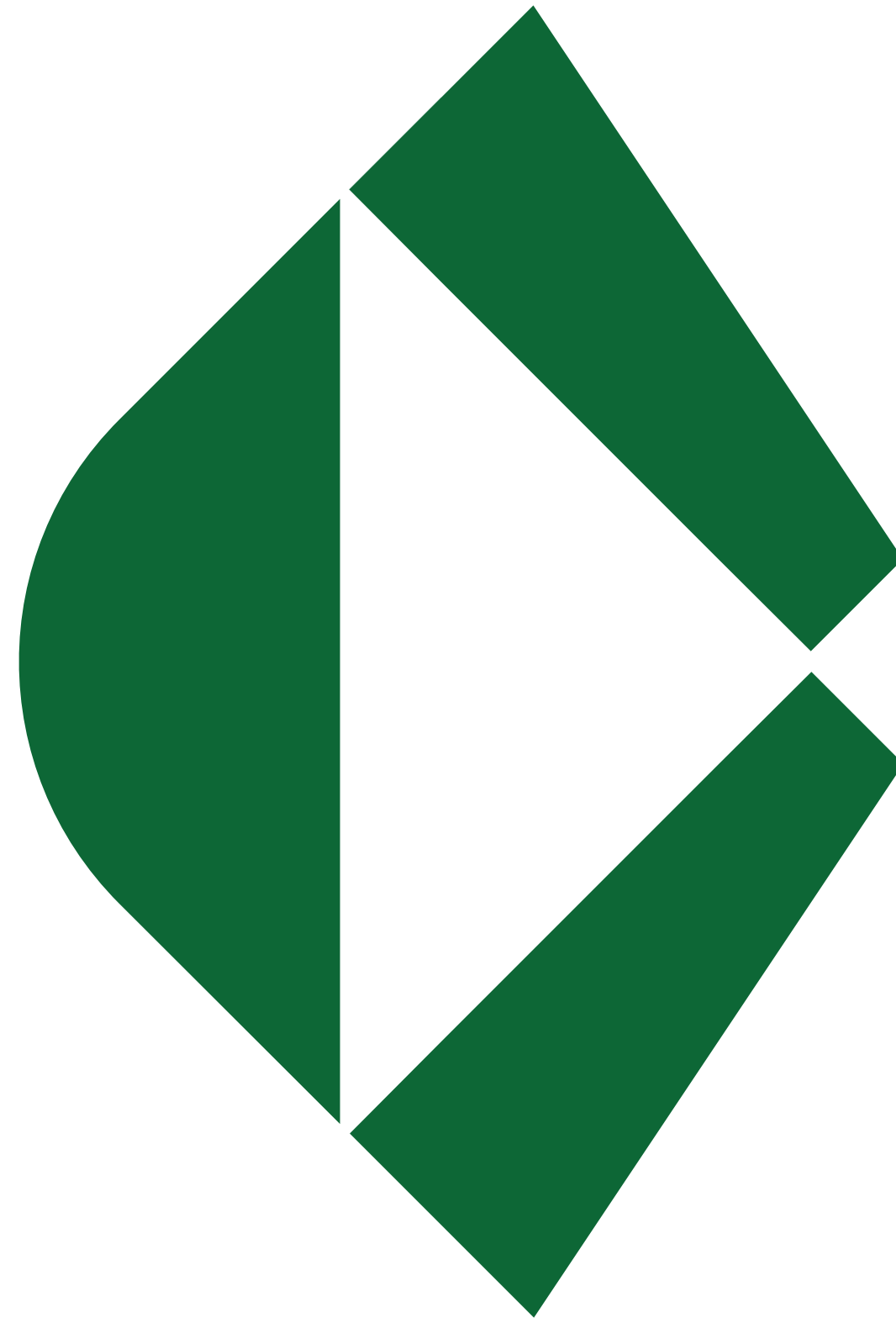


# CSR ashvattha

A NOTCH ABOVE

Rooted In Purpose,  
Driving Innovation  
and Being  
Progressively Forward

Always,  
**A Notch Above**





we have built CSR on the foundations of **trust, reliability and innovation.** Having been at the forefront of progress that is driven by our values of responsible, **sustainable practices with long-lasting relationships.**

Through our **future-focused approach,** we strive for the ideal of '**Vasudhaiva Kutumbakam**', believing that the world is one family, bound by shared values, **mutual respect, and collective responsibility** to create a more compassionate and inclusive future. We are committed to aligning our efforts with **Sustainable Development**

Goals laid out by the United Nations Development Programme, ensuring our work contributes meaningfully to global well-being. Guided by a forward-looking spirit, our inspiration is drawn from our **philosophy of progress and possibility.** Our every step reflects our **progressively forward-thinking** and way of doing things, reminding us that true growth is found in **constantly and consistently moving toward and embracing what lies ahead.** As we continue to look into a **future full of possibilities and promises,** we aim to develop nurturing communities that are **deeply connected, consciously driven,** while fostering a sense of **togetherness.**

CSR  
ashvattha

A Project That's  
A Notch Above

At CSR Ashvattha, we draw inspiration from the sacred tree of the same name to create a living space that nurtures the body, calms the mind, and elevates the spirit. Like this tree, our development aims to support a harmonious, sustainable, and enriching lifestyle suitable for all stages of life.

From the location to the master planning, CSR Ashvattha rises a notch above in everything.





Overlooking  
the Musi River

426 Upscale  
Apartments

6-Level Parking:  
2 Basements +  
4 Podiums

Naturally Ventilated  
Landscaped  
Podium-Level Parking

50,000+ Sq. Ft. Outdoor  
Amenities at Ground,  
Podium & Terrace Levels

IGBC Platinum  
Pre-Certified  
Green Homes

Uppal Bhagayath  
Near Nagole  
Metro Station

3 & 4  
BHK

Clear Title Land  
Purchased via  
HMDA Auction

No  
Common  
Walls

Walking Track  
is 50 Ft. Above  
the Road Level

IGBC Platinum  
Net-Zero Waste  
(Design &  
Construction)

2.74  
Acres

Vaastu  
Compliant

Biophilic  
Design

3-Side  
Access  
to Project

Ground Floor  
Apartments are 50 Ft.  
Above the Road Level

IGBC Platinum  
Pre-Certified  
Health &  
Well-Being

34  
Floors

EV Charging  
Points

34,800 Sq. Ft.  
Clubhouse Spread  
Across 8 Floors

Swimming Pool  
at 410 Ft. Height  
on 34<sup>th</sup> Floor

Shuttle Service  
to the Nagole  
Metro Station

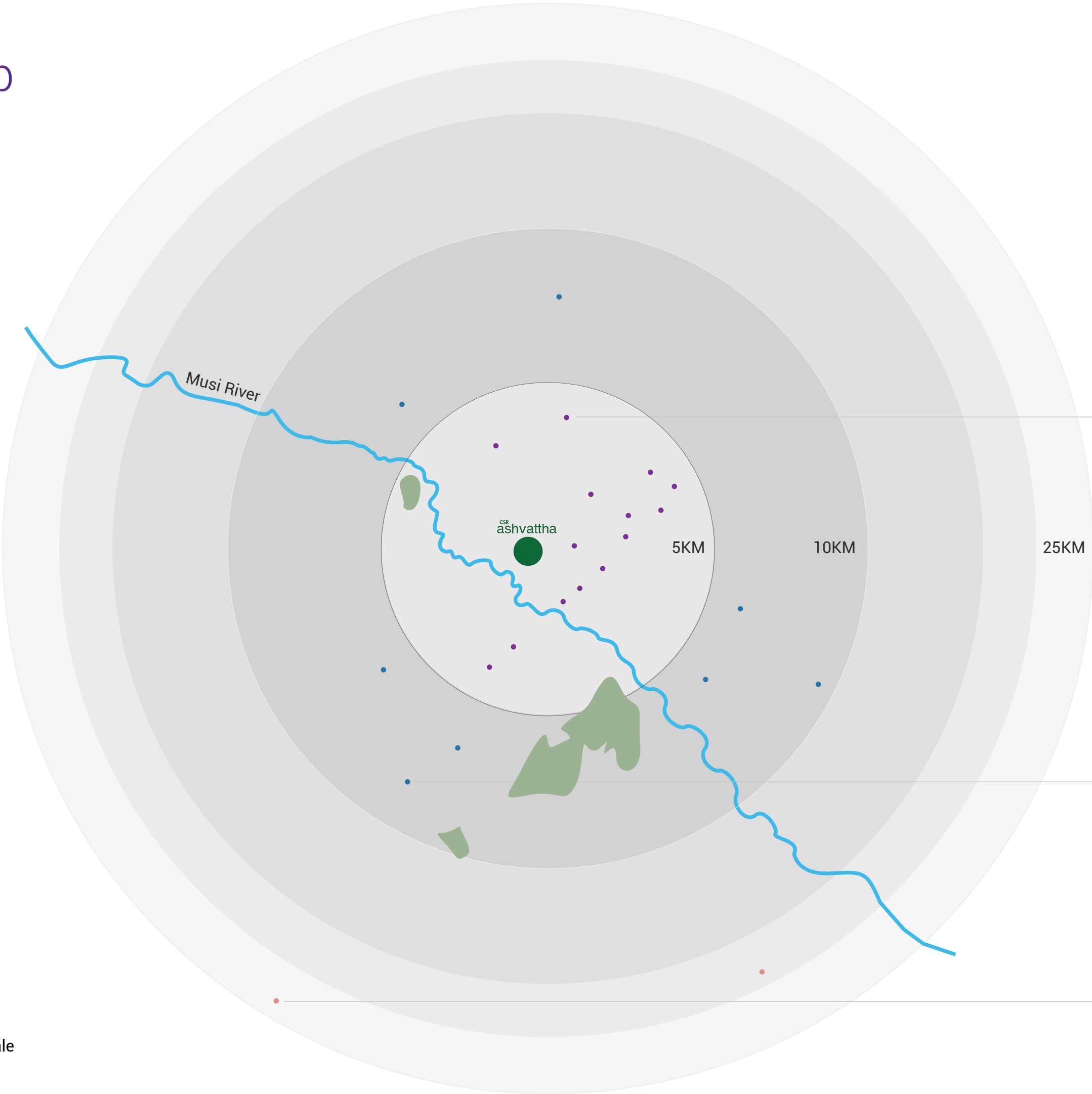












- Dmart
- Uppal Fire Station
- IRR
- Meld Haus
- Nagole Metro Station
- Uppal Stadium
- DSL Virtue Mall
- Metro Cash & Carry
- AnTeRa
- HPS
- Swagath Grand
- Kendriya Vidyalaya
- Uppal Police Station
- Birla International School
- Kamineni Hospital
- LB Nagar Metro Station
- Ankura Hospital
- Uppal Bus Depot
- Kacheguda Railway Station
- Orchids International School
- Yashoda Hospital
- Secunderabad Railway Station
- ORR
- RGIA



# A Location That's A Notch Above



## Entertainment & Shopping

- DMart 0 km
- Mini Shilparamam 1.4 km
- Uppal Stadium 2.5 km
- DSL Virtue Mall & Multiplex 2.9 km
- Asian Multiplex 3.2 km
- Metro Cash & Carry 3.3 km
- South India Shopping Mall 3.9 km
- Decathlon 6.5 km



## Restaurants

- Meld Haus 1.4 km
- Lifafa Cafe & Bistro 2 km
- Haldirams 2.7 km
- McDonald's 2.7 km
- AnTeRa Kitchen & Bar 3.4 km
- Paradise 3.6 km
- Swagath Grand 3.7 km
- Pista House 3.9 km
- Barbeque Nation 5.7 km



## Commute

- Inner Ring Road 1.1 km
- Nagole Metro Station 1.6 km
- LB Nagar Metro Station 6 km
- Uppal Bus Depot 7.8 km
- Kacheguda Railway Station 8 km
- Secunderabad Railway Station 10 km
- Charlapalli Railway Station 15 km
- Outer Ring Road 16 km
- RGIA Airport 25 km
- Shuttle Service to Metro



## Education

- Hyderabad Public School, Ramananthpur 3.4 km
- Kendriya Vidyalaya 3.7 km
- Little Flower School 3.7 km
- Little Flower Degree College 3.8 km
- Birla International School 4.7 km
- Narayana Jr. College 4.9 km
- Scholars World School 6.6 km
- Deccan Springs School 7.6 km
- Orchids International School 8.7 km
- Meridian School 10km
- Sage School 10 km
- NIHOC International School 13.0 km



## Hospitals

- Supraja Hospitals 2.7 km
- Nakshatra Hospitals 3.7 km
- Kamineni Hospital 5.6 km
- Ankura Women & Children Hospital 6 km
- Srikara Hospitals 7.9 km
- Yashoda Hospitals 8 km



## Emergency Services

- Uppal Fire Station 0.5 km
- Uppal Police Station 3.7 km



# Life Starts at 50'

Rising 50 Ft. above the road, this vibrant zone brings together amenities for all age groups, including an elevated walking and jogging track. This is a shared haven where leisure, wellness, and community meet.











# Life, Designed A Notch Above

Each child, mother, father, and  
elder has their unique journey.

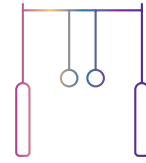


## Familyhood

Familyhood celebrates the art of living together through spaces that bring people closer. It reflects the laughter of children, the calm of parents, and the wisdom of elders. Every experience within it is shaped to strengthen bonds, inspire belonging, and turn everyday living into shared happiness.



Cricket Net



Outdoor  
Calisthenics



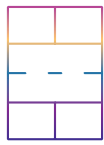
Leisure Room



Soft Surface/  
Earthen Walking  
Track



Senior Citizen  
Corner



Multipurpose Court  
(on terrace)



Provision for  
Clinic



Half Basketball  
Court



Creche



Temperature Controlled  
Swimming Pool



Indoor  
Games



Yoga & Zumba



Skating  
Area



Sandpit



Hammocks



Landscaped  
Terrace



Provision for  
Pharmacy



Outdoor  
Play Area

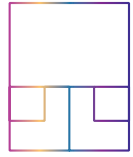


Badminton Court  
(indoor & outdoor)



Space for Market/  
Rhythu Bazaar





Squash Court



Men's Spa & Salon



Co-Working Spaces  
(with dedicated VC room)



Hobby Room



Toddlers  
Swimming Pool



Study/Tuition Room



Grand Double  
Height Banquet



School Bus  
Bay



Gym



Pet Corner



Car Wash



Shuttle Bus Service  
(to Nagole Metro Station)



Women's Spa & Salon



Open Lawn



Pickleball  
Court



Cafeteria



Guest Rooms



Theatre



Library



Video Game  
Lounge

# Clubhouse A Notch Above the Ordinary

One of its kind lifestyle  
amenities, spanning 8 floors.

Designed by  
Architect Vinod Bachala









# Bringing People Together, A Notch Above

From a welcoming and cosy cafeteria to versatile party rooms, guest rooms, and relaxing sitting areas, every space here upgrades your lifestyle.

## Ground Floor

Cafeteria  
Creche  
Lounge  
Leisure Room  
Guest Rooms

## 1<sup>st</sup> Floor

Banquet Hall  
Party Room



# Energising Your Experiences, A Notch Above

Host exceptional events in our grand banquet halls, and enjoy fun and fitness with badminton courts, a gym, a yoga arena, and engaging indoor games.

**2<sup>nd</sup> Floor (Double Height)**  
Banquet Hall

**4<sup>th</sup> Floor (Double Height)**  
Badminton Court  
Indoor Games

**6<sup>th</sup> Floor**  
Gym  
Yoga & Zumba







# Nurturing Body & Mind, A Notch Above

Relax and rejuvenate with  
spas and salons, stay  
productive in coworking and  
tuition spaces and unwind  
with theatre screenings for  
your perfect balance.

## 7<sup>th</sup> Floor

Gents Spa & Salon  
Ladies Spa & Salon  
Provision for Pharmacy & Clinic

## 8<sup>th</sup> Floor

Co-Working Space  
(with dedicated VC room)

Study/Tuition Room

Library

Hobby Room

## 9<sup>th</sup> Floor

Theatre

Squash Court





Indoor Games





CSR  
ashvattha

Main Entrance Lobby





Grand Double Height Banquet





# Elevating Every Moment, A Notch Above

Soak in serenity, enjoy a swim in the sky pool, or spend your evenings watching the sunset, as every space is designed for meaningful leisure.

## Terrace

Temperature Controlled Sky Pool

Toddlers Swimming Pool

Gazebos

Party Areas (near the pool)

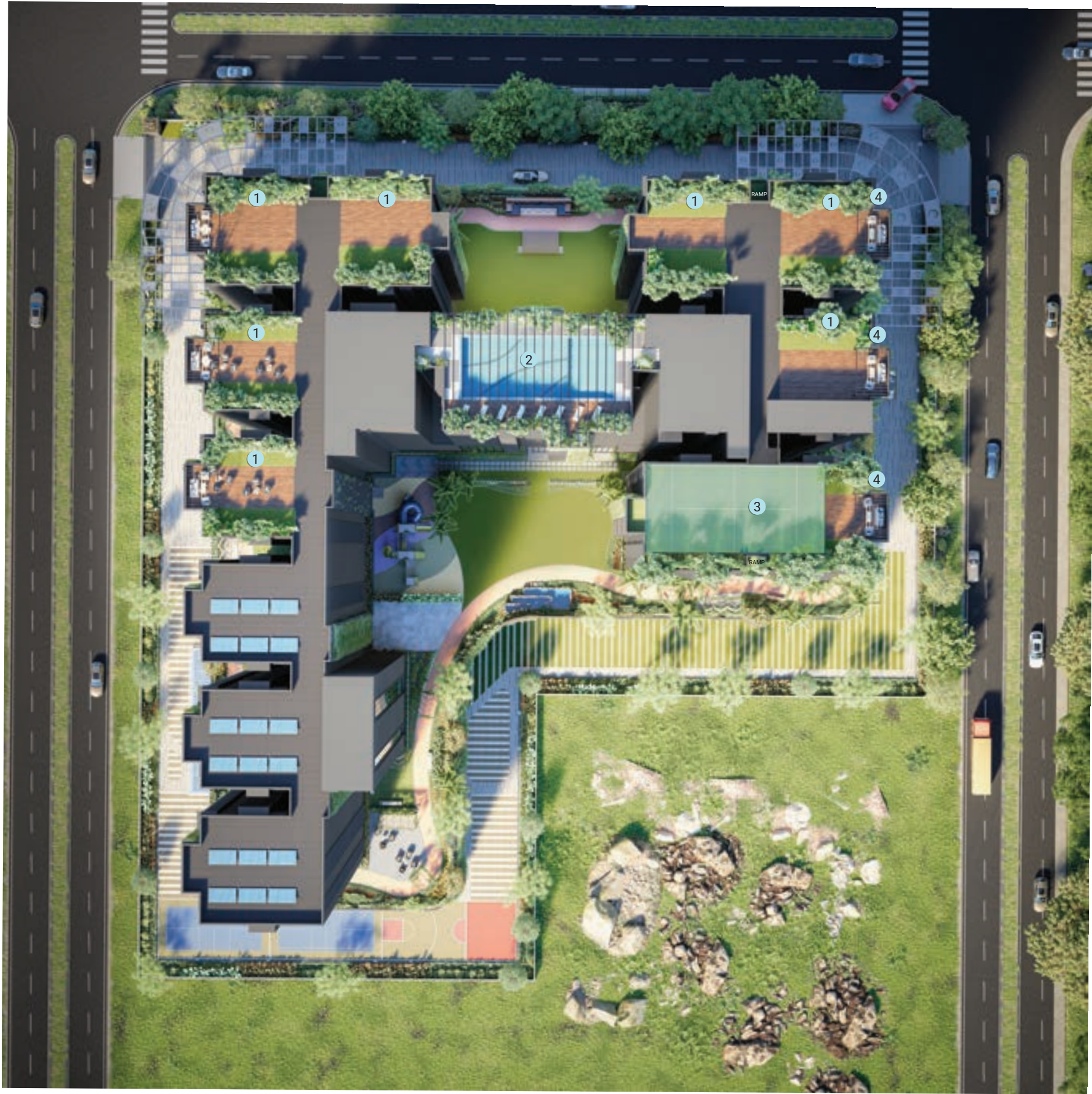
Multipurpose Court








Terrace



1 Party Areas



2 Temperature -Controlled Swimming Pool



3 Multipurpose Court



4 Gazebos



# Balconies That Are A Notch Above

Crafted for quiet escapes and open skies,  
every balcony extends your living experience.  
It invites natural light, breeze, and a sense of  
pause into your everyday rhythm.

Minimum 13 Ft.  
Long Balcony  
(for typical 3BHK plans)



Fixtured  
Lighting



Anti-Skid  
Flooring



66% Openable  
Balcony Doors  
(for more ventilation)



1.2 m  
High Railing



Planter Boxes  
with Plants  
(with drip irrigation)









# Sustainable Features That Are A Notch Above

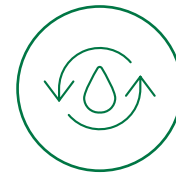
Every aspect of the design reflects a deep commitment to sustainability. The focus is on creating a low-impact lifestyle that prioritises environmental well-being without compromising on everyday comfort.



IGBC, which stands for Indian Green Building Council, is an authority that promotes green building practices in India. This pre-certified project meets the stringent criteria set by IGBC and ensures energy efficiency, water conservation and environmental responsibility.

The project is designed and constructed using eco-friendly materials, renewable energy systems and efficient waste management techniques. By choosing to live in an IGBC pre-certified building, you contribute to reducing carbon emissions, conserving natural resources and improving indoor air quality. Additionally, such homes often provide benefits like reduced utility bills, improved thermal comfort, and healthier living spaces.

Recycled Water  
(for landscaping & flushing)



EV Charging  
Points



Native Plant  
Palette



Cool Roof  
Compliant



Thermal-Resistant  
Glass



Maximised  
Ventilation



Low-Carbon  
Concrete Mix



Floor-Wise  
Waste Chutes



LED  
Lit Zones



Majority Certified  
Green Materials



Predominantly  
Solar Powered  
Common Area  
Lighting



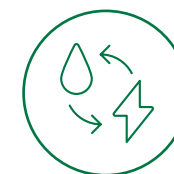
Optimised  
Natural Light



40%+ Green  
Cover



Rainwater  
Recharge Pits



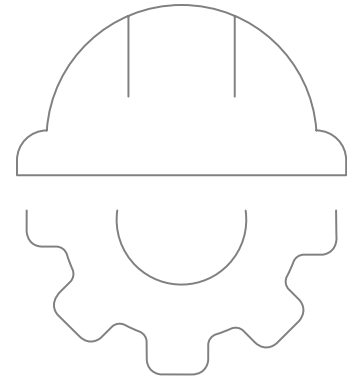
Organic  
Waste  
Composting



Water-Efficient  
Fixtures

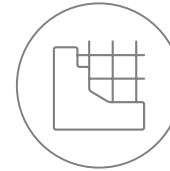






# Engineering & Technology Features That Are A Notch Above

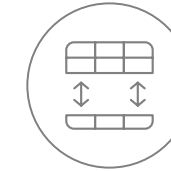
Engineered for strength, precision, and longevity, the project incorporates advanced construction methods. These features ensure faster build quality, superior structural integrity, and long-term performance.



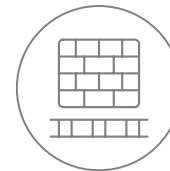
Shear Wall  
Construction



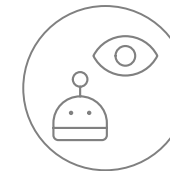
Building Information  
Model



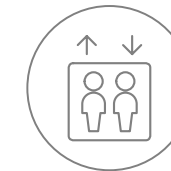
Sewage  
Treatment Plant



100%  
DG Backup



Smart Utility  
Monitoring



High-Speed  
Lifts



Advanced  
Fire Safety



Temperature  
Controlled  
Swimming Pool



Water  
Treatment  
Plant



Rainwater  
Harvesting &  
Recharge Pits



Thermal  
Resistant Glass



Multiple Quality Checks  
By JLL (PMC)











# Design Features That Are A Notch Above

With a bold interplay of design and form, the project applies modern design intelligence. These principles deliver functional elegance, spatial efficiency, and enduring relevance.

Biophilic Design



Landscaped Double-Height Corridor Ends  
(on alternate floors)



3.2 m Slab-to-Slab Height



Sky Lounge & Party Areas



Washrooms for Domestic Help  
(on alternate floors)



Minimum 37 Ft. Long Living+Dining+Drawing Rooms  
(for typical 3BHK plans)



Maximised Usable Area



Corner Windows  
(for wider view & ventilation)



School Bus Bay



Natural Light & Ventilation



Pet Corner & Grooming Zone



8 Ft. Main & Bedroom Doors



3-Side Access to Project



Cellar & Landscaped Podium-Level Parking



No Common Walls for Maximum Privacy





# Safety Features That Are A Notch Above

Rooted in foresight, responsibility, and care, the approach ensures rigorous safety protocols. These measures support risk mitigation, system responsiveness, and operational stability.



24/7 CCTV  
Surveillance



24/7  
Security



Advanced  
Fire Safety



1.2 m Height  
Balcony Railings



Access  
Controlled  
Entry



Safe Electrical  
System



Digital Lock  
(Main Door)



Apartment  
Window Grills





Spacious Living, Drawing & Dining





Corner Window



## Master Plan

Our master plan features spacious layouts designed for comfort and convenience, with wide roads, green zones, and perfectly planned amenities. Everything is curated to create a harmonious balance between modern living and the natural environment.



# Master Plan & Typical Floor Plans



## AMENITIES ON PODIUM FLOOR

- 1. Security Cabin, Entry & Exit Portal
- 2. Box Cricket
- 3. Skating Area
- 4. Pickleball Court
- 5. Badminton Court
- 6. Half Basketball Court
- 7. Calisthenics
- 8. Pet Corner
- 9. Driveway
- 10. Space for Weekend Market
- 11. Peripheral Plantation
- 12. School Bus Bay

## AMENITIES ON GROUND FLOOR

- 1. Senior Citizen Area
- 2. Outdoor Co-Working Space
- 3. Outdoor Gym
- 4. Multi-Purpose Lawn
- 5. Play Area
- 6. Water Body
- 7. Outdoor Calisthenics
- 8. Walking Track
- 9. Cabanas
- 10. Hammock
- 11. Amphitheatre
- 12. Clubhouse (Level G to 9)





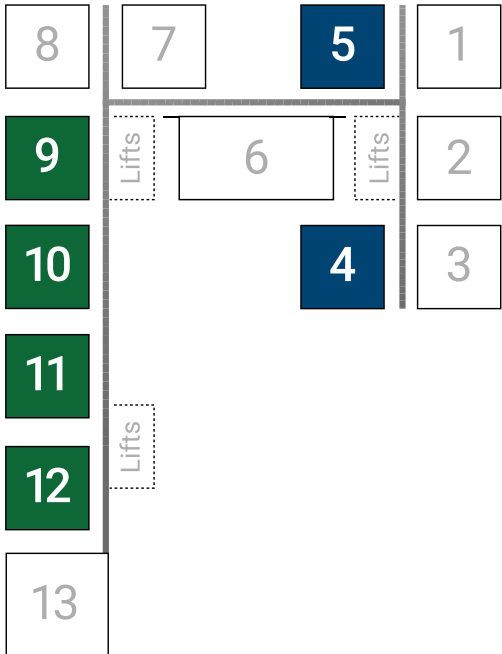
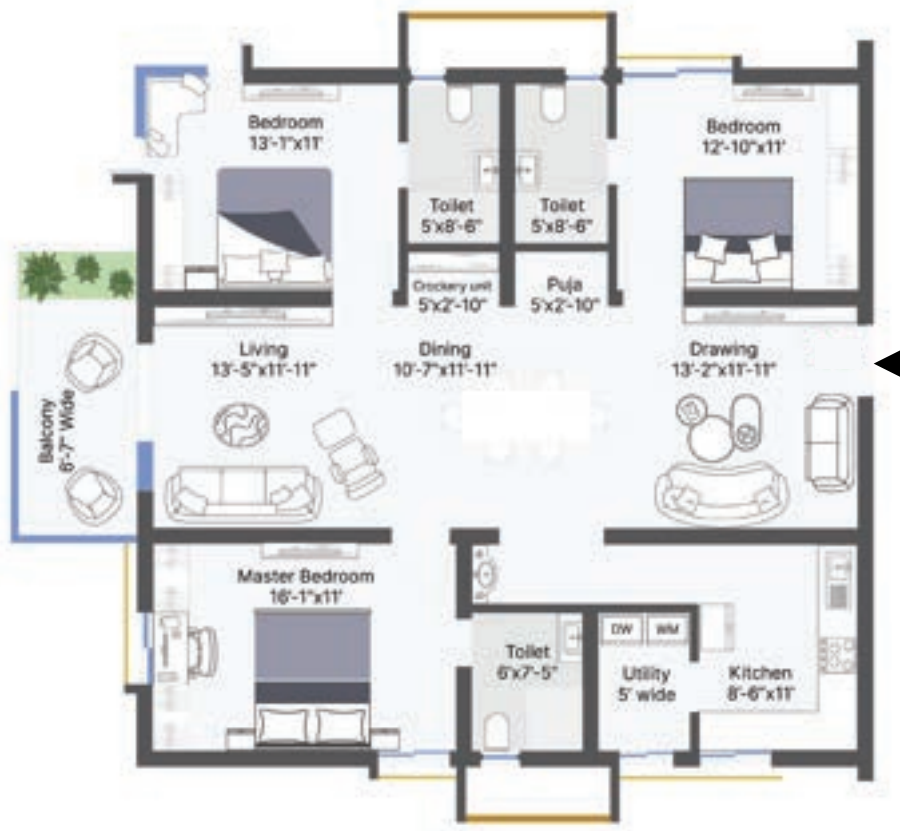
# Typical Floor Plans



3BHK | East | 1985 Sq. Ft. | Units 9, 10, 11, 12



3BHK | East | 2150 Sq. Ft. | Units 4, 5



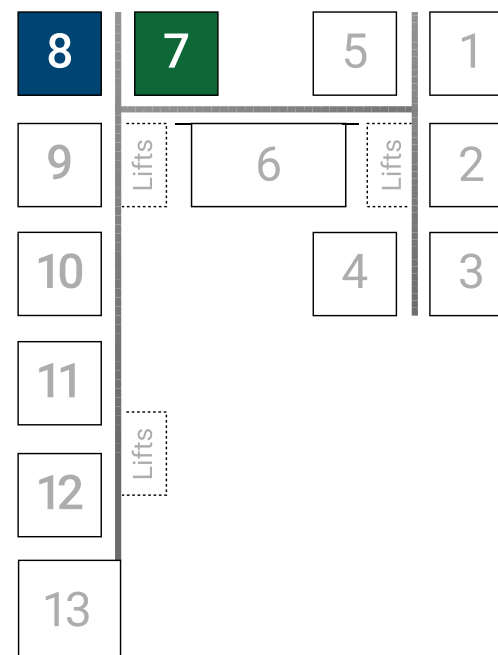




3BHK | West | 2150 Sq. Ft. | Unit 7



3BHK | East | 2180 Sq. Ft. | Unit 8



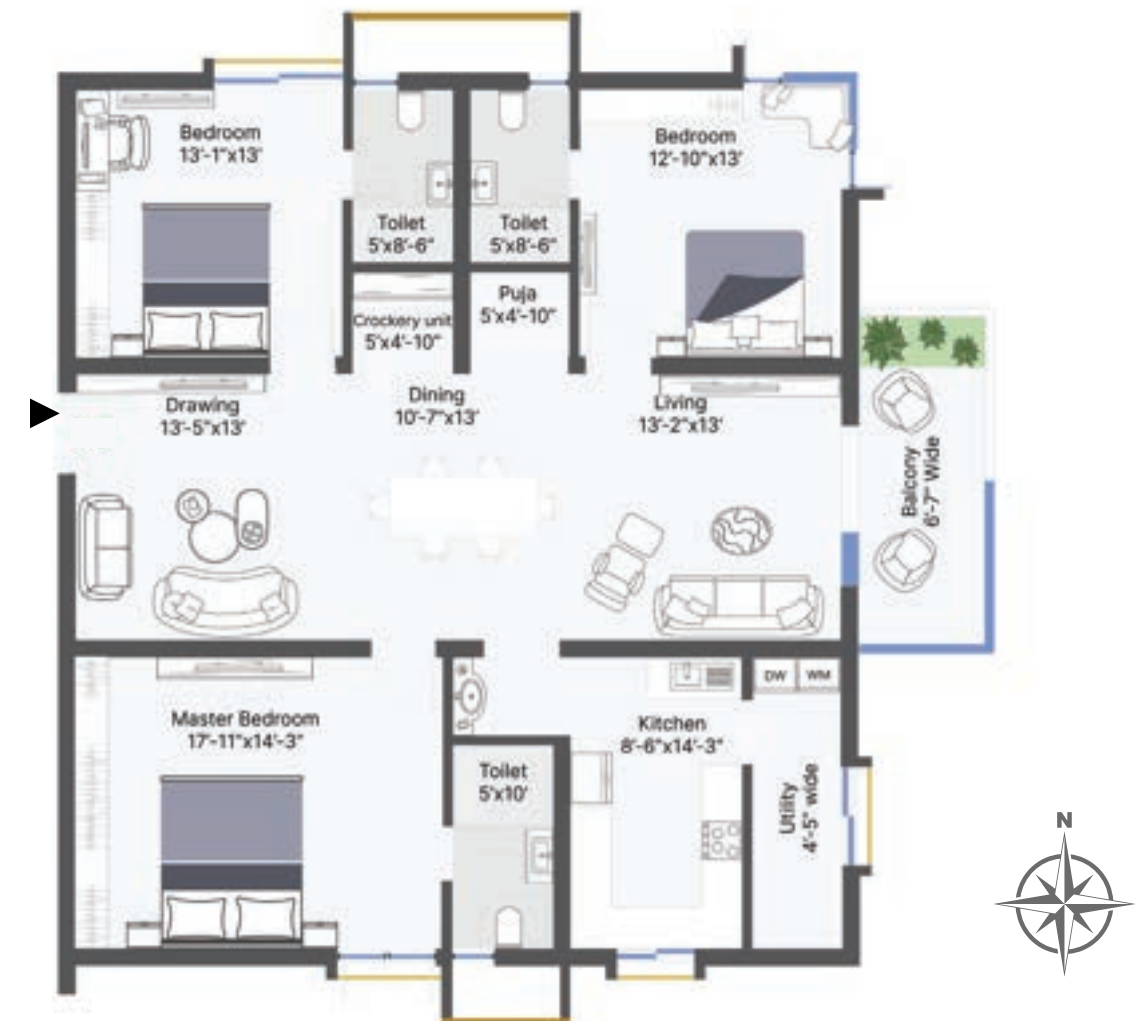
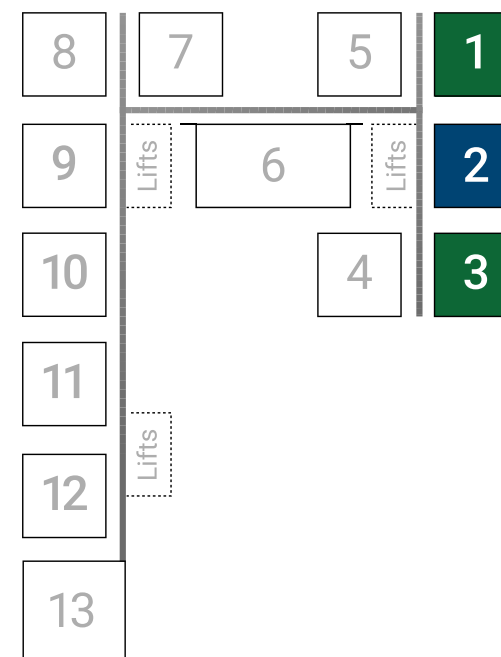
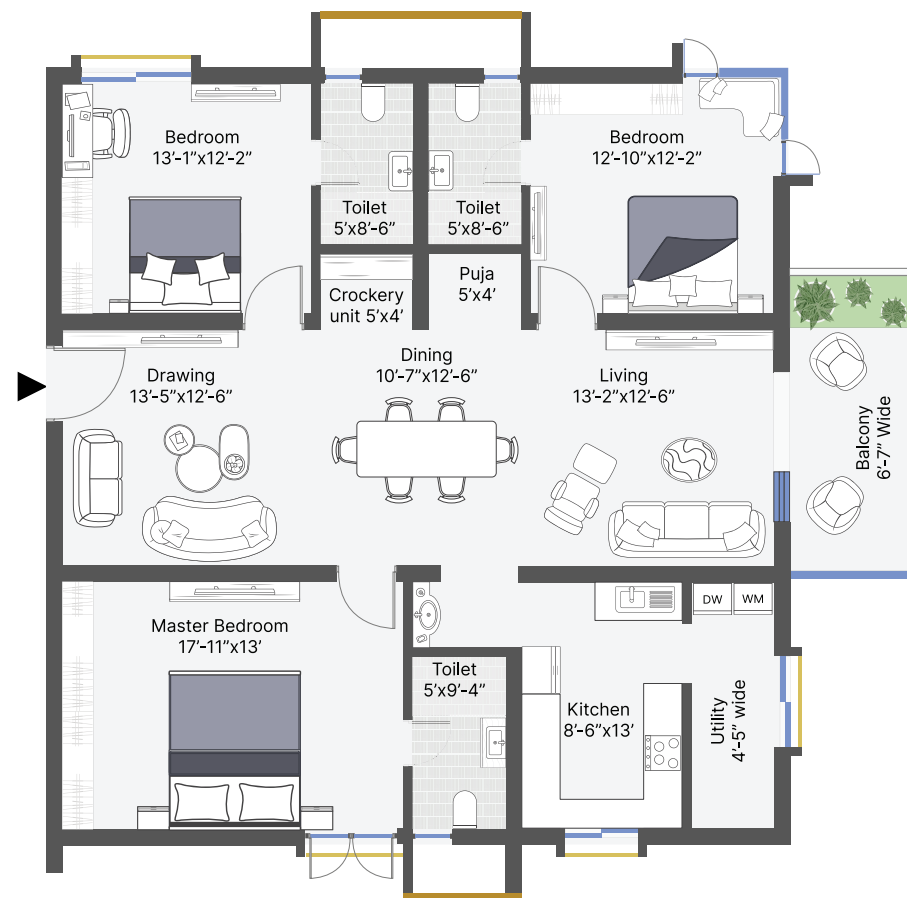




3BHK | West | 2180 Sq. Ft. | Units 1,3



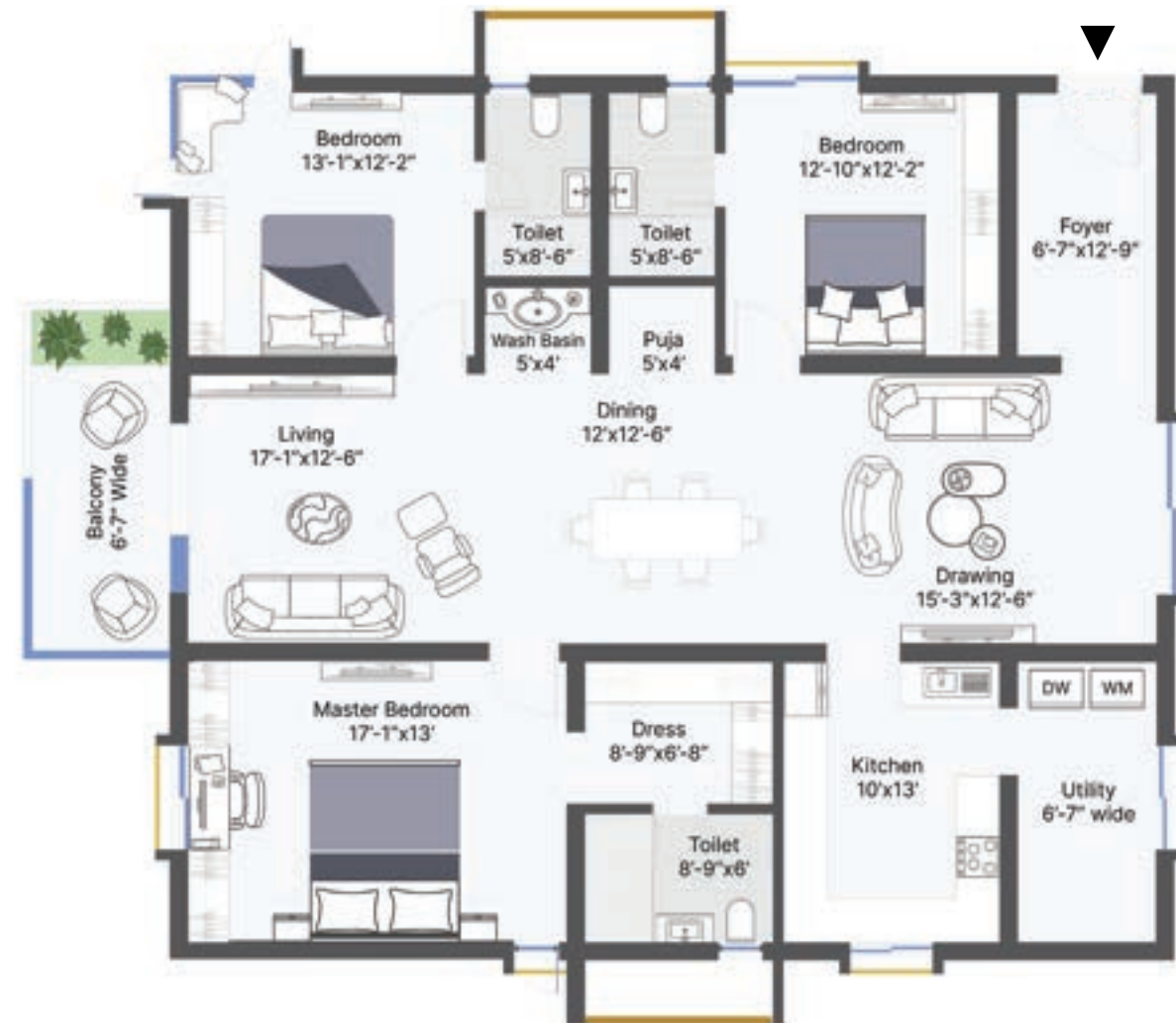
3BHK | West | 2325 Sq. Ft. | Unit 2







3BHK | North | 2625 Sq. Ft. | Unit 13



8	7	5	1
9	Lifts	6	Lifts
10		4	3
11			
12	Lifts		
13			







4BHK | North | 3515 Sq. Ft. | Unit 6

8	7	5	1
9	Lifts	6	Lifts
10		4	3
11			
12	Lifts		
13			





# Typical Floor Plans 2<sup>nd</sup> to 33<sup>rd</sup> Floor

Flat No.	Flat Type	Saleble Area (in Sq. Ft.)	Facing	Rera Carpet Area (in Sq. Ft.) (a)	Exclusive Balcony Area (in Sq. Ft.) (b)	External Walls Area (in Sq. Ft.) (c)	a+b+c	Common Area (in Sq. Ft.)
9,10,11,12	3BHK	1985	East	1309	102	97	1508	477
4,5	3BHK	2150	East	1447	82	101	1630	520
7	3BHK	2150	West	1447	82	101	1630	520
8	3BHK	2180	East	1447	105	101	1653	527
1,3	3BHK	2180	West	1447	105	101	1653	527
2	3BHK	2325	West	1549	109	105	1763	562
13	3BHK	2625	North	1728	105	111	1944	681
6	4BHK	3515	North	2326	88	136	2550	965

# Ground Floor & First Floor

Flat No.	Flat Type	Saleble Area (in Sq. Ft.)	Facing	Rera Carpet Area (in Sq. Ft.) (a)	Exclusive Balcony Area (in Sq. Ft.) (b)	External Walls Area (in Sq. Ft.) (c)	a+b+c	Common Area (in Sq. Ft.)
9,10,11,12	3BHK	1855	East	1240	62	103	1405	450
4,5,8	3BHK	2045	East	1379	62	108	1549	496
1,3,7	3BHK	2045	West	1379	62	108	1549	496
2	3BHK	2185	West	1478	65	112	1655	530
13	3BHK	2485	North	1659	62	118	1839	646

Please note: For details about the Ground Floor and 1<sup>st</sup> Floor, contact our sales team.



# Specifications That Are A Notch Above

Our specifications set the benchmark for quality and reliability. From materials to measurements, excellence is built into every detail to exceed expectations and ensure lasting performance.



**Foundations & Superstructure**  
RCC Foundation and Seismic Zone - II compliance RCC Walls With Shear Wall Construction, Resistant to Wind and Earthquake.



**Doors**  
**Grand Main Door (8'-0" height)**  
Elegant factory-finished doors with premium hardware and architrave, with smart video doorbell and biometric lock for enhanced security.

**Bedroom & Toilet Doors**  
Sleek, factory-finished doors (8'-0" for bedrooms & 7'-0" for toilets) with superior quality hardware.

**Balcony Sliding Doors**  
Wide UPVC 3-panel sliding doors with performance glass for abundant light and ventilation, with provision for mosquito mesh.

**Video Door Bell**  
Smart video door bell for enhanced security, allowing residents to see and interact with visitors before granting access.



**Windows**  
UPVC sliding and openable windows of reputed make, fitted with energy-efficient glass. Provision for mosquito mesh.

**Grills**  
Aesthetically designed Mild Steel (M.S.) grills for window openings with enamel paint finish for bedrooms (except those facing corridors), kitchen, and utility areas.

**Ventilators**  
UPVC ventilators of reputed make for all toilets, with provision for an exhaust fan.

**Balcony Railings**  
Elegant, aesthetically designed glass railing systems with premium hardware of reputed make.



**Flooring & Dadoing**  
**Flooring**  
Drawing, Living, Dining, Bedrooms & Kitchen: premium vitrified tiles of reputed make.

**Balcony/Bathrooms/Utility**  
Anti-skid vitrified/ceramic tiles of reputed make.

**Bathrooms (Dado)**  
Ceramic/vitrified tile dado up to 7' height.

**Kitchen (Dado)**  
Ceramic/vitrified tile dado up to 2' height above kitchen platform.

**Utility Area (Dado)**  
Ceramic/vitrified tile dado up to 3' height of reputed make.

**Corridors**  
Vitrified tiles of reputed make.

**Staircase**  
Granite/natural stone/vitrified tiles.

**Entrance Lounge**  
Granite/vitrified flooring as per the architect's design intent.

**Lift Lobby**  
Vitrified tiles of reputed make.



**Details of Painting**  
**External**  
Textured/smooth finish with two coats of premium exterior emulsion paint.

**Internal**  
Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make.



**Kitchen & Utility**  
**Water Supply**  
Separate tap connection for municipal water along with borewell water.



**Kitchen Platform**  
Granite platform with stainless steel (SS) sink and faucet of reputed make.

Provision for chimney, ignition stove, and under-counter water purifier.

Provision for dishwasher and washing machine points in the utility area.

**Piped Gas**  
Provision for Piped Gas (LPG/PNG) with metering for each apartment, ensuring a safe and convenient supply.

**Bathrooms**  
False ceiling in all bathrooms.

Wall-mounted/semi-pedestal washbasin with single-lever fixture in all bathrooms.

Countertop washbasin with single-lever fixture in the master bedroom.

Overhead showers of reputed make with a diverter in all bathrooms.

All faucets with premium CP fittings of reputed make; hot water connection provided to showers.

Wall-mounted WC with flush tank/valve of reputed make in all toilets.

Health faucets of reputed make.

Provision for a geyser in all bathrooms (except powder bathroom).



**Parking**  
Two basements and four naturally ventilated podium-level car parking areas.  
Parking signage at designated locations to ensure smooth movement and driving comfort.



**Car Wash Area**  
A common car wash area will be provided.





## Electrical & Communication

### Cables

Concealed copper wiring of reputed make.

### Safety

MCBs for each distribution board of a reputed make.

### Lighting

LED light fixtures for all common areas and landscaped areas.

### Kitchen Outlets

Power outlets for chimney, hob, microwave oven, mixer/grinder, refrigerator, and water purifier.

### Utility Outlets

Power outlets for washing machine and dishwasher.

### Bathrooms

Power outlets for geysers in all bathrooms (except powder bathroom).

### Power Supply

Dual-source prepaid energy meters for each unit.

### Switches

Modular switches of reputed make.

### Air Conditioning

Power outlets for split ACs in the drawing, dining, living, and all bedrooms.



### Lifts

#### Lift

12 high-speed automatic elevators of reputed make, V3F drive for better power efficiency, and an Auto Rescue Device.

### Clubhouse

2 dedicated lifts.



## Telecommunication, Cable TV & Internet Communication & Connectivity

Telephone point in the living area with an intercom facility connecting all units to security.



### WTP & STP

Fully treated water supplied from borewell and/or municipal sources.

Sewage Treatment Plant (STP) of adequate capacity, as per norms, provided within the project.

Treated sewage water is reused for landscaping and flushing.



### Generator

100% Diesel Generator power backup with acoustic enclosure with AMF panel.

### BMS

A state-of-the-art Building Management System (BMS) to seamlessly monitor electrical, plumbing, fire safety, and lift operations.



### For the Specially-abled

Block entrances will be equipped with access ramps to facilitate easy movement for individuals with disabilities.



### Waste Management

Garbage chute provided on all floors for convenient waste disposal.

An organic waste composter of suitable capacity will be installed in the basement.



### Rainwater Harvesting

Rainwater harvesting through recharge wells and onsite storage tanks is designed to enhance groundwater levels and support water reuse.



### External Lighting

LED lighting posts with premium lamp fittings are provided in setback and landscaped areas.



## Fire and Safety

Fire hydrant and sprinkler system provided in all apartments, corridors, lobbies, clubhouse and in parking areas (basements & podiums).

Comprehensive fire alarm system with manual call points, hooters/strobes, smoke detectors, and heat detectors.

Public Address (PA) system with speakers at lift lobbies, staircase lobbies, corridors, reception, service rooms, and all common areas.  
All systems designed and installed as per fire safety norms.



### Security

Sophisticated, round-the-clock security system.

Intercom facility from security to all flats.

Panic button and intercom provided in lifts, connected directly to the security room.

Surveillance cameras at the main security gate, tower entrances, passenger lifts, children's play areas, and block reception areas.

Boom barriers with mechanical operation at vehicle entry & exit points.



### Compound Wall

Aesthetically designed compound wall shall be constructed all around.



### Billing System

Automated prepaid billing system for water and power.



### IGBC Ratings

The project proudly holds IGBC Pre-Certified Platinum status, ensuring eco-friendly design and sustainable living.



### Planter Box

Every apartment comes with a thoughtfully designed planter box, complete with drip irrigation and drainage, allowing medium-sized plants to flourish with ease. A sustainable and low-maintenance green feature.



### Washrooms for Domestic Help

Convenient washrooms for domestic help are provided on alternate floors near the staircase.



### End-of-Corridor Landscaping

Thoughtfully designed green pockets at corridor ends on alternate levels bring in natural light, greenery and nature-integrated living experience.



### Shuttle Service

A mini-bus exclusively for residents, providing hassle-free connectivity between the project and the Nagole Metro station.

**Note: No alterations or modifications will be permitted**



# Our Partners



Architect



Principal Landscape Architect



Structural Consultant



MEPF Consultant



Project Management + QC Consultant



Green Building Consultant



Structure & BIM Peer Review



Clubhouse Architect & Interior Designer



Associate Landscape Architect



Façade Consultant



Parking Consultant



Vertical Transportation Consultant



Ground Water Consultant



Cost Consultant



Geotechnical Consultant



Advertising Consultant



MarCom Consultant



Walkthrough & 3D Visualisation



Building Permission No.  
5416/GHMC/LBN/2025-BP  
TG RERA NO. P02200010357  
[www.rera.telangana.gov.in](http://www.rera.telangana.gov.in)



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