

An address of distinction that
matches your stature.



P R E S E N T S



fine home living at Tellapur

Life that matches your pace

KSR Homes brings you Signature 4 - Tellapur's finest residential gated community.

Being a young, zestful company with the vision to create perfect living environments for all age groups, KSR Homes is all set to make a difference with Signature 4.

Welcome to Signature 4

Tellapur's finest residential gated community opens up a world that you can relax in, walk in, sing in, exercise in, meditate in...and so much more! Every inch of your home is as personal as your signature and designed to make your dreams come alive.





Mornings that match your freshness

Wake up to vitality and vigour as the sunshine streams in through large, open windows. Pour yourself a cup of tea and get charged for the day!



A residence that matches your aspiration

4 towering blocks of exceptional design. 293 ultra-premium, spacious apartments. Standing tall on landscaped grounds that set your soul free. Signature 4 is an aristocratic community where engineering and nature are perfectly blended.

293 SPACIOUS RESIDENCES
4 BLOCKS
G+4 LAVISH CLUB HOUSE
A WELL DESIGNED LANDSCAPE EXPERIENCE



an artistic rendering of KSR Signature 4 front elevation view



Architecture that matches your taste

If you like neat, minimalist architecture and fully-optimum planning, Signature 4 will appeal to you. The stress on ventilation, green surroundings and amenities make this a coveted home.

HIGHLIGHTS

- 3.5 ACRES GATED COMMUNITY
- 4 TOWERS + AMENITIES BLOCK
- 2 CELLARS + GROUND + 5 FLOORS
- HMDA APPROVED PROJECT
- 2 & 3 BHK PREMIUM RESIDENCES
- 100% VAASTU COMPLAINT UNITS
- ACCESS RAMPS FOR **DISABLE FRIENDLY**
- **DOMESTIC WATER** AVAILABLE
- LANDSCAPED GARDEN
- STP PROVIDED FOR LANDSCAPING AND FLUSHING



an artistic rendering of KSR Signature 4 birds eye view




Landscaped spaces that match your spirit

For free-spirited and happy souls, the landscaped outdoors of Signature 4 are an invitation to natural living. The grounds have thematically been divided into gardens and social spaces. So you have the abundance of nature and open space for healthy living.



 The Gardens

 The Social

an artistic rendering of KSR Signature 4 elders seating zone view, cricket pitch view



an artistic rendering of KSR Signature 4 elders seating zone view





Mega joys that
match little feet 



Sports zones that match champions



The kaleidoscope of greenery is dotted with active play zones like cricket nets, basketball courts and more for lovers of sports. In addition, there are seating areas and secluded spaces for cozy family sit-outs and neighbourly chats.

an artistic rendering of KSR Signature 4 sport zone view



CRICKET NET PRACTICE

KIDS PLAY AREA

OUTDOOR GYM

WALKING/JOGGING AREAS

BASKETBALL COURT

PARTY LAWN

BADMINTON COURT



Signature 4
EXCEEDING ALL EXPECTATIONS

A Clubhouse that matches your class

The magnificent building by the entrance is the Clubhouse that residents can access without stepping out of the grounds. The leisure zone offers the whole gamut of gym, swimming pool, yoga hall, meeting room, indoor games room and more!

G+4
LAVISH
CLUB HOUSE

an artistic rendering of KSR Signature 4 clubhouse view

CLUB HOUSE



CLUB HOUSE FEATURES

TEMPERATURE CONTROLLED
INDOOR SWIMMING POOL



The clean, sparkling water invites you to a refreshing swim, or to chilling by the pool side.

GYM



The modern, well-equipped and spacious gym is where you can work out, stay fit and tone up.

MEETING ROOM




A compact, air conditioned space for holding corporate meetings, seminars and workshops.

WELCOME LOUNGE

The grand seating area is a comfortable place to wait, read magazines or catch up with friends.



Facilities that match your vibe 

INDOOR GAMES

With facilities from snooker to cards, table tennis to carrom, the Indoor Games Room is a winner.



MEDITATION / YOGA

Spacious and positive space for yoga classes and meditation courses that residents need.



BANQUET HALL

Great decor, acoustics and seating facility make the Banquet Hall perfect for parties & functions.





A master plan that matches your vision

All exceptional projects begin with an extraordinary master plan. At Signature 4, the entire layout is designed to achieve a balance between green spaces, leisure spots, sports zones, functional areas and residences. While the dedicated spaces are exclusive of each other, there is a beautiful harmony of engineering, technology and nature that uplift modern life.

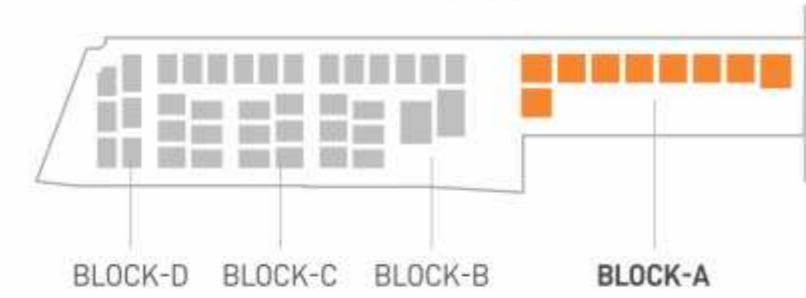
Legend

- | | | | | |
|------------------|---------------|--------------------|----------------------------|-------------------------|
| 1 Grand Entrance | 4 Garden | 7 Cricket Court | 10 Childrens EPDM Flooring | 13 Indoor Swimming Pool |
| 2 Driveway | 5 Outdoor Gym | 8 Badminton Court | 11 Lawn | 14 Party Lawn |
| 3 Transformer | 6 Pergola | 9 Basketball Court | 12 Clubhouse | 15 Pathway |



BLOCK A TYPICAL FLOOR PLAN

KEY PLAN



Area Statement Areas in SFT.

FLAT NO.	TYPE	FACING	SALEABLE AREA
1&2	3BHK	NW - West	1833
3-8	3BHK	NE - North	1678
9	3BHK	NE - East	2203



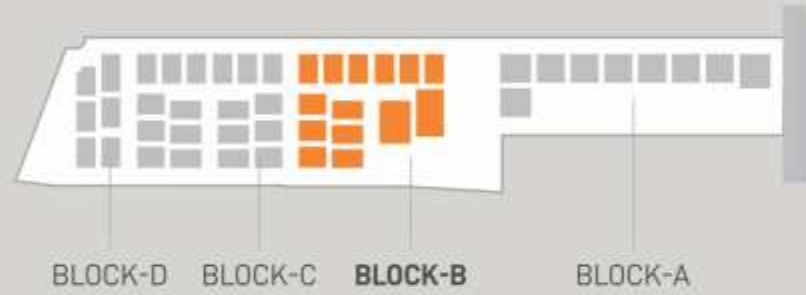
BLOCK B TYPICAL FLOOR PLAN



Area Statement Areas in SFT.

FLAT NO.	TYPE	FACING	SALEABLE AREA
1-3	2BHK	NW - West	1210
4-6	2BHK	NE - East	1212
7	2BHK	NW - West	1223
8	2BHK	NE - East	1200
9-11	2BHK	NE - North	1200
12,13	2BHK	NW - West	1212
14,15	2BHK	NE - East	1210
16	2BHK	NE - North	1200

KEY PLAN



BLOCK C TYPICAL FLOOR PLAN



BLOCK C

Area Statement
Areas in SFT.

FLAT NO.	TYPE	FACING	SALEABLE AREA
1-3	2BHK	NW - West	1210
4-6	2BHK	NE - East	1212
7	2BHK	NW - West	1223
8	2BHK	NE - East	1200
9-11	2BHK	NE - North	1200
12-14	2BHK	NW - West	1212
15-17	2BHK	NE - East	1210
18	2BHK	NE - North	1200

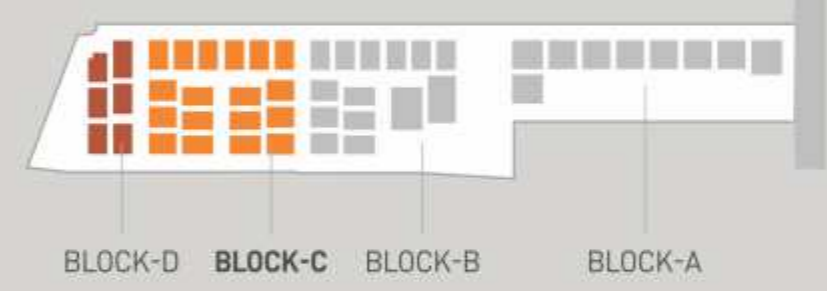
BLOCK D

Area Statement
Areas in SFT.

FLAT NO.	TYPE	FACING	SALEABLE AREA
1,2	2BHK	NW - West	1215
3	2BHK	NW - West	1122
4,5	2BHK	NE - East	1215
6	3BHK	NE - East	1507



KEY PLAN



BLOCK D TYPICAL FLOOR PLAN





an artistic rendering of KSR Signature 4 front elevation view

SPECIFICATIONS



STRUCTURE
RCC-framed structure



SUPER STRUCTURE
8" thick Light weight blocks for external walls. 4" thick Light weight blocks for Internal walls



DOORS AND WINDOWS
Main Doors : Engineered frame with flush door shutter including all hardware of reputed make
Internal Doors : Engineered frame with flush door shutter including all hardware of reputed make
Windows : UPVC sliding windows with mosquito mesh.



PAINTING
External Walls : Emulsion paint of reputed make
Internal Walls : Smooth plastered surface treated with acrylic emulsion paint of reputed make.



FLOORING
Living/Dining/Bedrooms and Kitchen : Good quality Glazed Vitrified tiles flooring in Hall, bedrooms, dining, Kitchen.
Balconies/ Bath rooms : Anti-skid tiles of reputed make.
Staircase : Granite Flooring
Corridors : Vitrified Tiles.

TILE CLADDING

Kitchen : Glazed ceramic tiles dado up to 2' height above kitchen platform.
Toilet : Ceramic tiles dado upto grid ceiling.
Utility/Wash : Glazed ceramic tiles dado up to 4' height.



C.P AND SANITARY FIXTURES

- Ceramic Wash basins of reputed make.
- Wall Mounted type WC with concealed flush tank
- Single Lever Fixture of Wall Mixer cum shower.
- Grid Type false ceiling in all bathrooms.
- All Fixtures of C.P and sanitary are of reputed make.



PLUMBING
• PVC/CPVC/UPVC pipes of reputed make.



POWER BACKUP
Generator power for lifts, Common area lighting and Flats



ELECTRICAL

- Concealed copper wiring of reputed make.
- Power provision for geyser, exhaust fan and A/Cs wherever required
- Power plug for Chimney, Refrigerator, Mixer/grinder, Microwave, Exhaust fan, RO water purifier in kitchen
- Plug points for T.V. at appropriate locations.
- One Miniature Circuit Breaker (MCB) for each room at the main distribution box.
- Elegant designer modular electrical switches with reputed make.
- Three-phase supply with DG backup. EB & DG supply will have separate meter for each unit.



KITCHEN
Granite platform with Stainless Steel sink and Dado Tiles above the kitchen Platform.



LIFTS
Automatic passenger lifts of reputed make for each tower.



WTP AND STP

- Treated water will be made available through an exclusive water softening plant.
- Sewage treatment plant for adequate capacity and treated sewage water will be used for landscaping and flushing purpose.
- Rain water Harvesting at regular intervals provided for recharging ground water levels as per the norms.



INTERNET, TELECOM AND CABLE TV

- Telephone point in living room.
- Intercom facility connecting security
- Cable TV point shall be provided in Master bedroom & Drawing / Living room.
- Provision for internet connection in Drawing / Living room.
- Provision for cable connection at other Bed rooms



SECURITY SYSTEM

- Compound wall shall be constructed around the project
- Security Surveillance cameras at appropriate locations and round the clock security.
- Panic button and intercom is provided in the lifts connected to the security system.



Location QR Code

Connectivity that matches your convenience

Whether you are looking for infrastructure, planned development, good neighbourhood or easy connectivity to the major hubs of Hyderabad, this is the best location. Commercial complexes, including supermarkets, schools, restaurants, fitness centers, and banks, are abundant. Being close to the ORR, Tellapur can be easily linked to the IT hub and Gachibowli.



Location Plan not to scale



WORK SPACES

Wipro SEZ
Microsoft
UBS
Infosys
Google
TCS

ALL AGE GROUPS EDUCATION

Open Minds Birla School
Sridevi Engineering College
Vista Pearson School
University of Hyderabad
ISB (Indian School of Business)

CONNECTIVITY TO OTHER BEST IN LOCAL

Kokapet SEZ
Tellapur Techno City
Tellapur & Lingampally MMTS
International Airport
Upcoming US Consulate
Nehru Outer Ring Road

BANKS, HEALTH CARE & HOTELS

Lemon Tree Hotel
Andhra Bank
ELLAA 5Star Hotel
Citizen Hospital
Medplus Pharmacy
Regenta One (Star Hotel)



Promoters who match your passion for excellence

KSR Homes is a company that symbolises Hyderabad's new-age spirit. The professionals at the helm have a thorough understanding of real estate best practices, design and planning, landscaping and location selection. The idea is to deliver the best lifestyle without any compromise.

With Signature 4, they have put their passion for excellence into concrete shape.

Site Address

Sy. No. 394/A6, 394/A1, 394/A/1, 394/A/3,
Beside Tripura Meadows, Tellapur -
Osman Nagar Road, Tellapur, RC Puram,
Hyderabad, Telangana - 502032.



WEBSITE QR CODE

www.ksrhomes.co.in



Rera No. P01100003703

Mob. : +91 9063706579, 9063708579, 9063408579

BIM & IPMS BY



About TATA Projects Limited

TATA Projects is one of the fastest growing and most admired infrastructure companies in India. It has expertise in executing large and complex urban and industrial infrastructure projects.

The company provides turnkey end-to-end solutions to set up fully integrated rail & metro lines, commercial buildings and townships, data centres & airports, power generation plants, power transmission & distribution system, oil & gas refineries, chemical process plants, water and waste water management solutions, complete mining and metal purification systems.

It is currently executing some of the most marquee projects across India such as New Parliament Building, Mumbai Trans - Harbour Link, Multiple Stretches of dedicated Freight Corridors, and Metro Rail Lines across multiple cities such as Mumbai, Pune, Delhi, Lucknow, Ahmedabad and Chennai.

The Company is driven to deliver projects on-time, using world-class project management techniques and has uncompromising standard for safety and sustainability.

Building Information Modelling (BIM)

is the Latest Innovation in Engineering Technology.

BIM Technology is a highly collaborative process that allows precision during creation of 3D models of actual designs from all Engineering disciplines and also provides construction and operational accuracy by eliminating errors throughout the project life cycle.



Team

Architects



PR ASSOCIATES

Engineering Consultant



LUMINOUS ENGINEERING & CONSTRUCTION COMPANY

Engineering Consultant



RALLY'S ENGINEERING CONSULTANT

Landscape Architects



CONIFER LANDSCAPE ARCHITECTS

Branding



D3 Concepts
Mob: +91 98491 92657

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Project Financed by and Mortgaged to
Bajaj Housing Finance Ltd.

