

*A first is always special. An inspiration that drives excellence. It means staying ahead of the curve, at all times. In fact the singular thread that runs commonly among all of us is the firsts; reminding us of new, endless possibilities. To become the best versions of ourselves. The First is a promise of change, a renewed hope for tomorrow and a blessing for the future.*



**We are *The* First.**





DSR is rooted in trust, integrity and reliability, with years of rich experience and customer gratification. Our vision to build a modern skyline for Hyderabad through innovation and style continues to define us. We envisioned a state-of-the-art lifestyle residences replete with the best of the best features. We still have many miles to go. But a great step in that direction is - **The First by DSR.**





*Come home to an  
aura of opulence.*

5 Level Amenities & Clubhouse

4 BHK uber-luxurious condos

30 floors of unparalleled architecture

2 private residences per floor

/ Presenting - The First

*Handcrafted  
luxury living*





*Welcome to the haven of  
style and luxury*





*First impressions last*





Luxury has a new name and it is impressionable from the word go. The First, travels far and wide in thought and action to ensure that your dream home, truly reflects tailor-made perfection. Everything here is crafted carefully to lead up to the right impression. With an aesthetic look and feel; The First delivers the best unparalleled, global experience. It's time to season life with an unique perspective, that will change the way you think about indulgence. The First is a benchmark for luxury living that creates and defines comfort, space and lifestyle.



*Enjoy the luxury of serenity*



*Discover moments of divinity*



*Something to look forward to*



*Something to look up to*



*The perfect summary*



*A splash of luxury*



● Raheja Mindspace IT Park

● Deloitte

● Infosys

● Gachibowli Cross Road

● NCC Urban

Hitech City Main Road

● My Home Bhooja

● L&T Serene County

● Cyberabad Police Commissionerate

Gachibowli Road

● CARE Hospital

● The Peerless Inn.

● Biodiversity Park

**THE FIRST** ●

● Engineering Staff College of Inda

Old Mumbai Highway

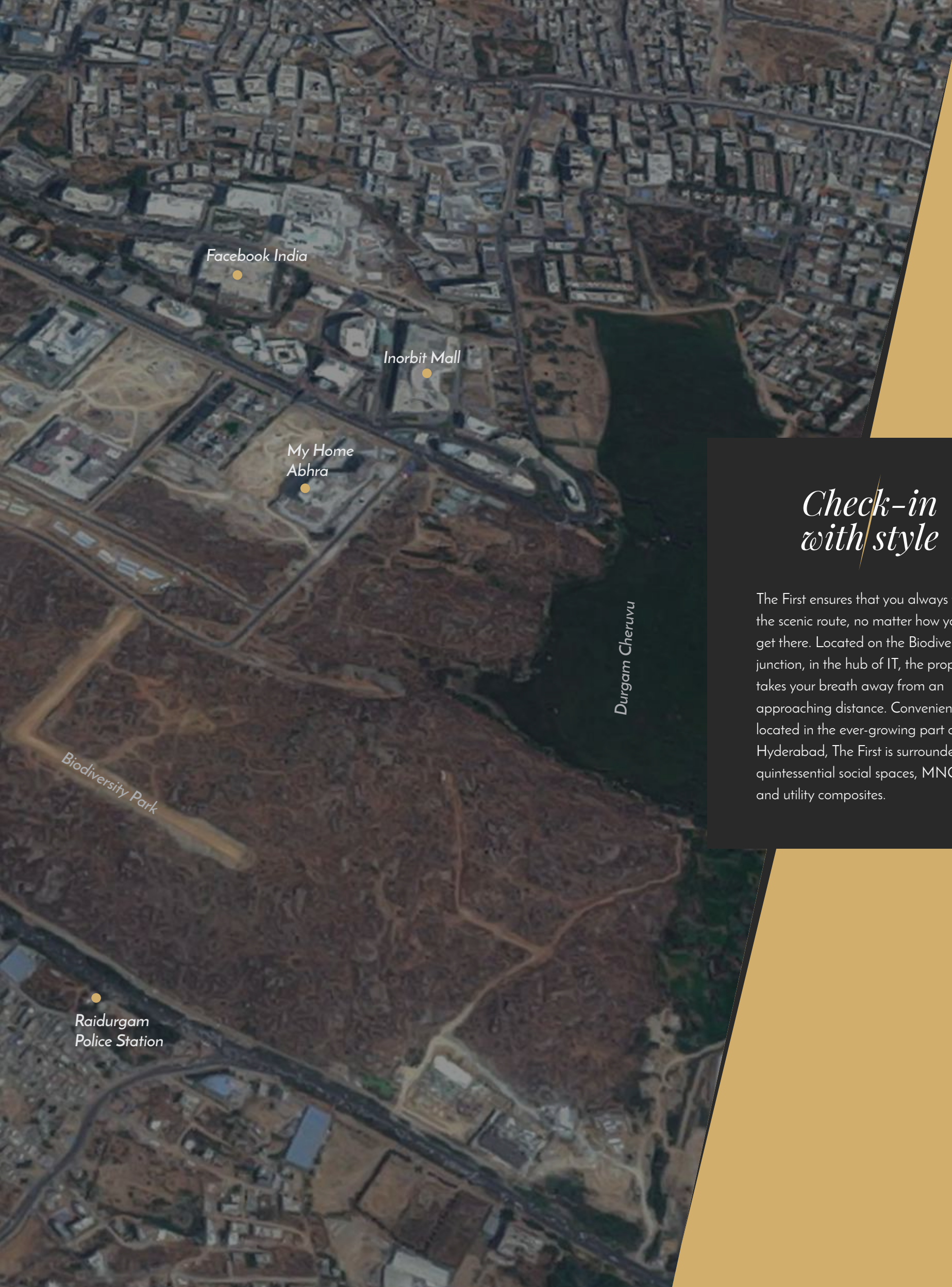
Khajaguda Talab

● Wells Fargo Center

● Orion Villas

● IBM





## *Check-in with style*

The First ensures that you always take the scenic route, no matter how you get there. Located on the Biodiversity junction, in the hub of IT, the property takes your breath away from an approaching distance. Conveniently located in the ever-growing part of Hyderabad, The First is surrounded by quintessential social spaces, MNCs and utility composites.



*First-class  
Convenience*



*Welcome to wonderland*



Connected by threads of advantage and bundled with benefits, the facilities at The First are exclusive and accessible at your fingertips. At The First, we have redefined the simple terms of convenience by adding unique services and facilities to the comfort of your residence. Your home will be an urban oasis, replete with all modern amenities and richness, with every luxury at hand. The First defines handcrafted living like no other.



*The High Points*

- Valet Laundry
- Chef-on-call
- Driver Dormitory
- Child-safe Creche
- Deluxe Guest Suites
- Business Lounge and Conference Area



*Where hospitality meets style*





*Incredible  
Entertainment*



*Surroundings that speak volume*



Imagine leaving the hustle and bustle of the city far behind. Surround yourself in your very own cocoon of luxury, entertainment and endless conversations. Our classy, fun arenas call for your leisure indulgence. Our recreation rooms are self-contained with an amazing choice of activities for the whole family.



### *The High Points*

- Coffee Bar
- Rock Climbing
- Music Library
- Restaurant
- 2 Banquet Halls with Kitchen

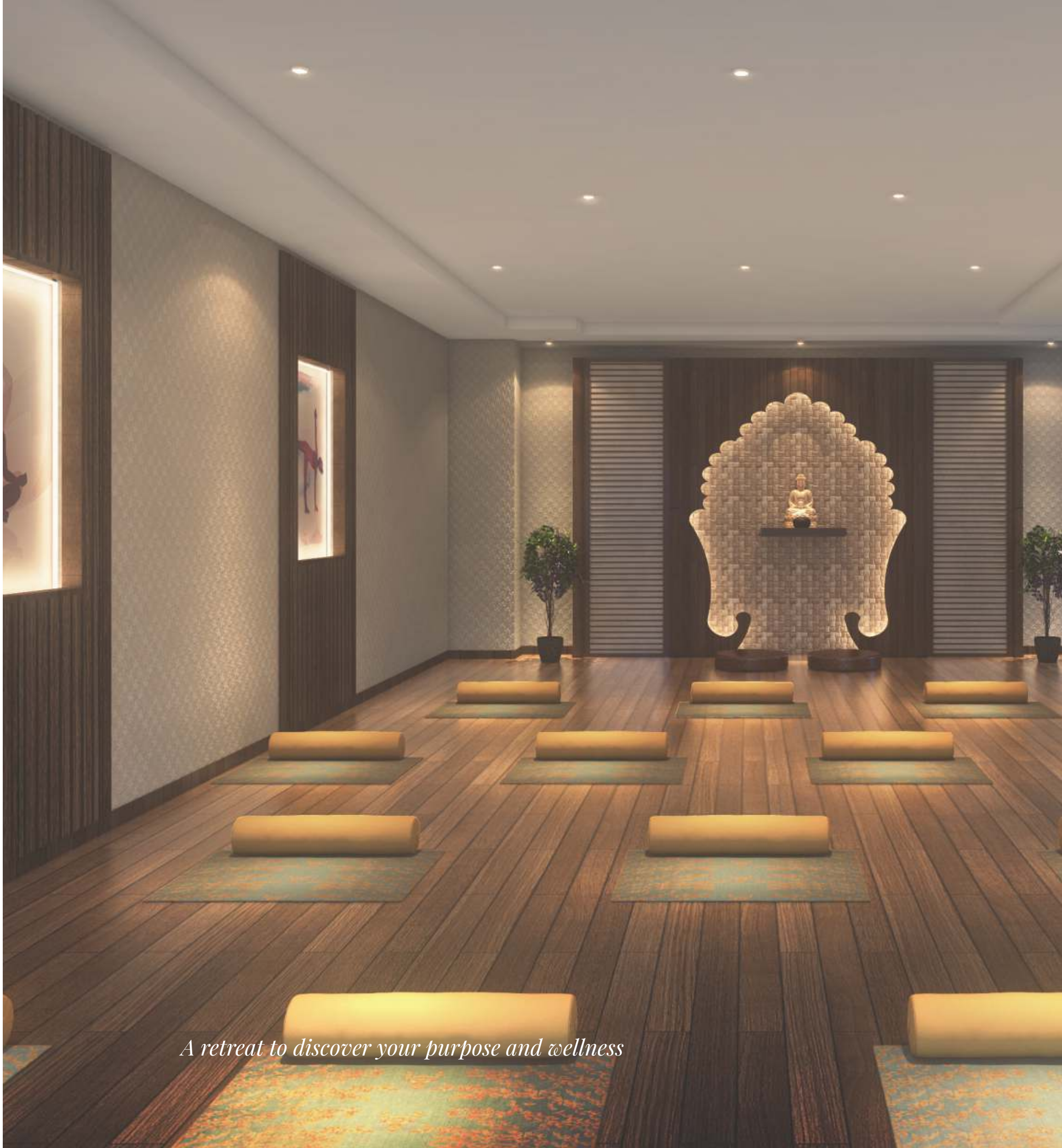


*Eating out in style*



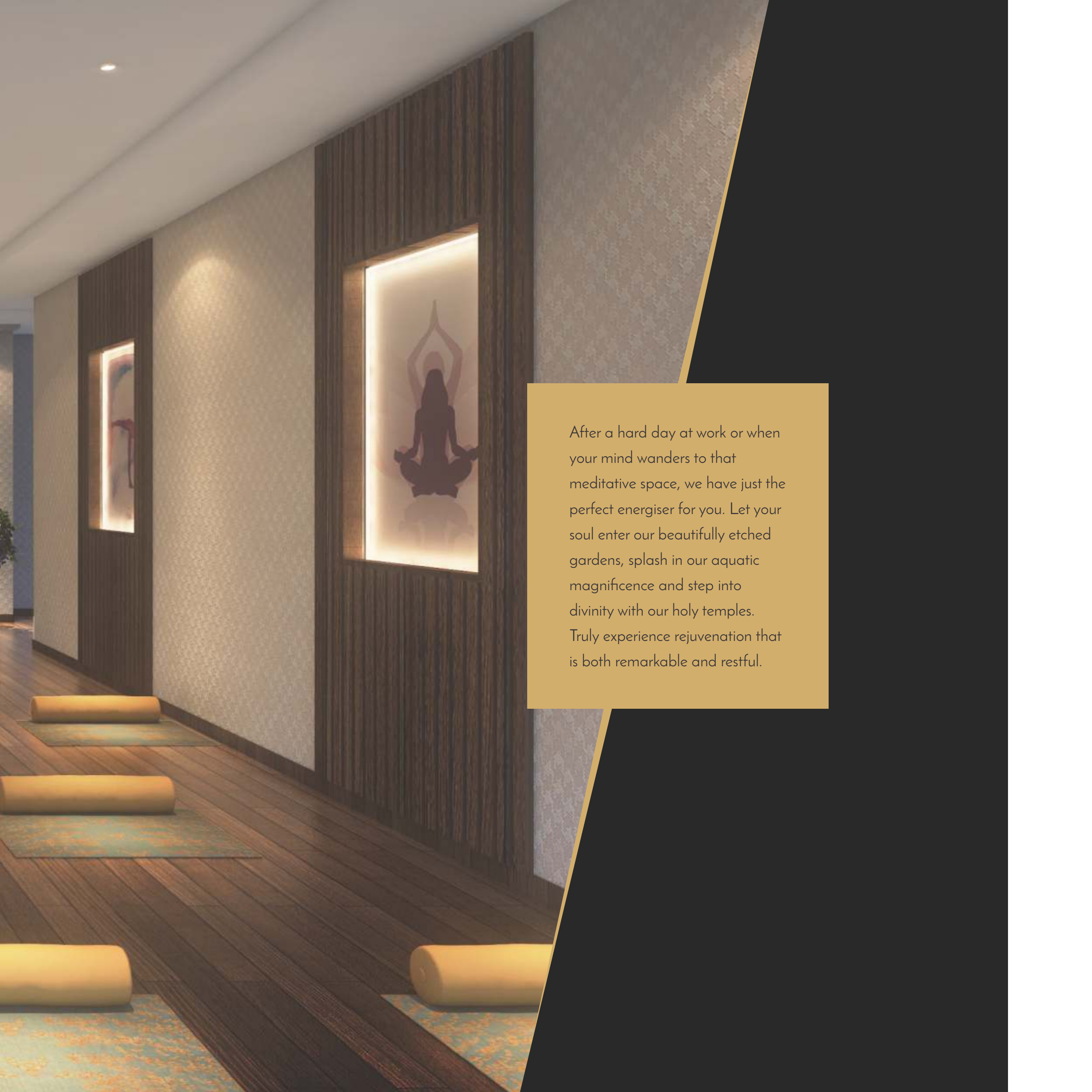
*Remarkable  
Relaxation*

R



*A retreat to discover your purpose and wellness*





After a hard day at work or when your mind wanders to that meditative space, we have just the perfect energiser for you. Let your soul enter our beautifully etched gardens, splash in our aquatic magnificence and step into divinity with our holy temples. Truly experience rejuvenation that is both remarkable and restful.

### *The High Points*

- Featured Sun Deck
- Unisex Salon
- Aroma Garden
- Spa & Sauna
- Fish Reflexology
- Jacuzzi





*Relax and renew your senses*



*Spectacular  
Furnishing*



*A gastronomic masterpiece*



The First redefines immersive indulgence of an uber-luxury life; with a unique selection of global styling. Every residence is furnished with the creme-de-la-creme of the most premium brands in the world. Adorned by handmade furnishing to fixtures, every corner is an artistic space in itself. With walls that come alive like an impressionist painting, your residence is a complete work of art.



### *The High Points*

- Centralised Air-conditioning
- Exclusive Global Brands Furnishing
- State-of-the-art Home Automation
- 2 Modular Kitchens  
(Dry & Wet Concept)
- DGU French Doors/Windows
- Centralised Pest Control





*Interiors with a quiet sophistication*



*Tranquil  
Residence*



*Living for the here and the now*



Structured spaciouly with futuristic technology, The First promises to elevate your lifestyle to a whole new level. Tune into the melodious sights and sounds of what's in and around your heavenly abode. The First, aims to infuse tranquility into your life with a rare factor that combines space, luxury and purpose. With a sheer abundance of play between luxury and natural living, we have found the perfect balance.

### *The High Points*

- 3-Level Car Parking
- Key Card Security Access
- STP & WTP
- Vaastu Compliant Structure
- Electric Car Charging
- Automated Garden Drip





*Pick your own sun-kissed style*







*The blueprints of luxury*



Flat 1 & 3



Flat 2 & 4



*Take your endurance to greater heights*



*Exuding glamour and finesse*



*A perfect space for warm get-togethers*



*Your gateway to grand celebrations*



*The world of armchair travelling*





*Unwind with leisure and style*



*Recreation that's surprisingly alluring*



*A luxurious surprise in every move*

*Luxury at a glance*

*First-Class Convenience*

- Valet Laundry
- Chef-on-call
- Deluxe Guest Suites
- Room Service
- Valet Parking
- Drop off Plaza
- Car Wash Stations
- Work Stations
- Pharmacy/Clinic
- Driver Dormitory
- Welcome Lounge
- Waiting Room
- Wi-Fi Connectivity
- Concierge Desk
- Departmental Store
- Visitors Car Parking
- Administrative Office
- Business Lounge and Conference Area
- Child-safe Creche

*Incredible Entertainment*

- Cocktail Bartenders
- Coffee Bar
- Music Library
- Preview Theatre
- Barbeque N' Grill
- Restaurant
- Grand Banquet Halls with Kitchen
- Rock Climbing
- Life-size Dart
- Tennis Court
- Half-Court Basketball
- Indoor Badminton Court
- Life-size Chess
- Indoor Games
- Children's Hobby Room
- Pool/Snooker
- Table Tennis
- Net Cricket

## Remarkable Relaxation

- Unisex Salon
- Kiddy Pool
- Featured Sun Deck
- Spa & Sauna
- Fish Reflexology
- Jacuzzi
- Sr. Citizens Recreation Room
- Children's Play Area
- Jogging Track
- Swimming Pool with changing rooms
- Library
- Open Deck
- Utility Area
- Aerobics
- Gym

## Tranquil Residence

- 3 Level Car Parking
- Electric Car Charging
- Car Wash Facility
- Solar Fencing
- Centralised Gas Supply Bank
- Handicap Accessibility Service
- Key Card Security Access
- Automated Garden Drip
- Feature Wall
- Signposts
- Vaastu Compliant Structure
- STP & WTP
- Landscaped Areas
- Holding Area
- Water Body

## Spectacular Furnishing

- State-of-the-art Home Automation
- Exclusive Global Brands Furnishing
- Door Video Phones
- Biometric Lock
- 4 BHK Units
- 2 Modular Kitchens (Dry & Wet Concept)

- Centralised Pest Control
- Centralised Vacuum Cleaning
- Italian Marble Flooring
- Centralised Air-conditioning
- DGU French Doors/Windows
- Internal Wall Plumbing

Some amenities listed above are only provision or outsourced. Check your agreement of sale for the final list.

# Specifications

## Structure

### R.C.C. FRAMED STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads.

### SUPER STRUCTURE

9" thick AAC bricks for external walls and 4" / 6" thick AAC bricks for internal walls of light weight bricks.

## Plastering

### INTERNAL

14mm th. Single Coat Cement Plaster with smooth finishing excluding ceiling.

### EXTERNAL

18mm th. Double coat sand Faced Cement Plastering.

### PARKING AREA

2 coats of plastering in CM excluding ceiling.

## Wall Punning

**INTERNAL** Gypsum Plaster

## Doors

### MAIN DOOR FRAME & SHUTTER

Designer Main Door Frame & Shutter of 8' height with premium designer hardware fittings.

### INTERNAL DOOR FRAME & SHUTTER

Designer Internal Door Frame & Shutter of 8' height with premium designer hardware fittings.

### WINDOWS & FRENCH DOOR FRAME & SHUTTER

Anodised Aluminium Frame for French doors with double glass (DGU) and provision for Mosquito Mesh.

Anodised Aluminium Frame for windows with double glass (DGU) and provision for Mosquito Mesh.

### WINDOWS FRAME & SHUTTER

Aluminium frame at all toilets, store, wet kitchen, servant room & servant toilet.

## Painting

### EXTERNAL

Textured finish with 2 coats of Asian Paint or equivalent.

### INTERNAL

2 coats of Royal Aspire of Asian Paint or equivalent.

### SIT OUT / DECK

Weather proof paint over external putty finish at utility / sit out.

### CEILING

One coat putty finish for entire ceiling roof within the flat.

### PARKING AREA

Waterproof cement paint and oil paint over a base coat of primer.

## Flooring

**DRAWING/FOYER/LIVING/DINING/ DRY KITCHEN/ALL BED ROOMS/WALK-IN CLOSETS/POOJA**  
Italian Marble with 3" skirting.

### HOME THEATRE

Engineered wooden flooring.

### ALL TOILETS

Combination of Premium precious stone & Italian Marble.

**CORRIDORS** Combination of Italian Marble and Granite.

**LIVING BALCONIES** Granite.

### STAIRCASE

Passenger Staircase - Granite as per architect design.

Fire Staircase - Tandoor stone as per fire norms.

**STORE / WASH AREA / WET KITCHEN / UTILITIES / SERVANT ROOM & SERVANT TOILET**

Premium Vitrified tiles.

### *Modular Kitchen*

- 2 No's Modular Kitchen (Dry/Wet) for each flat of Valcucine/ Aran Cucine or equivalent make.

### *Kitchen / Utility / Wash*

- Separate municipal water tap (Manjeera) and Borewell water through softener plant.
- Provision for Dish Washer, Washing Machine and wet area for washing utensils with CP Fittings.
- Provision for Exhaust Fan in wet kitchen.

### *Bathrooms*

- Rain showers in Master Bedroom & Two Children Bedrooms.
- Shower cubicles in all bath rooms.
- Wash basins with Vanities and LED Mirrors.
- Wall mounted EWC with Flush Valves.
- Thermostat / Single lever diverter with shower of reputed make.
- All C.P. Fittings & Sanitary Fixtures of Dornbracht/ Bently/ Artceram / Villory Boschi or equivalent make.
- Provision for Exhaust fan in all bath rooms.

### *Electrical*

- Concealed Copper Wiring of Havells / Finolex or equivalent make.
- Power outlets for geysers and exhaust fans in all bathrooms.
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder and Aqua Water in kitchen.
- Power plugs for Washing machine and dish washer in Utility Area.
- Three phase power supply for each unit.
- Miniature Circuit breakers (MCB) for each distribution board of best brands.
- Elegant designer Modular Electrical switches of Hager/Legrand/Schindler or equivalent make.
- Plug pins for TV & Audio in Living, Drawing and All bedrooms.
- Internet points in Living room & Master bedroom.

### *Home Automation*

- Automation for one light point and one fan point in drawing room, living room, home theatre and master bedroom, with provision for upgradation.

### *Biometric Lock*

- Biometric lock for main door.

### *Centralised Pest Control*

- Anti termites treatments for all flats.

### *Telecom*

- Telephone points in all Bedrooms, Living room, Drawing room & Home Theatre.

### *Intercom*

- Intercom facility connecting to all the flats and Security, Reception, Concierge within the community.

### *Cable TV*

- Provision for Cable Connection in all Bedrooms, Living Room, & Servant room.

### *Internet*

- 100% Wi-Fi internet within the community.

### *Video Door Phone*

- Video Door Phone at Main door.

### *Lifts*

- Premium Passenger lift 2 No's in each block of Mitsubishi / Schindler / Kone or equivalent make.
- Service Lift 1 No in each block of Mitsubishi/ Schindler / Kone or equivalent make.

# Specifications

## WTP & STP

- Bore water fully Treated Water made available through an exclusive water softening and purification plant of reputed make.
- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for Flushing and Landscaping.

## Car Wash Facility

- Provision for Car Wash facility in each cellar parking area.

## Generator

- 100% D.G Set backup with dual meter for each flat.

## Car Parking

- Each Flat will have 4 Car parking and parking will be in 3 Levels.
- Visitor's car parking as per norms.

## Parking Management

- Entire parking is well designed to suit the number of car parks with parking signages and equipments at strategic locations for the ease of driven.

## Facilities for Physically Challenged

- Access and Non-slippery ramps at all entrances shall be provided for Physically Challenged, Appropriately designed preferred car park, Uniformity in floor level and visual warning signages.

## CCTV

- CC Cameras will be provided at Entrance Gate, Parking areas, Lifts and Common areas.

## Security

- Sophisticated round-the-clock security system.
- Video phone facility at main door.
- Intercom between security and to all flats.
- Solar power fencing around the compound.
- Identity cards for servants.
- Boom barriers at entry for vehicles with mechanical operation.
- Panic button and intercom is provided in the lift that is connected to security room.

## BMS Fire & Safety

- Fire Systems will be provided inside the flat and common areas and cellars with Fire Hydrant System, Fire Safety Equipment, & Water Sprinkler System as per fire department norms.

## LPG

- Provision for Supply of gas from centralized Gas bank to all individual flats in kitchen with gas meters.

## Airconditioning

- VRV Ducting System of Mitsubishi / Daiken / LG / Samsung / Toshiba or equivalent make.

## Waste Management

- Garbage collecting rooms will be provided for every floor level and centrally collected for better disposal. Separate bins to collect Dry waste (Paper, Plastic, glass and metals), e-waste (Batteries, lamps) Wet waste (Organic) will be provided at main garbage collecting point.



### *Landscaping*

- Landscaping in the setback areas wherever feasible and in tot lot areas with aesthetically designed landscape.

### *Water Bodies*

- Water bodies in the setback areas and in tot lot areas wherever feasible as per design of landscape consultant.

### *Water*

- Pneumatic pumps will be used for supply of Fresh water, Manjeera water & Treated water to individual flats.

### *Rainwater Harvesting*

- Rainwater harvesting through Recharge wells onsite to improve ground water level.

### *External Lighting*

- LED Light posts with lamp fittings, at setback and Landscaping areas and lights in staircase & corridor areas.

### *Boom Barriers*

- Boom Barriers at entry for vehicles with mechanical operation

### *Driveway*

- V.D.F. Flooring.

### *Compound Wall*

- Compound wall shall be constructed all around the plot with Solar fencing.

# Craftsmen

MASTER PLANNING,  
ARCHITECTURE & INTERIORS



STRUCTURAL  
CONSULTANT



MEP  
CONSULTANT



LANDSCAPING  
CONSULTANT



PMC  
CONSULTANT



PROJECT  
CONTRACTOR



FIRE SAFETY



PLUMBING



ELECTRICAL



ELECTRICAL



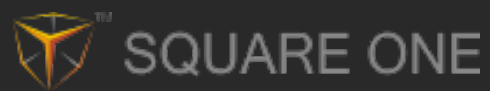
STP WTP



ADVERTISING & MARKETING  
CONSULTANT



WALKTHROUGH / IMAGES



CONCEPT & DESIGN



*Handcrafted by*

**DSR**

BUILDERS & DEVELOPERS

**DSR BUILDERS & DEVELOPERS**

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## D I S C L A I M E R

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