

THE RIDGES 41

AT BLUE RIDGE TOWNSHIP



THE
JET-SET
LIFE



DESTINATION
NEW
URBANISM



REGION



NEIGHBOURHOOD



VERTICAL
LIVING
RESIDENCES



AN ODE TO THE JET-SETTERS & GO-GETTERS

Here's to those who take life head on. The movers and shakers, who jet about the world leaving behind footprints in some of the most glorious vistas on Earth. When one has sampled the very best of what the world has to offer, nothing but the very best will excite them.

Conceptual Image



Artistic Impression

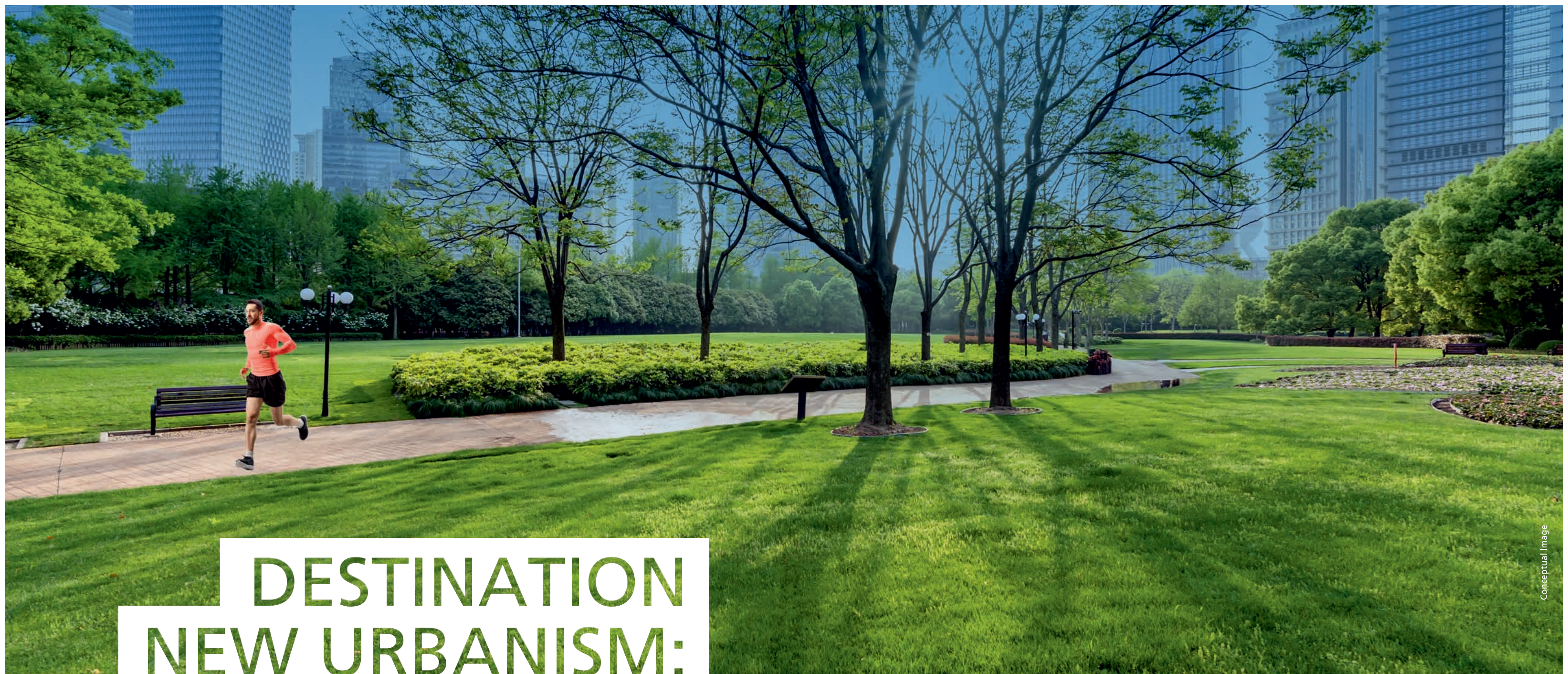
I n t r o d u c i n g



2, 3 & 4 BR RESIDENCES AT BLUE RIDGE TOWNSHIP

Introducing The Ridges 41, three exclusive 41 storey towers offering 2, 3 and 4 BR premium residences. Adorning the Blue Ridge Township, this 126+ metre status symbol is built on the concept of New Urbanism which fosters a sense of belonging and sustainable practices for generations to come. The tallest in West Pune, it has been designed for just one thing: Ensuring your happiness quotient is always set on cloud nine.

- 3 towers with 35 habitable floors
- 7000 sq. ft of unparalleled amenities
- 6 levels of parking
- Vertically built multiple green spaces
- Ample places for outdoor recreation including a jogging track spanning the building's podium perimeter



Conceptual Image

DESTINATION NEW URBANISM: EXPLORING THE MUST-VISIT HIGHLIGHTS.



For jet-setters, life revolves around convenience and chic comfort. And to this end, they are flocking in droves around residences built on the concept of New Urbanism. At its core, New Urbanism channels the elegance of pre-automobile urban design, while fostering a sense of belonging and nurturing sustainable practices for generations to come. So, whether you're flying off to parts unknown, or strolling through your own neighbourhood, remember: The future of urban living is rooted in the timeless principles of community and ecology.

Highlights at a glance

- More open spaces and greenery
- Sporting facilities, libraries and community spaces
- Easy access to urban infrastructures like schools and hospitals
- Better connectivity
- Better growth prospects in terms of livability and investment
- Designed to be a self-sustaining ecosystem

Let's take a closer look at New Urbanism in our context through three lenses for a more complete understanding of how it induces benefits at every level of life.

Region – PMRDA Hinjawadi

Neighbourhood – Blue Ridge Township

Vertical Living Residence – The Ridges 41



Conceptual Image

REGION

PMRDA, HINJAWADI

Region –
PMRDA Hinjawadi



Hinjawadi stands on the threshold of emerging as a nucleus for integrated townships within Pimpri-Chinchwad, aligning seamlessly with the Maharashtra government's progressive Special Township Policy Act. This innovative approach to development, marked by increased Floor Space Index (FSI), is poised to alleviate congestion within the Pune Municipal Corporation areas while nurturing the inception of fresh settlements in its outskirts. The Act ushers in a transformative era for Hinjawadi. The Ridges 41, designed according to New Urbanism concept, enjoys the benefits of exceptional connectivity, future prospects and a like-minded vibrant community. So, pack your designer bags, don your custom-made shoes and get ready to fly into the jet-set life at Hinjawadi.

THE BIGGER PICTURE FROM UP ABOVE THE CLOUDS SO HIGH



Conceptual Image



CORPORATE

- Hinjawadi, considered Pune's Silicon Valley hosts over 2000 companies with 10 Lakh people already working here
- The boom in work opportunities has led to an influx of people from across the country, leading to a large cosmopolitan population



ENTERTAINMENT

- A host of entertainment and sporting facilities and grounds offer ample recreational hotspots to those living in Hinjawadi
- Being close to Baner and Balewadi with their cafes, restaurants and malls give more avenues for entertainment and nightlife

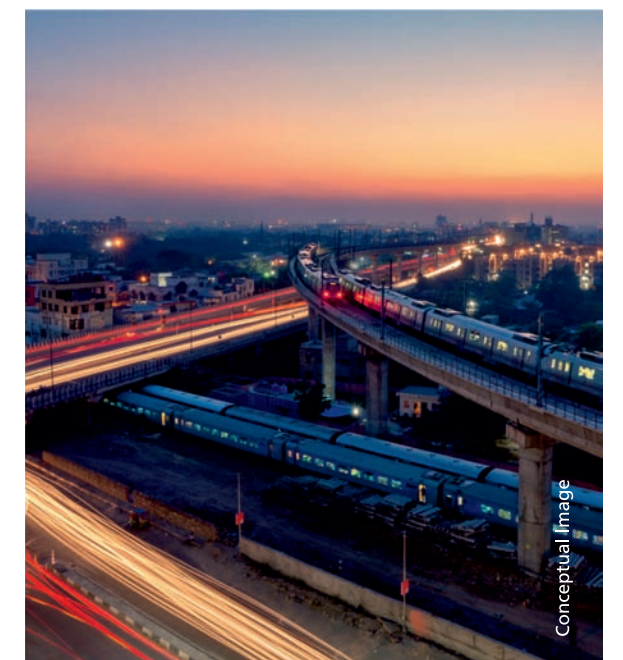


Conceptual Image



CONNECTIVITY

- The Hinjawadi-Shivaji Nagar Metro line which is soon to be completed, is at the entrance of Hinjawadi Phase-1
- The NH4 Bypass offers quick connectivity to Mumbai
- It is well-connected to Chakan MIDC and Pirangut MIDC
- Hinjawadi has grown from being an IT Park to a prime location with thriving and self-sustaining neighbourhoods



Conceptual Image



Artistic Impression

NEIGHBOURHOOD

BLUE RIDGE TOWNSHIP

CHECK-OUT OF YOUR SHORT VACATION AND INTO YOUR PERMANENT ONE AT BLUE RIDGE



Artistic Impression

Neighbourhood –
Blue Ridge Township

Welcome to the jet-setters' object of desire: Blue Ridge, an enclave designed for those who epitomise the art of thriving. Nestled across 140+ acres of pristine landscape, this award-winning township represents the pinnacle of luxurious living fused seamlessly with nature's bounty.

A decade ago, Blue Ridge was born from a visionary dream to craft the ultimate haven; one befitting a global citizen. Evolving beyond its initial vision,

the Township now embodies a grander narrative - a new urbanist paradise spearheaded by The Ridges 41.

The Township residents delight in the best of both worlds, creating an unparalleled lifestyle experience that transcends conventional boundaries. Honestly, at Blue Ridge, the jet-set vacation never ends, and life is a joyful continuum of happy occasions and cherished memories.

MASTER LAYOUT



LEGENDS

1. The Lofts
2. New Office Building
3. Entrance Gate
4. SEZ
5. SEZ
6. Tennis Court
7. Cricket Ground
8. School
9. Future Development
10. Groves
11. The Ridges 41
12. MSEB Sub-Station
13. Promenade
14. Marina Walk
15. Water Front
16. Future Development
17. Theme Square
18. Convenience Stores

Disclaimer: The Township is not mapped to scale. It is subject to change and expansion as we acquire and add more land parcels in the future. For more details, please refer to specific projects under their respective RERA number.



THE TOWNSHIP'S JET-SET CHECKLIST

(TOWNSHIP AMENITIES)



Conceptual Image

9 Hole Golf Course



18 m Wide Internal Road
with Streetscapes
Well-designed Walkways



Cricket Ground



Primary
& Secondary School



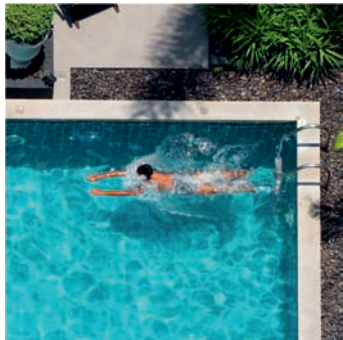
Tennis Courts



Clubhouses



Gyms



Swimming Pools



10+ Acres of Gardens,
Playgrounds, and Open
Spaces



Kids' Play Areas



Seating Facilities in
Common Spaces

All images are conceptual

Disclaimer: Some of the Township amenities will be charged extra.

FLY HIGH BUT KEEP THE ESSENTIALS CLOSE BY

(Essential Utilities)



Water supply with water treatment plant



MSEDCL Substation



Fire Station equipped with Fire Tender vehicle and Turntable ladder



Gas Banks



Ambulance

SPREAD YOUR WINGS BUT REDUCE YOUR FOOTPRINT

(Sustainability Initiatives)

- Sewage Treatment Plant – existing capacity of 5.5 million litres + proposed augmentation 3 million litres – recycled water used for golf course pond makeup, landscape irrigation, gardening, building construction, etc.
- Waste Management Plant – for on-site treatment of household garbage and derivation of by-products such as compost, RDF Pellets, Pyrolysis oil, Fly-ash, etc.
- Rainwater Harvesting through 50+ recharge pits to help recharge groundwater aquifers
- Energy Efficient equipment such as Lifts, Pumps, Motors, etc.
- Charging Station for Electric Vehicles
- Enhanced natural lighting and ventilation through well-designed window openings along with minimised shadow impact

Disclaimer: The numbers mentioned above are approximate figures and can vary under different conditions.



JET-SET INTO LARGER-THAN-LIFE EXPERIENCES

(Socio-Economic Infrastructure)

- Restaurants, Day-care Centre, Pharmacy, Clinic, Bank/ATM, Convenience Stores, Supermarket, Stationery Stores, etc., available within the Township
- Other basic amenities such as Cinema Hall, Laundry, Hotels, Hospital, Petrol Pump, etc., available within close vicinity of the Township
- Accessibility to Public Transport - Proposed Metro Station at around 1.5 Km from the Township, Existing Bus Stop at Township Gate



DIVERSITY IS THE SPICE OF THE HIGH LIFE

(DIVERSE
NEIGHBOURHOOD)



Blue Ridge hosts a diverse mix of 5000+ residential spaces varying in size and affordability as well as a 3 million sq. ft IT-SEZ, retail stores, commercial buildings, school along with sports and recreational spaces. It's a celebration of diversity and innovation, beckoning residents to embrace the dynamic landscape of the future.



- Around 5,000 trees have been planted
- Species have been selected based on following parameters
 - Native species for their adaptability to the existing geographical conditions
 - Flowering species which have ornamental value and also host butterflies
 - Fruit-bearing trees which also attract bird species
 - Fast growing trees with good canopy to enable shading along walkways and reduce heat island effect
 - Trees with medicinal properties
 - Nitrogen-fixing trees that help maintain soil fertility
 - High Biodiversity Index



PICTURE-PERFECT VERDANT LANDING PAD

(LANDSCAPING)



Artistic Impression

VERTICAL LIVING RESIDENCE

The RIDGES 41

Vertical Living Residences
The Ridges 41



YOUR LOUNGE IN THE SKY

Essentially, vertical living is an architectural paradigm that espouses building skyward instead of outward. Perfectly aligned with New Urbanism, it consolidates diverse amenities and necessities into a vertical tapestry, thereby reducing travel while increasing green spaces.

Beyond mitigating the challenges associated with daily commuting, vertical living presents a world of possibilities right at your doorstep - quite literally under your feet. For some, it's hailed as the blueprint for the future. For us, it's embodied in The Ridges 41 - a testament to innovation and urban ingenuity.

Standing tall at 126+ metres, this vertical living marvel comprises three towers, 35 floors, and six levels of parking, seamlessly integrating an array of amenities within its structure.

At The Ridges 41, soaring to cloud nine isn't just a lofty aspiration - it's an everyday reality of exhilarating living. Whether you fancy a refreshing swim, a workout session in the gym, quality playtime with your children, or a productive day's work followed by leisurely rounds of pool; all of this awaits you without ever needing to venture beyond the parking lot. This is the spirit of vertical living at The Ridges 41. So, ready to fly high for life?

Artistic Impression





JET INTO SENSATIONAL JOURNEYS, SET ON YOUR HOME TURF.

A HOST OF LUXURIOUS AMENITIES
FOR EXQUISITE REJUVENATION.

In a world where life unfolds as a vibrant itinerary, brimming with promises of enriching experiences, The Ridges 41 stands as your unwavering concierge, poised to transform each moment into a spectacular reality.

Across its six podiums, this towering masterpiece boasts a myriad of world-class amenities strategically positioned to provide a sanctuary where relaxation, excitement, and rejuvenation converge in perfect harmony.

HIGHLIGHTS FROM THE PREMIUM PACKAGE



7000 Sq. Ft of Unparalleled Amenities



Swimming Pool with Deck



Poolside Lounge



State-of-the-art Gym with dedicated Callisthenics and HIIT Zones



Multipurpose Hall for Social Gatherings and Events



Digital Gaming Arena and Indoor Game Zone for endless entertainment options





Conceptual Image

THE LEISURE LOUNGE

1. INDOOR GAMES ROOM
 - Pool and Billiards Room
 - Board Games Room
 - Table Tennis Room
2. VR GAMING ROOM



Conceptual Image



Conceptual Image

THE BUSINESS SUITE

1. BUSINESS LOUNGE
 - Reception & Waiting
 - Library
 - Work Café
 - Work-From-Home Pods
 - Conference Room
2. SOCIETY OFFICE
3. RECEPTION & LOBBY



Conceptual Image

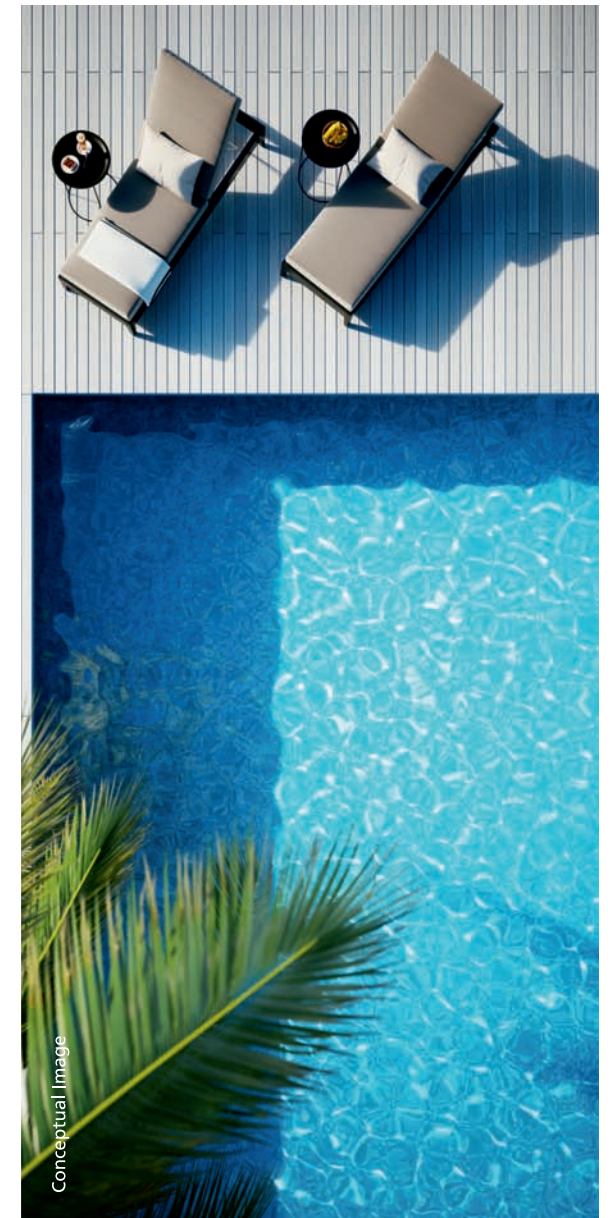
THE HANGER

1. RECEPTION & LOBBY
2. COVERED KIDS' PLAY AREA
3. ZEN / MEDITATION GARDEN
4. OUTDOOR FITNESS AREA
5. JOGGING TRACK



THE DROME

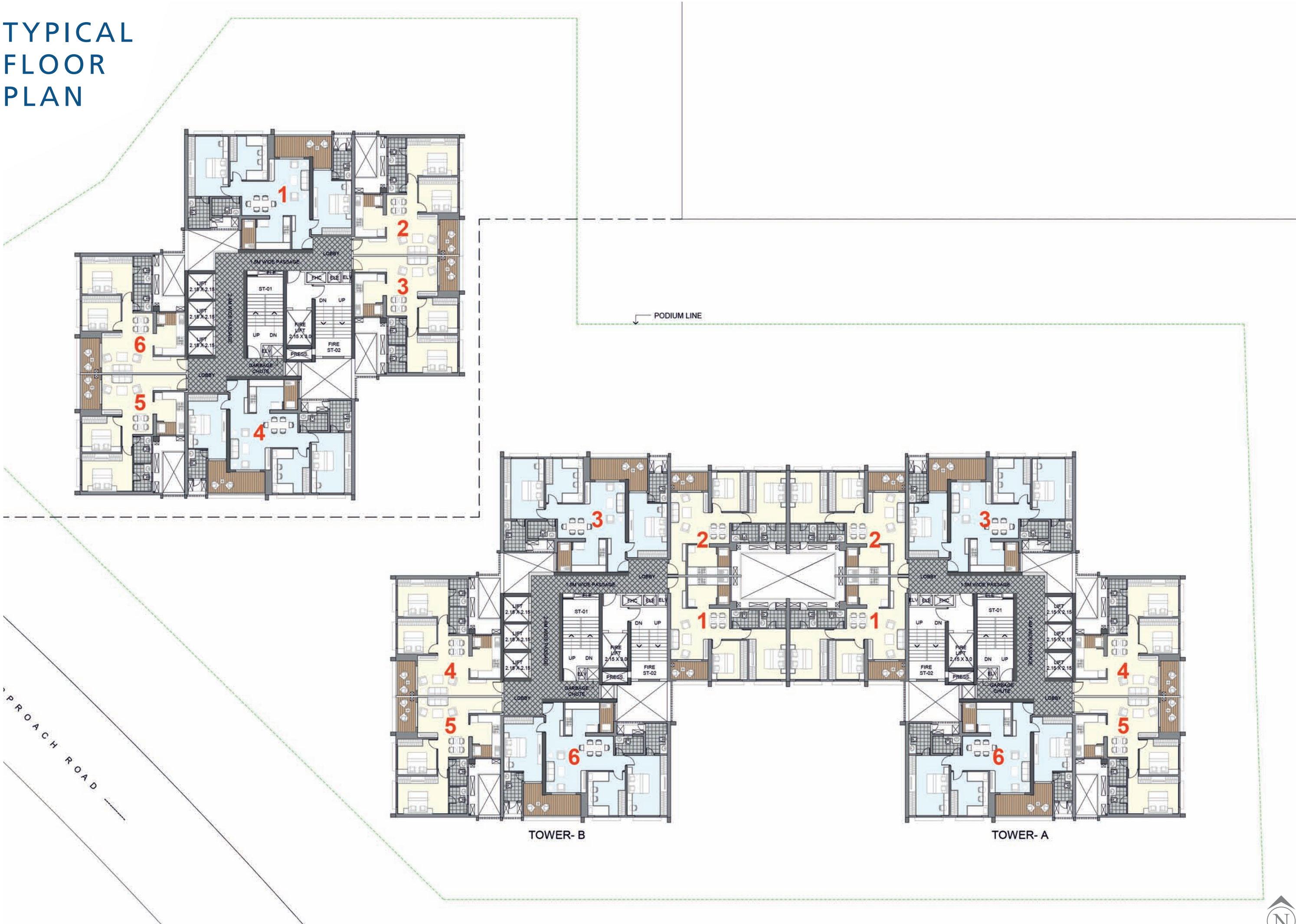
1. MULTIPURPOSE HALL
2. GYMNASIUM
3. SWIMMING POOL



FIRST
FLOOR
PLAN

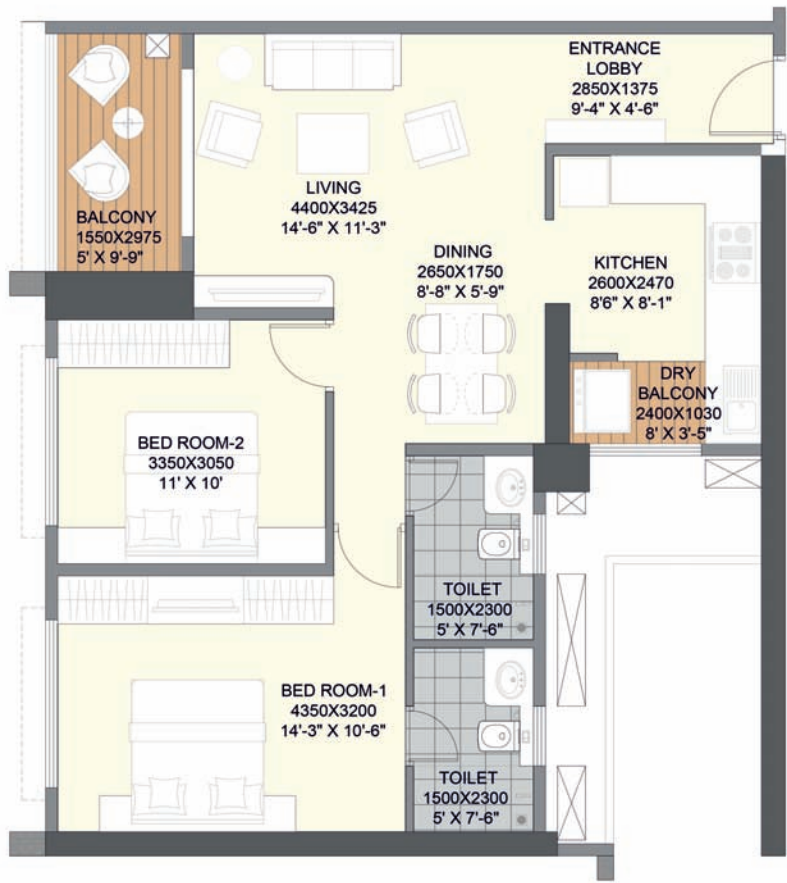


TYPICAL
FLOOR
PLAN



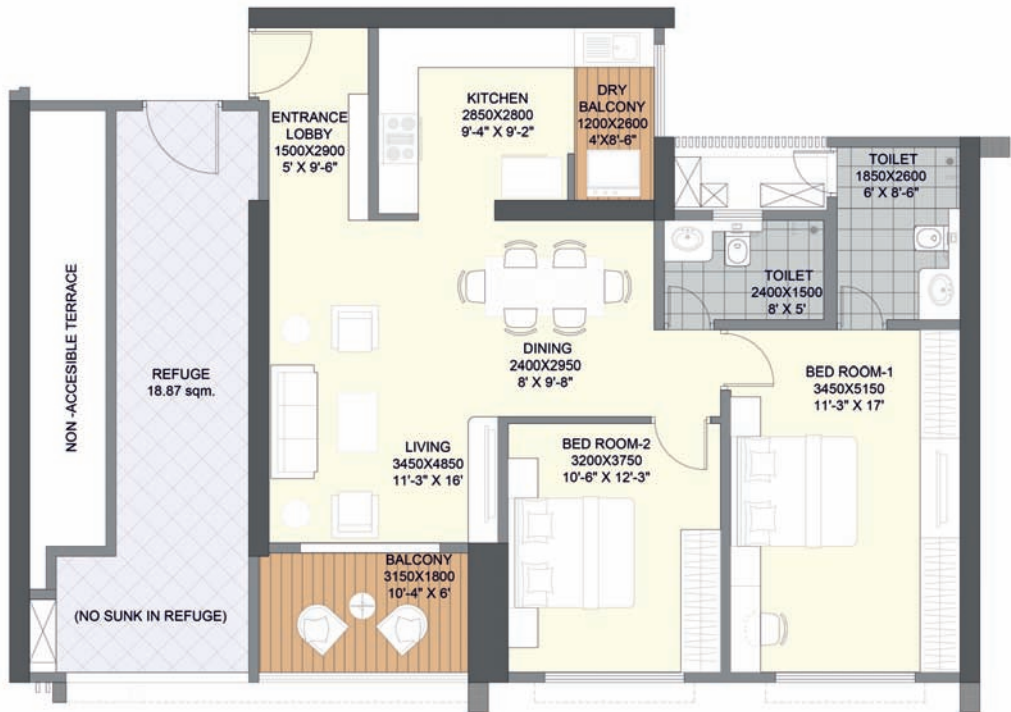
2 BHK UNIT PLAN - TYPE A (4 and 5 series)

CARPET AREA: 799.66 SQ. FT



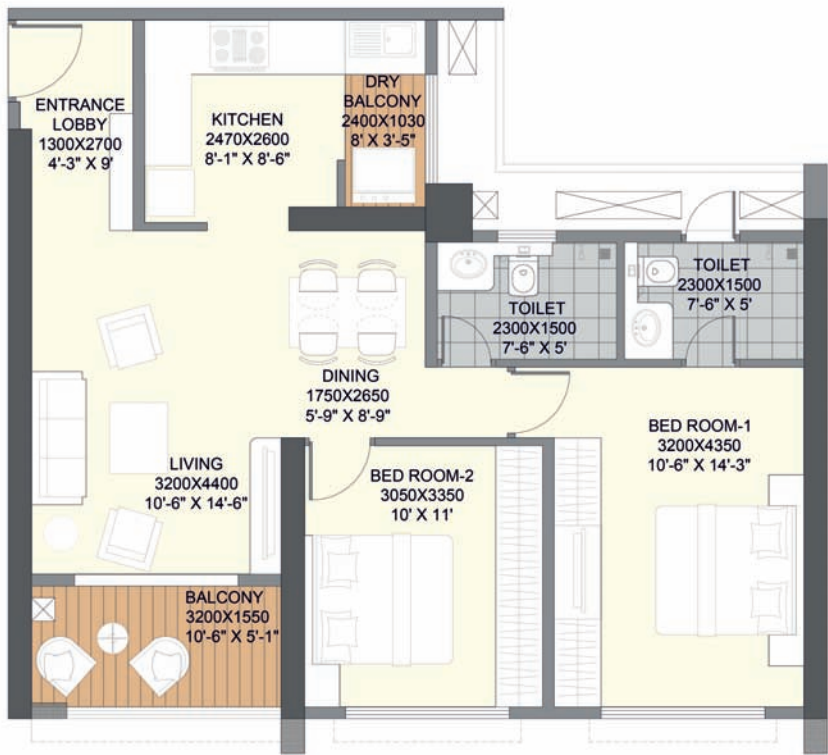
2 BHK UNIT PLAN - REFUGE

CARPET AREA: 970.48 SQ. FT



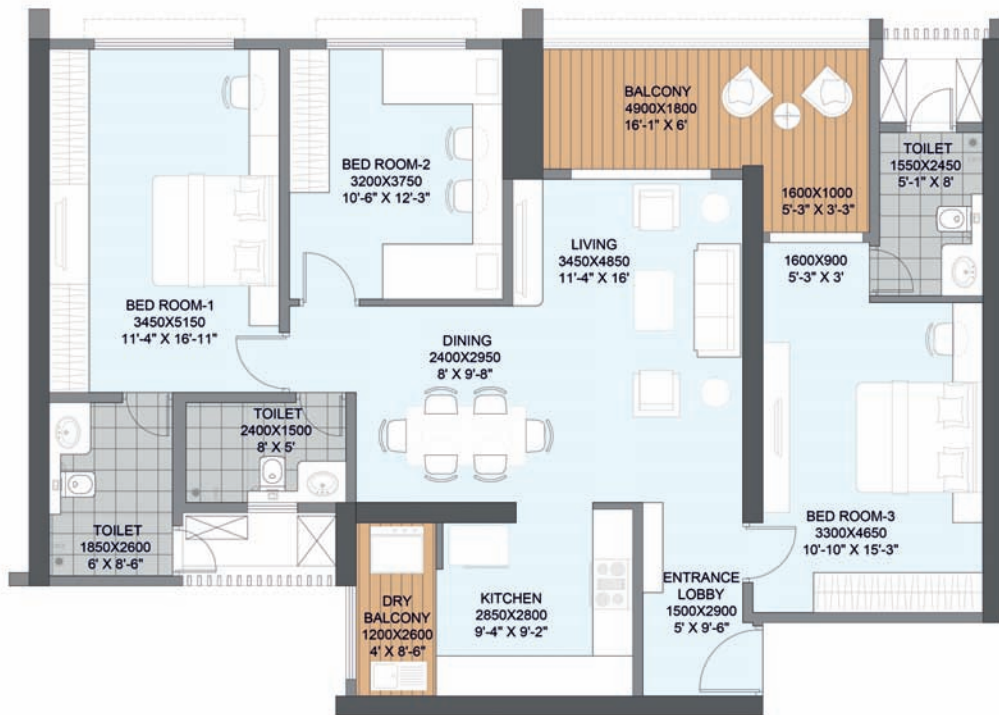
2 BHK UNIT PLAN - TYPE B (1 and 2 series)

CARPET AREA: 792.77 SQ. FT



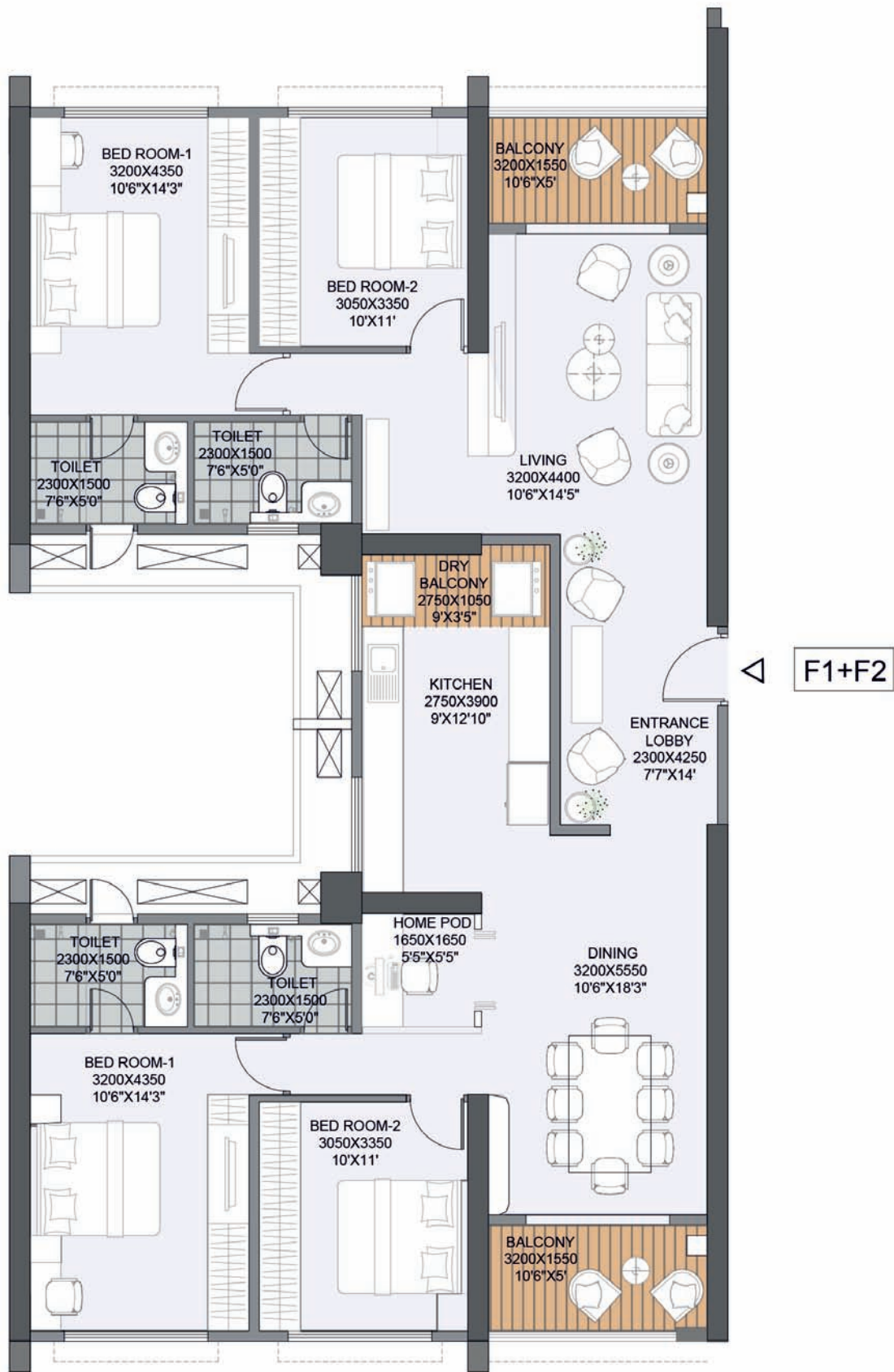
3 BHK UNIT PLAN (3 and 6 series)

CARPET AREA: 1272.41 SQ. FT



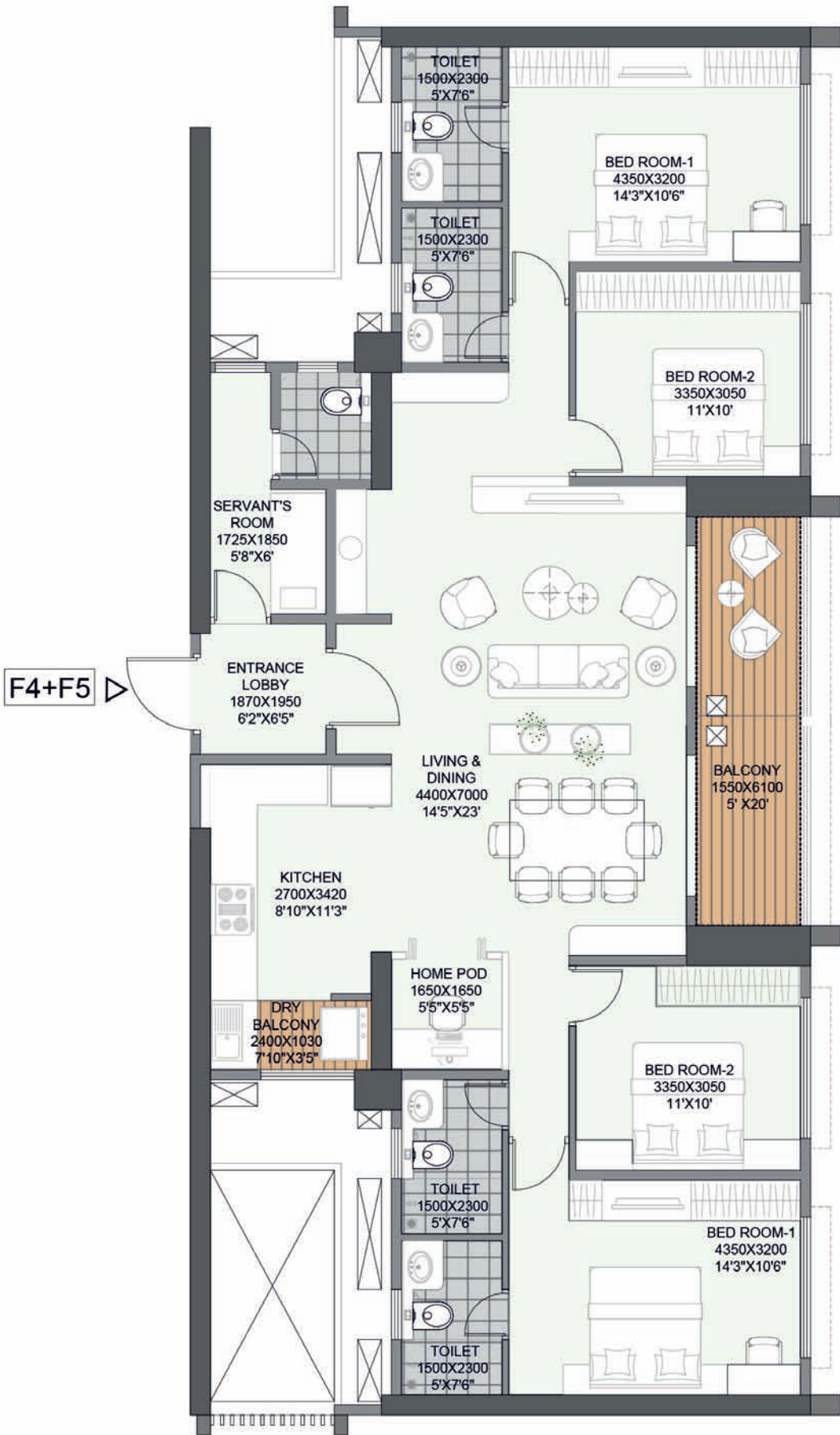
4 BHK UNIT PLAN

CARPET: 1592.32 SQ. FT



4 BHK UNIT PLAN

CARPET: 1612.66 SQ. FT



SPECIFICATIONS



STRUCTURE

- RCC frame structure



MASONRY

- External walls 4"/ 6"/ 8" thick brickwork or lightweight blocks or RCC Walls
- Internal walls 4"/ 6"/ 8" thick brickwork or lightweight blocks or RCC Walls



PLASTER SMOOTH

- Neeru Plaster/POP finish for internal walls
- Sand faced cement plaster/only texture, for external walls



DOORS

- Decorative main entrance door with standard make fitting



WINDOWS

- Anodized aluminium sliding window or similar



FLOORING

- Glazed vitrified flooring 600x1200 and 800x1600 of standard make for the entire flat



BATHROOMS

- Anti-skid tiles for flooring
- Designer glazed / vitrified dado tiles up to lintel level
- Hindware / Jaquar or equivalent make sanitary ware
- Hot & cold mixer for Master Bed bathroom
- Provision for exhaust fan
- Provision for geyser point
- Waterproof doors
- Solar hot water in mixer point in Master Bed bathroom for specified timing



KITCHEN

- Granite kitchen platform
- Stainless steel sink
- Glazed vitrified / vitrified tiles dado above platform up to lintel level



ELECTRIFICATION

- Adequate concealed electrical points with copper / aluminium wiring, telephone point and cable T.V. point in living room and master bedroom
- Provision for broadband connection in master bedroom
- AC point in all bedrooms and living room



PAINTING

- Plastic emulsion in the entire flat
- External acrylic weather proof paint for entire building



PLUMBING

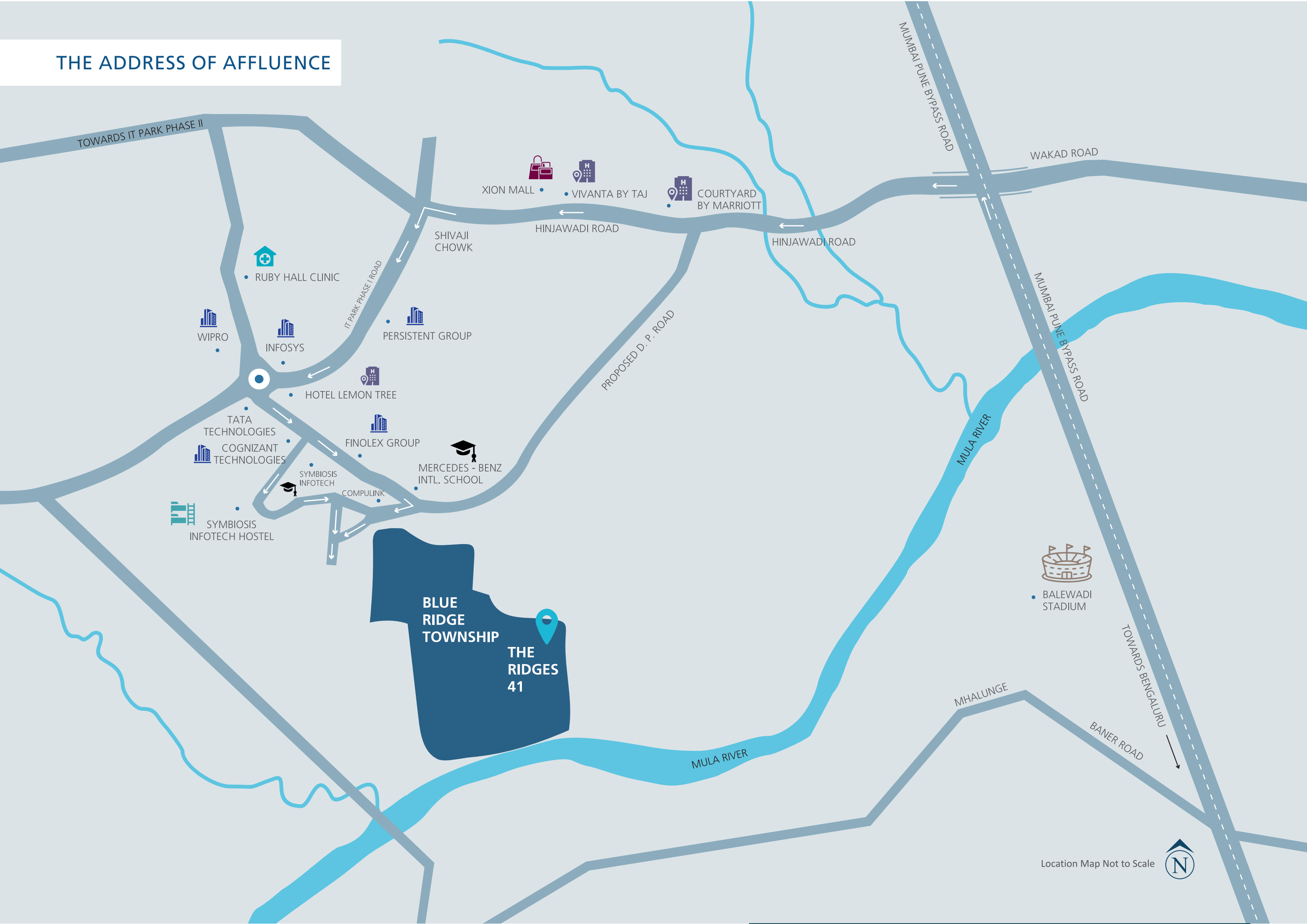
- Concealed / open plumbing
- Jaquar / Hindware / equivalent fittings in bathroom, toilet and kitchen



LETTERBOX

- Letterbox for each flat

THE ADDRESS OF AFFLUENCE



WORKING TOGETHER TO CREATE THE VISION FOR TOMORROW



With over three decades of unwavering commitment to customer satisfaction and trust, Paranjape Schemes Construction Limited has evolved into a versatile, multi-dimensional real estate enterprise, spanning various locations. Remaining attuned to the evolving needs and aspirations of its clientele, the essence of the Happiness Network is rooted in fostering a sense of belonging among all the families.

At Paranjape, the transformation of neighbours into friends or even family is not just a concept - it's a living reality. Enhanced by the spirit of unity is the privilege of owning the coveted Happiness Network Card, a badge of pride for Paranjape's esteemed residents.



200+ Projects

75,000+ Residents

35 Years

9 Cities

20 Million Sq. Ft Delivered



30+ Years of Expertise

12+ Operations Across Locations

12+ Projects Delivered

40,000+ Trusting Customers

With a legacy spanning three decades, GK Associates proudly boasts a distinguished heritage in the realm of real estate. From modest origins, their journey has been propelled by unparalleled expertise, epitomising excellence in crafting top-tier residential and commercial spaces. Renowned for prioritising customer satisfaction, GK Associates meticulously orchestrates every detail, ensuring a blend of unparalleled luxury and functionality. Their commitment to well-defined processes and stringent timelines guarantees more than mere real estate offerings - it promises genuine value for discerning clients.

The

RIDGES

At Blue Ridge Township

Managed & Marketed by:



A Project By:



The Ridges41

At Blue Ridge Townshp, Hinjawadi, Pune.



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