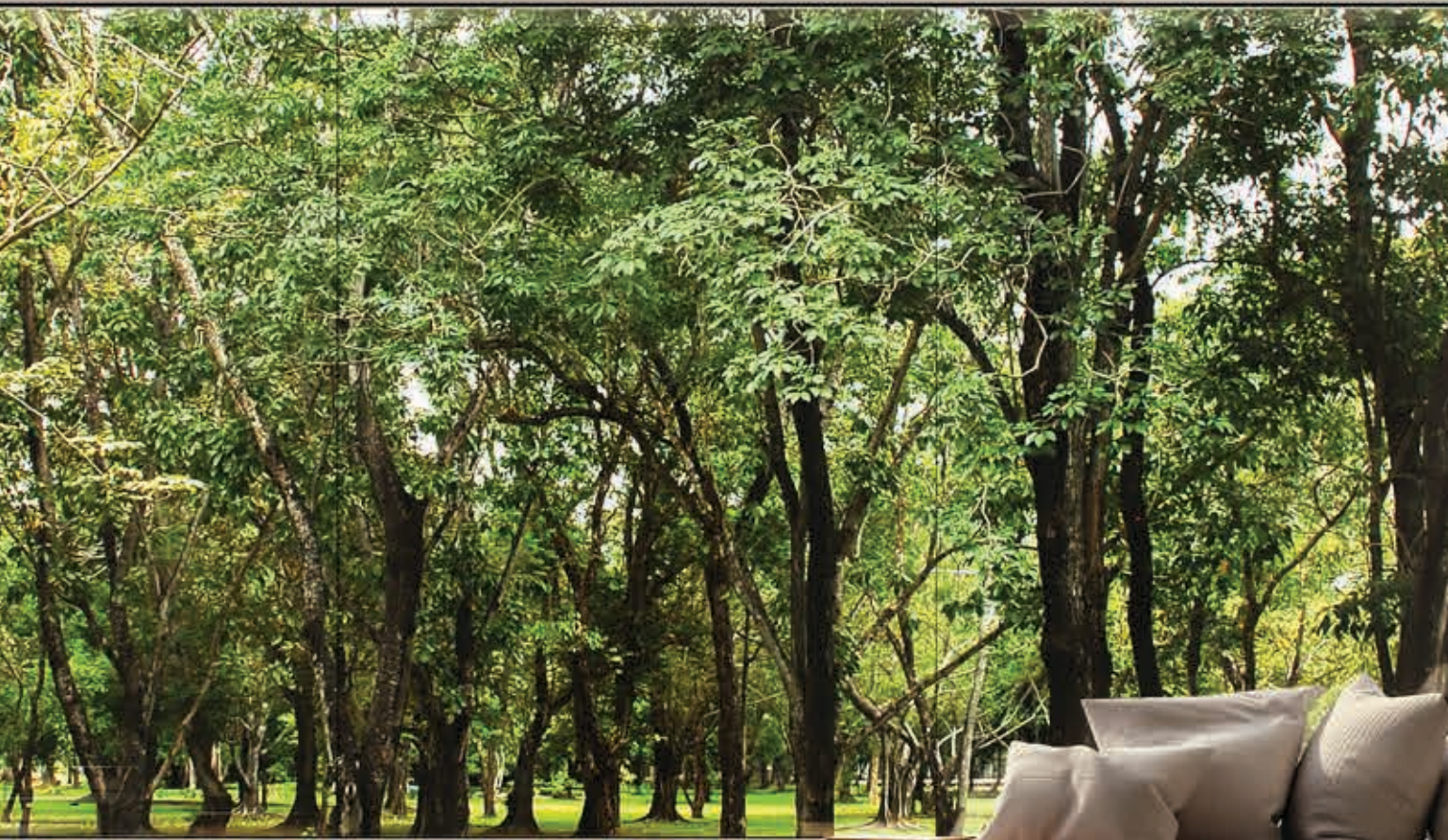


PARANJAPE



FOREST TRAILS  
— TOWNSHIP —

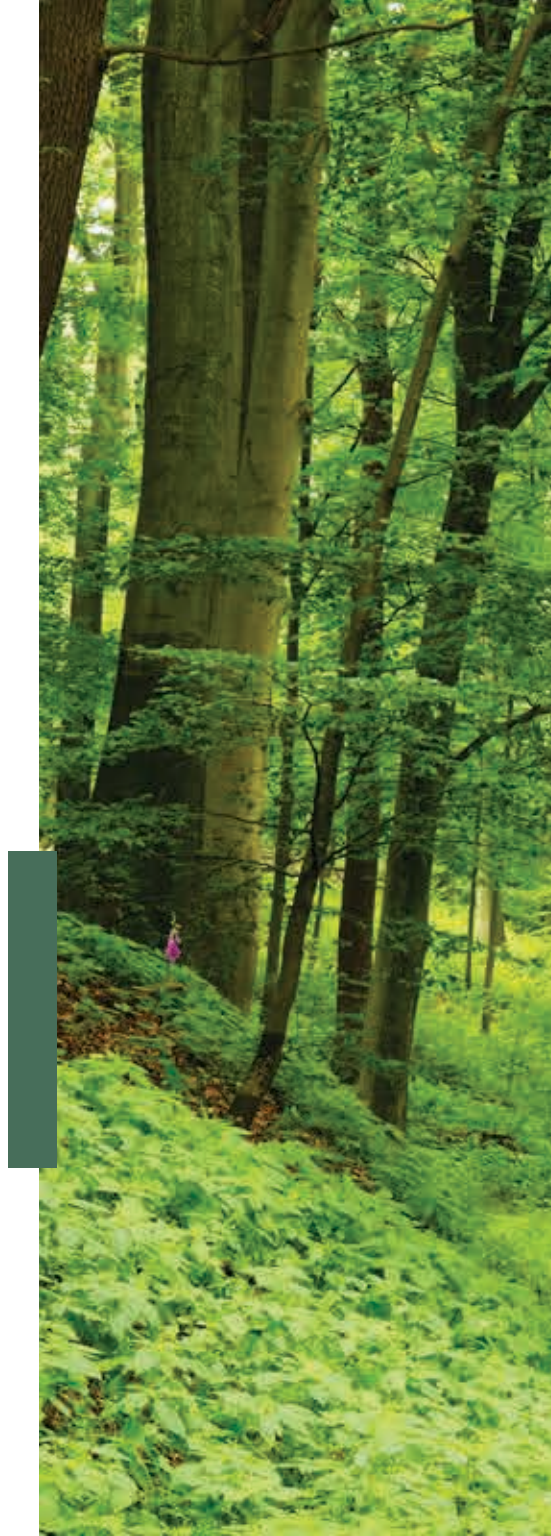
LIFE • PURE • BEAUTIFUL





Imagine a **life** where you  
can wake up to **birds chirping**  
and **sunlight gleaming**  
through the windows...

Imagine a **life** where you  
can take an evening stroll  
amidst a **thousand t rees** and  
hear them whisper in the **wind...**









Imagine a **life** where you  
can see the setting sun  
melt into **rolling hills**  
and an **endless sky...**

# THIS IS LIVING

Come home to Forest Trails Township, India's premier nature-centric, amenities rich, **170 acre** sustainable township at Bhugaon, Pune. Join a beautiful vibrant community of hills, trees, birds, flowers and like-minded biophiles. Well connected with Pune's infrastructure Forest Trails weaves nature and modern lifestyle together to create a balance that you have never felt before.





“

## INCEPTION

You create best when you create with passion. And nothing brings out passion as much as the making of your own home. Forest Trails is my home and it is my best creation, because I've built it with both, passion and love. What took my breath away when I first saw the place was the raw beauty of nature, here. I decided right then, that not only do I myself want to live here, but I want to share it with other like-minded nature lovers.

Considering the existing terrain, the architects wanted to design a green campus of high and low neighbourhoods, as if a human settlement merges with the greenery and retain the natural charm and beauty of the place. The entire township has a unified architectural style which follows and uses to its advantage the topography of land to create meandering roads giving the township a European appeal. Hence the name "Forest Trails"!

The township has a variety of designs of bungalows and apartments which cater to varied sections of society and is loaded with amenities like the school, shopping and recreation within a walkable distance. We have focused primarily on lifestyle enhancement in a pollution free neighbourhood, still connected to the better aspects of city life. This area is seeing a lot of infrastructural developments and excellent connectivity from Chandni chowk via the upcoming four lane national highway. Today, a decade after the inception of this project, Bhugaon is transforming into a buzzing suburb, something that our master planners and I had envisaged in the year 2008.

I welcome you to share this premises with me and many happy home-owners who are already enjoying a blissful lifestyle at Forest Trails Township!

- SHASHANK PARANJPE

”



## ESSENCE



### ECOLOGY

Caring for the ecology  
of which we are a part.



### SUSTAINABILITY

Giving back in equal  
measure to nature of what  
we take in.



## COMMUNITY

Multiplying happiness by  
sharing & celebrating  
together.



## LIFE

Enjoying your day-to-day  
with a multitude of activities

**ECOLOGY**

# BIOSPHERE.

90%

cooler than the average temperature of the surrounding neighborhoods with light breeze blowing all year round

3<sup>0</sup>

of the 170 acres is untouched and green, which makes the air here cleaner and purer and free from pollutants

40

Air Quality Index - the lowest in the city, compared to AQI 72 to 97 of the remaining areas of Pune and PCMC.





## HABITAT

Forest Trails is home to a fascinating variety of flora fauna and birds. Located in the proximity of the virgin Mulshi basin and Manas lake , the landscape is a mix of laterite rock hills with rich alluvial valleys.

More than 200 different species of indigenous trees can be found here. Right from medicinal herbs like Chamomile and Echinacea to aromatic herbs like Tulsi, Chives and Lemongrass is sure to be found on your casual hikes. Inhale the heady fragrance of the flowers of the Saptaparini or Karanj and reap the benefits of the Neem, widely known for its medicinal properties. There are so many more to discover...like the Kadamb, Maharukh, Charoli and the Shirish or Sitaranjan Tree!

With so many inviting trees, can the butterflies and birds be far behind? Let the sweet song of the nightingale serenade you or watch the Cuckoo, Bulbul, Humming bird, Kingfisher, Mynah, Sparrow, Parrot happily join with the darting Squirrel at Forest Trails. Here, you can also see the proud Peacock strut around showing off its feathers or enjoy a burst of color at our butterfly garden.

Over the last 15 years with the urbanization of Pune, Bhugaon has grown to be a natural habitat for these birds. It's no surprise that here, you wake up to the sounds of chirping birds. In our efforts to increase biodiversity in the area, we constantly plant trees that attract different animal and bird species to the area, manage our waste effectively and use conscious construction practices for the indigeneous flora and fauna.

Come join us in our efforts to enhance and conserve!





**Benjamina**  
Medium Sized Evergreen Tree



**Emblica Officialis**  
Small Deciduous Tree



**Mangifera Indica**  
Large Evergreen Tree



**Mimusops Elengi**  
Medium Sized Evergreen Tree



**Green Bee Eater**



**Parrot**



**Long Tailed Shrike**



**Peacock**





# TRAILS.

The idea of being one with nature is what we want you to experience at Forest Trails, and these trails have inspired our identity.

## **Community Garden Trails**

At Forest Trails, we encourage you to bond with family, community and Mother Nature. This magnificent trail, celebrates the farmer in everyone of us. Feel the warmth of our good mother Earth and learn about the curative properties of nature even as you forge strong relationships with your neighbours.

## **Cliff Trails**

Hike through hills, ponds, tunnels of trees to truly understand the beauty of Forest Trails. Stop to get a breath-taking view of the city at the vista points.

## **Biking Trails**

Sporty and adventurous, here's the trail for you! Bike, camp, skate, ride or play. Every day here brings a different rush of adrenaline.

## **Orchard Trails**

Jog through a plethora of trees and plantations, learn about different indigenous species and call out to all those chirping birds!

Forest Trails has a great collage of lifestyle activities in addition to these magnificent trails. Ready infrastructure for 10+ sports, a professionally managed gym, swimming pool, leisure club, fine-dining activities and casual games provide an unbelievable range of activities and things to do. You'll agree, we've pulled out all stops to make Forest Trails simply incomparable.

# COMMUNITY GARDEN TRAIL



## LEGENDS

- |    |                  |     |                             |     |                    |
|----|------------------|-----|-----------------------------|-----|--------------------|
| 1. | ENTRY PLAZA      | 9.  | BAMBOO GROVE                | 17. | GATHERING PLACE    |
| 2. | DENSE PLANTATION | 10. | NATIVE TREE PLANTATION      | 18. | TEMPLE TRAIL       |
| 3. | EXERCISE STATION | 11. | MEDICINAL PLANTS            | 19. | SHRUB BEDS         |
| 4. | RESTING POINT    | 12. | TREE COURT                  | 20. | POND               |
| 5. | GAZEBO           | 13. | ACTIVITY HUB                | 21. | CELEBRATION GARDEN |
| 6. | SEASONAL POND    | 14. | OPEN SPACE FOR ACTIVITY HUB | 22. | ECO POND           |
| 7. | OPEN SEATING     | 15. | OPEN DECKS                  | 23. | FARMLANDS          |
| 8. | ACTIVITY AREA    | 16. | TEMPLE                      |     |                    |

# CLIFF TRAIL



ARTIST IMPRESSION

## LEGENDS

- |    |                            |     |                    |
|----|----------------------------|-----|--------------------|
| 1. | WALK 1 - 285 M             | 10. | ECO-POND           |
| 2. | WALK 2 - 245 M             | 11. | BUTTERFLY GARDEN   |
| 3. | PALM AND SPICE TRAIL       | 12. | KOI POND           |
| 4. | HIKING TRAIL               | 13. | WORKSHOP PAVILIONS |
| 5. | RESTING POINT              | 14. | PLAY GARDEN        |
| 6. | FOREST CAMPING ACTIVITIES  | 15. | TREE COURT         |
| 7. | PATTERNED PLANTING         | 16. | BIRD NESTING TREES |
| 8. | PEBBLE PATHWAYS            | 17. | ORCHARDS           |
| 9. | BAMBOO CHIMES INSTALLATION | 18. | FOREST PLANTING    |

# BIKING TRAILS



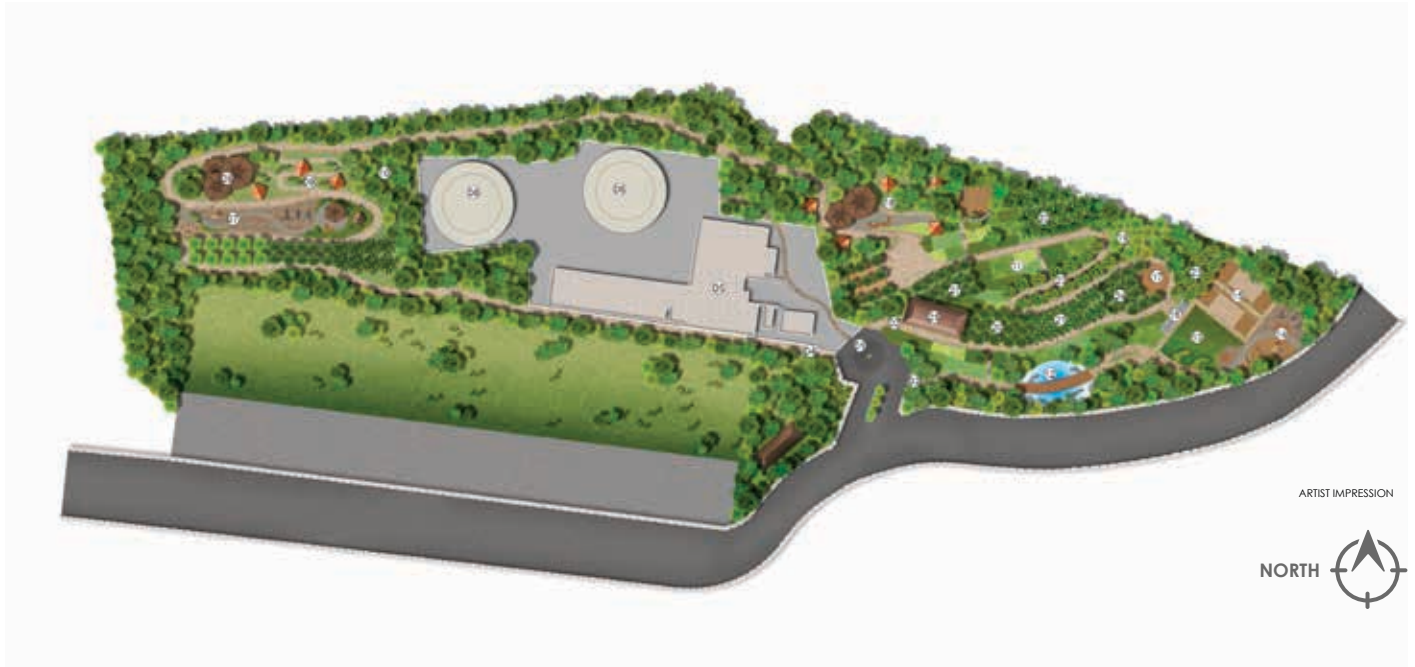
ARTIST IMPRESSION



## LEGENDS

1. ENTRANCE TO BIKING TRAIL
2. ENTRANCE TO HIKING TRAIL
3. ENTRANCE TO SKATING TRAIL
4. SKATING RINK
5. SEATING COURT
6. BIKING TRAIL
7. CAMPING SITES WITH BARBEQUE DECK
8. ECO-POND
9. WORKOUT/YOGA PAVILLIONS
10. SEATING COURT
11. CRICKET GROUND
12. CLIFF SPORTS CLUB
13. NURSERY

# ORCHARD TRAIL



ARTIST IMPRESSION



## LEGENDS

- |     |   |     |   |
|-----|---|-----|---|
| 1.  | ENTRANCE PLAZA                            | 14. | CHILDREN'S PLAY AREA/<br>EXERCISE STATION |
| 2.  | CYCLING TRAIL                             | 15. | MULTIPURPOSE COURT                        |
| 3.  | WALKING TRAIL                             | 16. | AMPHITHEATER SEATING                      |
| 4.  | WALKING/CYCLING TRAIL                     | 17. | SEATING COURT                             |
| 5.  | EXISTING BUILDING                         | 18. | ACTIVITY HUB                              |
| 6.  | WATER TANKS                               | 19. | MANGO ORCHARD                             |
| 7.  | JOGGERS PARK                              | 20. | GUAVA ORCHARD                             |
| 8.  | STAR GAZING DECKS                         | 21. | COCONUT ORCHARD                           |
| 9.  | CAMPING SITES                             | 22. | BANANA ORCHARD                            |
| 10. | DENSE PLANTATION                          | 23. | CITRUS LIME ORCHARD                       |
| 11. | NATIVE SAHYADRI RANGE<br>FLOWERING FIELDS | 24. | CHICKOO ORCHARD                           |
| 12. | ECO POND                                  | 25. | CIRCLE PARKING                            |
| 13. | LAWN                                      |     |   |

**SUSTAINABILITY**





## WATER

At the heart of our sustainability drive is the optimization of our lifeline : WATER. We source water from the fresh sparkling rivers of our neighborhood and store it efficiently. Waste water is recycled at our on-site sewage treatment plant and, through a dual plumbing technique, used for flushing and landscaping. We harvest rainwater to increasing the ground water level via more than 50 special recharge pits. All homes have low-flow fixtures to avoid over consumption of water.

## ENERGY

One of the best ways to safeguard our environment is to reduce emissions. At Forest Trails, we take a conscious effort to reduce our energy consumption by providing solar heated water and by generating solar electricity. We use capital intensive LED lights in common areas for township citizens. We also collect biodegradable waste which is treated in an Organic Waste Converter System and then use the manure/compost generated, for landscaping.



# CONSTRUCTION

High quality construction and environment mitigation measures will remain our core focus over the development of the entire township. We have been mindful of the ecosystem, trees and soil during construction.

We have designed our homes to have optimal orientation with respect to light and air flow, thus reducing heat loads while maximizing natural light. This, combined with low window to wall ratio and the addition of multiple shading devices, has helped us create energy efficient 'green' buildings.

We use environmentally-friendly fly ash in RMC, ensuring better strength and better thermal insulation. What's more, we source most of our materials locally to minimize emissions and use of resources in their transport.





**COMMUNITY**

## EDUCATION

Forest Trails houses Sri Sri Ravi Shankar Vidya Mandir, a CBSE school for a holistic value-based education. The serene campus is equipped with digital classrooms, laboratories and playground. SSRVM allows you the convenience of providing your child with a great education in a wonderful environment close to home. Their hands-on staff and caretakers ensure your child's all-round development and academic growth.



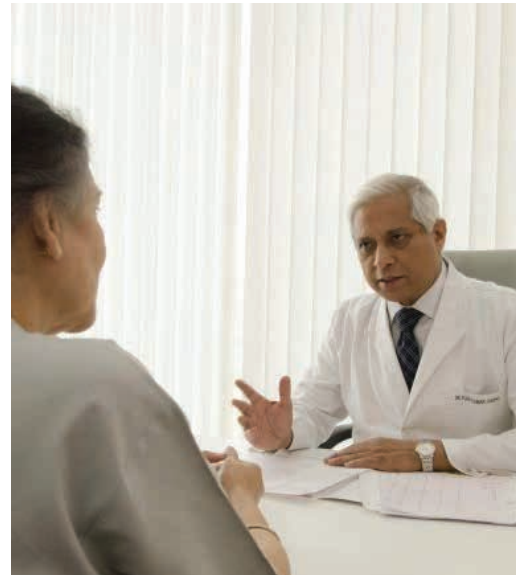


## SAFETY

Forest Trails has a 3-tier security system. It is a gated community with each cluster having its own security guards. A state-of-the-art fire station is soon coming up here which will have a snorkel lift and other fire mitigating equipment and vehicle.  
(add here)

## HEALTH

Forest Trails will have an excellent hospital which will consist of a polyclinic. A well-equipped ambulance is also available in cases of emergencies.  
(add here)





## CONVENIENCE

The convenience stores at Forest Trails ensure you don't need to drive out for daily essentials or little indulgences. There are grocery stores, bakeries and even a salon!  
(add here)

## PRODUCE

Get back to eating organic and fresh food. Farmers from around the area set up markets brimming with fresh produce, homemade pickles & jams, fresh milk & dairy products.

You can also grow your own produce at our communal farm and exercise your green thumb at our communal garden.  
(add here)



**LIFE**



## STALLION

The Equestrian Centre at Forest Trails provides you, and more importantly your young ones with a wonderful opportunity to learn horse riding. Trained by ex-NDA performance coaches, the Stallion truly stands out amongst other training facilities in Pune. Plans for The Stallion include a pet spa and kennel.



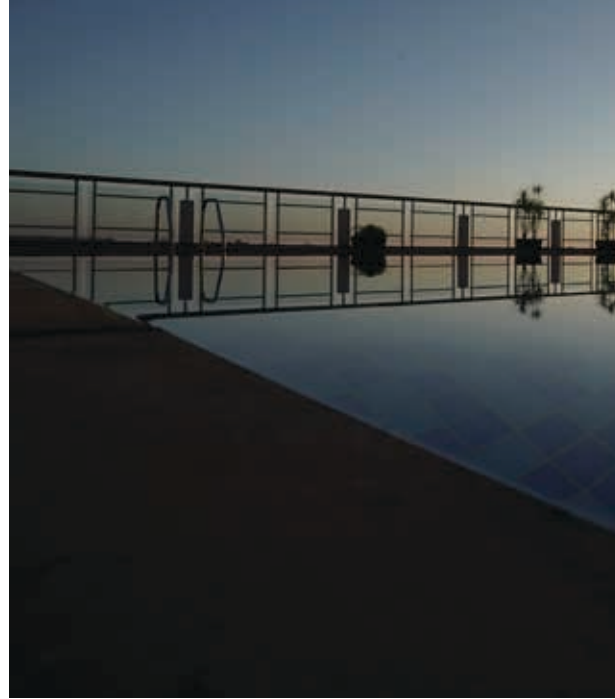
## THE CLIFF

Whats your favorite sport..? With 3 badminton courts, 2 tennis courts, one football and cricket ground each, 2 squash courts, a professionally managed gym, 3 pool tables, 3 TT tables and numerous other games, you'll surely be spoilt for choice.

Workout at our state of the art gym or discover peace & wellness through outdoor yoga & meditation. You are truly spoilt for choice!

Open to the skies with a panoramic view of the green hills all around, the swimming pool at The Cliff is indeed a lovely setting to take a refreshin g dip.

We have all this and more ready for you. simply walk in and start playing!







## STAY

When friends and family come in from out of town, treat them to an experience like no other! We have 8 beautifully designed, luxury stay guest rooms, that open up into the valley below, giving them the true Forest Trails experience.

(add here)

## EAT

A veritable feast for all the senses, the fine dining restaurant at The Cliff delights you with its delectable dishes and elegant ambience. Dine here in style and savor the special cuisine in the company of family, friends and colleagues.

(add here)





## CELEBRATE

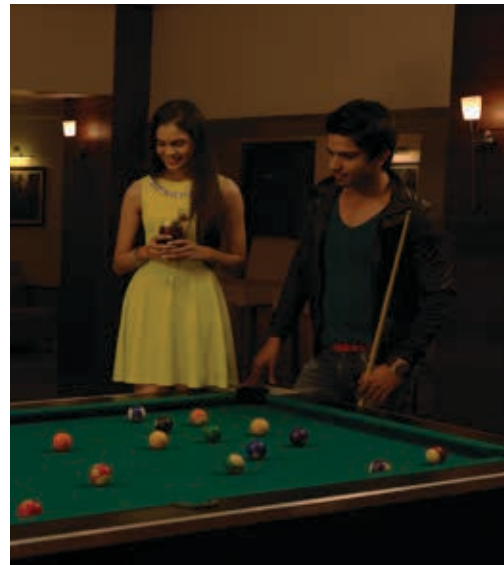
Need a picturesque spot to pop the question? A dream destination for your special day? The gazebo, deck, in-door and out-door banquet facilities at the Cliff are perfect for every season. Parties can be hosted at our banquet and restaurant.

(add here)

## HOST

Call your friends and family over every holiday to enjoy all that the Cliff has to offer - sprawling lawns, barbeque pods, pool tables, indoor games room and chill lounge. It's your time to be the super host.

(add here)







## EVENTS

Celebrating the little things in life is what gives us, the greatest of joys. At Paranjape, our endeavor has always been to foster a spirit of togetherness and community building. Be it festival celebrations, community events, cultural programs or anything that helps bind the community, we have the place ready for it!

When you are a part of any Paranjape project, you are welcomed into a vibrant and a lively community that truly reflects the sense of oneness. The Happiness Network, as we call it, is synonymous with the spirit of New India where diverse people come together to form one harmonious community. The core idea of the network is to spread the feeling of belongingness among all our families. Neighbours becoming friends or even family, is a reality at Paranjape. Adding to the spirit of oneness, is the pride of owning the Happiness Network Card. All the residents get to enjoy several benefits, privileges, discounts and offers across retail outlets, restaurants etc. In addition to all this, Paranjape Schemes also conducts several community events that include Paranjape Schemes Premier League, Ganarang, Anandghan and much more.

Come Experience the Rest!

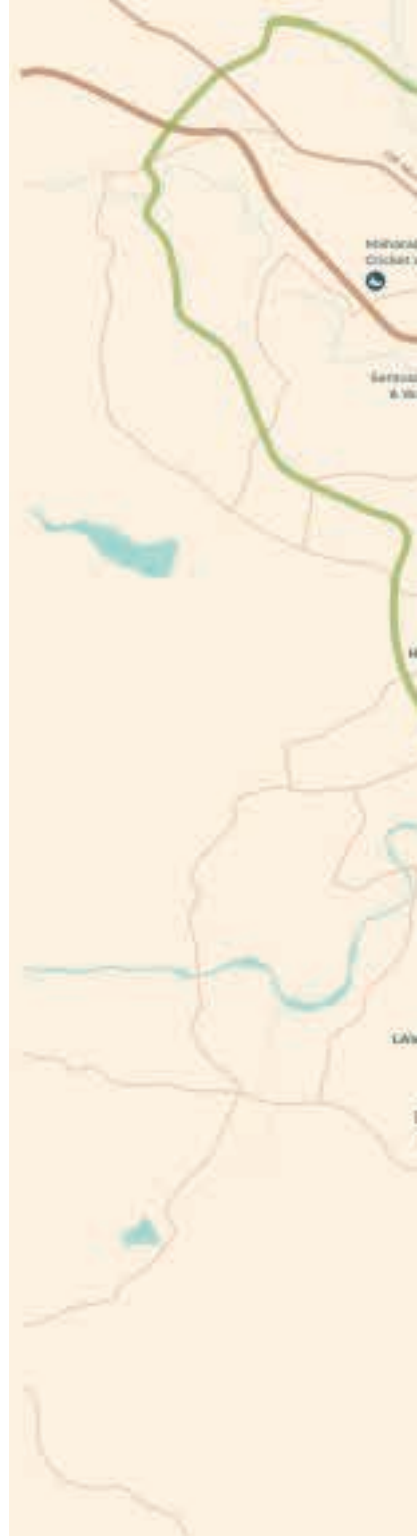


## PROXIMITY MAP

So close to Manas Lake and set against the backdrop of the Sahyadri hills, one can hardly believe that a natural reserve of such beauty can be so strategically located within the city, just ahead of Kothrud & Bavdhan, and hardly 13 km from the City Centre. A short drive in the other direction and you enter the beautiful Mulshi ecological area. Infrastructural developments like the new bypass, Chandani Chowk Clover leaf fly over, the proposed ring road and metro station ensure excellent connectivity to hubs like Hinjawadi and the Pirangut industrial area as well as to the inter-city highways.

### Other Distances

From Chandni Chowk	- 5.5 km
From Kothrud	- 7.0 km
From Hinjawadi	- 23 km









# RESIDENCES



# BUNGALOWS

## MEADOWS | CASCADE & CRESCENT

Our bungalow properties are very spacious and come with 4 or 5 bedrooms, living area, kitchen, and outdoor garden. Two bedrooms have walk-in wardrobes, one has provisions for a home office/den.

You can admire the sunset and the valley at either the sit out or the terrace facing the garden side as well as the driveway.



## EVERGLADES

At Everglades everything is inviting. Each of these magnificent 13-storey buildings comprise of smartly designed 1 BR apartments, that offer stunning views of the valley and lake. Well thought-out design bestows good light and ventilation throughout the apartment, including the kitchen.

A beautiful, tree-lined driveway provides the perfect backdrop and enhances the elegant facade of Everglades. All apartments are endowed with cosy balconies from which residents can view the most wonderful sunrise and sunsets, uplifting their spirits.







## HIGHLANDS

Highlands Towers 9,10 & 11 are designed as a celebration of modern living. It has an exclusive clubhouse with a gym, swimming pool, cricket pitch, party lawn and multipurpose hall. So now you can enjoy a wide array of amenities in the company of your neighbours and friends.

These 2BR Apartments are cosy, with plenty of natural light and ventilation. Each apartment has a dry balcony and a terrace that faces the city on one side and the beautiful valley on the other. This is the perfect place for your family and kids to have a balance of a cosmopolitan and idyllic life.

# ATHASHRI

Athashri is conceived on a simple yet profound premise, that seniors need to live a life filled with independence, freedom, security and dignity. Here we have caringly created an environment that encourages seniors to experience and enjoy moments that they may have missed out in life as they were busy fulfilling their responsibilities. Now they can spend their afternoons sharing sweet moments with their better halves, strengthen cultural bonds, celebrate festivals, make new friends, meet like-minded couples or create memorable moments and live life to the fullest. There is never a dull moment at Athashri. With amenities that are senior-friendly in design, Athashri has its own healthcare centre and ambulance facilities too.



**SAFE**  
24 Hr. Security



**HEALTHY**  
Gymnasium



**CAREFREE**  
Doctor-Ambulance  
at site



**HASSLE-FREE**  
Services like  
Plumber, Electrician



**CONVENIENT**  
Canteen, Shopping,  
Bus Services



**VIBRANT**  
Friends, Festivals,  
Celebrations







## ABOUT US

Paranjape Schemes (Construction) Ltd (PSCL) is an ever evolving real estate company which reflects the spirit of a modern and innovative India. The group has diversified into commercial as well as residential real estate projects over the years and has also built integrated retirement homes for senior citizens.

At present, the group has an ever expanding presence not only in Pune but also Mumbai, Nashik, Kolhapur, Chiplun, Ratnagiri, Bengaluru and Vadodara.

Three decades' track record of customer care and trust has seen Paranjape Schemes Construction Limited emerge as one of India's leading real-estate companies that stays in tune with the changing customers' needs and aspirations. Over 190 completed projects are home to more than 40,000 happy residents that form 'The Happiness Network', a happy, vibrant community where neighbours become friends and friends become family!

# WINNING AN AWARD SIGNIFIES QUALITY. WINNING CONSISTENTLY SIGNIFIES EXCELLENCE.





☎ 9021-378-678  
[www.pscl.in](http://www.pscl.in)

Corporate office :  
PSC House, Dr.Ketkar Road,  
Off Prabhat Road, Pune-411 004.

Site Address :  
Opposite Manas lake, Paud Road,  
Bhugaon, Pune 412115



[Maharera.mahaonline.gov.in](http://Maharera.mahaonline.gov.in)

MAHARERA No.:

FOREST TRAILS

ATASHRI VALLEY B2: P52100000029

HIGHLANDS TOWERS 7&8: P52100000066

TOWERS 9,10,11: P52100000067

EVERGLADES H3 and H4: P52100022655

**Disclaimer:**

LAYOUTS shown here are in process of various sanctions and clearances and may undergo change. The plans, specifications, images and other details herein are only indicative and the developer/owner reserves the right to change any or all. The printed material does not constitute a contract/offer of any type between the developer/owner and the recipient. Any purchase/lease of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between parties and no details mentioned in the printed material shall in any way govern such transactions. All the color, furniture, furniture layout displayed is indicative and not a part of specification list provided. Pictorial representation is used to simply convey the essence of suggested lifestyle. Pictorial / images are simply for representation of type of services planned to be provided.