



**MGP**

**PROSPERITY FOREVER**  
COMMITTED TO EXCELLENCE

S O U R C E O F  
**AMAZING**  
**LIFE EXPERIENCE**  
B E G I N S H E R E

**MGP**  
*Joyous*

**LUXURY VILLAS @ PERUNGUDI**





## **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 ELEVEN YEARS, WE HAVE DEVELOPED OVER 5 MILLION SQ.FT OF PRIME RESIDENTIAL REAL ESTATE ACROSS CHENNAI, OVER 1500+ HAPPY FAMILIES ACROSS 600+ 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 RS. 150 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 QUALIT OF PRODUCT MATERIAL, TIMELY COMPLETION & DEMONSTRATING THE HIGHEST STANDARDS OF WORKMANSHIP.

## **ABOUT MGP JOYOUS**

# **MGP** *Joyous*



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 JOYOUS, BEST-IN-SEGMENT 5 UNITS OF 3 BHK INDEPENDENT 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 JOYOUS IS SITUATED IN A HOT & PRIME PART OF PERUNGUDI, OMR; IT IS PROXIMATE TO VELACHERY, ECR, SHOLINGANALLUR, TAMBARAM AND PTR. WITH A MERE 2 MINUTES AWAY FROM OMR, 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 JOYOUS.

# PROJECT LAYOUT



## PROJECT FEATURES:



GATED COMMUNITY



WELL- LAID BLACKTOP INTERNAL ROADS WITH STREET LIGHTS



READY TO CONSTRUCT VILLA PLOTS



PROVISIONS FOR EB POWER SUPPLY



PROVISIONS FOR WATER SUPPLY



PROVISIONS FOR DRAINAGE SYSTEM



CCTV SURVEILLANCE



MAIN DOOR 5 WAY SMART LOCK



PERFECT LEGAL DOCUMENTATION

# VILLA A1 - A4 ELEVATION VIEW



# FLOOR PLAN : A1

**UNIT : VILLA A1**

**BUILDUP AREA :  
1692 SQ.FT**

**LAND AREA :  
1098 SQ.FT**

**LAND UDS :  
176.93 SQ.FT**



**GROUND FLOOR PLAN - A1**



**FIRST FLOOR PLAN - A1**



# FLOOR PLAN : A2 - A4

**UNIT : VILLA A2-A4**

**BUILDUP AREA :  
1765 SQ.FT**

**LAND AREA :  
1067.5 SQ.FT**

**LAND UDS :  
171.91 SQ.FT**



**GROUND FLOOR PLAN - A2**



**FIRST FLOOR PLAN - A2**



# VILLA C ELEVATION VIEW



# FLOOR PLAN : C

**UNIT : VILLA C**

**BUILDUP AREA :  
2063 SQ.FT**

**LAND AREA :  
1318.69 SQ.FT**

**LAND UDS :  
212.49 SQ.FT**



**GROUND FLOOR PLAN - C**



**FIRST FLOOR PLAN - C**



# PROJECT SPECIFICATION



## 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 ADVANTAGES

**550M FROM OMR 1KM FROM ECR**



## SCHOOLS :

SUNBEEM MATRIC HIGHER SECONDARY SCHOOL **650 M**  
SRI SANKARA PRIMARY SCHOOL **1.1 KM**  
CLM SISHYA OMR SCHOOL **1.2 KM**  
CAVERY MATRICULATION SCHOOL **1.4 KM**  
EVERONN EDUCATION LIMITED **1.4 KM**  
SEED ACADEMY 200M THE INDIAN PUBLIC SCHOOL **1.7 KM**  
KLAY PREP SCHOOLS & DAYCARE **1.9 KM**  
BVM GLOBAL PERUNGUDI **2 KM**

## COLLEGES :

DB JAIN COLLEGE **1.8 KM**  
SATHYABAMA UNIVERSITY **2.7 KM**  
HINDUSTAN UNIVERSITY **2.7 KM**  
UNIVERSITY OF MADRAS ( TRAMANI CAMPUS ) **5.2 KM**  
KCG COLLEGE OF TECHNOLOGY **6.2 KM**  
BHARATHIAR UNIVERSITY **6.8 KM**  
GURU NANAK COLLEGE **7.5 KM**  
ANNA UNIVERSITY **8.9 KM**  
VELS ARTS COLLEGE **10.2 KM**  
INDIAN MARITIME UNIVERSITY **11.5 KM**



## HOSPITALS :

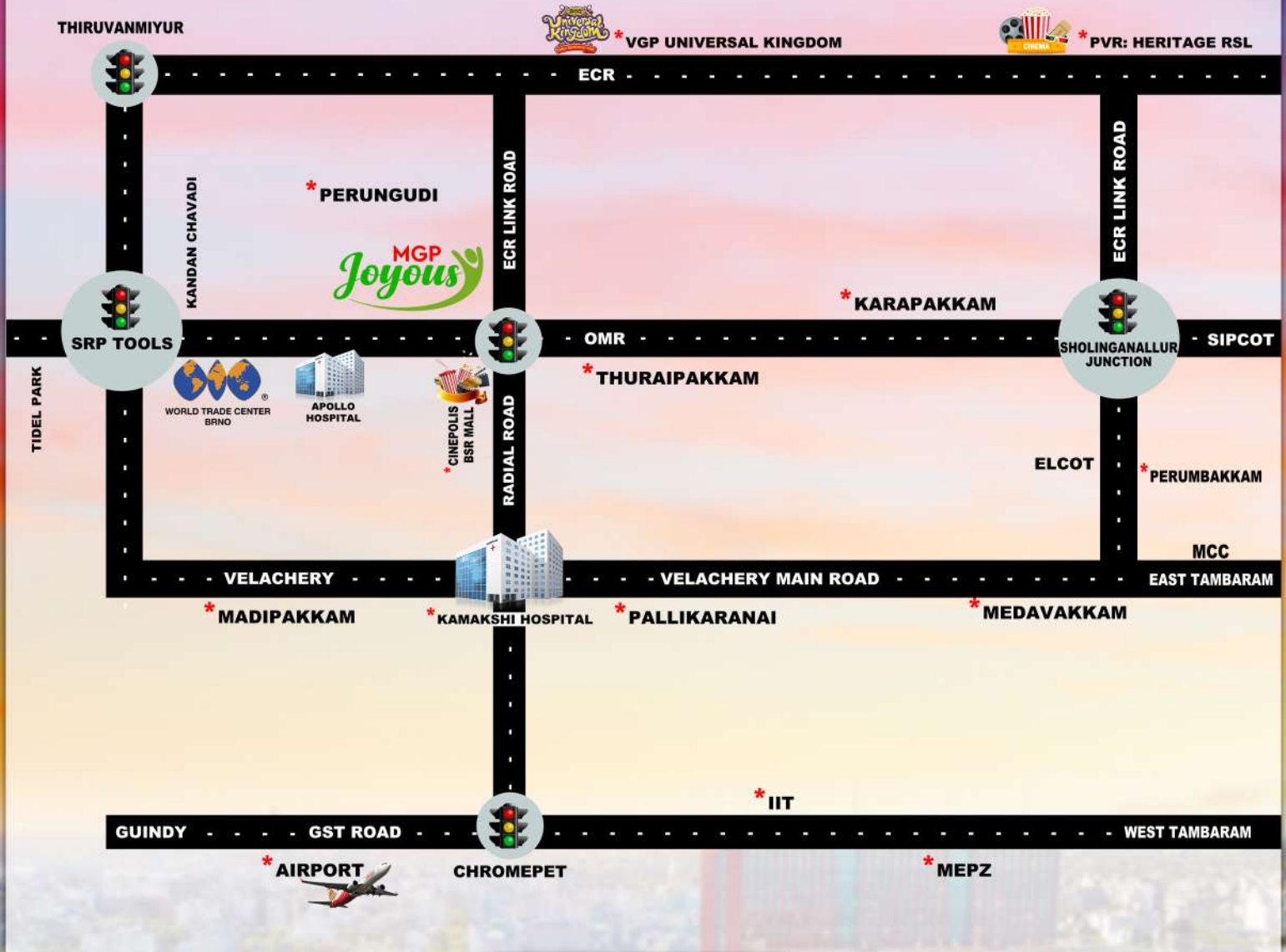
APOLLO SPECIALITY HOSPITAL **2 KM**  
ST PIUS HOSPITAL **2 KM**  
LIFELINE HOSPITAL **2.6 KM**  
GEM HOSPITAL **2.8 KM**

## ENTERTAINMENT & RESTAURANTS :

BSR MALL **1.4 KM**  
LETS BOWL **1.4 KM**  
NEELANKARI BEACH **2 KM**  
DECATHLON SPORTS **2.3 KM**  
BLUE BEACH **2.6 KM**  
RAPID SPORTS ACADEMY **3.4 KM**  
S2 THEYAGARAJA **5.2 KM**  
VGP UNIVERSAL KINGDOM **5.4 KM**  
VGP MARINE KINGDOM **5.6 KM**  
KART ATTACK **7.7 KM**  
KIPLING CAFE **7.9 KM**  
PVR HERITAGE **10 KM**



**LOCATION  
MAP**  
(NOT TO SCALE)



**PROJECT ADDRESS :**

SENTHIL NAGAR,  
PERUNGUDI,  
CHENNAI,  
TAMIL NADU 600096.



**OFFICE ADDRESS :**

ALKASHA CENTRE.3/330,  
DOOR NO: 3A,THIRD FLOOR,  
RAJIV GANDHI SALAI,  
THORAIYAKKAM,  
CHENNAI - 600097.

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