

The central logo features the text "MGP TRINITY" in a colorful, stylized font. "MGP" is in red, and "TRINITY" is in blue, green, and yellow. The logo is set against a white circular background, which is surrounded by a large, colorful abstract design of overlapping teardrop shapes in various colors like yellow, orange, red, pink, purple, and blue.

**MGP
TRINITY**

**Independent *Luxury* Villas at *Madipakkam*
Expandable & Customizable**



PROSPERITY FOREVER
COMMITTED TO EXCELLENCE

ISO 9001-2008 CERTIFIED COMPANY



MGP PROSPERITY FOREVER

MGP strives to continually enhance performance to reach above customer expectations and build partnerships based on trust and commitment, all with the aim to become the benchmark for the construction industry. On the wings of our obsession for reliability, excellent service and quality, MGP also aspires to cater to the various requirements of our clientele with minimal cost and maximum benefits. 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.

Our relationship with our customers is our most valuable asset. This ideology headlines every day of our operation. From descriptive and transparent pricings to prompt delivery with quality and safety standards, customer satisfaction and delight are held at the highest regard.



MGP TRINITY

MGP is proud to present its latest unique offering - MGP Trinity. Enjoy the perfect blend of exclusivity and prosperous community lifestyle whilst living in one of the most rapidly developing suburbs of Chennai. A perfect infusion of design, interiors and technology helps in significantly uplifting the standard of next level homes. MGP Trinity consists of 8 independent villas, from 1450sq.ft. to 2100sq.ft. which are customizable and even expandable.

You have always had a dream of owning a house where you can breathe easy, live comfortably and build memories with your family for life. That dream home of yours is now well within reach. And its strategic position in close proximity to the best entertainment and life style centres along with excellent connectivity to the city nerve centres like IT corridor, airport, ECR, OMR, Velachery and St. Thomas Mt station and bus terminus, MGP Trinity would be a perfect dream come true home.

We, MGPIans are stepping forward to join your hands, in building your dream home in lieu with your views and desires.





SPECIAL FEATURES

1. Completely Independent Expandable Luxury Villa of Your choice.
2. Individual villas at cost of an apartment in city's most desired residential area.

3. Excellent Connectivity :-



4. Customizable Villas :-

Building plan is of your choice
we would make your dream home come true

5. Expandable Villas :-

Built up area from a minimum of 1450 Sq.ft., upto a maximum of 2100 Sq.ft.,

6. Deemed Educational institutions :-

Sunshine Chennai Senior Secondary School, San Acadamy, D.A.V.Public School, Vyasa Vidyalaya Matriculation Higher Secondary School, Ponvidyashram, Aadithiaa Vidya Mandir, Adityaa Matriculation.

7. Hospitals :-

Dr.kamakshmi Memorial, k.k.r. Ent Medical Centre, Saraswathi Hospital, Billroth, Anitha Hospital.

8. Dine outs :-

Adyar Ananda Bhavan, KFC, Mcdonalds, Double delicacy veg restaurant, Zaitoon, Prasan Sandeepa, Sea Emperor, Perfect Dine Restaurant, Blessed Foods Restaurant, Ring 2 Ring.

9. Shopping Centres:-

Phoenix Mall, GRT, Chennai Silks, Kerala Jewellery, Naidu Hall, Saravana Stores, Nathella Jewellers, SriKumaran Thangamaligai,

INDEPENDENT AMENITIES



Separate Bore well with motor



Private Terrace



Separate Sump & Overhead water tank



Every villa has its own compound wall



Video Door Phone System



Located at wide spacious Street of Ram Nagar South with 30 Feet Road



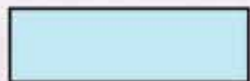
100% Vaastu compliance, Luxury and comfort





SITE ADDRESS

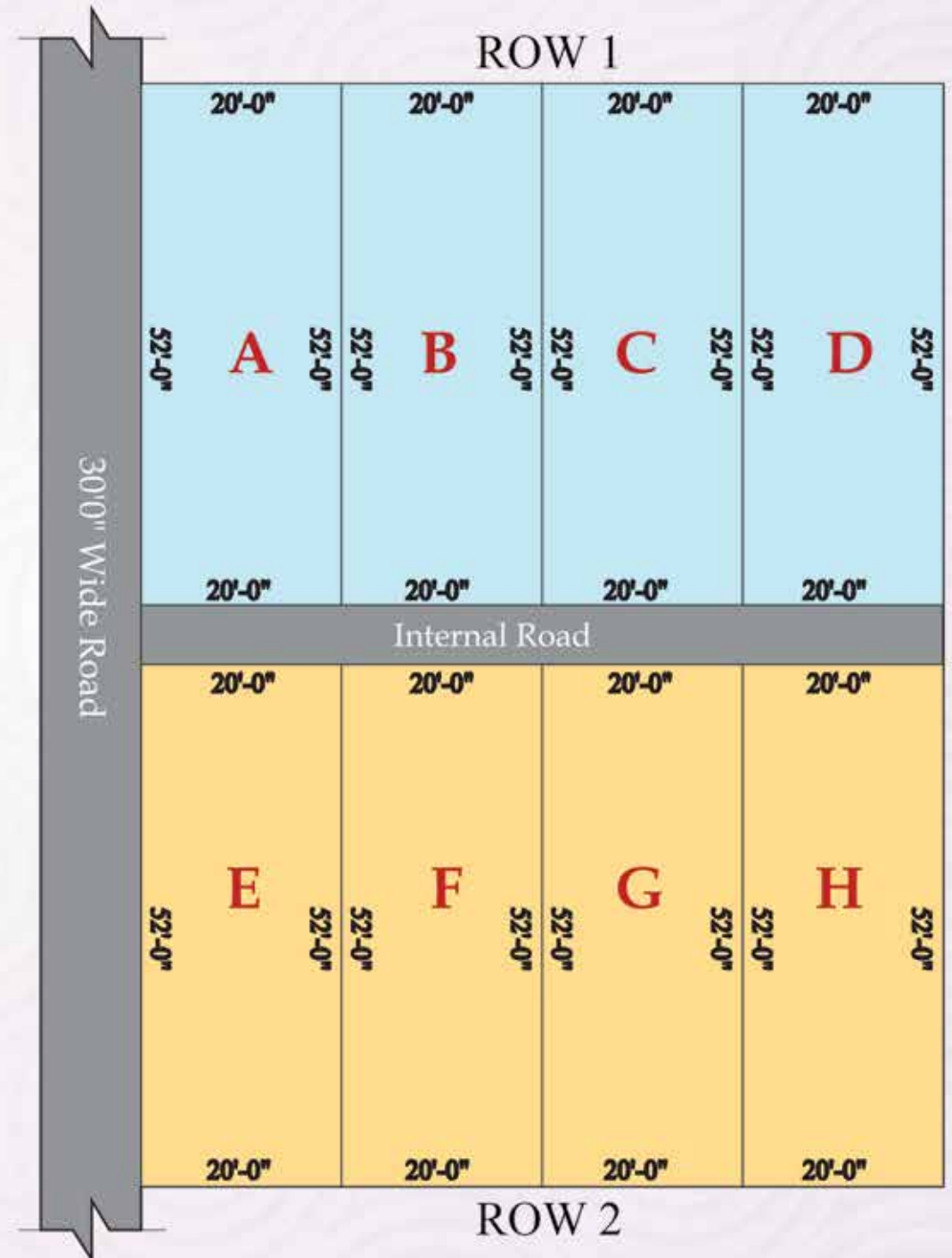
Plot No: 844 & 846, Ram Nagar South 5th Main
Road, Madipakkam, Chennai 600 091



ROW 1



ROW 2



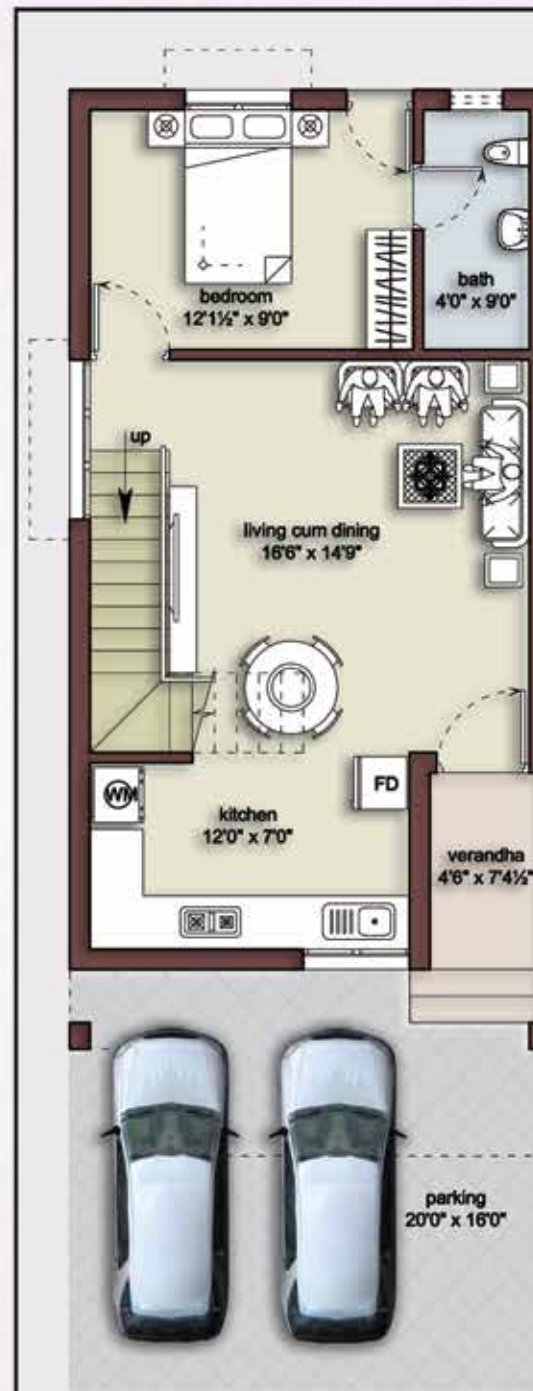


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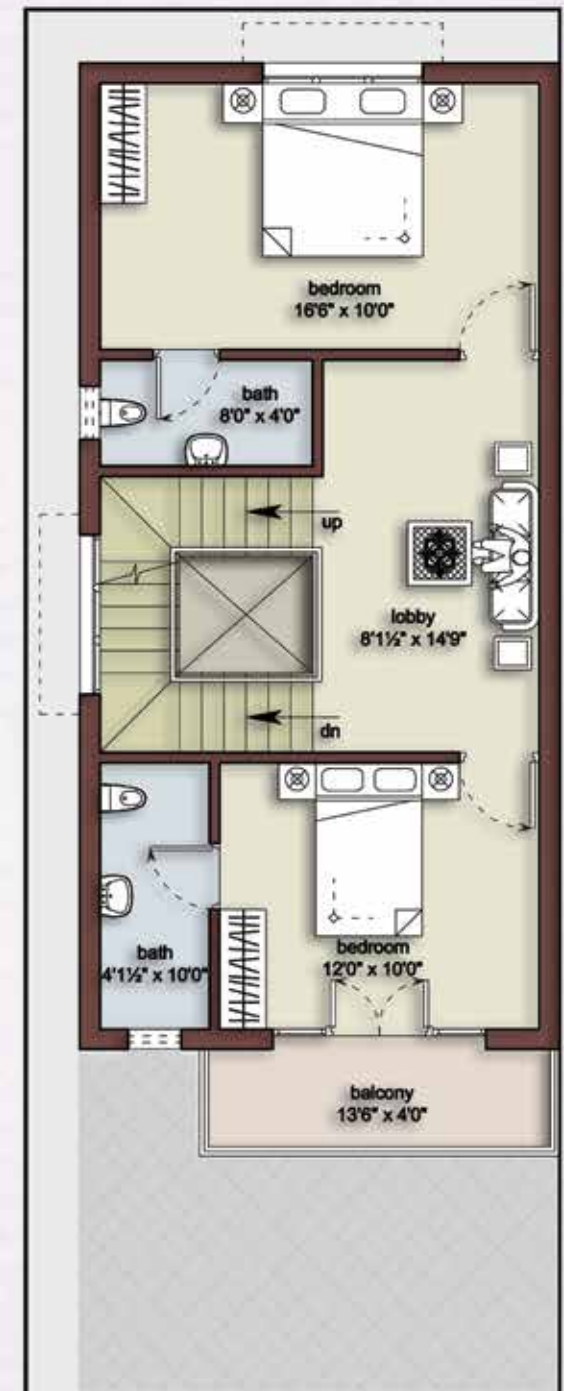
East Facing Villa

Land Area : 1040 Sq.ft

Built Up Area : 1460 Sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

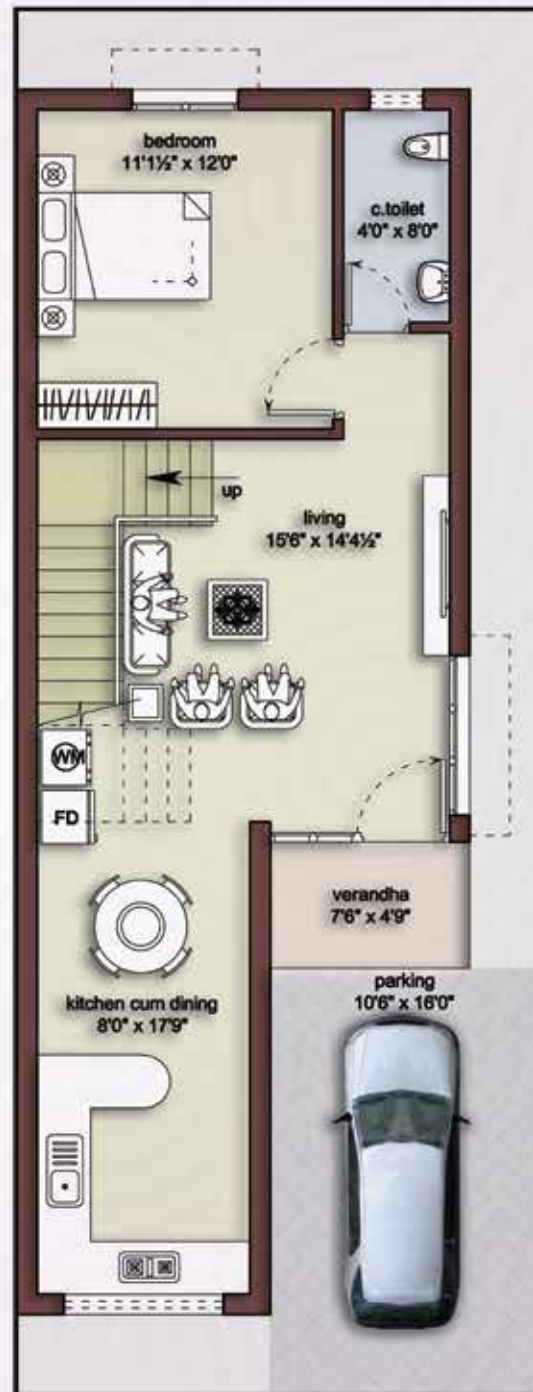


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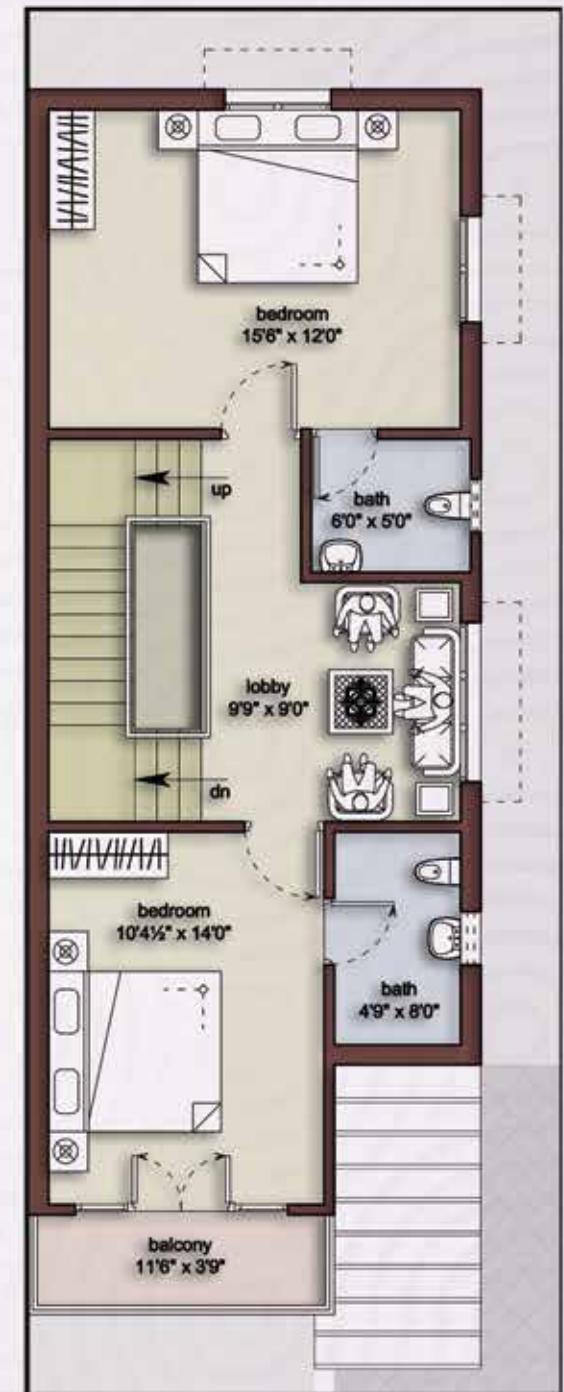
East Facing Villa

Land Area : 1040 Sq.ft

Built Up Area : 1780 Sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

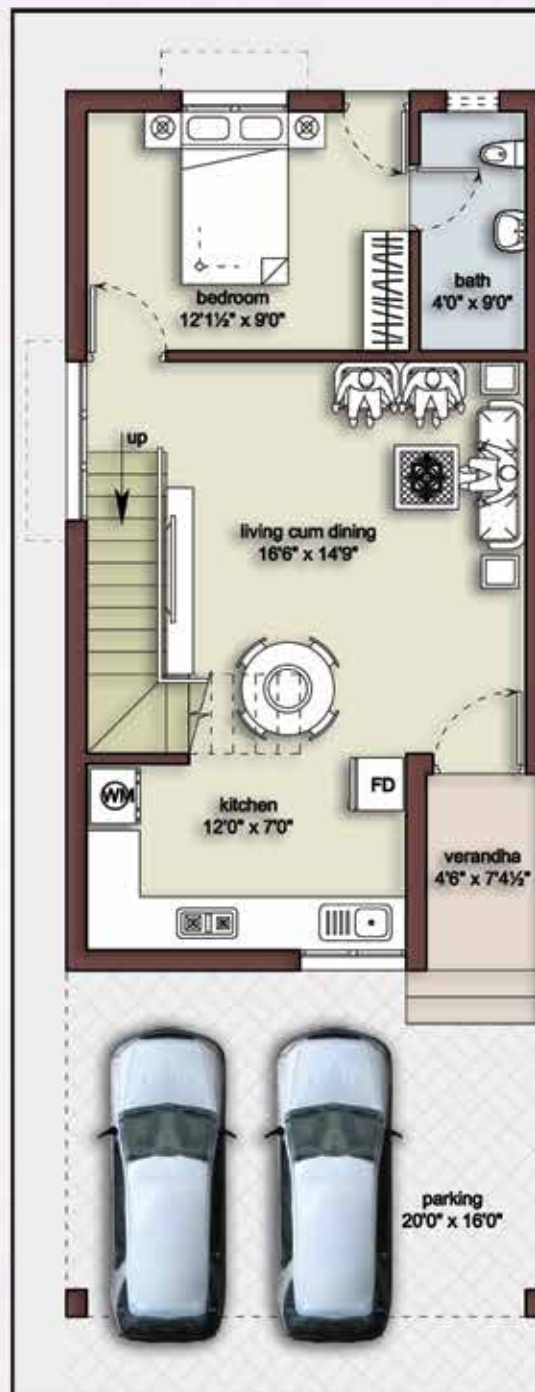


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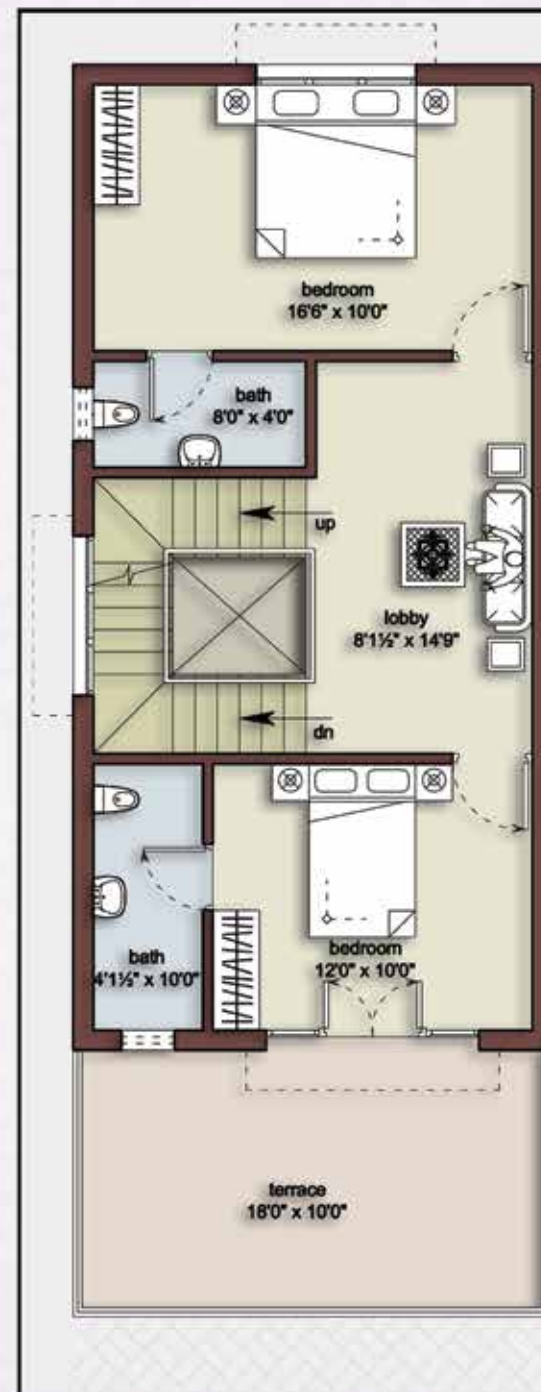
East Facing Villa

Land Area : 1040 Sq.ft

Built Up Area : 1820 Sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

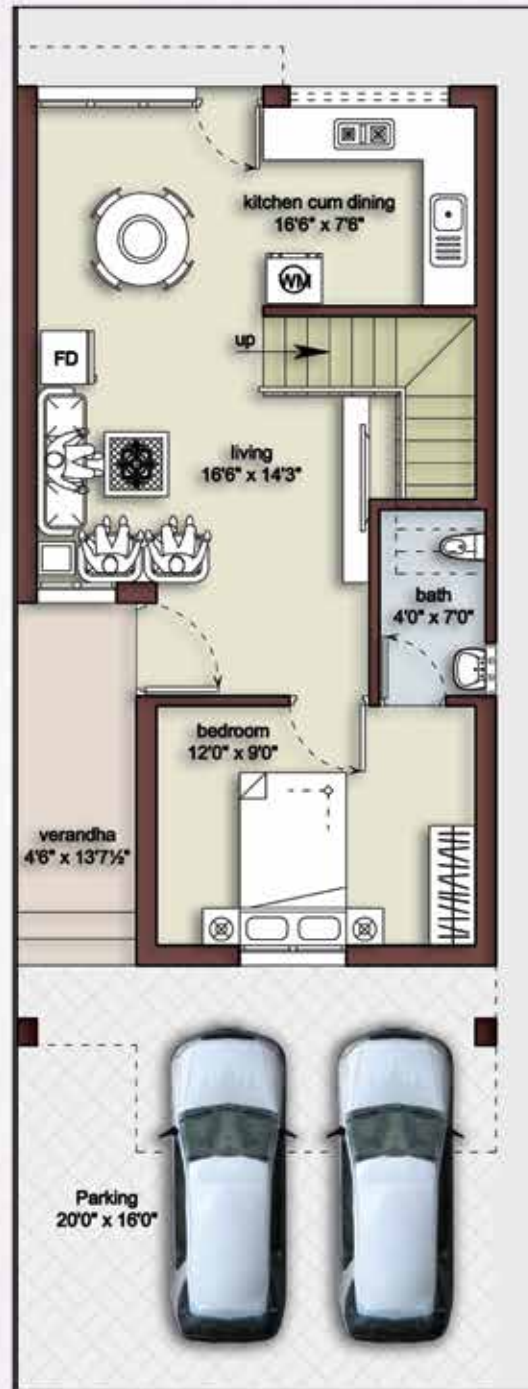


ROW 2 [E, F, G & H] OPTION 1

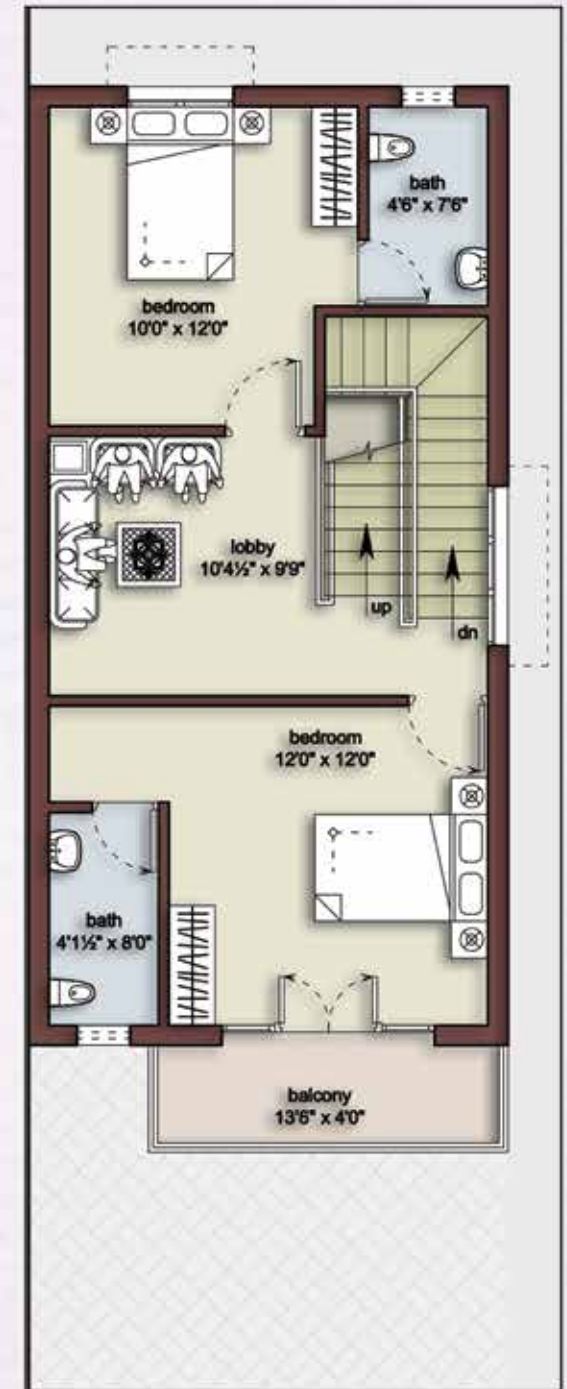
North Facing Villa

Land Area : 1040 Sq.ft

Built Up Area : 1460 Sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

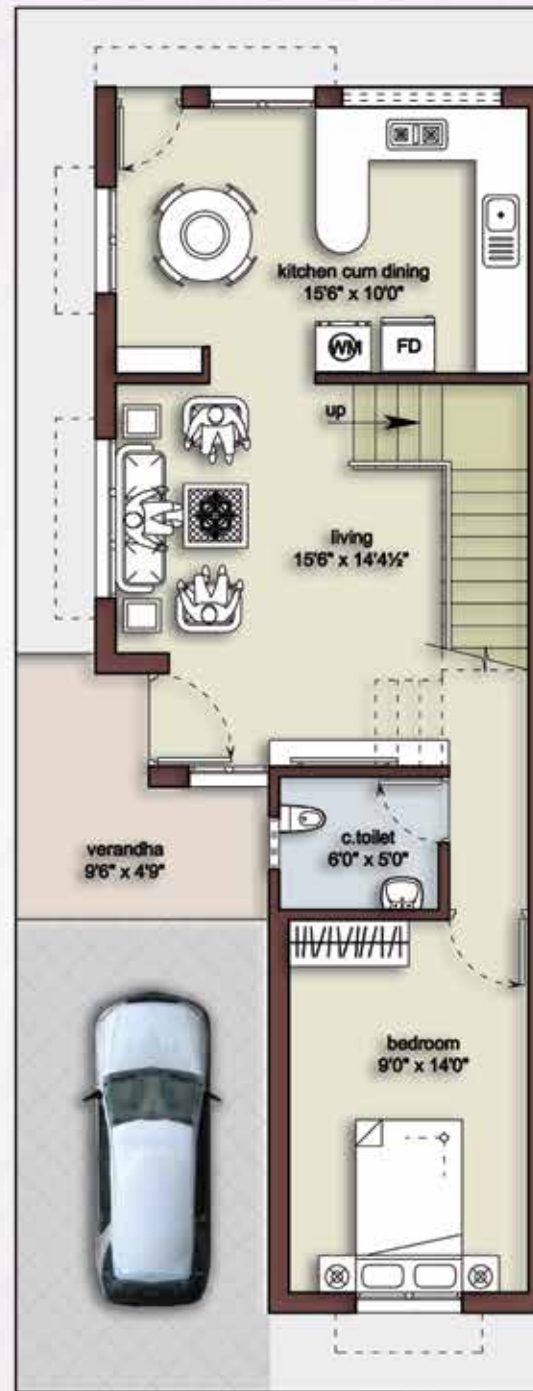


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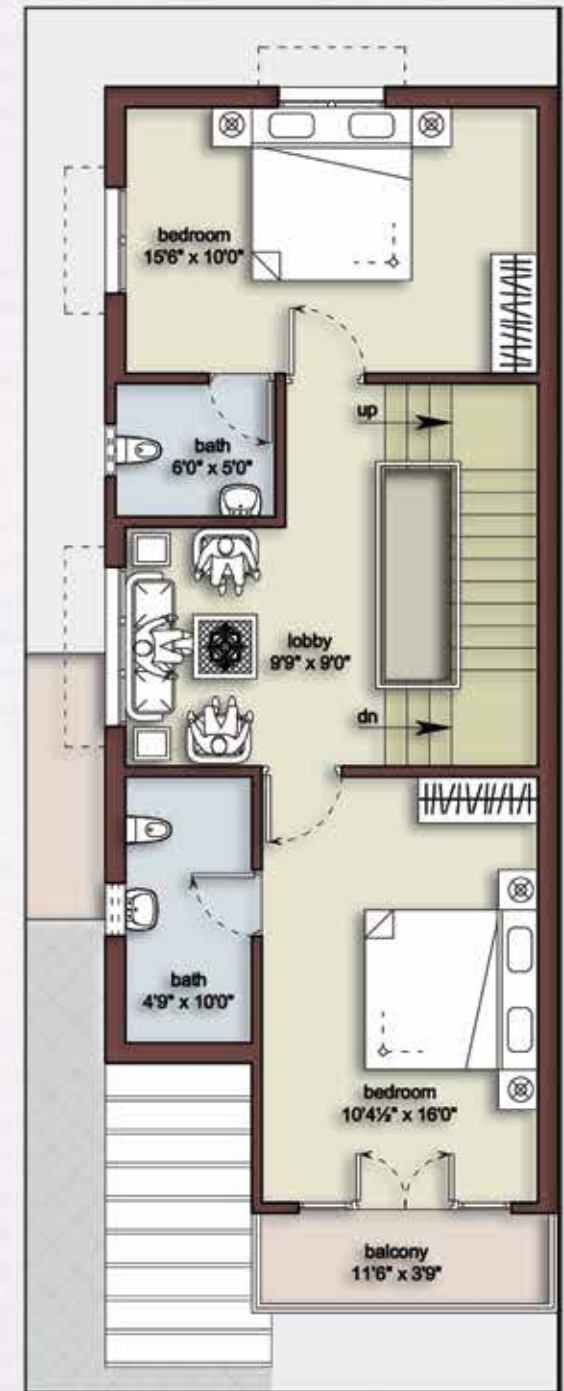
North Facing Villa

Land Area : 1040 Sq.ft

Built Up Area : 1780 Sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

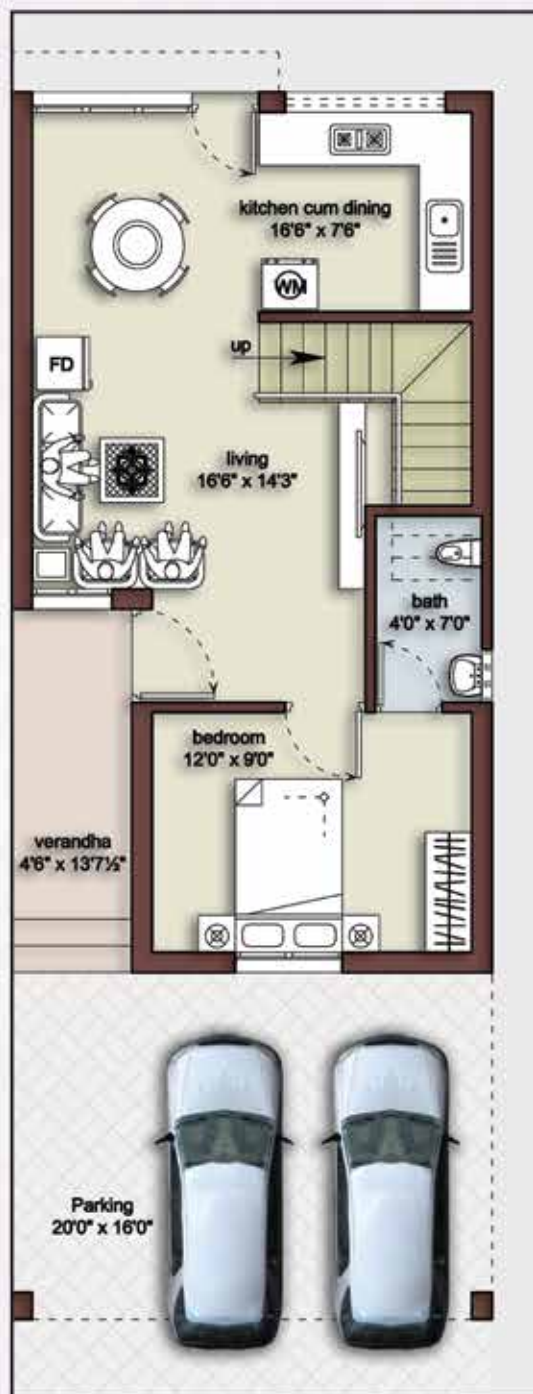


ROW 2 [E, F, G & H] OPTION 3

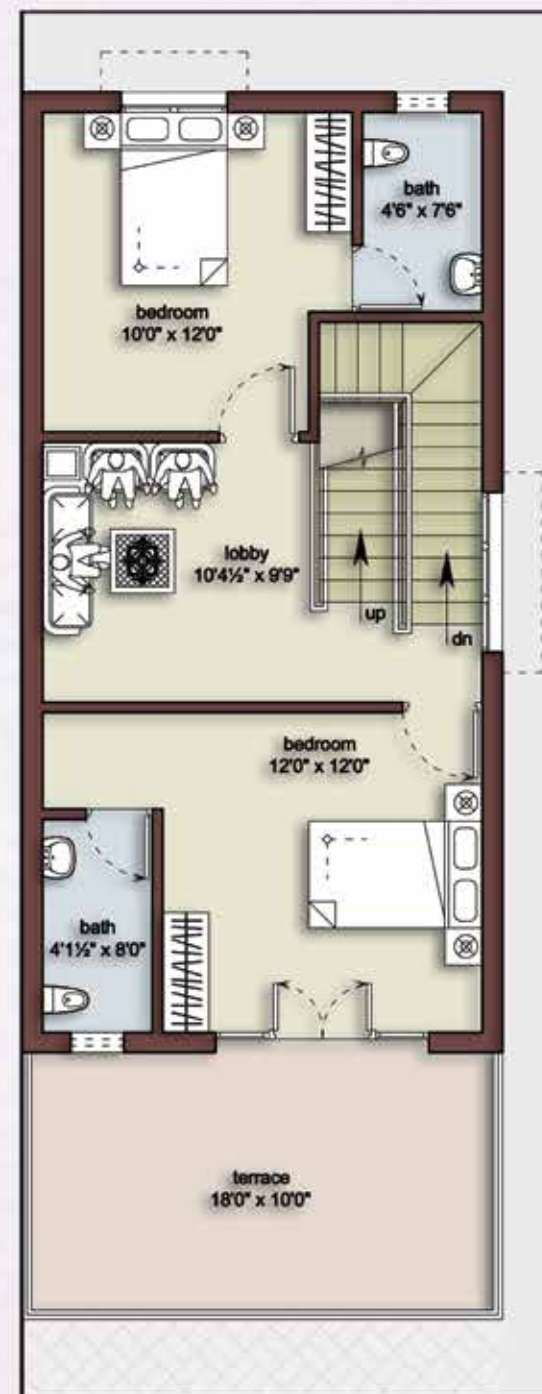
North Facing Villa

Land Area : 1040 Sq.ft

Built Up Area : 1815 Sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA

SPECIFICATIONS

STRUCTURE

RCC framed structure with neat finish

WALLS

Brick work in cement mortar

DOORS

- Main door - Teak wood frame and skin shutters with 2 coats of varnish finish, brass fittings and Godrej make or equivalent cylindrical type locks.
- Other doors - country wood frame and flush type shutters with enamel finish, anodized aluminum fittings and secure locks.

WINDOWS AND VENTILATION

Country wood with glazed shutters / UPVC windows with glazed shutters.

FLOORING AND WALL TILES

- Living hall, bedrooms and kitchen floors - 2x2 vitrified tile with skirting
- Kitchen wall – Ceramic tiles dadoing up to 2 feet height
- Toilets – Antiskid ceramic tile flooring and dadoing up to 7 feet height
- Staircase – Granite steps

KITCHEN

- Polished black granite slab will be provided for the kitchen cooking platform.
- A single bowl stainless steel sink will be provided.
- Provision for aqua guard.

PLUMBING AND SANITARY FITTINGS

- Inner pipelines - Concealed plumbing lines of Ashirwad/equivalent make from the overhead tank for each floor.
- All CP fittings will be of Parryware or equivalent.
- All closets and wash basins will be of Parryware (white) or equivalent.
- Toilet closets will be EWC floor mounted or IWC as desired by the contracting party.

ELECTRICAL FIXTURES & FITTINGS

- Concealed copper wiring – Polycab/equivalent ISI approved brand fire retardant cables
- Switches, sockets & MCB – Anchor ROMA/equivalent
- Three phase supply with phase changer
- 15amps power plug sockets will be provided for water heaters in the toilet and 20 amps for air conditioners in the bedroom.
- Sufficient quantity of 5 amps sockets will be provided in each room
- Inverter wiring
- Living hall - Multiple sockets with 3 outlets will be provided for connections to TV, stereo and VCR, Spot light provision, Home theater provision and Concealed PVC pipe provision for TV/DISH antenna will be provided.

PAINT FINISHES

- Inner walls - putty and emulsion paint
- Ceiling plastered suitable to take cement paint
- Outer walls – exterior emulsion paint
- Staircase handrail – Varnish sealer finish
- Window grills and handrails – Primer with enamel paint finish

WATER SUPPLY ARRANGEMENTS

- Bore well with motor for tapping ground water,
- Underground sump with motor for pumping water to overhead tank



ROUTE MAP

NOT TO SCALE

SITE ADDRESS

Plot No: 844 & 846, Ram Nagar South 5th Main
Road, Madipakkam, Chennai 600 091



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OFFICE

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FOR BOOKING

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Website : www.mgpbuiders.com

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.