

A BEAUTY OF GREEN

DSR 
Reganti
LUXURY LIVING SPACE



IGBC Pre Certified project

Benefits of Green Building:

Environment Benefits:

- Emission Reductions
- Water Conservation
- Storm water management
- Temperature Moderation
- Waste Reduction
- Applying reduce, reuse, and recycle to materials in all purchases of construction and demolition
- Reducing harmful waste products produced during construction

Economic Benefits:

- Energy and Water Savings
- Increased Proper Values
- Decreased Infrastructure Strain
- Improved Employee Attendance
- Increased Employee Productivity

Social Benefits:

- Improved Health
- Healthier life styles and recreation
- Reducing or eliminating and harmful materials and finishes;
- Applying maintenance and operational practices that reduce or eliminate harmful effects on people and the natural environment
- Employing personal, local control over temperature, airflow, and lighting

Additional - Green Building Benefits in the Project:

- Enhanced Day lighting
- Enhanced Fresh Air Ventilation
- Enhanced Energy Performance
- Low VOC Materials, Paints and Adhesives
- Glass with low V.V rays emission
- Energy Metering
- Water efficient plumbing fixtures
- Waste water treatment
- Water Metering
- Energy Sharing measures in Appliances and other equipment
- Basic Household Amenities
- Natural Topography or Vegetation
- Disable friendly features
- Green Guide
- Rain water Harvesting
- Power generation sets which also operates with bio-fuels/non-edible oils
- Waste management
- Building Flush out
- Intelligence group controlling Lifts
- Wheel washing at entrance (During Construction)
- Electric charging facility for electric cars
- Appropriately designed preferred car park for differently able (Physical Handicapped)
- Landscape design
- Basic Facilities for Construction Work force

The Promoters



The DSR Group was set up in 1988 and has today grown into one of the leading property developers of south India. Headquartered in Hyderabad, Branches in Bangalore & Chennai it's one of India's fastest growing real estate developers.

The Builders



Established in 2004, and has been building homes with great passion. They focus on providing quality homes at affordable prices in environments that give a whole new perspective to life, constantly setting new standards of living.

Over the years, every project of DSR Group has become a testimony of excellence in design and construction. The group has several projects in Bangalore and Hyderabad catering to every strata of taste.

The Architects



Genesis Planners is a leading architecture firm based in Hyderabad, India. Across its 20 years, Genesis has designed several landmark projects, showcasing their talent to deliver. Genesis brings home a blend of international aesthetics and experience, combined with local hues.

The Landscape Architects



Naveen Associates is a landscape architecture consultancy firm established in 1999 by Naveen Panuganti, a Post Graduate in Landscape Architecture from the prestigious School of Planning and Architecture, New Delhi, After obtaining valuable experience in top landscape consultancy firms in India - where he worked on urban landscape projects, large industrial complexes, institutional campuses, hotels and resorts, large housing projects, farmhouses and residences, he started his own design firm in Hyderabad.

Green Consultant



SGS is Geneva, Switzerland based company which is the world's leading inspection, verification, testing and Certification Company. We are recognized as the global benchmark for quality and integrity. With more than 75,000 employees, we operate a network of more than 1,500 offices and laboratories around the world.

Electrical And Plumbing Consultant



Synergy infra Consultants was established in 1995 as Electrical Consultants by a team of enthusiastic and experienced Engineers and grown into a complete MEP (Mechanical, Electrical & Plumbing) consultancy Organization with special focus on Energy Conservation, Green Business, Automation and water Conservation Systems, Harvesting / Treatment Studies.

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TYPICAL FLOOR PLAN





Club House and Amenities



- Reception / Lounge
- Jogging Track
- Swimming Pool with changing Rooms
- Reading Area
- Gym
- Deluxe Guest Rooms
- Children Play area
- Children Hobby Room
- Landscape Areas
- Aerobic Room
- Party Hall with Dining
- Multi-purpose Hall
- Meditation Hall/Yoga Room
- Indoor Games (Chess, Carom Board, Table Tennis and pool table)
- Spa(Massage room, Steam area, Shower area, change room and Toilets will be provided separately for Male and Female)
- Maintenance / Association room/Administrative Office
- Senior Citizen Room / Cards Room
- Provision for Grocery Store
- Provision for ATM
- Provision for Coffee Lounge
- Provision for Centralized Laundry
- Provision for Pharmacy / Clinic
- Provision for Car Wash Area
- Provision for Travel Desk
- Provision for Basket Ball half court

SPECIFICATIONS

STRUCTURE

R.C.C. FRAMED STRUCTURE	R.C.C. framed structure to withstand Wind & Seismic Loads.
SUPERSTRUCTURE	8" thick fly-ash bricks for external walls and 4" thick fly-ash bricks for internal walls.

PLASTERING

INTERNAL	2 coats of plastering in C.M for walls and Ceiling.
EXTERNAL	2 coats of plastering in C.M for External walls.

DOORS

MAIN DOOR	Designer Teak Veneered Door Frame & Designer Shutter of 7'6" ht. with reputed hardware fittings with both sides melamine polish finishing.
INTERNAL DOORS	Engineered wood frame & flush shutters of 7'6" ht with both sides veneer and polishing with standard hardware fittings.
FRENCH DOORS	UPVC door frames with tinted Glass paneled shutters standard hardware of reputed make.
WINDOWS	UPVC Window system with tinted Glass and m.s.grill as per design.

PAINTINGS

EXTERNAL	Textured finish with 2 coats of Exterior 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.

FLOORING

LIVING, DINING & DRAWING	Premium vitrified Marble finish tiles of 1000 x 1000mm Size.
MASTER BEDROOM	Premium Double charged vitrified tiles of 800 x 800mm / Laminated Wooden Flooring.
BEDROOM & KITCHEN	Double charged vitrified tiles of 800 x 800mm.
BATHROOMS	Acid Resistant, Anti-skid Ceramic Tiles - of reputed make.
CORRIDORS	In combination of Double charged Vitrified Tiles, Marble & Granite as per architect design

LIVING BALCONIES

Vitrified tiles of reputed make with matt finish.

STAIRCASE

In combination of Tandoor Stone, Marble & Granite

TILE CLADDING

DADOOING IN KITCHEN
Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make.

BATHROOMS

Glazed ceramic Tile dado of reputed make upto ceiling height.

UTILITIES

Glazed Vitrified tile of reputed make up to balcony height.

SERVENT ROOM

Ceramic Tiles.

SERVENT BATHROOM

Anti skid Tiles.

KITCHEN

1. Granite Platform and Stainless Steel Sink with drainboard
2. Separate municipal water tap (Manjeera) and Borewell water through softener plant.
3. Provision for fixing of water purifier, exhaust fan & chimney.

UTILITIES / WASH

Dish Washer and Washing Machine provision in the Utility Area.

BATHROOMS

1. Counter Top with Hot and Cold water mixer
2. Wall mounted EWC.
3. Single lever diverter with shower of reputed make.
4. Provision for Geysers in all Bathrooms.
5. All C.P. Fittings of reputed make.

ELECTRICAL

1. Concealed Copper Wiring of best brands.
2. Power outlets for Air Conditioners in living, drawing, and all bedrooms.
3. Power outlets for geysers and exhaust fans in all bathrooms.
4. Power plug for cooking range chimney, refrigerator, microwave oven, mixer / grinder in kitchen, Washing machine and dish washer in Utility Area.
5. 3 phase supply for each unit and individual Meter Board.
6. Miniature Circuit breakers (MCB) for each distribution board of best brands.
7. Elegant designer Modular Electrical switches.

TELECOM

1. Telephone points in all Bed rooms, Living room and Drawing room.
2. Intercom facility connecting to all the units and Security.

CABLE TV

Provision for Cable Connection in all Bedrooms and Living Room.

INTERNET

1 Internet provision in each flat in Master Bed Room and WiFi Internet at club house.

LIFTS

4 No's of 8 passenger capacity lifts and 2 No's of service lifts of V3F for energy efficiency will be provided of reputed make (Total 6 No's). Intelligent Grouping between passenger lifts.

WTP & STP

1. Fully Treated Water made available through an exclusive water softening and purification plant of reputed make.
2. A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping and flushing.

CAR WASH FACILITY

Provision for Car Wash facility at cellar parking area.

GENERATOR

100% D.G Set backup with Acoustic enclosure & A.M.F. panel

CAR PARKING

Each Apartment will have 2 Car parks and parking will be in 2 Levels, one each in cellar 1 and cellar 2 (Mandatory).

FACILITIES FOR PHYSICALLY CHALLENGED

Access and Non-slippery ramps at all entrances shall be provided for Physically Challenged, Appropriately designed preferred car park, Uniformity in floor level and visual warning signages

SECURITY / BMS

1. The Complete building shall be provided Building Management System with all facilities.
2. Sophisticated round-the-clock security system
3. Intercom between security and to all flats
4. Solar power fencing around the compound.

5. Surveillance cameras at the main security and entrance to monitor.
6. Video door phone for each apartment
7. Identity cards for servants
8. Boom barriers at entry for vehicles with mechanical operation.

PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks with parking signages.

FIRE & SAFETY

Fire Systems will be provided as per fire department norms.

LPG

Provision for Supply of gas from centralized Gas bank to all individual flats in kitchen with gas meters.

AIRCONDITIONING

Provision for Air conditioning for living, drawing and all bed rooms with proper Copper conducting, Power supply and Proper drainage outlet.

WASTE MANAGEMENT

Garbage Chutes will be provided for every floor level and centrally collected for better disposal. Separate bins to collect Dry waste (Paper, Plastic, glass and metals), e-waste (Batteries, lamps) Wet waste (Organic).

LANDSCAPING

Landscaping in the setback areas wherever feasible and in tot lot areas with landscaping design.

WATER

Pneumatic pumps will be used for supply of treated water to individual flats.

EXTERNAL LIGHTING

Light posts with lamp fittings, at setback and Landscaping areas and lights in staircase & corridor areas.

COMPOUND WALL

Compound wall shall be constructed all around the plot with solar fencing.

***NO CUSTOMIZATION / NO CHANGES IN SPECIFICATIONS.**

A few Ongoing Projects



DSR WoodWinds, Bangalore



DSR Eden Greens, Bangalore



DSR Sunrise Towers, Bangalore

A few Completed Projects



DSR Lakeside, Hyderabad



DSR Rainbow Heights, Bangalore



DSR Spring Beauty, Bangalore

Location Plan

(Note to Scale)



Location Advantage

- 100mts from Mind space
- 1km from Inorbit Mall
- 1km from Hitech City
- 1.5km from Madhapur Police Station
- 1.6km from Jubilee Hills Road No.36



of DSR GROUP

A project of



BUILDERS & DEVELOPERS

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