# PINNÂCLE CITY

- Experience the Joy of Fine Living -

PMRDA SANCTIONED, NA BUNGALOW PLOTS AT RANJANGAON

### **About Project**

Luxurious gated township consisting of 46 acres of land with natural elegance gives you an opportunity to choose the most suitable plot size and build your home in your own style and embellish your paradise. Huge modern amenities and a wealth of green spaces to transform your life into an unending source of joy.

Located just 5 minutes from Ranjangaon Mahaganpati temple on the Pune-Nagar highway. Just a 45 min drive from Kharadi, Pune and other areas like Magarpatta, Kalyani Nagar, and Viman Nagar.

#### Clear Title Plots For Hassle-free Ownership

A Golden Opportunity for investors as well as families to own NA Residential Bungalow plots with 1.64 FSI that are clear title collector sanctioned. You can be assured of getting professional expert guidance all the time.

Pinnacle City has tremendous growth potential as it is in close

proximity to Ranjangaon MIDC and Industrial areas like Sanaswadi and Koregaon-Bhima. It is also possible to get a better ROI on your property owing to steady land appreciation.





### **About Us**

Lanke-Birje is a leading developer of housing and commercial spaces in the Pune Metropolitan region while SKSPL are champions in integrated facility management and urban mobility solutions.

We have come together to create this unique township that provides an aspirational lifestyle within a thriving community. With over 15 successful projects and 7.5 lakh square feet of completed construction, our single mission is to bring you home. Good designs complemented by superlative construction quality, transparent dealings and timely delivery are our core strengths, which have helped us produce some of the city's finest homes.





a Joint Venture by



QUALITY ASSURANCE



Transparent & Trusted Deals



Service Beyond Excellence



Thoughtfully Designed Space



Professional Land Investigation System

### **Ongoing Projects**

Palm Springs, 1 & 2 BHK Homes in Wakad

### **Key Completed Projects**

Westen Tower, Wakad | Palm Avenue, Wakad | Akruti, Vivkenagar Akurdi Sumeru Residency, Moshi | Windchime Villas, Baner | Daffodils, Baner Basil I & II, Baner | Pushpangan, Chinchwad | Twin Palm, Dange Chowk

																			$\mathbf{i}$





### MY PLOJ, MY SPACE, MY ENJOYMENT!

Located on 30mtr wide Ranjangaon-Ozar Ashtavinayak state Highway



5 min from Pune-Nagar highway



Near To **Ranjangaon MIDC** 



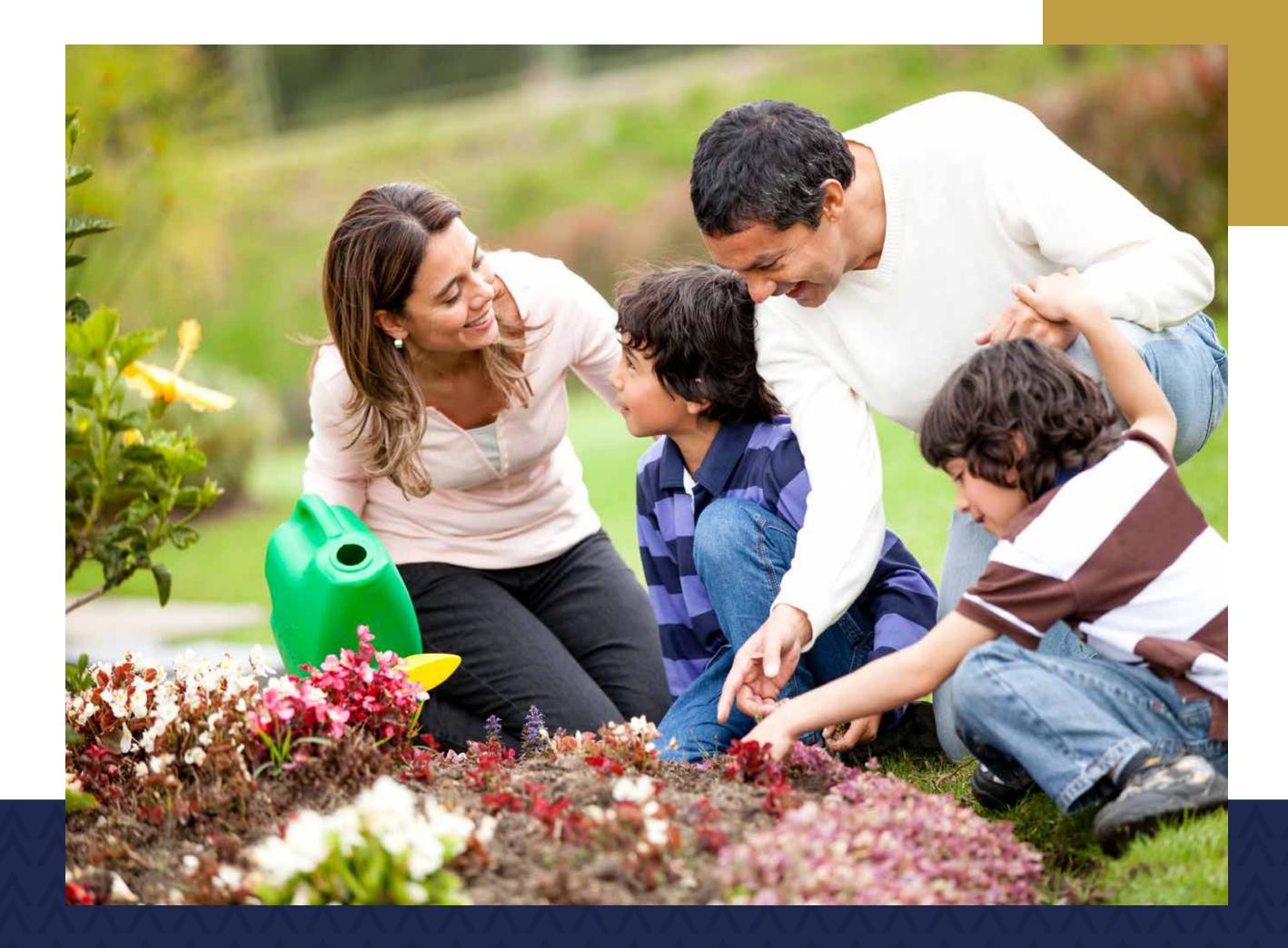




## LIVE LIFE TO THE FULLEST!

Pinnacle city has been planned to perfection with ample of space for life. Hectic schedules sure take a toll on our lives. Considering the same, plethora of modern amenities have been curated to refresh you and also provide an active life. There is a lot one can do. Go for a swim, play a game of badminton, ride a bicycle, open gym, meditate or simply enjoy a walk

#### around the community. Make health a way of life!



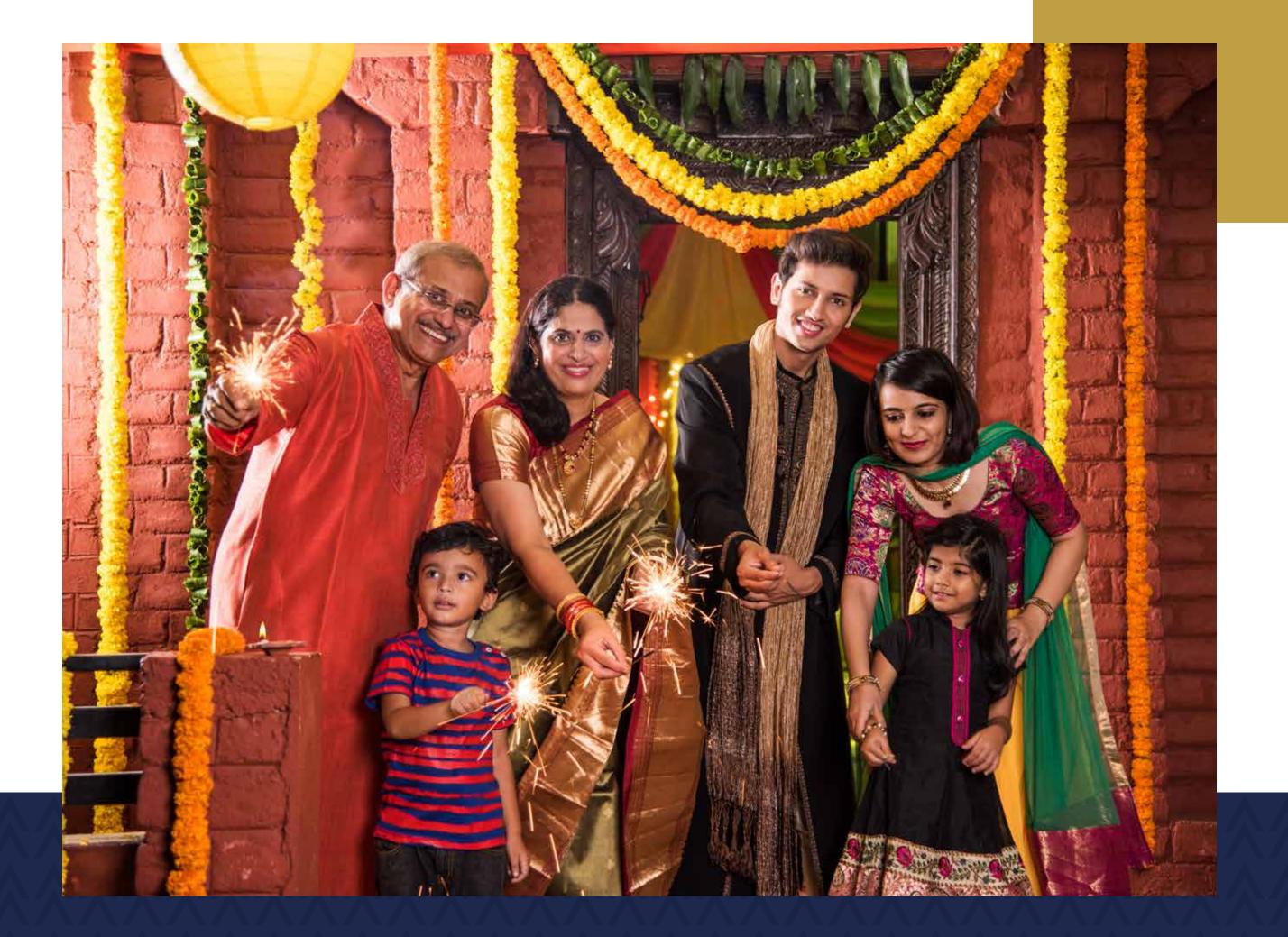
## GROW YOUR HEALTH, GROW A GARDEN!

Gardens and flowers have a way of bringing people together, drawing them from their homes.



### SHOWCASE YOUR JOYS

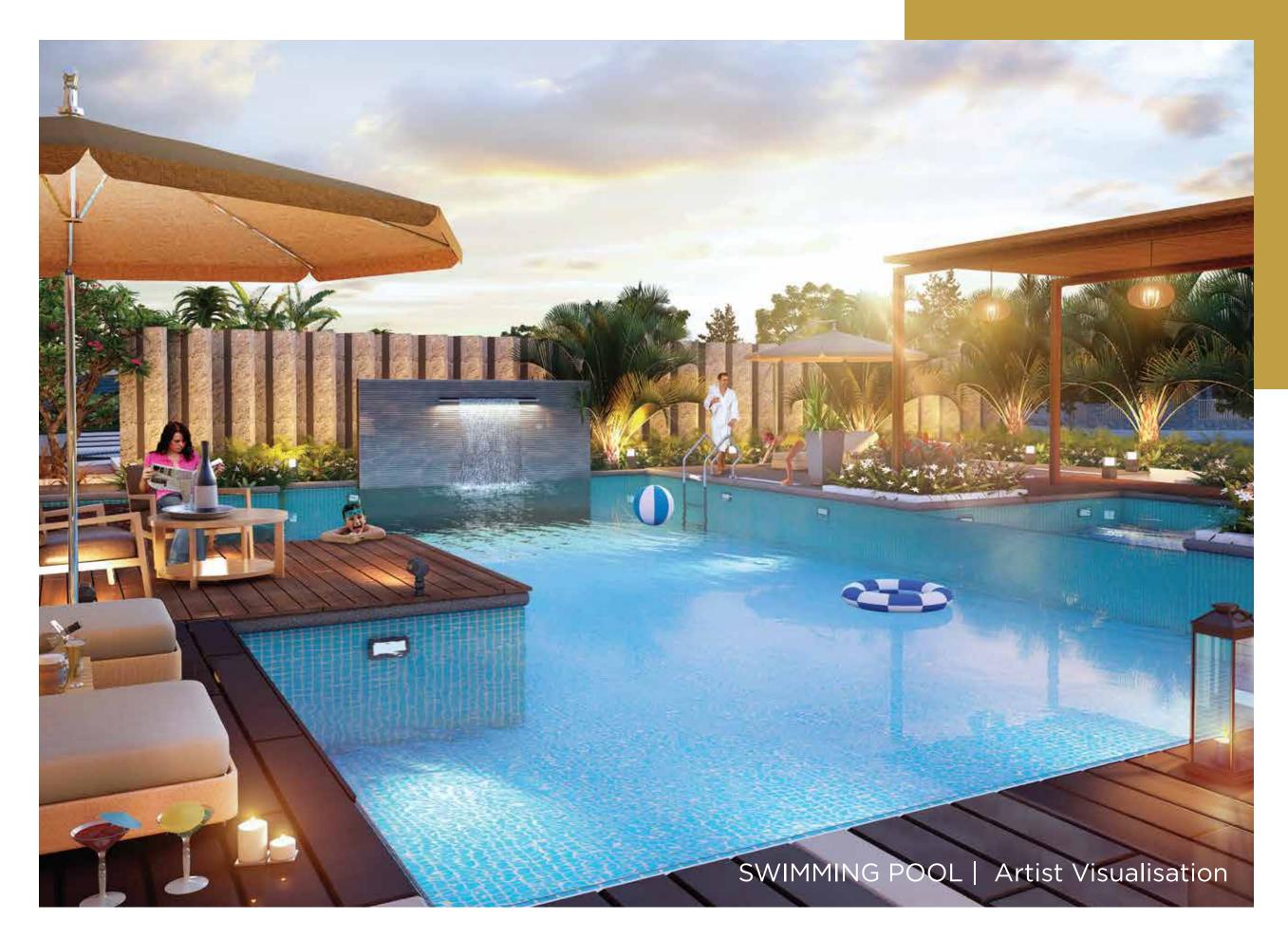
There's no better venue for your special occasions than the clubhouse and party lawn. The expansive interiors provide the perfect settings, and the landscaped green areas will prove irresistable to all guests.

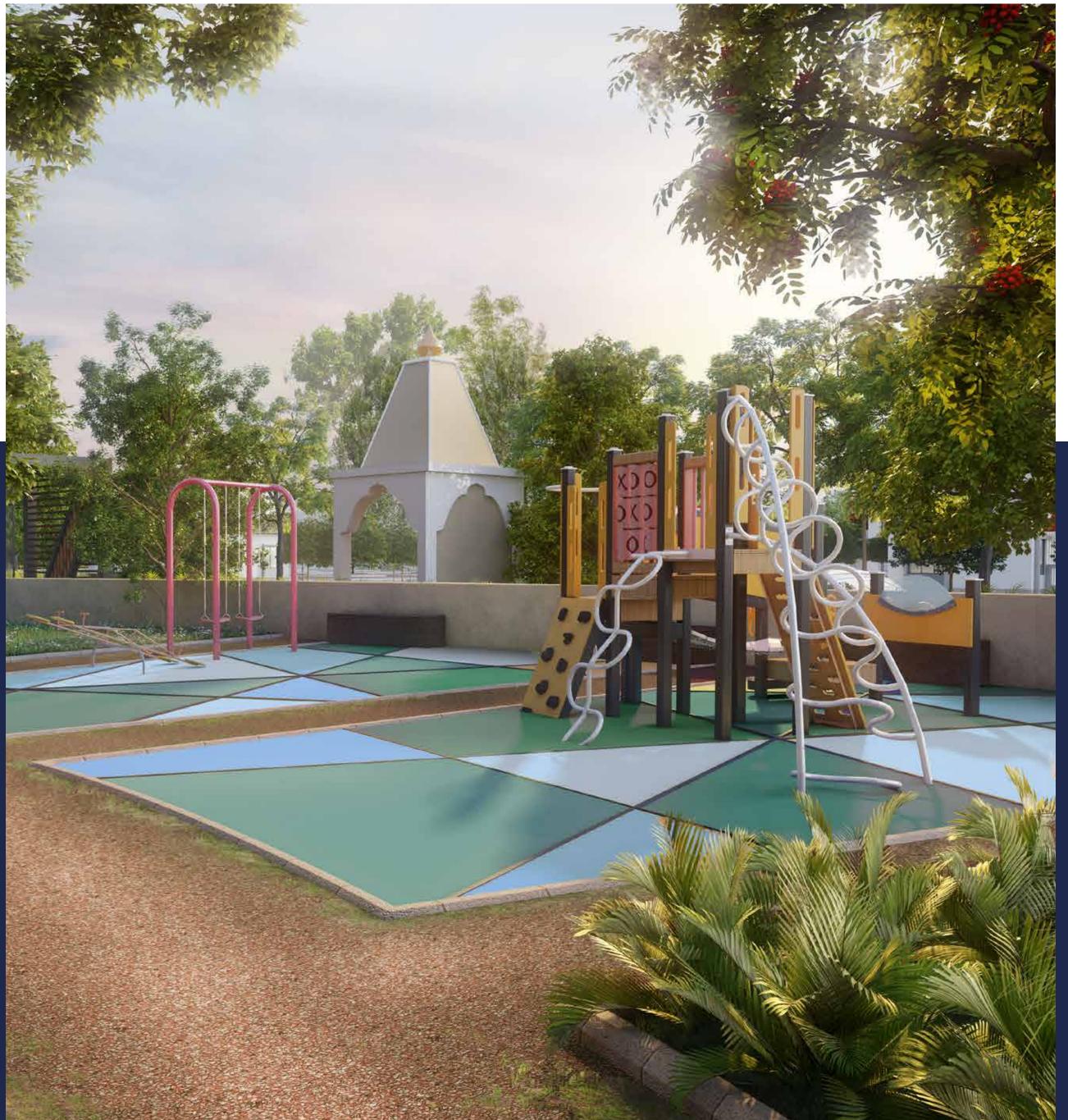


## YOUR GATEWAY TO A RICHER LIFE

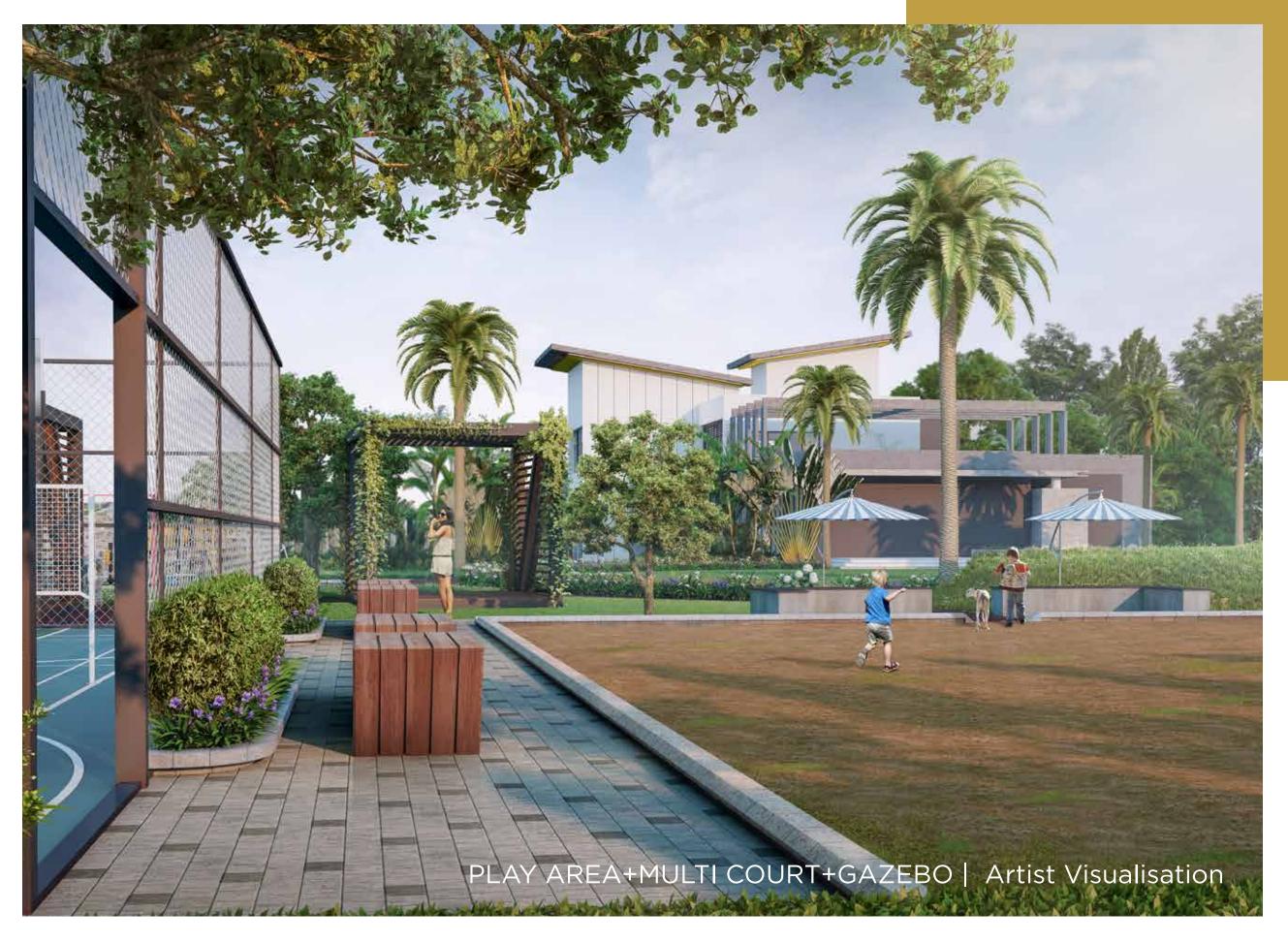
Celebrate the joy with your loved ones.

-







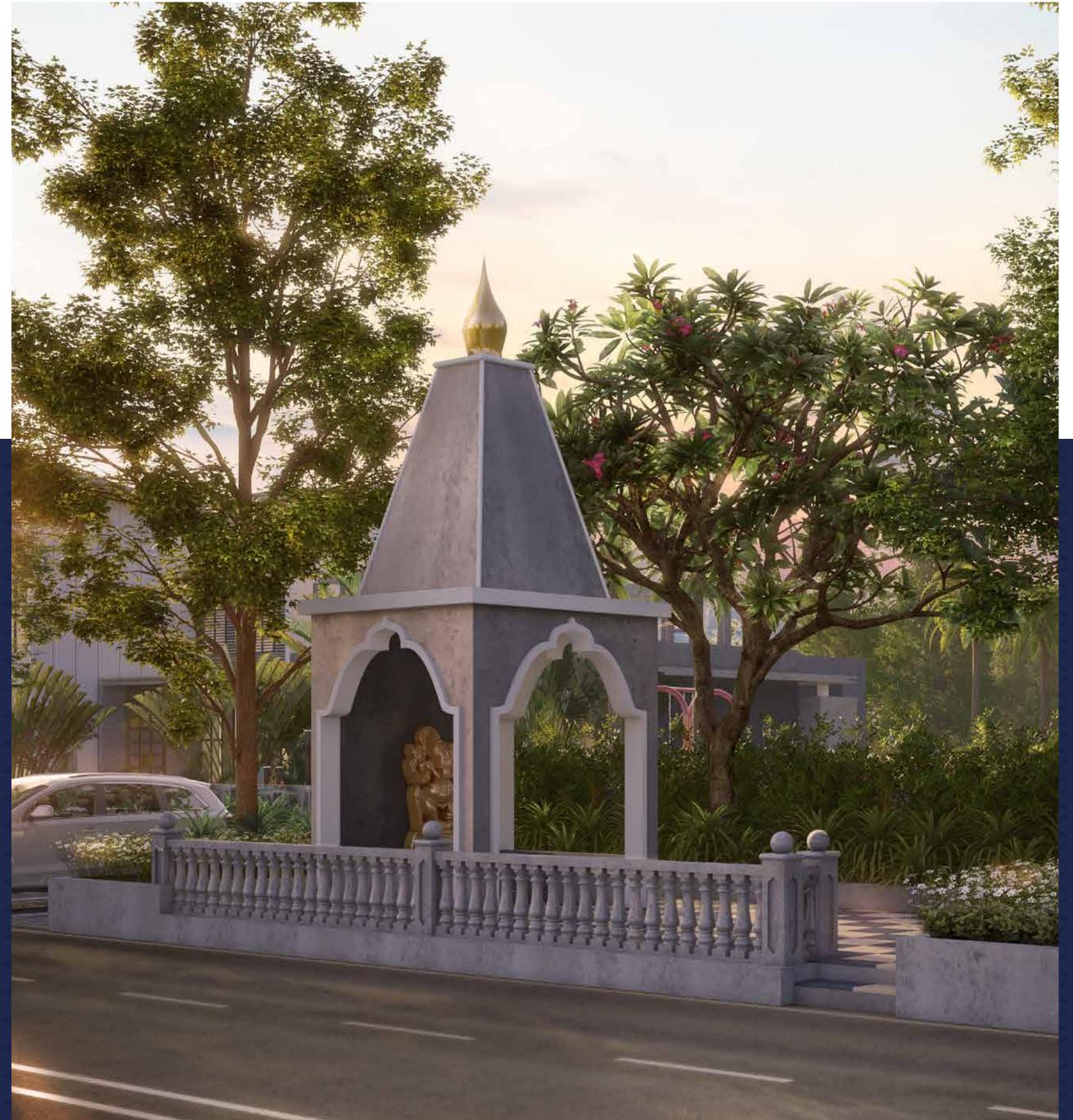


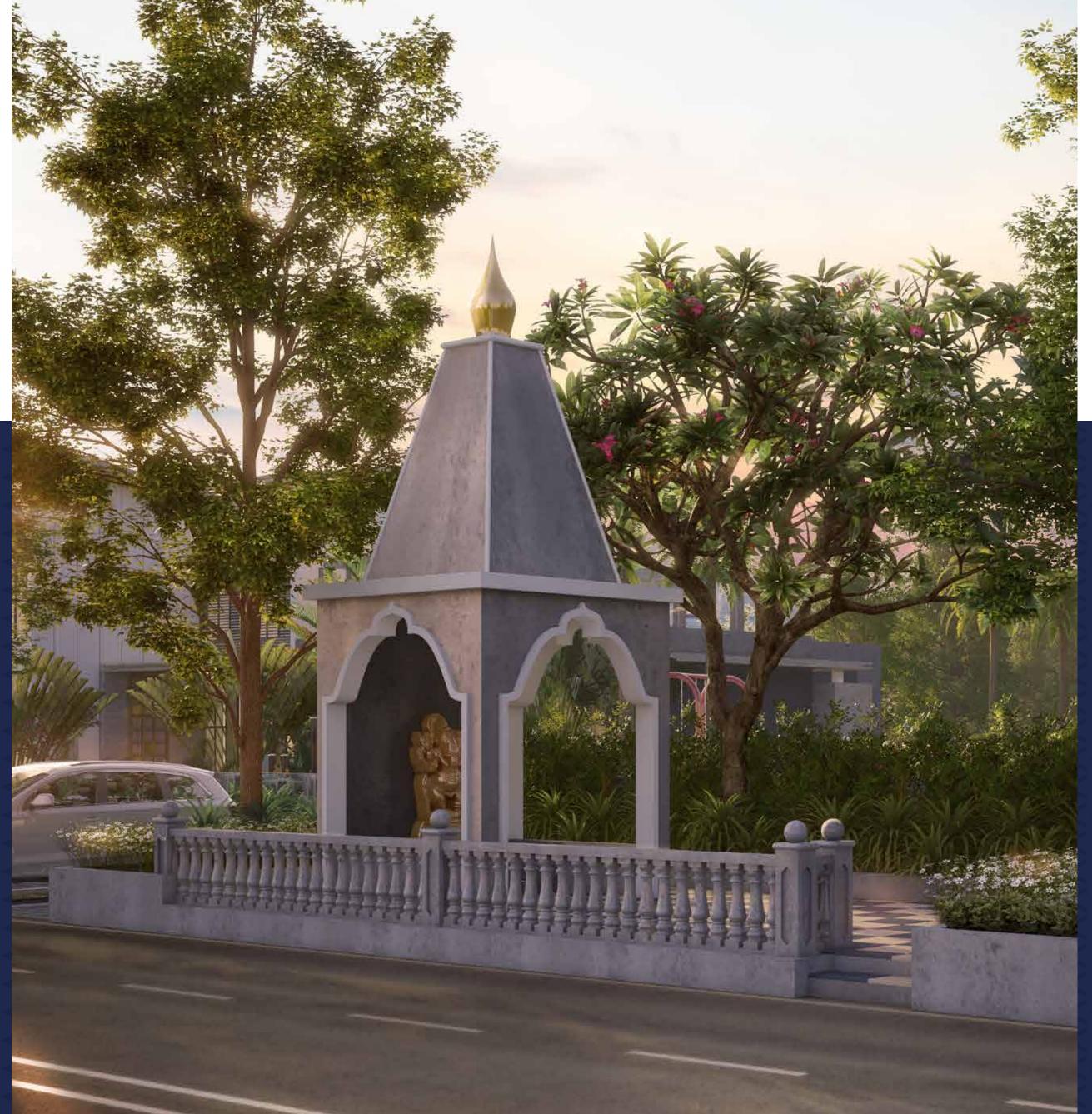




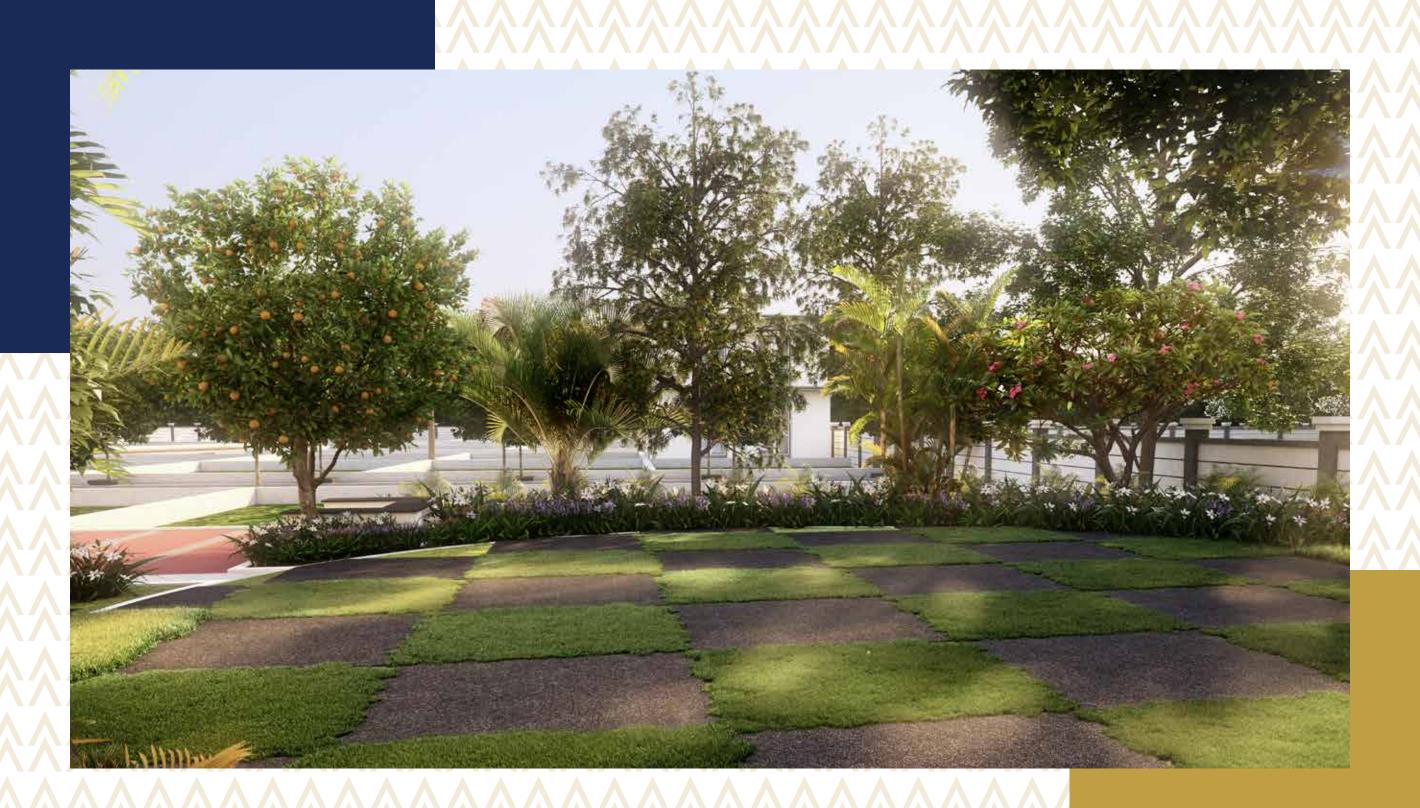
### Live an active life







#### MEDITATION+YOGA | Artist Visualisation



#### **Amenities**



**Grand Entrance** with Security Cabin



**Pergola with** Seating



Gazebo



**Designer Entrance** Lobby





**Play Ground** 



Children **Play Area** 

**Baby Pool** 



**Yoga - Meditation** Area



Stage for **Cultural Events** 



**Multipurpose** 

**Play Court** 

GYM

**Open & Indoor** 



**Pool Side Deck** 



**Amphi Theater** 



Water Feature



8000 sqft **Clubhouse With Swimming Pool** 



**Party Lawn** 





Sculpture



**Feature Wall** 



**Electricity Line** at Your Doorstep







Water Supply at Your Doorstep



**Business Lounge** 



**Palm Grove** 



**Internal Concrete Roads and Street Lights** 



**CCTV** at The **Entrance Gate** 



**Guest Rooms in** Clubhouse





**Mini Cafeteria** Lounge in Clubhouse



**Indoor Games:** Carrom, Chess, **Table Tennis** 



### **Location Map**



#### Why Legal Plot

	SANCTIONED NA PLOTS	UNAUTHORISED PLOTS					
Land Zoning	Residential NA	Agriculture and No-Development Zone					
Title	Clear ownership of the society/plot owner	7/12 for plots less than 11R is not allowed as per Tukdebandi Act					
Project Layout Sanction Status	Layout sanctioned by PMRDA	Private Layout is not sanctioned					
Road width	9 mtr to 18 mtr (minimum road width for internal roads is 9 mtr/30 ft)	4.5 mtr to 6 mtr maximum					
FSI	Total FSI is 1.64 (Basic FSI 1 + 0.64 as per common areas of the project)	Basic FSI is only 0.04 as per rules					
Unauthorised Development	Low chance of illegal construction due to planned development and higher FSI	No development control High likelihood of haphazard development					
Bank finance	Loans are approved by leading banks	Banks do not approve loans on Non-NA lands					



For bookings: \$+91 7030225558 Sales@pinnaclecity.in @www.pinnaclecity.in

Site Address : Pinnacle City, S.no. 1220, Ranjangaon-Ozar road, Ranjangaon, Tal Shirur, Pune 412209.

Registered Office : 201, Ashish Plaza, Plot 1/SDC, Sec 27 A, Pradhikaran, Nigdi, Pune – 411 044.

+91 9766100820 | +91 20 27658284
amegh.realty2020@gmail.com | info@lankebirje.com
www.lankebirje.com | www.skspl.com

#### **FOLLOW US**

f 0 9

Credits: Architect: A&T Consultants Landscape Design: Mahesh Chinchalkar Structural Design: Spectrum Consultants Legal Advisors: Amol Patayeet, Amit Lanke Brand Consultant: Qurious Design Pvt. Ltd.



Disclaimer: All plans, layout, drawing, amenities, specifications, facilities, mentioned in the brochure may be subject to change at the sole discretion of the developers. The constructions shall be as per prevalent rules and regulations, subject to necessary approvals.











