

ALTITUDES
By DSR

HIGH

ON

WIDE

AT OSMAN NAGAR

07 ACRE PREMISES

05 TOWERS. EACH WITH DOUBLE HEIGHT ENTRANCE LOBBY

G+32 FLOORS & ALL TOWERS ARE IDENTICAL

ONLY **06** FLATS IN EACH FLOOR

980 EAST & WEST FACING APARTMENTS

75% OPEN SPACES

ALL **3** BHK APARTMENTS WITH SAME AREA OF 2277 SFT

03 BASEMENT LEVELS PARKING MANAGEMENT

01 EXCLUSIVE CLUBHOUSE IN G+6 LEVELS

OVER **50,000** SFT FOR CLUB RECREATION



Take off to an elevated lifestyle

Every Level tells a story of Adventure



Club Amenities

- Reception and Waiting Lounge
- Wi-Fi in Clubhouse
- Passenger and Service lifts
- Cafeteria
- Grocery Store and Pharmacy
- 2-Multipurpose Halls
- Indoor Badminton Court
- Provision for Kids' Play Area
- Provision for Clinic
- Gymnasium
- Room for Yoga / Meditation / Aerobics
- Provision for Indoor Games
- Guest suites
- Conference Room
- Facility Manager Room
- Maintenance / Association Room
- Swimming Pool
- Kids' Pool

ALTITUDES

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100' WIDE ROAD
100' WIDE ROAD

ENTRY / EXIT
BELOW FROM
BASEMENT LEVEL



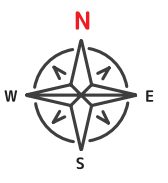
LEGEND

1. Entrance Archway
2. Bus Shelter
3. Driveway in Stone
4. Grass Pavers
5. Stone Paving
6. Walking/ Jogging Track
7. Cycling/Skating Track
8. Lawn
9. Lawn with Seating
10. Water Body

CLUB

11. Kids' Play Area
12. Play Courts
13. EV Car Parking
14. Plantation
15. Amphitheatre
16. Cycle Stand
17. Stepping Stones with Grass Joints
18. Stepped Seating on the Ramp
19. Seating Deck
20. Staircase from Basement to Podium
21. Boulder with Plantation

1. Play Court
2. Bar Counter
3. Seating Deck
4. Barbeque Deck
5. Lawn
6. Plantation



Site Layout Plan

100' WIDE ROAD

COMMERCIAL
SITE

MAIN
ENTRY / EXIT



SUPER STRUCTURE

RCC shear wall structures are designed to withstand wind and seismic loads.

WALLS

Internal Walls:
Reinforced shear wall or solid cement concrete blocks (Wherever needed)
External Walls:
Reinforced shear wall or solid cement concrete/Pre-cast concrete methods

DOORS

Main Door:
Main door frame with solid wood. Veneer shutter with hardware fittings of a reputed make as per Architect design.
Internal Doors:
Internal door frame with solid wood. Laminated shutter with hardware fittings of a reputed make.

WINDOWS AND FRENCH DOORS

Windows:
UPVC sliding window system with glass and provision for mosquito mesh tracks.
French Doors:
UPVC sliding door frames with glass shutters and provision for mosquito mesh tracks

FLOORING AND WALL CLADDING

Living, Dining, all Bedrooms & Kitchen:
Premium Vitrified tiles with 3-inch skirting
Balconies:
Premium anti-skid vitrified tiles
Bathrooms:
Acid-resistant & anti-skid premium vitrified tiles and wall cladding up to door height.
Utility:
Anti-skid tiles and wall cladding up to 3 feet

Common Area Toilets:
Anti-skid tiles for flooring with cladding.
Staircases & Fire staircase:
Stone flooring according to the Fire Department norms.
Corridor & Elevator Lobbies:
Vitrified tiles combination as per Architect's design.

PAINTING

External:
As per architectural design specifications for a visually appealing appearance.
Internal:
Smooth putty finish with premium acrylic emulsion paint as per architectural specifications.

Basement Parking:

As per architectural design specifications

PLUMBING

Bathrooms:
All CP fittings and sanitary fixtures of reputed make.
Wall Mounted EWC with flush valves and Health Faucets in all bathrooms.
Kitchen:
Provision is for Municipal water connection and borewell water through a softener plant with taps.

AIR- CONDITIONING

Provision for air-conditioning drain outlets
Designated space provided for outdoor unit for every apartment.

ELECTRICAL

Modular electrical switches of reputed make.
Concealed PVC insulated copper wiring
Power outlets for geyser and exhaust fan in all bathrooms
Power plugs are provided in all essential locations as per Architect drawing
Miniature Circuit Breakers (MCBs) for each distribution boards of reputed make.
Three phase power supply for each unit

COMMUNICATION

Telcom:
Telephone points will be provided as per the Architect's design
Cable TV:
Provision for DTH/Cable connection for TV in Drawing room and Master bedroom.
Internet:
Wired internet provision in hall.
WiFi internet provision in clubhouse at lift lobby

GENERATOR

100% DG set backup with enclosure and AMF panel will be provided for all apartments and common areas.

LIFTS

Four automatic passenger lifts of reputed make will be installed in each block.
One automatic service/fire lift of reputed make will be installed in each block.

FACILITIES FOR DIFFERENTLY ABLED

Anti-skid access ramps will be built at all block entrances, including basements and clubhouse entry.

WTP/STP

Borewell water will be softened through a

Specifications

water softening 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.

RAIN WATER HARVESTING

Rainwater harvesting through recharge wells/pits.

CC TV

CC TV cameras will be provided in common areas as per consultant's design.

LPG

Provision for piped gas from a centralized gas bank to the kitchen with individual gas meters.

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/chute arrangements are provided for better disposal

CAR PARKING

2 Car parking spaces allocated for each 3BHK apartment
Car parking will be in 3 Basement- levels. Provision of power outlets for 6 common electrical charging points for cars for total project.

DRIVEWAY

All driveways with V.D.F. flooring.

COMPOUND WALL

Aesthetically designed compound wall as per Architect design

LIGHTING

Lighting for common areas as per consultant's design

GREENERY AND LANDSCAPE

Landscaping in the setback areas will be done according to the consultant's design.



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