



# MGP Adhmika

# South Chennai's Leading Real Estate Company

Not the home that you need but the home you deserve. A safe haven that compliments your lifestyle and is the perfect abode for your family. That is what we constantly strive to provide at MGP.

Since our founding in 2009, MGP has been committed to crafting life experiences by building soulful homes. Over the decade, we have developed over 5 million square feet of residential real estate across the city of Chennai and take immense pride in the happy smiles of over 500+ families who have trusted us with one of their life's most important decisions.







## Overview

Welcome to MGP Adhmika, a sanctuary of opulence nestled in the heart of Sholinganallur. Our exclusive villa community invites you to immerse yourself in a world where luxury knows no bounds. Here, every detail is meticulously curated to offer a living experience that transcends time, setting new standards in modern luxury living.

Immerse yourself in the splendor of neo classical architecture, where every villa stands as a testament to meticulous design and impeccable craftsmanship. Embrace the elegance of a North-facing orientation, carefully curated to invite abundant natural light and foster an atmosphere of tranquil sophistication.

With wide, well-lit roads welcoming you into our secured community, every arrival is a grand affair. And once inside, rest assured knowing that your safety and security are our top priorities, with advanced digital door lock systems ensuring peace of mind for you and your family.

Convenience meets connectivity at MGP Adhmika, with easy access to Sholinganallur Infosys and other major IT hubs. The upcoming metro station nearby promises swift transportation, connecting you to the pulse of the city with ease. And with an efficient network of transportation options at your doorstep, exploring Chennai's vibrant offerings has never been more convenient.







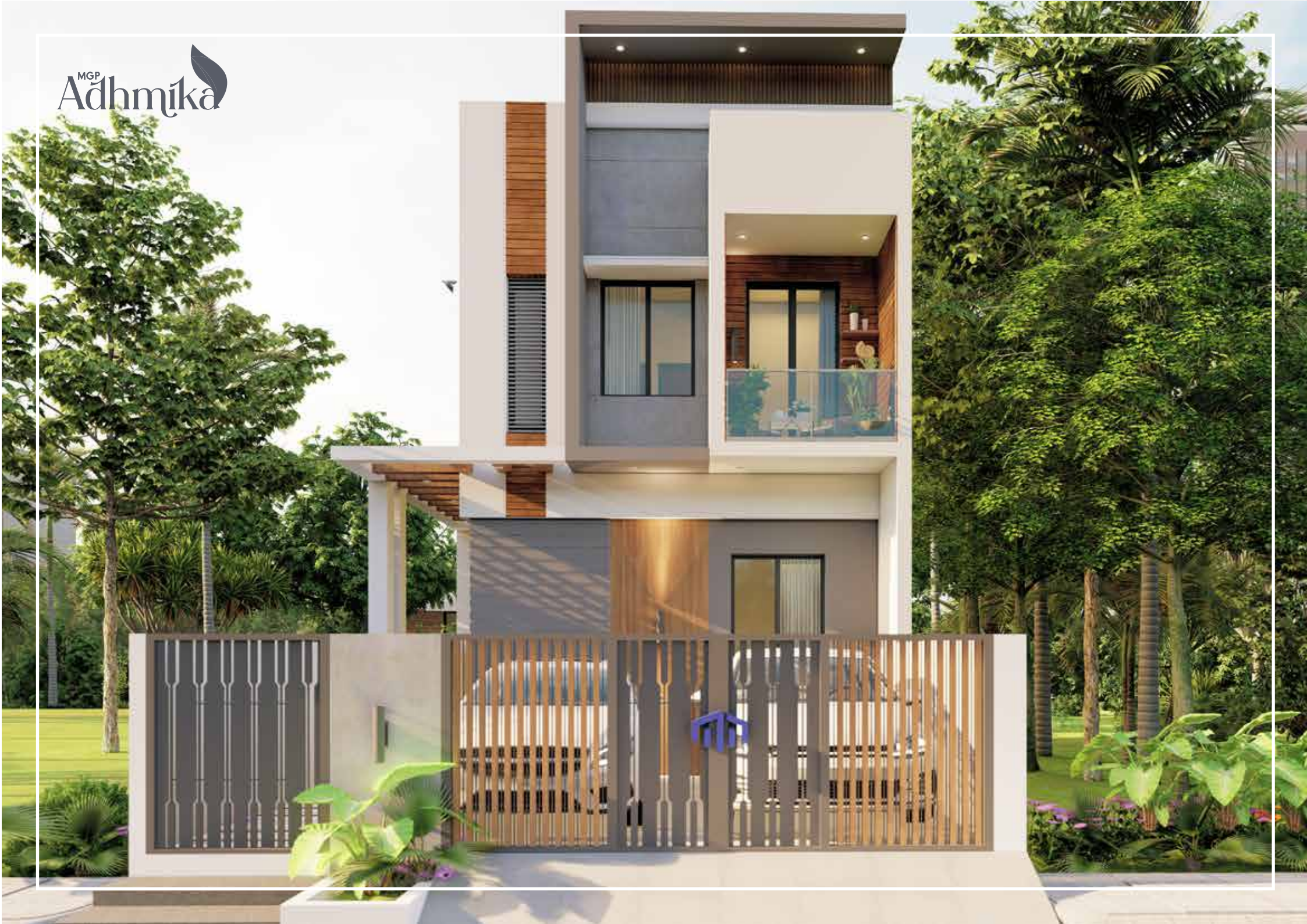
## Project Highlights:

- **Exclusive Community:** Step into a world of privacy and security with our meticulously planned secured community, offering a sanctuary away from the hustle and bustle of the city.
- **Neo Classical Grandeur:** Be captivated by the allure of neo classical architecture, where every detail is crafted to perfection, exuding sophistication and charm.
- **Optimal Facing Choice:** Embrace the North-facing orientation with our villas, meticulously designed to harness natural light and offer serene views, creating the perfect ambiance for modern living.
- **Elegant 30 ft Wide Roads:** Experience the grandeur of arrival with our wide, well-lit roads, enhancing accessibility and adding to the overall splendor of the community.
- **Seamless Communication:** Stay connected effortlessly with our state-of-the-art video door phone system, allowing you to welcome guests with ease while maintaining privacy.











## AREA STATEMENT

VILLA NO.	FACING	LAND AREA	BUA
42 A	NORTH	1200	1320
42 B	NORTH	1200	1320
43 A	NORTH	1200	1320
43 B	NORTH	1200	1320
44 A	NORTH	1200	1320
44 B	NORTH	1200	1320



# MASTER PLAN :









# FLOOR PLAN :

6 VILLAS - 3 BEDROOMS + 3 TOILET  
NORTH FACING VILLAS,



GROUND FLOOR



FIRST FLOOR











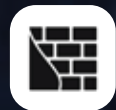


# VILLA SPECIFICATIONS



## 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
- 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.



## WINDOW

- 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







# Location Advantages:

- **Strategic Connectivity:** Enjoy unparalleled access to Sholinganallur Infosys and other key IT hubs, with seamless connectivity ensuring a stress-free commute.
- **Metro at Your Doorstep:** Embrace convenience with the upcoming metro station just moments away, providing swift access to major destinations across the city.
- **Efficient Transportation Network:** Experience the ease of travel with an array of transportation options available nearby, promising convenience and accessibility like never before.

“Immerse yourself in the epitome of urban luxury at MGP Adhmika, where every moment is a celebration of refined living amidst tranquil surroundings. Welcome home to a life of timeless elegance and modern convenience.”



# Location Highlights:



## SCHOOLS & COLLEGES

Campus K International School - 1.6 Km  
NARAYANA E TECHNO SCHOOL - 8.5 Km  
Ellen Sharma Memorial School - 4.6 Km  
Gateway The Complete School - 1.1 Km  
PSBB Millennium School - 5.9 Km  
Babaji Vidyashram School - 3 Km  
Sacred Heart Matric School - 11.5 Km  
Velammal Vidyalaya - 2.1 Km  
Parent Choice International Pre School - 32 Km  
NPS International School - 6.5 Km  
JS Global School - 2.5 Km  
Ramana Vidyalaya School - 1.1 Km  
Agni College of Technology - 10.2 Km  
Sathyabama University - 3.6 Km  
St Joseph's Institute of Technology - 4.9 Km  
Jeppiaar Engineering College - 5.1 Km  
KCG College of Technology - 5.7 Km



## Entertainment & Restaurants:

The Crown Mall – 14 Km  
VGP Universal Kingdom – 4.5 Km  
MGM Dizzee World – 10.6 Km  
BSR Mall – 9.3 Km  
ECR Beach – 3.6 Km  
PVR Heritage – 6.5 Km  
Yummy Tummy Restaurant – 21.2 Km  
Hola Restaurant – 3.4 Km  
SH49 Dine Out – 1.3 Km



## DISTANCE FROM AIRPORT, RAIL- WAY STATION, BUS STAND & METRO

Chennai International Airport - 23.7 Km  
Chennai Central Railway Station - 26.9 Km  
Sholinganallur Bus Stop - 2.1 Km  
Proposed Sholinganallur Metro – 2.5 km



## Distance from Nearby Vicinities

Siruseri- 11 Km  
Navalur- 6.6 Km  
Semmancheri- 5.4 Km  
Perumbakkam- 8.6 Km  
Thoraipakkam – 7.5 Km  
Perungudi – 10.4 Km  
ECR – 3.6 Km  
Medavakkam- 8.3 Km  
Velachery- 15 Km  
Thiruvanmiyur- 12.3 Km



## IT Hubs

Infosys – 1.5 Km  
TCS – 3.2 Km  
HCL – 5 Km  
CTS – 6 Km



## HOSPITALS

Swaram Hospital & speciality Clinic - 2.2 Km  
Chettinad Health city Hospital - 4.7 Km  
Apollo Cradle- 4 Km  
Gleneagles Global Health City - 6.1Km  
Apollo Speciality Hospital - 10.3 Km  
Dr Kamakshi Memorial Hospital - 11.4 Km



# Road Map:







CORPORATE OFFICE:

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

[www.mgp.co](http://www.mgp.co)

 75999 75999  [info@mgp.co](mailto:info@mgp.co)