



**MGP** Casita

Rediscover A Beautiful Way of Life



## About MGP

### South Chennai's Leading Real Estate Company

MGP Builders and Developers Private Limited is a real estate enterprise committed to excellence and prosperity forever. In the last eleven years, we have developed over 5 million sq.ft of prime residential real estate across Chennai, Over 1500+ happy families across 600+ landmark properties stand testimony to our commitment. In the eleventh year of our journey, we at MGP are all set to progress further forward with projects worth over Rs. 150 crores in the pipeline.

### Our Vision

To be a world-class best Real Estate Development and infrastructure construction company committed to a total customer satisfaction & enhancing shareholder's value, by building on our strength, unique and innovative designs, cutting-edge technology, superlative quality of product material, timely completion & demonstrating the highest standards of workmanship.





**MGP** Casita

## About MGP Casita



Feeling constricted in your stacked cubicle existing apartment? Impelling yourself to an ordinary lifestyle? Facing time and energy constraints due to long commutes? Ever felt like being locked in a concrete jungle with no green vistas? Looking to upgrade your lifestyle? One answer to all your questions.

We bring you the **MGP Casita**, best-in-segment 3 units of 3 BHK Duplex Row House, designed with in-house architectural designs to experience a new luxury living standard. It's tangible, it's solid, it's beautiful, it's artistic. Say goodbye to the long commutes you have been experiencing, **MGP Casita** is situated in a prime part of Madipakkam, it is proximate to Velachery, Tambaram, Sholinganallur, OMR and Chrompet. With a mere 2 minutes away from Velachery-Tambaram main road, you can find all the basic needs such as schools, hospitals, restaurants, railway and bus stations near the House.

Ever wished for a more genial life? Maybe it's time you turned over a new leaf at your own house at **Casita**.



**MGP CASTA**









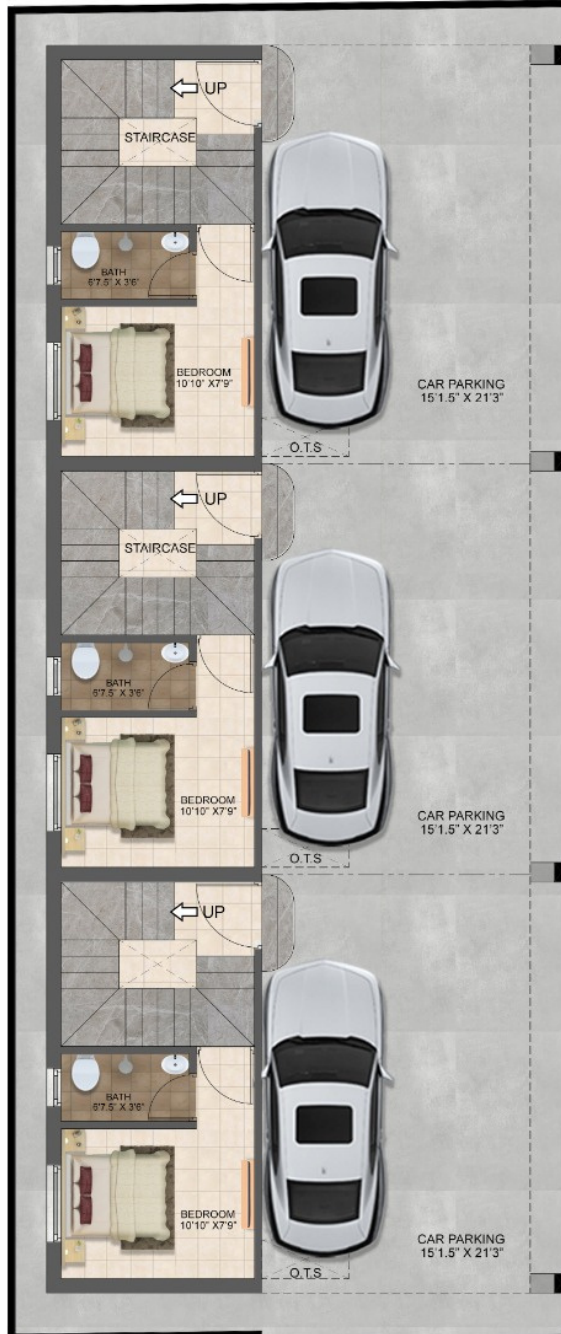




# MASTER PLAN



# GROUND FLOOR



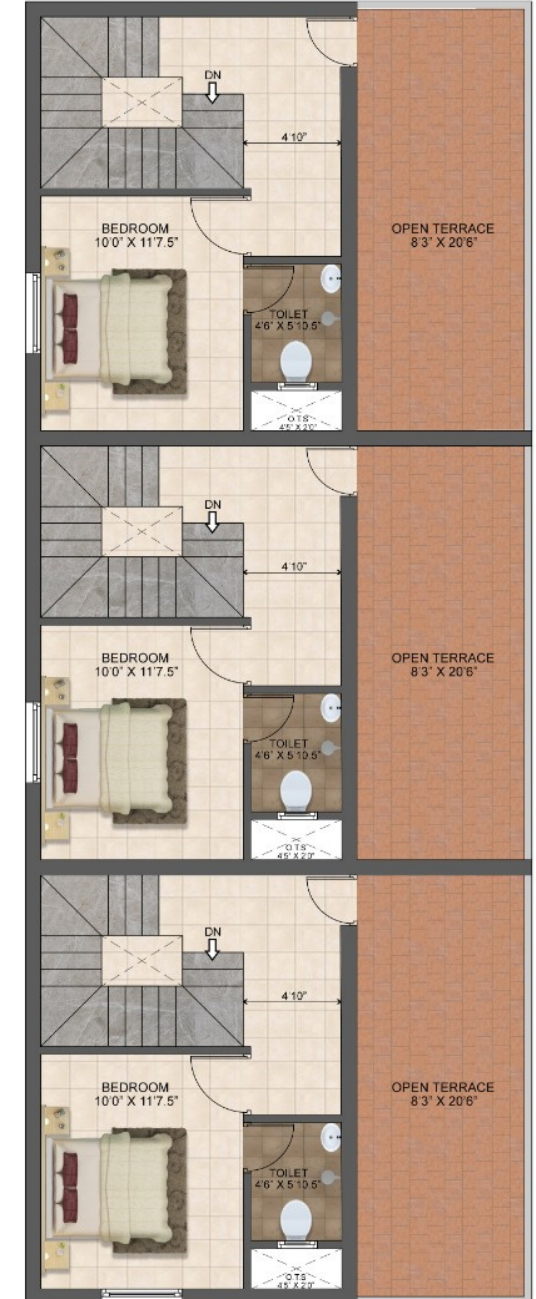
GROUND FLOOR PLAN

# FIRST FLOOR



FIRST FLOOR PLAN

# SECOND FLOOR



SECOND FLOOR PLAN



# CONFIGURATION

## CONFIGURATION



VILLA NO	UDS	BUA
A	670	1463
B	659	1439
C	670	1463

# PROJECT HIGHLIGHTS



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- South Chennai's first luxurious duplex styled row house at cost of apartment
- Designed for affordability.
- Ground floor + 1st floor + 2nd floor designed 3BHK Row House structure
- Exclusive head room and private terrace for each house
- Exclusive bore well with motor for each house
- Exclusive sump with motor for each house
- Exclusive covered car parking for each house
- Most thoughtfully designed Master & Unit plans designed based on 4 important pillars – Light, Ventilation, Vaastu & Privacy
- 100% Vaastu compliant homes with zero dead space design
- Carefully chosen high end & smart home specifications
- Secured Community
- Well Developed Location

# SPECIFICATIONS

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## STRUCTURE

- RCC Framed Structure
- Anti-termite treatment will be provided
- Ceiling height will be maintained at 10 feet Designed
- Seismic resistant structure using FE 550 D steel TMT bars
- 9" Chamber Bricks for outer wall & 4.5" for internal partition work

## WALL FINISHES

- Berger Make Exterior Emulsion paint
- Exterior faces of the building will be finished with one coat of Primer, two coats of Berger
- Internal wall in Living, Dining, Kitchen & Bedroom will be finished with one coat of Primer, Two coats of Putty & Two coats of Berger make Emulsion paint

## FLOORING

- Terrace will be laid with weather proof tiles
- Car Parking will be laid with 1x1 feet Heavy duty Parking Tiles
- Staircase will be laid with granite or antiskid tile flooring with SS Railings
- Bathrooms & Utilities will have 1x1 feet Orient Bell make Antiskid ceramic tiles
- Living, Dining, Kitchen & Bedroom will have 2x2 feet Orient Bell make double loaded Vitrified tiles







## KITCHEN

- Provision for Chimney will be provided
- CP fittings will be Parryware or equivalent
- Provision for water purifier will be provided
- SS sink will be provided with bowl & drain hole
- Kitchen Table will be provided with Granite slab and 2 feet dado tiles

## BATHROOMS

- Wall mounted wash basin will be provided
- All CP fittings will be Parryware or equivalent
- All Sanitary fittings will be Hindustan or equivalent
- Provisions for geyser will be provided in all bathrooms
- Provisions for exhaust will be provided in all bathrooms
- Concealed water mixer with shower for Hot and cold water
- Floor mounted WC with cistern and health faucet will be provided

## ENTRANCE DOOR

- Premium quality teak wood frame with skin shutter of 7 feet height having Godrej or Equivalent locks, tower bolts, door viewer, safety latch, door stopper etc.

## BEDROOM DOORS

- Premium quality teak wood frame with flush type shutter of 7 feet height having door Stopper, tower bolts etc.

## TOILET DOORS

- Premium quality WPC door frame with flush type shutter of 7 feet height having tower Bolts etc.

## HEADROOM DOORS

- Premium quality WPC frame with film coated flush type shutter of 7 feet having tower bolts etc.

## WINDOWS

- Windows will be provided with imported Korean profile UPVC shutters with see through plain glass and MS grills on inner side
- Ventilators will have imported Korean profile UPVC shutter frame with suitable louvered glass panes and iron bars will be provided

## ELECTRICAL FITTINGS

- Cables wiring Switches & sockets will be Orbit or equivalent
- Home theatre provision, spot light provision, TV cable point will be provided in living room
- Split air conditioner provision will be provided for all the bedrooms
- Modular plate switches, MCB & EICB (Earth Leakage Circuit Breaker) system Inverter provision will be provided at appropriate locations







## OTHERS

- Underground Sump with RCC double mat structure as per structural drawing
- Overhead tank will be provided in brick wall with 2 coats of water proof
- Septic tank with Brickwall structure based on the structural drawing







LOCATION



SIGAMANI  
NAGAR

KUBERAN  
NAGAR

RAM NAGAR  
SOUTH

MGP Casita

12th Street

Bank of Baroda

Marg Vidyalyaya

ALAIAMMAN  
NAGAR

THAI  
NAGAR

National Institue  
of Wind Energy

UNMAI  
NAGAR

Velammal New  
Gen School

Royal Enfield  
Showroom

SRI  
NAGAR

DR. KAMAKSHI MEMORIAL  
HOSPITAL

Pallikaranai Bird  
Watching Area

Adyar Anandha  
Bhavan

San Academy  
Pallikaranai

Jerusalem College  
of Engineering

National Institue  
of Wind Energy

Pallikaranai Bird  
Watching Area

# LOCATION HIGHLIGHTS



- Located just 200 meters Velachery - Tambaram Main Road & 450 meters from PTR Located close to IT & ITES companies, hospitals, international schools & colleges



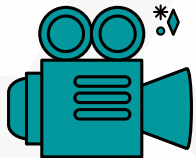
## Educational Institutions

- Velammal Newgen CBSE School - 1 km
- Marg Vidyalaya - 850 m
- San Academy - 1.4 km
- Aaditya Vidya Mandir - 700 km
- Jerusalem College of Engineering - 2.5 km
- Sree Balaji college of physiotherapy - 2.4 km
- Asan Memorial College Of Arts And Science - 4.2 km
- Mohamed Sathak College Of Arts & Science - 4.6 km



## Health Care Facilities

- Dr. Kamakshi Memorial Hospital - 950 m
- Saraswathy Multispeciality Hospital - 3 km
- Avinash Hospitals Pvt. Ltd - 3 km
- Prashanth Super Speciality Hospital - 3.8 km



## Entertainment

- PVR Cinemas - 3.2 km
- Phoneix Market City - 5.6 km



## Transportation

- Velachery MRTS - 2.6 km
- Meenambakkam Airport - 7.4 km

# PAYMENT PATTERN

10 DAYS FROM BOOKING	10%
30 DAYS FROM 10 DAYS	40%
BRICK WORK AND PLASTERING	10%
FOUNDATION STAGE	10%
GROUND FLOOR SLAB	10%
FIRST FLOOR SLAB	10%
SECOND FLOOR SLAB	5%
HAND OVER	5%
TOTAL	100%



TURN YOUR DREAM INTO REALITY



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LINKEDIN



INSTAGRAM

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WEBSITE: [www.mgpbuilders.com](http://www.mgpbuilders.com)