



MGP raghini

VILLAS



“Luxury Beyond Compare
Find Your Sanctuary
in Our Premium Raghini Villa”

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Overview :

Welcome to MGP Raghini, where timeless elegance meets modern luxury. Nestled in the heart of Padur, our Neo Classical Architecture villas redefine the concept of sophisticated living. With spacious 3BHK layouts and impeccable design, each villa offers a haven tailored to your lifestyle. Embrace the warmth of the morning sun in our east-facing villas, designed to inspire and elevate your everyday living experience. Join us in crafting your dream home at MGP Raghini, where every detail reflects your vision and values.

Project Highlights:

- **Neo Classical Architecture:** MGP Raghini Villa stands as a testament to timeless design, exuding classical charm and sophistication.
- **Spacious 3BHK Villas:** Experience the luxury of space with thoughtfully designed 3BHK layouts, providing ample room for your family's needs. Each villa boasts a spacious BUA of 1340 sqft, meticulously crafted for maximum comfort and aesthetics.
- **East Facing Villas:** Wake up to the embrace of the morning sun and enjoy stunning views from your east-facing villa, offering a perfect start to your day.
- **Vaastu Compliance:** Our homes are 100% Vaastu compliant, designed with a focus on maximizing positive energy flow and harmony.
- **High-End Specifications:** Immerse yourself in luxury with mindfully chosen high-end specifications, curated to elevate your lifestyle.
- **Quality Assurance:** Built with uncompromising construction standards, MGP Raghini Villas ensure your investment is a legacy for generations to come.
- **Safety and Security:** Your safety is our priority. Each villa comes equipped with CCTV cameras, digital door locks, and video door phones for maximum security and peace of mind.
- **Strategic Location:** Situated just moments away from key commercial areas, MGP Raghini offers unmatched convenience, saving you valuable time during your daily commute.



"Your Gateway to Luxury Living
Explore Our Prestigious
Raghini Villa."

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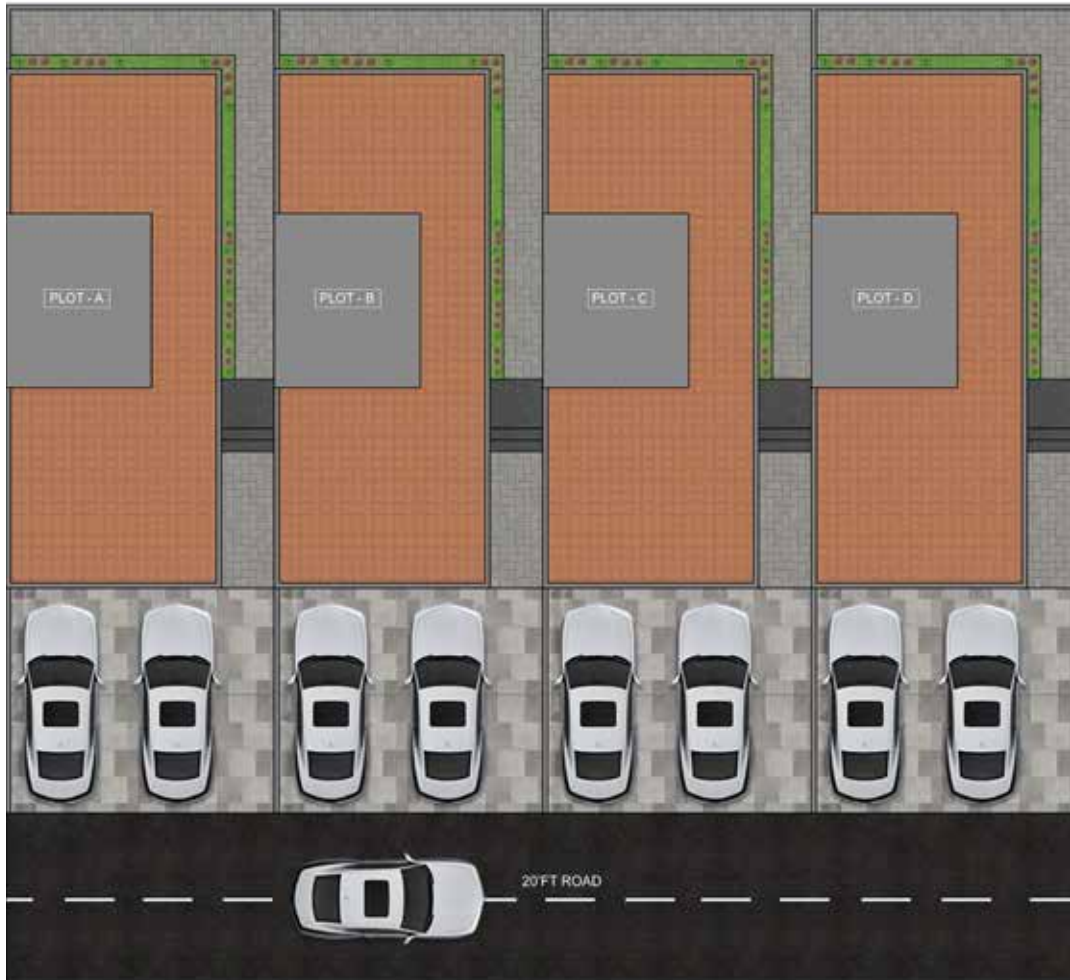
Project Features

- Compounded Township
- Landscaped gardens and water bodies
- Trees planted on either sides of the road
- Black top roads of 7 to 18 mtrs width
- Well planned drainage system
- Pole mounded Street lights
- Storm water drains on both sides in road
- Round the clock Security services
- Finest Educational and Medical facilities available in the surrounding area.
- Jogging Track
- Water Body
- Children Play Area





Master Plan :



Configuration :

Villa No	Facing	Land Area	BUA
A	East	1194.6 SQFT	1340 SQFT
B	East	1194.6 SQFT	1340 SQFT
C	East	1194.6 SQFT	1340 SQFT
D	East	1194.6 SQFT	1340 SQFT



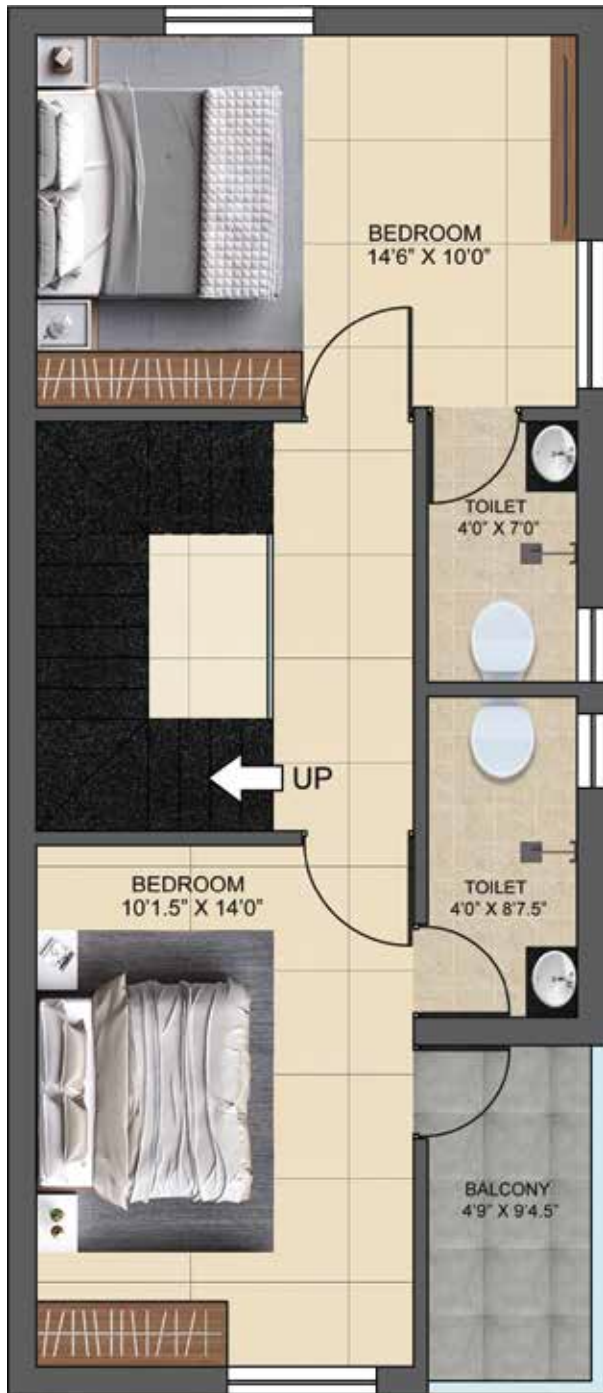
FLOOR PLAN

3 Bedrooms + 3 Toilet
East Facing Villa

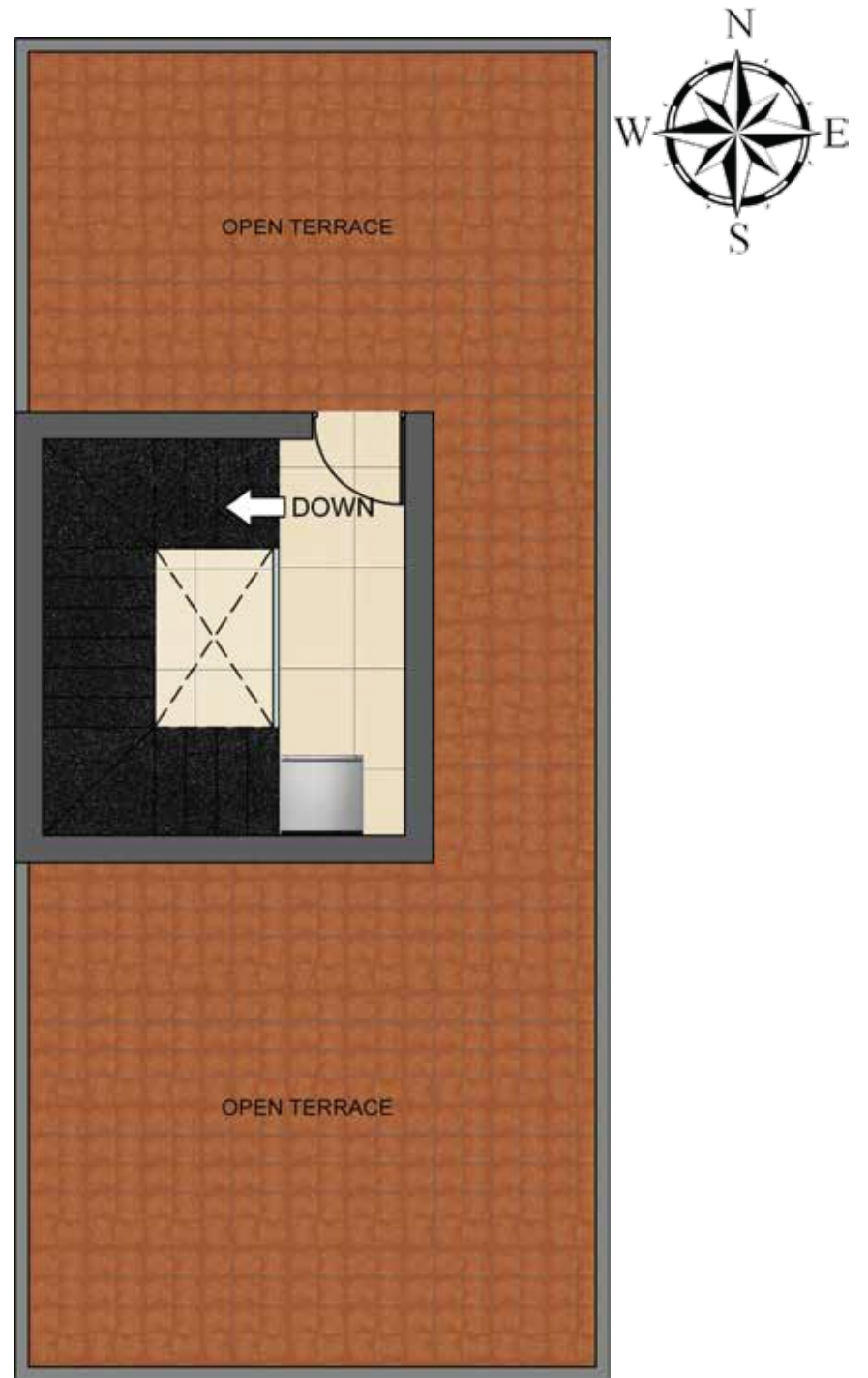


Ground Floor Plan

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:

Chennai IT Corridor (OMR): A mere 10-minute journey to the thriving IT hub, placing professional opportunities at your doorstep.

Siruseri IT Park: Just 15 minutes away, unlocking the gateway to innovation and technological advancement.

ECR Beach: Within a quick 20-minute drive, indulge in serene coastal retreats, letting the waves soothe your soul.

Upcoming Metro Railway Station: A 10-minute journey to connect you effortlessly to major transit points, enhancing your travel convenience.

Chennai Airport: A swift 40-minute drive ensures that your global connections are as accessible as your local ones.

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Schools

Shraddha Children's Academy - 1.9 km
Vijay Vidyashram School - 1.5 km
Hindustan International School - 1.4 km
Jagannath Vidyalaya 1.9 km
Gateway International School - 2.5 km

Colleges

Hindustan College of Arts & Science - 2.5 km
Prof. Dhanapalan College of Science & Management - 3 km
Jeppiaar SRR Engineering College - 2 km
Anand Institute of Higher Technology - 2.6 km
Mohamed Sathak Teacher Training College - 2.6 km
Saisha Institute of Management Studies & Technical Science - 3.2 km

Hospitals

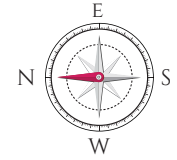
Supreme Speciality Hospitals - 1.4 km
Chettinad Super Speciality Hospitals - 3 km
Limelite Hospital - 1.5 km
Lifeline Hospital - 2 km
Praveena Hospitals - 3.2 km

Entertainments

Muttukadu Boat House - 3.5 km
The Marina Mall - 4.6 km
MGM Dizze World - 6 km
Kovalam Beach - 6 km
Vivira Mall - 6.2 km
Rock View Point - 6.8 km
VGP Universal Kingdom - 15.4 km



Road Map :





CORPORATE OFFICE:

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