



*A harmony  
of Luxury & Comfort  
within the city*



## 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 2011, 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.



# MGP Sriya

You want luxury & serenity but don't want to live far away from the city. You yearn for all the peace and quiet but want to be in the centre of all the happening buzz of a city. Then MGP Sriya is your answer. These gorgeous Balinese styled 3 BHK luxury villas are all about serenity & peace but still located within arm's reach of basic conveniences and premium lifestyle needs. It's a beautiful cocoon of luxury & peace inside the city, in the heart of lively Sholinganallur.



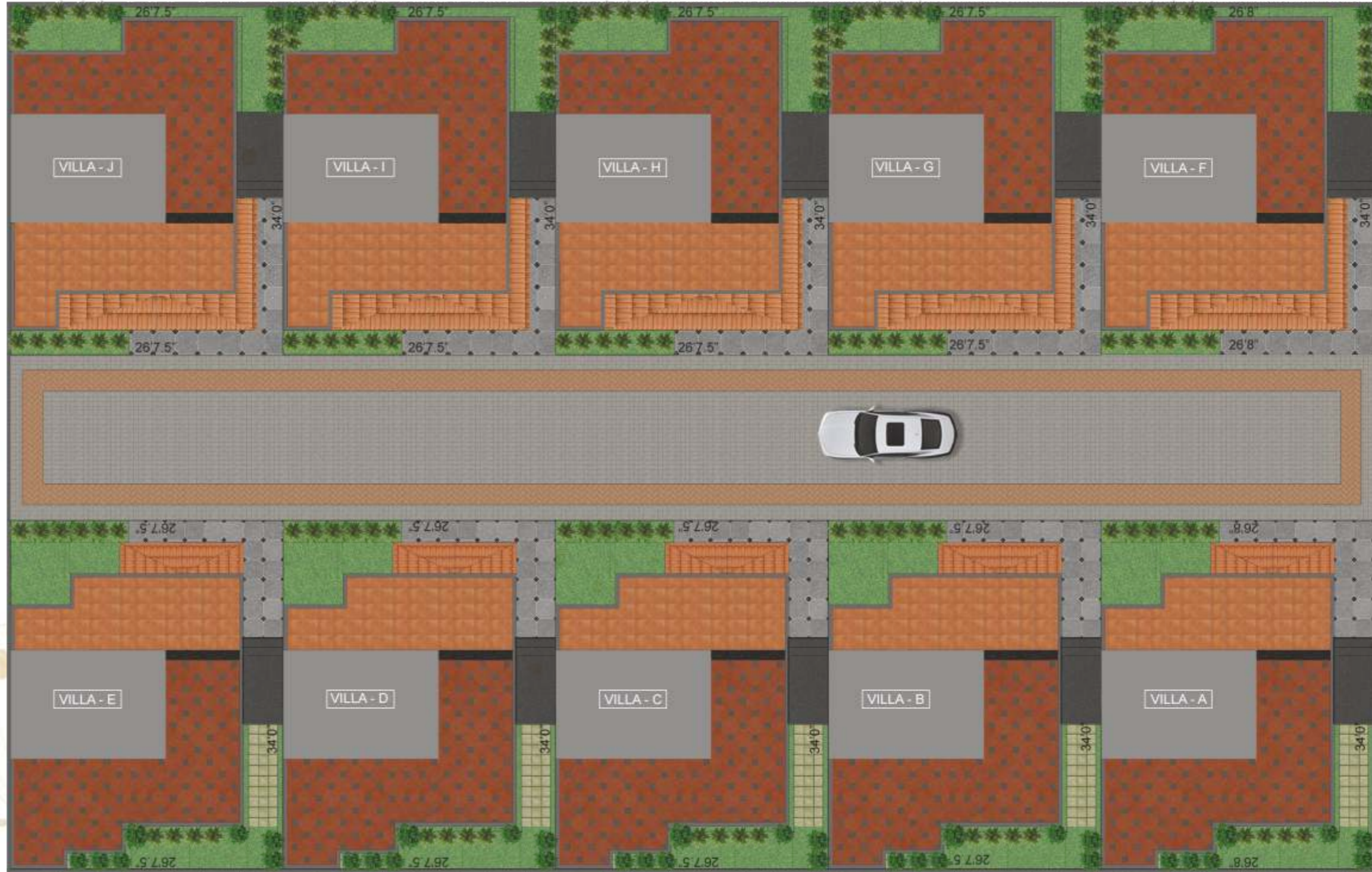
## Salient Features

- 🌸 An exclusive community of Balinese villas crafted with Neoclassical architecture
- 🌸 No common walls between villas for more peace and privacy
- 🌸 Premium features including Digital Door Lock, VDP, Bluetooth Speaker, Premium Sanitary Fittings, etc.
- 🌸 Unique provision points, including inverter, generator, wifi-data, chimney, geyser, etc.
- 🌸 Built according to Vaastu principles for better utilisation of sunlight, breeze and greenery
- 🌸 Constructed with the greatest attention to design elements of light, ventilation, privacy, and Vaastu
- 🌸 CCTV security cameras at strategic positions
- 🌸 Remote-controlled sliding gate for entry

Elevation View



# Site Plan





**Villa A to E (GF)**



**Villa A to E (FF)**





**Villa A to E (TF)**



**Villa F to J (GF)**





**Villa F to J (FF)**



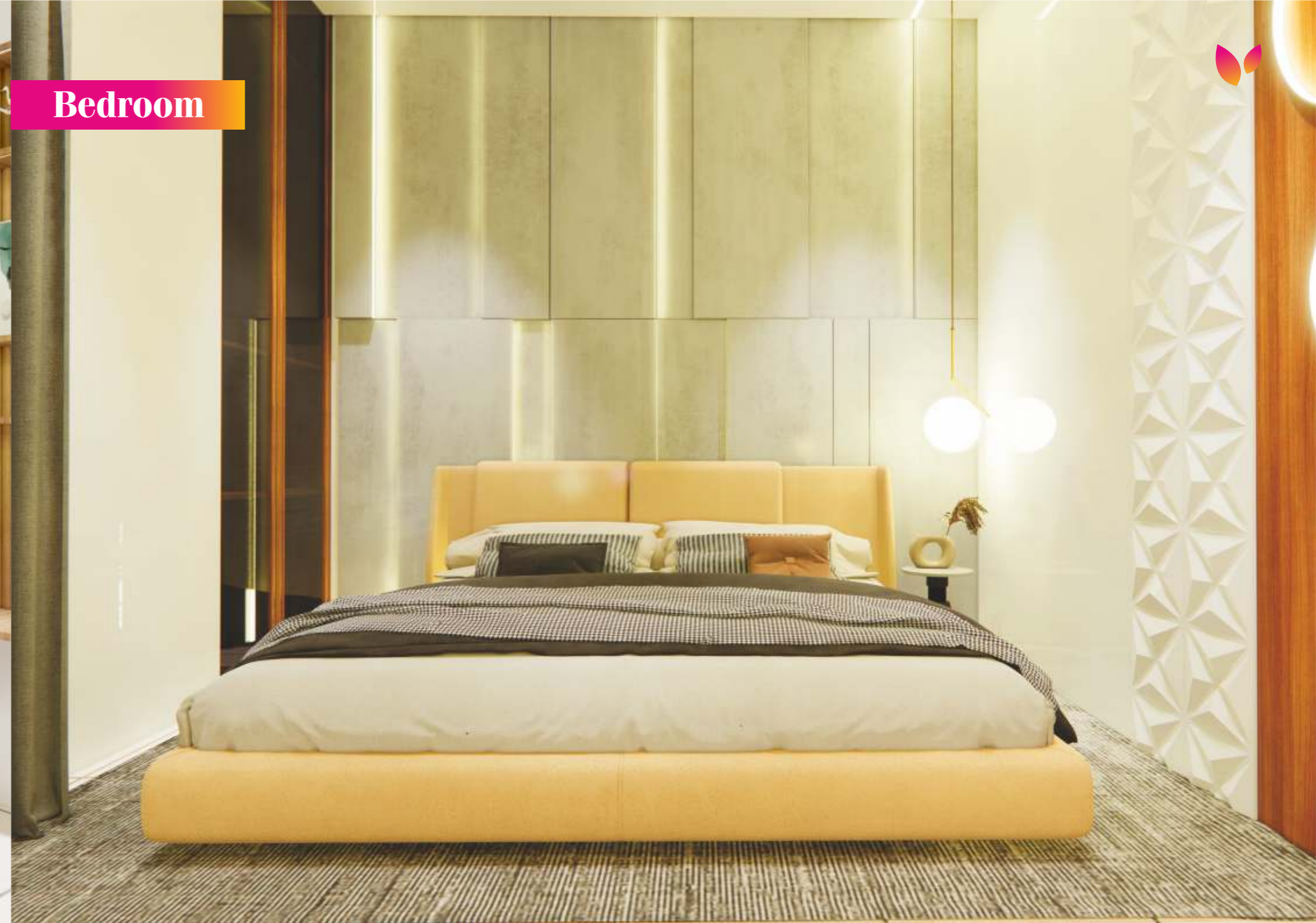
**Villa F to J (TF)**



Living Area



Bedroom



# VILLA SPECIFICATIONS

## STRUCTURE

**Structural system:** RCC framed structure designed for seismic compliant (zone 3)

**Masonry:** 200 mm for external walls & 100 mm for internal walls

**Floor-floor height:** Will be maintained at 3050 mm (incl. slab)

**ATT:** Anti-termite treatment will be done

## WALL / CEILING FINISH

**Internal walls:** Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion

**Ceiling:** Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion

**Exterior walls:** Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect's design

**Master bathroom:** Glazed ceramic tile up to ceiling height of size 400x800 mm

**Other bathrooms:** Glazed ceramic tile up to ceiling height of size 300x600 mm

**Kitchen:** Ceramic wall tile of size 600x600 mm up to ceiling height of 600 mm above the counter top finished level

## FLOOR FINISH WITH SKIRTING

**Living / dining:** Vitrified tiles of size 600x1200 mm bedrooms & kitchen

**Master bathroom:** Anti-skid ceramic tiles of size 400x400 mm

**Other bathrooms:** Anti-skid ceramic tiles of size 300x300 mm

**Balcony:** Anti-skid vitrified tiles of size 600x600 mm

**Terrace:** Anti-skid vitrified tiles of size 600x600 mm in combination with pressed tiles

**Car parking:** Shahabad / Kota stone

## KITCHEN & DINING

**Kitchen:** Platform will be finished with granite slab of 600 mm wide at height of 850 mm from the finished floor level

**Electrical point:** For chimney & water purifier

**CP fitting:** Kohler / American Standard / equivalent

**Sink:** Stainless steel sink with drain board

## BALCONY / OPEN TERRACE AND STAIRCASE

**Handrail:** MS handrail as per architect's design

## STAIRCASE

**Flooring:** Granite flooring for staircase

**Handrail:** MS handrail as per architect's design

## BATHROOMS

**Sanitary fixture:** Kohler / American Standard / Equivalent

**CP fittings:** Kohler / American Standard / equivalent

**Master bathroom:** Wall mounted WC with cistern, health faucet & counter mount wash basin

**Other bathrooms:** Wall mounted WC with cistern, health faucet, and single lever diverter with overhead shower & counter mount wash basin

## JOINERY DOORS

**Main door:** Wide & fancy door of size 1050x2100 mm of engineered door frame & shutters of veneer finish with architrave

Ironmongeries like digital door lock of Yale / equivalent, tower bolt, door viewer & magnetic catcher

**Bedroom doors:** Good quality door frame with double side laminated shutter of size (900x2100 mm) Ironmongeries like door lock with one side keyhole and thumb turn on the other side - Godrej / equivalent, tower bolt & magnetic catcher

**Bathroom doors:** Good quality door frame with double side laminated shutter of size (750X2100 mm) Ironmongeries like door lock with one side coin and thumb turn on the other side - Godrej / equivalent, door bush, tower bolt

## WINDOWS

**Windows:** Aluminum powder coated windows with sliding shutter with see through plain glass and MS grill / railing based on architect's design intent wherever applicable

## ELECTRICAL POINTS

**Power supply:** 3 phase power supply connection safety device MCB & ELCB (Earth Leakage Circuit Breaker)

**Switches & sockets:** Modular box & modular switches & sockets of Schneider / equivalent wires  
Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Polycab / equivalent

**Mobile charging:** Mobile charging dock provided in living room and master bedroom

**Video doorbell:** Provided in the entrance main door

**Chimney:** Point provided in the kitchen

**5 Amp socket:** Point provided in the first floor balcony & terrace

**Tap:** Provided in the car park

**TV:** Point in living & all bedrooms

**Telephone:** Point in living & master bedroom

**Data:** Point provision in living

**Split-air conditioner:** Point will be provided in living, dining & all bedrooms

**Exhaust fan:** Point will be given in all bathrooms

**Geyser:** Point will be provided in all toilets

**Villa back-up:** Inverter provision for all room fans and light points

Generator provision for all rooms

## OUTDOOR FEATURES

**Safety:** CCTV surveillance cameras will be provided all-round the building at pivotal locations

**Compound wall:** Site perimeter fenced by compound wall with entry sliding gates with remote openable for a height of 1800mm / as per landscape design intent

**Landscape:** Suitable landscape at appropriate places in the project

**Street Lights:** Lamp posts provided

**Internal Roads:** Paved finish roads



## Location Map



## Location Highlights

### Schools

- Babaji Vidhyashram Senior Secondary School - 170m
- Amethyst Buds International School - 650m
- JS Global School - 2.8km
- St. Pauls Matriculation School - 5.7km
- Gateway The Complete School - 2.4km
- GHSS - 1.3km

### Colleges

- St. Joseph's College of Engineering - 5.4km
- Poonga College of Arts & Science - 5.5km
- Mohamed Sathak A J College of Pharmacy - 2.2km
- Mohamed Sathak College of Arts & Science - 2.3km
- Bharathi Institute Of Health & Science - 4.6km
- Sathyabama University - 4.8km
- Jeppiaar Engineering College - 5.4km
- KCG College of Technology - 5.9km

### Hospitals

- Gleneagles Global Health City - 6.9km
- Apollo Cradle - 4.2km
- Swaram Hospital & Speciality Clinic - 3.2km
- Dr. Kamakshi Memorial Hospital - 12.4km
- Apollo Speciality Hospital - 9.9km
- Chettinad Healthcity Hospital - 5.1km
- Sathyabama General Hospital - 4.4km

- Yummy Tummy Restaurant - 3.3km
- Hola Restaurante - 2.7km
- SH49 Dine Out - 3.3km

### IT Hubs

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

### Distance from Airport, Railway Station, Bus Stand & Metro

- Chennai International Airport - 22km
- Sholinganallur Bus Stop - 1.5km
- Proposed Sholinganallur Metro - 1km

### Entertainment & Restaurants

- Vivira Mall - 8.6km
- VGP Universal Kingdom - 6.6km
- MGM Dizzee World - 12.7km
- BSR Mall - 9.3km
- ECR Beach - 5.7km
- PVR Heritage - 8.6km

### Payment Schedule:

Booking Advance	- 10%
While Agreement Signing (within 7 days from the date of booking)	- 10%
At the time of Registration (within 10 days from the date of agreement)	- 30%
On completion of Foundation	- 15%
On completion of Ground Floor Roof slab	- 10%
On completion of First Floor Roof slab	- 10%
On completion of Brickwork & Plastering	- 5%
On completion of flooring	- 5%
On handover	- 5%



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Disclaimer: All the images are rendered and the proportions are subject to change. The units are subject to availability