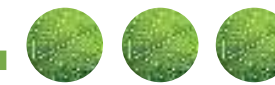


MGP



LAKSMIKAA





Nature plays a concert,
free of charge, day & night.
With all from flowing rivers to blowing tress,
with all from flying butterflies to buzzing bees.
All you have to do is stop & listen
to nature's symphonies & collection.





Overview:

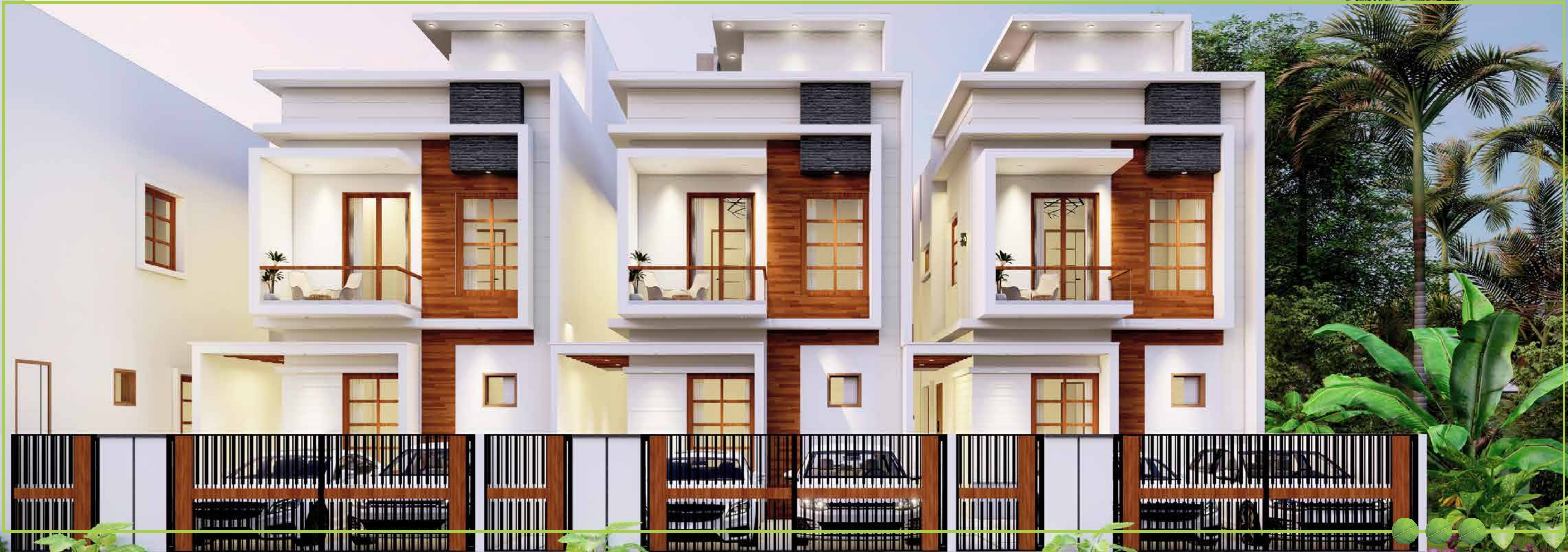
Welcome to MGP Laksmikaa, a sanctuary of luxury nestled in the vibrant locality of Sholinganallur. With spacious 3BHK Luxury independent villas spanning 1200 sqft plots and 1354 sqft build-up areas, enjoy the perfect blend of space and comfort. Choose from North or East facing options, basking in natural sunlight and serene surroundings.

Experience neo-classical architecture's timeless beauty, surrounded by lush greenery and well-laid pathways. Conveniently located, Laksmikaa offers easy access to major IT hubs like OMR and ELCOT SEZ, ensuring a seamless commute for working professionals. Reputable educational institutions and healthcare facilities are just minutes away, providing convenience and peace of mind for families

At MGP Laksmikaa, luxury isn't just a lifestyle—it's a way of life. With advanced security features like Digital door locks, alongside modern amenities like video door phones, every aspect is designed for your comfort and well-being.

Indulge in the epitome of luxury living at MGP Laksmikaa, where elegance and prosperity converge to create your dream haven. Welcome to a life of abundance, where every moment is infused with grace and serenity.







Live the *Country Life*, in the city.

Escape the hustle and bustle of your workday with a private oasis on your terrace. Lounge in a hammock, unwind with a good book, and relish the serenity of your secluded outdoor space in solitude. Alternatively, transform it into an entertainment area to host guests.





TCS



Sathyabama University



Gleneagles HealthCity



Elcot



Vivira Mall



ECR Beach

A touch of *nature & city life.*

Make life in a place enveloped by nature and embraced by the pristine surrounding. With excellent social infrastructure and amenities, Lakshmikaa offers a unique living experience that you will not find anywhere else.

The neighbourhood is also close to OMR, few minutes drive to Upcoming Metro and is well linked to major business and leisure destinations, health institutions, and top educational institutions.



Apollo Cradle



SH49 Dine Out



JS GLOBALSCHOOL



VGP Universal Kingdom





CONFIGURATION

Site Facing - **East & North**

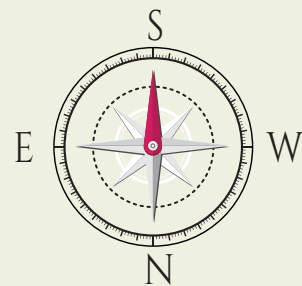
No. of Units - **5**

Villa Type - **3 BHK**

Villa Size - **1200 Sq.ft**

Built-up-Area - **1354 & 1355 Sq.ft**





VILLA NO.	FACING	LAND AREA	BUA
A	EAST	1200	1355
B	EAST	1200	1355
C	NORTH	1200	1354
D	NORTH	1200	1354
E	NORTH	1200	1354





Entrance Pavillion



Approach Road

Embrace the *Rhythm of life*

ENTRANCE GATE





Live the *Mellifluous* life

Indulge in the great ease and comfort of our aesthetically designed spacious villas for a ravishing lifestyle. Exquisite villas nestled in natural surroundings stand for absolute privacy and tranquility.



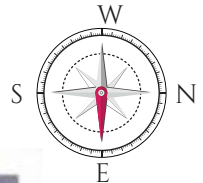
EAST FACING VILLA - BUA 1355 SQ.FT



GROUND FLOOR



FIRST FLOOR



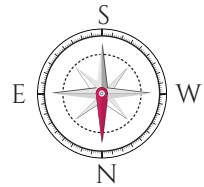
NORTH FACING VILLA - BUA 1354 SQ.FT

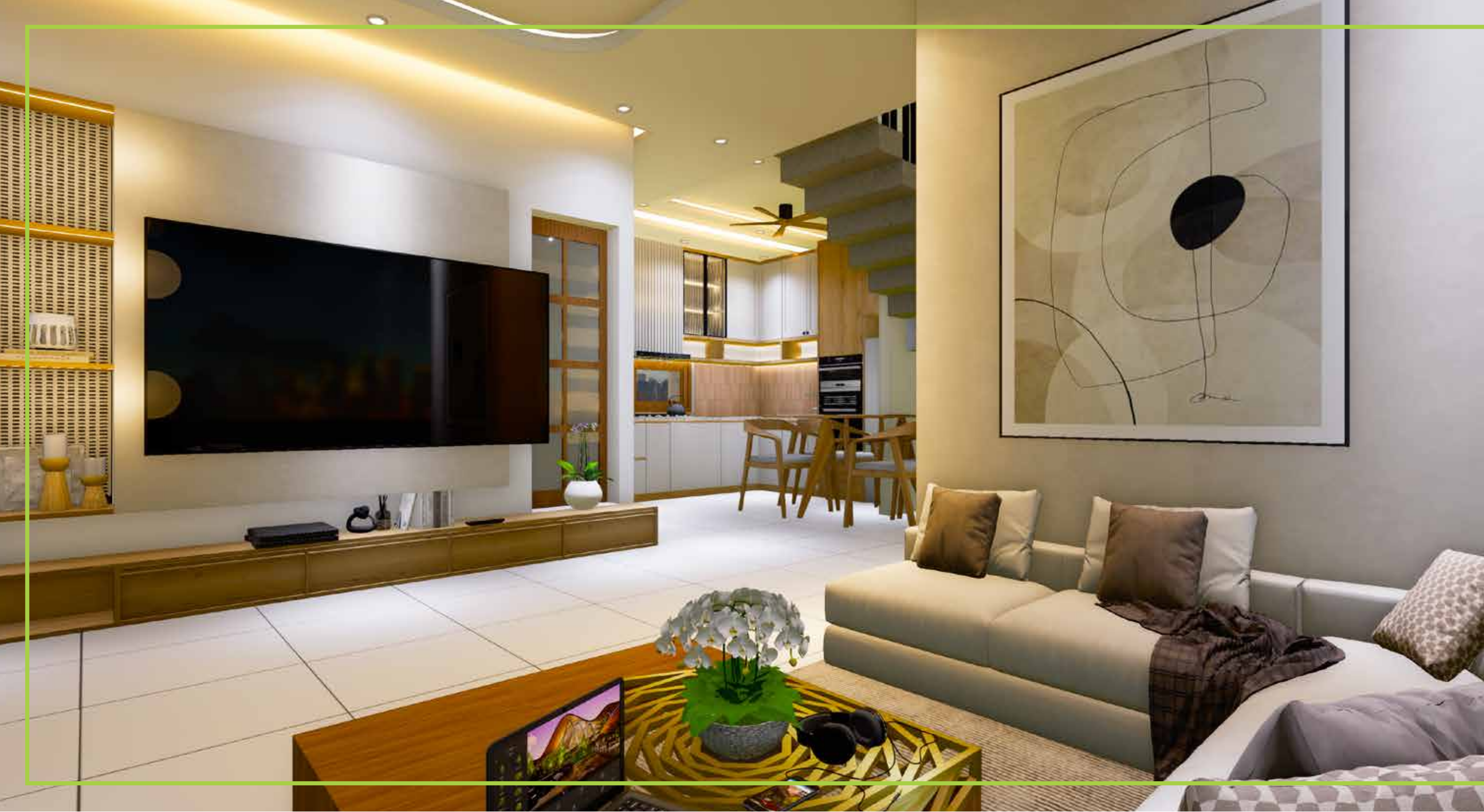


GROUND FLOOR



FIRST FLOOR





Bedroom

Experience the *Peace & Melody of Life*

Feel the warmth of a home where love and happiness abides. Set your soul
 roam free in the natural world, experience true inner peace and harmony of
 life. Rejoice, your life in heaven has just begun.

Living Area

VILLA
 GROUND FLOOR





Kitchen

Dining Area

Make *dinner* humming *tunes*

Make time for dinner with family every day; relish the food, relish the moments. Share stories, laughs, love over dinner table. Feel a sense of belonging, promote healthy eating habits and relief from stress.

VILLA
GROUND FLOOR





Master Bedroom

Kids Bedroom



Escape into a Soul *Soothing Retreat*

Wake up every day with the sounds of the birds hopping on trees, tunes of crickets and soothing melodies of nature. Feel the chilled breeze kissing your cheeks and the natural sights putting a smile on your face.

VILLA
FIRST FLOOR





PROJECT HIGHLIGHTS:

- Compounded Community:**
Experience the essence of privacy and security within a gated community that ensures exclusivity and peace of mind for residents.
- Architectural Brilliance:**
Immerse yourself in the timeless beauty of neo-classical architecture, where every detail exudes grandeur and elegance, reflecting the epitome of luxurious living.
- 30 ft Wide Road:**
Traverse through spacious and well-laid-out roads that offer convenience and ease of access, ensuring smooth connectivity within the community.
- Digital Door Lock:**
Embrace advanced security measures with digital door locks, providing round-the-clock safety for you and your loved ones.
- Video Door Phone:**
Stay connected and in control with the convenience of video door phones, allowing you to monitor and manage access to your home effortlessly.



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 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 :

Educational Institutions:

Reputable educational institutions such as Hindustan International School and St. John's Public School are just a stone's throw away, ensuring quality education for your children within minutes.

IT Hubs:

Benefit from the proximity to major IT hubs like OMR (10 minutes away) and ELCOT SEZ (15 minutes away), making commuting a breeze for working professionals.

Entertainment & Leisure:

Enjoy a plethora of entertainment options with shopping malls like Phoenix Market City and entertainment zones within a 20-minute radius, promising a vibrant lifestyle filled with leisure activities.

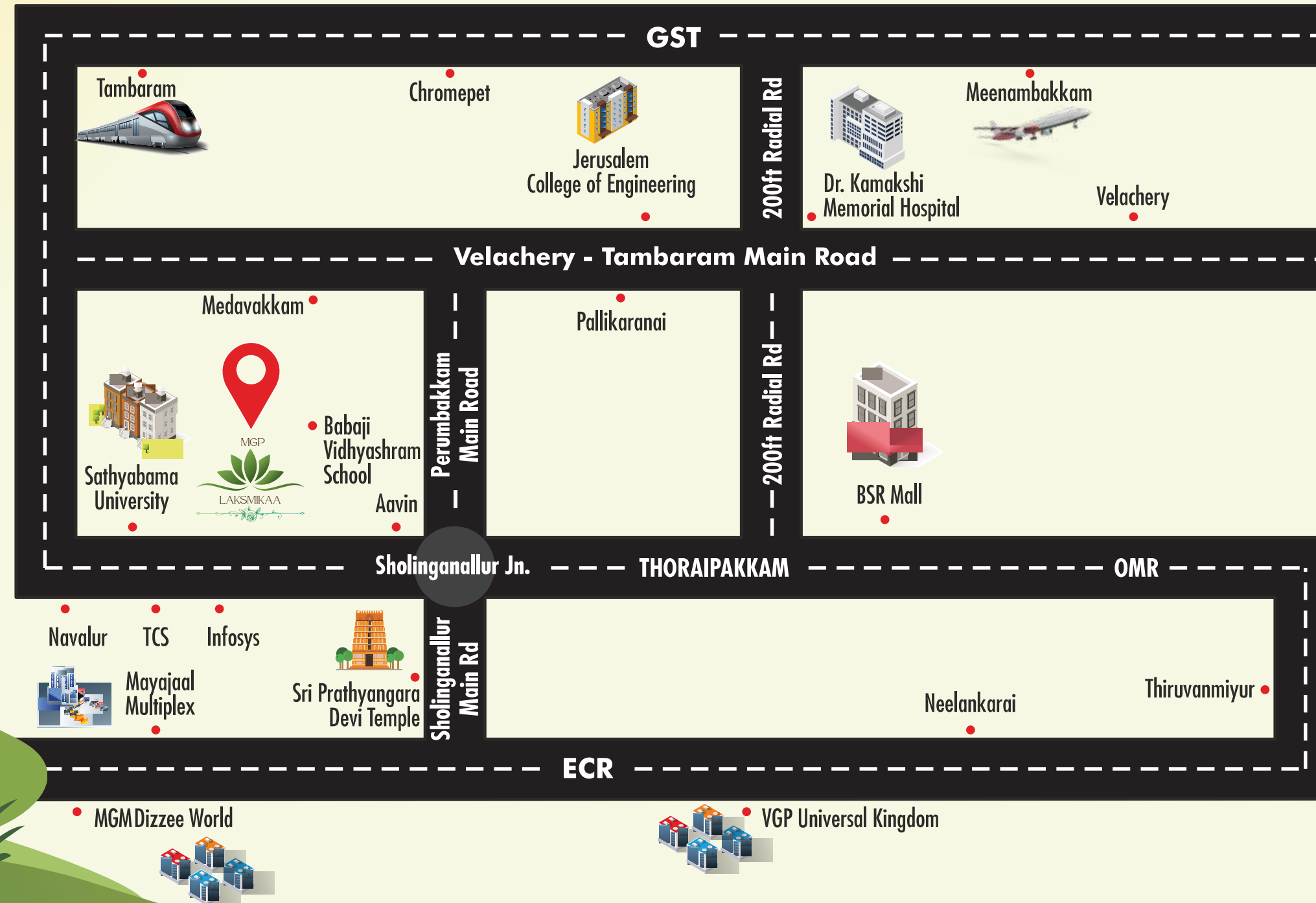
Healthcare Facilities:

Access top-notch healthcare facilities with hospitals like Global Hospital and Apollo Specialty Hospital located within a 15-minute drive, ensuring timely medical assistance in case of emergencies.

LOCATION ADVANTAGES



LOCATION MAP :



Live life where it matters

Make home where Mother Nature nurtures life. Away from hustle and bustle of city life yet easily connected, Sholinganallur is a future-ready neighborhood that provides you with a peace of mind you have never experienced before. Planned infrastructure, modern living standards, surrounding nature and major developments, all make it a desired destination in southern chennai

LOCATION

LOCATION HIGHLIGHTS

Distance from Schools

Babaji Vidhyashram Senior Secondary School – 170m
Amethyst buds international school – 650m
JS Global School – 2.8Km
St. Pauls Matriculation School – 5.7 km
Gateway The Complete School – 2.4 km
GHSS – 1.3 km

Distance from Colleges

St. Joseph's College of Engineering- 5.4 km
Poonga College of Arts & Science- 5.5 km
Mohamed Sathak A J College Of Pharmacy- 2.2 km
Mohamed Sathak College Of Arts & Science- 2.3 km
BHARATHI INSTITUTE OF HEALTH & SCIENCE- 4.6 km
Sathyabama University – 4.8 km
Jeppiaar Engineering College – 5.4 km
KCG College of Technology – 5.9 Km

Distance from Hospitals

Gleneagles Global Health city – 6.9 km
Apollo Cradle – 4.2 Km

Swaram hospital & speciality Clinic – 3.2 Km
Dr. Kamakshi Memorial Hospital – 12.4 Km
Apollo Speciality Hospital – 9.9 Km
Chettinad Healthcity Hospital – 5.1 Km
Sathyabama General Hospital- 4.4 km

Distance from Nearby Vicinities

Siruseri- 11km
Navalur- 6.8 km
Semmancheri- 5.7km
Perumbakkam- 8.8km
Thoraipakkam – 7.8 km
Perungudi – 10.2 km
ECR – 5 km
Medavakkam- 9.5km
Velachery- 15km
Thiruvanmiyur- 13km

Distance from Airport, Railway Station, Bus Stand & Metro

Chennai International Airport – 22 Km
Sholinganallur Bus Stop – 1.5Km
Proposed Sholinganallur Metro – 1Km

Entertainment & Restaurants:

The Crown Mall – 3.6 km
VGP Universal Kingdom – 6.6 km
MGM Dizzee World – 12.7 km
BSR Mall – 9.3 km
ECR Beach – 5.7 km
PVR Heritage – 8.6 km
Yummy Tummy Restaurant – 3.3 km
Hola Restaurante – 2.7 km
SH49 Dine Out – 3.3 km

IT Hubs

TCS – 3.7 km
CTS – 6.5 km
Infosys – 1.8 km
HCL – 4 km

LOCATION HIGHLIGHTS





CORPORATE OFFICE:

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

www.mgp.co

75999 75999 info@mgp.co

