

mp
developers
Trust Forever


GREENBAY





Since our inception, home has been our purpose - it's a place and a feeling unlike any other. It's about envisioning spaces that inspire, transform, and create lasting value for our clients and communities. With a legacy of excellence spanning 6 years, we have established ourselves as a premier real estate firm known for our commitment to integrity, innovation, and personalized service. Overall, as a Trusted real estate conglomerate, We play a significant role in shaping urban landscapes, driving economic growth, and providing valuable assets for individuals and businesses alike

13

Years of
Excellence

130+

Completed
Projects

35+

Ongoing
Projects

2000+

Happy
Families



GREENBAY

📍 **Kundrathur**







AZURE



Stilt Floor



First, Second & Third Floor

FLAT NO	AREA	UDS
F 1	724	273
F 2	613	231
S 1	724	273
S 2	613	231
T 1	724	273
T 2	613	232



BASIL



Stilt Floor



First, Second & Third Floor

FLAT NO	AREA	UDS
F 1	1103	421
F 2	1038	397
S 1	1103	421
S 2	1038	397
T 1	1103	421
T 2	1038	396



BAYLEAF



First & Second Floor



Third Floor



Stilt Floor

FLAT NO	AREA	UDS
F 1	973	358
F 2	897	331
F 3	1030	379
S 1	973	358
S 2	897	331
S 3	1030	379
T 1	1480	545
T 2	1380	509



CASCADDES



Stilt Floor



First, Second & Third Floor

FLAT NO	AREA	UDS
F 1	726	279
F 2	699	268
S 1	726	279
S 2	699	268
T 1	726	278
T 2	699	268



CEDARS



Stilt Floor



First, Second & Third Floor

FLAT NO	AREA	UDS
F 1	767	290
F 2	740	280
S 1	767	290
S 2	740	279
T 1	767	290
T 2	740	279



CILANTRO



Stilt Floor



First, Second & Third Floor

FLAT NO	AREA	UDS
F 1	803	298
F 2	779	289
S 1	803	298
S 2	779	290
T 1	803	298
T 2	779	290



OASIS



Stilt Floor



First, Second & Third Floor

FLAT NO	AREA	UDS
F 1	813	298
F 2	841	308
S 1	813	298
S 2	841	308
T 1	813	298
T 2	841	308



ORCHID



Stilt Floor



First, Second & Third Floor

FLAT NO	AREA	UDS
F 1	838	306
F 2	875	319
S 1	838	306
S 2	875	319
T 1	838	306
T 2	875	319

Amenities



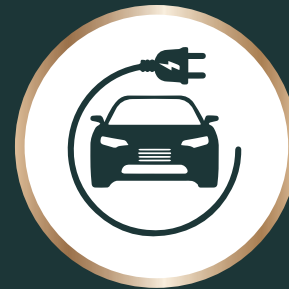
CAR PARKING



RAINWATER
HARVESTING



POTABLE WATER



EV CHARGE POINT



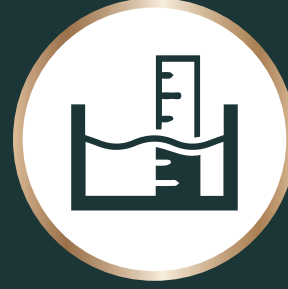
24 HOURS
CCTV



TERRACE
COOLING TILES



VAASTU COMPLIANT
PLANNING



TANK FLOAT LEVEL
SWITCH



LIFT

Specifications

Exterior / Interior Finishes



Living/Foyer/Dining

Flooring	Vitrified tiles
Walls	Finished with 2 coat wall Putty, 1 Coat Primer, 2 coat color- Asian*/ Equivalent brand



Bedroom

Flooring	Vitrified tiles
Walls	Finished with 2 coat wall Putty, 1 Coat Primer, 2 coat color- Asian*/ Equivalent brand



Doors

Maindoor	BST Door
Bedroom	Patterned Skin door panel with Enamel Coating
Toilet	WPVC Door



Toilet

Flooring	Anti skid Ceramic Tiles (Orient Bell/Equivalent)
Walls	Glazed tile upto 7'0" from floor level
Fixtures	Parryware/Equivalent - CP Fittings & Sanitary ware



Kitchen

Flooring	Vitrified tiles
Walls	Glazed tile 2'0" above counter
Counter	Well polished G20 Black Granite counter top
Sink	Single Bowl SS Sink



Windows

Windows	UPVC sliding windows with Safety Grills
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Staircase

Flooring	Granite
Railing	MS Handrailing



Passage/Lobby area

Flooring	Tile flooring
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Extrenal

Walls	Asian paint / Equivalent
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Car Parking

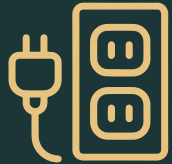
Flooring	Grano Flooring
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Lift/Elevator

6 Passenger Elevator - MAGNETECH/NIKO

Specifications



Electrical Points

(Norwood/Equivalent Switches and Orbit Wires)

Living/Foyer/ Dining	2 Light Point, 2 Fan Point, 1 TV Power point, 1 Cable point (without wire), 1 Telephone point (without wire), Home theater provision, 5Amps charging point
Kitchen	1 Light point, 1 Exhaust Fan point, 2-15 Amps point, 2-5 Amps point, RO provision, Fan Point Provision.
Bedroom	2 Light Point, 1 Fan Point, 1-5 Amps charging point, 1 AC Point
Toilet	1 Light point, 1 Exhaust Fan point, 1 Geysor Point
Entrance/ Verandah	1 Light point, 1 Calling bell point

Inverter	Wiring-Living-1 No. Fan, Light, Bedroom - 1 No. Fan, Light, Kitchen- Light
General points	Washing Machine Point, Refrigerator Point.
Car Parking	EV Charging Point, Each Car Parking One Light Point.

General

Walls(9"/4 1/2 ")	AAC Blocks
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Payment Schedule



PAYMENT SCHEDULE	STAGE
Booking Advance	4%
15 Days from Date of Booking - Agreement	15%
On Completion of Ground Floor Roof Slab	18%
On Completion of Second Roof Slab	15%
On Completion of Brickwork	15%
On Completion of Plastering	15%
On Completion of Flooring	14%
On Completion of Apartment	4%
TOTAL	100%

Location Advantages



The Neighbourhood For Everyone In Your Family



SCHOOL & COLLEGES

- ☑ Sivanthi Public School - 950 Meters
- ☑ Sivanthi College of Education - 1 Kms
- ☑ Vagisha's Einstein Kids Play School - 450 Meters
- ☑ Peace on green Earth Public School - 1.8 Kms
- ☑ Little Millennium Preschool - 1.3 Kms
- ☑ Little Flower Hr. Sec School - 2 Kms
- ☑ Panchayat Union Primary School - 2 Kms



HOSPITALS

- ☑ Akash Dental Clinic - 800 Meters
- ☑ Kundrathur government hospital - 2.5 Kms
- ☑ Sri Lakshmi Child Care Center - 2.4 Kms
- ☑ Nalam Multi Speciality Clinic - 3 Kms
- ☑ Anakaputhur Government Primary Health Center - 3.5 Kms
- ☑ BP Jain Hospital - 4.8 Kms



PUBLIC FACILITIES

- ☑ Supermarkets & Theaters - (600 Meters to 1.5 Kms)
- ☑ Temple, Mosque & Church - (100 to 500 Meters)
- ☑ Pallavaram Railway Station - 7.0 Kms
- ☑ Kundrathur Police Station - 3.2 Kms
- ☑ Airport - 9 Kms
- ☑ Gym & Fitness Centres - 1 Kms

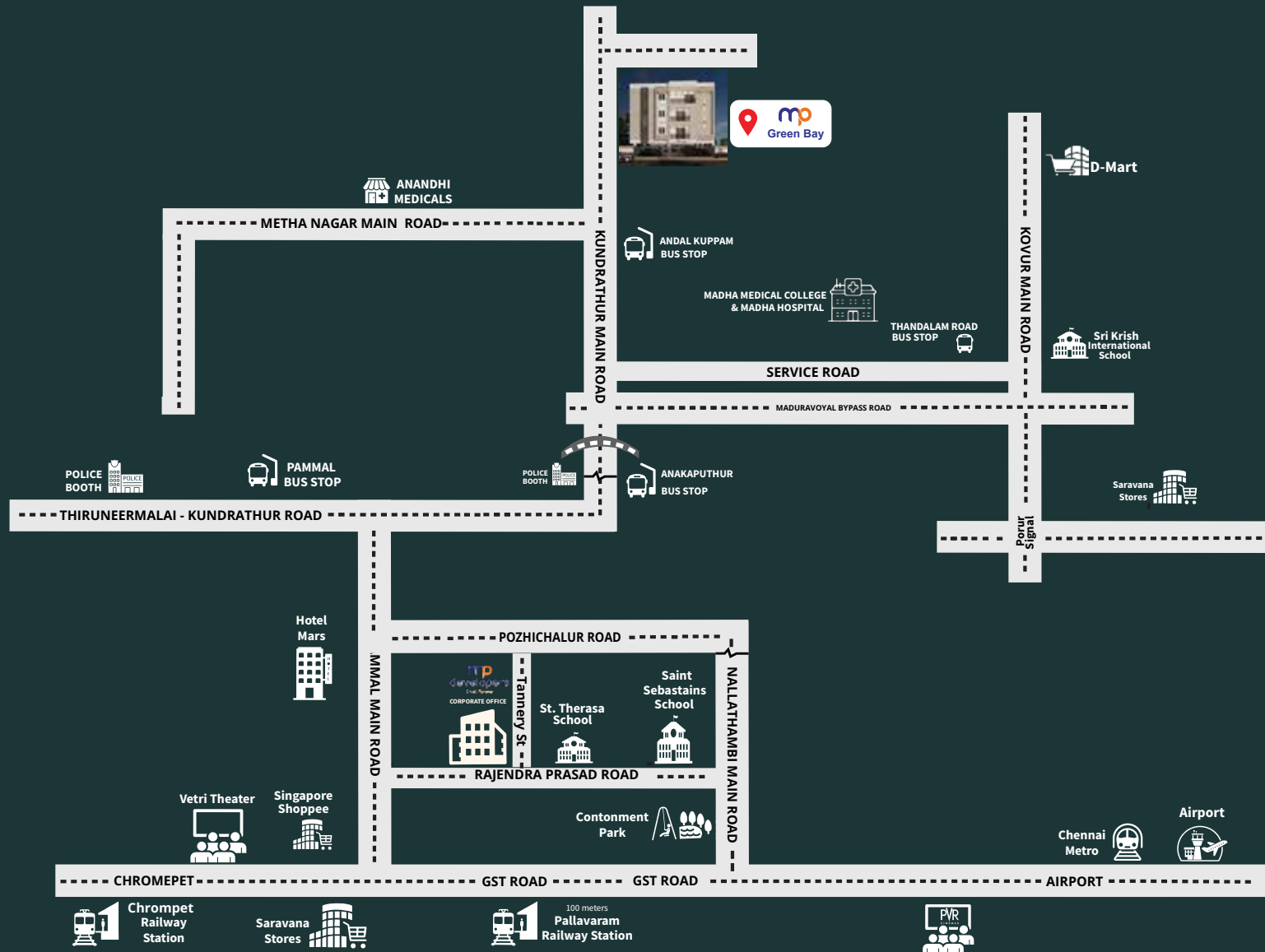


BUS ROUTES

- ☑ Metha Nagar to Kundrathur, Tambaram & Pallavaram - 66
- ☑ Metha Nagar to Broadway - 60E,60A
- ☑ Metha Nagar to Avadi - 266
- ☑ Metha Nagar to Porur - 166
- ☑ Metha Nagar to Kilkattalai - 66k
- ☑ Metha Nagar to Tiruvottiyur - 40H,47,47D



Location Map



CREDAI

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CORPORATE OFFICE

Plot no 3, Tannery St, Somasundaram Nagar,
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Rera Approved : TN/1/Building/0442/2024 dated 26.07.2024

Our Bankers

