



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

**Construction Design Booklet**

**Dual Pride City - 28**

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## 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.Maga 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.

# Formed into "NFBD Group" of business in 2019. Group of Business constitute of 160+ Employees | 900+ Labourers.

## Why Us?

NFBD PVT.LTD., is a Private Limited organization

Best client service with

Multiple Plots

Multiple Sizes

Multiple Location

Decades of Experience with Transparent Deal

## What We Are?

# 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.

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# Floor Plans

25'x44'3"  
1106 sq.ft.

DESIGN IS  
MAKING THE BEST  
POSSIBLE USE OF THE  
AVAILABLE SPACE.



Site Plan

Spatial Plan

Scheme Plan

Furniture Plan



# ELEVATION

GREAT DESIGN IN  
EVERY SPACE

Pergola Light



Over Head Tank

Paint Finish with horizontal lines  
Paint Finish  
Parapet Wall

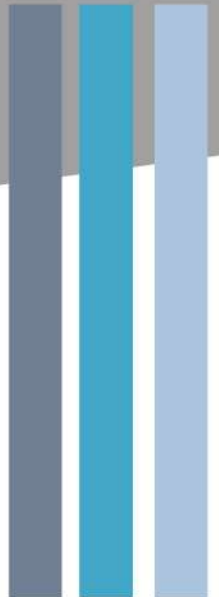
Glass Window  
Main Door

Column

Fencing

Main Gate  
Parking Slope

*Colour Palette*



Elevation Detail

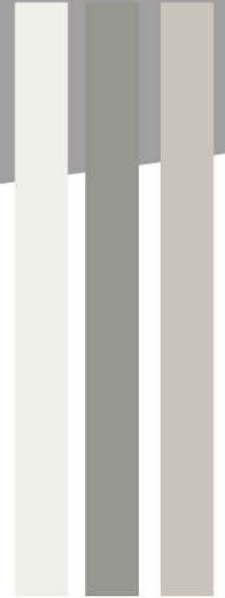
**THE HOME**  
should be the treasure chest of living.

# Living Room



- False Ceiling
- Wallpaper
- Vertical Partition
- Bedroom Door
- Window Curtains
- Paint Finish
- Back Panel
- Drawers
- Sofa
- Floor Tiles

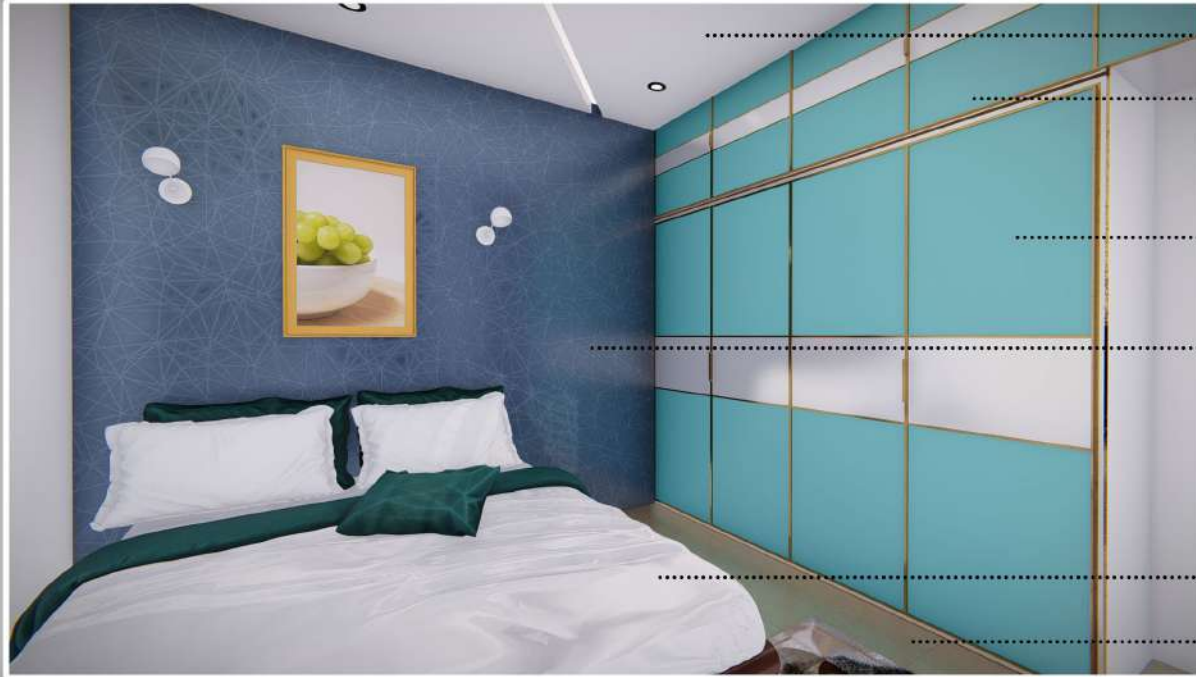
*Colour Palette*



Living Room Detail

Stylish dreams  
made here

# M. Bedroom



False Ceiling

Loft

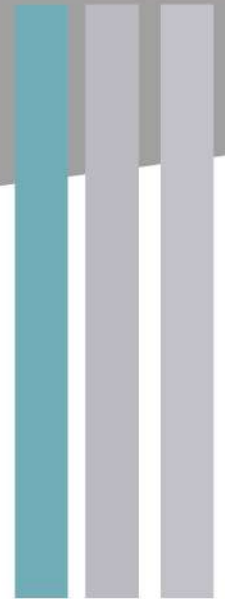
Wardrobe

Texture Wallpaper

Bed

Floor Tiles

*Colour Palette*



M. Bedroom Detail

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# Bedroom-1

"The details are not the details.  
They make the design."



False Ceiling

Loft

Paint Finish

Wardrobe

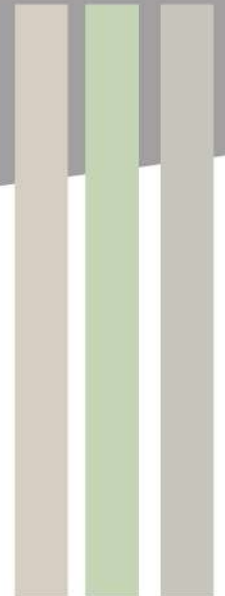
Window Curtains

Bed

Main Door

Floor Tiles

*Colour Palette*



Bedroom-1 Detail

"Kitchens are made for bringing families together."

# Kitchen



- False Ceiling
- Loft
- Wall Cabinets
- Window
- Wall Tiles
- Gas Stove
- Counter top
- Floor Cabinets
- Fridge
- Floor Tiles

*Colour Palette*



## Kitchen Detail





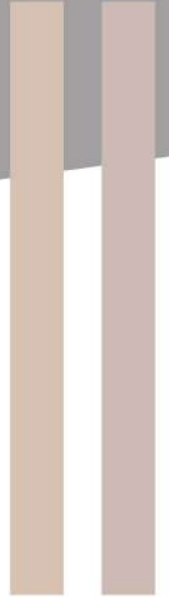
*Design is not just what it looks  
like and feels like.  
Design is how it works.*

# Dining Area



- False Ceiling
- M.Bedroom Entrance
- Wall Cladding
- Kitchen
- Dining Table
- Bedroom-1 Entrance
- Washing Machine
- Floor Tiles
- TV Unit

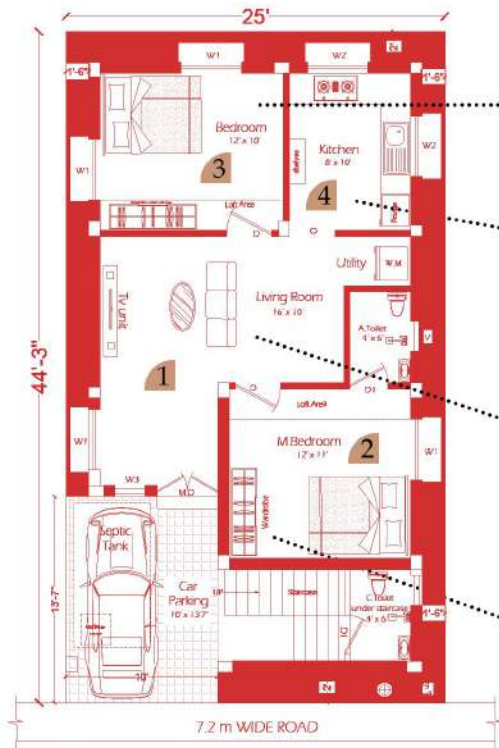
*Colour Palette*



Dining Area Detail



# Furniture Layout



# Plan Presentation

DREAM HOME



**25'x44'3"**  
**1106 sq.ft.**



### AREA STATEMENT

Site Area	- 1106 sq.ft.
Ground Floor	- 925 sq.ft.
Stair Headroom	- 140 sq.ft.
Builtup Area	- 1065 sq.ft.

### CARPET AREA

Living Room	- 222 sq.ft.
Kitchen	- 83 sq.ft.
M. Bedroom + A. Toilet	- 159 sq.ft.
Bedroom	- 125 sq.ft.
C. bathroom	- 26 sq.ft.
Car Parking	- 136 sq.ft.





# Dual Pride City - 28

# Quotation Detail

Plot No.	28
Size of Plot	25' x 44'3"
Plot Facing	West Facing
Building Entry Facing	West Facing
Type of Building	Simplex
Floor	Single
BHK	2 BHK
Vasthu	Constructed As per Vasthu
Main Road	7.2 M Wide Road
Site Area	1106 Sq.ft.
Built-up Area	1065 Sq.ft.
Total Cost of Building	61,50,000/- (61.50L)
No. of. Common Bath	1 No
No. of. Attach Bath	1 No
ROI	100% (7 to 9 years)
Rental Income	Minimum - 15 K
Resale	NFBD - Depend on the market we can resale the plot

## SPECIFIC POINTS

- Soil testing
- Covered Car Parking
- Structural designing
- MS Staircase Railing
- Parapet Wall 3 Feet High (included if headroom is built)
- 1 Loft in each bedroom, kitchen
- 1 Shelf in each bedroom, kitchen & Pooja room of maximum width 5 feet
- Rain water harvesting, Septic tank, Overhead Tank Type-Plastic, Compound wall

## COMMON DETAILS

### # Payment Details:

- 1<sup>st</sup> Payment - 30%
- 2<sup>nd</sup> Payment - 30%
- 3<sup>rd</sup> Payment - 30%
- 4<sup>th</sup> Payment - 10%

# Basement Details: 5 ft. from Existing Ground Level

# Project will handover within 6 Month from Start of Construction





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

## *Corporate office*

No.1/41, OMR Road,  
Kelambakkam,  
Thiruporur - 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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