

Rise To Business Supremacy



Take A Virtual Tour Of  
Gandhi Empire 3x

Gandhi  
**EMPIRE 3X**



**Site Address:**

Plot no. 4+5+6, S.no. 3/2, Main Pashan-Sus Road, Pashan, Pune - 411021

**Office Address:**

22, Sarthak Terrace, opposite Gandhi Lawns, Kothrud, Pune, Maharashtra 411029

Contact: +91 20 4007 1030, +91 7066776336, +91 7066996336

[www.gandhiproperties.com](http://www.gandhiproperties.com) | [sales@gandhiproperties.com](mailto:sales@gandhiproperties.com)

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Reg. RERA No.: P52100056007



Gandhi  
**EMPIRE 3X**



## ASCEND TO SUPREMACY AT EMPIRE 3X

*and transform your  
vision into a legacy  
that endures.*

EMPIRE 3X redefines the suburban business landscape by offering an unparalleled environment where ambition meets authority. Strategically situated just on the city's edge, this landmark complex invites enterprises to claim their place at the apex of success.



# GREAT LOCATION & CONNECTIVITY

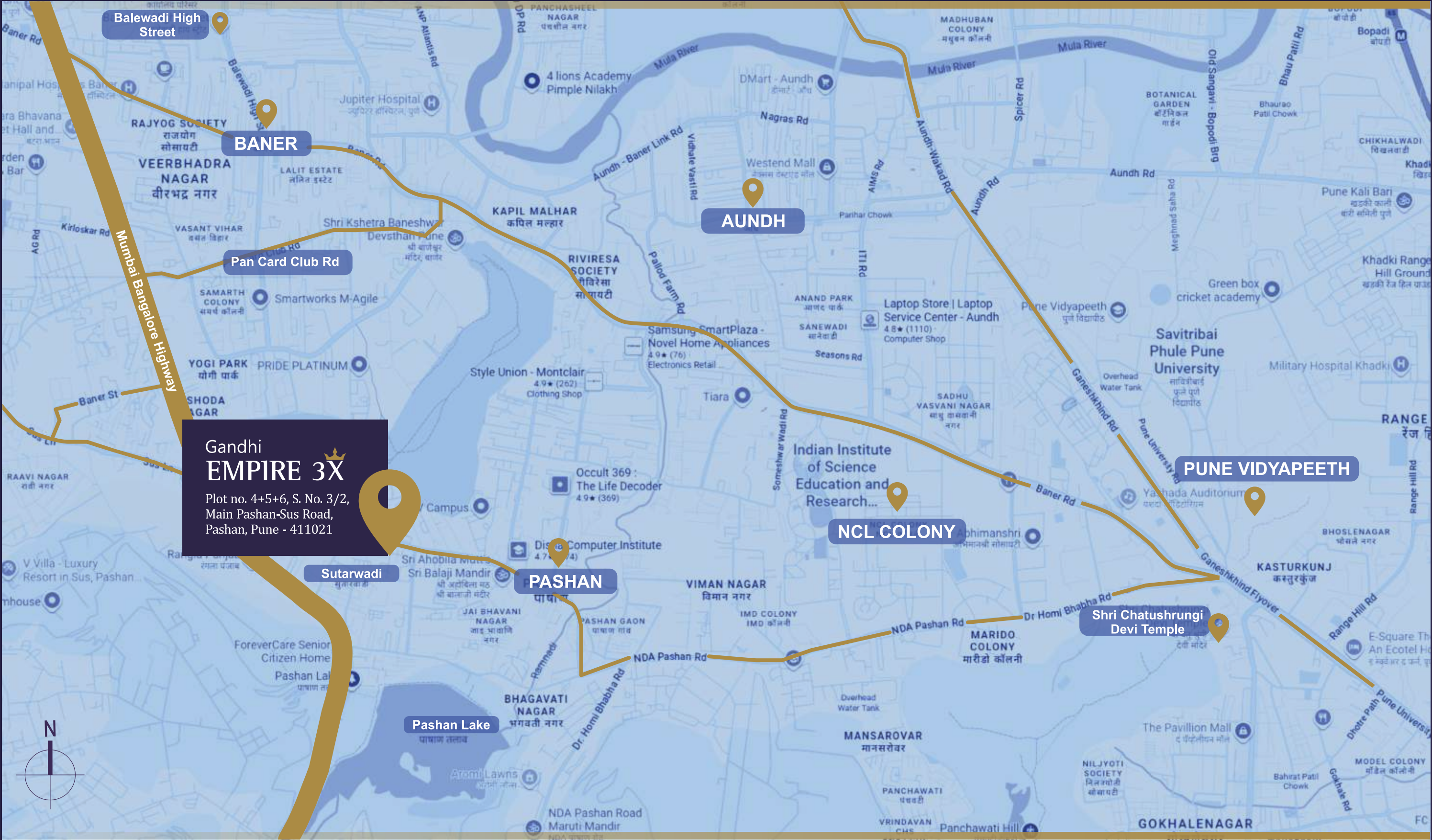
500 meters to  
Mumbai-Pune-  
Bengaluru Highway

15 mins to  
Hinjewadi  
IT Park

05 mins to the  
upcoming Banergaon  
Metro Station

5 mins to major  
residential enclaves  
(Baner, Aundh)

45 mins to  
Pune Airport





MORE THAN SPACE –  
IT'S A STAGE FOR YOUR BRAND



SHOWROOMS,  
BOUTIQUES,  
BISTROS, CLINICS

- › Well-appointed frontal shopping area
- › High ceiling units





## SPACES DESIGNED FOR YOUR BUSINESS

### CORPORATE OFFICES

- 350 sq.ft. - 7000 sq.ft.  
Flexible floor plate (carpet)
- Column-free layouts and  
high-speed lifts



## AGILE OFFICES FOR AMBITIOUS ENTERPRISES



## CO-WORKING & SERVICE BUSINESSES

- Plug-in desks, meeting suits, event spaces



# PROJECT DETAILS

## Space Details:

|                         |                                                                                        |
|-------------------------|----------------------------------------------------------------------------------------|
| Name Of Developer       | Gandhi Properties                                                                      |
| Project Name            | Gandhi Empire 3X                                                                       |
| Address                 | Plot No. 4 + 5 + 6, S. No. 3/2, Main Pashan - Sus Road, Pashan, Pune - 411021          |
| Building Structure      | 2 Basements + 2 Showroom Levels + 2 Parking Levels + 10 Office Floors + Hall & Terrace |
| Total Project Size      | 98175 Sq. Ft. ( Built-up Area)                                                         |
| Office Floor            | 5400 - 6000 Sq. Ft. Usable Carpet                                                      |
| Floor Plate Sizes       | 7200 - 8000 Sq. Ft. (Built-up Area)                                                    |
| Parking                 | 1 Car Per 1000 Sq. Ft. For Offices                                                     |
| Internet Infrastructure | High-speed Broadband Provision                                                         |
| Floor Height            | 3.4 Meters Floor-to-floor                                                              |
| Rainwater Harvesting    | 1 Lakh Litres                                                                          |

## Project Consultants:

|                       |                                           |
|-----------------------|-------------------------------------------|
| Design Architect      | Ar. Sahil Khinvasara, Archmaze Associates |
| Liaison Architect     | Ar. Amit Gandhi                           |
| Structural Consultant | Parag Chopada, Spectrum Consultants       |
| PT Consultant         | RDA Post Tensioning Services              |
| Legal Advisor         | Adv. P. M. Khire                          |
| MEP Consultant        | Albus Engineering Consultants Pvt. Ltd.   |



Reg. RERA No.  
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# ELEVATING EVERY BUSINESS MOMENT

## Project Highlights :

Elegant & Contemporary  
Elevation

Double Height Entrance Lobby

Reception & Waiting Lounge

Backlit Pylon And Building  
Lobby Signages

3 High Speed Passenger Lifts,  
1 Service Lift & 2 Car Lifts

High Floor-to-floor [clear]  
Height

24 Feet Ceiling Height  
For Showrooms

165 Feet Frontage For  
Retail Outlets

Energy Efficient Led Lights  
In Common Areas

Ev Charging

High-speed Internet  
Provision

Digital Access Control  
System For Lobby

Glass & Wooden Door With  
Digital Locking For Offices

Solar System For Common  
Lighting & For Up To 2 Elevators



# BUILT FOR BUSINESS. DESIGNED FOR GROWTH

## Building Features

Earthquake Resistant  
RCC Framed Structure

PT Slab

External Glass Façade

Provision For Fresh Air

CCTV Surveillance

Fire Detection Systems  
As Per Industry Norms

24x7 Security & Boom Barriers  
At Building Entry And Exits

Basement Mechanical Parking  
& 2-level Stilt Parking

Provision For Signage/Branding  
In The Aisles

100% DG Backup For Common  
Areas

Attached Washroom With  
Every Office

Common Washrooms On  
All Floors ((Except on 11th,  
12th & 14th floors)

Provision Of Service  
Ledge For ODU

Intercom Facility

Rainwater Harvesting





Bare shell with large  
floor plates offering  
designing flexibility.

## DESIGN FLEXIBILITY & FIT-OUT OPTIONS

Eco conservation:  
solar-ready terrace,  
energy-efficient glazing &  
rain water harvesting

Customizable partitions,  
branding zones,  
storefront finishes







*Bizzyland, Kumthekar Road, Pune  
Completed in 1982*

## 45 YEARS LEGACY

As a construction company, Gandhi Properties upholds quality and integrity stands as a beacon of reliability in the industry. Every project it undertakes is marked by precision, durability, and a commitment to excellence, ensuring that structures not only meet but exceed standards. Guided by ethical practices, transparency, and accountability, Gandhi Properties fosters trust with clients, partners, and the community. In a field where cutting corners can be tempting, this company remains steadfast in its promise to deliver work that is both structurally sound and ethically strong.

## CORE VALUES

### Honesty



We communicate openly at every stage, so you always know where your project stands.

### Integrity



Ethical decision-making guides us-from bidding to handover-to protect your interests and our reputation.

### Quality



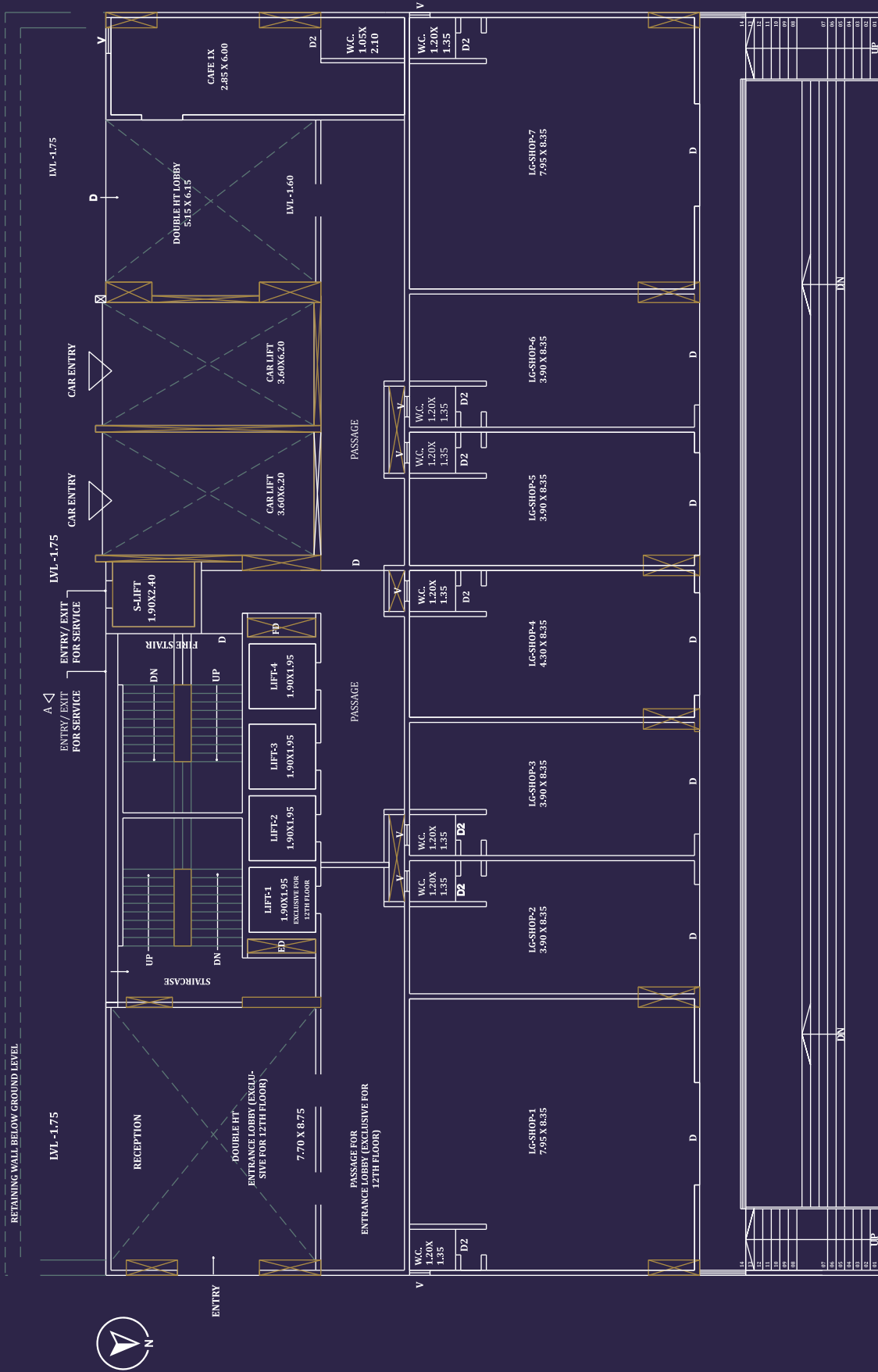
We source premium materials and enforce rigorous QA checks to ensure lasting structures and finishes.

### Customer Friendliness



A dedicated project liaison keeps you informed, answers your questions promptly, and makes every interaction a positive experience.

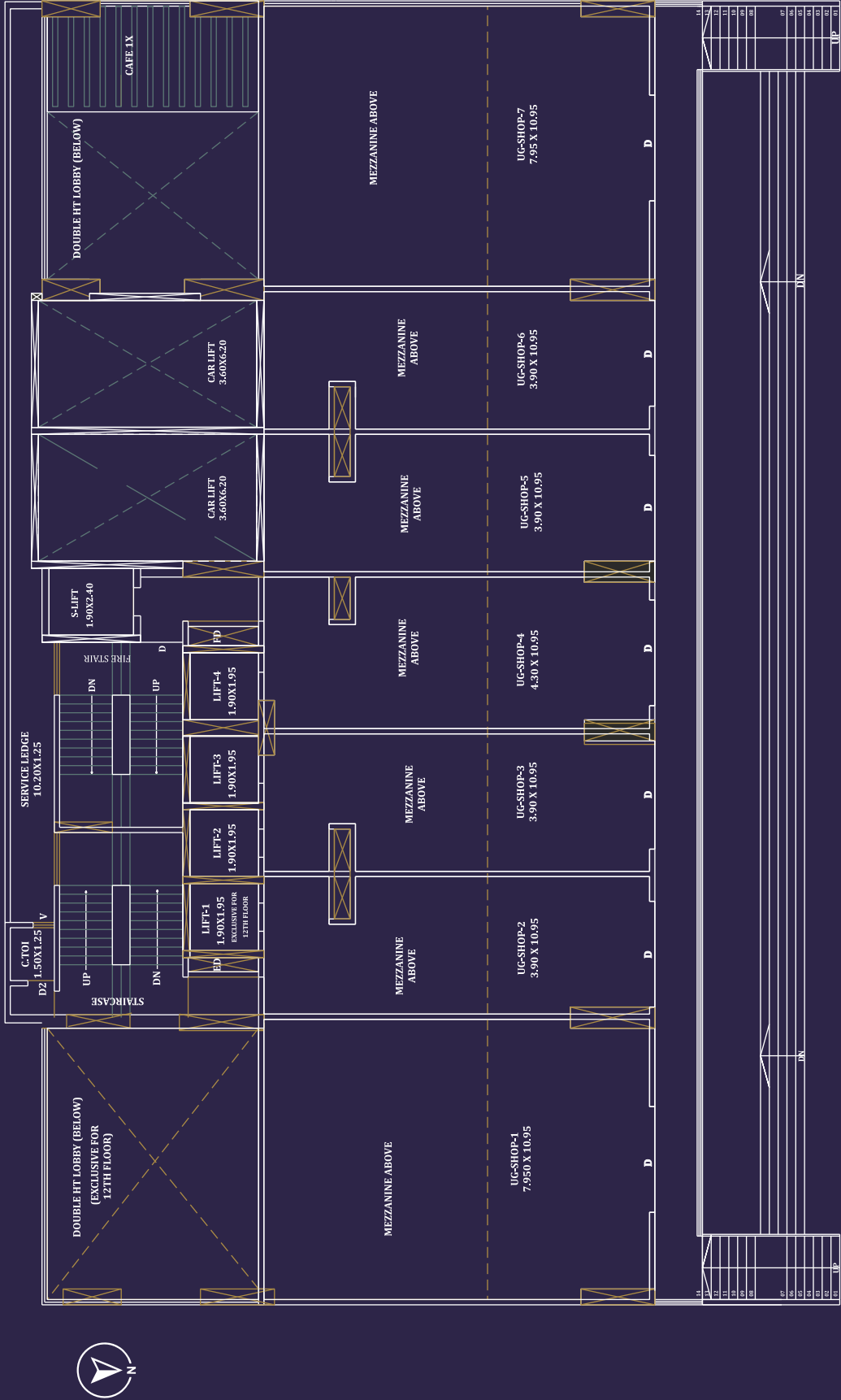




# LOWER GROUND FLOOR

SHOPS AT LOWER GROUND FLOOR

| CARPET AREA |       |         |
|-------------|-------|---------|
|             | SQ.M  | SQ.FT   |
| LG-SHOP-1   | 66.83 | 719.36  |
| LG-SHOP-2   | 33.02 | 355.43  |
| LG-SHOP-3   | 33.02 | 355.43  |
| LG-SHOP-4   | 36.35 | 391.27  |
| LG-SHOP-5   | 33.02 | 355.43  |
| LG-SHOP-6   | 33.02 | 355.43  |
| LG-SHOP-7   | 66.83 | 719.36  |
| Café        | 24.69 | 265.76  |
| TOTAL       |       | 3517.46 |



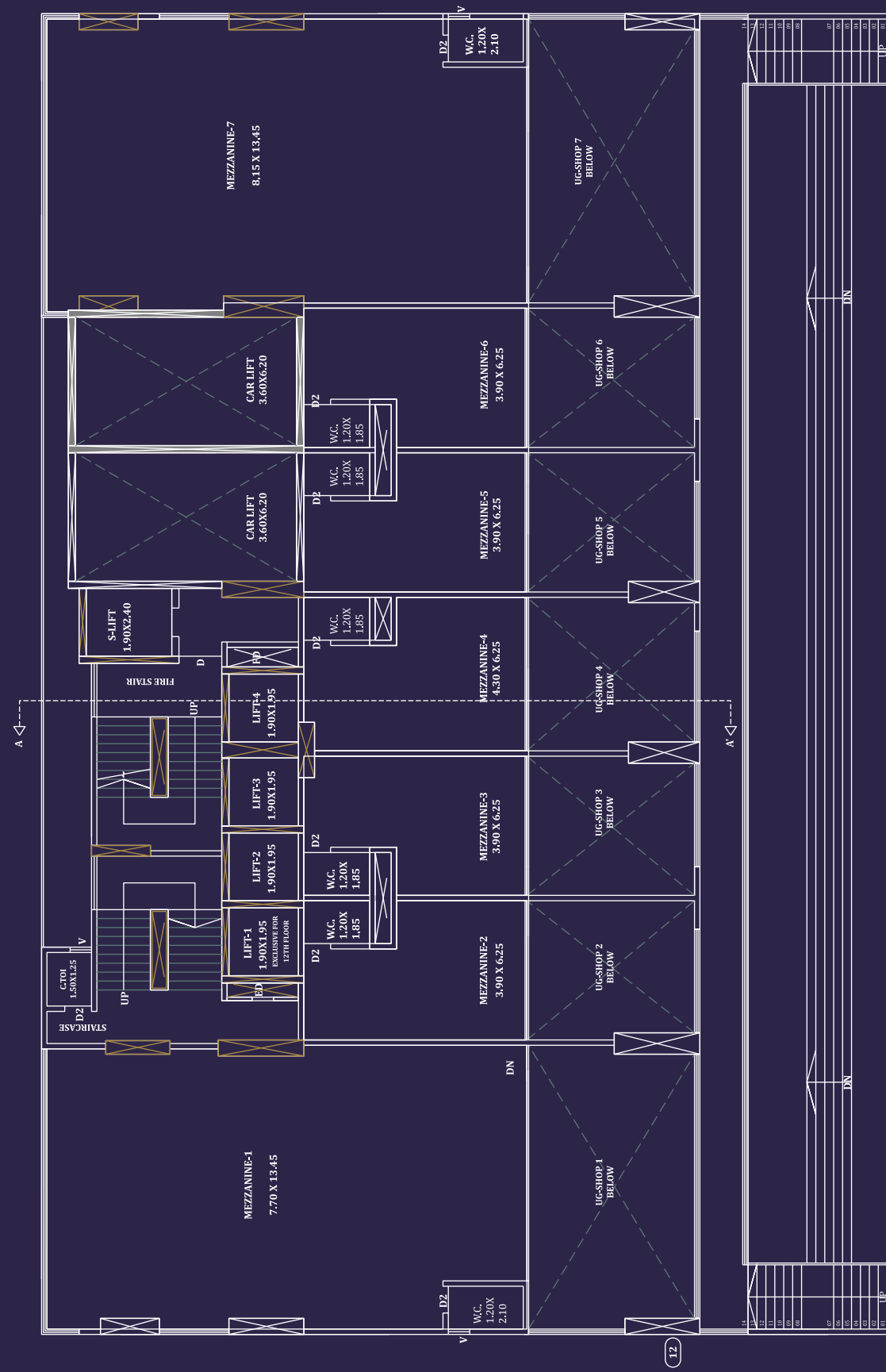
# UPPER GROUND FLOOR

SHOPS AT UPPER GROUND +  
MEZZANINE FLOR

| CARPET AREA |        |         |
|-------------|--------|---------|
|             | SQ.M   | SQ.FT   |
| UG-SHOP-1   | 87.50  | 941.85  |
| MZ-1        | 105.86 | 1139.48 |
| UG-SHOP-2   | 42.15  | 453.70  |
| MZ-2        | 23.36  | 251.45  |
| UG-SHOP-3   | 42.22  | 454.46  |
| MZ-3        | 23.36  | 241.45  |
| UG-SHOP-4   | 46.64  | 502.03  |
| MZ-4        | 25.88  | 278.57  |

| CARPET AREA |        |         |
|-------------|--------|---------|
|             | SQ.M   | SQ.FT   |
| UG-SHOP-5   | 42.14  | 453.59  |
| MZ-5        | 23.36  | 251.45  |
| UG-SHOP-6   | 42.14  | 453.59  |
| MZ-6        | 23.36  | 251.45  |
| UG-SHOP-7   | 88.16  | 948.95  |
| MZ-7        | 108.31 | 1165.85 |
| TOTAL       |        | 7797.87 |



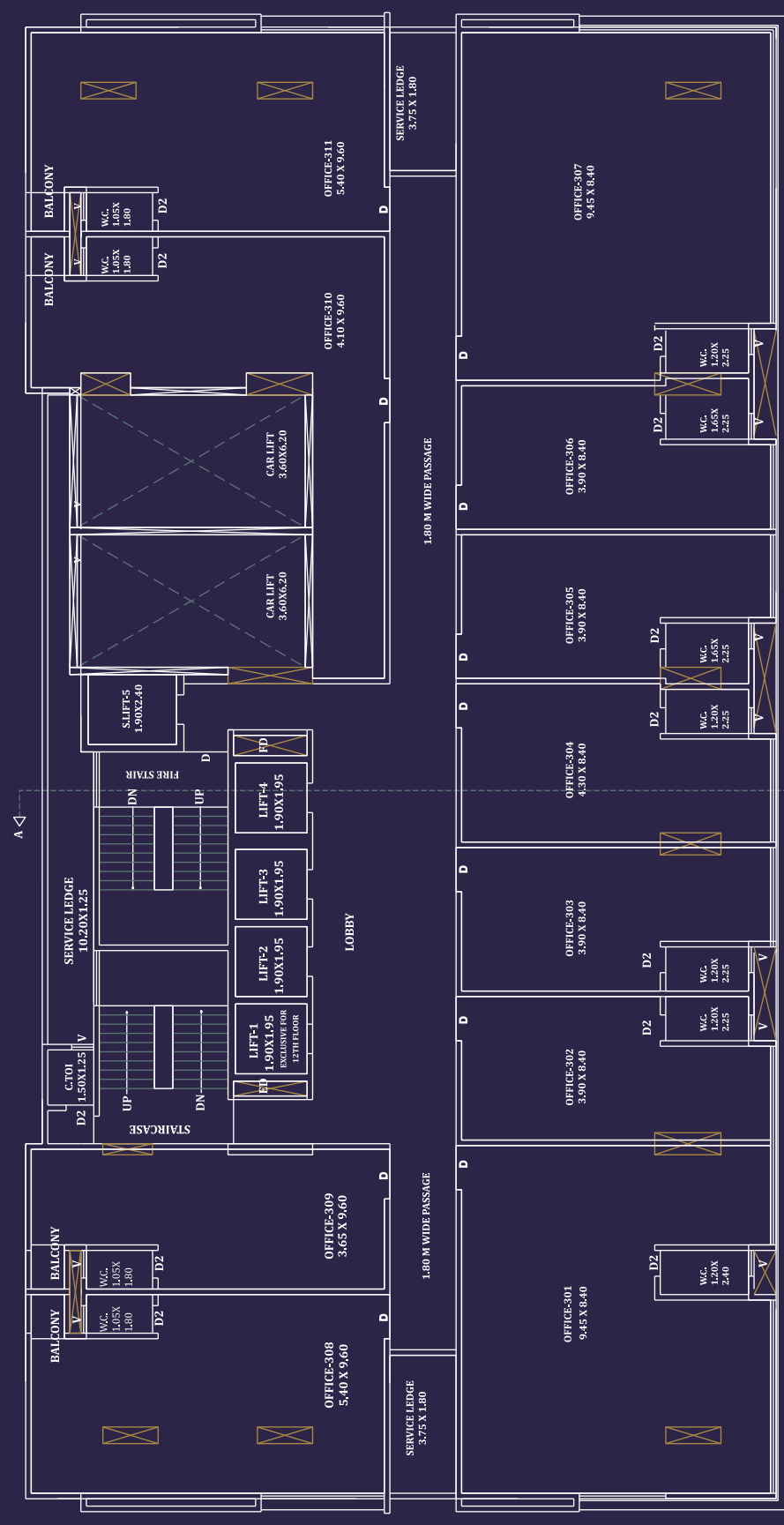


# MEZZANINE FLOOR

SHOPS AT UPPER GROUND +  
MEZZANINE FLOR

| CARPET AREA |        |         |  |
|-------------|--------|---------|--|
|             | SQ.M   | SQ.FT   |  |
| UG-SHOP-1   | 87.50  | 941.85  |  |
| MZ-1        | 105.86 | 1139.48 |  |
| UG-SHOP-2   | 42.15  | 453.70  |  |
| MZ-2        | 23.36  | 251.45  |  |
| UG-SHOP-3   | 42.22  | 454.46  |  |
| MZ-3        | 23.36  | 241.45  |  |
| UG-SHOP-4   | 46.64  | 502.03  |  |
| MZ-4        | 25.88  | 278.57  |  |

| CARPET AREA |        |         |         |
|-------------|--------|---------|---------|
|             | SQ.M   | SQ.FT   |         |
| UG-SHOP-5   | 42.14  | 453.59  |         |
| MZ-5        | 23.36  | 251.45  |         |
| UG-SHOP-6   | 42.14  | 453.59  |         |
| MZ-6        | 23.36  | 251.45  |         |
| UG-SHOP-7   | 88.16  | 948.95  |         |
| MZ-7        | 108.31 | 1165.85 |         |
| SQ.M        |        | SQ.FT   |         |
| TOTAL       |        | 724.44  | 7797.87 |

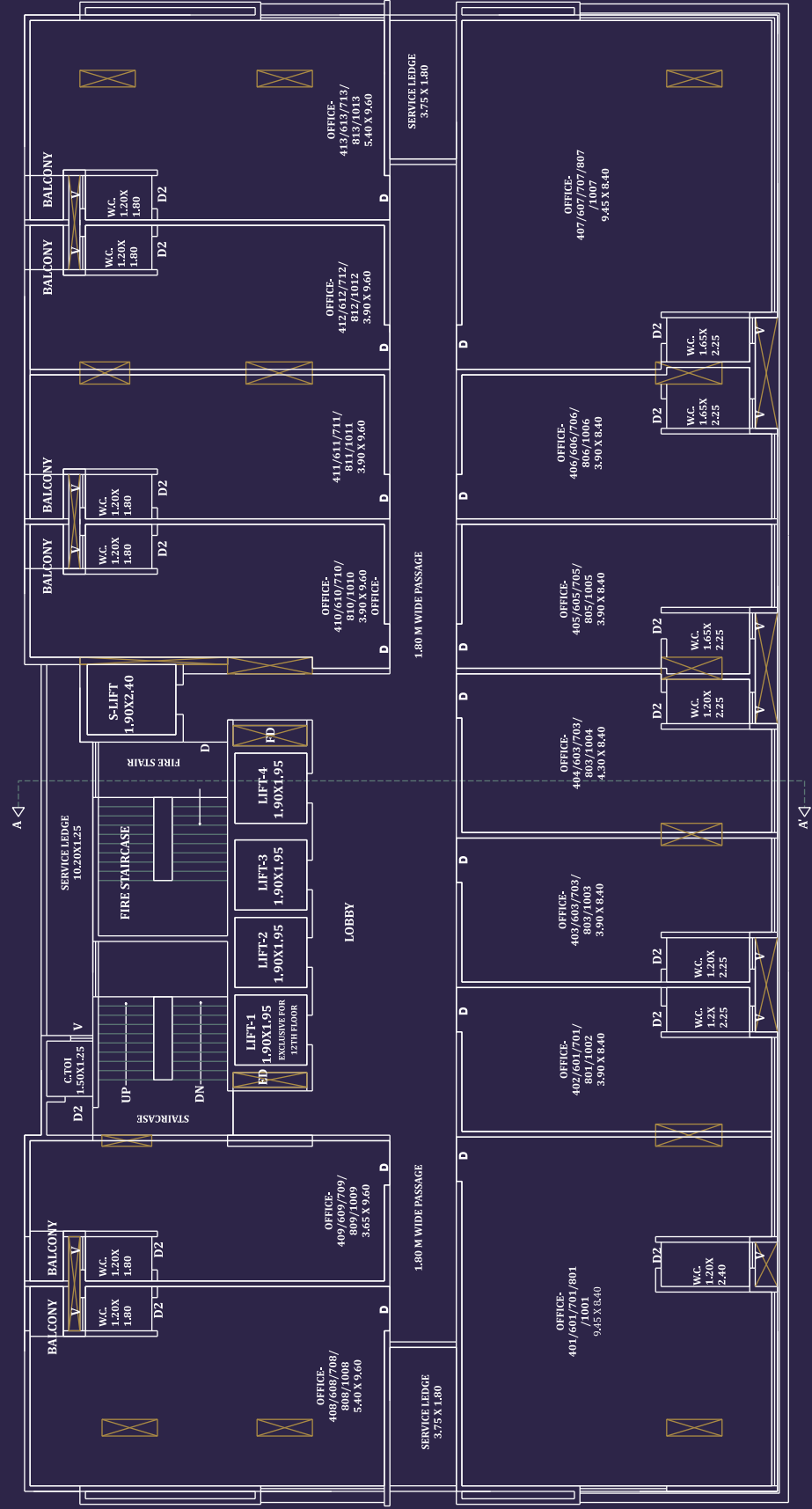


### THIRD FLOOR PLAN

OFFICES AT 3RD FLOOR

| CARPET AREA |        |         |  |
|-------------|--------|---------|--|
|             | SQ.M   | SQ.FT   |  |
| OFFICE-301  | 78.66  | 846.70  |  |
| OFFICE-302  | 32.13  | 345.85  |  |
| OFFICE-303  | 32.13  | 345.85  |  |
| OFFICE-304  | 35.03  | 377.06  |  |
| OFFICE-305  | 32.28  | 347.46  |  |
| OFFICE-306  | 32.43  | 349.08  |  |
| OFFICE-307  | 78.15  | 841.21  |  |
| OFFICE-308  | 51.21  | 551.22  |  |
| OFFICE-309  | 35.96  | 387.07  |  |
| OFFICE-310  | 52.96  | 570.06  |  |
| OFFICE-311  | 51.30  | 552.19  |  |
|             |        |         |  |
| TOTAL       | SQ.M.  | SQ.FT.  |  |
|             | 512.24 | 5513.75 |  |





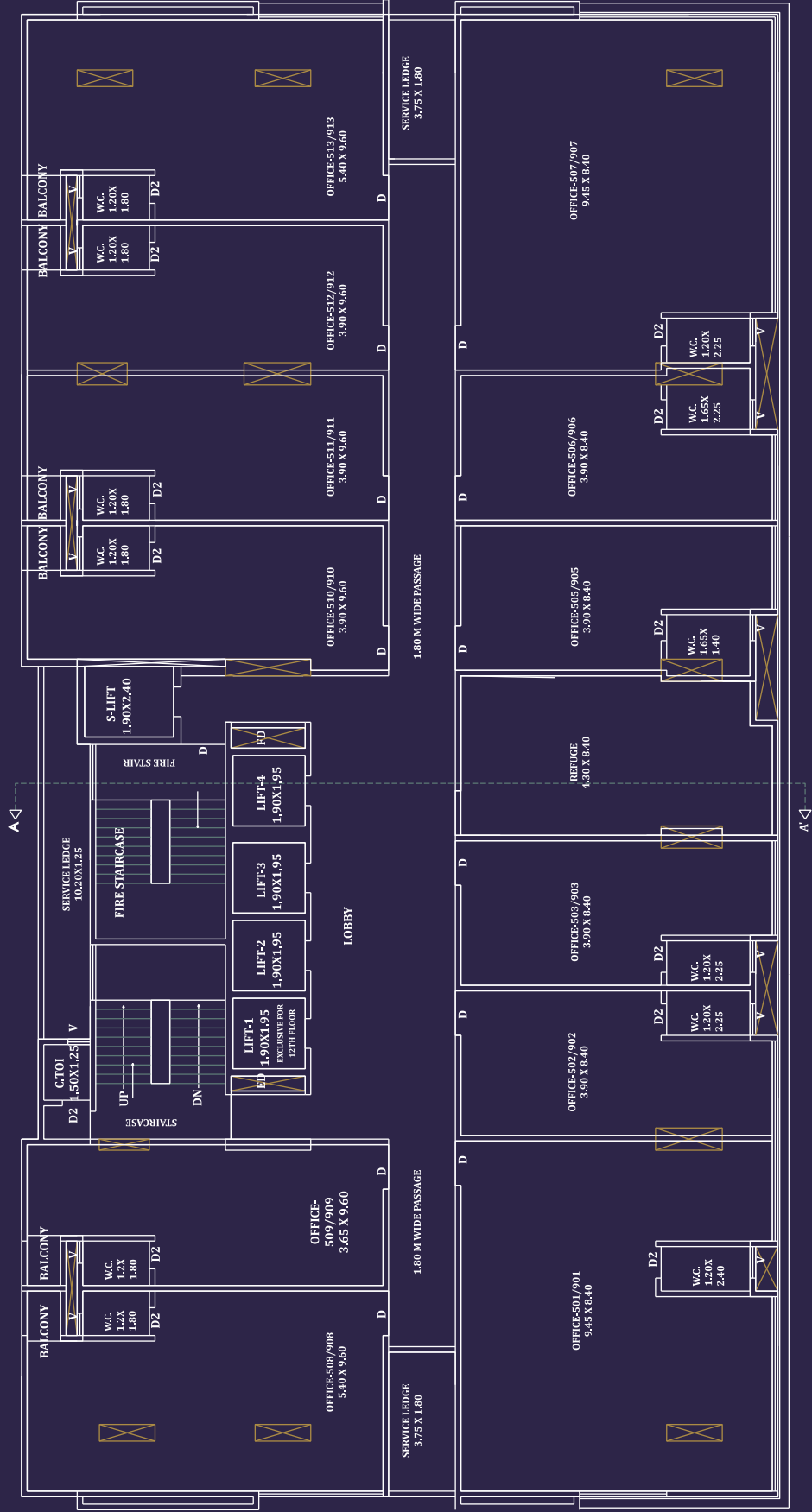
## 4,6,7,8,10TH FLOOR PLAN

OFFICES AT 4,6,7,8,10TH FLOOR

| CARPET AREA                 |       |
|-----------------------------|-------|
| SQM                         | SQ.FT |
| OFFICE-401/601/701/801/1001 | 78.66 |
| OFFICE-402/602/702/802/1002 | 32.13 |
| OFFICE-403/603/703/803/1003 | 32.13 |
| OFFICE-404/604/704/804/1004 | 35.03 |
| OFFICE-405/605/705/805/1005 | 32.28 |
| OFFICE-406/606/706/806/1006 | 32.43 |
| OFFICE-407/607/707/807/1007 | 78.15 |

| CARPET AREA                 |       |
|-----------------------------|-------|
| SQM                         | SQ.FT |
| OFFICE-408/608/708/808/1008 | 51.21 |
| OFFICE-409/609/709/809/1009 | 35.84 |
| OFFICE-410/610/710/810/1010 | 34.51 |
| OFFICE-411/611/711/811/1011 | 36.81 |
| OFFICE-412/612/712/812/1012 | 36.81 |
| OFFICE-413/613/713/813/1013 | 51.21 |

| TOTAL                   |           |
|-------------------------|-----------|
| TOTAL CARPET (5 FLOORS) | 6105.34   |
|                         | 30526.704 |



## 5TH & 9TH FLOOR PLAN (REFUGE FLOOR)

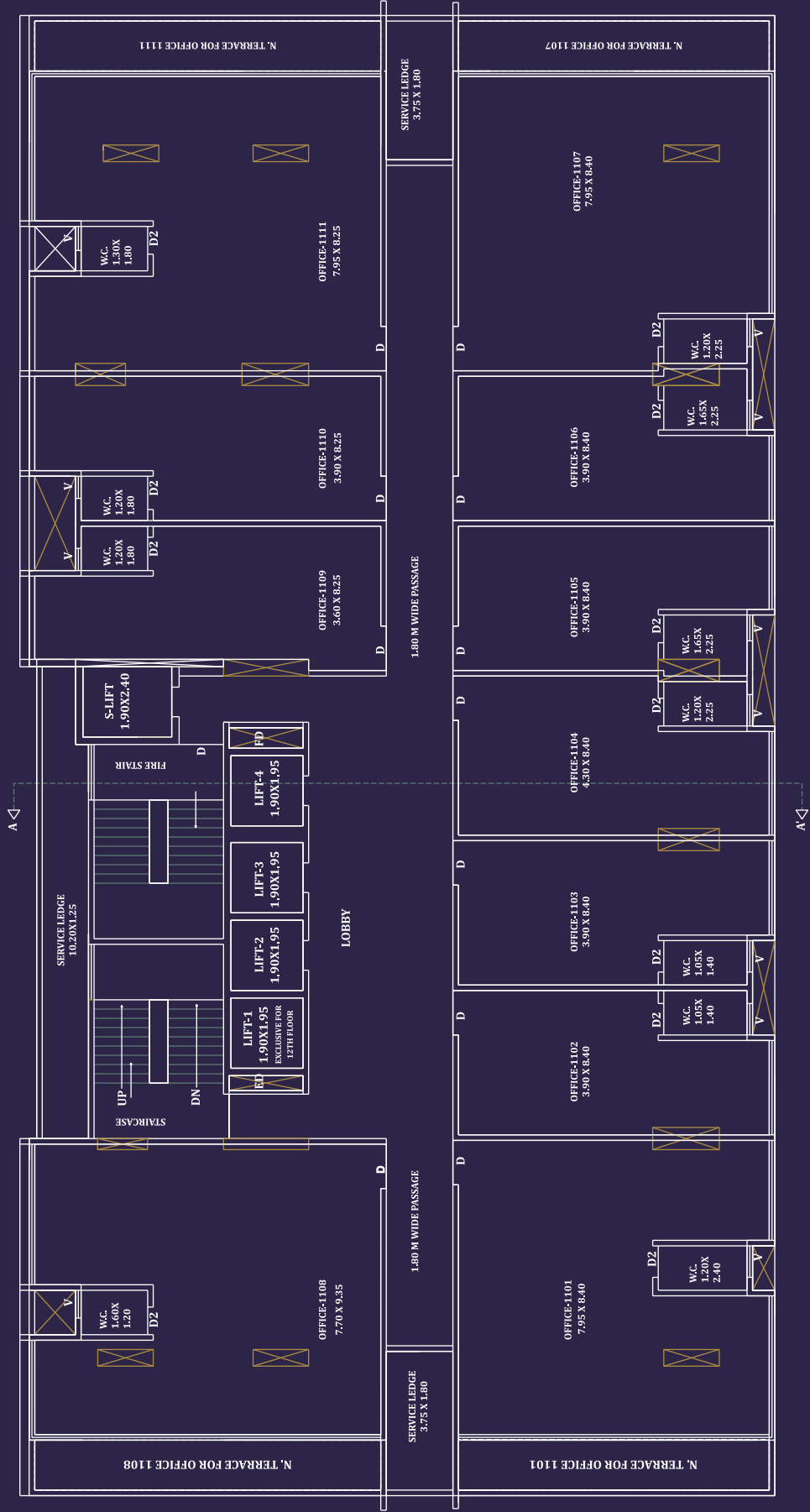
| CARPET AREA    |       |
|----------------|-------|
| SQM            | SQ.FT |
| OFFICE-501/901 | 78.66 |
| OFFICE-502/902 | 32.13 |
| OFFICE-503/903 | 32.13 |
| REFUGE         | 0.00  |
| OFFICE-505/905 | 32.28 |
| OFFICE-506/906 | 32.43 |
| OFFICE-507/907 | 78.15 |

| CARPET AREA    |       |
|----------------|-------|
| SQM            | SQ.FT |
| OFFICE-508/908 | 51.21 |
| OFFICE-509/909 | 35.84 |
| OFFICE-510/910 | 34.51 |
| OFFICE-511/911 | 36.81 |
| OFFICE-512/912 | 36.81 |
| OFFICE-513/913 | 51.21 |

| TOTAL                   |         |
|-------------------------|---------|
| TOTAL CARPET (2 FLOORS) | 532.17  |
|                         | 1064.34 |

| TOTAL                   |          |
|-------------------------|----------|
| TOTAL CARPET (2 FLOORS) | 5728.28  |
|                         | 11456.56 |

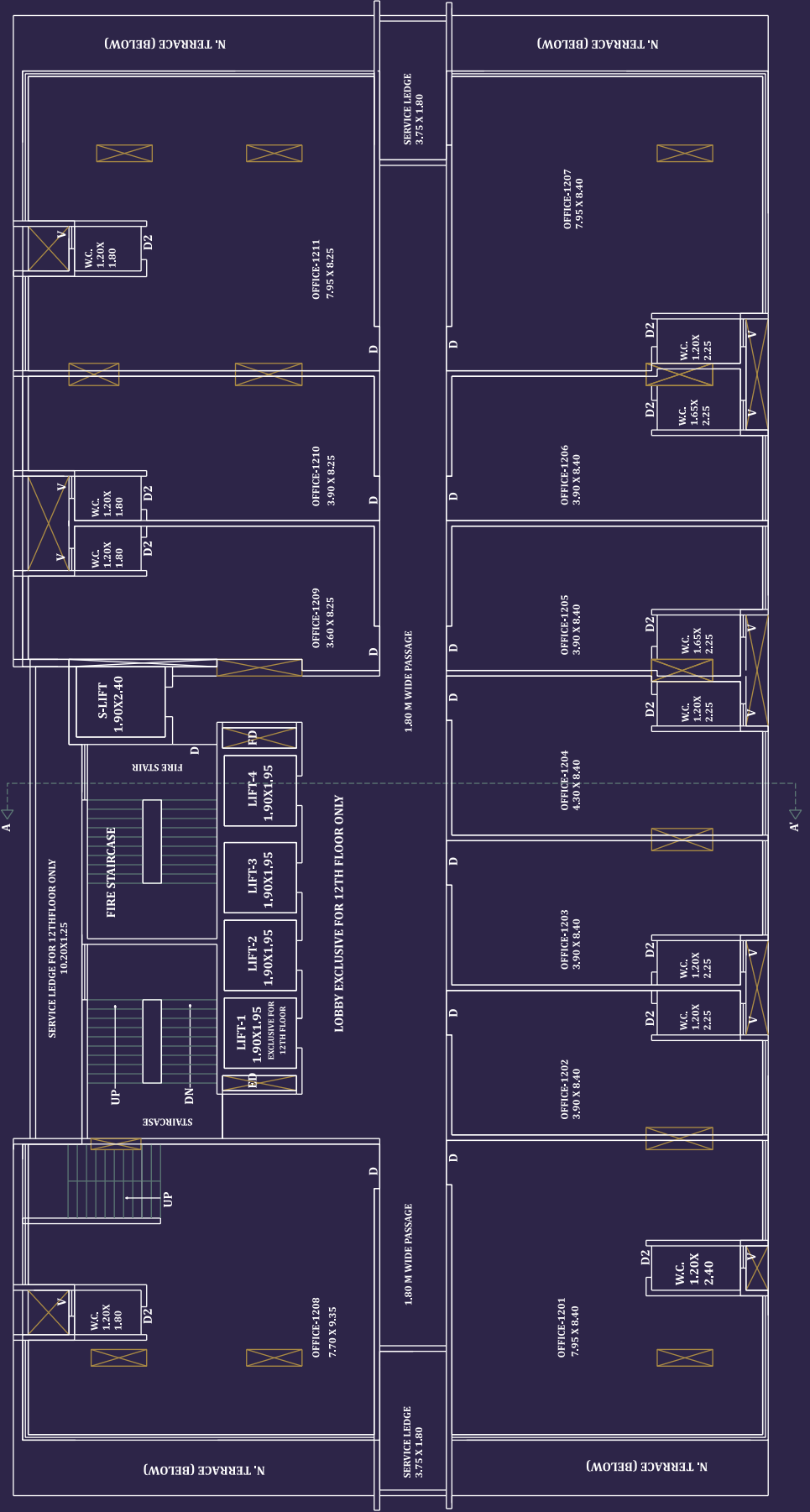




## 11TH FLOOR PLAN

OFFICE AT 11TH FLOOR

| CARPET AREA               |        |         | FORMED TERRACE |        |
|---------------------------|--------|---------|----------------|--------|
|                           | SQ.M   | SQ.FT   | SQ.M           | SQ.FT  |
| OFFICE-1101               | 66.06  | 711.07  | 11.34          | 122.06 |
| OFFICE-1102               | 32.13  | 345.85  |                |        |
| OFFICE-1103               | 32.13  | 345.85  |                |        |
| OFFICE-1104               | 35.03  | 377.06  |                |        |
| OFFICE-1105               | 32.29  | 347.57  |                |        |
| OFFICE-1106               | 32.43  | 349.08  |                |        |
| OFFICE-1107               | 65.55  | 705.58  | 11.34          | 122.06 |
| OFFICE-1108               | 71.70  | 771.78  | 12.62          | 135.84 |
| OFFICE-1109               | 32.74  | 352.41  |                |        |
| OFFICE-1110               | 34.96  | 376.31  |                |        |
| OFFICE-1111               | 72.64  | 781.90  | 12.62          | 135.84 |
|                           |        |         |                |        |
| TOTAL                     | 507.66 | 5464.45 | 47.92          | 515.81 |
| TOTAL CARPET WITH TERRACE | 555.58 | 5980.26 |                |        |

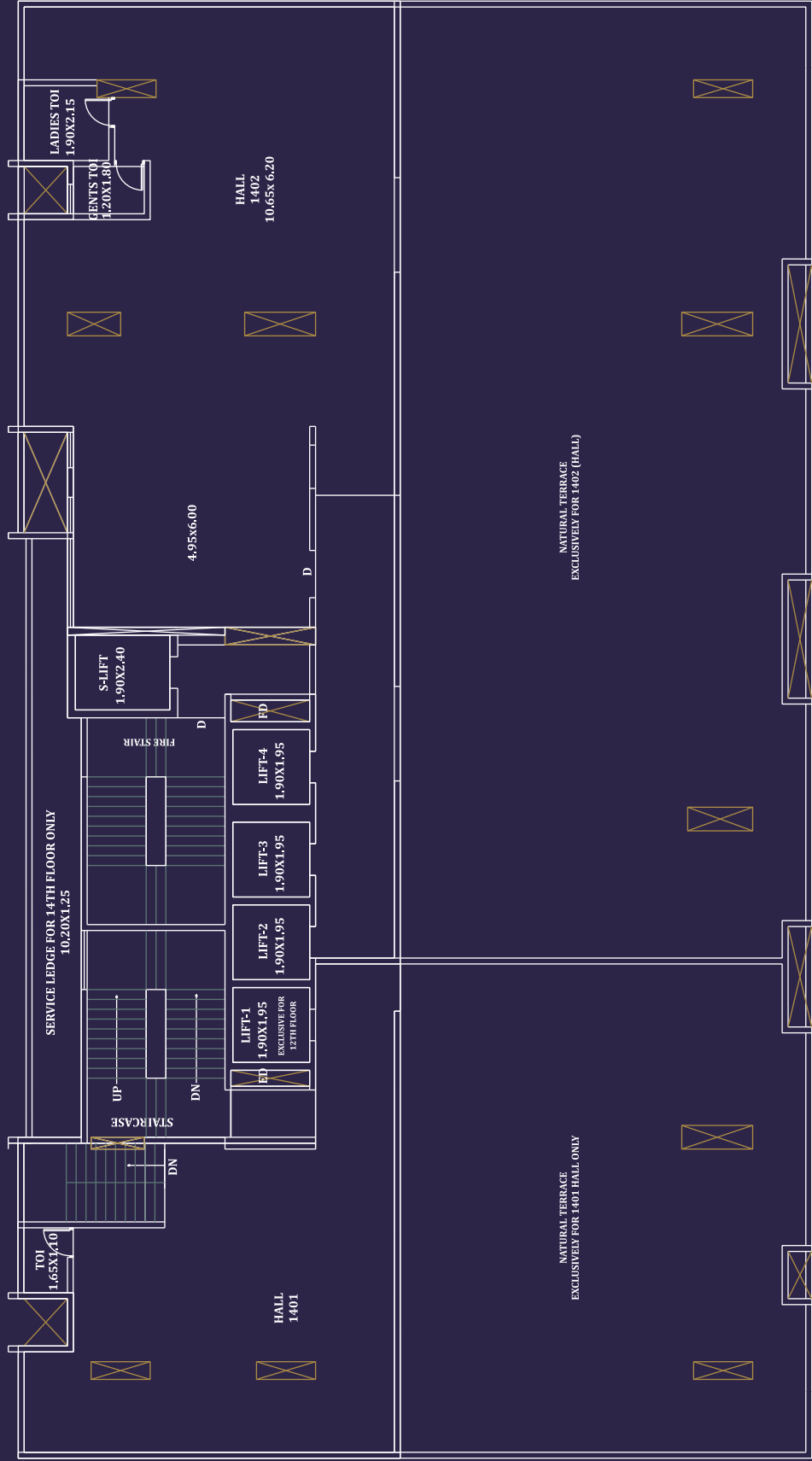


## 12TH FLOOR PLAN

OFFICE AT 12TH FLOOR

| CARPET AREA |        |         |
|-------------|--------|---------|
|             | SQ.M   | SQ.FT   |
| OFFICE-1201 | 66.06  | 711.07  |
| OFFICE-1202 | 32.13  | 345.85  |
| OFFICE-1203 | 32.13  | 345.85  |
| OFFICE-1204 | 35.03  | 377.06  |
| OFFICE-1205 | 32.29  | 347.57  |
| OFFICE-1206 | 32.43  | 349.08  |
| OFFICE-1207 | 65.55  | 705.58  |
| OFFICE-1208 | 71.70  | 771.78  |
| OFFICE-1209 | 32.74  | 352.41  |
| OFFICE-1210 | 34.96  | 376.31  |
| OFFICE-1211 | 72.64  | 781.90  |
| SQ.M.       |        | SQ.FT.  |
| TOTAL       | 507.66 | 5464.45 |

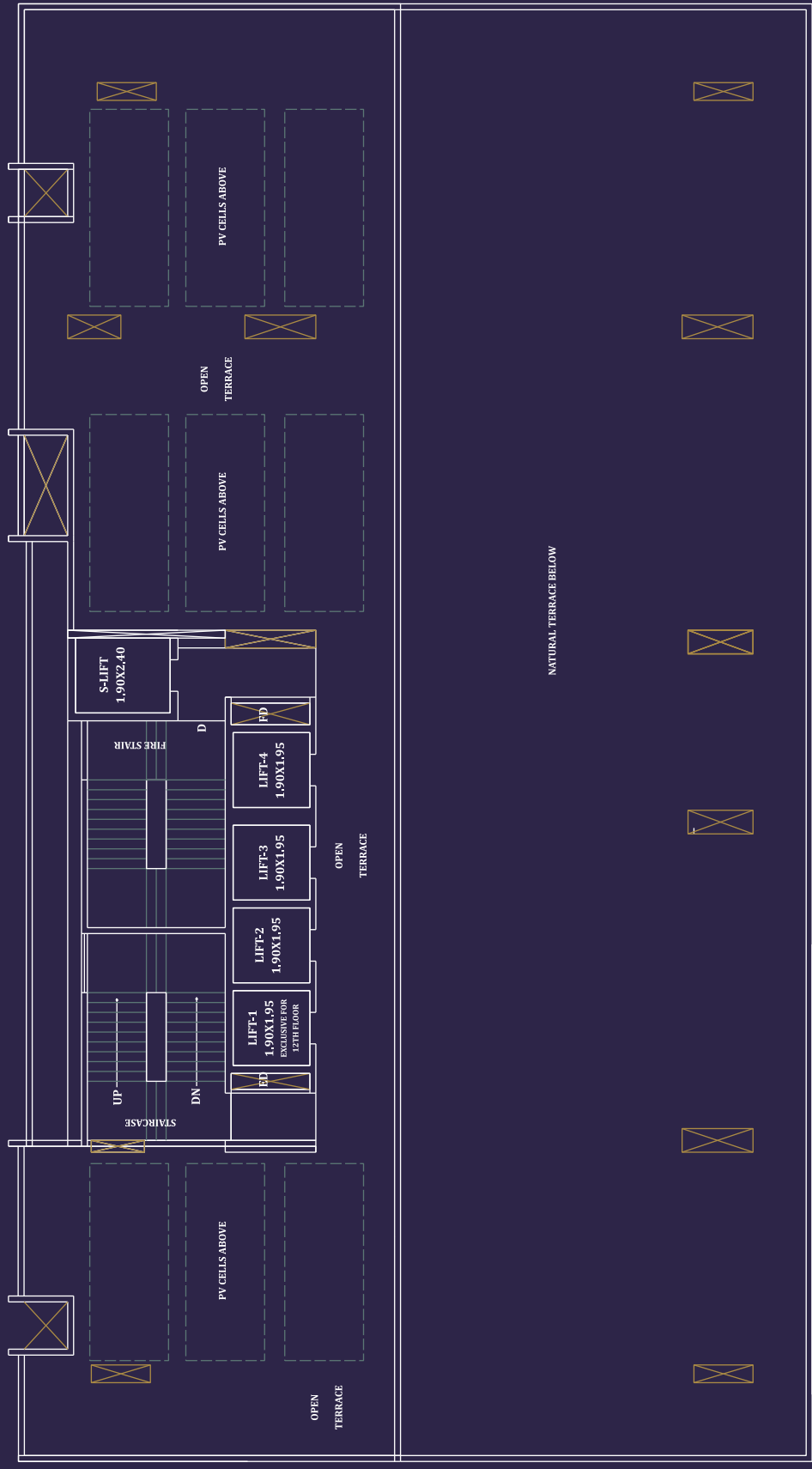




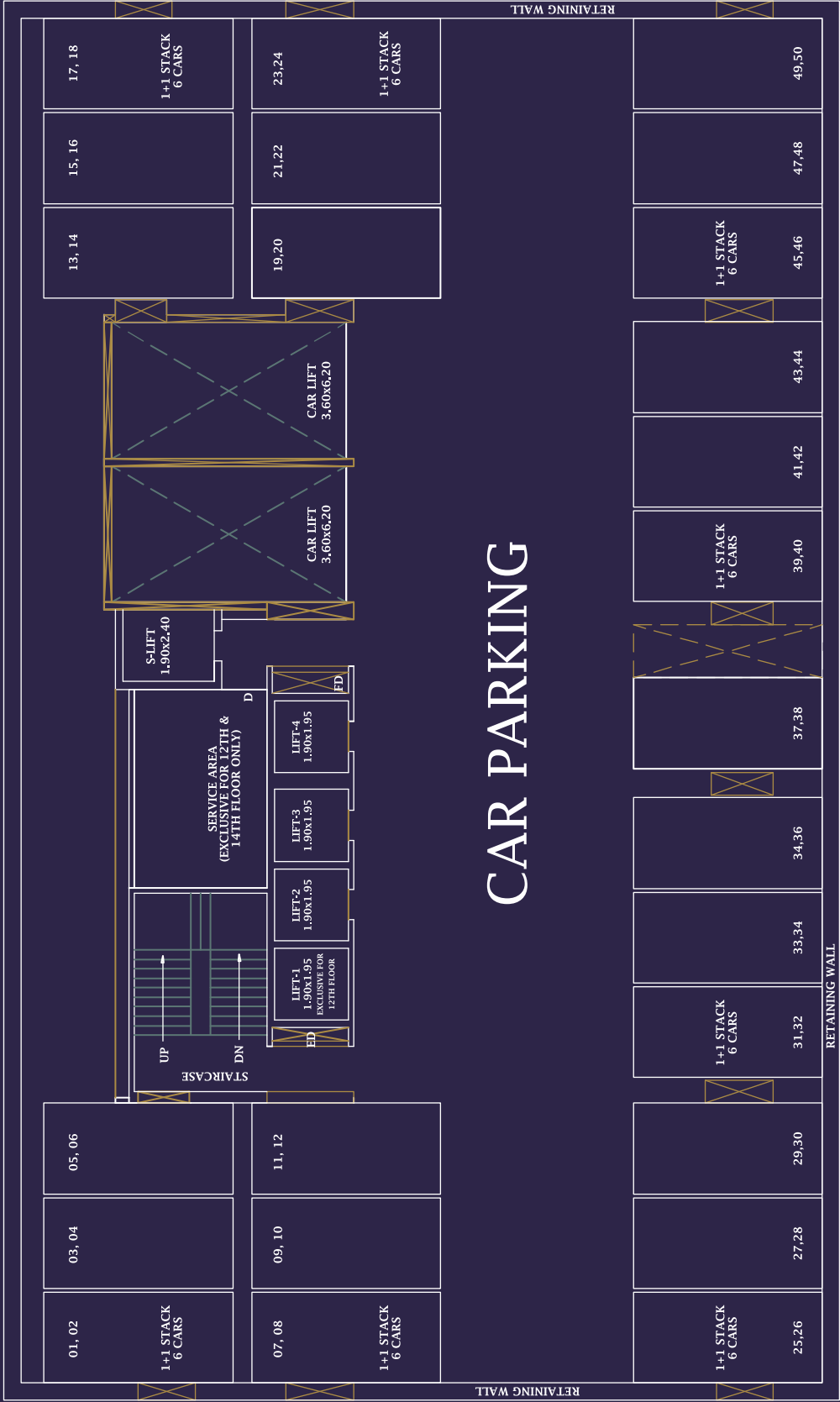
# 14TH FLOOR PLAN

HALL AT 14TH FLOOR

| CARPET AREA |                |
|-------------|----------------|
| SQ.M        | SQ.FT          |
| HALL 1401   | 81.22 874.25   |
| HALL 1402   | 157.15 1691.56 |
| TOTAL       |                |
| GRAND TOTAL |                |
| SQ.M.       | SQ.FT.         |
| 238.37      | 2565.81        |
| 6765.41     | 72822.87324    |



# TERRACE FLOOR PLAN



19, 20

21, 22

23, 24

1+1 STACK  
6 CARS

25, 26

27, 28

29, 30

1+1 STACK  
6 CARS

31, 32

33, 34

34, 36

1+1 STACK  
6 CARS

37, 38

39, 40

41, 42

1+1 STACK  
6 CARS

43, 44

45, 46

47, 48

1+1 STACK  
6 CARS

49, 50

1+1 STACK  
6 CARS

STAIRCASE

UP

DN

SERVICE AREA  
(EXCLUSIVE FOR 12TH & 14TH FLOOR ONLY)

S-LIFT  
1.90X2.40

CAR LIFT  
3.60X6.20

CAR LIFT  
3.60X6.20

LIFT-1  
1.90X1.95  
EXCLUSIVE FOR  
12TH FLOOR

LIFT-2  
1.90X1.95

LIFT-3  
1.90X1.95

LIFT-4  
1.90X1.95

ED

ED

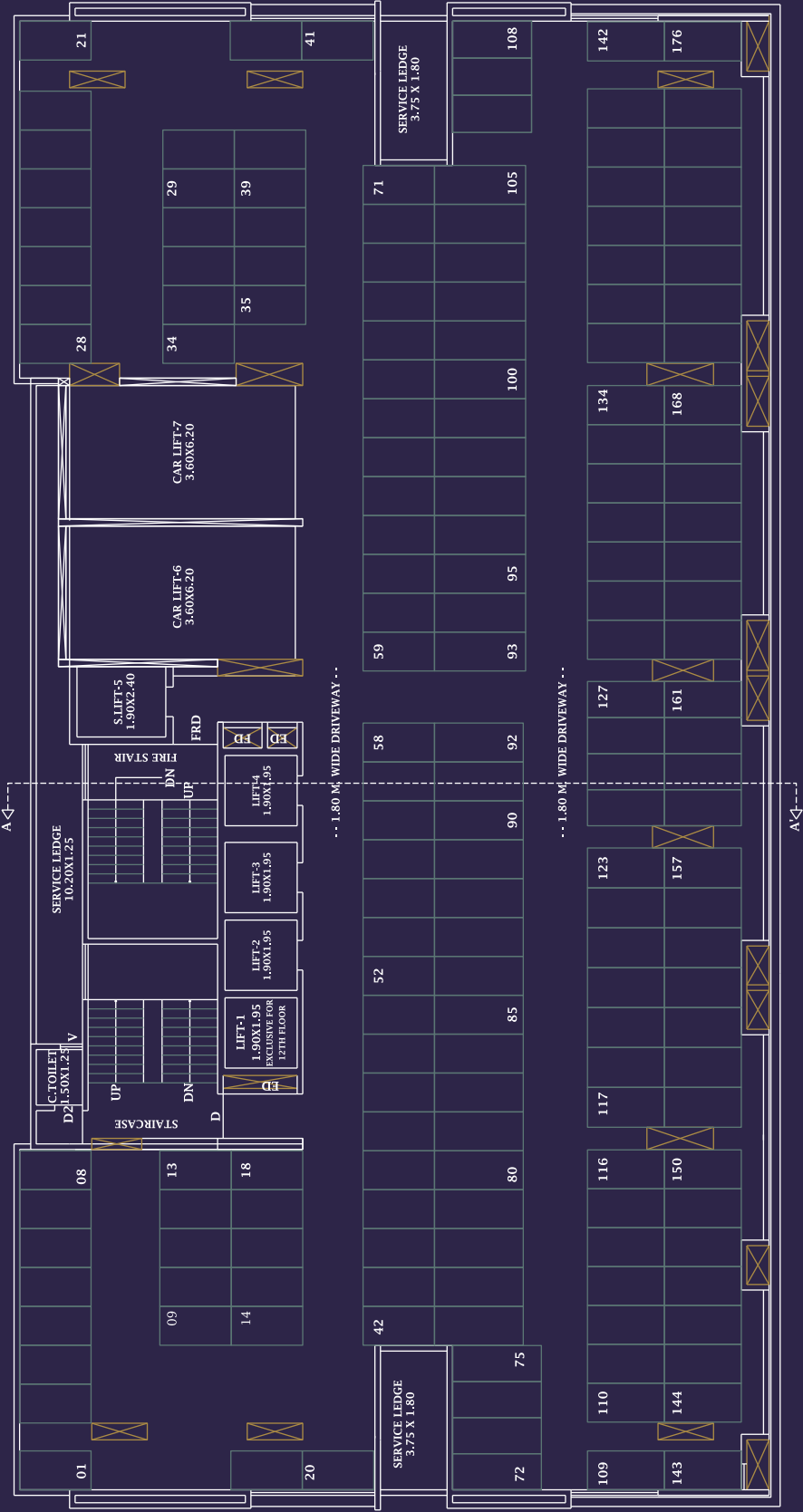
RETAINING WALL

RETAINING WALL

RETAINING WALL

50 CARS

TYPICAL  
LOWER &  
UPPER  
BASEMENT



109

110

116

117

123

127

134

142

143

144

150

157

161

168

176

C. TOILET  
D2 1.50X1.25

V

STAIRCASE

UP

DN

D

SERVICE LEDGE  
10.20X1.25

S-LIFT-5  
1.90X2.40

FIRE STAIR

UP

DN

FRD

CAR LIFT-6  
3.60X6.20

CAR LIFT-7  
3.60X6.20

LIFT-1  
1.90X1.95  
EXCLUSIVE FOR  
12TH FLOOR

LIFT-2  
1.90X1.95

LIFT-3  
1.90X1.95

LIFT-4  
1.90X1.95

ED

ED

SERVICE LEDGE  
3.75 X 1.80

SERVICE LEDGE  
3.75 X 1.80

RETAINING WALL

RETAINING WALL

RETAINING WALL

176 NOS. SCOOTER PARKING

1ST & 2ND  
FLOOR PLAN  
(PARKING)



WHERE VISION MEETS  
INFRASTRUCTURE

