



# PALM DRIVE

COMFORTABLE 3 & 2 BHK HOMES  
KHARADI





**15+**  
Landmarks

**1000+**  
Happy Residents

**30+**  
Years of Experience

**27+ L**  
Sq. Ft. Developed Area

The selection of **'Evolve. Empower. Elevate.'** as our guiding principle reflects our unwavering commitment to exceeding expectations and elevating the dreams and aspirations of our customers. Evolution is ingrained in our DNA, as we continuously learn, adapt, and innovate to stay ahead in a rapidly changing landscape. Empowering our team is our cornerstone for fostering creativity and dedication, ensuring that every member plays a vital role in realising our customers' dreams. Elevate, as our guiding beacon, is not merely a goal but the very foundation upon which we build our commitment to go above and beyond in delivering the best solutions for our esteemed customers. 'Evolve. Empower. Elevate.' is not just a tagline; it is a promise to rise above expectations, turning dreams into extraordinary realities and setting a new standard of distinction in our industry.

## YOUR PERFECT URBAN ESCAPE!

Kharadi: the perfect urban escape, where the rhythm of city life meets the tranquility of nature! This vibrant neighbourhood offers a rare blend of convenience and serenity, allowing you to unwind while staying connected to everything that matters. Here, you can embrace a lifestyle of calm amidst the dynamic energy of the city, with peaceful surroundings just minutes away from the pulse of urban living. In Kharadi, every day feels like a retreat, offering the perfect balance for those seeking a peaceful yet connected life.





# PALM DRIVE

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## ESCAPE TO A LIFE OF COMFORT

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Experience a sanctuary where every detail is crafted for your peace and relaxation, offering you the perfect balance of luxury and tranquility.

ESCAPE TO UNBOUNDED LEISURE





**LEGENDS**

- 1. Main Entrance
- 2. Security Cabin
- 3. Entrance Island
- 4. Worship Area
- 5. Tile Area
- 6. Play Area
- 7. Deck Area

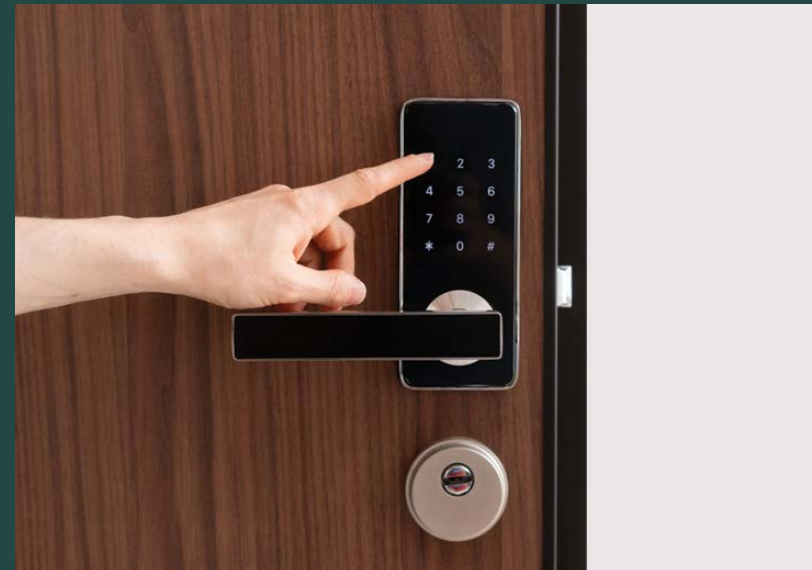
- 8. Clubhouse
  - Multipurpose Hall (Ground floor)
  - Projector Room + Terrace (First Floor)
- 9. Hotfut Court
- 10. Pavilion Seating
- 11. Pergola
- 12. Lawn Area

- 13. Stage
- 14. Feature Wall
- 15. Pathway
- 16. Buffet Counter
- 17. Toilet / Changing Room / Open Shower Room
- 18. Swimming Pool
- 19. Jacuzzi

- 20. Board Games
- 21. Open Air Gym
- 22. Sculpture
- 23. Yoga Meditation Area
- 24. Cabana
- 25. Indoor Board Games
- 26. Work Station / Society Office

# OUR FINEST OFFERINGS

- Digital Lock for Main Door
- Video Door Phone
- Glass Railing for Terrace
- PVC False Ceiling with LED Spot Lights for Balconies
- Intercom Facility
- Provision Wi-Fi Connectivity
- Centralised LPG Piped Gas System with Gas
- Leak Detector
- DTH Service
- Kitchen Trolley Below Platform
- False Ceiling in Bathroom
- Provision for Geyser in Bathroom
- Exhaust Fan in Each Bathroom
- Standard Make Chimney, Hob & Water
- Purifier in Kitchen
- Standard Make 1 Ton AC for Each Bedroom
- Individual Inverter in Each Flat
- Charging Facility for Electric Vehicles
- Solar Power for Common Areas



Club House



Main Entrance





 Hotfut Court



 Community Area



 Projector Room

 Open Air Gym





 Play Area

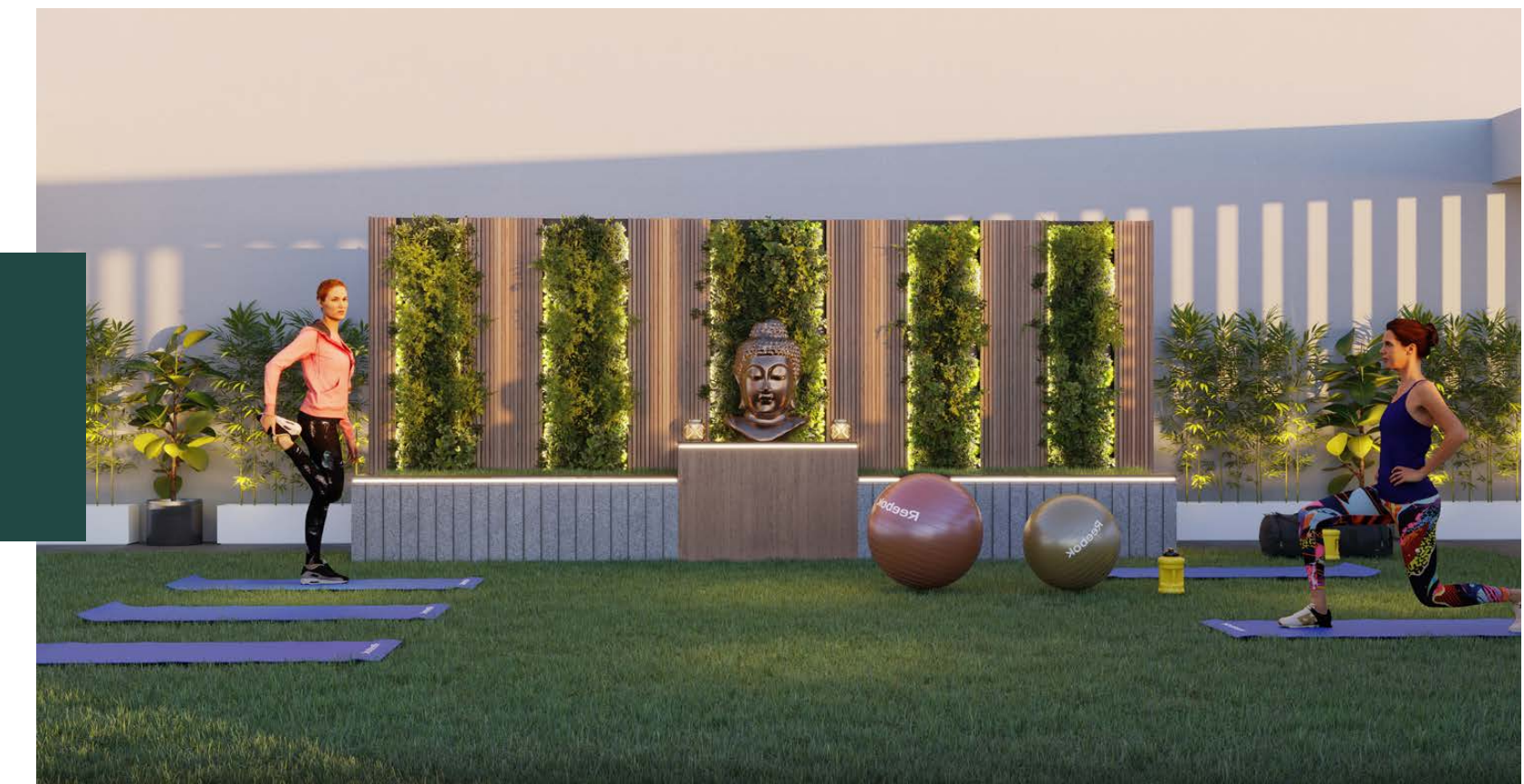


 Worship Area



 Infinity Pool with Jacuzzi

 Yoga Meditation Area



# SPECIFICATIONS



## Civil

- Earthquake Resistant Structure
- 5" Thick External Wall with Sand Face Plaster
- 5" Thick Internal Wall with Gypsum-finish Plaster
- Anti-termite Treatment for Foundation

## Electrical

- Earth Leakage Circuit Breakers
- Concealed Copper Wiring
- Fire-resistant Wires / Cables
- Adequate Electric Points with Quality Modular Switches
- Distribution Board With MCB

## Doors

- Decorative Main Door
- Internal Laminated Door with Mortise Lock
- FRP Door for Bathrooms & Toilets with Cylindrical Lock
- Powder Coated Galvanised Folding Door for Terrace of Living or Bedroom

## Windows

- 3-track Aluminium Sliding Windows with Mosquito Net
- Safety Grills for All Windows
- Granite Door Frame for Toilet Doors
- Granite Sills for Windows
- Powder Coated Galvanised Window for Bathrooms & Toilets

## Painting

- Interiors: Emulsion Paint
- Exteriors: Semi Acrylic Paint
- Oil Paint for Grills & MS Railings

## Living

- 600 mm x 1200 mm Vitrified Floor Tiles
- Provision for AC
- DTH Connection

## Kitchen

- L-type Granite Platform with Kitchen Trolleys
- Stainless Steel Sink
- Glazed Tiles From the Platform to The Lintel Level

## Dry Balcony

- Provision for Washing Machine

## Bedrooms

- 600 mm X 1200 mm Vitrified Floor Tiles
- DTH Connection
- 2-way Control for Light and Fan
- Master Bedroom with Wooden Flooring

## Bathroom & Toilets

- Concealed CPVC Plumbing
- Diverter for Hot & Cold Mixer Unit
- Designer Glazed Tiles up to Lintel Level
- Jaquar or Standard-make Sanitary & CP Fittings
- Designer Washbasin
- Designer Cylindrical Door Locks
- Anti-skid Floor Tiles
- Provision for Geyser

## Terrace

- Anti-skid Floor Tiles
- Designer Glass Railing

## Eco Features

- Rainwater Harvesting
- Organic Waste Composter
- Intelligent Plumbing for Efficient Water Usage
- Water-saving Flush Valves in Toilets for Water Conservation
- Sewage Treatment Plant

## Security & Safety

- CCTV Recording System for All Entrance, Periphery & Common Areas
- Video Door Phone in Each Flat
- Fire Fighting System as per Govt. Norms

## Common Features

- Designer Name Plate with Letter Box
- 2 Automatic Lifts for Building
- Generator Backup for Lift & Common Areas
- Internal Concrete Roads
- Designer Entrance Lobby
- Solar Water Heating System
- Attractive Entrance Gate with Security Cabin
- Adequate Parking for Two & Four Wheelers

**WING - A**  
FIRST FLOOR PLAN

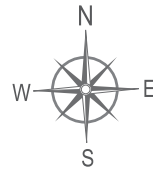


FLAT NO.	TYPE	CARPET	BALCONY	TERRACE	TOTAL CARPET	
		SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.FT.
1	3 BHK	83.59	14.28	16.68	114.55	1233
2	2 BHK	63.52	10.21	4.89	78.62	846
3	2 BHK	63.52	10.21	4.89	78.62	846
4	2 BHK	63.52	10.21	4.89	78.62	846
5	2 BHK	63.52	10.21	7.36	81.09	873
6	2 BHK	63.52	10.21	7.36	81.09	873
7	2 BHK	63.52	10.21	7.36	81.09	873
8	3 BHK	83.96	14.28	22.31	120.55	1298

**WING - A**  
TYPICAL FLOOR PLAN



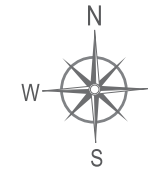
FLAT NO.	TYPE	CARPET	BALCONY	TOTAL CARPET	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
1	3 BHK	82.36	14.28	96.64	1040
2	2 BHK	63.11	10.21	73.32	789
3	2 BHK	63.11	10.21	73.32	789
4	2 BHK	63.11	10.21	73.32	789
5	2 BHK	63.11	10.21	73.32	789
6	2 BHK	63.11	10.21	73.32	789
7	2 BHK	63.11	10.21	73.32	789
8	3 BHK	82.36	14.28	96.64	1040



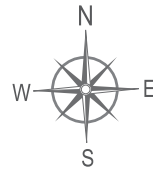
**WING - A**  
REFUSE FLOOR PLAN  
7<sup>TH</sup> & 12<sup>TH</sup>



FLAT NO.	TYPE	CARPET	BALCONY	TOTAL CARPET	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
1	3 BHK	82.36	14.28	96.64	1040
2	2 BHK	63.11	10.21	73.32	789
3	REFUGE AREA				
4	2 BHK	63.11	10.21	73.32	789
5	2 BHK	63.11	10.21	73.32	789
6	2 BHK	63.11	10.21	73.32	789
7	2 BHK	63.11	10.21	73.32	789
8	3 BHK	82.36	14.28	96.64	1040



**WING - B**  
TYPICAL FLOOR PLAN



FLAT NO.	TYPE	CARPET	BALCONY	TOTAL CARPET	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
101,102	2 BHK	63.79	11.39	75.18	809
103,104	2 BHK	61.20	11.39	72.59	781

**WING - B**  
REFUSE FLOOR PLAN  
8<sup>TH</sup> & 13<sup>TH</sup>



FLAT NO.	TYPE	CARPET	BALCONY	TOTAL CARPET	
		SQ.M.	SQ.M.	SQ.M.	SQ.FT.
801,1301,802,1302	2 BHK	63.79	11.39	75.18	809
803,1303	REFUGE AREA				
804,1304	4 BHK	107.70	17.67	125.37	1349

WING A-3 BHK



CUT SECTIONS



WING A-2 BHK



WING B-2 BHK





## LOCATION MAP

Kharadi has rapidly evolved into one of Pune's most sought-after locations, offering unmatched connectivity and convenience. Strategically positioned with easy access to major IT hubs, educational institutions, and healthcare centres, it stands as a prime choice for both professionals and families. The area is well-connected to key parts of the city through major roads and public transport, ensuring that everything you need is within reach. With its blend of modern infrastructure and serene surroundings, Kharadi provides a lifestyle that is both dynamic and peaceful, making it an ideal escape for you to come home to!



# KEY DISTANCES



## CONNECTIVITY

» Pune Airport	6.3 km
» Pune Railway Station	9.1 km
» Nagar Road	2.3 km
» Solapur Road	6.3 km
» Magarpatta	5.1 km
» Kalyani Nagar	4.4 km
» Koregaon Park	6.3 km
» Viman Nagar	4.2 km



## IT PARKS

» Cerebrum IT Park	4.7 km
» Zensar IT Park	1.6 km
» World Trade Centre	2.7 km
» EON IT Park	2.9 km
» Panchshil IT Park	3.6 km
» Business Bay	5.4 km
» Magarpatta IT Park	5.1 km
» Weikfield IT Info Park	3.1 km



## HOSPITALS

» Shree Hospital	1.5 km
» Rising Medicare Hospital	1.6 km
» Columbia Asia Hospital	2 km
» Vatsalya Hospital	1.6 km
» Balaji Hospital	2.5 km
» Rakshak Hospital	1.4 km
» Medipoint Hospital	2.7 km



## SCHOOLS

» Eon Gyanankur School	1.6 km
» The Bishops Co-ed School	3.4 km
» The Orbis School	3.7 km
» Victorious Kidss Educares	3.5 km
» Silver Bell Tree School	1.4 km
» Phoenix World School	4.5 km
» Oxford World School	4.6 km
» Little Millennium	2.7 km
» Kothari International	3.3 km
» Lexicon Kids	950 m



## MALLS

» Seasons Mall	3.8 km
» Amanora Town Centre	4.2 km
» Phoenix Market City	3.1 km
» Reliance Smart	0.3 km



## HOTELS

» Radisson	2.2 km
» Westin	5.2 km
» Novotel	5.1 km
» Hyatt Regency	3.2 km



## ENTERTAINMENT

» Bollywood Multiplex	0.4 km
» Gold Adlabs	4.2 km
» PVR – Phoenix	3.1km
» Cinepolis – Seasons	3.9km
» Inox – Amanora	4.4 km

## ONGOING PROJECTS



## COMPLETED PROJECTS



All Above Images are Artistic Impression

A Project By



**RAM INDIA CORP**  
EVOLVE - EMPOWER - ELEVATE



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