



Independent Luxury Villa
at **Perumbakkam**

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





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

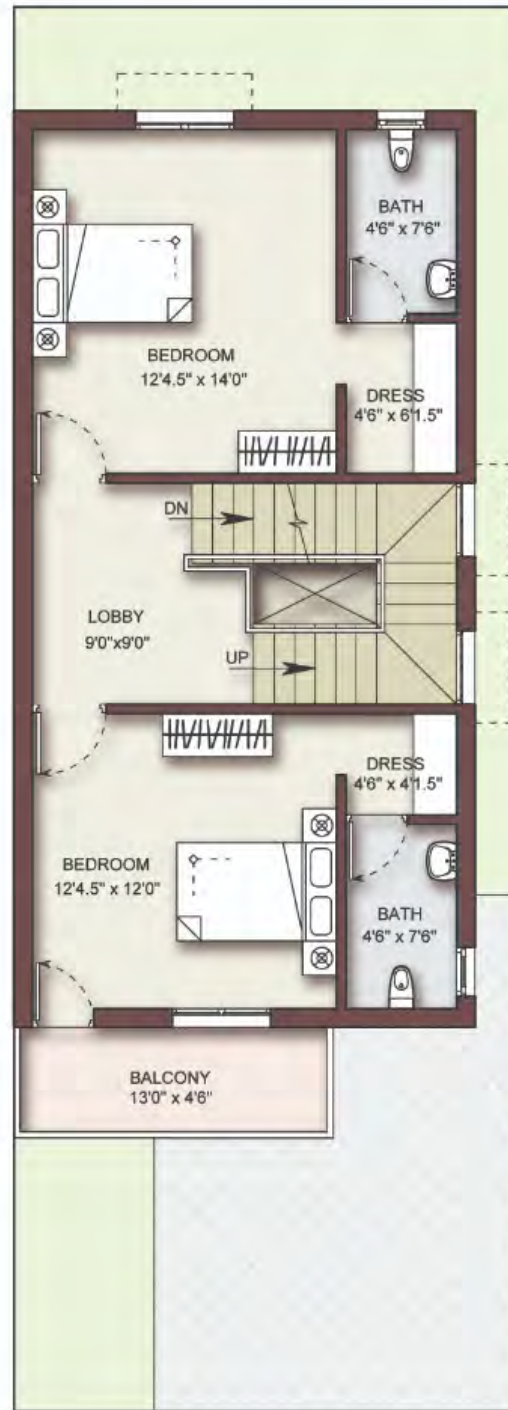
LOCATION ADVANTAGES

- ★ Gleneagles Global Health City - 250 m
- ★ INPS International - 500 m
- ★ Sri Chaitanya School - 240 m
- ★ Velachery MRTS - 8.3 km
- ★ Meenambakkam Airport - 13.5 km
- ★ Perumbakkam Main Road - 900 m

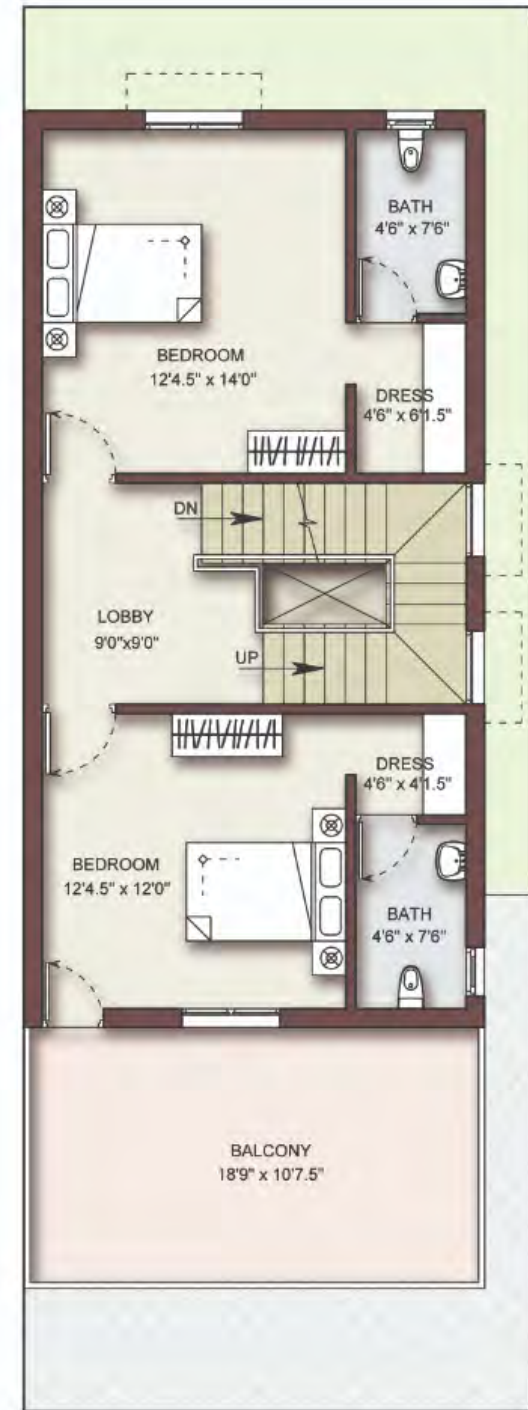
KEY PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN (Option 1)



FIRST FLOOR PLAN (Option 2)

KEY 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 n outlet line, provision for water purifier in kitchen, PVC tap provisions at terrace, car parking & service area

Lofts & wardrobes

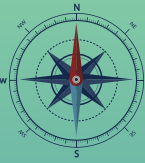
- ★ Loft : Each bedroom and kitchen will be provided with one loft at one side of the room (Shorter span) without any shutters for covering.
- ★ Wardrobe : Each bedroom will be provided with Cudappah stones (Cupboards) without shutters (3'6" X 7')

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. 234 to 237
Indira Priyadarshini Nagar,
Near Cheran Nagar,
Perumbakkam,
Chennai - 100



Office Address

MGP Builders & Developers Pvt Ltd
No 27, Andavar Street,
Thilagar Avenue, Balaiah Garden,
Madipakkam, Chennai - 600091

Website: www.mgpbuilders.com
Email: mgp@mgpbuilders.com

Phone Number: 75999 75999