

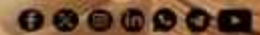


# Stylishly Designed Homes Ungal Vasam

## TULIP MANOR APARTMENT

 GUDUVANCHERY

Located in One of Chennai's Fastest Developing  
Locations, NFB D Presents TULIP MANOR APARTMENT,  
Stylish and Well-Designed Homes at Pocket-Friendly Prices.



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



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



- ★ 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, NFBP 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 “NFBP Group” of business in 2019. Group of Business constitute of 160+ Employees | 800+ Labourers.



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



A Perfect Balance of Nature,  
Beauty & Concrete.



## WHY CHOOSE US

- ★ NFBD Pvt Ltd. is a Private Limited Organization
- ★ Best Client Service
- ★ Decades of Experience with Transparent Deal

## BIG REASONS TO BUY

- ★ Luxury 1 & 2 & 3 BHK Apartments from 640 sq.ft. to 1280 sq.ft.
- ★ Basement car park
- ★ Contemporary new age Architecture
- ★ Apartments Loaded with Lifestyle Features
- ★ Efficiently Planned Internal Spaces for Optimum space Utilization
- ★ Abundant ventilation
- ★ Vaastu compliant
- ★ Ideal for Investment and Good Rental Yields
- ★ Highest Global Quality Standards
- ★ Higher Plating Thickness
- ★ Best-in-Class Tooling Techniques
- ★ Perfect Mirror Finish
- ★ Made out of Solid Brass



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



# BANK LOAN PROCESS



## 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

# 85 %

# BANK LOAN

## 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)  
Company registered certificate copy

## 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

## 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



# 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)



## 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



## BUSINESS DEVELOPMENT

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



Entrance view



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

# TULIP MANOR APARTMENT

The Property is Tucked In Greenery And is Centrally Located, Ensuring Quick Con- Nectivity To All The Areas Around, Including Hospitals, Educational Institutes, Shopping Malls, And Other Recreational Centers. You Can Easily Reach Gst, East Coast Road (Ecr), Old Mahabalipuram Road (Omri) The It Corridor, And The New Biggest Kilambakkam Bus Terminus As Well In A Short Time. Being Close To Such Conveniences Ensures That The Property Value is Bound To Appreciate And Is A Wise Choice Even From An Investment Point Of View. If You Are On A Hunt For Luxury Apartments In Guduvanchery To Vandalur Have A Look At

**Tulip Garden Apartment.** Live A Joyous And Peaceful life At Your Own Luxury Abode In Chennai!

**This Apartment Has Super Cool Ventilation With spacious Car Parking, Lift, Safe Staircase With Secured Gated Community**



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



# SITE FEATURES

## NEARBY HIGHLIGHTS LOCATIONS

- 30 Mins - Tambaram
- 42 Mins - Chengalpattu
- 30 Mins- Thiruporur
- 40 Mins - ECR
- 12 Mins - Guduvanchery (GST)
- 20 Mins - Vandalur Zoo

## INDUSTRIES & COMPANIES

- 9 Mins - Medopharm Pvt. Ltd.
- 13 Mins - ZOHO
- 4 Mins - Intimate Fashions India Pvt. Ltd.
- 30 Mins - Mahindra World city-
- 12 Mins - Crown Record Management
- 19 Mins - Vestas Technical Training India





# SITE ADVANTAGE

Close to Educational Institution, Hospitals, Industrial and IT Hubs, these Residential Projects come with a host of Amenities and Features. You Will Agree that a Once-in-a-Lifetime Opportunity to Own Your Dream Home at an Extremely Affordable Price Does not Come Knocking Often!



## NEARBY SCHOOLS

- 7 Min - SRM Public CBSE School
- 2 Min - Velammal CBSE School
- 8 Min - Sri Ma Vidyalaya CBSE School
- 12 Min - Shree Sankalpa Mat.School
- 8 Min - St. Mary's Mat. School
- 12 Min - Velammal Mat. School

## NEARBY HOSPITALS

- 15 Min - SRM Hospital
- 14 Min - Deepam Hospital
- 4 Min - GV Hospital
- 23 Min - Sathya Sai Medical Hospital



## NEARBY GOVERNMENT OFFICE

- 8 Min - Guduvanchery SRO
- 32 Min - Thiruporur SRO
- 16 Min - Nellikuppam VAO Office
- 22 Min - Vandalur Taluk Office
- 34 Min - Thiruporur Taluk Office

## NEARBY COLLEGES

- 14 Min - SRM University (SRM Group of Colleges)
- 15 Min - The Apollo College of Arts & Science
- 25 Min - Crescent Engineering College
- 25 Min - Shri Sathya Sai Medical College & Research Institute
- 29 Min - Vellore Institute of Technology Chennai



# FLOOR PLANS

## 1 BHK SUPREME: FLAT NO: F 1 (FIRST FLOOR)

UDS Area: 250 sq.ft.

Plinth Area in sq.ft.: 480 sq.ft.

Carpet Area: 440 sq.ft.

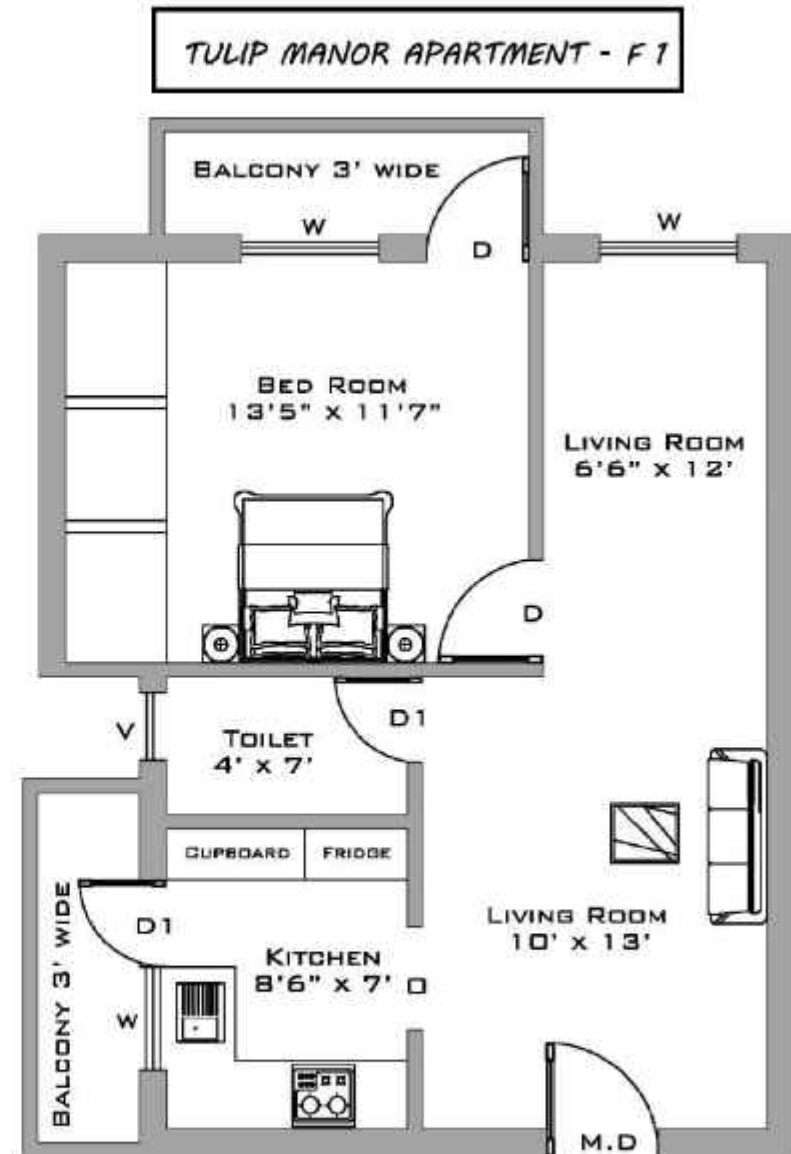
Common Area : 160 sq.ft.

Apt. Wall Area: 96 sq.ft.

Saleable Area : 160 sq.ft.



Disclaimer: This is a typical unit plan subject to permissible variation, all dimensions are in feet



1BHK - 640 Sq.ft

FIRST FLOOR - EAST FACING



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

# FLOOR PLANS

## 3 BHK SUPREME: FLAT NO: S 1 (SECOND FLOOR)

UDS Area: 501 sq.ft.

Carpet Area: 859 sq.ft.

Apt. Wall Area: 192 sq.ft.

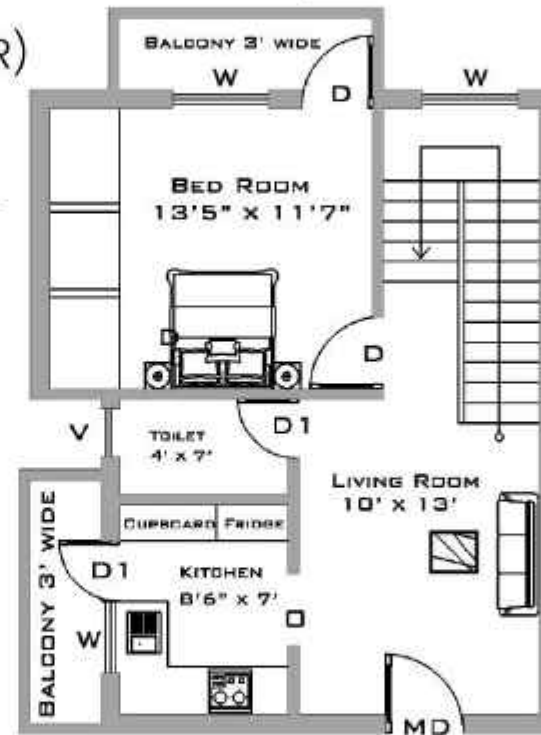
Plinth Area in sq.ft.: 1020 sq.ft.

Common Area : 260 sq.ft.

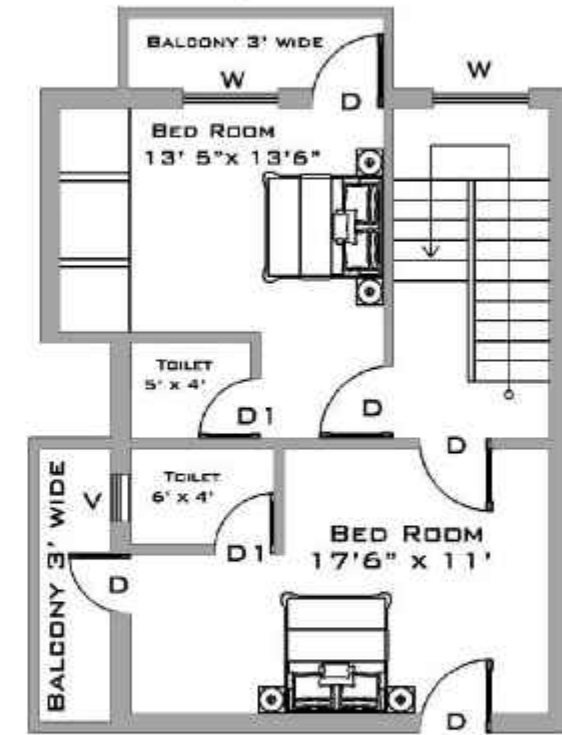
Saleable Area : 1280 sq.ft.



### TULIP MANOR APARTMENT - S1



DUPLEX FLOOR PLAN -  
3BHK SECOND & THIRD FLOOR



3BHK - 1280 Sq-ft  
EAST FACING

Disclaimer: This is a typical unit plan subject to permissible variation, all dimensions are in feet



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

# FLOOR PLANS

**3 BHK SUPREME: FLAT NO: F 3 (FIRST FLOOR)  
S 3 & T 2 (SECOND FLOOR)**

UDS Area: 473 sq.ft.

Plinth Area in sq.ft.: 907 sq.ft.

Carpet Area: 771 sq.ft.

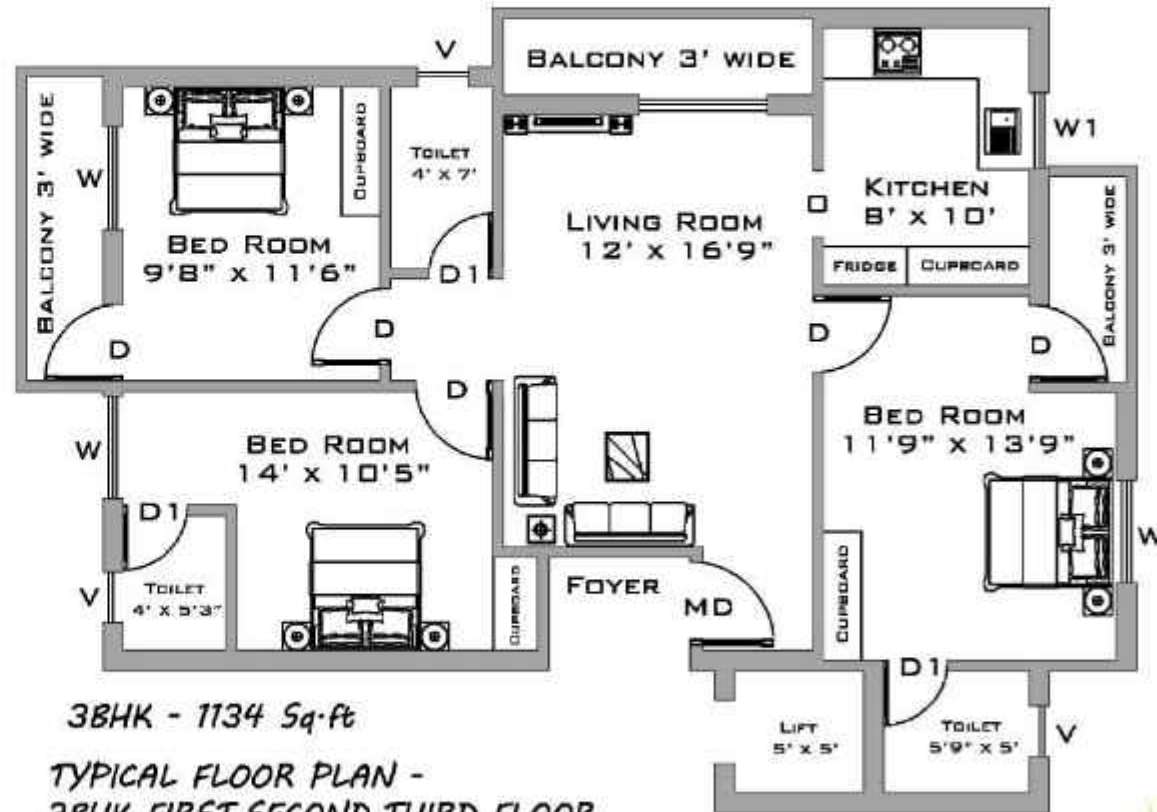
Common Area : 227 sq.ft.

Apt. Wall Area: 184 sq.ft.

Saleable Area : 1134 sq.ft.



**TULIP MANOR APARTMENT - F3,S3 & T2**



**3BHK - 1134 Sq-ft**

**TYPICAL FLOOR PLAN -  
3BHK FIRST, SECOND, THIRD FLOOR  
NORTH FACING**

Disclaimer: This is a typical unit plan subject to permissible variation, all dimensions are in feet



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

# PROJECT NAME: "TULIP MANOR"

PROJECT ADDRESS: PLAN SHOWING THE PROPOSED SUB-DIVISION OF A HOUSE SITE IN "TULIP MANOR" PLOT NO 51B & 50 "VIMAL NAGAR" OLD SURVEY NO: 8/2, AS PER PATTA NEW SURVEY NOS: 8/17, 8/18, 8/19 PERUMATTUNALLUR VILLAGE & PANCHAYAT KATTANKOLATHUR PANCHAYAT UNION, VANDALUR TALUK Chengalpet District.

**LAND AREA: 3247 SQ.FT**

## UDS UNDIVIDED SHARE

S.NO	FLAT NO	FLOOR	UDS AREA	CARPET AREA	WALL AREA	PLINTH AREA IN SQ.FT.	COMMON AREA	SALEABLE AREA
1	F1	FIRST	250	440	96	480	160	640
2	F2	FIRST	359	728	134	748	187	935
3	F3	FIRST	473	771	184	907	227	1134
4	S1	SECOND	501	859	193	1020	260	1280
5	S2	SECOND	359	728	134	748	187	935
6	S3	SECOND	473	771	184	907	227	1134
7	T1	SECOND	359	728	134	748	187	935
8	T2	SECOND	473	771	184	907	227	1134

## REGISTRATION PROCESS OF UDS FOR APARTMENT

### SCHEDULE

All That Piece And Parcel Of Vacant Housing Site, Bearing Plot Nos. 51B & 50, Measuring An Extent Of 3247 Square Feet. In The Layout Named 'Vimal Nagar', Situated At No. 14, Perumttunallur Village, Previously Chengalpet Taluk, Now Vandalur Talk, Previously Kancheepuram District, Now Chengalpet District, Kattankulathur Panchayat Union.

# GUDUVANCHERY HIGHLIGHTS



SRM PUBLIC SCHOOL (CBSE)



VELAMMAL VIDHYASHRAM



SIS QUEENSTOWN APARTMENT



GUDUVANCHERY RAILWAY STATION



KILAMBAKKAM BUS TERMINUS



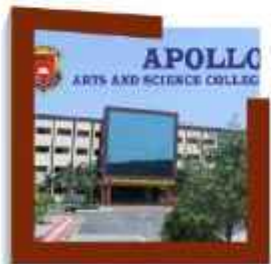
ZOHO



SRM UNIVERSITY



INTIMATE FASHIONS



APOLLO ARTS & SCIENCE COLLEGE



GST FOOD STREET



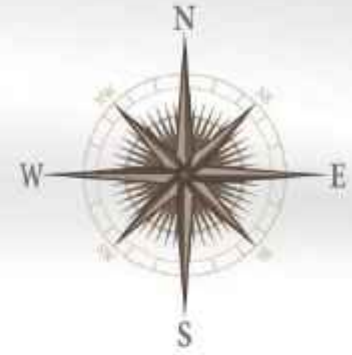
MAHINDRA WORLD CITY



AGS SUPER BAZAAR



# LOCATION MAP



# GUDUVANCHERY DEVELOPMENT

Guduvanchery Is Experiencing **Rapid Infrastructure Development**, Making It An Ideal Choice For Those Seeking Modern Living Amenities. The Expansion Of Educational Institutions, Healthcare Facilities, Shopping Centers, And Entertainment Options Is Transforming The Area Into A Self-Sustaining Community



Asia's Biggest Bus Terminal @Kilambakkam The Total Built-Up Area Is 640,000 Square Feet With 215 Bus Bays, Including 130 Bays For Government Buses And 85 Bays For Omni Buses, Besides 3.99 Acre Area Of Parking Spaces For 300 Spare Buses, 1.99 Acre Area For 324 Cars And 2,769 Two Wheeler At Any Given Time.



3rd Line Railway Track from Tambaram – Chengalpattu The 3rd Broad Gauge line project between Tambaram to Chengalpattu (30 Km) in the Chennai Suburban Network Cost of the project Rs,598 Crore



The sensational news is that Mahabalipuram would be developed as the sixth new satellite town near Chennai. It would encompass 25 revenue villages near the historical site. It must be noted as the State Housing and Urban Development Board had notified the list of villages.



Chennai: The Grand Southern Trunk Road, popularly called the GST Road witnesses heavy traffic load often leading to severe congestion. In order to smooth the traffic flow, the National Highways Authority of India (NHAI) is building a six-lane elevated corridor between Tambaram and Chengalpattu



45minutes away by road from Sriperumbudur The new Avadi-Sriperumbudur-Guduvancheri Railway line with scope to connect the northwestern suburbs with southern suburbs



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



# INTERIORS





RING US



89 39 22 22 70

## OFFICE ADDRESS

### Head Office

No.11,Vallu 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

Scan me



To Know more



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