



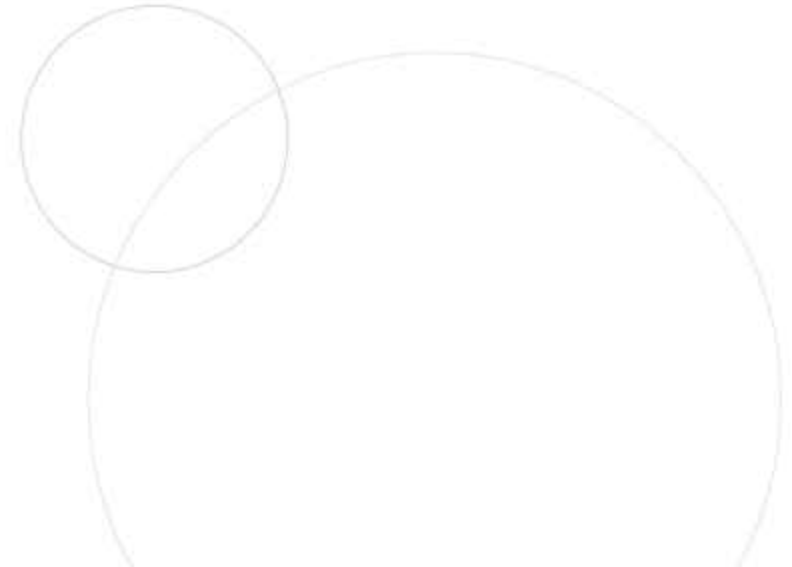
“நிமிட” FAMILY
BUILDER & DEVELOPER PVT.LTD.



ACRES & CENTS



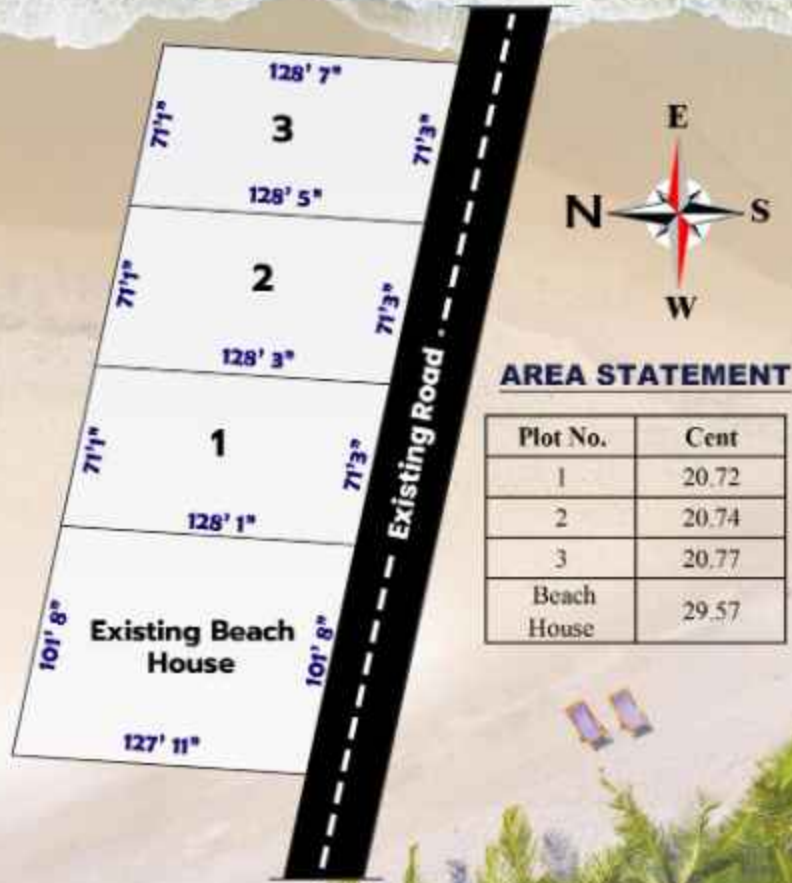
ECR UTHANDI





**"நம்ம" FAMILY
BUILDER & DEVELOPER PVT.LTD.**

Plan Showing the Subdivision of Land in S.no : 429A1B
of Uthandi Village, Sholinganallur Taluk, Chennai District.



AREA STATEMENT

Plot No.	Cent
1	20.72
2	20.74
3	20.77
Beach House	29.57

CORPORATE OFFICE : OMR-KELAMBAKKAM
GUDUVANCHERY|THANGAPPAPURAM

www.nammafamilybuilder.com

Acres & Cents

PER/SQ.FT PRICE – ₹ 7083/-

PER/GROUND PRICE – ₹ 1,70,00,000/-

TOTAL BUDGET – ₹ 29,72,09,563/-

OVERALL AREA – 91.8 Cents

ECR

UTHANDI
TOLLGATE
NEAR KARL
MARX ROAD
EXISTING
HOUSE

Village : Uthandi

SRO : Neelangarai

ECR Real Estate Updates

1. ECR is the best investment and assured Area for ROI.
2. It attracts everyone all over the world.
3. It is famous tourist spot in Chennai.
4. It surrounded by multispecialty hospital, hostels, malls & Restaurant.





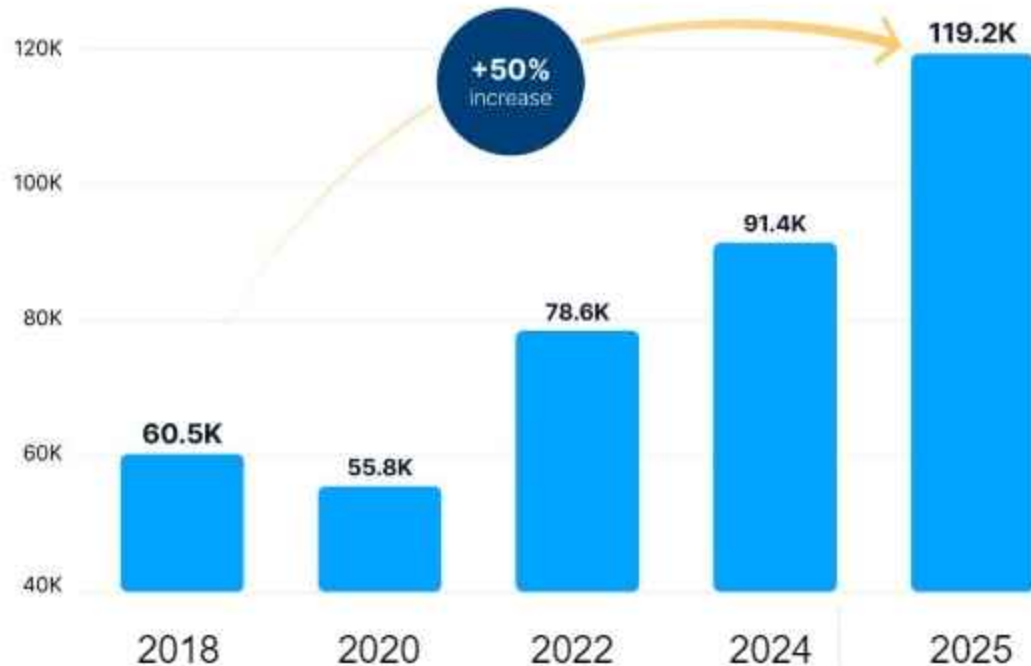
Return on Investment

- ❑ Investing in Land is an effective way to put your money to work and build wealth.
- ❑ Investing In Land With Us To Get a 150% Return On Investment In the Future



Return on Investment

Build to Rent Home



- ❑ Get Assured Rental Returns from your Commercial Plot with min 15,000/- Per Month.
- ❑ With Rental Agreement no risk for our company's customers.
- ❑ Return On Investment is also Higher than 50%





Rental Investment

- ✓ While some people follow cash on cash return, most look at ROI in net terms, i.e., how much returns rental property generates for the outflow required to maintain it.

What is ROI on rental property?

- ✓ Renting out property is an excellent investment option, allowing the owner to earn passive rental income.
- ✓ But they need a measure to know if they are making some money or ending up paying more than the inflow it achieves.
- ✓ The best return on investment on rental property hovers between 3% and 4.6% in India.
- ✓ ROI or return on investment refers to the profitability of a rental property in percentage terms





Return on Investment

What income from property rent entails?



How to calculate taxable income from rent?

- Gross annual rent
- Property tax
- 30 % of rent as standard deduction
- Interest paid on home loan (if applicable)

Disclaimer: The taxable income from rent calculation are as per the latest guidelines by the Central Government and are subject to change.

Rent from a residential property



Rent from a commercial property



Composite rent



Rent from partly let-out property



Rental Investment

What do investors need to calculate ROI on rental property?

- ✓ If an investor has found the perfect property to invest in, they need to ensure they will make some money via it and not end up paying more in the form of expenses.
- ✓ So, for this, they will have to calculate the rate of return on investment in rental property, and here are the essential elements they will need.

•**Details of the property** - ROI calculation requires details, such as the property's value, area in square feet, repair cost incurred, and the number of rooms.



•**Rental expenses details** - This includes outflow as to maintenance, repairs, utilities, and other monthly costs incurred by the owner.

•**Loan details** - This includes the loan term, interest rate, closings costs, and premium payments.



•**Annual rental income** - Calculate the yearly rental generated by the property after considering the possible vacancy



Return on Investment On Rental Property Calculation

Illustration

- Let's understand this in a simplified way with an example
- Mr. Ravi has an apartment whose monthly rent is ₹ 35,000.
- Then, its Gross Annual Value (GAV) = 12 months X ₹35,000 = ₹4,20,000
- The Property tax paid for the apartment is ₹20,000
- Net annual value comes down to ₹4,20,000 – ₹20,000 = ₹4,00,000
- Standard deduction = 30% of NAV = ₹1,20,000
- Interest paid on home loan = ₹60,000
- Taxable income = ₹(4,20,000 – 1,20,000 – 60,000) = ₹2,40,000

In this case, GAV is less than ₹ 2.5 Lakh; hence, the rental income is **not** taxable.

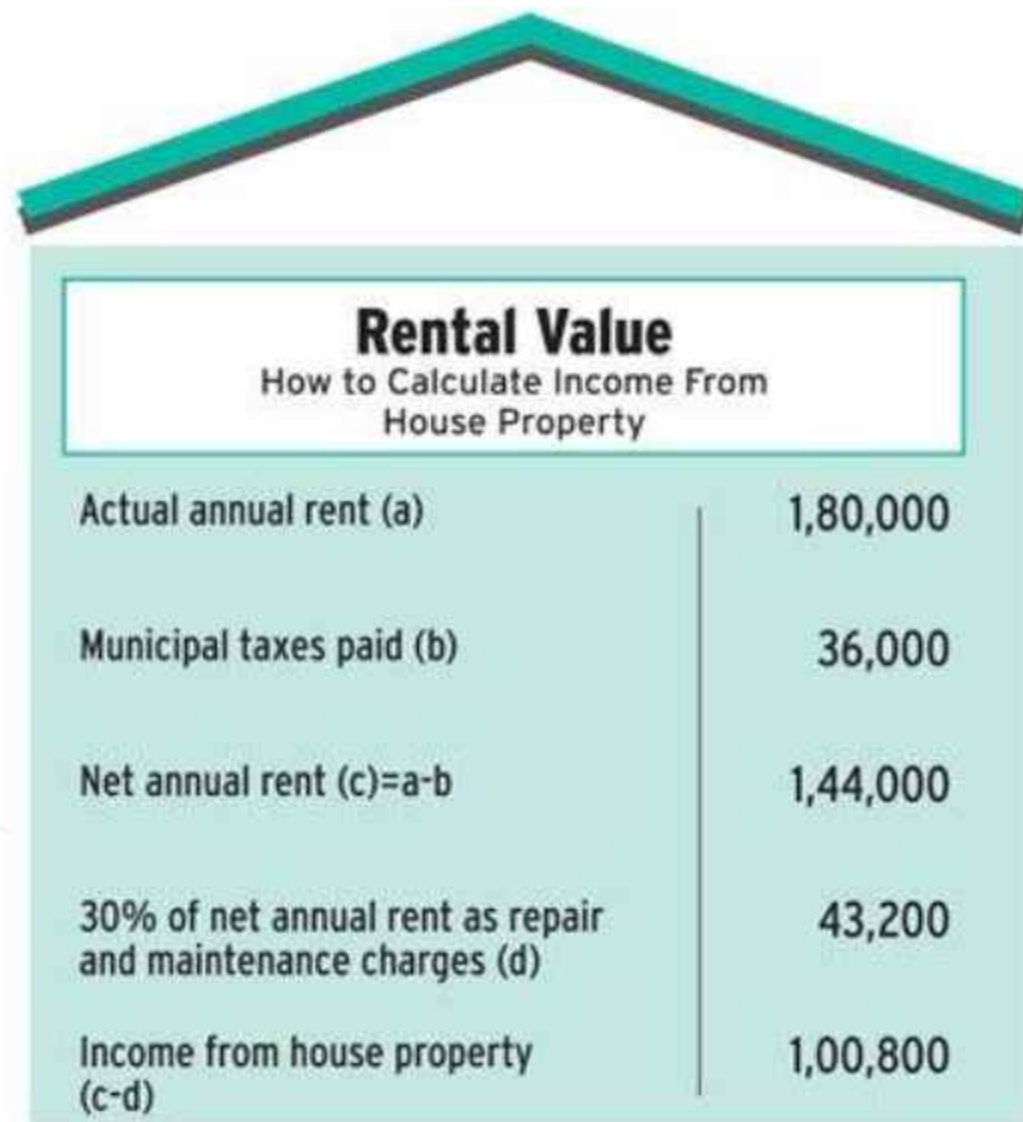
ROI For Rental Property

In some cases, letting out a building could be separate from letting out its assets, for example, refrigerators and washing machines, along with the house.

Then, the following rules will be applicable:

1. Rental income from only the house will be treated as 'income from house property'.

2. Rental income from other assets will be taxed under 'income from other sources or 'profits or gains made from businesses.'



Rental Value How to Calculate Income From House Property	
Actual annual rent (a)	1,80,000
Municipal taxes paid (b)	36,000
Net annual rent (c)=a-b	1,44,000
30% of net annual rent as repair and maintenance charges (d)	43,200
Income from house property (c-d)	1,00,800



Nearby Location

Mahabalipuram

Kovalam

Thiruporur

Kelambakkam

Poonjeri

Nearby Entertainments

- MGM Dizzee world
- Marina Mall
- Muttukadu Boat house
- Crocodile Bank
- VIVIRA Mall
- Mayajaal Multiplex
- Kovalam Beach
- Arul Muruga Theatre

Nearby Resorts

Radisson Blu Resort

Tamilnadu Tourism Resort

Coral Beach Resort

Silver Sand Beach Resort

Welcome Palm Beach Resort

Four points by Sheraton

Kaldan Samudhra Palace

Ideal Beach Resort

International Resort

Royal Beach Resort

Chennai Peripheral Ring road



Ongoing Projects

- 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, Pudukottai and Kattupalli.



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.

One Hub



- ❑ 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.

- ❑ 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 velodrome, 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 Thiruvaidanthai, roughly 30 kilometers south of chennai(ECR).



Mega Sports City Chennai

Alpha Aviation Academy

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

Continuous expansion of training capability allows AAG to address the resurgence of airline pilot shortage post-pandemic and offer partner airlines end-to-end cadetship training solutions.



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.

- 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.



OMR Kilambakkam Bypass

● ● ● ●

Chennai Metro Phase II

- ❑ Chennai Metro Rail Limited (CMRL) intends to operate from Nehru Nagar in Perungudi to Siruseri by 2027. The 20-km span is part of the phase II project that falls under Corridor 3, from Madhavaram to SIPCOT covering a distance of 45.4 km.

- ❑ The expansion of Metro Phase II consists of three corridors, namely Corridor-3 from Madhavaram to SIPCOT (45.8 km), Corridor-4 from Lighthouse to Poonamalle Bypass (26.1 km), Corridor-5 from Madhavaram to Sholinganallur (47 km).





ஓஎம்ஆர் - இசிஆர் சாலைகளை இணைக்க ரூ.180 கோடியில் அமைகிறது 'கத்திப்பாரா' பாணி மேம்பாலம்

JUST IN 26.11.2022

LIVE
CHENNAI



ஓம்.ஆர்

இசிஆர்

www.LiveChennai.com

கத்திப்பாரா மேம்பாலம் மாடலில் ஓ.எம்.ஆர் மற்றும் ஈ.சி.ஆர் சாலைகளை இணைக்க சூழல் சாலை வடிவிலான மேம்பாலம் அமைக்க சென்னை பெருநகர் வளர்ச்சி குழுமம் முடிவு 180 கோடி செலவில் இந்த பாலத்தை அமைக்க தமிழ்நாடு அரசு அனுமதி!

சென்னை: கத்திப்பாரா மேம்பாலம் பாணியில் ஓஎம்ஆர் - இசிஆர் சாலைகளை இணைக்க சுழற்சாலை வகை மேம்பாலம் கட்ட சென்னை பெருநகர் வளர்ச்சி குழுமம் முடிவு செய்துள்ளது.

இசிஆர் மற்றும் ஓஎம்ஆர் சென்னையின் மிக முக்கிய நெஞ்சாலைகள் ஆகும். இந்த சாலைகளில் காலை மற்றும் மாலை நேரங்களில் போக்குவரத்து நெரிசல் அதிகமாக இருக்கும். இந்நிலையில், இந்த இரண்டு சாலைகளையும் இணைக்கும் வகையில் சுழற்சாலை வகை மேம்பாலம் கட்ட சென்னை பெருநகர் வளர்ச்சி குழுமம் முடிவு செய்துள்ளது.

இதன்படி, ஓக்கியம் துரைப்பாக்கம் கண்ணகி நகருக்கும், ஈஞ்சம்பாக்கத்திற்கும் இடையில் ரூ.180 கோடி செலவில் சுழற்சாலை வகை மேம்பாலம் கட்ட தமிழக அரசு அனுமதி அளித்துள்ளது. இதற்கான விரிவான திட்ட அறிக்கையை எஸ் அண்ட் டி நிறுவனம் தயார் செய்யவுள்ளது.

முன்னதாக, இந்த இரண்டு சாலைகளையும் இணைக்கும் வகையில் 6 பாலங்களை கட்ட கடந்த 2019-ம் ஆண்டு சென்னை மாநகராட்சி முடிவு செய்தது. இளங்கோ நகர் - வெங்கடேசபுரம், வெங்கடேசபுரம் - காந்தி சாலை, வீரமணி சாலை - மணியம்மை சாலை, மணியம்மை சாலை - அம்பேத்கர் சாலை, அண்ணா நகர் - பாண்டியன் சாலை, காந்தி நகர் - பல்லவன் சாலை ஆகிய 6 இடங்களில் ரூ.30 கோடியில் பாலம் கட்ட சென்னை மாநகராட்சி முடிவு செய்தது. ஆனால், அந்தத் திட்டம் கைவிடப்பட்டது குறிப்பிடத்தக்கது.



சிறுசேரியில், நகர்ப்புற வனம் ஏற்படுத்துவதற்காக சென்னைப் பெருநகர வளர்ச்சிக் குழுமத் திட்ட நிதியிலிருந்து ரூ.5 கோடி நிதி வனத்துறைக்கு வழங்கல்.



- Vehicles coming from Thiruvanimiyur are restricted to take right turn towards CPT junction (Madhya Kailash). Instead, they will take compulsory left turn towards Ascendas junction and will take 'U' turn near NIFT (newly proposed) after 100 meters to reach CPT junction. |
- Vehicles coming from Tidel park junction are restricted to take right turn (earlier route) towards Taramani. Instead, they will proceed further and take the same 'U' turn to reach Taramani.
- Vehicles coming from Velachery are restricted to take right turn at SRP Tools junction. Instead, they will take compulsory left turn and proceed further to take the new 'U' turn to reach Apollo Hospital Junction and Thoraipakkam junction.

OMR - டைல் பார்ச் சந்திப்பில் போக்குவரத்து நெரிசலை குறைக்க இன்று முதல் போக்குவரத்து மாற்றம்: GCTP



NEWS UPDATE



சென்னைக்கு மிக அருகில் வருகிறது 'WONDERLA'

WONDERLAவின் 5வது பொழுதுபோக்கு பூங்கா, திருப்போரூர் அடுத்த இள்ளாநூரில் 62 ஏக்கர் பரப்பளவில் அமையவுள்ளது. சுமார் ₹400 கோடி செலவில் அமையவுள்ள இந்த பூங்காவுக்கு தமிழ்நாடு அரசு ஒப்புதல் அளித்ததை தொடர்ந்து, இன்று பூமி பூஜை நடைபெற்றுள்ளது!

கொச்சி, பெங்களூரு, ஹைதராபாத்தில் ஏற்கனவே WONDERLA பூங்காக்கள் இயங்கி வருகின்றன. ஒடிசாவில் புதிய பூங்கா அமைக்கும் பணிகள் நடைபெற்று வருகின்றன.

- Wonderla is building its new amusement park in Thiruporur taluk of chengalpatu district around 45 km away from chennai at an investment of around Rs.400 crore.
- Spanning 62 acres, this will be wonderla's fourth amusement park in the country after bengaluru, Hyderabad and kochi.

The Hindu (Chennai)

Mamallapuram shore temple gets more amenities for tourists

India News

18 Sep 2023 [+1 more](#)

Renault Nissan Technology and Business Centre India (RNTBCI), in partnership with Hand in Hand (HiH) India, on Saturday inaugurated a Green Heritage Project at the Mamallapuram shore temple.

As part of the corporate social responsibility initiative, three 10 kW solar power plants with control room were installed to power the heritage site and feed the surplus energy into the grid. The other facilities created include retractable bollards

that are powered through solar energy to control the vehicle movement at the heritage site, RO plant with three kiosks, 25 stone benches, a parking shed with three charging ebuggy units, signage boards and a selfie point.

Debashis Neogi, Managing Director, RNTBCI, said the unveiling of India's first green heritage monument was a remarkable milestone, symbolising the fusion of a heritage site preservation and environmental sus-

tainability. This initiative showcased the commitment to protecting India's rich heritage while embracing ecofriendly practices.

The project was started during the COVID19 pandemic amidst a lot of difficulties.

Kalpana Sankar, Managing Trustee, HiH India, said the organisation had been involved in the construction and deployment of several CSR projects funded by Renault Nissan with the support of the Archaeological Survey of India.

A.R. Rahul Nadh, Chengalpattu District Collector; M. Kalimuthu, Superintending Archaeologist, ASI, Chennai; and Hirotake Harada, senior vicepresident, engineering, RNTBCI, were present, according to a press release.



Glow garden at Mamallapuram to have 3D animals, LED flowers, artificial fountain, and water park

TTDC to provide 2.48 acres of land inside the Maragatha Poonga for the project under the PPP mode to Sunvin Mamallapuram Glow Garden LLP at a cost of ₹8 crore



An artist's impression of the glow garden planned at Mamallapuram.

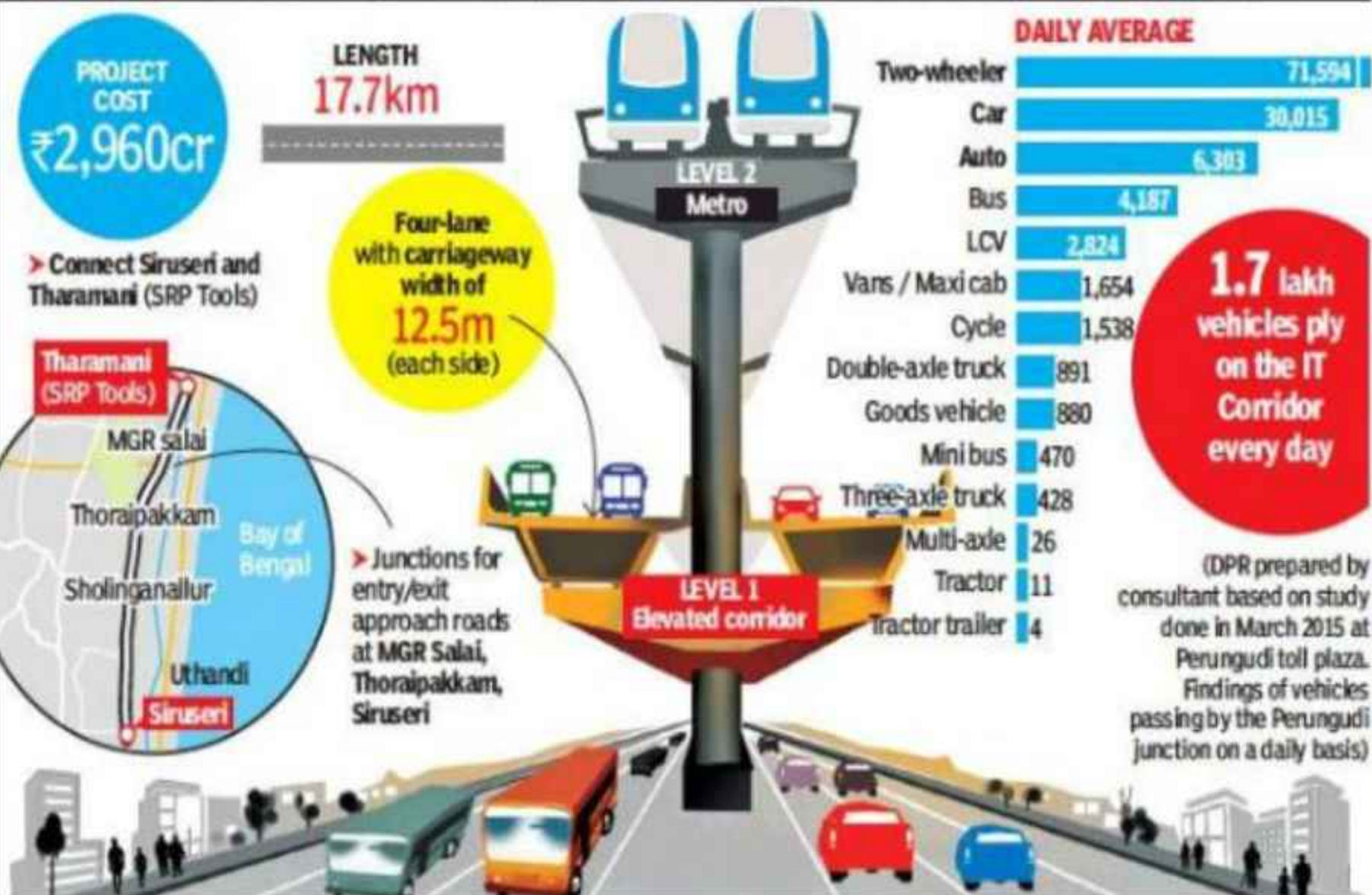
A stroll in the garden at night will be possible in a few months time with the Tamil Nadu Tourism Development Corporation (TTDC) laying the foundation for a glow garden at Mamallapuram.

The garden with glowing trees, 3D animals, LED flowers, artificial fountain, selfie points, glow water park, food court, 5D cinema and a small amusement park will come up inside the Maragatha Poonga situated inside Mamallapuram town. Parking space will be created for 150 vehicles on a land adjacent to the poonga.

The project is to come up in public private partnership mode with the land being provided by TTDC and Sunvin Mamallapuram Glow Garden LLP developing, operating and maintaining the facilities. The revenue will be shared between the two entities.

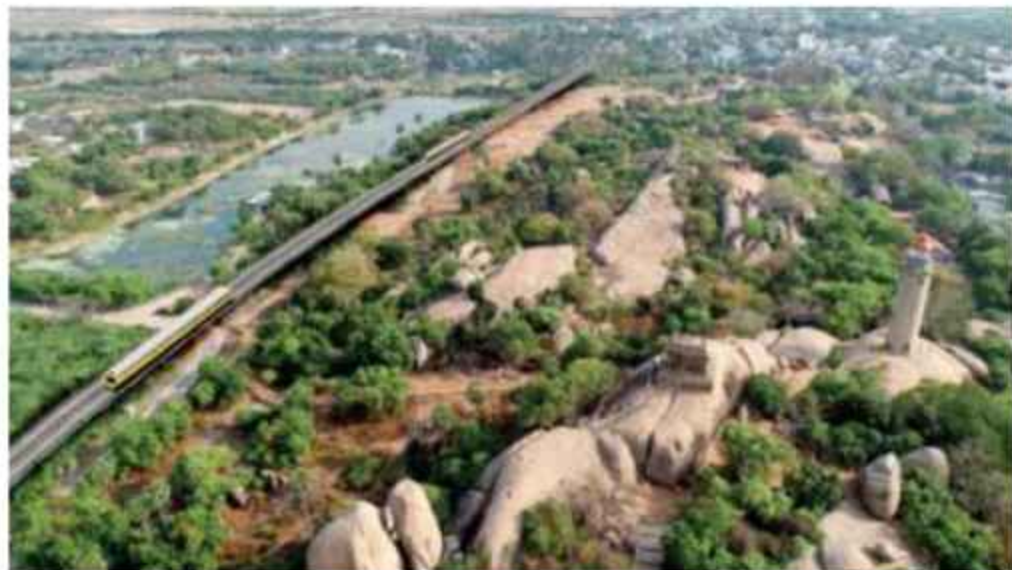
COVERED IN 20 MINUTES?

A commute between Siruseri and Taramani during peak hours can take more than an hour. But once the elevated corridor comes up, which TNRDC claims to build in three years, travel time will be cut by two-thirds. Commuters though will have to pay toll taxes





ECR railway line to Puducherry may remain a pipedream



Residents of OMR and ECR may miss a direct access to trains as railways may start the Chennai-Mamallapuram-Cuddalore coastal line from Chengalpeta or Tambaram, and not Perungudi. The idea is to link it to the main line from Beach/Egmore and run express and goods trains. The line was intended to be built from Perungudi along an embankment between OMR and ECR to reach Mamallapuram, then down the coast to Puducherry and Cuddalore. It was approved 16 years ago.

CHENNAI: Residents of OMR and ECR may miss a direct access to trains as railways may start the Chennai-Mamallapuram-Cuddalore coastal line from Chengalpeta or Tambaram, and not Perungudi. The idea is to link it to the main line from Beach/Egmore and run express and goods trains. The line was intended to be built from Perungudi along an embankment between OMR and ECR to reach Mamallapuram, then down the coast to Puducherry and Cuddalore.



ECR railway line to Puducherry may remain a pipedream

However, according to the railways, the line along ECR/OMR is no longer feasible because of rapid real estate development and land acquisition cost on the stretch. The project cost has already escalated to ₹ 1,200 crore. This year, the ministry has allocated ₹ 50 crore for the project. The proposed line will connect Mamallapuram to the rail network and will cut travel time to Puducherry to less than two hours. Now, trains take more than four hours to reach Puducherry via Villupuram. When the railway line commences from Chengalpet, ECR/OMR residents will have to take MRTS trains and reach St Thomas Mount to board MEMU trains to reach Puducherry. It will still be a shorter route than taking the road.

Several citizens who participated in a CMDA visioning exercise to develop the city's third masterplan want the state government to take up the project, while experts say land cost can be borne by the state and the railways can focus on construction part to speed up the line. A state government official said that a rail line is not feasible for ECR. "In 2007, land was available between OMR and ECR. Now they are not. A lot of construction has taken place. It will be too expensive to build a railway line. Chengalpet will be an easy connection," an official said. In the areas close to OMR and ECR, land registration has been moving quickly, almost to the point where two to three land parcels are registered each day.

Govt. gives in-principle nod to build bridges across Buckingham Canal to link OMR and ECR

Among the issues taken up at a meeting held in October were the requirement of vertical clearance of bridges across the canal as part of the national waterways project



The government has accorded sanction to the Chennai Metropolitan Development Authority to carry out the necessary studies for the construction of bridges across the Buckingham Canal along the OMR and ECR. | Photo Credit: M. KARUNAKARAN

Resettlement woes of people of the Buckingham Canal in Chennai

As the State makes another attempt at reviving Buckingham Canal, slum dwellers along the waterway have become restive. They want in situ or proximate resettlement. It will be a challenge for the government to implement its ambitious pilot project while walking the talk on the resettlement



The Water Resources Department will undertake a pilot project to restore the Buckingham Canal on a 2.9-km stretch, between Swami Sivananda Salai and Dr. Radhakrishnan Salai. | Photo Credit: M. VEDHAN

MS Dhoni rides golf cart at CSK's new practice ground in Navalur

On Friday, March 8, MS Dhoni and his Chennai Super Kings teammates reached Navalur, the south suburb of Chennai, to inaugurate the new practice ground of the IPL franchise. The 42-year-old was spotted driving the golf cart at CSK's new practice ground with a few of the dignitaries, who were present for the auspicious occasion, seated inside.

MS Dhoni is currently in the city of Chennai, preparing for the upcoming 2024 season of the Indian Premier League (IPL), alongside his CSK teammates. In 2023, Chennai Super Kings won the IPL at the Narendra Modi Stadium in Ahmedabad after defeating Gujarat Titans.

A popular MS Dhoni fan account on X, shared the clip of the CSK captain at the new practice ground in Navalur, enjoying a ride on the golf cart. Their caption read, "MS Dhoni and team CSK has reached Navalur to inaugurate CSK's new practice ground,"

Notably, MA Chidambaram Stadium, also known as Chepauk, the home of Chennai Super Kings, is going to host the IPL 2024 season opener when the defending champions take on Royal Challengers Bangalore on March 22. They are going to be without the services of the opening batter from New Zealand, Devon Conway, who has been ruled out of the majority of the upcoming IPL due to an injury.



Location Highlights in ECR



Radisson Blu Bay
Resort



DakshinaChitra
Heritage Museum



Bay of Life Surf School
& Ocean Literacy



Gurukulam Children's
Trust



Government Primary
School



Muttukadu Boat
House



Kovalam Beach



Taj Fisherman Cove
Resort & Spa



www.nammafamilybuilder.com



Location Highlights in ECR



Sheraton Grand
Chennai Resort & Spa



Bilalia Arabic
College



ECR Resort



Beach Adventures
Pattipulam



Adventure Aero Sports
Association - Paragliding
Training in India



Tiger Cave



Kaldan Samudhra Palace
(Luxury Property)



Dhanalakshmi Srinivasan
College of Engineering



www.nammafamilybuilder.com

Location Highlights in ECR



InterContinental Chennai
Mahabalipuram Resort



Crocodile Park



Little GOA Beach
Resort



Jagannath College of
Nursing



Balaji Institute of
Engineering and
Technology



Ideal Beach Resort



Mahabalipuram



Coral Beach Resort

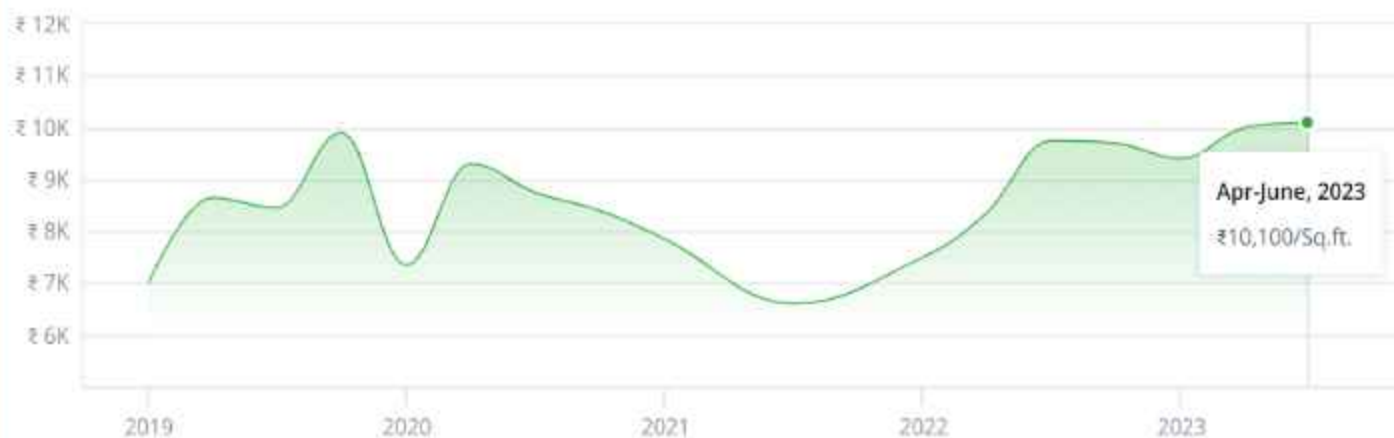


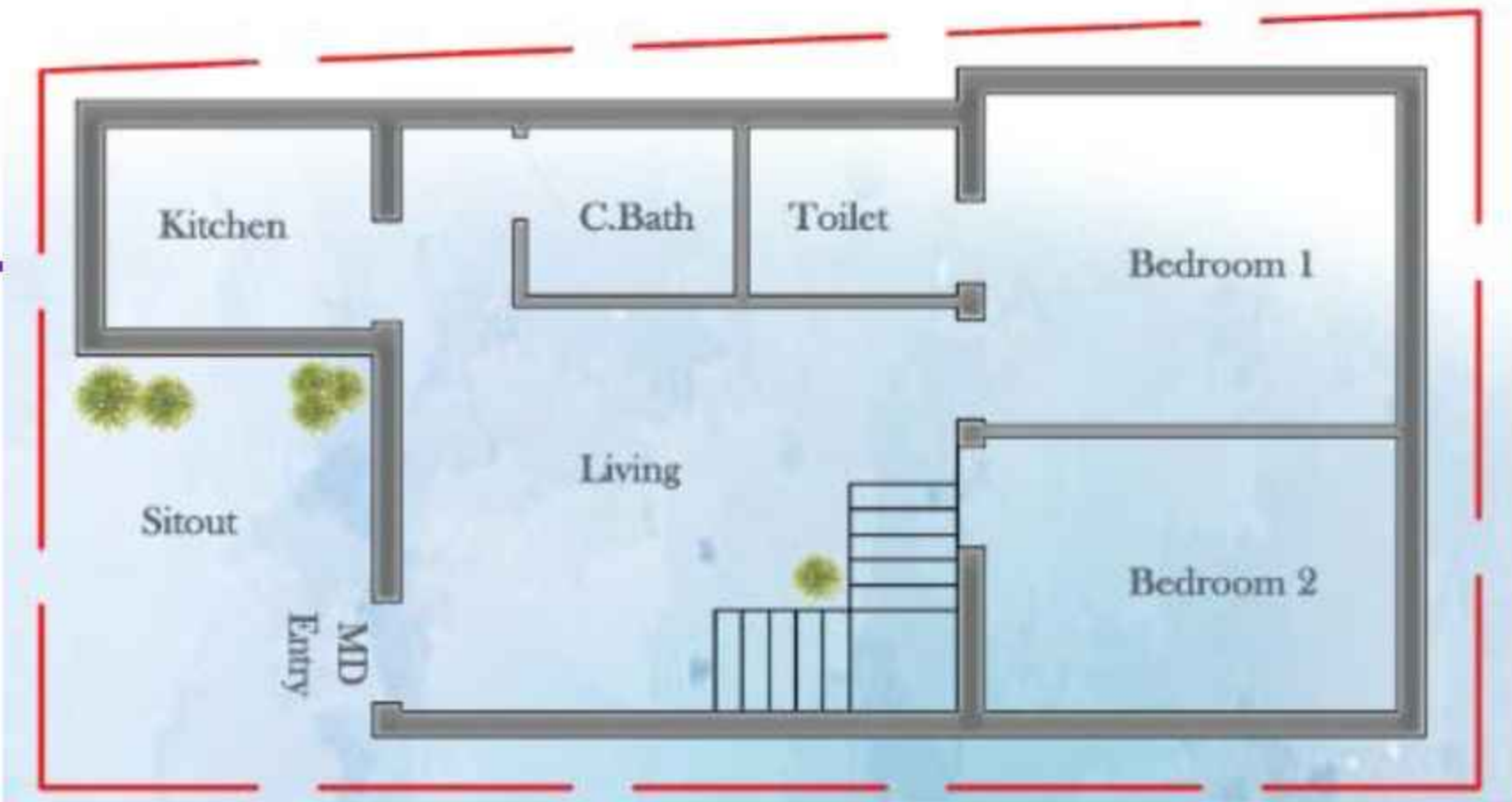
www.nammafamilybuilder.com



ECR Real Estates

Sale Price Trends - East Coast Road - ECR, Chennai





AREA STATEMENT

Site Area	- 885 sq.ft
Ground Floor	- 744 sq.ft
Staircase	- 68 sq.ft
Built up Area	- 812 sq.ft

Living	- 185.9 sq.ft
Kitchen	- 45.1 sq.ft
Common Bathroom	- 144.2 sq.ft
Bedroom 1	- 93.8 sq.ft
Bedroom 2	- 29.2 sq.ft

Architectural Designs
Floor Plans
3d Views | 3d Videos
Virtual Tours
@ Free of Cost



Floor plan
Beach House









“நம்ம” FAMILY BUILDER & DEVELOPER PVT.LTD.



Head Office

No.11, Valli Nagar 1st
Street, Govindarajapuram,
Guduvanchery - 603202
(Landmark - SRM School
back side)

Branch Office

No.88, Rajaji Nagar,
Thangappapuram,
Guduvanchery - 603202
(Nearby Shriram Shankari
Apartments)

Corporate Office

No.1/44, OMR Road,
Kelambakkam,
Thiruporur - 603103

 www.nammafamilybuilder.com

RING US
89 39 22 22 70