



BHUGAON, PAUD ROAD

return to nature

Songbirds is a symbol of life's joys. Well connected and comprehensively serviced by Pune's transport infrastructure, facilities and amenities, Songbirds by SKYi is a timeless reminder of the need to remain connected to nature and enjoy its benefits in their purest form.

*A nature-loving community
Bhugaon, Paud Road*



Indian Robin

Songbirds is home to over 50 species of birds, including the gorgeous sweet-singing Indian Robin, the inspiration behind the name. The birds here are a mix of a number of local species, along with a few migratory birds. Explore a whole new world, full of vibrant coloured feathers and plumage, and learn new things about these interesting creatures, everyday.



A great life is about striking that fine balance between what development demands and what nature needs. It's one that we've managed at Songbirds.

Salil Ranadive, Chief Architect, Songbirds

70% *open spaces*

Songbirds is a development spread over approximately 42 acres of land in the scenic hills of Bhugaon. And development here takes an all new meaning with the phenomenal amount of open space that envelopes the stunning architectural beauty.

Surrounded by Bhugaon Hills, the 4,000 acre NDA forest, the adjoining Four Seasons property and the Ram Nadi across its Northern border, Songbirds is secure from having too much unplanned development in the immediate vicinity. But that's not all. Inside Songbirds, you'll find vast expanses of green landscapes, water bodies, gardens, wetlands, walkways, bird-trails and more. Only 30% of the campus is being used for construction. About 70% of the area at Songbirds is open.

Location Map



The Residences

- A ARIA : Studio Apartments
- B IRIS : 2&3 Bedroom Premium Apartments

The Landscape

- C The Nest : A 70,000 sq.ft. lush green garden
- D Walking Track
- E Entry Gate
- F Bridge over Ram Nadi

The Neighbourhood

- G River : Ram Nadi
- H Farmlands
- I 4 Seasons Farm House Property
- J NDA Forest
- K Club

Songbirds Boundary

Image not to scale



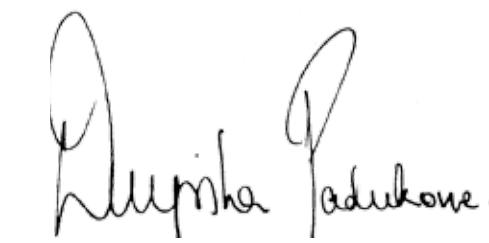


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In true harmony with nature.

It's what my home at Songbirds will be.

*An abode that will be designed to let me live life just the way it should be.
It's where all of Mother Nature's creations will live in complete harmony,
and so will I.*



Deepika Padukone.

Deepika Padukone Brand Ambassador, SKYi

You don't need to travel miles to go everywhere.

Western Pune is fast becoming an attractive residential destination within the city. With areas such as Kothrud, Hinjewadi, Baner, Pashan, Bawdhan witnessing rapid growth in IT, pharma and other business sectors, these areas are seeing a huge demand in quality residential housing.

Robust infrastructure, excellent connectivity, abundant greenery and exciting entertainment options have made Western Pune a preferred destination of choice for those wanting to make this city their home.

Schools/ Institutes

- Vidya Valley School
- Indus International School
- Sanskriti School
- Bawdhan Primary School
- Ambrosia Institute Of Hotel Management
- Flame University
- Symbiosis International University
- Sri Sri Ravishankar School

Hospitals

- Sahyadri Hospital (5 Km)
- IMS Hospital (3 Km)
- Bawdhan Hospital
- Om Hospital

Retail

- Reliance Fresh
- More
- Petrol Pump (0.5 Km)

Atms

- SBI (3 Km)
- Canara Bank
- Union Bank (3 Km)
- Axis (3 Km)
- ICICI (3 Km)
- HDFC (3 Km)

Banks

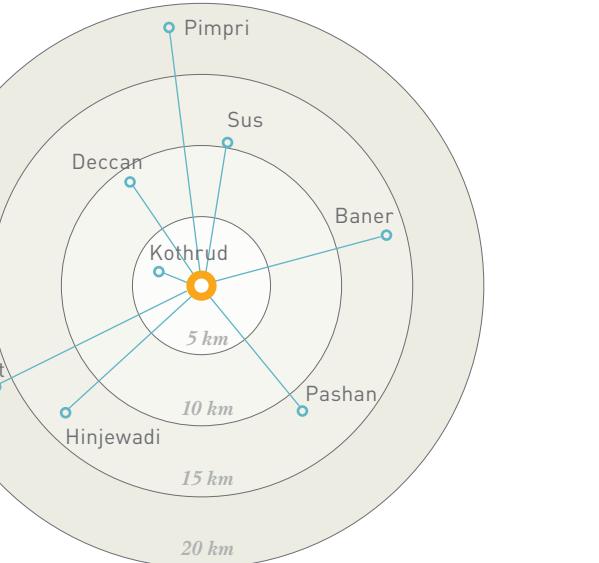
- Union Bank
- Bank Of Maharashtra
- SBI (4.5 Km)
- Cosmos Co-Operative Bank
- ICICI (4.5 Km)

Restaurants

- Domino's
- Smokin' Joes
- Café Coffee Day
- Ambrosia
- Trikaya
- Banjara Hills
- Up & Above
- Club Oasis
- Viva Inn
- Garden Court
- Manas Resort
- Apache Club
- Pashan - 2 Km
- Kothrud - 3 Km
- Sus - 5 Km
- Baner - 8 Km
- Hinjewadi - 12 Km
- Chandni Chowk - 2.5 Km
- Indo-German Tech Park - 15 Km
- Deccan Gymkhana - 10 Km
- Lavasa - 40 Min
- Sahara Stadium - 40 Min

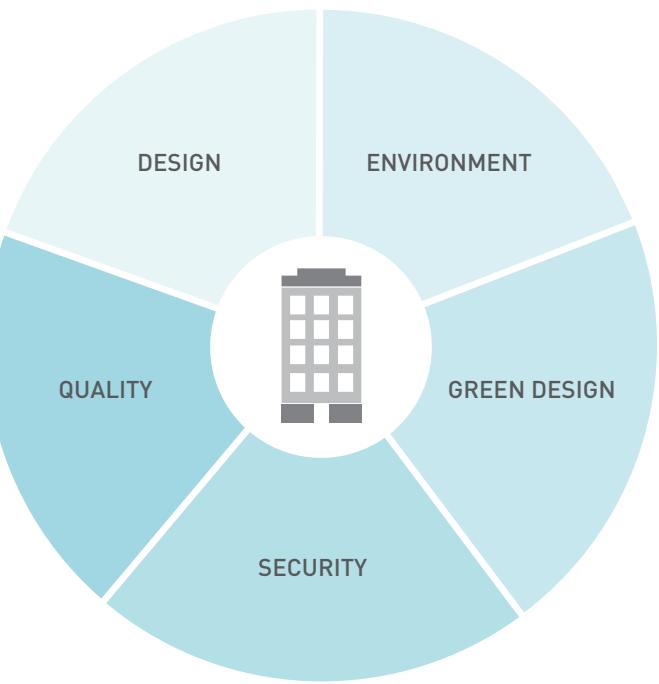
Sports & Recreation

- Oxford Golf Course & Country Club
- Corianthan Club (Proposed)
- Shri Shiv Chhatrapati Sports City (Cyg Site)
- Abs Gym
- Manas Boating Club
- Manas Go-Karting Track



 SKYi
SONGBIRDS





There are 5 pillars that constitute the iHome Concept of Development.

World-class planning and design, care for the environment, eco-friendly design and development, state-of-the-art security and unmatched quality. Every development by SKYi adheres to the exacting standards of this concept of development. The result being that your home and the community where you reside are perfect in almost every sense of the word. From being designed to live life to the fullest to being planned around natural flora and fauna, the iHome concept strikes the perfect balance between luxurious, opulent development and a sustainable, eco-friendly lifestyle.

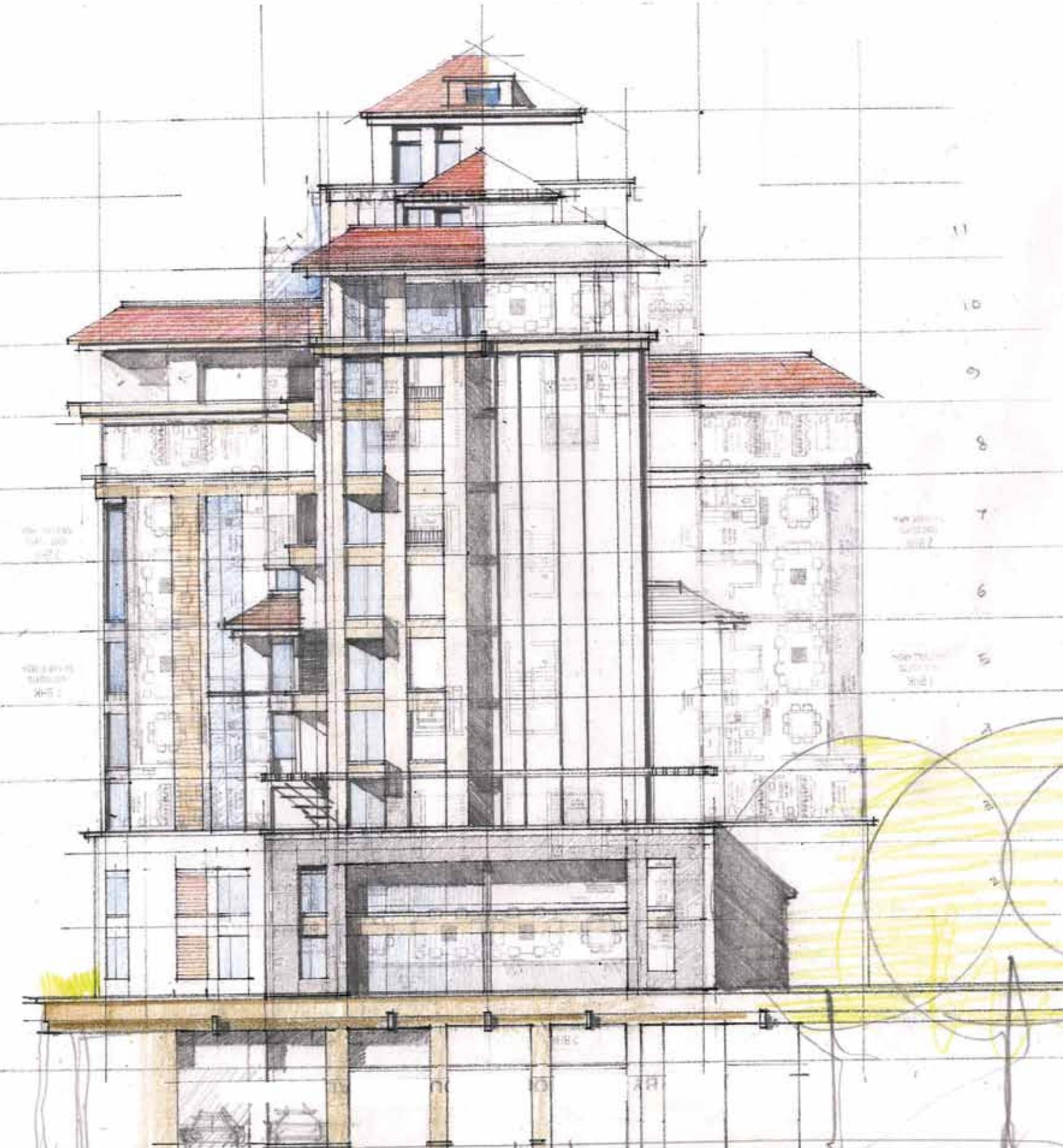
It's what your home at Songbirds will be. An iHome.

the
ihome concept
of development



Songbirds has been planned as per the exacting standards of the iHome concept. From the 70% landscaped and open spaces to the impeccable quality of construction, Songbirds is poised to be the perfect translation of a brilliant philosophy into reality. The sun, the wind and the elements have been analysed to come up with a masterplan where every single home will be picture perfect.

Salil Ranadive
Chief Architect, Songbirds

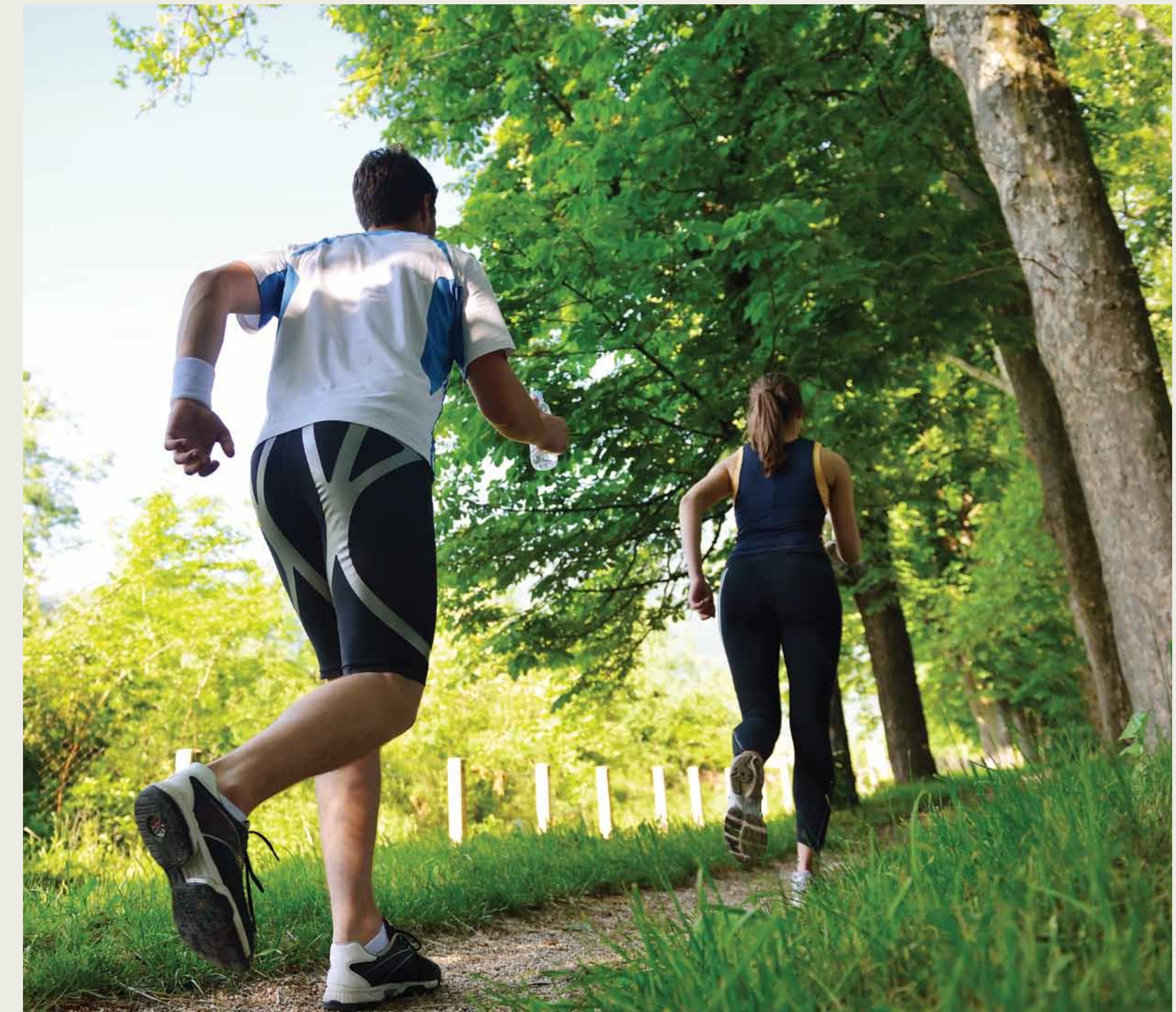


a well-planned community

The masterplan for Songbirds has been carefully designed around the paths of the wind and the sun. In keeping with the principles of the iHome Concept, clear zones have been demarcated for recreational purposes and care has been taken to ensure that all walkways are vehicle-free.

A masterplan that will ensure everyday life is convenient, comfortable and fun.

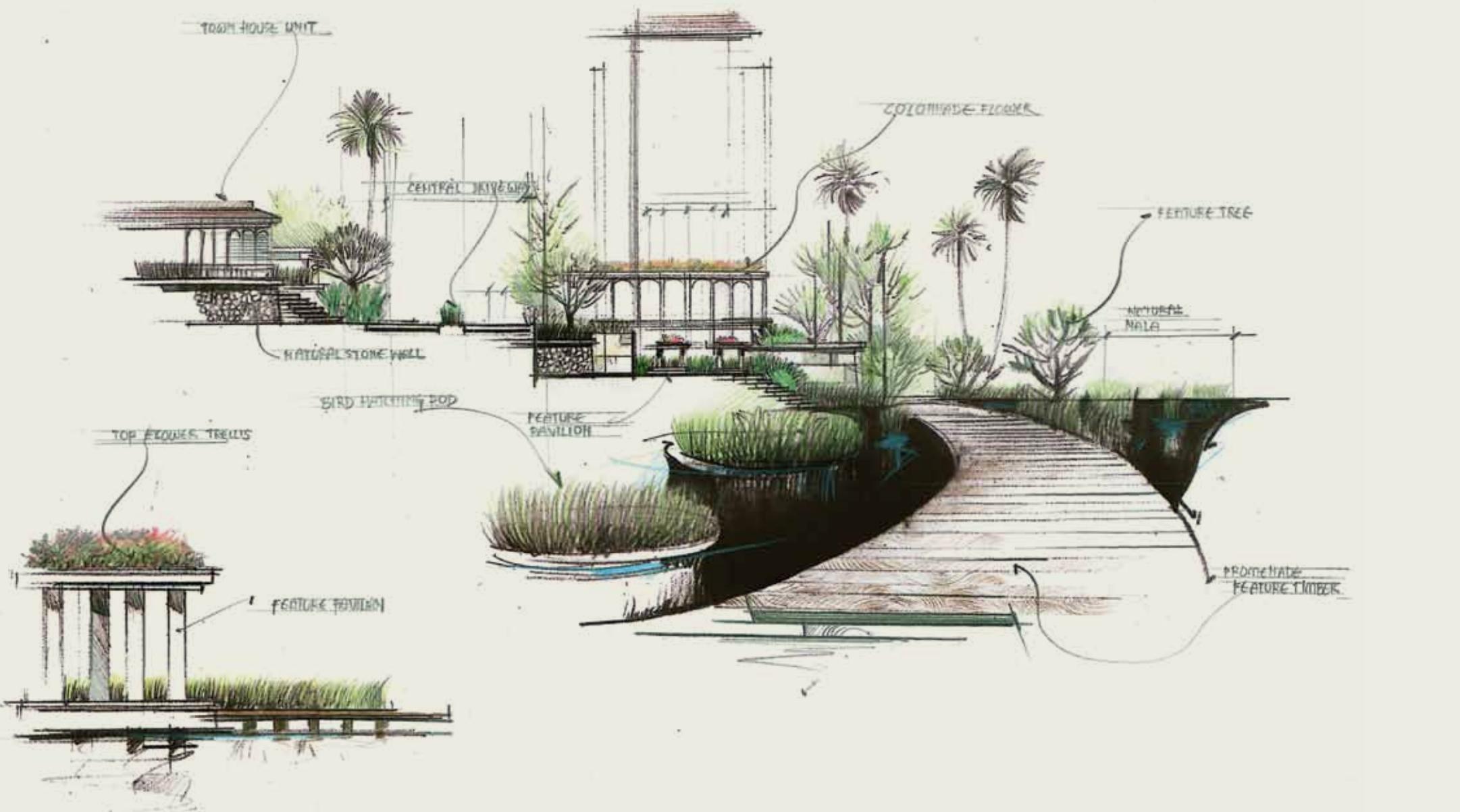
- Vehicle-free podiums and safe zones for pedestrians
- Numerous spaces for social interactions
- 2 Acre Ecological Garden
- 4 lane wide central spine road



Most often, construction and architecture are perceived to be vertically oriented crafts. But it's equally important to achieve aesthetics and functionality horizontally. At Songbirds, you'll find a landscape design that is serene, focused, classic and yet contemporary. The landscape concept embodies a design approach to create environments that merge the indoor and outdoor living environs.

Thanapong Boonyasiriwat

Chief Landscaping Consultant, Ecoplan Asia





SKYi truly understands the need for responsible development and works passionately towards achieving that.

Ketaki Ghate, Chief Ecologist, Oikos

Songbirds has been built with a clear goal – that to facilitate living in harmony with nature. From the trees that grow to the birds that sing, the natural habitat at Songbirds has been preserved with utmost care.



8 MONTH TEMP. RANGE
25°-30°C

BETTER AIR QUALITY

DECIDUOUS CANOPY

FLOURISHING ECO-SYSTEM

VIBRANT BIRD LIFE

the environment comes first

Songbirds is home to over a hundred species of trees, plants and herbs. In keeping with the iHome concept of environment, local flora that supports the biodiversity of the region has been extensively used as part of the landscaping at Songbirds.



Over 50 species of birds have already made Songbirds their home. And this flourishing bird life helps maintain the balance of the ecosystem in and around Bhugaon Hills.



Baya Weaver

Baya Weavers make their own homes. They live in flocks and set up nests around cultivation. They are friendly and comfortable in company of other species.

Oriental Magpie Robin

The Oriental Magpie Robin is a native to India, and is known to be a popular songbird. Its distinct dark-light plumage and upright tail make it easy to identify.

White Throated Kingfisher

This vibrant feathered bird is blessed with size, a powerful bill and rapid flight. It is generally found around water, and feeds on rodents, fish and more.



Numerous species of birds migrate to Bhugaon Hills in response to changes in food availability, habitat, or weather. Songbirds is blessed with this phenomenon due to the geographical advantages of Western Pune. Flocks of such migratory birds fly to Manas Lake seasonally adding to the beauty of the environment.

Top soil reuse

Soil from the excavation on site has been reused for landscaping and plantation to support native flora.



TODAY
AT SONGBIRDS

400
Trees

TOMORROW
AT SONGBIRDS

4000
Trees



Songbirds gives



Perfect Living Environment



Better
Health & Immunity

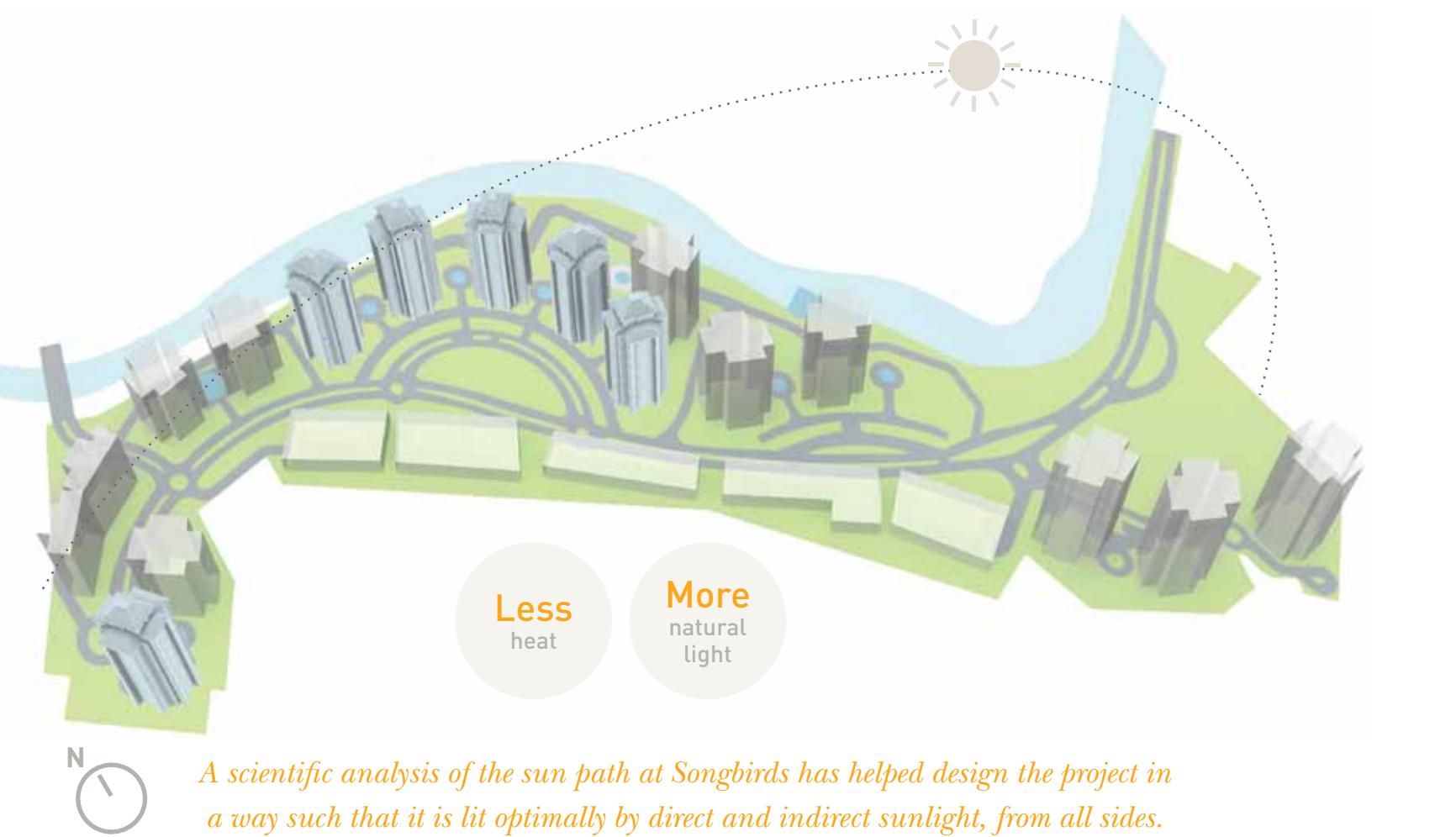


Calming & Healing
Effect

you get

adequate daylight

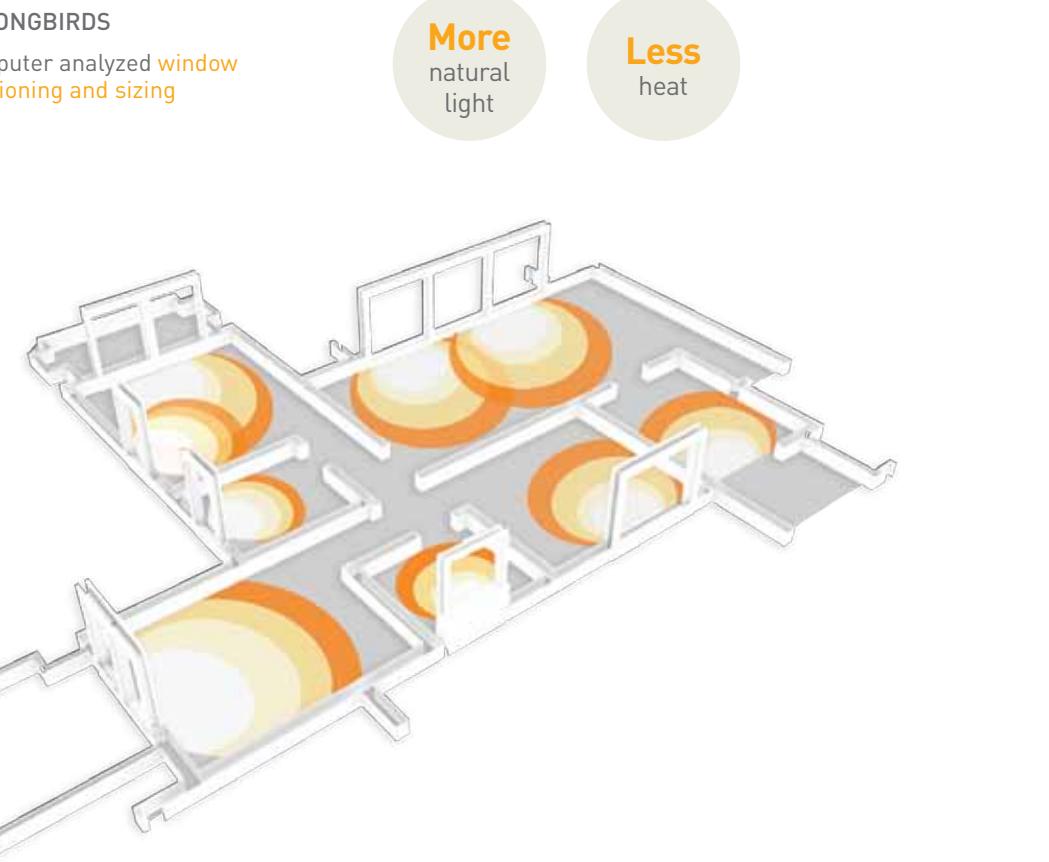
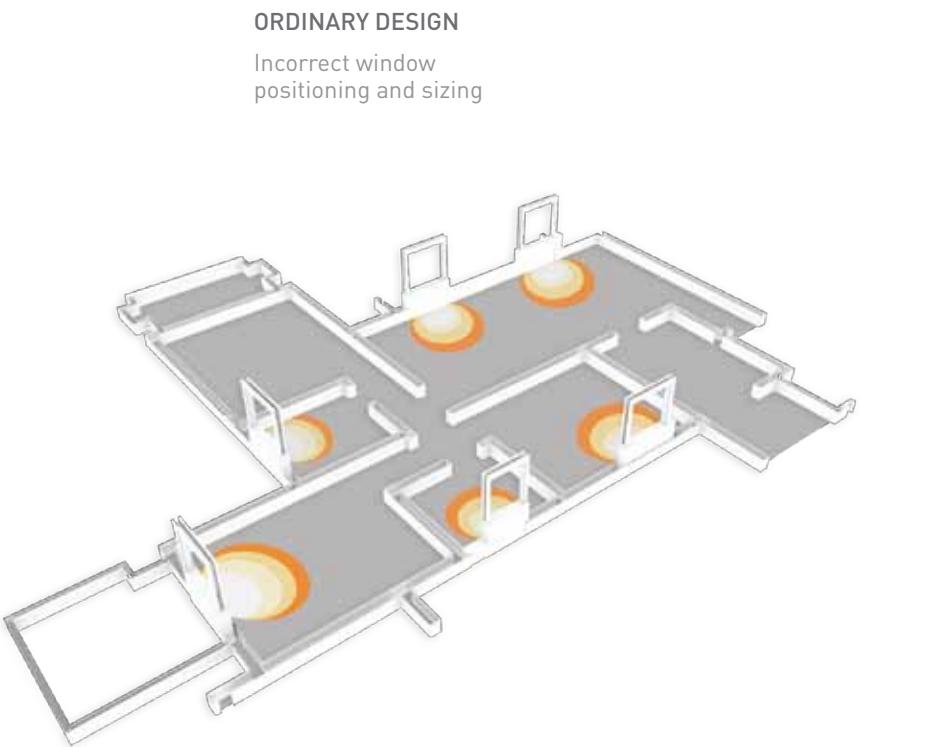
Homes at Songbirds offer maximum sunlight to light up your home naturally and minimize the use of artificial light fittings.



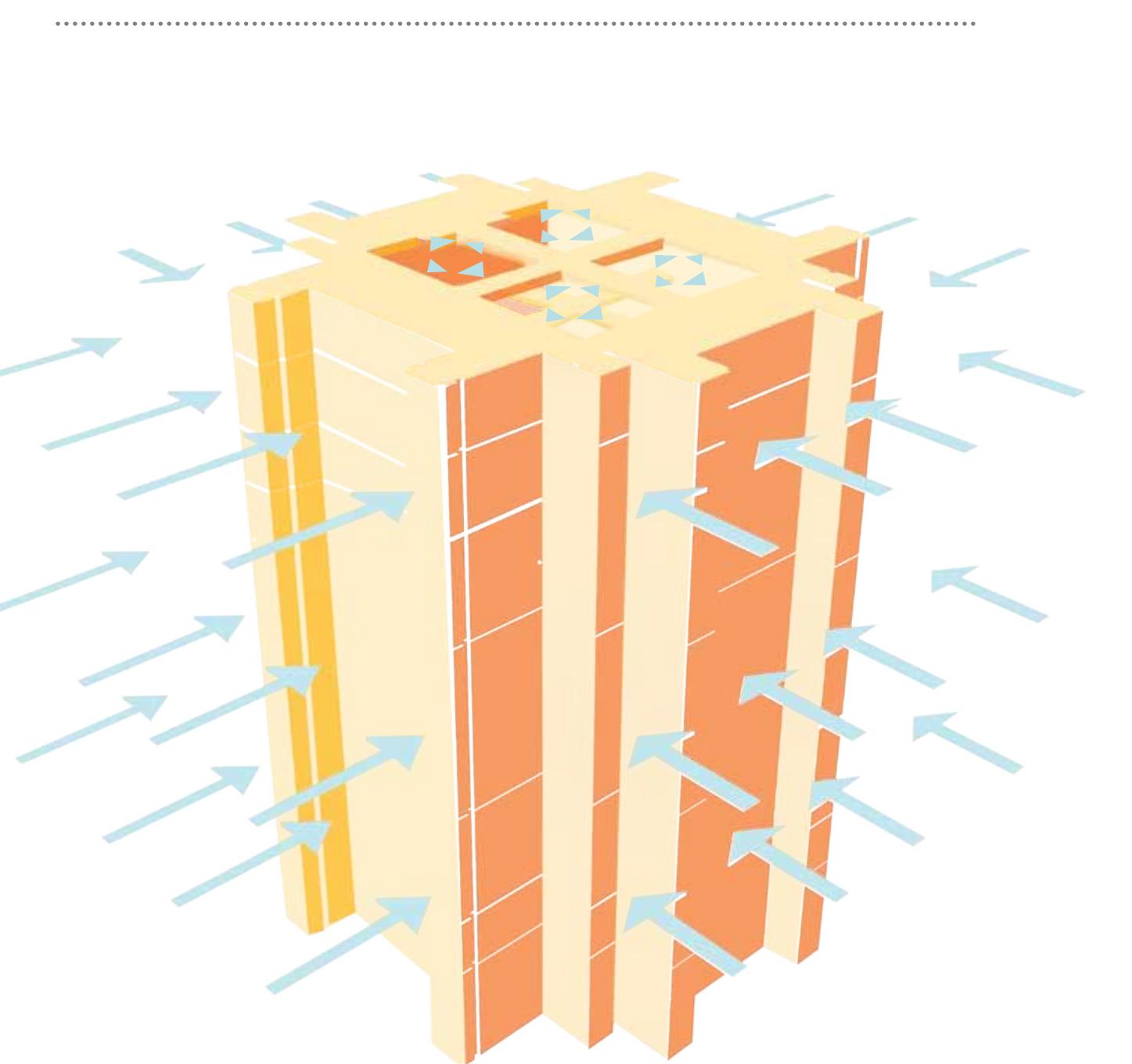
A scientific analysis of the sun path at Songbirds has helped design the project in a way such that it is lit optimally by direct and indirect sunlight, from all sides.



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



Daylight illumination at Songbirds



Levels of Illumination

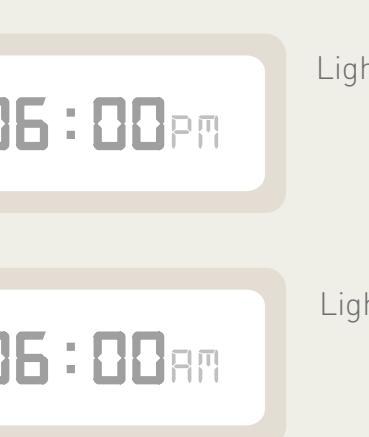


Solar exposure
to all sides

smarter electrical fittings and greener too



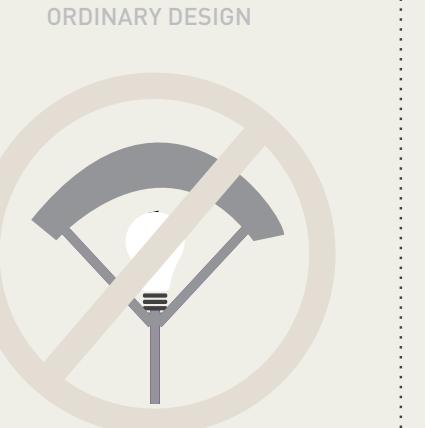
TIMER AUTOMATED LIGHTING



Lights On

Lights Off

DOWN LIGHTING



More fixtures **Less light** **Higher bills**

More Light **Less Fixtures** **Lower Bills**

ENERGY EFFICIENT FITTINGS



20% less

8,000 hours

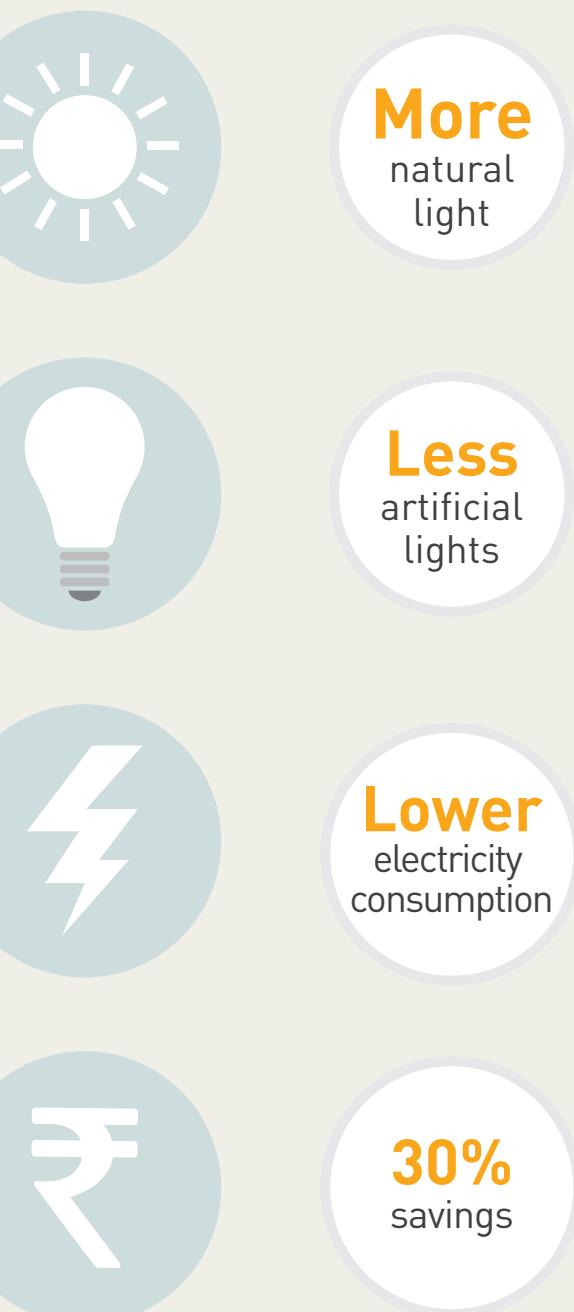
Few

1,200 hours

Bulb Life

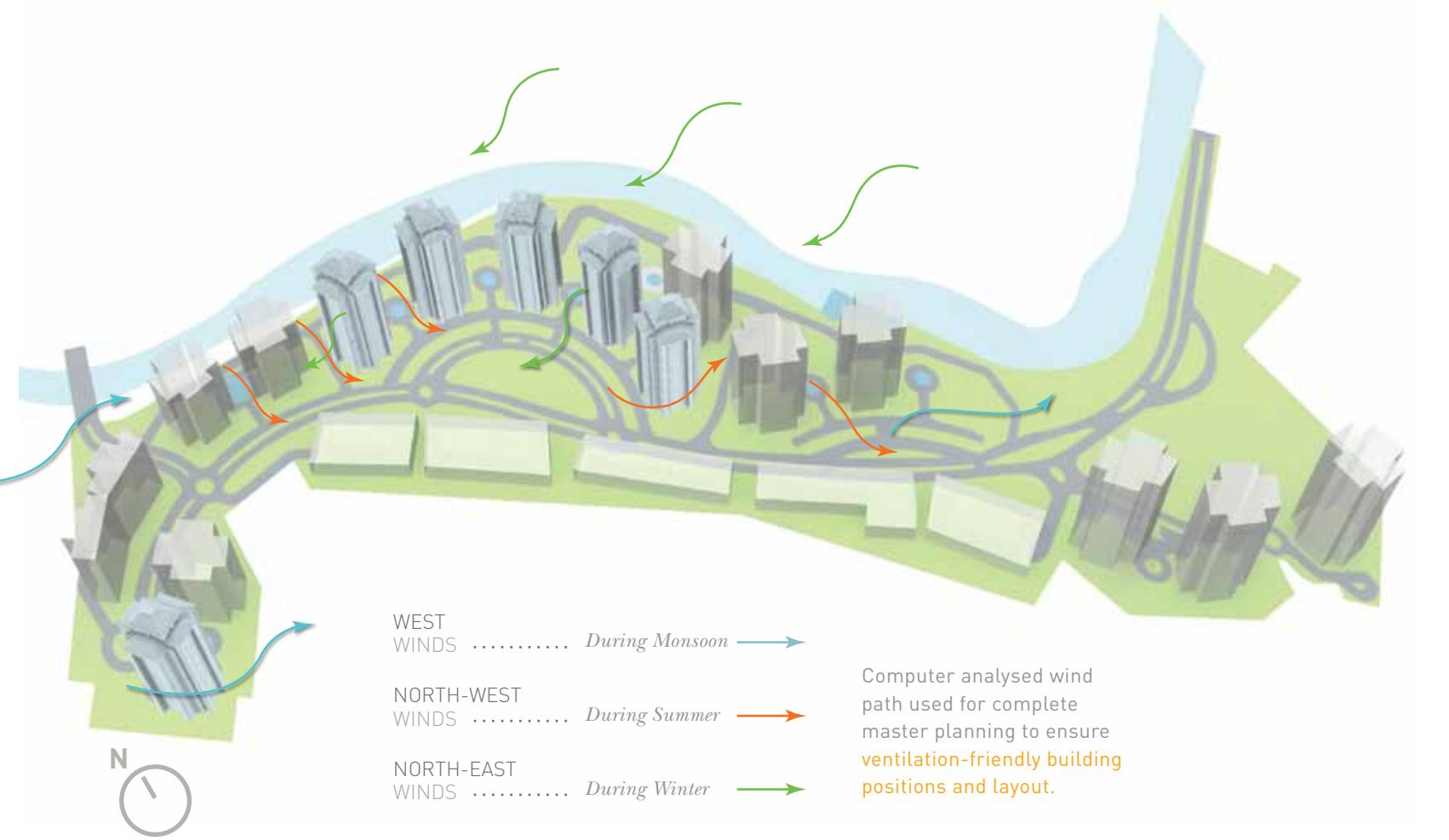
Frequent

Replacement



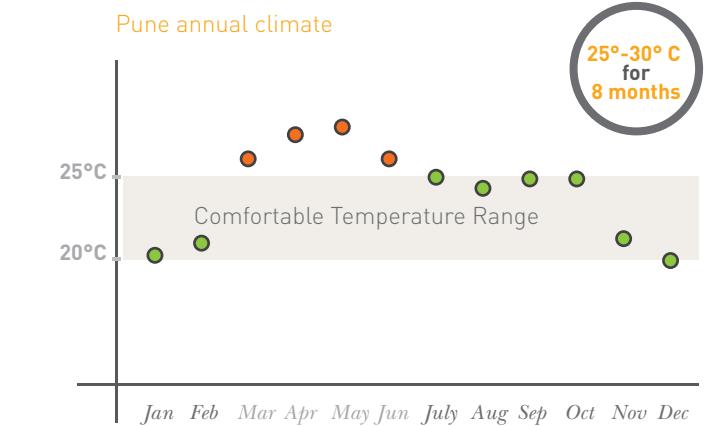
**Benefits for
residents at Songbirds**

less heat, better wind flow cooler homes



Scientific analysis has helped identify key factors that contribute to temperature levels with the home and adequate measures from the right window size to the choice of reflective paint have been taken to keep the temperature within your home pleasant all day long.

Favourable Pune Climate



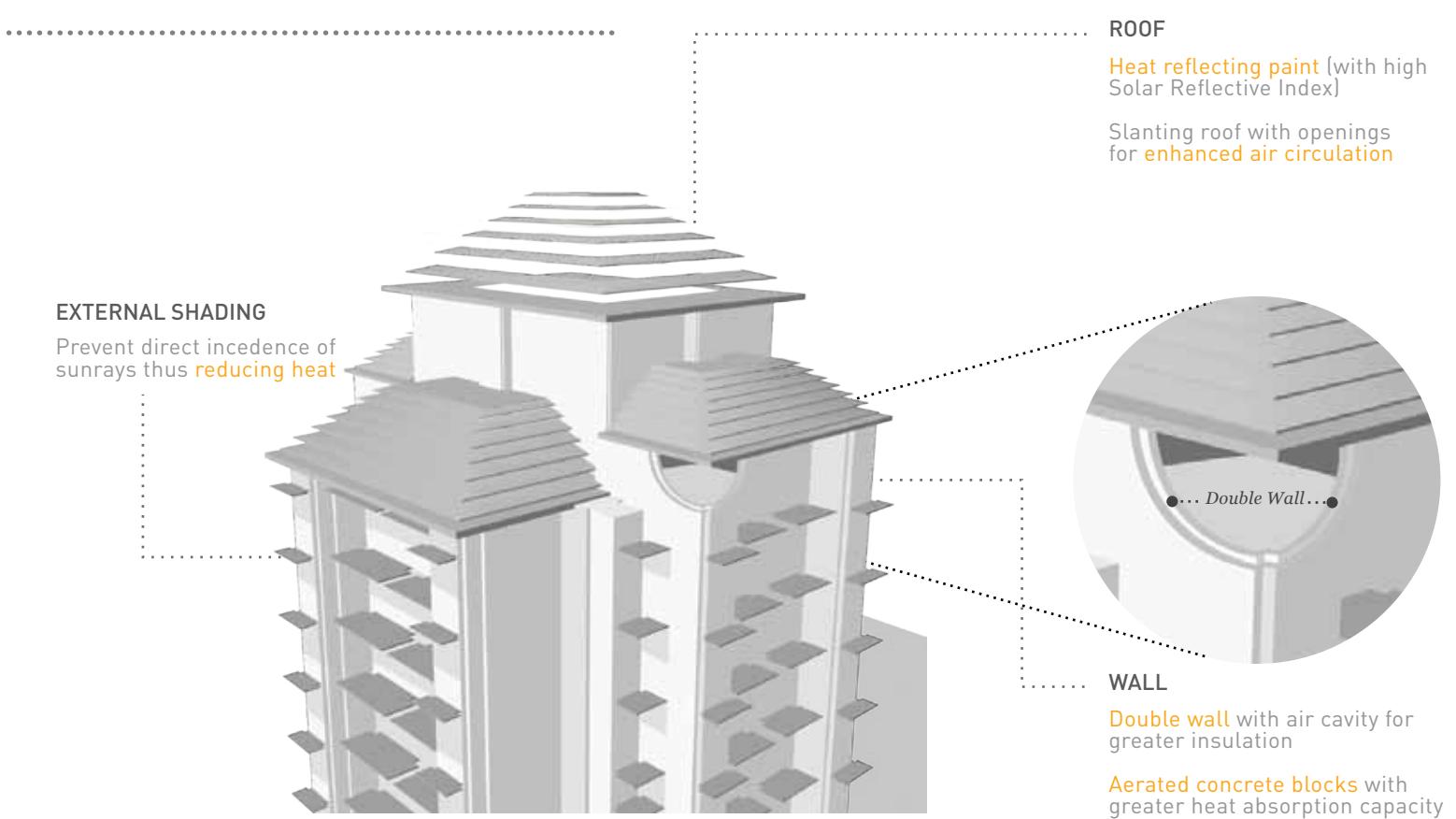
Blessed with a pleasant climate for 8 months of the year.
Great winters, amazing monsoons and mildly hot summers.

Bhugaon as a whole enjoys pleasant climate because of its greenery and elevated position. Songbirds is blessed with a glorious sun-path and excellent cross-winds from the North-West & South-West. This blessed environment coupled with SKYi's commitment to nature will ensure enormous energy conservation and cleaner greener lifestyles for the residents at Songbirds.

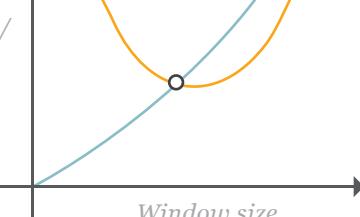
Sameer Divekar

Energy Optimization Consultant, dbHMS

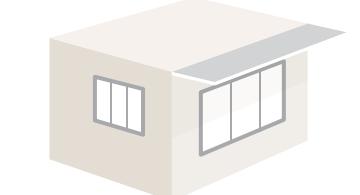
Heat Limiting Design



COMPUTER ANALYSED
WINDOW SIZES TO REDUCE
HEAT GAIN



WINDOW : WALL



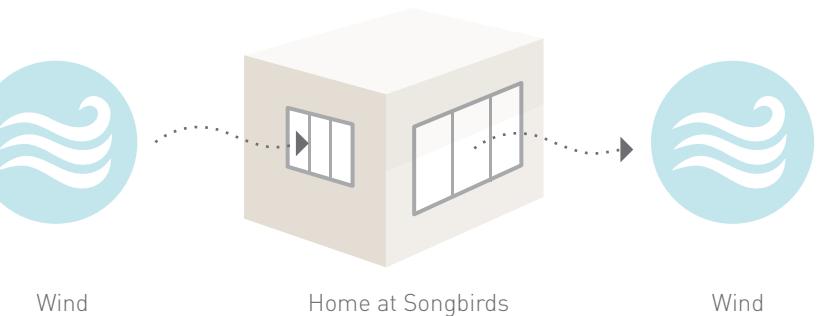


At Songbirds, every form of natural resource has been optimized. We've analysed the wind, ventilation, sunlight, heat and water to ensure that your home will be sensitive towards power consumption, and also towards your energy bills.

Sameer Divekar
Energy Optimization Consultant, dbHMS

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

More Air Changes / hour

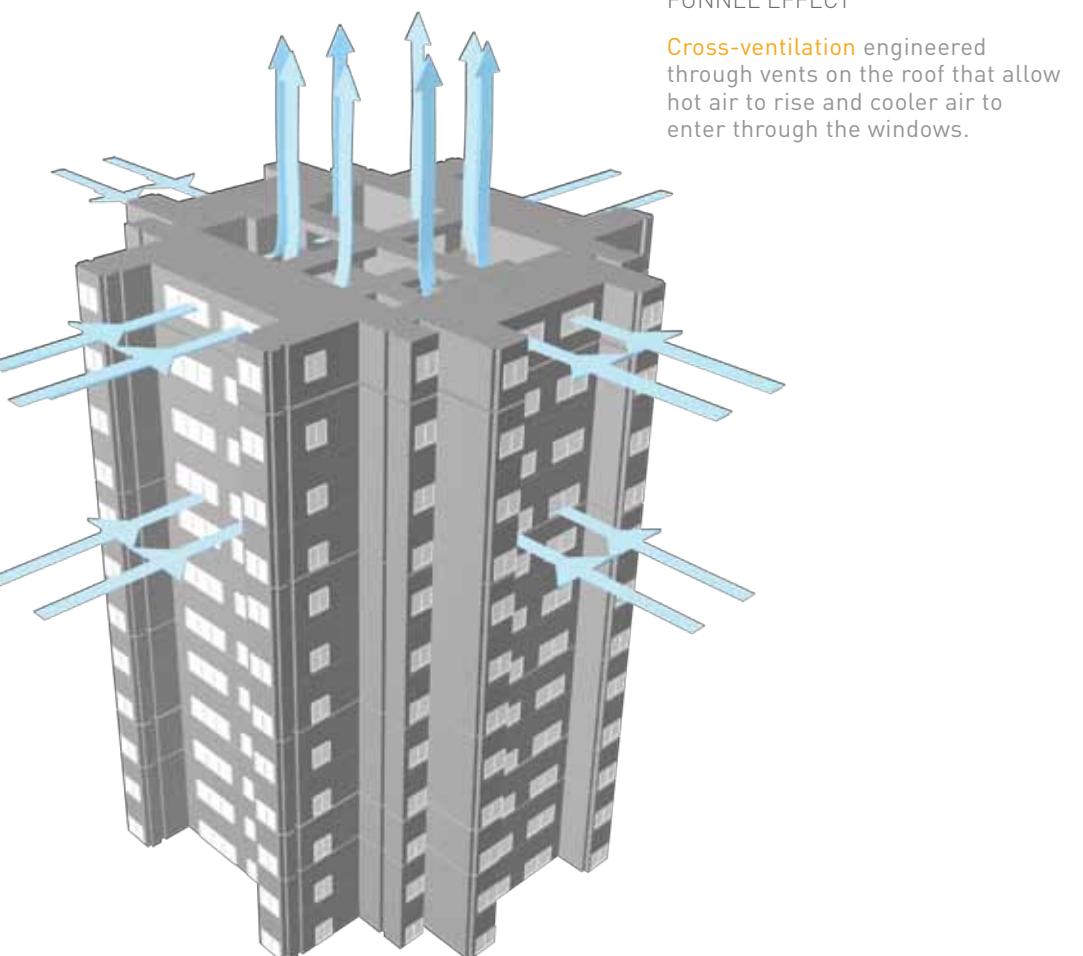


Wind Home at Songbirds Wind

Design that facilitate more air changes / hour keeping the environment within the home fresh and cool.

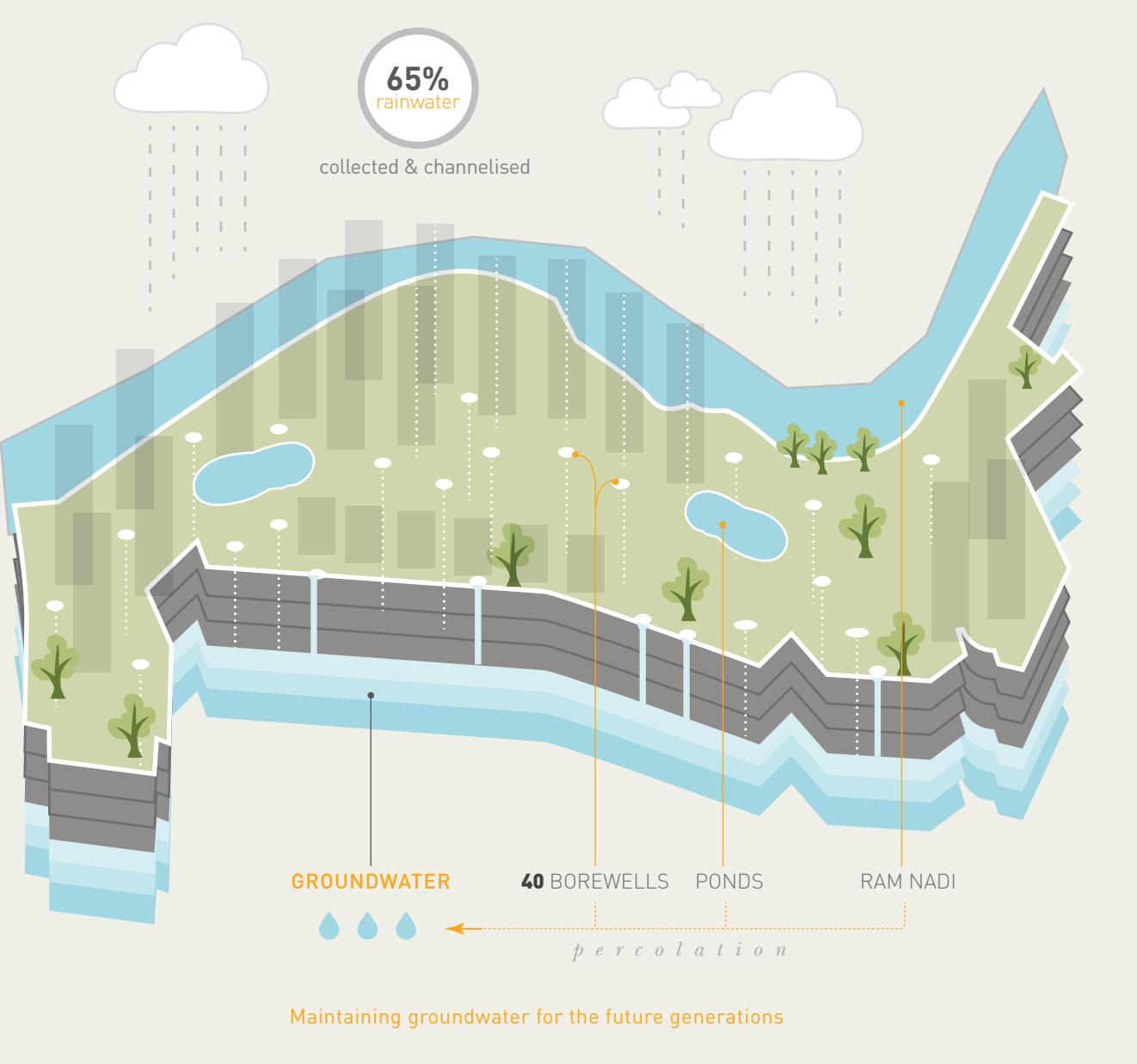
The Funnel Effect: Greater Cross Ventilation

Buildings at Songbirds have been built around the courtyard principle enabling continuous circulation of air and with an innovatively designed roof regulating the movement of hot air out of your home, your home stays cool always.



FUNNEL EFFECT
Cross-ventilation engineered through vents on the roof that allow hot air to rise and cooler air to enter through the windows.

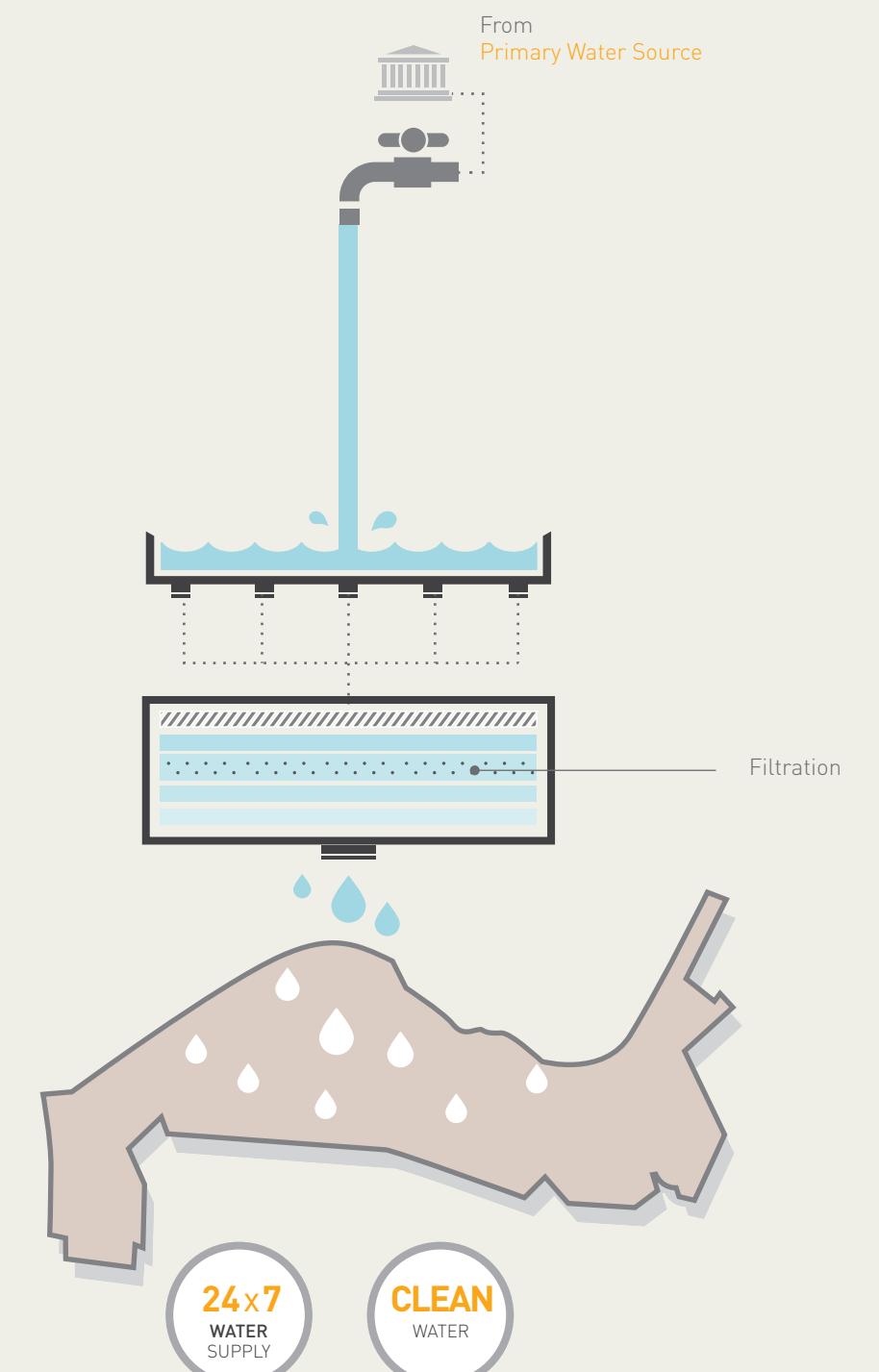
well-planned supply & recycling adequate clean water



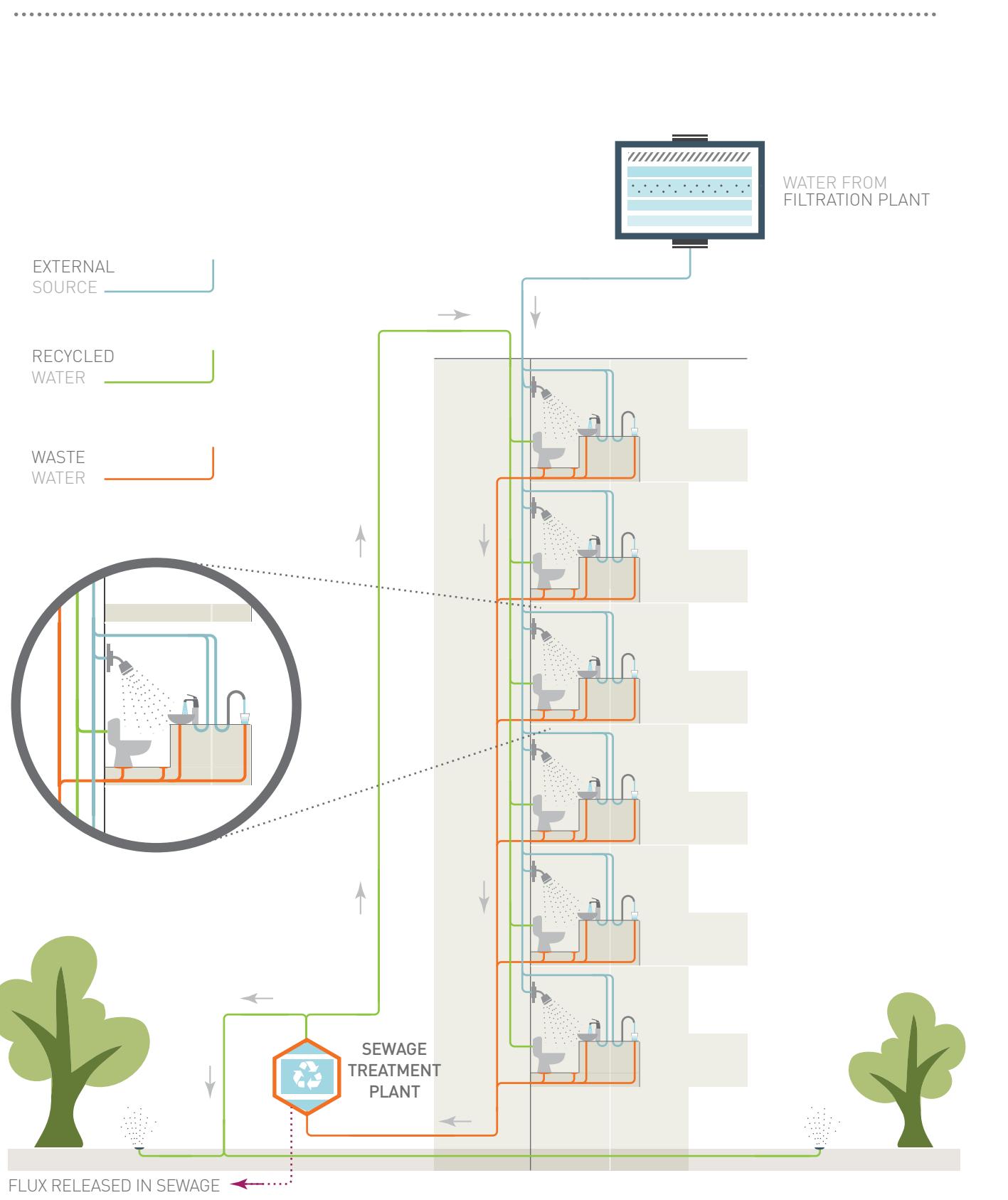
Recharging Natural Resources

While adequate measures have been taken to ensure 24x7 water supply, efficient usage and recycling of water plays a very important role at Songbirds. The right choice of opti-flow fittings minimizes water wastage and a state-of-the-art sewage treatment plant that recycles water for use in landscape watering helps conserve potable water.

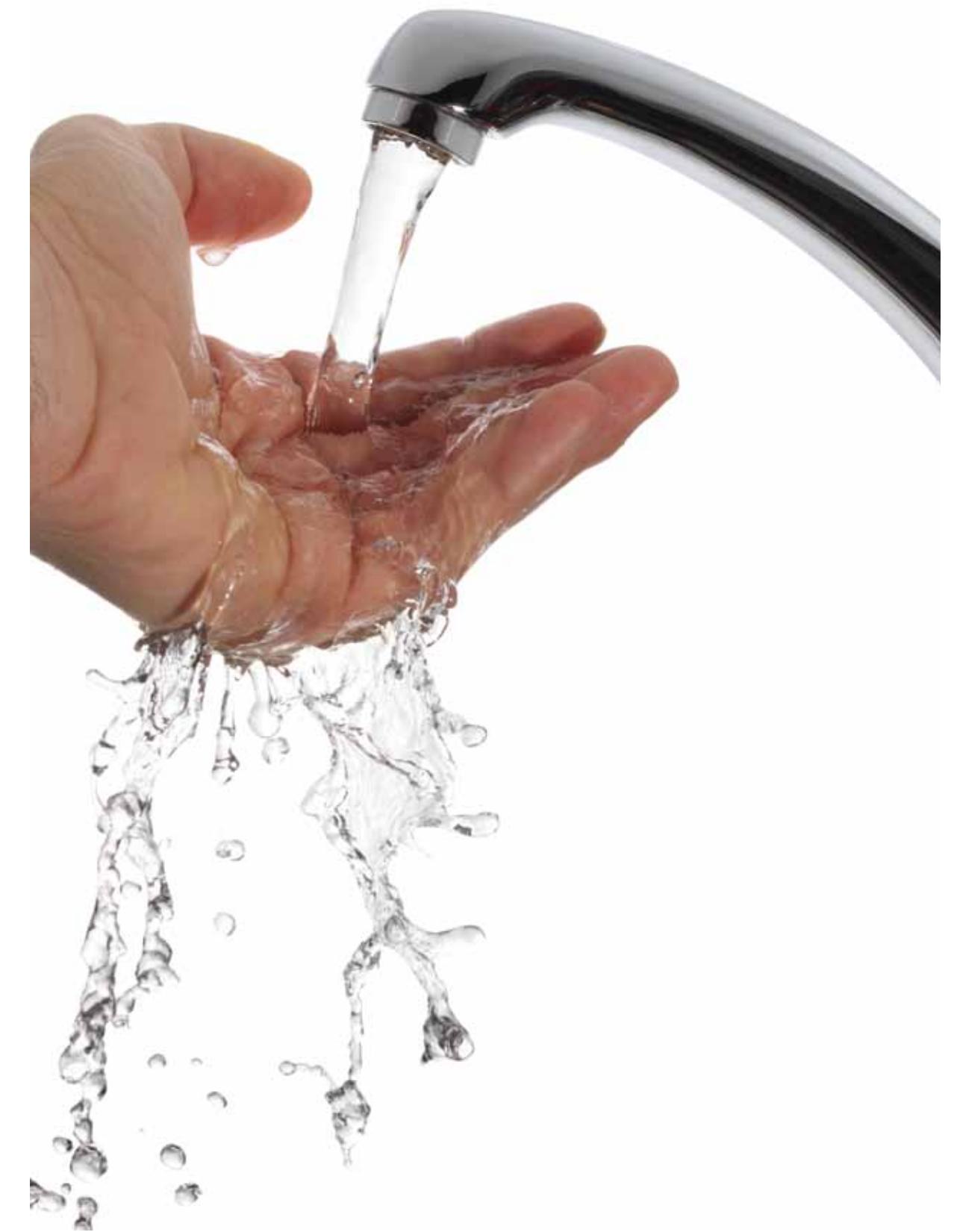
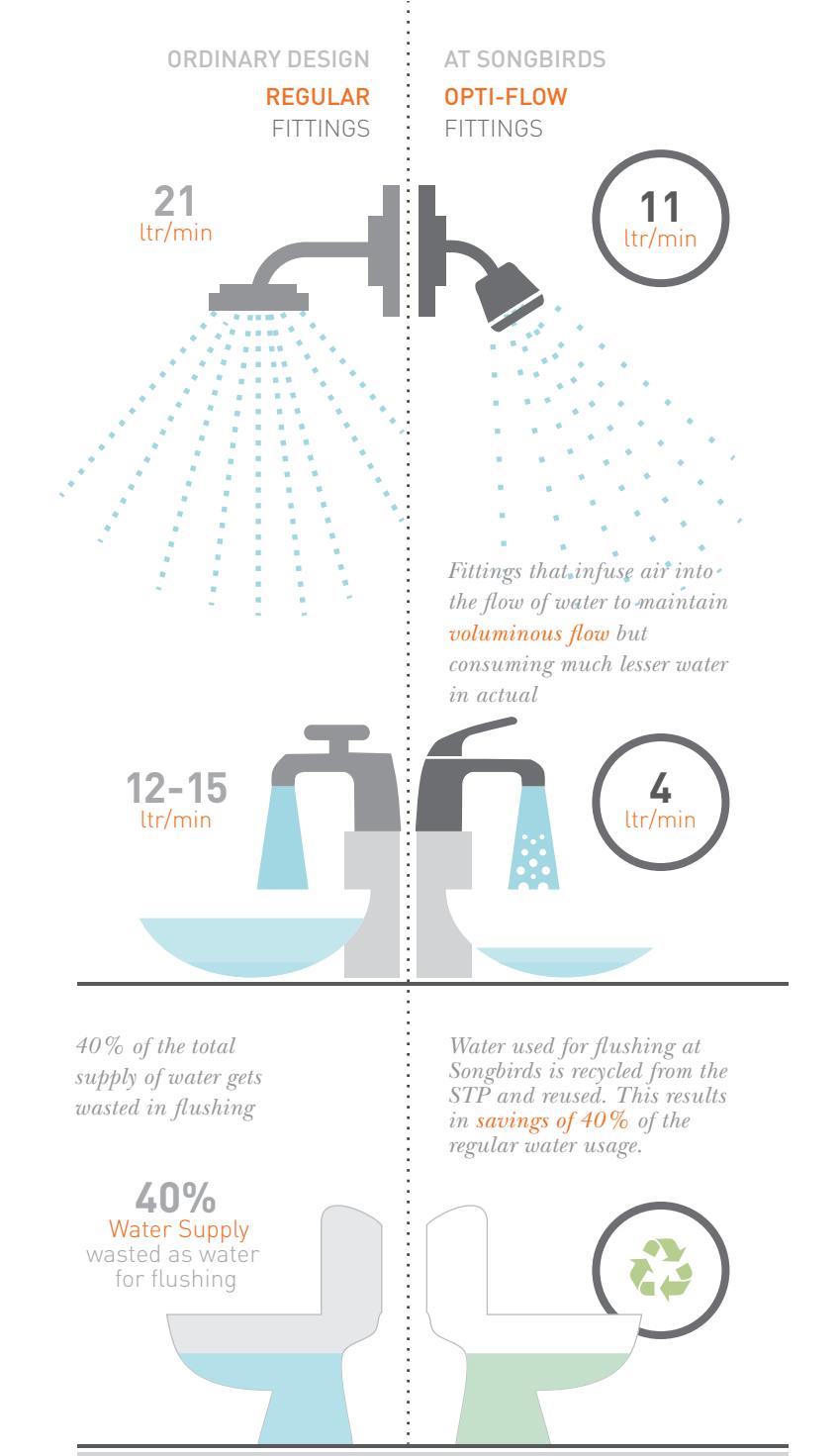
Adequate Water Supply



Recycled Water Utility



Efficient Water Usage



multi-layered security your family is safe

Top-of-the-line surveillance equipment and a professional security team keep Songbirds secure. Homes are equipped with detectors for fire and gas leaks and a video door phone for effective security.

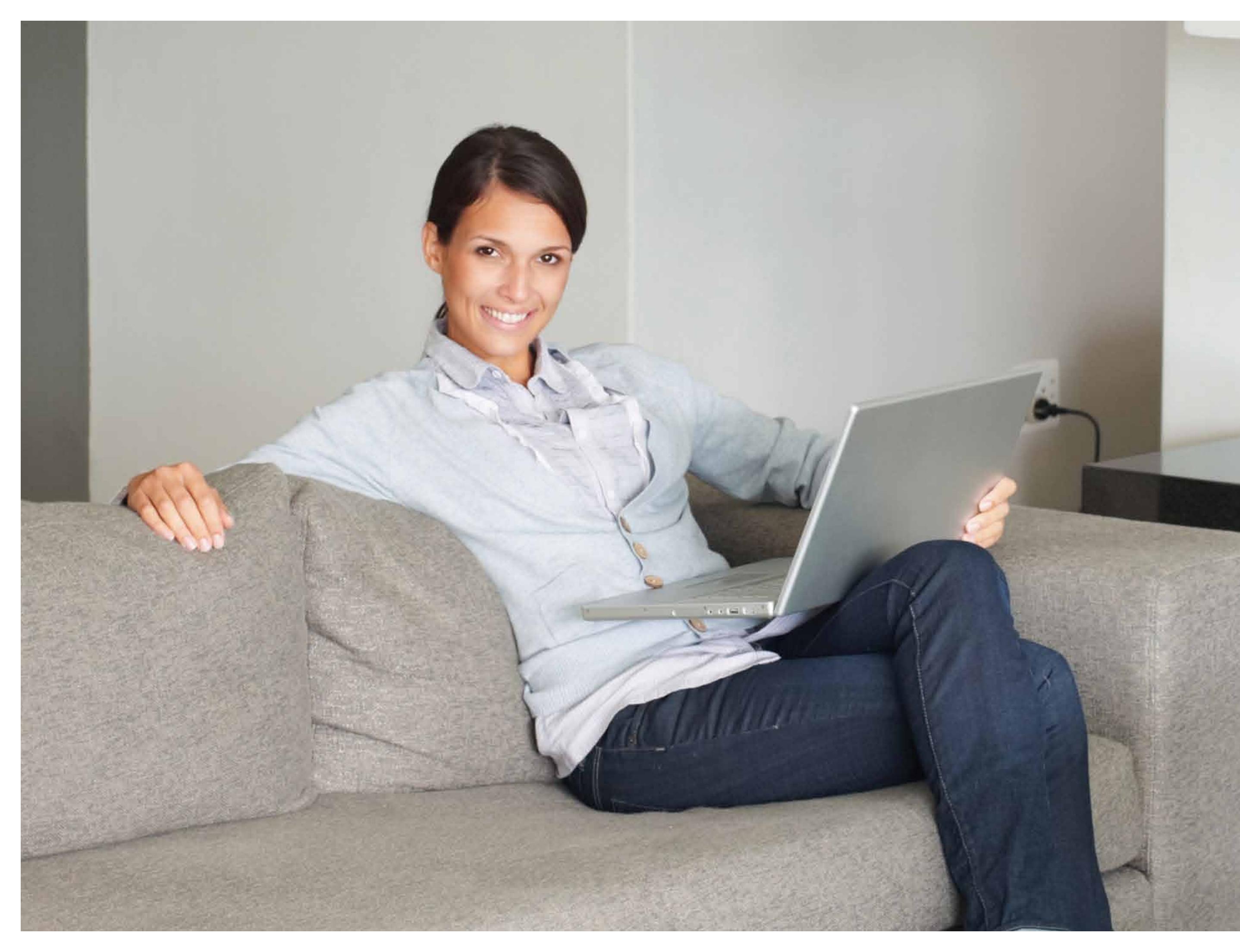


*the best quality of material
even better construction*



Stringent checks at every stage of procurement, construction and completion ensure that Songbirds is built to exacting standards of quality. All workmanship is managed by leading professional contractors and the buildings have been certified by leading organizations in the field of construction and green design.



A photograph of a young woman with dark hair, smiling, sitting on a light-colored sofa. She is wearing a light blue button-down shirt and dark blue jeans. She is holding a silver laptop on her lap and looking towards the camera. To her right, there is a white trash can and a dark-colored ottoman or small sofa. The background shows a plain wall.

thoughtful residences.
more space. more value.

iris

2 & 3 BHK Premium Apartments

Urban living at its premium best. Iris brings you brilliantly designed 2 & 3 BHK apartments, ranging from 900 to 2,000 sq. ft., that redefine lifestyle for a modern family. An Iris home is the perfect balance between style and substance where every functional need is fully addressed without compromising on the desired aesthetics that give a home its unique character. Built in adherence to the iHome philosophy, your Iris home fulfils all parameters of sustainability while offering you breathtaking views and a plethora of amenities.

Live urban. Live premium. At Iris.



aria

Studio Apartments

Homes that are just right. Aria is all about perfectly planned 1 BHK studio apartments. Whether you're a family, a group of friends, a student or a recently moved professional, Aria works just right. Simple, and classy, the home's open canvas offers you plenty of opportunities to express your personality through colors, décor and more. Begin life on your own terms, at Aria.





*tranquil
and convenient*

*Life at Songbirds is a confluence of activities,
tranquility and convenience, all at once.
With a tremendous amount of detail having gone
into the planning of spaces, there will never be a
dull moment for anyone on campus.*

For the actively inclined, there are a host of sports and other activities that one can indulge in. From walking circuits, jogging tracks, children's area to indoor game rooms and more, Songbirds caters to everyone's needs.

Activities

- Billiards / Pool room
- Video Gaming
- Toddler Play Area
- Jogging Track
- Cycling Track

There are zones and spaces of absolute peace and calm that have been created at Songbirds. Put your feet up and just relax at one of the many resting decks that are built across the campus or give expression to your creative side in one of the Music and Art rooms.

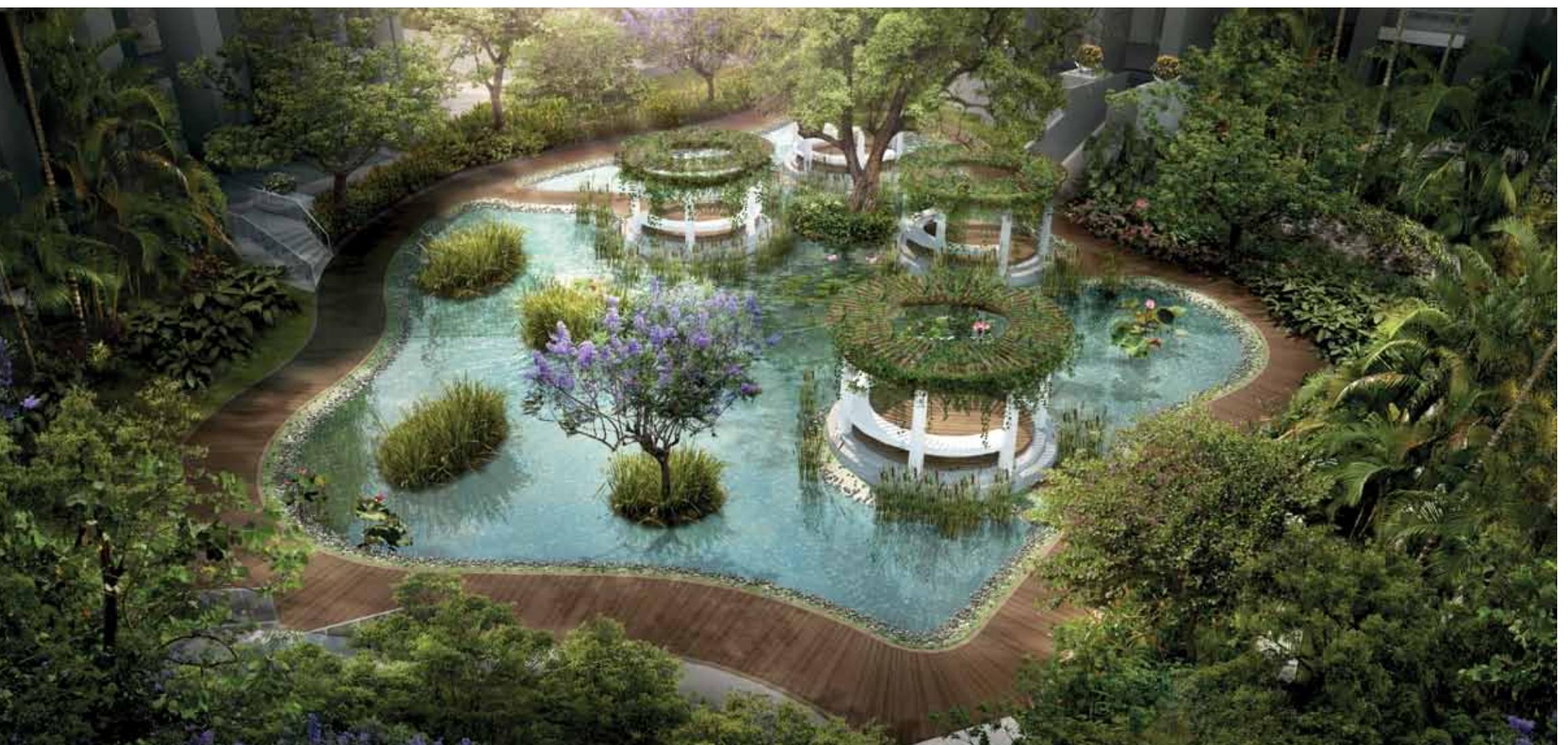
Tranquility

- | | |
|---|---|
| <ul style="list-style-type: none">• Eco Pond• Rain Garden• Bird House• Yoga / Meditation Lawn• Resting Decks• Pedestrian Trail | <ul style="list-style-type: none">• Music / Art Rooms• Reading Rooms• Floating Garden• Amphitheater• Art Gallery• Eco-observation Deck |
|---|---|

A life of convenience is yours for the living at Songbirds and it begins with being sensitive. The neighbourhood will have medical clinic, grocery store, public library and a plethora of other facilities & services for your convenience.

Neighbourhood

- | | |
|---|--|
| <ul style="list-style-type: none">• Medical clinic• Medical store• Grocery store• Internet Cafe• Public library | <ul style="list-style-type: none">• Cafes• BBQ• Laundry service• Banks / ATMs• Parlours & Salons |
|---|--|



Enter the world of **SKYi**

A name that has redefined the very essence of fine living in Maharashtra with projects that turn into benchmarks, one after the other. SKYi's consistent successes over 10 years are testimony to their commitment towards quality construction, customer satisfaction, an aesthetic approach and innovative, passionate building.

SKYi's system & process-driven business model involves urban development of commercial spaces and premium residential properties that range from condominiums, luxurious duplexes, townhouses and more.

Their thoughtful design and development is inspired on a simple

belief of not just constructing a house that a consumer purchases, but creating a home that a family lives within. After over 1 million square feet of developed homes that house over 1,500 families, and over 5 million square feet proposed area under development, the team drives itself in the only direction they have ever known. Skywards.

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.



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.



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 Compact & 3- BHK apartments.



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.



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".



Aquila _Baner

Aquila at Baner is a complex of 18 townhouses covering 60,000 sq.ft. of developed land, all set in a row within Survey No. 39 of Baner; also known as Yogi Park. Each Aquila home is a three bedroom split-level townhouse with a beautiful central courtyard inside the home.



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- Images used of elevation, buildings and exterior are not to scale
- Images used are artist impressions and not as per actual dimensions and offerings
- Maps of project and Pune are not to scale and for reference purpose only
- Location Map contains Songbirds project and the neighbouring areas
- 42 acre area is inclusive of sanctioned and proposed plans
- 70% open space is an approximate value and may vary; it includes proposed and existing project plan
- Songbirds is planned to executed in phases. The existing sanctioned layout will be of 30 acres and will be revised in future. The consolidated final layout will be of about 50 acres
- Ram Nadi is a classified Nala
- Architect's concept sketch is not actual building elevation
- Apartment configurations are available in different towers
- Neighbourhood offerings are outside of Songbirds plot and are subject to clearance from concerned authorities. The facilities will be owned/managed by independent 3rd parties
- The dotted line on location map is a tentative Songbirds boundary
- Graphical information of temperature, water, climate wind and luminosity have been provided by concerned consultants; under standard conditions and may vary
- Bill and Water savings indicated, are under specific conditions



The Developer

Enerrgia Skyi Developers

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Behind Daulat Lawns,
Bhugaon,
Pune - 412 115.

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Corporate Office

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skyi.com

