



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

**GUDUVANCHERY**  
—Perumattunallur—

Looking for a  
*Right Choice?*



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

## 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



## 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)



## 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





# BANK LOAN & REVENUE 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

## 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)



## 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)
- ▶ Company registered certificate copy

## REGISTRATION PROCESS PROOF

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





## NFBD 100% REVENUE RELATED PROCESS

- ▶ Legal verification by Leading Lawyer
- ▶ VAO Legal check
- ▶ FMB, 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 , Vitural tours

## NFBD DEPARTMENTS

- BOARD OF DIRECTORS
- PRODUCT SOURCING
- PROJECT ADMINISTRATIVE
- PRODUCTION & PURCHASE
- SALES & MARKETING
- PROMOTIONAL WING
- IT DEPARTMENT & LOGISTICS
- PROJECT & PRODUCT MAINTENANCE
- CADD DEPARTMENT
- ACCOUNTING & FINANCE
- DISTRIBUTION DEPARTMENT
- QUALITY ASSURANCE
- DIGITAL MARKETING
- OPERATIONS MANAGEMENT
- TESTING & COMPLIANCE
- LOAN PROCESSING
- REVENUE & LEGAL
- HUMAN RESOURCES
- TRANSPORT DEPARTMENT
- MANUFACTURING
- VIDEO DEPARTMENT
- RESEARCH & DEVELOPMENT (R & D)
- PLANNING & MANAGEMENT
- PACKAGE DEPARTMENT
- GRAPHIC DESIGN
- PURCHASE DEPARTMENT
- PROJECT DEVELOPMENT
- SOCIAL MEDIA
- GENERAL MANAGEMENT
- PROJECT ANALYSIS



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PLAN SHOWING THE LAYOUT OF HOUSE SITE IN S.NO: 17/4A, 17/4B, 18 AND 77/2A OF PERUMATTUNALLUR VILLAGE AND PANCHAYAT, KATTANKULATHUR PANCHAYAT UNION, VANDALUR TALUK, CHENGALPATTU DISTRICT.

DTCP NO: 165/2022

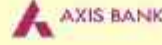
RERA NO: 4650/2023



**90%  
BANK LOAN**

**ROI  
7 TO 10 YEARS  
125%**

## BANK TIE UP



## Area Statement

Plot No	Sq.ft.	Plot No	Sq.ft.
1	2450	31	936
2	1196	32	936
3	1196	33	936
4	1196	34	936
5	1183	35	923
6	923	36	923
7	936	37	936
8	936	38	936
9	936	39	936
10	936	40	936
11	936	41	936
12	1747	42	878
13	851	43	1271
14	936	44	710
15	936	45	1385
16	936	46	1457
17	936	47	1384
18	936	48	2816
19	936	49	1395
20	923	50	1008
21	923	51	1004
22	936	52	994
23	936	53	991
24	936	54	943
25	936	55	793
26	936	56	739
27	936	57	1336
28	826	58	1073
29	1170	59	1200
30	936		



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# SITE FEATURES & ADVANTAGES



## PROJECT CONFIGURATION

Total Area	Min To Max Sq.ft	Total Plots
2.44 ACRES	739 to 2816	59 UNITS

## SITE FEATURES

- ▶ Black Top Roads ( 24 Feet , 30 Feet)
- ▶ Avenue Trees | Street Lighting
- ▶ Secured Gated Community with Fully compounded
- ▶ 100% Vastu | 100% Legal Clear
- ▶ DTCP & RERA Approved
- ▶ 739 sq.ft to 2816 sq.ft (Minimum to Maximum Sizes)
- ▶ Residential Area - Suitable for Immediate Construction
- ▶ Easy Access to Schools, Colleges, Hospitals & Supermarket

## SITE ADVANTAGES

- ▶ 6 Mins From Sri Ma Vidyalaya CBSE School
- ▶ 7 Mins From Velammal CBSE School
- ▶ 16 Mins From The Apollo College of Arts & Science
- ▶ 20 Mins From SRM University
- ▶ 20 Mins From SRM Hospital
- ▶ 17 Mins From Zoho IT Park
- ▶ 14 Mins From GST
- ▶ 13 Mins From Guduvanchery SRO



# 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 (IT Park)



Estancia



HDFC Bank







## NEARBY SCHOOLS

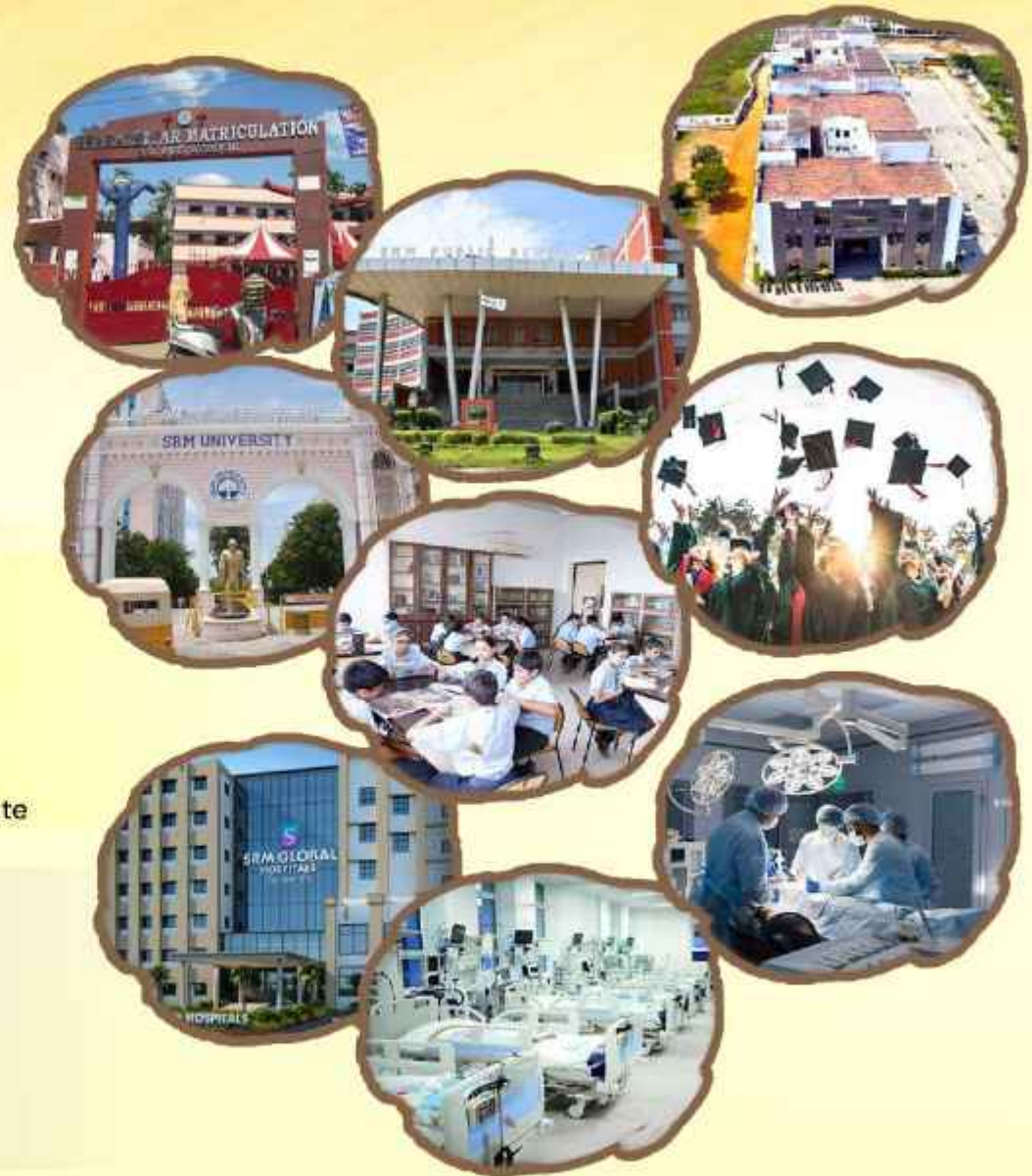
- ▶ 18 Mins - Bharathiyar Matriculation School
- ▶ 12 Mins - SRM Public School
- ▶ 7 Mins - Velammal CBSE School
- ▶ 6 Mins - Sri Ma Vidyalaya CBSE School
- ▶ 12 Mins - St.Mary's Matriculation School

## NEARBY COLLEGES

- ▶ 20 Mins - SRM University (SRM group of colleges)
- ▶ 23 Mins - Crescent Engineering College
- ▶ 16 Mins - The Apollo College of Arts & Science
- ▶ 26 Mins - Shri Sathya Sai Medical College & Research Institute

## NEARBY HOSPITALS

- ▶ 20 Mins - SRM Hospital
- ▶ 20 Mins - Deepam Hospital
- ▶ 16 Mins - Guduvanchery Government Hospital
- ▶ 7 Mins - GV Hospital
- ▶ 25 Mins - Shri Sathya Sai Hospital





## NEARBY INDUSTRIES AND COMPANIES

- ▶ 13 Mins – Industrial Rubber Product
- ▶ 11 Mins – Medopharm Pvt.Ltd.
- ▶ 8 Mins – Intimate Fashions India Pvt.Ltd.
- ▶ 17 Mins – Zoho
- ▶ 11 Mins – Suspa Pneumatics India Pvt. Ltd.
- ▶ 14 Mins – Crown Record Management

## NEARBY HIGHLIGHT LOCATIONS

- ▶ 38 Mins – Tambaram
- ▶ 40 Mins – Chengalpattu
- ▶ 36 Mins – Thiruporur (OMR)
- ▶ 50 Mins – ECR
- ▶ 14 Mins – GST
- ▶ 25 Mins – Kilambakkam CMBT Bus Terminus

## NEARBY GOVERNMENT OFFICES

- ▶ 13 Mins – Guduvanchery SRO
- ▶ 5 Mins – Permattunallur Panchayat Office
- ▶ 8 Mins – Kayarambedu VAO Office
- ▶ 14 Mins – Asthinapuram VAO Office
- ▶ 32 Mins – Vandalur Taluk Office





# OUR EXCLUSIVE SERVICES & ASSISTANCE



Legal verification  
by well qualified advocate



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



Timely completion



Bank loan process in all  
Nationalized banks & NBFC



Title verification in the  
VAO office



Property measuring,  
stone placing, and  
fencing process



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



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



Resale your property at  
best profitable price



Annual maintenance of  
the property (for 1 year)



Floor plans | 3D videos |  
3D Interior & Elevation  
Virtual tour - free of cost



Personalized site visits





# RETURN ON INVESTMENT

## RENTAL INCOME

- ▶ 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



**ROI**  
**(7 TO 10 YEARS)**  
**125%**



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



# GST ONGOING & UPCOMING DEVELOPMENTS



- ▶ The 310-km long Chennai Trichy Expressway is the second proposed green field corridor in Tamil Nadu. It is planned to minimize the traffic between Chennai and Tiruchirapalli

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



- ▶ The completion of 30-km broad gauge third line between Tambaram and Chengalpattu will ease congestion on the Southwestern suburban route



# PRESS ARTICLE



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

- ▶ Nellikuppam Road 4 lane.Guduvanchery To Thiruporur Road



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





# PRESS ARTICLE



- ▶ 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, Puduvoyal 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



- ▶ 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



# 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 crore







# PRESS ARTICLE



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

- ▶ 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



# INTERIORS



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# EXTERIORS



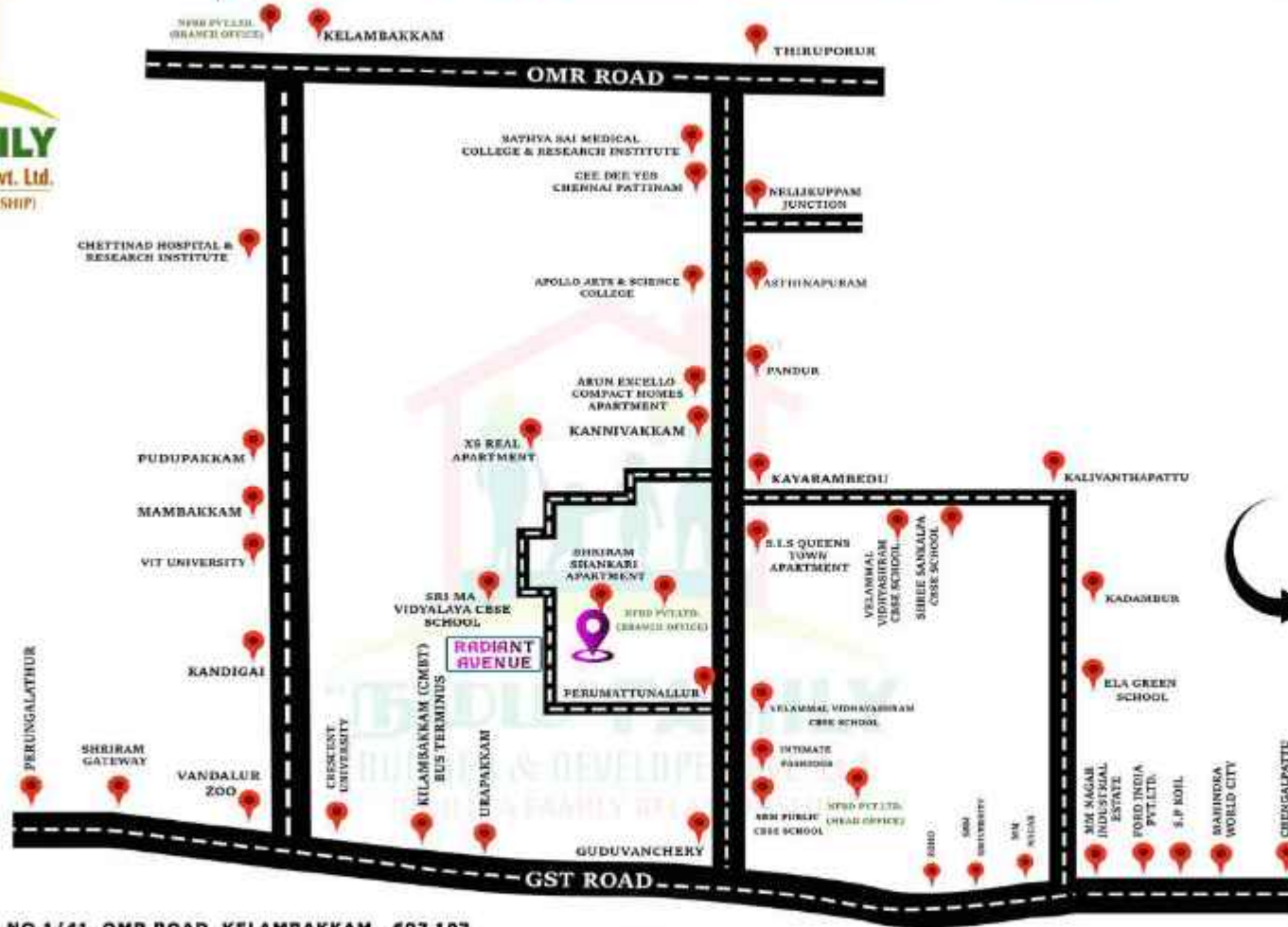
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# SECTIONAL VIEWS





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Scan Me



**CORPORATE OFFICE :** NO.1/41, OMR ROAD, KELAMBAKKAM - 603 103  
**HEAD OFFICE :** NO.11, VALLI NAGAR 1ST STREET, GOVINDARAJAPURAM, GUDUVANCHERY - 603 202  
**BRANCH OFFICE :** NO.88, RAJAJI NAGAR, THANGAPPAPURAM, GUDUVANCHERY-603-202.



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