

ALTITUDES

By DSR

RIGHT

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

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100' WIDE ROAD
100' WIDE ROAD

ENTRY / EXIT
BELOW FROM
BASEMENT LEVEL



LEGEND

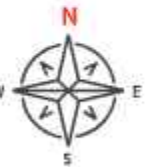
- | | |
|---------------------------|---------------------------------------|
| 1. Entrance Archway | 11. Kids' Play Area |
| 2. Bus Shelter | 12. Play Courts |
| 3. Driveway in Stone | 13. EV Car Parking |
| 4. Grass Pavers | 14. Plantation |
| 5. Stone Paving | 15. Amphitheatre |
| 6. Walking/ Jogging Track | 16. Cycle Stand |
| 7. Cycling/Skating Track | 17. Stepping Stones with Grass Joints |
| 8. Lawn | 18. Stepped Seating on the Ramp |
| 9. Lawn with Seating | 19. Seating Deck |
| 10. Water Body | 20. Staircase from Basement to Podium |
| | 21. Boulder with Plantation |

CLUB

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

COMMERCIAL
SITE

MAIN
ENTRY / EXIT



Site Layout Plan

**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.



DSR

Builders & Developers

Corporate Office

DSR Signature, Plot No:506

Road No:10, Kakatiya Hills, Madhapur - 500 081

Email: sales@dsrbuilder.in

www.dsrbuilder.in

TG RERA No: P01100009092

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