



**THE
WORK
CLUB**

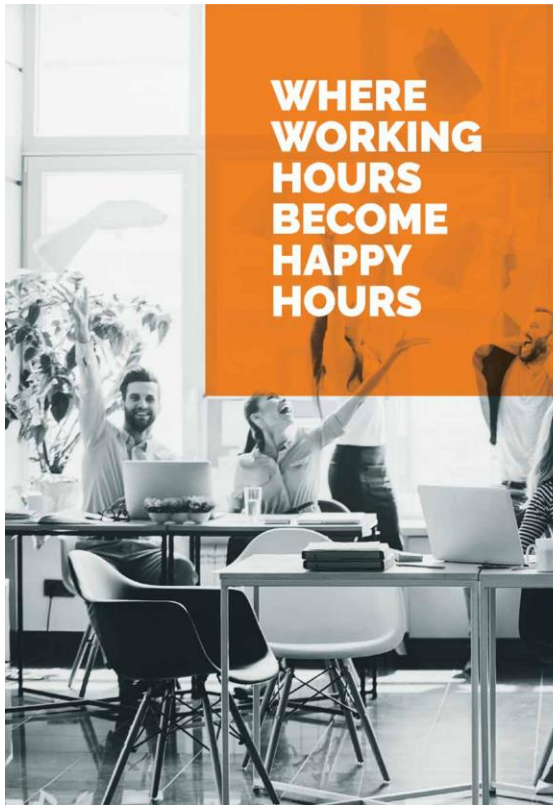
EXCLUSIVE SHOPS & OFFICES | FINOLEX CHOWK, PIMPRI



**THE
PERFECT
BALANCE
OF WORK
AND
PLAY**



Artistic Impression



WHERE WORKING HOURS BECOME HAPPY HOURS

Till recently, organisations measured output on an index of time invested by their employees and people during working hours. However, it's time that organisations measured output on an index of productivity. Because successful businesses are the ones who stay productive. And to achieve that, businesses need to create a conducive work environment.

Introducing The Work Club: a revolutionary new concept in commercial spaces, planned to deliver the best of work and play. Designed with breakout areas, recreation zones and vibrant ideas to enhance employee participation, productivity and output. The Work Club will make sure that 9 to 5 is no longer perceived as dull working hours, but seen as fun, happy hours.

WHERE PRODUCTIVITY DRIVES PROFITS

Commercial Spaces for:

- Commodity Shops
- Lifestyle Showrooms
- Luxury Brands
- Super Markets
- Banks & ATMs
- Coffee Shops
- Experience Centres
- Corporate Offices
- Professionals
- Traders
- Travel & Tour Operators
- Doctors
- Agencies/Consultants
- Service Centres
- Training Centres

Boutique Spaces for:

- Multi-cuisine Restaurants
- Fitness/Health Bars
- Wellness Centres
- Spa/Beauty Parlours
- Recreational Clubs
- Banquet Halls
- Cafeterias



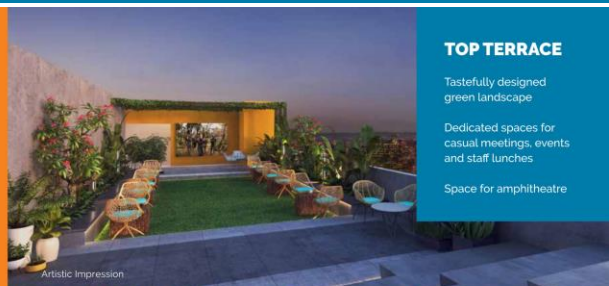
Artistic Impression

RESTAURANTS

Meticulously planned and designed rooftop terrace restaurants with fascinating views

Exclusive service lifts for F&B services

Two dedicated floors for restaurants



Artistic Impression

TOP TERRACE

Tastefully designed green landscape

Dedicated spaces for casual meetings, events and staff lunches

Space for amphitheatre



Artistic Impression

SHOP FRONT

Exclusive large storefront for enhanced visibility

Dedicated escalators for retail and shop areas

Independent retail spaces

NO MORE SICK LEAVES AT WORK



Imagine an employee who does 30 minutes of Yoga every day. Or someone who runs half an hour daily on the treadmill. Surely, these people will exude energy, positivity and clock better productivity. Imagine, if you had a well-exercised work force, how much healthier would your balance sheet be?

To provide a rejuvenating experience, there are breakout rooms and a gaming zone. For those who desire to take centre-stage, there is a performance arena. To keep your grey cells engaged, there is a library. The offices wear lively colours with an interesting interplay of elements like fabric and texture, with the use of reclaimed wood and exposed concrete to add to the elegance of the complex.

At The Work Club, old desks and rickety chairs make way for swanky workstations and ergonomic seating. Resulting in dull office rules getting replaced with a fresh work culture. Keeping in line with what's trending, The Work Club is where work becomes fun, and fun translates into productivity.



DESIGNED FOR THOSE WHO SEEK PRODUCTIVITY

The Work Club is perfect for businesses that care for the health of their work force and the financial health of the organisation. It is perfect for small and medium business enterprises; entrepreneurs and startups; regional offices and large corporations. In a nutshell, it is perfect for anyone who wishes to achieve maximum productivity.

SPACES THAT MAKE WORKING EASY



DIRECTOR'S RESTROOMS:

Providing maximum comfort is paramount at The Work Club. Reason why, there are dedicated restrooms for Directors, so that they can refresh at ease and get back to work with peace.

BUSINESS LOUNGE:

Meetings become more interactive and enjoyable in the right setting and ambience. The Business Lounge at The Work Club is specifically designed to ensure that work meetings with the team or with visitors are done productively, ensuring value for the time spent.

GAME ZONE:

A fun work environment ensures better work output. Keeping this in mind, The Work Club has a dedicated Game Zone to let employees break free from the drudgery of work and recharge themselves for the regular grind.



BUSINESS & NETWORKING

- Front Desk Services
- Conference Room with Projector and Screening Facility
- Exclusive Business Lounge
- Work Desk cum Interview Room
- Space for Library with Casual Seating
- Provision for AV Screenings and Training
- Meeting Room
- Breakout Points
- Phone Booths
- Ground Floor Cafeteria with Waiting Lounge
- Provision of Car Care Facility
- Wi-Fi Provision

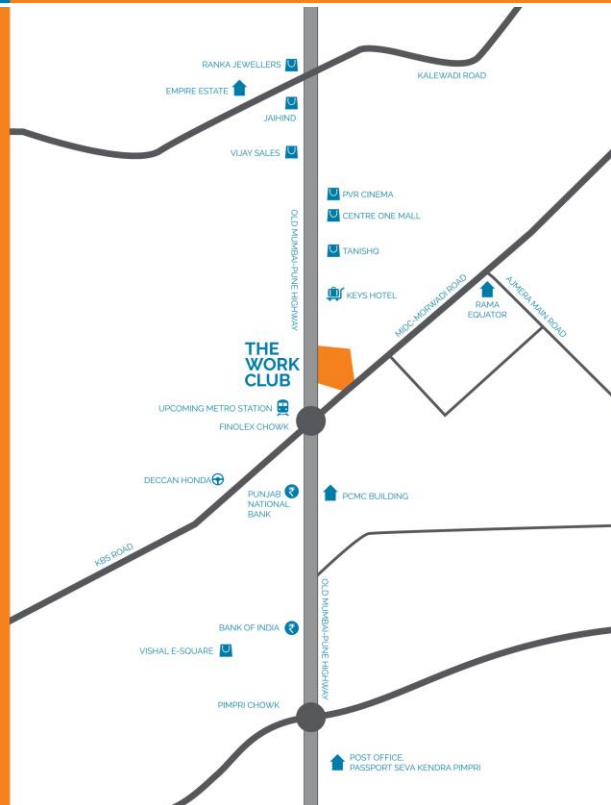


ENTERTAINMENT & RECREATION

- Gaming & Recreational Zone for Table Tennis, Carrom and Foosball
- Space for Gymnasium and Entertainment Activities
- Space for Cafe & Pantry
- Green Pockets
- Smoking Area

A SMART LOCATION WHERE EMPLOYEES WILL GET TO WORK EARLY

- Located in the heart of the city at Finolex Chowk, Pimpri
- A stunning 60-metre frontage offering visibility to Showrooms, Shops and Offices
- The project is right on the main road and is in line with the Metro route
- The location has a consistent, rapid growth in terms of Automobile Industries IT Sector, Hospitality, Infrastructure, Education, Fashion and Entertainment



THOUGHTFULLY PLANNED AND DESIGNED

INTERIORS

Grand double height Entrance Lobby. Global standard of design for open-to-sky Business Lounge. Elegantly designed exclusive lobbies, common areas, conference and meeting rooms.

ELECTRICAL

LED lights in all common areas. Energy-efficient fittings for lower recurring costs. Fireproof and concealed electrical wiring. Motion-sensor based lighting systems in common toilet area.

FIRE

Strict adherence to NBC fire codes. Hose reels, sprinklers and fire extinguishers strategically-placed throughout the campus as per norms. Dedicated space for Refuge Area.

POWER BACK-UP

Intelligent Load Management Generators. Back-up for common areas. Power Supply of 10KVA per 1000 sq. ft. 100% DG back up (with 60% diversity ratio¹) for all the retail spaces, shops and offices.

3 LEVELS OF PARKING SPACE



Conventional parking in three basements for 2 and 4 wheelers. The traffic management and circulation is planned in such a manner that there is no accumulation of traffic around the campus. Motion-sensor based lighting systems in basements.

3-TIER SECURITY FOR ZERO WORRIES

3-tier security with audio and video monitoring through BMS. Manned security and boom barriers in basements. CCTV surveillance for all common areas.

USGBC "LEED Registered" Project



Give your business the pride of being eco-friendly with large green canopies across the campus. The design anticipates 30% savings with water holistically and 25% energy savings overall against ASHRAE baseline.

RESALE AND RENTAL SERVICES

Resale and Rental Services provided exclusively for Ravima Venture clients.

EXCLUSIVE FEATURES

Specially branded signage and directory for the entire campus and its occupants. Clearly demarcated retail and office spaces. Smart plug-and-play workspaces with work areas. Strategic drop-off zones. 3 high-speed elevators with intelligent controls. Pedestrian plaza designed with seating areas. Facility Management.

¹This is as per adversity factor, as per state electricity authority and electrical consultant.
²Business Centre, Club Facilities and Rental and Resale services are provided on chargeable basis. Services are provided and will be maintained by Ravima Venture or facility management agency.

A REVOLUTIONARY WORK CULTURE IDEA CONCEIVED BY RAVIMA VENTURES.

Ravima Ventures is a growing construction enterprise in Pune, well-known as specialists in the construction of unique, luxurious and exclusive properties.

Helmed by Gaurav Gadiya, a visionary leader, we at Ravima believe in delivering outstanding quality and design. As a family-owned business, integrity and people are at the heart of everything we do. We believe in building long-term relationships with our customers based on our ability to provide excellent service that goes far beyond the lifecycle of a single project. We are in the construction industry because we are passionate about building landmarks that create a difference.

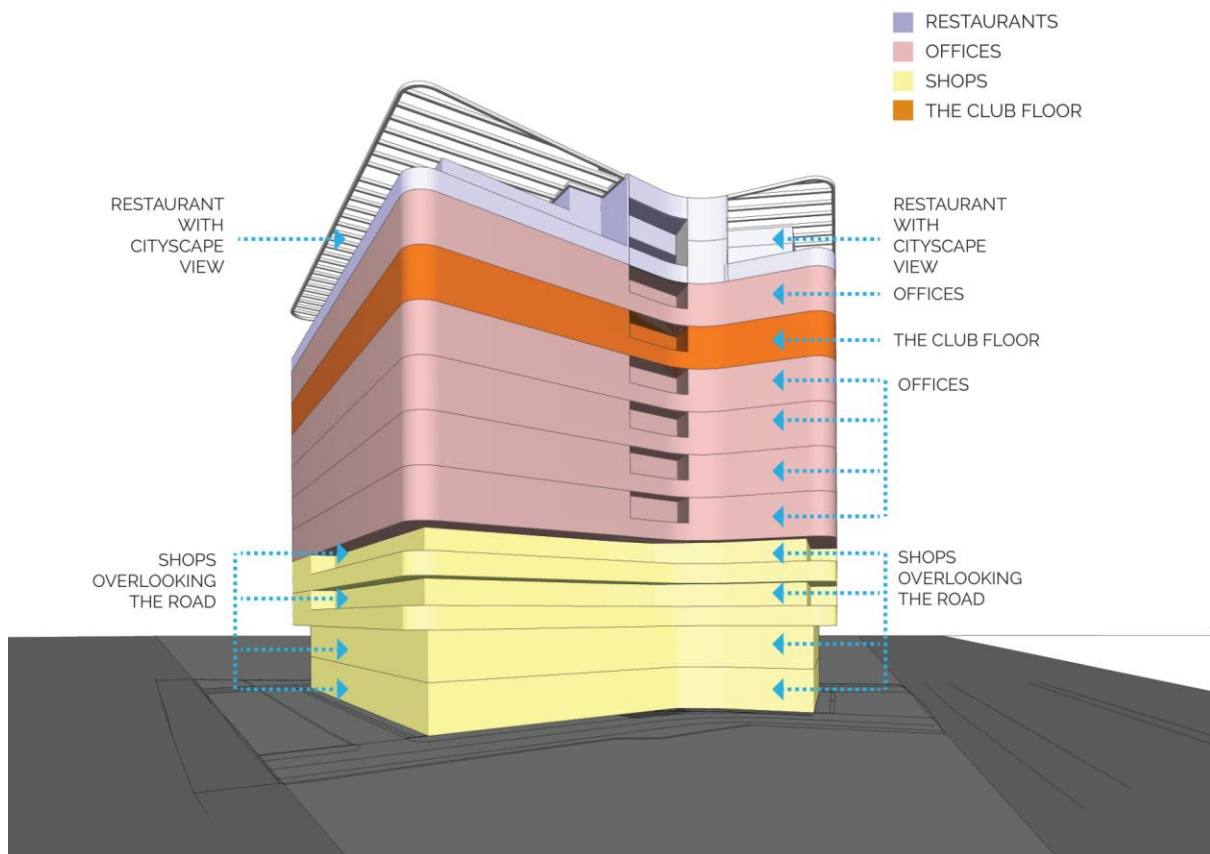
As a specialist infrastructure and construction company, at Ravima Ventures, we provide clients with a single source solution at every stage of the construction cycle and this has been the hallmark of our success and growth.

With The Work Club, we aspire to change the way people work and grow.



PROGRAM

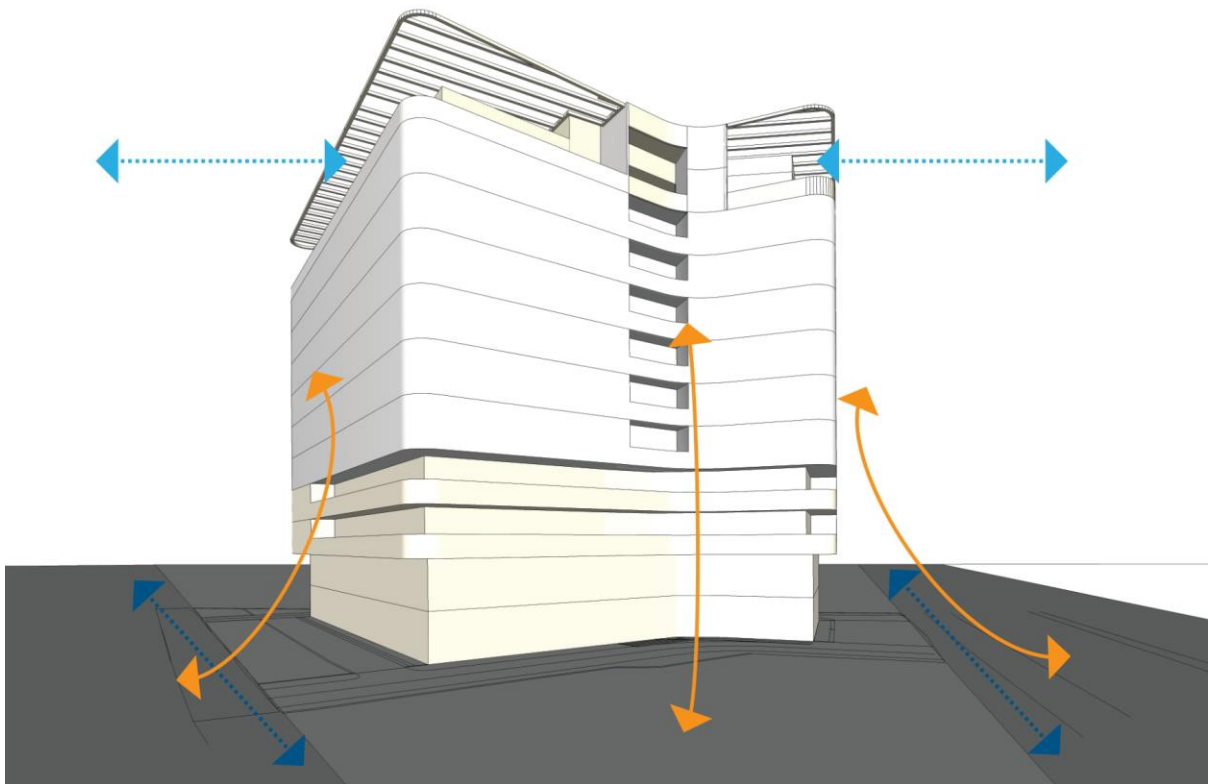
- Retail spaces, office spaces and restaurants have been placed on different floors to avoid confusion for respective users. The retail and office spaces are separated in such a way that there is no interference of shopping activities on office levels.
- Retail floors have good road frontage on 2 sides making it easy for main road access and grabbing customers' attention
- The club floor comprises of the AV / Training Room, Game Zone, Gym / Entertainment Activities, and a designated area for a Snack Counter / Cafe
- Restaurants have a great cityscape view
- Escalators are provided for two floors of retail spaces for hassle-free and quick access



PERCEPTION OF FORM



- The form is derived by the two adjacent roads to the site
- An atrium is proposed for daylight for the lobbies and shops
- Semi-covered terraces with a beautiful shadow pattern cast by the pergola makes the dining space usable even during day time
- The building is surrounded by a driveway on all sides for easy vehicular movement
- External passages, smoking zones and green spaces break the monotony of the form





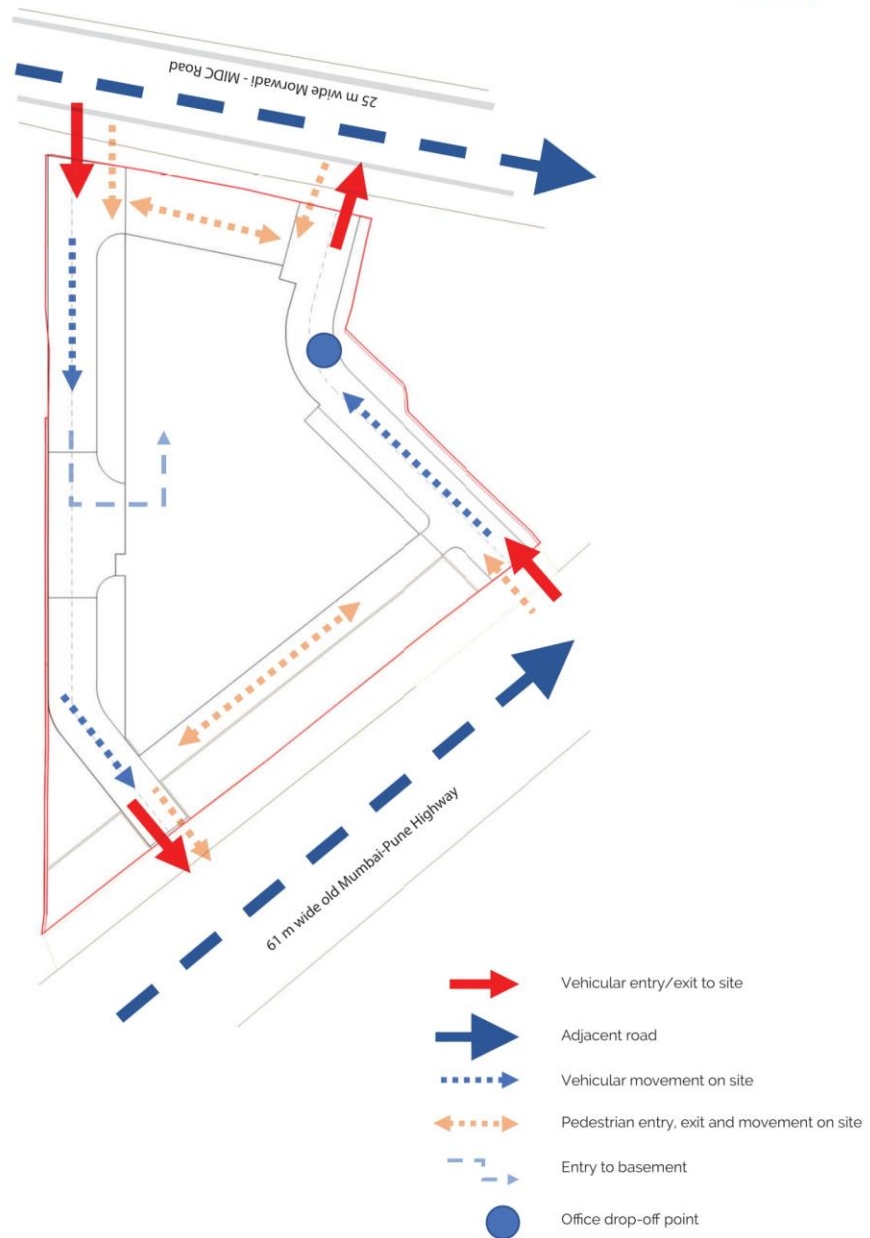
FLOOR PLANS



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ACCESS AND MOVEMENT

THE
WORK
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2ND & 3RD FLOOR LAYOUT



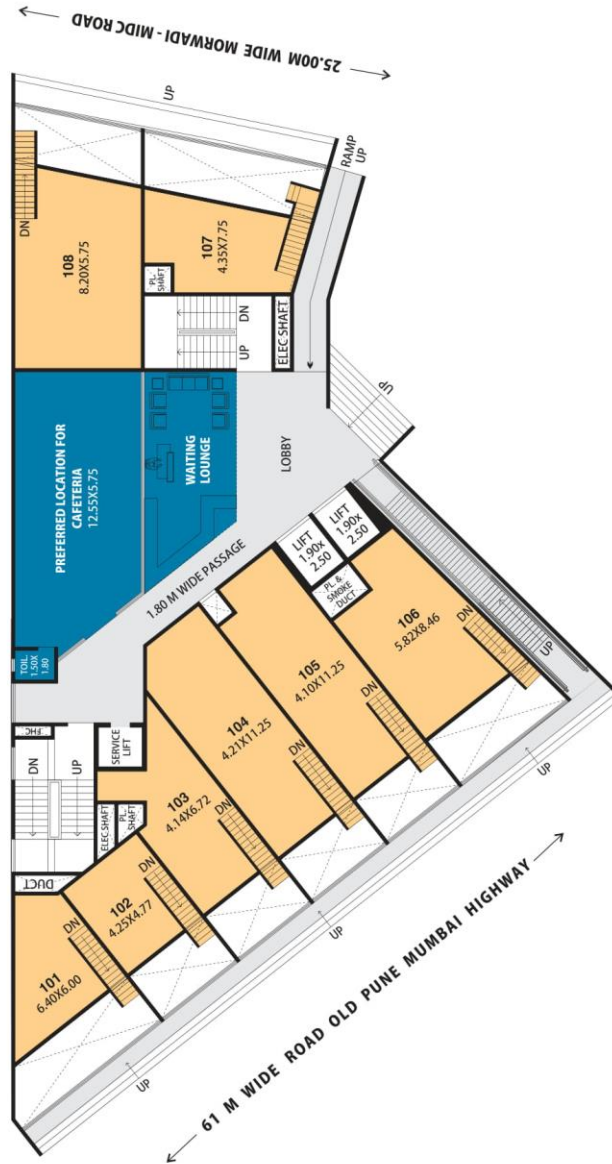
1ST FLOOR AREA STATEMENT



CARPET AREA STATEMENT

SHOWROOM + SPLIT SHOP	GROUND FLOOR CARPET AREA (SQ.M.)	FIRST FLOOR CARPET AREA WITH STAIRCASE (SQ.M.)	TOTAL AREA (SQ.M.)	TOTAL AREA (SQ.FT.)
SHOWROOM - 01 + 101	43.03	24.04	67.07	722
SHOWROOM - 02 + 102	31.77	20.93	52.70	567
SHOWROOM - 03 + 103	42.62	32.05	74.67	804
SHOWROOM - 04 + 104	57.51	47.12	104.63	1,126
SHOWROOM - 05 + 105	55.44	45.32	100.76	1,085
SHOWROOM - 06 + 106	57.00	41.77	98.77	1,063
SHOWROOM - 07 + 107	64.11	27.91	92.02	991
SHOWROOM - 08 + 108	66.29	51.33	117.62	1,266
CAFE	71.41	0.00	71.41	769

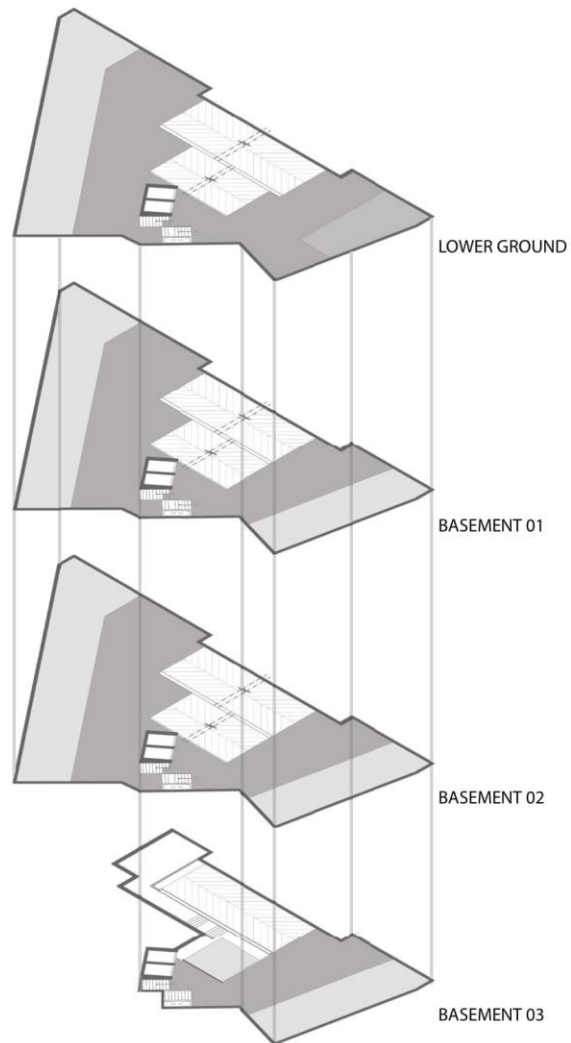
1ST FLOOR LAYOUT



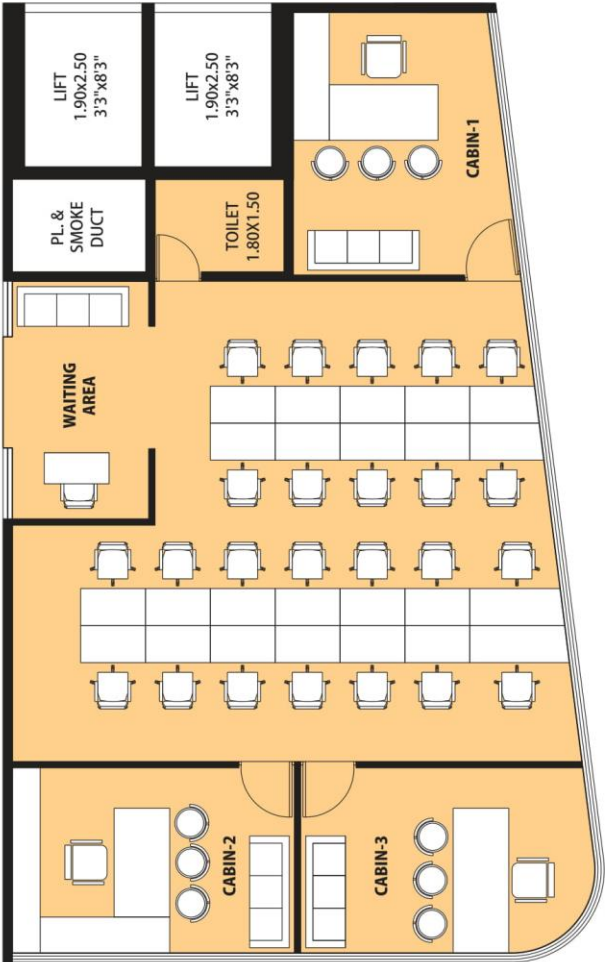
GROUND FLOOR LAYOUT



ISOMETRIC PARKING



SAMPLE INTERIOR LAYOUT FOR CORNER OFFICE



2ND & 3RD FLOOR AREA STATEMENT



CARPET AREA STATEMENT

2 ND & 3 RD FLOOR	CARPET AREA IN SQ. MTRS.	ENCLOSED BALCONY IN SQ. MTRS.	TOTAL AREA IN SQ. MTRS.	TOTAL AREA IN SQ. FT.
201 & 301	39.41	31.72	71.13	766
202 & 302	29.49	0	29.49	317
203 & 303	40.41	0	40.41	435
204 & 304	55.25	0	55.25	595
205 & 305	53.20	0	53.20	573
206 & 306	53.75	0	53.75	579
207 & 307	43.91	0	43.91	473
208 & 308	85.19	34.83	120.02	1292
209 & 309	34.91	0	34.91	376
210 & 310	15.18	0	15.18	163

