

PROJECT BY



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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, permission, 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.



HOMES THATS MATCH OUR
VISION AND YOUR FUTURE



ABOUT ARNAV DOPIOO

If you thought city skyline views were the trend, then think again. **Arnav Dopioo** at Handewadi, a Residential and Commercial project by **Anshul Developers** offers you the best life style, low maintenance and better standard of living. Thoughtfully planned living spaces, standard class facilities and a location that brings healthy work-life balance allowing you to spend more time with family and friends. There are over 10+ lifestyle amenities spread across the entire project and a landscaped garden to stimulate your senses and creativity. To Travel the world, a new Pune International Airport is coming up just 15 kms away.

Accomodate yourself at Arnav Dopioo. **1, 2 BHK & 3 BHK** Duplex extremely well designed for your comfort and luxury on 10th and 11th floor. Its time for you to enjoy Double Happiness.



ABOUT DEVELOPER

We at **Anshul Developers**, believe in serving every creation with reliability to achieve complete customer satisfaction. Our vision is to be the Partner of Choice. Creating value is only possible when the needs of individuals are clearly understood. And every step of the investing your hard own money process is guided by experts with ultimate transparency.

Anshul Developers is led by a group of professionals who have years of experience in handling various Real Estate Projects. Our expertise will help you achieve comfort that you have planned for yourself and your beloved ones.





YOUR SPACE TO LIVE MORE

A life-style project in the progressive neighbourhood and education hub of Eastern Pune. Homes crafted with sophistication and well designed amenities. Enjoy the savings from low maintenance costs. Shopping malls, Schools, Gardens and more are within the walking distance. Its time for you to live more.



**DOUBLE THE SAVINGS
DOUBLE THE CARE
DOUBLE THE HAPPINESS**

**WELCOME TO
ARNAV
DOPIOO**





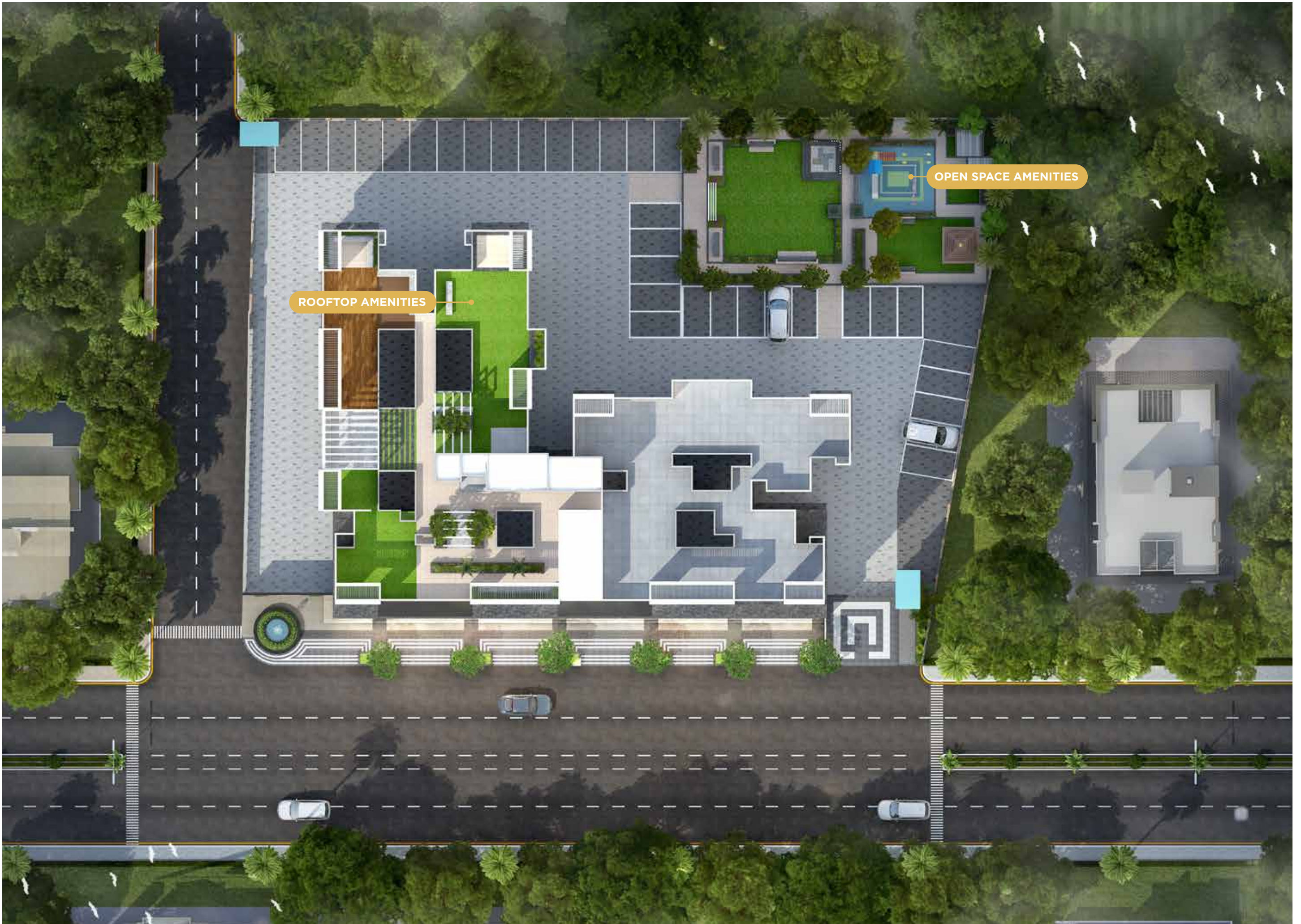
Day View

Disclaimer: Elevation shown here is an artist's impression and may be different from the actual elevation.

ENJOY NATURE AND FRESH AIR FOR A HAPPY LIFE

Wake up every morning in the light of a new day filled with numerous choice. Soak in the ever evolving atmosphere around you and enjoy the array of privileges. Experience something new you every time you step out or or even saunter in your balcony. Pamper yourself with a new choice everyday at your new home at Arnav Dopioo.





ROOFTOP AMENITIES

OPEN SPACE AMENITIES

Top View

Disclaimer: Elevation shown here is an artist's impression and may be different from the actual elevation.



Night View

Disclaimer: Elevation shown here is an artist's impression and may be different from the actual elevation.

ENJOY ILLUMINATING NIGHT AT ARNAV DOPIOO

A rosy evening, peaceful surrounding and a cup of tea... seems like fantasy but it's not Arnav Dopioo a project by Anshul Developers bring you the luxury, comfort and a dress that suits your status, lavish apartments by exclusive amenities are an essential for you. Arnav Dopioo has offered you a delightful royal and classy lifestyle that will make you feel double happier.





Bird Eye View

Disclaimer: Elevation shown here is an artist's impression and may be different from the actual elevation.



ARNAV DOPIOO OFFERS
MODERN COMMERCIAL SHOPS
FOR TODAY'S PROGRESSIVE
BUSINESS



Commercial View

Disclaimer: Elevation shown here is an artist's impression and may be different from the actual elevation.



1 BHK CUT SECTION

- A: LIVING ROOM
- B: TERRACE
- C: KITCHEN
- D: DRY BALCONY
- E: WC / BATH
- F: BEDROOM



Disclaimer: Furniture shown is for representational purpose, actual flat will be non-furnished





2 BHK CUT SECTION

- A : LIVING ROOM
- B : TERRACE
- C : KITCHEN
- D : DRY BALCONY
- E : WC / BATH
- F : KIDS BEDROOM
- G : MASTER BEDROOM



Disclaimer: Furniture shown is for representational purpose, actual flat will be non-furnished





AMENITIES

- CHILDREN'S PLAY AREA
- PARTY LAWN
- JOGGING TRACK
- ENTRANCE LOBBY
- SENIOR CITIZEN SITTING AREA

- INTERCOM FACILITY
- SECURITY CABIN
- FIRE SECURITY SYSTEM
- RAINWATER HARVESTING
- COVERED CAR PARKING
- SOLAR SYSTEM

- LANDSCAPED GARDEN
- OPEN CAR PARKING
- STREETLIGHTS
- LIFTS
- POWER BACK-UP FOR COMMON AREAS & LIFTS



ROOFTOP AMENITIES

- PARTY AREA
- YOGA - MEDITATION AREA



Children Play Area

Disclaimer: Elevation shown here is an artist's impression and may be different from the actual elevation.



Garden Landscape

Disclaimer: Elevation shown here is an artist's impression and may be different from the actual elevation.



SPECIFICATIONS

● **STRUCTURE:**

- Earthquake resistant structure
- AAC Siporex Block
- External two coat sand face plaster
- Internal Gypsum Finish

● **FLOORING:**

- Tile (Size 2X2 Ft.) in All Rooms
- Anti skid tiles for washrooms and terraces

● **KITCHEN:**

- Granite kitchen platform with SS sink
- Designer dado glazed tiles up to lintel level on kitchen platform
- Provision for water purifier

● **WASHROOMS:**

- Designers wall tiles up to lintel level in toilet and bathroom
- High quality concealed plumbing and CP fitting
- High quality sanitary ware

● **DOORS:**

- Decorative laminated entrance door
- Good quality internal flush doors with standard fittings
- 3 Track aluminium sliding door for Terrace

● **WINDOWS:**

- 3 - Tracking aluminium windows with mosquito Mesh and M.S grill
- Steel grey window sill for all windows
- MS railings for terraces

● **ELECTRIFICATION:**

- Concealed copper wiring
- Adequate electrical points in all rooms
- Electrical switches of Legrand Make / Equivalent
- Provision for electrical points, exhaust fan, washing machine
- Provision for AC point in master bedroom

● **PAINTING:**

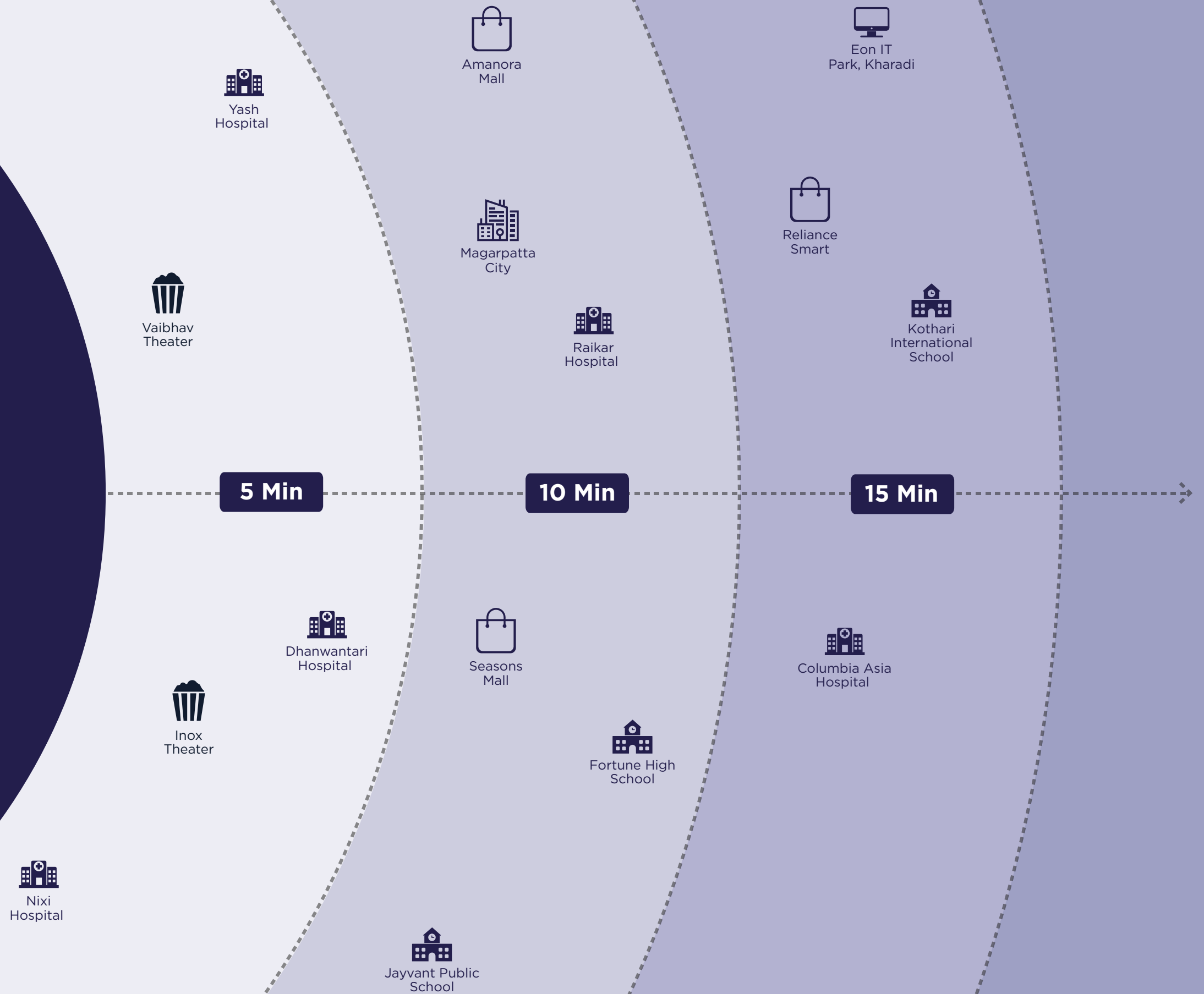
- Oil bond distemper for internal walls
- Semi-acrylic paint to external walls

● **COMMON AMENITIES:**

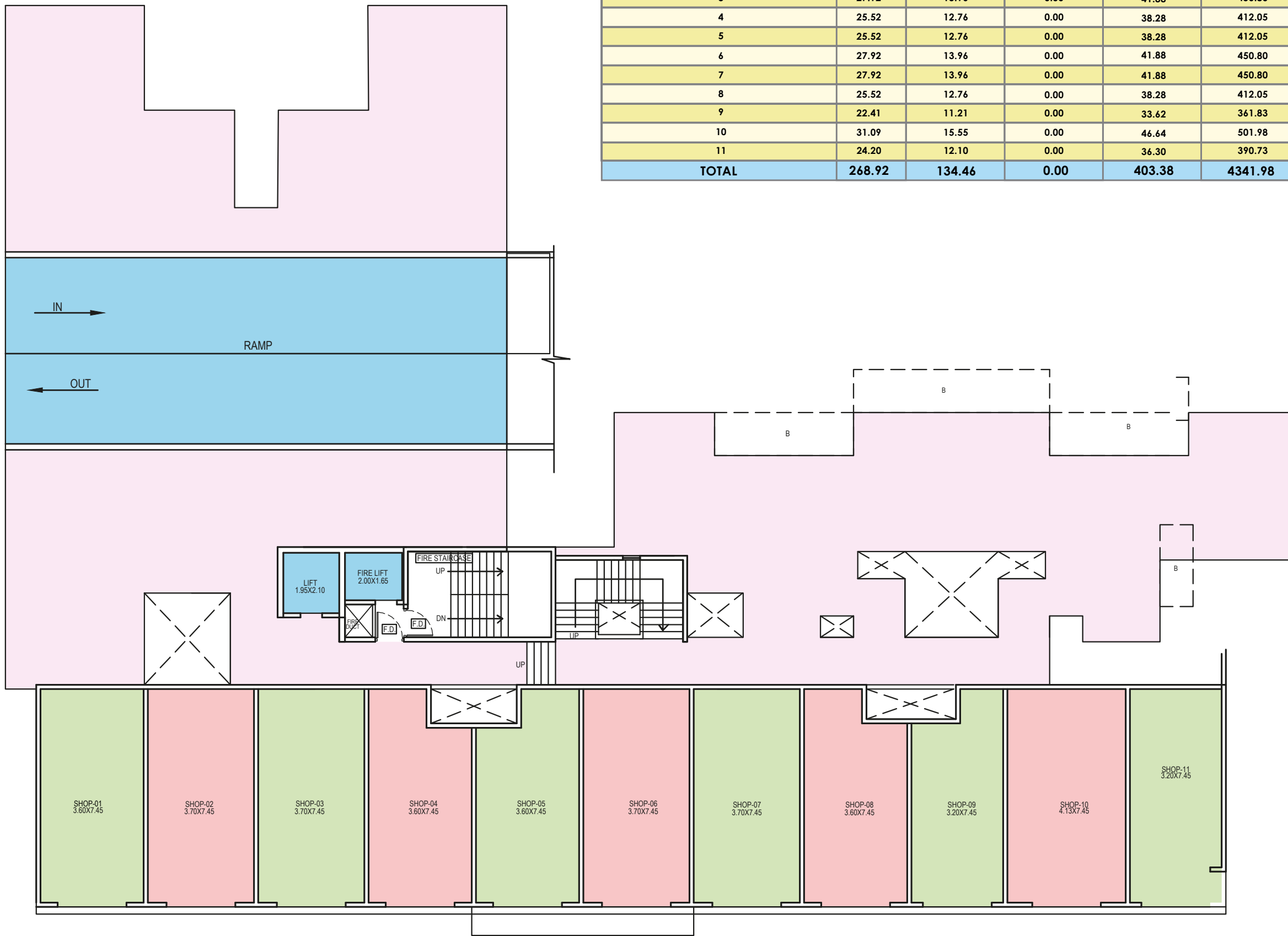
- Grand entrance with security cabin
- Two lifts
- Solid waste treatment plant (STP)
- Back-up for lifts, pumps and common areas



ARNAV DOPI



| SHOP NO. | CARPET | LOFT | UTILITY | TOTAL IN SQM | TOTAL IN SQFT | SALABLE IN SQFT (40%) | NO OF UNITS | TOTAL SALEABLE |
|--------------|---------------|---------------|-------------|---------------|----------------|-----------------------|--------------|----------------|
| 1 | 27.18 | 13.59 | 0.00 | 40.77 | 438.85 | 614.39 | 1.00 | 614.39 |
| 2 | 27.92 | 13.96 | 0.00 | 41.88 | 450.80 | 631.11 | 1.00 | 631.11 |
| 3 | 27.92 | 13.96 | 0.00 | 41.88 | 450.80 | 631.11 | 1.00 | 631.11 |
| 4 | 25.52 | 12.76 | 0.00 | 38.28 | 412.05 | 576.86 | 1.00 | 576.86 |
| 5 | 25.52 | 12.76 | 0.00 | 38.28 | 412.05 | 576.86 | 1.00 | 576.86 |
| 6 | 27.92 | 13.96 | 0.00 | 41.88 | 450.80 | 631.11 | 1.00 | 631.11 |
| 7 | 27.92 | 13.96 | 0.00 | 41.88 | 450.80 | 631.11 | 1.00 | 631.11 |
| 8 | 25.52 | 12.76 | 0.00 | 38.28 | 412.05 | 576.86 | 1.00 | 576.86 |
| 9 | 22.41 | 11.21 | 0.00 | 33.62 | 361.83 | 506.56 | 1.00 | 506.56 |
| 10 | 31.09 | 15.55 | 0.00 | 46.64 | 501.98 | 702.77 | 1.00 | 702.77 |
| 11 | 24.20 | 12.10 | 0.00 | 36.30 | 390.73 | 547.03 | 1.00 | 547.03 |
| TOTAL | 268.92 | 134.46 | 0.00 | 403.38 | 4341.98 | 6078.78 | 10.00 | 6078.78 |



GROUND FLOOR PLAN



109, 209, 309, 409,
509, 609, 709, 909, 1209

110, 210, 310, 410,
510, 610, 710, 910, 1210

108, 208, 308, 408,
508, 608, 708, 908, 1208

111, 211, 311, 411, 511,
611, 711, 911, 1211

101, 201, 301, 401,
501, 601, 701, 901, 1201

102, 202, 302, 402,
502, 602, 702, 902, 1202

107, 207, 307, 407,
507, 607, 707, 907, 1207

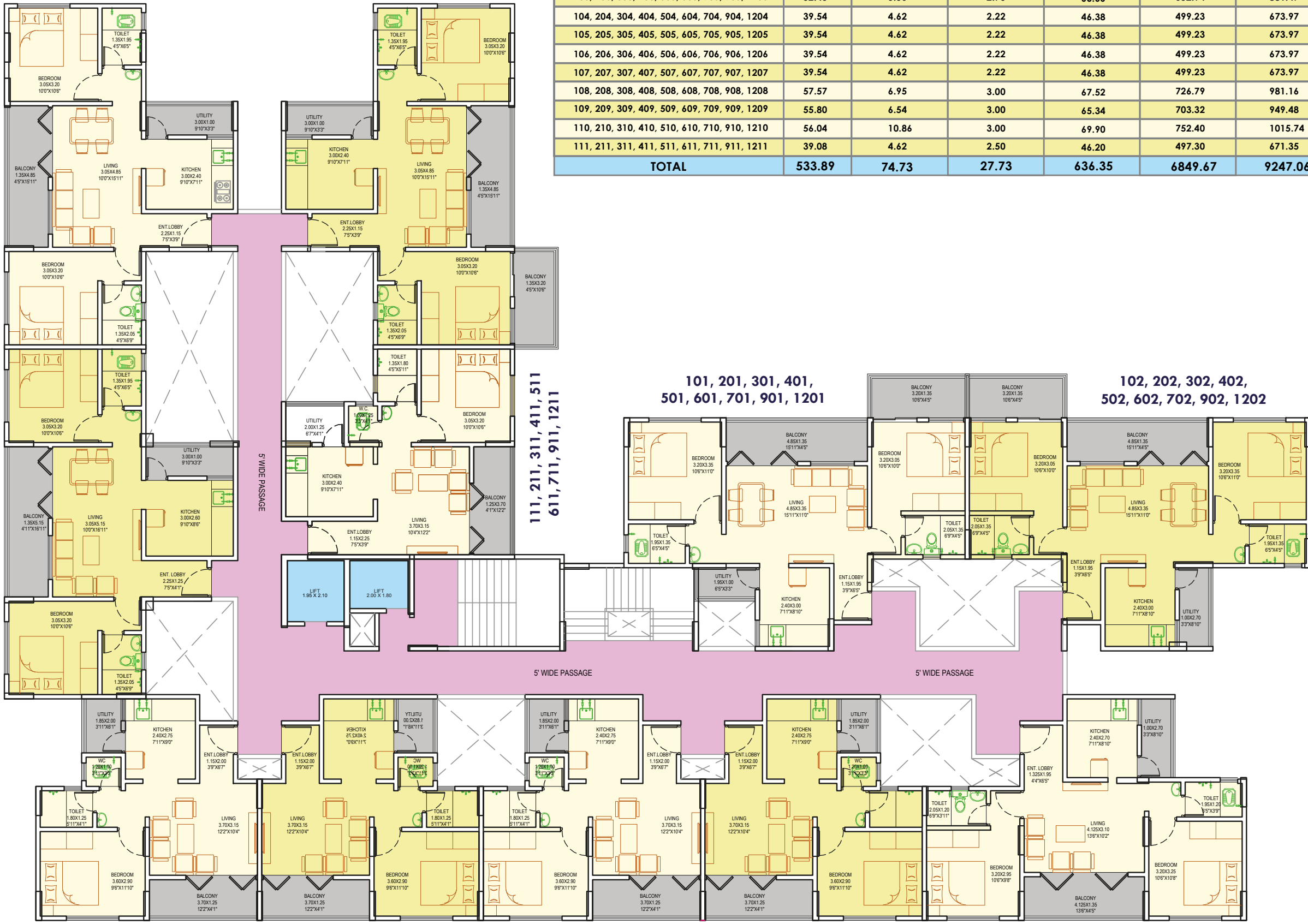
106, 206, 306, 406,
506, 606, 706, 906, 1206

105, 205, 305, 405, 505,
605, 705, 905

104, 204, 304, 404,
504, 604, 704, 904, 1204

103, 203, 303, 403,
503, 603, 703, 903, 1203

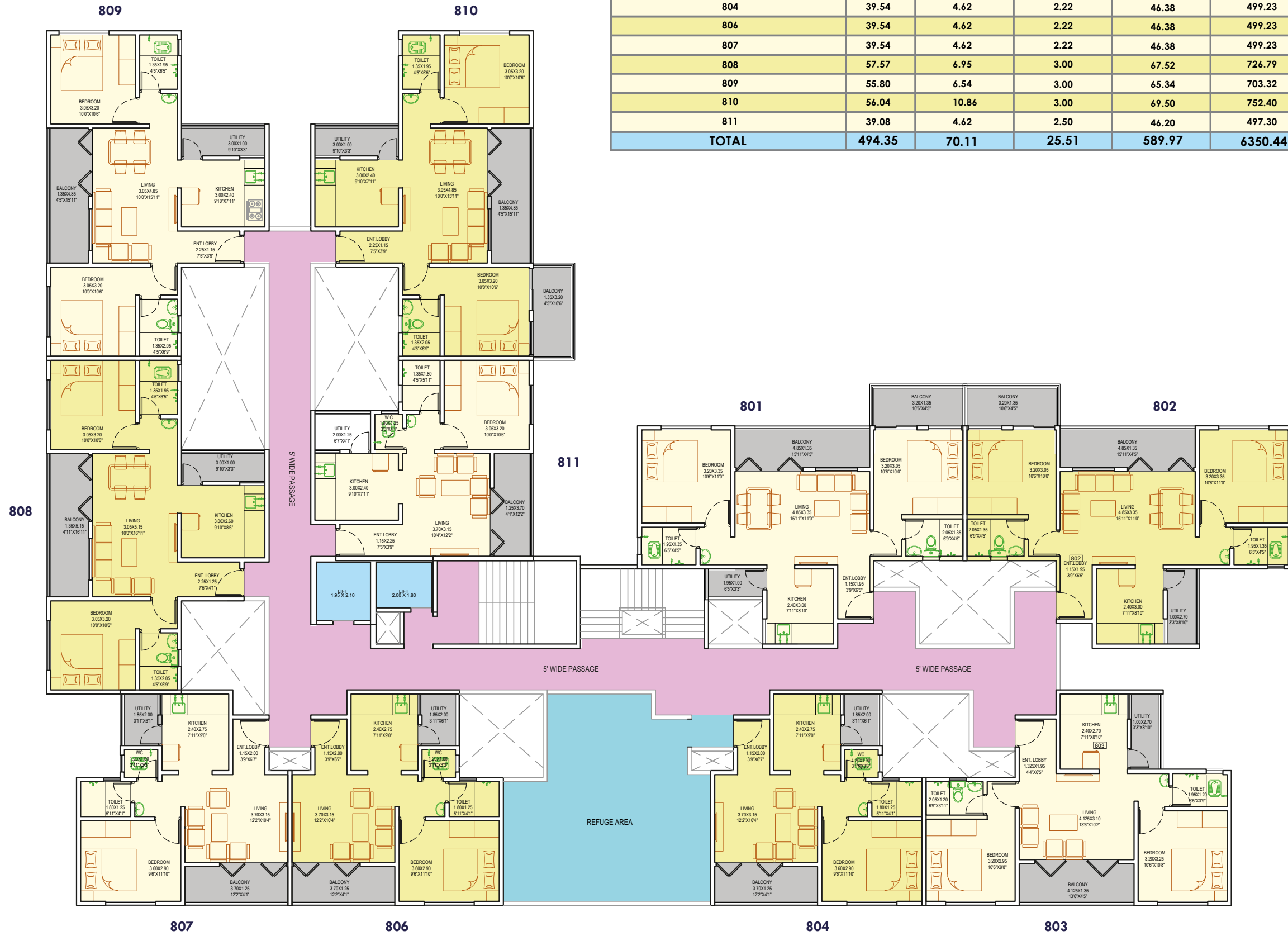
| FLAT NO. | CARPET | BALCONY | UTILITY | TOTAL IN SQM | TOTAL IN SQFT | SALABLE IN SQFT (35%) | NO OF UNITS | TOTAL SALEABLE |
|--|---------------|--------------|--------------|---------------|----------------|-----------------------|--------------|-----------------|
| 101, 201, 301, 401, 501, 601, 701, 901, 1201 | 57.42 | 10.86 | 1.95 | 70.23 | 755.96 | 1020.54 | 8.00 | 8164.32 |
| 102, 202, 302, 402, 502, 602, 702, 902, 1202 | 57.42 | 10.86 | 2.70 | 70.98 | 764.03 | 1031.44 | 8.00 | 8251.51 |
| 103, 203, 303, 403, 503, 603, 703, 903, 1203 | 52.40 | 5.56 | 2.70 | 60.66 | 652.94 | 881.47 | 8.00 | 7051.80 |
| 104, 204, 304, 404, 504, 604, 704, 904, 1204 | 39.54 | 4.62 | 2.22 | 46.38 | 499.23 | 673.97 | 8.00 | 5391.73 |
| 105, 205, 305, 405, 505, 605, 705, 905, 1205 | 39.54 | 4.62 | 2.22 | 46.38 | 499.23 | 673.97 | 8.00 | 5391.73 |
| 106, 206, 306, 406, 506, 606, 706, 906, 1206 | 39.54 | 4.62 | 2.22 | 46.38 | 499.23 | 673.97 | 8.00 | 5391.73 |
| 107, 207, 307, 407, 507, 607, 707, 907, 1207 | 39.54 | 4.62 | 2.22 | 46.38 | 499.23 | 673.97 | 8.00 | 5391.73 |
| 108, 208, 308, 408, 508, 608, 708, 908, 1208 | 57.57 | 6.95 | 3.00 | 67.52 | 726.79 | 981.16 | 8.00 | 7849.28 |
| 109, 209, 309, 409, 509, 609, 709, 909, 1209 | 55.80 | 6.54 | 3.00 | 65.34 | 703.32 | 949.48 | 8.00 | 7595.85 |
| 110, 210, 310, 410, 510, 610, 710, 910, 1210 | 56.04 | 10.86 | 3.00 | 69.90 | 752.40 | 1015.74 | 8.00 | 8125.96 |
| 111, 211, 311, 411, 511, 611, 711, 911, 1211 | 39.08 | 4.62 | 2.50 | 46.20 | 497.30 | 671.35 | 8.00 | 5370.81 |
| TOTAL | 533.89 | 74.73 | 27.73 | 636.35 | 6849.67 | 9247.06 | 88.00 | 73976.45 |



TYPICAL FLOOR PLAN

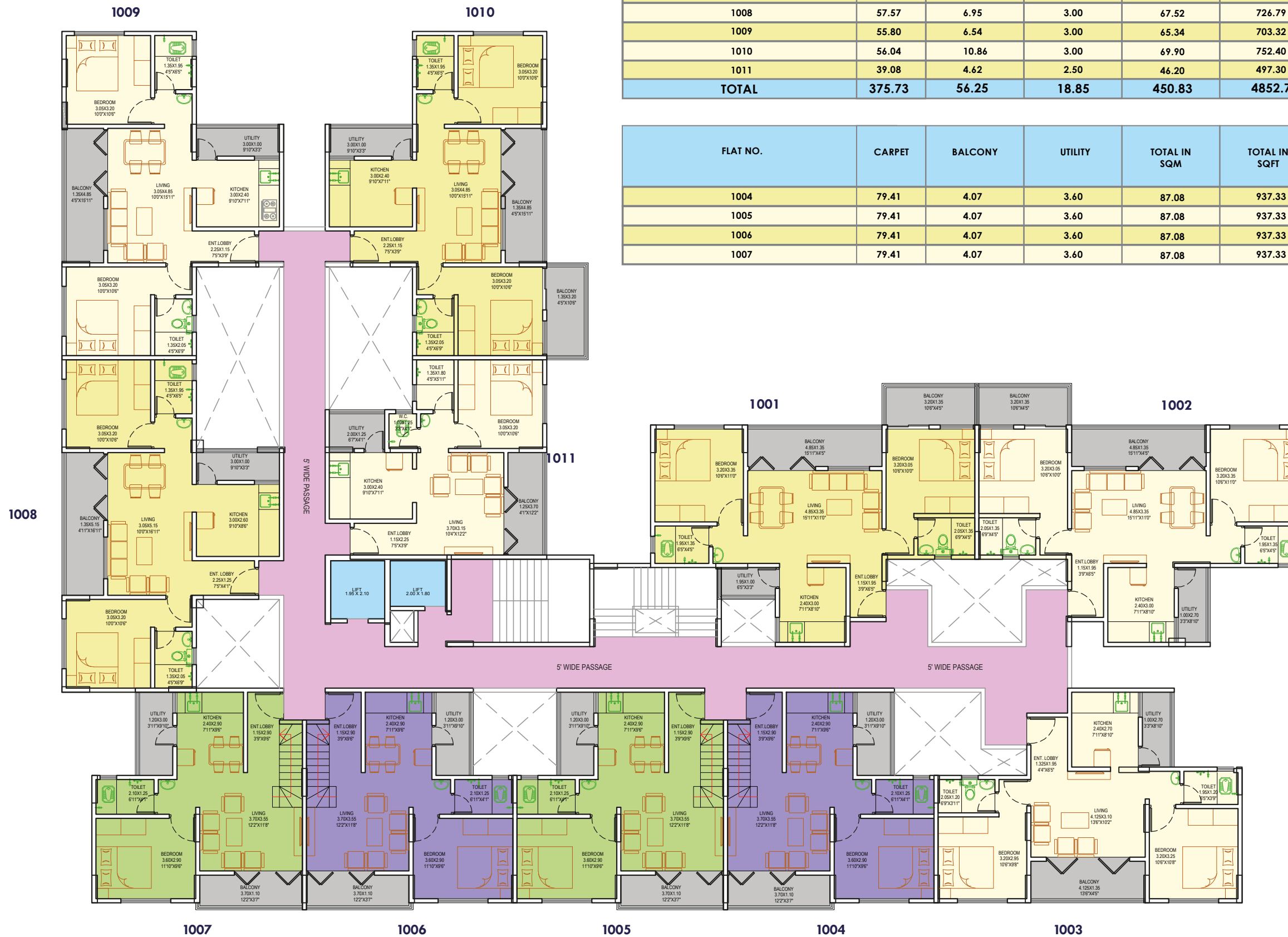


| FLAT NO. | CARPET | BALCONY | UTILITY | TOTAL IN SQM | TOTAL IN SQFT | SALABLE IN SQFT (35%) | NO OF UNITS | TOTAL SALEABLE |
|--------------|---------------|--------------|--------------|---------------|----------------|-----------------------|--------------|----------------|
| 801 | 57.42 | 10.86 | 1.95 | 70.23 | 755.96 | 1020.54 | 1.00 | 1020.54 |
| 802 | 57.42 | 10.86 | 2.70 | 70.98 | 764.03 | 1031.44 | 1.00 | 1031.44 |
| 803 | 52.40 | 5.56 | 2.70 | 60.66 | 652.94 | 881.47 | 1.00 | 881.47 |
| 804 | 39.54 | 4.62 | 2.22 | 46.38 | 499.23 | 673.97 | 1.00 | 673.97 |
| 806 | 39.54 | 4.62 | 2.22 | 46.38 | 499.23 | 673.97 | 1.00 | 673.97 |
| 807 | 39.54 | 4.62 | 2.22 | 46.38 | 499.23 | 673.97 | 1.00 | 673.97 |
| 808 | 57.57 | 6.95 | 3.00 | 67.52 | 726.79 | 981.16 | 1.00 | 981.16 |
| 809 | 55.80 | 6.54 | 3.00 | 65.34 | 703.32 | 949.48 | 1.00 | 949.48 |
| 810 | 56.04 | 10.86 | 3.00 | 69.50 | 752.40 | 1015.74 | 1.00 | 1015.74 |
| 811 | 39.08 | 4.62 | 2.50 | 46.20 | 497.30 | 671.35 | 1.00 | 671.35 |
| TOTAL | 494.35 | 70.11 | 25.51 | 589.97 | 6350.44 | 8573.09 | 10.00 | 8573.09 |



EIGHTH FLOOR PLAN





| FLAT NO. | CARPET | BALCONY | UTILITY | TOTAL IN SQM | TOTAL IN SQFT | SALABLE IN SQFT (35%) | NO OF UNITS | TOTAL SALEABLE |
|--------------|---------------|--------------|--------------|---------------|----------------|-----------------------|-------------|----------------|
| 1001 | 57.42 | 10.86 | 1.95 | 70.23 | 755.96 | 1020.54 | 1.00 | 1020.54 |
| 1002 | 57.42 | 10.86 | 2.70 | 70.98 | 764.03 | 1031.44 | 1.00 | 1031.44 |
| 1003 | 52.40 | 5.56 | 2.70 | 60.66 | 652.94 | 881.47 | 1.00 | 881.47 |
| 1008 | 57.57 | 6.95 | 3.00 | 67.52 | 726.79 | 981.16 | 1.00 | 981.16 |
| 1009 | 55.80 | 6.54 | 3.00 | 65.34 | 703.32 | 949.48 | 1.00 | 949.48 |
| 1010 | 56.04 | 10.86 | 3.00 | 69.90 | 752.40 | 1015.74 | 1.00 | 1015.74 |
| 1011 | 39.08 | 4.62 | 2.50 | 46.20 | 497.30 | 671.35 | 1.00 | 671.35 |
| TOTAL | 375.73 | 56.25 | 18.85 | 450.83 | 4852.73 | 6551.19 | 7.00 | 6551.19 |

| FLAT NO. | CARPET | BALCONY | UTILITY | TOTAL IN SQM | TOTAL IN SQFT | SALABLE IN SQFT (35%) | NO OF UNITS | TOTAL SALEABLE |
|----------|--------|---------|---------|--------------|---------------|-----------------------|-------------|----------------|
| 1004 | 79.41 | 4.07 | 3.60 | 87.08 | 937.33 | 1331.01 | 1.00 | 1331.01 |
| 1005 | 79.41 | 4.07 | 3.60 | 87.08 | 937.33 | 1331.01 | 1.00 | 1331.01 |
| 1006 | 79.41 | 4.07 | 3.60 | 87.08 | 937.33 | 1331.01 | 1.00 | 1331.01 |
| 1007 | 79.41 | 4.07 | 3.60 | 87.08 | 937.33 | 1331.01 | 1.00 | 1331.01 |

TENTH FLOOR PLAN

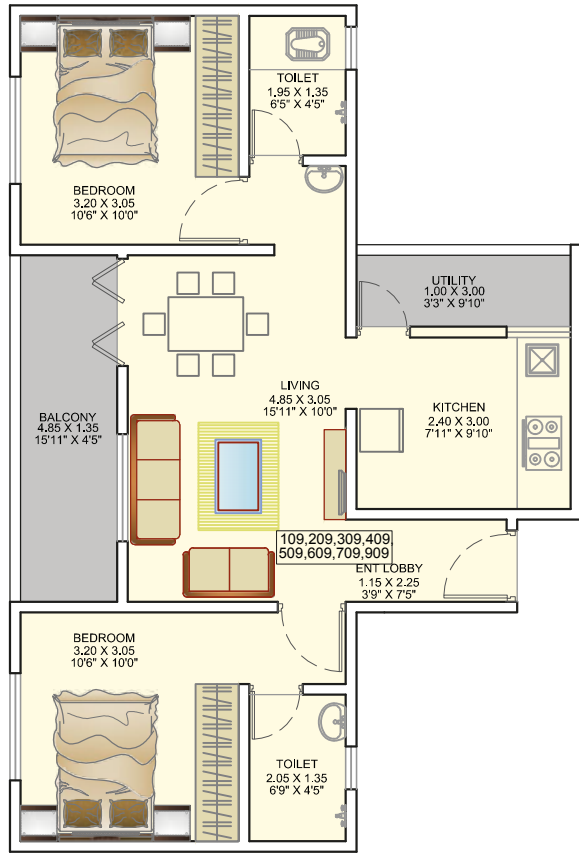


| FLAT NO. | CARPET | BALCONY | UTILITY | TOTAL IN SQM | TOTAL IN SQFT | SALABLE IN SQFT (35%) | NO OF UNITS | TOTAL SALEABLE |
|--------------|---------------|--------------|--------------|---------------|----------------|-----------------------|-------------|----------------|
| 1101 | 57.42 | 10.86 | 1.95 | 70.23 | 755.96 | 1020.54 | 1.00 | 1020.54 |
| 1102 | 57.42 | 10.86 | 2.70 | 70.98 | 764.03 | 1031.44 | 1.00 | 1031.44 |
| 1103 | 52.40 | 5.56 | 2.70 | 60.66 | 652.94 | 881.47 | 1.00 | 881.47 |
| 1108 | 57.57 | 6.95 | 3.00 | 67.52 | 726.79 | 981.16 | 1.00 | 981.16 |
| 1109 | 55.80 | 6.54 | 3.00 | 65.34 | 703.32 | 949.48 | 1.00 | 949.48 |
| 1110 | 56.04 | 10.86 | 3.00 | 69.90 | 752.40 | 1015.74 | 1.00 | 1015.74 |
| 1111 | 39.08 | 4.62 | 2.50 | 46.20 | 497.30 | 671.35 | 1.00 | 671.35 |
| TOTAL | 375.73 | 56.25 | 18.85 | 450.83 | 4852.73 | 6551.19 | 7.00 | 6551.19 |

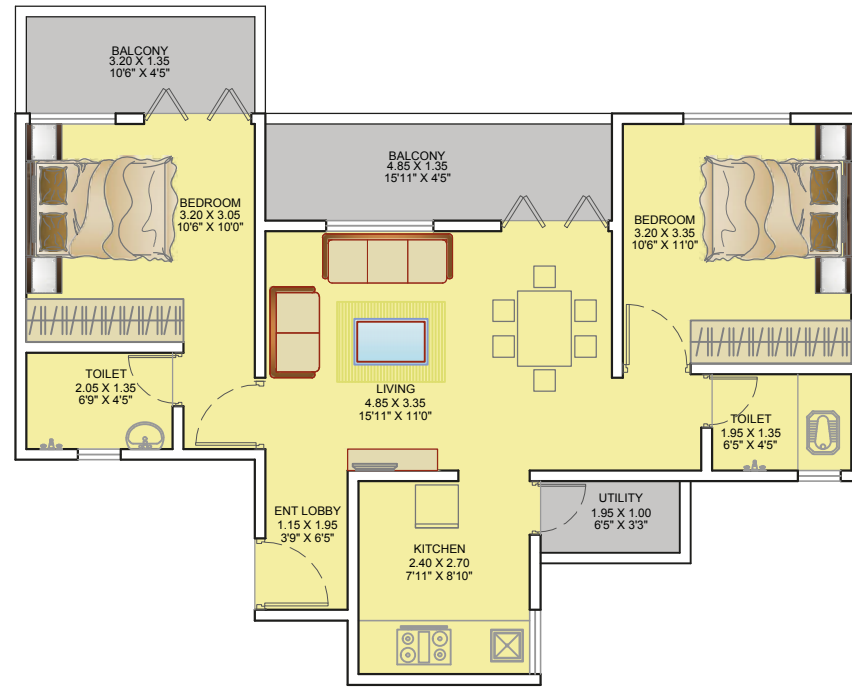


ELEVENTH FLOOR PLAN

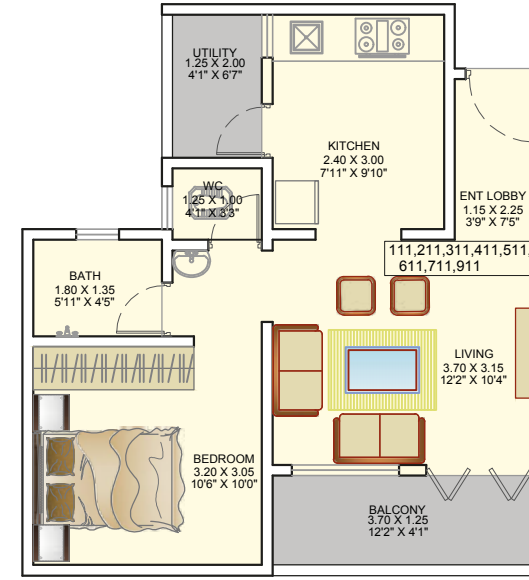




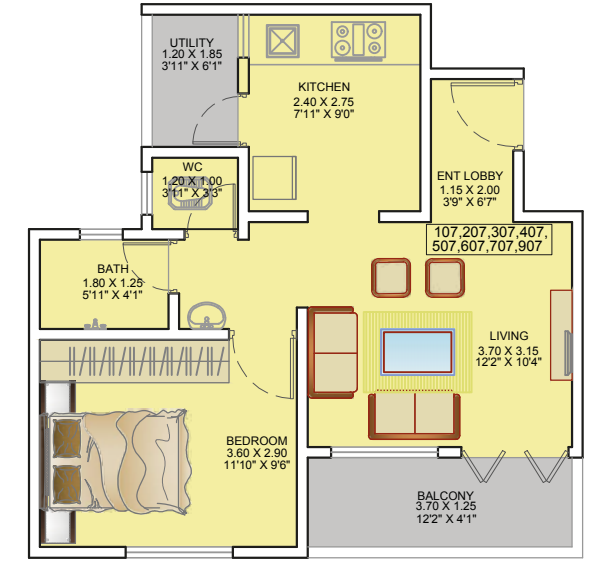
2 BHK
SALEABLE - 949.48 SQFT



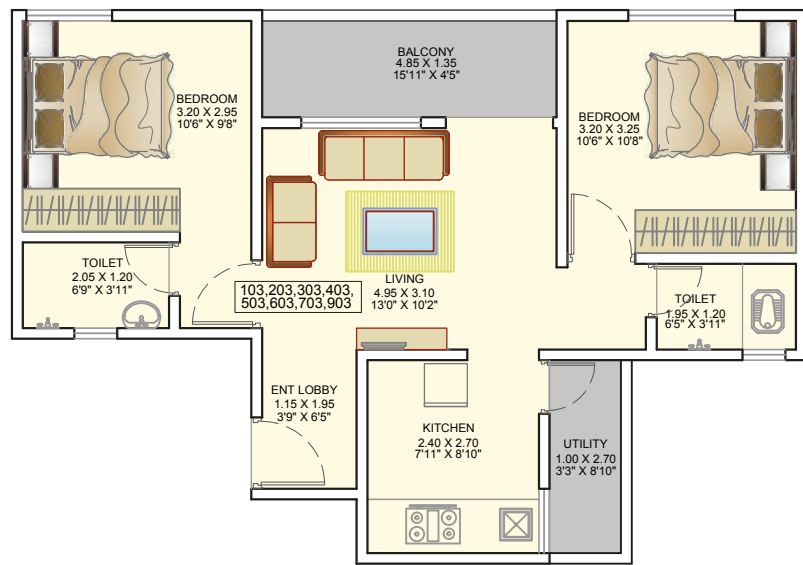
2 BHK
SALEABLE - 1020.54 SQFT



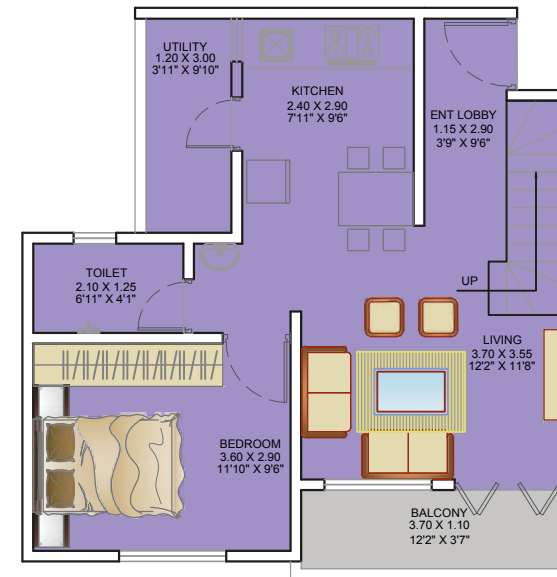
1 BHK
SALEABLE - 671.35 SQFT



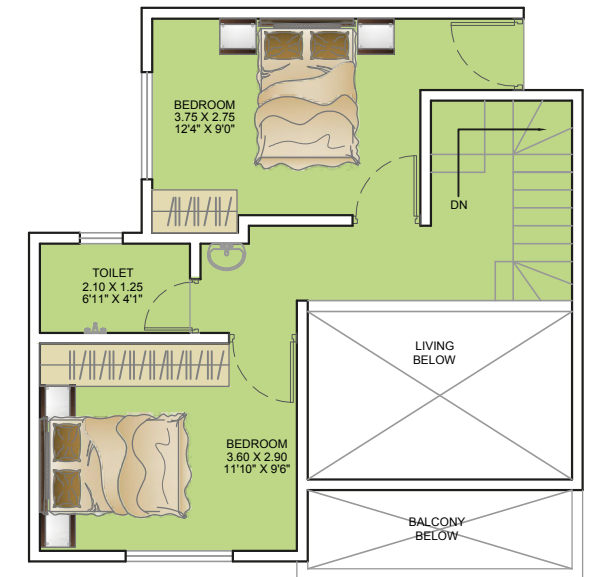
1 BHK
SALEABLE - 673.97 SQFT



2 BHK
SALEABLE - 881.47 SQFT



3 BHK - DUPLEX
SALEABLE - 1331 SQFT



TYPICAL UNIT FLOOR PLAN



LOCATION MAP



KEY DESTINATIONS

- New upcoming pune int. airport 15 KM
- Railway station 11 KM
- Bus stop/Public transport 200 Mtrs
- Magarpatta 7.5 KM
- Ring Road 2.5 km 2.5 KM

NEAR BY EDUCATIONAL INSTITUTES:

- The Bishop's School, Undri.
- VIBGYOR
- J.S.P.M College
- Euro School
- Delhi Public School
- Pawar Public School

HOSPITALS:

- Noble Hospital
- Ruby Hospital
- Sahyadri Hospital

SHOPPING CENTERS / MARKET:

- Amanora Mall
- Seasons Mall
- Reliance Mall
- Croma
- 93 Avenue
- D Mart



*Map not to scale