



SINCE 1989

REDHILLS
CHENNAI - 52

GOMATHI AMMAN NAGAR



Cmda Approved No. 21/2023

TN/29/Reg.Layout/1331/2023





SINCE 1989

TAKE PRIDE Delivering Quality Projects To OUR CLIENTS

Corporate Office:

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



thanigaiestates.com




Certificate Of Registration

Certificate No. 910115061609

This is to certify that the Quality Management System of the

THANIGAI ESTATE & CONSTRUCTIONS
NO. 168/1, OLD NO. 61/1, FIRST FLOOR, PATEL ROAD, PERAMBUR,
CHENNAI-600 011, TAMIL NADU ,INDIA

Has been assessed and found to be in Compliance with the requirements of Standard detailed below

ISO 9001:2015
This certificate is valid for the following Services

**"PROVIDING SERVICES OF REAL ESTATE PROMOTERS,
CONTRACTORS AND CONSTRUCTION ACTIVITIES"**

Date of Issue	15.06.2016	Valid Until	14.06.2019
1 st Surveillance Due	15.05.2017	2 nd Surveillance Due	15.05.2018

This Certificate is Valid for three years, subject to satisfactory maintenance and completion of Surveillance Audit.

Verify the validity of the certificate at www.duvindia.com


MEMBER OF MULTINATIONAL
REGISTRATION ORGANIZATION


JAS-ANZ
MEMBER OF MULTINATIONAL
REGISTRATION ORGANIZATION


MEMBER OF MULTINATIONAL
REGISTRATION ORGANIZATION

Sankarishan
Managing Director
DUV Certification Pvt. Ltd.

ISO 9001:2015 Quality Management System



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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 hundred Government Approved Projects in the name of **"Gomathi Amman Nagar"**, and we have more than 2.5 lakhs 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 .



SINCE 1989

OUR CHAIRMAN



DR. MJF LION. MR.S.KILLIVALAVAN

FOUNDER & CHAIRMAN

The Lifetime Achiever & Doctorate Award Winner, Realtor Mr. S Killivalavan The Founder & Chairman of Thanigai Estates And Constructions

Secured A Significantly Successful Managing Career For Past Three Decades In Real Estate And Housing Development Since 1989. Mr. 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 In Early 90's Thanigai Was Established By Him

Our Chairman's Dynamic And Intelligent Leadership Led Thanigai To Phenomenal Growth, In Later 90's Thanigai Became No:1 Real Estate Company In North Chennai. 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



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OUR DIRECTORS



Mr. K. Vetrivelvan
Managing Director

- MR. K VETRISELVAN, IS THE ONE WHO LEADS THE BOARD OF DIRECTORS IN THANIGAI ESTATES & CONSTRUCTIONS & HAVE DONE MANY SIGNIFICANT & SUCCESSFUL MANAGING CAREER IN REAL ESTATE & PROPERTY MANAGEMENT. HIS LEADERSHIP HAVE MADE RAPID SUCCESSION AND SCALING VARYING PEAKS



Mr. B. Ashok Kumar
Managing Director

- MR. B ASHOK KUMAR, IS ANOTHER FOREMOST DIRECTOR AND THE KEY PERSON OF THANIGAI ESTATES AND CONSTRUCTIONS MARKETING TEAM AND HIS ACCOMPLISHED LEADERSHIP SKILLS IS BEING GIVEN MORE CONFIDENT TO THANIGAI MARKETERS.



Mr. K. Manikanda Subbian
Managing Director

- MR. K MANIKANDA SUBBIAN, IS A YOUNG ADMIN DIRECTOR WHO IS ORGANIZING THANIGAI ESTATES & CONSTRUCTIONS AND OWNING A SUCCESSFUL CAREER IN PROPERTY MANAGEMENT HE IS WELL-VERSED IN OPERATING VARIOUS ASPECTS OF REAL ESTATE



SINCE 1989

SITE AMENITIES

- 18 Kms To State Capital Chennai
- Vilangadupakkam
- Ponneri Taluk
- Tiruvallur District
- Chennai – 600052

WALKABLE DISTANCE TO

- Bus Stop
- School
- General Store
- Departmental Store
- Church
- Temple



SINCE 1989

3 Minutes To

- Primary Health Centre – Vilangadupakkam (Govt Hospital)
- Village Administrative Office (VAO) - Vilangadupakkam
- Petrol Bunk
- Bank & ATM
- Masjid
- EB Office
- College

5 Minutes To

- NH – 16 (Chennai To Kolkata Highway) – GNT Road
 - SH – 114 (Redhills to Thiruvallur Highway)
 - Vandalur to Minjur 400ft Outer Ring Road
 - Revathi Stores, Sathya Home Appliances, GRT Jewellery
 - Redhills Bus Stand
 - Regional Transport Office (RTO), Redhills
 - Sub-Registrar Office
 - Upcoming Government Project – Redhills Metro
 - Vandalur to Minjur 400ft Outer Ring Road
- Theatre
 - SKLS Galaxy Mall (PVR Cinemas)
 - PWD (Public Works Department) Metro Water – Central Govt Office
 - Redhills Market
 - Hospitals



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10 Minutes To

- Kavangarai Whole Sale Fish Market
- Madhuravoyal Bypass Road
- Madhavaram Inter-City Bus Terminus (Andhra Bus Stand)
- Madhavaram
- Madhavaram Botanical Garden
- Madhavaram Metro
- Puzhal Camp (Ambattur Road)

15 Minutes To

- Block Development Office (BDO), Puzhal
- Moolakadai Junction

30 Minutes To

- Koyambedu
- Chennai Central
- Mahindra World City, Ponneri (Industrial Park) (850 Acres, 1000 Cr. Project by MWC & Sumitomo Corporation)
- Ponneri Smart City



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Redhills Depot 2km



Madhavaram Metro 7km



Madhavaram Depot 8km



Moolakadai Bridge 10km



Ambattur Depot 15km



Chennai Central 20km



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SCHOOLS

- RC-Infantsia School
- Sriram School
- Vilangadupakkam School
- Don Bosco Matric Higher Secondary School
- Holy Child Matric Higher Secondary School
- Lotus Mariculation Higher Secondary School
- Dr.Sivanthi Adithanar Higher Secondary School

COLLEGES

- RB Gothi Jain College for Women, Redhills
- Sri Nallalagu Nadar Polytechnic College, Puzhal
- Tamil Nadu Horticulture Institute
- Velammal Engineering College
- Tamil Nadu Veterinary and Animal Sciences University
- CPCL Polytechnic College
- Thiruthangal Nadar Arts College



SINCE 1989

SHOPPING CENTRES

all your needs under one roof

- Revathi Stores, Redhills
- SKLS Galaxi Mall
- GRT Jewellery
- Saravana Stores, Padi
- Mani Textiles

MULTIPLEXES

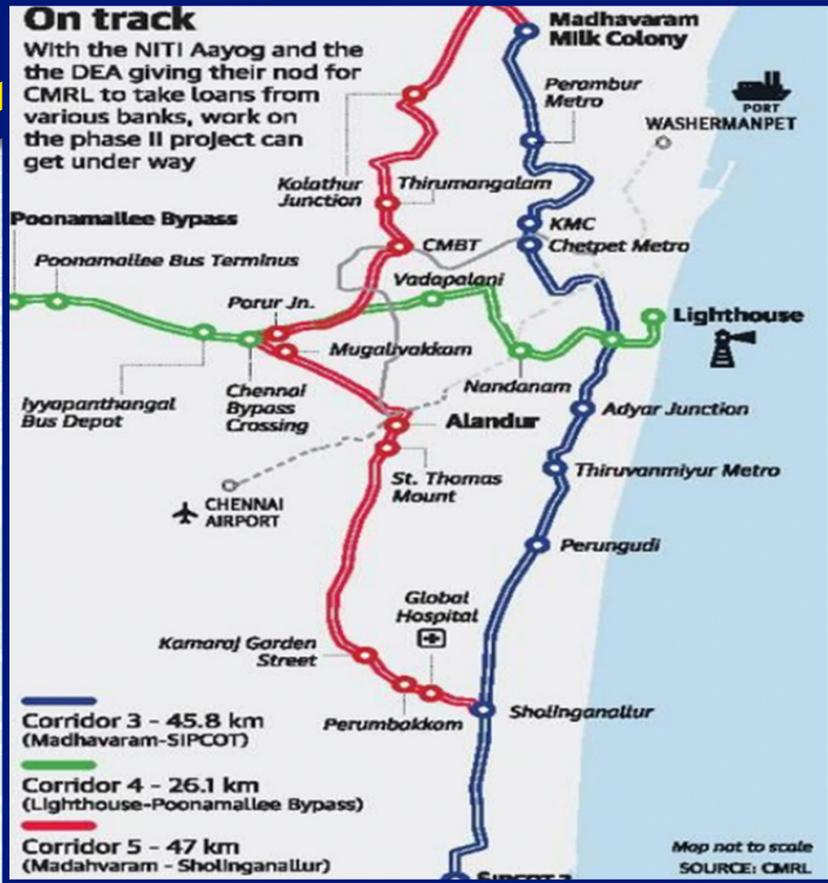
- Sri Ganga Cinemas
- Spectrum S2 Cinemas
- AGS Cinemas
- PVR Cinemas
- Lakshmi Theatre
- Sri Ambika Theatre
- Shree Radha Movie Park



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On track

With the NITI Aayog and the the DEA giving their nod for CMRL to take loans from various banks, work on the phase II project can get under way



TRAVEL MADE EASY



Corridor 4: CMBT to Light House (17.12km)

Meets Metro at CMBT, Grain market, Vadapalani, Nandanam and Mylapore. Bus at CMBT and suburban trains at Kodambakkam. MRTS at Mylapore

Corridor 3: Madhavaram to Siruseri (45.81kms)

Meets Metro Phase-I at Madhavaram, KMC, Mylapore and Sholinganallur. Bus at Ayanavaram, Mandaiveli and Adyar. Suburban train at Perambur and Chetpet. MRTS at Mylapore and Thiruvanmiyur

Corridor 5: Madhavaram to Sholinganallur (44.66km)

Corridor 5 will meet Metro at Madhavaram, CMBT, Grain Market, Alandur, St Thomas Mount and Sholinganallur. Interface with bus at Villivakkam and CMBT. Suburban trains at Villivakkam and St Thomas Mount. MRTS at St Thomas Mount



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**600 Sq.ft
15.9 Lakhs**

**1200 Sq.ft
31.8 Lakhs**

**800 Sq.ft
21.2 Lakhs**

**2400 Sq.ft
63.6 Lakhs**



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Sq. Ft. Rate

₹2650

Area

**600
Sq. Ft.**

Advance

₹1,00,000

OFFER

- If full amount is paid within 15 days (Registration + Individual Patta + EC free).
- If full amount is paid in 3 months customer should bear the registration charges.

Nearby Our Site

- ✓ Frequent transport facility of **Share Auto & Bus** is available near to our site.
- ✓ In 10 min- Upcoming **Madhavaram Metro Railway station** is located.
- ✓ From our site **Redhills, Bazaar, SKLS Galaxy Mall, PVR Cinemas** are reachable in **7 minutes**.

Individual Villa
Start From
25 Lakhs



Site Amenities



- ✓ Our site is surrounded by **Schools, Colleges, Banks, ATM's, Pharmacy, Market, Entertainment & Shopping Complex.**
- ✓ Our site is featured as **Fully Compounded Gated Community and 24 Hours Security Person.**
- ✓ Our site has **Drinking Water from 50 feet.**
- ✓ Our site has **Electricity & Blacktop Road facility.**





THANIGAI ESTATES & CONSTRUCTIONS PVT. LTD.™

SINCE 1989

REDHILLS

VILANGADUPAKKAM



Sq.Ft. Just @

₹ 2,650





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**28.5
Lakhs**

1 BHK

Land - 600 Sq.ft = 15,90,000

Building - 400 Sq.ft = 8,40,000

Amenities = 4,20,000

Total cost = 28,50,000



Construction Rs.2100/- Per Sq.ft Including Cost of Bore, EB, Septick Tank, Weathering Cooling Tiles, etc.,



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2 BHK

Land - 600 Sq.ft = 15,90,000

Building - 650 Sq.ft = 13,65,000

Amenities = 4,45,000

Total cost = 34,00,000

**34
Lakhs**



Construction Rs.2100/- Per Sq.ft Including Cost of Bore, EB, Septick Tank, Weathering Cooling Tiles, etc.,



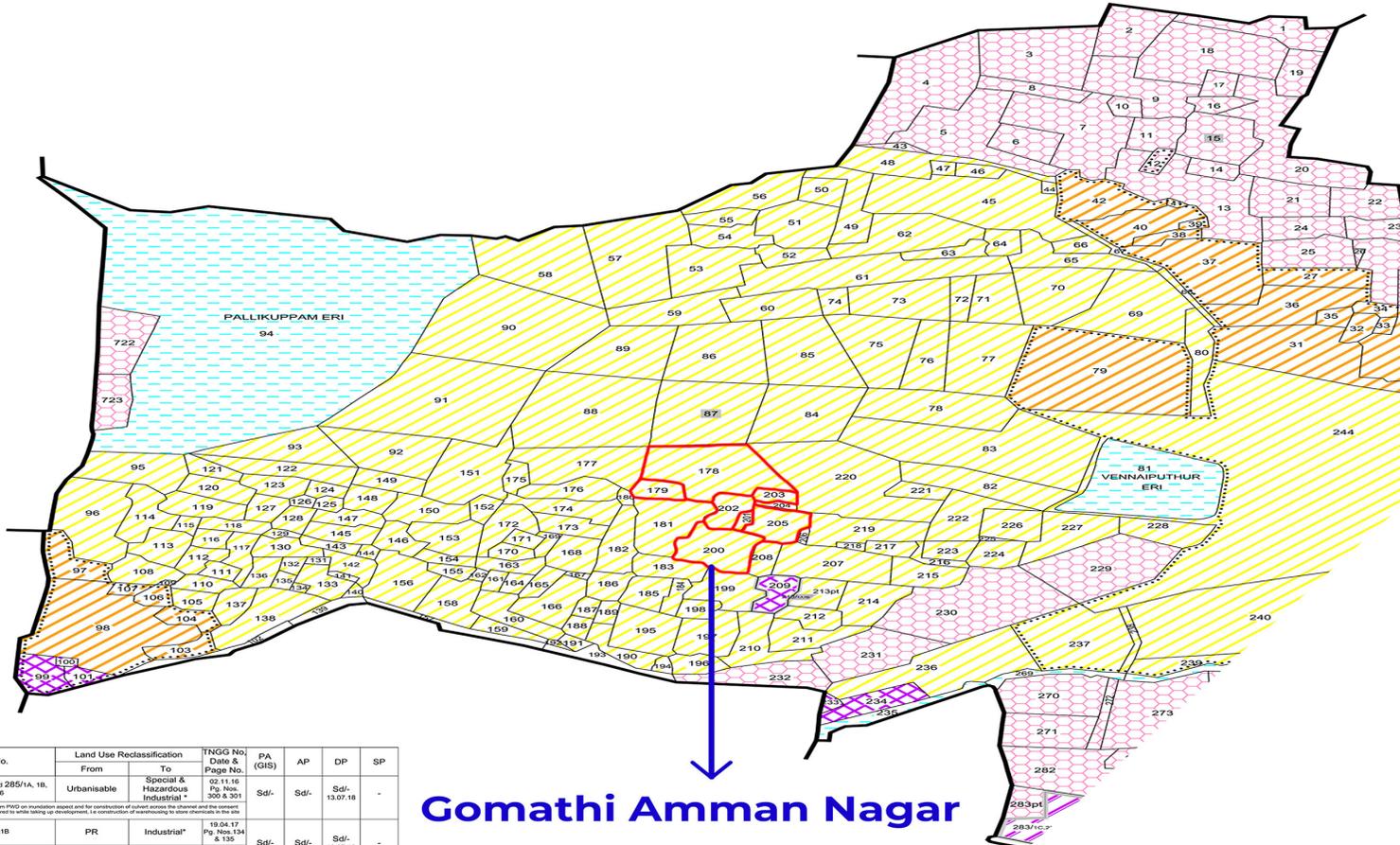
THANIGAI

ESTATES & CONSTRUCTIONS PVT LTD

VILANGADUPAKKAM
VILLAGE No. 9
AMBATTUR TALUK
THIRUVALLORE DISTRICT
PUZHAL P.U.



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LEGEND

- PRIMARY RESIDENTIAL
- MIXED RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- INDUSTRIAL
- SPECIAL AND HAZARDOUS INDUSTRIAL
- OPEN SPACE & RECREATIONAL
- URBANISABLE
- NON URBAN
- WATER BODY
- CONTINUOUS BUILDING AREA
- EWS AREA

S.No	Authority Resolution No. & Date	Block No.	Survey No.	Land Use Reclassification From To	TNGG No. Date & Page No.	PA (GIS)	AP	DP	SP
1	64 / 2016, 21.07.16	-	283/IC, 28, 3A, 3B and 285/A, 18, 241, 242, 28, 3, 4, 5 & 6	Urbanisable Special & Hazardous Industrial *	02.11.16 Pg. Nos. 300 & 301	Sd/-	Sd/-	Sd/- 13.07.16	-
2	96 / 2016, 23.11.16	-	209/I, 2 and 213/A1B	PR Industrial*	18.04.17 Pg. Nos. 134 & 135	Sd/-	Sd/-	Sd/- 13.07.18	-
3	34 / 2021, 11.02.21	-	661/A2	Commercial	No.25 23.09.21 Pg. No. 282	Sd/-	Sd/-	Sd/- 04.01.22	-

Gomathi Amman Nagar

Our Site Classified Primary Residential Zone in CMDA LIMIT

MASTER PLAN FOR CMA - 2026

NOTE: Street Alignment 10.0 m for Vaidyanthapuram-Nagar Road & Vaidyanthapuram-Vignesh Road

MAP No.	MP/II/CMA (VP)	SS / 2008
DESIGNED BY	SRINIVASAN	SENIOR PLANNER
CHECKED BY	[Signature]	SENIOR PLANNER
ASSISTANT PLANNER	M. ... E. ...	SENIOR PLANNER
MEMBER SECRETARY	CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY	

SCALE: 1:10000



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Thank You

*Thank you for your trust and support throughout
the process of finding your new home.*

