



**THE**  
**WHITE HOUSE**  
PRESIDENTIAL APARTMENTS  
MANAPAKKAM



REDEFINING YOUR LIVING SPACE

With Our Quality Construction

## ABOUT US

Founded in 2012, MP Developers is committed to transforming lives by providing exceptional homes for every budget. Based in Chennai, we focus on customer-driven construction, delivering over 200+ projects that reflect our dedication to quality, integrity, and innovation.

Our experienced team and modern technology ensure that every home we build meets the highest standards of excellence. With a mission to 'Construct Happiness, we continue to push the boundaries of what's possible in real estate, creating spaces that enhance lives and bring dreams to life.

13<sup>+</sup>

YEARS OF  
EXPERIENCE

200<sup>+</sup>

PROJECT  
COMPLETED

2.5K<sup>+</sup>

HAPPY  
CUSTOMERS

35<sup>+</sup>

ONGOING PROJECTS





### UNERRING QUALITY

Consistent high-quality delivery guaranteed always



### CUSTOMER CENTRIC

Customer needs are always prioritized first no matter what



### INTEGRITY

Ethical business practices



### PERSEVERANCE

Persistent effort in creating new home owners



### EXQUISITE EXCELLENCE

Exceptional design always surpassed exceeding standards



### ATTENTION TO DETAIL

Precision in every detail ensured



### STRICT ADHERENCE

Zero deviation and adherence to ethical practices keeps the trust up



THE  
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PRESIDENTIAL APARTMENTS



**Mr. PRAVEEN MALINANI**

Founder, Chairman & Managing Director

# MEET OUR FOUNDER

At the heart of MP Developers, stands our dynamic Managing Director, Mr. Praveen Malinani, a visionary whose entrepreneurial journey embodies passion, resilience, and an unwavering commitment to excellence. A first-generation entrepreneur hailing from the city of dreams, Mr. Praveen turned his aspirations into reality through self-belief, relentless dedication, and a focus on innovation. His leadership philosophy is deeply rooted in empowering individuals, fostering collaboration, and embracing challenges as opportunities for growth.

## **The Power of Vision and Belief**

Much like every great leader, Mr. Praveen believes success starts with confidence in one's vision. His mantra, "Before others believe in you, you must first believe in yourself," has guided MP Developers in creating homes that blend luxury with thoughtful design.

## **Experience is the Catalyst to Power**

Before the foundation of MP Developers, Mr. Praveen has built a hefty wealth of experience in business, real estate, and leadership. His deep insights have helped shape a brand that is trusted for its quality and innovation, redefining luxury living while maintaining customer satisfaction at its core.

## **A Leader Who Prioritizes Teamwork**

Under Mr. Praveen Malinani's leadership, MP Developers thrives on a shared vision of success. He values team dedication and celebrates every milestone as a collective win. His guidance fosters innovation and a drive for excellence. As MP Developers redefines luxury living, Mr. Praveen remains a guiding force, committed to delivering exceptional value to every customer.



## **MISSION**

MP Developers strives to be the leading real estate partner, known for integrity, innovation, and exceptional service. We create sustainable, vibrant living spaces that enrich lives and foster thriving communities, upholding our

**MOTTO: TRUST FOREVER.**



## **VISION**

As a Chennai-focused real estate company, we aim for a **₹1,000 Cr** turnover with a clear growth vision. Our goal is to build a brand known for high-FFFquality, value driven homes, making homeownership accessible to all. Over the next decade, we aspire to be Tamil Nadu's most trusted real estate brand—and eventually, a nationwide name.





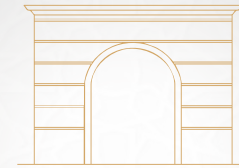


# *Sculpting your Lifestyle*



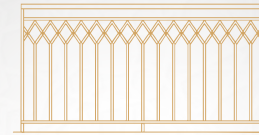
## **CORNICES**

The decorated projection at the top of a wall, provided to protect the wall face or to ornament and finish the eaves.



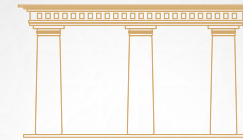
## **GROOVES**

The decorated projection at the top of a wall, provided to protect the wall face or to ornament and finish the eaves.



## **RAILINGS**

Galvanized to avoid rust.  
Heavier sections for safety.



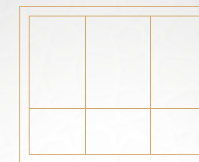
## **COLUMNS**

Solid support between a door or window opening or support a bridge. Usually square, but can be cylindrical too.



## **JALIS**

Gives beauty to the elevation.



## **NIBS**

Excellent framing to the windows.





AN ABUNDANCE OF LUXURIES CURATED TO PAMPER YOU AND REJUVENATE  
YOUR SENSES FORM A LIFESTYLE THAT A PRIVILEGED FEW CAN ENJOY  
WITH AMENITIES





## PRIME LOCATION, ULTIMATE CONVENIENCE

MP White House by MP Developers is strategically located in the thriving neighborhood of Porur, one of Chennai's fastest-growing residential and commercial hubs. This area is rapidly emerging as a preferred destination for IT professionals, with over seven major IT parks already established and more in the pipeline.

The proposed Financial Tech City development in the area is set to further enhance its appeal, bringing in top-tier infrastructure and job opportunities. In addition, the upcoming metro line from Guindy to Poonamallee will offer seamless connectivity, ensuring residents enjoy smooth access to the rest of Chennai and all its conveniences.

MP White House offers the perfect blend of location, lifestyle, and long-term value a true advantage for modern families and working professionals.



# CHENNAI'S EMERGING SILICON VALLEY

## MANAPAKKAM



DLF IT PARK



L&T PHASE 2



COMMER ZONE

### MANAPAKKAM, THE RISING STAR OF CHENNAI'S TECH SCENE.

Home to over 150,000 IT professionals, Porur is part of the high-growth Guindy–Manapakkam–Porur–Poonamallee corridor, where the workforce is expected to rise to 500,000 in the next 3–5 years. This surge is driving demand for housing and is expected to significantly boost property values, making MP White House a smart investment for homeowners and investors alike. The proposed Financial Tech City development in the area is set to further enhance its appeal, bringing in top-tier infrastructure and job opportunities. MP White House offers the perfect blend of location, lifestyle, and long-term value — a true advantage for modern families and working professionals.



### GUINDY TO POONAMALLEE METRO: BOOSTING CONNECTIVITY THROUGH MANAPAKKAM

The Chennai Metro Phase II project will soon connect Guindy to Poonamallee via Corridor 5, with Manapakkam as one of the key stations. This 26.1 km stretch, running from Lighthouse to Poonamallee Bypass, is set to ease traffic and enhance east-west connectivity across the city. Manapakkam, a fast-developing commercial and residential area, will see major benefits from this metro link. The section between Poonamallee and Porur is nearly complete and expected to be operational by the end of 2026, offering faster, more convenient travel for thousands of commuters.





CHILDREN PLAY AREA



OPEN YOGA DECK



GYM



THE  
**WHITE**  
PRESIDENTIAL





THE  
HOUSE  
L APARTMENTS



LEISURE PODS



PERGOLA SEATING



RAINBOW PAVILION





## STILT FLOOR PLAN



### AMENITIES

- 1. Children's Play Area
- 2. Manicured Landscape
- 3. Seating Area
- 4. Leisure Pods

- 5. Aromatic Garden Area
- 6. Lobby
- 7. Digital Access Control Lock
- 8. Elder Seating Area

- 9. Street Light
- 10. Walking Track





## TYPICAL FLOOR PLAN



TOWER B

TOWER A





## TERRACE FLOOR PLAN



### AMENITIES

- |                        |                     |                      |
|------------------------|---------------------|----------------------|
| 11. Gym                | 15. Pergola Seating | 19. Rainbow Pavilion |
| 12. Gazebo             | 16. Landscape Area  | 20. Lift             |
| 13. Mound Seating      | 17. Meditation Area |                      |
| 14. Auroville Planting | 18. Open Yoga Deck  |                      |



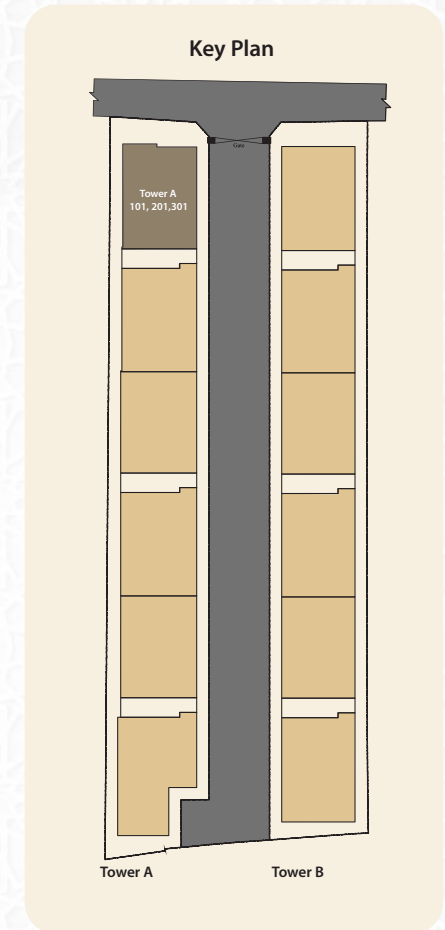
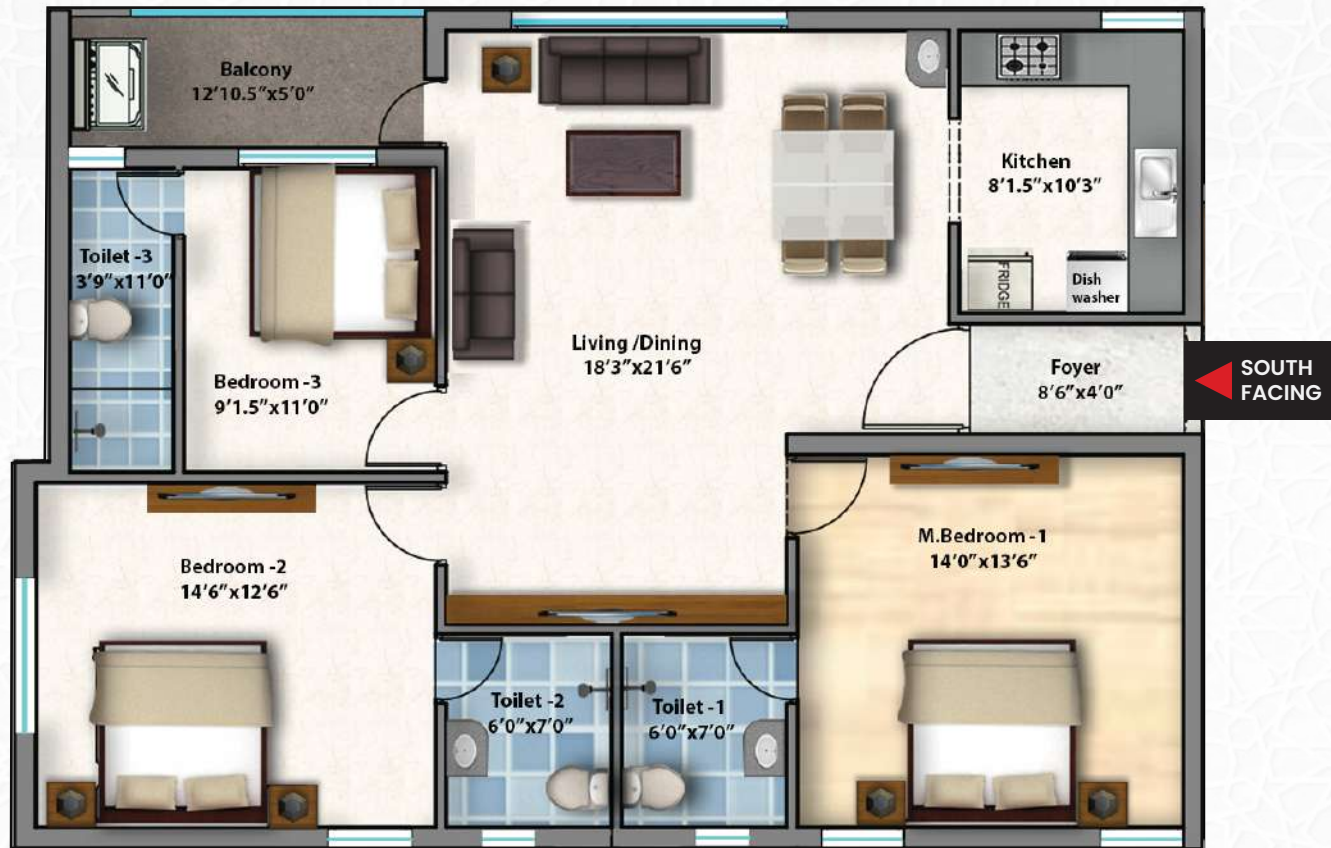








# FLOOR PLAN - TOWER A



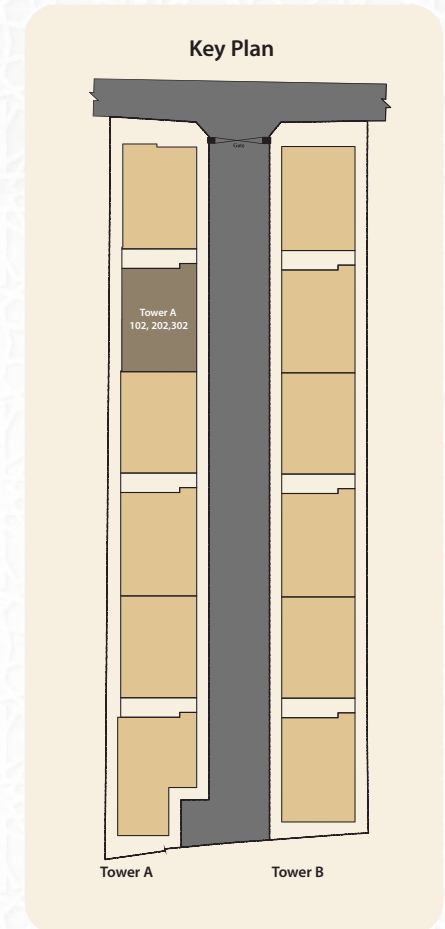
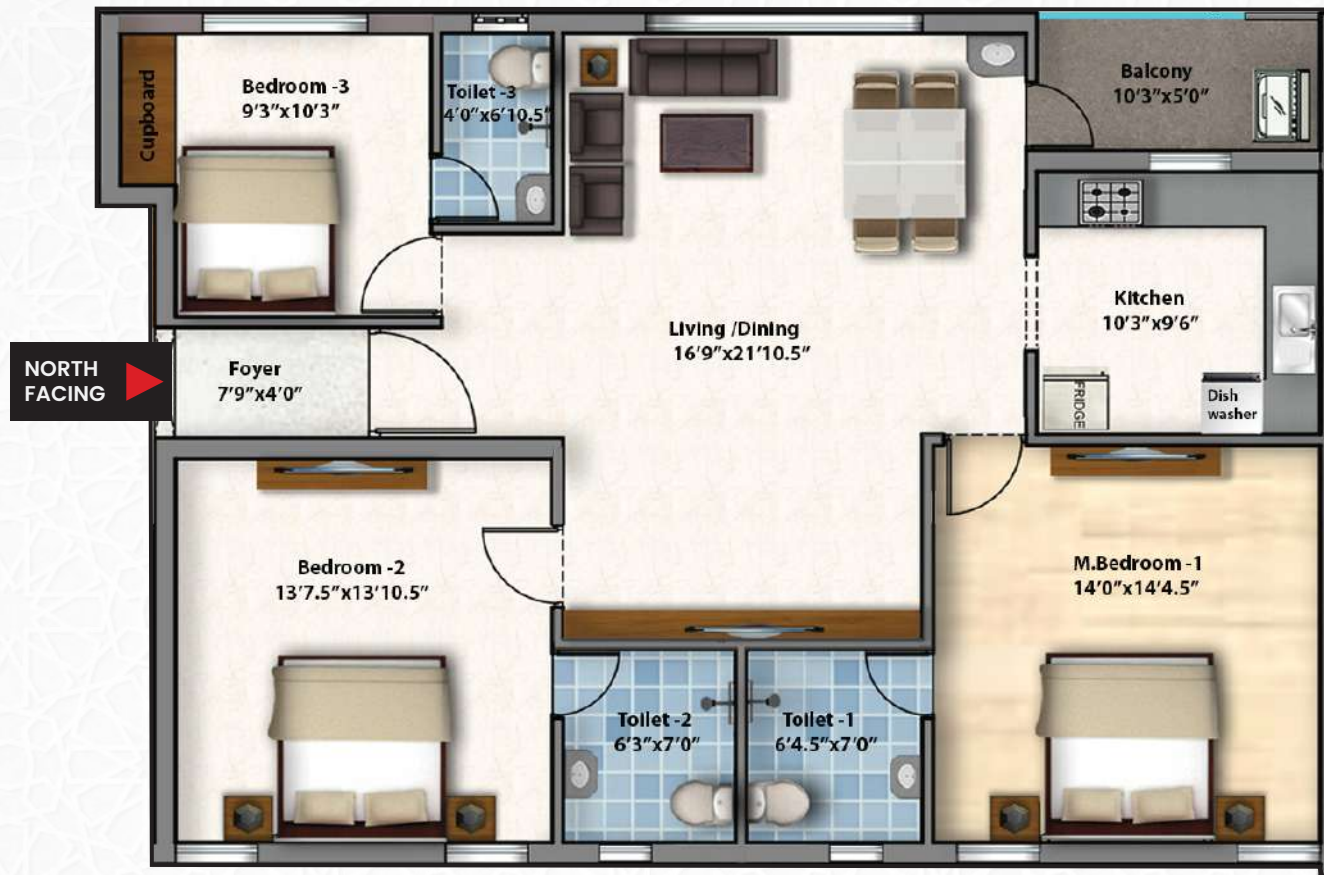
| FLAT NO     | AREA | UDS |
|-------------|------|-----|
| 101/201/301 | 1650 | 603 |







## FLOOR PLAN - TOWER A



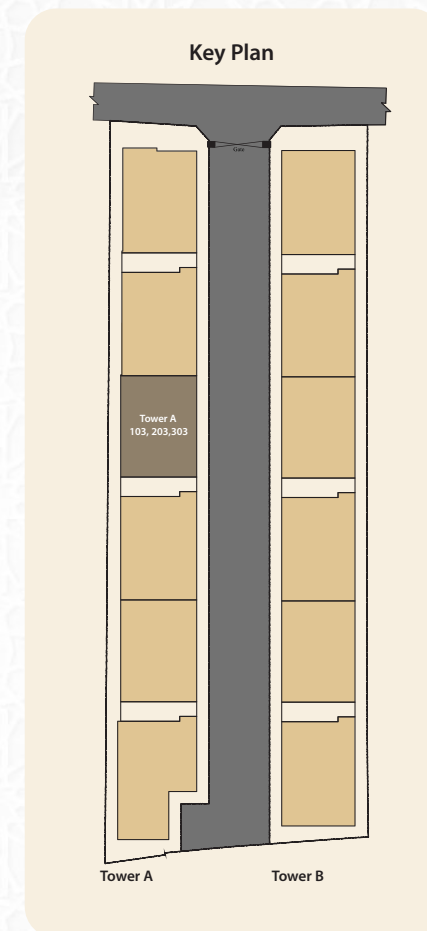
| FLAT NO     | AREA | UDS |
|-------------|------|-----|
| 102/202/302 | 1705 | 623 |







# FLOOR PLAN - TOWER A



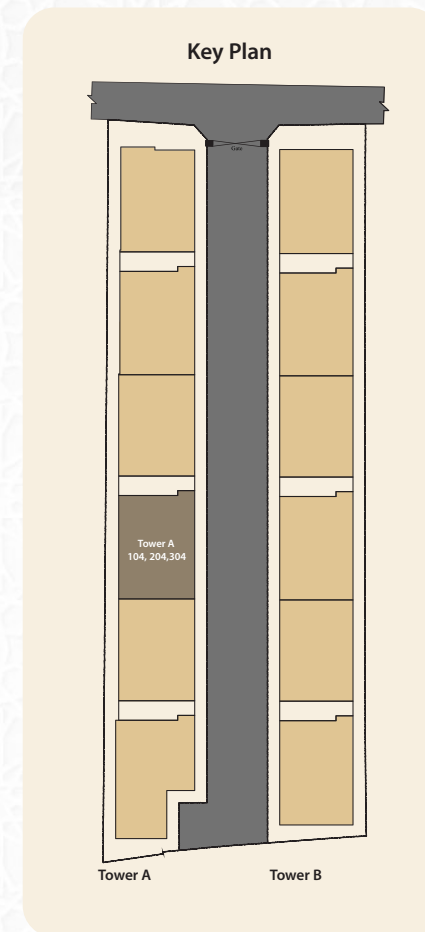
| FLAT NO     | AREA | UDS |
|-------------|------|-----|
| 103/203/303 | 1681 | 614 |







# FLOOR PLAN - TOWER A



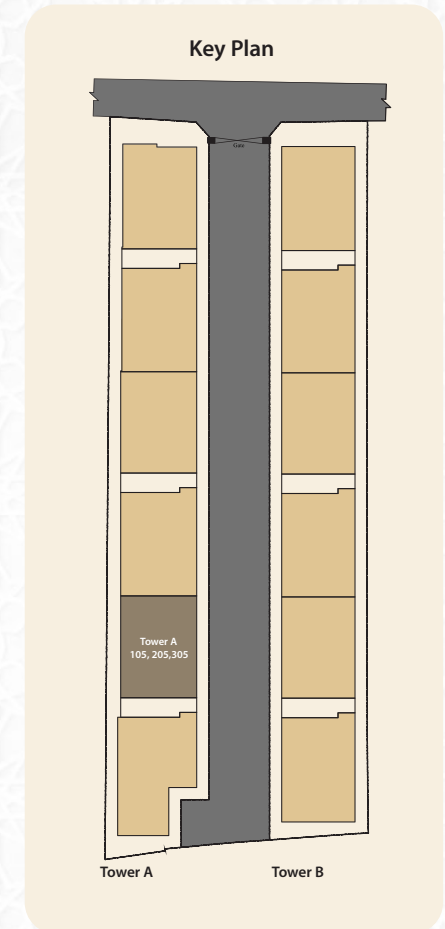
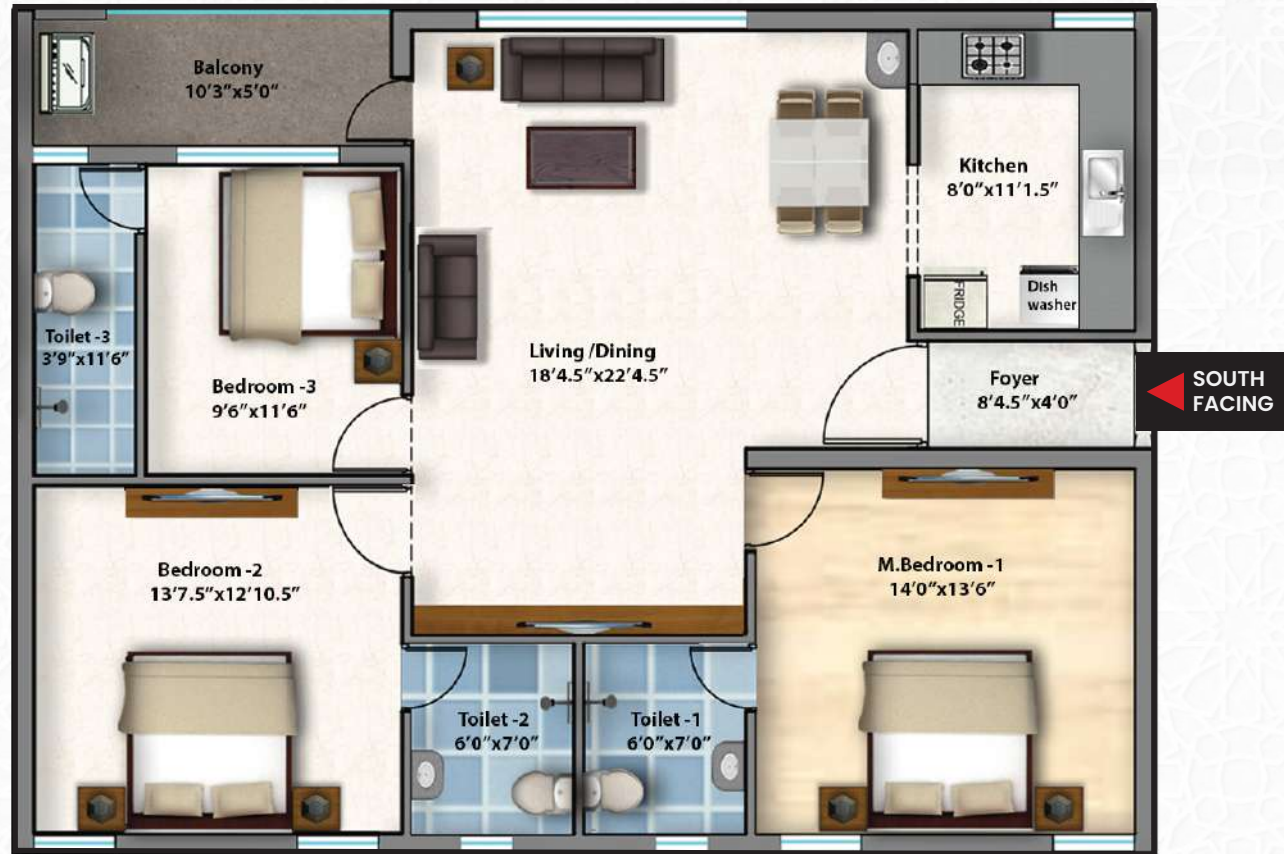
| FLAT NO     | AREA | UDS |
|-------------|------|-----|
| 104/204/304 | 1733 | 633 |







# FLOOR PLAN - TOWER A



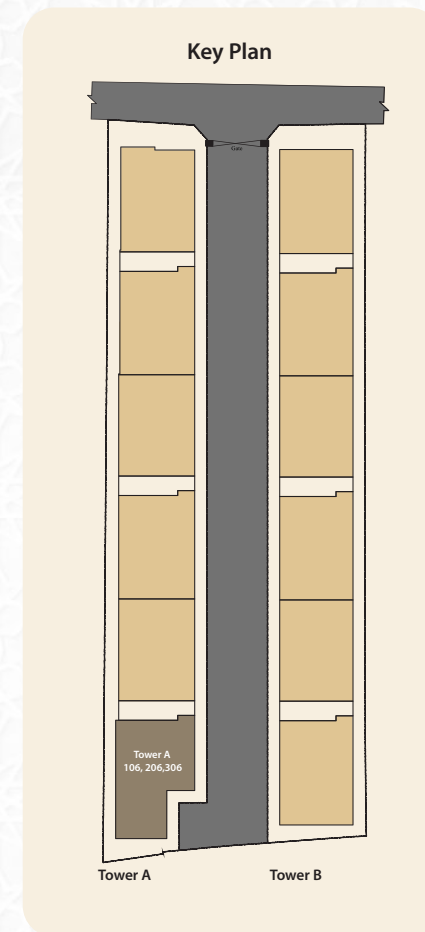
| FLAT NO     | AREA | UDS |
|-------------|------|-----|
| 105/205/305 | 1690 | 618 |







# FLOOR PLAN - TOWER A



| FLAT NO     | AREA | UDS |
|-------------|------|-----|
| 106/206/306 | 1750 | 640 |

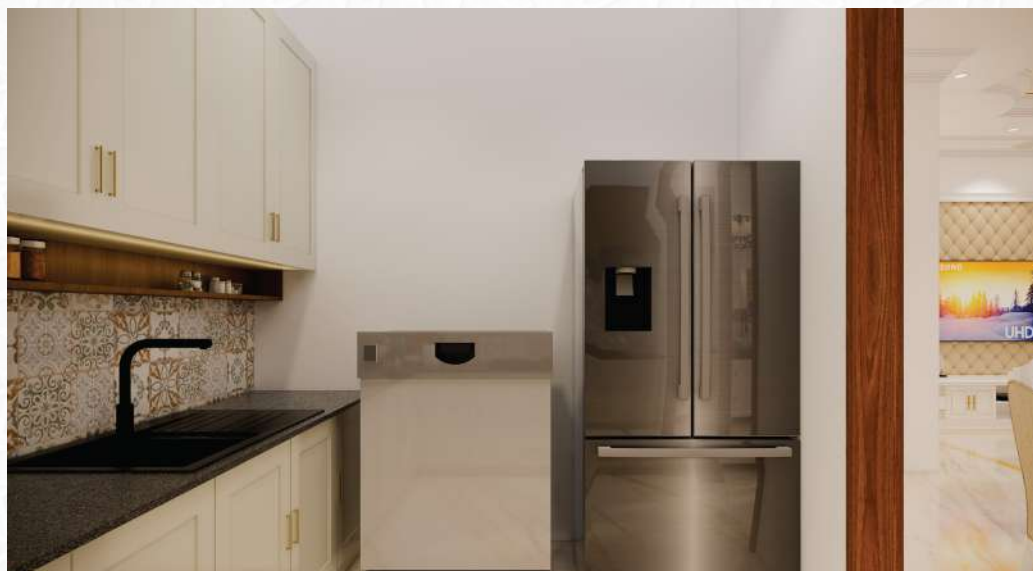




LIVING ROOM TV SPACE



LIVING ROOM VIEW 1



KITCHEN VIEW 1



KITCHEN VIEW 2





BEDROOM 1 VIEW 1



BEDROOM 1 VIEW 2



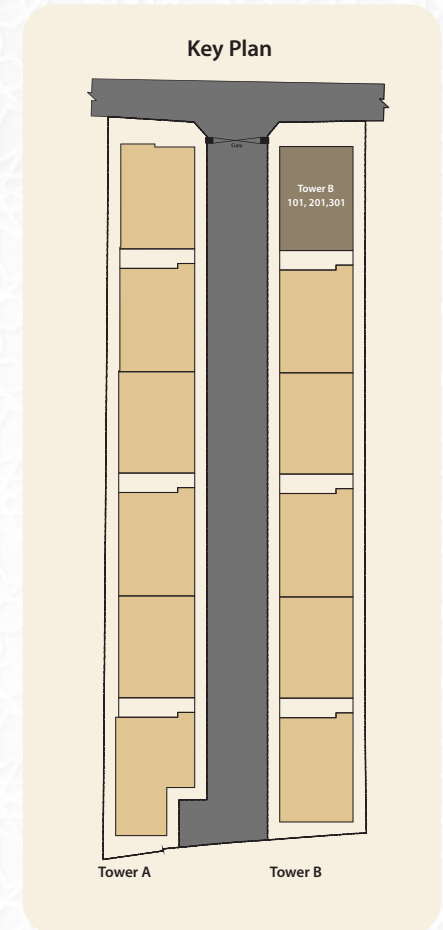
BEDROOM 2 VIEW 1



BEDROOM 2 VIEW 2



## FLOOR PLAN - TOWER B



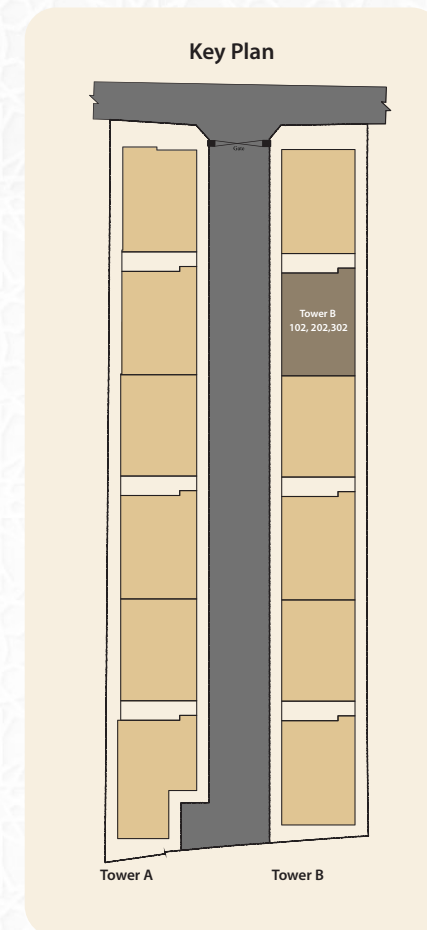
| FLAT NO | AREA | UDS |
|---------|------|-----|
| 101/201 | 1649 | 645 |
| 301     | 1649 | 644 |







## FLOOR PLAN - TOWER B

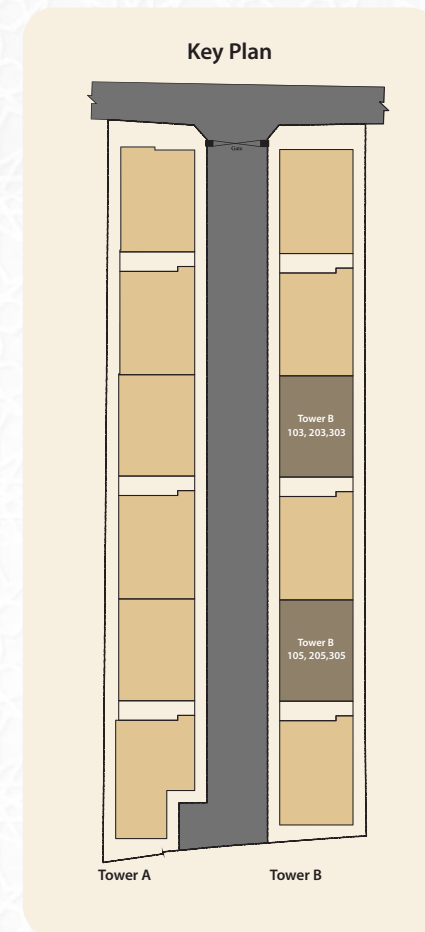


| FLAT NO     | AREA | UDS |
|-------------|------|-----|
| 102/202/302 | 1661 | 649 |





## FLOOR PLAN - TOWER B



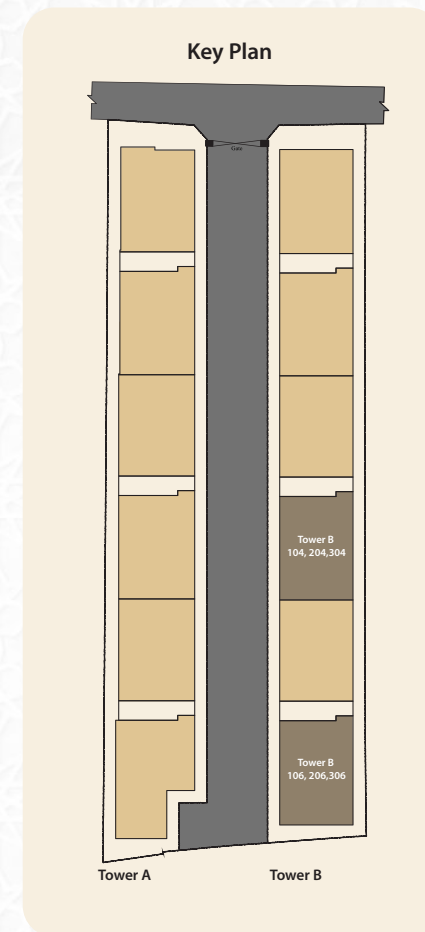
| FLAT NO     | AREA | UDS |
|-------------|------|-----|
| 103/203/303 | 1619 | 633 |
| 105/205/305 | 1619 | 633 |







## FLOOR PLAN - TOWER B



| FLAT NO     | AREA | UDS |
|-------------|------|-----|
| 104/204/304 | 1672 | 654 |
| 106/206/306 | 1672 | 654 |











## PAYMENT SCHEDULE

| PAYMENT SCHEDULE                         | STAGE       |
|------------------------------------------|-------------|
| Booking Advance                          | 4%          |
| 15 Days from Date of Booking - Agreement | 15%         |
| On Completion of Stilt 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%          |
| <b>TOTAL</b>                             | <b>100%</b> |





# SPECIFICATIONS



## Structure

- RCC frame structure With RED BRICKS
- Earthquake Resistant structure to adhere to Seismic Zone III.
- Anti - Termite Treatment Wherever applicable during the construction Stage.
- 230MM for external walls and 115 MM for internal walls.
- Floor To Floor Height Will Be Maintained At 3350mm (11'0")
- HANDRAIL : MS handrail (CLASSIC) as per architect's intent.



## Flooring

- **Living , Dining** – 1200 X1200mm will be Vitrified Tiles ( QUTONE )
- **M.Bedroom & Kitchen** – Vitrified tiles – 1200 X1200 mm ( QUTONE ) make.
- **Staircase** – Marble flooring
- **Toilet** – Anti skid Vitrified tile of 2'0"X 4'0" ( QUTONE )
- **Balcony** – KOTA flooring of size 200mm x 1200 mm
- **Common Area** – Stilt floor Lobby – Marble flooring . Corridors & typical floor lobby – vitrified tiles.
- **Open Terrace** – Pressed tiles finish
- **Car Parking** – GRANO flooring
- **Drive Way ( External )** – Interlocking Paver block
- **Lift** – 6 passenger LIFT will be Upto TERRACE FLOOR ( KONE / OTIS ) make.



## Kitchen

- Quartz top & Quartz Kitchen sink to be provided
- Provision for Chimney in kitchen
- Provision for Water purifier / RO



# SPECIFICATIONS



## Wall Finish

- **Internal walls :** 1 Coat of white cement ,2 coats of smooth putty , 1 coat of primer and 2 coat of premium emulsion paint of (NIPPON / ASIAN / Equivalent ) make.
- **External walls :** Finished with 1 coat of primer and 2 coats of premium TEXTURE (Entire external wall all sides ) of emulsion paint of (NIPPON )
- **CEILING :** 2 Coat of Smooth Putty , 1 coat of primer and 2 coats of tractor emulsion paint of (NIPPON ) make
- **BATHROOM :** Glazed / Matted wall tiles in combination of size 2'0" X 1'0" for a height upto ceiling and ceiling will be finished with a coat of primer.
- **KITCHEN DADO :** Glazed / matte wall tile of size 2'0"x1'0" upto Lintel height



## Doors, Windows, Ventilators

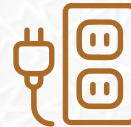
- **MAIN DOOR :** Size ( 4'0" x 8'0") 8 feet height , Frame is made of DESIGNER Wood . Shutter of 38 mm thick both sides finished with engineered veneer with designer hardware of YALE Digital Lock of imported or equivalent door bush,Tower bolt
- **BEDROOM DOOR:**( 3' x 8' 0") 8 feet height , frame is made of DESIGNER Wood / Engineering wood . Shutter of 35mm thick both sides finished
- **TOILET DOOR :** of size 2'6"X 8'0 frame is made of DESIGNER Wood / Engineering wood . Shutter of 35 mm thick both sides finished
- **WOODEN** windows with openable Shutter With see-through plain glass and SS grill/railing on the inner side(whenever applicable)
- **WOODEN** French door with toughened glass(whenever applicable)
- **WOODEN** Ventilators with Plain Glass along with Exhaust Fan Point.
- sill and soffit coping with Marble
- All main door jamb area fully architraved (Wooden Finishing)







## SPECIFICATIONS



### Electrical Fixtures / Fittings

- Three Phase Power supply with Concealed Wire will be provided.
- All Switches will be WIPRO make
- AC Power Point will be provided in Living Room and in all Bedrooms.
- 15A Plug Points will be provide for Refrigerator , Washing Machine, Micro - Oven, Dishwasher and HOB.
- Geyser Point with Electrification will be provided in all Toilets.
- 5A Socket For Chimney will be Provided in kitchen and Exhaust fan points in all Toilets.
- Inverter provision will be given
- TV points will be provided in Living and M. bedrooms / Internet Pipe provision in Living & Master bedrooms.
- CCTV Surveillance of DAHUA / Hikvision Make will be Provided in common areas
- Individual EV Charging Point 15A Socket with switch will be Provided.
- DB Box Havells / ABB /equivalent - 8 Segment DB will be Provided.
- USB ports charging point in Living and All bedrooms
- Foot Lamp at Bedrooms
- Staircase Wall Concealed Auto sensor Lights Will be Provided upto first Floor level
- MCB / RCCB / MCCB make will be HAVELLS / GM / ABB / EQUIVALENT



## SPECIFICATIONS



### Plumbing & Sanitary

- All Sanitary Wares of brands like KOHLER make will be Provided .
- Wire FRLS will be make of (POLYCAP) make
- EWC ( Wall Mount Closet ) with Health Faucet of Superior brand like KOHLER make will be Provided.
- Countertop Washbasin of Superior brand like KOHLER make will be Provided inclusive of Shaver Point.
- CP Fittings of Superior brand like KOHLER make will be Provided.
- Linear Grating Water Drain Channels
- Rain Shower will be provided



### Water Supply

- UG water tank 18 KLD ( 6+6+6 ) at stilt floor level - storage tank capacity ( For One TOWER)
- Septic tank capacity - 24 KLD (For One Block )
- OHT tank - Domestic tank 4 KLD/ 2 KLD for municipal water tank ( For One HEADROOM )
- DG set 30 KVA - 2 Nos



### External Features

- Landscaping :Suitable external hard / Soft landscaping as per architect's design.
- Apartment owner name will be provided in ground floor
- LIFFT WALL-Marble cladding / Granite Cladding
- Rainwater harvesting
- DG (KIRLOSKAR) backup power supply only for common areas







## LOCATION ADVANTAGES



### THE NEIGHBOURHOOD FOR EVERYONE IN YOUR FAMILY



#### NEARBY SCHOOLS & COLLEGES

- ✓ ORCHIDS The International School - 450 Mts.
- ✓ SEED Play School - 650 Mts.
- ✓ Sri Chaitanya Techno School - 800 Mts.
- ✓ Sri Sruthilaya school of music & dance - 1.1 Km.
- ✓ M.K.M Matriculation Hr.Sec. School - 1.5 Km.
- ✓ First School - 2 Kms.
- ✓ Omega International School - 2.3 Kms.
- ✓ Pon Vidyashram - 2.6 Kms.
- ✓ Ravindra Bharathi Global School - 2.6 Km.
- ✓ St Francis International School - 3.8 Kms.
- ✓ Lalaji Memorial Omega International School - 4.8 Kms.
- ✓ PSBB Senior Secondary School - 6.5 Kms.



#### NEAREST HOSPITALS

- ✓ Kedar Hospital - 800 Mts.
- ✓ St Thomas Hospital - 1 Km.
- ✓ Dr.Fernandez Home For Schizophrenia - 1.1 Km.
- ✓ Hriday Hospital - 1.8 Kms.
- ✓ MIOT International - 2.6 Kms.
- ✓ Nalam Hospital Near TNSC Bank - 3.2 Kms.



#### NEARBY CORPORATES

- ✓ DLF IT City was built and opened next to Mugalivakkam.
- ✓ Multinational companies such as IBM, HP, CTS, L&T Infotech have been located in this IT City. L&T ECC, L&T Ship Building and L&T Audco are also vested in this area.
- ✓ The availability of small parks, educational institutions, hospitals, banks and superstores identify itself as a decent residential area in this part of the city.

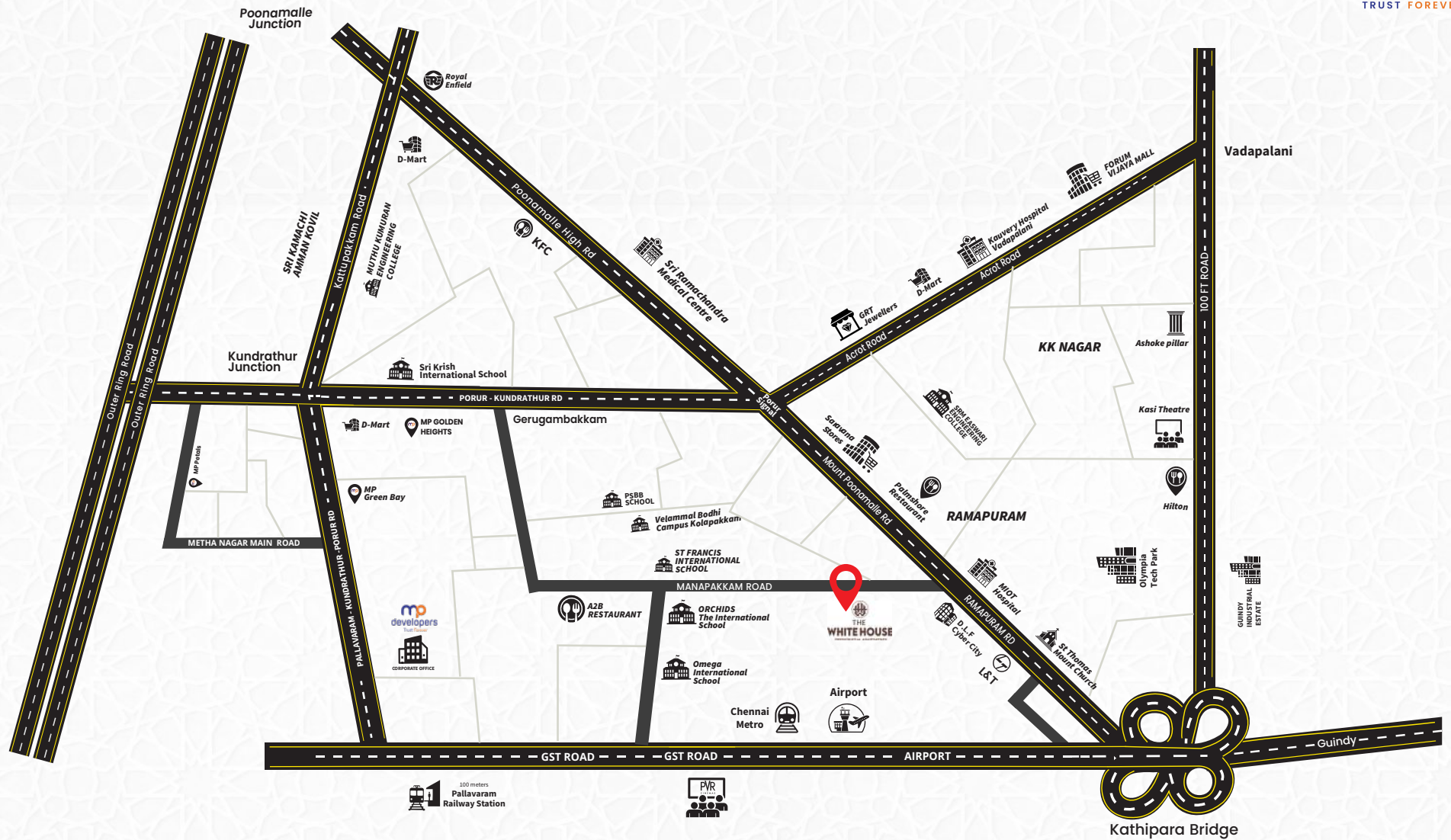


#### NEARBY TRANSPORT

- ✓ Manapakkam Kamaraj Salai Bus Stop - 1.1 Km.
- ✓ Alandur Metro Station - 4.9 Kms.
- ✓ Guindy Railway Station - 8.3 Kms.
- ✓ Chennai International Airport - 14 Kms.



# LOCATION MAP







## CORPORATE OFFICE

Plot No:03, Tannery St, Somasundaram Nagar,  
Pallavaram, Chennai - 600043

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## Our Bankers



RERA NO TOWER A : TN/1/BUILDING/0167/2025 DATED 02.05.2025

RERA NO TOWER B : TN/35/BUILDING/0148/2025 DATED 25.04.2025

Member of  
**CREDAI**



SCAN FOR SITE LOCATION



SCAN FOR WEBSITE