

A B E A U T Y O F G R E E N





IGBC Project

Benefits of Green Building:

Environment Benefits:

- Emission Reductions
- Water Conservation
- Storm water management
- Temperature Moderation
- Waste Reduction
- Applying reduce, reuse, and recycle to materials in all purchases of construction and demolition
- Reducing harmful waste products produced during construction

Economic Benefits:

- Energy and Water Savings
- Increased Proper Values
- Decreased Infrastructure Strain
- Improved Employee Attendance
- Increased Employee Productivity

Social Benefits:

- Improved Health
- Healthier life styles and recreation
- Reducing or eliminating and harmful materials and finishes;
- Applying maintenance and operational practices that reduce or eliminate harmful effects on people and the natural environment
- Employing personal, local control over temperature, airflow, and lighting

Green Building Benefits:

- Enhanced Day lighting
- Enhanced Fresh Air Ventilation
- Enhanced Energy Performance
- Low VOC Materials, Paints and Adhesives
- Glass with low V.V rays emission
- Energy Metering
- Water efficient plumbing fixtures
- Waste water treatment
- Water Metering
- Energy Sharing measures in Appliances and other equipment
- Basic Household Amenities
- Natural Topography or Vegetation
- Disable friendly features
- Green Guide
- Rain water Harvesting
- Power generation
- Waste management
- Building Flush out
- Intelligence group controlling Lifts
- Electric charging facility for electric cars
- Appropriately designed preferred car park for differently able(Physical Handicapped)
- Landscape design
- Basic Facilities for Construction Work force

The Promoters



The DSR Group was set up in 1988 and has today grown into one of the leading property developers of south India. Headquartered in Hyderabad, Branches in Bangalore & Chennai it's one of India's fastest growing real estate developers.

The Architects



Genesis Planners is a leading architecture firm based in Hyderabad, India. Across its 20 years, Genesis has designed several landmark projects, showcasing their talent to deliver. Genesis brings home a blend of international aesthetics and experience, combined with local hues.

Green Consultant



SGS is Geneva, Switzerland based company which is the world's leading inspection, verification, testing and Certification Company. We are recognized as the global benchmark for quality and integrity. With more than 75,000 employees, we operate a network of more than 1,500 offices and laboratories around the world.

The Builders



Established in 2004, and has been building homes with great passion. They focus on providing quality homes at affordable prices in environments that give a whole new perspective to life, constantly setting new standards of living.

Over the years, every project of DSR Group has become a testimony of excellence in design and construction. The group has several projects in Bangalore and Hyderabad catering to every strata of taste.

The Landscape Architects



Naveen Associates

Naveen Associates is a landscape architecture consultancy firm established in 1999 by Naveen Panuganti, a Post Graduate in Landscape Architecture from the prestigious School of Planning and Architecture, New Delhi. After obtaining valuable experience in top landscape consultancy firms in India - where he worked on urban landscape projects, large industrial complexes, institutional campuses, hotels and resorts, large housing projects, farmhouses and residences, he started his own design firm in Hyderabad.

Electrical And Plumbing Consultant



Synergy infra Consultants was established in 1995 as Electrical Consultants by a team of enthusiastic and experienced Engineers and grown into a complete MEP (Mechanical, Electrical & Plumbing) consultancy Organization with special focus on Energy Conservation, Green Business, Automation and water Conservation Systems, Harvesting / Treatment Studies.







OVER VIEW

- PROJECT NAME : DSR REGANTI
- PROMOTER : DSR Builders & Developers
- LOCATION : Madhapur
- TOTAL LAND AREA : 1.75 Acres
- TOTAL SUPER BUILT UP AREA : 3,10,000 sft
- TOTAL NO OF UNITS : 90 (All 4 BHK)
- AREA OF 4BHK : 3000 sft to 3500 sft
- Residential Block : 2 Cellars + Ground + 14 Floors
- Club House Block : 2 Cellars + Ground + 4 Floors
- LAND MARK CLOSE BY : Westin Five Star Hotel, Raheja, PrideHonda, Ratnadeep (Madhapur)

HIGH LIGHTS

- Integrated gated community
- Splendid main entrance and entrance lobbies
- Indulge your senses in a sprawling club house
- Exquisite landscape design
- State-of-the art street lighting
- Ample parking space
- Car wash area
- Solar fencing
- Sewage treatment plant
- Waste disposal area
- Premium and professional swimming pool
- 100% backup
- 24hrs security
- Intercom
- Individual post boxes
- Reliable motor supply
- Scientific drainage system
- ATM
- Provision for primary health care centre
- Community/Banquet hall
- Provision for internet connectivity
- An end-2-end domestic/groceries stores
- Children play area
- High-end elevators
- Premium Deluxe Guest Rooms
- Vastu Compliance

3510 SFT



40ft Road

Area Statement

Flat No.	Area in Sft.
1	3455
2	3460
3	3060
4	3040
5	3480
6	3510

3480 SFT



8'-0" WIDE CORRIDOR

13'-0" WIDE CORRIDOR



3040 SFT



3060 SFT

40ft Road

8'-0" WIDE CORRIDOR

8'-0" WIDE CORRIDOR



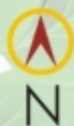
3460 SFT



3455 SFT

TYPICAL FLOOR PLAN-I

80ft Road



Club House and Amenities



- Reception/Lounge
- Wi-Fi facility
- 6 passenger capacity lift will be provided of reputed make
- Jogging Track
- Swimming Pool with changing Rooms
- Reading Area
- Gym
- Children Play area
- Children Hobby Room
- Landscape Areas
- Aerobic Room
- Party Hall with dining
- Multi- purpose Hall
- Meditation Hall / Yoga Room
- Indoor Games (Chess, Carom Board, Table Tennis and pool table)
- Spa(Massage room, Steam area, Shower area, change room and Toilets will be provided separately for Male and Female)
- Maintenance / Association room / Administrative Office
- Deluxe Guest Rooms
- Senior Citizen Room / Cards Room
- Provision for Grocery Store
- Provision for ATM
- Provision for Coffee Lounge
- Provision for Centralized Laundry
- Provision for Pharmacy / Clinic
- Provision for Car Wash Area
- Provision for Travel Desk

* All facilities subject to space availability in Club House.



SPECIFICATIONS

STRUCTURE

R.C.C. FRAMED STRUCTURE

R.C.C. framed structure to withstand Wind & Seismic Loads.

SUPER STRUCTURE

8" thick AAC bricks for external walls and 4" thick AAC bricks for internal walls.

PLASTERING

INTERNAL

2 coats of plastering in CM for walls excluding Ceiling.

EXTERNAL

PARKING AREA

2 coats of plastering in CM for External walls.
2 coats of plastering in CM for columns & beams excluding Ceiling.

DOORS

MAIN DOOR

Teak Door Frame & Designer veneered Shutter of 7'6" ht. with reputed hardware fittings with both sides melamine polish finishing.

INTERNAL DOORS

Teak wood frame of 7'6" height & flush shutters with both sides veneer and polishing with standard hardware fittings.

FRENCH DOORS

UPVC door frames with tinted Glass paneled shutters standard hardware of reputed make with provision for mosquito mesh.

WINDOWS

UPVC Window system with tinted Glass and M.S. Grill with provision for Mosquito Mesh.

PAINTINGS

EXTERNAL

Textured finish with 2 coats of Exterior Emulsion paint of reputed make as per the elevation.

INTERNAL

Smooth putty finish with 2 Coats of premium Acrylic emulsion paint of reputed make over a coat of primer for walls & 2 coats of primer for Ceiling.

SIT OUT / DECK

Weather proof paint over external putty finish at utility / sit out.

PARKING AREA

Water proof cement paint over a base coat of primer.

FLOORING

LIVING, DINING & DRAWING

Premium vitrified Marble finish tiles of 1000 X 1000mm with 4" wide skirting.

MASTER BEDROOM

Premium vitrified tiles of 800 X 800mm with 4" wide skirting.

BEDROOM & KITCHEN

Premium vitrified tiles of 800 X 800mm with 4" wide skirting.

BATHROOMS

Acid Resistant, Anti-skid Vitrified tiles of reputed make.

CORRIDORS

In combination of Double charged Vitrified Tiles, Marble & Granite as per architect design.

LIVING BALCONIES

Premium Vitrified tiles of reputed make with matt finish.

STAIRCASE

As per architect design.

TILE CLADDING

DADOING

IN KITCHEN

Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make.

BATHROOMS

Vitrified tile dado of reputed make up to ceiling height.

UTILITIES

SERVANT ROOM

SERVANT BATHROOM

Vitrified tile of reputed make up to balcony height.
Ceramic Tiles.
Anti skid Tiles.

KITCHEN

1. Granite Platform and Stainless Steel Sink with drainboard.
2. Separate municipal water tap (Manjeera) and Borewell water through softener plant.
3. Provision for fixing of water purifier, exhaust fan & chimney.
4. Provision for Modular Kitchen.

UTILITIES / WASH

Provision for Dish Washer, Washing Machine and wet area for washing utensils etc.

BATHROOMS

1. Counter Top with Hot and Cold water mixer.
2. Wall mounted EWC.
3. Single lever diverter with shower of reputed make.
4. Provision for Geysers in all Bathrooms.
5. All C.P. Fittings of reputed make.
6. Provision for Mirror above the wash basin.

ELECTRICAL

1. Concealed Copper Wiring of best brands.
2. Power outlets for Air Conditioners in living, drawing, and all bedrooms.
3. Power outlets for geysers and exhaust fans in all bathrooms.
4. Power plugs for chimney, refrigerator, microwave oven, mixer / grinder and Aqua Water in kitchen. Washing machine and dish washer in Utility Area.
5. 3 phase supply for each unit and individual Meter Board.
6. Miniature Circuit breakers (MCB) for each distribution board of best brands.
7. Elegant designer Modular Electrical switches. Plug pins for TV & Audio in Living and All bed rooms.



Gate View



Residence Entrance Lobby

SPECIFICATIONS

TELECOM

- 1. Telephone points in all Bed rooms, Living room and Drawing room.
- 2. Intercom facility connecting to all the units and Security.

CABLE TV

Provision for Cable Connection in all Bedrooms and Living Room.

INTERNET

1 Internet provision in each flat in Master Bed Room and Wi-Fi internet at club house.

VIDEO DOOR PHONE

1 Video door phone will be provided for each flat with lobby camera or multi apartment.

LIFTS

3 No's of 8 passenger capacity lifts and 1 No of service lift of V3F for energy efficiency will be provided of reputed make (Total 4 No's). Intelligent Grouping between passenger lifts.

WTP & STP

- 1. Fully Treated Water made available through an exclusive water softening and purification plant of reputed make.
- 2. 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 at cellar parking area.

GENERATOR

100% D.G Set backup including Air Conditioners.

CAR PARKING

Each Apartment will have 2 Car parks and parking will be in 2 Levels, one each in cellar 1 and cellar 2 (Mandatory).

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 signages.

SECURITY / BMS

- 1. Sophisticated round-the-clock security system
- 2. Video phone facility at main door.
- 3. Intercom between security and to all flats

PARKING MANAGEMENT

- 4. Solar power fencing around the compound.
- 5. Identity cards for servants
- 6. Boom barriers at entry for vehicles with mechanical operation.
- 7. Lobby camera at entry to access visitor vehicles

FIRE & SAFETY

Entire parking is well designed to suit the number of car parks with parking signages.

LPG

Fire Systems will be provided as per fire department norms.

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

AIR CONDITIONING

Provision for Air conditioning for living, drawing and all bed rooms with proper Copper conduiting, Power supply and Proper drainage outlet.

WASTE MANAGEMENT

Garbage collecting rooms will be provided for every floor level and centrally collected for better disposal. Separate bins to collect Dry waste (Paper, Plastic, glass and metals), e-waste (Batteries, lamps) Wet waste (Organic) will be provided at main garbage collecting point.

LANDSCAPING

Landscaping in the setback areas wherever feasible and in tot lot areas with esthetically designed landscape.

WATER

Pneumatic pumps will be used for supply of treated water to individual flats.

EXTERNAL LIGHTING

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

COMPOUND WALL

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

***NO CUSTOMIZATION / NO CHANGES IN SPECIFICATIONS.**



A few Ongoing Projects



DSR Lotus Towers, Bangalore



DSR GRANDEUR, Bangalore



DSR WoodWinds, Bangalore



DSR Eden Greens, Bangalore



DSR Sunrise Towers, Bangalore

Location Plan

(Note to Scale)



Location Advantage

- 50 mts from Mind space
- 1km from Inorbit Mall
- 1km from Hitech City
- 1km from Jubilee Hills



A project of



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