

KEY PLAN



MGP
Sri Homes
Offering a peace of Living



A KEY TO OPEN YOUR DREAM
 AT PERUNGALATHUR



PROSPERITY FOREVER
 COMMITTED TO EXCELLENCE
 ISO 9001-2008 CERTIFIED COMPANY

MGP Builders and Developers Pvt Ltd

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LAND AND BUILDING PROMOTERS

NOTE: THIS BROCHURE IS PURELY A CONCEPTUAL PRESENTATION AND NOT A LEGAL OFFERING. THE PROMOTERS RESERVE THE RIGHT TO MAKE CHANGES IN ELEVATION, SPECIFICATION AND PLANS AND DEEMED FIT.



MGP PROSPERITY FOREVER

There is a harmonious sync between a happy home and a happy life. At MGP, we believe that the quality of our homes must enrich the quality of your life and hence, lay emphasis on optimum space utilization, superior craftsmanship and exemplary finishes among other things. 'Compromise' is not a word that appears in our dictionary as we pay the utmost attention to the finest details.

With an assortment of projects across the length and breadth of Chennai, and beyond, which caters to the various requirements of our clientele, you are bound to find your dream home within the luxuries of an MGP edifice.



MGP SRI HOMES VILLAS

A HEAVEN OF PRIVACY AND LUXURY.

MGP Sri Homes is designed for those who appreciate and enjoy fine homes. Designed as a 100% self-sufficient residential units, the villas have been carefully designed to yield you with your very own private space, the villas has every facility to make your daily life comfortable and convenient.

MGP Sri Homes is a 3 BHK premium residential independent villa, intelligently planned, crafted with precision and stylishly designed.

Pioneering the villa segment, MGP endeavor's to become the benchmark for the construction industry through consistent delivery of globally standardized quality of construction. MGP, driven by obsession for reliability and excellent customer service has come with, MGP Sri Homes, strategically located and feature rich residential units with affordable price tag.

3D FLOOR PLAN



GROUND FLOOR

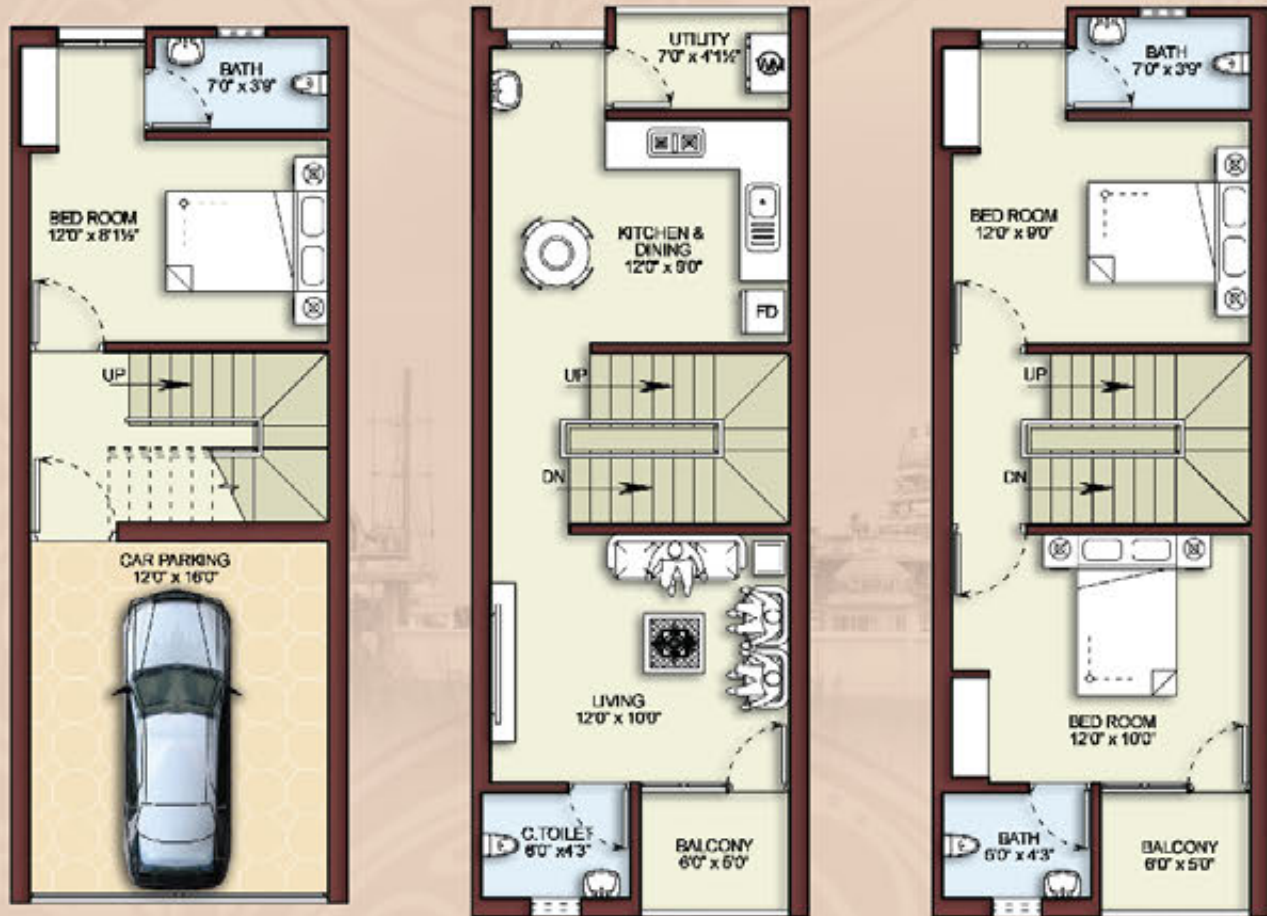


FIRST FLOOR



SECOND FLOOR

TYPICAL FLOOR PLANS



GATE
GROUND
FLOOR PLAN

FIRST
FLOOR PLAN

SECOND
FLOOR PLAN



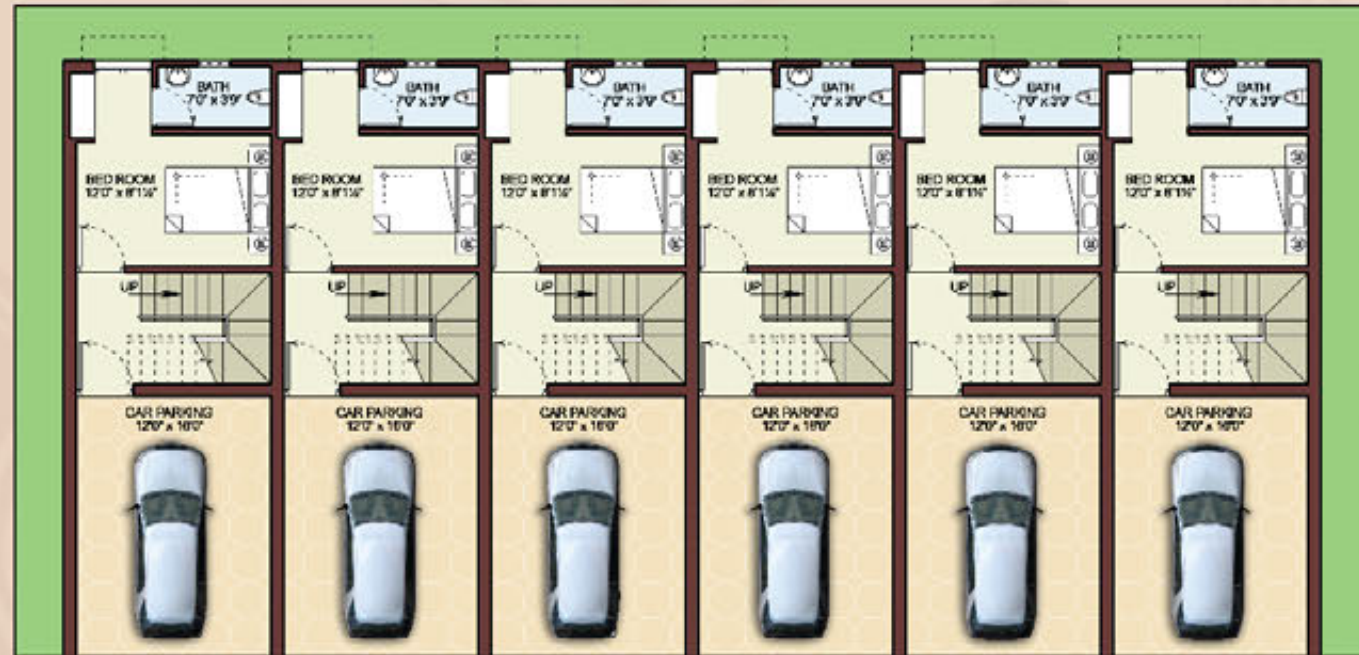
SPECIAL FEATURES

- ✦ Independent head room and open Private Terrace
- ✦ Independent covered Car Parking
- ✦ Independent sump with Motor
- ✦ Independent bore well with Motor
- ✦ Independent overhead Water Tank
- ✦ Independent Sewage Tank
- ✦ Video Door phone System
- ✦ Located at old GST Road very close to Perungalathur Bus Terminus and Railway Station
- ✦ 100% Vaastu Compliance, Luxury and Comfort

AREA STATEMENT

MGP SRI HOMES	VILLA 1	VILLA 6	VILLA 2 TO 5
BUILT UP AREA IN SQ. FT.	1114	1114	1090
ADDITIONAL BUILT UP AREA IN SQ. FT.	326	326	260
CAR PARKING AREA IN SQ. FT.	200	200	200
TOTAL SALEABLE AREA IN SQ. FT.	1640	1640	1550
LAND AREA (UDS) IN SQ. FT.	558	557	545

SITE PLAN



VILLA 1

VILLA 2

VILLA 3

VILLA 4

VILLA 5

VILLA 6



SPECIFICATIONS



STRUCTURE

- RCC framed structure

WALLS

- Brick work in cement mortar

DOORS

- Main door in teak wood frame with skin shutters and other doors in country wood frame with flush type shutters
- All door fittings will be of anodized aluminum except the front main door, which will have brass fittings
- Main door will be provided with secure lock of godrej or equivalent quality and provided with at least two keys
- Doors to the bedrooms will be provided with secure locks

WINDOWS AND VENTILATORS

- Country wood with glazed shutters / upvc windows with glazed shutters

TILES

- Living, bedrooms and kitchen will be provided with 2 x 2 vitrified tiles
- Rest Room – ceramic tiles flooring and dadoing up to 7 feet height

KITCHEN

- Polished black granite slab will be provided for the kitchen cooking platform
- A single bowl stainless steel sink will be provided
- Ceramic tiles dadoing up to 2 feet height
- Provision for aqua guard

PLUMBING

- Concealed plumbing lines from the overhead tank for each floor
- All closets and wash basins will be white (parry ware) or equivalent
- Toilet closets will be ewc floor mounted or iwc as desired by the contracting party

ELECTRICALS

- Concealed copper wiring (isi trade mark) and good quality switches and plug sockets
- Three phase supply with phase changer will be provided
- 15 amps power plug sockets will be provided for water heaters in the toilets and 20 amps for air conditioners in the bedroom
- Inverter provision will be provided
- Sufficient 5 amp plug sockets will be provided in each room, except that in the living room, in addition a multiple socket with 3 outlets will be provided for connections to tv, stereo and vcr
- Spot light provision in the living room
- Home theater provision in the living room
- Concealed pvc pipes for tv antenna will be provided in the living room

FINISHING

- Walls with putty to take emulsion paint, ceiling plastered suitable to take cement paint, main door – varnish sealer finish, outer walls – exterior emulsion.

WATER SUPPLY ARRANGEMENTS

- Bore well for tapping ground water, sump to store water with arrangements for pumping water to overhead tank