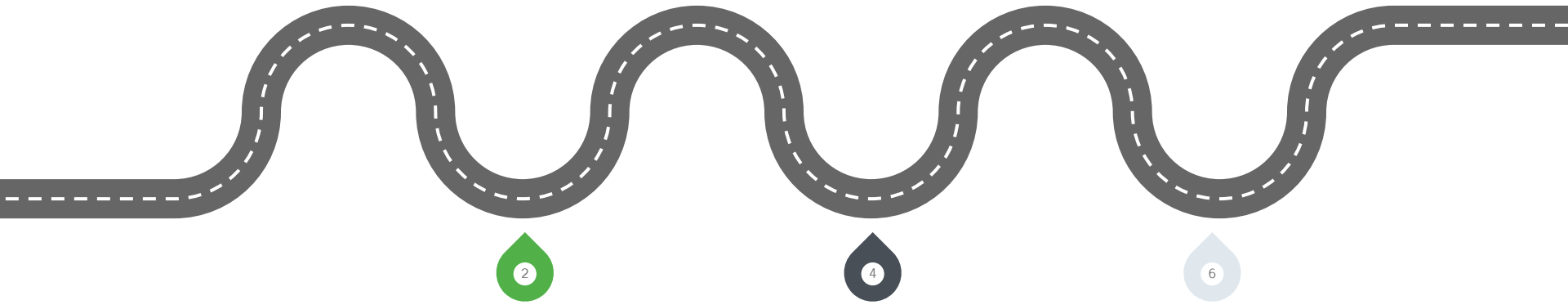
Our Mahalunge Township Legacy...



Hillside 1
275cr

Hillside 2
250 cr

Green Cove
325 Cr

Green Vistas
315 Cr

Hill Retreat
375 Cr

Next Launch?

Gearing up for
501 Cr



LAUNCHING

GODREJ MEADOWS

AT #RIVERHILLS

#RIVERHILLS Township – Location



#RIVERHILLS Township - Location



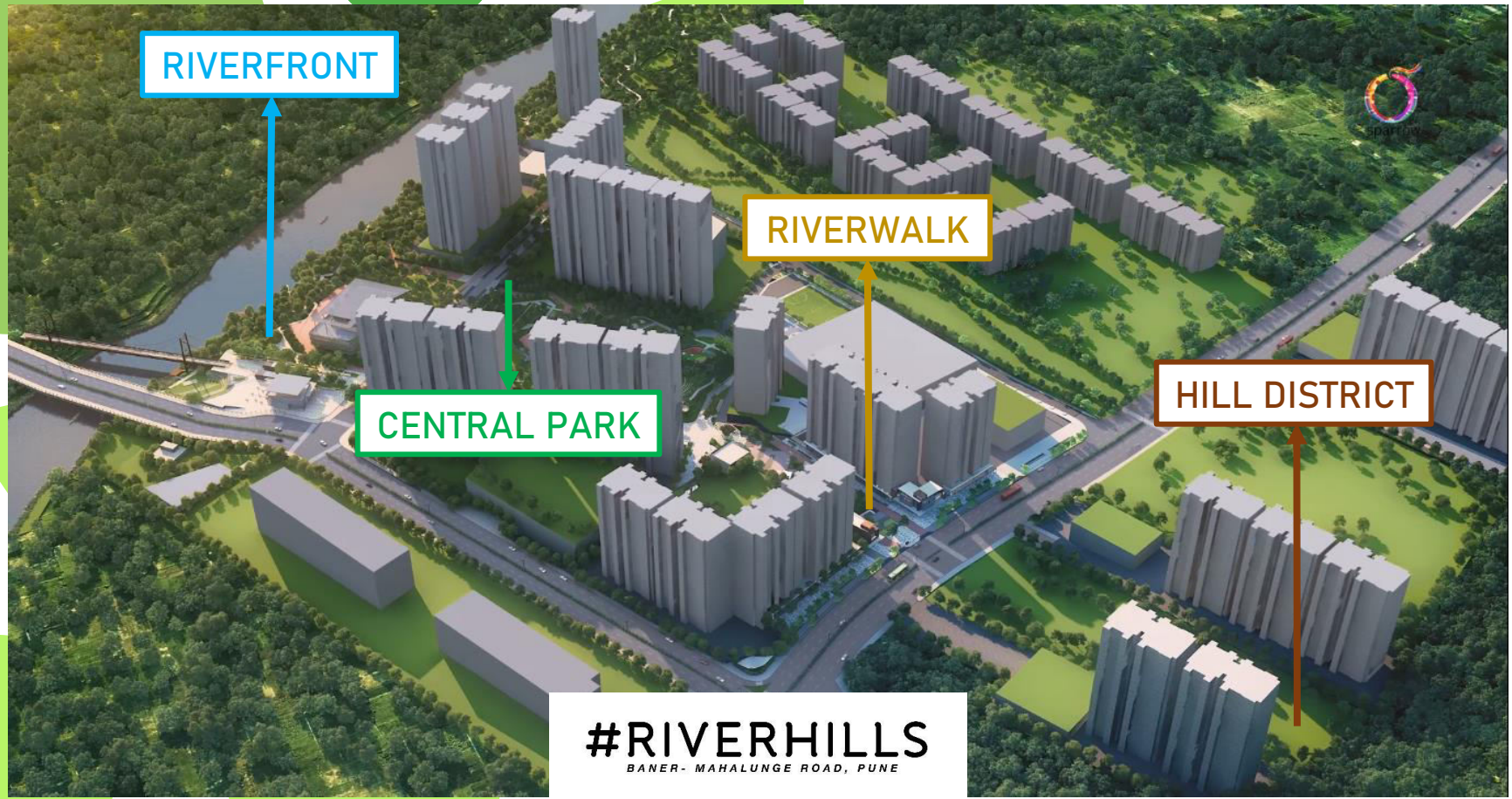
Located right next to 7.5 Acres Central Park

Surrounded by PMRDA Greens & Sports Field

Right next to "Only Luxury Project" in #Riverhills

Close proximity to Master Boat Club & River

#RIVERHILLS Township USP Pillars



#RIVERHILLS | Riverwalk 0.5 KM





Pedestrian Friendly Zone



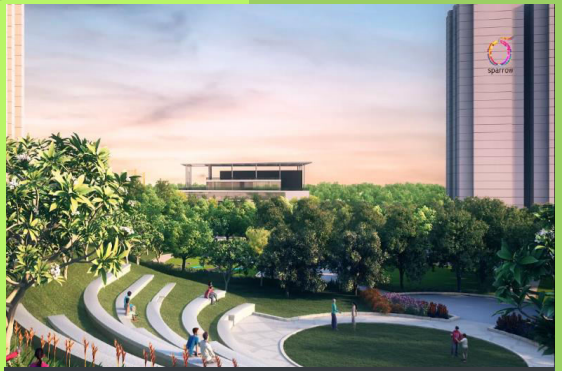
High Street Retail of 0.5 KM



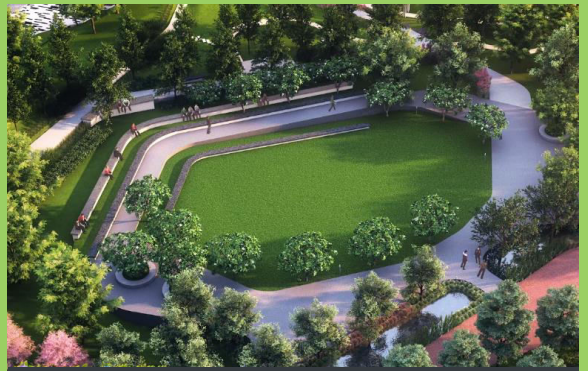
Linear Park With Stepped Pathways & Gardens

#RIVERHILLS | Central Park 7.5 Acres

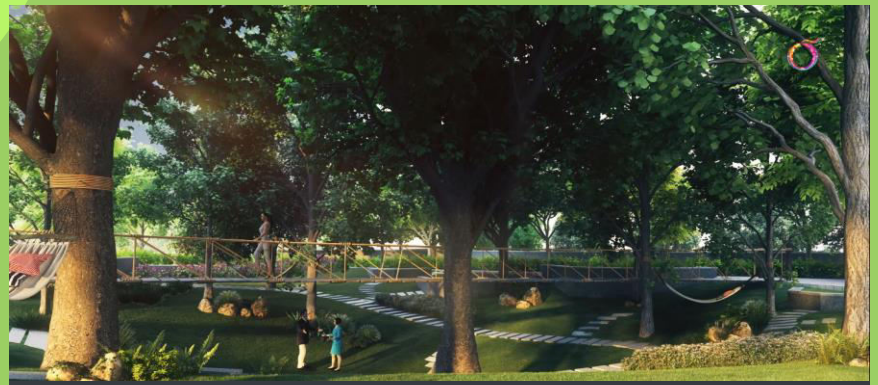




Huge Open Amphitheatre



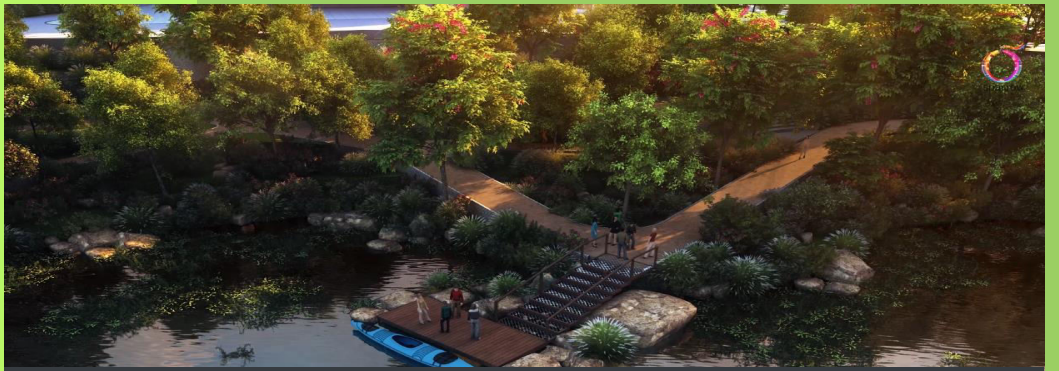
Lavish Sit Out Zones



Garden Walkways and Bridges

#RIVERHILLS | Riverfront Area 7.3 Acres





Riverfront Board Walk and Community Gardens



Heritage Bridge With River Amphitheatre

#RIVERHILLS | Master Boat Club 55000+ sqft



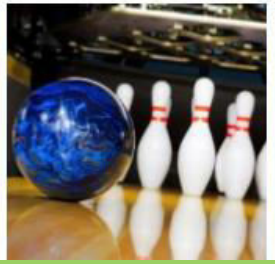
One Of The Largest Clubhouse in West Pune!



LUXURY INDOOR AMENITIES
14,000+ Sqft



RIVER ACTIVITIES
-



PERFORMING ARTS AND THEATRE
10,000+ Sqft

MULTI-FACETED DINING EXPERIENCE
-





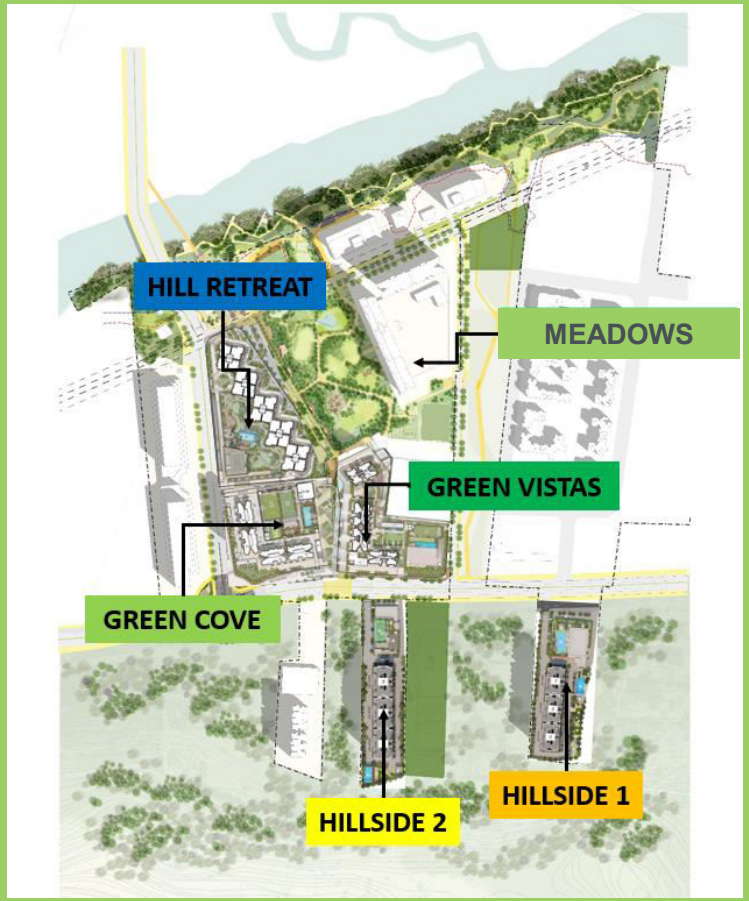


NOW
INTRODUCING
OUR
NEXT
LAUNCH

GODREJ

MEADOWS

PRESENTING TO YOU GODREJ MEADOWS



WHY IS GODREJ MEADOWS SO SPECIAL?

- Placed right at core of our Township #Riverhills
- Green Views for all units in the sector (all 4 sides)
- Premium sector with a Podium Lifestyle
- 100M Cloud Walk on each tower terrace!
- 600M Health Circuit Loop & 175M Cycling Loop!

Where is our Land Parcel?





Presenting Our First Ever

“Health & Wellness + Homes”

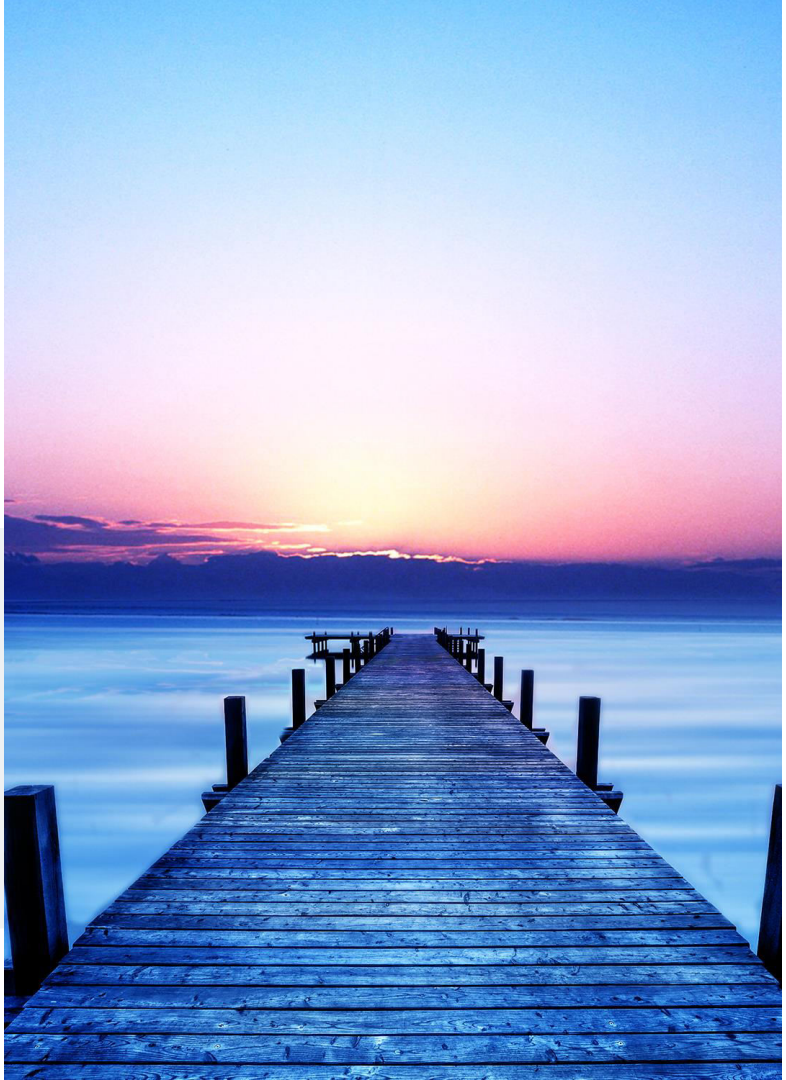
In GPL Pune Portfolio

Presenting the “Super Hero” of our Sector

Ever thought what adds that “Plus” to health???

A Unique Clubhouse based on Japanese theme “IKIGAI”





IKIGAI

A reason for being…

"Iki", meaning life & "gai" meaning value

A Japanese concept of Healthy Living

Our mission for each of our "ikigaites", is for them to wake up 'happy' every morning, allowing them the freedom to choose their experience for the day and thus, find their purpose the "ikigai" way

The 10 rules of IKIGAI



Connect With Nature



Live The Moment



Smile



Follow your Passion



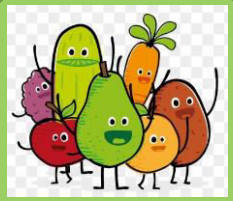
Take it Slow



Be Grateful



Keep Good Company



Eat Right

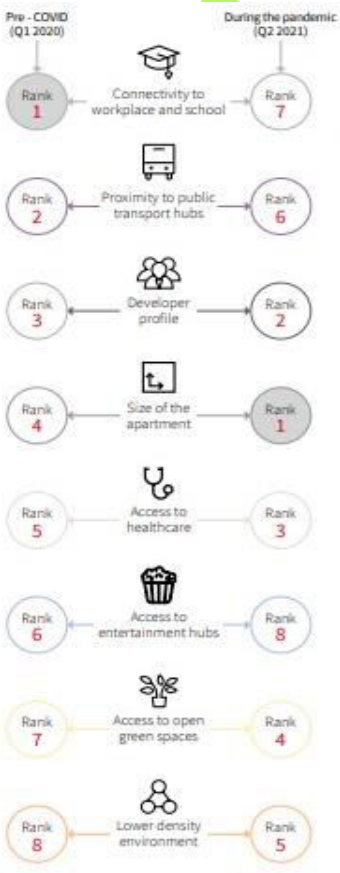


Exercise



Stay Active

HERO : 3250+ Sqft of Exclusive Wellness Centre







MyCare Health Solutions*

The way healthcare should be

***Wellness Centre Brand mentioned above/equivalent to be provided**

So what's so special about our Exclusive Wellness Centre?



On site/line Physician Clinic



Specialist Consultations



Counselling Center



Pharmacy



Pathology/Health Checks



Wellness & Meditation Room



Treatment/Vaccination Room



Help desk/Health Concierge

Physical Wellness Zone



Multipurpose Court



Rooftop Cricket Pitch



Interactive Squash Court



600m Health Circuit Loop

Physical Wellness Zone



Aqua Gymnasium



Energy Harvesting Outdoor Gym



Outdoor Badminton Court



Rock Climbing



Cycling Track



Kids Jungle Gym



Boxing/TRX Room



Gym with Sand Covered Area

Mental Wellness Zone



Turkish Bath



Spa, Salon & Massage Chairs



Hydrotherapy Beds near Pool



Mineral Enriched Hot Tub Spa



Gazebos/Sit Out Areas



Meditation/Yoga Deck/Room

Environmental Wellness Zone



Healing Garden with 20+ Oxygen Enhancing Species



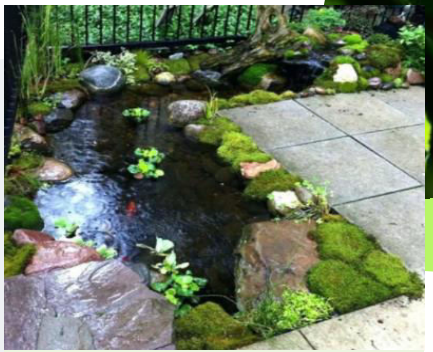
Forest Walkway/Tree Court



Tranquil Lawn



Picnic Kitchen



Koi Pond



Tranquil Water Fountain



Reflexology/Seniors Area



Herb Garden with 30+ Varieties

Social Wellness Zone



Keto Café/Organic Shop



Digital/VR Games Room



Mini Theatre



Sculpture & Flower Garden



Open Movie Screening Area



Business Centre



Indoor Games Room



Banquet Multipurpose Hall

That's not it.. We have special Unit/Tower Level Delight!

Centralised RO in every unit



Herb garden in every unit



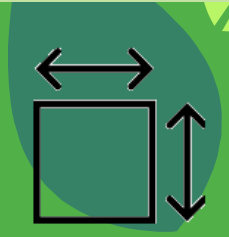
Parcel UV sanitisation at lobbies



Daily food Vending Machine at lobbies



PROJECT OVERVIEW



2.94 Acres

Total Plot Area



Vehicle Free Podium Lifestyle



Meadows – Total 3

No. of Towers



Meadows – G+32 Floors

No. of Floors



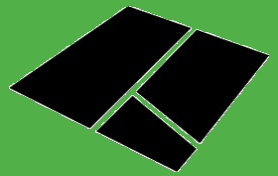
8 or 12

No. of Flats/Floor



T3 – 248
T4 – 250
T5 – 370
Total 868 units

Total no. of Flats



1 BHK- 436-442 RERA CA
2 BHK- 631-640 RERA CA
3 BHK- 825-850 RERA CA

TYPICAL Flat Configuration



2.95 m

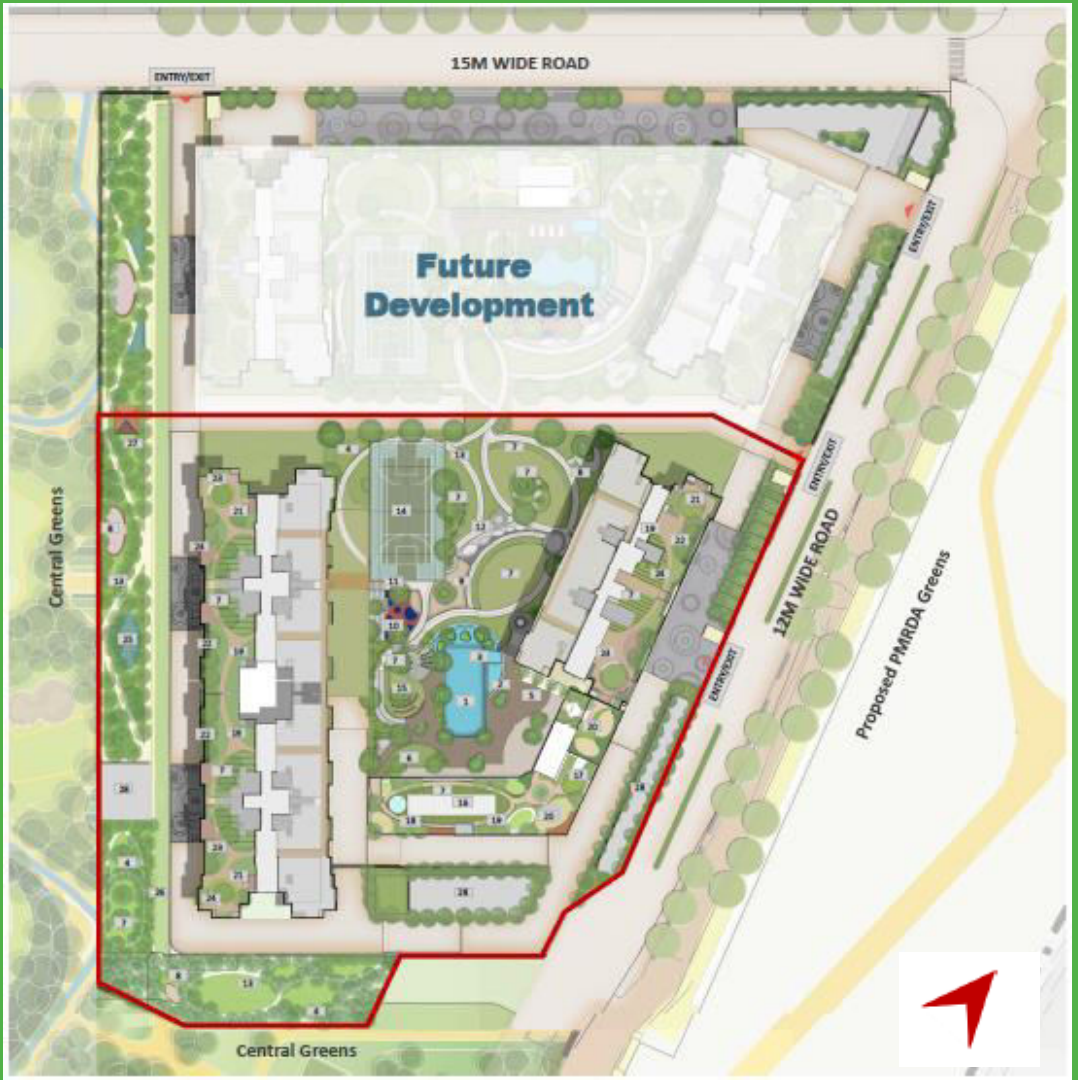
Net Floor to Ceiling Height



PODIUM TYPE
G+3 FLOORS

Parking Area

PROJECT MASTER LAYOUT PLAN



LEGEND

PODIUM LEVEL

1. Lap Pool
2. Kids Pool
3. HydrotherapyBeds/Aqua Gym
4. Tree court
5. Cabana
6. Party Lawn
7. Themed Garden (Healing/Flower/Sculpture /Herb/Tranquil Lawn)
8. Senior Citizen Sit-Out
9. Outdoor gym
10. Kids Jungle gym
11. Rock climbing
12. Reflexology Path
13. Health circuit Track
14. Multipurpose court
15. Amphitheatre

TERRACE TOP LEVEL

21. Picnic kitchen
22. Work zone
23. Meditation area
24. Pilates Deck

GROUND LEVEL

25. Koi pond
26. Cycle Track
27. Machan
28. Services

CLUB ROOF LEVEL

16. Cricket Practice Pitch
17. Open Air Movie screening
18. Viewing decks
19. Game Zone
20. Party terrace


KEY PLAN




1. KOI POND


2. CYCLING LOOP

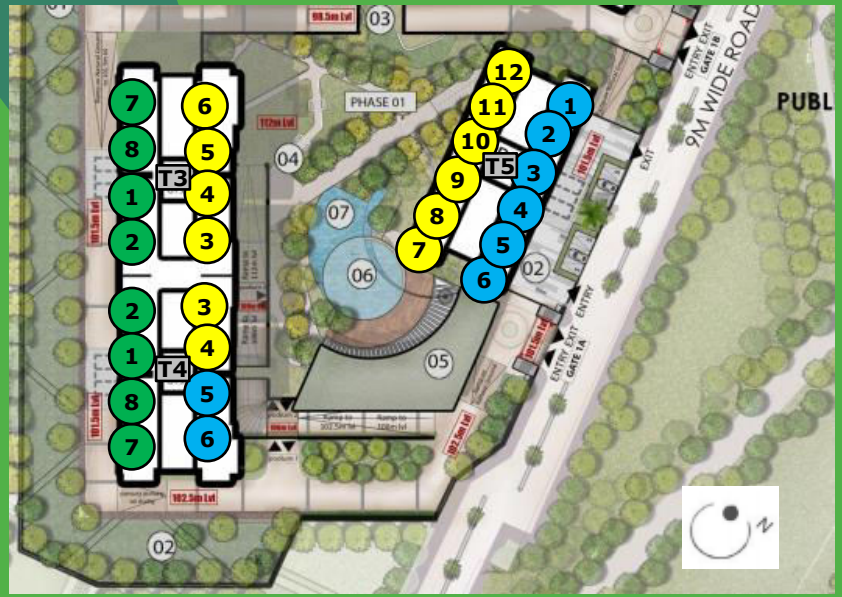

3.TREE WALKWAY

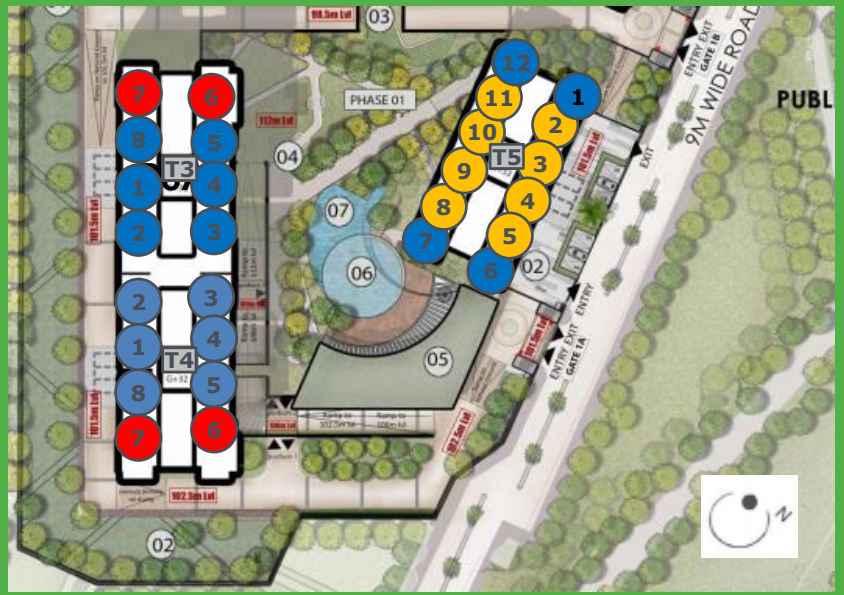

4. MACHAAN


5. DROP OFF FLOORING


6. HERB GARDEN

VIEWS AND INVENTORY DETAILS FOR ALL TOWERS

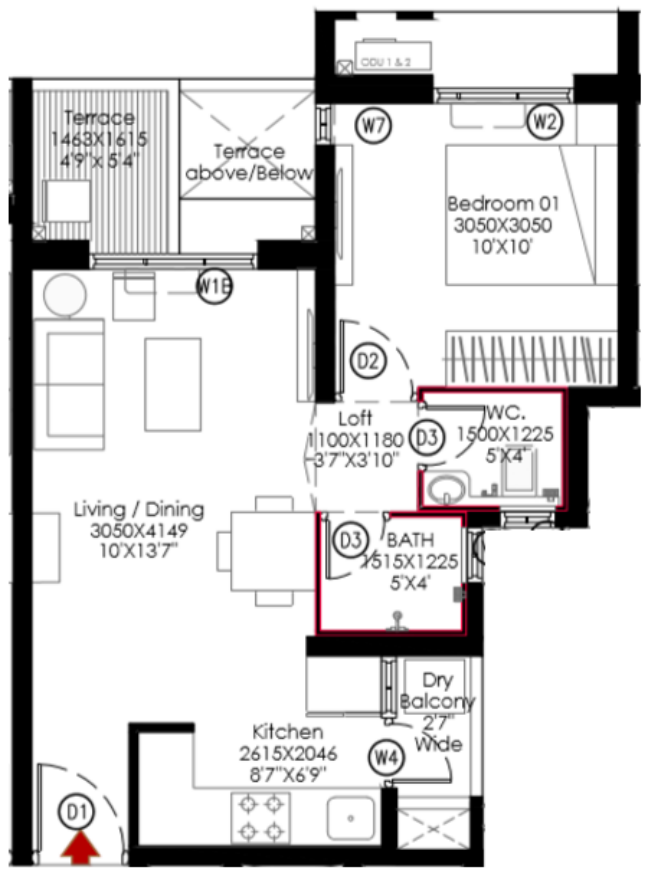




- Central Park Facing
- Podium Green Facing
- External Green Facing

- 1 BHK
- 2 BHK
- 3 BHK

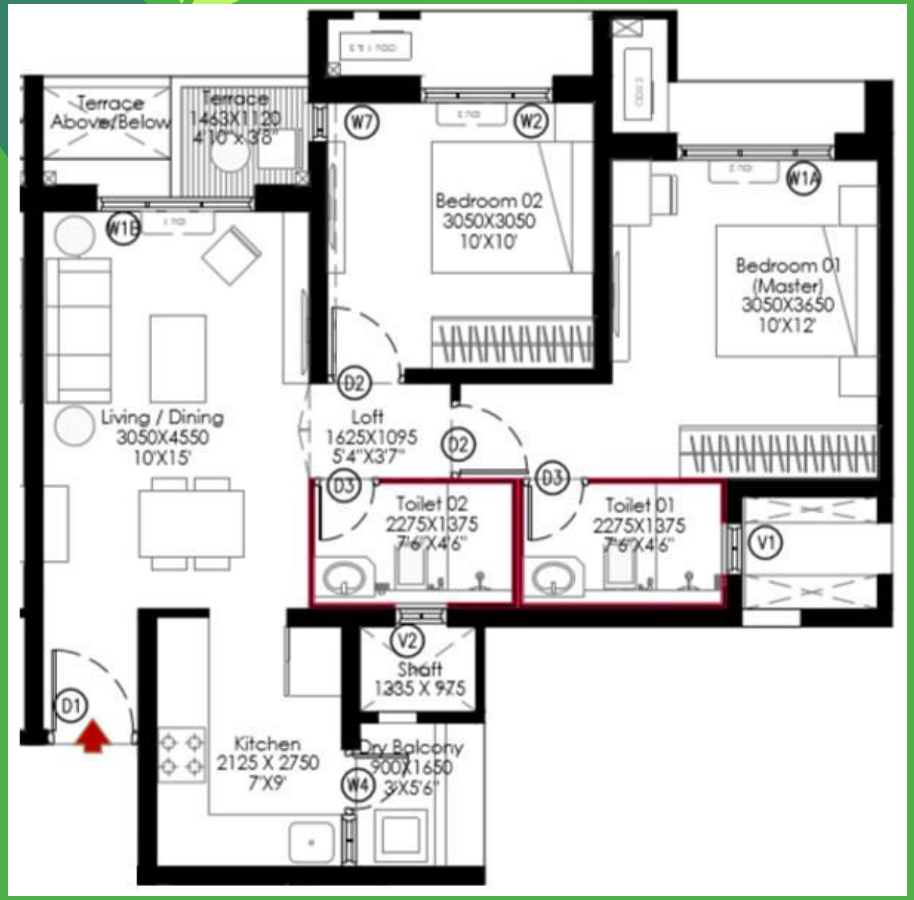
TYPICAL 1BHK – 436 SQFT LAYOUT & ADVANTAGES



- Spacious Terrace Deck in L/D room
- L shaped & spacious kitchen platform
- Cross ventilation in all rooms of the plan
- Loft storage provided in all passages
- 2 separate toilets i.e., WC & Bath

DESCRIPTION	AREA IN SQFT
Living / Dining Room	136
Kitchen	58
Master Bedroom	100
Utility	16
Foyer	15
Toilet 1	20
Toilet 2	20
Passage	14
Terrace	25
Internal walls, etc.	32
Total Area	**436**

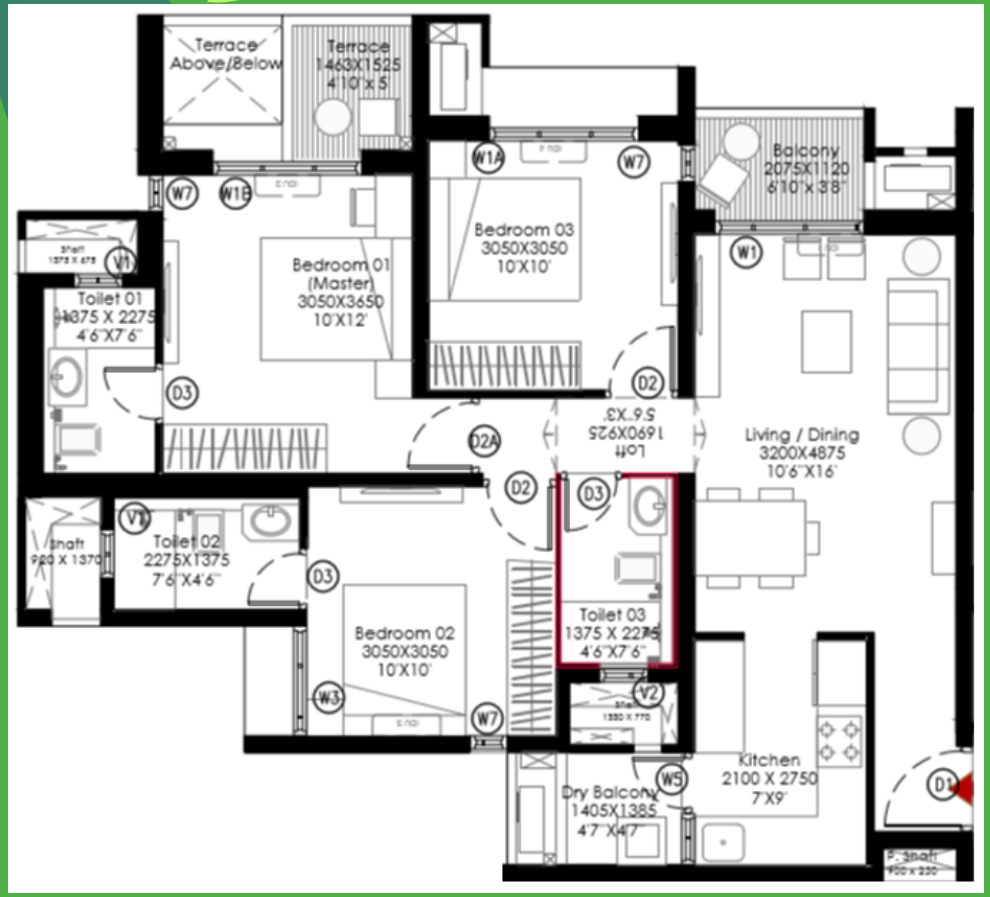
TYPICAL 2BHK – 635 SQFT LAYOUT & ADVANTAGES



- Spacious Terrace Deck in L/D room
- L shaped & spacious kitchen platform
- Cross ventilation in all rooms of the plan
- Loft storage provided in all passages
- Foyer provided for privacy

DESCRIPTION	AREA IN SQFT
Living / Dining Room	150
Kitchen	63
Master Bedroom	141 (120+21)
Room 2	100
Utility	17
Foyer	22
Toilet 1	34
Toilet 2	34
Passage	19
Terrace	18
Internal walls, etc	37
Total Area	**635**

TYPICAL 3BHK – 845 SQFT LAYOUT & ADVANTAGES



- Full length balcony in L/D room
- L shaped & spacious kitchen platform
- Cross ventilation in all rooms of the plan
- Loft storage provided in all passages
- Terraces with MBR of most layouts

DESCRIPTION	AREA IN SQFT
Living/Dining Room	168
Kitchen	63
Master Bedroom	132 (120 + 12)
Room 2	100
Room 3	100
Utility	21
Foyer	30
Toilet 1	34
Toilet 2	34
Toilet 3	34
Passage	25
Terrace	24
Balcony	25
Internal walls	55
Total Area	**845**

FAB ANALYSIS

Specification Synopsis

Features	Description	Advantage & Benefits
Structure	• Earthquake Resistant Framed RCC Structure- Aluform	• Robust structural system which can withstand up to 5.6 magnitude on Richter scale
Internal walls	• Internal - Oil Bound Distemper With Gypsum Plaster	• Gypsum plaster reduces structural load on the building. It has low thermal conductivity compared to sand cement plaster and thus maintains the home cool in summers and warm in winters, thus saving on energy bills. • OBD is an environment-friendly paint, and does not have hazardous elements. Also, it leaves a nice matt finish.
External wall	• External Walls- Textured Paint	• Better finish • Minimizes cracks due to shrinkages • Dust repellent • Anti fungal properties in the external paint • Building looks fresh even after years

Specification Synopsis

Features	Description	Benefits
No. of Flats/floor	• 8/12 Flats per floor • 3 Passenger Elevators + 1 Fire Lift per core	• Well spaced lift lobbies with 3 lifts (plus one fire lift) • One stretcher lift in case of emergencies
Car Parking (Digital Vehicle Management System)	• Adequate Car park space available	• Adequate parking at Podium level (LG+UG+3 Structure) • Access to the car parking levels through Podium restricts entry of unauthorized vehicles & ensures safety
Elevation	• Elevation of the building is designed for long term upkeep & easy maintenance • All services are planned on in the inner court therefore outer facades are clean	• Enhances the aesthetics of the building, easy maintenance, cleaner façade over a longer period • Proper access to the duct areas ensures easy maintenance in case of break downs
Dry Balcony & Service Ledges/ Balcony railing	• Utility area for washing machine provision with along with kitchen • Parapet walls and MS railings	• Dry area & utility area is useful for drying clothes and space for washing machine / dryer. • Aesthetics of External elevation is maintained by providing designated service area for keeping AC units

Specification Synopsis

Features	Description	Benefits
Sanitary Ware	• Jaquar/ Kohler/American Standard equivalent	• Reliable and has an Elegant Look • Western designing in the toilets gives rich look
CP Fittings	• Jaquar/ Kohler/American Standard equivalent	• Branded fittings
Kitchen	• Granite counter top + SS sink • Wall cladding with tiles above counter up to 2 ft.	• Easy maintenance • Good appearance
Finishes of toilets	• Counter top- granite counter top • Wall cladding (all toilets)- ceramic tiles up to lintel level • False ceilings in all toilets	• Elegant look and smooth finish. • Can be ergonomically designed

Specification Synopsis

Features	Description	Benefits
Living dining All bedrooms Kitchen	• Vitrified Tiles	• Gives a rich look with low maintenance
All toilets Balconies/Terraces	• Matte/Anti skid tiles	• Anti-skid tiles are comparatively rough in texture and prevents slip and fall accidents in wet areas
Water Tanks	• Separate tanks for project level (underground) and individual tower level (overhead) • Centralized RO in every unit	• Separate overhead water tank for each building ensures proper usage, along with Underground water tanks at project level • Ensure availability of water in case of emergencies

Specification Synopsis

Features	Description	Benefits
• Main door and all other doors	• Pre Hung Doors	• Aesthetic look
• Window frame	• Powder coated aluminum windows with mosquito mesh on sliding windows	• Most durable material • Low maintenance • Weather resistance

Specification Synopsis

Features	Description	Benefits
• Modular switches	• Anchor/Schneider/Equivalent-Childproof	• Aesthetic look • Durable • Shockproof
• Provision	• Provision for Cable TV, telephone, AC points, Wi-Fi points	• Prevent further drilling or breaking of any wall.
• Solar	• Solar water (in master bed toilet)	• Solar heating system will save on cost • Eco-friendly • Reduce carbonfootprint
• Power Backup	• DG backup for common areas • Inverter in all units	• Backup avoids inconvenience to the residents in case of power failure
• Security	• Video door phones	• Safety of the customers given utmost priority throughout the complex

Specification Synopsis

Reduce

Dual Flush Toilets help reduce the flow rate by 3 to 6 liters per flush. The Fixture reduces the overall water flow by 50%.





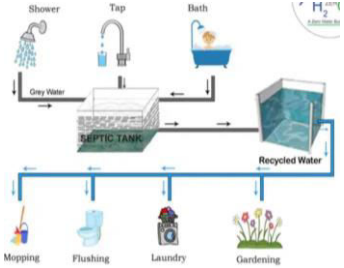
Reuse

100% Rain Water Harvesting through Ground Pits and used to balance ground water table.



Recycle

70% of the water used will be recycled. Grey water will be recycled with the help of a STP.
Black water will be treated separately and reused for flush only through STP.



Water Security

Total Water Security inside township as water will be drawn from the river via jack well and filtered within the township for use.



Specification Synopsis

Specification for R8A
Structure
Earthquake resistant framed RCC structure- Aluform
Internal - Oil bound distemper with gypsum plaster
External walls- Textured paint
Doors/windows
Main entrance- pre hung doors
Other doors- pre hung 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
Sanitary ware- Jaquar/ Kohler/American Standard equivalent
CP fittings- Jaquar/ Kohler/American Standard equivalent
Counter top- granite counter top
Wall cladding (all toilets)- ceramic tiles upto lintel level
False ceiling in all toilets

Specification for R8A
Electricals
Modular switches - Anchor/Schneider/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/Anti-skid tiles
Utility area- Matte/Anti-skid tiles
Master Toilet- Matte/Anti-skid tiles
Other toilet- Matte/Anti-skid tiles
Special features
Video door phone, Inverter, Centralized RO
Solar water (in master bedroom's toilet)
Safety features
Parapet wall, MS railings

Architects of the Project

Architect Hafeez Contractor





