

Independent Luxury Villa
at **Madipakkam**

Website: www.mgpbuilders.com



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.

ELEVATION - LEFT



ELEVATION - RIGHT



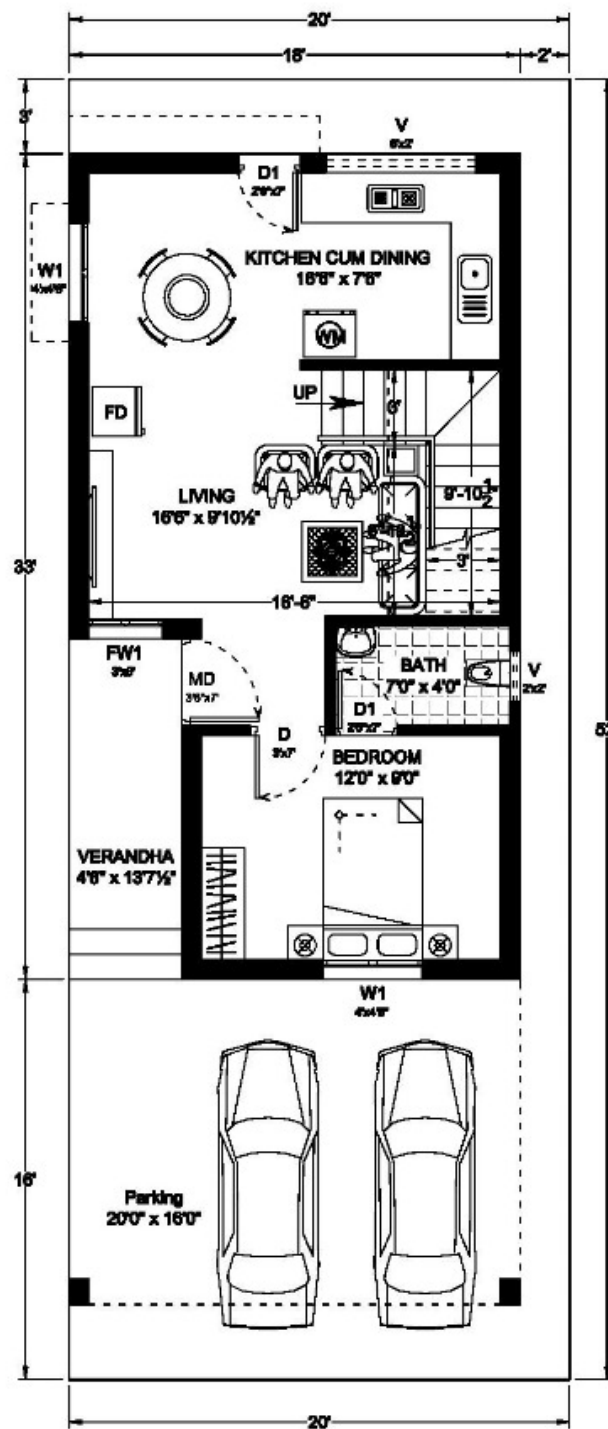
PROJECT HIGHLIGHTS

- ★ CMDA Approved
- ★ 100% Vaastu Compliance
- ★ Road Facing Property
- ★ 30 feet Wide Road
- ★ Expandable & Customizable
- ★ Ample Ground Water
- ★ Video Door phone System
- ★ Spacious Living

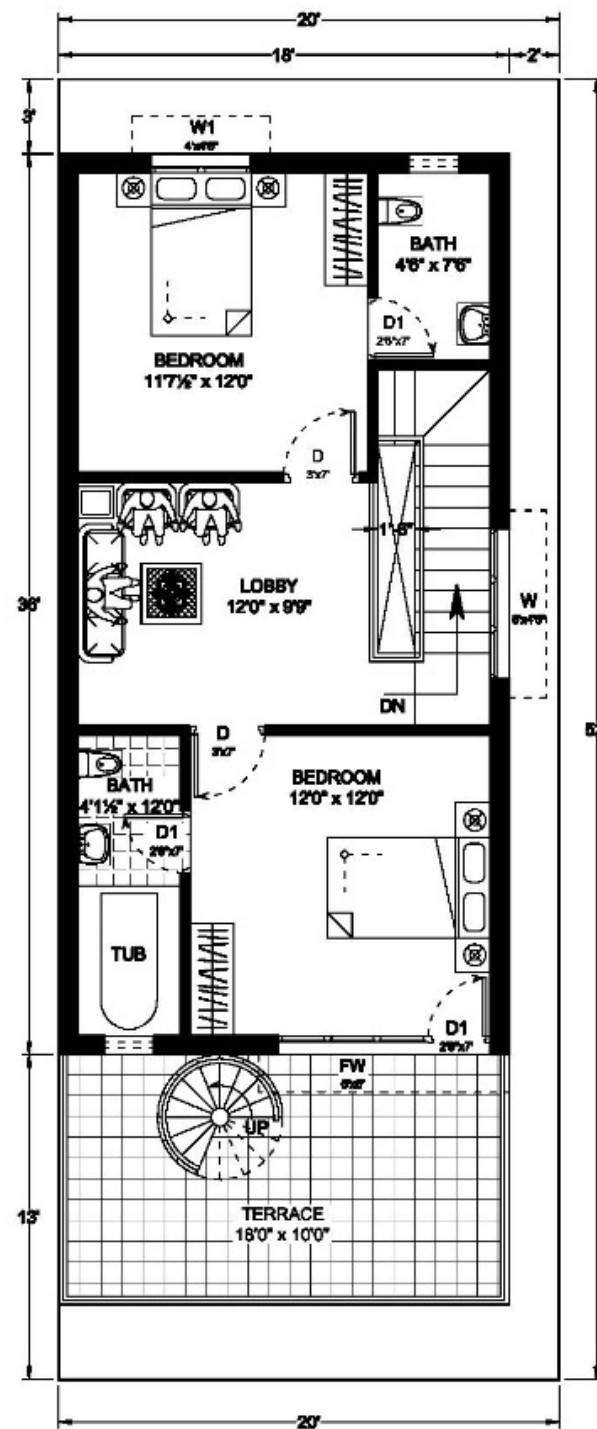
LOCATION ADVANTAGES

- ★ Dr. Kamakshi Memorial Hospital - 1.1 km
- ★ Sun Shine School - 3.5 km
- ★ Velachery MRTS - 2.5 km
- ★ Meenambakkam Airport - 6.8 km
- ★ Located just 800 meters from PTR
- ★ Tambaram - Velachery Main Road - 400 m

KEY PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SPECIFICATION

Structure

- ★ Structure type : RCC framed structure
- ★ GF height from floor finish to roof top : 10' 0"
- ★ FF height from floor finish to roof top : 10' 0"
- ★ SF height from floor finish to roof top : 10' 0"
- ★ Head room height from floor finish to roof top : 9' 0"
- ★ Size of Pile/footing, plinth beam, roof slab, column etc : As per approved structural plan
- ★ Foundation type : As per soil test report

Super structure

- ★ Bricks type : Chamber bricks
- ★ Cement for concrete works : Cement - Ramco - OPC - 53 grade/equivalent
- ★ Cement for brickwork and plastering : Cement - Priya - PPC - 53 grade/equivalent
- ★ Sand for concrete & brick works : Msand - water wash
- ★ Sand for plastering works : Psand - fine
- ★ Steel bars : Arun TMT bars/equivalent
- ★ Outer brick wall thickness : 9"
- ★ Inner brick walls thickness : 4.5"
- ★ Plastering thickness for inner walls : 1/2" thk with smooth finish
- ★ Plastering thickness for outer walls : 3/4" thk with rough finish
- ★ Plastering thickness for ceiling : 1/2" thk with smooth finish
- ★ Roof slab thickness : 4.5"/5"/6" RCC as per approved structural plan

Flooring & tiles

- ★ All bedrooms, Kitchen, living room and lobby floor : 2'X2' vitrified floor tiles @ Rs.45/sq.ft
- ★ Kitchen wall dadoing up to 2' height : 15"X10" digital tiles @ Rs. 35/sq.ft
- ★ All bathroom floors : 1'X1' Antiskid tiles @ Rs. 35/sq.ft
- ★ Bathroom wall tiles up to 7' height : 15"X10" digital tiles @ Rs. 35/sq.ft
- ★ Car parking : 1'X1' car parking tiles @ Rs. 44/sq.ft
- ★ Staircase steps : Raw granite @ Rs. 70/sq.ft or antiskid tiles @ Rs. 35/Sq.ft
- ★ Kitchen platform : 2' 0" wide G20 Black granite @ Rs. 120/Sq.ft

Carpentry

- ★ Main door : 7'0"X3'6" 2nd quality teak wood frame with skin shutters
- ★ Bed room doors : 7'0"X3'0" 2nd quality teak wood frame with flush type shutters (Oval design)
- ★ Balcony, service, headroom & bathroom doors : 7'0"X2'6" 2nd quality teak wood frame with film coated flush type shutters (Plain design)
- ★ Windows & Ventilators : UPVC with glazed shutters kinbonn brand (1 no window for each room & 1 no ventiator for each bathroom)
- ★ Window Grills : 10 mm square MS grills with standard design @ 1.5kg/sq.ft
- ★ Staircase hand rail : SS handrail @ Rs. 700/Rft
- ★ Main door fittings : Godrej (basic) lock with brass fittings, minimum 3 set of keys, std door stopper, magic eye, chain link & 2 no's brass tower bolt
- ★ Bedroom door fittings : SS al trap with std door stopper & 2 no's SS tower bolt
- ★ Bathroom door fittings : SS al trap with std door stopper & 2 no's SS tower bolt
- ★ Other door fittings : SS al trap with std door stopper & 2 no's SS tower bolt

Electrical

- ★ Wiring : Concealed wiring with copper wires, Orbit/Equivalent brand confirming to ISI specifications.
- ★ PVC pipes : Neroplast/equivalent
- ★ Switches & other fittings : Orbit/equivalent
- ★ 3 phase DB box : Elite/equivalent
- ★ Inverter wiring : Will be provided at appropriate locations
- ★ Other provisions : Home theatre provision and spot light provision, TV cable point in living room, AC points in bedroom only, , Washing machine, Water purifier, Computer n refrigerator provision

Plumbing

- ★ CPVC pipes : Parryware/equivalent brand CPVC pipes will be used for concealed lines and Rohini/equivalent brand for outer lines
- ★ Fittings per bathroom : Hindustan make Wash basin, Closet EWC/IWC with health faucet, Waterman brand Pillar cock, 2in1 wall mixer, angle cock, geyser provision
- ★ Kitchen sink : Single bowl SS sink with 2 no's waterman make sink cock
- ★ Other provisions : Washing machine inlet & outlet line, provision for water purifier in kitchen, PVC tap provisions at terrace, car parking & service area

Lofts & wardrobes

- ★ Loft : Each bedroom and kitchen will be provided with one loft at one side of the room (Shorter span) without any shutters for covering.
- ★ Wardrobe : Each bedroom will be provided with Cudappah stones (Cupboards) without shutters (3'6" X 7')

Painting

- ★ MS grills : 2 coats of Enamel paint - Berger make
- ★ Inner walls : 1 coat whitewash, 2 coats cement based putty, 1 coat primer & 2 coats of Berger make emulsion paint
- ★ Outer walls : 1 coat whitewash, 1 coat primer & 2 coats Berger exterior emulsion
- ★ Weathering course : Brick Jelly, Lime With Cement Mortar,1:6 with laying of roof top tile (red tile)
- ★ Underground sump : 6000 Its capacity - RCC double mat structure as per structural drg
- ★ Septic tank : 4000 Its capacity - RCC double mat structure as per structural drg
- ★ Overhead tank : 3000 Its capacity (1500X2) - Brick wall with 2 coats of water proof
- ★ Basement height : Car park level 1.5' high n building basement height 3' from road level



ROAD MAP



Project Address

Plot No: 200-209 & 226-228,
Balaji Nagar, 3th Street,
Madipakkam, Chennai - 91



Office Address

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