

PARANJAPE

# ORION

AT BLUE RIDGE HINJAWADI PHASE I

“YOUR GREATNESS IS MEASURED  
BY YOUR HORIZONS”

PARANJAPE  
**ORION**  
AT BLUE RIDGE ● HINJAWADI PHASE I

Orion stands out as one of the most prominent constellations in the night sky...located on the celestial equator and visible throughout the world.

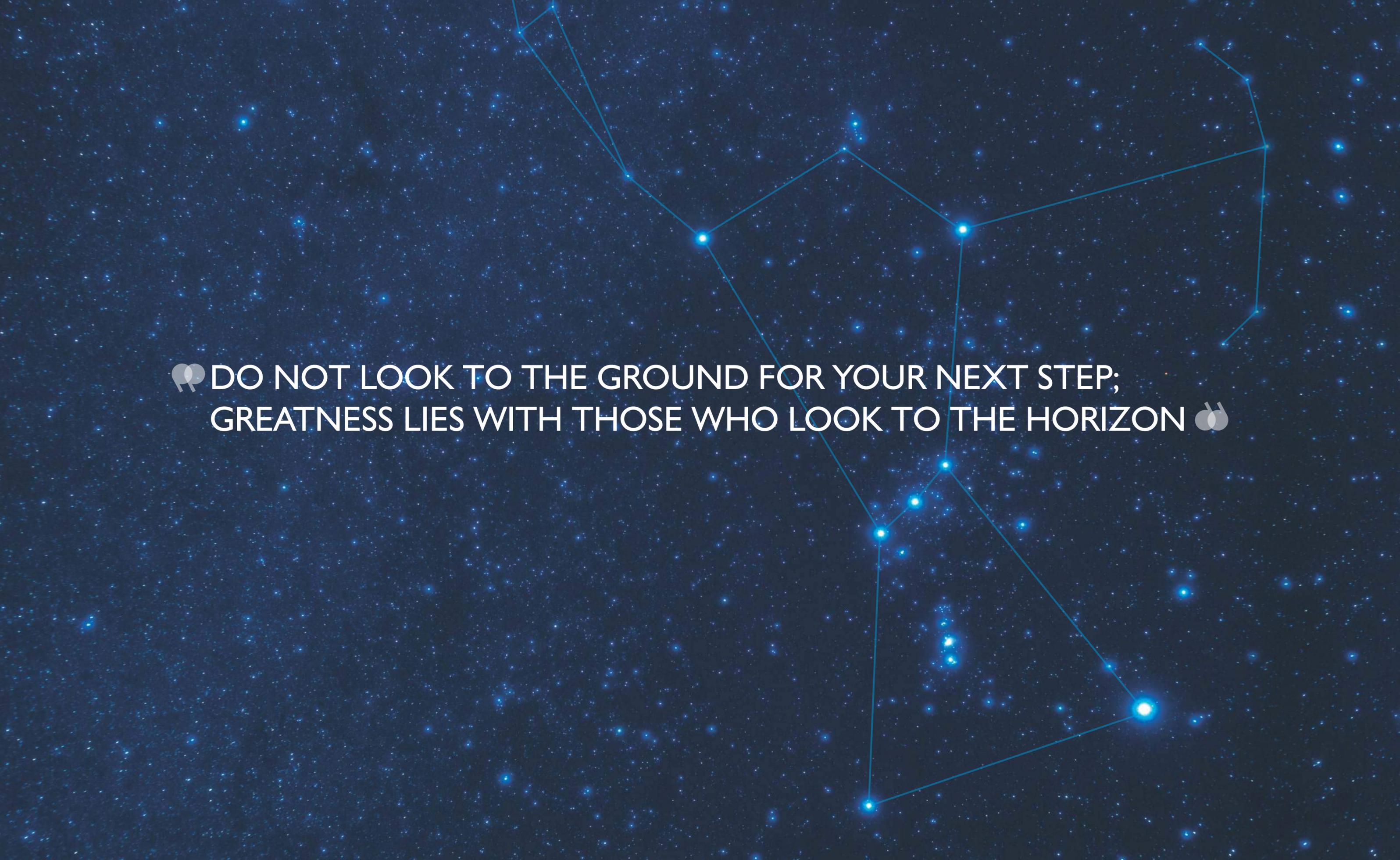
It is the inspiration behind Paranjape Orion; a 31 storey high residential project at Blue Ridge, that stands tall. Visible from afar and dominating Pune's skyline, it simply dazzles with its brilliance.



## HAVE YOU EVER LOOKED BEYOND THE HORIZON?

To grow and evolve in life, we need to continually expand our horizons... and that happens only when we push the boundaries and look at things from a new point of view. Orion gives you that opportunity.

Among the tallest residential projects in Pune, and by far the tallest towers in Blue ridge, Orion gives you a new vantage point and a new view... but not just literally. Orion offers you a lifestyle that changes your perspective on life, and helps you discover a new horizon altogether!



DO NOT LOOK TO THE GROUND FOR YOUR NEXT STEP;  
GREATNESS LIES WITH THOSE WHO LOOK TO THE HORIZON



**A LOCATION THAT CHANGES YOUR LIFE!**

Orion is located superbly within the award winning township Blue Ridge, in Hinjawadi Phase I. Proximity to hotels, shopping, restaurants, schools, hospitals and most of all the SEZ where more than 20,000 people already work means you don't have to venture far for anything really, and can literally walk to work every day!

**CONNECTIVITY FROM BLUE RIDGE**

<b>HOSPITALS</b>			
Sanjeevani Hospital	2.7 Km	Credit Suissee NX	700 Mtr
Hinjawadi Hospital	2.7 Km	Saraswat Bank	1.4 Km
Ruby Hall Clinic, Hinjawadi	3.2 Km	IndusInd Bank	3.1 Km
Life Point Multispeciality Hospital	5.3 Km	<b>RESTAURANTS</b>	
Surya Mother and Child Care Super Speciality Hospital	4.1 Km	Subway	200 Mtr
Aditya Birla Hospital	8.7 Km	Cafe Coffee Day	300 Mtr
<b>SCHOOLS</b>		Dominos Pizza	600 Mtr
Blue Ridge Public School	600 Mtr	Mezza 9	2.5 Km
Mercedes Benz International School	800 Mtr	I Amsterdam	3.3 Km
Edify International School	1.5 Km	Copacabana	6.7 Km
Vibgyor High School	3.5 Km	Balewadi High Street	8.6 Km
<b>COLLEGES</b>		<b>HOTELS</b>	
Symbiosis Institute of International Business	600 Mtr	Hyatt Place Pune	1.4 Km
International Institute of Information Technology	1.0 Km	Radisson Blu Pune	2.7 Km
Symbiosis Centre for Information Technology	1.3 Km	Courtyard by Marriott	3.5 Km
IBMR	4.5 Km	Vivanta Pune	3.6 Km
Indira College of Science and Commerce	5.2 Km	Ginger	4.7 Km
Rajarshi Shahu College of Pharmacy and Research	6.3 Km	Sayaji	5.0 Km
Pimpri Chinchwad College of Engineering	11.6 Km	The Orchid Hotel	7.4 Km
<b>SPORTS – CRICKET</b>		<b>NIGHTLIFE</b>	
Infosys Cricket Ground	5.5 Km	Marine Drive	3.1 Km
Barne Cricket Club	8.6 Km	Thikana	3.5 Km
<b>SWIMMING</b>		Frozen Monkey	3.7 Km
Blue Ridge Swimming Pool (Within Township)		Urban Foundry	8.4 Km
Balewadi Stadium Swimming Pool	5.4 Km	Incognito	8.4 Km
<b>GOLF</b>		Orion Molecular Kitchen and Bar	8.7 Km
Blue Ridge Golf Course (Within Township)		<b>MALLS</b>	
<b>FITNESS CLUBS</b>		Xion Mall	3.6 Km
Iron Grind Gym	2.0 Km	Westend Mall	11.2 Km
Forma Fitness	2.5 Km	Central Mall	12.4 Km
Gold's Gym	2.6 Km	<b>WEEKEND GETAWAYS</b>	
Planet Health Centre	2.6 Km	Thergaon Boat Club	8.3 Km
Kohinoor Fitness Centre	2.7 Km	Kasari Dam	13.0 Km
<b>BANKS</b>		Pashan Lake	11.1 Km
ICICI Bank	300 Mtr	Mulshi Dam	34.1 Km
Axis Bank	300 Mtr	Tamhini Ghat	46.0 Km
HDFC Bank	300 Mtr	Lavasa	53.3 Km
		Lonavala	53.3 Km



ORION

TOWERS  
24 & 25

## LIVE LIKE A STAR

Orion is part of Paranjape's award winning ready township Blue Ridge, which offers you an unparalleled lifestyle thanks to its superlative features.

Spread across a sprawling 138 acres, it has beautifully landscaped open areas, wide roads with sidewalks, river with a Marina, captive water & sewage treatment plants and captive power substation. It also has arrangement for recycling of waste and rain water harvesting.

The sporting facilities include a stunning 9 hole golf course, Kayaking, Tennis, Soccer and Cricket. The posh Blue Ridge Golf Club has a gorgeous swimming pool, state of the art fitness centre and multipurpose hall. Plus there are many exciting dining and shopping options at your doorstep.

Blue Ridge also has its very own school, polyclinic, ambulance, bus stop and fire station, making it a truly complete township, which is also maintained and managed impeccably by a trained and dedicated team.

In addition to the township amenities, Orion has its very own unparalleled amenities which means you can truly live like a star!

# UNPARALLELED READY INFRASTRUCTURE & AMENITIES



138 ACRES  
Project Area



93,213.14 SQ. MTR.  
Landscaped Open Area



18 MTR.  
WIDE ROADS  
with Side Walk



2,53,225 SQ. FT.  
Amenity Area



CAPTIVE POWER  
SUBSTATION



FIRE STATION



BLUE RIDGE  
PUBLIC SCHOOL



POLYCLINIC AND  
AMBULANCE

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



Note: This is a schematic master plan. While all amenities will be provided, the location and detailing is subject to change.  
This is only to be used for foam board design.



# TRUE DEVELOPMENT IS WHEN IT IS SUSTAINABLE

While we have pushed the boundaries when it comes to infrastructure and amenities, we have not compromised on sustainability. At Blue Ridge we aim not just to minimize environmental damage, but also to actively promote a greener planet.



**RECYCLE WATER**  
DRY SEASON – 49,22,000\*  
WET SEASON – 34,08,000\*  
(LTR PER DAY)



**8416 NOS. OF NATIVE TREE PLANTATION**



**40 NOS. OF RECHARGE PITS FOR RAIN WATER HARVESTING**



**SEWAGE TREATMENT PLANT OF CAPACITY 55,50,000 LTR PER DAY**



**RECYCLING OF 6041 KG NON-BIODEGRADABLE WASTE PER DAY**



**WATER TREATMENT PLANT OF CAPACITY 48,00,000 LTR PER DAY**

Disclaimer: Pictorial representation is used to simply convey the essence of suggested lifestyle.

# BLUE RIDGE GOLF COURSE

The golf course at Blue Ridge brings this majestic game for the young at heart. Beginners or Pro, members can make their spare time truly enjoyable here. It's a 9-hole par 3 course. A refined and classy recreation.

Amenity depicted here is available at extra cost.

# BLUE RIDGE GOLF CLUB

You deserve a break from the rigmarole of commitments and deadlines. Get it only at Blue Ridge Golf Club! It is fully equipped to give you a fun filled experience every time you visit. Unwind and recharge yourself with the recreational amenities here such as Swimming Pool, Aerobic / Yoga room, Sauna, Squash, Table Tennis, Billiards, Restaurant and Bar, Landscape Party Terrace and many more. 16 Guest Rooms, Banquet, Conference Room, Business Lounge are also at your service.

Amenity depicted here is available at extra cost.

Awarded as  
Best National Curriculum  
School in PCMC Area  
by Times School

# BLUE RIDGE PUBLIC SCHOOL

Blue Ridge Public School (ICSE), spread across 9 acres brings education to your doorstep. The school has a huge playground and ensures all-round-development of kids.

Blue Ridge Public School

ब्ल्यू रिज पब्लिक स्कूल



“LOOK BEYOND THE HORIZON.  
BELIEVE IN YOUR DREAMS.”



An artistic impression.

## THE THREE STARS OF ORION

The three bright stars that form 'The Belt of Orion' are Zeta, Epsilon & Delta... those are also the names of the three towers at Paranjape Orion, which are just as dazzling! A proud 31 storeys tall, they truly stand out in every way. With the Golf Course on one side, and the Marina on the other, the views are always spectacular.



## DAZZLING DESIGN

Contemporary & exciting exterior and interior design sets Orion apart from all others. Park effortlessly in the multi level car parking, enter the elegant entrance lobby and you are transported to another world! The apartments within are crafted meticulously - optimal space utilization, ample light & air, fittings and finishes...the attention given to every little detail simply shines through.

An artistic impression.



## WELCOME TO ODYSSEY...

Apart from the galaxy of world class amenities that Blue Ridge has to offer, Orion has its very own amenities which are simply out of this world. The contemporary clubhouse 'Odyssey', is replete with a stunning infinity pool and ultra modern fitness centre. Start your day here with a refreshing dip or stimulating work out. Or drop in the evening simply to lounge around. Odyssey is a place that you'll want to come back to every day.

- Promenade
- Party Lawn & Barbeque Area
- Fitness Centre & Outdoor Fitness Area
- Swimming Pool
- Steam & Sauna
- Squash Court
- Yoga / Zumba / Aerobics Studio
- Part / Screening Hall with Pantry
- Indoor Games Room
- Elderly Court & Kids Corner
- Golf Viewing Deck
- Acupressure Path
- Pets Corner

An artistic impression.



## APOLLO - YOUR COMFORT ZONE

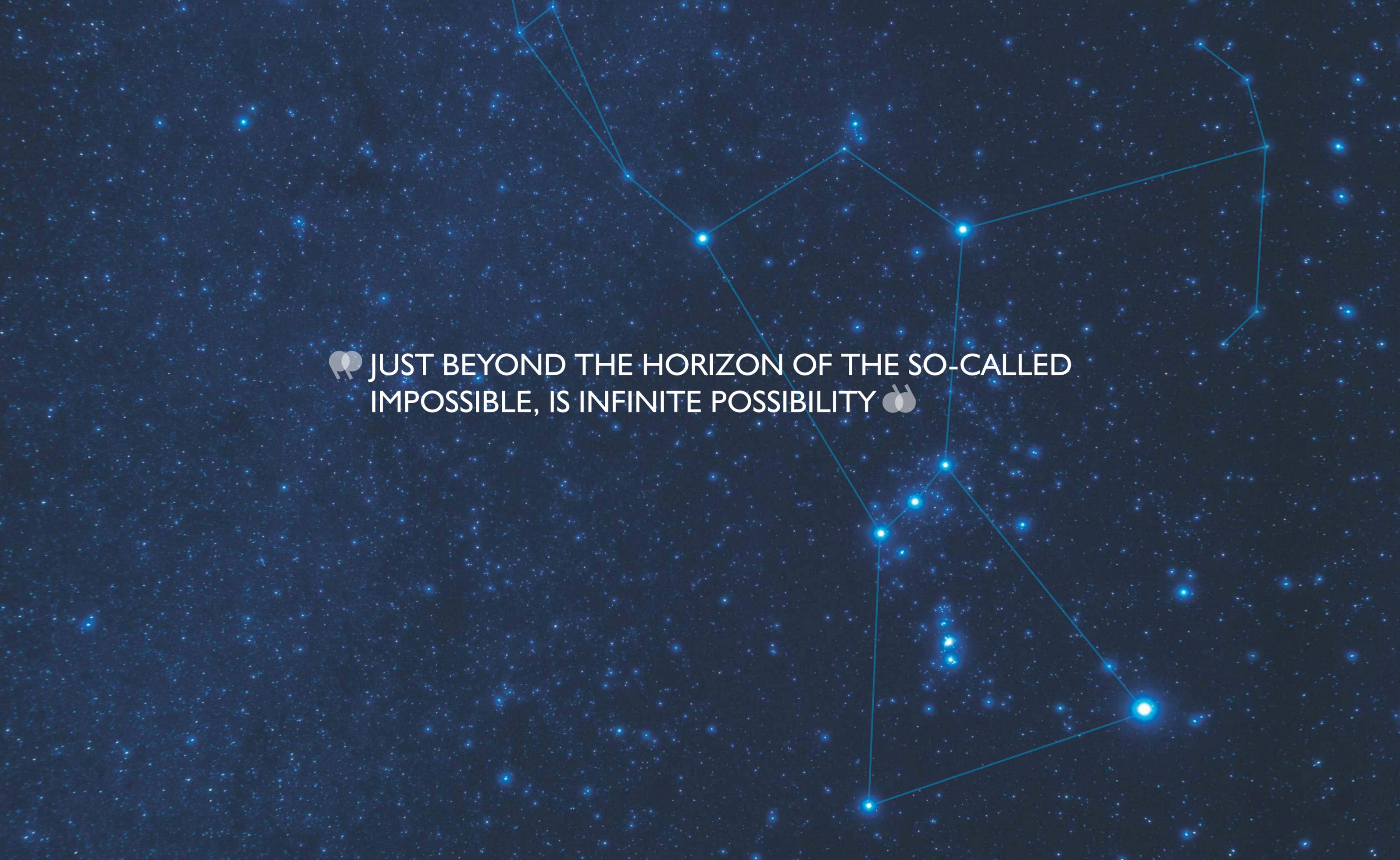
Apart from 'Odyssey', Orion also has an amenity zone within the building – 'Apollo'. Feel at home as you enter the elegant entrance lobby, work in peace in the work area and grab a coffee at the cafeteria to perk you up... Apollo will truly become your comfort zone. There's also a multipurpose hall here where you can host memorable get-togethers with friends & family.

- Co-Working Space
- Meeting Room
- Intercom Facility
- Cafeteria

**LEGEND**

- 01 PROMENADE WAY
- 02 PARTY LAWN
- 03 BARBEQUE AREA
- 04 URBAN HANGOUT PLACE
- 05 COMMUNITY GARDEN SPACE
- 06 OUTDOOR FITNESS AREA
- 07 ELDERLY COURT
- 08 OUTDOOR MULTIPURPOSE PLAY COURT
- 09 KIDS PLAY AREA
- 10 GOLF DECK
- 11 ACUPRESSURE PATH
- 12 FESTIVAL COURT
- 13 PETS CORNER
- 14 SWIMMING POOL
- 15 KIDS POOL
- 16 POOL DECK
- 17 CHANGING ROOM
- 18 STEAM ROOM
- 19 CLUB HOUSE
- 20 ZUMBA / AEROBICS / YOGA STUDIO
- 21 PARTY / SCREENING HALL WITH PANTRY
- 22 EXTENDED DECK AREA
- 23 COURTYARD
- 24 SQUASH COURT
- 25 FITNESS CENTER / GYMNASIUM
- 26 INDOOR GAMES
- 27 TABLE TENNIS
- 28 POOL TABLE
- 29 CARROM
- 30 CHESS
- 31 BUSINESS CENTER
- 32 CO WORKING SPACE
- 33 MEETING ROOM
- 34 PANTRY





“ JUST BEYOND THE HORIZON OF THE SO-CALLED  
IMPOSSIBLE, IS INFINITE POSSIBILITY ”

### TOWER 15 - TYPICAL FLOOR

1st - 5th, 7th - 10th, 12th - 15th, 17th - 20th, 22nd, 24th, 25th, 27th to 30th & 32nd Floor Plan



UNIT NO.	TYPE	CARPET AREA (SQ.M.)	DRY BALC.AREA (SQ.M.)	BALC.AREA (SQ.M.)
1, 6	2BHK	59.56	3.70	5.58
2, 3, 4, 5	2BHK	59.90	3.70	5.58



### TOWER 15 - REFUGE FLOOR

6th, 11th, 16th, 21st, 26th & 31st Floor Plan



UNIT NO.	TYPE	CARPET AREA (SQ.M.)	DRY BALC.AREA (SQ.M.)	BALC.AREA (SQ.M.)
1, 6	2BHK	59.56	3.70	5.58
2, 3, 4, 5	2BHK	59.90	3.70	5.58



\*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. Furniture representation is used to simply convey the essence of suggested lifestyle.

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**TOWER 16 - TYPICAL FLOOR**

1st - 5th, 7th - 10th, 12th - 15th, 17th - 20th, 22nd, 24th, 25th, 27th to 30th & 32nd Floor Plan



UNIT NO.	TYPE	CARPET AREA (SQ.M.)	DRY BALC.AREA (SQ.M.)	BALC.AREA (SQ.M.)
1, 6	2BHK	59.56	3.70	5.58
2, 3, 4, 5	2BHK	59.90	3.70	5.58



**TOWER 16 - REFUGE FLOOR**

6th, 11th, 16th, 21st, 26th & 31st Floor Plan



UNIT NO.	TYPE	CARPET AREA (SQ.M.)	DRY BALC.AREA (SQ.M.)	BALC.AREA (SQ.M.)
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### TOWER 17 - TYPICAL FLOOR

1st - 5th, 7th - 10th, 12th - 15th, 17th - 20th, 22nd, 24th, 25th, 27th to 30th & 32nd Floor Plan



UNIT NO.	TYPE	CARPET AREA (SQ.M.)	DRY BALC.AREA (SQ.M.)	BALC.AREA (SQ.M.)
1, 6	2BHK	59.56	3.70	5.58
2, 3, 4, 5	2BHK	59.90	3.70	5.58

### TOWER 17 - REFUGE FLOOR

6th, 11th, 16th, 21st, 26th & 31st Floor Plan



UNIT NO.	TYPE	CARPET AREA (SQ.M.)	DRY BALC.AREA (SQ.M.)	BALC.AREA (SQ.M.)
1, 6	2BHK	59.56	3.70	5.58
2, 3, 4, 5	2BHK	59.90	3.70	5.58

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TYPE - A



TYPE - B



TYPE - A



TYPE - B

# 2 BHK SMART A

PID1006

# 2 BHK SMART B

PID1011

Bedroom spacious enough to Accommodate King Size Bed

Efficient Utility Space Planning

Grand Entrance Lobby

Full Height Windows. 40% More Light and Ventilation

Balcony with Breathtaking Views

Large Living Room.

Efficient Utility Space Planning

Grand Entrance Lobby

Bedroom spacious enough to Accommodate King Size Bed

Full Height Windows. 40% More Light and Ventilation

Large Living Room.

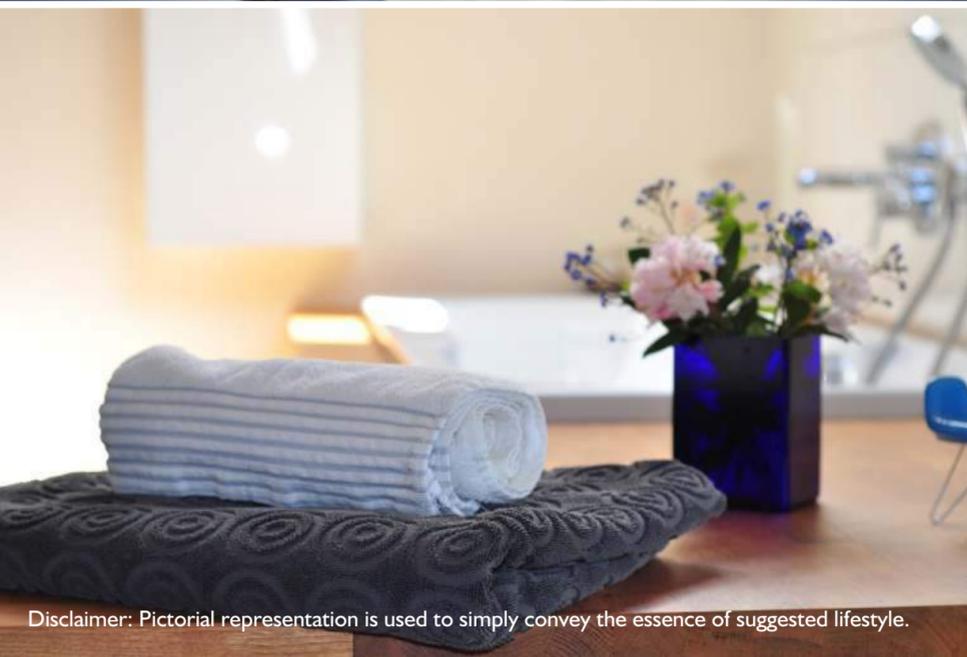
Balcony with Breathtaking Views

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## STELLAR SPECIFICATIONS

Orion is characterized by high end specifications and equipped with the latest technology. Home automation, imported flooring, international class modular kitchen, luxurious bathrooms with sanitary ware from luxury brands are just a few of the fine features you can expect at Orion.



## SPECIFICATIONS



### FLOORING AND DADO WORK

- Vitrified tiles for living, dining, kitchen and bed rooms
- Ceramic tiles in toilets
- Dado tiles in toilets up to lintel level
- Dado tiles 2 feet height above cooking platform



### DOORS

- Main door will be flush door with laminate on both sides and digital door locking
- All internal door shutters will be flush door with laminate on both sides
- Toilet Doors - flush door with granite frame
- Anodized aluminum sliding shutters with glass for balcony doors



### ELECTRICAL AND PLUMBING

- Concealed wiring with modular switches
- Concealed plumbing with C.P plumbing fixtures
- 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 and telephone points in living room and all bedrooms
- AC electrical point in living room and all bedrooms
- Generator backup to lift, water pump and common lights



### PAINTING AND FINISHES

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



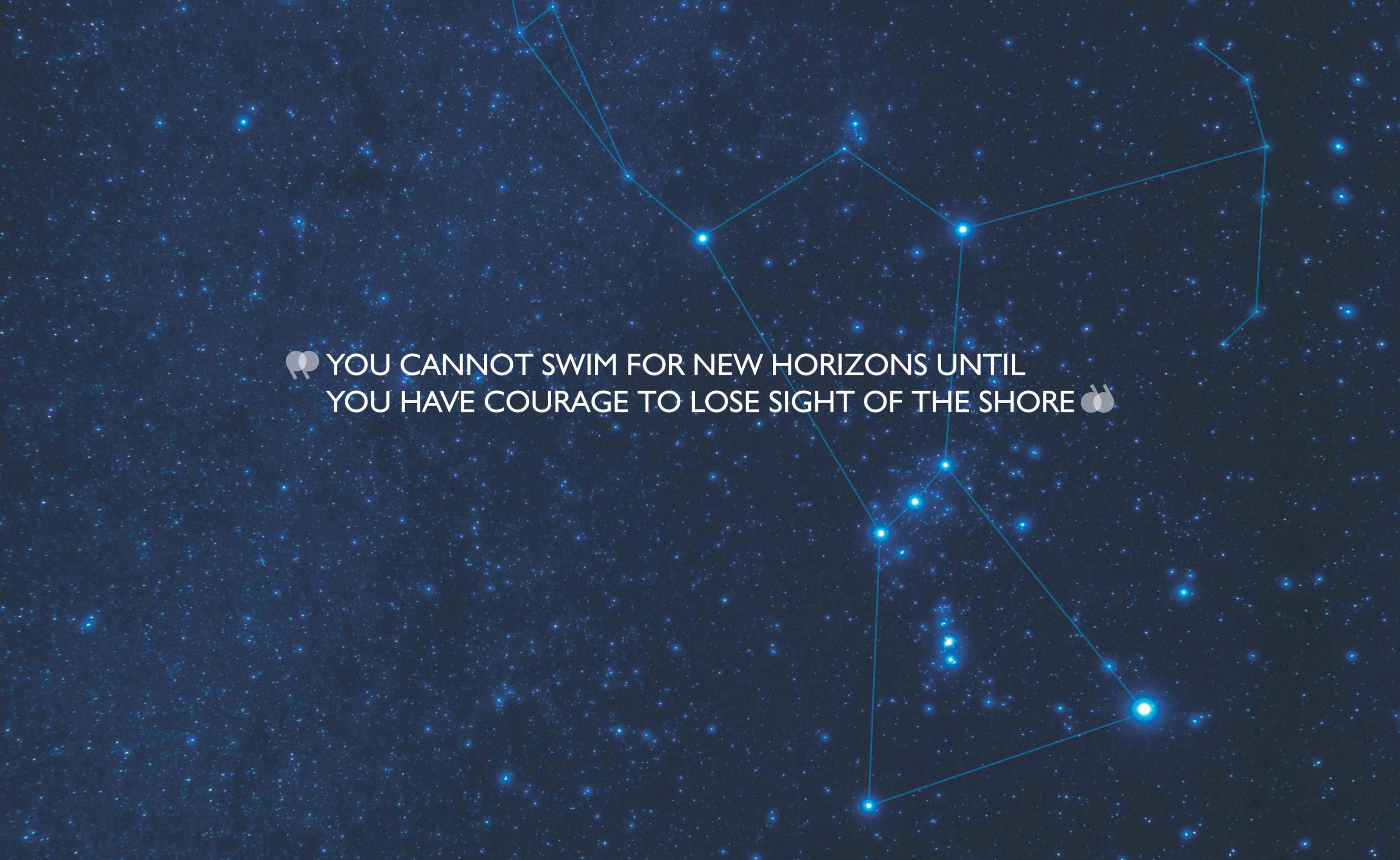
### WINDOWS

- Anodized aluminum sliding window



### KITCHEN

- Granite kitchen platform with stainless steel sink



“ YOU CANNOT SWIM FOR NEW HORIZONS UNTIL  
YOU HAVE COURAGE TO LOSE SIGHT OF THE SHORE ”



When you are a part of any Paranjape project, you are welcomed into a vibrant and a lively community 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. Added to the spirit of oneness, is the pride of owning the Happiness Network Card. All the residents get to enjoy several benefits, privileges, discounts and offers across retail outlets, restaurants etc. In addition to all this, Paranjape Schemes also conducts several community events that include Paranjape Schemes Premier League, Ganarang, Anandghan and much more. These are only few examples to illustrate how all roads at Paranjape lead to a vibrant, happy life. Come experience the rest!

Actual images of competitions held amongst Paranjape societies

Our consistent efforts, high standards and whole hearted dedication have honoured us with numerous awards and recognition. Your trust and these honours urge us to give our best, year after year. We are inspired to grow and surpass our own milestones with them.

## LAURELS WE HAVE EARNED



## INSPIRED BY YOU

Over three decades' track record of customer care and trust has seen Paranjape Schemes Construction Limited evolve into a multi-dimensional, multi-locational real estate company that stays in tune with the changing customers' needs and aspirations.

Over 190 completed projects are home to more than 40000 happy residents that form 'The Happiness Network', a happy, vibrant community where neighbors become friends and friends become family!

28 ongoing projects across 8 cities encompass a wide range of offerings including 1 to 5 bedroom apartments, bungalows, row houses, penthouses, shops, offices, malls, multiplex, hotel, schools, senior citizen homes... products that touch every aspect of human life.

Every single activity at Paranjape Schemes is guided by our core values that form an integral part of our DNA -

- **Transparent** • **Dependable** • **Rooted** • **Progressive**
- **Excellence** • **Caring** • **Inclusive**

## FEW OF OUR ONGOING PROJECTS

<p>PARANJAPE</p>  <p>1,2 &amp; 3 BR Apartments Hinjawadi</p>	<p>PARANJAPE</p>  <p>2 &amp; 3 BR Bhugaon, Pune</p>	<p>PARANJAPE</p>  <p>1 &amp; 2 BR Mahalunge</p>
<p>PARANJAPE</p>  <p>2, 3 &amp; 4 BR Wakad, Pune</p>	<p>PARANJAPE</p>  <p>2 &amp; 3 BR Karve road, Pune</p>	<p>PARANJAPE</p>  <p>Azure and Azure B 2, 2.5 &amp; 3 BR Apartments Tathavade</p>
<p>PARANJAPE</p>  <p>1, 2 &amp; 3 BR Sinhgad road, Dhayari, Pune</p>	<p>PARANJAPE</p>  <p>3 BR Baner, Pune</p>	<p>PARANJAPE</p>  <p>1 &amp; 2 BR Residences Wakad</p>
<p>PARANJAPE</p>  <p>2 &amp; 3 BR Kothrud, Pune</p>	<p>PARANJAPE</p>  <p>1 RK, 1 &amp; 2 BR Khed Shivapur, Pune</p>	<p>PARANJAPE</p>  <p>2 &amp; 3 BR Rahatani</p>

## CREDITS

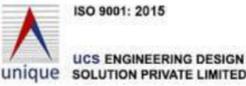
The horizons of our aesthetics widen with excellence in craftsmanship.  
Presenting the ones who have crafted Orion with their expertise and talent...

  
Project Management Consultancy :  
Advent Projects & Consultancy Services Pvt. Ltd.

  
Architectural Consultants:  
Aniruddha Vaidya and Associates

  
Structural Consultants :  
JW Consultants LLP

  
Landscape Design Consultants:  
Design Terra Landscape Consultant

  
Electrical Consultants:  
UCS Engineering Design Solutions Pvt. Ltd.

  
Plumbing Consultants:  
Aqua Products and services Pvt. Ltd.

PARANJAPE



CALL: 9021 378 678

www.pscil.in



A PROJECT BY: PARANJAPE SCHEMES

**Site Office:** Blue Ridge, Rajiv Gandhi Infotech Park Phase I,  
Hinjawadi, Pune - 411 057. India.

**Corporate Office:** 'PSC House', Dr. Ketkar Road, Off Prabhat Road,  
Erandawane, Pune - 4, India.

MAHARASHTRA | KARNATAKA | GUJARAT | USA



[maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in)

This project is registered with  
MAHARERA under provisional project  
application No. **REA52100059314**

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