



— PALLIKARANAI —



## Overview :

MGP Prosper Villa @ Pallikaranai: Where Luxury Meets Affordability  
Are you ready to unlock the door to your dream home? MGP Prosper Villa in Pallikaranai offers you the keys to a life of comfort, style, and convenience. Nestled in the heart of this thriving community, these meticulously designed villas redefine modern living.





# Salient Features:

- **Neoclassical Elegance:** MGP Prosper Villas are designed with neoclassical architecture, showcasing timeless beauty and sophistication.
- **Tailored to You:** Choose from a variety of villa sizes, ranging from 1067 Sqft to 1200 Sqft, ensuring a perfect fit for your lifestyle.
- **Ideal Orientation:** All villas are thoughtfully designed to embrace natural light and energy efficiency, our villas are strategically oriented to capture the morning sun in the East-facing units and the evening glow in the West-facing units.
- **Vaastu:** 100% Vaastu compliant homes with dead space design .
- **Specifications:** Mindfully chosen high-end specifications for a luxurious lifestyle.
- **Quality Assurance:** MGP Prosper Villas is built with uncompromising construction standards, ensuring your investment is a legacy for generations.
- **Life Style:** Surrounded by IT & ITES, educational institutions, hospitals & other entertainment zones.







Discover a Life of Luxury and Comfort. Don't miss your chance to own a piece of paradise in Pallikaranai.

MGP Prosper Villa is more than a home ; it's a lifestyle.

Contact us today to schedule a visit and experience the elegance and comfort of these villas for yourself..











You have come to the right place ! Along with nearby amenities,divine meadows offers you the quality of lifestyle that we all desire! It's a place to discover,heal ,meditate and grow!

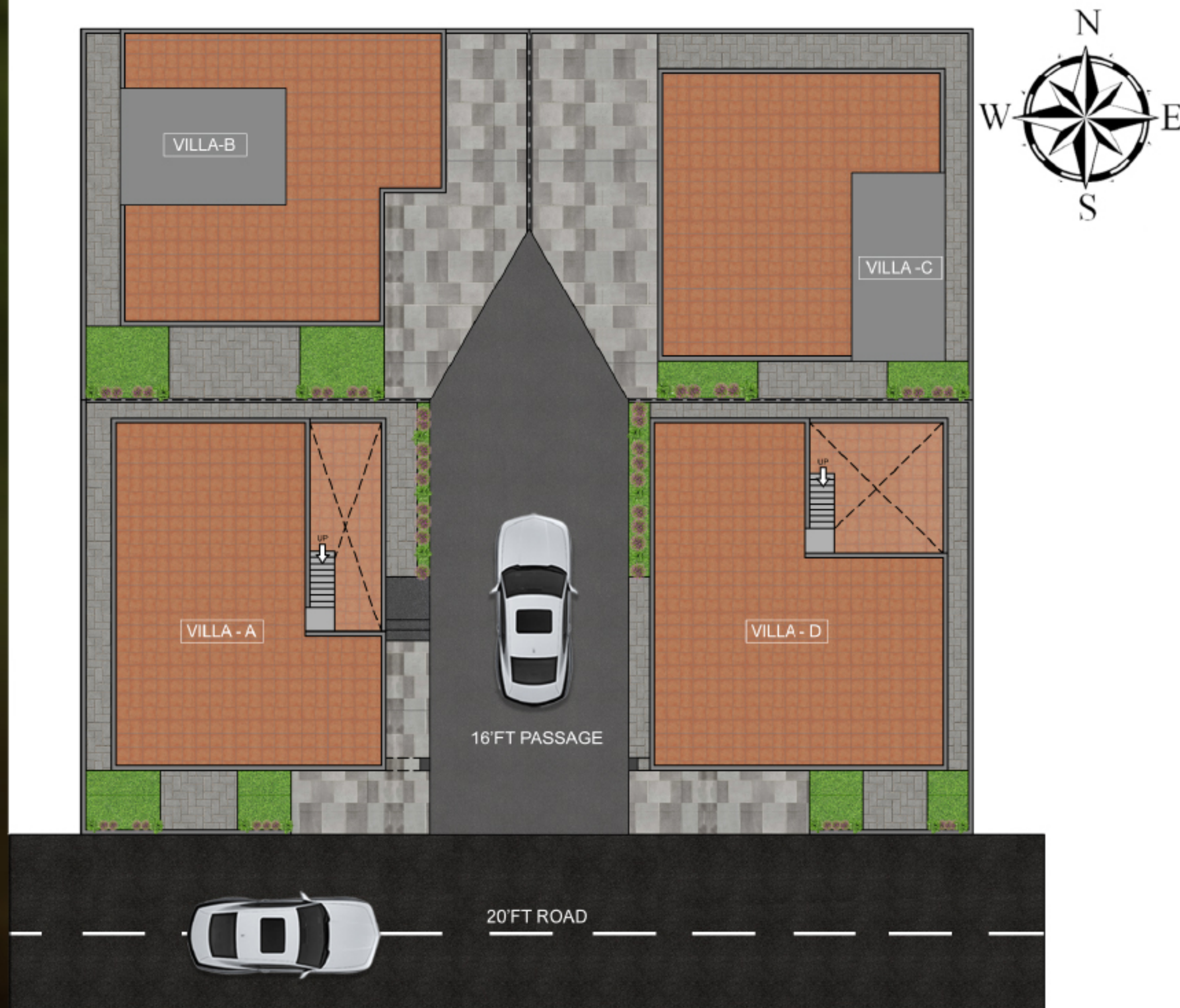






## CONFIGURATION :

Villa No	Facing	Land Area	UDS	Total Land Area	BUA
A	East	979.5	165	1144.5	1067
B	East	1001.7	168.8	1170.5	1195
C	West	1021.1	172.1	1193.2	1200
D	South	979.9	165.1	1145	1120





# Villa A - 3 Bedrooms+3T East Facing Villa



GROUND FLOOR PLAN



FIRST FLOOR PLAN

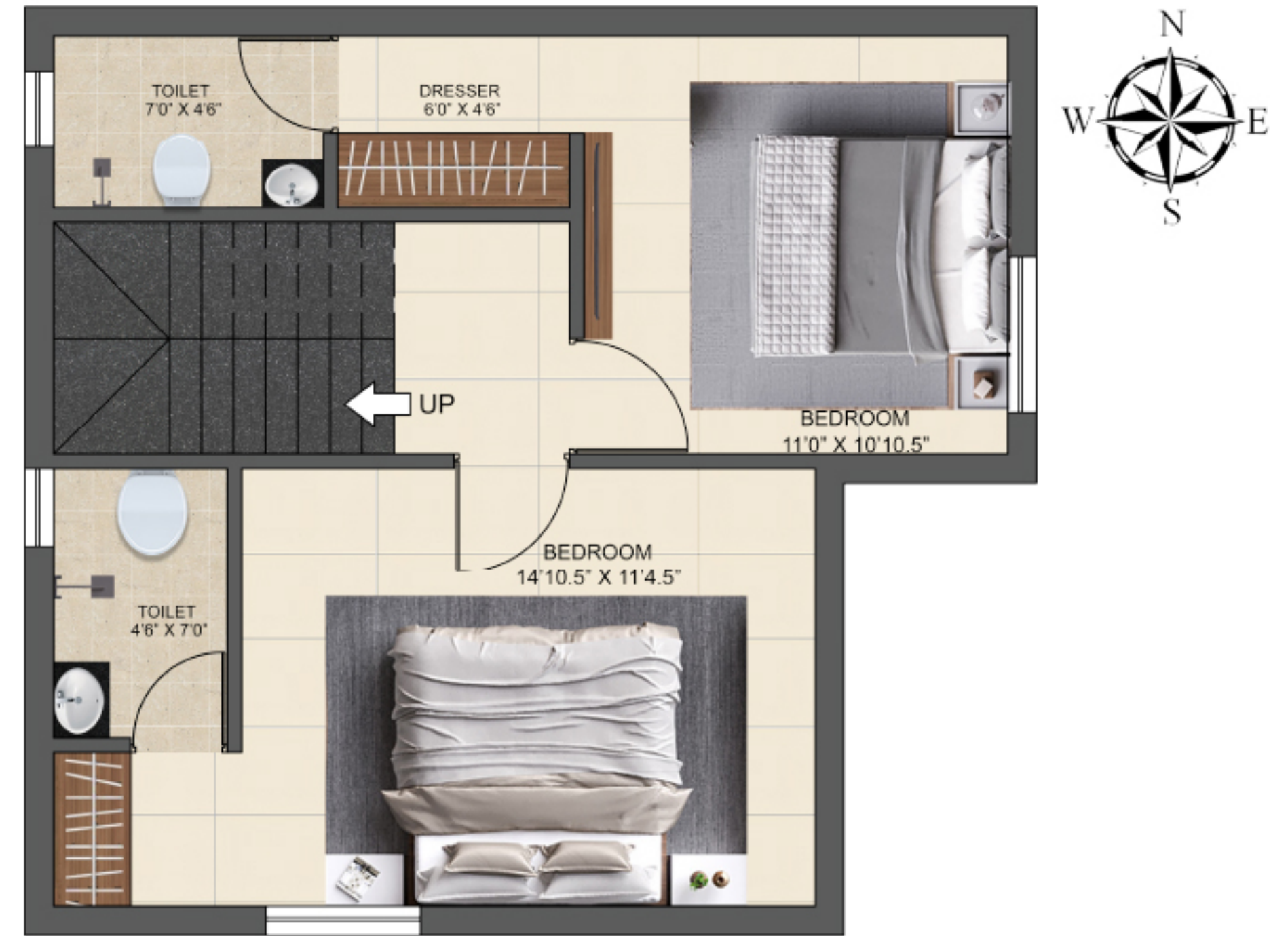




Villa B - 3 Bedrooms+3T  
East Facing Villa



GROUND FLOOR PLAN



FIRST FLOOR PLAN



# Villa C - 3 Bedrooms+3T West Facing Villa



GROUND FLOOR PLAN



FIRST FLOOR PLAN

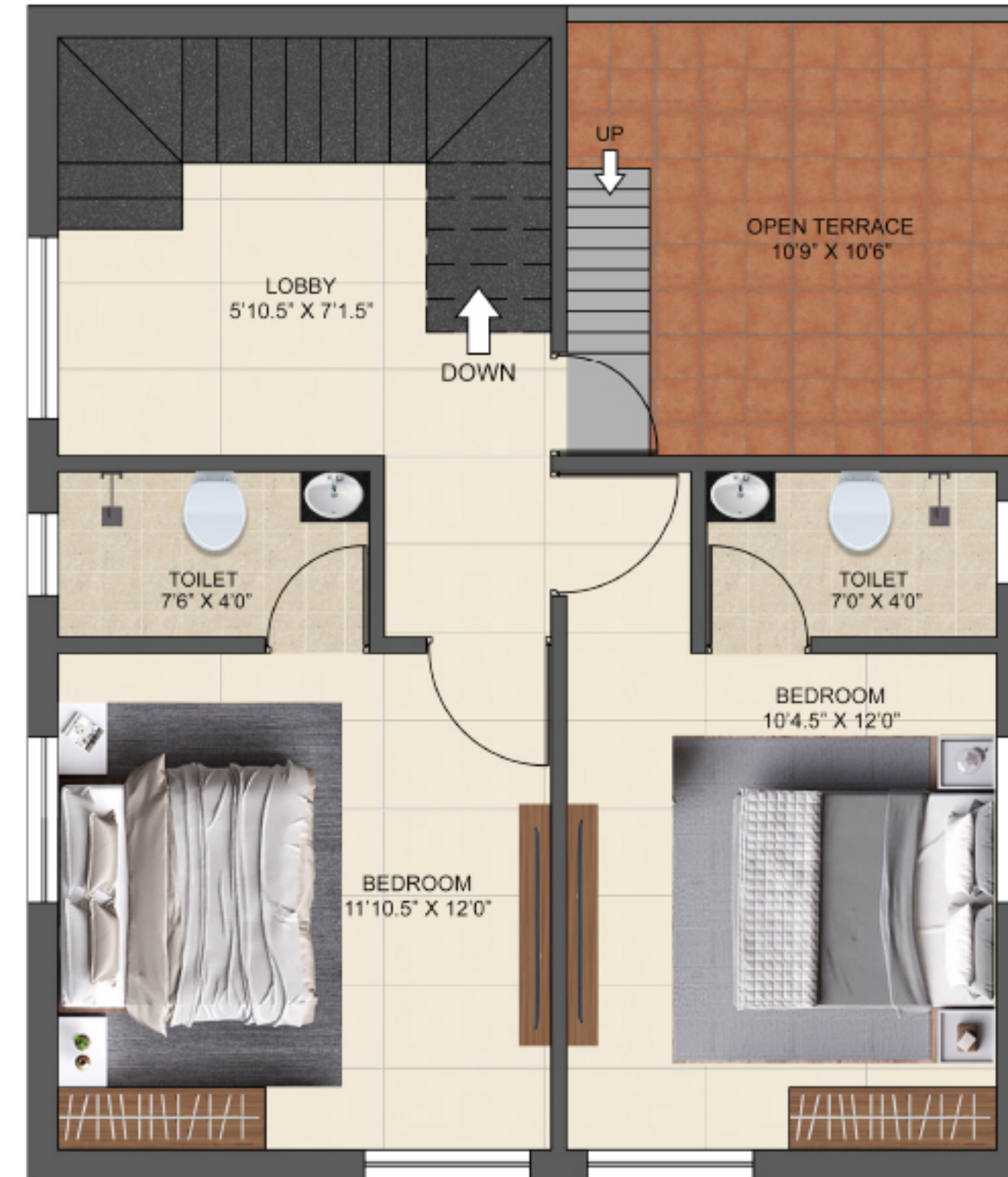
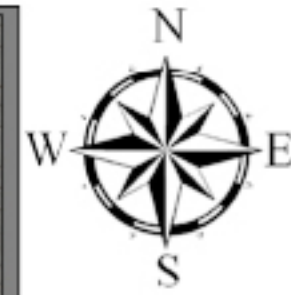




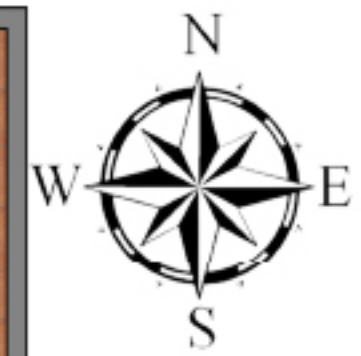
Villa D - 3 Bedrooms+3T  
South Facing Villa



GROUND FLOOR PLAN



FIRST 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 BRICKWALL STRUCTURE BASED ON THE STRUCTURAL DRAWING



MGP Prosper Villa's location advantages truly set it apart, offering a lifestyle that is both modern and enriched with convenience. Your dream home in Pallikaranai is not just a home; it's a gateway to a vibrant and well-connected life.





# LOCATION ADVANTAGES:



AT MGP PROSPER VILLA, WE BELIEVE IN OFFERING MORE THAN JUST A HOME; WE OFFER A LIFESTYLE ENRICHED BY ITS STRATEGIC LOCATION IN PALLIKARANAI, CHENNAI. HERE ARE SOME COMPELLING LOCATION ADVANTAGES THAT MAKE THIS COMMUNITY THE PERFECT PLACE TO CALL HOME:

## PROXIMITY TO SCHOOLS:

Pallikaranai is home to some of the city's finest educational institutions. Your children's education is well taken care of with schools and colleges just a stone's throw away.:

## HEALTHCARE AT YOUR DOORSTEP:

Access to top-notch medical facilities and hospitals ensures you and your family's well-being is never compromised. In case of emergencies, help is always close by.

## SHOPPING AND ENTERTAINMENT:

Enjoy retail therapy and entertainment with malls, theaters, and shopping centers in the vicinity. Weekend outings and leisure activities are just around the corner .

## CONNECTIVITY:

Pallikaranai offers excellent connectivity to major roadways and highways, making daily commutes and travel hassle-free. You can easily reach any part of Chennai with ease..

## GREEN SPACES:

Despite its urban appeal, Pallikaranai retains its natural charm. Lush green spaces and nearby parks provide a refreshing respite from the hustle and bustle of city life

## FUTURE GROWTH:

Pallikaranai is a rapidly developing area with a promising future. Your investment in MGP Prosper Villa is not just in a home but in a thriving community.

## SAFETY AND SECURITY

The neighborhood is known for its safety, ensuring peace of mind for you and your family.

## RETAIL AND CONVENIENCE STORES:

Local markets and convenience stores make daily shopping easy and convenient, reducing the need for long commutes for everyday essentials..

## COMMUNITY LIVING:

Pallikaranai fosters a sense of community, making it an ideal place to raise a family or enjoy a fulfilling social life.



LOCATED JUST 5 MIN FROM VELACHERY - TAMBARAM MAIN ROAD & PALLAVARAM-THORAIPAKKAM RADIAL ROAD  
LOCATED CLOSE TO IT & ITES COMPANIES, HOSPITALS, INTERNATIONAL SCHOOLS & COLLEGES

### **Educational Institutions**

San Academy CBSE School - 1 km  
Narayana Vidhyashram - 2 km  
Seed Play School – 850 m  
PENIEL Matric HSC - 1.4 km  
Jerusalem College of Engineering - 4.3 km  
Sree Balaji college of physiotherapy – 4.5 km  
Indian Harvard Arts & Science College – 1.5 km  
New Princes of Arts & Science College – 5 km

### **Health Care Facilities**

Dr. Kamakshi Memorial Hospital - 2.9 km  
Deepam Medfirst Hospital – 2.1 km  
Gosha Hospital – 1.8 km  
Gleneagles Global Health City – 6.3 km

### **Entertainment & Shopping**

PVR Cinemas – 5.7 km  
Phoenix Market City – 8.5 km

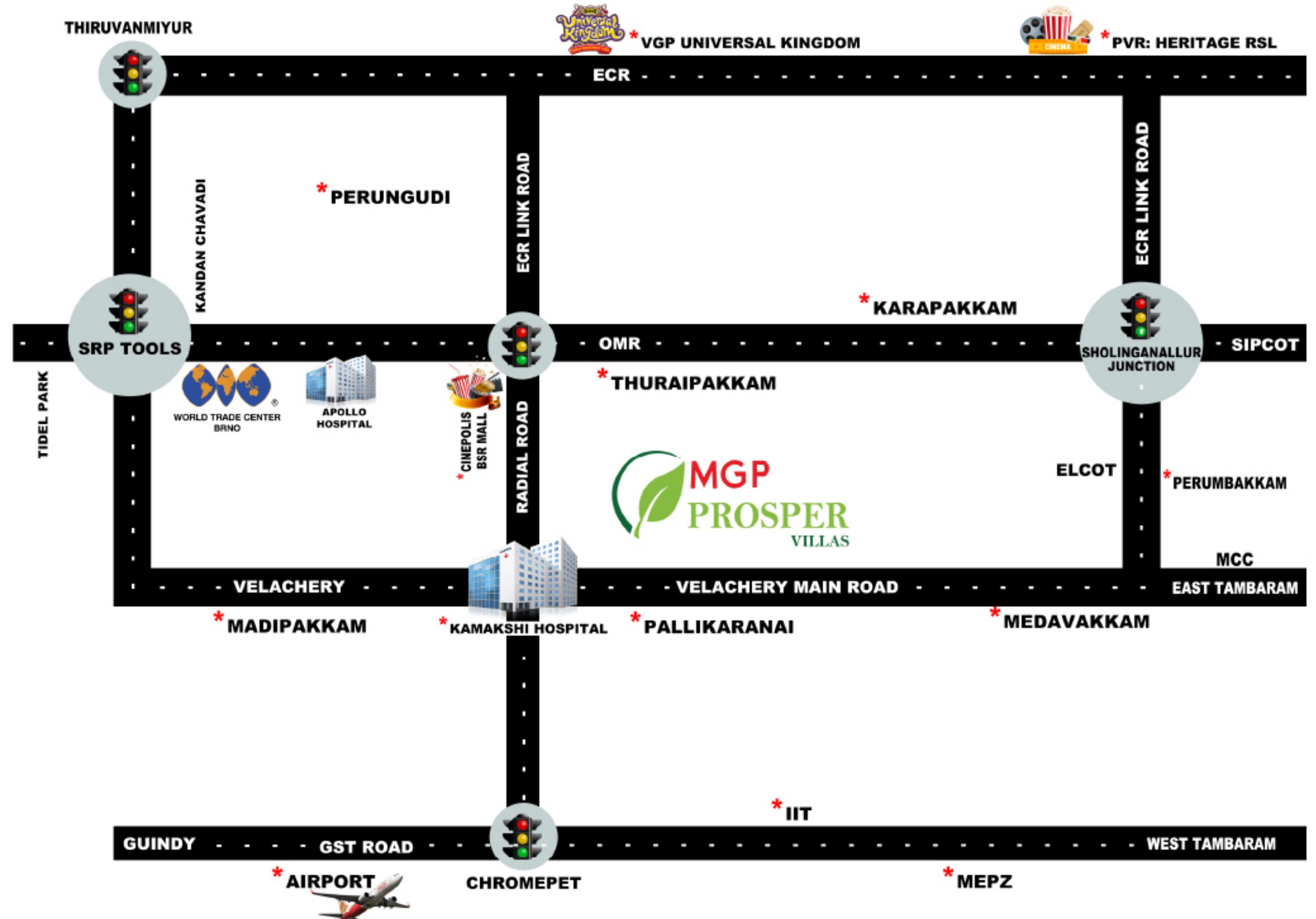
### **Transportation**

Velachery MRTS – 5.2 km  
Meenambakkam Airport – 13.2 km





# Route Map







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#### CORPORATE OFFICE:

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VILLAS