



WHERE LUXURIOUS
GREEN LIVING
BECOMES A WAY OF LIFE



OVERVIEW:

Discover a harmonious blend of classic elegance and modern comfort at MGP Kris Villa. Nestled in the serene neighborhood of Thoraipakkam, these 3BHK Independent Villas showcase neoclassical architecture, promising an enduring living experience.

These spacious 3BHK villas are thoughtfully designed to provide ample room for your family's needs while ensuring affordability. Each villa enjoys an east-facing orientation, welcoming the gentle embrace of the morning sun and the beautiful views it brings.

MGP Kris Villa is more than a home; it's a sanctuary where classic charm meets modern convenience. Your timeless home is just a step away, waiting for you to create cherished memories and experiences.





MGP
Kris
VILLA - B

MGP
Kris
VILLA - C

MGP
Kris
VILLA - D



MGP
Kris
VILLA

PROJECT HIGHLIGHTS:

- * **Neoclassical Architecture:** MGP Kris Villa stands as an epitome of timeless design, exuding classical charm and sophistication.
- * **Land Area:** With plot sizes ranging from 1167 sqft to 1179 sqft, you have ample space to create your own private haven.
- * **Spacious 3BHK Villas:** Enjoy the luxury of space with thoughtfully designed 3BHK layouts, providing ample room for your family's needs. Each villa offers a spacious BUA of 1340 sqft, designed for maximum comfort and aesthetics
- * **East Facing Villas:** Wake up to the warm embrace of the morning sun and enjoy stunning views from your east-facing villa.
- * **Vaastu:** 100% Vaastu compliant homes with dead space design
- * **Specifications:** Mindfully chosen high-end specifications for a luxurious lifestyle
- * **Quality Assurance:** MGP Kris Villas 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.
- * **Connectivity:** With excellent connectivity to major roadways and the IT corridor, you'll have a seamless daily commute, making life more convenient.

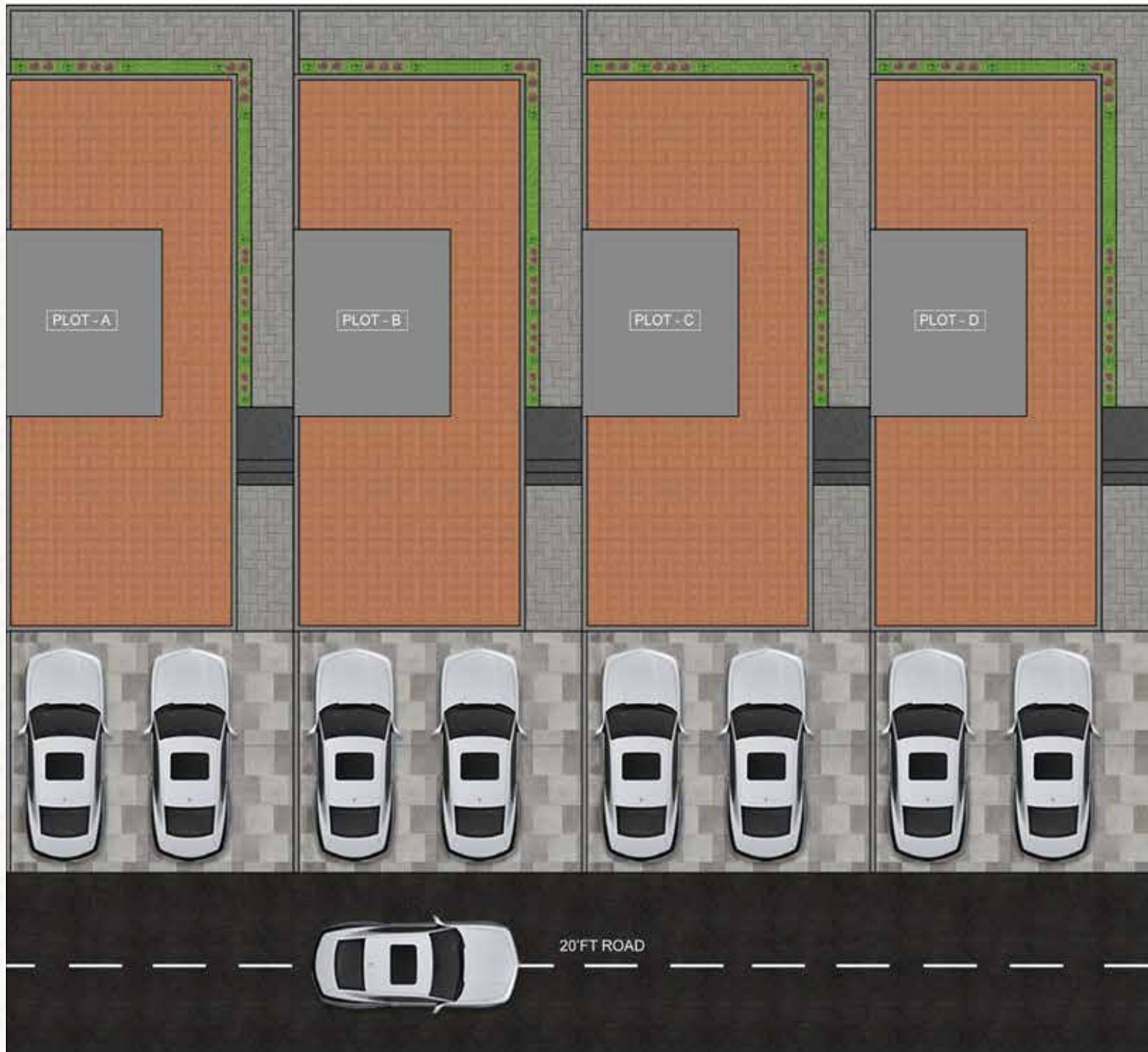


CONFIGURATION :

Villa No	Facing	Land Area	BUA
A	East	1167 SQFT	1340 SQFT
B	East	1170.3 SQFT	1340 SQFT
C	East	1173.7 SQFT	1340 SQFT
D	East	1179.8 SQFT	1340 SQFT



SITE PLAN



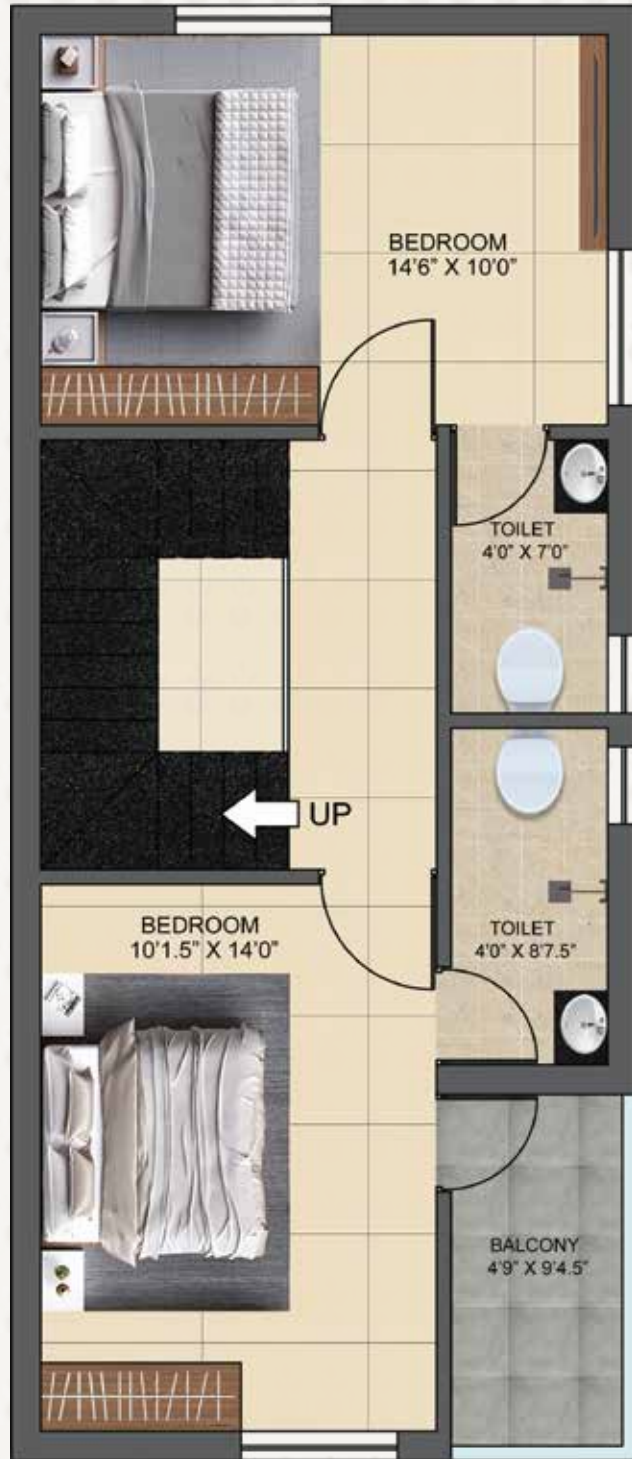
FLOOR PLAN

3 Bedrooms + 3 Toilet
East Facing Villa

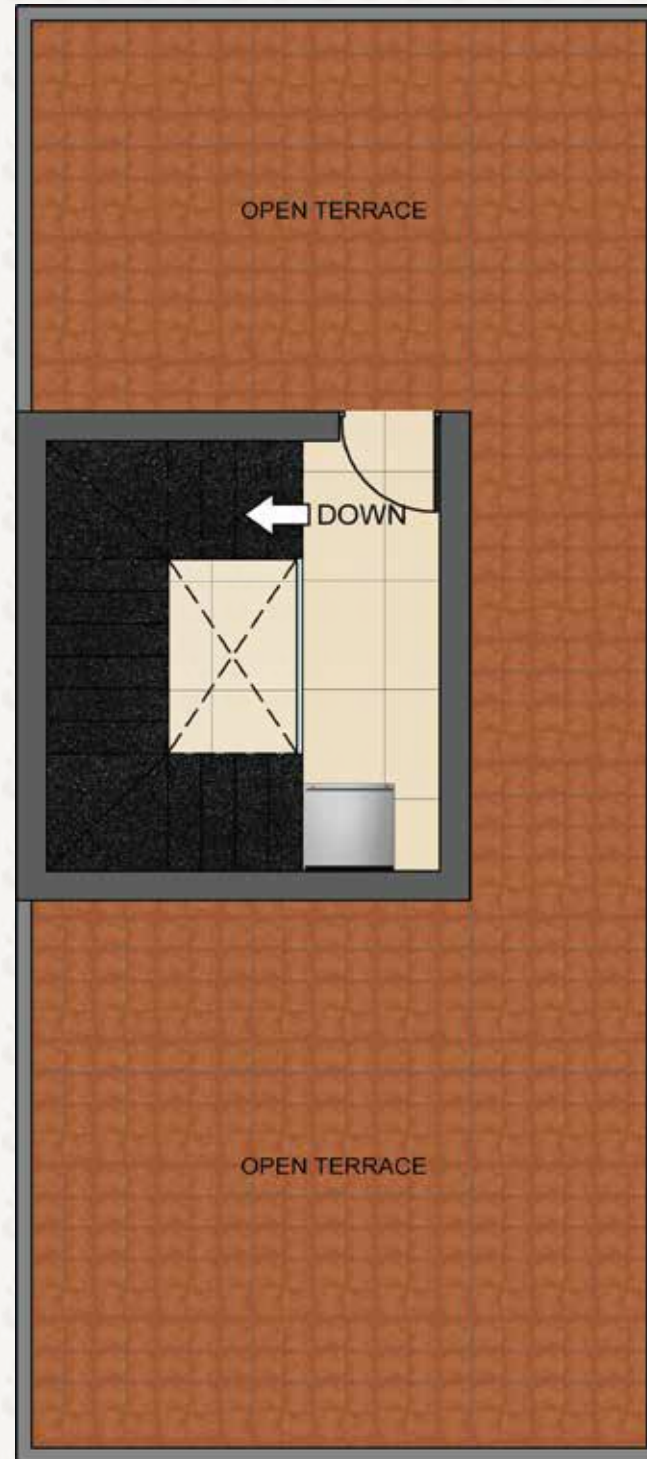


Ground Floor Plan

First Floor Plan



Terrace Floor Plan







VILLA SPECIFICATIONS



STRUCTURE

- RCC FRAMED STRUCTURE
- 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 FILM COATED 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 ADVANTAGES:

MGP Kris Villa is strategically located in Thoraipakkam, one of Chennai's most sought-after neighborhoods. Here's why this location is perfect for your dream home:

Located just **500 meters** from Old Mahabalipuram Road (OMR)

Located close to **IT & ITES companies, hospitals, international schools & colleges**

LOCATION HIGHLIGHTS :

"Where Elegance Meets Comfort Your Timeless Home Awaits!"

At MGP Kris Villa, we understand your aspiration for an elegant yet affordable lifestyle. Your dream home is just a visit away. Come, experience the charm of neoclassical living in Thoraipakkam, where classic elegance meets modern comfort. Embrace your new beginning at MGP Kris Villa.



EDUCATIONAL INSTITUTIONS

Hindustan University - 1.6 km
Dhanraj Baid Jain College – 2.3 km
Agni College of Technology - 3.3 km
CL Baid Metha College of Pharmacy - 4.1 km

Orchids The International School - 2.6 km
Akshara Matriculation School - 2.2 km
APL Global School – 1.2 km
Sri Chaitanya Techno School - 950 m
i2 Global School - 1 km
Kidzee Pre School - 1 km



TRANSPORTATION

Bus Stop – 600 m
Meenambakkam Airport – 14 km
Proposed Metro - 1 km



HEALTH CARE

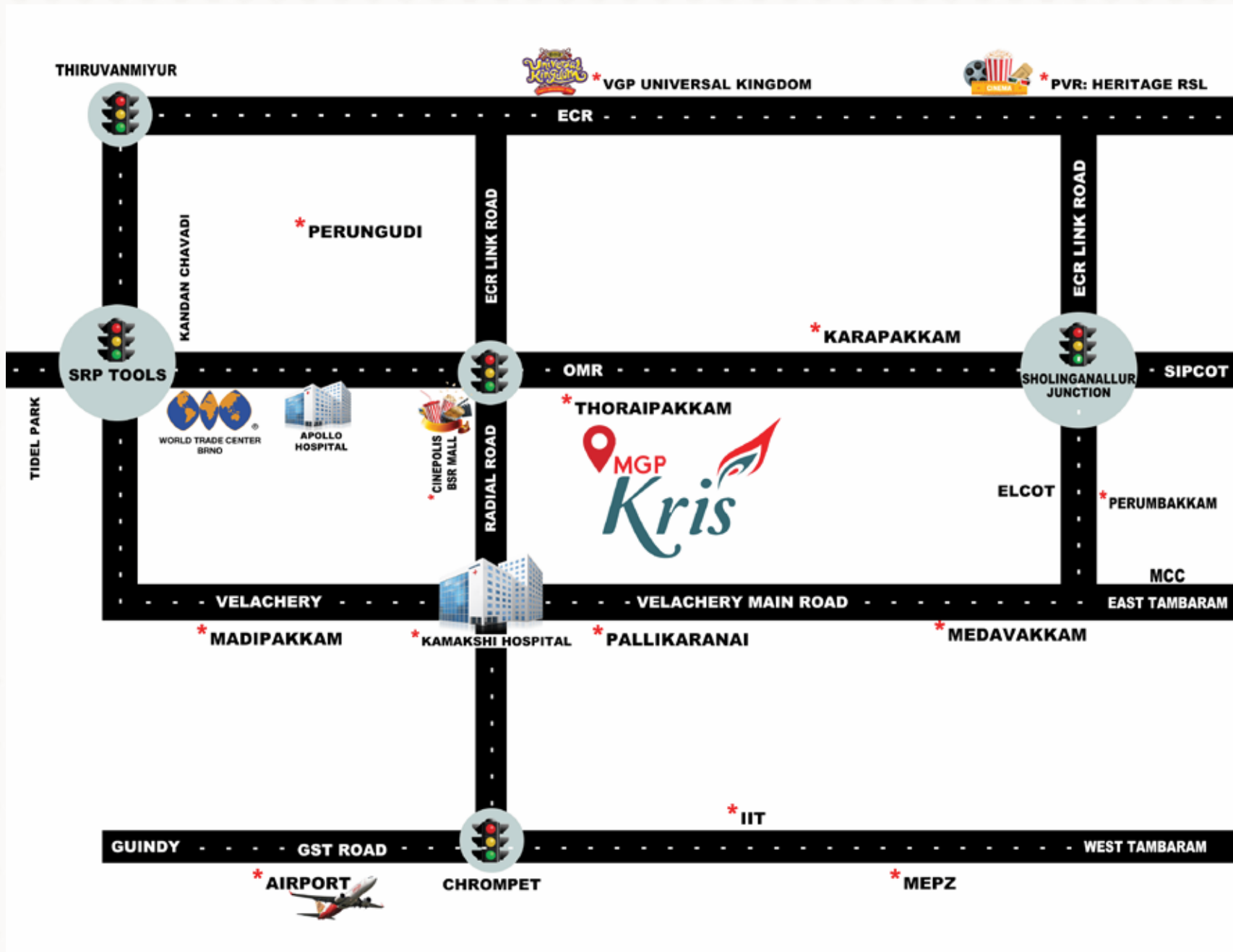
Nandhini Hospital - 1.4 km
Sugan Hospital – 3.7 km
CM Hospital – 2.3 km
Dr. Kamakshi Memorial Hospital - 5.3 km
Chettinad Hospital – 4.9 km



ENTERTAINMENT

BSR Mall – 1.8 km
Pantaloons & Trends – 2 km
Grand Mall - 7.5 km
VGP Universal Kingdom - 9.2 km

ROUTE MAP





CORPORATE OFFICE:

No.3/330, Door No: 3A Third Floor,
Alkasha Centre, Rajiv Gandhi Salai (OMR),
Okkiyam, Thoraipakkam, Chennai - 600 097.

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