



CORPORATE OFFICE:

No.3/330, Door No: 3A & 3B 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)







## Overview:

Welcome to **MGP Aadhini**, a limited edition of only two 3BHK independent villas nestled in the vibrant and well-connected neighborhood of Velachery. Designed with precision and elegance, these homes seamlessly combine modern comforts with timeless architectural appeal. Spanning plot areas starting from 936 sqft and featuring a built-up area of 1302 sqft, MGP Aadhini promises spacious living, allowing your family to indulge in both luxury and comfort in the heart of the city.














# Project Highlights:


 **Modern Architectural Design:** MGP Aadhini represents a perfect fusion of contemporary design and elegance, offering a stylish and welcoming living environment.


 **Spacious 3BHK Villas:** Thoughtfully designed 3BHK layouts with a generous 1302 sqft of built-up area provide ample space for your family to enjoy. Each villa is crafted for both functionality and aesthetics.


 **Limited Edition Residences:** With just two exclusive units, MGP Aadhini offers a rare opportunity to enjoy privacy and exclusivity in a sought-after location.

 **Vaastu Compliant:** Designed according to Vaastu principles, each villa ensures a harmonious living environment that promotes well-being and prosperity.

 **Premium Specifications:** Every detail, from flooring to fixtures, is carefully selected to deliver a luxurious living experience that enhances comfort and style.

 **Uncompromised Quality:** Built with the highest construction standards, MGP Aadhini offers lasting quality, ensuring your home stands the test of time.

 **Safety and Security:** Equipped with modern safety features including CCTV surveillance and digital door locks, your family's security is well-protected at all times. (Optional\*)

 **Prime Location:** Located in the bustling area of Velachery, MGP Aadhini offers unparalleled connectivity and convenience, making daily life hassle-free.



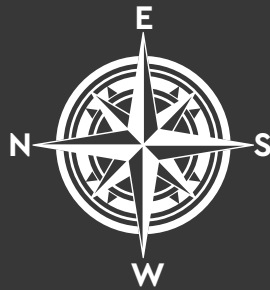




Unit Details:

Villa No	Facing	Plot Area	BUA
Villa A	North	936	1302
Villa B	North	1104	1327





# Floor Plan:

Villa A - 3 Bedrooms + 3 Toilet North Facing Villa

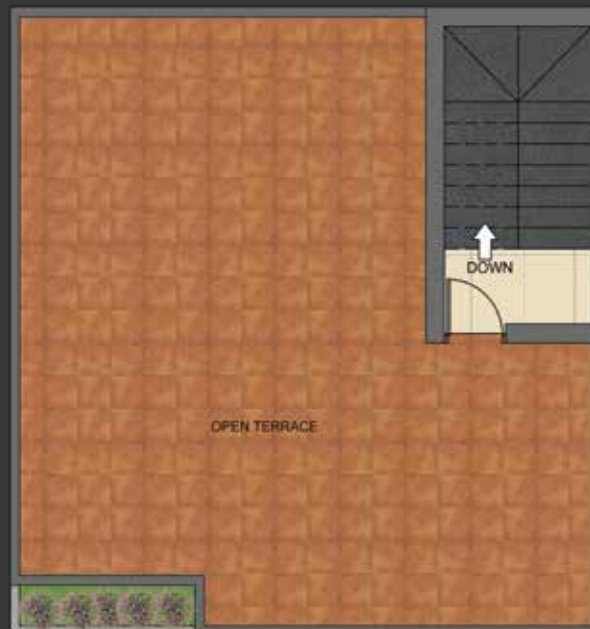
Villa No	Facing	Plot Area	BUA
Villa A	North	936	1302



GROUND-FLOOR



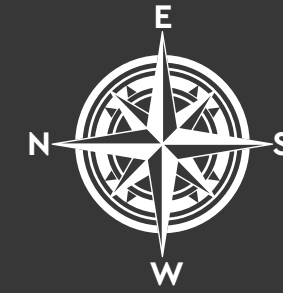
FIRST-FLOOR



TERRACE







Floor Plan:

Villa B - 3 Bedrooms + 3 Toilet North Facing Villa

Villa No	Facing	Plot Area	BUA
Villa B	North	1104	1327



GROUND-FLOOR



FIRST-FLOOR



TERRACE

# 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







## Location Highlights:



### Excellent Connectivity:

Velachery is a hub of connectivity, with easy access to major roads, business districts, and public transport options, ensuring your commute is always efficient.



### Close to Urban Conveniences:

MGP Aadhini is just minutes away from key amenities such as shopping malls, educational institutions, hospitals, and entertainment spots, ensuring your lifestyle needs are met effortlessly.



### A Thriving Locale:

Located in one of Chennai's most sought-after residential areas, Velachery offers the best of urban living, blending convenience with a dynamic neighborhood atmosphere.





LOCATED JUST 700 METERS VELACHERY 100 FEET ROAD  
LOCATED CLOSE TO IT & ITES COMPANIES, HOSPITALS,  
INTERNATIONAL SCHOOLS & COLLEGES



## Location Advantages:



### SCHOOLS:

HINDU VIDYALAYA - 450 M

LAKSHMI VIDYALAYA SCHOOL - 550 M

SAN ACADEMY - 650 M

D.A.V SCHOOL - 1.4 KM

VYASA VIDYALAYA MATRICULATION HSS - 1.5 KM

SUNSHINE SCHOOL - 3 KM



### COLLEGES:

JERUSALEM ENGG COLLEGE - 4.9 KM

BALAJI DENTAL COLLEGE - 5.1 KM

GURU NANAK COLLEGE - 2.8 KM



### HOSPITALS:

PRASHANTH MULTI SPECIALITY- 1.8 KM

PRIME CARE NURSING HOME - 1.4 KM

VELACHERY KS HOSPITAL - 300 M

NEOLIFE CHILDREN'S HOSPITAL - 2 KM

ANITHA CLINIC - 90 M



### ENTERTAINMENT & RESTAURANTS:

GRAND MALL - 2.4 KM

PHOENIX MARKET CITY - 3 KM

PVR CINEMAS - 2.4 KM



### TRANSPORTATION:

VELACHERY MRTS - 2.2 KM

BUS STOP - 270 M

MEENAMBAKKAM AIRPORT - 8 KM



**MGP AADHINI** PROVIDES THE PERFECT BLEND OF EXCLUSIVITY, LUXURY,  
AND CONVENIENCE FOR MODERN  
FAMILIES SEEKING A PREMIUM LIFESTYLE  
IN VELACHERY.





