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YOUR
ELA
MOMENT!



YOUR ELA MOMENT!

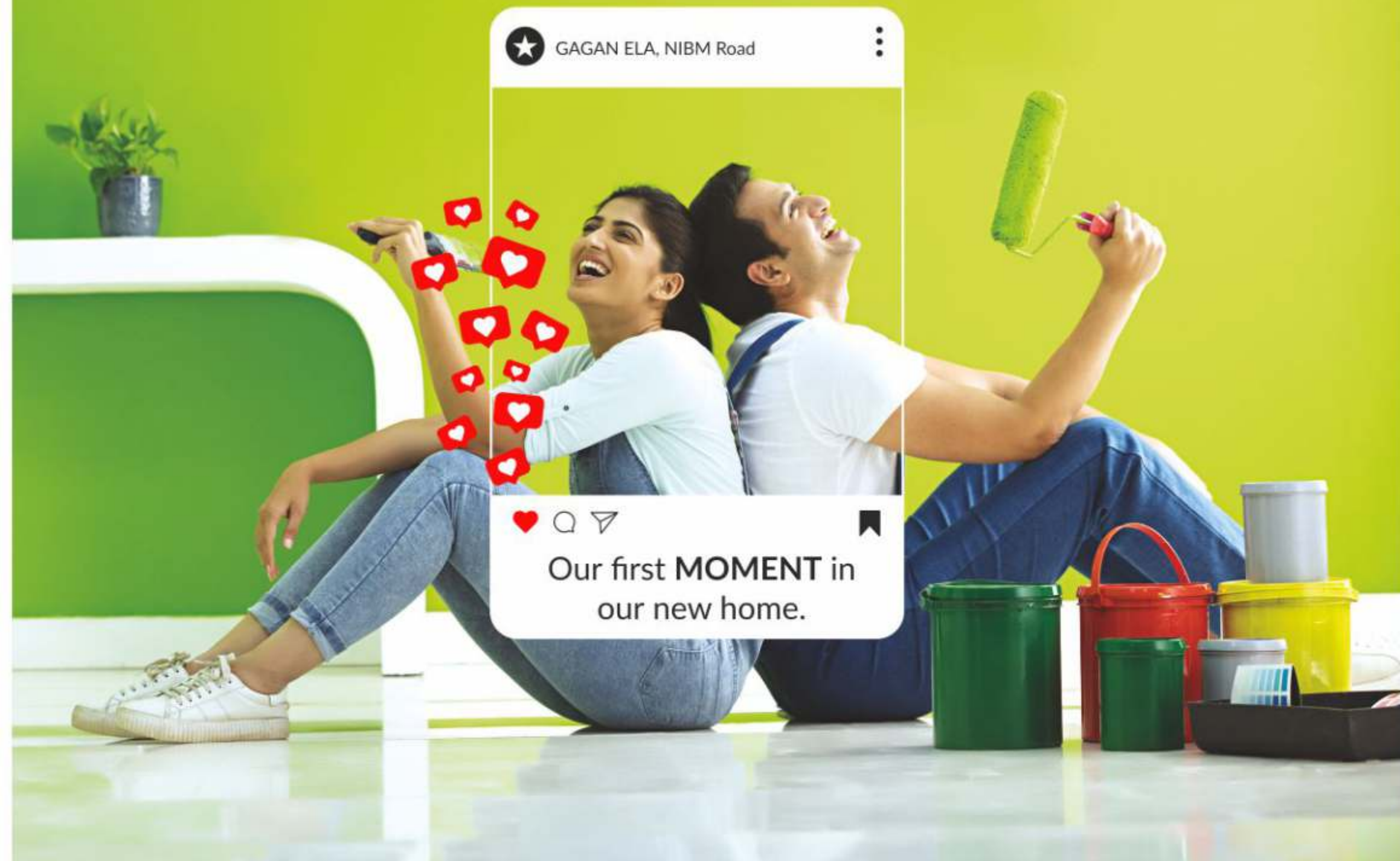


Living at ELA is a collection of a million moments.

Time spent with your buddies is enriched and
that much more special.

Discover your ELA moment.

YOUR ELA MOMENT!



ELA makes the first days in your new home
a moment to cherish forever.

Creating an ambience which brings in infinite
such moments in your daily life.

Discover your ELA moment.





Artistic Impression

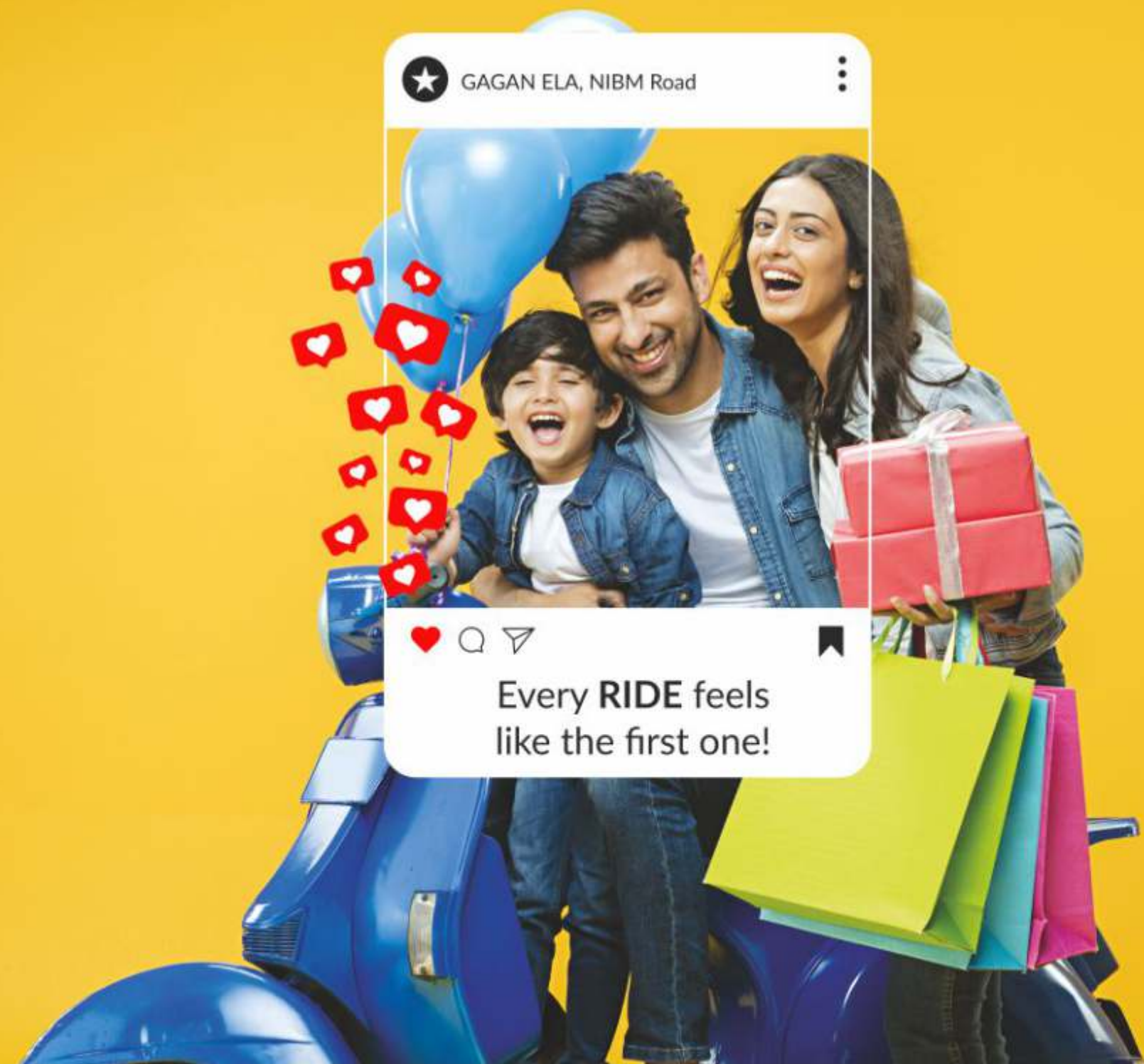
It's that one moment of absolute realization that you have found a place you can call home. Where your heart and mind are in complete sync. We like to call it "Your ELA moment".

An experience that we have enabled by meticulously building in care, love, comfort and convenience into our master plan itself.

And placing this concept in one of the most happening locations in Pune – NIBM Road – so that you are close to all the vital hubs that will make your life that much more easy and enjoyable. Beyond the brick and mortar of 2 BHK & 3 BHK living spaces, you will discover that home is truly where your heart is...and where ELA is..

So, here's to infinite
ELA MOMENTS ahead!

YOUR ELA MOMENT!



There is no substitute for family time.
When you make Gagan ELA your home,
you will realize this more than ever.
Those family outings are just so much more priceless.
And when you come back to the distinctive comfort
of your home it all comes together –
a million **ELA moments** that are yours alone!



AMENITIES

Let your life moments come alive!



Contemporary Art Lawn



Origami Art Walk



Surrealistic Art Plaza



Youth Hub



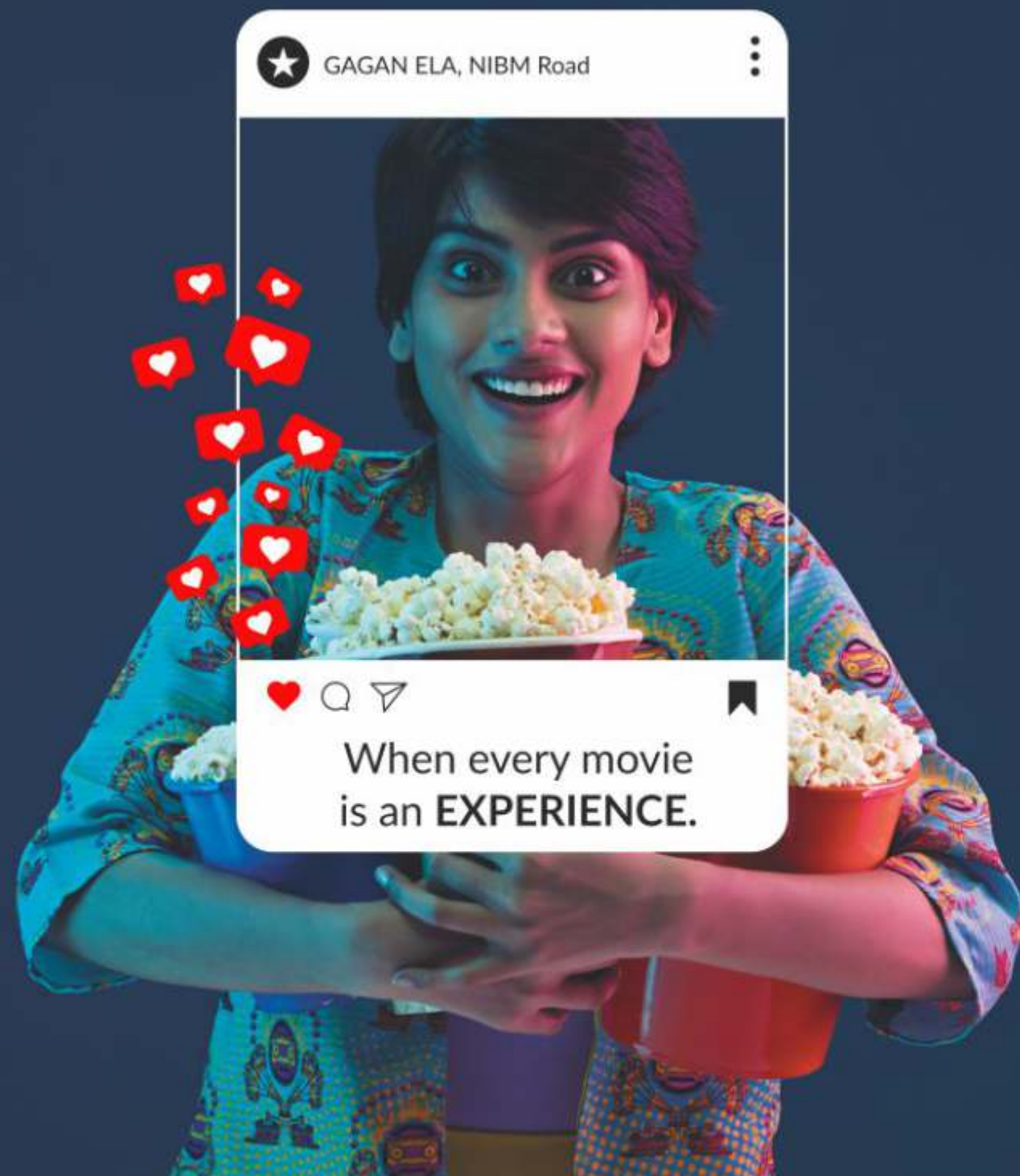
Sculpture Serenade



OTHER AMENITIES

- Entrance Lobby
- Driveway
- Building Drop-off
- Senior Citizen Park /Garden
- Reflexology Path
- Pathway
- Kid's Play Area
- Amphitheatre
- Swimming Pool
- Party Lawn
- Palm Tree Walk
- Trellis With Sit-outs
- Club House
- Multipurpose Hall
- Gymnasium

YOUR ELA MOMENT!



A simple home theatre can become a cinematic experience at ELA. Because, we have built your home and surrounding environment with love and care. So, whether you are watching a movie or simply enjoying your favourite music, it's your **ELA moment!**



^ SPECIFICATIONS

● LIVING ROOMS

- 800 x 800 mm vitrified-tile flooring
- Telephone and TV point
- POP/Gypsum finish for walls and ceilings

● KITCHEN

- Black granite kitchen platform with SS sink
- Dry balcony
- Water purifier

● BATHROOMS

- Vitrified/Ceramic flooring
- Good quality Dado tiles
- Good quality CP fittings and sanitary ware
- Solar water connection in one bathroom

● BEDROOMS

- Vitrified-tile flooring 600 x 600 mm in all bedrooms
- TV point

● AUTOMATION & SECURITY

- Three-tier security
- Video door phone
- Smoke detectors
- Panic button

● OTHERS

- OBD finish for internal walls
- Superior quality paint for external walls
- Entrance lobby
- Double-height terrace
- Doors & door frames
- Laminated plywood door frames and both-side laminate flush doors



Artistic Impression

It's not only the way we have designed Gagan ELA. It's the thought that we have carried throughout – from concept to completion. 192 flats spread across 2 imposing towers designed with architectural precision. So that sunlight naturally filters into your home. So that you are greeted with spectacular views from your windows and balcony. So that the optimized layout of every home delivers an experience of space, privacy and comfort, without compromising on functionality.

And sprinkled with amenities that make daily life an ELA moment you will cherish!



^ SITE LAYOUT

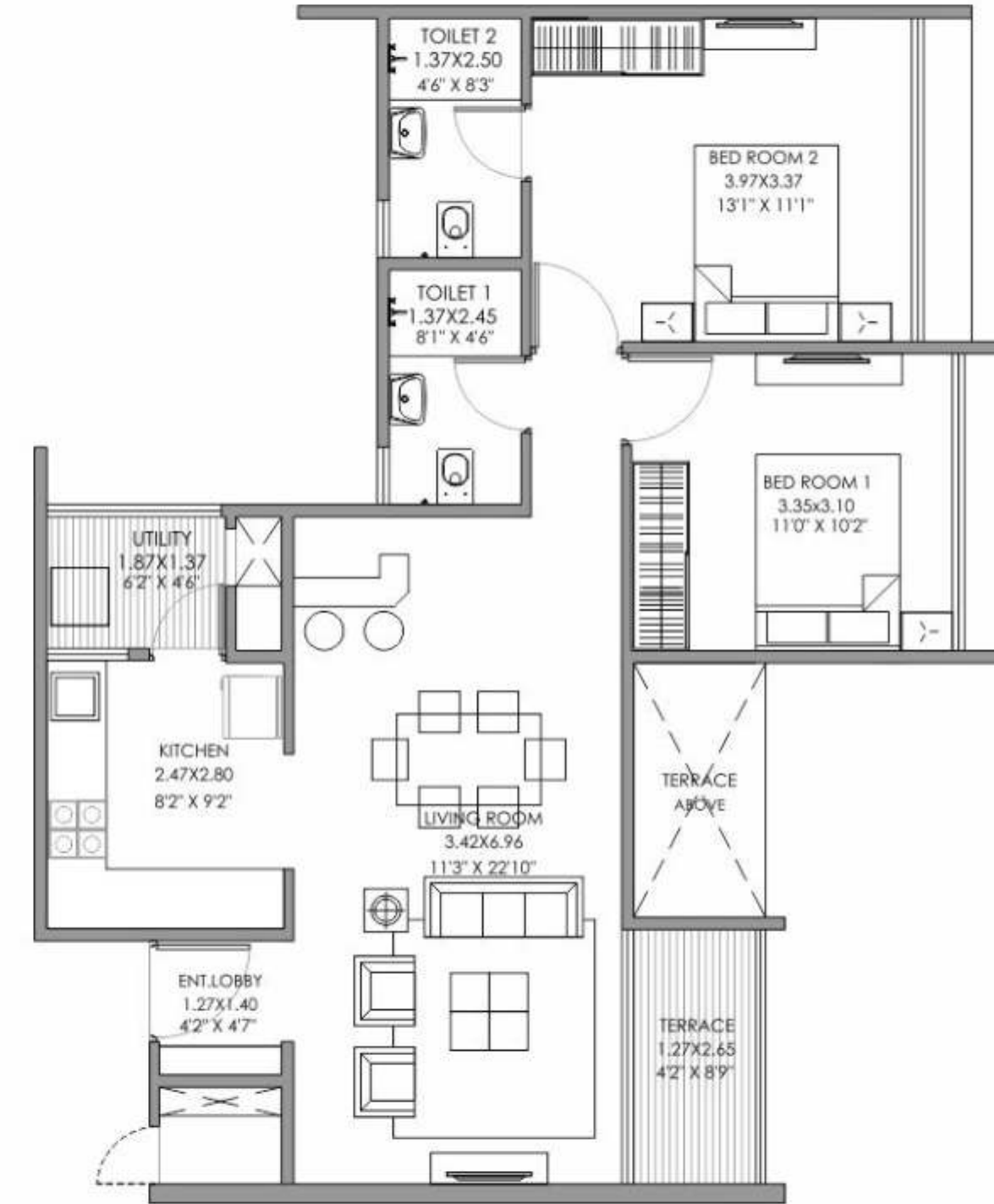
1. SECURITY CABIN
2. DRIVEWAY
3. BUILDING DROP-OFF
4. YOUTH SEATING
5. MODERN ART LAWN
6. MODERN ART PLAZA
7. ART SCULPTURE
8. ORIGAMI ART WORK
9. GARDEN WITH ELDERLY SEATING
10. REFLEXOLOGY PATH
11. PATHWAY / JOGGING TRACK
12. SEATING
13. KID'S PLAY AREA
14. AMPHITHEATRE SEATING
15. SWIMMING POOL
16. PARTY LAWN
17. PALM WALK
18. CLUBHOUSE
- a) GYMNASIUM
- b) MULTIPURPOSE HALL

^ TYPICAL UNIT PLAN



^ TYPICAL UNIT PLAN

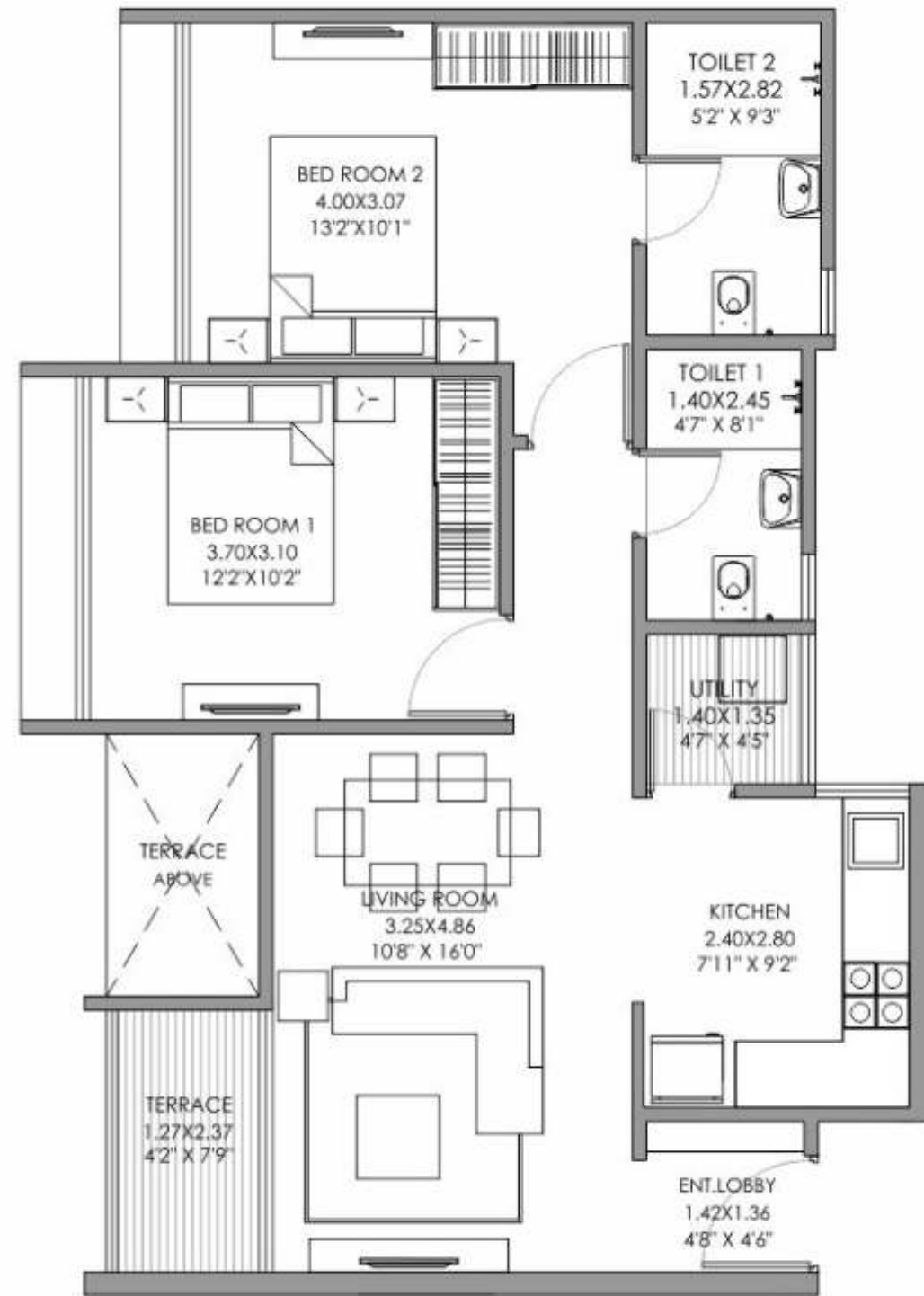
A - 2 BHK



FLAT NO.	FLAT TYPE	CARPET AREA AS PER RERA (SQ.M)	UTILITY AREA (SQ.M.)	TERRACE AREA (SQ.M.)	ENCL.BALCONY AREA (SQ.M.)	PROPORTIONATE RATIO (SQ.M.)	TOTAL AREA (SQ.M.)	TOTAL AREA + PROPORTIONATE RATIO (SQ.FT)
A-203,403,603,803,1003,1203,1403	2 BHK	56.55	2.57	3.38	11.20	28.01	73.70	1095

^ TYPICAL UNIT PLAN

A - 2 BHK



FLAT NO.	FLAT TYPE	CARPET AREA AS PER RERA (SQ.M)	UTILITY AREA (SQ.M.)	TERRACE AREA (SQ.M.)	ENCL.BALCONY AREA (SQ.M.)	PROPORTIONATE RATIO (SQ.M.)	TOTAL AREA (SQ.M.)	TOTAL AREA + PROPORTIONATE RATIO (SQ.FT)
A-208,408,608,808,1008,1208,1408	2 BHK	60.51	1.89	3.02	2.71	25.89	68.13	1012

^ TYPICAL UNIT PLAN

B - 3 BHK



FLAT NO.	FLAT TYPE	CARPET AREA AS PER RERA (SQ.M)	UTILITY AREA (SQ.M.)	TERRACE AREA (SQ.M.)	ENCL.BALCONY AREA (SQ.M.)	PROPORTIONATE RATIO (SQ.M.)	TOTAL AREA (SQ.M.)	TOTAL AREA + PROPORTIONATE RATIO (SQ.FT)
B-102,302,502,702,902,1102,1302,1502	3 BHK	91.18	4.26	4.40	4.73	39.74	144.31	1553



^ KEY DISTANCES

• SCHOOLS

2 - 10 MINS

- The Bishop's School
- RIMS International School
- Delhi Public School
- Sanskriti School
- Euro School
- VIBGYOR High School

• MALLS & SUPERMARKETS

5 - 10 MINS

- Dorabjee's Paradise & D Mart
- Bizzway Mall
- Reliance Fresh

• CLUBS & GYM

7 - 10 MINS

- The Corinthians Resort and Club
- Country Club
- Evolve Fitness & Wellness Club
- Gold's Gym

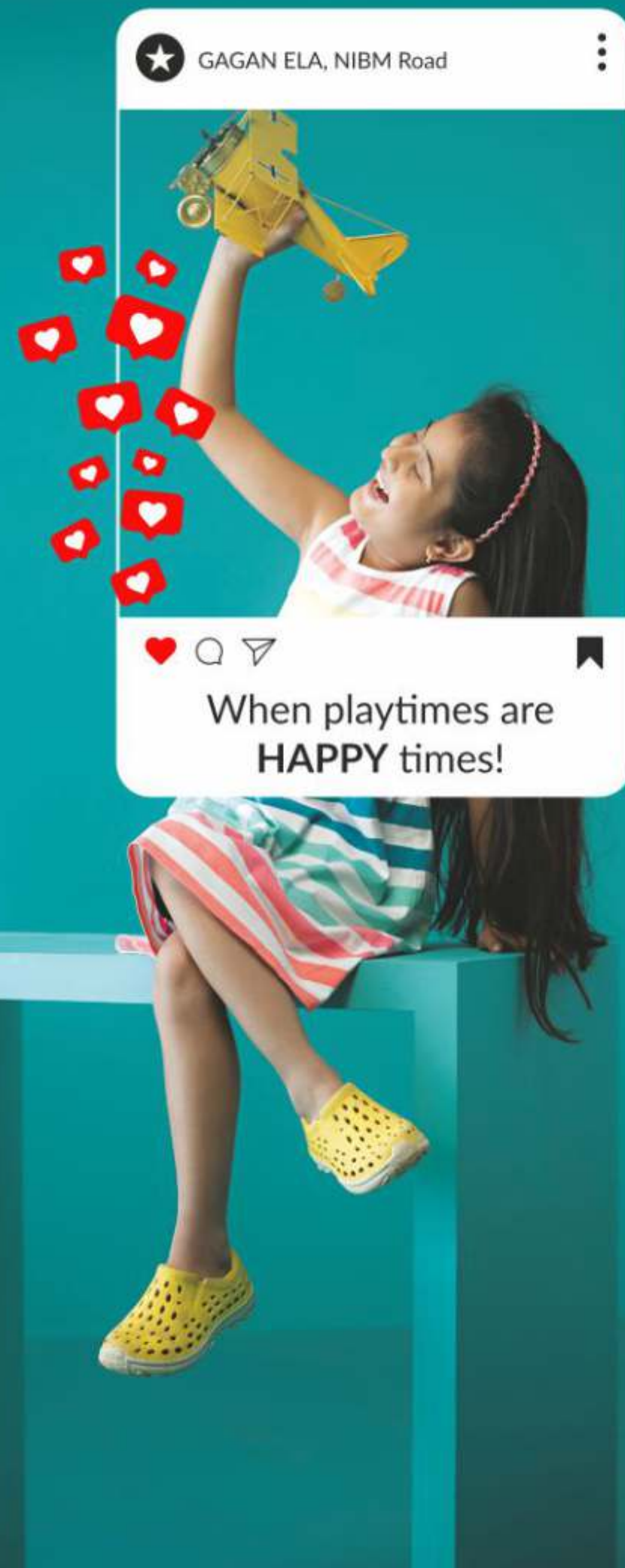
• PUNE RAILWAY STATION

25 MINS

• PUNE AIRPORT

35 MINS

YOUR
ELA
MOMENT!



GAGAN
DEVELOPERS
CREATING EXPERIENCES

What is a legacy? For us at Gagan Developers it goes beyond brick and mortar. Through the twenty years of our existence in Real Estate we seek to achieve an equitable balance between modern construction technology systems and care. The results have always been amazing, going by our customer's experiences. Our amenities are designed to make daily life convenient, enjoyable and easy. At GAGAN there are no limits. Simply because we consider the reward of our resident's happiness as an inspiration to build bigger, better things in the future.
