

Waterfall Residence  
DSK DREAM CITY



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



Live the Dream



Life is but a dream...

Each of us has a dream. And I am no exception. When I was growing up in Pune, I first heard that Mount Everest had been conquered. At the time, I had no real concept of what Mount Everest was – but I innately understood that through perseverance, dedication and sheer hard work, men had achieved a feat that had long been considered impossible. I was inspired to achieve something just as great.

As the years went by, I held that dream deep within my heart – and while I would never scale Everest, there have been mountains to climb. From lowly beginnings, I soon reached a lofty peak – and then kept climbing. Today, what began as a one-man operation all those years ago in Pune has grown into a business empire that spans continents, encompassing automobiles, technology, education, entertainment, IT and, of course, real estate.

But I have never forgotten where it, and I, began – and despite all my successes, I have never truly felt that I had yet scaled my own personal Everest. Until one day, while travelling overseas, I met a passionate young architect. Instinctively, I knew that here was the man who could help translate my long-standing dream into reality. A man who could join me in that final ascent.

Together, we have created DSK Dream City – a city that will enrich the lives of the 50,000 people who will come

to call it home. A place that promises an unrivalled living experience and state-of-the-art amenities, a healthy, spiritual and culturally rich lifestyle in matchless environs. Somewhere that will cradle future champions in nearly three dozen games and sports. And help create thousands of new D. S. Kulkarnis, each with their own dreams.

So while I may never have got to scale Everest, I do feel that with DSK Dream City, I have conquered my own peak, and in doing so made some small contribution to humanity, to my beloved Pune, and to the peace and prosperity of all India.

Helping dreams thrive and prosper.

Dr D S Kulkarni, CMD





There is a dream of a better life that awaits.  
A life lived in concert and harmony with nature, in peace and tranquility. A life full of promise, for the present and for the future. A haven from the cares of the everyday, where children can grow and play. A place of light and water, where there is room to breathe, to laugh and to live. Where nothing is ever too far away – nor too close by.

Lifestyle, culture, sport and education – these are the four founding pillars on which Dream City rests. The elements that, together, create a community that is self-contained and sustainable, and that foster a sense of pride and fondness for residents and visitors alike.

Welcome to your dream. Welcome to Dream City.





Waterfall Residence

### Key Elements

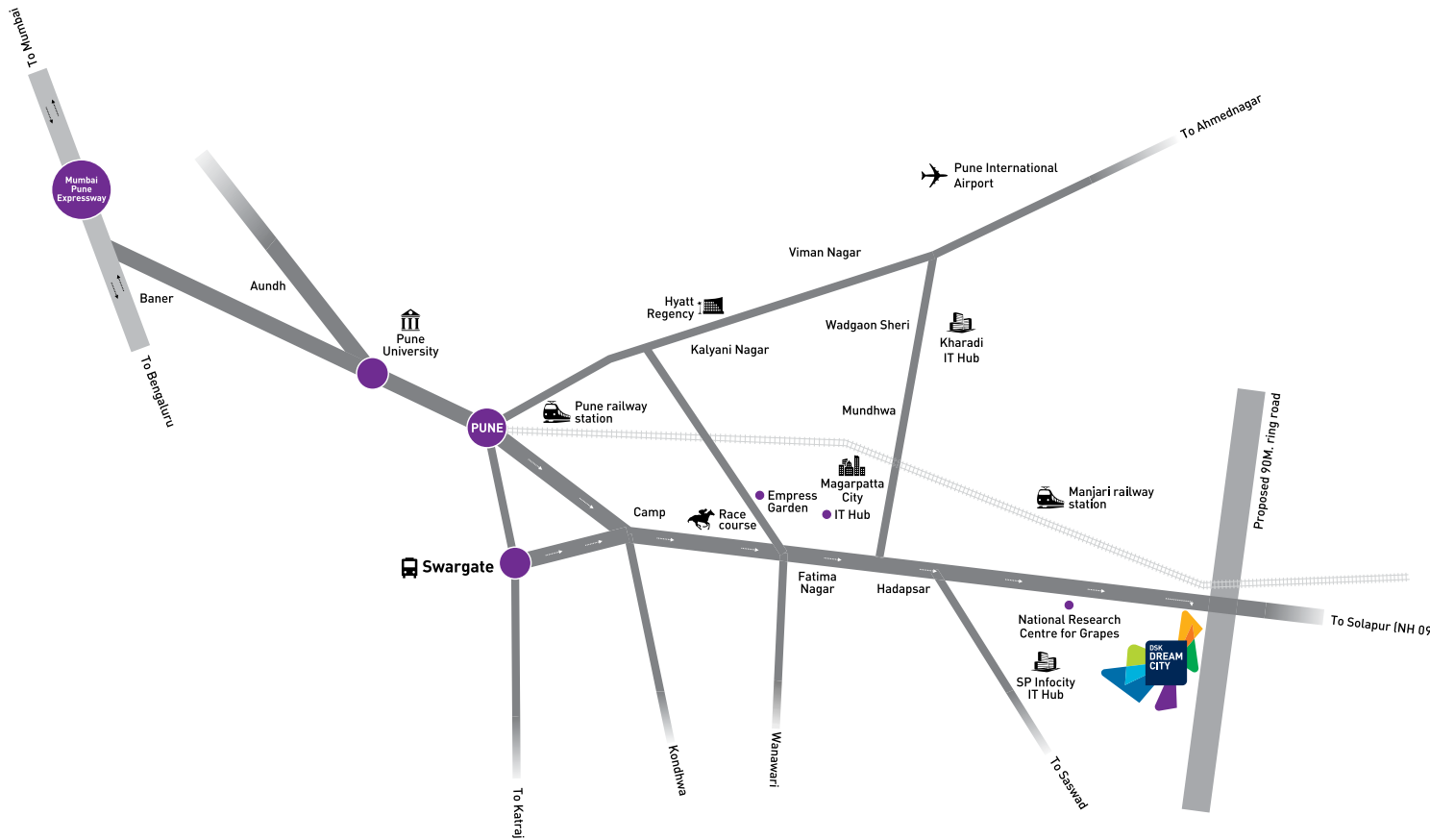
1. The Torch Gateway to Dream City
2. Tennis Courts
3. Spectators' Tented Pavilions
4. Dream City Drive Plaza
5. Victors' Parade Fountain
6. Gateway to Cricket & Tennis Grounds
7. Victory Plaza
8. Gate Way to Drive Plaza Gateway
9. Drive Plaza Arcade & Upper Level Public Crossings
10. Football Practice Pitches
11. Football Stadium & Athletics Track & Field (8 Lane Running Track)
12. Dream City Boulevard
13. The Dancing Fountain Lagoon
14. Water Taxi Terminal
15. The Lagoon Plaza
16. Arts & Crafts Park
17. Technology Park
18. The Boardwalk Bazaar
19. Festival Plaza & Children's Park
20. Utilities
21. Kayak & Canoe Dock
22. Island Retreat
23. The Exotic Botanical Gardens
24. Amphitheatre
25. Children's Park
26. Domed Pavilion
27. Riverside Park
28. The Residents' Promenade
29. Footbridge
30. Cricket Practice Pitches
31. High Street Retail Units
32. Dream City Public Promenade
33. Bay View Bridge
34. Boulevard Bridge 1,2 & 3
35. Photo Shoot Pavilion (For Weddings & Other Functions)
36. Eastern Gateway To Dream City
37. Open Play Ground
38. Utility Area
39. Rock Climbing Wall
40. Landscaped Feature Wall
41. Gardens of Dream City

- 41.a Andalusian Garden
- 41.b Arabian Garden
- 41.c English Garden
- 41.d Japanese Garden
- 41.e Orchid Garden
- 41.f Rose Garden
42. School Playground
43. Car Care Centre (Carwash & Convenience Store)
44. Helipad
45. Upper Deck Food & Beverage
46. Meditation Pavilion
47. Drive Plaza Arcades with Upper Level Crossings
48. Stadium, Town Hall, Library and Vegetable Market - Dream City Corporation Office
49. Cricket Ground
50. Boardwalk

### Main Building Components

- A. Tennis Stadium
- B. Tennis Academy
- C. Cricket Academy
- D. Knowledge Village (DSK International Campus)

- E. Gate to Bus Station & Multi Level Car Park
- F. Aquatic Centre (with Olympic Size Swimming Pool)
- G. Football Academy & Guest Residence
- H. Football Stadium & Support Facilities
- I. Convention Centre / Marriage Hall / Social Club
- J. Fire Station
- K. Wellbeing & Healthcare Center
- L. Sports & Entertainment Arena
- M. The Lagoon Residences with Retail on Ground
- N. Shopping Mall, Cineplex with Serviced Apartment Tower Above
- O. Shopping Mall With Hotel Tower Above
- P. IT Hub
- Q. Neighbourhood Centre
- R. School (Primary & Secondary Combined)
- S. Premium Housing with Neighbourhood Centre
- T. Premium Housing (Start-Up Parcel)
- U. Premium Housing
- V. Studio & Compact Apartments
- W. Marine Club
- X. Waterfront Townhouses
- Y. Police Station & Post Office























Waterfall Residence









GANGA HOUSE

GANGA HOUSE

WATER

WATERFALL

RESIDENCE

NARMADA HOUSE











# Ground Floor Layout



# Cluster Level Features:

## Entrance

- Access control
- Grand lobby
- Welcome desk
- Communication lounge

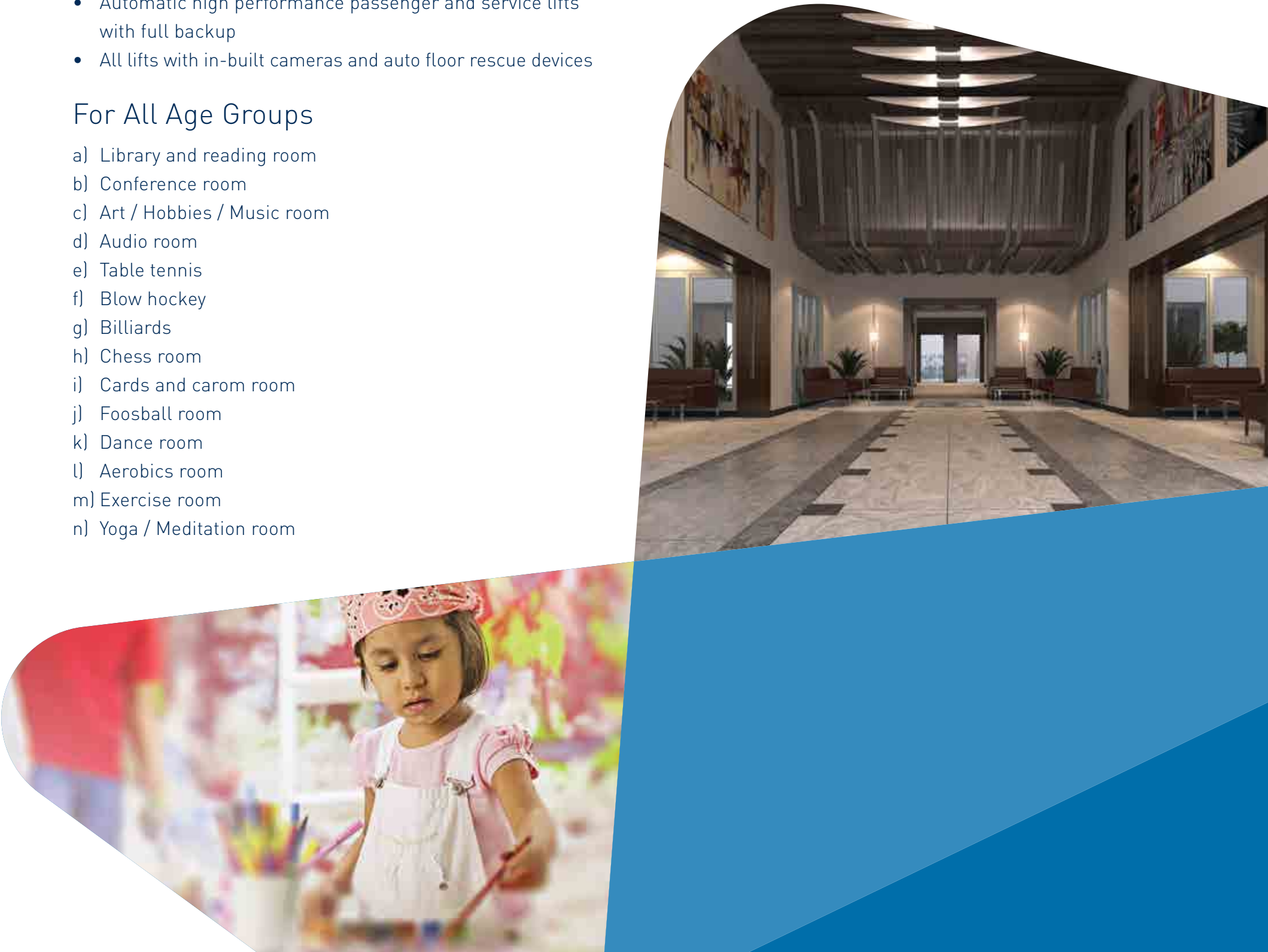
## Lifts

- Automatic high performance passenger and service lifts with full backup
- All lifts with in-built cameras and auto floor rescue devices

## For All Age Groups

- a) Library and reading room
- b) Conference room
- c) Art / Hobbies / Music room
- d) Audio room
- e) Table tennis
- f) Blow hockey
- g) Billiards
- h) Chess room
- i) Cards and carom room
- j) Foosball room
- k) Dance room
- l) Aerobics room
- m) Exercise room
- n) Yoga / Meditation room

- o) Video games room
- p) Movie room
- q) Darts
- r) Café along the water-body
- s) Terrace café along beautifully landscaped water bodies.





Third Floor Layout



Cluster Level Features (cont):

For Ladies

- a) Party lounge
- b) Spa and beauty salon

For Kids

- a) Crèche
- b) Video games room
- c) Toy room
- d) Children's library & reading room

Kids' Club

- a) Party Hall
- b) Classroom provision for tuitions
- c) Kids' pool
- d) Kids' fun zone
  - Play house
  - Sunken trampoline
  - Merry go-round
  - Sand-pit
  - Spring riders
  - See saw
  - Swings
  - Monkey bar
  - Exercise Bar
  - Web climbing
  - Slide & climbing frame
  - Kids' play area with rubberized flooring
  - Maze

Community Club

- a) Party hall
- b) Meeting room
- c) Party lawn
- d) Basketball Court

Common Areas

- Security surveillance at strategic points
- Access control at entrance gates

Green Initiatives

- Sustainable development
- Rain water harvesting system
- Recycling of water
- Sewage treatment plant
- Solid waste management





Typical Floor Plan for Wing A, B, C & D





Typical Floor Plan for Wing F & G



1BHK-T1 2BHK-T4 1BHK-T2

Typical Floor Plan for Wing E & H



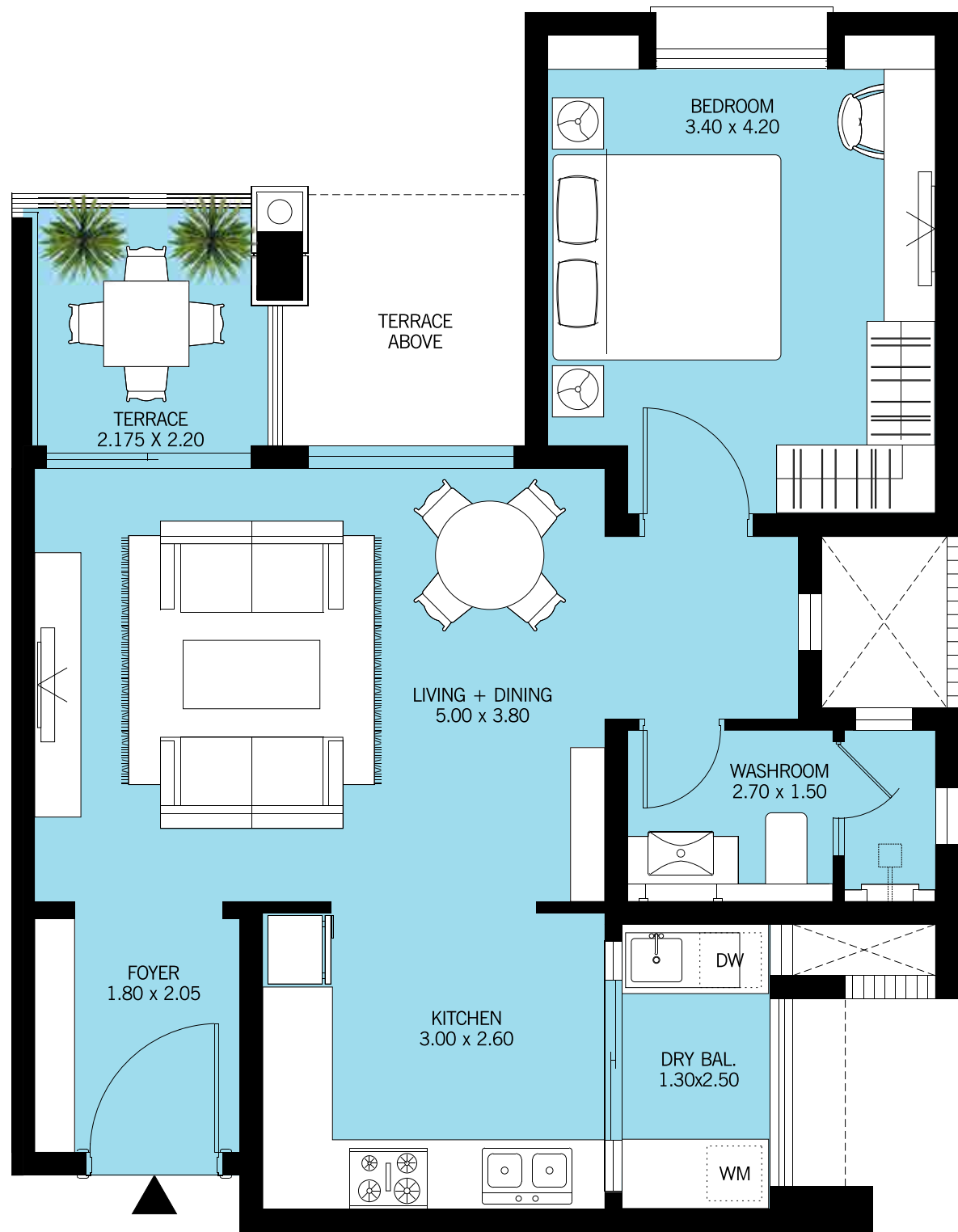
2BHK-T1 2BHK-T2 2BHK-T3





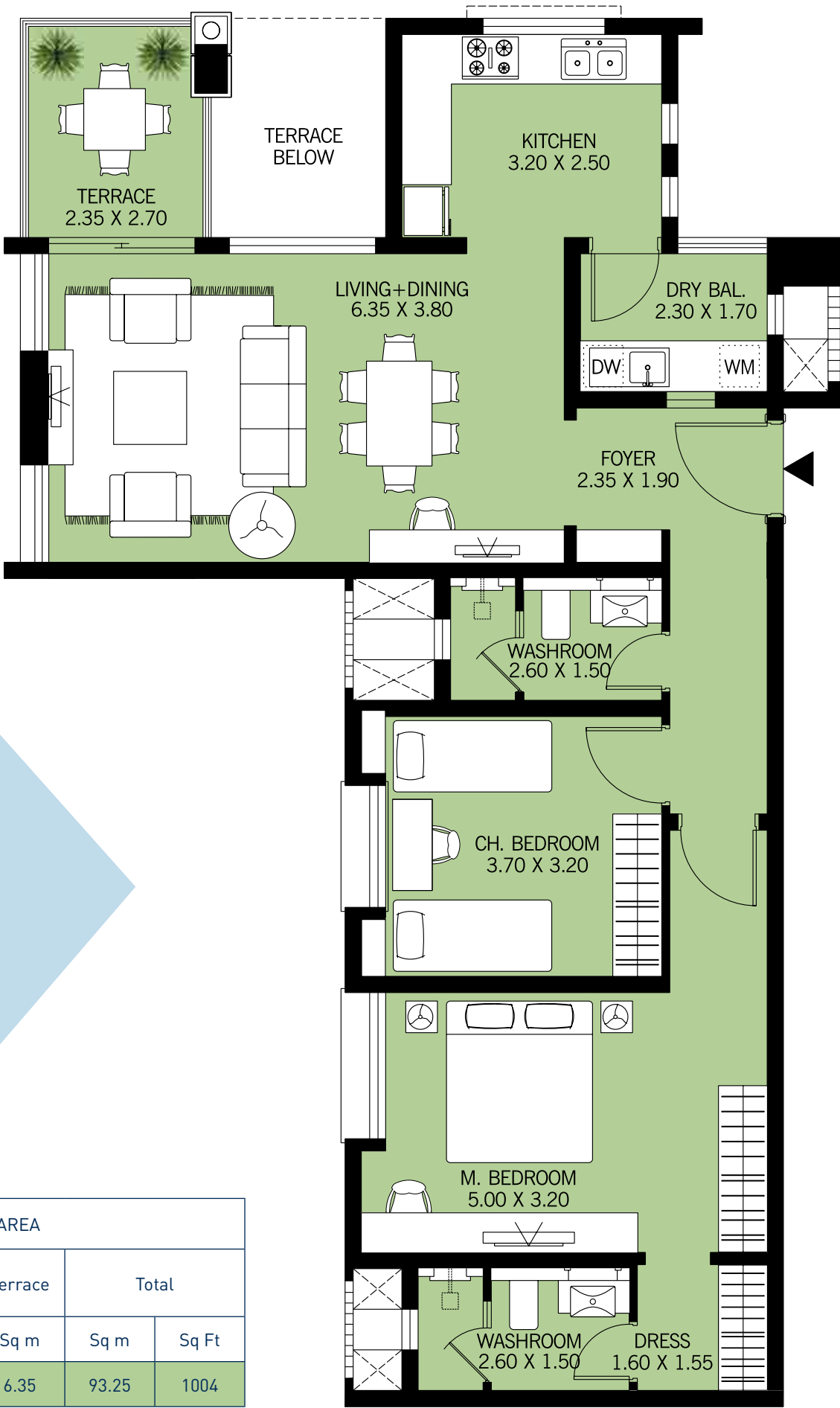


1BHK-T1 Unit Plan



UNIT TYPES	CARPET AREA				
	Room + Encl. Balcony	Dry Balcony	Terrace	Total	
	Sq m	Sq m	Sq m	Sq m	Sq Ft
1BHK-T1	52.77	3.25	4.73	60.75	654

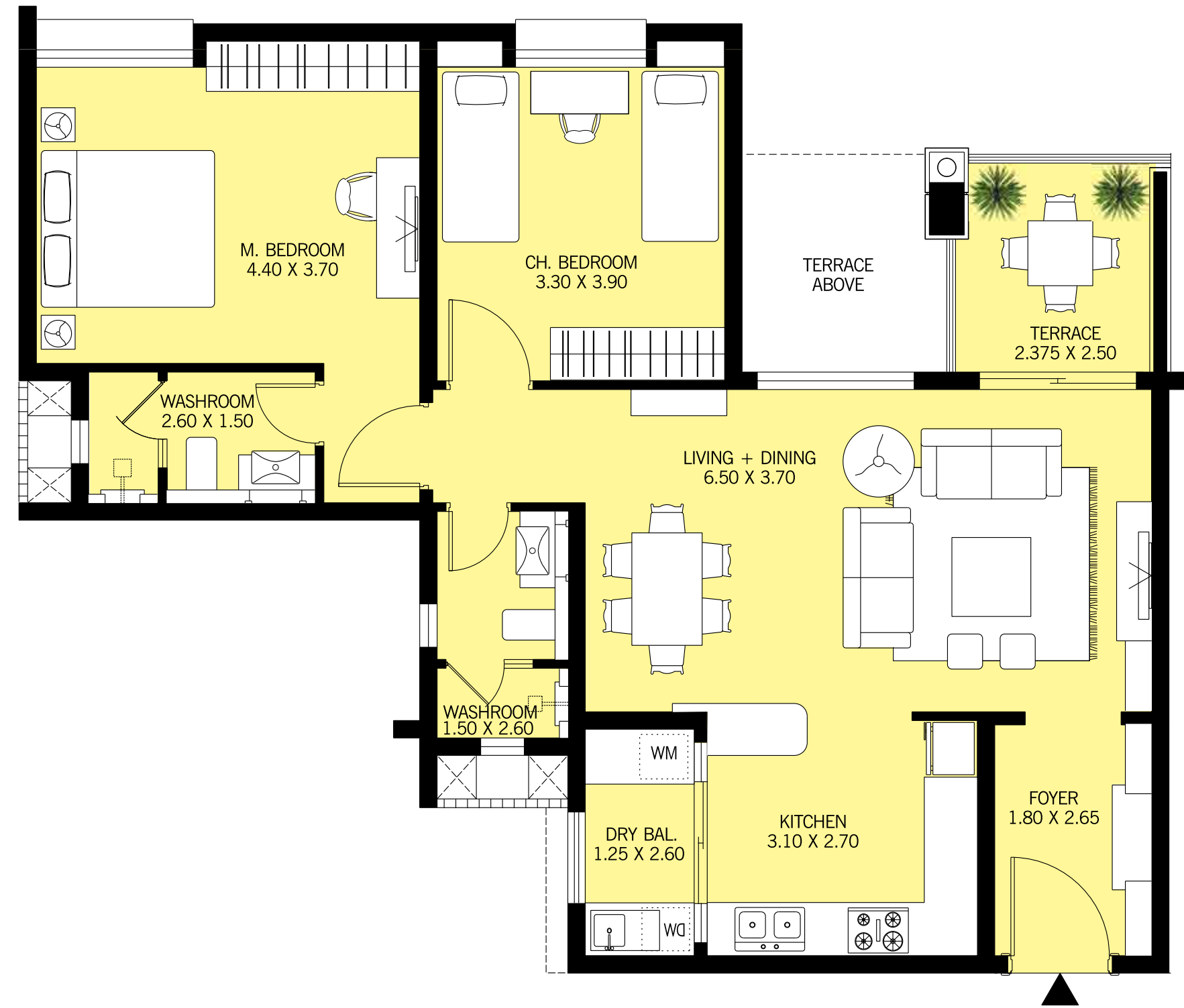
2BHK-T2 Unit Plan



UNIT TYPES	CARPET AREA				
	Room + Encl. Balcony	Dry Balcony	Terrace	Total	
	Sq m	Sq m	Sq m	Sq m	Sq Ft
2BHK-T2	82.99	3.91	6.35	93.25	1004

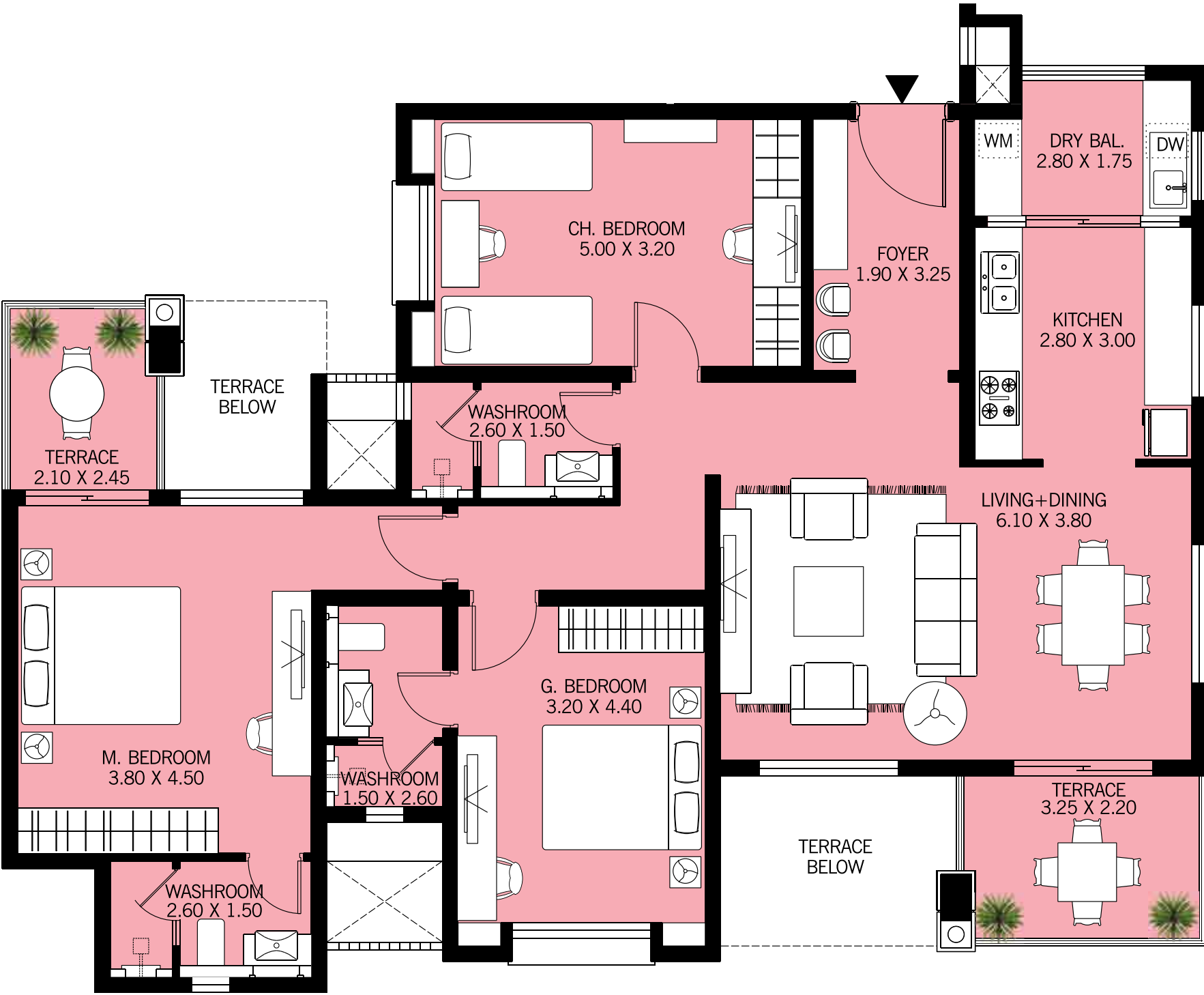


2BHK-T3 Unit Plan



UNIT TYPES	CARPET AREA				
	Room + Encl. Balcony	Dry Balcony	Terrace	Total	
	Sq m	Sq m	Sq m	Sq m	Sq Ft
2BHK-T3	79.97	3.25	5.94	89.16	960

3BHK Unit Plan



UNIT TYPES	CARPET AREA				
	Room + Encl. Balcony	Dry Balcony	Terrace	Total	
	Sq m	Sq m	Sq m	Sq m	Sq Ft
3BHK	109.98	4.60	12.30	126.88	1366





## Specifications

- Monolithic design of buildings using latest technology aluminium formwork type construction.
- Earthquake resistant structures conforming to IS 1893-1984 and IS 456 2000 for Pune city in Zone 3.

### Doors

- Paneled door with laminated veneer and solid teakwood frames & architrave for **main entrance**.
- Flush door with laminated veneer & architrave for **bedrooms & washrooms**.
- Fully glazed powder coated aluminium sliding door for **attached terrace & dry balcony**.

### Door Fittings

- S.S finish brass door fittings.

### Windows

- Single glazed powder coated aluminum frames with combination of sliding or centrally pivoted handle openable windows.

### Flooring

- Porcelain tiles in **all rooms** with Italian marble threshold.
- Non-skid porcelain tiles in **washrooms, terrace and dry balcony**.
- Wooden flooring in **master bedroom**.

### Tiles

- Full height porcelain tiles in **kitchen, dry balcony and washrooms**.
- Porcelain mosaic tiles in shower area.

### Kitchen

- Fitted kitchen with quartz stone counter top with stainless steel sink & drain board.
- Modular furniture with hob and hood.
- Prepaid piped gas supply.
- Water purifier.

### Dry Balcony

- Stainless Steel sink and provision for dishwasher and washing machine.

### Washrooms

- Shower area with glass partition.
- Concealed plumbing.
- Chromium plated fittings.
- Hot & cold mixing unit for showers.
- Solar/heat pump water heating system.
- High grade sanitary ware & fittings.

### Electrical fittings & fixtures

- Concealed copper wiring.
- Intercom system in living & provision in all bedrooms.
- Provision for inverter.
- Ceiling fans in living/dining, bedrooms and kitchen.
- TV/Telephone points in living & master bedroom.
- VRV AC provision in living/dining & bedrooms.

### Centralized DTH systems for all units.

### Paint

- Satin finish emulsion paint to all internal walls; fine textured ceiling.
- External walls other than cladding as per design with textured paint finishes.

### Building Management Systems

- Video-door phone system.
- Wireless panic switch for the elderly.
- IVRS (Interactive voice response system).



## The Quest.... Biography of Dr DS Kulkarni, CMD

Having entered his rather modest office for a man who heads a billion dollar Group, the first thing Dr DS Kulkarni, the Chairman and Managing Director, does is to bow his head before the picture of Goddess Saptshringi. The entire office set up has been deliberately kept simple, for the clientele, which has been entrusting their unstinted faith in the products of the Group, belongs to that rather modest stratum of society. He began his life on 28 June 1950 in Kasba Peth part of the walled city of Pune and showed his penchant for business acumen rather early, which later was to get into such diverse disciplines as real estate development, automobiles, education and now entertainment. He was born with a mind of his own and strong passion to succeed; traits that were to come to fore in full glow in later years. His deep sense of purpose, self-abnegation and undeterred discipline were amply visible when he took to selling vegetables to thronging buyers. And that character is fully on display even to this day.

“Telesmell” a small venture started in 1970, which runs effectively to this day, was another socially fragrant effort where-in he and Ms Hemanti Phadke, then an ordinary working hand toiling over twelve hours a day for a measly thirty rupees a month, and now Mrs Hemanti Kulkarni, his wife and the mighty President of the Group, would bicycle their day cleaning telephone sets and applying a scented gauge in each one of them. DSK got into business of buildings undertaking carpentry, painting and repair works for houses. This made him an expert in matters engineering and endeared DSK to the customers he connected with thus laying foundation in his young psyche that the customer was God.

In the early eighties, DSK assembled his team ably assisted by Mrs Hemanti Kulkarni who took charge of finances and human resources, and thus began an era which has no parallels in terms of truthfulness and dedication. He catered to lower middle strata of the society for he understood their pain and

blisses and has created well over 35,000 homes for them including the most flourishing township DSK Vishwa, with over 6000 dwellings taking his rightful place in the famed Guinness book of World Records for selling over 1000 units in just seven days. Breaking barriers of minds he built one of the most beautiful buildings in Mumbai that earned the Group the prestigious award from CNBC in the year 2008. Cities of Chennai, Bengaluru, Nasik and Coimbatore saw excellent developments from the DSK stable. New Jersey, USA was the next stop. He aims to build a 150 storeyed skyscraper in Manhattan.

DSK ventured into high-tech fields of computers and Information Technology, education, automobiles, travel and tourism, entertainment and hospitality. On one hand a famous Hollywood producer has partnered with the DSK group to produce a successfully running teleserial; CCIV, France on the other have joined with him in creating perhaps the finest institution in the vocational fields of Industrial designing, computer gaming and Animation. With well over six dozen national and international awards it tow, the DSK International Campus has undoubtedly developed into the best facility in the world.

List of his successes has continued even in the field of automobiles where-in DSK Toyota, headed by his New Zealand

educated son Shirish, has bagged numerous international awards for highest quality service. DSK always exults in working hard and with passion and has osmotically pervaded that spirit into every one of over 8000 individuals working in the Group. Small wonder then that he has been conferred with the Degree of a Doctor of Science by a well known Medical University. A self-made man, for him it does not matter who you are till such time you are ready to give your best. He is helping Milkmen get their dues in the Country with a new invention, a Robot. And with Solar powered Laptop he helps poor farmers operate their bank accounts in the remote areas. That spirit has now led him to offer an unmatched nearly 300 acres project DSK DreamCity at Pune, unlike any seen by humans, anywhere.

DSK is a simple man with such humane qualities that he has instructed his drivers that they will not sound the horn of the car which he travels in lest the people in front of his vehicle feel disturbed. Always leading from front in his personal conduct, every visitor is seen off by him personally out of his modest office. One would find same shades of character even in his family members who treat everyone with respect and equality. With such deep values and strong & fair character success in whatever they do, indeed whatever the Group does, is bound to come their way. Always.

**DSK™**  
G R O U P





Master Planner, Urban Designer and Architect  
SAMIR S. DAOUD,  
B.Sc.Arch, Dip.(Urb.Des.), AADip.(Plan)

Samir S. Daoud, with his team, has worked tirelessly on the creation of Dream City in all aspects of its master planning, urban design, architectural design and landscape design, and has distilled the best of his international experience and extensive track record together with his planning and design philosophy to cultivate his vision for this pioneering project. Developments of this magnitude and diversity require the contribution and services of a high powered multi-disciplinary team in various facets of engineering, technology, science and management to meet the challenges inherent in the design and delivery of such an ambitious and iconic Township intended for the settlement of some 50,000 people. Accordingly, the following local, national and international support consultancy team was selected to provide their invaluable contribution towards the design of Dream City:

- JW Consultants, Pune (Structural Consultants)
- Mr. Birju Patel, Mumbai (MEP Consulting Engineers)
- Halcrow, Delhi (Roads and Traffic Engineering Consultants)
- Architect Vikas & Nilima Bhosekar, Pune (Support Landscape Architects)
- Mr. Kapil Dev, (Lighting Consultancy)

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भारता चरण देवारी माणसं ®

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OHSAS 18001 COMPANY

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Disclaimer

• All dimensions of unit(s) are from unfinished to unfinished wall. • Areas of structural projections (e.g. RCC columns & walls, ledge walls, skirting, shower partition walls, kitchen partition wall etc) and structural cladding are included in the carpet areas. • Information and images of furniture, fixtures, home appliances & articles vehicles shown here-in are only indicative and do not form part of the actual unit(s). • For Calculation purposes, dimensions in 'meter' shall be the valid dimensions and dimensions in 'feet' are only for clients' convenience. • Conversion factor: 1mtr = 3.28 ft; 1sq mtr = 10.764 sq ft. • Sketch of unit(s) is conceptual and not to scale. All plans are subject to accommodate changes required as per the sanctioning authorities. • Amenities such as club houses, gym, etc. and specifications may be provided at the discretion of the Developer. Nature and location of any of the amenities and facilities, common areas, grounds, aquatic/ marine areas, water bodies, open spaces, roads/bridges/driveways and gardens etc in the layout may be added, omitted, shifted or revised at the sole discretion of the Developer, as per requirement of the proposed development. • Sketch of unit(s) is only indicative of features and this is merely an invitation to offer. • Unit(s) will be sold on the basis of carpet areas only. Room areas are inclusive of balconies. Area(s) shown as "Total area including common proportionate area" is only for information.

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