



# VARAM

Urbanized Living is a Blessing

★★★★★

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Plot no 3, Tannery Street, Somasundaram Nagar, Pallavaram, Chennai – 600043.

RERA : TNRERA/2/BLG/0379/2025 dated 18.11.2025

## VISION

To create homes that bring families closer, offer comfort in everyday moments, and stand as a foundation for dreams today and for generations to come.

## MISSION

To deliver high-quality homes at unmatched value, ensuring accessibility for all who dream of owning a home.

To establish ourselves as the most trusted real estate brand across Tamil Nadu and ultimately nationwide.

### WHY CHOOSE US?

Most trusted developer of South Chennai

13+ years in constructions

200+ completed projects across Chennai

2,500+ happy families

100% clear documentation & approval

100% vaastu compliance

Zero compromise on construction quality

Eco friendly & sustainable living projects

ON TIME Delivery

We don't just construct buildings; we craft living spaces that feel warm, welcoming, and truly yours. Every decision, from choosing the right locations to planning practical layouts, comes from understanding how families live, grow, and find joy.

Our promise is simple: to build homes with honesty, heart, and a deep respect for the trust you place in us.



Golden Heights



Ferns Paradise



Green Bay - Merlin Magnus



Golden Sand



White House



Mugil - Mugavari



### 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 and speak your legacy!

Thank you for considering us to be a part of your journey. We can't wait to welcome you home.

Regards,



Pravin Malinani

Managing Director, MP Developers



Where Modern Living Meets  
Unforgettable Moments

Welcome To  
**VARAM**  
Urbanized Living is a Blessing

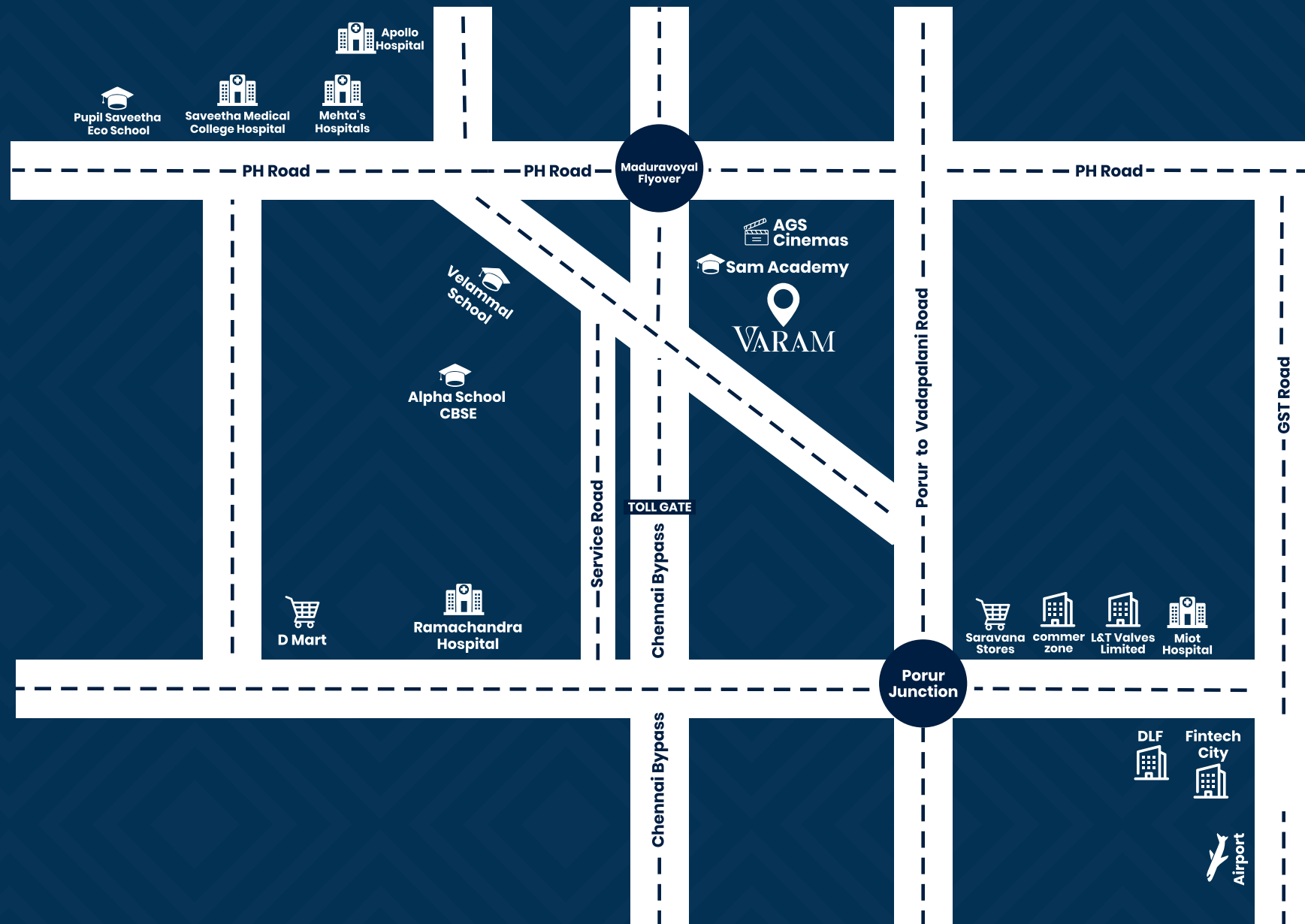
With its steadily growing social infrastructure, reputed educational institutions, accessible healthcare, strong road connectivity, and close proximity to key commercial corridors, Vanagaram has established itself as one of West Chennai's most promising residential destinations. Positioned between Maduravoyal and Porur Toll, it offers effortless access to the city while retaining the comfort of a well-balanced neighbourhood.

And now, comes Vanagaram's next residential landmark – MP Varam. Thoughtfully planned and set within this well-connected locale, MP Varam is designed to offer a harmonious living experience shaped by efficient planning, calm surroundings, and contemporary sensibilities. Here, well-crafted residences come together to deliver a refined standard of everyday living – where connectivity, comfort, and enduring value create a home that feels naturally elevated and complete.

## Live Close to Everything That Matters

One of the biggest advantages of Varam is its well-connected location. Daily essentials, schools, medical facilities, and 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

### Schools

- The Shram Academy – 800 m
- Rajiv Gandhi School of Excellence – 0.6 km
- Velammal Vidyalaya (CBSE) – 1 km
- Vedanta Academy (CBSE) – 2 km
- Narayana Techno School – 2 km

### Hospitals

- Dr. Mehta's Specialty Hospital – 1.5 km
- Apollo Multi-Speciality Hospital – 1.7 km
- Neuro Life Hospital – 2 km
- Sri Ramachandra Medical Centre & College – 3.7 km
- MIOT International Hospital – 7 km

### Entertainment

- AGS Cinemas – 2.5 km
- VR Chennai Mall – 6.1 km

### Work Hubs & IT Parks

- RMZ Ecoworld – 3.5 km
- Coomerzone IT Park – 3.6 km
- L&T Innovation Park – 4.8 km
- DLF IT Park – 5.3 km
- Upcoming FinTech City – 6.1 km

### Connectivity & Transport

- Porur Metro Station (upcoming) – 2.1 km
- Iyyappanthangal Bus Terminal – 3.7 km
- Valasarawakkam Metro Station – 3.9 km
- CMBT Bus Terminal – 8.9 km



### **A community that fits your family's lifestyle**

Designed as a stylish Stilt + 5 Floor residential enclave, the project blends contemporary architecture with a smart space planning

Spread across 0.55 acres, MP Varam features a single premium tower with 60 thoughtfully designed units, available in 2BHK and 3BHK configurations. The project's exterior showcases a striking parametric-style contemporary facade, with sizes ranging from 925 to 1285 sft and an impressive 68 - 70% carpet area efficiency, every home is crafted to maximize space, natural ventilation, and daylight. All units are East or North-facing, ensuring positive energy and pleasant living spaces throughout the year

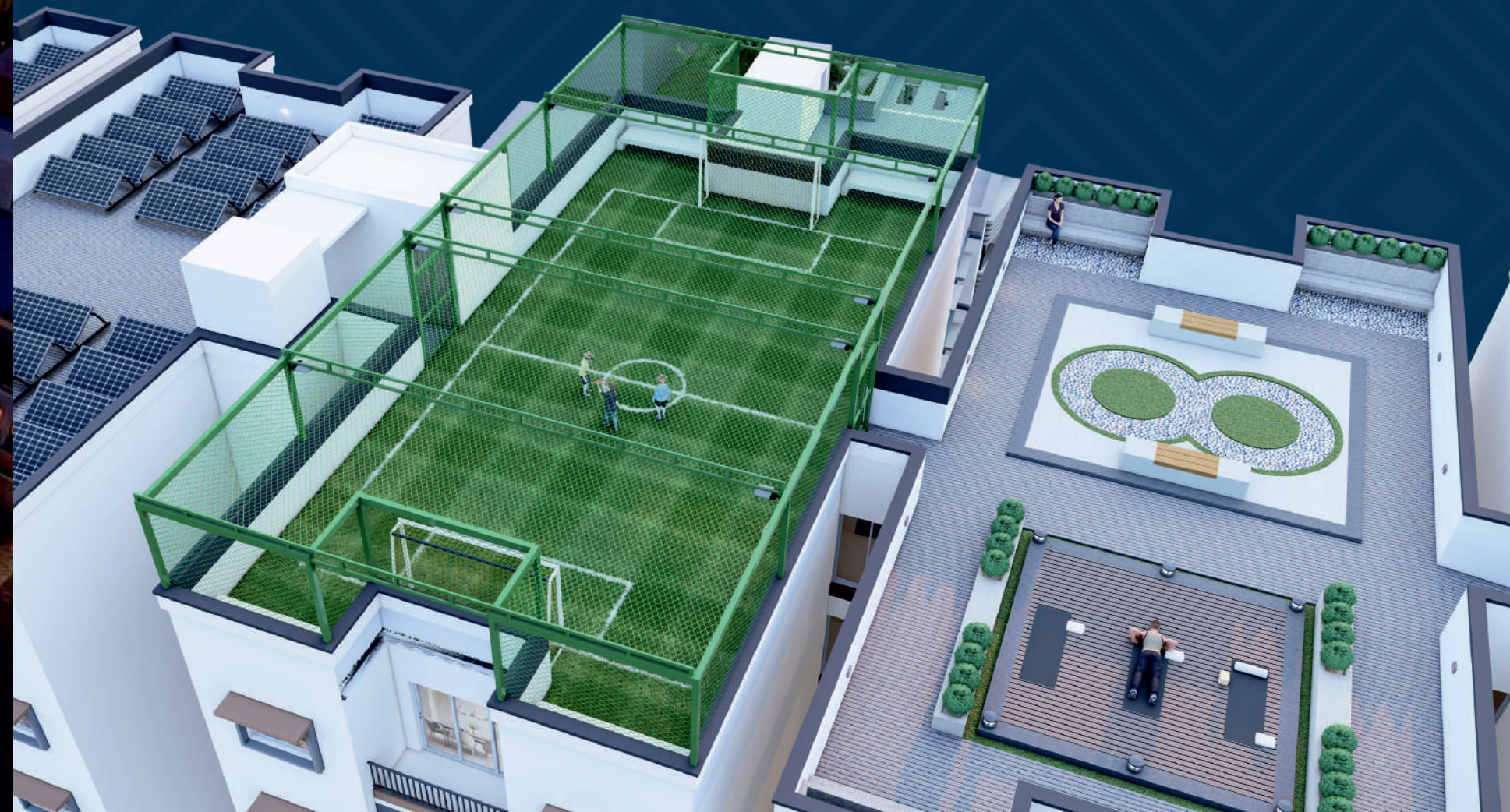
Boasting a total construction area of 78,500 sft and a saleable area of 68,900 sft, the development is thoughtfully organized with 22% common area, allowing for seamless movement and well-planned shared spaces.

MP Varam stands as a perfect blend of aesthetic appeal, functional design, and lifestyle comfort an address that promises elevated living.





A rooftop cricket turf where energy meets elevation. Designed for spirited matches and easy weekend play, this open-air arena brings the joy of the game above the everyday. Surrounded by open skies and fresh air, it's a space to unwind, compete, and connect. Whether it's a friendly match with neighbours or a quick break after work, the turf offers an active escape that fits effortlessly into daily life. A thoughtfully planned amenity where play feels refreshing, social, and perfectly placed.



A rooftop barbecue counter crafted for shared moments and easy celebrations. Open skies and glowing evenings set the stage for relaxed gatherings, lively conversations, and flavors that linger. Thoughtfully planned for comfort and convenience, this space invites families and friends to come together whether it's a quiet weekend grill or a festive evening under the stars.

A place where food brings people closer, and every gathering feels effortlessly special.



A rooftop sit-out designed for moments that deserve a pause. Open skies set the mood for relaxed evenings, quiet conversations, and small celebrations. Comfortable seating invites you to unwind after a long day, while gentle breezes and city views create a calming backdrop. Whether it's a casual gathering with friends, a peaceful sunset break, or time spent simply doing nothing, the rooftop becomes an extension of everyday living. A thoughtfully crafted space where leisure rises above routine, and every moment feels unhurried.



# MASTER PLAN



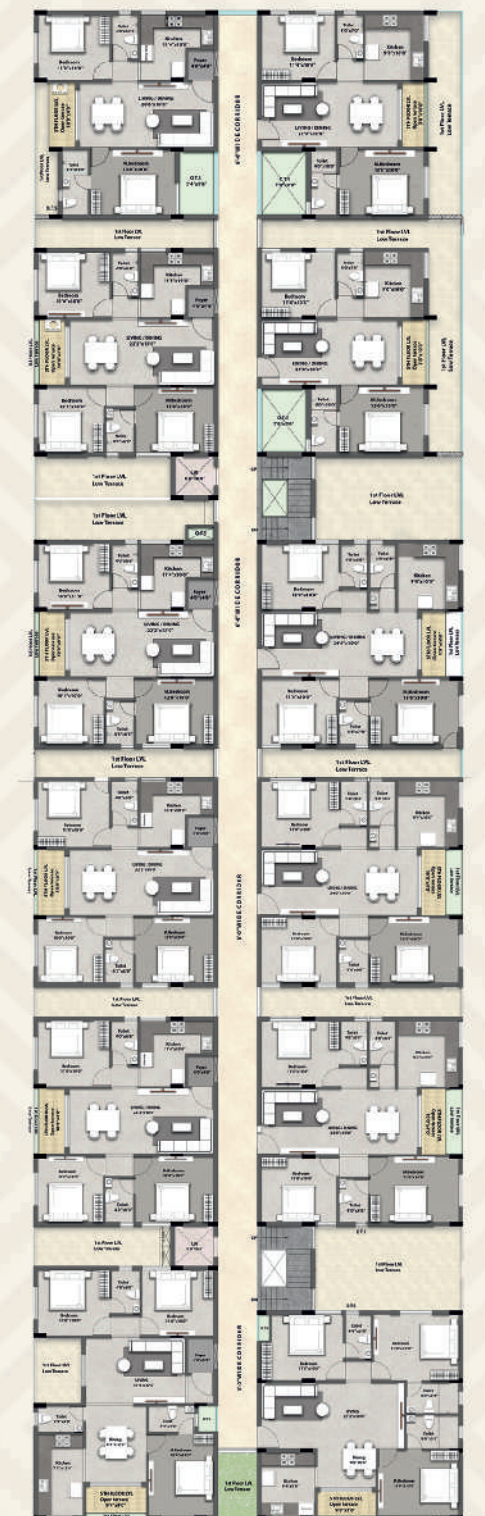
# FLOOR PLAN



1ST FLOOR



2ND, 3RD & 4TH FLOOR



5TH FLOOR

Amenities curated for residents who want comfort without unnecessary extravagance

With over 25 lifestyle amenities, MP Varam transforms everyday living into a delightful experience. From unique offerings like a Mini Cricket Turf to EV-ready parking, private terrace options, and dedicated leisure zones, the community has been designed to cater to families of all sizes and lifestyles. A total of 64 covered and open car parks, including EV bays, ensure ample convenience for residents.



## Amenities & Facilities

### BUILDING AMENITIES & INFRASTRUCTURE

- ✔ Grand Entrance Arch
- ✔ Premium Lift Lobby
- ✔ Sewage Treatment Plant
- ✔ Sewage Sump
- ✔ Wheeler EV Charging Points
- ✔ Visitors' Parking
- ✔ Covered & Semi-Covered Parking at Stilt Level
- ✔ Security Guard Room
- ✔ Rainwater Harvesting System
- ✔ Power Backup for Lift
- ✔ CCTV Surveillance
- ✔ Transformer Yard
- ✔ Sensor Lock for Lobby
- ✔ Staircase Sensor Lighting

### TERRACE AMENITIES

- ✔ Mini Cricket Turf
- ✔ Coffee Corner
- ✔ Terrace Dining Zone
- ✔ Formal Seating Area
- ✔ Gaming Zone
- ✔ Outdoor Gym
- ✔ Swing Zone
- ✔ Walking Spaces on Terrace
- ✔ Solar Panel Provision
- ✔ Co-working Seating Plaza
- ✔ Landscape Garden Pockets
- ✔ Yoga Deck
- ✔ Pergola Seating Area



# Unit Plan

## 3BHK - 3T

KEY PLAN



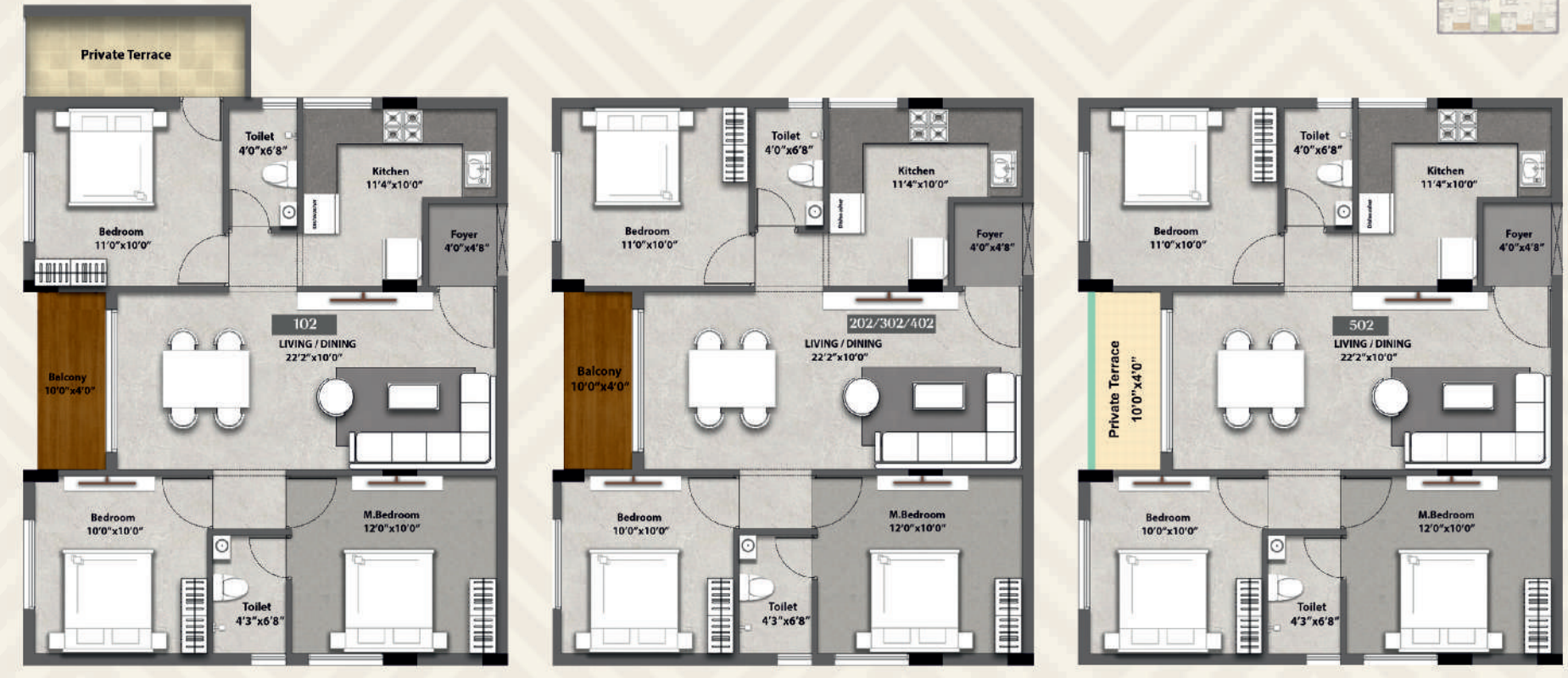
Unit No	Facing	Saleable Area	UDS Area	Private Terrace
101	EAST	1285 Sq.ft	450 Sq.ft	163 Sq.ft
201/301/401	EAST	1285 Sq.ft	450 Sq.ft	
501	EAST	1238 Sq.ft	433 Sq.ft	37 Sq.ft



# Unit Plan

## 3BHK - 2T

KEY PLAN



1ST FLOOR

2ND, 3RD & 4TH FLOOR

5TH FLOOR

Unit No	Facing	Saleable Area	UDS Area	Private Terrace
102	EAST	1149 Sq.ft	402 Sq.ft	68 Sq.ft
202/302/402	EAST	1149 Sq.ft	402 Sq.ft	
502	EAST	1098 Sq.ft	384 Sq.ft	40 Sq.ft



# Unit Plan

## 3BHK - 2T

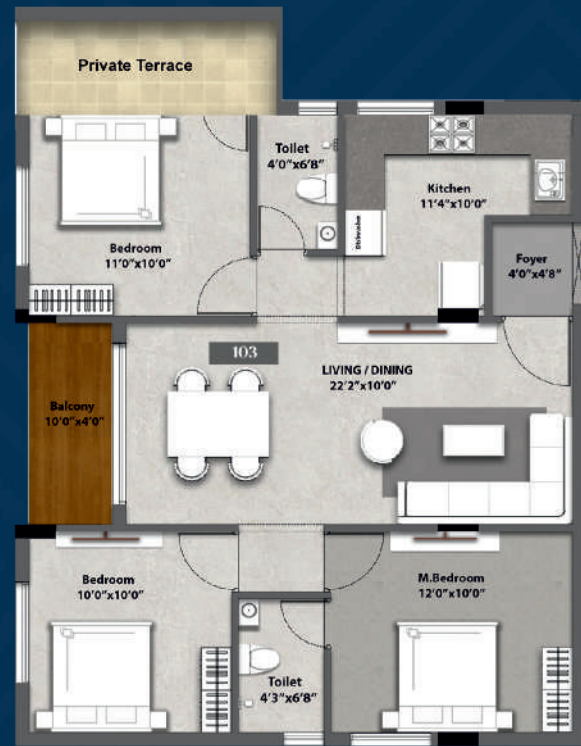
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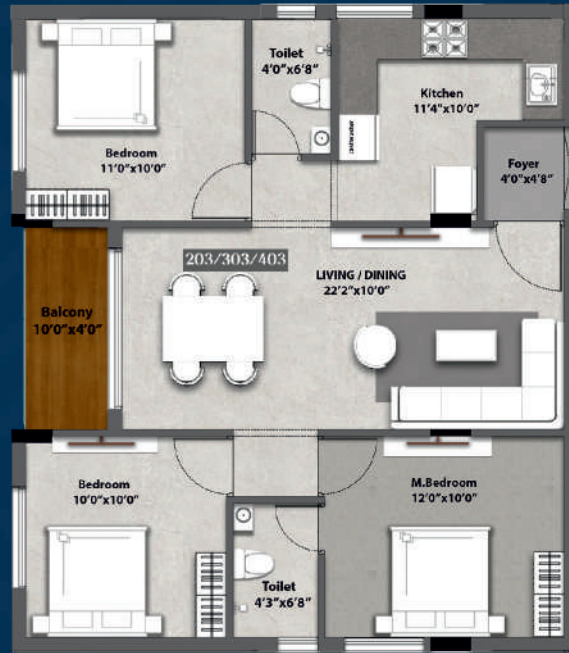
# Unit Plan

## 3BHK - 2T

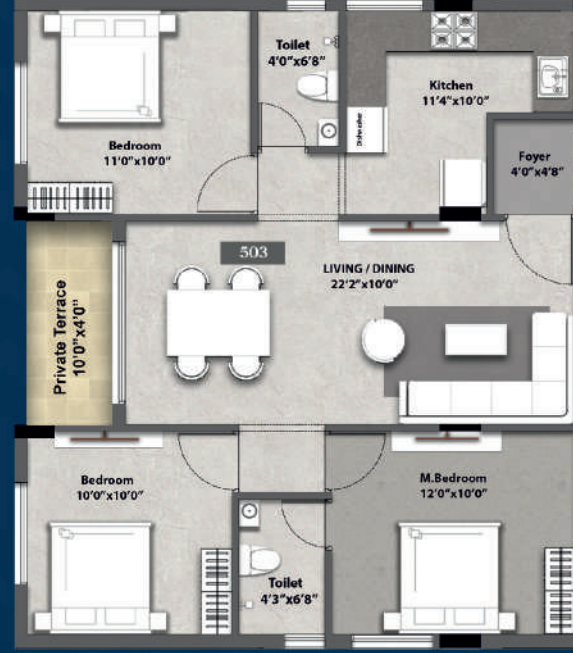
KEY PLAN



1ST FLOOR



2ND, 3RD & 4TH FLOOR



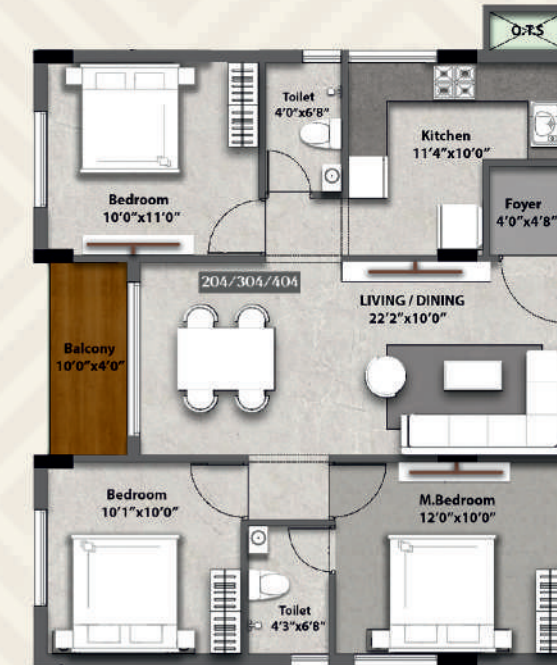
5TH FLOOR



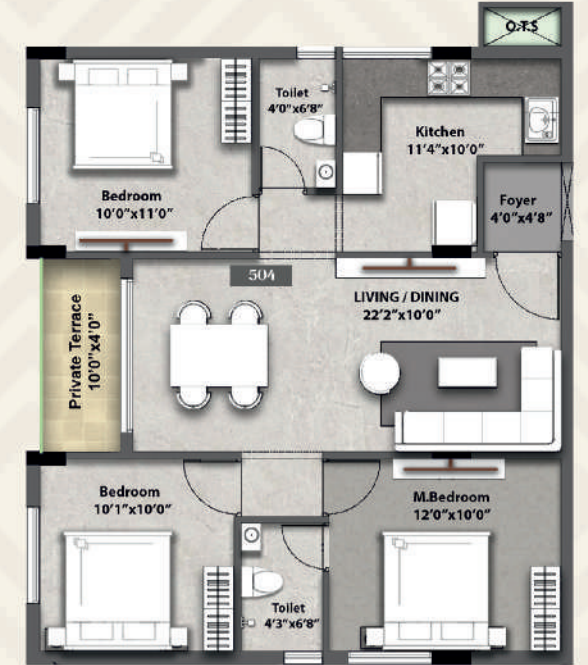
Unit No	Facing	Saleable Area	UDS Area	Private Terrace
103	EAST	1149 Sq.ft	402 Sq.ft	68 Sq.ft
203/303/403	EAST	1149 Sq.ft	402 Sq.ft	
503	EAST	1098 Sq.ft	384 Sq.ft	40 Sq.ft



1ST FLOOR



2ND, 3RD & 4TH FLOOR



5TH FLOOR

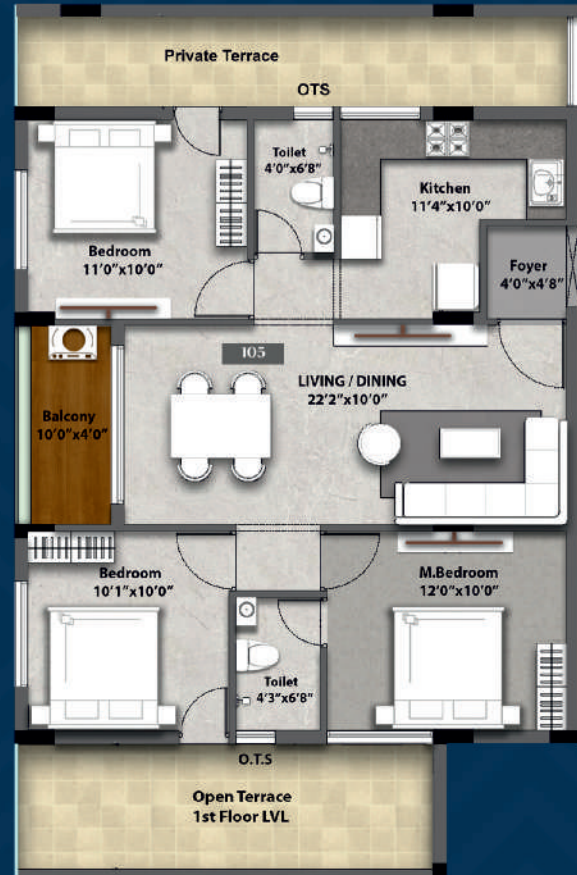


Unit No	Facing	Saleable Area	UDS Area	Private Terrace
104	EAST	1149 Sq.ft	402 Sq.ft	183 Sq.ft
204/304/404	EAST	1149 Sq.ft	402 Sq.ft	
504	EAST	1098 Sq.ft	384 Sq.ft	40 Sq.ft

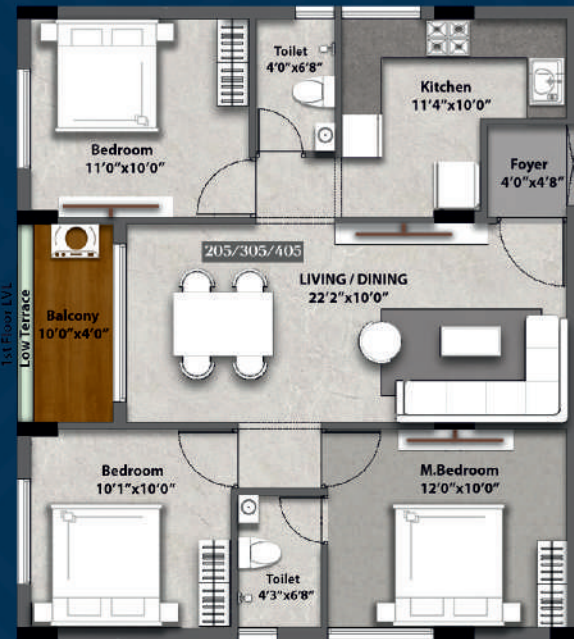
# Unit Plan

## 3BHK - 2T

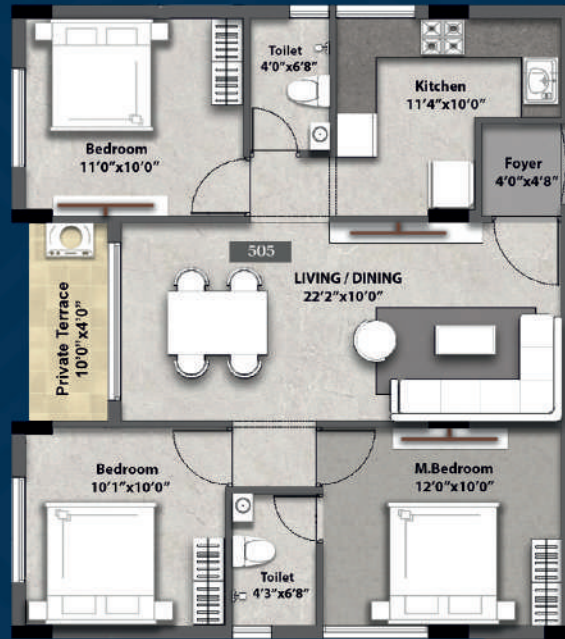
KEY PLAN



1ST FLOOR



2ND, 3RD & 4TH FLOOR



5TH FLOOR

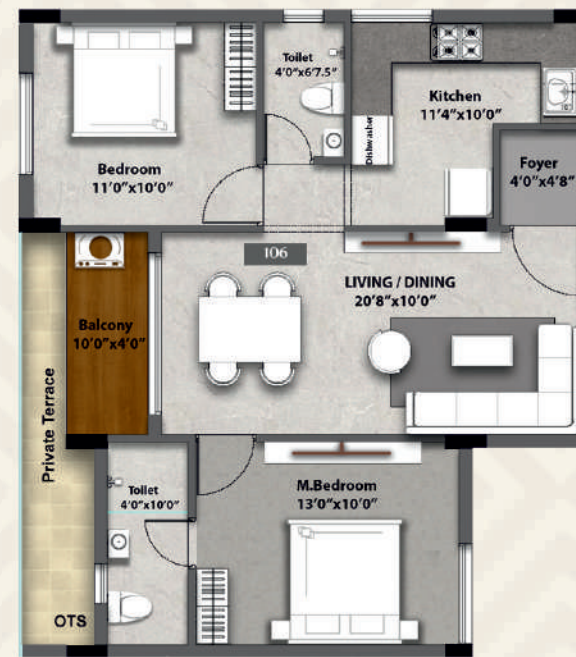
Unite No	Facing	Saleable Area	UDS Area	Private Terrace
105	EAST	1149 Sq.ft	402 Sq.ft	136 Sq.ft
205/305/405	EAST	1149 Sq.ft	402 Sq.ft	
505	EAST	1098 Sq.ft	384 Sq.ft	40 Sq.ft



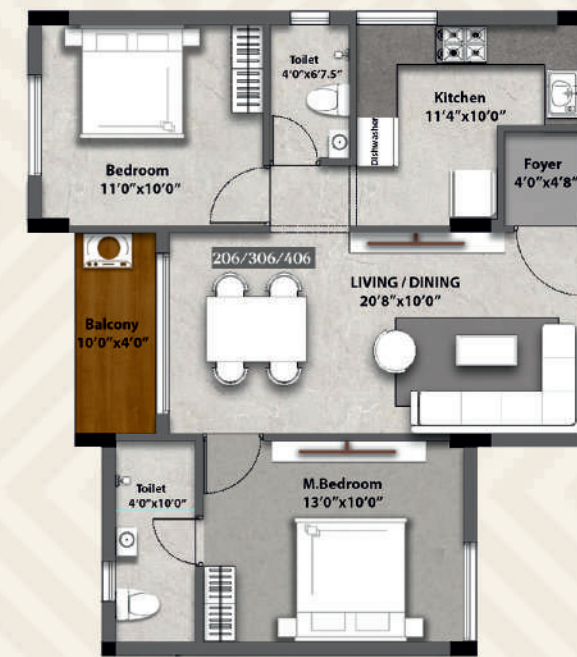
# Unit Plan

## 3BHK - 2T

KEY PLAN



1ST FLOOR



2ND, 3RD & 4TH FLOOR



5TH FLOOR

Unite No	Facing	Saleable Area	UDS Area	Private Terrace
106	EAST	1001 Sq.ft	350 Sq.ft	63 Sq.ft
206/306/406	EAST	1001 Sq.ft	350 Sq.ft	
506	EAST	948 Sq.ft	332 Sq.ft	40 Sq.ft





## Contemporary design with a calm & clean appeal

The contemporary elevation brings a fresh, stylish look without trying too hard. Neat lines, balanced proportions, and subtle textures give Varam a modern character that stays timeless. It's a home you'll feel proud to come back to every day

VARAM

# Unit Plan

## 3BHK - 3T

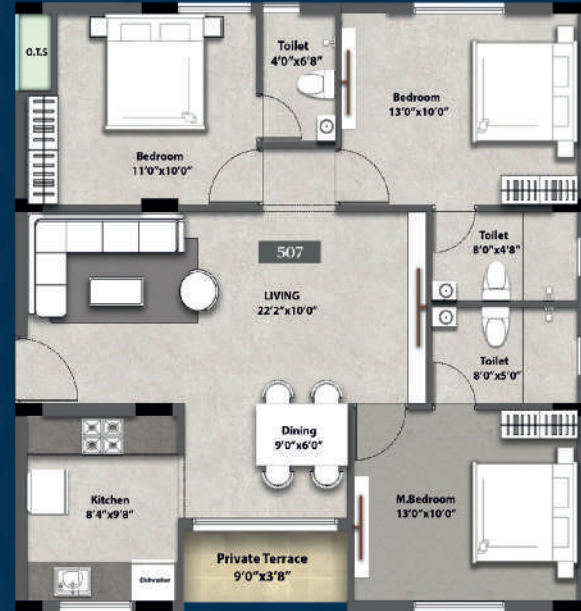
KEY PLAN



1ST FLOOR



2ND, 3RD & 4TH FLOOR



5TH FLOOR

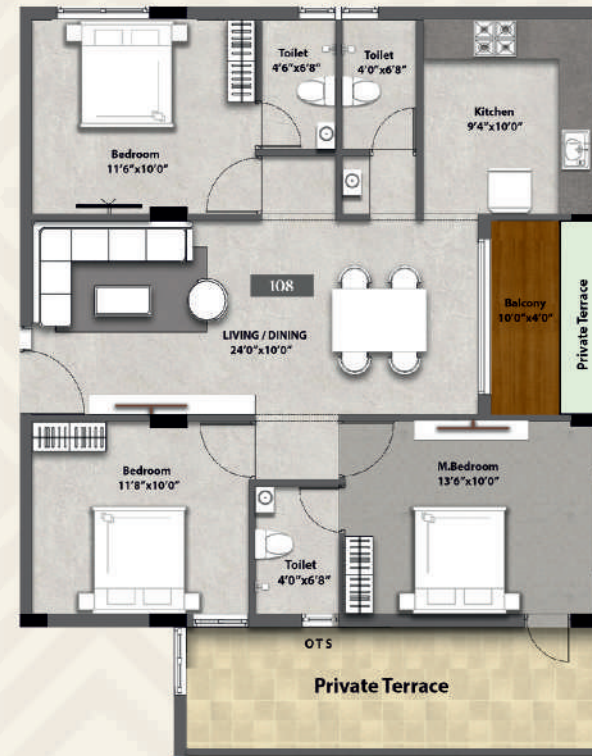
Unit No	Facing	Saleable Area	UDS Area	Private Terrace
107	NORTH	1277 Sq.ft	447 Sq.ft	142 Sq.ft
207/307/407	NORTH	1277 Sq.ft	447 Sq.ft	
507	NORTH	1234 Sq.ft	432 Sq.ft	33 Sq.ft



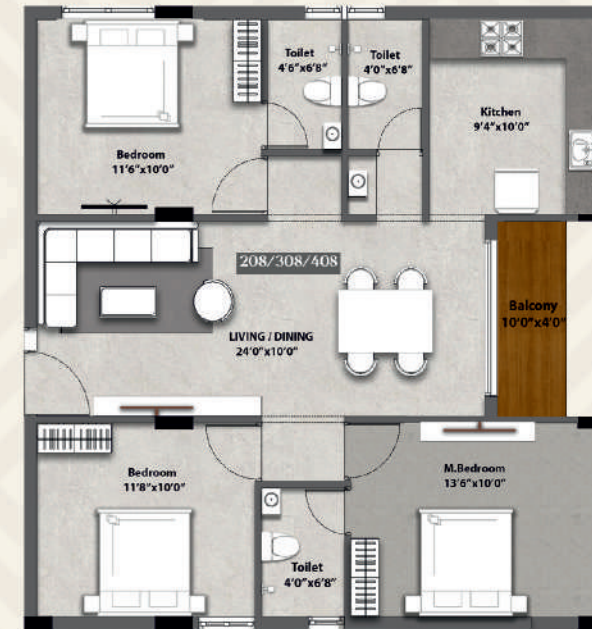
# Unit Plan

## 3BHK - 3T

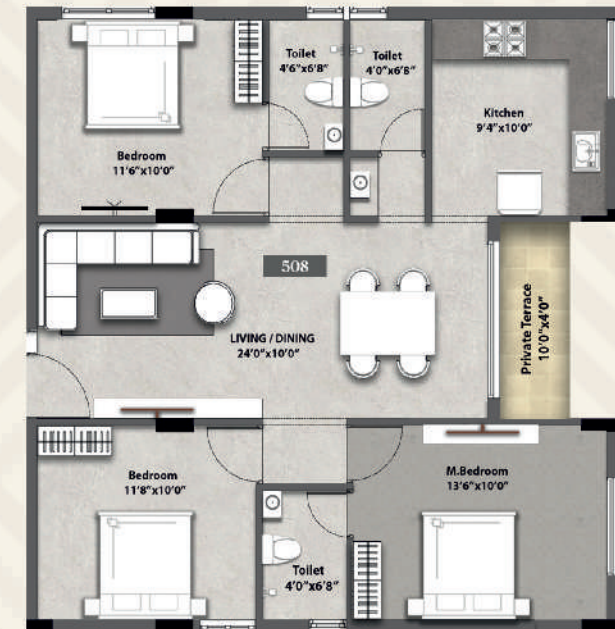
KEY PLAN



1ST FLOOR



2ND, 3RD & 4TH FLOOR



5TH FLOOR

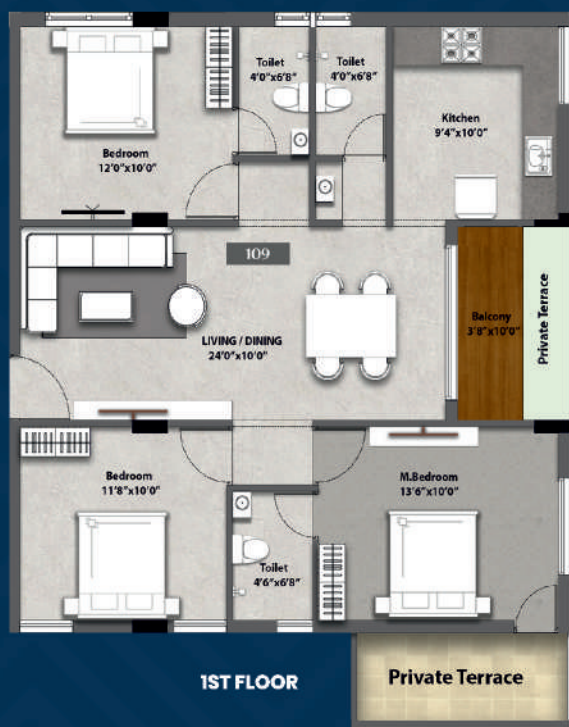
Unit No	Facing	Saleable Area	UDS Area	Private Terrace
108	NORTH	1267 Sq.ft	444 Sq.ft	165 Sq.ft
208/308/408	NORTH	1267 Sq.ft	443 Sq.ft	
508	NORTH	1216 Sq.ft	426 Sq.ft	40 Sq.ft



## Unit Plan

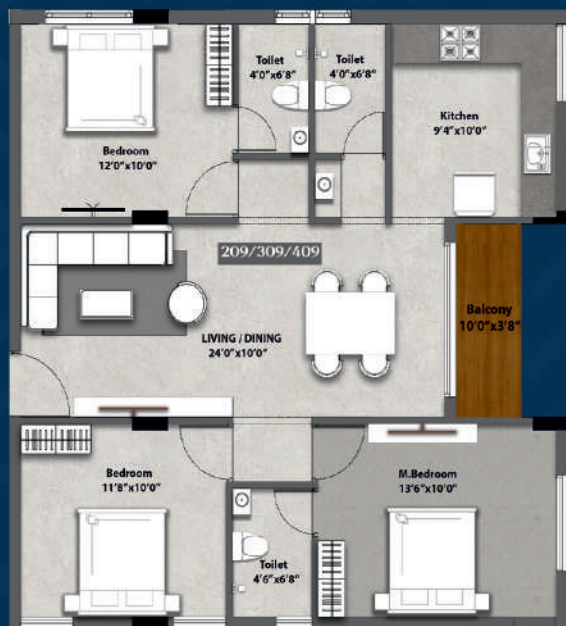
3BHK - 3T

KEY PLAN

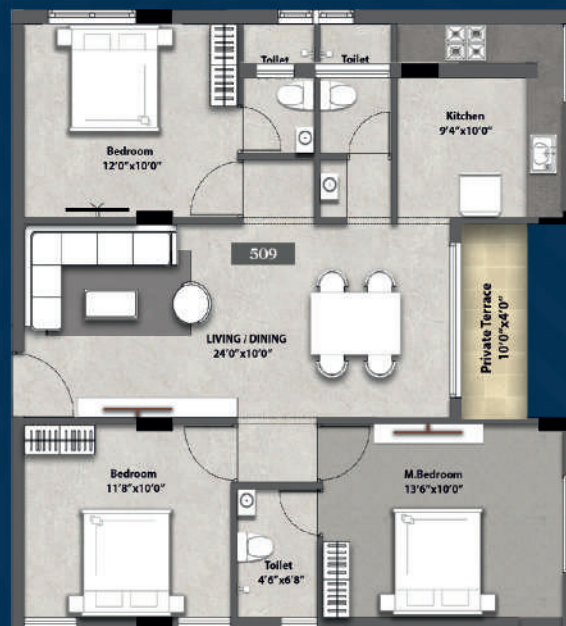


1ST FLOOR

Private Terrace



2ND, 3RD & 4TH FLOOR



5TH FLOOR

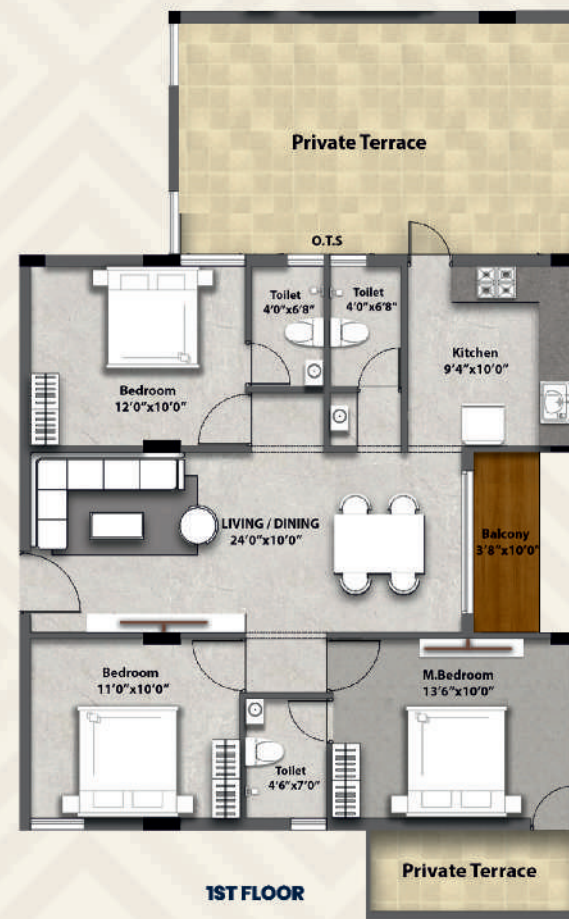
Unit No	Facing	Saleable Area	UDS Area	Private Terrace
109	NORTH	1263 Sq.ft	442 Sq.ft	81 Sq.ft
209/309/409	NORTH	1263 Sq.ft	442 Sq.ft	
509	NORTH	1216 Sq.ft	426 Sq.ft	37 Sq.ft



## Unit Plan

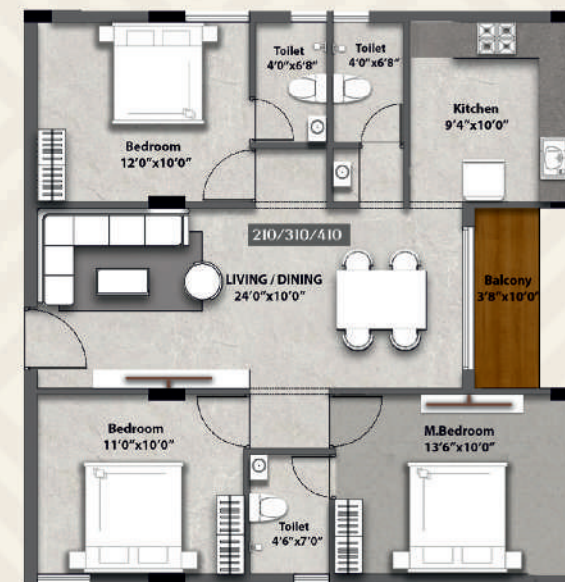
3BHK - 3T

KEY PLAN

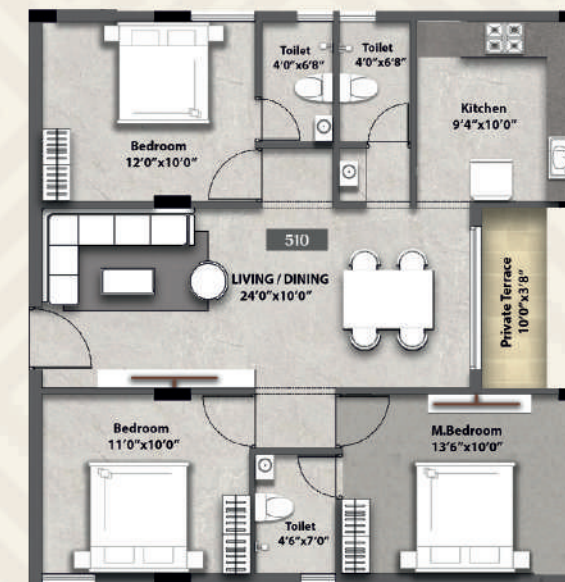


1ST FLOOR

Private Terrace



2ND, 3RD & 4TH FLOOR



5TH FLOOR

Unit No	Facing	Saleable Area	UDS Area	Private Terrace
110	NORTH	1263 Sq.ft	442 Sq.ft	372 Sq.ft
210/310/410	NORTH	1263 Sq.ft	442 Sq.ft	
510	NORTH	1216 Sq.ft	426 Sq.ft	37 Sq.ft



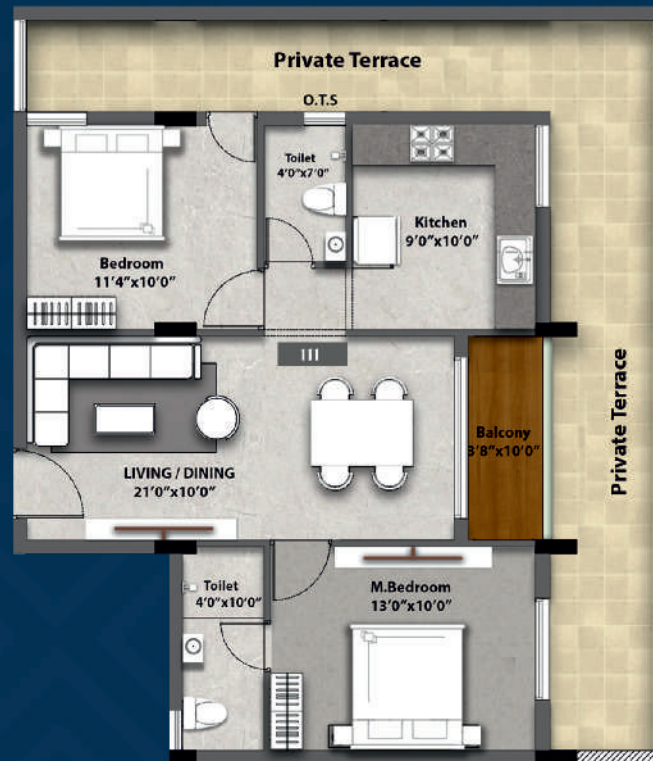
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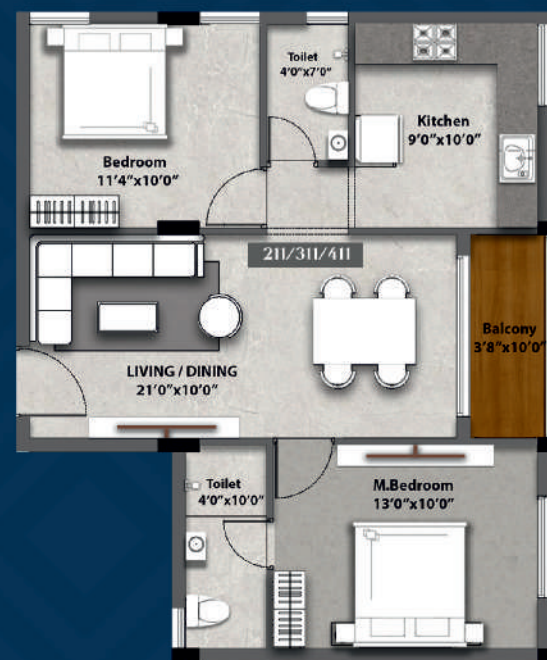


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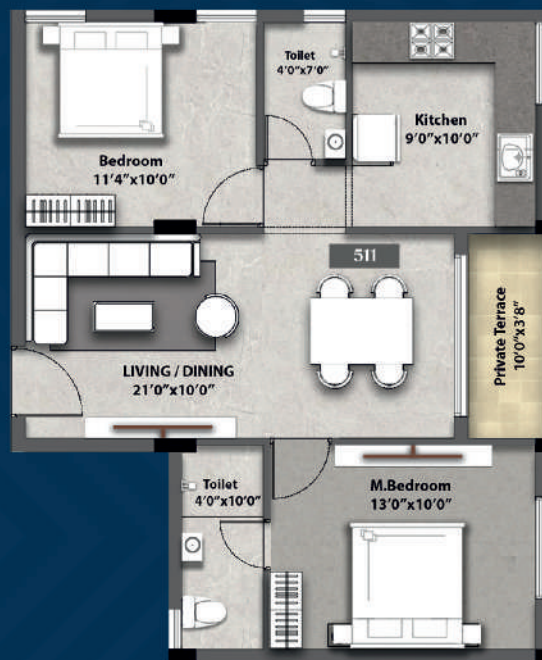
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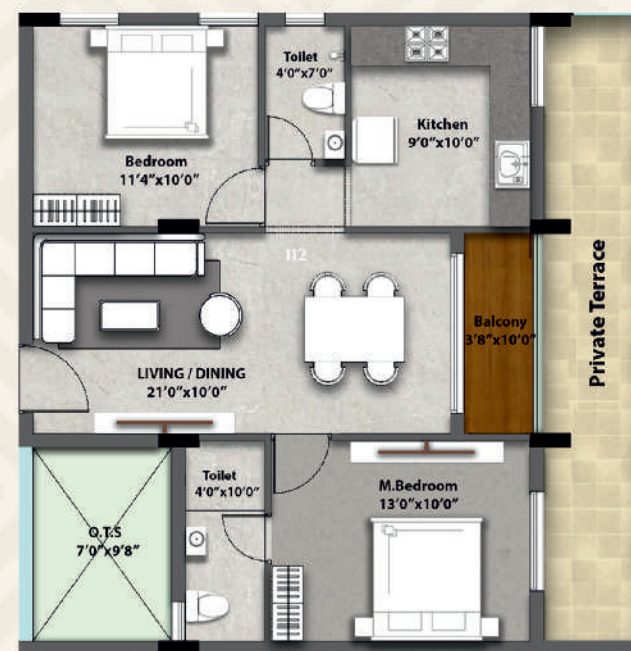
1ST FLOOR



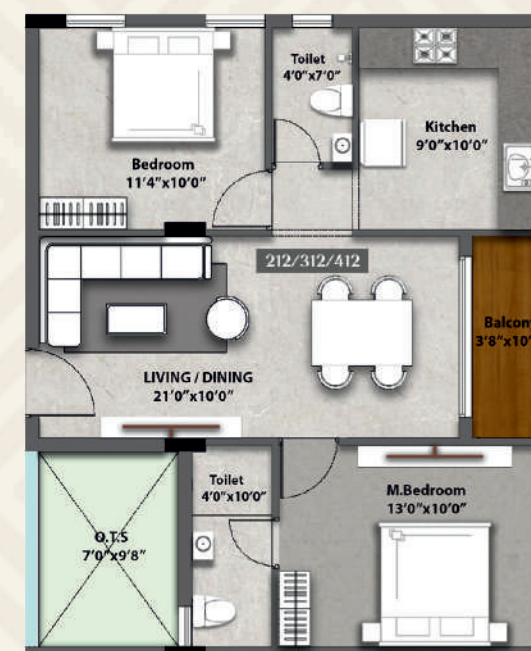
2ND, 3RD & 4TH FLOOR



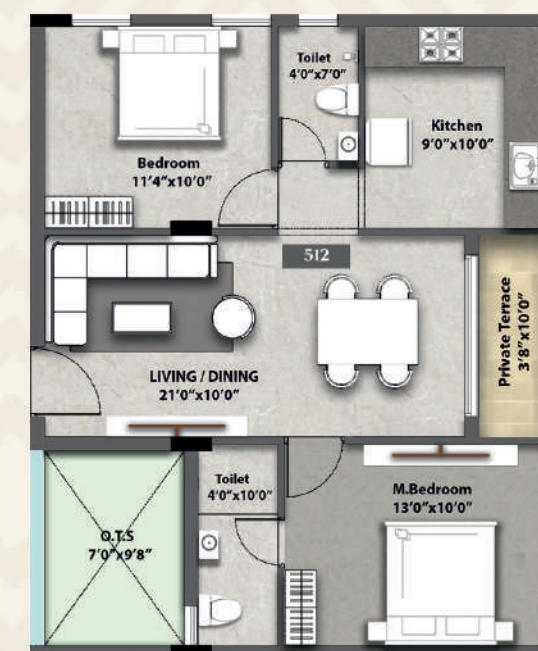
5TH FLOOR



1ST FLOOR



2ND, 3RD & 4TH FLOOR



5TH FLOOR

Unite No	Facing	Saleable Area	UDS Area	Private Terrace
111	NORTH	973 Sq.ft	341 Sq.ft	317 Sq.ft
211/311/411	NORTH	973 Sq.ft	340 Sq.ft	
511	NORTH	925 Sq.ft	324 Sq.ft	37 Sq.ft



Unite No	Facing	Saleable Area	UDS Area	Private Terrace
112	NORTH	1263 Sq.ft	442 Sq.ft	372 Sq.ft
212/312/412	NORTH	1263 Sq.ft	442 Sq.ft	
512	NORTH	1216 Sq.ft	426 Sq.ft	37 Sq.ft



## SPECIFICATIONS

MP Varam is crafted with premium materials, smart finishes, modern fittings, and strong RCC quality delivering a home built for comfort, safety, and lasting value

## STRUCTURE

- RCC framed structure with AAC blocks
- Earthquake-resistant design as per Seismic Zone III
- Anti-termite treatment during all applicable construction stages
- MS handrails as per architect's design

## FLOORING

- **Living & Dining:** 1200 × 600 mm vitrified tiles (Qutone / Somany / Equivalent)
- **Master Bedroom & Kitchen:** 1200 × 600 mm vitrified tiles (Qutone / Somany / Equivalent)
- **Staircase:** Granite flooring
- **Toilets:** 1'0" × 1'0" anti-skid vitrified tiles (Qutone / Somany / Equivalent)
- **Balcony:** 200 × 1200 mm wooden-finish tiles

### Common Areas:

- Stilt Floor Lobby – Granite
- Corridors & Typical Floor Lobbies – Vitrified Tiles
- **Open Terrace:** Pressed tile finish
- **Car Parking:** Grano flooring
- **Driveway:** Interlocking paver blocks
- **Lift:** KONE / Johnson / Equivalent

## WALL FINISHES

### Internal Walls:

- 2 coats putty + 1 coat primer + 2 coats premium emulsion (Asian / Equivalent)

### External Walls:

- Primer + texture putty + primer + 2 coats exterior emulsion (Asian / Equivalent)

### Ceiling:

- 2 coats putty + 1 primer + 2 coats emulsion (Asian / Equivalent)

### Bathrooms:

- Glazed / matte tiles up to ceiling height (2'0" × 1'0"); ceiling – primer finish

## KITCHEN

- Granite countertop with matte-finish SS sink
- Provision for chimney
- Provision for water purifier / RO

## DOORS, WINDOWS & VENTILATORS

### Main Door (4'0" × 8'0")

- Engineered wood frame
- Premium hardware with Yale digital lock

### Bedroom Doors (3'0" × 7'0")

- Engineered wood frame
- 35 mm engineered veneer-finished shutter

### Terrace Door: FRP shutters (3'0" × 7'0") with paint finish

### Toilet Doors (2'6" × 8'0")

- Engineered wood frame with 35 mm finished shutter

### UPVC French Doors (Sliding): Saint-Gobain / Fenestta / Equivalent

### Windows – UPVC Sliding Shutters: Saint-Gobain / Fenestta / Equivalent

### UPVC Ventilators: With plain glass + exhaust fan point

### Sills & Soffit: Granite



## ELECTRICAL

- Concealed 3-phase power supply
- Switches: Legrand / GM / Equivalent
- AC points in living and all bedrooms
- 15A plug points for refrigerator, washing machine, microwave, dishwasher & hob
- Geyser points in all bathrooms
- 5A socket for chimney + exhaust fan points in all toilets
- TV points in living & master bedroom
- Internet conduit in living & master bedroom
- CCTV surveillance (Dahua / Hikvision) in common areas
- 20A EV charging point in common bay
- DB Box: Havells / ABB / Equivalent (8-segment)
- USB charging ports in living and all bedrooms
- Staircase concealed auto-sensor lights up to first floor
- Wiring: FRLS Orbit / Havells; Cables: Polycab / Havells

## PLUMBING & SANITARY

- Sanitary ware: Jaquar / Kohler / Equivalent
- Wall-mounted EWC with health faucet (Jaquar / Kohler / Equivalent)
- Counter washbasin (Jaquar / Kohler / Equivalent)
- CP fittings: Jaquar / Kohler / Equivalent
- CPVC/UPVC/PVC pipes for waterlines, soil lines & rainwater
- lines (Ashirvad / Astral / Supreme / Equivalent)

## EXTERNAL FEATURES

- Hard & soft landscaping as per architect's design
- Apartment owner nameplates at ground floor
- Lobby wall finishes: Granite cladding at ground level + designer vitrified tiles on upper floors
- Rainwater harvesting system
- DG power backup (Kirloskar / Equivalent) for common areas



Payment Schedule	Percentage
Booking Amount	
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%
	100%