

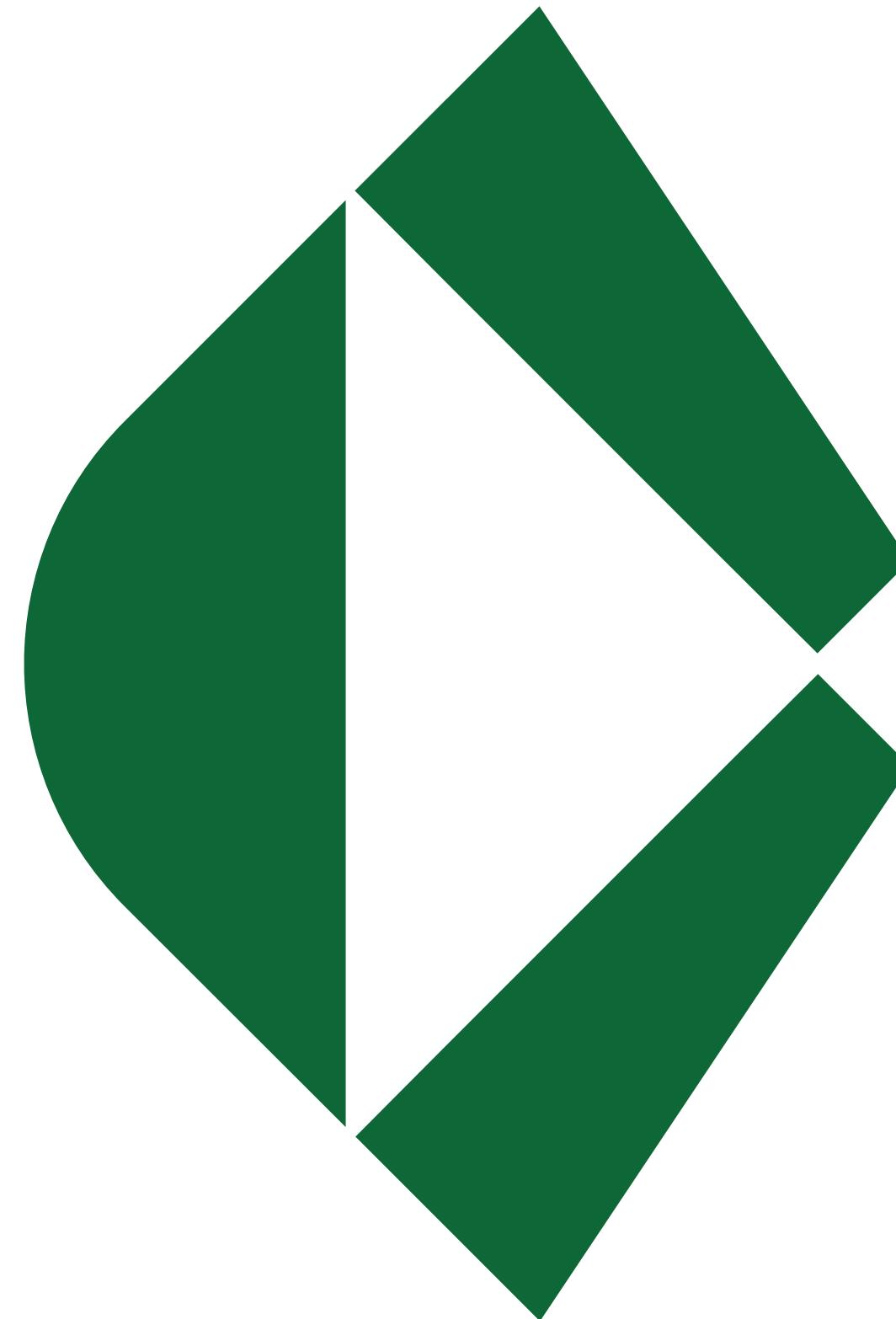
A series of thin, curved lines in various colors (white, light blue, dark blue, purple) are arranged in a grid-like pattern, creating a sense of depth and motion.

CSR ashvatha

A NOTCH ABOVE

Rooted In Purpose,
Driving Innovation
and Being
Progressively Forward

Always,
A Notch Above





For close to
40 YEARS,

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.



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-LevelParking:
2 Basements +
4 Podiums

Naturally Ventilated
Landscaped
Podium-LevelParking

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-ZeroWaste
(Desgin &
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

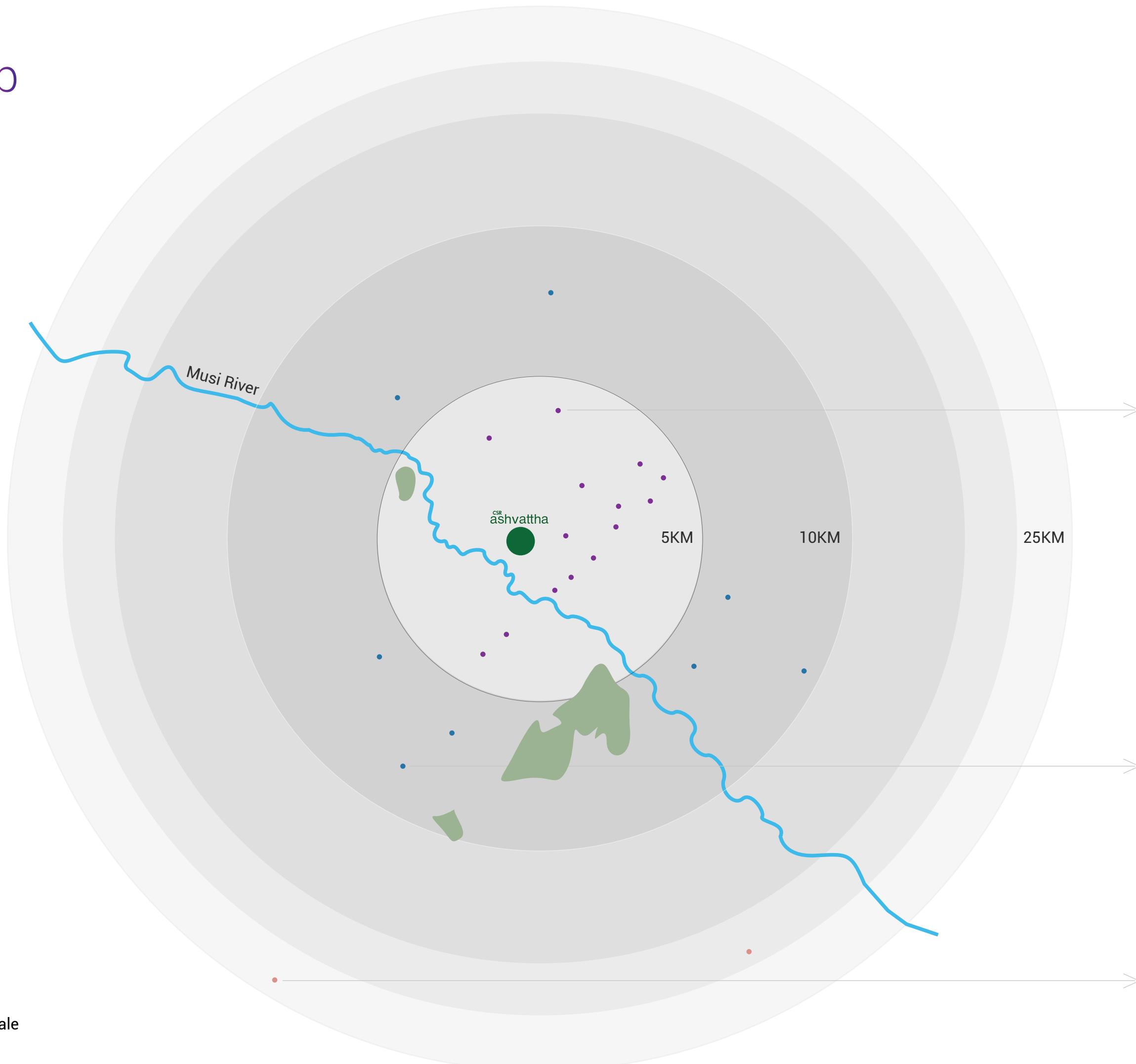
Swimming Pool
at 410 Ft. Height
on 34th Floor

Shuttle Service
to the Nagole
Metro Station





Map



- 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



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



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

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.

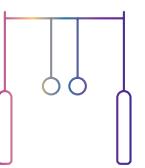


Familyhood

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



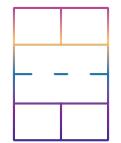
Leisure Room



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



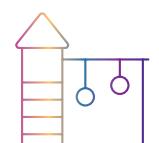
Hammocks



Landscaped
Terrace



Provision for
Pharmacy



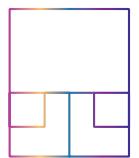
Outdoor
Play Area



Badminton Court
(indoor & outdoor)



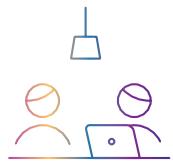
Space for Market/
Rhythu Bazaar



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

1st Floor

Banquet Hall
Party Room

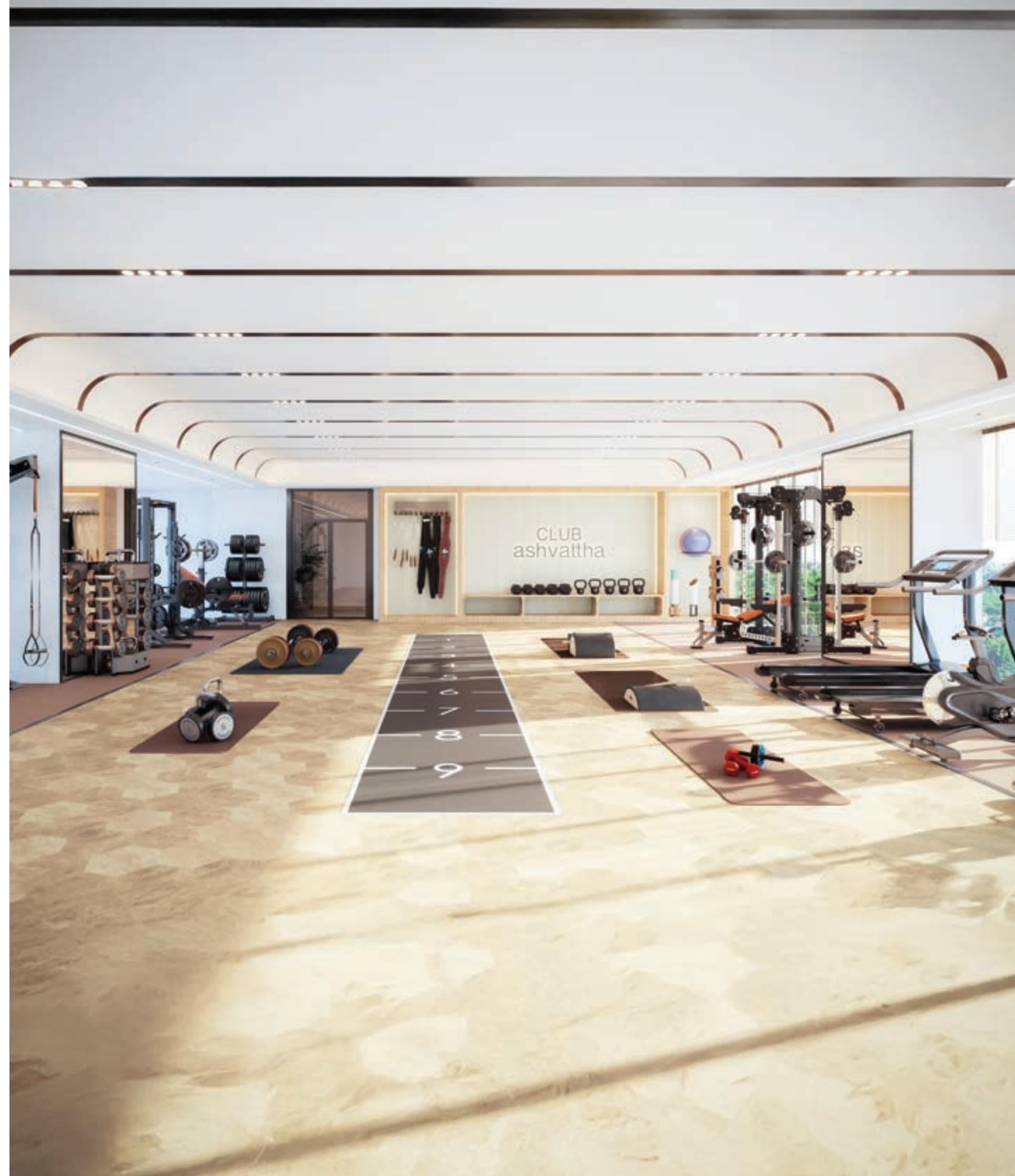
Energising Your Experiences, A Notch Above

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.

2nd Floor (Double Height)
Banquet Hall

4th Floor (Double Height)
Badminton Court
Indoor Games

6th 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.

7th Floor

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

8th Floor

Co-Working Space
(with dedicated VC room)

Study/Tuition Room
Library
Hobby Room

9th Floor

Theatre
Squash Court



Indoor Games



Main Entrance Lobby



Grand Double Height Banquet



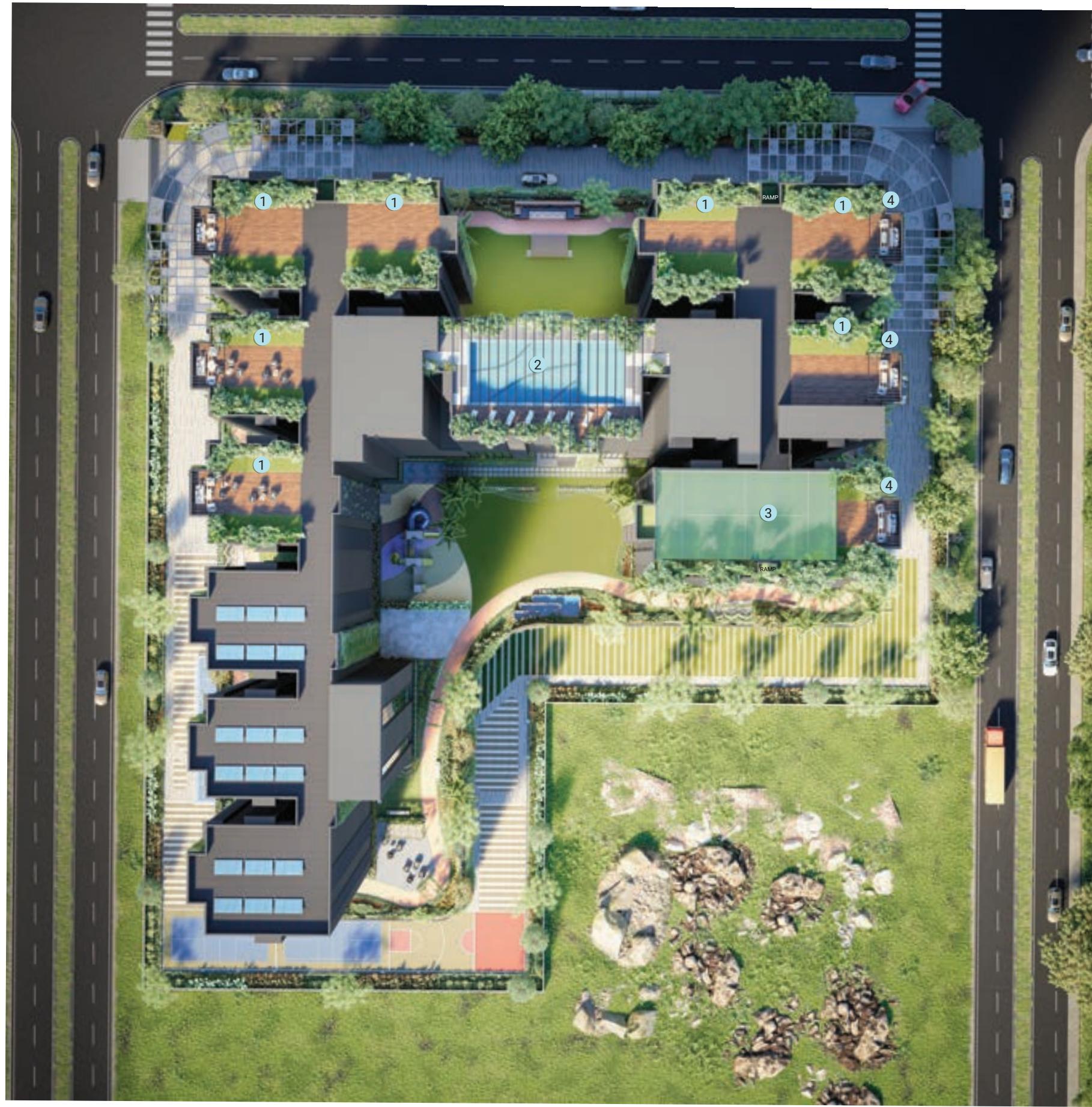
Elevating Every Moment, A Notch Above

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)



Fixture
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

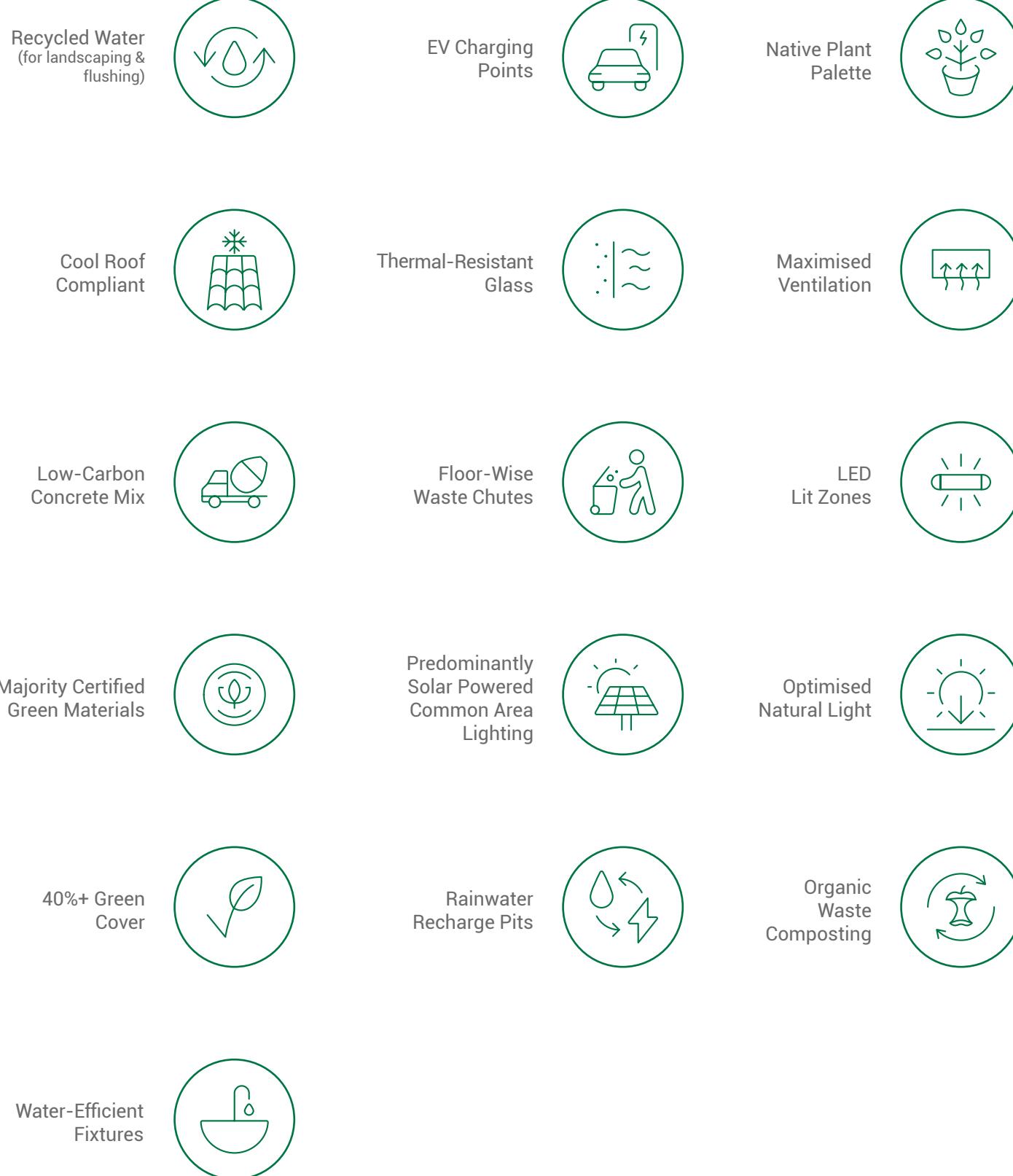
Every aspect of the design reflects a deep commitment to sustainability.

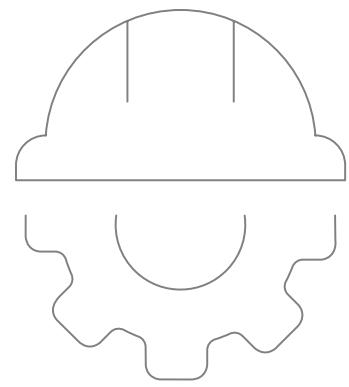
The focus is on creating a low-impact lifestyle that prioritises environmental well-being without compromising on everyday comfort.



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.

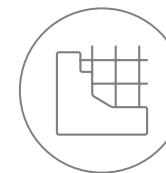




Engineering & Technology

Features That Are A Notch Above

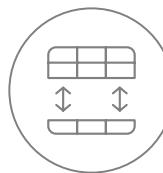
Engineered for strength, precision, and longevity, the project incorporates advanced construction methods. These features ensure faster build quality, superior structural integrity, and long-term performance.



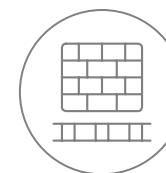
Shear Wall Construction



Building Information Model



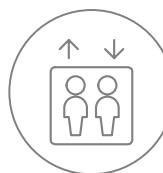
Sewage Treatment Plant



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)



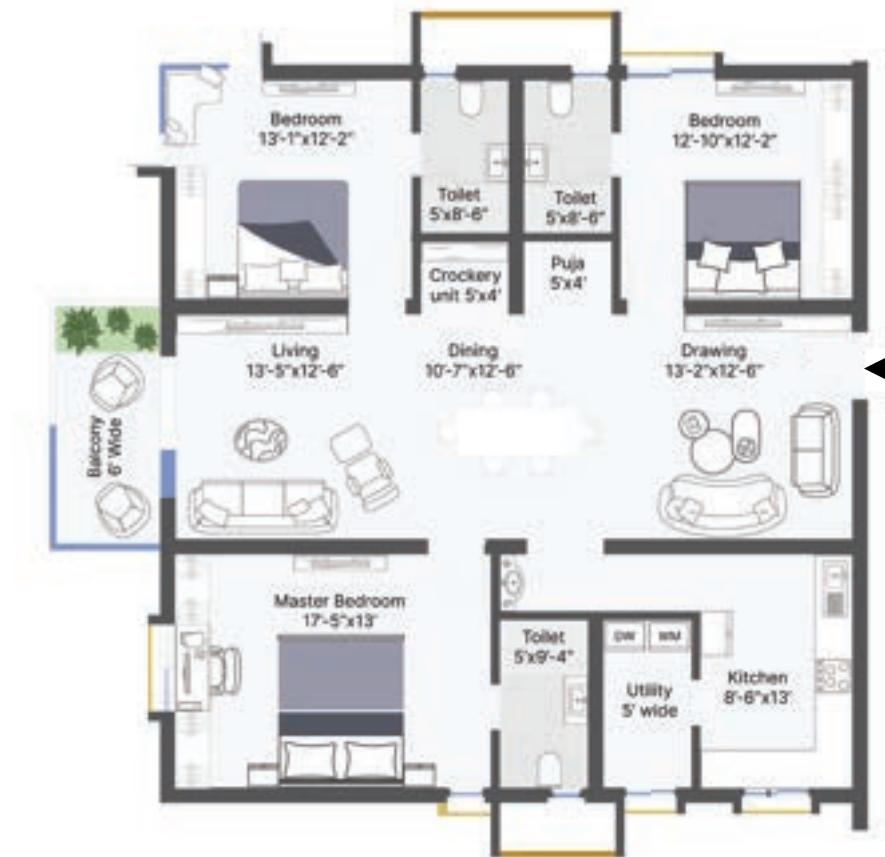
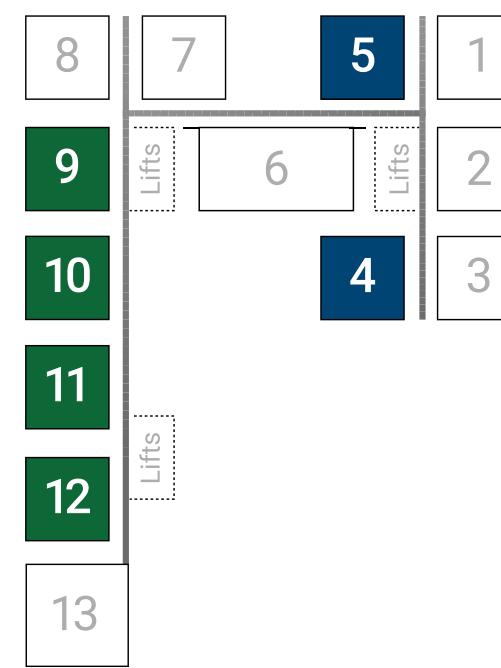
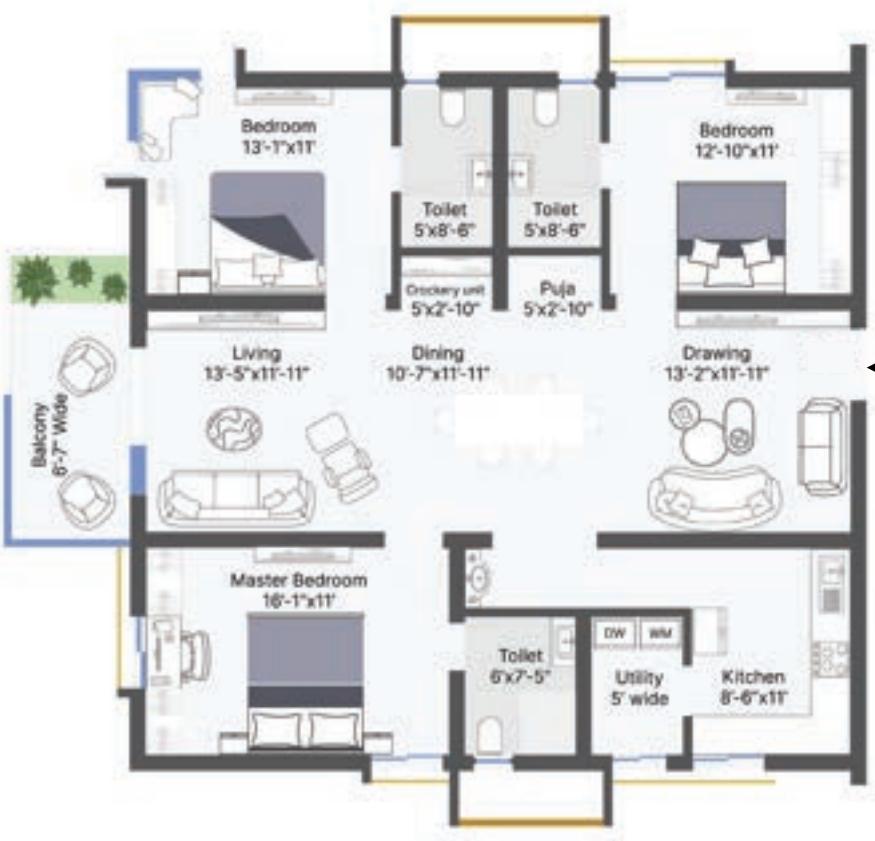
Typical Floor Plans



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



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

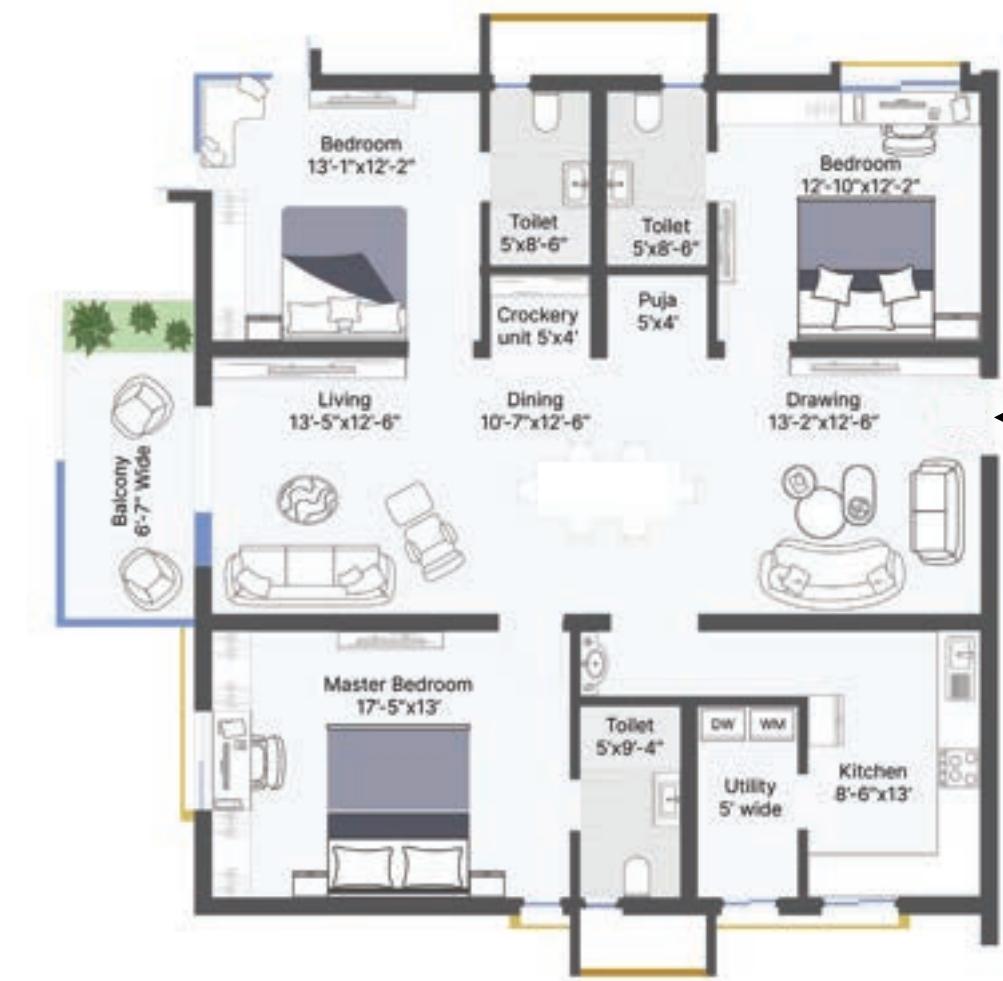
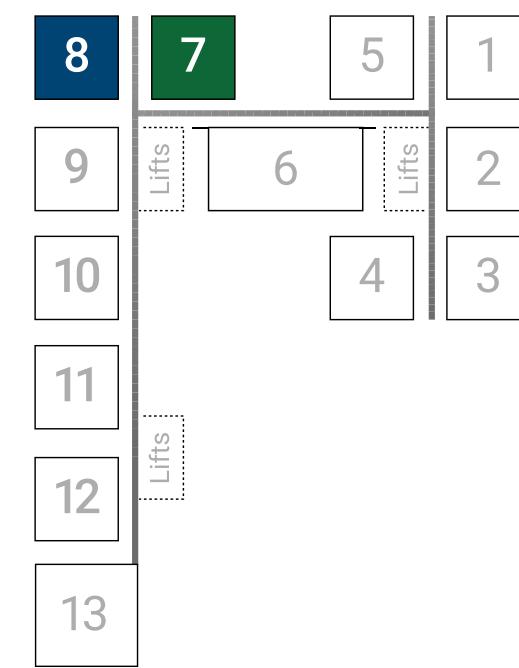




3BHK | West | 2150 Sq. Ft. | Unit 7



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

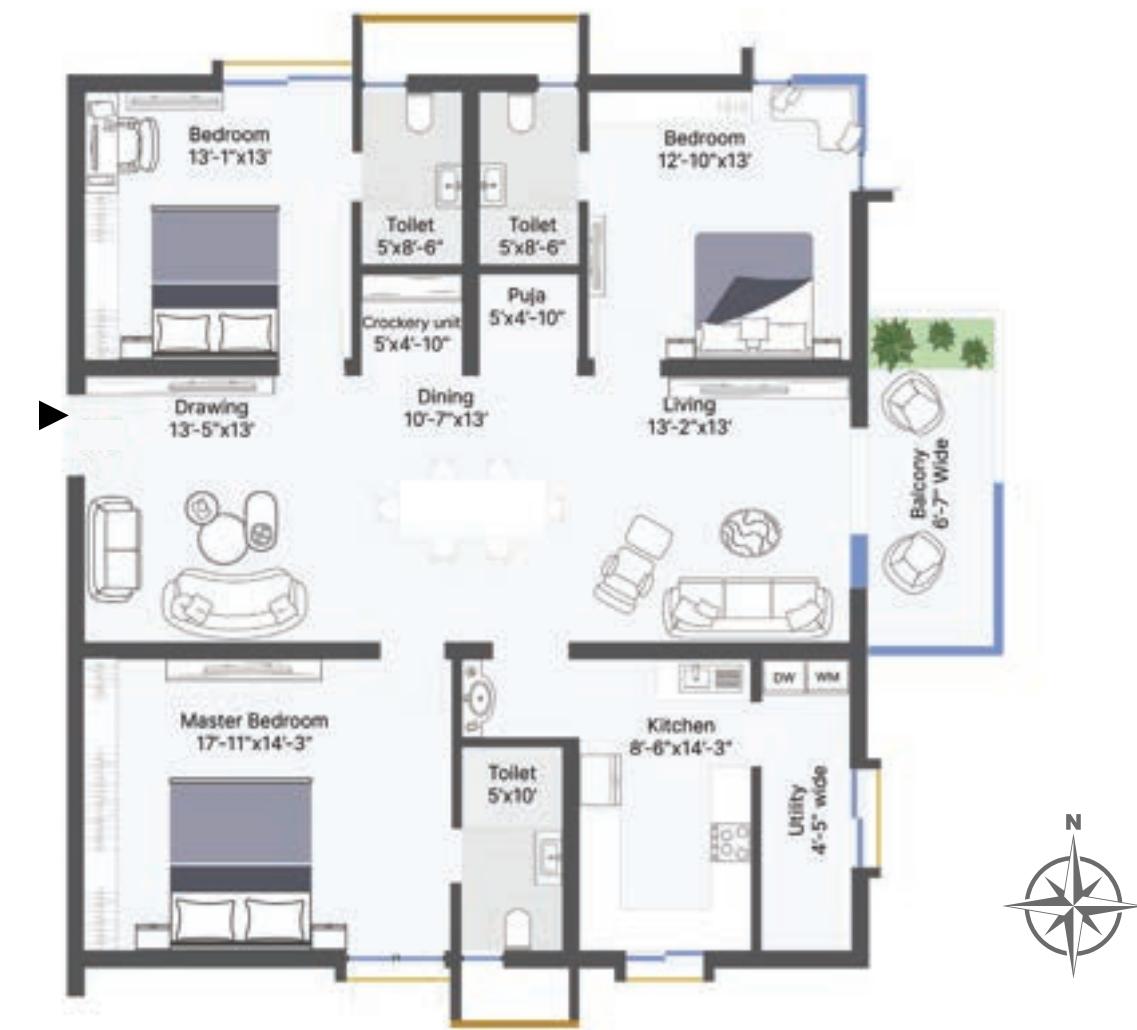
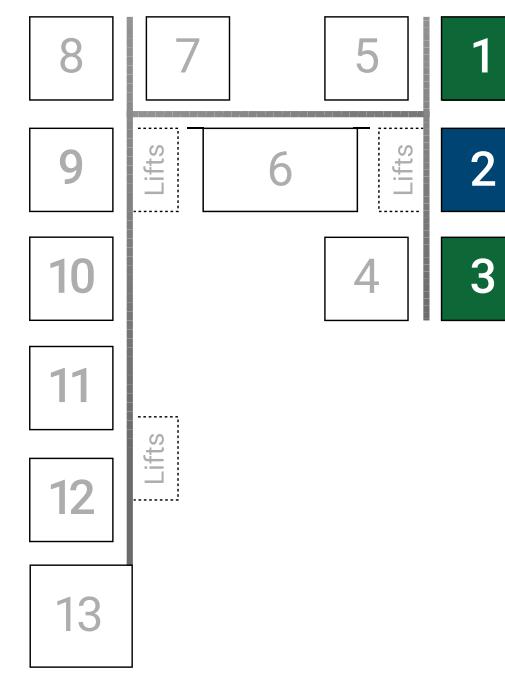
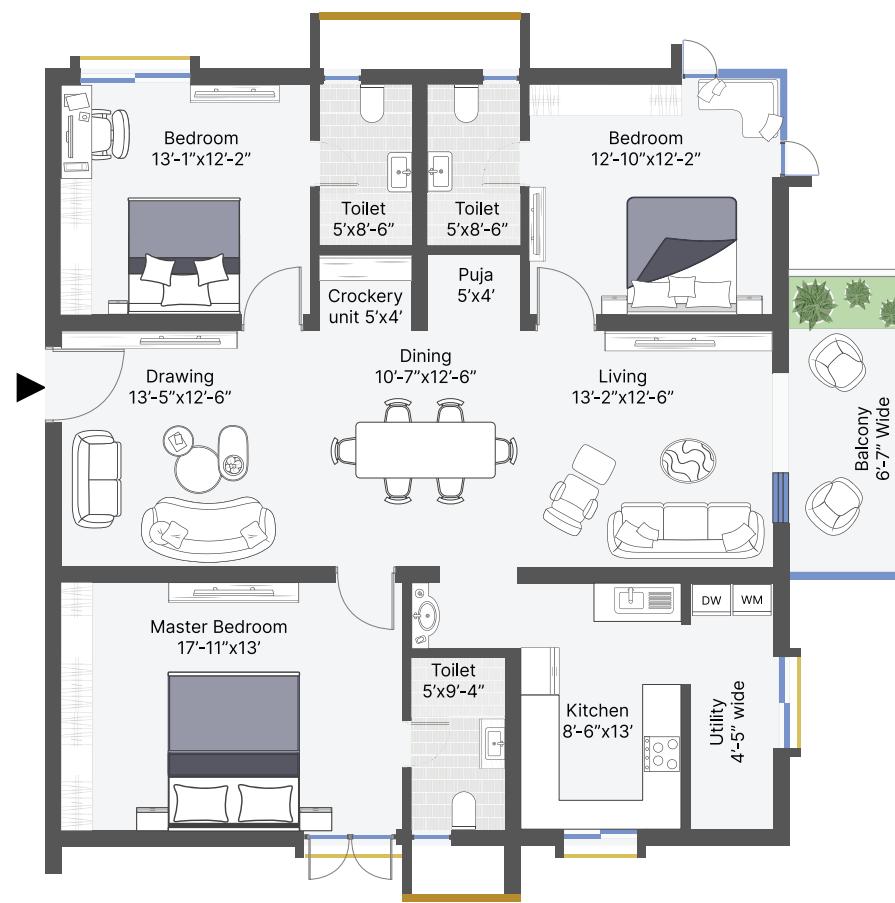




3BHK | West | 2180 Sq. Ft. | Units 1,3

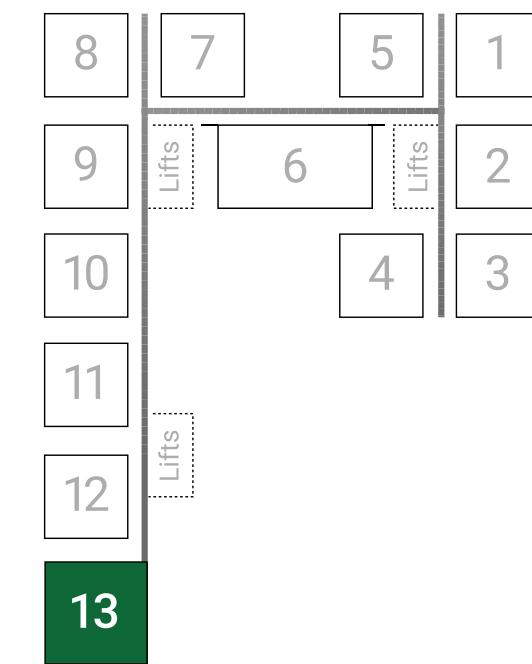
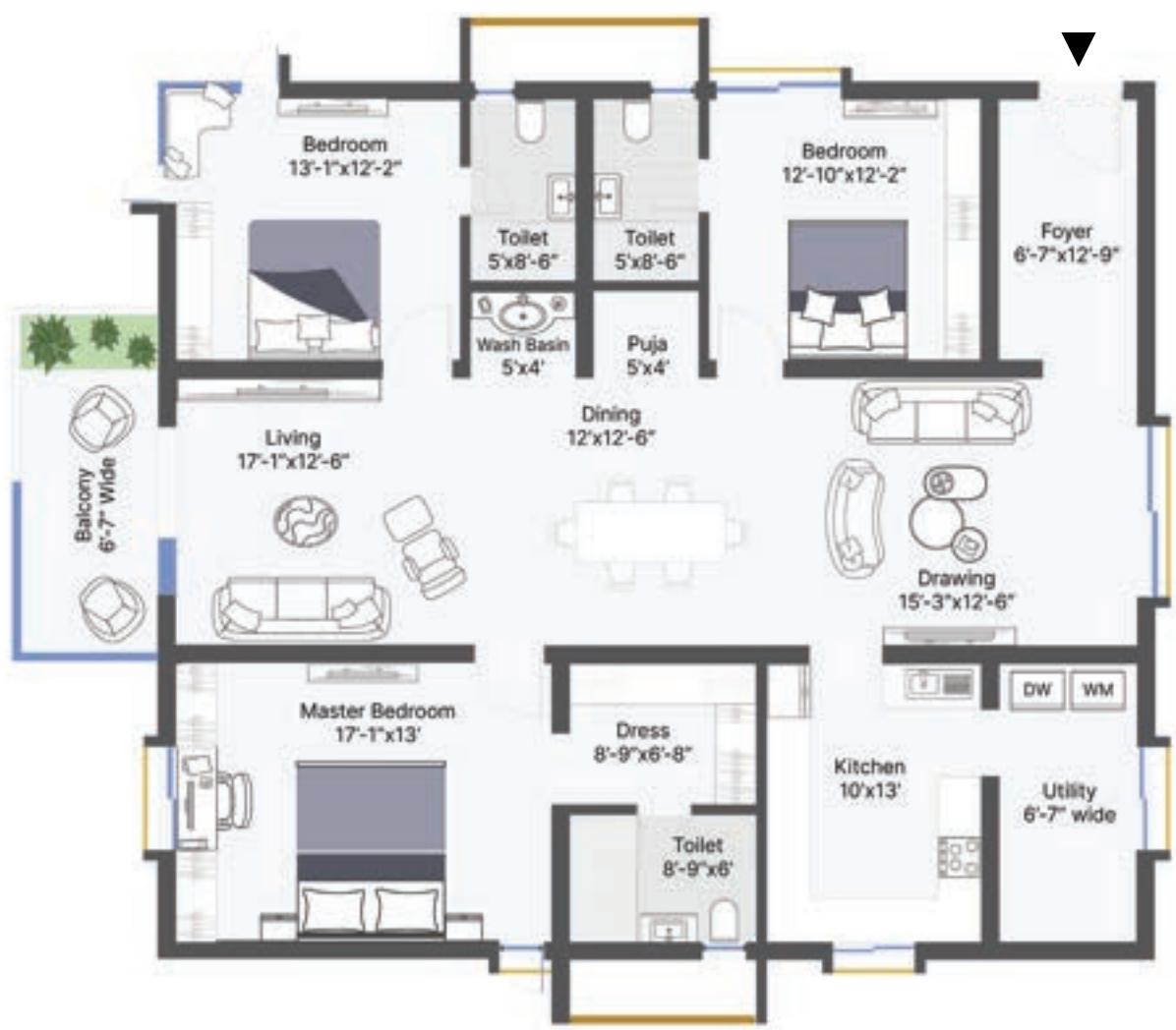


3BHK | West | 2325 Sq. Ft. | Unit 2



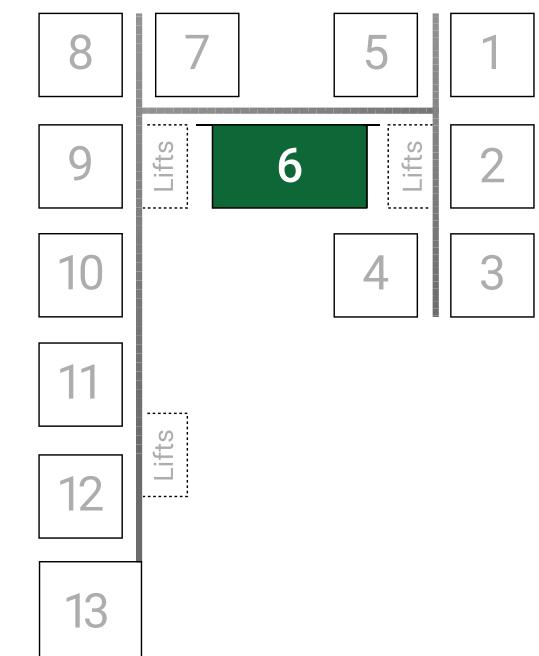


3BHK | North | 2625 Sq. Ft. | Unit 13





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



Typical Floor Plans 2nd to 33rd 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

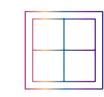
Ground Floor & First Floor

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 1st 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.



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.



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.

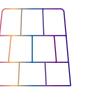
Video Door Bell

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



Foundations & Superstructure

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



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.

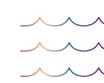
Clubhouse

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.



Generator

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



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.



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).



Security

Sophisticated, round-the-clock security system.



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.

The project has achieved IGBC

Platinum – Net Zero Waste Certification (Design & Construction), reflecting our commitment to reducing and responsibly managing construction waste.

IGBC Pre-Certified Platinum (Health & Well-being), reflecting our commitment to sustainable, health-focused 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

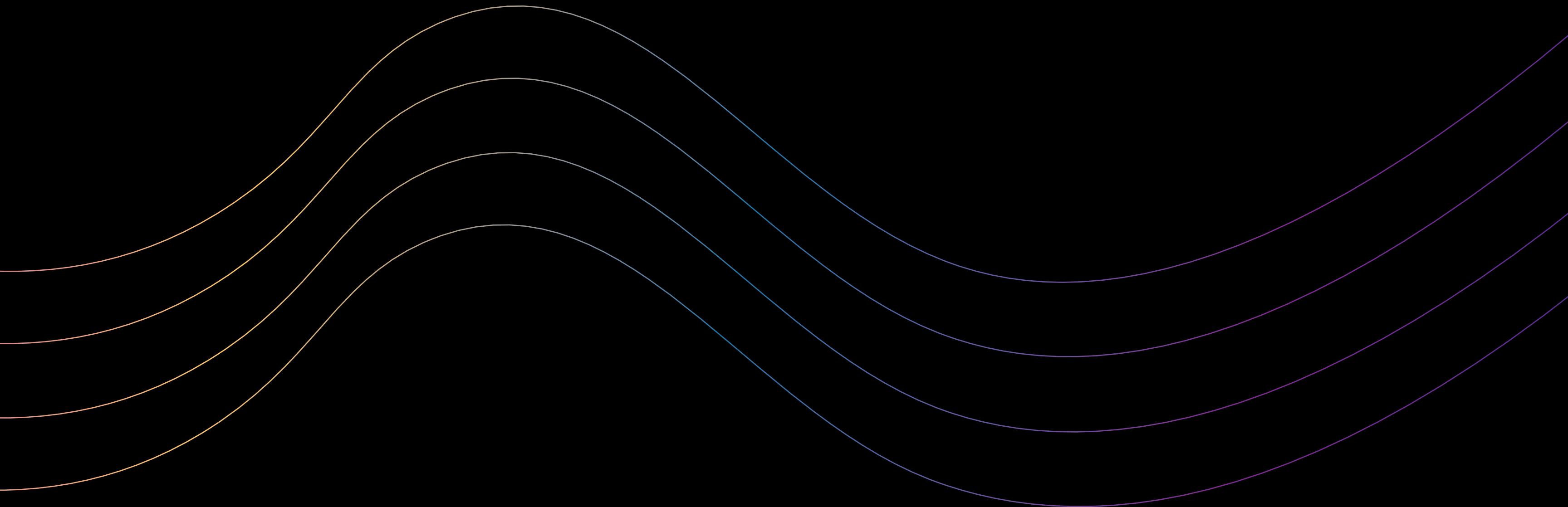


MarCom
Consultant



Walkthrough &
3D Visualisation

Building Permission No.
5416/GHMC/LBN/2025-BP
TG RERA NO. P02200010357
www.rera.telangana.gov.in



A Project by
CSRTM
ESTATES

Corporate Address: 4th Floor, CSR ESTATE,
Plot No.8, Sector-1, HUDA Techno Enclave,
Madhapur, Hyderabad - 500081.

CIN: U70102TG1996PLC022903 | +91 40 2311 8484
info@csrestates.com | csrestates.com

CSR
ashvattha

Site Address: Plot No. 71 to 75, Road
No.1, Uppal Bhagayath, Hyderabad,
Telangana - 500039.

+91 XXXXX XXXXX
sales@ashvattha.com | [csrashvattha.com](http://ashvattha.com)

Disclaimer: The amenities, specifications, facilities, surrounding infrastructure, stock images and features shown and/or mentioned and the image renders used herein are purely indicative and for representational purposes and may differ from the actuals.