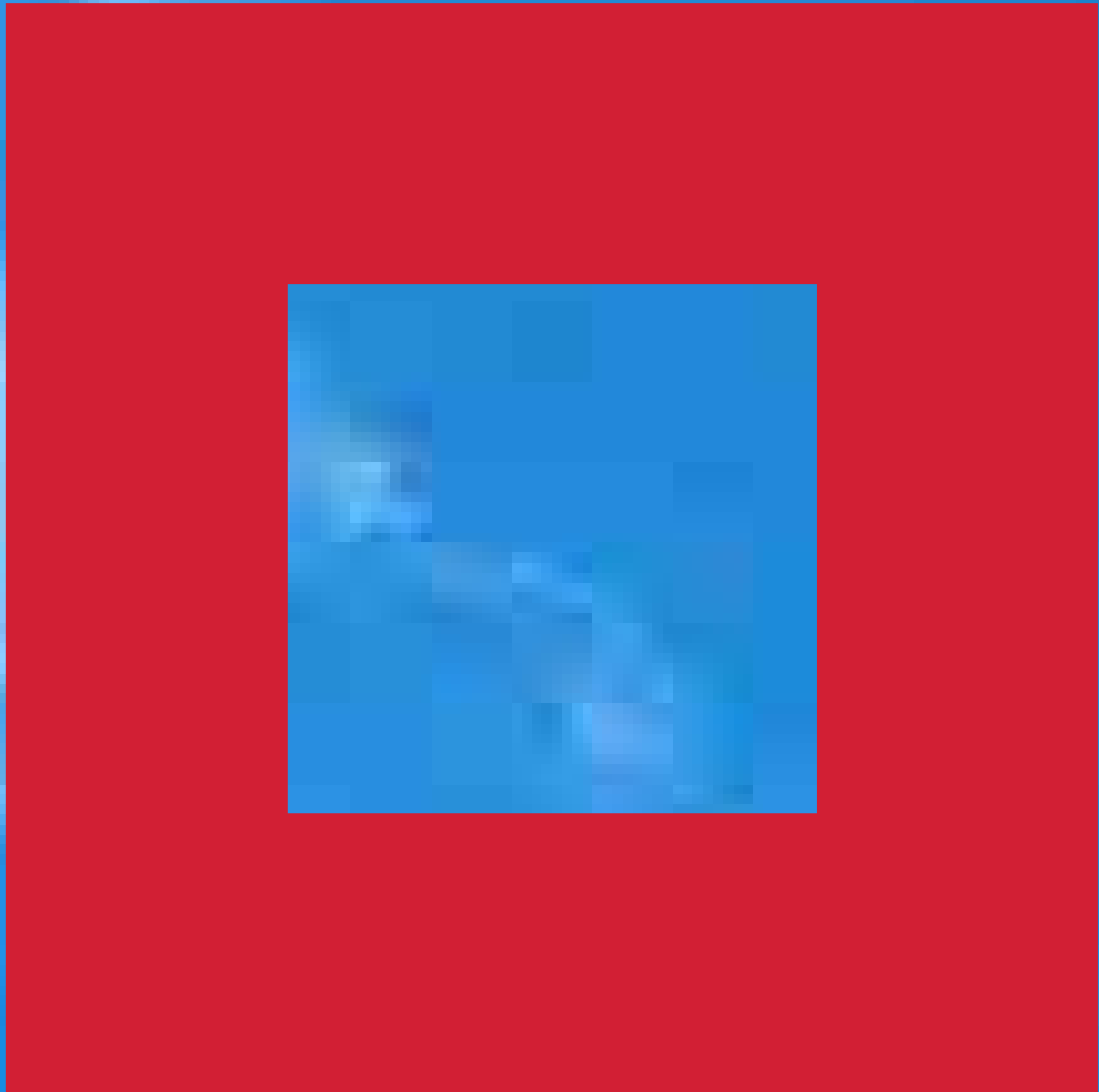




Cementing Dreams Since 1988



WHERE **CORNERS** MEET





BEYOND WALLS
AND BEAMS
QUADRANT
OF **LOVE** AND
DREAMS

DSR
VALAR
of QUADRANT home
KOKAPET

INTRODUCING

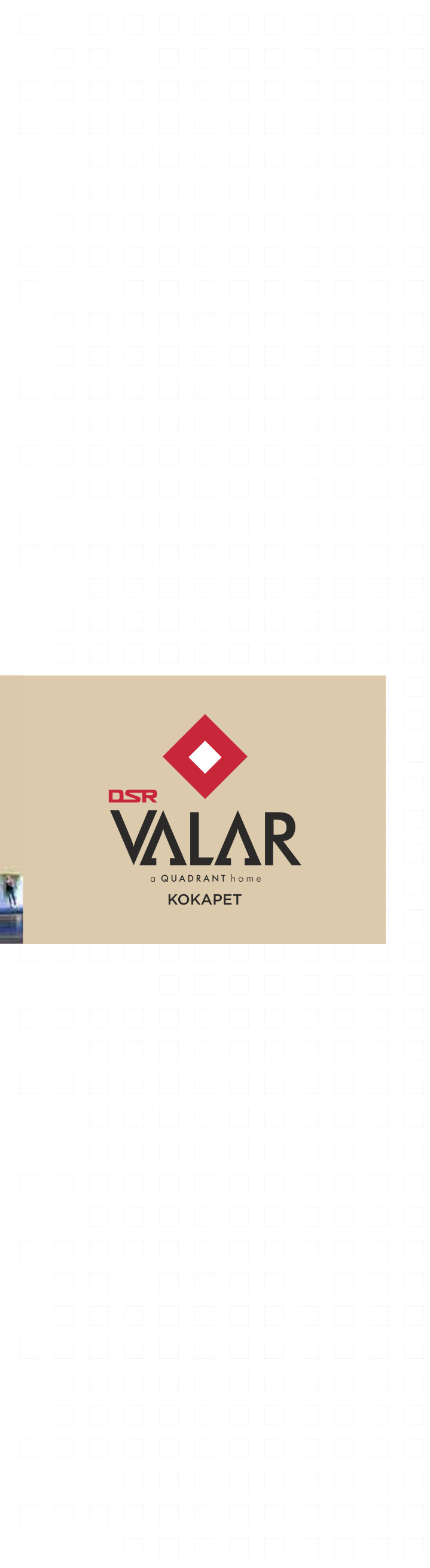


**WEST
HYDERABAD'S
VERY FIRST
QUADRANT
HOMES**



ALL
4BHK
HOMES

We bring you Valar , West Hyderabad's very first Quadrant Homes. This is a unique life space where all the apartments in the two towers are corner units.



EACH
HOME A
CORNER
HOME

LIVE THE LUXURY OF A CORNER HOME

THE QUADRANT SAYS YOU'VE ARRIVED

The corner sets you free from monotony. Your apartment in Valar is going to be a coveted address – one that your friends will envy.

Look up to the starlit sky. Look beyond the landscaped grounds and parks. Look deep into your soul. And finally, look forward to a lifetime of joys!

DSR
VALAR
a QUADRANT home
KOKAPET

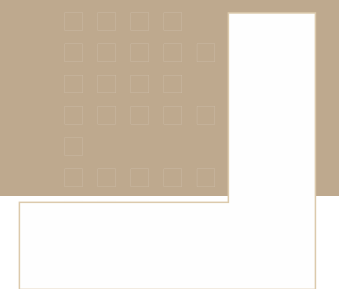


EACH
HOME A
CORNER
HOME



LIVE THE LUXURY OF A CORNER HOME

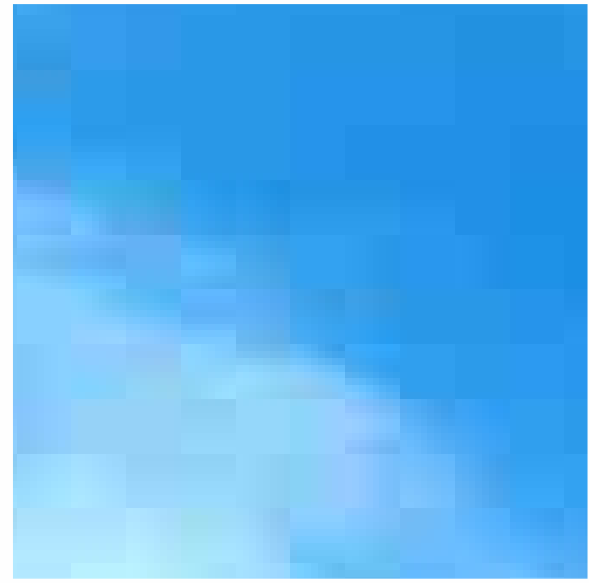
EVERY HOME A CORNER HOME



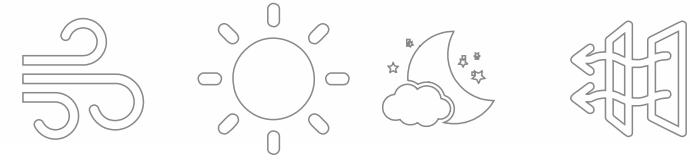
YOU DESERVE YOUR SPECIAL CORNER!

There are 4 apartments on each floor, and every family living here has their exclusive corner home! So whether you look inwards or outwards, you get an amazing view of life!



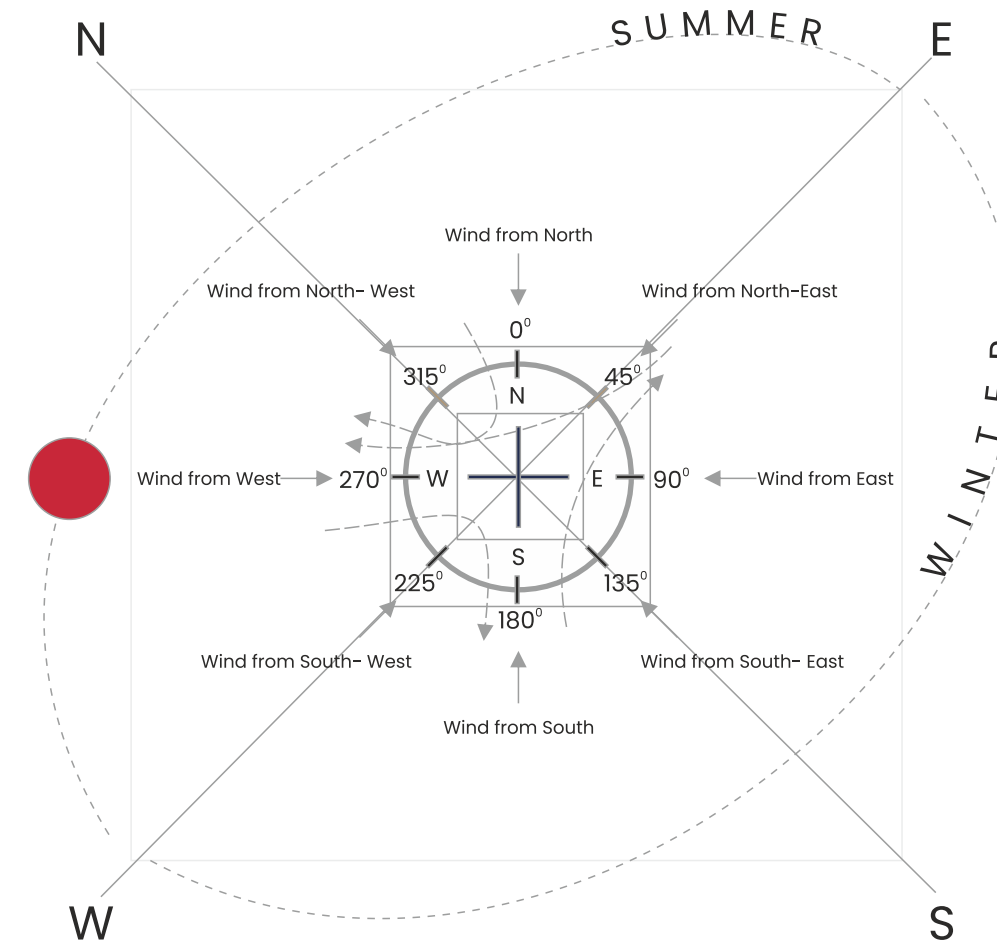


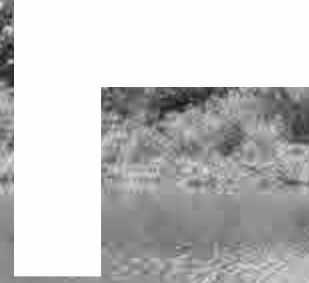
MORE SUN & BREEZE



Quadrant homes, are exceptionally lit and well-ventilated homes. Experience the morning rays or the evening sun with an exclusive corner home. The free movement of the breeze filters in, making the entire space healthier, brighter and immensely well-ventilated.

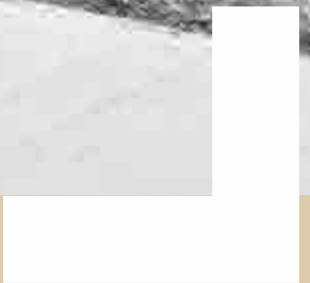
THE QUADRANT ADVANTAGE





LIVE THE LUXURY OF A CORNER HOME

MORE PRIVACY & EASE



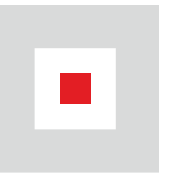
**EVERY
QUADRANT
A DIFFERENT
VIEW**



Ah yes, everything is mega and multi-dimensional when you have a corner space. It adapts to anything - the largest dreams and the most breathtaking views.

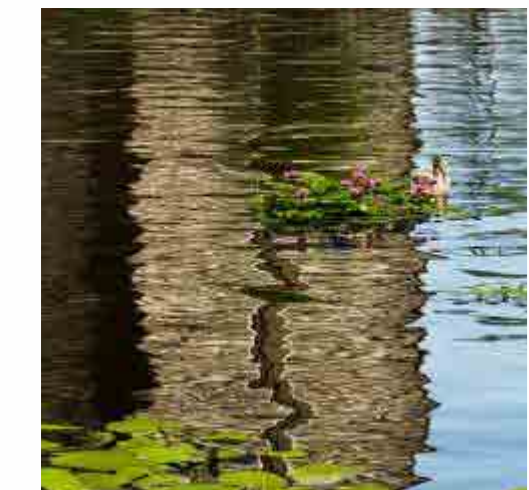
So, fasten your seat belt and get ready to fly! Every Quadrant home at Valar looks out to a different part of the cityscapes, and each one is equally gorgeous.





LIVE LUXURY BY THE LAKE

LIVE THE LUXURY OF A CORNER HOME



While one corner apartment opens out to the sparkling waters of the lake abutting it, the other corner gives you the twinkling lights of Hyderabad's swanky IT corridor. The third quadrant lays out the vast expanse of the ORR, and the fourth brings you the majestic sights of the world-class commercial district. Seems incredible? Well yes, corners can throw up the most amazing surprises!



TAKE THE EXPRESS WAY

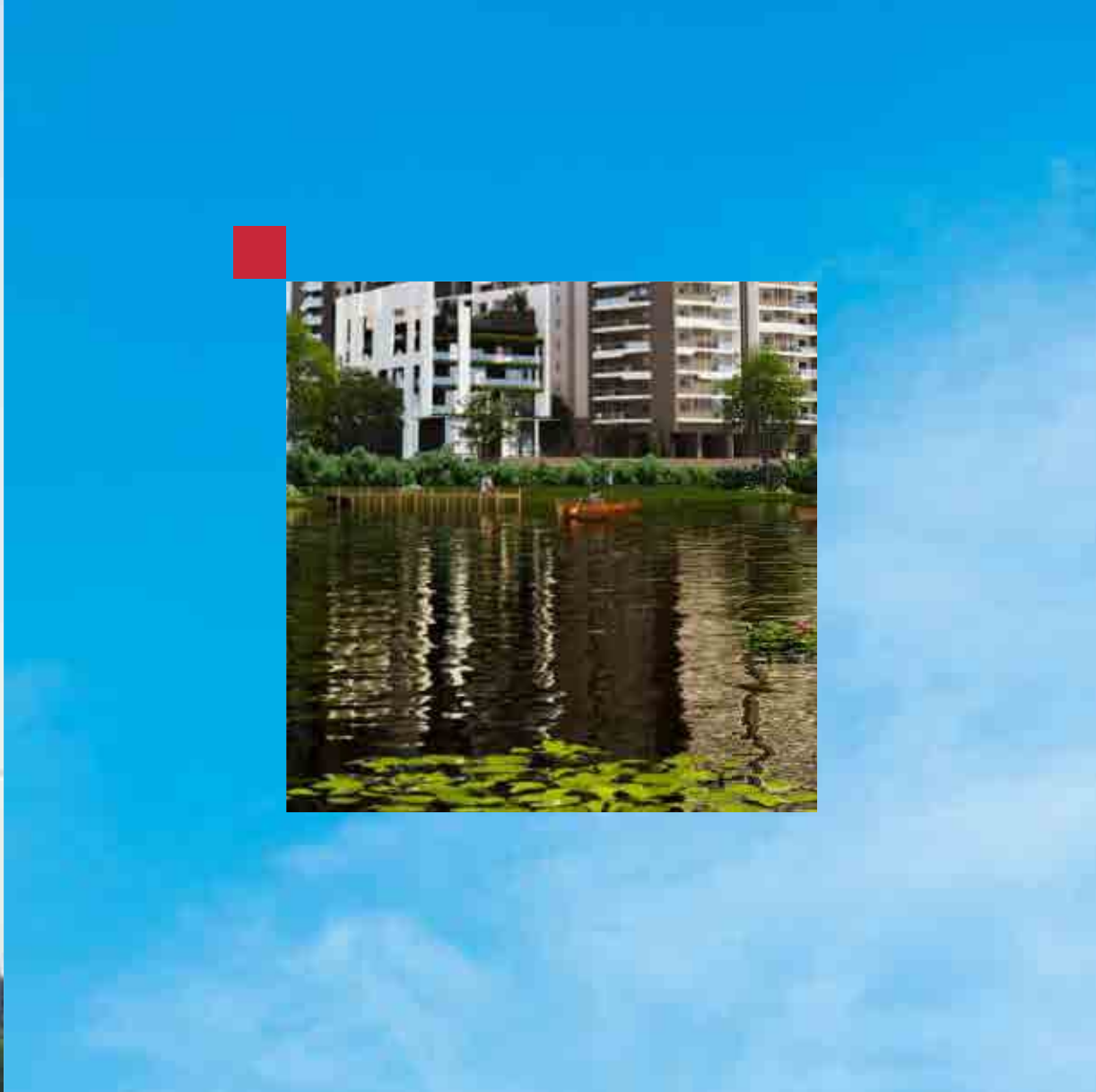


KOKAPET



The locale is well-developed and green, dotted by markets, academic institutions, eateries and hospitals. The connectivity is brilliant, thanks to being at the gateway of the IT belt. Cruise through the wide ORR roads to make it to any city destination in no time. Strategic destinations like the Financial District, Gachibowli and the software zone are virtually a breeze away.

When you are in Kokapet,
you are at the centre!



**ANCHOR
AT THE**

WATER FRONT





CLEAR SKIES, COOLER BREEZE, MORE MAGIC

The corner gives you more of everything! The 4 BHK apartments are extra-spacious, blessed with clear sunshine, mellow breeze and great views. Nature envelops you at every twist and turn, giving life a luxurious backdrop. The universe around you is open, expansive and unobstructed. You'll be happy to be home.

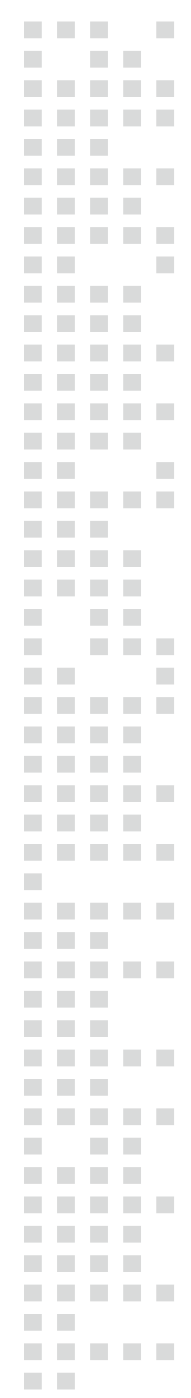
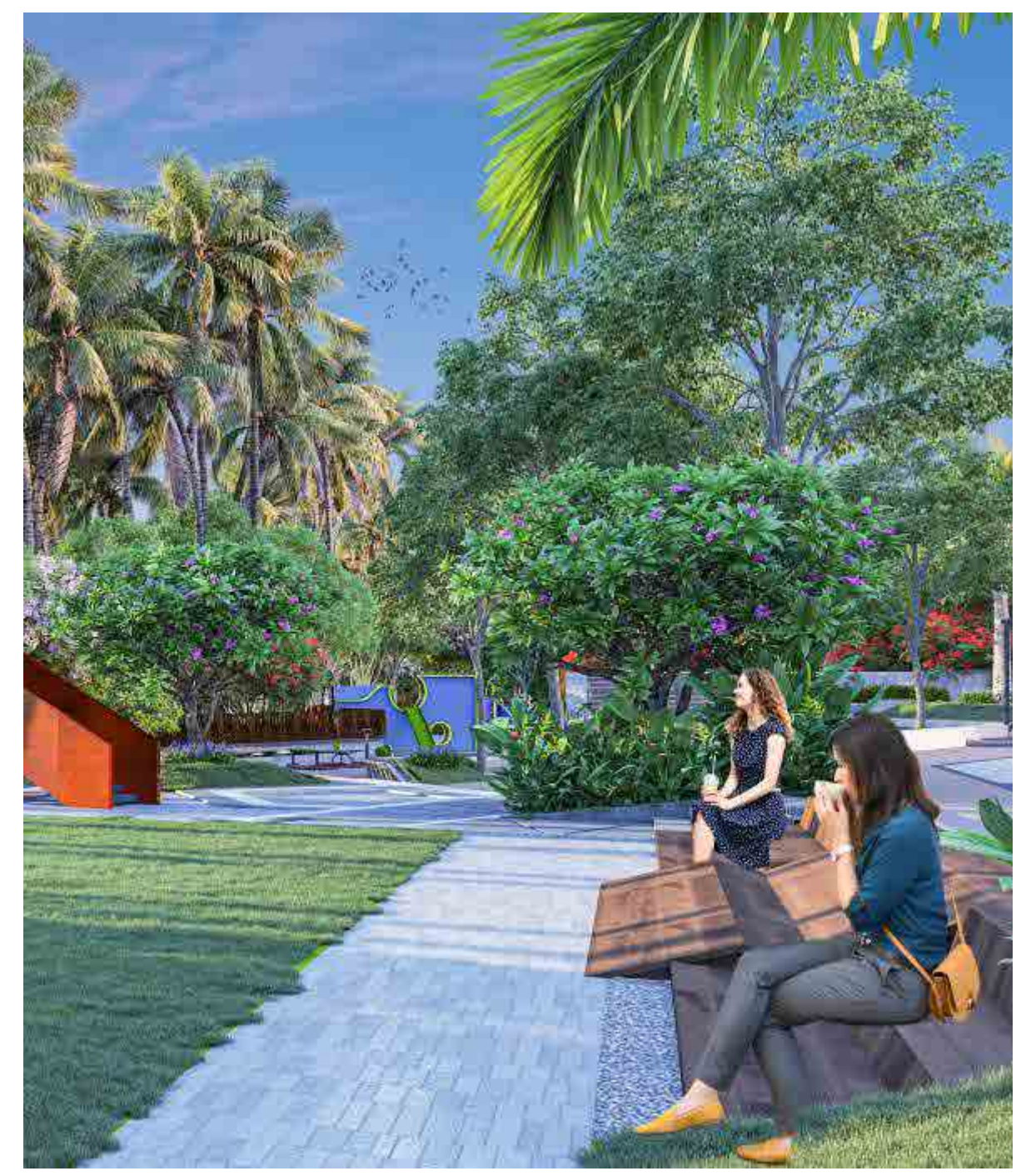


BIRD WATCHING DECK

VIEWPOINTS

For all Nature enthusiasts, the viewpoint deck is a perfect place to appreciate the diverse avian species that grace the surrounding lake. Come and experience the joy of bird watching.

HOME TO SEASONAL BIRDS





PROJECT FEATURES

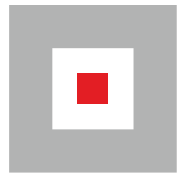


2
TOWERS

36
FLOORS

282
UNITS

36,000
SFT
CLUBHOUSE

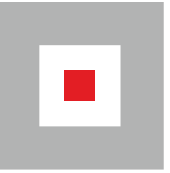


LIVE THE LUXURY OF A CORNER HOME





LOBBY



LIVE THE LUXURY OF A CORNER HOME



LUXURY EXCLUSIVES



ALL 8' FEET DOORS

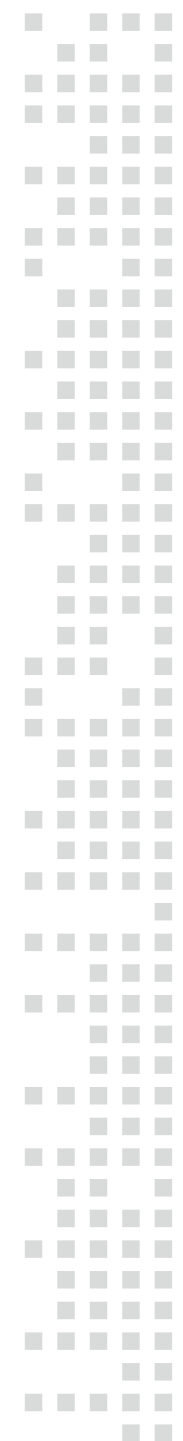
3.3 METERS SLAB HEIGHT

6
METERS
STILT SLAB
HEIGHT

3.3
METERS
SLAB
HEIGHT

ALL
8 FEET
DOORS

HOME
AUTOMATION





LIFE INSIDE OUT

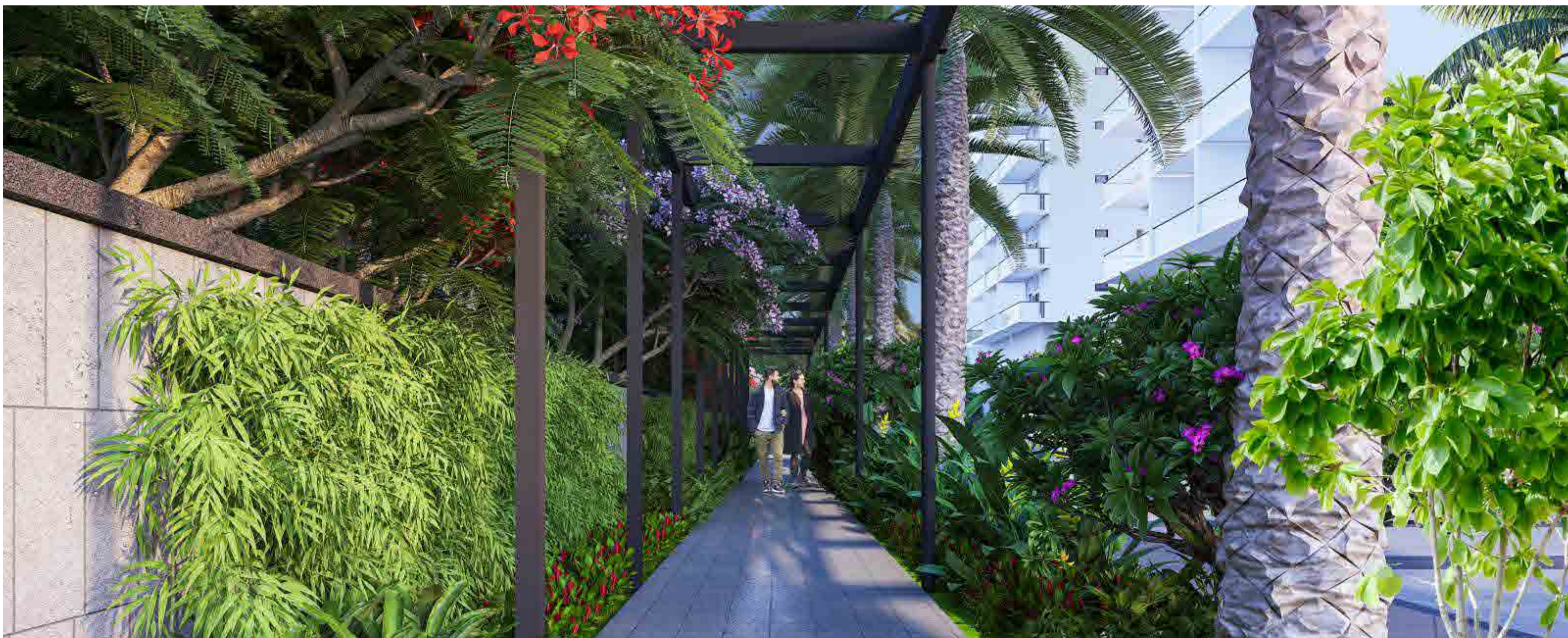


LIVE THE LUXURY OF A CORNER HOME

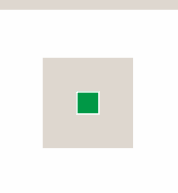
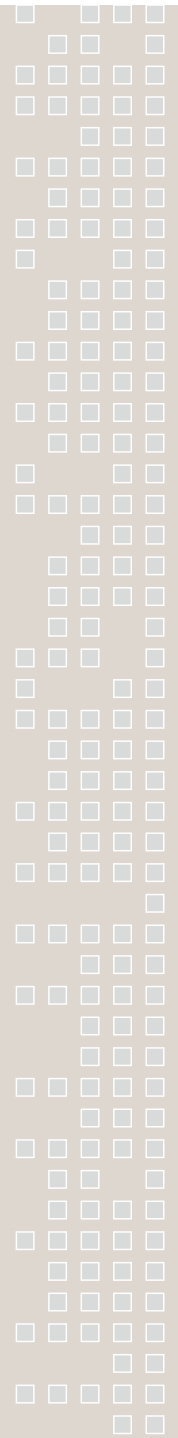


Presiding over meticulously landscaped grounds, the Valar towers are truly high and mighty. There are green pockets for sports. The cricket net, basketball court and badminton court have superb opportunities for sports addicts. For the little ones, there are secure tot lots and parks.

Enjoy the paved walking track for a jog in the mornings. Or just watch the butterflies! This is home, not just a place you pass through.

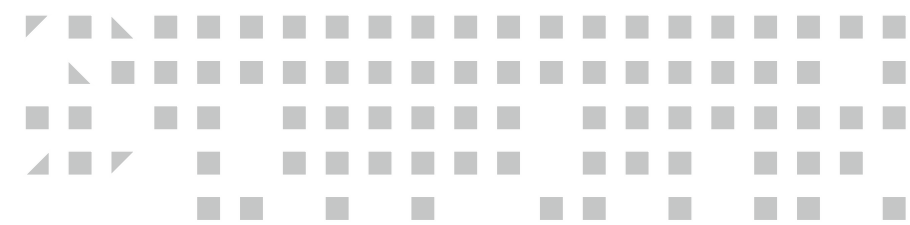


LANDSCAPES





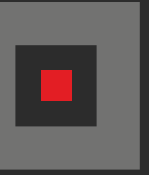




**DISCOVER THINGS TO DO
AT EVERY CORNER**



EACH
HOME A
CORNER
HOME



LIVE THE LUXURY OF A CORNER HOME

When you're pivotal to everything, it's natural to have it all. There are a million ways to live it up at Valar. The super-premium Clubhouse is chic and inviting, with a spectacular facade and opulent lounge space.

It's where you forge new friendships, work out at the gym, take a splash in the swimming pool, host parties at the banquet hall or play your favourite indoor game.



AN ETHEREAL BLEND OF

FUN-FITNESS

THE PARTY ZONE

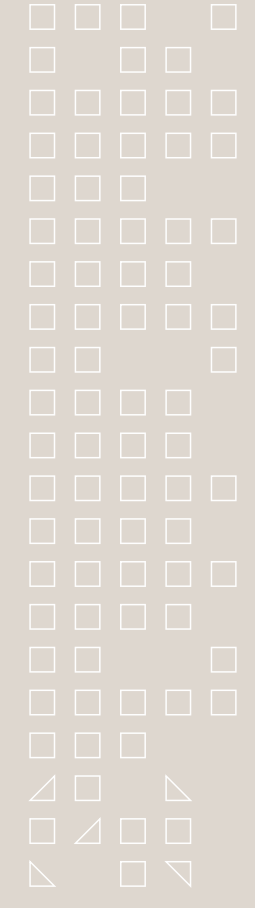
THE FITNESS ZONE

THE PLAY ZONE

THE RELAXATION ZONE



36,000 SFT CLUBHOUSE



ENJOY
THE LAKE VIEWS
FROM **INFINITY**
POOL

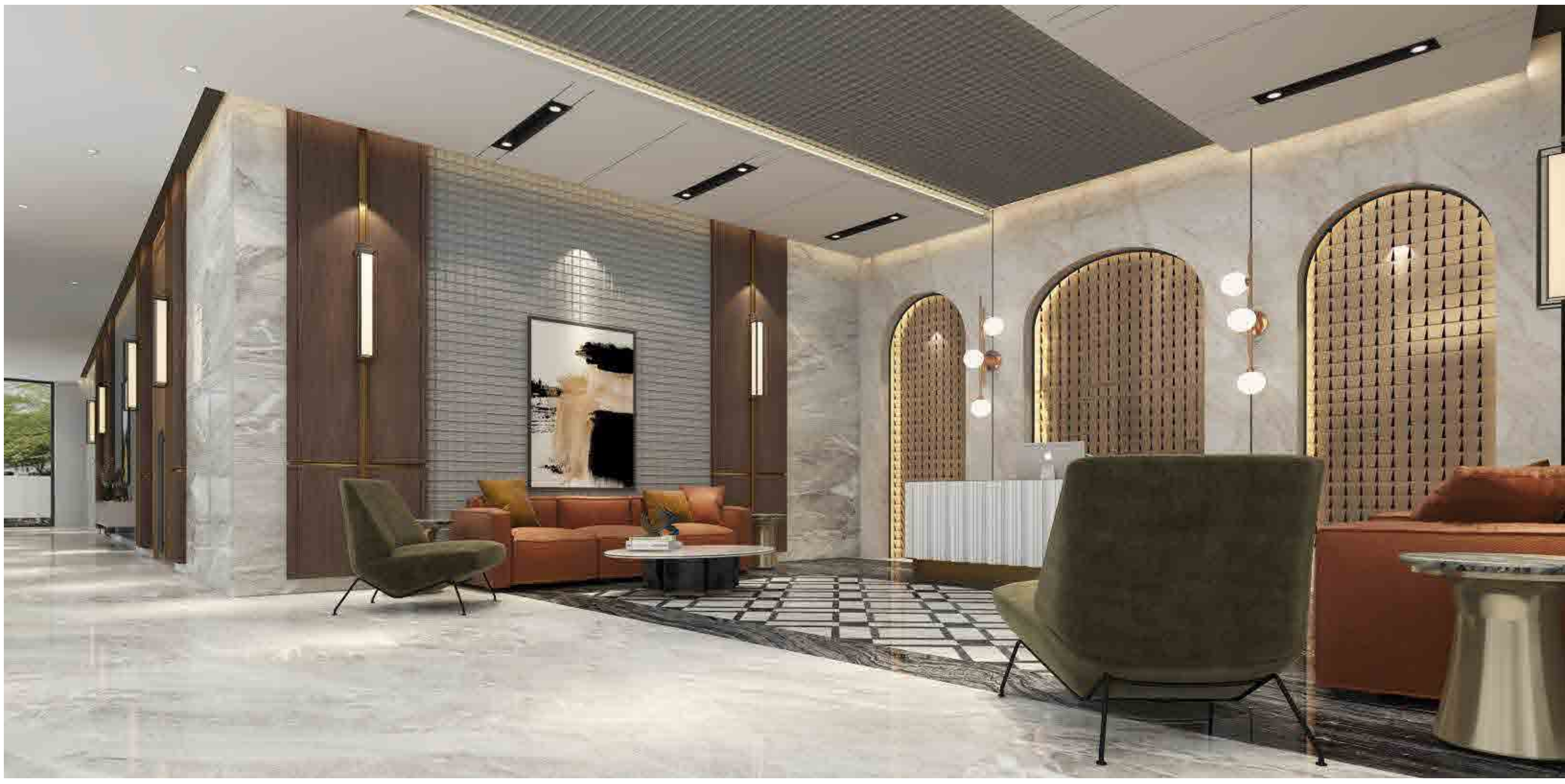


INFINITY POOL



CLUB

LOBBY

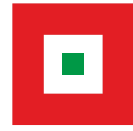
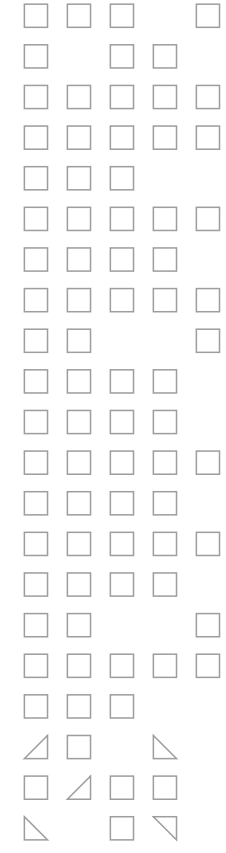


MEETING ROOM



INDOOR GAMES

WHERE LUXURY MEETS COMMUNITY



BANQUET HALL

CELEBRATIONS



**WHERE CELEBRATIONS
COME TO LIFE**



SNOOKER



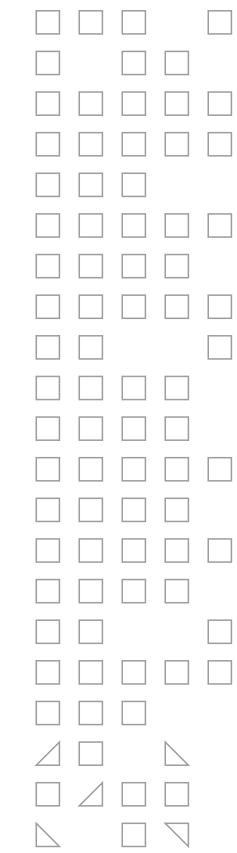
TABLE TENNIS



BADMINTON



INDOOR GAMES



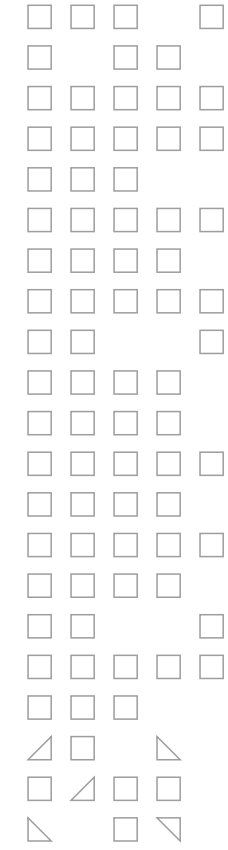
GYM



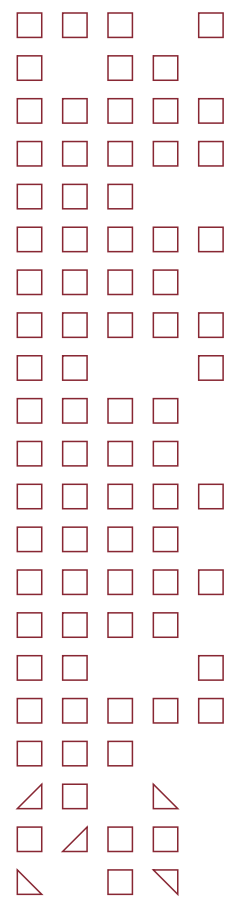
AEROBICS



SPA



STEP INTO THE RHYTHM OF FITNESS



WORLD OF ENCHANTMENT FOR RELAXATION & REJUVENATION

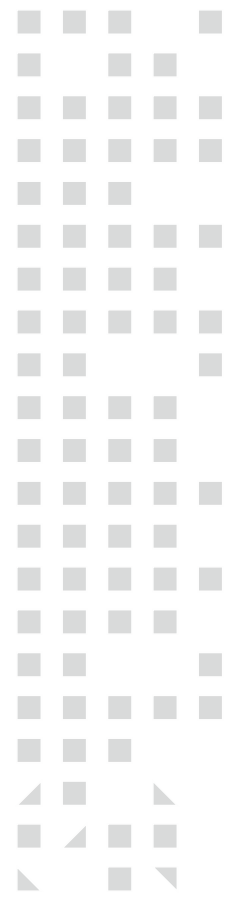


- Reception
- Creche
- Admin Room
- A/C Gymnasium
- Aerobics / Yoga Room
- Multi-Purpose Hall
- Badminton Court
- Indoor Games
- Infinity Swimming Pool
- Hobby Room
- Co-working Stations/ Library
- Salon / Spa
- Conference Room
- Senior Citizen's Room
- Cafeteria



LIVE

EXPLORE SPACES



QUADRANT

HOME INTERIORS



DINE



DREAM

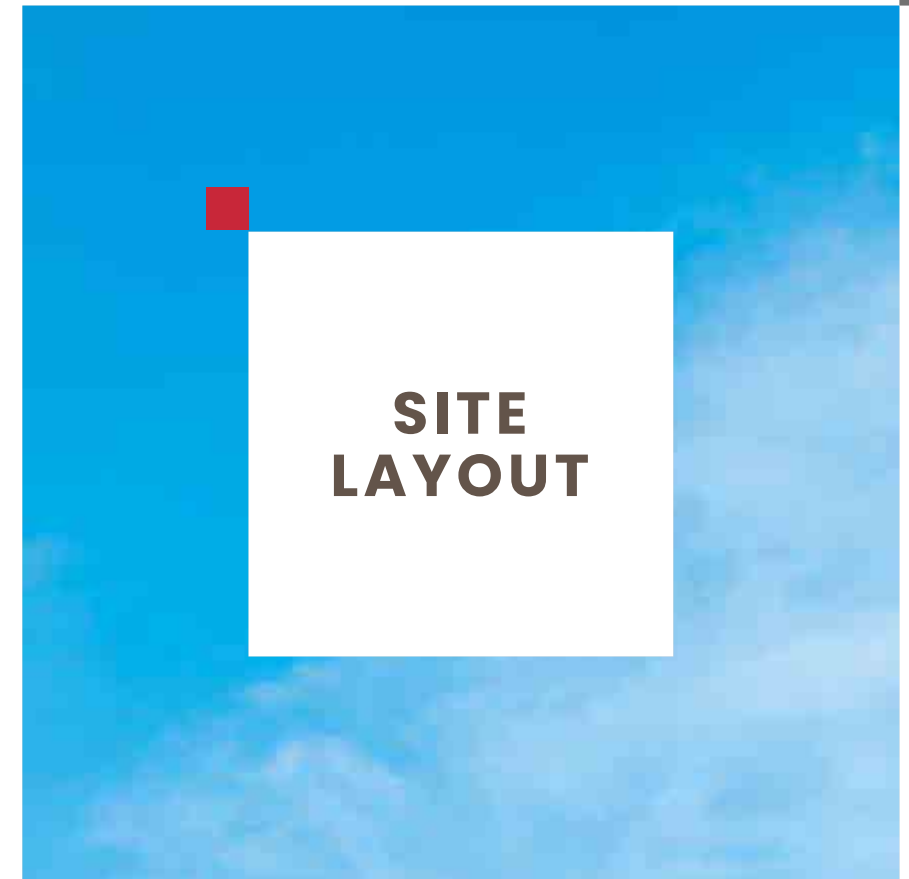




FUN & PLAY

JOY FOR KIDS





- 1. Entrance
- 2. Pathway
- 3. Trellis Walk
- 4. Feature Wall
- 5. Viewing Deck
- 6. Half-Basketball Court
- 7. Games Room
- 8. Amphitheatre
- 9. Walkway
- 10. Seating Deck
- 11. Yoga Lawn
- 12. Bird Watching Tower
- 13. Stepped Lake View
- 14. Sensory Walkway
- 15. Plaza
- 16. Outdoor Gym
- 17. Children's Play Area
- 18. Stepped Plaza
- 19. Barbeque / Gazebo
- 20. Grass Grid Pavers
- 21. Banquet Lawn
- 22. Fitness Station
- 23. Seating Plaza
- 24. Outdoor Table Tennis
- 25. Cricket Practice Nets
- 26. Pets' Park
- 27. Children's Waiting Area
- 28. Driveway

- Tower Entrance**
- 29. Sunken Seating Area
- 30. Waterbody
- 31. Drop Off
- Service**
- 32. Exhaust Air Shaft
- 33. Gas Bank
- 34. Transformer Yard

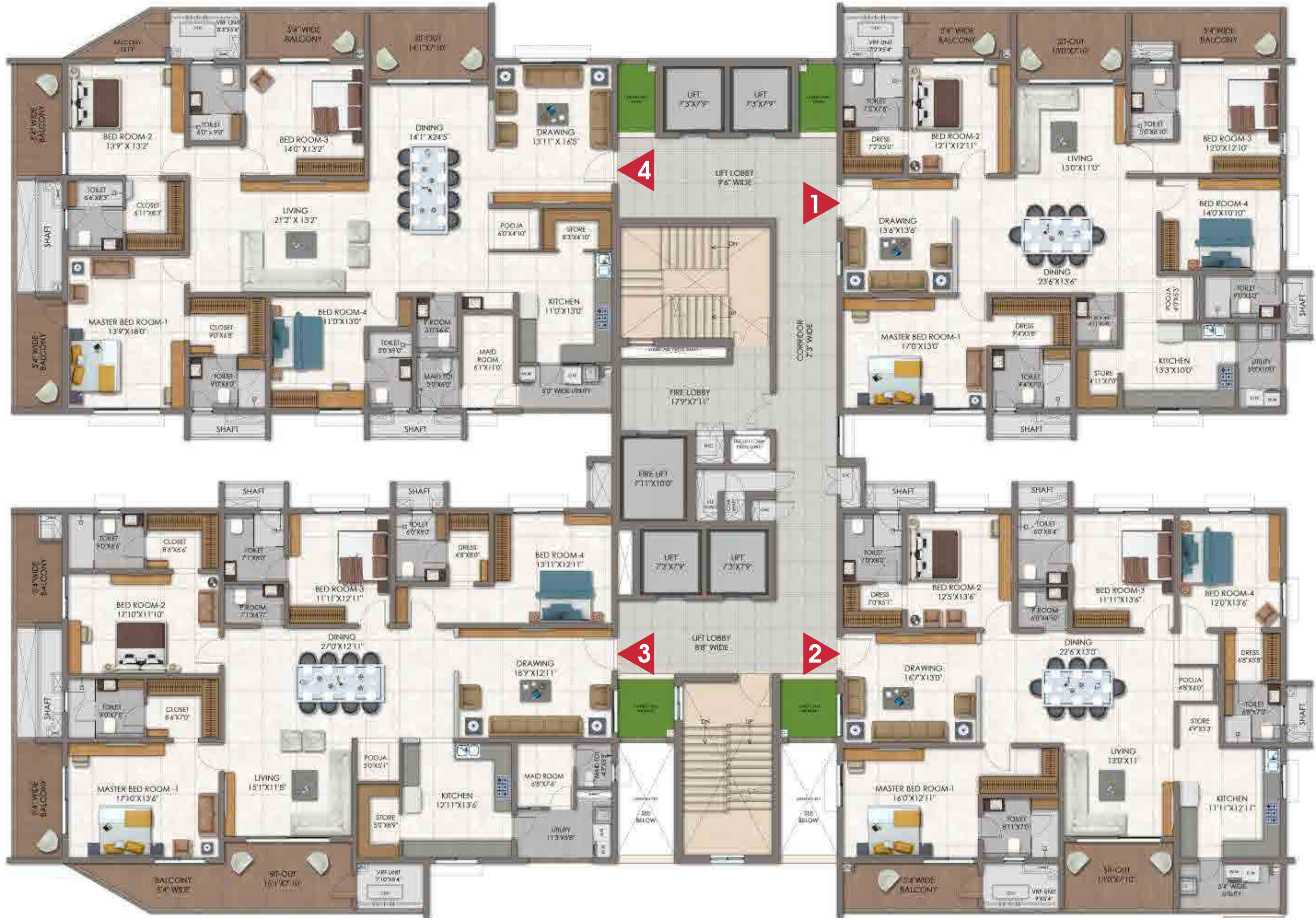
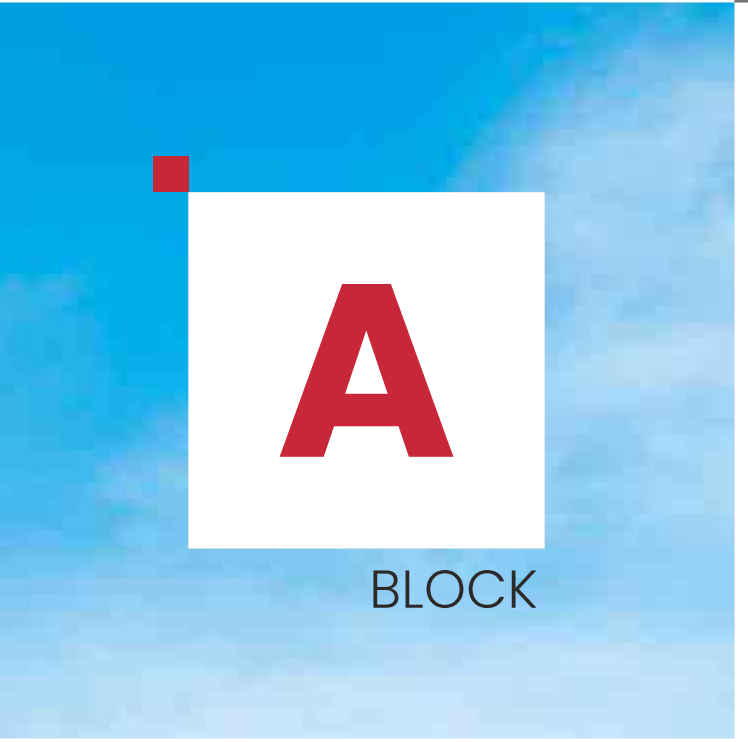




LIVE THE LUXURY OF A CORNER HOME



TYPICAL FLOOR PLAN



4

4080 sft.
4BHK +Maid
EAST FACING

1

3242 sft.
4BHK
WEST FACING

3

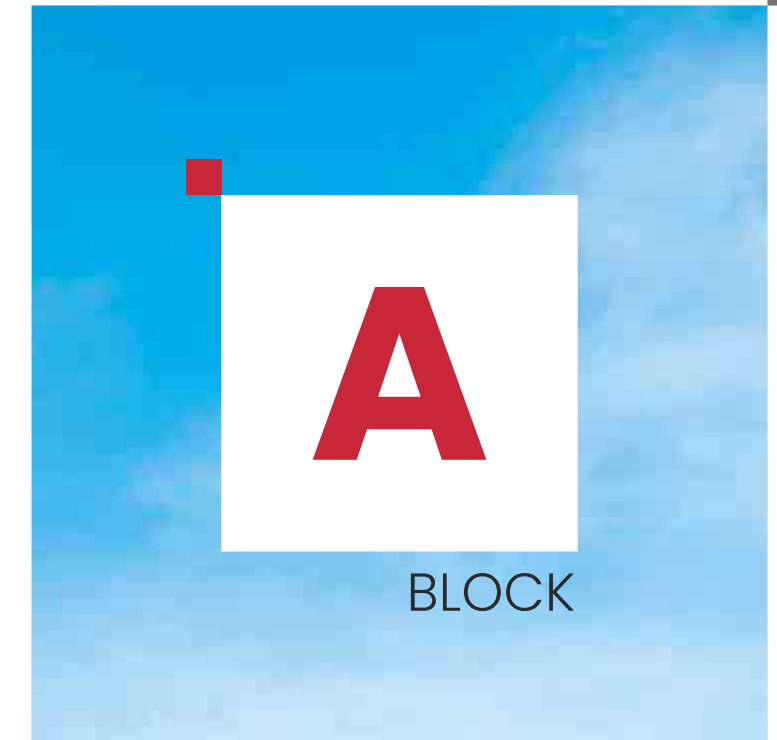
4023 sft.
4BHK+Maid
EAST FACING

2

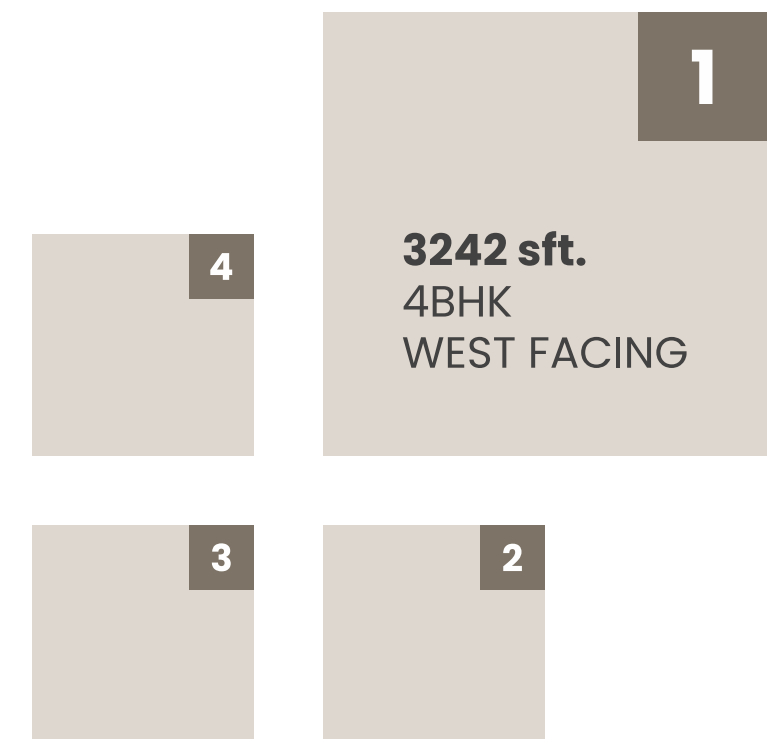
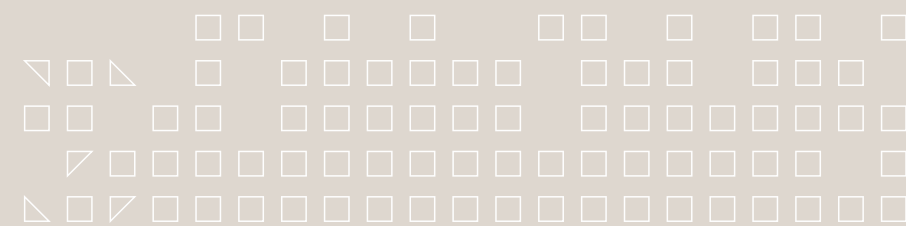
3242 sft.
4BHK
WEST FACING

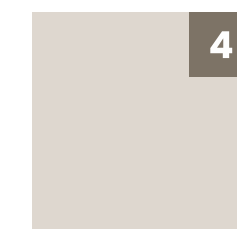
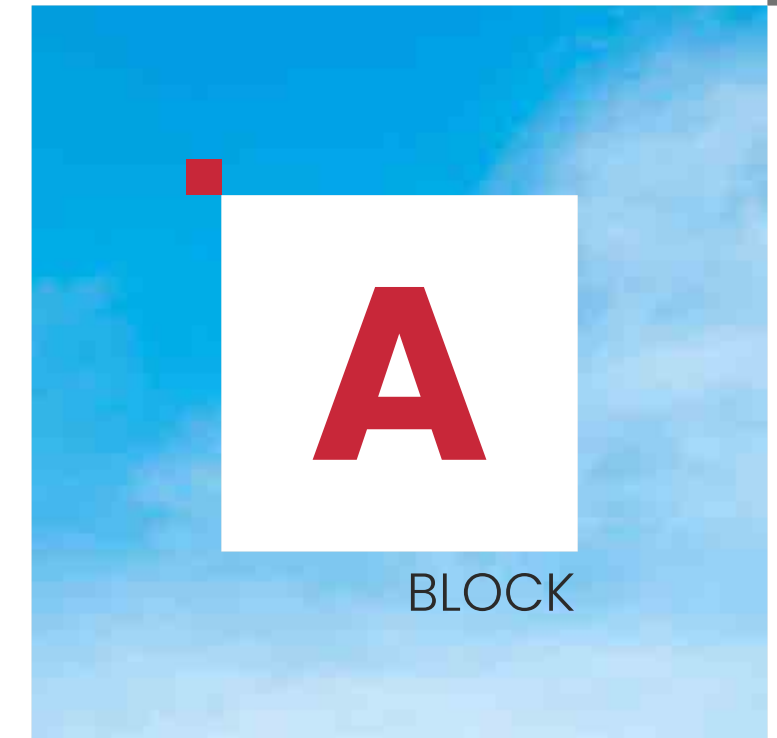
DSR VALAR
a QUADRANT home
KOKAPET

N



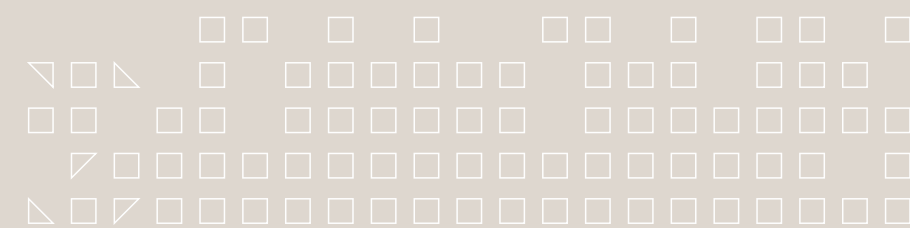
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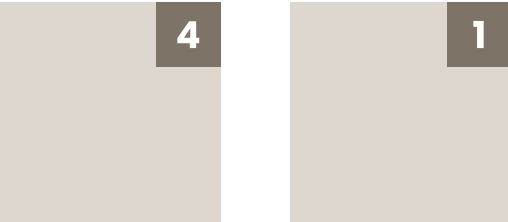
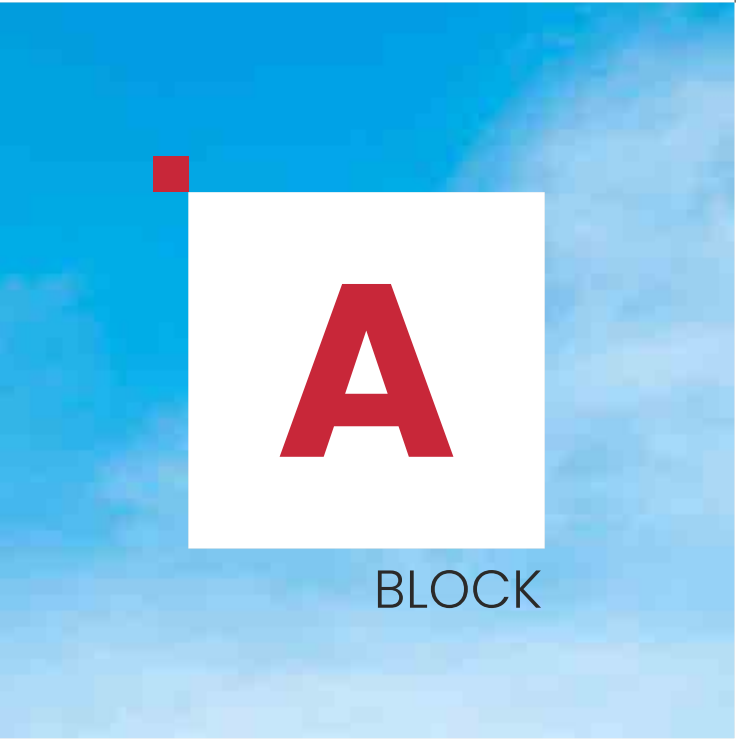




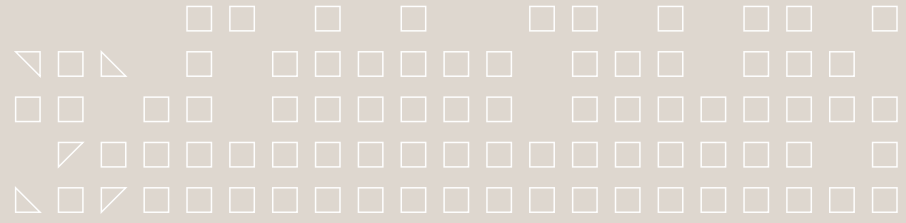
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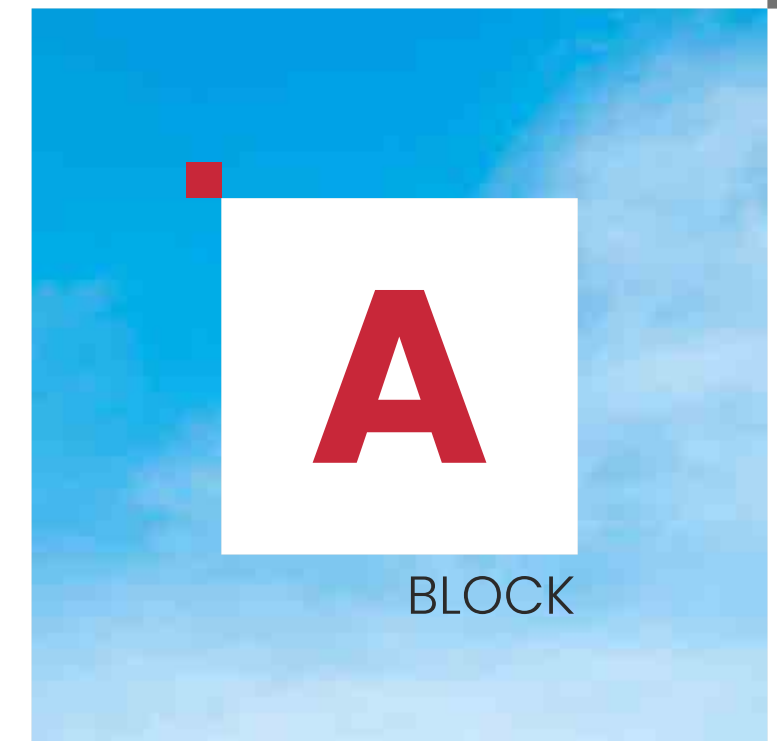
3242 sft.
4BHK
WEST FACING



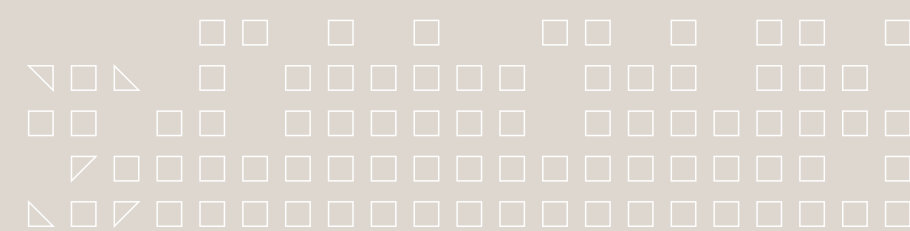


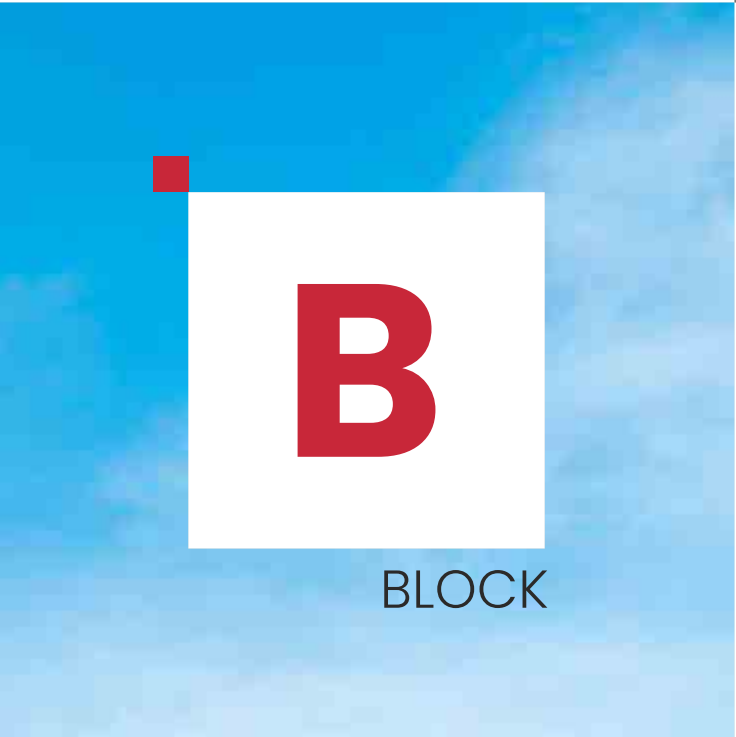
4023 sft.
4BHK+Maid
EAST FACING





4
4080 sft.
 4BHK +Maid
 EAST FACING





4

3242 sft.
4BHK
EAST FACING

1


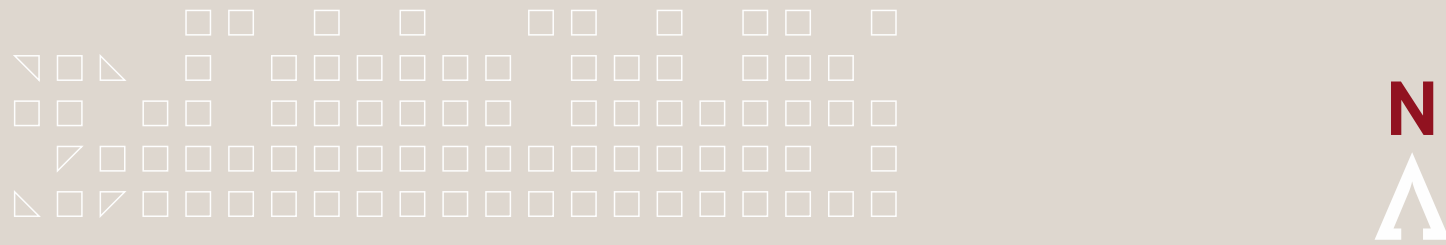
4090 sft.
4BHK +Maid
WEST FACING

3

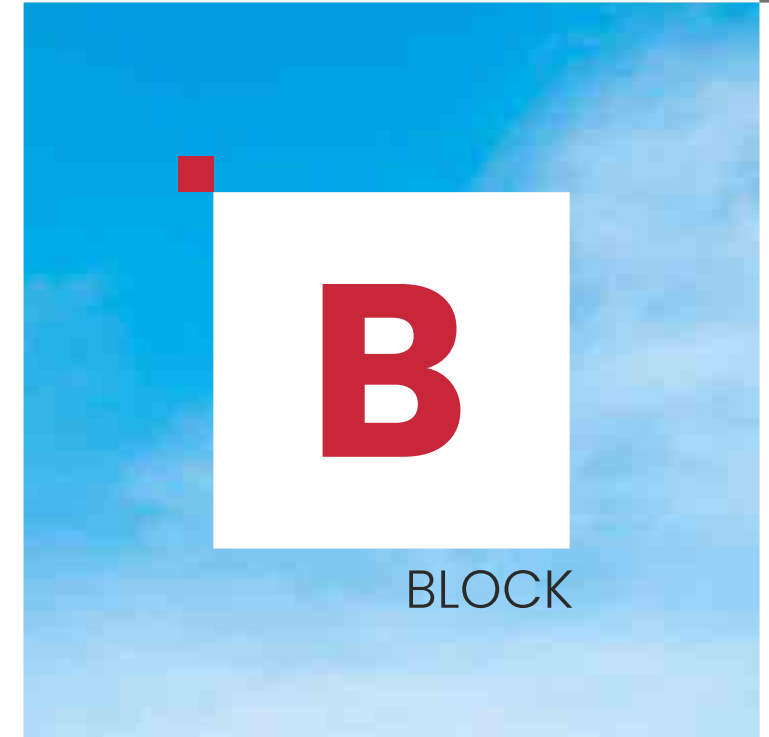
3242 sft.
4BHK
EAST FACING

2

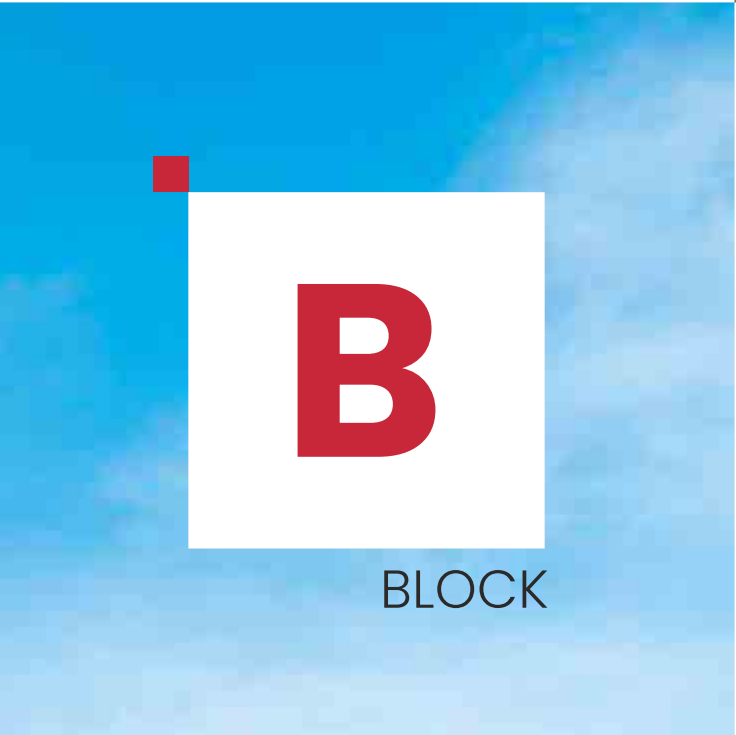
4039 sft.
4BHK +Maid
WEST FACING

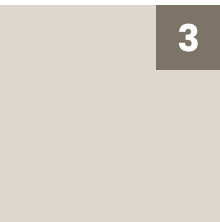
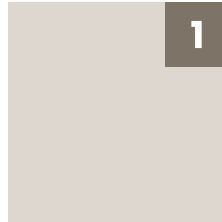
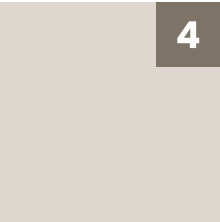
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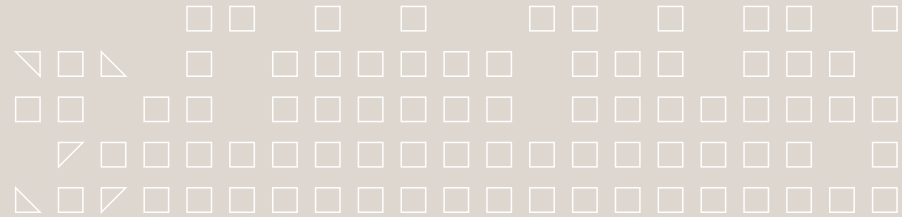


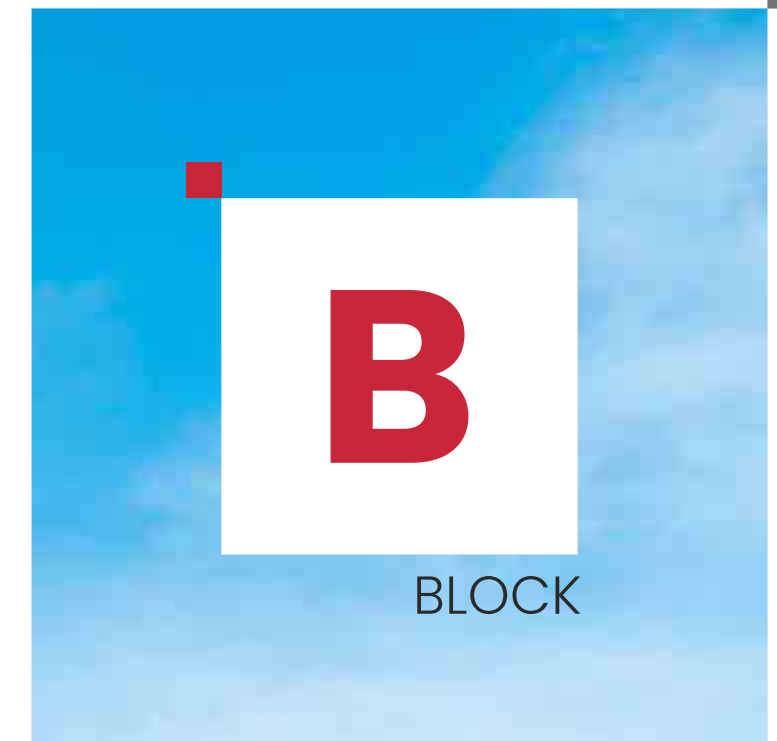
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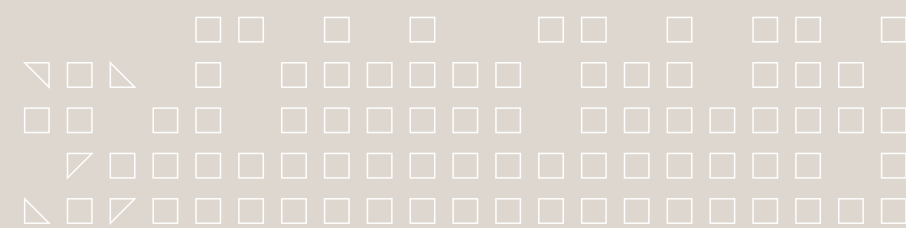
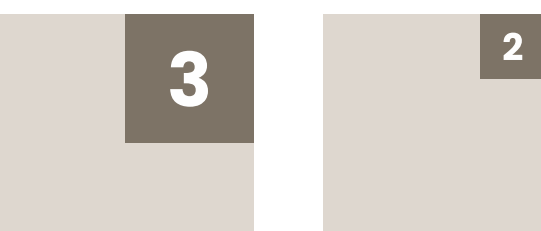
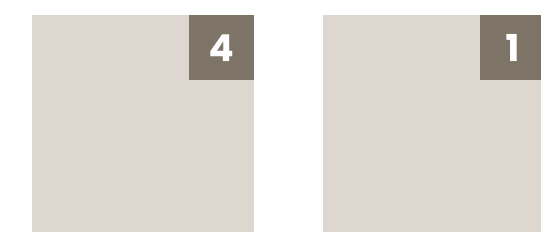
2

4039 sft.
4BHK + Maid
WEST FACING

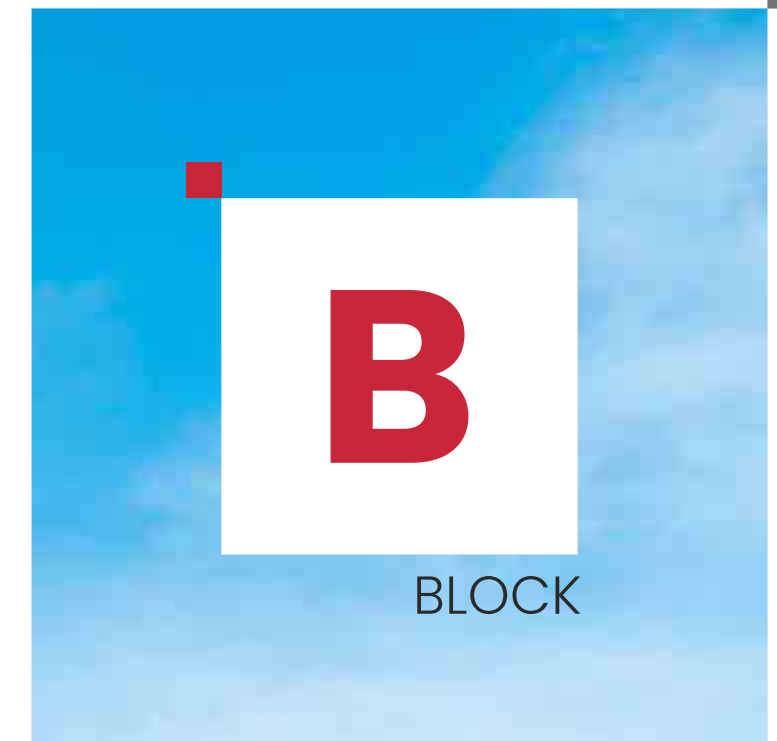




3 ←



3242 sft.
4BHK
EAST FACING



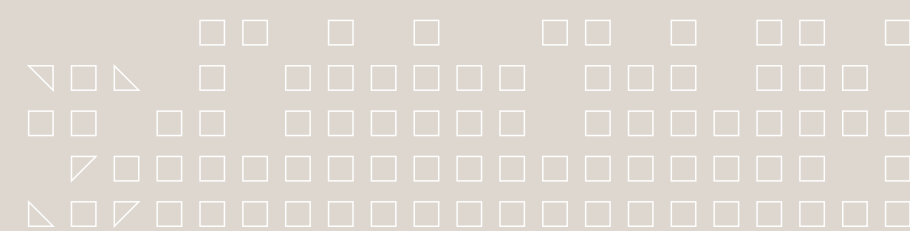
4 ←

4
3242 sft.
 4BHK
 EAST FACING

1

3

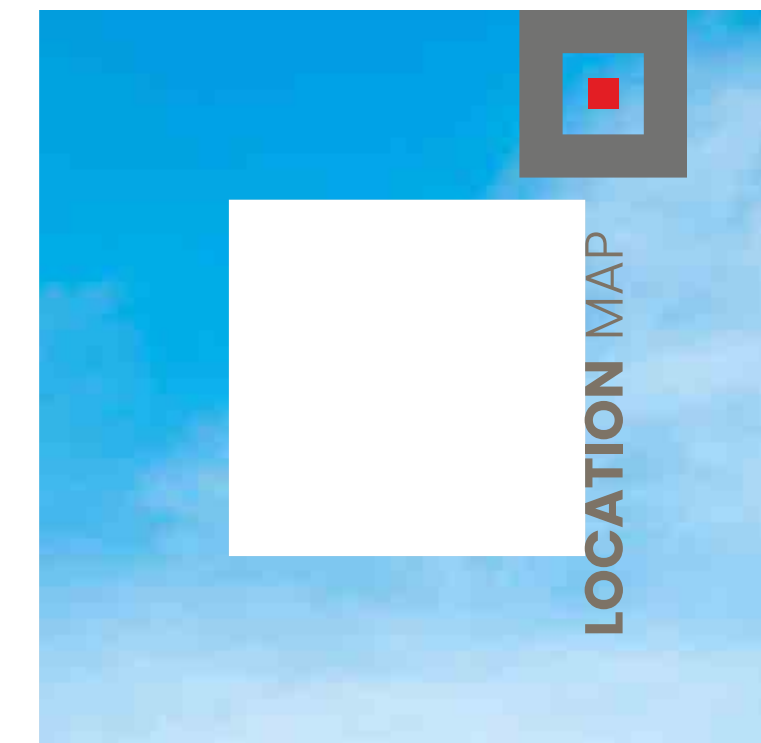
2



EXIT-1 THE NEW CENTRE



LIVE THE LUXURY OF A CORNER HOME



CONNECTIVITY

- Nehru Outer Ring Road : 1 min
- Lingampally Railway Station : 15 mins
- RGI Airport : 35 mins

COMMERCIAL & IT HUBS

- Financial District : 5 mins
- Gachibowli : 5 mins
- Wipro Circle : 5 mins
- HITEC City : 15 mins

EDUCATIONAL INSTITUTES

- Meru International School : 3 mins
- The Gaudium School : 9 mins
- Birla Open Minds School : 15 mins
- Glendale International School : 15 min
- Manthan International School : 15 mins

HOSPITALS

- Continental Hospitals : 8 mins
- Citizens Specialty Hospital : 14 mins
- AIG Hospital : 15 mins
- PACE Hospital : 35 mins

1
MIN
ORR

2
MINS
NEOPOLIS

5
MINS
WIPRO
JUNCTION

5
MINS
IT HUB



SCAN QR CODE FOR LOCATION

*Location Not to scale

DSR VALAR
a QUADRANT home
@ KOKAPET



DOORS, DOOR FRAMES & SHUTTERS

MAIN DOOR FRAME AND SHUTTER

- Main door frame of 8 feet height
- Frame – Best Teakwood section with seasoning
- Shutter – 48mm thick flush door shutter made of solid block board core construction, cross bands with tubular particle board core and face veneer hot pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and P.U. polish on both sides

INTERNAL DOOR FRAME AND SHUTTER

- Internal door frame of 8 feet height
- Frame – Best Teakwood section with seasoning
- Shutter – 40mm thick flush door shutter made of solid block board core construction, cross bands with tubular particle board core and face veneer hot pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer and P.U. polish on both sides

BATHROOM & MAID ROOM FRAME & SHUTTER

- Bathroom door frame of 8 feet height
- Frame – Best Teakwood section with seasoning
- Shutter – 40 mm thick flush door shutter made of solid block board core construction, cross bands with tubular particle board core and face veneer hot pressed and bonded with phenol formaldehyde synthetic resin adhesive with teak veneer on one side, laminate on other sides

FIRE STAIRCASE DOORS

- GI powder-coated as per fire norms

WINDOWS & FRENCH DOOR FRAME & SHUTTER

- Alumil or equivalent anodized aluminum frame for French doors with double glass (DGU) and mosquito mesh
- Alumil or equivalent anodized aluminum frame for windows with double glass (DGU) and mosquito mesh
- UPVC/Aluminum ventilator for all toilets, store, servant room & servant toilet
- Balcony Railings – Techno rail or equivalent make. Aesthetically designed toughened glass railing systems with high-quality handrails, cap rails and railing base

HARDWARE

- Biometric lock of Yale brand/Sugatsune brand/equivalent for main door
- Hardware in brush finished stainless steel for all doors of Yale brand/Sugatsune brand / equivalent
- All doors with a mortise lock or tubular/cylindrical lock
- Magnetic/Concealed door stoppers of reputed make for the main door and the bedroom doors



STRUCTURE

- R.C.C. framed structure to withstand wind and seismic loads
- Super structure: Reinforced sheer walls



WALL PUNNING

- Smooth finish gypsum punning on internal walls excluding balconies and wash area.
- Weather-proof paint of reputed makeover external putty finish at utility/sitout walls and ceiling



PAINTING

EXTERNAL

Textured finish with two coats of weather-proof exterior emulsion paint of Asian Paints or equivalent

INTERNAL

Smooth putty finish with two coats of premium acrylic emulsion paint of Asian Paints or equivalent makeover coat of primer

SITOUT & DECK

Weatherproof paint of reputed makeover external putty finish at utility/sitout walls and ceiling

BASEMENT PARKING

Waterproof cement paint and over a base coat of primer for columns and one coat of primer with paint for entire ceiling roof

PARKING AREA

Texture and paint



ELEVATORS/LIFTS

RESIDENTS/GUESTS' LIFTS

- High speed automatic stainless steel lifts of Mitsubishi/Johnson/Schindler or equivalent make with group control and ARD with V3F for energy efficiency
- Flooring : Aesthetically designed flooring of imported marble/granite
- Lift cladding: Imported marble/granite

SERVICE/GOODS LIFTS

- One high speed automatic stainless steel lift of Mitsubishi/Johnson/Schindler or equivalent make with ARD with V3F for energy efficiency



FLOORING

ENTRANCE LOUNGE AND COMMON LOBBY

- Combination of vitrified tiles and Italian marble as per architectural design

DRAWING ROOM, LIVING, DINING, POOJA ROOMS

- Fully Vitrified – Imported vitrified tiles with Italian marble finish of size 6x4 feet

BEDROOMS AND KITCHEN

- Fully Vitrified – Imported vitrified tiles with Italian marble finish of size 6x4 feet

SERVANT'S ROOM

- Vitrified tiles in large format 1000 mm X 1000 mm

TOILETS & POWDER ROOM

- Concept designer tiles for walls and floor, and dadoing up to lintel height of size 1200 mm X 600 mm

BALCONIES

- Anti-skid imported quality vitrified tiles of 200 mm x 1200 mm

UTILITY

- Anti-skid tiles for wash area 1200 mm x 600 mm

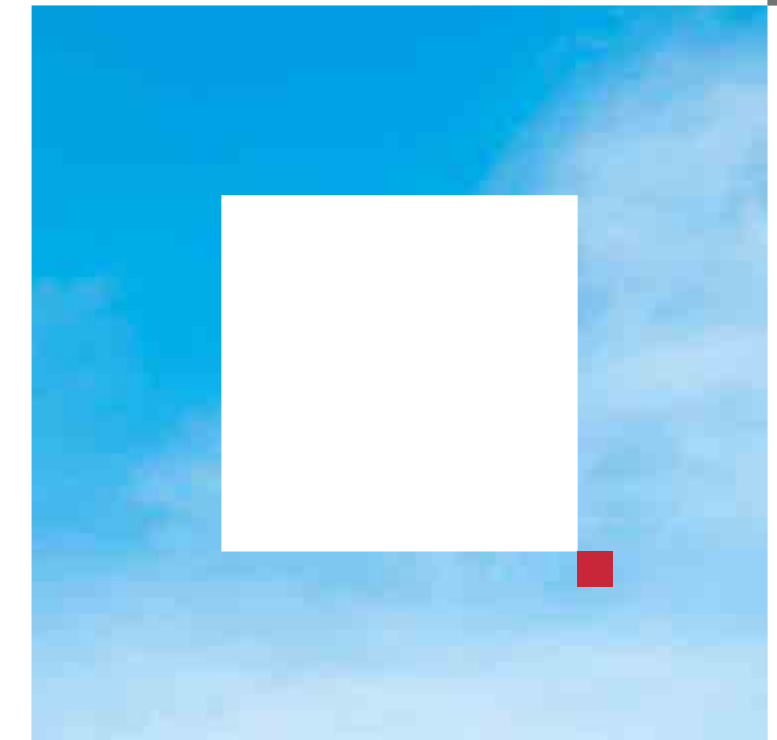
STAIRCASES

- Services staircase –Granite flooring as per architect's design
- Fire staircase –Kota stone flooring



KITCHEN/UTILITY/WASHROOM

- Provision for treated bore well water in the kitchen
- Single bowl sink in the utility area
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixer/grinder and water purifier in kitchen
- Provision for dishwasher, washing machine with CP Fittings



SPECIFICATIONS



SANITARY AND FIXTURES

WATER CLOSETS

- Western style, porcelain EWC of Villeroy & Boch, Grohe flush tank or equivalent in all bathrooms

HEALTH FAUCETS

- Health faucets of Daniel/Fima Carlo Frattini or equivalent in all bathrooms

WASH BASINS

- Porcelain wash basins with vanities of Vitra or equivalent

COCKROACH TRAPS

- A detachable stainless steel cockroach trap of reputed make in all bathrooms

OVERHEAD SHOWERS

- Overhead showers of Daniel/Vitra or equivalent in all bathrooms
- Thermostat diverter with shower of Villeroy & Boch/Carimali/Vitra or equivalent

FAUCETS

- All faucets (CP), heavy body metal fittings of Fima Carlo Frattini/Villeroy & Boch or equivalent
- Hot water connection to the shower and wash basin in each bathroom and to the sink in the kitchen

RAIN SHOWERS

- Rain showers in master bedroom of Sirius/Daniel or equivalent

HAND SHOWERS

- Hand shower in master bathroom, Suite-1 and Suite-2 bathrooms

MIRRORS

- LED Glass mirrors of Sirius make in all bathrooms (except in maid room toilet)



ELECTRICAL FIXTURES

- Elegant designer modular electrical switches of Legrand or equivalent
- Plug points for T.V. in drawing, living and all bedrooms
- Concealed copper wiring of Havells or equivalent make
- Three-phase supply for each unit and energy meter
- Miniature Circuit Breakers (MCB) for each distribution boards of Havells or equivalent make
- LED Light Fixtures for all common areas & landscape area lighting
- Lightning rod/lightening conductor to protect lightning strike damage to structure
- Strobe light (aviation light) indicator

ACs

- Provision for ACs in the living/bedrooms with core cutting wherever necessary
- Provision for outdoor units (high-end) with access to installation/maintenance

HOME AUTOMATION

- Automation for one light point and one fan point in drawing room, living room and all bed rooms with provision for upgradation of Legrand or equivalent
- Provision to install Wi-Fi within house

TELECOMMUNICATION/CABLE TV & INTERNET

- Intercom facility to all the units connecting Security
- DTH provision for cable connection in living and all bedrooms
- Wired internet provision in master bedroom, children bedroom and drawing room



WTP AND STP

- Fully treated water made available through exclusive water softening plant of bore well water
- 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 PARKING

- 3 car parks for each apartment



CAR WASH FACILITY

- Car washing facility shall be provided as per the vendor's specifications



PARKING MANAGEMENT

- The entire parking is well-designed to suit the number of car parks. Parking signage at required places to ease traffic flow



LPG

- Provision for supply of gas from centralized gas bank to all individual flats with gas meter



FACILITIES FOR DIFFERENTLY-ABLED

- Access ramps at all block entrances shall be provided for the differently-



WASTE MANAGEMENT

- Separate bins to collect dry waste (paper, plastic, glass & metals) e-waste (batteries & lamps) and wet waste(organic)



GENERATOR

- 100% DG set backup with acoustic enclosure & AMF panel for all flats and common area

BMS

- Building management software for gas bank, generator power & general power connection



RAINWATER HARVESTING

- Rainwater harvesting through recharge wells onsite to improve ground water level



EXTERNAL LIGHTING

- LED Lightings posts with lamp fittings, in setback and landscaping areas and LED lights in staircases and corridor areas



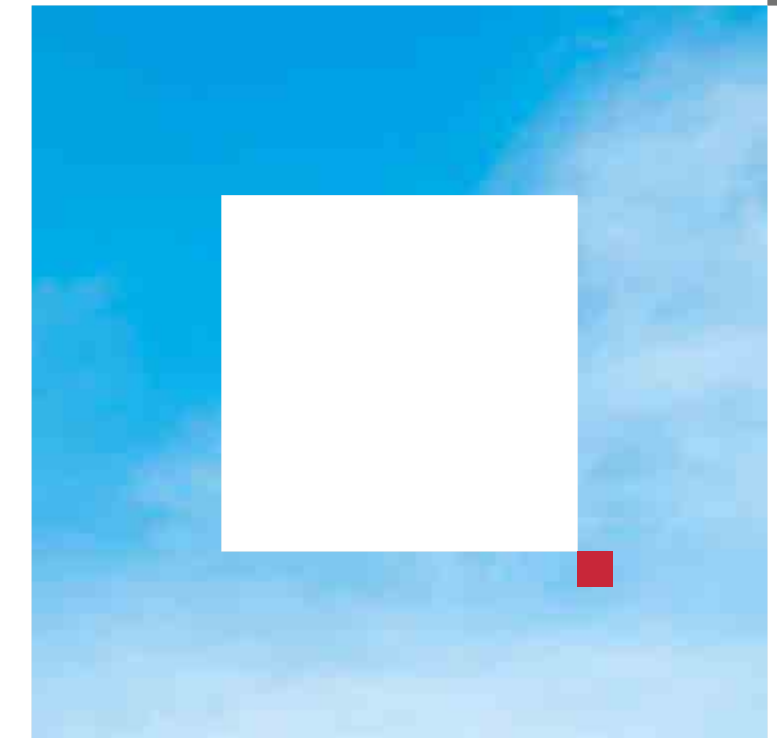
LANDSCAPE AND WATER BODIES

- Landscape and water bodies in the setback areas wherever feasible and in tot-lot areas as per the design of our landscape consultant



FIRE AND SAFETY

- Fire hydrant and fire sprinkler system in all floors and basements
- Fire alarm and Public Address System in all floors and parking areas (basements)
- Control panel will be kept at main security



SPECIFICATIONS



SECURITY

- Sophisticated round-the-clock security system.
- Video door phone facility at main door
- Intercom from security to all flats and flat to flat.
- Panic button and intercom provided in the lift and is connected to security room
- Surveillance cameras at the main security gate, entrance to each tower, passenger lifts and children's play area and reception area of all the blocks



COMPOUND WALL

- Aesthetically designed compound wall shall be constructed all around the plot with solar fencing



FULLY FURNISHED CLUBHOUSE FACILITIES

- Reception & Waiting
- Banquet Hall
- Gymnasium
- Aerobics/Yoga/Meditation area
- Indoor games with billiards, table tennis, chess, carrom, etc
- Badminton court
- Swimming pool and kids pool
- Creche/Day care
- Co-working stations/Library
- Conference room
- Maintenance office
- Salon/Spa



OUTDOOR AMENITIES

- Children's play area
- Walking/Jogging Track
- Sitout pockets for small gatherings
- Senior citizens' plaza
- Outdoor gym
- Yoga area on lawns
- Pet parks
- Outdoor cricket net practice
- Half Size Basketball court



PROMOTERS

THE DSR GROUP UNDERSTANDS LUXURY

One of Hyderabad's most reputed and passionate builders, the DSR Group stands behind some of the city's most iconic gated communities as we are based in 3 cities Hyderabad, Bangalore & Chennai.

The group is known to push the limits of excellence, be it in terms of location or engineering, architecture or amenities planning. The people working at different levels are masters of their craft, so that home buyers get the finest abodes for their money.

Sensitivity and understanding are the cornerstones of the group's way of thought. This results in luxury that is compassionate, pure and natural.

ARCHITECTS



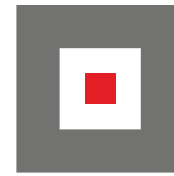
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DISCLAIMER:

1. All dimensions are in square feet, and measured from finish to finish excluding construction tolerances.
2. All materials, dimensions, and drawings are approximate only.
3. Information is subject to change without notice, at developer's absolute discretion.
4. Actual area may vary from the stated area.
5. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.
6. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.



HYDERABAD ONGOING PROJECTS



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Film Nagar, Hyderabad



DSR Park Ridge
Nallagandla, Hyderabad



DSR Techpark
Gandipet, RR District

BANGALORE ONGOING PROJECTS



DSR Parkway
Gunjur, Bangalore



DSR Highland Greenz
Doddakannelli, Bengaluru



DSR RR Avenue
Mumbai Hwy, Bengaluru



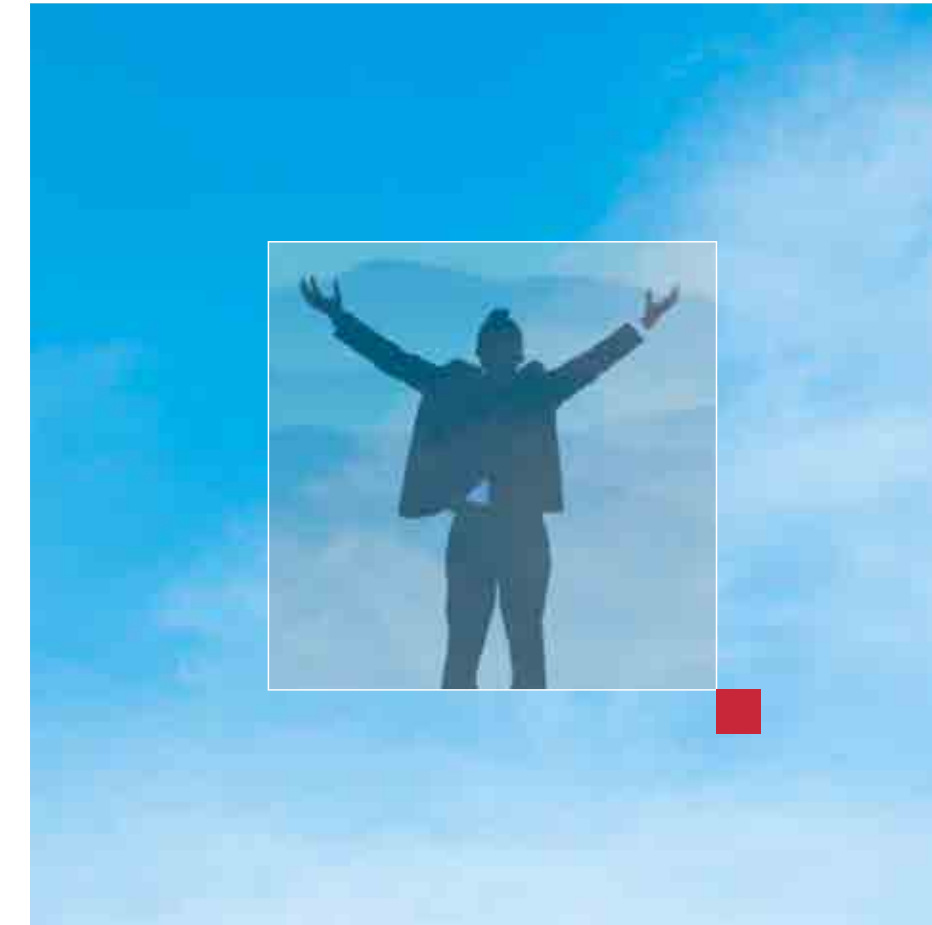
DSR Green Waters
Carmelaram Road, Bengaluru



DSR Milestone
Seegehalli, Bangalore



DSR Vertex & Apex
Varthur Road, Bengaluru



DSR Group

Delivering Excellence. Cementing Dreams.

Established in 1988, **The DSR Group** has been transforming the urban landscapes in Bangalore, Hyderabad and Chennai for over three-and-a-half decades. We have planned and executed some of the finest residential and commercial addresses across prime locations in South India. We have consistently raised our quality standards and erected structures that represent the future.

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With over 35 years of credibility to their names, they've been reshaping the urban scapes of Bangalore and Hyderabad, through their rich and fine practice as elite builders.





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