



BKC



IMAGE FOR REPRESENTATION PURPOSE ONLY

THERE IS ALWAYS MORE TO EXCEL AT.

Success has no final measure.
Neither does excellence.

What feels like the highest point today
can become the beginning of what you pursue tomorrow.

Because those who keep achieving do not arrive at an end.
They keep raising the measure of what comes next.

And that calls for more than ambition.
It calls for a place with the power to keep pace with it.

The power to connect.
To collaborate.
To build community and commerce.
To establish credibility.
And to move with confidence.

A place where the right forces come together
to give ambition greater reach, greater momentum, greater possibility.

So you can keep going further.
Keep becoming better.

TO MAKE YOUR MARK.



THE PEDESTAL OF POWER

POWER MEANS MORE
WHEN IT IS IN THE RIGHT PLACE.

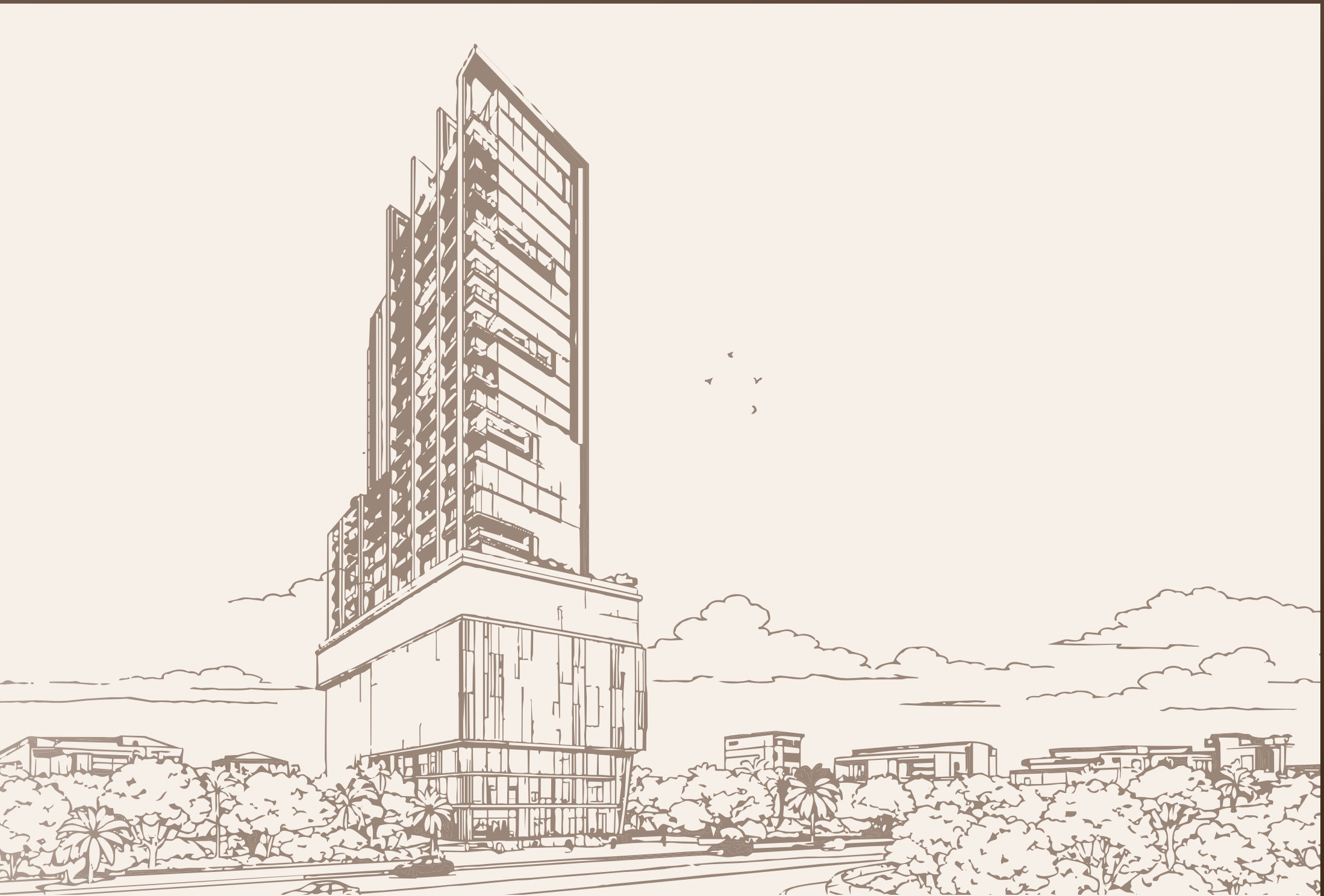
And when it comes together at Deccan,
something shifts.

A 23-floor corporate address with a rooftop
cafeteria, two levels of owned parking
and three levels of government parking.

From emerging enterprises to established
corporations, there is room to grow.

Because the right place can change how
far you go.







CONCEPTUAL IMAGE

THE POWER OF CONNECTIVITY

Some places are connected to the city.
Some places connect you to it.

At the heart of Deccan, the Metro brings the wider city within reach, with Shivajinagar and key city corridors close by. **Kothrud, JM Road, FC Road and Kalyani Nagar** all connect naturally from here. Because for business, being central means being closer to opportunity.

THE POWER OF COLLABORATION

Progress rarely belongs to one mind alone. It grows when different minds, disciplines and businesses have the space to meet, exchange and build.

At BKC, different businesses come together under one address, creating room for ideas, conversations and connections to cross paths. Because when the right businesses share a place, collaboration has more room to happen.



CONCEPTUAL IMAGE

THE POWER OF COMMUNITY

The right people can change the way you think, work and grow.

At BKC, businesses, professionals and institutions come together in one established commercial ecosystem. A community where experience meets ambition, ideas meet perspective, and the right conversations can lead to what comes next.



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ARTISTIC IMPRESSION

THE POWER OF COMMERCE

Commerce thrives where business already has momentum. With established retail, education, professional services and businesses all around, Deccan brings customers, commerce and opportunity into the same ecosystem.

A place where being in the middle of commerce creates more room to grow.



IMAGE FOR REPRESENTATION PURPOSE ONLY

THE POWER OF CREDIBILITY

Your address speaks before you do.

Before the introduction.

Before the first conversation.

Before your work makes its impression.

Some addresses carry a certain weight.

And before you say a word,

The address has already said something about you.

THE POWER OF CONFIDENCE

There is a certain confidence in knowing where you belong.
When you are in the right place,
possibility feels closer,
ambition feels within reach,
and the next move feels more certain.

**Sometimes, confidence comes from knowing you're in the
right place.**



CONCEPTUAL IMAGE





You have come this far by knowing when to move
forward.Perhaps this is one of those moments.

IT'S TIME TO MAKE YOUR MARK.



An artistic rendering of a modern skyscraper at dusk. The building features a glass facade with illuminated interiors and balconies. The lower portion has a dark, textured facade. The sky is a mix of blue and orange, with wispy clouds and a flock of birds in the upper right. The foreground shows a road with cars and some greenery.

AN ADDRESS OF
DISTINCTION



DECCAN GYMKHANA

At the heart of Pune's established commercial district. A mature business catchment with retail, hospitality, institutions and established neighbourhoods already in place.

THE CITY, WITHIN REACH

Direct Metro access, strong road connectivity and immediate proximity to Shivajinagar. A central location that makes it easier for employees, clients and customers to reach you.

A PLACE TO BE SEEN

Fronting an active commercial catchment with established retail and pedestrian movement. Visibility that comes from being part of a destination people already visit

A COMMERCIAL ECOSYSTEM

Offices designed for retail, professional services and corporate enterprises. The flexibility to accommodate different businesses, from growing practices to established companies.

A PRESENCE ABOVE THE REST

A 23-floor commercial tower rising prominently over the surrounding Deccan skyline. Greater height. Greater visibility. A stronger presence for your business.

IN & AROUND AT THE HEART OF DECCAN. CLOSE TO WHAT MATTERS.

A place where everyday Pune unfolds around you.

With established retail, hospitality, institutions, residences and public transport all part of the surrounding ecosystem, R Deccan puts more of Pune within reach.

Everything around you.
Everything connected to you.

0 KM — Deccan Gymkhana Bus Stop

50 M — R Deccan Mall

200 M — Goodluck Café

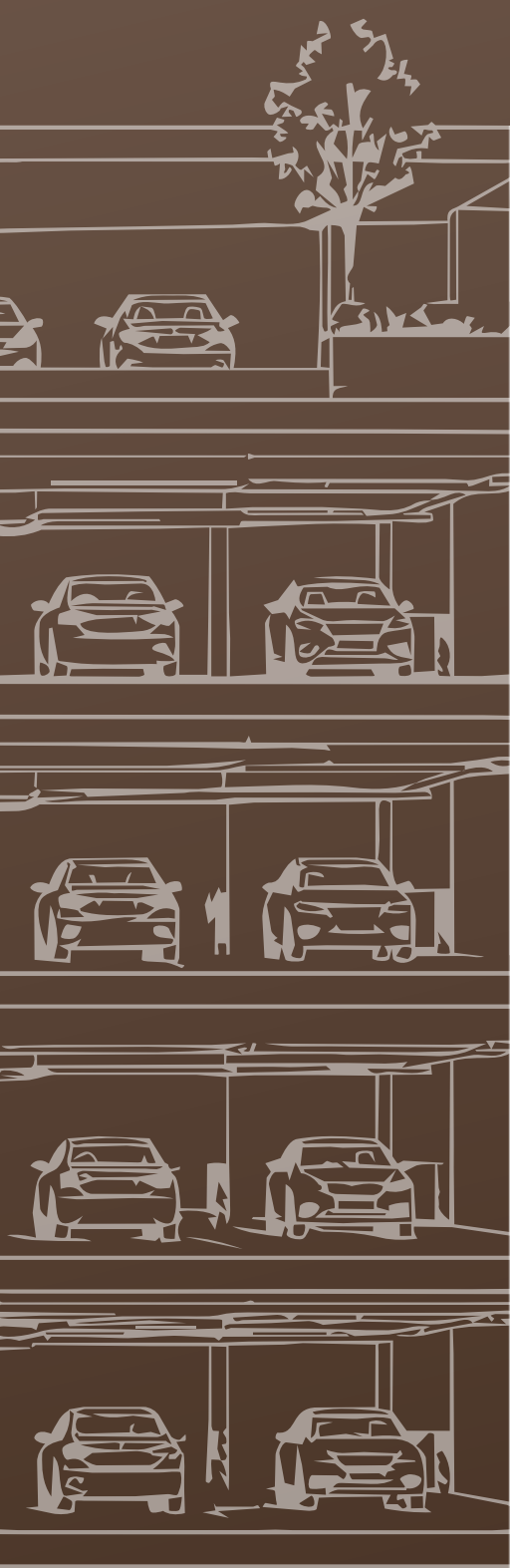
700 M — Deccan Gymkhana Metro Station

4.3 KM — Pune Railway Station

12.5 KM — Pune Airport



CONCEPTUAL IMAGE



PARKING

At BKC, parking is planned as an integral part of the commercial experience. With a 5-level multi-level car park, including dedicated owned parking and additional government parking, the project provides convenient access for businesses, employees and visitors.

2 LEVELS

Owned Parking

3 LEVELS

Government Parking

5 LEVELS

Multi-Level Car Park

EASY ACCESS

Convenient parking for businesses and visitors

TENANT SOLUTION

Spaces designed around different stages, scales and ways of working.

SHELL & CORE

A flexible base for businesses that want to build their workplace from the ground up.

SEMI-FITTED OFFICES

Essential infrastructure in place, with room to customise.

FULLY FITTED OFFICES

Ready-to-use workplaces for businesses looking to move in sooner.

CUSTOMISED WORKSPACES

Layouts and finishes shaped around specific business requirements.

CORPORATE HEADQUARTERS

Larger-format spaces for teams, leadership and operations under one roof.

SCALABLE WORKSPACES

Flexible spaces that can evolve as the business grows.



SPECIFICATIONS



B2 + B1 + Ground + UG

Building Structure



Office Power Load

100 W/m²



23 Upper Floors

Commercial Floors



Showrooms + Offices



6 High-Speed

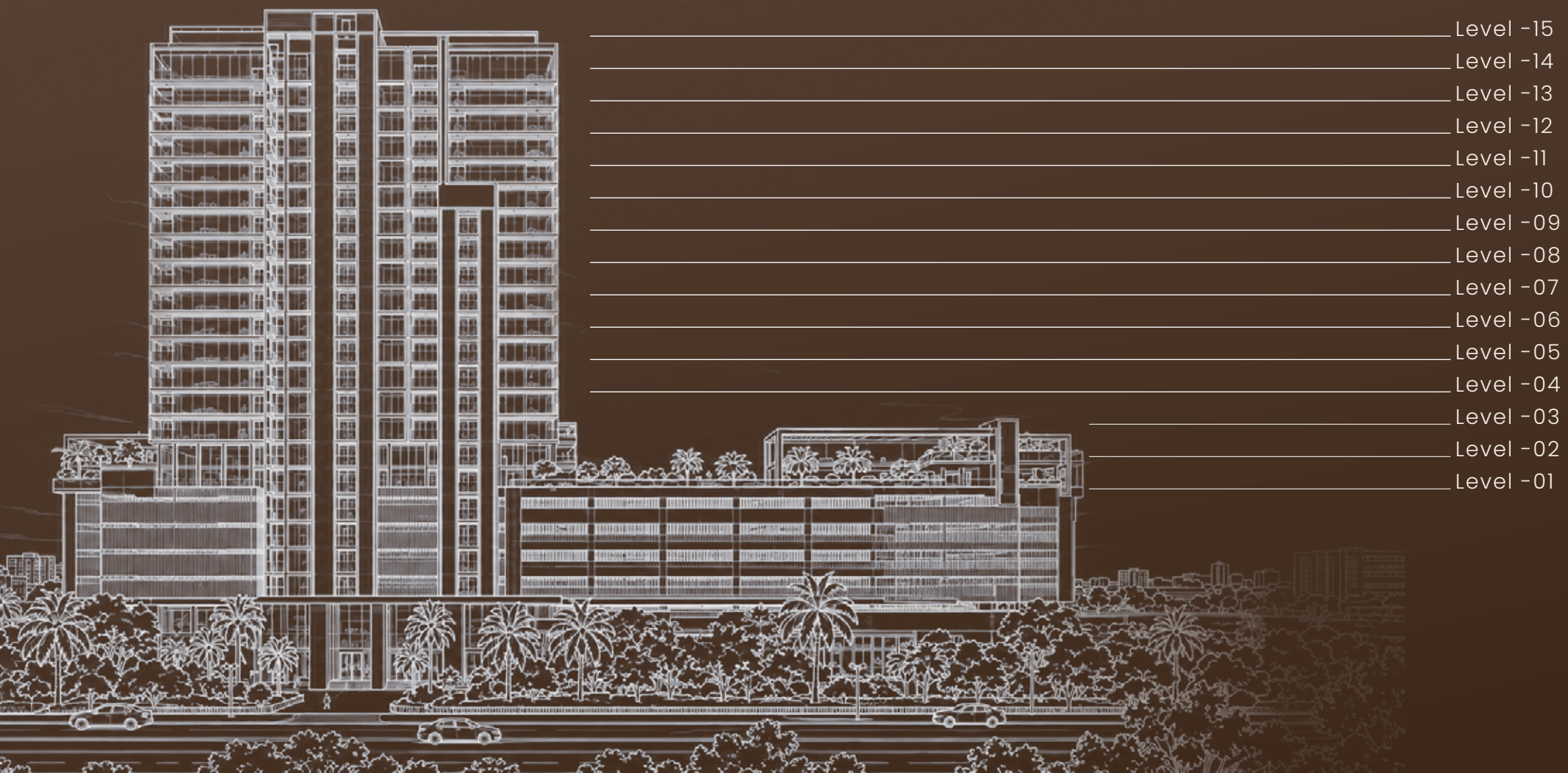
Passenger Lifts

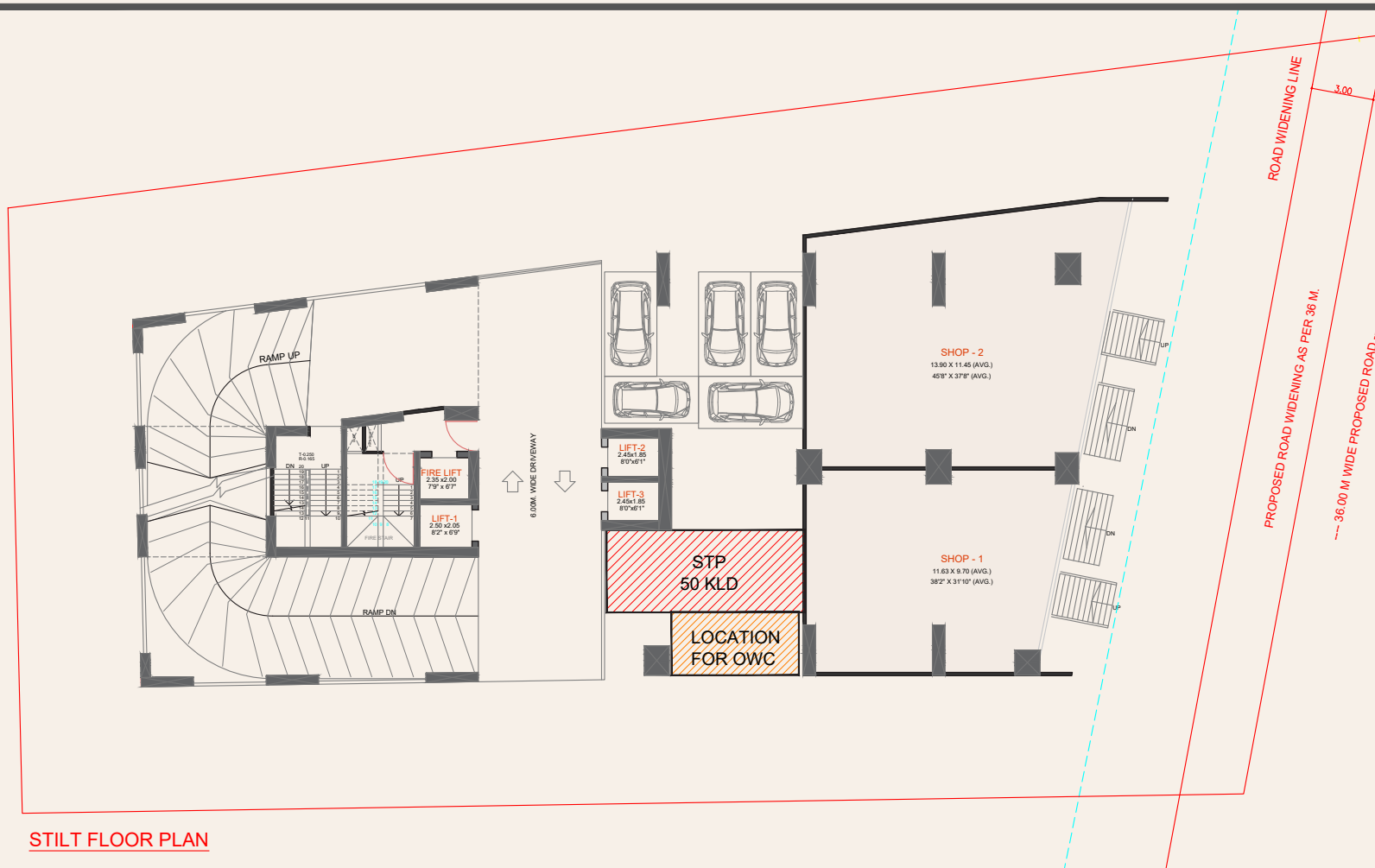


150 mm

Raised Floor Zone

CROSS SECTION





STILT FLOOR PLAN

BKC, DECCAN

A PROJECT BY
BEHEDE KASAT CONSTRUCTION LLP, PUNE

SITE ADDRESS :-F.P.NO.621/2B, C.T.S. NO.1256/2B
AT DECCAN GYMKHANASHIVAJINAGAR- BHAMBURDA,
TAL- HAVELI, PUNE.

NORTH

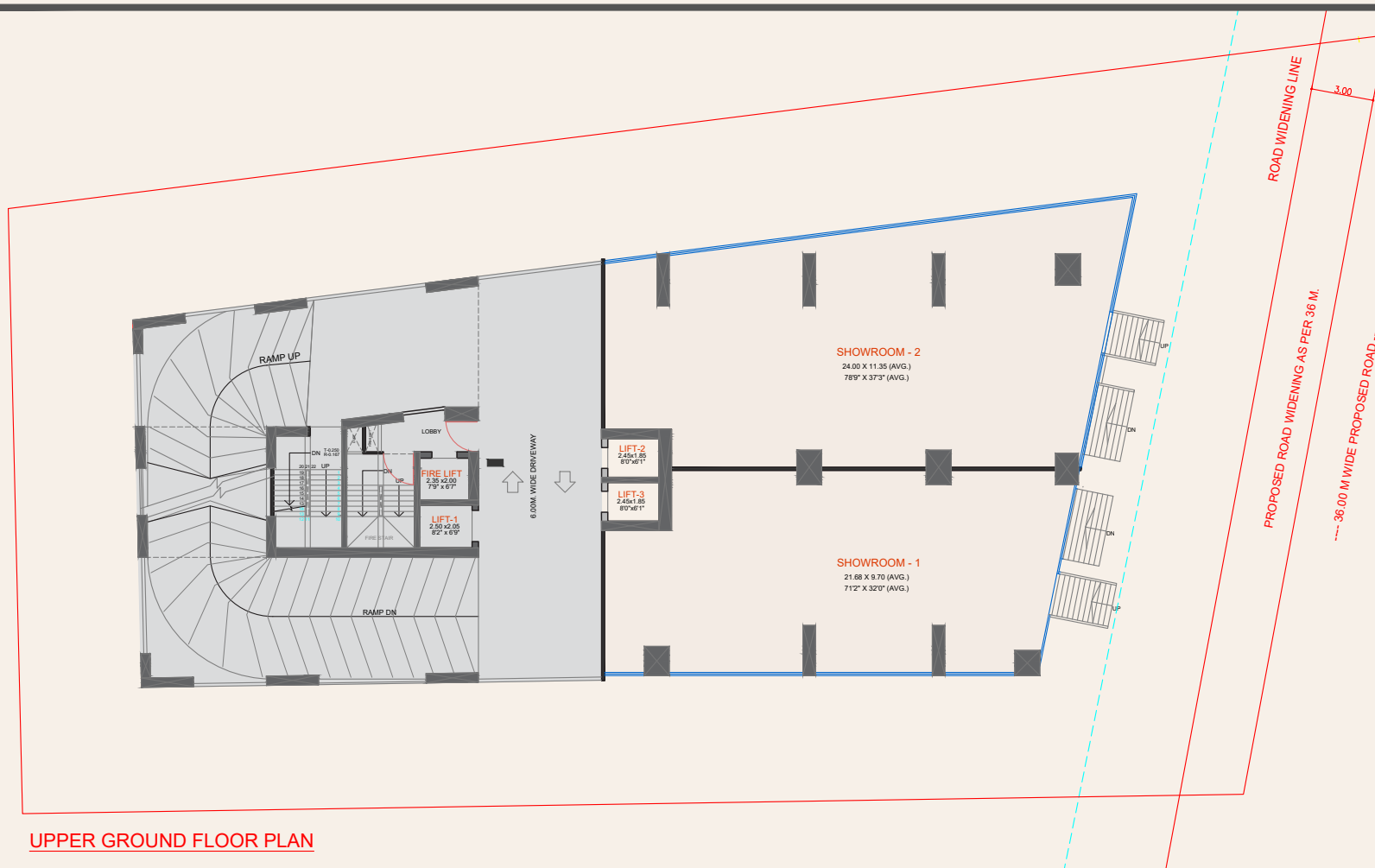


RERA AREA STATEMENT (SQ.M)

FLOOR.	RERA CARPET	SERVICE LEDGE	TOTAL	SALABLE (50%)
SHOP - 1 - SALE	115.31	0.00	115.31	172.97
SHOP - 2 - SALE	168.25	0.00	168.25	252.38
	0	0	TOTAL=	425

RERA AREA STATEMENT (SQ.FT)

FLOOR.	RERA CARPET	SERVICE LEDGE	TOTAL	SALABLE (50%)
SHOP - 1 - SALE	1241	0	1241	1862
SHOP - 2 - SALE	1811	0	1811	2717
	0	0	TOTAL=	4578



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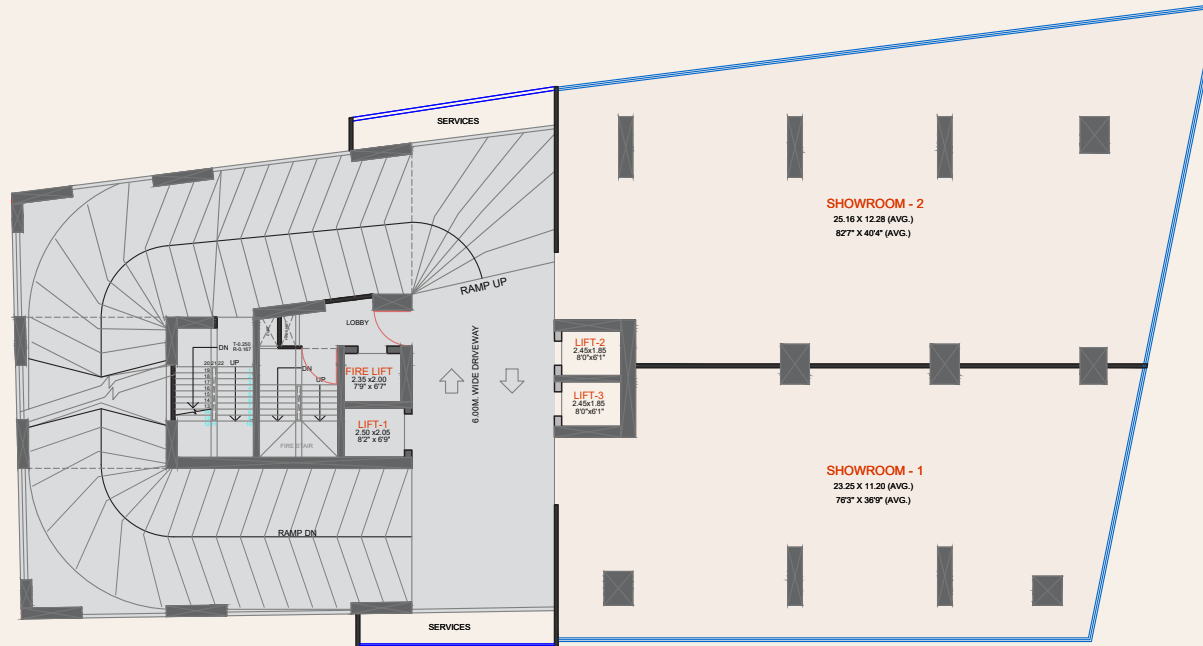
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NORTH



RERA AREA STATEMENT (SQ.M)						
FLOOR.	RERA CARPET			SERVICE LEDGE	TOTAL	SALABLE (50%)
	UG FLOOR	FIRST FLOOR	SECOND FLOOR			
SHOWROOM - 1 - SALE	200.48	248.55	282.81	21.10	752.94	1129.41
SHOWROOM - 2 - SALE	264.28	326.36	0.00	11.03	601.67	902.51
SHOWROOM - 3 - OWNER	0.00	0.00	292.00	0.00	292.00	438.00

RERA AREA STATEMENT (SQ.FT)						
FLOOR.	RERA CARPET			SERVICE LEDGE	TOTAL	SALABLE (50%)
	UG FLOOR	FIRST FLOOR	SECOND FLOOR			
SHOWROOM - 1 - SALE	2158	2675	3044	227	8105	12157
SHOWROOM - 2 - SALE	2845	3513	0.00	119	6476	9715
SHOWROOM - 3 - OWNER	0	0	3143	0	3143	4715



FIRST FLOOR PLAN

BKC, DECCAN

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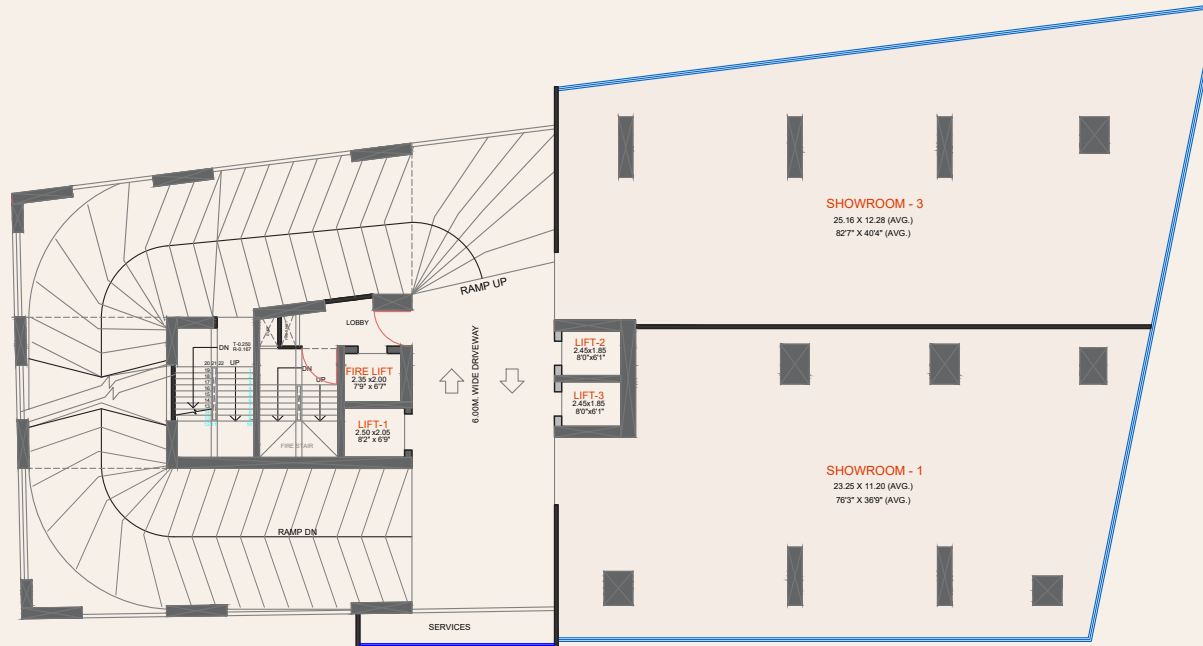
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SHOWROOM - 2 - SALE	264.28	326.36	0.00	11.03	601.67
SHOWROOM - 3 - OWNER	0.00	0.00	292.00	0.00	292.00

RERA AREA STATEMENT (SQ.FT)					
FLOOR.	RERA CARPET			SERVICE LEDGE	SALABLE (50%)
	UG FLOOR	FIRST FLOOR	SECOND FLOOR		
SHOWROOM - 1 - SALE	2158	2675	3044	227	8105
SHOWROOM - 2 - SALE	2845	3513	0.00	119	6476
SHOWROOM - 3 - OWNER	0	0	3143	0	3143



SECOND FLOOR PLAN

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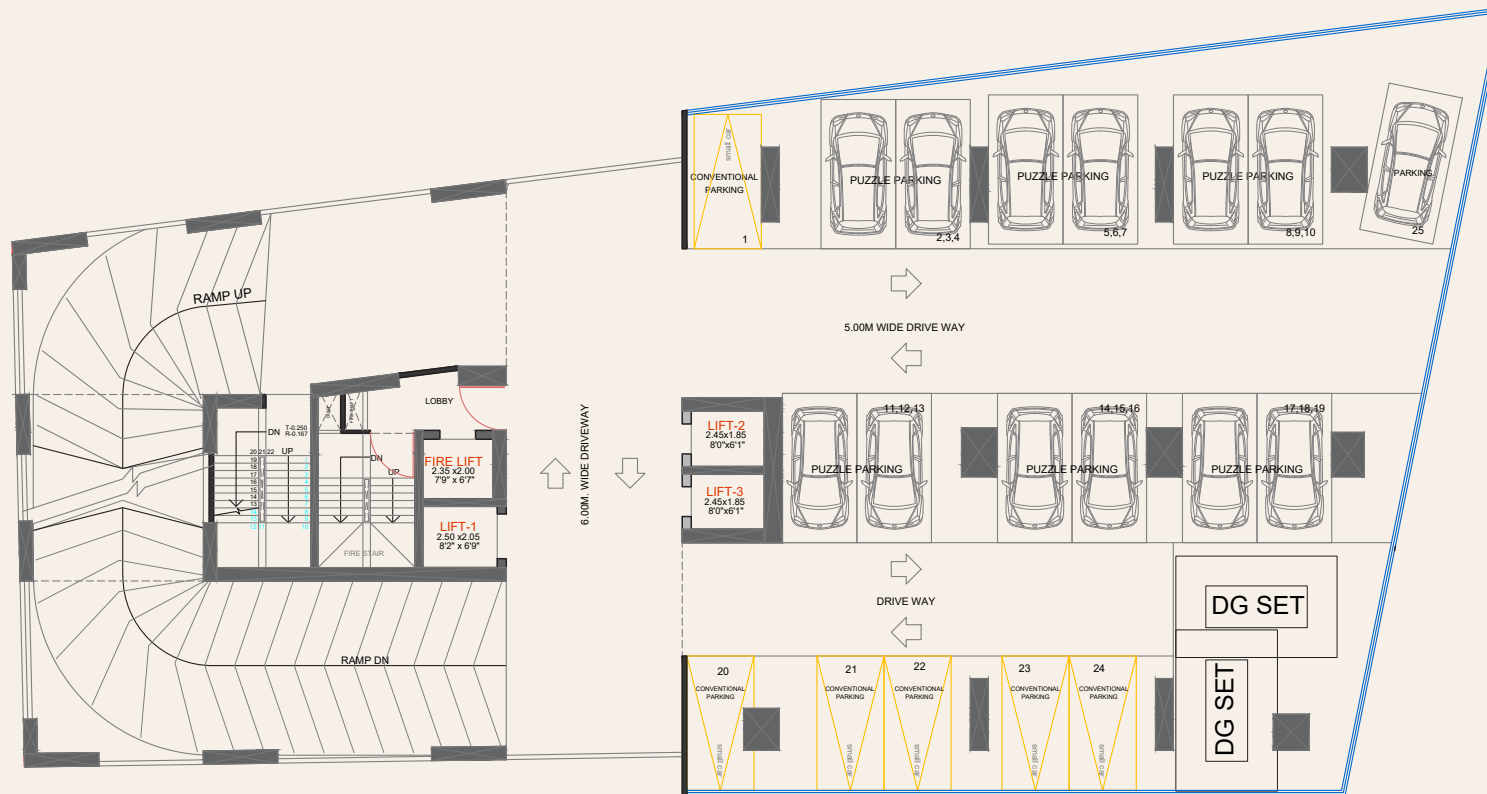


RERA AREA STATEMENT (SQ.M)

FLOOR.	RERA CARPET			SERVICE LEDGE	TOTAL	SALABLE (50%)
	UG FLOOR	FIRST FLOOR	SECOND FLOOR			
SHOWROOM - 1 - SALE	200.48	248.55	282.81	21.10	752.94	1129.41
SHOWROOM - 2 - SALE	264.28	326.36	0.00	11.03	601.67	902.51
SHOWROOM - 3 - OWNER	0.00	0.00	292.00	0.00	292.00	438.00

RERA AREA STATEMENT (SQ.FT)

FLOOR.	RERA CARPET			SERVICE LEDGE	TOTAL	SALABLE (50%)
	UG FLOOR	FIRST FLOOR	SECOND FLOOR			
SHOWROOM - 1 - SALE	2158	2675	3044	227	8105	12157
SHOWROOM - 2 - SALE	2845	3513	0.00	119	6476	9715
SHOWROOM - 3 - OWNER	0	0	3143	0	3143	4715



THIRD FLOOR PLAN

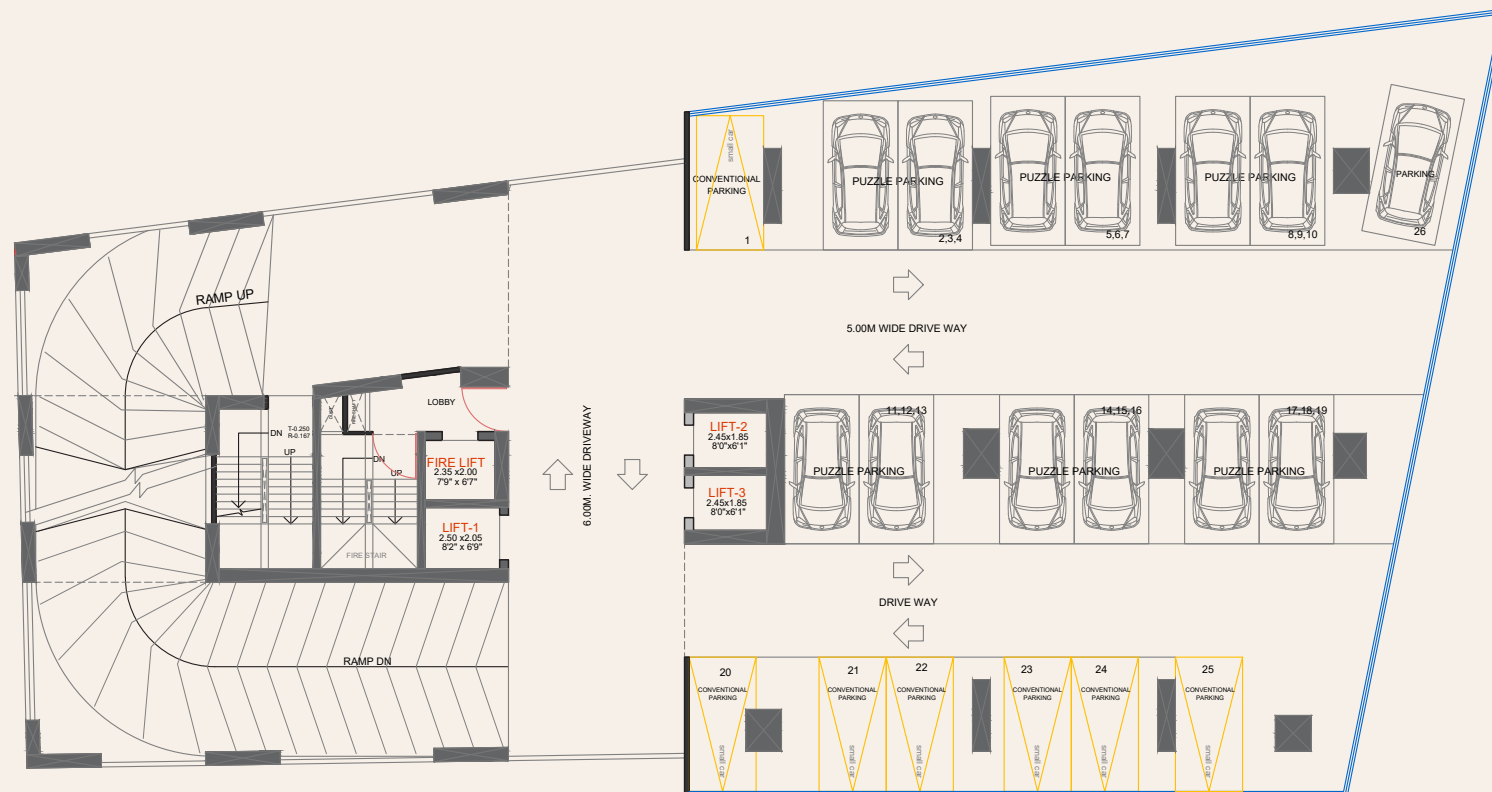
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FOURTH FLOOR PLAN

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