songbirds

SKYi

18°29’48”N 73°45’12”E

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

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 *Brand Ambassador, SKYi*





Blue Verditer Flycatcher

Bhugaon is home to over 200 species of birds. Songbirds is home to 51 of them, including 30 that sing. The birds here are a mix of a number of local species, along with a few migratory birds.



Welcome to Songbirds

Main Internal Road

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.

Songbirds is surrounded by Bhugaon Hills, the 4,000 acre NDA forest, the adjoining Four Seasons property and the Ram Nadi across its Northern border. 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 about 30% of the campus is being used for construction.

Oneness with nature 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



Clock Tower at the Main Entrance

Location Map



Artist's Impression, Image not to scale

Songbirds has been designed in accordance with the forces of nature such that the sun shall illuminate and the wind shall blow through every home. Majestic towers and a large cluster of villas spread over a sprawling campus of over 42 acres with more than 70% of that space reserved as open or landscaped space.

The Residences

- **A** ARIA : Studio, 1 BHK Apartments
- **B** IRIS : 2 & 3 Bedroom Premium Apartments

The Landscape

- C Main Entrance Gate
- D 4-Lane Internal Road
- E Clock Tower
- F Nest - 2 Acre Ecological Park
- G Ecoponds at Nest and Riverside
- H Secret Garden
- I River Promenade
- J Walking Track - 2 KM
- K Cycling Track - 2 KM
- L Childrens' Play Zone

The Neighbourhood

- M The Bridge
- N Ram Nadi Stream
- O Farm Lands
- P Four Seasons
- Q NDA Forest
- R Club



Aerial View of Songbirds

Artist's Impression, Image not to scale

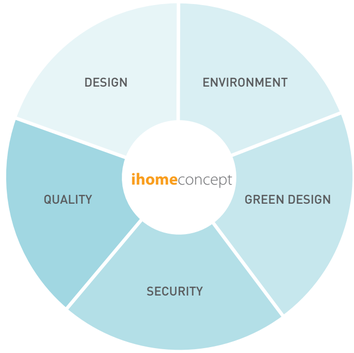
Songbirds



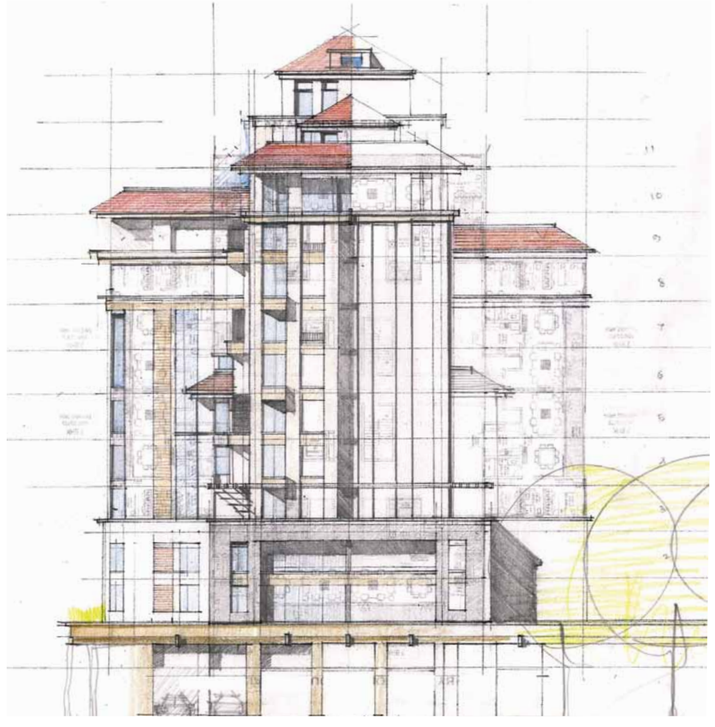
Artist's Impression, Image not to scale

There are 5 design dimensions 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. 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 development and a sustainable, eco-friendly lifestyle.

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



the ihome concept *of development*





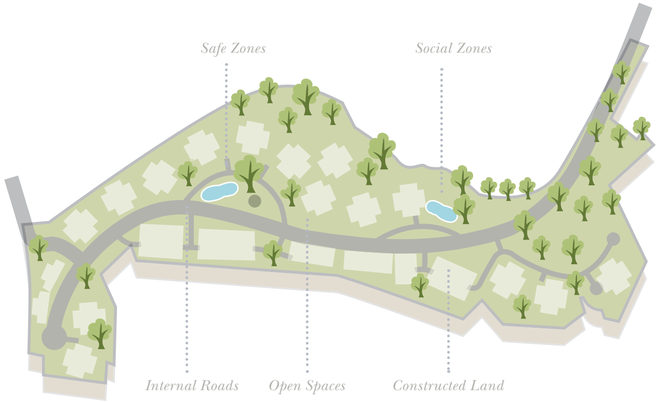
Songbirds shall be the perfect translation of a brilliant philosophy into reality. The sun, the wind and the elements have been analysed to come up with a masterplan where every single home, every nook & every space is picture perfect.

Salil Ranadive
Chief Architect, Mumbai

a well-planned

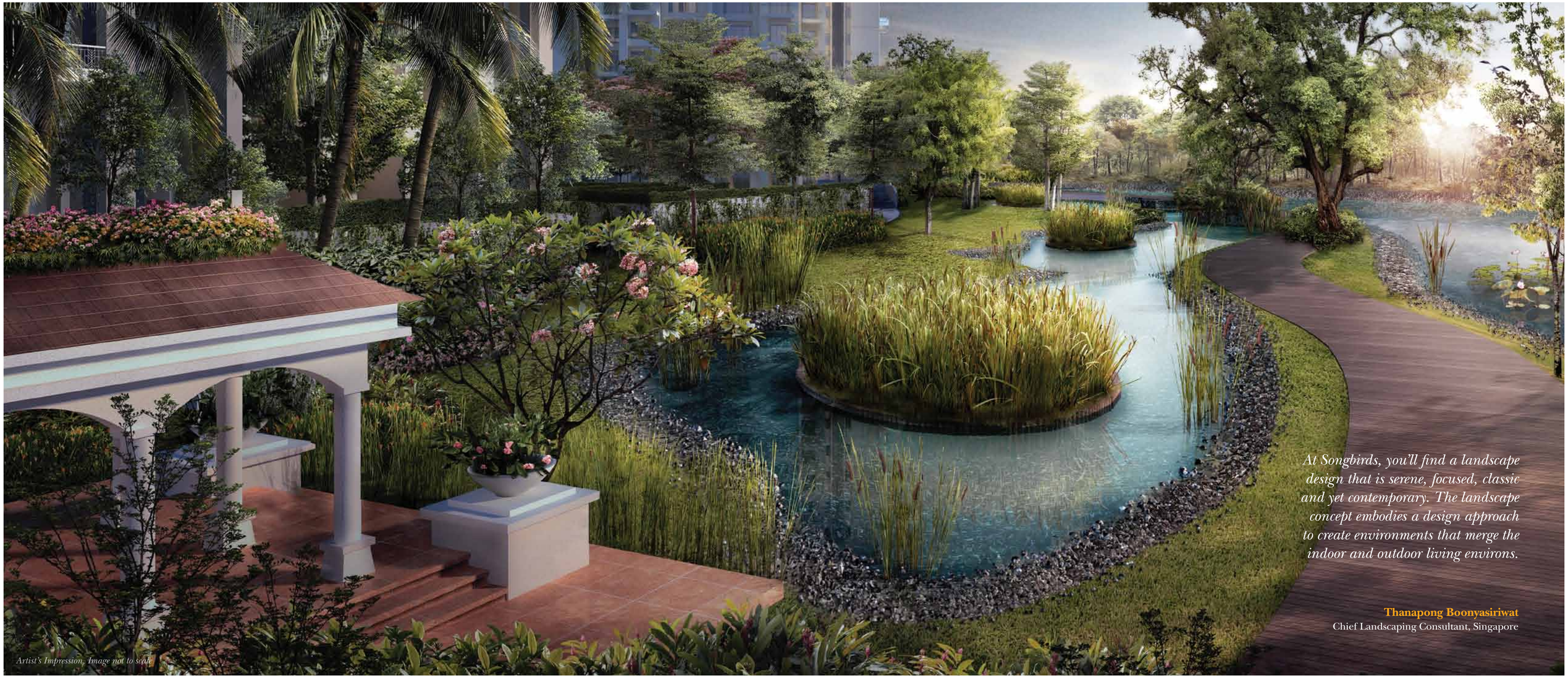
community

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.



Wheelchair friendly campus | Vehicle-free safe zones for children and senior citizens | 2 Acre Ecological Garden
Numerous spaces for social interactions | 4 lane wide central spine road





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, Singapore

Artist's Impression, Image not to scale

first
the environment

In keeping with the iHome concept of environment, local flora that supports the biodiversity of the region has been preserved and 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.



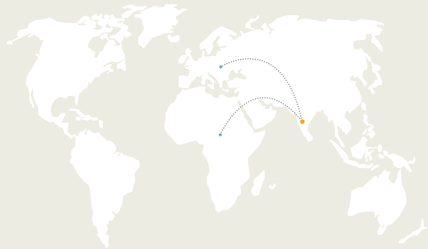
Oriental Magpie Robin

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.

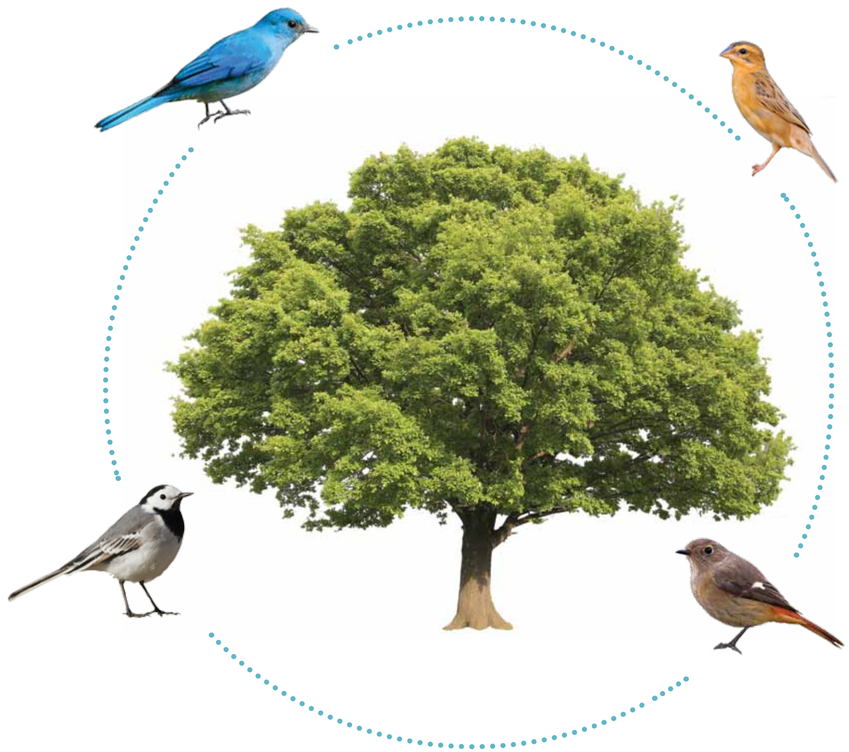


White Throated Kingfisher

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.



More than 200 hundred 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 and Pashan Lake seasonally adding to the beauty of the environment.



From the trees that grow to the birds that sing, the natural habitat at Songbirds has been preserved with utmost care.

Ketaki Ghate
Ecological Consultant, Pune



8 MONTH TEMP. RANGE 25°-30°C

BETTER AIR QUALITY

DECIDUOUS CANOPY

FLOURISHING ECO-SYSTEM

VIBRANT BIRD LIFE

TODAY
AT SONGBIRDS

400
Trees



TOMORROW
AT SONGBIRDS

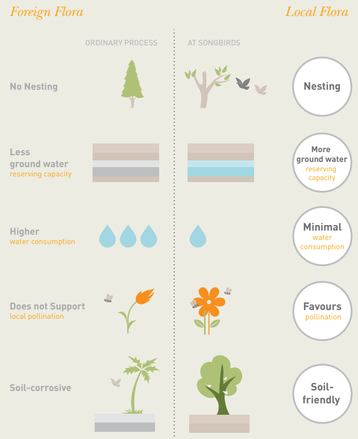
4000
Trees



TOP SOIL **REUSE**

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



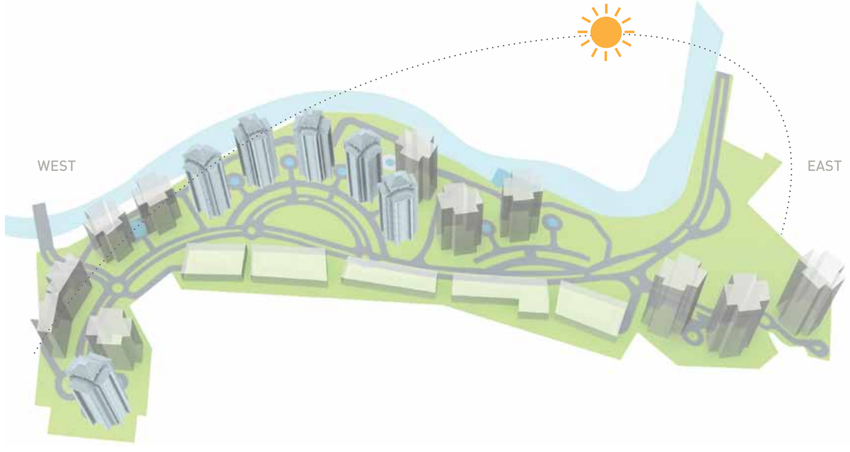




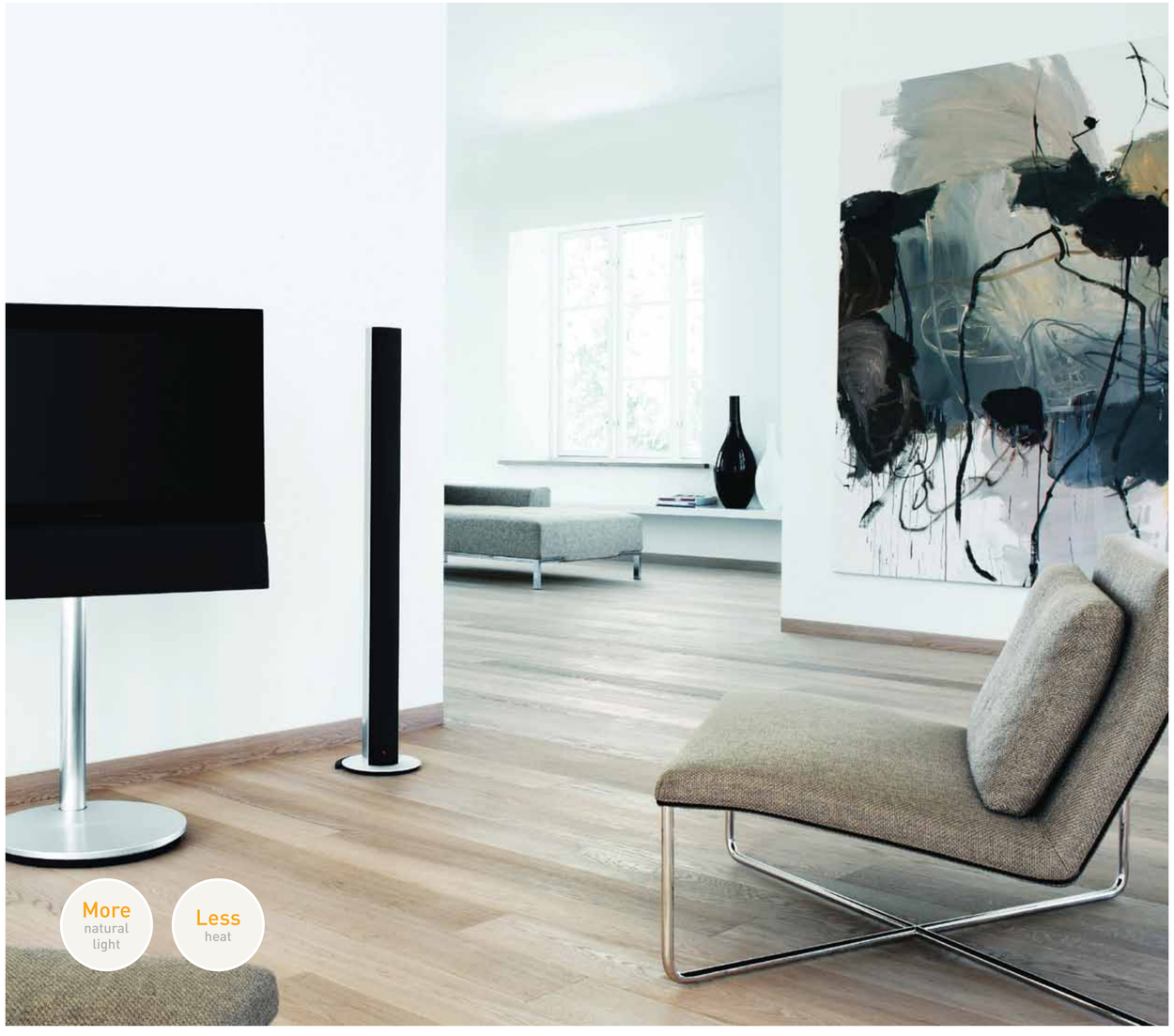
adequate

daylight

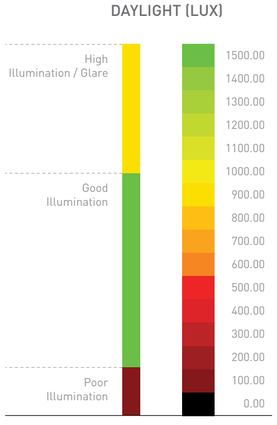
Homes at Songbirds offer maximum sunlight to light up your home naturally and minimize the use of artificial light fittings.



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.

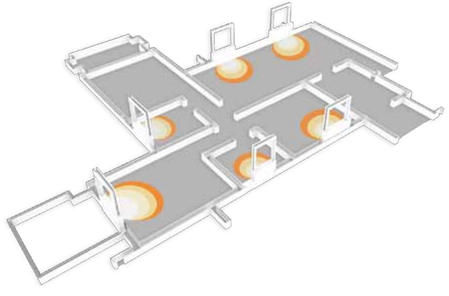


Lux is the measure of the intensity of light within a place, as perceived by the human eye. Homes at Songbirds exceed the pre-requisite standards of illumination as prescribed by the National Building Code.



ORDINARY DESIGN

Incorrect window positioning and sizing

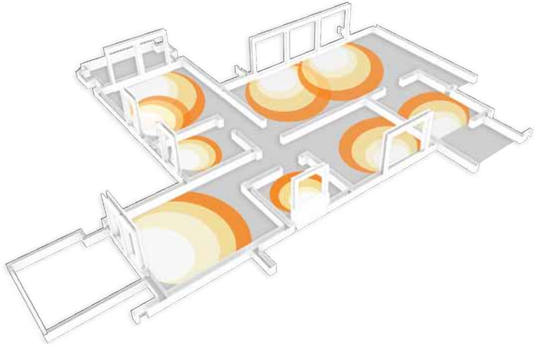


AT SONGBIRDS

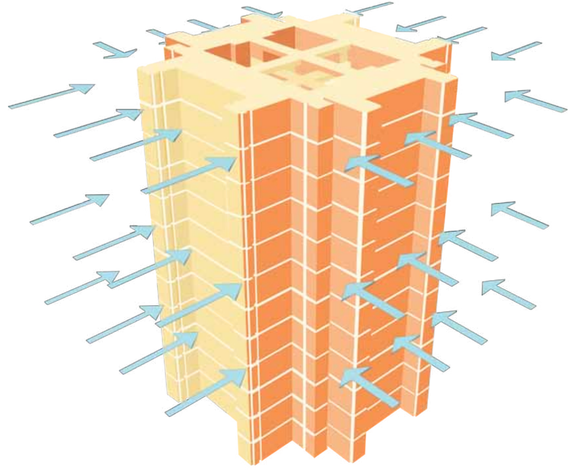
Computer analyzed window positioning and sizing

More natural light

Less heat



Daylight *illumination at Songbirds*



Levels of Illumination



smarter electrical fittings

and greener too

SENSOR BASED LIGHTING



LESS ELECTRICITY CONSUMPTION

TIMER AUTOMATED LIGHTING



Lights On



Lights Off

ENERGY EFFICIENT FITTINGS

	ORDINARY DESIGN		AT SONGBIRDS
	NORMAL BULB		CFL
Higher		*Energy Consumption*	20% less
1,200 hours		*Bulb Life*	8,000 hours
Frequent		*Replacement*	Few

DOWN LIGHTING

More fixtures · Less light · Higher bills

ORDINARY DESIGN



AT SONGBIRDS



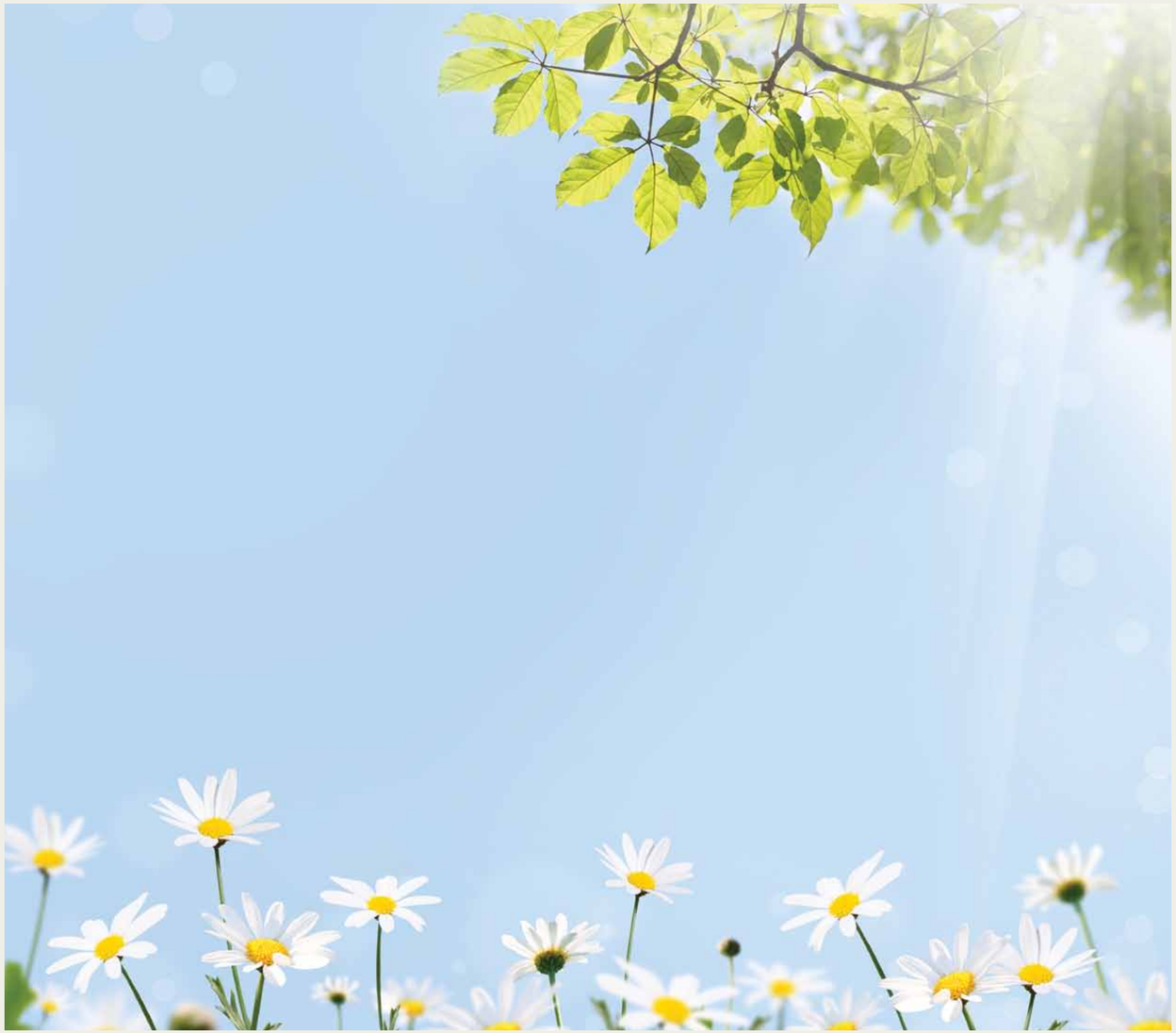
More Light · Less Fixtures · Lower Bills

Less artificial lights

More natural light

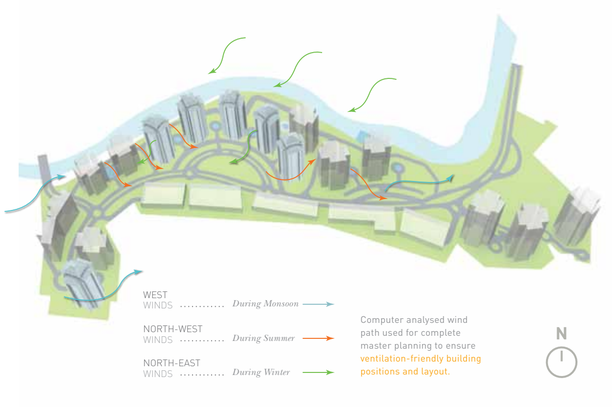
Lower electricity consumption

30% savings



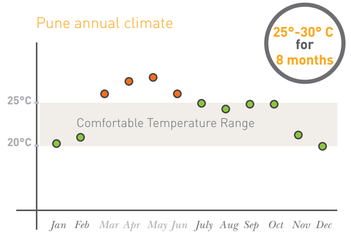
less heat, better wind flow

cooler homes



Scientific analysis has helped identify key factors that contribute to temperature levels within a home and adequate measures have been taken, from the right window size to double walls, to keep the temperature within your home pleasant all day long.

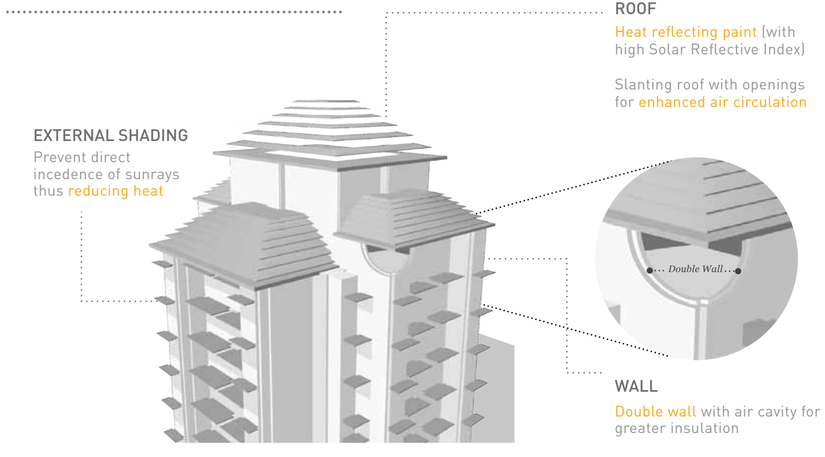
Favourable ***Pune Climate***



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

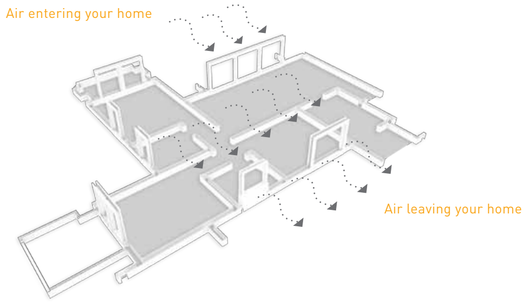
Bhugaon as a whole enjoys pleasant climate because of its greenery, elevated position, the sun-path and excellent cross-winds from the North-West & South-West. This blessed environment coupled with SKYi's commitment to green design will ensure enormous energy conservation and cleaner greener lifestyles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

Heat *Limiting Design*



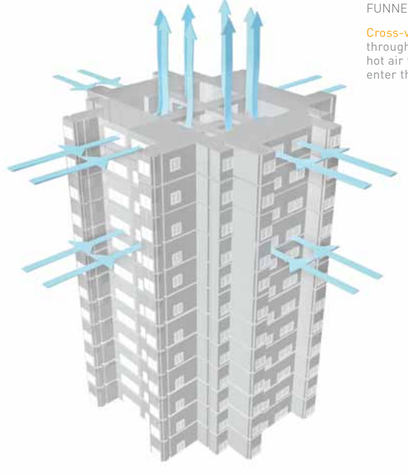
More Air Changes / *hour*

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.



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

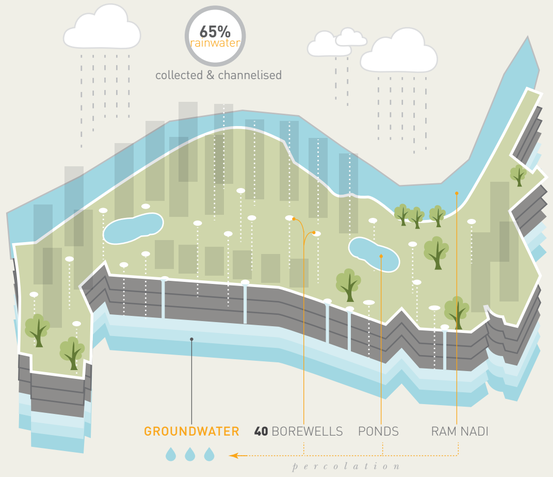
Cross-ventilation engineered through vents on the roof that allow hot air to rise and cooler air to enter through the windows.

At Songbirds the wind path, air-circulation, sunlight exposure, heat levels and water usage have been thoroughly analysed. The design based on this analysis will ensure that every home will be comfortable, friends with nature, low on power consumption, and also towards your energy bills.

Sameer Divekar
Sustainability Consultant, Chicago

well-planned supply & recycling

adequate clean water

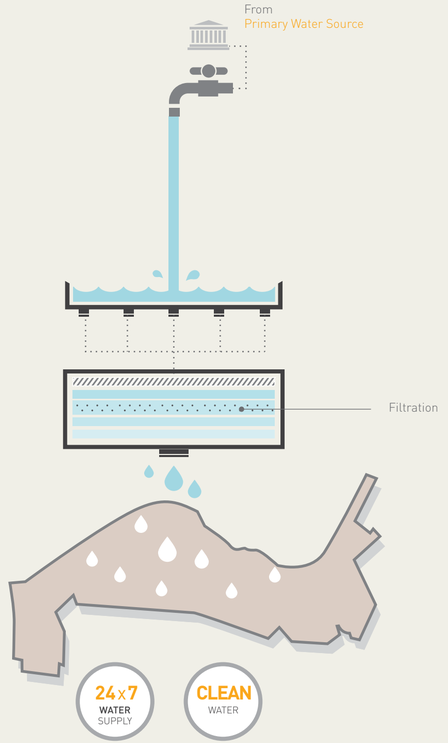


Maintaining groundwater for the future generations

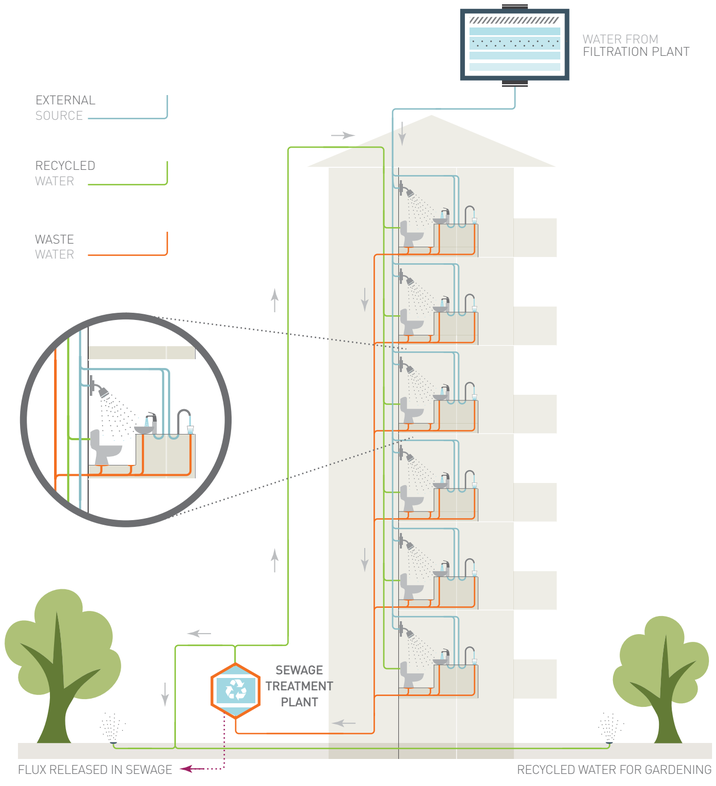
Recharging *Ground Water*

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.

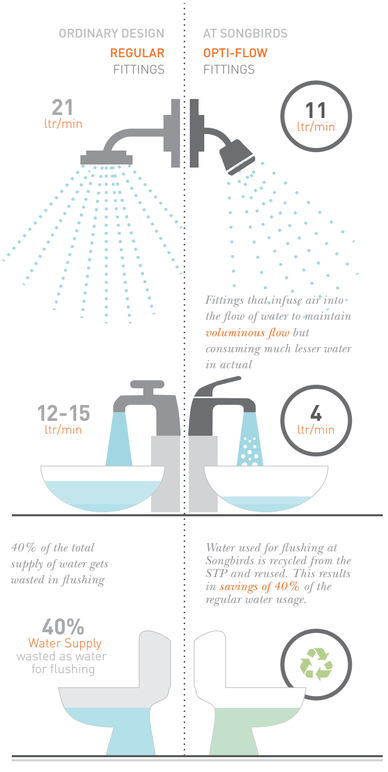
Adequate *Water Supply*



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.

Campus



CCTV Cameras *Stringent Security Checks* *Vehical Free Zone*

Building & Home



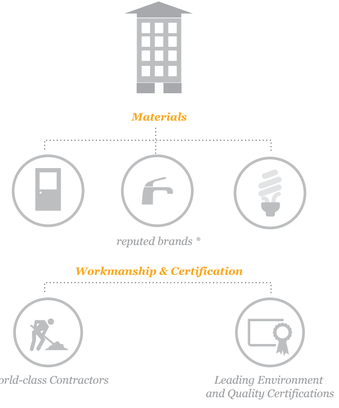
CCTV Camera *Additional Security Door & Grills for Windows* *Gas & Fire Sensors* *Video Door Phone*



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.

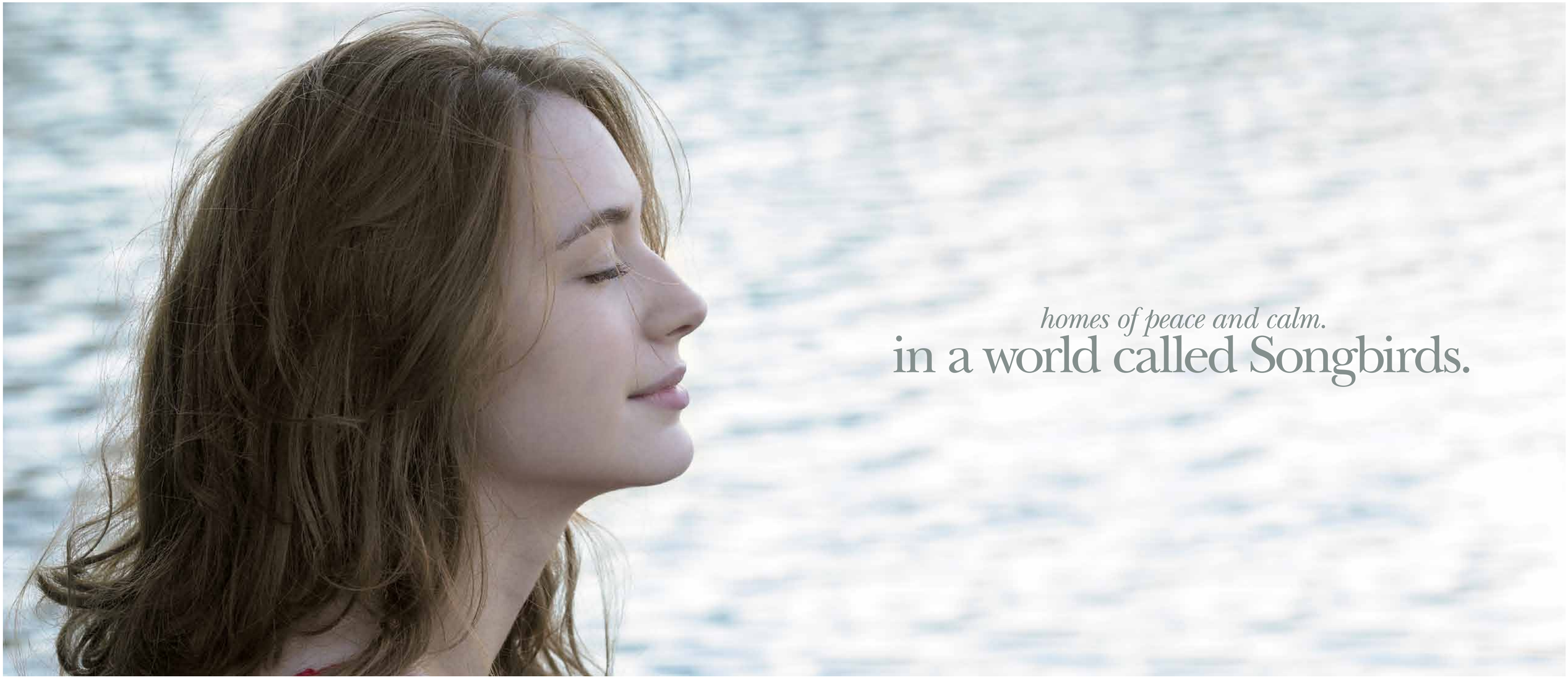






Artist's Impression, Image not to scale

The Nest - An Ecological Park


homes of peace and calm.
in a world called Songbirds.

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.



Artist's Impression. Image not to scale

aria

Studio, 1 BHK Apartments

Homes that are just right.
Aria is all about perfectly planned
Studio & 1 BHK 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.



Artist's Impression, Image not to scale

tranquil & 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.

Activities

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

Tranquility

- Eco Pond
- Rain Garden
- Bird House
- Yoga / Meditation Lawn
- Resting Decks
- Pedestrian Trail
- Music / Art Rooms
- Reading Rooms
- Floating Garden
- Amphitheater
- Art Gallery
- Eco-observation Deck

Neighbourhood

- Medical clinic
- Medical store
- Grocery store
- Internet Cafe
- Public library
- Cafes
- BBQ
- Laundry service
- Banks / ATMs
- Parlours & Salons



The Secret Garden

Artist's Impression, Image not to scale

welcome to

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 approach in handling projects 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.





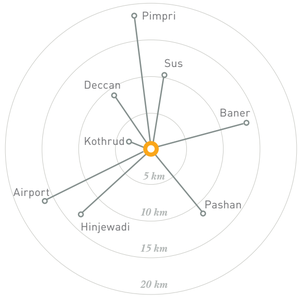
Riverside view of Songbirds

Artist's Impression. Image not to scale

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, Bavdhan 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
Bavdhan 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)
Bavdhan 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)

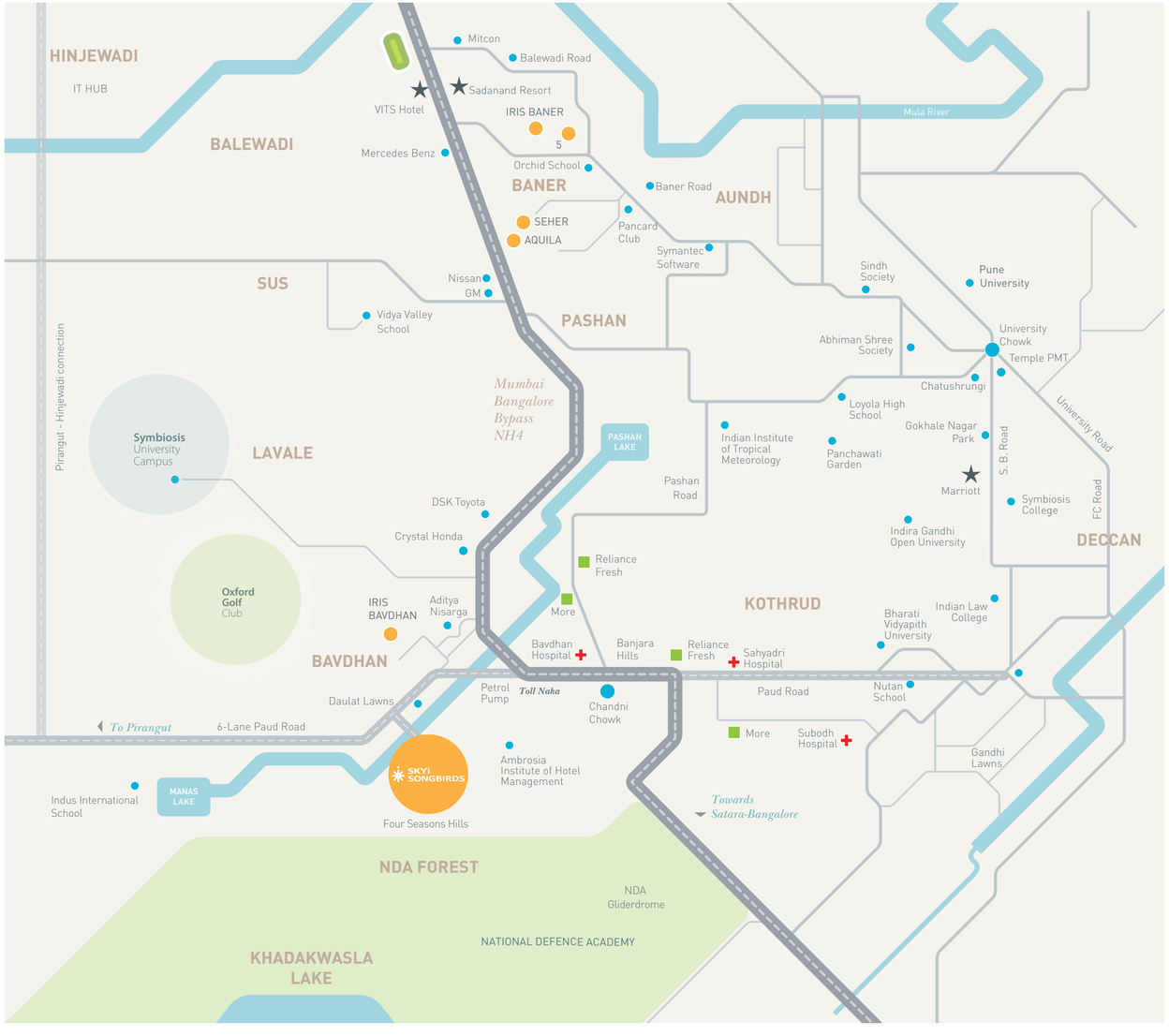
Banks
Union Bank
Bank Of Maharashtra
SBI (4.5 Km)
Cosmos Co-Operative Bank
ICICI (4.5 Km)

Restaurants
Domino's
Smokin' Joes
Café Coffee Day
Ambrosia
Trikaya
Banjara Hills
Up & Above
Club Oasis
Viva Inn
Garden Court
Manas Resort
Apache Club

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

Automobile
Honda Crystal
Toyota Dsk
Nissan Oxford
Gm
Mercedes Benz
Connectivity
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

SKYi Projects
Important Landmarks
Hospital
Retail
Star Hotels
10 Lane Highway NH4



return to nature

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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

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