

SOUTH INDIA'S HIGH STREETS — THOUSANDS OF UNTAPPED ROOFTOP FLOORS.



BuildPro Extensions

Rooftop · Plan · High Street Densification.

LGS + HRS. No new foundation. Business stays open below.

60%

Lighter than RCC addition

Zero

Foundation upgrade needed

8-12 wks

Per floor, fully operational below

₹8-18L

New income per rooftop floor/yr

Your roof is your next floor.

Rooftop Offices

Add income, zero land cost.

MME BuildPro Extensions

Rooftop Apartments

Plan permission. LGS ready.

MME BuildPro Extensions

Plan Extensions

Side, rear, infill, corner.

MME BuildPro Extensions

THE URBAN DENSIFICATION OPPORTUNITY

South India's rooftops are the most under-utilised real estate in the country.

02

India's urban land is running out. In Chennai, Coimbatore, Kochi, and Hyderabad, land prices on arterial high streets have doubled every 7-10 years since 1990. New development is increasingly pushed to the periphery.

The answer is already in place — above you. Thousands of flat-roofed commercial buildings on South India's high streets carry unused



15,000+ Flat-roofed commercial buildings on Chennai's arterial roads

1,000-3,000 Average rooftop sqft available per building

foundation has reserve capacity. The columns have

₹60-120 Office rental per sqft/month on prime high streets

₹9-18L Annual income from 1,500 sqft rooftop office — zero land cost

WHY LGS+HRS IS THE ONLY CHOICE FOR EXTENSIONS

Weight is everything. LGS floor system: 1.8-2.2 kN/m². RCC floor: 5.0 kN/m².

WEIGHT COMPARISON — EXTENSION FLOOR SYSTEMS

MME LGS+FC1000

1.8-2.2 kN/m² · WITHIN EXISTING RESERVE

Precast hollow-core

2.8 kN/m²

In-situ RCC 150mm

3.5 kN/m²

In-situ RCC 200mm

5.0 kN/m²

Typical G+2 1990s building: foundation designed for G+4 · Reserve = 2 floors · LGS floor system

CONNECTION DETAIL — EXISTING PARAPET TO NEW LGS

C140 LGS STUDS

Anchor bolt

M20 Chemfix resin capsule · IS 1367 · Min 150mm embedment

Base track

LGS C89 track · G550 HDGI · Damp-proof membrane below

Stud

C140 @ 400mm · G550 HDGI · IS 811

Fill

FC600 poured in situ · IoT density monitored · IS 2185 Pt 4

Structural calc

IS 800:2007 · Pull-out test on existing RC required

Appraisal

Existing foundation, column, and slab verified by MME SE

STRUCTURAL APPRAISAL REQUIREMENTS — EVERY EXTENSION PROJECT

Existing Foundation

Foundation

Core samples + load test. DesignAI models reserve capacity against proposed new load. IS 456 compliant assessment.

Existing Columns

Columns

Section dimensions, rebar cover, concrete strength. IS 456 Section 5 assessment. Condition survey by MME SE.

Existing Roof Slab

Roof Slab

Flat-slab or beam-and-slab confirmed. IS 456 punching shear check at anchor locations.

Seismic Assessment

IS 1893

IS 1893 Part 1 — existing building + new floor combined. LGS ductility factor applied. Soft-storey check.

Connection Design

Connections

Pull-out test on representative anchor locations. IS 1367 anchor bolt capacity. Chemfix resin capsule standard.

Planning Permission

Planning

Change of use (residential/commercial). Height limits per local authority. DesignAI generates all submission drawings.

Structural appraisal by MME licensed SE · IS 800:2007 · IS 456 · IS 1893 · Pull-out test on every project

03

Rooftop Extensions

Add 1-3 floors above any existing flat-roofed building. Business stays open.

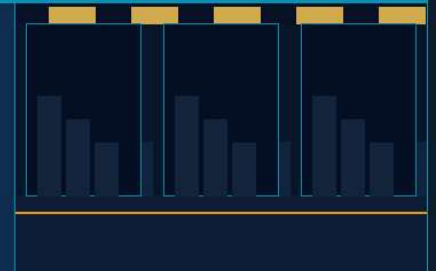
ROOFTOP OFFICE

Above retail · G+1 · 800-2,500 sqft

₹25-80 Lakhs

LGS C140 load-bearing · Open plan · Full glazed facade · 8-10 week shell · Lifts not always required

The most common and commercially compelling rooftop extension. One floor of modern serviced office above an existing 2-storey commercial building adds ₹9-18L/yr of rental income. LGS shell: 8 weeks. Fit-out: 4 weeks.



MME BUILDPRO

ROOFTOP APARTMENTS

Above commercial · G+1 to G+3 · 400-1,200 sqft/unit

₹40-180 Lakhs

LGS+HRS hybrid · 2-4 units per rooftop · Private roof terrace · RERA eligible · 10-16 week shell

Adding 2-4 residential units above an existing commercial building on a prime high street captures both rental yield and capital value uplift. LGS makes this viable where RCC would require foundation work.



MME BUILDPRO

ROOFTOP TERRACE/F&B

Activate the dead rooftop · Any building

₹8-25 Lakhs

LGS pergola frame · Deck · Kitchen provision · External lighting · 4-6 week installation

A lightweight LGS pergola, deck, and outdoor kitchen transforms a dead rooftop into a revenue-generating F&B terrace, event space, or yoga studio. Planning: change of use. Structure: LGS bolted to existing parapet.



MME BUILDPRO

All rooftop extensions: structural appraisal · IS 800:2007 · Planning permission managed by DesignAI

Plan Extensions

Rear extensions · Side returns · Corner infill · Industrial mezzanines

PLAN EXTENSION TYPES



REAR EXTENSION

Extend behind existing property · LGS load-bearing · Up to 6m depth · Planning: permitted development in many cases · 4-6 week structure



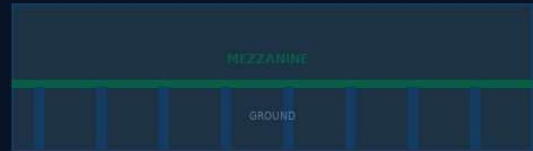
SIDE RETURN

Fill the gap between buildings · LGS infill frame · Connects rooms · Adds 800-1,500 sqft · Light well provision · 3-5 weeks



CORNER INFILL

Develop an unused corner of plot · LGS structure · Internal courtyard option · 2-4 storeys · Planning: site-specific



INDUSTRIAL MEZZANINE

Double usable area inside existing HRS shed · LGS C200 mezzanine deck · Full floor load 3.5 kN/m² · No structural work to main shed · 2-4 weeks



WHY LGS FOR PLAN EXTENSIONS?

- ◆ Fast: 4-8 weeks structure vs 16-24 weeks RCC
- ◆ Light: 30% lighter floor slab — no neighbour party wall loading issues
- ◆ Dry: no wet concrete poured adjacent to occupied building
- ◆ Precise: CNC components — no site cutting adjacent to existing finishes
- ◆ Reversible: bolted connections can be disassembled — leaseholder-friendly
- ◆ Warm: FC600 walls thermally separate new and old — no cold bridging

The High Street Opportunity

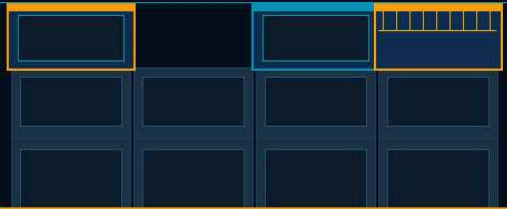
South India's commercial rooftops are the most under-used real estate in the country.

The case for rooftop development is overwhelming.

Land is finite. High street buildings are not. South India's urban density problem has an answer sitting unused 12 metres above the street. The shops and offices that drive footfall are already there. The infrastructure is already there. The only thing missing is the floor above.

MME BuildPro adds that floor in 8 weeks. Business stays open. Income starts immediately.

TYPICAL ARTERIAL HIGH STREET — BEFORE AND AFTER MME EXTENSIONS



BEFORE: Dead rooftops, wasted capital

AFTER: Offices, apartments, and terraces above every viable building

THE REVENUE MODEL — WHAT A ROOFTOP FLOOR RETURNS

ROOFTOP OFFICE

1,200 sqft terrace, Chennai ECR

Construction cost

₹25-45 Lakhs

Rental income

₹9-18 Lakhs/year

Gross yield

20-45%

Payback period

2-4 years

Capital uplift

₹40-90 Lakhs additional property value

ROOFTOP APARTMENT

2 x 2BHK above G+2 commercial

Construction cost

₹40-70 Lakhs

Sale value

₹60-120 Lakhs

Rental income

₹4-8 Lakhs/year

ROI (sale)

30-70%

Capital uplift

Full sale value + goodwill for lower floors

ROOFTOP F&B TERRACE

1,200 sqft terrace, Chennai ECR

Installation cost

₹12-22 Lakhs

Revenue potential

₹15-35 Lakhs/year F&B

Operating margin

30-45% typical F&B

Payback period

Under 2 years

Asset value

Transforms building from retail to destination

All revenue projections are indicative. Actual returns depend on location, use, planning permission, fit-out specification, and market conditions.

CASE STUDIES — FOUR EXTENSION TYPOLOGIES

Every project begins with a structural appraisal. Every project delivered in schedule and on fixed price.



CASE A

ROOFTOP SERVICED OFFICE

Anna Nagar, Chennai

G+2 retail building - Added 1,800 sqft of serviced offices above

Existing 1998 G+2 RCC commercial building on a primary shopping street. Structural appraisal confirmed 2-storey reserve capacity. LGS C140 load-bearing frame. FC600 walls. Large corner glazing to capture city views. New staircase integrated with existing lift shaft. Total weight added: 1.9 kN/m². Foundation: no work required. Shell completion: 9 weeks. Rental income from month 11: ₹14.4L/year.

₹38 Lakhs

Project cost

₹14.4L/yr

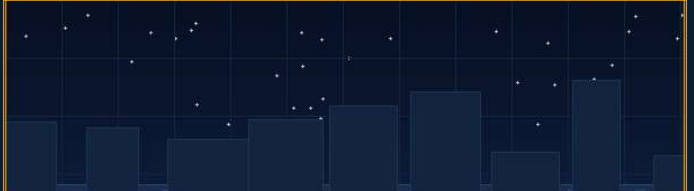
Rental income

38%

Gross yield

2.6 yrs

Payback



CASE B

ROOFTOP RESIDENTIAL

T. Nagar, Chennai

G+3 commercial building - Added 3 x 2BHK apartments above

A G+3 1988 commercial building on a prime T. Nagar shopping street. Owner-developer wanted residential units above. Structural appraisal: marginal — column strengthening required at 4 positions (₹3L). LGS+HRS hybrid: HRS moment frame at 3 bays, LGS infill walls. 3 x 2BHK units, each 920 sqft, with private rooftop terrace. Shell: 14 weeks. All 3 units sold off-plan at ₹1.2Cr each.

₹1.05 Cr

Project cost

₹3.6 Cr

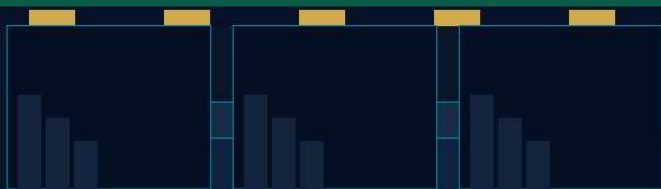
Sale value

243%

Capital ROI

14 weeks

Shell time



CASE C

REAR EXTENSION + MEZZANINE

Kochi, Kerala

Former warehouse - 1,200 sqft rear extension + 800 sqft mezzanine

Industrial-to-office conversion. Existing 1970s warehouse with under-used rear yard. LGS rear extension: 1,200 sqft over 2 floors. LGS mezzanine inside the warehouse body: 800 sqft. Combined: 2,000 sqft of new premium office space. No work to existing structure. New connection through existing rear wall. 6 weeks total. Converted building now fully leased at ₹65/sqft/month.

₹28 Lakhs

Project cost

₹15.6L/yr

Rental income

55%

Gross yield

6 weeks

Construction



CASE D

ROOFTOP F&B TERRACE

Coimbatore City Centre

G+2 clothing retail - 1,400 sqft rooftop restaurant terrace

G+2 fashion retail on a prime Coimbatore pedestrian street. Dead flat roof, city views, no existing use. LGS pergola frame bolted to existing parapet. Composite timber deck. Commercial kitchen modular unit. External seating for 60. Planning: change of use from storage. Installation: 4 weeks. Restaurant now operating at ₹28L/year revenue with 38% gross margin.

₹18 Lakhs

Installation

₹28L/yr

F&B Revenue

38%

Gross Margin

< 2 years

Payback

All case study data: indicative based on comparable projects • Site-specific appraisal required • Contact MME

Design & Approvals

DesignAI handles every step from structural appraisal to planning submission.

01

STEP 1

Week 1

SITE APPRAISAL

MME SE visits your building. Photographs, measurements, and visual structural assessment. DesignAI generates preliminary load analysis within 24 hours — indicates whether extension is viable, what strengthening (if any) is needed, and the maximum number of new floors possible without foundation work.

02

STEP 2

Weeks 1-2

STRUCTURAL INVESTIGATION

Core samples of existing concrete (minimum 3 locations). Rebar cover scan. Foundation inspection. Column section measurement. Results fed into DesignAI structural model. IS 456 assessment report produced within 72 hours of test results.

03

STEP 3

Week 2

DESIGNAI STRUCTURAL MODEL

DesignAI generates: existing building model + proposed extension loads. IS 800:2007 extension frame design. IS 1893 combined seismic assessment. Anchor bolt pull-out verification. BIM-to-CNC cut files for factory. Fixed-price EPC contract issued.

04

STEP 4

Weeks 2-4

PLANNING SUBMISSION

DesignAI generates all planning drawings: site plan, floor plans, elevations, streetscape context, shadow diagrams. Change of use documentation. Height and massing compliance check. MME submits to local authority. Typical approval: 4-8 weeks.

05

STEP 5

Weeks 3-6

FACTORY PRODUCTION

Chennai factory plasma-cuts all LGS components to BIM dimensions simultaneously with planning process. QR-labelled. Bundled by floor. Site delivery on Day 21 after contract signature.

06

STEP 6

Weeks 5-12

CONSTRUCTION

Anchor bolt installation into existing structure. LGS frame erection. FC600 pour — SiteIQ IoT density monitoring. Cladding and windows. Services. Fit-out. Business below stays completely operational throughout.

07

STEP 7

Week 10-14

HANDOVER

SiteIQ defect scan. Structural certificate. IS code compliance document. QR manifest. 10-year structural warranty. Change of use completion certificate. Rental or sale begins.

Extension projects: structural appraisal in 48 hours · Planning managed by DesignAI · Fixed price from Week 2

Business continuity guaranteed — all construction above the operational floor

PRICING GUIDE — MME BUILDPRO EXTENSIONS

Fixed price from structural appraisal. All prices ex-GST. Foundation investigation extra if required.

PRELIMINARY APPRAISAL

Site visit + visual appraisal

₹15,000

Within 48 hours, MME SE + DesignAI load analysis. Go/no-go.

Full structural investigation

₹45,000-75,000

Concrete cores + rebar scan + foundation survey + IS 456 report.

DesignAI structural model

Included

IS 800:2007 design + IS 1893 + anchor bolt verification.

Planning submission drawings

Included

DesignAI generates all planning drawings within design fee.



EPC RATE SCHEDULE — EXTENSIONS

Extension Type	Structure only	Structure + Skin	Full TurnKey	Notes
Rooftop office (LGS)	₹850-950/sqft	₹1,100-1,300/sqft	₹1,500-1,800/sqft	Anchor bolts extra if investigation needed
Rooftop apartments (LGS)	₹900-1,050/sqft	₹1,150-1,400/sqft	₹1,600-2,000/sqft	2-4 units per rooftop standard
Rooftop terrace/F&B	₹600-750/sqft	₹850-1,050/sqft	₹1,200-1,600/sqft	LGS pergola + composite deck
Rear/side extension (LGS)	₹800-950/sqft	₹1,050-1,250/sqft	₹1,400-1,750/sqft	Party wall: extra
Industrial mezzanine	₹650-800/sqft	₹850-1,000/sqft	₹1,100-1,400/sqft	No main frame work
Corner infill (LGS)	₹850-1,000/sqft	₹1,100-1,350/sqft	₹1,500-1,850/sqft	Planning: site-specific

EVERY MME EXTENSION PROJECT INCLUDES:

- ✓ DesignAI: structural appraisal, IS 800:2007 design, IS 1893 seismic, anchor bolt verification — 48 hours
- ✓ Fixed-price EPC contract from Week 2 — no escalation, no provisional sums for structural work
- ✓ Planning submission drawings by DesignAI · Change of use documentation · Height compliance check
- ✓ SiteIQ construction monitoring · IoT density monitoring on all FC pours · Anchor torque records
- ✓ 10-year structural warranty · SE certificate · IS code compliance documentation · QR component manifest
- ✓ Business continuity guaranteed — all work above operational floor · Zero disruption to existing tenants

Your roof is your next floor.

Start with a free structural appraisal — 48 hours, no obligation.

CALL US

+ 91 [CEO mobile]

Gangaivendan Padmanabhan
Co-Founder & CEO

EMAIL US

extensions@mme.build

Structural appraisal,
design consultations

DESIGN ONLINE

designai.mme.build

Upload your building plan
Free feasibility in 48 hours

VISIT OUR FACTORY SHOW SITE

MME SIPCOT Sriperumbudur · See live rooftop extension display · Saturday & Sunday 10am-5pm



We had a dead rooftop above our Anna Nagar showroom for 22 years. MME added a floor in 9 weeks. It's now fully let as serviced offices. The income pays for itself in under 3 years. Business never stopped.

— Property Owner, Anna Nagar, Chennai, 2025

48 hrs

Structural appraisal

8-10 wks

Rooftop floor shell

Zero

Foundation upgrade needed

₹9-18L

Annual income typical

ROOFTOP OFFICE

₹25-80L

EPC from appraisal

ROOFTOP APARTMENTS

₹40-180L

EPC from appraisal

ROOFTOP TERRACE/F&B

₹8-25L

EPC from appraisal

PLAN EXTENSION

₹15-90L

EPC from appraisal

FIXED PRICE · IS 800:2007 · BUSINESS STAYS OPEN · 10-YEAR WARRANTY · ZERO FOUNDATION WORK (SUBJECT TO APPRAISAL)

SOUTH INDIA COVERAGE — FROM MME SIPCOT SRIPERUMBUDUR

Tamil Nadu · Kerala · Andhra Pradesh · Karnataka · Telangana

Site visits within 48 hours across all coverage areas

MME BUILDPRO EXTENSIONS · METAL MATRIX ENGINEERING PVT. LTD.

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

IS 800:2007 · IS 875 · IS 1893 · IS 456 · Structural appraisal every project

Prices ex-GST · Structural appraisal required · Foundation investigation extra where required