

A project by



Shiv Krishna Constructions

Construction Redefined



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MAR RESIDENCY

Your Dream, Our Passion

Change the
way you live.



TS RERA Registration No. P02200001087

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

59 PREMIUM
APARTMENTS



MAR
RESIDENCY
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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

Flat No.	1	2	3	4	5	6	7	8	9	10
Type	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	West	West	West	North	East	East	East	North	North	North
Carpet Area (Sft)	1186	862	878	1043	706	768	1338	1290	909	1186
Exclusive Balconies (Sft)	153	108	157	195	69	145	283	163	141	207
Outer Wall Areas (Sft)	95	82	85	97	46	66	124	120	93	107
Plinth Area (Sft)	1434	1052	1120	1335	821	979	1745	1573	1143	1500
Areas	1790	1320	1400	1670	1025	1225	2185	1965	1430	1875
Undivided Land Share (Sq.Yards)	71.75	52.91	56.12	66.94	41.08	49.10	87.58	78.76	57.32	75.16

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



Amenities & Features



- Shuttle court
- Walking track
- Jogging track

- AC Gym
- Tot-lot
- Park area

- Indoor games
- Children's play area

- Open area dias
- Intercom Facility
- CC Camera surveillance

- Yoga on open terrace place
- Designer entrance lobby with manager room

Parking Plan



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 terrace-floor, which is so unconventional and space-saving.



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Specifications



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

UTILITIES / WASH
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. Granite / tiles dado up to 2 feet height above kitchen platform, provision for RO purifier.

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.

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

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

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

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.

INTERCOM
All flats are connected via Intercom facility to security.

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

Location Plan (not to scale)



Member



TELANGANA
BUILDERS
FEDERATION

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.



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Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.

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