

A Project by:

GAGAN
DEVELOPERS
CREATING EXPERIENCES

CALL: 88882 30 890

Site Address: Survey No 81, Outside Marriott Suites, Koregaon Park Annexe, Mundhwa Road, Pune - 411036.
Website: www.gagandevolvers.com • Email: sales@gagandevolvers.com



Registration No:
P52100020936

INSPIRE . ASPIRE . PROGRESS .

GoBeyond

GAGAN
ARBOR
COURT

BUSINESS &
RETAIL SPACES
KOREGAON PARK ANNEXE

thoughttrains

WE MUST NEVER BE AFRAID TO GO TOO FAR



FOR SUCCESS LIES JUST BEYOND

The drive to test the limits is the force that keeps us going as your true potential is manifested along the edge. You literally fail your way to success, while many people assume success is a series of consecutive wins. Even the most talented amongst us fail more often than they succeed but the sheer passion for success propels them to outdo their very best.

Come what may, if you try, glory will be on your side as you 'Go Beyond' on your journey towards the golden horizons of eternal progress.

GoBeyond



WHAT IS **SUCCESS**?

S U C C E S S I S

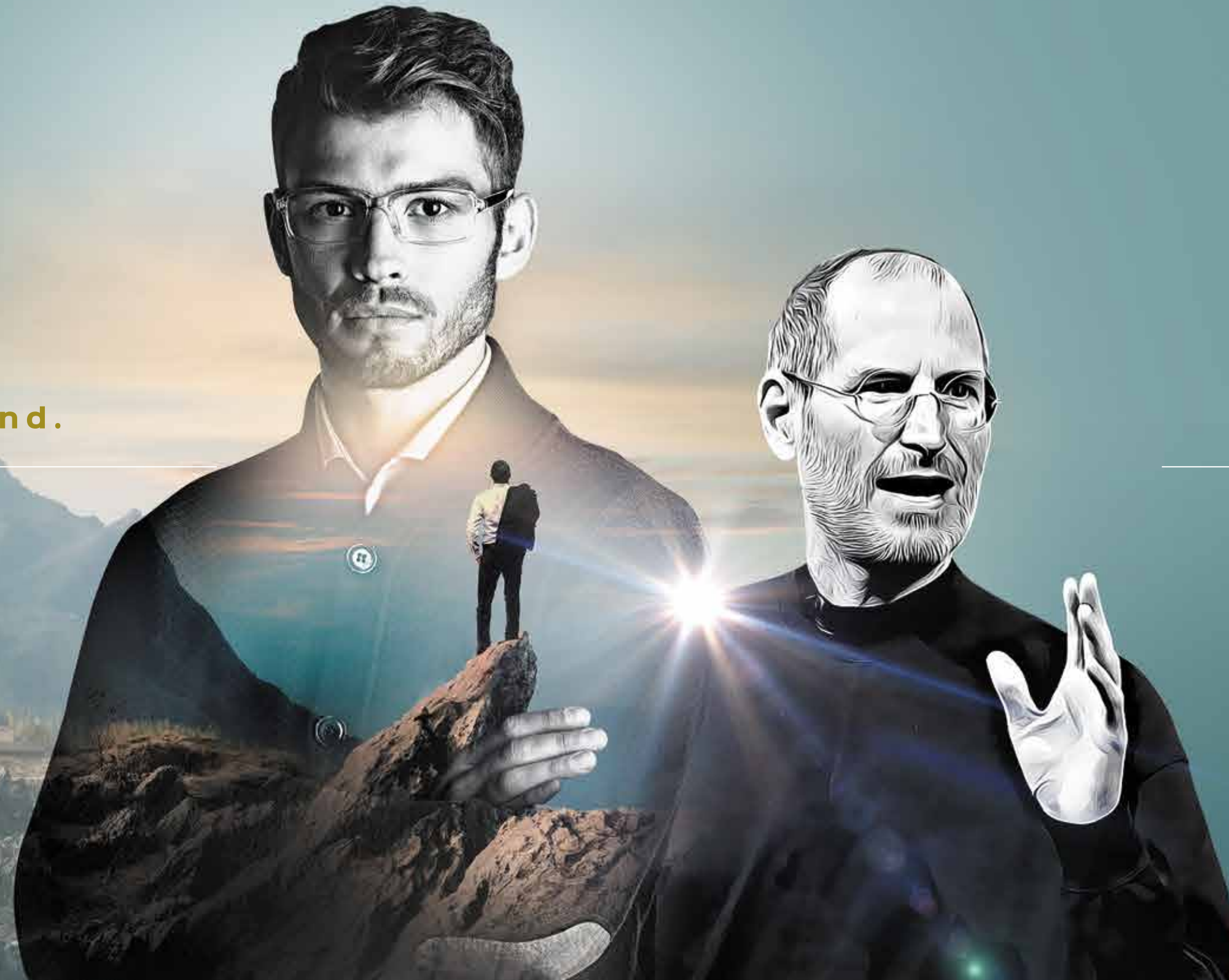
“Genius is 1 percent inspiration and 99 percent perspiration”, so says Edison. But that is the percent, which can wake us up to new possibilities by allowing us to transcend our ordinary experiences and limitations. Inspiration propels us from apathy to possibility, and transforms the way we perceive our own capabilities.

I N S P I R A T I O N



BREAK THE BARRIERS. **GoBeyond.**

INSPIRE



THE SKY IS NOT THE LIMIT FOR YOUR SPIRIT OF ENTERPRISE

You seek your success, invoking your inner strength,
surging ahead to the zenith of glory

STEVE JOBS

The name is so incredibly inspiring and influential at the same time. The man who created Apple. The man who turned black turtlenecks into a uniform of power. The man who changed technology forever. His legacy is one-of-a-kind. The tech titan's impact on the world remains unparalleled. From a college dropout to heading an over \$350 billion Apple empire, Steve Jobs dramatically transformed the worlds of personal computing, music and mobile phones, ushering in a new digital era.

A man in a white shirt and dark trousers is looking through binoculars against a bright sun in a cloudy sky. The sun is positioned behind him, creating a strong lens flare effect. The overall scene is dramatic and inspirational, symbolizing aspiration and success.

S U C C E S S I S

A S P I R A T I O N

It all starts here, a small spark that ignites the spirit of success in essence and element. The power to succeed lies in our hands and the spirit of progress empowers the ambition to go beyond it all. As dreams are not dreams alone they are manifestation of a bright and vibrant tomorrow embellished by the endeavours that propel us to the zenith. If you aspire then you will.

ASPIRE

OWN THE WORLD. **GoBeyond.**



TRANSCENDING DIMENSIONS FOR WIDENING HORIZONS

The standards have been set, excellence is on your side & success is in the reckoning.

MARK ELLIOT ZUCKERBERG

An 'accidental billionaire' Mark Elliot Zuckerberg, popularly known as Mark Zuckerberg, is the brain behind the popular social networking site- Facebook that has the entire world hooked to it. A computer programmer and an Internet entrepreneur, Zuckerberg is the Chief Executive and President of Facebook. In 2004, it was co-founded as a private company by him and classmates Dustin Moskovitz, Eduardo Saverin, and Chris Hughes while they were still students at Harvard University.

S U C C E S S I S

P R O G R E S S I O N

The drive to succeed is a force that keeps us going and is the essence of all existence. Progress becomes a virtue and a habit with the right effort, focus and determination. Life is a perennial competition and is testament to the unyielding spirit of man who seeks the stars of success, transforming every challenge into opportunity on his path to eternal glory.

PROGRESS

FOR GLORY. **GoBeyond.**



FROM INGENUOUS INNOVATIONS TO GLOBAL BUSINESS EXPANSIONS

With unyielding determination, you step ever closer to progress, achieving the impossible.

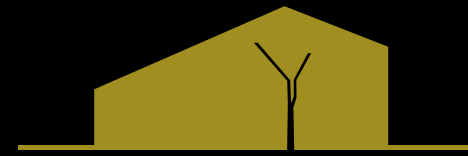
JEFF BEZOS

Jeff Bezos quit his job in 1994 and tapped the potential of cyberspace by opening an online bookstore. He set up the office for his fledgling company in his garage where, along with a few employees, Bezos opened Amazon.com, on July 16, 1995 the success of the company was meteoric. Amazon.com sold books across the United States and in 45 foreign countries within 30 days. Soon, Amazon was in the reckoning to become an e-commerce leader, propelling yearly sales from \$510,000 in 1995 to over \$233 billion in 2018.



INSPIRE. ASPIRE. PROGRESS.

GoBeyond



THE PROJECT

A grand icon of success and beyond



INTRODUCING


An idea that brings out the entrepreneur in you
A concept to transform your life for the best
An address which translates your aspirations into achievements
A page where you will pen your glorious story

A PLACE WHERE YOU WILL GO BEYOND

GAGAN
ARBOR
COURT

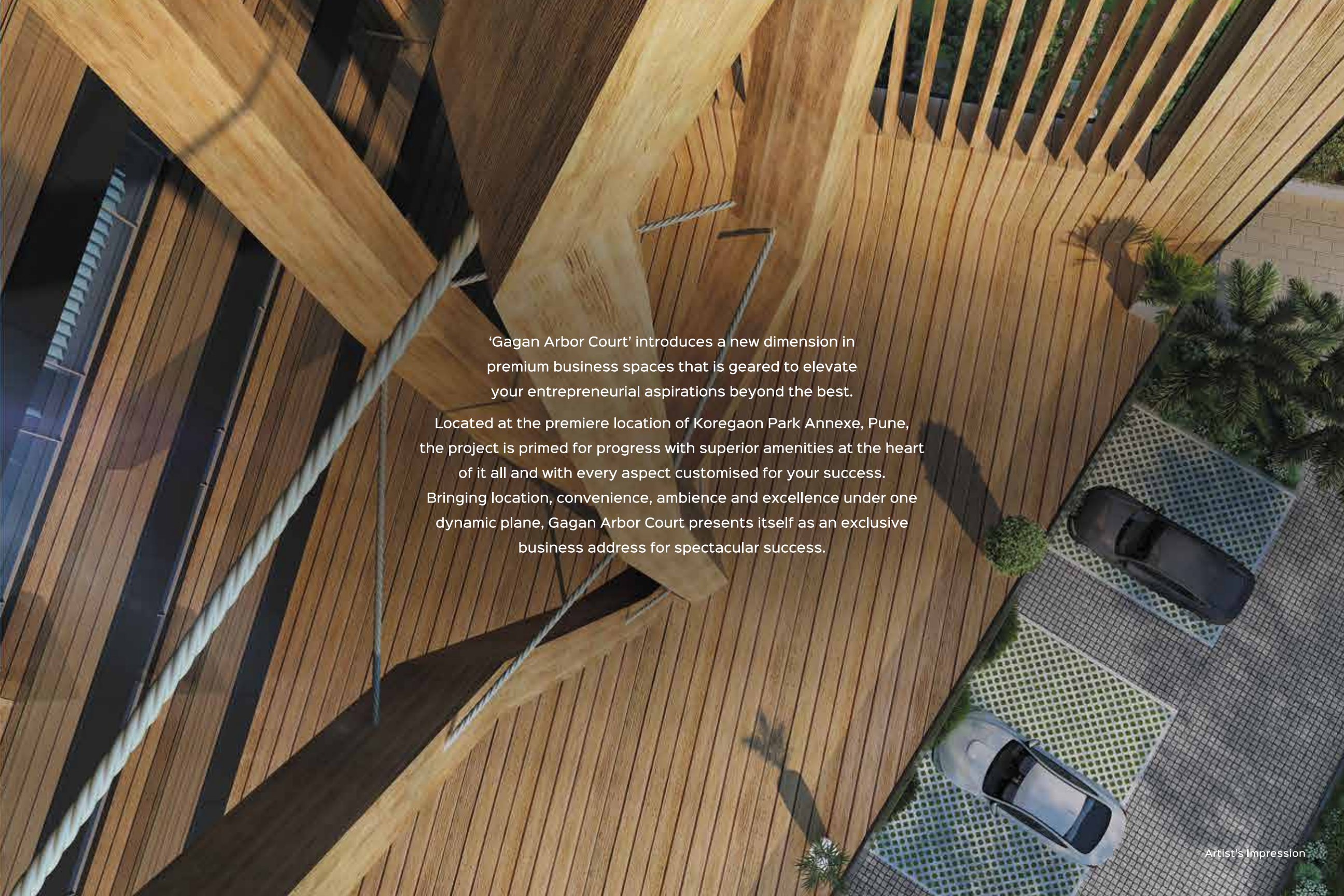
PREMIUM BUSINESS AND RETAIL SPACES

KOREGAON PARK ANNEXE



THE GRAND DESIGN OF GLORY AND PRIDE

Artist's Impression



'Gagan Arbor Court' introduces a new dimension in premium business spaces that is geared to elevate your entrepreneurial aspirations beyond the best.

Located at the premiere location of Koregaon Park Annexe, Pune, the project is primed for progress with superior amenities at the heart of it all and with every aspect customised for your success. Bringing location, convenience, ambience and excellence under one dynamic plane, Gagan Arbor Court presents itself as an exclusive business address for spectacular success.

Artist's Impression



FEATURES

Amenities that empower you to 'Go Beyond'



A GRAND DIMENSION OF PROGRESS

The Location - Koregaon Park Annexe

Retail + 6 Levels of Ultra-Premium Business & Retail Spaces

Ultra-modern Elevation • DGU Glass Façade with Façade Lighting

Grand Entrance Lobby • 4 Hi-speed Elevators • Spacious 3 Level Car Park



Artist's Impression



Artist's Impression

**THE PERFECT SPACE
FOR YOUR PROGRESS**

Dynamic Commercial Spaces

**MAKING PROGRESS EXPANSIVE
WITH AN EXPANDABLE FLOOR PLATE**

Retail + 6 Levels of Ultra-Premium Business & Retail Spaces



Artist's Impression

**FIRST IMPRESSIONS
DO MATTER**

Grand Entrance Lobby



Artist's Impression

**THE RISE TO THE TOP IS
FASTER AND BETTER**

4 Hi-speed Elevators



Artist's Impression

**WHEN IT'S TIME
FOR 'ME TIME'**

Relaxing Cafeteria



Artist's Impression

**YOUR FINE MACHINES
DESERVE MORE**

Spacious 3 Level Car Park

PROJECT SPECIFICATIONS AT A GLANCE

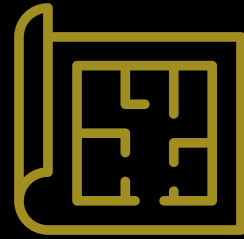
PROJECT / ARCHITECTURE

NO. OF FLOORS	3 BASEMENT + GROUND + MEZZANINE + 6 FLOORS
BUILDING FACADE	DGU GLASS FAÇADE WITH FAÇADE LIGHTING
ELEVATION	ULTRA MODERN ELEVATION
TYPE OF STRUCTURE / FLOOR SYSTEM	RCC FRAMED STRUCTURE, FLAT SLAB
FLOOR PLATES	LARGE & EFFICIENT
ENTRANCE LOBBY	EXCLUSIVE GRAND DOUBLE HEIGHT ENTRANCE LOBBY
PARKING	SPACIOUS 3 LEVEL PARKING WITH WELL-PLANNED DRIVEWAYS
FIRE SYSTEM	FIRE PREVENTION SYSTEM AS PER LOCAL BUILDING CODE

OFFICES

FLOOR TO FLOOR HEIGHT	3.65 M.
FLOOR LOADING CAPACITY	4 KN / SQ.M.
POWER BACK-UP	100% DG BACK-UP
SERVICE CORE	2 STAIRWAYS / EMERGENCY EXITS
LIFTS	3 PASSENGER LIFTS, 1 SERVICE LIFT, LIFT ACCESS FROM BASEMENT TO OFFICE





SITE LAYOUT

Planned beyond perfection



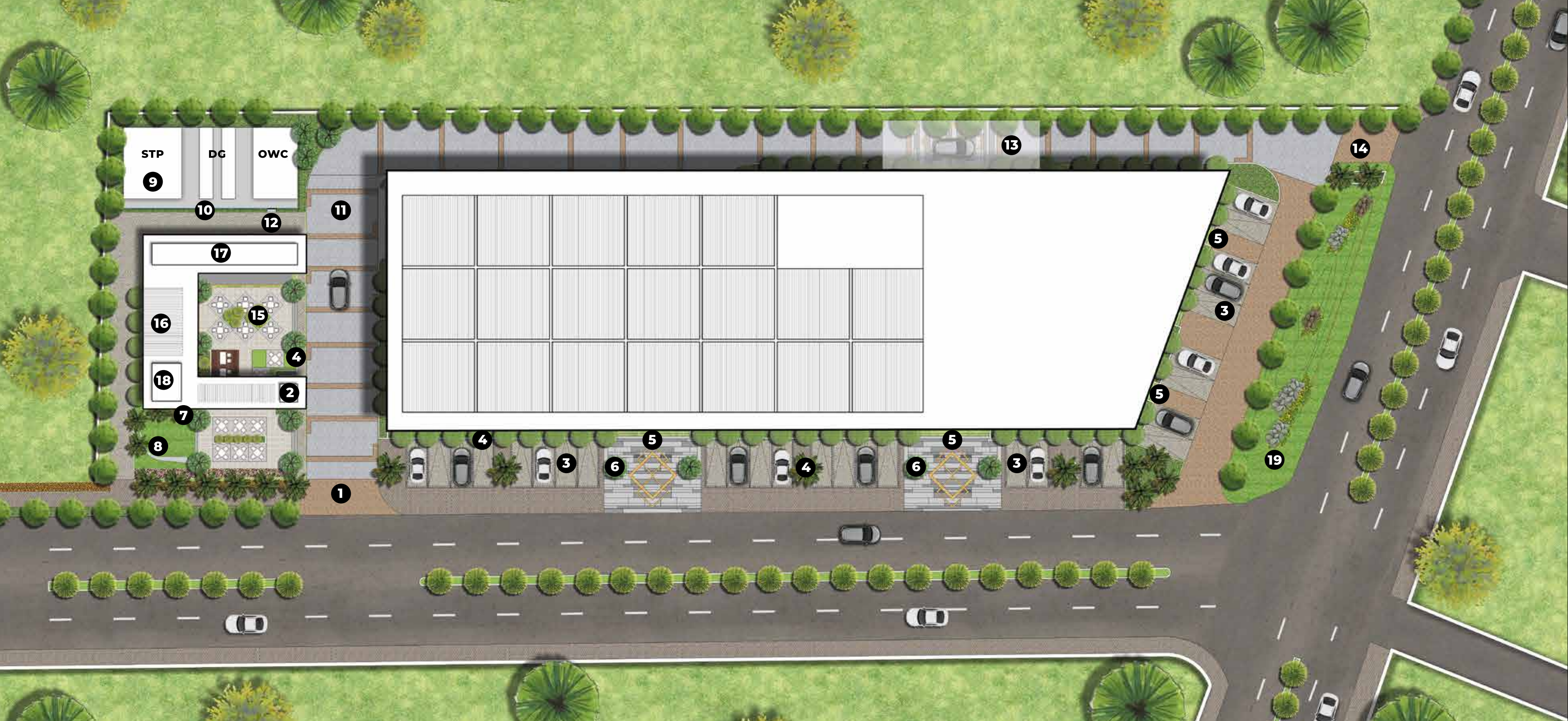
DESIGNING A NEW PARADIGM OF PROGRESS

Designed by Architect - Ganti & Associates, the Retail + 6 levels of magnificent elevation exudes perfection in every inch. With the finer nuances taken care of, the project embraces the magnitudes of elegance, adorned by a spectacular glass facade to give your vistas of success a panoramic vantage point.

Complemented with an expansive parking space for your fine machines, the grand entrance lobby makes first impressions glorious. You can always ease out of your busy day at work with a roof top area that comes with a host of recreations. To sum it up Gagan Arbor Court is your new paradigm of progress designed for the art of success.

THE MASTER PLAN

1. COMMERCIAL ENTRY
2. SECURITY CABIN
3. OPEN PARKING
4. PLANTER BOX
5. STEP UP TO RETAILS
6. SEATER
7. INTERACTIVE SOCIAL SPACE
8. OUTDOOR SEATING
9. SERVICES
10. SCREEN WALL
11. INTERNAL DRIVEWAY
12. SERVICE LANE FOR SERVICES
13. DROP OFF TO COMMERCIAL
14. COMMERCIAL EXIT
15. AL-FRESCO DINING
16. TIMBER TRELLIS
17. KITCHEN CAFÉ
18. TOILET BLOCK
19. SIGNAGE PYLON





THE LOCATION

Progression comes this way



AN ADDRESS OF UNPARALLELED EMINENCE

KOREGAON PARK ANNEXE

Koregaon Park is a prime location, centrally located at the heart of Pune and with easy access to the Airport and Railway Station. This prestigious address, also a commercial hub in the vicinity of Information Technology hotspots such as Magarpatta, Kharadi and Hadapsar as well as several other Industrial Parks. Embraced by verdant spaces & ordained by the beauty of nature, Koregaon Park is an ideal space for business and leisure and is an entrepreneur's delight bringing forth a perfect balance between work and play.



A LOCATION THAT SPELLS SUCCESS

Located at Koregaon Park Annexe, Gagan Arbor Court is an address that is geared for progress, an ideal space for the advancement of your enterprise. Well connected to every convenience the project brings the world to your doorstep with great dynamism and for every business avenue. Now it's time to seek success and transform every opportunity into possibility as a bright and vibrant future beckons the entrepreneur in you.

- 
AIRPORT
 Pune Airport - 6.0 kms
- 
MALLS
 Seasons Mall - 3.8 kms
 Phoenix Marketcity - 4.8 kms
- 
HOSPITALS
 Inlaks & Budhrani Hospital - 3.3 kms
 Sahyadri Hospital Kalyani Nagar - 3.7 kms
 Columbia Asia Hospital - 3.8 kms
 Ruby Hall Clinic - 4.6 kms
 Jehangir Hospital - 4.6 kms
- 
STRATEGIC LOCATIONS
 Kalyani Nagar - 2.8 kms
 Magarpatta City - 3.8 kms
 Pune Railway Station - 4.9 kms
 Viman Nagar - 5.3 kms
- 
BUSINESS HOTELS
 Marriott Suites Pune - 300 mts
 The Westin Pune Koregaon Park - 1 km
 Novotel Pune Nagar Road - 3.7 kms
 Hyatt Pune - 3.9 kms
 Conrad By Hilton - 3.9 kms
 Hyatt Regency Pune - 4.2 kms
- 
BANKS
 Citi Bank Koregaon Park - 900 mt
 HDFC Bank, Koregaon Park - 1.5 kms
 Canara Bank, North Main Road, Koregaon Park - 1.9 kms
 Axis Bank Koregaon Park - 2.0 kms
 State Bank of India, Koregaon Park Branch - 2.1 kms
 ICICI Bank - Wealth Branch, Koregaon Park - 3.8 kms

CREATING EXPERIENCES

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 GRANT BAY Kharadi

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