



Lavish Living

Begins Here
@OMR



“நம்ம” FAMILY BUILDER & DEVELOPER PVT.LTD.



DUAL 
PRIDE CITY **A Smart TOWNSHIP**



A Pride of
OMR
@THANDALAM



www.nammafamilybuilder.com

"NAMMA FAMILY BUILDER & DEVELOPER" was established in 2016 by **MR.PONNUSAMY KARTHIK.A (Founder & Chairman)** along with Managing Directors **Mr.K.Govindaraj (AGS), Mr.A.Idhayadulla, Mr.T.U.Srikanth, Mr.V.P.Thanigaimalai, Mr.G.Anand.** Namma Family Builder & Developer Pvt.Ltd., The best builder in Guduvanchery, Chennai.

Namma Family Builder and Developer Pvt.Ltd., the best builder in Guduvanchery, Chennai. We are determined on providing such a pleasure to clients by corporal establishments.

During the course of time, from one project a year, the company had grown to a stage of handling multiple projects at a time, thus establishing "Namma Family Builder and Developer" as one of the most revered Builder & Developer in Chennai. Subsequently, it was converted into a "Namma Family Builder and Developer Pvt. Ltd.," in the year 2020. We Registered our LOGO.

Successfully completed above 1090 projects (Residential/ Commercial/ Investment) across Chennai in an effective and successful manner. Now, we extended our service in layout sales and we are channelizing our best efforts to make an impact in layout sales and reach the top in the space of real estate.

With all projects being completely customer-centric, NFBD Pvt.Ltd., Believes in ensuring that projects are developed to serve the needs of their customers and meet their satisfaction.

We are offering DTCP approved residential plots in a fast-growing suburban area at Chennai-Guduvanchery, ECR with world-class amenities and affordable prices. We also give everything with a proper guideline for land and build a home based on Vastu shastra.

Apart from property resale, we are also becoming dominant players in other segments. We have grown our presence to be the top builder, construction services and layouts sale, etc.

Our aim is to continue the legacy of being one of the best builders in Chennai, Tamil Nadu.

Formed into "NFBD Group" of business in 2019. Group of Business constitute of 160+ Employees | 800+ Labourers.

ABOUT US

 www.nammafamilybuilder.com



- NFBD PVT.LTD., is a Private Limited organization
- Best client service with
 - » Multiple Plots
 - » Multiple Sizes
 - » Multiple Location
- Decades of Experience with Transpaent Deal

WHY US?





BANK PROCESS

- ✓ Client Eligibility check
- ✓ Choose bank accordingly
- ✓ Loan login with all proofs
- ✓ Personal, Technical & Original Verification
- ✓ Loan Sanction / Approval Process
- ✓ Bank Issue Loan Amount

NRI CLIENT'S PROOF

- ✓ Working Country Embassy authority letter
- ✓ Visa permit (work Permit) from immigration | Visa renewal details
- ✓ Passport, Aadhaar card and Pan card
- ✓ NRO and NRI account details with the bank statement (both Indian and International bank account statement for last 6 months)
- ✓ Employment Proof and Income Proof (Salary Certificate (in English) or salary slips for last 6 months)
- ✓ The NRI Applicant is present in India at the time of Submitting the loan application, the POA needs to be attested or notarized locally
- ✓ In case, the applicant is outside India while a loan is requested, then the POA needs to be attested by the Indian Consulate of NRI's resident country
- ✓ Passport size Photographs

REGISTRATION PROCESS PROOF

- » Client ID and Address Proof (PAN card and Aadhar card)
- » Witness ID and Address Proof

Bank Loan & Revenue Process

Self Employed Client Proof

- ✓ PAN card & Aadhaar card
- ✓ IT papers (last 3 years) & Business photos proof
- ✓ Current & Savings account statement (1 year)
- ✓ Passport size photos (2) & Stamp size photo (1)
- ✓ Processing Fees Cheque (depends on the loan amount)

Salaried Client Proof

- ✓ PAN card & Aadhaar card
- ✓ Office ID card & Offer letter copy
- ✓ Latest 3 month pay slip & Latest 2 years Form 16
- ✓ Salary Bank statement for last 6 months
- ✓ Passport size photos (2) & Stamp size photo (1)
- ✓ Processing Fees Cheque (depends on the loan amount)

Revenue Process

NFBD Revenue Document Verification Process

- Documents Legal verification by Lawyer
- VAO legal check
- FMB, A-Register, Chitta, Adangal, Patta Process
- DTCP Apply Process
- Manual & Online EC Apply
- Subdivision & Name Transfer Patta Process
- Regularisation & Subdivision process

UNIQUE SERVICES IN CONSTRUCTION

Architectural Designs | Floor Plans
3d Views | 3d Walkthroughs | Virtual Tours

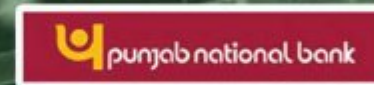


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OUR EXCLUSIVE SERVICE

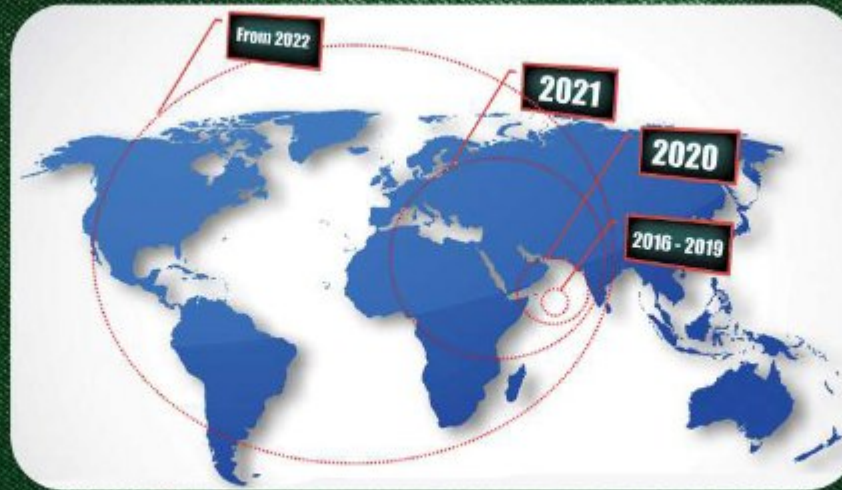
BANK TIE UPS



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Our Growth



IMPORT & EXPORT

- 1800 - 2500 acres farms
- 50 pieces to 5 Lakhs Tender Coconuts per day
- 7 crore Tender Coconut world wide export from 2019 to 2024
- Plan of 2024 is to export 6.5 crore Tender Coconut world wide (India, US, UK, Dubai, Saudi Arabia)



BUSINESS DEVELOPMENT

- Completed Projects 35 +
- Ongoing Projects in Ooty, Yercaud & Wayanad – Kerala
- Planned 110 Projects Across all business all over India (TN, Kerala, Karnataka)



INVESTOR

- Completed Projects in Coimbatore and Kodaikanal
- Ongoing Projects in Yercaud and Ooty
- Planned 20+ Projects Across India (TN, Kerala)



REAL ESTATE & CONSTRUCTION

- Resale Plots, Layout Plots, Commercial Plots, Industrial Plots in Real Estate Industry across Tamil Nadu (GST, ECR, OMR & Coimbatore, Hill Point-Ooty, Kodaikanal, Yercaud), Kerala & Karnataka.
- Ongoing Projects are Tamilnadu, Kerala, Karnataka

GROUP OF BUSINESS



www.ponnusamykarthik.com



Launched Premium Projects,
pitched into different locations
Tie up with corporate establishment

**160+ EMPLOYEES
& 800+ LABOURERS**

Excelling in all Business
with 800+ employees
Successfully Around the globe
Acquired ISO 9001:2015 certification

**90+ EMPLOYEES
3rd BRANCH IN
KELAMBAKKAM**

Extended our service
in Layout sales all over India.
Import & Export,
Business Development,
Investor, Real Estate & Construction

**75+
EMPLOYEES**

Acquired Private
Limited Certification
Started projects all
Over India – Group of Business

**60+ EMPLOYEES
2ND BRANCH IN
GUDUVANCHERY**

HISTORY & MILESTONES

NFBD Established by
Mr.Ponnusamy Karthik.A,
Along with Mr.K.Govindaraj (AGS),
Mr.A.Idhayadulla,
Mr. T. U. Srikanth,
Mr.V.P.Thanigaimalai,
Mr.G.Anand

**10+
EMPLOYEES**

Started Resale Plots Sale
in Guduvanchery

**20+
EMPLOYEES**

As a Pioneer In Plot Resale,
Expanded
Real Estate Business
All over Tamil Nadu

**30+ EMPLOYEES
1ST BRANCH IN
GUDUVANCHERY**

Expert in plots Resale & Expanded
Business All over India. Started analysis
for Group of Business.

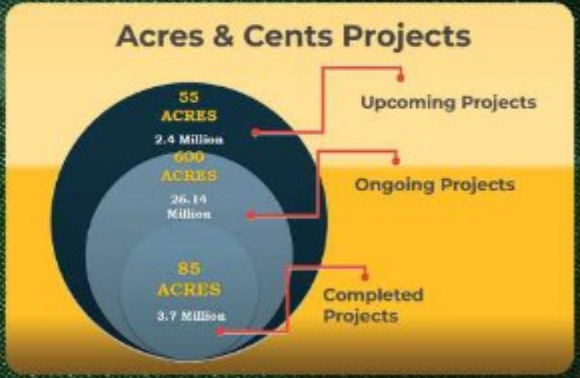
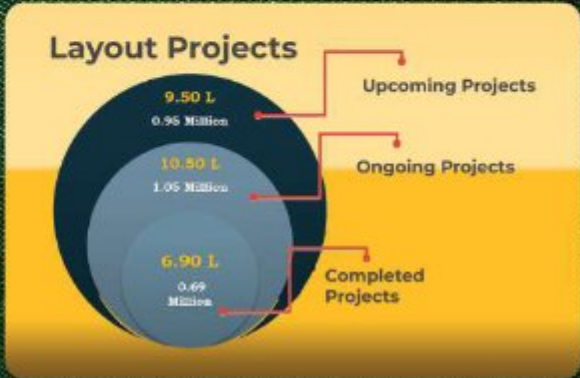
**40+
EMPLOYEES**



www.ponnusamykarthik.com



NFBD PROJECT DETAILS





PROJECT HIGHLIGHTS



- > Black Top Roads (40', 24')
- > Secured Gated Community with Fully compounded
- > Entrance Archway | Avenue Trees | Street Lighting
- > 100% Vastu | 100% Legal Clear
- > DTCP & RERA Approved
- > Suitable for Immediate Construction
- > Potable Ground Water (Within 30 Feet)
- > Easy Access to Schools, Colleges, Hospitals & Supermarket
- > Developed Park & Miyawaki Forest
- > 8K + Residential in future
- > Commercial spaces in future : Mall, Complex, CBSE Schools, Supermarket, etc
- > Nearby Development is high (since approx 5L PROJECTS upcoming)
- > EWS (Economically Weaker Section) Plots Available
- > Bore Well facility
- > FSI approved upto 3 to 4 floors

PROJECT CONFIGURATION

Size	Units	Min to Max Sq.ft.
8 Acres 96 Cents	175	525 Sq.ft. - 6031 Sq.ft.

Park 1	Park 2	Public Place	TNEB	ROAD
19239 Sq.ft.	9950 Sq.ft.	1924 Sq.ft.	1745 Sq.ft.	108059 Sq.ft.

@ OMR THANDALAM

A Pride Of **OMR**



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PROJECT HIGHLIGHTS



Approved



Vastu



Well Developing Infrastructure



Black Top Roads



Gated Community



Electricity



Borewell Water facility



Children Play Area & Parks



Spot Registration



24/7 Security



Compound Wall Around the Venture



Potable Ground water



Name Board On Streets



Pathway In OSR



Landscaped Garden In OSR



Ready For Construction



Rapidly Growing location



Grand Entrance Arch



Solar LED lights



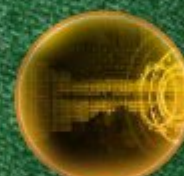
Site Free Maintenance



Avenue trees Garden With Landscape



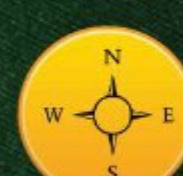
Miyawaki Forest



Secured Community



Land Appreciation



Available For All Facing



www.nammafamilybuilder.com



OUR EXCLUSIVE SERVICES & ASSISTANCE

Personalized site visits & Timely completion

Legal verification by well qualified advocate

Title verification in VAO office

Property measuring, stone placing and fencing process

Registration TP (temporary password) number process - A to Z full support

Bank loan process – in all Nationalized banks & NBFC'S

Annual maintenance of the property (for 1 year)

3D plans | 3D videos | Virtual tour - free of cost

A-to-Z pre-process & post assistance from booking to construction

Legal doubts & queries – lifelong support (24/7 service)

Resale your property @ best profitable price





LOCATION HIGHLIGHTS



NEARBY SCHOOLS

Srivani Vidyalaya Matriculation School Thandalam Road - Kalaivani Nagar	- 4 min
Bharatha Vidhyalaya Matric Higher Sec School Rajiv Gandhi Salai -Thandalam	- 1 min
Aarupadai Veedu Matriculation Higher Secondary School Nemelli – Thiruporur Road	- 5 min
Evergreen Matric Higher Secondary School Rajiv Gandhi Salai - Thiruporur	- 5 min
Gurudeva Nursery & Primary School Rajiv Gandhi Salai - Thiruporur	- 4 min
Maamallan Public & Residential CBSE School Rajiv Gandhi Salai - Poonjeri	- 14 min
CEE DEE YES DAV Public School Chennai Pattinam Main Rd - Ammapettai	- 20 min
Velammal New Gen School Rajiv Gandhi Salai - Thaiyur	- 15 min
Jaganath Vidyalaya CBSE School OMR Bypass Road - Thaiyur	- 13 min

NEARBY COLLEGES

Jaganath Institute of Technology OMR Bypass Road	- 7 min
Government College of Architecture & Sculpture ECR Road	- 20 min
Dhanalakshmi Srinivasan College of Engineering & Tech Mahabalipuram Road	- 16 min
AVIT College Rajiv Gandhi Salai	- 10 min
Sai University Thiruporur- Guduvancherry Main Road	- 16 min
Shri Sathya Sai Medical College & Research Institute Thiruporur- Guduvancherry Main Road	- 20 min
SSN College of Engineering SSN Main Road - Rajiv Gandhi Salai Kalavakkam	- 10 min
Kings International Medical Academy Mahabalipuram Road	- 17 min

NEARBY HOSPITALS

Shri Sathya Sai Hospital Thiruporur-Guduvancherry Main Road	- 20 min
Chettinad General Hospital Rajiv Gandhi Salai	- 24 min
Orchid Children's Hospital Egattur Village Road	- 5 min
Rakshith Hospital Rajiv Gandhi Salai	- 3 min
ESK Hospital Rajiv Gandhi Salai	- 5 min

GOVERNMENT OFFICES

Thiruporur SRO Rajiv Gandhi Salai	- 4 min
Thiruporur Town Panchayat Rajiv Gandhi Salai	- 25 min
Thiruporur Taluk Office Chengalpattu Thiruporur Road	- 3 min
Thandalam Panchayat office Thandalam Road, Rajiv Gandhi Salai	- 4 min



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LOCATION HIGHLIGHTS



NEAR BY INDUSTRIES

GR Industries	- 4 min
Impower Solutions Pvt Ltd	- 22 min
One Hub	- 14 min
Turbo Energy Private Limited	- 12 min
Sidco Industrial Estate	- 4 min

NEAR BY RESORTS

Radisson Blu Resort		Bay Treasure Resort		
Tamilnadu Tourism Resort		Coral Beach Resort		
Silver Sands Beach Resort		Welcomehotel By ITC Hotels		
Sheraton Grand Resort		Blue Bay Beach Resort		
Golden Sun Hotel & Beach Resort		Kaldan Samudhra		
Ideal Beach Resort		Royal Beach Resort		
Jo Beach Resort		Ocean Drive Villas		Intercontinental Resort



NEARBY ENTERTAINMENTS

NEAR BY RESTAURANTS

Hotel Mammallam
Welcome Café Riva
Arupadai Chettinad Restaurant
Virunthombal Chettinad
Hotel Madharasapatnam
Hotel Guru

Crocodile Bank Beach	- 16 min	Muttukadu Boat House	- 22 min
Kovalam Road		ECR Road	
Kovalam Beach	- 25 min	Marina Mall	- 33 min
Kovalam Road		Rajiv Gandhi Salai	
MGM Dizze World	- 24 min	Vivra Mall	- 34 min
ECR Road		Rajiv Gandhi Salai	
Mahabalipuram Beach & Resort	- 25 min	Arul Muruga Theatre	- 7 min
ECR Road		Rajiv Gandhi Salai	
Mayajaal Multiplex	- 26 min		
ECR Road			



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NEARBY LOCATION PROPERTY RATE ANALYSIS



Thiruporur - 2.4 KM-6 Mins
Avg Price-3800 sq.ft.



Tambaram - 36.5 km-57 Mins
Avg price-6765 sq.ft.



Pallikaranai - 33.9 km - 1hr 8 Mins
Avg price-7440 sq.ft.



Oragadam - 23.2 km - 33 Mins
Avg price - 3834 sq.ft.



Kelambakkam - 10 km-19 Mins
Avg price - 4690 sq.ft.



Chengalpattu - 25.1 km-29 Mins
Avg price-3250 sq.ft.



Kovalam - 14 km - 25 Mins
Avg price-3794 sq.ft.



Padur - 12.5 km-24 Mins
Avg price - 5902 sq.ft.



Sholinganallur - 22.6 km-40 Mins
Avg price 8423 sq.ft.



Thirukazhukundram-23.1km -27 Mins
Avg price 3000 sq.ft.



Thiruvanimiyur-36.8 km-55 Mins
Avg price - 14264 sq.ft.



Pattipulam - 19.2 km - 24 Mins
Avg price-3100 sq.ft.



Mahabalipuram - 14.1 km-18Mins
Avg price-3100 sq.ft.



Siruseri - 18.4 km-34 Mins
Avg price - 4950 sq.ft.



Uthandi - 23.7 km-32 Mins
Avg price - 6375 sq.ft.



Semencheri - 9.4 km-17 Mins
Avg price - 5637 sq.ft.



NEARBY LOCATION PROPERTY RATE ANALYSIS



Thoraipakkam - 27.4 km - 53Mins
Avg price - 6690 sq.ft.



Karapakkam - 24.9 km - 50 Mins
Avg price - 6250 sq.ft.



Navalur - 16.6 km - 31 Mins
Avg price 3600 sq.ft.



Medavakkam - 27.6 km - 56 Mins
Avg price - 7315 sq.ft.



Thiruvидanthai - 13.5 km - 21 Mins
Avg price - 3550 sq.ft.



Guduvanchery - 27.6 km - 41 Mins
Avg price - 5475 sq.ft.



Perumbakkam - 26 km - 55 Mins
Avg price - 6806 sq.ft.



Thirukazhukundram - 23.1km - 27 Mins
Avg price 3000 sq.ft.



Maraimalai nagar - 27.5 km - 46 Mins
Avg price - 3526 sq.ft.



Injambakkam - 29.5 km - 41 Mins
Avg price - 13682 sq.ft.



Palavakkam - 34.2 km - 48 Mins
Avg price - 10848 sq.ft.

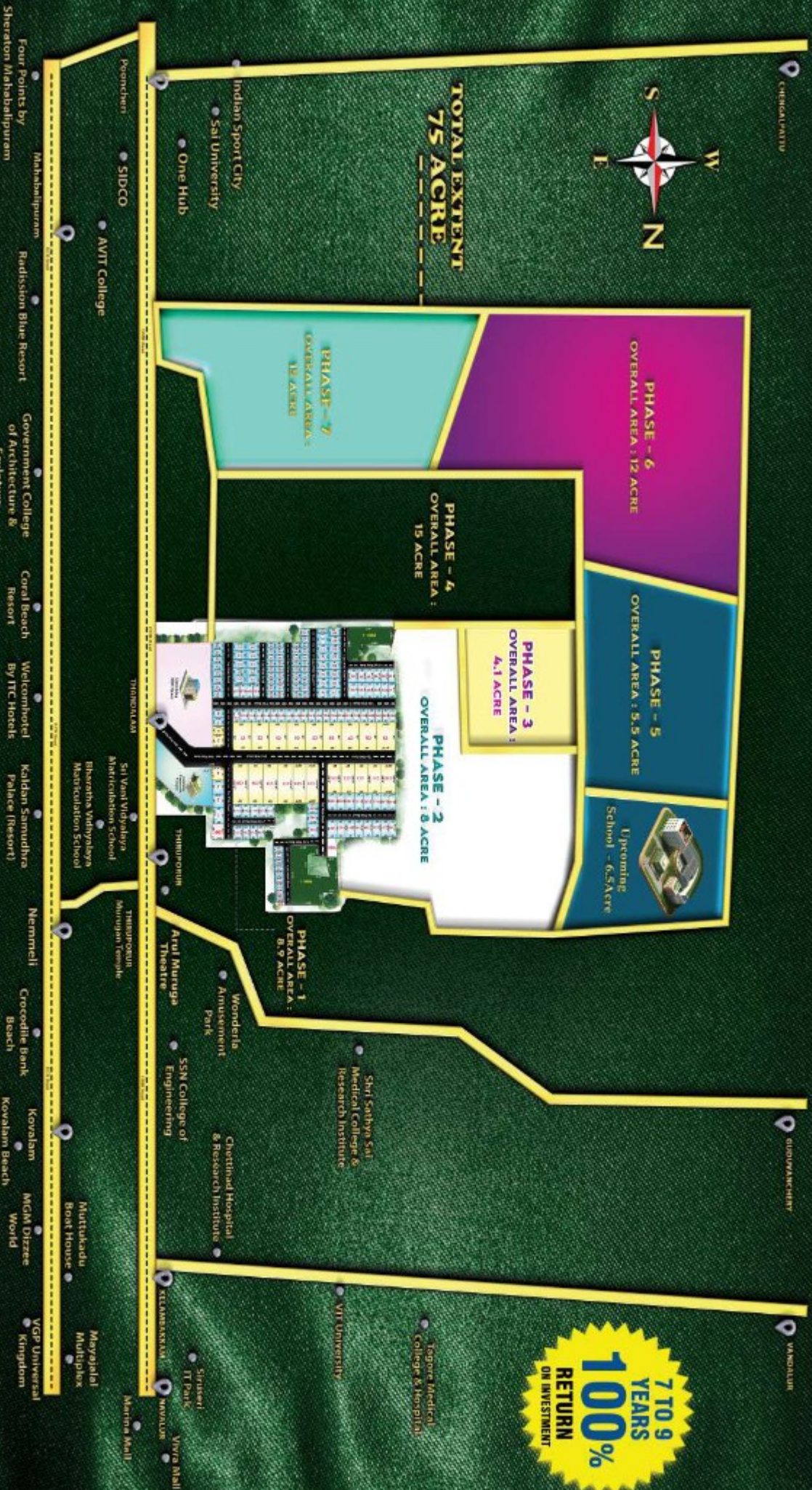


DUAL PRIDE CITY

A PRIDE OF OMR



**TOTAL EXTENT
75 ACRE**



**7 TO 9
YEARS
100%
RETURN
ON INVESTMENT**



Plot Range

- 500 to 699 sq.ft
- 700 to 999 sq.ft
- 1000 to 1200 sq.ft
- 1201 to 1499 sq.ft
- 1500 to 1788 sq.ft



THIRUPURUR

DTCP NO. 129/2023

Residential Area Statement

Plot No.	Sq.ft.	Plot No.	Sq.ft.	Plot No.	Sq.ft.	Plot No.	Sq.ft.
1	1783	48	588	79	1000	118	988
2	1484	41	600	80	1000	119	1128
3	1579	42	540	81	1000	120	1260
4	1622	43	540	82	1000	121	1200
5	1384	44	540	83	1000	122	1000
6	948	45	540	84	975	123	1020
7	962	46	540	85	1405	124	1009
8	1001	47	540	86	1016	125	1025
9	929	48	540	87	1025	126	1024
10	867	49	525	88	1024	127	1205
11	886	50	540	89	1041	128	1488
12	986	51	540	90	895	129	1500
13	913	52	540	91	1114	130	1500
14	896	53	540	92	1150	131	1500
15	874	54	540	93	1150	132	1500
16	872	55	540	94	1150	133	1500
17	1106	56	600	95	1150	134	1250
18	1106	57	588	96	1598	135	1131
19	1106	58	588	97	880	136	1172
20	1106	59	600	98	880	137	1262
21	1106	60	540	99	1000	138	1520
22	900	61	540	100	1000	139	1501
23	902	62	540	101	1000	140	1853
24	902	63	540	102	1000	141	1500
25	900	64	540	103	1000	142	1502
26	1106	65	540	104	1000	143	1578
27	1106	66	525	105	1000	144	1185
28	1106	67	600	106	1000	145	1159
29	1106	68	600	107	1000	146	1555
30	1106	69	640	108	1000	147	634
31	540	70	1200	109	1000	148	618
32	540	71	1000	110	1000	149	615
33	540	72	1000	111	1000	150	613
34	540	73	1000	112	1000	151	610
35	540	74	1000	113	1000	152	608
36	540	75	1200	114	1000	153	605
37	540	76	1188	115	1000	154	604
38	600	77	1188	116	1000	155	600
39	588	78	1200	117	1000		



Commercial Area Statement

Plot No.	Sq.ft.
C1	4968
C2	4980
C3	4980
C4	4980
C5	4980
C6	4980
C7	4980
C8	4980
C9	5156
C10	4182
C11	3994
C12	3994
C13	3994
C14	3981
C15	5064
C16	5092
C17	6000
C18	6025
C19	6031
C20	6025

Plot Details

- Residential
- Commercial

MAHABALIPURAM

FACING WISE PLOT DETAILS



North Facing Plots



Plot No.	Sq. ft.
23	902
24	902
91	1114
92	1150
93	1150
94	1150
95	1150
120	1200
121	1200
122	1000
123	1030
129	1500
130	1500
131	1500
132	1500
133	1500
134	1250
135	1131

North East Plots	
Plot No.	Sq. ft.
22	900
39	588
57	588
76	1188
96	1598
119	1128
128	1488

North West Plots	
Plot No.	Sq. ft.
9	829
25	900
40	588
58	588
77	1188
146	1555

South Facing Plots



South East Plots	
Plot No.	Sq. ft.
85	1405
118	988
127	1305
143	1578

South Facing Plots			
Plot No.	Sq. ft.	Plot No.	Sq. ft.
86	1016	110	1000
87	1025	111	1000
88	1034	112	1000
89	1041	113	1000
90	895	114	1000
97	880	115	1000
98	880	116	1000
99	1000	117	1000
100	1000	124	1009
101	1000	125	1025
102	1000	126	1034
103	1000	136	1173
104	1000	137	1262
105	1000	138	1530
106	1000	139	1541
107	1000	140	1553
108	1000	141	1568
109	1000	142	1582

South west Plots	
Plot No.	Sq. ft.
8	1001
147	634

West Facing Plots



East facing Plots			
Plot No.	Sq. ft.	Plot No.	Sq. ft.
17	1106	50	540
18	1106	51	540
19	1106	52	540
20	1106	53	540
21	1106	54	540
31	540	55	540
32	540	56	600
33	540	69	640

East facing Plots			
Plot No.	Sq. ft.	Plot No.	Sq. ft.
34	540	70	1280
35	540	71	1000
36	540	72	1000
37	540	73	1000
38	600	74	1000
49	525	75	1200

East Facing Plots



West Facing Plots			
Plot No.	Sq. ft.	Plot No.	Sq. ft.
1	1783	60	540
2	1484	61	540
3	1579	62	540
7	962	63	540
10	967	64	540
11	886	65	540
12	906	66	525
13	913	67	600
14	896	68	660
15	874	78	1200
16	872	79	1050
26	1106	80	1020
27	1106	81	1020

West Facing Plots			
Plot No.	Sq. ft.	Plot No.	Sq. ft.
28	1106	82	1000
29	1106	83	1000
30	1106	84	976
41	600	144	1185
42	540	145	1159
43	540	148	618
44	540	149	615
45	540	150	613
46	540	151	610
47	540	152	608
48	540	153	606
59	600	154	604
		155	600



DUAL PRIDE CITY PROJECT DETAILS



NO OF PLOTS

175(152 Residential
+23 Commercial)

OVERALL
SALEABLE AREA

2,47,580

RESIDENTIAL
SALEABLE SQ.FT.

1,44,260

COMMERCIAL
SALEABLE SQ.FT.

1,03,320

Residential Facing wise Details

General Facing Plots	Facing	Count of Plots	Sq.Ft.	Corner Plots	Facing	Count of Plots	Sq.Ft.
	North	18	21829		North East	7	7478
	East	28	21395		North West	6	5648
	South	36	39048		South East	4	5276
	West	51	41951		South West	2	1635
TOTAL	133	124223	TOTAL	19	20037		

GRAND TOTAL 152 Plots | 144260 sq.ft.

Commercial Facing wise Details

General Facing Plots	Facing	Count of Plots	Sq.Ft.	Corner Plots	Facing	Count of Plots	Sq.Ft.
	North	8	40016		North East	1	4968
	South	8	39312		North West	1	1384
	West	1	948		South East	2	10006
	TOTAL	17	80276		TOTAL	6	23044

GRAND TOTAL 23 Plots | 103320 sq.ft.

Commercial Facing wise Details

Facing	Count of Plots	Sq.Ft.
Northeast	C1	4968
North	C2	4980
North	C3	4980
North	C4	4980
North	C5	4980
North	C6	4980
North	C7	4980
North	C8	4980
North	C9	5156
South	C10	4182
South	C11	3994
South	C12	3994
South	C13	3994
Southeast	C14	3981
Southwest	C15	5064
South	C16	5092
South	C17	6000
South	C18	6025
South	C19	6031
Southeast	C20	6025
Southwest	4	1622
Northwest	5	1384
West	6	948



UPCOMING COMMERCIAL DEVELOPMENTS



20+

COMMERCIAL PROPERTY –க்கு
மத்தியில் யாராலும் தரமுடியாத
BUDGET – ல PLOTS

**LOTS OF COMMERCIAL FACILITIES
WITH LOTS OF DEVELOPMENTS**

GREAT INVESTMENTS DON'T WAIT TOO LONG!!!



Project Site Progress





ONGOING & UPCOMING DEVELOPMENTS



Wonderla Amusement Park

Wonderla Amusement Park in Chennai has the signature land and water rides found in other Wonderla destinations. From high thrill rides to kid-friendly rides, the theme park has rides to cater to all age groups.



Mega Sports City, Chennai

On the Outskirts of the Chennai city, 500 Acre, Rs.700 Crore mega sports city is planned with elite amenities including the best athletic tracks, an indoor cycling veldrome, a hockey stadium, and an all-purpose indoor arena for basketball, volleyball and boxing. On East coast Road, the project is being built close to Thiruvadanthai, roughly 30 kilometers south of Chennai (ECR).



OMR Kelambakkam Bypass

Traffic along Old Mahabalipuram Road is all set to become better with the construction of Thiruporur and kelambakkam bypasses gaining momentum. Tamilnadu Road Development Corporation (TNRDC) plans to open both roads for public use by the end of this year, OMR, which is a six – lane till Siruseri.



Alpha Aviation Academy

AAG has strategically positioned its training platforms in locations that can best support the growth in the largest aviation market.



Chennai Peripheral Ring Road

133.38 km Chennai Peripheral Ring Road Project (CPRR) by TNRDC is currently an under construction 6 lane fully access-controlled expressway project with a route alignment in Tamilnadu connecting the Ennore Port and Mahabalipuram.

This brand-new, five-Section greenfield expressway will serve as chennai's fourth ring road. At an estimated cost of Rs.12,301 crore it will link the towns of Singaperumalkoil, Sriperumbudur, Tiruvallur Tamaraipakkam, Periyapalayam, Puduvoiyal and kattupalli.





Press Article



Old Mahabalipuram Road (OMR)

Over the years, Old Mahabalipuram Road (OMR) has become a very profitable investment destination. IT/ITES companies have come up for this development, many types of facilities, transport to all places, good connectivity, etc.

Make it an ideal place for a good lifestyle. The reason Investing in Old Mahabalipuram Road is very important in present times. There are good educational institutes for the younger ones, promising IT Companies for the older ones, and health centers and entertainment places nearby which paves the way for OMR to be a significant residential hub. Connectivity to Educational & Employment Spots, Excellent connectivity to the rest of the city, Capital Appreciation on flats for sale in OMR, Well-Organized Infrastructure.

Metro projects in Old Mahabalipuram Road have been progressing rapidly in recent times. Residential and commercial centers are increasing daily, attracting good investment and interest from investors like landowners and home buyers.

This makes the real estate sector very well received. In a few years, the prices will increase many times from the current price. It is expected that.

Reasons To Buy In OMR

The Line-3 of Metro Phase running from Madhavaram to SIPCOT 2 spanning about 45 kms with over 49 stations would place OMR as the heart of the city and benefit the residents of OMR. A Multi deck elevated corridor that would merge with the metro rail service and enhance connectivity has been proposed by the state Government.

A peripheral road project that connects four National Highways (NH5, NH205, NH4, NH45) and eight state highways is in the pipeline.



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ONGOING & UPCOMING DEVELOPMENTS



TCS, Siruseri

The largest of its kind in Asia, the Techno Park is spread over 5.2 million sq. ft of built up area on a 70-acre plot and can accommodate 30,000 IT professionals.

Spread over 71 acres, TCS Siruseri is an infrastructural marvel located in Chennai, India. What makes it even special is that thousands of associates call this beautiful campus their home.

OneHub Chennai is a next generation Industrial Township Spanning 1,250 acres. Located 50 km south of Chennai city, the development will integrate industrial, business commercial and residential elements with lifestyle amenities.



One Hub



**AdaniConneX
Data Center**

Adani Group as India's largest private infrastructure and energy provider along with EdgeConneX's global expertise in data center solutions for more than 10 years with 50+ Edge, hyperscale and built-to-order data centers, is a real coming together of two worlds.

Near by IT Parks

Bahwan CyberTek IT Park, ETL Infrastructure - Chennai One, TEK Meadows, ASV Suntech Park, Prince Infocity, TRIL Ramanujam IT Park, TECCI Park, Rattha Tek Meadows.



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PRESS ARTICLE

ECR சாலை என்பது சென்னையை (திருவான்மியூர்) கடலூருடன் இணைக்கும் ஒரு மாநில நெடுஞ்சாலை



கடைசி கட்டத்தில் ECR ஐ கன்னியாகுமரி வரை நீட்டிக்க உத்தேசிக்கப்பட்டுள்ளது.

கோயம்பேட்டை விடுங்க.. ஈசிஆரில் வருது புது பேருந்து நிலையம்.. தென் தமிழ்நாட்டு போவது இனி ஈஸி!

சென்னை பெருநகர வளர்ச்சிக் குழுமம் (CMDA) நெரிசல் மிகுந்த இடத்தின் அமைந்துள்ள மாமல்லபுரம் பேருந்து நிலையத்திற்கு பதிலாக, ECR இல் புதிய பேருந்து முனையத்தை அமைக்கும் முடிவை எடுத்துள்ளது.



CMDA to prepare new town development plan for Mamallapuram - Area forming the site for New Town

Valavanthangal | Karanai | Santhanampattu | Kunnappattu | Nemmeli | Panjanthiruthi | Krishnankaranai | Dakshinavarthi Amur | Thirupporur | Porundavakkam | Saluvankuppam | Kokkilimedu | Pattipulam | Mamallapuram Thandalam | Poonjeri | Vengaleri | Kadambadi | Alathur | Perumaleri | Paiyanur | Vadakadambadi | Sirudavur Nallanpillaipettral | Adigamanallur | Karungulipallam



Mamallapuram, globally recognized in recent years for hosting significant events, is poised for a substantial facelift with the Chennai Metropolitan Development Authority (CMDA) gearing up to formulate a comprehensive 20-year New Town Development Plan. Encompassing the period from 2025 to 2045, this ambitious plan will cover 25+ villages within the historic town of Mamallapuram, situated on the Coromandel Coast about 60 km south of Chennai.



PRESS ARTICLE

சிறுசேரி சிப்காட் அருகே 50 ஏக்கரில் நகர்ப்புற வன யூங்கா



சென்னை, அக்.21:சென்னை பெருநகர வளர்ச்சி குழுமம் (CMDA) சார்பில், சிறுசேரி சிப்காட் அருகே ராஜிவ்காந்தி சாலையில் 50 ஏக்கரில் புதிய பிரமாண்டமான நகர்ப்புற வன யூங்கா உருவாக்க திட்டமிடப்பட்டு உள்ளது.

சென்னைக்கு மிக அருகில் வருகிறது **WONDERLA'**



WONDERLA வின் 5வது பொழுதுபோக்கு யூங்கா, திருப்போரூர் அடுத்த இள்ளலூரில் 62 ஏக்கர் பரப்பளவில் அமையவுள்ளது. சுமார் 3400 கோடி செலவில் அமையவுள்ள இந்த யூங்காவுக்கு தமிழ்நாடு அரசு ஒப்புதல் அளித்தது.

CMDA குளோபல் ஸ்போர்ட்ஸ் சிட்டி திட்டத்திற்கான டெண்டர்கள், சாத்தியக்கூறு அறிக்கைகளை வெளியிடுகிறது.



சென்னை பெருநகர வளர்ச்சிக் குழுமம் செம்மஞ்சேரியை புதிய உலகளாவிய விளையாட்டு நகரத்திற்கான இடமாக தேர்வு செய்துள்ளது.



PRESS ARTICLE

தமிழ்நாட்டில் லூலூ மால் எங்கே கட்டப்படுகிறது தெரியுமா? சர்ப்பீரைஸ் இடம்..
இது லிஸ்ட்லயே இல்லையே!



இந்த நிலையில்தான் பாஷ்யம் குழுமத்துடன் இணைந்து
ECR இல் லூலூ மால் அமைக்கப்படும் என்று தகவல் வெளியாகி உள்ளது.

கிளாம்பாக்கம் ரயில் நிலையம் – நிதி ஒதுக்கீடு



கிளாம்பாக்கத்தில் புதிய ரயில் நிலையம் அமைக்க
முதற்கட்டமாக ₹20 கோடி ஒதுக்கீடு ₹20 கோடி ஒதுக்கீடு
செய்து ரயில்வே வாரியத்திற்கு வழங்கியது சென்னை பெருநகர வளர்ச்சி குழுமம்
இந்த ஆண்டின் இறுதிக்குள் பணிகளை நிறைவு செய்ய ரயில்வே
வாரியத்திற்கு CMDA கோரிக்கை



₹8 கோடியில்
மாமல்லையில்
ஒளிரும்
தோட்டம்



CMDA floats tenders for project, feasibility reports for Global Sports City

The complex will come up on 100 acres of Land Behind
Sathyabama Institute at an estimated cost of 2500 crore to 1,000 crore
and will house stadiums and hostels.



PRESS ARTICLE

நீலாங்கரை - அக்கரை இடையே ₹25 கோடியில் சைக்கிளிங் பாதை!



சென்னை, அக்.30 கிழக்கு கடற்கரை சாலையில் சைக்கிளிங் செல்வோரின் வசதிக்காக சென்னை (CMDA) சார்பில், நீலாங்கரை - அக்கரை இடையே கி.மீ சைக்கிளிங் பாதை அமைக்கும் பணி ₹23 கோடி செலவில் நடைபெற்று வருகிறது.

Global Sports City to be Built at Semmencherry Within 2 Years

Semmanchery known for being an IT hub. is going to be a global sports city where regional, national, and international tournaments can be held.

BIGGER AND BETTER	
Facilities	Payoff
Open air stadium with 400 m 9-lane synthetic athletic track, natural turf football field, spectators' gallery	Compet
400 m 9-lane synthetic athletic warm-up track	Train
100 m indoor synthetic athletic track	Train
	Comer



கடல்நீரை குழநீராக்கும் நிலையம் அமைக்கும் பணிக்கு அடிக்கல்
செங்கல்பட்டு மாவட்டம், கிழக்கு கடற்கரை சாலையில் உள்ள பேரூரில் ரூ.4,276.44 கோடி மதிப்பீட்டில் நாளொன்றுக்கு 400 மில்லியன் லிட்டர் திறன் கொண்ட கடல் நீரை குழநீராக்கும் நிலையம் அமைக்கும் பணிக்கு அடிக்கல்.



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Press Article



OMR-ECR link project: 1.4 km long bridge to soon be a reality The State Highways Department is all set to take up the Old Mahabalipuram Road (OMR) and East Coast Road (ECR). The CMDA is seeking Rs 2.3 crore from the state government to create a detailed project report (DPR) for a 10-km-long bridge over the Adyar River. This bridge will connect Thiruvanmiyur's ECR with Thoraipakkam's OMR, reducing travel time between them from one hour to just 15 minutes. Get ready to enjoy a smooth, hassle-free commute!

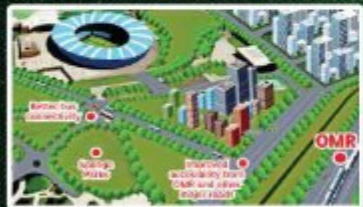
Chennai: After a long delay, the **city first u-turn flyover on OMR** at Taramani will be opened for public. The unidirectional flyover will allow vehicles, travelling from Thoraipakkam towards Madhya Kailash, to make a U-turn at an elevated level. Motorists can now travel via Indira Nagar sans hassle to reach their destinations. To reduce the waiting time at TIDEL park traffic signal and reduce congestion along the IT corridor, the state government had four years ago started building two flyovers on OMR at an estimated cost of 110 crore.



A solution to improve public transport and ease congestion is to implement a bus rapid transit system (BRTS) using the existing service roads along OMR. This would allow for more frequent bus services and reduce the need for private vehicles.

THE FUTURE OF OMR: GROWTH PROJECTIONS AND LAND INVESTMENT

Emerging development : When we look at OMR, it's not just a simple road; it's a hub that connects important areas like Adyar, Guindy, Saidapet, and more. Moreover, having regular bus service and a planned metro rail project will be an extra benefit for the OMR region.



Connectivity of OMR Chennai

- Old Mahabalipuram Road is just 29 km away from Chennai International Airport.
- Chennai International Airport Metro Station on the blue line is also 29 km away from OMR
- Chennai Central Railway station is 34 km away via East Coast Road from Old Mahabalipuram Road.
- Also, OMR Chennai runs parallel to East Coast Road and connects to Chennai and Pondicherry.



Press Article

Chengalpattu to get new bus terminus by December 2024

The Chennai Metropolitan Development Authority (CMDA) has initiated the construction of a new bus terminus in Chengalpattu, with plans to issue a work order soon. Spanning 9.95 acres near the Venpakkam panchayat, this modern bus terminus is expected to be completed by December 2024 at an estimated cost of around ₹75 crore (excluding GST). The terminus will comprise a terminal building, 107 bus bays, a restaurant, shops, and ample parking facilities.



Muttukadu floating restaurant: Dining experience on water in Chennai

Visitor's delight at Muttukadu Boat House, Located on the Outskirts of Chennai
The restaurant will sail along backwater can accommodate 100 people and will have a kitchen
The 5-crore project will be ready in short period, work is underway to set up a two-deck floating restaurant. It will be built and operated by Grandeur Marine International Kochi. The lower deck will be airconditioned while the upper deck will be open dining space.



Tamil Nadu government has planned to build at least five flyovers on Rajiv Gandhi Salai (Old Mahabalipuram Road) to decongest the busy IT corridor. An announcement to this effect was made by state public works department by inspecting the road and toll facilities.

OMR is set to become a major metro rail hub in the coming years. Okkiyam Thoraipakkam & Sholinganallur will emerge as two crucial metro junctions, enabling seamless travel across different parts of the city, including ECR. OMR residents will benefit greatly from reduced travel times, improved connectivity, and enhanced accessibility to the entire city. This connectivity will not only make commuting convenient but also enhance the desirability of plots for sale in OMR, as professionals seek to strike a perfect work-life balance by residing along this stretch.





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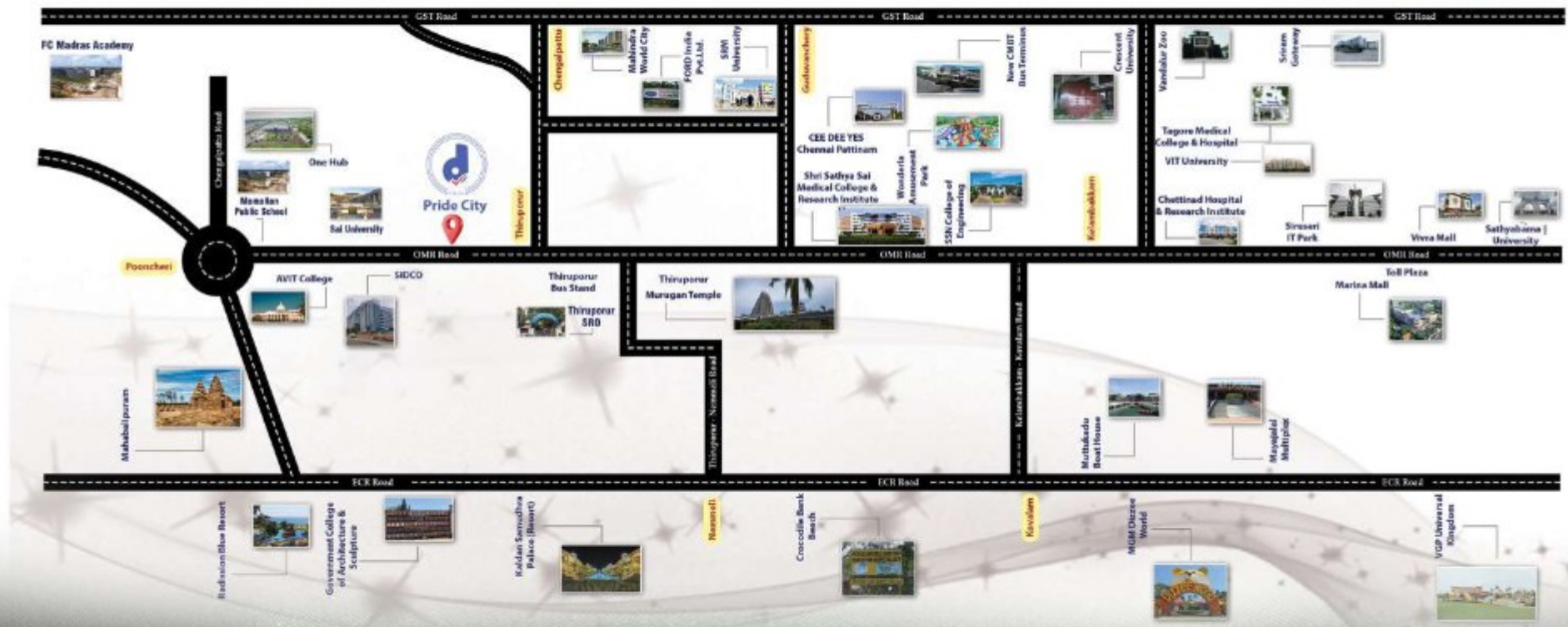
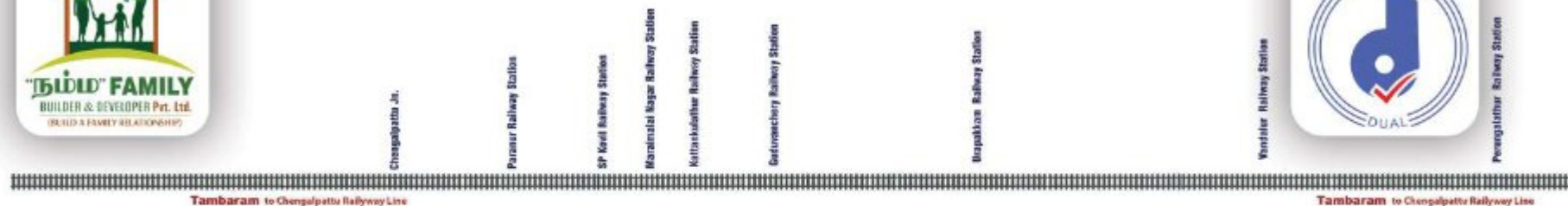
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Elevation & Interior



*Creating Home Is About
Inspiration,
NOT REPLICATION.*



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