

# A Perfect Blend of **Luxury & Serenity**



**Aditri**

**Luxury Independent Villas  
@ VELACHERY**



# About Us



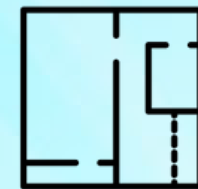
MGP Builders and Developers Private Limited is a real estate enterprise committed to excellence and prosperity forever. In the last ten years, we have developed over 3 million sq.ft of prime residential real estate across Chennai, Over 1000+ happy families across 500+ landmark properties stand testimony to our commitment. In the eleventh year of our journey, we at MGP are all set to progress further forward with projects worth over ₹120 crores in the pipeline



**500+**  
PROJECTS COMPLETED



**1000+**  
HAPPY CUSTOMERS



**3 Million**  
SQ. FEET DEVELOPED

Ever feel like you're constricted by the stacked cubicles that most apartments are? And locked in a concrete jungle with no green vistas? Compelled to live where you live for the fear of long commutes?

Well, **MGP** is bringing the outdoors to your doorstep with **Aditri**, an exciting new villa project in **Velachery**. A mere 2 minutes away from Velachery MRTS, Aditri boasts of 4 units. Each spacious 3 BHK villa with new age architectural piece, it has its own private garden. As a resident here, you get to enjoy unlimited leisure and entertainment places like Grand Mall, Phoenix Mall.

International Schools, Colleges, Hospitals, etc. All this in the vicinity of 2 km and several leading IT hubs. Maybe it's time you turned over a new leaf at your own villa at **Aditri**.

## **BIG REASONS TO BUY**

- Contemporary new age architecture
- Private garden space
- Peaceful and serene residential location
- Close to Inner Ring Road and surrounded by leading IT hubs and MNCs



**FRONT VIEW**





**SIDE VIEW**





**SIDE VIEW**





# Floor Plan



**GROUND FLOOR**



**FIRST FLOOR**



**TERRACE**



## CONFIGURATION

PLOT NO	TYPE	PLOT AREA	BUILD UP AREA	VILLA COST
433 - A	3 BHK	1200	1530	Rs. 1.7 Cr*
433 - B	3 BHK	1200	1530	Rs. 1.7 Cr*
433 - C	3 BHK	1200	1530	Rs. 1.7 Cr*
433 - D	3 BHK	1200	1530	Rs. 1.7 Cr*

# Specification

## STRUCTURE

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

## WALL FINISHES

- 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
- Exterior faces of the building will be finished with one coat of Primer, two coats of Berger make Exterior Emulsion paint

## FLOORING

- Living, Dining, Kitchen & Bedroom will have 2x2 feet Orient Bell make double loaded vitrified tiles
- Bathrooms & Utilities will have 1x1 feet Orient Bell make Antiskid ceramic 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
- Terrace will be laid with weather proof tiles

## KITCHEN

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

## BATHROOMS

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

## 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

- Orbit or equivalent 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
- Septic tank with Brickwall/RCC double mat structure based on the structural drawing
- Overhead tank will be provided in brick wall with 2 coats of water proof
- Car parking level will be raised 1.5 feet height and basement height will be raised 3 feet from the road level

## ADDITIONAL FEATURES

- Loft will be provided in all the bedrooms & kitchen
- Wardrobe will be provided with cudappah stones in all the bedrooms



# Project Highlights

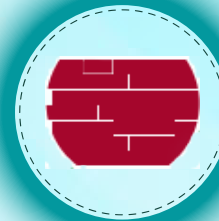
**100%  
Clear Title**



**30 feet  
Wide Road**



**Under  
Construction**



**Potable  
Ground Water**



**Well Developed  
Location**



**Secured  
Community**



# Location Highlights



## WORK HUBS

Sutherland - 1 km  
Allsec Technologies - 1.7 km  
TCS - 3.7 km  
Jasmin Infotech - 3.3 km  
Chennai One IT Park - 5.8 km

## SCHOOLS/ COLLEGES

DAV Public School - 1 km  
Sun Shine School - 1 km  
Bethel Matriculation - 2 km  
Jerusalem Engg College - 3.6 km  
Balaji Dental College - 3.7 km  
Guru Nanuk College - 2.9 km

## HOSPITALS

Prashanth Multi Speciality- 1.4 km  
Nandhini Hospital - 2 km  
KS Hospital - 1 km  
Athipathi Hospital - 1.7 km  
Xcellent Care Hospital - 2 km  
Anitha Hospital- 1 km

## CONVENIENCE

Velachery MRTS - 1 km  
Velachery Bus Terminus - 1 km  
Meenambakkam Airport - 8 km  
OMR - 7 km  
ECR - 13 km

## ENTERTAINMENT

Grand Mall - 800 m  
Phoenix Market City - 2.9 km  
PVR Cinemas - 800 m

For more details contact:

 **+91 75999 75999**

**PROJECT ADDRESS:**

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