



**MP DEVELOPERS**  
My Property! My Choice!!



# AVENUE



# About us

MP Developers - one among the prominent developers have established strongly in the real estate sector in the south Chennai region by constructing more than 2,45,000/- sq. feet comprising 460 units in the past 12 years and presently 1,40,000/- sq. feet is under construction. MP Developers success mantra solely lies in understanding the needs of the customer by providing budget homes with unbelievable cost without compromising on quality and delivering homes with the time frame as committed. This success mantra has evolved its customers who have become the pillars of support to MP Developers in Expanding their origin within the Chennai South region.

12

Years of  
Excellence

60+

Completed  
Projects

25+

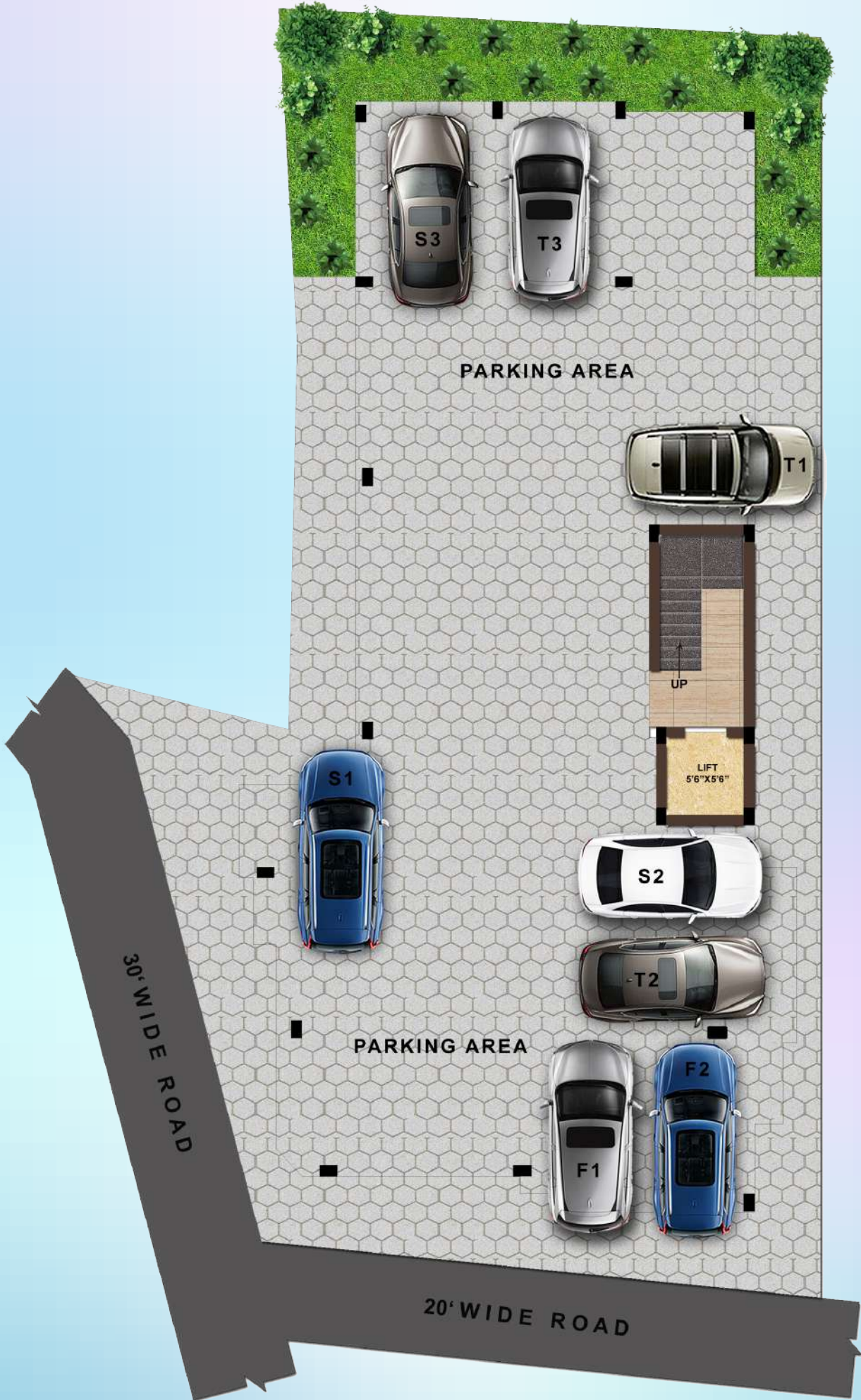
Ongoing  
Projects

600+

Happy  
Families



 AVENUE



**STILT FLOOR PLAN**  
Spacious Parking Slots





**1<sup>st</sup> FLOOR PLAN**





**2<sup>nd</sup> & 3<sup>rd</sup> TYPICAL FLOOR PLAN**

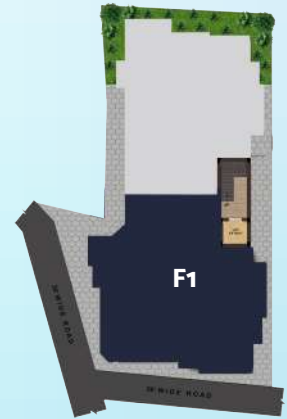
Unit No: **F1**

Saleable Area : **1595** Sq.ft

UDS : **682** Sq.ft

**North Facing**

**KEY PLAN**



**3D VIEW**

Unit No: **F2**

Saleable Area : **1466** Sq.ft

UDS : **627** Sq.ft

**East Facing**

**KEY PLAN**



**3D VIEW**

Unit No: **S1, T1**

Saleable Area: **1160** Sq.ft

UDS : **496** Sq.ft

**South Facing**

**KEY PLAN**



**3D VIEW**



Unit No: **S2, T2**

Saleable Area : **827** Sq.ft

UDS : **353** Sq.ft

**North Facing**

**KEY PLAN**



**3D VIEW**





Unit No: **S3, T3**

Saleable Area : **1114** Sq.ft

UDS : **476** Sq.ft

**East Facing**

**KEY PLAN**



**3D VIEW**



# The Neighbourhood For Everyone In Your Family



## Schools and Colleges

1. Kalaimagal Vidyalaya - 400 Meters
2. Sacred Heart Mat.Hr.Sec.School - 750 Meters
3. Sri Shankara Vidyalaya Mat.Hr.Sec.School - 950 Meters
4. Emmanuel Mat.Hr.Sec.School - 950 Meters
5. Sri Sankara Global International school - 650 Meters
6. Meenakshi Krishnan Polytechnic College - 1 Kms



## Hospitals

1. BP Jain hospital - 750 Meters
2. Subhiksha hospital - 1.2 Kms
3. LK Hospital - 850 Meters
4. JIP speciality hospital - 1.4 Kms
5. Sugam hospital - 4 Kms
6. Rela Multispeciality hospital - 3.6 Kms
7. Government Hospital - 5.6 Kmst



## Public Facilities

1. Supermarkets - (500 to 900 Meters)
2. Saravana Stores Chrompet - 2.8 Kms
3. Temple, Mosque & Church - (100 to 500 Meters)
4. Pallavaram & Chrompet Railway Station - (2 to 3 Kms)
5. Pallavaram Police Station - 1.5 Kms
6. Airport - 3.4 Kms
7. Gym & Fitness Centre - ( 400 Meters )



## Bus Routes

1. Pammal to Broadway - 60,60A,60E,60H
2. Pammal to Tambaram - 66
3. Pammal to Avadi - 266
4. Pammal to Porur - 166
5. Pammal to Hasthinapuram - 66A
6. Pammal to Kilkattalai - 66K

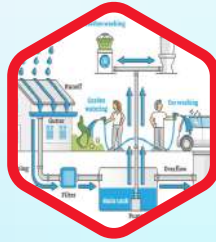
## Other AMENITIES



SMART LIFT



VAASTU COMPLIANT PLANNING



RAINWATER HARVESTING



24 HOURS CCTV



DIGITAL DOOR LOCK



STILT COVERED CAR PARKING



POTABLE WATER



TANK FLOAT LEVEL SWITCH



VEHICLE CHARGING POINT

## The non Compromising Built Quality

### Structure

The building is R.C.C framed Structure with Red Brick and Designed seismic resistant structure zone III using Fe 550 steel TMT bars.

### Paints

All Interior walls will be applied with wall putty and finished with Asian/Equivalent brands\* paint, Ceiling will be finished in Emulsion paint.

### Kitchen

Granite top, Stainless steel sink, Wall tiles upto 2' above granite top.

### Windows

All Windows are UPVC Sliding window with safety grills.

### Balcony & Common Area

MS Handrail for Balcony as per Architectural Design & SS Railings for Common Staircase.

### Services

AIR CONDITIONING- Provision for AC drain , Electrical point & sleeve for spilt AC in Master bedroom & other bedrooms.

### Door

Maindoor - Teakwood door with Europa Lock and M.S. safety grill

Bedroom - Patterned Skin door panel with Enamel Coating

Toilet - Patterned Skin door panel with Waterproof coating

### Tiles

Entire Blocks are provided with 2'x4' Kajaria/Equivalent brands\* tiles and all bathroom will be 1'x1' Anti Skid tiles.

### Electrical

Provision for adequate Light, fan & power points as per Architects's recommendation and Orbit wires, Norwood Switches all the flats have the 3 phase EB connection and independent meters with DG auto change over.

### Plumbing & Sanitation

CP fittings - Parryware\*/ Equivalent Sanitary fittings - Parryware\*/ Equivalen

Customer Can Select Tiles Of Their Choice If Booked Under Construction

# Location Map

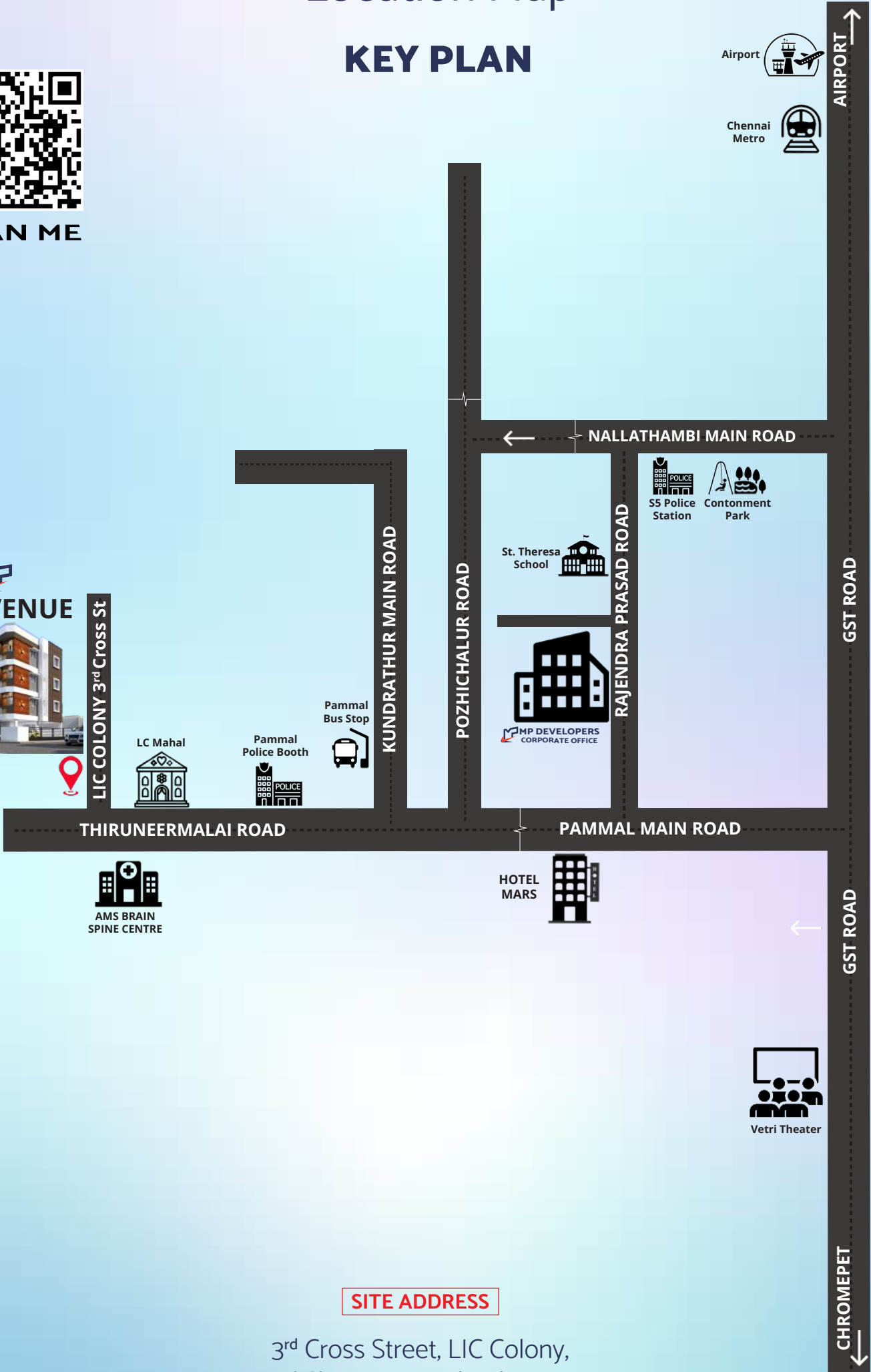
## KEY PLAN



SCAN ME



MP AVENUE



**SITE ADDRESS**

3<sup>rd</sup> Cross Street, LIC Colony,  
Pammal, Chennai, Tamilnadu - 600 075



# OUR HAPPY CUSTOMERS

### OUR TANGENTS

- MP DEVELOPERS
- PAMMAL
- PALLAVARAM
- KUNDRATHUR
- ANAKAPUTHUR
- TAMBARAM
- SEMBAKKAM
- PORUR

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

OVER 475 UNITS

1,26,000 SQ.FT

WE TIE UP ALL THE LEADING BANKS TO PROCEEDING LOANS :



CONNECT WITH US



REFER YOUR FRIENDS AND FAMILY TO GET ADDITIONAL DISCOUNT OR EARN MINIMUM 25K OR MORE

REFER & EARN



PAY FOR YOUR DREAM HOME





**MP DEVELOPERS**

## **Contact us**

 **Head Office Address**

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Somasundaram Nagar,  
Pallavaram, Chennai-600 043

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