

MGP Tulasi





Overview:


Welcome to MGP Tulasi, where neoclassical architecture meets contemporary luxury living in the heart of Velachery. Our meticulously designed villas promise a life of elegance, comfort, and exclusivity. With a range of spacious layouts and an unbeatable location, MGP Tulasi offers a unique living experience.





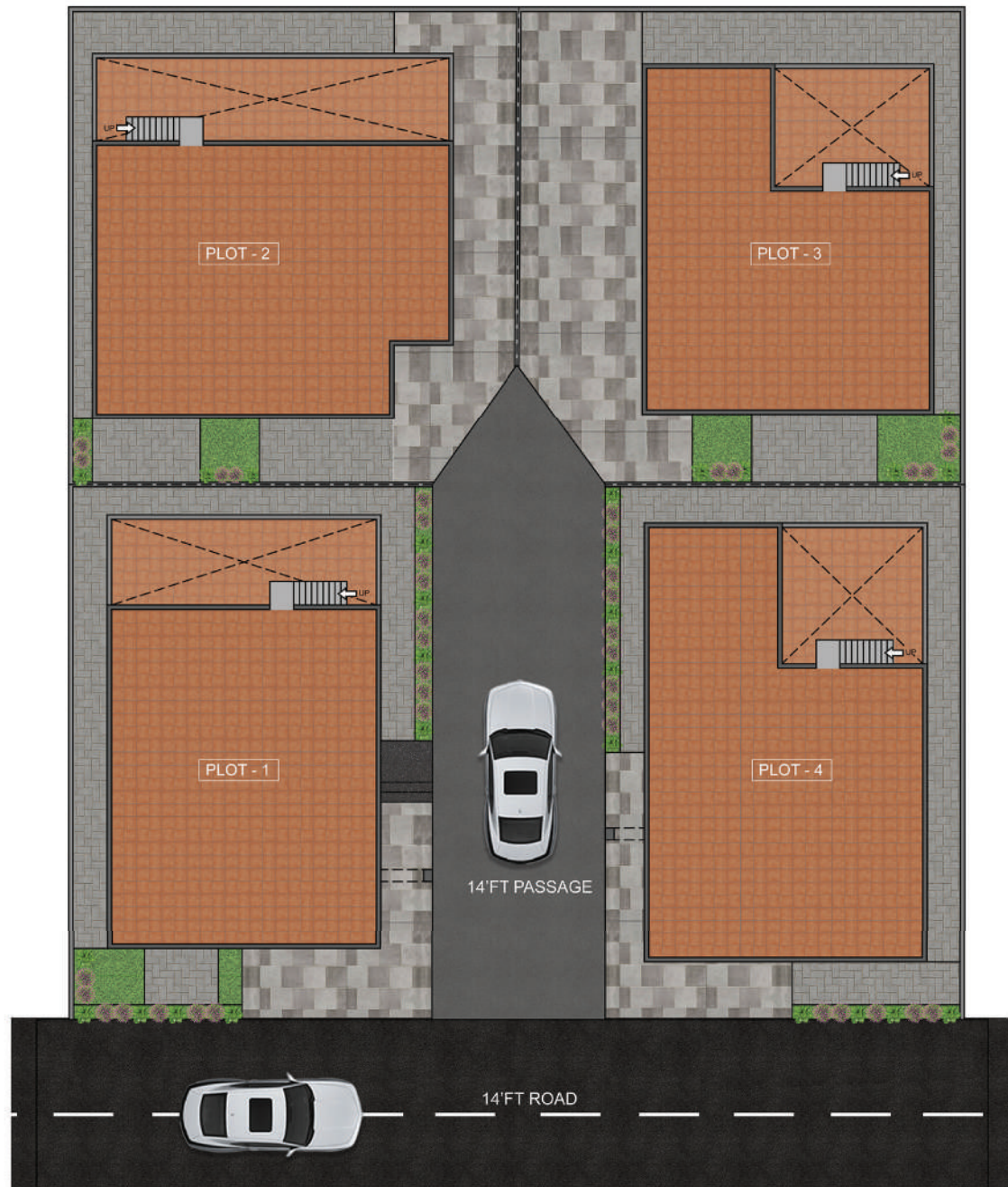


Salient Features:

- **Neoclassical Elegance** : MGP Tulasi villas are designed with neoclassical architecture, showcasing timeless beauty and sophistication.
 - **Tailored to You** : Choose from a variety of villa sizes, ranging from 1322 sqft to 1596 sqft, ensuring a perfect fit for your lifestyle.
 - **Ideal Orientation** : All villas are thoughtfully East & South-facing, allowing for ample natural light and optimal energy efficiency.
 - **Vaastu** : 100% Vaastu compliant homes with zero dead space design
 - **Specifications** : Mindfully chosen high-end specifications for a luxurious lifestyle
 - **Quality Assurance** : MGP Tulasi is built with uncompromising construction standards, ensuring your investment is a legacy for generations.
 - **Safety and Security** : Each villa comes with CCTV cameras, digital door lock & video door phone for a maximum security
 - **Life Style** : Surrounded by IT & ITES, educational institutions, hospitals & other entertainment zones
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Site plan

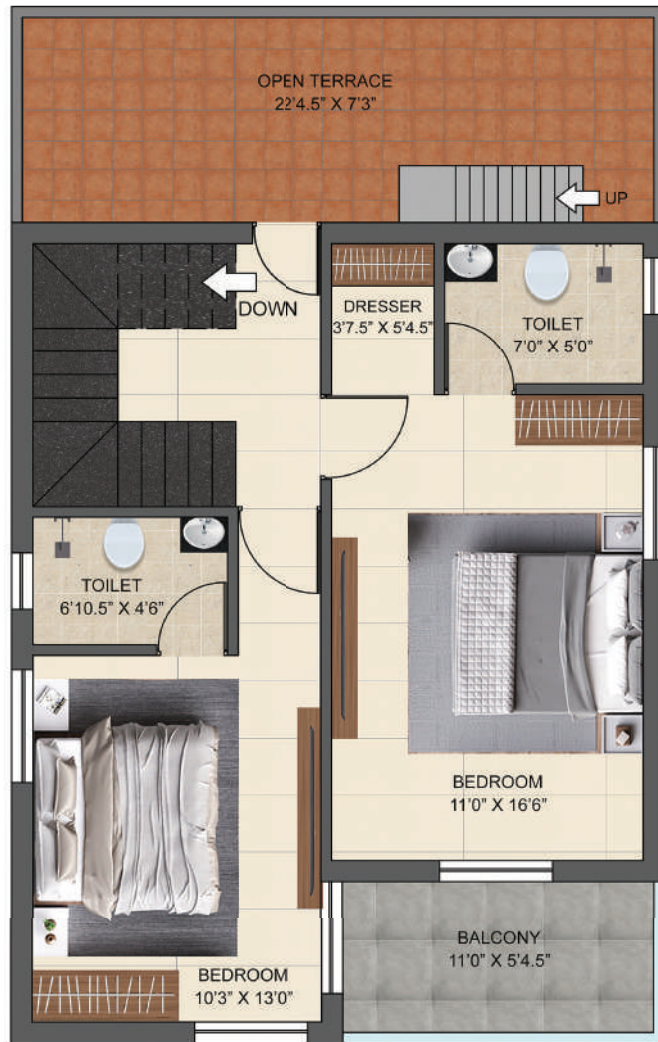


MGP
Tulasi





Villa 1- 3 Bedrooms+3T East Facing Villa



First Floor



Ground Floor



Villa	Land Area	UDS	Buildup Area
1	1355 sq.ft	166.9 sq.ft	1522 sq.ft



Villa 2- 3 Bedrooms+3T East Facing Villa



First Floor

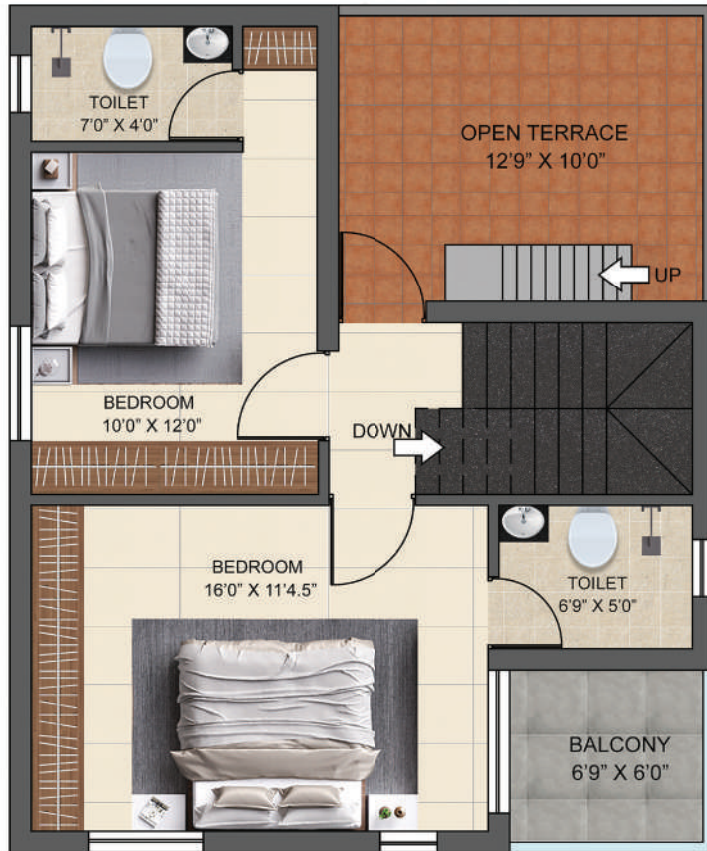


Ground Floor

Villa	Land Area	UDS	Buildup Area
2	1503 sq.ft	185.1 sq.ft	1596 sq.ft



Villa 3- 3 Bedrooms+3T South Facing Villa



First Floor



Ground Floor

Villa	Land Area	UDS	Buildup Area
3	1399 sq.ft	172.3 sq.ft	1322 sq.ft



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Villa 4- 3 Bedrooms+3T South Facing Villa




First Floor



Ground Floor

Villa	Land Area	UDS	Buildup Area
4	1221 sq.ft	150.4 sq.ft	1510 sq.ft





Every inch is made perfects for you

*We have put great attention to even the tiniest detail in your home.
From the open and easy-going floor plan to the hinges on your
door, everything has been looked into to better your experience.*





Villa Specifications



STRUCTURE

- RCC FRAMED STRUCTURE
- ANTI-TERMITE TREATMENT WILL BE PROVIDED
- CEILING HEIGHT WILL BE MAINTAINED AT 10 FEET DESIGNED(INCL ROOF SLAB)
- SEISMIC RESISTANT STRUCTURE USING FE 550 D STEEL TMT BARS
- 9" CHAMBER BRICKS FOR OUTER WALL & 4.5" FOR INTERNAL PARTITION WORK



WALL FINISHES

- ASIAN MAKE EXTERIOR EMULSION PAINT
- EXTERIOR FACES OF THE BUILDING WILL BE FINISHED WITH ONE COAT OF PRIMER, TWO COATS OF ASIAN
- INTERNAL WALL IN LIVING, DINING, KITCHEN & BEDROOM WILL BE FINISHED WITH ONE COAT OF PRIMER, TWO COATS OF PUTTY & TWO COATS OF ASIAN MAKE TRACTOR 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 PARRYWARE 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



BEDROOM DOORS

- PREMIUM QUALITY TEAK WOOD DOOR FRAME WITH FLUSH TYPE SHUTTER OF 7 FEET HEIGHT HAVING DOOR STOPPER, TOWER BOLTS ETC.



TOILET DOORS

- PREMIUM QUALITY TEAK WOOD DOOR FRAME WITH FLUSH TYPE SHUTTER OF 7 FEET HEIGHT HAVING TOWER BOLTS ETC.



HEADROOM DOORS

- PREMIUM QUALITY TEAK WOOD DOOR 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 FRAME WITH SUITABLE LOUVERED GLASS PANES AND IRON BARS WILL BE PROVIDED



ELECTRICAL FITTINGS

- CABLES WIRING SWITCHES & SOCKETS WILL BE ANCHOR ROMA 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

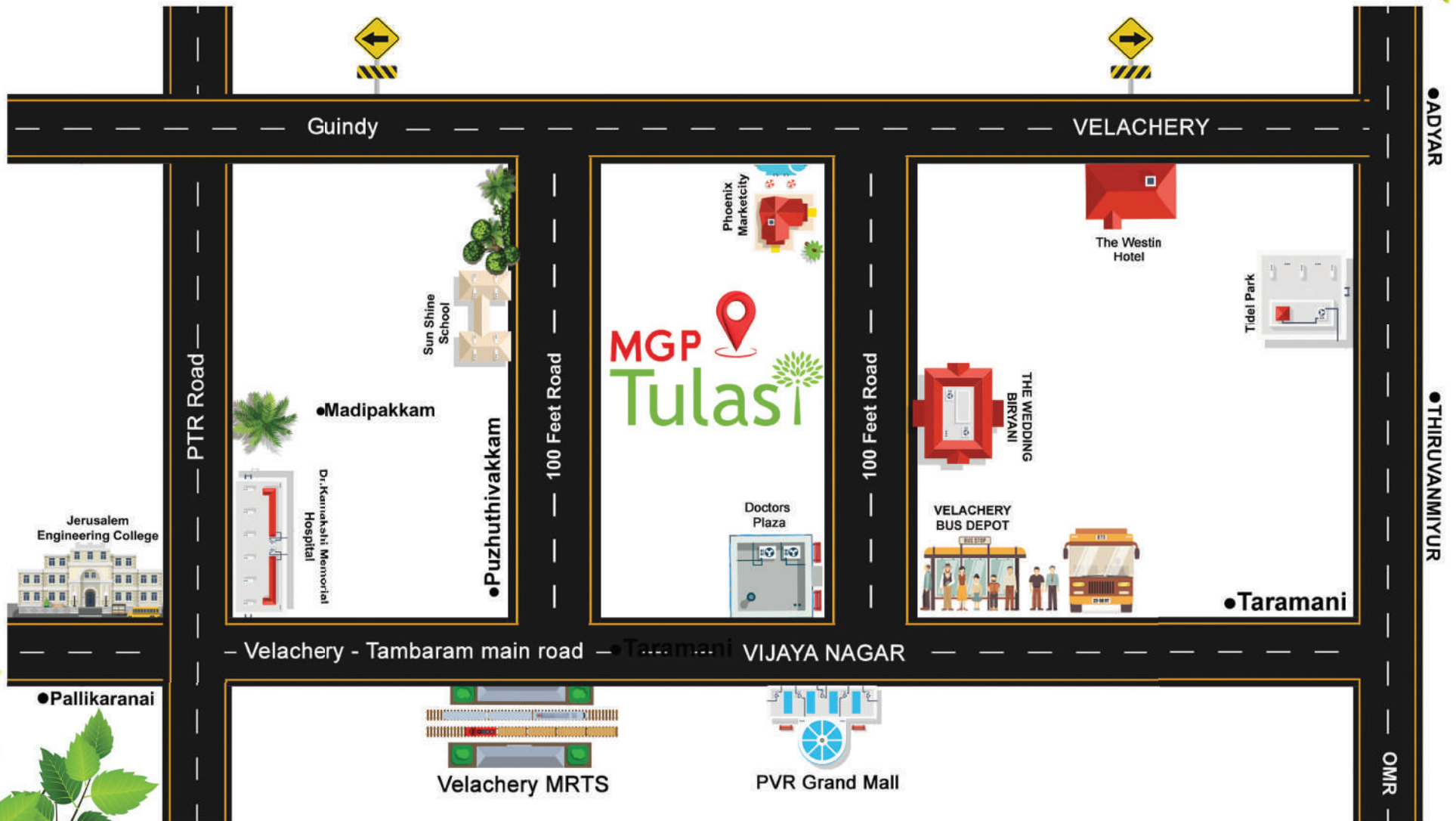


OTHERS

- 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 BRICK WALL STRUCTURE BASED ON THE STRUCTURAL DRAWING



Location Map :





A “Goldilocks” location

MGP Tulasi's strategic location places you at the center of everything you need, with key landmarks and amenities just a few kilometers away, ensuring a well-rounded and convenient lifestyle. Discover the epitome of luxury living at MGP Tulasi, Velachery, and turn your dream villa into reality today!

Located just 500 meters from Velachery, 100 feet from Road
Located close to IT and ITES companies, Hospitals,
International schools, and Colleges



Schools

St. Britto's Academy - 2.4 km
Sri Ragavendra Primary School - 1.7 km
Srishty Orchids Play School - 1.3 km
Udhayam Global School - 1.8 km
Bidhikidz Play School - 750 m
D.A.V BABA School - 2.3 km



Entertainment & Shopping

Grand Mall - 3.2 km
Phoenix Market City - 2.2 km
PVR Cinemas - 3.3 km



Colleges

Jerusalem Engg College - 5.3 km
Balaji Dental College - 5.5 km
Guru Nanak College - 2.2 km



Transportation

Velachery MRTS - 2.9 km
Bus Stop - 1 km
Meenambakkam Airport - 8.5 km



Hospitals

Prashanth Multi Speciality- 2.2 km
Nandhini Hospital - 2.4 km
KS Hospital - 1.4 km
Athipathi Hospital - 2.1 km
Xcellent Care Hospital - 1 km





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