



GUARDIAN
**EASTERN
MEADOWS**

2 and 3 BHK Homes, Kharadi Annexe, Pune

in association with
USHA AND YASHWANT SAKHARE



conceptual representation

THE 7 ELEMENTS OF COMMUNITY LIFE

Thoughtful
Planning

Recreation
Avenues

Fitness &
Wellness

Aspirational
Lifestyle

Unique
Landscaping

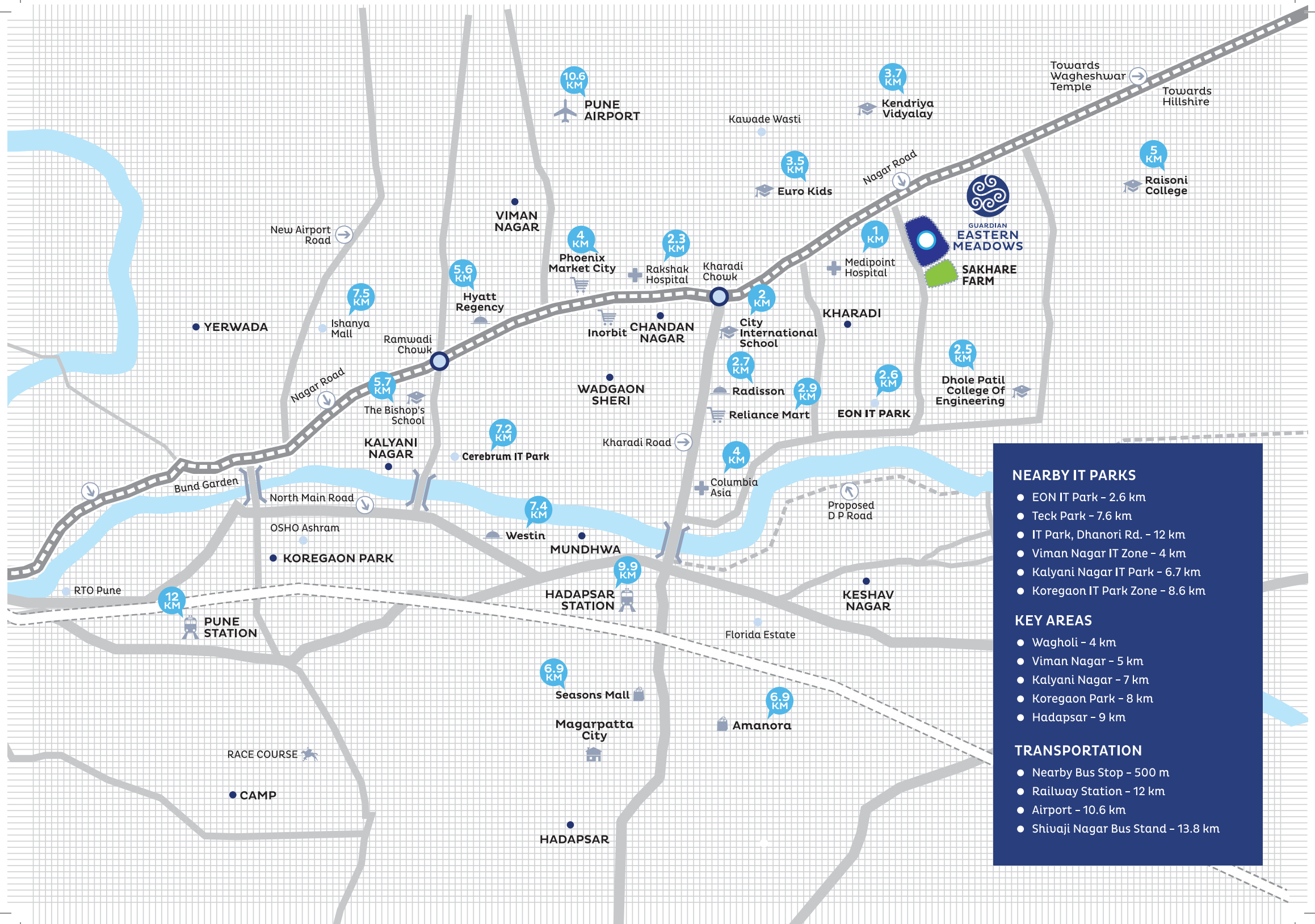
Upgraded
Security

Utility &
Convenience

COME HOME TO A LIVELY COMMUNITY

- Located in Kharadi Annexe
- Spread over 10 acres
- Over 1.5 acres of open spaces
- 2 and 3 BHK homes

- Number of buildings - 14
- Number of homes - 923
- Thoughtfully planned homes
- Optimum utilisation of space





LAYOUT PLAN

Layout plan not to scale

- | | | | | |
|--------------------------|----------------------------------|--------------------------------------|--|--|
| 1. Toddlers' play area | 6. Gazebo | 10. Bridge overlooking kids' pool | 13. Jogging track | 17. Resting benches |
| 2. Senior citizens' area | 7. Clubhouse | 11. Open-air amphitheatre with stage | 14. Children's play area | 18. Seating area around the play court |
| 3. Acupressure pathway | 8. Swimming pool with kids' pool | 12. Multi-sport court | 15. Pergola with creepers on viewing balcony | 19. Yoga deck for meditation |
| 4. Tennis court | 9. Reflection pool | | 16. Water fountain | |
| 5. Party lawn | | | | |

BEST-IN-CLASS SPECIFICATIONS

STRUCTURE

- RCC: Earthquake-resistant framed structure

BRICKWORK

- External wall: 6" thick brick/block work
- Internal wall: 6"/4" thick brick/block work

PLASTER

- External wall: Sand-faced plaster
- Internal wall: Gypsum finish

FLOORING AND TILING

- Internal flooring: Vitrified tiles
- Terrace: Anti-skid ceramic tiles
- Toilets: Floor - Anti-skid ceramic tiles
- Toilets: Dado - Ceramic tiles for full height
- Staircase: Natural stone
- Lobbies: Decorative floor
- Parking: Chequered tiles/paving blocks/trimix
- Window sills: Granite

DOORS

- Main door: Both side veneer finish with good quality fittings
- Bedroom doors: Flush doors with both side laminates and good quality fittings
- Terrace: MS powder-coated folding door with glass and grill
- Toilet doors: Granite door frames with laminated flush door

WINDOWS

- Type: Powder-coated aluminium sliding windows with mosquito mesh
- Safety: MS safety grill

KITCHEN

- Platform: Well-finished black granite with stainless steel sink
- Kitchen trolleys: Well-finished kitchen trolleys
- Dado: Glazed tiles up to 2 ft. above the platform and white tiles below platform
- Water purifier: Branded water purifier
- Dry terrace: Utility space for washing machine and washing place

TOILET

- Sanitary: Branded sanitary fittings, Hindware or equivalent

CP FITTINGS

- Master toilet: Hot and cold single lever diverter for shower and wash basin
- Other toilets: Hot and cold mixer for shower and wash basin
- Solar water heater: Limited hot water supply
- Provision for water boilers

ELECTRIFICATION

- Wiring: Concealed with required main circuit breakers
- TV and telephone point in living room as well as in master bedroom and also in guest bedroom for 3 BHK
- Switches: ISI approved best quality modular switches
- Two-way switches: In bedroom for one light and fan point
- Exhaust fan provision: In kitchen and toilets

POWER POINTS FOR:

- Kitchen: Fridge and oven
- All bedrooms: AC point
- Dry balcony: Washing machine
- All toilets: Boiler

PAINTING

- Interior: Acrylic emulsion equivalent
- Exterior: Apex/Waterproof cement paint or Acrylic paint

PLUMBING

- Total plumbing in CPVC/UPVC pipelines

LIFTS

- Branded automatic lifts including one stretcher lift per building
- Standby arrangement: Lift with generator backup

KEY FEATURES

- Video door phone with intercom facility
- Common dish antenna with provision for DTH facility
- Quality laminated name plates for each flat
- Letterbox for each flat at common location
- Garbage chute for each building
- Generator backup for common facilities

AMENITIES

RECREATION AVENUES

- Indoor games (table tennis, snooker, carrom, play cards, chess and many more)
- Well-stocked library
- Senior citizens' area
- Open-air amphitheatre
- Clubhouse
- Multipurpose hall
- Children's and toddlers' play area

UPGRADED SECURITY

- Well-trained professional security services
- External CCTV surveillance
- Video door phones
- Firefighting system
- Panic alarms
- Monitored access to common areas
- Well-lit common areas with generator backup
- Automated elevators with rescue devices (ARD) facility
- Higher terrace grills for safety

FITNESS & WELLNESS

- Swimming pool and kids' pool
- Yoga and aerobics area
- Jogging track
- Acupressure pathway
- Well-equipped gym
- Multicourt (football/basketball/cricket/skating and many more)
- Tennis court

UNIQUE LANDSCAPING

- Plantation of fruit-bearing and medicinal trees
- No vehicular traffic
- Centrally located amenity spaces
- Area designed by renowned landscape designer

UTILITY & CONVENIENCE

- Commercial area for utility shopping
- Provision for ATM facility

ASPIRATIONAL LIFESTYLE

- Cafeteria
- Sauna and steam
- Acoustic mini-theatre

BUILDING A1 TO A8

ODD FLOOR PLAN



Conceptual representation of floor plan

FLATS FACING OPEN SPACES



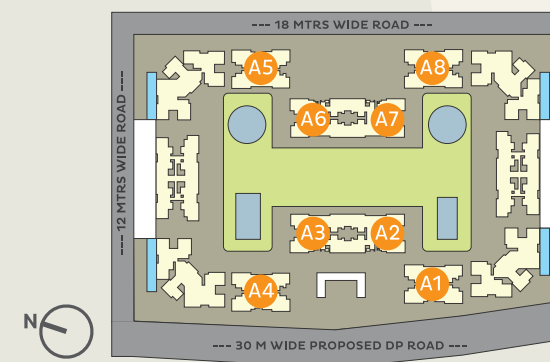
GUARDIAN
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BUILDING A1 TO A8

ODD FLOOR PLAN: 1ST, 3RD, 5TH, 7TH, 9TH, 11TH

AREA STATEMENT

FLAT NO.	TYPE OF FLAT		CARPET AREA	TERRACE AREA	STANDING BALC.	SALEABLE AREA
101,301,501,701,901,1101	2 BHK	SQ. M.	62.65	13.93	0.66	100.41
102,302,502,702,902,1102		SQ. FT.	674.00	150.00	7.00	1081.00
103,303,503,703,903,1103	3 BHK	SQ. M.	80.12	14.04	0.66	123.27
104,304,504,704,904,1104		SQ. FT.	862.00	151.00	7.00	1327.00



BUILDING A1 TO A8

EVEN FLOOR PLAN



Conceptual representation of floor plan

FLATS FACING OPEN SPACES



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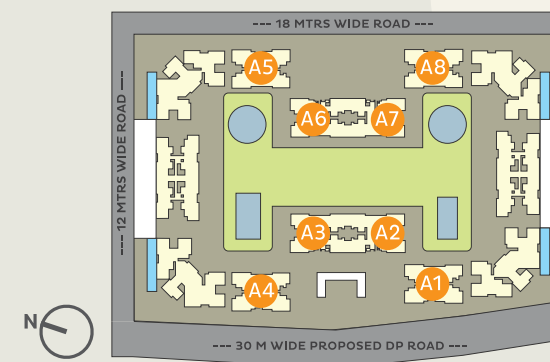
BUILDING A1 TO A8

EVEN FLOOR PLAN: 2ND, 4TH, 6TH, 8TH, 10TH, 12TH

AREA STATEMENT

FLAT NO.	TYPE OF FLAT		CARPET AREA	TERRACE AREA	STANDING BALC.	SALEABLE AREA
201, 401, 601, 801, 1001, 1201	2 BHK	SQ. M.	62.65	7.4500	0.66	91.99
202, 402, 602, 1002, 1201		SQ. FT.	674.00	80.00	7.00	990.00
203, 403, 603, 803, 1003, 1203	3 BHK	SQ. M.	80.12	13.99	0.66	123.20
204, 404, 604, 804, 1004, 1204		SQ. FT.	862.00	151.00	7.00	1326.00

Flat no. 802 cancelled for refuge area



BUILDING B1 TO B4

ODD FLOOR PLAN



Conceptual representation of floor plan

FLATS FACING OPEN SPACES



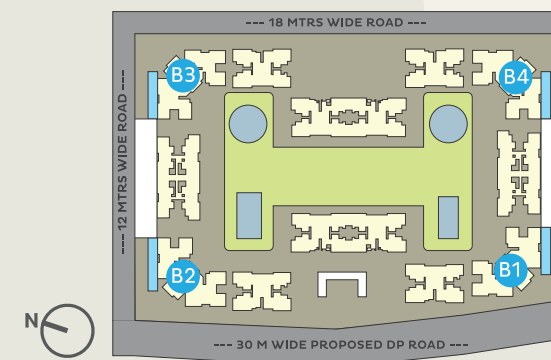
GUARDIAN
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MEADOWS

BUILDING B1 TO B4

ODD FLOOR PLAN: 1ST, 3RD, 5TH, 7TH, 9TH, 11TH

AREA STATEMENT

FLAT NO.	TYPE OF FLAT		CARPET AREA	TERRACE AREA	STANDING BALC.	SALEABLE AREA
101, 301, 501, 701, 901, 1101	2 BHK	SQ. M.	58.63	5.86	0.66	84.70
		SQ. FT.	631.00	63.00	7.00	912.00
105, 305, 505, 705, 905, 1105	2 BHK	SQ. M.	58.69	5.84	0.66	84.75
		SQ. FT.	632.00	63.00	7.00	912.00
102, 302, 502, 702, 902, 1102 103, 303, 503, 703, 903, 1103 108, 308, 508, 708, 908, 1108	2 BHK	SQ. M.	56.64	5.90	0.66	82.16
		SQ. FT.	610.00	64.00	7.00	884.00
104, 304, 504, 704, 904, 1104	2 BHK	SQ. M.	56.64	5.94	0.66	82.21
		SQ. FT.	610.00	64.00	7.00	885.00
106, 306, 506, 706, 906, 1106	2 BHK	SQ. M.	59.32	5.94	0.66	85.70
		SQ. FT.	639.00	64.00	7.00	922.00
107, 307, 507, 707, 907, 1107	2 BHK	SQ. M.	59.31	5.90	0.66	85.63
		SQ. FT.	638.00	64.00	7.00	922.00



BUILDING B1 TO B4

EVEN FLOOR PLAN



Conceptual representation of floor plan

FLATS FACING OPEN SPACES



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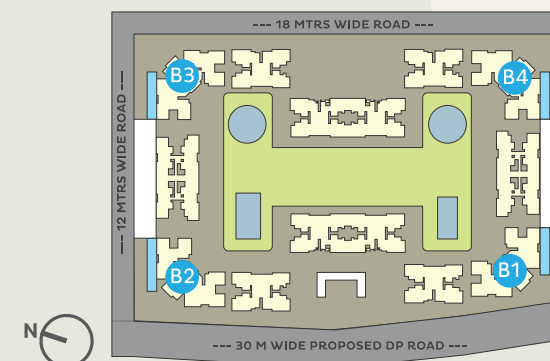
BUILDING B1 TO B4

EVEN FLOOR PLAN: 2ND, 4TH, 6TH, 8TH, 10TH, 12TH

AREA STATEMENT

FLAT NO.	TYPE OF FLAT		CARPET AREA	TERRACE AREA	STANDING BALC.	SALEABLE AREA
201, 401, 601, 801, 1001, 1201	2 BHK	SQ. M.	58.63	5.94	0.66	84.80
		SQ. FT.	631.00	64.00	7.00	913.00
205, 405, 605, 805, 1005, 1205	2 BHK	SQ. M.	58.69	5.94	0.66	84.88
		SQ. FT.	632.00	64.00	7.00	914.00
202, 402, 602, 802, 1002, 1202 203, 403, 603, 803, 1003, 1203 204, 404, 604, 804, 1004, 1204 208, 408, 608, 808, 1008, 1208	2 BHK	SQ. M.	56.64	5.94	0.66	82.21
		SQ. FT.	610.00	64.00	7.00	885.00
206, 406, 606, 1006, 1206 207, 407, 607, 1007, 1207	2 BHK	SQ. M.	59.32	5.94	0.66	85.70
		SQ. FT.	639.00	64.00	7.00	922.00

Flat no. 806 and 807 cancelled for refuge area



BUILDING C1 & C2

ODD FLOOR PLAN



Conceptual representation of floor plan

FLATS FACING OPEN SPACES



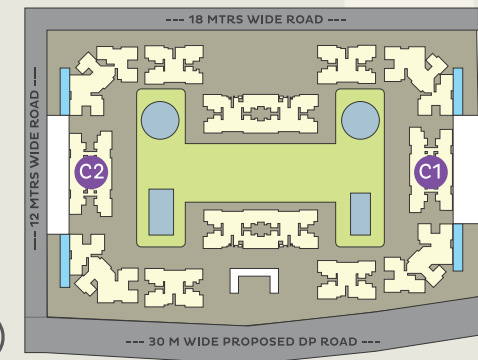
GUARDIAN
EASTERN
MEADOWS

BUILDING C1 & C2

ODD FLOOR PLAN: 1ST, 3RD, 5TH, 7TH, 9TH, 11TH

AREA STATEMENT

FLAT NO.	TYPE OF FLAT		CARPET AREA	TERRACE AREA	STANDING BALC.	SALEABLE AREA
101,301,501,701,901,1101	2 BHK	SQ. M.	59.30	5.90	0.66	85.62
104,304,504,704,904,1104		SQ. FT.	638.00	64.00	7.00	922.00
102,302,502,702,902,1102	2 BHK	SQ. M.	59.08	5.90	0.66	85.33
		SQ. FT.	636.00	64.00	7.00	919.00
103,303,503,703,903,1103	2 BHK	SQ. M.	59.16	5.90	0.66	85.44
		SQ. FT.	637.00	64.00	7.00	920.00
105,305,505,705,905,1105	2 BHK	SQ. M.	63.29	13.59	0.66	100.80
108,308,508,708,908,1108		SQ. FT.	681.00	146.00	7.00	1085.00
106,306,506,706,906,1106	2 BHK	SQ. M.	61.24	10.39	0.66	93.98
107,307,507,707,907,1107		SQ. FT.	659.00	112.00	7.00	1012.00



BUILDING C1 & C2

EVEN FLOOR PLAN



Conceptual representation of floor plan

FLATS FACING OPEN SPACES



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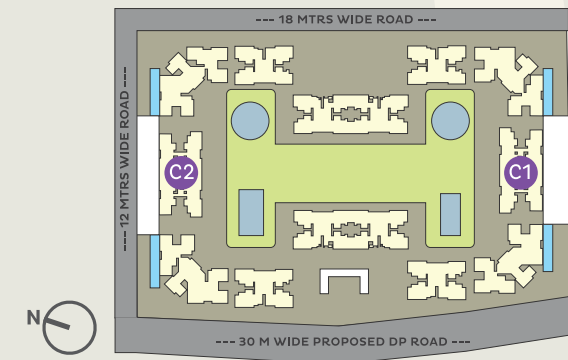
BUILDING C1 & C2

EVEN FLOOR PLAN: 2ND, 4TH, 6TH, 8TH, 10TH

AREA STATEMENT

FLAT NO.	TYPE OF FLAT		CARPET AREA	TERRACE AREA	STANDING BALC.	SALEABLE AREA
201, 401, 601, 801, 1001	2 BHK	SQ. M.	59.30	5.94	0.66	85.67
204, 404, 604, 804, 1004		SQ. FT.	638.00	64.00	7.00	922.00
202, 402, 602, 1002	2 BHK	SQ. M.	59.08	5.94	0.66	85.38
		SQ. FT.	636.00	64.00	7.00	919.00
203, 403, 603, 1003	2 BHK	SQ. M.	59.16	5.94	0.66	85.49
		SQ. FT.	637.00	64.00	7.00	920.00
205, 405, 605, 805, 1005	2 BHK	SQ. M.	63.29	7.03	0.66	92.27
208, 408, 608, 808, 1008		SQ. FT.	681.00	76.00	7.00	993.00
206, 406, 606, 806, 1006	2 BHK	SQ. M.	61.24	7.03	0.66	89.61
207, 407, 607, 807, 1007		SQ. FT.	659.00	76.00	7.00	965.00

Flat no. 802 and 803 cancelled for refuge area



CREDITS

ARCHITECT

A & T Consultants

STRUCTURAL CONSULTANT

Spectrum Consultants

LANDSCAPE DESIGNER

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LEGAL ADVISOR

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