

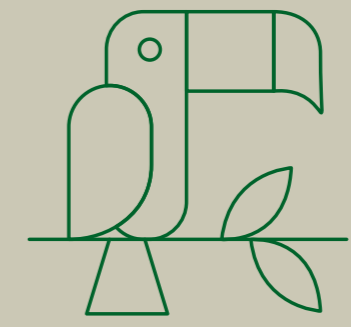


THE

CANOPY



**DIVERSE
FLORA
FAUNA**



SERENE

M A J E S T I C



ENVISION YOUR PLACE
ON LIFE'S BREATHTAKING SIDE

AWE-INSPIRING
FOLIAGE



2 & 3 BR APARTMENTS,
AT FOREST TRAILS TOWNSHIP



10 MIN FROM BAVDHAN



Imagine the world unfolding below you, with birds soaring, the trees rustling in the wind and the valley coming to life. A place where you have the balcony seats to a cinematic view of the lush green expanse below. Now infuse the luxury of lifestyle amenities and you really unfurl a vista that completes your world. A world where you are at the centre of life's charm.





A BIRD'S-EYE VIEW IS NO LONGER AN EXPRESSION

Overlooking the 190+ acre lush green Forest Trails Township sits The Canopy, with the entire valley sprawled around its foundation. Resting on a hill, this 21 storey marvel offers an elevated view of life and the best vistas in all of Forest Trails. From township amenities to the rolling hills, life here is surrounded by a spectacular visual escape from the concrete jungle of the city.

Offering 2 and 3 BR Apartments, these homes are made to serve the upper crust. A slew of curated lifestyle amenities like the sky deck and swimming pool, elevate your lifestyle to the next level.

Welcome to life on a higher plane at The Canopy.







270° VALLEY VIEW 90° TOWNSHIP VIEW AND A DIFFERENT VIEW OF LIFE

Towering 21 storey atop a hill, affords you the best views in the valley and a place on the upper crest of life. An unrestricted 270° view of the valley gives you a stellar scope of the horizon. Embraced by three hills, there is no shortage of nature in all its extravagance. The township and its amenities like the equestrian centre and the cricket ground exclaim their presence under your gaze. Exceptionally positioned, The Canopy offers a different view of life.



TAKE A JOURNEY THROUGH THE STARRY HEAVENS

As you gaze up to the sky, let the heavens unravel to show you their wonderment. From twinkling stars to shooting ones and bright planets, let the universe speak to you. The Canopy is the perfect launch pad to bring your telescope and curiosity to explore the world beyond ours.









A WORLD OF HEIGHTENED EXPERIENCES AWAIT AT THE KAYLASHA

The Canopy ensures life is punctuated by healthy highs. Spread across multiple floors, the Swimming Pool, Gymnasium and Yoga & Meditation Area at the Kaylasha Activity Centre elevate your mood with a dose of energetic fun while keeping you fit from head to toe and outside in.



MAKE A BIG SPLASH AMONG THE CLOUDS

There's nothing quite like taking a dive into cloud 21. Experience the deep blue and refreshing rejuvenation at the swimming pool floating on the 21st floor.







TRAIN TO ACHIEVE YOUR HIGHEST HEALTH GOALS

Living on a higher plane means looking after yourself too. Soar over your health goals to be your best self at the state-of-the-art Gymnasium.



STRETCH TO CONNECT WITH YOUR HIGHER SELF

Practice your yoga stretches and meditate to a higher plane at the Yoga & Meditation Area to ensure you feel healthy and happy on the inside too.







REACH YOUR NEXT HIGH AT THE EVREST ARENA

Whether you are making the next business move or challenging your personal best at the game of your choice, the Evrest Arena offers exceptional business lounge facilities and indoor games at the recreational centre.



MAKE YOUR BIG MOVES FROM THE BUSINESS LOUNGE

The best decisions happen when you can focus clearly. The business lounge is where you can work in peace, take meetings and be productive, all just an elevator away from your home at The Canopy.







PLAY TO WIN IT ALL AT THE RECREATIONAL CENTRE

What's life without a little fun and games? The Recreational Centre offers a variety of options for a healthy dose of competition, a good workout and a whole lot of enjoyment.





S P O R T S

R I D E

L E A R N I N G



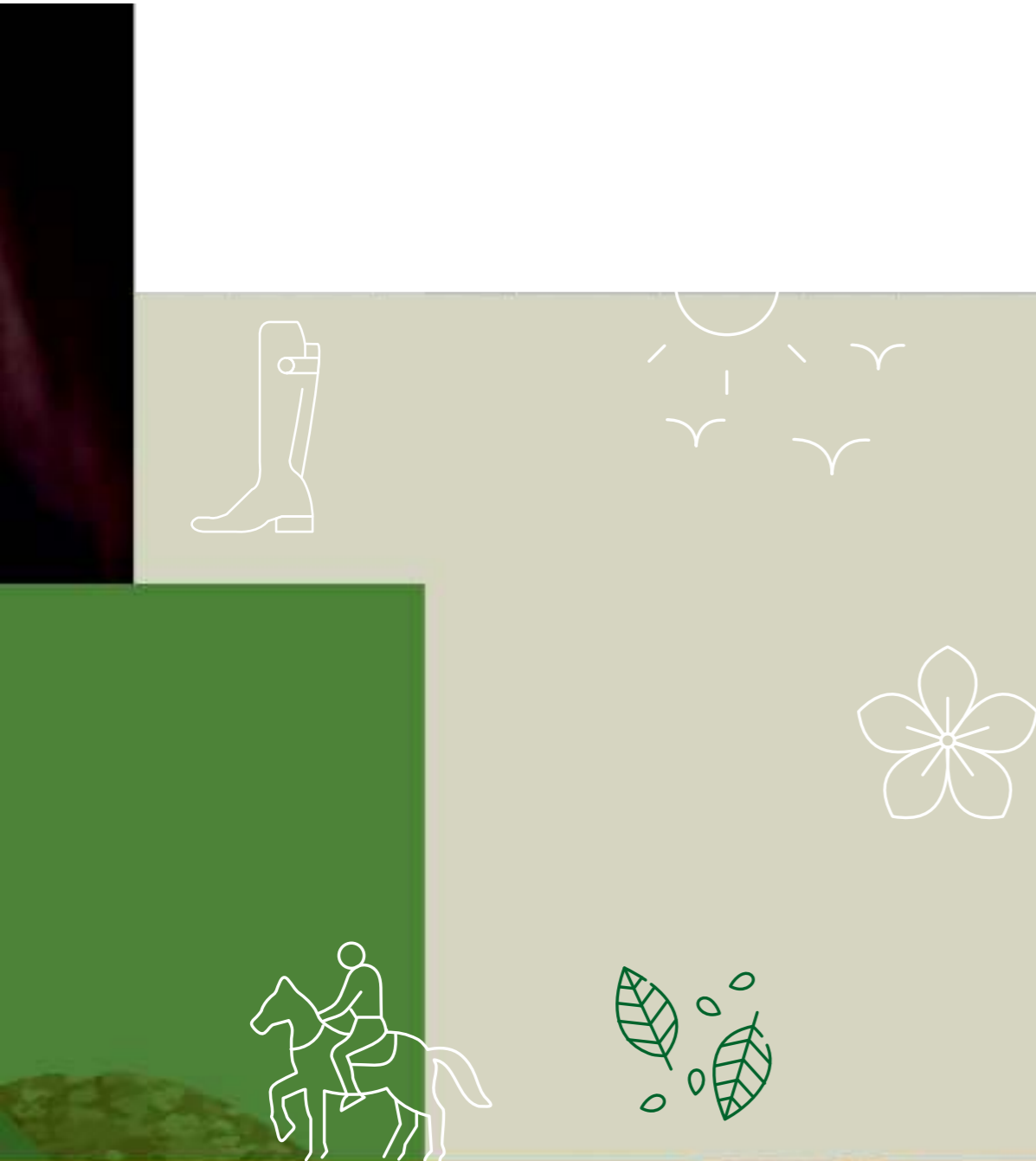
SET IN THE PICTURESQUE BACKDROP
OF A NATURE-CENTRIC TOWNSHIP

S T A L L I O N



F R E E D O M







Actual Photograph

TOWNSHIP AMENITIES

- Tennis Courts
- Cliff Restaurant
- Arena
- Shopping Complex
- Fire Station
- Vegetable Market
- Walking Trails
- Healthcare Zone
- Primary and Secondary School
- Convenient Shopping
- Landscaped Garden
- Multipurpose Hall

TOWNSHIP UTILITIES

- Solid Waste Management
- Sewage Treatment Plant
- Rain Water Harvesting
- Water Treatment Plant
- Wide Internal Roads
- 3-Tier Security

Disclaimer: Select amenities shown are paid facilities and may incur additional charges. Some amenities are currently under development and will be made available upon completion of the township.



Spanning 190+ acres, the Forest Trails Township transports you to a world of lush greenery, dotted with spacious residences that embrace all that nature has to offer. Situated just 10 minutes from Bavdhan, Forest Trails is close enough to enjoy all the conveniences Pune has to offer.





Actual Photograph

SRI SRI RAVISHANKAR
VIDYA MANDIR SCHOOL

THE CLIFF
LIFESTYLE CLUB



Conceptual Image

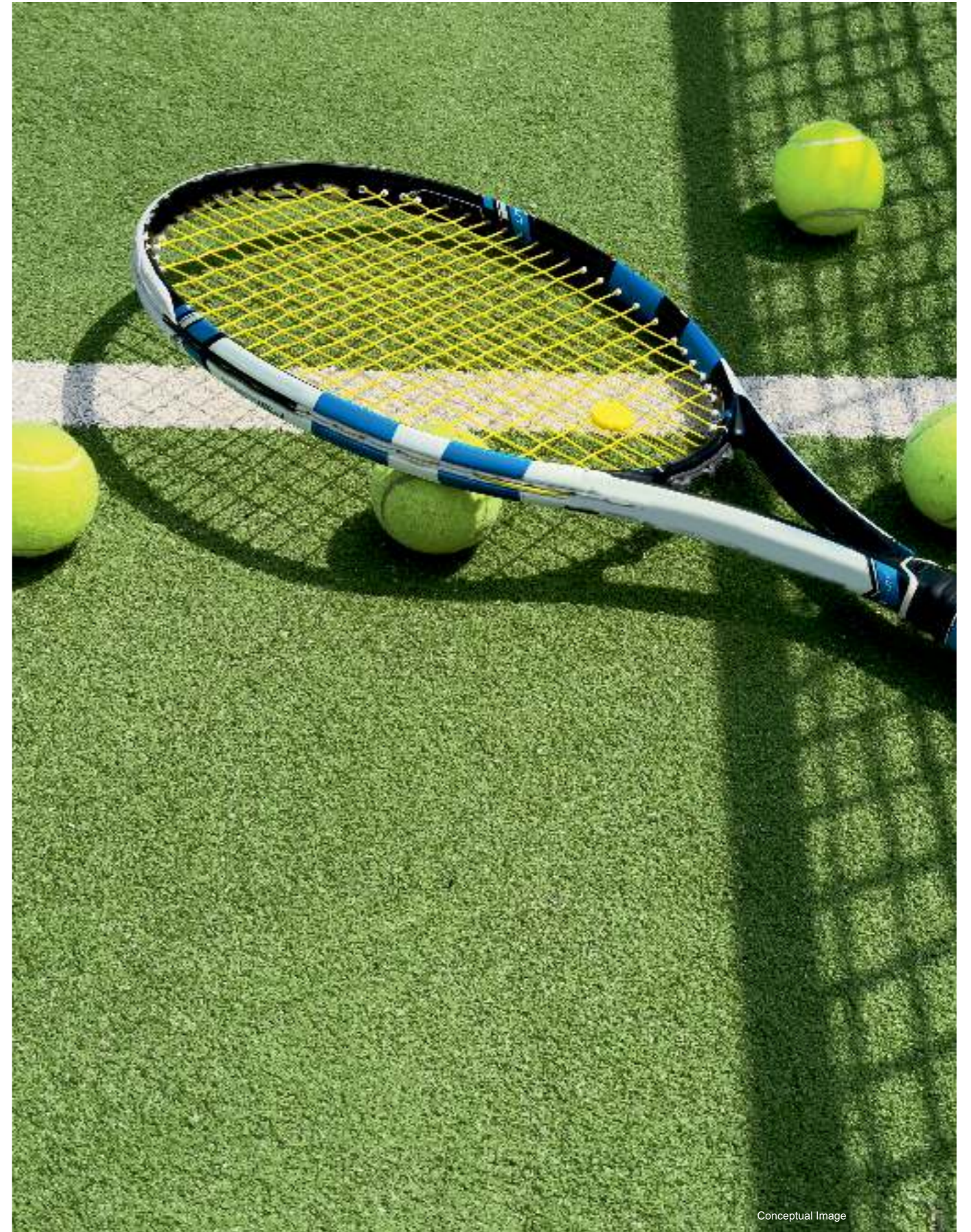


Actual Photograph

EQUESTRIAN CENTRE

THE CLIFF SPORTS CLUB

*Membership to The Cliff and access to sports and lifestyle amenities are available at an extra cost.



Conceptual Image



SPECIFICATION

FLOORING SKIRTING & DADO

- Vitrified tiles for living, dining, kitchen and bedrooms – Asian / Kajaria / Zeal top or Equivalent.
- Ceramic tiles for toilets - Asian / Kajaria or Equivalent.
- Dado tiles in toilet up to lintel level – Asian / Kajaria or Equivalent.
- Dado tiles above cooking platform with stainless steel sink – Asian / Kajaria or Equivalent.

KITCHEN

- Kitchen platform with stainless steel sink – Nirali / Frankie or Equivalent.

DOORS

- All doors will be flush door with laminate on both sides - Door Make: Sunrise /Shreeji / Kalpataru or Equivalent.
- Laminate Make: Sundek or Equivalent.
- Powder coated aluminium sliding shutters with glass for terrace doors – Jindal or Equivalent.

WINDOWS

- Powder coated Aluminium sliding window – Jindal or Equivalent.

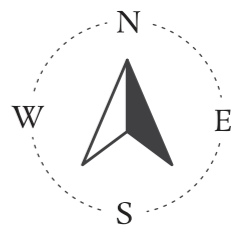
PAINTING & FINISHES

- Gypsum punning and plastic emulsion paint for all internal walls (except terrace / toilet / utility area) - Asian / Nerolac / ICI / Berger or Equivalent.

ELECTRICAL & PLUMBING

- Concealed wiring with modular switches - Legrand / Schneider / Philips / Anchor or Equivalent.
- Concealed plumbing with C.P plumbing fixtures.
- Plumbing: Prince / Astral / Ashirwad / Finolex / Supreme or Equivalent.
- C.P. Fixture: Jaguar / Roca / Cera / Grohe / Asian or Equivalent.
- Sanitary Fittings: Roca /Cera / Kohler / Jaguar / RAK / Equivalent.
- Electrical and plumbing provisions for water heater and electrical provision for exhaust fan in all toilets.
- TV points in living room
- AC electrical point in all bedrooms.





LAYOUT PLAN

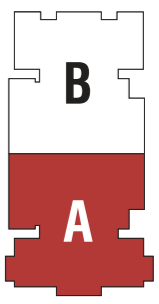
- L
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G
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N
D
S
1. ENTRY / EXIT GATE
 2. SECURITY CABIN
 3. PARKING
 4. OPEN SPACE / LANDSCAPE AREA
 5. BUILDING ENTRY



WING - A TYPICAL FLOOR PLAN



KEY PLAN



AREA STATEMENT IN SQ.MT. / SQ.FT.

FLAT NO.	FLAT TYPE	CARPET AREA		BALCONY AREA		DRY BALCONY		TOTAL AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
A 101, A 201, A 301, A 401, A 501, A 601, A 801, A 901, A 1001, A 1101, A 1301, A 1401, A 1501, A 1601, A 1801, A 1901, A 2001	3BHK TYPE - 3	114.22	1229.46	4.47	48.11	2.90	31.21	121.59	1308.78
A 102, A 202, A 302, A 402, A 502, A 602, A 802, A 902, A 1002, A 1102, A 1302, A 1402, A 1502, A 1602, A 1802, A 1902, A 2002	3BHK TYPE - 2.A	116.04	1249.05	6.02	64.79	3.85	41.44	125.91	1355.28

FLAT NO.	FLAT TYPE	CARPET AREA		BALCONY AREA		DRY BALCONY		TOTAL AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
A 103, A 203, A 303, A 403, A 503, A 603, A 803, A 903, A 1003, A 1103, A 1303, A 1403, A 1503, A 1603, A 1803, A 1903, A 2003	3BHK TYPE - 2.B	116.87	1257.98	6.02	64.79	3.85	41.44	126.74	1364.21
A 104, A 204, A 304, A 404, A 504, A 604, A 804, A 904, A 1004, A 1104, A 1304, A 1404, A 1504, A 1604, A 1804, A 1904, A 2004	2BHK TYPE - 1	82.34	886.30	4.28	46.06	2.57	27.66	89.19	960.02

*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 / shear walls embedded as a part of internal partition walls are included in carpet area.



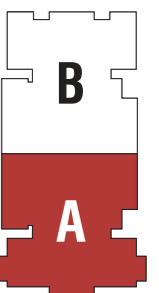
WING - A

REFUGE FLOOR PLAN

7TH, 12TH & 17TH FLOOR



KEY PLAN



AREA STATEMENT IN SQ.MT. / SQ.FT.

FLAT NO.	FLAT TYPE	CARPET AREA		BALCONY AREA		DRY BALCONY		TOTAL AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
A 701, A 1201, A 1701	3BHK TYPE - 3	114.22	1229.46	4.47	48.11	2.90	31.21	121.59	1308.78
A 702, A 1202, A 1702	3BHK TYPE - 2.A	116.04	1249.04	6.02	64.79	3.85	41.44	125.91	1355.28
A 703, A 1203, A 1703	3BHK TYPE - 2.B	116.87	1257.87	6.02	64.79	3.85	41.44	126.74	1364.21

*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 / shear walls embedded as a part of internal partition walls are included in carpet area.

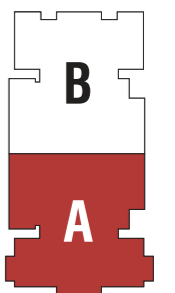


WING - A

21ST FLOOR PLAN (CLUB HOUSE LEVEL)



KEY PLAN



AREA STATEMENT IN SQ.MT. / SQ.FT.

FLAT NO.	FLAT TYPE	CARPET AREA		BALCONY AREA		DRY BALCONY		TOTAL AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
A 2102	3BHK TYPE - 2.A	116.04	1249.05	6.02	64.79	3.85	41.44	125.91	1355.28
A 2103	3BHK TYPE - 2.B	116.87	1257.98	6.02	64.79	3.85	41.44	126.74	1364.21
A 2104	2BHK TYPE - 1	82.34	886.30	4.28	46.06	2.57	27.66	89.19	960.02

*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 / shear walls embedded as a part of internal partition walls are included in carpet area.

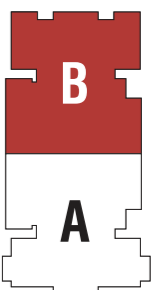


WING - B

TYPICAL FLOOR PLAN



KEY PLAN



AREA STATEMENT IN SQ.MT. / SQ.FT.

FLAT NO.	FLAT TYPE	CARPET AREA		BALCONY AREA		DRY BALCONY		TOTAL AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
B 101, B 201, B 301, B 401, B 501, B 601, B 801, B 901, B 1001, B 1101, B 1301, B 1401, B 1501, B 1601, B 1801, B 1901, B 2001	3BHK TYPE - 3	114.22	1229.46	4.47	48.11	2.90	31.21	121.59	1308.78
B 102, B 103, B 202, B 203, B 302, B 303, B 402, B 403, B 502, B 503, B 602, B 603, B 802, B 803, B 902, B 903, B 1002, B 1003, B 1102, B 1103, B 1302, B 1303, B 1402, B 1403, B 1502, B 1503, B 1602, B 1603, B 1802, B 1803, B 1902, B 1903, B 2002, B 2003	3BHK TYPE - 1	118.51	1275.64	6.02	64.79	3.85	41.44	128.38	1381.87

FLAT NO.	FLAT TYPE	CARPET AREA		BALCONY AREA		DRY BALCONY		TOTAL AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
B 104, B 204, B 304, B 404, B 504, B 604, B 804, B 904, B 1004, B 1104, B 1304, B 1404, B 1504, B 1604, B 1804, B 1904, B 2004	2BHK TYPE - 1	82.34	886.30	4.28	46.06	2.57	27.66	89.19	960.02

*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 / shear walls embedded as a part of internal partition walls are included in carpet area.



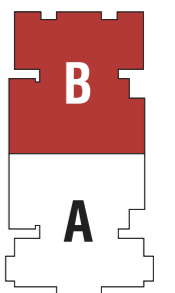
WING - B

REFUGE FLOOR PLAN

7TH, 12TH & 17TH FLOOR



KEY PLAN



AREA STATEMENT IN SQ.MT. / SQ.FT.

FLAT NO.	FLAT TYPE	CARPET AREA		BALCONY AREA		DRY BALCONY		TOTAL AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
B 701, B 1201, B 1701	3BHK TYPE - 3	114.22	1229.46	4.47	48.11	2.90	31.21	121.59	1308.78
B 702, B 703, B 1202, B 1203, B 1702, B 1703	3BHK TYPE - 1	118.51	1275.64	6.02	64.79	3.85	41.44	128.38	1381.87

*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 / shear walls embedded as a part of internal partition walls are included in carpet area.



WING - B

21ST FLOOR PLAN

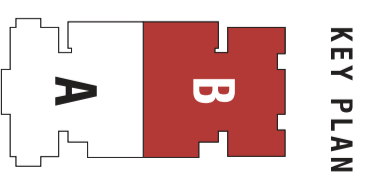
(CLUB HOUSE LEVEL)



AREA STATEMENT IN SQ.MT. / SQ.FT.

FLAT NO.	FLAT TYPE	CARPET AREA		BALCONY AREA		DRY BALCONY		TOTAL AREA	
		SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.	SQ.M	SQ.FT.
B 2102, B 2103	3BHK TYPE - 1	118.51	1275.64	6.02	64.79	3.85	41.44	128.38	1381.87
B 2104	2BHK TYPE - 1	82.34	886.30	4.28	46.06	2.57	27.66	89.19	960.02

*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 / shear walls embedded as a part of internal partition walls are included in carpet area.





RERA CARPET + BALCONY : 960.02 sq.ft.

RERA CARPET : 886.30 sq.ft.

BALCONY : 46.06 sq.ft.

DRY BALCONY : 27.66 sq.ft.

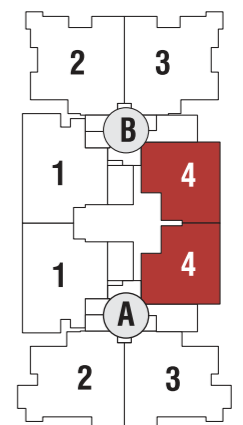
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2 BHK TYPE - 1



KEY PLAN





RERA CARPET + BALCONY : 1,381.87 sq.ft.

RERA CARPET : 1,275.64 sq.ft.

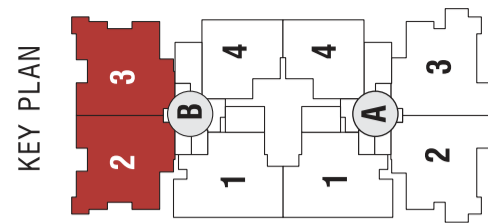
BALCONY : 64.79 sq.ft.

DRY BALCONY : 41.44 sq.ft.

*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 / shear walls embedded as a part of internal partition walls are included in carpet area.



3 BHK TYPE - 1





RERA CARPET + BALCONY : 1,355.28 sq.ft.

BALCONY : 64.79 sq.ft.

RERA CARPET : 1,249.05 sq.ft.

DRY BALCONY : 41.44 sq.ft.

*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 / shear walls embedded as a part of internal partition walls are included in carpet area.





RERA CARPET + BALCONY : 1,364.21 sq.ft.

RERA CARPET : 1,257.98 sq.ft.

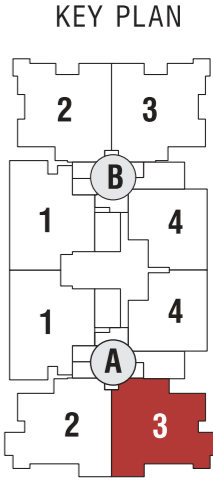
BALCONY : 64.79 sq.ft.

DRY BALCONY : 41.44 sq.ft.

*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 / shear walls embedded as a part of internal partition walls are included in carpet area.



3 BHK TYPE - 2B





RERA CARPET + BALCONY : 1,308.78 sq.ft.

RERA CARPET : 1,229.46 sq.ft.

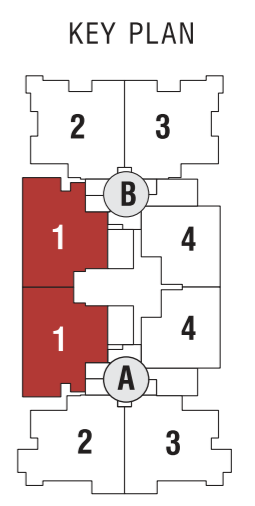
BALCONY : 48.11 sq.ft.

DRY BALCONY : 31.21 sq.ft.

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3 BHK TYPE - 3





Corporate Office

'PSC House', Dr. Ketkar Road, Off Prabhat Road, Erandwane, Pune - 411004

MAHARASHTRA

KARNATAKA

GUJARAT

The Canopy

Forest Trails Township, Paud Road, Bhugaon, Opposite Manas Lake, Pune - 412115

www.pscl.in | +91 95299 33180



MAHARERA Reg. No:
R48 The Canopy - P52100079518
<https://maharera.mahaonline.gov.in>

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