



# MANAS LAKE

thoughtfully designed homes™



Manas Lake could be looked upon as acres of land where architecture, design and conscience have rallied together to build a township that blends in with its environment instead of bulldozing over it. A construction that has made it a point to not disturb the ecology of the region. Something that's evidenced by the native variety of trees and wildlife 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.

THOUGHTFUL  
DESIGN™

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Does this township find itself at the heart of Western Pune? What sort of neighbourhood does it belong to?



# AN UNDERSTANDING OF THE ECOLOGY

What species of birds and trees inhabit Manas Lake?

What's been done to preserve them?





## Manas Lake as a habitat.

Location: 18°29’44.16”N and 73°44’09.45E

2,207 feet above sea level, the lake spans an approximate area of 85 acres and is close to 15m deep. The catchment of the lake shows the presence of open areas along with both commercial and private constructions. It’s primarily used for recreational activities such as bird watching and boating.

### Geology and Hydrology

The hillocks surrounding Manas Lake are the extended spurs of the Western Ghats and the lake finds itself at the west end of Pune sandwiched between the Western Ghats and the city. The area around it has basalt rock and murrum with fine quality soil in some areas. There are two streams that form its inlet while the outlet opens into Ramnadi and flows through the entire city until it joins the River Mula. Rainfall is the only water source. Paddy fields can be found along the inlet streams.

### Catchment Area

There are paddy fields as well as other crops in the catchment area. These fields get water from the streams that run through here. There’s even a mix of commercial and private construction around the area.

There are two areas along the lake which on account of their undulations, fluctuating water levels and the presence of herbs and shrub vegetation serve as an ideal wetland habitat for birds and marine life. The most dominant species of shrub is Besharam, (Ipomea carnea); a non-native shrub. There are also patches of Talimkhana (Hygrophillia auriculata), a native wetland plant, as well shrubs like Lantana, Calotropis and Accacia found on the bund.

Among the birds spotted during winter are the Indian Spot Billed Duck, the most dominant species here along with the Common Coot. It’s also home to the Painted Stork, Glossy Ibis, River Terns, Wire Tailed Swallows, Cormorants and Martins. Manas Lake also allows fish harvesting and the seedlings of Rohu, Catla, Mrigal and Grasscarp have been introduced into the micro-ecosystem.

*To preserve the ecology of a place, one has to first understand it. Which is where the environmental audit steps in. A study that accounts for everything: the trees, the topsoil, the wildlife and the natural landscape, in a bid to understand the ecosystem and microclimate of the site and ensure that construction does everything it can to not upset it.*








**ECOLOGICAL STUDY**

Read the Manas Lake Eco-system report by “Oikos”




 Ask our team for a print brochure

Disclaimer: Environmental data & study conducted by environmental experts Oikos.




## Research insights



We also did an interesting analysis of what trees invite what kind of birds, butterflies and other creatures.




Here are examples of a few of them.



-  **Palas tree**
-  Indian Squirrel and Gram
-  Blue Butterfly

-  **Bamboo**
-  Indian Quail

-  **Mango**
-  Alexandrian Parakeet
-  Oriental White Eye

-  **Sawar tree**
-  Oriental Magpie Robin
-  Black Rumped
-  Flameback Woodpecker

-  **Neem Tree**
-  Asian glossy Starling
-  Common lora

-  **Mehndi Shrub**
-  Tiger Butterflies





Common names of Trees  
Shrubs and Herbs found in  
and around Manas Lake

**Trees**

Babhul  
Shirish  
Neem  
Asana  
Sawar  
Bhokar  
Pangara  
Umbar  
Giripushpa  
Subabhul  
Vedi Babhul  
Sag and Bor.

**Shrubs**

Rui  
Grewia  
Tantani  
Nerium  
Phyallanthus

**Herbs**

Pangli  
Ranmari



Small Green Bee eater



Spotted Owlet



Rose Finch



Oriental Magpie Robin  
(female)



Golden Oriole



Oriental Magpie Robin  
(male)



Yellow eyed Babbler



Plain Prinia



Common Kestrel

**Birds**

Jungle Myna  
Common Myna  
Common Iora  
Paddy field Pipit  
Cattle Egret  
Woolly necked Stork  
Short toed Eagle  
Jungle Crow  
House Crow  
Common Quail  
Tickel's Blue Flycatcher  
Black Drongo  
Black Shouldered Kite  
Red throated Flycatcher  
Red rumped Swallow  
Wire tailed Swallow  
Long tailed Shrike  
White rumped Munia  
Coppersmith Barbet  
Green Bee-eater  
Purple Sunbird  
Eurasian Golden Oriole  
Tailorbird  
House Sparrow  
Small Minivet  
Greenish Warbler





# ARCHITECTURE WITH A CONSCIENCE

How does thoughtful design™ show in SKYi Manas  
Lake's architecture?



**SALIL RANADIVE**  
*Master Architect*

## Architect's Note

Creating a sense of community through architecture has been my key concern while planning for the SKYi Manas Lake project. Many a times housings are planned in such a way that the people living there have to adjust to its lifestyle when in reality it needs to be the other way around. This can make the lives of the people living in such a housing isolated and restricted to their own homes and its immediate surroundings.

I believe in designing housing complexes where the built areas form the backdrop to the lives of its inhabitants. The architecture of a housing project should never be overpowering to the extent that the social habits of the people living there would need to be altered, or take a backseat. On the contrary, they need to get further enriched & enhanced. Therefore I have laid great emphasis on creating large green areas, common lobbies and other recreational spaces, which will encourage the people at SKYi Manas Lake to interact with each other. They would come together while participating in common activities or discover common interests as they meet each other in the many courtyards, decks and other common shared areas planned for this purpose. SKYi Manas Lake would make living in a social community an uplifting experience where the homeowners can invent their own ways to use the planned areas. Great emphasis has been laid on the proximity, siting, location and planning of the parks, the sports facilities and infrastructure for artistic endeavours as well as the many cultural activity centers, along with the simple day-to-day needs of people.

The architecture at SKYi Manas Lake is designed essentially as a backdrop-theatre to stage the play of life of its own people. I am certain that the residents will take these ideas many steps further by making it a truly enriched community living experience.





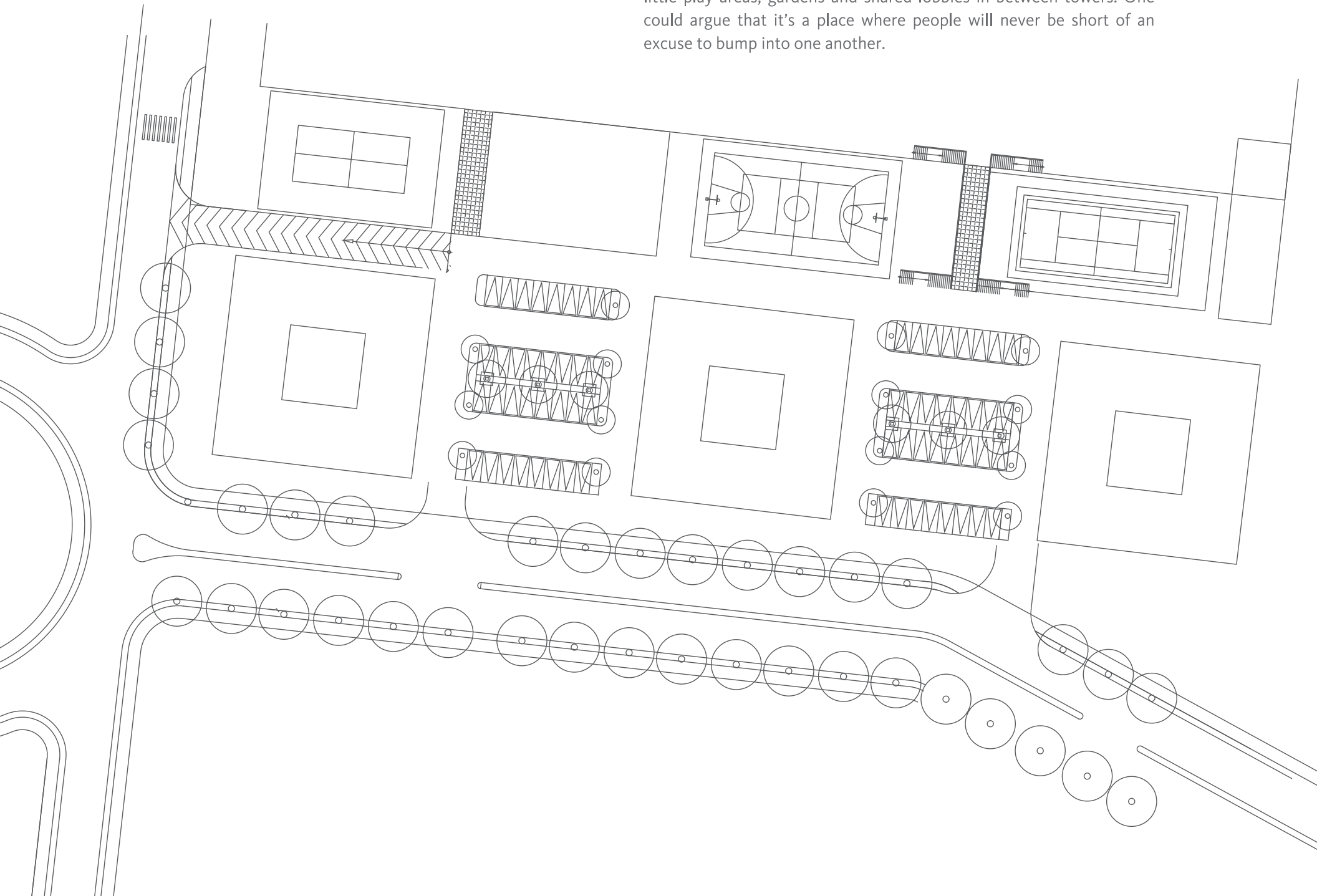
SKYi  
MANAS LAKE

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



# Community

SKYi Manas Lake, in real estate terms, is a township but going by the way it's designed— with a central park running all along its very heart—it also quite clearly stands for giving its residents a strong sense of community. Jogging, cycling tracks & gym for those into working out. There's even play areas for kids and beautiful fruit and flower gardens for evening tea and picnicking. And this 'building a community' approach finds itself in the design of each building too— with sit-outs, little play areas, gardens and shared lobbies in between towers. One could argue that it's a place where people will never be short of an excuse to bump into one another.



# Layout

A closer look at the layout of SKYi Manas Lake shows that it's a township clearly designed to a three-point brief. a) Never give a resident a reason to complain of the lack of open spaces. b) Design a property that doesn't have one home's view obstructed by another's. c) Have a Central Park running through the middle of the township to act as both a break from brick and mortar as well as a place where a sense of community can really thrive.

The architecture here has delivered on all three counts. SKYi Manas Lake has been designed in a square grid pattern, much like a chessboard, which means that each tower is surrounded on all four sides by nothing but open space. Then there's the central park that runs through the middle of the entire property which not only lends itself to being a free-format as well as planned recreational area for its residents but also goes some way in allowing nearly three quarters of the property to be open spaces.



“ The distance between two consecutive buildings is such that an entire building could fit between them. A deliberate design decision to allow for visual privacy along with an optimal amount of natural light and air for all residents.”



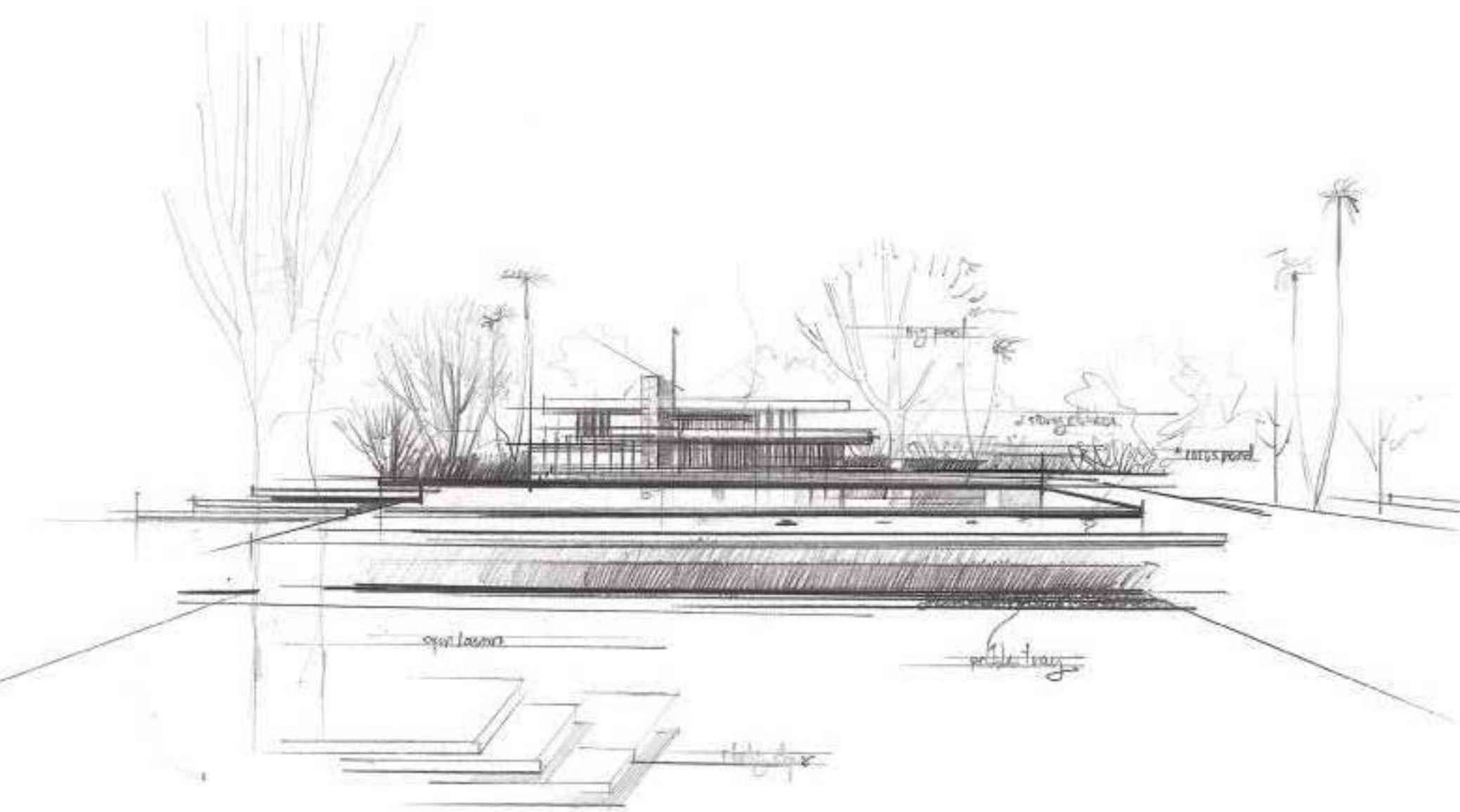


Computer generated image. Artist's impression, Image not to scale.

# SKYi MANAS LAKE



“ The way a piece of land is shaped greatly shapes the way people live on it. Manas Lake has had nature give it natural features that we’ve carefully used to check two things off a list: giving residents a breathtaking view from their balcony and through the central park—encouraging them to not just have a home to their name but a community they’re a part of. ”



Thanapong Boonyasiriwa (GONG)  
Landscape Architect

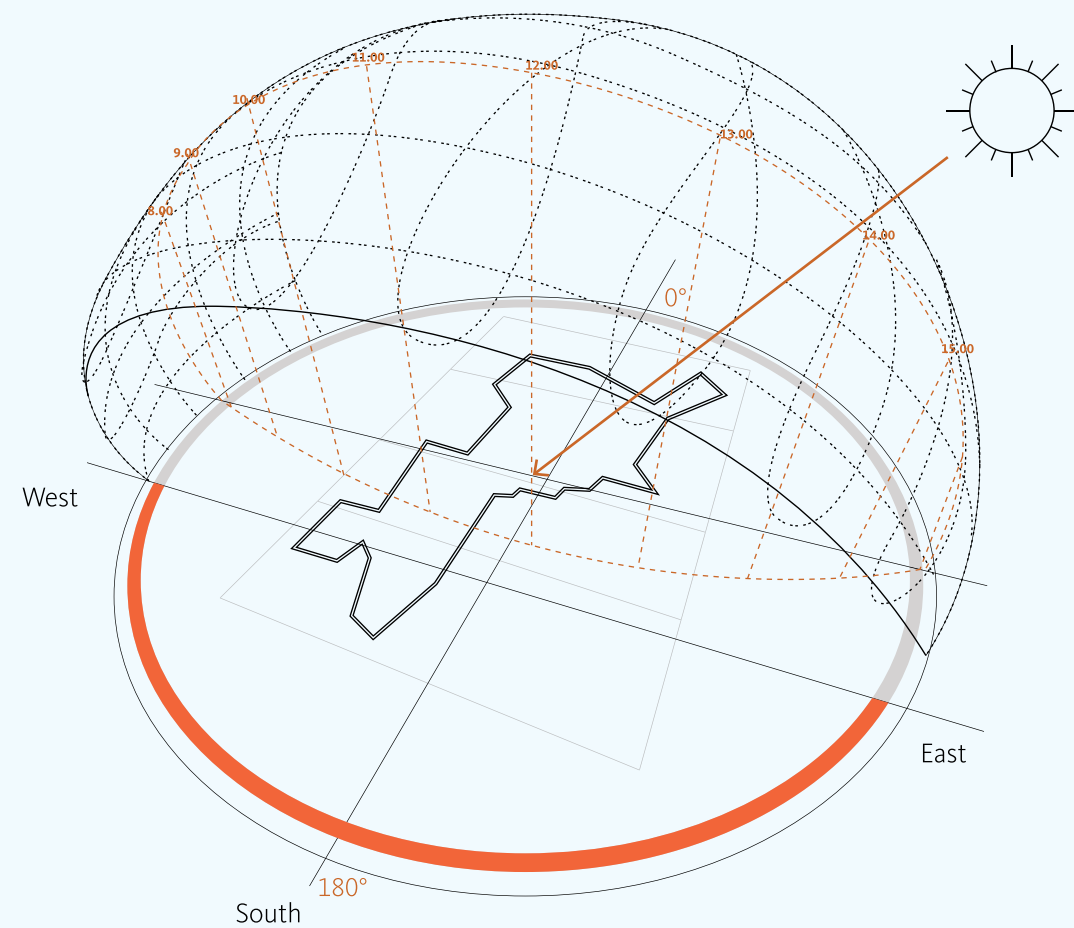






# NATURAL LIGHT AND AIR CIRCULATION

Have measures been taken to increase the amount of natural light and wind changes in a home as well as finding a way to lower overall heat gain?



## Sun path

Sustainable design dictates that the need for artificial lighting be reduced to only the evening and night-time. A team of experts analyzed the amount of incidental sunlight and the path of the sun in a bid to do just that. All buildings have been designed based on this analysis so that they get more natural light and less heat. Something that'll reflect rather favourably in an electricity bill as well.

“ I believe in letting nature take the lead. You can have the best lighting put into a home and it still won't be a patch on natural light from the sun. My job here was to make sure a home makes the most of natural light during the day, without absorbing any of the heat that comes with it and come up with a ventilation system that results in more wind per hour. Both aspects will be readily noticed once one is indoors.”

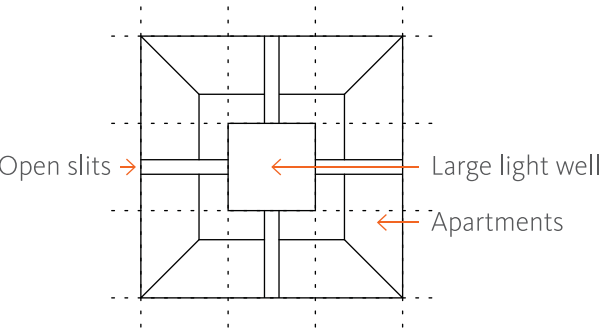
**Sameer Divekar**  
Sustainability Expert



# SKYi<sup>TM</sup> MAX LIGHT

## Making the most of natural light

A significant feature of the architecture of each tower is the light and air well. There is a huge central courtyard in the lobby that runs all the way to the top of the building. This ensures that every flat has a window on its external walls allowing for the passage of diffused sunlight (ideal for most day activities). This results in few dark corners in a home and lowered power bills. This air and light well's unique design also goes some way in ensuring optimal cross-ventilation which is evident in the increased number of air circulations per hour.

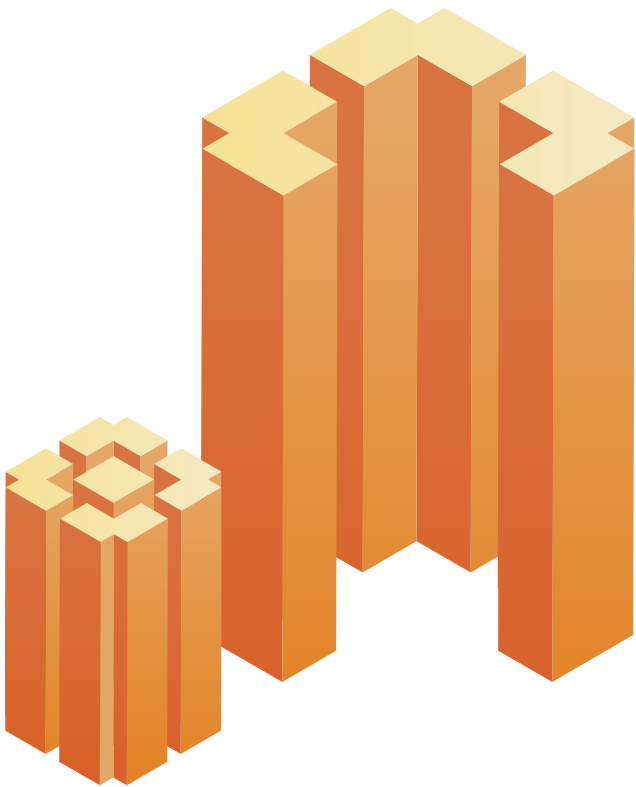


*Lux is the unit used to measure the amount of light in a room. 1 Lux (lx) = 1 lumen(lm) / square metre*

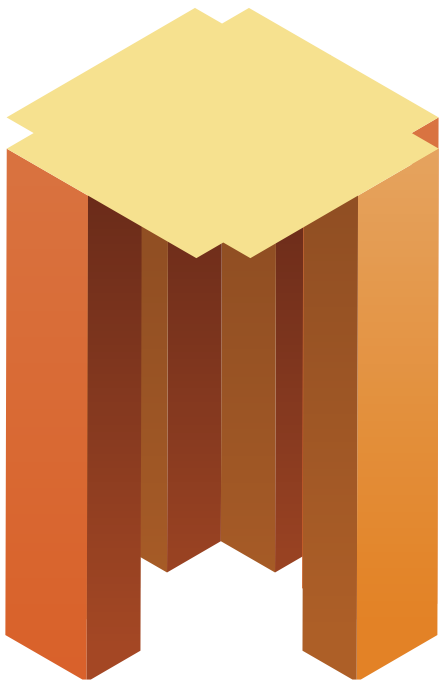
Our Rooms	Required Light in Lux
Bedroom 1, 2	108
Kitchen	108
Living	108

We achieve more than required Light LUX in majority of areas.

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



MANAS LAKE Approach to building design



Typical Building design





# SKYi™ AIR TECH

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

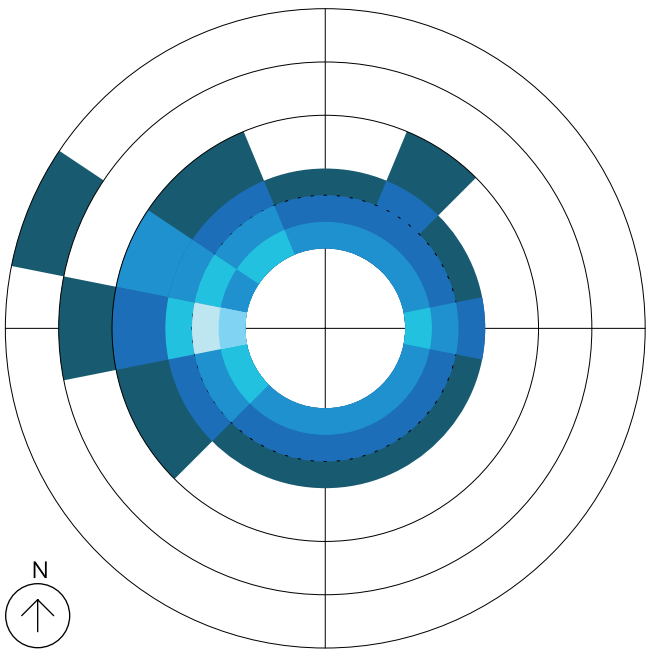
## High ACH

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/ hr.

## Shading and heat reduction

Homes absorb heat mainly through walls, glazing and the roof, in that order. So, in keeping with our sustainable model of design, a key area of concern has been lowering that heat gain. Since most of a home's heat is absorbed through its walls, AAC bricks have been used in construction to increase the structure's thermal insulation.

Shading is provided at appropriate places to avoid excess direct sun light so as to reduce heat gains.



Wind flow analysis for all months of year at Project Location

It shows that 13% of the wind flows in the west direction and the maximum range is in the western direction as per the wind analysis.

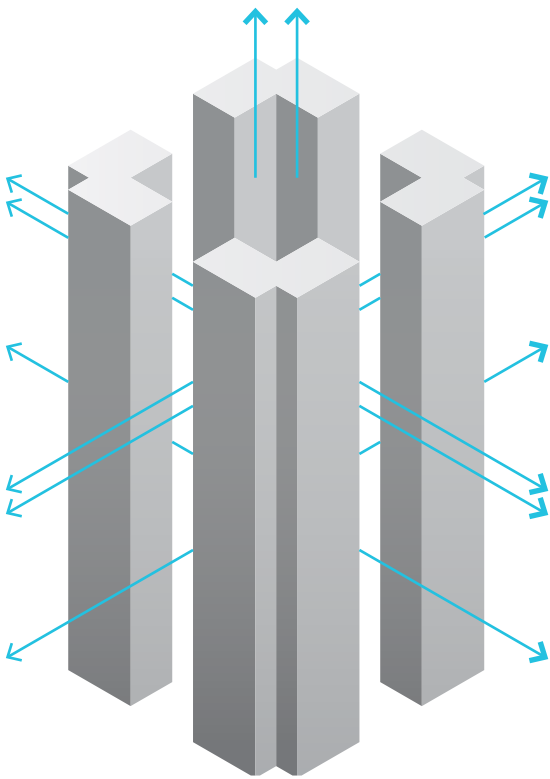


Wind flow direction analysis for all seasons of year

- Summer season  
West > East
- Winter season  
North-East > South-West
- Spring season  
West > North-East

## Greater cross ventilation

The room that needs the most amount of air changes is the kitchen, followed by the living room and the bedroom. We have done an analysis which tells us how often these air changes need to take place in specific areas. The large air wells in the centre of each building help these air changes to take place rapidly.



Open slits and light-air well



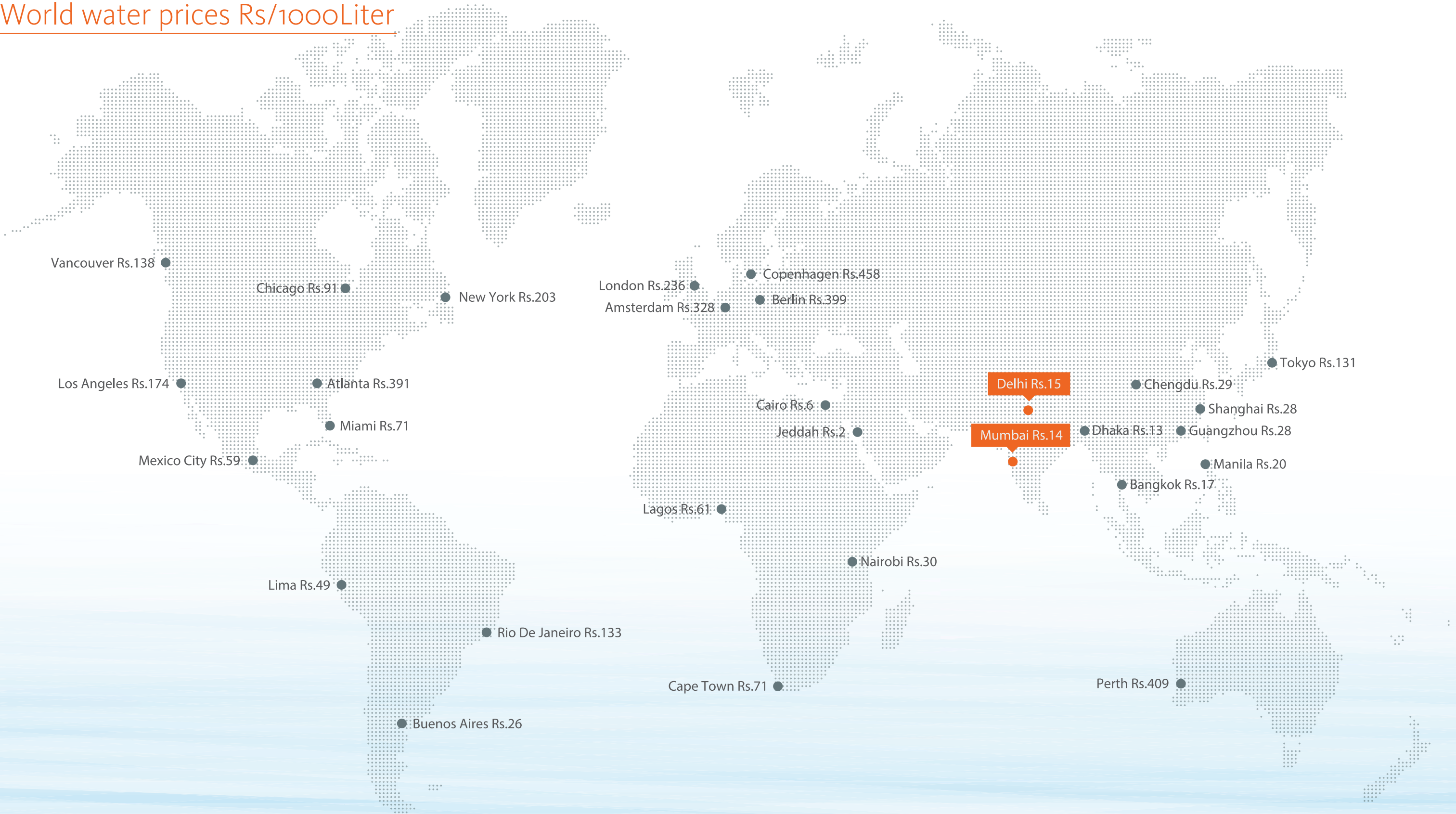
Ask Our Team On Site :  
**SUSTAINABILITY STUDY**  
Read our report about Build Tech for Manas Lake by “dbHMS”.

# SYSTEMIC WATER CONSERVATION

How does each home ensure and contribute to water conservation? Are there provisions for water recycling?



World water prices Rs/1000Liter



Water Scarcity

One doesn't really have to go into an explanation of the importance of water to human life. What one can't ignore though is the scarcity of this resource the world over. Something that's clear when you read the chart of the world's water prices. Seeing that developed countries less populous than our own have prices about 10 times higher than we have back home, it's paramount that whatever development occurs in the next decade or so, is environmentally viable.

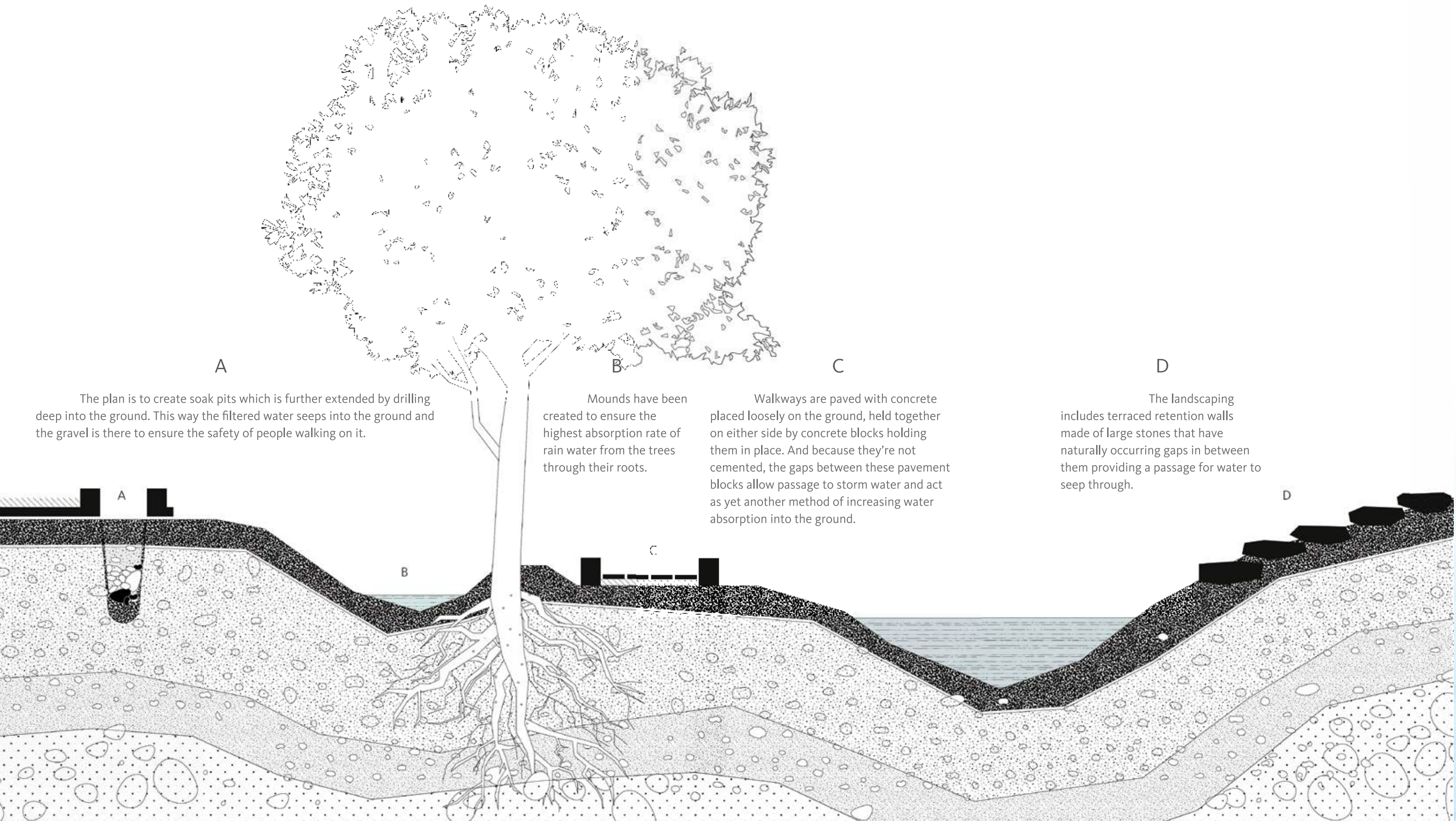


“ Everything from the faucets in a home here to the recycling of water for flushes, plants and lawns has been put in place to ensure that we keep to our promise of sustainable and environmentally conscious development.”



# Rain Water Harvesting

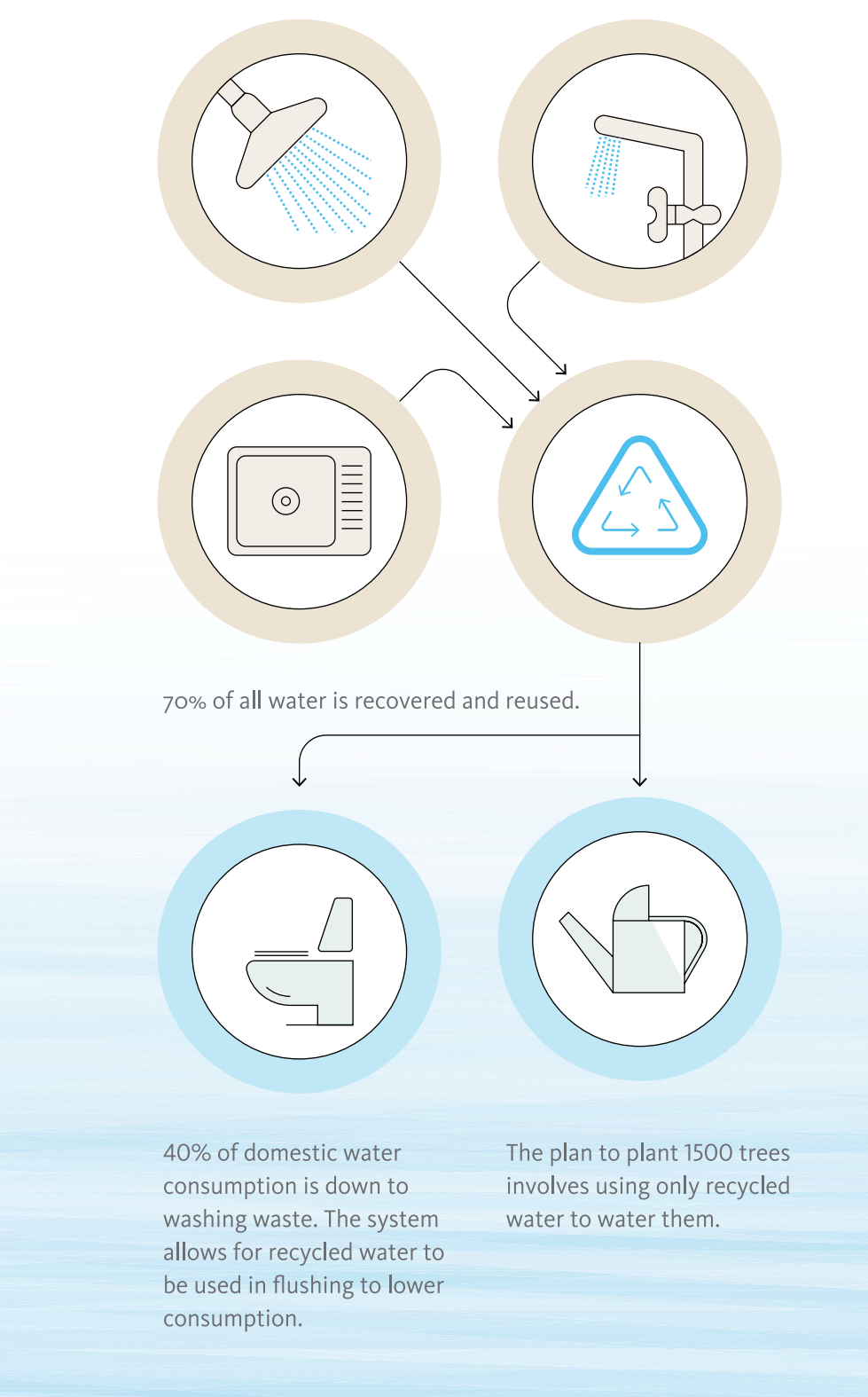
Rain water harvesting is the most efficient way to store water and increase ground water levels. Which is why we believe in employing techniques that lend themselves to increased rain and storm water absorption.



# Water Recycling

Another sure way to conserve water is by recycling it. Fresh water from the filtration plants makes its way to the kitchen and bathroom of the house. The waste water from these areas then travels through pipes to the sewage treatment plant where it is treated and pumped up to overhead storage tanks. The water for flushing toilets and to water plants & lawn comes from this treated water storage.

Low-flow fittings installed to reduce water consumption by as much as 40 to 50%.







# THE CLUB AND RECREATION

Does it have sports facilities and other forms of recreation on offer?

## Central Park

Is there a place for senior citizens? Will I find multipurpose areas to play here?

## Art & Culture

Is this a place that allows for and encourages artistic and cultural expression?



*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 40,000 sq. ft. of land with sports, both indoor and outdoor, myriad entertainment options as well as a shops set up. It should come as no surprise that residents may end up feeling no need whatsoever to set foot out of Manas Lake for anything really.*









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.

**Facilities**

Swimming Pool  
Community Hall  
Open Space with F&B

**Sports Indoor**

Table Tennis  
Carrom/Chess/Card Room  
Indoor Game Room  
Toy Room for kids  
Pool Tables  
Gym

**Sports Outdoor**

Tennis  
Futsal  
Basketball

**Well Being**

Meditation  
Yoga / Aerobics  
Resting/Seating Spaces



Gym



Banquet



Outdoor Sports



Indoor Sports



Reading Area



Toy/Game Room







*Multitude of parks,  
picnic areas and spaces  
for children, senior  
citizens and residents.*

# Central Park at its Heart

Some of the best moments are spent in the company of loved ones, within the folds of green nature.

**Nana Nani Park**

A dedicated park with a walking track built specially for the elders. They are free to use the space to walk around at their own pace, without worrying about bothering others.

**Toddler Area**

While the grandparents take a stroll, the toddlers run around and play. Thoughtfully placed right next to the nana-nani park, this space has a ‘Reserved’ tag for the little ones.



Cycling Track, Skating Rink



Pram, Wheelchair Friendly Track



Toddler Area



Children Play Area



Jogging/Walking Track



Resting/Seating Spaces





# QUALITY AND LEGAL

Does the project have CRISIL rating and green home certification by IGBC?

Does the project have all legal approvals and Permissions?

# 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.



## QUALITY STANDARD

Know more details about the features & advantages of the brands we are using inside and outside of your home.

# 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
- Certification IGBC
- Certification Criteria IGBC
- Certification CRISIL
- Certification Criteria CRISIL
- 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 reinforces 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

# Environmental IGBC Rating

PLATINUM

Indian Green Building Council (IGBC)  
Green Homes® rating system addresses green features under the following categories:

**Site selection and planning:**  
Soil erosion control  
Natural topography and vegetation  
Heat Island Effect-Roof

**Water efficiency:**  
Rainwater harvesting  
Waste water treatment and reuse  
Landscape design

**Energy efficiency:**  
CFC-free equipment  
On-site renewable energy  
Distributed power generator

**Materials & Resources**  
Separation of House-hold Waste  
Handling of Construction Waste Materials  
Materials with Recycled Content

**Indoor environment quality**  
Fresh Air Ventilation  
Low VOC Materials, Paints & Adhesives  
Cross Ventilation

**Innovation & Design Process**  
IGBC Accredited Professional  
IGBC follows the above-mentioned criteria to the tee. Every merit must be validated with a corresponding document to validate the claim. Upon inspection and confirmation of compliance the certificate is awarded.

# CRISIL Rating



**Construction Quality**  
Whether the project’s structural quality is backed by an eminent architect and structural consultant.

**A detailed ecosystem and sustainability study**  
Which has helped, maintain greener ecosystem, and led to efficiency in water and electricity usage.

**Project legal quality**  
The legal quality of the project is backed by clear and marketable land title and detailed sales agreement mentioning possession date, grace period, payment terms, default implications, delay compensation, cancellation charges, and defect liability period.

**Project financial quality**  
The financial quality of the project is strong backed by robust sales progress, customer advances, and sanctioned credit lines.

**Project sponsor quality**  
The sponsor has a development track record in developing projects in the residential real estate market on standalone and joint development.



# Home Selection, Floor Plans & More

- 📖 Ask our team for a print brochure or
  - 📄 download the E-Brochure.
- Visit : [www.manaslake.com](http://www.manaslake.com)



## Download @ On Site :

iris  
Premium L, XL Homes  
2 & 3 BHK  
(Tower 1, 2 & 3)



iris  
Premium L, XL Homes  
2 & 3 BHK  
(Tower 4, 5)



iris  
TruFit L Homes  
3 BHK  
(Tower 8)



## Ask Our Team On Site :

### SUSTAINABILITY STUDY

Read our report about Build Tech for Manas Lake by “dbHMS”.



### ECOLOGICAL STUDY

Read the Manas Lake Eco-system report by “Oikos”.



### QUALITY STANDARD

Know more details about the features & advantages of the brands we are using inside and outside of your home.



### PRODUCT MANUAL

Know more details about the product warranties, recommended maintenance and dos & don'ts



### LEGALLY SPEAKING

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### INVESTOR'S POINTS

We will give you all the information about Pune City, West Pune, Bhugaon, Kothrud & Kothrud Next. Price trends, infrastructure plans & all growth drivers are explained in detail in this report.



### MAPS

- Ring Road
- Metro
- Western Pune

Visit: [manaslake.com](http://manaslake.com) for more photos & videos

## PHOTOS : manaslake.com

### Exterior Views



### Interior Views



## VIDEOS : manaslake.com | YouTube



SKYi Environment Initiative  
Ketaki Ghatge  
Ecological Consultant

Visit :  
<https://www.youtube.com/watch?v=yObmPNHeuXA>



SKYi Thoughtful Urban Planning  
Salil Ranadive  
Master Architect

Visit :  
<https://www.youtube.com/watch?v=VLM4l8Fvryc&t=8s>



Sustainable Homes  
Sameer Divekar  
Sustainability Expert

Visit :  
<https://www.youtube.com/watch?v=gHaver6KTX4&t=26s>



SKYi Manas Lake  
SKY i Manas Lake  
Project AV

Visit :  
<https://www.youtube.com/watch?v=GDdAkC1BoGc&t=6s>



# A NOTE ON SKYi

Who is SKYi ? What projects has SKYi been a part of before  
SKYi Manas Lake?



SKYi Star Town

Star Town on Paud Road is a township where life truly blossoms. Well connected to Pune's infrastructure, all the facilities and amenities from everyday convenience stores to the best schools and hospitals are in close proximity. Surrounded by a larger and vibrant SKYi Manas Lake community, Star Town is a wonderful project that will allow you the rare opportunity to be close to both nature and the city at the same time.



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



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

Songbirds

Songbirds is a thoughtfully designed township spread over acres on Paud Road and is surrounded by 7000 acres of NDA forest. Songbirds is a sectorial development of premium 4, 3, 2 and 1 Bedroom Apartments along with Penthouses.

Ongoing projects

 KOTHRUD NEXT

*We are proud to present to you our canvas of work of more than 10 years in Western Pune. Our thoughtfully designed projects are home to over 1000 happy families and we are getting ready to welcome another 2000 families in the coming years. Our projects are the proud recipients of CRISIL Star ratings, Indian Green Buiding Council [IGBC] Gold and Platinum Certificates, an award to one of our project in India's Top 100 projects and most importantly the trust of our customers.*

*We invite you to be a part of the SKYi family.*



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

Star Towers

STAR Towers at Kothrud Next, just 15 mins from Kothrud, is a residential project of 2 & 1 Bedroom Apartments. STAR Homes are built on the cornerstone of Zero Wastage Design that guarantees you the intelligent use of every square foot of space in your home.



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

SKYi First

A home at SKYi First on Paud Road is that much awaited shortcut to living your life the way you have always wanted. Location, the size of the apartment, imaginative amenities and most importantly, a sensitive use of space whilst delivering premium 2 and 1 Bedroom Apartments



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

The Songbirds Estate

The Songbirds Estate is a secure gated community of bespoke garden villas with state of the art amenities. Every home here blends in seamlessly with the landscaped and green gardens and open up to abundant natural sunlight and wind.



**Seher Towers Baner**

Seher Towers at Baner offers luxurious extra large 4 Bedroom Apartments. Each bespoke apartment is spread over 4200 sq. ft.



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

**5 Baner**

5 at Baner is a residential tower of 9 exclusive ultra-luxurious, fully-automated 4 BHK apartments. Each apartment 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.



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

*Completed projects*



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

**iris Baner**

Iris at Baner is a residential complex of two towers with 132 apartments, covering 1,30,000 sq.ft. of developed area. Every Iris home is spacious, well ventilated and extremely well lit.



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

**iris Bavdhan**

Iris at Bavdhan is a residential complex of 100 premium apartments spread over an area of over 2 acres. The tower complex consist of 4 wings of 2-BHK & 3-BHK apartments.



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

**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.



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

**Seher Baner**

Seher at Baner is a community of 90 three bedroom split level open homes spread over 2,65,000 sq.ft. Each Seher home admeasures 2500 sq.ft. of creatively utilized space. Seher boasts of private gardens on the ground floor and landscaped terrace gardens too.



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

**Nilay Aundh**

Nilay at Aundh is an award-winning project spread over 5 acres having 370 apartments covering 4,00,000 sq.ft. of area at Aundh. A complex of apartments built in a scenic setting at Aundh with the philosophy of “no common walls”.



# Credible Team

SR+A

MASTER PLANNER AND ARCHITECT

**Salil Ranadive**

MUMBAI

SALIL RANADIVE studied architecture at CEPT Ahmedabad and the ETH in Zurich. He has trained in Zurich, and with M/s. Gregson Batley & King in Bombay – where his father was Senior Partner. He is a member of the AA London, and is involved with academics in Mumbai & CEPT Ahmedabad.

In Practice since 1989 – first in a Partnership, then in a Private Limited entity, and now as a Principal at his own practice SR+A, with a 25-personnel firm. Over these past two decades he has several noted projects to his credit - mostly large campuses, townships, residential developments.

## Projects/Awards/Achievements

Reliance Greens, Jamnagar.

Dhirubhai Ambani Knowledge City (DAKC), Navi Mumbai.

Essar Township, Vadinar.

Learning Centre, Dahej.

BMR House, Mumbai.

dbHMS

GREEN & SUSTAINABLE DESIGN

**Sameer Divekar**

CHICAGO

dbHMS a Chicago based firm started its operations in India in 2009. Since then dbHMS has become an industry leader in Sustainable Consulting for buildings. On the cutting edge of contemporary commercial, industrial and institutional green engineering for the built environment, dbHMS’ team of experts offer essential services to help achieve sustainable objectives.

The company provides consulting support to design buildings with minimum energy consumption and Lowest carbon footprint.

## Projects/Awards/Achievements

Nalanda University, Rajgir, Bihar: spread over 450 acres of land and 50 Lakh SF of built up area. This is going to be one of its kind in world with goal of achieving Net Zero Energy, Net Zero Water & Net Zero Waste.

Net Zero Energy House in Chicago: Platinum Certified and is Net Zero energy house in USA.

Songbirds, Pune: Carried out energy simulation studies for design development of the project.

IIT Gandhinagar: Designing Passive Cooling systems for various building in IIT campus.

VMW VISUAL MEDIA WORKS

ELEVATION DESIGN

**Lee Honkit**

SINGAPORE

VMW Group is a collective of creative entities specializing in the field of visual communication since 2000. Apart from Visual Media Works they also have Attic Films, Blanct and Obilia. They deliver optimal real estate marketing solutions such as providing architectural computer graphics imagery, creative design & branding, video production as well as interactive media.

Their clients operate locally in Singapore and beyond the shores, like China, Hong Kong, Vietnam, Thailand, Malaysia, Indonesia, India, and the Middle East. As the largest visualization studio in Singapore, the organization employs more than 50 accomplished designers and professionals.

## Projects/Awards/Achievements

SINGAPORE SPORTS HUB - Sports Hub.

M+S - Marina One, Singapore.

TATA HOUSING – Promont, Bengaluru, India.

PANCHSHIL REALTY GROUP – One North, Pune, India.

INDIABULLS – Indiabulls Sky, Mumbai, India

OLYMPIA – Villas @ Chennai / Jeevitham, Bangalore, India.

OIKOS

ECOLOGICAL RESEARCH

**Manasi, Ketaki Ghate**

PUNE

Oikos is a consultancy firm working in the field of Natural Resource Management, Biodiversity Conservation, Ecological Landscaping and Eco-tourism planning. Since its inception in 2002, oikos has undertaken various assignments related to eco-development, wildlife habitat restoration and ecotourism destination development. Working with corporate sector, private landowners and entrepreneurs with a specific objective of making conservation everybody’s business while actually implementing it to restore and improve the status of natural resources.

## Projects/Awards/Achievements

Township Development Project, Lavasa Corporation Ltd, Warasgao catchment, Mulshi, Pune. Area : 5000 acres surveyed in detail and 10000 acres surveyed broadly.

Biomass Planning for renewable fuel source, Schenectady Herdillia Ltd., Pali, Raigad.

Eco-consultants for Club Mahindra: Area: 40 acres, Pavana Resorts, Tungi, Maharashtra & 30 acres, Virajpet, Kodagu, Karnataka & 8 acres, Kanha, Madhya Pradesh.

Mayurwan Nature Park, Pune. Area : 130

ECO PLAN ASIA

LANDSCAPE ARCHITECT

**Gong, Thanapong Boonyasiriwat**

SINGAPORE

Ecoplan Landscape Architect & Planner is a professional firm which provides landscape architectural planning and design services to clients in both the public and private sectors.

Landscape architectural design & master planning for exclusive residential, commercial & corporate, private & public housing, resorts & hotel, parks & museums, mixed use projects

## Projects/Awards/Achievements

Alila Koh Russey resort, Combodia.

Baraket Bintan Resort, Indonesia.

Alex residence Condo, Singapore.

4 Botanic @ Bartley condo, Singapore.

5 Marvel Arco, Pune.

6 Marvel Izara, Pune.

7 KL Jewel mix use development, KL Malaysia.



# MANAS LAKE ON A MAP

Does this township find itself at the heart of Western Pune?  
What sort of neighbourhood does it belong to?





# Location

At SKYi Manas Lake, 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

## 🏦 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

## 🏥 Hospitals

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

## 🚗 Automobile

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

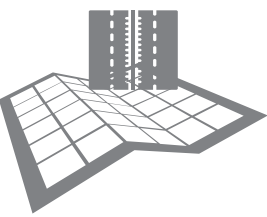
## 🛒 Retail

- More
- Big Bazaar
- Reliance Fresh
- Petrol Pump

# Connectivity

Located in the rapidly rising Kothrud Next area, barely 10 minutes away from Chandni Chowk, SKYi Manas Lake is in close proximity to Western Pune's thriving suburbs. Superior connectivity with the Mumbai-Pune highway, and the rest of Pune through the sanctioned ring-road.

● SKYi Projects	Pashan/Sus	20 mins.
● Important Landmarks	Kothrud	15 mins.
● Hospital	Baner	25 mins.
● Retail	Hinjewadi	30 mins.
● Hotels	Chandni Chowk	10 mins.
● Metro Station	Deccan	20 mins.
	Sahara Stadium	35 mins.
	Lavasa	60 mins.



## 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.



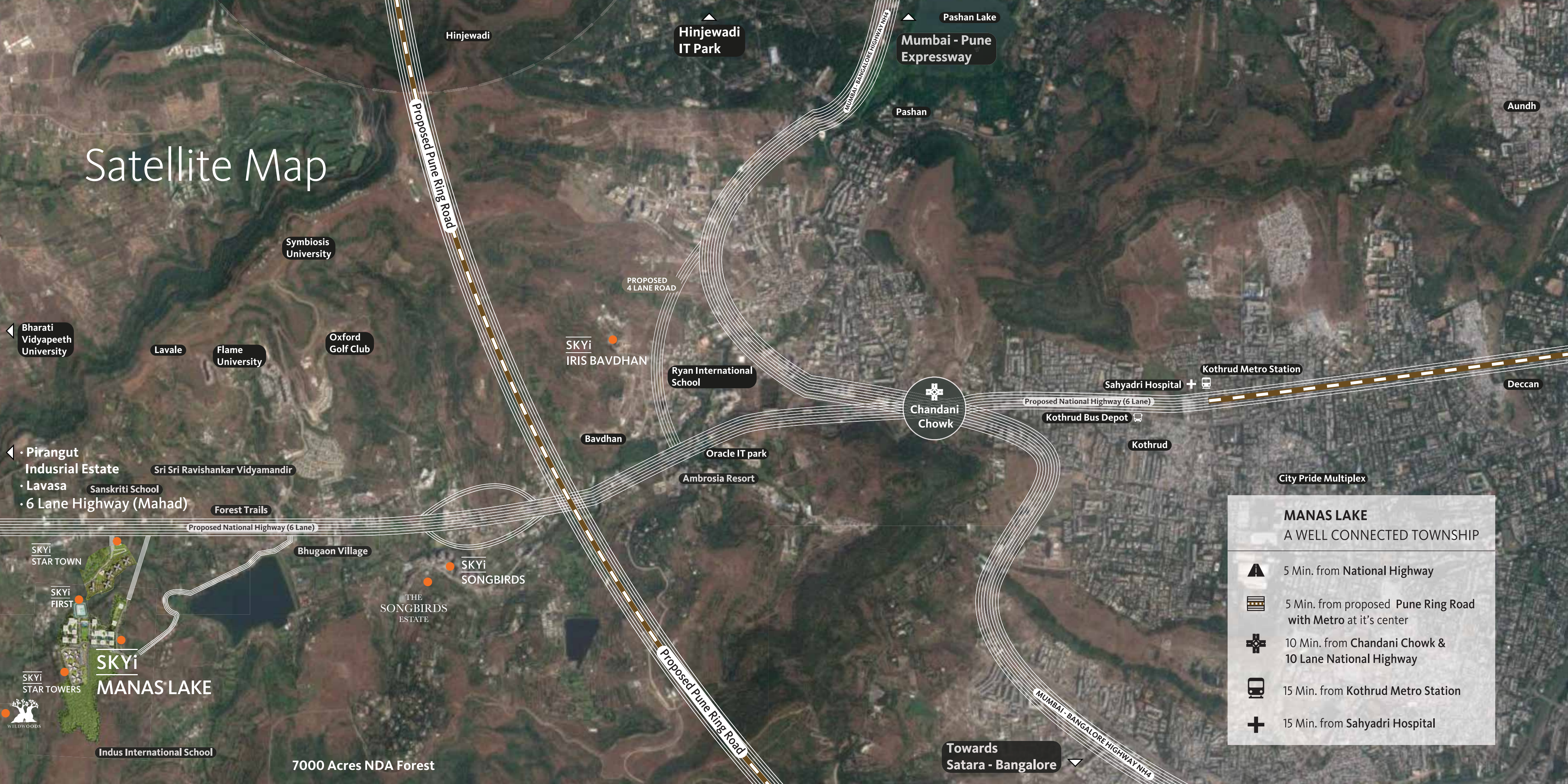
## INVESTOR'S POINT

We will give you all the information about Pune City, West Pune, Bhugaon, Kothrud & Kothrud Next. Price trends, infrastructure plans & all growth drivers are explained in detail in this report.

📖 Ask our team for a print brochure



# Satellite Map



**MANAS LAKE**  
A WELL CONNECTED TOWNSHIP

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

15 Min. from Kothrud Metro Station

15 Min. from Sahyadri Hospital

SKYi STAR TOWN

SKYi FIRST

SKYi STAR TOWERS

WILLOWOODS

SKYi MANAS LAKE

Indus International School



# Partners

## Health



We are proud to partner with Sahyadri Hospitals, one of the largest chain of hospitals in Maharashtra, with 10 hospitals, 1200 clinicians, 2300 support staff and over 50+ lakh lives touched. Sahyadri Hospitals provides the much-required reassurance of access to quality healthcare to the residents of SKYi through our healthcare program.

## Education



We are equally proud to partner with Sanskriti School, a public service oriented, non-profit organization. The mission of the school is to provide the right inputs to help the children grow up into caring and sharing individuals, equipped to make the right choices in life & grow up to be responsible citizens of the country & the world.

# Services

## SKYi prop shop

Your one point contact for  
**rental & resale** for all SKYi Properties

## SKYi legal services

Our legal team will help you in legal due diligence, drafting & execution of **agreement to sale, power of attorneys, leave & licence etc.**

## SKYi financial services

We will help you get **lowest home loan** rates, customised payment plans & quick approvals from the **top approved banks/ financial institutions** of the country.



# Award & Membership

## For our various projects



The Best Residential Project  
awarded by CNBC AWAAZ



Listed by  
Reality Plus



Crisil Star Rated  
Realty Project



Indian Green Building Council

Indian Green Building  
Council (IGBC) Gold & Platinum Rated



Member of CREDAI



Member of MBVA



**SKYi MANAS LAKE MahaRERA Registration No. :**  
PHASE I (Tower No. 1, 2 & 3) P52100000449 | PHASE II (Tower No. 4 & 5) P52100000513 | PHASE III (Tower No. 8) P52100000514

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Signature
