



THE GROVES
— AT BLUE RIDGE —



Artistic Impression



Blue Ridge Township has always evolved along with the needs and demands of the ever-evolving customers. The Groves busts the myth that luxury and sophistication are limited only to premium projects. All that you have desired to get in a 1 BHK home, The Groves makes sure you do not have to adjust on any of those aspirations. The smartly planned 1 BHK homes are intricately crafted in such a way that space is utilized optimally and there's ample room for natural light and ventilation. Thoughtfully located within 138 acres of an opulent township, The Groves has access to a highly-rated ICSE school, marina boat club, high-street shopping and malls, SEZ, IT parks... all in your proximity. Along with pragmatic spaces inside the 1 BHK homes, the entire experience of living in a wholesome township is perfectly crafted for you to UN-ADJUST on your dreams.

#UN-ADJUST

1 BHK HOMES WITH THE ADVANTAGE OF
138 ACRES TOWNSHIP AT BLUE RIDGE.



#UN-ADJUST

You have always persisted through challenges
with passion. You have always steered clear
of mediocrity that wears a mask of perfection.
You always had that eye for pure detail and panache.
You have adored precision as well as creativity.
You've never let others limit your wants. That's what
it takes to stay afar from those who curb your
dreams. That's what it takes to UN-ADJUST!

**ON CREATING
UNFORGETTABLE
MOMENTS!**



Artistic Impression

**OPEN UP TO
A MASTERPIECE
OF A LIFESTYLE**

UN-ADJUST ON A WHOLESOME LIVING



Actual Site Photo With Artistic Impression

138 ACRES TOWNSHIP MASTER LAYOUT



LEGENDS

- | | | | |
|---------------------------------------|-----------------------------|--------------------------------------|--------------------------|
| 1. The LOFTS | 11. School | 21. Marina Front | 31. SEZ Main Entrance |
| 2. PSC Capital | 12. Multi-Purpose Hall | 22. Tennis Court | 32. High Street Shopping |
| 3. Main Entrance | 13. Future Development | 23. Kids Pool & Children's Play Area | 33. Cricket Pitch |
| 4. SEZ 1 | 14. Pet Zoo + Coconut Grove | 24. Future Development (Golf Club) | 34. Landscaped Garden |
| 5. SEZ 2 | 15. The Groves | 25. Driving Range | 35. Sky Lounge |
| 6. Cycling Track & Pedestrian Pathway | 16. Swimming Pool | 26. Golf Course | 36. Mini Football Court |
| 7. Fire Station | 17. Health Club | 27. Clubhouse & Gymnasium | 37. The Promenade |
| 8. Children's Play Area | 18. MSEB Substation | 28. Convenient Shopping | |
| 9. Tennis Court | 19. Viewing Deck | 29. Theme Square | |
| 10. Playground | 20. Convenience Store | 30. Main Circle | |

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

When it comes to crafting astonishing townships & developing world-class high rise constructions by MiVAN, Blue Ridge Township stands tall as the epitome of sustainability, functionality & creativity. Be it for a captive 22kW MSEB substation, or an award-winning ICSE school, living in a zero discharge township at Blue Ridge means you do not have to step outside for anything else. With a vibrant community of 4,000+ residents, The Groves is where you begin to UN-ADJUST on the entire Blue Ridge Advantage.

READY INFRASTRUCTURE:

- Blue Ridge Public School
- SEZ

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**ON THE
INFRASTRUCTURAL
EXCELLENCE!**

TOWNSHIP AMENITIES:

- Fire Station
- Captive Water & Sewage Treatment Plants
- Captive MSEB Power Substation



#UN-ADJUST

Here's a township by Paranjape Schemes amidst the pulsating city that breathes an air of freedom in its own style. Here's a township that stands tall as the confluence of brilliant and elegant infrastructure. Here's the advantage of the Blue Ridge Township for you. The 138 acres of sheer glory reflects opulence with some of the superlative amenities such as a 9-hole golf course with golf club, marina boat club, Blue Ridge Sports Club and so much more. Everything that you experience here will only upgrade your quality of life in a glorious way.

CLUB LIFE:

- 9-Hole Golf Course With Golf Club*
- Marina Boat Club*

ON THE BLUE RIDGE ADVANTAGE!

BLUE RIDGE SPORTS CLUB:

- Tennis Academy*
- Barcelona Football Academy*
- Upcoming Cricket Academy*

LIFESTYLE AMENITIES:

- High-Street Shopping
- Theme Square

Actual Site Photo

* T&C Apply. Club Memberships Extra.



#UN-ADJUST

When children win awards at school, it makes the parents feel proud. What if the school where they are learning has won an award?

Blue Ridge Public School is certainly one such place where winning awards and learning continuously is a mutual thing. The ICSE board curriculum, state-of-the-art infrastructure with facilities for academics, sports & hobbies, experienced mentors and administrators, and the dedicated management of Blue Ridge Educational Institute ensure that, just like you, even your kids will learn to UN-ADJUST on getting the best education.

ON EDUCATION

HIGHLIGHTS:

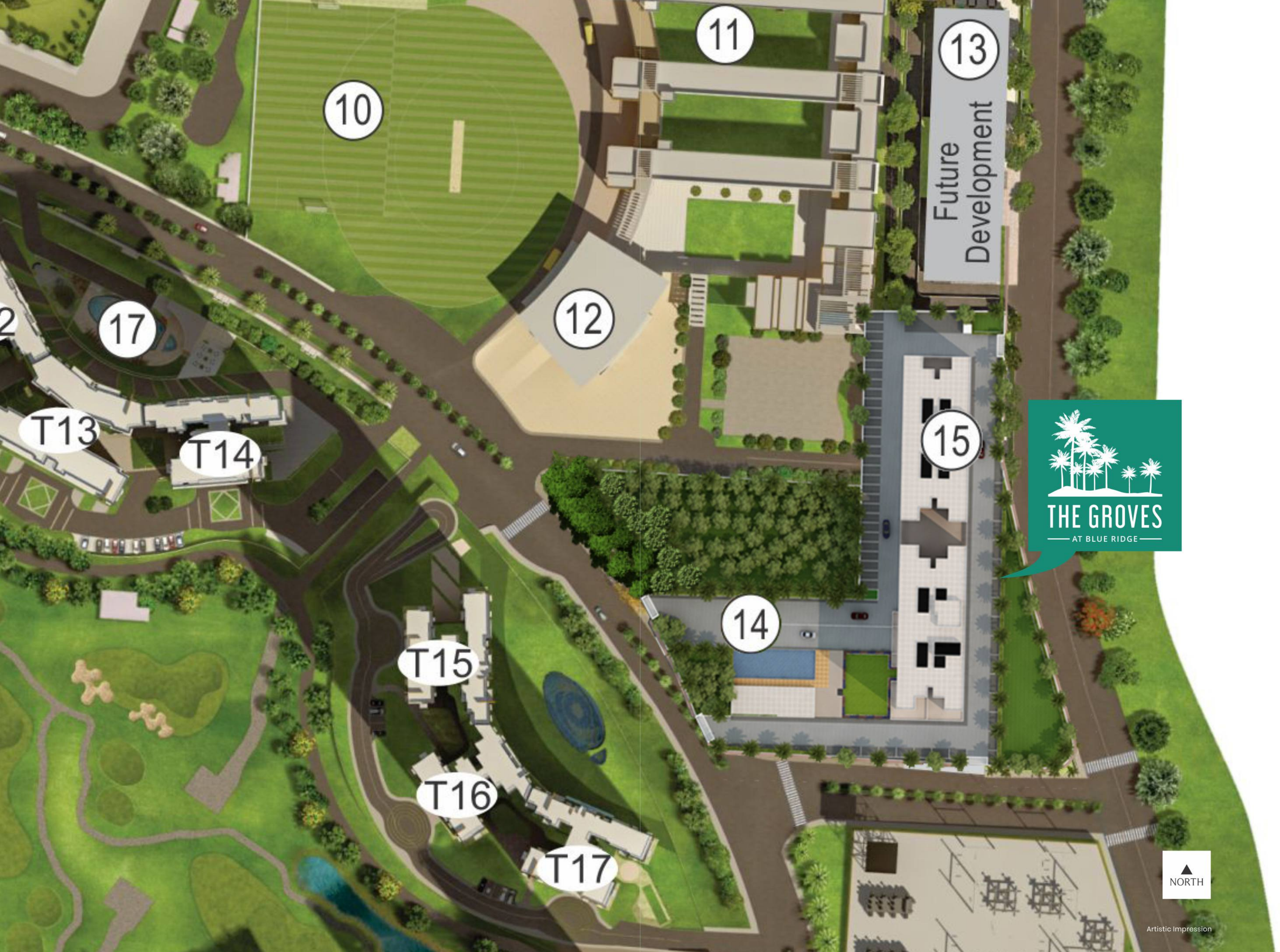
- 9 Acres Campus
- Top-Rated Faculty
- Bus Services Across Pune



#UN-ADJUST

It's more than just the square feet of space you own that matters. It's also about how smartly the space is utilized. With large living rooms for you to bring home the party squad, The Groves is where space is one thing that belongs to you completely. Well, you can also customize your home by merging two 1 BHK homes to have that extra guest room, or a home office that you always wanted. So, whether it is a 1 BHK or a customized 2.5 BHK home, The Groves entitles you to UN-ADJUST on space & comfort.

ON SPACE & COMFORT!



Future
Development





#PRO-HOMES

When it comes to evoking attention, the smartly planned 1 BHK homes at The Groves do it perfectly with utmost precision. The grid layout homes with designer specifications ensure that you do not have to adjust either on the aesthetics or the functionality. The floor to ceiling glass windows for the bedroom and living room not only optimize the space but also allow for better natural light and maximum ventilation. The balconies offer you enough privacy so that you unwind without interruptions. These optimally planned homes ensure you are completely immersed in riveting spaces.

INTRODUCING

PRAGMATIC, ROBUST & OPTIMALLY PLANNED HOMES



Large Living Room



Separate Kitchen; Not A Kitchenette



Floor To Ceiling Windows In Living & Bedroom For Natural Light & Ventilation



Private Balcony



Designer Specifications

- Swimming Pool With Kids' Pool
- Clubhouse With Gym
- Multi-Purpose Hall
- Indoor Games
- Kids' Corner
- Landscaped Garden
- Multi-Level Car Parking
- CCTV Camera Surveillance
- Video Intercom Facility

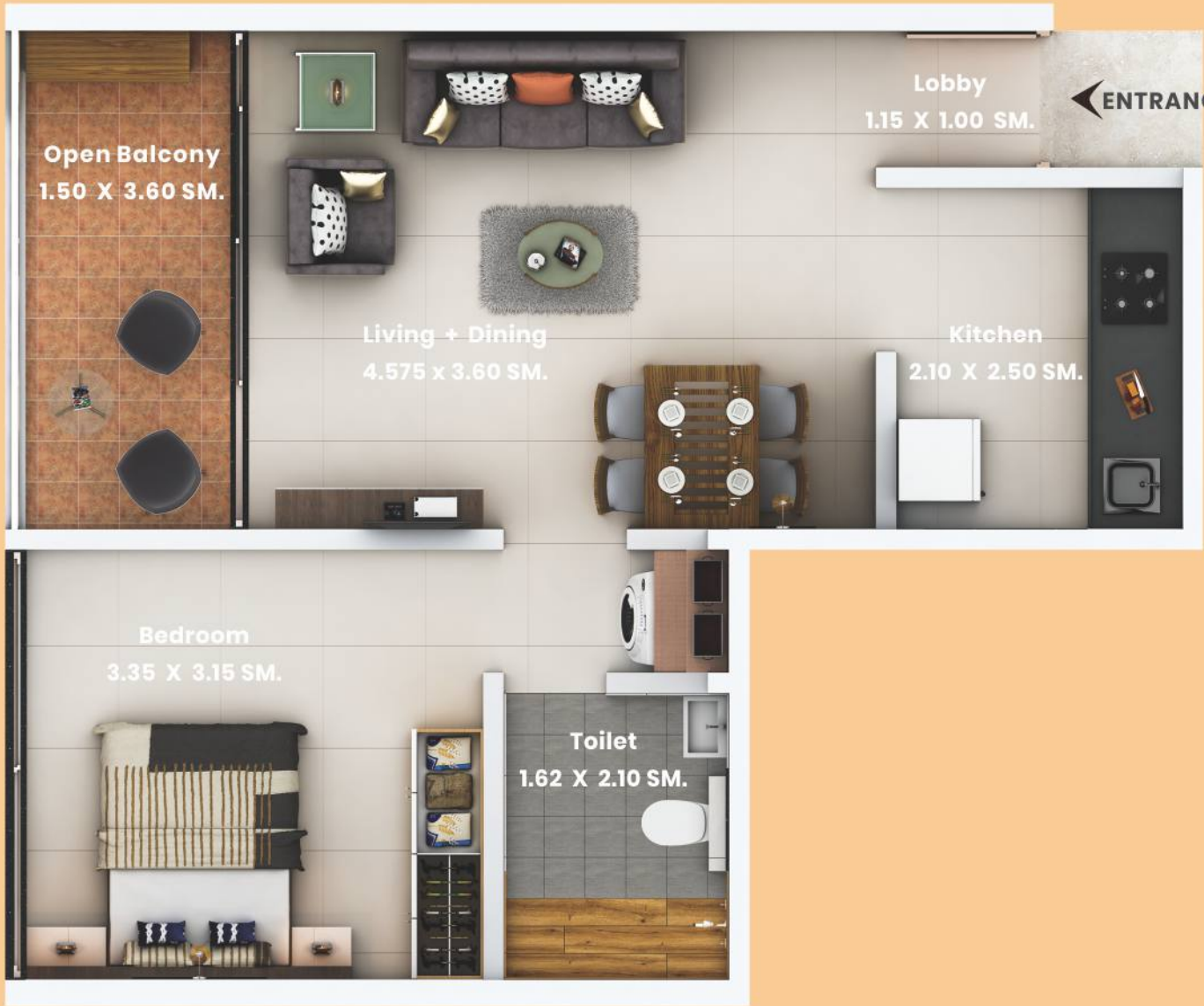
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ON THE AMENITIES

ISOMETRIC VIEW



TOP VIEW



TYPE	UNIT	CARPET	BALCONY	TOTAL
1 BHK	Sq. M.	41.36	5.47	46.83
	Sq. Ft.	445.20	58.93	504

1 Sq.Mt. = 10.764 Sq.Ft.



NOTE: "Carpet area" means the net usable floor area of an apartment, excludes the area covered by the external wall, areas under service shafts, exclusive balcony or verandah area and an 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 the carpet area.



#UN-ADJUST

FLOORING & DADO WORK

- Vitrified Tiles For Living, Dining, Kitchen And Bedroom
- Ceramic Floor Tiles For Toilet
- Dado Tiles In Toilet Up To Lintel Level
- Dado Tiles Above Cooking Platform Up To Lintel Level Height In Kitchen

DOORS

- Main Door Will Be Flush Door With Laminate On Both Sides
- All Internal Door Shutters Will Be Flush Door With Laminate On Both Sides
- Powder Coated Aluminum Sliding Shutters With Glass For Balcony Doors

PAINTING & FINISHES

- Gypsum Punning And Plastic Emulsion Paint For All Internal Walls (Except Toilet And Balcony)

ON THE DETAILS!

ELECTRICAL & PLUMBING

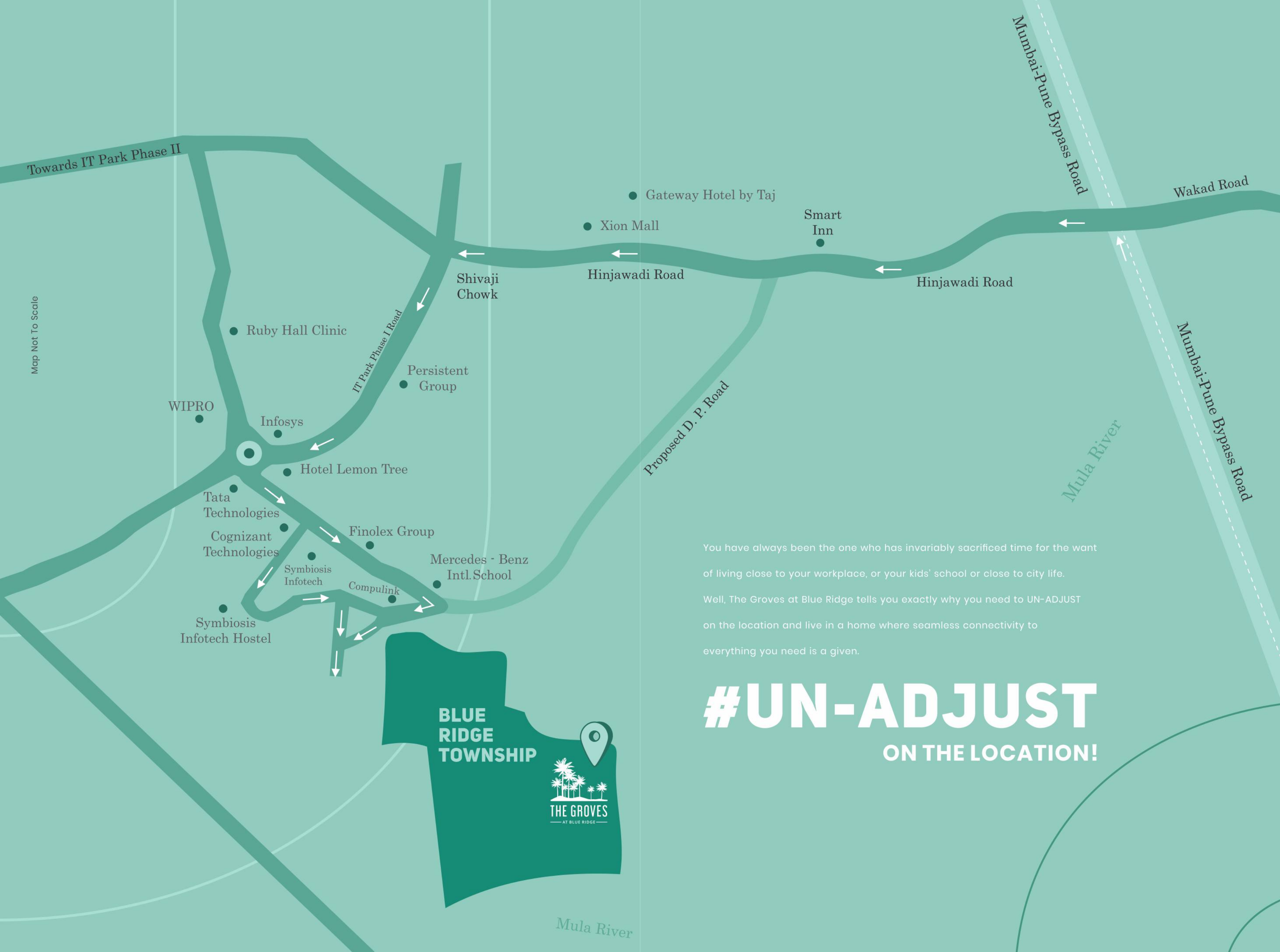
- Concealed Wiring With Modular Switches
- Concealed Plumbing With C.P. Plumbing Fixtures
- Electrical & Plumbing Provisions For Water Heater & Electrical Provision For Exhaust Fan In Toilet
- Electrical & Plumbing Provisions For Water Purification & Electrical Provision For Exhaust Fan In Kitchen
- TV And Telephone Points In Living & Bedroom
- AC Electrical Point In Living & Bedroom

WINDOWS

- Powder Coated Aluminum Sliding Window

KITCHEN

- Granite Kitchen Platform With Stainless Steel Sink
- Piped Gas System



Map Not To Scale

You have always been the one who has invariably sacrificed time for the want of living close to your workplace, or your kids' school or close to city life.

Well, The Groves at Blue Ridge tells you exactly why you need to UN-ADJUST on the location and live in a home where seamless connectivity to everything you need is a given.

#UN-ADJUST

ON THE LOCATION!



Mula River

Paranjape Schemes has been a brand that has lived up to the ethos of UN-ADJUST in its own sense. Regardless of the challenges the real estate industry posed, adjusting to substandard norms has never been their forte. Every house ever constructed by Paranjape Schemes has surpassed the parameters of perfection. For over three decades in the industry, Paranjape Schemes has delivered more than 190 impeccable projects in both residential and commercial sectors. Also, Paranjape Schemes are pioneers in developing a one-of-its-kind housing project – Athashri which is for the senior citizens in the country.

#UN-ADJUST

ON THE BRAND!





#UN-ADJUST

When you are a part of any Paranjape project, you are welcomed into a lively & vibrant community of 45,000 residents across 190 projects that truly reflects the sense of oneness. The Happiness Network, as we call it, is synonymous with the spirit of New India where diverse people come together to form one harmonious community. The core idea of the network is to spread the feeling of belongingness to all our families. Neighbors becoming friends or even family is a reality at Paranjape. These are only few examples to illustrate how all roads at Paranjape lead to a vibrant, happy life. Come experience the rest!

ON COMMUNITY
LIVING!





#UN-ADJUST

REFER & EARN

Your love for Paranjape homes is boundless and if you wish your friends or family to be in your neighborhood, here are a few steps you can follow:

- Refer your friends or family members to own a home at Paranjape Schemes
- Earn up to 1% referral for every single reference you share with us
- You can also get rewarded with goodies throughout the year

RENTAL & RESALE ASSISTANCE

We are ready to back you up even when it comes to rental and resale support:

- We hold a wide & extensive resale and rental database which permits us to provide support in this sphere
- We furnish a thoroughly screened list of local brokers/ channel partners for assistance
- We offer support for rental agreements
- We exhibit utmost transparency in transactions

ON THE BENEFITS!

Happiness Network Business Associate

We are there for our Paranjape family in every aspect; whether it is about a happy living or a flourishing business. Adjusting on the benefits is something we do not recommend to any of our Business Associates. Here's every bit of the benefit that they deserve:

- This specific wing of Happiness Network is to promote the entrepreneurs among our Paranjape community
- It gives a chance to promote their businesses within our client base of 45,000 satisfied customers
- Whether one is running a coaching class, cookery class, art class, restaurant or any other kind of service, they will be eligible to get their business advertised on our app or newsletter

Living in a sprawling 138 acres of an abundant Township has its own advantages. While you wish to live close to everyone you hold dear, Blue Ridge Township offers a choice to UN-ADJUST on your neighborhood as well. Whether it is you or your friends and family who aspire to own a home or a commercial space, Blue Ridge Township never ceases to amaze with a plethora of options.

#UN-ADJUST

ON THE CHOICE

TOWER 24 & 25

3 BHK PREMIUM RESIDENCES

TOWER 16 AT ORION

2 BHK GOLF VIEW HOMES

THE PROMENADE

RIVERFRONT OFFICE SPACES

THE LOFTS

RETAIL & COMMERCIAL OFFICE SPACES ON LEASE





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A Project By: **Paranjape Schemes**



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MAHARASHTRA | KARNATAKA | GUJARAT | USA

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