



# GODREJ PARKRIDGE

KHARADI - MANJARI ROAD, PUNE





# BRAND GODREJ

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 124-year legacy of excellence and trust with a commitment to cutting edge design, technology and sustainability.



In recent years, Godrej Properties has received over 250 awards and recognitions:

- Including the 'Porter Prize' 2019
- 'The Most Trusted Real Estate Brand' in the 2019 Brand Trust Report
- 'Builder of the Year' at the CNBC-Awaaz Real Estate Awards 2019
- The Economic Times 'Best Real Estate Brand 2018'
- 'Real Estate Company of the Year' at the 8th Annual Construction Week India Awards 2018

# PROMINENT PRESENCE IN PUNE



7,40,000+

M<sup>2</sup> SOLD



8,500+

HAPPY FAMILIES



# PUNE

## FAST-EMERGING COMMERCIAL CITY



Stock image for representative purpose only

Pune has become a strong base particularly for automobiles, IT and start-ups. The widespread economic activity has resulted in growing job opportunities and development of Pune's infrastructure and housing industry. Some of the major upcoming projects include:



128 km Pune Ring Road\*  
connecting 29 points of Pune



3 Metro Lines\* to connect  
key regions of Pune



Chhatrapati Sambhaji Raja  
International Airport\*, Proposed  
Greenfield International Airport

Sources: \*<http://www.pmrda.gov.in>

<https://themetrorailguj.com/pune-metro-information-map-updates>

\*The metro rail and other infrastructure facility(ies) mentioned above are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facility(ies), as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the above.

\*<https://www.proptiger.com/guide/post/punes-international-airport-gets-a-go-ahead-to-boost-real-estate-market>



# MULTI-FACETED GROWTH IN MANJARI

Manjari is known for its pollution-free and open green spaces. With the sanctioned 30m DP Road\*, it is set to provide swift connectivity to Kharadi and prominent educational, IT and social hubs making it a sought after housing destination. Manjari is envisioned to be a smart, sustainable and future-ready solution for a convenient lifestyle.


\*[https://pmc.gov.in/informpdf/dp23viii/Final/RP\\_sector\\_A-H/SECTOR%20H.jpg](https://pmc.gov.in/informpdf/dp23viii/Final/RP_sector_A-H/SECTOR%20H.jpg)

# A WELL-CONNECTED LOCALE





**GODREJ PARKRIDGE**




 School/College/Institute

 Landmarks


 Hospitals


 Railway Station

 Cinema Halls

 Mall

 Airport

 Commercial Spaces

 Bus Stand



\*Source: Google Maps. Map not to scale. | [https://pmc.gov.in/informpdf/dp23viii/Final/RP\\_sector\\_A-H/SECTOR%20H.jpg](https://pmc.gov.in/informpdf/dp23viii/Final/RP_sector_A-H/SECTOR%20H.jpg)

# BLOOMING SOCIAL INFRASTRUCTURE



## SUPER MARKET

- Reliance Mart - **5.5 KM**
- Decathlon Wagholi - **7 KM**
- Phoenix Mall - **8 KM**
- Amanora Mall - **10 KM**
- Seasons Mall - **10 KM**



## BUSINESS PARKS

- EON IT Park - **6.5 KM**
- Zensar - **6.5 KM**
- Hadapsar Industrial Park - **11 KM**
- Magapatta IT Park - **12 KM**



## EDUCATIONAL INSTITUTIONS

- Holy Angels School - **1 KM**
- Oxford World School - **4 KM**
- Sanskriti School - **4 KM**
- Podar International School - **4.5 KM**
- Lexicon International School - **5 KM**
- Victorious Kids Educare - **5 KM**
- Bishop's School - **12 KM**



## HOSPITALS

- Lifeline Hospital - **5 KM**
- Columbia Asia Hospital - **6 KM**
- Motherhood Hospital - **6 KM**
- Noble Hospital - **10 KM**



## HOTELS

- Lounge Fly High - **4.5 KM**
- Radisson Blu - **6 KM**
- Novotel - **9 KM**
- Hyatt Regency - **9 KM**
- Westin Hotel - **11 KM**



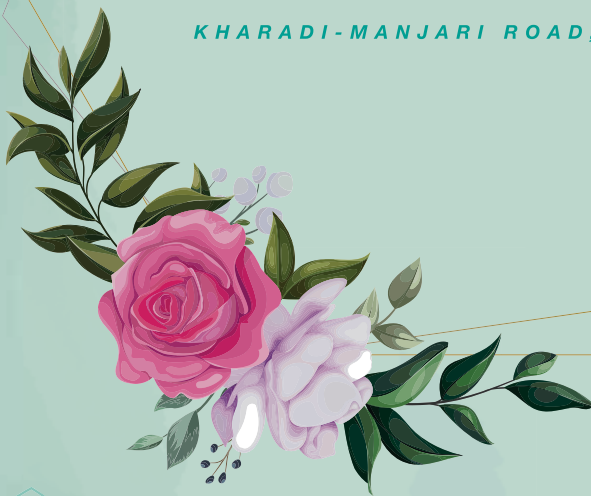
## AIRPORT

- Pune Airport - **10 KM**
- Upcoming Navi Mumbai International Airport - **121 KM**

\*Approximate distance as per Google Maps, subject to change as per traffic conditions.

— PRESENTING —  
**#RIVERGREENS**

*KHARADI-MANJARI ROAD, PUNE*





# MASTER LAYOUT PLAN

## #RIVERGREENS

KHARADI-MANJARI ROAD, PUNE



This is an artist's impression indicating the anticipated appearance of the ongoing development. The information is presented as general information and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression or anticipated appearance. Map not to scale.

# LEGENDS

1. Entry Experience and Exhibition Plaza
2. Amphitheater 1 and Open Classroom
3. Toilet Block 1
4. School
5. Residential Parcel R6

## Sports Area

6. 100 M Running track
7. Amphitheater Seating 2
8. Skating Rink
9. Football field
10. Box Cricket
11. Short-put
12. Discuss Throw
13. Basketball
14. Godrej Boulevard
15. Kid's Play Area
16. Sloped Kid's Play Area
17. Putting Golf
18. Open Gym / Cross fit
19. Gardens
20. Sector Clubhouse
21. Central Clubhouse

## Central Plaza

22. Town Hall
23. Retail front
24. Shared plaza

25. Market
26. Residential Parcel R8
27. Economic Activities
28. Godrej Parkridge
29. MLCP
30. Entry Plaza
31. Connection to Ravine Park

## Ravine Forest

32. Entry Deck
33. Machaan + Toilet Block
34. Picnic Zone
35. Camping Area
36. Canopy Walk
37. Ravine Terraces
38. Adventure Play Zone
39. Yoga Deck
40. Pedestrian + Cycling pathway
41. Waterbody
42. Manjari Commons
43. Public Parking
44. Police Station
45. Healthcare Facility
46. Committed Parcels
47. Social Housing
48. MSEDCL
49. Solid Waste Management facility
50. Bus Station
51. Fire Station
52. Future Residential Development



# WHERE LIFE BLOOMS BY THE RIVERSIDE

Stock image for representative purpose only

#Rivergreens is a sprawling township that stretches over 40 hectares along the Mula-Mutha River. It will have over 5 hectares of extensive green open spaces including a green 'necklace' that will ensure a tranquil environment and soothing views. Over 6500+ m<sup>2</sup> of lifestyle clubhouse, 2000+ m<sup>2</sup> of wellness centre and an expansive community centre will offer residents multiple avenues to celebrate life.

1 Hectare = 2.47 Acres | 40.44 Hectares = 99.95 Acres | 5.05 Hectares = 12.5 Acres  
1 m<sup>2</sup> = 10.7639 Sq. Ft. | 6763 m<sup>2</sup> = 72,800 Sq. Ft. | 2081 m<sup>2</sup> = 22,400 Sq. Ft.  
Areas are approximate.





# **3 EXTRAVAGANT SPHERES FOR AN OPULENT LIFESTYLE**



A person is running away from the camera on a dirt path that winds through a dense, sun-dappled forest. The person is wearing a light pink tank top, dark leggings, and colorful running shoes. The background is filled with vibrant green foliage and trees, with sunlight filtering through the canopy, creating a warm, golden glow. The overall scene conveys a sense of movement, health, and connection with nature.

# EMBRACE THE GREEN NECKLACE

COVERING OVER 4 HECTARES

Relax and unwind in a lush green belt created especially for you. With over 5 hectares of city greens including 4 hectares of central greens, you will enjoy being surrounded with tranquility. This profusion of nature in all its glory will open your mind and refresh your body.

1 Hectare = 2.47 Acres | 5.05 Hectares = 12.5 Acres | 4.04 Hectares = 10 Acres. Areas are approximate.  
The 5 hectares of greens is open for public and not exclusive to residents.

Stock image for representative purposes only.

# A MASSIVE CLUBHOUSE

SPRAWLED ACROSS 6500+ M<sup>2</sup>



Stock image for promotional purpose only

The intricately crafted clubhouse spanning over 6500+ m<sup>2</sup> boasts of a myriad of Olympic and indoor sports facilities to relax, rejuvenate and unwind. With a choice of sporting activities you can hone your skills at any sport of your choice or master them all.

## Olympic games such as:

- Boxing
- Gymnastics
- Table Tennis
- Swimming Pool
- Weight Lifting
- Archery
- Badminton
- And many more...

1 Hectare = 2.47 Acres | 5.05 Hectares = 12.5 Acres | 4.04 Hectares = 10 Acres Areas are approximate.  
Access to the Township Master Club is membership based.

# EXCLUSIVE HEALTH CENTRE

SPANNING OVER 2000+ M<sup>2</sup>



Stock image for representative purpose only

The Health Centre stretches over 2000+ m<sup>2</sup> offering an array of wellness services and activities. Housing OPD services, emergency healthcare, 24x7 pharmacy, physiotherapy, nutritionist and health cafes, the health centre makes sure your loved ones are taken care of.

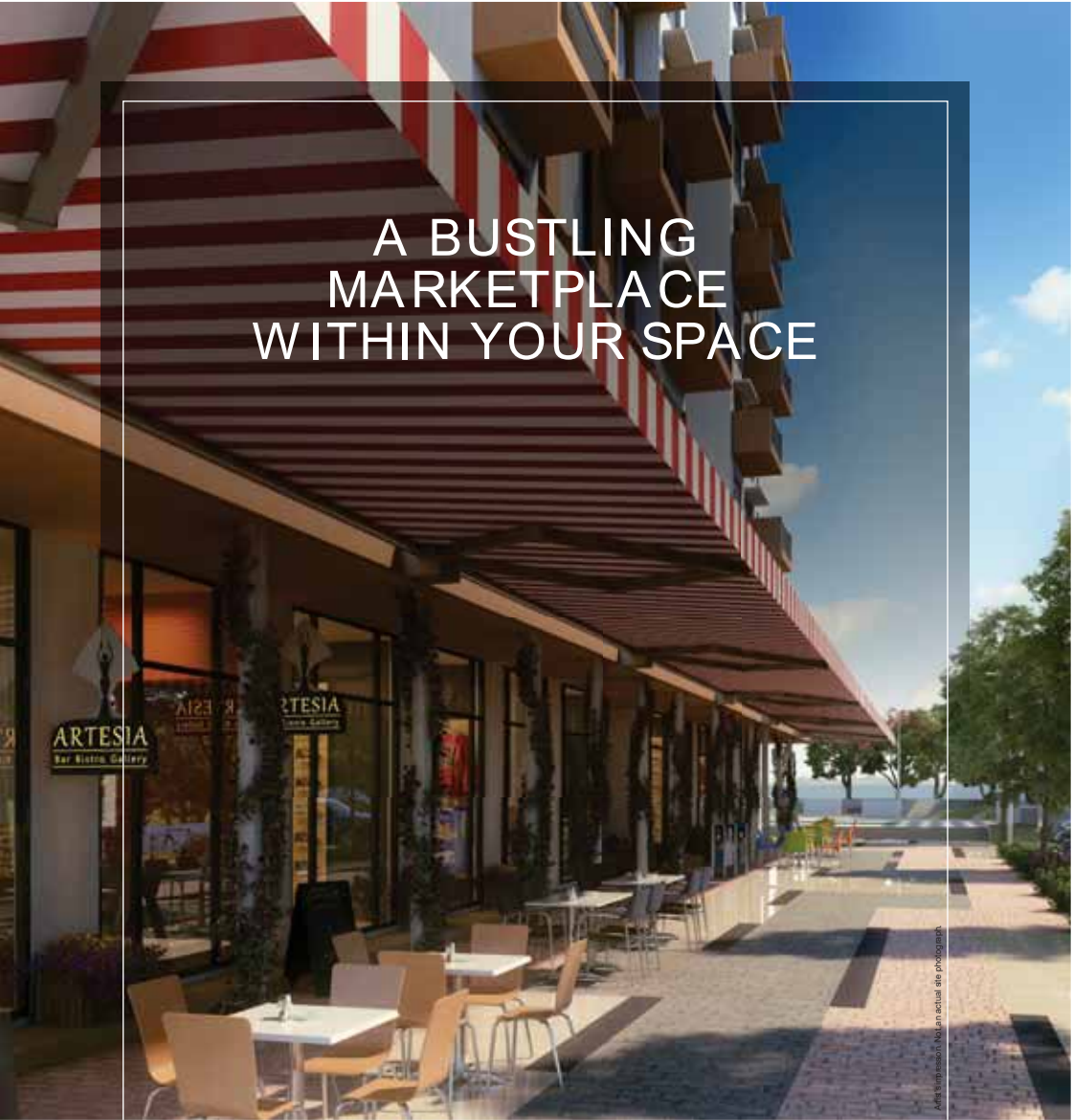
1 m<sup>2</sup> = 10.7639 Sq. Ft. | 2081 m<sup>2</sup> = 22,400 Sq. Ft. Areas are approximate.  
The Health Centre would be operated by a third party and would be open for public and not exclusive to residents.



# TOWNSHIP UTILITIES



# A BUSTLING MARKETPLACE WITHIN YOUR SPACE



Artistic rendering. Not an actual site photograph.

#Rivergreens offers you convenience for all your shopping needs at a centrally located community market spanning over 700+ m<sup>2</sup>. From daily essentials to lifestyle conveniences, you will find easy access to all your needs.

1 m<sup>2</sup> = 10.7639 Sq. Ft. | 743 m<sup>2</sup> = 8000 Sq. Ft. Areas are approximate.



# AN EXCLUSIVE SCHOOL

FOR CHILDHOOD TO BLOOM



Stock image for representative purpose only

Children of the township will have access to quality education wherein they will be groomed into enterprising individuals. In addition, there is an array of utilities that make living more convenient and safe, which include:

- Fire Station
- Bus Terminal
- Public Parking
- Waste Management
- Police Station
- MSEDCL Power Station
- Water Treatment Plant

— LAUNCHING —



**GODREJ PARKRIDGE**







# EMBRACE GOOD HEALTH IN THE LAP OF NATURE

A BLOOMING LIFE AWAITS YOU



Artist's Impression. Not an actual site photograph.



# YOURS NATURALLY

Welcome to an address where close to 80% open space invites you to breathe freely. Here, over 1 hectare of vehicle-free greens surround your home. Nestled amidst a 40-hectare township, here a 1 Km nature trail, a fruit orchard, herbal garden and a rejuvenating swimming pool come together to create a naturally healthy lifestyle. It will be the perfect place to grow and explore your potential as you celebrate the joy of living.



Stock image for representative purpose only



Over 1 Hectare  
of Vehicle-free Greens



Close to 80%  
Open Spaces



500+ Oxygen  
Enhancing Trees



1Km Nature  
Trail



Fruit Orchard  
with 5+ Species



Herbal Garden  
with 10+ Species



Lotus Pond For  
Meditation

1 Hectare = 2.47 Acres | Areas are approximate.



# NATURE-INSPIRED AMENITIES

---

Come, embrace nature in all its glory. At Godrej Parkridge, the various nature-inspired amenities entice you to cherish the natural surroundings and live life to the fullest.







# GET PLAYFUL AMIDST A LUSH GREEN EXPANSE

OVER 1 HECTARE OF VEHICLE-FREE GREENS

An active start to the day begins here. Over 1 hectare of vehicle-free greens create the perfect setting for the entire family to bond over a game or two.



1 Hectare = 2.47 Acres | Areas are approximate.

Stock image for representative purposes only



# CHERISH ABUNDANCE ALL AROUND YOU

CLOSE TO 80% OPEN SPACES

Stay at a well-connected location and cherish the abundance of space. With close to 80% open spaces and natural surroundings, here you can experience living in a green haven.



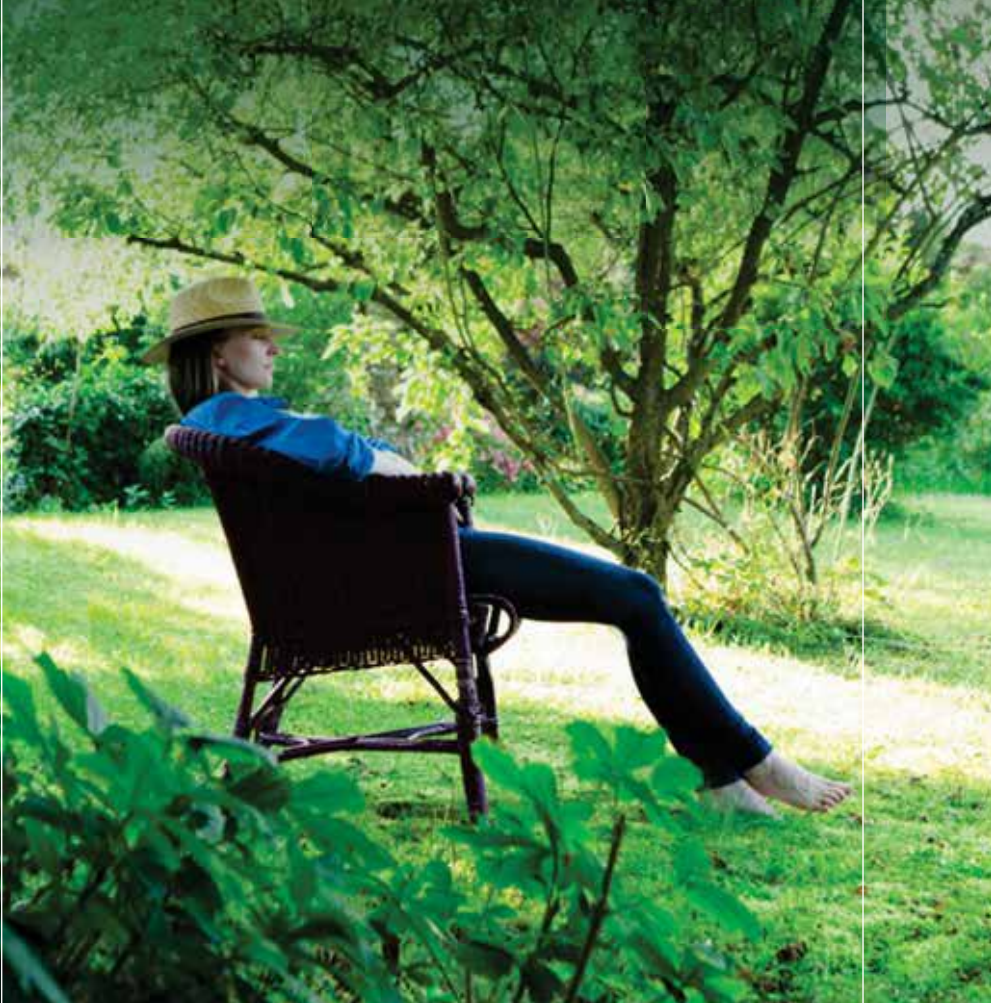




# EXPERIENCE BLISS IN EVERY BREATH

500+ OXYGEN ENHANCING TREES

Breathing deeper is a great way to improve your overall health. When coupled with fresh air coming from 500+ Oxygen-enhancing trees, you can be sure that you are embracing wellness in every breath.







# BEGIN YOUR DAY ON A HEALTHY NOTE

## 1 KM NATURE TRAIL

Well begun is half done. Have a healthy start to your day with a rejuvenating walk on 1 km nature trail. Listen to the bird songs, witness the vibrant hues of nature and cherish the good life.







# ENJOY THE FRESHEST PICK OF THE DAY

FRUIT ORCHARD WITH 5+ SPECIES

Whether you love cold pressed juice or like to savour fruity goodness in every bite, the fruit orchard with 5+ species gives you a great reason to make healthy eating habits a part of your daily routine.







# GET YOUR DAILY DOSE OF NUTRITION

HERBAL GARDEN WITH 10+ SPECIES

Whether you have a continental, oriental or Indian palate, the herbal garden with 10+ varieties of fresh herbs is a great way to enhance flavours and get balanced nutrition every day of the week.



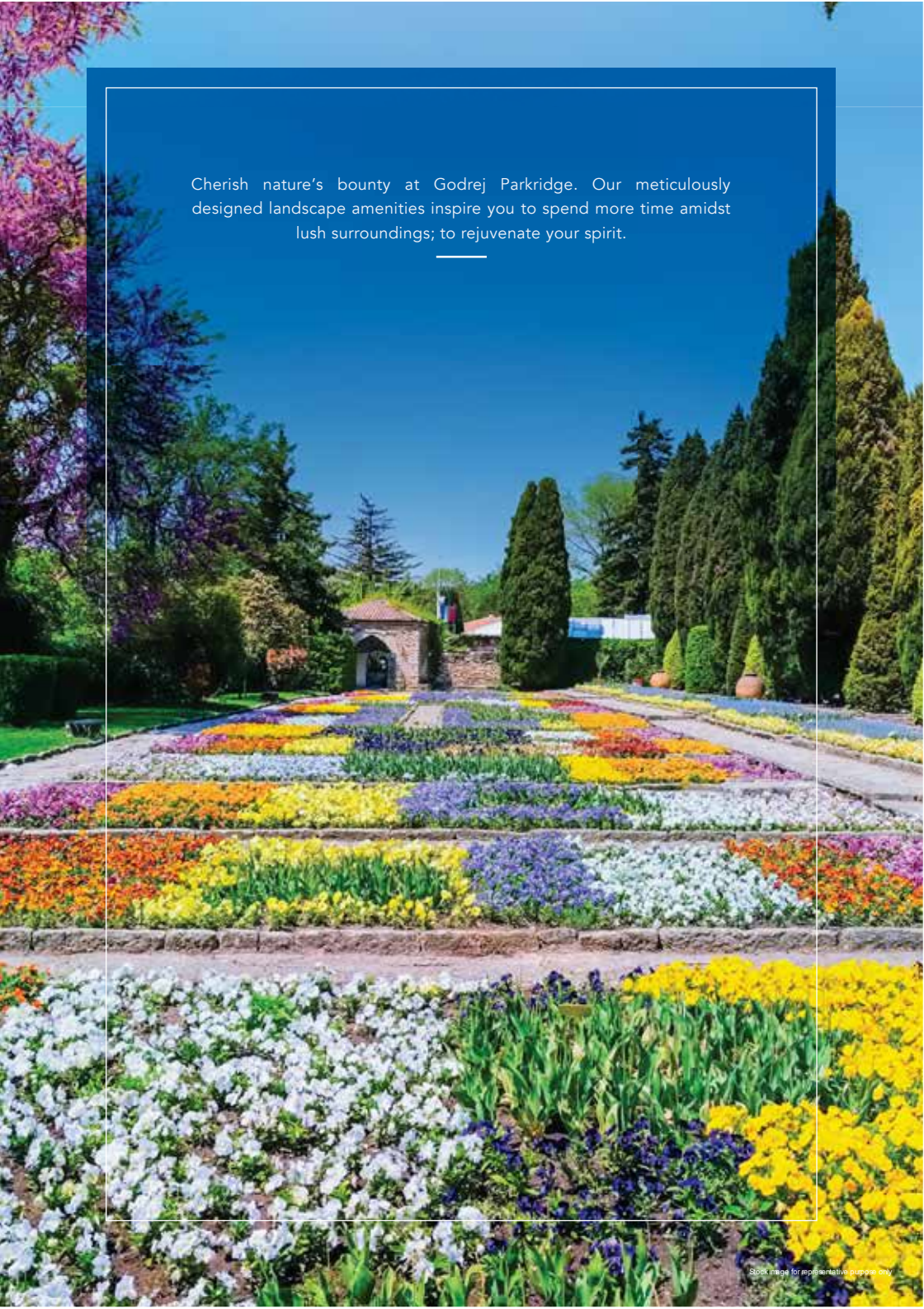
# **CAPTIVATING LANDSCAPE AMENITIES**





Cherish nature's bounty at Godrej Parkridge. Our meticulously designed landscape amenities inspire you to spend more time amidst lush surroundings; to rejuvenate your spirit.

---





---

**FLOWER GARDEN  
& PROMENADE**

---



---

**VERTICAL GARDENS**  
(AT TOWER AND  
CLUBHOUSE ENTRY)

---



---

**GREEN OPEN  
AIR THEATRE**

---



---

## DISCOVERY PARK

(MULTI-GENERATIONAL  
AMUSEMENT PARK)

---

---

## SENIOR CITIZEN AREA

---



---

## MEDITATION AREA & LOTUS POND

---





# REFRESHING OUTDOOR AMENITIES



Enjoy the great outdoors to your heart's content. We have carefully curated delightful outdoor amenities for every member in your family. Whether you like rigorous physical fitness or want to pamper yourself, there are plenty of indulgences for every mood.

---





---

**OUTDOOR  
CROSSFIT ARENA**

---



---

**TREE HOUSE  
WITH CAFÉ**

---



---

**SKY JACUZZI  
OVERLOOKING THE  
GREEN EXPANSE**

---





---

## CELEBRATION ZONE

(WITH BBQ DECK, PICNIC SIT-OUT,  
AND BONFIRE AREA)

---

---

## WATER SLIDES IN KIDS' POOL

---



---

## SUN DECK & LOUNGE

---



# COMFORTING CONVENIENCE AMENITIES



Living in natural surroundings doesn't mean you have to compromise on urban comforts. Our thoughtful convenience amenities ensure you find the perfect work-life balance and create a cosy environment effortlessly.

---





# STRIKE THE PERFECT WORK-LIFE BALANCE

---



© 2019 All rights reserved. For representative purposes only.

## WORK FROM ANYWHERE WITH EXCLUSIVE WORK FROM HOME ZONE

---



Soundproof  
Working And  
Meeting Pods



24/7 High Speed  
Internet In Work  
From Home Zone



24/7 E-library



Work From  
Garden Desks





# HAVE MORE TIME FOR DOING THE THINGS YOU LOVE

---



© 2018 LG Electronics Inc. All rights reserved.

## DAILY CONVENIENCES

---



Smart Parcel  
Storage with  
Hot & Cold  
Lockers



Laundromat  
Service



Convenience  
Store



Crèche



Café/Juice  
Bar



# EXPERIENCE SMART LIVING AT YOUR FINGERTIPS

---



Stock image for representative purposes only

## SMART HOME AUTOMATION

---



Smart Appliance  
Remote



Smart  
Camera



Smart  
Doorbell



Lighting with  
Smart Controls



Smart Plug



# MASTER LAYOUT PLAN



# MASTER LAYOUT PLAN

## GODREJ PARKRIDGE

KHARADI - MANJARI ROAD, PUNE



This is an artist's impression indicating the anticipated appearance of the ongoing development. The information is presented as general information and no warranty is expressly or implied given that the completed development will comply in any degree with such artist's impression or anticipated appearance. Map not to scale.



# MASTER LAYOUT PLAN LEGENDS



## PODIUM AMENITIES

- |                            |                               |
|----------------------------|-------------------------------|
| 1. Social Plaza            | 11. Chitchat Corner           |
| 2. Party Deck              | 12. Senior Citizen Area       |
| 3. Vitamin D Deck          | 13. Multipurpose Sports Court |
| 4. Multipurpose Lawn       | 14. Viewing Deck              |
| 5. Amphitheater            | 15. Art & Hobby Corner        |
| 6. Pathway & Jogging Track | 16. Hammock Corner            |
| 7. Outdoor Cafe            | 17. Entry Court               |
| 8. Outdoor Work Stations   | 18. Kids Play Area            |
| 9. Board Games Zone        | 19. Feature Pergola           |
| 10. Reading Corner         | 20. Flower Promenade          |



## GROUND AMENITIES

- |   |
|---|
| 1. Entrance Plaza - Entrance Portal, Water Feature, Branding & Driveway |
| 2. Pathway, Jogging & Cycle Track                                       |



## ECOLOGICAL ZONE

- |                               |                                  |
|-------------------------------|----------------------------------|
| 3. Nature Sitout              | 16. Youth Katta                  |
| 4. Picnic Area                | 17. Dropoff                      |
| 5. Sculpture Court            | 18. Green Islands                |
| 6. Connection To Central Park | 19. Relaxation Zone              |
| 7. Tranquil Garden            | 20. Floral Garden                |
| 8. Orchard                    | 21. Meditation Area & Lotus Pond |
| 9. Bonfire                    | 22. Graffiti Wall                |
| 10. Alfresco Dining           | 23. Crossfit Arena               |
| 11. BBQ Deck                  | 24. Rock Climbing Wall           |
| 12. Herb/Organic Garden       | 25. Cricket Net                  |
| 13. Life Size Chess           | 26. Vertical Cycle Parking       |
| 14. Skating/Scooter Park      | 27. Event Space                  |
| 15. Tree Court                |                                  |



## NATURE FOREST ZONE

- |                    |                                  |
|--------------------|----------------------------------|
| 28. Lounge         | 34. Tree Top Walk                |
| 29. Sun Deck       | 35. Nature Slide & Rock Climbing |
| 30. Main Pool      | 36. Upper Level Pool View Lounge |
| 31. Kids Pool      | 37. Tree House with Cafe         |
| 32. Water Slide    | 38. Strolling Pathway            |
| 33. Nature Jacuzzi | 39. Relaxation Zone              |

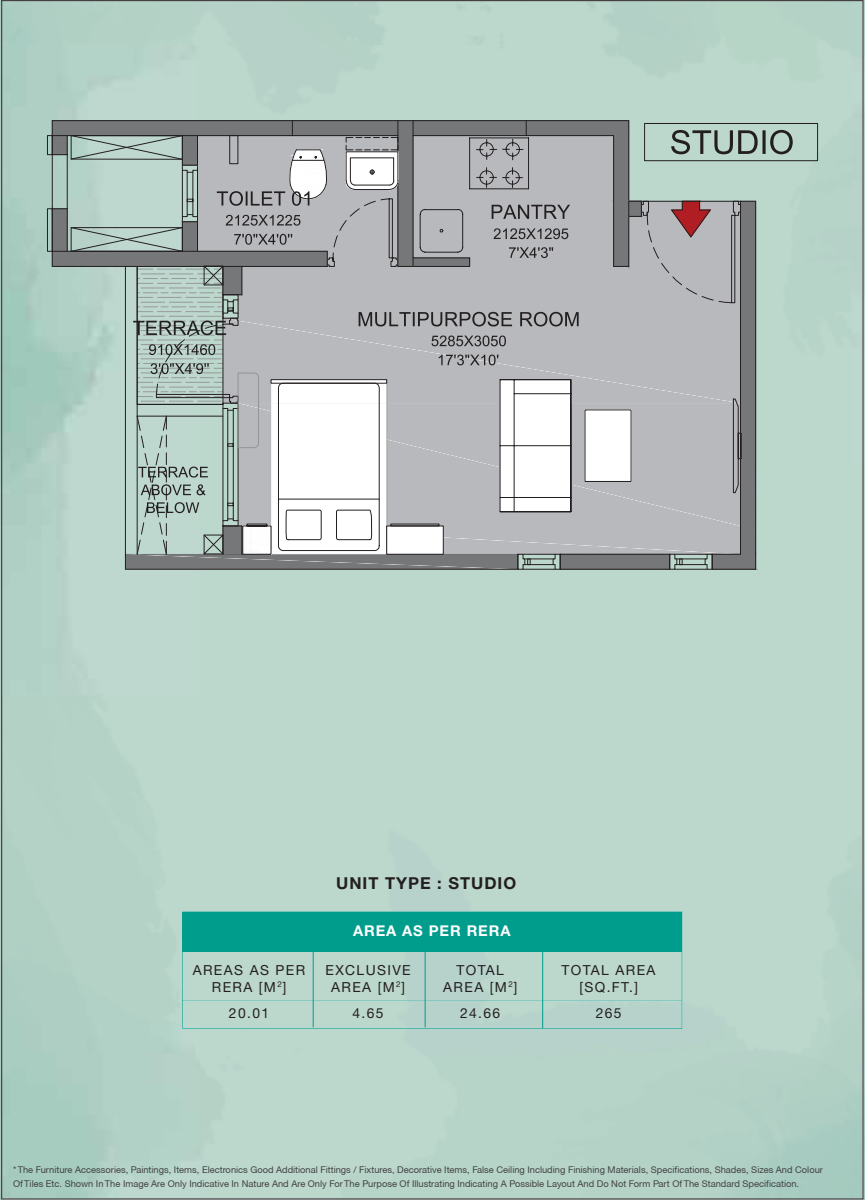


## FITNESS ZONE

- |                         |                     |
|-------------------------|---------------------|
| 40. Outdoor Gym         | 45. Zen Garden      |
| 41. Graffiti Wall       | 46. Outdoor Deck    |
| 42. Discovery Park      | 47. Chitchat Corner |
| 43. Senior Citizen Area | 48. Entrance Plaza  |
| 44. Reflexology Pathway | 49. Services        |

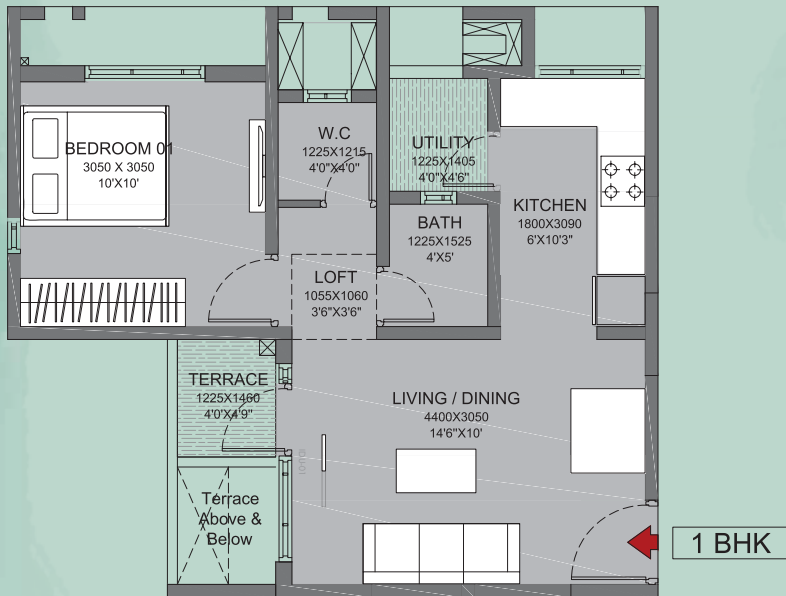
# UNIT PLANS

## STUDIO APARTMENT



# UNIT PLANS

## 1 BHK



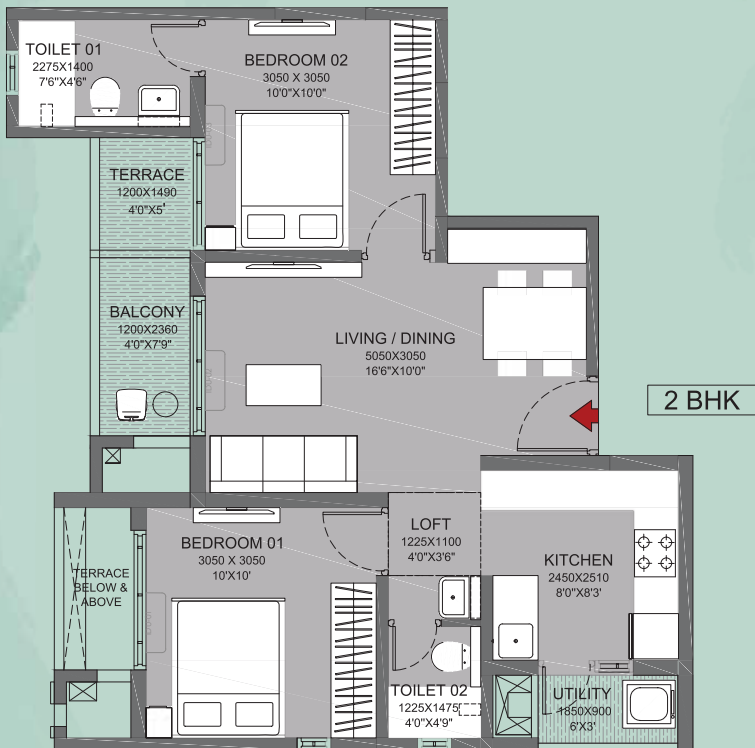
### UNIT TYPE : 1 BHK

AREA AS PER RERA			
AREAS AS PER RERA [M <sup>2</sup> ]	EXCLUSIVE AREA [M <sup>2</sup> ]	TOTAL AREA [M <sup>2</sup> ]	TOTAL AREA [SQ.FT.]
32.85	6.98	39.83	429

\* The Furniture Accessories, Paintings, Items, Electronics Good Additional Fittings / Fixtures, Decorative Items, False Ceiling Including Finishing Materials, Specifications, Shades, Sizes And Colour Of Tiles Etc. Shown In The Image Are Only Indicative In Nature And Are Only For The Purpose Of Illustrating Indicating A Possible Layout And Do Not Form Part Of The Standard Specification.

# UNIT PLANS

## 2 BHK



### UNIT TYPE : 2 BHK

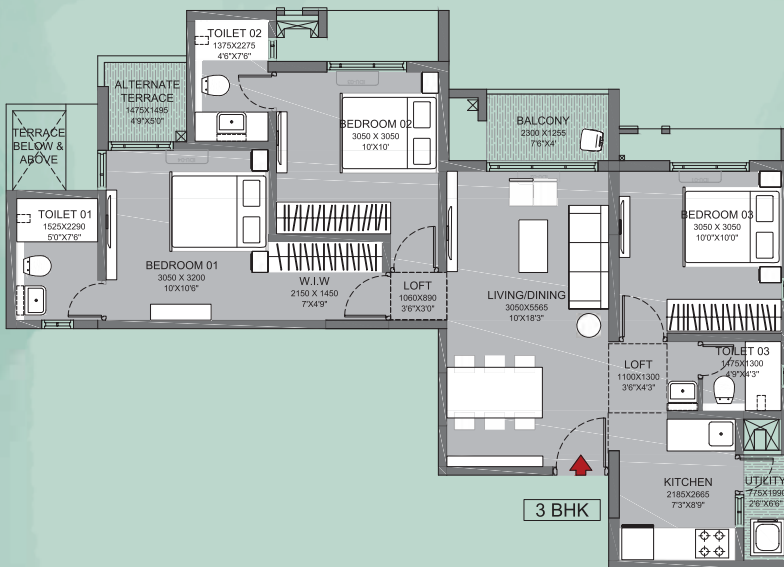
AREA AS PER RERA			
AREAS AS PER RERA [M <sup>2</sup> ]	EXCLUSIVE AREA [M <sup>2</sup> ]	TOTAL AREA [M <sup>2</sup> ]	TOTAL AREA [SQ.FT.]
46.88	11.07	57.95	624

\* The Furniture Accessories, Paintings, Items, Electronics Good Additional Fittings / Fixtures, Decorative Items, False Ceiling Including Finishing Materials, Specifications, Shades, Sizes And Colour Of Tiles Etc. Shown In The Image Are Only Indicative In Nature And Are Only For The Purpose Of Illustrating Indicating A Possible Layout And Do Not Form Part Of The Standard Specification.



# UNIT PLANS

## 3 BHK



### UNIT TYPE : 3 BHK

AREA AS PER RERA			
AREAS AS PER RERA [M <sup>2</sup> ]	EXCLUSIVE AREA [M <sup>2</sup> ]	TOTAL AREA [M <sup>2</sup> ]	TOTAL AREA [SQ.FT.]
67.35	11.21	78.56	846

\* The Furniture Accessories, Paintings, Items, Electronics Good Additional Fittings / Fixtures, Decorative Items, False Ceiling Including Finishing Materials, Specifications, Shades, Sizes And Colour Of Tiles Etc. Shown In The Image Are Only Indicative In Nature And Are Only For The Purpose Of Illustrating Indicating A Possible Layout And Do Not Form Part Of The Standard Specification.

# SPECIFICATIONS



## STRUCTURE

Earthquake resistant framed RCC structure - Aluform

Internal-Oil bound distemper with gypsum plaster

External walls - Textured paint



## DOORS/WINDOWS

Main entrance - Pre fabricated doors

Other doors - Pre fabricated doors

Windows - Powder coated aluminum windows  
with mosquito mesh on sliding windows



## KITCHEN

Granite counter top + SS sink

Wall cladding with tiles above counter upto 2 ft



## TOILET

Sanitaryware - Jaquar/Kohler/American Standard equivalent

CP fittings - Jaquar/Kohler/American Standard equivalent

Counter top - Granite counter top

Wall cladding (all toilets) - Glazed tiles upto lintel level

False ceiling in all toilets



## ELECTRICALS

Modular switches - Legrand/Anchor/Precision/Equivalent - Childproof

Provision for Cable TV, Telephone, AC, WIFI points



## FLOORING

Living/Dining - Vitrified tiles

Master bedroom - Vitrified tiles

Other bedrooms - Vitrified tiles

Kitchen - Vitrified tiles

Balconies - Matte/Textured Anti - Skid tiles

Utility area - Matte/Textured Anti - Skid tiles

Master toilet - Matte/Textured Anti - Skid tiles

Other toilet- Matte/Textured Anti - Skid tiles



NOTES



Site address: Godrej Parkridge, Kharadi-Manjari Road, Pune 412307

The Project Godrej Parkridge is registered with MahaRERA under registration no. P52100028310, available at <http://maharera.mahaonline.gov.in>.

Godrej Parkridge is part of a sanctioned Township which is spread across 40.97 Hectares (approx. 101 Acres) at Manjri Khurd, Pune. Manjari Housing Projects LLP (wherein Godrej Properties Limited is a partner) as owners and being part of said Township, is developing 23 Hectares (approx. 2.35 lakh sq. mts.) of the Land in the said Township. The development by Manjari Housing Projects LLP shall have an access to 5 Hectares (approx. 50,000 sq. mts.) of public greens, Clubhouse (membership based, approx. 6500 sq. mts.), Health centre (approx. 2000 sq. mts.) and Community market (approx. 700 sq. mts.) forming part of the common amenities in the Township, along with other developers. The sale is subject to terms of application form and agreement for sale. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. T&C Apply. The official website of Godrej Properties Limited is [www.godrejproperties.com](http://www.godrejproperties.com). Please do not rely on the information provided on any other website.