



EMERGE



Click and explore

Glide

Skyward

Grounded

90

ACRES  
OF LUSH  
GREENERY

EMERGE

PROJECT AT GLANCE // Vision & Location //

Glide

RECREATION AT GLANCE // Flow & Activities //

Skyward

NATURE AT GLANCE // Serenity & Landscape //

Grounded

DESIGN AT GLANCE // Infrastructure & Clubhouse //

63 + 36

Exclusive Plots

Luxury Amenities

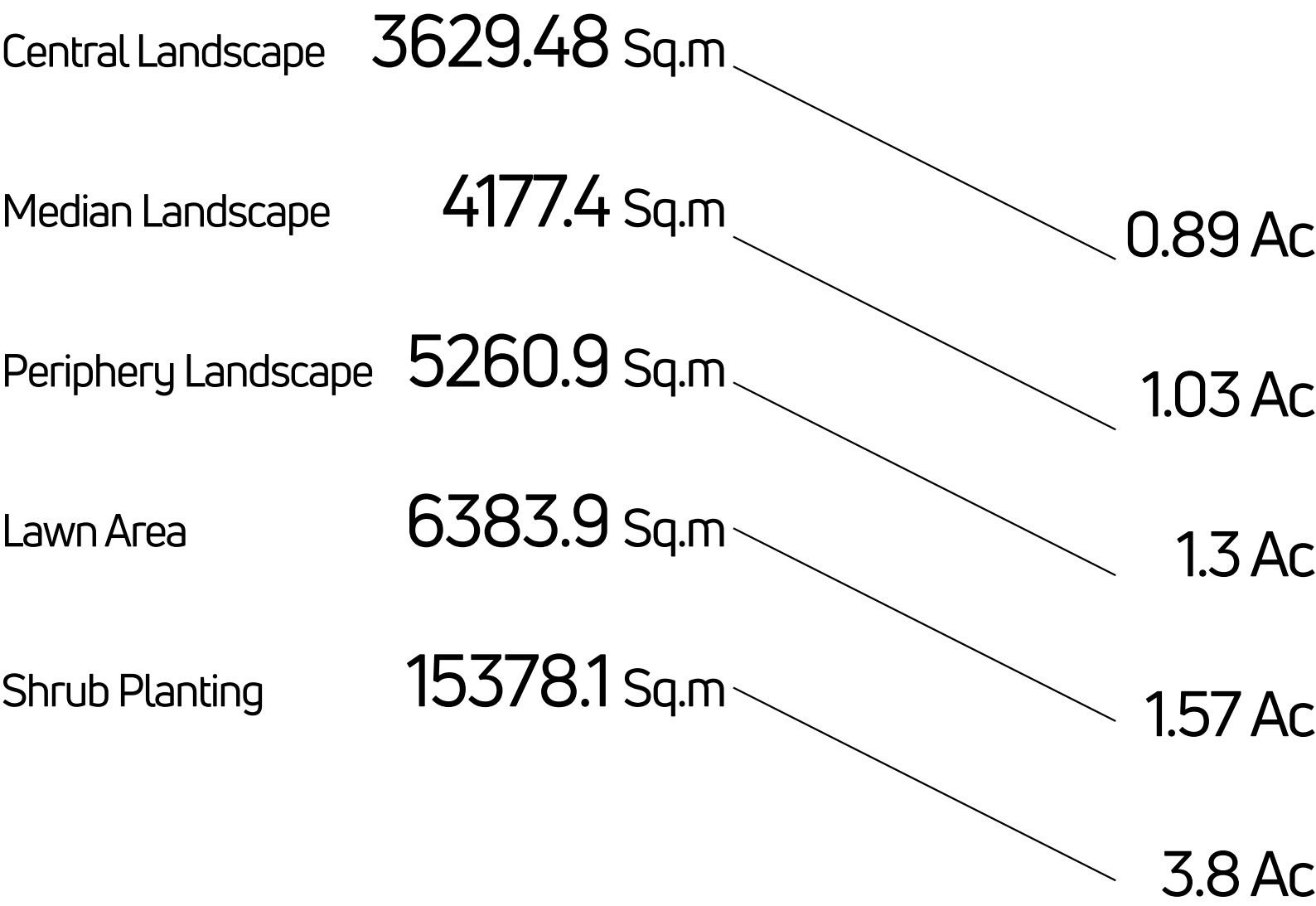
# A GATEWAY TO GRANDEUR

Present Layout

49.27 acres

Future Expansion

40.00 acres  
approx.



Balanced & Symphony  
Community  
with nature



Regenerative  
Real Estate  
by DSR Group





# EMERGE

PROJECT AT GLANCE // Vision & Location //

## VISION

DSR VATIKA is a testament to our unwavering pursuit of perfection.

A sanctuary where luxury and nature converge, VATIKA offers a refined escape.

Crafted with precision, every aspect is designed to exceed expectations.





The tranquillity in Malkaram Village, Moinabad, a rapidly developing suburb of Hyderabad, where DSR Vatika offers a serene escape from the urban bustle. This haven of greenery, fresh air, and abundant bird life provides the perfect backdrop for a life of refined living.

05 kms

Nanajipur Waterfalls

14 kms

Chilkur Balaji Temple

17 kms

Outer Ring Road

20 kms

Rajiv Gandhi  
International Airport

35 kms

Regional Ring Road

LOCATION

CONNECTED  
TO WHAT  
MATTERS

To live well is to live connected to the urban essentials that nurture and support everyday life.



# PROMINENT LANDMARKS AROUND VATIKA

|                                                 |           |
|-------------------------------------------------|-----------|
| KANHA SHANTI VANAM                              | : 16 KM   |
| RAJIV GANDHI INTERNATIONAL AIRPORT              | : 20 KM   |
| BHASKAR ENGINEERING AND MEDICAL COLLEGE         | : 9 KM    |
| SHREE SWAMINARAYAN GURUKUL INTERNATIONAL SCHOOL | : 10.5 KM |
| CHILKUR BALAJI TEMPLE                           | : 14 KM   |
| ORR- TGPA [ TELANGANA POLICE ACADEMY ]          | : 17 KM   |
| VARDHAMAN COLLEGE OF ENGINEERING                | : 3.4 KM  |
| KALI MATA TEMPLE                                | : 7.5 KM  |



Scan for location

DSR VATIKA The Compendium for Living





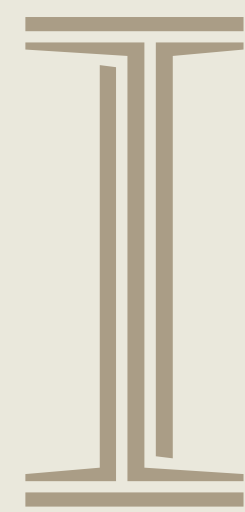
# Glide

RECREATION AT GLANCE // Flow & Activities //

FLOW

EXPERIENCE  
THE  
EFFORTLESS  
LIVING





EQUESTRIAN  
& NATURE

- ☐ Horse Shelter
- ☐ Horse Track
- ☐ Orchard with Hammocks
- ☐ Mini Forest
- ☐ Pet Park



EXPERIENCE  
THE THRILL  
OF THE RIDE

3197.0 sq.m  
WORLD-CLASS  
HORSE TRACK



## RECREATION & LEISURE

- ☐ Swimming Pool
- ☐ Party Lawn
- ☐ Adventure Zone
- ☐ Waterfall
- ☐ Rain Dance
- ☐ Sunken Bar
- ☐ Amphitheatre / Outdoor Screening
- ☐ Yoga Meditation Area with Lotus Pond





SPORTS & FITNESS

- ☐

Outdoor Gym
- ☐

Skating Rink
- ☐

Cricket Pitch
- ☐

Football Court
- ☐

Tennis Court

☐

Basketball Court

☐

Volleyball Court

☐

Pickle Ball Court

☐

Mini Golf Putting

PICKLE BALL COURT



FOOTBALL COURT



TENNIS COURT



CRICKET PITCH



MINI GOLF PUTTING



VOLLEYBALL COURT

IV COMMUNITY & SOCIAL

- Congregational Space
- Tree House with Bridge
- Seating Plaza
- Seating Gallery



V UTILITIES & CONVENIENCE

- Cycle Parking
- EV Charging Points



# VI. ESSENTIAL AMENITIES

- ☐ Driveway with Designer Pavers
- ☐ Pathway with Pavers
- ☐ Sunken Seating
- ☐ Sand Pit
- ☐ Children’s Play Area



# Skyward

NATURE AT GLANCE // serenity & landscape //

BREATHE  
EASY IN NATURE'S  
EMBRACE



A HAVEN FOR  
BIRDWATCHERS



Indian robin



Palapitta



Peacocks



Green bee eater



Lapwings



Myna



Bulbuls



LANDSCAPE

EXPERIENCE A HARMONIOUS  
BLEND OF LUXURY AND NATURE.  
THE METICULOUSLY DESIGNED  
LANDSCAPE PRIORITIZES GREENERY,  
CREATING A SERENE AND  
REFRESHING ENVIRONMENT.





Experience the serenity,  
where lush greenery and  
thoughtfully designed  
landscapes create  
a tranquil haven.





# Grounded

PROJECT AT GLANCE // Vision & Location //

IMAGINE  
A LIFE WHERE  
EVERY  
MOVE IS  
EFFORTLESS



# CLUB HOUSE



## CLUB HOUSE

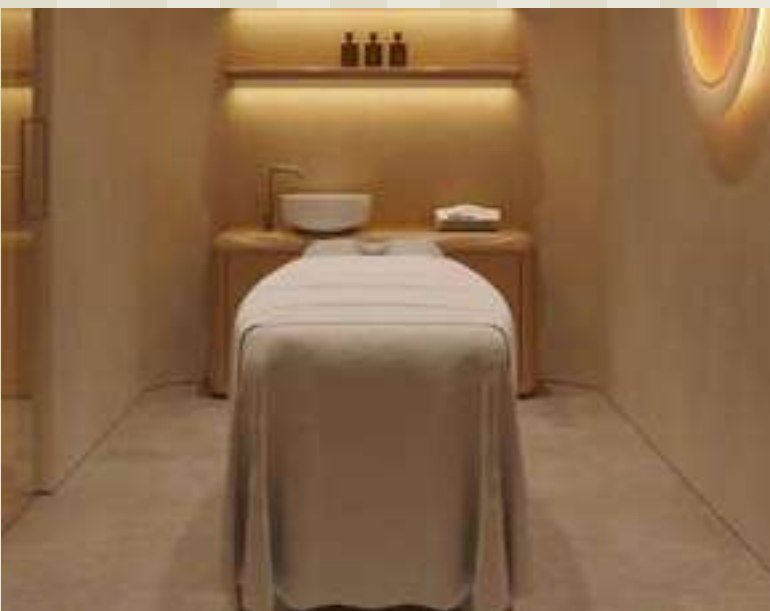
### A RANGE OF AMENITIES

#### GROUND FLOOR:

- RECEPTION & FOYER
- MULTIPURPOSE HALL-1
- MULTIPURPOSE HALL-2
- CENTRAL KITCHEN
- SALON & SPA
- MASSAGE ROOMS
- CAFETERIA WITH INDOOR GAMES
- BOARD GAMES – TT AND SNOOKER
- GROCERY STORE
- AMPHITHEATRE

#### FIRST FLOOR:

- GUEST SUITES – 2 Nos and 7 Nos
- COMMON LOUNGE



# CLUB HOUSE 2



## CLUB HOUSE 2 A RANGE OF AMENITIES

GROUND FLOOR:  
RECEPTION & WAITING LOUNGE  
BOWLING ALLEY  
ARCADE GAMES  
SQUASH COURT  
KITCHEN FOR RESTAURANT

FIRST FLOOR:  
BAR & RESTAURANT  
MUSIC SETUP  
DANCE FLOOR  
BAR COUNTER  
OUTDOOR SEATING  
KARAOKE ROOM





# MASTER PLAN



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We are delighted to have the opportunity to collaborate with DSR Group on the visionary DSR Vatika project. This development exemplifies a harmonious blend of modern living and the natural environment, and we are honoured to be a part of this exciting endeavour.

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Architects



Structural and MEP consultants



Landscape Architects



Rrbun Shapes Pvt. Ltd.  
LANDSCAPE ARCHITECTS

# 63 PLOTS. A WORLD APART.

## LEGEND

1. ENTRANCE

2. ENTRANCE PORTAL

3. DRIVEWAY

4. PATHWAY

5. HORSE SHELTER

6. HORSE TRACK

7. WATER FEATURE

8. ADVENTURE ZONE

9. WATERFALL & ADULT POOL

10. POOL DECK

11. KIDS POOL

12. PARTY LAWN

13. CONREGATIONAL SPACE

14. YOGA MEDITATION AREA WITH LOTUS POND

15. AMPHITHEATRE (OUTDOOR SCREENING)

16. STORE ROOM

17. SUNKEN BAR

18. RAIN DANCE

19. PLAZA

20. MINI GOLF PUTTING
21. ORCHARD WITH HAMMOCKS

22. MINI FOREST

23. SUNKEN SEATING

24. SAND PIT

25. CHILDREN'S PLAY AREA

26. TREE HOUSE WITH BRIDGE

27. PET PARK

28. SEATING PLAZA

29. OUTDOOR GYM

30. SKATING RINK

31. CRICKET PITCH

32. FOOTBALL COURT

33. TENNIS COURT

34. BAKETBALL COURT

35. VOLLEYBALL COURT

36. SEATING GALLERY

37. PICKLE BALL COURT

38. CYCLE PARKING

39. EV CHARGING POINTS



# FEATURES

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## 1. ELECTRICAL:

- Every plot will have provision of 10KW from Electricity Board.
- DG Backup is not proposed for Plots. Plot owners are expected to have their own Solar PV system.
- Clubhouses and entrance security shall have backup DG set to support Water pumping systems and Lighting.
- All Common areas will have adequate street lights and bollard lights.

## 2. PLUMBING:

- Raw water line will be extended to every plot for inside use.
  - Mini WTP will be provided for the water supply to clubhouses.
  - Compact Underground STP is planned for Club house.
- All Plot owners shall also plan for similar STPs and use water within their plot. Any excess water shall be let into storm water drains.

## 3. ELV SYSTEMS:

- 2 core Optical fibre cable will be provided up to each plot.
- Drive ways will be planned with IP based cameras
- Drip and sprinkler irrigation will be provided for external landscape.

## 4. AC SYSTEM:

- AC system for Clubhouse shall be with VRF system.

## 5. PLOT BOUNDARY:

- Wooden picket fence will be provided along the boundary of each plot except in the front/plot entrance side.

## 6. PROJECT BOUNDARY/COMPOUND WALL:

- Boundary wall of the layout will be with RCC framed structure, block work, plastering and painting with Barbed wire fencing at the top.

AREA & FACING OF PLOTS

| Plot.No. | FACE  | Area in Sq.Yd. |
|----------|-------|----------------|
| 1        | NORTH | 2,136          |
| 2        | NORTH | 2,051          |
| 3        | NORTH | 2,060          |
| 4        | NORTH | 2,070          |
| 5        | WEST  | 2,593          |
| 6        | WEST  | 2,470          |
| 7        | WEST  | 2,454          |
| 8        | WEST  | 2,464          |
| 9        | EAST  | 2,390          |
| 10       | EAST  | 2,398          |
| 11       | EAST  | 2,398          |
| 12       | EAST  | 2,398          |
| 13       | WEST  | 2,398          |
| 14       | WEST  | 2,398          |
| 15       | WEST  | 2,398          |
| 16       | WEST  | 2,376          |
| 17       | EAST  | 2,579          |
| 18       | EAST  | 2,398          |
| 19       | EAST  | 2,398          |
| 20       | EAST  | 2,398          |
| 21       | WEST  | 2,347          |
| 22       | WEST  | 2,347          |
| 23       | WEST  | 2,500          |
| 24       | EAST  | 2,925          |
| 25       | EAST  | 2,188          |
| 26       | EAST  | 2,144          |
| 27       | NORTH | 2,921          |
| 28       | WEST  | 2,798          |
| 29       | WEST  | 3,919          |
| 30       | WEST  | 2,144          |
| 31       | WEST  | 2,188          |
| 32       | WEST  | 3,332          |

| Plot.No. | FACE  | Area in Sq.Yd. |
|----------|-------|----------------|
| 33       | EAST  | 3,276          |
| 34       | EAST  | 2,144          |
| 35       | WEST  | 2,144          |
| 36       | WEST  | 2,188          |
| 37       | WEST  | 2,596          |
| 38       | WEST  | 3,098          |
| 39       | EAST  | 2,232          |
| 40       | EAST  | 1,803          |
| 41       | EAST  | 1,803          |
| 42       | EAST  | 1,767          |
| 43       | EAST  | 1,767          |
| 44       | EAST  | 2,066          |
| 45       | EAST  | 2,066          |
| 46       | EAST  | 2,066          |
| 47       | EAST  | 2,020          |
| 48       | WEST  | 2,170          |
| 49       | WEST  | 2,066          |
| 50       | WEST  | 2,066          |
| 51       | WEST  | 2,066          |
| 52       | WEST  | 1,767          |
| 53       | WEST  | 1,767          |
| 54       | WEST  | 3,095          |
| 55       | EAST  | 2,569          |
| 56       | EAST  | 2,289          |
| 57       | EAST  | 2,575          |
| 58       | EAST  | 2,594          |
| 59       | EAST  | 3,760          |
| 60       | EAST  | 1,194          |
| 61       | NORTH | 3,675          |
| 62       | NORTH | 2,530          |
| 63       | SOUTH | 2,470          |

A Project by:



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