

# ALTITUDES

By DSR

THROUGH  
ONE  
MIND

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  
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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.



# DSR

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TG RERA No: P01100009092

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