

FIND LIFE, BEYOND BELIEF.



**DSR**  
**WATERSCAPE**

Horamavu Main Rd, K. Channasandra, Maragondanahalli Lake

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## BEYOND BELIEF

What if there was a place where you could strike that elusive, and probably mythical, work-life balance?

Where life pampered you with its bounty. And nature, with its beauty.

What if this place brought a smile to your face every time you thought of it. The source of your pride and joy.

What if there was a place where your neighbors become your friends. And friends, your family.

What if this was your happy place. Without a single dull moment. With countless ways of having fun.

And what if we said, this place is real. And it is in Bengaluru.

Welcome to DSR Waterscape  
Find life, beyond belief.





# ZRIKKS

## OVERVIEW

LOCATION	: K. Channasandra, Horamavu Main Road
LANDMARKS CLOSE BY	: Church of Hope, Maragondanahalli Lake
TOTAL LAND AREA	: 4.06 Acres
TOTAL NO. OF UNITS	: 334
NO. OF 2 BHK UNITS	: 211
NO. OF 3 BHK UNITS	: 123
AREA OF 2 BHK	: 1179 - 1255 Sft.
AREA OF 3 BHK	: 1435 - 1752 Sft.
STRUCTURE DETAILS	: Basement + Stilt + 13 Floors Clubhouse (G + 1)



DSR Waterscape, is a perfect fusion of eco friendly environs, contemporary architecture, and a host of modern day amenities, all planned to ensure its residents live a grand life. The stunning gated community features 5 elegant towers spread across 4.06 acres with 74% open spaces earmarked for wide range of outdoor activities.

Each tower extends 13 floors above the basement and ground floor. All the Vaastu compliant 2 and 3 BHK apartments are designed to provide spectacular views of the neighborhood, allow maximum cross ventilation and bestow many blissful moments to its occupants. The 334 premium apartments on offer range from 1179 to 1752 Sft.





# MAKE INDULGENCE A WAY OF LIFE.

DSR Waterscape offers seamless amusements options and infinite experiences that will make every day of your life exciting. And the sole inspiration behind them is you. The Wi-fi enabled ultra-modern Clubhouse features a large swimming pool overlooking the party lawn, double height multi-purpose hall which doubles up as an indoor mini badminton court, a spacious gym, indoor games, an exclusive spa, Jacuzzi, outdoor multi sports court and massage room for ladies and gents. The plentiful options are sure to make indulgence a way of life.



## CLUBHOUSE AMENITIES

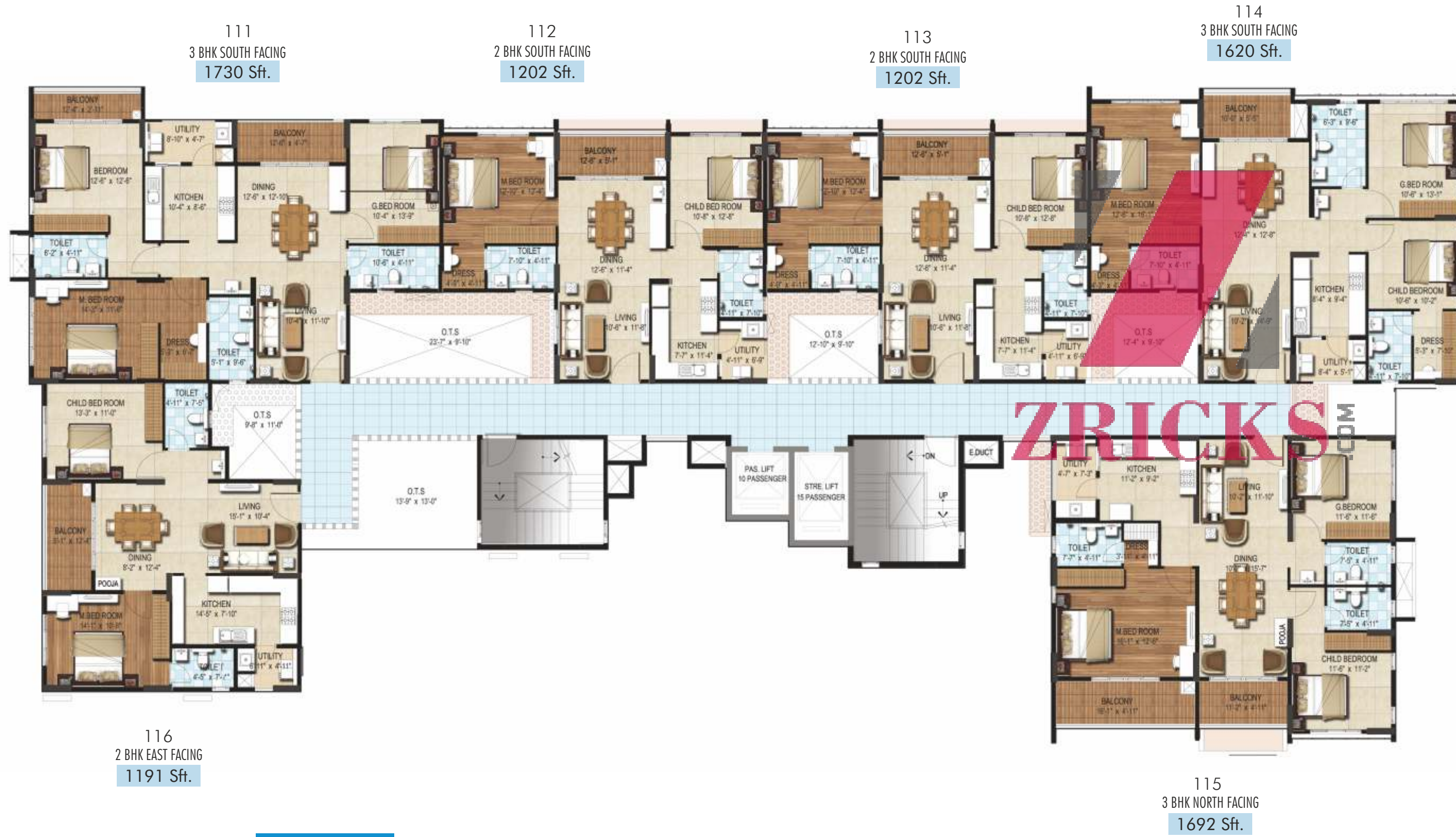
- Wi-fi enabled clubhouse.
- Reception and waiting lounge.
- Large swimming pool for adults with changing rooms.
- Kid's pool for little ones.
- Spacious air conditioned gym.
- Large double height multipurpose hall.
- Indoor mini badminton court.
- Indoor games room.
- Separate spa for men and women with steam, jacuzzi & massage room.
- Party lawn facing the pool.

## OTHER HIGHLIGHTS

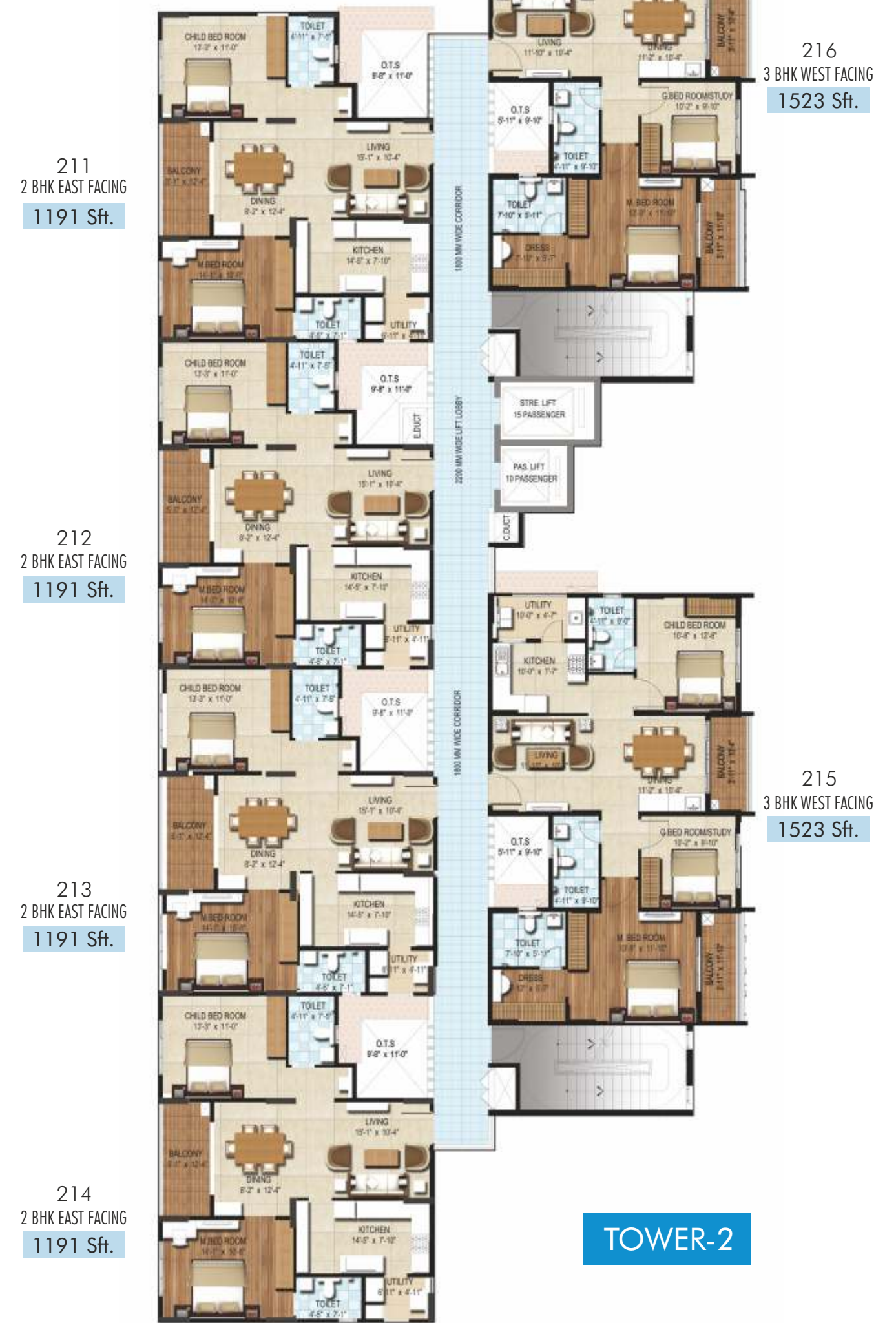
- 74% open spaces.
- Jogging track
- Cricket pitch
- Basketball post
- Amphitheatre
- Tot lot
- Senior citizen plaza
- Yoga court
- Joggers park
- Frangipani court
- Stand alone video door phone
- CCTV monitoring for common areas
- Central landscaped gardens
- Water treatment plant
- Pressurized water supply system
- Rain water harvesting
- Outdoor multi sports court.



# FLOOR PLANS



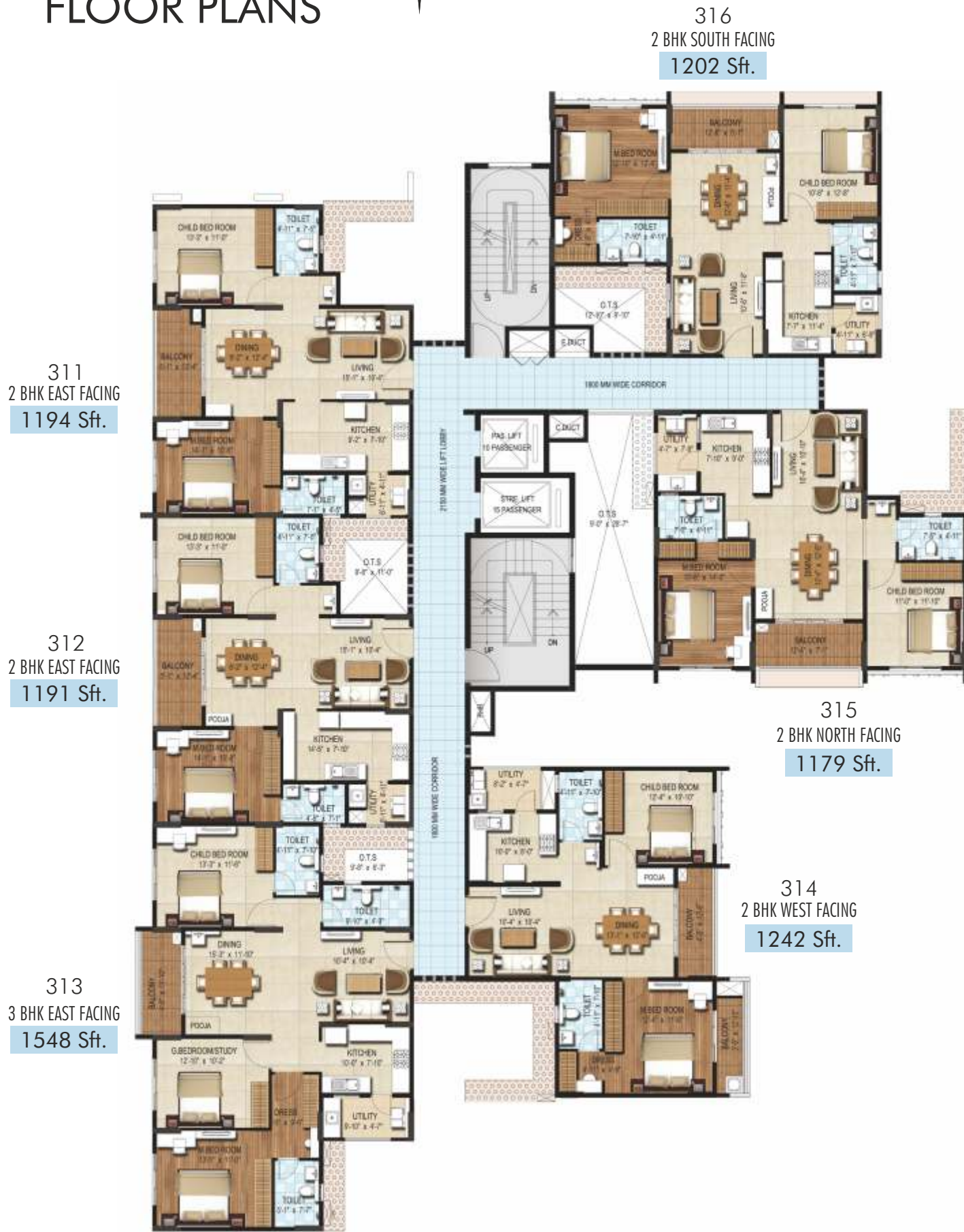
**TOWER-1**



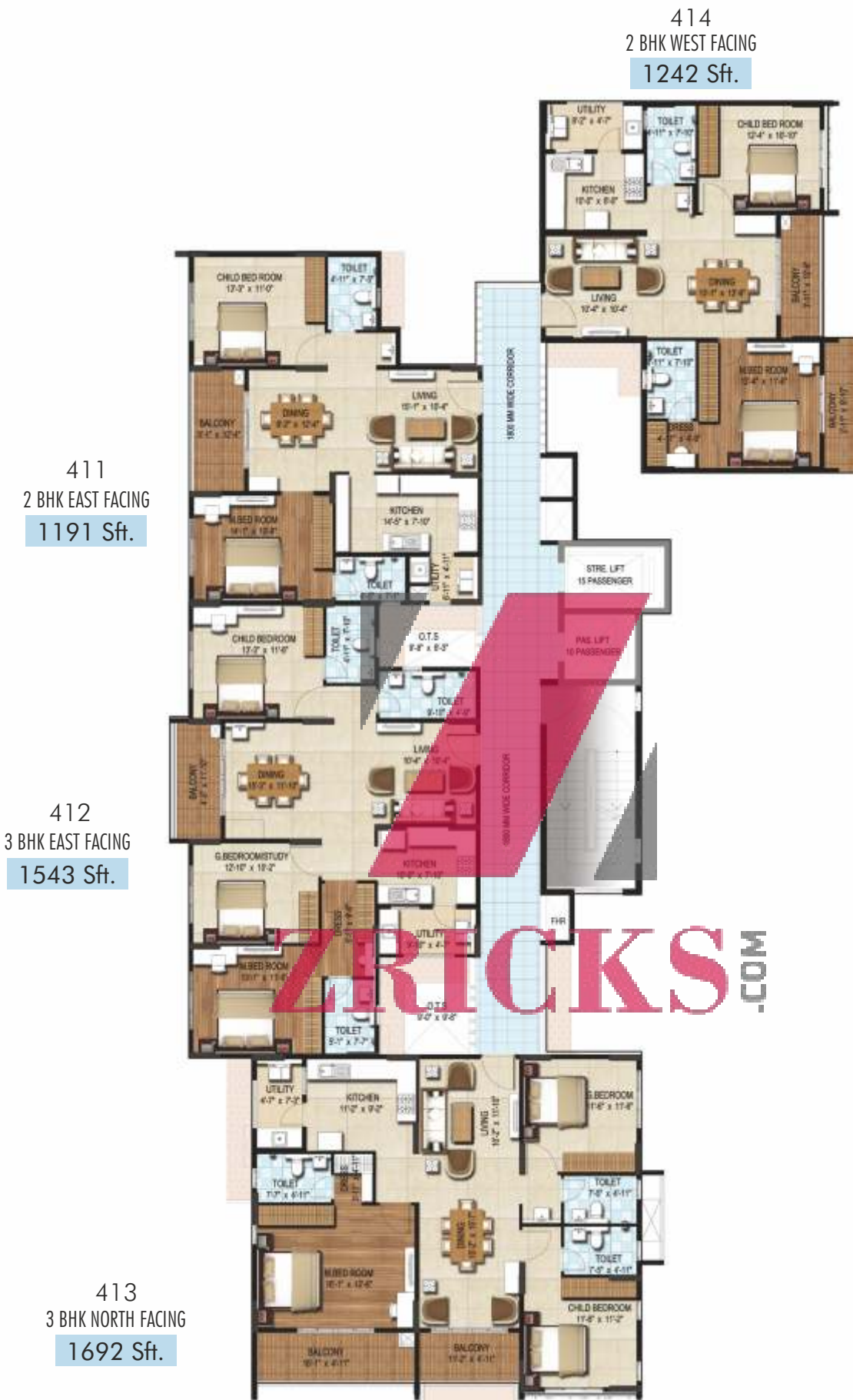
**TOWER-2**



# FLOOR PLANS



TOWER-3



TOWER-4



TOWER-5

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# MASTER PLAN

## LEGEND

- 01. Driveway
- 02. Drop-off
- 03. Car park
- 04. Jogging Track / Pathway
- 05. Half Basketball court
- 06. Seating court
- 07. Lawn
- 08. Amphitheatre
- 09. Pergola
- 10. Swimming pool
- 11. Wooden deck
- 12. Kids pool
- 13. Open court
- 14. Multipurpose court
- 15. Frangipani court
- 16. Lily pond
- 17. Senior citizen plaza
- 18. Magnolia woods
- 19. Skating rink
- 20. Joggers park
- 21. Cricket pitch
- 22. Yoga court
- 23. Grass mound
- 24. Waterbody
- 25. Raised planter
- 26. People plaza
- 27. Children play area
- 28. Stepped plaza

- TOWER-1
- TOWER-2
- TOWER-3
- TOWER-4
- TOWER-5





# SPECIFICATIONS

## Structure

Framed Structure	R.C.C framed structure to withstand wind & seismic loads.
Super structure	6" thick solid block work for external walls & 4" thick solid blocks for internal walls.

## Plastering

Internal	Two coats of plastering in cement mortar 1:6 for walls and ceiling.
External	Two coats of plastering in cement mortar 1:6 for external walls.

## Doors & Windows

Main door	Moulded Acacia wood (Engineered wood) door frame and both side teak veneer designed flush shutter with melamine polish and S.S hardware of reputed make.
Internal Doors	Moulded Acacia wood (Engineered wood) door frame and both side teak veneer designed flush doors with melamine polish and S.S hardware of reputed make.
French Doors	uPVC door frames with sliding doors and mosquito mesh.
Windows	uPVC sliding doors with glass and mosquito mesh.
Grills	Aesthetically designed, mild steel M.S. grills with enamel paint finish.

## Painting

External	Textured finish & two coats of exterior emulsion paint of reputed brand.
Internal	Smooth putty finish with two coats of premium acrylic emulsion paint of reputed brands over a coat of primer.

## Flooring

Master Bed Room	Laminated wooden flooring.
Other Bedrooms, Living, Dining & Kitchen	800 x 800 mm double charged vitrified tiles.
Bathrooms	Acid resistant, anti-skid ceramic tiles 300 x 300 mm of reputed brands.
Balconies	Acid resistant, anti-skid vitrified tiles 600 x 600 mm of reputed brands.
Utilities / Wash	Acid resistant, anti-skid ceramic tiles 300 x 300 mm and of reputed brands.

## Tile Cladding & Dadoing

Kitchen	Glazed ceramic tiles dado upto 2ft. height above kitchen platform.
Bathrooms	Glazed ceramic tiles dado of reputed make upto door height.
Utilities / Wash	Glazed ceramic tiles dado upto 3ft. height.

Kitchen	<ol style="list-style-type: none"> <li>1. Black granite platform with stainless steel sink with treated water connection.</li> <li>2. Provision for fixing of water purifier and chimney.</li> </ol>
Bathrooms	<ol style="list-style-type: none"> <li>1. All bathrooms shall have American standard / Vitra or equivalent fixtures.</li> <li>2. Wash basin with half pedestal.</li> <li>3. EWC with concealed flush tank.</li> <li>4. Hot and cold single lever diverter with spout and shower.</li> <li>5. Provision for geyser in all bathrooms.</li> <li>6. All C.P. fittings are chrome plated.</li> </ol>

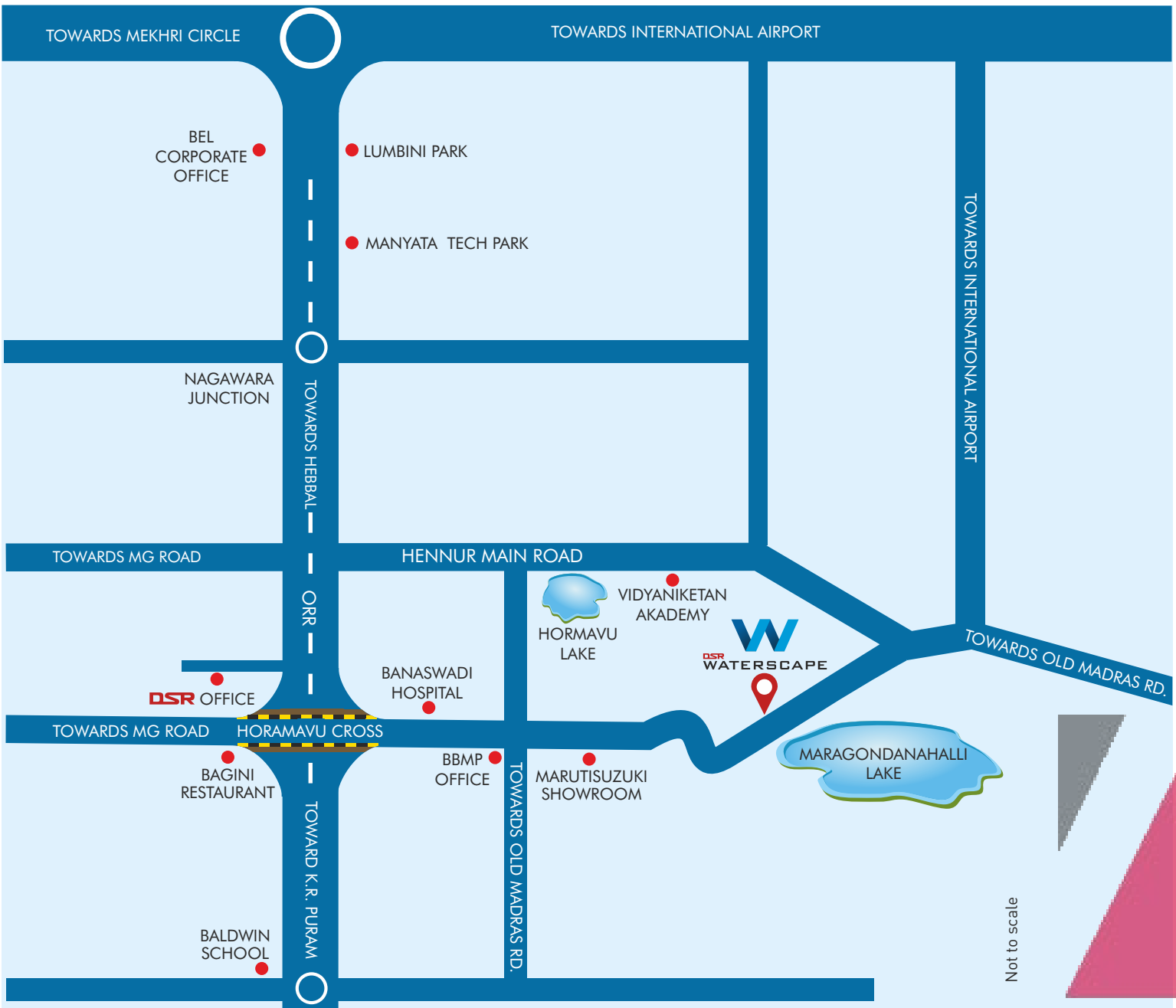
Electrical	<ol style="list-style-type: none"> <li>1. Concealed copper wiring of Havells / Anchor or equivalent make.</li> <li>2. Power outlets for air-conditioners in all bedrooms.</li> <li>3. Power outlets for geysers in all bathrooms.</li> <li>4. Power plug for cooking range chimney, refrigerator, microwave oven/mixer grinders in kitchen.</li> <li>5. Plug points for television in living and master bedroom.</li> <li>6. Miniature circuit breakers (MCB) &amp; ELCB for each distribution boards of Havells or equivalent make.</li> <li>7. Elegant designer modular electrical switches of Havells / Schneider or equivalent make.</li> </ol>
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Telecommunication & Internet	<ol style="list-style-type: none"> <li>1. Telephone points in master bedroom and living room.</li> <li>2. Intercom facility to all the units connecting security, clubhouse and lifts.</li> </ol>
DTH & Cable TV	Provision for cable TV connection in master bedroom & living room.
Elevators	Branded automatic lifts with granite/marble/vitrified cladding.
Generator	Acoustic enclosed D.G. set back-up with 100% for common areas and 750 watts for 2 bedroom, 1000 watts for 3 bedrooms apartments.

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Not to scale

LOCATION MAP

### An address, beyond belief.

Located just 15 minutes from Byappanahalli Metro Station, your home is set away from the maddening crowd. Which means, you get to enjoy Bengaluru the way it is meant to be. Scenic and quiet, it is far away from pollution and yet, close enough to schools, colleges, healthcare and work. And with the rapid expansion of the city, your investment at DSR Waterscape is certain to multiply in the near future. And with it, so will your happiness.

#### PROXIMITY TO PROJECT FROM:

ORR JUNCTION / HORAMAVU	- 4KM
K. R. PURAM RAILWAY STATION	- 6KM
MANYATA TECH PARK	- 8KM
BYAPPANAHALLI METRO STATION	- 9 KM
HEBBAL CIRCLE	- 11KM
EASY 30 MINUTES DRIVE TO THE AIRPORT	

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#### OUR OTHER ONGOING PROJECTS

**DSR FORTUNE PRIME**  
at Madhapur, Hyderabad



298 Luxe Apartments.  
3BHK | 3 BHK + Study.  
4 BHK | 4BHK + Home Theatre.  
Range: 2625 to 5685 Sft.  
2 Mins from Inorbit Mall.

**DSR WHITE WATERS**  
Carmelaram Road, Gunjur,  
Off Sarjapur Road



211 Premium Apartments.  
2 & 3 BHK Options.  
No common walls.  
Just 10 minutes drive from  
Wipro corp. office.

**DSR GREEN FIELDS PHASE-2**  
At whitefield,  
Near forum value mall



66 Luxury Apartments.  
2 & 3 BHK Apartments.  
IT Hub in close vicinity.  
No common walls.

**DSR Eden Greens**  
Just Off Sarjapur Road



166 Premium Apartments  
2 & 3 BHK Units  
3 & 4 BHK Penthouses  
with Private Terrace Garden

**DSR SUNRISE TOWERS**  
@Hope farm, Whitefield



3 BHK Spacious Apartments.  
Ultramodern Clubhouse.  
Within 2 Kmts from ITPL.  
75% Open spaces.





**INFRASTRUCTURE PVT.LTD.**  
Cementing Dreams since 1988

An ISO 9001:2008, 14001:2004,  
OHSAS 18001:2007 Certified Company

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