

SPACE

SUCCESS, AMBITIONS

DREAMS, PROGRESS, OPPORTUNITIES

A Project by:



**GAGAN**  
**DEVELOPERS**  
CREATING EXPERIENCES

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# DISCOVER

DISCOVER A SPACE FOR SUCCESS



# GRANT BAY

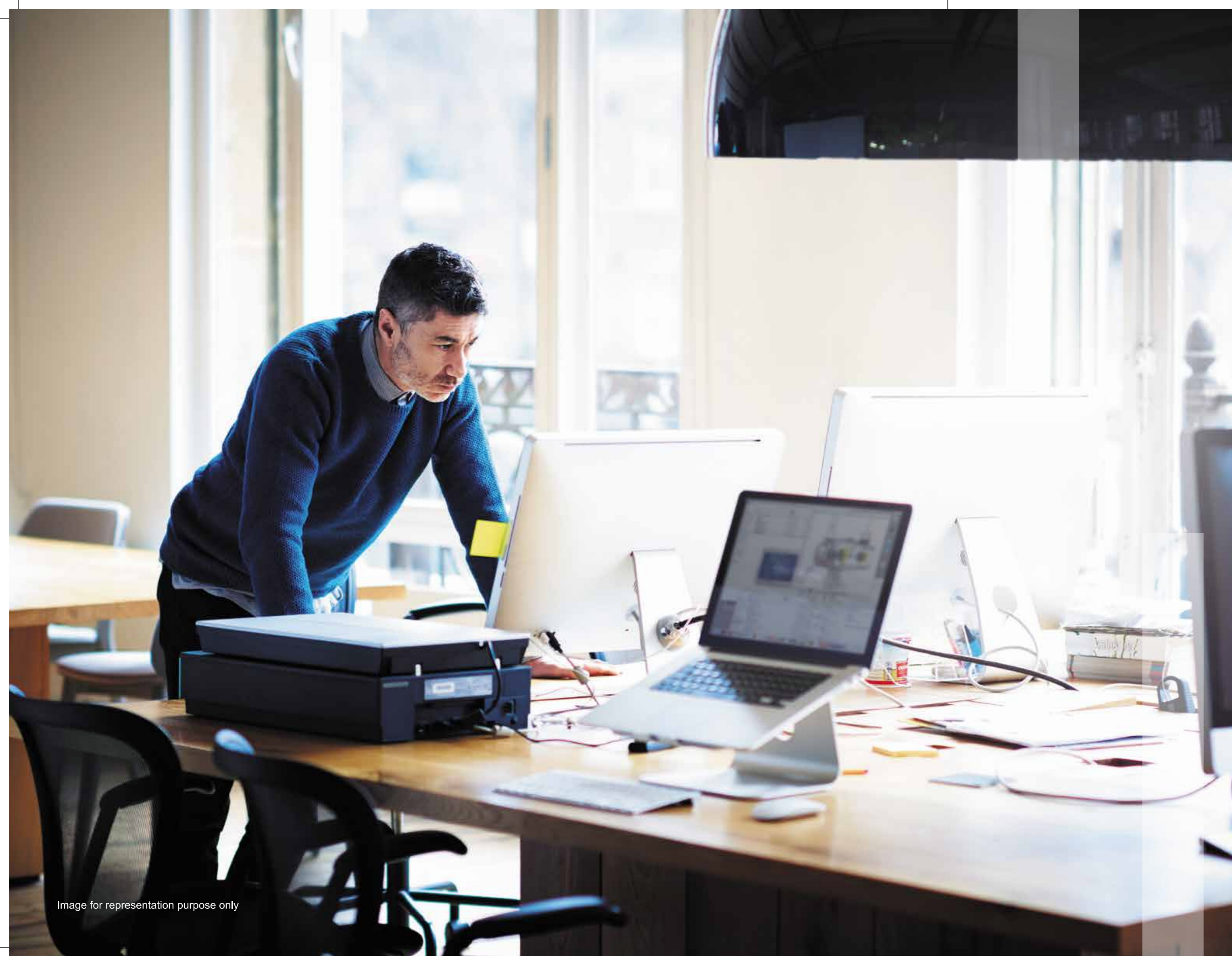
BY GAGAN

PREMIUM  
BUSINESS  
SPACES

KHARADI, PUNE

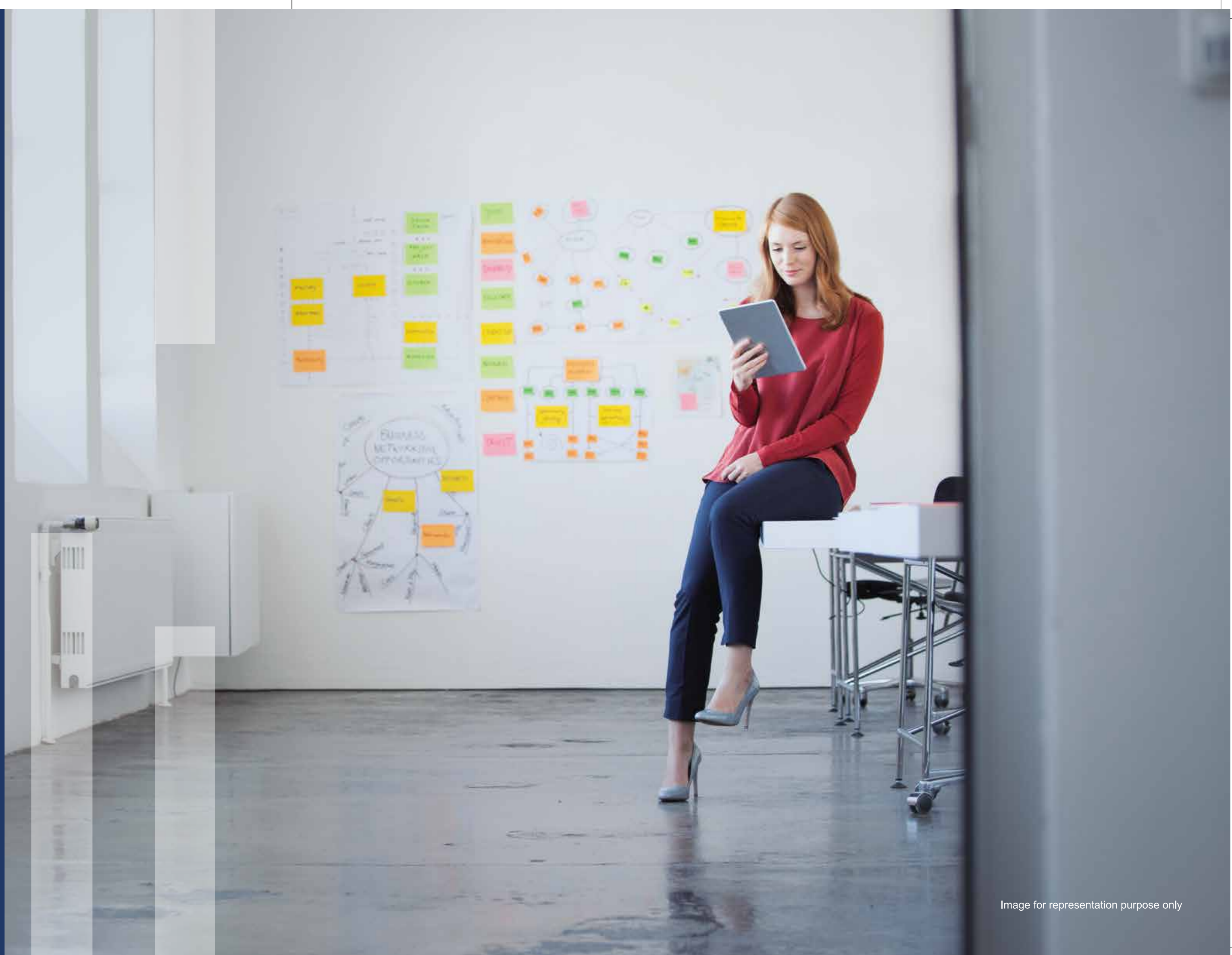
A SPACE  
WHERE  
SUCCESS  
HAPPENS





AN AMBIENCE  
WHERE  
GOALS  
ARE SET

AN ATMOSPHERE  
WHERE  
ASPIRATIONS  
ARE MET





AN ENVIRONMENT  
WHERE  
YOU ARE  
ONE WITH  
PROGRESS

# GRANT BAY

BY GAGAN

PREMIUM  
BUSINESS  
SPACES

## SUCCESS STARTS HERE

'Grant Bay' located in Kharadi, Pune, is one of the prime locales within the region and it introduces itself as a 'Space for Success' where progress happens with great panache. 'Grant Bay' exemplifies ambition to its highest level, with its Premium Office Spaces. Endowed with unique amenities and features that add value to the spirit of growth and ascension, the project boasts of avenues which make your journey even more enjoyable. To sum it up 'Grant Bay' is truly the ultimate 'Space for Success' which will truly become your a companion in a journey to the pinnacles of progress.





Image for representation purpose only

## ADVANTAGES THAT SPELL SUCCESS

Grant Bay is poised to realise your ambition to the maximum as you traverse your path to success and glory. Strategically situated at Kharadi, Pune, the project boasts of amenities custom-made for your business. Grant Bay consists of Premium Office Spaces and Retail Spaces with 2 sided open views for maximum vantage to give your enterprise that extra edge to top it all.



Premium Location  
(Kharadi)



Ample  
Parking Spaces



Separate Entry  
For Retail & Offices



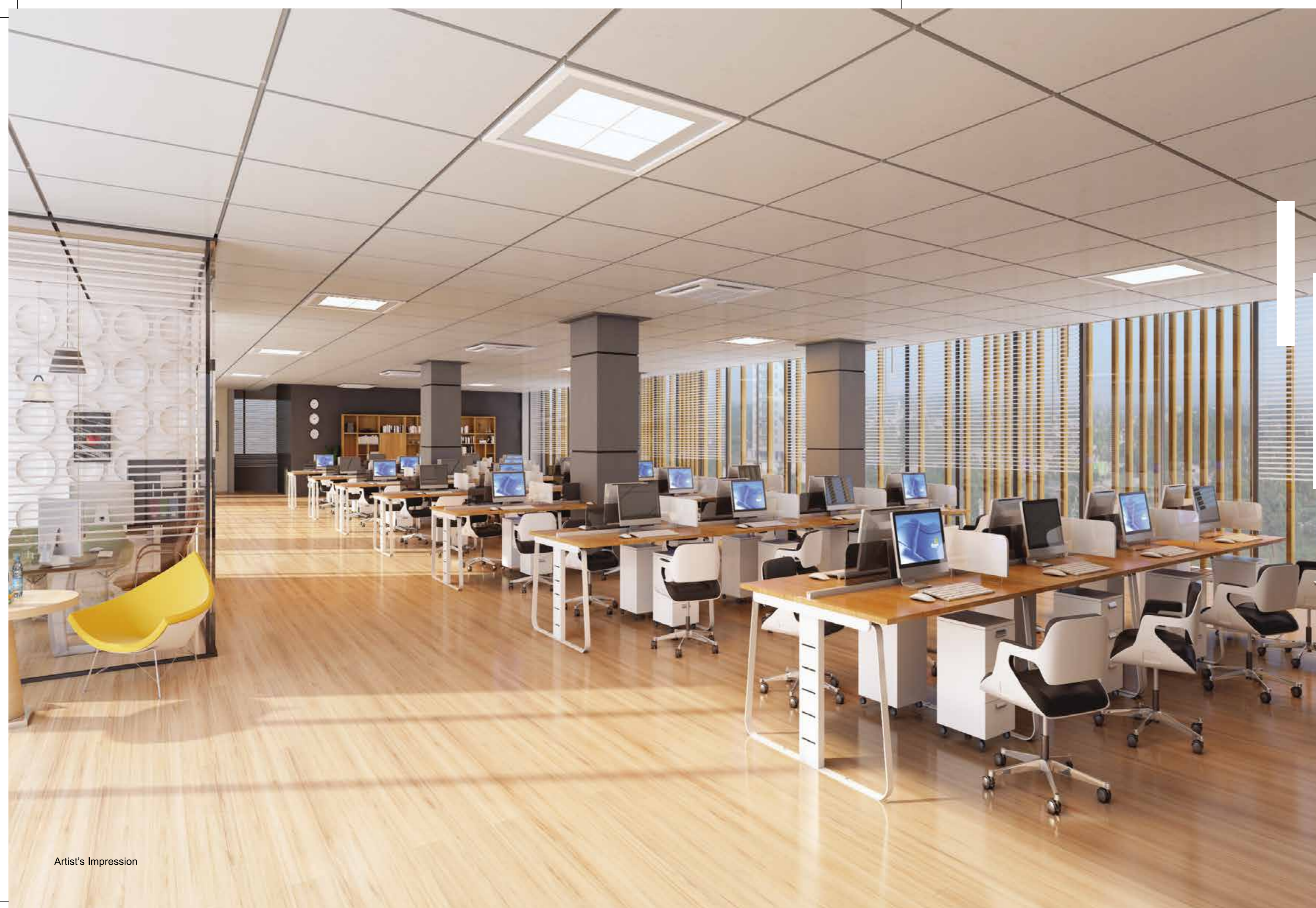
Premium Retail /  
Showroom Spaces  
at Ground Level.



Large And Efficient  
Single Floor  
Plate Offices

**HALLMARKS THAT DEFINE  
'THE EXCELLENCE'**





## EXPANSIVE FLOOR PLATE TO MAGNIFY YOUR SUCCESS

Now personify your progress with the majesty of 550 sq. mt. Floor Plates. One Floor- One Office architecture, crafted to customise your essence of success.

## GIVE YOUR BUSINESS AN EDGE WITH PRIVATE LOBBIES ON EACH FLOOR

Enter into a new dimension of entrepreneurial excellence with the provision of Single Plate Offices with Private Lobbies on each floor.





## PREMIUM RETAIL SPACES THAT MAXIMISE YOUR PROFITS

Premium Commercial Spaces that will elevate your Retail Business to the next level with state of the art amenities to go with it.

# GRANT BAY

BY GAGAN

## PROJECT SPECIFICATIONS AT A GLANCE

### PROJECT / ARCHITECTURE

<b>NO. OF FLOORS</b>	2 BASEMENTS + LOWER GROUND + UPPER GROUND + 9 FLOORS
<b>BUILDING FACADE</b>	MODERN GLASS FAÇADE WITH VERTICAL FINIS
<b>TYPE OF STRUCTURE</b>	RCC FRAMED STRUCTURE
<b>FLOOR PLATES</b>	LARGE & EFFICIENT
<b>ENTRANCE LOBBY</b>	EXCLUSIVE GRAND DOUBLE HEIGHT ENTRANCE LOBBY. MARBLE FLOORING & WALL CLADDING.
<b>FIRE SYSTEM</b>	FIRE PREVENTION SYSTEM AS PER LOCAL BUILDING CODE PYLON FOR SIGNAGE

### OFFICES

<b>FLOOR TO FLOOR HEIGHT</b>	3.6 M
<b>FLOOR LOADING CAPACITY</b>	5 KN / SQ.M.
<b>POWER BACK-UP</b>	100% DG BACK-UP
<b>SERVICE CORE</b>	2 STAIRWAYS/ EMERGENCY EXITS
<b>LIFTS</b>	2 PASSENGER LIFTS TO ACCOMMODATE 16 PEOPLE, 1 SERVICE LIFT. LIFT ACCESS FROM BASEMENT TO OFFICE.

# GRANT BAY

BY GAGAN

## THE MASTERPLAN

1. ENTRY / EXIT POINT
2. PYLON FOR SIGNAGE
3. DRIVEWAY
4. PARKING ALONG DRIVEWAY
5. TREATMENT PLANT
6. GENERATOR
7. TRANSFORMER



# THE LOCATION OF PROGRESSION

Situated at Kharadi, Pune, Grant Bay is primed for progress as a commercial complex at the centre of it all. Success is in the reckoning as Grant Bay exemplifies great convenience and connectivity at the heart of Grant Road, a Commercial Hub and main High Street that houses all the major Commercial Spaces. Now, look no further and get geared to propel your entrepreneurial aspirations to the heights of glory.

## METRO STATION & AIRPORT

- Proposed Metro Station - 8 kms
- Pune Airport - 9.4 kms

## BUSINESS & HOTELS

- Hyatt Regency - 7.5 kms
- Novotel - 7.5 kms
- Radisson Blu Hotel Pune, Kharadi - 3 kms
- Four Points by Sheraton - 7 kms
- Fairfield by Marriott Pune Kharadi - 3.5 kms

## MALLS

- Season Mall and Amanora Mall - 6 kms
- Global Highstreet (Kharadi) - 500 ms
- Phoenix Marketcity - 6 kms

## STRATEGIC LOCATIONS

- Magarpatta City - 7.9 kms
- Viman Nagar - 7.1 kms
- Koregaon Park - 8.9 kms

## HOSPITALS

- Columbia Asia - 3 kms
- Medipoint Hospital - 3 kms
- Gold Rush Hospital - 1 km
- Rakshak Hospital - 2.5 kms
- Balaji Hospital - 2 kms

## BANKS

- ICICI Bank - 5.2 kms
- Bank of India - 3.2 kms
- Canara Bank - 3 kms
- State Bank of India - 400 ms
- HDFC Bank - 3.7 kms







We, at Gagan Developers, understand how important it is to create the perfect home. That's because our homes are built on the strong foundation of a 18 year-old legacy that amalgamates vision with trust. Our expertise lies in our ability to merge high technology with efficient design at affordable prices. Gagan homes are designed for today's urban families that want the best of everything. We do not stop at that. With the vast range of amenities on offer, our homes ensure that you enjoy the new age lifestyle.

Trust is born out of strong values. That is the legacy we have inherited. Gagan brings you the sky. We promise nothing less.

## COMPLETED PROJECTS

**GAGAN VIHAR**  
Market Yard

**GAGAN GALAXY**  
Market Yard

**GAGAN ENCLAVE**  
Market Yard

**GAGAN GARIMA**  
Khadki / Bopodi

**ALBERO**  
Kondhwa

**QUEENSGATE**  
BT Kawade Road

**PAVILION**  
BT Kawade Road

**CITRINE**  
Kharadi

**MELROSE**  
Sopan Baug

**FRIA**  
Wagholi

## ONGOING PROJECTS

**GAGAN ADIRA**  
Wagholi

**GAGAN SIGNET**  
Market Yard Hills

**GAGAN TISHA**  
Undri

**GAGAN KLARA**  
Balewadi

**GAGAN AVENCIA**  
Kharadi

**GAGAN AVIVA**  
Wagholi - Kesnand Road

**GAGAN ELA**  
NIBM Road

**GAGAN ARBOR COURT**  
Koregaon Park Annexe



## D I S C L A I M E R

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