



— THE —
CLASSE

^ new identity @ Kokapet



EMBRACE
a NEW IDENTITY

Conceived with a strong sense of identity, THE CLASSE @ kokapet is re-imagined version bringing you a refreshing perspective to Hyderabad's skyline.

Rising 28 storeys adjoining serene Gandipet lake, the building features a strikingly classy, timeless and tasteful design creating an eye-catching pinnacle of iconic luxury living.

The minimalism school of design is a philosophy that has continuously inspired the world of art to this day. THE CLASSE is an example of living that is limited to 448 families.

Leave the hustle and bustle behind with every step you take towards your very own secluded oasis. Let nothing interrupt your rhythms of happiness and relaxation with these spacious 4 bedroom abodes.

Welcome home to life's simpler comforts and embrace a new identity.

Gandipet Lake

-THE-
VIEWS

PRIVATE. PRISTINE. PANORAMIC.

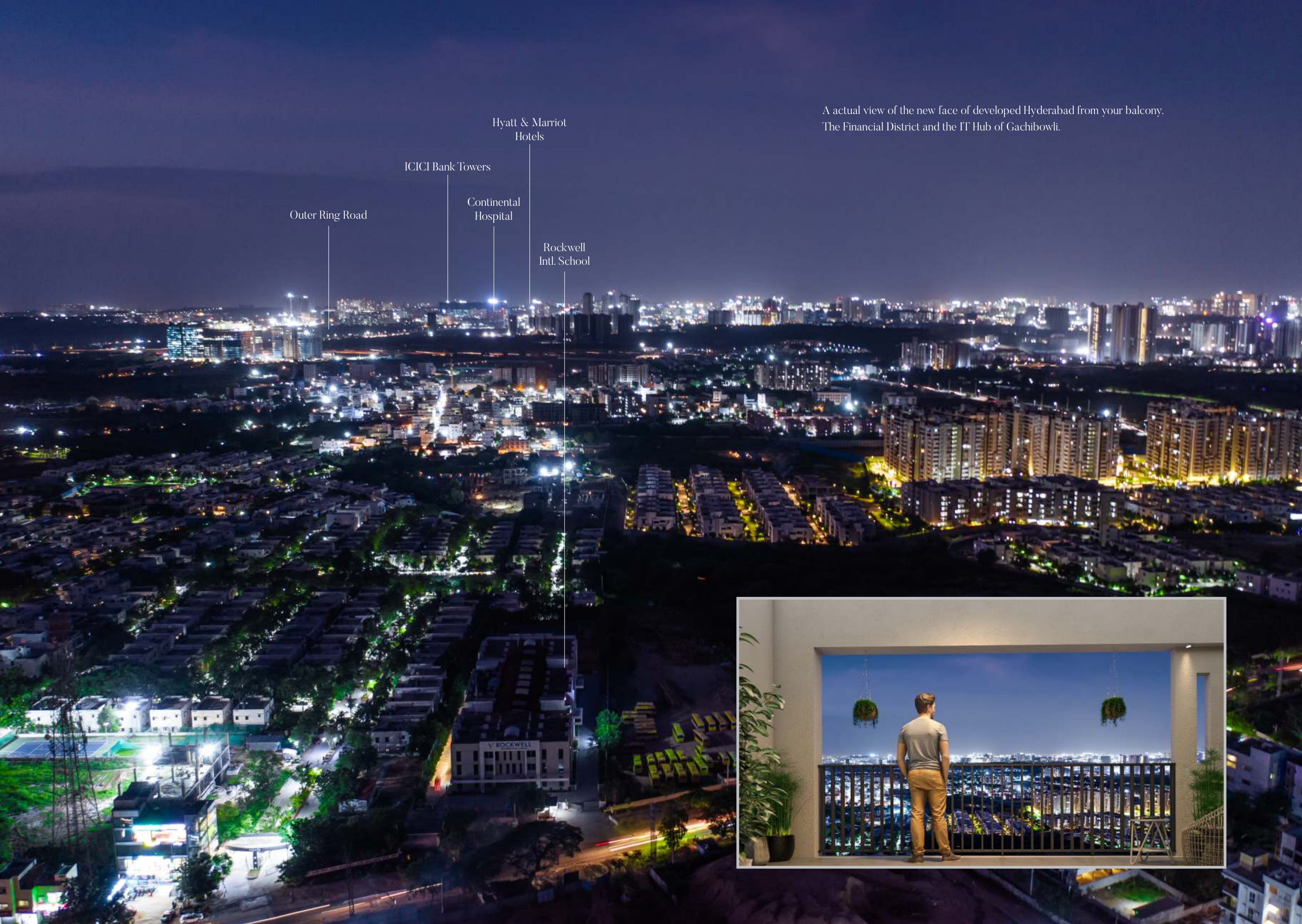
Seldom has a development offered such spectacular panoramic delight.

Enjoy the serenity of the surroundings.

Take in a perfectly stunning view of the Gandipet Lake.

And the vast green expanse of vegetation.

Actual view of Gandipet lake on the west side of THE CLASSE



Outer Ring Road

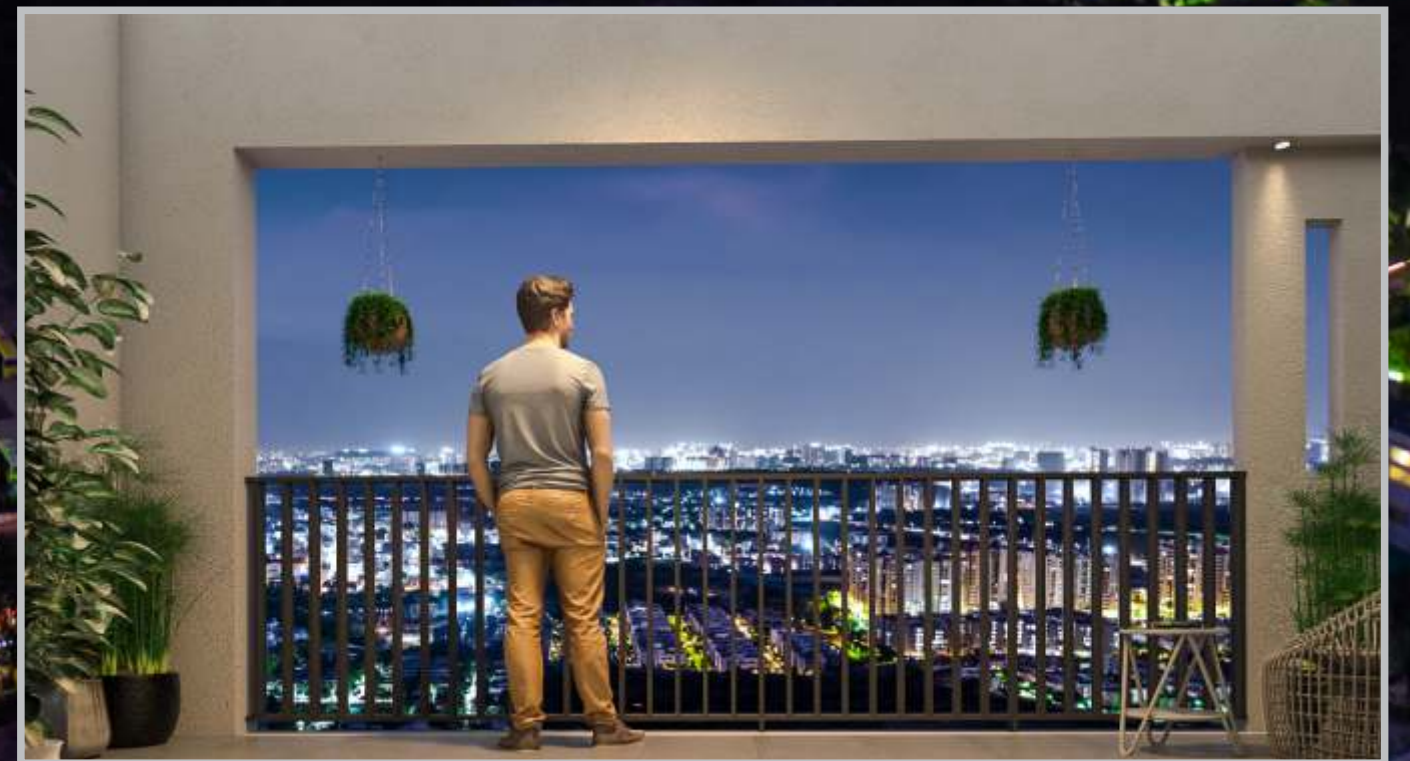
ICICI Bank Towers

Continental Hospital

Rockwell Intl. School

Hyatt & Marriot Hotels

A actual view of the new face of developed Hyderabad from your balcony.
The Financial District and the IT Hub of Gachibowli.





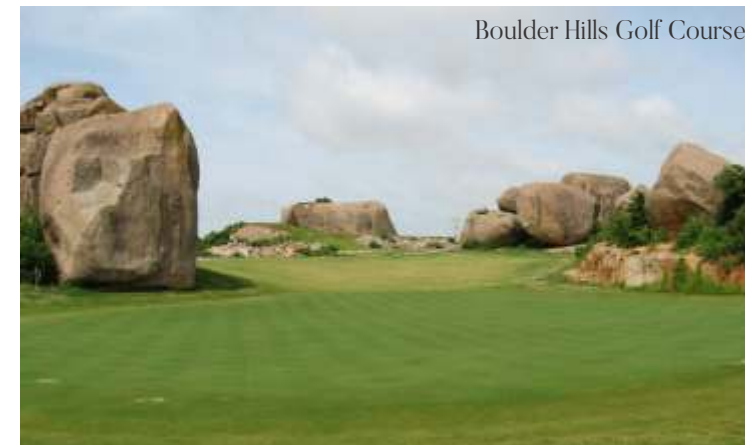
LANDMARKS AROUND THE CLASSE



ICICI Towers



ORR



Boulder Hills Golf Course



Continental Hospital



Sheraton Hotel



Phoenix Greens School



Golkonda Resorts



Copichand Academy



Fishermans Wharf



ORO Sports Village

TIME *is* ALWAYS *on* YOUR SIDE

If you value privacy and serenity, and can still appreciate the pleasures of urban lifestyle, THE CLASSE is right up your street. As the launch-pad for work, play and everything else, THE CLASSE is the perfect companion for your stylish,

distinguished life. With so much to offer in terms of the comforts and conveniences, you'll also enjoy serene environs, plenty of greenery and even a host of top-notch schools to meet the needs of your young ones, all in your neighbourhood.



15 mins

FINANCIAL DISTRICT | OUTER RING ROAD | CBIT | BOULDER HILLS GOLF CLUB
CONTINENTAL HOSPITALS | SHERATON HOTEL | PHOENIX GREENS SCHOOL
GOLKONDA RESORTS | GOPICHAND BADMINTON ACADEMY | FISHERMAN'S WHARF



-THE-
MASTER PLAN

-THE-
LEGEND

- 1. GREEN WALL | 2. TWO WHEELER VISITORS PARKING | 3. SECURITY CABIN
- 4. WALKING TRACK | 5. GRASS MOUND | 6. SEATING PLAZA | 7. PLANTING
- 8. CHILDREN PLAY AREA | 9. PATHWAY | 10. TENNIS COURT
- 11. BASKETBALL COURT | 12. TRANSFORMER YARD
- 13. CRICKET PRACTICE NETS | 14. PARTY LAWN | 15. PERGOLA UNDER SEATING
- 16. KIDS PLAY AREA WITH EPDM FLOOR | 17. FITNESS STATION
- 18. GAS BANK LOCATION | 19. CENTRAL SEATING PLAZA WITH SPECIMEN PLANTS
- 20. BASEMENT ENTRY | 21. BASEMENT EXIT
- 22. SEATING WITH KIDS PLAY ZONE | 23. BOUNDARY PLANTING

-THE-
VASTU FACTOR

The entire site and floor plans are meticulously planned to comply with the prerequisites of Vastu principles, thus eliminating the need to modify the spaces. The project site is facing 2 roads, one on the north and the other on the east, the most favoured layout as per Vastu, thus creating peace and harmony to all residents.

-THE-
MERITS OF SHUTTERING TECHNOLOGY

- Speed** - Reduces the total turn around time by almost half when compared to conventional construction techniques.
- Earthquake Resistant** - More earthquake resistant structure and safer in case of a strong earthquake. This is because structures built using shuttering technology is a monolithic concrete structure which acts as a whole single strong unit.
- Less Maintenance** - Primarily with no construction joints and with free flow concrete used, this technology reduces the chances of seepage which further results in negligible maintenance.
- Smooth Finish** - Shuttering technology construction ensures uniformity, hence all walls and slabs have a smooth finish which means additional plastering is not needed.
- Higher Carpet Area** - it gives the scope to take out more carpet area in comparison to traditional construction techniques.



Block C

Block B

Block D

Block A

CLUB CLASSE

A NEW DEFINITION *of* ICONIC LIVING

Comfort and richness has less to do with size and space and more to do with attention given to the smallest of details. We have made sure that every little nuance should contain a sense of design and craftsmanship. The classe is a testament to redefine the luxury housing market with homes that not only offer spacious settings amidst picturesque environments but also contain all the little elements that form a harmonious and luxurious lifestyle. At THE CLASSE, you'll truly enjoy living on a higher plane. Imagine breath-taking views and an exclusive lifestyle that only comes with the freedom bequeathed by unsurpassed luxury.

As you read on, you will get a clear idea of our approach towards the project in making it the perfect space for you and your family to build long lasting memories

BEYOND *the* FINEST

Art meets architecture to create a landmark that is an impeccable reflection of progressive thinking. The 4 blocks elevate building design to new heights, literally.

Space and Seamlessness are the guiding principles behind the layout of every home at THE CLASSE.

Home is where the heart is. It's where we spend one third of our life. Every detail of living space tells the tale of who you are. Select a home that defines you and tell your life story.





-THE- OVERVIEW

Location	: Kokapet
Total Land Area	: 4.9 Acres (Approx)
Structure Details	: 4 Blocks 3 Basements G+27 Floors each
Total No. of Units	: 448
Offset from Road	: 150 feet
Flats per floor	: 4
Facing of units	: All units are corner facing with 3 sides natural ventilation.
Options	: East and West facing units.
Setbacks: Flat to Flat	: 42'6"
Floor to ceiling clear height of typical floors	: 9'8"

UNIT OPTIONS:

Block A & D: Ground and first floor: 2552 Sft. (3 & 4 BHK)
Block A and D: Typical floors: 3333 Sft. (4BHK)
Block B & C: Ground and first floor: 3030 Sft. (3 & 4 BHK)
Block B and C: Typical floors: 3939 Sft. (4BHK + Servant room)
CLUB HOUSE: 3 Basements + Ground + 5 Floors. Clubhouse built up area: 45,000 Sft.



**THE NICEST THING
ABOUT GOING OUT
is COMING BACK HOME**

It is a sight that not only declares your arrival in every sense, but also beckons you home, every single day.

you'll be one of the elite few who can truly call the heart of the city your very own backyard. Your home will be the gateway to the pulse of the city each and every day.



-THE- DRIVEWAYS *and* BASEMENTS

THE CLASSE has wide driveways lined with elegant landscaping on either side and amenities that are highly usable and near-service free. The still level is a no car movement zone for enhanced safety of the residents and their children, thereby reducing sound and air pollution. Two-wheeler visitors parking for courier, food delivery etc. is strategically planned before the security gate for proper screening to enhance the safety of residents.

The basements are well-ventilated with multiple inlets for natural light and to bring in fresh air thereby increasing the quality of air in the basements. Two separate ramps service the entry and exit of the basements. Both these ramps are 18 feet in width and lead to a 21 feet driveway within the basement. The spacious 15 feet one way driveways in the basement offer ample space to perform a reverse parking manoeuvre with ease, every time. Entire parking is well designed to suit the no. of car parks with parking signage and equipment at strategic locations to ease traffic flow.

- Entrance podium driveway of 36 feet wide for easy entry and exit.
- Majority of units will have 3 spacious car parks as standard which is a segment first.
- Majority of car parks are direct for enhanced convenience.
- Adequate Visitors car parks.
- CCTV cameras wherever required.
- Car wash area in the first basement.
- Security changing room.
- Drivers waiting room.
- Admin and maintenance office room.
- Working staff lunch room.
- Toilets for drivers and working staff.
- BMS payment room.



BEAUTIFUL *and* OPULENT COMMON SPACES

From the exterior of the building to its interiors, THE CLASSE aims to emulate a five star experience. Residents in every block will be greeted by a double height lobby equipped with a reception and a waiting Area. The clear glass windows allow natural light into the lobby in order to reduce energy consumption.

The spacious 8ft corridors in your block perform an essential role. We have incorporated large windows in corridors to bring in natural sunlight and cross air ventilation for feeling of airy ness and space. In terms of privacy, majority of the apartments don't look on to each other.

FEATURES

- 3 high-speed passenger elevators to cater to just 4 units per floor
- 1 fire/service elevator
- 100% common area lighting power backup
- LED lighting for all common areas
- Placement of VRV outdoor unit location is strategically planned to reduce length of copper piping
- Garbage room in every floor for convenience
- CCTV cameras where ever required

-THE-
INTERIORS

SOAK UP *the* LUXURY
of SPACE



Bedroom

Living room

Bedroom



Living Room



Drawing Room

LET IN *the* HEALTHY SUNLIGHT

The windows and french doors of 7'6" high are planned efficiently to let in maximum sunlight into the homes. There are around 3400 windows, 2000 ventilators, 900 French doors that will be installed at THE CLASSE with precision.



Dining Area

THE SIGHT *of* A CITY THAT'S BUZZING

One of the most remarkable features in the apartment is the dining area with french door opening out into the balcony. Once opened the dining area draws in fresh air while giving you wonderful views of the city.



Kitchen



Master Bedroom

WHERE SWEET DREAMS
meet
RESPLENDENT REALITY

When the day draws to a close, there's no better place to end it on a high than in the utmost luxury of your personal retreat. Indulge in the luxury and spaciousness of supremely well-appointed bedrooms, losing yourself in a soothing ambience that lets you drift off to dreamland in the most relaxing, restful way possible.

BLOCK A & D TYPICAL FLOORS

Each unit: 3333 Sft.



BLOCK B & C TYPICAL FLOORS

Each unit: 3939 Sft.





**AN EXTENDED,
45,000 Sft. CAPTIVATING SPACE
for YOUR PLEASURE**

The jewel in the crown is the grand 45,000 sft, 6 levels eloquent clubhouse equipped with more amenities than you can surmise. It includes fitness center that is equipped to test your human spirit, a beautiful swimming pool that challenges you to get out of bed and brave the cold, a double height movie screening room to entertain and be entertained and much, much more.

**-THE-
CLUB CLASSE
AMENITIES**

- Reception and waiting lounge.
- Two passenger lifts and one service / fire lift.
- Swimming pool with jacuzzi and toddlers pool .
- Separate toilet for differently abled and infants
- Grocery store (outsourced)
- Two multipurpose / party halls with separate dining hall.
- Two indoor badminton courts.
- One squash court.
- Double height movie screening room
- Fitness center.
- Indoor games room
- 4 Guest suites.
- Yoga / Meditation / Aerobics room with outdoor terrace area.
- Spa and salon (outsourced).
- Boardroom for meetings.
- Senior citizens room.

**-THE-
CLUB CLASSE
Ground Floor**

Swimming pool | Kids pool | Jacuzzi | Reception and waiting lounge | Grocery store



Waiting Lounge

**TAKE YOUR PLEASURES
as THEY COME**

Here is an exquisite extension of the luxury you'll come to expect at THE CLASSE. The reception on the ground floor is welcoming, expansive and richly appointed, bringing to mind certain fine living experiences you may have had while travelling.

The young at heart residents merit an entrance of their own. Tucked away, amidst thoughtfully conceived and designed seating spaces with potted greenery and eclectic urban landscaping, this entrance presents an altogether different ambience.



**SPLISH *and* SPLASH,
HAVE *a* BASH**

The ground floor of the Club serves as a roof for the fully covered swimming pool that has pretty landscaping all around. There is also a kid's pool, jacuzzi and furnished deck area.

-THE-
CLUB CLASSE
First Floor

Banquet Hall | Dining Hall | Party Hall



LADIES *and* GENTLEMEN,
WE HAVE *an* ANNOUNCEMENT

The expansive 200 pax banquet hall and an exclusive dining hall will be the focal point of all gatherings within the community - religious, festive, cultural or felicitation.



Dining Hall



Party Hall



-THE-
CLUB CLASSE
Second Floor

Two badminton courts | Squash court | Double height movie screening room



Two badminton courts

Squash Court



IT'S MOVIE TIME!

With sight and sound experience any viewer would love to repeat, the comfortable, hi-tech home theatre will prove to be more than an exciting draw in the entertainment stakes.

-THE-
CLUB CLASSE
Third Floor

Reading Lounge



The third floor is reserved for those who prefer a quiet and secluded place that's ideal for reading and serious work.



Reading Lounge

-THE-
CLUB CLASSE
 Fourth Floor

Fitness Center | Table Tennis | Billiards Lounge | Indoor Games | Guest Suites



Guest Suite



Billiards Lounge



Table Tennis Room



CELEBRATE *the* KEEP FIT MANTRA

One of the high point of a visit to the clubhouse would be the sleek, state-of-the-art fitness center with its stationary cycles, treadmills and assorted fitness machines, all geared up to keep you healthy and fit.

-THE-
CLUB CLASSE
Fifth Floor

Yoga / Meditation / Aerobics | Spa | Board Room | Senior Citizens Room



Yoga / Meditation / Aerobics



Board Room



Senior Citizens Room

-THE- OUTDOORS

BEYOND *the* FOUR WALLS of YOUR HOME

Greenery and natural sunlight have their own roles to play here, that's why majority of space is saved for just that.

Take a break from the busy city life and surround yourself with relaxation and health. The vibrant greens of the garden at the heart of the project has been landscaped to provide daily relaxation.

Feel the fresh air.
And be surrounded by lush trees.

OUTDOOR AMENITIES

- Full-size basketball court.
- Tennis court.
- Multiple children play areas.
- Multiple fitness zones.
- Landscaped party lawn that can accommodate 300-400 pax.
- Multiple seating zones amidst lush greenery, for relaxation and social life.
- Cricket practice nets.
- Landscaped gazebo with seating.
- Walking / jogging track.
- Central seating plaza with specimen plants.





-THE-
OUTDOORS



SEAMLESS PRIVATE *and* PUBLIC SPACES

THE CLASSE is being built keeping multiple tastes and views in mind. The seamless private and public spaces are designed to enhance the social experience of being part of a close-knit community. The flow of space, nature, design and innovation in construction has allowed us to provide aesthetic yet functional spaces with subtle variations that exemplify their specific location within the property.



-THE-
OUTDOORS

INDULGENCE
IS *a QUALITY of* ITS OWN

There are a variety of seating spaces all around the property. Some are covered, some are under the trees, some are in the open. They are thoughtfully planned to indulge residents of different age-groups and to provide a perfect backdrop for etching memorable moments.





-THE-
**OUTDOOR
SPORTS**

IT'S ABOUT WINNING!
and **HAVING FUN**

A full basketball court, cricket practice nets and a tennis court, for sports lovers who believe in giving their best, even at an informal level. Great talent may be unearthed here, who knows?



– THE – SPECIFICATIONS



SUPER STRUCTURE

- RCC shear wall framed structure, resistant to wind and earthquake. (Zone - 2)

WALLS

Internal Walls

- Reinforced shear wall or solid cement concrete blocks.

External Walls

- Reinforced shear wall or solid cement concrete / pre-cast concrete methods.

DOORS

Main Door

- Designer Main Door Frame & Shutter of 7'6" height with premium designer hardware fittings.

Internal Doors

- Designer Internal Door Frame & Shutter of 7'6" height with premium designer hardware fittings.

WINDOWS AND FRENCH DOORS

Windows

- Anodized aluminum frame with toughened glass with provision for mosquito mesh.

French doors

- Anodized aluminum frame with toughened glass with provision for mosquito mesh.

FLOORING AND WALL CLADDING

Drawing, Living, Dining, all Bedrooms & Kitchen:

- Premium Large size vitrified tiles with 4-inch Skirting.

Balconies

- Premium Anti-skid vitrified tiles.

Bathrooms

- Acid resistant & anti-skid premium, large size vitrified tiles and wall cladding up to grid ceiling height.

Utility

- Anti-Skid tiles and wall cladding up to 4 feet.

Maid Toilets

- Anti-skid tiles for flooring and Wall cladding up to Grid ceiling height.

Staircases

- Granite flooring as per architect design.

Fire Staircase

- Tandoor / Kota stone.

Corridor & Elevator lobbies

- Vitrified tiles combination as per architect design.

WALL PUNNING

- Smooth Finish Gypsum punning on Internal walls excluding Toilets, Closet Area, Balconies, Servant Room, Kitchen, and Wash Area.

PAINTING

External

- Textured finish with 2 coats of external emulsion paint of reputed make.

Internal

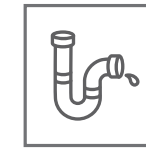
- Smooth putty finish with 2 coats of Premium acrylic emulsion paint of reputed make over a coat of primer.

Sit-outs

- Weather proof paint of reputed make over external putty finish at utility / sit out walls & ceiling.

Basement Parking

- Water proof cement paint and over a base coat of primer for columns and One coat putty finish for entire ceiling roof.



PLUMBING

Bathrooms

- All CP fitting and sanitary fixtures of Vitra / Villeroy & Boch or Equivalent make.
- Vanity Wash basins with LED mirror in all the toilets except servant toilet.
- Wall Mounted EWC with Flush valves and Health Faucets in all Bathrooms.
- Rain Shower in Master bathroom and Overhead shower in all Suite bathrooms.
- Hand Shower in Master bathroom, Suite 1 and Suite 2 bathrooms.

Kitchen

- Provision for fixing of water purifier
- Separate municipal water tap (Manjeera) and Bore well water through softener plant.
- Provision for washing machine in utility area.

AIR-CONDITIONING

- Provision for Air Conditioning drain outlet for living, Drawing and all Bedrooms.
- Designated space is provided for VRV outdoor unit for every apartment.

ELECTRICAL

- Elegant designer modular electrical switches of reputed make.
- Concealed copper wiring of Premium make.
- Power outlets for geyser and exhaust fan in all bathrooms.
- Plug points for TV in drawing, Living and all bedrooms.
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixers/grinders, and water purifier in kitchen.
- Power plugs for Washing machine and dishwasher in Utility area.
- Three phase power supply for each unit.
- Miniature Circuit Breakers (MCB) for each Distribution boards of reputed make.

COMMUNICATION

Telecom

- Telephone points in All Bedrooms, Living and Drawing room.
- Intercom Facility to all units connecting Security, Club House and Maintenance Office.

Cable

- Provision for DTH /Cable connection for TV in drawing, living, all bedrooms and maid room.

Internet

- Wired internet Provision in Drawing room and Master Bedroom.
- Wi-Fi internet within the community and club house.

GENERATOR

- 100% DG set backup with Enclosure and AMF panel for all apartments and common areas.

LIFTS

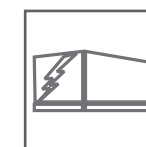
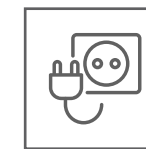
- 3 No's High speed automatic passenger lifts for each block with rescue device and V3F for energy efficiency of reputed make.
- 1 High speed automatic service/Fire lift for each block with rescue devices and V3F for energy efficiency of reputed make.

FACILITIES FOR DIFFERENTLY ABLED

- Anti-Skid Access ramps at all block entrances, including basements and clubhouse entry.
- Provision of Toilet for Differently abled in ground Floor of Club house.

WTP / STP

- Fully treated Bore water made available through exclusive water softening and purification plant of reputed make.
- Sewage treatment plant of adequate capacity as per norms will be provided. Treated sewage water will be used for landscaping and flushing purposes.



– THE –
SPECIFICATIONS

RAIN WATER HARVESTING

- Rain water harvesting through recharge wells on site to improve ground water level.



WATER SUPPLY

- Pneumatic pumps will be used for supply of Freshwater, Manjeera water and treated water to individual apartments.

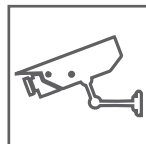
CAR WASH FACILITY

- Provision for Car wash facility in basement one.



SECURITY & BMS

- Sophisticated round the clock security system.
- Standalone Video door phone and Biometric access for main door for each Apartment.
- Boom barriers at Entry gate with mechanical operation.
- Panic button and intercom is provided in the lift that is connected to security room.



CCTV

- CC cameras will be provided at all common areas as per consultant design.

LPG

- Provision for piped gas from centralized gas bank to all Kitchens with individual gas meter.



FIRE & SAFETY

- Fire hydrant and fire sprinkler system on all floors and in basements as per Fire Department norms.
- Fire alarms, smoke detectors in all apartments as per Fire Department norms.
- Public address system in all floors and parking areas (basements), Control panel at main security as per Fire Department norms.

WASTE MANAGEMENT

- Garbage Room/Chutes with Separate bins to collect dry waste and wet waste is provided in Every Floor for better disposal.

CAR PARKING:

- 2 or 3 car parks for every apartment
- Adequate Visitor Parkings



PARKING MANAGEMENT

- Entire parking is well designed to suit the no. of car parks with parking signage's and equipment at strategic locations to ease traffic flow.

DRIVEWAY

- All are one-way drive ways with VDF Flooring.

COMPOUND WALL

- Aesthetically designed compound wall shall be constructed all around the plot with Solar / barbed fencing.



LIGHTING

- LED Lighting for all common areas incl. indoors and outdoors.

GREENERY AND LANDSCAPE

- Landscaping in the setback areas wherever feasible as per consultant design.

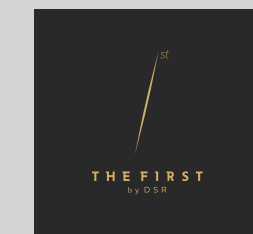
**DSR-DSRLS
PROJECT**

COMMITTED to PRODUCE
a PRODUCT THAT is CLASSY,
MODERN, PRACTICAL,
SUSTAINABLE
and ON TIME.

As a forward-looking developer we continue to pursue improvement and expansion while maintaining high design, customer service and sustainability standards. DSR takes pride in being responsible for some of the most distinctive & iconic residential developments in Hyderabad.

One of our key goals as a company is to change the way real estate is envisioned, developed and marketed. Transparency plays a key factor in fulfilling this need. Our users will always be empowered with information. A level of transparency that will be consistent throughout the entire construction process till actual handover.

A few of our other ongoing projects



@ Gachibowli

4 BHK uber-luxurious condos
5 Level Amenities & Clubhouse
30 floors of unparalleled architecture
2 private residences of 6666 Sft. each per floor



4 Towers | 98 Apartments
17 Levels | 5555 Sft homes
5 Levels 30,000 Sft. Clubhouse

– THE –
CONSULTANTS TEAM

ARCHITECTS



MEP



STRUCTURAL



LANDSCAPE



FAÇADE



PMC



PARKING



DSR-DSRLS PROJECT

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TS RERA APPROVED | Registration # P02400001671

DISCLAIMER:

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