



MGP

Dwelling

GET READY TO LIVE A LIFE IN LUXURY



About MGP

South Chennai's Leading Real Estate Company

MGP Builders and Developers Private Limited is a real estate enterprise committed to excellence and prosperity forever. In the last ten years, we have developed over 3 million sq.ft of prime residential real estate across Chennai, Over 1000+ happy families across 500+ landmark properties stand testimony to our commitment. In the eleventh year of our journey, we at MGP are all set to progress further forward with projects worth over ₹ 120 crores in the pipeline.

Our Vision

To be a world-class best Real Estate Development and infrastructure construction company committed to a total customer satisfaction & enhancing shareholder's value, by building on our strength, unique and innovative designs, cutting-edge technology, superlative quality of product material, timely completion & demonstrating the highest standards of workmanship.



MGP

Dwelling

About MGP Dwelling

Feeling constricted in your stacked cubicle existing apartment? Impelling yourself to an ordinary lifestyle? Facing time and energy constraints due to long commutes? Ever felt like being locked in a concrete jungle with no green vistas? Looking to upgrade your lifestyle? One answer to all your questions. We bring you the MGP Dwelling, best-in-segment 8 units of 3 BHK duplex Villas, designed with in-house architectural designs to experience a new luxury living standard. It's tangible, it's solid, it's beautiful, it's artistic. Say goodbye to the long commutes you have been experiencing, MGP Dwelling is situated in a prime part of Medavakkam, it is proximate to Velachery, Tambaram, Sholinganallur, and Chrompet. With a mere 2 minutes away from Velachery-Tambaram main road, you can find all the basic needs such as schools, hospitals, restaurants, railway and bus stations near the Villa. Ever wished for a more genial life? Maybe it's time you turned over a new leaf at your own villa at Dwelling.



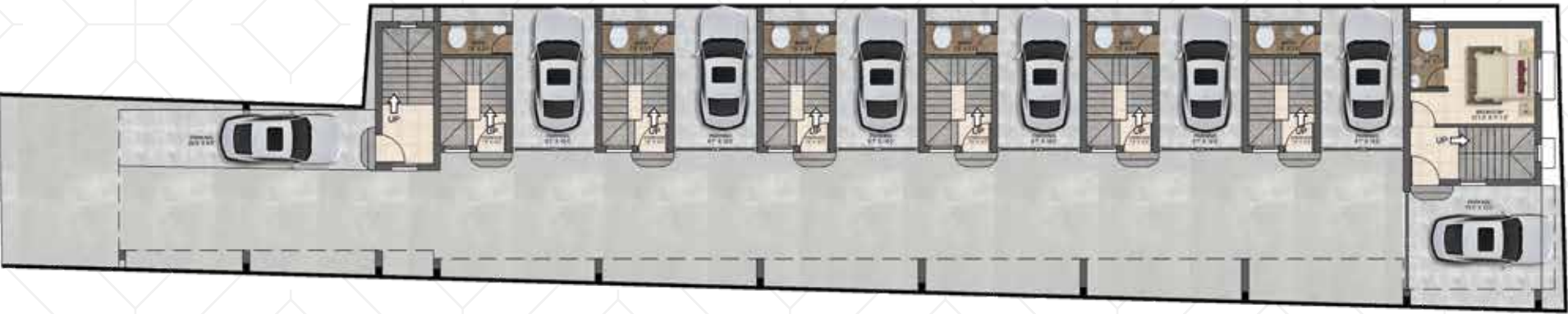
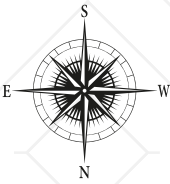
MGP Dwelling



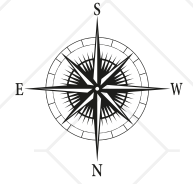


MASTER PLAN

STILT FLOOR PLAN



FIRST FLOOR PLAN





FLOOR PLAN

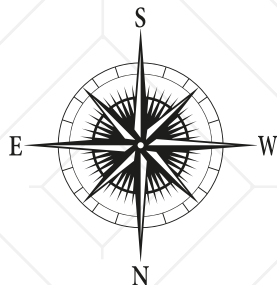
UNIT: VILLA A

BUA:
1340 SQ.FT

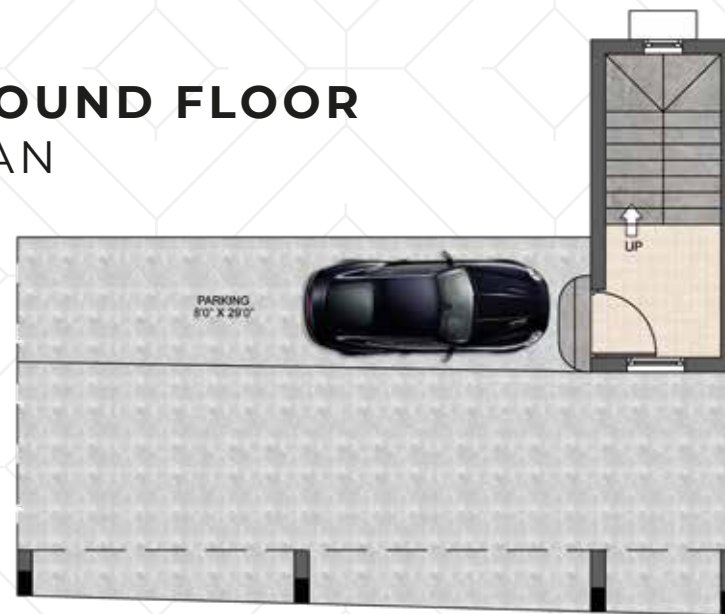
ADDITIONAL BUA:
210 SQ.FT

SALEABLE AREA:
1550 SQ.FT

LAND AREA (UDS):
721 SQ.FT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



VILLA A

**GROUND FLOOR
PLAN**



**FIRST FLOOR
PLAN**



**SECOND FLOOR
PLAN**



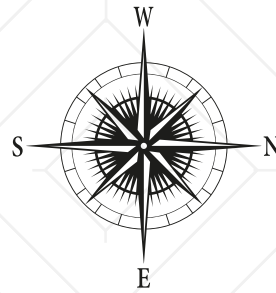
UNIT: VILLA B TO G

BUA:
1310 SQ.FT

ADDITIONAL BUA:
146 SQ.FT

SALEABLE AREA:
1456 SQ.FT

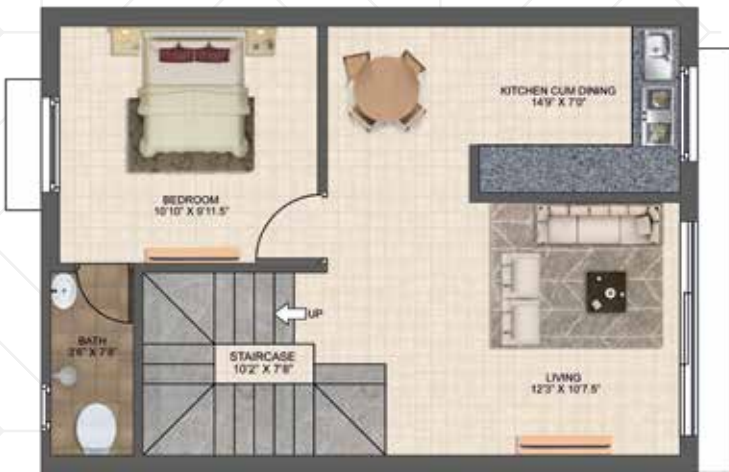
LAND AREA (UDS):
677 SQ.FT



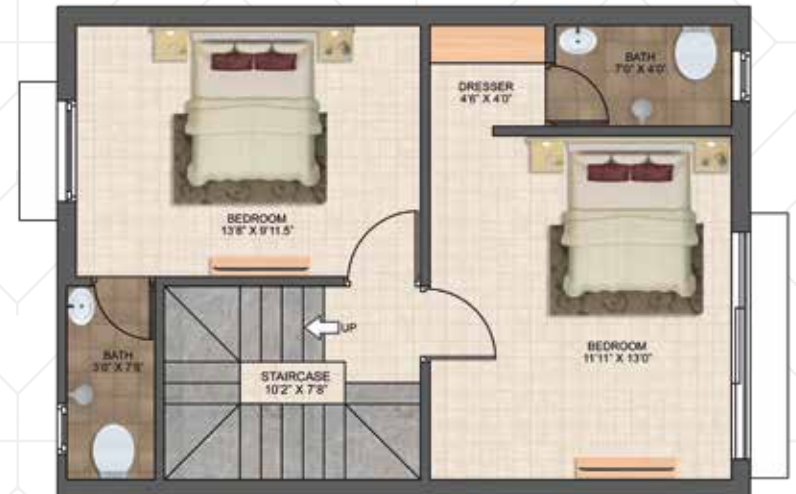
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



VILLA B TO G

GROUND FLOOR
PLAN



FIRST FLOOR
PLAN



SECOND FLOOR
PLAN



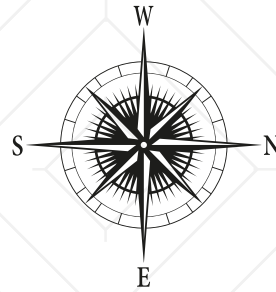
UNIT: VILLA H

BUA:
1420 SQ.FT

ADDITIONAL BUA:
192 SQ.FT

SALEABLE AREA:
1612 SQ.FT

LAND AREA (UDS):
749 SQ.FT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



VILLA H

**GROUND FLOOR
PLAN**



**FIRST FLOOR
PLAN**



**SECOND FLOOR
PLAN**





SPECIFICATIONS

SPECIFICATIONS

STRUCTURE

- RCC Framed Structure
- Anti-termite treatment will be provided
- Ceiling height will be maintained at 10 feet Designed
- Seismic resistant structure using FE 550 D steel TMT bars
- 9" Chamber Bricks for outer wall & 4.5" for internal partition work

WALL FINISHES

- Berger Make Exterior Emulsion paint
- Exterior faces of the building will be finished with one coat of Primer, two coats of Berger
- Internal wall in Living, Dining, Kitchen & Bedroom will be finished with one coat of Primer, Two coats of Putty & Two coats of Berger make 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 Hindustan 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

ENTRANCE DOOR

- Premium quality teak wood frame with skin shutter of 7 feet height having Godrej or Equivalent locks, tower bolts, door viewer, safety latch, door stopper etc.

BEDROOM DOORS

- Premium quality teak wood frame with flush type shutter of 7 feet height having door Stopper, tower bolts etc.



TOILET DOORS

- Premium quality WPC door frame with flush type shutter of 7 feet height having tower Bolts etc.

HEADROOM DOORS

- Premium quality WPC 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 shutter frame with suitable louvered glass panes and iron bars will be provided

ELECTRICAL FITTINGS

- Cables wiring Switches & sockets will be Orbit 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





PAYMENT PATTERN

10 DAYS FROM BOOKING	10%
30 DAYS FROM 10 DAYS	40%
FOUNDATION STAGE	10%
GROUND FLOOR SLAB	10%
FIRST FLOOR SLAB	10%
SECOND FLOOR SLAB	10%
BRICK WORK AND PLASTERING	5%
HAND OVER	5%
TOTAL	100%







TURN YOUR DREAM INTO REALITY



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