A project by

Shiv Krishna Constructions

Construction Redefined



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Your Dream, Our Passion





TS RERA TS RERA Registration No. P02200001087

2 & 3 BHK RESIDENCE LUXURY APARTMENTS @ POCHARAM, ON WARANGAL HIGHWAY

59 PREMIUM APARTMENTS

RESIDENCY
Your Dream, Our Passion

# Make your dream a home.

LOOKING FORWARD TO A
HOME THAT'S ALWAYS BEEN
YOUR DREAM? THEN HERE'S
PRESENTING YOU WITH
JUST THE KIND OF HOME
AND COMMUNITY THAT
ALWAYS AMAZED YOU IN
YOUR IMAGINATION.
Shiv Krishna Constructions
PRESENTS MAR RESIDENCY,
THE KIND OF HOME IN
YOUR DREAMS.



Belong to life in its fullest.



#### Common Amenities

- Electronic surveillance in parking area and common areas
- Rain water harvesting pits
- Separate overhead tank for drinking water and ground water
- Watchman room in ground floor of the apartment and guard rooms near the entrances of the apartment for controlled entry and exit
- Generator backup for common area, lifts and water motors

- Bore well water through overhead tank
- Transformer with 3-phase power supply
- Solar fencing to the outer compound wall
- = R.O. water plant for drinking water
- Water softener for bore well water
- = Multipurpose hall
- Waiting Area with landscape
- Two branded high-speed automatic passenger lifts and one service lift
- DTH/Internet/Telephone ready network provision

### Master Plan









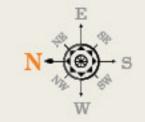


### Typical Floor Plan

#### RERA Statement

1	2	3	4	5	6	7	8	9	10
3 ВНК	2 BHK	2 BHK	3 внк	2 BHK	2 BHK	3 ВНК	З ВНК	3 ВНК	З ВНК
West	West	West	North	East	East	East	North	North	North
1186	862	878	1043	706	768	1338	1290	909	1186
153	108	157	195	69	145	283	163	141	207
95	82	85	97	46	66	124	120	93	107
1434	1052	1120	1335	821	979	1745	1573	1143	1500
1790	1320	1400	1670	1025	1225	2185	1965	1430	1875
71.75	52.91	56.12	66.94	41.08	49.10	87.58	78.76	57.32	75.16
	3 BHK West 1186 153 95 1434 1790	3 BHK 2 BHK West West 1186 862 153 108 95 82 1434 1052 1790 1320	3 BHK 2 BHK 2 BHK West West West 1186 862 878 153 108 157 95 82 85 1434 1052 1120 1790 1320 1400	3 BHK 2 BHK 2 BHK 3 BHK  West West West North  1186 862 878 1043  153 108 157 195  95 82 85 97  1434 1052 1120 1335  1790 1320 1400 1670	3 BHK 2 BHK 2 BHK 3 BHK 2 BHK  West West West North East  1186 862 878 1043 706  153 108 157 195 69  95 82 85 97 46  1434 1052 1120 1335 821  1790 1320 1400 1670 1025	3 BHK 2 BHK 2 BHK 3 BHK 2 BHK 2 BHK West West West North East East 1186 862 878 1043 706 768 153 108 157 195 69 145 95 82 85 97 46 66 1434 1052 1120 1335 821 979 1790 1320 1400 1670 1025 1225	3 BHK         2 BHK         2 BHK         3 BHK         2 BHK         2 BHK         3 BHK           West         West         North         East         East         East           1186         862         878         1043         706         768         1338           153         108         157         195         69         145         283           95         82         85         97         46         66         124           1434         1052         1120         1335         821         979         1745           1790         1320         1400         1670         1025         1225         2185	3 BHK         2 BHK         2 BHK         3 BHK         2 BHK         2 BHK         3 BHK         3 BHK           West         West         North         East         East         East         North           1186         862         878         1043         706         768         1338         1290           153         108         157         195         69         145         283         163           95         82         85         97         46         66         124         120           1434         1052         1120         1335         821         979         1745         1573           1790         1320         1400         1670         1025         1225         2185         1965	3 BHK         2 BHK         2 BHK         3 BHK         2 BHK         2 BHK         3 BHK         North         141         909         909         141         141         93         141         93         141         141         93         143         141         141         143         1

## Set your moments in openness.



Get yourself to a community that has homes in several sizes, but gives you the equal comforts, convenience of open spaces and ample air circulation. With 2BHK and 3BHK homes spanning from 1025 sft to 2185 sft of vastness, you can choose the kind of openness you'd want around yourself at MAR Residency.

ROAD



# Enjoy the pleasures of life on top.

We have arrived in times when the pleasures of living in a residential are set on the topmost levels of the community. Quite like what has been planned at Shiv Krishna Constructions, MAR Residency So, what you will find is that the leisure options have been set on the terracefloor, which is so unconventional and space-saving.



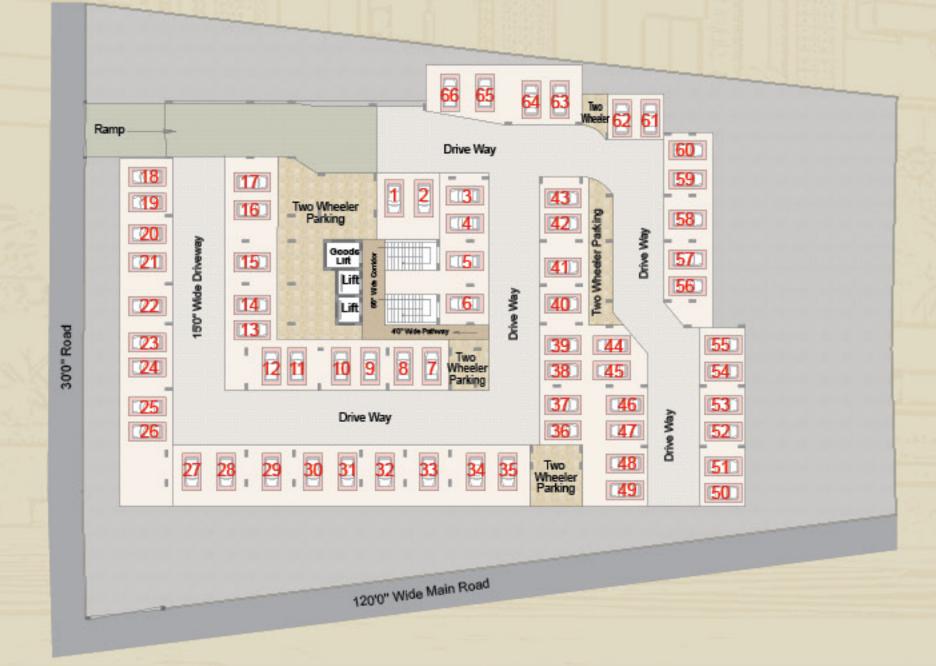
#### Amenities & Features





- Children's
- Open area dias
- CC Camera surveillance
- Designer entrance lobby

## Parking Plan





#### Specifications

STRUCTURE

RCC-framed structure with light weight red bricks in cement mortar.

Wet area for washing utensils and glazed tiles up to 3' height. Flooring anti skid tiles 1X1.

PARKING

Aesthetically-designed parking.

DOORS

Main Door: Best Teakwood
Frame and Shutter aesthetically
designed. Polishing and designer
hardware of reputed make.
Internal Doors: Medium
Teakwood frame with both sides
molded flush doors.

KITCHEN

Granite platform with stainless steel sink with both Municipal and borewell water connection.
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■ ELECTRICAL

Concealed copper wiring of standard make with adequate lights, fans, power plugs and points with standard make modular switches.

WINDOWS
UPVC windows with
MS safety grills.

TOILETS

Hot and cold wall mixer with shower. Provision for geysers in all bathrooms. CP fittings are chrome-plated of ESS, Jaquar or equivalent make. Designer concept tiles of reputed make up to door height.

cable TV

Provision for cable TV connection in hall and master bedroom.

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FLOORING

Bedrooms, drawing, living, dining and kitchen: Vitrified tiles of size (2 x 2) for the entire flat.

LIFT
Two units of 6-passenger lifts and one service lift with granite dadoing.

WATER SUPPLY
Adequate size of overhead
tanks with provision for
municipal and borewell water.

INTERCOM

All flats are connected via Intercom
facility to security.

PAINTING
Internal: Putty smooth finish with premium emulsion paint.
External: Combination of textured / putty / smooth finish.

POWER BACK-UP

Generator for lights in common areas, lifts and pumps.

NOTE

Registration Charges, GST and any other taxes applicable as per government norms to be borne by customers only.



# In nearness to places that matter.

MAR Residency is on the strategically emerging
Hyderabad-Warangal Highway. MAR Residency is close to
the IT hub with Infosys, GENPACT, Inventurus Knowledge
Solutions and Raheja Mindspace located within 1 km
radius. It's a community that is next-door to important
landmarks you might want to stay near to. Most of all, it
has some well-known educational landmarks



#### Member



If reliability matters, the name is here.

Shiv Krishna Constructions's - MAR Residency is a presentation of a group of professionals who have spent enough time in understanding what you want and how life will evolve in the coming future. Come enjoy a home that comes to you from a team that knows to give you the best you ask for.



# Shiv Krishna Constructions

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MAR Residency, Singapore Township Road, Annojiguda, Medchal-Malkajgiri District, Telangana - 500088

Cell: 9121 00 5012, 9985 47 1157

sales@skchyderabad.com, www.skchyderabad.com



SAAC

Flat No. 102, Susthira Lok, Opp. Mahalaxmi Theatre, Kothapet, Hyderabad - 500 035.

Mobile: +91 98666 82070 Office: +91 90325 35236