

Nature is not a vacation, *it's home.*



KSR  
Greens  
LIFE REIMAGINED @ Madinaguda

# LUXURY IS GREEN

That's the way we have conceived and created KSR Greens. A place where you can bask in mellow sunshine, walk in the rain, luxuriate in the fresh breeze, enjoy safety and security. A place that boasts of many firsts in the realms of premium living.

See you here,  
at KSR Greens in Madinaguda.

**KSR**  
**Greens**





**DISCOVER**  
NEW  
**LUXURY AT**  
MADINAGUDA

**2**  
TOWERS

**30**  
FLOORS EACH

**3.15**  
ACRES

**3**  
BHK

**476**  
UNITS

**1600-1900**  
SFT

**79%**  
OPEN SPACE





## FIRST TIME IN HYDERABAD, FOREST COLUMNS 6 METERS HIGH

The Forest Columns are a first-time innovation that will steal the hearts of residents. The greenery intertwined with concrete is sheer magic.



DROP OFF AREA



VISITOR PARKING AREA

## BE PAMPERED BY THE CARING PRESENCE OF NATURE

KSR Greens is built on a unique podium design. Swanky cars can cruise right from the gate to the basement, leaving the ground space uncluttered and absolutely safe.





## GREENERY IS THE BEST SCENERY

Whether you are looking out of your luxurious bedroom window or relaxing in the balcony, all you see is green. Whether you are seated on the grounds or taking a walk, all you take in is the freshness and energy. This is the color of new life and a new you.



V E R T I C A L C L U B H O U S E



## AMENITIES

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Squash & Badminton Courts

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Coffee Shop

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Library for Kids

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Double Height Banquet Hall

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Preview Theatre

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Indoor Games (Billiards & TT)

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Bridge Room

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Guest Rooms

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Business Lounge

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Gym

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Indoor Rock Climbing Wall

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Open Yoga

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Aerobics Area

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Steam and Sauna

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Infinity Swimming Pool

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V E R T I C A L C L U B H O U S E



## AMENITY RICH COMMUNITY

Experience first-of-its-kind in Hyderabad, a vertical clubhouse with 8 floors, state-of-the-art amenities and an infinity rooftop pool.



KSR  
Greens



# SITE LAYOUT



## LEGEND

1. Main Entrance & Exit Gate
2. Security Cabin with Entrance Portal
3. Entrance Water Body with Sculpture
4. Pedestrian Pathway
5. Granite Entrance Paving
6. Jogging Track / Pathway
7. Seating Deck under Pergola
8. Lawn
9. Visitor's Parking
10. Seating
11. Water Body with Sculpture
12. Yoga & Meditation Area
13. Cul-De-Sac
14. Children's Play Area
15. Multipurpose Court
16. Fitness Station
17. Amphitheatre
18. Party Lawn
19. Stage under Pergola
20. Entrance Deck under Pergola
21. Cricket Pitch
22. 11.0 m Wide Fire Driveway
23. 11.0 m Wide Driveway
24. Kid's Play Area
25. Mini Party Area with Barbeque Counter
26. Table Tennis / Billiards Table
27. Elderly Seating Area
28. Free Standing Pylons





# TYPICAL FLOOR PLAN BLOCK-B



## AREA STATEMENT

FLAT NO.	1	2	3	4	5	6	7	8
FACING	WEST	EAST	EAST	EAST	EAST	WEST	WEST	WEST
AREA	1900	1900	1600	1600	1785	1785	1600	1600



LOCATED FOR  
SHOPPING &  
CONVENIENCES

That's Madinaguda for you. Scenic and serene, plush and pretty, dynamic and pulsating. So close to Kukatpally and Hitech City, and bang on the Metro line. You are connected with every urban amenity under the sun and every business hub and location in Hyderabad. Being here is living in the future!



5  
MIN

GSM MALL  
SOUTH INDIA  
SHOPPING MALL



10  
MIN

MIYAPUR METRO  
KONDAPUR  
KIMS HOPITALS



15  
MIN

FORUM MALL  
CYBER TOWERS  
FINANCIAL DISTRICT



20  
MIN

DECATHLON  
AIG HOSPITALS  
ORR

**STRUCTURE**

- Aluminium Framework (Mivan) & Shear Wall Technology. Concrete Blocks for Non-Structural Members (Wherever required).

**PLASTERING**

- Internal: Gypsum Plastering of a branded make for smooth finish.

**JOINERY WORKS****Main Door**

- Teak wood frame and shutter finished with melamine polish and fixed with reputed make hardware.

**Internal Doors**

- Hardwood door frame and laminated shutter with hardware of reputed make.

**Utility Doors**

- UPVC/Aluminium alloy framed door. Framed system with toughened glass.

**Sliding Door/French Windows.**

- UPVC/Aluminium alloy door. Framed glass sliding door with provision for mosquito mesh track.

**Windows**

- UPVC/Aluminium alloy framed window system with toughened glass with provision for mosquito mesh track.

**Balcony Railings**

- Aesthetically designed MS Grills to match the building elevations.

**PAINTING**

- Internal: Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make over a coat of primer.
- External: Textured/Smooth finish and two coats of exterior emulsion paint of reputed make.

**FLOORING**

- Living/Dining: Imported marble flooring of superior quality.
- Master bedroom: Premium engineered wooden flooring of superior quality.
- Other bedrooms & Kitchen: 800 X 800 mm size double charged Vitrified Tiles of superior quality.
- Bathrooms: Anti-skid Vitrified/Ceramic Tiles of superior quality.
- Balconies: Anti-skid Vitrified/Ceramic Tiles of superior quality.
- Staircase: Vitrified/Ceramic Tiles of superior quality.
- Common Lobbies: Granite/Marble/Vitrified tiles combination flooring as per design.
- Lift Lobbies: Granite/Marble/Vitrified tiles combination flooring as per design.

**KITCHEN**

- Granite platform with stainless steel single bowl sink of superior quality.
- Utility Area: Dish washer and washing machine provision in the utility area.
- 5 Power Points in Kitchen with Multi Pin 6/16A Sockets (Chimney, refrigerator, microwave, mixer/grinder and water purifier).

**BATHROOMS**

- Countertop wash basin (vanity type) with single lever mixer.
- EWC with concealed flush tank/flush valve of reputed make.
- Single lever fixtures with wall mixer cum shower of premium make.
- Provision for geysers in all bathrooms.
- All C.P. Fittings are chrome plated of reputed make equivalent to Delta/Kohler etc.

**DADOING**

- Kitchen: Ceramic tiles up to 600 mm high above kitchen platform of superior quality.
- Bathrooms: Well designed concept with designer tiles for walls up to lintel level.
- Utility glazed designer ceramic tiles up to 5'0" near the wash area.

**ELECTRICAL**

- 3 phase supply for each unit and individual meter boards.
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Elegant designer modular electrical switches.
- Concealed copper wiring of reputed make with sufficient power outlets and light points.
- Provision for split AC system of approved make along with copper cables for all rooms as per the requirement.

**TELECOM/I-NET/CABLE TV**

- Provision for internet, DTH, telephone & intercom.

**LIFTS**

- High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make of Schindlers/Mitsubishi/Thysonkrupp/Toshiba, Entrance with Granite/Marble Cladding.
- One high speed service lift of reputed make.

**SECURITY, SURVEILLANCE AND BMS**

- Solar powered security fence.
- Access control at main gate with access card reader.
- Boom Barrier operated with access card readers.
- CCTV cameras around the project for surveillance 24X7.
- The complete building shall be provided Building Management System with all facilities.
- Boom Barrier near entry to basements to allow only owners vehicles.

**WATER TREATMENT PLANT**

- Fully treated water made available through an exclusive water softening and purification plant.
- Water meters for each unit.

**SEWAGE TREATMENT PLANT**

- 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 purpose.

**GENERATOR**

- 100% DG Set backup with acoustic enclosure & AMF.

**PARKING**

- Optimally designed parking spaces with signage provided at all strategic locations for ease of parking. EV charging point at all car parks.

**FIRE SAFETY**

- Fire Hydrant and Fire Sprinkler System in all floors and basements.
- Fire Control Panel will be kept at main security desk.
- Fire Water Tank and Fire Pumps to be located at basement as per local guidelines.

**GAS SUPPLY**

- Supply of gas from centralised gas bank to all individual flats with meters.

**WATER SUPPLY**

- Hydro-pneumatic system with 100% treated water.

**CAR WASH FACILITY**

- Car Wash facility in the parking floors level.





PROMOTERS



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GENESIS PLANNERS PVT. LTD.

MEP CONSULTANTS



LANDSCAPING ARCHITECTS



NAVEEN ASSOCIATES

INTERIOR DESIGNER



**Aamir & Hameeda Interior Designers**

NOTE: This brochure is a conceptual and has been prepared based on the inputs provided by the Project Architect, this may vary during execution, the Promoter reserves the right to change, alter, add or delete any of the specifications mentioned herein based on site conditions and construction exigencies without prior permission or notice. The external colour schemes and detailing of landscape may vary as may be suggested by the Architect considering the site conditions. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering or specifications. All Apartment interior views do not depict the standard wall, colour & ceiling finishes which are not part of the offering. Further, the dimensions mentioned do not consider the plastering thickness and there could be marginal variation in carpet areas.