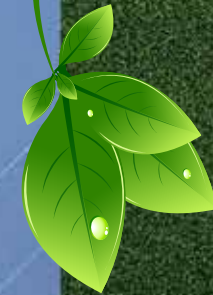




M&G HOUSING
AND INFRASTRUCTURE
QUALITY IS DIGNITY



CREATING
LIFESTYLES



Athman
PREMIUM VILLAS



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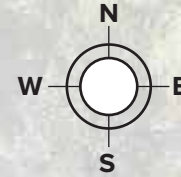


Athman
Premium Villas

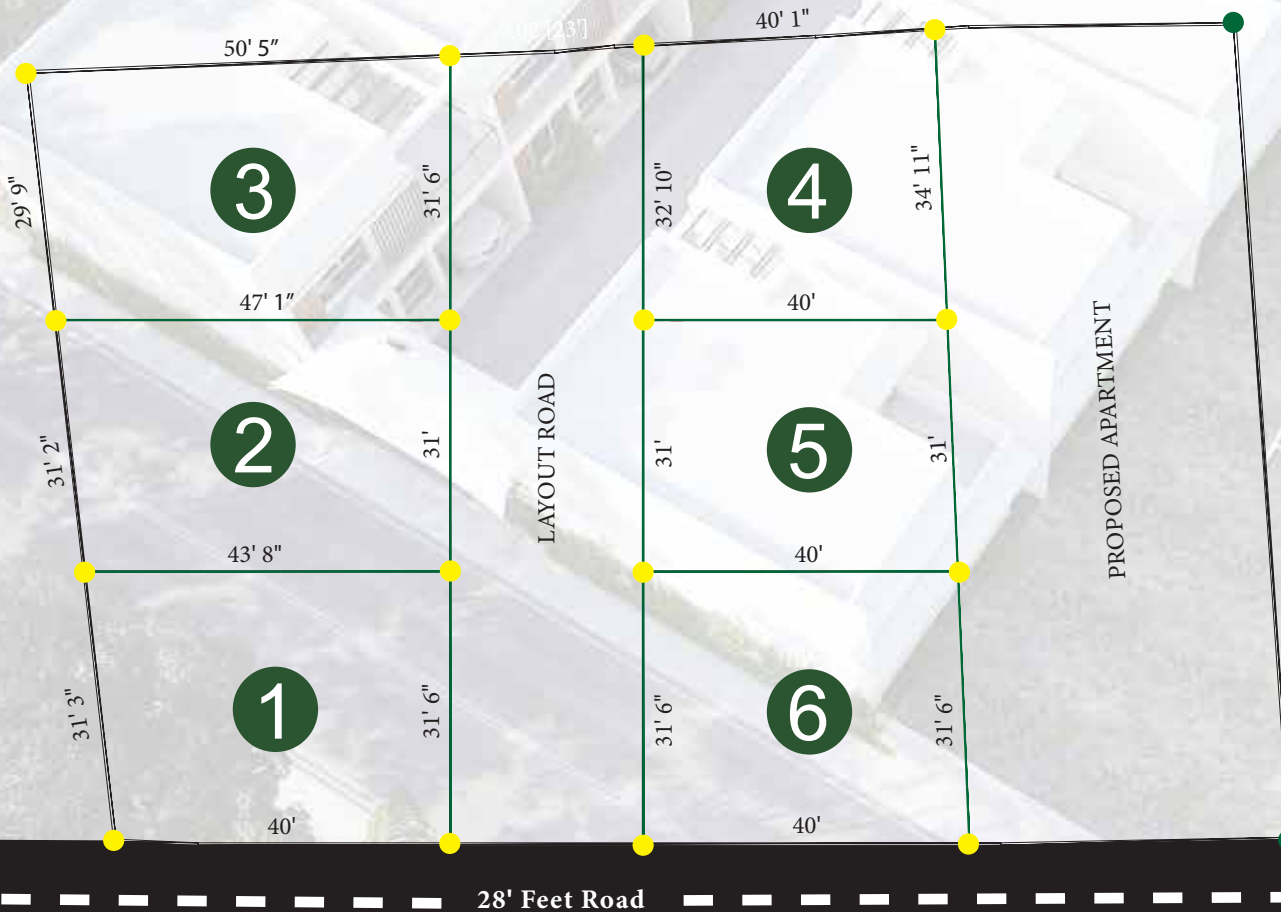
ATHMAN PREMIUM VILLAS

ATHMAN Premium Villas - A Unique place for Living in the heart of Gobichettipalayam adjacent to Kamban Kalvinilayam. So close that one can easily walk from Gobi Main Bus Stand and Pachaimalai Murugan Temple as well as connected with Bharathi Vidyalaya School, Erode and Tiruppur Main Road.

After the successful completion of the individual housing project, we shift our focus towards Group Housing Projects. The first steps towards this project include Building Aspects, Designing Interior by Architects, Construction Management & Execution by Civil Engineers. By bringing together all of the above, we aim to create an Integrated Township.



PLOT DIVISION



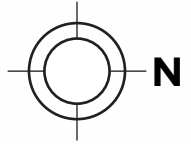
PLOT No.	1	2	3
Area (in sq.ft.)	1204	1294	1490

PLOT No.	4	5	6
Area (in sq.ft.)	1354	1238	1260

LUXURY LIVING EVOLUTION



**3 BHK EAST FACING VILLA
TYPE A**

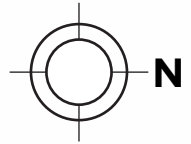


GROUND FLOOR



FIRST FLOOR

4 BHK EAST FACING VILLA TYPE B

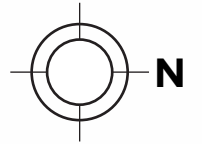


GROUND FLOOR



FIRST FLOOR

3 BHK NORTH FACING VILLA TYPE C

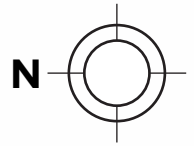


GROUND FLOOR



FIRST FLOOR

4 BHK NORTH FACING VILLA TYPE D



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS - VILLAS

STRUCTURE

Floors	: Ground + Floor + Optional terrace access
Structure	: - RCC framed structure with isolated footing foundation - Bricks neatly finished with cement plastering - Floor to floor height will be maintained at 3 meters

FLOORING

Living and Dining	: 2x2 vitrified tiles (600mmx600mm)
Kitchen	: 2x2 vitrified tiles (600mmx600mm)
Bedrooms	: 2x2 vitrified tiles (600mmx600mm)
Toilets	: Anti-skid ceramic tiles
Open Terrace-2nd Floor	: Weather resistant Cooling tiles.
Utility	: Anti - skid ceramic / natural stone
Car Parking	: Eurocon parking tiles / anti-skid ceramic tile flooring
Balcony & Open Terrace	: Anti-skid ceramic tiles
Staircase	: Granite flooring with SS hand rails

WALL & CEILING FINISHERS

Ceiling in all Rooms	: 2 coats of putty, 1 coat of primer and 2 coats of Asian tractor emulsion paint
Living, Dining, Bedrooms	: 2 coats of putty, 1 coat of primer and 2 coats of Asian tractor emulsion paint
Walls Exterior	: 1 coat of primer and 2 coats of weather proof Asian ace emulsion paint
Grills / Railings	: Zinc chromate non corrosive primer with enamel paint

KITCHEN

Counter top	: Polished black granite slab of 600mm width at 810mm height from the finished floor level
Wall Dado	: Wall tiles for 600mm height from counter top
External Gas Bunk	: External gas bunk on the villa rear side (piping to be part of customer scope)
Others	: Provision for chimney (electrical and exhaust only) Provision for water purifier (electrical & water inlet only) SS Sink (Nirali or Equivalent) with sink faucet - cold water only

BATHROOMS

Wall Dado	: Wall tiles up to 7' height
Inner Pipelines	: Concealed CPVC pipelines UPVC for other plumbing lines PVC line for underground drainage
Sanitary and CP Fittings	: Jaquar, Clarion or equivalent brands
Others	: Provision for exhaust will be provided in all bathrooms Provision for solar water heater (plumbing and electrical only)

DOORS

Main Door	: African teak wood frame with designer molded shutter of 7ft height with doorset or equivalent locks, handles, tower bolts and door stopper
Bedroom Doors	: 7ft high seasoned wood frame with plain moulded door or Fiberglass Reinforced (FRP) door frame and shutters with doorset or equivalent locks, handles, tower bolts and door stopper
Bathroom Doors	: 7ft high seasoned wood frame with moulded door shutter with waterproof enamel finish on the inner side or Fiberglass Reinforced (FRP) door frame and shutters (waterproof)
Head Room and Utility Doors	: 7ft high seasoned wood frame with moulded door shutter or Fiberglass Reinforced (FRP) doors frame and shutters (waterproof)

WINDOWS

Windows	: UPVC windows with see through plain glass & MS safety grill.
French Doors/Windows	: UPVC with toughened glass and without grills.
Ventilators	: UPVC with suitable louvered glass panels and MS safety grill.

WATER SOURCE

Bore Well	: Individual for each villa (exclusive of motor & electrical fittings)
Under Ground Water Tank	: 3000 Liters Capacity.
Over Head Tank	: Sintex or pre-fabricated concrete tanks.

ELECTRICAL FIXTURES & FITTINGS

Power Supply	: 3 Phase / DB Provisions
Cable / Wires	: Finolex / Polycab or equivalent ISI approved brand (fire retardant)
Modular Switches and Sockets	: Legrand Mylink or equivalent ISI approved brand
MCB, ELCB and DB	: Legrand / Schneider / MK or equivalent ISI approved brand
Air Conditioner Points	: Split AC points will be provided for master and ground floor bedroom Note: Does not involve any Copper / Drain Piping
Power Backup	: Electrical provision for domestic UPS (wiring and conduit provision only)
DTH / TV points	: DTH / TV points will be given in living and master bedrooms
Landscaping	: Suitable external hard / soft landscaping as per architect's plan



LOCATION MAP



PAYMENT SCHEDULE FOR VILLA

STAGE	%
Advance (10 Days from Booking)	10%
Agreement (40 Days from Booking)	40%
Foundation	10%
Ground Floor Roof Completion	10%
First Floor Roof Completion	10%
Completion of Brickwork & Plastering	15%
Handing Over	5%

PROJECT SALIENT FEATURES

- Independent Villas with exclusive land, terrace and garden
- Family like neighborhood environment with 6 villas
- Secured community
- Contemporary new age architecture
- Prime location. Easy access to Gobi Main Bus Stand

VILLA FEATURES

- Exclusive independent villas available from 2149 sq.ft to 2562 sq.ft
- Landscape and more greenery with each villa
- Designed by well experienced architects. Natural lighting and ventilation are core factors of design
- Rooms are designed with rich ,comfort, stylish interior. easy for upgradation and bath rooms - (Joy, comfort, safety)





M&G HOUSING AND INFRASTRUCTURE

"A Journey of thousand miles begins with one single step" and we perceive that single step by introducing M&G HOUSING AND INFRASTRUCTURE. A newly floated company, our core interests lie in real estate and property development in prime locations of the city.

A house is the only place to find solace after a hardworking day and henceforth requires meticulous planning. M&G HOUSING AND INFRASTRUCTURE brings to fore these desires with robust engineering, in-house research, uncompromising business ethics, timeless values and most importantly sets the highest benchmark in quality when compared to its peers.

Our engineers design each house to give a truly family ambience, using the most innovative concepts while making sure not to exclude any fine details looked forward by a customer. Construction for us revolves around quality and ease of use. Our skilled workmanship showcase that we are world class in quality.






VISION

To provide world class quality and to give the best value to the hard earned invested money. Also want to "Transform the Way People Perceive Quality".

MISSION

We at M&G are different because it is our firm belief that there are "No Compromise in Quality."

WHY M&G

-  Innovative Products Offered
-  Great Value for Money
-  On-time Delivery
-  Superior Quality, Styling and Product Design
-  100 % Customer Oriented

ABOUT GOBICHETTIPALAYAM

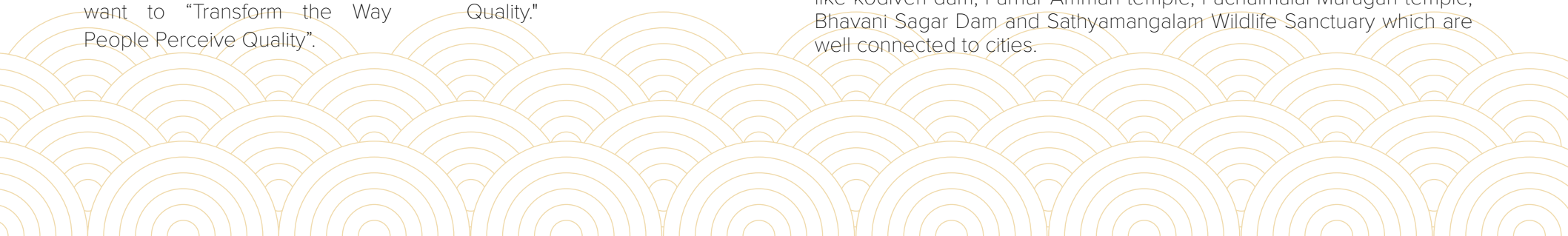
ERODE DISTRICT – TAMIL NADU

Gobichettipalayam in Kongu Nadu region amidst scenic lush green Western Ghats with Hill locks on one side and Bhavani River on the other, is no less than history.

A Mini Kollywood, it is well connected by road across major towns within Tamil Nadu and the neighbouring state of Karnataka. The nearest railway station is Erode Junction located about 24 miles. The nearest airport is Coimbatore International Airport at 46 miles.

Agriculture is an unique activity with black loam, red loam and red sand found in abundance and its an ideal hub for quality education.

Overall, the location of our project suits retired people pretty well because it is peaceful and free of pollution. There are also tourist spots like kodiveri dam, Parriur Amman temple, Pachaimalai Murugan temple, Bhavani Sagar Dam and Sathyamangalam Wildlife Sanctuary which are well connected to cities.





M&G HOUSING AND INFRASTRUCTURE

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Gobichettipalayam, Erode - 638 452, ☎ 7092 460 111

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