

DINKAR

A Project by Paranjpe Group

3 BHK RESIDENCES

Tulshibagwale Colony



Rise & shine at Tulshibagwale Colony

As one of the cosiest neighbourhoods in Sahakar Nagar, Tulshibagwale Colony is a fulfilling destination. And a home at Dinkar, takes this experience to the next level. Dinkar offers spacious 3 BHK residences - only 12 of them - to give you a comfort-led, modern living experience that is high on safety and loaded with convenience.



Artist's Impression



An address where you shine

Crafted by Paranjpe Group in their signature style, which ensures spacious living and a niche community, Dinkar is the dawn of indulgent living in Tulshibagwale Colony, Sahakar Nagar.

A P+6 eye-catching elevation

3 BHK spacious residences

Only 2 Apartments per floor

Immense detailing in the space design

12 Like-minded families coming together

Digital security features

Handpicked features for comfort and convenience



Tulshibagwale Colony: **Where connectivity shines**

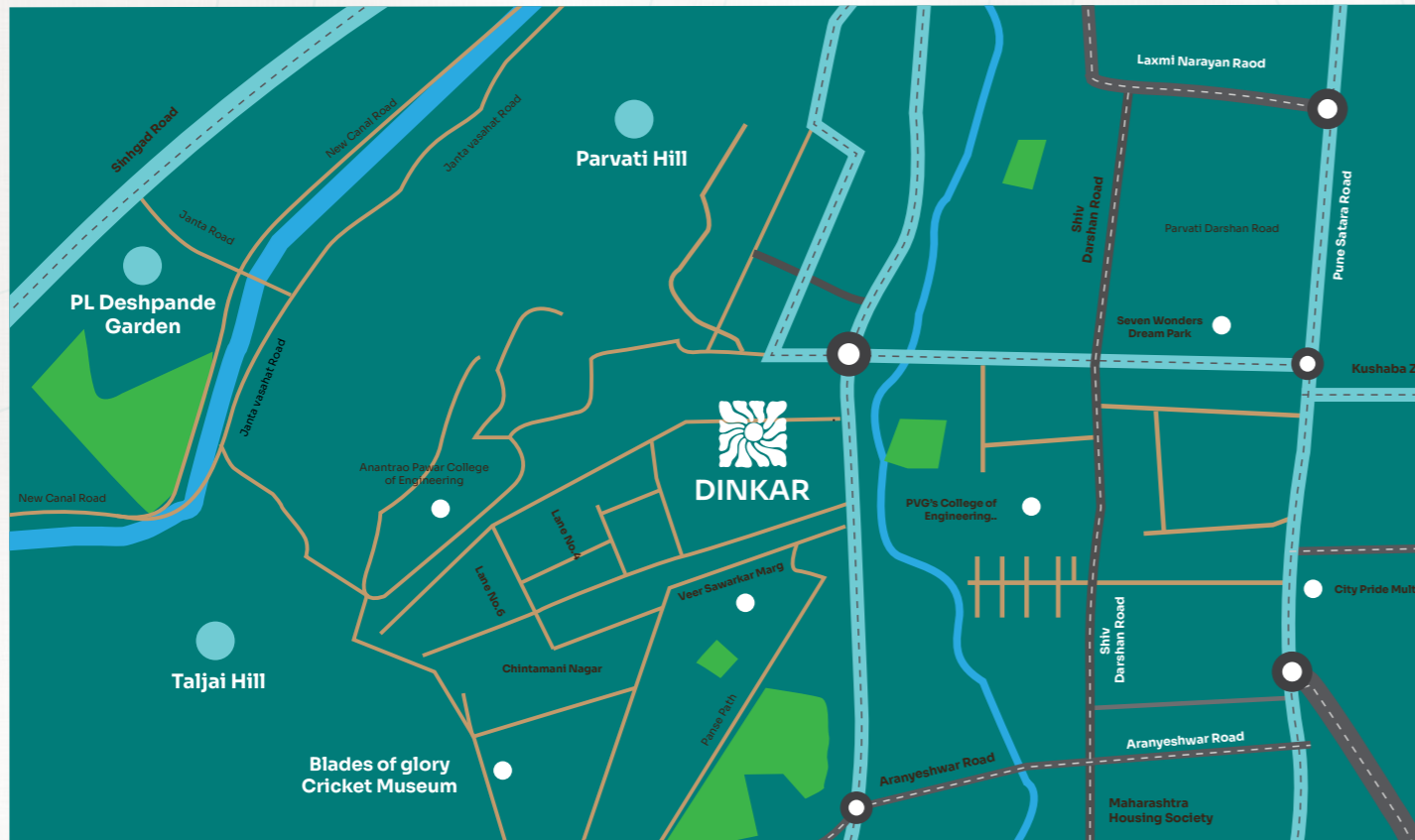
Located in Sahakar Nagar, Tulshibagwale Colony brings together the best of everything. From peaceful green lanes to vibrant, urban connections, it has everything.






Let your access rise!


Everything a family needs is extremely close to a home at Dinkar. All you have to do is just step out and connect with what you want - education, lifestyle, healthcare and more.



 Schools & Colleges	Km	Time
Dinkar School / Jr. College	0.5 – 1 km	2–5 mins
Abhinava Vidyalaya	1.5 km	5 mins
SP College (Tilak Road)	2 km	5–7 mins
MIT World Peace University (Kothrud)	7–8 km	15–20 mins
Sinhgad College (Vadgaon Campus)	10–12 km	20–25 mins

 Hospitals & Healthcare	Km	Time
Lokmanya Hospital (Parvati)	1.5 km	5 mins
Rao Nursing Home	2 km	5–7 mins
Apollo Hospital (Swargate)	3–4 km	10 mins
Harsh Hospital (Market Yard)	4 km	10 mins
ProLife Cancer Centre (Gultekdi)	4–5 km	10–12 mins

 Lifestyle & Daily Convenience	Km	Time
Local cafés, gyms, stores	0.5 – 2 km	2 –5 mins
Tulshibaug Market	2 km	5 mins
Laxmi Road	2–3 km	5–7 mins
Kumar Pacific Mall (Swargate)	3 km	10 mins
Market Yard Retail Zone	4 km	10 mins

 Connectivity & Landmarks	Km	Time
Satara Road / Sinhagad Road	1–2 km	2 –5 mins
Parvati Hill / Taljai Hills	1–3 km	5–10 mins
Swargate Bus Depot	3 km	8–10 mins
Pune Railway Station	6–7 km	20 mins

 Nearby Key Suburbs	Km	Time
Swargate	3 km	10 mins
Sinhagad Road	4 km	10 mins
Bibwewadi	4–5 km	10 mins
Deccan / FC Road	4–5 km	15 mins
Camp Area	5–6 km	15–20 mins
Katraj	7–8 km	15 mins
Kothrud	8–10 km	20 mins

Disclaimer: All distances and travel times mentioned are approximate and provided for general guidance only. Actual distances may vary depending on route, traffic, and other conditions.



Features that shine

At Dinkar, we have put together a set of features that adds comfort and convenience to your everyday life. They also take care of your sustainable future. Take a look.



Elegant entrance lobby



Wheelchair-friendly 6/8 passenger lift



Power backup for lift & common areas



CCTV surveillance & video door phone



2-car mechanical parking per apartment*



EV charging provision (two-wheelers)



Paved driveway



Driver & security staff toilet



Motion sensor lighting in common areas



Common terrace access



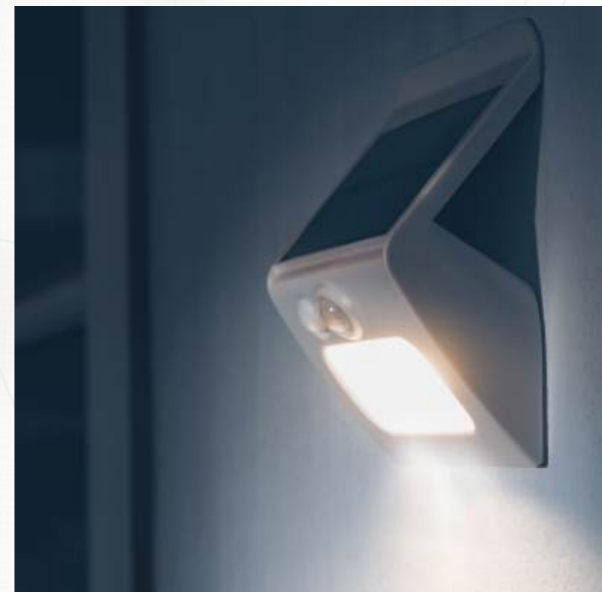
Solar power for common lighting



Provision for solar panels in flats

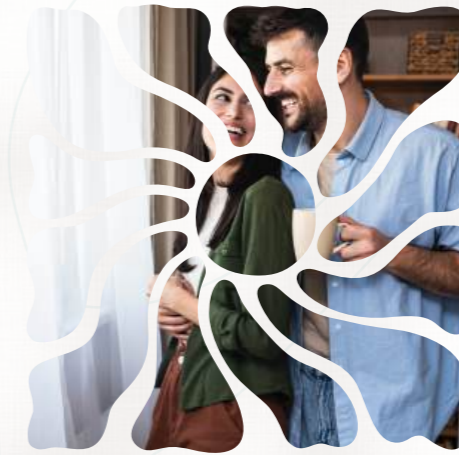


Representative Image





Representative Image



Specifications

STRUCTURE

- RCC framework with seismic design

WALLS

- AAC blockwork for all internal and external walls
- POP / Gypsum finish for internal walls and ceiling

WINDOWS

- UPVC windows
- Premium aluminium sliding doors for sit-outs / MS powder-coated French doors

KITCHEN / UTILITY

- Granite kitchen platform
- Stainless steel (SS) sink
- Utility balcony with provision for electrical and plumbing connections for washing machine / dishwasher

DOORS

- Wooden finish door frames with flush door shutters
- Wood-framed main door with veneer paneling
- Bathroom doors with laminated flush shutters on both sides

FLOORING

- Vitrified tiles of reputed make for entire apartment
- Anti-skid ceramic tiles for sit-outs and balconies

PAINTING

- Acrylic emulsion paint for internal walls
- Acrylic paint for external walls

TOILETS

- Anti-skid ceramic floor tiles
- Wall tiles / dado of reputed make
- CPVC & UPVC plumbing
- Jaquar / equivalent CP fittings
- Jaquar / Cera / Simpolo / equivalent sanitaryware

ELECTRICAL

- Copper wiring of reputed make
- Adequate light and plug points
- GM / Legrand / equivalent modular switches
- Provision for UPS / inverter
- One fan and one tube light per room

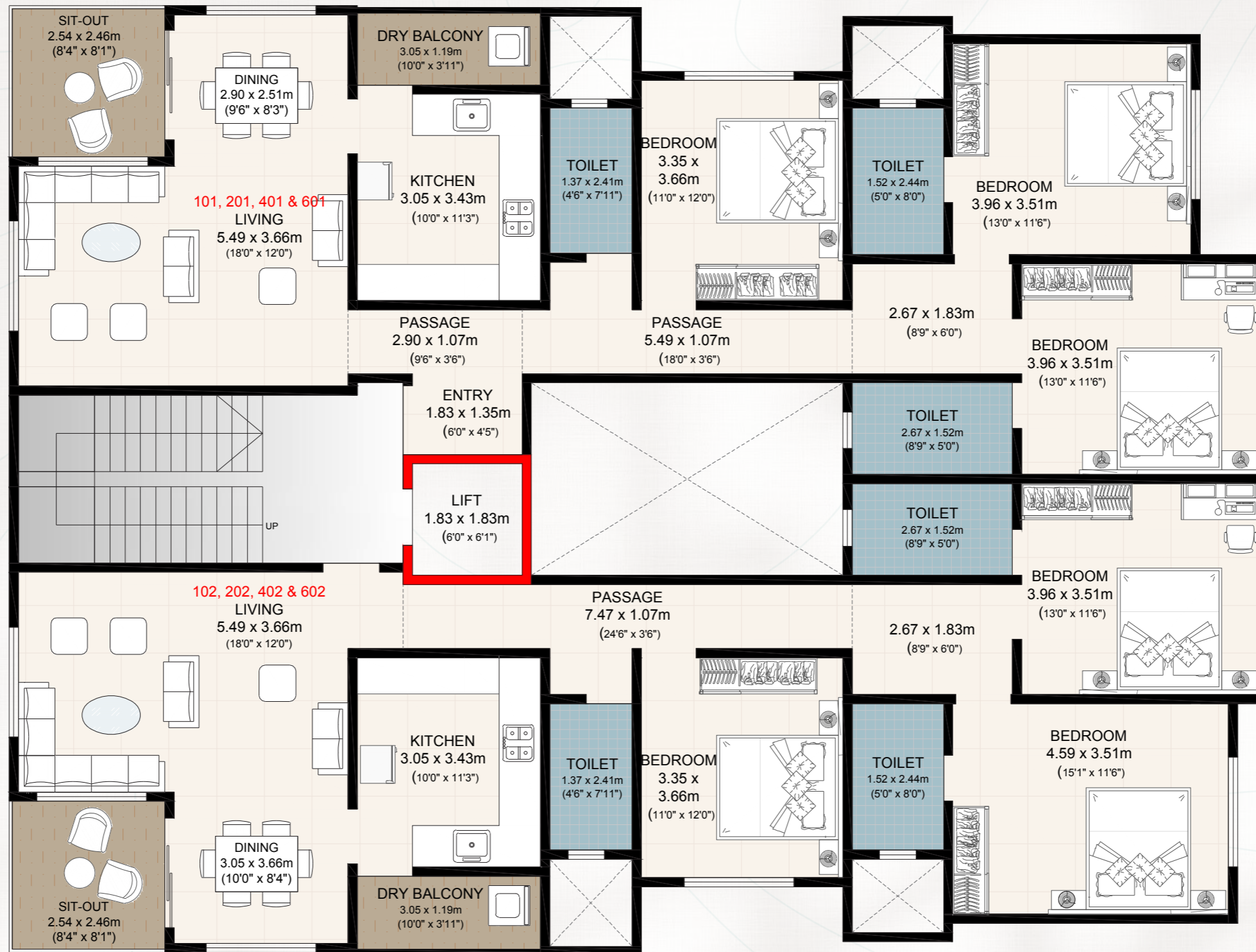


Floor Plans

With only 2 apartments per floor, the homes are planned to have more space, greater privacy and no wastage of space, so that every family gets more out of it.



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TYPICAL P+6 FLOOR PLAN

CARPET AREA				
Flat No.	Flat Type	Carpet Area	Balcony Area	Total Carpet Area
101, 201, 301, 401, 501, 601	3 BHK	113.35 Sq. Mt. (1220.00 Sq. Ft.)	9.97 Sq. Mt. (107.31 Sq. Ft.)	123.32 Sq. Mt. (1327.41 Sq. Ft.)
102, 202, 302, 402, 502, 602	3 BHK	113.34 Sq. Mt. (1219.99 Sq. Ft.)	9.82 Sq. Mt. (105.70 Sq. Ft.)	123.16 Sq. Mt. (1325.69 Sq. Ft.)



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Paranjpe Group: A legacy of perfection

With a legacy of more than 3 decades in plotting and real estate, Paranjpe Group are crafting Dinkar with their core values of design expertise, wastage-free planning, best construction quality and uncompromised ethics.

30+

No. of projects delivered

22,40,000

Sq. Ft. of constructions

300+

Happy Families



MahaRERA No.:
PR1260002502983
maharerait.maharashtra.gov.in



SITE ADDRESS

'Dinkar' Tulshibagwale Colony, Sahakar Nagar, Pune, Maharashtra 411009

OFFICE ADDRESS

767/5, Kotwal Complex, Bhandarkar Road, Deccan Gymkhana, Pune – 411004.

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Disclaimer: This brochure is a conceptual representation and need not be to scale. All images are artist's impression for representative purpose. Terms and conditions as applicable.