



GUARDIAN
**EASTERN
MEADOWS**

2 and 3 BHK Homes, Kharadi Annexe, Pune



INTRODUCING COMMUNITY LIFE

Communities aren't created, they just happen. We have simply created great spaces for like-minded people to interact. In a time where 'love thy neighbour' has been replaced by 'barely know thy neighbour', Community Life aims to bring together all the residents of Eastern Meadows and create a neighbourhood with all modern comforts and amenities.





GUARDIAN
**EASTERN
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**COME HOME TO
A LIVELY
COMMUNITY**

Located in the promising area of Kharadi Annexe and spread over 10 acres, here is a project that has it all – over 1.5 acres of open spaces, areas for community interaction and a lifestyle of convenience. The 2 and 3 BHK homes at Eastern Meadows have been thoughtfully planned to ensure optimum utilisation of space – both outside and within. As you go through the layout plan, you're sure to start planning all the activities!

THE 7 ELEMENTS OF COMMUNITY LIFE

Playing with friends in the evening, going for walks, catching up with neighbours and many such memories of the days gone by can be relived in Eastern Meadows. The amenities here have been designed to encourage interaction as much as possible. The seven aspects under which they fall are the crucial elements of lifestyle in every Guardian home. We always seek to design spaces that are open, inviting and encourage harmonious living.

**Thoughtful
Planning**

**Recreation
Avenues**

**Fitness &
Wellness**

**Aspirational
Lifestyle**

**Unique
Landscaping**

**Upgraded
Security**

**Utility &
Convenience**



**WELL-LIT
RESIDENCES**

CONTEMPORARY
ELEVATION



THOUGHTFUL PLANNING

Well-designed spaces are always a joy to live in. Much thought has gone into the planning of the homes as well as the project as a whole.

PROJECT LEVEL

- Spread over 10 acres
- Over 1.5 acres centrally placed open spaces, largest in vicinity
- Contemporary elevation
- Appropriate distance between buildings
- Well-planned parking spaces
- Vehicle-free amenity spaces
- Amenities for all age groups
- Designed by renowned architects

APARTMENT LEVEL

- Floor-level windows and Juliet balcony for good ventilation and abundant natural light
- Optimum utilisation of space i.e. maximum floor efficiency
- Homes designed for utmost privacy
- Bright and well-ventilated common lobbies

CONCEPTUAL ELEVATION



B3

A5

A8

B4

19

A6

A7

1

14

C2

11

8

7

5

3

C1

16

17

9

10

8

6

2

18

12

13

15

4

B2

A4

A3

A2

A1

B1

ENTRY

EXIT

TOWARDS PUNE-NAGAR ROAD

30 M WIDE PROPOSED DP ROAD

TOWARDS EON IT PARK



Layout plan not to scale

PROJECT LAYOUT & AMENITY PLAN

The project layout plan has been designed to ensure maximum community interaction, transforming it into a happy and harmonious neighbourhood.

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

CHILDREN'S
PLAY AREA



SENIOR
CITIZENS'
AREA





RECREATION AVENUES

Recreation need not always require moving out of one's home. We have designed great avenues for you to enjoy your favourite activities in the premises of the project.

- 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

JOGGING TRACK



INDOOR GAMES

A young boy in a red shirt and white shorts is captured in mid-air, kicking a soccer ball on a grassy field. The background is a blurred green landscape with trees. The text 'OUTDOOR GAMES' is overlaid in the top left corner.

OUTDOOR GAMES

FITNESS & WELLNESS

Maintaining good health is becoming increasingly difficult in a hectic, urban lifestyle. We have always made efforts to ensure that our residents enjoy great health with Active Life™. We have created fitness avenues with state-of-the-art facilities for you and your family.

- 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

CAFETERIA



SAUNA
AND STEAM



ACOUSTIC
MINI-THEATRE



ASPIRATIONAL LIFESTYLE

Your lifestyle inside the project matters as much as the one outside. Therefore, we have introduced some lifestyle facilities that you can avail of with your neighbours (read friends)!

- Cafeteria
- Sauna and steam
- Acoustic mini-theatre

**LANDSCAPED
GARDENS**



**MANICURED
PLANTATIONS**



**FLOWERING
WALKWAYS**





FRUIT-BEARING TREES

UNIQUE LANDSCAPING

Our unique landscape design is more than a visual delight - with numerous amenities interwoven in the landscape itself, you can surround yourself with nature as you enjoy your favourite activities.

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

**AUTOMATED
ELEVATORS**



**SECURITY
GUARDS**



VIDEO DOOR PHONES



UPGRADED SECURITY

Safety is a matter of no compromise, and we understand that. We have gone out of our way to create appropriate security measures at both apartment and project levels for all residents.

- 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



UTILITY
SHOPPING



GUEST ROOM

UTILITY & CONVENIENCE

Why step outside your project for basic utilities when you can just step downstairs? We have made provisions that make your utilities shopping hassle-free and convenient.

- Commercial area for utility shopping
- Provision for ATM facility
- Guest room facility

In addition to this, a world of entertainment spaces and other urban conveniences like restaurants, malls and healthcare are in close proximity.



LOCATION

Eastern Pune has been on the rise for the past few years, and continues to grow. With some of the most happening areas of the city like Kalyani Nagar, Koregaon Park and Viman Nagar in the vicinity, Kharadi is truly one of the best lifestyle destinations in the city. Popular urban destinations of work, entertainment and education, along with the airport, are easily accessible. And here's the best part – although all these areas are easily accessible, the peace of the project remains undisturbed.

NEARBY IT PARKS

- EON IT Park - 2.6 km
- Teck Park - 7.6 km
- IT Park, Dhanori Rd. - 12 km
- Viman Nagar IT Zone - 4 km
- Kalyani Nagar IT Park - 6.7 km
- Koregaon IT Park Zone - 8.6 km

KEY AREAS

- Wagholi - 4 km
- Viman Nagar - 5 km
- Kalyani Nagar - 7 km
- Koregaon Park - 8 km
- Hadapsar - 9 km

TRANSPORTATION

- Nearby Bus Stop - 500 m
- Railway Station - 12 km
- Airport - 10.6 km
- Shivaji Nagar Bus Stand - 13.8 km



**BRANDED
SANITARY WARE**



**MODULAR
KITCHEN**



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



BUILDING TYPE A

FLOOR PLANS



CONCEPTUAL ELEVATION



GUARDIAN
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MEADOWS

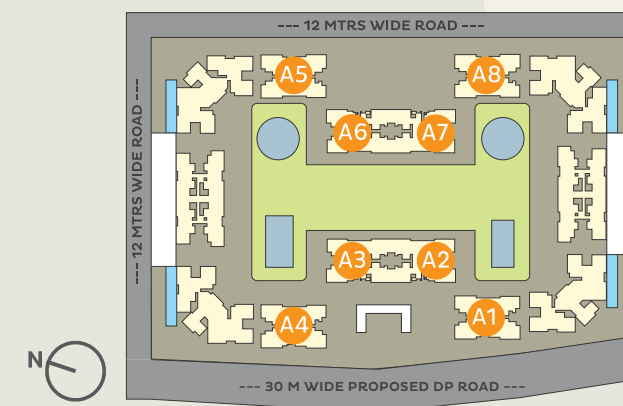
BUILDING A1 TO A8

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







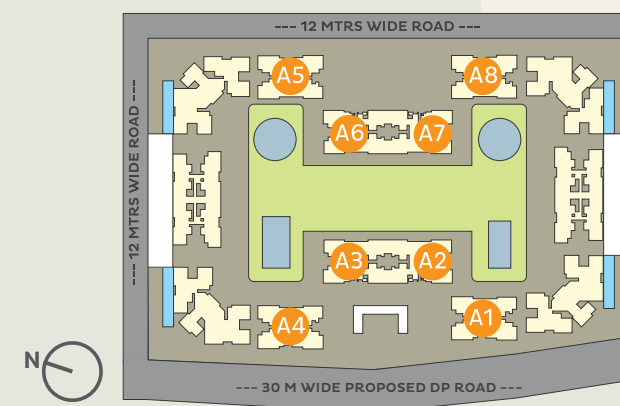
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MEADOWS

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 TYPE B

FLOOR PLANS



CONCEPTUAL ELEVATION



Conceptual representation of floor plan

FLATS FACING OPEN SPACES



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MEADOWS

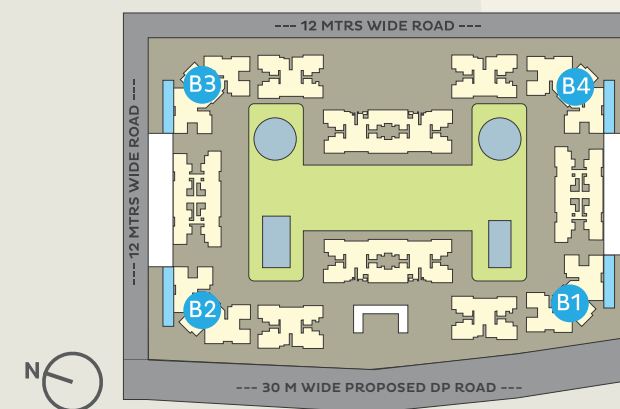
BUILDING B1 TO B4

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	855.00
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





Conceptual representation of floor plan

FLATS FACING OPEN SPACES



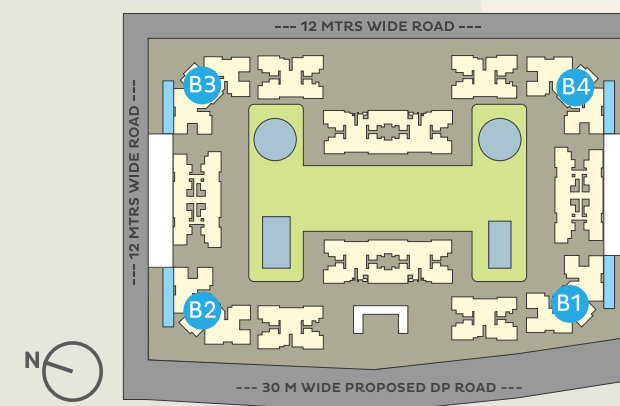
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MEADOWS

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
101, 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 TYPE C

FLOOR PLANS



CONCEPTUAL ELEVATION





GUARDIAN
EASTERN
MEADOWS

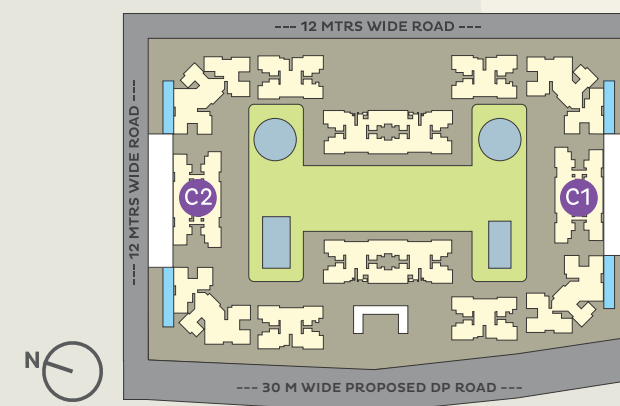
BUILDING C1 & C2

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





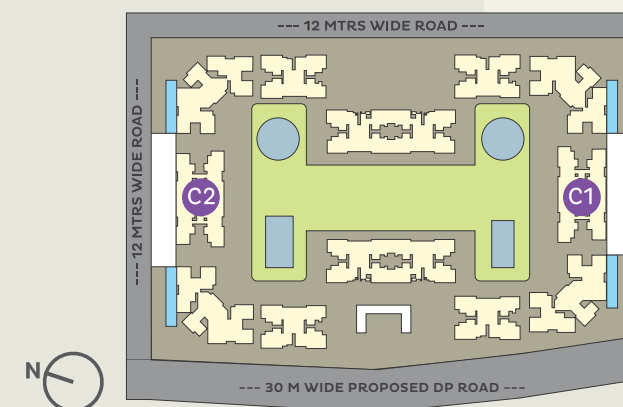
GUARDIAN
EASTERN
MEADOWS

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



REAL ESTATE
Guardian Developers



TOURISM
Guardian Holidays



RETAIL
LifeCycle



ENTERTAINMENT
Guardian Media & Entertainment



MOUNTAINEERING
Guardian Giripremi Institute
of Mountaineering



DANCE ACADEMY
NriyaYatri



LEISURE
Ocean Tribe



GUARDIAN FOUNDATION
Olympic Gold Quest



ALWAYS DRIVEN BY PASSION

Guardian Corporation started with industrial development projects for Godrej, Bajaj Auto, Tata Yazaki and IUCAA among other reputed names. In a successful and enterprising journey of 24 years, Guardian Corporation has established its presence across 8 segments and continues to register growth with innovative efforts that connect with people.

Guardian Developers is the Real Estate vertical of Guardian Corporation, founded by Mr. Manish Sabade in Pune. In less than 3 decades, Guardian Developers has built over 2 million sq. ft. of residential and commercial projects, with more than 2,000 satisfied customers to its credit. This experience has led to great expertise in understanding the requirements of good residential and commercial construction, in terms of both location and lifestyle. Guardian Developers is now looking at achieving larger goals, with emphasis on smarter and more innovative projects in the future.

REAL ESTATE
Guardian Developers

TOURISM
Guardian Holidays

RETAIL
LifeCycle

LEISURE
Ocean Tribe

ENTERTAINMENT
Guardian Media & Entertainment

MOUNTAINEERING
Guardian Giripremi Institute
of Mountaineering

DANCE ACADEMY
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SPORTS
Guardian Warriors

GUARDIAN FOUNDATION
Olympic Gold Quest

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CREDAI
PUNE METRO

