


MGP
JENANI
VILLAS

 **Thoraipakkam**



4 *Covered*
CAR PARKINGS
At One Villa

3 BHK Villa | **₹1.37CR***
Starts at





Overview:

WELCOME TO **MGP JENANI**, A CONTEMPORARY HAVEN OF LUXURIOUS VILLAS THAT OFFER THE PERFECT BLEND OF MODERN DESIGN, COMFORT, AND SUSTAINABILITY. LOCATED IN A DEVELOPED NEIGHBORHOOD, **MGP JENANI** PRESENTS AN EXCLUSIVE COLLECTION OF VILLAS DESIGNED TO MEET THE HIGHEST STANDARDS OF LIVING. WITH BUILT-UP AREAS RANGING IN **2082 SQFT & 2142 SQFT**, THESE VILLAS ARE METICULOUSLY CRAFTED TO SUIT THE NEEDS OF MODERN FAMILIES. WHETHER YOU'RE LOOKING FOR A SPACIOUS HOME TO NURTURE YOUR FAMILY OR A STYLISH SPACE TO ENTERTAIN GUESTS.



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JENANI

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Project Highlights:

- ▶ **MODERN ARCHITECTURAL DESIGN:** MGP JENANI BRINGS YOU THE BEST IN NEW-AGE VILLA ARCHITECTURE, BLENDING FUNCTIONALITY WITH ELEGANCE.
- ▶ **SPACIOUS VILLAS:** VILLAS RANGE IN 2082 SQFT & 2142 SQFT, GIVING YOU AMPLE SPACE FOR EVERY ASPECT OF YOUR LIFESTYLE.
- ▶ **STATE-OF-THE-ART AMENITIES:** FEATURING WELL-DESIGNED COMMON AREAS, AVENUE TREES AND OUTDOOR SPACES, THESE VILLAS OFFER A TRULY REFINED LIVING EXPERIENCE.
- ▶ **VAASTU COMPLIANT:** EVERY VILLA IS DESIGNED TO BE 100% VAASTU COMPLIANT, PROMOTING PEACE, PROSPERITY, AND WELL-BEING FOR ALL RESIDENTS.
- ▶ **LUXURY REDEFINED:** WITH PREMIUM FINISHES AND THOUGHTFUL DESIGN, MGP JENANI PROVIDES AN ELEVATED LIFESTYLE EXPERIENCE FOR THE DISCERNING FEW.
- ▶ **PRIME LOCATION:** SET IN A THRIVING LOCATION WITH EXCELLENT CONNECTIVITY AND A PEACEFUL NEIGHBORHOOD, MGP JENANI IS AN ADDRESS YOU WILL CHERISH FOR YEARS TO COME.



JENANI



Unit Details:

VILLA NO	FACING	LAND AREA	BUA
E1	NORTH FACING VILLA	814 SQ.FT	2082 SQ.FT
E2	NORTH FACING VILLA	814 SQ.FT	2082 SQ.FT
E3	NORTH FACING VILLA	814 SQ.FT	2082 SQ.FT
E4	NORTH FACING VILLA	814 SQ.FT	2082 SQ.FT
E5	NORTH FACING VILLA	814 SQ.FT	2082 SQ.FT
E7	NORTH FACING VILLA	813 SQ.FT	2082 SQ.FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE

Floor Plan:

Villa Specifications



STRUCTURE

- RCC FRAMED STRUCTURE
- 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

WALL FINISHES

- 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 FILM COATED 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.



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 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 Highlights:

► STRATEGIC CONNECTIVITY:

MGP JENANI IS STRATEGICALLY LOCATED WITH SEAMLESS CONNECTIVITY TO MAJOR ROADS, INCLUDING EASY ACCESS TO THE CITY'S BUSTLING HUBS. ENJOY SMOOTH COMMUTES TO WORK, SCHOOL, AND LEISURE ACTIVITIES.

► PROXIMITY TO ESSENTIALS:

WITHIN MINUTES OF MGP JENANI, YOU'LL FIND ALL YOUR ESSENTIAL SERVICES SHOPPING MALLS, HEALTHCARE FACILITIES, SCHOOLS, AND ENTERTAINMENT HUBS ENSURING UTMOST CONVENIENCE FOR YOU AND YOUR FAMILY.





Location Advantages:

LESS THAN 1 KM FROM THE OMR & ECR



SCHOOLS:

SEED ACADEMY - 1.55 KM
THE INDIAN PUBLIC SCHOOL - 1.65 KM
SUNBEAM MATRIC HIGHER SECONDARY SCHOOL - 1 KM
CLM SISHYA OMR SCHOOL - 1.2 KM
CAUVERY MATRICULATION SCHOOL - 1.35 KM
BVM GLOBAL THORAIPAKKAM - 2.85 KM
EVERONN EDUCATION LIMITED - 1.65 KM
SRI SANKARA PRIMARY SCHOOL - 1.45 KM



COLLEGES:

DB JAIN COLLEGE - 1.45 KM
UNIVERSITY OF MADRAS (THARAMANI CAMPUS) - 4.25 KM
HINDUSTAN UNIVERSITY - 3.35 KM
SATHYABAMA UNIVERSITY - 10.25 KM
KCG COLLEGE OF TECHNOLOGY - 6.85 KM



HOSPITALS:

APOLLO MULTI SPECIALITY HOSPITAL - 2.85 KM
SUGAN HOSPITAL - 1.15 KM
KL HOSPITAL - 1.85 KM
NANTHINI HOSPITAL - 3.25 KM
ST PIUS HOSPITAL - 2.25 KM
GEM HOSPITAL - 2.75 KM
LIFELINE HOSPITAL - 2.75 KM



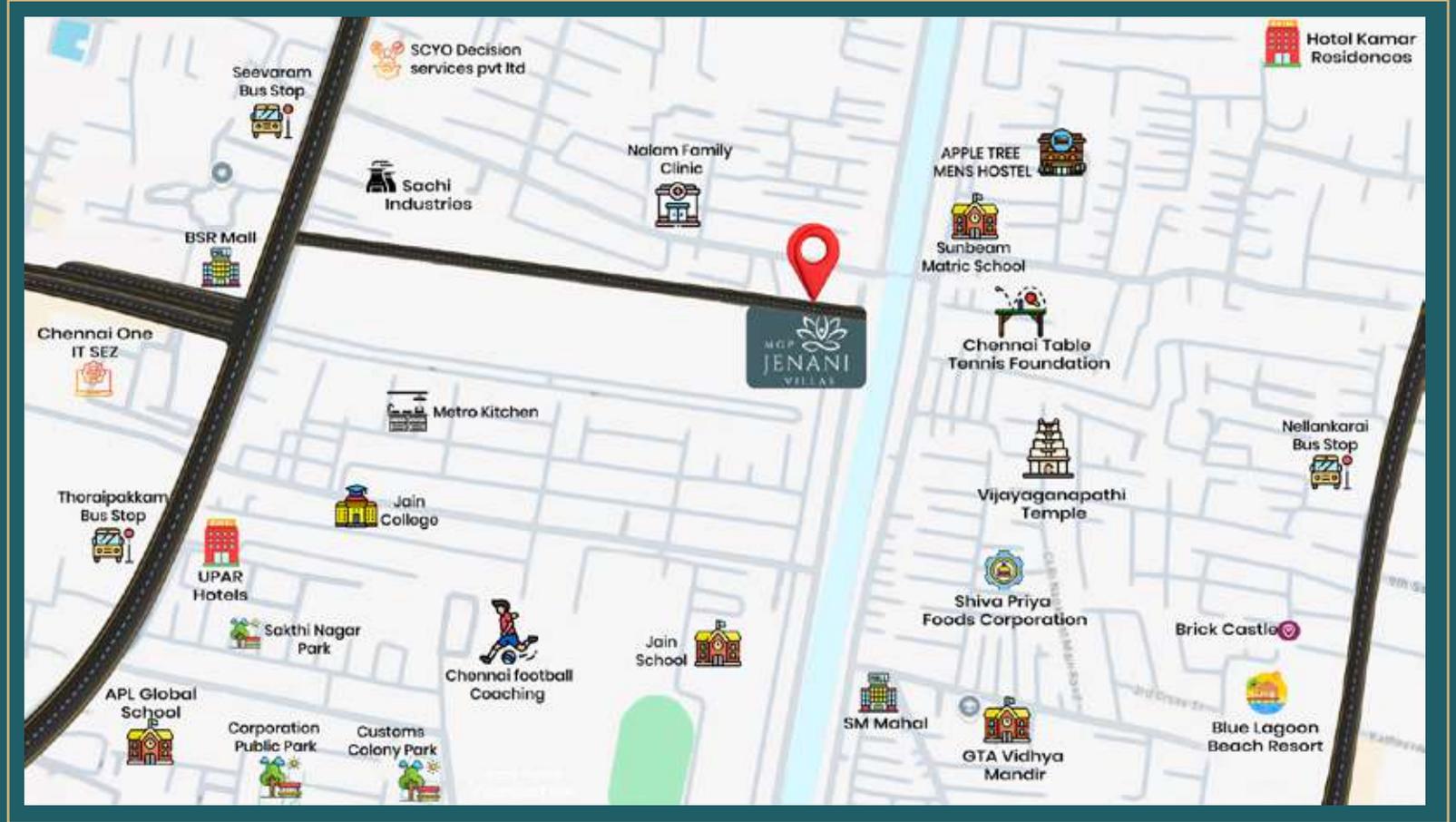
ENTERTAINMENT & RESTAURANTS:

BSR MALL - 900 M
NEELANKARAI BEACH - 2.45 KM
BLUE BEACH - 2.55 KM
DECATHLON SPORTS - 2.35 KM
RAPID SPORTS ACADEMY - 2.75 KM
S2 THEYAGARAJA - 5.55 KM
PVR HERITAGE - 11.25 KM
VGP UNIVERSAL KINGDOM - 6.45 KM
VGP MARINE KINGDOM - 6.35 KM
GEETHA VEG RESTAURANT - 2.05 KM
RASAVID MULTI CUISINE RESTAURANT - 1.45 KM
LET'S BOWL - 2.05 KM
KIPLING CAFE - 8.25 KM
KART ATTACK - 7.65 KM

DISCOVER THE PERFECT HOME FOR YOUR
FAMILY AT **MGP JENANI** A PLACE WHERE
MODERN LIVING MEETS CONVENIENCE,
LUXURY, AND PEACE OF MIND. EXPLORE
THE POSSIBILITIES AND INVEST IN A
LIFESTYLE YOU DESERVE..



ROAD MAP:





CORPORATE OFFICE:

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Rajiv Gandhi Salai (OMR),
Okkiyam, Thoraiakkam, Chennai - 600 097.

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