

MGP



Mahaasri

THE SOUL VILLAS

soulful are the moments  
which are magical  
in its own way



# 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 2009, 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.





## *Introducing MGP Mahaasri: A Haven of Modern Luxury*

In the heart of Padur, along the bustling OMR corridor, stands MGP Mahaasri, a beacon of luxurious living. Designed with meticulous attention to detail, this collection of 3BHK Luxury Independent Villas seamlessly blends opulence with convenience. Experience the essence of grandeur with MGP Mahaasri. Transcending the ordinary, our villas embody the true spirit of the name 'Mahaasri'. Every corner of these meticulously designed villas exudes a sense of magnificence, promising an unparalleled living experience.

# Project Highlights:

- ✿ **Secured Community:** Your safety and peace of mind are paramount to us. MGP Mahaasri is committed to providing a safe environment with advanced surveillance systems, ensuring round-the-clock security within the premises
- ✿ **Modern Architecture:** Indulge in the allure of contemporary design and sophistication. Each villa boasts sleek lines, spacious interiors, and premium finishes, setting a new standard for luxury living.
- ✿ **Prime Facing:** Embrace the warmth of the morning sun or bask in the cool evening breeze. MGP Mahaasri offers villas facing both North and East directions, catering to your preference.
- ✿ **30 ft Wide Road:** Welcome to a world of seamless connectivity. With wide roads enhancing accessibility, commuting becomes a breeze, ensuring smooth journeys every time.
- ✿ **Digital Door Lock:** Embrace the future with cutting-edge security features. Our villas come equipped with state-of-the-art digital door locks, offering convenience and peace of mind.
- ✿ **Video Door Phone:** Stay connected and in control. With video door phones installed, you can screen visitors and manage entry with ease, adding an extra layer of security to your home.





magic  
of cycling  
together in the  
neighbourhood

WHILE HUMMING YOUR FAVOURITE TUNE  
WILL BE REKINDLED



## Master Plan :

Villa	Facing	Land Area	Built UP Area
A	North	1066 sq.ft	1362 sq.ft
B	North	1107 sq.ft	1362 sq.ft
C	North	1107 sq.ft	1362 sq.ft
D	East	1107 sq.ft	1396 sq.ft
E	East	1107 sq.ft	1396 sq.ft
F	East	1066 sq.ft	1396 sq.ft
G	North	1040 sq.ft	1360 sq.ft
H	North	920 sq.ft	1456 sq.ft
I	North	1040 sq.ft	1359 sq.ft
J	North	1040 sq.ft	1359 sq.ft

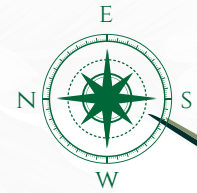






# Floor Plan

Villa A,B,C - 3 Bedrooms + 3 Toilet  
North Facing Villa, BUA-1362 SQ.FT



GROUND FLOOR



FIRST FLOOR





# Floor Plan

Villa D,E,F - 3 Bedrooms + 3 Toilet  
East Facing Villa, BUA-1396 SQ.FT



GROUND FLOOR



FIRST FLOOR





# Floor Plan

Villa G - 3 Bedrooms + 3 Toilet  
North Facing Villa, BUA-1360 SQ.FT



GROUND FLOOR



FIRST FLOOR







# Floor Plan

Villa H - 3 Bedrooms + 3 Toilet  
North Facing Villa, BUA-1456 SQ.FT



GROUND FLOOR



FIRST FLOOR





# Floor Plan

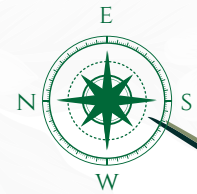
Villa I,J - 3 Bedrooms + 3 Toilet  
North Facing Villa, BUA-1359 SQ.FT



GROUND FLOOR



FIRST FLOOR







# Villa Specifications



## STRUCTURE

- RCC Framed Structure
- Anti-termite treatment will be provided
- 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
- 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 flush type 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.



## WINDOW

- 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 Advantages:

- ✿ **Strategic Proximity:** Situated mere minutes away from major IT hubs along the OMR corridor, MGP Mahaasri offers unparalleled accessibility to professionals, ensuring a hassle-free commute to work.
- ✿ **Metro Connectivity:** Embrace the convenience of metro connectivity, with the nearest station just a stone's throw away. Say goodbye to traffic woes and enjoy effortless travel across the city.
- ✿ **Transportation Hub:** Whether it's highways, expressways, or public transportation, MGP Mahaasri puts you at the center of it all. Enjoy seamless connectivity to all parts of the city, making travel a breeze.
- ✿ **Entertainment Destinations:** Experience the best of leisure and recreation with iconic landmarks such as MGM, VGP, and pristine beaches just a short drive away. Indulge in moments of relaxation and entertainment, right at your doorstep.

Discover a life of luxury and convenience at MGP Mahaasri – where every moment is infused with grandeur and every day unfolds like a dream.



# Location Highlights;



## SCHOOLS:

Gateway International School - 2 mins.  
Padma Aadharsh Higher Secondary School - 6 mins.  
Hindustan International School - 7 mins.  
Kidzee, Kelambakkam - 9 mins.  
Bhuvana Krishna Matriculation Higher Secondary School - 11 mins.  
Chettinad - Sarvalokaa Education - 12 mins.  
St. Mary's Matriculation Higher Secondary School - 12 mins.  
St. Francis de Sales Matriculation School - 13 mins.  
Velammal Vidyashram - 21 mins.



## COLLEGES:

Hindustan University - 7 mins.  
Anand Institute of Higher Technology - 7 mins.  
Saisha Institute of Management Studies and Technical Science - 9 mins.  
Professor Dhanapalan College of Arts and Science - 10 mins.  
Chettinad School of Law - 10 mins.  
SRR Engineering College - 10 mins.  
Chettinad Medical College - 11 mins.  
Chettinad School of Architecture - 11 mins.  
Good Life Community College & Institute of Allied Health Sciences - 11 mins.  
Chettinad College of Nursing - 12 mins.  
Chettinad Dental College and Research Institute - 12 min  
Jeippiaar University - 17 mins.



## HOSPITALS:

Supreme Specialty Hospital - 6 mins.  
Praveena Hospital - 9 mins.  
Maheshwari Hospital - 10 mins.  
Annai Hospital - 12 mins.  
Chettinad Super Specialty Hospital - 12 mins.



## ENTERTAINMENT:

Dom Fitness Studio/ Unisex Gym - 6 mins  
Inox Cinemas - 11 mins  
Bay of Life Surf School & Ocean Literacy - 17 mins  
The Madras Crocodile Bank Trust and Centre for Herpetology - 20 mins  
Surf Turf - 21 mins  
River Mouth Surf Point - 21 mins  
Kovalam Fishing Pier - 22 mins  
Indoor Mini Golf - 23 mins  
PVR Play Cinemas - 25 mins



## HOTELS:

Days Hotel by Wundham Chennai - 6 mins.  
Crossway Hotels and Resorts - 6 mins.  
ULO Green Apple - 7 mins.  
PP Residency - 8 mins.  
Red Carpet Inn - 17 mins.  
Covelong bay - 18 mins.  
Casurina bay beach resort - 19 mins.  
Taj Fisherman's Cove - 20 mins.  
Green Coconut - 20 mins.  
Peninsula Holiday and Resort - 28 mins.



## RESTAURANT:

The Farmer Restaurant - 6 mins.  
Foodaholic Restaurant - 6 mins.  
Baboons - 6 mins.  
Peerma Dindugal Biryani Restaurant - 6 mins.  
Hotel Hungry Choice - 7 mins.  
Hotel Ganga Veg Restaurant - 7 mins.  
City Food Court - 8 mins.  
Hotel Krishna Bhavan - 8 mins.  
Travancore Restaurant - 8 mins.  
Sahinsha's Biryani - 9 mins.  
New Murugan Idli - 10 mins.  
Janani Hotel - 10 mins.  
Oyster Restaurant - 11 mins.  
Pearl Kitchen - 12 mins.  
Snapper Restaurant - 22 mins.  
Sri Ganapathy Bhavan - 25 mins.  
Pepper Flame Restaurant - 29 mins.  
Wang's Kitchen - 40 mins.

# Road Map:





**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)

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