

PINNACLE 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.



ENTRANCE VIEW | Artist Visualisation

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



**100% Legal
Satisfaction**



**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



MY PLOT, MY SPACE, MY ENJOYMENT!



Located on 30mtr wide
Ranjangaon-Ozar Ashtavinayak
state Highway



5 min from
Pune-Nagar highway



Near To
Ranjangaon MIDC



Easy loan approval
from leading banks



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.



CLUB HOUSE | Artist Visualisation

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 irresistible to all guests.



YOUR GATEWAY TO A RICHER LIFE



Celebrate the joy with your loved ones.



SWIMMING POOL | Artist Visualisation



CHILDREN PLAY AREA | Artist Visualisation



PLAY AREA+MULTI COURT+GAZEBO | Artist Visualisation



PARTY LAWN | Artist Visualisation

Live an active life





Amenities



**Grand Entrance
with Security Cabin**



**Pergola with
Seating**



Gazebo



**Designer Entrance
Lobby**



Play Ground



**Children
Play Area**



**Yoga - Meditation
Area**



**Open & Indoor
GYM**



Baby Pool



**Stage for
Cultural Events**



**Multipurpose
Play Court**



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**



**Footpaths &
Streetscapes for
all Internal Roads**



**Designer Name
Plates for
Each Plot**

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:

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Site Address : Pinnacle City, S.no. 1220, Ranjangaon-Ozar road,
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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.

A PROJECT BY:



a Joint Venture by



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