

LOCATION MAP



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D.S.KULKARNI DEVELOPERS LTD.

AN ISO 9001, ISO 14001, OHSAS 18001 COMPANY



घराला घरपण देणारी माणसं®

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DSK Projects in Pune, Mumbai, Nasik, Bengaluru, Chennai & USA

This brochure is a purely conceptual presentation of the proposed project in accordance with the sanctioned plan. The information about number of units, amenities and fixtures is indicative. The developers reserve the right to change the perspective and to cancel or provide the said amenities. Guidelines are enforced for not allowing grills, flowerpots, etc. to be fixed, windows or any changes to be made in external elevations. All plans are subject to accommodate the changes required as per the B.M.C bye laws. Conversion factor: 1sq meter= 10.764sq.ft.



N a t u r e ' s o w n r e t r e a t



DSK Madhuban

2/2.5/3 BHK Apartments
Sakinaka, Andheri (East), Mumbai

Every time I land in Mumbai, all I see from the window of the plane is concrete and more concrete. I remember Mumbai when I was a child. It was so clean and lush green. When I travel all over the world I always notice that urbanization and ecology can co-exist together beautifully.

I have always dreamt of creating a fresh and green haven in Mumbai that is world-class too. DSK Madhuban at Andheri is just that. It is an oasis amidst a burgeoning metropolis. It is a complete break from the way Mumbai has grown.

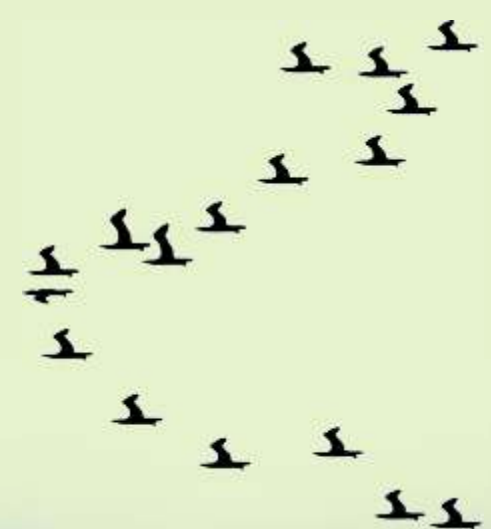
DSK Madhuban is characterized by huge spaces reserved for plantations and lawns, gardens and cozy hideouts. I have planned this dream township with a simple objective: destress your life completely. The hill view from your home, the open spaces, the clean pure air and the state-of-the-art recreational facilities are all planned to recharge you everyday.

The homes are very spacious, for I feel that at this stage in your life you deserve every inch of comfort.

More important, when you make DSK Madhuban your home, you can still be in constant touch with the world, because the location provides for it. DSK Madhuban is right next to Andheri's downtown area with schools, colleges, medical facilities, restaurants, malls, and the international airport a short drive away.

Come, let me share my dream with you. I invite you to be a proud homeowner at DSK Madhuban. Together we can create an ideal illustration of urban living of the future!

Warm regards,
D. S. Kulkarni





AMENITIES

EARTHQUAKE RESISTANT STRUCTURE
confirming to IS 1893-2002 & IS 456-2000
with Mumbai city in Zone 3

DOORS

- Decorative HDF entrance door
- Commercial flush door to bedrooms
- Marine ply water proof doors to toilets and attached terrace
- Stainless steel fittings for all doors

WINDOWS

- Powder coated aluminum sliding window
- Aluminum louvers with exhaust fan provision for toilets

FLOORING

- Vitrified tile flooring in entire flat except toilets
- Coloured, anti skid ceramic tiles for toilets

KITCHEN

- Black galaxy granite kitchen platform with stainless steel sink and outlets for Geyser / Water purifier
- Arrangement of Mahanagar piped gas
- Water Purifier
- Exhaust fan

TOILETS

- Concealed plumbing with chromium plated fittings of exclusive quality
- Hot and cold mixer in toilets
- Coloured glazed tile dado up to 7' in toilets
- Boiler

ELECTRIFICATION & CABLING

- Concealed copper wiring in entire flat
- Provision of telephone and T.V point in living room and one bedroom
- Provision for Internet connection
- Ceiling fan

PAINTING

- POP purning to walls, oil bound distemper internally & water proof exterior paint finish

LANDSCAPING

- Ample green spaces and landscaping to blend with nature

RECREATIONAL FACILITIES

- Children's play area, Swimming pool
- Clubhouse, Steam and Sauna bath
- Table Tennis / Carrom room
- Jogging Track, Meditation area

PARKING

- Adequate parking
- Servant's washroom and car wash area

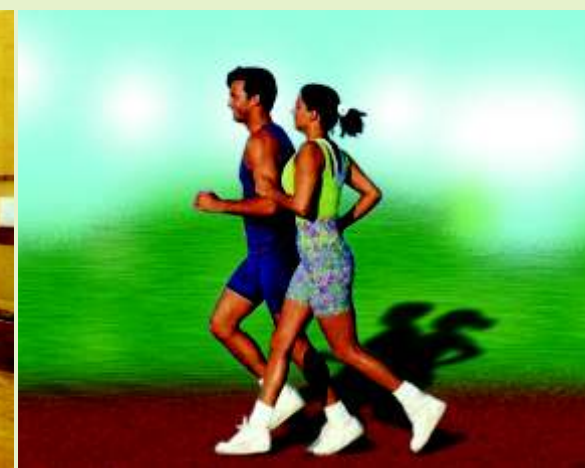
WATER SUPPLY

- Water supply through overhead water tank

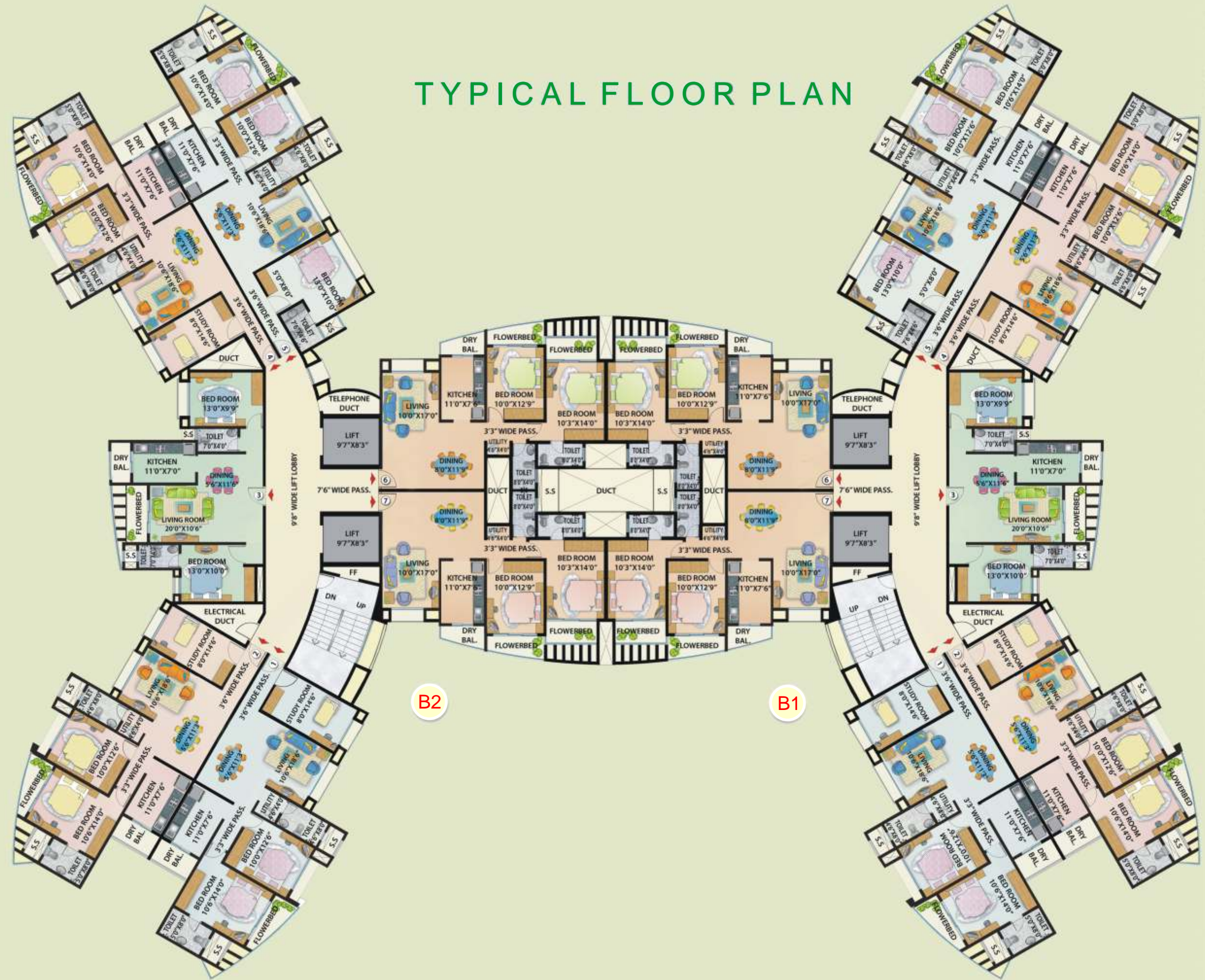
LIFT

- 2 lifts per wing

Door Video phone



TYPICAL FLOOR PLAN



FLOOR PLANS



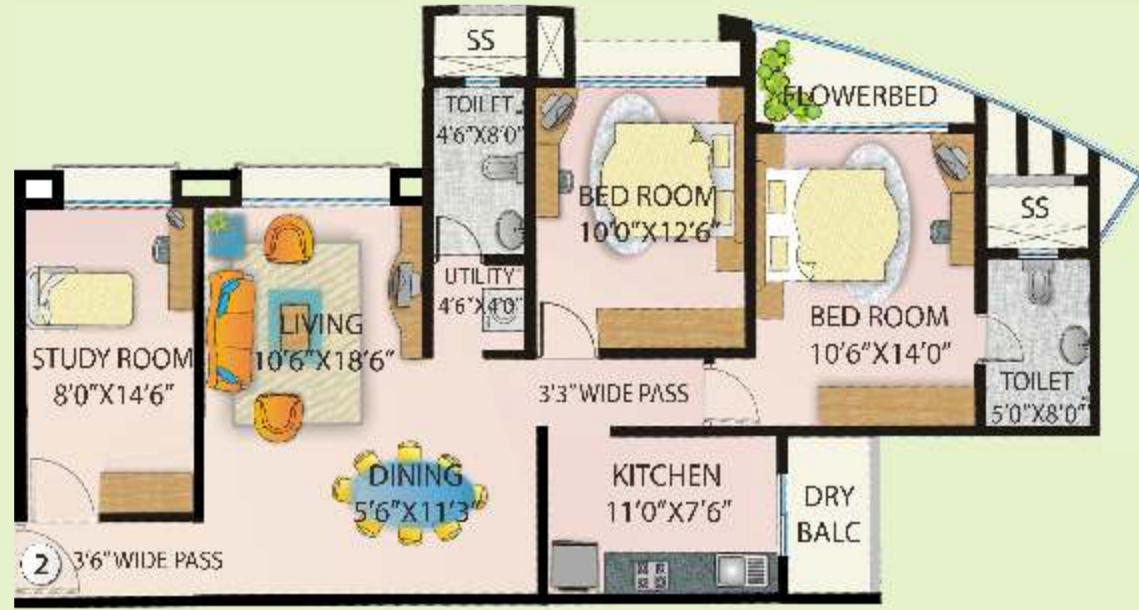
Area statement in sq.ft. - 2 BHK

DESCRIPTION	CARPET AREA			BUILT UP AREA			SALEABLE AREA
	ROOM + BALC.	FLOWER BED	TOTAL	ROOM + BALC.	FLOWER BED	TOTAL	
2 BHK	717	39	756	818	42	860	1058

Area statement in sq.ft. - 2 BHK

DESCRIPTION	CARPET AREA			BUILT UP AREA			SALEABLE AREA
	ROOM + BALC.	FLOWER BED	TOTAL	ROOM + BALC.	FLOWER BED	TOTAL	
2 BHK	793	66	859	883	76	959	1203

FLOOR PLANS



Area statement in sq.ft. - 2 1/2 BHK

DESCRIPTION	CARPET AREA			BUILT UP AREA			SALEABLE AREA
	ROOM + BALC.	FLOWER BED	TOTAL	ROOM + BALC.	FLOWER BED	TOTAL	
2 1/2 BHK	921	33	954	1029	39	1068	1336



Area statement in sq.ft. - 3 BHK

DESCRIPTION	CARPET AREA			BUILT UP AREA			SALEABLE AREA
	ROOM + BALC.	FLOWER BED	TOTAL	ROOM + BALC.	FLOWER BED	TOTAL	
3 BHK	1032	33	1065	1155	39	1194	1491



Area statement in sq.ft. - 2 1/2 BHK

DESCRIPTION	CARPET AREA			BUILT UP AREA			SALEABLE AREA
	ROOM + BALC.	FLOWER BED	TOTAL	ROOM + BALC.	FLOWER BED	TOTAL	
2 1/2 BHK	943	33	976	1055	39	1094	1366



Our Transparent Area Calculation Policy

1. Room areas are inclusive of balconies
2. Saleable Area = Room Area + Flower Bed Carpet area + Proportionate Common Areas
3. Areas of all structural projections like RCC Columns, RCC Walls and Skirtings are included in the Carpet Areas mentioned
4. Dimensions shown are unfinished wall to wall dimensions