BHARTI
REAL ESTATE

SILVA CITY

A PROJECT BY
RAY DEVELOPERS

66 ACERS
PREMIUM NA PLOT



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WELCOME TO SILVA CITY

Experience nature. Embrace growth. Invest with confidence.

Nestled amidst lush greenery and scenic hill views, Silva City is a thoughtfully planned 66+ Acre Premium NA Plotted Development. Designed for those who seek peace, nature, and long-term value, Silva City offers wide internal roads, a secure gated entrance, clear-title plots, and a perfect setting to build your dream home or make a smart investment for the future.

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WHY SILVA CITY ?

Silva City is more than just a plot it is a thoughtfully planned destination designed for smart investment and future-ready living. Spread across 66 acres, the premium NA plotted township offers well-planned plots, green surroundings, quality infrastructure and lifestyle amenities. Its strategic location on the Pune-Solapur Highway, proximity to the upcoming Purandar Airport, and surrounding logistics and infrastructure development make Silva City a promising destination for those looking to secure a plot in **Pune's future growth corridor.**

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WHY INVEST IN SILVA CITY NA PLOTS ?









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PREMIUM AMENITIES

DESIGNED FOR MODERN LIVING

Every element at Silva City is thoughtfully planned to give you a healthy, active and fulfilling lifestyle.

66+ AMINITIES

60 FT WIDE ROADS

Spacious 60 ft internal roads for smooth connectivity and comfortable living.

OPEN GYM

Stay fit, stay healthy with our open air gym surrounded by greenery.

CLUB HOUSE

A modern clubhouse for celebrations, gatherings and community events.

PLAY GROUND

Safe and engaging play areas for kids to learn, play and grow happily.

OPEN SPACE

Expansive open spaces for relaxation, walks and a peaceful community life.

CBSE SCHOOL

A proposed CBSE school within the community for quality education close to home.

LANDSCAPED GARDENS

Beautifully landscaped gardens for a refreshing and green environment.

TEMPLE

A serene temple within the township for peace, positivity and blessings.

SECURE & GATED COMMUNITY | WIDE INTERNAL ROADS | GREEN & CLEAN ENVIRONMENT | FAMILY FRIENDLY LIVING | HIGH GROWTH POTENTIAL | PRIME LOCATION ADVANTAGE

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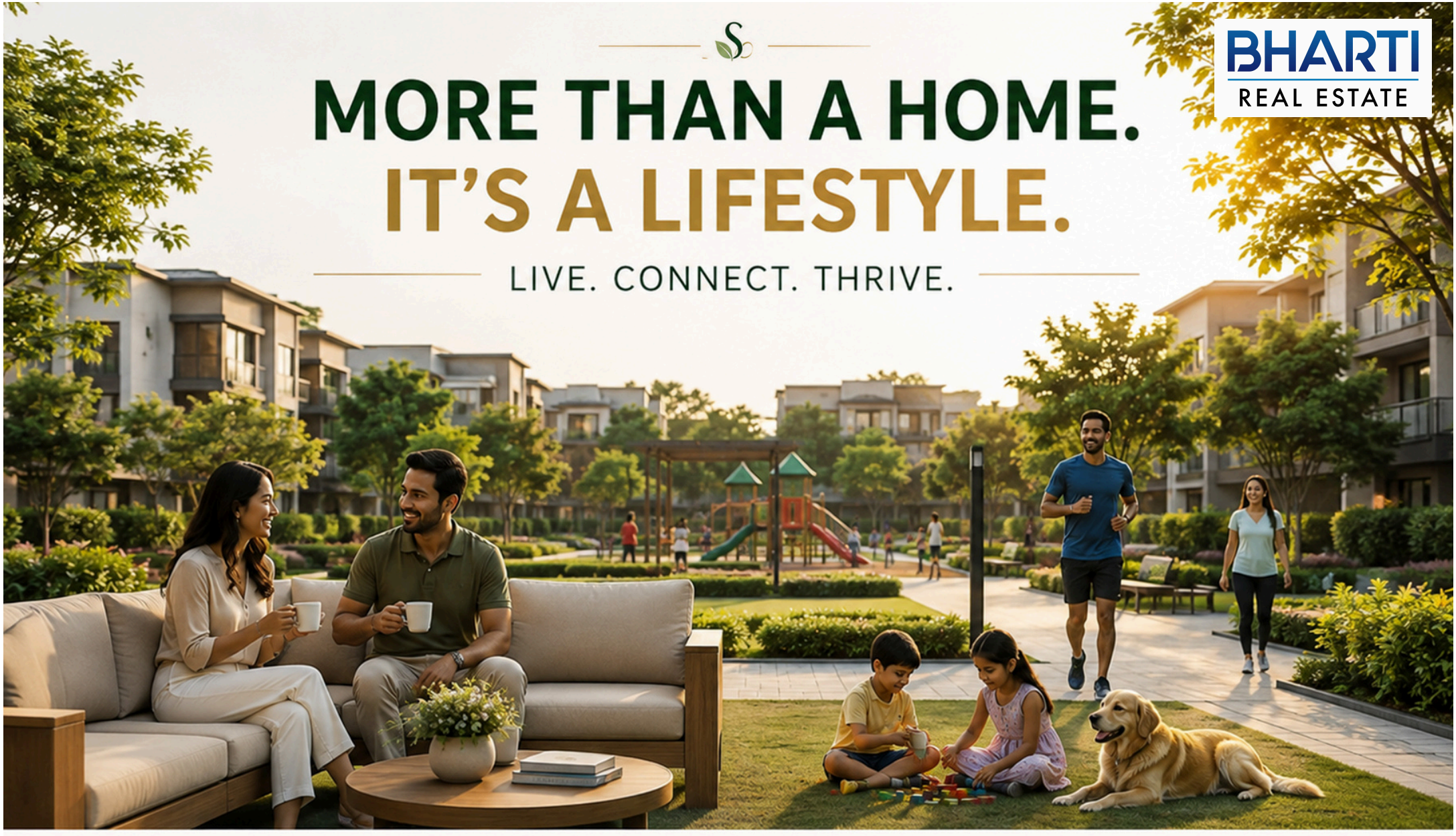
MORE THAN A HOME.
IT'S A LIFESTYLE.

LIVE. CONNECT. THRIVE.



PREMIUM LIVING SPACES
Designed for comfort and elegance

COMMUNITY THAT CONNECTS
Stronger bonds, happier lives

GREEN SPACES THAT INSPIRE
Breathe fresh. Live better.

MODERN AMENITIES FOR EVERY AGE
Everyday convenience, every moment.

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CONNECTIVITY ADVANTAGE

EVERYTHING YOU NEED, JUST MINUTES AWAY



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YEVAT ISN'T JUST A LO CATION.
IT'S A GROWTH OPPORTUNITY.

Strategic Highway Connectivity
Rapid Industrial Development
Emerging Residential Destination
Airport Connectivity Nearby

INVEST WHERE PUNE IS EXPANDING.

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YEVAT ISN'T JUST A LOCATION IT'S A GROWTH OPPORTUNITY

- Strategic Highway Connectivity
- Rapid Industrial Development
- Emerging Residential Destination
- Airport Connectivity Nearby

INVEST WHERE PUNE IS EXPANDING.



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HADAPSAR TO YEVAT IN JUST 20 MINUTES

A new flyover is closing the distance and the gap between outskirts and prime.

The ambitious Hadapsar–Yevat flyover lands right at your doorstep.

What was once a long commute becomes a quick drive. The day this opens,Yevat stops being "far" and the plots priced as "far" today won't be tomorrow.



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WHERE CONNECTIVITY MEETS OPPORTUNITY



HADAPSAR TO YAVAT 36.5 KM

SEAMLESS CONNECTIVITY
A STRATEGIC ROUTE CONNECTING
GROWTH & OPPORTUNITY


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FITNESS &
WELLNESS
HEALTH BUILD INTO YOUR LIFE
GYM
YOGA ZONE
JOGGING TRACK
CYCLING TRACK

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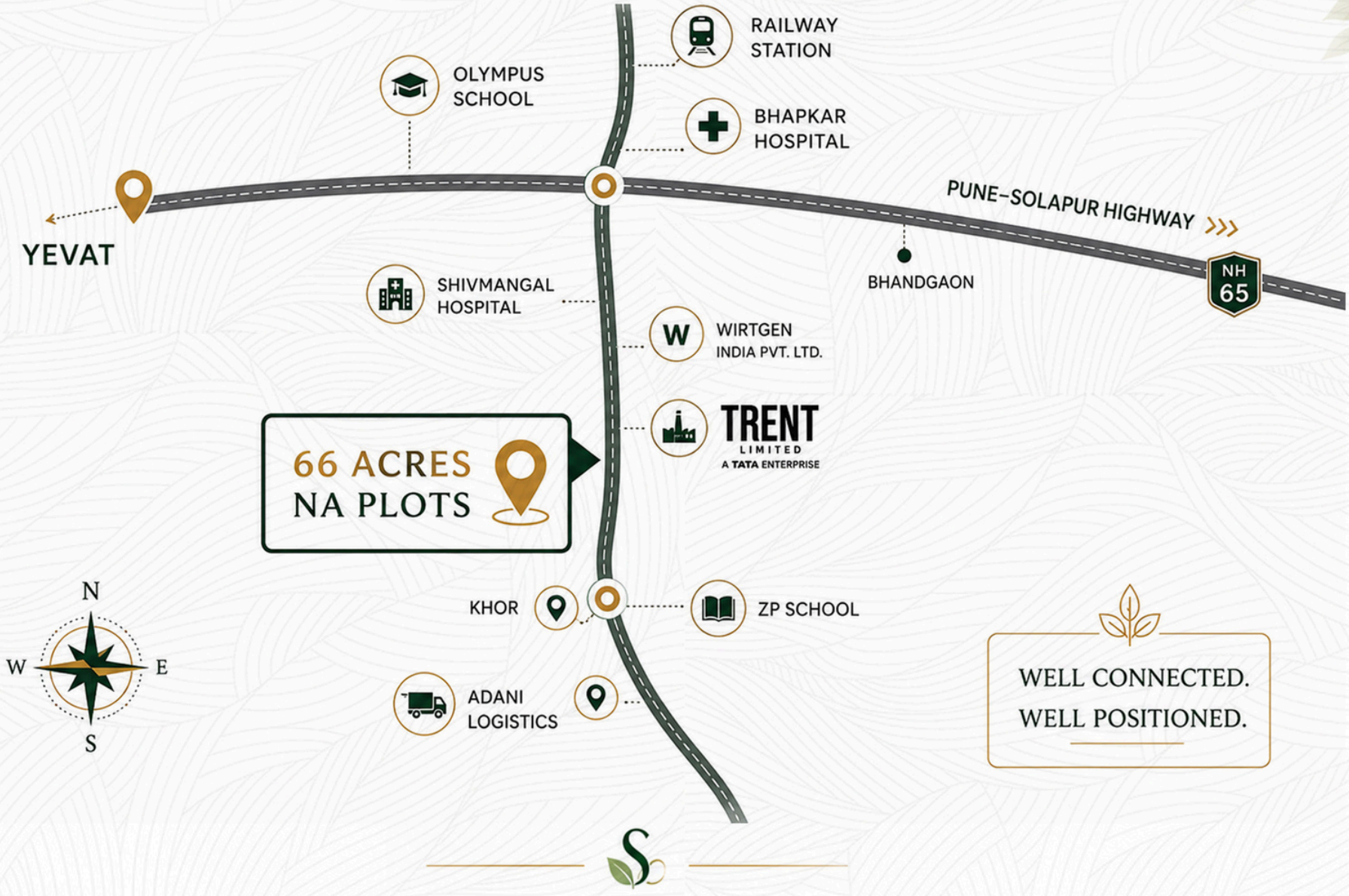
SEAMLESS CONNECTIVITY



WELL CONNECTED.
WELL POSITIONED.

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LOGISTICS & EMPLOYMENT HUB

THE NEW ECONOMIC ZONE

04 KM
Logistics Park

1000 ACRES
Adani Logistics Park

7500 ACRES
Government Logistics Park

WHERE JOBS GROW, INVESTMENTS MULTIPLY


INDUSTRIAL ECOSYSTEM
SURROUNDED BY OPPORTUNITY
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TRENT
LIMITED
A TATA Enterprise
FACTORY
JOHN DEERE
FACTORY
BHANDGAON
KHOR MIDC

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FUTURE ROAD INFRASTRUCTURE

WIDER ROADS. FASTER FUTURE.

24M
24M SANCTIONED ROAD TO AIRPORT

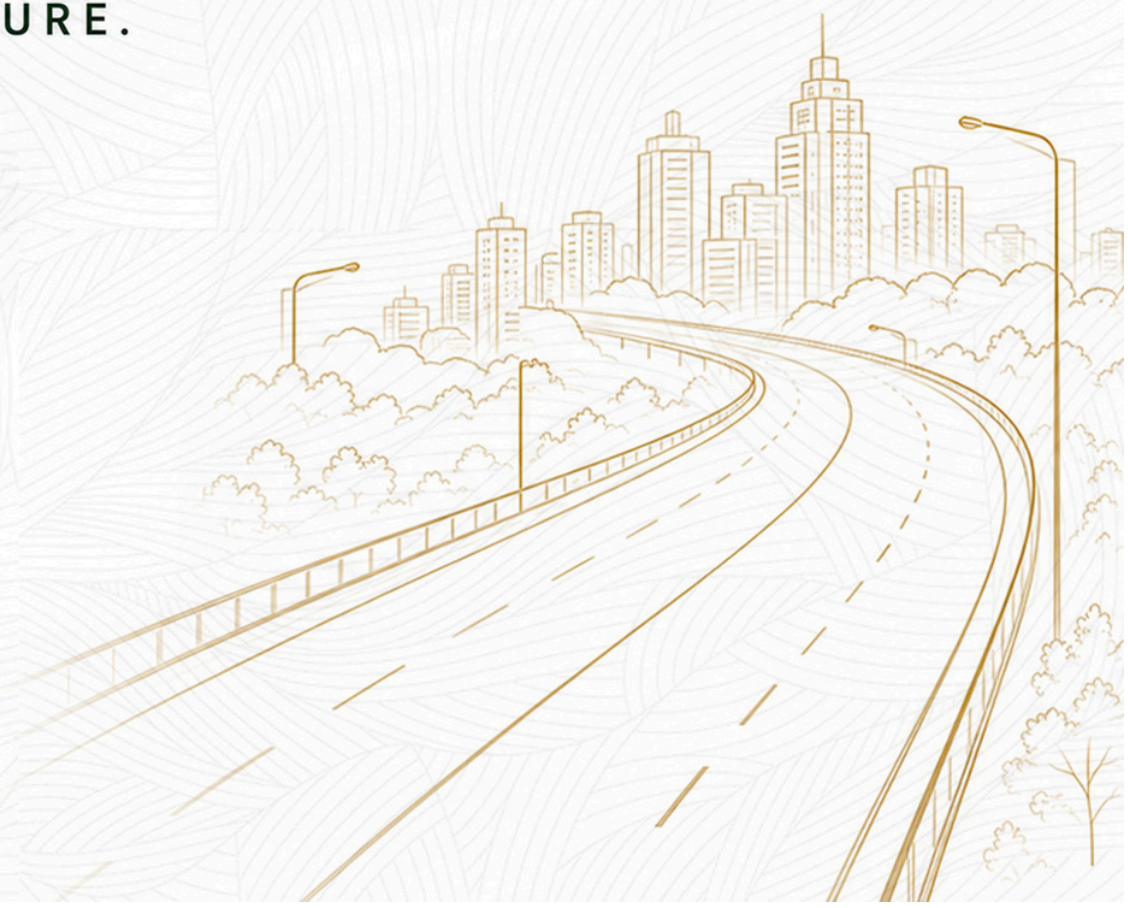
IMPROVED HIGHWAY CONNECTIVITY

FASTER ACCESS TO AIRPORT

24M SANCTIONED ROAD TO AIRPORT

IMPROVED HIGHWAY CONNECTIVITY

DESIGNED FOR TOMORROW'S MOBILITY.

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SPORTS &
ACTIVE LIVING
FOR THE ACTIVE YOU
SPORT TURF | OUTDOOR FITNESS | KIDS PLAY ZONE

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Where Space Meets Serenity

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EV CHARGING

Convenient & future-ready charging stations

SMART FEATURES SMART LIVING STARTS HERE



SOLAR SYSTEM

Harnessing Solar Power for a Sustainable Future

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COMMUNITY LIVING

A COMMUNITY THAT GROWS TOGETHER

Co-working space

Work, connect and create in inspiring spaces.

Event zones

Celebrate, gather and make memories together.

Family spaces

Safe, fun and joyful spaces for every age.







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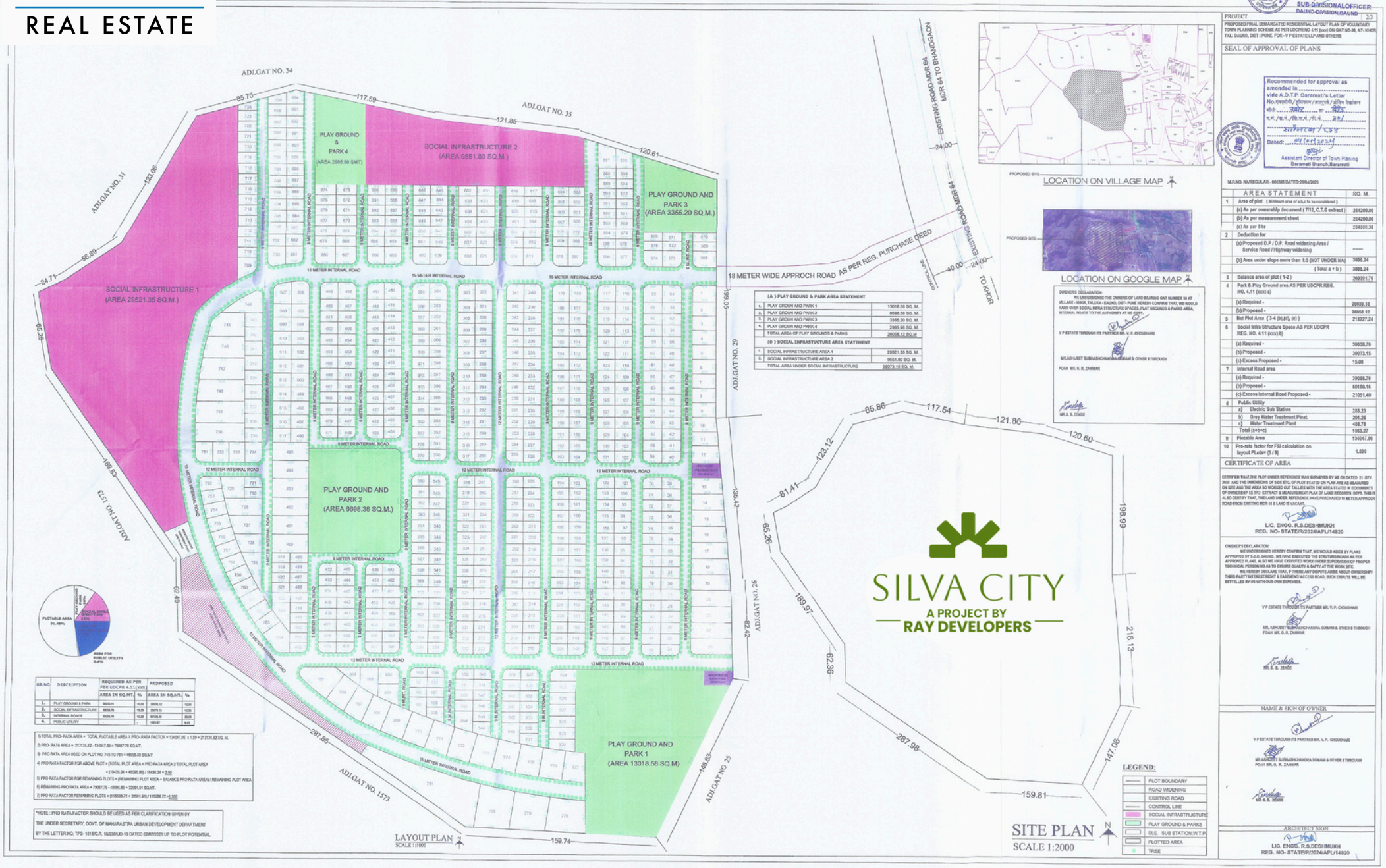

(A) PLAY GROUND & PARK AREA STATEMENT	
1. PLAY GROUN AND PARK 1	13018.58 SQ. M.
2. PLAY GROUN AND PARK 2	6698.36 SQ. M.
3. PLAY GROUN AND PARK 3	3365.20 SQ. M.
4. PLAY GROUN AND PARK 4	2985.98 SQ. M.
TOTAL AREA OF PLAY GROUNDS & PARKS	26068.12 SQ.M
(B) SOCIAL INFRASTRUCTURE AREA STATEMENT	
1. SOCIAL INFRASTRUCTURE AREA 1	29521.35 SQ. M.
2. SOCIAL INFRASTRUCTURE AREA 2	9551.80 SQ. M.
TOTAL AREA UNDER SOCIAL INFRASTRUCTURE	39073.15 SQ. M.

SR.NO.	DESCRIPTION	REQUIRED AS PER PER UDCPR 4.11(xxx)		PROPOSED	
		AREA IN SQ.MT.	%	AREA IN SQ.MT.	%
1.	PLAY GROUND & PARK	26035.11	10.00	26068.12	10.00
2.	SOCIAL INFRASTRUCTURE	39056.76	15.00	39073.15	15.00
3.	INTERNAL ROADS	39056.76	15.00	60158.16	23.09
4.	PUBLIC UTILITY	-	-	1093.27	0.42

1) TOTAL PRO-RATA AREA = TOTAL PLOTABLE AREA X PRO- RATA FACTOR = 134047.06 x 1.59 = 213134.62 SQ. M.
2) PRO- RATA AREA = 213134.62 - 134047.06 = 79087.76 SQ.MT.
3) PRO RATA AREA USED ON PLOT NO. 745 TO 781 = 48095.85 SQ.MT
4) PRO RATA FACTOR FOR ABOVE PLOT = (TOTAL PLOT AREA + PRO RATA AREA)/ TOTAL PLOT AREA = (134338.34 + 48095.85) / 134338.34 = 1.36
5) PRO RATA FACTOR FOR REMAINING PLOTS = (REMAINING PLOT AREA + BALANCE PRO RATA AREA) / REMAINING PLOT AREA
6) REMAINING PRO RATA AREA = 79087.76 - 48095.85 = 30991.91 SQ.MT.
7) PRO RATA FACTOR REMAINING PLOTS = (115808.72 + 30991.91) / 115808.72 =1.295

*NOTE : PRO RATA FACTOR SHOULD BE USED AS PER CLARIFICATION GIVEN BY THE UNDER SECRETARY, GOVT. OF MAHARASTRA URBAN DEVELOPMENT DEPARTMENT BY THE LETTER NO. TPS- 1815/C.R. 183/2015/UD-13 DATED 03/07/2021 UP TO PLOT POTENTIAL

LAYOUT PLAN
SCALE 1:1000

SITE PLAN
SCALE 1:2000

LOCATION ON VILLAGE MAP

LOCATION ON GOOGLE MAP

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LEGEND:
- PLOT BOUNDARY
- ROAD WIDENING
- EXISTING ROAD
- CONTROL LINE
- SOCIAL INFRASTRUCTURE
- PLAY GROUND & PARKS
- ELE. SUB STATION,W.T.P.
- PLOTTED AREA
- TREE

APPROVED VIDE THIS OFFICE ORDER NO.जावक/2024/1418 DATED 29/05/2024
SUB-DIVISIONAL OFFICER DAUND-DIVISION,DAUND

PROJECT 2/3
PROPOSED FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN OF VOLUNTARY TOWN PLANNING SCHEME AS PER UDCPR NO 4.11 (xxx) ON GAT NO-38, AT- KHOR, TAL: DAUND, DIST : PUNE. FOR- V P ESTATE LLP AND OTHERS

SEAL OF APPROVAL OF PLANS

Recommended for approval as amended in ..... vide A.D.T.P. Baramati's Letter No.एसबी/बांधकाम/तालुका/अतिरिक्त वेळापत्रक फोन: 02112 ..... दि. 30/5/2024 ..... मोजणी/CSR Dated: 31/05/2024
Assistant Director of Town Planning Baramati Branch,Baramati

M.R.NO. NAREGULAR - 006385 DATED:29/04/2025

	AREA STATEMENT	SQ. M.
1	Area of plot (Minimum area of 4,047 to be considered)	
	(a) As per ownership document (7/12, C.T.S extract)	204280.00
	(b) As per measurement sheet	204280.00
	(c) As per Site	204806.38
2	Deduction for	
	(a) Proposed D.P / D.P. Road widening Area / Service Road / Highway widening	----
	(b) Area under slops more than 1:5 (NOT UNDER NA) (Total a + b)	3880.24
3	Balance area of plot (1-2)	200391.76
4	Park & Play Ground area AS PER UDCPR REG. NO. 4.11 (xxx) a)	
	(a) Required -	26039.18
	(b) Proposed -	26068.12
5	Net Plot Area (3-4 (b),(d), (e))	212237.24
6	Social Infra Structure Space AS PER UDCPR REG. NO. 4.11 (xxx) b)	
	(a) Required -	39058.76
	(b) Proposed -	39073.15
	(c) Excess Proposed -	15.00
7	Internal Road area	
	(a) Required -	39058.76
	(b) Proposed -	60158.16
	(c) Excess Internal Road Proposed -	21091.40
8	Public Utility	
	a) Electric Sub Station	283.23
	b) Grey Water Treatment Plant	291.26
	c) Water Treatment Plant	488.78
	Total (a+b+c)	1063.27
9	Plotable Area	134047.06
10	Pro-rata factor for FSI calculation on layout PLots= (5 / 9)	1.590

CERTIFICATE OF AREA

CERTIFIED THAT,THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DATED 31 /07 / 2025 AND THE DIMENSIONS OF SIDE ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP I.E 7/12 EXTRACT & MEASUREMENT PLAN OF LAND RECORDS DEPT. THIS IS ALSO CERTIFY THAT, THE LAND UNDER REFERENCE HAVE PURCHASED 18 METER APPROCH ROAD FROM EXISTING MDR 94 & LAND IS VACANT.

LIC. ENGG. R.S.DESHMUKH
REG. NO- STATE/R/2024/APL/14820

OWNER'S DECLARATION:
WE UNDERSIGNED HEREBY CONFIRM THAT, WE WOULD ABIDE BY PLANS APPROVED BY S.D.O, DAUND. WE HAVE EXECUTED THE STRUTURE/GRADE AS PER APPROVED PLANS. ALSO WE HAVE EXECUTED WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE QUALITY & SAFTY AT THE WORK SITE.
WE HEREBY DECLARE THAT, IF THERE ANY DISPUTE ARISE ABOUT OWNERSHIP THIRD PARTY INTEREST/RIGHT & EASEMENT/ ACCESS ROAD, SUCH DISPUTE WILL BE SETTELLED BY US WITH OUR OWN EXPENSES.

V P ESTATE THROUGH ITS PARTNER MR. V. P. CHOUDHARI
MR. ABHIJEET SUBHASHCHANDRA SOMANI & OTHER 8 THROUGH POAH MR. G. R. ZANWAR
MR. S. B. ZENDE

NAME & SIGN OF OWNER

V P ESTATE THROUGH ITS PARTNER MR. V. P. CHOUDHARI
MR.ABHIJEET SUBHASHCHANDRA SOMANI & OTHER 8 THROUGH POAH MR. G. R. ZANWAR
MR. S. B. ZENDE

ARCHITECT SIGN

LIC. ENGG. R.S.DESHMUKH
REG. NO- STATE/R/2024/APL/14820

SILVA CITY

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LAYOUT PLAN

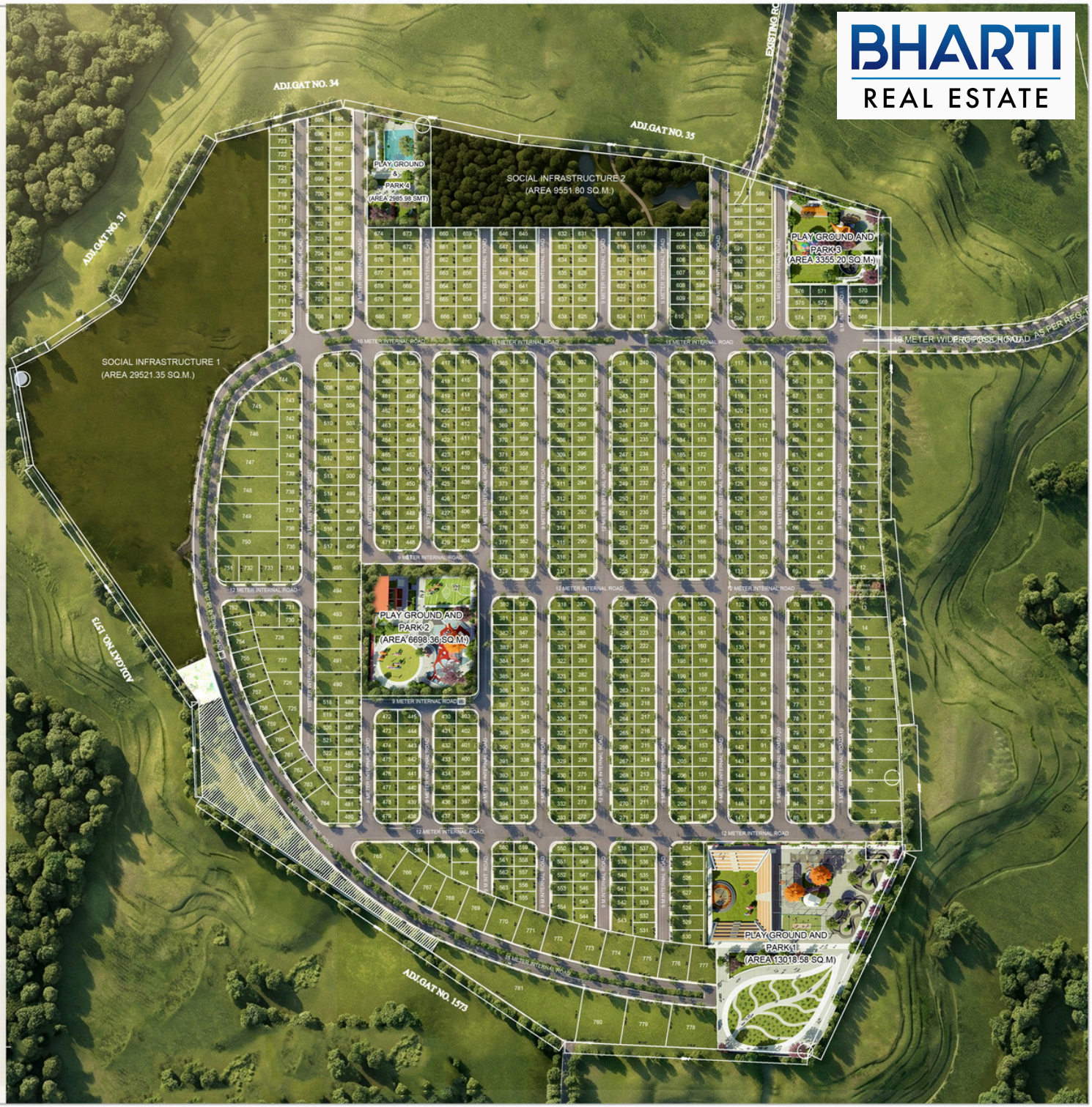
A VISION FOR BETTER TOMORROW

GREEN LIVING
Surrounded by nature for
a healthy and serene lifestyle.

PLAY & RECREATION
Dedicated play areas and parks
fo all age groups.

WELL CONNECTED
Wide internal roads and easy
access to major routes.

SECURE COMMUNITY
Gated community with planned
infrastrucuture for your safety



LEGEND

- PLOTS
- SOCIAL INFRASTRUCTURE
- PARKS & PLAY AREAS
- ROADS

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YOUR FUTURE STARTS HERE

WHERE : Connectivity meets opportunity. Growth meets lifestyle

BOOK YOUR PLOT TODAY

Airport Link Road bhandgaon,khor,pune

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SILVA CITY

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RAY DEVELOPERS

Surrounded by Nature...
Embraced by Modern Amenities...
Moving Towards a Prosperous Future...
Silva City
A New Definition of Lifestyle.



Silva City, Purandar, Khor, Pune

8822 707070