

WHERE ART MEETS LIFE SUSTAINABLY



DEV
SIGNATURE

PREMIUM VILLA COMMUNITY @ ATTAPUR

www.devanshconstructions.com



Rera Application No. REA02400013842

"Our vision is to create a habitat that is responsive to its context; incorporating seamlessly the architecture, landscape and interior into a tranquil and luxurious environment"



WHERE SUSTAINABILITY IS THE MANTRA OF LIFE

DEV SIGNATURE VILLAS ARE BUILT IN HARMONY WITH NATURE.

We believe that we owe our people and the earth a Sustainable Lifestyle.

We aim to create a habitat that is ENVIRONMENTALLY RESPONSIBLE and FUTURE-FRIENDLY. From planning to construction, from architecture to landscaping – every feature is meant to positively impact the environment and your quality of life. Whether it is the window placement, the use of native trees in the landscaping, the water bodies or the storm water harvesting systems, Signature Villas will set a new benchmark for sustainability.





WHERE YOUR LIFESTYLE IS INSPIRED BY THE FRENCH MAESTRO

The universe of Dev Signature Villas is inspired by the ethereal canvas of "A Sunday Afternoon on the island of La Grande Jatte" by Georges Seurat, the French Neo Impressionist painter of acclaim. As a depiction of the charming lifestyle of the Parisian elite, the painting transfers its aura into the exquisite villa community we have created for you in Hyderabad.

Signature Villas is the new beginning of a cultured and evolved livespace that blends nature with luxury, exclusivity with privacy, comfort with convenience, romance with adventure. Welcome home!

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WHERE TRANQUILITY MEETS EXCLUSIVITY

The premium villa community is like an oasis of calm. Green is not just the colour but the character too, as the villas are laced with green trees, **grass pavers**, shaded arbors and landscaped gardens. Sit in your terrace and sip from a steaming cup as you enjoy the view. It's a lifestyle that is as exclusive as your status. It's a world that is yours. Inspired by famous landscape artists, Dev Signature Villas is a masterpiece at every stroke.

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WHERE WARM WELCOME MEETS COOL VIBE

Right from the entrance gate to the community, you feel the inviting breeze, the whispering trees, the singing birds and the enchanting abodes. Let the resort life take over as your family discovers companionship, healthy living, emotional well being and connectivity with nature.

You don't need to step out of Dev Signature Villas, it's all here!

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WHERE SUN SET MEETS BIRD SONG

At Dev Signature Villas, you're not living near nature – you are living right within nature. The 6-acre development is a medley of the finest sensory experiences. You can bake a cake in the kitchen of the villa, strum a guitar in the balcony, go for a walk around the herb garden, make a splash in the pool and escape from the sweat, chaos and targets of the city.

Whether you are a nature lover, an adventure seeker or a home bird, this is the place for you.

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LOCATION

WHERE CONNECTIVITY MEETS CONVENIENCE

This is an unmatched location and is set to fetch high returns in the near future. Located in close proximity to the historic Golconda Fort and the ORR, the area is a short drive away from the financial hubs and IT district of Hyderabad. From schools to hospitals, hotels to malls, amusement parks to highways – Dev's Signature Villas is where the action is.

close to

ROAD CONNECTIVITY

1.5 Kms to Radial Road No.3 connecting ORR
4.0 Kms to APPA Junction / ORR
15 Kms to International Airport
10 Kms Financial District
11 Kms Gachibowli / ORR Junction
13 Kms Cyber Towers

EDUCATION

1.5 Km to Glendale International School
7 Kms to DPS & Oakridge International School
3 Kms to Vasavi Engineering College
10 Kms to CBIT / JBIT Engineering College
3 Kms Shaadan Medical / Engineering College

DAILY NEEDS

1.5 Kms to More Super Market & Reliance Fresh

HEALTH

4 Kms to Olive Multi Speciality Hospital
10 Kms to Apollo Hospital

HOTELS & RESTO LOUNGES

5 Kms to Barista / 4 Seasons / The fisherman / Kababish Food Court
12 Kms to Tajkrishna / Taj Deccan

PLACES & ENTERTAINMENT

3 Kms to Taramati / Golkonda Fort
Dream Valley Resort, Wonderla and Mrugavayani



WHERE ARCHITECTURE MEETS NATURE

Welcome to your garden home! Yes, your villa is exquisitely crafted amidst the trees, so you look out to the green. The double storied units have multiple terrace areas and cozy nooks for everyone in the family. The holistic design allows for maximum use of natural light and breeze, thanks to the intelligent window positions and a smart skylight. A morning walk or an after-dinner stroll on the paved boulevards? Absolutely perfect!

SALIENT FEATURES

- ▶ Pedestrian Friendly Design
- ▶ Safe Zone for Children
- ▶ Designated Emergency Assembly Points
- ▶ Barrier-Free and Seamless Connectors
- ▶ Integrated Water scapes and Green Spaces
- ▶ Specially Curated Mosquito-Repellent Plant Species
- ▶ Uniquely Designed Way finding
- ▶ **Designed by renowned Bangalore architects - Architecture Paradigm,** with over 60 national and international awards.
- ▶ **Villas have two double height volumes, skylights, double height balconies and multiple terraces with a holistic design in all aspects.**
- ▶ 100% vastu compliant
- ▶ 20 Years of experience, trust and expertise to deliver timely project with next level of quality

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▶ HEALTH AND LIFESTYLE

- Yoga Court
- Meditation Spaces
- Outdoor Gym
- Jogging Path



SPORTS ◀

- Tennis Courts
- Badminton Courts
- Half- Basketball Court
- Skating Park



▶ CHILDREN'S AMENITIES

- Tot-Lot
- Sand Pit
- Play Equipment for All Ages
- Engaging Reading Deck
- Expansive Play scapes



- Conversation Nooks
- Tranquil Relaxation Spaces
- Shaded Arbours

SENIOR CITIZEN SPACES ◀

COMMUNITY SPACES ◀



- Open Air Amphitheatre
- Community Plaza
- Community Herb Gardens
- Fruit Orchard
- Rendezvous Points





WHERE THE CLUB HOUSE IS A WORK OF ART

The spectrum of leisure activities at the lavish Clubhouse derives its magic from yet another masterpiece - Renoir's "Luncheon Boating Party". One of the most celebrated works of the Impressionist French artist; it celebrates laughter, friendship and Paris' club life in a classic canvas!

The Clubhouse in Dev Signature Villas is not just an aesthetic edifice, it's a place where residents gather to party, enjoy with their family, indulge in favorite activities and rediscover their inner selves.

WHERE POOL SIDE MEETS TEMPERATURE CONTROL

You name it, and the Clubhouse has it. Step into the beautifully designed building that brings a range of activities to your fingertips. Go for a refreshing swim or enjoy a match of table tennis, carrom and chess. Meet friends at the coffee shop or stock up your daily needs at the attached general store. Leaf through a magazine at the reception lounge or join a yoga session.

For festivals, concerts and events, discover the joys of the community spaces.

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WHERE 12,620 SFT. CLUBHOUSE MEETS EVERY DESIRE

The special attraction of the Clubhouse at Signature Villas is the sparkling outdoor pool. Whether it rains or shines, the pool is a great place to wash away the stress and keep your body fit. You can watch the kids splash around in the Kids' Pool, as you sit in a deck chair and relax. This is your happy place!

Dev Signature Villas is a colourful canvas of joys, with blue and green being our favourite shades!

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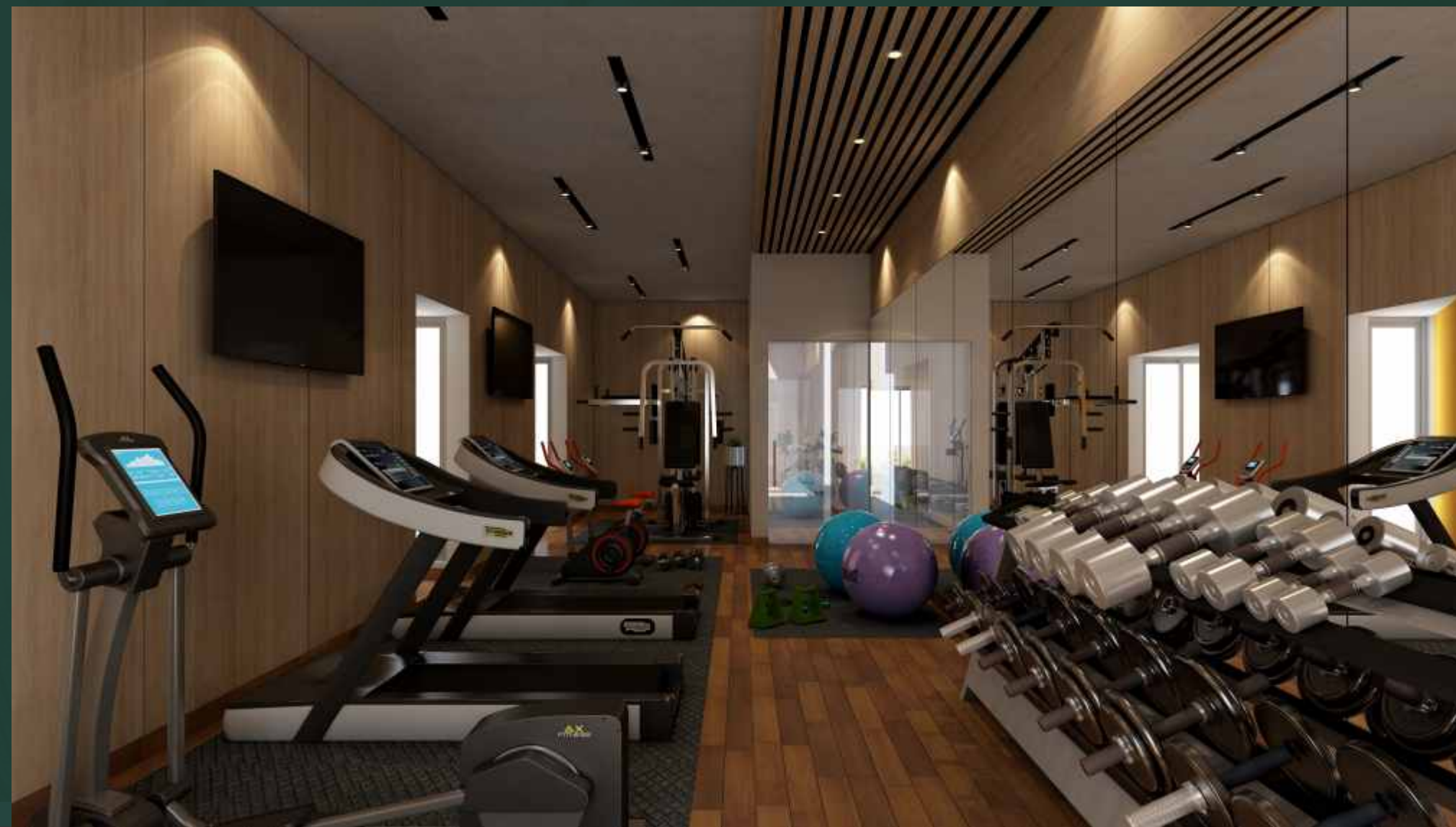




CLUB HOUSE FEATURES



- ▶ SWIMMING POOL
- ▶ MULTI-PURPOSE HALL
- ▶ GYM + YOGA SPACE
- ▶ OPEN AIR THEATRE



- ▶ READING SPACE AND WAITING SPACE
- ▶ INDOOR GAMES - TT, CAROM, CHESS
- ▶ COFFEE SHOP
- ▶ GROCERY STORE





CLUBHOUSE PLANS



GROUND FLOOR PLAN 1



FIRST FLOOR PLAN



SECOND FLOOR PLAN



WHERE COMPANIONSHIP MEETS MULTITUDES

This is where you reconnect with nature in all shapes and hues. In order to enable eco-friendly living, the project promises to create a green legacy for the next generation. There are water lagoons and shaded pergolas in the oxygen-rich surroundings. Behold landscaped walkways interwoven with active community spaces.

For those who love their own company and those who like conversations, you've arrived!

LANDSCAPE FEATURES

- ▶ Rock Garden
- ▶ Olive Grove
- ▶ Versatile Multi-Use Spaces
- ▶ Chromatic Meadow
- ▶ Sensory Courts
- ▶ Radial Garden
- ▶ Vantage Points of Golconda
- ▶ Fort and Musi River
- ▶ Event Spaces

ECOLOGICALLY SENSITIVE FEATURES:

- ▶ Aesthetic Green Streets
- ▶ Increased Permeable Surfaces
- ▶ **Natural Sewage Treatment Plant**
- ▶ **Recycled Water in Flush tanks**
- ▶ Huge rain water storage capacity from all terraces.
- ▶ Detention and Retention Ponds
- ▶ Shaded Walkways
- ▶ Tree- Lined Boulevards
- ▶ Bio-Swale System
- ▶ Retention of Pre-existing
- ▶ Natural Elements

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WHERE THE INSIDE MEETS OUTSIDE

The villas and the world outside its doors are seamlessly integrated. The façade is sleek and built on clean lines with a sophisticated play of colours and premium fittings. The meticulous craftsmanship is matched by superior engineering – so you can enjoy a life in harmony with nature. Your home will be enriched by **solar power** and enlivened by your experiences.

Take your place in the lovely sit-out and make friends with a passing squirrel. Celebrate the moment!

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EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



WHERE CARING MEETS CONCRETE



Every room in the villa is carefully designed for maximum space utilization and aesthetic feel. You'll notice the attention to detail everywhere – the silken walls, the concealed lighting, the position of the windows to let in natural light at different hours of the day as well as the emphasis on privacy. Because we believe beauty is more than skin deep, our homes reflect our attitude.

Let your dreams take you forward. Your journey to the future has begun.



SPECIFICATIONS



FLOORING

- ▶ Living, Dining, Drawing(Only Ground Floor), Staircase and Mid Landing : Imported marble or equivalent.
- ▶ All other areas : Vitrified tiles Somany or equivalent
- ▶ Balconies and Accessible Terraces : Antiskid tiles of Asian make or equivalent.



KITCHEN

Granite platform with stainless steel sink and dado upto 2 feet height



TOILETS

Anti skid tiles for flooring and wall tiles upto door height. CPVC primary fixtures along with sanitary fixtures of TOTO /Kohler /Parryware or equivalent. Piping provision for the solar water heating system.



PAINTING

- ▶ Two coats of cement based smooth finish wall putty with one coat of primer and two coats of paint internally in villa.
- ▶ External painting will be a combination of putty and texture with one coat primer and two coats of paint and other elevation materials as per drawing.



ELECTRICAL

Electrical wiring is concealed with PVC insulated copper wire with modular switches and power points as per architectural drawing. Miniatures from Legrand make or equivalent.



TV & TELEPHONE

TV point will be provided in living room, family living room, media room and in all bed rooms. Telephone point provided in living room.



DG BACKUP

3 Phase electrical meter provided for each villa.



WATER SUPPLY

Centralized pneumatic system to supply treated water for each villa.



SECURITY

CCTV provision for common areas such as entrance, exit, tot lots & cellar parking area of clubhouse. Boom barrier entry.

HYDRO PNEUMATIC WATER SUPPLY

Water supply from HMWSSB. Underground water sumps with storage for HMWSSB & bore water. 6½' bore wells with submersible pumps.

DUST BINS AND CENTRAL GARBAGE

Dust bins shall be provided at convenient places in the Layout. Central Garbage collection area shall be demarcated for collection of organic and in-organic waste

WHERE LUXURY MEETS QUALITY



DOORS

Main Door : 8' height with Teak wood frame & shutter with melamine polishing with standard hardware.
Internal Doors : 7' height with teak wood frame and flush doors with Teak Veneer.

Sliding Doors : 7' height aluminium doors/UPVC.



WINDOWS

Aluminium windows/UPVC or equivalent as per drawing.

RAINWATER HARVESTING

All the rain water from the villas and landscape areas shall be used for proper & efficient rain water harvesting.

PEST CONTROL TREATMENT

Pre & post construction anti-termite treatment for all structures & landscaped area

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We are going for IGBC certification

MASTER PLAN



WHERE LOVE MEETS LAUGHTER

Dev Signature Villas are uniquely crafted to enhance and enrich every member of your family. From the elderly to the tiny tots, the Master Plan has it all. Intimate corners and functional spaces provide much-needed relaxation. Step into a world of laughter and love.

AREA STATEMENT

Plot No.	1	2	3	4	5	6	7	8,9	10	11,12	13	14,15	16	17	18	19,20	21	22	23,24	25
Area in sq.yds	359	348	221	318	456	357	350	298	359	298	224	298	353	334	357	251	185	355	304	271
Built up area in sft.	2466	3058	2466	4375	6125	4750	4562	4562	4375	4375	2364	4492	4562	4375	2466	3702	1379	4562	4562	4007
Villa Type	N1	E2	N1	E4	E7	E6	W4	W4	E4	E4	N1	N3	W4	E4	N1	E3	E1	W4	W4	W2

Plot No.	26	27,28,29	30	31,32	33	34,35	36	37	38	39	40	41	42	43	44	45	46	47	48
Area in sq.yds	328	302	332	349	342	302	273	239	383	538	555	447	530	598	359	324	300	358	331
Built up area in sft.	4375	4375	4562	4562	4375	4375	2821	3379	4902	5833	5944	5738	6851	6851	5738	2466	4843	4843	4315
Villa Type	E4	E4	W4	W4	E4	E4	W3	W1	W5	W8	W7	W6	W9	W9	W6	N1	N2	N2	E5



- 1 CLUBHOUSE
- 2 O.A.T. PLAZA
- 3 WATER COURTS & GAZEBO
- 4 PARKING & SKATING PARK
- 5 TOT LOT

- 6 ROCK GARDENS & GRASS ISLAND
- 7 CHROMATIC FLOWER GARDEN
- 8 FOREST WITH 5 COURTS
- 9 ENTRANCE LANDSCAPE
- 10 ORCHARD (STP SERVICES)

- 11 BASKETBALL COURT
- 12 TENNIS COURT
- 13 YOGA COURT
- 14 ROAD INTERSECTION NODES
- 15 NICHE LANDSCAPE SEATING

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Devansh Group

WHERE OUR QUALITY MEETS YOUR START

One of the most significant Realtors of the city, Devansh Group is a young and vibrant corporate entity with a keen understanding of the home seeker's aspirations. Quality is uncompromising, and we engage the world's leading architects and designers to provide lifestyle habitats that are unmatched. The skillful use of technology, a passion for eco-friendly practices and contemporary space management is the key to the success of the Devansh Group.

Started in the year 1998, it has grown into a significant national presence in the realms of Homes, Hallmark Apartments and Commercial Complexes.

Steered by the vision and passion of Shri Sanjay Kumar Bansal, the company gains from his rich experience. An MBA from TA Pai Management Institute of Manipal and an Executive Committee member of CREDAI, Hyderabad (2013-2015), he is also a practitioner of Vipasana Meditation. Being a perfectionist, Shri Bansal has made excellence his way of life.

Contact No:

9030304442/9000209688

COMPLETED PROJECTS

- DEV KUNJ @ BANJARA HILLS
- DEV ASHRAY @ BANJARA HILLS
- DEV DHANUKA PRESTIGE @ BANJARA HILLS
- DEV MANOR @ MADHAPUR
- DEV ISTANA HOMES @ KUKATPALLY.
- DEV PRIME VILLAS
- BLOCK -1, BLOCK-2 @ PATANCHERU
- DEV COUNTY @ MAHESWRAM MANDAL
- DEV SIGNATURE 36 @ JUBILEE HILLS



Dev's Istana Homes, Kukatpally.

IN PROGRESS

- GT's & Dev's WATER FRONT VILLAS, PATANCHERU
- DEV SIGNATURE VILLAS @ ATTAPUR

SOONER

- DEV SIGNATURE LAKEVIEW @ PATANCHERU
- DEV ONE @ GAGAN PAHAD

Developer



Acknowledging that crafting homes is about bringing dreams to reality, Devansh Group has rapidly emerged as a trustworthy real estate company since its origin in 2020. With visionary entrepreneur Sanjay Kumar Bansal at the helm, the company is focused on building relationships as well as homes. Guided by a clear vision of enabling premium living spaces, the company takes pride in providing exceptional quality. While customer-centric approach has won the hearts of thousands of home seekers, the 'The Times of India for Best residential projects' adds as testimony to recognition.



The Times of India
Best Luxury Villas Under Sustainable Category
Devansh Group



DEV INFRA DEVANSH GROUP

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above Yes Bank, Road no 12, Banjara hills,
Hyderabad - 500034.

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Site Address

Signature villa's , survey no 151, 153, 154, 155,
And 156, street no 15, back side of Olive Mount
Global School, Hyderguda, Nalanda Nagar,
Upperpally (V) Rajendernagar (M) Ranga Reddy (D)



TEAM

ARCHITECTURE

Paradigm
26, 4th B Cross, Koramangala
Industrial Layout, Off Hosur Rd,
Koramangala, Bangalore.

STRUCTURAL

Zaki Associates
Anasuya Complex, 3-6-10,
4th Floor Liberty Junction,
Himayatnagar, Hyderabad.

ELECTRICAL

SAN Design Consultants
#27/1, 2nd floor, 8th Cross,
7th Main, 2nd Block, Jayanagar,
Bangalore.

LANDSCAPE

Reading Grounds
#842, 20th Main, 4th T Block,
Jayanagar, Bangalore

PLUMBING

Novel Engineering Consultants
#55, Flat No 1, Ground Floor,
8th Cross, 5th Main, Malleshwaram,
Bangalore.

ECOSTP

ECOSTP Technologies (P) Ltd
Brigade Real Estate Accelerator Program,
Brigade Gateway Campus, 26/1,
Rajkumari Road, Malleshwaram,
Rajajinagar, Bangalore.

PMC

Virtueal, Worcon Pvt Ltd,
202, Sai Datta Arcade, #3-6-517,
Himayat Nagar, Hyderabad

Note :

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