

THE WORLD OF

W

BY DSR

# IT'S TIME TO WITNESS AN ARCHITECTURAL EVOLUTION

LUXURY DREAM HOMES REDEFINED

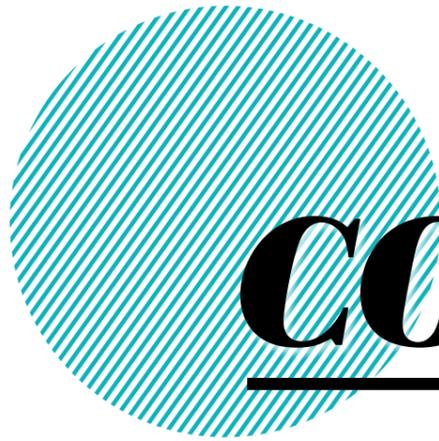
STATE OF  
THE ART  
RESIDENCES

A NEW  
GENERATION OF  
ARCHITECTS

THE ESSENCE OF  
CONTEMPORARY  
INTERIORS

EUROPEAN  
DESIGNER  
DETAILING





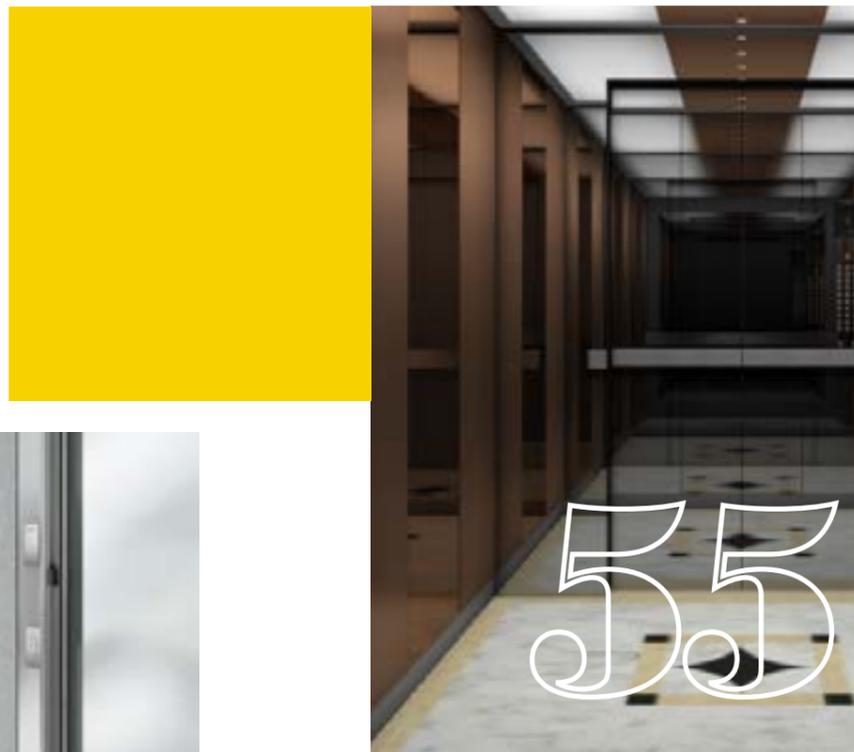
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Square One





# DIRECTOR'S NOTE

**Raghurami Reddy**

Managing Director

DSR Builders & Developers

When you embark upon a journey, it takes great dedication and hard work to accomplish your goals. With over twenty years of experience in the construction family enterprises, I wanted to create a successful business that people would admire and look up to. I embarked upon a new journey by establishing my own company 'DSR builders and Developers'. It took great perseverance and dedication to accomplish my mission and I built up a passionate team of professionals who have worked relentlessly for the success of this company. My goal is to become a name that is synonymous with 'quality home building'. I wish to do this alongside a strong and dedicated team of architects, designers, project managers and relationship managers.

Our intention of providing refined residences with extraordinary features by carving out iconic projects is justified by our exceptional ideology, which helps us thrive in the luxury real estate segment. We deliver some of the choicest specifications that contribute towards evolving lifestyles and in turn enable us to deliver refined homes in Hyderabad. I constantly strive towards improving the overall standard of projects that set a benchmark in their category, while keeping customer satisfaction in mind. We hold ourselves responsible for the timely

completion as per our commitment. We constantly strive towards innovating concepts and coming up with new ideas. Every project by DSR Builders & Developers is detailed to perfection with improved facilities, modern amenities and latest technology.

We take great pride in our top of the line products, which are sourced from all around the world.

I seek the reader's indulgence for our efforts wrapped up in this magazine by presenting to you our prestigious project "W" by DSR at Kondapur, Hyderabad. We have always aspired to lead a new wave in Hyderabad real estate industry by marking a coveted place with our flagship projects, marking our distinction."





# DSR BUILDERS & DEVELOPERS

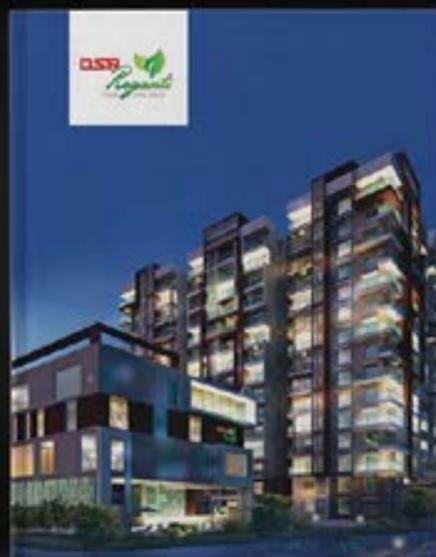
**D**SR Builders & Developers' is a company which has its foundation deeply rooted in a large real estate group with traditional values of trust, reliability and integrity. They are set out on a mission to build modern and magnificent living spaces through all their projects. They aim towards transforming urban landscapes into livable, admirable and enviable eco-systems which are exceptionally built to last and exude a sense of futuristic approaches. A revolutionary and passionate real estate company that goes on to deliver world-class infrastructure, state of the art technology, eco-friendly construction norms and uncompromised quality. Specialists with thorough knowledge in the most sought after occult science of vastu in India, helps ensure all their projects are 'Vaastu Compliant'. Right from the initial planning stage and throughout the execution, all the guidelines are followed. With a highly competent and experienced team, they have accomplished transforming themselves into a trusted real estate developer with ethical values and delivering quality work. This helps them enhance the value proposition for all the stakeholders involved in their projects while contributing to society at large.

# THE WORLD OF W

**N**estled in the heart of the bustling suburbs of Kondapur, presenting a seamless preservation of tranquility throughout its interiors and extending onto the landscape that surrounds it. 'W' has been conceptualized and built by maintaining a thoughtful balance throughout its spectacular fusion of modern amenities and opulent interiors, exuding the conformity of a contemporary and eclectic design approach. The eloquent green spaces in a staggered arrangement add to the design's dynamic appearance and they have achieved absolute continuity in creating a unique space where the interior blends with the exterior. This residence that resonates with the feeling of stumbling upon a hidden treasure chest, waiting to unveil its grandeur, is none other than 'W' by DSR.



# Iconic Projects by DSR



“DSR Builders & Developers transform dream homes into reality and I believe in their capabilities of delivering exceptional results. It gives me immense pleasure in becoming one of the first few people to join their journey and vision for 'W' by purchasing one of their luxurious and well equipped apartments. Their thematically sought after concepts, innovation and marketing communications are commendable. Right from the uniqueness of the project's name, to the brilliant representation of their ideas, continues to impress me endlessly. Apart from their conceptualisation in brochures, the final outcome of the project and its timely completion is worth taking into consideration and being applauded. My family and I are extremely proud to own a property by DSR and will surely cherish it for the years to come.”



**Gunapati Venkata Krishna Reddy**  
Chairman  
GVK Group

# THE ARCHITECTURAL EVOLUTION



*“ While my transition from academia to practice has been seamless, my journey will be eternal. Donning the student's cap is a choice and if anything, I'd like to be remembered as an eternal student of design ”*

*- Niroop Reddy,*  
Principal Architect,  
NA Architects

Every different project teaches us something newfound and helps us gain an important insight into the way a space is perceived. This discovery of the nuances of spaces is an ongoing process and each one signifies a landmark of a sort when the projects are intriguing, allowing room for creative freedom.

Niroop Reddy (Principal Architect) pursued a formal education in architecture from Madras University. Soon, 'NA Architects' was established in 2002, along with his wife Rupana Reddy, an interior designer by profession. After their initial success in India, they expanded to various other countries including Dubai and Myanmar.

Niroop is renowned for evolving innovative design solutions that are contextual and sustainable in creating spaces that exhilarate exceptional experiences, while being functional at the same time. He is currently associated with 100+ projects, exceeding over 15 million sq.ft spaces in total, including residential townships, hotels, shopping malls, multiplexes, high-end residential homes and interiors. He has won 46 awards that are recognised at a national and international level since its inception. The aim to provide a comprehensive design solution and harnessing new technologies has resulted in innovative and dynamic outcomes in the field of architecture and interiors.

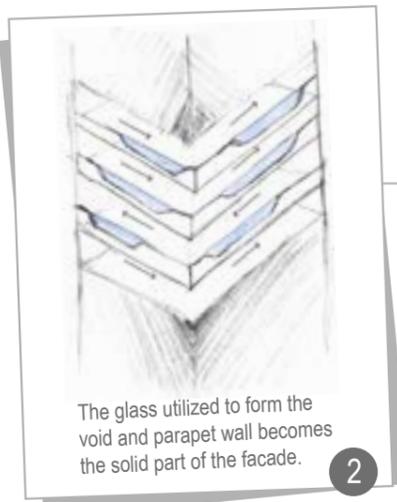
With well-equipped offices in India, Dubai and Myanmar his firm has provided their consultancy to 1500+ clients. Niroop is an IGBC accredited professional for green buildings and a registered green building consultant in Dubai as well. He always dares to venture into uncharted paths and it reflects through his bold, eclectic and fresh approach.

Niroop is representative of a new generation of architects who draw inspiration from art in its many forms. He decided to study architecture while he was still in school, while none of his family members had previously belonged to this fraternity. He admires photography, films and reminisces, "Just like theater, the play of both physical and psychological space is what drew me in and I remained there, intoxicated by the drama." The decision to embrace architecture has been beyond a cerebral act for Niroop Reddy and he has always been hypnotically drawn towards the way structures are built.

An active participant and contributor in delivering 'NA Architects' its success has undoubtedly been Rupana Reddy (Principal Interior Designer) having 17 years of experience in catering to designs and detailing. When it comes to experimenting with new materials, she stands alone at the table. Rupana is actively involved in residential and hospitality interior design projects where she offers services like conceptual designing, material assignment, planning, design development for projects and overlooking the overseas design sign-offs. She works relentlessly towards delivering exceptional results through all her services and enables cost control along with overlooking the design, detailing and post-execution requirements of the client.



The idea behind the concept was the name of the project given by the client 'W'. Referring to the alphabet 'W', the idea was drafted to make the elevation which represents the alphabet itself. Considering the road side view of its superstructure and the area of the facade, the concept 'W' was etched on to the sides of the structure facing the road. The motive was to incorporate the 'W' into the elements of the superstructure without any necessity of projections, this called for the utilization of the parapet wall on the balconies to elevate the alphabet 'W'



2

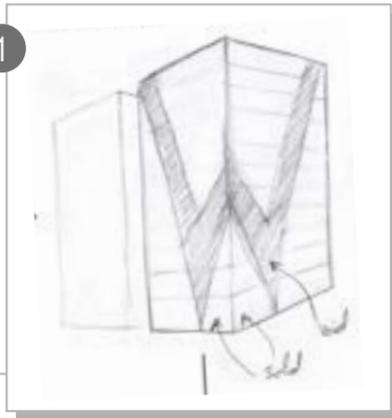
This was achieved by the concepts of creating solids and voids in the elevation through a combination of glass and brickwork where the glass portion forms the void, whereas, the parapet becomes the solid wall. To break the rigid form of the alphabet, curved profiles were adapted to it, making the facade more appealing and harmonious in nature. To bring out the 'Wow!' factor the glass railings that form the 'W' are selectively treated with LED lighting to emphasize the idea behind the elevation, while simultaneously justifying the concept.

Once the form was achieved, a curvy nature was given to the 'W' profile, making it more gracious and giving a futuristic appeal to the facade.

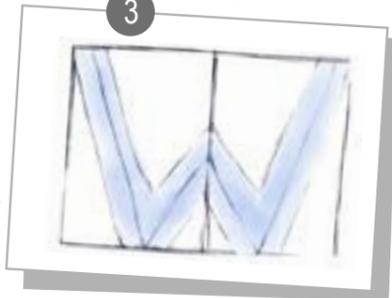
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The alphabet 'W' was projected onto the sides of the elevation that forms the crux of the concept.

1

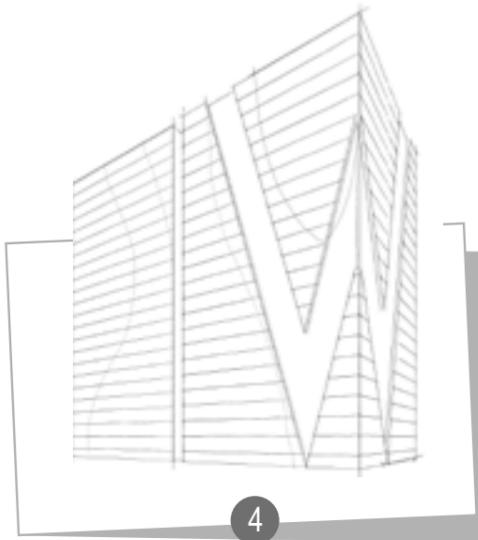


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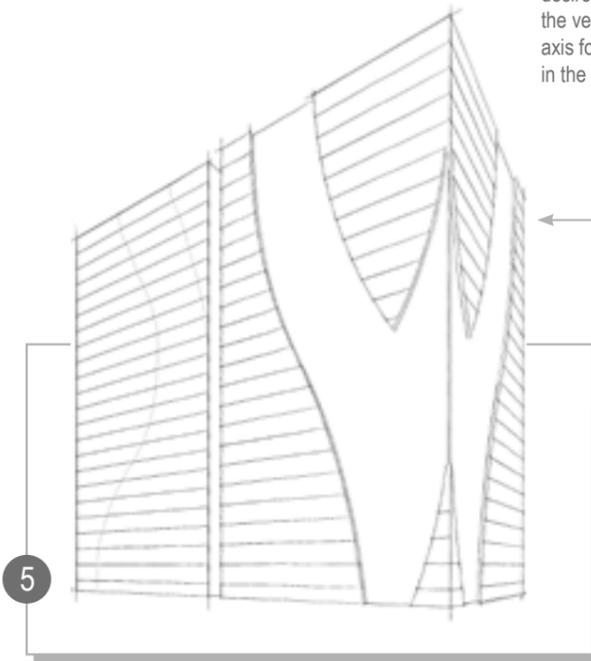


The portion of the glass that represents the void in the elevation has been flexibly arranged to achieve the form

4



Shifting the voids into the desired alignment along the vertical and horizontal axis from the 'W' created in the elevation.





# THE STRUCTURAL EDGE

PRAGATI

“The client instructed us to aim for something exclusive for ‘W’ by DSR and we ensured that the salient features of the structural design were overlooked by experts.” ~ Mr. Chunchu Anjaneyulu

Pragati Consultancy was founded by Mr. Chunchu Anjaneyulu, in 1983 and this legacy is carried forward by his son, Mr. Anil Anjaneyulu. Since its inception, the organization has grown manifold, thanks to the untiring efforts of a team with highly efficient and quality-conscious professionals. They have gained an outstanding reputation in the realm of engineering consultancy. Pragati has been established and structured to fulfill the specific needs of their clientele and owing to the nature of their expertise, they overlook a broad spectrum of design applications. Instead of offering off-the-shelf solutions or technologies, they create client-specific solutions.

By developing various cost-effective solutions that stand the test of time, the firm has developed and nurtured long-term client relationships. The firm is completely equipped to offer its clients in-house consulting services for reinforced, composite steel and prestressed buildings, bridges and structures. They

strongly believe that their workforce is their biggest asset. Partnerships with various design and construction firms has helped Pragati Consultancy offer clients a wider category of specialised services. They acknowledge the value of paying close attention to their client’s needs and have assigned themselves the duty of assisting their clients in attaining a competitive advantage by delivering quality services of unmatched value in the most cost effective way possible.

Design excellence, coupled with a strong emphasis on service, as well as technical accuracy and quality control sums up the basis of Pragati’s practice, helping them retain 85% of their clientele. They focus on delivering successful buildings, but also ensure they build successful relationships. 35 + years of experience in designing high-rise buildings, long-span industrial buildings, institutional buildings, bridges, flyovers, access controlled expressways and highly complicated structural designs have set them apart from their competitors.

Pragati Consultancy has kept the various aspects of design in mind and an advanced dynamic analysis has been carried out to check the various modes of structural behaviour in the event of earthquakes and heavy wind forces. They also conducted an advanced construction sequence analysis, which enabled them to overlook the multiple stages of construction throughout its process.

Design excellence and technical accuracy, process flow and quality control are the basic practices at Pragati Consultancy. By providing cost-effective solutions which stood the test of time Pragati Consultancy retained long-term client relationships including DSR Builders and Developers.

Comfortable parking spaces with a provision of long span cellars and clubhouse levels to provide for efficient transfer of columns onto upper floors is design

ADVANCED DYNAMIC ANALYSIS TO CHECK STRUCTURAL BEHAVIOUR IN THE EVENT OF EARTHQUAKES AND HEAVY WIND FORCES ARE CARRIED OUT BY PRAGATI CONSULTANCY

speciality for ‘W’ by DSR. Expansion joints were completely avoided in the entire floor plate keeping leakage as a risk factor. Podiums have been planned in accordance with landscape loads. A combination of slim columns and shear walls has helped achieve large openings in the typical floors as well. ‘W’ by DSR is a special project both for DSR and Pragati Consultancy.





## DIRECTOR'S NOTE

***Abhishek Devireddy***

Managing Partner

*DSR Builders & Developers*

“People learn best through hands-on activities in real situations and by seeing the consequences first hand. I have gained rich experience by being an understudy to my father, Sri. Raghurami Reddy, the chief promoter of DSR Builders and Developers. The last few years of my close association with DSR, upon my arrival from the USA for good, taught me the basic principles of sincerity, dedication, simplicity, relationship with peers and customers. My objective is to take forward the vision of DSR in becoming a top rated company.

After the remarkable success of ‘The First by DSR’, the company has established its prominence in the luxury real estate segment. My job is to assist my father in realising this dream. ‘W’ by DSR is an effort in that direction, helping us understand customer requirements.

‘DSR Builders and Developers’ focuses on internal specifications, quality standards and external factors such as elevation, style and design by drawing assistance from best consultants and service providers with regards to all aspects of a project. ‘W’ by DSR redefines how the consumer’s requirements seamlessly blend with aspirations for living a modern lifestyle, while becoming a new status symbol of luxury homes.

My vision is to extend the business with new concepts and I am presently working on my dream project by establishing ultra luxury spaces, which will consist of twin towers spread across a large parcel of land. The towers comprise 40 floors each, with one apartment on each floor providing a multidirectional view. 15000 sq ft of living space with world-class modern facilities is something I urge the readers to look forward to.”





# INNOVATION WITH A VIEW

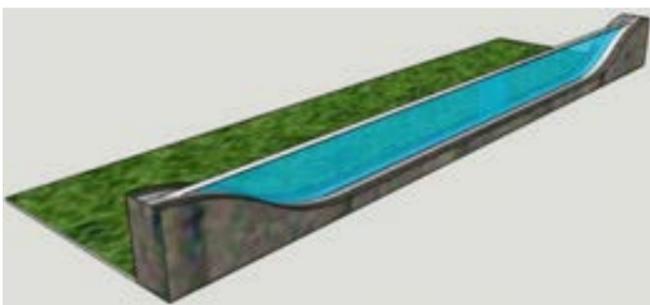
TECHNORAILL

**“We are constantly challenged by change and this helps us provide smart design solutions, which in turn becomes our strength” - Shyam Kishor Chanasana**

Inspiring and innovative ideas are synonymous with Technorail, a trendsetter in more ways than one. Shyam Kishor Chanasana is the director of Technorail, known for manufacturing competitive products such as high-quality balustrade, hand-rails and glass systems, among many other relevant products. 'Transline Series' is a seamless and transparent looking product that has a detailed aesthetic sense. With a pleasing visual appeal and being advanced within its category it can add value to the project. A premium concealed LED light railing system which assures safety, while maximising the view from the balcony of their luxurious apartments, is specially introduced in 'W' by DSR.

The features of the 'Transline 30 Curved LED Light Railing System' make it unique and functional, while living up to the standards of this prestigious project 'W' by DSR. Some of these features include finger marks resistance, permanent UV stability and scratch resistance. These sturdy concealed LED light railings remain

unaffected by varying weather conditions and the consistency of its texture remains smooth on the surface. The material used for building this 'Transline 30 Curved LED Light Railing System' has a consistency of 6mm + 0.89 Sentry + 6mm laminated glass. The 'Sentryglas Interlayer' has a laminated safety glazing, which outperforms other current technologies in the industry offering 5 times more wear and tear strength and when compared to a conventional PVB inter layering. It offers 100 times more rigidity.



“After successful scientific research and entrepreneurship, our experience in building a multimillion dollar real estate empire 'Reddy Properties' in the United States, we explored other markets. We chose 'DSR Builders and Developers' from Hyderabad, because we simply could not find any other builder that offered all the modern facilities under one platform and their method of identifying practical steps in business. We developed a great partnership and are associated with their project 'The First by DSR'. The entire team tactfully delivered the project of exceptional quality while staying on schedule. We are proud of their efforts and accomplishments and consider them one of our trusted partners in Hyderabad. We are sure that 'W' by DSR will become the most modern living experience of any international standard. Our best wishes will be with DSR all the time.”



**Dr. M S Reddy**  
Denver, Colorado, USA





# LUXURY MADE EFFORTLESS

SYNERGY INFRA

**“We have introduced multiple innovative concepts and systems in India and aim at stumbling upon many more opportunities alike”**

*- Mr. V. Srinivas, CEO & Director, Synergy Infra*

Synergy Infra is known for conducting electrical power quality energy audits, water audits and fire life safety audits based on NFPA 101. Synergy Infra delivers valuable engineering services with considerable cost reduction. Synergy Infra has strong technical knowledge in all MEP Services and all relevant international standards like IEEE, IEC for electrical, ASHRAE for HVAC, NFPA, SFPE for fire, UPC & ASPE for plumbing. Synergy Infra has worked on several projects including residential, commercial, hospitals, offices, IT parks, data centres, engineering and pharma industries.

Synergy Infra thoughtfully contributed towards “W” by DSR while ensuring no stone was left unturned. The features provided by them have enhanced quality of life and provides for additional convenience and comfort for its residents. The services that are designed for “W” by DSR include home-automation, quality-regulated electrical power, low-fire hazard copper wires and cables, residual current circuit breakers for leakage protection, VRF type air-conditioning systems, fresh air supply to every apartment, water meters for every apartment, rainwater harvesting system, STP with automation, CCTV cameras installed in all areas all with modern technology.

The exceptional personality, CEO & Director of Synergy Infra is Mr. V. Srinivas, a man of extraordinary accomplishments, with 35 years of professional experience in MEP. His formal education includes M.Tech (High Voltage Engineering) & B.Tech (Electrical & Electronics), securing a second rank from the JNT University in Hyderabad. Mr. Srinivas worked as a Design



Engineer in CED's Department of Space in Bangalore and was associated with the design of a few projects of national & international significance like PSLV, GSLV, INSAT 2 etc. He established 'Synergy Infra' in 1995, as an MEP Consultant in Hyderabad.

Synergy Infra has introduced innovative concepts like reticulated LP gas and home automation systems in Hyderabad, obtained fire approval for a project with 4 basements for the first time in India, synchronised 'Transfer of Load' from 1500 KVA to 500 KVA DG sets to limit surges to 8%, SCADA

Systems in building projects, introduced 'High Voltage DG Sets' and now cater to larger residential projects. They have also commenced an earthing study using the two-layer method, incorporated the 'Fiber To The Home' (FTTH) concept for residential villas and apartments in India, introduced central air-conditioning with thermal energy storage for residences and are working on MEP Revit. With an experience of working on Renewable Energy systems up to 5MW, they continuously keep upgrading their designs and consider every new project as a unique entity.

# EXECUTING THE EDIFICE

SRIRAM CONSULTANCY SERVICES



**“We take great pride in our code of conduct and expect all our employees to exude professionalism and maintain basic etiquette. It is our integrity that guides us through our day-to-day work.”**

*- Sriram Consultancy Services*

Attention to detail and customer satisfaction are considered a priority. Hence, continuous improvement and completely immersing the staff helps deliver extraordinary results. While they go an extra mile, they also recognise the importance of maintaining confidentiality and security systems for their clients and have established a system which ensures that all the work performed is secured under a high level of corporate and personal confidentiality.

Sriram Consultancy Services will look after various aspects of PMC Services for “W” by DSR by monitoring the project execution. Experienced civil engineers will be deployed to follow the ‘checklist’ methodology to check each item’s quality as per the construction requirement. An efficient quality control lab will be established on-site for concrete, bricks, coarse aggregates, sand, etc. A periodical testing of TOR Steel is conducted at the authorised lab. A weekly review by Sriram Consultancy’s representative will be done with regards to all the agencies working on the project in order to measure the progress in terms of the manpower, material, machinery and technical team deployment on-site.



Sriram Consultancy Services Pvt. Ltd provides Project Management Consultancy (PMC) services for large scale building projects such as integrated townships, multi-storey commercial spaces, residential buildings, high-rise towers, industrial complexes etc. PMC is for monitoring to ensure that all the processes involved are completed in a timely manner. They actively coordinate with all the design consultants associated with the project and involve themselves throughout the process.

They review everything from finalisation of drawings during its conceptual stage to overlooking the minute details during its working stage. They actively coordinate with all the design consultants associated with the project and involve themselves throughout the process.

While most of the projects require interdisciplinary staff, project teams are organized by lining up their staff completely based on the specific needs of each project.

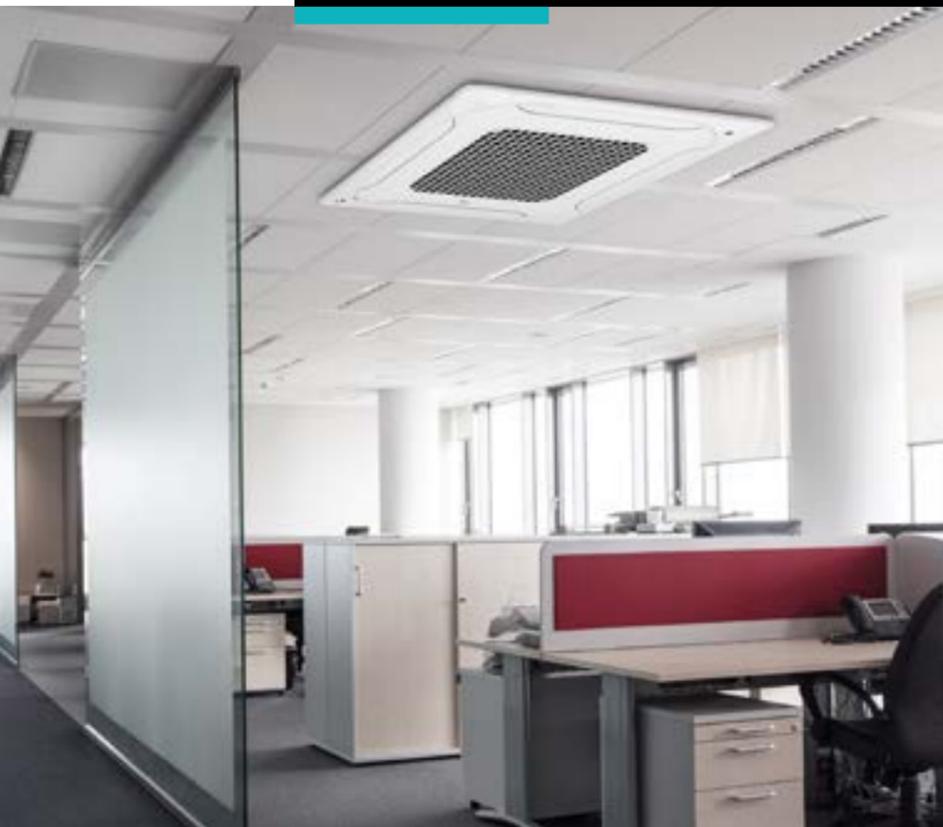
Considering the large scale of the project a labor camp, batching plant, material stockyard and treatment needs to be overlooked. Apart from taking precaution during excavation, proper safety measures for workmen at the site includes helmets, jackets, safety shoes, safety belts and safety ropes. Additionally, a safety net is attached all around the building while carrying out work on different levels. A safety kit and semi-ambulance is parked on-site at all times and the electrical cables laid for construction purposes are properly addressed.





# OPTIMIZING THE TEMPERATURE

ARIAL ENGINEERING SERVICES



**“Arial Engineering Services has 15 years of rich experience in the HVAC industry, helping us provide effective solutions for our clientele.”**

*- Mr. Chennakesavulu Gandla*

consultancy firm to cater to the shortage of HVAC professionals and provide improved services to his clientele.

‘W’ by DSR is a prestigious project with high-rise residential apartments and its design & execution parameters for the HVAC system is a state of the art VRF technology. It has been installed with multiple indoor units using single and dual outdoor units. Keeping in mind the requirement for ‘W’, the total indoor units’ capacity has exceeded the outdoor unit capacity, making it a suitable application for a residential project. The design execution of HVAC systems with state of the art VRF technology for high-rise residential apartments in ‘W’ by DSR will be overlooked by Arial Engineering Services. The execution and design elements for this project have been established as per the standards of ASHRAE, ISHRAE, SMACNA, NBC-2016.

The project includes units which are concealed within the ceiling with a linear slot diffuser in order to maintain an optimal air distribution system and one-way cassette units. The system is designed keeping in mind the false ceilings and the elegant interior. The functionality of these HVAC systems is as per the international standards, ensuring fresh air provision to every air-conditioned area. Filtered and treated fresh air circulation improves the air quality and reduces the ‘sick building syndrome’. The HVAC System execution ensures that the material quality, work proficiency, discipline, safety, etc. have been maintained.

Providing effective solutions for HVAC (Heating, ventilation and Air-Conditioning) is an important activity for luxury living. Arial Engineering Services provides end-to-end solutions in this area for various buildings like factories, residential, commercial, hospitals, hotels, malls, educational institutions, etc. They have evolved over time with the collective effort put in by multiple departments of the organization, covering all the aspects of their expertise in association with internationally reputed companies like Mitsubishi, Hitachi, LG, Toshiba and O General.

Mr. Chennakesavulu Gandla, the Managing Director of Arial Engineering Services, is an experienced mechanical engineer, who has served the HVAC industry for over a span of 15 years. He established this

Powerful air purification with real time air quality monitoring.

Deodorization Filter

PM1.0 Filter

Dust Electrification

Pre-Filter

Human detection sensor (PTV5MA0)

Real Time Air Quality Monitoring

Mobile device

Remote controller

Indoor unit smart indicator

Component	Value
Comprehensive Indicator	Good
PM 10	25
PM 2.5	14
PM 1.0	13





# THE DYNAMIC LANDSCAPE

RRBUN SHAPES

I have been affiliated to multiple industries and had the opportunity to work alongside various partners, consultants and industry specialists who are highly skilled at what they do. However, when it comes to the premium real estate segment, there is no one else who exceeds my expectations like DSR Builders and Developers. Being a customer, I have witnessed their progressive deliverance firsthand, along with their knack for becoming trendsetters and setting new benchmarks for the industry through every project they pursue. They are pioneers in introducing high quality products, which were previously unavailable in the market. I see a bright future for the real estate industry with an accomplished organisation like DSR leading the way."



**Dr. Teegala Vijender Reddy**  
Chairman and Director  
Vardhaman Colleges and  
Tenet Diagnostics

"The insignia of our company is to add value to every project we undertake through determination, commitment and delivering extraordinary work, which has helped us elevate higher on the graph."

- RRBUN SHAPES

The true essence of landscaping lies in the artistic composition and artisanship that gives rise to horticultural finesse and a profound expertise in urban planning. Rrbun Shapes has worked on multiple projects including city parks, corporate landscapes, regional parks, civic landscapes, multiple large-scale interdisciplinary projects and been delegators for contractors upon the completion of their design process. Established in 2010, they have received great support and attention from governmental, industrial, residential, commercial and institutional clients.

Building a magnificent project is all about putting in a great amount of effort, while making the result look flawless. A thoughtful balance has been maintained throughout its spectacular fusion of modern amenities and opulence, exuding a sense of contemporary and eclectic approach in its design elements. The project's facility area is designed to coincide with the peripheral landscape, encouraging residents to luxuriate in, while the residential space extends on to a luscious green terrace garden and a recreational space on the ground floor, creating outdoor spaces for individuals to experience living among nature.

The eloquent green spaces in a staggered arrangement give the design a dynamic appearance. This boundary between nature and the recreational space is brought to life by the open terrace garden, the space generated creates a landscape that resonates with the exterior. The spectacular terrace garden encompasses an open party lawn with an attached bar and barbecue stand, enabling recreation, relaxation and concord. The manicured lawns and plantations present an area for reflection and repose while creating a sense of tranquility. With a state of the art, open-air gymnasium, maintaining your



fitness regime is made more fulfilling and rewarding than ever before. This residence that resonates with the feeling of stumbling upon a hidden treasure chest, waiting to unveil its grandeur, is none other than 'W' by DSR.



# STEPPING INTO SPLENDOUR

ALZO INDUSTRIES



External doors create a first impression that is crucial for any property and the right selection adds great value to a home. Apart from having an appealing appearance, suitable internal and external doors have a great impact on the character and security of a space. Products by Alzo cater to a wide range of designs for every home, going beyond the selection between traditional and modern styles. It's the subtle features that have a great impact on the appearance and functionality of these doors. The diversity in style, materials and varying construction techniques help them provide bespoke customisable products to their customers.

Founded in 1957, Alzo is an ideal synthesis of the latest technology and dynamism, outlining its leading edge and innovation. Being in a state of constant evolution gives them a competitive advantage based on efficiency and streamlined operations. Their factory is based in Gabon SEZ, Africa and operates on the cutting edge technology from Europe and modern automated machines, exclusively designed for Alzo industries. They are empowered by an elaborate network across 15 countries, including 'FSC Certified Timber', ensuring products are sourced from responsibly managed forests that provide environmental, social and economic benefits. With a profound knowledge about wood density, compatibility and rare wood species they are able to offer premium wood quality that lasts for a lifetime.



Keeping in mind the stature of 'W' by DSR, Alzo has curated state of the art 'Doors' and 'Door Frames' using advanced technology and maintaining high quality standards while manufacturing them. They have sourced timber from the tropical forest of Gabon, which holds an FSC certification. The desirable precision and quality of these products are achieved by minimising human intervention and maximising automation during their manufacturing process.

Alzo follows a rigorous 35-step production process and their highly qualified technicians ensure that there is no room for error on the

**"Walk into a world of new possibilities, when you walk through an Alzo door!"** ~ ALZO

production floor. Being a specialist in 'Doors' and having generations of success to their name, Alzo is well ahead of others in their industry. While designing products for 'W' by DSR, they have utilized this opportunity to introduce 'USF and WPD Doors' for the first time ever.

## Salient Features of Alzo:

- They manufacture products using over 40 handpicked wood species.
- The timber is dried in a kiln over a course of 45 to 60 days. This process helps remove the moisture from timber and ensures that wood is protected from cracks, shrinkage and warpage.
- The overall production process is fully automated and assisted by highly skilled labour.
- The final product is a result of a 35-step production process.
- They follow a unique process while manufacturing finger-jointed solid wood timber blocks.
- They can manufacture doors upto 3000 mm in height.

8 feet door



Best Sourced Raw Material



Made Out Of Natural Solid Timber



European Technology



Highly Skilled Manpower



Water Resistant



Resistant to Chemical Cleaning



Scratch Resistant



Noise Insulation



Borer Resistant



Fire Resistant



Eco Friendly



On-time Delivery & Installation







# COOKING MADE LUXURIOUS

“European Kitchens are innovative and incorporate storage features, as well as design usability that surpass other kitchen designs from around the world.”



**D**esigner kitchens exude a sense of innovation and style. The best European kitchens have well-designed layouts that can effortlessly integrate with the architecture universally. A global approach that resonates with any home and lifestyle, whose quality interior is considered as crucial as its exterior. The flexibility of creating your dream kitchen while using high-quality standard European products and accessories.

A key factor that makes these an ideal choice is their consideration of living spaces and storage capabilities, making them functional. The craftsmanship of a quality European kitchen design offers the best innovation, performance and sophistication which equips your kitchen with everything you need and more. They have had people

mesmerized by their state-of-the-art amenities, advanced features and longevity which continues to speed up with their futuristic approach.

Precision engineering and modular design principles create a highly functional space and remarkable designs with the use of high-quality materials and stunning layouts that continue to add to the significance of their rapidly evolving popularity. European kitchens are known for setting trends in the market and creating flexibility and freedom through all their products. These kitchens are a perfect fit for individuals who seek a durable and creative space with functionality and storage options.

## NOTE BY MANAGEMENT

*Praveen Reddy*

COO

*DSR Builders & Developers*

“My first professional experience apart from my own business venture has been with ‘DSR Builders and Developers’. My strong communication skills, shrewd business sense and sales strategies influence the advancement of the company’s goal. They gave me an opportunity to gain more experience, transforming me from rustic to professional in terms of management skills. DSR believes in delivering beyond what they have promised. ‘Reganti by DSR’ became a successfully delivered project with more than 100 happy residents. Even ‘The First by DSR’ is an accomplished luxury project in Gachibowli, Hyderabad through which the company created tremendous value for its customers.

“W’ by DSR is an upcoming ultra-luxury project with 88 apartments in Kondapur, Hyderabad. The experience gained through ‘The First by DSR’ has helped them add more world class facilities to the project. ‘W’ by DSR aims towards entering into the future, beyond your expectations. Hence, we have put together an amalgamation of niche products that would be best suited for our modern clientele. The effort to help our customers visualise the final product includes a walkthrough of the project, which has been derived through the help of digital technology, making it unique.”





# FLOORED BY SOPHISTICATION

TRANCEFORM



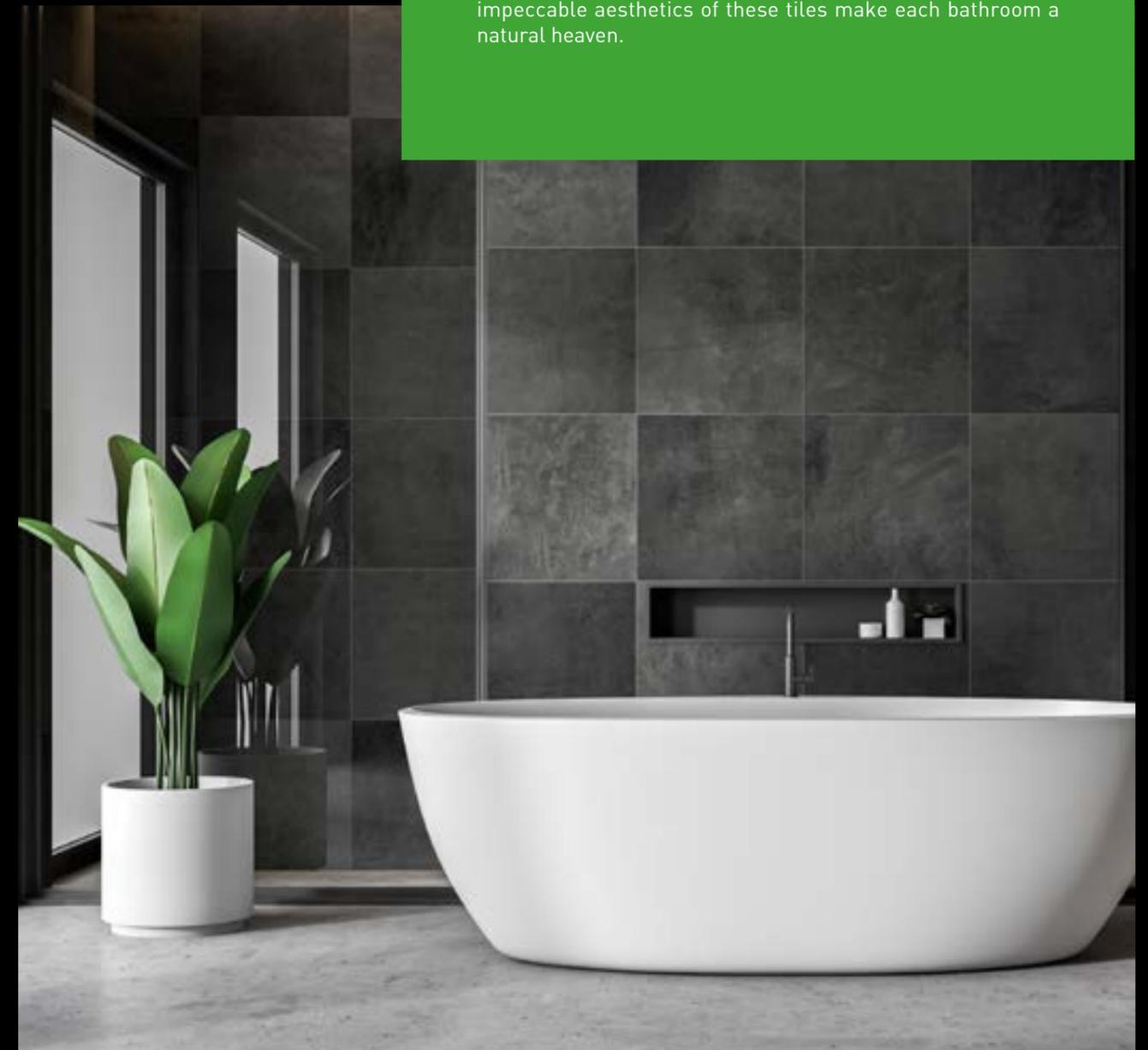
**“Over the past few years we have successfully delivered prestigious projects alongside DSR Builders & Developers, which has helped us consistently raise the bar”**

- Kalyan Gupta, Managing Director, Tranceform

**T**ranceform - A unit of Srushti Baths & Interiors' specialises in tiles, sanitary, kitchens, wardrobes, surfaces, bathware, spas, steam rooms and lifestyle products with the latest innovations & high quality standards. The company offers products from Italy, Spain, Germany, Brazil and Turkey. "W by DSR" is a masterpiece which sets a new lifestyle benchmark through the use of products which are the best in the world and crafted by renowned designers. In "W" by DSR, tiles play an important role in creating sophisticated designs with a concept of total quality, innovation and aesthetics. Every tile will be handpicked and designed in a way that makes every space stand out by itself. The impeccable aesthetics of these tiles makes each flooring a natural heaven.

It is truly overwhelming for us to work with a passionate company like DSR Builders and Developers, W by DSR is a masterpiece setting a new lifestyle benchmark by offering products which are the best in the world and crafted by renowned designers.

As promoters of 'W' by DSR we strongly believe that bathrooms are very private spaces and should provide sophisticated concepts that include total quality, innovation and aesthetic feels. With an in-depth study and brainstorming on their end, Tranceform has delivered exceptional results for the project. Keeping the latest trends in mind, the purpose of usage, the selections, finishes and colour combination has been designed. Finishes like Metallics, Pastels, Wood and Rustics are combined in a perfect proportion which offers warmth & calmness to the bathrooms. For W by DSR, Every tile is handpicked and designed in such a way that each bathroom stands out by itself. The detailing, innovation and lightness of the tiles reinforce the personality of every space in accordance with preferred bathrooms. The impeccable aesthetics of these tiles make each bathroom a natural heaven.





**W**ith over 45 years of experience as professional manager, chief executive and managing director in the corporate sector, I started associating with DSR Builders and Developers as their Chief Advisor in all their endeavours, because of my close relationship with its chief promoter Mr. Raghurami Reddy. Right from the verification of title deeds to the completion of the project and its final handover to customers is overlooked meticulously as per the law in every aspect by DSR. They have never compromised on the safety and security of their clientele. With a seasoned approach in administering the organisation, their professional managers ensure customer satisfaction and maintain delightful interactions. DSR has a proven track record of delivering high end residential projects in prime locations, which includes 'W' by DSR at Kondapur as well. While working closely with the company, I overlook every aspect of choosing a practical approach and driving things to completion."



-P. Bhaskara Rao

# ELEGANCE IS TIMELESS

**V**alueLine is an exceptional company for multiple reasons that brings international luxury brands under one roof and is an authorized dealer for the world's best brands in their respective industries. They strive to cater to more options with the intention of matching the client's style, comfort and derive design ideas from their in-house designers. These designer products are innovative and are delivered to clients through unmatched customer care services. It has products to fit every budget and with over 18 years of rich experience and 5 world-class showrooms in major cities, they have established themselves as India's top multi-brand retailer.

For 'W' by DSR, ValueLine has opted for sanitaryware by Villeroy & Boch which compliments the standard of luxury maintained while bringing the project to life. While the brand used is strongly rooted in European culture, it has shaped the development of a premium presence. Timeless elegance, innovative design and outstanding quality defines what the brand has stood for. Designers and product managers develop collections and concepts based on this tradition that shape living environments.

Dornbracht, a leading specialist for superior designer fittings and accessories for bathrooms, spas and kitchens. With headquarters in Iserlohn, Germany, is a premium brand. Dornbracht stands for innovative technology and high-quality standards at a manufacturer level, with highly qualified employees and state-of-the-art production technologies. Their design principles guarantee the sustainable aesthetics of the characteristic product design with which Dornbracht has achieved worldwide recognition.



"Sanitary and wellness products by Dornbracht and Villeroy & Boch transform functional spaces into a personal well-being oasis. All their products are water-saving and easy-to-clean products which in turn, help protect the environment."

-Mr. Narinder Anand







# DATA ON YOUR FINGERTIPS

AR ENTERPRISES

**“We have developed an expert vision for a secure home and future, all in one platform.”**  
- AR ENTERPRISES

### Salient Features:

- Live Movement Tracking
- Centralized Billing System
- Centralized Access Control System
- Motion Detection Technology in Open Areas
- Home Automation
- Smart Poles



• Access control



• Boom barrier



• Fire detection



• Motion detection



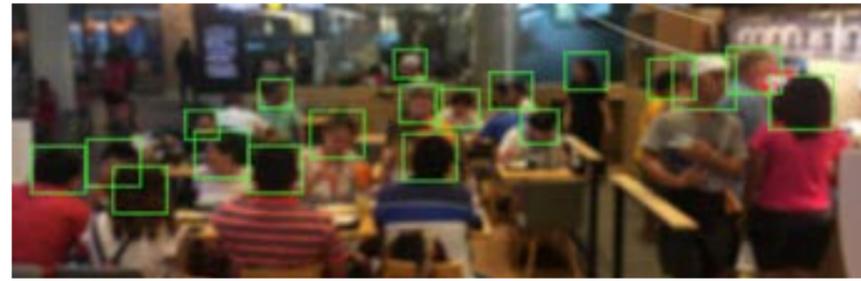
• Pool



• Wifi mesh



• Theft detection



• Indoor people counting



## SLIDING INTO SERENITY

GERMAN DOORS

These premium doors are being introduced through 'W' by DSR which offers maximum transparency with a straight line design.

German sliding doors are one of the leading suppliers of high-quality window, door and facade systems. Millions of their products are used all over the world and meet the highest requirements of design, comfort, security and energy efficiency.

### Salient Features:

- The concealed outer frame provides maximum transparency and light penetration
- Manual operation with integrated retaining catch
- Innovative removable roller profiles
- Glass thickness 24mm - DGU
- Water tightness up-to Class 7A in accordance with DIN EN 12208

**Glass used:**  
**SKN 165 (Lumina)**

### Glass Features:

- Fifth Generation solar and thermal insulated glass for energy efficiency
- Nano technology for heat and uv reduction
- With Double glazed, reduces noise and dust reduction.
- Enhances daylight and controls wave radiation.







# BATHING IN GRANDEUR

“Discover the timeless pleasure of a luxury bath with world-class shower cubicles that offer a matchless performance.”  
- Saint Gobain

SAINT GOBAIN



With over 355 years of expertise in bringing impeccable building materials to discerning customers, starting with ‘mirrors’ for the Palace of Versailles (Paris) in 1665, Saint-Gobain is providing well-being in residences to its customers. Their products are engineered for comfort and sustainability, through the state-of-the-art products and solutions. The timeless pleasure of a luxury bath with world-class shower cubicles from Saint-Gobain that offer matchless performance are introduced in ‘W’ by DSR project. Sleek and elegant, they come with truly thick glass to make them sturdy and leak-proof. With their wide range of glass and fitments that open up infinite design possibilities, classy chrome-plated brass fixtures, customized options and installation by experts. The enclosures conform to the most stringent global safety standards. The thoughtful design allows ample daylight into the bathing area ensuring privacy and brightness at the same time. They truly redefine showering solutions completely.

## Premium Range Hardware & Accessories Crafted with Precision

-  **Functionality**  
Self-closing hinges are designed to make open-door configurations convenient to use. Sliding door options are best suitable for bathrooms with space constraint.
-  **Quality**  
The seals are made of acrylic to provide flexibility during use and are as transparent as glass.
-  **Vibration-free**  
These fittings complement the opening, closing and sliding mechanism of doors, making them vibration-free.
-  **Durability**  
With a specialised chrome plating, these fittings showcase high reflectivity and unmatched aesthetics.







# ELEVATION SUSTAINED

“Respect for people, creation of new value and contribution to society is our core philosophy” - Toshiba

TOSHIBA



development. Voluntary environmental standards for products have been established by Toshiba Elevator Group to create eco-friendly products.

For 'W' by DSR, Toshiba has handpicked an exclusively designed passenger elevator in 'Rose Gold' color. This renowned brand will be introducing this elevator through this prestigious project, which comprises a maintenance-free oil buffer and in turn helps avoid any leakage problems, contributing to its sustainable and reliable operation. Furthermore, this Rose Gold Elevator avoids the inclusion of heavy metals such as mercury, lead, flashing and ultraviolet components which helps eliminate radiation pollution.



Being a builder with an eye for detailing, I know that location plays an important role in the success of any project. A prime location with greenery adds to the value of its residences and is indeed something I look forward to in 'The First' by DSR. I will forever be grateful and happy that Shruti and I have made this our abode for the years to come. The location is premium, luxurious and DSR's construction skills set them apart.

Every project by DSR is intriguing and it seems like they've been planned well ahead of their time. I have been fascinated by the depiction of their projects right from the stage of conceptualisation in brochures and later, been mesmerised by the final result upon completion. It is truly a sight to behold when a project exceeds your expectations and turns out even better than you'd anticipated. This personal experience has given me the confidence to place my trust in the vision of 'DSR Builders & Developers' and I wish them all the very best for their future endeavours."



**Girish Mallpani**  
Managing Director & CEO,  
MPM Group

Toshiba Group is a world leader in high technology and a leading company in India. They are a diversified manufacturer and vendor of advanced electrical and electronic products, spanning information and communication equipment and systems, electronic components and materials, power systems, industrial and social infrastructure systems and household appliances. They have contributed to the Indian market substantially with their state of the art technology represented by 135 years of experience and have successfully installed the 'Fastest Elevator in the World'.

They aim towards delivering environmentally conscious products, which involves conscious product design, the assessment of environmental impact of

products and the complete disclosure of the environmental performance of products. All their products are developed in compliance with the updated voluntary environmental performance standards. They have a specialised agency conducting an audit of their company on a yearly basis to achieve additional and further contributions for the global environment.

While developing products, they conduct a product assessment across the life cycle from manufacturing, logistics and resort to the disposal and recycling of products in order to conduct development and reduce the environmental impacts on a global scale. While this technique is used to confirm the minimum necessary environmentally conscious requirements for product





# CREATIVE CONCEPTUALISATION EMPOWERED

AttitudePlus Management Consulting Pvt Ltd & WikiWakyWoo are integrated companies that offer an amalgamation of services for their clients. These are driven by strategic thinking, expertise, passion & creativity. They are the catalysts who bring about change for multiple businesses by helping them identify and leverage their strengths, grab opportunities, introduce a new chapter of innovative solutions and most importantly, lead the market in any industry they belong to. Having evolved from their own success and more importantly, from their failures. They believe that consultants are not born, but emerge from years of rich experience and continuous learning.

Under the umbrella of their integrated entities: Attitude+ and WikiWakyWoo, they provide strategy & design interventions. Market research, branding, product positioning, segmentation, go-to-market strategy, market launch, media planning, creative designing, digital transformation, production & execution are a fraction of the solutions they provide for their clients. They aspire to become a reliable, realistic and reputed 'Strategic Management, Branding & Creative Design Company' in India. Offering the best 360 degree solutions and services in the industry has

enabled their clientele to grow rapidly and achieve their goals and objectives. While they seamlessly cater their expertise and services within multiple industries, 'Real Estate' has been their forte right from the beginning. As a marketing & design consulting firm, they have worked on many prestigious projects. Their work has set a new benchmark in the industry. It has been a special & accomplishing journey for them with DSR Builders & Developers so far. The client's demanding

& uncompromising approach often helped them push their limits in going beyond the ordinary and delivering extraordinary results. They are always amused with the management's passion, customer centric attitude and quality consciousness. Working on Projects like 'DSR Reganti', 'The First', 'GVK - Sky City', 'The Classe' and now 'W' by DSR has been an enriching experience for them.

"We understand the power of ideas & execution. We stand by our client's thoughts, dreams and vision while transforming them into reality, by using the most effective & innovative approach. Most of our work for DSR Builders & Developers stands as a testimony, representing our passion, commitment & result-oriented collaboration"

- Sharath Prasad Damera, Executive Director and Chief Strategist



"We believe in the power of insight, ideas and design. We value the impact that comes through the simplest of ideas. Our values enable our day-to-day framework and we thrive on innovation to hold our hands while we participate in nurturing the future, one idea at a time."

- Kunal Mashettiwar, Managing and Creative Director



## ATTITUDE+ WIKIWAKYWO

WikiWakyWoo & Attitude+ have worked closely in order to provide an optimal solution for various projects by DSR, overlooking all their marketing and communication needs. For 'W' by DSR, they have relentlessly contributed towards its thematic conceptualization, naming the project, designing their logo, communication, etc. Collectively they have curated a box containing hand-crafted coasters with W's branding, along with a branded tab which includes a walkthrough and images of the project, exclusively designed for all their residents upon purchasing a dream home at 'W'. Furthermore, they have developed a website exclusively highlighting the specifications of the project. Both these enigmatic companies have worked hand-in-hand with DSR Builders & Developers time and again, delivering excellence through their work. In the premium residential housing segment, DSR has created its identity and trust which is truly unmatched and this integration of WikiWakyWoo & Attitude+ takes pride in their success and ever growing brand value.



Blockout flex innovation for 'The First' by DSR



Sharath Prasad Damera and Kunal Mashettiwar





# THE ARCHVIZ MAGNIFICENCE

“Architectural visualisation is carried out before building any project, in order to represent the structure by reflecting the communication between the client and the designer.”

-Square One

## SQUARE ONE

With a solid foundation and knowledge of architecture and having more than 17 years of experience in the field of architectural visualisation, this establishment was introduced during a timeframe when 3D visualisations and walkthroughs were newly being introduced in the market. This has helped ‘Square One’ evolve as per the market demands and industry trends. Working on projects in an age where 3D renderings were not as realistic as current times due to software limitations, they were more aptly just a tool to help understand the architect’s vision.



“Square One has previously worked alongside DSR Builders & Developers and Architect Niroop Reddy for projects in Hyderabad that are prominent within the real estate sector. They have always strived to explore creative methods and deliver architectural visualisations that highlight the affluence and intuition of the project’s prime location, connectivity and designs.”



‘W’ by DSR is an epitome of luxury offered by the developer and the challenge was to showcase it by creating an emotional appeal for the target audience that has a taste for a finer standard of living. The 3D images were conceptualised to show the premium leisure offered by a plethora of facilities and class apart opulence reflected by the residences. A warm tone was set for the ambient lighting to imbibe a sense of rich hospitality and lavish lifestyle.

The materials and the elements used in the 3D renders were curated to enhance the splendour envisioned by the architect and

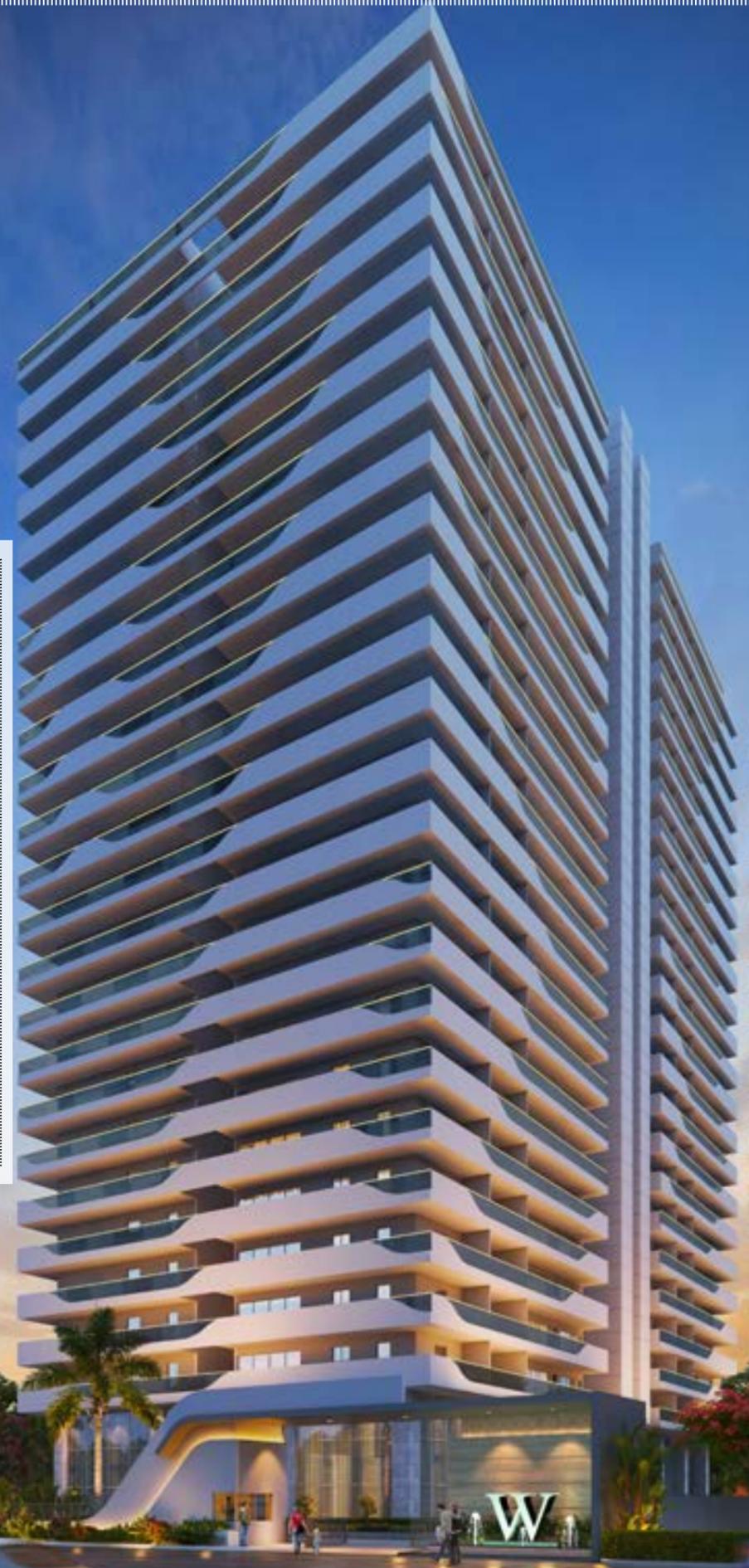
the developer. The camera angles chosen for displaying the exterior were specifically chosen to emphasise the magnificent façade and the majestic presence of these towers. To capture the resplendent nature of this project radiant settings of dusk and early mornings were used.

The walkthrough was created through an amalgamation of a drone-shoot of the actual location and 3D renderings of the project through the process of creating a video montage. With the help of VFX technology and enhanced graphic visualisation the video beautifully highlighted the insights of the connectivity

offered by the iconic location of the project. The theme of the walkthrough revolved around displaying the lifestyle choices offered by the project. The sequence of the video was aimed towards creating an emotional appeal for the targeted audience by helping them imagine themselves as residents of this splendid project. As a result of both: the 3D images and the walkthrough, the audience not only understands the value proposition of ‘W’ but also feels a compelling sense of belonging towards these abodes and the standard of living it offers.

“Knowledge about the significant occult science of Vaastu and the basic principles have been transferred from generation to generation. Every project associated with DSR Builders & Developers is guided by the laws of the universe, which is combined with Srishti Karta in order to ensure the projects are ‘Vaastu Compliant’. The accuracy of this is monitored right from the initial planning stages and throughout the execution of the project as per the guidelines provided. These are religiously followed and it is believed that this approach helps in creating a smoother execution and also brings health and wealth to its residents.

- Mr. Sadanand Vishvakarma





Immerse yourself in a luxuriating experience



Return home to grandeur when you reside at an ultra-luxury apartment



A residence that encourages indoor sports and activities



Staying fit never felt so aesthetically pleasing



Live a life where nature coincides with splendour



Where leisure becomes a lifestyle



True luxury acknowledges the importance of being active



An address that redefines the feeling of pride & contentment

# PREMIUM SPECIFICATIONS

**• SUPER STRUCTURE**  
R.C.C. shear wall framed structure to withstand wind & seismic loads

**• INTERNAL & EXTERNAL WALLS**  
Reinforced shear walls as per structural design

## WALL PUNNING

**• INTERNAL**  
Gypsum plaster or equivalent excluding balconies, utility, walk in closetkitchen and servant room

## DOORS

**• MAIN DOOR FRAME & SHUTTER**  
Premium designer main door frame & shutter of 8' height with premium hardware fittings

**• INTERNAL DOOR FRAME & SHUTTER**  
Premium designer internal door frame & shutter of 8' height with premium hardware fittings

## WINDOWS AND FRENCH DOORS

**• WINDOWS**  
Anodized aluminum frame with double glass(DGU) with mosquito mesh

**• FRENCH DOORS**  
Anodized aluminum frame with double glass (DGU) with mosquito mesh

**• VENTILATORS / WINDOWS**  
UPVC / Aluminum ventilators for all toilets, store, wet kitchen, servant room & servant toilet

## PAINTING

**• EXTERNAL**  
Textured / Smooth finish with 2 coats of premium paint

**• INTERNAL**  
2 coat putty, 1 coat premier and 2 coats of emulsion paint

**• SITOUT**  
Weather proof paint over external putty finish at utility / sitout walls.

**• BASEMENT / PARKING AREA**  
Water proof cement paint and over a base coat of primer for columns and one coat putty finish for entire ceiling roof

## FLOORING

**• LIVING,DINING,DRAWING,POOJA, MASTER BEDROOM SUITE ROOM - 1, SUITE ROOM - 2, SUITE ROOM - 3, FOYER & KITCHEN**  
Imported Marble with 3" skirting

**• ALL TOILETS**  
Acid resistant and anti-skid premium, imported large size vitrified tiles and walls cladding upto grid ceiling height

**• CORRIDORS**  
All lobby flooring & lift cladding would be imported tile as per architect design.

**• LIVING BALCONIES**  
Granite/ imported tiles as per architect design

**• STAIRCASE (PASSENGER)**  
Graniteas per architect design.

**• STAIRCASE (FIRE)**  
As per fire norms

**• STORE / WASH AREA / UTILITIES/ SERVENT ROOM & SERVENT TOILET**  
Premium vitrified tiles

**• DADDOING**  
Vitrified tiles upto balcony height in utility & up to lintel height in servant room toil

## MODULAR KITCHEN

**• Modular Kitchen for each flat of premium make**

## KITCHEN / UTILITY / WASH

**• Separate municipal water tap (Manjeera) and bore well water through softener plant in kitchen**

**• Bore well water for dish washer, washing machine and washing utensils with CP fittings in utility**

**• Provision for exhaust fan in kitchen**

## BATH ROOMS

- Rain showers in all bed room toilets except powder room
- Shower cubicles in all bath rooms except powder room
- Wash basin with LED mirrors
- Wall mounted EWC with Flush Valves
- Single lever diverter of premium make
- All C.P. Fittings & Sanitary Fixtures of premium make
- Provision for Exhaust fan in all bath rooms
- Servant room toilet –floor mount WC with CP Fittings

## ELECTRICAL

- Concealed Copper Wiring of premium make
- Power outlets for geysers and exhaust fans in all bathrooms
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder and Aqua Water in kitchen
- Power plugs for Washing machine and dish washer in Utility Area
- Three phase power supply for each unit and individual Meter Boards.
- Miniature Circuit breakers (MCB) for each distribution board of best brands
- Elegant designer Modular Electrical switches of premium make
- Plug pins for TV & Audio in Living, Drawing and All bed rooms

## BIOMETRIC LOCK

- Biometric lock with biometric access along with regular key operation for main door

## FALSE CEILING

- False Ceiling in all Corridors as per architect design

## HOME AUTOMATION

- Automation for one light points and one fan point in drawing room living room and all bed rooms with provision for upgradation

## TELECOM

- Telephone points in all bedrooms, living room, drawing room & home theatre
- DTH provision in all bedrooms and living areas

## INTERCOM

- Intercom facility connecting to all the flats and Security, Reception, Concierge within the community
- Intercom provision from flat to the servant room

## CABLE TV

- Provision for Cable Connection in all Bedrooms, Living Room, Dining, Servant room

## INTERNET

- 3 No's High speed automatic passenger lifts with rescue device and V3F for energy efficiency of premium make
- 1 High speed automatic service / Fire lift with rescue devices and V3F for energy efficiency of premium make

## WTP & STP

- Bore water fully treated water made available through an exclusive water softening and purification plant of reputed make
- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for Flushing and Landscaping

## CAR WASH FACILITY

- Provision for Car Wash facility in cellar parking area

## GENERATOR

- 100% D.G Set backup including air conditioning
- 100% DG backup with acoustic enclosure & AMF panel for all flats and common area

## CAR PARKING

- Parking will be in 3 Levels
- Visitor's car parking as per norms

## BMS

- Building management software for gas bank, generator power, general power connecti

**RAIN WATER HARVESTING**

- Rainwater harvesting through recharge wells onsite to improve ground water level

**SECURITY**

- Sophisticated round-the-clock security system video phone facility at main door
- Intercom between security and to all flats
- Solar power fencing around the compound identity cards for servants
- Boom Barriers at entry for vehicles with mechanical operation
- Panic Button and intercom is provided in the lift that is connected to security room
- Gas leak detector with shut-off valve

**FACILITIES FOR PHYSICALLY CHALLENGED**

- Access and Non-slippery ramps at all entrances shall be provided for Physically Challenged, appropriately designed preferred car park, uniformity in floor level and visual warning signage's

**CCTV**

- CC Cameras will be provided at Entrance Gate, Parking areas, Common areas and where ever necessary

**FIRE & SAFETY**

- Fire Systems will be provided as per fire department norms

**LPG**

- Provision for Supply of gas from centralized Gas bank to all individual flats in kitchen with gas meters

**AIRCONDITIONING**

- VRV System of reputed make in drawing room, living, dining & all bed rooms

**WASTE MANAGEMENT**

- Garbage Room/ Chutes with separate bins to collect dry waste an wet waste will provided for better disposal

**LANDSCAPING**

- Landscaping in the setback areas and in tot lot areas as per architect design

**EXTERNAL LIGHTING**

- LED Light posts with lamp fittings, at setback and Landscaping areas and lights in staircase & corridor areas.

**DRIVEWAY**

- V.D.F. Flooring

**COMPOUND WALL**

- Compound wall shall be constructed all around the plot with Solar fencing

**PREMIUM AMENITIES**

- RECEPTION/LOUNGE
- WI-FI FACILITY
- JOGGING TRACK
- SWIMMING POOL WITH CHANGING ROOMS
- READING AREA
- GYM
- CHILDREN PLAY AREA
- INDOOR BADMINTON COURT
- SQUASH COURT
- HALF BASKETBALL COURT
- NET CRICKET
- POOL / SNOOKER
- TABLE TENNIS
- SPA & SALON
- ADMINISTRATIVE OFFICE
- DELUXE GUEST ROOMS
- COFFEE LOUNGE
- CAR WASH AREA
- MULTI- PURPOSE HALL
- BANQUET HALL
- MEDITATION HALL/ YOGA ROOM/AEROBICS
- MOVIE THEATRE
- CONFERENCE ROOM
- DRIVER DORMITORY
- LIBRARY

*Clubhouse - Floor Plans*



*Ground floor*



*First floor*



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buyer incentives etc. Further, the actual design/construction may vary moderately in fit and finish from with the one displayed in the information and material displayed in this magazine. The user must verify all the details and specifications, including but not limited to the area, amenities, specifications, services, terms of sales, payments and all other relevant terms independently with our sales/ marketing team prior to concluding any decision for buying any unit in the project. Notwithstanding anything, in no event shall the Company, its Directors, employees and agents of will be liable to the visitor/ user for any or all damages, losses and causes if action (including but not limited to negligence), errors, injury, whether direct, indirect, consequential or incidental, suffered or incurred by any person/s or due to any use and/or inability to use this magazine or information, action taken or abstained by use of this magazine without following the instructions contained herein or understanding the purport of the statements made above. While enough care is taken by the Company to ensure that information in the magazine is up to date the readers/ users are requested to make their independent enquiry before relying upon the same.



Typical Floor Plan

