

**mp**  
**developers**  
Trust Forever

  
**GOLDEN HEIGHTS**





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.

**6**  
Years of  
Excellence

**130+**  
Completed  
Projects

**35+**  
Ongoing  
Projects

**1900+**  
Happy  
Families



# Our Leaders



A first-generation entrepreneur, Praveen Malinani is the Managing Director of MP Developers. He is an Engineer who saw an opportunity to bring professional processes into the real estate business, he started MP Developers with a small team of 5 likeminded professionals. MP Developers has not only expanded its portfolio but also set new benchmarks in construction standards and design aesthetics. Praveen believes in creating sustainable and liveable spaces that resonate with the aspirations of modern urban dwellers. Under his leadership, the region is expected to set a strong footprint achieving newer milestones YOY.

**Mr. PRAVEEN MALINANI**  
Managing Director



Sarath Pemmasani, an enthusiastic, vibrant and multifaceted IT Professional turned Entrepreneur joined MP Developers by 2014. A strong advocate for customer satisfaction, Sarath Pemmasani places great emphasis on building lasting relationships with clients. His approachable and transparent leadership style has earned the trust and loyalty of customers, partners, and stakeholders alike. By fostering open communication and understanding client needs, Sarath ensures that MP Developers remains a preferred choice for homebuyers across Chennai. Under his supervision MP Developers has taken a paradigm shift.

**Mr. SARATH PEMMASANI**  
Managing Director





**mp**  
DEVELOPERS  
**GOLDEN HEIGHTS**



# STILT FLOOR PLAN



## LEGEND

- |                         |                     |
|-------------------------|---------------------|
| ① KIDS PLAY AREA        | ⑧ WAITING LOUNGE    |
| ② LANDSCAPE/GARDEN AREA | ⑨ ELECTRICAL ROOM   |
| ③ TRANSFORMER           | ⑩ SERVANT TOILET    |
| ④ ENTRY EXIT GATE       | ⑪ STP PUMP ROOM     |
| ⑤ DG                    | ⑫ UNDER GROUND STP  |
| ⑥ SECURITY CABIN        | ⑬ WALKING TRACK     |
| ⑦ LIFT                  | ⑭ UNDER GROUND SUMP |



# TYPICAL FLOOR PLAN





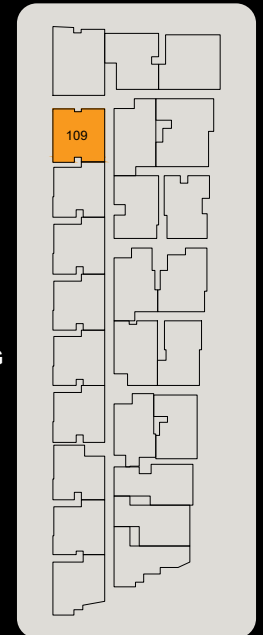
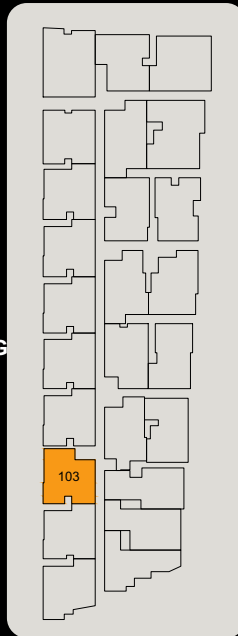
# UNIT PLAN



FLAT NO	AREA	UDS	TYPE
101/201/301/401/501	970	266	2 BHK
102/202/302/402/502	966	265	2 BHK
104/204/304/404/504	996	273	2 BHK
105/205/305/405/505	975	267	2 BHK
106/206/306/406/506	980	268	2 BHK
107/207/307/407/507	996	273	2 BHK
108/208/308/408/508	984	269	2 BHK



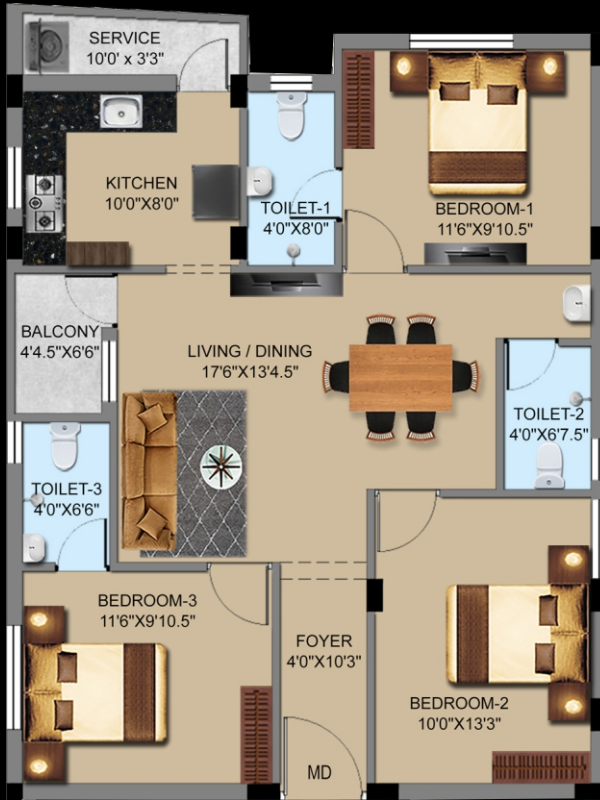
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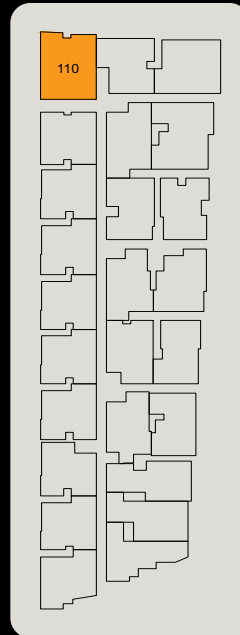
FLAT NO	AREA	UDS	TYPE
103/203/303/403/503	941	258	2 BHK
109/209/309/409/509	1009	276	2 BHK



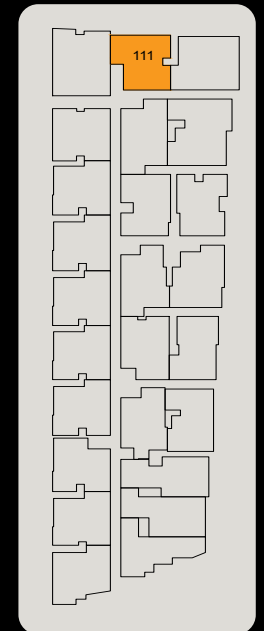
# UNIT PLAN



**NORTH  
FACING**



**NORTH  
FACING**



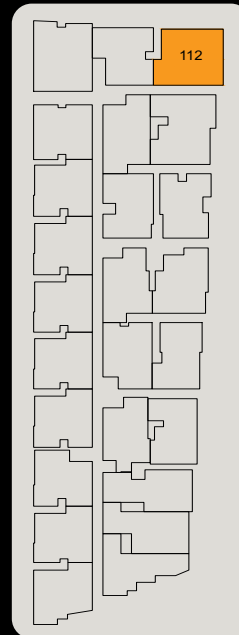
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110/210/310/410/510	1283	351	3 BHK
111/211/311/411/511	992	272	2 BHK



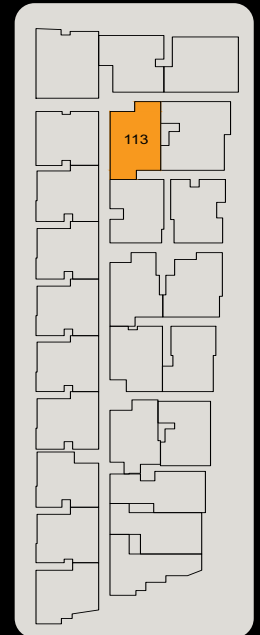
# UNIT PLAN



**NORTH  
 FACING**



**EAST  
 FACING**

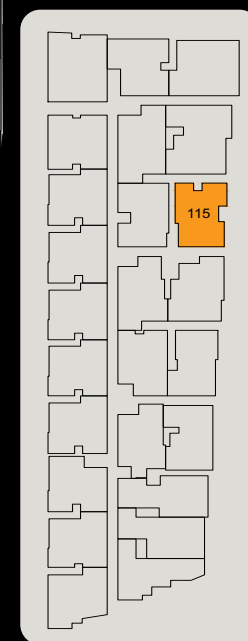
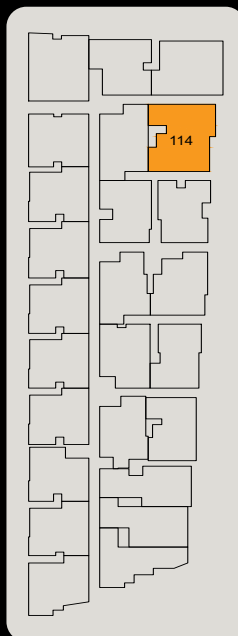


FLAT NO	AREA	UDS	TYPE
112/212/312/412/512	1178	323	3 BHK
113/213/313/413/513	1057	289	2 BHK



# UNIT PLAN

**SOUTH  
FACING**



**NORTH  
FACING**

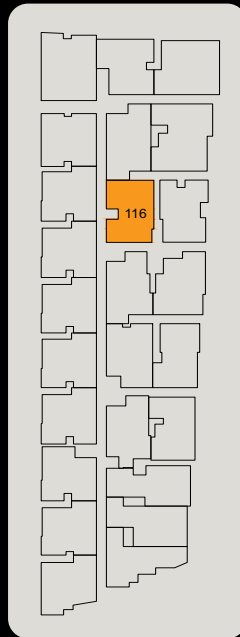
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114/214/314/414/514	1316	360	3 BHK
115/215/315/415/515	954	261	2 BHK



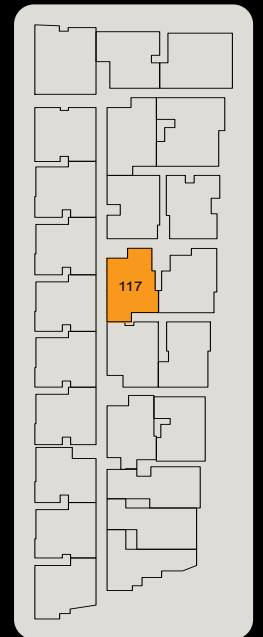
# UNIT PLAN



**NORTH  
FACING**



**EAST  
FACING**

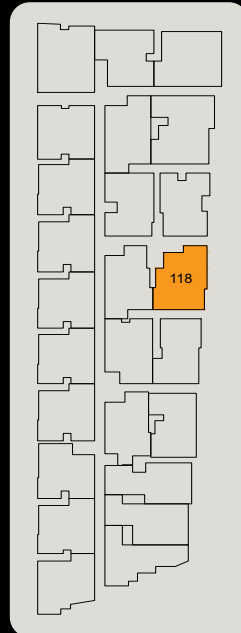


FLAT NO	AREA	UDS	TYPE
116/216/316/416/516	991	271	2 BHK
117/217/317/417/517	971	266	2 BHK

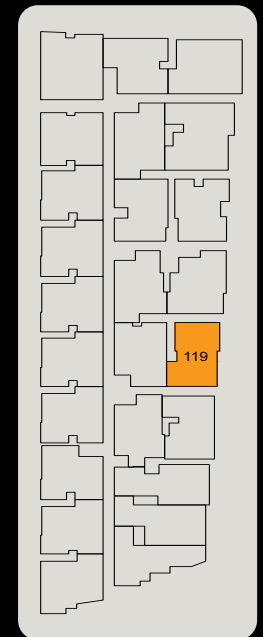


# UNIT PLAN

**SOUTH  
 FACING**



**NORTH  
 FACING**



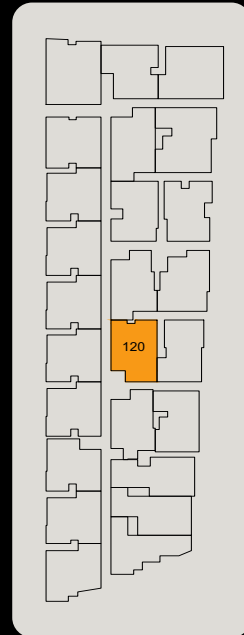
FLAT NO	AREA	UDS	TYPE
118/218/318/418/518	1001	274	2 BHK
119/219/319/418/519	926	254	2 BHK



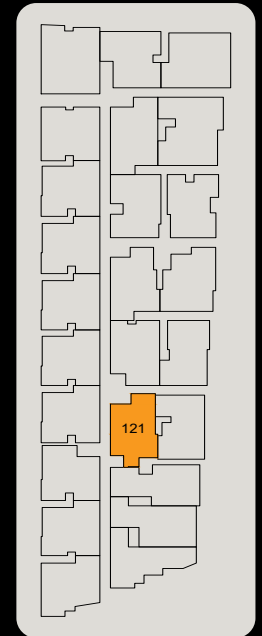
# UNIT PLAN



**NORTH  
FACING**



**EAST  
FACING**

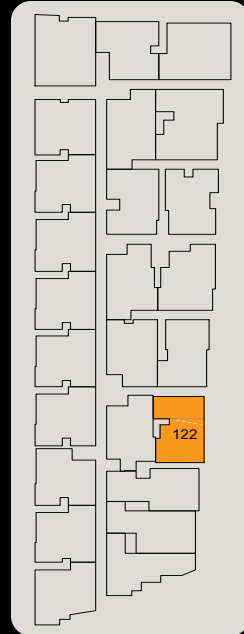
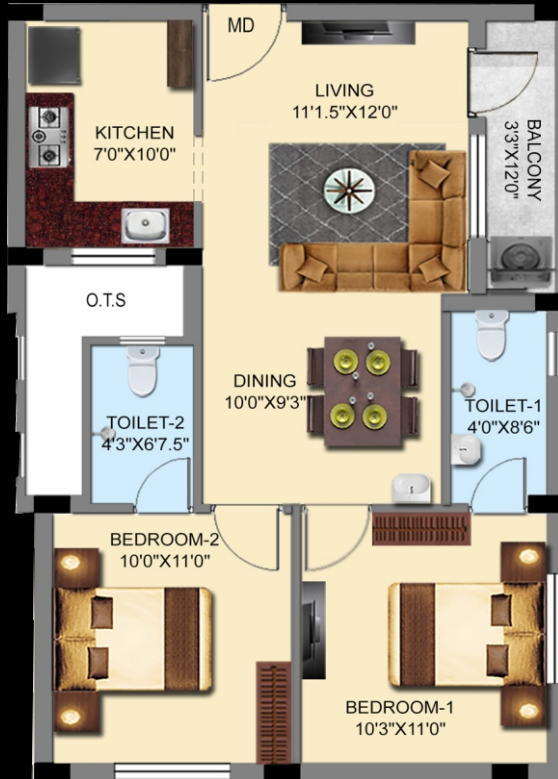


FLAT NO	AREA	UDS	TYPE
120/220/320/420/520	978	268	2 BHK
121/221/321/421/521	928	254	2 BHK

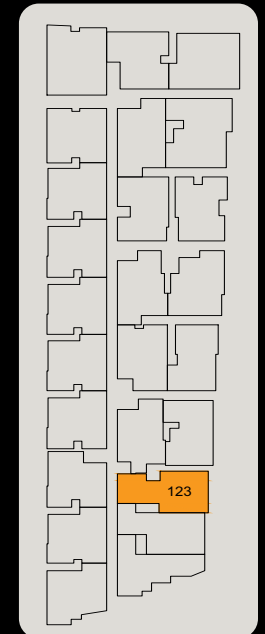


# UNIT PLAN

**SOUTH FACING**



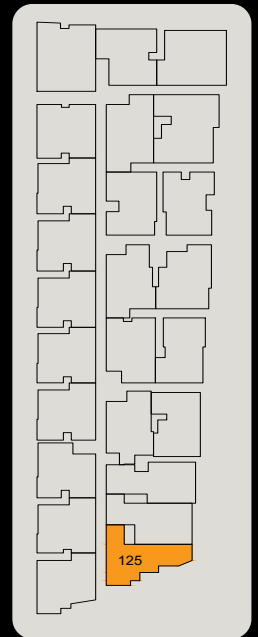
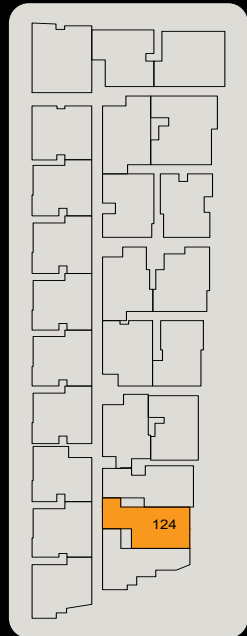
**EAST FACING**



FLAT NO	AREA	UDS	TYPE
122/222/322/422/522	954	261	2 BHK
123/223/323/423/523	1013	277	2 BHK



# UNIT PLAN



FLAT NO	AREA	UDS	TYPE
124/224/324/424/524	1006	275	2 BHK
125/225/325/425/525	950	260	2 BHK

## AMENITIES



**YOGA DECK**



**GYM**



**TERRACE SEATING AREA**



**PERGOLA SEATING**

- \* Multi Purpose Hall
- \* Gym
- \* Indoor Games
- \* Pergola Seating
- \* Walking Track
- \* Reflexology Path
- \* Yoga & Meditation Deck
- \* Senior Citizen Seating Area
- \* Kids Play Area
- \* Terrace Seating Area
- \* Landscaped Area
- \* Shoe Shiner
- \* Security Cabin - Round the Clock Security
- \* 24x7 CCTV Camera
- \* Servant Room
- \* Servant / Driver's Toilet
- \* Elders Seating area
- \* Common EV Charging Bay
- \* Lounge
- \* Wifi Zone
- \* Digital Door Lock
- \* Transformer Yard
- \* DG -For Common Area Power Backup
- \* Lifts of Reputed Make
- \* On Call Maintenance
- \* Covered / Surface Car parking
- \* STP
- \* E - Commerce collection point
- \* Rain Water Harvesting
- \* Association room
- \* Library
- \* Laundry / Ironing
- \* Hammock corner
- \* Entry Portal
- \* Party Lawn
- \* Dart wall



**REFLEXOLOGY  
WALKING TRACK**



**ELDERS SEATING AREA**



**HAMMOCK CORNER**



**WALKING TRACK**



**KIDS PLAY AREA  
OUTSIDE COMPOUND WALL**



**LANDSCAPE  
GARDEN AREA**

## SPECIFICATIONS

### STRUCTURE

- \* RCC framed structure and AAC blocks.
- \* Earthquake resistant structure to adhere to seismic zone III.
- \* Anti - Termite treatment wherever applicable during construction stage.

### KITCHEN

- \* Granite top & single bowl granite quartz sink Embarc or equivalent make to be provided (only supply).
- \* Provision for Chimney in kitchen.
- \* Provision for Water purifier / RO.

### TOILET

- \* Sanitary fittings – Hindware / Parryware or equivalent make - Wall mounted EWC, wall mounted wash basin
- \* CP fittings – Hindware / Parryware or equivalent make – Shower 3 in 1 wall mixer with telephonic shower, Diverter, Shower head, Pillar cock, concealed flush valve, angle valve, health faucet.

### ELEVATOR

- \* Cooper Lifts to the Terrace or Equivalent Make.

### FLOORING

- \* Living, Dining, Kitchen & Bedrooms- Vitrified tiles – 600 X 600mm Kajaria / KAG or Equivalent make.
- \* Toilet flooring - Anti skid Ceramic tiles – Kajaria / KAG or Equivalent make
- \* Toilet dadoing up to 7 feet in height of ceramic glazed tiles – Kajaria / KAG or Equivalent make
- \* Kitchen dadoing above the counter to height of 2 feet- ceramic wall tile – Kajaria / KAG or Equivalent make
- \* Balcony - Anti skid Ceramic tiles – Kajaria / KAG or Equivalent make
- \* Common Area- Stilt floor Lobby - Granite flooring. Corridors & typical floor lobby - vitrified tiles.
- \* Terrace – Cool tile will be laid
- \* Drive way [External] - Interlocking paver

### Windows / Ventilators

- \* 2 Track UPVC windows with glazed Sliding shutters Venesta or equivalent make.
- \* UPVC Ventilators with Plain glass will be from Venesta or equivalent make.

## SPECIFICATIONS

### DOOR

- \* Main Door of size 3'6"x 8'0", frame is made of ENGINEERING WOOD. Shutter of 38mm thick both sides finished with engineered veneer with grooves and designer hardware's of imported or equivalent make.
- \* Internal doors of size 3'0"x7'0" , frame is made of ENGINEERING WOOD. Shutter of 35mm thick both sides finished with engineered veneer with grooves and designer hardware's of YALE / DORSET or equivalent make.
- \* Toilet doors of size 2'6"x7'0", frame is made of ENGINEERING WOOD. Shutter of 36mm thick both sides finished with engineered veneer with grooves and designer hardware's of YALE / GODREJ or equivalent make.
- \* Balcony doors - 2 Track UPVC glazed Sliding shutters.

### PAINT

- \* **Internal:** 2 coats of smooth putty, 1 coats of primer and 2 coats of premium emulsion paint of ASIAN/ NIPPON / JSW or equivalent make.
- \* **External:** All External walls will be finished with texture, 1 coats of primer and 2 coats of weather proof emulsion paint of ASIAN/ NIPPON / JSW or equivalent make.
- \* **Ceiling:** 2 coats of smooth putty, 1 coats of primer and 2 coats of Tractor emulsion paint of ASIAN/ NIPPON / JSW or equivalent make.

### RAILING

- \* Balcony and Staircase MS Railing finished with enamel paint aesthetically designed & fixed to wall.

### ELECTRICAL

- \* **Power supply:** 3 PHASE power supply connection
- \* **Safety device:** MCB & RCCB (Residual current circuit breaker)
- \* **Switches & sockets:** Modular box & modular switches & sockets of Litaski / GM or equivalent
- \* **Wires:** Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Orbit wires or equivalent
- \* **15A Plug point:** Provision for Refrigerator, Washing Machine , Micro - oven
- \* **Hob:** Hob point will be provided
- \* **TV:** Point in living & Master bed
- \* **Telephone:** Point in living
- \* **Data:** Point in living & Master bedroom
- \* **Split-air conditioner:** Point will be given in living & all bedrooms
- \* **Exhaust fan:** Point will be given in all bathrooms
- \* **Geyser:** Point in all toilets
- \* **Back-up:** For essential points in common areas
- \* **DB Box:** Havells – 8 segment DB

### WATER SUPPLY

- \* Bore well water supply / Municipal water supply provision will be provided.

## PAYMENT SCHEDULE

<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



#### SCHOOLS & COLLEGES

- \* Sekkizhar Govt school for men - 800 Meters
- \* Sri Krish International school - 1.1 Km
- \* Madha Medical College - 900 Meters
- \* Grace CBSE School - 1 Km
- \* St.Joseph's College of Arts & Science - 2.7 Km
- \* Ramachandra Medical College - 6.8 Km



#### HOSPITALS

- \* Madha Medical College & Hospital - 900 Meters
- \* Muthukumaran Medical College & Hospital - 3 Km
- \* Kedar Hospital - 2.5 Kms

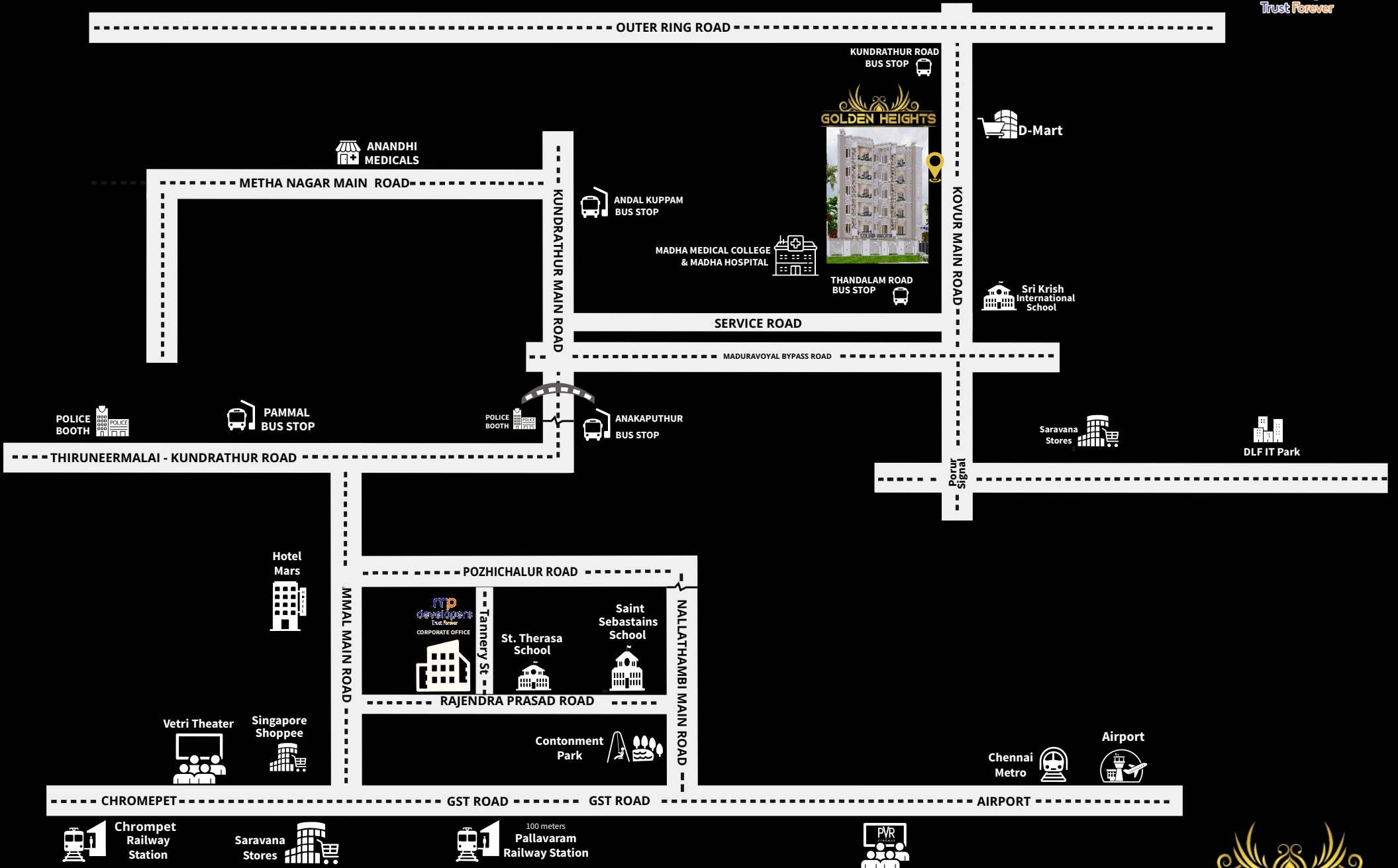


#### PUBLIC FACILITIES

- \* Supermarkets, Bakery, Theaters - (600 Meters to 1.5 Km)
- \* Temple, Mosque & Church - (100 Meters to 1.2 Km)
- \* kundrathur Police Station - 1.2 Kms
- \* Airport - 9.6 Km
- \* Gym & Fitness Centres - (300 Meters to 1.0 Km)



# LOCATION MAP





## CORPORATE OFFICE

Plot no 3, Tannery St, somasundaram Nagar,  
Pallavaram, Chennai - 600043

☎ **7825 806 806** | ✉ **sales@mpdevelopers** | 🌐 **mpdevelopers.com**

TN/1/Building/0397/2024 Dated 19.06.2024

## Our Bankers

