



**MG2'S**  
**Surya krishna**  
ENCLAVE



At **MGR's** Construction, we are more than just builders, we are creators, innovators, and partners in your construction journey. With a legacy of excellence spanning over **10 years**, we have consistently delivered superior construction solutions, setting industry benchmarks and exceeding our clients' expectations.



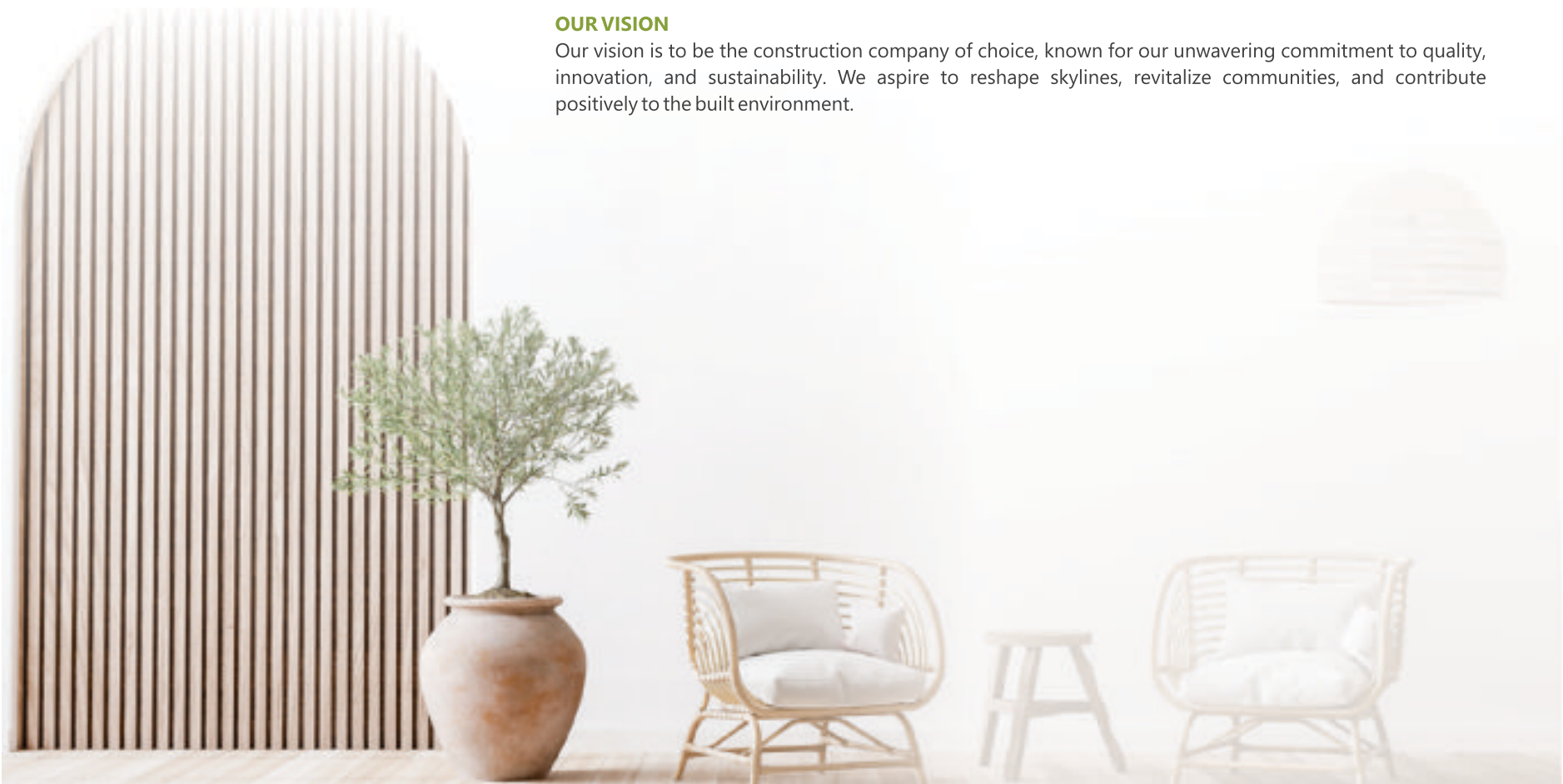


**OUR MISSION**

Our mission at MGR's Construction is to turn your dreams into reality. We believe in the transformative power of construction, and we are dedicated to delivering projects that not only meet but exceed your aspirations. We take pride in creating spaces that inspire and endure, enhancing the lives of those who inhabit them.

**OUR VISION**

Our vision is to be the construction company of choice, known for our unwavering commitment to quality, innovation, and sustainability. We aspire to reshape skylines, revitalize communities, and contribute positively to the built environment.



**WHAT SETS US APART**

**Expertise:** Our team comprises seasoned professionals who bring a wealth of experience in various construction sectors, ensuring that each project is executed with precision and expertise.

**Innovation:** We stay at the forefront of industry advancements, integrating the latest technologies and sustainable practices into our projects to deliver cost-effective, efficient, and environmentally responsible solutions.

**Client-Centric Approach:** Your satisfaction is our priority. We work closely with you, listening to your needs, and tailoring our services to match your vision, budget, and timeline.

**Quality Assurance:** We have a stringent quality control process in place to ensure that every project we undertake meets the highest standards of quality and craftsmanship.

**Sustainability:** As stewards of the environment, we are committed to minimizing our ecological footprint by adopting green building practices and eco-friendly construction methods.

**Safety:** The safety of our employees, partners, and communities is non-negotiable. We maintain rigorous safety protocols to ensure that everyone involved in our projects returns home safely each day.



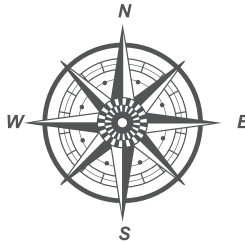


A scenic landscape featuring a calm lake, misty mountains, and a small island with trees. The scene is overlaid with abstract, flowing green lines that create a sense of movement and depth. The sky is a mix of soft blues and pinks, suggesting a sunrise or sunset. In the foreground, a small wooden structure is visible in the water.

*Building dreams that bring beauty, peace, and comfort to your world*

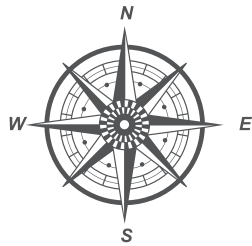


TYPICAL FLOOR PLAN  
FOR 1<sup>ST</sup>, 3<sup>RD</sup> & 5<sup>TH</sup> FLOOR





TYPICAL FLOOR PLAN  
FOR 2<sup>ND</sup> AND 4<sup>TH</sup> FLOOR





## SPECIFICATIONS

### PLASTERING

- (i) **Internal**  
Single coat of cement plastering and putty for smooth
- (ii) **External**  
Double coat of cement plastering and putty for smooth

### JOINERY

- (i) **Main Door**  
B.T. Wood door frame and aesthetically designed B.T. Wood door shutter, melamine polish and Hardware of reputed make.
- (ii) **Internal Door**  
M.T. Wooden frame / engineered wood frame, flush door shutters, Hardware of reputed make.
- (iii) **French Door**  
UPVC Sliding door of LG or Equivalent make

### WINDOWS

UPVC Sliding windows of LG or Equivalent make

### FOUNDATION & STRUCTURE

Earthquake Resistant-R.C.C. framed in accordance with IS Code

#### • ELECTRICAL

- ☒ 3-phase supply for each unit with individual meter of 5KVA in panel room
- ☒ Concealed Copper wiring for lights, fan, plug and power plug points of Fine cat/RR Cable or equivalent make.
- ☒ Power plugs for cooking range, Microwave oven, Refrigerator, Mixer-grinder in Kitchen and provision for Aquaguard.
- ☒ Power outlets for air-conditioners in bedrooms, dining, and drawing
- ☒ Miniature Circuit Breakers (MCB) & ELCB for each distribution Board
- ☒ Modular Switches of MDS Legerand / Philips equivalent Make.
- ☒ Provision for Exhaust fans in all Bathrooms & Kitchen
- ☒ Power out let provision for washing machine in Utility

### WALLS

Earthquake Red Bricks

### PAINTING

- (I) **Internal**  
BIRLA wall care putty, one coat of cement primer and two coats of plastic emulsion paints to walls and external paint for door frames and shutters
- (ii) **External**  
Emulsion finish

### FLOORING

- (I) **Main Rooms**  
Vitrified tiles of 800mmx800 mm in all bedrooms, living, drawing and dining.
- (ii) **Bath, Utility and Balconies**  
Anti-skid vitrified tiles
- (iii) **Corridors, and Lift Areas**  
Granite/marble flooring

### TILE CLADDING & DADOING

#### KITCHEN

Granite tile dado up to 2ft above kitchen platform. Granite platform with stainless steel sink and provision for fixing aqua- guard, chimney and microwave.

#### UTILITY / WASH

Glazed ceramic Tile dado up to 3'0" height

#### TOILETS

##### FLOORING

Anti-skid vitrified tiles

##### CLADDING

Tiles of reputed make up to 7'0" height

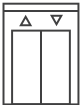
##### FITTINGS

- Sanitary** - Western W.C. with flush tank fitting of Jaquar or equivalent
- CP Fittings** - All chrome plated of Jaquar or Equivalent Make.  
Hot and cold wall mixer with shower.

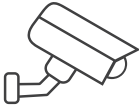
#### WATER



#### ELEVATOR



#### SECURITY



#### GENERATOR



#### INTERCOM



#### TELECOM

Telephone points in master bedroom, drawing room and living room

#### INTERCOM

Provision for Intercom facility in living room to Security

#### DHTV

Cable Provision in Living room and Master Bed Room

#### WATER

Water and eco-friendly features such as rain water harvesting system, sewerage treatment plant

#### SECURITY

Surveillance cameras at main gate and lifts. Solar fencing along compound walls

#### LIFT

6-passenger automatic lifts of Kone or equivalent make

#### GENERATOR BACKUP

Diesel generator back-up for lifts, motors and common lighting



**BANK LOANS  
AVAILABLE**

MGR'S Surya Krishna

Where dreams find their address and every door opens to a world of comfort and possibility

# ROUTE MAP

Kaleru Road

Kambala Cheruvu Road

Airport Road to

Korukonda Road

Barath Petrol  
● Bunk

Joseph Edward  
High School  
●

●  
Rythu Bazar

●  
D Mart

●  
Manish  
Function Hall

●  
SBI BANK











To, \_\_\_\_\_

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