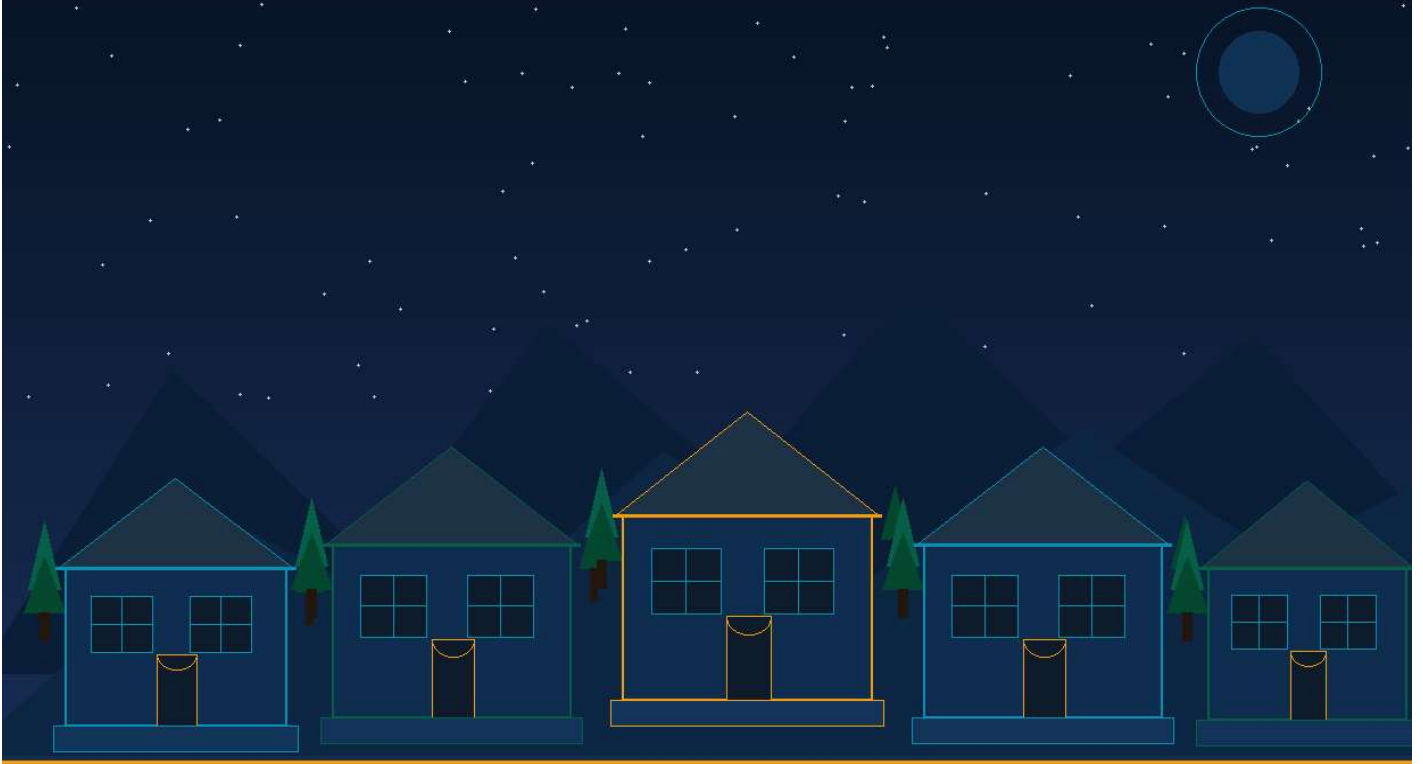




CottagePro

Resort Collection

Factory-built resort cottages. Open your doors in 10 weeks.

Studio cabins to suite bungalows — engineered for revenue.

10 weeks

Resort open

42%

Gross yield / cottage

₹12L

Starting price

50+

Year durability

Designed by AI. Manufactured in Chennai. Built for every climate.

8 cottages. 10 weeks.

Resort open.

MME CottagePro

Identical units.

Factory precision.

MME CottagePro

Salt-proof. Termite-proof.

Humidity-proof.

MME CottagePro

IS 800:2007 · IS 811 · IS 2185 Pt 4 · IS 875 Pt 3 (wind) · All structures IS-code certified · 10-Year Structural Warranty

SIPCOT Sriperumbudur, Chennai, Tamil Nadu · resorts@mme.build · designai.mme.build

02

Why Hospitality Investors Are Building Now

India's domestic tourism grew 24% in 2024-25. Staycation demand is structural, not seasonal.

Hill stations, beaches, backwaters, forest retreats — every tier-2 resort destination in South India is under-supplied with quality cottages.

The bottleneck is not demand. It is construction speed.

RCC takes 18 months. By the time the resort opens, two peak seasons have been lost — permanently.

MME CottagePro builds your resort in 10-14 weeks. The season waits for no one. Your cottages won't.

24% India tourism growth 2024-25

₹2.1L Cr Domestic hospitality market

68% Occupancy at quality cottages

BEACH & COASTAL

Kovalam, Mahabalipuram, Varkala, Gokarna — high ADR, 8-month peak season



Build time with MME CottagePro: 10-14 weeks

HILL STATIONS

Ooty, Munnar, Coorg, Kodaikanal, Yelagiri — premium pricing, year-round demand



Build time with MME CottagePro: 10-14 weeks

FOREST & WILDLIFE

Mudumalai, Anamalai, Nagarhole — eco-resort premium, fast build to minimize impact



Build time with MME CottagePro: 10-14 weeks

BACKWATER & RIVER

Kerala backwaters, Pamba, Cauvery — bespoke float/elevated spec, humid climate



Build time with MME CottagePro: 10-14 weeks

WHY LGS + FC FOR RESORT COTTAGES

Six reasons every hospitality developer chooses MME CottagePro over RCC.

01

Every Season. Every Revenue.

RCC construction loses you 1-2 full peak seasons during the 14-18 month build. LGS cottages are guest-ready in 10 weeks. A 20-cottage resort at ₹4,500/night, 65% occupancy = ₹2.1 Crore/year in revenue. One season recovered pays for the build difference — twice over.

✓ ₹2.1 Cr/year recovered per season

02

Factory Precision. Zero Snag.

Every cottage is CNC-cut to the same 1mm BIM model. No site rework. No contractor variation between unit 1 and unit 20. Guest experience is consistent. Your rating stays 4.8 stars, not 3.9 because Cottage 14 has a different ceiling height.

✓ Identical units — zero variation

03

Salt-Proof. Humidity-Proof.

HDGI G550 galvanised steel: Z275 coating tested to 1,000+ hours salt-spray per IS 6745. FC600 foam concrete walls are non-absorbent and fire-rated. In coastal and backwater environments where RCC corrodes in 8-10 years, MME CottagePro is rated 50+ years.

✓ Z275 coating — IS 6745 certified

04

Guest Comfort. All Year.

FC600 fill: thermal conductivity 0.14 W/mK. Hill station cottages stay 4-6°C warmer. Coastal cottages stay 3-5°C cooler. Natural acoustic separation between units: 52dB Rw — guests sleep undisturbed. This is the rating that drives repeat bookings.

✓ 52dB acoustic — 4°C natural regulation

05

Grow Your Resort. No Disruption.

Phase 2 cottages bolt onto the existing cluster infrastructure. No demolition, no dust, no noise during your operating season. Add 5 more units in January, open them in April. Your returning guests never see construction.

✓ Phase 2 units add during off-season

06

One Price. One Timeline.

Your EPC contract is fixed on Day 1. No 'provisional sums' for concrete price changes. No contractor renegotiation. MME controls its own steel supply — your budget is exactly what we quoted, and your opening date is exactly what we promised.

✓ Fixed price + fixed date = bankable

THE MME COTTAGEPRO RANGE

Four typologies. Every resort tier. One factory. One system.

CP — 1

STUDIO CABIN

280-350 sq ft • ₹12-18 Lakhs

Single room • Kitchenette • Bathroom • Private deck



The revenue workhorse. Compact, self-contained, and strikingly designed. Perfect for solo travellers and couples at beach or forest locations. Low cost per unit, high occupancy. At ₹2,500/night and 70% occupancy, pa...

IDEAL FOR: Solo • Couple • Budget-premium • Beach • Forest

CP — 2

COMFORT COTTAGE

450-600 sq ft • ₹20-32 Lakhs

1 bedroom • Living area • Bathroom • Kitchenette • Verandah



The core unit of any resort cluster. Bedroom fully separated from living. Verandah overlooking the resort landscape. At ₹4,500/night and 65% occupancy, annual yield is 42% — payback in 2.5 years. Most frequently ord...

IDEAL FOR: Family • Couple • Hill • Backwater • All seasons

CP — 3

DELUXE VILLA

700-950 sq ft • ₹38-58 Lakhs

1 bedroom + study/lounge • Bathroom • Living/dining • Kitchenette • Wrap verandah



The premium tier driver. Guests booking at this level expect a destination experience. Private plunge pool compatible. At ₹9,000/night and 60% occupancy, annual yield is 35% — payback in under 3 years. Anchors your ...

IDEAL FOR: Luxury • Long stay • Honeymoon • Hill • Boutique resort

CP — 4

SUITE BUNGALOW

1,100-1,400 sq ft • ₹65-95 Lakhs

2 bedrooms • 2 bathrooms • Living + formal dining • Full kitchen • Full wrap verandah • Outdoor shower



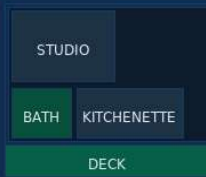
The flagship that fills all your other units. Guests travelling in groups book the Suite first, then fill Comfort Cottages for their friends. At ₹18,000/night and 55% occupancy, yield is 36% — and it positions your ...

IDEAL FOR: Family • Group • Estate • Corporate retreat • Premium

DESIGN GALLERY — FLOOR PLANS & CLUSTER LAYOUTS

Individual unit plans and site cluster configurations. DesignAI generates your custom layout.

CP-1 STUDIO CABIN

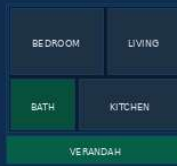


320 sq ft

1 room + deck

- Private deck
- Compact premium
- Kitchenette
- Solar-ready

CP-2 COMFORT COTTAGE

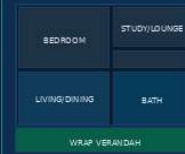


520 sq ft

1BR + verandah

- Separated bedroom
- Private verandah
- Full kitchen
- Guest storage

CP-3 DELUXE VILLA



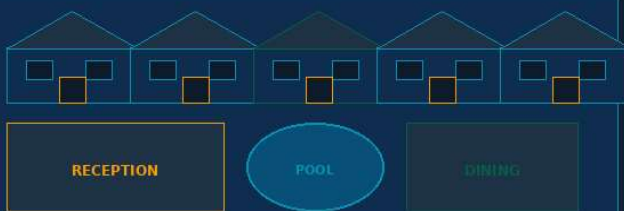
820 sq ft

1BR + study + wrap

- Study/lounge
- Wrap verandah
- Dining nook
- Outdoor shower

CLUSTER LAYOUT EXAMPLES

5-COTTAGE STARTER RESORT



5 × CP-2 · Total: ₹1.25-1.6 Cr

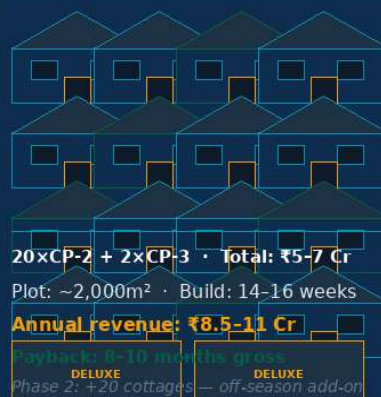
Plot: ~500m² · Build: 10 weeks

Annual revenue: ₹2.1-2.7 Cr

Payback: 7-9 months gross

(65% occupancy @ ₹4,500/night)

20-COTTAGE RESORT



20×CP-2 + 2×CP-3 · Total: ₹5-7 Cr

Plot: ~2,000m² · Build: 14-16 weeks

Annual revenue: ₹8.5-11 Cr

Payback: 8-10 months gross

Phase 2: +20 cottages — off-season add-on

DesignAI generates your full site cluster plan — positions, orientation, services routing — in 48 hours.

Upload your site boundary PDF or GPS coordinates. Tell us your cottage count and typology mix.

Receive 3 cluster layout options. All plans optimise natural ventilation, guest privacy, and service access.

designai.mme.build · Upload your site · Get your cluster layout · Free consultation

SCALABLE CLUSTERS

Add units in Phase 2 during off-season. No disruption to operating resort. Bolt-on expansion — no demolition.

STANDARD + CUSTOM

All typologies available in standard and bespoke configurations. Mix typologies within one cluster freely.

IDENTICAL QUALITY

Every unit produced to the same CNC-cut BIM model. No contractor variation. Consistent guest experience.

All plans can be mirrored, rotated, and customised · IS 875 wind zone + IS 1893 seismic zone checked per location

SPEED TO REVENUE — WHY EVERY WEEK COUNTS

A 20-cottage resort at 65% occupancy earns ₹4.2 Crore per year. Every month of delay = ₹35 Lakhs of lost revenue.

BUILD TIMELINE COMPARISON — 20 COTTAGE RESORT

MME CottagePro: 14 weeks

First revenue: Week 15

Traditional RCC: 72 weeks

First revenue: Week 73

Lost revenue during extra 58-week delay: ₹4.7 Crore (20 cottages x ₹4,500/night x 65% x 58 weeks)

1

WEEK 1

Brief to DesignAI

Plot + brief uploaded. Cluster plan generated — unit positions, orientation, infrastructure layout — in 48 hours.

2

WEEK 1-2

SE Review & Contract

Structural engineer stamps calculations. Fixed-price EPC contract signed — price and completion date guaranteed.

3

WEEK 2-3

Foundations

RC M25 pad foundations on DesignAI specification. 30% smaller than RCC equivalent. Cure in parallel with steel production.

4

WEEK 3-5

Factory Production

CNC roll-formers cut every component for all cottages simultaneously. All units QR-labelled, bundled by cottage number.

5

WEEK 5-9

Frame + Shell

Frames erected cottage by cottage. FC600 walls poured — SiteIQ density-monitors every pour. Roofing complete by Week 8.

6

WEEK 9-12

Services + Finishes

Electrical, plumbing, data, AC per cottage. Flooring, joinery, verandah decking. Soft furnishing fit-out begins.

7

WEEK 12-14

Final Inspection

SiteIQ automated CV defect scan. Snag resolution 48-hour SLA. Digital handover pack. Resort ready to receive guests.

8

WEEK 15

FIRST GUEST

MME CottagePro builds faster than any RCC contractor — guaranteed. Fixed completion date in every EPC contract.

If we miss the agreed date, penalty clause applies. This is only possible because we manufacture our own steel.

DURABILITY FOR EVERY CLIMATE

MME CottagePro is engineered for South India's harshest resort environments — not just built for them.

BEACH & COASTAL

Kovalam · Mahabalipuram · Gokarna · Varkala · Rameswaram

Steel spec

HDGI G550 Z275 coating — 1,000-hour salt spray test per IS 6745. Far exceeds IS 1570 requirements for marine environments.

Wall spec

FC600 density $\geq 620 \text{ kg/m}^3$ for coastal (denser = lower water absorption). FC board external + cement render — zero timber frame.

Wind load

IS 875 Part 3 cyclonic zone checked. Roof hold-down design accounts for Category 2 wind speeds ($\geq 150 \text{ km/h}$ coastal spec).

Foundation

Higher hold-down bolt torque spec for sandy/coastal soil. Ground beam option for soft soil conditions.

Guarantee

Coastal spec structural warranty: 25 years. Zero maintenance coating: first repaint at Year 15, not Year 5 as with RCC.

HILL STATION

Ooty · Munnar · Coorg · Kodaikanal · Yelagiri · Valparai

Thermal spec

FC600 fill (0.14 W/mK) maintains interior at 18–20°C without heating when ambient is 8–12°C. FC1000 floor screed adds thermal mass.

Condensation

Thermal break built into wall assembly — eliminates cold bridging that causes mould in conventional construction.

Rain load

Ridge design accounts for 2,500mm+ annual rainfall. Zinc-alum roof with concealed fixings — no exposed fasteners to rust.

Wind load

IS 875 hill terrain category 4 applied. Anchorage designed for 120 km/h wind with 25% gust factor at ridge elevations.

Expansion joints

LGS structure handles $\pm 30^\circ\text{C}$ temperature differential daily without cracking. No concrete expansion joint maintenance.

FOREST & WILDLIFE

Mudumalai · Anamalai · Nagarhole · Bandipur · Wayanad

Pest spec

Zero timber in primary structure — no termite entry point anywhere. FC600 fill is inorganic — no fungal growth substrate.

Ecological footprint

LGS+FC site assembly: no concrete over-pour, no construction debris left on site. Approved for forest buffer zones.

Fire rating

FC600 is A1 non-combustible. LGS provides 60-minute fire separation between cottages. Forest fire risk mitigated by specification.

Noise spec

52dB Rw wall acoustic separation — wildlife disturbance minimised. Thin wall profile allows denser cottage spacing without sound transfer.

Build access

LGS components arrive flat-packed — accessible by forest track. No concrete mixer trucks, no heavy plant required on site.

BACKWATER & RIVER

Kerala backwaters · Pamba · Cauvery · Kaveri · Chaliyar

Elevated spec

LGS elevated floor system available — cottages can be raised 0.6–1.2m above flood level on screw piles or concrete piers.

Humidity spec

FC600 absorbs zero moisture — no swelling, no mould behind walls. Zinc-alum roof eliminates rust in permanently humid air.

Boat access

Complete cottage flat-pack arrives by boat or barge — site assembly without road access. Typical for backwater island resorts.

Tidal consideration

Foundation design accounts for seasonal water table variation. Hold-down bolt pattern designed for hydrostatic uplift.

FEATURES & SPECIFICATIONS

Every MME CottagePro is engineered to resort grade. Below: standard specification across all typologies.

STRUCTURAL SYSTEM

Frame

HDGI G550 cold-formed LGS. C140/C89 studs. IS 811. Z275 galvanised coating (1,000hr salt spray). Produced at Chennai factory.

Roof

LGS rafters + Z200 purlins at 1.2m. IS 875 Part 3 wind zone checked per location. Zinc-alum trimdek or clay-look tile. Concealed fixings.

Floor

LGS C200 joists + FC1000 screed (75mm). Finish: terracotta / stone / wood-look vinyl / teak-look composite deck.

Foundation

RC M25 pad footings to DesignAI spec. Coastal/flood: elevated foundation or screw pile option. Hold-down bolts per IS 800.

Design codes

IS 800:2007 · IS 811 · IS 801 · IS 875 Parts 1-3 · IS 1893 (Zone II).
SE-stamped calculations with every project.

WALL & ENVELOPE

LGS wall frame

C89/C140 studs at 600mm. FC600 foam concrete fill — density IoT-monitored by SiteIQ per pour. Coastal: FC650 denser fill.

FC600 properties

600 kg/m³. Compressive ≥ 3.5 MPa. Thermal 0.14 W/mK. Fire rating 60 min. Acoustic 52dB Rw. IS 2185 Part 4.

External finish

FC board (9mm) + weather-coat render. Stone cladding strips available. Teak-look composite cladding for premium spec.

Internal finish

Gypsum board 12.5mm + skim. Bathroom: FC board + ceramic tile. Ceiling: gypsum board or pine-look PVC panel option.

RESORT SERVICES

Electrical

3-phase supply per cluster. Individual MCB + ELCB per cottage. LED task + ambient lighting. EV charging point option.

Plumbing

CPVC hot+cold per cottage. Instant geyser standard. Concealed runs in FC wall chase. Common septic or STP for cluster.

Data + AV

CAT6A data per cottage. WiFi AP point standard. HDMI + USB sockets in living + bedroom. CCTV provision.

Climate

Split AC provision (concealed condenser option). Hill spec: passive thermal — no AC needed. Ceiling fan standard.

Accessibility

Ramp approach option. Ground-floor bathroom grab-rail provision. Suitable for senior traveller market.

SUSTAINABILITY

Recyclability

100% steel recyclable. BIM-to-CNC eliminates all on-site cutting waste. Zero construction debris on resort grounds.

Energy

FC600 thermal performance reduces AC load 20–35%. Solar panel ready (roof structure pre-rated). Rainwater harvest provision.

Water

FC600 uses 85% less water than concrete in production. Site assembly uses no water — important at remote eco-resorts.

Green rating

GRIHA 3-star rating documentation auto-generated by DesignAI. Supports eco-resort certification (Green Globe etc.).

PRICING & ROI GUIDE

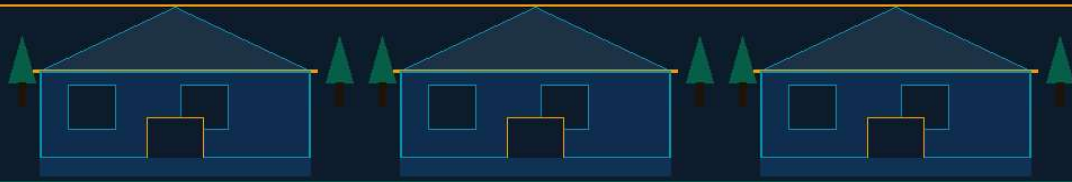
Per-cottage investment, yield potential, and cluster pricing. All prices ex-GST, ex-foundation.

PER-COTTAGE ROI CALCULATOR

	CP-1 STUDIO	CP-2 COMFORT	CP-3 DELUXE	CP-4 SUITE
Typical area	320 sqft	520 sqft	820 sqft	1,250 sqft
LGS + FC cost	₹12-18L	₹20-32L	₹38-58L	₹65-95L
Full TurnKey	₹15-22L	₹26-40L	₹50-75L	₹85-120L
Nightly rate (ADR)	₹2,500	₹4,500	₹9,000	₹18,000
Occupancy (assumed)	70%	65%	60%	55%
Annual revenue	₹6.4L	₹10.7L	₹19.7L	₹36.1L
Gross yield on cost	38-43%	35-42%	35-39%	30-36%
Payback (gross)	2.1-2.8 yrs	2.4-3.0 yrs	2.6-3.2 yrs	2.8-3.5 yrs
Foundation (extra)	₹1.5-2L	₹2-3.5L	₹3-5L	₹5-8L
Timeline per unit	6-8 weeks	8-10 weeks	10-12 weeks	12-14 weeks
Coastal spec uplift	See quote	See quote	See quote	See quote

CLUSTER PRICING — WHAT INVESTORS ACTUALLY BUILD

Cluster	Build Cost	Timeline	Annual Revenue	Gross Payback
5 × CP-2 (starter)	₹1.25-1.6 Cr	10 weeks	₹2.1-2.7 Cr/yr	7-9 months
10 × CP-2 (boutique)	₹2.5-3.2 Cr	12 weeks	₹4.2-5.4 Cr/yr	7-9 months
20 × CP-2 + 2 × CP-3	₹5.0-7.0 Cr	14-16 weeks	₹8.5-11 Cr/yr	8-10 months



8 cottages. 10 weeks. Resort open.

Start with a free DesignAI cluster plan.

CALL US

+ 91 [CEO mobile]

Gangaivendan Padmanabhan
Co-Founder & CEO

EMAIL US

resorts@mme.build

For cluster plans, quotations
and site visits

DESIGN ONLINE

designai.mme.build

Upload your site plan
Get cluster layout in 48 hours

VISIT OUR SHOW SITE

MME CottagePro Show Site · SIPCOT Sriperumbudur, Chennai

See 2 live display cottages (CP-1 + CP-2) · Factory tour · Saturday & Sunday 10am-5pm



*We ordered 12 cottages in December. Guests were checking in by March.
The quality is identical across all 12 units. That consistency alone improved our rating by half a star.*

— Resort developer, Kodaikanal, Tamil Nadu, 2025

10 weeks

resort open

42%

gross yield

52dB

acoustic separation

50+ yrs

structural life

CP-1 STUDIO

₹12-18L

Per cottage EPC

CP-2 COMFORT

₹20-32L

Per cottage EPC

CP-3 DELUXE

₹38-58L

Per cottage EPC

CP-4 SUITE

₹65-95L

Per cottage EPC

FIXED-PRICE · FIXED DATE · 10-YEAR WARRANTY · IS CODE CERTIFIED · SITEIQ MONITORED

PHASED DEVELOPMENT AVAILABLE

Build Phase 1 (10-15 cottages), open for revenue, then fund Phase 2 from cashflow.
Each phase bolts onto the existing cluster. No disruption to operating resort during expansion.

MME COTTAGEPRO · METAL MATRIX ENGINEERING PVT. LTD.

SIPCOT Sriperumbudur, Chennai · resorts@mme.build · designai.mme.build

IS 800:2007 · IS 811 · IS 2185 Pt 4 · IS 875 Pt 3 (wind) · All structures IS-code certified

Prices ex-GST, ex-foundation · ROI figures indicative · Site-specific conditions apply