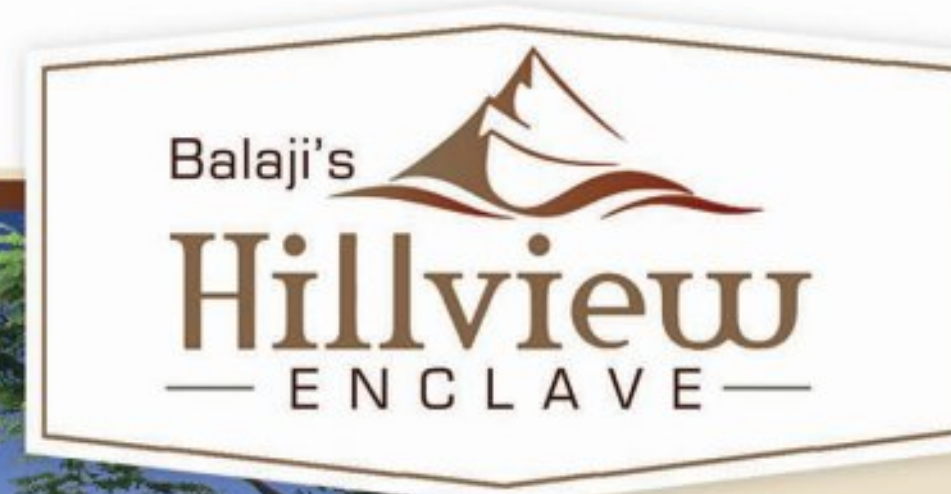




l u x u r y   a t   e v e r y   c o r n e r



Bringing community together...



## Welcome to the world of harmony in living

**M.R. DEVELOPERS** firmly believes in the fact that Community is all about harmony and aims at strengthening it.

After the successful completion of various prestigious projects by the promoters, **M.R DEVELOPERS** take pride in announcing the launch of **Balaji's Hill View Enclave** comprising of 300 units. A project that is nestled close to the abode of Lord Narasimha which entices you with its soothing presence and serene atmosphere.



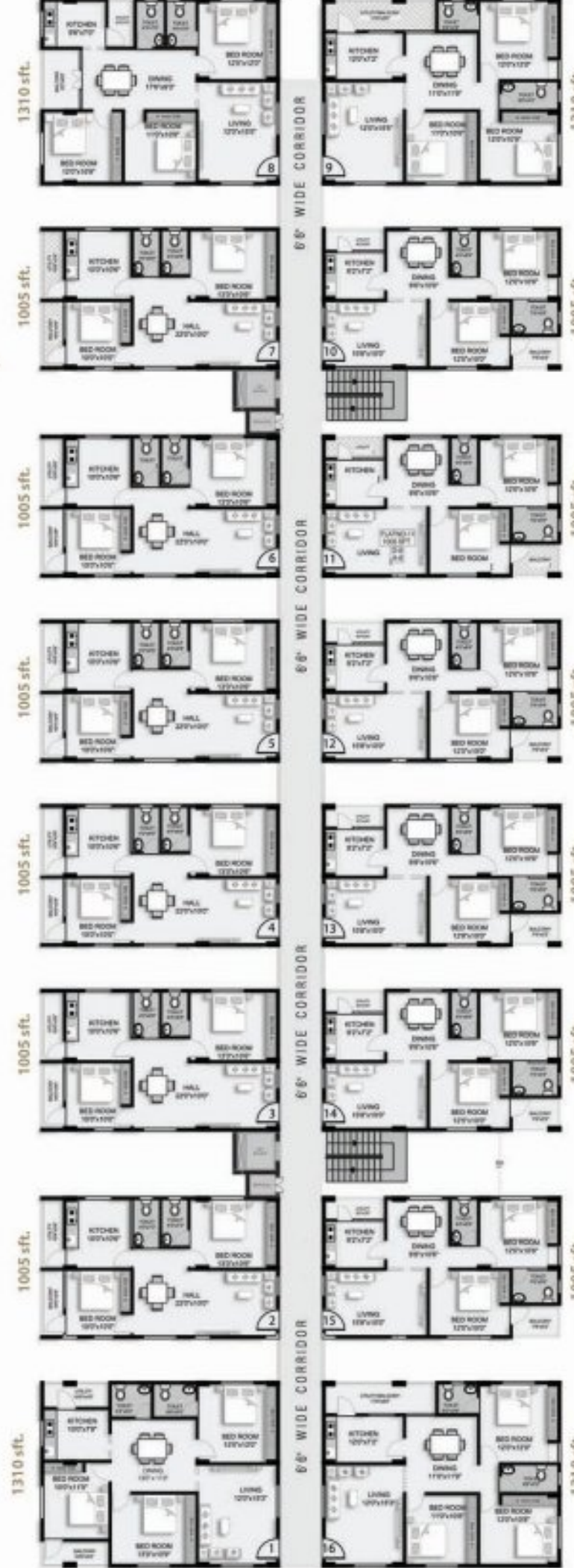
Block - A



Block - B



Block - C



Block - D





It's not just about living, it's about living together

**M.R. DEVELOPERS** conceived hill view enclave to provide a thought fully designed community living experience for its residents.

A place to live your  
luxury life ...



**Block - A**  
Flat No - 4  
1090 sft.



**Block - B**  
Flat No - 13  
1340 sft.



A full fledged **club house** consisting of Swimming pool, Gym, Guest rooms, Recreation room, Banquet hall, Dining hall and also provision for Convenience Store.



## Specifications

### Structure

Earthquake Resistant- RCC Framed structure in accordance with IS code.  
6" External walls and 4 ½" internal walls with first class moulded bricks in cement mortar.

### Doors

Main Door: Well seasoned teakwood frame & Door.  
Internal Doors: Well seasoned wooden frames with water proof flush door.

### Windows

Well seasoned Sal wood frame & seasoned Teak wood shutters

### Flooring

2' x 2' Vitrified tiles with 4" Skirting in all rooms. (Johnson or Equivalent)  
1' x 1' Ceramic tiles in balconies and Utility floor areas. (Johnson or Equivalent)

### Electrical

Concealed copper wiring of Polycab or equivalent. Adequate power points with modular switches in all rooms & kitchen with MCB of standard make. Power Points for AC in all bedrooms, refrigerator and washing machine.

### Kitchen

Glazed Ceramic tile dado upto 2' height above kitchen platform. Granite platform with S.S sink. Provision for Municipal and bore water. Provision for RO.

### Toilets

Tiles dado upto 6' Height, Wall hung Wash basin of parryware or equivalent make (white Colour). Floor mounted W.C of Parryware or equivalent make. (White Colour) Hot & Cold Wall-mixer with shower for master bedroom. All C.P. fittings of Jaquar or equivalent make. Provision for water heaters. All internal plumbing of UPVC pipes from ISI Standard company.

### Painting

Two Coats Emulsion paint over two coats of putty for interiors. Water proof apex paint over putty for exteriors.

### Lift

8 Passengers lift, (Johnson/Equivalent), 2 lifts for each block

### Communication

Intercom facility to all the units connecting security. Telephone, cable TV & Internet for Living & master bed rooms.

### Generator Back up

100% For all common amenities. 5 Light points & 3 Fan points per flat (3KW)

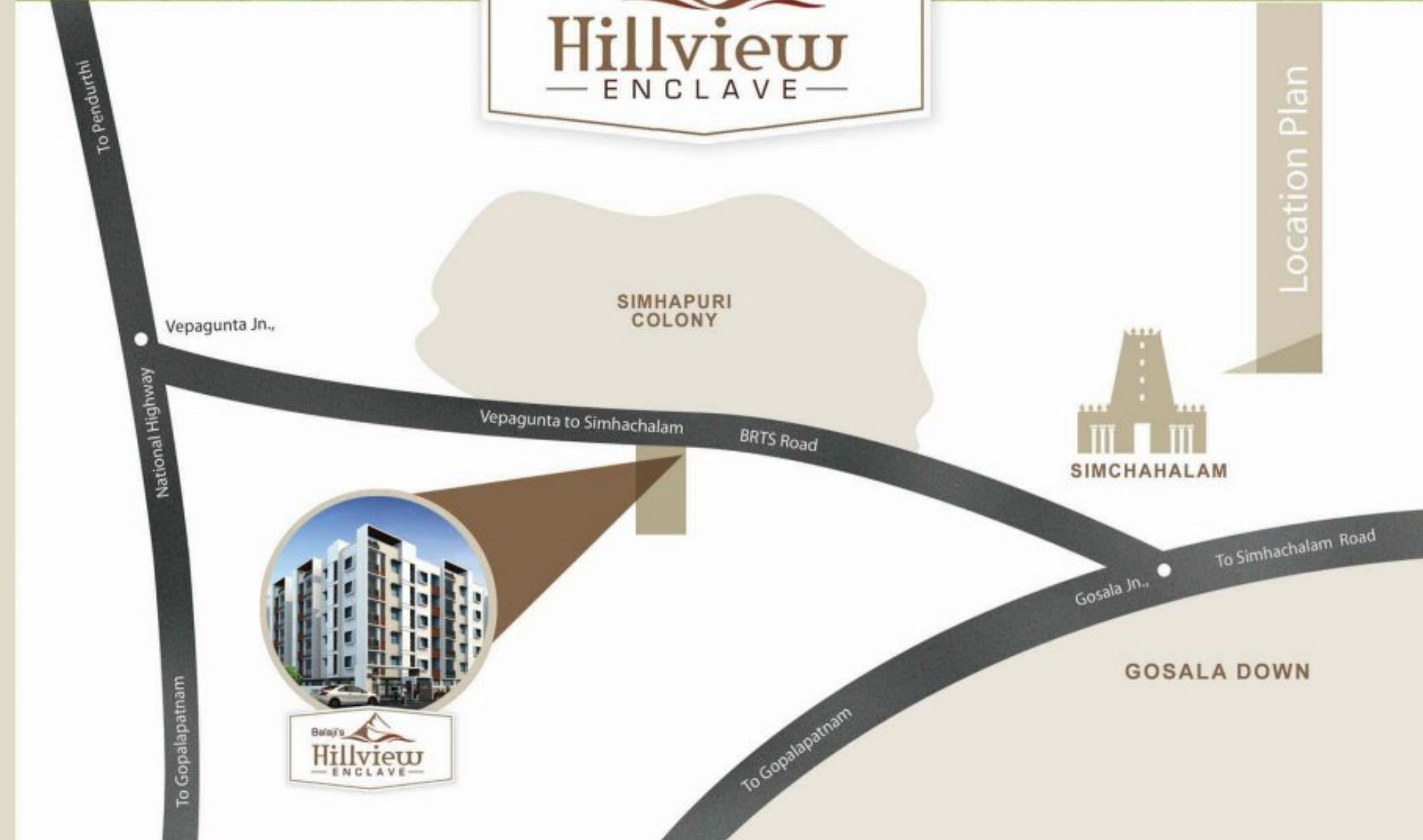
### Security

Building under CC Surveillance.

### Amenities

Sewage treatment plant, Solar water heating system, Solar street lighting & Rain water harvesting.

Note:  
Corpus Fund: A corpus fund of Rs.25 per square feet of sale area will be collected at the time of flat registration. This amount will be handed by the builder and will be handed over to the flat owners association at the time of handing over  
Taxes: House tax assessments, Water deposit, Service tax and any other taxes levied by the government will have to borne by the flat owners. Service Tax will have to be paid at the time of flat registration.





Developers

## M.R.DEVELOPERS

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[www.mrdevelopers.com](http://www.mrdevelopers.com)

## BALAJI GROUP

Schools | Steel | Real Estate | Constructions  
A trusted name since last 18 years

Structural Engineer

### Srinivasa Associates

II/3, Sri Krishna Towers,  
Ram Nagar, Visakhapatnam  
Ph: 2748099, Cell ; 9440147375

Architects

R. KRISHNA MOHAN  
M.E.E., P.E.V.  
CHIEF CONSULTANT



Flat No. 204, Surya Mahal Apt., Kalaniketan Backside  
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Cell : 98491 84748 E-mail : [erkmohan@gmail.com](mailto:erkmohan@gmail.com)

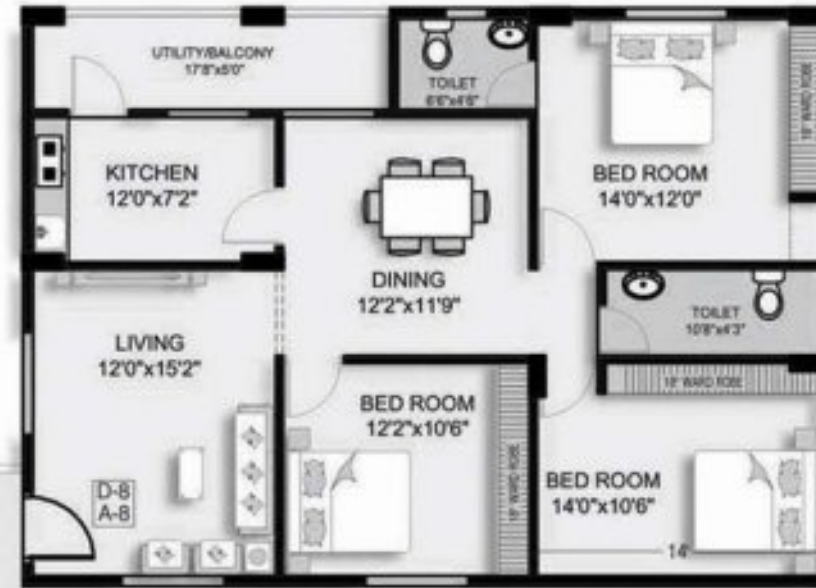
Architectural Rendering & Interior Design by  
**X-LINE 3D**  
9550298244, 9959384104

# Block - A

# Block - B

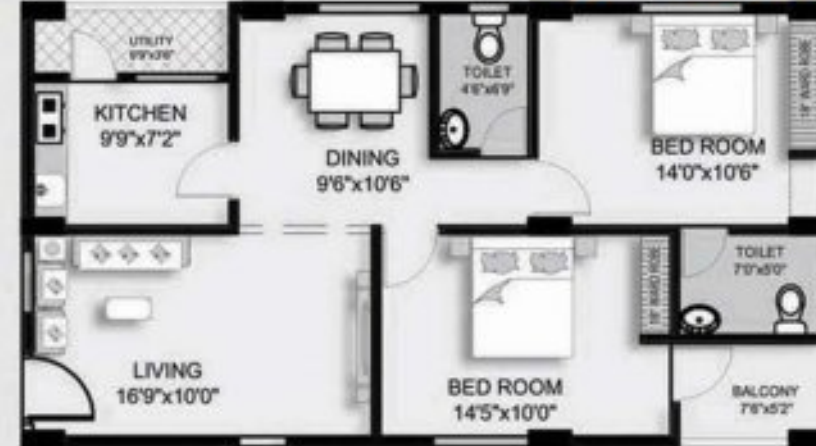
West - 1090 sft.

East - 1090 sft.



West - 1420 sft.

East - 1420 sft.



West - 1620 sft.

East - 1620 sft.



6'6" WIDE CORRIDOR

West- 1340 sft.

East - 1340 sft.



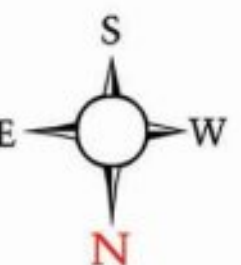
West- 1875 sft.

East - 1875 sft.



6'6" WIDE CORRIDOR

Note : All areas mentioned are super built-up areas



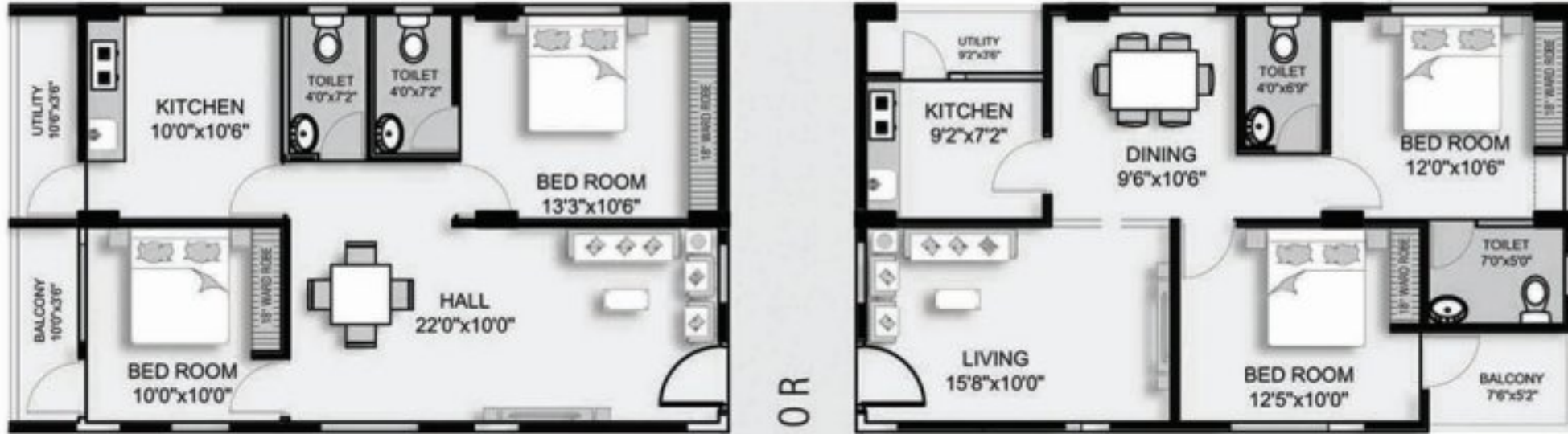


# Block - C

# Block - D

West - 1005 sft.

East - 1005 sft.



West - 1310 sft.

East - 1310 sft.



West - 1340 sft.

East - 1340 sft.



Note : All areas mentioned are super built-up areas



Balaji's Hillview Enclave

is all about creating a great social life for the residents.

