



GOEL GANGA GROUP™  
*Pure Delight*

PREMIUM LIVING IS PASSÉ.  
IT'S TIME TO  
INDULGE IN MORE

*Swag*  
PER SQUARE FOOT.



Ganga

**MILLENNIA**

Pune

2 & 1.5 BHK Millennial-centric  
Residences



WHY SETTLE FOR ONLY VALUE  
WHEN YOU CAN LIVE WITH

Swag

Presenting, Ganga Millennia in northern Undri - a benchmark project created especially for today's millennials. As a young achiever, it's obvious that your home must be perfectly suited to your unique lifestyle. At Ganga Millennia we've carefully curated every space - indoors and outdoors - keeping in mind the need of young professionals. Living here will open your doors to a premium lifestyle that no rented home can ever match. From intelligent features and branded fittings to uber-cool amenities. From intelligent features and your life on fleek. so, while your peers are skill discussing rates and value, be the conversation showstopper - ask them to define their home's swag per square foot.



## SWAG AMENITIES FOR MODERN FAMILIES



Grand Double Height Designer Entrance Lobby



Intelligent Lighting Provision for Living Room, Dining & Kitchen (Smart Automation)



Intelligent, Sustainable & Green Construction



American Standard - CP and Sanitary



Earthquake-resistant RCC Structure (Aluform Technology)



Wi-Fi Campus



Schneider Electric Fittings



Two Passenger & One Service Lift (Each Tower)



Solar water provision in all bathrooms



7 Feet Full Height French Windows



Dedicated Ola/Uber Drop-off Zones



Reticulated piped Gas (MNGL)



Rainwater Harvesting



Solid waste management & disposal



24x7 State-of-the-Art Security



Space for Society Office & Common Store



Landscaping & Tree Plantation

# MAKE EVERY DAY A 'SWAGFEST' AT READY CLUB



- Children's Play Area - Separate Zone for Kids & Toddlers
- Skating Rink
- Jogging Track
- Basketball Court
- Tennis Court
- Multipurpose Ground
- Open Exercise Plaza
- Infinity Pool with Deck
- Kids' Pool
- Senior Citizens; Arena
- Steam Bath
- Tensile Pergola
- Acupressure Path
- Paved Pathways
- Sitting Area - Natural Stone Finished
- Air-Conditioned Gymnasium
- Party Terrace with Artificial Lawn





# PROPOSED MASTER LAYOUT

PROJECT GALLERY



NET CRICKET



ENTRANCE PLAZA



MEDITATION LAWN & ACUPRESSURE PATH

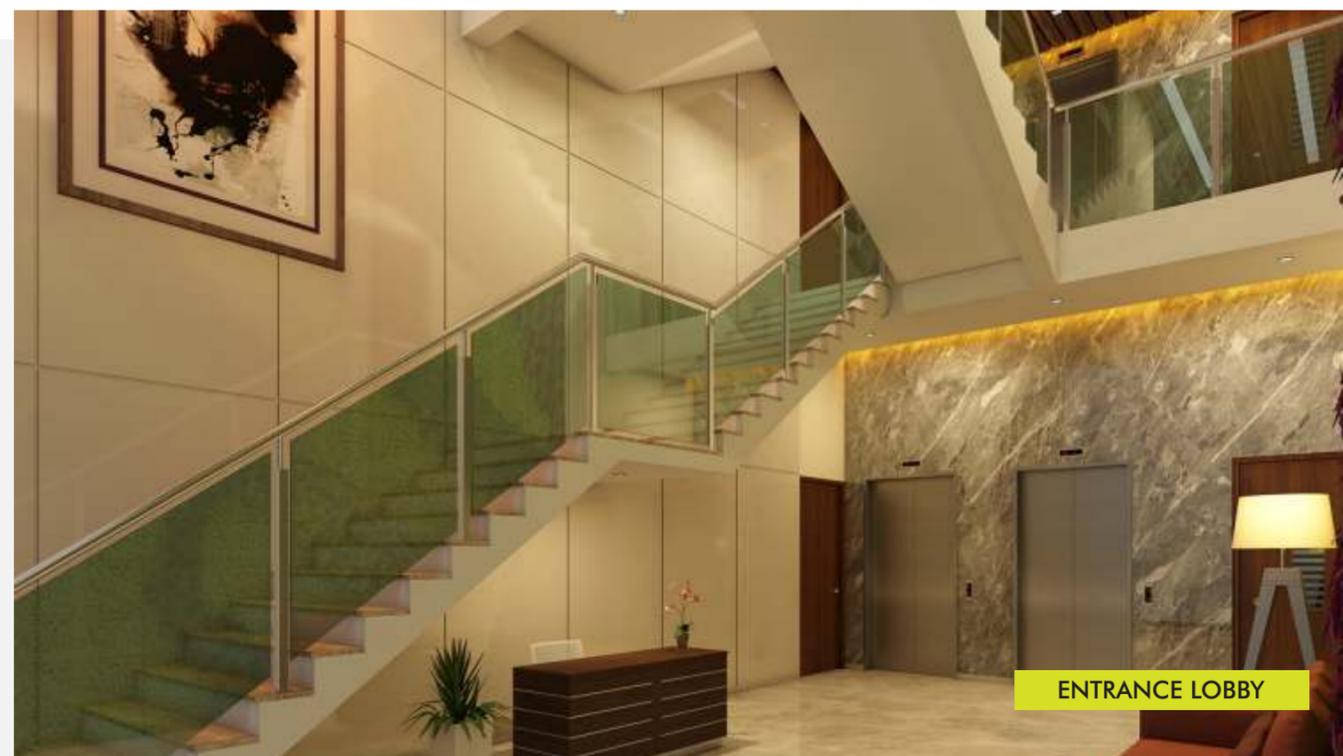


CHILDREN PLAY AREA

PROJECT GALLERY



MULTIPURPOSE COURT



ENTRANCE LOBBY



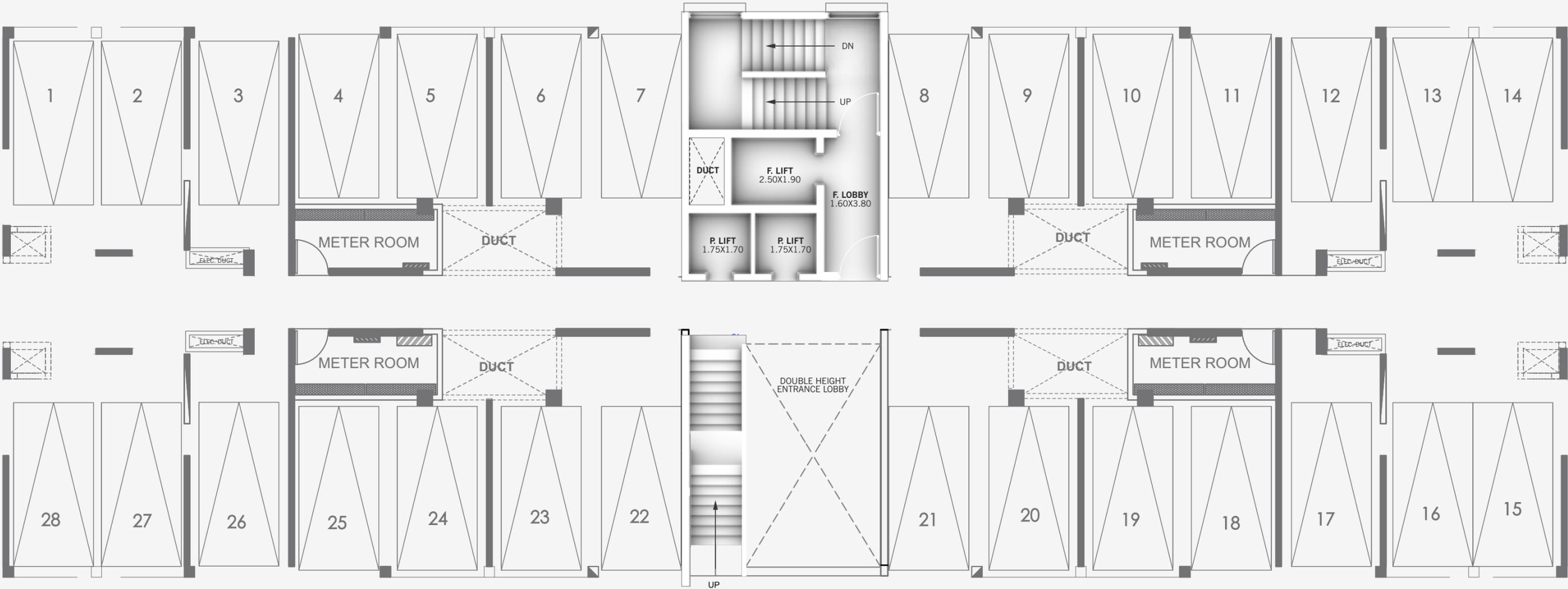
SEATING PLAZA



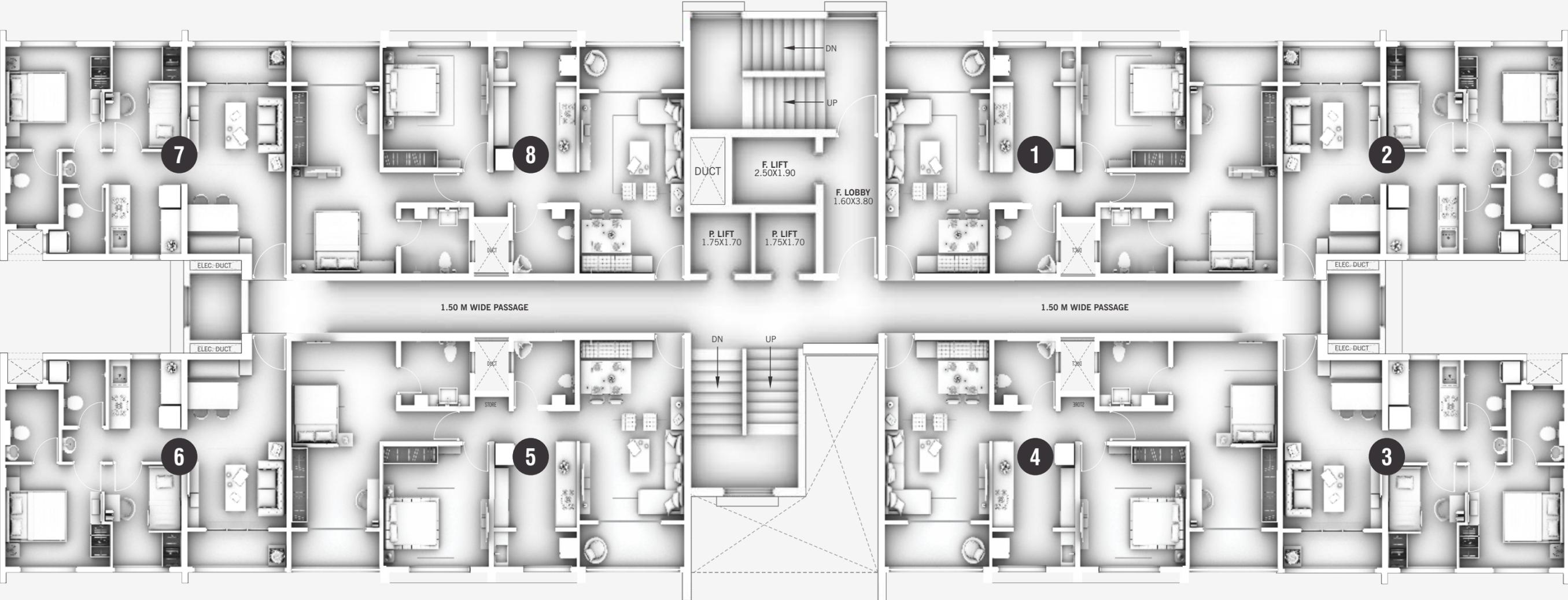
PARTY LAWN WITH STAGE & FLOATING DECKS

**APARTMENT PLAN  
K TOWER**

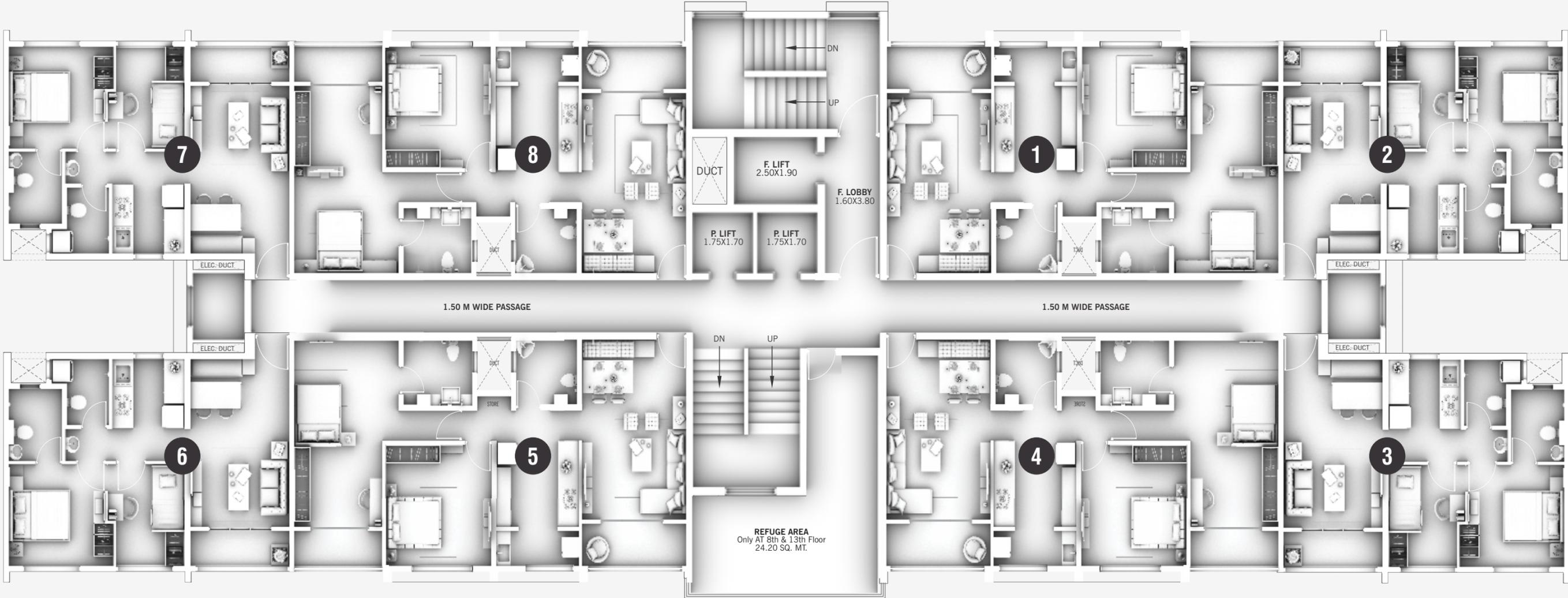
# K TOWER GROUND FLOOR PLAN



# K TOWER TYPICAL FLOOR PLAN



# K TOWER REFUGE FLOOR PLAN ( 8TH & 13TH FLOOR )



K TOWER - 2 BHK PREMIUM APARTMENT ISOMETRIC VIEW



# K TOWER - 2 BHK PREMIUM APARTMENT DETAILS

KEY LAYOUT

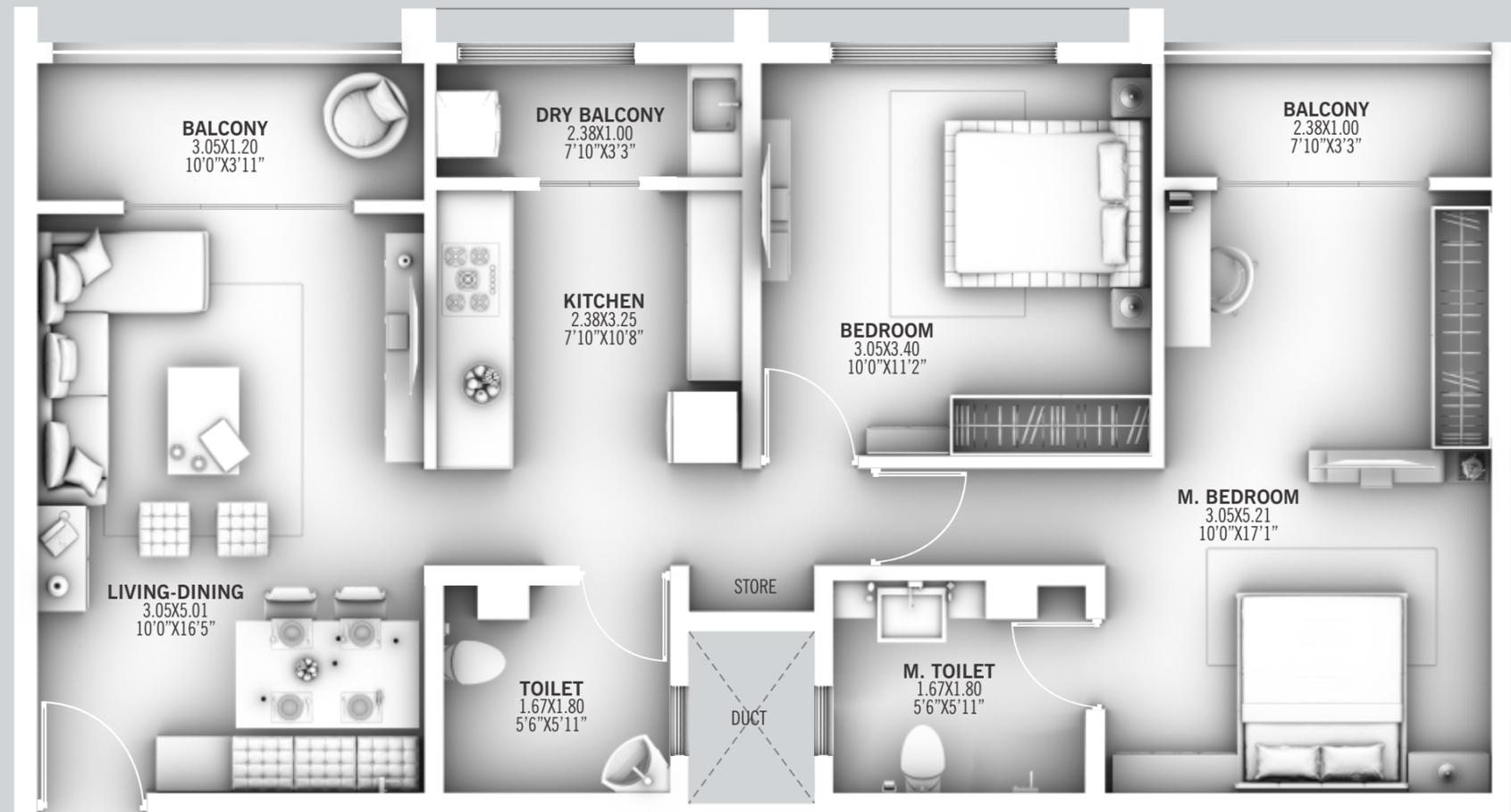


K TOWER TYPICAL FLOOR PLAN



AREA DETAILS

FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	
			OPEN BALCONY	TOTAL USABLE AREA
S1, 101, 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501	SQ.M.	60.39	8.51	68.90
	SQ.FT.	650.04	91.60	741.64



# K TOWER - 2 BHK PREMIUM APARTMENT DETAILS

KEY LAYOUT

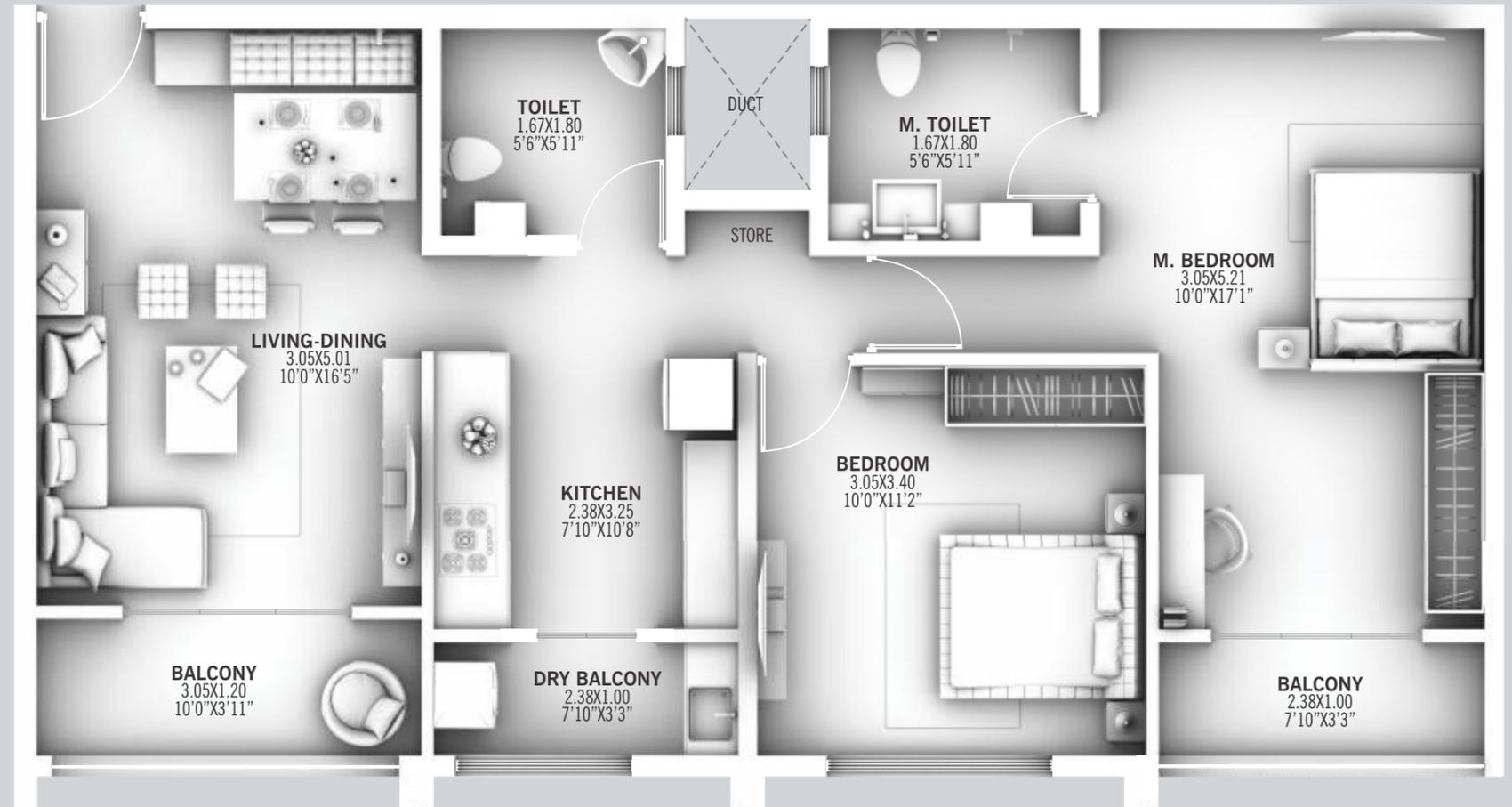


K TOWER TYPICAL FLOOR PLAN



AREA DETAILS

FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	
			OPEN BALCONY	TOTAL USABLE AREA
S4, 104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504	SQ.M.	60.39	8.51	68.90
	SQ.FT.	650.04	91.60	741.64



# K TOWER - 2 BHK PREMIUM APARTMENT DETAILS

KEY LAYOUT

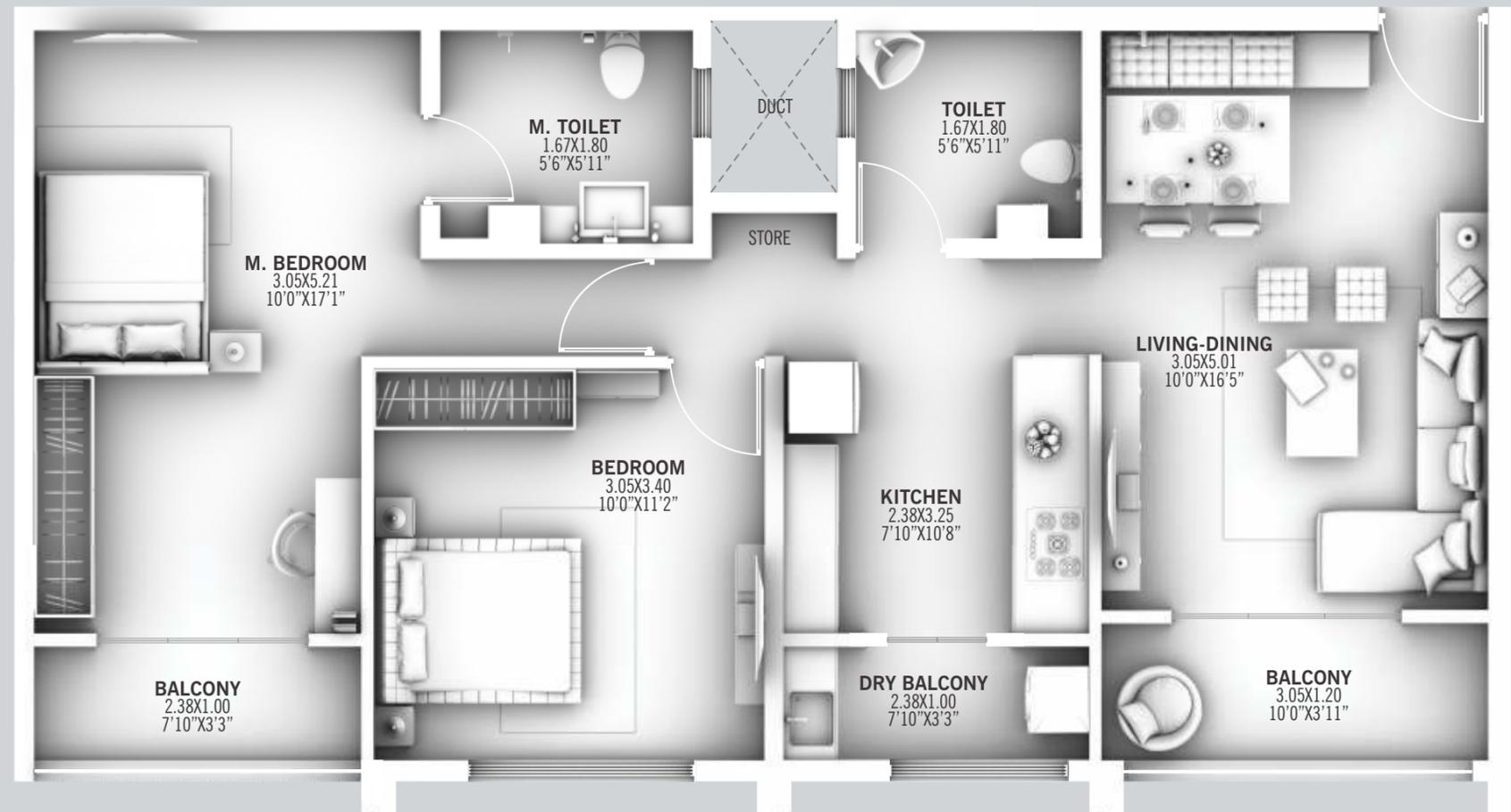


K TOWER TYPICAL FLOOR PLAN



AREA DETAILS

FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	
			OPEN BALCONY	TOTAL USABLE AREA
S5, 105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505	SQ.M.	60.39	8.51	68.90
	SQ.FT.	650.04	91.60	741.64



# K TOWER - 2 BHK PREMIUM APARTMENT DETAILS

## KEY LAYOUT

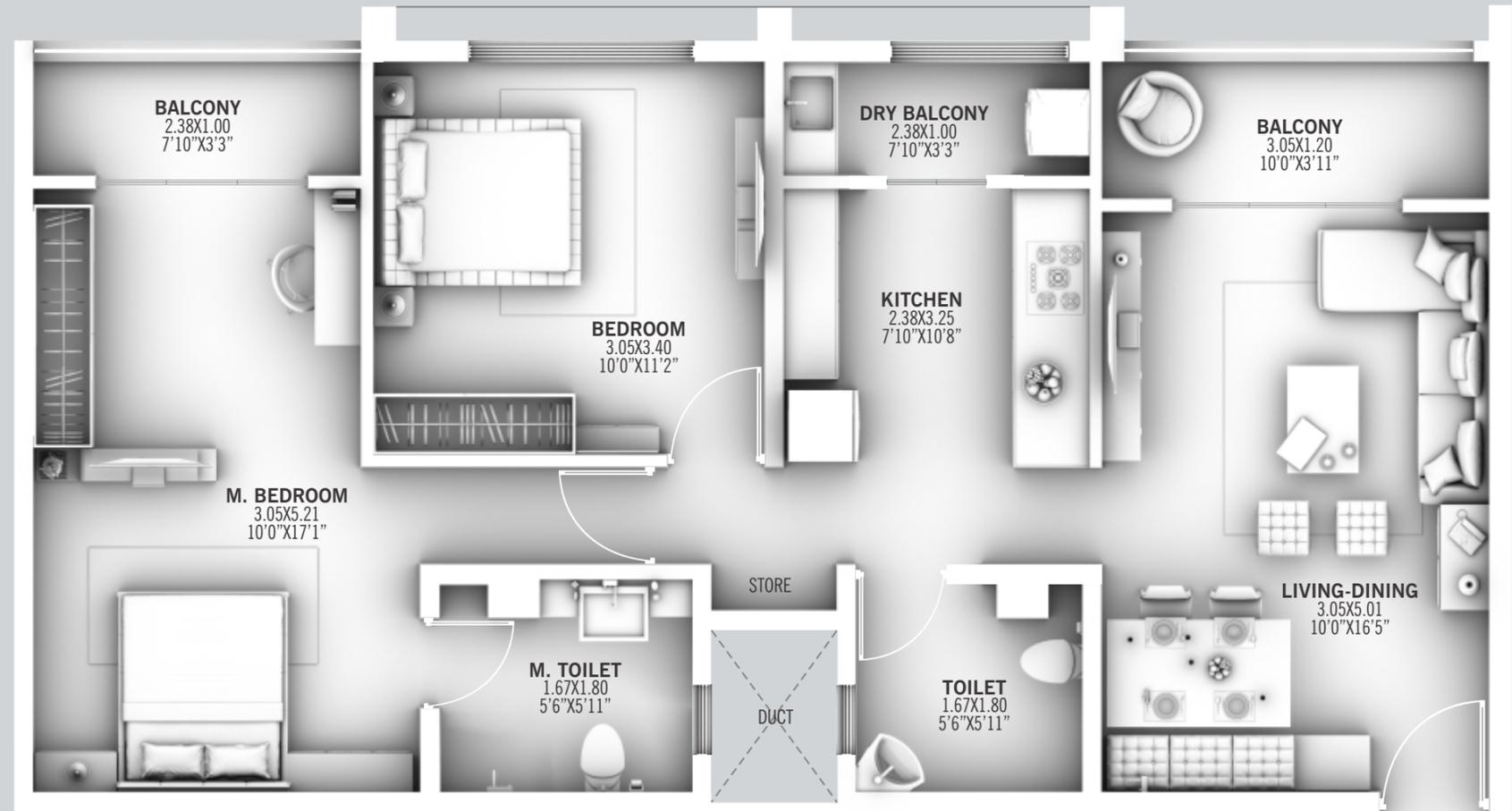


## K TOWER TYPICAL FLOOR PLAN



## AREA DETAILS

FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	
			OPEN BALCONY	TOTAL USABLE AREA
S8, 108, 208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508	SQ.M.	60.39	8.51	68.90
	SQ.FT.	650.04	91.60	741.64



K TOWER - 1.5 BHK PREMIUM APARTMENT ISOMETRIC VIEW



# K TOWER - 1.5 BHK PREMIUM APARTMENT DETAILS

KEY LAYOUT

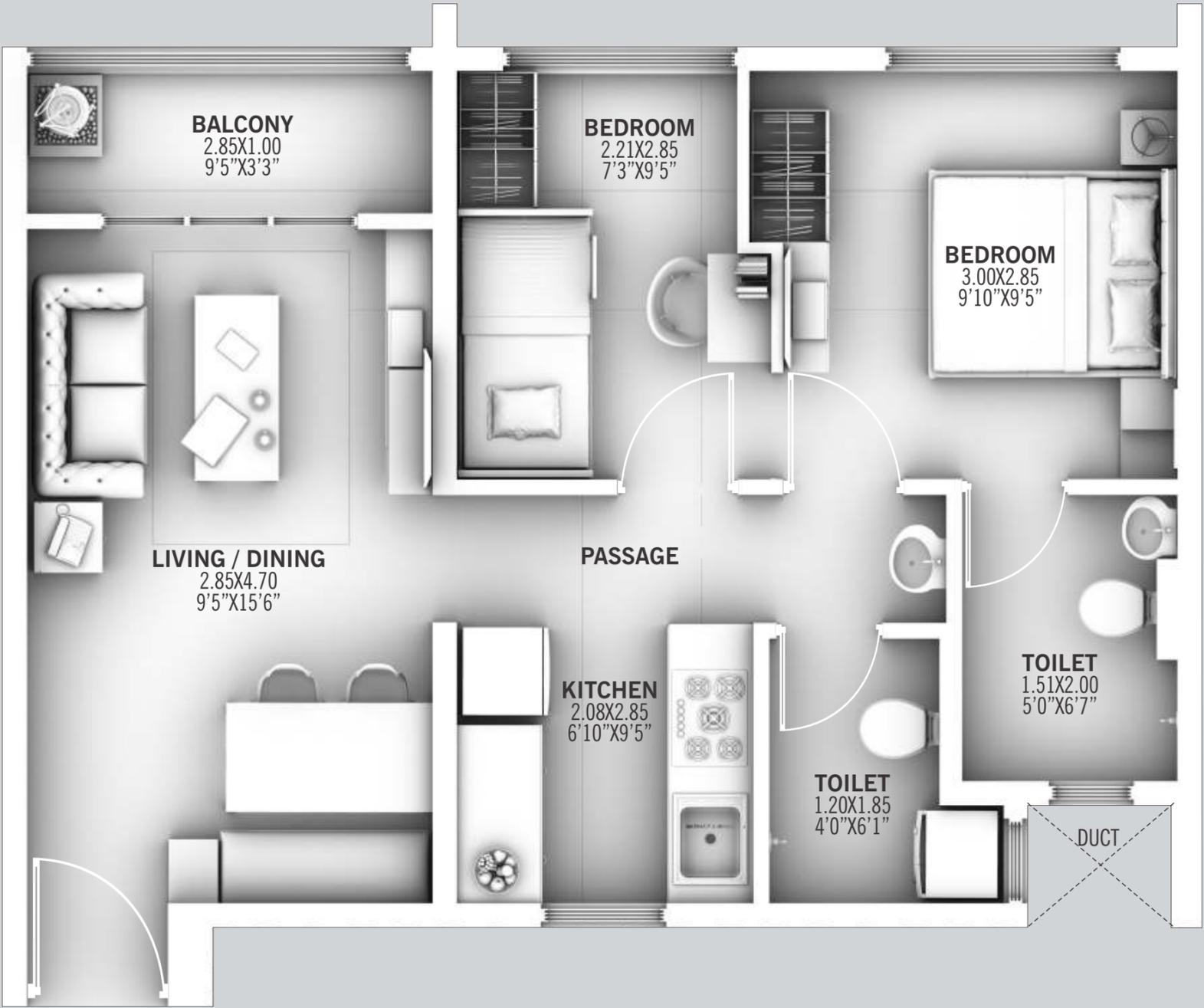


K TOWER TYPICAL FLOOR PLAN



AREA DETAILS

FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	
			OPEN BALCONY	TOTAL USABLE AREA
S2, 102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502	SQ.M.	43.57	2.85	46.42
	SQ.FT.	468.99	30.68	499.66



# K TOWER - 1.5 BHK PREMIUM APARTMENT DETAILS

KEY LAYOUT

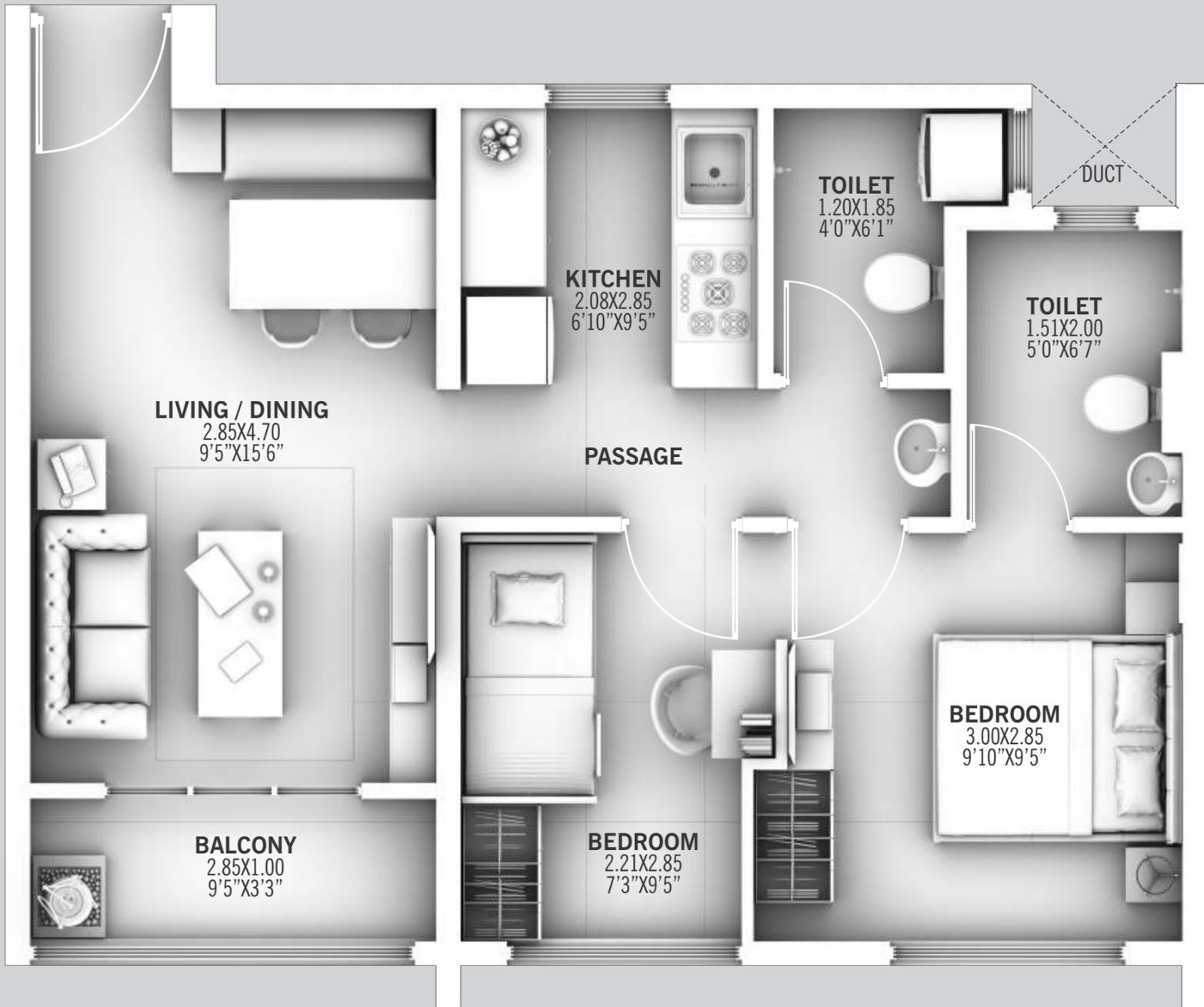


K TOWER TYPICAL FLOOR PLAN



AREA DETAILS

FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	
			OPEN BALCONY	TOTAL USABLE AREA
S3, 103, 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503	SQ.M.	43.57	2.85	46.42
	SQ.FT.	468.99	30.68	499.66



# K TOWER - 1.5 BHK PREMIUM APARTMENT DETAILS

KEY LAYOUT

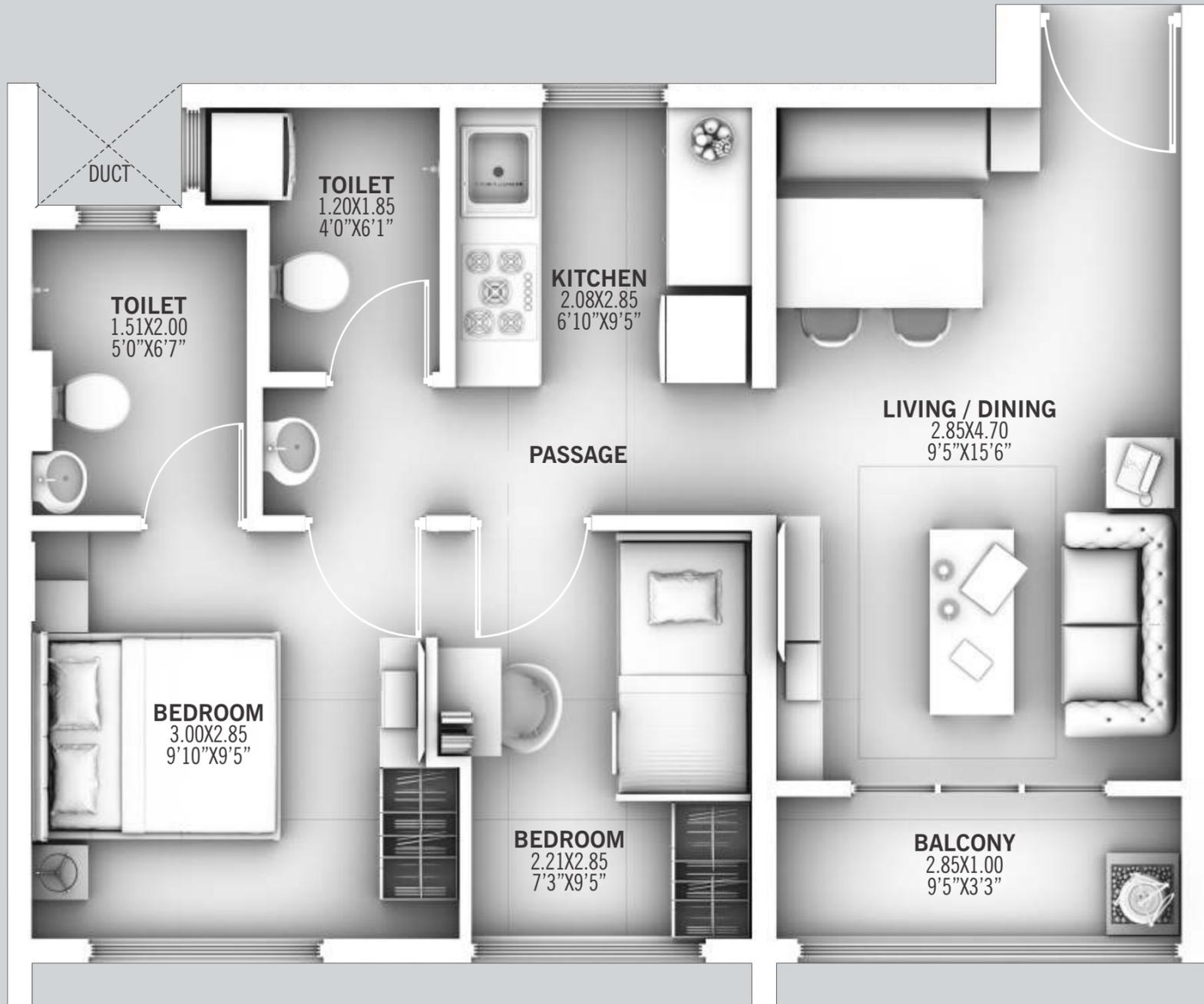


K TOWER TYPICAL FLOOR PLAN



AREA DETAILS

FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	TOTAL USABLE AREA
			OPEN BALCONY	
S6, 106, 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506	SQ.M.	43.57	2.85	46.42
	SQ.FT.	468.99	30.68	499.66

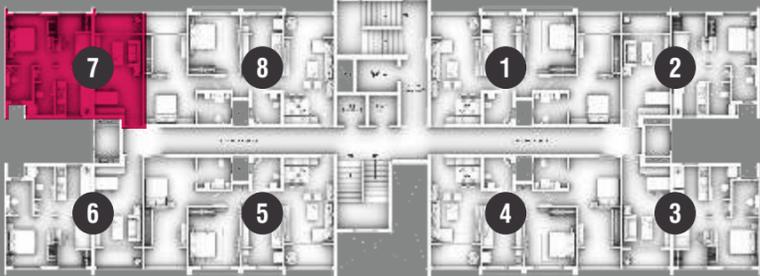


# K TOWER - 1.5 BHK PREMIUM APARTMENT DETAILS

KEY LAYOUT

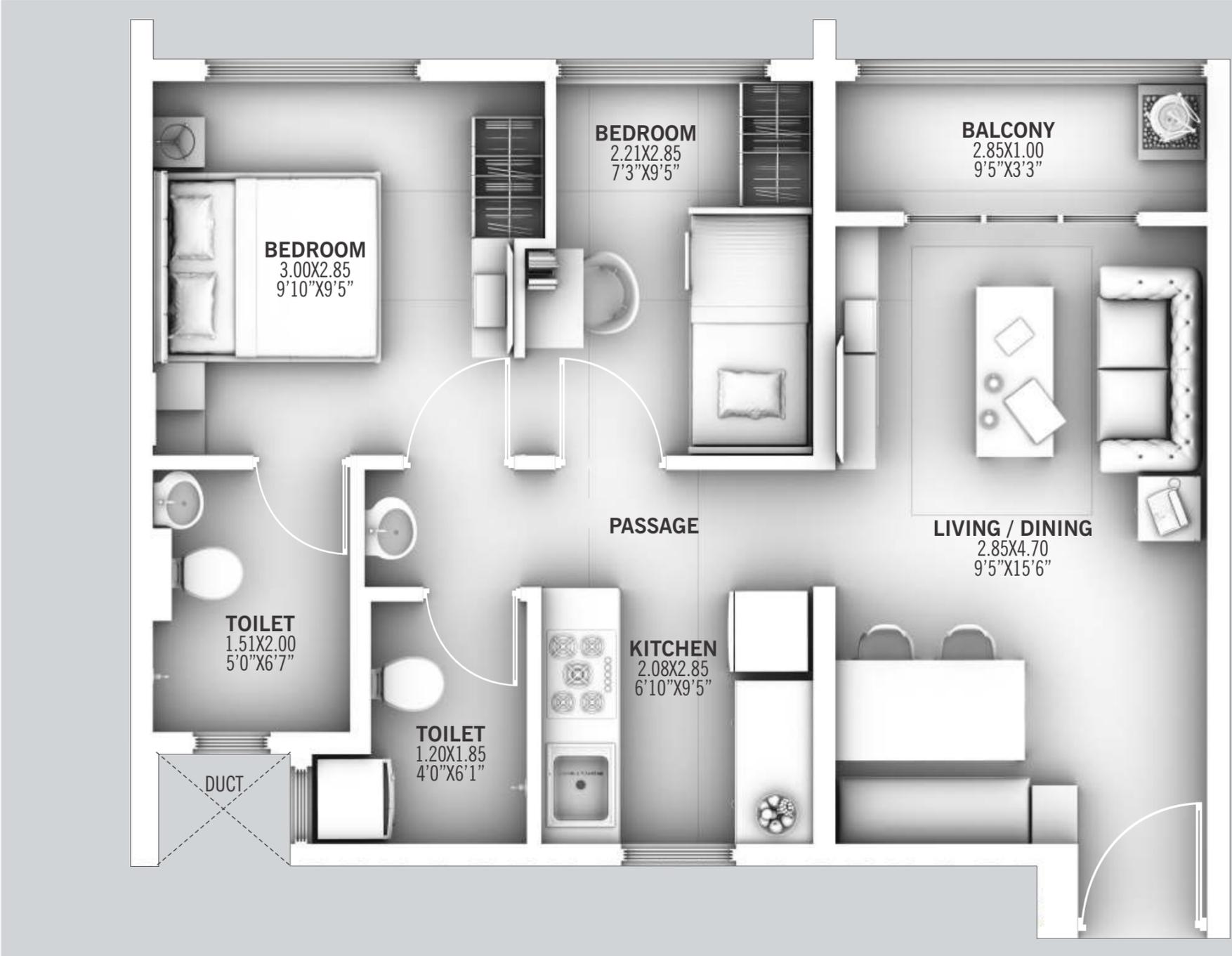


K TOWER TYPICAL FLOOR PLAN



AREA DETAILS

FLAT NO.	UNIT	CARPET	AREA APPURTENANT TO APARTMENT	
			OPEN BALCONY	TOTAL USABLE AREA
S7,107, 207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507	SQ.M.	43.57	2.85	46.42
	SQ.FT.	468.99	30.68	499.66



# STANDARD SPECIFICATIONS (AS PER RERA)

## Structure

- Earthquake resistant (Zone 3) Conventional RCC framed structure up to parking slab & Aluminium formwork Technology RCC structure for above floors

## Walls

- External & Internal Walls – Primarily RCC wall, Block, Dry partition Wall & Brick Masonry wherever required as per design

## Flooring

Sr. No	Location	Size (mm)	Type	Price/sqft INR
1	Living & Dining Room, Passage	800x800	Vitrified Tile	30 to 60
2	Kitchen	800x800	Vitrified Tile	30 to 60
3	Master Bedroom	800x800	Vitrified Tile	30 to 60
4	Common Bedroom	800x800	Vitrified Tile	30 to 60
5	Common Bathroom	300x300	Ceramic Tile	20 to 40
6	Attached Bathroom	300x300	Ceramic Tile	20 to 40
7	Balcony	300x300	Ceramic Tile	20 to 40

## Wall Finish

- Internal Walls: Gypsum Finish
- External Facade Walls: Texture Finish

## False Ceiling

- Internal Toilet Ceiling: Grid False Ceiling

## Painting

- Internal Walls: Matt finish paint
- Ceiling – Emulsion Paint
- External Facade Wall: Acrylic Paint
- Duct Wall : Semi - Acrylic Paint

## Kitchen

- Granite Natural Stone Kitchen platform with Facia Patti & Stainless Steel Sink
- Dado Ceramic Tile 300x600 above Kitchen Platform Up to 600mm height
- Provision of reticulated piped gas through Gas Bank / Service Provider like MNGL, etc.

## Dado Tiles

- Toilet Dado: Master & Common Toilet, Ceramic Tile 300x600mm up to False Ceiling

## Plumbing & Sanitation

Sr. No.	Sanitary ware	Price/unit INR
1.	Western Commode with Seat Cover	3000 to 4000
2.	Wash Basin	1800 to 2500

Sr. No.	C P Fittings	Price/unit INR
1.	Bath Mixer / Divertor, Bath Spout, Shower Head with Shower Arm, Health Faucet, Flush Valve, Basin Tap, Sink Tap & Angle Valve	8500 to 11000

- Sanitary Fittings in White Colour
- Internal Plumbing: PPR-C Pipes & Fittings
- External Plumbing: Upvc Pipes & Fittings
- Rainwater Line: SWR PVC Pipes & Fittings
- Solar Pipe Line: PPR-C / Aluminium Composite Pipe & Fittings
- Wash Basin with pedestal

## Doors

- Main Door: Designer Door shutter as per approved schedule with night latch, magnetic catcher & handle.
- Bedroom Door: Designer Door shutter as per approved schedule with cylindrical lock with key
- Toilet Door: Designer Door shutter as per approved schedule with keyless cylindrical lock

## Windows

- Powder coated windows with Mosquito Mesh
- MS Powder Coated Grill for Safety
- Folding Door: GI Powder Coated Folding Door with handle & locking facility

## Railing

- Balcony Railing: GI Powder Coated Designer railing

## Electrical

- Modular switches as per schedule
- Electrical wires as per schedule
- Provision of electrical point for inverter in each Apartment
- Energy Meter: Single Phase

## Lift (as per fire norms)

- Passenger/Fire Lift – 2 nos (Rs 10 to 15 lakh)
- Service Lift – 1 no (Rs 15 to 20 lakh)

# INDIAN PARTNERS

 Iso Certification	 Flooring Tiles-Bedroom, Living/Passage/Dining	 Flooring Tiles Terrace / Dry Balcony	 Toilet Flooring & Dado	 Kitchen Dado	 Main Door, Bedroom & Toilet Door	 Electrical Meter	 Electrical Meter	 Electrical Supplies	 Electrical Supplies
 Electrical Supplies, Car Parking	 Electrical Supplies	 Transformer	 Transformer	 Generator Backup	 Internal Plumbing	 External Plumbing	 External Plumbing	 External Plumbing	 Wall Finish Flat Ceiling Finish
 Wall Finish Flat Ceiling Finish	 Wall Finish Flat Ceiling Finish	 Wall Finish, Internal Painting, Flat Ceiling Finish, Ext. Paint	 Wall Finish	 Flat Ceiling Finish, Ext. Paint	 Ext. Paint	 Gas Bank	 Car Parking	 Structure	 Cctv
 Fire Fighting	 Fire Fighting	 Fire Fighting	 Fire Fighting	 Fire Fighting	 Fire Fighting	 Fire Fighting	 Concrete	 Concrete, Cement	 Cement
 Cement	 Cement	 Cement	 Cement	 Cement	 White Cement	 White Cement	 White Cement	 Steel	 Steel
 Steel	 Adhesive, Grout	 Adhesive	 Adhesive	 Adhesive	 Outdoor Light	 AAC Block	 AAC Block		

# GLOBAL COLLABORATIONS



## ASSOCIATES



# SUPERIOR CONNECTIVITY

**WORKSPACES:** • Magarpatta IT Park - 11 km. • SP Infocity - 8 km. • Cerebrum IT Park - 13 km.  
• The Executive Centre - 14 km.

**EDUCATION:** • The Bishop's School - 0 km. (shared wall) • Delhi Public School - 2 km.  
• Euro School - 1 km. • Caelum High School - 1 km. • Vibgyor School - 2 km.

**HEALTHCARE:** • Lifeline Hospital - 4 km. • Ruby Hall Clinic - 4 km. • Inamdar Hospital - 7 km.

**ENTERTAINMENT:** • Dorabjee's Royale Heritage Mall - 2 km. • Bizzbay Mall - 2 km.  
• The Corinthians Club - 950 m. • Clover Hills Plaza - 2 km.

**TRAVEL:** • Pune International Airport - 18 km. • Pune Station - 11 km.  
• Pune-Solapur Highway - 2 km. • Koregaon Park - 12 km. • M.G. Road - 7.5 km.





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