



MP DEVELOPERS



MONTANA

*"Everything is so big-the sky, the mountains, the wind-swept flatlands-it sinks
into you, it shapes Your body and your dreams."*

It name's MONTANA

About us:

M.P.Developers - one among the prominent developers have established strongly in real estate sector in south chennai region by constructing more then 2,15,000/-sq feet comprising 475 units in the past 12 years and presently 1,26,000/-sq feet is under construction.

M.P.Developers success mathra solely lies in understanding the need of customer by providing budget homes with unbelievable cost without compromising on quality and delivering homes with time frame as committed. This success manthra has evolved its customers who have become pillar of support to MP Developers in expanding their origin around south chennai region.



Salient Features:

- 39 Lifestyle Apartments on a Sprawling 5.7 grounds at Kundrathur location.
- Stilt + 3 Design Structure.
- Exclusive 2 BHK Apartment Gated Community.
- 10 + Amenities & Features.
- Sizes of Units ranging from 806-890 sq.ft.
- 15 Mins from Pallavaram Junction.
- Designed for Abundant Ventilation.
- Premium Amenities like Multi Purpose Court, Electric Charging Station & more.
- Best Priced Project in Market.



MP DEVELOPERS



CONSTRUCTED
AREA IN PAST
12 YEARS
2,15,000 SQ.FT

OVER 475
UNITS

1,26,000
SQ.FT

OUR TANGENTS

MP DEVELOPERS

PAMMAL

PALLAVARAM

KUNDRATHUR

ANAKAPUTHUR

TAMBARAM

SEMBAKKAM

PORUR



FRONT ELEVATION



KUNDRATHUR

PALLAVARAM

24' WIDE ROAD

TECH CITY ROAD

CHILDREN PLAY AREA

GRASSY & SITTING AREA

DRIVEWAY

DRIVEWAY

DRIVEWAY

DRIVEWAY

PARK



STILT FLOOR PLAN





TYPICAL FLOOR PLAN



UNIT NO : F1/S1/T1, F7/S7/T7, F12/S12/T12

SALEBLE AREA : 830 Sq.ft

TYPE : 2 BHK

SOUTH FACING

KEY PLAN



2D PLAN



3D VIEW

UNIT NO : F2/S2/T2
SALEBLE AREA : 853 Sq.ft
TYPE : 2 BHK
NORTH FACING

KEY PLAN



2D PLAN



3D VIEW

UNIT NO : F3/S3/T3
SALEBLE AREA : 825 Sq.ft
TYPE : 2 BHK

NORTH FACING

KEY PLAN



2D PLAN



3D VIEW

UNIT NO : F4/S4/T4
SALEBLE AREA : 850 Sq.ft
TYPE : 2 BHK

NORTH FACING

KEY PLAN



2D PLAN



3D VIEW

UNIT NO : F5/S5/T5
SALEBLE AREA : 809 Sq.ft
TYPE : 2 BHK

NORTH FACING

KEY PLAN



2D PLAN



3D VIEW

UNIT NO : F6/S6/T6
SALEBLE AREA : 824 Sq.ft
TYPE : 2 BHK

SOUTH FACING

KEY PLAN



2D PLAN



3D VIEW

UNIT NO : F8/S8/T8
SALEBLE AREA : 825 Sq.ft
TYPE : 2 BHK

WEST FACING

KEY PLAN



2D PLAN



3D VIEW

UNIT NO : F9/S9/T9
SALEBLE AREA : 844 Sq.ft
TYPE : 2 BHK

WEST FACING

KEY PLAN



2D PLAN



3D VIEW

UNIT NO : F10/S10/T10
SALEBLE AREA : 824 Sq.ft
TYPE : 2 BHK

EAST FACING

KEY PLAN



2D PLAN



3D VIEW

UNIT NO : F11/S11/T11
SALEBLE AREA : 833 Sq.ft
TYPE : 2 BHK

EAST FACING

KEY PLAN



2D PLAN



3D VIEW

AMENITIES

GENSET FOR POWER BACKUP			CCTV SURVEILLANCE
CAR WASH PROVISION			SECURITY ROOM
SMART LIFT			UNDERGROUND SEWAGE TREATMENT PLANT
POTABLE WATER			RAINWATER HARVESTING
VASTU COMPLIANT PLANNING			STILT COVERED CAR PARKING
CHILDREN PLAY AREA			ELECTRIC VEHICLE CHARGING
			GARDEN & SEATING AREA

UNIT NO : F13/S13/T13
 SALEBLE AREA : 819 Sq.ft
 TYPE : 2 BHK

WEST FACING

2D PLAN



KEY PLAN



3D VIEW



ASSOCIATED SPORTS CLUB

				
BADMINTON COURT	SWIMMING POOL & KIDS POOL	WALKING TRACK	UNISEX GYM	ARCHERY

LOCATION ADVANTAGES

SCHOOLS & COLLEGES

1. Peace on Green Earth Public School - 400 Meters
2. Sivanthi Public School - 1.5 Kms
3. Vivekananda Vidyalaya- 2 Kms
4. Government Hr. Sec. School Anaputhur - 2.3 Kms
5. Sivanthi College of Education - 1.7 Kms
6. Madha Arts and Science College - 3.7 Kms




HOSPITALS




1. Anaputhur Primary Health Center - 1.9 Kms
2. Sri Lakshmi Child Care Center - 3 Kms
3. Madha Medical Hospital - 3.4 Kms
4. Kovur Kanaga Hospital - 3.8 Kms
5. Sankara Eye Hospital - 4.6 Kms
6. Muthukumar Medical Hospital - 5.2 Kms

PUBLIC FACILITIES

1. Supermarkets, Bakery, Theaters - (600 Meters to 1.5 Kms)
2. Temple, Mosque & Church - (100 Meters to 1.2 Kms)
3. Pallavaram Railway Station - (6 Kms)
4. Kundrathur Police Station - 3.9 Kms
5. Airport - 9Kms
6. Gym & Fitness Centres - (300 Meters to 1.0 Kms)

SPECIFICATIONS

 STRUCTURE	<p>The building is R.C.C framed Structure with AAC Block / Solid Concrete Block*</p> <p>Designed seismic resistant structure zone III using Fe 550 steel TMT bars</p> <p>Anti - Termite Treatments during Construction Stage *</p>
 FLOORING	<p>Foyer , Living & Dining - 2'x2' Vitrified tiles</p> <p>Kitchen - 2'x2' Vitrified tiles</p> <p>Bedroom - 2'x2' Vitrified tiles</p> <p>Toilet - Anti skid Ceramic Tiles</p> <p>Staircase - Granite</p> <p>Ample Car Parking - Anti skid Tiles</p>
 DOORS	<p>Maindoor - Teakwood door with Europa Lock</p> <p>Bedroom - Patterned Skin door panel with Enamel Coating</p> <p>Balcony - Patterned Skin door panel with Enamel Coating</p> <p>Toilet - PVC Door</p>
 WINDOWS	UPVC sliding windows with safety grills
 KITCHEN	<p>Walls - Glazed tile 2'0" above counter</p> <p>Counter - Well polished Granite counter top</p> <p>Sink - Single Bowl SS Sink</p>

 PAINTING	<p>Internal - Finished with brillia wall putty and Asian paint</p> <p>External - Exterior Emulsion paint</p> <p>Ceiling - Level Plaster with 2 coats of Emulsion paint</p>
 ELECTRICAL	<p>All wires (Polycab) * & PVC Conduits FRLS ISI mark</p> <p>Switches Norwood / Equi*</p> <p>Provision for Adequate Light , fan & power points as per Architects's recommendation*</p> <p>All the flats have the 3 phase EB connection and independent meters with DG Auto changeover</p> <p>Telephone point in Living room</p> <p>TV Point in living and Master bedroom</p> <p>Mirror light point in Master bedroom toilet*</p>
 PLUMBING & SANITARY	<p>Concealed CPVC / UPVC pipe lines.</p> <p>CP fittings - Parryware*</p> <p>Sanitary fittings - Parryware*</p> <p>Non Sunken Toilet with Grid false ceiling*</p> <p>Wall mixer with shower will be provided in bathroom - parryware</p> <p>Geyser plumbing provision for the Master bed toilet and other bedroom toilet</p>
 AIR CONDITIONING	Provision for AC drain , Electrical point & sleeve for spilt AC in Master bedroom & other bedrooms
 FIRE FIGHTING	Fire Extinguisher & signage's will be provided as per fire norms*

COMMON AREA	<p>MS railings with synthetic enamel paint in common staircase as per Architect's design*</p> <p>Staircase & Lobbies - Ceramic Tile *</p> <p>Corridors will have vitrified tile flooring*</p> <p>Terrace will have brickbat coba and grano flooring with threaded grooves*</p>
LIFTS	Automatic passenger lift *
SECURITY	<p>CCTV as applicable in pivotal locations</p> <p>Security Cabin at main gate</p>
BACK - UP POWER	Power Backup of 1 Nos of 400 KVA DG for common areas and 350W backup for all apartments - kirlo- skar*
EXTERNAL	<p>Landscape on suitable open spaces & pavements with paver blocks as per architects design.</p> <p>Right to use - Reserved Covered car parking / Open car parking</p> <p>Underground sumps.</p> <p>Fenced wall in outer periphery with gate*</p> <p>Centralized Sewage Treatment Plant* Water treatment plant*</p> <p>Rain Water Harvesting System*</p> <p>Apartment owners Name board in stilt Floor *</p> <p>Car parking - Granolithic flooring * Drive way - Paver blocks with lights*</p>



LOCATION MAP

KEY PLAN



OUR HAPPY CUSTOMERS



Head Office: Plot No. 02, New No. 3/13, 2nd Floor, Tannery Street, Somasundaram Nagar, Pallavaram, Chennai -43

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