



FarmHome

Collection

Steel-precision farmhouses built for the land you love.

Weekend retreats to estate homes — 8 to 12 weeks.

8-12

Weeks to move in

50+

Year structural life

₹25L

Starting from

4

Design typologies

Designed by AI. Built by engineers. Rooted in your land.



Your land deserves
a home worthy of it.

Across South India, landowners are rediscovering the farmhouse — a permanent retreat built to endure.

Most farmhouses take 18 months, run 30% over budget, and deliver a compromised structure.

MME FarmHome changes that.

18M India farmhouse-seekers

₹80L Avg farmhouse budget

76% Prefer faster methods

02

Why Now Is The Right Time To Build

Post-pandemic demand for land-anchored homes grew 34% in Tamil Nadu.

Remote work has made the farmhouse permanent — families want a real home, not a holiday camp.

MME FarmHome delivers a structurally engineered, IS-code certified home in 8-12 weeks on your own plot.

♦ Faster

8-12 weeks from signing to handover

♦ Stronger

HDGI steel + FC600 — 50+ year life

♦ Smarter

DesignAI designed. Fixed price. IS certified.

WHY LGS + FC FOR YOUR FARMHOUSE

Six reasons engineers and farmers agree: this is the better way to build.

01

Built in Weeks, Not Months

LGS components arrive CNC-cut to 1mm precision from the Chennai factory. Assembly is dry — no curing wait. Weathertight in 4 weeks, habitable in 8-12 weeks.

✓ vs 12-18 months RCC

02

30% Lighter. Cheaper Foundation.

LGS+FC weighs 30-40% less than RCC. Smaller strip or pad foundations in most farmland soil types — direct cost saving at the start of every project.

✓ Save ₹3-8L on foundation

03

Zero Termites. Zero Rot.

No timber in an MME farmhouse structure. Hot-dip galvanised G550 steel is permanently impervious to termites, moisture, and rot. No maintenance cycles.

✓ 50+ year structural life

04

Cool in Summer. Warm in Winter.

FC600 foam concrete fill: thermal conductivity 0.14 W/mK — 8x more insulating than dense concrete. Your farmhouse stays 3-5°C cooler in summer naturally.

✓ Natural thermal comfort

05

Fixed Price. No Surprises.

MME controls its own steel production. Your EPC contract is fixed on Day 1 — no $\pm 20\%$ provisional sums, no renegotiation when steel prices move.

✓ Price certainty from Day 1

06

Grow Your Home. No Demolition.

Phase 2 rooms, verandas, or staff quarters bolt onto the existing frame. No breaking walls, no demolition, no dust. Expandable as your family grows.

✓ Expandable — bolt-on growth

All MME FarmHome structures: IS 800:2007 · IS 811 · IS 2185 Part 4 certified · Structural calculations provided to every client

THE MME FARMHOME RANGE

Four typologies. Every farmland need. One system.

FH —

RETREAT

500-700 sq ft • ₹25-40 Lakhs

1 bedroom · 1 study · 1 bathroom · open kitchen-living · covered veranda

The perfect weekend escape. Compact, efficient, and beautifully proportioned. A living room that opens to the veranda, a generous bedroom overlooking the land....

IDEAL FOR: Studio · Weekend · Solo retreat

FH —

VILLA

900-1,200 sq ft • ₹45-70 Lakhs

2 bedrooms · 2 bathrooms · open-plan kitchen/dining/living · veranda · utility

Built for families who split time between city and farm. Generous master suite, a second bedroom for guests, and an outdoor space that merges inside and out....

IDEAL FOR: Family · Semi-permanent · Weekend + holidays

FH —

BUNGALOW

1,500-2,200 sq ft • ₹80-130 Lakhs

3 bedrooms · 2-3 bathrooms · formal living + family lounge · wrap veranda · utility

The definitive farmhouse. Full-time habitation, wrap-around veranda on two elevations, a pantry sized for farm life, and a master suite that is a genuine retreat....

IDEAL FOR: Full-time · Family · Permanent home

FH —

ESTATE

2,500-4,000 sq ft • ₹140-220 Lakhs

4 bedrooms · 3-4 bathrooms · living + formal dining + family room · full veranda · staff quarters · garage

An architectural statement. Formal entrance, double-height living, mature landscaping integration, separate staff quarters. DesignAI generates structural calculations in 48 hours....

IDEAL FOR: Estate living · Landmark · Investment

DESIGN GALLERY — SAMPLE FLOOR PLANS

Illustrative layouts. DesignAI creates your custom plan from your brief.

FH-1 RETREAT

0 5m

500 sq ft **1BR + Study**

- Open kitchen-living
- Covered veranda
- Loft option
- Modular bath

FH-2 VILLA

0 5m

1,000 sq ft **2BR + Living**

- Master en-suite
- Landscaped entry
- Open veranda
- Pantry + utility

FH-3 BUNGALOW

0 5m

1,800 sq ft **3BR + Veranda**

- Wrap veranda
- Formal entry hall
- Family lounge
- Separate utility

MME FARMHOME SYSTEM KEY

■ FC600 WALL FILL

Foam concrete, 0.14 W/mK
Zero-maintenance. Fire-rated 60 min.

■ HDGI G550 FRAME

Hot-dip galvanised. G550 grade.
Termite-proof. 50+ year life.

■ FC1000 FLOOR

Screed + choice of finish.
Terracotta / stone / wood-look vinyl.

■ ZINC-ALUM ROOF

Trimdek or clay-look metal tile.
Ridge-vent for natural ventilation.

DesignAI generates your custom floor plan, structural drawings & cost estimate in 48 hours.

Upload your plot boundary. Tell us your brief. Get 3 design options — free.

All plans can be mirrored, rotated, and customised. Phase 2 additions bolt on without structural modification.

THE BUILD PROCESS

Eight to twelve weeks from signing to handover. Seven precise stages.

01

WEEK 1

Your Brief to DesignAI

Submit your plot, brief, and budget. DesignAI generates 3 IS-code-compliant design options with structural calculations in 48 hours. Review, refine, confirm.

02

WEEK 1-2

Structural Engineering & Quotation

MME's SE reviews and stamps the DesignAI output. Fixed-price EPC contract issued — the quoted price is the price on completion. No provisional sums.

03

WEEK 2-3

Foundation & Site Preparation

External RC contractor prepares pad foundations to DesignAI's exact specification. Foundation is 30% smaller than an equivalent RCC build — lighter, lower cost.

04

WEEK 3-4

Steel Manufacturing at Chennai Factory

CNC roll-formers cut every C-stud, track, joist, and purlin to 1mm precision. Every component QR-labelled. Zero waste. Components dispatched to site.

05

WEEK 4-7

Frame Erection & Cladding

Structural frame erected by MME crew. FC600 fill poured into wall cavities — density monitored by SitelQ IoT sensor. Metal decking and roof sheeting fixed.

06

WEEK 7-10

Services, Finishes & Joinery

Electrical, plumbing, data. Internal plastering, FC1000 floor screed, tiling, joinery. External render or stone cladding. Veranda structure complete.

07

WEEK 10-12

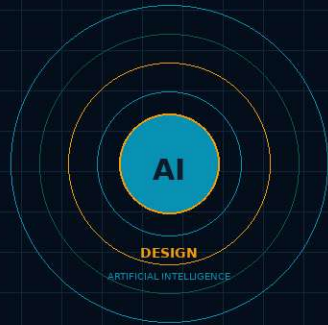
Digital Handover

SitelQ CV automated defect scan. Client walk-through snagging resolved in 48 hours. Structural certificate, QR manifest, IS code certificates, maintenance guide.

Typical completion: 8-12 weeks • SE site visit: 3 times • SitelQ client dashboard: live 24/7

One project manager from Day 1 to digital handover. Fixed price. No surprises.

From your land to factory-ready drawings in two days.



What DesignAI does for you:

◆ 3 designs in 48 hours

From your plot and brief

◆ IS code structural check

IS 800, 811, 875, 1893 — auto

◆ Cost estimate ±5%

Live material cost from factory data

◆ CNC machine instructions

Every cut file to factory direct

◆ Foundation specification

Pad size + rebar schedule included

◆ Architectural drawings

Floor plan, elevation, 3D view

Before DesignAI,
getting a farmhouse
designed and costed
took 10-18 weeks
and four professionals.

DesignAI does it in 48 hours.

Free, as part of every MME
FarmHome consultation.

- 01 Upload your plot PDF or share the pin.
- 02 Tell us: rooms, budget, how you use it.
- 03 Receive 3 structural options with cost.
- 04 Choose. We refine. You approve. We build.



We uploaded the survey on Monday. By Wednesday morning we had three designs, structural calculations, and a fixed price

— Shrikanth MME, Coimbatore, 2025

Start your FarmHome design: designai.mme.build

Upload your plot · Choose your brief · Get 3 designs in 48 hours

INCLUDED WITH EVERY FARMHOME:

- ✓ DesignAI 3 design options — free
- ✓ Fixed-price EPC contract
- ✓ IS code structural certificate
- ✓ SitelQ live monitoring dashboard
- ✓ QR component traceability
- ✓ 10-year structural warranty

FEATURES & SPECIFICATIONS

Every MME FarmHome is engineered to the same exacting standard.

STRUCTURAL SYSTEM

Frame

HDGI G550 cold-formed LGS. C140/C89 studs @ 400mm or 600mm centres. Z275 galvanised coating.

Secondary

Z200 purlins, Z140 girts. IS 811 compliant. Produced in-house from HDGI coil.

Roof structure

LGS rafters + Z200 purlins at 1.2m centres. Engineered for Chennai/TN wind zone (IS 875 Pt 3).

Foundation

RC M25 pad footings. Hold-down bolts cast in. 30-40% smaller than RCC equivalent.

Design codes

IS 800:2007, IS 811, IS 801, IS 875, IS 1893 (Zone II). SE-stamped certificate with every project.

WALL SYSTEM

LGS wall frame

C89/C140 studs. FC600 foam concrete fill — density monitored by SiteIQ IoT sensor throughout pour.

FC600 properties

Density 600 kg/m³. Compressive strength ≥ 3.5 MPa. Thermal conductivity 0.14 W/mK. IS 2185 Pt 4.

External finish

FC board + texture coat or natural stone cladding strips. 12 standard finishes available.

Internal finish

12.5mm gypsum board (standard) or FC board. Skim coat ready for paint or tile.

Acoustic

55dB Rw (wall). Exceeds NBC 2016 residential requirement of 45dB.

ROOF & FLOOR

Roof sheeting

0.5mm TCT Zinalume trimdek (standard). Clay-look metal tile available. Ridge vent continuous.

Floor system

LGS C200 joists + 75mm FC1000 screed. Finish: terracotta tile / stone / wood-look vinyl (client choice).

Veranda

LGS pergola frame. Polycarbonate or GI sheet roof. Standard wrap: front elevation.

Ceiling

LGS ceiling batten + gypsum board. Painted or lime-wash finish standard.

SUSTAINABILITY

Steel recyclability

100% recyclable at end of life. BIM-to-CNC eliminates on-site cutting waste entirely.

FC600 vs concrete

FC600 uses 85% less water than dense concrete. No cement over-pour. Zero structural debris on site.

Thermal performance

0.14 W/mK wall U-value with 150mm FC fill. Reduces A/C load by 20-35% vs RCC naturally.

Green rating

GRIHA 3-star rating available on request. Documentation auto-generated by DesignAI.

Full technical specifications, IS code certificates, and structural calculations available on request

TRANSPARENT PRICING

We publish our prices. No surprises. No provisional sums.

	FH-1 RETREAT	FH-2 VILLA	FH-3 BUNGALOW	FH-4 ESTATE
Area	500-700 sq ft	900-1,200 sq ft	1,500-2,200 sq ft	2,500-4,000 sq ft
LGS System (frame + deck)	₹850-950/sqft	₹850-950/sqft	₹850-950/sqft	₹850-1,000/sqft
LGS + FC600 fill	₹1,050-1,200/sqft	₹1,050-1,200/sqft	₹1,050-1,200/sqft	₹1,100-1,300/sqft
Full TurnKey	₹1,400-1,600/sqft	₹1,700-2,000/sqft	₹1,800-2,100/sqft	₹2,000-2,800/sqft
Typical total — TurnKey	₹25-40 Lakhs	₹45-70 Lakhs	₹80-130 Lakhs	₹140-220 Lakhs
Foundation (extra)	₹3-6L	₹5-9L	₹8-14L	₹14-24L
Timeline	8-10 weeks	9-11 weeks	10-12 weeks	12-16 weeks
DesignAI consultation	Included	Included	Included	Included
SE stamp + IS certs	Included	Included	Included	Included
SiteIQ monitoring	Included	Included	Included	Included
QR traceability	Included	Included	Included	Included
Warranty	10-year structural	10-year structural	10-year structural	10-year structural

EVERY MME FARMHOME INCLUDES:

- ✓ DesignAI consultation (3 design options with SE calculations)
- ✓ Fixed-price EPC contract — price agreed Day 1, guaranteed to completion
- ✓ Structural engineer stamp + IS code compliance certificate
- ✓ SiteIQ live construction dashboard + daily WhatsApp updates
- ✓ QR traceability manifest — every steel component logged

Your land. Your brief. Our precision.

Start with a free DesignAI consultation.

CALL US

+ 91 [CEO mobile]

Gangaivendan Padmanabhan
Co-Founder & CEO

EMAIL US

farmhome@mme.build

For design briefs, quotations
and show-home visits

DESIGN ONLINE

designai.mme.build

Upload your plot
Get 3 designs in 48 hours

VISIT OUR SHOW HOME

MME FarmHome Show Site · SIPCOT Sriperumbudur, Chennai

Open: Saturday & Sunday 10am-5pm · Weekdays by appointment · Factory tour available



*We signed on a Friday. Our farmhouse frame was standing by Week 4.
By Week 11 we were sleeping in it. Nothing in RCC construction works like this.*

— Bungalow client, Tiruvannamalai, Tamil Nadu, 2025

8-12 weeks

to move in

₹25 Lakhs

starting price

50+ years

structural life

IS certified

all projects

FH-1 RETREAT

₹25-40L

TurnKey EPC

FH-2 VILLA

₹45-70L

TurnKey EPC

FH-3 BUNGALOW

₹80-130L

TurnKey EPC

FH-4 ESTATE

₹140-220L

TurnKey EPC

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

BUILDING FROM ABROAD?

MME FarmHome manages your project remotely. DesignAI online briefing, daily SiteIQ dashboard, WhatsApp updates, digital handover. NRI clients in UAE, UK, USA, Singapore served.

MME FARMHOME COLLECTION · METAL MATRIX ENGINEERING PVT. LTD.

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

IS 800:2007 · IS 811 · IS 2185 Pt 4 · All structures IS-code certified · 10-Year Structural Warranty

Prices ex-GST, ex-foundation · Site-specific conditions apply · Content correct at time of print