

The logo for MAVIS features the word "MAVIS" in a bold, white, sans-serif font. A gold checkmark is positioned over the letter 'A', pointing downwards and to the right.

MAVIS

The Joy of Coming Home

Perungulathur, Chennai.

Quality is our Signature

Founded in 2012, MP Developers stands for one clear principle. Quality without compromise.

Based in Chennai, we have delivered homes that reflect precision, integrity, and long-term value. Every project is driven by thoughtful planning, disciplined execution, and a commitment to doing things right.

We do not choose between quality and timelines. We deliver both.

13+
Years of
Experience

200+
Projects
Delivered

2.5K+
Happy
Homeowners

35+
Ongoing
Developments



*Images are for representation purposes only.
Actual product and specifications may vary.

A Message from Our Managing Director

Thank you for taking a step towards becoming part of the MP Developers family. For us, this is not just another inquiry or booking; it is a moment of trust, and we value that above everything else.

Choosing a home is not merely about investing money. It is about choosing a space where your life and your family's life come together, and where positive beginnings unfold. We understand the significance of this decision and the responsibility that comes with it. That is why we put our heart and soul into every detail, from the foundation we lay to the rays of sunshine that fill your living room.

At MP Developers, our motto is simple: to ensure you feel proud, secure, and truly at home. Every project begins with one fundamental thought: how will your family live here? Where will you celebrate your first festival? Which corner will become your child's favourite study spot? Where will you unwind after a long day?

We think through these moments with you in mind, and then we design, plan, and build your home around them. We do not just build homes; we create spaces where memories are made, legacies take shape, and lives grow beautifully.

Thank you for considering us as a part of your journey. We look forward to welcoming you home.



Mr. Praveen Malinani

Founder, Chairman & Managing Director
MP Developers | Trust Forever



Coming back home really is my comfort space, It holds a lot of memories.

- Tamannaah Bhatia, Actress

The Joy of coming home

There is no feeling greater than coming home. Like the songbird Mavis that may wander far across open skies yet always returns to its nest, every journey eventually leads us back to where we belong. Home is where comfort waits, where the day gently settles, and where life begins to feel whole again. At MP MAVIS, this return feels effortless and natural, because everything that matters to your everyday life is thoughtfully close.

Set across one acre with just 70 carefully crafted 3 BHK residences, MP MAVIS offers private, sunlit homes designed for balance and ease. Modern architecture, serene water cascades, open community spaces, and Vaastu-compliant layouts come together to create a calm retreat from the city's pace. With spaces that breathe naturally and essentials close at hand, your day begins to slow sooner, allowing home to welcome you with warmth, comfort, and the quiet joy of coming back.

Old Perungalathur

Where Everything You Love Feels Closer

One of South Chennai's fast-growing residential neighbourhoods, Old Perungalathur offers the right mix of connectivity, affordability, and everyday calm. With Perungalathur Railway Station, Tambaram Railway Terminal, and GST Road close by, getting around feels easier, and coming home feels quicker.

What truly sets Old Perungalathur apart is how comfortably life fits in. Daily essentials, schools, and medical care are all nearby, while the surroundings remain greener and quieter than central city areas. With less time spent on the road and more moments at home, it is a place that lets you slow down, stay connected, and spend more time with the people who matter, allowing home to welcome you with warmth, comfort, and the quiet joy of coming back.



The Heart of MAVIS

Home is where the heart is, and at MP MAVIS, the Clubhouse is designed to care for that heart, offering spaces where conversations flow, laughter lingers, and the day gently slows down. It is where moments are shared and everyday living feels lighter.

With a multi-purpose hall, interactive gym, indoor games, and a barbecue corner, the Clubhouse brings people together effortlessly. Surrounded by lush landscapes, hammock gardens, yoga decks, reflexology paths, Miyawaki gardens, party lawns, and walking tracks, every amenity is thoughtfully crafted to nurture comfort, connection, and quiet joy, enriching everyday life at MP MAVIS.

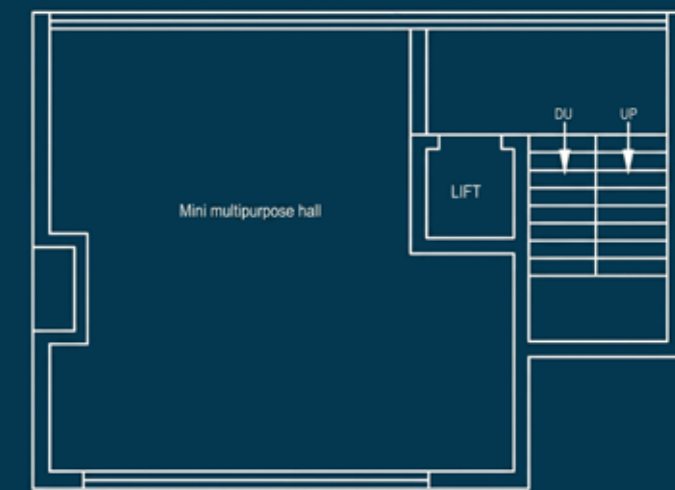
Mavis Clubhouse



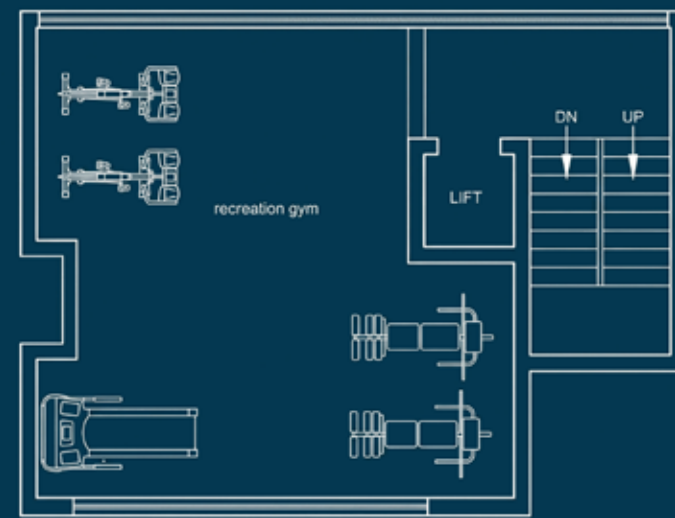
*Images are for representation purposes only.
Actual product and specifications may vary.

The Heart of Life at
MAVIS

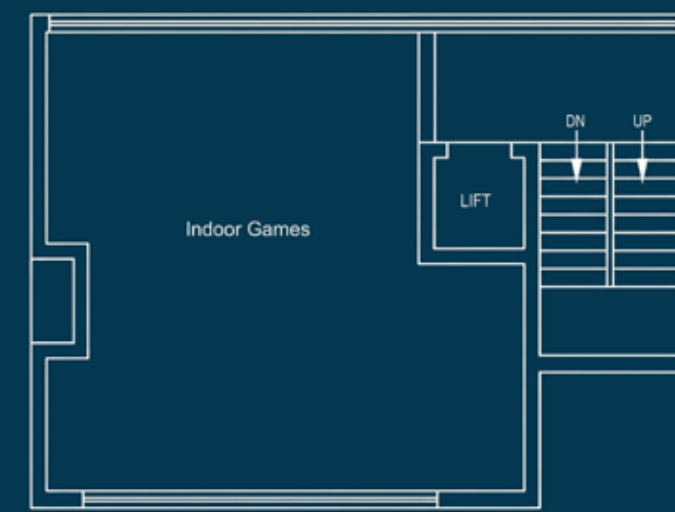
Mavis Clubhouse
 Floor plan



Ground Floor - Multi-purpose hall



1st Floor Interactive Gym



2nd Floor Indoor Games



Clubhouse
 Amenities

-  Multi-Purpose Hall
-  Interactive Gym
-  Barbecue Corner
-  Indoor Games

*Images are for representation purposes only.
 Actual product and specifications may vary.



Podium Amenities

-  Children's Play Area
-  Elder Seating Area
-  Water Fountain
-  Landscaped Greens
-  Pergola Seating
-  Auroville Plantation
-  Co-working space

*Images are for representation purposes only.
Actual product and specifications may vary.



*Images are for representation purposes only.
Actual product and specifications may vary.



mp
maivis
RESIDENTIAL APARTMENTS

*Images are for representation purposes only.
Actual product and specifications may vary.



Outdoor and Landscape amenities



Hammock Garden



Open Badminton Court



Children's Play Area



Open Yoga Deck



Reflexology Path



Miyawaki Garden



Landscaped Garden Areas



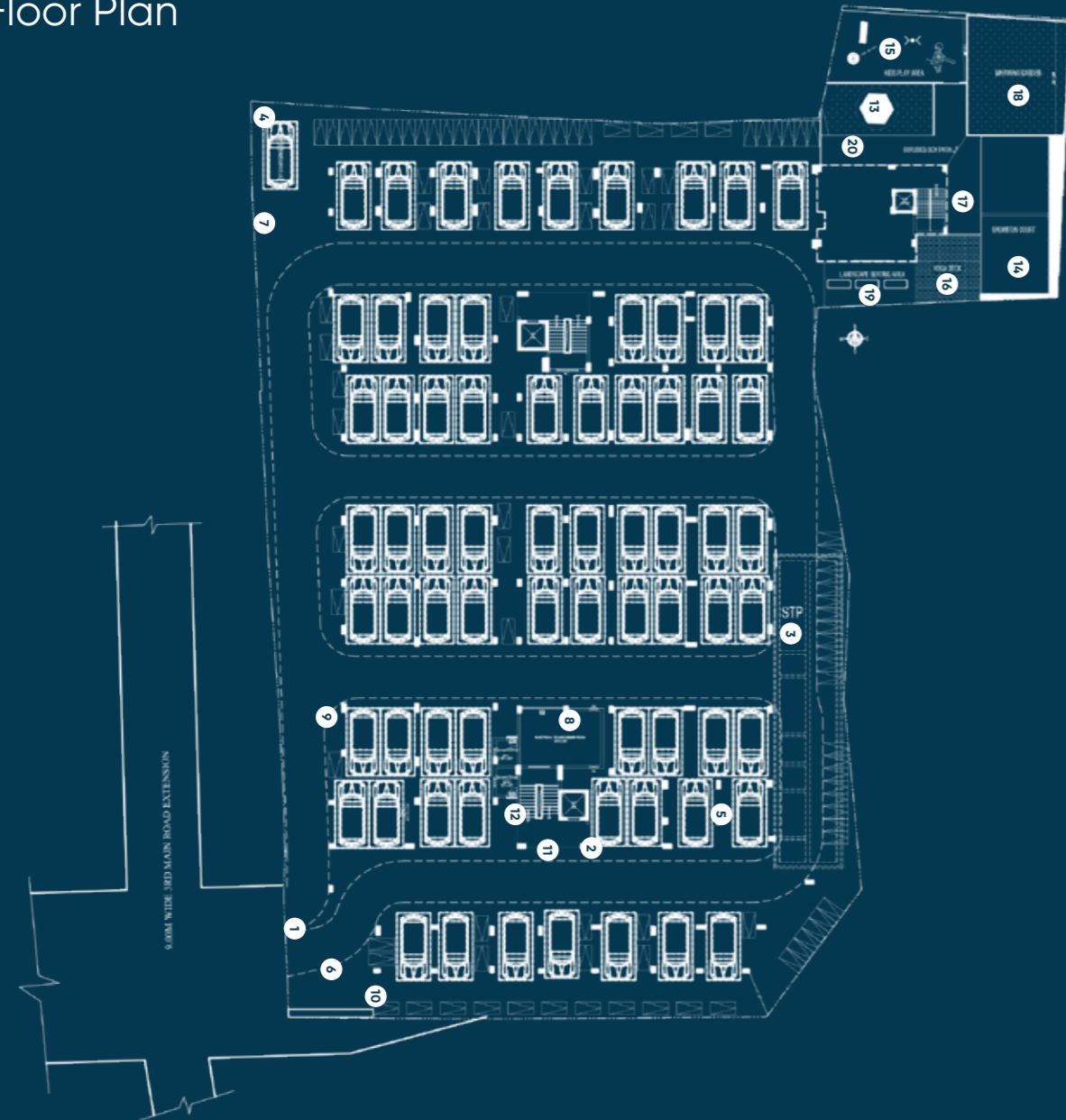
Walking Track



*Images are for representation purposes only.
Actual product and specifications may vary.

Master Plan

Stilt Floor Plan

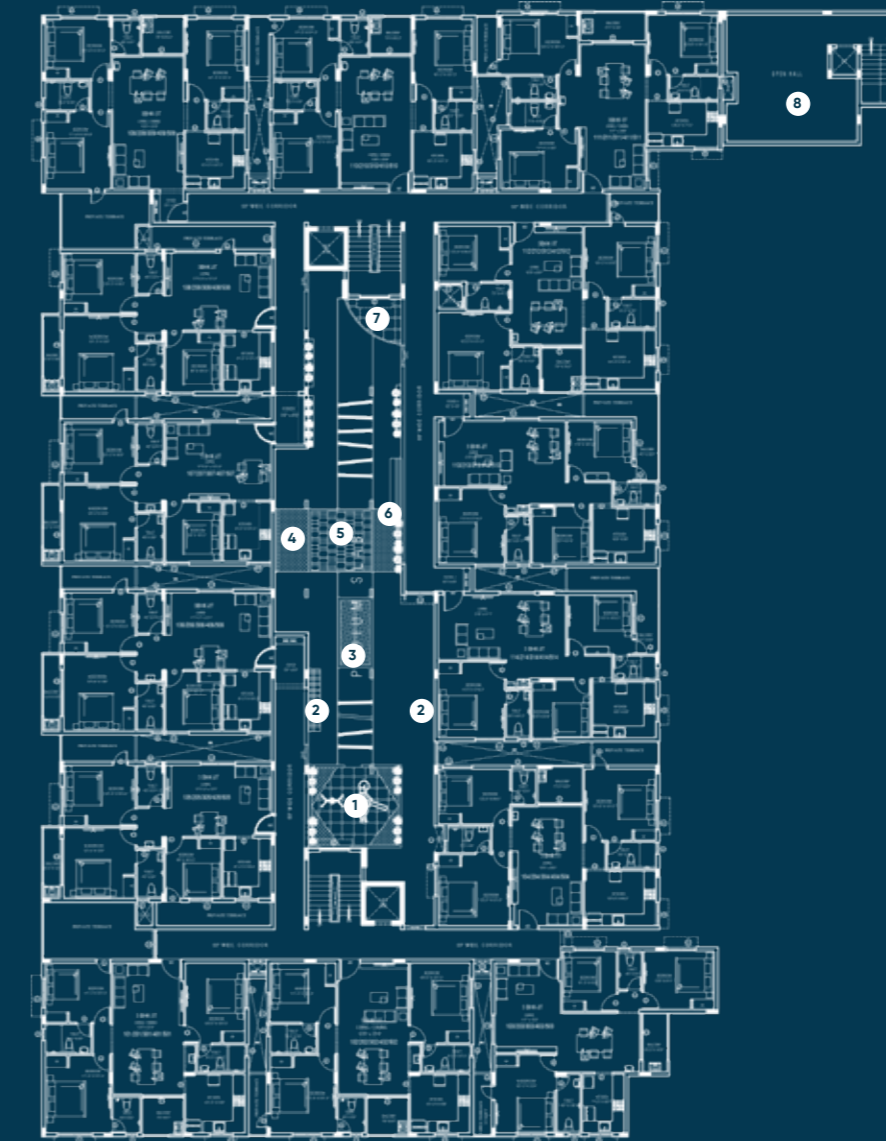


Amenities

1. Entrance Arch
2. Lift Lobby
3. STP
4. 4-Wheeler EV Charging Points
5. Parking at Stilt
6. Security Guard Room
7. Rain Water Harvesting
8. Power Backup For Lift
9. CCTV
10. Transformer Yard
11. Sensor lock for lobby
12. Staircase sensor lights for lobby
13. Hammock Garden
14. Open Badminton Court
15. Children's Play
16. Open Yoga Deck
17. Reflexology Path
18. Miyawaki Garden
19. Lawn Area
20. Walking Track

Master Plan

Typical Floor Plan - 1st Floor

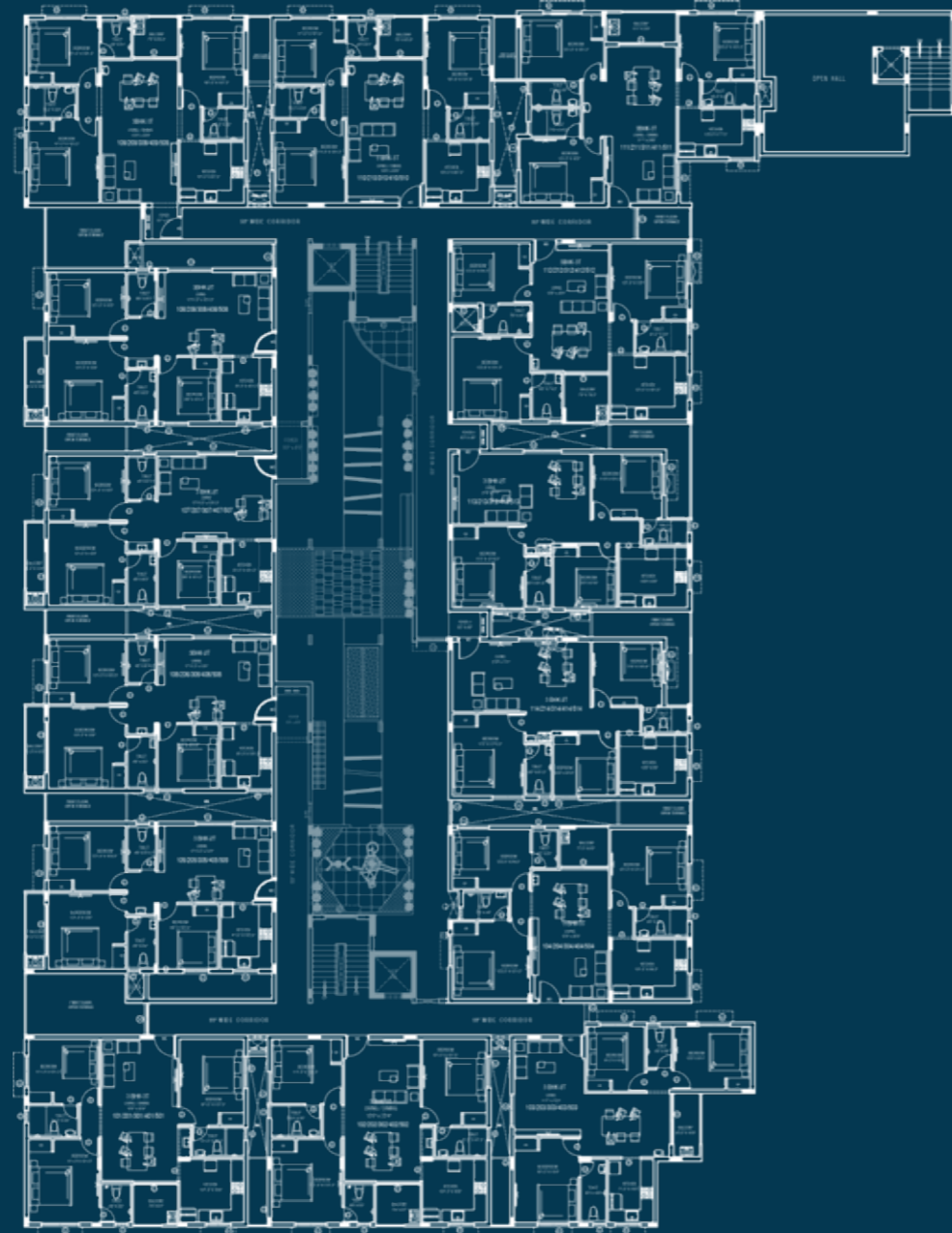


Highlight Podium Amenities

1. Children's Play Area
2. Elder Seating Area
3. Water Fountain
4. Landscaped Greens
5. Pergola Seating
6. Auroville Plantation
7. Co-working space
8. Club house

Master Plan

Stilt Floor Plan



Floor Plan

3 BHK + 3 T



Unit No. : 101
 Saleable Area : 1343 Sq.ft
 UDS : 473 Sq.ft
 Private Terrace : 169 sq.ft
 Facing : North

Unit No. : 201/301/401/501
 Saleable Area : 1343 Sq.ft
 UDS : 473 Sq.ft
 Private Terrace : -
 Facing : North

Key Plan



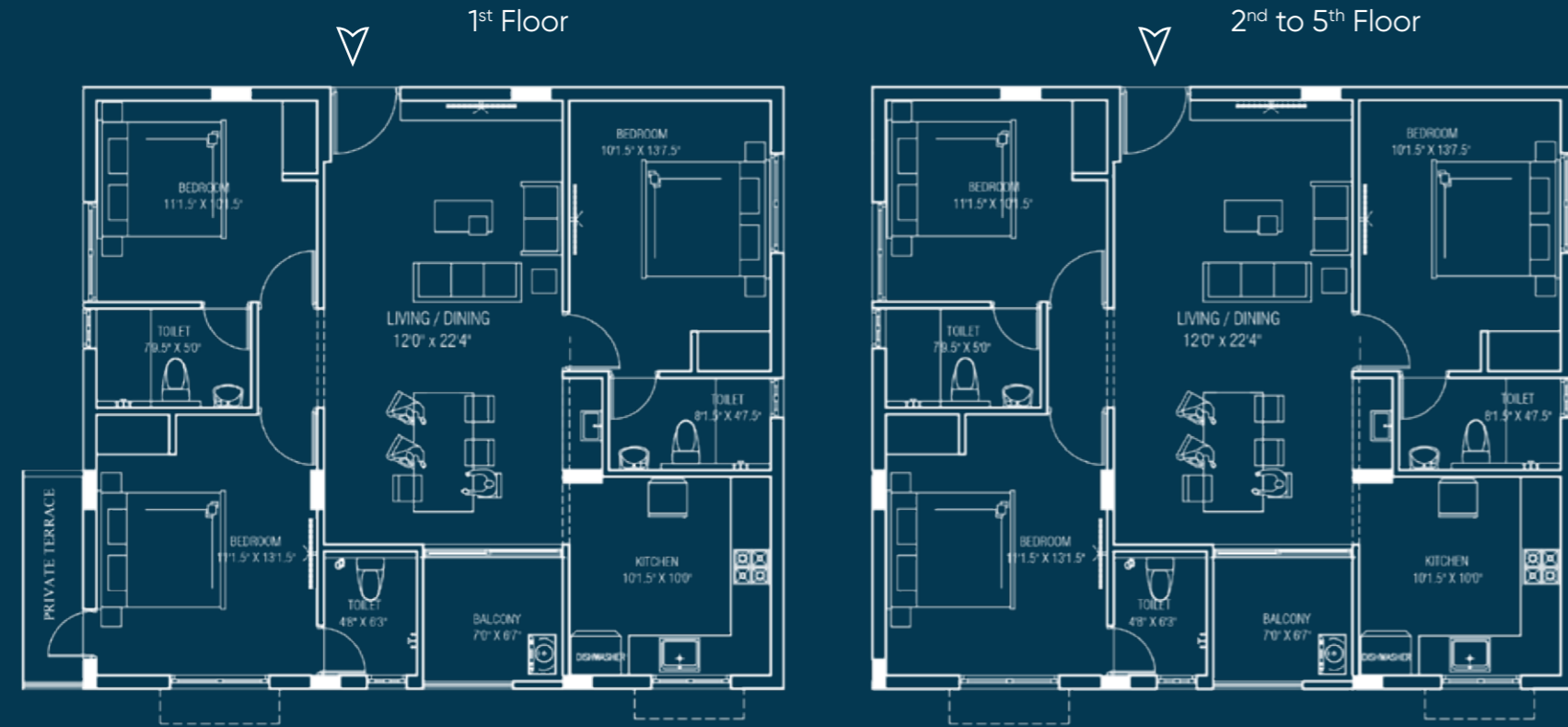
Floor Plan

3 BHK + 3 T



Floor Plan

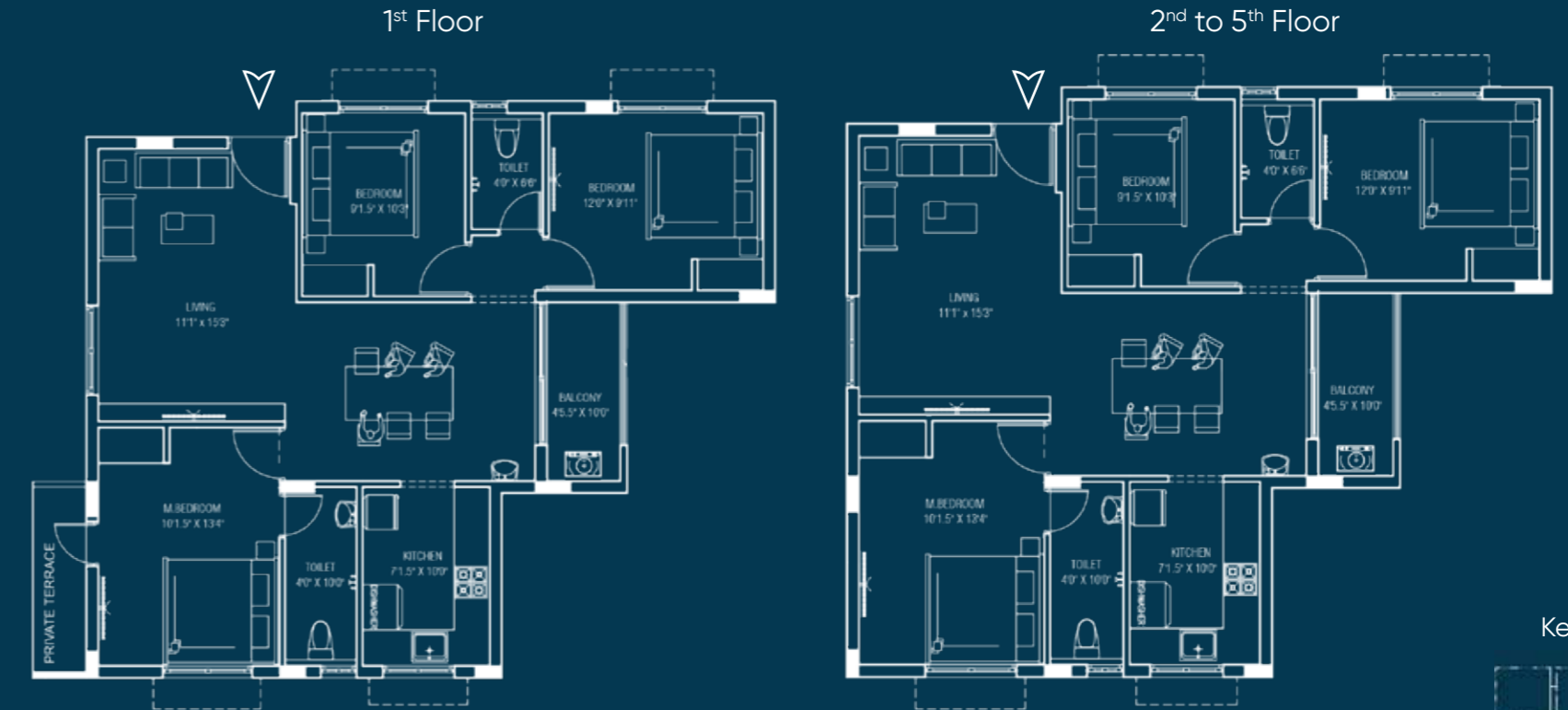
3 BHK + 2 T



Key Plan

Unit No. : 102
 Saleable Area : 1343 Sq.ft
 UDS : 473 Sq.ft
 Private Terrace : 33 sq.ft
 Facing : North

Unit No. : 202/302/402/502
 Saleable Area : 1343 Sq.ft
 UDS : 473 Sq.ft
 Private Terrace : -
 Facing : North



Key Plan



Unit No. : 103
 Saleable Area : 1227 Sq.ft
 UDS : 432 Sq.ft
 Private Terrace : 33 sq.ft
 Facing : North

Unit No. : 203/303/403/503
 Saleable Area : 1227 Sq.ft
 UDS : 432 Sq.ft
 Private Terrace : -
 Facing : North

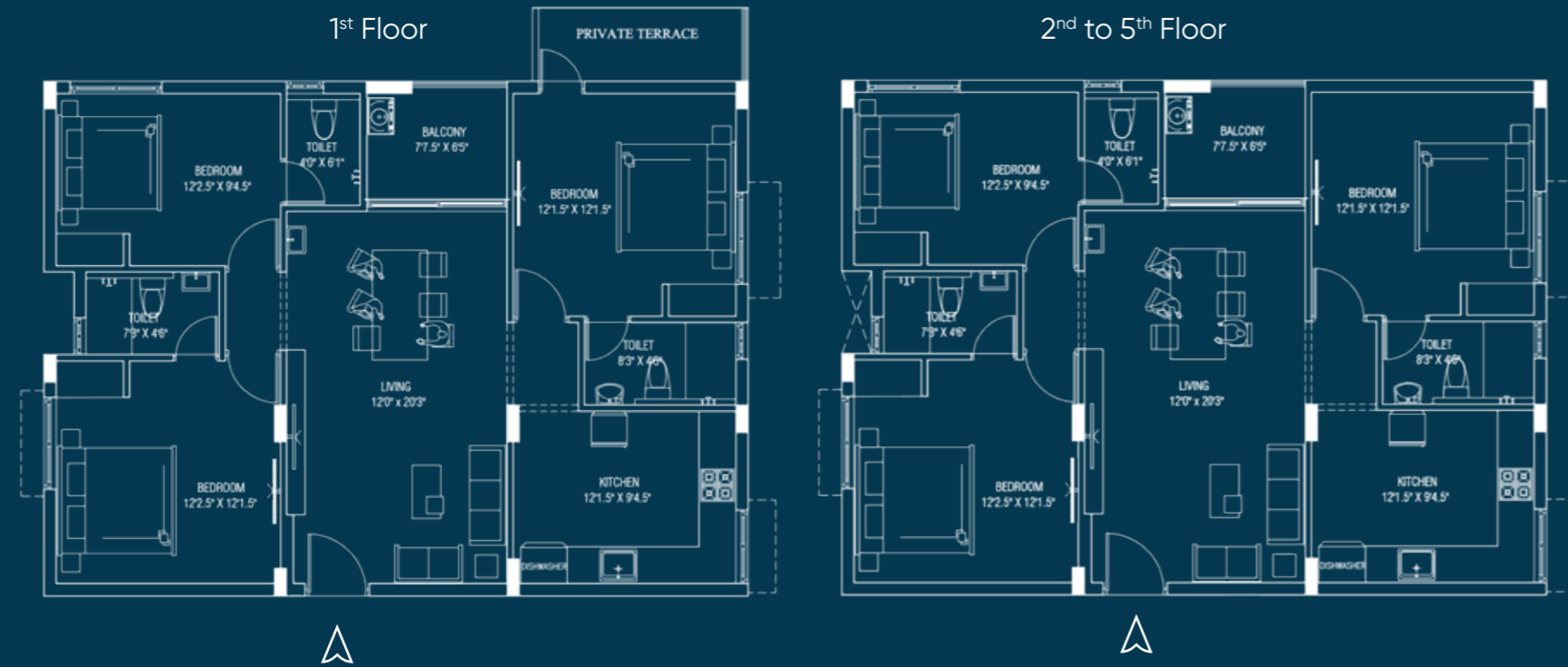
Floor Plan

3 BHK + 3 T



Floor Plan

3 BHK + 2 T

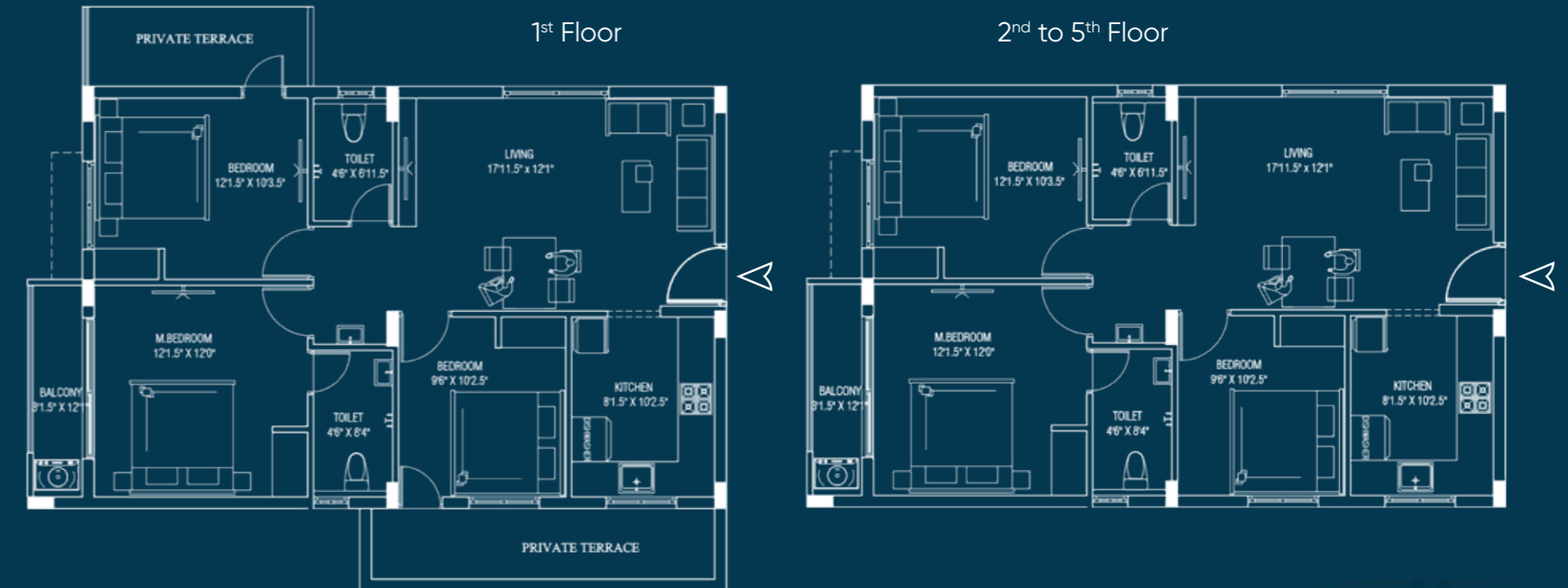


Unit No. : 104
 Saleable Area : 1343 Sq.ft
 UDS : 473 Sq.ft
 Private Terrace : 47 sq.ft
 Facing : South

Unit No. : 204/304/404/504
 Saleable Area : 1343 Sq.ft
 UDS : 473 Sq.ft
 Private Terrace : -
 Facing : South



Key Plan



Unit No. : 105
 Saleable Area : 1155 Sq.ft
 UDS : 406 Sq.ft
 Private Terrace : 140 sq.ft
 Facing : East

Unit No. : 205/305/405/505
 Saleable Area : 1155 Sq.ft
 UDS : 406 Sq.ft
 Private Terrace : -
 Facing : East



Key Plan

Floor Plan

3 BHK + 2 T



Unit No. : 106
 Saleable Area : 1270 Sq.ft
 UDS : 447 Sq.ft
 Private Terrace : 53 sq.ft
 Facing : East

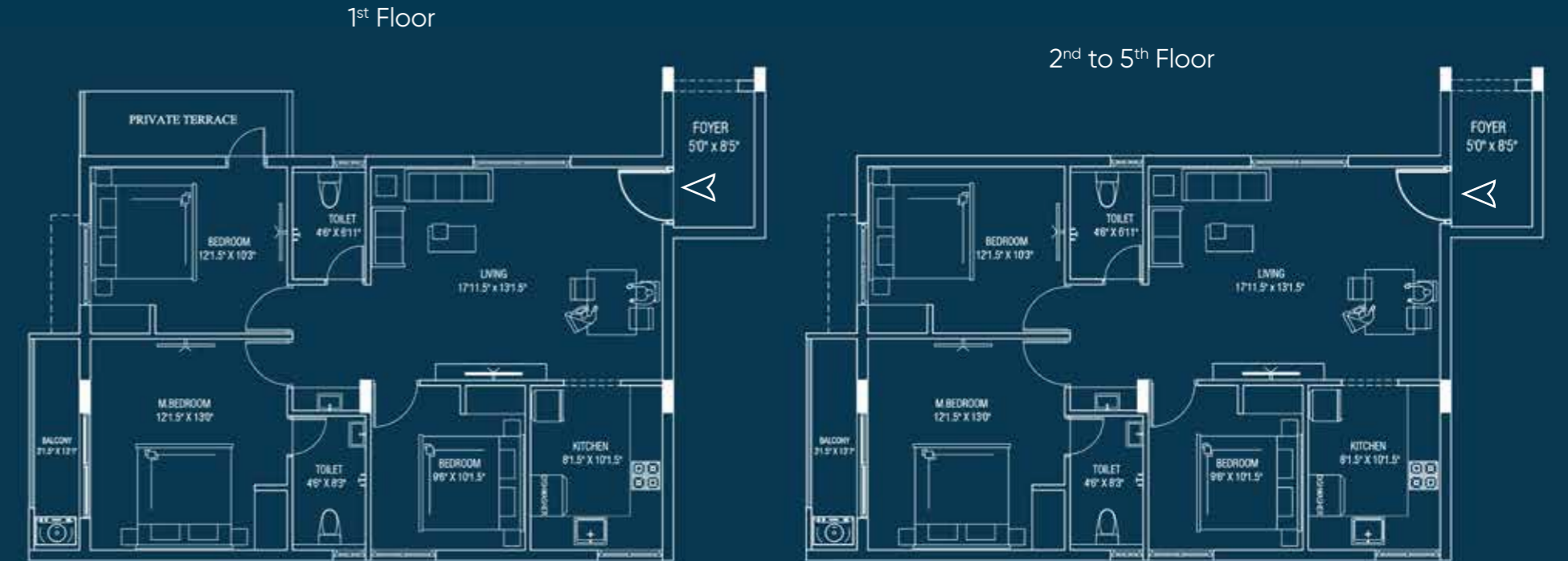
Unit No. : 206/306/406/506
 Saleable Area : 1270 Sq.ft
 UDS : 447 Sq.ft
 Private Terrace : -
 Facing : East



Key Plan

Floor Plan

3 BHK + 2 T



Unit No. : 107
 Saleable Area : 1276 Sq.ft
 UDS : 449 Sq.ft
 Private Terrace : 53 sq.ft
 Facing : East

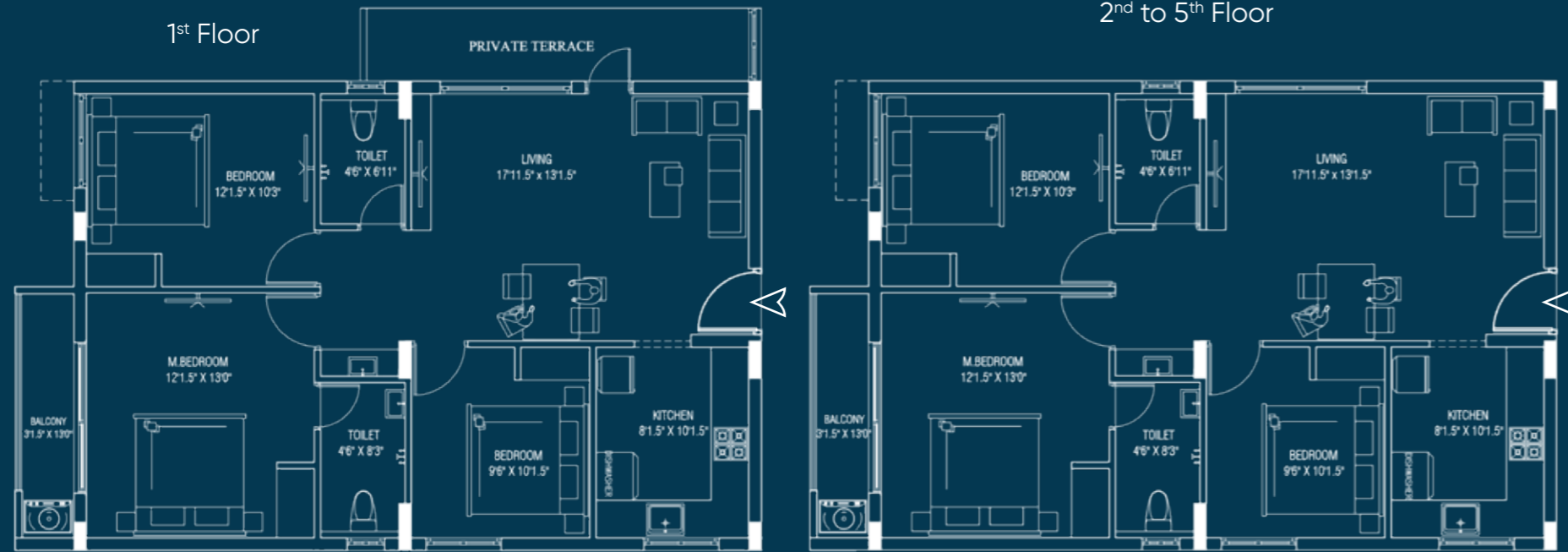
Unit No. : 207/307/407/507
 Saleable Area : 1276 Sq.ft
 UDS : 449 Sq.ft
 Private Terrace : -
 Facing : East



Key Plan

Floor Plan

3 BHK + 2 T



Unit No. : 108
 Saleable Area : 1203 Sq.ft
 UDS : 423 Sq.ft
 Private Terrace : 80 sq.ft
 Facing : East

Unit No. : 208/308/408/508
 Saleable Area : 1203 Sq.ft
 UDS : 423 Sq.ft
 Private Terrace : -
 Facing : East



Key Plan

Floor Plan

3 BHK + 3 T



Unit No. : 109
 Saleable Area : 1390 Sq.ft
 UDS : 489 Sq.ft
 Private Terrace : 135 sq.ft
 Facing : East

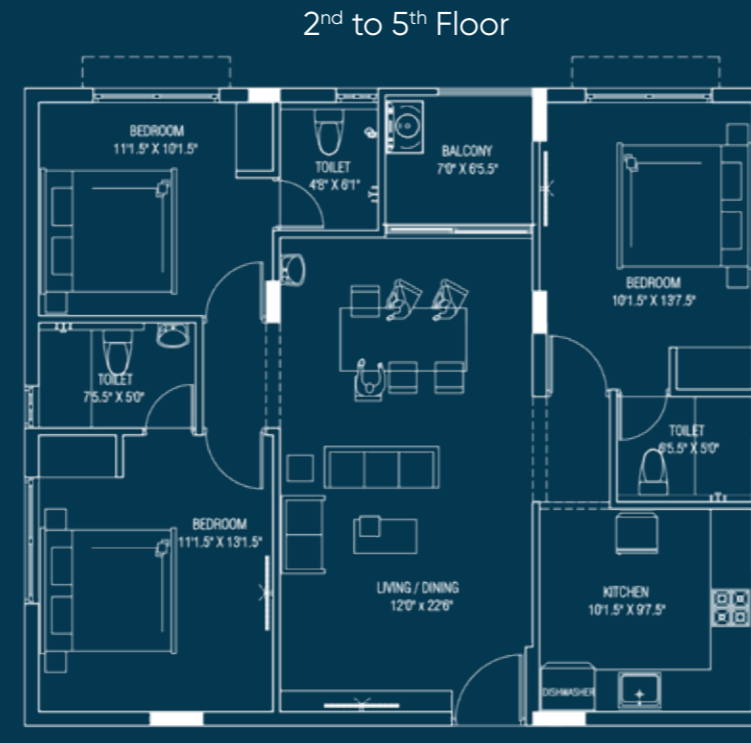
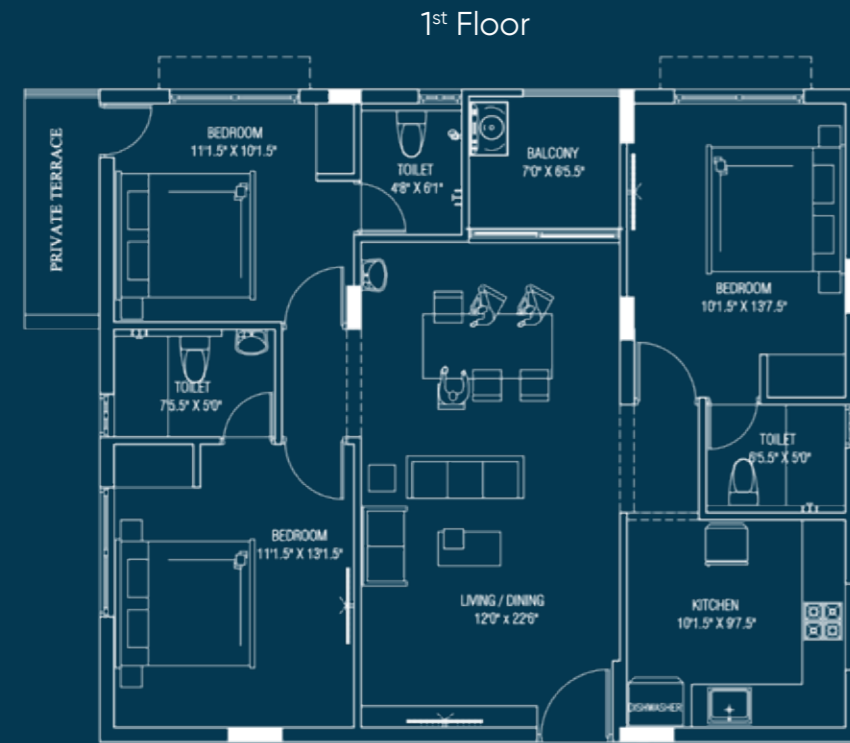
Unit No. : 209/309/409/509
 Saleable Area : 1390 Sq.ft
 UDS : 489 Sq.ft
 Private Terrace : -
 Facing : East



Key Plan

Floor Plan

3 BHK + 3 T



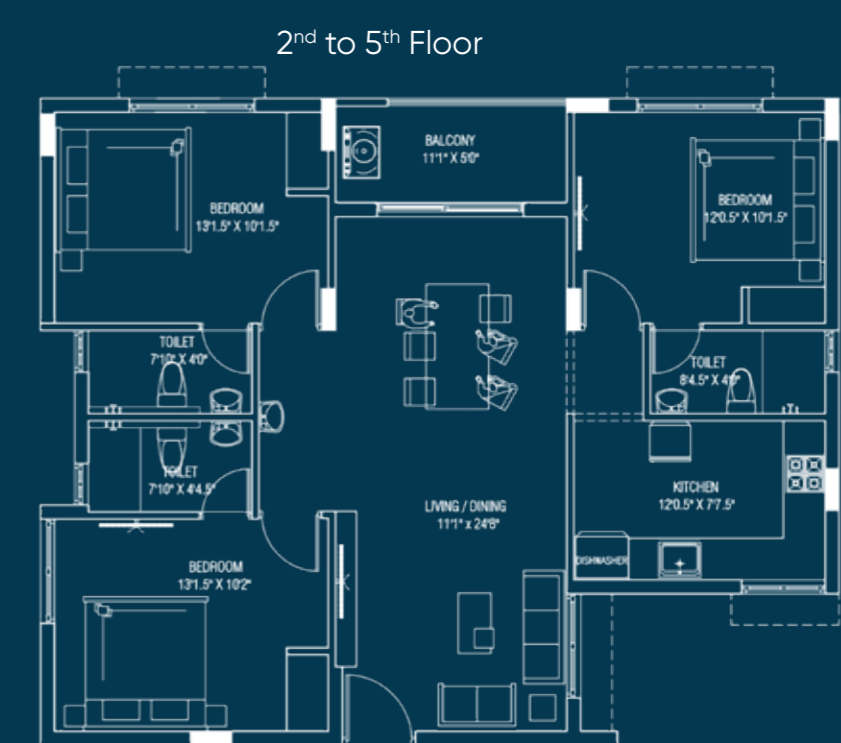
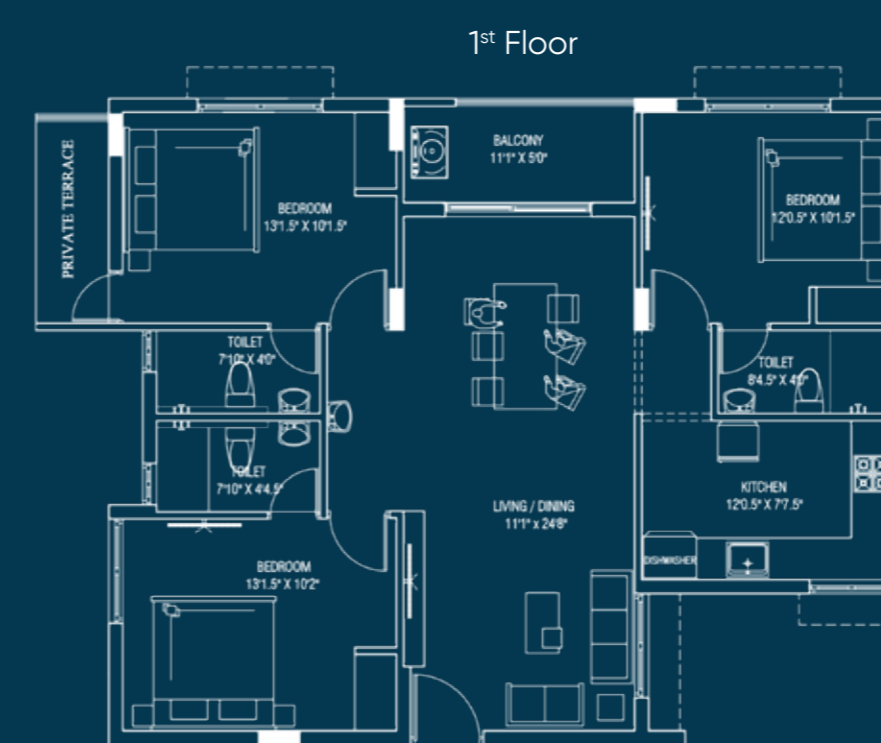
Key Plan

Unit No. : 110
 Saleable Area : 1343 Sq.ft
 UDS : 472 Sq.ft
 Private Terrace : 39 sq.ft
 Facing : South

Unit No. : 210/310/410/510
 Saleable Area : 1343 Sq.ft
 UDS : 472 Sq.ft
 Private Terrace : -
 Facing : South

Floor Plan

3 BHK + 3 T



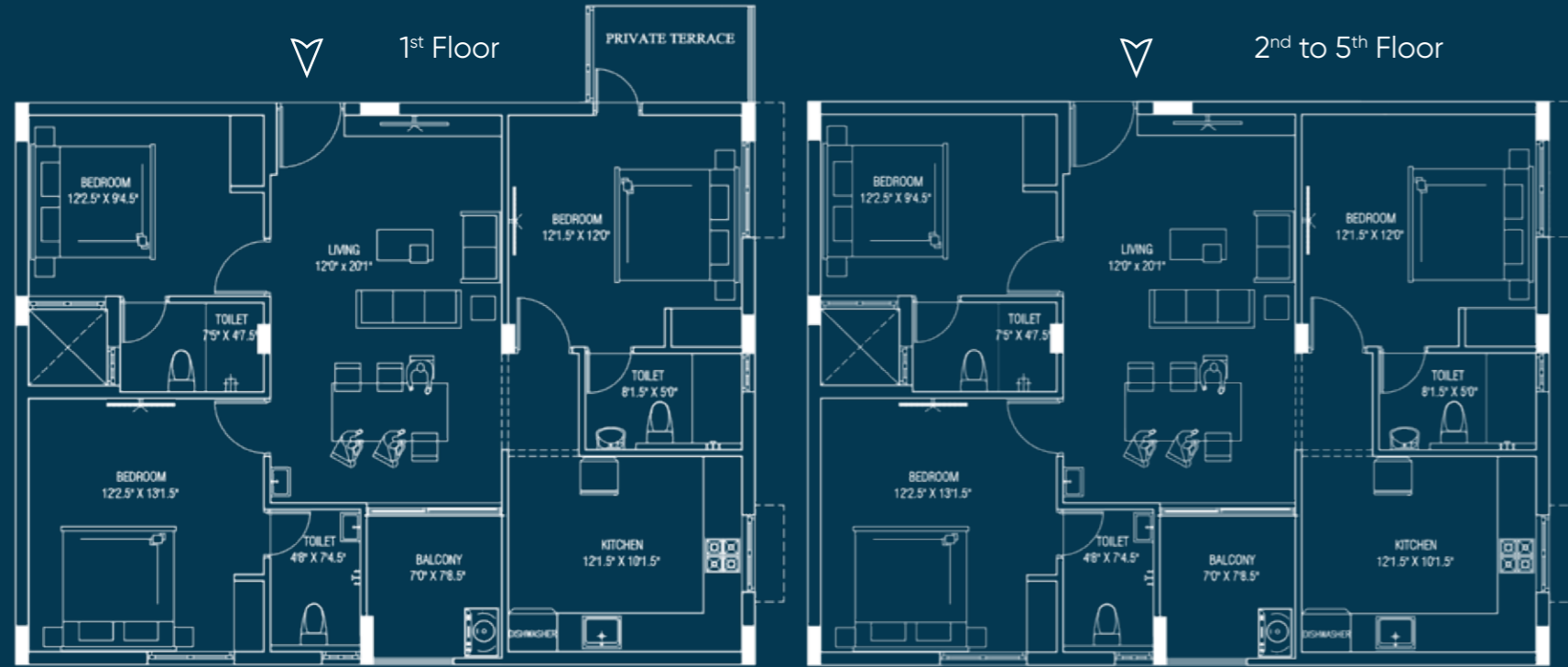
Key Plan

Unit No. : 111
 Saleable Area : 1363 Sq.ft
 UDS : 479 Sq.ft
 Private Terrace : 36 sq.ft
 Facing : South

Unit No. : 211/311/411/511
 Saleable Area : 1363 Sq.ft
 UDS : 479 Sq.ft
 Private Terrace : -
 Facing : South

Floor Plan

3 BHK + 3 T



Unit No. : 112
 Saleable Area : 1383 Sq.ft
 UDS : 486 Sq.ft
 Private Terrace : 42 sq.ft
 Facing : North

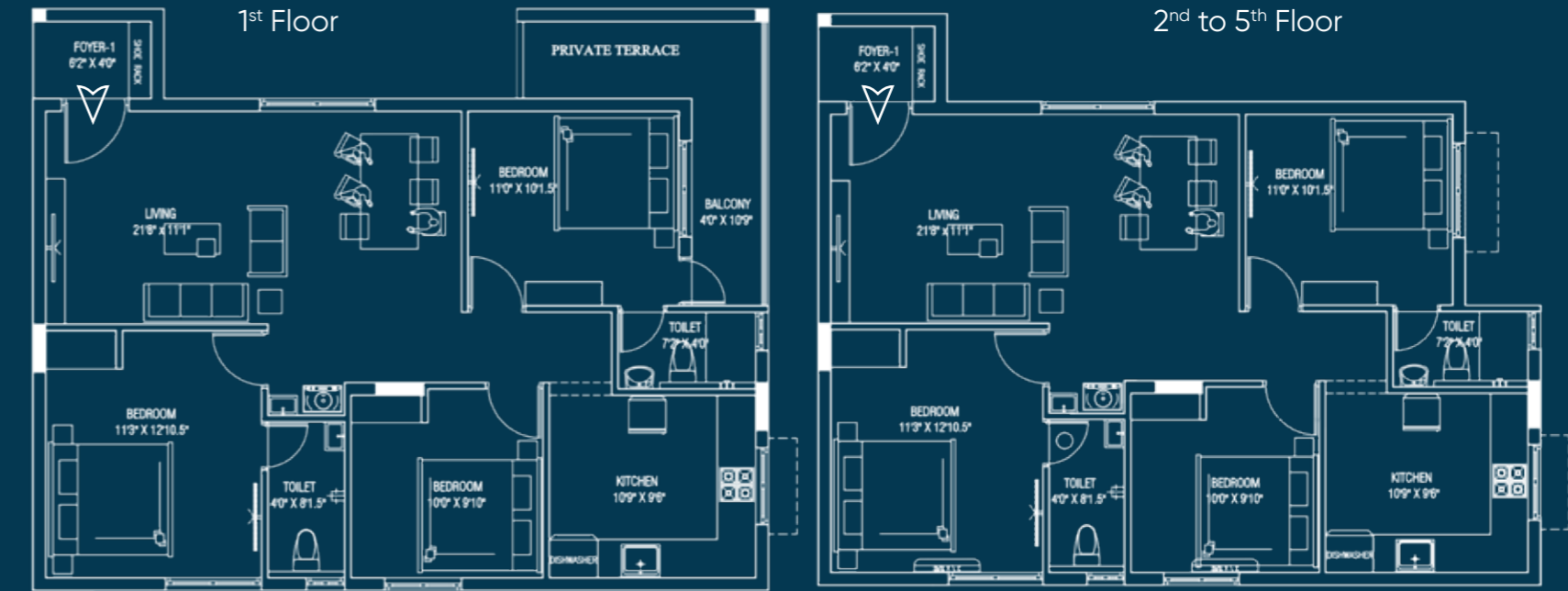
Unit No. : 212/312/412/512
 Saleable Area : 1383 Sq.ft
 UDS : 487 Sq.ft
 Private Terrace : -
 Facing : North



Key Plan

Floor Plan

3 BHK + 2 T



Unit No. : 113
 Saleable Area : 1278 Sq.ft
 UDS : 450 Sq.ft
 Private Terrace : 52 sq.ft
 Facing : North

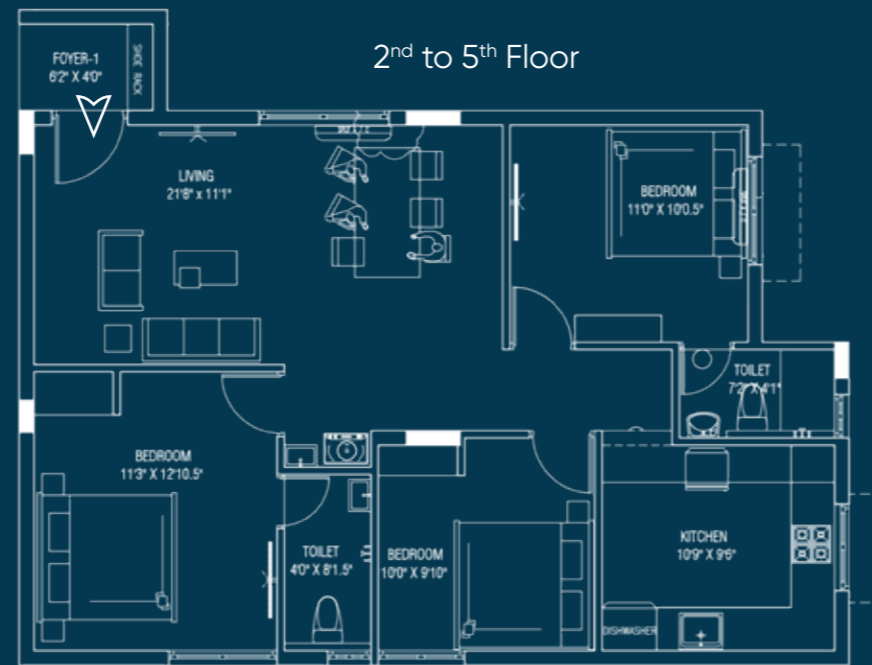
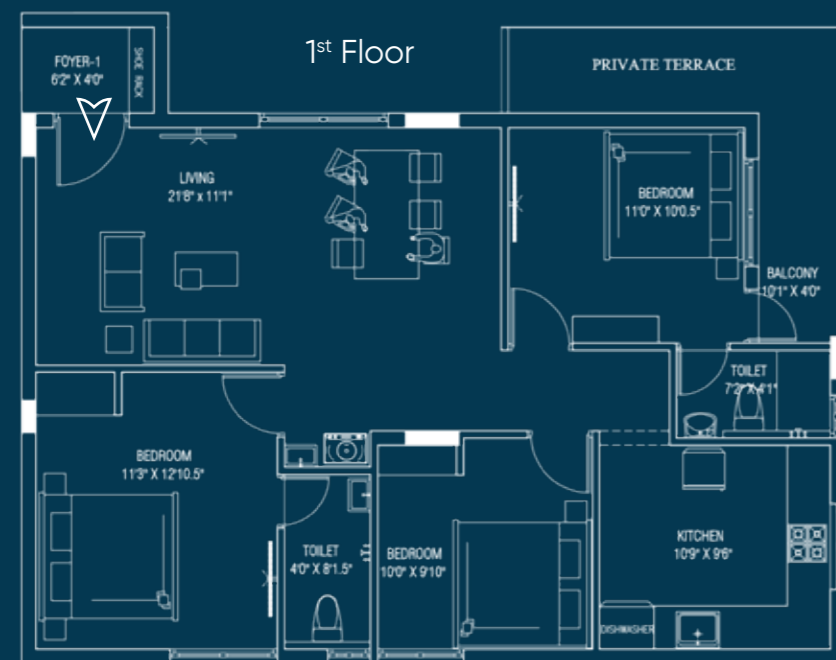
Unit No. : 213/313/413/513
 Saleable Area : 1278 Sq.ft
 UDS : 450 Sq.ft
 Private Terrace : -
 Facing : North



Key Plan

Floor Plan

3 BHK + 2 T



Key Plan

Unit No. : 114
 Saleable Area : 1278 Sq.ft
 UDS : 450 Sq.ft
 Private Terrace : 64 sq.ft
 Facing : North

Unit No. : 214/314/414/514
 Saleable Area : 1278 Sq.ft
 UDS : 450 Sq.ft
 Private Terrace : -
 Facing : North



*Images are for representation purposes only. Actual product and specifications may vary.



*Images are for representation purposes only.
Actual product and specifications may vary.



*Images are for representation purposes only.
Actual product and specifications may vary.

Location Advantages

Schools & Colleges



Narayana Junior College	- 800 m
St. John's Global School	- 900 m
Sri Chaitanya Techno School	- 1.0 Km
SKB Vidyashram Play School	- 1.4 Km
Vels Global School	- 2.5 Km
TMG College of Arts and Science	- 4.7 Km
Madras Christian College	- 5.1 Km
Annamal Institute of Management	- 5.1 Km
Crescent University	- 5.7 Km
Crescent School	- 5.7 Km

Hospitals



Annai Arul Hospital	- 950 m
Dr. Chitraleka Hospital	- 1.5 Km
Bharath Super Speciality Hospital	- 3.0 Km
Hindu Mission Hospital	- 3.9 Km
Deepam Hospitals	- 4.5 Km

Public Facilities



Vidya Theatre	- 3.7 Km
Tambaram Saravana Stores	- 4.2 Km
Jeyachandran Textiles	- 4.4 Km
Tambaram Market	- 4.4 Km
Vandalur Zoo	- 5.6 Km
NGO Nagar Park	- 6.8 Km

Public Transport



Perungalathur Railway Station	- 1.8 Km
Perungalathur Bus Stand	- 2.3 Km
Tambaram Bus Stand	- 4.7 Km
Tambaram Railway Station	- 4.8 Km
Kilambakkam New Bus Stand	- 8.9 Km
Chennai International Airport	- 12 Km





*Images are for representation purposes only.
Actual product and specifications may vary.

Structure & Layout

Structure - Isolated Footing
Configuration : S+5 floors

Flooring & Tiles

Car Parking : Grano Flooring
Setback Area : Interlock Pavers
Stair / Lift Lobby : Granite (Ground), Vitrified Tile (Typical Floors)
Internal Flooring : Qutone / Somany / Equivalent
Terrace Tiles : Pressed Cool Tile

Bathrooms & Sanitary

CP Fittings : Jaquar / Kohler / Equivalent
Sanitary Ware : Jaquar / Kohler EWC Wall Mounted

Kitchen

Sink : Single Bowl SS Sink, Mate Finish
Provision for Dishwasher : Applicable
Wall Tiles : Qutone / Somany / Equivalent

Doors & Joinery

Main Door : Engineering Wood, 38mm thick (Sumai / Kassa / Equivalent)
Bedroom, Toilet, Balcony Doors : Engineering Wood, 35mm thick

Paint & Finishes

Internal Walls : 2 coat putty + 1 coat primer + 2 coat premium emulsion (Asian/Equivalent)
Internal Ceiling : 2 coat putty + 1 coat primer + 2 coat Tractor Emulsion
External Walls : Primer + texture putty + primer + 2 coat emulsion

Balconies & Railings

Staircase & Balcony Rail : MS

Windows & Ventilation

Windows : UPVC

Electrical & Safety

Wires : Orbit / Polycab / Equivalent

Switches : Legrand / Havells / Equivalent

DB Box : Havells

DG Backup : Kirloskar or Equivalent

CCTV : Common areas

EV Charging : 20 Amp, common bay

Auto Level Control Provision : Applicable

Digital Lock : Doorset / Equivalent

Amenities & Utilities

Lift : Johnson / Kone / Equivalent

OHT : RCC

UG Sump Capacity : Applicable

Septic Tank / STP : Applicable

Children's Play Area & Loft/Cupboards : Applicable

Additional Features

Functional & Vaastu-compliant layouts

Thoughtfully planned kitchens, bedrooms, and common areas

Provision for abundant natural light, ventilation, and privacy



*Images are for representation purposes only.
Actual product and specifications may vary.



Payment Schedule

Payment Milestones

Stage

Booking Amount

On Agreement Signing

10%

On Completion of Foundation

30%

On Completion of First Floor Roof slab

15%

On Completion of Third Floor Roof Slab

15%

On Completion of Fifth Floor Roof Slab

15%

On Completion of Respective Brickwork/Blockwork of the unit

5%

On Completion of Flooring

5%

On Hand over Announcement of the unit

5%

Total

100%

*Images are for representation purposes only.
Actual product and specifications may vary.



Corporate Office

Plot No. 3, Tannery Street, Somasundaram Nagar, Pallavaram, Chennai – 600043.

Site Office

3rd Main Rd, Lingam Nagar, Old Perungalathur, Chennai, Tamil Nadu 600063.

 **+91 7825 806 806** |  sales@mpdevelopers.com |  www.mpdevelopers.com

RERA : TNRERA/29/BLG/0388/2025 dated 21.11.2025 Member 