





Welcome to MGP Sahaanaa, where the epitome of luxurious living seamlessly blends with the tranquility of Perungudi, OMR. Nestled in the heart of the city, MGP Sahaanaa presents a heaven of comfort and style with its exclusive 3BHK Independent Villas, showcasing the timeless allure of Neo-Classical architecture and the grandeur of Roman-themed villas. Experience a harmonious fusion of opulence and history as you step into a world where every villa is a testament to the classical elegance of Roman design, creating a living space that is both contemporary and rich in heritage.



### Overview:

MGP Sahaanaa is a living testament to lavishness and refinement. Seamlessly blending aesthetics and functionality, these independent villas redefine the essence of modern living. Every detail of the project is meticulously crafted, guaranteeing a harmonious equilibrium between the serenity of nature and the sleekness of modern architecture.







## Project Highlights:

- Prime Location: Located in Perungudi, MGP Sahaanaa enjoys the convenience of a central location, offering easy access to major business hubs, educational institutions, and entertainment centers.
- East-North Charm: Embrace the invigorating morning sun and the tranquil ambiance of the northern breeze with our thoughtfully designed East and North facing villas. Each unit is strategically positioned to maximize natural light and ensure optimal ventilation, creating a harmonious living environment.
- **Spacious Living:** With a sprawling plot area of 918 sqft and a generous build-up area of 1246 sqft, MGP Sahaanaa ensures that you have ample space to create memories with your loved ones.
- Exclusive Amenities: Each villa at MGP Sahaanaa comes with a private gym for fitness enthusiasts, a rejuvenating jacuzzi to unwind, exceptional BBQ station for relish the joy of savoring, and advanced security features such as CCTV cameras, digital door locks, and video door phones for your peace of mind.
- Impeccable Craftsmanship: The villas at MGP Sahaanaa are crafted with precision and attention to detail, ensuring a luxurious and comfortable lifestyle for its residents.

### Salient Features:

- Modern and spacious 3BHK villas with neo-classical Roman architecture.
- Thoughtfully designed East and North facing units for optimal sunlight.
- Private gym for fitness enthusiasts within the premises.
- Relax and rejuvenate in your personal jacuzzi.
- Advanced security features including CCTV cameras, digital door locks, and video door phones.
- Impeccable craftsmanship and attention to detail in every corner.
- At BBQ Haven, we invite you to gather around, share stories, and relish the joy of savoring exceptional BBQ.





# Master Plan:

Villa	Facing	Land Area	Built UP Area
Α	East	977.3 sq.ft	1442 sq.ft
В	East	976.5 sq.ft	1442 sq.ft
С	North	943.3 sq.ft	1370 sq.ft
D	North	918.4 sq.ft	1246 sq.ft
E	North	918.1 sq.ft	1330 sq.ft







Villa A & B - 3 Bedrooms + 3 Toilet East Facing Villa

Villa	Land Area	Built UP Area
Α	977.3 sq.ft	1442 sq.ft
В	976.5 sq.ft	1442 sq.ft



**Ground Floor** 



**First Floor** 







**Ground Floor** 



**First Floor** 





### Villa C - 3 Bedrooms + 3 Toilet North Facing Villa

Villa	Land Area	Built UP Area	UDS
С	943.3 sq.ft	1370 sq.ft	291





Villa D - 3 Bedrooms + 3 Toilet North Facing Villa

Villa	Land Area	Built UP Area	UDS
D	918.4 sq.ft	1246 sq.ft	286







**Ground Floor** 

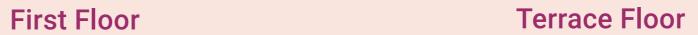
First Floor





**Ground Floor** 











Villa E - 3 Bedrooms + 3 Toilet North Facing Villa

Villa	Land Area	Built UP Area	UDS
E	918.1 sq.ft	1330 sq.ft	286



## 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 DO OR 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



### (1) 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 STRUCTUREAS 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



### Location Advantages:

- Strategic Connectivity: Enjoy the convenience of quick access to major roads and highways, reducing travel time to key destinations.
- **Proximity to Essentials:** MGP Sahaanaa is located within a 10-minute drive to shopping centers, schools, hospitals, and recreational spots, ensuring that all your daily needs are met effortlessly.
- IT & Commercial Development: Perungudi has witnessed substantial commercial growth with the establishment of IT Hubs,shopping malls, retail outlets, and entertainment centers. Residents can enjoy a mix of convenience and recreational options without venturing far from home.
- Experience the epitome of luxury living at MGP Sahaanaa, where every villa is a testament to our commitment to providing unparalleled comfort and style. Embrace a lifestyle that seamlessly blends modernity with tranquility. Your dream home awaits you!



# Location Highlights:

#### LOCATION CONNECTIVITY:

300 METER FROM OMR, 1 KM FROM ECR



SEED ACADEMY 1.3 KM THE INDIAN PUBLIC SCHOOL 1.4 KM SUNBEAM MATRIC HIGHER SECONDARY SCHOOL 750 M CLM SISHYA OMR SCHOOL 950 M CAUVERY MATRICULATION SCHOOL 1.1 KM BVM GLOBAL PERUNGUDI 2.6 KM EVERONN EDUCATION LIMITED 1.4 KM SRI SANKARA PRIMARY SCHOOL 1.2 KM



### HOSPITALS:

APOLLO MULTI SPECIALITY HOSPITAL 2.6 KM SUGAN HOSPITAL 900 M KL HOSPITAL 1.6 KM NANTHINI HOSPITAL 3 KM ST PIUS HOSPITAL 2 KM GEM HOSPITAL 2.5 KM LIFELINE HOSPITAL 2.5 KM



#### COLLEGES:

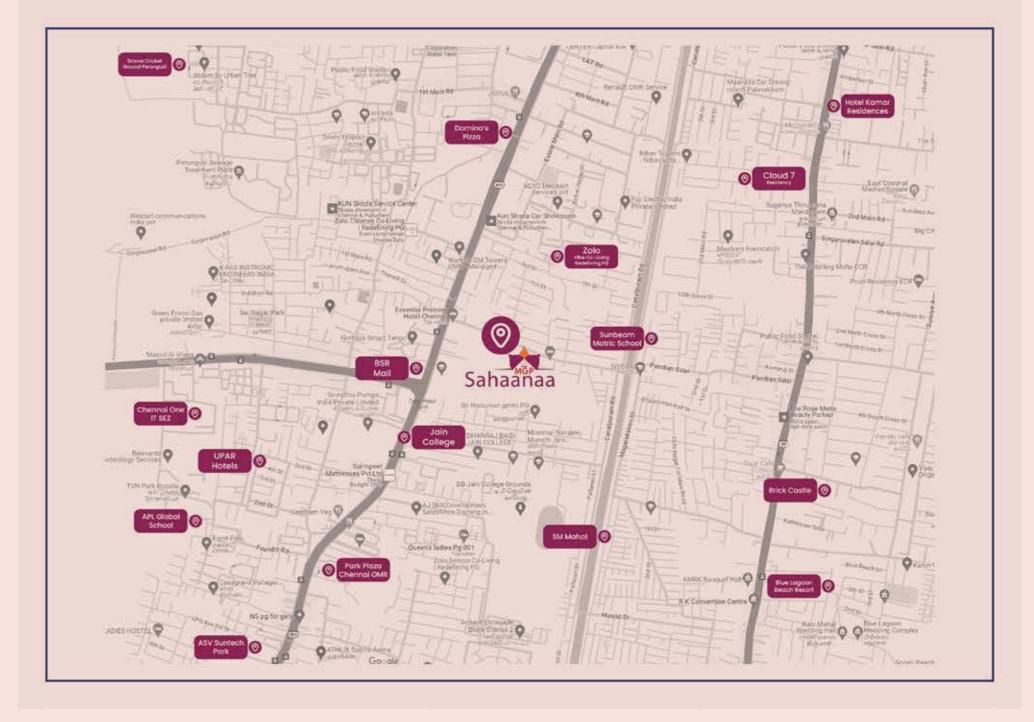
DB JAIN COLLEGE 1.2 KM UNIVERSITY OF MADRAS (THARAMANI CAMPUS) 4 KM HINDUSTAN UNIVERSITY 3.1 KM SATHYABAMA UNIVERSITY 10 KM KCG COLLEGE OF TECHNOLOGY 6.6 KM



#### ENTERTAINMENT & RESTAURANTS:

BSR MALL **650 M** NEFLANKARAI BEACH 2.2 KM BLUE BEACH 2.3 KM DECATHLON SPORTS 2.1 KM RAPID SPORTS ACADEMY 2.5 KM S2 THEYAGARAJA **5.3 KM** PVR HERITAGE 11 KM VGP UNIVERSAL KINGDOM 6.2 KM VGP MARINE KINGDOM 6.1 KM GEETHA VEG RESTAURANT 1.8 KM RASAVID MULTI CUISINE RESTAURANT 1.2 KM LET'S BOWL 1.8 KM KIPLING CAFE 8 KM KART ATTACK 7.4 KM







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