THE ALTIUS

AT BLUE RIDGE



Cloud 9 Multiplied By 4



Actual photograph

Blue Ridge
Be a world citizen

Become a World Citizen

Blue Ridge is where modern life meets the beauty of nature, offering the perfect balance for the world citizen. This 138-acre township features an award-winning ICSE school, a state-of-the-art Golf club, high street shopping, a 9-hole golf course, and a variety of restaurants, cafes, and commercial spaces. Everything you need is here.

With round-the-clock water and electricity supply, 18m wide road and zero discharge waste management systems, Blue Ridge stands tall as a model of sustainability and functionality. You'll never need to step outside—this world is crafted just for you!

3 TIME WINNER

BEST TOWNSHIP AWARD

TIMES GROUP AWARD 2018
NDTV PROPERTY AWARD 2015
CNBC AWARD 2015

ELEVATE TO A

Township Lifestyle

THAT IS HIGHER BY NATURE



9 Hole Golf Course

Actual photograph



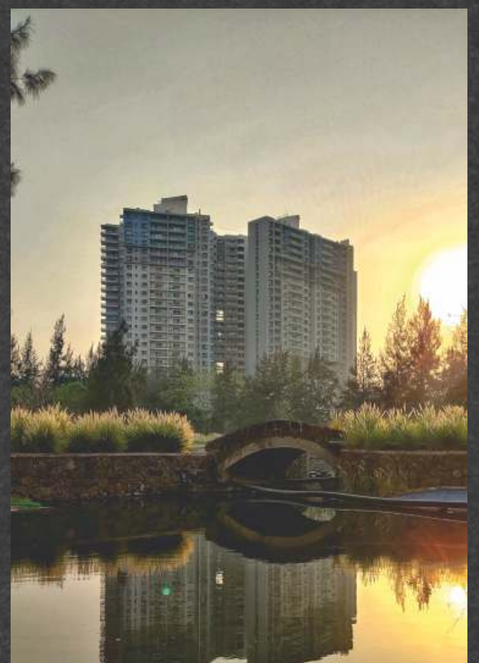
Sports Academies

Actual Photograph



Ready Infrastructure

Actual Photograph



10+ Acres of Gardens, Playgrounds & Open Spaces

Actual Photograph



18m Wide Internal Road with Streetscapes + Well-designed Walkways

Actual Photograph



Primary & Secondary School

Actual Photograph

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



Artistic impression

Riverfront & Golf View Residences

36 STOREY OF SUCCESS, ELEVATED

Success isn't about making noise - it's about reaching heights others can only admire. Your journey to the top is a testament to that.

Introducing The Altius, the pinnacle of luxury at Blue Ridge. A 36-storey marvel, it's a residence crafted for those who demand more from life. The 3, 4 & 5 BHK residences are a tribute to your refined palate, crafted by experts who understand that excellence is not by chance - but through diligent attention to details.

From a double-height lobby that matches your stature to the floor-to-ceiling glass windows that open up to breathtaking views of the 9-hole golf course and riverfront, The Altius rises above the exceptional. Each residence features two walk-in wardrobes, an exclusive guest entrance, and even the versatility of a home office space, ensuring that fulfilling your aspirations are not left to chance.

At The Altius, you're not just living. You're living Higher by Nature.

A VIEW THAT MAKES YOU FEEL

On Top of The World

The 3, 4 & 5 BHK residences at The Altius are positioned at the most coveted spot in Blue Ridge. Perched on the riverfront, this avant-garde 36-storey tower offers breathtaking views—picturesque riverfront on one side, and a lush 9-hole golf course on the other.

Every detail of these homes is designed to elevate your lifestyle, with amenities that perfectly complement your success.

Actual photograph with artistic impression

Conceptual image

WHEN YOU
STAND HIGHER, YOU

Raise The Standard

The Altius at Blue Ridge inspires the impeccable in you. The 3-side open residences with a stunning glass façade offer unmatched views of the township, while the double-height entrance lobby welcomes you with grandeur to match your prestige.

This is where visionaries share their finest moments, and leaders command their space. At The Altius, your stature is reflected in every detail—because here, your attention to excellence is truly rewarded.



KEY FEATURES

Double-height Entrance Lobby

Expansive yet elegant, The Altius creates a perfect first impression for those entering your home, and a grand entrance every time you leave it.

State-of-the-art Fixtures & Fittings

From one of the tallest towers in the area, come stunning vistas, equipped with high quality service lifts.

Golf & River-facing Residences

Elevated living comes with choices. The Altius offers the finest aspects of Blue Ridge Township, with breathtaking views of the golf course and river.

3-side Open Layout

In a high-rise like The Altius, abundant air, sunlight, and ventilation are not just perks—they're essentials of living higher by nature.



Artistic impression

Extensive Living Areas

The Altius boasts the largest living room in the area, enough to enclose the most extravagant lifestyle.

Two Walk-in Wardrobes

For those who have reached extraordinary heights, The Altius accommodates your success with generous walk-in wardrobes.

Maximum Natural Light & Ventilation

The thoughtfully designed layouts at The Altius ensure your home is flooded with natural light and fresh air.

Exclusive Guest Entry

The Altius offers an exclusive guest entry that provides a sense of privacy and can easily transform into a stylish home office.



Artistic impression

BLUE RIDGE
GOLF CLUB

YOUR EXCLUSIVE ACCESS
TO

The Golf Club Sports Membership

Aiming for the best things in life should be rewarded. That's why every home at The Altius comes with your very own complimentary Blue Ridge Golf Club Sports Membership. Along with the prestige of owning this membership, comes access to all the sporting facilities that Blue Ridge offers like the Golf Course, Tennis Courts, Sports Academies, Gym, Yoga Centre, Swimming Pool, and the Multi-Purpose Hall. You may choose to upgrade your membership to the privilege of a Lifetime Membership. It's time you walked the red carpet to your club of exclusivity.

*Additional charges on Lifetime Club Membership will be applicable.

Blue Ridge
Be a world citizen

MASTER LAYOUT



LEGENDS

1. MAIN ENTRANCE
2. PSC CAPITAL
3. THE LOFTS
4. B1 - B8
5. CONVENIENT SHOPPING
6. FUTURE DEVELOPMENT
7. T1 - T6
8. T9 - T11
9. T12 - T14
10. ORION
11. CRICKET GROUND
12. BLUE RIDGE SCHOOL
13. RIDGES 41
14. THE GROVES
15. MSEB SUB-STATION
16. T18 - T23
17. T24 - T25
18. THE ALTIUS
19. GOLF CLUB
20. GOLF COURSE
21. MARINA WALK

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.

A.U.T. (Area under township)

Artistic impression

MASTER LAYOUT



1ST FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA	TERRACE AREA
		SQ.M	SQ.M	SQ.M	SQ.M
101	3BHK	116.56	10.41	3.87	13.73
102	2BHK	101.66	7.17	-	-
103	4BHK	149.20	20.9	6.02	36.95
104	3BHK	115.18	13.1	5.54	39.4

FURNITURE DISCLAIMER : FURNITURE LAYOUT IS FOR INDICATIVE PURPOSE ONLY.
NOTE : THE DIMENSIONS OF THE UNIT MENTIONED ARE FROM UNFINISHED WALL TO WALL.

N

2ND FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA
		SQ.M	SQ.M	SQ.M
201	3BHK	114.86	8.97	3.96
202	3BHK	114.85	9.12	3.96
203	4BHK	148.25	18.92	4.96
204	3BHK	112.70	11.47	4.56

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3RD FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA
		SQ.M	SQ.M	SQ.M
301	3BHK	114.86	8.97	3.96
302	3BHK	114.85	9.12	3.96
303	4BHK	148.25	18.91	4.96
304	3BHK	112.71	11.47	4.64

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4TH & 5TH FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA
		SQ.M	SQ.M	SQ.M
401,501	3BHK	115.29	8.97	4.12
402,502	3BHK	115.27	9.13	4.12
403,503	4BHK	148.37	18.96	5.01
404,504	3BHK	113.09	11.56	4.64

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6TH FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA
		SQ.M	SQ.M	SQ.M
601	3BHK	115.28	9.01	4.12
602	3BHK	115.27	9.13	4.12
603	4BHK	148.36	18.98	5.01
604	3BHK	113.30	11.56	4.65

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TYPICAL FLOOR PLAN 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 31ST & 33RD TO 36TH FLOOR



FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA
		SQ.M	SQ.M	SQ.M
801,901,1001,1101,1301,1401,1501,1601,1801,1901,2001,2101,2301, 2401,2501,2601,2801,2901,3001,3101,3301,3401,3501,3601	3BHK	115.27	9.14	4.12
802,902,1002,1102,1302,1402,1502,1602,1802,1902,2002,2102,2302, 2402,2502,2602,2802,2902,3002,3102,3302,3402,3502,3602	3BHK	115.31	9.13	4.12
803,903,1003,1103,1303,1403,1503,1603,1803,1903,2003,2103,2303, 2403,2503,2603,2803,2903,3003,3103,3303,3403,3503,3603	4BHK	148.43	18.98	5.01
804,904,1004,1104,1304,1404,1504,1604,1804,1904,2004,2104,2304, 2404,2504,2604,2804,2904,3004,3104,3304,3404,3504,3604	3BHK	113.53	11.56	4.64

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REFUGE 7TH FLOOR PLAN



FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA
		SQ.M	SQ.M	SQ.M
701	3BHK	115.28	9.01	4.12
702	3BHK	115.27	9.13	4.12
703	3BHK	135.76	18.93	5.01
704	3BHK	113.30	11.56	4.65

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REFUGE FLOOR PLAN
12TH, 17TH, 22ND, 27TH & 32ND FLOOR

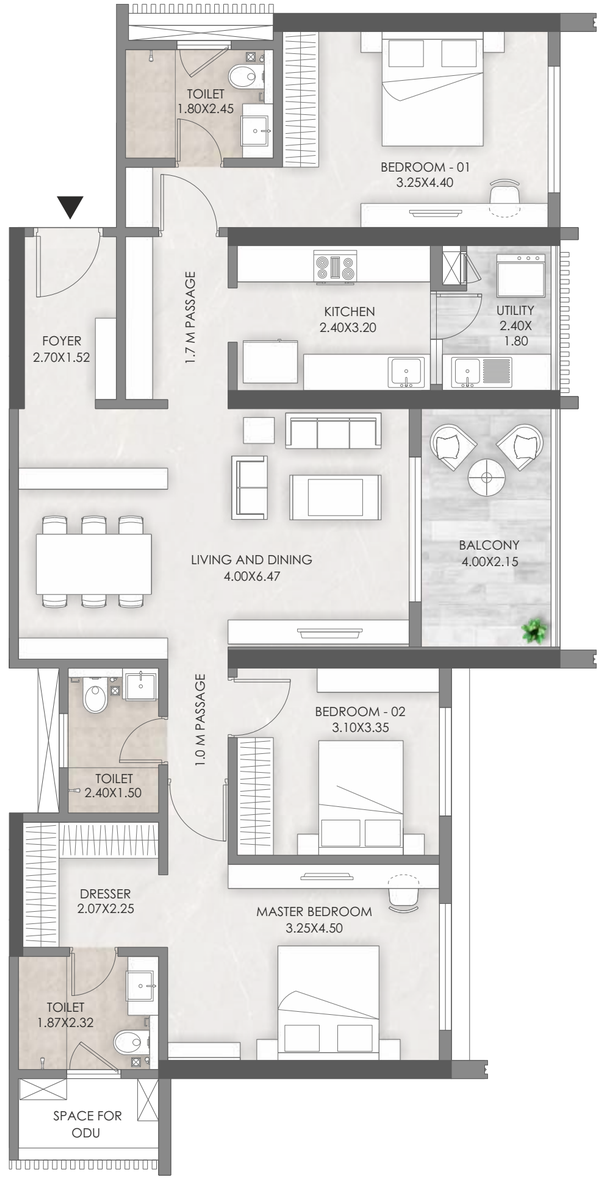


FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA
		SQ.M	SQ.M	SQ.M
1201,1701,2201,2701,3201	3BHK	115.27	9.14	4.12
1202,1702,2202,2702,3202	3BHK	115.31	9.13	4.12
1203,1703,2203,2703,3203	3BHK	135.75	18.98	5.01
1204,1704,2204,2704,3204	3BHK	113.53	11.56	4.64

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Intuitively Thoughtful Designs
Crafted with Exceptional Care.

SERIES 01 | 3BHK

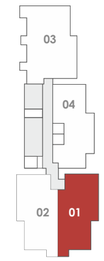


TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA
	SQ.M.	SQ.M.	SQ.M.
3BHK	115.27	9.14	4.12

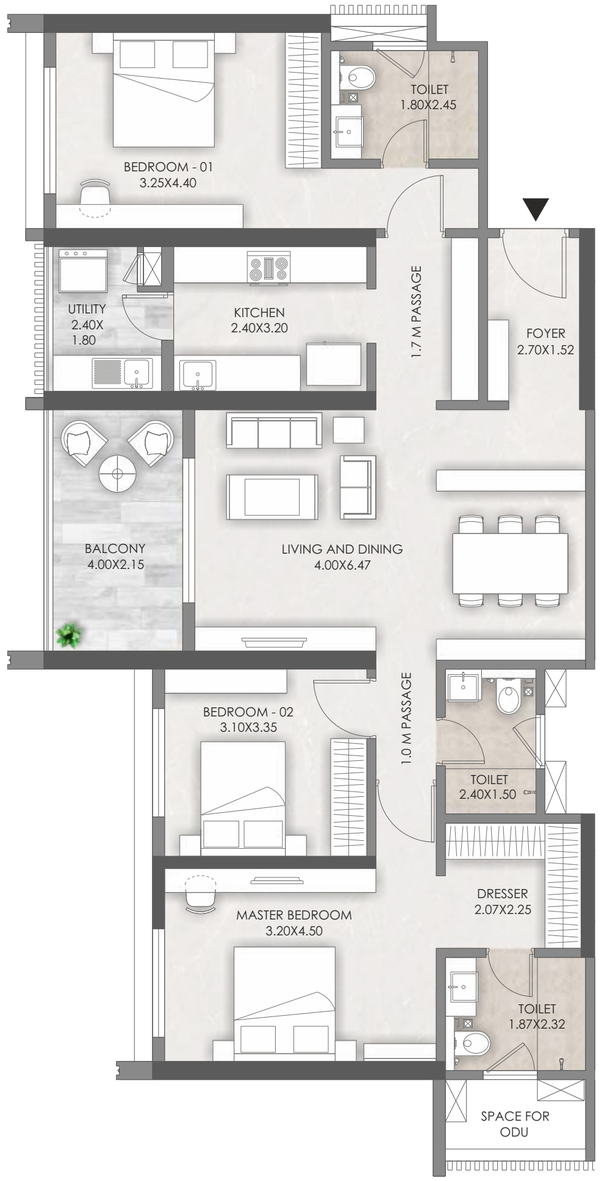
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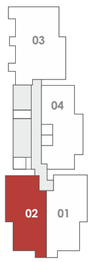
KEY PLAN



SERIES 02 | 3BHK



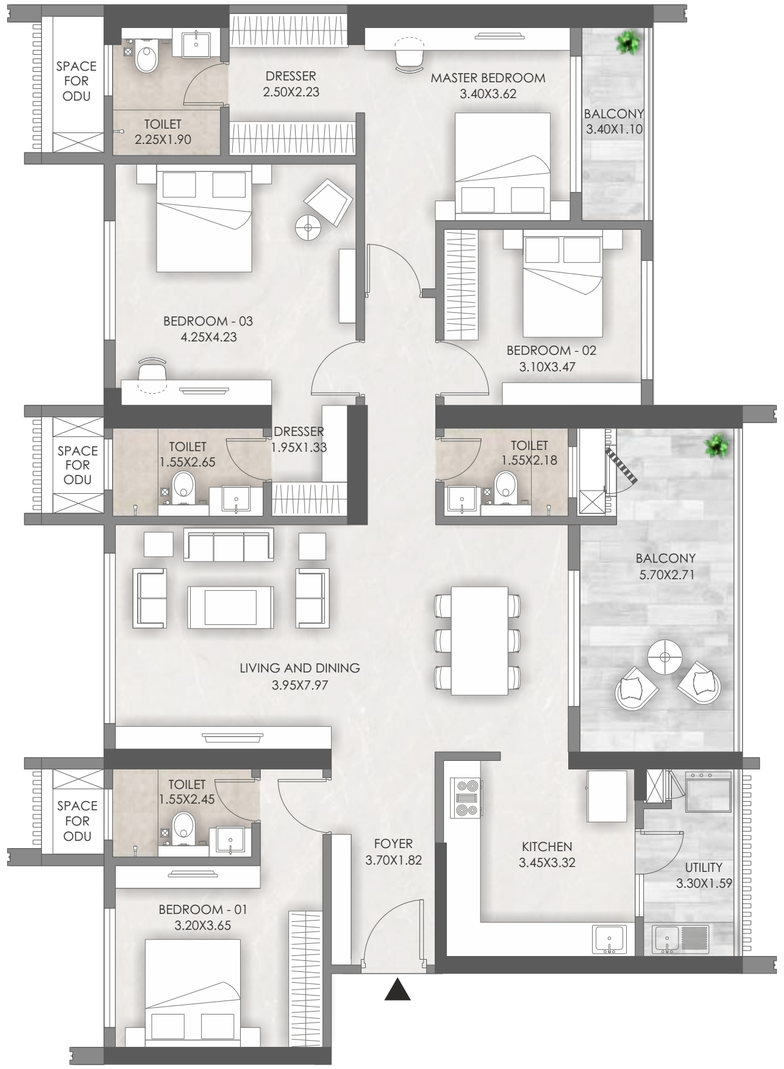
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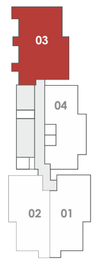
TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA
	SQ.M.	SQ.M.	SQ.M.
3BHK	115.31	9.13	4.12

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SERIES 03 | 4BHK



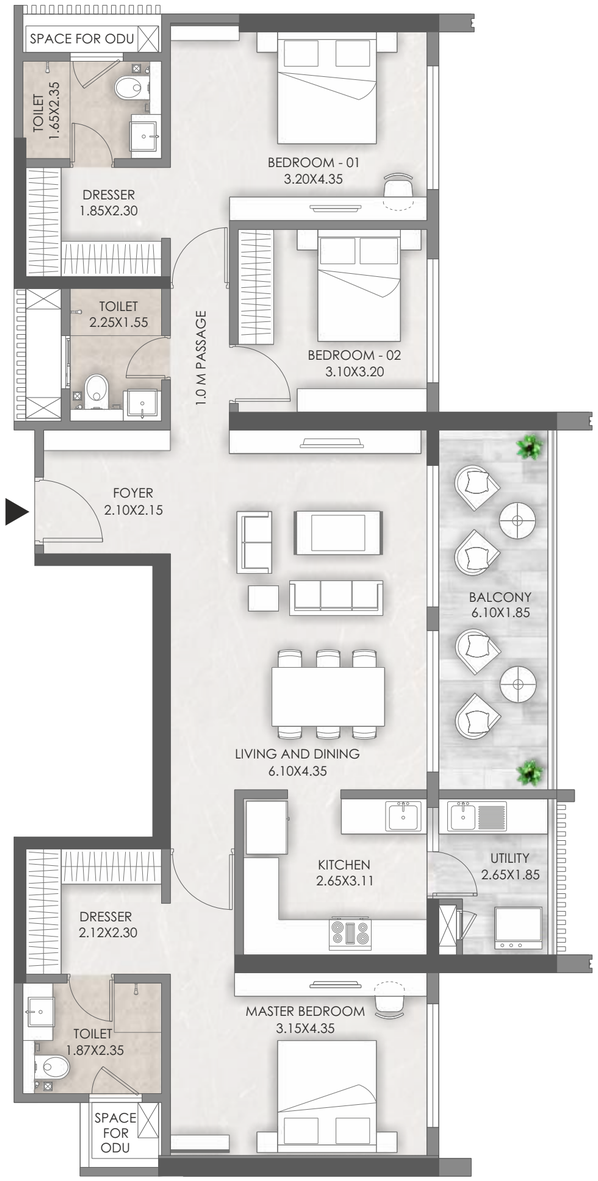
KEY PLAN



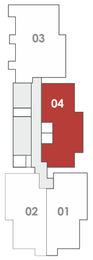
TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA
	SQ.M.	SQ.M.	SQ.M.
4BHK	148.43	18.98	5.01

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NOTE : THE DIMENSIONS OF THE UNIT MENTIONED ARE FROM UNFINISHED WALL TO WALL.

SERIES 04 | 3BHK



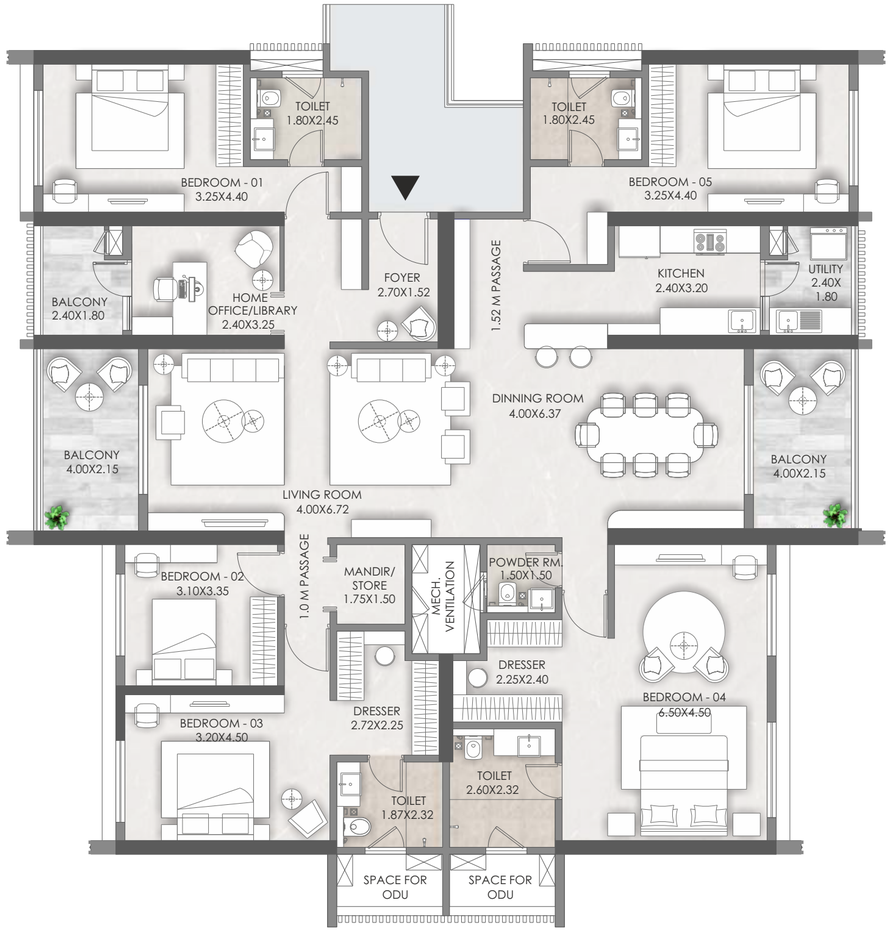
KEY PLAN



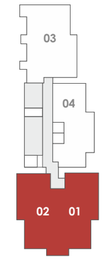
TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA
	SQ.M.	SQ.M.	SQ.M.
3BHK	113.53	11.56	4.64

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SERIES 01 + 02 | 5BHK



KEY PLAN



TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA
	SQ.M.	SQ.M.	SQ.M.
5BHK	232.94	22.39	4.12

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SPECIFICATIONS

3 BHK

FLOORING

- Polished glazed vitrified tiles for living, dining, bedrooms, kitchen & passage
- Glazed vitrified tile for balcony
- Vitrified tiles for toilets

KITCHEN

- Full body vitrified tiles for kitchen and utility platform with single bowl stainless steel sink
- Modular kitchen with chimney
- Piped gas system provision

DADO

- Vitrified dado tiles in toilets up to lintel level
- Vitrified dado tiles above cooking platform up to 2 Ft. height in kitchen
- Toilets with full body vitrified tile vanity counter
- Glass partition for shower area

DOORS

- Main door will be flush door and door frame with laminate on both sides
- All internal door shutters will be pre-hung flush door and door frame with laminate on both sides
- Aluminium sliding doors with glass & mosquito net with anodized finish for balcony

WINDOWS

- Aluminium sliding windows with glass & mosquito net with anodized finish

PAINTING AND FINISHES

- Gypsum punning and velvet paint for all internal walls (except terrace / toilet / utility / balcony area)

ELECTRICAL AND PLUMBING

- Concealed wiring with modular switches
- Electrical and plumbing provisions for water heater and electrical provision for exhaust fan in all toilets
- Electrical & plumbing provisions for water purification and electrical provision for exhaust fan in kitchen
- TV points in living room and in all bedrooms
- USB C point in all bedrooms
- Provision for 1 router / broadband point
- AC electrical point in living and all bedrooms
- Concealed plumbing with C.P plumbing fixtures
- Solar water heating provision in one toilet
- DG power backup (1 KVA)

PROJECT FACILITIES

- Multilevel car parking
- CCTV camera surveillance
- Video intercom facility
- Wi-Fi enabled lobby

4 BHK

FLOORING

- F. B. V. marble-finished tiles for living, dining & passage#
- Polished glazed vitrified tiles for bedrooms & kitchen
- Glazed vitrified tiles for balcony
- Vitrified tiles for toilets

KITCHEN

- Quartz stone kitchen platform and utility platform with single bowl stainless steel sink
- Modular kitchen with chimney
- Piped gas system provision

DADO

- Vitrified dado tiles in toilets up to lintel level
- Vitrified dado tiles above cooking platform up to 2 Ft. height in kitchen
- Toilets with full body vitrified tile vanity counter
- Glass partition for shower area

DOORS

- Main door will be flush door and door frame with laminate on both sides
- All internal door shutters will be pre-hung flush door and door frame with laminate on both sides
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WINDOWS

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PROJECT FACILITIES

- Multilevel car parking
- CCTV camera surveillance
- Video intercom facility
- Wi-Fi enabled lobby

A Plush Neighbourhood

OF URBAN CONVENIENCE


Conceptual image

IT Companies

• WIPRO	~ 4.9 KM
• Infosys	~ 2.6 KM
• TATA Technologies	~ 2.1 KM
• Dassault Systems	~ 2.9 KM
• Accenture	~ 1.3 KM
• Persistent Systems	~ 2.5 KM
• HCL Technologies (Amber Fort)	~ 2.9 KM
• TCS Main Gate, Sahyadri Park	~ 7.1 KM
• Tech Mahindra	~ 7.7 KM
• Synechron	~ 10 KM


Conceptual image

Hotels

• Radisson Blu Pune	~ 2.7 KM
• Courtyard by Marriott	~ 2.8 KM
• Vivanta Pune	~ 2.7 KM
• Hyatt Place Pune	~ 2.1 KM


Actual photograph

School

• Blue Ridge Township Public School	~ 0.6 KM
• Mercedes Benz International School	~ 1.7 KM
• Edify International School	~ 1.7 KM
• Vibgyor High School	~ 3.7 KM


Conceptual image

Lifestyle

• Marina Drive	~ 0.2 KM
• Thikana	~ 4.4 KM
• Orion Molecular Kitchen and Bar	~ 7.6 KM
• Frozen Monkey	~ 2.8 KM
• Urban Foundry	~ 8.6 KM
• Incognito	~ 8.6 KM


Conceptual image

Hospitals

• Ruby Hall Clinic, Hinjawadi	~ 3.1 KM
• Sanjeevani Hospital	~ 3.9 KM
• Hinjawadi Hospital	~ 3.5 KM
• Life Point Multispeciality Hospital	~ 4.6 KM

The location data provided is based on approximate calculations and may not be 100% accurate.

LOCATION

TOWARDS IT PARK PHASE II

XION MALL

VIVANTA BY TAJ

COURTYARD BY MARRIOTT

SHIVAJI CHOWK

HINJAWADI ROAD

HINJAWADI ROAD

MUMBAI PUNE BYPASS ROAD

WAKAD ROAD

RUBY HALL CLINIC

IT PARK PHASE I ROAD

WIPRO

INFOSYS

PERSISTENT GROUP

HOTEL LEMON TREE

TATA TECHNOLOGIES

COGNIZANT TECHNOLOGIES

FINOLEX GROUP

PROPOSED D. P. ROAD

MERCEDES - BENZ INTL. SCHOOL

SYMBIOSIS INFOTECH

COMPULINK

SYMBIOSIS INFOTECH HOSTEL

MULA RIVER

MUMBAI PUNE BYPASS ROAD

BALEWADI STADIUM

BLUE RIDGE TOWNSHIP

TOWARDS BENGALURU

MHALUNGE

BANER ROAD

MULA RIVER

N

Location Map Not to Scale

Makers of the finest townships in India

PARANJAPE®
The Spirit Of New India

75,000+ RESIDENTS | ACROSS 9 CITIES | OVER 35 YEARS

IN 200+ PROJECTS | 20 MILLION sq.ft DELIVERED

EXPERIENCE
the P factor

- **PROMISE** OF PARANJAPE • **POSITIVE** ENVIRONMENT
- **PERSONAL** TOUCH • **PIONEERS** OF SUPERLATIVE LIVING
- **PRIME** LANDMARKS

Blue Ridge Township, Hinjawadi, Pune. I **pscl.in** I **95299 33180**

Disclaimer:
The plans, layouts, specifications, images, and other details provided are for illustrative purposes only. The developer/owner reserves the right to modify any or all of these elements in the interest of the overall development. Certain fittings/options may be available in limited quantities or at an additional cost, and may not be included in the standard offering. All brands listed may be substituted with equivalent or superior brands, as determined by the project architect. This brochure does not constitute an offer or contract of any kind between the developer/owner and the recipient. Any sale or lease of units within this development will be governed exclusively by the terms outlined in the formal sale/lease agreement, and the information presented here shall not affect such agreements.

The dimensions and areas indicated in the plans are based on unfinished surfaces measured using the polyline method, and do not account for any reductions due to finishes or installations. Additionally, a variance of +/- 3% in the unit carpet area and/or unfinished dimensions may occur due to design and construction variations. The plans provided are representative of typical unit/floor layouts—please confirm the exact layout and orientation of your unit prior to purchase. Garden and terrace units are entitled to the exclusive use of the designated private garden/terrace area. *F.B.V. stands for Full body vitrified.

MAHARERA REG. NO:
R7 - THE ALTIUS: P52100078116
Available at website : https://maharera.mahaonline.gov.in