



विश्व  
६००० उद्योगांचे मंडळी गावे

# आनंदघन

1, 2 BHK Blissful Homes  
@ Sinhagad Road



**Drenching Nature, Profound Living !**



## A SILVER LINING.

Life resembles a home of beautiful moments bringing together wistful memories each having their unique appearance, aroma and spirit. A home, the space around it, the life that flourishes in this space, innovative designs, the liberty provided by the location is what makes our living an experience to cherish.

It is this collection of unforgettable reminiscences, which binds every single chapter of life into a cherishable book.

Welcome to **DSK Aanandghan, Premium 1 and 2 BHK Blissful Homes**, where life showers beautiful colors.

Sahyadri Mountain Ranges





विश्व  
६००० संवत्सराचे मंडित गाव

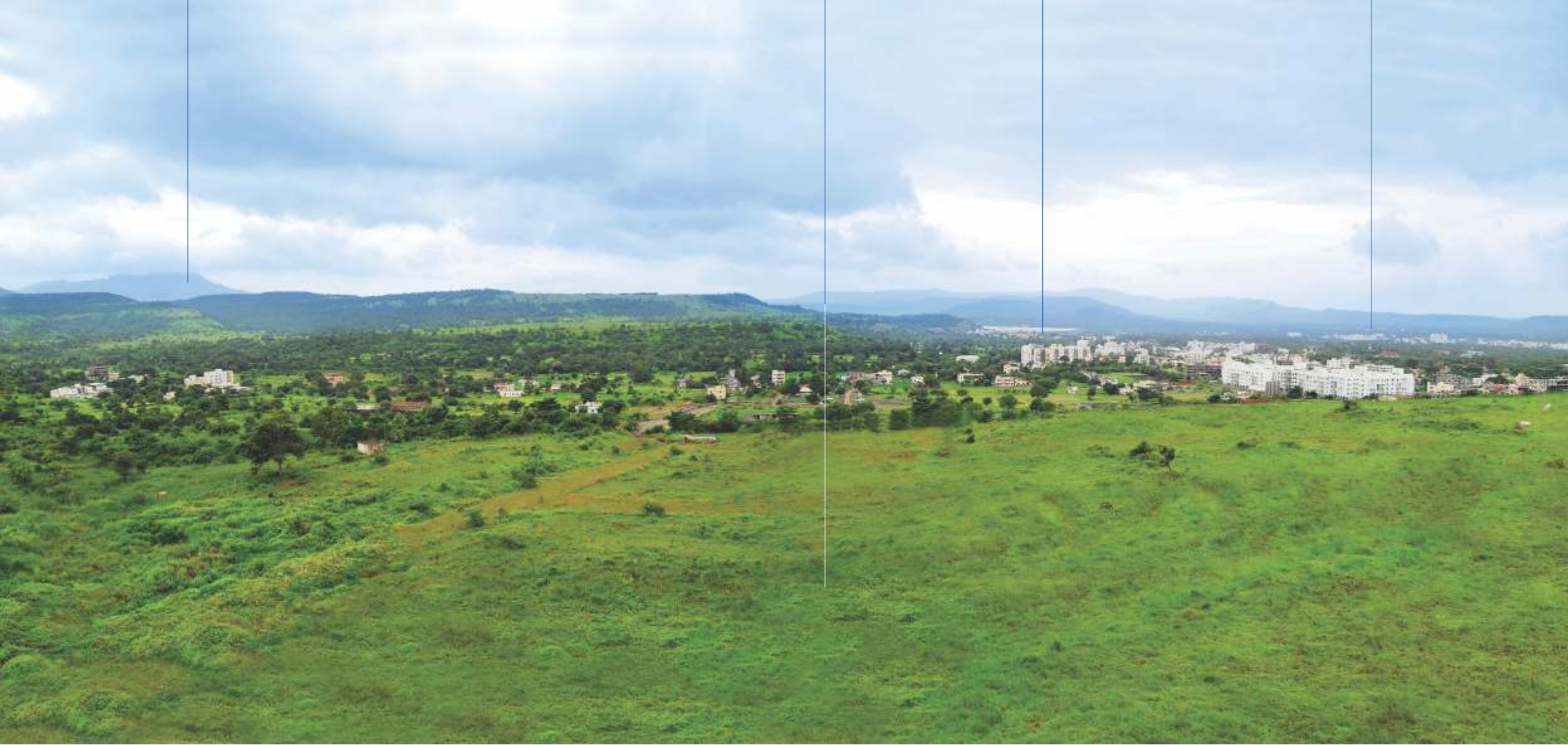
# आनंदघन

1, 2 BHK Blissful Homes  
@ Sinhagad Road

Sinhagad Fort

Khadakvasala

National Defence Academy





हिरवेगार डोंगर, खडकवासल्याचं निळं पाणी, निळं आकाश,  
पौर्णिमेचा चंद्र, चांदण्यातली पहाट, पक्ष्यांची किलबिल... इथे दिवस सुरू  
होतो... तो याच आनंदात... आणि रात्र संपते ती... याच बहरात !

  
**आनंदघन**  
1, 2 BHK Blissful Homes  
@ Sinhagad Road





# आनंदाचे डोही, आनंद तरंग...

‘तुमच्यासाठी सर्वात जास्त आनंदाची गोष्ट कुठली?’ .... असा प्रश्न जर २०/२५ वर्षांपूर्वी विचारला असता तर, उत्तर आलं असतं... गाडी, बंगला, भरपूर बँक बॅलन्स ! पण आज हाच प्रश्न जर मी नव्याने विचारलं तर मित्रहो... तुमचं काय उत्तर असेल ?

आज आपल्या सगळ्यांकडेच... चांगली चार चाकी गाडी आहे, पैसा आहे... तरीही आपण भूतकाळात का रमतो? आलिशान घरापेक्षाही तो जुना वाडाच अजूनही मनात का असतो? पैसा नव्हता तरी आपण खूप सुखी होतो... असं आपल्याला का वाटतं?... या प्रश्नांची उत्तरं शोधत गेलो तर आपल्या लक्षात येतं की, आपण निसर्गापासून खूप दूर गेलो... आणि म्हणूनच आज भौतिक सुखसमृद्धी असतानाही... तो आनंद मात्र कुठे तरी हरवलाय.

मित्रहो... मी निसर्गावर जीवापाड प्रेम करणारा माणूस. स्क्वेअर फुटांच्या व्यवसायात आलो खरा, तरीही... मला आवडतो आकाशाचा... भला मोठा कॅनव्हास. म्हणूनच २००० साली मी ‘डीएसके विश्व’चं नावाचं ‘शिवधनुष्य’ उचललं. ही उपमा अशासाठी की, १४ वर्षांपूर्वी... पुणेकरांना तेव्हां खूप लांब वाटणाऱ्या... सिंहगड रोडवरच्या एक उजाड पठारावर... मी नंदनवन साकारायचं ठरवलं होतं. जिथं गवताचं पातंही नव्हतं... तिथं मला वसंत फुललेला दिसत होता. जिथं साधं चिटपाखरु भिरभिरत नव्हतं... तिथं मला पक्ष्यांची किलबिल ऐकू येत होती. मित्रहो... फार जगावेगळं (आणि तितकंच धाडसी) स्वप्न... मी स्वतः पाहिलं आणि तुम्हांलाही दाखवलं. तुम्ही देखील माझ्यावर विश्वास दाखवत... मला भरघोस प्रतिसाद दिलात आणि माझं स्वप्न अक्षरशः उचलून धरलं.

तुम्हां सर्वांचं हे पाठबळ लाभलं आणि मग मात्र मी मोठ्या जिद्दीने कामाला लागलो. एकेक करत जवळपास १७ हजार झाडे लावली, त्यांची पोटच्या पोरसारखी काळजी घेतली. ती फुलवली. घामाच्या थेंबाला, पावसाच्या थेंबाने साथ दिली आणि एक हिरवं विश्व फुलू लागलं. या झाडांमधले खरे रहिवासी म्हणजे पक्षी. मग काय... पक्ष्यांच्या ७८हून अधिक प्रजाती मी इथे आणल्या.

आज तुम्ही पाहाल तर... पुण्याच्या मध्यभागी केवळ हेच एकुलतं एक ‘पर्यटन स्थळ’ आहे, जिथं पुणेकरांची घरं आहेत. याला मी ‘पर्यटन स्थळ’ मुद्दामच म्हणतो. कारण इथे निसर्गाच्या भल्यामोठ्या अंगणात सुंदर घरं आहेत. आजूबाजूला हिरवे डोंगर, समोरच सिंहगड किल्ला आणि शेजारी खडकवासला धरण... अशा सुंदर विश्वमध्ये पाऊल टाकल्या टाकल्या शीण कुठल्या कुठे पळून जातो... आणि मनातला आनंद ओठांवर शीळ घालत येतो... असं हे एक सुंदर विश्व !

आज डीएसके विश्व म्हणजे महाराष्ट्रातली पहिली टाऊनशिप. जिथं तीनही ऋतुंचे सोहळे साजरे होतात. हिवाळ्यात पांघरलेली थंडीची शाल... उन्हाळ्यातला उकाडाही जाणवू देत नाही आणि पावसालाही सर्वात आधी इथं येण्याचा मोह आवरत नाही.

अशा रम्य वातावरणात... आता साकारणारा हा ‘आनंदघन’ म्हणजे जणू अलौकिक सुखांचा वर्षाव आहे. हिरवेगार डोंगर, खडकवासल्याचं निळं पाणी, निळं आकाश, पौर्णिमेचा चंद्र, चांदण्यातली पहाट, पक्ष्यांची किलबिल... अरे... इथे दिवस सुरू होतो... तो याच आनंदात... आणि रात्र संपते ती... याच बहरात !

आज असं घर... पुण्यातच नव्हे तर... इतर कुठल्या शहरात मिळू शकेल? कदापिही नाही... हे डीएसके विश्व माझ्या हातून झालं... ही परमेश्वराची इच्छा... असे मी मानतो. मात्र या ‘आनंदघन’मध्ये तुम्ही घर घ्यावं... ही माझी इच्छा... हेही आवर्जून सांगतो. कारण आनंद दिल्याने वाढतो. मला तो मिळालेला आहे... आता तुम्हीही घ्या !!

आपला,

डी.एस.कुलकर्णी



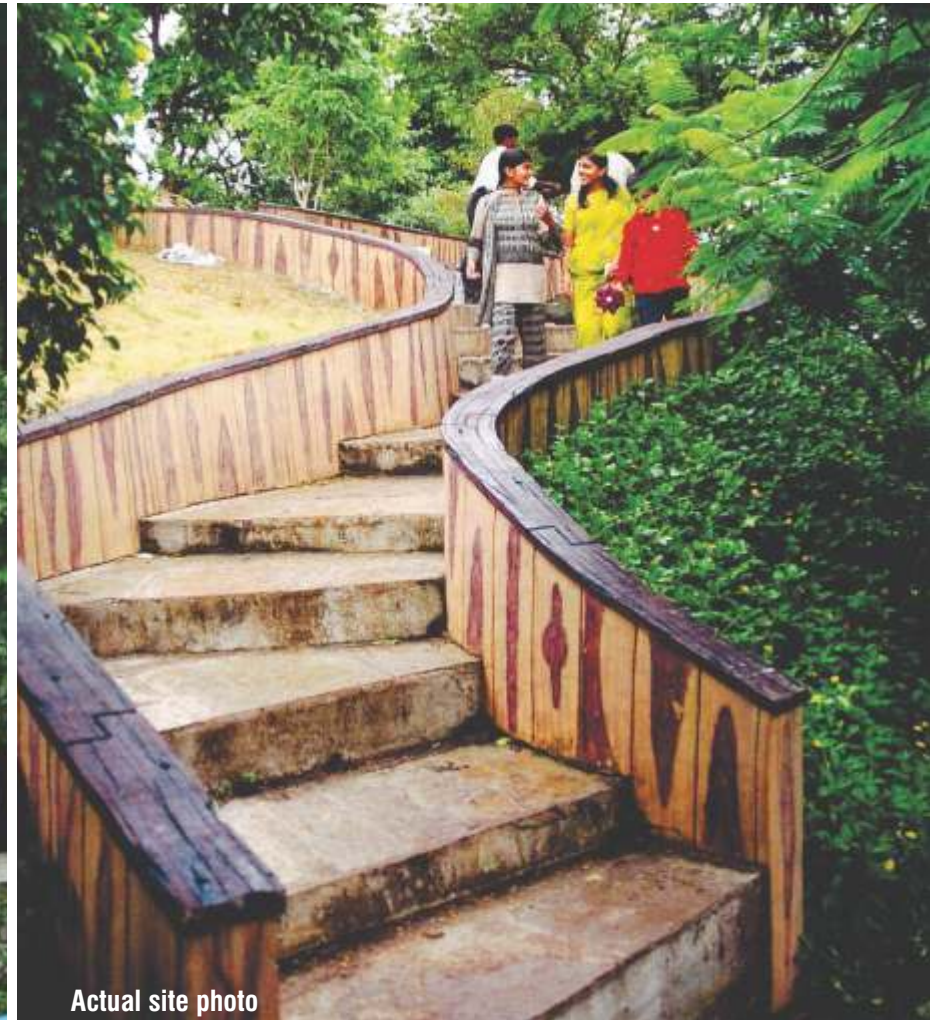




## NATURE'S PARK IN THE HEART OF PUNE CITY



Actual site photo



Actual site photo

Today's life has become very hectic and appalling. Pollution, clutter and noise have become inseparable and a routine of our everyday modern city living. Wouldn't it be wonderful if you could leave this chaos behind as you return home !



**DSK Vishwa is a 130 acres captivating portrait;** a world where nature welcomes liberty, embraces living and enhances lifestyle. The nature's paradise is within easy approachable distance from places like Deccan, Saras Baug or Rajaram Bridge.



Actual site photo

At DSK Vishwa, an eminent entrance; a gateway to a green sanctuary of peace and happiness welcomes you. As soon as you step-in, a sparkling water cascade will turn the natural air conditioning on. Enter into the serene world; you will be greeted by the bells tolling in the Hemadpanthi Ganesh Temple.

Elegance and luxury together join hands as they bow forth the Lord.

**A beautiful tree lined road** leads you towards marvelously designed world of tranquility; the **green blanket of nature and landscaped garden** accompanies the serene voyage.



Actual site photo

**The angelic sound of chirping birds** will captivate your mind in the **bird park**, where over 78 astonishing listed species flutter around from branch to branch. And finally prepare to witness the **mystical view of Pune city**.

At DSK Vishwa, explore the hidden secrets of content living, discover the serene aspects of life and connect to nature's park!



Life, Liberty and Living!





- 1 Arrival Court
- 2 Temple
- 3 Water Fall
- 4 Nature Park
- 5 Walkway & Jogging Track
- 6 Proposed Development
- 7 DSK School
- 8 Proposed Development
- 9 PH-3 Varun & Pawan
- 10 Cluster Level Facilities
- 11 Jeevan Shopping
- 12 Bus Stop & Rikshaw Stand
- 13 Shopping Street
- 14 PH-2 Bhaskara & Vasudha
- 15 PH-4 Saptsur
- 16 Proposed Development
- 17 Aanandghan
- 18 PH-1 Chandrama & Rohini
- 19 Sinhagad Point
- 20 DSK Club
- 21 PH-5 Meghmalhar
- 22 Akash Row Houses
- 23 Sayantara (Developed Plots)
- 24 Sayantara Club House
- 25 Vishwa Villas



## In the Nature Park of DSK Vishwa





Welcome to



आनंदघन

1, 2 BHK Blissful Homes  
@ Sinhagad Road

## Drenching Life

Located at Sinhagad Road within DSK Vishwa a universe itself, DSK Aanandghan offers assortment of exciting elements required to create an elegant life.

Sheltered in the tranquil surroundings of nature, DSK Aanandghan gives access to a blissful life, which is far away from the hectic and crowded limits of the city.

At DSK Aanandghan, you and your family will enter the world of your own, where the beauty of life cannot just be seen, but also experienced.











1, 2 BHK Blissful Homes  
@ Sinhgad Road

## Drenching Homes

The ultra-modern architecture and a perfect blend of customary living, homes at DSK Aanandghan offers best of both worlds. Homes that understand your requirements and exceed your expectations.

Blissful homes are built in such way that every corner of the project addresses the individual expectation of everyone in the family. Be it the design or the common area, there is no compromise on the quality. Windows built in a way to allow fresh air and fill your home with radiant natural light.



## Drenching Lifestyle

DSK Aanandghan is blessed with the scenic gift of nature and connectivity, it adds ease & comfort to living. DSK Aanandghan offers a wide array of life enhancing amenities. Every moment in the premise appreciates the perfect planning and excellent execution.

A magnificent clubhouse is present to let you celebrate, a beautiful landscaped herbal garden to enhance the healthy lifestyle, a fully equipped gymnasium and a lavish multipurpose court to rejoice living. A European style-food plaza and barbeque counter to create pleasurable memories; children's play area for your kids and even for you to discover the child in you. The magnificent amphitheatre is positioned to begin the most beautiful show called living...



Rainbow of a beautiful life, a cloud of happiness!







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## Drenching Surroundings

A home adds sense of completeness when everything that you entail is around. Adding remarkable benefits based purely on location, DSK Aanandghan creates your own space. From here, everything that you need is just a stone's throw away.

- Easy connectivity to Pune & Mumbai via Expressway.
- Easy access to prominent educational institutions.
- World-class hospitals in the vicinity.
- Markets and all other facilities are within the premise.

DSK Aanandghan offers day-to-day requirements available in the immediate neighborhood; we have ensured that you and your family experience a comfortable and truly blissful life.









# 1 BHK

## UNIT PLAN OF WING A & K

(Option 01)-Odd Floor Plan



# 1 BHK

## UNIT PLAN OF WING B

(Option 02)Odd Floor Plan



- Dimensions shown in metre is only valid dimension & dimension shown in feet is for information only. Conversion table 1 mtr. = 3.28 ft., 1 Sq.mtr. = 10.764Sq.ft.
- Flats will be sold on basis of carpet area only. • Room areas are inclusive of balconies. • Area of all structural projections like RCC columns and RCC walls are included in the carpet area.
- All dimensions shown are from unfinished wall to unfinished wall. • All furniture/accessories shown are indicative only.



# 1 BHK

## UNIT PLAN OF WING C & D

(Option 03)-Odd Floor Plan



WING	TOTAL CARPET		Total Area Including Common Proportionate Area
	Sq. M.	Sq. Ft.	Sq. Ft.
C,D	46.17	497	672

# 1 BHK

## UNIT PLAN OF WING E

(Option 04) Odd Floor Plan



WING	TOTAL CARPET		Total Area Including Common Proportionate Area
	Sq. M.	Sq. Ft.	Sq. Ft.
E,H,I,J	46.20	497	672

• Dimensions shown in metre is only valid dimension & dimension shown in feet is for information only. Conversion table 1 mtr. = 3.28 ft., 1 Sq.mtr. = 10.764Sq.ft.  
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**1 BHK**  
**UNIT PLAN**  
Sectional View





2 BHK

UNIT PLAN OF WING A & K

(Option 01)-Odd Floor Plan



WING	TOTAL CARPET		Total Area Including Common Proportionate Area
	Sq. M.	Sq. Ft.	Sq. Ft.
A,K,C,D,E,G	71.97	775	1049

2 BHK

UNIT PLAN OF WING E

(Option 02)-Odd Floor Plan



WING	TOTAL CARPET		Total Area Including Common Proportionate Area
	Sq. M.	Sq. Ft.	Sq. Ft.
B,C,D,E,H,J,I	72.00	775	1049

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- All dimensions shown are from unfinished wall to unfinished wall. • All furniture/accessories shown are indicative only.



**2 BHK**  
**UNIT PLAN**  
Sectional View









**Live every moment,  
Love every minute!**









# Life @ DSK Aanandhgan





- Club House
- Multipurpose Hall
- Gymnasium
- Party Lawn
- Children's play area.
- Senior Citizen Plaza
- Amphitheatre
- Chit Chat Plaza
- Herbal Garden
- Practice Basket Ball Court
- Well Designed Landscaping
- Well Designed Main Entrance Gate with security cabin



**Hallway to the world of prosperous living!**



## Drenching YOU

DSK Aanandghan adds the flavor of opulence to daily living. Located in extremely convenient vicinity, which connects to imperative destinations. It eludes the hectic city life and takes you in the lap of nature.

DSK Aanandghan in a true sense showers drops of content living and flourishing lifestyle. Indeed, DSK Aanandghan reveals the true YOU...





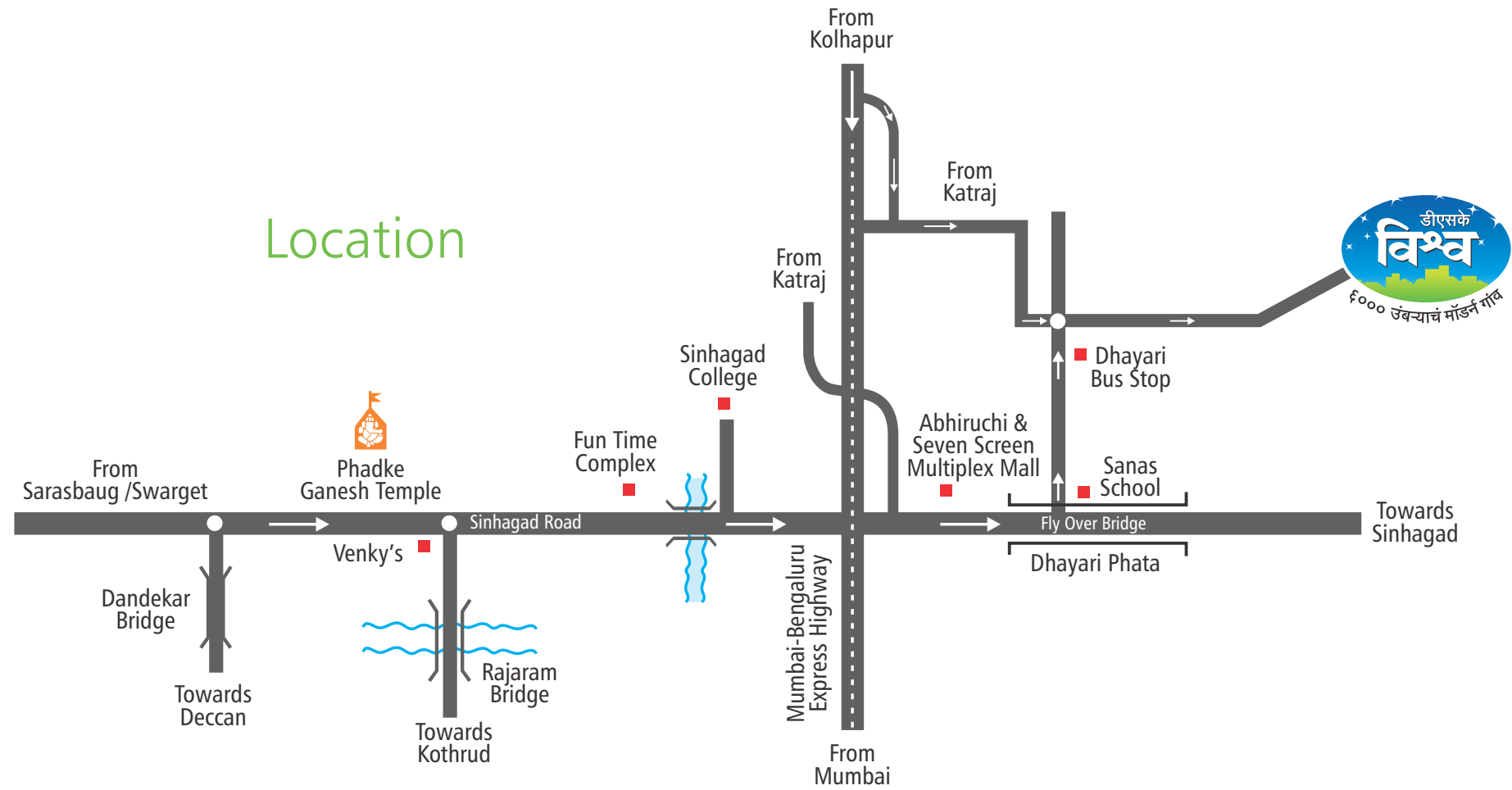
# Specifications

- 1 **R. C. C. Frame Structure.**
- 2 **Doors**
  - a) **Main Door** : Veneer finish MDF Door with safety door
  - b) **Bedroom Doors** : MDF Doors with enamel paint
  - c) **Toilet & Dry Balcony Doors** : Water Resistant Flush Doors
  - d) **Attached Terrace Door** : Powder coated Aluminium Sliding Doors with Mosquito net / Flush door shutter.
- 3 **Door Fittings** : S. S. Finish Brass Door Fittings
- 4 **Windows**
  - a) **Living & Bedrooms** : Powder coated Aluminium Sliding Windows with Mosquito net
  - b) **Kitchen** : Powder coated Aluminium Openable Window with Exhaust Fan
  - c) **Toilets** : Aluminium Frame with Glass Louvers with Exhaust Fan
- 5 **M.S. Grills**
  - a) M.S. Grills for Windows of Living Room, Bedrooms from outside
  - b) M.S. Grills for Window of Kitchen from Inside
- 6 **Windows Sill**: Green Marble Window Sill
- 7 **Flooring**
  - a) Vitrified flooring 600mm X 600mm for Entire Flat except Attached Terrace, Dry Balconies & Toilets
  - b) **Attached Terrace, Dry Balcony & Toilets**: 300mm X 300mm Mat Finish Anti Skid vitrified Flooring.
- 8 **Kitchen**
  - a) Granite Kitchen platform with Stainless steel sink & outlets for Geyser
  - b) Granite Service platform with 2' height coloured glazed tile dado
  - c) Coloured glazed tile dado upto beam bottom level, above Kitchen platform.
- 9 **Toilets /Bath**
  - a) Concealed plumbing and chromium plated fittings.
  - b) Hot & Cold Mixing units For Shower.
  - c) Coloured glazed tile dado up to beam bottom level.
  - d) Gyser in Master toilet / Bathroom
- 10 **WC** - Coloured glazed tiles upto window sill level
- 11 **Electrification & Cabling**
  - a) Concealed copper wiring in entire flat
  - b) Telephone & T.V. Points in Living Room, Master Bedroom. For other bedroom provision of conduit pipe only
  - c) A.C. point in Master Bedroom
  - d) Generator Backup for Lifts, Staircase & Lobbies.
  - e) Provision for Inverter for each flat
- 12 **Painting**
  - a) Internal: Roller finish Oil bond distemper paint to walls
  - b) External: Cement paint
- 13 **Water Supply**
  - a) Water supply through Over Head Water Tank
- 14 **Lifts**
  - a) Lift with Auto floor rescue device
- 15 **Entrance Lobby**
  - a) Well designed entrance lobbies
- 16 **Cable TV - Centralised Dish Concept**
- 17 **CCTV for Common Areas**

Possession  
June 2017



## Location



### Site Address :

DSK Vishwa, Sinhgad Road, Pune.  
Sales Office Ph. : 020 - 243 80 558 / 1021

### CREDITS

• **Architect** : Aniruddha Vaidya & Associates, Pune • **R.C.C. Consultant** : JW Consultants LLP, Pune



घराला घरपण देणारी माणसं®

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