

MEADOWS





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# TEE OFF TO A LAVISH LIFESTYLE



Mahagun brings you the latest residential project-Mahagun Meadows which is part of the prestigious Sports city-, located in Sector 150,Noida, just off the Noida-Greater Noida Expressway. The project is an alluring combination of contemporary modern architectural style and Sky Villas which are tailored for an uber modern living and crafted to new expression of live, work and play. Here you will find homes arranged in such a way that there are only two to four apartments per floor. Here, Light, transparency and exceptional details play a major role in defining living spaces that are modern in design, more spacious and extremely inviting.

A Large and luxurious State-of-the-art Clubhouse has been planned with Squash, Billiards, Gymnasium, Swimming Pool, Spa and a large banquet hall to fulfill your family's entertainment needs. For the outdoors, a jogging trail, a cycling track, multipurpose courts, yoga pavilion & children's play area have been specially provided.

- Golf Centric premium residential neighborhood
- Meadows is a State-of-the-art residential development designed by renowned Architect Hafeez Contractor
- Landscape designed by renowned Architect Sanju Bose
- Low Density Project
- Vastu Compliant Site
- Green Building conforming to "GOLD" standard of IGBC
- Beautifully crafted summer and winter landscape
- More than 70% (approx.) of land area left as open space
- Large balconies and terraces with panoramic views
- Minimal vehicular traffic on surface



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# DISCOVER THE JOYS OF GOLF CENTRIC LIVING



A grand lifestyle combined with world-class amenities and a home within the magical beauty of a rolling golf fairway. This vision has been translated into a reality at Mahagun Meadows. The array of luxurious apartments facing the sublime nature is planned to give a treat to all your senses.



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\*3D rendering of interior view of SHIG-II. Artistic impression of developer's intent only. Subject to change.  
Furniture and fixtures shown are not part of the offering. The colour scheme & other features shown on the walls are part of the interior & not an actual offering.

# LARGE TERRACES AND BALCONIES WITH PANORAMIC VIEWS



For the first time ever, Meadows introduces the unique concept of Summer & Winter Landscape. All apartments have ample views of the landscaped greens.



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# A MEADOW OF MODERN CONVENIENCES



- Sky Villas
- Assured tranquility and utmost privacy with two to four apartments per floor per block
- All Living cum Dining rooms and Master Bedrooms facing green/open area
- Panoramic view from Master Bedrooms in most of the apartments in all towers
- Elevated Sky Terraces
- Recreational amenities like Club House with Swimming Pool, Jogging Trail, Cycling Track, Multipurpose Courts etc. planned within the project
- Underpass for pedestrians and cyclists to connect between two different parts of the site
- No surface parking except for visitors



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# CREATING A GREENER TOMORROW

Mahagun has always strived to be environmentally responsible and has therefore adopted green design principles into the planning of its residential towers at Meadows. Meadows conforms to the 'GOLD' standards of the Indian Green Building Council (IGBC). The main objective of such a sustainable design is to avoid the depletion of our precious natural resources such as water and energy, thereby preventing environmental degradation but at the same time providing a healthier and more cost effective living for its residents.



## THE GREEN ADVANTAGE

### GREEN VIEWS

- More than 70% of open space and all balconies and windows offering refreshing views of ample landscaped greens

### WATER CONSERVATION AND GROUND WATER RECHARGE

- Recharging of ground aquifer with rainwater harvesting pits
- Use of low flow fixtures

### ENERGY EFFICIENCY

- Use of High performance building materials aimed at enhancing Energy efficiency
- Roof insulation to reduce heating loads and reduce air-conditioning demands and lower electricity bills

### NATURAL LIGHTING AND VENTILATION

- Optimum placement and adequate numbers of windows for plentiful natural daylight and ventilation

### HEALTHY INDOORS

- Use of low VOC products like paints, sealants etc for pollution free indoors

### SOLAR LIGHTING AND HEATING

- Solar lighting (partial) in landscaped areas
- Solar Water heating provision (partial) for apartments, leading to reduction in electricity bills

### BARRIER FREE ENVIRONMENT

- Easy access to all spaces and areas for the differently abled



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# LUSH ENVIRONS TO LIVE & PLAY



## SPORTY AMENITIES

- Pitch and Putt Golf course\*
- Jogging trail
- Cycling trail
- Multipurpose Court
- Skating
- Meditation Court/ Zen Garden
- Yoga Pavilion
- Nature Walk
- Tot lot

## SERVICES

- 100% Power backup for common area
- Dedicated Water treatment plant and Sewerages Treatment plant
- Fiber to Home optic Network for TV, Intercom, Data services
- Rainwater harvesting pits
- Dual Plumbing network to use recycled treated water for flushing, irrigation and car washing
- Solar water heater provision (Partial) as per IGBC standards
- Solar power lighting in landscape and open areas (Partial)
- Gated Community with CCTV Surveillance at Entrance lobbies at Ground Floor
- Drivers'/Visitors' washrooms and earmarked car washing areas



## CLUB

- Lounge
- Library
- Table Tennis
- Banquet hall
- Squash Court
- Gym/ Steam/ Sauna
- Children's Play Zone
- Indoor Game Room
- Beach pool/ Lap Pool/ Splash Pool



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\*proposed as part of the overall master plan of SPORTS CITY, Sec- 150, NOIDA

## Living Room

\*3D rendering of interior view of SHIG-II



## Master Bathroom

\*3D rendering of interior view of SHIG-II.



## Master Bedroom

\*3D rendering of interior view of SHIG-II.



## Kitchen

\*3D rendering of interior view of SHIG-II.

# RICHNESS DEPICTED IN EVERY DETAIL

STRUCTURE	Earthquake Resistant RCC Framed Structure	UTILITY/ST. ROOM	
LIVING/DINING/PASSAGE LOBBY WITHIN APARTMENT		Flooring	Terrazzo / Ceramic Tiles
Flooring	Digital/Double Charged Vitrified Tile Flooring	Walls	Oil bound Distemper
Doors	Internal Doors - 7' high Polished Hard Wood Frame with Polished Flush Doors Entrance door- 8' high Polished Hard Wood Frame with Polished Designer Door External doors of UPVC/ Powder coated Aluminium	Ceiling	Oil bound Distemper
Wall paint	One Concept Wall, Plastic paint on POP punning	Toilets Chinaware	Ceramic tile flooring & cladding, Conventional CP fittings &
Ceiling	Plastic paint with limited false ceiling	BALCONY/UTILITY BALCONY	
KITCHEN		Floor	Terrazzo/ Anti Skid Ceramic Tiles
Flooring	Digital/ Double Charged Vitrified Tile Flooring	Walls	Exterior Paints
Doors	Internal Doors - 7' high Polished Hard Wood Frame with Polished Flush Doors External doors of Powder Coated Aluminium/ UPVC	EXTERNAL GLAZING	
Kitchen platform	Granite	Windows/ External Glazing	UPVC/ Powder Coated Aluminium Glazing with reflective glass or clear glass & Aluminium with clear frosted glass in Kitchen, Toilets and St. Room
Tiles Dado (only above counter)	Tiles up to 2' above counter & Oil Bound Distemper in balance area	PLUMBING	CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes
Fittings/Fixtures	CP fittings , SS Sink	FIRE FIGHTING SYSTEM	Fire Fighting System with sprinklers, smoke detection system etc. As per NBC norms
Ceiling	Oil Bound Distemper	ELECTRICALS	Modular switches, Copper wiring in concealed conduits with MCB's
MASTER BEDROOM & OTHER BEDROOMS		POWER BACK UP	15 KVA Power Back up for Villa 4 KVA Power Back up for SHIG-I/II 3 KVA Power Back up for HIG-I/II/III/IV/V/VI
Flooring	Double Charged Vitrified Tile Flooring	SECURITY SYSTEM	Secured Gated Community with Intercom CCTV Surveillance at Entrance Lobbies in ground floor
Doors	Internal Doors - 7' high Polished Hard Wood Frame with Polished Flush Doors External doors of UPVC / Powder coated Aluminium	LIFT LOBBIES	
Wall paint	One Concept Wall in Master Bedroom, Plastic Paint on POP punning	Lifts	High Speed Passenger Elevators
Ceiling	Plastic paint with limited false ceiling in Master Bedroom/ Plastic	Lift Lobby Floors	Ceramic tile flooring
Paint in others		STAIRCASES	
TOILETS		Floor	Polished Kota Stone
Dado tiles	Combination of Tiles & Oil Bound Distemper	Wall	Dry Distemper
Floor tiles	Anti Skid Tiles	CLUB FACILITY	
Ceiling	Bison Board False Ceiling and Oil Bound Distemper		Multi Purpose Hall with Banqueting facility, Gymnasium with Modern Equipments, Children Play Area, Outdoor Swimming pool with seperate Kids Pool, Billiard/ TT Room
Counter	Marble/Granite		



# Site Layout



### Types of Unit

HIG-I/HIG-II	1425/1465 Sq. Ft. (2 BHK + Study Room + 2 Toi.)
HIG-III/HIG-IV	1760/1945 Sq. Ft. (3 BHK + 3 Toi.)
HIG-V/HIG-VI	2385/2700 Sq. Ft. (3 BHK + 3 Toi. + S.Q.)
SHIG-I/SHIG-II	2950/3400 Sq. Ft. (4 BHK + 4 Toi. + S.Q.)
VILLA	

Note: All above features & layouts are tentative and are subject to change without any prior notice. These are purely conceptual and constitute no legal offering. Balconies are subject to change as per elevation drawings. 1sq.mtr. = 10.764 sq. ft.; 1acre = 4047sq.mtrs. (approx) That a provision has been made in the layout plan for a future block proposed to be developed by the developer, in accordance with the applicable by laws, in force at the time of such development, with the permission of the competent authority.

## Summer Landscape Plan



### Legend

- A. Entry/Exit Plaza
- B. Security Cabin
- C. Tower Drop off
- D. Entry Area Water Feature
- E. Sculpture/Column Feature
- F. Multipurpose Court
- H. Beach Pool
- I. Lap Pool
- J. Splash Pool
- K. Kids Play Area
- L. Tot Lot
- M. Balinese Sculpture Lake
- N. Lake Pavilion
- O. Chorisia Court
- P. Plumeria Court
- Q. Zen Garden/Meditation Court
- R. Palm Court
- S. Jogging Trail
- T. Cycling Trail
- U. Nature Walk
- V. Basketball Court
- X Yoga Pavilion

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## Winter Landscape Plan



### Legend

- A. Entry/Exit Plaza
- B. Security Cabin
- C. Tower Drop off
- D. Entry Area Water Feature
- E. Sculpture/Column Feature
- F. Multipurpose Court
- H. Beach Pool
- I. Lap Pool
- J. Splash Pool
- K. Kids Play Area
- L. Tot Lot
- M. Balinese Sculpture Lake
- N. Lake Pavilion
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# HIG-I

## 2 BHK + Study (Typical Floor)

Built Up Area - 104.98 Sq. M. (1130.00 Sq. Ft.) Approx  
 Super Area - 132.40 Sq. M. (1425.00 Sq. Ft.) Approx

2 Bedrooms • Study • 2 Toilets • Living Room • Dining Room • Kitchen with Utility • Balconies



TYPE-2  
 Typical: 2, 3, 4, 6, 7, 8, 10, 11, 12, 14, 15, 16, 18, 19,  
 20 & 22 Floor Plan

# HIG-II

## 2 BHK + Study (Typical Floor)

Built Up Area - 109.16 Sq. M. (1175.00 Sq. Ft.) Approx  
 Super Area - 136.10 Sq. M. (1465.00 Sq. Ft.) Approx

2 Bedrooms • Study • 2 Toilets • Living Room • Dining Room • Kitchen with Utility • Balconies



TYPE-1  
 Typical: 1, 5, 9, 13, 17 & 21 Floor Plan

Note: All above features and layouts are tentative and are subject to change without any prior notice. These are purely conceptual and constitute no legal offering. Balconies are subject to change as per elevation drawings.  
 1 sq.mtr.=10.764 sq.ft; 1 acre=4047 sq.mtrs.(approx)

### HIG-III

3 BHK (Typical Floor)

Built Up Area - 136.57 Sq. M. (1470.00 Sq. Ft.) Approx  
Super Area - 163.51 Sq. M. (1760.00 Sq. Ft.) Approx

3 Bedrooms • 3 Toilets • Living Room • Dining Room • Kitchen with Utility • Balconies



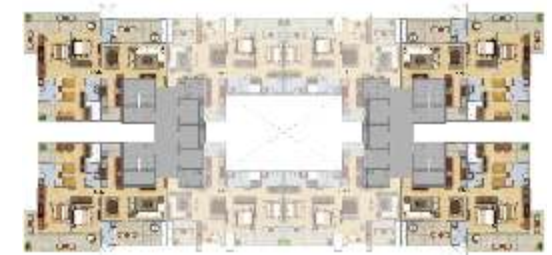
TYPE-2  
Typical: 2, 3, 4, 6, 7, 8, 10, 11, 12, 14, 15, 16, 18, 19,  
20 & 22 Floor Plan

### HIG-IV

3 BHK (Typical Floor)

Built Up Area - 153.75 Sq. M. (1655.00 Sq. Ft.) Approx  
Super Area - 180.70 Sq. M. (1945.00 Sq. Ft.) Approx

3 Bedrooms • 3 Toilets • Living Room • Dining Room • Kitchen with Utility • Balconies



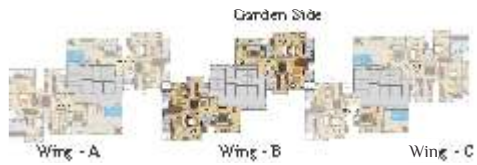
TYPE-1  
Typical: 1, 5, 9, 13, 17 & 21 Floor Plan

# HIG-V

## 3 BHK (Typical Floor)

Built Up Area - 175.12 Sq. M. (1885.00 Sq. Ft.) Approx  
 Super Area - 221.58 Sq. M. (2385.00 Sq. Ft.) Approx

- 3 Bedrooms • 3 Toilets • Living Room • Family/Dining Room
- Kitchen with Utility • St. Room with Toilet • Balconies



Typical: 1, 5, 9, 13, 17, 21, 25, 29 & 33 Floor Plan



Typical: 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 & 22 Floor Plan



Typical: 3, 7, 11, 15 & 19 Floor Plan

# HIG-VI

## 3 BHK (Typical Floor)

Built Up Area - 204.38 Sq. M. (2200.00 Sq. Ft.) Approx  
 Super Area - 250.84 Sq. M. (2700.00 Sq. Ft.) Approx

- 3 Bedrooms • 3 Toilets • Living Room • Family / Dining Room • Kitchen with Utility
- St. Room with Toilet • Balconies • Terrace



Typical: 1, 5, 9, 13, 17 & 21 Floor Plan



Typical: 3, 7, 11, 15 & 19 Floor Plan

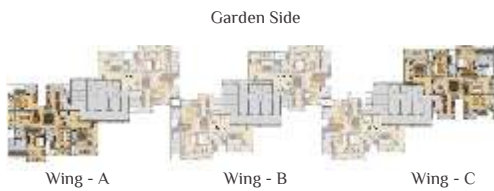
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## SHIG-I

### 4 BHK (Typical Floor)

Built Up Area - 227.61 Sq. M. (2450.00 Sq. Ft.) Approx  
Super Area - 274.06 Sq. M. (2950.00 Sq. Ft.) Approx

4 Bedrooms • 4 Toilets • Living Room • Family / Dining Room  
• Kitchen with Utility • St. Room with Toilet • Balconies



Garden Side  
Road Side  
Typical: 2, 4, 6, 8, 10, 12, 14, 16, 18, 20 & 22 Floor Plan

Road Side  
Typical: 3, 7, 11, 15 & 19 Floor Plan

## SHIG-II

### 4 BHK + Terrace (Typical Floor)

Built Up Area - 269.42 Sq. M. (2900.00 Sq. Ft.) Approx  
Super Area - 315.87 Sq. M. (3400.00 Sq. Ft.) Approx

4 Bedrooms • 4 Toilets • Living Room • Family / Dining Room  
• Kitchen with Utility • St. Room with Toilet • Balconies • Terrace



Garden Side  
Road Side  
Typical: 1, 5, 9, 13, 17 & 21 Floor Plan



Mahagun Group is an enterprise of engineers and space planners, rich in experience and high on commitment. Mahagun develops residential flats, luxurious villas and mansions, premium apartments with two, three and four bedrooms, along with commercial and retail properties for sale. The outstanding success of the group can be attributed to the motto of the company - 'A name that performs'.

Mahagun has been relentlessly pursuing this principle, and it has paid off great dividends. Mahagun takes great pride in the fact that it has completed and handed over its projects much before the scheduled dates. Be it Mahagun Mansion, Mahagun Morpheus or Mahagun Maestro, all the ventures have been instant sell-outs. Mahagun is also a part of the prestigious Crossings Township project, which is India's first global city. But the quest for uniqueness does not end there. Mahagun entered the retail segment with Mahagun Metro Mall, Vaishali, a mall that became a benchmark for malls in the country. This was followed by Mahagun Mosaic, Mahagun Moderne and Mahagunpuram I & II, that challenged the way the world looked at budget homes. Keeping up with its tradition to create modern marvels the company launched its range of residential complexes like Mahagun Maple, Mahagun

Marvella and Mahagun Mywoods, making them a benchmark in modern living. With an aim to bring the luxurious lifestyle of Dubai to India Mahagun launched its iconic project Mahagun Mascot. And now, the company has launched Mahagun Mezzaria it's most luxurious and ambitious project till date that will weave a new tale of lavishness for the city to behold. Also, Mahagun has already launched two luxury hotels - Mahagun Sarovar Portico in Vaishali and Park Plaza in Shahdara CBD, which will add to the Group's illustrious creations.

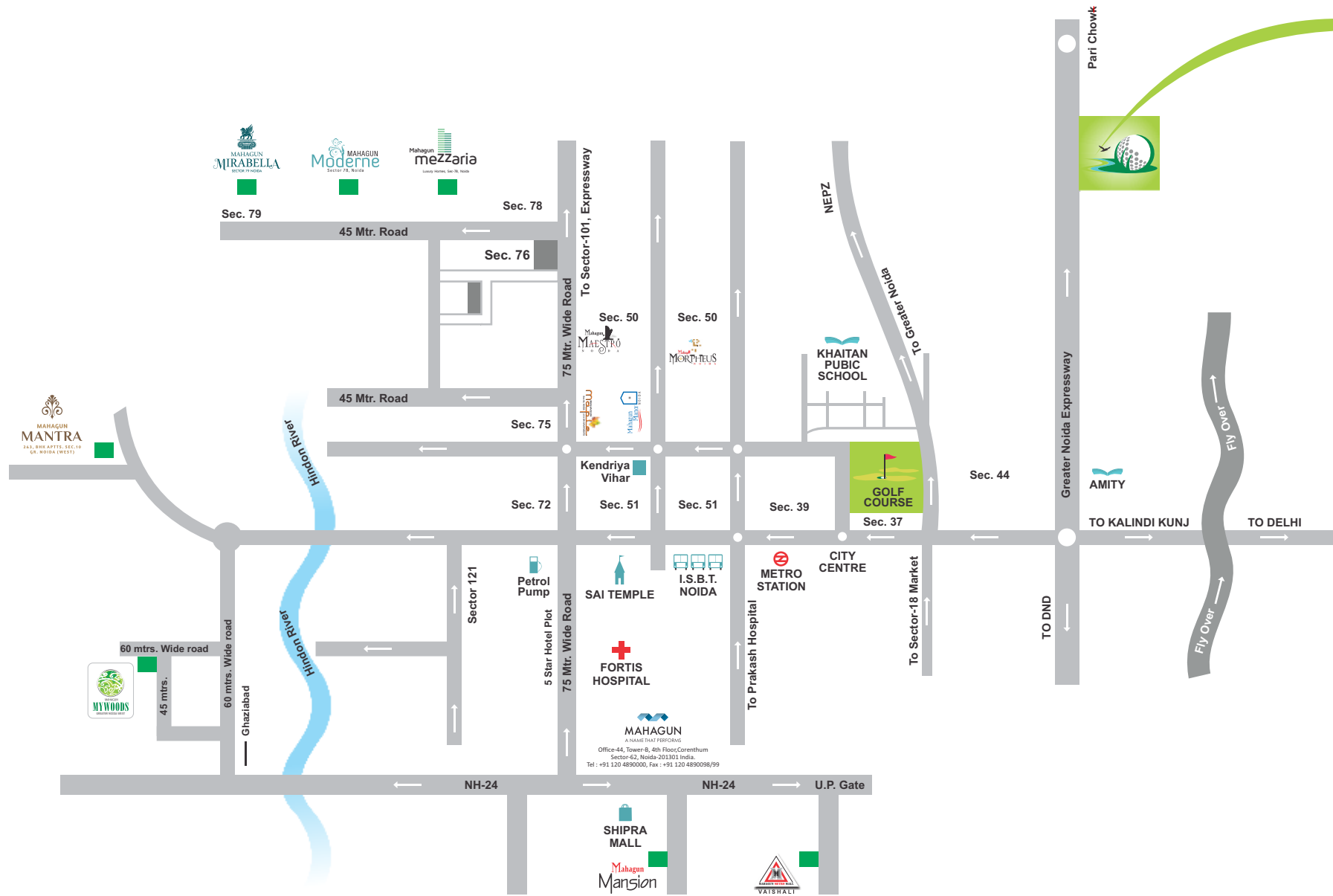
Over the years, Mahagun has been setting up new precedents aimed at providing full and complete disclosure of relevant information to the customer. In keeping with this tradition, the actual built up area (BUA) of each flat is indicated along with the super area (SBA) to provide complete transparency in the deal. By doing so, Mahagun has defined the path, to follow, for other players in the field in NCR region.



# Location Map



Map not to scale



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Mahagun Mansion

VAISHALI

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