



**“நம்ம” FAMILY  
BUILDER & DEVELOPER PVT.LTD.**

**Diya  
Avenue**

**SCORE BIG**  
WITH PRIME LOCATION PLOTS



**Guduvanchery**  
@Pandur

**Villa Plots**

# “நம்மிட” FAMILY BUILDER & DEVELOPER PVT.LTD.

## ABOUT US

- ▶ 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, OMR, 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.

## WHY US?

- ▶ NFBD PVT.LTD., is a Private Limited organization Best client service with

## MULTIPLE

Plot , Size , Location

- ▶ Decades of Experience with Transparent Deal



[www.nammafamilybuilder.com](http://www.nammafamilybuilder.com)

## GROUP OF BUSINESS



### IMPORT & EXPORT

- ▶ 1800-2500 acres farms
- ▶ 4000 pieces to 5 Lakhs pieces supply all over India per day
- ▶ 8 Crore Tender Coconut world wide export from 2019 to 2023
- ▶ plan of 2024 year is to export Min 4 crores tender coconut per year worldwide (India, US, UK, Dubai, Saudi Arabia)



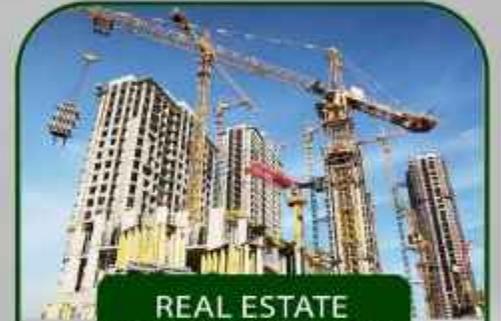
### BUSINESS DEVELOPMENT

- ▶ 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, HillPoint-Ooty, Kodaikanal, Yercaud), Kerala & Karnataka.
- ▶ Ongoing Projects are Tamilnadu, Kerala, Karnataka

# “நீட்டி” FAMILY BUILDER & DEVELOPER PVT.LTD.

## 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

## 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)

## Registration Process Proof

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



## NFBD PROJECT DETAILS

### Resale Projects



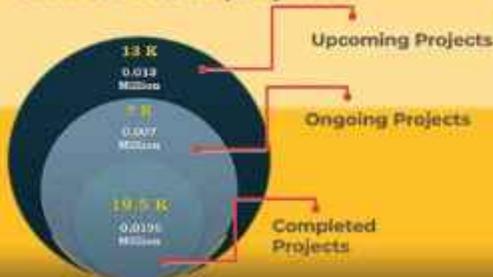
### Layout Projects



### Overall Projects



### Construction projects



### Acres & Cents Projects



# “நிமிட” FAMILY BUILDER & DEVELOPER PVT.LTD.



## NFBD 100% REVENUE RELATED PROCESS

- Legal verification by Leading Lawyer
- VAO Legal check
- FMA, A-Register, Chitta, Adangal, Patta process
- DTCP & RERA Apply process
- Manual & Online EC Process

## UNIQUE SERVICES IN CONSTRUCTION

Architectural Designs , Floor Plans ,  
3D Views , 3D Walkthroughs ,  
Vitual tours



## NFBD DEPARTMENTS

BOARD OF DIRECTORS  
SALES & MARKETING  
CADD DEPARTMENT  
DIGITAL MARKETING  
REVENUE & LEGAL  
VIDEO DEPARTMENT  
GRAPHIC DESIGN  
SOCIAL MEDIA

PRODUCT SOURCING  
PROMOTIONAL WING  
ACCOUNTING & FINANCE  
OPERATIONS MANAGEMENT  
HUMAN RESOURCES  
RESEARCH & DEVELOPMENT (R & D)  
PURCHASE DEPARTMENT  
GENERAL MANAGEMENT

PROJECT ADMINISTRATIVE  
IT DEPARTMENT & LOGISTICS  
DISTRIBUTION DEPARTMENT  
TESTING & COMPLIANCE  
TRANSPORT DEPARTMENT  
PLANNING & MANAGEMENT  
PROJECT DEVELOPMENT  
PROJECT ANALYSIS

PRODUCTION & PURCHASE  
PROJECT & PRODUCT MAINTENANCE  
QUALITY ASSURANCE  
LOAN PROCESSING  
MANUFACTURING  
PACKAGE DEPARTMENT

Diya Avenue

# “நீட்டி” FAMILY BUILDER & DEVELOPER PVT.LTD.

## DIYA AVENUE @ Pandur | Guduvanchery

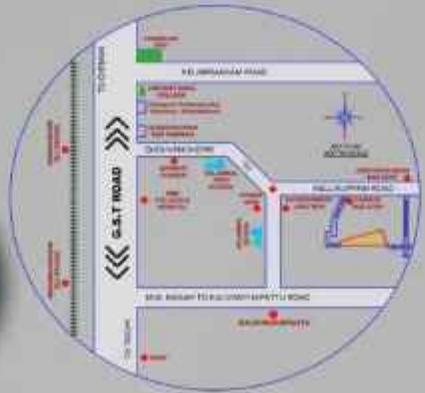
Approved Plan Showing The Layout of House Site in S.No : 119/1B1N1,1B1N2,1B1N3 & 1B1N4 of Pandur Village, Perumattunallur Panchayat, Kattankulathur Panchayat Union, Vandalur Taluk, Chengalpattu District.



DTCP NO: 263/2024



90% BANK LOAN



### Area statement

Plot No	Sq.ft	Plot No	Sq.ft	Plot No	Sq.ft	Plot No	Sq.ft
1	1045	17	1125	33	1730	49	988
2	1125	18	1125	34	2258	50	1000
3	1125	19	1125	35	1500	51	1000
4	1125	20	1125	36	1500	52	988
5	1125	21	1125	37	1500	53	1250
6	1125	22	1125	38	1988	54	1775
7	1125	23	1125	39	1000	55	1819
8	1125	24	900	40	1000	56	988
9	1125	25	883	41	988	57	1000
10	1125	26	1085	42	1250	58	1631
11	1338	27	800	43	1250	59	1447
12	1338	28	1188	44	1000	60	1269
13	1125	29	1747	45	1338	61	1088
14	1125	30	1808	46	1258	62	906
15	1125	31	1472	47	1250	63	1134
16	1125	32	1287	48	1250		

7 TO 9 YEARS TO 80% TO 100% ROI

Diya  
Avenue

“நிமிட” FAMILY BUILDER & DEVELOPER PVT.LTD.



## PROJECT HIGHLIGHTS & FEATURES

- ▶ 100% Legal Clear
- ▶ DTCP & RERA Approved
- ▶ Minimum 800 Sq. Ft to Maximum 2258 Sq. Ft
- ▶ Well Laid Blacktop - 24 ft | 30 ft | 33 ft Wide Road
- ▶ Gated Community | Bore well | 24/7 security
- ▶ Entrance Arch | Solar LED lights | Avenue trees
- ▶ All Facing Available | 80% To 100 % (7-9 YEARS) - ROI
- ▶ Possible in the Future | Sweet Potable Healthy Ground water
- ▶ Surrounded by IT parks, Manufacturing Companies, Schools, Colleges, banks, Big Apartments, Supermarkets
- ▶ Free 3D, 3D Videos
- ▶ Rapidly Growing Location

## SITE FEATURES

- ▶ Near to SRM Public & Velammal CBSE School
- ▶ Near by Asthinapuram Bus Stop
- ▶ 15 Minutes to GST
- ▶ 20 Minutes to SRM University & Hospital
- ▶ 15 Minutes Guduvanchery Bus Stand & Railway Station
- ▶ 30 Minutes to Tambaram
- ▶ 23 Minutes to Maraimalai Nagar
- ▶ 25 Minutes to OMR | 30 Minutes to ECR



Total Area  
2.20 Acres

Min To Max  
800 sq.ft. To 2258 sq.ft.

Total Units  
63 Plots

# “நமீட” FAMILY BUILDER & DEVELOPER PVT.LTD.



## NEARBY INDUSTRIES & COMPANIES

- ▶ 3 Minutes – Industrial Rubber Product
- ▶ 13 Minutes - MedopharmPvt.Ltd.
- ▶ 13 Minutes - Intimate Fashions India Pvt.Ltd.
- ▶ 20 Minutes - Zoho
- ▶ 6 Minutes - Suspa Pneumatics India Pvt.Ltd.
- ▶ 3 Minutes - Crown Record Management
- ▶ 35-Minutes - Mahindra World City

## NEARBY SCHOOLS

- ▶ 22 Minutes - Bharathiyar Matriculation School
- ▶ 15 Minutes SRM Public School
- ▶ 12 Minutes Velammal CBSE School
- ▶ 12 Minutes - Sri Ma Vidyalaya CBSE School
- ▶ 16 Minutes - Shree Sankalpa Matriculation School
- ▶ 17 Minutes - St.Mary's Matriculation School

## NEARBY EATOUTS

- ▶ Chennai Biryani
- ▶ Satyam Vegetarian Restaurant
- ▶ Adyar Ananda Bhavan
- ▶ Marrybrown, Domino's Pizza
- ▶ GST Food Street
- ▶ Anjappar Chettinad Restaurant
- ▶ Dindigul Thalappakatti



# “நிமிட” FAMILY BUILDER & DEVELOPER PVT.LTD.



## NEARBY HIGHLIGHT LOCATION

- ▶ 45 Minutes - Tambaram
- ▶ 40 Minutes - Chengalpattu
- ▶ 28 Minutes - Thiruporur (OMR)
- ▶ 37 Minutes - ECR | 27 Minutes - OMR
- ▶ 20 Minutes - Kilambakkam CMBT Bus Terminus

## NEARBY GOVERNMENT OFFICES

- ▶ 18 Minutes - Guduvanchery SRO
- ▶ 14 Minutes - Permatunallur Panchayat Office
- ▶ 10 Minutes - Kayarambedu VAO Office
- ▶ 8 Minutes - Asthinapuram VAO Office
- ▶ 30 Minutes - Vandalur Taluk Office

## NEARBY HOSPITALS

- ▶ 25 Minutes - SRM Hospital
- ▶ 24 Minutes - Deepam Hospital
- ▶ 22 Minutes - Guduvanchery Government Hospital
- ▶ 10 Minutes - GV Hospital
- ▶ 18 Minutes - Sathya Sai Hospital

## NEARBY COLLEGES

- ▶ 25 Minutes - SRM University (SRM group of colleges)
- ▶ 30 Minutes - Crescent Engineering College
- ▶ 9 Minutes - The Apollo College of Arts & Science
- ▶ 18 Minutes - Shri Sathya Sai Medical College & Research Institute



**GUDUVANCHERY HIGHLIGHTS**



SRM Public School (CBSE)



Velammal Vidhayashram



Apollo Arts & Science College



SRM University



S.I.S Queens Town Apartment



Guduvanchery Railway Station



Theatres



Kilambakkam CMBT Bus Terminus



Shriram Shankari Apartment



Intimate Fashions



Mahindra World City



Sutherland (perungalathur)



Zoho



Estancia



HDFC Bank

# “நிமிட” FAMILY BUILDER & DEVELOPER PVT.LTD.

## WHY GUDUVANCHERY?

- ▶ Guduvanchery population increased in the last 5 years
- ▶ Number of companies increased in the last 5 years
- ▶ More than 10,000 employees in each company
- ▶ Compared to other places Guduvanchery is a place of residential and commercial spot for living
- ▶ Rapid south chennai development so demand for properties and rate wise gradual increase



## ADVANTAGES DUE TO NEW CMBT (KILAMBAKKAM)

- ▶ Investment ratio will increase
- ▶ Government employees investment will be more
- ▶ Bus route facilities increase—so, many people will invest in Guduvanchery
- ▶ The shop keepers inside the bus stand will buy nearby land
- ▶ kilambakkam surrounded area will develop rapidly as koyambedu developed

## AREAS WE ARE DOING PROJECT

Nandhivaram | Guduvanchery | Perumattunallur | Kayarambedu |  
Kannivakkam | Pandur | Kumizhi | Kalivanthapattu | Kadambur |  
Asthinapuram | Kalvoy | Karanaipuduchery | Vallanchery



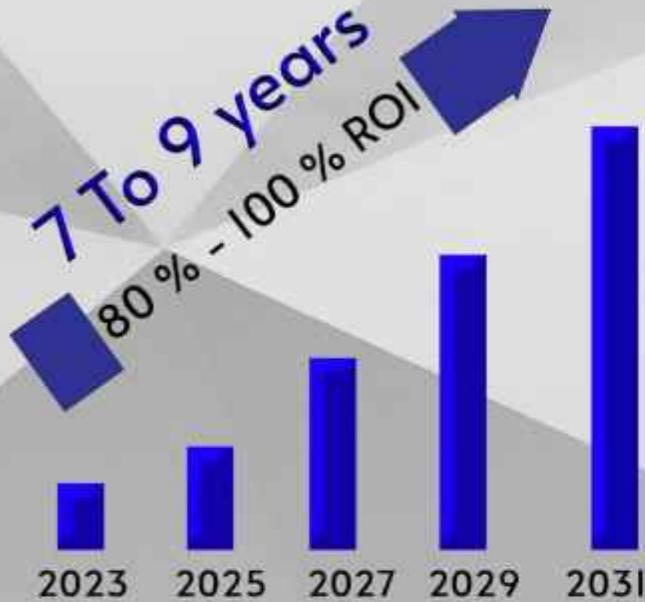
## OUR EXCLUSIVE SERVICES & ASSISTANCE

- ▶ Personalized site visits & Timely completion
- ▶ Legal verification by well qualified advocate
- ▶ Title verification in the VAO office
- ▶ Property measuring, stone placing, and fencing process
- ▶ Bank loan process - in all Nationalized banks & NBFC
- ▶ Annual maintenance of the property (for 1 year)
- ▶ Registration TP (temporary password) number process - A to Z full support
- ▶ 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 at best profitable price



# Return On Investment

## Rental Income



- ▶ Resale Your plot & Get high ROI
- ▶ Surrounded by Residential Area
- ▶ Rate will increase in future

- ▶ 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
- ▶ Rental income from only the house will be treated as 'income from house property'
- ▶ Rental income from other assets will be taxed under 'income from other sources' or 'profits or gains made from businesses'



**NEARBY LOCATION PROPERTY RATE ANALYSIS**



**Thoraipakkam-37.3 km -1hr 1Mins**  
Avg Price - 6690 sq.ft.



**Karapakkam-35.1 km - 57 Mins**  
Avg Price - 6250 sq.ft.



**Navalur-21.8 km - 41 Mins**  
Avg Price - 3600 sq.ft.



**Medavakkam-26 km -45 Mins**  
Avg Price - 7315 sq.ft.



**Thiruvidadanthalai-24.5 km - 43 Mins**  
Avg Price - 3550 sq.ft.



**Guduvanchery-9.5 km - 18 Mins**  
Avg Price -5475 sq.ft.



**Perumbakkam-23.1 km - 44 Mins**  
Avg Price - 6806 sq.ft.



**Thirukazhukundram-28.4 km - 44 Mins**  
Avg Price - 3000 sq.ft.



**Maraimalai nagar-9 km - 21 Mins**  
Avg Price - 3526 sq.ft.



**Injambakkam-37.6 km - 1 Hr**  
Avg Price - 13682 sq.ft.



**Palavakkam-42.3 km - 1 Hr 6 Mins**  
Avg Price -10848 sq.ft.



**Thiruporur(OMR)-16.2 km - 28 Mins**  
Avg Price - 3800 sq.ft.

**NEARBY LOCATION PROPERTY RATE ANALYSIS**



**Tambaram-21 km - 45 Mins**  
Avg Price - 6765 sq.ft.



**Pallikaranai-28.6 km - 56 Mins**  
Avg Price - 7440 sq.ft.



**Oragadam-24.5 km - 36 Mins**  
Avg Price - 3834 sq.ft.



**Kelambakkam-20.5 km - 38 Mins**  
Avg Price - 4690 sq.ft.



**Chengalpattu-26.3 km - 40 Mins**  
Avg Price - 3250 sq.ft.



**Kovalam-27.2 km - 46 Mins**  
Avg Price - 3794 sq.ft.



**Padur-22.5 km - 37 Mins**  
Avg Price - 5902 sq.ft.



**Sholinganallur-33.1 km - 55 Mins**  
Avg Price - 8423sq.ft.



**Thiruvanmiyur-38.6 km - 1 hr 6 Mins**  
Avg Price - 14264 sq.ft.



**Mahabalipuram-34.8 km - 44 Mins**  
Avg Price - 3100 sq.ft.



**Siruseri-20.4 km - 42 Mins**  
Avg Price - 4950sq.ft.



**Uthandi-36.1 km - 53 Mins**  
Avg Price - 6375 sq.ft.

**“நிமிட” FAMILY BUILDER & DEVELOPER PVT.LTD.**



**GST ONGOING & UPCOMING DEVELOPMENTS**

**Asia's Biggest Bus Terminal  
@ Kilambakkam**

**Proposed Metro Rail Extension from Airport - New Bus Terminal  
(Kilambakkam) - 20 Crore project**



**3rd Line Railway Track from Tambaram – Chengalpattu**

**45 minutes away by road from Sriperumbudur**



**PRESS ARTICLE**



- ▶ JICA signs Rs 2,800 cr loan pact for Chennai peripheral ring road project

- ▶ Nellikuppam Road 4 lane.  
Guduvanchery To Thiruporur Road



- ▶ Infrastructure Development and commercial growth in Perungalathur, Guduvanchery, Kattankulathur and Maraimalai nagar

**PRESS ARTICLE**



- ▶ Chennai's GST Road To Undergo Major Widening Project, Easing Traffic Congestion

- ▶ This new greenfield expressway with 5 sections will be Chennai's 4th Ring Road. It will connect the towns of Singaperumalkoil, Sriperumbudur, Tiruvallur, Tamaraiakkam, Periyapalayam, Pudukottai and Kattupalli at an estimated cost of Rs 12,301 crore.



- ▶ The National Highways Authority of India (NHAI) is set to begin construction on the Tambaram-Chengalpattu elevated corridor on the Grand Southern Trunk (GST) Road in the next few months. The project is estimated to cost Rs 3,523 crore

**PRESS ARTICLE**

- ▶ Why GST Road, (National highway of Chennai) is a rising hotspot for residential projects.



- ▶ The Chengalpet town is soon going to get decongested as the Chennai Metropolitan Development Authority has invited tenders to construct a state-of-the-art bus terminus
- ▶ The new bus terminus will come up in Venpakkam, on 14 acres of land at a cost of 40 crore



**PRESS ARTICLE**



- ▶ Three IT parks to come up at Mannivakkam, Malayambakkam and Vandalur along Outer Ring Road in Chennai
- ▶ The first IT park, covering 5.33 acres in Malayambakkam, is valued at Rs 3 crore
- ▶ The second park, spanning 5.04 acres in Mannivakkam, has a land value set at Rs 5 crore
- ▶ The third IT park is planned at 0.5 acre-area in Vandalur where the land value is Rs 8.05 crore

- ▶ Govt. gives in-principle nod to build bridges across Buckingham Canal to link OMR and ECR
- ▶ TN Govt has given approval for construction of a Rotary Flyover over the Buckingham Canal in between Kannagi Nagar in Okkiyam Thoraipakkam & Injambakkam at a cost of 180 crs



**PRESS ARTICLE**

- ▶ Residents of OMR and ECR may miss a direct access to trains as railways may start the Chennai-Mamal - Iapuram-Cuddalore coastal line from Chengalpet or Tambaram
- ▶ The project cost has already escalated to 1,200 crore

- ▶ 'Kattipara' style flyover to connect OMR-ECR roads at a cost of Rs.180 crore
- ▶ Chennai Metropolitan Development Corporation has decided to build a roundabout type flyover to connect OMR-ECR roads in the style of Kathippara flyover.
- ▶ According to this, the Tamil Nadu government has given permission to construct a roundabout type flyover at a cost of Rs.180 crore between Okkyam, Duraippakkam, Kannagi Nagar, and Engambakkam.





## PRESS ARTICLE

- ▶ Road near Kilambakkam to be widened at Rs7.5 crore
- ▶ The Chennai Metropolitan Development Authority (CMDA) has agreed to bear the cost of widening an existing road near Kilambakkam Bus Termin
- ▶ The Chennai Metropolitan Development Authority (CMDA) claimed that all necessary facilities of bus bays and idle parking space were available at Kilambakkam, only 150 buses could be operated from the new terminus against the normal operation of 1,000 omni buses



**PRESS ARTICLE**



- ▶ Around 25 per cent of the eight-laning of the GST road's 13.5-km stretch between Guduvanchery and Chettipunniyam (Mahindra City) has been completed

- ▶ CONSULTANCY SERVICES FOR THE PREPARATION OF DEVELOPMENT PLAN FOR CHENGALPATTU NEW TOWN 2025 - 2045



**“நம்ம” FAMILY BUILDER & DEVELOPER PVT.LTD.**



## EXTERIORS



## INTERIORS



An Interior Is The Natural Projection Of The Soul



# Sectional Views



**“நுமீட” FAMILY**  
BUILDER & DEVELOPER Pvt. Ltd.  
(BUILD A FAMILY RELATIONSHIP)



