



**mp**developers  
Trust Forever

**PETALS**





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

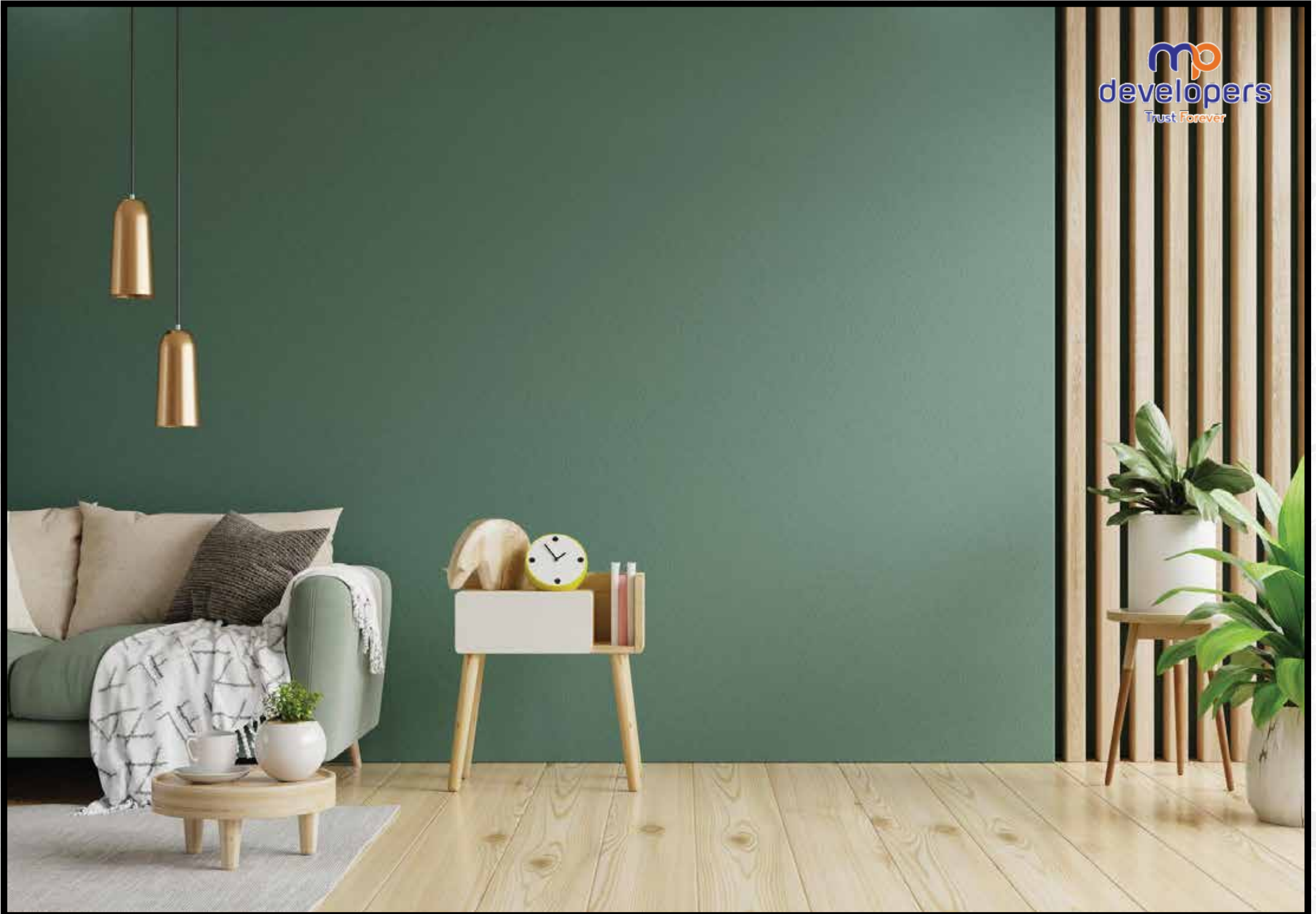
**2000+**  
Happy  
Families

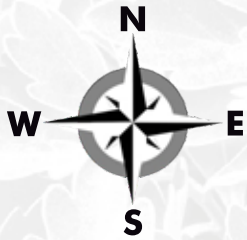


**Aerial View**



**Street View**





# Stilt Floor



# Plan





**mp** Pansy Petals

**mp**  
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# Plot No - 1 to 9 & 14-19



**Stilt Floor**

Flat No	Area	UDS
F1	914	335
F2	947	347
S1	914	334



# Plot No - 1 to 9 & 14-19



Flat No	Area	UDS
S2	947	347
T1	914	334
T2	947	347



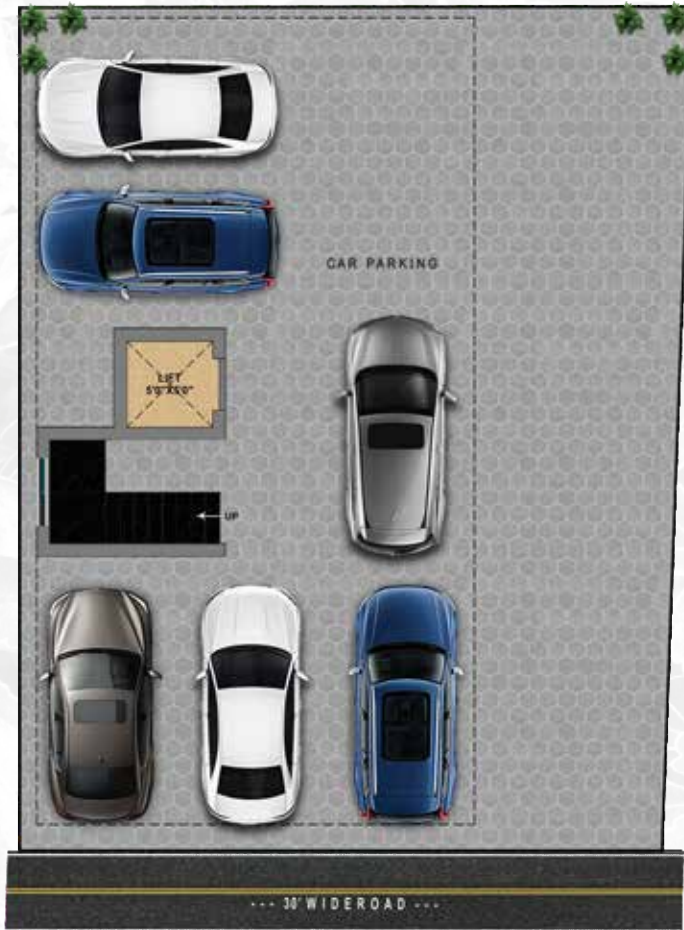
mp Phlox petals



mp  
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# Plot No - 10



**Ground Floor**



**First, Second & Third Floor**

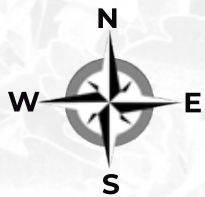
Flat No	Area	UDS
F1	636	232
F2	689	252
S1	636	232
S2	689	252
T1	636	231
T2	689	252

**mp** Plumeria Petals

**mp**  
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**mp**  
DEVELOPERS





# Plot No - 11



**Ground Floor**



**First, Second & Third Floor**

Flat No	Area	UDS
F1	872	326
F2	863	322
S1	872	326
S2	863	322
T1	872	325
T2	863	322

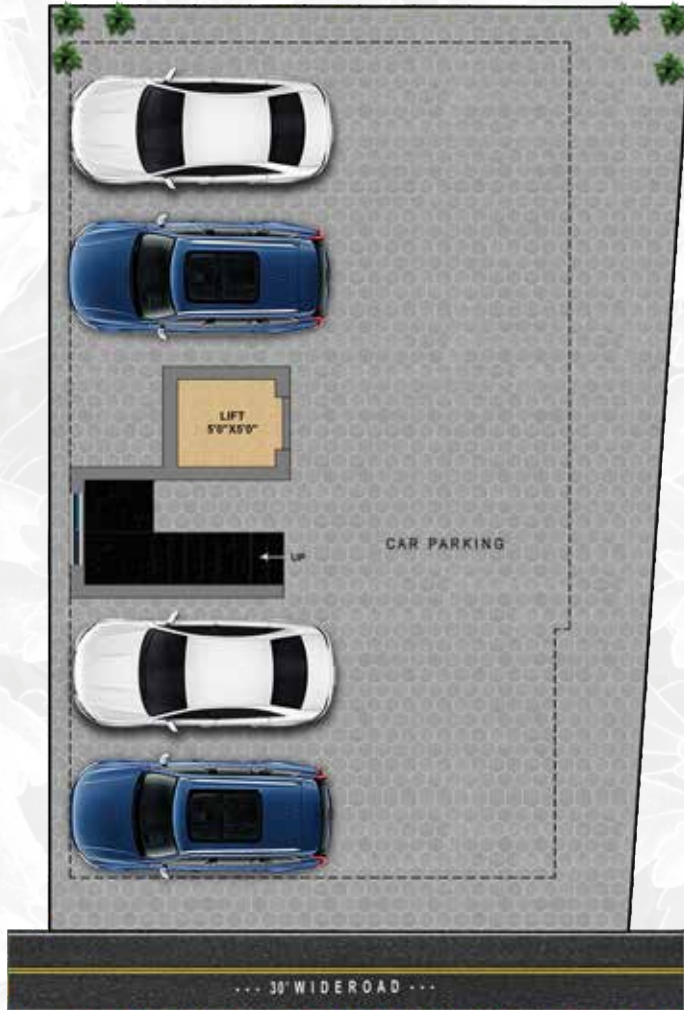
**mp** Polka Petals

**mp**  
DEVELOPERS





# Plot No - 12



**Ground Floor**



**First, Second &  
 Third Floor**

Flat No	Area	UDS
F1	600	218
F2	649	236
S1	600	218
S2	649	236
T1	600	218
T2	649	236

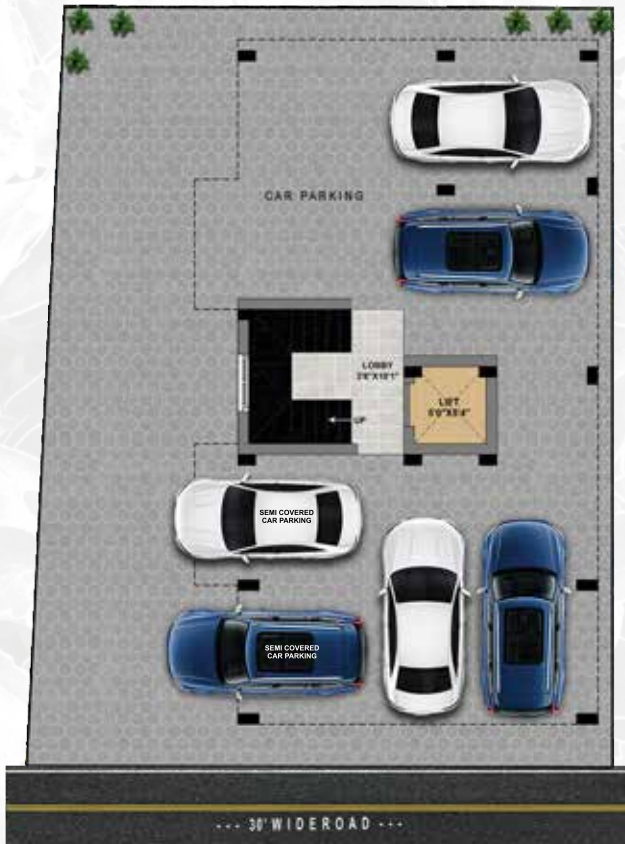
mp Poppy Petals

mp  
DEVELOPERS





# Plot No - 13

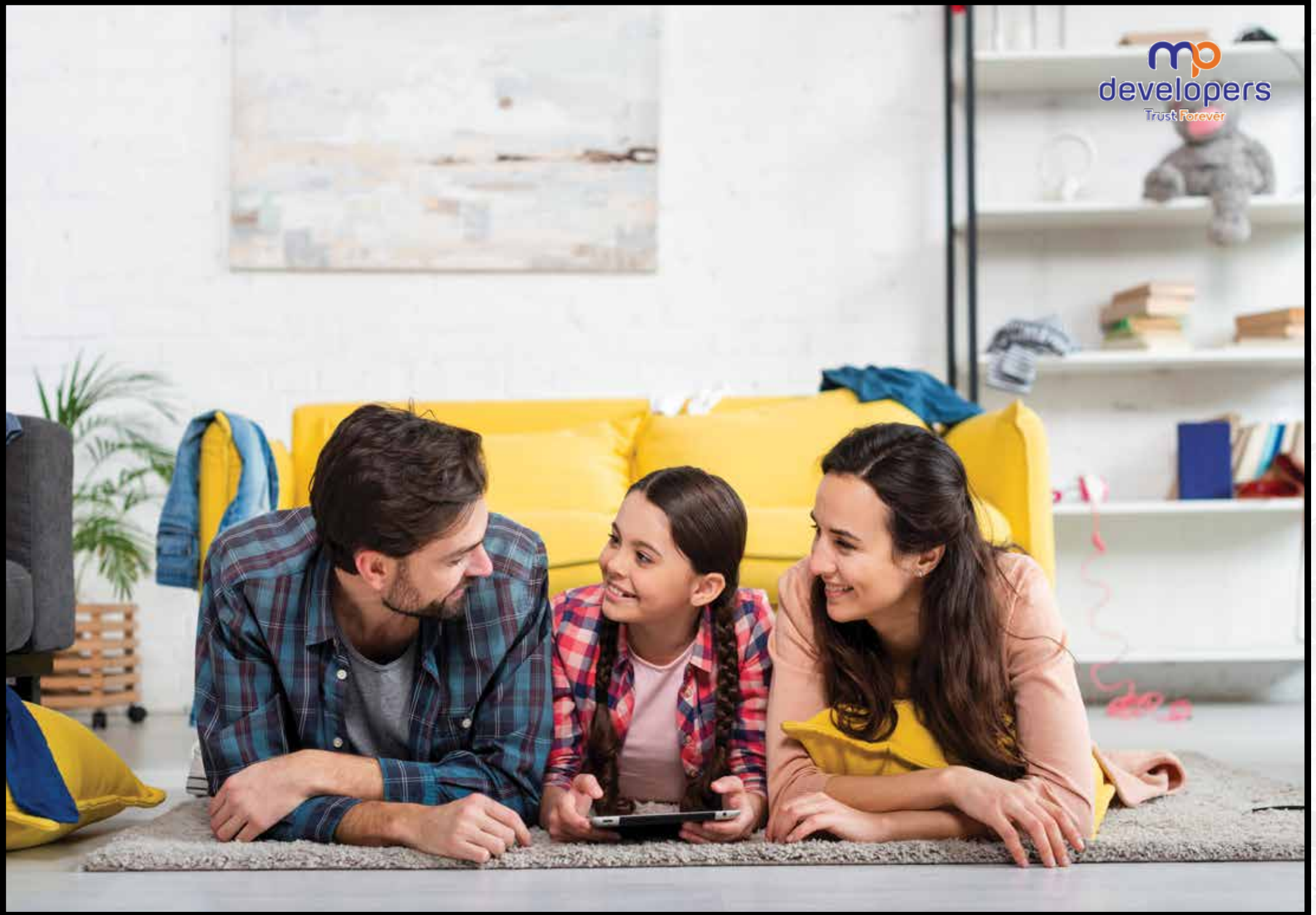


**Ground Floor**



**First, Second & Third Floor**

Flat No	Area	UDS
F1	658	240
F2	643	234
S1	658	240
S2	643	234
T1	658	240
T2	643	234



# AMENITIES



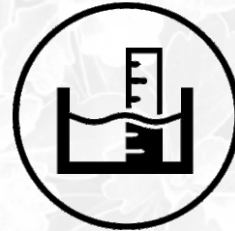
**Covered Car  
Parking**



**100% Vaastu  
Complaint**



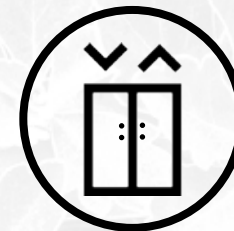
**Potable  
Water**



**Tank Float  
Level Switch**



**Rainwater  
Harvesting**



**Lift**



**3'6" x 8'0"  
Maindoor**



**CCTV Camera**



**Terrace Cooling  
Tiles**



**Gardening**



**Elders Sitout**



**Kids Play  
Area**



**EV Charging  
Point**

# AMENITIES



**Sit out Area**



**Kids Play Area**



**Walking Track**



# SPECIFICATIONS

## Exterior/Interior Finishes



### Living/Foyer/Dining

Flooring	2'X2' Vitrified Tiles
Walls	Finished with 2 Coat Birla Wall Putty, 1 Coat Primer, 2 Coat Color - Asian* or Equivalent brand



### Bedroom

Flooring	2'X2' Vitrified tiles
Walls	Finished with 2 Coat Birla Wall Putty, 1 Coat Primer, 2 Coat Color - Asian* or Equivalent brand



### Toilet

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



### Kitchen

Flooring	2'X2' Vitrified Tiles
Walls	Glazed tile 2'0" above counter
Counter	Well polished G20 Black Granite counter top
Sink	SS Sink



### Passage or Lobby area

Flooring	Vitrified Tiles
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### Doors

Maindoor	3'6" x 8'0" - Engineered Wood Door Frames finished with Engineered Venner & M.S Safety Grill Gate
Bedroom	Engineered Wood Door Frames finished with Engineered Venner
Toilet	Engineered Wood Door Frames finished with Engineered Venner



### External Finish

Walls	Asian Paint ACE or Equivalent
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### Car Parking

Flooring	Grano Flooring
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### Lift / Elevator

6 Passenger Elevator - MAGNETECH / NIKO
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### Windows

UPVC sliding windows with M.S Safety Grills
1 French Window in Hall - 5'x6' / 4'x6'



### Staircase

Flooring	Granite
Railing	MS Handrailing

# SPECIFICATIONS



## Electrical Points

(Norwood / Equivalent Switches and Orbit Wires)

<b>Living/Foyer/ Dining:</b>	2 Light Point , 2 Fan Point , 1 TV Power point, 1 Cable point(with wire), Home theatre provision, 5Amps charging point, 1USB charging point, 1 AC Point.
<b>Kitchen:</b>	1 Light point, 1 Exhaust Fan point, 2-15 Amps point, 2-5 Amps point, RO provision.
<b>Toilet:</b>	1 Light point, 1 Exhaust Fan point, 1 Geysor Point, 5 Amps Mirror Light - 1.
<b>Bedroom:</b>	2 Light Point, 1 Fan Point , 1-5 Amps charging point, 1 AC Point.
<b>Entrance or Verandah:</b>	1 Light point, 1 Calling bell point.
<b>Inverter:</b>	Wiring-Living-1 No.Fan, Light, Bedroom-1 No. Fan, Light, Kitchen-Light, Kitchen-1 light.
<b>General Points:</b>	Washing machine point, Refrigerator Point.

## General

<b>Walls(9"/4.5")</b>	AAC Blocks Wall
<b>Septic Tank</b>	12000 Liters Capacity
<b>Sump</b>	9000 Liters Capacity
<b>Maindoor Lock</b>	Europa Smartkey Lock
<b>Safety Gate</b>	M.S Safety Grill Gate
<b>Over Head Tank</b>	2000 + 1000 Liters Capacity Sintex Tank

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

## Location Advantages

### The Neighbourhood For Everyone In Your Family

#### SCHOOL'S & COLLEGE'S

- Kalama Paati Play School - 400 Meters
- Peace on Green Earth Public School - 600 Meters
- Shivanthi Public School - 1.5 Kms
- Vivekanda Vidyalaya School - 3.2 Kms
- Govt Hr.Sec.School Anakaputhur- 2.3 Kms
- Madha Arts and Science College - 3.5 Kms
- Madha Dental College - 5.2 Kms

#### HOSPITALS

- Anakaputhur Primary Health Center - 2.1 Kms
- Madha Medical Hospital - 3.1 Kms
- Kovur Kanaga Hospital - 5.3 Kms
- Sri Lakshmi Child Care Center - 3.6 Kms
- Sankara Eye Hospital - 4.6 Kms
- Muthukumaran Medical Hospital - 6.4 Kms

#### PUBLIC FACILITIES

- Temple, Mosque & Church - 100 to 1.2 Kms
- Super Markets - 500 to 900 Meters
- Pallavaram Police Station - 6.5 Kms
- Pallavaram Bus Stand & Railway Station - 7 Kms
- Gym & Fitness Centre - 400 Meters
- Airport & Metro - 8.5 Kms





## OUR BANKERS



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**RERA Approved: TN/1/Building/0440/2024 Dated: 26.07.2024**