



## MP DEVELOPERS

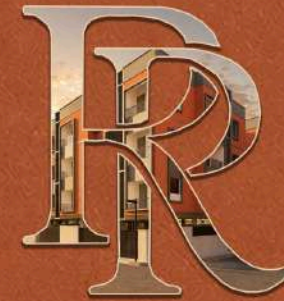
CORPORATE OFFICE:

Plot No: 3 Tannery St,Somasundaram Nagara,Pallavaram,Chennai-600 043

SITE OFFICE:

12th St,English Electric Nagar,Nemlichery, Chromepet,Chennai ,Tamilnadu 600129

| sales@mpdevelopers.com | www.mpdevelopers.com



## RUE RADIALE

CONTEMPORARY SCANDINAVIAN LIVING

Disclaimer:

All images, specifications, amenities, and illustrations in this brochure are indicative and subject to change without prior notice. Furniture and accessories shown are for representation purposes only. Please verify all details with the sales team before purchase.



# “Leadership Built on Trust”

## MP Developers | TRUST FOREVER

Mr. Praveen Malinani is a first-generation entrepreneur whose leadership is shaped by vision, discipline, and belief. Based in Chennai, he built MP Developers with a clear focus on quality, integrity, and long-term value.

His philosophy is simple. Believe in the vision, empower people, and deliver with consistency.

Under his guidance, MP Developers has grown into a trusted name, known for thoughtful design, dependable execution, and customer confidence

## Mission

To plan with clarity, build with discipline, adopt innovation responsibly, and deliver homes that create long-term value, powered by a team deeply committed to ownership and execution excellence.

## Vision

To set the benchmark for value-led development by making responsibility the foundation of how we plan, design, execute, and grow - creating enduring value for customers, employees, and communities.



“Before others believe in you, you must first believe in yourself.”

**Mr. Praveen Malinani**  
Founder, Chairman & Managing Director



## Our Signature Record



♦ 14+ Years of Excellence

♦ 200+ Projects Delivered

♦ 2,500+ Happy Homeowners

♦ 35+ Ongoing Developments



## “ Scandinavian Living Philosophy ”

Inspired by Nordic design principles, the project blends simplicity, functionality, and natural beauty to create a calm and sophisticated lifestyle experience.

”





# NEARBY

## Schools:

- Narayana eTechno (CBSE) School - 1.5 kms
- Vels Vidyashram, University Campus- 2.2 kms
- Maharishi Vidya Mandir Kovilambakkam- 2.7 kms
- Greenvalley Kriyaalaya International School- 3.1 kms
- Orchids- The International School - 3.3 kms
- St.Mark's Matriculation Higher Secondary School - 3.5 kms
- Vels Global School, Keelkattalai- 3.5 kms
- Holy Family Convent Matriculation Higher Secondary School - 3.7 kms
- Sri Chaitanya Techno School- 3.8 kms
- San Academy, Pallikaranai- 4.4 kms

## Colleges:

- Vels Institute of Science, Technology & Advanced Studies (VISTAS) - 2.1 kms
- Shrimathi Devkunvar Nanalal Bhatt Vaishnav College For Women- 3.6 kms
- Madras Institute of Technology- 5.1 kms
- Sree Balaji Medical College And Hospital, Chromepet- 5.3 kms
- Jerusalem College of Engineering- 5.3 kms
- Sree Balaji Dental College & Hospital, Pallikaranai- 5.5 kms

## Work:

- Embassy Splendid Tech Zone- 2 kms
  - Accenture Solutions Pvt Ltd
  - BNY Mellon
  - Fiserv
  - Tekion India Pvt Ltd
  - Wells Fargo
- Capital land International Tech Park Chennai, Radial Road- 2 kms
  - Vestas Wind Technology India
  - Walmart Global Tech
  - State Street Corporate Services
  - FLSmidth Private Limited

## Hospitals:

- Maa Kauvery Hospital, Radial Road- 1.3 kms
- Kauvery Hospital, Radial Road- 2.9 kms
- Sugam Hospital, Chromepet- 5 kms
- Dr.Kamakshi Memorial Hospitals- 5.4 kms
- Rela Multispeciality Hospital, Chromepet- 5.4 kms

## Transport:

- Perumal Nagar Bus Stop- 1.1 kms
- Vels University Bus Stop- 1.5 kms
- Echangadu Junction Bus Stop- 2.3 kms
- Echangadu Metro (CMRL Phase II)- 2.3 kms
- Chennai International Airport- 6.1 kms







“

**The Beginning of a Refined Lifestyle**

”

Designed with clean lines, elegant proportions, and premium finishes, it reflects the project's identity while offering a sense of arrival and exclusivity.



**MD**  
Developers  
TRUST FOREVER

\* Visuals shown are artistic representations for illustrative purposes only. Actual features, specifications, and finishes may vary during project execution.



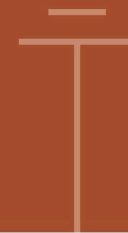
# RUE RADIALE

by MP DEVELOPERS

“ Beyond aesthetics,  
into convinience. ”

Where beauty meets intention, this design philosophy goes further than just visuals. focusing on how spaces feel, move and function to create an effortless user experience.

OFF PALLAVARAM - THURAIPAKKAM ROAD  
CHENNAI



\*Elevation shown is an artistic representation for illustrative purposes only.  
Actual specifications, materials, colours, and features may vary during execution.





“ **Nordic Living • Natural Light • Timeless Design** ”

Clean architectural lines, warm natural textures, and balanced proportions create a distinctive façade that reflects contemporary luxury while remaining effortlessly inviting.



“

## Light. Space. Simplicity.

Designed with Scandinavian simplicity—where natural light, functional spaces, and timeless elegance come together to create a harmonious living experience.

”



\* Visuals shown are artistic representations for illustrative purposes only. Actual features, specifications, and finishes may vary during project execution.



## PLANNED WITH WELL-ORGANISED ROADS AND EFFICIENT CIRCULATION.

“ Beyond planning,  
into purposeful living. ”

Thoughtfully designed to balance open spaces,  
connectivity, and everyday convenience, the master  
layout creates a harmonious community where every  
element has its place and purpose.





# RUE LUMIERE

(PLOT 1 & 2)

**F1, S1, T1**

3BHK+3T

Facing : **North**

Saleable Area : **1223** sqft

UDS : **482** sqft

**S2, T2**

3BHK+2T

Facing : **South**

Saleable Area : **1175** sqft

UDS : **464** sqft

**F2**

3BHK+2T

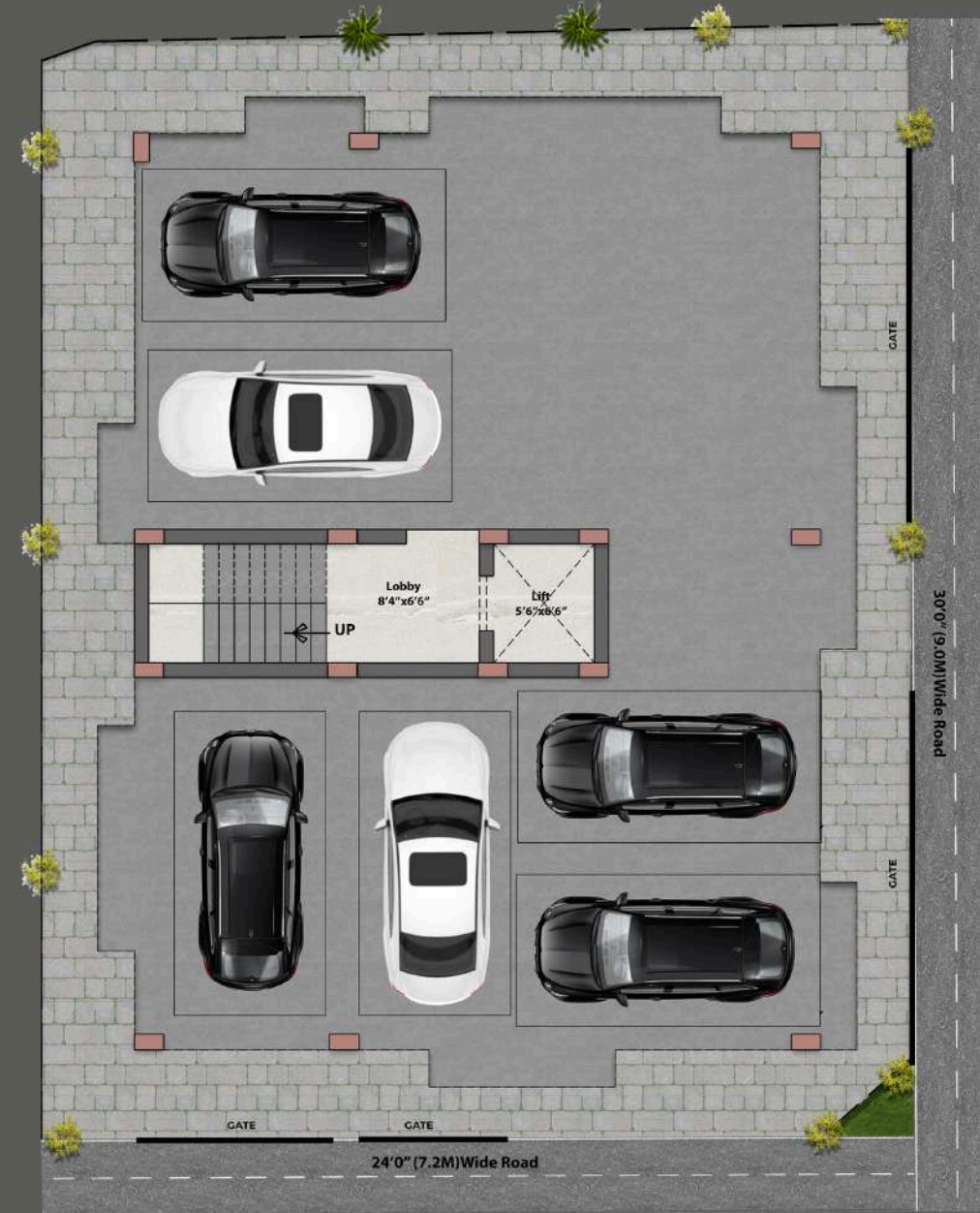
Facing : **South**

Saleable Area : **1175** sqft

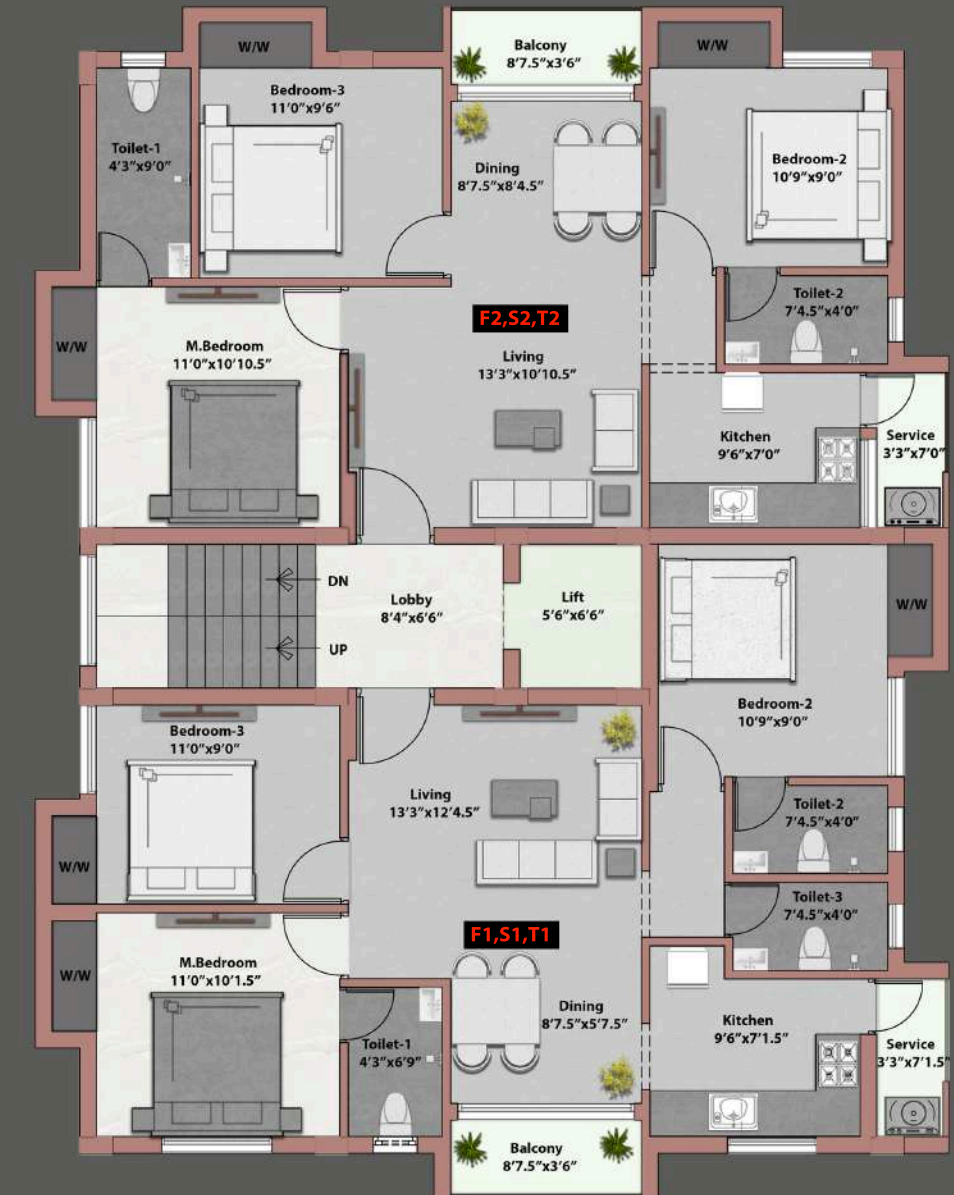
UDS : **463** sqft



KEY PLAN



Stilt Floor plan



Typical Floor plan

\*Floor Plans are illustrative and indicative in nature. Dimensions, areas , features and specifications are subject to change as per architectural, structural, and statutory requirements



# RUE RIVIERA

(PLOT 3 & 4)

**F1**

3BHK+3T

Facing : **North**

Saleable Area : **1290** sqft

UDS : **522** sqft

**F2, S2, T2**

2BHK+2T

Facing : **South**

Saleable Area : **892** sqft

UDS : **361** sqft



KEY PLAN

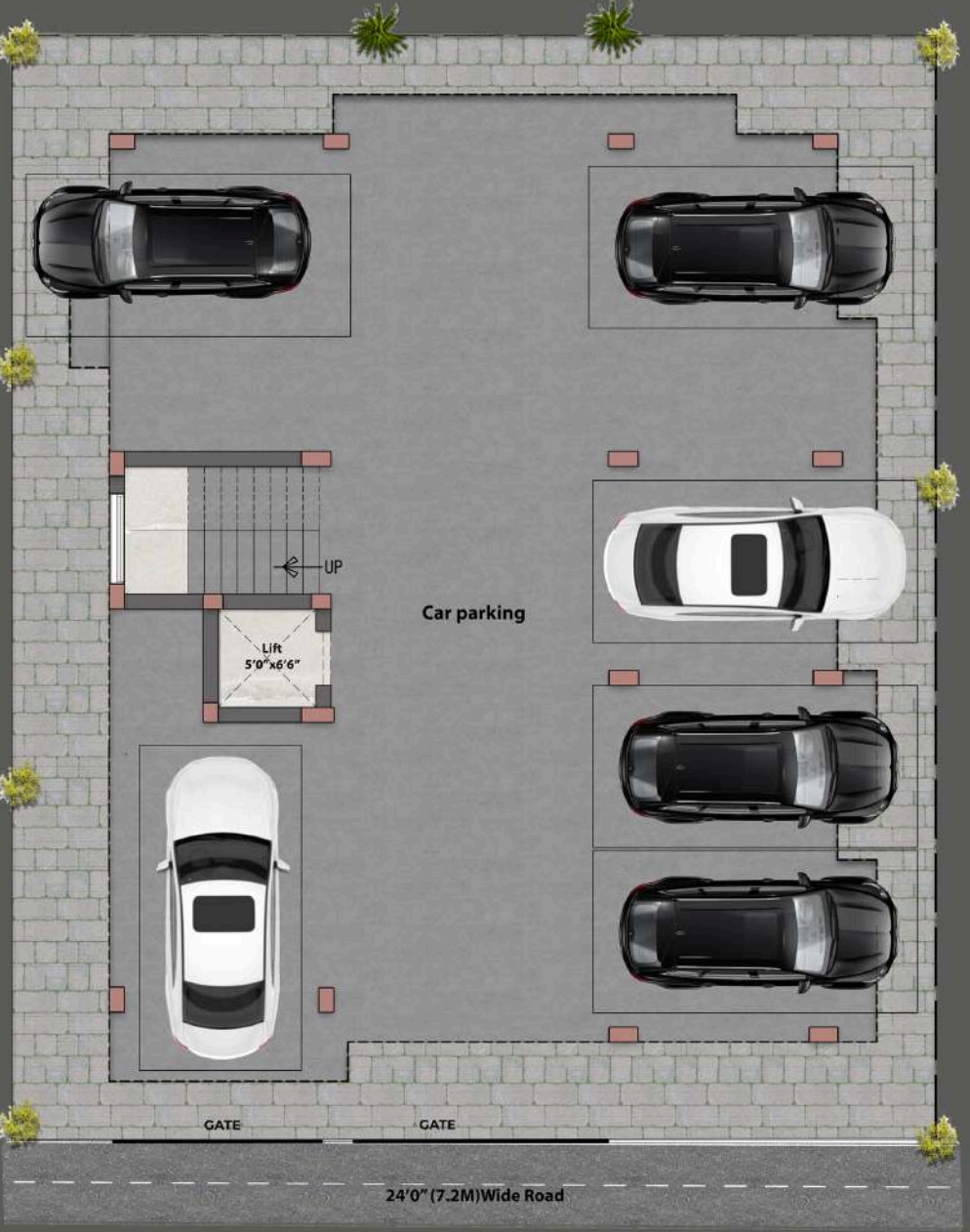
**S1, T1**

3BHK+3T

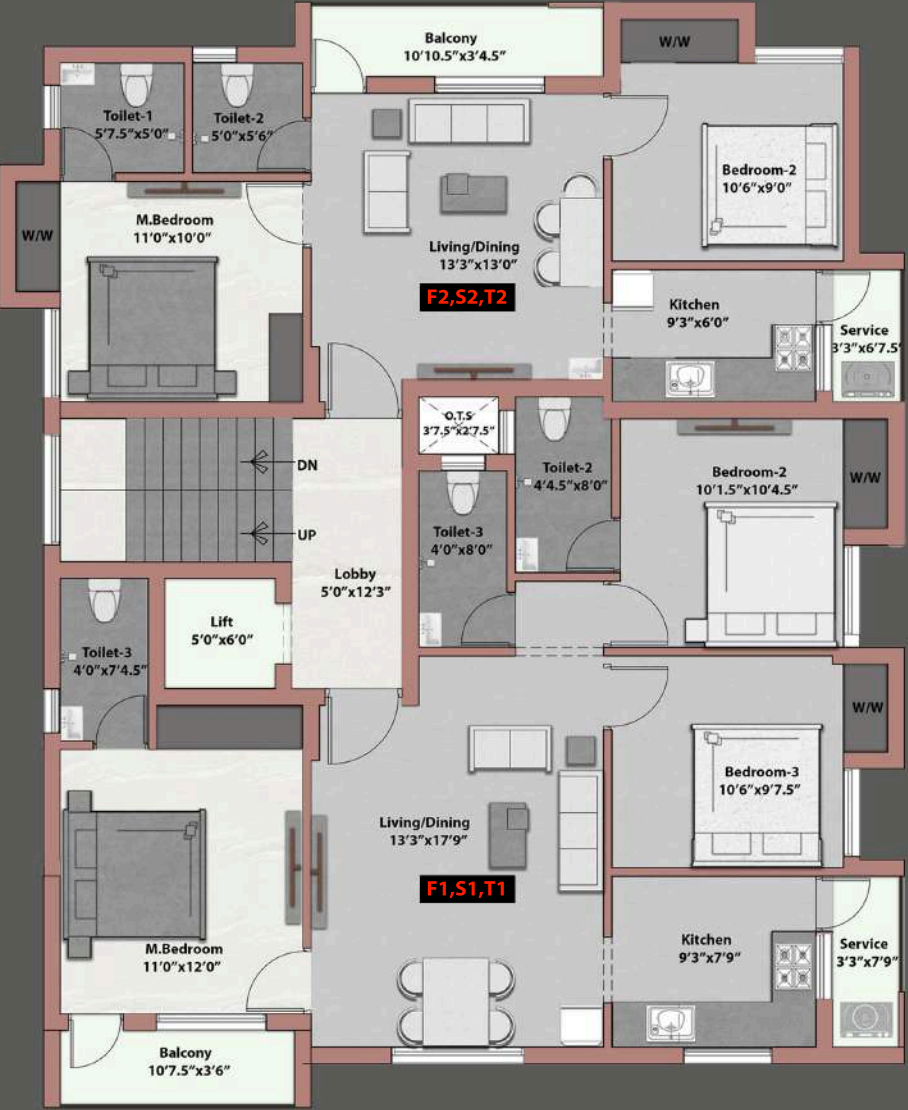
Facing : **North**

Saleable Area : **1290** sqft

UDS : **523** sqft



Stilt Floor plan



Typical Floor plan

\*Floor Plans are illustrative and indicative in nature.Dimensions, areas , features and specifications are subject to change as per architectural, structural, and statutory requirements



# RUE PROVENCE

(PLOT 5 & 6)

**F1**

3BHK+3T

Facing : **North**

Saleable Area : **1290** sqft

UDS : **520** sqft

**F2, S2, T2**

2BHK+2T

Facing : **South**

Saleable Area : **892** sqft

UDS : **360** sqft

**S1, T1**

3BHK+3T

Facing : **North**

Saleable Area : **1290** sqft

UDS : **521** sqft



KEY PLAN



Stilt Floor plan



Typical Floor plan

\*Floor Plans are illustrative and indicative in nature. Dimensions, areas, features and specifications are subject to change as per architectural, structural, and statutory requirements



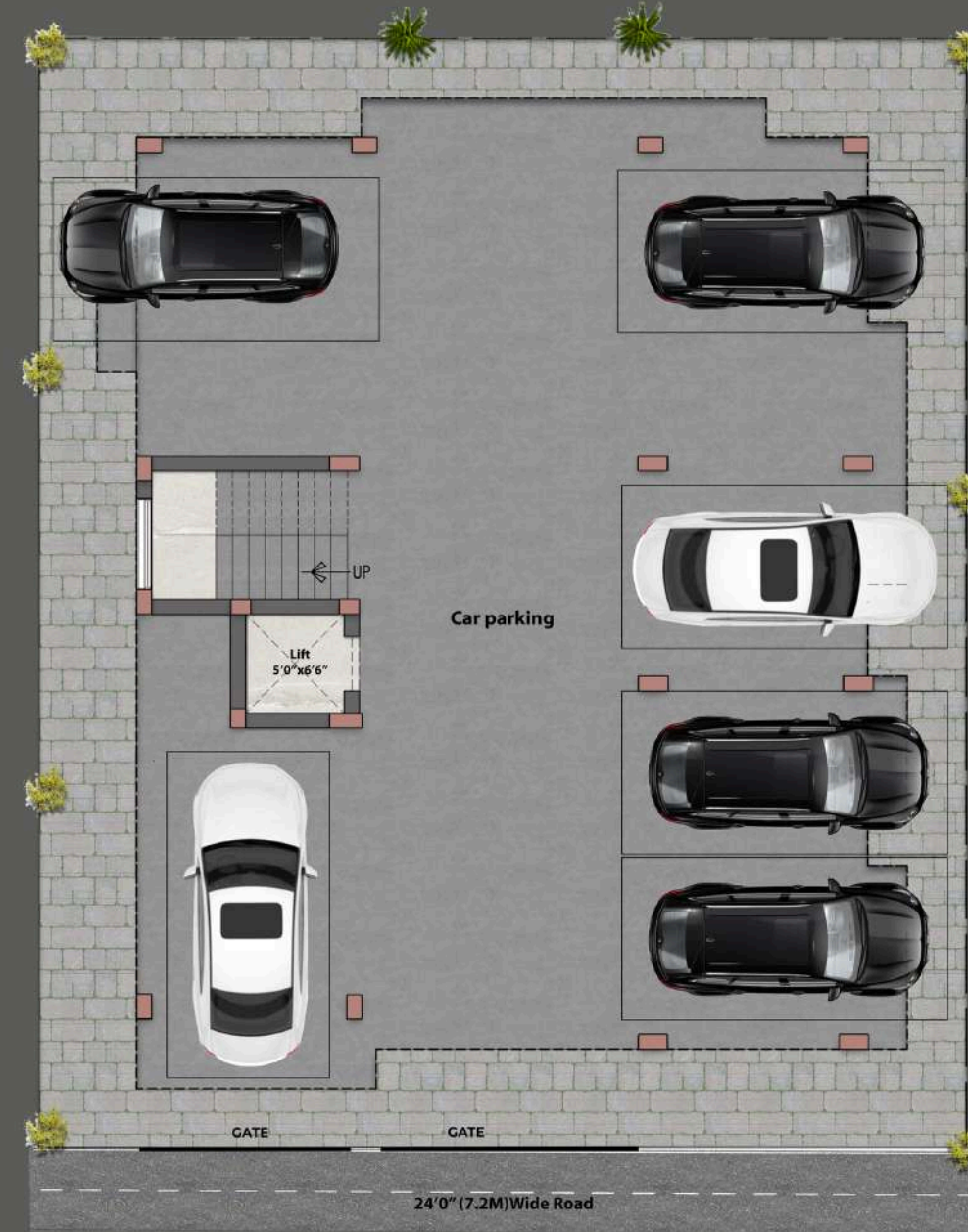
(PLOT 7 & 8)

UDS : 360 sqft



## KEY PLAN

UDS : **521** sqft



## Stilt Floor plan



## Typical Floor plan

**\*Floor Plans are illustrative and indicative in nature.Dimensions, areas , features and specifications are subject to change as per architectural, structural, and statutory requirements**



# RUE BOULEVARD

(PLOT 9 & 10)

**F1**

3BHK+3T

Facing : **North**

Saleable Area : **1290** sqft

UDS : **520** sqft

**F2, S2, T2**

2BHK+2T

Facing : **South**

Saleable Area : **892** sqft

UDS : **360** sqft



KEY **PLAN**

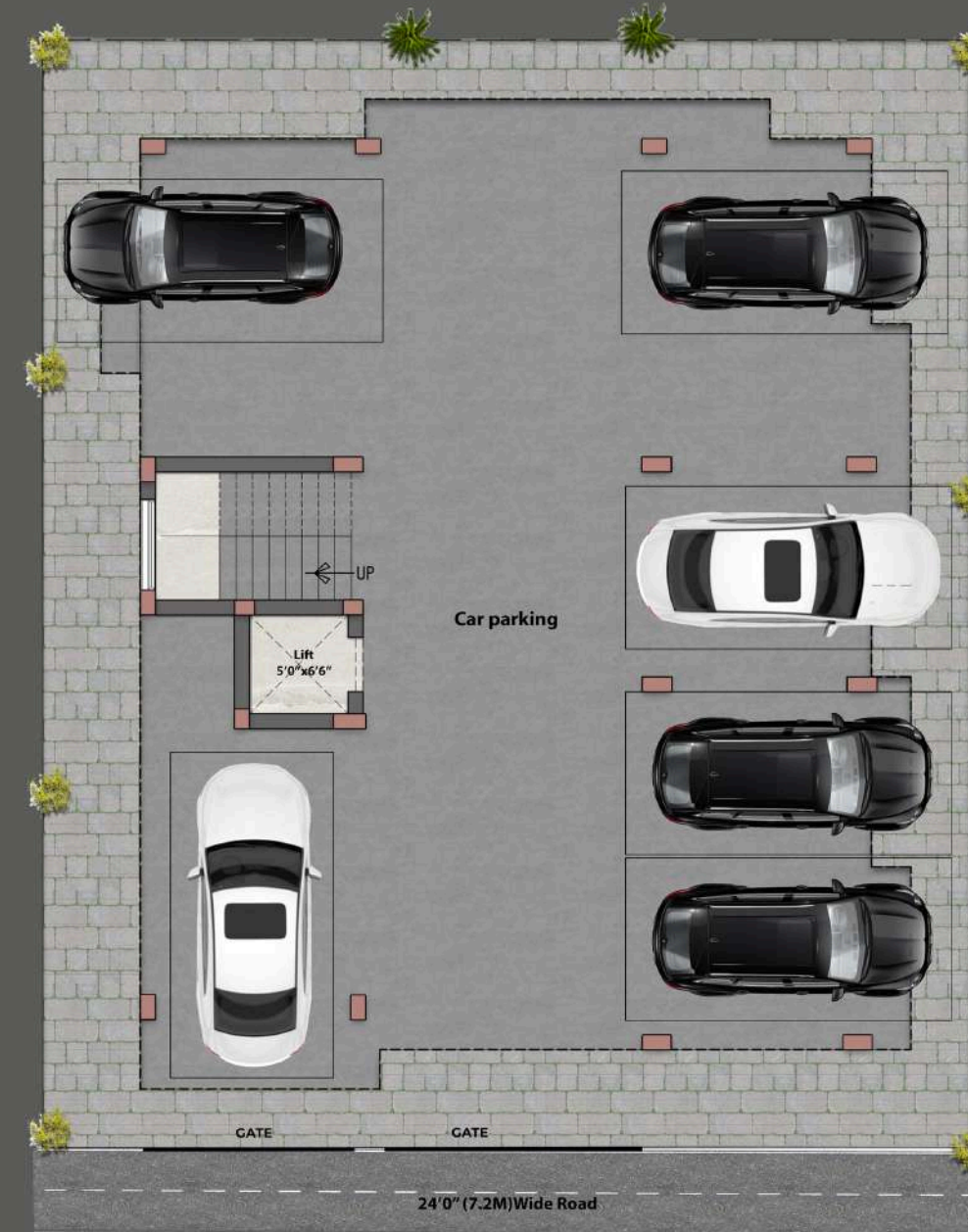
**S1, T1**

3BHK+3T

Facing : **North**

Saleable Area : **1290** sqft

UDS : **521** sqft



**Stilt Floor plan**



**Typical Floor plan**

\*Floor Plans are illustrative and indicative in nature. Dimensions, areas , features and specifications are subject to change as per architectural, structural, and statutory requirements



# RUE VOYAGE

(PLOT 11 & 12)

**F1**

3BHK+3T

Facing : **North**

Saleable Area : **1291** sqft

UDS : **507** sqft

**F2, S2, T2**

3BHK+3T

Facing : **South**

Saleable Area : **1297** sqft

UDS : **510** sqft

**S1, T1**

3BHK+3T

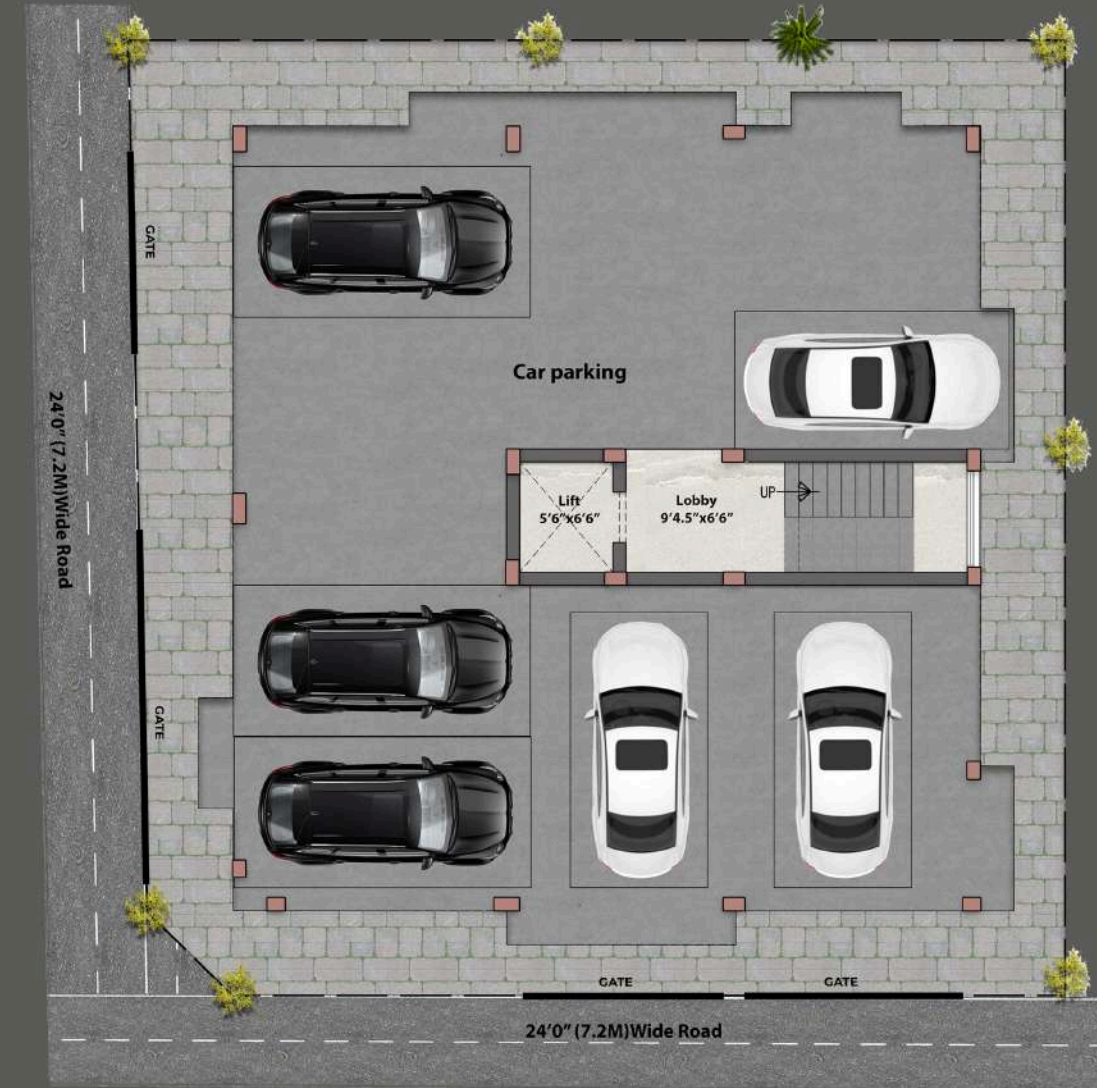
Facing : **North**

Saleable Area : **1291** sqft

UDS : **508** sqft



KEY PLAN



Stilt Floor plan



Typical Floor plan

\*Floor Plans are illustrative and indicative in nature. Dimensions, areas , features and specifications are subject to change as per architectural, structural, and statutory requirements





“ Beyond interiors,  
into thoughtful planning ”

Every space is carefully designed to maximize comfort, functionality,  
and the flow of everyday living.



\* Visuals shown are artistic representations for illustrative purposes only.  
Actual features, specifications, and finishes may vary during project execution.



# RUE JARDIN

(PLOT 13 & 14)

**F1, S1**

3BHK+2T

Facing : **South**

Saleable Area : **1166** sqft

UDS : **463** sqft

**F2, S2, T2**

3BHK+2T

Facing : **North**

Saleable Area : **1147** sqft

UDS : **456** sqft

**T1**

3BHK+2T

Facing : **South**

Saleable Area : **1166** sqft

UDS : **464** sqft



KEY PLAN



Stilt Floor plan



Typical Floor plan

\*Floor Plans are illustrative and indicative in nature. Dimensions, areas , features and specifications are subject to change as per architectural, structural, and statutory requirements



# RUE ELEGANCE

(PLOT 15 & 16)

**F1**

3BHK+2T

Facing : **South**

Saleable Area : **1114** sqft

UDS : **443** sqft

**F2, S2, T2**

3BHK+2T

Facing : **North**

Saleable Area : **1093** sqft

UDS : **435** sqft



KEY PLAN

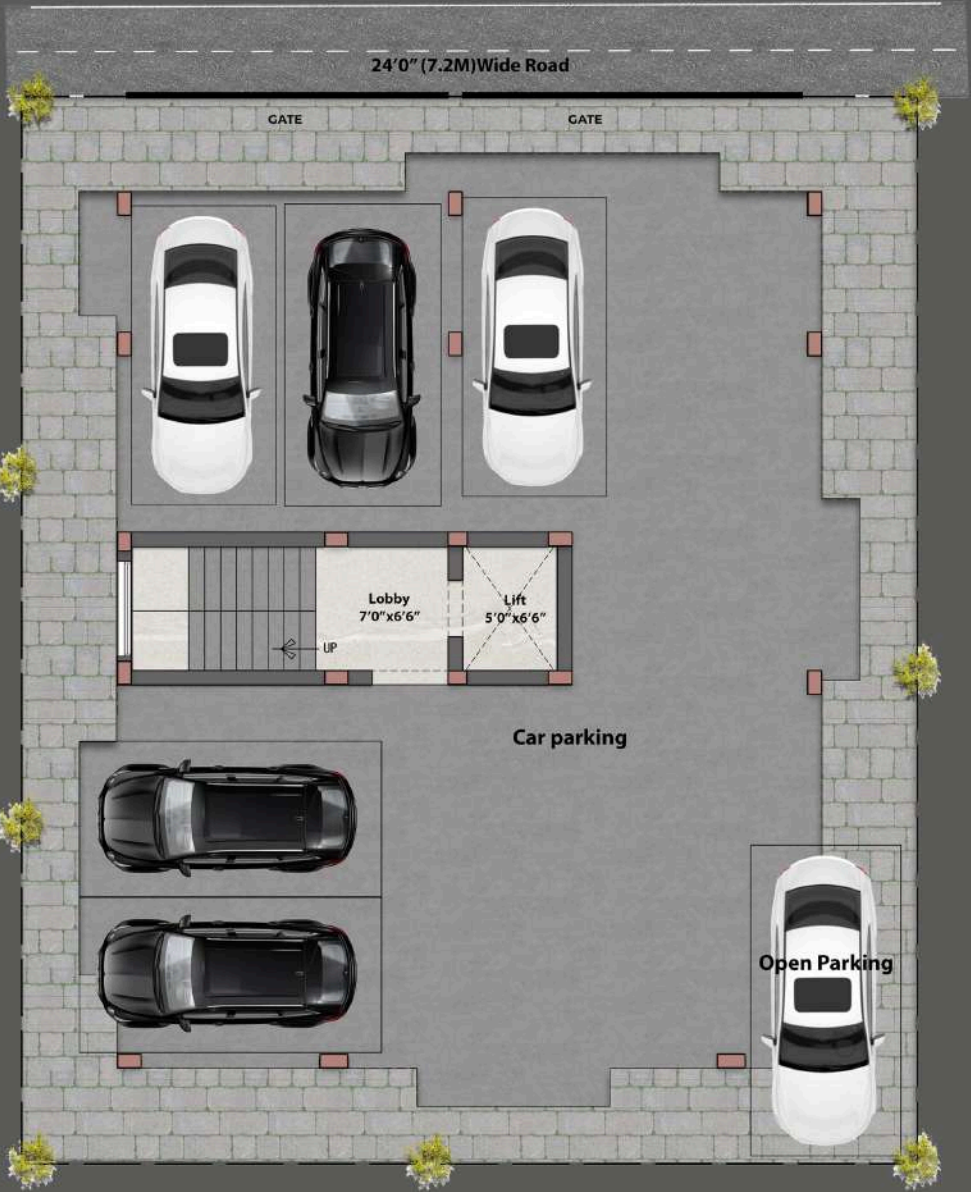
**S1, T1**

3BHK+2T

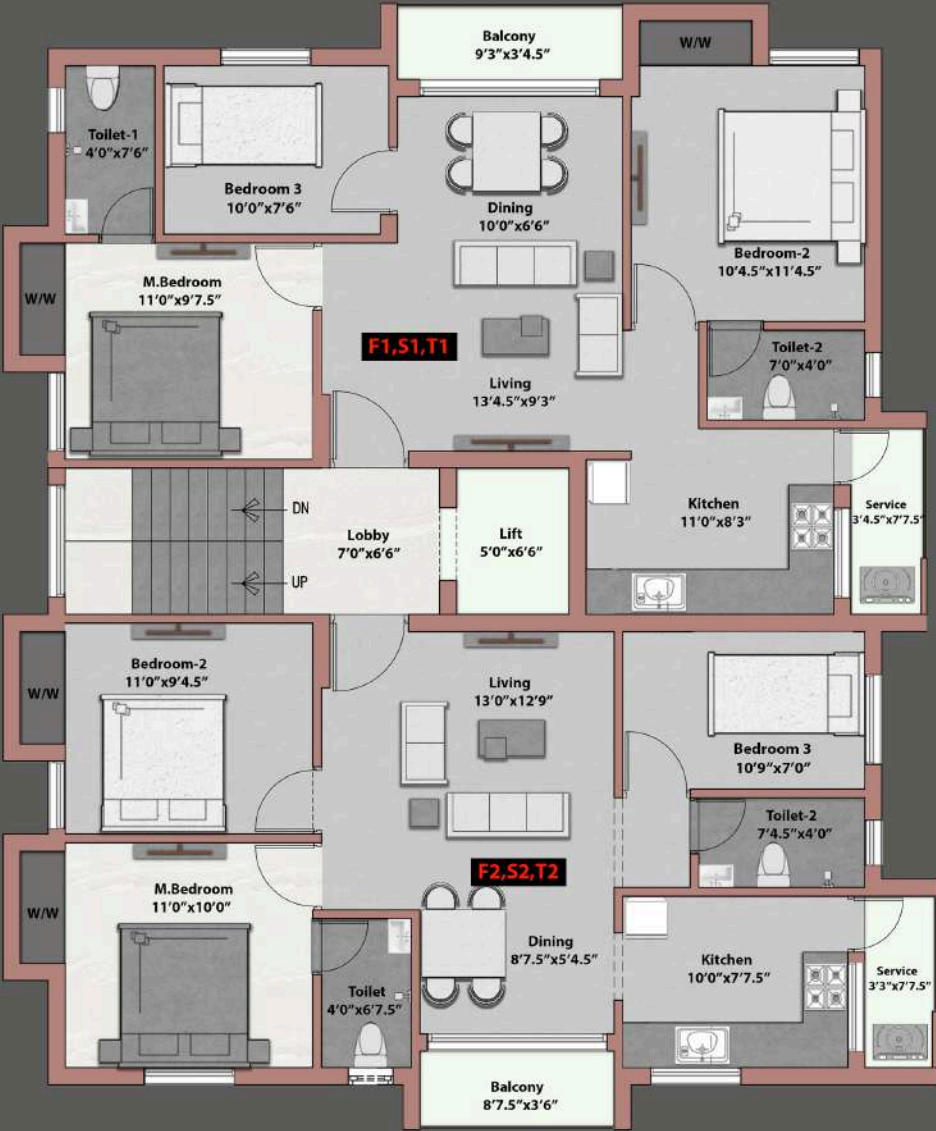
Facing : **South**

Saleable Area : **1114** sqft

UDS : **444** sqft



Stilt Floor plan



Typical Floor plan

\*Floor Plans are illustrative and indicative in nature.Dimensions, areas , features and specifications are subject to change as per architectural, structural, and statutory requirements



(PLOT 17 & 18)

UDS : **435** sqft



## KEY PLAN

UDS : 444 sqft



## Stilt Floor plan



## Typical Floor plan

**\*Floor Plans are illustrative and indicative in nature.Dimensions, areas , features and specifications are subject to change as per architectural, structural, and statutory requirements**



# RUE VERONICA

(PLOT 19 & 20)

**F1**

3BHK+2T

Facing : **South**

Saleable Area : **1114** sqft

UDS : **443** sqft

**F2, S2, T2**

3BHK+2T

Facing : **North**

Saleable Area : **1093** sqft

UDS : **435** sqft



KEY PLAN

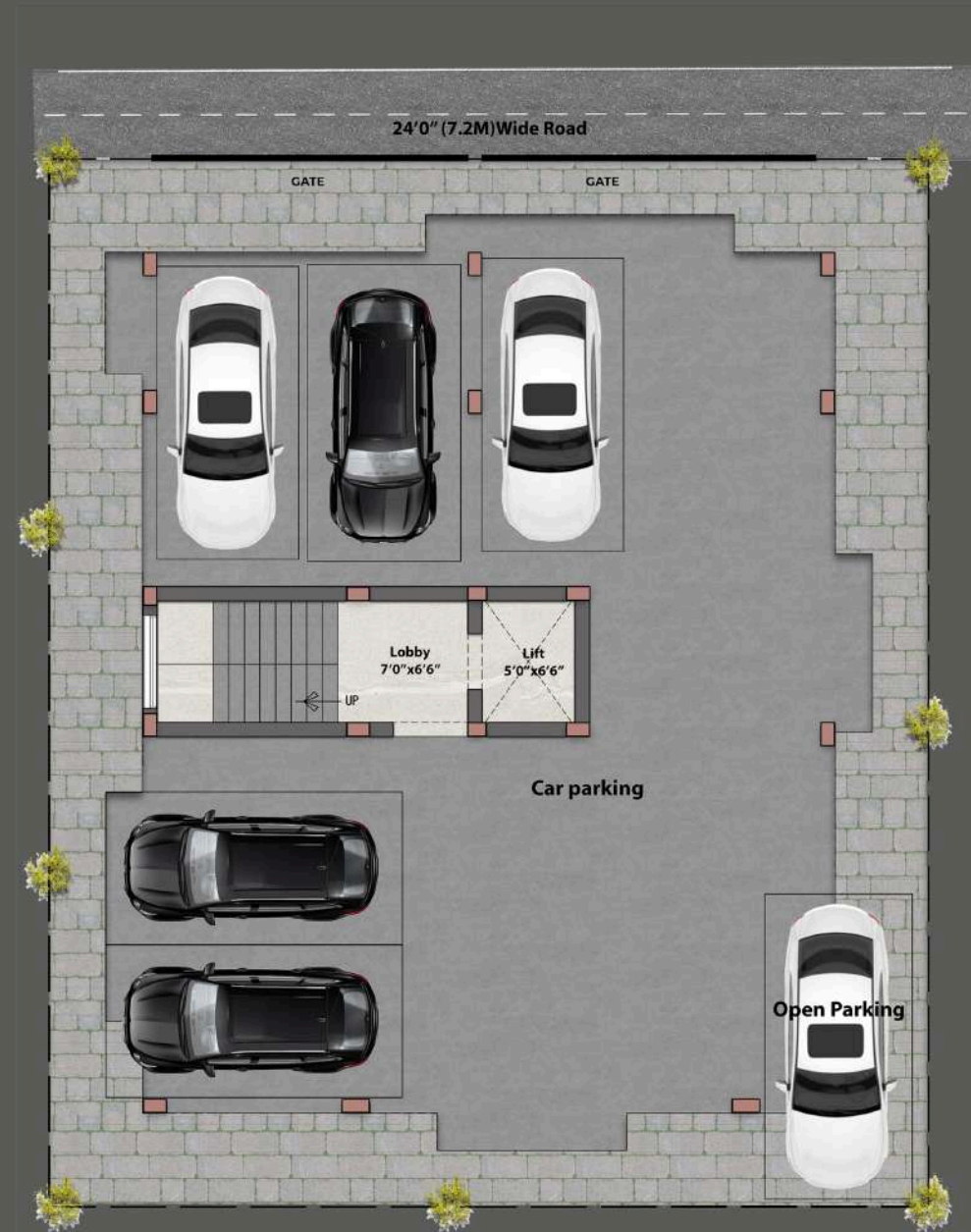
**S1, T1**

3BHK+2T

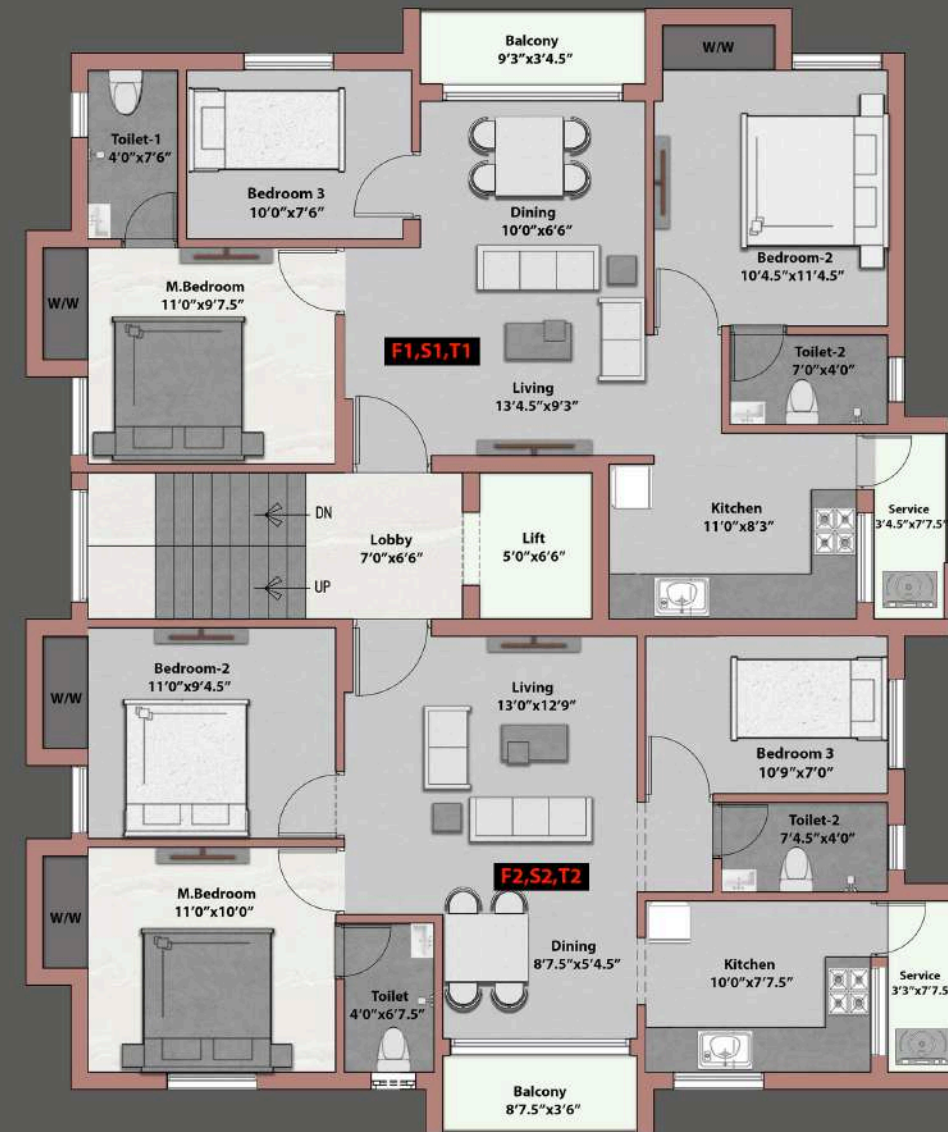
Facing : **South**

Saleable Area : **1114** sqft

UDS : **444** sqft



Stilt Floor plan



Typical Floor plan

\*Floor Plans are illustrative and indicative in nature.Dimensions, areas , features and specifications are subject to change as per architectural, structural, and statutory requirements



# RUE FLORENT

(PLOT 21 & 22)

**F1**

3BHK+2T

Facing : **South**

Saleable Area : **1114** sqft

UDS : **443** sqft

**F2, S2, T2**

3BHK+2T

Facing : **North**

Saleable Area : **1093** sqft

UDS : **435** sqft

**S1, T1**

3BHK+2T

Facing : **South**

Saleable Area : **1114** sqft

UDS : **444** sqft



KEY PLAN



Stilt Floor plan



Typical Floor plan

\*Floor Plans are illustrative and indicative in nature. Dimensions, areas, features and specifications are subject to change as per architectural, structural, and statutory requirements



# RUE GRANDE

(PLOT 23 & 24)

**F1, S1, T1**

3BHK+2T

Facing : **South**

Saleable Area : **1204** sqft

UDS : **474** sqft

**S2, T2**

3BHK+2T

Facing : **North**

Saleable Area : **1193** sqft

UDS : **470** sqft

**F2**

3BHK+2T

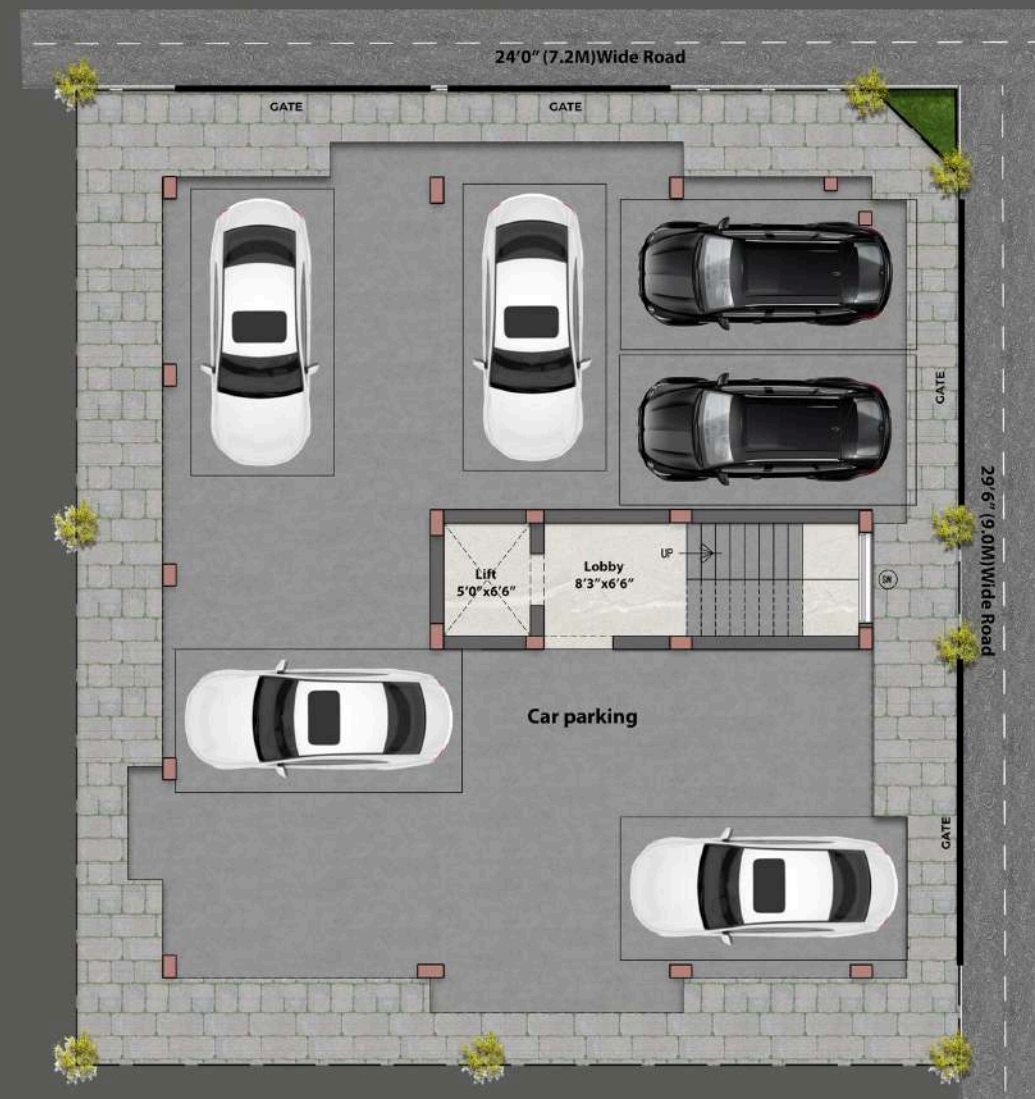
Facing : **North**

Saleable Area : **1193** sqft

UDS : **469** sqft



KEY PLAN



Stilt Floor plan



Typical Floor plan

\*Floor Plans are illustrative and indicative in nature. Dimensions, areas, features and specifications are subject to change as per architectural, structural, and statutory requirements



# SPECIFICATIONS

## STRUCTURE

- RCC framed structure designed for seismic Zone III.
- Anti-termite treatment wherever applicable during the construction stage.
- **External walls** of 230 mm and **Internal walls** of 115 mm with AAC blocks.
- **Hand rail:** Staircase & Balcony: MS handrail- as per architect's intent.

## FLOORING

- **Living & dining:** Vitrified tiles of 600 x 1200 mm (Kajaria / Somany or equivalent).
- **Master bedroom:** Wooden plank tile of size 200 x 1200 mm.
- **Bedrooms 2 & 3, kitchen:** Vitrified tiles of 600 x 1200 mm (Kajaria / Somany or equivalent).
- **Toilet:** Anti-skid vitrified tile (Kajaria / Somany or equivalent).
- **Balcony:** Wooden plank tile of size 200 x 1200 mm.
- **Common area:** Stilt floor lobby & Corridors: Vitrified tiles.
- **Staircase:** Granite flooring.
- **Open terrace:** Cool roof tile.
- **Car parking:** Granolithic flooring.
- **Setback area:** Interlocking paver block.

## WALL FINISH

- **Internal & ceiling:** 2 coats of putty, 1 coat of primer, 2 coats of interior emulsion – Asian / Nippon / Birla Opus or equivalent.
- **External walls:** 1 coat of damp-proof coating, texture putty, 1 coat of primer, 2 coats of exterior emulsion – Asian / Nippon / Birla Opus or equivalent.
- **Bathroom:** Wall tiles in combination of size 600 x 300 mm up to ceiling height.
- **Lift Cladding:** Granite (Design as per Architect's intent)

## PLUMBING & SANITARY

- **All CP fittings and sanitary ware:** Kohler / Jaquar or equivalent.
- **All toilets:** Wall-mounted EWC with concealed cistern, health faucet, single-lever diverter with head shower, and wall-hung wash basin.
- CPVC pipelines for **Internal Plumbing**, PVC for Wastelines / Rain water lines & PVC/UPVC for **External plumbing** of ISI brands like Astral / Supreme or Equivalent.

## KITCHEN

- **Kitchen dado:** Vitrified tile up to 600 mm from kitchen countertop.
- **Kitchen countertop:** Granite or equivalent
- **Kitchen Sink:** SS Single Bowl- Franke / Kohler or equivalent.

## ELECTRICAL FIXTURES & FITTINGS

- Three-phase power supply with RCCB.
- **MCB / RCCB / MCCB:** Havells / GM or equivalent.
- **All switches** will be from Havells / GM or equivalent.
- **AC** power point and AC sleeve provided in living room and all bedrooms.
- **16A** plug points provided for refrigerator, washing machine, microwave oven, dishwasher, hob, mixer, and wet grinder.
- Geyser point will be provided in all toilets.
- **6A** socket for chimney and water purifier provided in kitchen; exhaust fan points in all toilets.
- **TV points** in living room, master bedroom, and bedroom 2; internet conduit provision in living room, master bedroom, and bedroom 2; USB charging ports in living room and all bedrooms.
- **EV** charging point will be provided for all units.
- **DB box:** Havells or equivalent.
- **Wires and cables (FRLS):** Havells / Polycab or equivalent.

## DOORS, WINDOWS & VENTILATOR

- **Main door (3'6" x 7'0"):** Engineered wood frame & shutter of 38 mm thick – both sides finished with polish and designer hardware of Yale (digital lock) / Dorset or equivalent, with necessary hardware accessories.
- **Bedroom door (3'0" x 7'0"):** Engineered wood frame & shutter of 35 mm thick – both sides finished with polish.
- **Toilet door (2'6" x 7'0"):** Engineered wood shutter of 30 mm thick.
- **Terrace door (3'0" x 7'0"):** WPC door or equivalent.
- **Windows:** UPVC sliding shutters with MS safety grills.
- **Ventilators:** UPVC ventilator frames with pin headed glass and provision for exhaust fan.

## EXTERNAL FEATURES

- Rainwater harvesting, UG sump, and OHT provided.
- DG power backup for common areas.
- Automatic lift (Johnson / Otis or equivalent) with ARD and access up to terrace.
- CCTV surveillance at Entry & Exit Points.
- Entrance arch as per architect's design intent.
- OHT with water level controller.
- Solar panels at terrace for common area lighting.



## Payment Schedule

| Payment Milestones                                          | Stage |
|-------------------------------------------------------------|-------|
| Booking Advance                                             |       |
| On Agreement Signing                                        | 10%   |
| On Completion of Foundation                                 | 30%   |
| On Completion of First Floor Roof Slab                      | 15%   |
| On Completion of Second Floor Roof Slab                     | 15%   |
| On Completion of Third Floor Roof Slab                      | 15%   |
| On Completion of Respective Brickwork/Blockwork of the unit | 5%    |
| On Completion of Flooring                                   | 5%    |
| On Handover Announcement of the Unit                        | 5%    |
| TOTAL                                                       | 100%  |



\* Visuals shown are artistic representations for illustrative purposes only. Actual features, specifications, and finishes may vary during project execution.