



VARAM

Urbanized Living is a Blessing

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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

We believe a home is one of life's most meaningful blessings. It's where dreams take shape, where families find comfort, and where everyday moments turn into cherished memories.



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



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,

A handwritten signature in black ink, appearing to read 'M. Malinani'.

Pravin Malinani

Managing Director, MP Developers

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

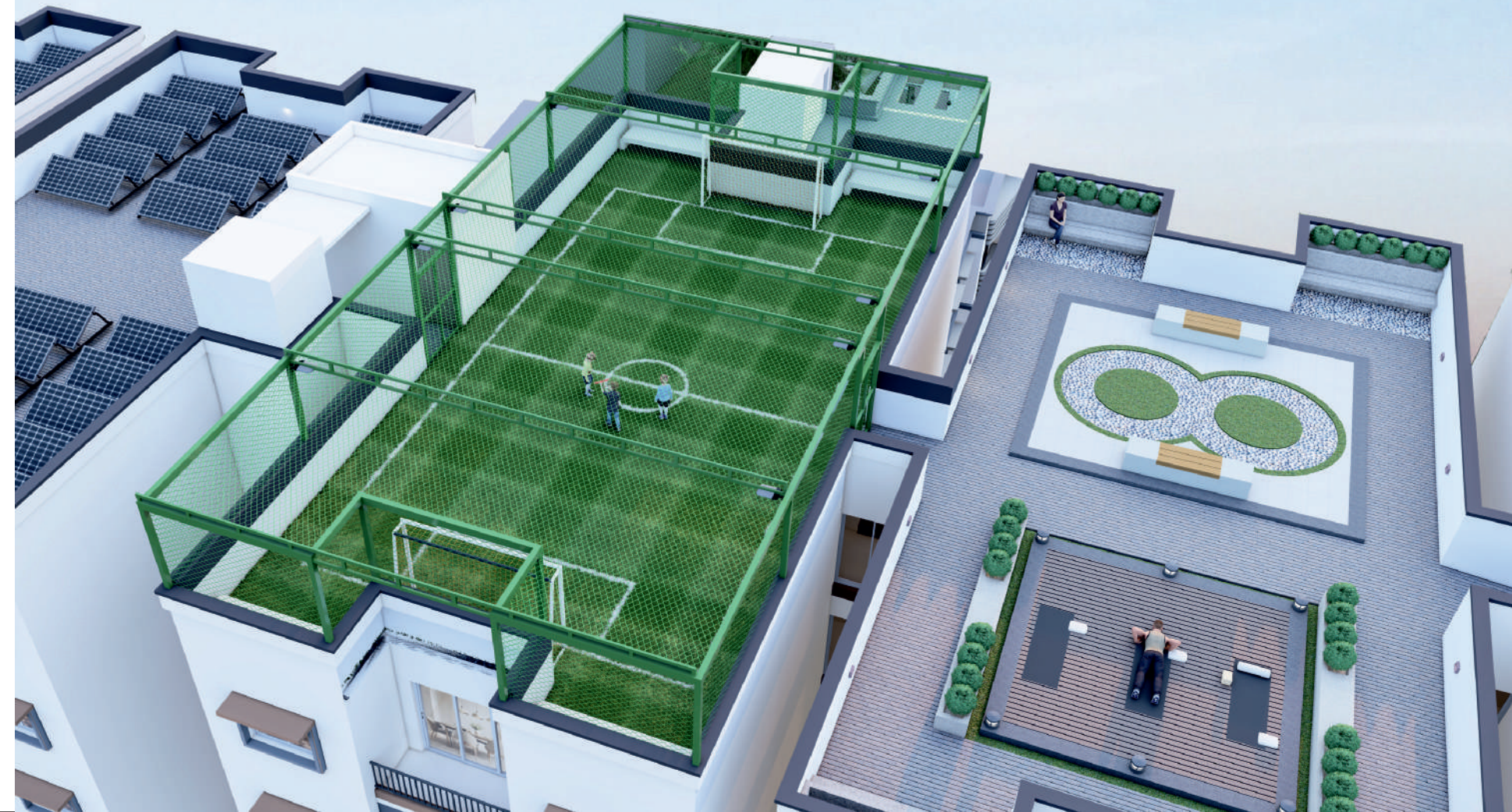
Spread across 0.55 acres, MP Varam features a single premium tower with 60 thoughtfully designed units, available in 2BHK and 3BHK configurations. The project's exterior showcases a striking parametric-style contemporary facade, with sizes ranging from 925 to 1285 sft and an impressive 68 - 70% carpet 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.



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.



VARAM

 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





Spaces That Bring People and Moments Together

Life at Varam goes beyond your home.

The community features simple, practical amenities that enrich your everyday from children's play areas to places where you can unwind, stretch your legs, or just sit back after a long day.





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

MASTER PLAN

FLOOR PLAN

1ST FLOOR

Facing - North
Saleable Area - 973 Sq.ft
UDS Area -341 Sq.ft
Private Terrace - 317 Sq.ft

2ND,3RD & 4TH FLOOR

Facing - North
Saleable Area - 973 Sq.ft
UDS Area -340 Sq.ft

5TH FLOOR

Facing - North
Saleable Area - 925 Sq.ft
UDS Area -324 Sq.ft
Private Terrace - 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 Plan

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?