLAY AREA (CHILDREN'S PLAY AREA)
16. MULTIPURPOSE PLAY COURT A- BASKETBALL COURT B- PADDLE TENNIS C- BASKETBALL COURT
17. YOGA- MEDITATION AREA
18. SCULPTURE
19. INFINITY EDGE SWIMMING POOL
20. POOL SIDE DECK
21. BABY POOL
22. JACUZZI
23. CHANGING ROOMS & TOILETS
24. OUTDOOR BOARD GAMES A- CHESS B- SNAKE & LADDER C- LUDO
25. ACUPRESSURE TRACK

SR. NO.	AMENITIES	APPROX. SIZE	AREA IN SQ. FT.
1.	TODDLER'S PLAY AREA	-	602
2.	MULTIPURPOSE PLAY COURT	80' X 25'	1250
3.	YOGA MEDITATION AREA	16' X 47'	656
4.	SWIMMING POOL	50' X 20'	1000
5.	BABY POOL	12' X 9'	108
6.	JACUZZI	12' X 9'	108
7.	OUTDOOR BOARD GAME AREA	10' X 10'	225
8.	ACUPRESSURE TRACK	160 RM. FT.	

TERRACE AMENITIES-

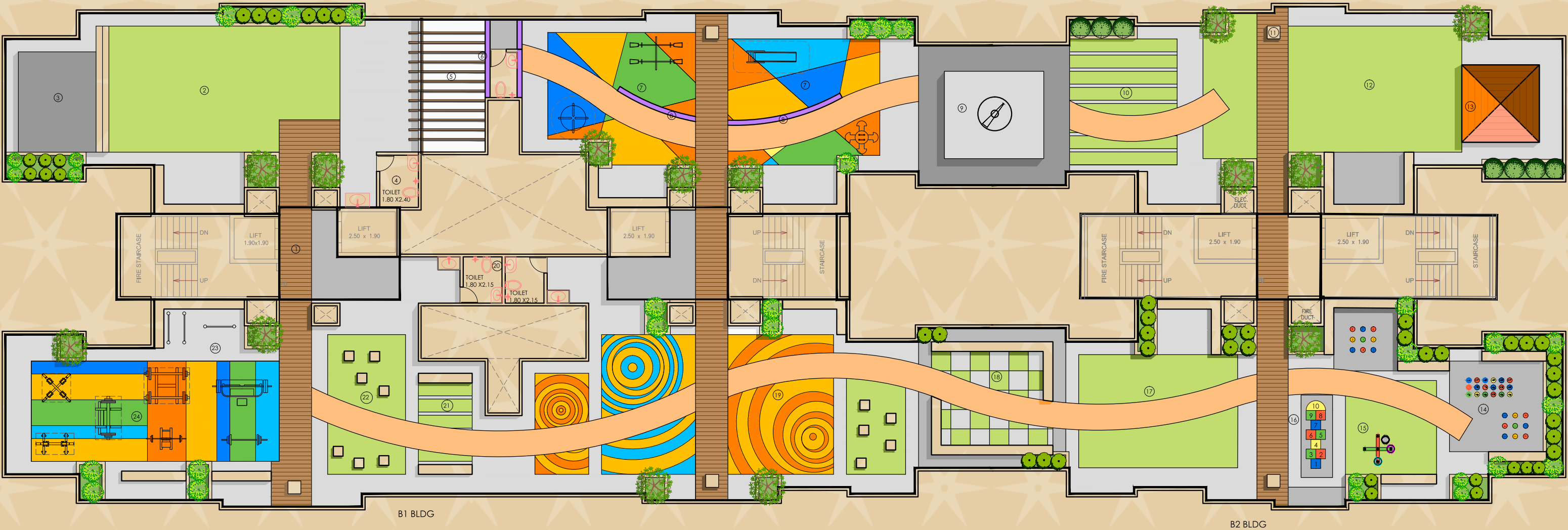
26. ACTIVITY WALL
27. STAR GAZING AREA
28. GAZEBO
29. FLOOR ACTIVITY AREA
30. DIV. RING TOSS GAME
31. STAPOO AREA
32. CULTURE ACTIVITY AREA
33. MUSICAL GARDEN
34. CUBICAL SIT-OUTS
35. CALISTHENIC GYM
36. CROSS-FIT GYM
37. CHIT-CHAT CORNER

SR. NO.	TOP TERRACE AMENITIES	APPROX. SIZE	AREA IN SQ. FT.
1.	ARTIFICIAL PARTY LAWN AREA	51' X 24'	1225 SQ. FT.
2.	BUFFET & PERGOLA AREA	10' X 20'	200 SQ. FT.
3.	CHILDREN'S PLAY AREA	61' X 24'	1465 SQ. FT.
4.	STAR GAZING AREA	23' X 21.5'	495 SQ. FT.
5.	CHIT-CHAT CORNER AREA	22' X 28'	616 SQ. FT.
6.	YOGA MEDITATION	32' X 23'	736 SQ. FT.
7.	GAZEBO	12' X 12'	144 SQ. FT.
8.	FLOOR ACTIVITY AREA	30' X 40'	1200 SQ. FT.
9.	CULTURE ACTIVITY AREA	34' X 30'	1020 SQ. FT.
10.	MUSICAL GARDEN AREA	50' X 24'	1200 SQ. FT.
11.	CHIT-CHAT CORNER AREA	22' X 28'	616 SQ. FT.
12.	CUBICAL SIT-OUTS AREA	16' X 30'	480 SQ. FT.
13.	CROSS-FIT GYM AREA	46' X 24'	1106 SQ. FT.



TOTAL LAYOUT FOR LANDSCAPE - FOR IOS PRIME, TATHWADE

TOP TERRACE LAYOUT



TERRACE AMENITIES-

- 1. PATHWAY
- 2. ARTIFICIAL LAWN PARTY AREA
- 3. STAGE
- 4. TOILET
- 5. BUFFET AREA WITH PERGOLA
- 6. FEATURE WALL
- 7. CHILDREN'S PLAY AREA
- 8. ACTIVITY WALL
- 9. STAR GAZING AREA
- 10. CHIT-CHAT CORNER
- 11. SCULPTURE
- 12. YOGA MEDITATION AREA
- 13. GAZEBO
- 14. FLOOR ACTIVITY AREA
- 15. DIY- RING TOSS GAME
- 16. STAPOO AREA
- 17. CULTURE ACTIVITY AREA
- 18. SENIOR CITIZEN SIT-OUT
- 19. MUSICAL GARDEN
- 20. TOILET BLOCKS
- 21. GOSSIP CORNER AREA
- 22. CUBICAL SIT-OUTS
- 23. CALISTHENIC GYM
- 24. CROSS-FIT GYM

SR. NO.	TOP TERRACE AMENITIES	APPROX.SIZE	AREA IN SQ.FT
1.	ARTIFICIAL PARTY LAWN AREA	51' X 24'	1225 SQ.FT.
2.	BUFFET & PERGOLA AREA	10' X 20'	200 SQ.FT.
3.	CHILDREN'S PLAY AREA	61' X 24'	1465 SQ.FT.
4.	STAR GAZING AREA	23' X 21'5"	495 SQ.FT.
5.	CHIT-CHAT CORNER AREA	22' X 28'	616 SQ.FT.
6.	YOGA MEDITATION	32' X 23'	736 SQ.FT.
7.	GAZEBO	12' X 12'	144 SQ.FT.

SR. NO.	TOP TERRACE AMENITIES	APPROX.SIZE	AREA IN SQ.FT
8.	FLOOR ACTIVITY AREA	30' X 40'	1200 SQ.FT.
9.	CULTURE ACTIVITY AREA	34' X 30'	1020 SQ.FT.
10.	SENIOR CITIZEN AREA	22' X 21'	462 SQ.FT.
11.	MUSICAL GARDEN AREA	50' X 24'	1200 SQ.FT.
12.	CHIT-CHAT CORNER AREA	22' X 28'	616 SQ.FT.
13.	CUBICAL SIT-OUTS AREA	16' X 30'	480 SQ.FT.
14.	CROSS-FIT GYM. AREA	46' X 24'	1105 SQ.FT.

DAY VIEW

Artistic Impression*



NIGHT VIEW



Artistic Impression*

SKY WALK



PARTY LAWN

Artistic Impression*



OPEN GYM



UNIT PLANS

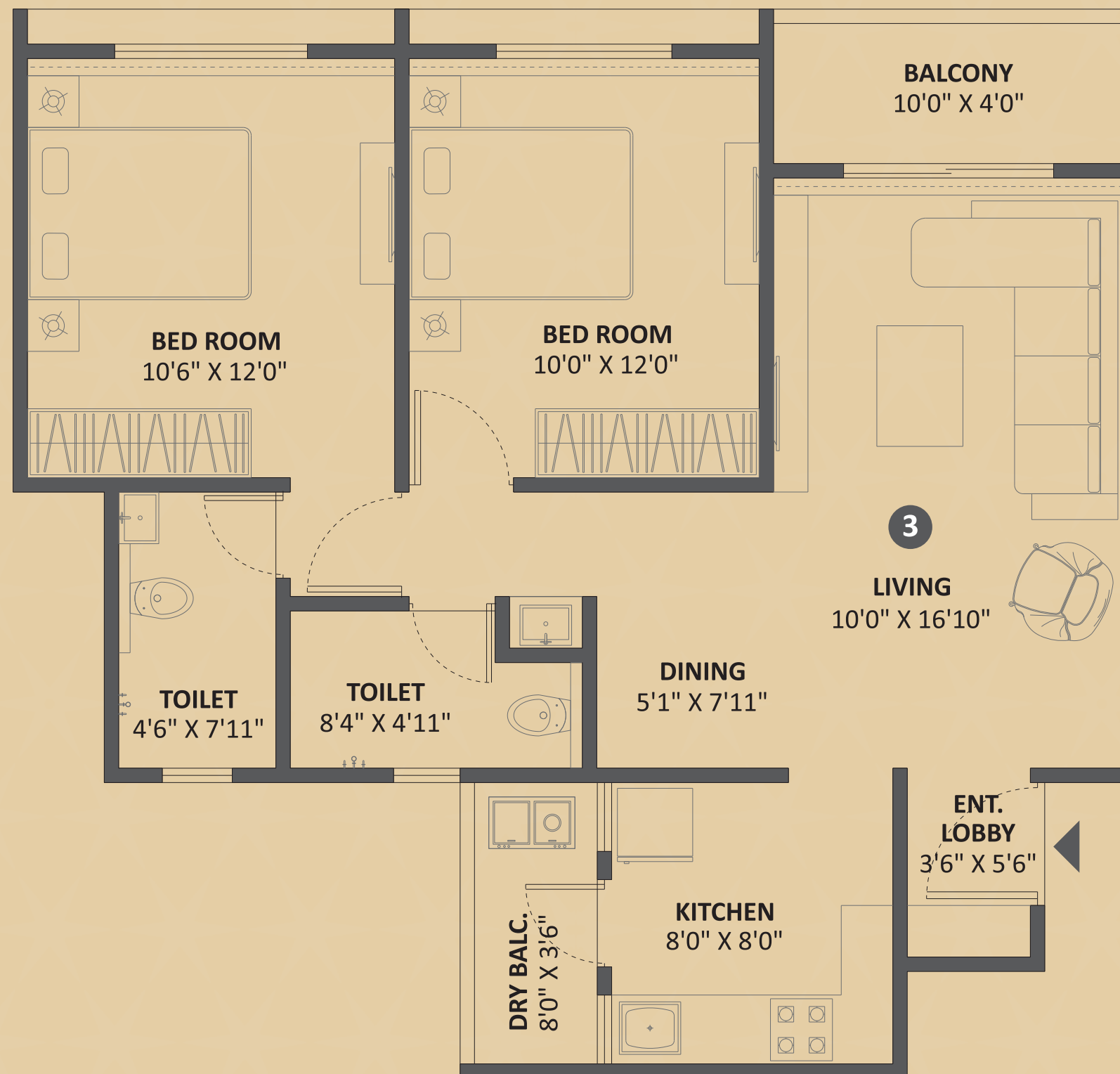
2 BHK

Type A



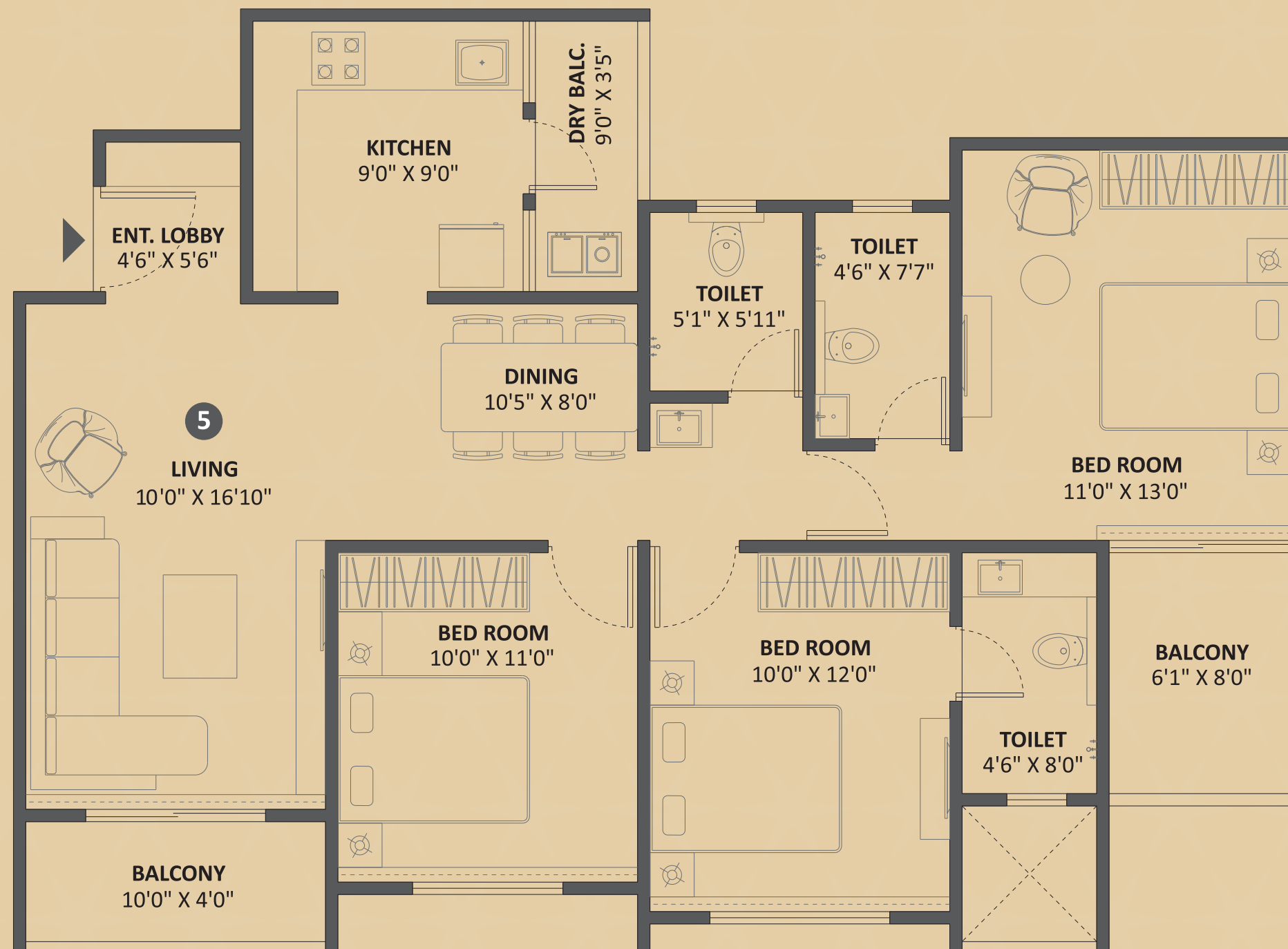
2 BHK

Type B



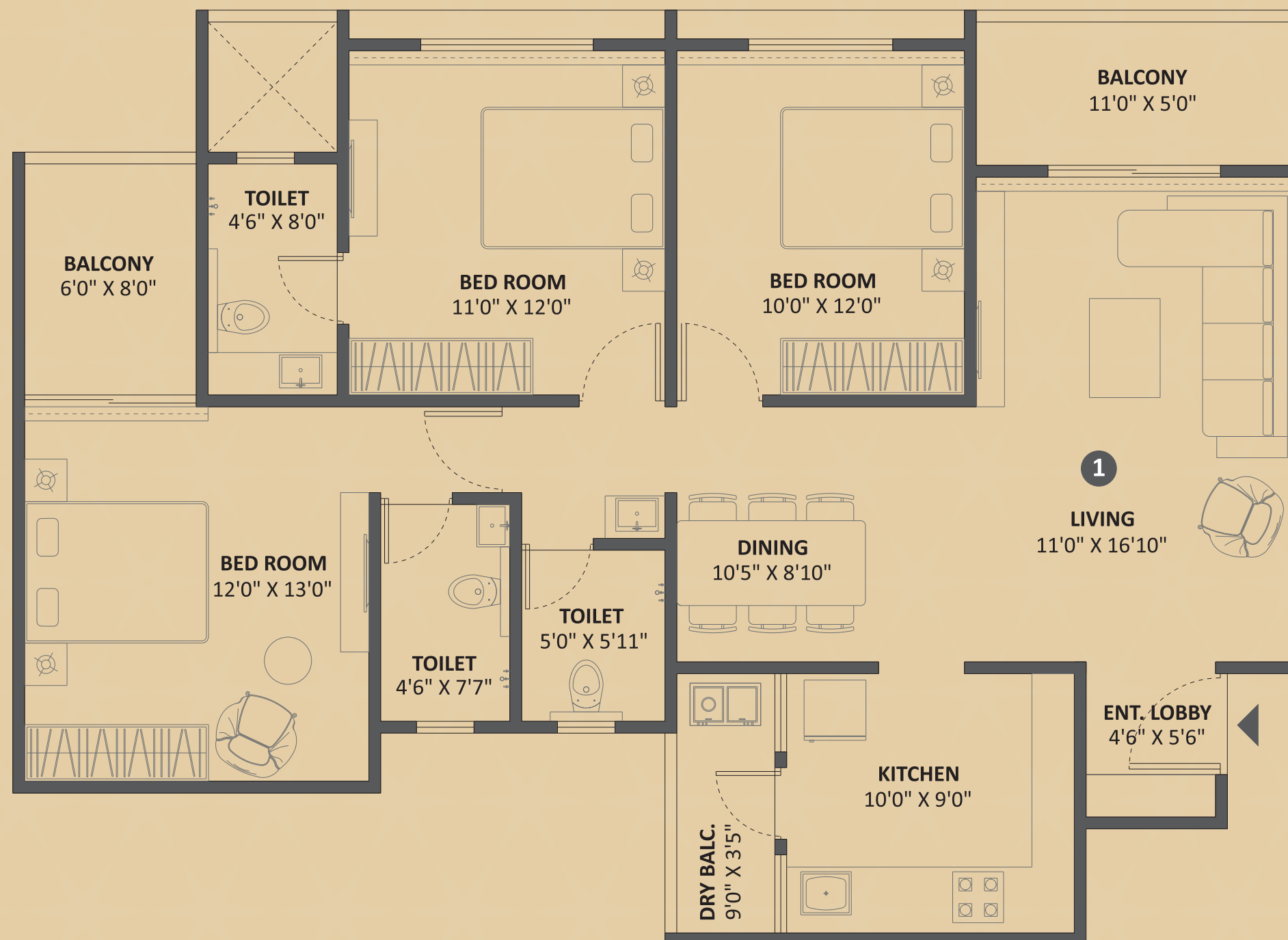
3 BHK

Type A



3 BHK

Type B

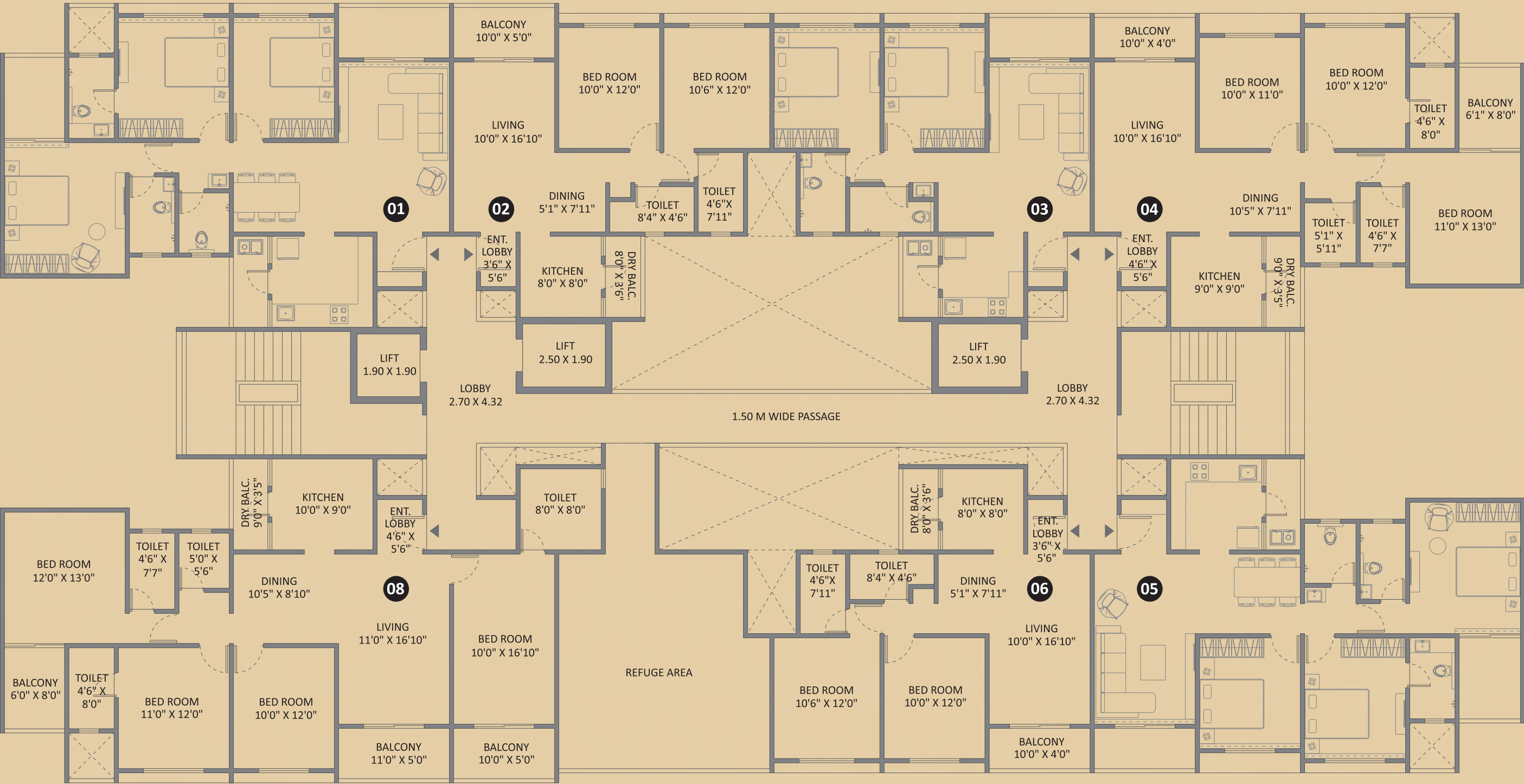


FLOOR PLANS



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	2.86	30.79	105.39	1134
02, 07	2 BHK	63.10	679.21	4.64	49.94	2.62	28.20	70.36	757
03, 06	2 BHK	63.10	679.21	3.72	40.04	2.62	28.20	69.44	747
04, 05	3 BHK	86.38	929.79	8.27	89.02	2.86	30.79	97.51	1050





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	2.86	30.79	105.39	1134
02, 06	2 BHK	63.10	679.21	4.64	49.94	2.62	28.20	70.36	757
03	2 BHK	63.10	679.21	3.72	40.04	2.62	28.20	69.44	747
04, 05	3 BHK	86.38	929.79	8.27	89.02	2.86	30.79	97.51	1050
07	REFUGE AREA								
08	4 BHK	115.81	1246.58	14.37	154.68	2.68	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	86.38	929.79	8.27	89.02	2.86	30.79	97.51	1050
02, 03	3 BHK	92.98	1000.84	9.55	102.80	2.86	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	2.86	30.79	97.51	1050
02	3 BHK	92.98	1000.84	9.55	102.80	2.86	30.79	105.39	1134
03	2 BHK	69.94	752.83	9.10	97.95	2.86	30.79	81.90	882
04	2 BHK	66.47	715.48	8.27	89.02	2.86	30.79	77.60	835



AMENITIES

Community Zone

- Club House
- Senior Citizen Sitout Area
- Pergola
- Feature Wall
- Buffet Area
- Stage
- Amphi Theater
- Party Lawn Area
- Temple
- Sky Gazebo
- Sky Culture Activity Area
- Sky Chit Chat Corner



Nature Zone

- Garden Entry
- Pathway Ile Area
- Water Body
- Pet Park
- Sky Musical Garden
- Sky Cubical Sit-Outs



Sports Zone

- Sky Activity Wall
- Floor Activity Area
- DIY - Ring Toss Game
- Stapoo Area
- Calisthenic Gym
- Cross-Fit Gym
- Multipurpose Play Court
- Paddle Tennis
- Basketball Court
- Outdoor Board Games
- Chess
- Snake & Ladder
- Ludo



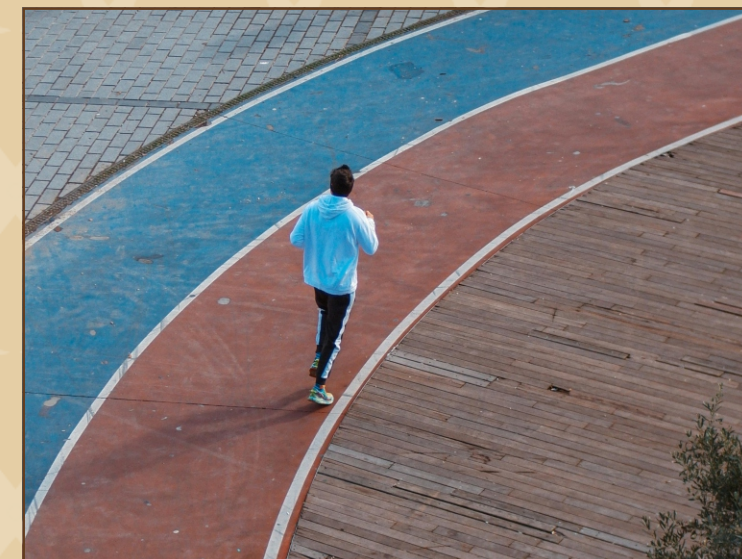
Kid's Zone

- Children's Play Area (Rubber Floor)
- Toddler's Play Area
- Baby Pool



Rejuvenation Zone

- Star Gazing Area
- Yoga - Meditation Area
- Sculpture
- Infinity Edge Swimming Pool
- Jacuzzi
- Pool Side Deck
- Changing Rooms & Toilets
- Acupressure Track



CONNECTIVITY





📍 **OFFICE ADDRESS:**

V18, Balewadi Highstreet, 2nd Floor,
Office no. 203, Baner, Pune 411 045



www.engineershorizon.com

Disclaimer: The amenities, specifications, facilities, surrounding infrastructure, stock images and features shown and/or mentioned and the image renders used herein are purely indicative and promotional and may differ from the actual. This is only an invitation to offer and does not constitute an offer. The purpose of this advertisement is to indicate to the customers the extent of the amenities and facility that may come up in the project as per the present approved layout. Any prospective sale shall strictly be governed by the terms and conditions of the agreement for sale to be entered into between the parties.