skyi

the
grand towers



Computer generated image. Artist's impression, Image not to scale.

skyi
manas lake
city

Computer generated image. Artist's impression, Image not to scale.

thoughtfully designed township™

Manas Lake City is a development where architecture, design and conscience have rallied together to build a township that blends in with its environment. Something that's evidenced by the phenomenal amount of open spaces and the native variety of trees and birds one chances upon when going walking here. Or the fact that the sun and wind path have had a huge say in how a home is aligned. It all paints a picture that could quite easily be put in two rather honest words; thoughtful design.



skyi manas lake city

Residential

skyi the grand towers

Premium 3 & 2 bhks.

skyi manas lake

Premium 3, 2, 1 bhks

skyi star town

growhouse 3, 2 & 1 bhks

skyi star towers

STAR 2 & 1 bhks

skyi first

2 & 1 bhks

Clubs & Parks

CENTRAL PARK & CLUB

at *The* Grand Towers

SKYi CLUB

at Star Town

SKYi CLUB

at Star Towers

SKYi CLUB

at SKYi First

Retail Shops

SHOPS

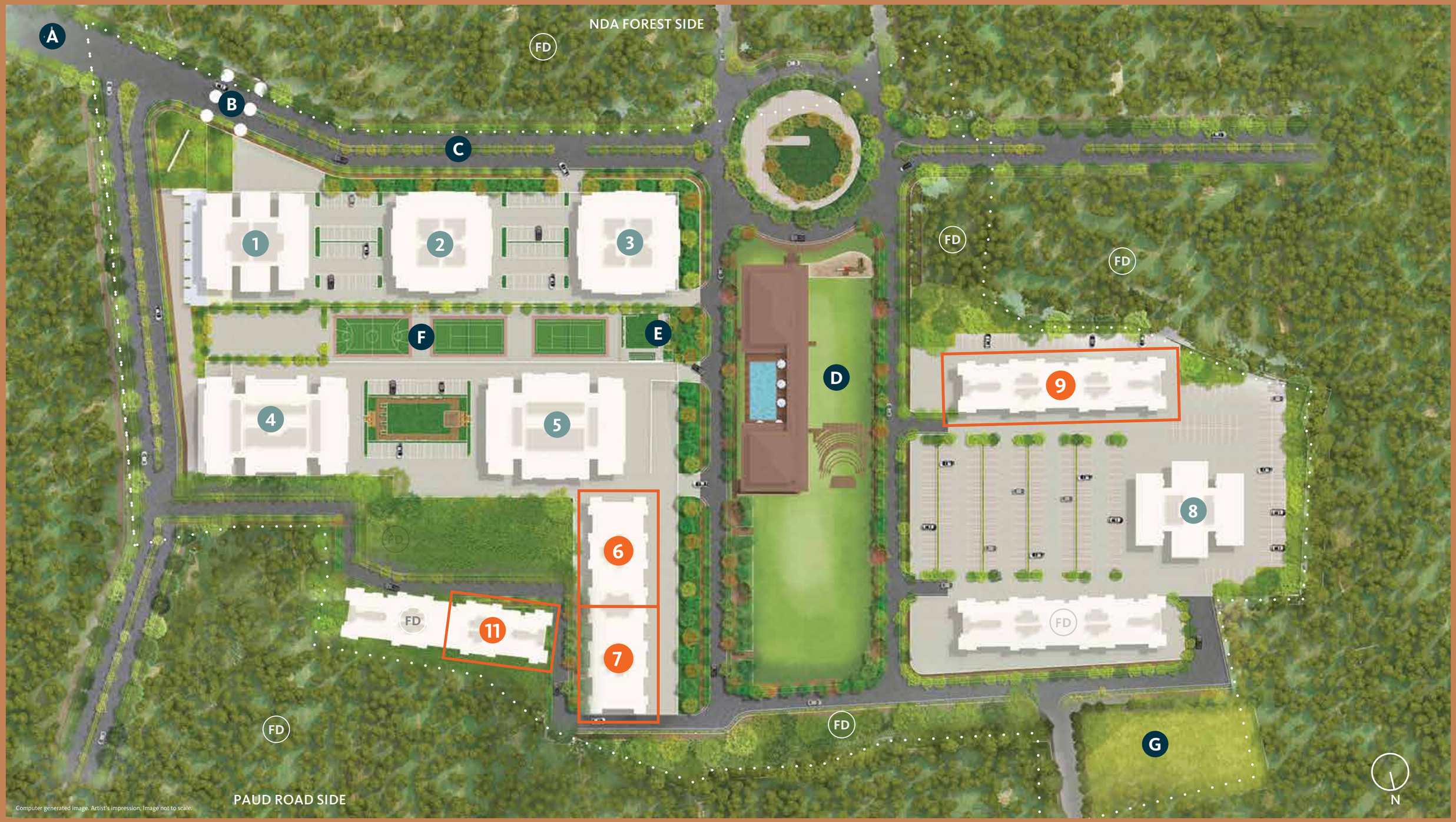
at Manas Lake

TOWN CENTER

at Star Town

SHOPS

at Star Towers



Computer generated image. Artist's impression, Image not to scale.

skyi manas lake

THE RESIDENCES

- *The* **Grand Towers** - 6, 7, 9 & 11
- **Towers 1 - 8**
  Sold Out

* Terms & Conditions apply

AMENITIES & FEATURES

- A — Main Access Road
- B — Main Entrance Gate
- C — 4 Lane Internal Road
- D — Club House, Central Park and Multi Purpose Ground
- E — Toddler Play Area
- F — Sports Facilities
  - Futsal Court
  - Basketball Court
  - Pickleball Court
- G — Utilities
- FD — Future Developement

Introducing

The Grand Towers

The Grand Towers are the jewels of the Manas Lake City development and make a statement of privilege with its design, its location and the lifestyle it offers its residents.

They overlook the Central Park, the Club and wide open spaces offering every home magnificent views. Live an active life with a well-equipped modern gymnasium, swimming pool and other indoor and sports facilities. On offer is also a convenient lifestyle with shopping, healthcare, F&B and entertainment all inside the community.

Computer generated image. Artist's impression, Image not to scale.



Computer generated image. Artist's impression, image not to scale.



Computer generated image. Artist's impression, Image not to scale.

A WELL PLANNED COMMUNITY



Life as a whole can be experienced at *The* Grand Towers in Manas Lake City. They are an integral part of a township that is well planned to meet all the lifestyle and functional needs of its residents. Residents enjoy 70% open spaces with a central park running all along its very heart, giving them a strong sense of community. There are exclusive landscaped gardens and well planned and designated spaces for senior citizens and children.

The club house offers you an opportunity to lead an active, healthy and safe lifestyle with indoor and outdoor sports, entertainment and food and beverages to choose from. The community is self sufficient with retail and convenience shops on campus.

8 Month Temp. Range
25°-30°C

Flourishing
ECO-SYSTEM

Better
AIR QUALITY

Vibrant
BIRD LIFE

70%
OPEN SPACES


Computer generated image. Artist's impression. Image not to scale.

THE
CLUB & RECREATION

The **SKYi Club** has been conceptualised as the epicentre of a plush social hub within the township.

It presents great opportunities to enjoy the highlife, day in, day out.





Recreation was a top priority in designing this township and **SKYi Club** exists because of it. **SKYi Club** is an independently and professionally run facility that's sprawled across large tracts of land with sports, entertainment & retail offerings. It should come as no surprise that residents may end up feeling no need whatsoever to set foot out of Manas Lake City for anything really.



Facilities

Swimming Pool
Gymnasium
Community Hall
Garden with F&B



Sports Indoor

Table Tennis
Carrom/Chess/Card Room
Pool Table
Toy Room for kids



Sports Outdoor

Tennis
Futsal
Basketball
Running



Well Being

Meditation
Yoga
Aerobics
Seating Spaces



Computer generated image. Artist's impression, Image not to scale.



Computer generated image. Artist's impression, Image not to scale.

RETAIL AND CONVENIENCE SHOPS

The retail stores on campus are designed and stocked to meet all your daily needs. With all your everyday shopping needs met within the campus, there is a very real chance that you may never need to step out of the campus for shopping.



GROCERY



VEGETABLES



DAIRY



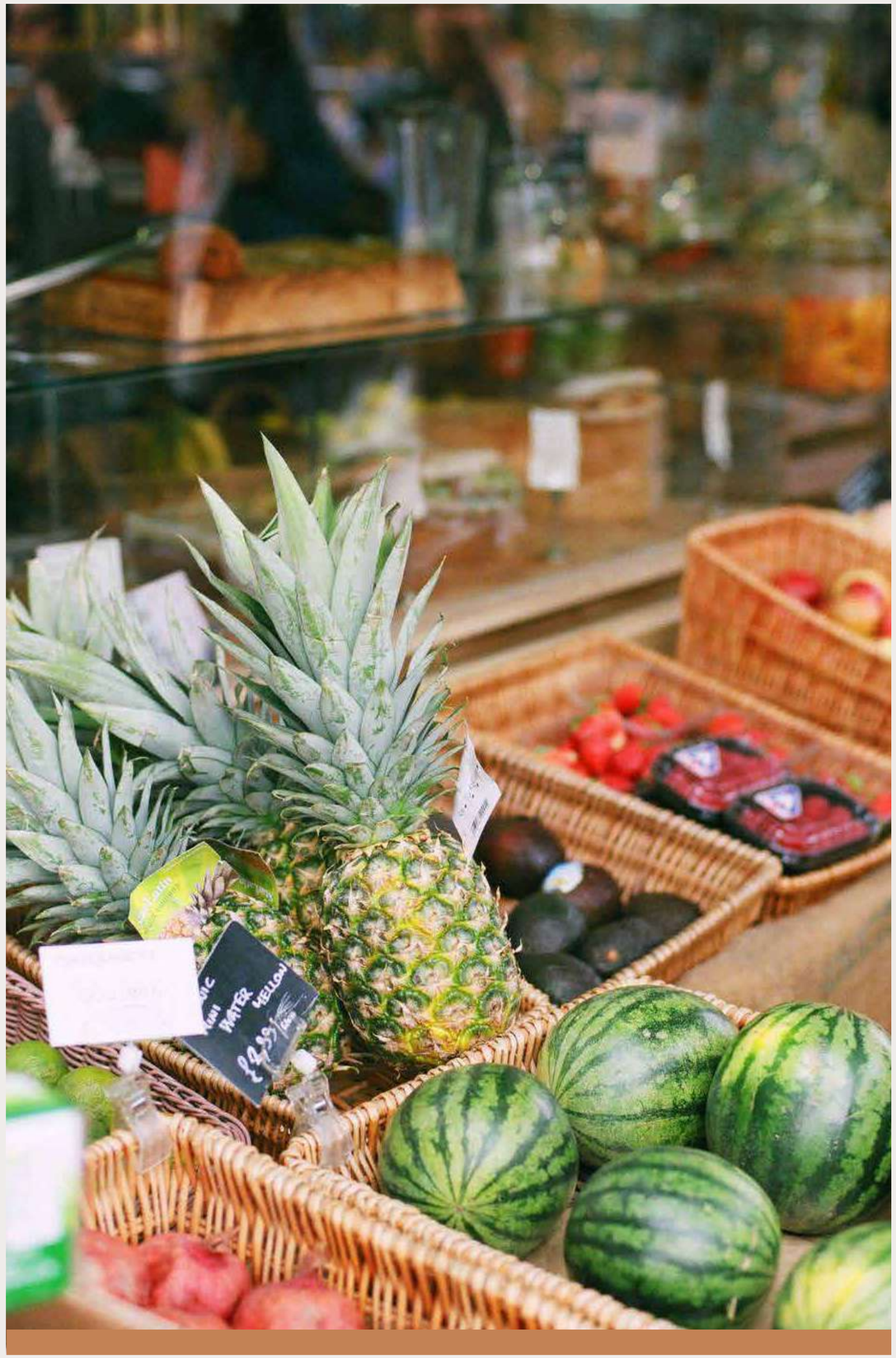
PHARMACY



LAUNDRY

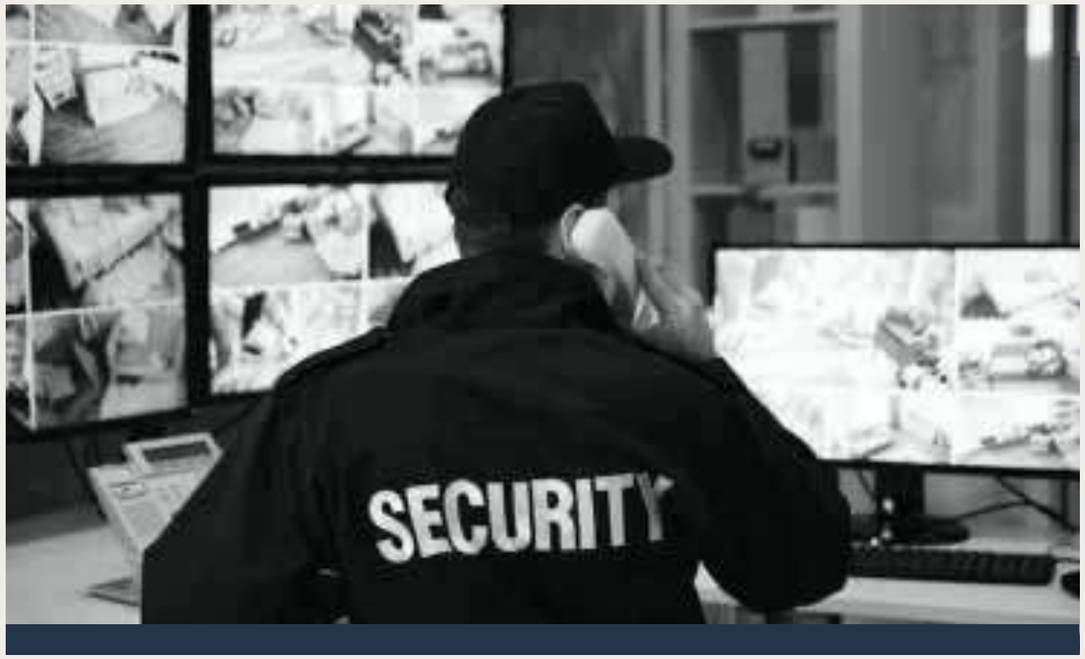


HOME DELIVERY

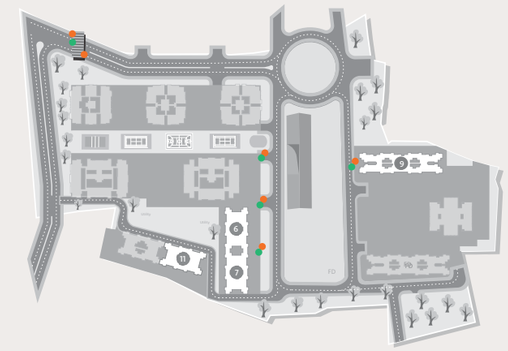


SECURE AND SAFE COMMUNITY

Our secure gated community with its multi layered security set up ensures you are always safe and secure. Our professional security staff equipped with the CCTV cameras cover the project, building and home security.



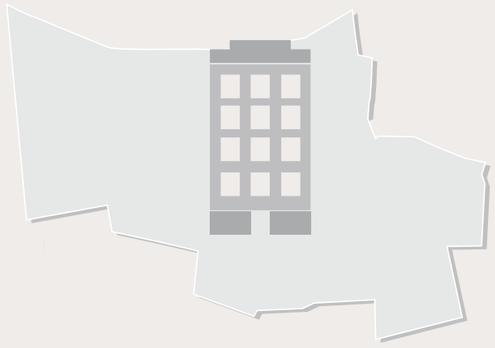
Campus



CCTV Cameras

Stringent Security Checks

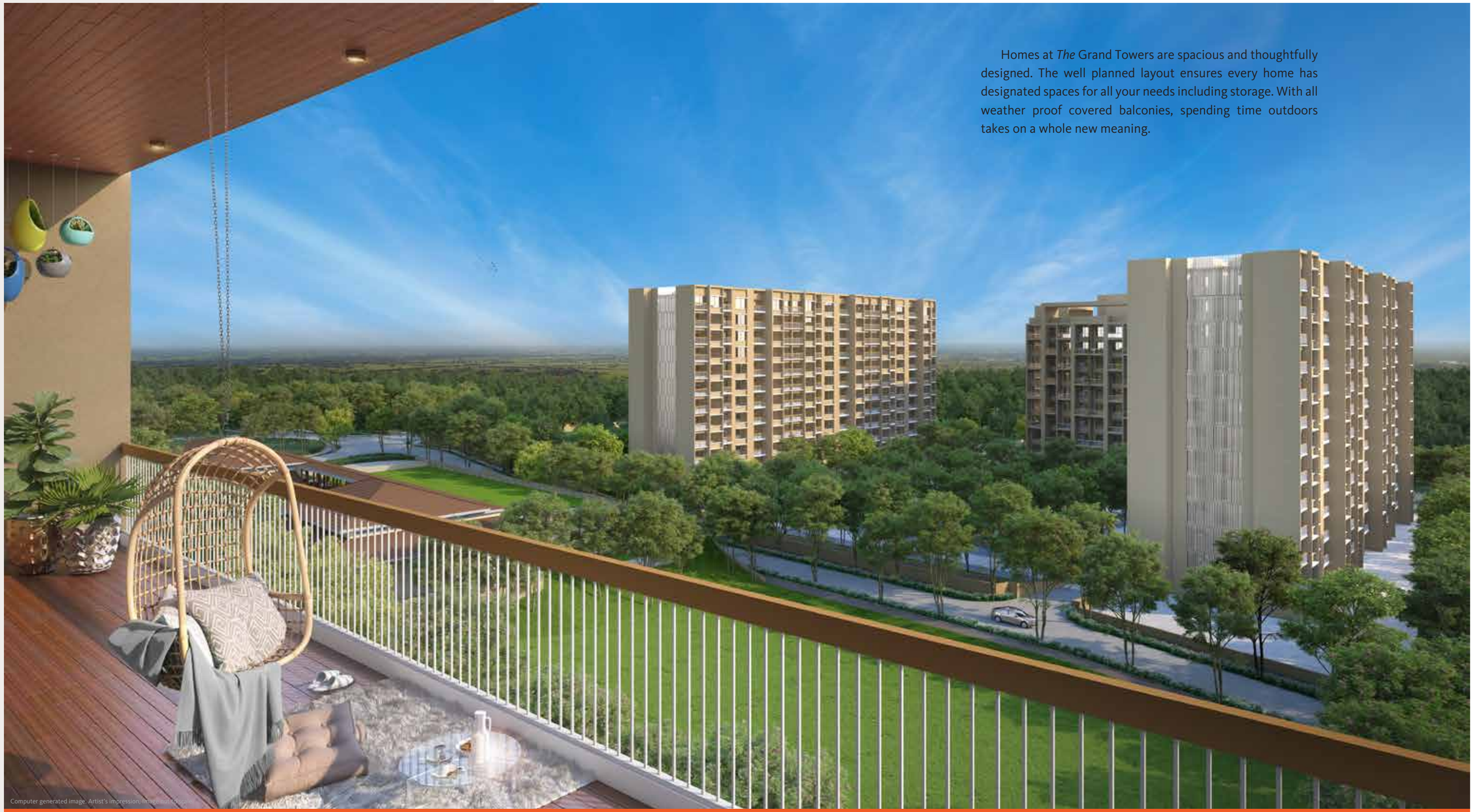
Building & Home



24x7 Security Guards

thoughtfully designed homes™

Homes at *The* Grand Towers are spacious and thoughtfully designed. The well planned layout ensures every home has designated spaces for all your needs including storage. With all weather proof covered balconies, spending time outdoors takes on a whole new meaning.

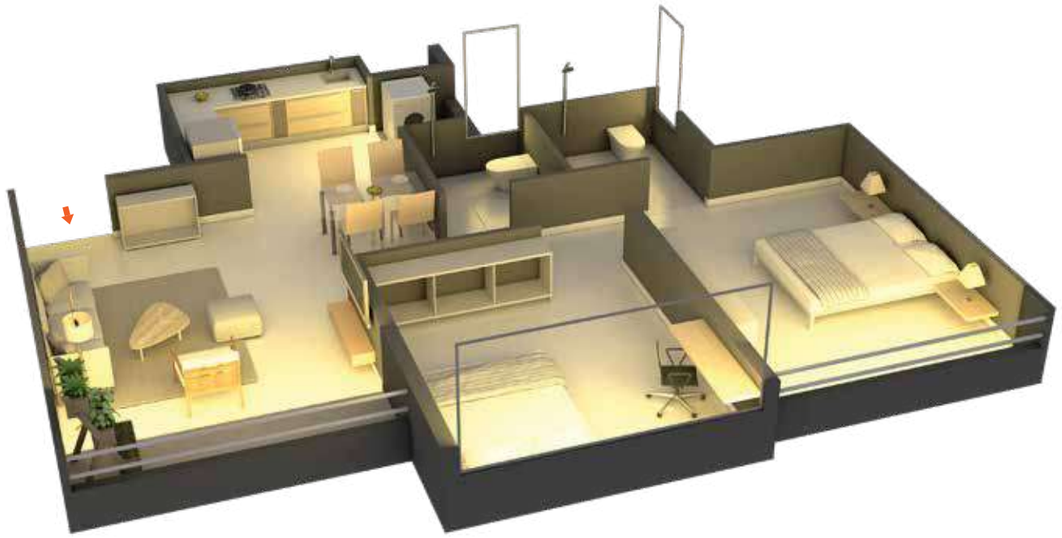


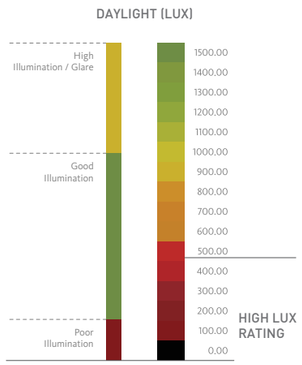
Computer generated image. Artist's impression. Image not to scale.

SKYi™
MAX LIGHT

Technical study,
Computer Aided Design &
Simulation done
by dbHMS / Chicago, USA

BRIGHTER HOMES





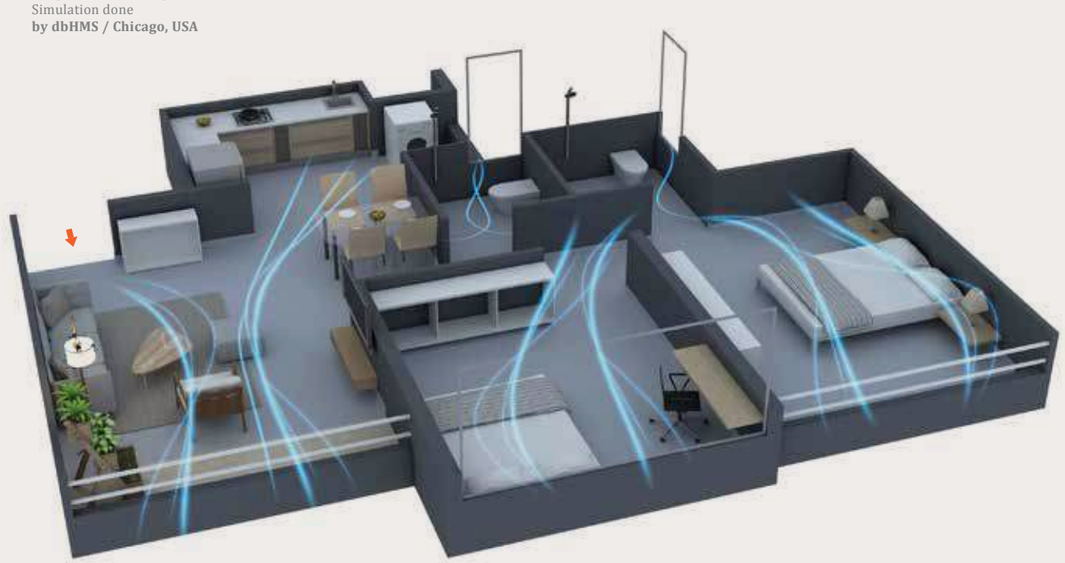
Lux is the measure of the intensity of light within a place, as perceived by the human eye. Homes here exceed the pre-requisite standards of illumination as prescribed by the National Building Code.

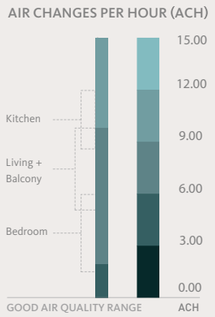
Scientific analysis has helped identify key factors like right window sizes and shading solutions that allow more sunlight inside the house and give good quality of glare free light throughout the day.

SKYi™
AIR TECH

Technical study,
Computer Aided Design &
Simulation done
by dbHMS / Chicago, USA

HIGH AIR CHANGES





Scientific analysis has helped identify key factors that contribute to maintaining optimum temperature levels within a home by allowing more Air Changes per Hour (ACH). Adequate measures have been taken, from the right window size to the spacious living room, to keep the temperature within your home pleasant all day long.

Air Changes per Hour (ACH) is a measure of the number of times the air within a defined space (a room or the house) is replaced by ventilation.

SKYi™
GRAND HOMES

With it's **zero wastage** & **Unique thoughtful design** Concept
You get about 20% additional space compared to an ordinary home.

0%
Zero Wastage

Passage

No Passages

↓

Optimum use of every inch of your home

Terrace

No odd shaped, Tiny or Half Openable Terraces

↓

Sun & Rain proof **"Balcony"**

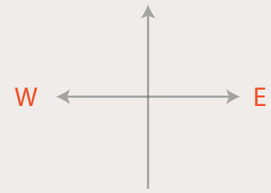
No dead spaces, No wastage of internal space

↓

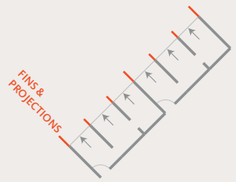
Perfect layout takes care of all **Functional, Furniture & Storage** needs

Thoughtful Design™

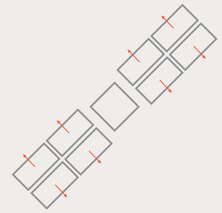
Unique **thoughtful design**™



East West Home Entrances

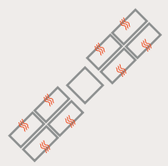


Fins Ensure Privacy from Neighbours

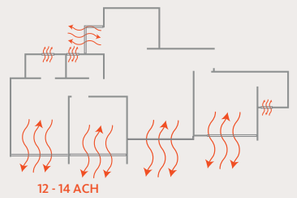


Best Views from Every Home

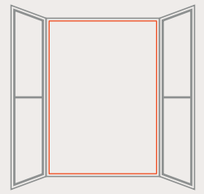
WELL VENTILATED



Wind Path Oriented Homes

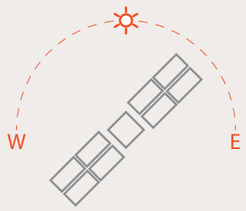


High Air Changes

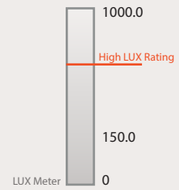


Large Windows & Balconies

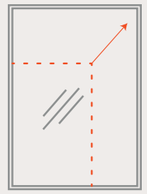
WELL LIT



Sun Path Aligned Homes



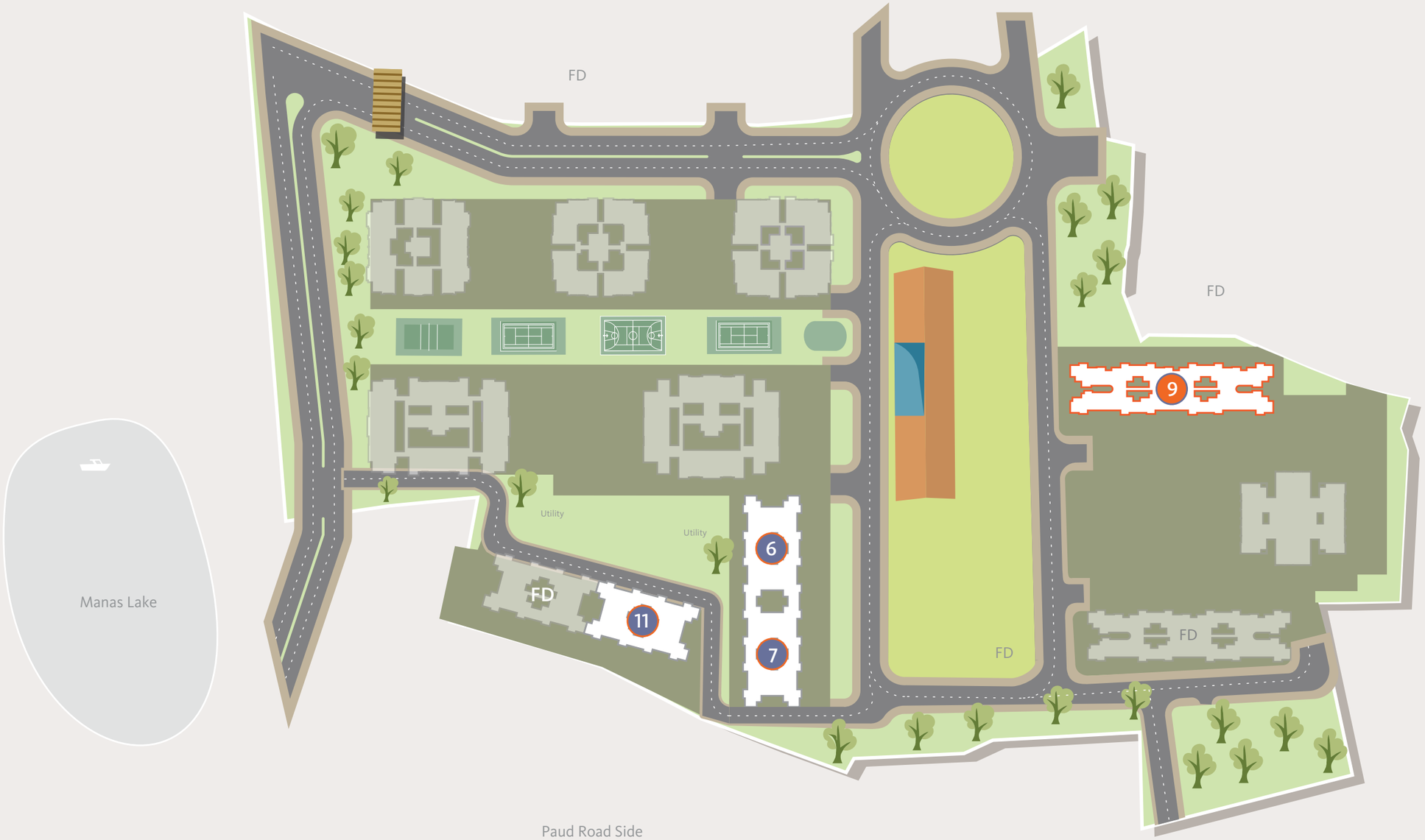
Brighter Homes



Larger Shaded Windows & Balconies

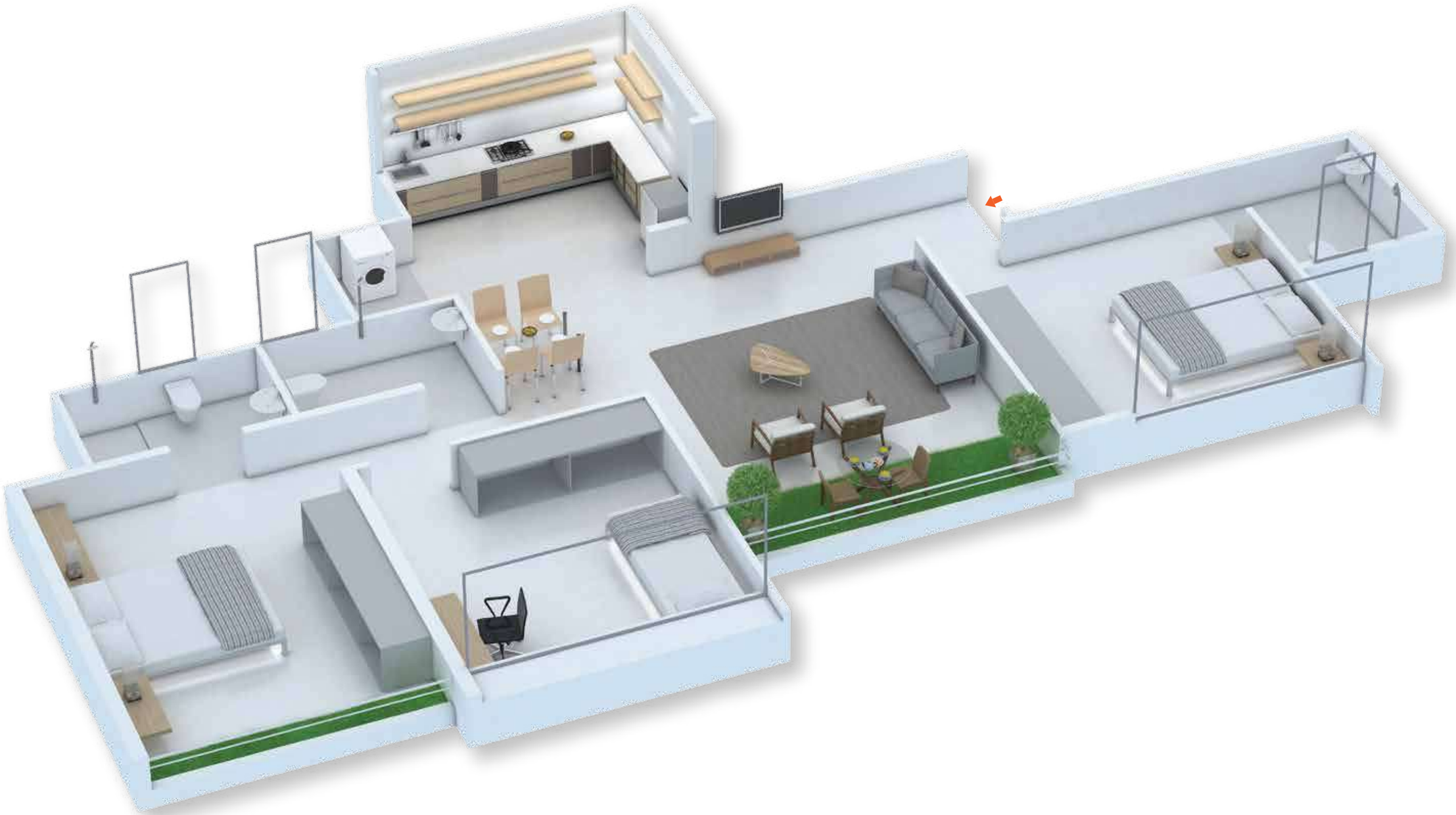
Computer generated image. Artist's impression, Image not to scale.

TOWER 9


Khadakwasla
NDA Forest
7000 Acres
FD
FD
9
Utility
Utility
6
FD
11
7
FD
FD
Manas Lake
Paud Road Side
N

TOWER 9

3 BEDROOM



1094 L

TOWER 9



Attached 3 piece Toilet with
a Wash Basin, W.C. & Shower

3 piece Toilet with
a Wash Basin, W.C. & Shower

Dry Balcony

Provision for fully equipped **Kitchen** with hob,
chimney & modular kitchen cabinets for storage

Dining to seat 4

Living Room with provision
for comfortable seating &
a designated space for
your flat-screen TV

Attached 3 piece Toilet with
a Wash Basin, W.C. & Shower

Master Bedroom with provision
for a Queen bed, TV & spacious
wardrobe space with overhead storage

Sun & Rain-proof
overhead **Covered Balcony**

Second Master Bedroom with
provision for a Queen bed, Study
Table & spacious wardrobe space
with overhead storage

Third Bedroom with provision
for a Queen bed & spacious
wardrobe space with overhead storage

3 BEDROOM

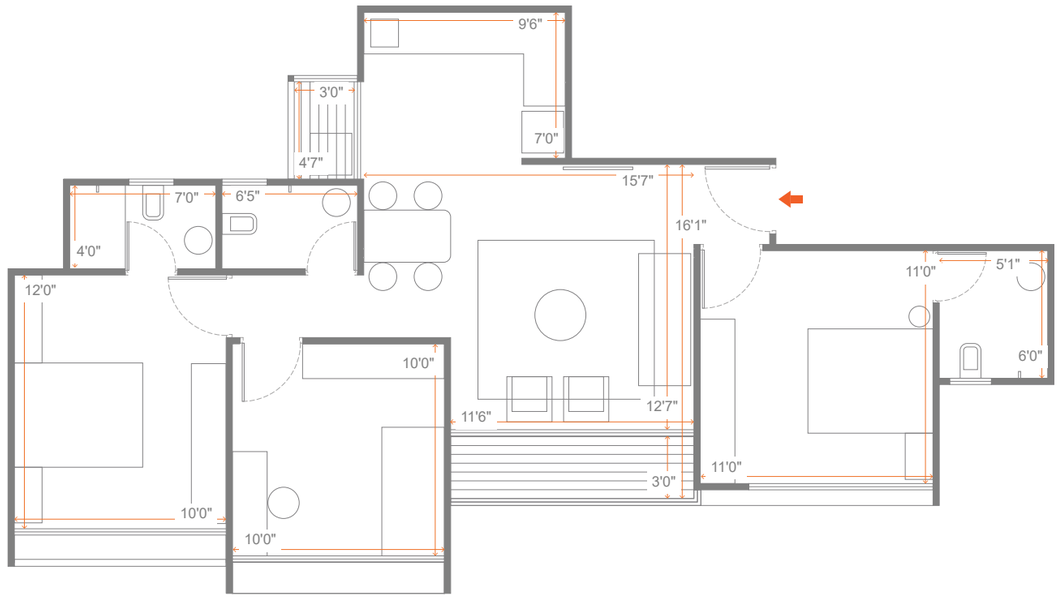
Note :

· The furniture/ white goods/ accessories options shown in this brochure are for representation purpose only & are not part of the standard offering.

DIMENSION PLAN



3 BEDROOM



1094 L

Product Code 1094 L : Usable Area 774 sq.ft

Usable area = Carpet area* + Balcony + Dry Balcony

774sq.ft (71.91 sq.mt) = 726 sq.ft (67.49 sq.mt) + 34 sq.ft (3.15 sq.mt) + 14 sq.ft (1.27 sq.mt)

*Includes Carpet Area as per RERA & permissible enclosed balcony if any.

TOWER 9

1st to 12th Typical Floor Plan

Paud Road Side



101,201,301,401,
501,601,701,801,
901,1001,1101,1201

3BHK

102,202,302,402,
502,602,802,
902,1002,1102,1202

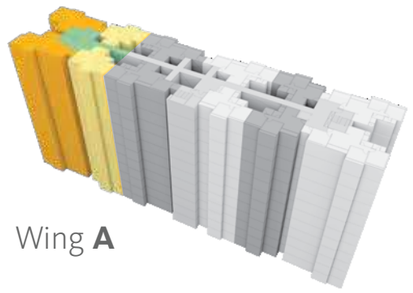
2BHK

3BHK

104,204,304,404,
504,604,704,804,
904,1004,1104,1204

2BHK

103,203,303,403,
503,603,703,803,
903,1003,1103,1203



Wing **A**

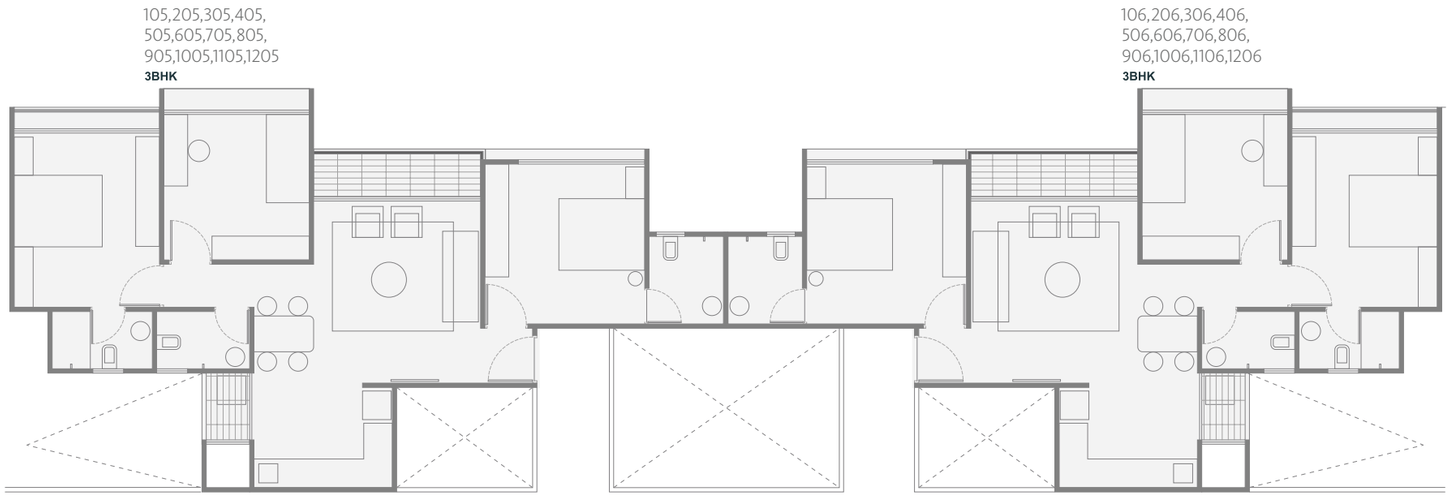
NDA Forest Side

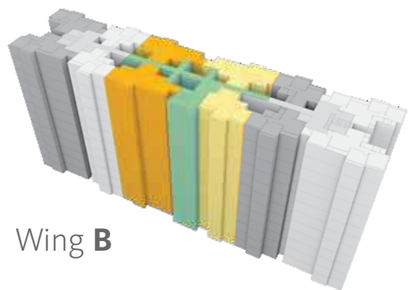
N

TOWER 9

1st to 12th Typical Floor Plan

Paud Road Side





Wing **B**

NDA Forest Side

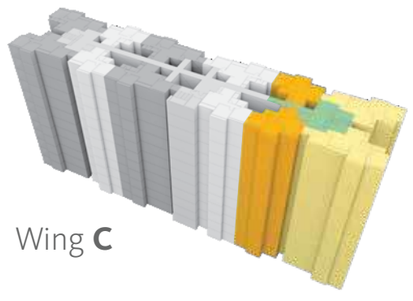
N

TOWER 9

1st to 12th Typical Floor Plan

Paud Road Side





Wing **C**

NDA Forest Side

N

TOWER 11


Khadakwasla
NDA Forest
7000 Acres
FD
FD
9
Utility
Utility
6
FD
11
7
FD
FD
Manas Lake
Paud Road Side
N

TOWER 11

2 BEDROOM



842 L

TOWER 11



Entrance Lobby for privacy & a smart space for Shoe Rack & Key Holder

Provision for fully equipped **Kitchen** with hob, chimney & modular kitchen cabinets for storage

Dry Balcony

Dining to seat 4

3 piece Toilet with a Wash Basin, W.C. & Shower

Living Room with provision for comfortable seating & a designated space for your flat-screen TV

Master Bedroom with provision for a Queen bed, TV & spacious wardrobe space with overhead storage

Juliet Balcony

Second Bedroom with provision for a Queen bed, Study Table & spacious wardrobe space with overhead storage

Sun & Rain-proof overhead **Covered Balcony**

2 BEDROOM

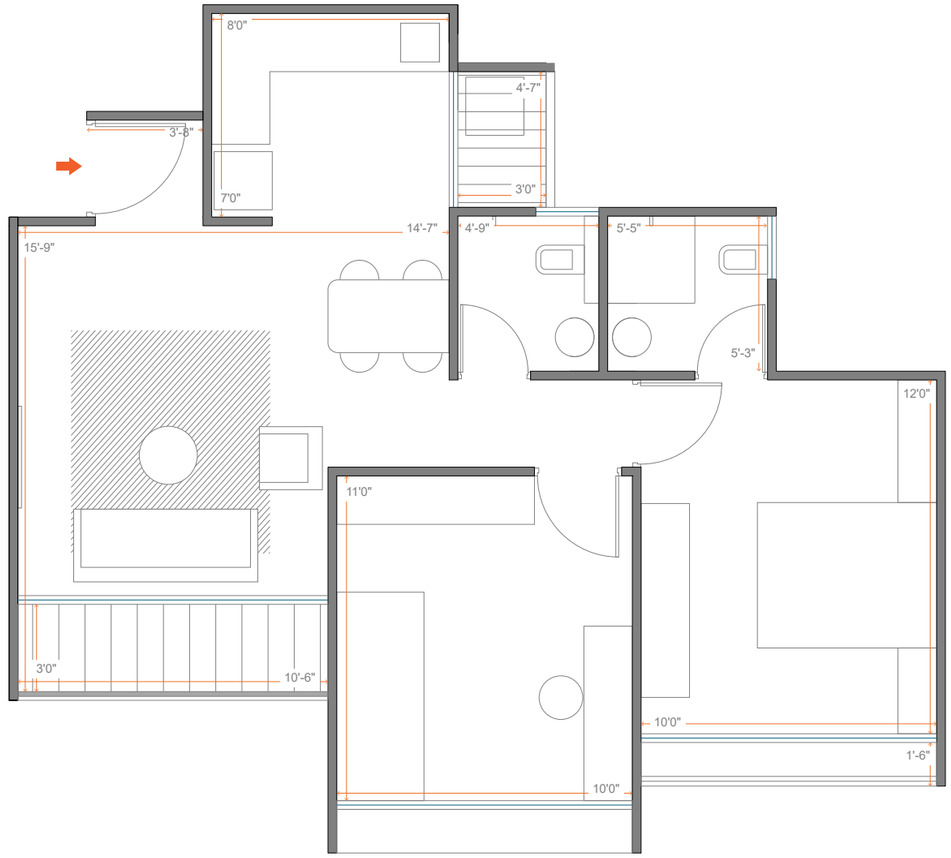
Note :

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DIMENSION PLAN



2 BEDROOM



842 L

Product Code 842 L : Usable Area 602sq.ft

Usable area = Carpet area* + Balcony + Dry Balcony

602 sq.ft (55.92 sq.mt) = 557 sq.ft (51.71 sq.mt) + 31 sq.ft (2.88 sq.mt) + 14 sq.ft (1.27 sq.mt)

*Includes Carpet Area as per RERA & permissible enclosed balcony if any.

TOWER 11

2 BEDROOM



824 L

TOWER 11



Provision for fully equipped **Kitchen** with hob, chimney & modular kitchen cabinets for storage

Dry Balcony

Dining to seat 4

3 piece Toilet with a Wash Basin, W.C. & Shower

Living Room with provision for comfortable seating & a designated space for your flat-screen TV

Master Bedroom with provision for a Queen bed, TV & spacious wardrobe space with overhead storage

Juliet Balcony

Second Bedroom with provision for a Queen bed, Study Table & spacious wardrobe space with overhead storage

Sun & Rain-proof overhead **Covered Balcony**

2 BEDROOM

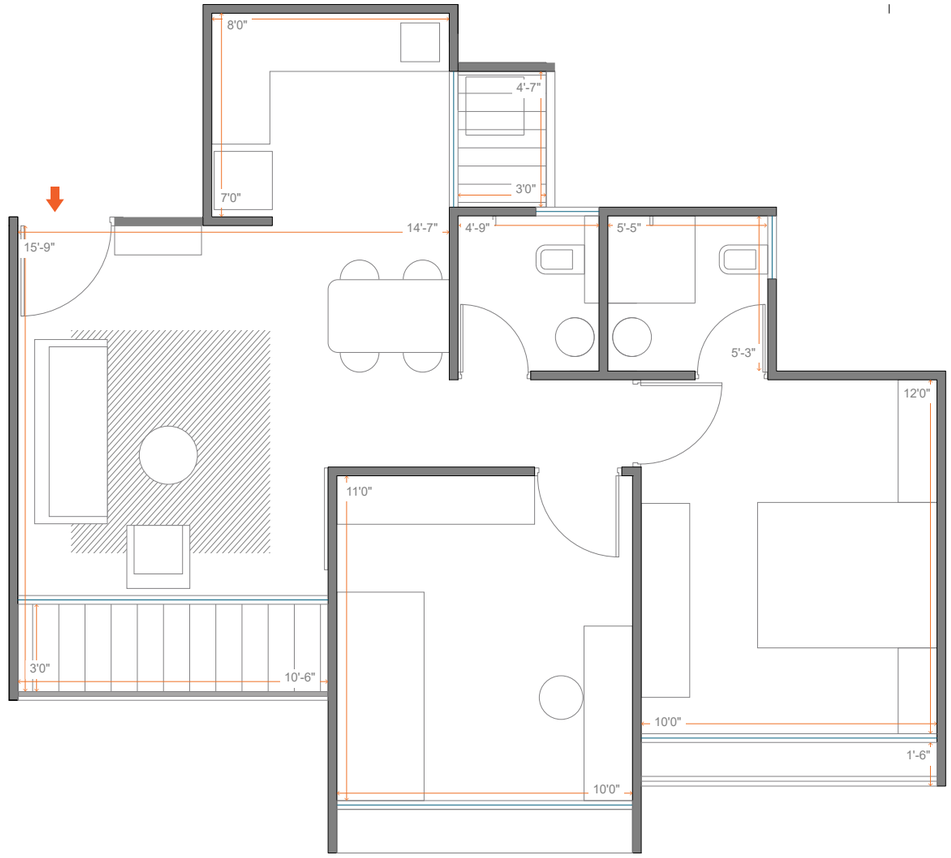
Note :

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DIMENSION PLAN



2 BEDROOM



824 L

Product Code 824 L : Usable Area 588 sq.ft

Usable area = Carpet area* + Balcony + Dry Balcony

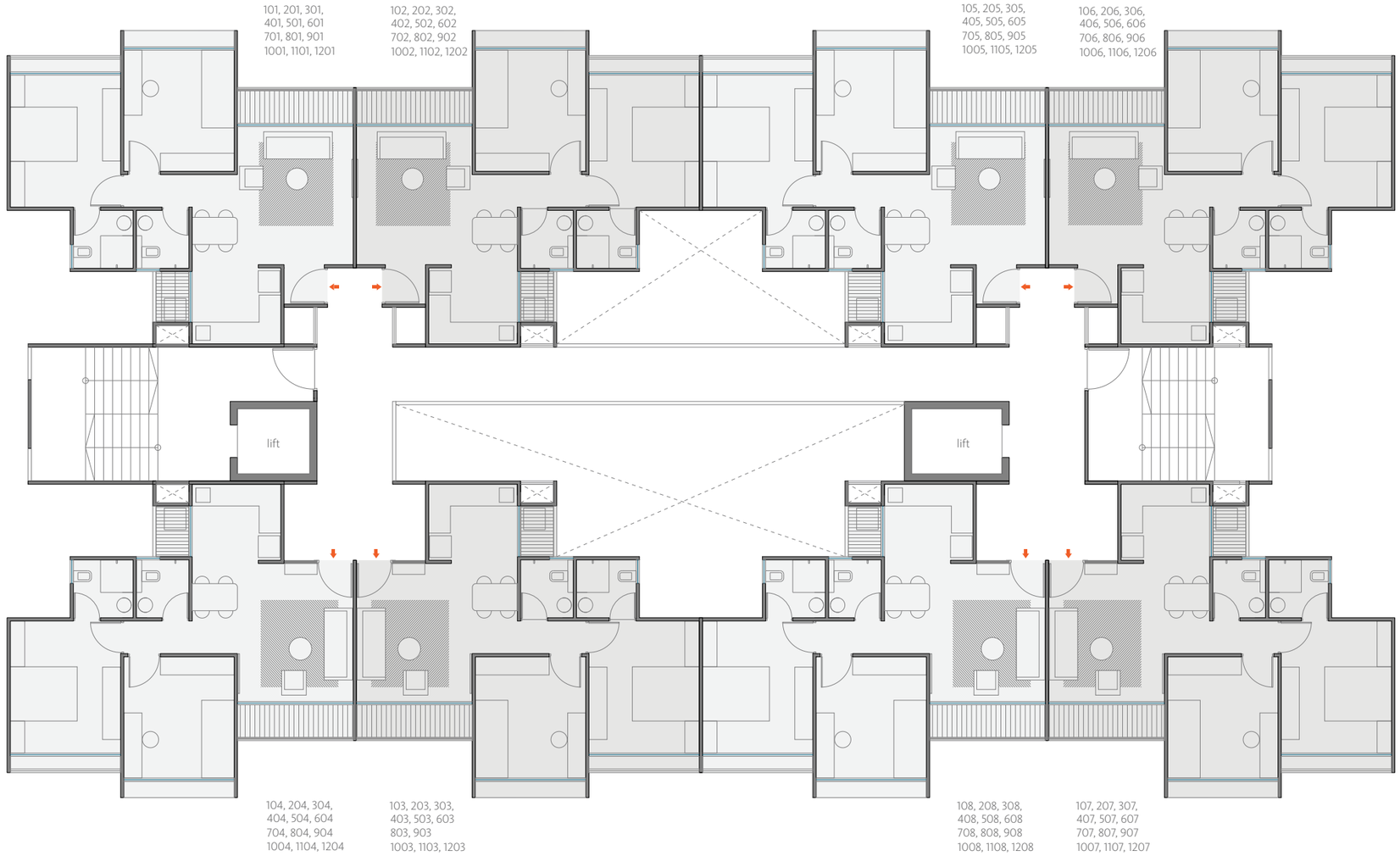
588 sq.ft (54.66 sq.mt) = 544 sq.ft (50.51 sq.mt) + 31 sq.ft (2.88 sq.mt) + 14 sq.ft (1.27 sq.mt)

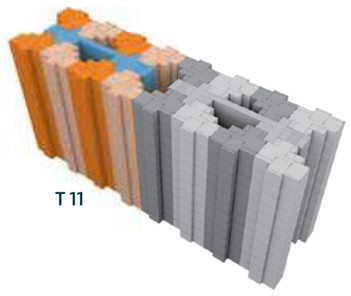
*Includes Carpet Area as per RERA & permissible enclosed balcony if any.

TOWER 11

1st to 12th Typical Floor Plan

Paud Road Side





T 11

NDA Forest Side

N

Computer generated image. Artist's impression, Image not to scale.

LOCATION & CONNECTIVITY

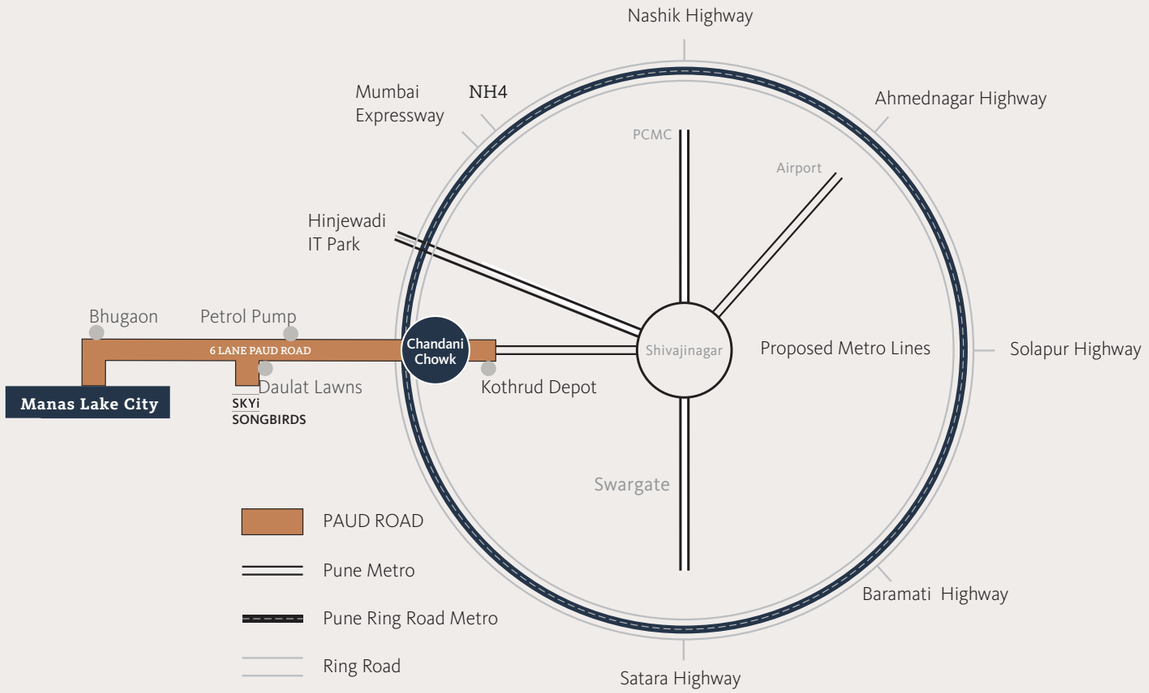
***The* Grand Towers at Manas Lake City are well connected and strategically located on Paud Road.**

The Grand Towers are an integral part of the Manas Lake City township, spread over approximately 90 acres and is located on Paud Road, just 10 minutes from Kothrud and Bavdhan. Manas Lake City is surrounded by the Sahyadri mountains and the NDA Forest and is gifted with great natural beauty and a serene ambience.

The perfect mix for a perfect home. It enjoys excellent connectivity and is strategically located next to the National highway and is just 5 minutes from the Pune Ring Road. It is easily accessible by the Pune Metro which starts at Chandani Chowk.

Manas Lake City has nearly 150 shops on campus and is in close proximity to hospitals, restaurants, schools and colleges.





PUNE METRO

START	11 MIN*	20 MIN*	25 MIN*	45 MIN*
Kothrud	Deccan	Shivajinagar	Swargate	Airport

BUS

START	10 MIN*	15 MIN*	30 MIN*	40 MIN*
***The* Grand Towers**	Chandani Chowk	Kothrud	Deccan	Shivajinagar

WALK

START	1 MIN*	2 MIN*	3 MIN*	10 MIN*
***The* Grand Towers**	Central Garden	SKYi Star Tower Shops	SKYi Manas Lake Shops	Manas Lake

* All timings are indicative and not actual.

YOU DON'T NEED TO TRAVEL MILES TO GO EVERYWHERE.



At *The* Grand Towers, we aim to bring you a peaceful and tranquil lifestyle without the hassles of worrying about everyday life. For this reason, we have ensured that most daily necessities are provided in the neighbourhood of the project itself.

Restaurants

- Domino's
- Café Coffee Day
- Ambrosia
- Trikaya
- Subway
- Banjara Hills
- Up & Above
- Club Oasis
- Viva Inn
- Garden Court
- Manas Resort
- Apache Club
- McDonald's

Schools/ Institutes

- Ryan International School
- Indus International School
- Sanskriti School
- Bavdhan Primary School
- Ambrosia Institute of Hotel Management
- Flame University
- Symbiosis International University
- Sri Sri Ravishankar School
- Bharati Vidyapeeth

Retail

- More
- Big Bazaar
- Reliance Fresh
- Petrol Pump

Hospitals

- Sahyadri Hospital
- Deenanath Mangeshkar Hospital
- Bavdhan Hospital
- Om Hospital

Banks & ATM

- Union Bank
- Bank Of Maharashtra
- SBI
- Cosmos Co-Operative Bank
- ICICI
- HDFC

Sports & Recreation

- Oxford Golf Course & Country Club
- Corianthan Club (Proposed)
- Shri Shiv Chhatrapati Sports City (CWG Sports Complex)
- Abs Gym
- City Pride Multiplex

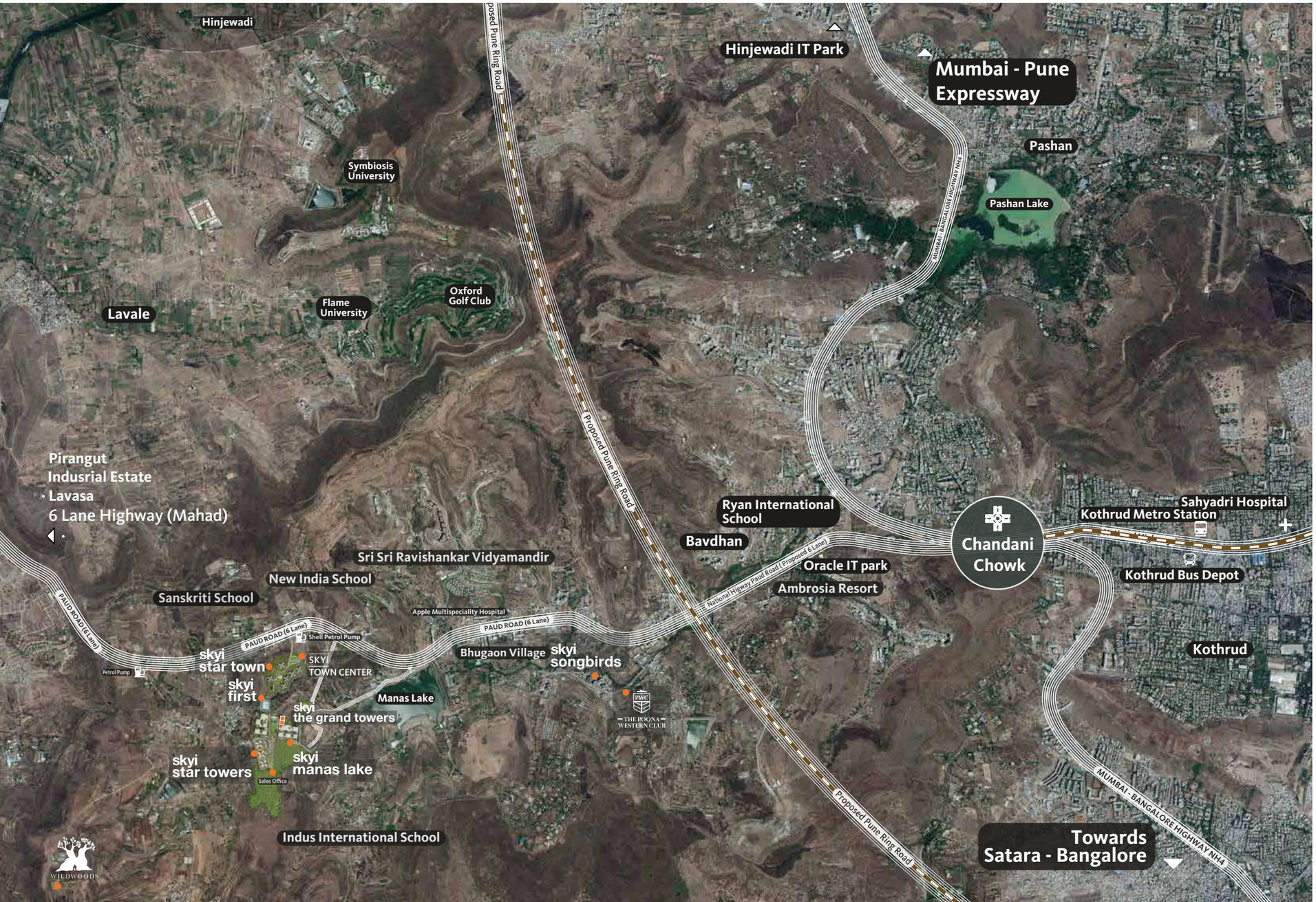
Automobile

- Honda Crystal
- Toyota DSK
- Nissan Oxford
- Audi
- Mercedes Benz

- SKYi Projects
- Important Landmarks
- Hospital
- Retail
- Hotels
- Metro Station

Pashan/Sus	20 mins.
Kothrud	15 mins.
Baner	25 mins.
Hinjewadi	30 mins.
Chandni Chowk	10 mins.
Deccan	20 mins.
Sahara Stadium	35 mins.
Lavasa	60 mins.

SATELLITE MAP



skyi manas lake city

- 5 Min. from **National Highway**
- 5 Min. from proposed **Pune Ring Road with Metro** at it's center
- 10 Min. from **Chandani Chowk & 10 Lane National Highway**
- 10 Min. from **Kothrud Metro Station**
- 20 Min. from **Sahyadri Hospital**

MAPS

- Pune Ring Road & Metro Routes
- New National Highway
- Bhugaon By-Pass Highway

To know more about the current & future advantage of SKYi Manas Lake Location ask our team to show you the maps.

Scan for **Location Video**

About the Developer

skyi

Residential & commercial
developments

Founded in 2004 in Pune, SKYi is an award-winning developer with over four million square feet of thoughtfully designed homes and commercial spaces delivered. The SKYi portfolio covers the gamut of spaces from premium residences, luxurious penthouses, showrooms and offices.

400+
Employees

150+
Engineers

130 lakh sq.ft

70 L	20 L	40 L
Delivered	Process	Planned

500+
Acres of
Land Parcel

10000
Homes
Built

6800
Homes
Delivered

Member of

CREDAI
Pune

MBVA
Member

Rewards & recognition

The Best Residential Project
Awarded by CNBC AWAAZ

CRISIL 5 Star Rated
Rated Realty Project

Top 100 India's Project
by Realty Plus

Indian Green Building Council (IGBC)
Platinium Rated

Financial Partners

ICICI Ventures
HDFC
TATA Capital
Motilal Oswal
Avenue Partners
Aditya Birla Housing Finance

SKYi PORTFOLIO

2003



NILAY
Aundh

Nilay at Aundh is an award-winning project spread over 5 acres. Residences built with the philosophy of "no common walls".

COMPLETED

2008



AQUILA
Baner

Aquila at Baner is a complex of 18 townhouses covering 60,000 sq.ft. of developed land. Each Aquila home is a 3 bedroom split-level townhouse with a beautiful central courtyard inside the home.

COMPLETED

2010



IRIS
Baner

Iris at Baner is a residential complex covering 1,30,000 sq.ft. of developed area. Every Iris home is spacious, well ventilated and well lit.

COMPLETED

2011



SEHER TOWERS
Baner

Seher Towers at Baner offers luxurious extra large 4 bedroom residences. Each bespoke home is spread over 4200 sq. ft.

COMPLETED

2012



FIVE
Baner

Residential tower of 9 exclusive ultra-luxurious, fully-automated 4 bedroom residences. Each home with an area of 3300 sq.ft. is centrally air-conditioned, comes with a spa pool, best-in-class kitchen appliances, a Bose 5.1 Surround System and much more.

COMPLETED

2014



IRIS
Bavdhan

Iris at Bavdhan is a residential complex of 100 premium apartments spread over an area of over 2 acres.

COMPLETED

2016

SONGBIRDS
Paud Road

A nature-loving community near Bhugaon. Spread over 45 acres, the community boasts of 70% open spaces, with 7000 acre NDA Forest on one side and Ram nadi on the other. Home to over 2000+ happy families, it includes premium and luxury residences.



PHASED COMPLETION

2017

STAR TOWERS
Paud Road

STAR Towers on Paud Road, is a resdiential project offering Zero Wastage Homes. The project is located just 10 mins from Bavdhan, on Paud Road.



COMPLETED

2018

MANAS LAKE
Paud Road

Manas Lake is a thoughtfully designed township spread over 90 acres on Paud Road. It is just 10 minutes from Bavdhan offering premium residences. It is a CRISIL 5 Star Rated and Indian GreenBuilding Council Platinum Certified project.



PHASED COMPLETION

2018

STAR TOWN
Paud Road

Star Town is built with a unique design principle of growhouse. Nature + house = growhouse. Each home is equipped with green balconies for a personal garden. Zero wastage homes for everyday comfort.



COMPLETED

2021

LIGHTHOUSE
Karve Road

Premium workspaces located on main DP Road, near Nal Stop, Pune. Lighthouse by SKYi offers a mixed portfolio of Office & Retail spaces with a strong service infrastructure.



COMPLETED

2022

STAR CITY
Dhayari

Spread across 20 acres, Star City provides modern living amenities to its residents with premium homes. Strategically located, overlooking Sinhagad and well-connected to Pune's ever-growing infrastructure, this well-planned community with 70% open spaces is close to both nature and the city.



PHASED COMPLETION

Computer generated images. Artist's impression, Images not to scale.

QUALITY STANDARDS

Quality, at SKYi, isn't a destination, it's a starting point. Which is why we don't look to merely conform to exacting standards; we're out to exceed them. When you walk past the door of a home here and say to yourself "Ah! That's nice", that right there isn't just an expression of how you feel, but a validation of all that we've done to make you feel that way.

The look of the floor you walk upon. The faucet you turn sideways every morning. The walls. The paint on those walls. Even something as little as a floor drain that doesn't hurt you when you walk over it. It should all make our stance on thoughtful design ring resoundingly true.



LEGAL STATUS & PROJECT APPROVALS

We will be happy to organise a meeting with our legal team & take you through all our documents, permissions & approvals.

Our team will give you detailed information about the following :

- **Bank Association**
- **Title Certificate**
- **Commencement Certificate**
- **NA Order**
- **Environmental Clearance**
- **Water Permission**
- **Forest NOC**
- **Fire NOC**
- **Certification CREDAI**
- **MahaRERA Registration No.**

SKYi believes in complete transparency and credits trust and honest practices with its decade long legacy. Real estate being a high investment sector requires a lot of care and research before investment. Quite often real estate projects land in statutory trouble. This raises one too many questions, in the customer's mind regarding the legitimacy of the project and the integrity of the developers.

At SKYi we understand this concern and have addressed all qualms in the form of this legal docket. This docket collates and presents all legal documents related to this project and expounds on its importance and legal ramifications. Legally speaking reinforaces our commitment to you.



LEGALLY SPEAKING

Ask our team on site to take you through **"Legally Speaking"** Brochure & latest updates

Ask our team for a print brochure

FACT FILE

GREEN DESIGN

- Rain Water Harvesting along with Recharge Pits
- Water Treatment Plant
- Sun Path Analysis for higher LUX
- Wind Pattern Analysis for better ventilation
- Over 200 Indigenous Trees
- Top Soil Retention
- CFL/ LED in common areas

FEATURES

- Impressive Main Entrance and Lobbies
- Sufficient lighting for parking, lobbies and passages
- Power back-up for essential common facilities
- Provisions for Inverter
- Provisions for Internet
- Provisions for DTH Sat. Cable
- Branded Elevators with power back-up for one
- Sufficient electrical points

SAFETY AND SECURITY

- Gated Community
- Seismic Resistant Design
- CCTV Cameras
- Safe 'No Climb' grill design for balcony

AMENITIES

- Club House
- Community Hall
- Games Room
- Amphitheatre
- Party Lawn
- Gymnasium
- Yoga Terrace
- Children's Play Area
- Senior Citizen Sitout
- Retail & Convenience Stores

LIVING

- Elegant Main Door
- Flooring 2' X 2' Soluble Salt Vitrified Tiles
- Internal Walls With Smooth Finish
- TV And Telephone Points
- Sufficient Light Points
- Attached Covered Balcony

KITCHEN

- Black Granite Kitchen Platform With Stainless Steel Sink
- 2' X 2' Soluble Salt Vitrified Tiles
- Kitchen Dado Up To 2 Ft. Height Above The Platform
- Power Points For Refrigerator, Water Purifier

BEDROOM

- 2' X 2' Soluble Salt Vitrified Tiles In All Bedrooms
- AC Point
- Aluminium Windows With Mosquito Mesh
- Safety Grills For Windows
- Internal Walls With Smooth Finish

BATHROOM AND UTILITIES

- Design For Multi-functional Use
- Dado Tiles Upto 7 Ft.
- Jaquar (Or Equivalent) CP And Sanitary Fittings
- Hot And Cold Mixer With Overhead Shower
- Pest Prevention Trap
- Dedicated Utility Space For Washing Machine, Clothes Drying Line etc.
- Power Point For Washing Machine

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The **Grand Towers**
10 min straight drive from
Chandani Chowk on Paud Road.
Turn Left at Manas Resorts.

Corporate Office
Enerrgia SKYi Group,
SKYi Songbirds, Behind
Daulat Lawns, Bhugaon.
Pune - 412 115

Sales Office
Gatt No. 218, Manas Lake,
Paud Road, Bhukum.
Pune - 412 115

SKYi MANAS LAKE
MahaRERA Registration No.

PHASE I	P52100000449
PHASE II	P52100000513
PHASE III	P52100000514
PHASE V	P52100025845
PHASE VIII	P52100052033

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