

# 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**

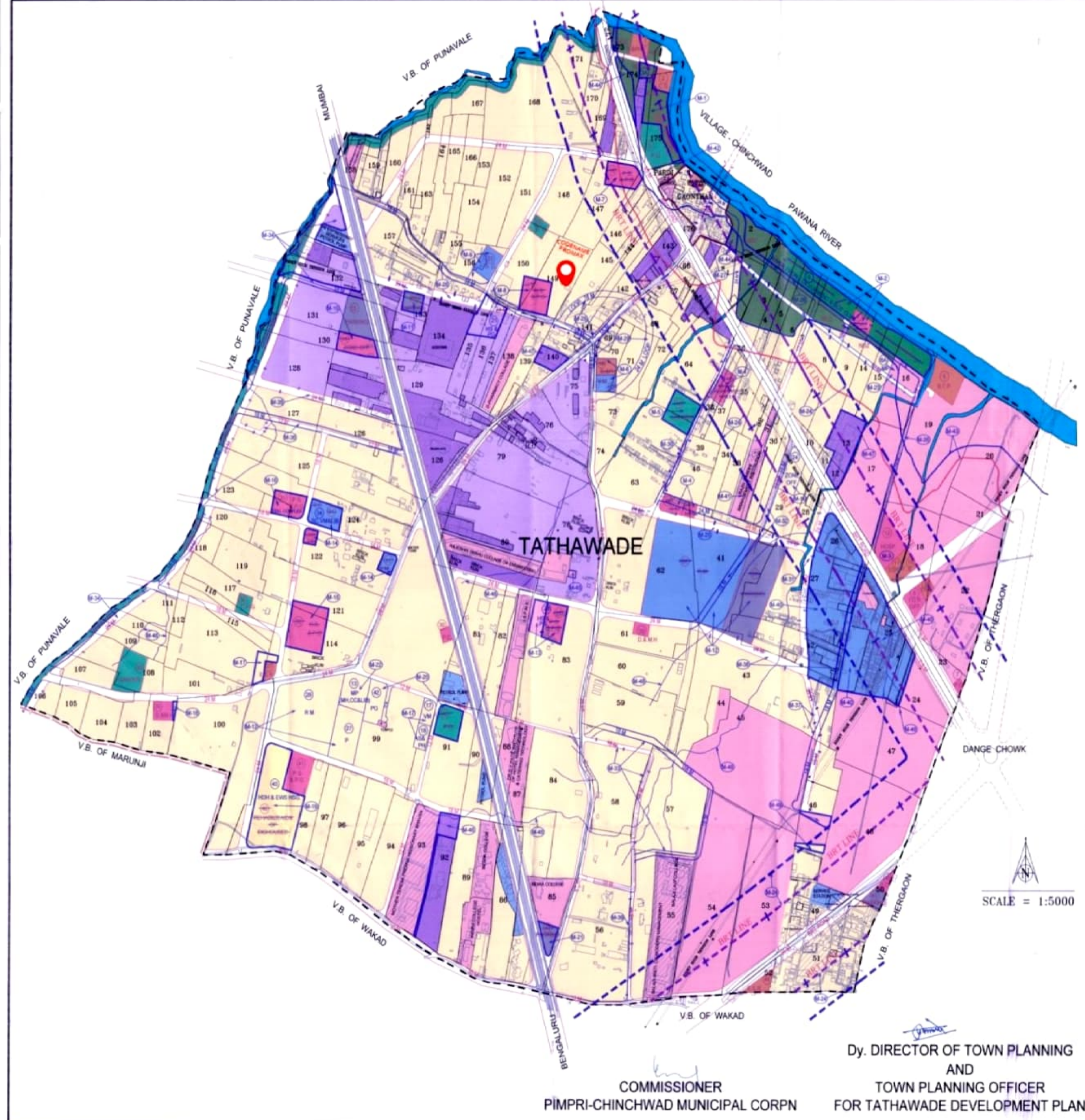
**100%**

**SATISFACTION  
GUARANTEED**



# PIMPRI-CHINCHWAD MUNICIPAL CORPORATION

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



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**LEGEND :-**

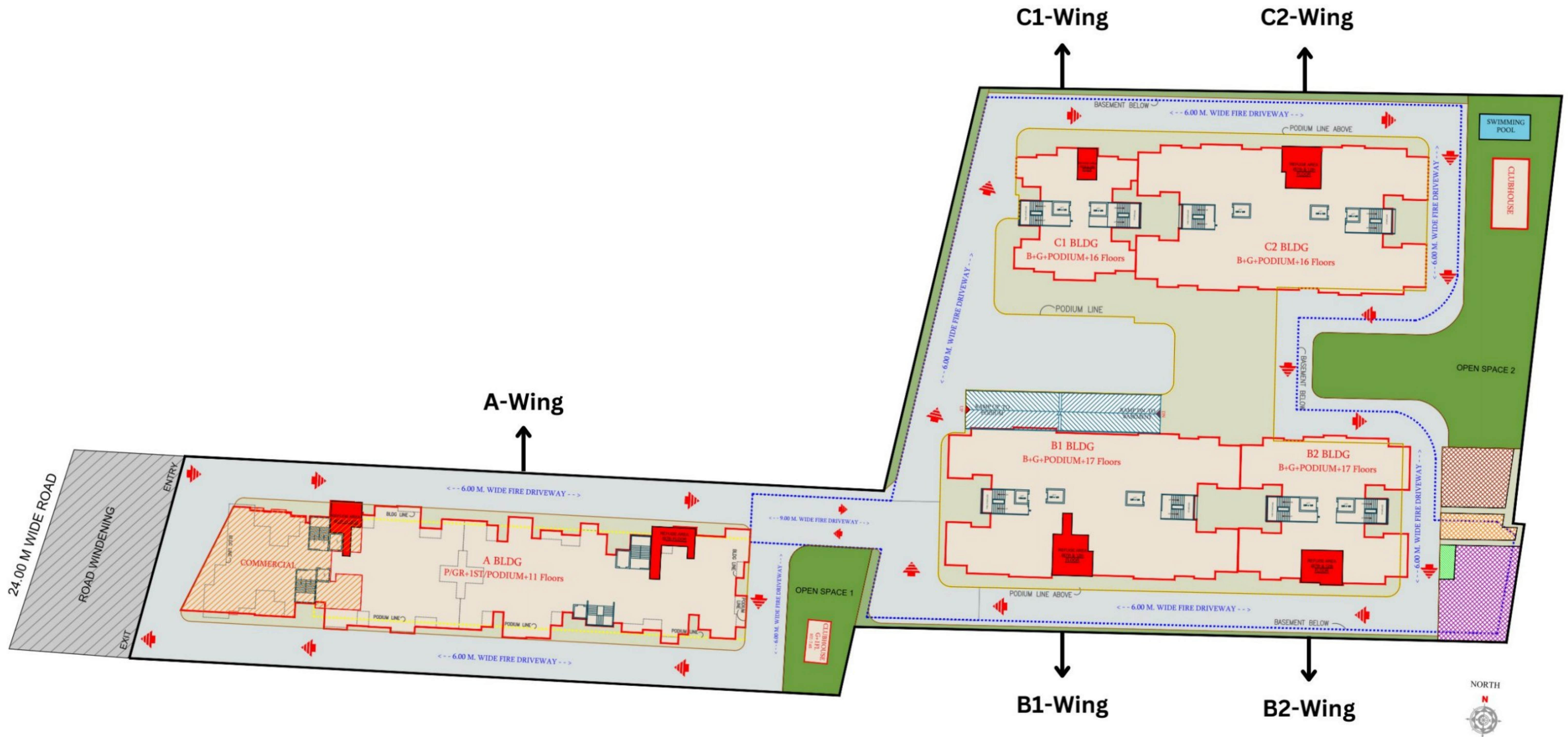
	25 YEAR HIGH FLOOD LINE		MUNICIPAL CORPORATION BOUNDARY
	100 YEAR HIGH FLOOD LINE		MODIFICATION PROPOSED
	HIGH TENSION LINE (H.T.L.)		VILLAGE BOUNDARY
	RT LINE		CONGESTED AREA BOUNDARY (GAOTHAN)
	INDUSTRIAL		GREEN BELT
	NO DEVELOPMENT ZONE		WATER BODIES
	TRAFFIC AND TRANSPORT PARKING (PT)		NALA RIVER
	RECREATIONAL GROUND (RG)		PUBLIC UTILITY
	PLAY GROUND (PG)		SEWERAGE TREATMENT PLANT
	RESIDENTIAL HOUSING FOR DISADVANTAGED (RH)		FIRE BRIGADE (FB)
	RESIDENTIAL HOUSING FOR ECONOMICAL NEWER SECTION (RHNS)		ELECTRIC SUB STATION (ESS)
	PUBLIC PURPOSE		ELEVATED STORAGE RESERVOIR (ESR)
	HIGH SCHOOL (HS)		SLAUGHTER HOUSE (SH)
	PRIMARY SCHOOL (PS)		COMMERCIAL
	COLLEGE (COL)		VEGETABLE MARKET (VM)
	CLUB (CL)		SHOPPING CENTER (SC)
	CLUB RURAL CENTRE (CRC)		RETAIL MARKET (RM)
	POLICE CHOWKI (PC)		COMMERCIAL
	DISPENSARY & MATERNITY HOME (DMH)		COMMERCIAL
	HOSPITAL (H)		COMMERCIAL

Dy. DIRECTOR OF TOWN PLANNING  
 AND  
 TOWN PLANNING OFFICER  
 FOR TATHAWADE DEVELOPMENT PLAN

COMMISSIONER  
 PIMPRI-CHINCHWAD MUNICIPAL CORPN



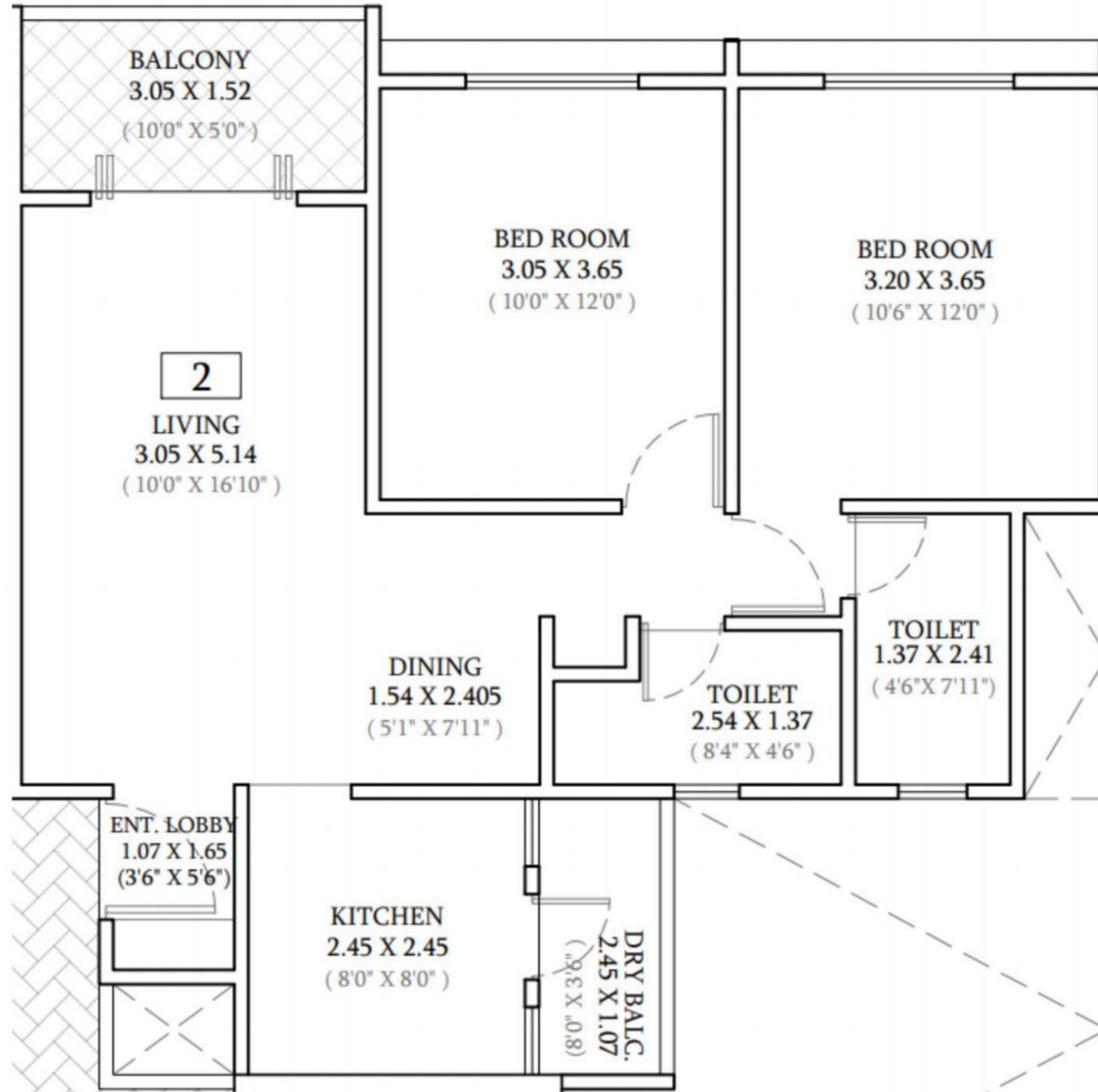
# MASTER LAYOUT





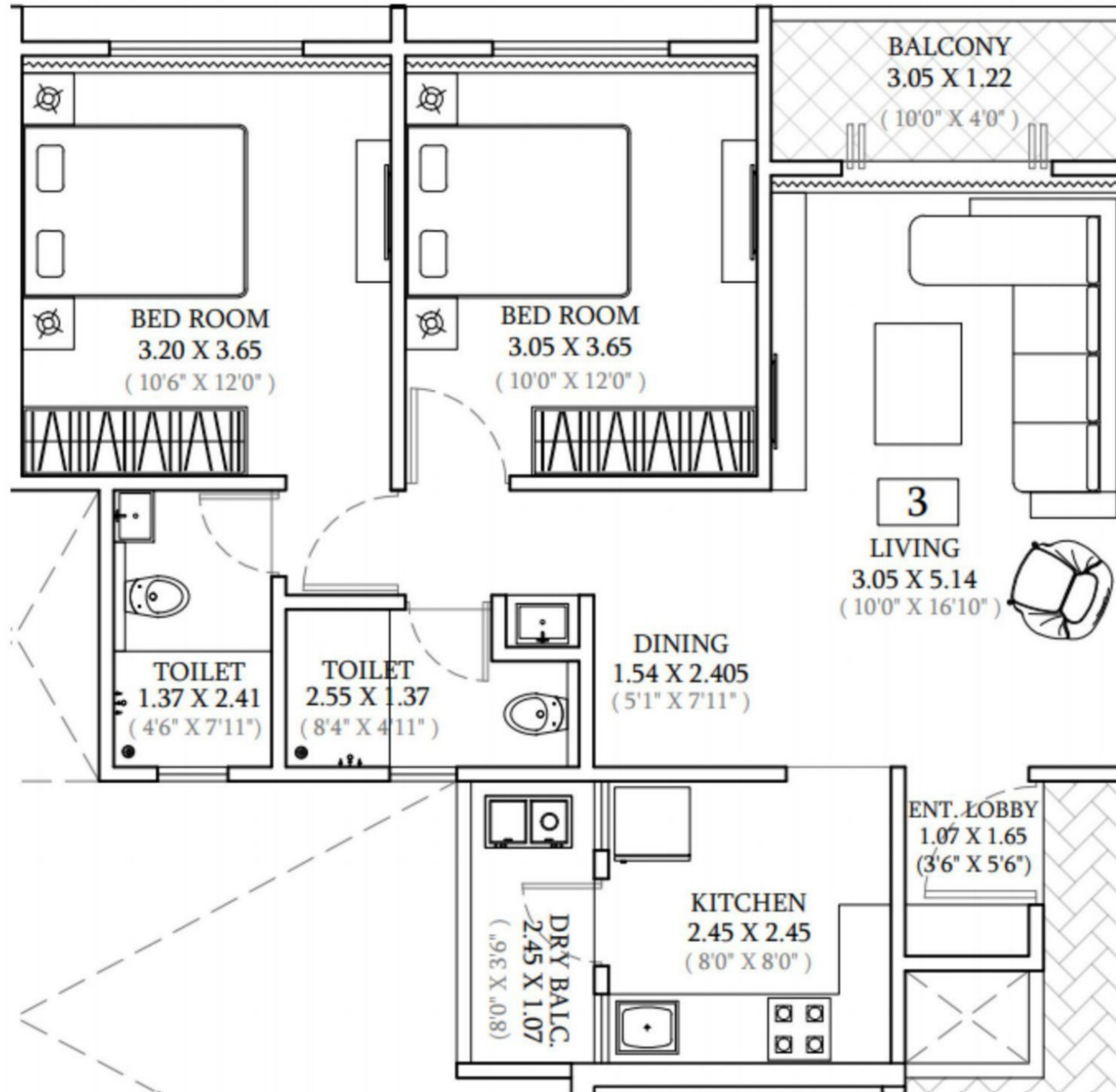
# UNIT PLANS

# 2 BHK - Type A



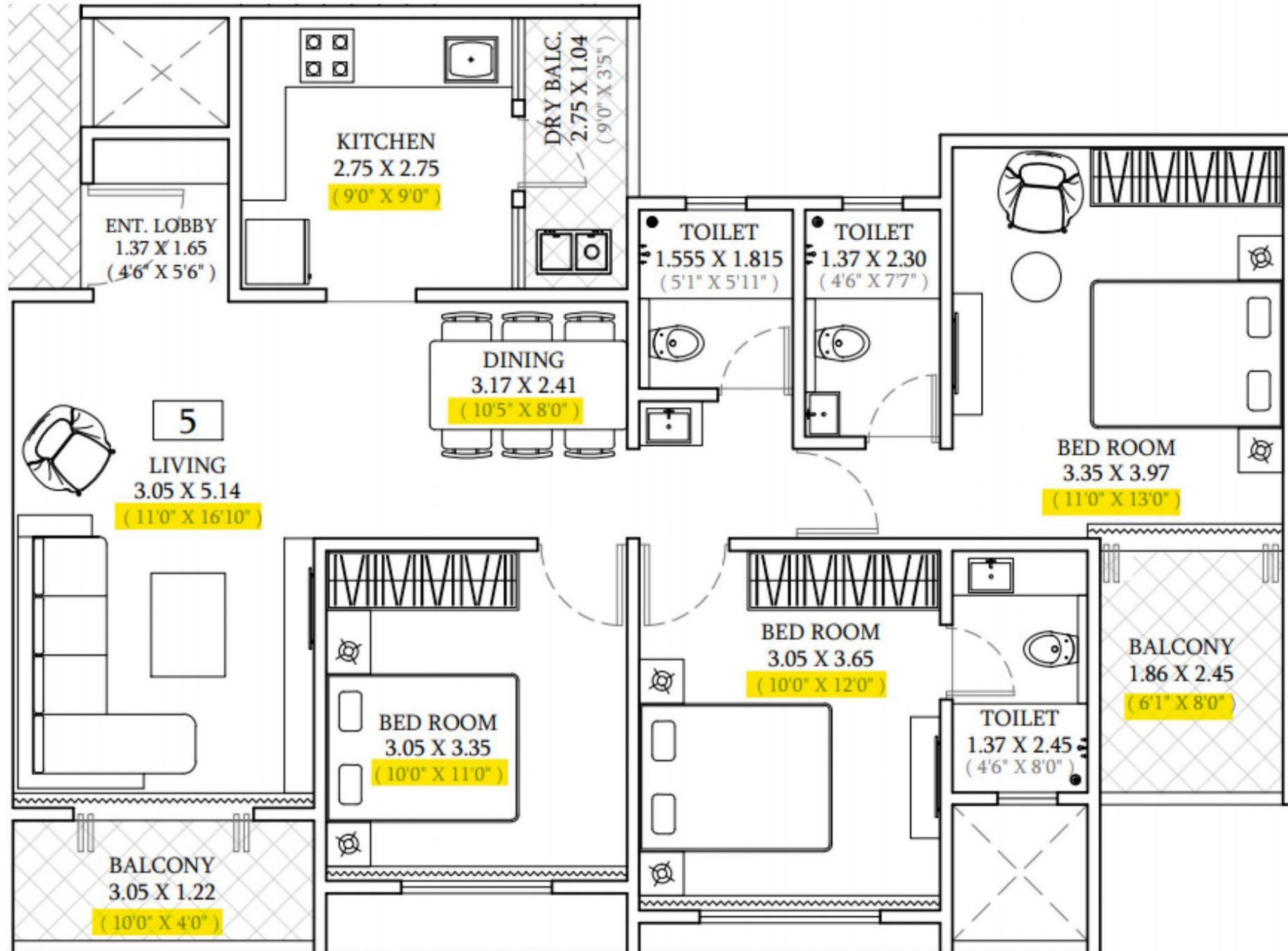


# 2 BHK - Type B





# 3 BHK - Type A





# 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 - B2 | Typical Floor Plan 1st to 6th, 8th to 11th & 13th to 17th 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, 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





# 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 WIFI



PLAY ZONE



Thank You