

Project By



Site

Survey No. 75/4/1, New BRT Road, Ravet, Pune

Corporate Office

Plot No. 151, Sector 24, PCNTDA, Nigdi, Pune 411044

Contact: 93090 89500 | Email: sales@dolphingroup.net.in



P52100030737
www.maharera.mahaonline.gov.in

Disclaimer: The intent of this leaflet is to provide only preliminary information about the project. By accepting this leaflet you have agreed that your purchase decision will be made only after satisfactorily examining and understanding the entire project, its relevant documents including but not limited to examining the sanctioned plans, permissions, property title, amenities, specifications, FSI statements, phase-wise development plan, project location, agreement, possession date etc. A copy of detailed sanction plans and other document are available for reference in our corporate office.



**2 BHK
MODERN
HOMES**

@ RAVET



HOMES REIMAGINED

Be it about nature, peace, beautiful vistas or a great quality of life; find it all here at **Dolphin Garima**. Created for those who seek distinction in everything they do and pursue, Dolphin Garima as the name signifies is about finesse and character. Situated at the upcoming location of Ravet, the project will be home to 40 families that will have access to an extraordinary lifestyle. Simple yet stylish, amenity-rich yet spacious, and away from the hustle bustle of the city yet strategically located; Dolphin Garima is set to redefine spacious homes in Pune.

Dolphin Garima resonates with values, value for money and a happy lifestyle. Welcome home!



Strategic, Well-connected
Location of Ravet



Residential and
Commercial Development



Budget-friendly
Investment



Modern Amenities
and Services



Well-planned
Architecture



Brand Promise
of Dolphin Group



Day View | Artist Visualisation



Homes that have,
**PREMIUM QUALITY
THOUGHTFULLY DESIGNED
WITHIN YOUR BUDGET
LOWEST MAINTENANCE**

Limitless luxury, low-priced apartments and low maintenance - What more can one ask for! Everything at Dolphin Garima is thus planned for thoughtful homeowners, such as you. The life-centric design and the customer-friendly value proposition ensure that the best homes are crafted for you, while keeping in mind the constraints of budget and rising costs. The magnificent amenities coming with the low maintenance further will ensure that you live every moment to the fullest in your own safe and beautiful heaven.

और क्या चाहिये







OUTDOOR GYM

PLAY EQUIPMENTS

PAVILION

AMPHITHEATRE

PERGOLA

SENSORY PATH

ARTIFICIAL LAWN AREA

PLAIN KOBA AREA



Terrace View | Artist Visualisation



UPGRADE TO SKY LUXURY LIFESTYLE

Elevate your idea of relaxation and indulgence with the rooftop amenities area at Dolphin Garima. Perfect for bright mornings or starry nights, the roof top amenities space is designed for residents of all age groups with diverse likings. Have a cup of coffee at the pergolas or indulge in a game of snakes and ladders with your family; everything is just so accessible right above your home. Overlooking the city and with vistas so alluring, a home at Dolphin Garima is perfect to celebrate life, love and luxury on the roof top.



Night View | Artist Visualisation

CUT SECTION



- A: Living Room
- B: Balcony
- C: Kitchen
- D: Dry Balcony
- E: Common Bathroom
- F: Bedroom
- G: Master Bedroom

SPECIFICATIONS

Structure

- Earthquake Resistant RCC structure

Brickwork & Plaster

- All Walls in 5" AAC Blocks
- Sand faced plaster for external surfaces
- POP / Gypsum finish Internal Walls

Flooring

- 2' x 2' Vitrified tiles with skirting in entire unit
- Anti-skid flooring in adjacent terraces / dry balconies
- Anti-skid flooring in bathrooms & toilets
- Checkered Tiles / Paver Blocks / Tremix in parking / Ramp Areas

Kitchen

- Granite kitchen platform with stainless steel sink
- Dado tiles above kitchen platform
- Provision for water purifier
- Power Point for kitchen appliances

Electricals

- Concealed electrification with MCB controls
- All MCB controls and switches of standard make

Doors

- Laminated flush doors with standard fittings
- All door frames in ply / granite

Windows

- 2/3 Track Aluminum powder-coated windows with mosquito mesh
- Safety grills & granite window sills

Bath & Toilet

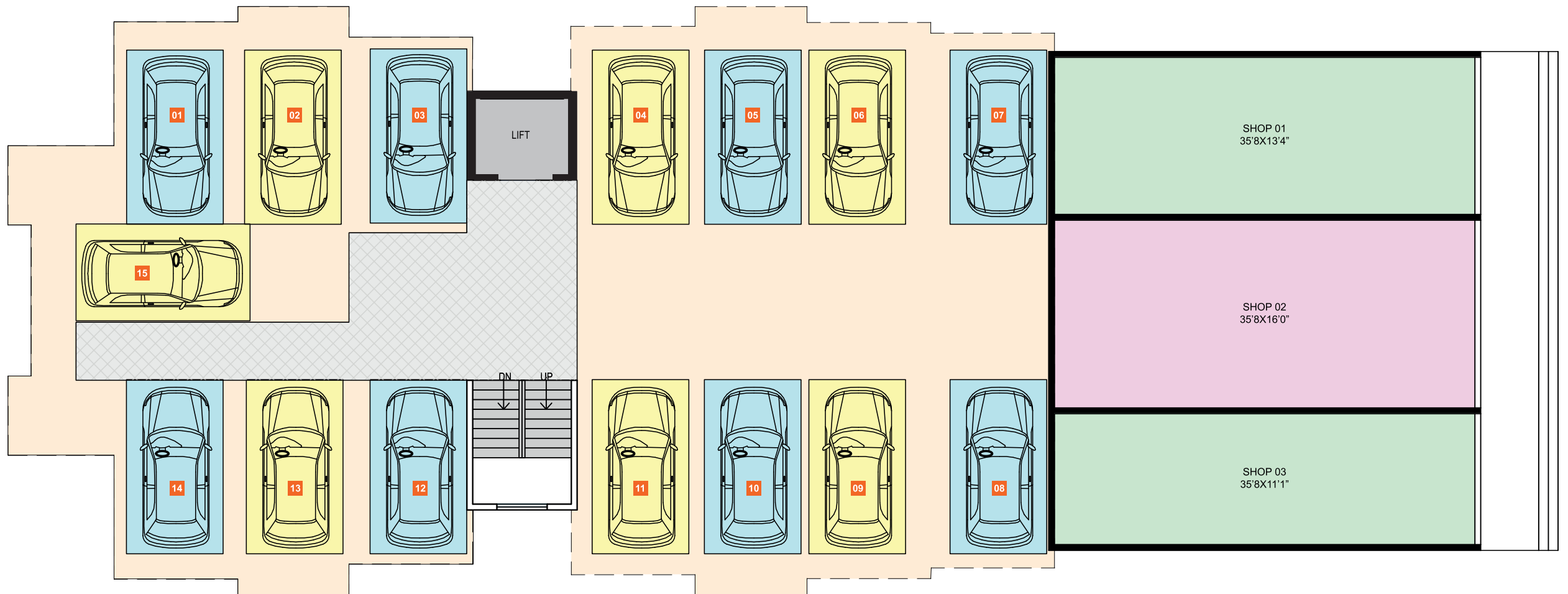
- Concealed and ISI approved plumbing
- Sanitary & C.P. fittings of standard make

Paint

- Oil Bound Distemper for internal walls
- Apex for all external surfaces

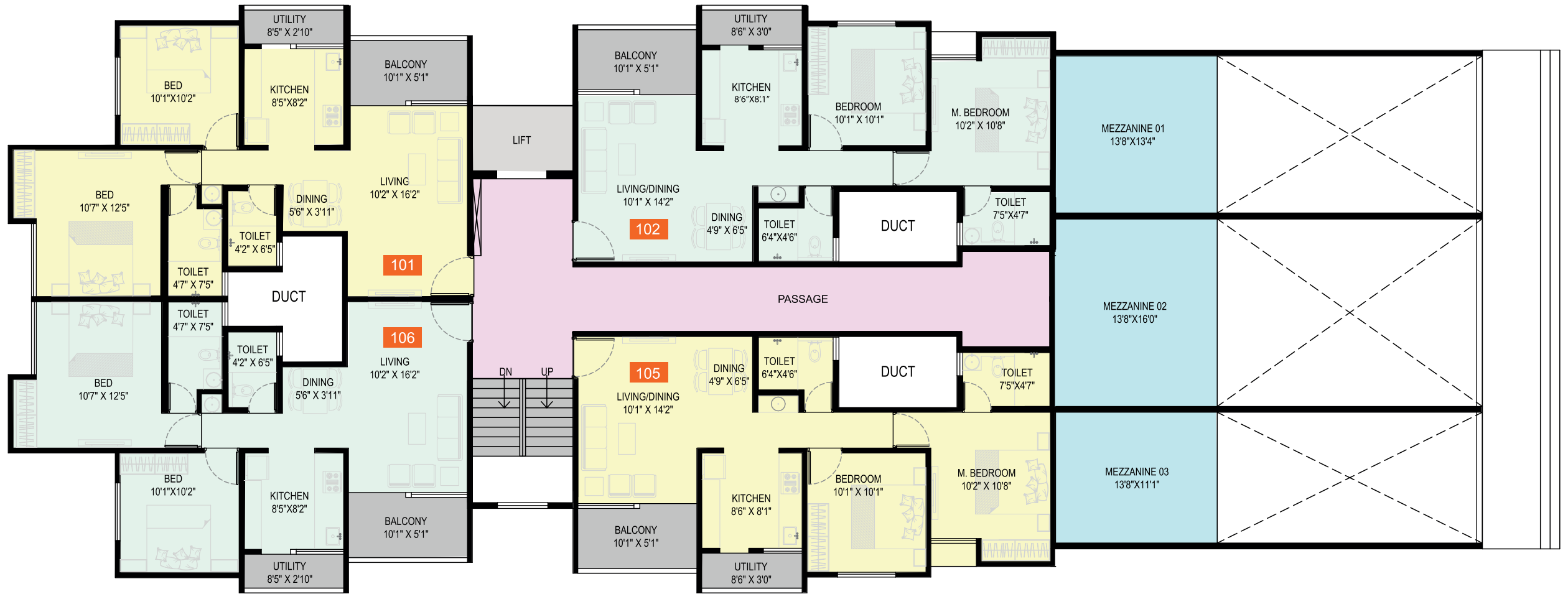


Ground Floor Plan



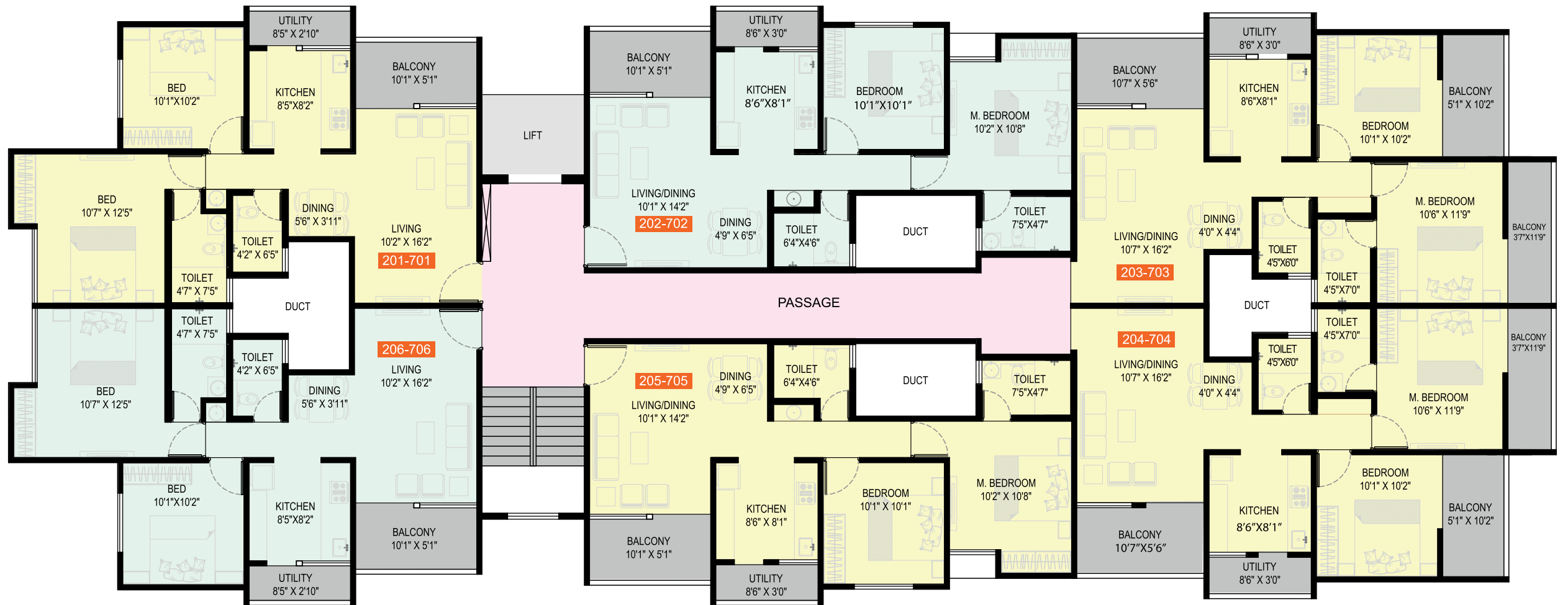
SHOP NO.	CARPET AREA		MEZZ. AREA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	44.12	474.91	16.93	182.23
2	52.72	567.48	20.23	217.76
3	36.75	395.58	14.10	151.77

1st Floor Plan



FLAT NO.	CARPET AREA		ENCLOSED BALC		OPEN BALC		TOTAL	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
101	58.07	625.07	2.69	28.96	7.04	75.78	67.80	729.80
102	54.19	583.30	4.62	49.73	7.11	76.53	65.92	709.56
105	54.19	583.30	4.62	49.73	7.11	76.53	65.92	709.56
106	58.07	625.07	2.69	28.96	7.04	75.78	67.80	729.80

Typical Floor Plan



FLAT NO.	CARPET AREA		ENCLOSE BALC		OPEN BALC		TOTAL	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
201,301,401,501,601,701	58.07	625.07	2.69	28.96	7.04	75.78	67.80	729.80
202,302,402,502,602,702	54.19	583.30	4.62	49.73	7.11	76.53	65.92	709.56
203,303,403,503,603,703	56.52	608.38	2.80	30.14	16.53	177.93	75.85	816.45
204,304,404,504,604,704	56.52	608.38	2.80	30.14	16.53	177.93	75.85	816.45
205,305,405,505,605,705	54.19	583.30	4.62	49.73	7.11	76.53	65.92	709.56
206,306,406,506,606,706	58.07	625.07	2.69	28.96	7.04	75.78	67.80	729.80



Bird Eye View | Artist Visualisation

AMENITIES



Passenger Lift of standard make



Energy efficient lights for common areas



Battery power backup for lift & common area lights



Solar water in one bathroom



Name plates, letter boxes, name board in lobby



Provision for exhaust fan in kitchen and bathrooms



Rain water harvesting system

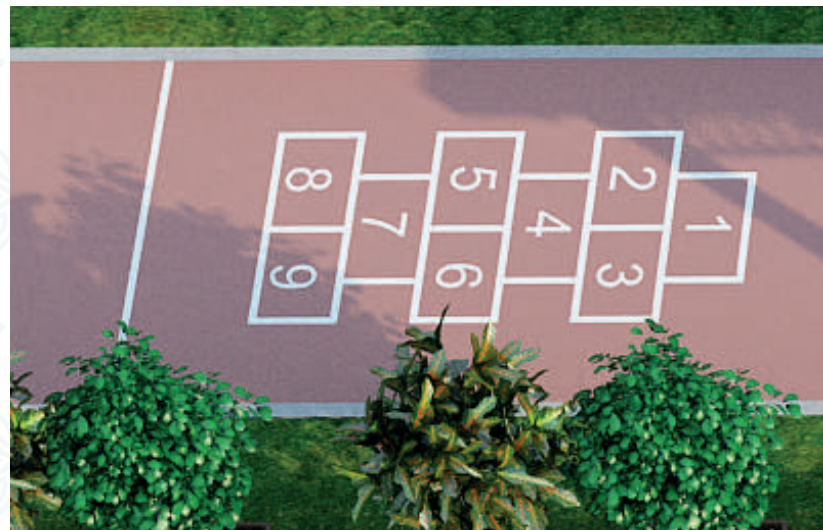


Inverter provision in each unit



ROOF TOP AMENITIES

- Terrace Entry
- Large Pots
- Pavilion
- Built Sitting
- Pergola
- Court
- Sensory Path
- Barbeque area
- Amphithetare Steps
- Snakes and Ladder Painted on Floor
- Hopscotch painted on Floor
- Artificial Lawn Area
- Play Equipments
- Mini Outdoor Gym area
- Plain Coba Area - Games Court
- Elevated Solar Panels



LOCATION MAP



CONNECTIVITY REDEFINED

Key Destinations:

- Airport : 28 KMS
- Pune Railway Station : 25 KMS
- Akurdi Railway Station : 3 KMS
- Bus Stop/Public Transport : 1 KMS

Shopping centers:

- One Mall : 3 KMS
- D-Mart : 4 KMS
- Reliance Mart : 3 KMS

Hospitals:

- Aditya Birla Hospital : 7 KMS
- Ojas Multispeciality Hospital : 4 KMS
- Lokmanya Hospital : 6 KMS
- Niramaya Hospital : 9 KMS

MIDC Area:

- Pimpri Chinchwad MIDC : 8 KMS
- Chakan MIDC : 18 KMS
- Talegaon MIDC : 15 KMS

Educational Institutes:

- Symbiosis College : 4 KMS
- S B Patil School : 2 KMS
- City Pride School : 1 KMS
- D Y Patil College : 6 KMS
- PCCOE : 4 KMS

IT Parks:

- Hinjewadi : 12 KMS
- Talawde : 12 KMS

COLLABORATIONS RECHARGED

Architect	: Vastushaili - Ar. Yogesh Manakshe
Legal Advisor	: Adv. Vivek Nanekar
RCC Consultant	: Sarvasiddhant Structural Engineers Pvt. Ltd.
Landscape Designer	: Ar. Sayali Vaidya
MEP Consultant	: Siddhivinayak MEP Consultants
Brand Consultant	: Qurious Design Pvt. Ltd.



EVOLVED RESPONSIBLY

Dolphin Vastu, a division of Dolphin Group, is a brand to reckon with in the real estate realm of Pune and Pimpri Chinchwad. In the last 17 years, the brand has successfully added more than 15 projects to the skylines of the city, spanning more than 1 Million sq.ft.

Dolphin Vastu has been built on the foundations of customer trust, product quality and a powerful ethos. Dolphin's brand promise is backed with an in-depth expertise, evolving experience and a full-fledged range of products and services.

Customer-centric and modern, Dolphin is all about people, persistence and promises.