Developers
TRUST FOREVER

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

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

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MAVIS0826

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MAVIS

The Joy of Coming Home



E X C L U S I V E

3 Bedroom Apartments



MAVIS is inspired by a bird that symbolizes safe nesting, warmth, and peaceful living. Just as the bird carefully chooses where it settles, MAVIS is crafted for families who seek

A secure environment
A well-connected neighbourhood
A peaceful place to grow

Here, every home is not just constructed—it is chosen.



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We believe a home is one of life's most meaningful blessings.
It's where dreams take shape, where families find comfort, and
where everyday moments turn into cherished memories.



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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.

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.

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.

14+
Years of Experience

250+
Projects Delivered

3K+
Happy Homeowners

25+
Ongoing Developments



Message From Our MD

Thank you for taking a step towards becoming part of the MP Developers family For us, this isn't just another enquiry or booking; it's a moment of trust, and we value that more than anything.

When you choose a home, it's not about you investing money; rather, you are choosing a space where you and your family's life becomes complete and positive beginnings unfold. This is very important to us, and we realize the value of that decision. Hence, we put our heart and soul into every nook and corner, right from the foundation we construct to the ray of sunshine that fills your living room.

At MP Developers, our motto is "To make sure you feel proud, secure, and truly at home." Every project starts with a simple thought: How will your family live here? Where will you celebrate your first festival?
Which corner will become your child's study spot? Where will you relax after a tiring day?

We think and align with your thoughts, and we implement the design, plan, and build your home!
We just don't build; we create spaces and memories that last forever & speak your legacy!
Thank you for considering us to be a part of your journey. We can't wait to welcome you home.

Regards,

Praveen Malinani
Managing Director - MP Developers



Modern Nest, Timeless Design

The contemporary facade, grand entrance, gentle water features, and landscaped podiums come together to create a striking first impression, while every residence is thoughtfully planned for independent living.





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Like the songbird for whom every branch is a sanctuary, **MP Mavis** offers homes that are private, safe, and nurturing. Spread across **0.75 acre**, with **70 exquisite 3BHK residences**, each home is an independent nest bathed in sunlight, kissed by the breeze, and designed to breathe naturally, offering a calm retreat from urban chaos.

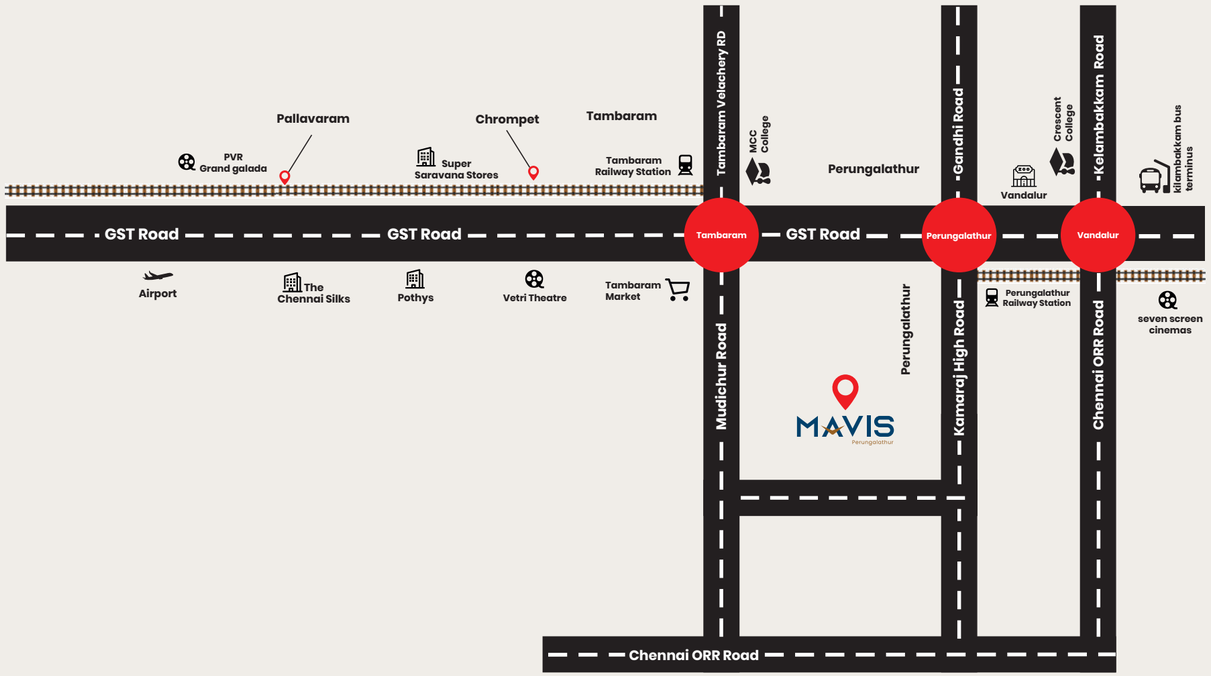
Every home at MP MAVIS is thoughtfully crafted to balance aesthetics, functionality, and everyday comfort. Striking modern facades, grand entrances, soothing water cascades, and vibrant community spaces form a **safe & beautiful environment**. Vaastu-compliant layouts bring a sense of balance, while every space is planned for efficient functionality and an enhanced living experience.

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Live Close to Everything That Matters

One of the biggest advantages of MP Mavis is its prime, well-connected location in Old Perungalathur. Daily essentials, schools, medical facilities, and key transport routes are all just minutes away—giving you more time for what truly matters.

This is a neighbourhood that is growing fast, attracting families who want convenience without noise. Whether it's a last-minute grocery run or a weekend outing with the kids, everything is comfortably accessible.



Location Advantages

School & Colleges

Narayana junior college	-	800 M
St.Johns global school	-	900 M
Sri Chaitanya techno school	-	1.0 Km
SKB Vidyashram Play school	-	1.4 Km
TMG College of arts and science	-	4.7 Km
Madras christian college	-	5.1 Km
Annamal institute of management	-	5.1 Km

Public Facilities

KING MAKER – Movie theater	-	800 M
Vidya Theatre	-	4 Km
Tambaram Saravana Stores	-	4.2 km
Jeyachandran Textiles	-	4.4 Km
Tambaram Market	-	4.4 Km
NGO Nagar Park	-	6.8 Km
Vandalur Zoo	-	7.2 Km

Hospitals

Annai Arul Hospital	-	950 M
Dr. Chitraleka Hospital	-	1.5 Km
Bharath Super Speciality Hospital	-	3.0 Km
Deepam Hospitals	-	4.5 Km
Hindu Mission Hospital	-	4.7 Km

Public Transport

Tambaram bus stand	-	5.7 Km
Tambaram Railway Station	-	5.9 Km
Perungalathur Bus Stand	-	6.4 Km
Kilambakkam New Bus Stand	-	8.9 km
Chennai International Airport	-	12 Km





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Sunlight spills over lush gardens, Children's laughter echoes under open skies, Little feet chasing joy across green lawns. Parents pause, breathe, and share quiet smiles, As gentle breezes weave through every corner. Every path, every open space, invites togetherness, Thoughtfully designed to encourage meaningful interactions and everyday wellbeing.

Here, families grow, moments linger, And life unfolds naturally peaceful, joyful, unhurried. At MP Mavis, every home is designed for lasting comfort, A place where thoughtful planning creates effortless everyday living, Where laughter lives freely, memories take root, And your family truly belongs, every single day.

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At **MP Mavis,** amenities are thoughtfully designed to enhance every aspect of your lifestyle. The vibrant **Clubhouse** invites social connection and activity, featuring a multi-purpose hall, interactive gym, indoor games, and a barbecue corner.

Outside, lush landscapes offer spaces for relaxation, play, and wellness **Hammock Gardens, Yoga Decks, Reflexology Paths, Miyawaki Gardens, Party Lawns, And Walking Tracks** create a serene environment for all ages.

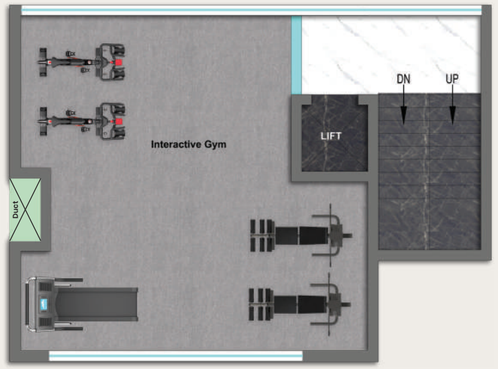
The **Podium Level** adds a touch of functional luxury with children's play areas, elder seating zones, water fountains, pergola seating, and carefully curated plantations.

Every amenity at MP Mavis is designed to bring comfort, community, & joy to your everyday living.

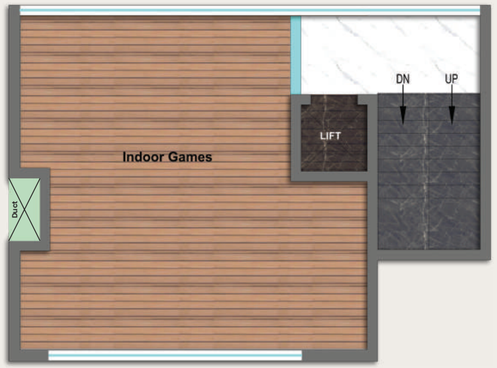


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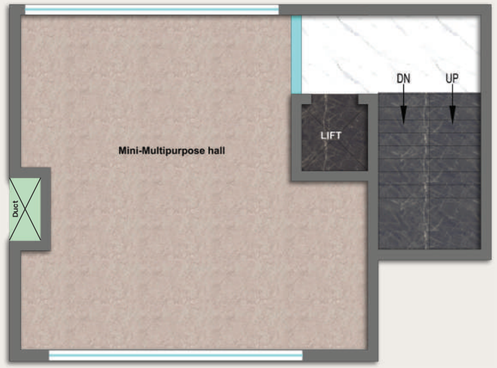
Mavis Clubhouse Floor plan



1st Floor Intractive Gym



2nd Floor Indoor Games



Ground Floor - Multi-purpose hall

Clubhouse Amenities



Multi-Purpose Hall



Interactive GYM

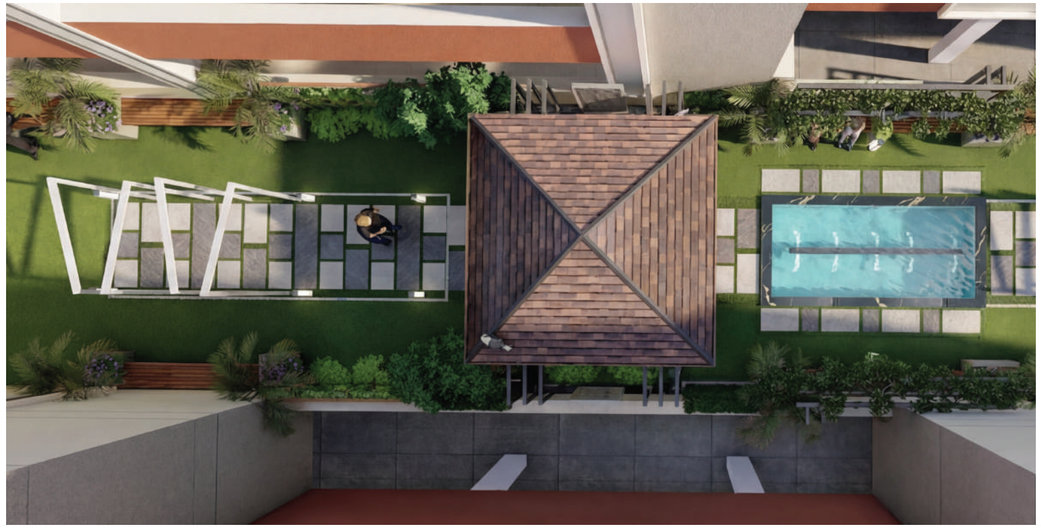


Barbecue Corner



Indoor Games

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Outdoor and Landscape Amenities

Hammock Garden

Open Badminton Court

Children's Play

Open Yoga Deck

Reflexology Path

Miyawaki Garden

Landscaped Garden Areas

Walking Track

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Living

Where stories begin and snacks disappear!

Dining

Where love is served in every meal!





Kitchen

Where love is the main ingredient!



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Every space is designed with a sense of proportion, balance, and functional luxury from **spacious living and dining areas to well planned bedrooms & spacious kitchens** with generous L-shaped counters.

Large windows create bright, welcoming interiors, while intelligent layouts ensure every square foot is functional and efficient. Thoughtful additions, such as common hand wash areas and optimally placed storage, enhance convenience without compromising on aesthetics.

Every corner reflects thoughtful
craftsmanship, refined detailing, and practical elegance.

Every unit at MP MAVIS is like a private nest among the branches north/east-facing, with no shared walls and no overlooking neighbors. Thoughtful layouts maximize light, ventilation, and privacy, creating a home where every family member can spread their wings in comfort and peace.

MASTER PLAN

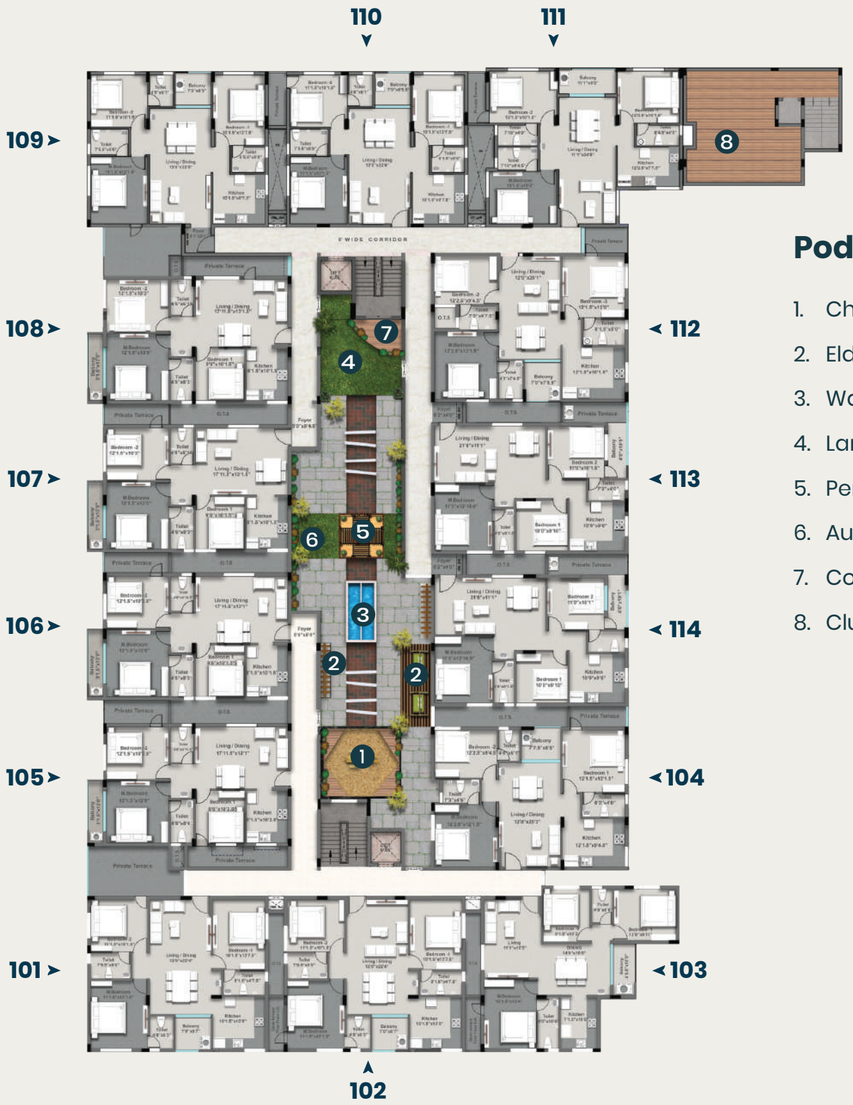
Stilt Floor Plan



Amenities

1. Entrance Arch
2. Lift Lobby
3. STP
4. 4-Wheeler EV Charging Points(Common Bay)
5. Car 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

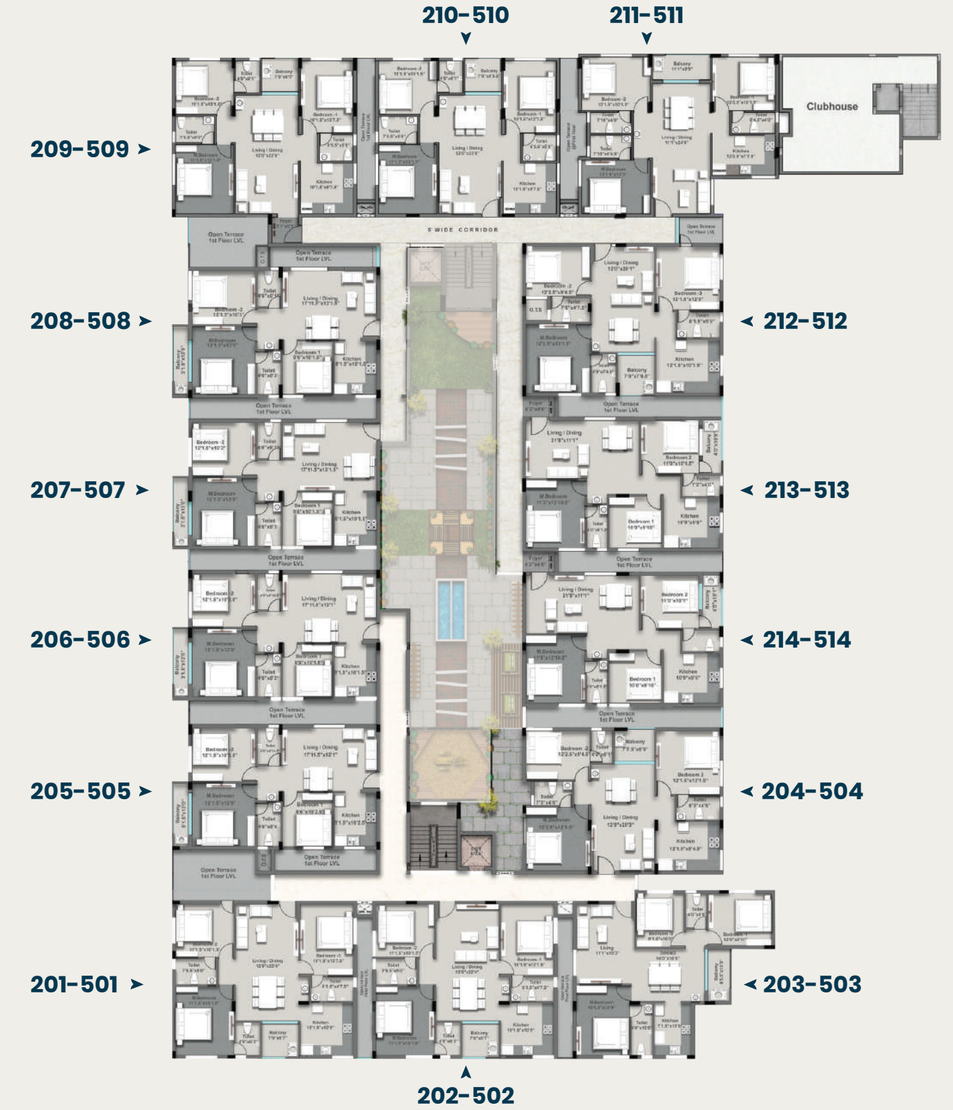
MASTER PLAN Typical Floor Plan – 1st Floor



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 Typical Floor Plan – 2nd to 5th Floor





Designed with clean lines and balanced proportions, MP Mavis reflects MP Developers' commitment to enduring quality, meticulous craftsmanship, and architecture that remains relevant for generations.

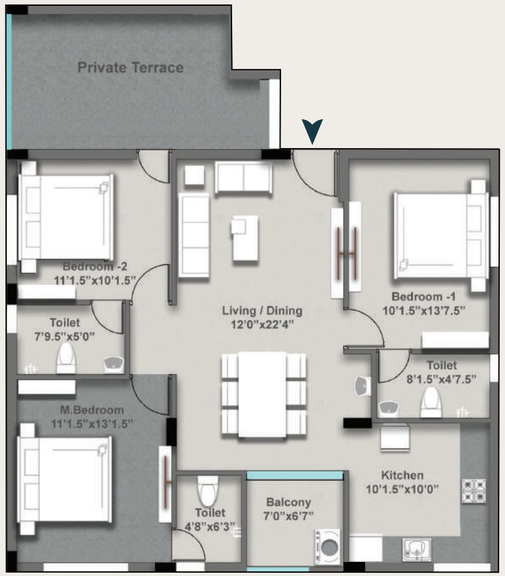
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FLOOR PLAN

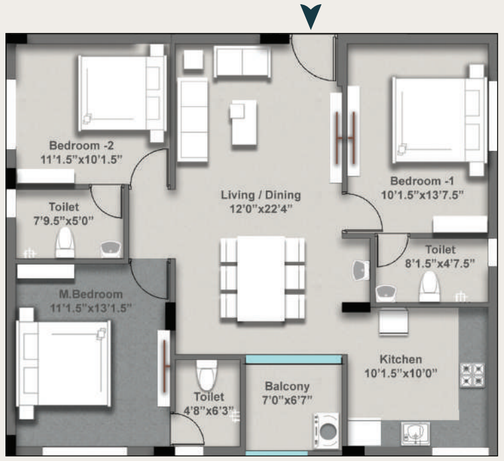
3BHK + 3T



Key Plan



FIRST FLOOR



2nd - 5th FLOOR

Area Statement

Unit No	Saleable Area	UDS	Private Terrace	Facing
101	1343 Sq.Ft	473 Sq.Ft	169 Sq.Ft	North
201/301/401/501	1343 Sq.Ft	473 Sq.Ft	-	North

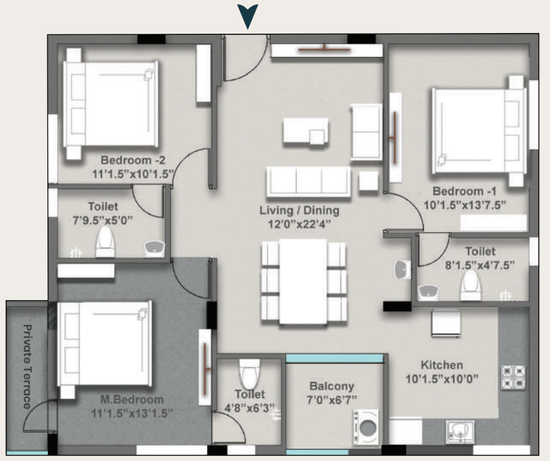
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FLOOR PLAN

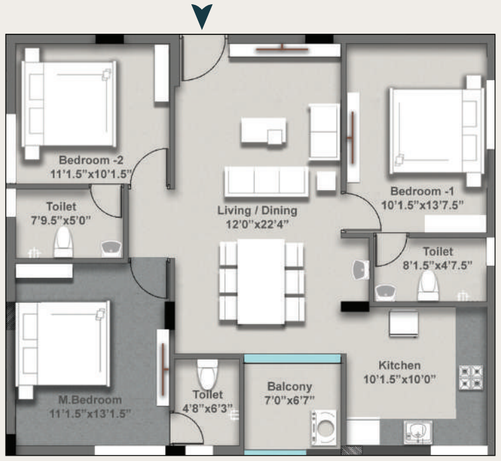
3BHK + 3T



Key Plan



FIRST FLOOR



2nd - 5th FLOOR

Area Statement

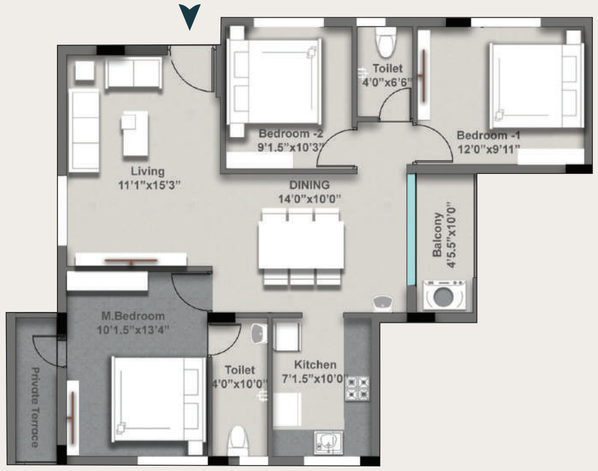
Unit No	Saleable Area	UDS	Private Terrace	Facing
102	1343 Sq.Ft	473 Sq.Ft	33 Sq.Ft	North
202/302/402/502	1343 Sq.Ft	473 Sq.Ft	-	North

FLOOR PLAN

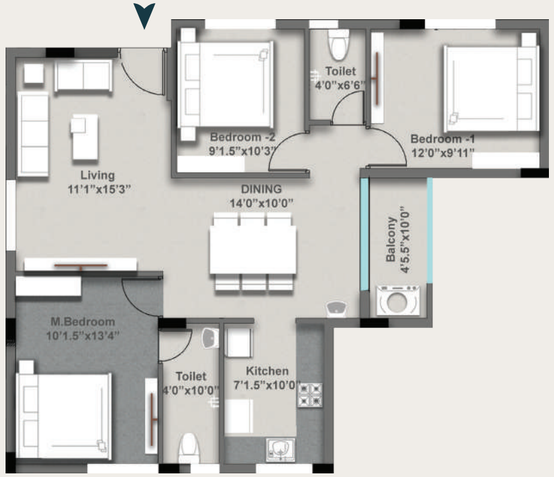
3BHK + 2T



Key Plan



FIRST FLOOR



2nd - 5th FLOOR

Area Statement

Unit No	Saleable Area	UDS	Private Terrace	Facing
103	1227 Sq.Ft	432 Sq.Ft	33 Sq.Ft	North
203/303/403/503	1227 Sq.Ft	432 Sq.Ft	-	North

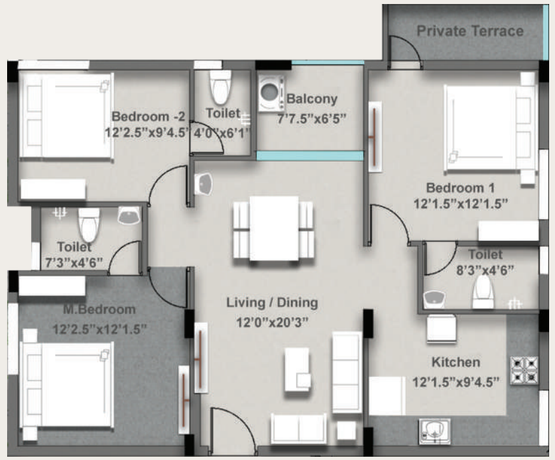
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FLOOR PLAN

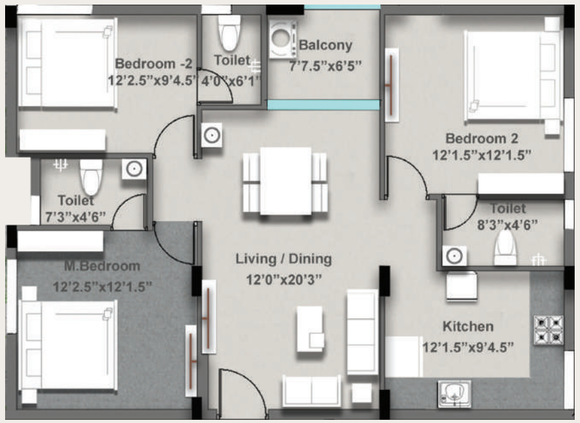
3BHK + 3T



Key Plan



FIRST FLOOR



2nd - 5th FLOOR

Area Statement

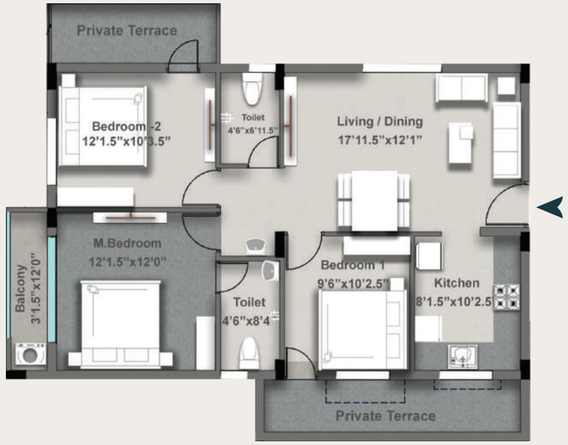
Unit No	Saleable Area	UDS	Private Terrace	Facing
104	1343 Sq.Ft	473 Sq.Ft	47 Sq.Ft	South
204/304/404/504	1343 Sq.Ft	473 Sq.Ft	-	South

FLOOR PLAN

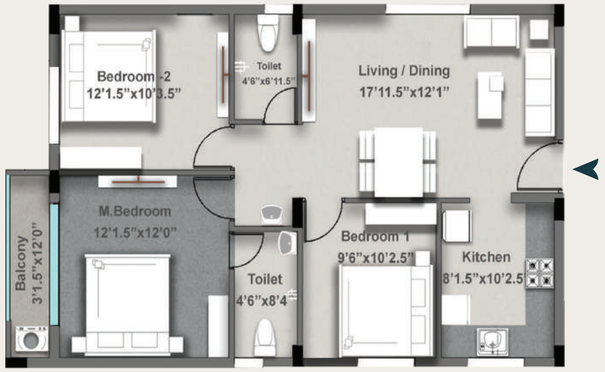
3BHK + 2T



Key Plan



FIRST FLOOR



2nd - 5th FLOOR

Area Statement

Unit No	Saleable Area	UDS	Private Terrace	Facing
105	1155 Sq.Ft	406 Sq.Ft	140 Sq.Ft	East
205/305/405/505	1155 Sq.Ft	406 Sq.Ft	-	East

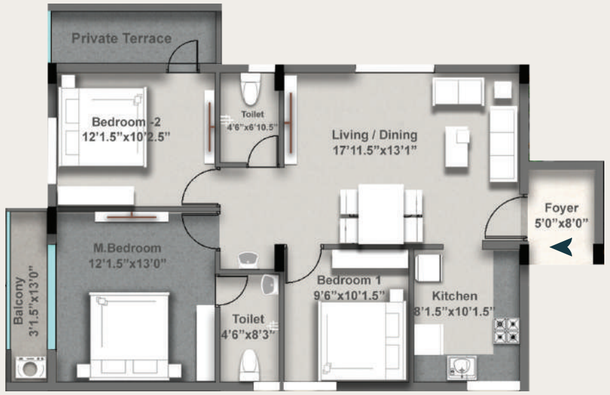
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FLOOR PLAN

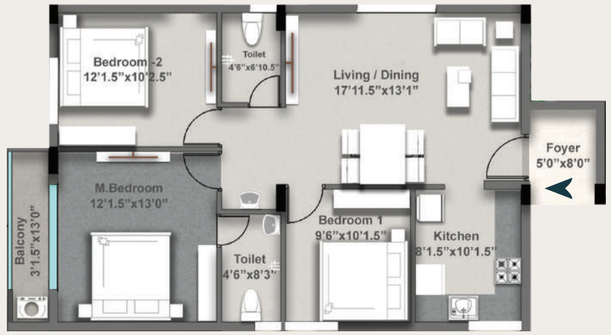
3BHK + 2T



Key Plan



FIRST FLOOR



2nd - 5th FLOOR

Area Statement

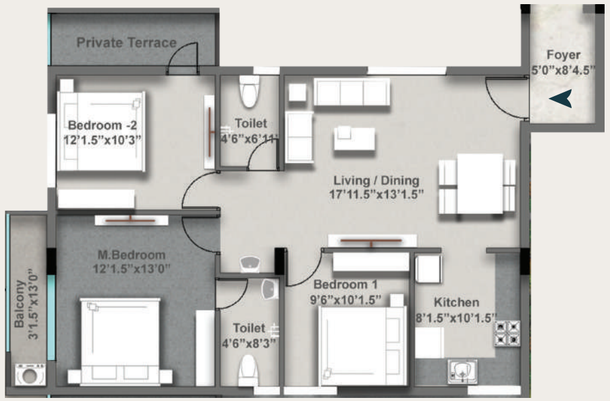
Unit No	Saleable Area	UDS	Private Terrace	Facing
106	1270 Sq.Ft	447 Sq.Ft	53 Sq.Ft	East
206/306/406/506	1270 Sq.Ft	447 Sq.Ft	-	East

FLOOR PLAN

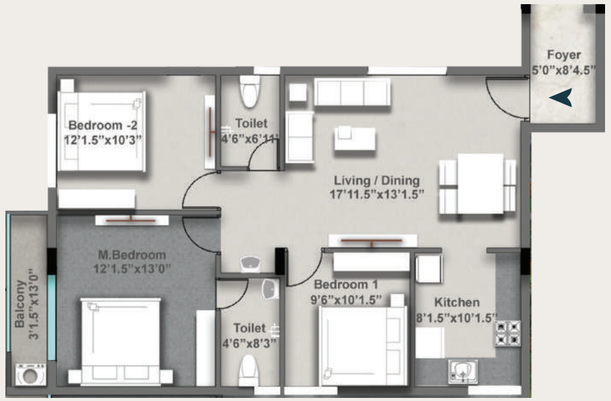
3BHK + 2T



Key Plan



FIRST FLOOR



2nd - 5th FLOOR

Area Statement

Unit No	Saleable Area	UDS	Private Terrace	Facing
107	1276 Sq.Ft	449 Sq.Ft	53 Sq.Ft	East
207/307/407/507	1276 Sq.Ft	449 Sq.Ft	-	East

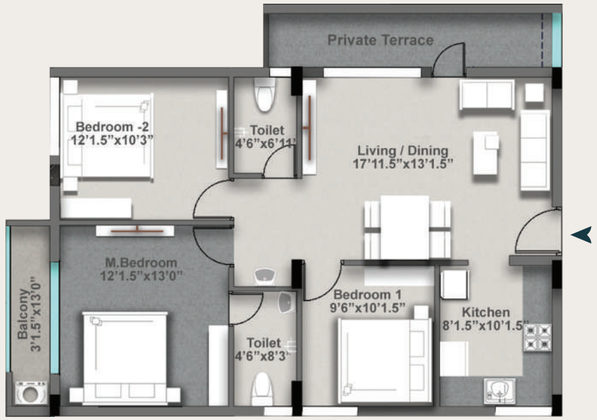
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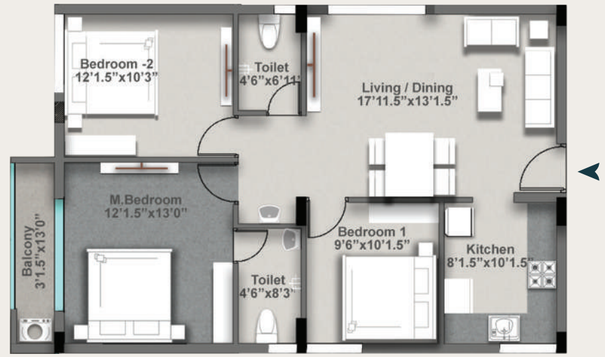
3BHK + 2T



Key Plan



FIRST FLOOR



2nd - 5th FLOOR

Area Statement

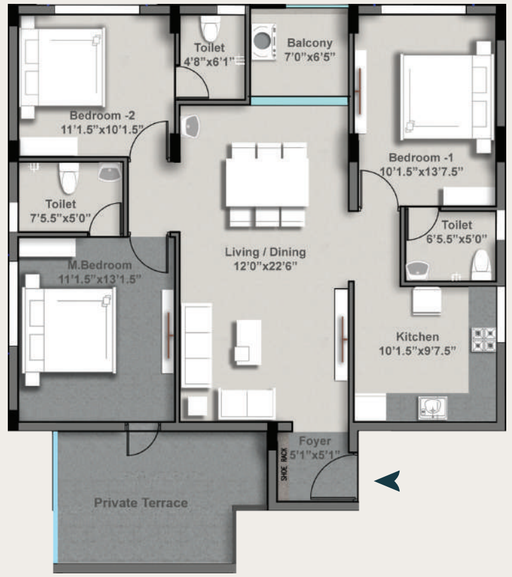
Unit No	Saleable Area	UDS	Private Terrace	Facing
108	1203 Sq.Ft	423 Sq.Ft	80 Sq.Ft	East
208/308/408/508	1203 Sq.Ft	423 Sq.Ft	-	East

FLOOR PLAN

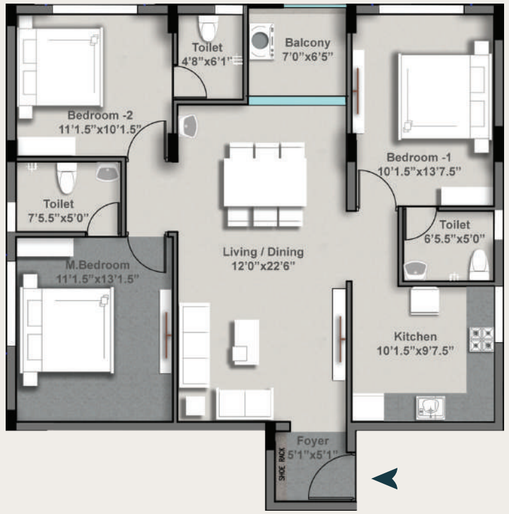
3BHK + 3T



Key Plan



FIRST FLOOR



2nd - 5th FLOOR

Area Statement

Unit No	Saleable Area	UDS	Private Terrace	Facing
109	1390 Sq.Ft	489 Sq.Ft	135 Sq.Ft	East
209/309/409/509	1390 Sq.Ft	489 Sq.Ft	-	East

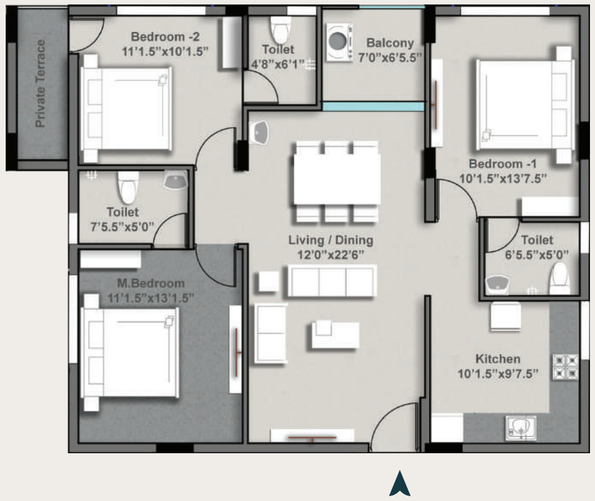
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FLOOR PLAN

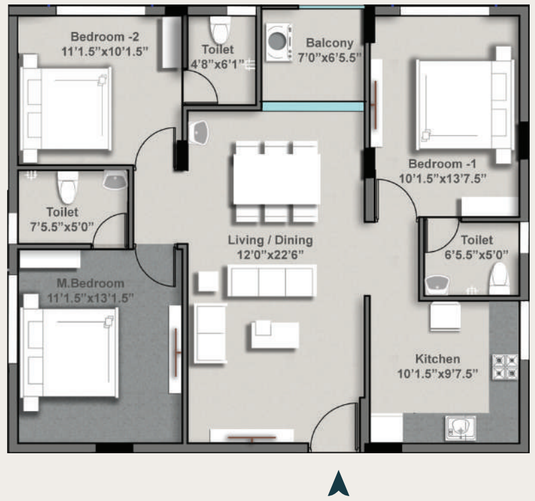
3BHK + 3T



Key Plan



FIRST FLOOR



2nd - 5th FLOOR

Area Statement

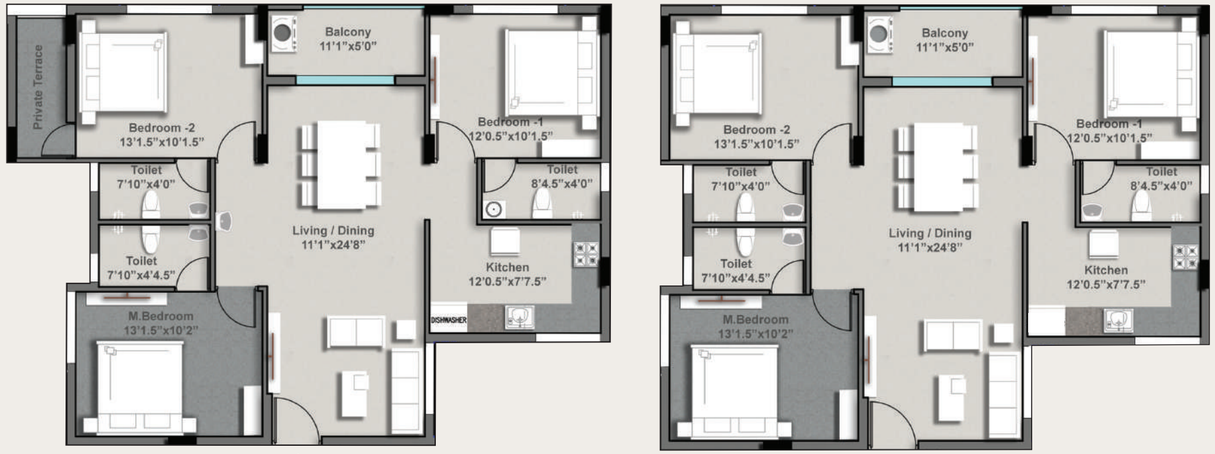
Unit No	Saleable Area	UDS	Private Terrace	Facing
110	1343 Sq.Ft	472 Sq.Ft	39 Sq.Ft	South
210/310/410/510	1343 Sq.Ft	472 Sq.Ft	-	South

FLOOR PLAN

3BHK + 3T



Key Plan



FIRST FLOOR

2nd - 5th FLOOR

Area Statement

Unit No	Saleable Area	UDS	Private Terrace	Facing
111	1363 Sq.Ft	479 Sq.Ft	36 Sq.Ft	South
211/311/411/511	1363 Sq.Ft	480 Sq.Ft	-	South

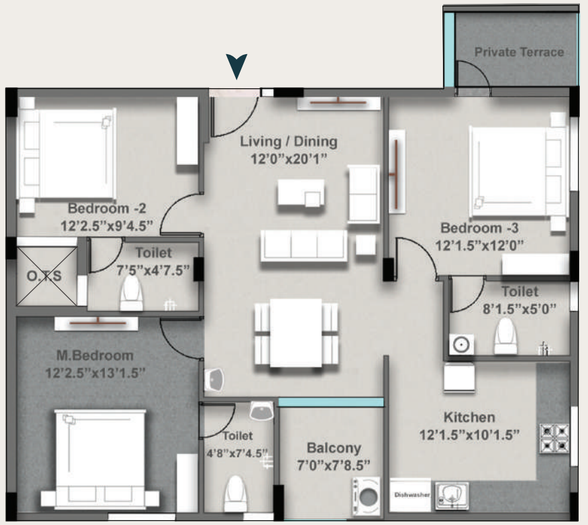
Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract. The dimensions shown for walls & openings may vary slightly & a tolerance level of 10% is to be expected in wall thickness under actual conditions .

FLOOR PLAN

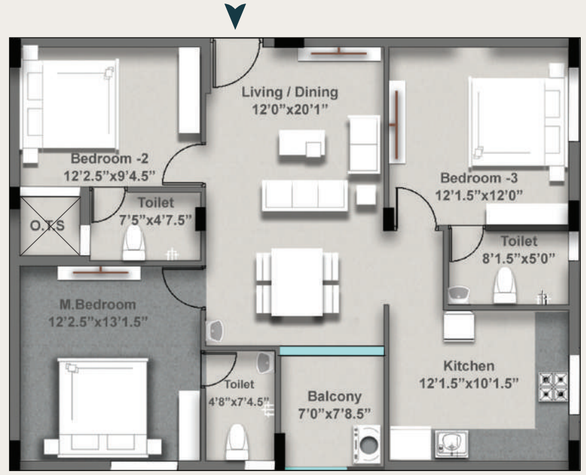
3BHK + 3T



Key Plan



FIRST FLOOR



2nd - 5th FLOOR

Area Statement

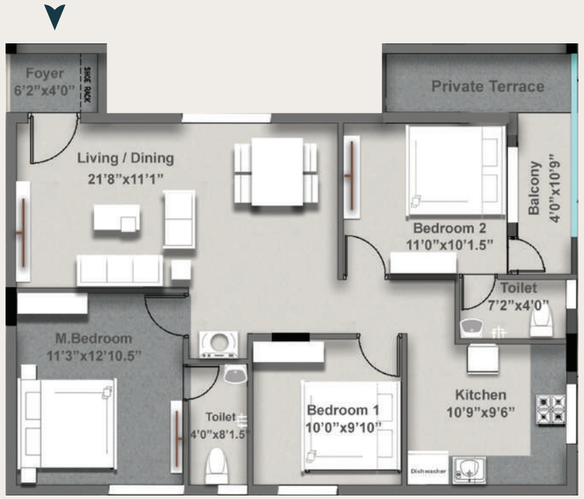
Unit No	Saleable Area	UDS	Private Terrace	Facing
112	1383 Sq.Ft	486 Sq.Ft	42 Sq.Ft	North
212/312/412/512	1383 Sq.Ft	487 Sq.Ft	-	North

FLOOR PLAN

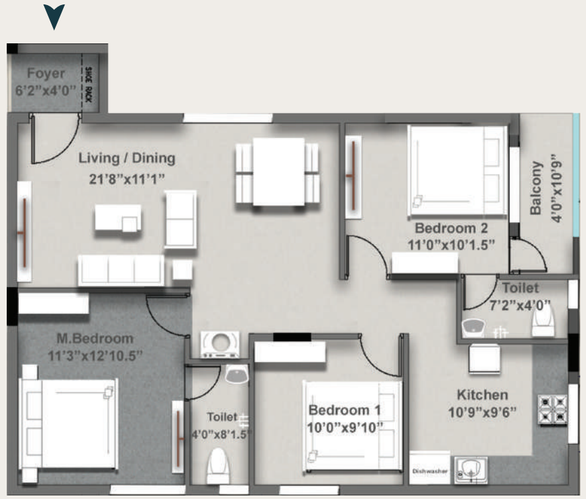
3BHK + 2T



Key Plan



FIRST FLOOR



2nd - 5th FLOOR

Area Statement

Unit No	Saleable Area	UDS	Private Terrace	Facing
113	1278 Sq.Ft	450 Sq.Ft	52 Sq.Ft	North
213/313/413/513	1278 Sq.Ft	450 Sq.Ft	-	North

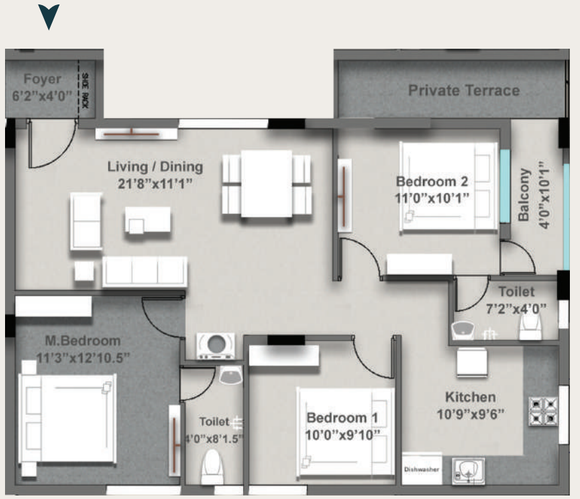
Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract. The dimensions shown for walls & openings may vary slightly & a tolerance level of 10% is to be expected in wall thickness under actual conditions .

FLOOR PLAN

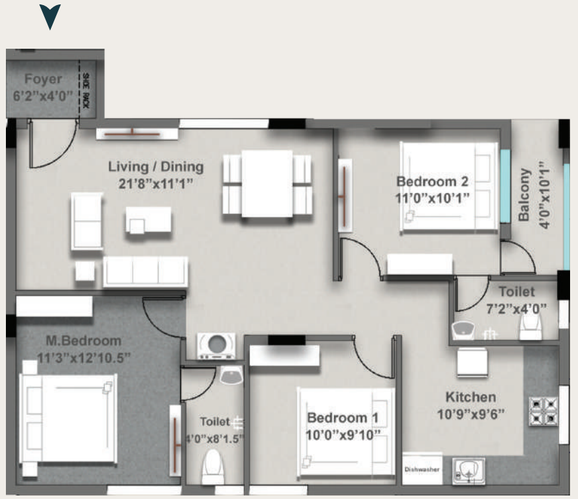
3BHK + 2T



Key Plan



FIRST FLOOR



2nd - 5th FLOOR

Area Statement

Unit No	Saleable Area	UDS	Private Terrace	Facing
114	1278 Sq.Ft	450 Sq.Ft	64 Sq.Ft	North
214/314/414/514	1278 Sq.Ft	450 Sq.Ft	-	North

Specifications

STRUCTURE

- RCC framed structure designed for seismic Zone III.
- Anti-termite treatment wherever applicable during the construction stage.
- **External walls** of 200 mm and **Internal walls** of 100 mm with AAC blocks.
- **Hand rail:** Staircase & Balcony: MS handrail- as per architect's intent.

FLOORING

- **Living & dining & Bedrooms:** 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.



Specifications



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)

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.

DOORS, WINDOWS & VENTILATOR

- **Main door (4'0" x 8'0"):** Engineered wood Frame & shutter 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.
- **Toilet door (2'6" x 7'0"):** Engineered wood shutter.
- **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.

Specifications

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.





Specifications

ELECTRICAL FIXTURES & FITTINGS

- Three-phase power supply with RCCB.
- **MCB / RCCB / MCCB:** Legrand / GM or equivalent.
- All switches will be from **Legrand / 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.
- 4 wheeler EV Charging Point will be Provided. (Common Bay)
- **DB box:** Havells or equivalent.
- **Wires and cables (FRLS):** Havells / Polycab or equivalent.

EXTERNAL FEATURES

- Rainwater harvesting, UG sump, STP provided.
- DG power backup for common areas.
- Automatic lift **(Johnson / Otis or equivalent)** with ARD
- 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.

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Payment Schedule

Payment Schedule	Percentage
Booking Advance	
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%**