

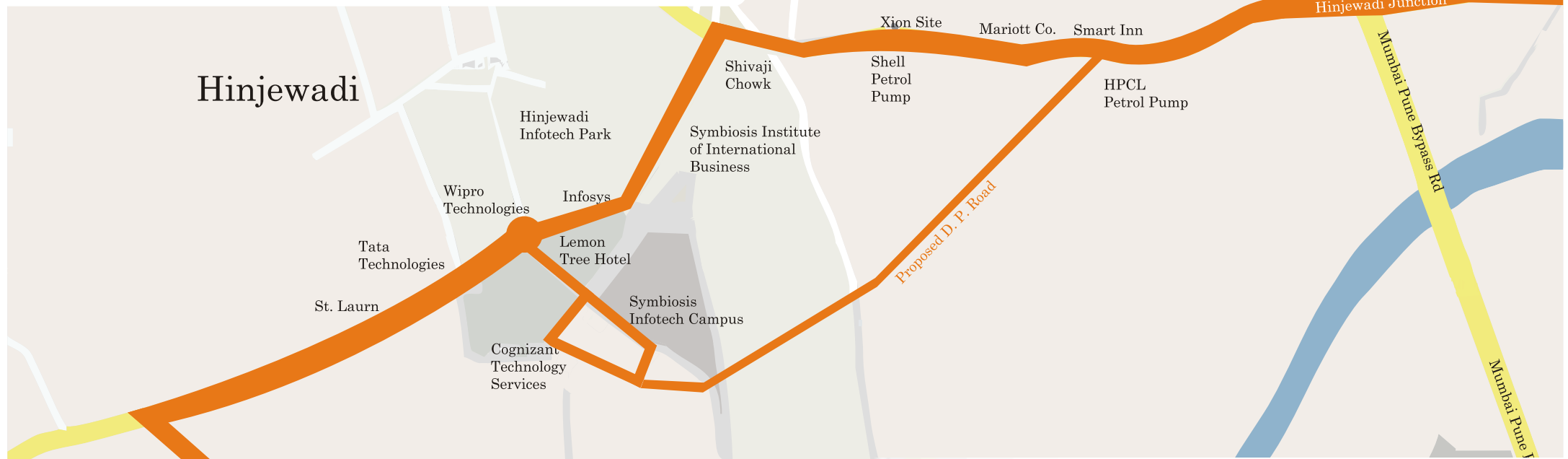


Blue<sup>TM</sup>  
Ridge

*Be a world citizen*



# BLUE RIDGE @ Hinjewadi



Hinjewadi

## ADVANTAGE HINJEWADI

- 10 mins off the Pune- Mumbai expressway
- Proposed road from the site to main Hinjewadi road - 5 mins
- Proposed road to Baner (6 lane super highway) - 3 mins
- Ample power for over 1000 hectares of development expected from MSEDCL
- Rajiv Gandhi Infotech Park - A renowned IT hub and other big IT giants
- About 5500 jobs will be created in the next few years
- 36 new educational institutes coming up
- Hotels: Taj Gateway, JW Marriott, Smart Inn, Le Royale, Hotel Lemon tree, St.Laurn, Sayaji
- New fire station being set up - The best in India



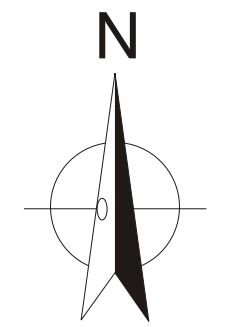


# Blue Ridge



138 acres of Sheer Excellence - this Integrated International Township blends the best in Residential Housing and Commercial Space. Strategically located in Hinjewadi, the IT Hub of Pune, Blue Ridge offers Leisure Facilities and Amenities which are a class apart.





CONCEPT MASTER PLAN  
FOR BLUE RIDGE



Be a world citizen  
A Township By flagship Infrastructure (P) Ltd.  
A Paranjape Schemes Venture

Note: This is a schematic master plan. While all amenities will be provided, the location and detailing is subject to change.



# Be A World Citizen.

People lived amidst the pure delight of lush natural surroundings, though without the comfort of modern facilities. In today's urban life, we have all the modern comforts. But unfortunately nature finds no place in today's crowded cities.

At the golden middle of these two extremes, lies a well-balanced lifestyle of a modern township 'Blue Ridge'. With the amenities of tomorrow and environs of the yore, it is the place that raises your lifestyle to global standards and makes you a true world citizen.



# Whatever your needs, Blue Ridge has an answer for it !

The range of 1, 2, 3, 4 and 5 BHK apartments and duplexes set in 25-storey high towers, are ready to create an unparalleled living experience. Just choose the one that suits your needs and move into your dream home that comes with a plethora of amenities.

# Ultra Modern Features

Live in a township where you discover a new feature everyday, the one you may have never experienced before. Blue Ridge is not only designed to suit your present day needs, but will also stay at pace with your changing and growing needs over time. Plus, whenever a new need arises in future, you will find that your home and your township have a ready answer to it.

## Salient Features

- Aluminum Form work technology by MiVAN for superior finish
- Well-built concrete roads with landscaped sidewalks
- Extensively landscaped podiums
- Ecologically balanced treatment on the river front
- Marina with due regard to safety and security
- Captive Water Treatment Plant
- Captive Sewage Treatment Plant
- Recycling of treated sewage water for irrigation
- No sewage dumping into river
- Recycling and reuse of waste
- Captive 220/22KVA power substation











- Phase-I has six buildings with a total built up of 1.3 million sq.ft.
- Floor plates ranging from 13000-45000 sq.ft., with an 80% efficiency and flat slab construction with no beams.
- Six high speed elevators per building, the latest from Kone.
- Two-level basement parking.

# Walk to work ...

Every morning you will wake up with inspiration for the creation that leaves the world in awe. A walk down to the office will let the vision take the shape of a thought and office ambience will itself emanate the enthusiasm to turn it into action. Everyday, the inspiring office environs will await your entry.



SEZ Administrative Office | Banks | Cafeteria | Specialty Restaurant





Kayaking | Beach Volleyball | Squash | Skating | Cycling | Badminton  
Soccer | Golf | Swimming



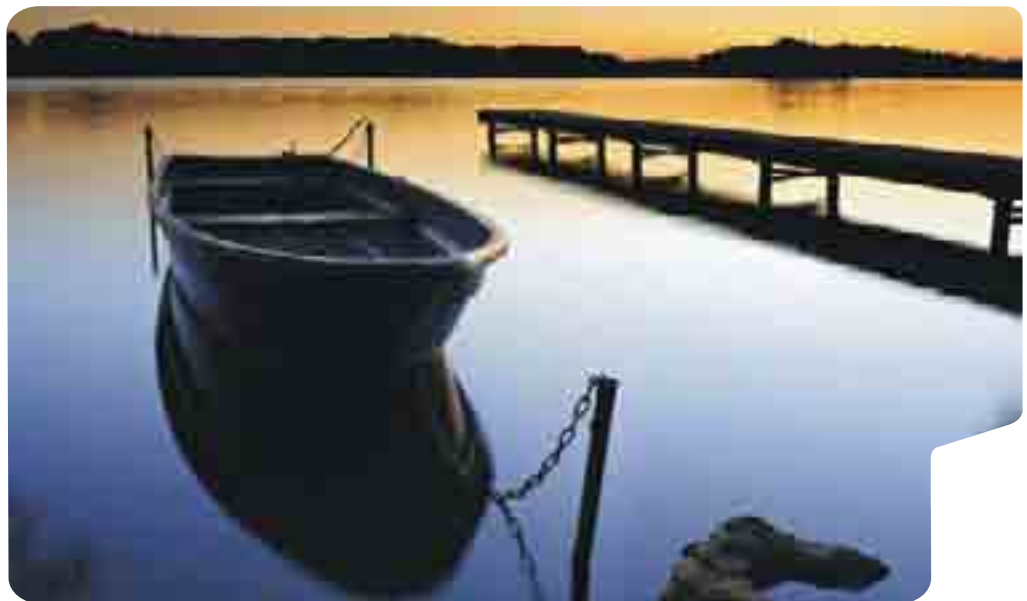


# Sports

When leisure takes the front seat... play and adventure ride on. The thrill of kayaking across the blue waters or the excitement of playing volleyball on the golden beach. Playing soccer in the rains or teeing off across the gully to the greens. Anything can be experienced at a walking distance from your home. .











# Leisure

After work, it's time to relax, and have fun. The soothing relaxation offered by a spa or the rejuvenation of yoga. The zealous ambience of a boat club with marina or an inviting clubhouse with all exciting games, recreation here is just a short walk away.

Spa | Club House | Boat Club With Marina | Yoga/Meditation Hall | Music  
Gym | Pet Zoo | Fishing | Sunset Point









# Shopper-tainment

Enjoy the experience of a complete entertainment zone or shop to your heart's content in a swanky shopping mall. Whether you wish to watch a movie or dine in a lovely riverside restaurant, it's all available right here at Blue Ridge. Surely, this is bound to drive the dull monotony out of your life.

Shopping Mall | Multiplex | Entertainment Zone | Restaurant | Vegetable Market  
Gaming Zone | Amphitheatre







Soccer Field | Basketball Court | Cricket Ground | Badminton Court | Music Room



# The complete learning.

Kids will find several enjoyable ways to learn, play and grow up. Here the day begins with a leisurely walk along a shady pathway that leads to school. Life's lessons are learnt in well-ventilated, well-lit classrooms and on the spacious campus of an international standard school. The evening is spent in a vigorous game on a large playing field and the day full of activity ends with the sleep full of dreams for tomorrow.



Blue Ridge Public School is intended to provide the nearest and the best place for your child to learn, grow and develop into an all-round individual. The school has ICSE board curriculum, state of art infrastructure with facilities for academics, sports and hobbies, experienced mentors and administrators, and lastly, the dedicated management of Blue Ridge Educational Institute.



Blue Nest Crèche is designed to be a second home for your little ones. Professionally managed by Pumpkin Patch, it offers child-centric infrastructure, individual attention by well-trained and loving staff, freshly cooked square meals, pediatrician on call, clinical psychologist on campus and many other such things to keep you worry-free.



# More O<sub>2</sub>...

Huge green trees invite various birds, insects and tiny animals like squirrels, besides offering a great view of the surrounding greens from your balcony. Enjoy the view from the comfort of your home or come out in the open and take a pleasant stroll in unpolluted, fresh, cool environs along the beautiful water lagoons.





Coconut Grove | Fruit Orchard | Landscaped Gardens with Water Bodies | Road-Side Trees | Urban Forest | Butterfly Garden







# A Well-Maintained Township

Even before we hand over the township to our customers, we have taken complete care that it will remain same way for times to come. All the maintenance facilities and agencies will be present in the township, even before you move into your new home in Blue Ridge.

- Provision for maintenance of landscape, roads, public area lighting systems, etc
- Provision for monitoring, optimizing and maintaining all utilities like water treatment plant, waste and sewage treatment plant, irrigation systems, electrical substations, etc.
- Ample provision for multiple service providers for phone, television, internet etc. will get residents, the connectivity without digging up the roads
- Maintenance by professional facilities management agency







# The complete world...

Welcome to Blue Ridge. The complete world.

At Blue Ridge, the world of leisure, luxury, sports, entertainment awaits you. Besides, you will also find here all those things, which will inspire you to learn, persevere and grow to the fullest. It is a contemporary lifestyle in commune with nature and eternal bliss.

It is the perfect balance you are looking for. It is the lifestyle to which you would like to come home. Here, you will find everything that you would like to have. Every luxury, every facility, every amenity of your dreams. Come, experience the world of Blue Ridge.



# Lineage...

Paranjape Schemes (Construction) Ltd., a leading real estate development company has a legacy of over 70 years. The company established its Pune office in 1987 and in a mere span of 20 years. This ISO 9001:2000 company has completed more than 150 projects. PSCL's forte includes a gamut of Residential Complexes, Commercial and Office Spaces, IT Parks, Malls, Multiplexes, Townships, Bungalow Projects and Educational Institutes.

The company's horizon has spread to major cities of Maharashtra, Karnataka and Australia. With 7 branch offices and an employee strength of over 600 personnel, the company has made a strong mark in the field of construction. Today PSCL has over 25,000 satisfied families as its back bone.

Worth mentioning here, is the company's pioneering effort towards senior citizens. The company has developed specially designed senior citizen homes that cater to the housing needs of 1000 senior citizen families. The continuing care centre is another aspiring project of PSCL which caters to the needs of dependant senior citizens.

Thus, built on a strong legacy of trust, integrity, transparency and quality Paranjape Schemes is RARING to go!



**Credits of the Projects**

**Architects**

ECADI Fairwood  
Aniruddha Vaidya and Associates

**Legal Advisor**

Sudhakar Kale  
Trilegal, Mumbai

**RCC Consultants**

J+W consultants  
Formerly Y. S. Sane Associates

**flagship**  
Infrastructure (P) Ltd.

Blue Ridge, Near Cognizant, Rajiv Gandhi Infotech Park-Phase I, Hinjewadi, Pune - 411057.

Call : +91(20) 2293 4900/1/2/3 Fax : +91(20) 2293 4901

PSC House, Prabhat Road, Pune - 411004. Call : +91 (20) 3022 3344, 2544 0986, 2546 2128  
contact@blueridge.in | www.blueridge.in

 **PARANJAPE<sup>®</sup>**  
**SCHEMES**  
Paranjape Schemes ( Construction ) Limited  
AN ISO 9001:2000 COMPANY  
The Spirit Of New India

The content and images in this brochure are imaginary. All the amenities mentioned are only conceptual and subject to change without prior notice.