

PARANJAPE



PRESENTS

HIGHLANDS TOWER 9, 10, 11

SLIM FIT 2 BR HOMES

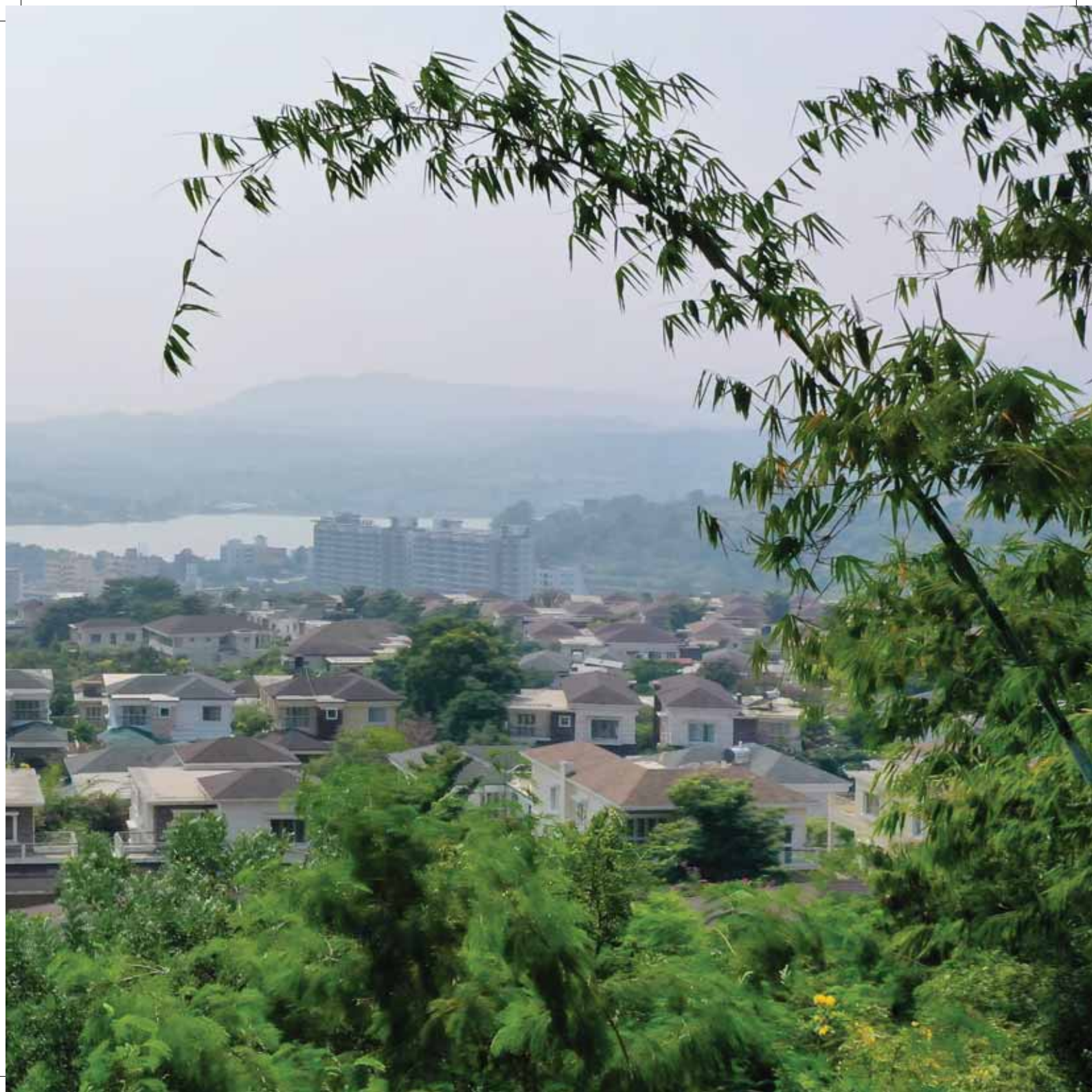
**EXPERIENCE NATURE**



# 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.









## TOWERS 9, 10, 11 LAYOUT

### LEGEND

- 1 ENTRANCE
- 2 SECURITY CABIN
- 3 HIGHLANDS TOWERS 9, 10, 11
- 4 CAR PARKING
- 5 ENTRANCE ISLAND
- 6 CRICKET GROUND
- 7 AMPHITHEATRE
- 8 CLUB HOUSE
- 9 SWIMMING POOL
- 10 PARTY LAWN



ARTIST IMPRESSION





ARTIST IMPRESSION



## PROJECT AMENITIES

- Multi - Level car Parking
- Generator backup to lift,water pumps and common lights
- Video door phone
- Piped Gas system
- Digital Society Management software
- Swimming pool
- Kids pool
- Multipurpose hall
- Gymnasium
- Cricket area
- Kids Corner
- Landscaped garden



Disclaimer \*  
The above mentioned amenities are part of future development of the sector, which will be developed by the time of possession of the building. Pictorial representation is used to simply convey the essence of suggested lifestyle.

## ISOMETRIC VIEW

- Spacious master bedroom
- Attached bathroom

- Optimally designed living room accommodates dining table
- Terrace with a stunning view of nature

- Compact bedroom with provisions for wardrobe
- Well lit homes, with all windows opening out to natural light





## SALIENT FEATURES

- Slim-fit 2 BR homes suitable for urban, cosmopolitan lifestyle.
- Aluminium Formwork construction technology that enables faster construction.
- All apartments are flooded with natural light



ARTIST IMPRESSION

## PROJECT SPECIFICATIONS

### FLOORING AND DADO WORK

- Vitrified floor tiles for living/dining kitchen & bedrooms
- Ceramic tiles for toilets, terrace & dry balcony
- Dado tiles in toilets up to lintel level
- Dado tiles above cooking platform up to lintel level in kitchen

### KITCHEN

- Granite kitchen platform with stainless steel sink

### DOORS

- All doors will be flush door with laminate on both sides
- Powder coated aluminum sliding shutters with glass for terrace & dry balcony doors

### WINDOWS

- Powder coated aluminum sliding windows with MS safety grills

### PAINTING AND FINISHES

- Gypsum Punning and plastic emulsion paint for all internal walls ( except terrace / toilet / dry balcony )

### ELECTRICAL AND PLUMBING

- Concealed wiring with modular switches.
- Concealed plumbing with C.P. plumbing fixtures
- Electrical and plumbing provision for water heater and electrical provision for exhaust fan in all toilets
- Electrical and plumbing provision for water purifier and electrical provision for exhaust fan in kitchen
- T.V. point in living room
- Telephone points in living room and all bedrooms
- A.C point in all bedrooms

# FIRST FLOOR PLAN



## TOWER - 9

AREA STATEMENT IN SQ.M.

FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
101	2BHK	48.33	7.93	0.61	1.60	3.72
102	2BHK	48.33	7.93	0.61	1.60	3.72
103	2BHK	50.99	5.94	0.63	1.59	3.54
104	2BHK	50.99	5.94	0.63	1.59	3.54
105	2BHK	48.33	7.93	0.61	1.60	3.72
106	2BHK	48.33	7.93	0.61	1.60	3.72

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.





# TOWERS 9, 10, 11



## LEGEND

- 1 ENTRANCE TO PODIUM
- 2 LAWN
- 3 CHILDREN'S PLAY AREA
- 4 SEATINGS
- 5 PATHWAY

### TOWER - 10

AREA STATEMENT IN SQ.M.

FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
101	2BHK	47.99	8.16	0.61	1.58	3.70
102	2BHK	48.80	7.36	0.61	1.58	3.70
103	1BHK	40.32	4.37	0.61	1.60	3.70
104	2BHK	47.99	8.16	0.61	1.58	3.70
105	2BHK	50.38	6.55	0.63	1.59	3.54

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

AREA STATEMENT IN SQ.M.

FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
106	2BHK	50.38	6.55	0.63	1.59	3.54
107	2BHK	47.99	8.16	0.61	1.58	3.70
108	1BHK	40.32	4.37	0.61	1.60	3.70
109	2BHK	48.80	7.36	0.61	1.58	3.70
110	2BHK	47.99	8.16	0.61	1.58	3.70

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

### TOWER - 11

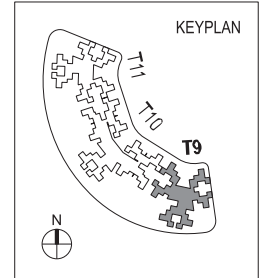
AREA STATEMENT IN SQ.M.

FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
101	2BHK	48.33	7.93	0.61	1.60	3.72
102	2BHK	48.33	7.93	0.61	1.60	3.72
103	2BHK	50.99	5.94	0.63	1.59	3.54
104	2BHK	50.99	5.94	0.63	1.59	3.54
105	2BHK	48.33	7.93	0.61	1.60	3.72
106	2BHK	48.33	7.93	0.61	1.60	3.72

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

\*NOTE: "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / cross walls embedded as a part of internal partition walls are included in carpet area.

# 2ND, 4TH, 6TH, 10TH, 14TH & 16TH FLOOR PLAN – TOWER 9



AREA STATEMENT IN SQ.M.

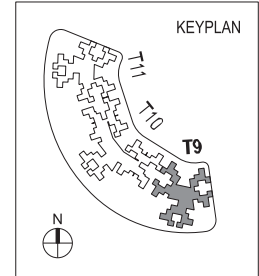
FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
201,401,601,1001,1201,1401,1601	2BHK	48.17	8.10	0.61	1.60	3.54
202,402,602,1002,1202,1402,1602						
203,403,603,1003,1203,1403,1603	2BHK	50.82	6.11	0.63	1.59	3.54
204,404,604,1004,1204,1404,1604						
205,405,605,1005,1205,1405,1605	2BHK	48.17	8.10	0.61	1.60	3.54
206,406,606,1006,1206,1406,1606						

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

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# 3RD, 5TH, 7TH, 9TH & 11TH, 15TH & 17TH FLOOR PLAN – TOWER 9



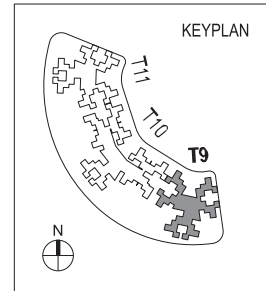
AREA STATEMENT IN SQ.M.

FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
301,501,701,901,1101,1501,1701 302,502,702,902,1102,1502,1702	2BHK	48,33	7,93	0,61	1,60	3,72
303,503,703,903,1103,1503,1703 304,504,704,904,1104,1504,1704	2BHK	50,99	5,94	0,63	1,59	3,54
305,505,705,905,1105,1505,1705 306,506,706,906,1106,1506,1706	2BHK	48,33	7,93	0,61	1,60	3,72

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\*NOTE: "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns, 1 sheer walls embedded as a part of internal partition walls are included in carpet area.

# 8TH FLOOR PLAN – TOWER 9



AREA STATEMENT IN SQ.M.

FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
801,802	2BHK	48.17	8.10	0.61	1.60	3.54
803,804	2BHK	50.82	6.11	0.63	1.59	3.54
805,806	2BHK	48.17	8.10	0.61	1.60	3.54

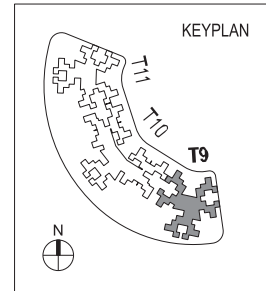
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# 13TH FLOOR PLAN - TOWER 9



AREA STATEMENT IN SQ.M.

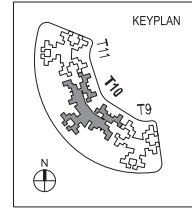
FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
1301,1302	2BHK	48.33	7.93	0.61	1.60	3.72
1303,1304	2BHK	50.99	5.94	0.63	1.59	3.54
1305,1306	2BHK	48.33	7.93	0.61	1.60	3.72

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

\*NOTE: 'carpet area' means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns / shear walls embedded as a part of internal partition walls are included in carpet area.



# 2ND, 4TH, 6TH, 10TH, 14TH & 16TH FLOOR PLAN – TOWER 10



AREA STATEMENT IN SQ.M.

FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
201,401,601,1001,1201,1401,1601, 204,404,604,1004,1204,1404,1604, 207,407,607,1007,1207,1407,1607, 210,410,610,1010,1210,1410,1610	2BHK	48,19	7,96	0,61	1,58	3,52
202,402,602,1002,1202,1402,1602, 203,403,603,1003,1203,1403,1603, 208,408,608,1008,1208,1408,1608, 209,409,609,1009,1209,1409,1609	2BHK	48,99	7,16	0,61	1,58	3,52
206,406,606,1006,1206,1406,1606, 205,405,605,1005,1205,1405,1605	2BHK	50,04	6,89	0,63	1,59	3,54

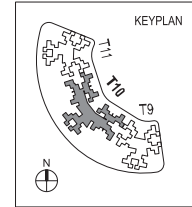
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# 3RD, 5TH, 7TH, 9TH & 11TH, 15TH & 17TH FLOOR PLAN – TOWER 10



AREA STATEMENT IN SQM.

FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
301.501.701.901,1101.1501.1701, 304.504.704.904,1104.1504.1704 307.507.707.907,1107.1507.1707, 310.510.710.910,1110.1510.1710	2BHK	48,35	7,80	0,61	1,58	3,70
302.502.702.902,1102.1502.1702, 303.503.703.903,1103.1503.1703 308.508.708.908,1108.1508.1708, 309.509.709.909,1109.1509.1709	2BHK	49,16	6,99	0,61	1,58	3,70
305.505.705.905,1105.1505.1705, 306.506.706.906,1106.1506.1706	2BHK	50,16	6,77	0,63	1,59	3,54

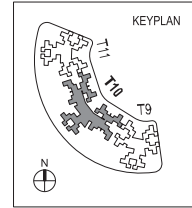
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# 13TH FLOOR PLAN - TOWER 10



AREA STATEMENT IN SQ.M.

FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
1301,1304,1307,1310	2BHK	48.35	7.80	0.61	1.58	3.70
1302,1303,1308,1309	2BHK	49.16	6.99	0.61	1.58	3.70
1305,1306	2BHK	50.16	6.77	0.63	1.59	3.54

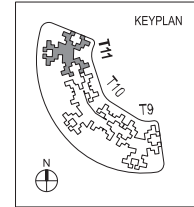
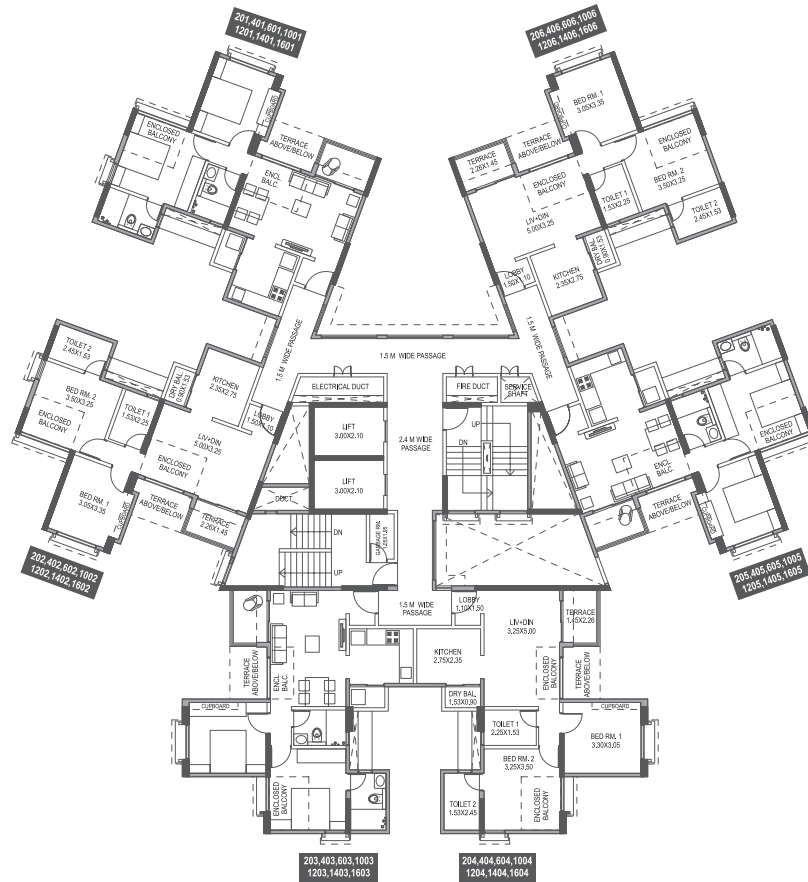
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# 2ND, 4TH, 6TH, 10TH, 14TH & 16TH FLOOR PLAN – TOWER 11



AREA STATEMENT IN SQ.M.

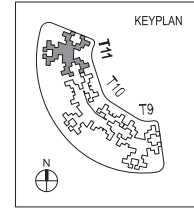
FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
201.401.601.1001,1201,1401,1601 202.402.602.1002,1202,1402,1602	ZBHK	48.17	8.10	0.61	1.60	3.54
203.403.603.1003,1203,1403,1603 204.404.604.1004,1204,1404,1604	ZBHK	50.82	6.11	0.63	1.59	3.54
205.405.605.1005,1205,1405,1605 206.406.606.1006,1206,1406,1606	ZBHK	48.17	8.10	0.61	1.60	3.54

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

NOTE: Carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment, internal columns/shear walls embedded as a part of internal partition walls are included in carpet area.



# 3RD, 5TH, 7TH, 9TH & 11TH, 15TH & 17TH FLOOR PLAN – TOWER 11



AREA STATEMENT IN SQ.M.

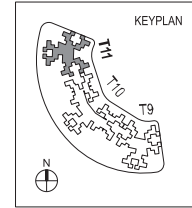
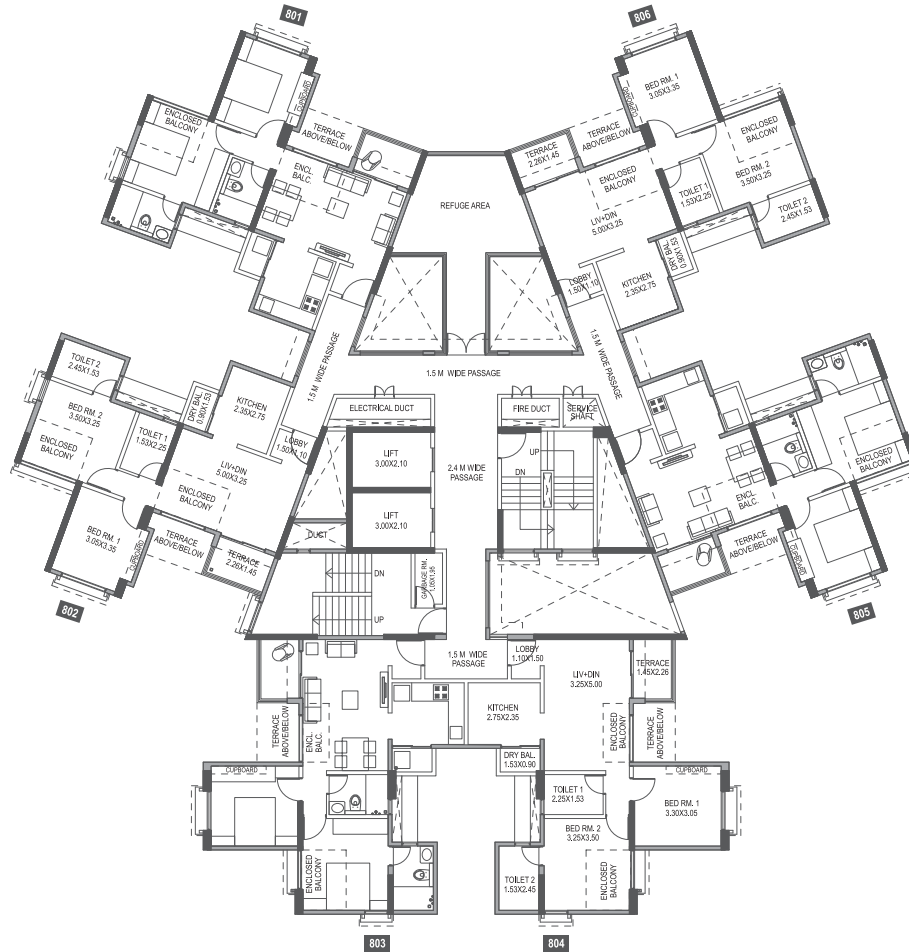
FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
301,501,701,901,1101,1501,1701 302,502,702,902,1102,1502,1702	2BHK	48.33	7.93	0.61	1.60	3.72
303,503,703,903,1103,1503,1703 304,504,704,904,1104,1504,1704	2BHK	50.99	5.94	0.63	1.59	3.54
305,505,705,905,1105,1505,1705 306,506,706,906,1106,1506,1706	2BHK	48.33	7.93	0.61	1.60	3.72

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# 8TH FLOOR PLAN - TOWER 11



AREA STATEMENT IN SQ.M.

FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
801,802	2BHK	48.17	8.10	0.61	1.60	3.54
803,804	50.82	6.11	0.63	1.59	3.54	
805,806	2BHK	48.17	8.10	0.61	1.60	3.54

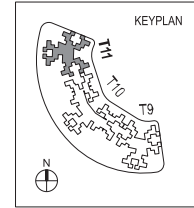
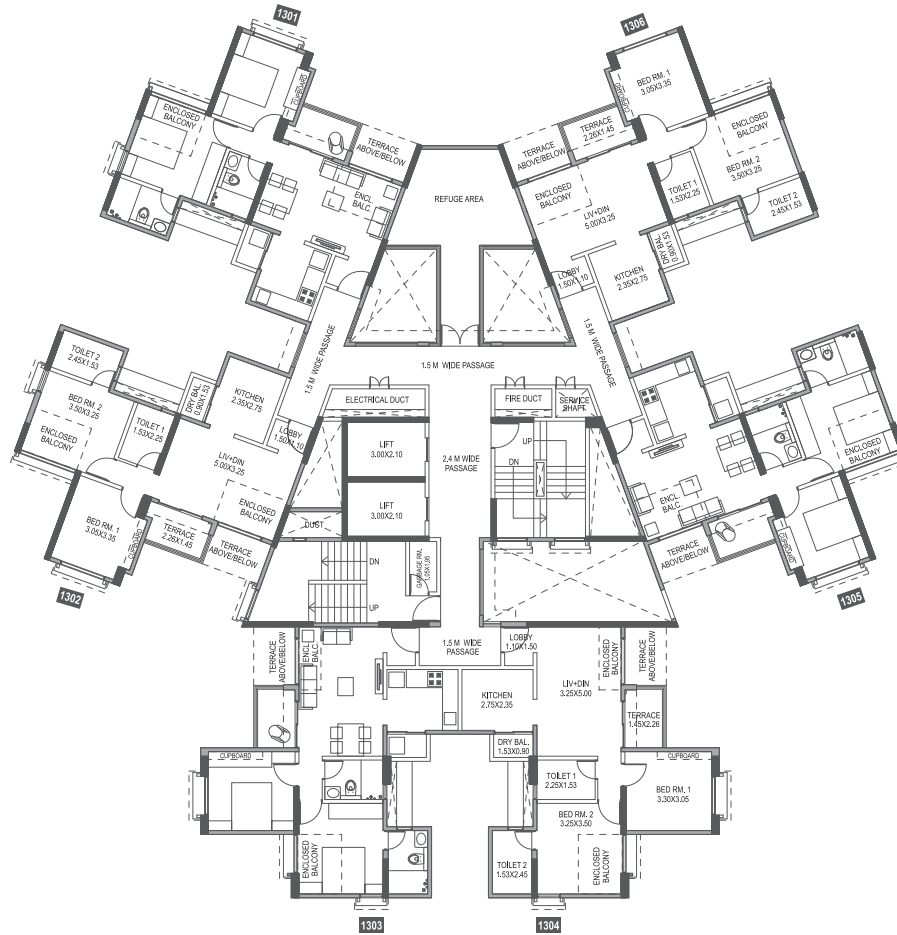
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# 13TH FLOOR PLAN - TOWER 11



AREA STATEMENT IN SQ.M.

FLAT NO.	TYPE	CARPET	ENCL. BALCONY	CUPBOARD	DRY BALCONY	TERRACE
1301,1302	2BHK	48.33	7.93	0.61	1.60	3.72
1303,1304	2BHK	50.99	5.94	0.63	1.59	3.54
1305,1306	2BHK	48.33	7.93	0.61	1.60	3.72

FACTOR OF CONVERSION FROM SQ.M. TO SQ.FT. IS 10.764.

NOTE: Carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Internal columns/shear walls embedded as a part of internal partition walls are included in carpet area.



## ■ 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.**





## INSPIRED BY YOU

At Paranjape, everything we do centers around the one thing that's most important to us. That's you, our customer. This focus has driven us to continuously re-imagine our creations to stay in tune with the customers needs of today and tomorrow. This is reflected in the wide array of our offerings.

32 ongoing projects across 8 cities encompass a wide range of offerings including 1 to 5-bedroom apartments, bungalows, row houses, penthouses, shops, offices, malls, multiplexes, hotel, schools, senior citizen homes... products that touch every aspect of human life.

Every single activity at Paranjape Schemes is guided by our core values that form an integral part of our DNA:

- Transparent
- Dependable
- Rooted
- Progressive
- Excellence
- Caring
- Inclusive

TOWNSHIPS



Forest Trails,  
170 Acre, nature-inspired township, Bhugaon, Pune



Blue Ridge,  
139-acre iconic township, Hinjawadi, Pune

UPMARKET HOMES IN METRO CITIES



127 Upper East,  
redefining premium living, Santacruz (E),  
Mumbai



Windfields,  
contemporary, vibrant homes,  
Kempepura, Bengaluru



BROADWAY,  
Sophisticated urban community,  
Wakad, Pune

SENIOR LIVING



Athashri,  
India's largest senior-living community, Pune, Bengaluru, Vadodara and California



Happiness Hub,  
1-3 BR Homes, Khed, Shivapur

PARANJAPE



When you are a part of any Paranjape project, you are welcomed into a vibrant and a lively community that truly reflects a 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 belonging, where neighbors become friends or even family. Added 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. These are only few examples to illustrate how all roads at Paranjape lead to a vibrant, happy life.

**Come Experience the Rest!**











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

Corporate office :  
Paranjape Schemes (Construction) Ltd,  
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 HIGHLANDS TOWER 9,10,11: P5210000067

Disclaimer:  
Layout plans 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 this printed material shall in any way govern such transaction. All the color, furniture, furniture layout displayed is indicative and not a part of specification till provided. Placeholder representation is used to simply convey the essence of suggested fixtures. Pictorial images are simply for representation of type of services planned to be provided. Project Forest Trails Highlnds Tower 9,10 And 11 has been multiphased in favor of the trustee - IDPC Ltd. Shivajinagar, Pune