

DSR®
GREEN
WATERS
ECO - LUXURY LIVING

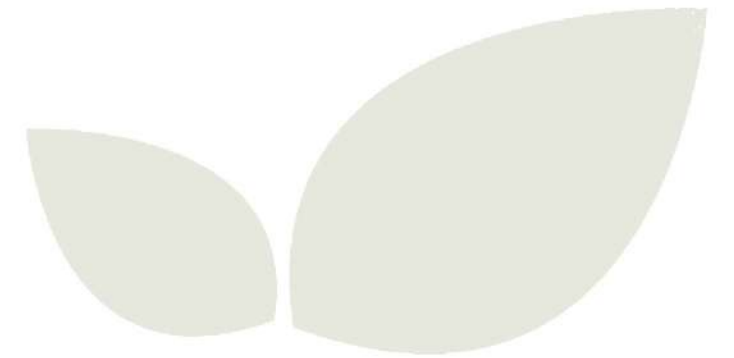
CELEBRATING
35 YEARS
of DSR GROUP



Carmelaram Road, Gunjur, Off Sarjapur Road
BENGALURU



Cementing Dreams since 1988



Experience
openness in living spaces.



- Innovative
- Dependable
- Visionary

Since 1988, DSR Group has been committed to revolutionizing the real estate sector. Over the past three decades, DSR Group has consistently raised the standards of quality and design, creating innovative structures that embody the future.

DSR Group has a vision to build premium living spaces in Bengaluru, Hyderabad, and Chennai. With their expertise in real estate development, they aim to turn the dreams of high-quality living into a reality.

One of their projects, Green Waters offers a variety of residential options that redefine the idea of free and breathable living.

Come explore more with Green Waters.



Experience luxury living with a green and blue twist at DSR Green Waters - exceptional craftsmanship and environmental consciousness combine for a modern, indulgent lifestyle in the heart of the city

- Brightness
- Greenery
- Fresh air



The project at a glance

At DSR Group, design is a lifelong journey. We draw with the inspiration from lives we touch and strive to enrich them through meticulously perfected built environments that understand and nurture your life forever.



Overview

1.5

Acres Total
Project Area

2

Level
Car Parking

126

Total Flats

9

Residential Levels

Legend

1. Entrance Gate
2. Security Cabin
3. Ramp to Basement
4. Clubhouse
5. Swimming Pool
6. Ramp from Basement

Live a life of Convenience & more.



Choose your ideal home at our Basement + Stilt + 9 storied residential building, designed to elevate your address and your lifestyle. With a variety of 2, 2.5, and 3 BHK apartments, each floor offers 14 opportunities to experience the openness and energy of city living.



Innovative



Modern

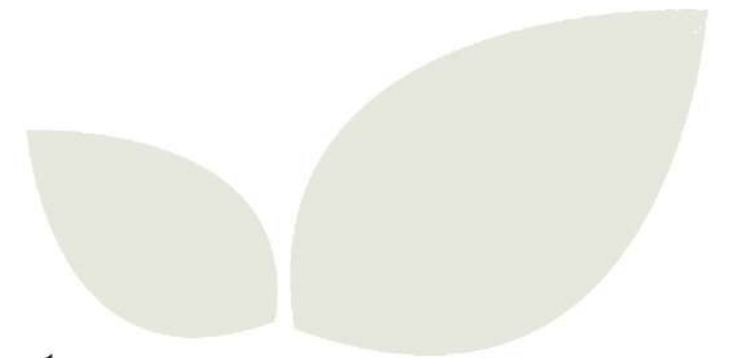


Best-in-class

Welcome to a space that
breathes purity & tranquility

DSR[®]
GREEN
WATERS
ECO - LUXURY LIVING

A Combination of Light & Architecture

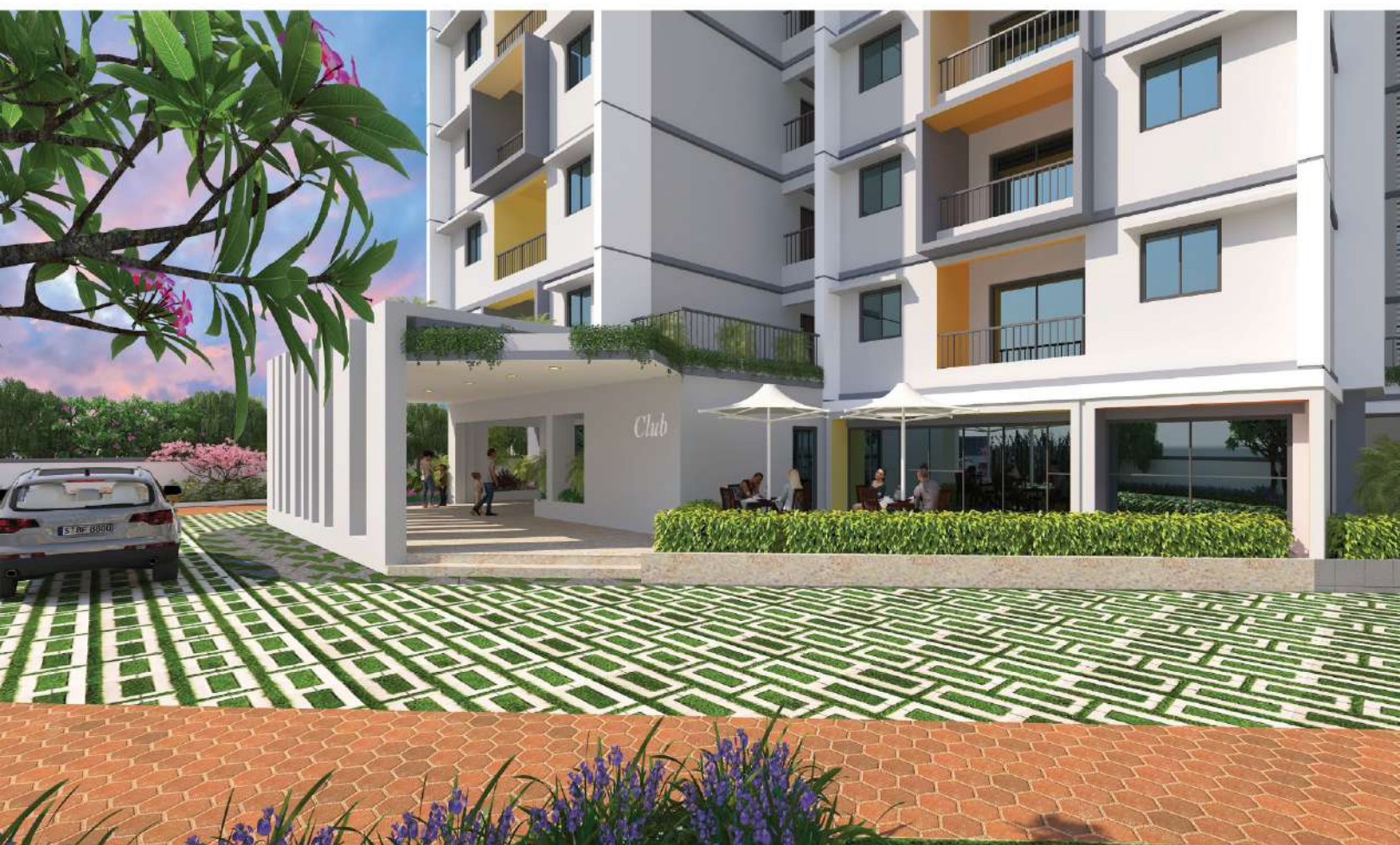


Enjoy a sense of openness and freedom at our spacious living spaces. Breathe in fresh air, soak up natural sunlight, and say goodbye to cramped corners and suffocating areas in your home.

-  Innovative
-  Modern
-  Best-in-class



Accommodates every comfort,
mood, whim & fancy



Clubhouse Entry-1

Green Waters is more than just an apartment, it's a community. Designed to meet international standards, it exemplifies modern living at its finest. Our luxurious amenities include:

-  Space
-  Beauty
-  Comfort

- Landscaped Garden
- Entrance Lobby
- CCTV Cameras
- Children's Play Area
- Jogging Track
- Swimming Pool
- Kids' Pool
- Pool Deck
- Yoga/ Activity Room
- Multipurpose Hall



Clubhouse Lobby



Clubhouse Entry through driveway



Clubhouse Entry-2



- Space
- Beauty
- Comfort



NATURE AND GRANDEUR

Green Waters offers a blend of recreational spaces, meditative areas, and serene green and blue surroundings. Experience daily luxury and enjoy a palatial living experience.





Children's Play Area



Multipurpose Hall

At Green Waters, you can enjoy exclusive facilities that are usually in high demand and require time and effort to access.

Planned.
Pampered.
Sensitised.
Comfortable.

Yoga/ Activity Room



Crafted for a holistic & spacious living, the project offers a walking track, indoor games room & a herb garden.

Meant to inspire a healthy lifestyle for the fitness-conscious, even for those with the busiest schedules, this residential building is equipped with a gym facility which features state of the art equipment.

Outdoor Gym Area



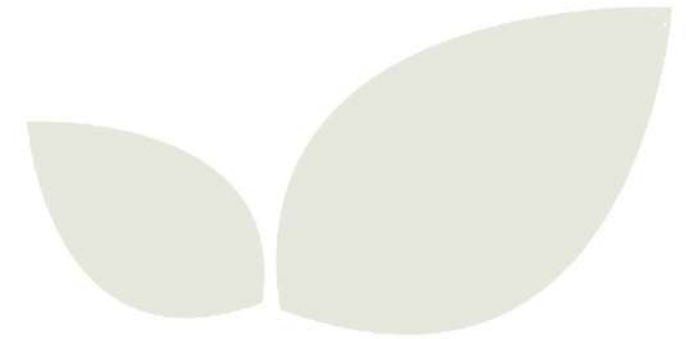
BENGALURU



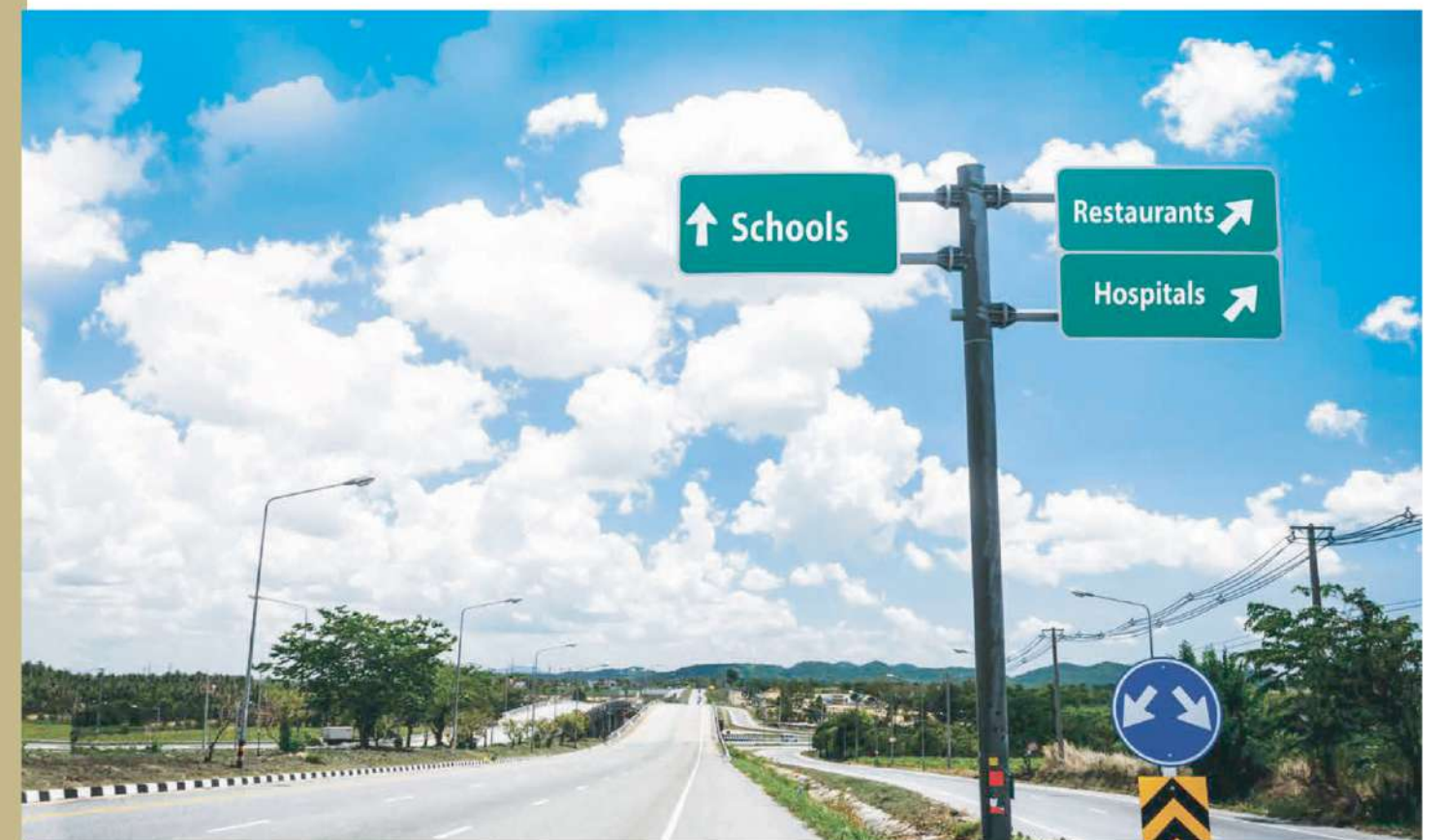
Bengaluru as a city has long been known for its iconic gardens and peaceful lifestyle. Additionally, over the past few decades the city has evolved into a leading IT hub brimming with opportunity.

Today, it is a city that comfortably blends its old simplistic charm and modern fast-paced living, with a seamlessness that is rare in a rapidly growing world.

*At the heart of the city,
with everything you love around it.*



The Advantage Locale in the Garden City.



Discover DSR's prime location at "Green Waters", offering excellent connectivity to all major parts of the city. Experience the advantage of being strategically located with DSR.

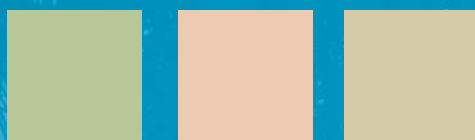
Live close to everything you desire and cherish the extra moments with loved ones. With Green Waters, being connected takes on a new meaning, giving you more out of life.

-  Connected
-  Central
-  Convenient

DSR[®]
**GREEN
WATERS**
ECO – LUXURY LIVING

FLOOR PLANS

DRAWING, CLUB HOUSE & SPECIFICATIONS



FLOOR PLAN OVERVIEW



GROUP
Cementing Dreams since 1988



A D E S I G N F I L L E D W I T H G R A N D E U R

LIVE LIFE IN FULL BLOOM



Living with like-minded individuals, offers the best of life.
Green Waters, a futuristic residential complex, assures the security of
community living. The community will give you access to people of your
stature, and the chance to enjoy the lifestyle you prefer.

A LIFE FULL OF GRANDEUR



UNITS DISTRIBUTION PLAN



1.5

Acres
Total
Project Area

2

Level
Car Parking

9

Residential
Levels

126

Total Flats

Legend

- 1. Entrance Lobby
- 2. Stilt Car Parking
- 3. Electrical Room
- 4. Fire Control Room
- 5. Organic Waste Converter

Clubhouse

- 1. Changing Rooms
- 2. Association Room
- 3. Clubhouse Reception
- 4. Gymnasium
- 5. Indoor Games Room
- 6. Multi Purpose Hall
- 7. Swimming Pool

GROUND FLOOR PLAN





G+9

KEYPLAN

3 BHK

West Facing Unit

Type

01

Total area :

1510 Sft



G+9

KEYPLAN

3 BHK

West Facing Unit

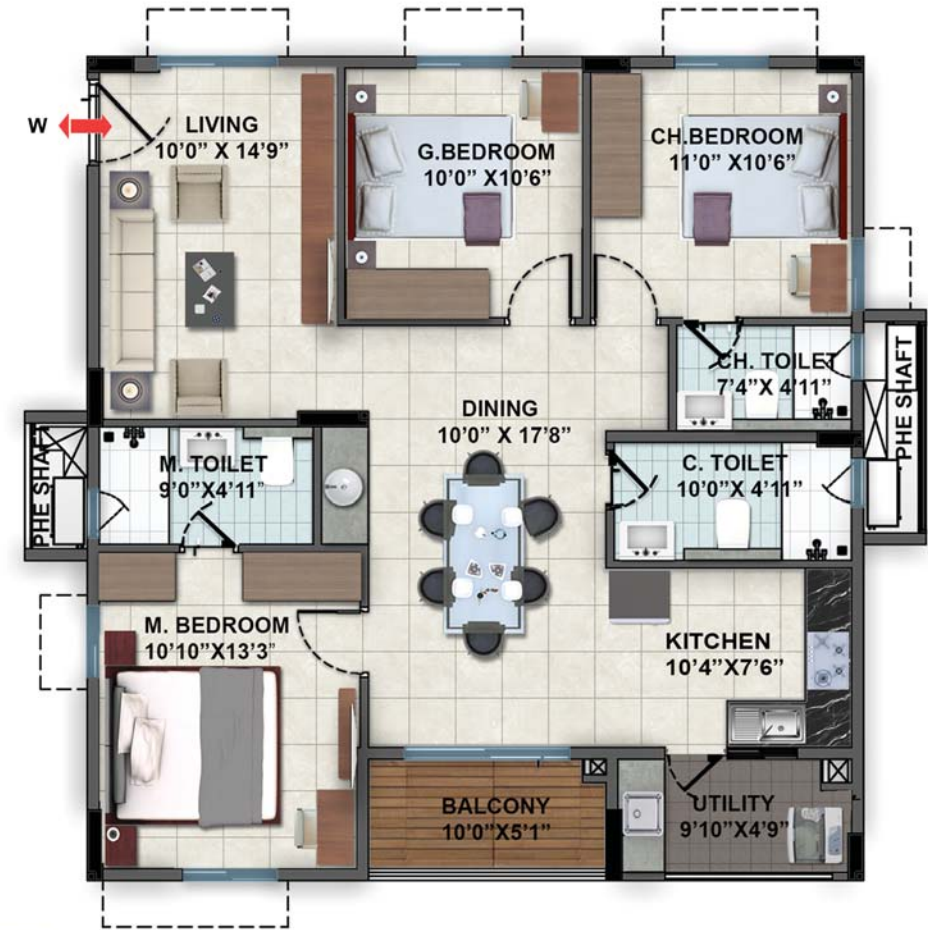
Type

02

Total area :

1269 Sft





G+9
KEYPLAN

3 BHK
West Facing Unit
Type

03

Total area : 1468 Sft



G+9
KEYPLAN

2.5 BHK
North Facing Unit
Type

04

Total area : 1209 Sft





G+9
KEYPLAN

2 BHK
North Facing Unit
Type

05

Total area : 1095 Sft



G+9
KEYPLAN

3 BHK
East Facing Unit
Type

06

Total area : 1468 Sft







PLANNED FOR convenience



G+9
KEYPLAN

3 BHK

East Facing Unit
Type

07

Total area : 1242 Sft



G+9
KEYPLAN

2 BHK

West Facing Unit
Type

08

Total area : 1004 Sft





G+9
KEYPLAN

2 BHK
East Facing Unit
Type

09

Total area : 1232 Sft



G+9
KEYPLAN

2 BHK
South Facing Unit
Type

10

Total area : 1233 Sft



PLANNED FOR convenience



G+9
KEYPLAN

2.5 BHK
East Facing Unit
Type

11

Total area : 1235 Sft



Clubhouse Entry-1



Clubhouse Lobby



Clubhouse Entry-2



NATURE AND GRANDEUR

Green Waters offers a blend of recreational spaces, meditative areas, and serene green and blue surroundings. Experience daily luxury and enjoy a palatial living experience.



Children's Play Area

SPECIFICATIONS



STRUCTURE

FRAMED STRUCTURE

RCC Framed structure to withstand Wind and Seismic loads

SUPER STRUCTURE

6" Thick Solid Brick Masonry for External Walls and 4" thick Solid Brick Masonry for Internal Walls

PLASTERING

Internal and External Two Coats of plastering in CM (1:6) and (1:4) respectively.

JOINERY

MAIN DOOR

Moulded Acacia Wood (Engineered Wood) door frame and both sides laminated designed flush shutter and S.S hardware of reputed make.

INTERNAL DOOR

Moulded Acacia Wood (Engineered Wood) door frame and both sides laminated designed flush shutter and S.S hardware of reputed make.

TOILET AND UTILITY DOORS

Moulded Acacia Wood (Engineered Wood) door frame and flush shutter with water phenol bonded resin with enamel finish over resin on one side, laminated on other side, S.S hardware of reputed make.

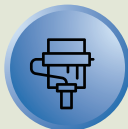
FRENCH DOORS (IF ANY): UPVC door frame with Glass Sliding shutters with mosquito mesh without safety grill.

WINDOWS

UPVC sliding doors with Glass and mosquito mesh shutter and safety grills.

VENTILATORS

UPVC/Aluminum Powder coated with fixed glass. exhaust provision, without safety grills.



PAINTING

EXTERNAL

Textured finish & Two Coats of exterior Emulsion Paint of reputed brand.

INTERNAL

Smooth water proof putty finish with two coats of Premium acrylic emulsion paint of reputed brand over a coat of primer.



ELECTRICAL

1. Concealed copper wiring Polycab or Equivalent make
2. Power outlets for Air-Conditioners in All bedrooms.
3. Power outlets for geysers in all bathrooms
4. Power plug for cooking range chimney, refrigerator, microwave oven, mixer Grinders & Aqua guard point in kitchen.
5. Plug points for television in Living and Master bed room.
6. Miniature Circuit Breakers (MCB) & RCCB for each distribution boards of Schneider or equivalent make.
7. Elegant designer modular electrical switches of Anchor / Schneider or equivalent make.

ELEVATORS

Johnson / Toshiba or Kone make automatic elevators with Granite / Vitrified cladding.

GENERATOR

100% DG set backup for Common Areas &
2 BHK Flats 0.75KW, 2.5 BHK Flats
1KW & 3 BHK Flats 1.25KW



FLOORING

ALL BED ROOMS, LIVING, DINING & KITCHEN

Vitrified tiles size 800 X 800mm reputed make.

BATHROOMS

Acid resistant, Anti-skid Ceramic tiles 300 X 300mm of reputed make.

BALCONY

Acid resistant, Anti-skid Ceramic tiles 200 X 1200mm of reputed make.

UTILITY /WASH

Acid resistant, Anti-skid Ceramic tiles 300 X 300mm of reputed make.

CORRIDOR

Telex combination of Full Body Vitrified tiles with inlay.

STAIRCASE

Polished tiles tandoor stone - Kota for both stair cases.

TILE CALDDING & DADOING

BATHROOM

Glazed matt finished ceramic tiles gladding & dadoing size of 300 X 600mm up to door height of equivalent make.

UTILITY/WASH

Glazed matt finished ceramic tiles dado up to 3 ft height of Size of 300 X 300mm of equivalent make.



KITCHEN AND UTILITY

KITCHEN

Provision for treated water connection, water purifier and inlet, outlet for kitchen sink.

UTILITY

Provision for Washing machine. Providing S.S single bowl sink with Granite counter.



BATHROOM FIXTURES

All Bathrooms shall consist of:

- Wash basin with half pedestal Vitra or equivalent.
- Dining Wash basin Counter top with granite platform.
- EWC with concealed flush tank or flush valve of Vitra/ Sirius or equivalent make.
- Hot and Cold concealed single lever diverter with head shower and provision for geyser in all bathrooms.
- All C.P fittings are chrome plated Vitra /Sirius or equivalent brand.



SMART CAMPUS FEATURES

TELECOMMUNICATION AND INTERNET

Telephone point in Master Bedroom and living room.

DTH / Cable TV: Provision for cable connection in Master Bedroom and Living room.

Internet point in Living Rooms.

SECURITY

Intercom facility to all the units connecting security, clubhouse and other common areas.

- CCTV surveillance at project entry, exit and driveways.

