



THANIGAI ESTATES & CONSTRUCTIONS

TAKE PRIDE IN DELIVERING QUALITY PROJECTS TO OUR CLIENTS



Certificate of Registration

(Quality Management System)

QFS MANAGEMENT SYSTEMS LLP

This is to Certify that the Quality Management System of

THANIGAI ESTATES AND CONSTRUCTIONS

DOOR NO. 145, FIRST FLOOR, PATEL ROAD, PERAMBUR, PERAMBUR,
CHENNAI - 600011, TAMIL NADU (INDIA)

Has been found to be of the Quality Management System Standard

ISO 9001:2015

This certificate is valid for the following product or service range

PROVIDING SERVICES OF REAL ESTATE PROMOTERS, CONTRACTORS
AND CONSTRUCTION ACTIVITIES

Certificate Number: **IS/2112TS/3918**

1st Surv. Due on: **29.11.2022**

Initial Date of Certification: **30.12.2021**

2nd Surv. Due on: **29.11.2023**

Date of Certificate: **30.12.2021**

Date of Expiry: **29.12.2024**

Director:

Date: **30.12.2021**



The validity of certificate is subject to regular surveillance audit on or before above mentioned dates and its only valid after successful surveillance with continuation letter issued by QFS. It is issued subject to the continued availability of access at any time and without notice to the above named organization's premises for the purpose of assessment and surveillance regarding the standard named above and QFS terms and conditions.

QFS MANAGEMENT SYSTEMS LLP

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email: admin@qfscerts.com

This Certificate remains the property of QFS

ISO 9001 : 2015
Certified Company



Corporate Office

*N.No : 145, O.No : 51,
1st Floor, Pattel Road,
Perambur,
Chennai – 600011.*

Website Address : thanigaiestates.com

TAKE PRIDE
in Delivering Quality Projects To
OUR CLIENTS

THANIGAI ESTATES & CONSTRUCTIONS

“Take Pride in delivering quality projects to Our Clients”



WELCOME!

Thanigai is Pioneer in the field of Real estate For past two Decades, we have completed more than **120+ DTCP & CMDA Approved Projects** in the name of "**Gomathi Amman Nagar**", and we have more than **1 Lakh Satisfied Customers** As Our Base. Trust, Reliability, Customer Service, Affordable Pricing and immediate Potential For Appreciation Of Our Site Made us to Reach Such A Height In This Field & We Strive to do the Same.

OUR CHAIRMAN



Sri S.Killivalavan was born in an Agricultural Family and has come up in Life by hard work, Dedication and total Commitments. During late 80's He was into real estate and Thanigai was established by him.

Our Chairman's Dynamic and Intelligent Leadership Lead Thanigai to Phenomenal Growth, In Later 90's Thanigai Became No:1 Real estate Company in Chennai North. His **"Do it Now and Never Give up"** Attitude Made Thanigai To be Number 1 Till Date.

Not Only As Entrepreneur But as a human He Has Great Respect In society Due to His Selflessness and Social Reform Activities To Poor & Needy.

THANIGAI ESTATES & CONSTRUCTIONS



K.VETRISELVAN
Deputy Managing Director



B.ASHOK KUMAR
Marketing Director



K.MANIKANDA SUBBIAN
Admin Director



PONNERI CITY



GOMATHI AMMAN NAGAR

01 Village



Uppalam

02 Sub-Registrar Office



Ponneri

03 District



Thiruvallur

04 Pin Code



601204

PONNERI MUNICIPALITY



5 Reasons Why You Should Invest in Ponneri?

This town is now set for a Radical Transformation, with the state government planning a Smart City here. On the outskirts of North Chennai, Ponneri is a Large town with nearly 6 lakhs population and is one of the fastest emerging investment destinations in Chennai. Here are 5 reasons why you should invest in Ponneri:

1. Welcome to Smart City, Ponneri

A Huge project of the State Government to develop Ponneri as a SMART CITY in collaboration with the Japan International Cooperation Agency (JICA) where nearly 22000 acres have been earmarked for industries and investment at a cost of 33000 Crores, Smart City is a major boon for any investment planning.

Smart City Project Overview



ORIGINS

by **Mahindra** WORLD CITY



2. Biggies Start Investing

The Mahindra Group has setup an industrial park in collaboration with Japan's Sumitomo Corporation. JICA's Smart City Investment adds on to the reason why land prices in Ponneri will be going through the roof over the next few years.

Rs.1000-Crore Industrial Park inaugurated in Ponneri (Mahindra World City – 850 Acres) – 10 Mins Drive



WORLD CUP NATION WORLD STATES CITIES BUSINESS SPORT GOOD NEWS MOVIES GALLERIES VIDEOS

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Rs 1,000-crore industrial park inaugurated in Ponneri

We are proud to have Sumitomo Corporation as our partner in our journey of industrial development in Tamil Nadu.



Published: 27th April 2019 01:57 AM | Last Updated: 27th April 2019 01:57 AM

Print | A+ A A-

By Express News Service

CHENNAI: The Rs 1,000 crore project ORIGINS, an industrial park developed in a 60:40 joint venture between Mahindra World City Developers Limited, a subsidiary of Mahindra Lifespace Developers Limited, and Sumitomo Corporation was inaugurated by HE Kenji Hiramatsu, Ambassador of Japan to India, in the presence of senior officials from Tamil Nadu government. Mahindra World City Developers Limited and Sumitomo Corporation have together committed to invest approximately Rs 10,00 crore in developing ORIGINS, Chennai, which is expected to create

Operations to begin at ORIGINS by Mahindra World City, North Chennai in Chennai, India

Sumitomo Corporation (Head Office: Chiyoda-ku, Tokyo; Representative Director, President and Chief Executive Officer: Masayuki Hyodo), together with Mahindra World City Developers Ltd. (hereinafter, "MWC"), has completed construction work on the Phase I zone of ORIGINS by Mahindra World City, North Chennai (hereinafter, "ORIGINS Chennai") being developed near Chennai in the Indian state of Tamil Nadu, and an opening ceremony was held today.

India's GDP growth rate for 2018 was 7.3% (source: International Monetary Fund (IMF) report dated October 2018), the highest among major countries. The number of Japanese companies newly setting up operations in India in 2018 was 1,441, representing a year-on-year increase of 5.3%. Chennai (Tamil Nadu) has long flourished as the "gateway to South India", and recent years have seen an uptrend in the expansion of Japanese companies looking to make the city a production/export base.

ORIGINS Chennai is located in Ponneri taluk, 37km north of central Chennai, Tamil Nadu's state capital. The development area will be up to 260 hectares, and the Phase I advanced development zone is expected to house 20-30 tenant companies, mostly Japanese firms. In anticipation of a wide range of companies moving in,

Mahindra World City - Ponneri

- Wide Road Networks
- Open Green Spaces
- Smooth Traffic Movements
- Bicycle Lanes
- Smart Monitoring System
- Water Retention Ponds
- Sustainable Water & Sewage Treatment Facilities
- 24X7 Security
- Social Infrastructure
- Uninterrupted Power Supply
- Multiple Plot Options & Clear Land Titles
- Value Added Services
- Banks
- Business Hotels
- Restaurants
- Recreational Areas
- Amenity Centres

PONNERI



Mahabalipuram to
Kattupalli Port
(Super Peripheral Road)

Vandalur to Minjur
(Outer Ring Road)

Gummidipoondi

Mahindra World City, Ponneri

Panchetti

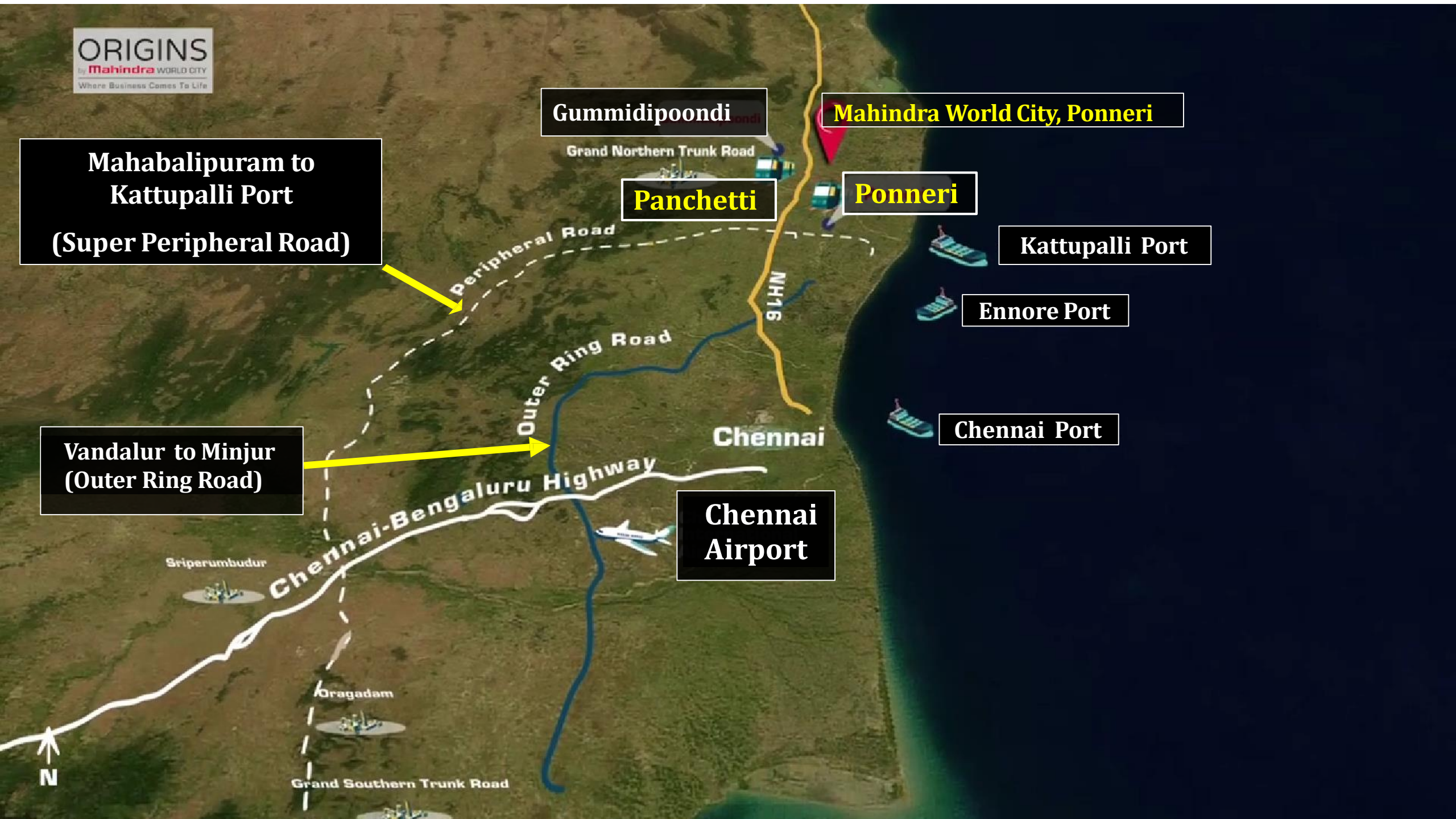
Ponneri

Kattupalli Port

Ennore Port

Chennai Port

Chennai
Airport



3.JOB CREATION



With multiple industrial parks like Gummidipoondi SIPCOT and SIDCO Industrial Parks and proximity to Adani's Kattupalli port and Ennore port, makes Ponneri an attractive hotspot for employees working there.

4.Upcoming Infrastructure Boost

With Ponneri being developed as one of the 3 important nodes on the Bengaluru-Chennai Industrial Corridor from Hosekote to Sriperumbudur, infrastructure has received a massive boost. Work on a metro rail and the outer ring road connecting the port to the Grand Southern Trunk (GST) road is already underway.



The Rs.32,713 Cr. Ponneri Industrial Node, being developed by JICA



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MoU inked for multi-modal logistics park near Chennai

The Rs 32,713 crore Ponneri Industrial Node, being developed by JICA on Chennai-Bangalore Industrial Corridor, will now have a multi-modal logistics park developed by NHAI.



Published: 16th May 2017 04:17 AM | Last Updated: 16th May 2017 04:17 AM

Print | A+ A A-

By Express News Service

CHENNAI: The Rs 32,713 crore Ponneri Industrial Node, being developed by Japan Investment Cooperation Agency on Chennai-Bangalore Industrial Corridor, will now have a multi-modal logistics park developed by National Highway Authority of India (NHAI). The Centre is planning to



Chennai to Bangalore Industrial Corridor – Ponneri Industrial Node

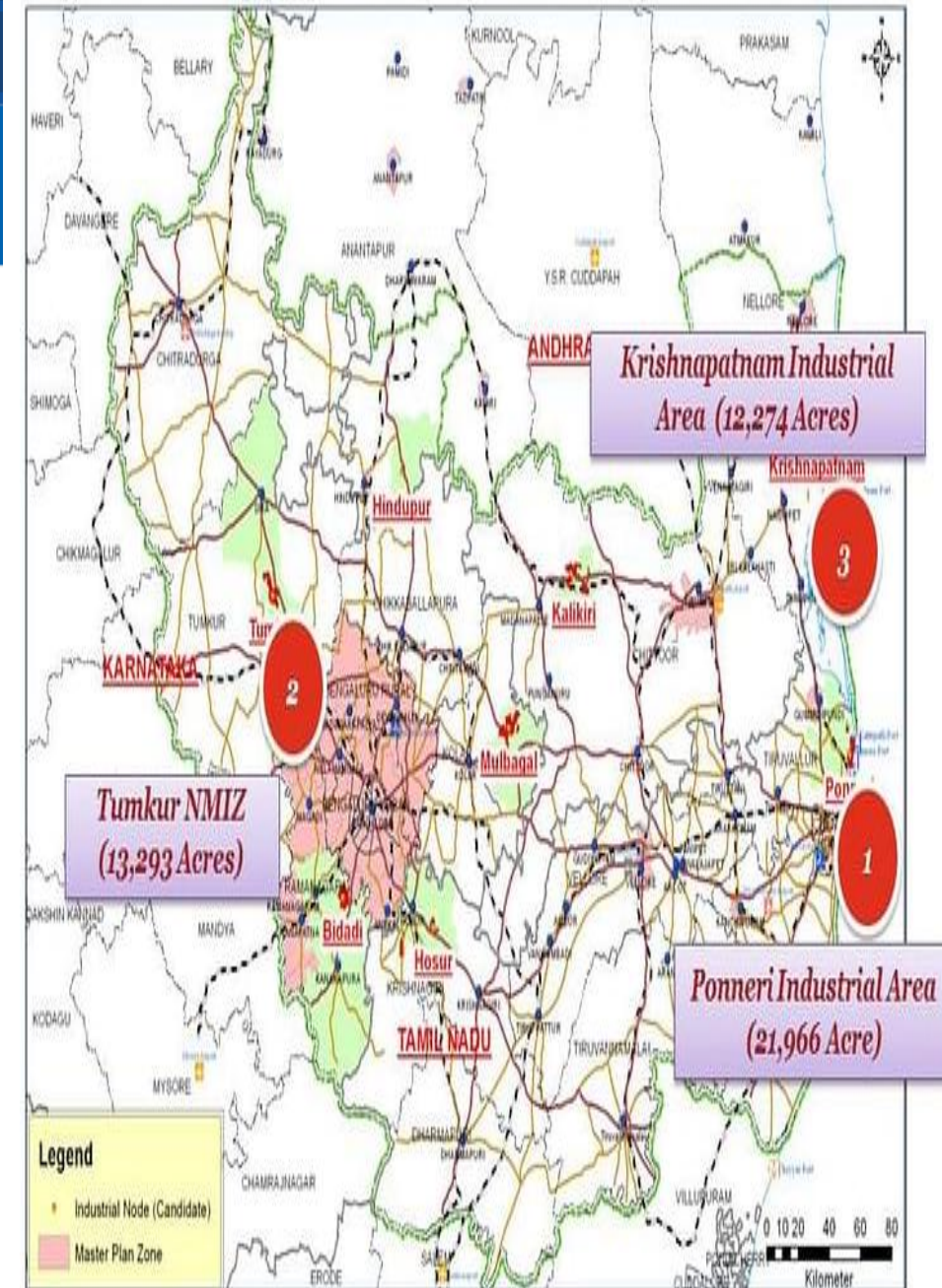
tidco.com/chennai-bengaluru-industrial-corridor-cbic/

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Ponneri Industrial Node

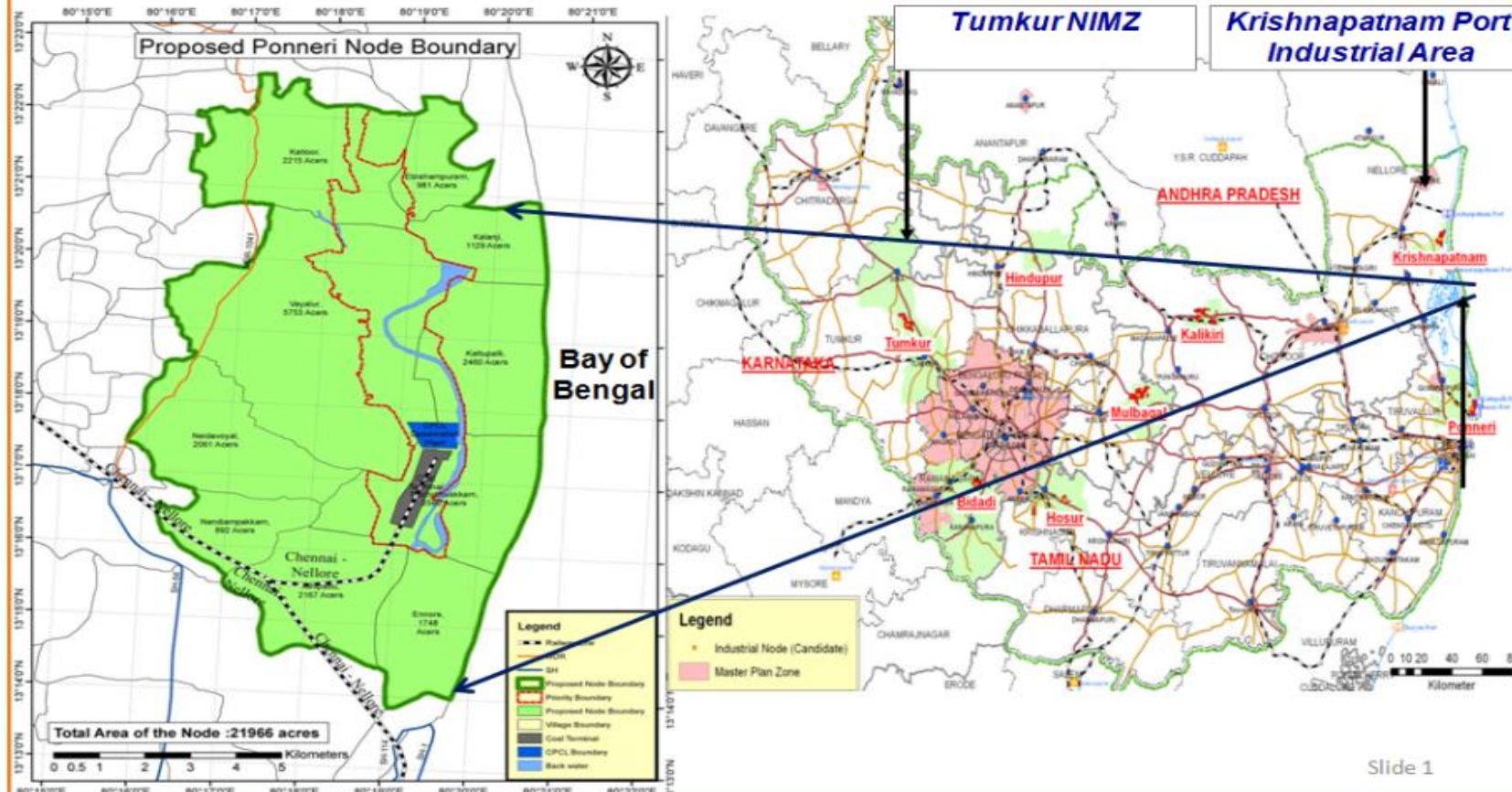
Ponneri Industrial Node comprises ten villages in the Ponneri Taluk of Tiruvallur District covering a total area of about 21,966 acres. The Government, in its order G.O. (Ms) No.1, Industries (MIE.1) Department dated 6.01.2020 has notified 1366.11 acres of land owned by Government and TIDCO in five villages of Ponneri Taluk, primarily as Ponneri Industrial Township Area and has also constituted the Ponneri Industrial Township Area Development Authority (PITADA).

The State Support Agreement (SSA) and Shareholders Agreement (SHA) between Government of Tamil Nadu, National Industrial Corridor Development and Implementation Trust (NICDIT), Ponneri Industrial Township Area Development Authority (PITADA) and Tamil Nadu Industrial Development Corporation has been signed in the presence of the Hon'ble Chief Minister on 21.02.2020 to carry forward the development of Ponneri Industrial Township Area. TIDCO will form a Special Purpose Vehicle (SPV) Company for the purpose of industrial development and for administering Ponneri Industrial Township Area. TIDCO and Delhi Mumbai Industrial Corridor Development Corporation Limited (DMICDC) are working on selection of a consultant agency for the preparation of master plan for this node.



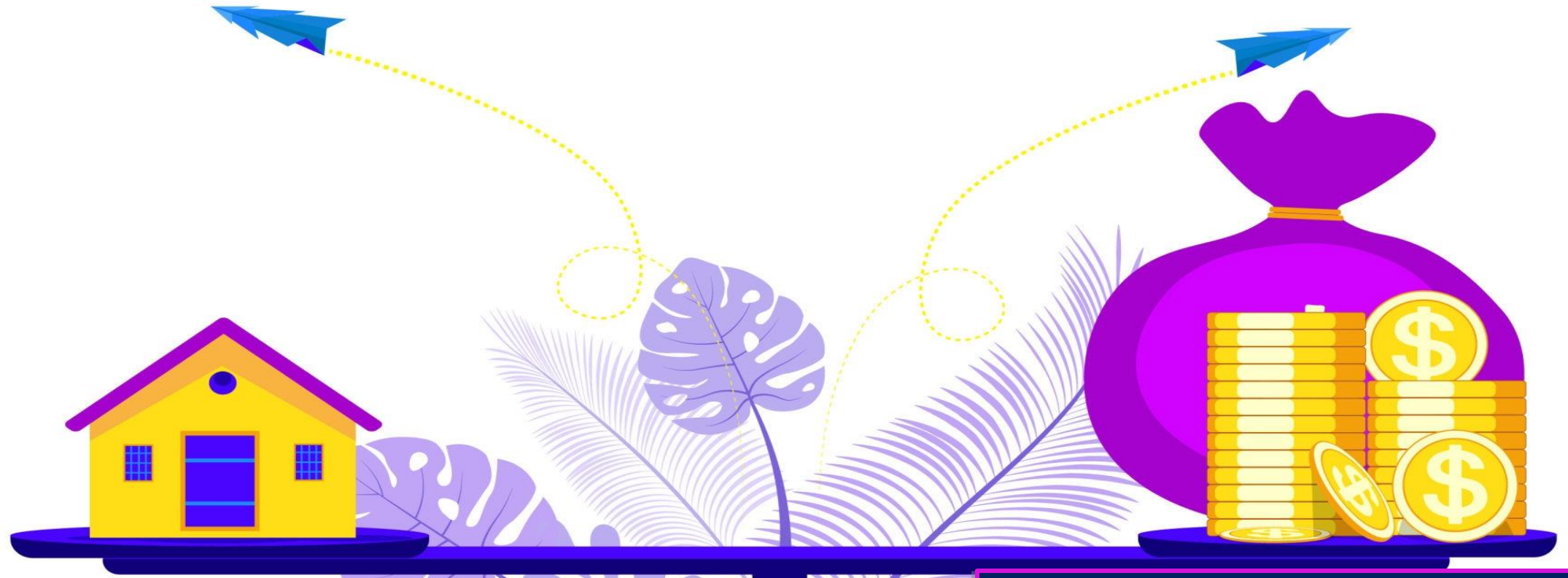


Chennai – Bengaluru Industrial Corridor Ponneri Industrial Node



CHENNAI – BENGALURU INDUSTRIAL CORRIDOR (CBIC)

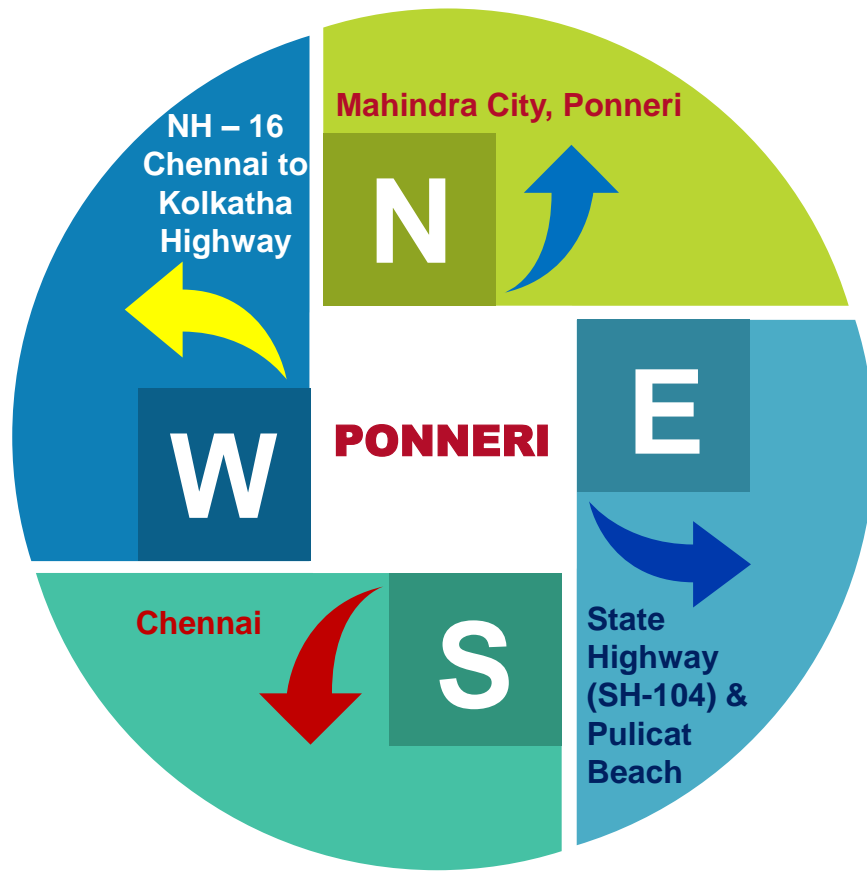
Japan International Cooperation Agency (JICA) has completed the Comprehensive Integrated Master Plan for this project. The plan contains the Perspective Plan and strategy for development of Industrial investment region and allied infrastructure in the CBIC Region. Ponneri Industrial Node in Tiruvallur District, Tamil Nadu has been identified as one of the three nodes of CBIC.



5.Value For Money

Ponneri has both train facilities and bus depot which allows us to reach Chennai sub urban and other major industrial hub like gummidipoondi , sri city and connected well established National highways which allows us to reach all places in small time space.

PONNERI CONNECTIVITY



WEST

- Chennai to Kolkatha National Highway (NH – 16)
GNT Road – 10 Mins

EAST

- Ponneri to Pulicat State Highway (SH-104)

SOUTH

- STATE CAPITAL CHENNAI

NORTH

- Mahindra City, Ponneri
- Sri City, Andhra

Chennai to Kolkatha National Highway (NH – 16) GNT Road – 10 Mins



Ponneri to Pulicat State Highway (SH-104) – 10 Mins



PONNERI CONNECTIVITY

- ❑ Mahabalipuram To Kattupalli Port - Super Peripheral Road – 5 Mins
- ❑ Thirupathi Road – Janappachatram Koot Road – 15 Mins
- ❑ Chennai – 37 Kms
- ❑ Redhills (Mini T.Nagar) – 30 Mins
- ❑ Pulicat Beach (TOURISM PLACE) – 20 Mins
- ❑ Ponneri Town – 5 Mins
- ❑ Redhills Junction (Mini T.Nagar) & Redhills to Tiruvallur State Highway – SH-114 –
30 Mins
- ❑ Vandalur To Minjur Outer Ring Road – 20 Mins

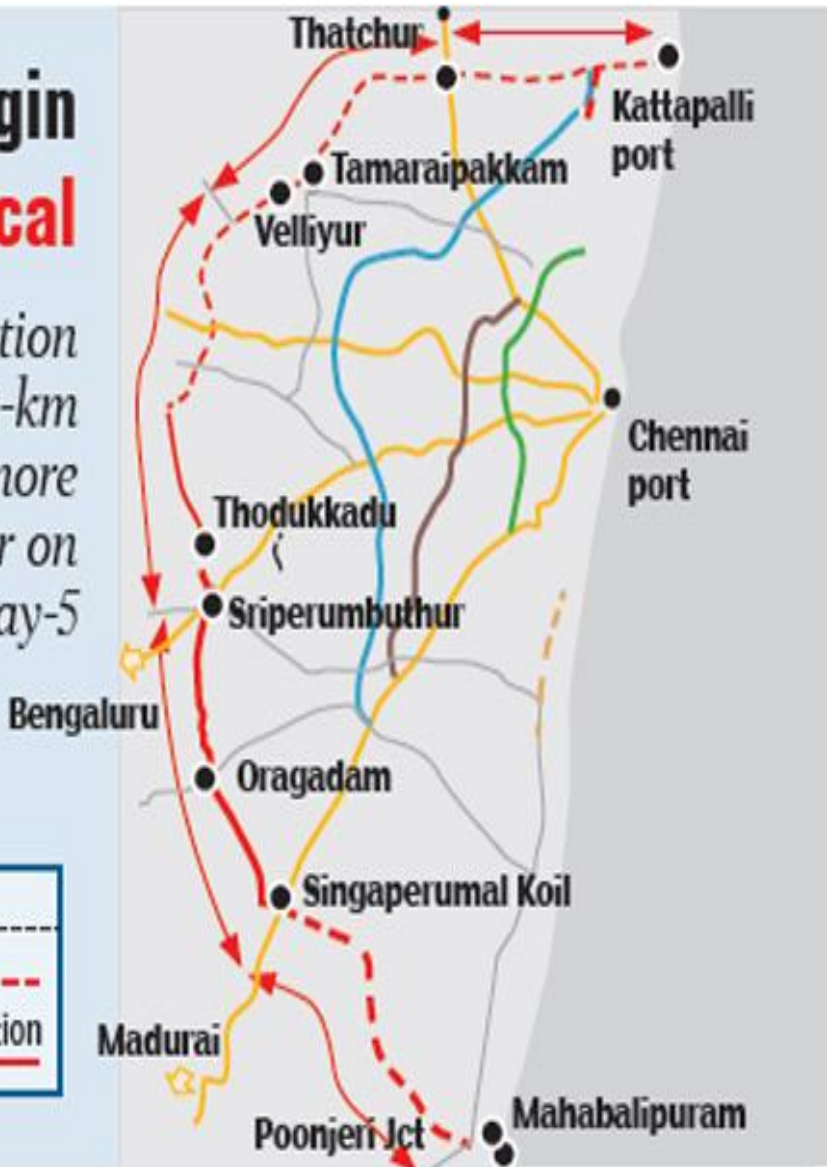
Rs.2470 Crore Project By JICA

Chennai Peripheral Ring Road (CPRR) – 5 Mins

**Works to begin
this fiscal**

*The first section
will be a 25.50-km
stretch from Ennore
Port to Thatchur on
National Highway-5*

LEGEND	
CPRR	New Section
	Widening Section



(Mahabalipuram To Kattupalli Port)-133Kms

SECTION	CONNECTS	KMS
SECTION - 1	Ennore port to Thatchur on NH 16	25.31 Kms
SECTION - 2	Thatchur on NH 16 to Start of Thiruvallur Bypass	26.20 Kms
SECTION - 3	Start Of Thiruvallur Bypass to Sriperumbudur on NH 4	30.60 Kms
SECTION - 4	Sriperumbudur on NH 4 to Singaperumal Koil on NH 45	23.80 Kms
SECTION - 5	Singaperumal Koil on NH 45 To Mamallapuram	27.47 Kms

Redhills To Thiruvallur State Highway (SH-114) – 30 MINS



Vandalur To Minjur Outer Ring Road – 15 MINS



PONNERI TOWN



REDHILLS (Mini T.Nagar) - 30 MINS



PONNERI SITE AMENITIES

- DTCP Approved & RERA Approved Plots
- Sweet Water Facility
- EB Facility
- Black Top Road (30 ft, 40ft Roads)

- Parks
- Avenue Trees
- Surrounded By Houses
- RESORT PLOTS
- Frequent Bus & Share Auto Facilities

SITE IMAGES



EB & Water Facilities



Frequent Bus & Share Auto Facilities



P O N N E R I **N E A R B Y A M E N I T I E S**

- Grocery Shops
- Banks & ATMs
- Hospitals & Medical Shops
- Schools & Colleges
- Marriage Halls
- Petrol Bunks
- Temples
- Churches
- Masjids
- Frequent Bus Facilities
- Companies
- Theatres
- Textiles
- Jewellery Shop
- Ration Shop
- Hardware Shop
- Furniture Shop
- Poorvika Mobiles
- Car & Bike Showrooms
- Markets
- Etc.

GOVT OFFICES

- ☐ Registrar Office
- ☐ Post Office
- ☐ Sales Tax Office
- ☐ Mandal Revenue Office
- ☐ DEO Office
- ☐ Court

Railway Station



Bus Stand



Super Markets



Textiles

Jewel Shop



Furniture Shop



Grocery Shop



Mobile Store



Ration Shop



Vehicle Showrooms & Other Shops



Jayam Multi Speciality Hospital



BANKS

- ❖ Pallavan Grama Bank

- ❖ Canara Bank

- ❖ State Bank Of India

- ❖ Bank Of India

- ❖ Indian Bank

- ❖ Tamilnad Mercantile Bank

- ❖ City Union Bank

- ❖ Karur Vysya Bank

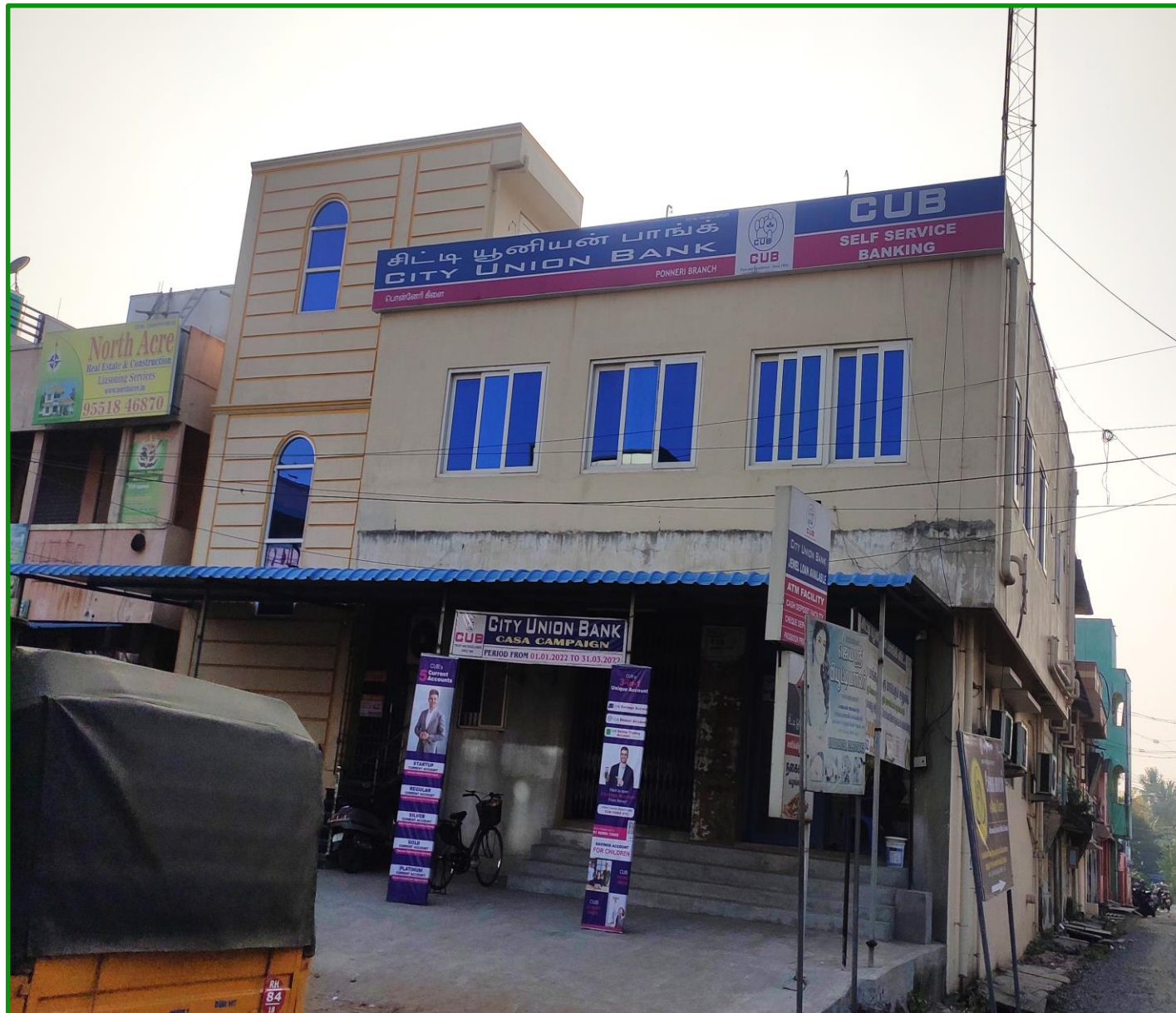
- ❖ Axis Bank

- ❖ Lakshmi Vilas Bank, Etc.

BANK & ATM

City Union Bank

ATM



SCHOOLS

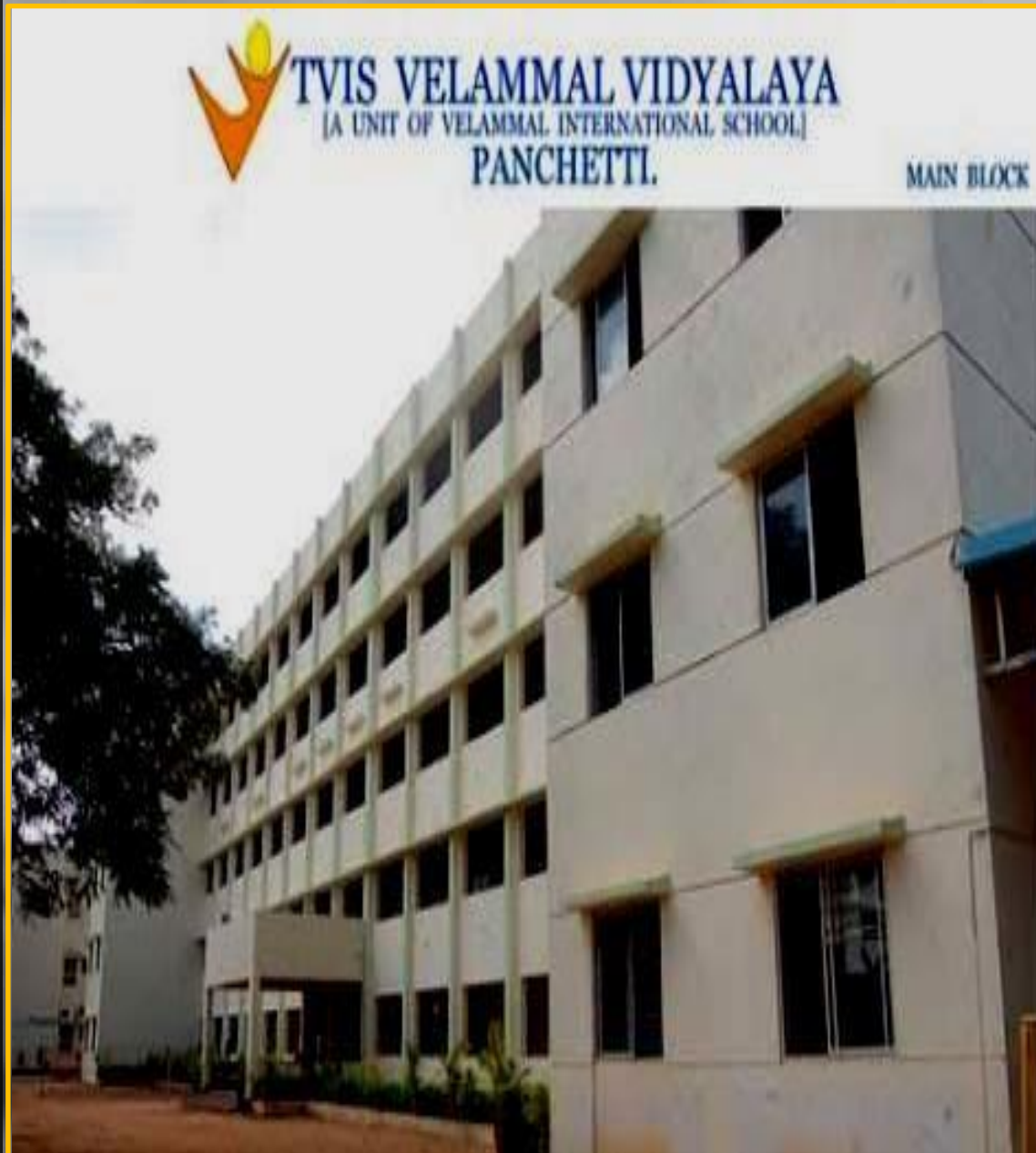
- ❖ **Vishwa Nursery & Primary School**
- ❖ **Best Nursery & Primary School**
- ❖ **LEF Eden Matric Higher Secondary School**
- ❖ **Vidya Mandir Matric Higher Secondary School**
- ❖ **Adarsh Matriculation Higher Secondary School**
- ❖ **St.Johns Matriculation School**
- ❖ **Bharath Matriculation Higher Secondary School**
- ❖ **Velammal International School**
- ❖ **Velammal Matriculation Higher Secondary School**
- ❖ **Velammal Bodhi Campus**
- ❖ **Velammal CBSE School, Etc.**

VELAMMAL INTERNATIONAL SCHOOL



VELAMMAL VIDYALAYA SCHOOL

SCHOOLS





VELAMMAL BODHI CAMPUS

SCHOOLS



- ❖ **LNG Arts & Science College**
- ❖ **Fisheries College and Research Institute**
- ❖ **Sridevi Educational Institutions,
Krishnapuram**
- ❖ **Velammal Institute Of Technology**
- ❖ **RMK & RMD Engineering College**

VELAMMAL INSTITUTE OF TECHNOLOGY - PANCHETTI

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Fisheries College and Research Institute



TAMIL NADU FISHERIES UNIVERSITY



MAIN BUILDING

Fisheries College and Research Institute at Ponneri.

architects:
J. MANOHARAN AND ASSOCIATES

WORSHIP PLACES

TEMPLES

- ❖ Agatheeswarar Temple
- ❖ Lord Siva Temple
- ❖ Andarkuppam Murugan Temple

CHURCHES

- ❖ The Pentecostal Mission Church
- ❖ Andrews CSI Church, Etc.

MASJIDS

- ❖ Madina Mosque, Ponneri Dargah
- ❖ Walajah Jamia Mosque Etc.

Andarkuppam Murugan Temple

TEMPLE



Jamiya Masjid, PONNERI

MASJID



S
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St. Andrews Church, Ponneri



COMPANIES

- ❖ Mahindra World City – 10 Mins
(850 Acres – 1000 Crores – 125 Companies)
- ❖ Rane Engine Valve Ltd – 7 Mins
- ❖ NADI Airtechnics PVT Ltd – 10 Mins
- ❖ Nelcast Ltd – 7 Mins
- ❖ SRI CITY, ANDHRAPRADESH – 35 Mins
- ❖ ITC Foods Ltd
- ❖ Ashok Leyland
- ❖ Ennore Port
- ❖ Michelin Tyre, Etc

NADI AIRTECHNICS PVT. LTD – GNT ROAD



NELCAST LTD - 10 MINS





SRI CITY is a Smart Integrated Business City situated **70Kms** north of the metropolis of Chennai in South India



- 1. An emerging Employment City**
- 2. 2Lakh Crores to be invested by JICA (Japanese International Co-operation Agency)**
- 3. Over a 1000 Companies in the vicinity**
- 4. Education and Medical Hub**
- 5. Proximity to 3 major ports and Andhra Pradesh border**
- 6. The proposed Chennai-Bangalore Corridor will connect Ponneri to South**
- 7. Planned development of infrastructure and amenities – road Network, Power Supply and Water desalination plants**
- 8. Connecting Chennai and Kolkata is NH16**
- 9. An established Industrial Corridor, Which connects the Industrial Locations to the proposed Peripheral Ring Road. This Corridor is close to the City Centre provides a Bonded Social Infrastructure such as:**
 - Schools**
 - Colleges**
 - And Residential Developments**

- 1. The Rs.32,713 Cr. Ponneri Industrial Node, being developed by JICA**
- 2. Chennai to Bangalore Industrial Corridor – Ponneri Industrial Node**
- 3. Prime LifeSpace Pvt Ltd invested 500Cr. In Ponneri for Arete Homes (Flats)**
- 4. NHAI (National Highways Authority Of India) proposes Chennai to Chittoor Greenfield Expressway - The 126.5Kms – Long Six-way-lane Highway**

Prime LifeSpace takes pleasure
to announce first smart
community living project

“Arête Homes”

an integrated complex at Ponneri, North of Chennai

Ponneri..

Emerging as a smart city to be developed by JICA
(Japan International Cooperation Agency)

When cities grow, the neighbouring suburbs offer a unique opportunity to provide growth.

Ponneri, North of Chennai, is surrounded by huge industrial hubs and sea ports namely Kattupalli and Ennore Ports. It is at stone's throw from Andhra Pradesh state border which has a large industrial development.

Ponneri has a well-established Road Network, Railway Station, Renowned Educational Institutions and Medical Facilities, in close proximity to National Highway and Sea Ports.

**Prime LifeSpace Pvt Ltd invested 500Cr.
In Ponneri for Arete Homes (Flats)**



NHAI (National Highways Authority Of India) proposes Chennai to Chittoor Greenfield Expressway

The 126.5Kms – Long Six-way-lane Highway

99acres
India's No.1 Property Portal

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CUSTOMER SERVICE

SELL / RENT PROPERTY

HOME LOANS



Knowledge Centre >> Articles >> Chennai Property News

Infrastructure

NHAI proposes Chennai-Chittoor Greenfield Expressway

Tarun Raheja
Sr. Research Analyst
99acres.com



Chennai

1116
Jul 27, 2018

The National Highways Authority of India (NHAI) has proposed a new **Greenfield** highway from Thatchur (near Chennai) to Chittoor in Andhra Pradesh. The 126.5 km-long six-lane highway will intersect Pulikundram reserve forest in the Red Hills range of the Tiruvallur division. According to the official records, a minimum of 32 hectares of forest area will have to be cleared for the project.

Around 885.5 hectares of land, 525 hectares in Andhra Pradesh and 360.5 hectares in Tamil Nadu, will be acquired for the project. Of the land acquired, a major portion (64 percent) is identified as agricultural, followed by barren (15 percent) and forest (10 percent) land.

The proposed highway will be built by NHAI under the Bharatmala Pariyojana at a cost of Rs 3,197.56 crore. If sources are to be believed, an in-principle approval has been given to the project after a detailed presentation was made before the Union Minister of Road Transport and Highways and the Chief Minister of Tamil Nadu.

According to the Detailed Project Report (DPR), the new Greenfield highway is expected to benefit Kamarajar and Kattupalli Port the most. Further, the Chittoor to Thatchur stretch of the highway will offer direct port connectivity to

Popular and Trending

Stamp duty and registration charges in Ahmedabad

Aman
Sr. Research Analyst
Jul 09, 2019

64,134

Karnataka RERA: List of approved projects and agents

Praveen Kumar Shishodia
Associate Research Analyst
Jul 01, 2019

34,057

Uttar Pradesh RERA: List of approved projects uploaded on website

PRICE DETAILS & SCHEMES

600sqft – Rs.5,38,200/-

800sqft – Rs.7,17,600/-

1000sqft – Rs.8,97,000/-

1200sqft – Rs.10,76,400/-

1500sqft – Rs.13,45,500/-

2400sqft – Rs.21,52,800/-

Agreement Amount (1200sqft) – Rs.1,00,000/-

Schemes:-

- ☐ If remaining amount paid within 15 Days from the day of Advance **Registration, Patta and EC will be absolutely Free !**
- ☐ If remaining amount paid within **3 Months Registration Free!**
But, Patta will be Charged
- ☐ If remaining amount paid within 6 Months, Customer Should bear the Registration & Patta Charges
- ☐ If 50% amount is paid immediately and remaining amount paid within **6 Months Registration Free!**

1 BHK VILLA

1. Land – 600sqft	Rs.5,38,200
2. Main Gate 36 R.ft Compound	Rs.61,000
3. Bore 80ft + HP Motor	Rs.68,000
4. Weathering Course (Cooling Tiles)	Rs.57,000
5. Septic Tank	Rs.54,000
6. 1000 Ltr Syntax Tank	Rs.30,000
7. Plan Approval	Rs.60,000
8. EB + Meter	Rs.25,000
9. Build up Construction (380sqft X Rs.2100)	Rs.7,98,000

Rs.16.99
Lakhs only



2 BHK VILLA



- | | |
|---|--------------|
| 1. Land – 600sqft | Rs.5,38,200 |
| 2. Main Gate 36 R.ft
Compound | Rs.61,000 |
| 3. Bore 80ft + HP Motor | Rs.68,000 |
| 4. Weathering Course
(Cooling Tiles) | Rs.57,000 |
| 5. Septic Tank | Rs.54,000 |
| 6. 1000 Ltr Syntax Tank | Rs.30,000 |
| 7. Plan Approval | Rs.60,000 |
| 8. EB + Meter | Rs.25,000 |
| 9. Build up Construction
(600sqft X Rs.2100) | Rs.12,60,000 |

Rs.21.55
Lakhs only

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to **Rs.29.99**
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Cottage
Swimming
Pool
Fully
Compound
Gate



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RESORT INTERIORS



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Your Child’s “Greatest Assets of the Future”**



Happiness **Ownership** **Memories**



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Everything

THANK YOU!

