



Home is  
where the  
 Lives.



 A Home to call your own

Home is the chatter of the family at dinner. It's listening to your dad telling the same funny story for the 100th time and laughing anyway.

The tree that embraces the balcony, where you enjoy your first cup of coffee. Having your husband come home early from work to surprise you. That's home.

It's sharing a bottle of wine, with new friends that feel like old ones.

It's watching your child sleep undisturbed, completely safe and secure. That's the true feeling of home.


Yes, while a house is just four walls, a home is where love lives.

At Gagan Klara, we have designed beautiful 2 & 3 BHK homes that breathe joy into every aspect of your life. With plenty of space, greenery, amenities and of course, the perfect location- Balewadi, Gagan Klara is where the heart feels at home.

Nestled in the greenest part of Balewadi, your home at Gagan Klara combines ultra modern facilities with the old world charm of Pune.

Each home at Gagan Klara is powered by a Google Home Automation System, that ensures that your comfort and safety can now be controlled by a simple voice command!

While the outdoor offers acres of beautiful spaces, the indoors are designed to optimize space and create openness. Our designers have taken care of the minutest detail and incorporated gold standard specifications that ensure a quality lifestyle and make your home closer to your heart.



 Your dream home awaits



Artistic Impression

GAGAN  
**KLARA**  
BALEWADI

---

Introducing  
2 & 3 BHK apartments  
with sprawling outdoor spaces.

---





Home is where there's never  
a dull moment.



Whether it's comfort, convenience or pure fun, our thoughtfully conceptualised lifestyle amenities ensure that you have everything you need to make the most of life. Spend quality time with your family and friends, pick up an old sport or simply relax in the lap of nature. At Gagan Klara, we have carefully chosen every amenity to cater to your recreational, fitness, social and family needs.

A close-up, high-angle shot of a young boy swimming in a pool. He is smiling broadly with his eyes closed, and his face is wet with water. He has blue swimming goggles perched on his forehead. The background is a blurred view of the blue water.

RECREATION + LEISURE



SWIMMING POOL



JOGGING TRACK



BADMINTON COURT




CHILDREN'S PLAY AREA



Children's Play Area  
with Sandpit



Swimming Pool  
with Kids' Pool



Reflexology  
Track



Half Basketball  
Court



Toddlers' Play Area



Multipurpose  
Court



Clubhouse with  
well-equipped  
Gymnasium



Badminton  
Court



Volleyball Court

RELAXATION + ENTERTAINMENT



FUNCTIONALITY  
+ LEISURE



Sculpture Seating Plaza



Multipurpose Lawn



Aromatic Garden



Flowering Garden



Water Bodies



Sculpture Fountain



Deck & Cabanas



Garden for Seniors



Trellis Sit-out



#### BEDROOMS

- 800 x 800 Vitrified tile flooring in all bedroom
- TV point
- AC point



#### KITCHEN

- 800 x 800 Vitrified tile flooring
- Modular kitchen with Hob & Chimney
- Dry balcony



#### BATHROOMS

- Vitrified / Ceramic tile flooring
- Dado tiles
- Standard make CP & sanitary fittings (Kohler / Toto / Grohe or equivalent brand)
- Solar water connection in one bathroom (Time, temperature & quantum of hot water subject to climate conditions)



#### LIVING ROOM

- 800 x 800 Vitrified tile flooring
- Telephone and TV point
- Gypsum finish for walls



#### OTHER SPECIFICATIONS

- OBD finish for internal walls
- Good quality paint for external walls
- Powder coated aluminium / UPVC windows
- Entrance lobby
- Plywood door frames with both side laminated flush doors internally
- 100% generator backup in common areas



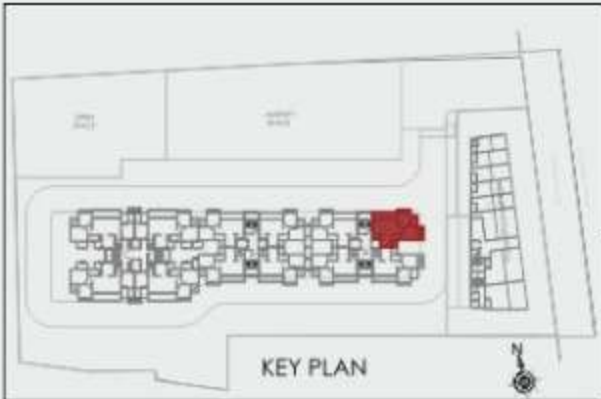
#### AUTOMATION & SECURITY

- Video door phone
- Three-tier security
- Smoke detectors
- Panic button
- Google Home - Lights & fan control (requires Wi-Fi network, Android or iOS mobile devices)



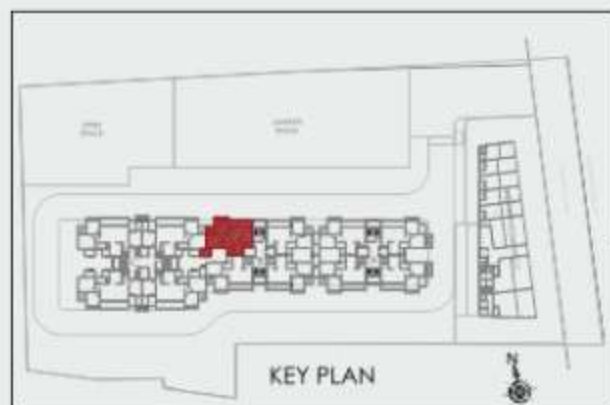
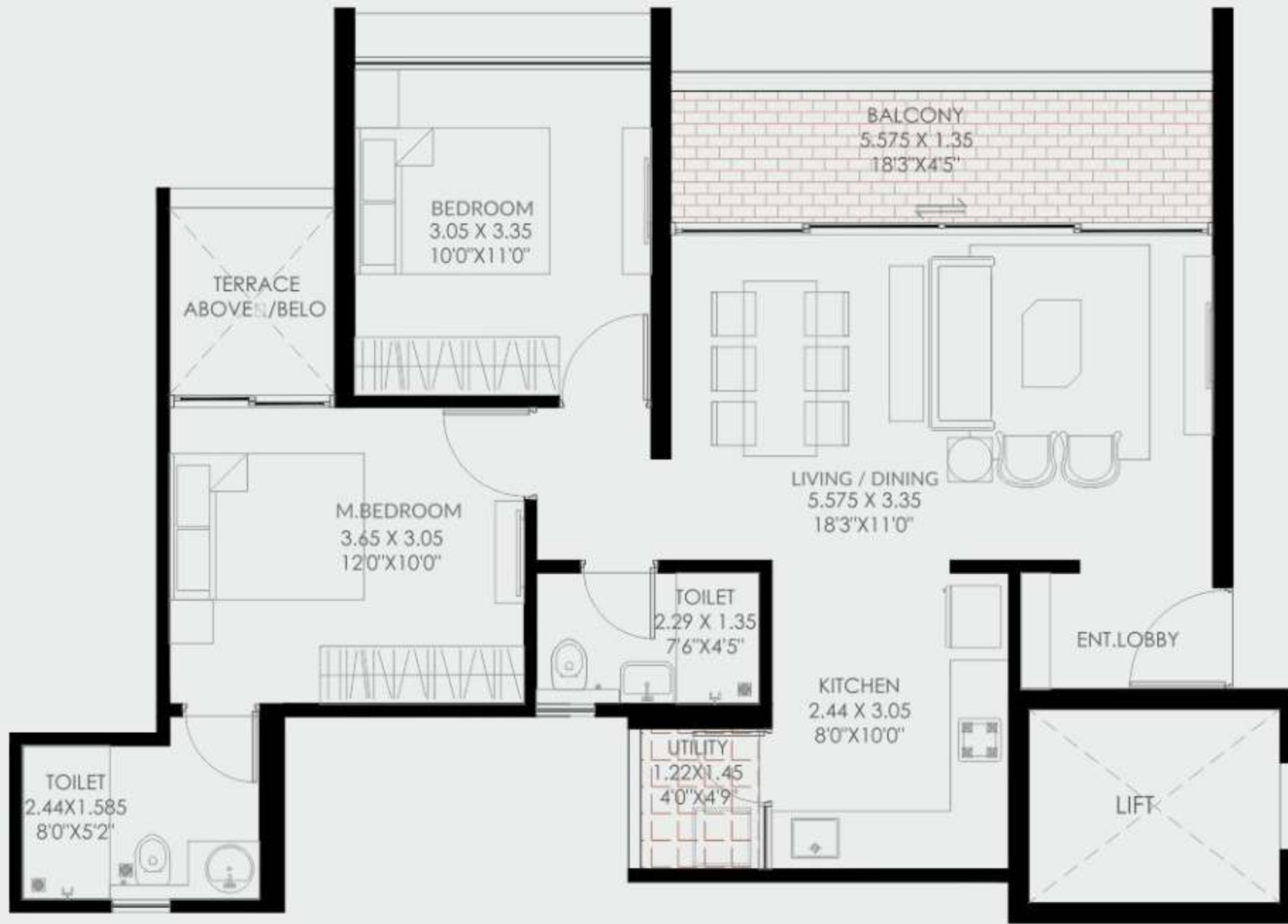
TYPICAL UNIT PLAN

TYPICAL UNIT PLAN | 2 BHK - 71.85 sq.m.



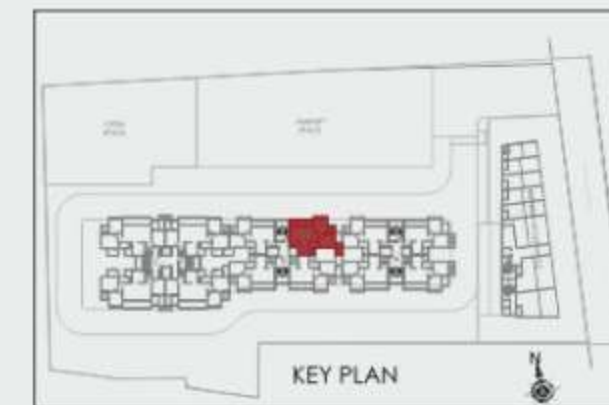
FLAT TYPE	CARPET AREA AS PER RERA (SQ.M.)	UTILITY AREA (SQ.M.)	TERRACE AREA (SQ.M.)	BALCONY AREA (SQ.M.)	TOTAL AREA (SQ.M.)	PROPORTIONATE RATIO (SQ.M.)
2 BHK	62.40	1.92	-	7.53	71.85	27.30

TYPICAL UNIT PLAN | 2 BHK - 72.73 sq.m.



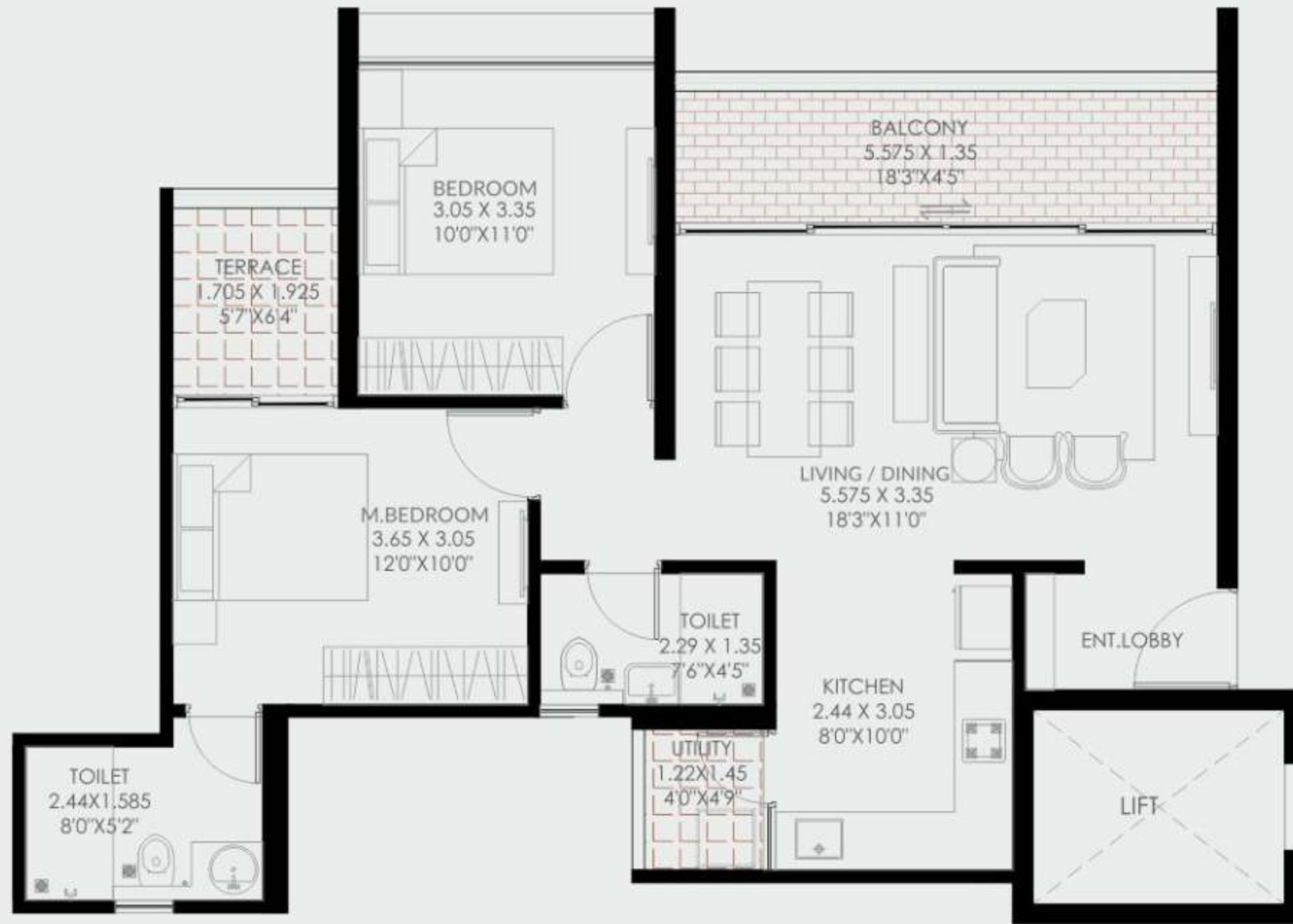
FLAT TYPE	CARPET AREA AS PER RERA (SQ.M.)	UTILITY AREA (SQ.M.)	TERRACE AREA (SQ.M.)	BALCONY AREA (SQ.M.)	TOTAL AREA (SQ.M.)	PROPORTIONATE RATIO (SQ.M.)
2 BHK	63.43	1.77	-	7.53	72.73	27.64

TYPICAL UNIT PLAN | 2 BHK - 75.92 sq.m.



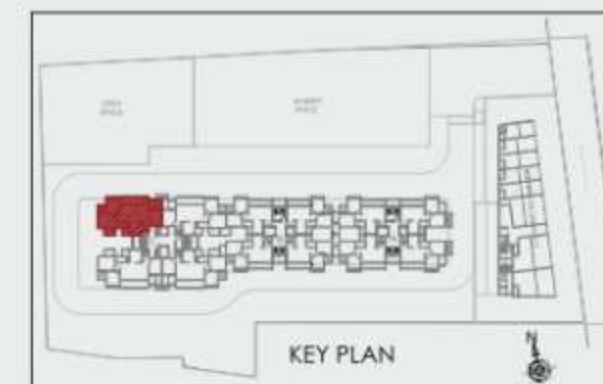
FLAT TYPE	CARPET AREA AS PER RERA (SQ.M.)	UTILITY AREA (SQ.M.)	TERRACE AREA (SQ.M.)	BALCONY AREA (SQ.M.)	TOTAL AREA (SQ.M.)	PROPORTIONATE RATIO (SQ.M.)
2 BHK	63.44	1.92	3.03	7.53	75.92	28.85

TYPICAL UNIT PLAN | 2 BHK - 76.63 sq.m.

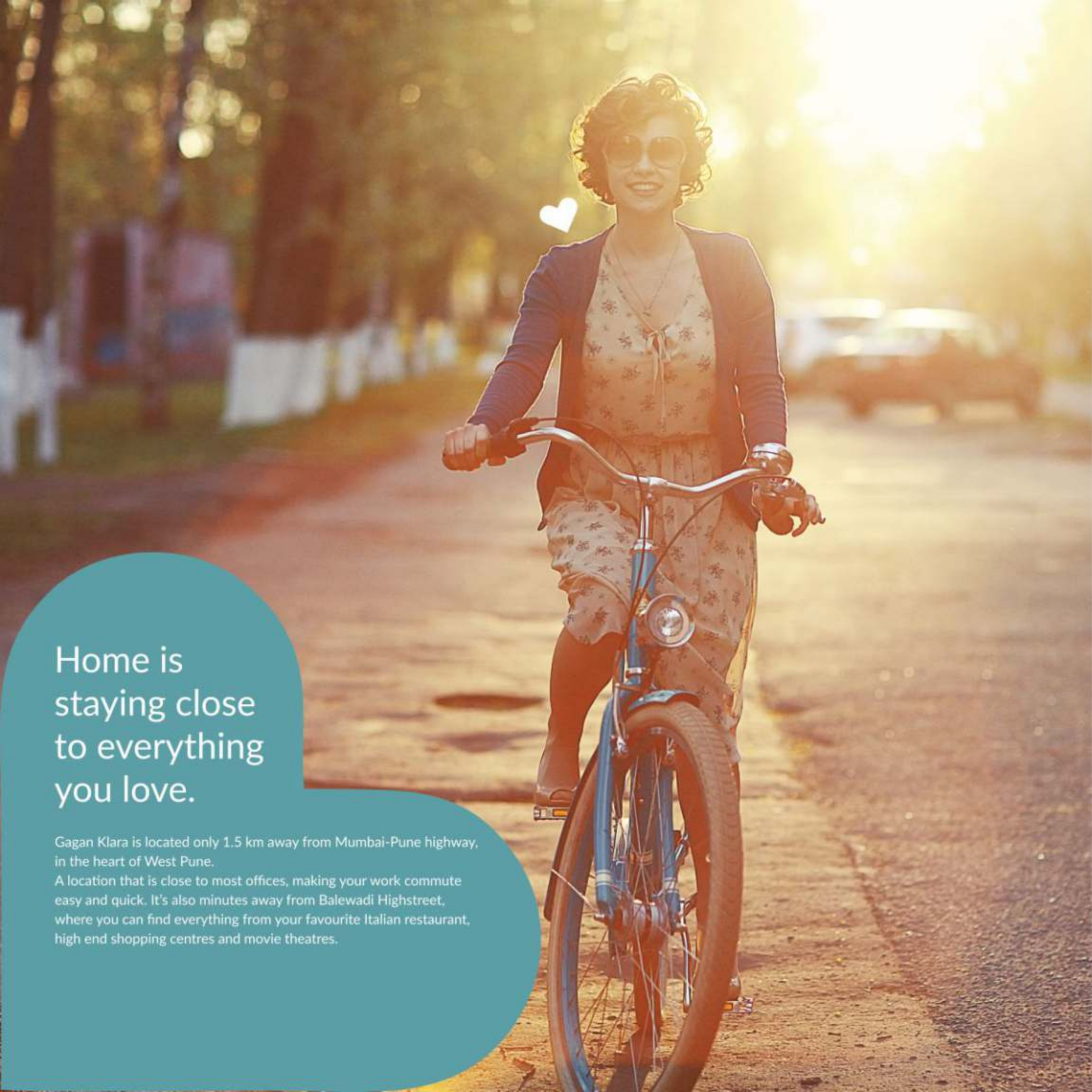


FLAT TYPE	CARPET AREA AS PER RERA (SQ.M)	UTILITY AREA (SQ.M.)	TERRACE AREA (SQ.M.)	BALCONY AREA (SQ.M.)	TOTAL AREA (SQ.M.)	PROPORTIONATE RATIO (SQ.M.)
2 BHK	63.05	1.77	3.28	7.53	76.63	28.12

TYPICAL UNIT PLAN | 3 BHK - 108.07 sq.m.



FLAT TYPE	CARPET AREA AS PER RERA (SQ.M)	UTILITY AREA (SQ.M.)	TERRACE AREA (SQ.M.)	BALCONY AREA (SQ.M.)	TOTAL AREA (SQ.M.)	PROPORTIONATE RATIO (SQ.M.)
3 BHK	90.70	2.54	3.37	11.46	108.07	41.07



Home is staying close to everything you love.

Gagan Klara is located only 1.5 km away from Mumbai-Pune highway, in the heart of West Pune.

A location that is close to most offices, making your work commute easy and quick. It's also minutes away from Balewadi Highstreet, where you can find everything from your favourite Italian restaurant, high end shopping centres and movie theatres.

#### CONNECTIVITY

- Baner - 1.9 km
- Aundh - 5.5 km
- Pashan - 5.5 km
- Pimple Saudagar - 7.4 km
- Hinjawadi - 5 km
- Balewadi Stadium - 2.7 km
- Mumbai - Pune Highway - 1.5 km

#### HOSPITALS 2 - 3 KMS

- Life Line Hospital Balewadi
- Sanjeevan Clinic Balewadi
- Jupiter Hospital
- Dr. Dhekne Clinic for Children
- Kilbil Children & and Women's Clinic

#### SHOPPING & LEISURE 2 - 4 KMS

- Westside Mall
- D Mart
- Westend Mall

#### EDUCATION 1- 3 KMS

- Kidzee Balewadi
- Bharati Vidyapeeth & English Medium School
- Rabindranath Tagore School
- CM Intl. School
- VIBGYOR High School Balewadi

#### PROPOSED METRO STATIONS 2 - 3 KMS

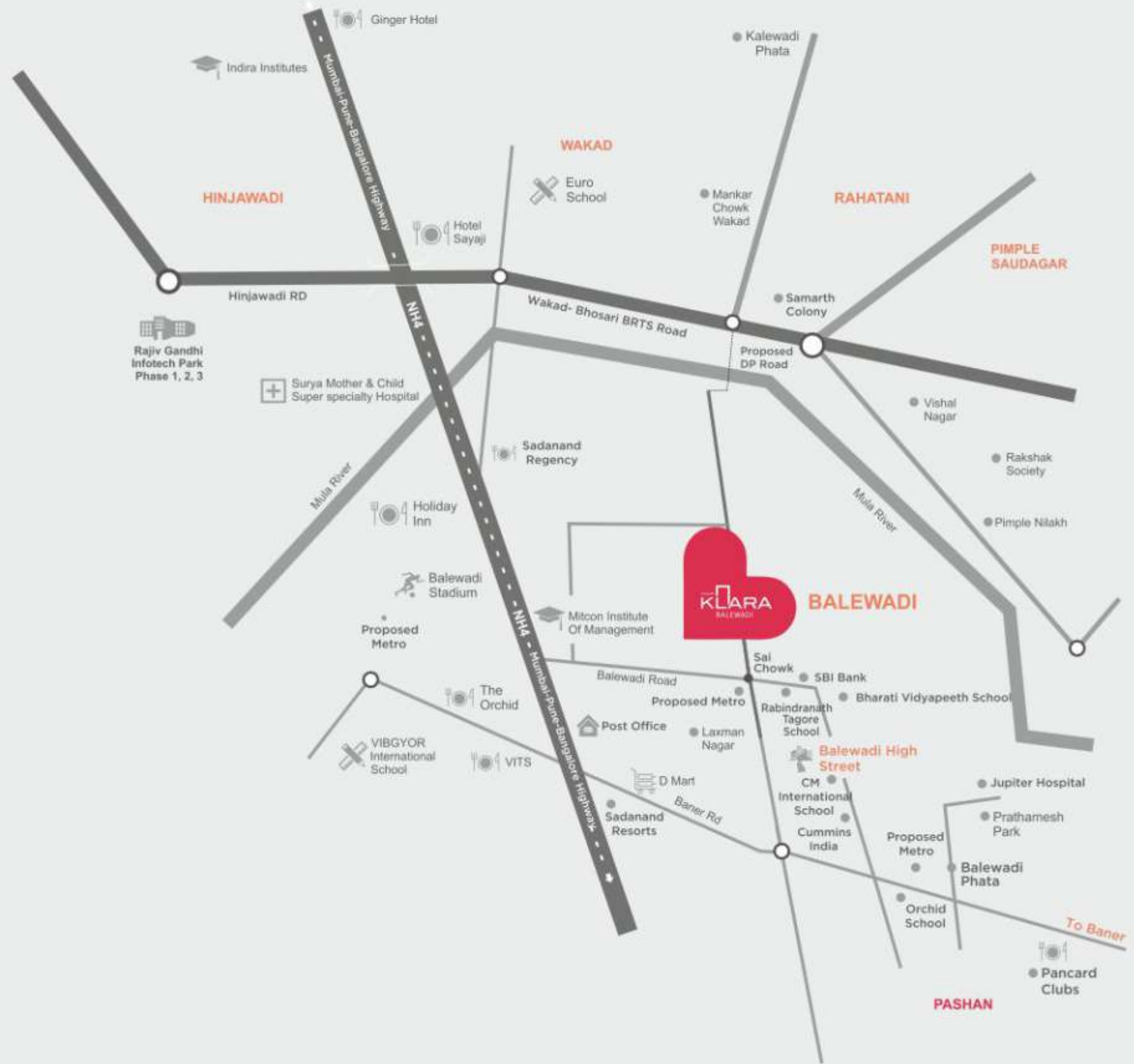
- Balewadi Stadium
- Ram Nagar
- Balewadi Phata

#### FINE DINING 1 - 2 KMS

- Balewadi High Street
- Tales & Spirits Bistro
- Gong

GAGAN  
**KLARA**  
BALEWADI

# LOCATION





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

---

**SITE ADDRESS:**

S. No. 38/8a (P), Madhuban Society Road,  
Next to Golden Trellis Society,  
Balewadi, Pune - 411045

RERA Reg. No. P52100019739  
(A <http://maharera.mahaonline.gov.in>  
under registered projects.)

---

**CORPORATE OFFICE ADDRESS:**

Marvel Aliana,  
3<sup>rd</sup> Floor (Office No. 301 and 302)  
Lane #5, North Main Road,  
Koregaon Park, Pune - 411001

---

[www.gagandevolvers.com](http://www.gagandevolvers.com)

**DISCLAIMER:** "The contents of this brochure are for general information purposes only and does not constitute advice. The imagery used in the brochure is indicative of style only. The photographs of the surrounding views and location may have been digitally enhanced or altered and do not represent actual views or surrounding views; these photographs are indicative only. Changes may be made during the development. Dimensions, fittings and specifications are subject to change without notice. Fittings and finishes are subject to availability and vendor discretion. The information contained herein is believed to be correct but is not guaranteed. All statements and information made in this brochure or by the Promoter are for information purposes only and completely without obligation. The colours of the buildings are indicative only. This brochure is a guide only and does not constitute an offer or contract. Publishing of information contained herein is expressly prohibited. This disclaimer is to be considered as part of the descriptions and information given in this brochure. If any individual or collective part or formulation of this text does not at all, or partially or completely correspond to what is legally required, the content and validity of the remaining parts of the document remain legally unaffected."