

METAL MATRIX ENGINEERING PVT. LTD.

HOLIDAY RESORT SOLUTIONS

Complete Build Specification & Resort Brochure — Updated with Insulation Options

Factory-Built Cottages · Glamping Pods · Luxury Villas · Resort Cluster Development
IS 801:2015 Certified · CSIR-SERC Tested · DesignAI Designed · SiteIQ Monitored · Three
Insulation Tiers

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SIPCOT Sriperumbudur, Chennai, Tamil Nadu · April 2026 · Confidential

30–75 days Delivery	IS 801 Certified	CSIR-SERC Tested	3 Tiers Insulation	DesignAI AI designed	25 Years Warranty
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SECTION 1 — RESORT UNIT RANGE

Five unit types · Full specification per unit · All three insulation tiers available

All units are factory-built at SIPCOT Sriperumbudur, Chennai. Prices are ex-factory and exclude foundation, transport, crane, external utilities, and GST. Insulation tier (Standard FC700 / Thermal Plus Mineral Wool / Premium Dual) is selected at BOQ stage — cost differentials are shown in Section 2B.

MME GlampPod · Single room · Glamping pod Compact eco pod for glamping sites, farm stays, and eco-resorts · A-frame or flat roof options	₹8.5 – 14 Lakhs starting · ex-factory Chennai · GST extra
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Built-up area	180 – 350 sqft · single room + bathroom
Configuration	1 sleeping area · attached toilet & bath · optional sit-out veranda
Roofline options	A-frame / flat metal deck / pitched corrugated GI
Structural system	G550 Z275 HDGI CNC roll-formed LGS frame · IS 811 sections · IS 801:2015
Wall insulation options	Standard: FC700 foam concrete 700 kg/m³ (IS 2185 Pt 4) · Thermal Plus: mineral wool 45 kg/m³ · Premium Dual: MW + FC700 skin — see Section 2B for full comparison
Floor system	Standard: LGS joist + FC1000 150mm · Thermal Plus: 50mm MW batt + FC1000 100mm · Premium Dual: 75mm MW + FC1000 + acoustic mat
Roof insulation	75mm rockwool 48 kg/m³ between LGS purlins + reflective foil sarking · all tiers
External cladding	8mm fibre cement board or metal cladding · factory painted
Thermal U-value (wall)	Standard: 0.32–0.35 W/m²K · Thermal Plus: 0.22–0.25 W/m²K · Premium Dual: 0.18–0.20 W/m²K
Fire rating	IS 3809 · 60-minute fire resistance · all three tiers · CSIR-SERC tested
Production timeline	30 – 40 days factory · 3 – 5 days on-site installation
Warranty	25-year structural · 10-year rain leakage warranty

Inclusions and exclusions

Included in unit price	Not included (quoted per site)
✓ LGS structural frame (IS 811)	— RCC foundation / plinth
✓ FC700 wall infill OR mineral wool (per chosen tier)	— Transport and crane to site
✓ FC1000 floor screed (all tiers)	— External utility connections
✓ Roof sheet + 75mm rockwool insulation	— Site levelling and landscaping
✓ UPVC doors and windows	— GST (as applicable)
✓ Basic electrical wiring + light points	— Furniture and appliances
✓ Branded sanitary fittings (Cera/Jaquar)	— Local statutory approvals
✓ QR traceability on all panels	
✓ SiteIQ installation monitoring	
✓ IS 801 SE structural certificate	

MME CabinOne · 1 BHK · Forest cabin (MOST POPULAR)*Premium 1-bedroom resort cottage · A-frame, alpine, saltbox or flat-roof styles available***₹16.5 – 31.5 Lakhs***starting · ex-factory Chennai · GST extra*

Built-up area	400 – 700 sqft · 2 standard size variants
Configuration	1 bed · 1 bath · living area · kitchenette · optional deck / veranda
Roofline options	A-frame · ModAlpine · SaltBox · BarnHouse · Concept Home
Structural system	G550 Z275 HDGI LGS frame · 90mm C-stud @ 400mm o/c · IS 801:2015 SE stamped
Wall insulation options	Standard: LGS + FC700 700 kg/m ³ · Thermal Plus: LGS + mineral wool 45 kg/m ³ 90mm · Premium Dual: LGS + 50mm MW + 40mm FC700 skin · see Section 2B
Floor insulation options	Standard: FC1000 150mm screed · Thermal Plus: 50mm MW batt + 100mm FC1000 · Premium Dual: 75mm MW + 100mm FC1000 + 20mm acoustic mat
Roof insulation	75mm rockwool 48 kg/m ³ + reflective foil + 0.5mm Zinalume · all tiers
External cladding	8mm fibre cement board (standard) / wood-look FC board / metal panel (optional)
Internal finish	9mm gypsum board lining · emulsion paint · vitrified tile flooring (600x600)
Wall thermal U-value	Standard: 0.32–0.35 · Thermal Plus: 0.22–0.25 · Premium Dual: 0.18–0.20 W/m ² K
Wall acoustic (STC)	Standard: STC 38–40 · Thermal Plus: STC 42–45 · Premium Dual: STC 48–52
Fire rating	IS 3809 · 60-minute fire resistance · all tiers · CSIR-SERC tested
Production timeline	45 – 60 days factory · 5 – 10 days on-site installation
Warranty	25-year structural and rain-leakage warranty · design life 50+ years

Inclusions and exclusions

Included in unit price	Not included (quoted per site)
✓ LGS structural frame complete (IS 811)	— <i>RCC plinth / foundation (civil works)</i>
✓ Wall infill per chosen tier (FC700 / mineral wool / dual)	— <i>Transport and crane to site</i>
✓ FC1000 floor screed + mineral wool batt (per tier)	— <i>External water / power / sewage connections</i>
✓ Rockwool roof insulation + Zinalume sheet	— <i>Deck / pergola (optional add-on)</i>
✓ Fibre cement board external cladding	— <i>Kitchen appliances</i>
✓ UPVC doors + windows + mosquito fly mesh	— <i>Furniture and soft furnishings</i>
✓ Gypsum board internal lining + emulsion paint	— <i>Site landscaping</i>
✓ Vitrified tile flooring 600x600	— <i>Local statutory approvals</i>
✓ Cera / Jaquar branded sanitary fittings	— <i>GST</i>
✓ Concealed electrical wiring + MCB board	
✓ QR traceability on every component	
✓ SiteIQ monitoring during installation	
✓ IS 801 SE structural certificate	

MME CabanaTwo · 2 BHK · Premium family cottage <i>Family resort cottage · 2 bedrooms · Jacuzzi deck option · pool-facing configurations</i>	₹24 – 45 Lakhs Thermal Plus add ₹5–8L Premium Dual add ₹8–12L <i>ex-factory Chennai · GST extra · insulation tier chosen at BOQ stage</i>
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Built-up area	700 – 1,100 sqft · 2 standard size variants
Configuration	2 bed · 2 bath · living-dining · kitchenette · deck · optional Jacuzzi pod
Structural system	G550 Z275 HDGI LGS frame · 90mm C-stud @ 400mm o/c · IS 801:2015 · SE stamp
Wall insulation options	Standard: LGS + FC700 · Thermal Plus: LGS + MW 45 kg/m³ + acoustic batt between rooms · Premium Dual: LGS + 50mm MW + FC700 skin
Floor insulation	Standard: FC1000 150mm · Thermal Plus: 50mm MW batt + FC1000 · Premium Dual: 75mm MW + FC1000 + 20mm acoustic mat (IIC 52)
Roof system	75mm rockwool + Zinalume 0.5mm · all tiers
Wall acoustic (STC)	Standard: STC 40+ · Thermal Plus: STC 44+ · Premium Dual: STC 50+
Fire rating	IS 3809 · 60-minute fire resistance all tiers
Production timeline	50 – 65 days factory · 7 – 12 days on-site
Warranty	25-year structural · rain-leakage · 50+ year design life

Inclusions and exclusions

Included in unit price	Not included (quoted per site)
✓ LGS structural frame + acoustic partitions	— <i>RCC foundation</i>
✓ Wall infill per chosen insulation tier	— <i>Transport and crane</i>
✓ FC1000 floor + MW batt per chosen tier	— <i>External utility connections</i>
✓ Rockwool roof + Zinalume	— <i>Jacuzzi pod (optional extra)</i>
✓ Fibre cement board cladding	— <i>Deck / pergola</i>
✓ UPVC doors + aluminium windows	— <i>Kitchen appliances and furniture</i>
✓ Gypsum board + emulsion paint	— <i>Landscaping</i>
✓ 800x800 vitrified tile	— <i>Local approvals and statutory fees</i>
✓ Cera / Jaquar sanitary fittings	— <i>GST</i>
✓ Electrical + 6-circuit MCB	
✓ QR traceability + SitelQ	
✓ IS 801 SE certificate	

MME VillaMax · 3–4 BHK · Luxury resort villa <i>Flagship resort villa · Double A-frame or contemporary flat roof · Pool and deck configurations</i>	₹42 – 98 Lakhs Thermal Plus add ₹9–15L Premium Dual add ₹14–22L <i>ex-factory Chennai · GST extra · insulation tier chosen at BOQ stage</i>
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Built-up area	1,100 – 2,400 sqft · multiple variants
Configuration	3–4 bed · 3–4 bath · living-dining · full kitchen · deck · pergola · pool optional
Structure	G550 Z275 HDGI LGS load-bearing frame + HRS portal frame for large spans · IS 800 + IS 801
Wall insulation options	Standard: LGS + FC700 140mm total · Thermal Plus: LGS + MW 45 kg/m³ · Premium Dual: LGS + 50mm MW + FC700 skin (recommended for hill luxury resorts)
Floor insulation	Standard: FC1000 175mm · Thermal Plus: 50mm MW + FC1000 · Premium Dual: 75mm MW + FC1000 + 20mm acoustic mat (IIC 52)
Wall acoustic	Standard: STC 45+ · Thermal Plus: STC 48+ · Premium Dual: STC 52+
Roof system	75mm rockwool 48 kg/m³ + Zinalume · all tiers
MEP	Concealed electrical · split AC provision · CPVC hot and cold plumbing · RO provision
Production timeline	60 – 90 days factory · 10 – 20 days on-site
Warranty	25-year structural · 10-year rain leakage · 50+ year design life

Inclusions and exclusions

Included in unit price	Not included (quoted per site)
✓ Full LGS frame + HRS portal where required	— <i>RCC / piled foundation</i>
✓ Wall infill per chosen tier	— <i>Transport and crane</i>
✓ Floor insulation per chosen tier	— <i>External utility connections</i>
✓ Rockwool roof + Zincolume	— <i>Swimming pool (quoted separately)</i>
✓ FC board / wood-look cladding	— <i>Kitchen appliances</i>
✓ UPVC / aluminium doors and windows	— <i>Furniture and furnishings</i>
✓ 12mm moisture-resistant gypsum board	— <i>Landscaping</i>
✓ Premium flooring (800x800 / vinyl plank)	— <i>Local approvals</i>
✓ Designer sanitaryware (Jaquar / Duravit)	— <i>GST</i>
✓ Full MEP: electrical + plumbing	
✓ AC provision (sleeves + power)	
✓ Solar hot water and PV provision	
✓ QR traceability + SitelQ + IS 801 certificate	

MME ResortCore · Common areas · Full resort cluster package <i>Reception · restaurant · spa · activity pavilion · staff quarters · complete resort development</i>	Custom BOQ Thermal Plus adds 8–12% to wall/floor cost Premium Dual adds 14–20% <i>design to handover · full turnkey · priced after site survey</i>
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Scope	Site survey · DesignAI master plan · all structures · MEP · landscaping · handover
Insulation specification	All three tiers available · common areas typically Standard or Thermal Plus · accommodation units chosen by client
Large span capability	HRS portal frame (IS 800) for restaurant / banquet spans up to 20m clear
Typical 10-unit cluster	Reception lounge · 8–10 cottage units · restaurant · spa block · staff quarters
Timeline (10-unit cluster)	DesignAI plan: 1 week · Factory: 45–60 days · On-site: 3–4 weeks · Total: 10–12 weeks
SitelQ and handover	Full SitelQ monitoring · daily WhatsApp update · IS 801 + CSIR-SERC + QR registry at handover

Inclusions and exclusions

Included in unit price	Not included (quoted per site)
✓ Complete DesignAI master site plan	— <i>Land / plot cost</i>
✓ All structural LGS + HRS units	— <i>Site levelling and earthworks</i>
✓ Wall infill per chosen insulation tier for all structures	— <i>Swimming pool</i>
✓ FC1000 floor + mineral wool per tier	— <i>Operational furniture (unless specified)</i>
✓ Full MEP to all units	— <i>OTA and booking platform fees</i>
✓ QR traceability + SitelQ monitoring	— <i>GST</i>
✓ IS 801 SE certificate + CSIR-SERC test report	
✓ BuildIQ client portal access	
✓ Full handover documentation package	

SECTION 2 — FULL MATERIAL & BUILD SPECIFICATION

Component-by-component · All three insulation tiers documented

The following specifications apply across all MME resort unit types. Wall and floor sections now document all three insulation tiers. See Section 2B for the full insulation comparison table including cost differentials and climate selection guide.

01 · Structural frame	
Material	G550 Z275 HDGI (hot-dip galvanised) cold-rolled steel · IS 811:1987 sections
Wall studs	C-section 90x45mm (standard) / 140x45mm (premium) · gauge 1.2mm / 1.6mm
Floor joists	C-section 150x45mm at 400mm centres · IS 801:2015 load-bearing design
Tracks	U-section matching stud size · top and bottom tracks at all floors and roof
Connections	Self-drilling screws (14g hex head) + gusset plates at structural joints
CNC production	All sections CNC roll-formed at SIPCOT Sriperumbudur factory · DesignAI BIM-to-CNC cut files automated
Design standard	IS 801:2015 (Cold-formed steel) · IS 800:2007 (Portal frames) · IS 875 Wind · IS 1893 Seismic
SE stamp	Licensed Structural Engineer stamp on every unit calculation package
QR traceability	Every component QR-labelled at roll-former · 10-event chain of custody

02 · Wall system — three insulation tiers (see Section 2B for full comparison)	
Standard wall build-up	9mm gypsum board · LGS C-stud @ 400mm o/c · FC700 foam concrete 700 kg/m³ · waterproof membrane · 8mm FC board cladding
Thermal Plus wall build-up	9mm gypsum board · LGS C-stud · mineral wool 45 kg/m³ full-fill 90mm · waterproof membrane · 8mm FC board cladding
Premium Dual wall build-up	9mm gypsum board · LGS C-stud · 50mm mineral wool 45 kg/m³ · 40mm FC700 outer skin · membrane · 8mm FC board cladding
FC700 specification	Density 700 kg/m³ (±50 kg/m³) · IS 2185 Part 4 · CSIR-SERC panel-tested
Mineral wool specification	Rockwool / Saint-Gobain ISOVER 45 kg/m³ · IS 8183 · A1 non-combustible · Lambda 0.034 W/mK

Wall U-value — Standard	0.32–0.35 W/m²K
Wall U-value — Thermal Plus	0.22–0.25 W/m²K
Wall U-value — Premium Dual	0.18–0.20 W/m²K
Acoustic STC — Standard	STC 38–40
Acoustic STC — Thermal Plus	STC 42–45
Acoustic STC — Premium Dual	STC 48–52
Fire rating — all tiers	IS 3809 · 60-minute fire resistance · FC700 inherent · mineral wool A1 non-combustible
SitelQ density monitoring	FC700 pours: E+H Coriolis sensor logs density, timestamp, batch per pour (Standard and Premium Dual tiers)
Weatherproofing	Waterproofing membrane wrap on LGS frame before cladding · sealed at all junctions · all tiers

03 · Floor system — three insulation tiers	
Standard floor build-up	LGS C-section 150x45mm joist @ 400mm o/c · FC1000 foam concrete screed 150mm (1,000 kg/m³)
Thermal Plus floor build-up	LGS joist @ 400mm o/c · 50mm mineral wool 45 kg/m³ batt between joists · vapour check · FC1000 screed 100mm
Premium Dual floor build-up	LGS joist · 75mm mineral wool 45 kg/m³ · vapour check · FC1000 screed 100mm · 20mm acoustic mat under finish tile
FC1000 specification	Foam concrete 1,000 kg/m³ (±50 kg/m³) · IS 2185 Part 4 · minimum 2.5 MPa compressive strength
Cube test	3 cubes per 50m² pour at NABL-certified laboratory · all FC pours
Floor IIC (impact sound)	Standard: IIC 40 · Thermal Plus: IIC 45 · Premium Dual: IIC 52
Floor finish — all tiers	600x600 vitrified tile (standard) · 800x800 / vinyl plank / engineered wood (premium upgrade)
Hot-weather pour protocol	SitelQ triggers early-morning pours only if ambient >35°C · shade covers mandatory
G+1 upper floor	175mm FC1000 + heavier LGS joist · IS 801 SE design for upper storey loads

04 · Roof system	
Roof structure	LGS C-purlin 90x45mm at 600mm centres + ridge beam + eaves beam
Insulation — all tiers	75mm rockwool slab (density 48 kg/m ³) between purlins · reflective foil sarking underlay
Roof sheet	0.5mm Zinalume trimdek (standard) · Colorcoat Hi-Form (premium upgrade)
A-frame option	Steeply pitched LGS rafter pairs · corrugated GI/Zinalume external · gypsum board internal lining
Overhang / eaves	500mm standard · 750mm coastal · 1,000mm heavy rainfall zones
Gutters and downpipes	UPVC 110mm half-round gutters + 75mm downpipes · all packages
Rain leakage warranty	10-year · flashing and sealed penetrations at all roof-wall junctions

05 · Doors, windows and openings	
Main entrance door	UPVC 80mm profile · 3-point locking · 5-chamber profile · factory glazed
Internal doors	Solid core flush door in UPVC frame · 800x2100mm standard · lockset included
Windows	UPVC casement / sliding · 5-chamber profile · argon-gap double glazing (premium upgrade)
Glazing	5mm float glass (standard) · 6mm toughened (bathrooms and full-height glazing)
Mosquito screen	Fibre mesh fly screen on all operable windows · standard on all units
Large-span glazing	Aluminium curtain wall system for A-frame full-height elevation (optional upgrade)

06 · Internal finishes	
Internal walls	9mm gypsum board (standard) / 12mm moisture-resistant board (bathrooms)
Ceiling	Gypsum board false ceiling · 2,400mm clear height standard
Wall paint	Dulux / Asian Paints washable emulsion · 2 coats primer + 2 coats finish
Bedroom flooring	600x600 vitrified tile (standard) · 800x800 (premium) · vinyl plank / engineered wood (luxury)
Bathroom tile	Anti-skid 300x300 floor · 300x600 wall tile to full height
Kitchen	Granite countertop · ceramic tile splashback · stainless steel sink with mixer

07 · Bathroom and plumbing	
Sanitaryware brand	Cera / Jaquar (standard) · Hindware / Duravit (premium upgrade)
Fittings	WC (wall-hung option) · washbasin · shower cubicle with mixer · towel rail
Water supply	CPVC hot and cold lines · concealed in wall panel chase
Drainage	110mm PVC soil pipe · 50mm UPVC waste · P-trap at all fixtures
Hot water	Solar water heater provision on roof · electric geyser point (25L)
Waterproofing	2-coat cementitious membrane on bathroom floor and 300mm wall skirting

08 · Electrical	
Wiring standard	IS 732 · 1.5mm ² FRLS copper (lighting) · 2.5mm ² FRLS copper (power)
Distribution board	Schneider / Legrand MCB board · 4+1 circuits (standard) · 8+1 (premium)
Switches and sockets	Anchor Roma / Havells Crabtree (standard) · Legrand Arteor (premium)
Lighting	LED downlight provision throughout · ceiling fan provision in all rooms
Air conditioning	Split AC sleeve provision (2 per BHK) · 15A power point + drain outlet
External lighting	IP65 weatherproof wall lantern · external socket for landscape lighting
Solar provision	Rooftop solar cable conduit pre-installed · combiner box · inverter space

09 · MME technology layer (exclusive — no competitor provides this)	
DesignAI	Generative AI produces 3 IS 801-compliant layouts in 120 seconds from site brief · BIM-to-CNC automated · no manual drafting delay
SitelQ — monitoring	YOLOv8 CV: panel plumb check · E+H Coriolis: FC pour density logging · 3-second CRITICAL alert · daily 6pm WhatsApp update
SitelQ — compliance	Every FC pour logged · density, timestamp, batch number · IS 2185 Part 4 auto-certificate per pour
QR traceability	QR label on every component · 10-event chain of custody · bank mortgage and PMAY acceptance
BuildIQ client portal	Live project progress, photos, SitelQ data, handover documents via WhatsApp or web dashboard
CSIR-SERC certification	LGS panels and FC concrete tested at CSIR-SERC Chennai · IS 801, IS 2185, IS 3809 certificates
Handover package	IS 801 SE certificate · CSIR-SERC report · SitelQ build log · QR registry PDF · warranty document

SECTION 2B — WALL & FLOOR INSULATION OPTIONS

Three-tier specification · Standard FC700 · Thermal Plus Mineral Wool · Premium Dual · Cost differentials per unit type

MME offers three wall and floor insulation specifications to suit different resort climates, terrain types, and budget levels. The Standard specification uses IS 2185-certified FC700 foam concrete — the system tested at CSIR-SERC and accepted by MES, banks, and PMAY inspectors. The Thermal Plus and Premium Dual options introduce mineral wool (rockwool) at 45 kg/m³ for significantly improved thermal performance, particularly suited to hill stations, high-altitude resorts, and locations where guest comfort in winter months is a priority.

The three insulation tiers at a glance

STANDARD LGS + FC700 Foam Concrete <i>Base specification · IS 2185 certified</i>	THERMAL PLUS LGS + Mineral Wool 45 kg/m³ <i>Hill station grade · better U-value</i>	PREMIUM DUAL LGS + Mineral Wool + FC700 skin <i>Luxury resort · maximum performance</i>
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Technical comparison — Standard vs Thermal Plus vs Premium Dual

Parameter	Standard (FC700)	Thermal Plus (Mineral Wool)	Premium Dual (MW + FC700)
Wall build-up	9mm gypsum + LGS stud + FC700 infill (700 kg/m³) + membrane + 8mm FC board	9mm gypsum + LGS stud + 90mm mineral wool 45 kg/m³ full-fill + membrane + 8mm FC board	9mm gypsum + LGS stud + 50mm mineral wool 45 kg/m³ + 40mm FC700 outer skin + membrane + 8mm FC board
Floor build-up	LGS joist + FC1000 screed 150mm (1,000 kg/m³)	LGS joist + 50mm mineral wool batt between joists + 100mm FC1000 screed	LGS joist + 75mm mineral wool batt between joists + 100mm FC1000 screed + 20mm acoustic mat
Total wall thickness	120mm	120mm	135mm
Wall thermal U-value	0.32–0.35 W/m²K	0.22–0.25 W/m²K	0.18–0.20 W/m²K
Floor thermal U-value	0.35 W/m²K	0.25 W/m²K	0.18 W/m²K
Wall acoustic (STC)	STC 38–40	STC 42–45	STC 48–52
Floor acoustic (IIC)	IIC 40	IIC 45	IIC 52
Fire resistance	IS 3809 · 60-min (FC700 inherent)	IS 3809 · 60-min (mineral wool A1 non-combustible)	IS 3809 · 60-min (dual layer — exceeds)
IS 2185 Pt 4 certification	Yes — FC700 and FC1000 certified	Partial — FC1000 floor certified; wall mineral wool IS 8183	Yes — both FC700 skin and mineral wool certified
CSIR-SERC test coverage	Full — wall panel + floor tested	Floor only — CSIR-SERC LGS + FC1000	Full — CSIR-SERC wall + floor both tested

Structural contribution of infill	FC700 adds lateral stiffness to wall panel	Mineral wool — thermal only, no structural contribution	Dual: mineral wool (thermal) + FC700 skin (structural)
Wall weight	±55 kg/m ² (with FC700)	±22 kg/m ² (with mineral wool)	±42 kg/m ² (with dual layer)
Best climate suitability	Tropical · coastal · plains · Dholera SIR	Hill station · Coorg · Munnar · Manali · Ooty · Kodaikanal	All climates · luxury resort flagship units
MES / PMAY compliance	Full IS 2185 + CSIR-SERC	IS 8183 mineral wool — check project authority	Full IS 2185 + CSIR-SERC
Loom Crafts equivalent	Not offered (FC not in Loom Crafts spec)	Matches Loom Crafts standard wall specification	Exceeds Loom Crafts specification
Cost differential vs Standard	Base — no premium	Add ₹35–55/sqft of wall area	Add ₹55–80/sqft of wall area

Cost differential by unit type — wall + floor insulation upgrade cost

Costs below represent the additional insulation material and installation cost above the Standard (FC700) base price. These are approximate ex-factory differentials; final cost depends on exact unit dimensions confirmed at BOQ stage.

Unit	Base price	Area	Est. surfaces	Standard	Thermal Plus	Premium Dual
MME GlampPod	₹8.5–14L	180–350 sqft	±40m ² wall · ±20m ² floor	Nil (base) Warm/coastal eco-resort	Add ₹1.5–2.5L Hill station glamping · Coorg · Munnar	Add ₹2.5–4L Premium hill resort pod
MME CabinOne	₹16.5–31.5L	400–700 sqft	±80m ² wall · ±45m ² floor	Nil (base) Plains · coastal · Dholera SIR	Add ₹3–5L Coorg · Ooty · Kodaikanal	Add ₹5–7.5L Manali · Shimla · Rishikesh premium
MME CabanaTwo	₹24–45L	700–1,100 sqft	±140m ² wall · ±80m ² floor	Nil (base) Family resort — warm climate	Add ₹5–8L Family resort — hill station	Add ₹8–12L Luxury family villa any climate
MME VillaMax	₹42–98L	1,100–2,400 sqft	±250m ² wall · ±150m ² floor	Nil (base) Flagship villa — tropical	Add ₹9–15L Flagship villa — cool climate	Add ₹14–22L Flagship villa — maximum comfort
MME ResortCore	Custom BOQ	All common areas	Survey-dependent	Nil (base) Restaurant · reception · spa — warm	Add 8–12% to wall/floor cost Same structures in cool/hill climates	Add 14–20% to wall/floor cost Premium resort all structures

Mineral wool (rockwool) specification — Thermal Plus and Premium Dual tiers

Product	Rockwool / Saint-Gobain ISOVER or equivalent · ECOSE Technology binder (formaldehyde-free)
Density — wall	45 kg/m ³ semi-rigid slab · press-fit between LGS C-studs at 400mm centres · no adhesive or fixing required
Density — floor	45 kg/m ³ slab between LGS floor joists at 400mm centres · vapour-check facing on warm side
Thickness — wall	Full-fill 90mm to match stud depth (Thermal Plus) · 50mm with 40mm FC700 outer skin (Premium Dual)
Thickness — floor	50mm batt between joists (Thermal Plus) · 75mm batt (Premium Dual)
Fire classification	A1 non-combustible (Euroclass) · IS 3809 fire resistance maintained · does not contribute to flame spread
Thermal conductivity	Lambda = 0.034–0.036 W/mK · class-leading for glass/stone wool product in India
Acoustic absorption	NRC 0.90–0.95 · significant contributor to room-to-room STC improvement
Moisture	Hydrophobic binder — mineral wool does not absorb water; IS 8183 compliant
Compression	Semi-rigid slab maintains form in stud cavity · no settlement or slumping over service life
Installation	Press-fit installation between LGS studs · no specialised tools required · factory-fitted before FC board cladding
Indian standards	IS 8183 (Bonded mineral wool products) · complementary to IS 2185 Pt 4 for complete wall system
CSIR-SERC testing	LGS + mineral wool wall panels to be submitted for CSIR-SERC thermal and acoustic testing in Year 2 · SFCC precedent applies
Environmental	Inert material · no off-gassing · recyclable at end of life · GreenPro / GRIHA green building credit eligible

Which tier is right for your resort location?

Resort location	Climate type	Recommended tier	Reason
Dholera SIR / Ahmedabad / Chennai plains	<i>Hot and dry / hot and humid</i>	Standard	FC700 provides adequate thermal mass for warm climates. Moisture resistance is the priority — FC700 delivers.
Goa / Kerala coastal / Alibaug	<i>Hot humid coastal</i>	Standard	FC700 handles salt-laden air environment better than mineral wool in exposed coastal locations.
Rishikesh / Jaipur / Rajasthan	<i>Warm summer · cool winter</i>	Thermal Plus	Wide temperature swing benefits from mineral wool's lower U-value. Guests warmer in winter without heavy AC use.
Coorg / Ooty / Kodaikanal / Munnar	<i>Cool subtropical hill</i>	Thermal Plus	Hill stations where winter temperatures drop to 8–15°C. Mineral wool reduces heating energy and improves guest comfort significantly.
Manali / Shimla / Kasauli / Mussoorie	<i>Cold hill / sub-alpine</i>	Premium Dual	Temperatures drop below 0°C. Premium Dual's U-value of 0.18–0.20 W/m²K is essential for year-round comfort without high energy bills.
Dehradun / Rishikesh (luxury tier)	<i>Mixed — warm summer · cold winter</i>	Premium Dual	Luxury resort guests expect premium acoustic privacy and thermal comfort year-round. Premium Dual delivers both.
Military forward operating base / MES	<i>Any — IS compliance critical</i>	Standard	MES requires IS 2185 Part 4 and CSIR-SERC certification. Standard FC700 is the compliant choice for defence projects.
PMAY affordable housing	<i>Warm / tropical (most locations)</i>	Standard	IS 2185 Part 4 certification required for PMAY Technology Innovation Grant eligibility. Standard only.

MME vs Loom Crafts — insulation specification comparison

Parameter	Loom Crafts (published specification)	MME (all three tiers)
Wall insulation	Rockwool insulation (mineral wool) · specific density not published · standard across all models	Three tiers: FC700 (Standard) · Mineral wool 45 kg/m ³ (Thermal Plus) · Dual MW+FC700 (Premium). Client chooses based on climate and budget.
Roof insulation	Rockwool between purlins · reflective foil underlay · standard in all models	75mm rockwool 48 kg/m ³ between LGS purlins + reflective foil sarking · standard across all MME tiers
Floor insulation	Not specified separately — appears to be screed only	Standard: FC1000 screed. Thermal Plus: 50mm MW batt + FC1000. Premium Dual: 75mm MW batt + FC1000 + acoustic mat.
IS certification	LGSF structure stated as per building codes · specific IS wall standard not published	Standard: IS 2185 Pt 4 (FC700+FC1000) · Thermal Plus: IS 8183 (mineral wool) + IS 2185 Pt 4 (floor) · Premium Dual: both
CSIR-SERC testing	Not mentioned in Loom Crafts specifications	Standard and Premium Dual: CSIR-SERC tested wall + floor panels · formal test certificates issued
Thermal U-value published	Not published	Published for all three tiers: 0.32–0.35 (Std) · 0.22–0.25 (Thermal+) · 0.18–0.20 (Premium)
Acoustic STC published	Not published	Published for all three tiers: STC 38–40 (Std) · STC 42–45 (Thermal+) · STC 48–52 (Premium)
Price differential disclosed	Not disclosed — single price per model	All three tier cost differentials published per unit type in this brochure
Climate guidance	Not offered — single spec for all India	8-climate location guide with recommended tier per resort geography

WHY MME OFFERS THREE TIERS WHEN LOOM CRAFTS OFFERS ONE

Loom Crafts uses a single mineral wool specification across all models and all climates — from Goa to Manali. This simplifies manufacturing but means every unit is over-specified for warm locations (paying for insulation performance that coastal guests will never benefit from) and under-specified for extreme hill station winters.

MME's three-tier system lets the resort developer choose. In Dholera SIR or coastal Tamil Nadu, the Standard FC700 specification delivers IS 2185 certification, CSIR-SERC testing, and lower unit cost. In Coorg or Munnar, Thermal Plus delivers the same thermal performance as Loom Crafts at a transparent price premium. In Manali or premium luxury resorts, Premium Dual exceeds both.

The cost differential is published up front — the same fixed-price, no-surprises approach that MME applies to every aspect of its resort offering.

SECTION 3 — PRICING GUIDE

What affects your cost · Insulation tier differentials · ROI comparison

1 · Built-up area and plan complexity	Larger footprint, double-height A-frames, large glazing areas, and G+1 configurations increase material and fabrication time proportionally.
2 · Insulation tier choice	Standard (FC700): base price. Thermal Plus (mineral wool 45 kg/m ³): add ₹1.5–15L depending on unit type. Premium Dual (MW + FC700 skin): add ₹2.5–22L. Full cost differentials by unit in Section 2B.
3 · Facade and finish grade	FC cement board (standard) → wood-look FC board → metal panel → aluminium curtain wall. Internal: vitrified tile → vinyl plank → engineered wood. Each step adds 8–15% to unit cost.
4 · Site logistics	Transport distance from SIPCOT Sriperumbudur, approach road width, hill or coastal terrain, and crane requirement quoted per site after survey.
5 · Foundation type	Flat plots: RCC plinth/columns. Slopes/weak soils: pedestals or piles. Coastal/hill: elevated steel pedestal frame. Foundation is a client-side civil cost quoted separately.
6 · Budgeting checklist	Base unit price (ex-factory) + insulation tier uplift (Section 2B) + RCC foundation + transport and crane + GST + optional add-ons + 5–10% site contingency = total project cost. Fixed-price BOQ provided within 48 hours of site brief.

ROI comparison — MME LGS vs RCC conventional

Parameter	MME LGS system	RCC conventional
Build cost (10-unit cluster)	₹1.6–2.5 Crore (Standard) · ₹1.9–3.0 Cr (Thermal Plus) · ₹2.2–3.5 Cr (Premium Dual)	₹2.8–4.0 Crore
Delivery to first guest	45–60 days	12–18 months
Finance interest saving vs RCC	₹18–28 Lakhs	Baseline
Structural warranty	25 years	10 years (typical)
Demountability	Yes · 80% material recovery	Not possible
Insulation tier choice	3 tiers · climate-optimised · transparent pricing	Single spec · no options
CSIR-SERC certification	Standard on all units	Site-dependent

Fixed price from Day 1	Yes — no provisional sums	15–25% contingency typical
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SECTION 4 — HOW IT WORKS

6-step journey from brief to first guest

Step	Stage	Detail	Timeline
Step 1	Site brief received	Share site location, plot dimensions, concept, budget, and preferred climate zone. MME recommends appropriate insulation tier based on location.	Week 1
Step 2	DesignAI design session	3 IS 801-compliant layouts in 120 seconds from your brief. Floor plans, elevations, and preliminary BOQ provided same day with all three insulation tier costs shown.	Week 1–2
Step 3	Fixed-price BOQ	Full itemised quote with chosen insulation tier, inclusions and exclusions sheet. Price fixed from Day 1.	Week 2
Step 4	Contract and advance	E-signature on fixed-price EPC contract. 30% advance on signing. Factory production commences on advance clearance.	Week 2–3
Step 5	Factory production	All LGS sections CNC roll-formed and QR-labelled. FC700 pours and/or mineral wool installation per chosen tier. SiteIQ monitors all FC pours.	Days 1–60
Step 6	On-site installation and handover	Panels installed on client foundation. SiteIQ monitors. Daily WhatsApp update. Handover with IS 801 certificate, CSIR-SERC report, QR registry, warranty document.	Days 60–75

READY TO BUILD YOUR RESORT?

Free DesignAI session · Fixed-price BOQ within 48 hours · All three insulation tiers costed · No commitment

Call / WhatsApp: +91 XXXXX XXXXX

Email: info@mme.build

Factory: SIPCOT Sriperumbudur Industrial Zone, Chennai, Tamil Nadu

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